CITY OF COLUMBIA
TENNESSEE

AGENDA

The Development Review Committee will meet on Tuesday, June 9, 2026 at 10:00 AM in Conference Room A, Basement Level, City Hall, to consider the following:

I. Items For Review

1. Request from Bryan Ross for **Final PUD Master Plan approval** of Lot 8A in the *Beechcroft Plaza PUD*, being Tax Map 42 Parcel 14.05 off Nashville Highway and Cayer Lane.

2. Request from Radeana Owens for **Final Plat approval with surety** of *Hillcrest Village Phase 3* off Sharpstone Drive, being a portion of Tax Map 113 Parcel 80.50.

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

4. Request from Allen O'Leary for revision approval of a **Final Plat** for Lots 3 and 4 on Heartland Drive in *McClure Farms Phase 1B,* being Tax Map 51B Group I Parcels 32 and 33.

5. Request from Allen O'Leary for **Final Plat approval with surety** of *Woodward Estates Phase 1B* off Rutherford Lane, being Tax Map 101 Parcel 36.06.

6. Request from Lynn Ealey for revision approval to the *Heritage Green* **Preliminary Plat and Site Development Plan** located at Tax Map 74 Parcel 37, off Baker Road.

7. Request from Crunk Engineering for revision approval of the *Landing at Greens Mill* **Final PUD Master Plan** located off Greens Mill Road at Tax Map 51 Parcel 55.

8. Request from WES Engineers & Surveyors for revision approval of the *Rutherford* **Preliminary and Final Plat** off Rutherford Lane, being Tax Map101N Group C Parcel 77.

9. Request from Jeff K. Kimbro for **Final Plat revision approval** to *Lot 1* at 800 S. James M. Campbell Blvd, being Tax Map 100N Group L Parcel 6.

10. Request from Tim Mehta for **Architectural Design approval** of new construction in *Bear Creek Plaza* located at 1530 Bear Creek Pike, being Tax Map 73 Parcel 18.26.

II. Items for Additional Review

1. Request from Cole Newton for **Final Plat approval with surety** of *Reserve at Hickory Ridge Phase 2,* located off Bear Creek Pike and Red Hawk Road.

2. Request from Amanda Reed for **Final Plat approval with surety** of *Rock Springs Cove Phase 1A* located at Tax Map 92 Parcels 11 and 11.01 off Rock Springs Road.

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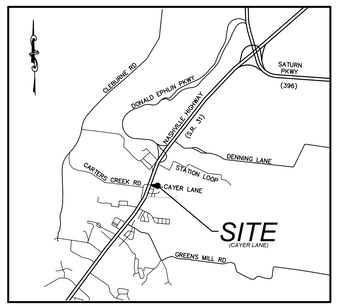

Location Map
SCALE: N.T.S.

AutoZone

Site Construction Drawings

Proposed

AutoZone Store #10682
2503 Cayer Lane
Columbia, Maury County, TN 38401

Applicant / Developer:

AutoZone Development, LLC
c/o Wade Davis
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103
(901) 495-8701

Property Owner:

AutoZone Development, LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103

Architect:

AutoZone Development, LLC
c/o: George Callow
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103
(901) 495-8705

Civil Engineer:

Prism Engineering & Design Group, LLC
c/o: Jason L. Hall, PE
2309 Watterson Trail, Suite 200
Louisville, Kentucky 40299
(502) 491-8891 Ext. 1

Date:
December 9, 2025

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2 OF 2	ALTA SURVEY / EXISTING CONDITIONS
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C1.A	SITE DETAILS
C1.1	GRADING PLAN
C1.2	DRAINAGE PLAN
C1.3	SITE UTILITIES PLAN
C1.4	EROSION PREVENTION & SEDIMENT CONTROL PLAN (EPSC)
C1.5	DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES AND DETAILS
PH-1	PHOTOMETRIC PLAN

UTILITY CONTACT INFORMATION

ELECTRIC PROVIDER
COLUMBIA POWER & WATER SYSTEM
201 PICKENS LANE
COLUMBIA, TN 38401
931-388-4833
MATT WHEELER, PE
MATT.WHEELER@CPWS.COM

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

WATER SERVICE
COLUMBIA POWER & WATER SYSTEM
201 PICKENS LANE
COLUMBIA, TN 38401
931-388-4833
MATT WHEELER, PE
MATT.WHEELER@CPWS.COM

TDOT
REGION 3 - DISTRICT 39
2099 FAYETTEVILLE HWY
BELFAST, TN 37109
931-270-5030

SANITARY SEWER
CITY OF COLUMBIA
WASTEWATER DPT
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
931-560-1001
RYAN FILIPKOWSKI
RFILIPKOWSKI@COLUMBIATN.GOV

STORM WATER
CITY OF COLUMBIA
PUBLIC WORKS DPT
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
931-388-8650
JEFF RIGGINS
JRIGGINS@COLUMBIATN.GOV

PLANNING DEPARTMENT
CITY OF COLUMBIA
DEVELOPMENT DPT
700N GARDEN STREET
COLUMBIA, TN 38401
931-560-1560
MELISSA SANDERS
MSANDERS@COLUMBIATN.GOV

PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891

PROJ. # 225D05-E1

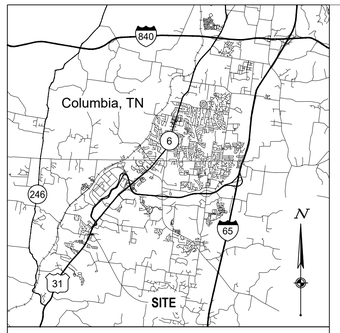
REVISIONS
1 | 2 | 3
4 | 5 | 6

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA TN 38401
COVER SHEET

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE No. 120978 STATE OF TENNESSEE 12/01/25

12/09/25
57N2R
C0.0



VICINITY MAP - NOT TO SCALE

LAT / LONG: 35.710855° / -86.973728°

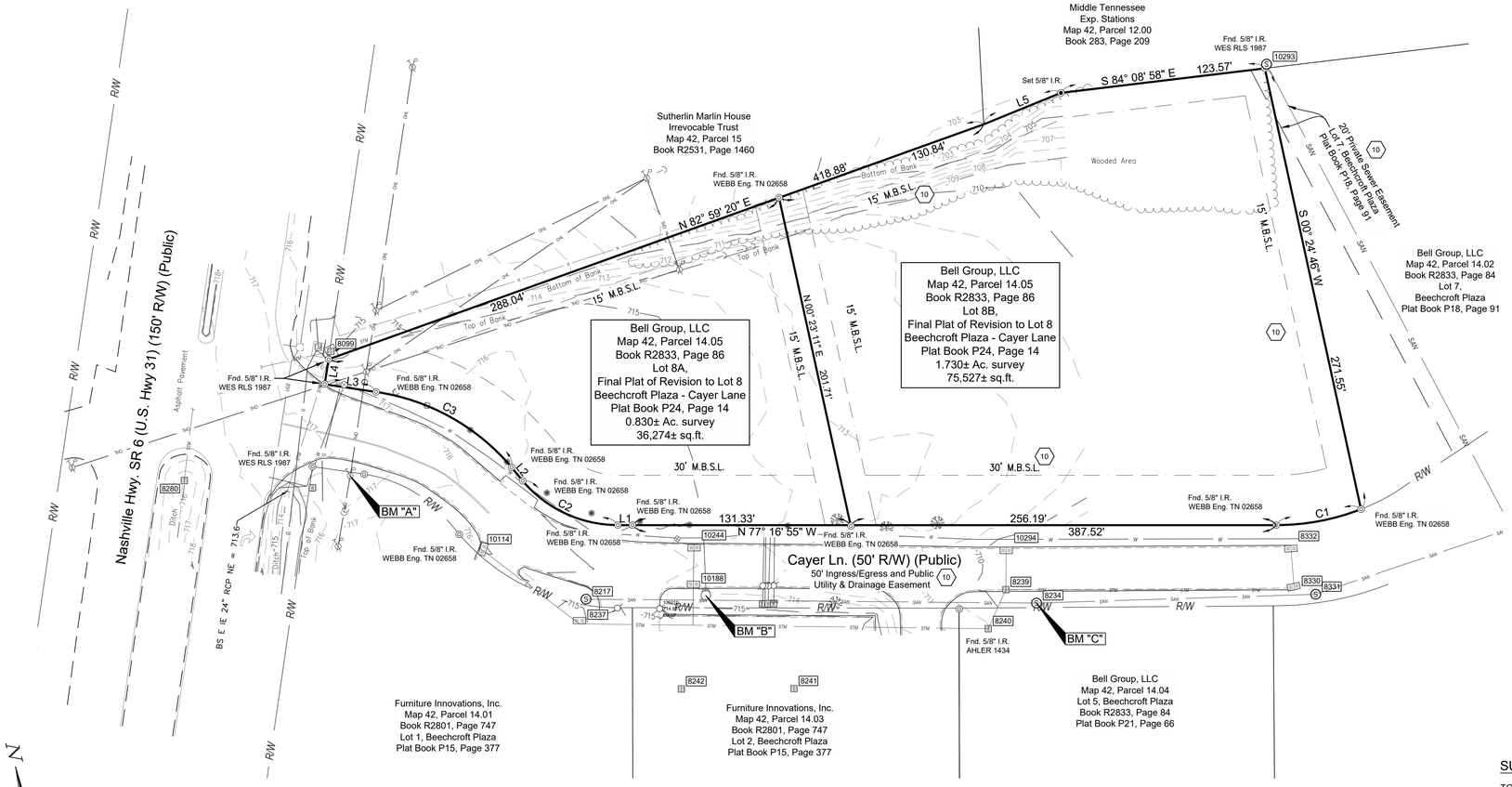
TOPOGRAPHIC LEGEND

- Power / Telephone Pole
- Light Pole
- Electric Box (Access)
- Air Conditioner
- Gas Meter
- Cleanout
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Catch Basin (Round)
- Yard Drain
- End Storm Drain
- #### Structure Number
- Downspout
- Fire Hydrant
- Auto-Sprinkler
- Water Valve
- Monitoring Well
- Bollard
- Post
- Double Curb Inlet
- Sign
- Bush
- Deciduous Tree
- Pine Tree
- G — Gas Line
- W — Water Line
- UGE — Underground Electric (Per Plan)
- UGT — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer
- Handrail

SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - Found Iron Pin as Described
- ◌ - Railroad Spike Found
- ● - Railroad Spike Set
- ▣ - Monument Found as Described
- ◬ - PK Nail/Mag Nail Found

Fnd. (F) - Found
Usd. (U) - Used
Obs. (O) - Observed
Rec. (R) - Deed
Calc. (C) - Calculated
TCN - Top Cut Notch



BASIS OF BEARINGS

NAD 83 (2011), TENNESSEE STATE PLANE
Derived from GPS Observations

40' 0 40'

GRAPHIC SCALE (IN FEET)

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	21° 29' 45"	139.00'	52.15'	N87° 54' 15"W, 51.84'
C2	49° 37' 51"	75.00'	64.97'	N52° 15' 34"W, 62.95'
C3	41° 35' 19"	131.29'	95.30'	N48° 11' 34"W, 93.22'

LINE TABLE		
Line #	Direction	Length
L1	N77° 16' 55"W	8.98'
L2	N26° 54' 12"W	10.59'
L3	N68° 44' 56"W	31.29'
L4	N21° 29' 33"E	15.21'
L5	N80° 35' 22"E	50.19'

BENCHMARK

DATUM: NAVD 88

BM "A": YELLOW MAG SPIKE IN POWER POLE
ELEVATION 718.49'

BM "B": "TCN" IN BOLT OF FIRE HYDRANT
ELEVATION 715.72'

BM "C": "TCN" EAST RIM OF SEWER MANHOLE
ELEVATION 708.82'

UTILITY DISCLAIMER

The utilities shown hereon have been located from field survey information and/or existing drawings. The surveyor makes no guarantee that the utilities located hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

EXHIBIT "A" LEGAL DESCRIPTION

The Land referred to herein below in situated in the County of Maury, State of Tennessee, and described as follows:

Situate in the third (3rd) civil district of Maury County, Tennessee, East of and adjacent to U.S. Highway 31, and being more particularly described as follows: beginning at an iron pin set in the East R.O.W. of U.S. Highway 31, said iron pin being the Northwest corner of DINO ROBERTS HOMES as recorded in Deed Book R1424, Page 104, Romct and being the southwestcorner of the tract being described; thence leaving DINO ROBERTS HOMES with said East R.O.W. North 17 degrees, 41 minutes, 57 seconds East 322.05 feet to an iron pin set, said iron pin being in the South margin of Mud Lane, said iron pin being the northwestcorner of the tract being described, thence leaving said East R.O.W. with said South margin of Mud Lane and a fence North 79 degrees, 35 minutes, 27 seconds East 418.80 feet to an iron pin set, North 77 degrees, 11 minutes, 29 seconds East 50.19 feet to a 24 "hackberry tree, South 87 degrees, 30 minutes, 28 second East 1023.64 feet to an iron pin found, said iron pin being the Northern most Northwest corner of Robert Wright as recorded in Deed Book 1169, Page 30, Romct, and being the Northeast corner of the tract being described; thence leaving said South margin of Mud Lane with Wright and continuing with said fence South 32 degrees, 37 minutes, 39 seconds West 453.50 feet to an iron pin found, South 62 degrees, 40 minutes, 58 seconds West 78.51 feet to an iron in found, South 81 degrees, 38 minutes, 40 seconds West 303.81 feet to an iron pin found, said iron pin being the Westernmost Northwest corner of Wright and the Northeast corner of said DINO ROBERTS HOMES: thence leaving Wright with said DINO ROBERTS HOMES and continuing with said fence South 85 degrees, 14 minutes, 00 seconds West 193.10 feet to a fence post, North 80 degrees, 32 minutes, 03 seconds West, passing an iron pin found at 426.56 feet, in all 784.82 feet to the Point of Beginning.

Included in the foregoing description, but expressly excluded therefrom, is property conveyed by the following, all of record in the register's office of Maury County, Tennessee: 1. Deed to BEECHCROFT PLAZA, Llc, a Tennessee limited liability company, in Book R2036, Page 979; 2. Deed to BEECHCROFT PLAZA, Llc, a Tennessee limited liability company, in Book R2041, Page 1004; and 3. Deed to BEECHCROFT PLAZA, Llc, a Tennessee limited liability company, in Book R2376, Page 406.

Being the same property conveyed to Bell Group, llc, a Tennessee limited liability company, by deed from Charles Raines and Phil B. Cayer, of record in Book R2833, Page 86, in the Register'S Office of Maury County, Tennessee.

SCHEDULE B - SECTION II

Items 1 - 9 are not within the purview of the surveyor.

10. All matters shown on plat(s) of record in Plat Book P15, Page 377; Plat Book P18, Page 91; Plat Book P21, Page 66; and Plat Book P23, Page 166, in the Register's Office of Maury County, Tennessee. AS SHOWN AND NOTED ON SURVEY.
11. Matters contained in Deed of recorded in Book R1424, Page 104, in the Register's Office of Maury County, Tennessee. ITEMS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
12. Matters contained in Deed of recorded in Book R1548, Page 358, in the Register's Office of Maury County, Tennessee. ITEMS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
13. Terms and provisions of Storm Water Detention Agreement, by and between Charles Raines and Phil B. Cayer, which expression includes executors, heirs, administrators, assigns or other successors in title and City of Columbia, Tennessee, of record in Book R1851, Page 260, in the Register's Office of Maury County, Tennessee. ITEMS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
14. Matters contained in Deed of recorded in Book R2036, Page 979, in the Register's Office of Maury County, Tennessee. ITEMS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
15. Matters contained in Deed of recorded in Book R2041, Page 1004, in the Register's Office of Maury County, Tennessee. ITEMS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
16. Matters contained in Deed of recorded in Book R2376, Page 406, in the Register's Office of Maury County, Tennessee. ITEMS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
17. Terms and provisions of Inspection and Maintenance Agreement of Private Stormwater Management Facilities, by and between Derek Bell and City of Columbia, Tennessee, of record in Book R2988, Page 1171, in the Register's Office of Maury County, Tennessee. ITEM IS NOT WITHIN THE PURVIEW OF THE SURVEYOR.
18. That portion of the land embraced within the bounds of any public road or thoroughfare. ITEMS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
19. Rights of parties in possession not shown by the Public Records. ITEM IS NOT WITHIN THE PURVIEW OF THE SURVEYOR.

SURVEYOR NOTES:

1. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by First American Title Insurance Company, Commitment Number NCS-1240196-MICH and bearing an effective date of November 10, 2024 at 7:30 a.m.
2. Direct access to the subject parcel is available via Cayer Lane & Nashville Highway (U.S. Highway 31), public rights of way. No roadway improvement plans were disclosed to CESO during the survey.
3. The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.
4. Parcel is located within Zone "X" (Areas of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Numbers 47119C0180E, effective date: 04/16/2007 published by the Federal Emergency Management Agency.
5. There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.
6. There was no observed evidence of this site being used as a landfill at the time of this survey.
7. There was no observed evidence of this site being used as a cemetery at the time of this survey.
8. No proposed changes in street right of way lines were provided to the surveyor. No evidence of street or sidewalk construction or repairs observed at time of survey.
9. The surveyed property is contiguous with the adjoining parcels along their common boundaries without strips, gaps, gores or overlaps.
10. There were no significant observations at the time of this survey.
11. A field delineation of wetlands survey was not conducted at the time of survey.
12. A zoning report was not provided to the surveyor at the time of survey.

SURVEYOR'S CERTIFICATION:

TO: AutoZone Development, LLC, Bell Group, LLC, a Tennessee Limited Liability Company, and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c) 8, 9, 10, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on December 30, 2024.

Date of Plat or Map July 17, 2025

December 11, 2025
Date

William J. Huffman
Tennessee License No. 1754
216 Centerview Drive, Suite 150
Brentwood, Tennessee, 37027
Office: 615-238-0690
Email: huffman@cesoinc.com

CESO
WWW.CESOINC.COM
216 Centerview Dr., Suite 150
Brentwood, TN 37027
Phone: 615.928.5120 Fax: 888.208.4826

WILLIAM J. HUFFMAN
REGISTERED LAND SURVEYOR
TENNESSEE No. 1754

BELL GROUP, LLC

ALTA/NSPS LAND TITLE SURVEY

2501 CAYER LN.
MAURY COUNTY, COLUMBIA, TN 38401

Revisions / Submissions

ID	Description	Date

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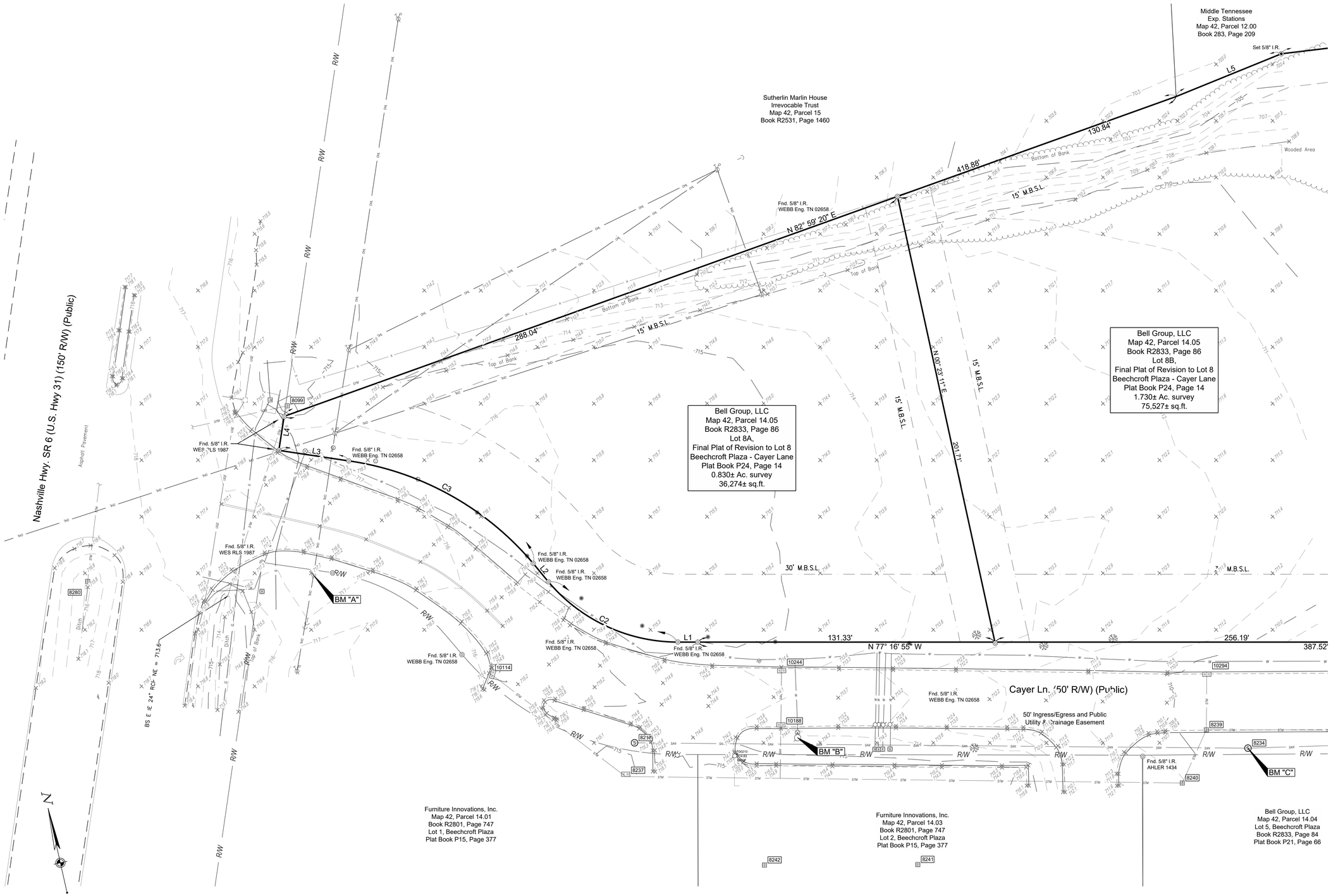
Project Number:	765817
Scale:	1" = 40'
Drawn By:	KJA
Checked By:	WJH
Date:	07/17/2025
Issue:	Final

Drawing Title:
ALTA/NSPS Land Title Survey

1 of 2



BASIS OF BEARINGS
NAD 83 (2011), TENNESSEE STATE PLANE
Derived from GPS Observations

20' 0 20'
GRAPHIC SCALE (IN FEET)

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

WILLIAM J. HUFFMAN
REGISTERED LAND SURVEYOR
TENNESSEE No. 1754

BELL GROUP, LLC

ALTA/NSPS LAND TITLE SURVEY

2501 CAYER LN.
MAURY COUNTY, COLUMBIA, TN 38401

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number:	765817
Scale:	1" = 20'
Drawn By:	KJA
Checked By:	WJH
Date:	07/17/2025
Issue:	Final

Drawing Title:
ALTA/NSPS Land Title Survey

2 of 2

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GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, CONTROLS, TECHNIQUES, SEQUENCES, PROCEDURES FOR THIS PROJECT.THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIAL, EQUIPMENT, TOOLS AND SERVICES REQUIRED TO COMPLETE THE CONSTRUCTION AND MATERIAL TESTING FOR THE WORK. ALL WORK SHALL BE PERFORMED IN A SAFE AND REASONABLE WORKING MANNER IN ACCORDANCE WITH THE BEST PRACTICES AND PROCEDURES.
2. CONTRACTOR SHALL MAINTAIN TEMPORARY BARRICADES, FENCES AND BRIDGES AROUND EXCAVATED AREAS, WITH WARNING SIGNS AND/OR LIGHTS AS REQUIRED BY CODE, TO PROTECT PUBLIC AND WORKERS FROM INJURY DURING WORK UNDER THIS CONTRACT.
3. THE CONTRACTOR SHALL COMPLY WITH THE U.S. DEPT. OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1979 HOURS AND SAFETY STANDARDS ACT (P.L. 91–54). DURING ALL PHASES OF THIS PROJECT (INCLUDING EXCAVATIONS OR TRENCHING). THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AT ALL TIMES.
4. CONTRACTOR SHALL COMPLY WITH LOCAL CODES, ORDINANCES, AND REQUIREMENTS OF AGENCIES HAVING JURISDICTION CONCERNING SAFETY ISSUES IN ADDITION TO THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS, UNLESS OTHERWISE NOTED.
6. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
7. NECESSARY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC, SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION; ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 18 FEET, OR AS REQUIRED BY APPLICABLE CODES AND REGULATIONS.
9. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY CONSTRUCTION OPERATIONS.
10. ALL EXCAVATION SHALL BE UNCLASSIFIED AND SHALL INCLUDE EXCAVATION TO SUBGRADE ELEVATIONS, REGARDLESS OF THE CHARACTER OF MATERIALS ENCOUNTERED DURING EXCAVATION.
11. UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL ENGINEERING REPORT, CONTRACTOR SHALL HAVE COMPACTION TESTS PERFORMED TO DETERMINE THAT THE AMOUNT OF COMPACTION ACHIEVED MEETS OR EXCEEDS THE COMPACTION REQUIREMENTS ESTABLISHED FOR THE PROJECT. TEST LOCATIONS SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE FILL AREA WITH AT LEAST ONE TEST PER 10,000 SQ. FT. A MINIMUM OF 3 TESTS SHOULD BE TAKEN PER LIFT REGARDLESS OF THE FILL AREA. TESTING SHALL BE COORDINATED WITH THE GEOTECHNICAL ENGINEER.
12. ALL SLOPES SHALL BE STABILIZED AS SOON AS CONSTRUCTION OPERATIONS ALLOW.
13. UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL ENGINEERING REPORT, COMPACTION OF THE BACKFILL OF ALL UTILITY/PIPE TRENCHES SHALL BE TO THE DENSITY OF 98% OF STANDARD PROCTOR (MAXIMUM DRY DENSITY PER ASTM D698). BACKFILL MATERIALS SHALL BE FREE FROM FOREIGN DEBRIS. ALL EMBANKMENT MATERIAL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR MAXIMUM DRY DENSITY PER ASTM D698). FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES, LOOSE MEASUREMENT. FILL MATERIAL SHALL BE WITHIN ±2 PERCENT OF OPTIMUM MOISTURE CONTENT WHEN COMPACTION OPERATIONS ARE PERFORMED.
14. EXCESS EXCAVATED CUT MATERIALS, IF ANY, SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE APPROVED OR DIRECTED.
15. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLING NECESSARY TO CONDUCT THE REQUIRED SOIL TESTING. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY, UNLESS NOTED OR DIRECTED OTHERWISE.
16. WHEN BLASTING IS REQUIRED, THE CONTRACTOR SHALL COMPLY FULLY WITH THE PROVISIONS OF THE LAWS AND REGULATIONS GOVERNING EXPLOSIVES AND BLASTING, AS WELL AS THE TDOT CONSTRUCTION AND MATERIAL SPECIFICATIONS.
17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHOULD NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES BETWEEN THE ACTUAL FIELD AND THOSE SHOWN ON THESE PLANS.
18. ALL SPOT ELEVATIONS ON THE PLANS ARE TO FINISHED GRADE, UNLESS NOTED OTHERWISE.
19. THE PERFORMANCE OF THE WORK INDICATED SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AND THE CONTRACTOR SHALL VERIFY THAT THE NECESSARY PERMITS INDICATING COMPLIANCE HAVE BEEN OBTAINED, AS REQUIRED.
20. UNLESS NOTED OTHERWISE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR THE REMOVAL, DISRUPTION OF SERVICE, INSTALLATION, ETC. OF EXISTING OR PROPOSED UTILITY SERVICES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BEAR ANY AND ALL EXPENSES TO REMOVE, RELOCATE, AND/OR MODIFY, IN ANYWAY, ALL KNOWN AND UNKNOWN SUBDRAINS AND UTILITIES, PUBLIC OR PRIVATE. IT FURTHER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH EACH UTILITY WHOSE RESPONSIBILITY IS TO REMOVE, RELOCATE, AND/OR MODIFY SUCH UTILITIES, EXISTING OR PROPOSED BY THESE PLANS OR FUTURE UTILITIES PROPOSED BY OTHERS. THE CONTRACTOR SHALL CONTACT THE UTILITY OWNER FOR VERIFICATION OF ANY UTILITY RELOCATIONS.
21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
22. UNLESS NOTED OTHERWISE, ALL TOPSOIL SHALL BE REMOVED WITHIN THE CONSTRUCTION LIMITS UNLESS INSTRUCTED OTHERWISE BY THE OWNER. THE CONTRACTOR SHALL STOCKPILE TOPSOIL NECESSARY TO PLACE A MINIMUM 6 INCHES OF TOPSOIL IN GRASS AREAS AND 12 INCHES OF TOPSOIL IN ALL LANDSCAPE AREAS. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE INSTRUCTED BY THE OWNER.
23. IF ANY UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION THE CONTRACTOR SHALL NOTIFY THE OWNER TO SEEK THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AS TO THE EXTENT OF REMOVAL REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
24. THE CONTRACTOR SHALL PROVIDE POSITIVE AND ADEQUATE DRAINAGE FROM ALL AREAS OF THE PROJECT AT ALL TIMES, AND SHALL NOT CREATE A NUISANCE FOR OR ON ADJACENT PROPERTIES.
25. ALL PIPE LENGTHS BETWEEN STRUCTURES ARE MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE ALONG A HORIZONTAL PLANE.
26. ALL STORM SEWERS SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT THE JOINTS.
27. IF SPECIFIED, REINFORCED CONCRETE PIPE SHALL MEET TDOT SPECIFICATIONS.
28. WHERE HDPE PIPE IS SPECIFIED, THE CONTRACTOR SHALL PROVIDE ADS N–12 PRO–LINK ST PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR AN APPROVED ENGINEERING EQUIVALENT. THE PIPE SHALL HAVE A GASKETED BELL AND SPIGOT COUPLING SYSTEM THAT PROVIDES A SOILTIGHT UNION. NYLOPLAST STRUCTURES, IF SPECIFIED, SHALL BE AS MANUFACTURED BY NYLOPLAST–ADS, A DIVISION OF ADVANCED DRAINAGE SYSTEMS, INC. OR AN APPROVED ENGINEERING EQUIVALENT.
29. ALL PIPING SHALL BE INSTALLED ON A STABLE FOUNDATION TO MAINTAIN PROPER LINE AND GRADE.
30. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS.
31. THE BEDDING, HAUNCHING AND INITIAL BACKFILL MATERIAL UP TO 12 INCHES ABOVE THE PIPE SHALL BE COMPACTED WITH A VIBRATORY PLATE COMPACTOR IN LIFTS NOT TO EXCEED 8 INCHES.
32. HAUNCHING PROVIDES A SUBSTANTIAL AMOUNT OF THE PIPE SUPPORT. THE HAUNCHING MATERIAL (CRUSHED STONE OR AS NOTED ON THE DRAWINGS) SHALL BE WORKED UNDER THE PIPE HAUNCHES BY HAND USING SHOVELS TO COMPLETELY WORK AND COMPACT THE MATERIAL UNDER THE PIPE.
33. THE INITIAL BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE PIPE.
34. A MINIMUM TWELVE (12) INCH DEPTH OF COVER OVER ALL STORM SEWER IS REQUIRED. A MINIMUM SIX (6) INCH ENCLOSED CLASS A CONCRETE ENCASEMENT WITH A MINIMUM PROJECTION INTO THE PAVEMENT STRUCTURE FOR ANY PIPE WITH REDUCED COVER IS REQUIRED.
35. UNLESS OTHERWISE NOTED IN THESE PLANS, ALL DITCHES, DETENTION AREAS AND DISTURBED AREAS WITHIN PUBLIC RIGHTS OF WAY SHALL BE PROPERLY GRADED, FERTILIZED, SEEDED AND LINED WITH A TEMPORARY EROSION CONTROL BLANKET, SUCH AS A SUPERIOR EXCELSIOR S–2 BLANKET OR AN APPROVED EQUIVALENT. ALL DISTURBED AREAS SHALL BE RESTORED PER THE PLANS.
36. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED TO 12 INCHES ABOVE THE TOP OF CURB, UNLESS NOTED OTHERWISE.
37. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE ARCHITECTURAL, STRUCTURAL AND MEP PLANS.
38. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES AND RESTORATION OF ALL DISTURBED AREAS UNTIL FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO PREVENT SEDIMENT DEPOSITION OFFSITE. ALL DISTURBED AREAS SHALL HAVE PERMANENT GRASS COVER ESTABLISHED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
39. SIDEWALK GRADE AT ACCESSIBLE RAMPS SHALL NOT EXCEED A 12:1 (8.33%) SLOPE, CROSS SLOPE SHALL NOT EXCEED 2% (50:1). ALL RAMPS SHALL HAVE DETECTABLE WARNINGS. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF AS–BUILT COMPLIANCE WITH ADA REQUIREMENTS.
40. ALL WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING INVESTIGATION REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS 19, LLC, DATED JANUARY 15, 2025.
41. FOR PROTECTION OF UNDERGROUND UTILITIES, CALL THE TENNESSEE UTILITIES PROTECTION SERVICE AT 1–800–351–1111 OR 811 A MINIMUM OF 48 HOURS PRIOR TO EXCAVATING.
42. ALL MATERIAL AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) – LATEST EDITION.
43. SOIL EROSION AND SEDIMENTATION BEST MANAGEMENT PRACTICE (BMP) MEASURES WILL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND WILL BE MAINTAINED AT ALL TIMES UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING ALL GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES ARE IN PLACE.
44. THE LAND SURVEY DOCUMENTS FOR THIS PROJECT WERE PROVIDED BY THE CLIENT. ENGINEER HAS NOT FIELD VERIFIED THE SURVEY INFORMATION. ALL EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR.

LEGEND

SEE ALTA SURVEY FOR EXISTING CONDITIONS LEGEND

OHE&T	PROPOSED OVERHEAD ELECTRIC AND TELEPHONE LINES
UGE&T	PROPOSED UNDERGROUND ELECTRIC AND TELEPHONE SERVICE LINES
G	PROPOSED GAS SERVICE LINE
W	PROPOSED WATER SERVICE LINE
SAN	PROPOSED SANITARY SEWER
501	PROPOSED CONTOUR
500	PROPOSED INDEX CONTOUR
	LIMITS OF DISTURBANCE
STM	PROPOSED STORM SEWER
STM	PROPOSED STORM SEWER
SF	SILT FENCE
	DRAINAGE BOUNDARY
	INLET PROTECTION
SCE	STABILIZED CONSTRUCTION ENTRANCE
	DRAINAGE FLOW DIRECTION
1070.88TC 1070.38TP	PROPOSED SPOT ELEVATION
JB	JUNCTION BOX
CB	CATCH BASIN
T/G	TOP OF GRATE
I.E.	INVERT ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
TC	TOP OF CURB
TP	TOP OF PAVEMENT
SW	TOP OF SIDEWALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
FL	FLOWLINE
FG	FINISHED GRADE
TG	TOP OF GRATE
HP	HIGH POINT
	PROPOSED YARD HYDRANT
	PROPOSED CLEANOUT
	PROPOSED SITE LIGHTING
77	PROPOSED KEYNOTE
	PROPOSED WATER METER

REVISIONS

1	4
2	5
3	6

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA
TN 38401

CONSTRUCTION NOTES AND LEGEND

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120918 STATE OF TENNESSEE

12/09/25

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2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891

PROJ. # 225005.01

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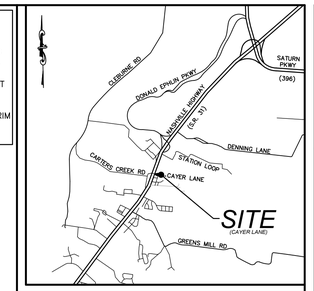
DEMOLITION NOTES

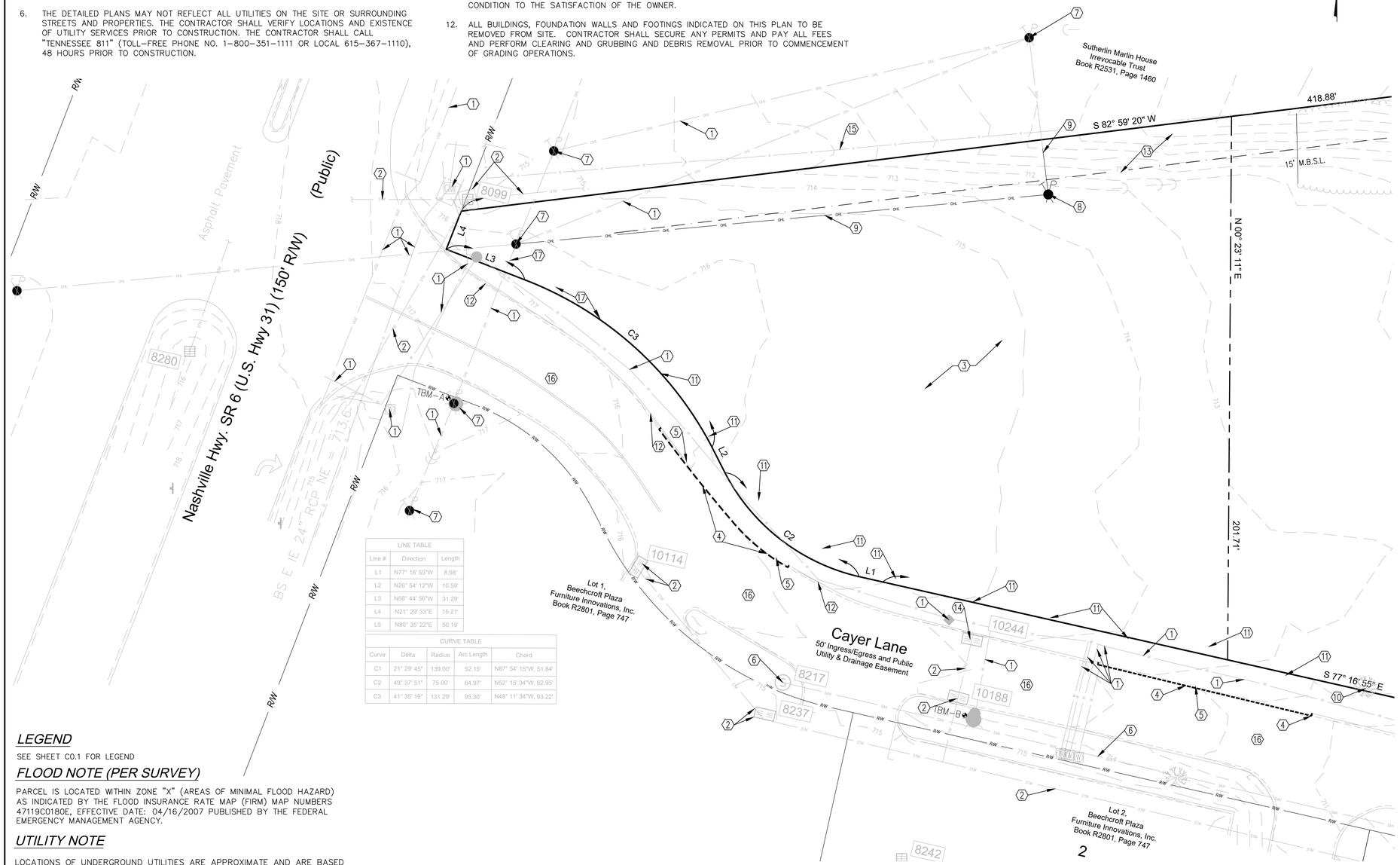
1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. ALL ITEMS NOTED TO BE REMOVED BY THE SELLER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL OTHER ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
4. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
5. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
6. THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL "TENNESSEE 811" (TOLL-FREE PHONE NO. 1-800-351-1111 OR LOCAL 615-367-1110), 48 HOURS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPING AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
8. FOR ALL ITEMS NOTED TO BE REMOVED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.
9. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
10. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER.
12. ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
13. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
14. SITE DEMOLITION SHALL INCLUDE DEMOLITION WORK AND SITE PREPARATION WORK DETAILED IN THE GEOTECHNICAL REPORT, INCLUDING, BUT NOT LIMITED TO, ALL NECESSARY FOUNDATION UNDERCUTTING AND REMOVAL OF EXISTING FILL, AS DETAILED IN THE GEOTECHNICAL REPORT.

BENCHMARK
DATUM: NAVD 88

SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
- BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'



Vicinity Map
Not To Scale



LINE TABLE		
Line #	Direction	Length
L1	N77° 16' 55"W	8.98'
L2	N26° 54' 12"W	10.59'
L3	N68° 44' 56"W	31.29'
L4	N21° 29' 33"E	15.21'
L5	N80° 35' 22"E	50.19'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	21° 29' 45"	139.00'	52.15'	N87° 54' 15"W, 51.84'
C2	49° 37' 51"	75.00'	64.97'	N52° 15' 34"W, 62.95'
C3	41° 35' 19"	131.29'	95.30'	N48° 11' 34"W, 93.22'

KEYNOTES

1. EXISTING UTILITY TO REMAIN, PROTECT DURING CONSTRUCTION.
2. EXISTING STORM SEWER/STRUCTURE TO REMAIN, PROTECT DURING CONSTRUCTION, AS NECESSARY.
3. PREPARE SITE PER PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT.
4. SAWCUT EDGE OF EXISTING PAVEMENT ALONG LIMITS OF PROPOSED ACCESS DRIVE.
5. REMOVE CURB TO LIMITS SHOWN.
6. EXISTING SANITARY/SEWER STRUCTURE TO REMAIN. PROTECT DURING CONSTRUCTION
7. EXISTING UTILITY POLE TO REMAIN. PROTECT DURING CONSTRUCTION.
8. EXISTING UTILITY POLE TO BE RELOCATED. COORDINATE WORK WITH UTILITY COMPANY BEFORE ANY RELOCATION. SEE UTILITIES PLAN , SHEET C1.3.
9. RELOCATE EXISTING OVERHEAD ELECTRIC. COORDINATE WORK WITH UTILITY COMPANY.
10. EXISTING TREE TO REMAIN. PROTECT DURING CONSTRUCTION.
11. EXISTING TREE TO BE REMOVED.
12. EXISTING CURB TO REMAIN. PROTECT DURING CONSTRUCTION.
13. EXISTING VEGETATION TO BE REMOVED TO LIMITS SHOWN.
14. EXISTING STORM SEWER STRUCTURE TO BE MODIFIED TO ACCOMMODATE PROPOSED CONNECTION. SEE DRAINAGE PLAN, SHEET C1.2.
15. EXISTING FENCE TO REMAIN. PROTECT DURING CONSTRUCTION.
16. EXISTING PAVEMENT TO REMAIN. PROTECT DURING CONSTRUCTION.
17. EXISTING SHRUB TO BE REMOVED.

LEGEND
SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)
PARCEL IS LOCATED WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 47119C0180E, EFFECTIVE DATE: 04/16/2007 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY NOTE
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UTILITY PROTECTION NOTE
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Tennessee811

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891

PROJ. # 225D05-E1

REVISIONS
1	2	3
4	5	6

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA TN 38401
SITE DEMOLITION PLAN

Owner / Developer:
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123 South Front Street, 3rd Floor
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JASON L. HALL REGISTERED ENGINEER AGRICULTURE NUMBER 120378 STATE OF TENNESSEE

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GENERAL NOTES

1. PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
2. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY AUTOZONE OF ANY UNACCEPTABLE AREAS.
3. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY, CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
5. ALL SIDEWALKS, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
6. ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY OR STATE AUTHORITY.
7. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO AUTOZONE AT THE END OF CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE FULL AS-BUILT TOPOGRAPHIC SURVEY OF THE SITE CERTIFIED BY A LAND SURVEYOR LICENSED IN THE STATE OF TENNESSEE.

BULK AREA REQUIREMENTS

LOCATION: CAYER LANE, COLUMBIA, TN 38401		
PARCEL ID: 042 01405 000		
ZONE: PUD-MU		
USE: RETAIL – AUTO PARTS SALES (ENTIRE PARCEL; 0.83± ACRES)		
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	--	0.832 AC. (36,242 S.F.)
MINIMUM LOT FRONTAGE	--	342.2 FT.
MINIMUM FRONT SETBACK (BUILDING)	20 FT.	20.0 FT.
MINIMUM SIDE SETBACK (BUILDING)	10-24 FT.	N/A
MINIMUM REAR SETBACK (BUILDING)	NR	20 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	23 FT.

PARKING INFORMATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	--	6,894 S.F.
PARKING REQUIRED	1 SP. PER 500 S.F. = 14 SPACES OF GROSS FLOOR AREA,	16 SPACES
MIN. PARKING DIM.	9 FT. X 18 FT.	9 FT. X 18 FT.
MIN. DRIVEWAY WIDTH	24' (MIN.)	24 FT (MIN.)
ACCESSIBLE SPACES	1 SPACE	1 SPACE
LOADING SPACE	1 SPACE (10 FT. X 50 FT.)	1 SPACE

BENCHMARK
DATUM: NAVD 88

SITE TBMS
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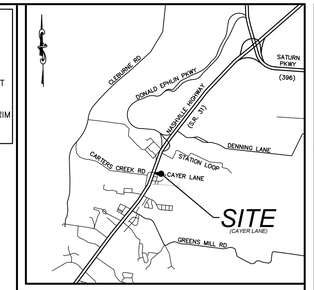

Vicinity Map
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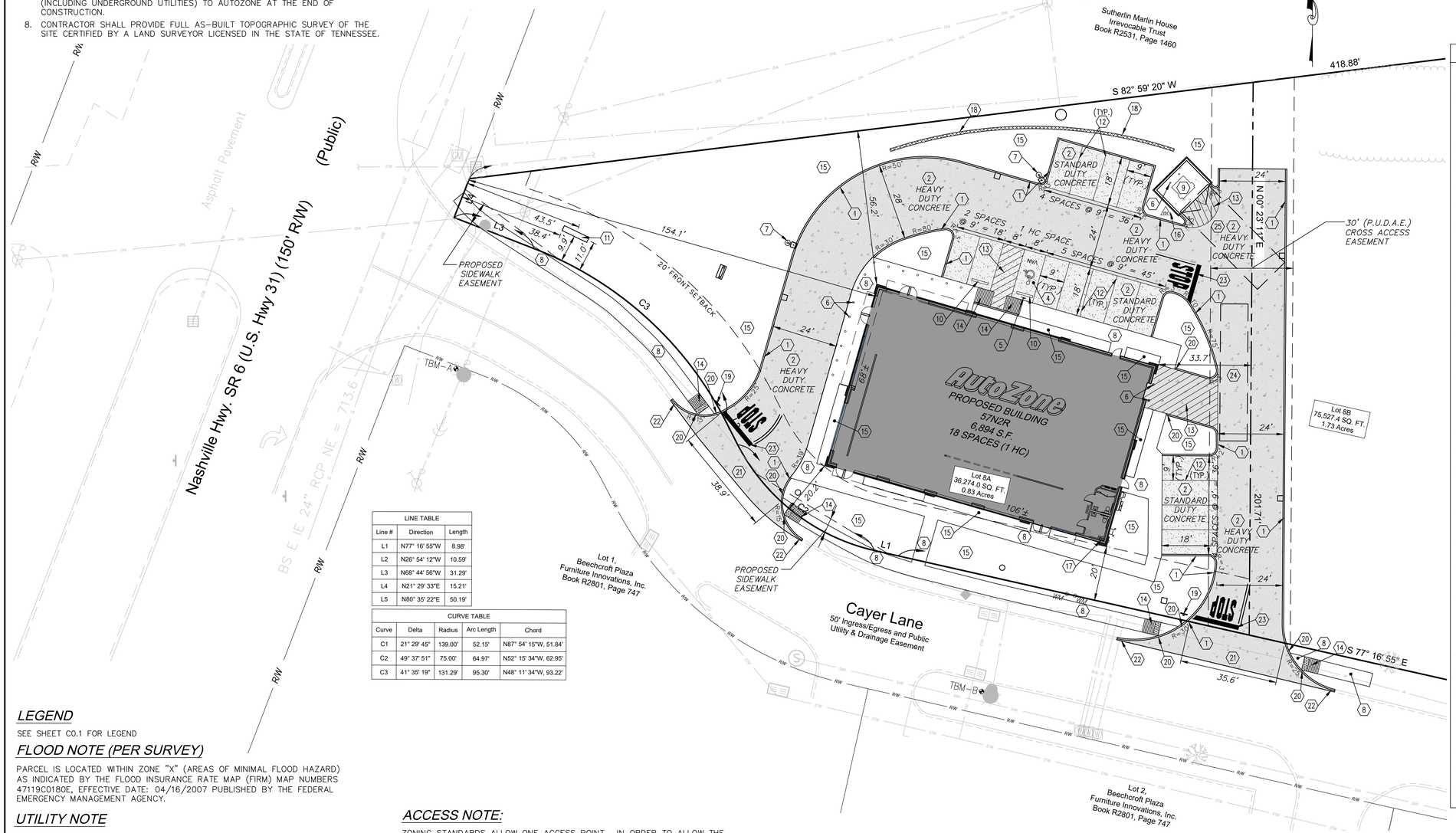

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KEYNOTES

1. CONCRETE CURB – SEE DETAILS 1 & 2/C1.A.
2. CONCRETE PAVING – SEE DETAIL 4/C1.A. EXPANSION AND CONTROL JOINTS – SEE DETAILS 21 & 22/C1.A MAXIMUM SPACING FOR CONTROL JOINTS IS 15'-0" O.C. EACH WAY.
3. NOT USED.
4. HANDICAP PARKING AREA – SEE DETAILS 6 & 7/C1.A.
5. HANDICAP PARKING SIGN – SEE DETAIL 12/C1.A.
6. PIPE GUARD – SEE DETAILS 14, 15 & 16/C1.A.
7. CONCRETE LIGHT POLE BASE – SEE DETAIL 13/C1.A. LOCATE 3'-0" FROM BACK OF CURB OR SIDEWALK TO CENTER OF BASE. AIM LIGHT FIXTURE IN DIRECTION AS INDICATED.
8. CONCRETE SIDEWALK – SEE DETAIL 19 & 20/C1.A FOR SIDEWALKS AROUND BUILDING.
9. DUMPSTER LAYOUT – 6' BRICK ENCLOSURE W/ GATES – SEE DETAILS 8, 9, 10 & 11/C1.A.
10. 6'-0" LONG CONCRETE WHEEL STOP, PINNED TO PAVEMENT – SEE DETAIL 17/C1.A. LOCATE 2'-6" FROM FACE OF CURB OR SIDEWALK.
11. 5' X 8' X 10' HIGH MONUMENT SIGN, GENERAL CONTRACTOR TO FURNISH AND INSTALL SUPPORT POLE, FOUNDATION, MASONRY BASE, AND ELECTRICAL CONNECTION, AUTOZONE SIGN VENDOR TO FURNISH AND INSTALL SIGN CABINET UNDER SEPARATE PERMIT.
12. 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.).
13. 4" WIDE DIAGONAL STRIPES PAINTED WHITE @ 2 FT. O.C.
14. CONCRETE HANDICAP RAMP – MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%).
15. NEW LANDSCAPE AREA – PROVIDE SOD AND 3" TOPSOIL – SEE SHEET L1.0 FOR ADDITIONAL INFORMATION.
16. PROPOSED YARD HYDRANT. COORDINATE LOCATION WITH MEP PLANS.
17. INTERNAL ROOF DRAIN LEADER TO CONNECT TO STORM SEWER. SEE DRAINAGE PLAN AND ARCHITECTURAL PLANS.
18. SEGMENTAL RETAINING WALL. WALL SHALL BE MANUFACTURED BY KEYSTONE, VERSA-LOK OR APPROVED EQUIVALENT. CONTRACTOR TOP COORDINATE WITH AUTOZONE FOR APPROVAL OF WALL MATERIALS AND COLORS. SEE DETAIL 24/SHEET C1.A.
19. STOP SIGN – SEE DETAIL 23/ SHEET C1.A.
20. TAPER CURB TO FLUSH.
21. NEW CURB CUT & APPROACH PER LOCAL CODES & SPECIFICATIONS.
22. NEW CONCRETE CURB & GUTTER TO MEET ALL LOCAL & STATE D.O.T. REQUIREMENTS.
23. STOP BAR (THERMOPLASTIC) – SEE DETAIL 26/C1.A.
24. LOADING SPACE (10' X 50').
25. 14' X 40' CLEAR DUMPSTER ACCESS APPROACH.

LEGEND
SEE SHEET C0.1 FOR LEGEND

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ACCESS NOTE:
ZONING STANDARDS ALLOW ONE ACCESS POINT. IN ORDER TO ALLOW THE AUTOZONE DELIVERY TRUCK TO SAFELY ENTER AND EXIT THE SITE, APPROVAL OF ONE DIRECT ACCESS CONNECTION (TWO-WAY TRAFFIC) TO CAYER LANE (WEST SIDE OF SITE) AND ONE ACCESS CONNECTION (TWO-WAY TRAFFIC) TO THE PROPOSED SHARED ACCESS DRIVE (EAST SIDE OF SITE) IS REQUESTED. THIS ACCESS REQUEST IS CONSISTENT WITH OTHER LOTS ALONG CAYER LANE. THE PROPOSED WESTERN ACCESS POINT IS POSITIONED AT THE LOCATION OF THE EXISTING DRIVEWAY TURNOUT THAT CURRENTLY EXISTS FOR THE SITE. ADDITIONALLY,THE PROPOSED WESTERN ACCESS POINT IS ALIGNED WITH THE EXISTING TWO-WAY ACCESS POINT LOCATED ON THE SOUTH SIDE OF CAYER LANE. THE PROPOSED ACCESS AT THE EAST SIDE OF THE SITE IS A SHARED ACCESS DRIVE, WHICH WILL BE SHARED BY BOTH LOT 8A AND LOT 8B.

Tennessee 811

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

REVISIONS
1 01/14/26 REVISED PER AGENCY
2 04/01/26 REVISED RETAINING WALL
3
4
5
6

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA TN 38401
SITE PLAN

Owner / Developer:
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123 South Front Street, 3rd Floor
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C1.0

PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891
PROJ. # 225005.E1

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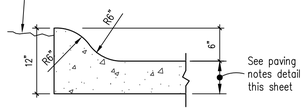
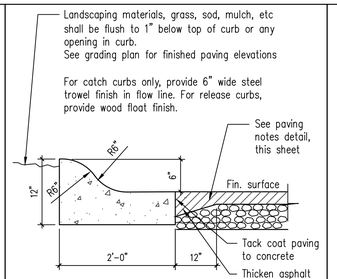


NO SCALE

1 TYPICAL ROLL-OVER CURB



NO SCALE

2 ROLL-OVER CURB at ASPHALT PAVING

For all details on this sheet which call for a minimum depth of concrete, that depth shall be adjusted to the deeper of that called for in the detail or the frost depth shown in the Geotechnical Report.

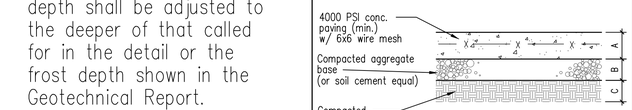
NO SCALE

3 FROST DEPTH NOTES

DIMENSION & TYPE

Concrete Section	A	B	C
Standard Duty	6"	5"	see note
Heavy Duty	6"	5"	see note

NOTE: Compacted subgrade should be as specified in soils report.



NOTE: PAVEMENT DESIGN PROVIDED BY OTHERS.

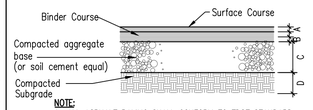
NO SCALE

4 CONCRETE PAVING SECTION

DIMENSION & TYPE

Asphalt Section	A	B	C	D
Drive Aisle / Parking Areas	1.5"	2.5"	8"	see note

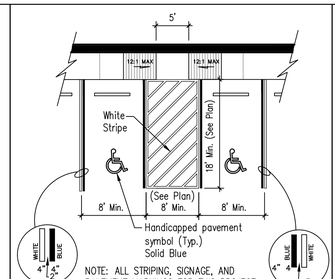
NOTE: All asphalt paving to be "Heavy Duty". Compacted subgrade should be as specified in soils report.



NOTE:
1. ALL ASPHALT PAVING SHALL CONFORM TO TDOT STANDARD SPECIFICATIONS AND GEOTECHNICAL RECOMMENDATIONS.
2. COMPACTED AGGREGATE BASE SHALL CONFORM TO TDOT STANDARD SPECIFICATIONS.
3. PAVEMENT DESIGN PROVIDED BY OTHERS.

NO SCALE

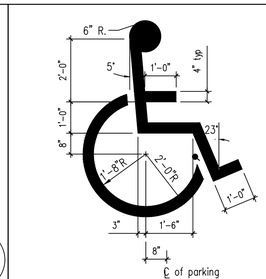
5 ASPHALT PAVING SECTION



NOTE: ALL STRIPING, SIGNAGE, AND PAVEMENT MARKINGS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH MUTCD.

NO SCALE

6 HANDICAP PARKING DETAIL



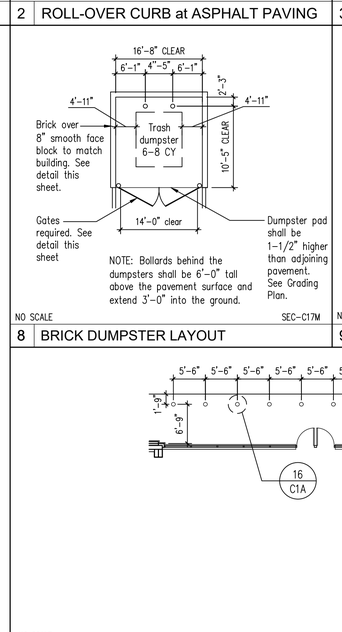
NO SCALE

7 INT'L BARRIER FREE SYMBOL

See Photometric Plan

NO SCALE SEC-C13

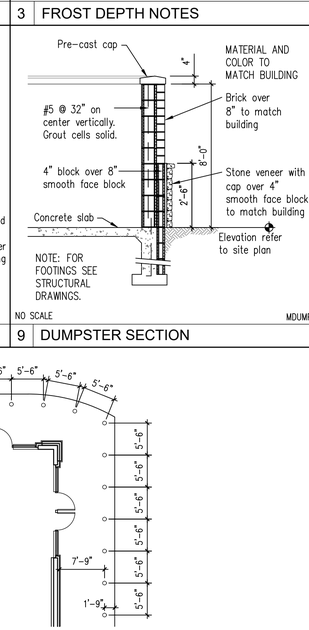
13 TYPICAL LIGHT POLE



NOTE: Bollards behind the dumpsters shall be 6'-0" tall above the pavement surface and extend 3'-0" into the ground.

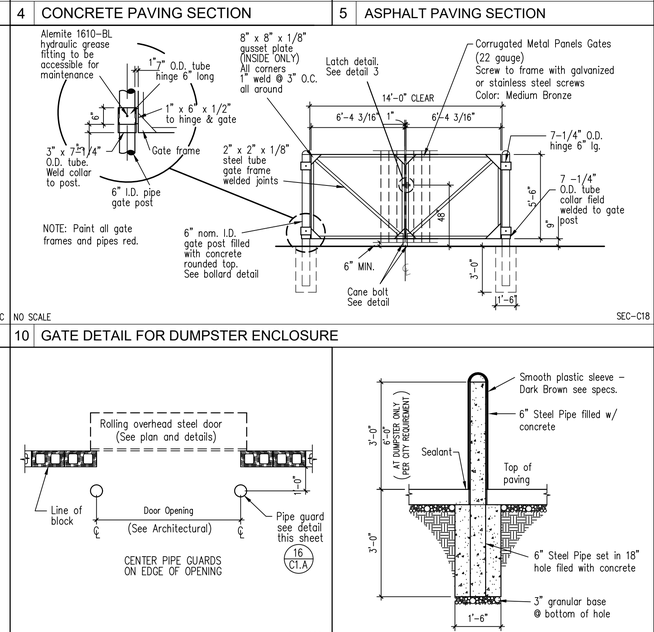
NO SCALE SEC-C17M

8 BRICK DUMPSTER LAYOUT



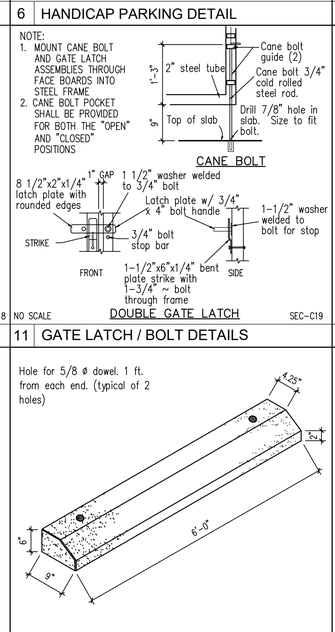
NO SCALE MDUMPSEC

9 DUMPSTER SECTION



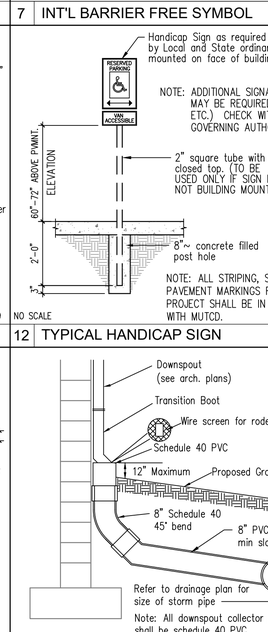
NO SCALE SEC-C18

10 GATE DETAIL FOR DUMPSTER ENCLOSURE



NO SCALE SEC-C19

11 GATE LATCH / BOLT DETAILS



NO SCALE

12 TYPICAL HANDICAP SIGN

NO SCALE

14 BOLLARD LAYOUT PLAN

NO SCALE SEC-C08

15 PIPE GUARD @ ROLL-UP DOOR

NO SCALE SEC-C07

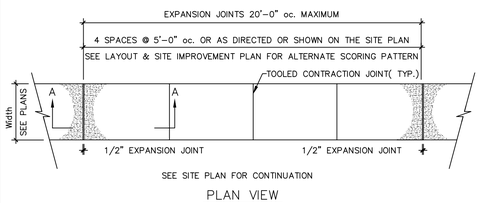
16 TYPICAL PIPE GUARD SECTION

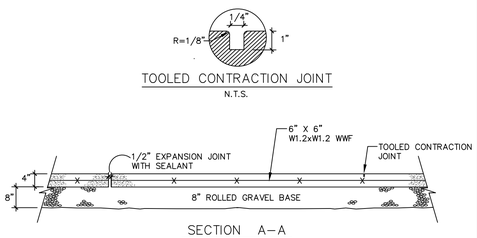
NO SCALE

17 WHEEL STOP DETAIL

NO SCALE

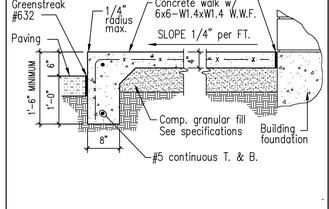
18 DOWNSPOUT DETAIL





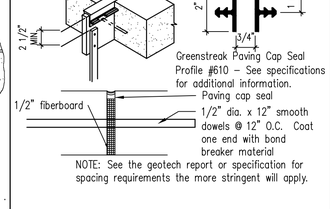
NO SCALE

19 CONCRETE SIDEWALK



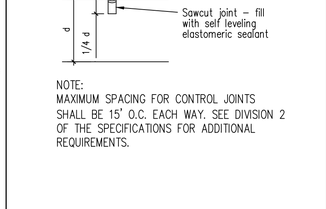
NO SCALE SEC-C30

20 TYPICAL WALK SECTION



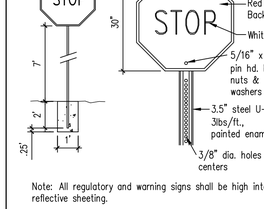
NO SCALE

21 TYPICAL EXPANSION JOINT



NO SCALE

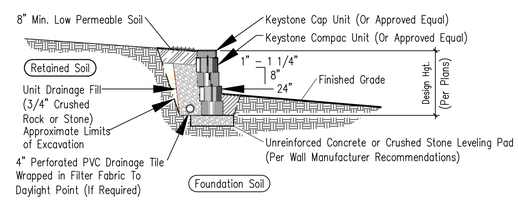
22 TYPICAL CONTROL JOINT



Note: All regulatory and warning signs shall be high intensity reflective sheeting.

NO SCALE

23 STOP SIGN DETAIL

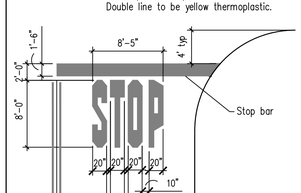


Note: General Contractor to provide shop drawings for approval.

NO SCALE

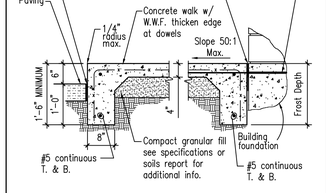
24 TYPICAL GRAVITY WALL SECTION

25 NOT USED



NO SCALE

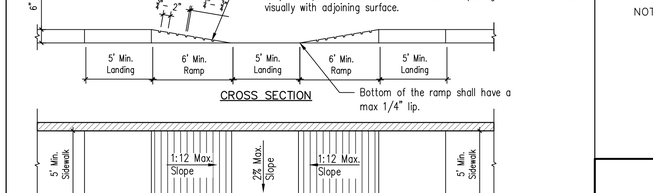
26 STOP BAR



Where frost depth is greater than 24" extend walk turn down to frost depth and fill area under walk extending 24" beyond edge of door opening with compacted granular fill to one half the frost depth.

NO SCALE

27 WALK AT DOORS FROST DEPTH 24"+



NO SCALE

28 HANDICAP PARKING RAMP

NOTE: DETAILS SHOWN ON THIS SHEET WERE PROVIDED BY AUTOZONE AND ARE INCLUDED IN THESE PLANS FOR INFORMATIONAL PURPOSES. THE ENGINEER DOES NOT CERTIFY OR ASSUME RESPONSIBILITY FOR THESE DETAILS.

Tennessee811

PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891

PROJ. # 225005.01

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA TN 38401

SITE DETAILS

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120918 STATE OF TENNESSEE

12/09/25

57N2R

C1.A

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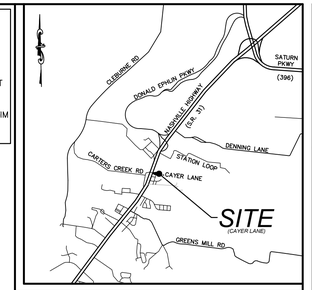
GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE ALL WORK WITH THE ARCHITECTURAL AND MEP DRAWINGS AND ALL AFFECTED UTILITY COMPANIES.
3. A MINIMUM OF 18" VERTICAL AND 10' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER LINES AND SEWERS AS MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
4. ALL GRASS/LAWN AREAS SHALL BE GRADED TO DRAIN.
5. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
6. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION.
7. AN EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE INSTALLED, MAINTAINED AND REPORTS MAINTAINED PER ALL LOCAL, STATE, AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
8. ALL EXISTING CASTINGS THAT ARE TO REMAIN SHALL BE ADJUSTED TO GRADE.
9. ALL ADA RAMPS SHALL HAVE A 5' X 5' LANDING AT THE TOP OF ALL RAMPS. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2 PERCENT IN ANY DIRECTION.

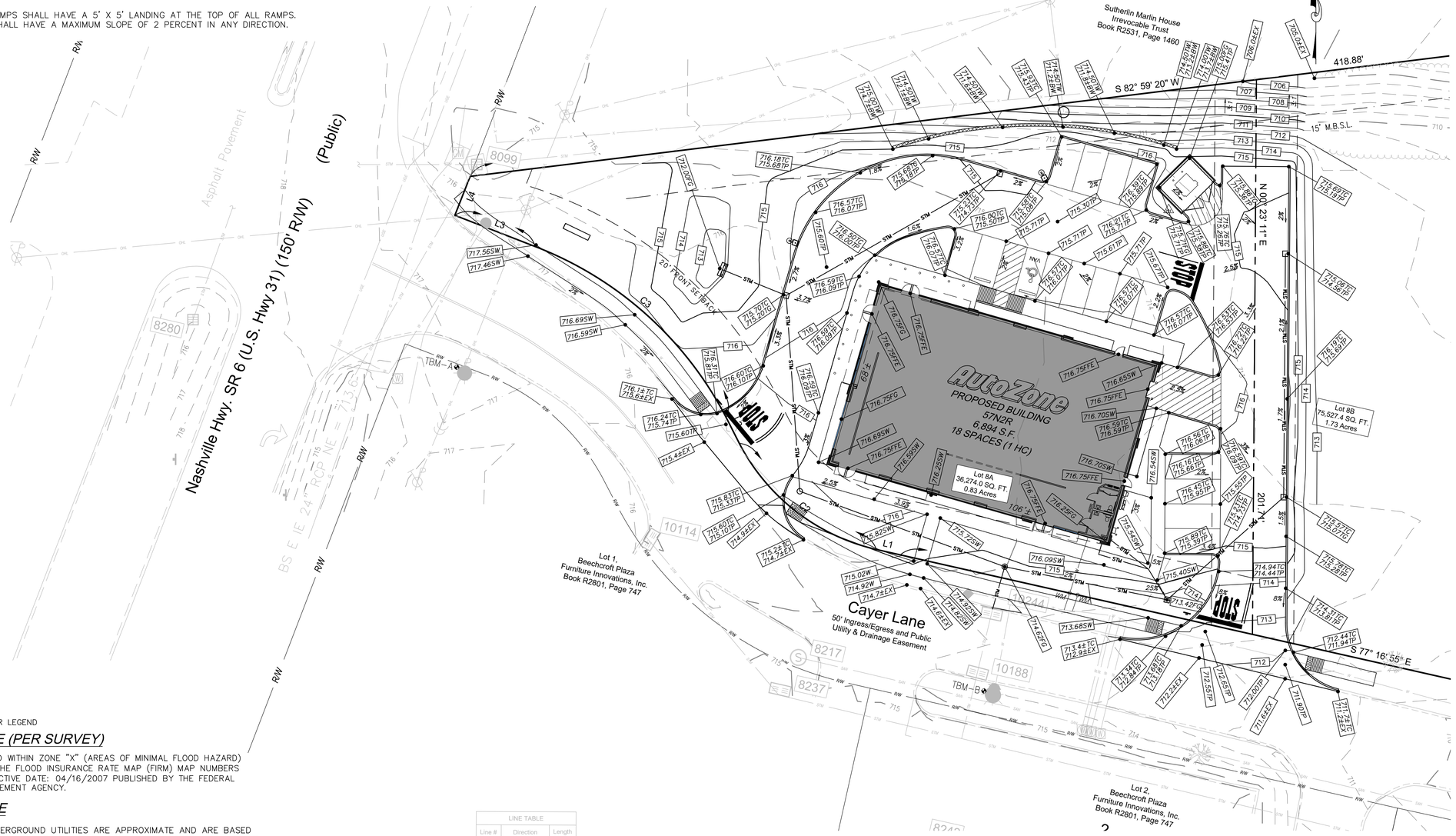
BENCHMARK

DATUM: NAVD 88

SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
- BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'



Vicinity Map
Not To Scale



LEGEND

SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)

PARCEL IS LOCATED WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 47119C0180E, EFFECTIVE DATE: 04/16/2007 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CESO INC., NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "TENNESSEE 811" (TOLL-FREE PHONE NO. 1-800-351-1111 OR LOCAL 615-367-1110), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Tennessee811

LINE TABLE		
Line #	Direction	Length
L1	N77° 16' 55"W	8.98'
L2	N26° 54' 12"W	10.59'
L3	N68° 44' 56"W	31.29'
L4	N21° 29' 33"E	15.21'
L5	N80° 35' 22"E	50.19'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	21° 29' 45"	139.00'	52.15'	N87° 54' 15"W, 51.84'
C2	49° 37' 51"	75.00'	64.97'	N52° 15' 34"W, 62.95'
C3	41° 35' 19"	131.29'	95.30'	N48° 11' 34"W, 93.22'

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891

PROJ. # 225005.E1

REVISIONS

1	04/01/26 REVISED RETAINING WALL	4	
2		5	
3		6	

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA TN 38401
GRADING PLAN

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
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JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120278 STATE OF TENNESSEE

12/09/25

57N2R

C1.1

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GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES, SERVICE LINES, AND STORM SEWERS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
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8. A PERMANENT STAND OF GRASS MUST BE MAINTAINED ON ALL PONDS (TOPS, SLOPES, AND BOTTOMS).
9. STABILIZATION OF CONVEYANCE CHANNELS IS TO BE COMPLETED WITHIN 7 DAYS OF CHANNEL CONSTRUCTION.

STORM STRUCTURE DATA TABLE

STRUCTURE	DESCRIPTION
EX 1-1	CORE DRILL EXISTING STRUCTURE TO ACCOMMODATE 18" PIPE CONNECTION.
MH 1-2	PRECAST CONCRETE STRUCTURE WITH SOLID LID - NEENAH R-1760-A OR APPROVED EQUAL.
CB 1-3	PRECAST CONCRETE STRUCTURE WITH NEENAH R-3433 GRATE OR APPROVED EQUAL.
CB 1-4	PRECAST CONCRETE STRUCTURE WITH NEENAH R-3157-1 GRATE OR APPROVED EQUAL.
CB 1-5	PRECAST CONCRETE STRUCTURE WITH NEENAH R-3157-1 GRATE OR APPROVED EQUAL.
MH 2-1	PRECAST CONCRETE STRUCTURE WITH SOLID LID - NEENAH R-1760-A OR APPROVED EQUAL.
CB 2-2	PRECAST CONCRETE STRUCTURE WITH NEENAH R-3157-1 GRATE OR APPROVED EQUAL.
CB 2-3	PRECAST CONCRETE STRUCTURE WITH NEENAH R-3157-1 GRATE OR APPROVED EQUAL.
HDWL 3-1	PRECAST CONCRETE HEADWALL. SEE DETAIL SHEET C1.5

DRAINAGE CHART

PIPE NO.	Q_{10} (C.F.S.)	V AVG. (F.P.S.)	LENGTH (FEET)	SIZE (INCHES)	SLOPE (%)	Q FULL (C.F.S.)	Q_{100} (C.F.S.)
P1	2.90	3.01	16.0	18" HDPE	1.00	11.38	4.66
P2	1.71	2.49	60.3	18" HDPE	1.00	11.35	2.83
P3	0.45	1.47	56.5	18" HDPE	1.00	11.33	0.95
P4	0.27	1.49	88.5	18" HDPE	1.00	11.34	0.57
P5	1.19	2.08	79.4	18" HDPE	1.00	11.35	1.83
P6	1.19	2.55	71.3	18" HDPE	1.00	11.35	1.83
P7	0.86	2.13	84.4	18" HDPE	1.00	11.35	1.34
P8	0.00	0.25	25.0	18" HDPE	5.00	25.44	0.00

NOTE: n = 0.012 FOR HDPE PIPE

BENCHMARK
DATUM: NAVD 88

SITE - BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
TBMS - BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
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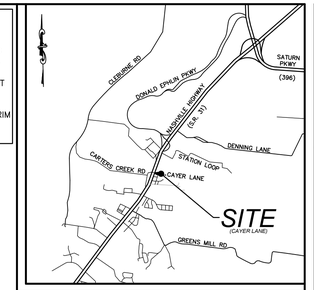
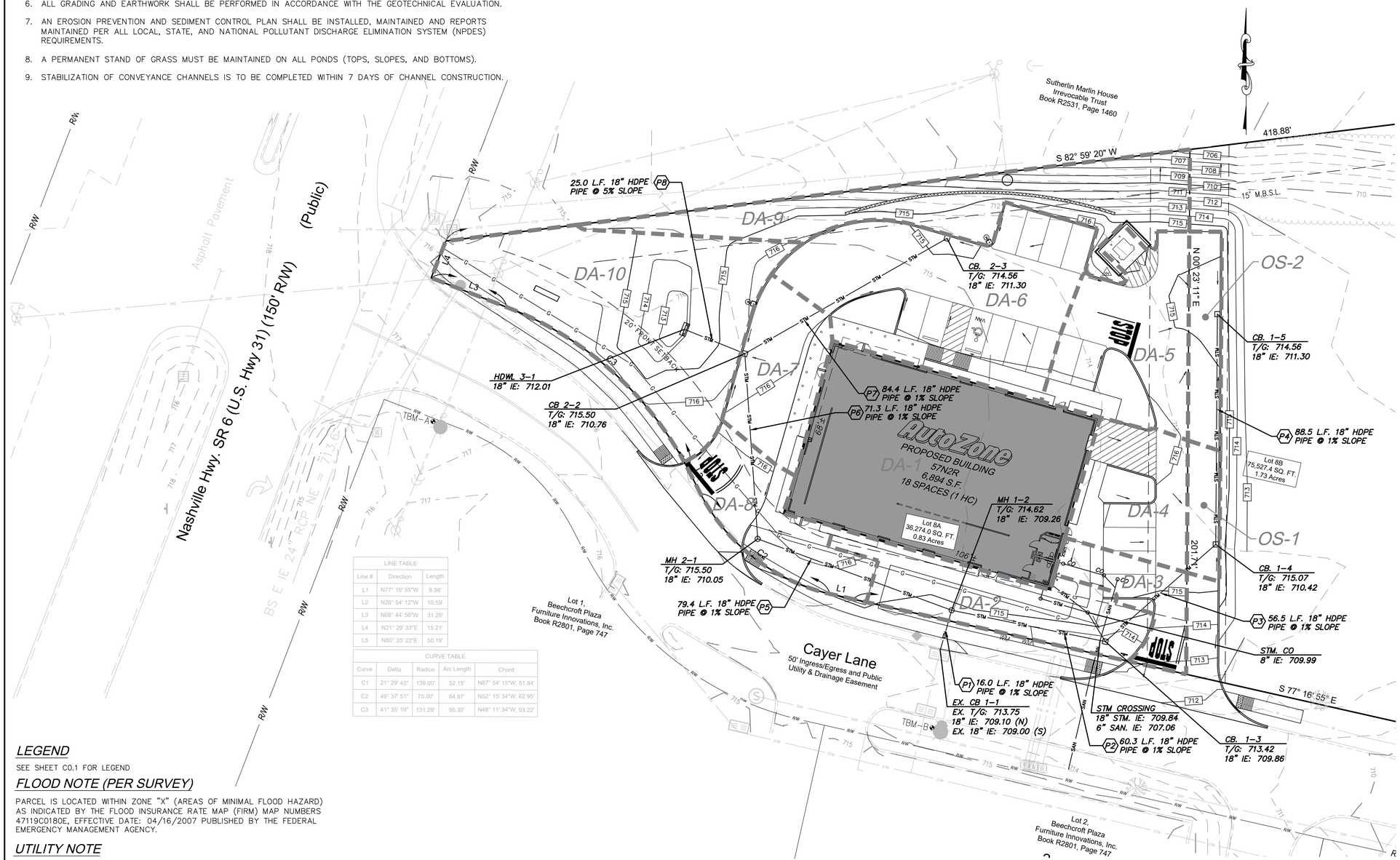


Vicinity Map
Not To Scale



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CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
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C3	41° 35' 19"	131.29'	95.30'	N48° 11' 34"W, 93.22'

LEGEND

SEE SHEET C0.1 FOR LEGEND

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Tennessee811

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891

PROJ. # 225D05-E1

REVISIONS

1	04/01/26 REVISED RETAINING WALL	4	
2	04/01/26 REVISED RETAINING WALL	5	
3		6	

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA TN 38401
DRAINAGE PLAN

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 120378 STATE OF TENNESSEE

12/09/25

57N2R

C1.2

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UTILITY NOTES

GENERAL
1. CONTRACTOR IS RESPONSIBLE FOR COMPLETION AND SUBMITTAL OF THE SERVICE APPLICATION FOR EACH UTILITY SERVICE PRIOR TO STARTING CONSTRUCTION, INCLUDING TEMPORARY ELECTRIC SERVICE. CONTRACTOR TO VERIFY INSPECTION REQUIREMENTS AND LEAD TIMES WITH EACH UTILITY PRIOR TO START OF CONSTRUCTION.
2. ALL PAVEMENT, CURBS, SIDEWALKS, LANDSCAPING AND OTHER DISTURBED EXISTING FEATURES SHALL BE RESTORED BY THE CONTRACTOR.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITIES WITH ARCHITECTURAL AND MEP PLANS.
5. CONTRACTOR SHALL COORDINATE THE INSTALLATION, REMOVAL, RELOCATION AND CONSTRUCTION OF ALL UTILITIES FOR THIS PROJECT, UNLESS NOTED OTHERWISE.
6. GENERAL CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS.
7. CONTRACTOR SHALL COORDINATE ANY AND ALL NECESSARY INSPECTIONS REQUIRED BY UTILITIES PROVIDERS.

SANITARY SEWER SERVICE
1. COORDINATE THE LOCATION AND INSTALLATION OF THE SANITARY SEWER.
2. FURNISH AND INSTALL SANITARY SEWER PIPE, CLEANOUTS, FITTINGS AND APPURTENANCES NECESSARY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
3. ALL GRAVITY SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC, NSF APPROVED, ASTM D 3034 LATEST REVISION, SDR 35, ELASTOMERIC GASKET JOINTS. GASKETS SHALL MEET ASTM F477 FOR ELASTOMERIC SEAL.
4. SEWER CONSTRUCTION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. ALL WORK TO BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
5. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SEWER PRIOR TO CONSTRUCTION. NEW SEWER SERVICE LINE TO BE CONSTRUCTED AT 1.2% MINIMUM SLOPE.
6. CONTRACTOR SHALL COORDINATE WITH THE CITY UTILITY TO LOCATE THE EXISTING SANITARY SEWER STUB FOR THIS LOT. CONTRACTOR SHALL ABANDON THE EXISTING SANITARY SEWER STUB PER CITY UTILITY REQUIREMENTS. COORDINATE ALL WORK WITH UTILITY.

GAS SERVICE
1. COORDINATE THE LOCATION AND INSTALLATION OF THE GAS FACILITIES.
2. GAS UTILITY TO BRING GAS LINE TO THE METER AND SET METER PER THE LOCATION SHOWN ON THE SITE PLAN. CONTRACTOR TO INSTALL GAS SERVICE FROM HVAC UNITS TO METER.
3. CONTRACTOR RESPONSIBLE FOR FINISHED GRADING AND RESTORATION OF DISTURBED AREAS.

WATER SERVICE/IRRIGATION
1. COORDINATE THE LOCATION AND INSTALLATION OF THE WATER SERVICE LINE.
2. FURNISH AND INSTALL WATER PIPE, FITTINGS, HYDRANTS, VALVES AND ALL OTHER APPURTENANCES IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND STATE/LOCAL REGULATIONS, INCLUDING FROST DEPTH REQUIREMENTS.
3. WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND OF THE SIZE NOTED ON THE DRAWINGS.
4. A MINIMUM OF 24" VERTICAL AND 10' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER LINES AND SEWERS AS MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER. UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO VERIFY LOCATION OF PROPOSED YARD HYDRANT WITH THE SITE PLAN AND MEP PLANS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH UTILITY REQUIREMENTS. CONTRACTOR TO COORDINATE ALL INSPECTIONS WITH UTILITY.
7. CONTRACTOR TO COORDINATE WITH THE WATER UTILITY FOR WATER PIT AND METER. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, INCLUDING BUT NOT LIMITED TO THE WATER TAPS, SERVICE LINES, METER VAULTS, METER SETTERS AND INCIDENTALS.
8. MINIMUM COVER IS 36" MEASURED FROM SURFACE ELEVATION TO TOP OF PIPE.

ELECTRIC SERVICE
1. COORDINATE THE LOCATION AND INSTALLATION OF THE ELECTRIC FACILITIES TO PROVIDE 120/208/3 PHASE SERVICE.
2. PROVIDE ELECTRIC SERVICE INCLUDING ALL CONDUIT, TRENCHING, BACKFILLING, SERVICE CABLE, METER BASE, AND COORDINATION WITH UTILITY COMPANY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
3. CONTRACTOR TO PROVIDE AND INSTALL 2-4" CONDUIT AND SERVICE LINE FROM METER LOCATION AT BUILDING TO THE PROPOSED POLE MOUNTED TRANSFORMER. CONTRACTOR TO PROVIDE TEMPORARY ELECTRIC SERVICE AS NECESSARY
4. THERE SHALL BE 12" OF SEPARATION BETWEEN THE ELECTRIC CONDUITS AND THE TELECOMMUNICATIONS CONDUITS, UNLESS NOTED OTHERWISE.
5. ALL BENDS SHALL BE "SWEEP" BENDS WITH A MINIMUM RADIUS OF 36 INCHES.
6. ALL CONDUITS SHALL BE CAPPED AND HAVE PULLSTRING INSTALLED.

FIRE SERVICE
1. COORDINATE THE LOCATION AND INSTALLATION OF THE FIRE SERVICE LINE, AS NECESSARY. SEE KEYNOTES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR, AT A MINIMUM, EXCAVATING AND EXPOSING THE EXISTING WATER LINE TO BE TAPPED, INSTALLING THE TAPPING SLEEVE AND VALVE ASSEMBLY, PRESSURE TESTING THE TAPPING SLEEVE (WITH UTILITIES SUPERVISION) AND INSTALLATION OF THE FIRE SERVICE LINE, VAULT AND FDC. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL PIPE, FITTINGS VALVES AND ALL APPURTENANCES NECESSARY IN ACCORDANCE WITH UTILITIES STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL COORDINATE ALL INSTALLATION AND TESTING WITH UTILITY.
4. ALL WORK SHALL CONFORM TO THE FIRE SPRINKLER PLANS. DESIGN BY OTHERS. FIRE SERVICE SHOWN ON THIS PLAN IS FOR DESIGN INTENT PURPOSES ONLY.

UTILITY CONTACT INFORMATION

ELECTRIC PROVIDER
COLUMBIA POWER & WATER SYSTEM
201 PICKENS LANE
COLUMBIA, TN 38401
931–388–4833
MATT WHEELER, PE
MATT.WHEELER@CPWS.COM

GAS SERVICE
ATMOS ENERGY
810 NASHVILLE HWY
COLUMBIA, TN 38401
931–388–9136

WATER SERVICE
COLUMBIA POWER & WATER SYSTEM
201 PICKENS LANE
COLUMBIA, TN 38401
931–388–4833
MATT WHEELER, PE
MATT.WHEELER@CPWS.COM

TDOT
REGION 3 – DISTRICT 39
2099 FAYETTEVILLE HWY
BELFAST, TN 37109
931–270–5030

SANITARY SEWER
CITY OF COLUMBIA
WASTEWATER DEPT
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
931–560–1001
RYAN FILIPKOWSKI
RFILIPKOWSKI@COLUMBIATN.GOV

STORM WATER
CITY OF COLUMBIA
PUBLIC WORKS DEPT
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
931–388–8650
JEFF RIGGINS
JRIGGINS@COLUMBIATN.GOV

PLANNING DEPARTMENT
CITY OF COLUMBIA
DEVELOPMENT DEPT
700N GARDEN STREET
COLUMBIA, TN 38401
931–560–1560
MELISSA SANDERS
MSANDERS@COLUMBIATN.GOV

BENCHMARK
DATUM: NAVD 88

SITE – BM "A"; YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
TBMS – BM "B"; "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
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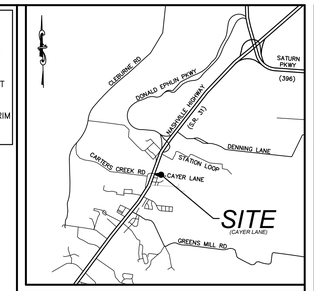
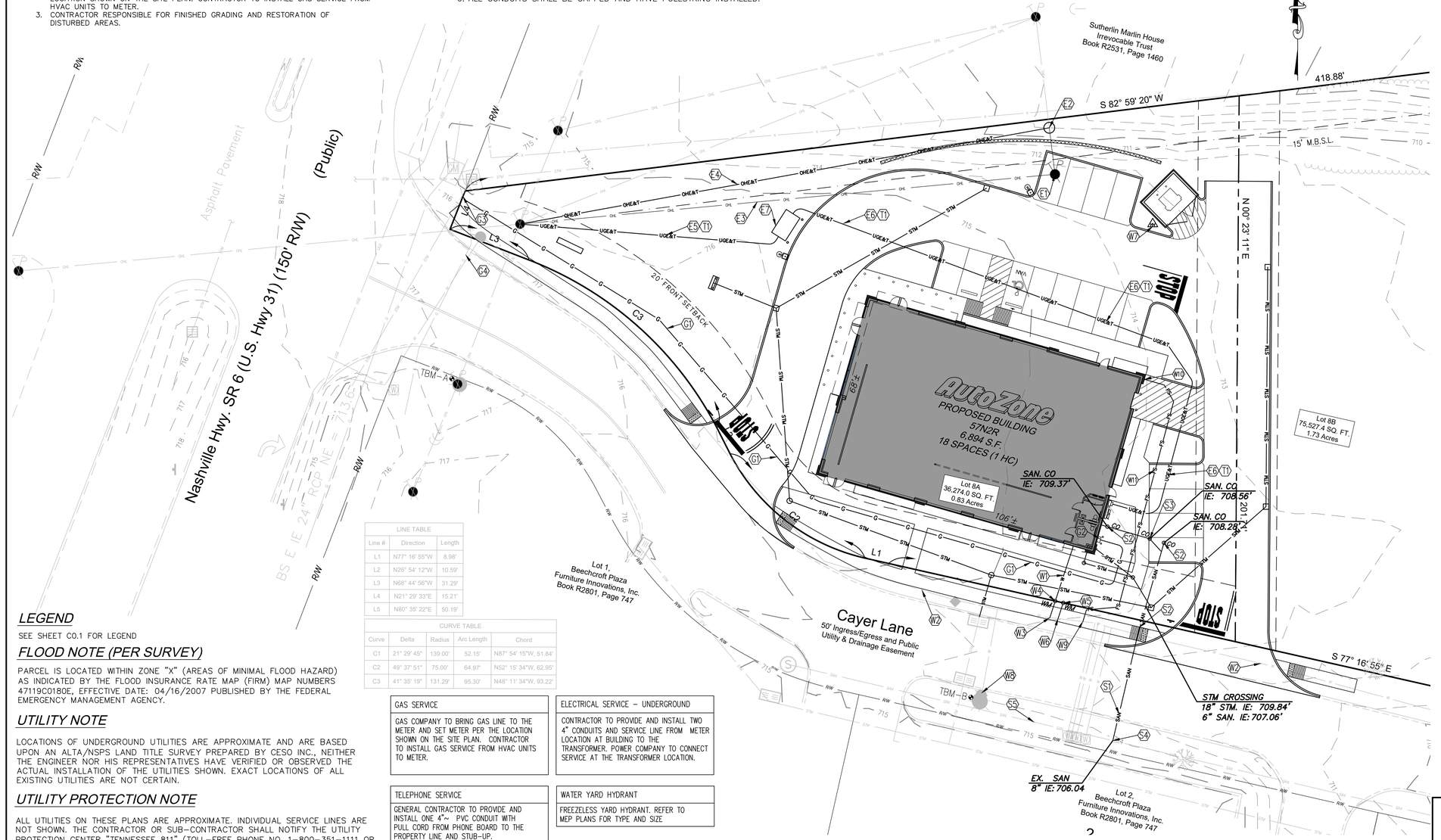


Vicinity Map
Not To Scale

KEYNOTES

- G1 GAS SERVICE LINE (BY UTILITY).
- G2 GAS METER (SET BY UTILITY, PLUMBING BY CONTRACTOR).
- G3 SERVICE LINE TAP ON EXISTING GAS MAIN (BY UTILITY).
- G4 EXISTING GAS MAIN. SHOWN PER SURVEY.
- W1 DOMESTIC WATER SERVICE LINE , 1" TYPE "K" COPPER SERVICE LINE (BY CONTRACTOR). SEE UTILITY NOTES.
- W2 EXISTING WATER MAIN. SHOWN PER SURVEY.
- W3 1" DOMESTIC WATER TAP (BY COLUMBIA POWER & WATER SYSTEMS (CPWS))
- W4 PROPOSED 1" DOMESTIC WATER METER. COORDINATE ALL WORK WITH UTILITY (INSTALLED BY CPWS).
- W5 PROPOSED 1" IRRIGATION METER . COORDINATE WITH UTILITY. (INSTALLED BY CPWS)
- W6 PROPOSED 1" IRRIGATION WATER TAP (BY CPWS).
- W7 PROPOSED FREEZELESS YARD HYDRANT TO BE FED BY BUILDING WATER SUPPLY BACKFLOW PREVENTION (BY CONTRACTOR). SEE MEP DRAWINGS.
- W8 EXISTING FIRE HYDRANT.
- W9 FIRE SERVICE TAP. COORDINATE WITH UTILITY. (FIRE DESIGN BY OTHERS).
- W10 FIRE DEPARTMENT CONNECTION. (FIRE DESIGN BY OTHERS).
- W11 FIRE SERVICE LINE. (FIRE DESIGN BY OTHERS).
- E1 RELOCATE EXISTING UTILITY POLE TO DESIGNATED LOCATION. COORDINATE WITH UTILITY FOR RELOCATION AND INSTALLATION.
- E2 PROPOSED LOCATION FOR RELOCATED UTILITY POLE AND POLE MOUNTED TRANSFORMER. COORDINATE WITH UTILITIES.
- E3 RELOCATE EXISTING OVERHEAD UTILITY LINES. COORDINATE WITH UTILITIES.
- E4 PROPOSED LOCATION FOR RELOCATED OVERHEAD UTILITY LINE. COORDINATE WITH UTILITIES.
- E5 UNDERGROUND PRIMARY ELECTRIC: (2) 4" PVC CONDUITS (BY CONTRACTOR). COORDINATE WITH UTILITY.
- E6 UNDERGROUND SECONDARY ELECTRIC: (2) 4" PVC CONDUITS (BY CONTRACTOR). COORDINATE WITH UTILITY.
- E7 PROPOSED PAD MOUNTED TRANSFORMER. COORDINATE WITH UTILITY.
- S1 89.0 L.F. SANITARY SEWER SERVICE LINE, 6" PVC AT 1.2% MINIMUM SLOPE (BY CONTRACTOR), SEE UTILITY NOTES.
- S2 ONE–WAY CLEANOUT – SEE DETAIL SHEET C1.6.
- S3 TWO–WAY CLEANOUT – SEE DETAIL SHEET C1.6.
- S4 EXISTING 8" SANITARY SEWER MAIN.
- S5 CONNECT TO EXISTING SANITARY SEWER LINE (BY CONTRACTOR). FIELD VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
- T1 4" PVC CONDUIT FOR TELEPHONE SERVICE.



LINE TABLE		
Line #	Direction	Length
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L5	N80° 35' 22"E	50.19'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
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C2	49° 37' 51"	75.00'	64.97'	N52° 15' 34"W, 62.95'
C3	41° 35' 19"	131.29'	95.30'	N48° 11' 34"W, 93.22'

LEGEND

SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)

PARCEL IS LOCATED WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 47119C0180E, EFFECTIVE DATE: 04/16/2007 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CESO INC., NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB–CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "TENNESSEE 811" (TOLL–FREE PHONE NO. 1–800–351–1111 OR LOCAL 615–367–1110), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

GAS SERVICE	ELECTRICAL SERVICE – UNDERGROUND
GAS COMPANY TO BRING GAS LINE TO THE METER AND SET METER PER THE LOCATION SHOWN ON THE SITE PLAN. CONTRACTOR TO INSTALL GAS SERVICE FROM HVAC UNITS TO METER.	CONTRACTOR TO PROVIDE AND INSTALL TWO 4" CONDUITS AND SERVICE LINE FROM METER LOCATION AT BUILDING TO THE TRANSFORMER. POWER COMPANY TO CONNECT SERVICE AT THE TRANSFORMER LOCATION.
TELEPHONE SERVICE	**WATER YARD HYDRANT**
GENERAL CONTRACTOR TO PROVIDE AND INSTALL ONE 4"~ PVC CONDUIT WITH PULL CORD FROM PHONE BOARD TO THE PROPERTY LINE AND STUB–UP.	FREEZELESS YARD HYDRANT. REFER TO MEP PLANS FOR TYPE AND SIZE

Tennessee811

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PAPE–DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891

PROJ. # 2250D05.E1

REVISIONS

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AutoZone Store No. 10682
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COLUMBIA TN 38401

SITE UTILITIES PLAN

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JASON L. HALL
REGISTERED ENGINEER
AGRIC. & LIFE
No. 120218
STATE OF TENNESSEE
04/01/26

12/09/25

57N2R

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EPSC INSPECTION AND MAINTENANCE SCHEDULE

1. THE CONTRACTOR IS REQUIRED TO CONDUCT INSPECTIONS OF ALL EPSC MEASURES AND PERFORM ANY MODIFICATIONS, MAINTENANCE OR REPAIRS AS NECESSARY, EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF EACH STORM EVENT THAT PRODUCES 0.5 INCHES OR MORE OF PRECIPITATION. ADDITIONALLY, INSPECTIONS SHALL BE PERFORMED ONCE PERIMETER CONTROLS HAVE BEEN INSTALLED; AT THE COMPLETION OF CLEARING AND GRADING; WHEN ON-SITE TEMPORARY EROSION CONTROLS ARE INSTALLED; AND AT THE COMPLETION OF FINAL GRADING AND GROUND STABILIZATION.
2. RECORDS OF THESE INSPECTIONS MUST BE KEPT ON SITE AT ALL TIMES FOR REVIEW BY THE APPROPRIATE COMPLIANCE ENFORCEMENT AGENCY. RECORDS SHALL BE KEPT ON THE SELF-INSPECTION FORM WITH APPROVED CONSTRUCTION DRAWINGS.
3. ALL MEASURES SHALL BE MAINTAINED IN A FULLY FUNCTIONAL CONDITION UNTIL SUCH MEASURES ARE NO LONGER REQUIRED FOR A PARTICULAR PHASE OF WORK OR THE DISTURBED AREAS HAVE BEEN STABILIZED.
4. ALL EPSC MEASURES (SILT FENCE, SEDIMENT TRAPS, SEDIMENT BASINS, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSPECTED TO ENSURE THAT THEY ARE INSTALLED PER THE PLAN AND ARE OPERATING PROPERLY.
5. ALL TEMPORARY AND FINAL STABILIZATION MEASURES SHALL BE INSPECTED FOR ADEQUACY. ANY SEEDED AREAS THAT BECOME THIN OR BARE SHALL BE RE-SEEDED PER THE PLANS. ALL AREAS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
6. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND SEDIMENT BASINS WHEN THE SEDIMENT ACCUMULATION HAS REDUCED THE DESIGN CAPACITY BY FIFTY PERCENT.
7. SEDIMENT SHALL BE REMOVED FROM ALL OTHER CONTROLS WHEN THE SEDIMENT REACHES APPROXIMATELY 1/3 THE HEIGHT OF THE CONTROL MEASURE.
8. ALL WORK SHALL BE WITHIN THE LIMITS OF THE APPROVED PLANS. IF MODIFICATIONS TO THE PLANS ARE REQUIRED, THE CHANGES SHALL BE IMPLEMENTED WITHIN 48 HOURS OF THE INSPECTION INDICATING A DEFICIENCY.
9. ALL RECORDS OF THE STORMWATER POLLUTION PREVENTION PROGRAM MUST BE KEPT FOR AT LEAST 3 YEARS AFTER THE PERMIT HAS BEEN TERMINATED, IF APPLICABLE.
10. THE EROSION CONTROL BMPs SHOWN ON THIS PLAN ARE INTENDED TO BE THE MINIMUM NECESSARY TO PREVENT SEDIMENT DEPOSITION OFFSITE. CONTRACTOR TO PROVIDE ADDITIONAL CONTROL MEASURES, AS NECESSARY TO PREVENT SEDIMENT DEPOSITION OFFSITE.

EROSION PREVENTION AND SEDIMENT CONTROL

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED ACCORDING TO PLANS AND SHALL MEET THE DESIGN CRITERIA SET FORTH BY TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC AND PRIVATE ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC PHASING NOTES

1. SILT FENCE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE.
2. STABILIZED CONSTRUCTION ENTRANCE TO BE INSTALLED CONCURRENT WITH SITE DEMOLITION ACTIVITIES.
3. STOCKPILE AREAS, IF USED, SHALL HAVE PERIMETER SILT FENCE AND SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
4. CONTRACTOR SHALL BEGIN SITE GRADING AND CONSTRUCTION OF BUILDING, UTILITIES, STORM DRAINAGE, AND PARKING AREAS.
5. CONTRACTOR SHALL INSTALL STORM DRAINAGE SYSTEM AND PROVIDE INLET PROTECTION AS STORM SEWER CONSTRUCTION PROGRESSES.
6. CONTRACTOR SHALL INSTALL SUBBASE AND PAVEMENT FOR THE PARKING AREA.
7. CONTRACTOR SHALL COMPLETE SITE GRADING AND IMPROVEMENTS.
8. CONTRACTOR SHALL STABILIZE THE SITE BEFORE REMOVING ANY OF THE EROSION CONTROL MEASURES.
9. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES AND RESTORATION OF ALL DISTURBED AREAS UNTIL FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE.

BENCHMARK
DATUM: NAVD 88

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TBMS – BM "B"; "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
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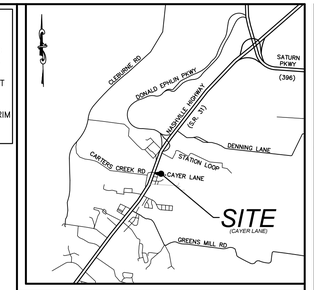

Vicinity Map
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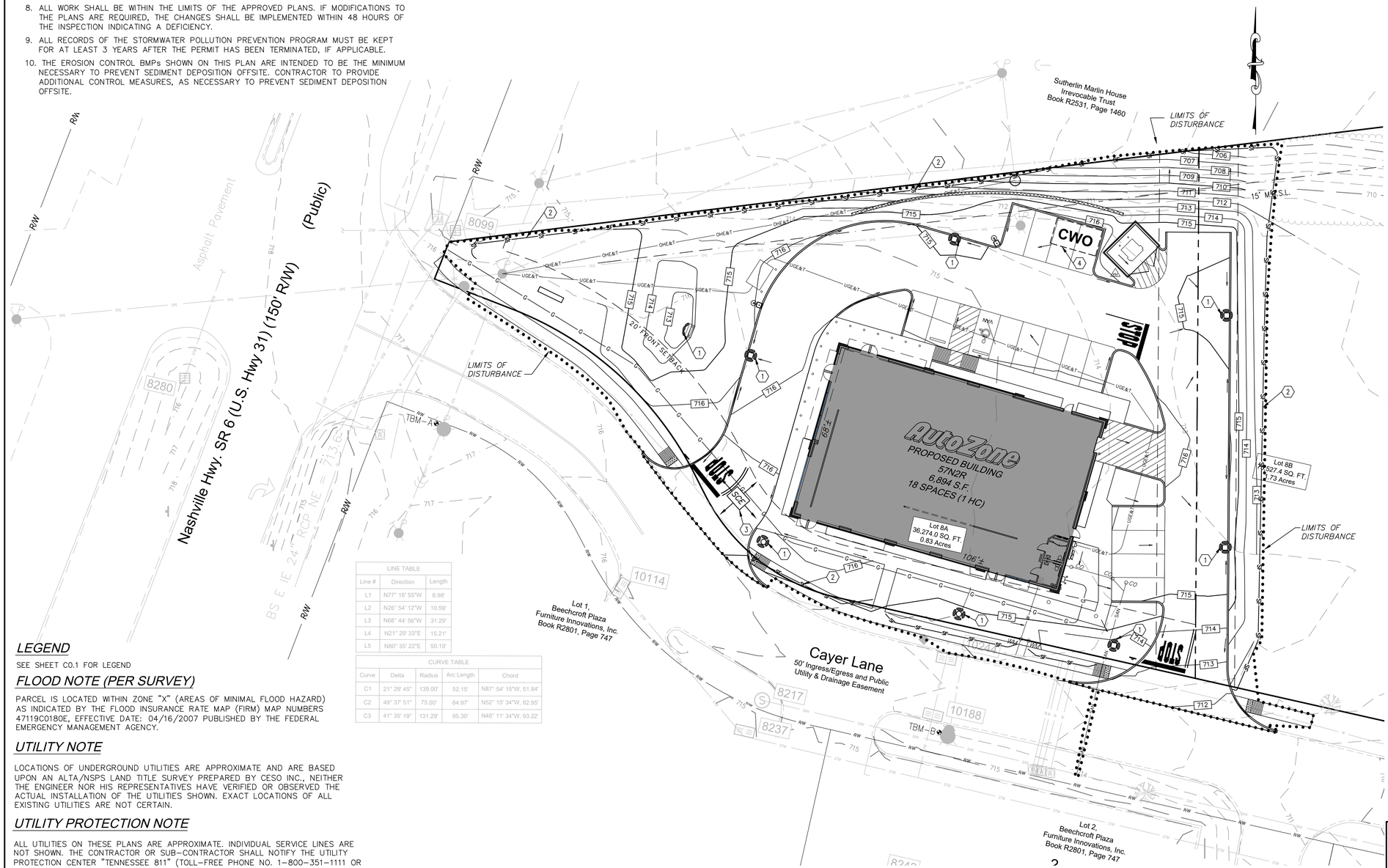

KEYNOTES

1. STONE BAG INLET PROTECTION – SEE DETAILS.
2. SILT FENCE – SEE DETAILS.
3. CONSTRUCTION ENTRANCE – SEE DETAILS.
4. CONCRETE WASHOUT AREA – SEE DETAILS.

GENERAL NOTES

1. AREA OF SOIL DISTURBANCE: 1.0 ACRES. (44,900 S.F.)
2. SEE SHEET C1.5 FOR CONSTRUCTION DETAILS.
3. SEE SHEET L1.0 FOR FINAL STABILIZATION PLAN.

EPSC LEGEND

- 501 — EXISTING CONTOUR
- 500 — EXISTING INDEX CONTOUR
- 541 — PROPOSED CONTOUR
- 545 — PROPOSED INDEX CONTOUR
- LIMITS OF DISTURBANCE
- SF — SF — SILT FENCE (SEE DETAILS)
- SCE — CONSTRUCTION ENTRANCE
- STONE BAG INLET PROTECTION
- CWO — CONCRETE WASHOUT AREA
- DRAINAGE FLOW DIRECTION

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N O R T H

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AGRICULTURE
PROJECT
No. 120975
STATE OF TENNESSEE

12/09/25

57N2R

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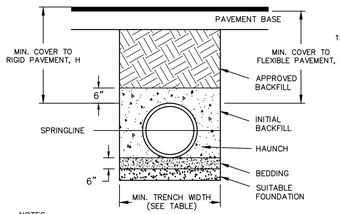
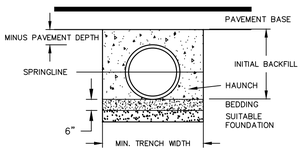
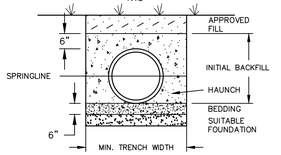
STANDARD TRENCH DETAIL
NTS



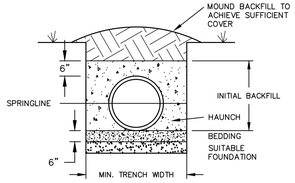
MINIMUM COVER FOR TRAFFIC APPLICATIONS
NTS



MINIMUM COVER FOR NON-TRAFFIC APPLICATIONS
NTS



MINIMUM COVER FOR CONSTRUCTION TRAFFIC
NTS



NOTES:
1. CORRUGATED PLASTIC PIPE FOR STORM WATER CONVEYANCE SHALL BE DUAL WALL HIGH-DENSITY POLYETHYLENE (HDPE) MANUFACTURED ACCORDING TO ASTM F2306 OR AASHTO M252, LATEST EDITIONS.

2. ALL HDPE PIPE SHALL BE INSTALLED PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION. CONTACT LOCAL MANUFACTURING REPRESENTATIVE FOR ADDITIONAL INSTALLATION GUIDANCE.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE.

4. BEDDING: STANDARD BEDDING MATERIAL SHALL BE A CLASS I (A1 or A3), CRUSHED AGGREGATE, AND INSTALLED AT THE DEPTH NOTED.

5. INITIAL BACKFILL: STANDARD BEDDING MATERIAL SHALL BE A CLASS I (A1 or A3), CRUSHED AGGREGATE. BACKFILL SHALL EXTEND NOT LESS THAN 6-INCHES ABOVE THE PIPE UNLESS APPROVED BY ENGINEERING.

6. BEDDING AND BACKFILL MATERIAL SHALL BE FREE OF DEBRIS, BOULDERS, AND FROZEN LUMPS. MAXIMUM DIAMETER OF BACKFILL AGGREGATE IS 1.5-INCHES.

7. BACKFILL MATERIAL IS TO BE PLACED IN 6-INCH LIFTS AND CHECKED INTO THE HAUNCH AREA TO ENSURE MAXIMUM CONTACT WITH THE PIPE.

8. IN THE CASE HIGH GROUNDWATER, THE TRENCH SHALL BE DEWATERED ACCORDING TO THE SPECIFICATIONS. BEDDING AND BACKFILL MATERIAL SHALL BE OPEN GRADED TO FACILITATE DRAINAGE. WHERE DIRECTED BY THE ENGINEER, THE PERIMETER OF THE TRENCH SHALL BE WRAPPED IN AN APPROVED GEOTEXTILE FABRIC.

9. WHERE DIRECTED BY THE ENGINEER, THE MINIMUM TRENCH WIDTHS SHALL BE INCREASED WHERE IN-SITU SOILS ARE UNSUITABLE; SUCH AS SOFT CLAYS OR LOOSE SANDS. (SEE CHART)

10. DURING CONSTRUCTION, PREVENT DAMAGE TO THE PIPE OR ENCASEMENT BY ENSURING ADEQUATE COVER. (SEE CHART)

11. THE CONTRACTOR IS REQUIRED TO CONDUCT A PRE-CONSTRUCTION MEETING WITH MANUFACTURER'S REPRESENTATIVE PRIOR TO INSTALLATION. MANUFACTURER'S REPRESENTATIVE IS ENCOURAGED TO MAKE PERIODIC VISITS DURING INSTALLATION.

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS PER AASHTO SECTION 30

PIPE DIA.	SURFACE LIVE LOADING CONDITION		
	H-25 or HS-25	CONSTRUCTION LOAD / AXLE (25 TON)	(75 TON)
12" - 48"	12"	24"	48"
60"	24"	24"	48"

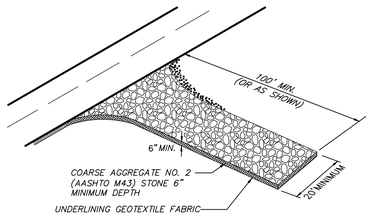
RECOMMENDED MINIMUM TRENCH WIDTHS PER ASTM D2321 & AASHTO SECTION 30

PIPE DIA.	MIN. TRENCH WIDTH	
(I.D.)	GOOD SOIL	POOR SOIL
10"	30" (2'-6")	42" (3'-6")
12"	32" (2'-8")	44" (3'-8")
15"	34" (2'-10")	48" (4'-0")
18"	37" (3'-1")	56" (4'-8")
24"	48" (4'-0")	64" (5'-4")
30"	56" (4'-8")	72" (6'-0")
36"	64" (5'-4")	82" (6'-10")
42"	72" (6'-0")	96" (8'-0")
48"	80" (6'-8")	106" (8'-10")
60"	96" (8'-0")	116" (9'-8")

RECOMMENDED MINIMUM / MAXIMUM BURIAL DEPTHS PER AASHTO LRFD DESIGN SPECIFICATIONS SECTION 12

PIPE DIA.	MIN/MAX BURIAL DEPTH
(I.D.)	(FT.)
4-6"	1.0' / 20'
8-10"	1.0' / 19'
12-18"	1.0' / 19'
24-30"	1.0' / 15'
36-42"	1.0' / 15'
48-60"	1.0' / 14'

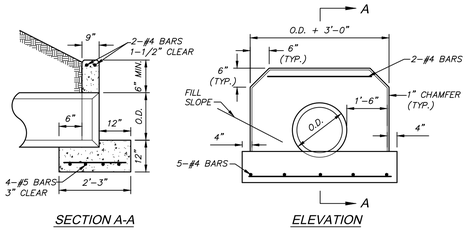
STANDARD DRAWING DETAILS FOR HDPE STORM PIPE INSTALLATION
NO SCALE



INSTALL A CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.

DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN OR OTHER SEDIMENT TRAPPING STRUCTURE.

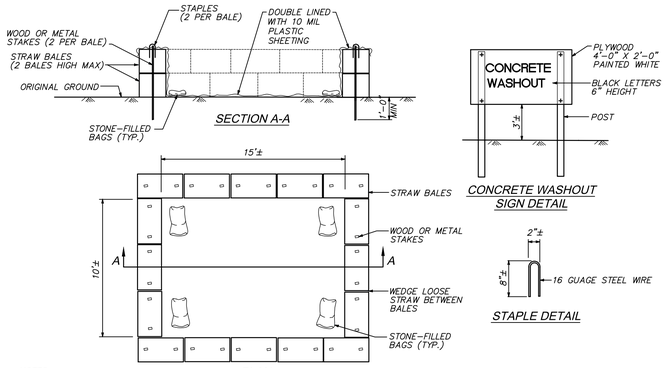
STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



SECTION A-A *ELEVATION*

NOTES:
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
2. REINFORCING STEEL SHALL BE PER TDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. FOR USE WITH 24" PIPE OR SMALLER (CIRCULAR OR NON-CIRCULAR)

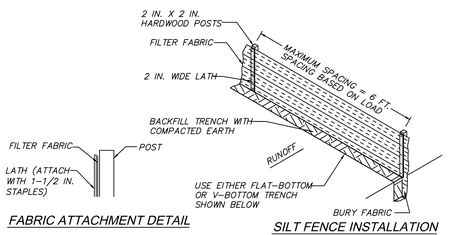
STANDARD HEADWALL
NO SCALE



NOTES:

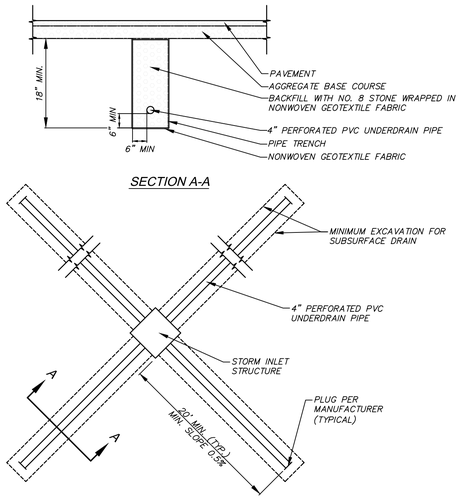
1. ON GRADE WASHOUT AREA SHOWN. A BELOW GRADE PIT OF EQUIVALENT SIZE MAY BE USED IN LIEU OF THE ON GRADE OPTION.
2. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE AND WASHOUT PITS SHALL BE SITUATED A MINIMUM OF TWENTY FIVE (25) FEET FROM THEM.
3. SURFACE RUNOFF GENERATED FROM UPSLOPE AREAS SHALL BE DIVERTED AWAY FROM BELOW-GRADE WASHOUT PITS SO AS NOT TO FLOW INTO THEM.
4. THE WASHOUT PIT SHALL BE INSPECTED FREQUENTLY TO INSURE THE LINER IS INTACT.
5. ONCE 75% OF THE ORIGINAL VOLUME OF THE WASHOUT PIT IS FILLED OR IF THE LINER IS TORN, THE MATERIAL MUST BE REMOVED AND PROPERLY DISPOSED OF ONCE IT IS COMPLETELY HARDENED.
6. ONCE THE WASHOUT PIT IS NO LONGER NEEDED, ENSURE ALL WASHOUT MATERIAL HAS COMPLETELY HARDENED, THEN REMOVE AND PROPERLY DISPOSE OF ALL MATERIALS.

TEMPORARY CONCRETE WASHOUT AREA
NO SCALE

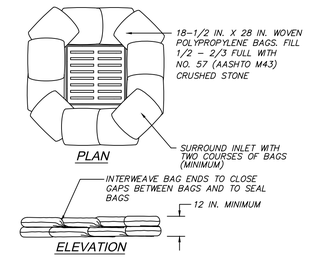


NOTE:
ALL SILT FENCE SHALL MEET TDOT SPECIFICATIONS FOR CONSTRUCTION AND MATERIAL.

SILT FENCE
NO SCALE



SUBSURFACE DRAIN
NO SCALE



NOTE: THE 12-INCH HEIGHT REQUIREMENT IS WAIVED IN CASES WHERE IT WILL CAUSE FLOOD DAMAGE IF THE STONE BAGS ARE OVERTOPPED.

STONE BAG INLET PROTECTION
NO SCALE

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA
DETAILS

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120918 STATE OF TENNESSEE

12/09/25

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TN 38401

PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891

PROJ. # 225009.E1

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PLANTING SCHEDULE				
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE / REMARKS
TREES				
8	NS	Nyssa Sylvatica	Blackgum	2"Caliper, 8'min. ht.
6	MA	Magnolia Acuminata	Cucumber tree	2"Caliper, 8'min. ht.
SHRUBS				
99	BM	Buxus Microphylla 'Winter Gem'	Winter Gem Boxwood	3' o.c., 24" min. ht
71	JV	Juniperus Virginiana 'Grey Owl'	Grey Owl Juniper	3' o.c., 24" min. ht

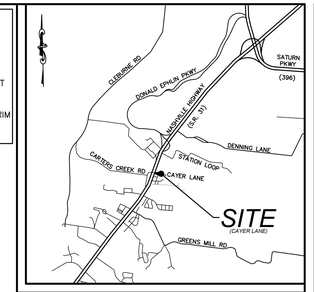
LEGEND

PROPOSED TREES

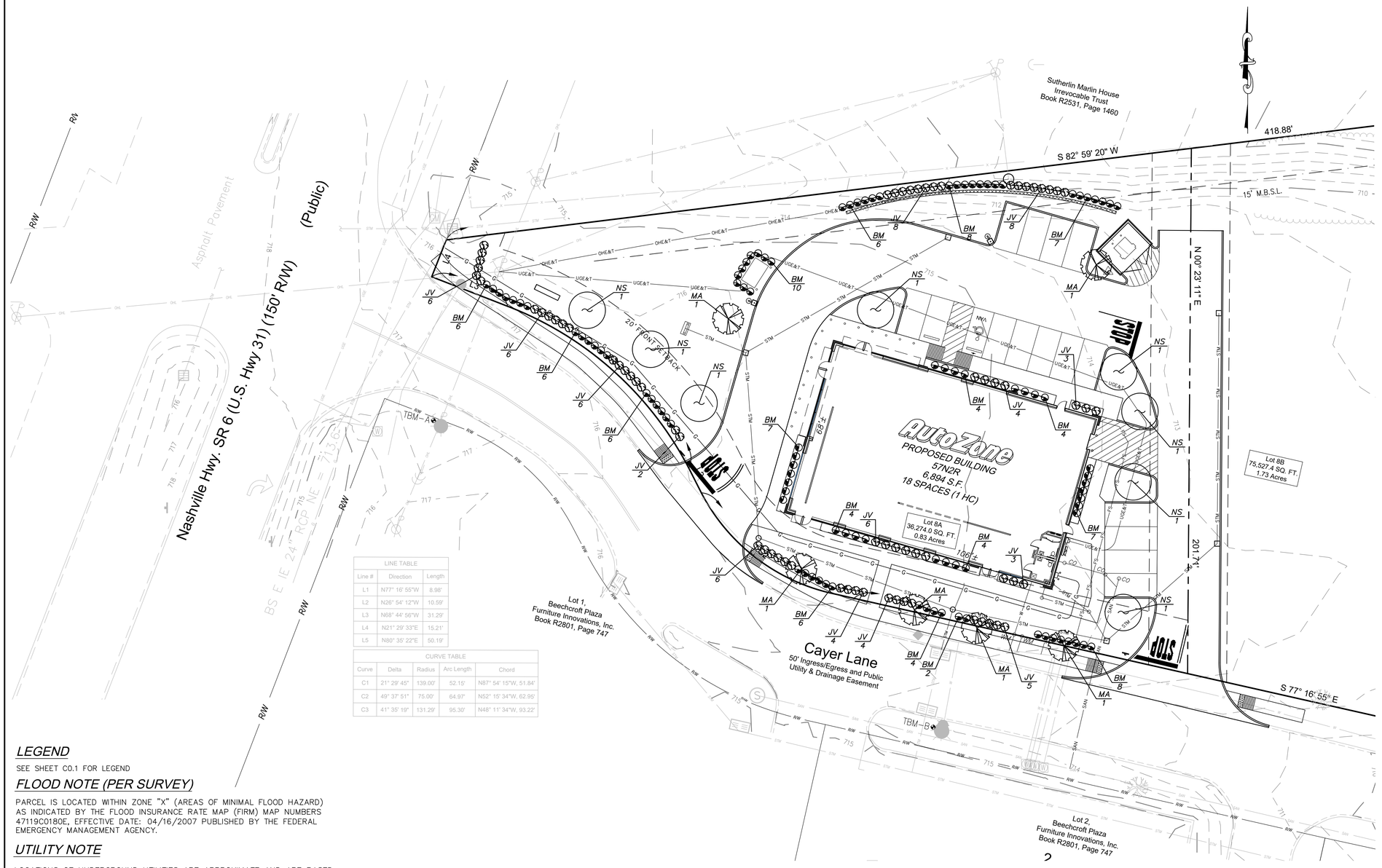
PROPOSED SHRUB

BENCHMARK
DATUM: NAVD 88

SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
- BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'



Vicinity Map
Not To Scale



LINE TABLE		
Line #	Direction	Length
L1	N77° 16' 55"W	8.98'
L2	N26° 54' 12"W	10.59'
L3	N68° 44' 56"W	31.29'
L4	N21° 29' 33"E	15.21'
L5	N80° 35' 22"E	50.19'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	21° 29' 45"	139.00'	52.15'	N87° 54' 15"W, 51.84'
C2	49° 37' 51"	75.00'	64.97'	N52° 15' 34"W, 62.95'
C3	41° 35' 19"	131.29'	95.30'	N48° 11' 34"W, 93.22'

LANDSCAPING REQUIREMENTS

INTERIOR REQUIREMENTS
REQUIRED:
1 LANDSCAPE ISLAND / 10 PARKING SPACES
EACH ROW OF PARKING MUST TERMINATE WITH A LANDSCAPE ISLAND
1 TREE / LANDSCAPE ISLAND
PROVIDED: (16 PARKING SPACES)
4 LANDSCAPE ISLANDS
6 TREES

VEHICLE USE AREA
REQUIRED:
1 TREE / 2000 SF OF PARKING AREA
PROVIDED: (11,896 SF OF VUA)
7 TREES

STREET SCREENING
REQUIRED:
CONTINUOUS HEDGE ROW (EVERGREEN)
1 TREE / 50 LF OF FRONTAGE
PROVIDED: (342 LF OF FRONTAGE)
7 TREES

FOUNDATION PLANTINGS
REQUIRED:
1 SHRUB PER 10 LF OF BUILDING FACADE

NORTH FACADE = 106'±
REQUIRED: 106' / 1 SHRUB / 10 LF = 11 SHRUBS
PROVIDED: 15 SHRUBS

SOUTH FACADE = 106'±
REQUIRED: 106' / 1 SHRUB / 10 LF = 11 SHRUBS
PROVIDED: 17 SHRUBS

WEST FACADE = 68'±
REQUIRED: 68' / 1 SHRUB / 10 LF = 7 SHRUBS
PROVIDED: 7 SHRUBS

EAST FACADE = 68'±
REQUIRED: 68' / 1 SHRUB / 10 LF = 7 SHRUBS
PROVIDED: 7 SHRUBS

LEGEND

SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)

PARCEL IS LOCATED WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 47119C0180E, EFFECTIVE DATE: 04/16/2007 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CESO INC., NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "TENNESSEE 811" (TOLL-FREE PHONE NO. 1-800-351-1111 OR LOCAL 615-367-1110), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Tennessee811

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

REVISIONS

1	02/02/26 REVISED PER AGENCY REVIEW	4	
2	04/01/26 REVISED RETAINING WALL	5	
3		6	

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA TN 38401
LANDSCAPE PLAN

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
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Cindy.searcy@construction.com

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PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891

PROJ. # 225005.E1

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GENERAL LANDSCAPING NOTES

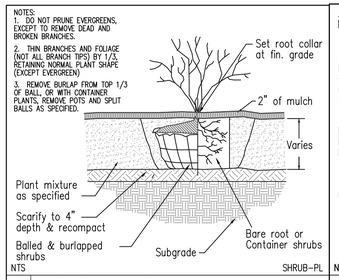
1. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS CALLED FOR.
2. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH ALUMINUM EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
3. ALL PLANT MATERIALS MUST MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN ANSI Z60.1–2004 OR LATEST VERSION.
4. ANY LANDSCAPE AREAS DISTURBED BY CONSTRUCTION SHALL BE SCARIFIED TO A DEPTH OF 2", GRADED SMOOTH TO ALLOW FOR POSITIVE DRAINAGE. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN WHETHER ON OR OFF SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., SCARIFY AREA, RE–SEED AND FERTILIZE. ALL R.O.W. CURB AND GUTTERS ARE TO BE CLEANED OF DEBRIS.
5. LANDSCAPE ISLANDS SHALL BE CONSTRUCTED PER "LANDSCAPE ISLAND" DETAIL, THIS SHEET. A MINIMUM OF 30" OF TOPSOIL SHALL BE PROVIDED.
6. THE CONTRACTOR SHALL PROVIDE A WATER PERMEABLE WEED MAT FOR ALL PLANTING BEDS.
7. ALL PLANT MATERIALS TO RECEIVE PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. SEE IRRIGATION PLANS.
8. IRRIGATION TO EXTEND TO PROPERTY LINES. ALL LANDSCAPE PLANTINGS SHALL RECEIVE IRRIGATION.
9. INSTALL PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT. ALL SLEEVES SHALL BE AS NOTED ON THE IRRIGATION PLANS.
10. TURF NOTES: SELECT LOW MAINTENANCE HYBRID TURF FROM LOCAL GROWER. TEST SOIL FOR PROPER PH FOR SELECT SOD. AMEND SOIL WITH ORGANIC MATERIAL, FERTILIZER, AND FINISH GRADE. STAGGER ALL SOD SEAMS, FILL ANY GAPS WITH SAND, WATER, AND ROLL SMOOTH. CONTRACTOR TO REPLACE ANY DEAD SOD WITHIN ONE GROWING SEASON.
11. ALL GRASS AREAS TO BE SOD.
12. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES WITH THE OWNER AND UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, WHETHER INDICATED ON PLANS OR NOT. CONTRACTOR MUST CALL THE UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGE OF UTILITY LINES.
13. CONTRACTOR TO EXAMINE FINISH SURFACE, GRADE ACCURACY AND TOPSOIL FOR DEPTH AND QUALITY; IF CONDITIONS ARE UNSATISFACTORY, NOTIFY OWNER AND DO NOT BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
14. PRIOR TO INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO A SATISFACTORY MANNER.
15. IF APPLICABLE, EXISTING VEGETATION TO REMAIN SHALL BE PRESERVED IN ACCORDANCE TO ACCEPTABLE NURSERY INDUSTRY PROCEDURES, AS WELL AS CITY STANDARDS.
16. IF PROPOSED PLANT LOCATIONS CONFLICT WITH UTILITIES, LIGHTS, OR CROWD EXISTING PLANT MATERIAL, NOTIFY THE OWNER TO CONSULT ON THE ADJUSTMENTS OF ANY PLANT LOCATIONS.
17. ALL PLANTINGS TO BE CONTAINED WITHIN BARK MULCHED BEDS. BARK MULCH TO BE SHREDDED HARDWOOD, DARK IN COLOR. MULCH BED SHALL BE 3" TO 4" THICKNESS
18. SOD ALL DISTURBED AREAS, THAT ARE NOT LANDSCAPED AS INDICATED ON PLAN.
19. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. CONTRACTOR IS RESPONSIBLE FOR PLANT'S LIVABILITY WITH A (1) YEAR MATERIAL AND LABOR WARRANTY FOR ALL.
20. ANY CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND CITY. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
21. IF ANY DISCREPANCIES BETWEEN PLAN AND PLANT SCHEDULE, ACCEPT THE PLAN TO BE CORRECT.
22. TOPSOIL MUST BE BACKFILLED TO PROVIDE POSITIVE DRAINAGE OF THE LANDSCAPE AREAS.
23. IF STAKING MATERIALS ARE USED, STAKING SHOULD BE REMOVED AFTER ONE GROWING SEASON.
24. ALL UTILITY BOXES, SERVICE AREAS, MECHANICAL EQUIPMENT, DUMPSTERS, AND SIMILAR ELEMENTS SHALL BE SCREENED PER CITY REQUIREMENTS.
25. ALL LANDSCAPE CONSTRUCTION SHALL BE PERFORMED PER THE APPROVED LANDSCAPE PLAN AND ALL CITY REGULATIONS.

STANDARD TREE SPECIFICATIONS

1. FOR PROPERTIES THAT ARE LOCATED WITHIN ANY GATEWAY DESIGN OVERLAY (GDO) AREA:
   - ORNAMENTAL TREES –4FT CLEAR TRUNK EVENLY BRANCHED, FULL SYMMETRICAL CROWN, MATCHED.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITH A SINGLE STRAIGHT CENTRAL LEADER. (OAKS, POPLARS, MAPLES, ETC.) –5FT CLEAR TRUNK, SINGLE–STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL CANOPY, SYMMETRICAL CROWN, MATCHED.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITHOUT A SINGLE STRAIGHT CENTRAL LEADER. (ZELKOVA, PRINCETON ELM, ETC.) –5FT CLEAR TRUNK, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, MATCHED.
   - "MATCHED"MEANS TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE. THIS INFORMATION SHOULD BE SPECIFIED ON THE LANDSCAPE PLAN IN THE PLANTING NOTES OR OTHER SIMILAR CONSPICUOUS AREA.
2. FOR ALL OTHER AREAS OF THE CITY:
   - ORNAMENTAL TREES –4FT CLEAR TRUNK, FULL CANOPY.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITH A SINGLE STRAIGHT CENTRAL LEADER. (OAKS, POPLARS, MAPLES, ETC.) –5FT CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, AND FULL CANOPY.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITHOUT A SINGLE STRAIGHT CENTRAL LEADER. (ZELKOVA, PRINCETON ELM, ETC.) –5FT CLEAR TRUNK, FULL CANOPY.
3. FOR ALL STREET TREES: (MUST BE APPROVED PRIOR TO INSTALLATION. CONTACT UED AT 615–895–8059 TO SCHEDULE INSPECTION.)
   - CANOPY TREES THAT ARE NORMALLY GROWN WITH A SINGLE STRAIGHT CENTRAL LEADER. (OAKS, POPLARS, MAPLES, ETC.) –7FT CLEAR TRUNK, SINGLE–STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, STREET TREE QUALITY, MATCHED.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITHOUT A SINGLE STRAIGHT CENTRAL LEADER. (ZELKOVA, PRINCETON ELM, ETC.) –7FT CLEAR TRUNK, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, STREET TREE QUALITY, MATCHED.
   - ORNAMENTAL TREES –4FT CLEAR TRUNK EVENLY BRANCHED, FULL SYMMETRICAL CROWN, STREET TREE QUALITY, MATCHED.
4. ADDITIONAL INFORMATION:
   - MULTI–TRUNK TREES SHALL BE HAVE A MINIMUM NUMBER OF 3 CANES AND A MINIMUM CALIPER OF 3/4" PER EACH CANE.
   - ALL PLANT MATERIALS MUST MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN ANSI Z60.1–2004 OR LATEST VERSION.

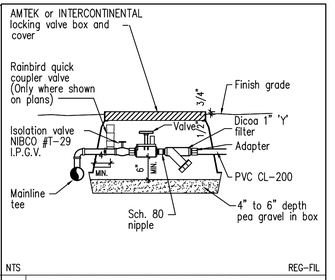
BENCHMARK
DATUM: NAVD 88

SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
- BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'



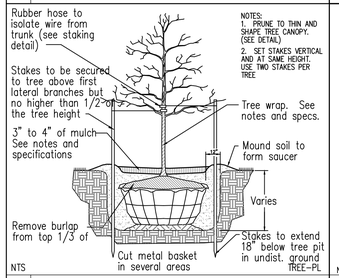
NTS SHRUB–PL

1 SHRUB PLANTING



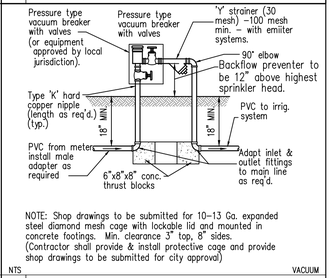
NTS REG–FIL

4 VALVE, REGULATOR, & FILTER



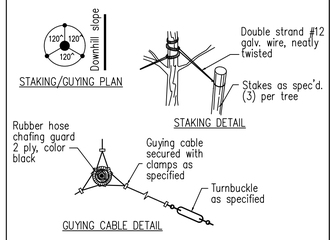
NTS TREE–PL

2 TREE PLANTING



NTS VACUUM

5 PRESSURE TYPE VACUUM BRKR.



NTS STAKING

3 TREE STAKING AND GUYING

GENERAL IRRIGATION NOTES

1. CONTRACTOR TO PROVIDE DESIGN DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
2. IRRIGATION SYSTEM TO EXTEND FROM SERVICE LOCATION AT CONTROLS LOCATED AT THE BUILDING, THEN TO ALL LANDSCAPE AREA ON SITE. A DOUBLE CHECK VALVE BACKFLOW PREVENTER IS REQUIRED.
3. INSTALL 1 1/2" DIA. PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT.
4. CONTRACTOR TO COORDINATE WITH WATER UTILITY REGARDING LOCATION AND CONSTRUCTION OF WATER SERVICE FOR IRRIGATION SYSTEM.

REVISIONS

1	4
2	5
3	6

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA TN 38401
LANDSCAPE NOTES AND DETAILS

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE No. 120918 STATE OF TENNESSEE

12/09/25

57N2R

L1.1

PAPE–DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891

PROJ. # 225005.01

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D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

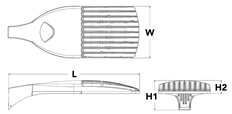
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Buy American

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[7] P7[7] P2 P5[7] P8 P3 P6[7] P9[7] **Rotated optics** P10[2] P12[2] P11[2] P13[2,3]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[3] T5S Type V short[3] T5M Type V medium[3] T5W Type V wide[3] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[1] XVOLT (277V-480V)[1,5,6] 120[1] 208[1] 240[1] 277[1] 347[1,6] 480[1,6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[10] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[11] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[11]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[13] PIRHN Network, high/low motion/ambient sensor[14] PER NEMA twist-lock receptacle only (controls ordered separate)[15] PERS Five-pin receptacle only (controls ordered separate)[15,16] PER7 Seven-pin receptacle only (controls ordered separate)[15,16] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[18,19,20]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21] FAO Field adjustable output[20,21]	**Shipped installed** HS House-side shield[22] SF Single fuse (120, 277, 347V)[9] DF Double fuse (208, 240, 480V)[9] L90 Left rotated optics[2] R90 Right rotated optics[2] HA 50°C ambient operations[1] BAA Buy America(n) Act Compliant **Shipped separately** BS Bird spikes[19] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Buy American

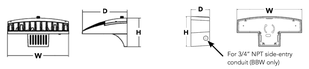
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**E20WC Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

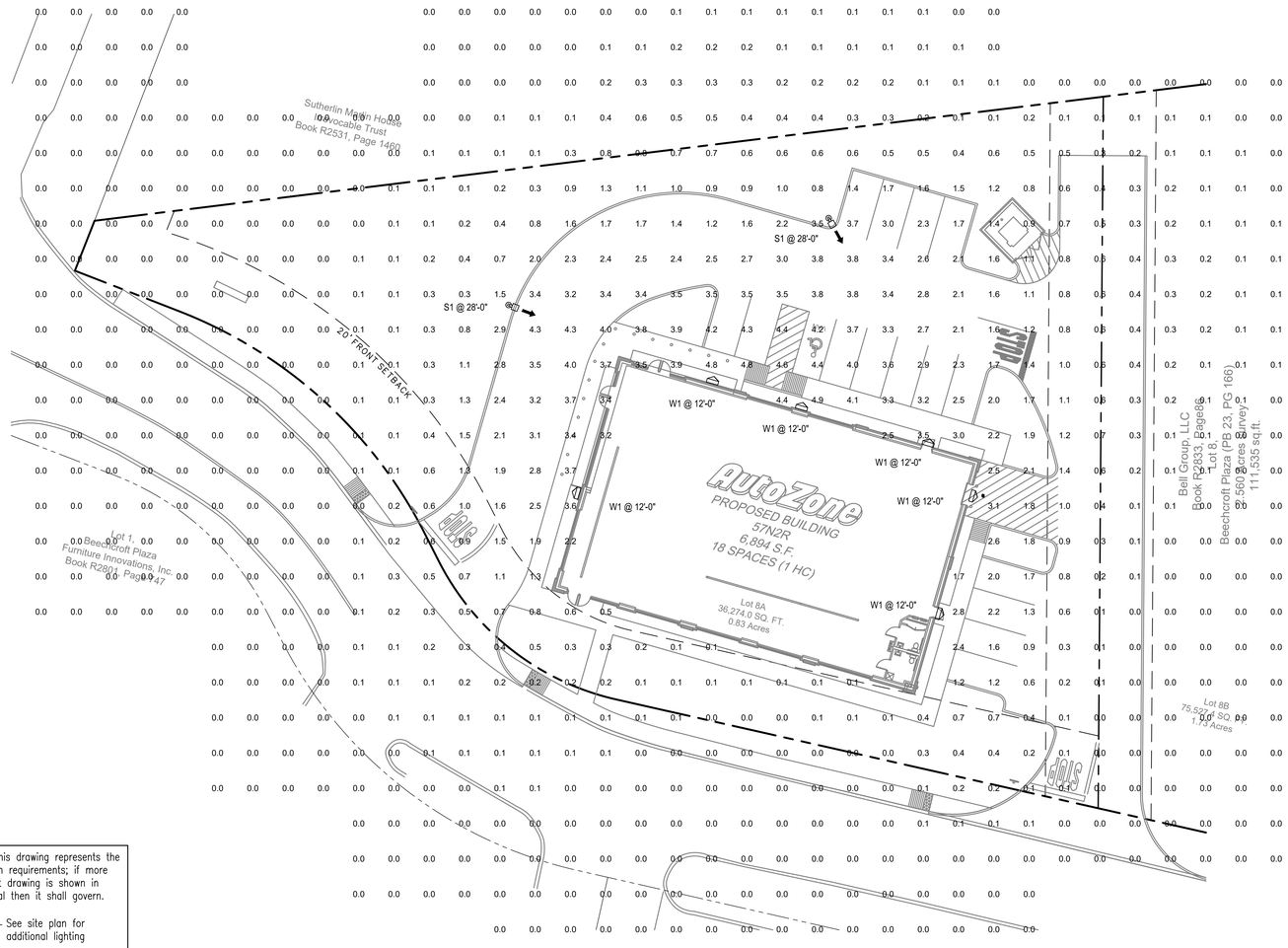
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)[1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT[2,3] 120[3] 208[3] 240[3] 277[3] 347[3,4] 480[3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[5]	**Shipped included** PE Photoelectric cell, button type[6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[7,8] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[7,8] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7,8] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[7,8] E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant[8,9]

Other Options			Finish (required)				
Shipped installed SF Single fuse (120, 277 or 347V)[3,10] DF Double fuse (208, 240 or 480V)[3,10] HS House-side shield[11] SPD Separate surge protection[12]	**Shipped separately**[11] BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White	DSSTXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum		DWHGXD Textured white DSSTXD Textured sandstone	

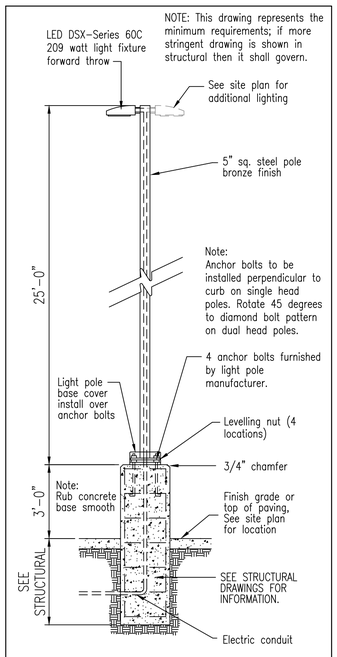
Accessories
Ordered and shipped separately.

DSXWH U House-side shield (one per light engine)
DSXWBSW U Bird-deterrent spikes
DSXWTVG U Vandal guard accessory

NOTES
1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with E20WC.
11 Also available as a separate accessory; see Accessories information.
12 Not available with E20WC.



Plan View
Scale - 1" = 20ft



1 TYPICAL LIGHT POLE

LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	LLF	QTY
S1		LITHONIA - DSX1 LED 60C P8 40K T3M MVOLT w/ HS IES FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION OVERALL MOUNTED HEIGHT = 28'-0"	LED - 209 WATTS	ABSOLUTE	0.95	2
W1		LITHONIA - DSW1 LED 10C 40K T4M MVOLT IESNA FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION MOUNTED HEIGHT = 12'-0"	LED - 40 WATTS	ABSOLUTE	0.95	6

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC AREA	+	0.4 fc	4.9 fc	0.0 fc	N:A	N:A
PARKING LOT	×	2.8 fc	4.6 fc	1.2 fc	3.8:1	2.3:1

LIGHTING NOTES:

1. TIME CONTROLS: ALL SITE LIGHTING IS CONTROLLED AND MONITORED BY AN ENERGY MANAGEMENT SYSTEM CALLED VENSTAR WHICH IS CONTROLLED AT AUTOZONE CORPORATE OFFICES.
ALL SITE LIGHTING IS PROGRAMMED TO AUTOMATICALLY TURN ON AT DUSK AND TURN OFF 30 MINUTES AFTER THE CLOSE OF BUSINESS.

2. ALL FIXTURES ARE FULL CUTOFF DISTRIBUTION AND MOUNTED @ O° DOWN POSITION.

3. NO FLOODLIGHTS ARE PROPOSED.

4. THE LIGHTING PLAN COMPLIES WITH THE PROVISIONS OF THE ZONING ORDINANCE - CITY OF COLUMBIA, TN - ARTICLE 4 - BUILDING LOT & BUILDING SITE STANDARDS - SECTION 4.3.17 - PRIVATE LIGHTING STANDARDS.

PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891

NOTE: PHOTOMETRIC PLAN PROVIDED BY AUTOZONE.

PROJ. # 225005.01

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA TN 38401
PHOTOMETRIC PLAN

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

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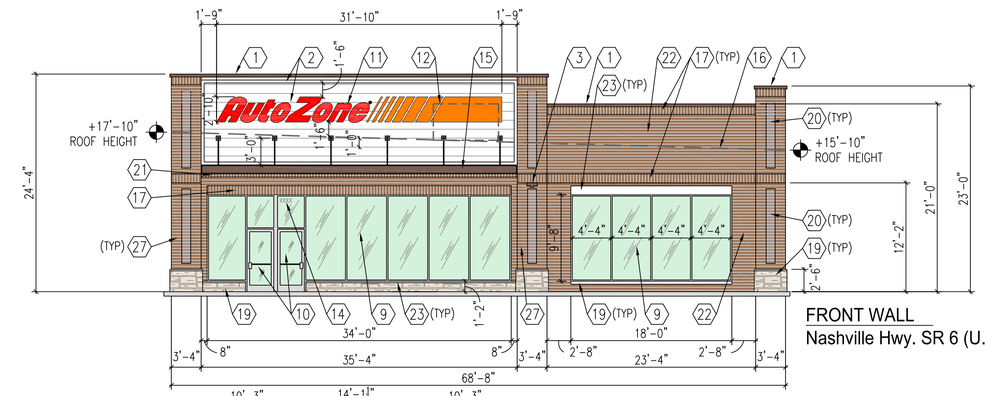
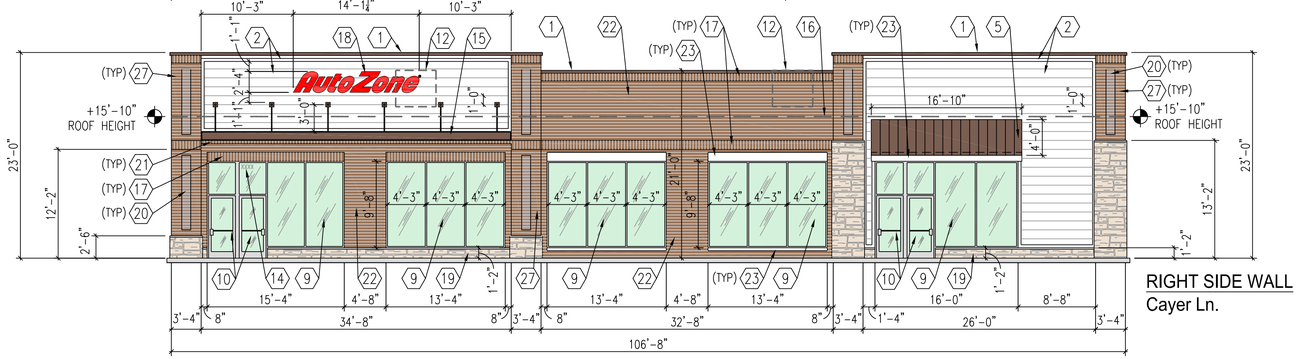
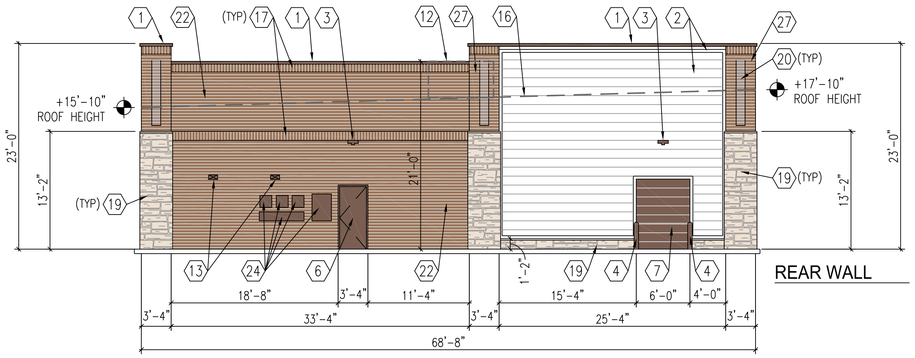


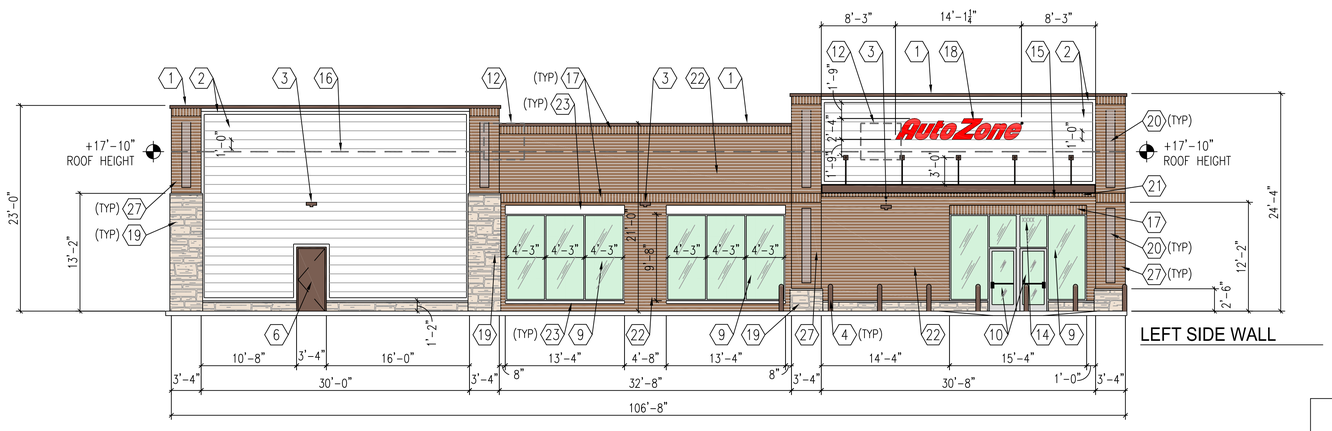
FRONT WALL
Nashville Hwy. SR 6 (U.S. Hwy 31)



RIGHT SIDE WALL
Cayer Ln.



REAR WALL



LEFT SIDE WALL

ROOF HEIGHT

1/8" = 1'-0"

1 EXTERIOR ELEVATIONS

CITY OF COLUMBIA, TN – TITLE 14, CH. 2 ZONING ORDINANCE – ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS – TABLE 4.3.1-M DISTRICT STANDARDS – PLANNED UNIT DEVELOPMENT – MIXED USE, PG 161:

FAÇADE GLAZING
- NON-SHOPFRONT 20% – 60% OF TOTAL GROUND FLOOR FAÇADE AREA
- SHOPFRONT: MIN. 50% OF TOTAL GROUND FLOOR FAÇADE AREA

SHOPFRONT MIN. 50% ELEVATION: FRONT	SQ.FT.	PROVIDED %
TOTAL SURFACE AREA	904	
TOTAL GLAZING	511	57%

SHOPFRONT MIN. 50% ELEVATION: RIGHT SIDE WALL	SQ.FT.	PROVIDED %
TOTAL SURFACE AREA	1491	
TOTAL GLAZING	798	54%

NON-SHOPFRONT 20% – 60% ELEVATION: LEFT SIDE WALL	SQ.FT.	PROVIDED %
TOTAL SURFACE AREA	1988	
TOTAL GLAZING	414	21%

GENERAL NOTES:
1. REFER TO SECTION 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT COMPANY.
2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
4. ALL MASONRY JOINTS TO BE CONCAVE TOOLED.

4 GENERAL NOTES

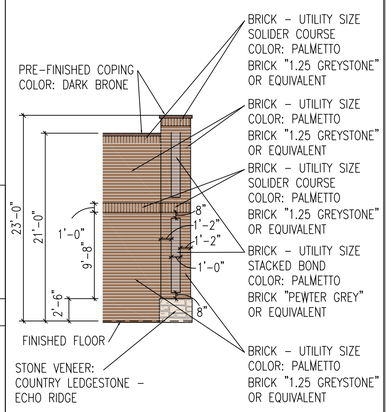
SIGNAGE NOTES:
1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNS UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS. WALL SIGNS TO BE INSTALLED ON SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL ALL FREESTANDING SIGNS AND THEIR FOUNDATIONS UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL INSURE SIGN LOCATION IS TO GRADE AND SHALL MARK WHERE SIGN IS TO BE LOCATED.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRICAL, AND FINAL ELECTRICAL HOOK-UP. SEE "SN" SHEETS FOR ADDITIONAL INFORMATION.
4. SEE SHEET E3 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.

5 SIGNAGE NOTES – BUILDING

1. PRE-FINISHED ALUMINUM COPING: DARK BRONZE
2. JAMES HARDIE PLANK SIDING – SELECT CEDARMILL COLOR: ARCTIC WHITE 4" TRIM FROM MANUFACTURE COLOR: SW #7005 PURE WHITE
3. WALL MOUNTED LIGHT FIXTURE DARK BRONZE FINISH
4. PIPE GUARD WITH DARK BROWN SLEEVE
5. 3'-0" DEPTH 4'-0" HEIGHT BERRIDGE STANDING SEAM METAL AWNING COLOR: DARK BRONZE
6. PAINT MAN DOOR & METAL FRAMES – DARK BRONZE FINSH
7. DO NOT PAINT OVERHEAD DOOR PAINT ANGLES DARK BRONZE
8. NOT USED
9. ALUMINUM STOREFRONT – EVERGREEN CLEAR GLASS WINDOWS WITH CLEAR ANODIZED ALUMINUM FINISH
10. CLEAR GLASS AND ALUMINUM DOORS – CLEAR ANODIZED FINISH
11. FRONT WALL SIGN – 34" R.S. RED CHANNEL LETTERS
12. HVAC UNITS SCREENED BEHIND PARAPET WALL
13. TOILET WALL VENTS PAINT TO MATCH WALL
14. STORE ADDRESS – 6" WHITE REFLECTIVE NUMBERS
15. 3'-0" DEPTH 3'-0" HEIGHT METAL FLAT AWNING COLOR: DARK BRONZE
16. BOND BEAM AT ROOF LINE
17. BRICK – UTILITY SIZE SOLDIER COURSE COLOR: PALMETTO BRICK – 1.25 GREYSTONE OR EQUIVALENT
18. LEFT WALL AND RIGHT WALL SIGN – 28" RED CHANNEL LETTERS
19. STONE VENEER: COUNTRY LEDGESTONE – ECHO RIDGE
20. STACKED ACCENT UTILITY BRICK – (¾" RECESSED) COLOR: PALMETTO BRICK – PEWTER GREY OR EQUIVALENT
21. BRICK – UTILITY SIZE ROWLOCK COURSE COLOR: PALMETTO BRICK – 1.25 GREYSTONE OR EQUIVALENT
22. BRICK – UTILITY SIZE COLOR: PALMETTO BRICK – 1.25 GREYSTONE OR EQUIVALENT
23. SOLID CONCRETE BLOCK CAP COLOR: SW #7005 "PURE WHITE"
24. ELECTRICAL EQUIPMENT
25. NOT USED
26. NOT USED
27. 3'-4" WIDE BRICK PILASTER (4" PROJECTION)

1/8" = 1'-0" AWNO1N

2 ELEVATION KEY NOTES



ARGOS BRICK MORTAR
COLOR: SAVANNAH IVORY

PALMETTO BRICK
CONTACT: RON SPURLIN – RSpurlin@brick.com

1/8" = 1'-0" AWE01

3 EXTERIOR WALL COLOR SCHEME

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10682
2501 CAYER LANE
COLUMBIA TN 38401

COLOR ELEVATION

Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8705 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 1-844-326-3826 ext 9429
Cindy.searcy@construction.com

GEORGE W. CALLOW REGISTERED ARCHITECT THE VOLUNTEER STATE AGRICULTURE No.17910 STATE OF TENNESSEE

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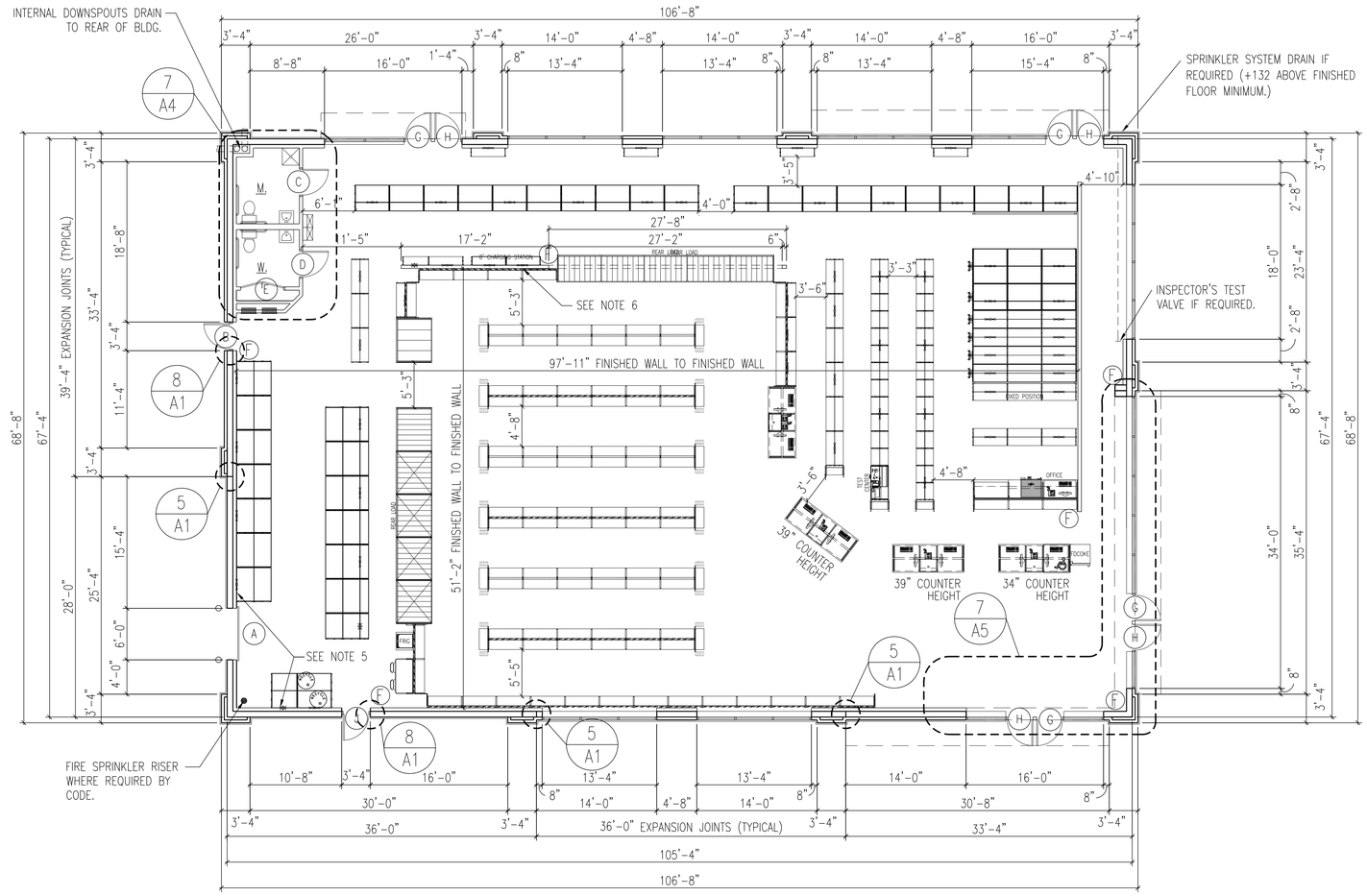
NOTE: ALL STRUCTURAL ELEMENTS ARE TO BE LOCATED FROM DIMENSIONS ON THE STRUCTURAL DRAWINGS.



1/8" = 1'-0"

1 FLOOR PLAN

1. REFER TO STRUCTURAL DRAWINGS FOR ALL DETAILS AND REQUIREMENTS REGARDING FOUNDATIONS, WALL REINFORCING, BOND BEAMS, LINTELS, AND ROOF FRAMING.
2. REFER TO CIVIL DRAWINGS FOR LOCATIONS AND DETAILS OF SIDEWALKS, PIPE GUARDS, ETC., AS WELL AS FINISH FLOOR ELEVATION AND EXTERIOR FINISHED GRADES AROUND THE BUILDING.
3. INSTALL 6" WIDE, 20 GAUGE GALVANIZED SHEET METAL STRIP BETWEEN THE BACK OF THE GYPSUM BOARD AND THE FACE OF THE METAL STUD AROUND THE ENTIRE PERIMETER OF THE BUILDING, AS WELL AS BOTH SIDES OF THE CURTAIN WALL. TOP OF STRIP TO BE 93" ABOVE FINISHED FLOOR. REFER TO SHEET A-4 FOR DETAILS OF CURTAIN WALL.
4. SEE SHEET P2 FOR LOCATION OF NON FREEZE YARD HYDRANT AND INSTALLATION REQUIREMENTS.
5. INSTALL 1/2" X 4'-0" X 8'-0" AC PLYWOOD HORIZONTALLY WITH THE LONG EDGE ON THE FLOOR AND THE END JOINT CENTERING ON A STUD. APPLY PLYWOOD TO THE METAL STUDS WITH SCREWS TO FACILITATE FUTURE REPLACEMENT. PROVIDE "J" MOLD WHERE PLYWOOD AND GYPSUM BOARD MEET. SEE INTERIOR ELEVATIONS SEE 3/A4 DETAIL.
6. INSTALL TWO 4' x 8' SHEETS OF BLACK FRP VERTICALLY BEHIND BATTERY RACK. SEE SECTION 09986 OF THE SPECIFICATIONS AND INTERIOR ELEVATIONS ON SHEET A-4.
7. SEE SPECIFICATIONS FOR INFORMATION ON ITEMS NOT COMPLETELY DELINEATED ON THE DRAWINGS.

1/8" = 1'-0" AFN01

2 FLOOR PLAN NOTES

LOCATION	FLOOR		BASE		WALLS		CLG.		REM.
	SEALED CONCRETE	VINYL TILE	VINYL	QUARRY TILE	GYPSUM BOARD	FIBER REINFORCED PANELS	METAL DECK	GYPSUM BOARD	
SALES AREA		●	●		●		●		
REST ROOMS	●		●			●		●	

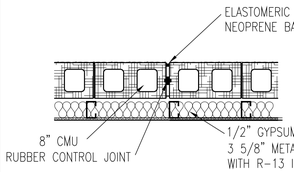
3/16" = 1'-0" AFC01

3 ROOM FINISH SCHEDULE

MK	SIZE	TYPE	FRAME	JAMB DETAIL	HEAD DETAIL	ADA / EXIT HARDWARE (SEE SECTION 08700 OF THE SPECIFICATIONS)
A	6'-0" x 8'-0"	STEEL OVERHEAD ROLL-UP	STEEL ANGLE	8/A1	6&7/A1	
B	3'-0" x 7'-0" x 1-3/4"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1	DETEX PUSH BAR WITH INTEGRAL SOUNDER
C	3'-0" x 6'-8" x 1-3/4"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS, CLOSER: LCN #P4041, PLATED FINISH US 26D, CLOSER IS PARALLEL ARM AND MOUNTS ON PUSH SIDE OF DOOR
D	3'-0" x 6'-8" x 1-3/4"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS, CLOSER: LCN #P4041, PLATED FINISH US 26D, CLOSER IS PARALLEL ARM AND MOUNTS ON PUSH SIDE OF DOOR
E	2'-6" x 6'-8" x 1-3/4"	SOLID CORE WOOD PAIR REQUIRED	HOLLOW METAL	8/A1	8/A1	UNDERCUT DOOR 1" (PAIR REQUIRED)
G	3'-0" x 7'-0" x 1-3/4"	GLASS & ALUMINUM SEE SHEET A-5	ALUMINUM	SEE MANUFACTURER'S SHOP DRAWINGS		SELF CLOSERS MOUNTED ON THE INSIDE OF BUILDING, CYLINDER LOCKS (KEY OPERATION EXTERIOR AND THUMB TURN INTERIOR), PUSH BARS AND PULLS, SIGN OVER EACH EXIT DOOR TO READ AS FOLLOWS "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" 1" HIGH WHITE LETTERS.
H	3'-0" x 7'-0" x 1-3/4"	GLASS & ALUMINUM SEE SHEET A-5	ALUMINUM	SEE MANUFACTURER'S SHOP DRAWINGS		
J	3'-0" x 7'-0" x 1-3/4"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1	DETEX PUSH BAR WITH INTEGRAL SOUNDER

3/32" = 1'-0" ADC01

4 DOOR SCHEDULE – HOLLOW METAL DOORS & FRAMES

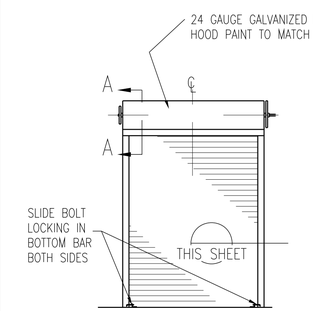


NOTE: SEE STRUCTURAL DRAWINGS FOR EXPANSION JOINT DIMENSIONAL LOCATION AND REINFORCING REQUIREMENTS

3/4" = 1'-0" AFS01

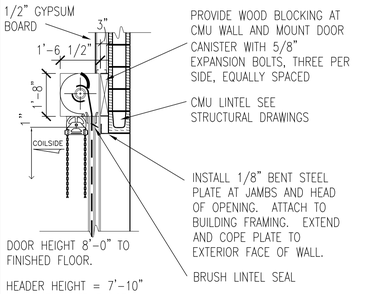
5 EXPANSION JOINT DETAIL

CHAIN OPERATED INSULATED DOOR SURFACE MOUNTED



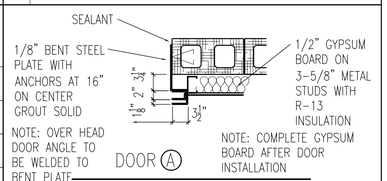
6 OVERHEAD DOOR ELEVATION

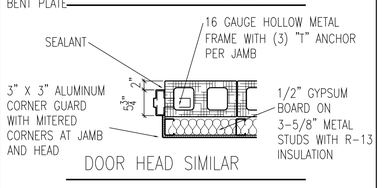
NOTE: GENERAL CONTRACTOR TO INSTALL 6" X 8'-0" ALUMINUM CHAIN GUARD ON WALL AT OPERATING SIDE

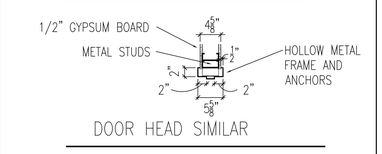


5/16" = 1'-0" ADS01

7 OVERHEAD DELIVERY DOOR Ⓐ







3/4" = 1'-0" ADS02

8 JAMB DETAILS

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10682
2501 CAYER LANE
COLUMBIA TN 38401

FLOOR PLAN / DOOR SCHEDULE / WALL DETAILS

Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8705 FAX: (901) 495-8969

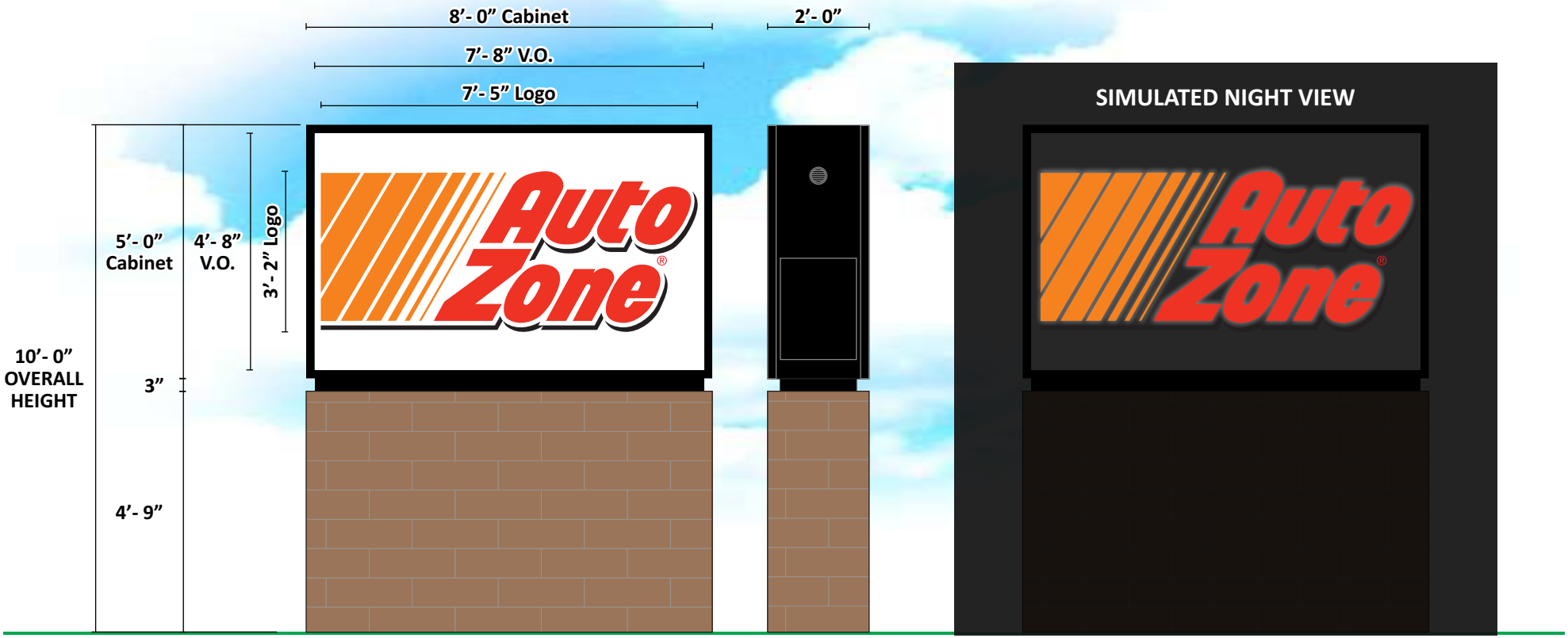
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 1-844-326-3826 ext 9429
Cindy.searcy@construction.com

GEORGE W. CALLOW REGISTERED ARCHITECT AGRICULTURE CERTIFICATE No. 17,610 STATE OF TENNESSEE

09-12-25

57N2-R

A1



ILLUMINATED DOUBLE FACE MONUMENT:

- Aluminum Cabinet Construction Painted Gloss Black
- 2” Retainers Face Side Painted Gloss Black
- Routed Aluminum Faces with Push-Thru Acrylic & Vinyl First Surface.
- 3” Reveal Painted Gloss Black
- Brick - Utility Size, Color - Palmetto Brick - 1.25 Greystone (CMU with brick veneer)
- 40 Square Feet

Note:General Contractor to provide steel pole (painted white), dig footer, pour concrete to include pad (if applicable), set pole, provide & install base. Sign vendor to provide double-face cabinet and install on pole.

AUTOZONE COLORS:

3M 3630-143 POPPY RED PMS 485C	3M 3630-44 ORANGE PMS 165	3M 3630-22 BLACK PMS BlackC	3M 3660M MATTE OVERLAMINATE

ID. ASSOCIATES
BRINGING THE WORLD'S BRANDS TO LIFE
1771 Industrial Road, Dothan, Alabama 36303
(888) 303-5534 (334) 836-1401
www.idassociatesinc.com

CLIENT: AUTOZONE	**STORE NO:** 10682	**REV:** 01/16/26 JAS	**REV:**	**REV:**
LOCATION: COLUMBIA, TENNESSEE	**DATE:** 12/16/2025	**REV:**	**REV:**	**REV:**
ACCOUNT REP: DON WATSON	**DRAWN BY:** JR	**REV:**	**REV:**	**REV:**
DRAWING NO: AZ#10682 COLUMBIA, TN-MONUMENT EXHIBIT				

EXHIBIT APPROVED BY:

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE: (502) 491-8891
FAX: (502) 491-8898

Vehicle Peak Trips Memo

To: Columbia Development Services
ATTN: Robert Archibald
700 N Garden Street
Columbia, TN 38401

From: Nick West
Prism Engineering & Design Group, LLC
2309 Watterson Trail
Suite 200
Louisville, KY 40299

Re: AutoZone Store #10682
Cayer Lane
Columbia, TN 38401

Date: December 12, 2025

A trip generation analysis was performed for the proposed AutoZone retail store using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition.

The analysis utilized Land Use Code 843 – Automobile Parts Sales. Based on the proposed gross floor area of the store, the calculated peak-hour vehicle trips are as follows:

- Weekday PM Peak Hour: 41 total trips
- Weekend Peak Hour: 63 total trips

The projected peak-hour trips fall below the threshold requiring a formal traffic impact study. Therefore, based on the ITE 12th Edition trip generation rates, no traffic impact study is required for this development.

If you have any questions or need any additional information, please do not hesitate to call me at (502) 888-3211 or email: Nick@Prism-Civil.com

Nick West, EIT
Prism Engineering & Design Group, LLC
2309 Watterson Trail, Suite 200
Louisville, Kentucky 40299

(502) 888-4392 Phone
(502) 491-8898 Fax
Nick@Prism-Civil.com

Automobile Parts Sales
(843)

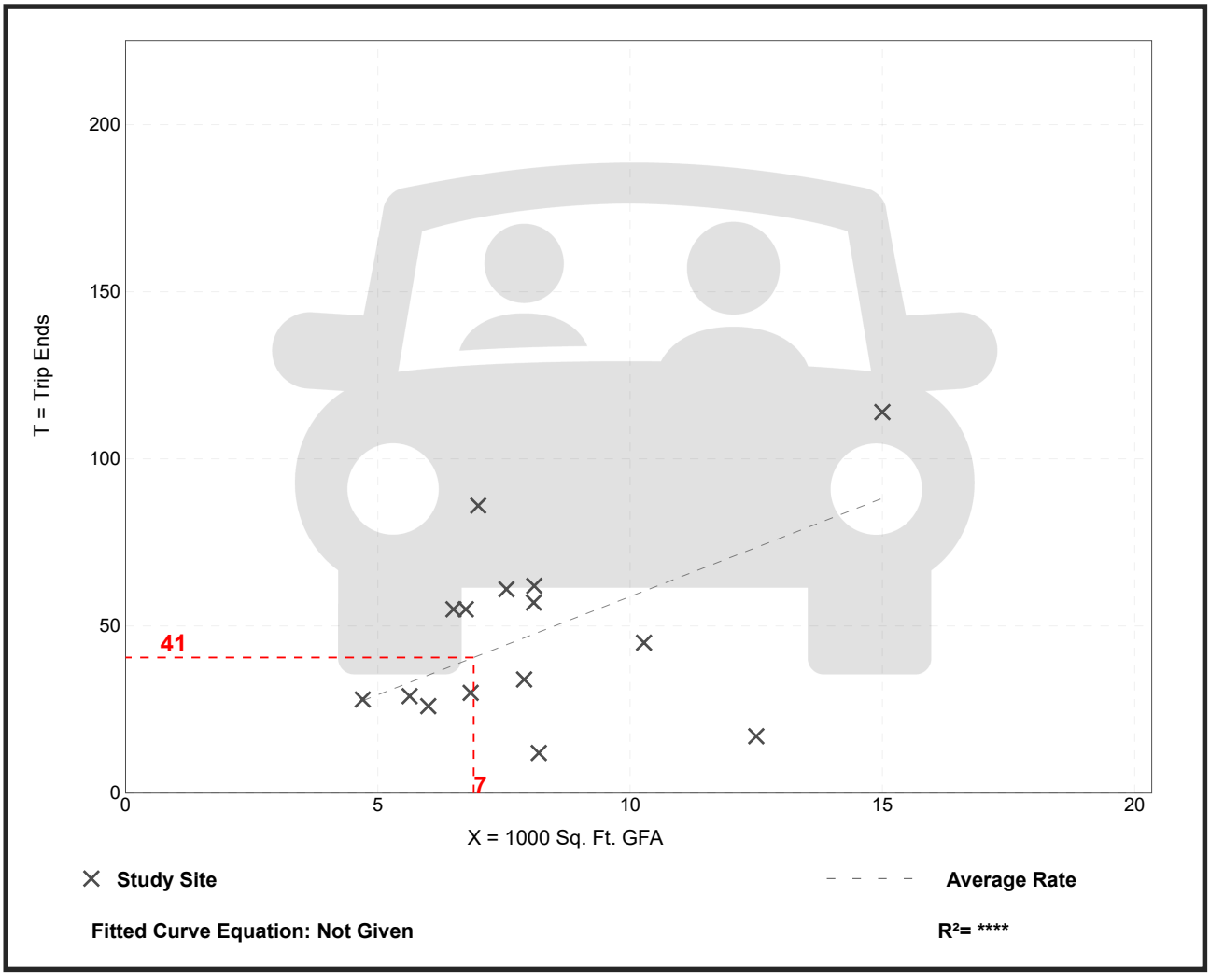
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
5.88	1.36 - 12.30	2.94

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Automobile Parts Sales
(843)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Saturday, Peak Hour of Generator**

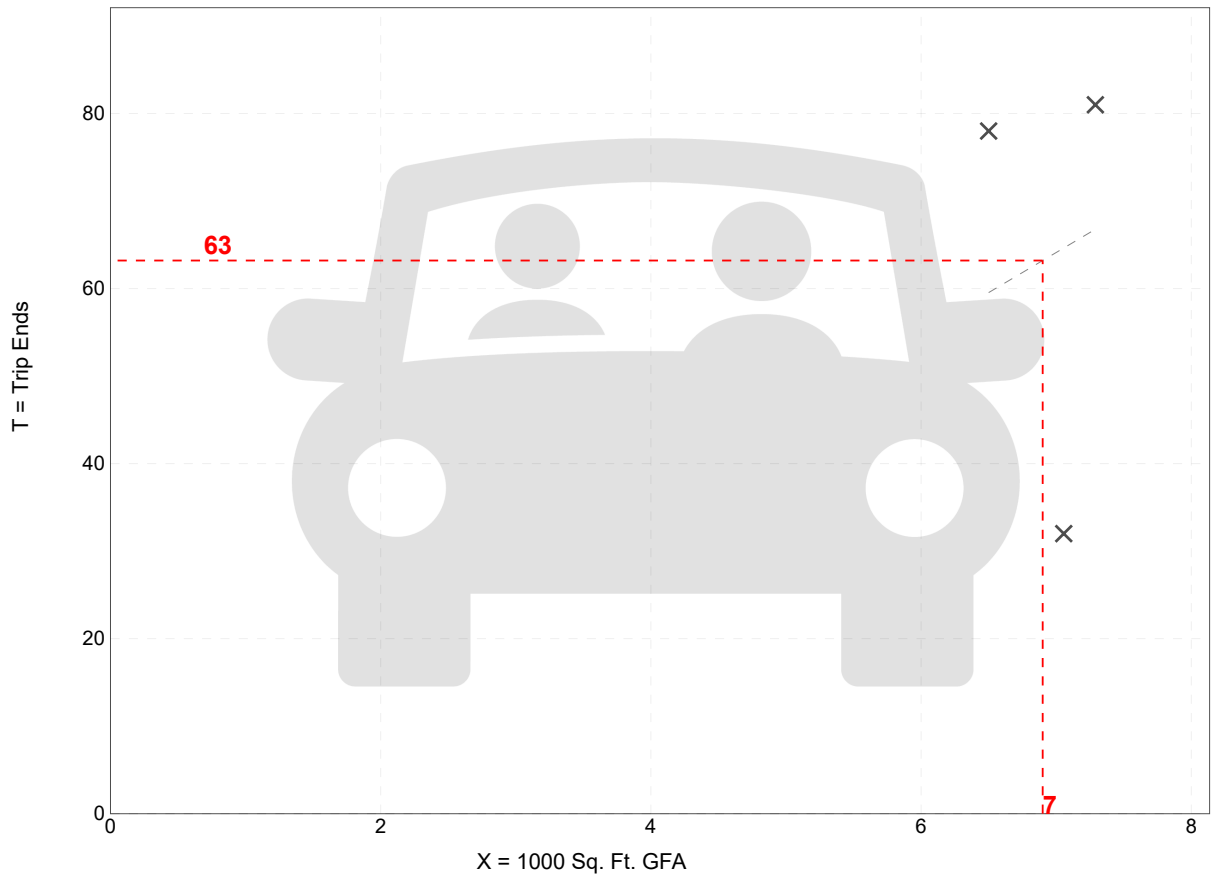
Setting/Location: **General Urban/Suburban**
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 7
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.16	4.54 - 12.00	4.08

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****

Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Requested Plan Deviations

Property Owner: Bell Group, LLC
Applicant: AutoZone Development, LLC
Location: Cayer Lane, Lot 8A of Beechcroft Plaza
Engineer: Prism Engineering & Design Group, LLC
Proposed Request: Approval of Preliminary PUD Master Plan

Plan Deviations

The applicant proposes to construct a 6,894 SF retail building and related site improvements on Lot 8A of Beechcroft Plaza. The lot is 0.83 acres, zoned PUD, and is subject to a previously approved Preliminary Planned Unit Development Master Plan, but due to the lot configuration, the proposed project cannot conform to the current Preliminary Master Plan approval. The following is a summary of the areas of deviation from the Zoning Ordinance.

1. Lot Frontage Width

District standards require that the minimum lot width be 18 feet. The existing lot width is 15.21 feet along Nashville Highway. This is an existing condition. Additionally, the frontage length along Cayer Lane is 342.46 feet, which exceeds the maximum allowable width of 180 feet. This is also an existing condition.

2. Minimum Frontage Buildout

District standards require that the minimum frontage buildout shall be 60%. The frontage length along Cayer Lane is 342.46 feet, with a proposed building façade length of 106 feet. Due to the irregular geometry of the existing lot, the proposed building provides frontage buildout of 31% along Cayer Lane and 0% buildout along Nashville Road.

3. Maximum Principal Setback

District standards allow a maximum principal setback of 20 feet. Due to the irregular geometry of the existing lot, the proposed setback from Nashville Highway is approximately 155 feet. The building setback along Cayer Lane is 20 feet, as shown on the site plan.

4. Maximum Drive Width

District standards allow a maximum driveway width of 24 feet. In order to allow the AutoZone delivery truck to safely enter and exit the site, the maximum driveway width at the property line exceeds the allowable width of 24 feet. Internal drive aisles are designed at 24 feet, except in areas where delivery truck maneuvering requires a slightly expanded drive aisle width (ie. Drive aisle width of 28 feet at the northwest corner of the building).

5. Freestanding Sign

Freestanding signage is not permitted by the zoning district. Approval a monument sign is requested. Proposed monument sign height is 10 feet, with a maximum area of 50 SF.

6. Loading Space

Zoning standards require one loading space. AutoZone has one delivery per week during non-peak hours. The loading space is provided as noted on the site plan. Due to the infrequent delivery schedule, approval is requested to allow the loading space to be located within the shared drive along the east side of the site.

7. Access Points

Zoning standards allow one access point. In order to allow the AutoZone delivery truck to safely enter and exit the site, approval of one direct access to Cayer Lane (west side of site) and one access to the proposed shared access drive (east side of site) is requested.

8. Tree Canopy Retention

Zoning standards require 26% retention of existing tree canopy for sites where existing tree canopy is less than 20% of the total area. The small amount of existing tree canopy on site is located at the Northeast corner of the lot. Due to the large grade change from the South to the North, the required shared access drive, and the required retaining wall, it is impossible to preserve the existing vegetation.

Statement of Compliance
With the Applicable Guidelines and Policies of the
Connect Columbia Comprehensive Plan

Property Owner: Bell Group, LLC
Applicant: AutoZone Development, LLC
Location: Cayer Lane, Lot 8A of Beechcroft Plaza
Engineer: Prism Engineering & Design Group, LLC
Proposed Request: Approval of Preliminary PUD Master Plan

Connect Columbia Compliance

Introductory Statement

The applicant proposes to construct a 6,894 SF retail building and related site improvements on Lot 8A of Beechcroft Plaza. The lot is 0.83 acres, zoned PUD, and is subject to a previously approved Preliminary Planned Unit Development Master Plan, but due to the lot configuration, the proposed project cannot conform to the current Preliminary Master Plan approval.

Columbia's comprehensive plan – *Connect Columbia*, serves to provide vision and policy for future development within the community. The proposed project is located within the City Center & Urban Village future land use area. The following is a summary of the conformity of the proposed project with the comprehensive plan.

Land Use

As recommended by the comprehensive plan, retail development and the creation of urbanized hubs within the City Center & Urban Village future land use area is encouraged, with industrial and warehouse uses being discouraged. AutoZone proposes to construct a 6,894 SF retail facility at this location, which is supported by the comprehensive plan.

Connectivity

As recommended by the comprehensive plan, development within the City Center & Urban Village future land use area should include connectivity and continuity by providing pedestrian and multi-modal improvements and infrastructure. The project proposes to enhance pedestrian connectivity in the area through the installation of new sidewalk along the north side of Cayer Lane, along with a sidewalk connection from the frontage sidewalk to the building. For vehicular connectivity, a shared access drive is proposed along the shared lot line of Lot 8A and Lot 8B. The shared access will allow vehicles to access both lots from this access point. The project also proposes a vehicular access point from Cayer Lane at the west side of the proposed building, allowing for adequate vehicular circulation around the site.

Form and Pattern

As recommended by the comprehensive plan, the future land use encourages infill development that eliminates gaps in the existing neighborhood. The existing lot is a vacant parcel that fronts along Nashville Highway (US 31) and is bounded on all sides by existing commercial development. The development of this lot allows an expansion of retails sales in the neighborhood, while utilizing existing public infrastructure, including public utilities and the existing local street network. As noted, AutoZone proposes to construct access points along Cayer Lane, with no new connections proposed to the existing principal arterial roadway (US 31). The comprehensive plan discourages the installation of driveways along principal roadways and encourages that property access should be from the local roadway network.

In summary, the proposed project is an investment in Columbia's future, with improvements that enhance the neighborhood and the overall community, which moves the city forward and another step closer to fulfilling the goals and objectives of the comprehensive plan.

"AS-SURVEYED" DESCRIPTION

Bell Group, LLC
Map 42, Parcel 14.05
Lot 8A - Revision to Lot 8, Beechcroft Plaza – Cayer Lane
Plat Book P24, Page 14
Columbia, Maury County, Tennessee

Situated in the 3rd Civil District of Maury County, Tennessee, bounded on the south by the northerly margin of Cayer Lane, bounded on the west by the easterly margin of Nashville Highway (U.S. Hwy. 31/S.R. 6), and further identified as being Lot 8A on the Final Plat of Revision to Lot 8 Beechcroft Plaza-Cayer Lane recorded in Plat Book P24, Pg 14 (ROMC), and being more particularly described as follows:

Beginning at an 5/8 inch Iron Rod found (WES RLS 1987), said Iron Rod being located at the intersection of the northerly margin of Cayer Lane, and the easterly margin of Nashville Highway (U.S. Hwy. 31/S.R. 6); Thence with said easterly margin of said Nashville Highway (U.S. Hwy. 31/S.R. 6), N 21° 29’ 33” E a distance of 15.21 feet to an 5/8 inch Iron Rod found (WES RLS 1987), said Iron Rod being the northwest corner of the Property described herein; Thence leaving said easterly margin of Nashville Highway (U.S. Hwy. 31/S.R. 6) with a common line with Sutherlin Marlin House Irrevocable Trust, N 82° 59’ 20” E a distance of 288.04 feet to an 5/8 inch Iron Rod found (WEBB Eng TN 02658), said Iron Rod being the northeast corner of the Property described herein; Thence with a common line with Lot 8B on said Final Plat of Revision to Lot 8 Beechcroft Plaza-Cayer Lane, S 00° 23’ 11” W a distance of 201.71 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658) in said northerly margin of said Cayer Lane, said Iron Rod being the southeast corner of the Property described herein; Thence with said northerly margin of said Cayer Lane the following five (5) courses: 1) Thence N 77° 16’ 55” W a distance of 140.31 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658), passing an 5/8 inch Iron Rod found (WEBB Eng. TN 02658) at a distance of 131.33 feet; 2) Thence along a curve to the right having a radius of 75.00 feet, a length of 64.97 feet, and a chord bearing and distance of N 52° 15’ 34” W, 62.95 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658); 3) Thence, N 26° 54’ 12” W a distance of 10.59 feet to an Iron Rod found (Webb Eng TN 02658); 4) Thence along a curve to the left having a radius of 131.29 feet, a length of 95.30 feet, and a chord bearing and distance of N 48° 11’ 34” W, 93.22 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658); 5) Thence, N 68° 44’ 56” W a distance of 31.29 feet to the **Point of Beginning.** Containing 36,274 sq.ft. or 0.830 Acres, more or less.

December 3, 2025

Mr. Jason Hall
Prism Engineering & Design Group
2309 Watterson Trail, Suite 200
Louisville, KY 40299
Sent via email: Jason@prism-civil.com

RE: **Water Availability Letter** Expires: 6/03/2026
AutoZone #10682
Cayer Lane at Nashville Highway
Tax Map & Parcel 042 01405000
Columbia, TN

Dear Mr. Hall:

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

The proposed development is a 7,381 square foot single-story auto parts store. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Available fire flow capacity at the site with current infrastructure is up to 1,500 gpm
    - Addition of a 12-inch connection across Nashville Highway/HWY 31 would increase fire flow capacity to 2,500 gpm
- Commercial service meters require backflow prevention devices.

- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.
- Assumed water meters are listed below based on preliminary description of project. Actual meter count and sizes will be verified during the Design Review process.
    - One (1) ¾" Service Meters
    - One (1) 1" Landscape Irrigation Meter
    - One (1) 4" Fire Service Meter
- The above request translates to a 4.2 Single Family Unit (SFU) flow demand equivalent.

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

This Water Availability Letter will expire in six months unless vested by payment of water service fees and impact fees for the proposed project. Any request for water availability after the expiration date of this letter will be considered a new application.

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

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
    - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval (if TDEC review required).
    - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this*

Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.

New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	4.2	**$3,054**

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

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Service Meter Cost	1	$540	$540
1" Landscape Irrigation Meter Cost	1	$710	$710
4" Fire Meter Cost	1	Current Price	Deferred
Current Impact Fee for ¾" Service Meter	1	$5,500	$5,500
Current Impact Fee for 1" Service Meter	1	$9,200	$9,200
Estimate of Impact and Meter Fees =			**$15,950**

- No construction of water improvements may take place prior to the Notice to Proceed or without a CPWS inspector present.

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

Sincerely,

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

cc: Wade Davis, AutoZone
Bart Anderson, CPWS
File 25-027

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 06/17/2025
Name: Jason L. Hall
Phone: (502) 491-8891
Email: Jason@Prism-Civil.com
Address/Parcel ID: 042-01405-000
Property Type: ○ Residential ◉ Commercial ○ Industrial
Construction Type: V-B
Enclosed Area (ft²): 7,381

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

Water System Demand without Sprinkler Credit
Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 2,250 gpm Duration: 2 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 2

Average spacing between hydrants: 450 ft.

Maximum distance from frontage to hydrant: 225 ft.

Water System Demand with Sprinkler Credit
Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 2 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 6/17/2025

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

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

23 June 2025

Jason Hall
Prism Engineering & Design Group, LLC
2309 Watterson Trail, Suite 200
Louisville, TN 40299

RE: 042 01405 000, Cayer Ln, Columbia, TN 38401; AutoZone

Jason,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Donald J. Boshers - Ryan Filipkowski

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

December 2, 2025

Randy Gaddis
Prism Engineering and Design Group, LLC
2309 Watterson Trail, Suite 200
Louisville, KY 40299
randy@prism-civil.com

Re: Beechcroft Plaza Lot 8A off Cayer Lane
Being Tax map 42, Parcel 14.05

Dear Sir:

Columbia Power System has an existing power line near your proposed development.

We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

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

Yours truly,

COLUMBIA POWER & WATER SYSTEMS

Trevor Gilmer
Manager of Power Operations

kw

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: AutoZone Store No. 10682

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

General

- [x] Name of development - Sheet C0.0
- [x] Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone - Sheet C0.0
- [x] Plan sealed by a design professional licensed in the State of Tennessee. - All sheets
- [x] North Arrow, legend, and site vicinity map - North Arrow (All sheets), Legend Sheet C0.1, Vicinity Map C0.0
- [x] Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft. - Graphic Scale is 1"=20'. See plan sheets.
- [x] Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- [x] Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum - ALTA/NSPS Land Title Survey (1of2)
- [x] All property boundaries, existing easements, and encumbrances - ALTA/NSPS Land Title Survey
- [x] Parcel identification, owner, and deed and plat references of adjoining properties - ALTA/NSPS Land Title Survey
- [x] Proposed phasing and timetable for all phases of development - Sheet C1.4
- [ ] N/A Traffic Impact Study, as required. - Project is below the threshold. See ITE Memo.
- [x] The substance of all existing and proposed covenants, easements, or other restrictions. - Easements shown on ALTA Survey. No covenants are known for this lot.

Lots and Land-Use

- [x] The size of total property to be developed in square feet and acres - Sheet C1.0
- [x] Lot numbers of all proposed lots, with dimensions, locations, and square footage - Sheet C1.0
- [x] A tabulation of the land area to be devoted to various uses and activities and overall densities. - Sheet C1.0
- [x] Typical lot layout depicting proposed setbacks, yards, and easements, where applicable - Sheet C1.0

Structures

- [x] Location and approximate dimensions of all existing and proposed structures. - Sheet C1.0
- [x] Location of all earth retaining structures, with approximate top and bottom of wall elevations. - Sheet C1.1
- [x] Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable - Sheet C1.0
- [x] Location, type, and size of proposed signs - Sheet C1.0
- [x] Approximate height, bulk, and the utilization of structures including activities and the number of living units. - Sheet C1.0

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
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Grading, Drainage, and Storm

- [x] Existing conditions and contours at vertical intervals of not more than two (2) feet - ALTA/NSPS Land Title Survey
- [x] General proposed contours at vertical intervals of not more than two (2) feet - Sheet C1.1
- [x] FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones - ALTA/NSPS Land Title Survey
- [ ] N/A Location and dimension of aquatic buffer zones
- [x] General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices. - Sheet C1.2
- [ ] N/A Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- [ ] N/A Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- [ ] N/A Proposed connections to existing and proposed streets (including classification) located outside the development
- [ ] N/A Proposed improvements as identified in the Traffic Impact Study, as required
- [x] Existing and proposed sidewalks, trails, and other pedestrian elements - Sheet C1.0
- [x] Existing and proposed on-street and off-street parking and loading areas - Sheet C1.0
- [x] Summary of all provided and required parking - Sheet C1.0

Landscaping, Open Space, and Amenities

- [x] Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas - Sheet L1.0
- [x] Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features. - Sheet L1.0
- [ ] N/A The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- [ ] N/A Any amenity features and structures for private or public benefit.
- [x] Location, dimension, and materials of fences and walls - Retaining wall shown on C1.0.
- [x] Tree Canopy retention - Sheet L1.0

Utilities

- [x] General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities. - Sheet C1.3
- [x] Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements. - Availability letters provided with submittal material.

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PUD Specific Items

- [x] List of all deviations from PUD Standards requested - See PUD statement
- [x] The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- [x] Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed. - Sheet C1.0
- [x] The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- [x] Exterior lighting plan. - Sheet PH-1

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

Checklist Completed By:

Nick West		12/12/25
Print Name	Signature	Date

Rev. 2/7/2024

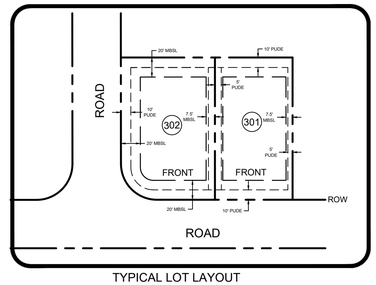
LEGEND

IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	ADDRESSES	1234	CENTERLINE	
IRON PIN SET	SANITARY SEWER MH (SS)	GUY ANCHOR	HANDICAP SPACE		BUFFER	
CONC. MON. FOUND	SANITARY SEWER CO (CO)	COMMUNICATION BOX (C)	SANITARY SEWER	8" SA / 8" SA	WATER FEATURE	
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH (C)	WATER	4" W / 4" W	TREE LINE	
CONTROL POINT FOUND	CURB INLET	GAS METER (G)	UNDERGROUND ELEC	UGE / UGE	R.O.W.	RIGHT OF WAY
CONTROL POINT SET	STORM MH (ST)	GAS VALVE	OVERHEAD ELEC	OHE / OHE	PVMT.	EDGE OF PAVEMENT
BENCH MARK	ELECTRIC METER-BOX (E)	EVERGREEN TREE	GAS	4" G / 4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER METER (W)	ELECTRIC MH (E)	SIDEWALK	COMMUNICATIONS	COM / COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT
WATER VALVE	LIGHT POLE	MIN. BUILDING SETBACK M.B.S.L	BOUNDARY			

HATCH LEGEND

ROW DEDICATION

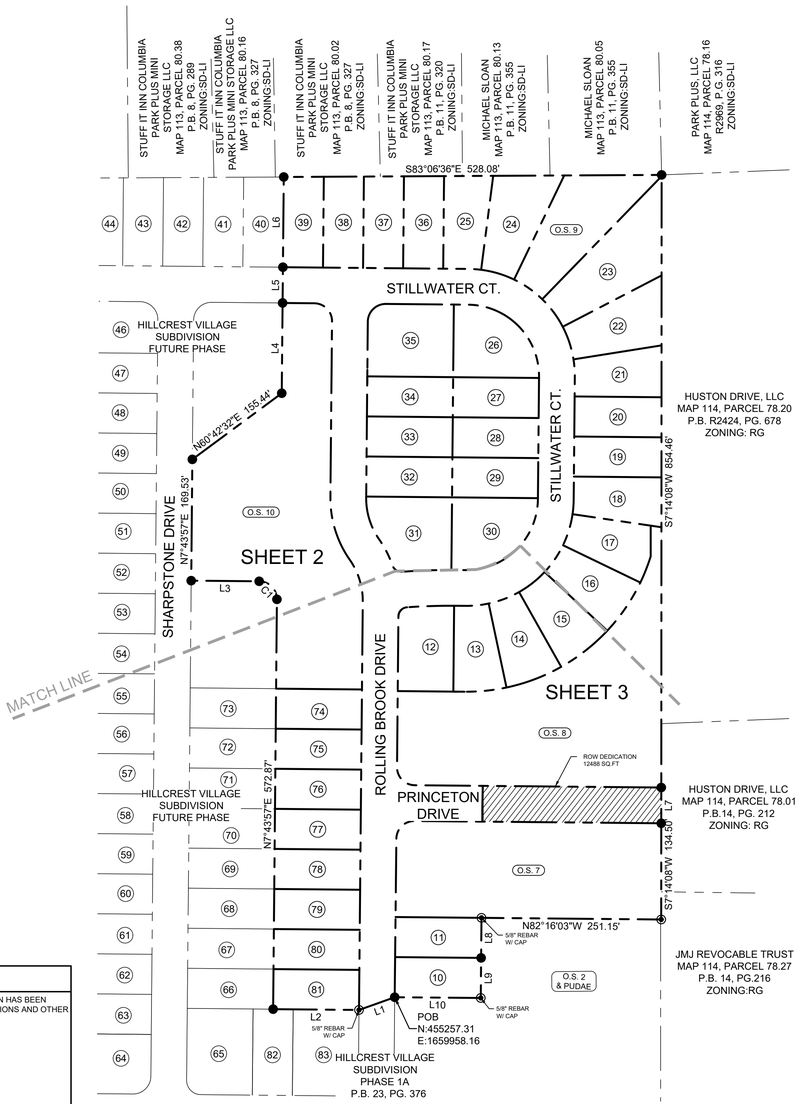
VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 38 SINGLE-FAMILY RESIDENTIAL LOTS, 04 OPEN SPACES AND DEDICATED RIGHT OF WAY.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 80.50 ON MAURY COUNTY TAX MAP 113. SAID PARCEL IS FURTHER IDENTIFIED AS THE PROPERTY DESCRIBED IN BOOK R2874, PAGE 1163, REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.
3. 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 REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
4. EXISTING ZONING: CD-4
5. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 3/16/2023
   c. DATUM/EPOCH: TENNESSEE STATE PLANE NAD83 (2011 US SURVEY FEET). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 3, ZONE 7 REVISED
6. NO COMBINED GRID FACTORS WERE USED.
7. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011 US SURVEY FEET). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 (2011 US SURVEY FEET).
8. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0285E, WITH AN EFFECTIVE DATE OF APRIL 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "X" HAS TWO DESCRIPTIONS. PLEASE SEE FLOOD PLAIN MAP IF ZONE "X" IS SHADED. **IF FIELD RUN CONTOURS ARE ESTABLISHED YOU MUST PLOT THE FLOOD LINE BASED ON BFE UNLESS THE PROPERTY IS IN ZONE A.
9. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
11. STORMWATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK R2874, PAGES 1163-1170.
12. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR THE REPLACEMENT OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
13. THE CITY OF COLUMBIA WILL MAINTAIN ROADS AND DRAINAGE WITHIN THE RIGHT OF WAY ONCE ACCEPTED BY CITY COUNCIL.
14. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
15. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
16. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.
17. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
18. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF COLUMBIA."
19. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
20. OWNERSHIP AND MAINTENANCE OF BUFFERS, SUBDIVISION SIGNS, AND RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
21. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. CPWS AND COLUMBIA WASTEWATER ARE NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
22. THE COLUMBIA POWER & WATER SYSTEMS (CPWS) HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A COLUMBIA POWER & WATER SYSTEMS (CPWS) EASEMENT, CPWS SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CPWS TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY CPWS IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO CPWS. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY CPWS WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
23. ALL LOTS WITHIN PHASE 3 REQUIRE A FIRE SPRINKLER SYSTEM INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. A HORN AND STROBE WILL BE REQUIRED ON THE FRONT OF THE HOUSE. IT WILL ACTIVATE WHEN THE SPRINKLER SYSTEM IS ACTIVATED.
24. PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) SHALL BE REQUIRED AND BE TEN (10) FEET IN WIDTH ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS OR RIGHTS-OF-WAY, AND FIVE (5) FEET IN WIDTH ON ALL INTERIOR LOT LINES, EXCEPT FOR INTERIOR LOT LINES WITH A ZERO LOT LINE OR A COMMON WALL ALONG A LOT LINE.



Lot Line Table		
Line #	Length	Direction
L1	52.96'	S77°35'45"W
L2	120.00'	N82°16'03"W
L3	95.00'	N82°16'03"W
L4	126.18'	N7°43'57"E
L5	50.00'	N7°43'57"E
L6	126.10'	N7°43'57"E
L7	50.00'	S7°14'08"W
L8	56.00'	S7°43'57"W
L9	56.00'	S7°43'57"W
L10	120.28'	N82°18'54"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27'	25.00'	90° 00' 00"	N37° 16' 03"W	35.36'

Lot Area Table		
Lot #	Area (SF)	Area (AC)
10	6739.48'	0.155
11	6729.57'	0.154
12	9195.73'	0.211
13	7393.53'	0.170
14	7657.54'	0.176
15	7657.54'	0.176
16	7657.54'	0.176
17	7428.90'	0.171
18	7517.25'	0.173
19	6839.17'	0.157
20	6811.97'	0.156
21	7566.60'	0.174
22	9639.35'	0.221
23	15190.98'	0.349
24	10277.14'	0.236
25	7915.00'	0.182
26	10033.98'	0.230
27	6720.00'	0.154
28	6720.00'	0.154

Lot Area Table		
Lot #	Area (SF)	Area (AC)
29	6720.00'	0.154
30	10034.05'	0.230
31	10656.17'	0.245
32	6720.00'	0.154
33	6720.00'	0.154
34	6720.00'	0.154
35	12045.87'	0.277
36	7223.05'	0.166
37	7176.92'	0.165
38	7130.79'	0.164
39	7084.67'	0.163
74	6720.00'	0.154
75	6720.00'	0.154
76	6720.00'	0.154
77	6720.00'	0.154
78	6720.00'	0.154
79	6720.00'	0.154
80	6720.00'	0.154
81	6720.00'	0.154
TOTAL	327832.56'	7.526

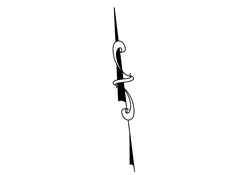
Open Space Area Table		
Open Space #	Area (SF)	Area (AC)
O.S. 7	49713.89'	1.141
O.S. 8	65098.64'	1.494
O.S. 9	15673.01'	0.360
O.S. 10	73699.91'	1.692
TOTAL	204,185.45'	4.687

ROW Dedication Area Table		
Parcel #	Area (SF)	Area (AC)
ROW Dedication	12488.33'	0.287

OWNER: M/I HOMES OF NASHVILLE LLC
ELIAS JORDON IV
4131 WORTH AVE STE 500
COLUMBUS, OH 43219
224-402-5607

ENGINEER: CRUNK ENGINEERING, LLC
ADAM CRUNK
7112 CROSSROADS BLVD STE 201
BRENTWOOD, TN 37027
615-873-1795
ADAM@CRUNKENG.COM

SURVEYOR: JOEY C. WILSON II, PE, PS
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
(615) 794-2176
JWILSON@WILSONPC.COM



GRAPHIC SCALE: 1" = 100'

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS "IV" 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

JOEY C. WILSON II, PS, TENNESSEE RLS NO. 2089
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE, FRANKLIN, TN 37064
(615) 794-2176
JWILSON@WILSONPC.COM

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

NAME, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT — DATE

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER — DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2874, PAGE 1163, MAURY COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $_____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

CITY ENGINEER — DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR SANITARY SEWER SYSTEM

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

DIRECTOR OF WASTEWATER DEPARTMENT — DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF 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 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.

SECRETARY, PLANNING COMMISSION — DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES

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

MAURY COUNTY E911 — DATE

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

HILLCREST VILLAGE

PHASE 3

FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

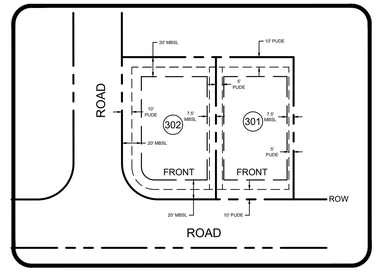
TOTAL ACRES:	14.146	TOTAL NO. OF LOTS:	38
ACRES NEW RD/ST:	2.625 (ROW)	L.F. OF NEW RD/ST:	3452.07 +/-
ACRES OPEN SPACE:	4.688	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 100'	DATE:	05/11/2026

WA PROJECT NO. 22-1861 — SHEET 1 OF 3

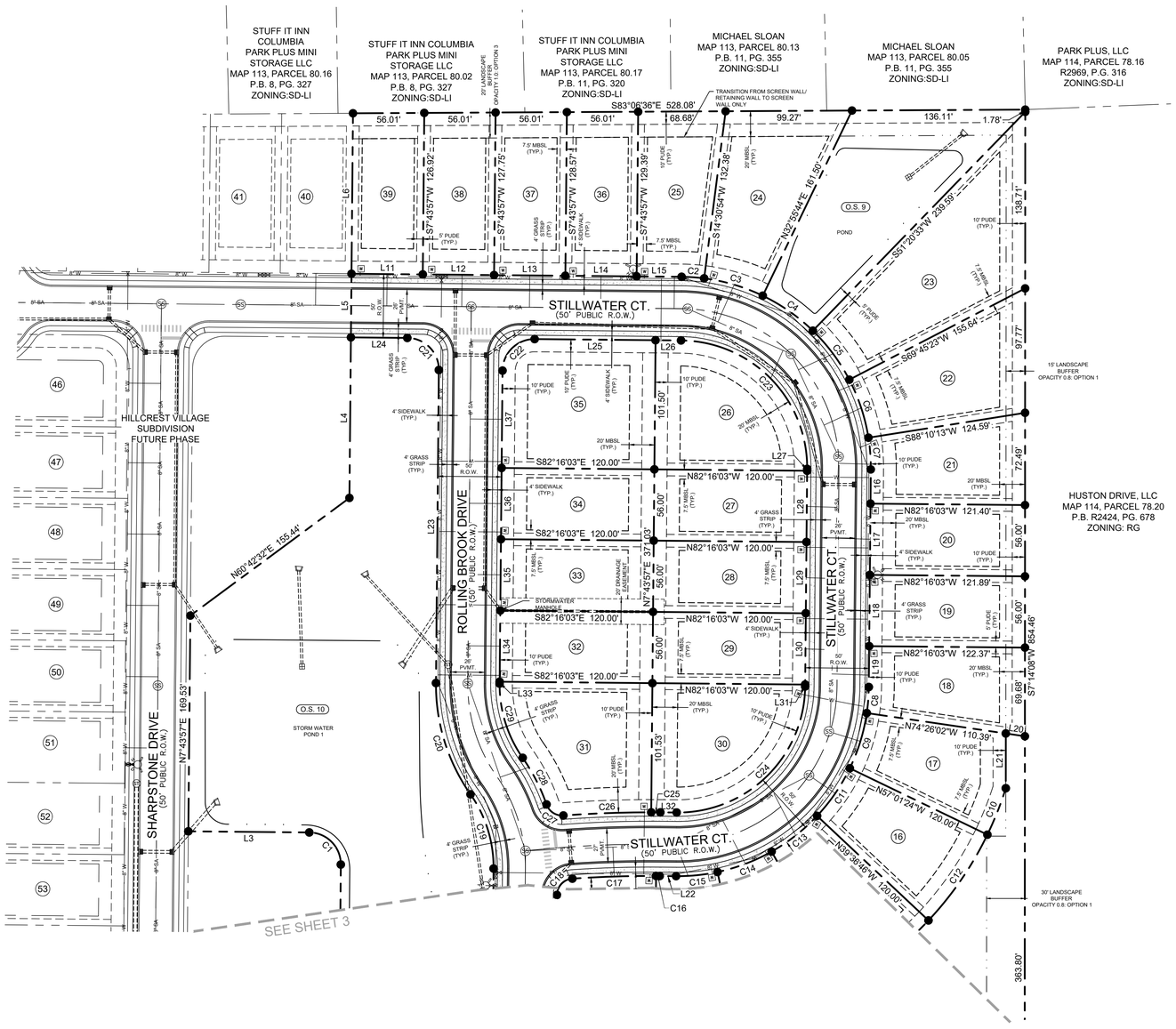
LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		ADDRESSES	1234	CENTERLINE	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		HANDICAP SPACE		BUFFER	
CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	SANITARY SEWER	8" SA 8" SA	WATER FEATURE	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	WATER	4" W 4" W	TREE LINE	
CONTROL POINT FOUND		CURB INLET		GAS METER	G	UNDERGROUND ELEC	UGE UGE	R.O.W.	RIGHT OF WAY
CONTROL POINT SET		STORM MH	ST	GAS VALVE		OVERHEAD ELEC	OHE OHE	PVMT.	EDGE OF PAVEMENT
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		GAS	4" G 4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		COMMUNICATIONS	COM COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	BOUNDARY			

VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.



Lot Line Table		
Line #	Length	Direction
L3	95.00'	N82°16'03"W
L4	126.18'	N7°43'57"E
L5	50.00'	N7°43'57"E
L6	126.10'	N7°43'57"E
L11	56.00'	S82°16'03"E
L12	56.00'	S82°16'03"E
L13	56.00'	S82°16'03"E
L14	56.00'	S82°16'03"E
L15	35.32'	S82°16'03"E
L16	26.88'	S7°43'57"W
L17	56.00'	S7°43'57"W
L18	56.00'	S7°43'57"W
L19	32.12'	S7°43'57"W
L20	15.16'	S74°26'02"E
L21	43.02'	N7°14'11"E
L22	12.83'	N82°16'03"W

Lot Line Table		
Line #	Length	Direction
L23	246.00'	N7°43'57"E
L24	44.32'	N82°16'03"W
L25	95.00'	N82°16'03"W
L26	20.00'	N82°16'03"W
L27	1.50'	N7°43'57"E
L28	56.00'	N7°43'57"E
L29	56.00'	N7°43'57"E
L30	56.00'	N7°43'57"E
L31	1.50'	N7°43'57"E
L32	12.83'	S82°16'03"E
L33	1.50'	S7°43'57"W
L34	56.00'	S7°43'57"W
L35	56.00'	S7°43'57"W
L36	56.00'	S7°43'57"W
L37	76.50'	S7°43'57"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27'	25.00'	90° 00' 00"	N37° 16' 03"W	35.36'
C2	17.76'	150.00'	6° 46' 57"	S78° 52' 34"E	17.75'
C3	48.21'	150.00'	18° 24' 50"	S66° 16' 41"E	48.00'
C4	48.21'	150.00'	18° 24' 50"	S47° 51' 52"E	48.00'
C5	48.21'	150.00'	18° 24' 50"	S29° 27' 02"E	48.00'
C6	48.21'	150.00'	18° 24' 50"	S11° 02' 12"E	48.00'
C7	25.03'	150.00'	9° 33' 45"	S2° 57' 05"W	25.01'
C8	20.51'	150.00'	7° 50' 01"	S11° 38' 58"W	20.49'
C9	45.58'	150.00'	17° 24' 38"	S24° 16' 17"W	45.41'
C10	39.30'	270.00'	8° 20' 20"	N28° 48' 26"E	39.26'
C11	45.58'	150.00'	17° 24' 38"	S41° 40' 55"W	45.41'
C12	82.05'	270.00'	17° 24' 38"	N41° 40' 55"E	81.73'
C13	45.58'	150.00'	17° 24' 38"	S59° 05' 33"W	45.41'
C14	45.58'	150.00'	17° 24' 38"	S76° 30' 11"W	45.41'
C15	32.79'	150.00'	12° 31' 28"	N88° 31' 47"W	32.72'
C16	2.88'	875.00'	0° 11' 19"	N82° 21' 42"W	2.88'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	65.80'	875.00'	4° 18' 31"	N84° 36' 37"W	65.79'
C18	19.40'	13.00'	85° 30' 10"	S50° 29' 02"W	17.65'
C19	62.03'	100.00'	35° 32' 35"	N10° 02' 20"W	61.04'
C20	93.05'	150.00'	35° 32' 35"	N10° 02' 20"W	91.57'
C21	39.27'	25.00'	90° 00' 00"	N37° 16' 03"W	35.36'
C22	39.27'	25.00'	90° 00' 00"	S52° 43' 57"W	35.36'
C23	157.08'	100.00'	90° 00' 00"	N37° 16' 03"W	141.42'
C24	157.08'	100.00'	90° 00' 00"	N52° 43' 57"E	141.42'
C25	7.17'	925.00'	0° 26' 39"	S82° 29' 22"E	7.17'
C26	69.05'	925.00'	4° 16' 37"	S84° 51' 00"E	69.03'
C27	17.00'	13.00'	74° 56' 47"	S49° 30' 55"E	15.82'
C28	41.28'	150.00'	15° 46' 07"	S19° 55' 34"E	41.15'
C29	62.03'	100.00'	35° 32' 35"	S10° 02' 20"E	61.04'

GRAPHIC SCALE: 1" = 50'

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
NO. 2369

WILSON & ASSOCIATES, PC.
Engineering/Surveying/Environmental

HILLCREST VILLAGE

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FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

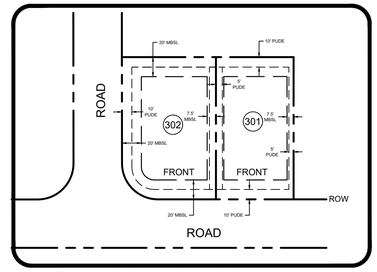
TOTAL ACRES:	14.146	TOTAL NO. OF LOTS:	38
ACRES NEW RD/ST:	2.625 (ROW)	L.F. OF NEW RD/ST:	3452.07 +/-
ACRES OPEN SPACE:	4.688	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 50'	DATE:	05/11/2026

WA PROJECT NO. 22-1861 SHEET 2 OF 3

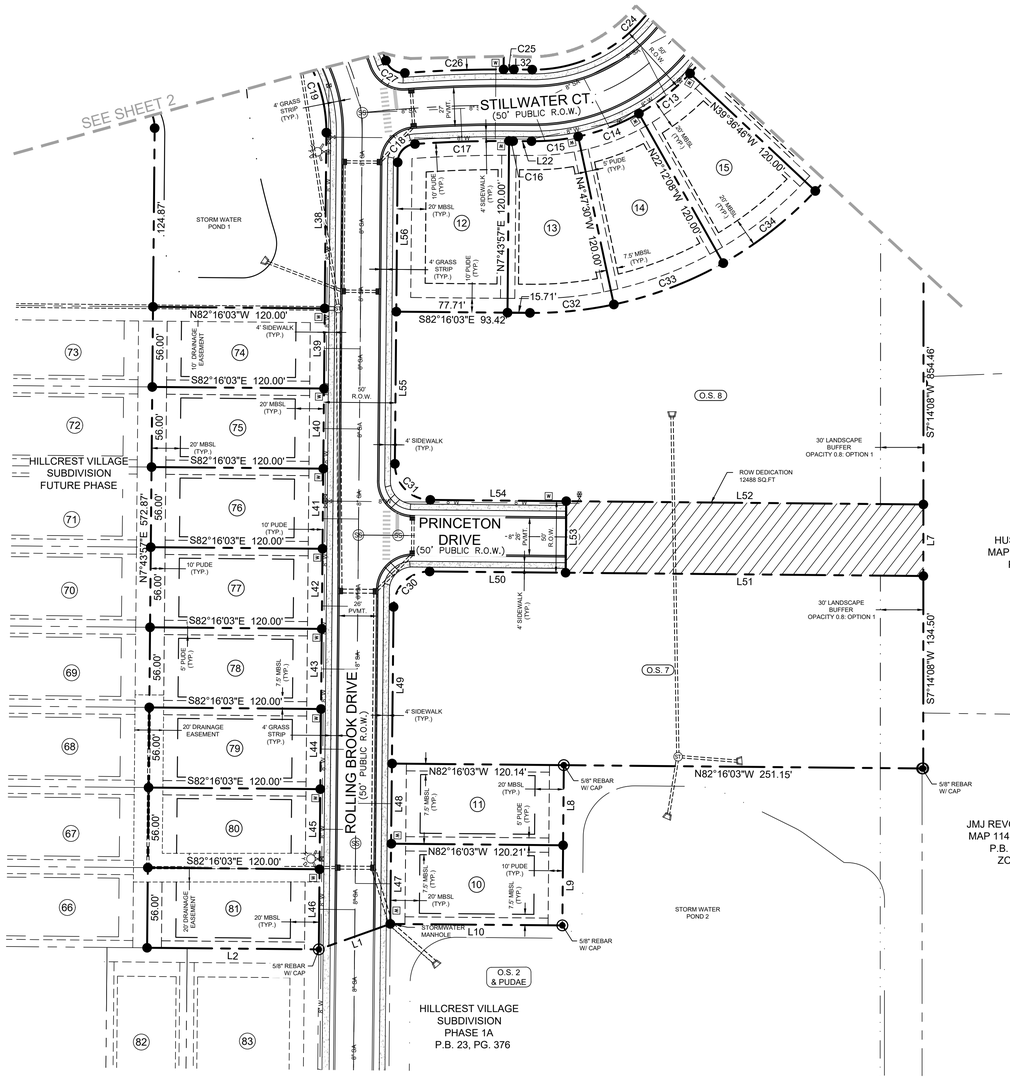
LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		ADDRESSES	1234	CENTERLINE
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		HANDICAP SPACE		BUFFER
CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	SANITARY SEWER	8" SA 8" SA	WATER FEATURE
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	WATER	4" W 4" W	TREE LINE
CONTROL POINT FOUND		CURB INLET		GAS METER	G	UNDERGROUND ELEC	UGE UGE	R.O.W. RIGHT OF WAY
CONTROL POINT SET		STORM MH	ST	GAS VALVE		OVERHEAD ELEC	OHE OHE	PVMT. EDGE OF PAVEMENT
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		GAS	4" G 4" G	PUDE PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		COMMUNICATIONS	COM COM	G.I.E. GREEN INFRASTRUCTURE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	BOUNDARY		

VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.



Lot Line Table		
Line #	Length	Direction
L1	52.96'	S77°35'45"W
L2	120.00'	N82°16'03"W
L7	50.00'	S7°14'08"W
L8	56.00'	S7°43'57"W
L9	56.00'	S7°43'57"W
L10	120.28'	N82°18'54"W
L22	12.83'	N82°16'03"W
L32	12.83'	S82°16'03"E
L38	122.85'	N7°43'57"E
L39	56.00'	N7°43'57"E
L40	56.00'	N7°43'57"E
L41	56.00'	N7°43'57"E
L42	56.00'	N7°43'57"E
L43	56.00'	N7°43'57"E

Lot Line Table		
Line #	Length	Direction
L44	56.00'	N7°43'57"E
L45	56.00'	N7°43'57"E
L46	56.00'	N7°43'57"E
L47	56.10'	S7°48'13"W
L48	56.00'	S7°48'13"W
L49	109.50'	S7°48'13"W
L50	95.00'	N82°16'03"W
L51	249.98'	N82°16'03"W
L52	249.55'	S82°16'03"E
L53	50.00'	S7°43'57"W
L54	95.00'	S82°16'03"E
L55	106.35'	S7°43'57"W
L56	104.35'	S7°43'57"W

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C13	45.58'	150.00'	17° 24' 38"	S59° 05' 33"W	45.41'
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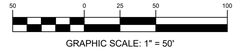
C31	39.27'	25.00'	90° 00' 00"	S37° 16' 03"E	35.36'
C32	59.02'	270.00'	12° 31' 28"	S88° 31' 47"E	58.90'
C33	82.05'	270.00'	17° 24' 38"	N76° 30' 11"E	81.73'
C34	82.05'	270.00'	17° 24' 38"	N59° 05' 33"E	81.73'



GRAPHIC SCALE: 1" = 50'

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
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WA PROJECT NO. 22-1861 SHEET 3 OF 3

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

Fourteenth day of July, 2023,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

M/I Homes of Nashville, LLC., 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

8th day of September, 2021,
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.

Hillcrest Village (Baker Property)
PROJECT

Completed by the Developer	*Completed by the City*
M/I Homes of Nashville, LLC. DEVELOPER NAME	
David Cumming, P.E. AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
7/14/23 DATE	DATE
3020 Stansberry Ln. St. 202 STREET	
Franklin, TN 37069 CITY, STATE, ZIP	
(919) 763-4630 PHONE	
EJordon@mihomes.com EMAIL	
Attest	*Attest*
Eli Jordon ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
7/14/23 DATE	DATE

DOCUMENT PREPARED BY:
Name: Alexander Mollica
Company Crunk Engineering
Address: 7112 Crossroads Blvd.
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 113, Parcel 87.40
Project Name: Jim Baker Property, Phase 1

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book R2874, Page(s) 1163 - 1170

THIS AGREEMENT, made this 8 day of August, 2023, by and between M/I Homes of Nashville LLC 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 DAVID M. CUMMING

Title VP of Land

Signature

Owner M/I Homes of Nashville, LLC

Address 3020 Stansberry Ln.
Suite 202

City, State ZIP Franklin, TN 37069

STATE OF Tennessee
COUNTY OF Maury

Before me, Erika Root of the state and county mentioned, personally appeared David M. Cumming, 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 14th day of August, 2023.

Notary Public

My Commission Expires: 6-26-2027

ERIKA ROOT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 06-26-2027

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: Jim Baker Property

Columbia, TN

August 7, 2023

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.

- There are two stormwater detention ponds sized to detain through the 100 year peak event. The orifice is designed to contain the first flush, 1 inch, for 24 hour.
- 2,925 feet of grass lined open channel.
- 67 feet of 36 in ADS pipe, 1658 feet 30 in ADS pipe, 670 feet of 24 in ADS pipe, 5,617 feet of 18 in ADS pipe and 72 storm inlets.

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. **STORMWATER DETENTION PONDS**
    - **a.** The outlet structures shall be checked regularly for clogging and shall be cleaned and repaired as necessary---monthly after it is first built then a regular sequence should be established or at least quarterly or after a large rain event.
    - **b.** Check banks and bottom surface of basins for erosion and correct as necessary.
    - **c.** Check at least quarterly and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of surface ponds should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitos.
    - **d.** This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers.
    - **e.** Pond vegetation to be trimmed or harvested as appropriate, grassy areas, frequently mowed. Grass should be mowed so that it does not get over 12.
    - **f.** Remove sediment when accumulation reached 6 inches, or if re-suspension is observed or probable.
    - **g.** Some sediment may contain contaminants which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931) 380-3371. Generally, special attention or sampling should be given to sediment accumulated in facilities serving industrial, manufacturing or heavy commercial sites, Page 2 of 4 Rev. 9/26/2016 fueling centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.
    - **h.** Some sediment collected may be innocuous (free of pollutants) and can be used as fill material, cover or land spreading. It is important that this material not be placed in any way that will promote or allow re-suspension in storm runoff.
2. **67 LF OF 36" ADS, 1658 LF OF 30" ADS, 670 LF OF 24" ADS, 5617 LF OF 18" ADS AND 72 STORM INLETS**
    - **a.** These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.

NOTES:

1. GRADING TO MATCH BUILDING TYPE AND ANY LOTS OVER 20% GRADE SHALL BE LABELED AS CRITICAL.
2. A GEOTECHNICAL INVESTIGATION WILL BE REQUIRED TO INVESTIGATE THE EXISTENCE OF SINKHOLES. ANY SINKHOLES DISCOVERED WILL BE REMEDIATED AS NECESSARY.

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

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

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

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

0 50 100 200
GRAPHIC SCALE

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

ENGINEERING CRUNK

ALAN WILSON CRAIG
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
NO. 114180
STATE OF TENNESSEE
4/4/23

JIM BAKER PROPERTY

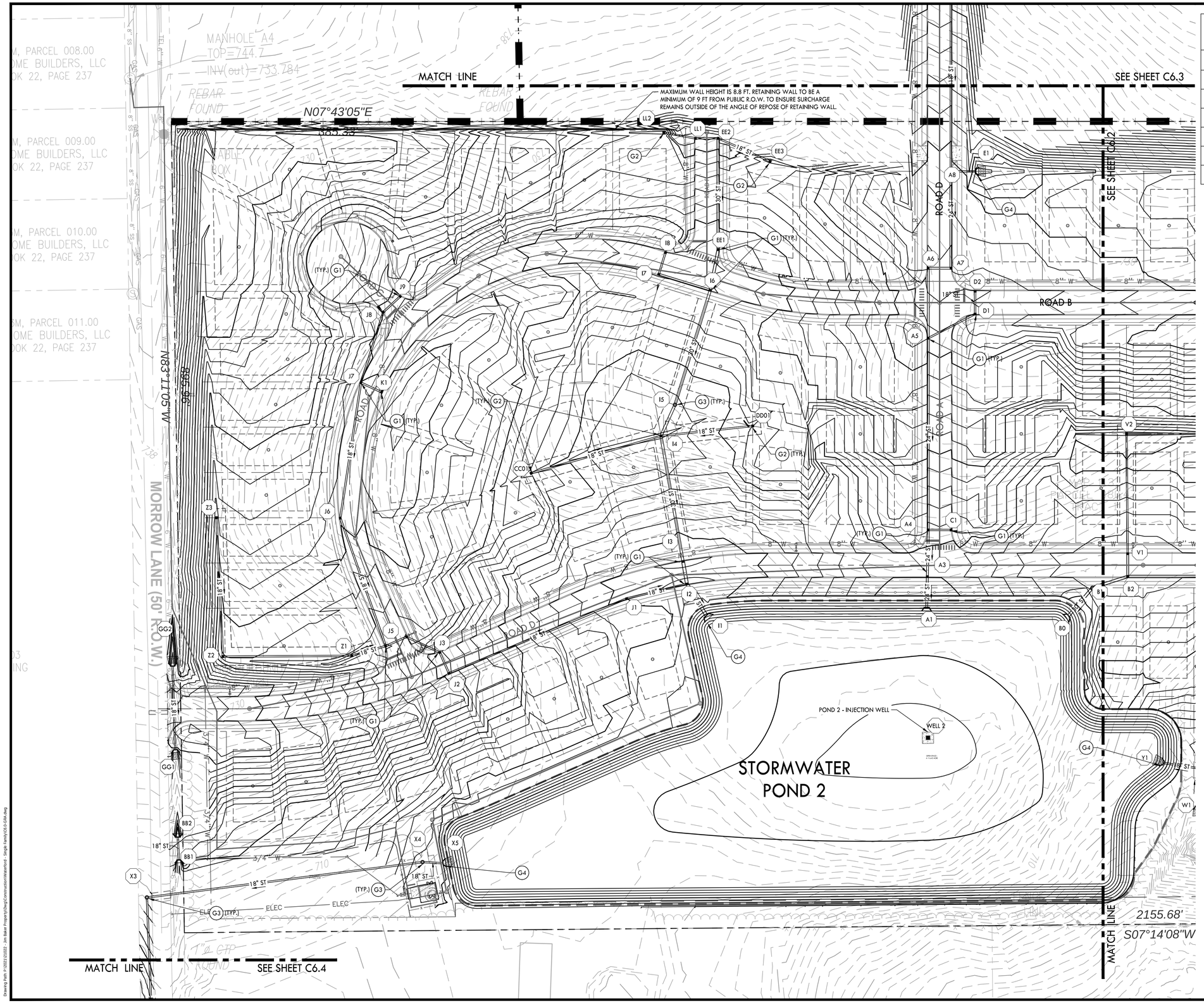
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1	08/29/22	
2	09/13/22	
3	03/16/23	

04/04/23 21022

C6.0

OVERALL GRADING & DRAINAGE PLAN



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 1 OUTLET STRUCTURE	C8.1 - 9
G6	POND 3 OUTLET STRUCTURE	C8.4 - 1

NOTES:
1. REFER TO SHEET C6.0 FOR NOTES.
2. ADS PIPE TO BE BACKFILLED WITH #57 STONE TO A DEPTH OF 18" ABOVE RIM ELEVATION.
3. LOTS 15-22, CRITICAL LOTS, WILL REQUIRE INDIVIDUAL GRADING PLAN WITH BUILDING PERMIT AND ELEVATION CERTIFICATION.
4. LOTS WITH OVER 2 FT OF GRADE DIFFERENCE BETWEEN SIDE LOT SETBACKS WILL REQUIRE A CRITICAL LOT GRADING PLAN.

PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- +55.10 — PROPOSED SPOT ELEVATION
- A1 — STORM STRUCTURE LABEL
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

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ENGINEERING CRUNK

ANDREW WILSON CRUNK
REGISTERED
AGRICULTURE
COMMERCE
114,180
STATE OF TENNESSEE
4/4/23

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

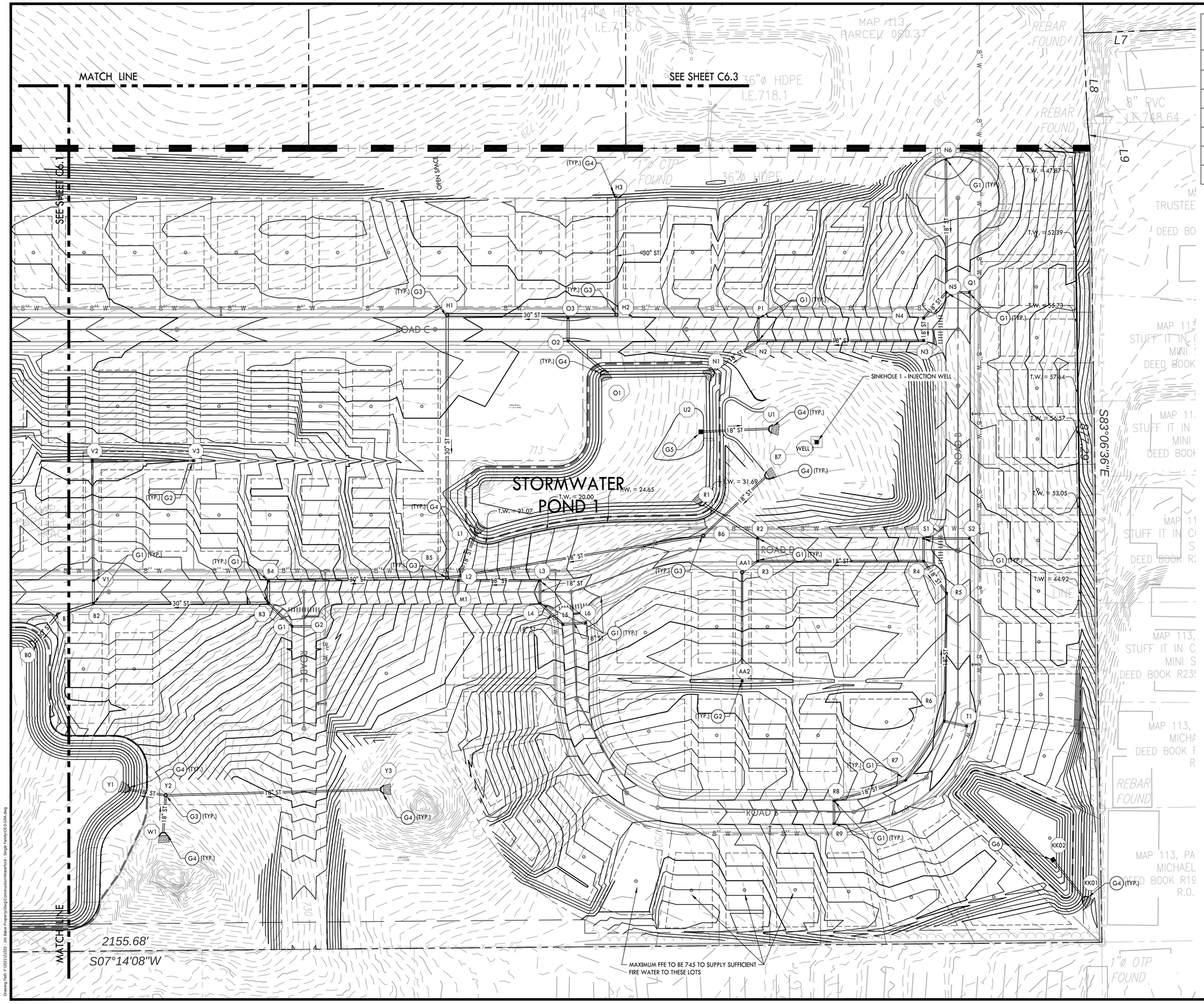
REVISIONS		
No.	DATE	
1	08/29/22	
2	09/13/22	
3	03/16/23	

04/04/23 21022

C6.1

GRADING & DRAINAGE PLAN

Drawing Path: P:\2021\21022 - Jim Baker Property\Dwg\Construction\Waterford - Single Family\C6.0-GDA.dwg



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C8.1 - 3
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ENGINEERING CRUNK

ALAN WILSON CRUNK — REGISTERED — AGRICULTURE — COMMERCE — No. 114180 — STATE OF TENNESSEE — 4/4/23

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

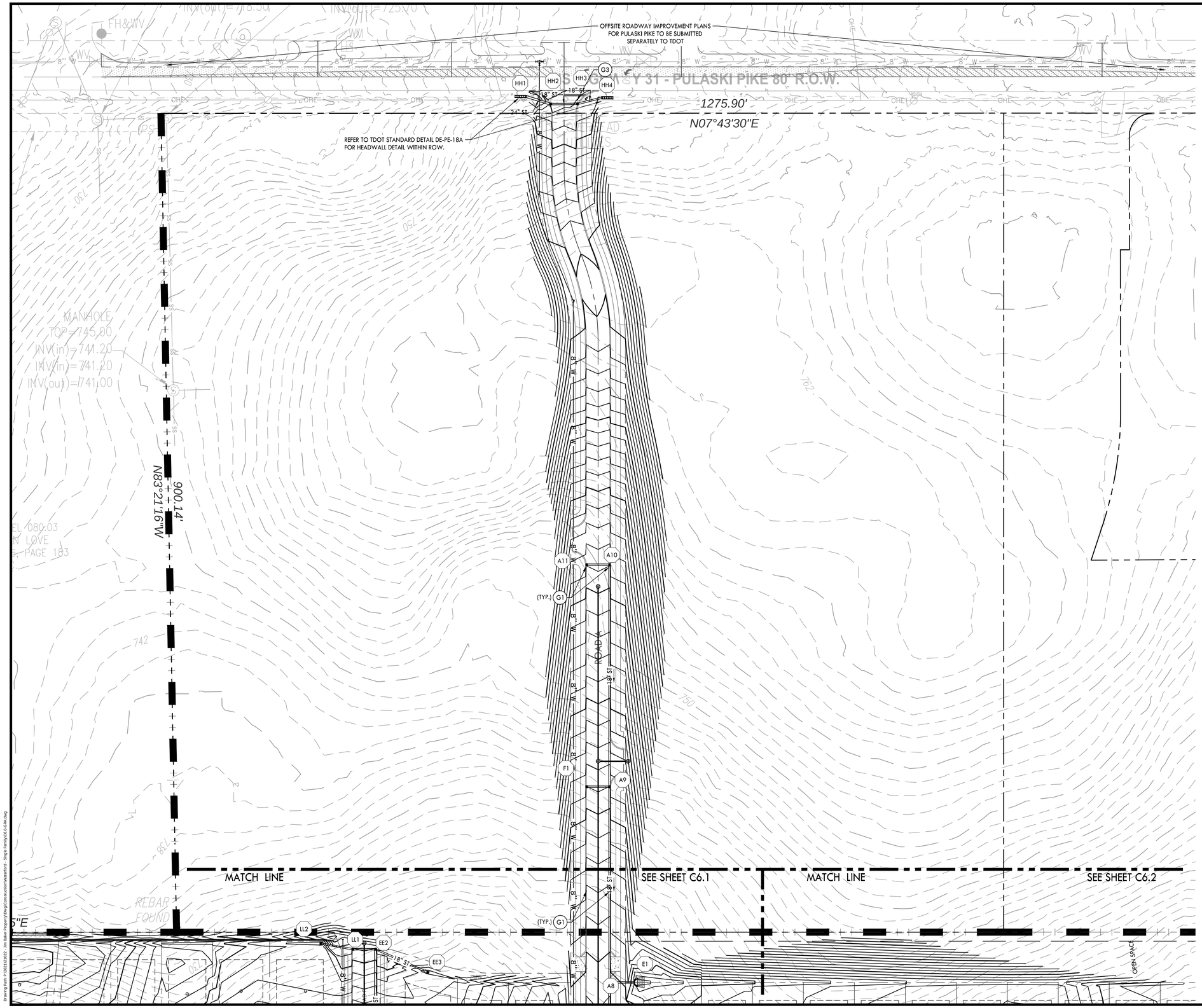
REVISIONS	
No.	DATE
1	08/29/22
2	09/13/22
3	03/16/23

04/04/23 21022

C6.2

GRADING & DRAINAGE PLAN

Drawing Path: P:\2021\212022 - Jim Baker Property\Civil\Construction\Waterford - Single Family\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
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- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

0 10 20 30 40 50 100
GRAPHIC SCALE

CRUNK ENGINEERING LLC
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BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ADAM WILSON CRUNK — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 114180 — STATE OF TENNESSEE — 4/4/23

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE
1	08/29/22
2	09/13/22
3	03/16/23

04/04/23 21022

C6.3

GRADING & DRAINAGE PLAN

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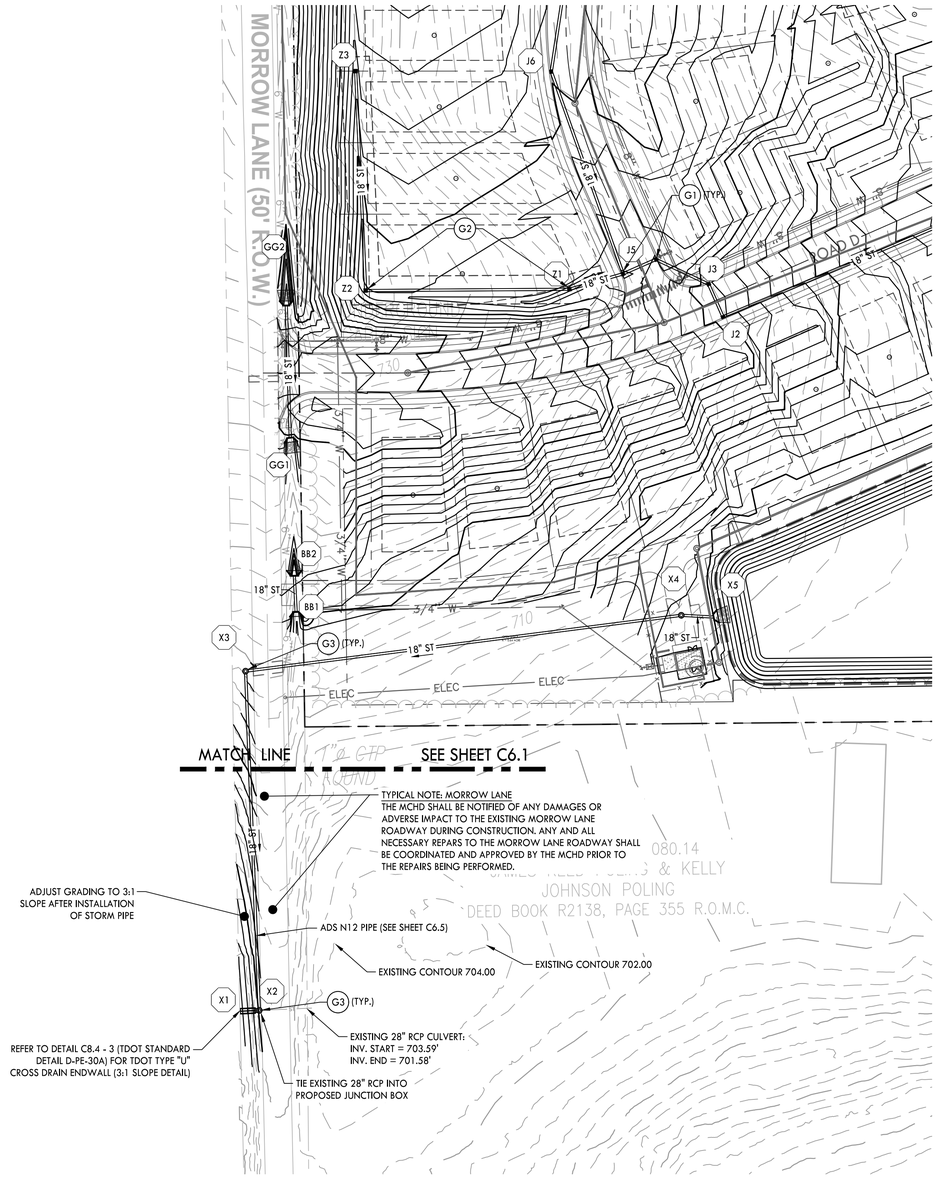

GRADING & DRAINAGE PLAN KEYNOTES

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G1	SINGLE CURB INLET	C8.1 - 3
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- JUNCTION BOX

0 10 20 30 40 50 100
GRAPHIC SCALE

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ENGINEERING CRUNK

ADAM WILSON CRUNK — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 114180 — STATE OF TENNESSEE — 4/4/23

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

REVISIONS

No.	DATE
1	08/29/22
2	09/13/22
3	03/16/23

04/04/23 21022

C6.4

GRADING & DRAINAGE PLAN

Drawing Path: P:\2021\21022 - Jim Baker Property\Design\Construction\Waterford - Single Family\C6.0-GRA.dwg

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
A1	698.90	696.00	CONCRETE HEADWALL
A3	709.66	700.00	SINGLE CURB INLET
A4	710.58	706.60	SINGLE CURB INLET
A5	720.54	714.90	SINGLE CURB INLET
A6	722.59	717.40	SINGLE CURB INLET
A7	722.59	717.90	SINGLE CURB INLET
A8	724.29	719.40	SINGLE CURB INLET
A9	730.99	727.00	SINGLE CURB INLET
A10	741.06	737.00	SINGLE CURB INLET
A11	741.06	737.50	SINGLE CURB INLET
AA1	731.80	726.20	JUNCTION MANHOLE
AA2	734.59	731.60	SINGLE CATCH BASIN
B0	699.46	696.00	CONCRETE HEADWALL
B1	705.94	698.40	JUNCTION MANHOLE
B2	705.03	699.50	SINGLE CURB INLET
B3	709.97	704.40	SINGLE CURB INLET
B4	709.97	705.00	SINGLE CURB INLET
B5	723.86	710.00	JUNCTION MANHOLE
B6	731.86	722.10	JUNCTION MANHOLE
B7	725.32	723.18	CONCRETE HEADWALL
BB1	717.33	714.00	CONCRETE HEADWALL
BB2	718.33	715.00	CONCRETE HEADWALL
C1	710.58	707.00	SINGLE CURB INLET
CC01	711.02	706.90	SINGLE CATCH BASIN
D1	721.80	716.70	SINGLE CURB INLET
D2	721.80	717.60	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
DD01	710.90	706.90	SINGLE CATCH BASIN
E1	723.72	721.50	CONCRETE HEADWALL
EE1	713.33	708.11	SINGLE CURB INLET
EE2	720.91	711.90	SINGLE CURB INLET
EE3	716.40	713.10	SINGLE CATCH BASIN
F1	730.99	727.50	SINGLE CURB INLET
G1	713.68	708.80	SINGLE CURB INLET
G2	713.67	710.40	SINGLE CURB INLET
GG1	723.65	721.50	CONCRETE HEADWALL
GG2	728.15	726.00	CONCRETE HEADWALL
H1	725.75	711.50	JUNCTION MANHOLE
H2	724.79	714.70	JUNCTION MANHOLE
H3	721.13	716.80	CONCRETE HEADWALL
HH1	746.24	743.50	CONCRETE HEADWALL
HH2	747.39	743.80	SINGLE CURB INLET
HH3	748.11	744.50	SINGLE CURB INLET
HH4	748.22	746.00	CONCRETE HEADWALL
I1	699.80	696.00	CONCRETE HEADWALL
I2	703.87	696.90	SINGLE CURB INLET
I3	703.87	699.10	SINGLE CURB INLET
I4	707.18	702.50	SINGLE CATCH BASIN
I5	708.84	703.10	JUNCTION MANHOLE
I6	712.88	707.40	SINGLE CURB INLET
I7	712.49	708.80	SINGLE CURB INLET
I8	712.49	709.20	SINGLE CURB INLET
J1	704.54	700.60	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
J2	714.16	709.90	SINGLE CURB INLET
J3	714.16	710.50	SINGLE CURB INLET
J4	716.94	711.70	SINGLE CURB INLET
J5	716.94	712.10	SINGLE CURB INLET
J6	720.12	713.90	SINGLE CURB INLET
J7	720.02	715.60	SINGLE CURB INLET
J8	719.50	716.70	SINGLE CURB INLET
J9	719.33	717.10	SINGLE CURB INLET
K1	720.02	717.00	SINGLE CURB INLET
KK01	733.56	731.18	CONCRETE HEADWALL
KK02	736.32	732.00	OUTLET STRUCTURE
L1	722.33	719.00	CONCRETE HEADWALL
L2	724.21	719.40	SINGLE CURB INLET
L3	730.06	726.10	SINGLE CURB INLET
L4	730.06	726.70	SINGLE CURB INLET
L5	732.26	727.80	SINGLE CURB INLET
L6	732.26	728.80	SINGLE CURB INLET
LL1	720.91	713.60	SINGLE CURB INLET
LL2	717.62	714.20	SINGLE CATCH BASIN
M1	724.21	720.80	SINGLE CURB INLET
N1	721.76	719.30	CONCRETE HEADWALL
N2	729.00	723.10	SINGLE CURB INLET
N3	740.29	731.10	SINGLE CURB INLET
N4	740.29	731.60	SINGLE CURB INLET
N5	740.82	732.00	SINGLE CURB INLET
N6	736.88	733.70	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
O1	722.17	719.00	CONCRETE HEADWALL
O2	723.94	719.20	SINGLE CURB INLET
O3	723.94	720.00	SINGLE CURB INLET
P1	729.00	724.60	SINGLE CURB INLET
Q1	740.83	735.80	SINGLE CURB INLET
R1	722.17	719.00	CONCRETE HEADWALL
R2	731.13	720.00	SINGLE CURB INLET
R3	731.13	724.90	SINGLE CURB INLET
R4	736.34	728.30	SINGLE CURB INLET
R5	736.60	728.90	SINGLE CURB INLET
R6	734.36	730.40	SINGLE CURB INLET
R7	735.24	732.20	SINGLE CURB INLET
R8	738.04	734.20	SINGLE CURB INLET
R9	738.04	734.70	SINGLE CURB INLET
S1	736.34	731.00	SINGLE CURB INLET
S2	738.17	732.00	SINGLE CURB INLET
T1	734.36	731.00	SINGLE CURB INLET
U1	722.88	717.36	CONCRETE HEADWALL
U2	720.78	716.34	OUTLET STRUCTURE
V1	705.03	701.40	SINGLE CURB INLET
V2	708.51	704.90	SINGLE CATCH BASIN
V3	710.13	706.83	SINGLE CATCH BASIN
W1	712.00	709.50	CONCRETE HEADWALL
X1	704.30	700.79	TDOT ENDWALL D-PE-30A
X2	705.14	701.10	JUNCTION MANHOLE
X3	714.25	701.50	JUNCTION MANHOLE

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
X4	705.77	702.60	JUNCTION MANHOLE
X5	705.44	703.00	CONCRETE HEADWALL
Y1	698.51	696.00	CONCRETE HEADWALL
Y2	717.26	698.00	JUNCTION MANHOLE
Y3	722.00	719.50	CONCRETE HEADWALL
Z1	716.64	712.90	SINGLE CATCH BASIN
Z2	718.42	714.50	SINGLE CATCH BASIN
Z3	721.50	718.30	SINGLE CATCH BASIN

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
A3	700.00	A1	696.00	34.27	11.67%	CIRCULAR	24	ADS
A4	706.60	A3	702.70	51.43	7.58%	CIRCULAR	24	ADS
A4	706.70	C1	707.00	25.00	1.20%	CIRCULAR	18	ADS
A5	714.90	A4	706.70	211.83	3.87%	CIRCULAR	24	ADS
A6	717.40	A5	715.00	77.25	3.11%	CIRCULAR	24	ADS
A7	717.90	A6	717.50	25.00	1.60%	CIRCULAR	24	ADS
A8	719.40	A7	718.00	107.00	1.31%	CIRCULAR	24	ADS
A9	727.00	A8	719.50	215.00	3.49%	CIRCULAR	18	ADS
A10	737.00	A9	727.10	244.00	4.06%	CIRCULAR	18	ADS
A11	737.50	A10	737.10	25.00	1.60%	CIRCULAR	18	ADS
AA1	726.20	R3	725.00	21.36	5.62%	CIRCULAR	18	ADS
AA2	731.60	AA1	726.30	120.00	4.42%	CIRCULAR	18	HDPE
B1	698.40	B0	696.00	40.69	5.90%	CIRCULAR	30	ADS
B2	699.50	B1	698.50	40.93	2.44%	CIRCULAR	30	ADS
B3	704.40	B2	699.60	193.28	2.48%	CIRCULAR	30	ADS
B4	705.00	B3	704.50	25.00	2.00%	CIRCULAR	30	ADS
B5	710.00	B4	705.10	197.44	2.48%	CIRCULAR	30	ADS
B6	722.10	B5	715.40	286.59	2.34%	CIRCULAR	18	ADS
B7	723.18	B6	722.20	94.64	1.03%	CIRCULAR	18	HDPE
BB2	715.00	BB1	714.00	25.29	3.95%	CIRCULAR	18	HDPE
CC01	706.90	I4	703.50	149.12	2.28%	CIRCULAR	18	HDPE
D1	716.70	A5	715.90	58.25	1.37%	CIRCULAR	18	ADS
D2	717.60	D1	716.80	25.00	3.20%	CIRCULAR	18	ADS
DD01	706.90	I4	703.50	101.97	3.33%	CIRCULAR	18	HDPE
E1	721.50	A8	719.50	27.49	7.28%	CIRCULAR	18	ADS
EE1	708.11	I6	707.85	45.63	0.57%	CIRCULAR	30	ADS
EE2	711.90	EE1	708.11	122.92	3.08%	CIRCULAR	30	ADS
EE3	713.10	EE2	712.00	62.77	1.75%	CIRCULAR	18	HDPE
F1	727.50	A9	727.10	25.00	1.60%	CIRCULAR	18	ADS
G1	708.80	B3	706.60	36.60	6.01%	CIRCULAR	18	ADS
G2	710.40	G1	708.90	25.50	5.88%	CIRCULAR	18	ADS
GG2	726.00	GG1	721.50	92.47	4.87%	CIRCULAR	18	HDPE
H1	711.50	B5	710.00	290.47	0.52%	CIRCULAR	30	HDPE
H2	714.70	H1	711.60	187.09	1.66%	CIRCULAR	30	ADS
H3	716.80	H2	714.80	130.44	1.53%	CIRCULAR	30	HDPE

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
HH2	743.80	HH1	743.50	28.40	1.06%	CIRCULAR	24	ADS
HH3	744.50	HH2	743.90	29.21	2.05%	CIRCULAR	18	ADS
HH4	746.00	HH3	744.60	27.53	5.09%	CIRCULAR	18	ADS
I2	696.90	I1	696.00	41.05	2.19%	CIRCULAR	36	ADS
I3	699.10	I2	698.80	25.00	1.20%	CIRCULAR	36	ADS
I4	702.50	I3	699.20	140.91	2.34%	CIRCULAR	30	HDPE
I5	703.10	I4	702.60	37.66	1.33%	CIRCULAR	30	HDPE
I6	707.40	I5	703.20	132.50	3.17%	CIRCULAR	30	HDPE
I7	708.80	I6	707.50	59.52	2.18%	CIRCULAR	24	ADS
I8	709.20	I7	708.90	25.00	1.20%	CIRCULAR	18	ADS
J1	700.60	I2	698.60	68.59	2.92%	CIRCULAR	18	ADS
J2	709.90	J1	700.70	212.86	4.32%	CIRCULAR	18	ADS
J3	710.50	J2	710.00	25.00	2.00%	CIRCULAR	18	ADS
J4	711.70	J3	710.60	40.72	2.70%	CIRCULAR	18	ADS
J5	712.10	J4	711.80	24.99	1.20%	CIRCULAR	18	ADS
J6	713.90	J5	712.10	149.95	1.20%	CIRCULAR	18	ADS
J7	715.60	J6	714.00	151.24	1.06%	CIRCULAR	18	ADS
J8	716.70	J7	715.70	81.86	1.22%	CIRCULAR	18	ADS
J9	717.10	J8	716.80	25.35	1.18%	CIRCULAR	18	ADS
K1	717.00	J7	716.60	25.00	1.60%	CIRCULAR	18	ADS
KK02	732.00	KK01	731.18	53.59	1.53%	CIRCULAR	18	ADS
L2	719.40	L1	719.00	56.59	0.71%	CIRCULAR	18	HDPE
L3	726.10	L2	719.50	90.37	7.30%	CIRCULAR	18	ADS
L4	726.70	L3	726.20	25.00	2.00%	CIRCULAR	18	ADS
L5	727.80	L4	726.80	34.62	2.89%	CIRCULAR	18	ADS
L6	728.80	L5	727.90	25.00	3.60%	CIRCULAR	18	ADS
LL1	713.60	EE2	713.00	25.00	2.40%	CIRCULAR	18	ADS
LL2	714.20	LL1	713.70	35.60	1.40%	CIRCULAR	18	HDPE
M1	720.80	L2	720.10	25.00	2.80%	CIRCULAR	18	ADS
N2	723.10	N1	719.30	59.51	6.39%	CIRCULAR	18	HDPE
N3	731.10	N2	723.20	182.58	4.33%	CIRCULAR	18	ADS
N4	731.60	N3	731.20	25.00	1.60%	CIRCULAR	18	ADS
N5	732.00	N4	731.70	38.33	0.78%	CIRCULAR	18	ADS
N6	733.70	N5	732.60	146.43	0.75%	CIRCULAR	18	ADS
O2	719.20	O1	719.00	50.99	0.39%	CIRCULAR	30	HDPE

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
O3	720.00	O2	719.70	25.00	1.20%	CIRCULAR	24	ADS
P1	724.60	N2	724.10	25.00	2.00%	CIRCULAR	18	ADS
Q1	735.80	N5	734.40	25.00	5.60%	CIRCULAR	18	ADS
R2	720.00	R1	719.00	70.12	1.43%	CIRCULAR	30	HDPE
R3	724.90	R2	724.20	25.00	2.80%	CIRCULAR	24	ADS
R4	728.30	R3	725.00	183.18	1.80%	CIRCULAR	18	ADS
R5	728.90	R4	728.40	43.89	1.14%	CIRCULAR	18	ADS
R6	730.40	R5	729.00	141.18	0.99%	CIRCULAR	18	ADS
R7	732.20	R6	730.50	78.04	2.18%	CIRCULAR	18	ADS
R8	734.20	R7	732.30	82.34	2.31%	CIRCULAR	18	ADS
R9	734.70	R8	734.30	25.00	1.60%	CIRCULAR	18	ADS
S1	731.00	R4	730.00	25.00	4.00%	CIRCULAR	18	ADS
S2	732.00	S1	731.10	50.50	1.78%	CIRCULAR	18	ADS
T1	731.00	R6	730.50	25.00	2.00%	CIRCULAR	18	ADS
U2	717.66	U1	717.36	75.35	0.40%	CIRCULAR	18	ADS
V1	701.40	B2	701.00	25.00	1.60%	CIRCULAR	24	ADS
V2	704.90	V1	701.50	132.51	2.57%	CIRCULAR	18	HDPE
V3	706.83	V2	705.00	112.00	1.63%	CIRCULAR	18	HDPE
W1	709.50	Y2	707.00	41.48	6.03%	CIRCULAR	18	ADS
X2	701.10	X1	701.00	2.99	3.35%	CIRCULAR	30	ADS N12
X3	701.50	X2	701.10	237.29	0.17%	CIRCULAR	18	ADS N12
X4	702.60	X3	701.50	306.91	0.36%	CIRCULAR	18	HDPE
X5	703.00	X4	702.60	22.61	1.77%	CIRCULAR	18	HDPE
Y2	698.00	Y1	696.00	40.80	4.90%	CIRCULAR	18	ADS
Y3	719.50	Y2	710.00	237.61	4.00%	CIRCULAR	18	ADS
Z1	712.90	J5	712.10	39.06	2.05%	CIRCULAR	18	ADS
Z2	714.50	Z1	713.00	142.37	1.05%	CIRCULAR	18	HDPE
Z3	718.30	Z2	714.60	153.52	2.41%	CIRCULAR	18	HDPE

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

ENGINEERING CRUNK

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1	08/29/22	
2	09/13/22	
3	03/16/23	

04/04/23 21022

C6.5

STORM STRUCTURE & PIPE TABLES

Drawing Path: P:\2021\21022 - Jim Baker Property\Dwg\Construction\Waterford - Single Family\C6.5-STR.dwg

OWNER AFFIDAVIT
CITY OF COLUMBIA, TENNESSEE

I/we, M/I Homes of Nashville, LLC (David M. Cumming, Vice President)
(Print Name(s) in Full)

being duly sworn, depose and say(s) that I/we am/are the owner(s) of the property described as:

Tax Map 113, Parcel 80.50
(Property Parcel/Tax ID Number)

and located at:

2643 Pulaski Hwy., Columbia, TN 38401
(Street Address)

am fully aware of the request for development approval in the City of Columbia, Tennessee. Furthermore, I/we hereby appoint:

Wilson & Associates – Joey Wilson, Aaron Casados and Radeana Owens
(Print Name(s) in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

725 Cool Springs Blvd Franklin TN 37067
Property Owner Mailing Address

City, State, & Zip

Subscribed and sworn to before me this 6th day of May, 2026

Notary Public

My Commission Expires: 3/5/2030

KAYLEE HARMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030

CD-3L Zoning
44 Single Family Homes

Cayce Place

6218 Cayce Lane, Columbia, TN

1" = 60 feet

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50' Heavily Landscaped Buffer

Open Space
0.84 Acres

Detention Basin
1.79 Acres

Open Space
0.26 Acres

Youth Soccer Field

Open Space / Park
2.31 Acres

Open Space
2.67 Acres

Open Space
1.75 Acres

Detention Basin
0.90 Acres

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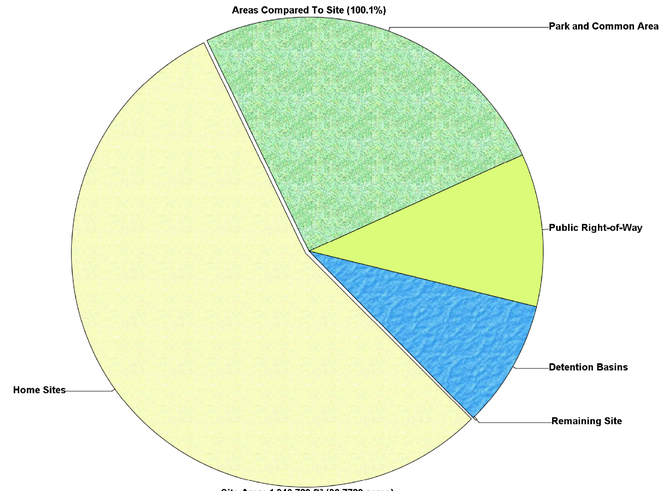
KCS

KCS Property, LLC
1985 Ridgecrest Drive
Columbia, TN 38401

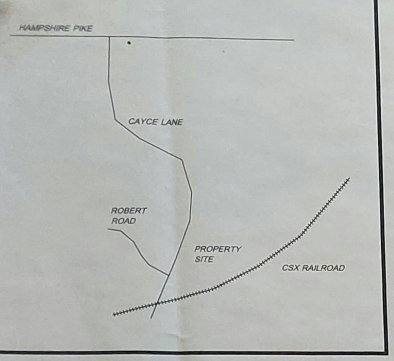


Site Area: 1,340,729 ft² (30.7789 acres)

Remaining Site.....	-0.1%	-1,481 ft²	(-0.0340 acres)
Detention Basins....	8.8%	118,201 ft²	(2.7135 acres)
Public Right-of-Way.	10.5%	141,412 ft²	(3.2464 acres)
Park and Common Area	25.4%	340,735 ft²	(7.8222 acres)
Home Sites.....	55.3%	741,862 ft²	(17.0308 acres)

Landmark Engineering Group, Inc.

LandMentor



LOCATION MAP (N.T.S.)

General Notes:

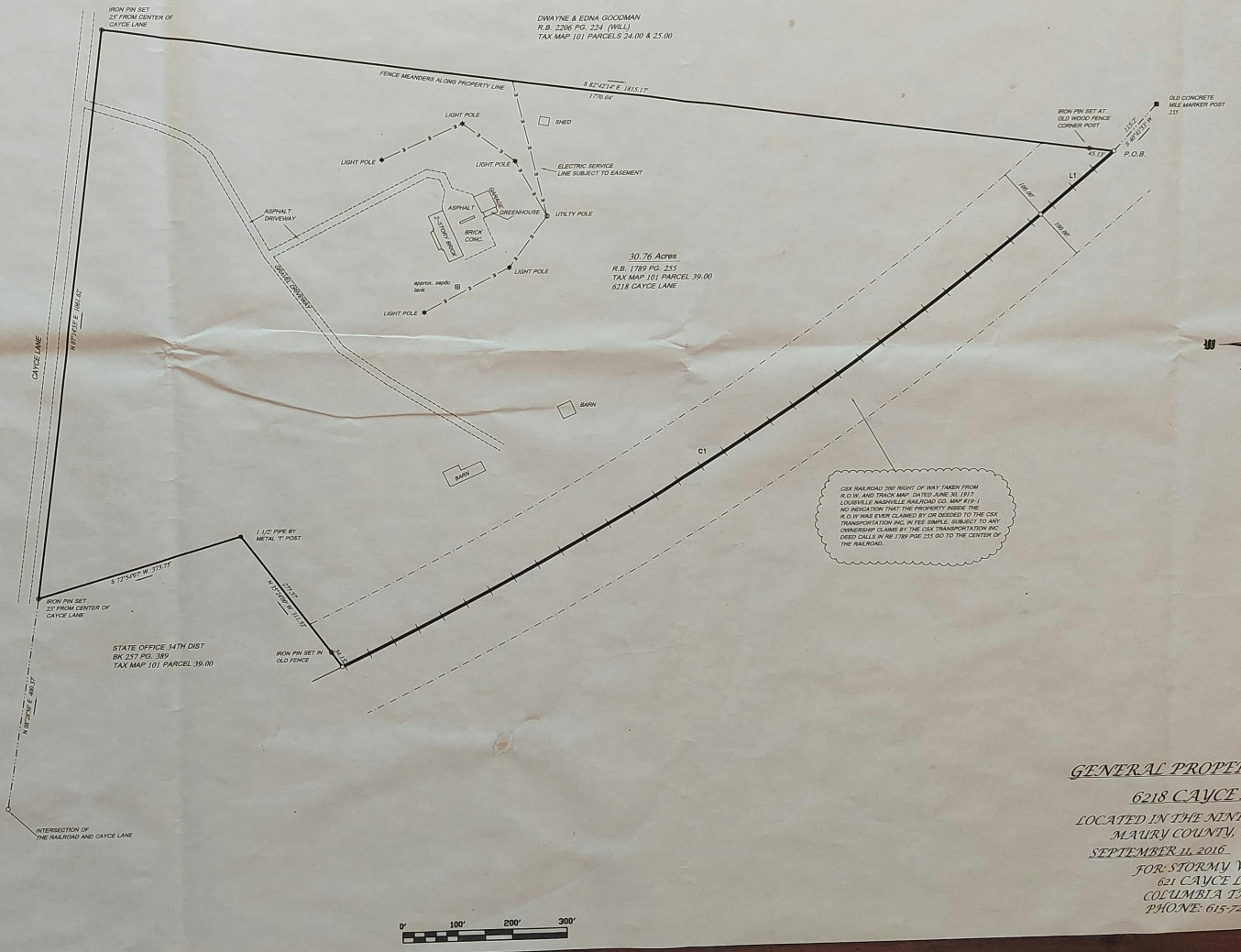
Area: 30.76 Acres
This tract is not in a Flood Hazard Area
(Reference: F.I.R.M. Map 47119C0280E)
Iron pins placed or found on all corners unless noted.
This plat represents the property recorded in:
R.B. 1789, Pg. 255
Subject to a 10' wide sewer easement
recorded in RB 1622 Pg. 741
Subject to a water line easement
recorded in bk 379 pg. 427

NOTE: THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND/OR RESTRICTIONS THAT MAY EXIST, WRITTEN OR UNWRITTEN.

THE LOCATION & SIZE OF THE UNDERGROUND UTILITIES SHOWN ARE BASED UPON FIELD OBSERVATION OF ABOVE GROUND APPURTENANCES AND MARKINGS, AND SHOULD BE VERIFIED BY THE UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1528.36'	5674.41'	15°25'56"	S 56°08'55" W	1523.75'

LINE	BEARING	DISTANCE
L1	S 48°04'58" W	43.74'



LEGEND

- PNS POINT NOT SET
- IPS IRON PIN SET (5/8" REBAR W/CAP)
- IPF IRON PIPE FOUND
- CM CONCRETE MONUMENT
- ES EXISTING STONE
- SSMH SANITARY SEWER MANHOLE
- WM WATER METER
- PP POWER POLE
- WFP WOOD FENCE POST

T. L. S. R.L.S. #2312

THIS IS A CATEGORY IV SURVEY

I HEREBY CERTIFY THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION

MICHAEL D. LOWE R.L.S. No. 2312

MICHAEL D. LOWE REGISTERED LAND SURVEYOR XVI AGRICULTURE TENNESSEE No. 2312

TELLICO LAND SURVEYING L.L.C.
195 H and H Road
Tellico Plains, Tennessee 37385
Telephone (423) 253-5439

GENERAL PROPERTY SURVEY

6218 CAYCE LANE

LOCATED IN THE NINTH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

SEPTEMBER 11, 2016 JOB No. 16-099

FOR: STORMY WALKER
621 CAYCE LANE
COLUMBIA TN 38402
PHONE: 615-720-8039

MAP No. C-240

April 24, 2026

Blake Seeberger
KCS Property, LLC
1985 Ridgecrest Drive
Columbia, TN 38401
Sent via email: BSeeberger@kcsllc.com

RE: **Water Availability Letter** Expires: 4/24/2027
6218 Cacye Lane – 60 Units
Tax Map 101, Parcel 39
Columbia, TN

Dear Mr. Seeberger:

Columbia Power & Water Systems ("the Utility"/CPWS) is a municipality 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 updated development proposal consists of up to 60 single-family residential units. New Water Service (NWS) Fees have been paid by the applicant which initiates Design Review and Coordination with CPWS. As such, this Water Availability Letter will expire in one-year to provide time for the design and review process.

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.
- 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.
- Domestic waterline connection will be made to the existing 12-inch water main located on Cayce Lane.
- Minimum size 8-inch diameter, looped water mains will be required throughout the development.
- Available fire flow capacity is up to 1,000 gpm.
- The above request translates to a 60 Single Family Unit (SFU) flow demand equivalent.
- 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.
    - 60 Service Meters (3/4" size)
    - Two (2) Landscape Irrigation Meters (3/4" size)
- 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 deeded over to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval).

The next steps in the process to obtain water service from CPWS are as follows:

- 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, surface improvements, and landscaping.
    - 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.
- 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 at time of application for Building Permit.
    - Applicants will be charged Impact Fees and Meter Fees in effect at time of payment.
    - See CPWS website for schedule of impact fees and planned fee escalations.
    - 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.
    - No water meters will be placed prior to payment of Impact Fees.
- An estimate of anticipated meter costs and impact fees for this project is provided below for planning purposes (fees noted below are effective 7/1/26):

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Service Meter Cost	60	$540	$32,400
¾" Irrigation Meter Cost	2	$540	$1,080
Current Impact Fee for ¾" Service Meter	62	$6,000	$372,000
Estimate of Impact and Meter Fees =			**$405,480**

- 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: Michael Shamsie, Landmark Engineering Group
Bart Anderson, CPWS
Eric King, Inflo Design Group
File 22-096

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: May 7th 2026
Name: Michael Shamsie, PE
Phone: 309.755.3400 ext 1200
Email: mike.shamsie@landgroup.biz
Address/Parcel ID: Tax Map 101, Parcel 39
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: Wood Frame
Enclosed Area (ft²): 60 homes, 2,000 sf each

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: 5/12/2026

Columbia Fire & Rescue can add up to 600gpm, with our tanker truck operation, to the gpm that CPWS can supply. If CPWS cannot supply the required fire flow, please contact our office to see how much can be added by Columbia Fire at the site in question.

CD-3L Zoning
60 Single Family Homes

Cayce Place

6218 Cayce Lane, Columbia, TN

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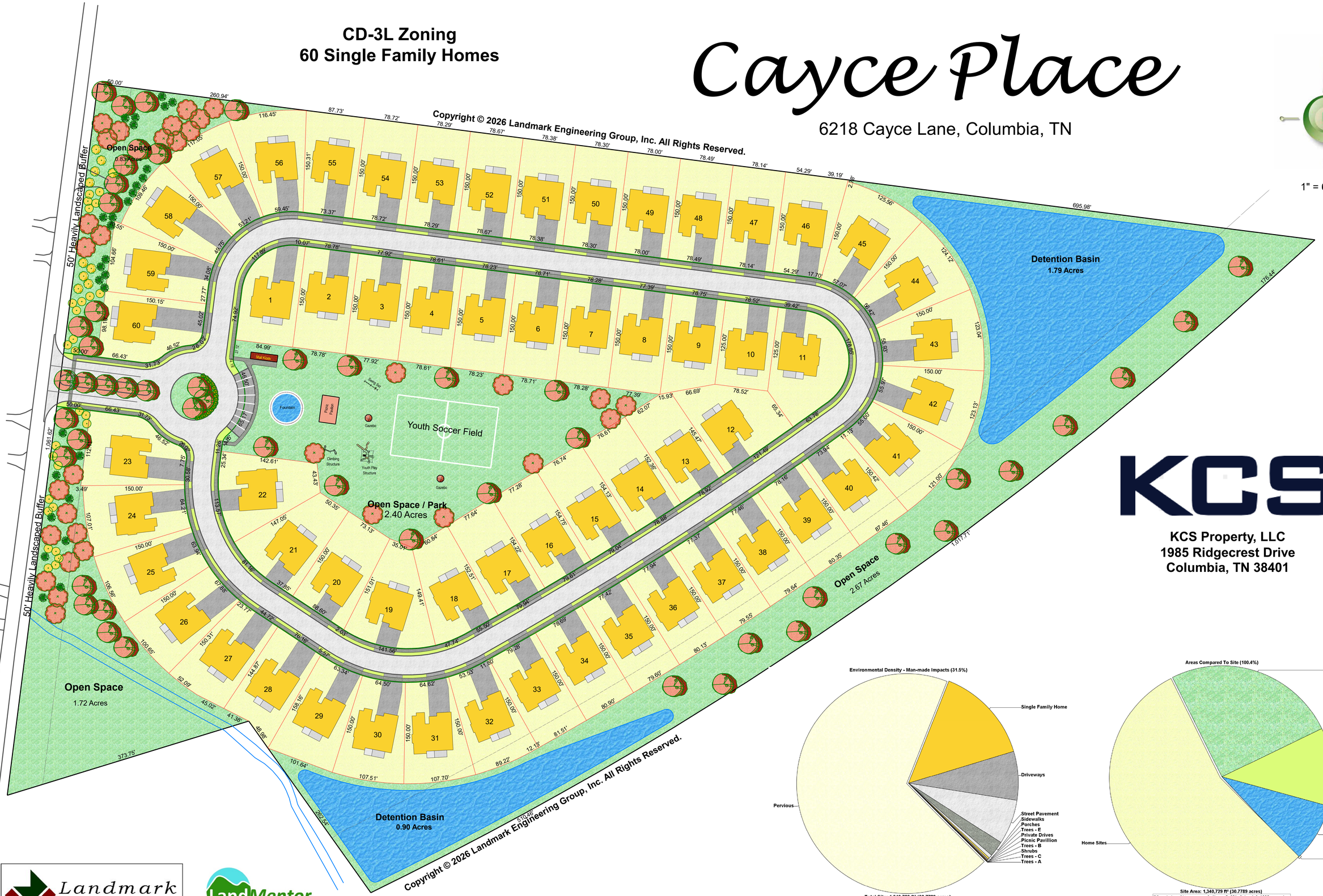
1" = 60 feet

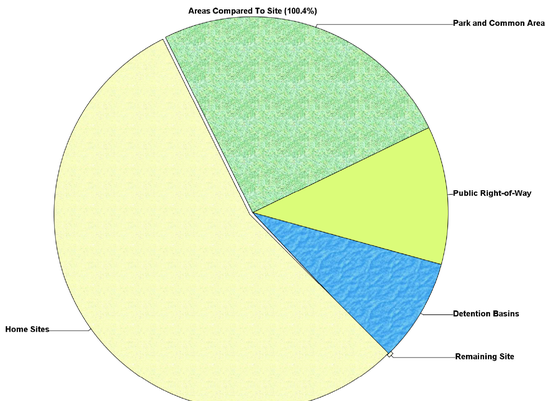


KCS

KCS Property, LLC
1985 Ridgecrest Drive
Columbia, TN 38401

Total Site: 1,340,729 ft² (30.7789 acres)

Trees - A	0.0%	273 ft²	(0.0063 acres)	Trees - C	0.0%	303 ft²	(0.0070 acres)
Shrubs	0.0%	459 ft²	(0.0105 acres)	Trees - B	0.1%	996 ft²	(0.0229 acres)
Picnic Pavillion	0.1%	1,000 ft²	(0.0230 acres)	Private Drives	0.2%	2,379 ft²	(0.0546 acres)
Trees - E	0.2%	3,335 ft²	(0.0766 acres)	Porches	0.5%	6,850 ft²	(0.1573 acres)
Sidewalks	2.3%	30,795 ft²	(0.7070 acres)	Street Pavement	6.6%	88,038 ft²	(2.0211 acres)
Driveways	7.2%	96,207 ft²	(2.2086 acres)	Single Family Home	14.3%	191,595 ft²	(4.3984 acres)
Pervious	68.5%	918,499 ft²	(21.0858 acres)				



Site Area: 1,340,729 ft² (30.7789 acres)

Remaining Site	-0.4%	-5,831 ft²	(-0.1339 acres)
Detention Basins	8.7%	116,611 ft²	(2.6770 acres)
Public Right-of-Way	11.4%	152,683 ft²	(3.5051 acres)
Park and Common Area	25.2%	337,664 ft²	(7.7517 acres)
Home Sites	55.2%	739,602 ft²	(16.9789 acres)

Landmark Engineering Group, Inc.

LandMentor

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CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

3 February 2026

Blake Seeberger
KCS Property, LLC
1985 Ridgecrest Dr
Columbia, TN 38401-7272

RE: 6218 Cayce Lane, Columbia, TN 38401; Cayce Place

Blake,

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

File No.: 2022-06-269 Agent ID: 6354.1.72.42

LEGAL DESCRIPTION - EXHIBIT A

Being in the Ninth (9th) Civil District of Maury County Tennessee in the city limits of Columbia Tennessee.

Beginning at a point in the center of the CSX Railroad, said point is located S 40°41'33" W a distance of 115.2" from an old concrete mile marker post (235).

Thence with the center of the railroad S 48°04'58" W a distance of 176.44; Thence with a curve with an arc length of 1528.36 with a radius of 5674.41 with a chord bearing of S 56°08'55" W with a chord length of 1523.75 to a point in the center of the railroad; Thence leaving the railroad and running with the land of the TDOT 34th District N 35° 24'00" W a distance of 34.15 to a iron pin set in an old fence running parallel to the railroad; Thence N 35°24'00" W a distance of 277.37 to a 1 1/2" pipe; Thence S 72°54'07" W a distance of 373.75 to a iron pin set in the East line of Cayce Lane; Thence running with the east line of Cayce Lane N 07°14'55" E a distance of 1061.62 to a iron pin set. Thence leaving Cayce Lane and running with the line of Goodman S 82°42'14" E a distance of 1770.04 to a iron pin set at an old Wood Fence Post; Thence S 82°42'14"E a distance of 45.13 to the point of beginning having an area of 30.76.

Being the same property conveyed to KCS Property LLC, a Tennessee Limited Liability Company by virtue of a deed recorded on September 30, 2022 at 10:42am as Instrument #22018670 in Book R2877, Page 600 in the official records of the Maury County Register of Deeds.

6218 Cayce Lane Statement of Compliance with Comprehensive Plan

CONSISTENCY with the COMPREHENSIVE PLAN:

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

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

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

Michael Shamsie, P.E.

May 7th 2026
Date

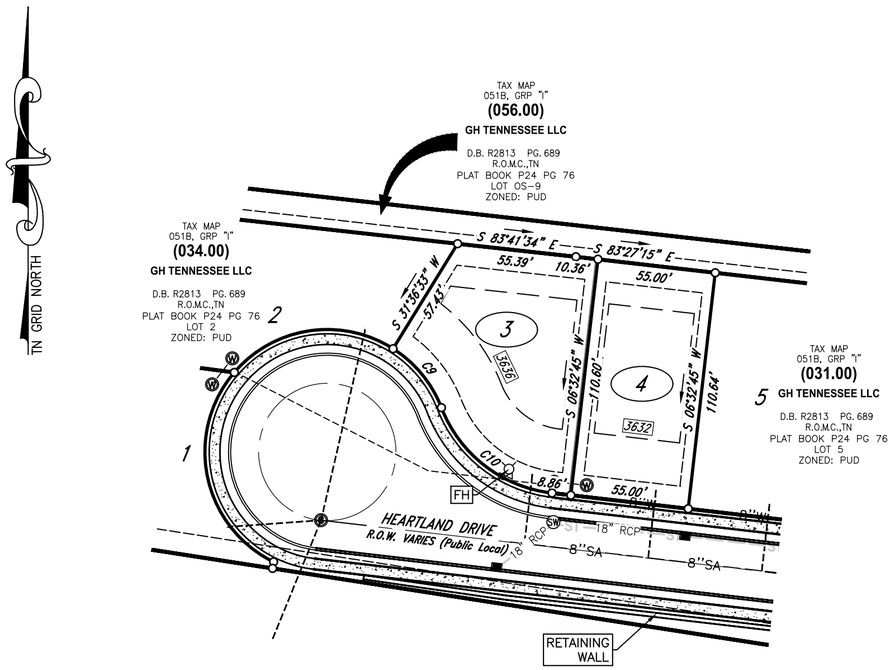
May 14th 2026

Description of Requested Zone

30.67 Acres
6218 Cayce Lane
Columbia, TN

The requested zoning is CD-3L Suburban Neighborhood which is compatible with the surrounding residential properties and subdivisions. The 30.67 acres has one structure on it and will developed with approximately 44 homes which is in accordance with CD-3L zoning.

Michael Shamsie, P.E.



LOT AREA TABLE

LOT	SQ. FT.	ACRES
3	7,538.1	0.17
4	6,084.2	0.14

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C9	57.00'	36.12'	35.52'	S 39°23'07" E	36°18'24"
C10	63.00'	68.37'	65.07'	S 52°19'22" E	62°10'55"

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

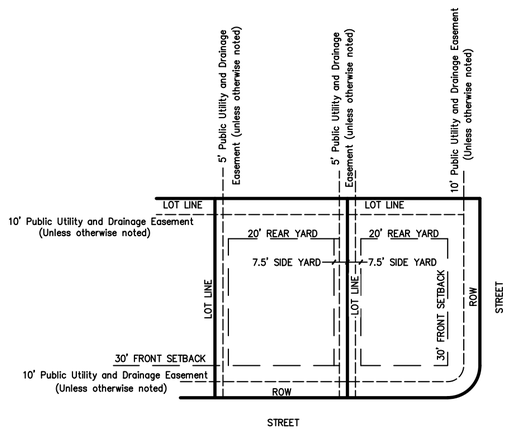
(IN FEET)
1 inch = 50' ft.

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 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. 051, Parcel No. 006.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: P24, Page 76
9. Deed reference: Book R2813, Page 689
10. Bearings based on: Tennessee State Plane, NAD 83.
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. 47119C0180E, 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.

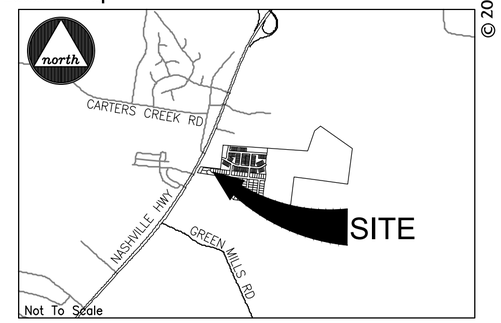
Legend

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



SUBDIVISION
TYPICAL LOT LAYOUT

Location Map



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PURPOSE NOTE:
The purpose of this plat is to revise the shared property between existing single family lots 3 & 4.

GENERAL NOTE:
The recording of this plat vacates, voids, and supercedes lots 3 & 4 as shown on previous plat of record, P24 Page 76.

DRIVEWAY NOTE:
All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: 04-03-2025
DEED BOOK: R3058 PAGE: 193-199

SITE DATA:

PARCEL NUMBER:
TAX MAP 051B, GROUP "I", PARCEL 032.00 & 033.00

DEED BOOK:
R2813, PAGE 689

PLAT BOOK:
P24, PAGE 76

PARCEL ADDRESS:
3632 & 3636 HEARTLAND DRIVE

EXISTING ZONING:
PUD(MIXED USE - RESIDENTIAL, MULTIFAMILY, COMMERCIAL)
RS6-PUD PER PRELIMINARY PLAT

BUILDING SETBACKS:
FRONT - 30'
SIDE - 7.5'
REAR - 20'

ACREAGE OF PARCEL(EXISTING):
± 0.17 ACRES - 7,427.5 S.F. - LOT 3
± 0.14 ACRES - 6,194.8 S.F. - LOT 4

PROPERTY OWNER:
GH TENNESSEE LLC
C/O BARTON CREEK PLAZA III
3815 SOUTH CAPITAL OF TEXAS HWY STE 275
AUSTIN TX, 78704

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 R2813, Page 689, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date GH Tennessee, LLC

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, STREET SIGNS, AND UTILITIES

I hereby certify that the streets, drainage, and utilities designated in McClure Farms, Phase 1B, Revision to Lots 3 & 4 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 APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled McClure Farms, Phase 1B, Revision to Lots 3 & 4 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date Columbia Power & Water Systems
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date Secretary, Planning Commission
Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

5/16/26 Allen B. O'Leary TN RLS #1987
Date Allen B. O'Leary Number

Register of Deed Recording Stamp

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

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

Client
DRB GROUP
4068 RURAL PLAINS CIRCLE
SUITE 200
FRANKLIN, TN 37064

FINAL PLAT
MCCLURE FARMS, PHASE 1B, REVISION TO LOTS 3 & 4
3636 & 3632 HEARTLAND DRIVE, COLUMBIA, TN

DATE	REVISIONS

Drawn: EB
Checked: AO
Approved: AO
Date: 05-18-2026

Job. no. 23572-1
Scale: Vertical: 1" = 50' Horizontal:

1 of 1

FILE: J:\WES_Engineers_Surveyors 2023\23572 - McClure Farms - Smith\23572-1 Britsland Homes\Dwg\Survey\02 - Final Plat\23572-1 - McClure Farms - P1B - Final Plat - Lots 3-4.dwg

May 18, 2026

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

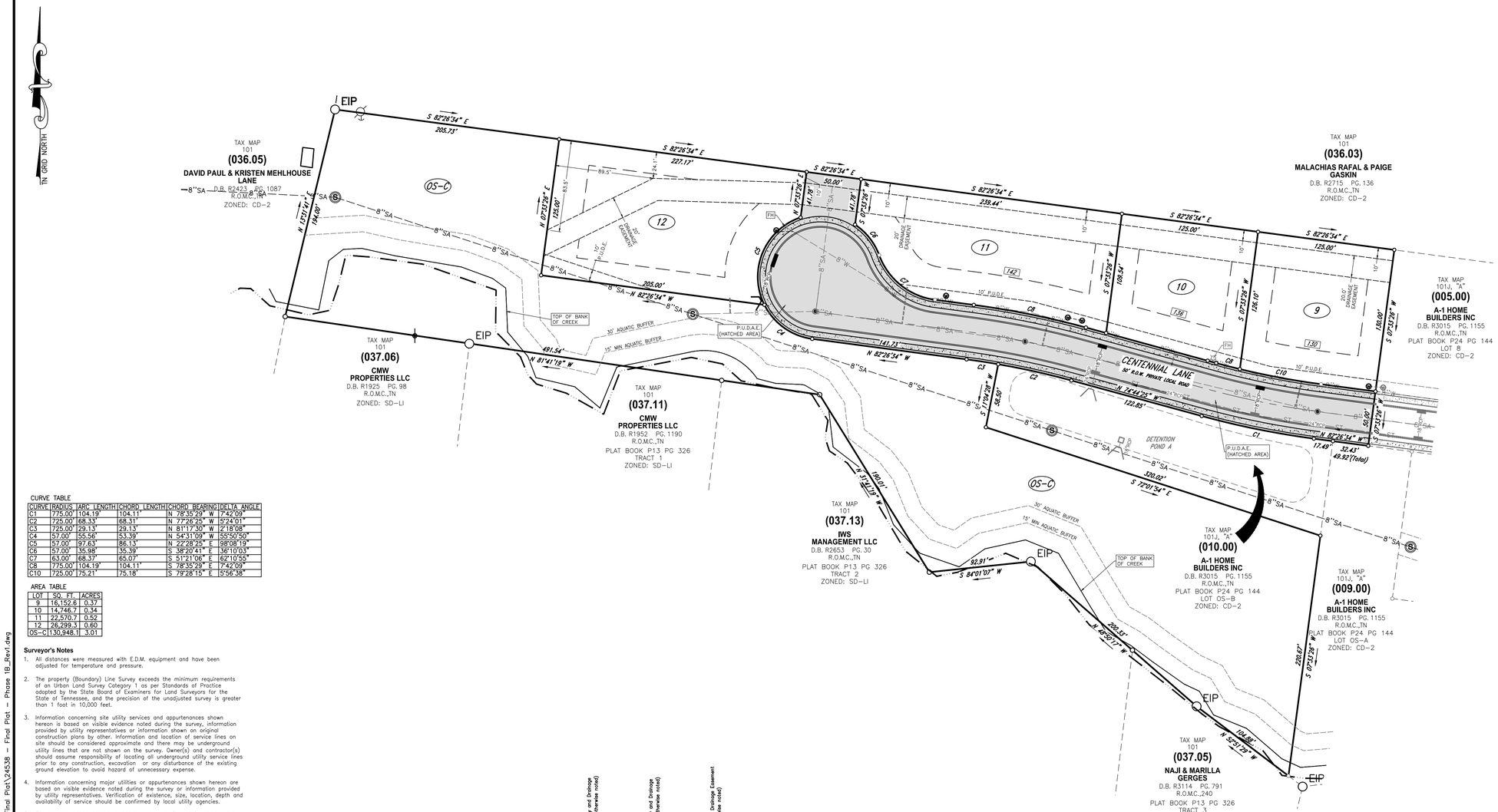
RE: **Project Name: McClure Farms Phase 1B, Revision to Lots 3 & 4 Final Plat**
City of Columbia Staff Review Submittal

On behalf of GH Tennessee, LLC, the owner of these 2 single family lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

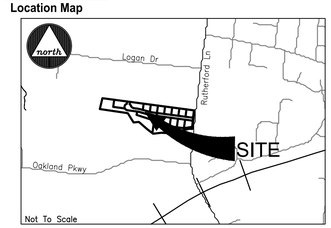
If you have any questions or comments with this submittal, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

Allen B. O'Leary, RLS
Principal



Location Map



© 2026

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	775.00'	104.19'	104.11'	N 78°35'29" W	7°42'09"
C2	725.00'	68.33'	68.31'	N 77°26'25" W	5°24'01"
C3	725.00'	29.13'	29.13'	N 81°17'30" W	2°18'08"
C4	57.00'	55.56'	53.39'	N 54°31'09" W	55°50'50"
C5	57.00'	97.63'	86.13'	N 22°28'25" E	98°08'19"
C6	57.00'	35.98'	35.39'	S 38°20'41" E	36°10'03"
C7	63.00'	68.37'	65.07'	S 51°21'06" E	62°10'55"
C8	775.00'	104.19'	104.11'	S 78°35'29" E	7°42'09"
C10	725.00'	75.21'	75.18'	S 79°28'15" E	5°56'38"

AREA TABLE

LOT	SQ. FT.	ACRES
9	16,152.6	0.37
10	14,746.7	0.34
11	22,570.7	0.52
12	26,299.3	0.60
OS-C	130,948.1	3.01

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 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. 101, Parcel No. 036.06, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: N/A
9. Deed reference: Book R3015, Page 1155
10. Bearings based on: Tennessee State Plane, NAD 83.
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. 47119C0280E, 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.

Legend

EIP	Iron Rod/Pipe Found	Fire Hydrant	Area Drain	Gas Valve	Handicap Parking	Adjoining Property Line	Edge of Water	OHE	Overhead Electric Line
IPS	Iron Rod Set	Water Meter	Cable Manhole	Light Pole	Bollard	Subject Property Line	Ditch / Creek Centerline	OHT	Overhead Telephone Line
ECM	Concrete Monument Existing	Water Valve	Electric Manhole	Power Pole	Water Spigot	Easement Line	Minor Contour Line	UG	Underground Utility Line
MAG	Mag Nail	Water Reducer	Telephone Manhole	Telephone Pole	Mailbox	Building Setback Line	Index Contour Line	UGC	Underground Cable Line
	Fence Post	Post Indicator Valve	Water Manhole	Guy Pole	Evergreen Tree	Centerline	Gas Line	UGE	Underground Electric Line
	T-Post	Clean Out	Electric Meter	Power Pole	Deciduous Tree	Edge of Pavement	Sanitary Sewer Line	UGT	Underground Telephone Line
	Bench Mark	Sanitary Sewer Manhole	Electric Riser	Guy Wire	Bush	Edge of Gravel	Water Line	FM	Forced Main Line
	Stake Found	Storm Sewer Manhole	Cable Riser	Flag Pole		Fence Line	Storm Sewer Line	0000	Lot Address Label
		Curb Inlet	Telephone Riser	Sign		Landscape	Overhead Utility Line		
		Catch Basin	Gas Meter	Parking Block		Woods / Tree line	Overhead Cable Line		

PURPOSE NOTE: The purpose of this plat is to create 4 single family lots.
DRIVEWAY NOTE: All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.
STORMWATER MANAGEMENT AGREEMENT: RECORDED: 08-18-2025 DEED BOOK: R3090 PAGE: 556-561

PARCEL NUMBER:
TAX MAP 101, PARCEL 036.06

DEED BOOK:
R3015, PAGE 1155

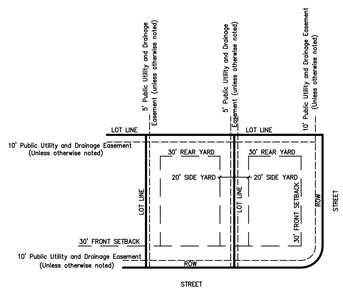
PARCEL ADDRESS:
415 RUTHERFORD LANE
COLUMBIA, TN 38401

PROPERTY OWNER:
A-1 HOME BUILDERS
2020 FIELDSTONE PKWY
SUITE 900-220
FRANKLIN, TN 37069

EXISTING ZONING:
CD-2

BUILDING SETBACKS:
FRONT – 10'(MINOR)
SIDE – 20'
REAR – 30'

ACREAGE OF PARCEL:
±5.67 ACRES = ±246,847 S.F. – PHASE 1B



SUBDIVISION
TYPICAL LOT LAYOUT
(NOT TO SCALE)

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED A PUBLIC UTILITY, AND DRAINAGE EASEMENT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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 *see below, Page *see below, 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.

Book Number R3015, Page 1155

Date — A-1 HOME BUILDERS INC

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, STREET SIGNS, AND UTILITIES

I hereby certify that the streets, drainage, and utilities designated in Woodward Estates, Phase 1B 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 APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date — Maury County E-911, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date — Director of Wastewater Department, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Woodward Estates, Phase 1B has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date — Columbia Power & Water Systems, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date — Secretary, Planning Commission, Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

5/18/26 (Date) — Allen B. O'Leary (Number) — TN RLS #1987

Register of Deed Recording Stamp

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

Client
A-1 HOME BUILDERS INC
2020 FIELDSTONE PKWY
SUITE 900-220
FRANKLIN, TN 37069

FINAL PLAT
WOODWARD ESTATES, PHASE 1B
COLUMBIA, TN

REVISIONS	DATE

Drawn: EB
Checked: AO
Approved: AO
Date: 05-18-2026

Job. no. 24538
Scale: Vertical: 1" = 50' Horizontal:

1 of 1

FILE: J:\WES_Engineers_Surveyors 2024\24538 - Rutherford Lane Brandon Roberts - A1 Builders\Dwg\Survey\02 - Final Plat\24538 - Final Plat - Phase 1B_Rev1.dwg

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

_____, 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.

PROJECT	
Completed by the Developer	*Completed by the City*
A-1 Home Builders, Inc. DEVELOPER NAME	
Brandon Robertson AUTHORIZED AGENT NAME	CITY ENGINEER
 SIGNATURE	SIGNATURE
10/13/25 DATE	DATE
2020 Fieldstone Pkwy STREET Ste. 900-220	
Franklin, TN 37069 CITY, STATE, ZIP	
(701) 231-9917 PHONE	
Brandon Robertson EMAIL	
Attest	*Attest*
Nick Robertson ATTEST NAME	ATTEST NAME
 ATTEST SIGNATURE	ATTEST SIGNATURE
10/13/25 DATE	DATE

May 18, 2026

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

RE: **Project Name: Woodward Estates, Phase 1B, Final Plat**
City of Columbia Staff Review Submittal

On behalf of A-1 Home Builders Inc, the owner of these 4 proposed single family lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

If you have any questions or comments with this submittal, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

Allen B. O'Leary, RLS
Principal

HERITAGE GREEN

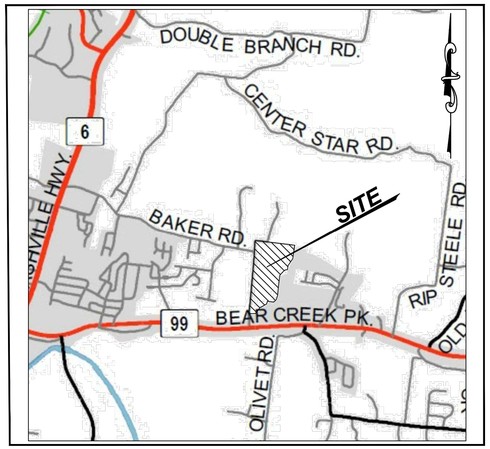
PRELIMINARY PLAT - REVISION

MAP 74, PARCEL 37.00
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET SCHEDULE:

PP0.0	COVER SHEET
PP1.0	ALTA SURVEY
PP1.1	ALTA SURVEY
PP2.0	OVERALL PRELIMINARY PLAT
PP2.1	PRELIMINARY PLAT
PP2.2	PRELIMINARY PLAT
PP3.0	CIVIC SPACE PEDESTRIAN SHED PLAN
PP3.1	CIVIC SPACE PLAYGROUND PLAN
PP4.0	ROAD IMPROVEMENTS & DETAILS
PP5.0	TREE PRESERVATION PLAN

SITE LOCATION MAP:
N.T.S.



SITE DATA:

MAP & PARCEL: MAP 74, PARCEL 37
EXISTING ZONING: CD3
AREA: 98.7 AC (4,297,725.5 SQFT)

OWNER

GREEN TRAILS, LLC.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: RICK DECKBAR
RICK@DECKBAR.COM
(615) 397-4513

APPLICANT/ENGINEER

LAND SOLUTIONS COMPANY, LLC.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: JENNIFER SPEICH
JENNIFER@LANDSOLUTIONSCO.NET
(615) 712-7497

FLOODNOTE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA MAP 47119C0190E, ZONE X DATED 4/16/2007

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

GARY LYNN CATHEY
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 111222
STATE OF TENNESSEE
5/18/2026

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
PRELIMINARY PLAT - REVISION
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PRE-APP PLAN DATE: 4/29/2026
- PLAN SUBMITTAL DATE: 5/18/2026

COVER SHEET

PP0.0

LSC 21001

CERTIFICATION OF SURVEY FOR ALTA/NSPS LAND TITLE SURVEYS

TO: (I) HARPETH VALLEY HOMES, LLC, AND (II) STEWART TITLE GUARANTY COMPANY

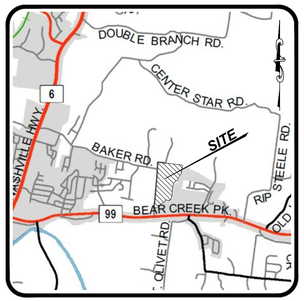
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(OBSERVED), 13, 14, 16, 17, 18, AND 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/13/21.

JOEY C. WILSON II, PE, RLS
TN PE NO. 106976
TN RLS NO. 2089
7/15/21

TN SPC83

GENERAL NOTES:

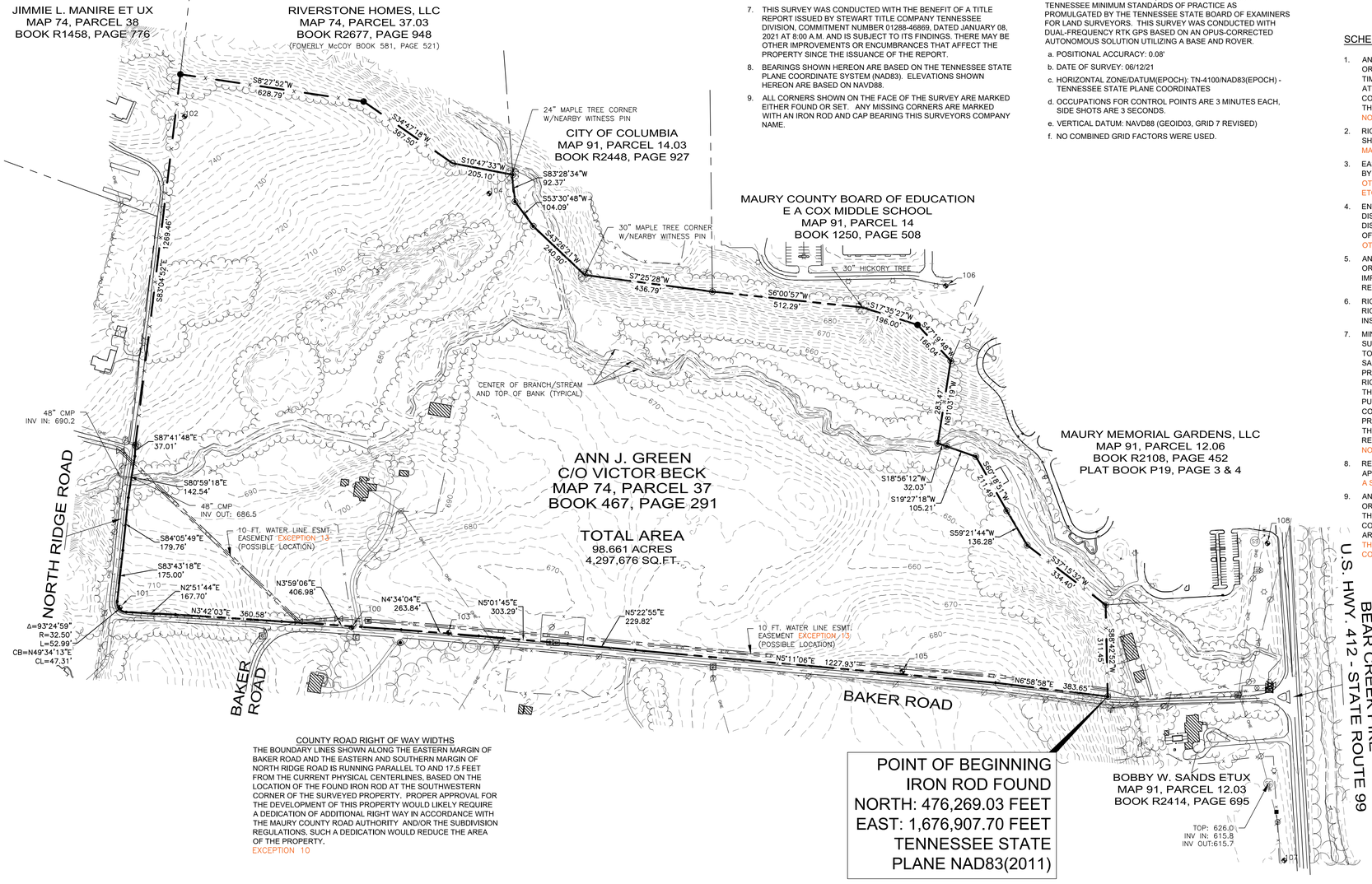
1. THE PURPOSE OF THIS SURVEY IS: ALTA/NSPS LAND TITLE SURVEY
2. THE ADDRESS OF THIS PROPERTY IS: 626 BAKER RD, COLUMBIA, TN
3. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 37, ON MAURY COUNTY TAX MAP 74. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE REMAINING PROPERTY DESCRIBED IN DEED BOOK 467, PAGE 291, REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
6. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE CLIENT AND IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, INSTITUTIONS OR SUBSEQUENT OWNERS OF THE SUBJECT PROPERTY.
7. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY STEWART TITLE COMPANY TENNESSEE DIVISION, COMMITMENT NUMBER 01288-46869, DATED JANUARY 08, 2021 AT 8:00 A.M. AND IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
8. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
9. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYORS COMPANY NAME.
10. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
11. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0190E, WITH AN EFFECTIVE DATE OF APRIL 16, 20076, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
12. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS BASED ON AN OPUS-CORRECTED AUTONOMOUS SOLUTION UTILIZING A BASE AND ROVER.
    a. POSITIONAL ACCURACY: 0.08'
    b. DATE OF SURVEY: 06/12/21
    c. HORIZONTAL ZONE/DATUM(EPOCH): TN-4100/NAD83(EPOCH) - TENNESSEE STATE PLANE COORDINATES
    d. OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
    e. VERTICAL DATUM: NAVD88 (GEOID03, GRID 7 REVISED)
    f. NO COMBINED GRID FACTORS WERE USED.
13. THE CONTOURS SHOWN HEREON WHERE DERIVED FROM LIDAR DATA [POST PROCESSED KINEMATIC (PPK) USING STATE PLANE COORDINATES AND VERTICAL DATUM GEOID 03], AND INCLUDE SEVERAL DIFFERENT LAND-COVER CLASSES WHICH HAVE BEEN COMPILED TO MEET OR EXCEED THE NATIONAL MAP ACCURACY STANDARDS (NMAS) OF A 2 FOOT EQUIVALENT CONTOUR INTERVAL AT 95 PERCENT CONFIDENCE LEVEL. THIS MEETS OR EXCEEDS A VERTICAL ACCURACY EQUAL TO NATIONAL STANDARDS FOR SPATIAL DATA ACCURACY (NSSDA) = 1.9600* 61(RMSE(Z)) (NORMALLY DISTRIBUTED ERROR) = 1.19 FT, AS SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) VERSION 1.0. RANDOM SHOTS TAKEN ACROSS THE SITE YIELD AN ACTUAL VERTICAL ACCURACY OF +/- 0.12 FT.
14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING AT THE TIME OF SURVEY.
15. THERE ARE NO KNOWN CHANGES TO THE STREET ROW AT THE TIME OF SURVEY.
16. THERE WAS NO EVIDENCE OF DELINEATED WETLANDS AT THE TIME OF SURVEY, HOWEVER, SHOWN ON THE SURVEY ARE STREAMS THAT ARE CLASSIFIED AS RIVERINE HABITATS R4SBC (ABOVE THE FORK) AND R2UBH (BELOW THE FORK). FURTHER DETAILS CAN BE FOUND ON THE WETLAND MAPPER WEBSITE. https://www.fws.gov/wetlands/data/mapper.html
17. THERE WAS NO EVIDENCE OF ENCROACHMENTS AT THE TIME OF SURVEY.



VICINITY MAP
NOT TO SCALE

SCHEDULE B-II EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. NOT A SURVEY MATTER
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. ALL OBSERVED OR OTHERWISE KNOWN UTILITIES, DRIVEWAYS, ROADS, ETC. ARE SHOWN ON THE SURVEY.
4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES. THERE ARE NO OBSERVED OR OTHERWISE KNOWN ENCROACHMENTS.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER
6. RIGHTS OF DOWER, HOMESTEAD, OR OTHER MARITAL RIGHTS OF THE SPOUSE, IF ANY, OF ANY INDIVIDUAL INSURED. NOT A SURVEY MATTER
7. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOT A SURVEY MATTER
8. RESTRICTIONS UPON THE USE OF THE PREMISES NOT APPEARING IN THE CHAIN OF TITLE TO THE LAND. NOT A SURVEY MATTER
9. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR THE ABOVE-DESCRIBED LEGAL DESCRIPTION. THE COMPANY DOES NOT REPRESENT OR INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND. THE AREA NOTED ON THE SURVEY IS ACCURATE AND CORRECT
10. TITLE TO THAT PORTION OF THE PREMISES, IF ANY, EMBRACED WITHIN THE BOUNDS OF ANY STREETS, ROADS, AND/OR HIGHWAYS. NO DOCUMENT PROVIDING THE RIGHT OF WAY WIDTHS OF BAKER ROAD AND NORTH RIDGE ROAD WAS PROVIDED OR FOUND IN THE RECORD. SEE THE NOTE ON THE SURVEY: "COUNTY ROAD RIGHT OF WAY WIDTHS"
11. UNRECORDED OPTION TO TENNESSEE VALLEY AUTHORITY AS SET FORTH IN DEED OF RECORD IN BOOK R467, PAGE 291, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. THE TVA TRANSMISSION LINE IS LOCATED WELL TO THE EAST / NORTHEAST OF THE SURVEYED PROPERTY. THE RIGHT OF WAY WAS TAKEN FROM THE PORTION OF PROPERTY EXCLUDED AS THE REVIS HARRIS, JR. ETAL PROPERTY BOOK R583, PAGE 318, ROMC.
12. MINERAL DEED OF RECORD IN DEED BOOK 283, PAGE 5, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. NOT A SURVEY MATTER
13. RIGHT OF WAY EASEMENT OF RECORD IN BOOK R1937, PAGE 936, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. THE EXISTING WATER LINES ARE SHOWN ON THE SURVEY. IT IS UNCLEAR WHICH OR IF ALL OF THOSE LINES ARE ASSOCIATED WITH THIS RECORD EASEMENT. SEE GENERAL NOTE 10
14. SUBJECT TO THE RIGHTS OF TENANTS IN POSSESSION OF THE PROPERTY, AS TENANTS ONLY, UNDER ANY UNRECORDED LEASES. NOT A SURVEY MATTER
15. APPLICATION FOR GREENBELT OF RECORD IN GB BOOK 2, PAGE 412, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. SUBJECT PROPERTY IS CURRENTLY ASSESSED UNDER GREENBELT OR AGRICULTURAL USE AND WILL BE SUBJECT TO A ROLL BACK TAX ASSESSMENT PURSUANT TO THE AGRICULTURAL, FOREST AND OPEN SPACE LAND ACT OF 1976 TCA SEC. 67-5-1001 ET. SEQ. UPON BREAKUP OF THE EXISTING PARCEL INTO PARCELS OF LESS THAN 15 ACRES OR CONVERSION OF USE. NOT A SURVEY MATTER
16. COUNTY OF MAURY TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, A LIEN NOT YET ASCERTAINABLE, DUE OR PAYABLE. NOT A SURVEY MATTER



POINT OF BEGINNING
IRON ROD FOUND
NORTH: 476,269.03 FEET
EAST: 1,676,907.70 FEET
TENNESSEE STATE
PLANE NAD83(2011)

COUNTY ROAD RIGHT OF WAY WIDTHS

THE BOUNDARY LINES SHOWN ALONG THE EASTERN MARGIN OF BAKER ROAD AND THE EASTERN AND SOUTHERN MARGIN OF NORTH RIDGE ROAD IS RUNNING PARALLEL TO AND 17.5 FEET FROM THE CURRENT PHYSICAL CENTERLINES, BASED ON THE LOCATION OF THE FOUND IRON ROD AT THE SOUTHWESTERN CORNER OF THE SURVEYED PROPERTY. PROPER APPROVAL FOR THE DEVELOPMENT OF THIS PROPERTY WOULD LIKELY REQUIRE A DEDICATION OF ADDITIONAL RIGHT WAY IN ACCORDANCE WITH THE MAURY COUNTY ROAD AUTHORITY AND/OR THE SUBDIVISION REGULATIONS. SUCH A DEDICATION WOULD REDUCE THE AREA OF THE PROPERTY.
EXCEPTION 10

CONTROL TABLE

POINT #	NORTHING	EASTING	DESC.	ELEV.
100	478835.55	1677141.87	IRON ROD	688.80
101	479621.46	1677210.14	IRON ROD	719.22
102	479401.70	1678878.13	IRON ROD	748.56
103	478505.53	1677124.94	IRON ROD	683.90
104	478368.40	1678616.37	IRON ROD	695.51
105	476965.83	1676993.69	IRON ROD	690.76
106	476818.71	1678302.42	10 IN. NAIL	703.88
107	475669.95	1676351.19	IRON ROD	623.87
108	475726.74	1677428.10	IRON ROD	630.18

PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES. NAD83(2011), NAVD88(GEOID03 GRID 7 REVISED), US SURVEY FT. NO DATUM ADJUSTMENT.

200 0 100 200 400
GRAPHIC SCALE: 1" = 200'

LEGEND

IRON PIN FOUND	BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	UNDERGROUND ELEC	UGE
IRON PIN SET	WATER METER	ELECTRIC MH	DECIDUOUS TREE	OVERHEAD ELEC	OHE
FENCE POST FOUND	WATER VALVE	LIGHT POLE	HANDICAP PARKING	GAS	4"G
FENCE POST SET	FIRE HYDRANT	UTILITY POLE	SIGN	COMMUNICATIONS	COM
CONC. MON. FOUND	SANITARY SEWER MH	GUY ANCHOR	TURN LANE MARKING	BOUNDARY	
CONC. MON. SET	SANITARY SEWER CO	COMMUNICATION BOX	MAIL BOX	CENTERLINE	
PK FOUND	AREA DRAIN	COMMUNICATION MH	CEMETERY	FENCE	X
PK SET	CURB INLET	GAS METER	SANITARY SEWER	8"SA	WATER FEATURE
NON MONUMENTED POINT	STORM MH	GAS VALVE	WATER	4"W	TREE LINE

NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WILSON&ASSOCIATES, P.C.
Engineering/Surveying/Environmental

TENNESSEE REGISTERED LAND SURVEYOR JOEY C. WILSON II 2089 AGRICULTURE SURVEY COMMERCE 7/15/21 TENNESSEE NO. 2089

ALTA/NSPS LAND TITLE SURVEY

MAP 74, PARCEL 37
626 BAKER ROAD - COLUMBIA
WILSON COUNTY, TENNESSEE
FOR: HARPETH VALLEY HOMES, LLC

DRAWN BY:	JEC
APPVD. BY:	JCW II
DATE	7/15/2021
PROJ. No.	21-1713
SCALE:	1" = 200'

SHEET No.
1 OF 2

LEGAL DESCRIPTION FROM TITLE COMMITMENT

LAND IN MAURY COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOCATED ONE-HALF MILE NORTHEAST OF COLUMBIA AND TWO AND ONE-HALF MILES SOUTHWEST OF DARKS MILL, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST SIDE OF THE COLUMBIA ROAD, CORNER OF A. E. EVANS LAND, RUNNING THENCE SOUTH 88° EAST 38.76 CHAINS TO A STAKE, SHIRLEY'S SOUTHEAST CORNER; THENCE WITH SHIRLEY'S LINE NORTH 39° EAST 9.49 CHAINS TO A STAKE, THE SOUTHWEST CORNER OF MRS. BLACKMAN'S FIVE-ACRE TRACT; THENCE EAST 11.78 CHAINS TO A STAKE IN THE BEAR CREEK ROAD, THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 30° EAST 5.43 CHAINS TO A STAKE, THENCE SOUTH 47° EAST 6.46 CHAINS TO A STAKE IN THE BEAR CREEK ROAD; THENCE WITH SAID LAST NAMED ROAD SOUTH 17° EAST 4.64 CHAINS; THENCE SOUTH 2-1/2° EAST 7.53 CHAINS TO A STAKE; THENCE WITH SAID LAST NAMED ROAD SOUTH 16-3/4° WEST 1.68 CHAINS TO A STAKE; THENCE WITH SAID LAST NAMED ROAD SOUTH 25-1/4° WEST 11.43 CHAINS; THENCE WITH SAID ROAD SOUTH 16-1/4° WEST 2.85 CHAINS TO A ROCK ON THE EDGE OF THE LAST NAMED ROAD; THENCE WITH REYNOLDS LINE NORTH 85° WEST 29.44 CHAINS TO A STAKE; THENCE NORTH 4-3/4° EAST 9.75 CHAINS TO A STAKE; REYNOLDS CORNER, THENCE SOUTH 82-1/2° WEST 7.87 CHAINS TO A STAKE; THENCE SOUTH 41° WEST 4.69 CHAINS TO A WHITE OAK; THENCE SOUTH 4° WEST 17.50 CHAINS TO A STAKE; THENCE SOUTH 42° WEST 2.50 CHAINS TO A STAKE; THENCE NORTH 87-1/2° WEST 4.64 CHAINS; THENCE SOUTH 12° WEST 2.07 CHAINS TO A STAKE; THENCE SOUTH 55° WEST 5.28 CHAINS TO A STAKE; THENCE SOUTH 32-1/4° WEST 5.06 CHAINS TO THE COLUMBIA ROAD; THENCE ALONG THE LAST NAMED ROAD SOUTH 83-1/2° WEST 19.26 POLES TO A STAKE IN THE COLUMBIA ROAD, FLIPPINS CORNER; THENCE WITH SAID LAST NAMED ROAD NORTH 3/4° EAST 51.29 CHAINS, MORE OR LESS, TO THE PLACE OF BEGINNING, CONTAINING 209.16 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PORTION OF THE PROPERTY CONTAINING 74.4 ACRES, MORE OR LESS, CONVEYED TO RONALD MCCOY AND WIFE, REGINA D. MCCOY BY DEED DATED 09/18/1975 FROM CHARLES B. GREEN AND WIFE, ANN J. GREEN OF RECORD IN BOOK R581, PAGE 521, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PORTION OF THE PROPERTY CONTAINING 35.88 ACRES, MORE OR LESS, CONVEYED TO REVIS HARRIS, JR. AND WIFE, CARRIE LEE HARRIS AND JAMES SMITH AND WIFE, BERDIE LEE SMITH BY DEED DATED 10/24/1975 FROM CHARLES B. GREEN AND WIFE, ANN J. GREEN OF RECORD IN BOOK R583, PAGE 318, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO CHARLES B. GREEN AND WIFE, ANN J. GREEN, AS TENANTS BY THE ENTIRETY BY WARRANTY DEED DATED 06/21/1967 FROM BERYL W. RAINEY LOGUE AND HUSBAND, SAMMIE D. LOGUE OF RECORD IN BOOK R467, PAGE 291, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. CHARLES B. GREEN DIED ON JANUARY 6, 1987.

ANN J. HANEY, PREVIOUSLY KNOWN AS ANN J. GREEN, DIED TESTATE ON JUNE 2, 2010 DEVISING SUBJECT PROPERTY TO JIM HANEY, AS TO A ONE-THIRD INTEREST AND THE TRUSTEE OF THE ANN J. HANEY TESTAMENTARY TRUST, AS TO A TWO-THIRDS INTEREST AS EVIDENCED BY THE LAST WILL AND TESTAMENT OF ANN J. HANEY FILED IN WILL BOOK 48, PAGE 383, UNDER DOCKET NO. P-111-10, IN THE PROBATE COURT CLERK'S OFFICE FOR MAURY COUNTY, TENNESSEE. JIM HANEY DIED ON OCTOBER 10, 2020.

VICTOR C. BECK, JR. WAS APPOINTED SUCCESSOR TRUSTEE OF THE ANN J. HANEY TESTAMENTARY TRUST BY NOTICE OF CHANGE OF TRUSTEE FOR THE ANN J. HANEY TESTAMENTARY TRUST DATED 06/03/2016 FROM NORMA ROSSON, TRUSTEE OF RECORD IN BOOK R2375, PAGE 63, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

LEGAL DESCRIPTION FROM THIS SURVEY

A PARCEL OF LAND LYING IN THE 4RD CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, NORTHEAST OF COLUMBIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND LYING IN THE EASTERN MARGIN OF BAKER ROAD AND 17.5 FEET FROM THE CENTERLINE OF SAME AS IT NOW EXISTS, IN THE NORTHERN BOUNDARY OF THE BOBBY W. SANDS AND WIFE, BETH R. SANDS PROPERTY, BOOK R2414, PAGE 695, REGISTER'S OFFICE OF MAURY COUNTY (HEREAFTER ROMC), APPROXIMATELY 630 FEET NORTH OF THE CENTERLINE INTERSECTION OF SAID BAKER ROAD AND BEAR CREEK PIKE, BEING THE SOUTHWESTERN CORNER OF THE PROPERTY HEREIN DESCRIBED, AND LOCATED AT TENNESSEE STATE PLANE COORDINATES NORTH: 476,269.03 FEET, AND EAST: 1,676,907.70 FEET, NAD83(2011); THENCE ALONG SAID BAKER ROAD, RUNNING PARALLEL TO AND 17.5 FEET EAST OF THE CENTERLINE OF SAME, THE FOLLOWING SIX (6) CALLS:

NORTH 6°58'58" EAST, 383.65 FEET;

NORTH 5°11'06" EAST, 1,227.93 FEET;

NORTH 5°22'55" EAST, 229.82 FEET;

NORTH 5°01'45" EAST, 303.29 FEET;

NORTH 4°34'04" EAST, 263.84 FEET;

AND NORTH 3°59'06" EAST, 406.98 FEET TO A POINT WHERE SAID BAKER ROAD BEARS WEST AT NORTH RIDGE ROAD;

THENCE ALONG THE EASTERN MARGIN OF SAID NORTH RIDGE ROAD, RUNNING PARALLEL TO AND 17.5 FEET EAST OF THE CENTERLINE OF SAME, NORTH 3°42'03" EAST, 360.58 FEET AND NORTH 2°51'44" EAST, 167.70 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 32.50 FEET AND BEING CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°24'59" AN ARC DISTANCE OF 52.99 FEET (CHORD: NORTH 49°34'13" EAST, 47.31 FEET) TO THE POINT OF TANGENT; THENCE ALONG THE SOUTHERN MARGIN OF SAID NORTH RIDGE ROAD, RUNNING PARALLEL TO AND 17.5 FEET SOUTH OF THE CENTERLINE OF SAME, THE FOLLOWING THREE (3) CALLS:

SOUTH 83°43'18" EAST, 175.00 FEET;

SOUTH 84°05'49" EAST, 179.76 FEET;

AND SOUTH 80°59'18" EAST, 142.54 FEET TO A POINT WHERE SAID NORTH RIDGE ROAD BEARS NORTH;

THENCE LEAVING SAID ROAD SOUTH 87°41'48" EAST, 37.01 FEET TO A CAPPED IRON ROD FOUND LYING APPROXIMATELY 6 FEET NORTHWEST OF A GUY POLE; THENCE ALONG THE SOUTHERN BOUNDARY OF THE JIMMIE L. MANIRE AND WIFE, HAZEL MANIRE PROPERTY, BOOK R1458, PAGE 776, ROMC, ALONG A FENCE, AND RUNNING ALONG AND JUST SOUTH OF A DRIVEWAY LEADING TO SAID MINIRE'S RESIDENCE, SOUTH 83°04'52" EAST, 1,269.46 FEET TO A FENCE CORNER, THE NORTHWESTERN CORNER OF THE RIVERSTONE HOMES, LLC PROPERTY, BOOK R2677, PAGE 948, ROMC; THENCE LEAVING SAID MINIRE BOUNDARY, ALONG A FENCE, AND ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY, SOUTH 8°27'52" WEST, 628.79 FEET TO A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG A FENCE, SOUTH 34°47'18" WEST, 367.50 FEET TO A CAPPED IRON ROD SET AT A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG A FENCE, SOUTH 10°47'33" WEST, 205.10 FEET TO A 24 INCH MAPLE TREE CORNER FOUND WITH A NEARBY CAPPED IRON ROD WITNESS PIN IN THE NORTHERN BOUNDARY OF THE CITY OF COLUMBIA PROPERTY, BOOK R2448, PAGE 927, ROMC, AND AT THE SOUTHWESTERN CORNER OF SAID RIVERSTONE HOMES, LLC PROPERTY; THENCE ALONG THE NORTHERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 83°28'34" WEST, 92.37 FEET TO A CAPPED IRON ROD FOUND, AND SOUTH 53°30'48" WEST, 104.09 FEET TO A CAPPED IRON ROD FOUND; THENCE ALONG THE NORTHWESTERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND A FENCE, SOUTH 43°26'21" WEST, 240.90 FEET TO A 30" MAPLE TREE CORNER FOUND WITH A NEARBY CAPPED IRON ROD WITNESS PIN; THENCE ALONG THE WESTERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 7°25'28" WEST, 436.79 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID CITY OF COLUMBIA PROPERTY AND THE NORTHWESTERN CORNER OF THE MAURY COUNTY BOARD OF EDUCATION, E. A. COX MIDDLE SCHOOL PROPERTY, BOOK 1250, PAGE 508, ROMC; THENCE ALONG THE WESTERN BOUNDARY OF SAID SCHOOL PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 6°00'57" WEST, 512.29 FEET TO A 30 INCH HICKORY, AND SOUTH 17°35'27" WEST, 196.00 FEET TO A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID SCHOOL PROPERTY AND A FENCE, SOUTH 47°19'48" WEST, 166.04 FEET TO AN IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID SCHOOL PROPERTY AND IN THE NORTHERN BOUNDARY OF THE MAURY MEMORIAL GARDENS, LLC PROPERTY, BOOK R2108, PAGE 452, ROMC; THENCE ALONG THE NORTHERN BOUNDARY OF SAID MAURY MEMORIAL GARDENS, LLC PROPERTY AND GENERALLY ALONG A FENCE, NORTH 81°03'19" WEST, 283.47 FEET TO AN IRON ROD FOUND LYING ON THE EASTERN BANK OF A BRANCH OR STREAM; THENCE CONTINUING WITH SAID MAURY MEMORIAL GARDENS, LLC PROPERTY AND CROSSING SAID BRANCH OR STREAM, SOUTH 18°56'12" WEST, 32.03 FEET TO AN IRON ROD FOUND ON THE WESTERN BANK OF SAID BRANCH OR STREAM; THENCE CONTINUING ALONG SAID MAURY MEMORIAL GARDENS, LLC PROPERTY BOUNDARY AND A FENCE THE FOLLOWING FOUR (4) CALLS:

SOUTH 19°27'18" WEST, 105.21 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 60°18'51" WEST, 211.49 FEET TO AN IRON ROD FOUND;

SOUTH 59°21'44" WEST, 136.28 FEET TO AN IRON ROD FOUND;

AND SOUTH 37°15'32" WEST, 334.40 FEET TO AN IRON ROD FOUND AT THE NORTHEASTERN CORNER OF THE AFOREMENTIONED BOBBY SANDS PROPERTY;

THENCE LEAVING SAID MAURY MEMORIAL GARDENS PROPERTY, GENERALLY ALONG A FENCE, AND ALONG THE NORTHERN BOUNDARY OF SAID SANDS PROPERTY, SOUTH 88°42'52" WEST, 311.45 FEET TO THE POINT OF BEGINNING, CONTAINING 98.661 ACRES, OR 4,297,676 SQUARE FEET, AND IS ALL OF THE REMAINING ANN J. GREEN PROPERTY, BOOK 467, PAGE 291, ROMC, SHOWN AS PARCEL 37 ON MAURY COUNTY TAX MAP 74.

NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

JOHN C. WILSON II
REGISTERED
LAND
SURVEYOR
AGRICULTURE
COMMERCE
7/15/21
TENNESSEE NO. 2089

ALTA/NSPS LAND TITLE SURVEY

MAP 74, PARCEL 37
626 BAKER ROAD - COLUMBIA
WILSON COUNTY, TENNESSEE
FOR: HARPETH VALLEY HOMES, LLC

DRAWN BY:	JEC
APPVD. BY:	JCW II
DATE	7/15/2021
PROJ. No.	21-1713
SCALE:	1" = N/A

SHEET No.
2 OF 2

PRELIMINARY PLAT NOTES:

1. STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
2. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
3. THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47119C0190E, EFFECTIVE DATE 4/16/2007.
4. ALL CONNECTIONS TO EXISTING COUNTY ROADS AND ROW ARE SUBJECT TO THE APPLICABLE PERMITS, FEES, APPROVALS, AND STANDARDS/SPECIFICATIONS SET FORTH BY MAURY COUNTY HIGHWAY DEPARTMENT.

SITE DATA:

SETBACKS

FRONT: 25'
SIDE: 8' , 20' CORNER
REAR: 25', 5' ON ALLEY

LOT TYPES

40' LOT: 17
50' LOT: 44
65' LOT: 68
100' LOT: 29

MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35'

TOTAL AREA: 98.7 AC.
LOT AREA: 34.8 AC.
OPEN SPACE AREA: 50.13 AC.
ROW AREA: 11.63 AC.
ROW DEDICATION: 2.1 AC.
TOTAL LOTS: 158
GROSS DENSITY: 1.60 LOTS/ACRE
OPEN SPACE PROVIDED (%): 50.8%

PARKING CALCULATIONS

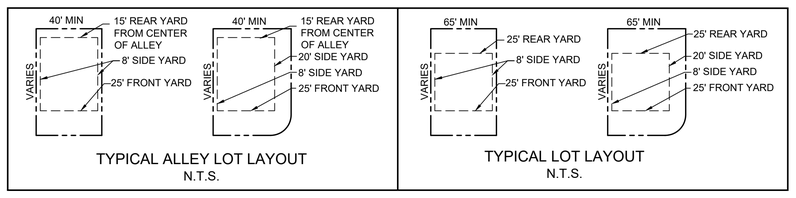
PARKING REQUIRED: 2 SPACES/UNIT
PARKING PROVIDED: 2 SPACES/UNIT

LOTS THAT ENFRONT PEDESTRIAN PATH

LOTS 30-33, 105-119, & 156-158
24 LOTS/158 TOTAL = 15.2%

PROPERTY BOUNDARY
PHASE 1
PHASE 2A
PHASE 2B
PHASE 2C
BLOCK PERIMETER - 1214.4'
20' PUBLIC ROW (TYP.) CITY OF COLUMBIA STANDARD DETAIL RD-06
70' PUBLIC ROW (TYP.) CITY OF COLUMBIA STANDARD DETAIL CD-03
BLOCK PERIMETER - 909.7'
BLOCK PERIMETER - 1304.4'
BLOCK PERIMETER - 1549.7.0'
BLOCK PERIMETER - 2560.4'
BLOCK PERIMETER - 1017.4'
BLOCK PERIMETER - 2214.6'
BLOCK PERIMETER - 2100.5'
BLOCK PERIMETER - 1491.6'
TRAFFIC SIGNAL WITH TURNING LANES PER TRAFFIC IMPACT STUDY WITH BAKER RD REALIGNMENT
6' SIDEWALK ON BAKER ROAD
12.5' GRASS STRIP ON BAKER RD
3' SHOULDER ON BAKER ROAD
12' TRAVEL LANES ON BAKER ROAD
BAKER ROAD TO BE REALIGNED ALONG WITH THIS DEVELOPMENT. SEE BAKER ROAD REALIGNMENT TYPICAL SECTION ON SHEET PP4.0.
OPEN SPACE 1
OPEN SPACE 2
OPEN SPACE 3
OPEN SPACE 4
OPEN SPACE 5
OPEN SPACE 5A
OPEN SPACE 6
OPEN SPACE 7
OPEN SPACE 8A
DETENTION POND 1
DETENTION POND 2
DETENTION POND 3
JURISDICTIONAL POND
CITY OF COLUMBIA MAP 91, PARCEL 14.03 BOOK R2448, PAGE 927
MAURY COUNTY BOARD OF EDUCATION E A COX MIDDLE SCHOOL MAP 91, PARCEL 14 BOOK 1250, PAGE 509
RIVERSTONE HOMES, LLC MAP 74, PARCEL 37.03 BOOK R2977, PAGE 849 (FORMERLY MISC BOOK 581, PAGE 597)
JIMMIE L. MANIRE ET UX MAP 74, PARCEL 38 BOOK R1458, PAGE 776
ONNIE R ABEL 74, PARCEL 33.09 < R1545, PAGE 637
E KEITH EL 33.12 AGE 130
MAURY MEMORIAL GARDENS, LLC MAP 91, PARCEL 12.06 BOOK R2108, PAGE 452 PLAT BOOK P19, PAGE 3 & 4
BOBBY W. SANDS ETUX MAP 91, PARCEL 12.03 BOOK R2414, PAGE 695
ROBERT DALE WILBANKS MAP 74, PARCEL 36.01
DAVID S HENSON MAP 74, PARCEL 36.02 PLAT BOOK P10, PAGE 447
CONNIE JONES MAP 74, PARCEL 36.39 PLAT BOOK 24, PAGE 62
JANE W BARNETT MAP 74, PARCEL 36.04 PLAT BOOK P10, PAGE 447
BAKER ROAD
SOUTH RIDGE ROAD
CEDAR CREEK PIKE
STATE ROUTE 99
NORTH

OPEN SPACE AREA TABLE		
OPEN SPACE #	ACRES	SF
O.S. 1	0.27	11713.82
O.S. 2	1.78	77485.55
O.S. 3	0.35	15284.79
O.S. 4	0.62	27000.00
O.S. 5	0.52	22516.15
O.S. 6	41.15	1792563.58
O.S. 7	5.44	236888.90



TYPICAL ALLEY LOT LAYOUT
N.T.S.

TYPICAL LOT LAYOUT
N.T.S.

PERVIOUS AREA: 76.4 AC.

IMPERVIOUS AREA: 22.3 AC.

BENCH MARK SHOWN IS BASED ON TENNESSEE STATE PLANE, NAD 83 DATUM

DEVELOPMENT SCHEDULE:

PHASE 1: COMPLETE
PHASE 2A: FEB 2026 - OCT 2026
PHASE 2B: JUL 2026 - MAY 2027
PHASE 2C: MAY 2027 - OCT 2027

Know what's below. Call before you dig.

150 0 75 150 300
GRAPHIC SCALE - 1 inch = 150 ft.

GARY LYNN CARR
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 111227
STATE OF TENNESSEE
5/18/2026

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
PRELIMINARY PLAT - REVISION

MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PRE-APP PLAN DATE: 4/29/2026
- PLAN SUBMITTAL DATE: 5/18/2026

OVERALL PRELIMINARY PLAT

PP2.0

LSC 21001

PRELIMINARY PLAT NOTES:

1. STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
2. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
3. THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47119C0190E, EFFECTIVE DATE 4/16/2007.
4. ALL CONNECTIONS TO EXISTING COUNTY ROADS AND ROW ARE SUBJECT TO THE APPLICABLE PERMITS, FEES, APPROVALS, AND STANDARDS/SPECIFICATIONS SET FORTH BY MAURY COUNTY HIGHWAY DEPARTMENT.

LOT AREA TABLE		
LOT #	ACRES	SF
1	0.27	11713.82
1	0.48	21085.76
2	1.78	77485.55
2	0.40	17356.37
3	0.35	15284.79
3	0.39	17108.69
4	0.62	27000.00
4	0.39	17055.97
5	0.52	22516.15
5	0.39	17014.92
6	41.15	1792563.58
6	0.38	16732.68
7	5.44	236888.90
7	0.39	16875.32
8	0.39	16834.94
9	0.39	16798.26
10	0.38	16762.13
11	0.38	16726.01
12	0.38	16689.89
13	0.38	16653.77
14	0.38	16410.09
15	0.37	16193.24
16	0.37	16309.41
17	0.37	16293.47
18	0.39	16898.90
19	0.44	19051.71
20	0.62	27172.59
21	0.49	21559.75
22	0.43	18859.54
23	0.40	17239.57
24	0.39	17019.82
25	0.36	15706.56
26	0.36	15856.12
27	0.40	17565.98
28	0.41	17853.47
29	0.54	23358.44
30	0.15	6562.50
31	0.15	6562.50
32	0.15	6562.50
33	0.19	8076.71
34	0.17	7567.59
35	0.15	6400.00
36	0.15	6400.00
37	0.15	6521.41
38	0.17	7358.46
39	0.17	7350.35

LOT AREA TABLE		
LOT #	ACRES	SF
40	0.17	7358.46
41	0.17	7354.37
42	0.14	6312.50
43	0.14	6312.35
44	0.14	6148.48
45	0.18	7844.01
46	0.35	15404.11
47	0.23	9825.05
48	0.21	9058.23
49	0.19	8212.19
50	0.17	7348.23
51	0.15	6562.50
52	0.15	6562.50
53	0.20	8567.59
54	0.20	8567.59
55	0.15	6394.75
56	0.14	6261.92
57	0.14	6262.95
58	0.15	6360.55
59	0.16	6777.80
60	0.14	6262.50
61	0.14	6262.50
62	0.14	6262.50
63	0.14	6262.50
64	0.14	6262.50
65	0.14	6262.50
66	0.14	6262.50
67	0.14	6262.50
68	0.14	6262.50
69	0.14	6262.50
70	0.21	9129.93
71	0.22	9701.70
72	0.21	9026.33
73	0.21	9026.33
74	0.21	9026.33
75	0.21	9026.33
76	0.21	9026.33
77	0.20	8853.86
78	0.18	7800.00
79	0.18	7800.00
80	0.18	7800.00
81	0.18	7800.00
82	0.19	8140.54
83	0.20	8680.11
84	0.20	8680.11
85	0.19	8388.14

LOT AREA TABLE		
LOT #	ACRES	SF
86	0.18	7800.00
87	0.18	7800.00
88	0.18	7800.00
89	0.18	7800.00
90	0.18	7800.00
91	0.18	7800.00
92	0.20	8696.25
93	0.20	8682.64
94	0.19	8215.59
95	0.18	7800.00
96	0.18	7800.00
97	0.18	7800.00
98	0.18	7800.00
99	0.18	7800.00
100	0.20	8886.13
101	0.21	9177.90
102	0.18	7973.27
103	0.18	7800.00
104	0.24	10427.43
105	0.18	7899.75
106	0.13	5500.00
107	0.13	5500.00
108	0.13	5500.00
109	0.17	7430.37
110	0.16	6826.71
111	0.11	5000.00
112	0.11	5000.00
113	0.11	5000.00
114	0.11	5000.00
115	0.16	6829.70
116	0.16	6826.71
117	0.11	5000.00
118	0.11	5000.00
119	0.11	5000.00
120	0.11	5000.00
121	0.16	6826.71
122	0.25	10714.74
123	0.35	15241.72
124	0.19	8113.84
125	0.20	8688.05
126	0.25	10751.71
127	0.19	8405.80
128	0.19	8405.80
129	0.19	8405.80
130	0.19	8405.80
131	0.19	8405.80

LOT AREA TABLE		
LOT #	ACRES	SF
132	0.19	8405.80
133	0.19	8405.80
134	0.19	8317.40
135	0.18	7800.00
136	0.18	7800.00
137	0.18	7800.00
138	0.18	7800.00
139	0.18	7800.00
140	0.18	7800.00
141	0.18	7800.00
142	0.18	7800.00
143	0.18	7800.00
144	0.20	8772.98
145	0.20	8775.00
146	0.20	8775.00
147	0.20	8775.00
148	0.21	9045.00
149	0.21	9045.00
150	0.20	8775.00
151	0.20	8775.00
152	0.20	8775.00
153	0.22	9684.62
154	0.23	9816.85
155	0.23	9816.85
156	0.15	6562.50
157	0.15	6562.50
158	0.19	8208.81

Know what's below. Call before you dig.

NORTH

100 0 50 100 200

GRAPHIC SCALE - 1 inch = 100 ft.

GARY LYNN CARTER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
TN
COMMERCE
No. 111222
STATE OF TENNESSEE

5/18/2026

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
PRELIMINARY PLAT - REVISION

MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PRE-APP PLAN DATE: 4/29/2026
- PLAN SUBMITTAL DATE: 5/18/2026

PRELIMINARY PLAT

PP2.1

LSC 21001

PRELIMINARY PLAT NOTES:

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GARY LYNN CARR
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
CIVIL
COMMERCE
NO. 111222
STATE OF TENNESSEE

5/18/2026

LAND SOLUTIONS
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HERITAGE GREEN
PRELIMINARY PLAT - REVISION

MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

OPEN SPACE 6
PHASE 2A
5' SIDEWALK (TYP.)
OPEN SPACE 6
30' STREAM BUFFER
PROPERTY BOUNDARY
MAURY MEMORIAL GARDENS, LLC
MAP 91, PARCEL 12.06
BOOK R2108, PAGE 452
PLAT BOOK P19, PAGE 3 & 4
SEWER LINE
DETENTION POND
OPEN SPACE 4
OPEN SPACE 3
PHASE 1
OPEN SPACE 2
5' SIDEWALK (TYP.)
PAR PLACE (70' ROW)
OPEN SPACE 6A
TRAFFIC SIGNAL WITH TURNING LANES PER TRAFFIC IMPACT STUDY WITH BAKER RD REALIGNMENT SEE SHEET PP4.0
TEE VIEW (70' ROW)
GADDY CROSSING (50' ROW)
DRIVERS CIRCLE (70' ROW)
OPEN SPACE
BAKER ROAD
BOBBY W. SANDS ETUX
MAP 91, PARCEL 12.03
BOOK R2414, PAGE 695
BEAR CREEK PIKE
U.S. HWY. 412 - STATE ROUTE 99
5' SIDEWALK (TYP.)
8' GRASS STRIP (TYP.)
2.5' CURB AND GUTTER (TYP.)
11' TRAVEL LANES WITH 8' ON-STREET PARKING (TYP.)
14' GRASS STRIP (TYP.)
PROPOSED FIRE HYDRANT (TYP.)
MATCHLINE SEE SHEET PP2.1
BOBBY W. SANDS ETUX
MAP 91, PARCEL 12.03
BOOK R2414, PAGE 695

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

NORTH

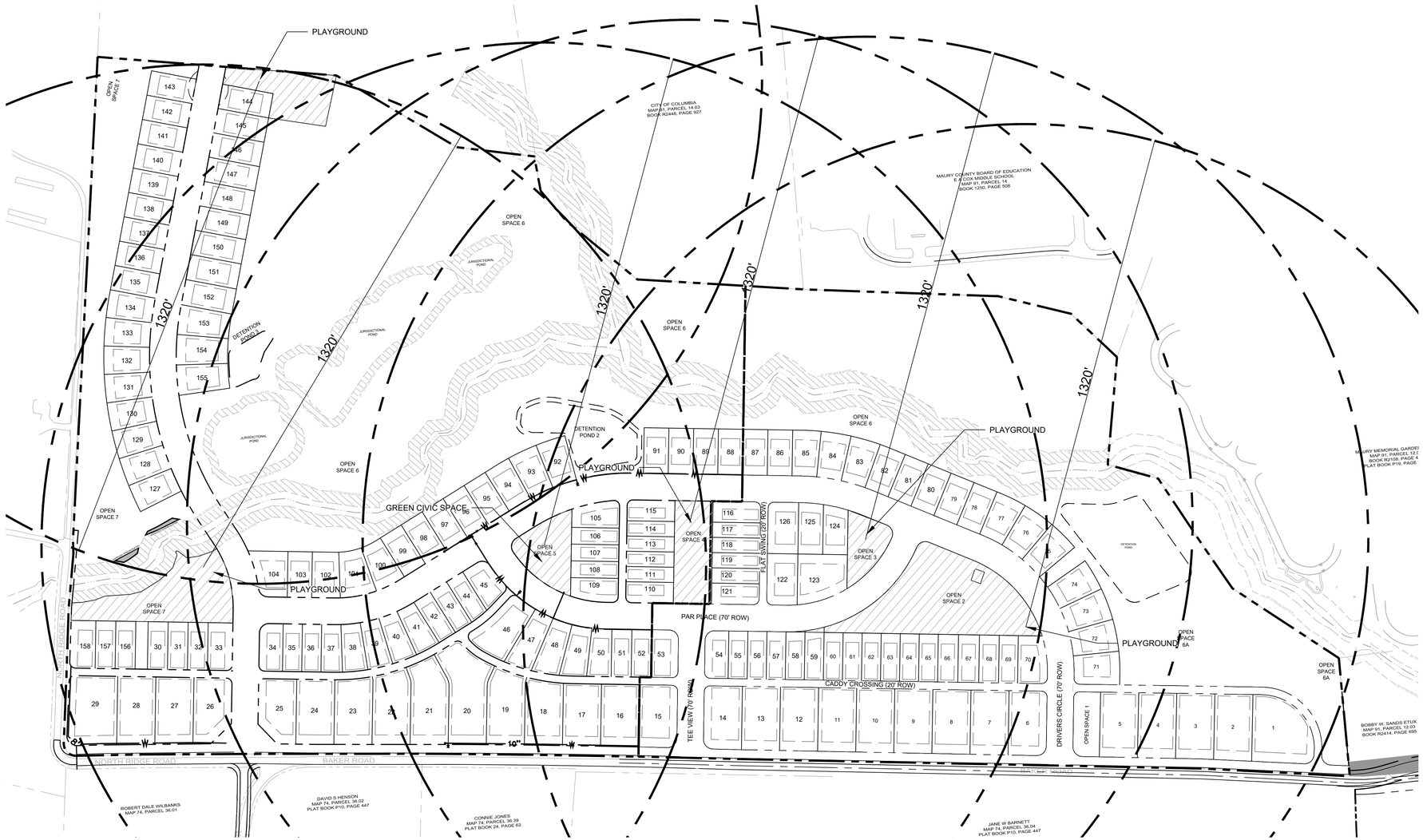
100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.

ISSUANCE/REVISION NOTES:
- PRE-APP PLAN DATE: 4/29/2026
- PLAN SUBMITTAL DATE: 5/18/2026

PRELIMINARY PLAT

PP2.2

LSC 21001



CIVIC SPACE DATA:

ZONING: CD-3

SITE ACREAGE: 98.7 AC

PROPOSED CIVIC SPACE AREA: 5.0 AC

REQUIRED CIVIC SPACE PERCENTAGE: 5%

PROPOSED CIVIC SPACE PERCENTAGE: 5.0 AC/ 98.7 AC =5.1%

5-MINUTE WALK = 0.25 MILES = 1,320 FT

LEGEND:

PROPOSED CIVIC SPACE

Know what's below. Call before you dig.

150 0 75 150 300

GRAPHIC SCALE - 1 inch = 150 ft.

GARY LYNN CARTER
LICENSED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 1112
STATE OF TENNESSEE

5/18/2026

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
PRELIMINARY PLAT - REVISION

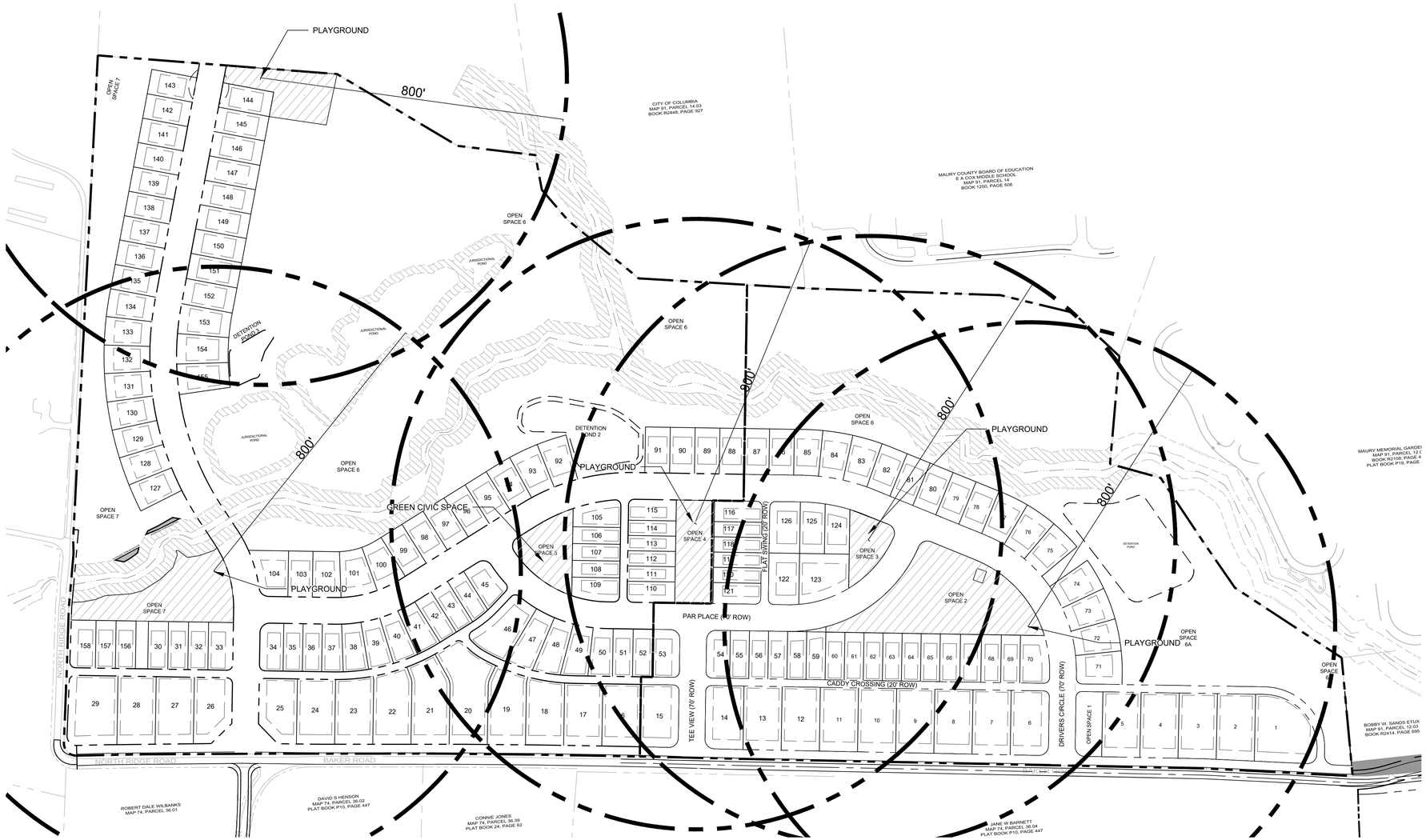
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PRE-APP PLAN DATE: 4/29/2026
- PLAN SUBMITTAL DATE: 5/18/2026

CIVIC SPACE PEDESTRIAN SHED PLAN

PP3.0

LSC 21001



CIVIC SPACE DATA:

ZONING: CD-3

SITE ACREAGE: 98.7 AC

PROPOSED CIVIC SPACE AREA: 5.0 AC

REQUIRED CIVIC SPACE PERCENTAGE: 5%

PROPOSED CIVIC SPACE PERCENTAGE: 5.0 AC/ 98.7 AC =5.1%

LEGEND:

PROPOSED CIVIC SPACE

Know what's below. Call before you dig.

NORTH

150 0 75 150 300

GRAPHIC SCALE - 1 inch = 150 ft.

GARY LYNN CARTER
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
NO. 111221
STATE OF TENNESSEE

5/18/2026

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
PRELIMINARY PLAT - REVISION

MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PRE-APP PLAN DATE: 4/29/2026
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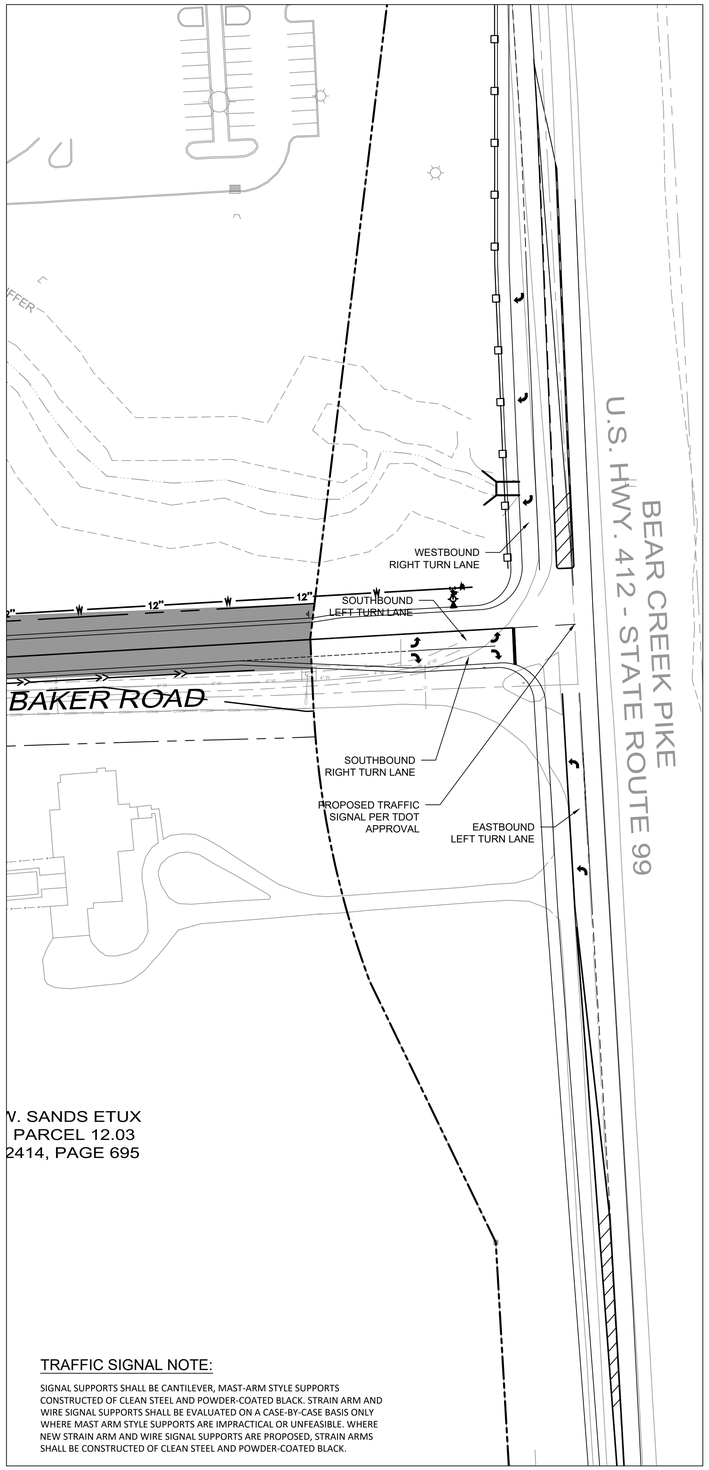
CIVIC SPACE PLAYGROUND PLAN

PP3.1

LSC 21001

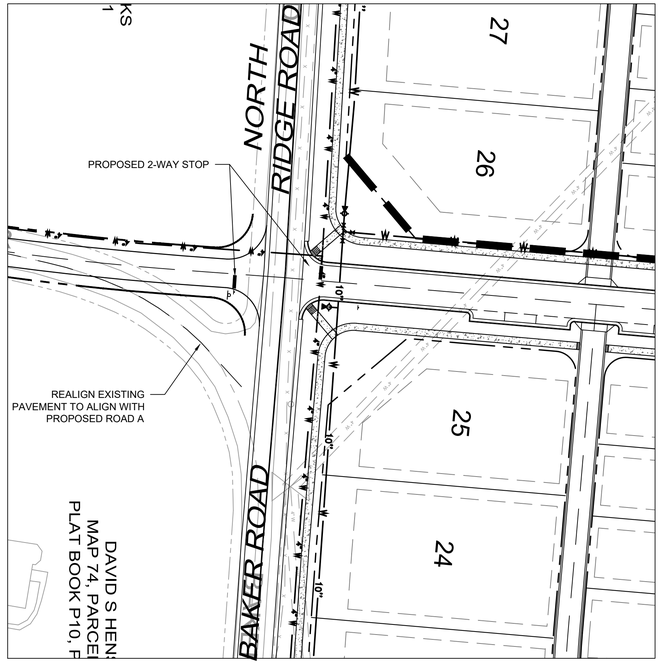


TRAFFIC SIGNAL NOTE:

SIGNAL SUPPORTS SHALL BE CANTILEVER, MAST-ARM STYLE SUPPORTS CONSTRUCTED OF CLEAN STEEL AND POWDER-COATED BLACK. STRAIN ARM AND WIRE SIGNAL SUPPORTS SHALL BE EVALUATED ON A CASE-BY-CASE BASIS ONLY WHERE MAST ARM STYLE SUPPORTS ARE IMPRACTICAL OR UNFEASIBLE. WHERE NEW STRAIN ARM AND WIRE SIGNAL SUPPORTS ARE PROPOSED, STRAIN ARMS SHALL BE CONSTRUCTED OF CLEAN STEEL AND POWDER-COATED BLACK.

BAKER ROAD & BEAR CREEK PIKE INTERSECTION IMPROVEMENTS

GRAPHIC SCALE: 1" = 50'

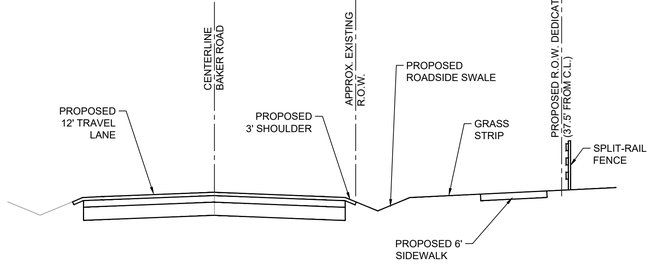


BAKER ROAD & N. RIDGE ROAD INTERSECTION IMPROVEMENTS

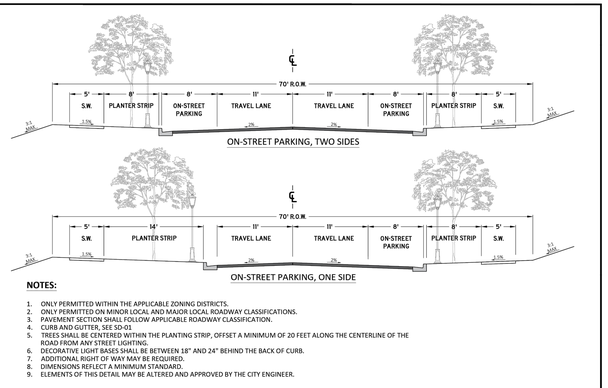
GRAPHIC SCALE: 1" = 50'

BAKER ROAD & NASHVILLE HIGHWAY INTERSECTION IMPROVEMENTS

GRAPHIC SCALE: 1" = 50'



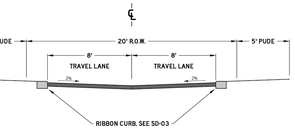
PROPOSED BAKER ROAD REALIGNMENT TYPICAL SECTION



NOTES:

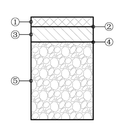
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS.
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS.
3. PAVEMENT SECTION SHALL FOLLOW APPLICABLE ROADWAY CLASSIFICATION.
4. CURB AND GUTTER, SEE SD-01
5. TREES SHALL BE CENTERED WITHIN THE PLANTING STRIP, OFFSET A MINIMUM OF 20 FEET ALONG THE CENTERLINE OF THE ROAD FROM ANY STREET LIGHTING.
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED.
8. DIMENSIONS REFLECT A MINIMUM STANDARD.
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	CHARACTER DISTRICT STREET URBAN NEIGHBORHOOD	DATE 6/9/2022
STANDARD DETAILS	(NTS)	DS-03



PAVEMENT SCHEDULE

①	SURFACE @ 15" THICK 403-01(9.5)SUPERPAVE ASPHALT CONCRETE MIX, PG64-22 (ACS) GRADING D (SURFACE), OR 307-01(9.5)ASPHALT CONCRETE MIX, PG64-22 (ACS) GRADING C W (SURFACE)
②	TACK COAT (GENERAL USE) 402-01 BITUMINOUS MATERIAL FOR TACK COAT (CC) (0.05 - 0.10 GAL/SY)
③	BIT. BINDER @ 2" THICK 307-01(B.4)ASPHALT CONCRETE MIX, PG64-22 (SPMB HM) GRADING B-M2
④	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 403-02 AGGREGATE FOR COVER MATERIAL (PC) (#10 LS/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	ALLEY	DATE 6/9/2022
STANDARD DETAILS	(NTS)	RD-06

GARY LYNN CARR
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
5/18/2026

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
PRELIMINARY PLAT - REVISION

MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PRE-APP PLAN DATE: 4/29/2026
- PLAN SUBMITTAL DATE: 5/18/2026

ROAD IMPROVEMENTS AND DETAILS

PP4.0

LSC 21001

TREE SAVE DATA:

EXISTING ZONING: CD3
SITE ACREAGE: 98.7 AC
EXISTING TREE CANOPY AREA: 25.3 AC
PROPOSED SAVED TREE CANOPY AREA: 22.0 AC
REQUIRED TREE SAVE PERCENTAGE: 48%
PROVIDED TREE SAVE PERCENTAGE: 22.0 AC/25.3 AC = 87.0%

LEGEND:

- EXISTING TREE CANOPY
- PROPOSED SAVED TREE CANOPY

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

NORTH

150 0 75 150 300

GRAPHIC SCALE - 1 inch = 150 ft.

GARY LYNN CARTER
LICENSED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 111222
STATE OF TENNESSEE

5/18/2026

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
PRELIMINARY PLAT - REVISION

MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PRE-APP PLAN DATE: 4/29/2026
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TREE PRESERVATION PLAN

PP5.0

LSC 21001

December 26, 2024

Mr. Lynne Ealey
Land Solutions Company
2925 Berry Hill Drive
Nashville, TN 37204
Sent via email: ***lynn@landsolutionsco.net***

RE: **Water Availability Letter** Expires: 12/26/2025
Heritage Green Phase 1 – 61 Units
626 Baker Road
Tax Map 74, Parcel 37
Columbia*, Maury County, TN*

Dear Mr. Ealey:

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 61 single-family units. 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 capacity of 1,000 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:

- A new 10-inch water main will be constructed along Baker Road from Bear Creek Pike to the north-most entrance of the development.
- Domestic waterline connections serving the development will be made in three locations on the new 10-inch main at Baker Road.
- Minimum 8-inch size, looped water mains will be required in-tract for the development.

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).

Water Service Fees have already been collected for this phase of the development and the applicant is coordinating with CPWS for water system design and approval. A*s such, this Water Availability Letter will expire in one year unless vested by payment of 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.

The next steps in the process to vest water service from CPWS are as follows:

- Continued coordination of 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.
    - CPWS will submit proposed improvements design to TDEC for review and approval.
    - Once comments received from TDEC have been addressed and approved, CPWS will approve the Construction Drawings for the proposed water system improvements.
- Upon Construction Drawing approval by CPWS, applicant may then pay Impact 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.
    - Note that meter fees are charged at time of purchase, based on price of meter at that time.

- 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
3/4" Service Meter Cost	61	$540	Deferred
Current Impact Fee for ¾" Service Meter	61	$5,000	$305,000.00
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$305,000.00**

- 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 22-011

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

18 May 2026

Lynn Ealey
Land Solutions Company
2925 Berry Hill Dr
Nashville, TN 37204

RE: Heritage Green 2C Preliminary Plat Revision, Columbia, TN 38401

Lynn,

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.

There is a possibility that additional sanitary sewer fees will be implemented in the future which would be paid at the building permit stage.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent:	Stewart Title Company Tennessee Division
Issuing Office:	121 First Avenue South, Ste 200, Franklin, TN 37064
Issuing Office's ALTA® Registry ID:	
Loan ID Number:	
Commitment Number:	01288-46869
Issuing Office File Number:	01288-46869
Property Address:	626 Baker Rd., Columbia, TN 38401
Revision Number:	

1. **Commitment Date:** January 08, 2021 at 8:00 A.M.

2. **Policy to be issued:** **Proposed Policy Amount**

   (a) 2006 ALTA Owner's Policy Standard $2,500,000.00

   Proposed Insured: Harpeth Valley Homes, LLC, a Tennessee Limited Liability Company

   (b) 2006 ALTA Loan Policy Standard

   Proposed Insured: To Be Agreed Upon

3. **The estate or interest in the Land described or referred to in this Commitment is:**

   Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

   Heirs-at-Law or Devisees under any Probated Will of Jim Haney, deceased, a one-third interest and Victor C. Beck, Jr., Successor Trustee of the Ann J. Haney Testamentary Trust, a two-thirds interest

5. **The Land is described as follows:**

   Land in Maury County, Tennessee, being more particularly described as follows:

   Located one-half mile northeast of Columbia and two and one-half miles southwest of Darks Mill, bounded and described as follows: Beginning at the east side of the Columbia Road, corner of A. E. Evans land, running thence south 88° east 38.76 chains to a stake, Shirley's southeast corner; thence with Shirley's line north 39° east 9.49 chains to a stake, the southwest corner of Mrs. Blackman's five-acre tract; thence east 11.78 chains to a stake in the Bear Creek Road, the southeast corner of said tract; thence south 30° east 5.43 chains to a stake, thence south 47° east 6.46 chains to a stake in the Bear Creek Road; thence with said last named road south 17° east 4.64 chains; thence south 2-1/2° east 7.53 chains to a stake; thence with said last named road south 16-3/4° west 1.68 chains to a stake; thence with said last named road south 25-1/4° west 11.43 chains; thence with said road south 16-1/4° west 2.85 chains to a rock on the edge of the last named road; thence with Reynolds line north 85° west 29.44 chains to a stake; thence north 4-3/4° east 9.75 chains to a stake; Reynolds corner, thence south 82-1/2° west 7.87 chains to a stake; thence south 41° west 4.69 chains to a white oak; thence south 4° west 17.50 chains to a stake; thence south 42° west 2.50 chains to a stake; thence north 87-1/2° west 4.64 chains; thence south 12° west 2.07 chains to a stake; thence south 55° west 5.28 chains to a stake; thence south 32-1/4° west 5.06 chains to the Columbia Road; thence along the last named road south 83-1/2° west 19.26 poles to a stake in the Columbia Road, Flippins corner; thence with said last named road north 3/4° east 51.29 chains, more or less, to the place of beginning, containing 209.16 acres, more or

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less.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that portion of the property containing 74.4 acres, more or less, conveyed to Ronald McCoy and wife, Regina D. McCoy by Deed dated 09/18/1975 from Charles B. Green and wife, Ann J. Green of record in Book R581, Page 521, Register's Office for Maury County, Tennessee, reference to which is hereby made for a more complete description.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that portion of the property containing 35.88 acres, more or less, conveyed to Revis Harris, Jr. and wife, Carrie Lee Harris and James Smith and wife, Berdie Lee Smith by Deed dated 10/24/1975 from Charles B. Green and wife, Ann J. Green of record in Book R583, Page 318, Register's Office for Maury County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Charles B. Green and wife, Ann J. Green, as tenants by the entirety by Warranty Deed dated 06/21/1967 from Beryl W. Rainey Logue and husband, Sammie D. Logue of record in Book R467, Page 291, Register's Office for Maury County, Tennessee. Charles B. Green died on January 6, 1987.

Ann J. Haney, previously known as Ann J. Green, died testate on June 2, 2010 devising subject property to Jim Haney, as to a one-third interest and the Trustee of the Ann J. Haney Testamentary Trust, as to a two-thirds interest as evidenced by the Last Will and Testament of Ann J. Haney filed in Will Book 48, Page 383, under Docket No. P-111-10, in the Probate Court Clerk's Office for Maury County, Tennessee. Jim Haney died on October 10, 2020.

Victor C. Beck, Jr. was appointed Successor Trustee of the Ann J. Haney Testamentary Trust by Notice of Change of Trustee for the Ann J. Haney Testamentary Trust dated 06/03/2016 from Norma Rosson, Trustee of record in Book R2375, Page 63, Register's Office for Maury County, Tennessee.

STEWART TITLE GUARANTY COMPANY

Authorized Countersignature

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

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

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.

OS 1
35.20 AC

OS 2
HENRY CENTER

OS 3
20.27 AC

OS 4
6.74 AC

OS 5

OS 6

OS 7

OS 8
21.47 AC

OS 9
19.33 AC

OS 10
0.90 AC

OS 11
14.68 AC

OS 12
9.32 AC

OS 13
3.64 AC

OS 14
16.77 AC

OS 15
13.09 AC

OS 16
8.36 AC

LOCATION OF NEW 100 YR FLOODPLAIN

LOCATION OF NEW 100 YR FLOODPLAIN

PHASE 1

PHASE 2

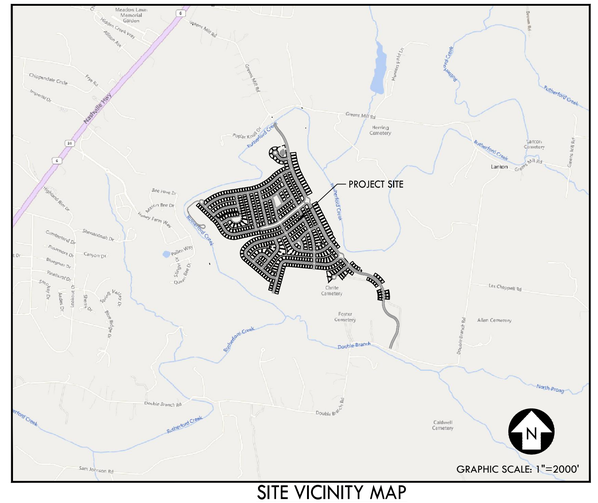
PHASE 2

PHASE 3

0 350 700
GRAPHIC SCALE

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:	239
PHASE 3: LOTS:	211
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:	178.62 AC (47.39%)
REQUIRED USABLE OPEN SPACE (33% OF REQUIRED OPEN SPACE):	7.46 AC
USABLE OPEN SPACE PROVIDED:	9.76 AC

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

Sheet List Table

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

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

ENGINEERING CRUNK

ANDREW WILSON CARR
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE SEAL
5/18/26
No. 114180
STATE OF TENNESSEE

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE
1	04-20-2026
2	05-18-2026

07/09/2024 17067

C1.0
OVERALL SITE LAYOUT PLAN

MATCH LINE

SEE SHEET C1.3

SEE SHEET C1.4

SAWTOOTH ROAD

FOUNDERS LANE

SHADY OAK PLACE

OS 10
0.15 AC

FALLBROOK TRAIL

MADELYN BRANCH ROAD

BLUESTEM ROAD

BALLAST DRIVE

CONCRETE SIDEWALK (TYP)

ASPHALT PAVEMENT (TYP)

STOP SIGN (TYP)

RETAINING WALL

RIVER ACCESS

S 12°27'40" E
195.29'

S 49°19'41" E
163.40'

S 69°59'59" E 509.83'

RUTHERFORD CREEK

STORMWATER POND 8

ROW TO BE EXTENDED TO EAST PROPERTY LINE

LANE TRANSITION SPLITTER STRIPING, (TYPICAL)

YIELD SIGN (TYP)

ROUNDABOUT APRON STRIPING

20.4 FT TRAVEL LANE

19 FT APRON

Ø45 FT

Ø121 FT

ASPHALT PAVEMENT (TYP)

RETAINING WALL

CONCRETE CURB & GUTTER (TYP)

CONCRETE SIDEWALK (TYP)

ROUNDABOUT (TYP)

0 10 20 30 60
GRAPHIC SCALE

ROAD A - ROAD W ROUNDABOUT - DETAILED LAYOUT

OS 14
16.77 AC

175' TVA EASEMENT

SEE SOUTHERN MAIL KIOSK - DETAILED LAYOUT

CREST CANYON TRAIL

BLUESTEM ROAD

OS 13
3.64 AC

OS 12
9.32 AC

SEE SHEET C1.6

N 84°45'44" W 1108.95'

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

N 88°53'53" E 260.71'

S 64°48'28" W 501.76'

CEMETERY

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

MATCH LINE

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

PROPOSED LAYOUT LEGEND

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

COVERED MAIL KIOSK

ASPHALT PAVEMENT (TYP)

CONCRETE SIDEWALK (TYP)

PEDESTRIAN CROSSWALK

0 10 20 30 60
GRAPHIC SCALE

SOUTHERN MAIL KIOSK LOCATION - DETAILED LAYOUT

0 50 100 200
GRAPHIC SCALE

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

ENGINEERING CRUNK

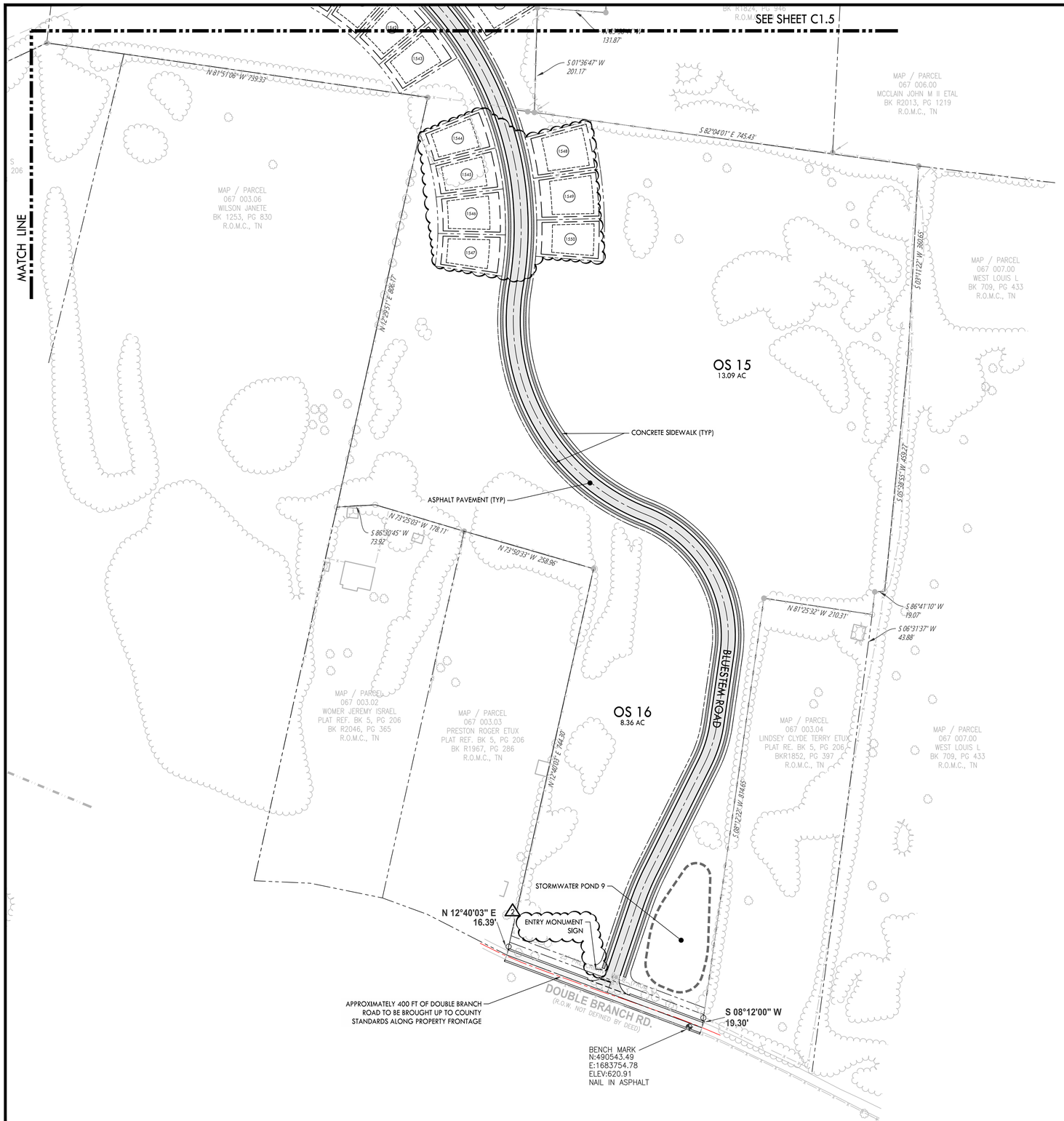
ADAM WILSON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
5/18/26
LICENSE No. 114180
STATE OF TENNESSEE

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1	04-20-2026	
2	05-18-2026	

07/09/2024 17067

C1.5
SITE LAYOUT PLAN



NOTES:

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2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
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PROPOSED LAYOUT LEGEND

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

0 50 100 200
GRAPHIC SCALE

CRUNK ENGINEERING LLC
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ADAM WILSON
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5/18/26
No. 114180
STATE OF TENNESSEE

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE
1	04-20-2026
2	05-18-2026

07/09/2024 17067

C1.6
SITE LAYOUT PLAN

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

PHASE 1: 100 LOTS

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

PHASE 3 LOTS	
LOT NUMBER	AREA (SQ-FT)
1024	10,000
1037	17,000
1038	17,000
1039	17,000
1048	10,212
1049	10,212
1050	21,033
1059	10,412
1060	10,412
1061	10,412
1062	14,594
1087	13,310
1088	10,138
1089	10,138
1090	10,138
1091	10,138
1092	11,168
1093	14,266
1094	15,338
1095	10,686
1096	10,686
1097	10,686
1098	10,686
1099	10,686
1100	13,799
1108	13,627
1109	12,515
1110	13,458
1129	13,142
1130	11,363
1131	14,589
1132	11,080
1133	10,000
1134	10,000
1135	10,000
1136	10,000
1137	10,000
1138	10,000
1139	10,000
1140	10,000
1141	10,000
1142	12,197
1143	11,021
1144	10,089
1145	10,001
1146	10,001
1147	10,001
1148	10,001
1149	10,001
1150	10,001
1151	10,001
1152	10,001
1153	10,001
1154	10,143
1155	12,335
1156	10,138
1157	10,138
1158	10,138
1159	10,138
1160	10,138

PHASE 3 LOTS	
LOT NUMBER	AREA (SQ-FT)
1161	10,138
1162	12,028
1163	12,884
1164	12,813
1165	10,001
1166	12,566
1167	17,155
1168	16,563
1169	14,543
1170	13,253
1171	20,071
1172	24,911
1173	15,350
1174	11,118
1175	10,981
1176	10,844
1177	10,708
1178	10,571
1179	10,434
1180	10,387
1181	12,484
1182	10,000
1183	10,001
1184	10,001
1185	10,001
1186	10,001
1187	10,001
1188	10,001
1189	10,001
1190	10,034
1191	10,610
1192	10,610
1193	10,610
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

PHASE 2: 239 LOTS 2

PHASE 3 LOTS	
LOT NUMBER	AREA (SQ-FT)
1221	10,165
1222	10,430
1223	10,358
1224	10,775
1225	10,989
1226	13,203
1227	13,566
1228	10,046
1229	12,710
1230	11,056
1231	10,001
1232	10,001
1233	11,904
1234	12,134
1235	10,001
1236	10,001
1237	10,001
1238	10,001
1239	10,001
1240	10,001
1241	10,001
1242	10,001
1243	10,000
1244	10,000
1245	10,000
1246	10,001
1247	10,012
1248	11,262
1249	11,262
1250	11,262
1251	11,262
1252	11,262
1253	11,094
1254	10,001
1255	10,001
1256	10,001
1257	10,001
1258	10,001
1259	10,001
1260	10,001
1261	10,001
1262	10,449
1263	10,516
1264	10,285
1265	10,000
1266	10,000
1267	10,000
1268	10,000
1269	10,000
1270	10,492
1308	13,227
1309	10,000
1310	10,000
1311	10,000
1312	10,000
1313	10,000
1314	14,280
1322	14,636
1330	12,173
1331	10,074

PHASE 3 LOTS	
LOT NUMBER	AREA (SQ-FT)
1332	10,074
1333	10,074
1334	10,074
1335	10,074
1336	10,074
1337	19,125
1338	17,000
1339	17,000
1340	17,000
1341	17,000
1342	17,000
1343	17,000
1344	17,000
1345	17,000
1346	17,000
1347	17,000
1348	17,000
1349	16,824
1350	15,140
1351	15,140
1352	11,113
1353	11,050
1354	11,050
1369	13,979
1370	11,830
1371	11,830
1372	12,096
1373	12,142
1374	13,963
1502	14,121
1503	11,050
1504	11,050
1505	12,923
1515	13,998
1516	10,050
1517	11,179
1528	12,625
1529	10,832
1530	10,828
1531	10,984
1532	10,983
1533	10,983
1534	10,983
1535	11,595
1536	11,595
1537	11,595
1538	11,595
1539	10,032
1540	10,032
1541	10,032
1542	10,032
1543	10,032
1544	9,335
1545	9,336
1546	10,303
1547	9,267
1548	11,421
1549	11,421
1550	9,924

PHASE 3 LOTS	
LOT NUMBER	AREA (SQ-FT)
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
1315	14,579
1316	10,549
1317	10,549
1318	10,549
1319	10,549
1320	10,549
1321	13,820
1323	10,138
1324	10,138
1325	10,138
1326	10,138
1327	10,138
1328	10,138
1329	12,185
1355	13,840
1356	10,686
1357	10,001
1358	10,001
1359	10,001
1360	11,722
1361	13,741
1362	15,280
1363	13,241

PHASE 3 LOTS	
LOT NUMBER	AREA (SQ-FT)
1364	13,493
1365	11,980
1366	11,512
1367	11,211
1368	14,642
1375	12,438
1376	12,941
1377	14,839
1378	15,337
1379	17,114
1380	14,971
1381	13,500
1382	12,409
1383	14,257
1384	15,369
1385	10,368
1386	10,368
1387	10,368
1388	10,368
1389	13,193
1390	13,877
1391	12,355
1392	12,396
1393	18,871
1394	13,276
1395	14,544
1396	16,393
1397	12,508
1398	12,968
1399	13,428
1400	17,499
1401	25,752
1402	18,411
1403	13,637
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

PHASE 3 LOTS	
LOT NUMBER	AREA (SQ-FT)
1430	12,371
1431	11,787
1432	11,204
1433	10,620
1434	10,201
1435	10,788
1436	20,075
1437	28,111
1438	19,960
1439	14,782
1440	17,223
1441	13,417
1442	10,001
1443	11,166
1444	12,345
1445	12,180
1446	12,681
1447	12,131
1448	11,940
1449	11,999
1450	12,345
1451	15,135
1452	16,736
1453	11,509
1454	15,571
1455	15,919
1456	21,470
1457	11,917
1458	14,432
1459	15,684
1460	18,812
1461	17,071
1462	14,047
1463	11,714
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

PHASE 3: 211 LOTS 2

PHASE 3 LOTS	
LOT NUMBER	AREA (SQ-FT)
1490	17,201
1491	15,189
1492	14,006
1493	12,649
1494	13,642
1495	12,909
1496	11,448
1497	12,591
1498	15,072
1499	16,261
1500	16,364
1501	14,960
1506	11,979
1507	10,001
1508	10,001
1509	10,741
1510	10,980
1511	10,980
1512	10,980
1513	10,980
1514	10,938
1518	10,366
1519	10,513
1520	11,275
1521	12,781
1522	13,522
1523	23,959
1524	15,907
1525	13,382
1526	12,576
1527	15,590

Parcel Table	
OPEN SPACE	Area
OS 1	1,533,378
★ OS 2	93,107
OS 3	883,083
OS 4	293,489
★ OS 5	10,007
★ OS 6	49,797
★ OS 7	265,731
OS 8	935,059
OS 9	842,191
★ OS 10	6,698
OS 11	639,315
OS 12	405,814
OS 13	158,385
OS 14	730,517
OS 15	569,985
OS 16	364,319

★ DENOTES USABLE OPEN SPACE

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

ENGINEERING CRUNK

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

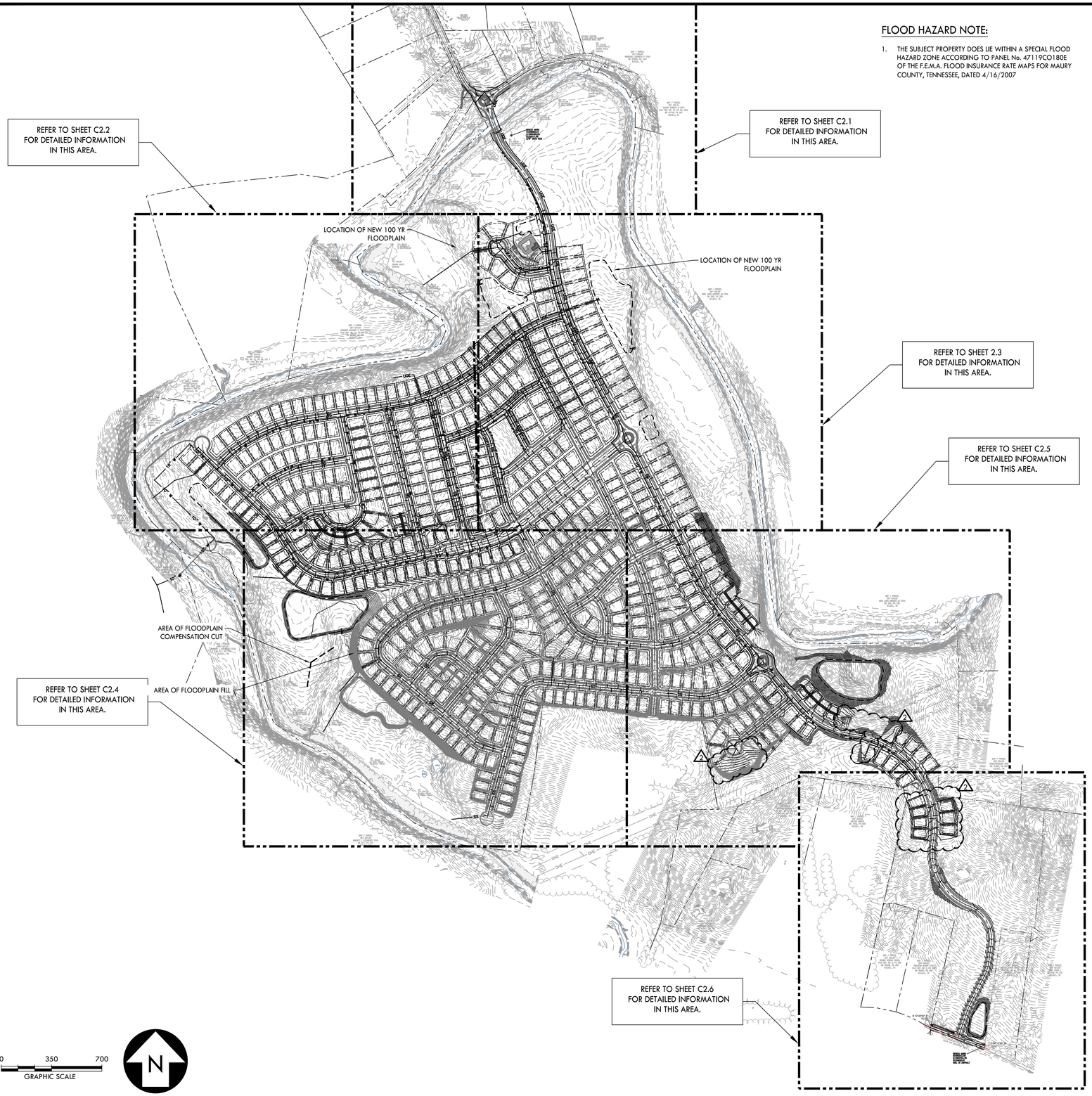
REVISIONS	
No.	DATE
1	04-20-2026
2	05-18-2026

07/09/2024 17067

C1.8
PARCEL TABLES

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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SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

TIMOTHY A. WILSON
REGISTERED ENGINEER
AGRICULTURE
5/18/26
COMMERCE
114180
STATE OF TENNESSEE

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE
1	04-20-2026
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07/09/2024 17067

C2.0

OVERALL GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE SHEET C2.4

SEE SHEET C2.3

SINGLE CURB INLET (TYP)

SANITARY MANHOLE (TYP)

RUTHERFORD CREEK

STORMWATER POND 8

OS 14
16.77 AC

OS 13
3.64 AC

OS 12
9.32 AC

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

MAP / PARCEL
067 005.00
NAME:HARRISON HEIRS
BK R1410, PG 547
R.O.M.C., TN

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

MAP / PARCEL
067 003.00
SALEWO MICHAEL S
PLAT REF / BK 7, PG 208
BK1286/PG 818
R.O.M.C., TN

CEMETERY

S 12°27'40" E
105.29'

S 49°19'41" E
163.40'

N 89°49'06" E 516.52'

N 89°54'43" E
204.01'

N 50°31'04" E
78.29'

N 64°28'37" E
171.60'

S 64°49'28" W 501.76'

N 88°53'53" E 280.71'

S 00°39'54" W 682.39'

S 00°39'54" W 131.87'

S 25.30'01" W

175' TVA EASEMENT

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

ADAM WILSON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
5/18/26
No. 114180
STATE OF TENNESSEE

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE
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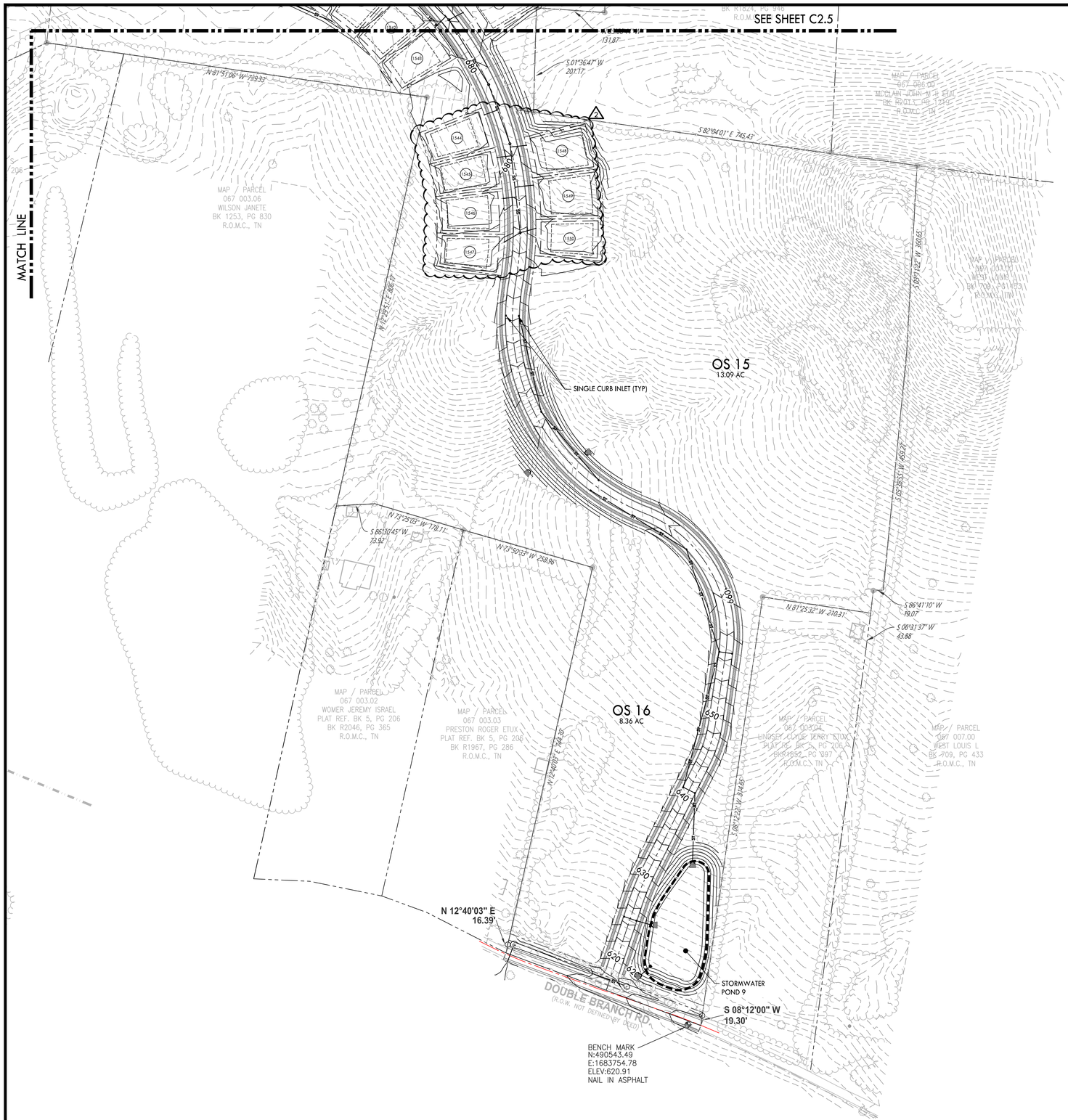
07/09/2024 17067

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

ENGINEERING CRUNK

ADAM WILSON
REGISTERED ENGINEER
AGRICULTURE
5/18/26
No. 114180
STATE OF TENNESSEE

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE
1	04-20-2026
2	05-18-2026

07/09/2024 17067

C2.6
GRADING, DRAINAGE, & UTILITY PLAN

May 18th, 2026

City of Columbia
Developmental Review Committee
700 N Garden Street
Columbia, TN 38401

RE: Greens Mill Road – Project 26-0104 Final PUD Revision

Below is our written description of changes for our Final PUD resubmittal. If you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

DESCRIPTION OF CHANGES:

Sheet C1.0:

- A total of 29 lots have moved from Phase 3 to Phase 2 due to power supply issues to portions of Phase 2 and proposed lots being shown within the 175' TVA easement. New phase lines and updated lot counts have been provided and clouded. There have been no new lots added to the Final PUD

Sheet C1.5

- A new mail kiosk location has been provided to serve the remaining Greens Mill Development.
- Three lots from phase 3 along Crest Canyon Trail have been relocated along Bluestem Road within phase 2 due to a portion of lots being within the 175' TVA easement.
- Three lots from phase 4 along Bluestem Road have been relocated south along Bluestem Road to be outside of the 175' TVA easement.

Sheet C1.6

- All seven lots within the 175' TVA easement have been relocated further south of Bluestem Road.
- Monument entry sign location from Double Branch Road added to plans

Sheet C1.8

- Parcel tables have been updated to reflect the updated phase changes and lot relocations.

Sheet C2.0

- Grading has been updated to reflect relocation of seven lots within the 175' TVA easement.

Sheet C2.5

- Updated grading for the new mail kiosk location to serve the remaining Greens Mill Development.
- Updated grading to reflect the removed lots within the 175' TVA easement.

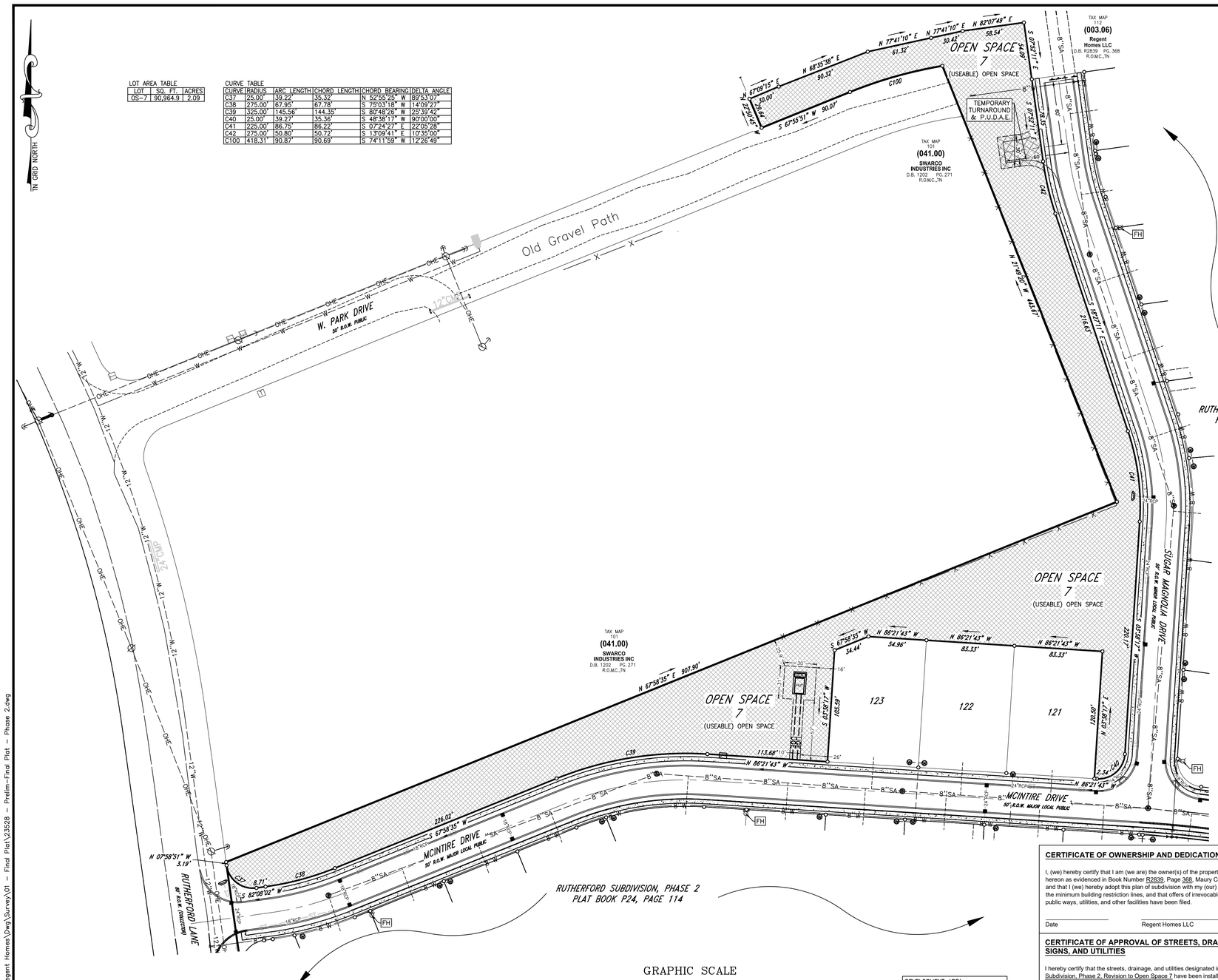
Sheet C2.6

- Updated grading to reflect the relocated seven lots that were within the 175' TVA easement.

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



PARCEL NUMBER:
TAX MAP 101N, GROUP 'C' PARCEL 077.00

DEED BOOK:
R2839, PAGE 368

PLAT BOOK:
P24, PAGE 114

PARCEL ADDRESS:
MCINTIRE DRIVE
COLUMBIA, TN 38401

APPROVED ZONING UNDER ZONING ORDINANCE 3638:
RS-10(CD-3) ZONING DISTRICT

BUILDING SETBACKS:
FRONT – 30'
SIDE – 8' MIN. WITH 20' PROVIDED BETWEEN LOTS
REAR – 30'

ACREAGE OF PARCEL:
±65.64 ACRES – TOTAL
±9.44 ACRES – REMAINING
±39.00 ACRES – PHASE 2
(±2.09 ACRES – OPEN SPACE 7)PORTION OF PHASE 2
±17.20 ACRES – PHASE 1

PROPERTY OWNER:
REGENT HOMES LLC
6901 LENOX VILLAGE DR
STE 107
NASHVILLE, TN 37211

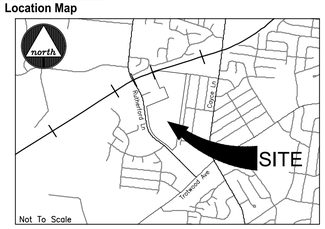
PURPOSE NOTE:
The purpose of this plat to revise OPEN SPACE 7 to add an exclusive P.U.D.E in an existing P.U.D.E.

GENERAL NOTE:
The recording of this plat vacates, voids, and supercedes Open Space 7 as shown on previous plat of record P24, Page 114.

DRIVEWAY NOTE:
All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: 07-15-2025
DEED BOOK: R3081 PAGE: 489-495

Location Map



Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 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. 101N, GROUP 'C', Parcel No. 077.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: P24, Page 114
9. Deed reference: Book R2839, Page 368
10. Bearings based on: Tennessee State Plane, NAD 83.
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. 47119C0280E, 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.

Legend

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

Edge of Water	OHE	Overhead Electric Line	
Ditch / Creek Centerline	OHT	Overhead Telephone Line	
Minor Contour Line	UG	Underground Utility Line	
Index Contour Line	UGC	Underground Cable Line	
Gas Line	UGE	Underground Electric Line	
Sanitary Sewer Line	UGT	Underground Telephone Line	
Water Line	FM	Forced Main Line	
Storm Sewer Line			
Overhead Utility Line			
Overhead Cable Line			

OPEN SPACE NOTE:
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED A PUBLIC UTILITY, AND DRAINAGE EASEMENT.

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 R2839, Page 368, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date Regent Homes LLC

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, STREET SIGNS, AND UTILITIES

I hereby certify that the streets, drainage, and utilities designated in Rutherford Subdivision, Phase 2, Revision to Open Space 7 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 APPROVAL OF SEWER SYSTEM

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

Date Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Rutherford Subdivision, Phase 2, Revision to Open Space 7 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date Columbia Power & Water Systems
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

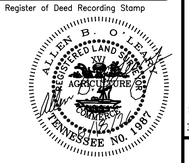
Date Secretary, Planning Commission
Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

5/18/26 Allen B. O'Leary TN RLS #1987
Date Allen B. O'Leary Number

Register of Deed Recording Stamp



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

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Client
UNITED COMMUNICATIONS
1010 HALEY ROAD
MURFREESBORO, TN

FINAL PLAT

RUTHERFORD SUBDIVISION, PHASE 2, REVISION TO OPEN SPACE 7
COLUMBIA, TN

REVISIONS	DATE

Drawn: EB
Checked: AO
Approved: AO
Date: 05-18-2026

Job. no. 23528
Scale: Vertical: 1"=50' Horizontal:

1 of 1

FILE:J:\WES_Engineers_Surveyors 2023\23528 - Rutherford - Regent Homes\Dwg\Survey\01 - Final Plat\23528 - Prelim-Final Plat - Phase 2.dwg

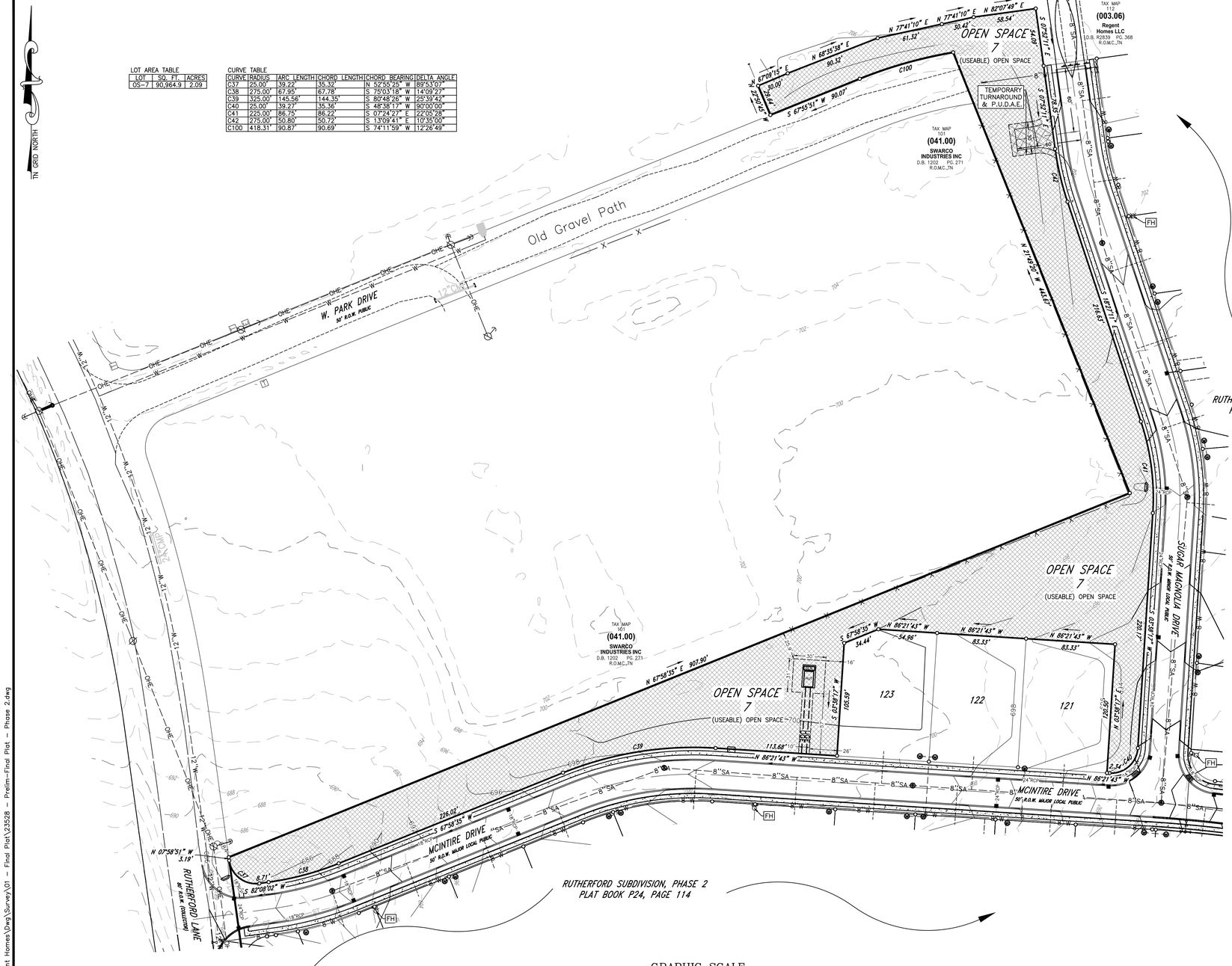
TN GRID NORTH

LOT AREA TABLE

LOT	SQ. FT.	ACRES
OS-7	90,964.9	2.09

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C37	25.00'	39.22'	35.32'	N 52°55'25" W	89°53'07"
C38	275.00'	67.95'	67.78'	S 75°03'18" W	14°09'27"
C39	325.00'	145.56'	144.35'	S 80°48'26" W	25°39'42"
C40	25.00'	39.27'	35.36'	S 48°38'17" W	90°00'00"
C41	225.00'	86.75'	86.22'	S 07°24'27" E	22°05'28"
C42	275.00'	50.80'	50.72'	S 13°09'41" E	10°35'00"
C100	416.31'	90.87'	90.69'	S 74°11'59" W	12°26'49"



PARCEL NUMBER:
TAX MAP 101N, GROUP 'C' PARCEL 077.00

DEED BOOK:
R2839, PAGE 368

PLAT BOOK:
P24, PAGE 114

PARCEL ADDRESS:
MCINTIRE DRIVE
COLUMBIA, TN 38401

APPROVED ZONING UNDER ZONING ORDINANCE 3638:
RS-10(CD-3) ZONING DISTRICT

BUILDING SETBACKS:
FRONT – 30'
SIDE – 8' MIN. WITH 20' PROVIDED BETWEEN LOTS
REAR – 30'

ACREAGE OF PARCEL:
±65.64 ACRES – TOTAL
±9.44 ACRES – REMAINING
±39.00 ACRES – PHASE 2
(±2.09 ACRES – OPEN SPACE 7)PORTION OF PHASE 2
±17.20 ACRES – PHASE 1

PROPERTY OWNER:
REGENT HOMES LLC
6901 LENOX VILLAGE DR
STE 107
NASHVILLE, TN 37211

PURPOSE NOTE:
The purpose of this plat to revise OPEN SPACE 7 to add an exclusive P.U.D.E in an existing P.U.D.E.

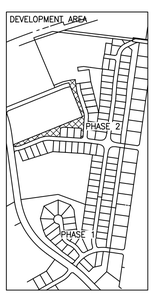
DRIVEWAY NOTE:
All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

OPEN SPACE NOTE:
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED A PUBLIC UTILITY, AND DRAINAGE EASEMENT.

GRAPHIC SCALE

50 0 25 50 100 200

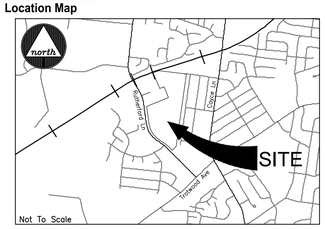
(IN FEET)
1 inch = 50 ft.



Legend

- Iron Rod/Pipe Found (EIP, IPS)
- Iron Rod Set (ICM)
- 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

Location Map



Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 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. 101N, GROUP 'C', Parcel No. 077.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: P24, Page 114
9. Deed reference: Book R2839, Page 368
10. Bearings based on: Tennessee State Plane, NAD 83.
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. 47119C0280E, 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.

©2026

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

ENGINEERS & SURVEYORS

Client
UNITED COMMUNICATIONS
1010 HALEY ROAD
MURFREESBORO, TN

PRELIMINARY PLAT

RUTHERFORD SUBDIVISION, PHASE 2, REVISION TO OPEN SPACE 7

COLUMBIA, TN

REVISIONS	DATE

Drawn: EB
Checked: AO
Approved: AO
Date: 05-18-2026

Job. no. 23528
Scale: Vertical: 1"=50'
Horizontal:

1 of 1

ALLEN B. O'NEAL
REGISTERED LAND SURVEYOR
AGRICULTURE, SURVEY
STATE OF TENNESSEE
No. 1987

FILE: z:\WES_Engineers_Surveyors 2023\23528 - Rutherford - Regent Homes\Dwg\Survey\01 - Final Plat\23528 - Prelim-Final Plat - Phase 2.dwg

May 18, 2026

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

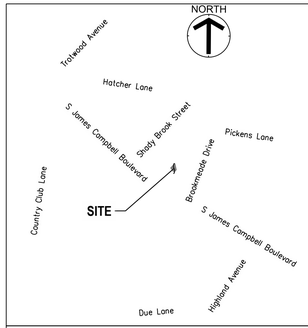
RE: **Project Name: Rutherford Subdivision, Phase 2, Revision to Open Space 7, Final Plat**
City of Columbia Staff Review Submittal

On behalf of Regent Homes LLC, the owner of the existing open space 7, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

If you have any questions or comments with this submittal, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

Allen B. O'Leary, RLS
Principal



VICINITY MAP - NOT TO SCALE

LAT / LONG: N035.597957 / W087.056875

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	45° 00' 09"	318.00'	249.77'	S10° 38' 41"W, 243.40'
C2	16° 03' 07"	318.00'	89.09'	S41° 10' 17"W, 88.80'
C3	4° 31' 33"	316.82'	25.03'	N54° 53' 20"E, 25.02'
C4	45° 12' 53"	316.82'	250.02'	N79° 43' 34"E, 243.58'
C5	54° 11' 24"	316.28'	299.14'	S50° 37' 46"E, 288.11'
C6	76° 51' 35"	45.00'	60.37'	N62° 02' 09"W, 55.94'
C7	36° 12' 54"	233.22'	147.41'	S61° 15' 37"W, 144.97'
C8	6° 57' 32"	145.00'	17.61'	S25° 29' 25"W, 17.60'
C9	48° 07' 50"	45.00'	37.80'	S1° 38' 51"E, 36.70'
C10	11° 28' 56"	145.00'	29.06'	S31° 37' 57"E, 29.01'
C11	57° 18' 29"	54.30'	54.31'	N31° 06' 13"E, 52.08'
C12	74° 54' 02"	25.00'	32.68'	S74° 14' 56"E, 30.40'

LINE TABLE		
Line #	Direction	Length
L1	N46° 45' 49"W	10.00'
L2	N12° 29' 01"W	152.52'
L3	N67° 54' 19"E	32.73'
L4	S36° 47' 55"E	52.53'
L5	S38° 31' 39"E	29.83'
L6	S36° 47' 55"E	25.36'
L7	S43° 12' 05"W	162.84'

SURVEYOR NOTES:

1. The purpose of this Plat is to create one (1) Lot.
2. Bearings shown hereon are relative to the Tennessee state plan coordinate system (4100) NAD83 (2011).
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.
   Lots 1A and 1B shall be considered a remainder composite sketch.
5. The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service. Utilities were marked by a 3rd party utility locating service: The Underground Detective Utility Locate Scan WO# 00025744 dated 9/9/2025.
6. Parcel is located within Zone "X" (Area of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Number 47119C0285E, effective date: 4/16/2007, published by the Federal Emergency Management Agency.

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.

JEFFREY K. KIMBRO, TN PLS No. 1756 — May 18, 2026 DATE
SR. SURVEYOR, CESO, INC.
EMAIL: jeff.kimbro@cesoinc.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 xxxx, PAGE xxx, MAURY COUNTY REGISTER'S OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON.

HC COLUMBIA, LLC — DATE

NAME

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 OS SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.

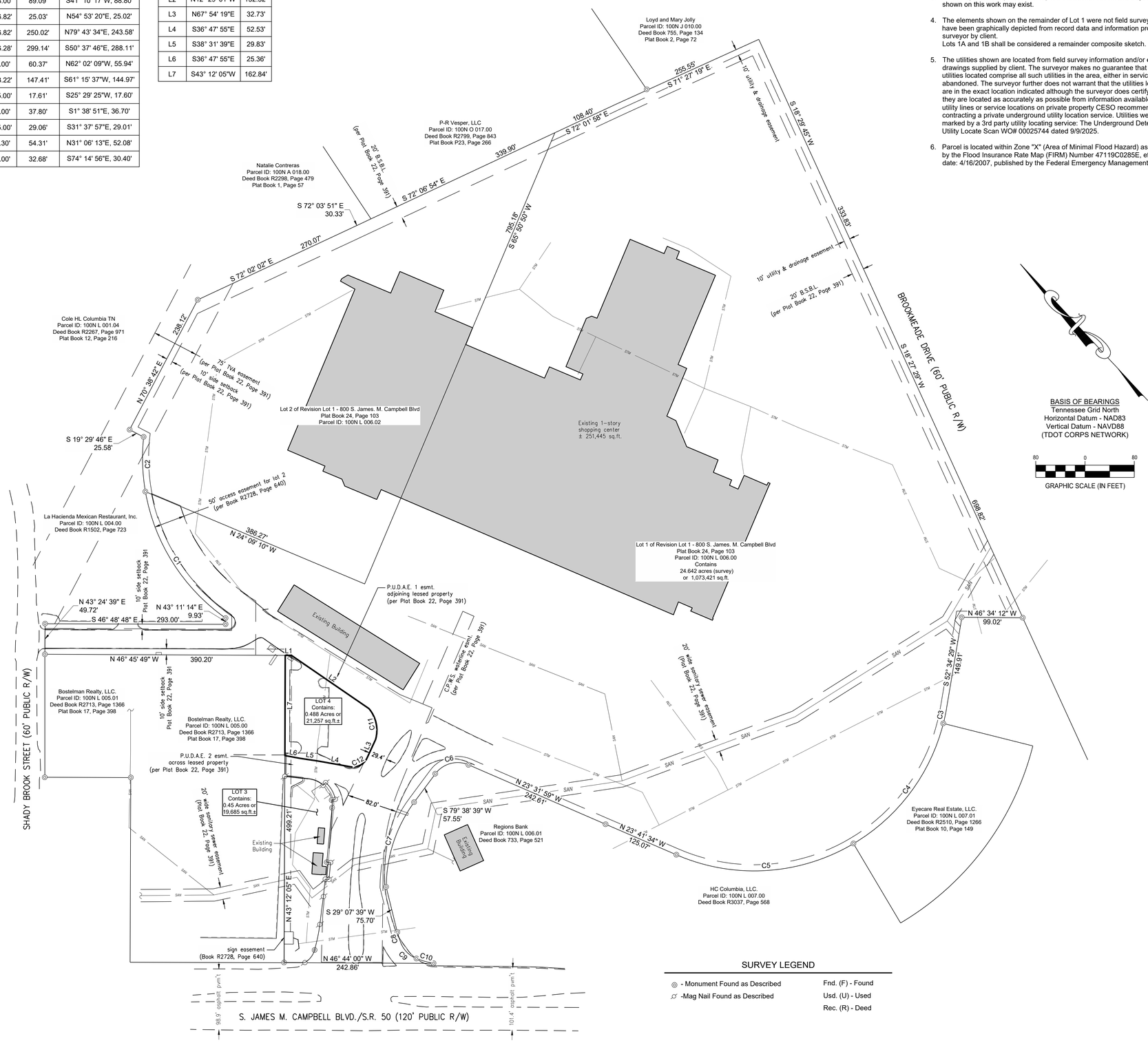
PLANNING DIRECTOR - COLUMBIA, TENNESSEE — DATE

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

CITY ENGINEER - COLUMBIA, TENNESSEE — DATE

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

DIRECTOR OF WASTEWATER DEPARTMENT, COLUMBIA, TENNESSEE — DATE



SURVEY LEGEND

- ◎ - Monument Found as Described
- ⌭ -Mag Nail Found as Described
- Fnd. (F) - Found
- Usd. (U) - Used
- Rec. (R) - Deed

CESO
WWW.CESOINC.COM
216 Centerview Dr., Suite 150
Brentwood, TN 37027
Phone: 615.928.5120 Fax: 888.208.4826

JEFFREY K. KIMBRO — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — TENNESSEE No. 1756 — May 18, 2026

Third Revision-Lot 1
800 South James M. Campbell Boulevard
800 South James M. Campbell Boulevard
Columbia, Maury County, Tennessee

Final Plat

Revisions / Submissions

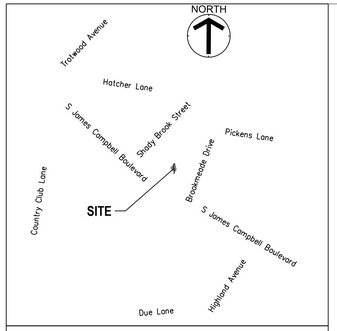
ID	Description	Date

© 2026 CESO, INC.

Project Number:	767022
Scale:	1" = 80'
Drawn By:	CDV
Checked By:	jkK
Date:	May 18, 2026
Issue:	Submittal

Drawing Title:
FINAL PLAT

1 of 1



VICINITY MAP - NOT TO SCALE

LAT / LONG: 35.597957 / -87.056875

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JEFFREY K. KIMBRO, TN LLS No. 1756 — DATE: May 18, 2026
SR. SURVEYOR, CESO, INC.
EMAIL: jeff.kimbro@cesoinc.com

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HC COLUMBIA, LLC — DATE

NAME

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

MAURY COUNTY E-911 — DATE

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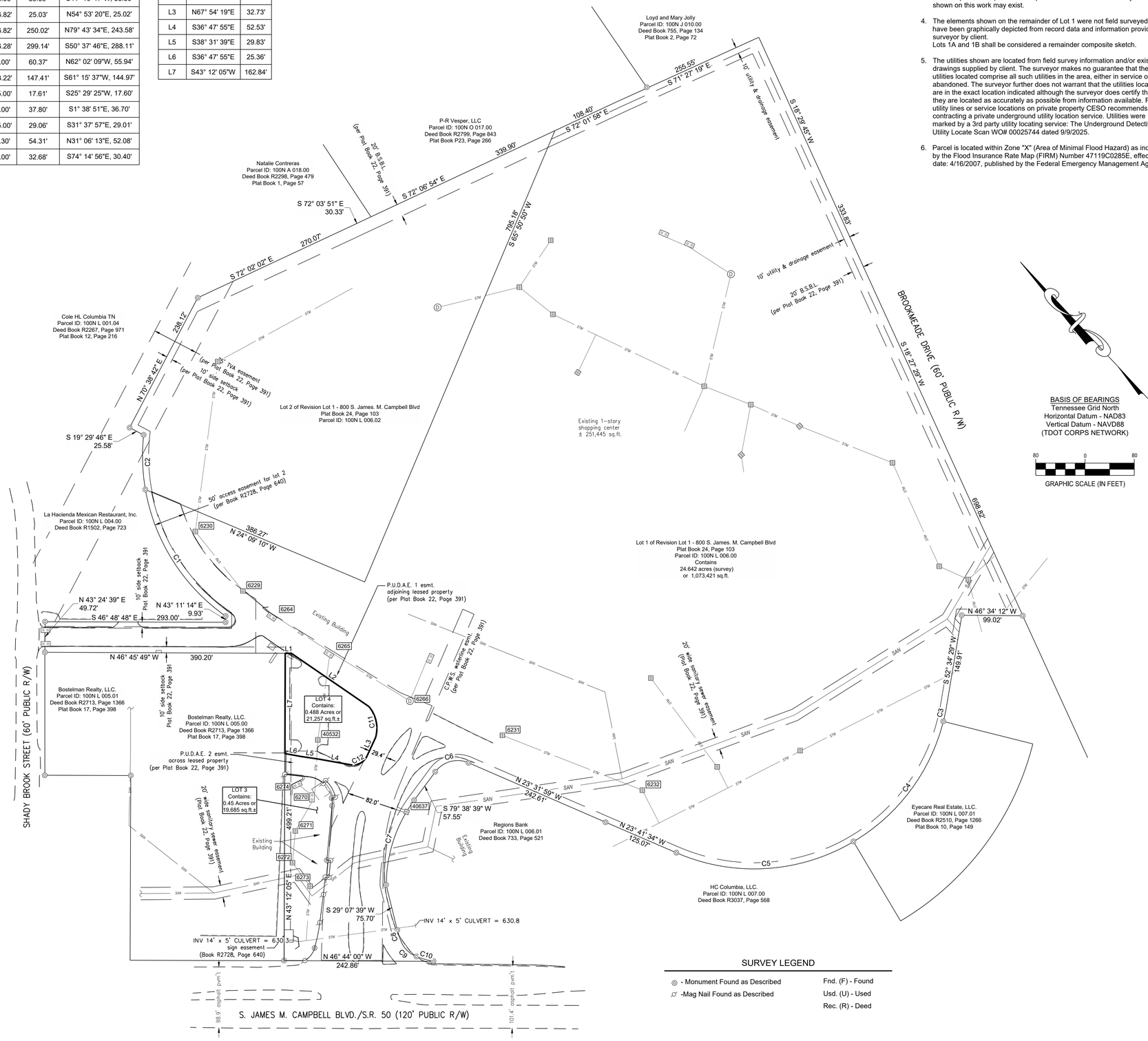

SURVEY LEGEND

- ◎ - Monument Found as Described
- ⌭ -Mag Nail Found as Described
- Fnd. (F) - Found
- Usd. (U) - Used
- Rec. (R) - Deed

BASIS OF BEARINGS
Tennessee Grid North
Horizontal Datum - NAD83
Vertical Datum - NAVD88
(TDOT CORPS NETWORK)

80 0 80
GRAPHIC SCALE (IN FEET)

SURVEYOR NOTES:

1. The purpose of this Plat is to create one (1) Lot.
2. Bearings shown hereon are relative to the Tennessee state plan coordinate system (4100) NAD83 (2011).
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.
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Phone: 615.928.5120 Fax: 888.208.4826

JEFFREY K. KIMBRO
REGISTERED LAND SURVEYOR
TENNESSEE No. 1756
May 18, 2026

Preliminary Plat

Third Revision-Lot 1
800 South James M. Campbell Boulevard

800 South James M. Campbell Boulevard
Columbia, Maury County, Tennessee

Revisions / Submissions

ID	Description	Date

© 2026 CESO, INC.

Project Number:	767022
Scale:	1" = 80'
Drawn By:	CDV
Checked By:	jkK
Date:	May 18, 2026
Issue:	Submittal

Drawing Title:
PRELIMINARY PLAT

1 of 1

May 18, 2026

RE: 3rd Revision-Lot 1 800 S. James M. Campbell Blvd. Preliminary & Final Plats

Dear City of Columbia;

The requested and required Documents, including the Surety, the Development Agreement, and the remaining requested Documents have all been requested and acquired in most cases. Those Documents have been included as a portion of the Engineering/Site Plan(s) prepared and submitted for this Project.

May we respectfully request to ensure that we are allowed to supplement this information prior to resubmitting the first round of comments received from the City of Columbia and reviewing agencies?

We thank you in advance for your assistance and continued patience with us on the Project.

Kindest Regards;

JKKimbro

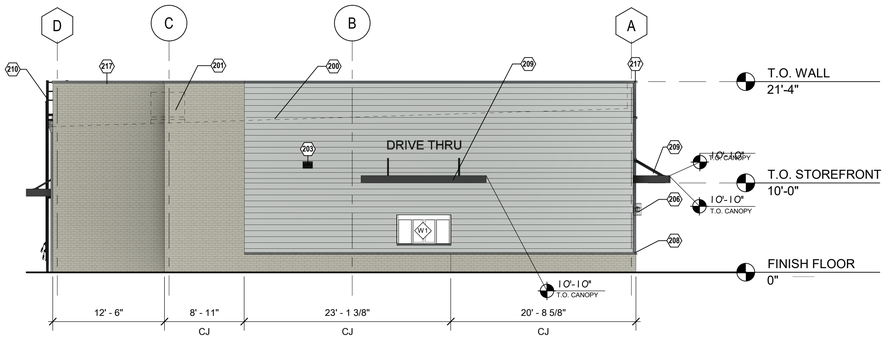
Jeff K. Kimbro, PLS, CFS
Senior Surveyor
CESO, Inc.
216 Centerview Drive, Suite 150
Brentwood, Tennessee 37027
Jeff.kimbro@cesoinc.com
(615) 928-5120

FAÇADE	NORTH		EAST		SOUTH		WEST	
	AREA	%	AREA	%	AREA	%	AREA	%
TOTAL	1416	100.00%	3288	100.00%	1394	100.00%	3288	100.00%
BRICK 1	196	13.84%	427	12.99%	600	43.04%	3099	94.25%
GLASS	602	42.51%	980	29.81%	20	1.43%	0	0.00%
BRICK 2	339	23.94%	758	23.05%	0	0.00%	0	0.00%
FIBER CEMENT BOARD	231	16.31%	1038	31.57%	762	54.66%	0	0.00%
METAL CANOPY	48	3.39%	85	2.59%	12	0.86%	0	0.00%
HOLLOW METAL DOOR	0	0.00%	0	0.00%	0	0.00%	189	5.75%
AREA UNIT IN SQUARE FEET								

FACADE PERCENTAGES

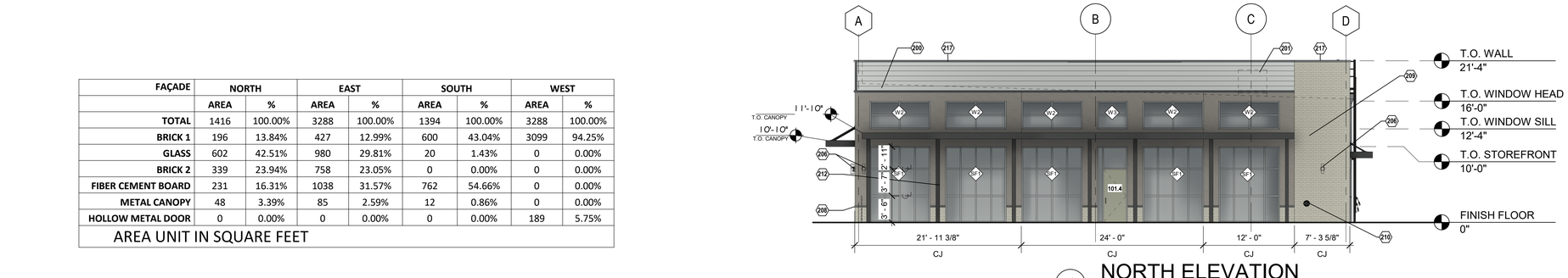
4 NORTH ELEVATION

Scale is 1/8" = 1'-0" when printed full size.



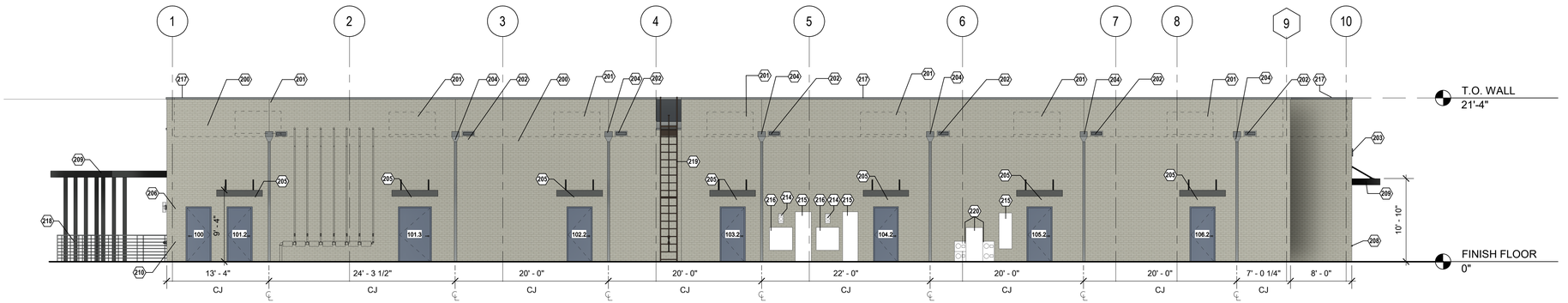
3 SOUTH ELEVATION

Scale is 1/8" = 1'-0" when printed full size.



2 EAST ELEVATION

Scale is 1/8" = 1'-0" when printed full size.



1 WEST ELEVATION

Scale is 1/8" = 1'-0" when printed full size.

BUILDING ELEVATION GENERAL NOTES

A. All exposed stem walls shall be of masonry type indicated for walls above floor line.

B. Sidewalks at building and structures shall match finish floor flush at doorways and slope away from the building.

C. Paint all exposed metal that is not specified to receive factory finish.

D. All exposed flashing shall be factory finished.

E. See Plans and Schedule for door and window types and sizes.

BUILDING ELEVATION - KEYNOTES

200	TOP OF ROOF BEYOND
201	LOCATION OF FUTURE HVAC ROOF TOP UNIT BEYOND WITH WOOD FRAMED CURB TO BE INSTALLED BY TENANT
202	SECONDARY ROOF DRAIN SCUPPER. BRONZE POWDER COAT FINISH TO MATCH BRICK VENEER.
203	WALL PACK LIGHT FIXTURE (SEE ELECTRICAL)
204	CONDUCTOR HEAD AND 4X4 DOWNSPOUT TO STORM DRAIN. BRONZE POWDER COAT FINISH.
205	PRE-MANUFACTURED ALUMINUM CANOPY SYSTEM ABOVE, ALUMINUM FRAME WITH BRONZE POWDER-COATED FINISH.
206	EXTERIOR DECORATIVE DOWN LIGHT, SEE ELECTRICAL
208	PRECAST CONCRETE WATER TABLE
209	PRE-MANUFACTURED ALUMINUM CANOPY SYSTEM, ROAD-SUPPORTED, BRONZE POWER-COAT FINISH.
210	FIRE HOSE CONNECTION
212	FIXED FABRIC AWNING COLUMNS, ALUMINUM FRAME WITH POWDER-COATED FINISH, BROWN PVC-COATED POLYESTER FABRIC.
214	ELECTRICAL METER, SEE ELECTRICAL
215	ELECTRICAL DISCONNECT, SEE ELECTRICAL
216	CURRENT TRANSFORMER CABINET, SEE ELECTRICAL
217	TOP OF PARAPET CAP
218	PROVIDE CODE-COMPLIANT ALUMINUM GUARDRAIL ASSEMBLY WITH POSTS, RAILS, AND HARDWARE, INSTALLED PER MANUFACTURER REQUIREMENTS.
219	FIXED ROOF ACCESS LADDER WITH LOCKABLE SECURITY DOOR; LADDER TO COMPLY WITH OSHA REQUIREMENTS; DOOR TO INCLUDE KEYED LOCKSET; PROVIDE FALL PROTECTION AS REQUIRED; POWDER COAT FINISH TO MATCH BRICK VENEER.
220	ELECTRICAL METER CENTER, SEE ELECTRICAL.

COLOR LEGEND:

BRICK, VELOUR OATMEAL

CEMENT FIBER BOARD, WHITE

BRICK, VEL DARK GRAY

BEAR CREEK PLAZA

BHADRESH PATEL
1530 Bear Creek Pike, Columbia, TN 38401

CLIENT CONTACT:
Bhadresh Patel | 1530 Bear Creek Pike | COLUMBIA, TN 38401
931-505-0550 | bhadresh999@hotmail.com

MERIDIAN | ARCHITECTURE

nashville, tennessee
e: office@meridiantn.com
t: 615.390.2236
www.meridiantn.com

REVISIONS:

DELTA	DESCRIPTION	DATE

DATE OF ISSUE:	03.27.2026
MA PROJECT NO:	0456-24
PROJECT PHASE:	CD
DRAWN BY:	MEHTA

BUILDING ELEVATIONS

A-201

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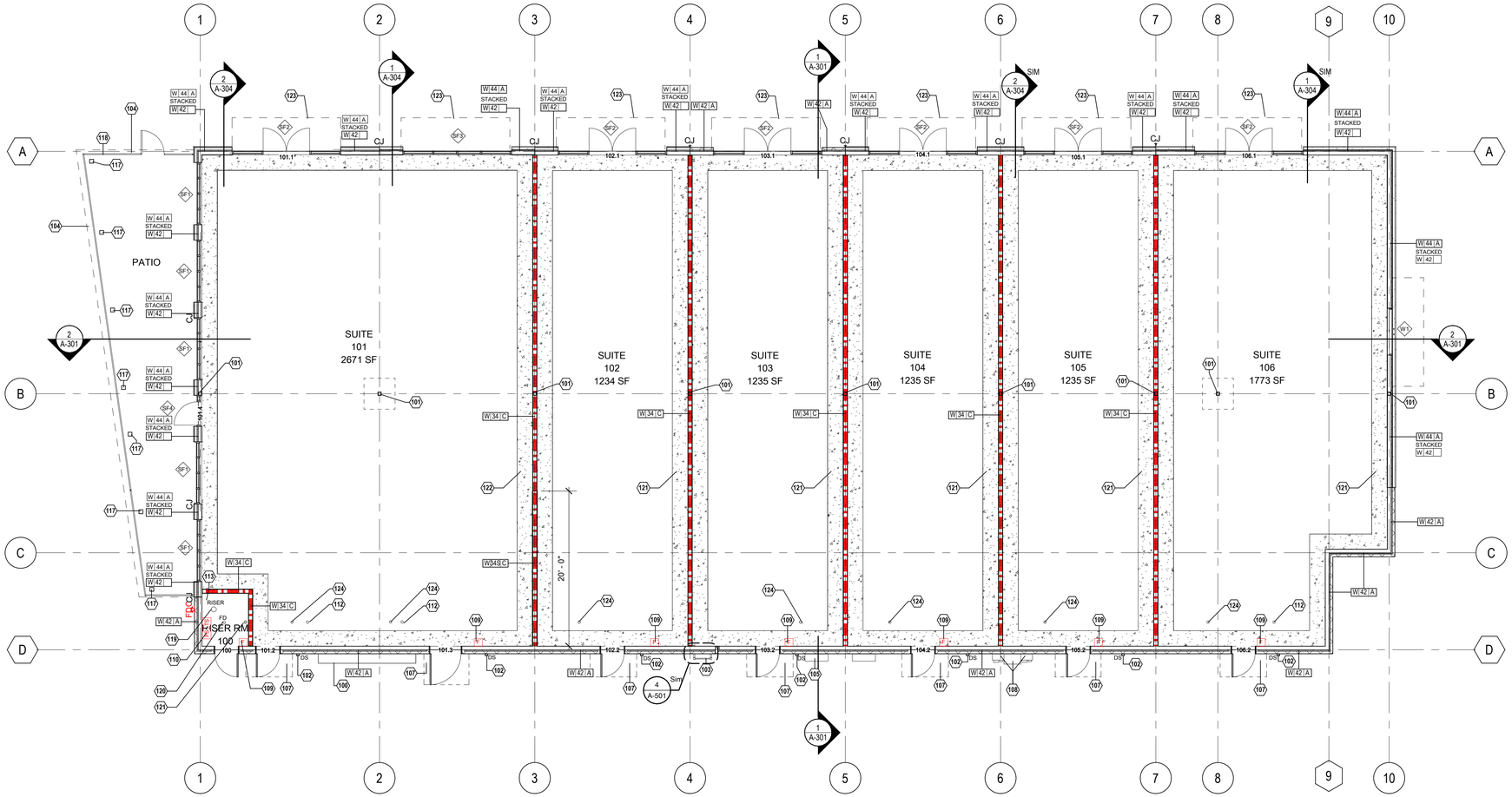
5/12/2026 10:28:45 AM MERIDIAN ARCHITECTURE 0456-24 / BEAR CREEK PLAZA - BHADRESH PATEL / SCHEMATIC DESIGN / A-201- BUILDING ELEVATIONS



FLOOR PLAN - NOTES

0 8' 16' 24'

1/8" = 1'-0"

N

FLOOR PLAN GENERAL NOTES

A. Keynotes and legends are typical for all floor plan sheets, and may not apply to each sheet.

B. Dimensions are to face of masonry, concrete and [studs OR gypsum board] and centerline of columns unless noted otherwise.

C. See enlarged floor plans and details for specific locations of plumbing fixtures.

D. Field verify all dimensions prior to fabrication of any cabinetry, frames, structural items, etc.

E. Provide painted access panels in walls and ceilings at concealed items, such as valves, shock absorbers, controls, switches, etc., and any other items that may require access. It is the Contractor's responsibility to determine access panel locations.

F. All guardrails and handrails shall be fabricated and installed in accordance with applicable codes, regulations, and AHJ.

G. Seal all penetrations in fire rated assemblies as required by all applicable codes. Permanently label all penetrations and assemblies.

H. Verify and coordinate all requirements for owner furnished items, prior to performance of any work that is to accommodate and interface with such items.

I. All angles are increments of 45 degrees unless noted otherwise.

J. Extend wall envelope insulation from floor line to meet roof insulation.

K. Provide "Fry" reveal FDM 625-75 or equal at all gypsum board to masonry or concrete transitions.

L. All frame walls to be Type [S01C OR CHOOSE TYPE] and all furring walls to be [F01E OR CHOOSE TYPE], unless noted otherwise.

FLOOR PLAN KEYNOTES

100 GAS METER BANK, SEE PLUMBING
101 STRUCTURAL COLUMN, SEE STRUCTURAL.
102 4X4 DOWNSPOUT, FACTORY-FORMED PREFINISHED METAL WITH KYNAR 500 COATING, COLOR: WHITE. DISCHARGE TO BOOT CONNECTED TO UNDERGROUND STROM DRAIN. COORINDATE WITH GUTTRERS, SITE DRAINAGE, AND CIVIL DRAWINGS. TO STORMDRAIN. OWNER TO SELECT PAINTED FINISH
103 FIXED ROOF ACCESS LADDER WITH LOCKABLE SECURITY DOOR; LADDER TO COMPLY WITH OSHA REQUIREMENTS; DOOR TO INCLUDE KEYED LOCKSET; PROVIDE FALL PROTECTION AS REQUIRED; POWDER COAT FINISH TO MATCH BRICK VENEER.
104 PRE-MANUFACTURED ALUMINUM CANOPY SYSTEM ABOVE, COLUMN SUPPORTED, BRONZE POWDER-COATED FINISH.
105 TRANSFORMER CABINET AND ELECTRICAL METER, SEE ELECTRICAL.
106 ELECTRICAL DISCONNECT, SEE ELECTRICAL.
107 PRE-MANUFACTURED ALUMINUM CANOPY SYSTEM ABOVE, ALUMINUM FRAME WITH BRONZE POWDER-COATED FINISH.
108 ELECTRICAL METER CENTER, SEE ELECTRICAL.
109 FIRE ALARM MANUAL PULL STATION, SEE ELECTRICAL.
110 SPRINKLER SYSTEM FLOW SWITCH, SEE ELECTRICAL.
112 4" DIAMETER PVC GREASE WASTE PIPE, STUBBED OUT AND CAPPED FOR FUTURE USE, SEE PLUMBING
113 RETURN SPRINKLER SYSTEM TAMPER SWITCH, SEE ELECTRICAL.
117 COLUMN FOR PRE-MANUFACTURED ALUMINUM CANOPY SYSTEM ABOVE. POWDER-COATED FINISH.
118 METAL GUARDRAIL SSYTEM WITH SELF-CLOSING, SELF-LATCHING GATE - PROVIDE AT PATIO; COMPLY WITH APPLICABLE HEIGHT, OPENING LIMITS, AND EGRESS REQUIREMENTS PER IBC. COORDINATE POST ANCHORAGE WITH SLAB AND FINISHES.
119 FIRE PROTECTION RISER, SEE PLUMBING
120 FLOOR DRAIN, SEE PLUMBING
121 VENT PIPING, SEE PLUMBING
122 2' CONCRETE PERIMETER APRON, GRAVEL INFILL, SEE STRUCTURAL
123 PRE-MANUFACTURED ALUMINUM CANOPY SYSTEM ABOVE, ROD SUPPORTED, BRONZE POWDER COATED FINISH.
124 4" DIAMETER PVC SANITARY SEWER WASTE PIPE, STUBBED OUT AND CAPPED FOR FUTURE USE, SEE PLUMBING

FLOOR PLAN LEGEND

1-HOUR RATED DEMIZING WALL
FDC FIRE DEPARTMENT CONNECTION
AGGREGATE BASE COAT, PER STRUCTURAL.
W| # | WALL TYPE
FD FLOOR DRAIN, SEE PLUMBING

BEAR CREEK PLAZA

BHADRESH PATEL
1530 Bear Creek Pike, Columbia, TN 38401

CLIENT CONTACT:
Bhadresh Patel | 1530 Bear Creek Pike | COLUMBIA, TN 38401
931- 505-0550 | bhadresh999@hotmail.com

MERIDIAN | ARCHITECTURE
nashville, tennessee
e: office@meridiantn.com
t: 615.390.2236
www.meridiantn.com

REVISIONS:

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DATE OF ISSUE:	03.27.2026
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DRAWN BY:	MEHTA, RP

FLOOR PLAN - NOTES

A-101

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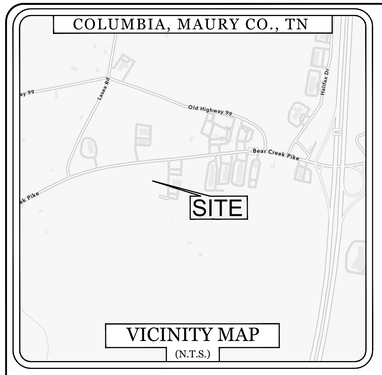

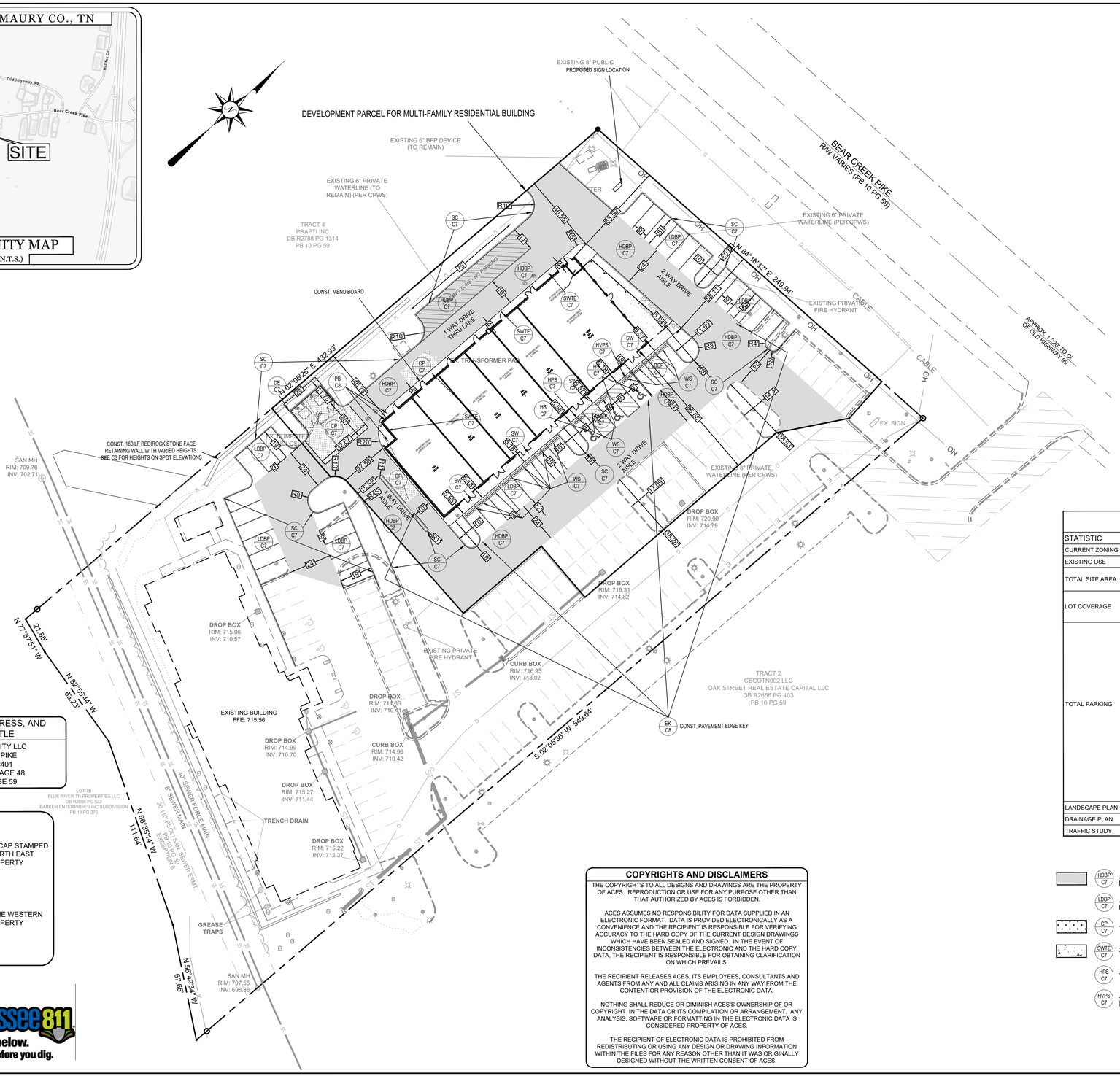

GENERAL NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS 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 PERMITTING AUTHORITIES.

2. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.

3. ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.

4. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.

5. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.

6. 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 THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.

7. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.

8. ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.

9. ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:

PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING
-PAINT B29 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
PPG ZONE AND TRAFFIC MARKING PAINT

***NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILTIY STANDARDS.**

NOTE: ALL LANDSCAPE ISLANDS MUST MEET THE REQUIREMENTS OF A PARKING STALL (9' X 19')

NOTE: 2-WAY DRIVE AISLES ARE REQUIRED TO BE 24' WIDE'

DEVELOPMENT SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	SD-INT (COMMERCIAL)	SD-INT (COMMERCIAL)
EXISTING USE	VACANT	MIXED USE COMMERCIAL
TOTAL SITE AREA	21,780 SQ. FT. 0.50 +/- ACRES	49,578 SQ. FT. 1.14 +/- ACRES
LOT COVERAGE	IMPERVIOUS AREA = 41,802+/- SF 0.96 +/- AC PERVIOUS AREA = 7,776 +/- SF 0.18 +/- AC	
TOTAL PARKING	4809 SF OF RESTURANT 1 SPACE PER 100 SF OF RESTURANT 48 SPACES REQUIRED 5200 SF OF RETAIL 1 SPACE PER 500 SF OF RETAIL SPACE 10 SPACES REQUIRED TOTAL SPACES REQUIRED: 58 SPACES	TOTAL SPACES PROVIDED: 59 SPACES 3 ADA SPACES 57 STANDARD SPACES ALL STALLS WILL BE 9' x 19' AS REQUIRED
LANDSCAPE PLAN	SEE SHEET L1	SEE SHEET L1
DRAINAGE PLAN	SEE SHEET C3	SEE SHEET C3
TRAFFIC STUDY	YES	PROVIDED

CONSTRUCTION LEGEND

- HDBP C7 -HEAVY DUTY BITUMINOUS PAVEMENT
- LDBP C7 -LIGHT DUTY BITUMINOUS PAVEMENT
- CP C7 -CONCRETE PAVEMENT
- SWTE C7 -SIDEWALK WITH TURNDOWN EDGE
- HPS C7 -HANDICAP PARKING SIGN
- HVPS C7 -HANDICAP PARKING SIGN (VAN ACCESSIBLE)
- WS C7 -WHEEL STOP
- SW C7 -SIDEWALK
- SC C7 -STANDARD CURB
- HS C7 -HANDICAP SYMBOL
- DE C7 -DUMPSTER ENCLOSURE
- EK C8 -PAVEMENT EDGE KEY

GRAPHIC SCALE:
0' 30' 60' 90'
SCALE: 1" = 30'

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

COLUMBIA HOSPITALITY LLC
1555 BEAR CREEK PIKE
COLUMBIA, TN 38401
DEED BOOK R2801 PAGE 48
PLAT BOOK 10 PAGE 59

BENCHMARK DATA:

BENCHMARK 1
5/8" IRON PIN W/ 1 1/2" PLASTIC CAP STAMPED "RLS 596" FOUND IN THE NORTH EAST MOST CORNER OF THE PROPERTY
N: 477854.80
E: 1700817.11
ELEV: 726.42

BENCHMARK 2
5/8" IRON PIN FOUND NEAR THE WESTERN MOST CORNER OF THE PROPERTY
N: 477406.09
E: 1700552.87
ELEV: 709.76

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

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REVISIONS

BEAR CREEK PLAZA
1530 BEAR CREEK PIKE
COLUMBIA, TN

ACES
ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 23-3245-L
DATE: 12-16-2025
SCALE: 1" = 30'
DRAWN: D. SHIVERS
CHECKED: D. WHITLEY
APPROVED: B. ZACKERY

BRANDY ZACKERY
LICENSED PROFESSIONAL ENGINEER
COMMISSION NO. 122455
STATE OF TENNESSEE
12-16-25

C2
SITE LAYOUT

Z:\SITEDEVELOPMENT\2023 PROJECTS\BHADRESH PATEL – BEAR CREEK PIKE\SITE DEV\FINAL PLANS\C2 – PROPOSED SITE LAYOUT.DWG

Melissa Sanders

From: Andrew Shelton <ashelton@tkc-ae.com>
Sent: Friday, May 15, 2026 3:39 PM
To: Sandra Richardson; Charles Rush; Melissa Sanders
Cc: Cole Newton; Roger Harrah
Subject: [Caution External Email] - Reserve at Hickory Ridge Phase 2

Good afternoon, everyone,

After much consideration and talking to the developer on this matter, we have decided to defer this item currently. We realize that there is a possibility the wastewater work will not be completed by the June 10th PC deadline. We believe with this deferral we will be tracking towards the July 8th PC date. Please let us know if there is anything else needed for the deferral or if this email will be sufficient.

Thank you,

Andrew Shelton
Civil Engineer

ARCHITECTURE
INTERIORS
CIVIL SITE

818 S Main St, Columbia, TN 38401
O: (615) 617-7477
M: ashelton@tkc-ae.com
https://www.tkc-ae.com/

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, May 12, 2026

ITEM NO.
26-0153

DESCRIPTION: Reserve at Hickory Ridge_Dabbs - Phase 2

COMMENTS:

Duck River Electric Membership Corp

1. DREMC will be the local power provider for Hickory Ridge Phase 2. Distribution power will be provided in accordance with all DREMC service policies, rules, and regulations.

Building

2. No comments.

City Attorney

3. No comments provided.

Police

4. No comments provided.

Planning

5. The lead staff person will be Charles Rush, Principal Planner (crush@columbiatn.gov).
6. Upload all responses to comments by resubmittal date.

Engineering

7. LOC required in the amount of $690,000 prior to resubmittal date.
8. Asphalt binder and curbing shall be installed prior to resubmittal date.

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

9. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
10. Record and reference Stormwater Maintenance Agreement prior to resubmittal date
11. Install street signage. Stop & St Names prior to resubmittal date.
12. Final Plat approval shall be subject to filing and recording the plat with the County Register within sixty (60) calendar days after final action. Failure to file and record the plat within sixty (60) calendar days, shall void any final action on the plat.
13. Add PUDE note: There is a Public Utility and Drainage Easements (PUDE) ten (10) feet in width on all property lines parallel and abutting public roads or rights-of-way, and five (5) feet in width on all interior lot lines
14. Identify trail and material
15. Identify stormwater management area(s) and outlet control structures
16. Show all utilities and easements, where located outside of the right-of-way. Label all easements. Show sewer pump station as installed.
17. Identify all roads as public or private.
18. Provide roadway classifications for all roadways. ei (public minor local). Red Hawk Road is public major local.
19. Identify and label all buffers

Columbia Power

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

ATT

21. No Comment.

Fire

22. No comments

Wastewater

23. Columbia Wastewater believes the pump station shall be ready for installation by the time of planning commission.
24. Gravity sewer, manholes and services needs to be shown on final plat, as installed; services were moved so they need to reflect that on the plat

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

25. Final plat signature is subject to installation and function of the pump station, the pump station building permit completion, pump station site access drive, as well as all testing and as-builts and the construction LOC of the generator. Gravity sewer is subject to proper installation, testing, final visual inspection, and as-builts.
26. Add note to final plat that the HOA will take care of the vegetation and grass outside the pump station fence.

Maury County Schools

27. Howell Elementary, Cox Middle School, Battle Creek 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.

Columbia Water

28. Complete water system infrastructure per the approved plans.

    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.

Maury County Highway Dept.

29. No comment.

Public Works

30. No comment provided.

Atmos Energy

31. No comment provided.

CITY OF COLUMBIA TENNESSEE

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

Maury County E911

32. 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.

RESERVE AT HICKORY RIDGE, PHASE 2

1690 BEAR CREEK PIKE, 4TH CIVIL DISTRICT MAP 072, PARCEL 066.00, & MAP 093, PARCEL 003.00 & 003.02, R.O.M.C., TN.
COLUMBIA, MAURY COUNTY, TENNESSEE
NOVEMBER 8, 2024

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

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

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

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

OWNER / SUBDIVIDER
D.R. HORTON
1210 PREMIER DRIVE, SUITE 100
CHATTANOOGA, TENNESSEE 37421
(423) 497-1380
drhorton.com

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

Phase 2
Parcel Area Table

PARCEL	SQ. FT.	ACRES
104	6821	0.157
105	5564	0.128
106	5501	0.126
107	5912	0.136
108	5429	0.125
109	5350	0.123
110	5350	0.123
111	5350	0.123
112	5350	0.123
113	7541	0.173
160	11925	0.274
161	10050	0.231
162	10050	0.231
163	9983	0.229
164	9838	0.226
165	10050	0.231
166	10050	0.231
167	10046	0.231
168	9663	0.222
180	7706	0.177
181	5521	0.127
182	5370	0.123
183	5350	0.123
184	5350	0.123
185	5350	0.123
186	5500	0.126
187	5500	0.126
188	5500	0.126
189	6028	0.138
190	5511	0.127

Phase 2
Parcel Area Table

PARCEL	SQ. FT.	ACRES
191	7412	0.170
344	16655	0.382
345	14122	0.324
346	10520	0.241
347	5610	0.129
348	6970	0.160
349	8180	0.188
366	7116	0.163
367	6268	0.144
368	5779	0.133
369	5349	0.123
370	5350	0.123
371	5329	0.122
372	5000	0.115
373	5000	0.115
374	5000	0.115
377	6401	0.147
378	6621	0.152
379	7589	0.174
380	6109	0.140
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382	6048	0.139
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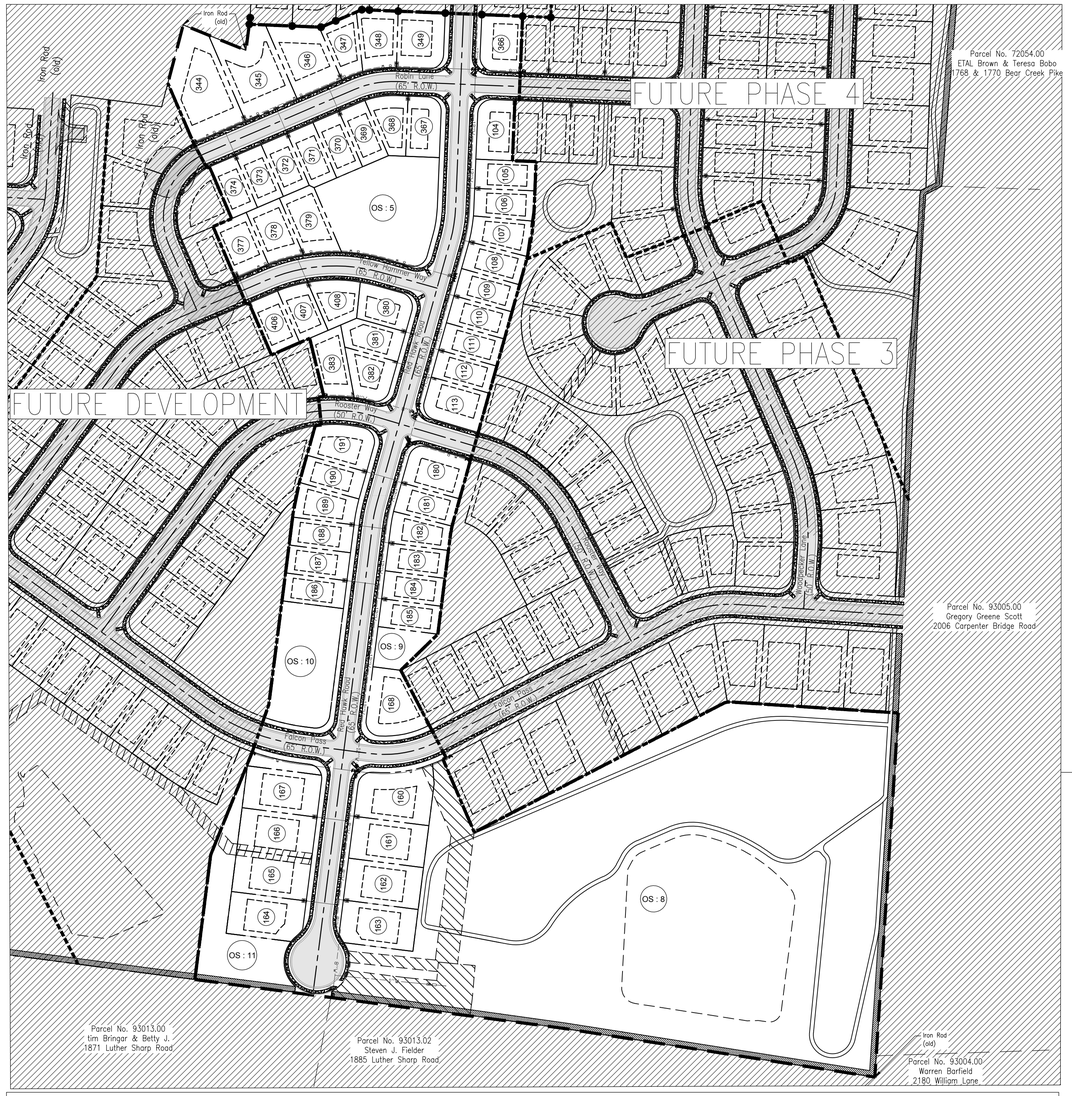
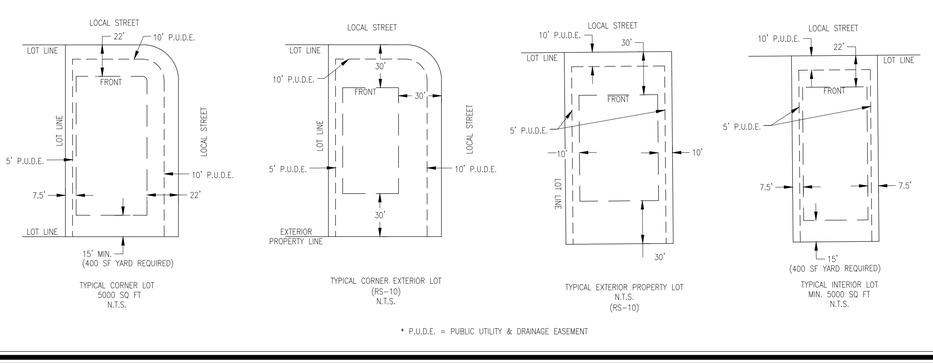




LOT DEVELOPMENT

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

1. SITE AREA 2= 1,116,872 SF / 25.639 ACRES
2. Base property Zoning is RS-10 Residential/Cluster Design

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

Open Space Area Table

PARCEL	SQ. FT.	ACRES
OS:5	22,825	0.524
PART OF OS:8	441,709	10.140
PART OF OS:9	3,296	0.076
PART OF OS:10	14,128	0.324
PART OF OS:11	22,878	0.525

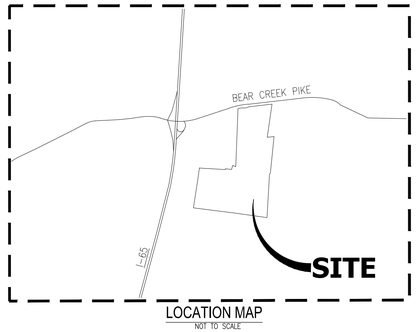
AREA SUMMARY

AREA IN LOTS:	6.108 ACRES
AREA IN R.O.W.:	7.942 ACRES
OPEN SPACE AREA:	11.589 ACRES
TOTAL AREA:	25.639 ACRES

GENERAL NOTES

The purpose of this plat it to create 56 single family lots and 5 open space lots, establish easements, and dedicate right-of-way, as shown for Phase 2 of "RESERVE AT HICKORY RIDGE".

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



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Name _____ Date _____

Title _____ Authorizing Agency _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

City Engineer _____ Date _____
Columbia, Tennessee

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Owner (s) _____ Date _____

Title (if action for corporation or partnership) _____

CERTIFICATE OF ACCURACY

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

Date _____ Registered Surveyor, R.L.S. 2039 _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

Planning Director _____ Date _____
Columbia, Tennessee

CERTIFICATE OF ADDRESSES

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

Maury County E-911 _____ Date _____

CERTIFICATE OF SANITARY SEWER SYSTEM

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

Director of Wastewater Department _____ 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

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS	SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
MISSOURI	ST. CHARLES ST. LOUIS COLUMBIA
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SUITE 100, FRANKLIN, TENNESSEE
37067-8279
(615)-814-7414
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PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

ROGER HARRAH
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCIAL
TENNESSEE NO. 2039

SIGNATURE:
DATE SIGNED:

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DRAWN BY:	MDS
DESIGNED BY:	TKC
CHECKED BY:	RH
APPROVED BY:	RH
PROJECT NO:	211205A

PROJECT:

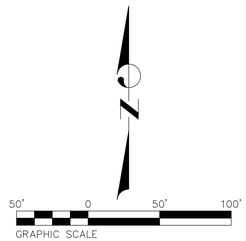
FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

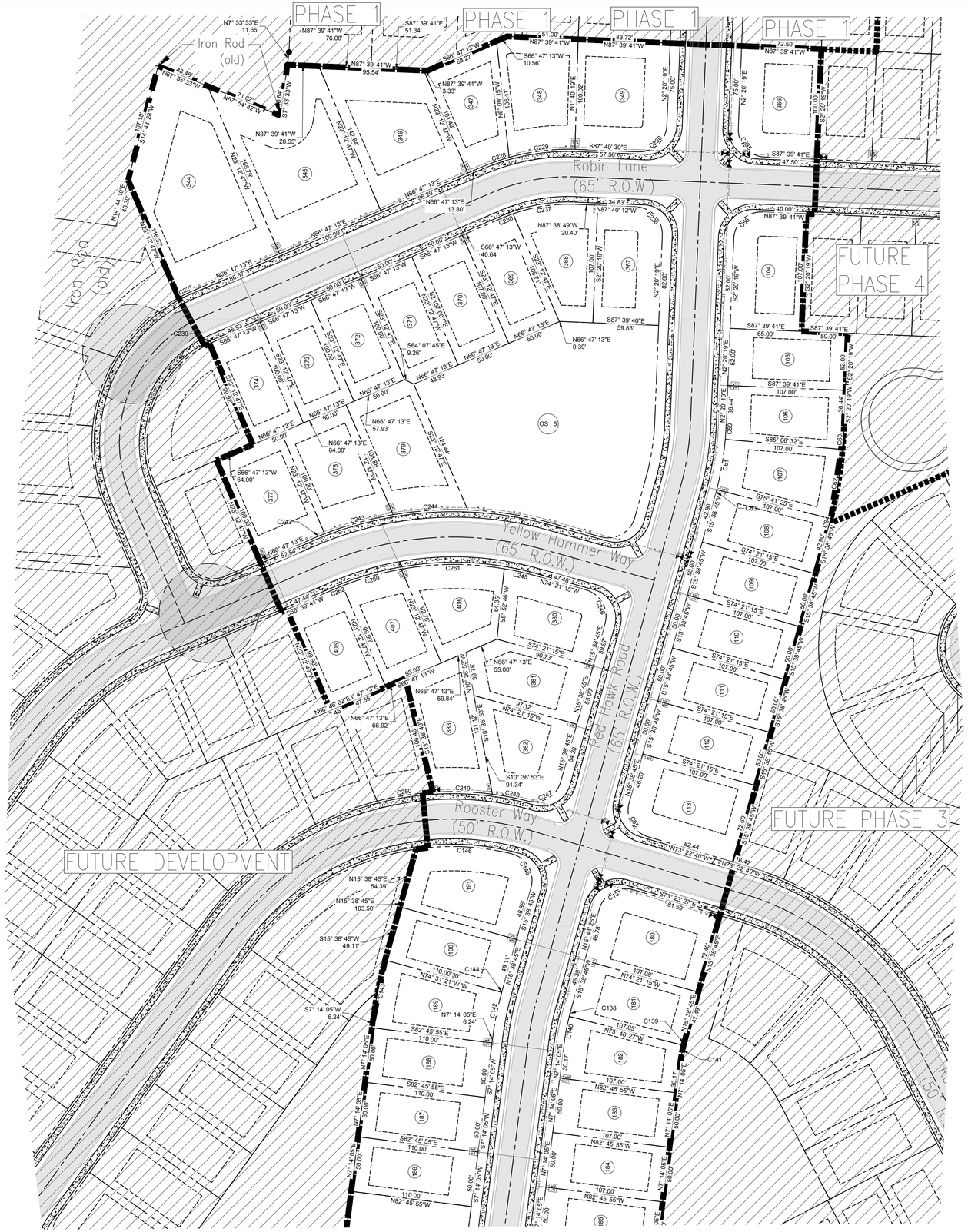
TITLE:

COVER SHEET

1 OF 4

L:\2021\211205A\4 CAD\ DWG\4.6 Surv\PHASE 2\Drafts\211205A-Revised Phase 2 Plat.dwg Plotted By: dsmith




PHASE 1
PHASE 1
PHASE 1
PHASE 1
Iron Rod (old)
Iron Rod (old)
Robin Lane (65' R.O.W.)
Yellow Hammer Way (65' R.O.W.)
Red Hawk Road (65' R.O.W.)
Rooster Way (50' R.O.W.)
FUTURE PHASE 4
FUTURE PHASE 3
FUTURE DEVELOPMENT
OS : 5
N7° 33' 33"E 11.65'
N87° 39' 41"W 76.08'
S87° 39' 41"E 51.34'
N87° 39' 41"W 51.00'
N87° 39' 41"W 83.72'
N87° 39' 41"W 72.50'
N87° 39' 41"W 95.54'
S66° 47' 13"W 68.27'
S66° 47' 13"W 10.56'
N87° 39' 41"W 3.33'
N87° 39' 41"W 28.55'
N87° 58' 33"W 48.48'
N87° 54' 42"W 71.62'
S87° 40' 30"E 57.56'
S87° 39' 41"E 47.50'
N66° 47' 13"E 13.80'
N87° 40' 12"W 34.83'
N87° 38' 49"W 20.40'
S66° 47' 13"W 40.64'
S87° 39' 40"E 59.83'
S64° 07' 45"E 9.26'
N66° 47' 13"E 0.39'
N66° 47' 13"E 43.93'
N66° 47' 13"E 57.93'
N66° 47' 13"E 64.00'
S66° 47' 13"W 64.00'
N66° 47' 13"E 52.54'
N74° 21' 15"W 47.48'
N66° 47' 13"E 59.84'
N66° 47' 13"E 66.92'
S10° 36' 53"E 91.34'
N74° 21' 15"W 90.73'
N66° 47' 13"E 55.00'
N74° 21' 15"W 97.12'
S74° 21' 15"E 107.00'
S82° 45' 55"E 110.00'
N82° 45' 55"W 107.00'
S7° 14' 05"W 6.24'
N7° 14' 05"E 6.24'
N15° 38' 45"E 54.39'
N15° 38' 45"E 103.50'
S15° 38' 45"W 49.11'
N74° 31' 21"W 110.00'
S85° 06' 32"E 107.00'
S76° 21' 25"E 107.00'
S74° 21' 15"E 107.00'
N73° 25' 40"W 82.44'
S73° 23' 27"E 81.69'
N74° 21' 15"W 107.06'
N75° 46' 27"W 107.00'
S15° 38' 45"W 42.99'
S15° 38' 45"W 46.39'
S15° 38' 45"W 47.46'
S15° 38' 45"W 72.40'
N16° 44' 05"E 48.79'
N15° 38' 45"E 49.11'
N15° 38' 45"E 48.86'
N15° 38' 45"E 46.20'
N15° 38' 45"E 55.60'
N15° 38' 45"E 44.36'
N15° 38' 45"E 46.69'
N15° 38' 45"E 59.16'
N15° 38' 45"E 59.01'
N15° 38' 45"E 72.69'
N15° 38' 45"E 16.42'
N7° 14' 05"E 30.17'
N7° 14' 05"E 50.00'
S7° 14' 05"W 50.00'
N82° 45' 55"W 107.00'
S82° 45' 55"E 110.00'
N82° 45' 55"W 110.00'
S15° 38' 45"W 50.00'
N15° 38' 45"E 50.00'
S74° 21' 15"E 107.00'
N74° 21' 15"W 107.00'
S82° 45' 55"E 110.00'
N82° 45' 55"W 107.00'
S85° 06' 32"E 107.00'
S87° 39' 41"E 65.00'
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N2° 20' 19"E 75.00'
S2° 20' 19"E 100.00'
N2° 20' 19"E 75.00'
S2° 20' 19"E 36.44'
S2° 20' 19"E 52.00'
N2° 20' 19"E 36.44'
N2° 20' 19"E 52.00'
N2° 20' 19"E 107.00'
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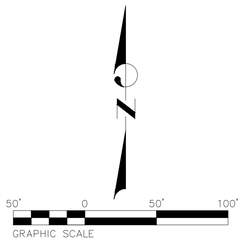
S2° 20' 19"E 107



Phase 2 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
104	6821	0.157
105	5564	0.128
106	5501	0.126
107	5912	0.136
108	5429	0.125
109	5350	0.123
110	5350	0.123
111	5350	0.123
112	5350	0.123
113	7541	0.173
160	11925	0.274
161	10050	0.231
162	10050	0.231
163	9983	0.229
164	9838	0.226
165	10050	0.231
166	10050	0.231
167	10046	0.231
168	9663	0.222
180	7706	0.177
181	5521	0.127
182	5370	0.123
183	5350	0.123
184	5350	0.123
185	5350	0.123
186	5500	0.126
187	5500	0.126
188	5500	0.126
189	6028	0.138
190	5511	0.127

Phase 2 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
191	7412	0.170
344	16655	0.382
345	14122	0.324
346	10520	0.241
347	5610	0.129
348	6970	0.160
349	8180	0.188
366	7116	0.163
367	6268	0.144
368	5779	0.133
369	5349	0.123
370	5350	0.123
371	5329	0.122
372	5000	0.115
373	5000	0.115
374	5000	0.115
377	6401	0.147
378	6621	0.152
379	7589	0.174
380	6109	0.140
381	5764	0.132
382	6048	0.139
383	6552	0.150
406	5497	0.126
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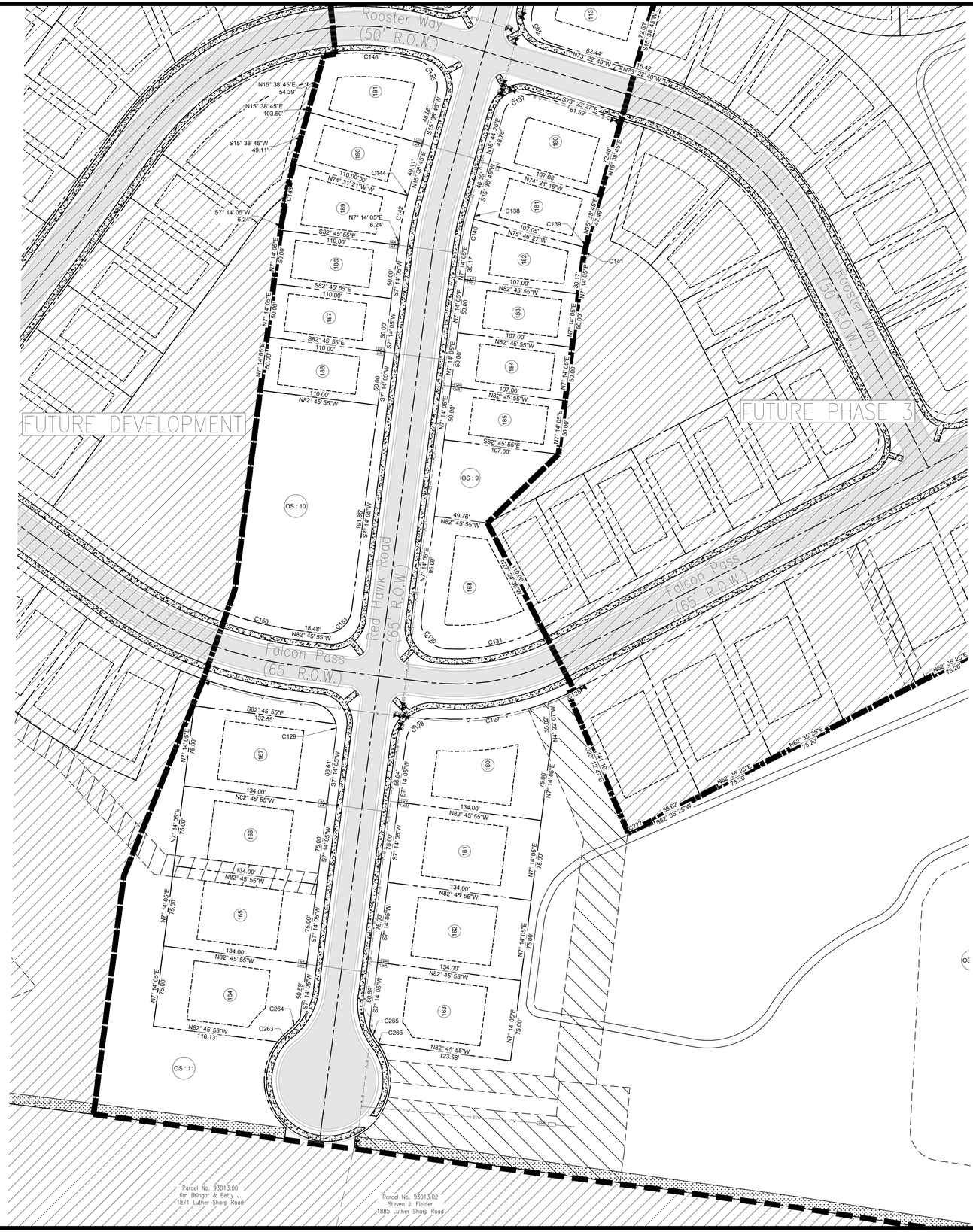

LEGEND

- STORM CATCH BASIN
- SET IRON PIN
- SET CONCRETE MONUMENT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED STORM INLET
- PROPOSED SANITARY MANHOLE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- MINIMUM SETBACK LINE
- PROPERTY LINE
- SUBJECT PROPERTY BOUNDARY
- PROPOSED STORM SEWER SYSTEM
- PROPOSED WATERMAIN SYSTEM
- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED 5' SIDEWALK

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C57	39.27	25.00	90.00	S42° 39' 41"E	35.36
C58	39.27	25.00	90.00	S47° 20' 19"W	35.36
C59	12.58	282.50	2.55	N3° 36' 53"E	12.58
C60	17.35	389.50	2.55	S3° 36' 53"W	17.35
C61	46.43	299.88	8.87	N9° 36' 01"E	46.39
C62	64.03	389.50	9.42	S9° 36' 01"W	63.96
C63	6.59	282.50	1.34	S14° 58' 40"W	6.59
C64	9.08	389.50	1.34	N14° 58' 40"E	9.08
C121	39.61	172.50	13.15	N87° 11' 01"E	39.52
C123	40.47	172.50	13.44	N73° 53' 09"E	40.37
C124	4.82	31.06	8.90	S77° 37' 39"W	4.82
C125	6.27	237.50	1.51	N63° 20' 50"E	6.27
C127	107.57	235.67	26.15	S81° 51' 30"W	106.64
C128	38.24	25.00	87.65	S51° 03' 33"W	34.62
C129	8.56	25.00	19.61	S2° 34' 14"E	8.51
C130	41.10	25.00	94.19	N39° 51' 31"W	36.62
C131	91.70	172.50	30.46	S77° 49' 09"W	90.62
C137	39.70	25.00	90.98	N61° 08' 03"E	35.66
C138	6.49	225.00	1.65	S14° 49' 11"W	6.49
C139	2.74	110.50	1.42	N14° 56' 09"E	2.74
C140	26.54	225.00	6.76	N10° 36' 51"E	26.53
C141	13.48	110.50	6.99	S10° 43' 49"W	13.48
C142	40.64	282.50	8.24	N11° 21' 22"E	40.61
C143	56.47	392.50	8.24	N11° 21' 22"E	56.42
C144	0.83	282.50	0.17	S15° 33' 42"W	0.83
C145	40.12	25.00	91.95	S30° 19' 50"E	35.95
C146	86.91	225.00	22.13	S87° 22' 20"E	86.37
C151	39.27	25.00	90.00	S52° 14' 05"W	35.36
C227	13.45	150.00	5.14	N64° 13' 09"E	13.44
C228	26.33	200.00	7.54	N70° 33' 28"E	26.31
C229	60.54	200.00	17.34	N83° 00' 02"E	60.31
C230	39.27	25.00	90.00	N47° 20' 19"E	35.36
C235	39.27	25.00	90.00	S42° 39' 41"E	35.36
C236	39.27	25.00	90.00	N42° 39' 41"W	35.36
C237	57.53	150.00	21.97	S81° 21' 06"W	57.18
C238	9.37	150.00	3.58	S68° 34' 33"W	9.36
C239	4.07	100.00	2.33	S65° 37' 18"W	4.07
C242	11.46	325.00	2.02	N67° 47' 50"E	11.46
C243	64.69	325.00	11.40	S74° 30' 35"W	64.59
C244	67.98	325.00	11.99	S86° 12' 18"W	67.86
C245	29.22	275.00	6.09	N77° 23' 54"W	29.21
C246	39.27	25.00	90.00	N29° 21' 15"W	35.36
C247	38.70	25.00	88.70	N59° 59' 42"E	34.95
C248	32.40	275.00	6.75	S79° 01' 50"E	32.38
C249	54.15	275.00	11.28	N88° 02' 48"W	54.07
C260	55.56	271.98	11.70	N74° 10' 55"E	55.46
C261	94.19	265.80	20.30	S89° 43' 46"W	93.70
C262	7.56	275.00	1.58	S67° 34' 29"W	7.56
C263	13.23	58.50	12.95	S44° 16' 59"W	13.20
C264	17.11	61.50	15.94	S42° 47' 24"W	17.05
C265	17.10	61.51	15.93	S28° 19' 57"E	17.04
C266	0.74	58.50	0.73	S35° 55' 56"E	0.74

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS	SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
MISSOURI	ST. CHARLES ST. LOUIS COLUMBIA
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PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
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TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:
DATE SIGNED:

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
△		
△		
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△		

DRAWN BY: MDS
DESIGNED BY: TKC
CHECKED BY:
APPROVED BY: RH
PROJECT NO: 211205A

PROJECT:

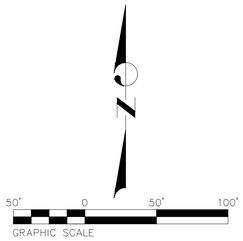
FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

TITLE:

PHASE 2-2

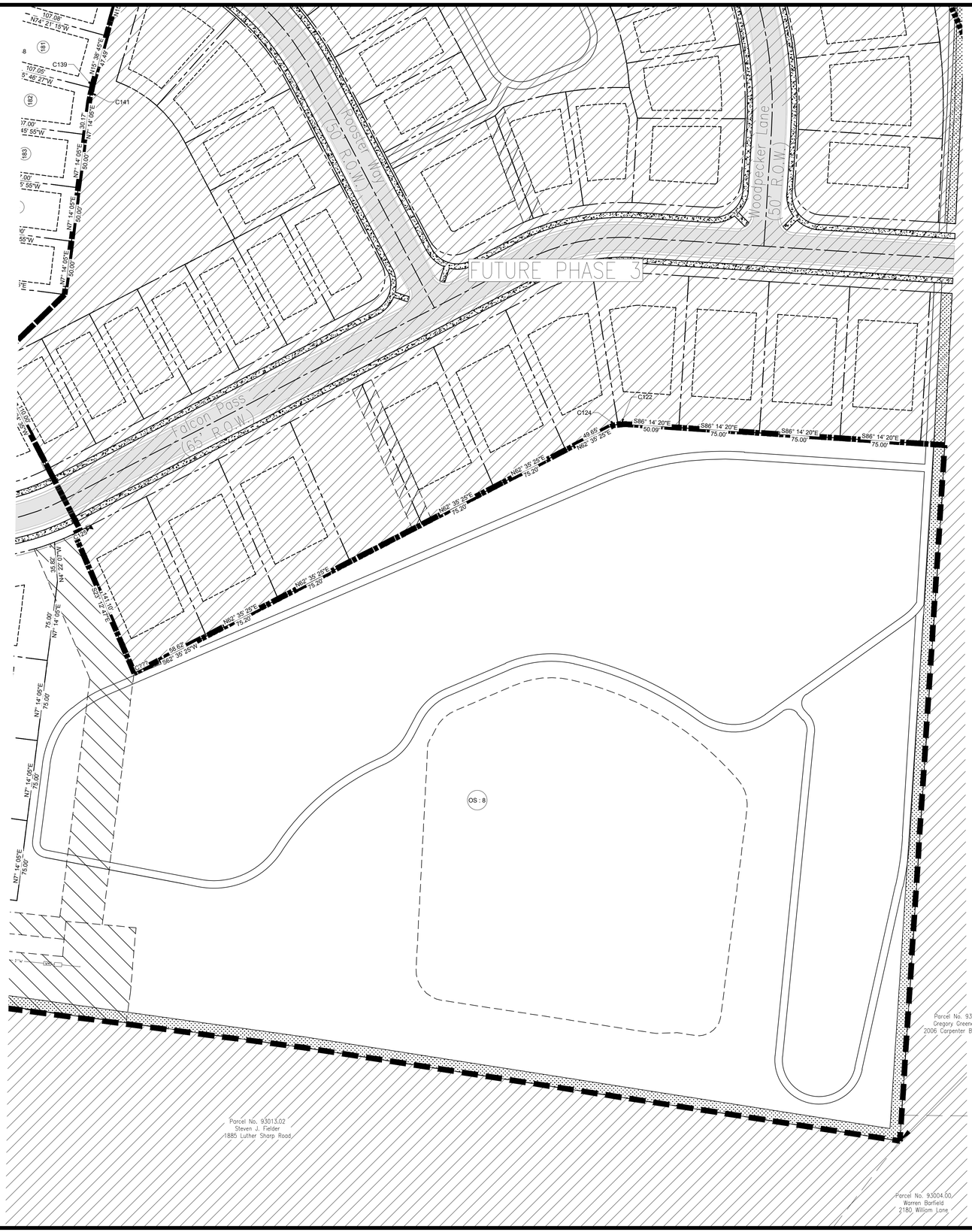
3 OF 4

U:\2021\211205A\4. CADD - RWC\4.6. Surv\PHASE 2\Dwgs\211205A-Revised Phase 2 Plat.dwg Plotted By: dsmith



Phase 2 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
104	6821	0.157
105	5564	0.128
106	5501	0.126
107	5912	0.136
108	5429	0.125
109	5350	0.123
110	5350	0.123
111	5350	0.123
112	5350	0.123
113	7541	0.173
160	11925	0.274
161	10050	0.231
162	10050	0.231
163	9983	0.229
164	9838	0.226
165	10050	0.231
166	10050	0.231
167	10046	0.231
168	9663	0.222
180	7706	0.177
181	5521	0.127
182	5370	0.123
183	5350	0.123
184	5350	0.123
185	5350	0.123
186	5500	0.126
187	5500	0.126
188	5500	0.126
189	6028	0.138
190	5511	0.127

Phase 2 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
191	7412	0.170
344	16655	0.382
345	14122	0.324
346	10520	0.241
347	5610	0.129
348	6970	0.160
349	8180	0.188
366	7116	0.163
367	6268	0.144
368	5779	0.133
369	5349	0.123
370	5350	0.123
371	5329	0.122
372	5000	0.115
373	5000	0.115
374	5000	0.115
377	6401	0.147
378	6621	0.152
379	7589	0.174
380	6109	0.140
381	5764	0.132
382	6048	0.139
383	6552	0.150
406	5497	0.126
407	5350	0.123
408	5809	0.133



Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

D.R. Horton
_____, 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.

PROJECT	
Completed by the Developer	*Completed by the City*
D.R. Horton, Inc. DEVELOPER NAME	
Mathew McKendree AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
04/20/26 DATE	DATE
819 Seven Oaks, Blvd. STREET	
Smyrna, TN 37167 CITY, STATE, ZIP	
615-906-7942 PHONE	
mwmckendree@drhorton.com EMAIL	
Attest	*Attest*
Sammie Brewer ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
4-19-2026 DATE	DATE

DOCUMENT PREPARED BY:
Name: Cole O Newton
Company TKC Architecture and Engineering

Address: 818 S Main Street
Columbia, TN 38401

After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 072 Parcel 0.66.00 & Map 093 Parcel 003.00
Project Name: Reserve at Hickory Ridge Phase 2

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

THIS AGREEMENT, made this _____ day of _____, 20____ , by and between _____ hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST BY OWNER(S):

Print Name: Mathew McKendree

Title: Assistant Secretary

Signature: Mathew McKendree

Owner: D.R. Horton, Inc

Address: 819 Seven Oaks Blvd.

City, State ZIP: Smyrna, TN 37167

STATE OF Tennessee
COUNTY OF Rutherford

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

Witness my hand this the 20 day of April, 2026.

Magdalena Koehler
Notary Public

My Commission Expires: 3-6-2029

MAGDALENA KOEHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

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:_____

ARCHITECTURE
INTERIORS
CIVIL SITE

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

POST CONSTRUCTION LONG TERM MAINTENANCE PLAN

Reserve at Hickory Ridge Phase 2
1690 Bear Creek Pike
COLUMBIA, TN 38401

Prepared by:

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC ARCHITECTURE AND ENGINEERING LLC

April 16, 2026

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

C**ONTENTS**

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SECTION 2 : SYSTEM DESCRIPTION **3**

SECTION 3 : MAINTENANCE PROCEDURES **3**

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SECTION 1: INTRODUCTION

The project is to construct 56 housing lots for the Reserve at Hickory Ridge Phase 2 development in Columbia, Maury County, Tennessee. This post construction long term maintenance plan addresses the development which consists of 25.64 acres in which utility infrastructures (water, sewer, and storm) will be installed. The proposed construction consists primarily of site grading related to the installation of roadway pavements, curbs, sidewalks, residential lots, utility infrastructure, and storm water conveyance system located within the permitted project area.

SECTION 2: SYSTEM DESCRIPTION

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

1. There is a stormwater detention basin sized to detain the 2-yr through 100-yr peak events, with the detention outfall structure designed to contain the first flush, 1 inch, for 48 hours.
2. 2906 LF OF 18” pipe, 325 LF of 24” pipe, 164 LF of 30” pipe, 186 LF of 54” pipe, 54 storm inlets, and 2 headwalls.

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

SECTION 3: MAINTENANCE PROCEDURES

3.1 Stormwater Detention Basin:

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

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

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

3.2 Storm Drains and storm inlets:

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

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Stormwater Pond Inspection and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

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

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

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

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

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

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

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

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

ARCHITECTURE
INTERIORS
CIVIL SITE

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615.617.7477

Grass Channel Inspections and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

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

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

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Grasses healthy? (no diseased or dying vegetation)	A/M			
Evidence of grasses stressed from inadequate watering?	A/M			
Filtration Capacity				
Clogging from oil or grease?	A/M			
Facility dewaters between storms?	A/M			
Check dams and energy dissipater/sumps				
Any evidence of sedimentation buildup?	A/S			
Are sumps greater than 50% full of sediment?	A/S			
Any evidence of erosion and downstream toe of drop structures?	A/S			
Any trash or blockages at weep holes?	A/S			
Sediment Deposition				
Swale clean of sediments?	A			
Sediment not > 25% of swale design?	A			
Outlet/Overflow Spillway				
In good condition?	A			
Any evidence of erosion?	A			
Any evidence of blockages?	A			
Has facility been filled or blocked inappropriately?	A			
Hazards				
Have there been complaints from residents?	A/M			
Public hazards noted?	A/M			
Maintenance accesses free of hazards and fully operational?	A/M			

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

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TKC-AE.COM
615.617.7477

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

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

ARCHITECTURE
INTERIORS
CIVIL SITE

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

Storm Sewer Inspections and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

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

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

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

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

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

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

Maintenance Action Needed	Due Date

818 South Main Street
COLUMBIA, TN 38401
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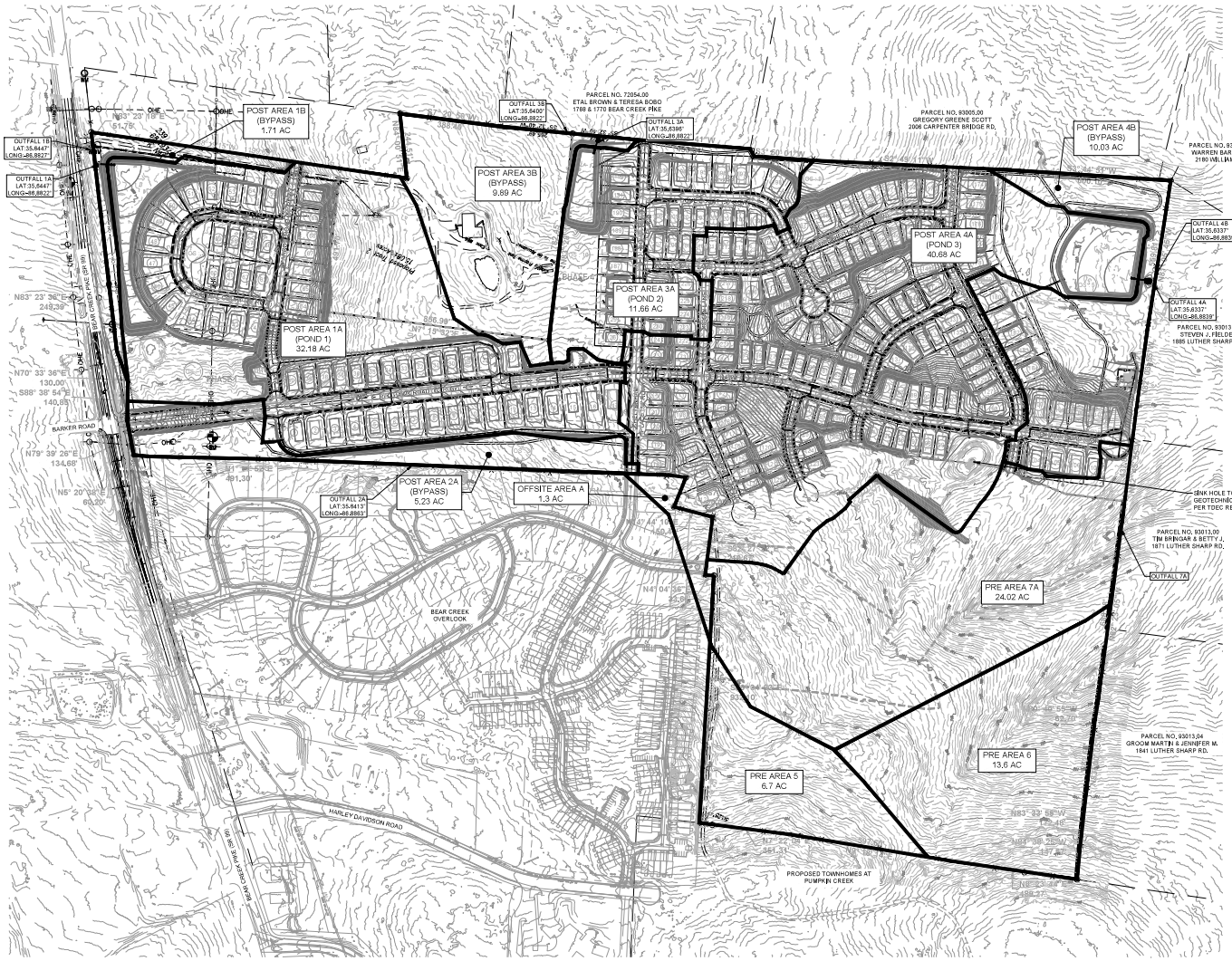
The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____



NOTES:

1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0195E, EFFECTIVE DATE 4/16/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

DRAINAGE BASIN NOTES:

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

- AREA 1A = 32.18 AC
  - ADJUSTED CN = 84
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 1B = 1.71 AC
  - ADJUSTED CN = 81
  - TIME OF CONCENTRATION = 10.6 MIN.
- AREA 2A = 5.23 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 3A = 11.66 AC
  - ADJUSTED CN = 85
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 3B = 6.7 AC
  - ADJUSTED CN = 71
  - TIME OF CONCENTRATION = 17.3 MIN.
- AREA 4A = 40.88 AC
  - ADJUSTED CN = 86
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 4B = 10.03 AC
  - ADJUSTED CN = 81
  - TIME OF CONCENTRATION = 5.0 MIN.
- OFF SITE AREA A = 1.3 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 17.2 MIN.
- CURVE NUMBERS FROM HYDROGRAPH

DRAINAGE BASIN NOTES:

PREDEVELOPMENT CONDITIONS (SOILS ARE B,C AND D-SOILS)

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

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
209 N. CHURCH BLVD, SUITE C, COLUMBIA, TN 38401 | 615.217.1317 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE D. NEWTON
REGISTERED ENGINEER
STATE OF TENNESSEE
11/7/2023
COLE D NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS

THIS DRAWING IS THE PROPERTY OF TKC ARCHITECTURE & ENGINEERING AND ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR WRITTEN CONSENT OF TKC A&E IS PROHIBITED.

SHEET TITLE:
POST DEVELOPMENT DRAINAGE PLAN

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

SHEET NO.
C - 4.10

ARCHITECTURE
INTERIORS
CIVIL SITE

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

April 20, 2026

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

Subject: Owner Consent Form –

Address: Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00 & 003.02

As the property owner of the property located at 1690 Bear Creek Pike in Columbia, TN (Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00 & 003.02), I hereby give consent for TKC Architecture and Engineering LLC to submit a Final Plat application for approval on our property and represent that Final Plat to the City at Boards and Commissions.

Sincerely,

Owners Signature

Mathew McKendree, D.R. Horton, Inc. Assistant Secretary

Owners Printed Name

ARCHITECTURE
INTERIORS
CIVIL SITE

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

April 20th, 2026

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

Project: Reserve at Hickory Ridge Phase 1A

Subject: Final Plat at 1690 Bear Creek Pike.

Staff,

We are submitting a Final Plat for the Reserve at Hickory Ridge Phase 2 at 1690 Bear Creek Pike in Columbia, TN 38401 (Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00). This submittal follows the City's zoning ordinance and subdivision regulations. The Final Plat proposes 56 single-family residential lots. The total site is +/- 25.639 acres.

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

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

Thank you,

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

Melissa Sanders

From: Paul Keltner
Sent: Monday, May 18, 2026 10:10 AM
To: Austin Brass; Melissa Sanders
Subject: FW: Deferral - Rock Springs Cove Ph. 1A Final Plat (Project - 26-0132-FP)

Fyi..

From: Amanda Reed <Amanda.Reed@pape-dawson.com>
Sent: Monday, May 18, 2026 8:51 AM
To: Charles Rush <CRush@Columbiatn.gov>
Cc: Sandra Richardson <SRichardson@Columbiatn.gov>; Paul Keltner <PKeltner@Columbiatn.gov>; Patrick Carey <pcarey@c-rock.com>; Fisher Watkins <fisher@k2tn.com>; Jake Vincent <Jake.Vincent@pape-dawson.com>; Brian Schlader <Brian.Schlader@pape-dawson.com>; Ryan Filipkowski <RFilipkowski@Columbiatn.gov>
Subject: [Caution External Email] - Deferral - Rock Springs Cove Ph. 1A Final Plat (Project - 26-0132-FP)

Good morning Charles,

Due to delays with the pump station installation, we need to defer the Rock Springs Cove Phase 1A Final Plat (Project - 26-0132-FP). We will attend the next DRC meeting on June 9th with plans to resubmit on June 15th.

Thank you,
Amanda

*As of January 7, 2026, **RaganSmith** has rebranded as **Pape-Dawson**. Please take a moment to update your records accordingly.*

Amanda Reed | **Senior Survey Project Manager**

PAPE–DAWSON

O: 615.244.8591 | **D:** 615.986.0285 | **E:** Amanda.Reed@pape-dawson.com

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, May 12, 2026

ITEM NO.
26-0132

DESCRIPTION: Rock Springs Cove (Rock Springs II) Phase 1A

COMMENTS:

Duck River Electric Membership Corp

1. DREMC will be the local power provider for Rock Springs Cove Phase 1A. Distribution power will be provided in accordance with all DREMC service policies, rules and regulations.

Police

2. No comments provided.

City Attorney

3. No comment provided.

Building

4. No comments.

Fire

5. No comments

Planning

6. The lead staff person will be Charles Rush, Principal Planner (crush@columbiatn.gov).
7. Upload all responses to comments by resubmittal date.

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

8. Show civic space locations in open spaces. Show civic space details per approved preliminary plat
9. Add note that the HOA will maintain open spaces and monument signs
10. City of Columbia Subdivision Regulations 2.3.10 contents of the Final Plat submittal #21 sidewalks, trails, and other pedestrian elements (open space 3 has a paved exercise loop)

Engineering

11. LOC required in the amount of $415,000 prior to resubmittal date.
12. Asphalt binder and curbing shall be installed prior to resubmittal date.
13. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
14. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date.
15. Install street signage. Stop & St Names prior to resubmittal date.
16. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
17. Final Plat approval shall be subject to filing and recording the plat with the County Register within sixty (60) calendar days after final action. Failure to file and record the plat within sixty (60) calendar days, shall void any final action on the plat.
18. Future plats may require turn lane installation at Rock Springs Rd and Bear Creek Pike or updated TIS if assumed improvements are not installed by the adjacent development
19. Add PUDE note: There is a Public Utility and Drainage Easements (PUDE) ten (10) feet in width on all property lines parallel and abutting public roads or rights-of-way, and five (5) feet in width on all interior lot lines

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.

ATT

21. ATT To Serve.

Wastewater

22. Columbia Wastewater believes the pump station will not be ready for planning commission.
23. Final plat must show sewer services as installed.

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

24. The plat should have a note that all vegetation and grass outside the pump station enclosure is the responsibility of the HOA to maintain.
25. Final plat signature is subject to installation and function of the pump station, the pump station building permit completion, pump station site access drive, as well as all testing, as-builts.
26. Gravity sewer is subject to testing, final visual inspection, CCTV comments and as-builts.

Maury County Schools

27. Howell Elementary, Cox Middle School, Battle Creek 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.

Columbia Water

28. Complete water system infrastructure per the approved plans.

    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.

Maury County Highway Dept.

29. Jurisdiction of Rock Springs Road roadway/ROW and the beneficiary of the 12.5' ROW dedication shall be verified and clearly defined. The MCHD requests annexation of the Rock Springs Road roadway and ROW to the end of the proposed development, NE corner Tax Map 092, Parcel 011.00.

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.

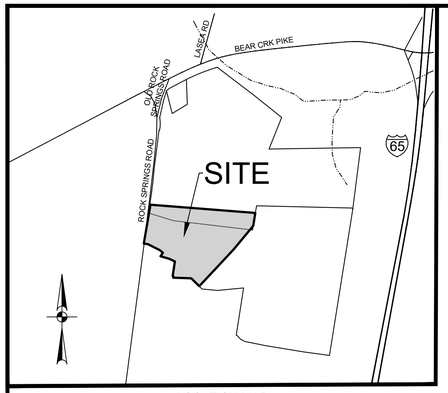
CITY OF
COLUMBIA
TENNESSEE

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

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.



LOCATION MAP
NOT TO SCALE

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBERS 011.01 AND 011.02 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

DEED REFERENCE

MAP 092, PARCEL 011.01
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CASTLEROCK COMMUNITIES TENNESSEE, LLC OF RECORD IN BOOK R3002, PAGE 67, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

MAP 092, PARCEL 011.02
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CASTLEROCK COMMUNITIES TENNESSEE, LLC OF RECORD IN BOOK R3002, PAGE 61, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 31 SINGLE FAMILY LOTS AND 3 OPEN SPACE LOTS AND TO DEDICATE RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
4. THIS PROPERTY IS CURRENTLY ZONED CD-3 NEIGHBORHOOD DISTRICT.
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 16, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN. SAID MAP STATES PANEL NOT PRINTED.
6. ALL ROADS TO BE PUBLIC RIGHT OF WAY AND MAINTAINED BY THE CITY.
7. ALL OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. ALL OPEN SPACE TO BE DESIGNATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
9. LIGHTING AT ALL BUILDING SITE LINES WILL NOT EXCEED 1.0 FOOT CANDLE AND ON-SITE OUTDOOR LIGHTING WILL CONFORM TO THE STANDARDS OF 4.3.17B OF THE ZONING ORDINANCE (TO BE CONFIRMED AT BUILDING PERMIT.)
10. THE STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN BOOK _____, PAGE _____, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

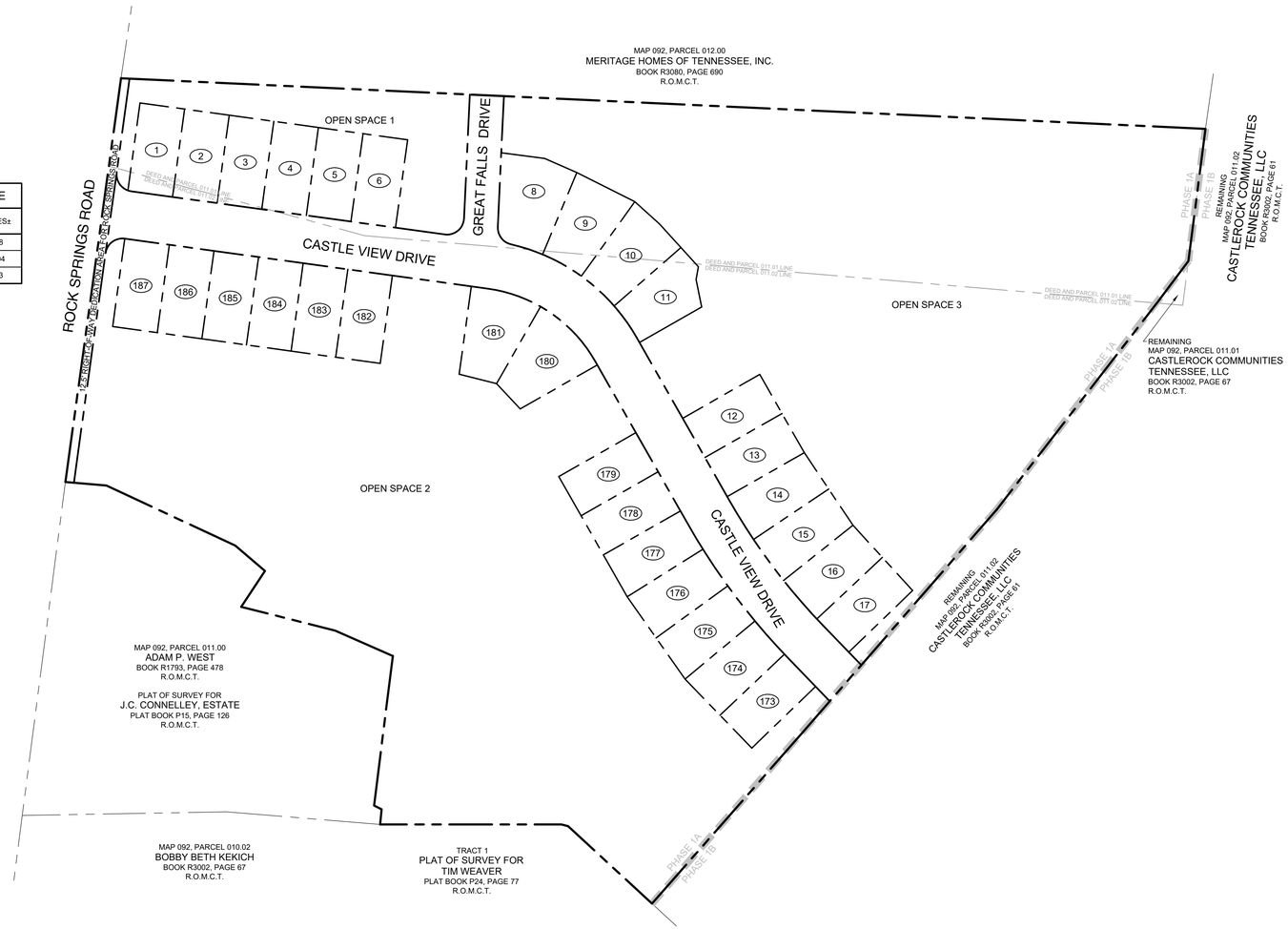
LOT AREA TABLE

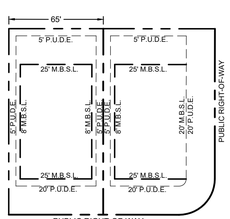
LOT	SQ.FT.±	ACRES±
1	8579	0.20
2	8580	0.20
3	8580	0.20
4	8580	0.20
5	8580	0.20
6	8580	0.20
8	12050	0.28
9	10431	0.24
10	10539	0.24
11	9425	0.22
12	8580	0.20
13	8580	0.20
14	9074	0.21
15	9117	0.21
16	9090	0.21
17	8715	0.20
173	8629	0.20
174	9098	0.21
175	9084	0.21
176	9006	0.21
177	8834	0.20
178	8580	0.20
179	8580	0.20
180	11329	0.26
181	10745	0.25
182	8580	0.20
183	8580	0.20
184	8580	0.20
185	8580	0.20
186	8580	0.20
187	8580	0.20

*LOT 7 INTENTIONALLY OMITTED

OPEN SPACE TABLE

OPEN SPACE	SQ.FT.±	ACRES±
1	42504	0.98
2	437297	10.04
3	402032	9.23





SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

*BUILDING STANDARDS MUST MEET THE CD-3 REQUIREMENTS AS OUTLINED IN THE ZONING ORDINANCE.

LEGEND

R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE
(123)	LOT NUMBER

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

SURVEYOR
PAPE-DAWSON
BRIAN SCHLADER, RLS #3483
315 WOODLAND ST.
NASHVILLE, TN 37206
(615) 244-8591
BRIAN.SCHLADER@PAPE-DAWSON.COM

OWNER/DEVELOPER
CASTLEROCK COMMUNITIES
381 RIVERSIDE DR., SUITE 300
FRANKLIN, TN 37064
PATRICK CAREY
(615) 580-8680
pcarey@c-rock.com

SITE DATA TABLE

LOT AREA	= 6.48 ACRES±
OPEN SPACE AREA	= 20.25 ACRES±
RIGHT-OF-WAY AREA (FOR ROCK SPRINGS ROAD)	= 0.17 ACRES±
RIGHT-OF-WAY AREA (INTERNAL)	= 2.48 ACRES±
TOTAL SITE AREA	= 29.38 ACRES±

BRIAN SCHLADER
REGISTERED LAND SURVEYOR
TENNESSEE
NO. 3483
04/20/2026

RECORDER'S INFORMATION

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 DEED BOOK R3002, PAGE 61, & BOOK R3002, PAGE 67, MAURY COUNTY REGISTER'S OFFICE AND ADOPT THIS FINAL SUBDIVISION PLAT OR THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER(S) _____ DATE _____

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A 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 1:10000.

PAPE-DAWSON

Brian Schlader 04/20/2026
BRIAN SCHLADER, RLS NUMBER 3483 DATE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

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

NAME _____ DATE _____

TITLE _____ AUTHORIZING AGENCY

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $_____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

CITY ENGINEER _____ DATE _____
COLUMBIA, TENNESSEE

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 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 SANITARY SEWER SYSTEM

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

DIRECTOR OF WASTEWATER DEPARTMENT _____ DATE _____
COLUMBIA, TENNESSEE

CERTIFICATE OF 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

FINAL SUBDIVISION PLAT

ROCK SPRINGS COVE
PHASE 1A
LOTS 1-6, 8-17, 173-187 AND OPEN SPACES 1-3

4TH CIVIL DISTRICT OF MAURY COUNTY,
CITY OF COLUMBIA, TENNESSEE

DATE: APRIL 20, 2026
SCALE: 1" = 100'
JOB NUMBER: 21000139-000 (21-0389)

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 I NASHVILLE, TN 37206 I 615.244.8591

G:\21-0389\1-SURVEY\FINAL PLAT\PHASE 1A\21-0389 PHASE 1A FINAL PLAT.DWG
XCD:\Users\bschlader\Desktop\21-0389 PHASE 1A FINAL PLAT.dwg, 4/20/2026 12:03 PM

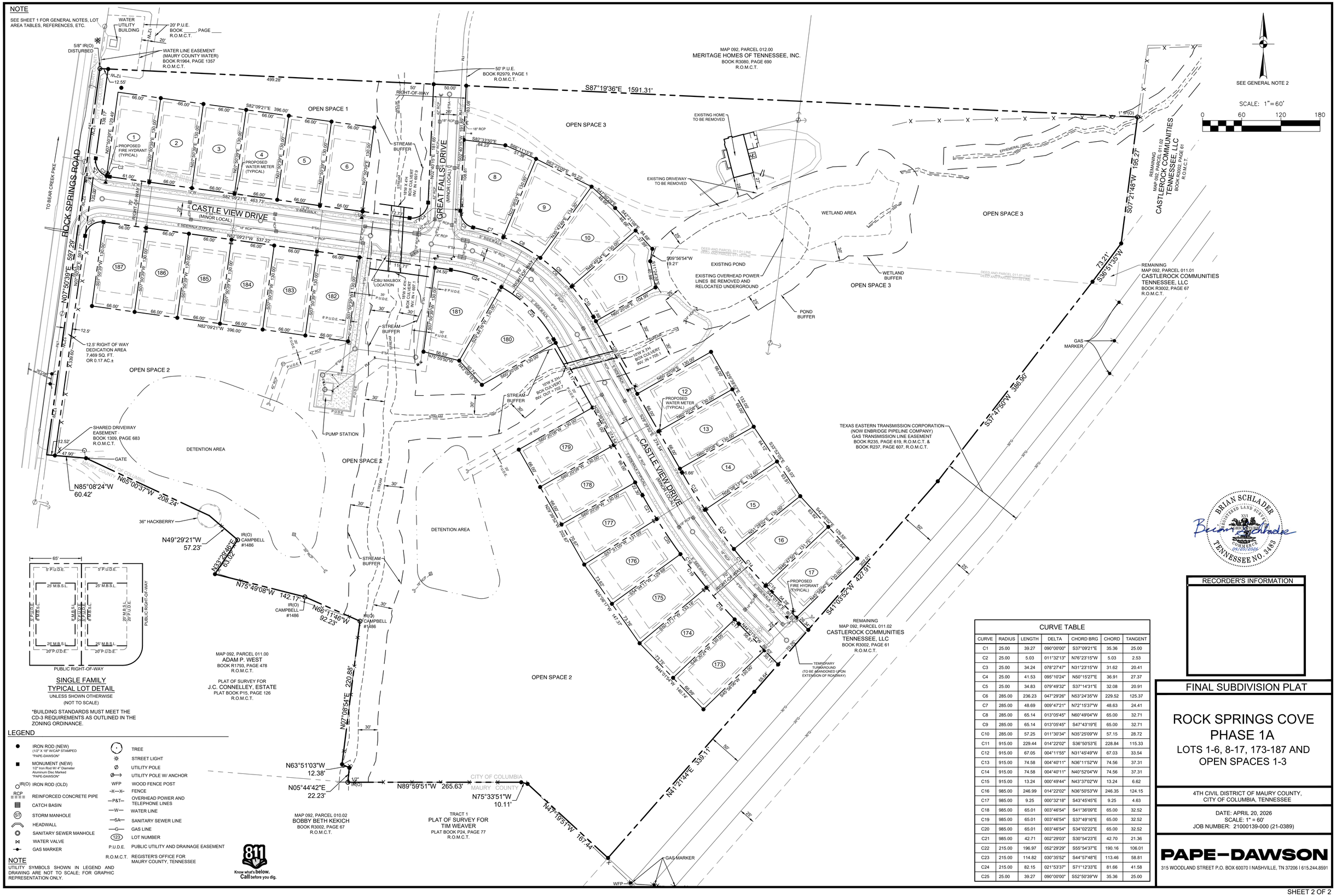
NOTE

SEE SHEET 1 FOR GENERAL NOTES, LOT AREA TABLES, REFERENCES, ETC.

SEE GENERAL NOTE 2

SCALE: 1"=60'

0 60 120 180


WATER UTILITY BUILDING
20' P.U.E. BOOK ____ PAGE ____ R.O.M.C.T.
5/8" IR(O) DISTURBED
WATER LINE EASEMENT (MAURY COUNTY WATER) BOOK R1964, PAGE 1357 R.O.M.C.T.
MAP 092, PARCEL 012.00 MERITAGE HOMES OF TENNESSEE, INC. BOOK R3080, PAGE 690 R.O.M.C.T.
50' P.U.E. BOOK R2979, PAGE 1 R.O.M.C.T.
S87°19'36"E 1591.31'
1" IR(O)
REMAINING MAP 092, PARCEL 011.02 CASTLEROCK COMMUNITIES TENNESSEE, LLC BOOK R3002, PAGE 61 R.O.M.C.T.
S07°21'48"W 195.27'
REMAINING MAP 092, PARCEL 011.01 CASTLEROCK COMMUNITIES TENNESSEE, LLC BOOK R3002, PAGE 67 R.O.M.C.T.
S36°51'35"W 73.21'
ROCK SPRINGS ROAD
CASTLE VIEW DRIVE (MINOR LOCAL)
GREAT FALLS DRIVE (MINOR LOCAL)
OPEN SPACE 1
OPEN SPACE 2
OPEN SPACE 3
STREAM BUFFER
PROPOSED FIRE HYDRANT (TYPICAL)
PROPOSED WATER METER (TYPICAL)
EXISTING HOME TO BE REMOVED
EXISTING DRIVEWAY TO BE REMOVED
EXISTING POND
EXISTING OVERHEAD POWER LINES BE REMOVED AND RELOCATED UNDERGROUND
WETLAND AREA
WETLAND BUFFER
POND BUFFER
EPHEMERAL (WET)
DEED AND PARCEL 011.01 LINE (PER ADDITIONAL SURVEY BY OTHERS)
DEED AND PARCEL 011.01 LINE (PER ADDITIONAL SURVEY BY OTHERS)
GAS MARKER
TEXAS EASTERN TRANSMISSION CORPORATION (NOW ENBRIDGE PIPELINE COMPANY) GAS TRANSMISSION LINE EASEMENT BOOK R235, PAGE 619, R.O.M.C.T. & BOOK R237, PAGE 607, R.O.M.C.T.
S41°03'52"W 427.91'
TEMPORARY TURNAROUND (TO BE ABANDONED UPON EXTENSION OF ROADWAY)
REMAINING MAP 092, PARCEL 011.02 CASTLEROCK COMMUNITIES TENNESSEE, LLC BOOK R3002, PAGE 61 R.O.M.C.T.
S37°47'50"W 386.90'
N07°50'39"E 597.29'
S82°09'21"E 396.00'
N82°09'21"W 537.22'
N82°09'21"W 396.00'
S82°09'21"E 463.73'
N07°50'39"E 129.49'
N07°50'39"E 136.17'
N07°50'39"E 130.00'
S07°50'39"W 130.00'
S07°50'39"W 150.00'
S07°50'39"W 180.00'
S07°50'39"W 130.00'
N07°50'39"E 130.00'
N07°50'39"E 150.00'
N07°50'39"E 180.00

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

Castlerock Communities, 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

23rd day of June, 20 23,
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.

Rock Springs Cove - Phase 1A PROJECT	
Completed by the Developer	*Completed by the City*
Castlerock Communities DEVELOPER NAME	
Patrick Carey AUTHORIZED AGENT NAME	CITY ENGINEER
Patrick Carey SIGNATURE	SIGNATURE
04/16/2026 DATE	DATE
381 Riverside Drive, STE 300 STREET	
Franklin, Tennessee 37064 CITY, STATE, ZIP	
615-580-8680 PHONE	
Pcarey@c-rock.com EMAIL	
Attest	*Attest*
Lakisha Winters ATTEST NAME	ATTEST NAME
Lakisha Winters ATTEST SIGNATURE	ATTEST SIGNATURE
04/16/2026 DATE	DATE