CITY OF COLUMBIA
TENNESSEE

AGENDA

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

I. Organization

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

II. Consent

1. Request from Radeana Owens for **Final Plat** approval with surety in the amount of $570,000 for *Hillcrest Village Phase 3* off Sharpstone Drive, being a portion of Tax Map 113 Parcel 80.50.
2. Request from Allen O'Leary for revision approval of a **Final Plat** with surety in the amount of $515,000 for Lots 3 and 4 on Heartland Drive in *McClure Farms Phase 1B,* being Tax Map 51B Group I Parcels 32 and 33.
3. Request from Allen O'Leary for **Final Plat** approval with surety in the amount of $55,000 for *Woodward Estates Phase 1B* off Rutherford Lane, being Tax Map 101 Parcel 36.06.

III. Discussion Items

1. Request from Jason Morelock for **Final PUD Master Plan approval** of *Westfield Park's group living facility,* being a portion of Tax Map 112 Parcel 3.07 off Rutherford Lane.
   THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

2. Request from M2 Group for **Preliminary Plat approval** of *Westfield Park commercial subdivision* at Tax Map 112 Parcel 3.07 off Rutherford Lane.
   THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

3. Request from M2 Group for **Final Plat approval** of *Westfield Park commercial subdivision* at Tax Map 112 Parcel 3.07 off Rutherford Lane.
   THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

4. Request from Gamble Collaborative Design Group for **Final PUD Master Plan approval** of *Waters Edge at Taylor Landing,* located at Tax Map 90 Parcel 7.12 off River Road and Taylor Landing.
   THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

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

6. 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).

7. Request from Lynn Ealey for approval of the *Heritage Green Phase 2C* **Preliminary Plat and Site Development Plan** located at Tax Map 74 Parcel 37, off Baker Road.

8. 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.

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

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.

IV. Other Business

V. Public Comments

VI. Adjourn

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

Organization

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

Vice Chairperson James Sloan called the June Planning Commission Meeting for the City of Columbia to order at 4:00 PM. This meeting was held in the Council Chambers at City Hall.

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

Vice-Chairperson James Sloan called for the roll call.

Those in attendance were:
Planning Commission Member, Vice-Mayor Randy McBroom; Planning Commission Member, Dr. Christa Martin; Planning Commission Member, Vice-Chairperson James Sloan; Planning Commission Member, Ms. Nancy Williams.

Those absent were:
Planning Commission Member, Mayor Chaz Molder; Planning Commission Member, James Shannon; Planning Commission Member, Chairperson Charlie Goatz.

Other attendees were:
Mr. Robert Archibald, Principal Planner; Mr. Austin Brass, City Planner; Mr. Ryan Filipkowski, Wastewater Engineer; Mr. Glenn Harper, City Engineer; Mr. Jake Hubbell, City Attorney; Mr. Jeremy Humphrey, Planner II; Mr. Paul Keltner, Director of Development Services; Mrs. Melissa Sanders, Planner I; Mr. Charles Rush, Principal Planner; Mr. Douglas Toney, Assistant City Engineer.

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

Vice-Chairperson, James Sloan welcomed guests and applicants to the meeting. The Vice-Chairperson discussed the rules of conduct, the meeting order, and the process for guests and speakers to be heard.

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

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

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

Vice-Chairperson James Sloan read the agenda item. Vice-Mayor McBroom moved to approve the minutes, and Dr. Martin seconded the motion. The motion to approve the minutes passed four to zero.

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

Vice-Chairperson James Sloan read the agenda item. Mr. Glenn Harper, City Engineer, stated that all letters of credit are in order.

Consent

Item II.1. - **Request from M2 Group for Final Plat approval with surety in the amount of $255,000 for *Idlewild Farms Section 3,* located off Hiwassee Drive at Tax Map 89 Parcels 23.01 and 23.02.**

Vice-Chairperson James Sloan read the consent agenda item. VIce-Mayor McBroom moved to approve the item, and Ms. Williams seconded the motion. The motion to approve passed four to zero.

Discussion Items

Item III.1. - **Request from Shay Menges for revision of elevations for *The Landing at Greens Mill Final PUD Master Plan*, located at Tax Map 51 Parcel 55 off Greens Mill Road.**

Vice-Chairperson James Sloan read the agenda item. Mr. Robert Archibald, presented the details of the staff report. The applicant is requesting to revise the elevations, by adding seven elevations. The applicant has added basement options, window options, patio options, and roof elevations. Staff recommends approval with conditions. Mr. Archibald stated that the presented elevations do meet Zoning Ordinance 3638.
Shay Manges, and Damon Hill were present to answer questions.
Dr. Martin asked about the reasons for the items. Mr. Archibald explained. The discussion included six discontinued elevations, seven new elevations, the revised final PUD, and the details. Vice-Mayor McBroom moved to approve subject to the conditions, and Dr. Martin seconded. The motion to approve passed four to zero.

Item III.2. - **Request from Jason Morelock for Final PUD Master Plan approval of *Westfield Park's group living facility,* being a portion of Tax Map 112 Parcel 3.07 off Rutherford Lane.**

Vice-Chairperson James Sloan read the agenda item. Mr. Austin Brass, City Planner, gave the details of the staff report. He stated that the parking remained the same. The approved landscape plan shows in the south-west corner there was a tree row, and there was a routing of the sanitary sewer line. The sewer will be adjusted above the tree line. There is a neighbor that had concerns about the tree line. Vice-Mayor, Mr. McBroom asked for an explanation of the BIO filtration system. Mr. DouglasToney, Assistant City Engineer, explained. He stated that it is stormwater compliant, and it does require maintenance. Vice-Mayor McBroom inquired about the monitoring. Mr. Toney, stated that the City is required to monitor it. Dr. Martin recused herself. Mr. Jake Hubbell, the City Attorney, discussed the process. He stated that four concurring votes were

needed. Vice-Mayor McBroom inquired about taking action. Mr. Hubbell stated that there was no way to take final action with only three votes. Discussion included whether to discuss the case further or not. VIce-Mayor McBroom moved to defer, and Ms. Williams seconded. The motion to defer passed three to zero.

Item III.3. - **Request from M2 Group for Preliminary Plat approval of *Westfield Park commercial subdivision* at Tax Map 112 Parcel 3.07 off Rutherford Lane.**

Dr. Martin recused herself. The Commission needed four voting members. Vice Mayor moved to defer, and Ms. Williams seconded. The motion to defer passed three to zero.

Item III.4. - **Request from M2 Group for Final Plat approval of *Westfield Park commercial subdivision* at Tax Map 112 Parcel 3.07 off Rutherford Lane.**

Dr. Martin recused herself. The Commission needed four voting members. Vice-Mayor moved to defer and Ms. Williams seconded. The motion to defer passed three to zero.

Item III.5. - **Request from Gamble Collaborative Design Group for Final PUD Master Plan approval of *Waters Edge at Taylor Landing,* located at Tax Map 90 Parcel 7.12 off River Road and Taylor Landing. THE APPLICANT IS REQUESTING A DEFERRAL.**

Mr. Sloan stated that the applicant is requesting to defer. Dr. Martin moved to defer Ms. Williams seconded. The motion to defer passed four to zero.

Item III.6. - **Request from WES Engineers & Surveyors for revision approval of the *McClure Farms Final PUD Master Plan / Preliminary Plat,* located off Nashville Highway at Tax Map 51 Parcel 6.**

Vice-Chairperson, James Sloan read the agenda item. Mr. Charles Rush, Principal Planner gave the details of the staff report.
Mr. Gerald Vick was present to answer questions.
Vice-Mayor McBroom moved to approve subject to technical comments. Dr. Martin seconded the motion. The motion to approve passed four to zero.

Item III.7. - **Request from Allen B. O'Leary for Final Plat revision approval with surety in the amount of $690,000 of five lots and three open spaces within the *McClure Farms PUD Phase 2 subdivision,* located at Tax Map 51 Parcel 6 off Nashville Highway.**

Vice-Chairperson, James Sloan read the agenda item. Mr. Charles Rush gave the details of the staff report. Vice-Mayor McBroom moved to approve, with Ms. Williams seconding. The motion to approve passed four to zero.

Item III.8. - **Request from Nick Madonia for Preliminary Plat approval at *1907 Shady Brook Street*, identified as Tax Map 100N Group L Parcel 5.**

Vice-Chairperson Mr. James Sloan read the agenda item. Mr. Jeremy Humphrey gave the details of the staff report.
Mr. Nick Madonia was present to answer questions.
Discussion included the two lots up front on this request, the thoroughfare, coming in on the back side, the internal drive, and lot one.
Dr. Martin moved to approve, and Vice-Mayor McBroom seconded the motion. The motion to approve passed with a vote of four to zero.

Other Business

There was no other business to discuss.

Public Comments

There were no public comments at this time.

Adjourn

Vice-Mayor McBroom moved to adjourn, and Dr. Martin seconded the motion. The motion to adjourn passed four to zero. The meeting adjourned at 4:37 PM.

_____ _____

Planning Commission Chairman, Charlie Goatz

Date

Subdivision	Section/Phase	Developer	LOC Amount	Exp. Date	Financial Inst.	LOC/Check No.
Armstrong Meadows	S4	Smith Douglas, LLC	$475,000.00	2/1/2023	SDH Nashville, LLC Surety	6699501345
Armstrong Meadows	S3	General Homes of Columia, LLC	$203,500.00	5/5/2019	First Farmers & Merchants	132921080
Armstrong Street	S1	Tennessee Regional Holdings, LLC	$75,500.00	10/27/2026	CB&S Bank	555752
Baker Creek Place	0	SDH Nashville, LLC	$36,000.00	4/1/2026	Business Surety Check	6699501419
Bear Creek Glen	P2	CHR Land, LLC	$50,000.00	12/4/2026	First Citizens National Bank	1525
Bear Creek Glen	P1	CHR Land, LLC	$90,000.00	7/10/2026	First Citizens National Bank	1459
Bear Creek Overlook	P1	CHR Land, LLC	$203,000.00	7/10/2026	First Citizens National Bank	1460
Bear Creek Overlook	P2	CHR Land, LLC	$120,000.00	7/9/2026	First Citizens National Bank	1514
Bear Creek Overlook	P3	CHR Land, LLC	$145,000.00	6/12/2027	First Citizens National Bank	1536
Bear Springs	1A	Meritage Homes of Tenn., INC.	$675,000.00	11/27/2025	Regions Bank	55111558
Bear Springs	P1B	Meritage Homes of Tenn., INC.	$120,000.00	12/26/2026	Regions Bank	55111614
Bullock Street Townhomes	0	Harakas Development, LLC	$175,000.00	3/17/2026	Surety Check	287222
Cayer Lane - Flex Use	0	Bell Group LLC	$35,000.00	11/14/2026	Bank of Tennessee	8000055355
Colter Place	S1	Sterling Martin	$5,000.00	6/13/2025	Surety Check	7372
Cottages at Bear Creek	S1	Riverstone Homes, LLC	$165,000.00	7/19/2022	Listerhill Credit Union	800646322-00
Cottages at Bear Creek	S2	Riverstone Homes, LLC	$156,000.00	3/18/2023	Listerhill Credit Union	800646322-00
Dabbs/ Hickory Ridge	1A	D R Horton, INC.	$445,000.00	5/28/2026	Trusit Bank	75003118
Dabbs/ Hickory Ridge	1B	D R Horton, INC.	$690,000.00	5/28/2026	Trusit Bank	75003125
Drumwright	P1A	Lennar Homes of Tenn., LLC	$890,000.00	8/11/2023	Regions Bank	55110352
Drumwright	P1B	Lennar Homes of Tenn., LLC	$275,000.00	8/11/2023	Regions Bank	55110356
Drumwright	P2A	Lennar Homes of Tenn., LLC	$200,000.00	5/23/2024	Regions Bank	55110699
Drumwright	P2B	Lennar Homes of Tenn., LLC	$125,000.00	5/23/2024	Regions Bank	55110694
Drumwright	P2C	Lennar Homes of Tenn., LLC	$125,000.00	5/23/2024	Regions Bank	55110700
Drumwright	P2D	Lennar Homes of Tenn., LLC	$265,000.00	5/23/2024	Regions Bank	55110702
Drumwright	P3A	Lennar Homes of Tenn., LLC	$135,000.00	11/22/2024	Regions Bank	55110892
Drumwright	P3B	Lennar Homes of Tenn., LLC	$120,000.00	11/22/2024	Regions Bank	55110893
Drumwright	P3C	Lennar Homes of Tenn., LLC	$190,000.00	11/22/2024	Regions Bank	55110897
Duck River Estates	P1					
Elan	S2	Shaw Enterprises	$14,200.00	1/20/2027	Heritage Bank & Trust	97034502
Hampshire Hills	0	Smith Douglas, LLC	$455,000.00	3/21/2026	Business Surety Check	6699501559
Hampshire Hills Townhomes	0	Hampshire Pike Holdings, LLC	$535,000.00	5/13/2026	First Farmers & Merchants	1804409-1
Heritage Green	P1	Green Trails, LLC	$915,000.00	10/14/2026	Wilson Bank & Trust	1129-0052
Heritage Green	P2					
Hillcrest Townhomes	0	M/I Homes of Nashville, LLC	$455,000.00	3/7/2026	Regions Bank	55111507
Hillcrest Village	1A	M/I Homes of Nashville, LLC	$645,000.00	1/19/2025	Regions Bank	55110968
Hillcrest Village	P2	M/I Homes of Nashville, LLC	$370,000.00	7/16/2025	Regions Bank	55111198
Hillcrest Village	P3	M/I Homes of Nashville, LLC	$570,000.00	10/16/2026	Regions Bank	55111770
Homestead @ CS	S5 P2B	Pulte Homes Tennessee Partnership	$14,900.00	1/14/2027	Truist	75000699
Homestead @ CS	S5 P2A	Pulte Homes Tennessee Partnership	$25,400.00	1/5/2027	Truist	700005242
Homestead @ CS	S6 P1	Pulte Homes Tennessee Partnership	$25,400.00	1/5/2027	Truist	700005242
Homestead @ CS	South	Pulte Homes Tennessee Partnership	$12,500.00	1/5/2027	Truist	75001551
Honey Farm TH	P1A	Lennar Homes of Tenn., LLC	$130,000.00	9/8/2025	Regions Bank	55111261
Honey Farm TH	P1B	Lennar Homes of Tenn., LLC	$550,000.00	9/11/2025	Regions Bank	55111288
Honey Farm TH	P3	Lennar Homes of Tenn., LLC	$300,000.00	10/21/2025	Regions Bank	55111345
Honey Lakes TH	P1	Lennar Homes of Tenn., LLC	$295,000.00	7/10/2026	First Citizens National Bank	1481
Horizon Park	0	Burchell Properties, LLC	$195,000.00	3/1/2025	CB&S Bank	555894
Idlewild Farms - Hiwassee		Habitat for Humanity	$255,000.00	5/23/2026		
Independence	S3 P5	Pulte Homes Tennessee Partnership	$5,000.00	7/19/2024	Truist	75001562
Independence	S3 P1	Pulte Homes Tennessee Partnership	$390,000.00	9/15/2021	Sun Trust Bank	70004898
Independence	S3 P2	Pulte Homes Tennessee Partnership	$372,000.00	12/6/2022	Sun Trust Bank	70005732
Independence	S3 P3	Pulte Homes Tennessee Partnership	$155,000.00	8/25/2024	Truist	75000721
Independence	S3 P4	Pulte Homes Tennessee Partnership	$140,000.00	7/13/2024	Truist	75001553
Independence	S6 P2	Pulte Homes Tennessee Partnership	$207,000.00	11/8/2022	Sun Trust Bank	700005645
Independence	S6 P3	Pulte Homes Tennessee Partnership	$197,000.00	7/14/2023	Truist	75000675
Independence	S6 P4	Pulte Homes Tennessee Partnership	$160,000.00	7/13/2024	Truist	75001552
Independence	S6 P5	Pulte Homes Tennessee Partnership	$220,000.00	5/1/2025	Truist	75002219
Marlons Creek	P1A	Marlon's Creek Prop Co., LLC	$485,000.00	1/27/2027	Wilson Bank & Trust	1661-3
Marlons Creek	P1B	Marlon's Creek Prop Co., LLC	$560,000.00	7/16/2026	Wilson Bank & Trust	1661-4
Marlons Creek	P2A	Marlon's Creek Prop Co., LLC	$340,000.00	11/14/2026	Wilson Bank & Trust	1661-8
McClure Farms	P1A	Brightland Homes of Tennessee	$260,000.00	12/13/2025	Business Surety Check	13323
McClure Farms	P1B	Brightland Homes of Tennessee	$515,000.00	5/20/2026	Business Surety Check	142555
McClure Farms	P2	Brightland Homes of Tennessee	$690,000.00		Surety Check	24800946
Morgan Meadows	P2	KCS Property, LLC	$13,500.00	12/6/2024	First Citizens National Bank	1455
Preserve at Drumwright	P1	Lennar Corporation	$1,190,000.00	11/14/2024	Regions Bank	55110889
Preserve at Drumwright	P2	Lennar Corporation	$1,190,000.00	11/14/2024	Regions Bank	55110889
Quail Run Meadows	P2	Quial Run Development Co., LLC	$18,200.00	7/3/2026	First Citizens National Bank	1464
Quail Run Meadows	P1	Quial Run Development Co., LLC	$15,700.00	4/23/2027	First Citizens National Bank	1422
Quail Run Meadows	P1B	Quial Run Development Co., LLC	$18,500.00	4/23/2027	First Citizens National Bank	1441
Quail Run Meadows	P3	Quial Run Development Co., LLC	$185,000.00	7/3/2026	First Citizens National Bank	1479
Quail Run Meadows	P4	Quial Run Development Co., LLC	$210,000.00	7/3/2026	First Citizens National Bank	1508
Quail Run Meadows	P5	Quial Run Development Co., LLC	$175,000.00	9/8/2026	First Citizens National Bank	1522
Rock Springs	1A	Castlerock Communities LLC	$415,000.00	5/15/2028	Wilson Bank & Trust	1830
Rutherford Subdivision	P1	Regent Homes, LLC	$400,000.00	12/21/2026	Fitst Bank	1250098394
Rutherford Subdivision	P2	Regent Homes, LLC	$795,000.00	7/15/2026	First Bank	1250114964
Savannah Cove	S1	Campbell and Lovell Rentals	$45,000.00	9/28/2021	Reliant Bank	69001793
Summerdale	P3A	P & L Development, LLC	$9,700.00	4/17/2026	First Citizens National Bank	1423
Summerdale	P3B	P & L Development, LLC	$17,000.00	4/17/2026	First Citizens National Bank	1425
Summerdale	P4	P & L Development, LLC	$6,400.00	4/17/2026	First Citizens National Bank	1429
Summerdale	P5	P & L Development, LLC	$5,500.00	4/17/2026	First Citizens National Bank	1444
Summerdale	P6	P & L Development, LLC	$10,300.00	4/17/2026	First Citizens National Bank	1450
Summerdale	P7	P & L Development, LLC	$6,600.00	4/17/2026	First Citizens National Bank	1452
Summerdale	P2	P & L Development, LLC	$10,500.00	4/17/2026	First Citizens National Bank	1412
Summerdale	P1	P & L Development, LLC	$13,500.00	4/16/2026	First Citizens National Bank	1402
Summit @ Carter's Station	P1	Tamarack Land - Carters Station LLC	$465,000.00	3/17/2024	INSBANK	61023791-51010
Summit @ Carter's Station	P2	Tamarack Land - Carters Station LLC	$175,000.00	6/14/2024	Business Surety Check	10035
Summit @ Carter's Station	P3	Tamarack Land - Carters Station LLC	$610,000.00	12/20/2024	Business Surety Check	10044
Summit @ Carter's Station	P4	Tamarack Land - Carters Station LLC	$260,000.00	6/12/2025	Business Surety Check	10063
Summit @ Carter's West	P1	Pulte Homes Tennessee Partnership	$120,000.00	10/6/2024		
Summit @ Carter's West	P1 B	Pulte Homes Tennessee Partnership	$435,000.00	4/25/2026	Truist	75002188
Summit @ Carter's West	P1A	Pulte Homes Tennessee Partnership	$120,000.00	10/6/2026	Trusit Bank	75001784
Summit @ Carter's West	P2	Pulte Homes Tennessee Partnership	$470,000.00	4/25/2027	Truist Bank	75002189
Summit @ Carter's West	P3	Pulte Homes Tennessee Partnership	$375,000.00	11/19/2026	Truist Bank	75002637
Summit @ Carter's West	P4	Pulte Homes Tennessee Partnership	$740,000.00	6/30/2026	Truist Bank	75003373
Taylor Landing	P5A	Meritage Homes of Tenn., INC.	$5,000.00	6/30/2027	Regions Bank	55109915
Taylor Landing	P5B	Meritage Homes of Tenn., INC.	$7,200.00	6/30/2027	Regions Bank	55109917
The Landings at Greens Mill	P1A	2558 Greens Mill, LLC	$1,040,000.00	3/24/2027	First Bank	1420118463
The Landings at Greens Mill	P1B	2558 Greens Mill, LLC	$440,000.00	3/24/2027	First Bank	1420118465
The Landings at Greens Mill	P1C	2558 Greens Mill, LLC	$330,000.00	3/24/2027	First Bank	1420118467
The Landings at Greens Mill	P2A	2558 Greens Mill, LLC	$805,000.00	2/13/2027	First Bank	1420118462
The Ridge	P1A	Richmond American Homes of Tenn	$121,000.00	12/3/2022	Regions Bank	55110061
The Ridge	P1B	Richmond American Homes of Tenn	$260,000.00	3/31/2023	Regions Bank	55110215
The Ridge	P2	Richmond American Homes of Tenn	$645,000.00	10/31/2024	Regions Bank	55110394
Trotwood Villas	0					
Vesper Court (completion of the work)	0	P-R Vesper, LLC	$18,500.00	4/18/2027	Pinnacle Bank	47998086688+
Vesper Ct	0	P-R Vesper, LLC	$10,000.00	6/16/2024		
Williamsport Landing	P1	KCS Property, LLC	$31,000.00	1/22/2027	First Citizens National Bank	1485
Williamsport Landing	P2	KCS Property, LLC	$29,000.00	1/22/2027	First Citizens National Bank	1510
Williamsport Landing	P3	KCS Property, LLC	$190,000.00	1/22/2027	First Citizens National Bank	1532
Williamsport Townhouses (Honey Lakes)	P1	Honey Lakes LLC	$295,000.00	7/10/2026		
Williamsport Townhouses (Honey Lakes)	P1 S1					
Woodward Estates	P1	A-1 Home Builders, Inc.	$130,000.00	8/13/2026	First Commerce Bank	409094800
Woodward Estates	P1B	A-1 Home Builders, Inc.	$55,000.00	11/6/2026	First Commerce Bank	409259100

Hillcrest Village Ph. 3 Final Plat

Project #:	26-0192	**Location:**	113 80.50
Applicant:	Radeana Owens/MI Homes	**Case Type(s):**	Final Plat
Staff Planner:	Robert Archibald, Principal Planner	**Proposed Use:**	Single-Family

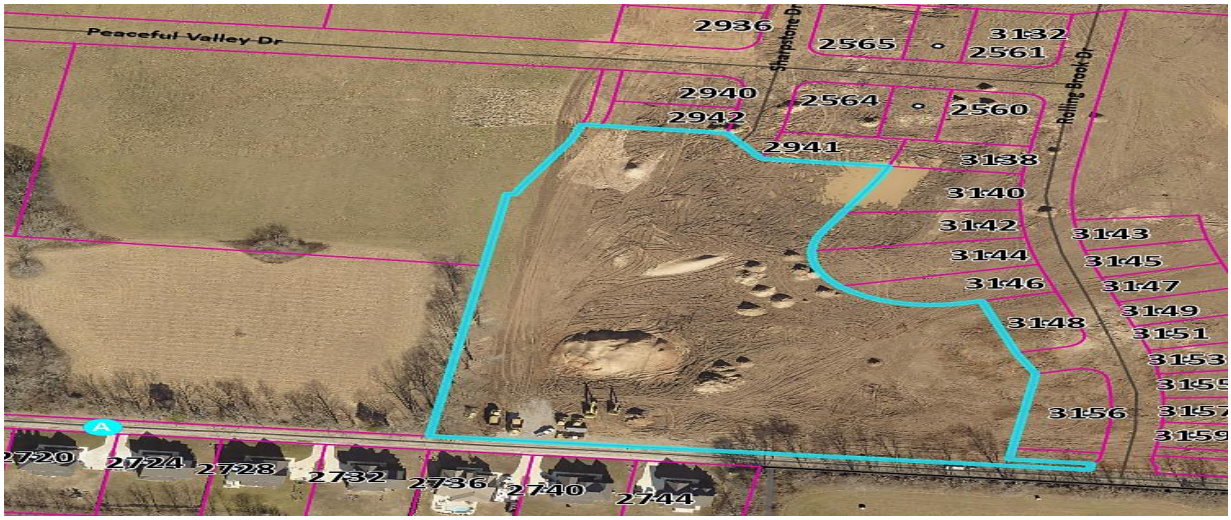
PROJECT SUMMARY

The applicant requests Final Plat approval to create 38 single-family lots and 4 open spaces. This is part of a multi-phased development consisting of 129 single-family lots with accompanying infrastructure, required open space, and right-of-way improvements.

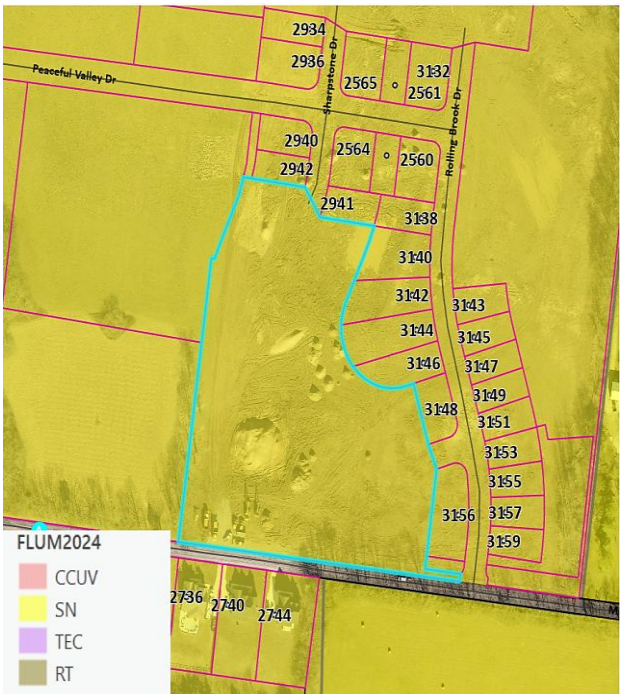
- The development is subject to Ordinance 3638, the pre-July 2022 zoning ordinance.
- The Final Plat conforms to the previously approved Preliminary Plat (21-0138).
- The property is subject to the Preliminary Plat based on RM-1 standards of the previous Zoning Ordinance.
- A $570,000 Letter of Credit has been provided for this phase.
- A developer agreement has been submitted per the Subdivision Regulations.
- The applicant has provided a stormwater maintenance agreement per the Subdivision Regulations.
- The Final Plat revision request conforms to Preliminary Plat (21-0138) based on RM-1 standards of the previous zoning ordinance, approved on September 8, 2021.
- The DRC reviewed this proposal at its June 2026 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

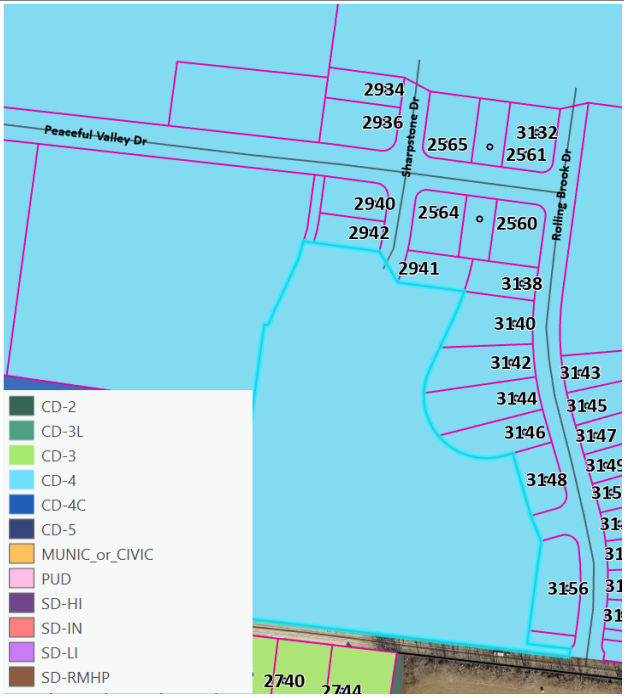
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4	Single-Family	Infrastructure for Development	+/-6.308 Acres



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	CD-4	Single-family
North	Suburban Neighborhood	CD-4	Vacant/Developing
South	Suburban Neighborhood	CD-3	Single-family
East	Suburban Neighborhood	Outside Jurisdiction	Single-family/Vacant
West	Suburban Neighborhood	CD-4C	Vacant/Developing

The subject site is part of the larger multi-phase development consisting of single-family construction and amenities associated with the development. Each lot will have a minimum of 6,000-sf with a 50-ft lot width. Access points for ingress/egress are from Pulaski Hwy. and Morrow Lane.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the Preliminary Plat and the RM-1 standards of the applicable zoning ordinance (3638).

- Prior to recordation, the applicant shall reference the correct book and page on Note #11 for the Storm Water Maintenance Agreement (R3105/10).

REVIEW PROCESS

The Development Review Committee reviewed the proposed Final Plat at its November 2024 meeting, as directed by **§ 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

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

The Planning Commission is the Decision-Making Authority for Final Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.3** of the Subdivision Regulations.
Section **§ 2.3.6** of the Subdivision Regulations establishes the review criteria for approval of Final Plats.

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

1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;

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

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

B. *Final Plat approval shall be subject to the completion of required improvements, or in lieu, the CMPC may approve a Performance Agreement.*

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

SAMPLE MOTIONS

Approve:

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

Approve with Conditions:

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

Defer for Continued Review:

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

Deny:

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

LEGEND

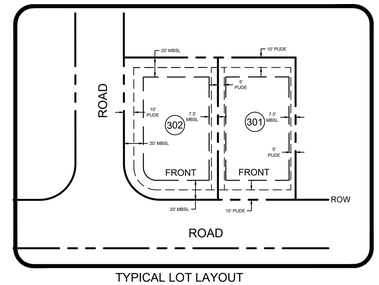
IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	ADDRESSES	1234	CENTERLINE	
IRON PIN SET	SANITARY SEWER MH (SS)	GUY ANCHOR	HANDICAP SPACE		BUFFER	
CONC. MON. FOUND	SANITARY SEWER CO (CO)	COMMUNICATION BOX (C)	SANITARY SEWER	8" SA / 8" SA	WATER FEATURE	
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH (C)	WATER	4" 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



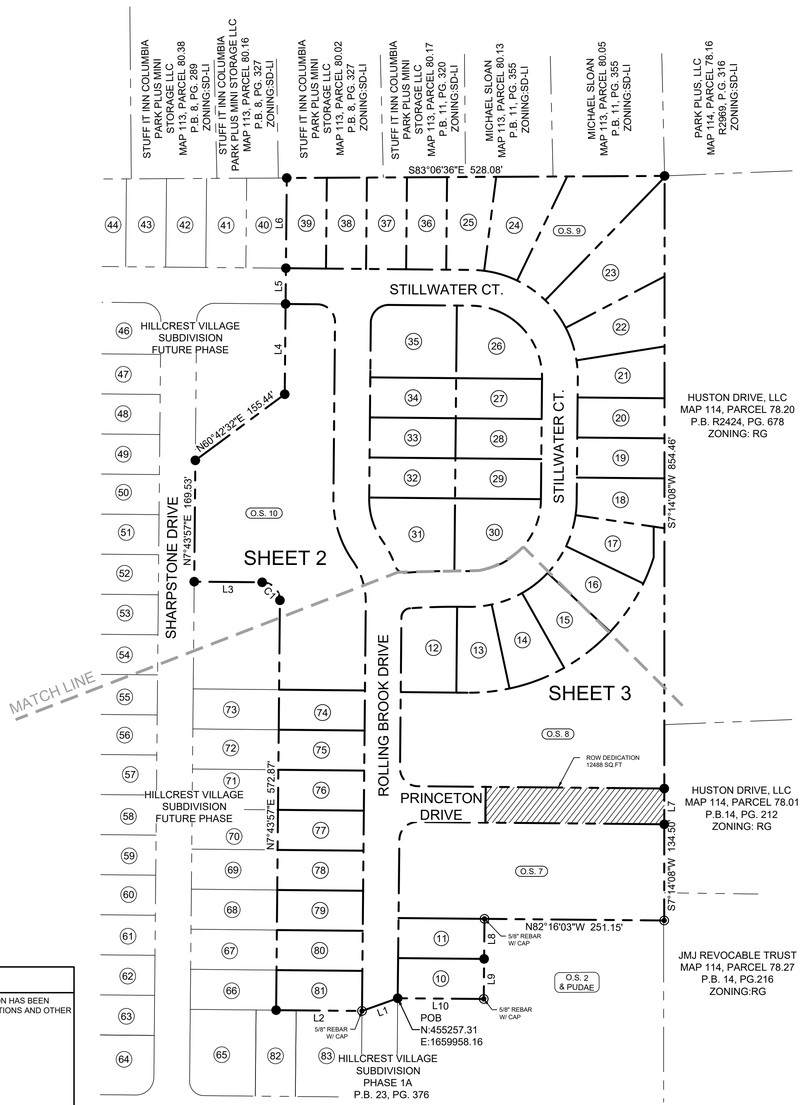
VICINITY MAP
NOT TO SCALE



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: RM-1 PROPOSED ZONING: RM-1
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

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



GRAPHIC SCALE: 1" = 100'

HILLCREST VILLAGE

PHASE 3

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

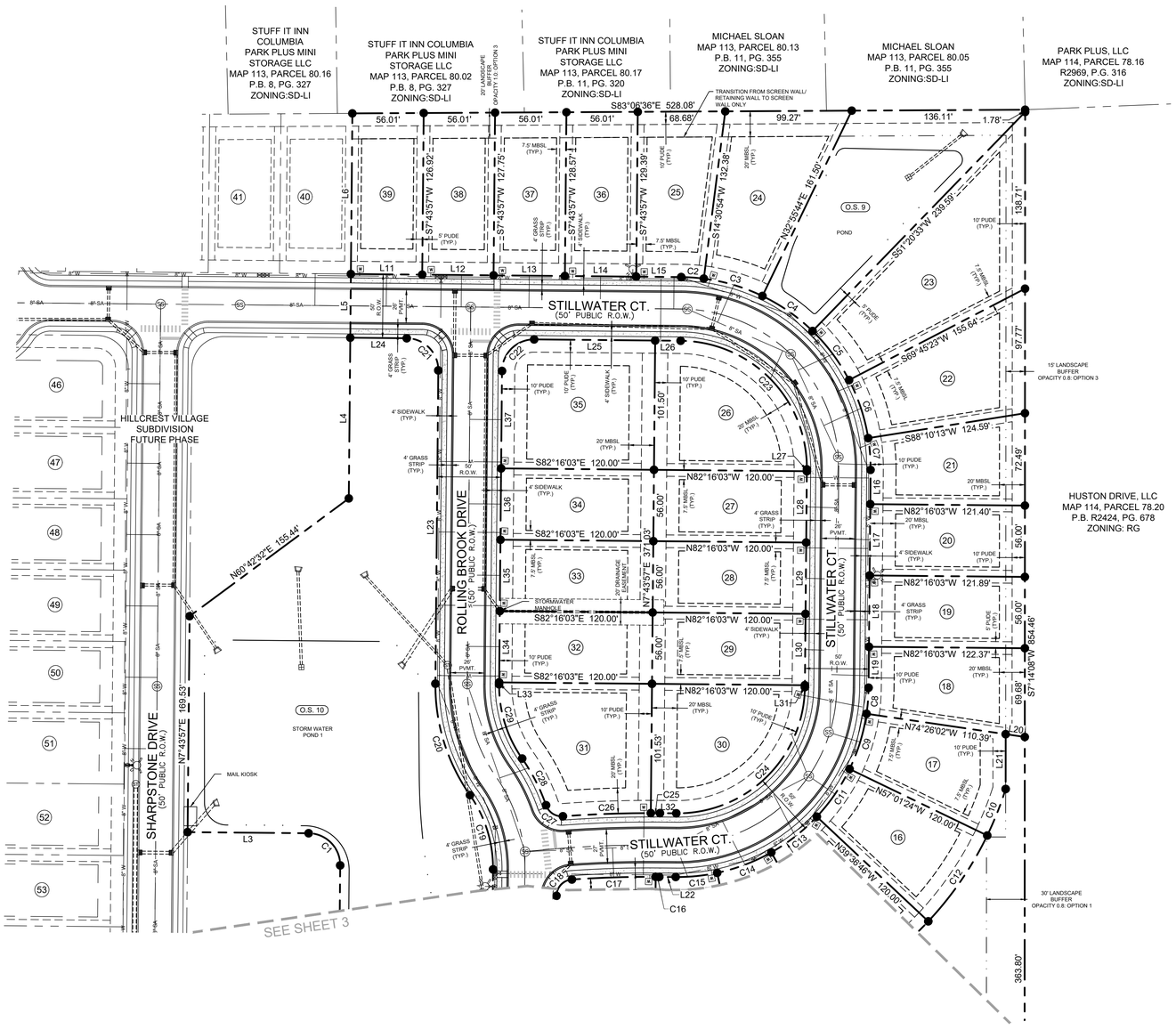
CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

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:	06/15/2026

WA PROJECT NO. 22-1861 — SHEET 1 OF 3

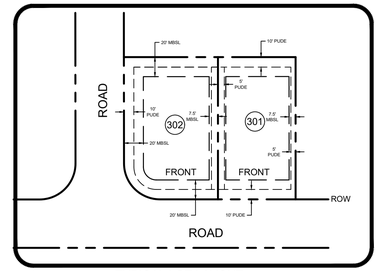
LEGEND

IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	ADDRESSES	1234	CENTERLINE
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	HANDICAP SPACE		BUFFER
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	SANITARY SEWER	8" SA — 8" SA	WATER FEATURE
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	WATER	4" W — 4" W	TREE LINE
CONTROL POINT FOUND	CURB INLET	GAS METER	UNDERGROUND ELEC	UGE — UGE	R.O.W. RIGHT OF WAY
CONTROL POINT SET	STORM MH	GAS VALVE	OVERHEAD ELEC	OHE — OHE	PVMT. EDGE OF PAVEMENT
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	GAS	4" G — 4" G	PUDE PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER METER	ELECTRIC MH	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

PHASE 3

RECORDING STAMP HERE

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FINAL SUBDIVISION PLAT

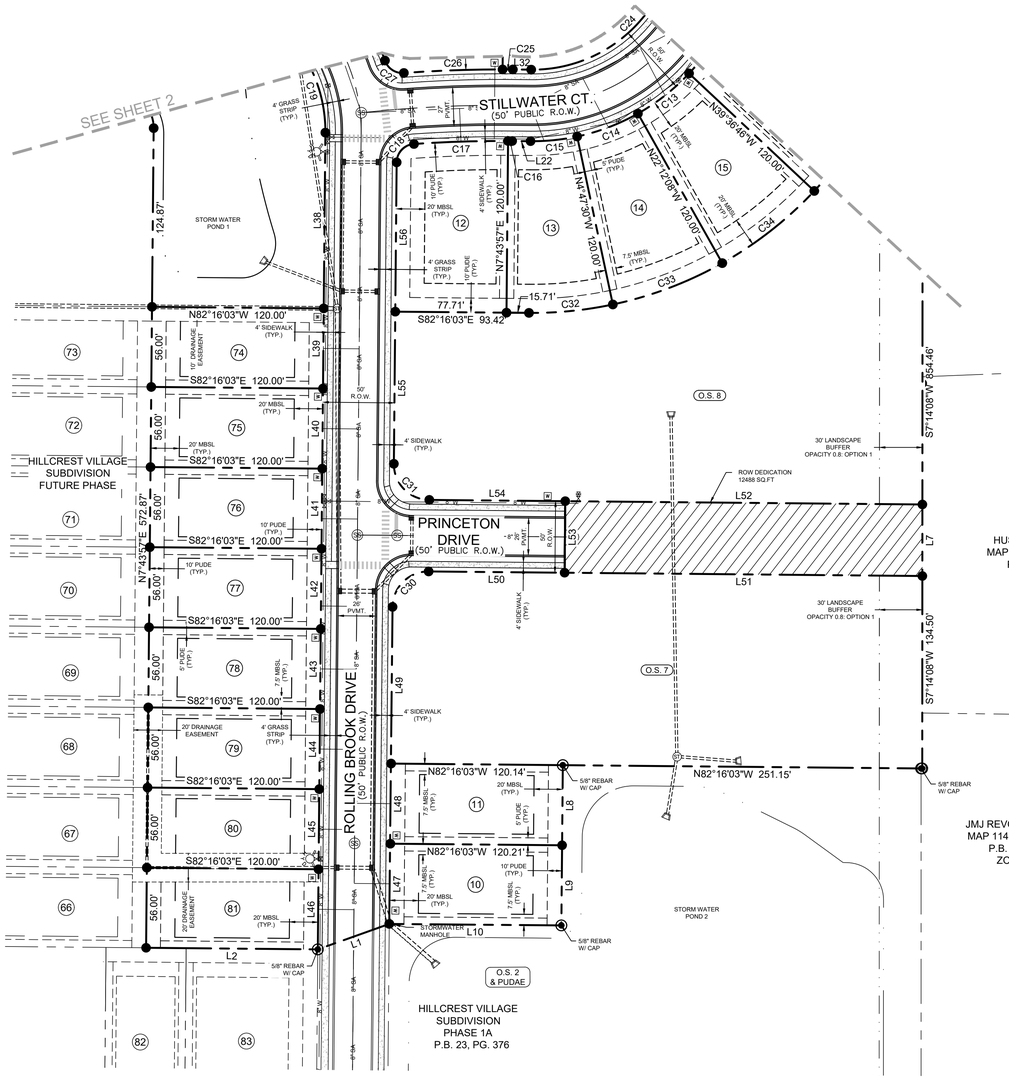
CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

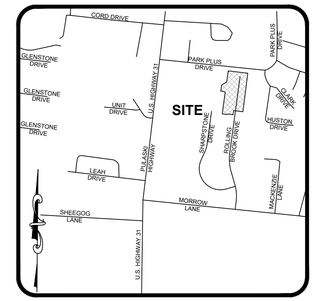
TOTAL ACRES:	14.146	TOTAL NO. OF LOTS:	38
ACRES NEW RD/ST:	2.625 (ROW)	L.F. OF NEW RD/ST:	3452.07 +/-
ACRES OPEN SPACE:	4.688	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 50'	DATE:	06/15/2026

WA PROJECT NO. 22-1861 SHEET 2 OF 3

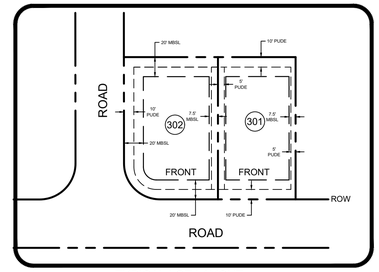
LEGEND

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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'
C17	65.80'	875.00'	4° 18' 31"	N84° 36' 37"W	65.79'
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C30	39.27'	25.00'	90° 00' 00"	S52° 43' 57"W	35.36'
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
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WA PROJECT NO. 22-1861 SHEET 3 OF 3

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

108 Beasley Drive
Franklin, Tennessee
615-794-2275
www.wilsonpc.com

June 15, 2026
City of Columbia - Planning
700 N. Garden Street
Columbia, TN 38401

RE: Hillcrest Village Phase 3 – Final Plat

Hello,

This letter is to request consideration of the Hillcrest Village Phase 3 Final Plat with the revisions requested. Please see the itemized list of comments below:

Planning Department:

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff. **Acknowledged**
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal. **Acknowledged**
3. The buffer approved for the east side of lots 17-23 was Option #3 (Opacity 0.8, 15' Landscape Boundary Buffer with 6' Screenwall). You have shown Option #1 on plat, which does not equate with §11.2.7-B of the prior zoning code. Provide correct notation for option to comply with preliminary approval. **Addressed**
4. Notate vested zoning for phase along with current zoning on Note #4 of the cover sheet. **Addressed**
5. North/south pedestrian crosswalks/ramps at the intersections of Rolling Brook Dr and Stillwater Ct/Rolling Brook Dr and Sharpstone Dr are not shown as approved on the preliminary. Please revise showing pedestrian crosswalks/ramps at these locations. **Addressed**
6. East-west pedestrian crosswalk/ramp at the intersection of Princeton Dr and Rolling Brook Dr is not shown as approved on the preliminary. Please revise showing pedestrian crosswalk/ramp at this location. **Addressed**
7. Show proposed mail kiosk placement as indicated on the approved preliminary plat. **Addressed**

Engineering Department:

8. 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. **Acknowledged**
9. LOC provided in the amount of $570,000. **Acknowledged**
10. Asphalt binder and curbing shall be installed prior to resubmittal date. **Acknowledged**
11. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date. **Acknowledged**
12. Note 11: Incorrect book and page referenced for SWMA. Correct book/page is R3105 / 10. **Addressed**
13. Install street signage. Stop & St Names prior to resubmittal date. **Acknowledged**

Fire Department:

14. No comments **Acknowledged**

ATT:

15. ATT intends to serve. **Acknowledged**

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

Maury County Schools:

16. Brown Elementary School, Whitthorne Middle School, Central High School. **Acknowledged**
17. The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accommodate new students. **Acknowledged**
18. Enrollment/capacity numbers are attached. **Acknowledged**

Wastewater:

19. Service for Lot 30 needs to be added. **Addressed**

Columbia Water:

20. No comments. **Acknowledged**

Thank you for your consideration, and please don't hesitate to let us know if you have any questions or comments to add.

Sincerely,

Radeana Owens

Radeana Owens
Platting Department Manager
rowens@wilsonpc.com
615-749-0740

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, June 9, 2026

ITEM NO.
26-0192

DESCRIPTION: Hillcrest Village Ph 3 Sharpstone DR.

COMMENTS:

Planning

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

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PHONE: (931) 560-1560
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13. Install street signage. Stop & St Names prior to resubmittal date.

Fire

14. No comments

ATT

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Wastewater

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Columbia Water

20. No comments.

Resubmittal Guidelines

CITY OF
COLUMBIA
TENNESSEE

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

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

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

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

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

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

LEGEND

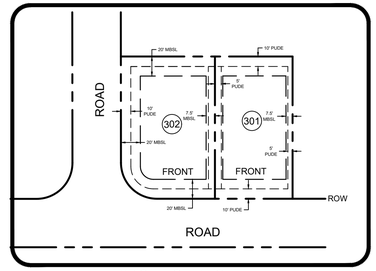
IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	ADDRESSES	1234	CENTERLINE	
IRON PIN SET	SANITARY SEWER MH (SS)	GUY ANCHOR	HANDICAP SPACE		BUFFER	
CONC. MON. FOUND	SANITARY SEWER CO (CO)	COMMUNICATION BOX (C)	SANITARY SEWER	8" SA / 8" SA	WATER FEATURE	
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH (C)	WATER	4" 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



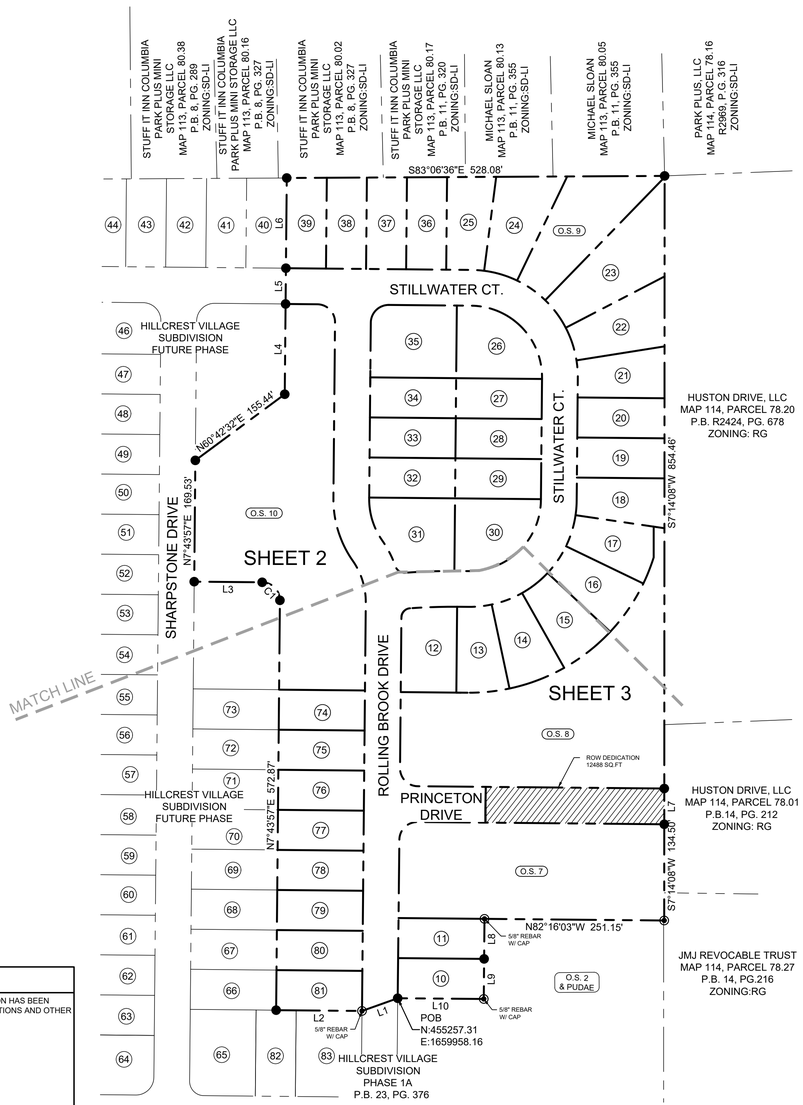
VICINITY MAP
NOT TO SCALE



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.



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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

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

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



GRAPHIC SCALE: 1" = 100'

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

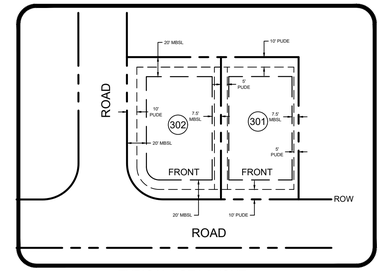
WA PROJECT NO. 22-1861 — SHEET 1 OF 3

LEGEND

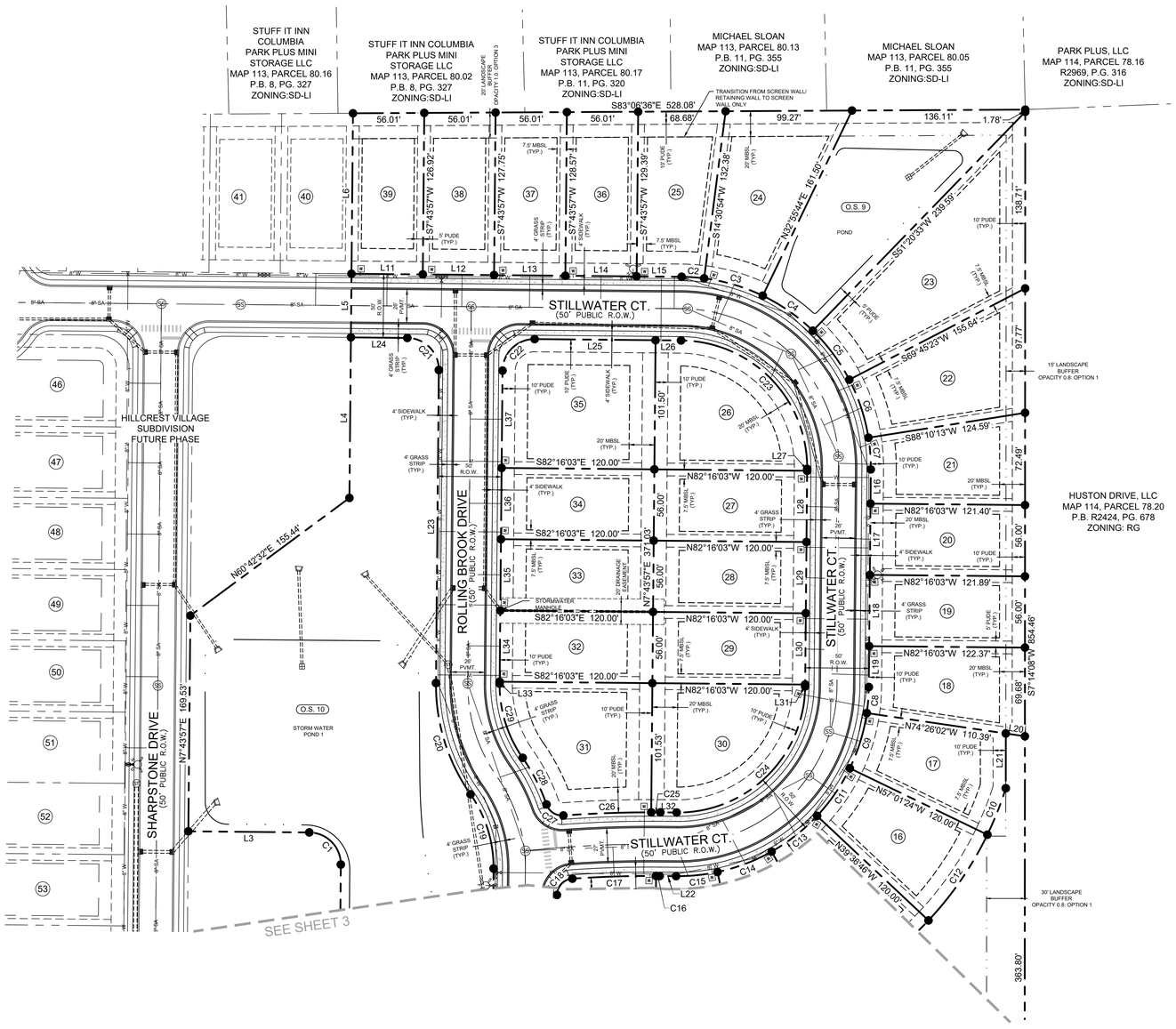
IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		ADDRESSES	1234	CENTERLINE	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		HANDICAP SPACE		BUFFER	
CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	SANITARY SEWER	8" SA 8" SA	WATER FEATURE	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	WATER	4" W 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 — AGRICULTURE — TENNESSEE — NO. 2362

WILSON & ASSOCIATES, PC.
Engineering/Surveying/Environmental

HILLCREST VILLAGE

PHASE 3

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FINAL SUBDIVISION PLAT

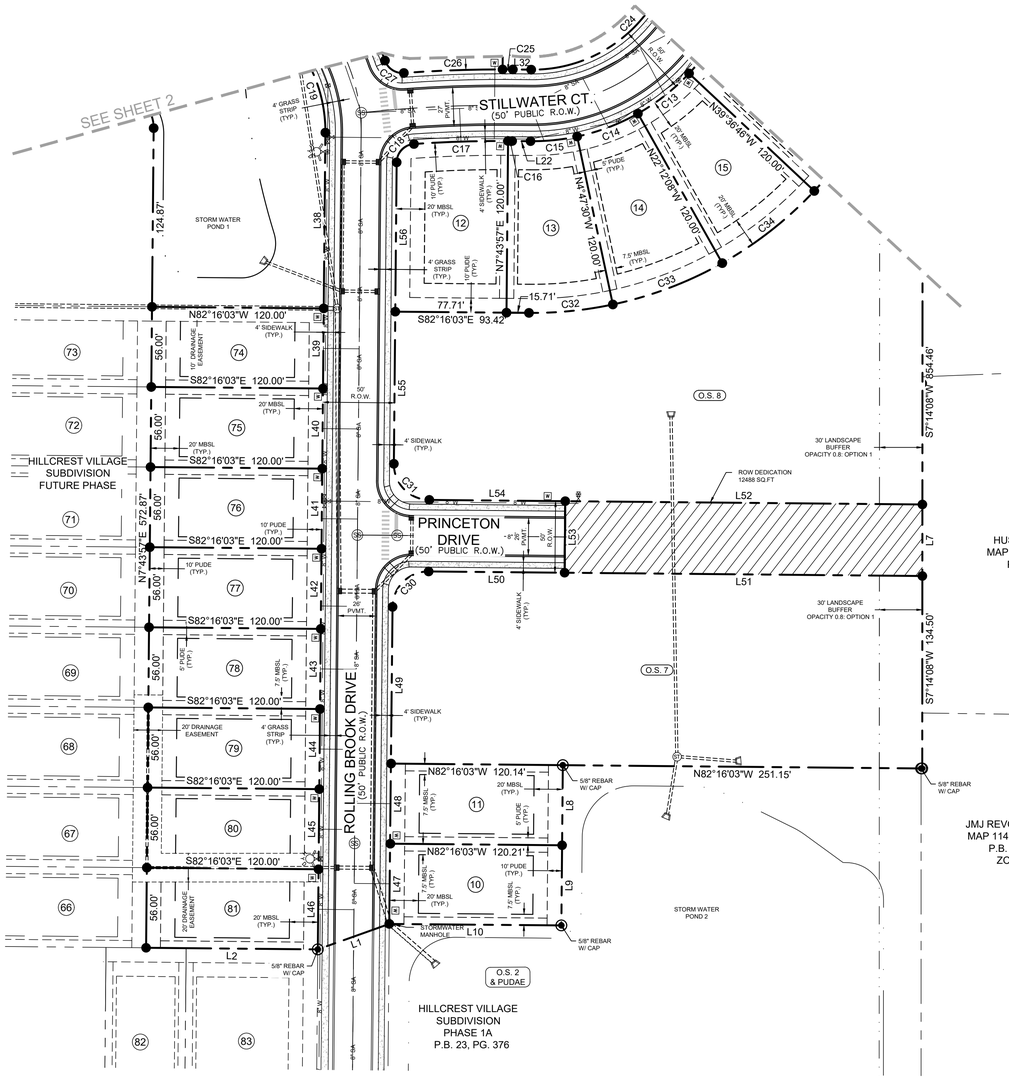
CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

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

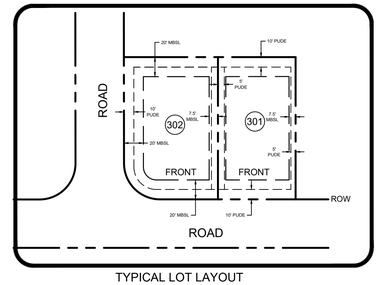
LEGEND

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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'
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'
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'
C30	39.27'	25.00'	90° 00' 00"	S52° 43' 57"W	35.36'
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'



50 0 25 50 100

GRAPHIC SCALE: 1" = 50'

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

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

HILLCREST VILLAGE

PHASE 3

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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 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.

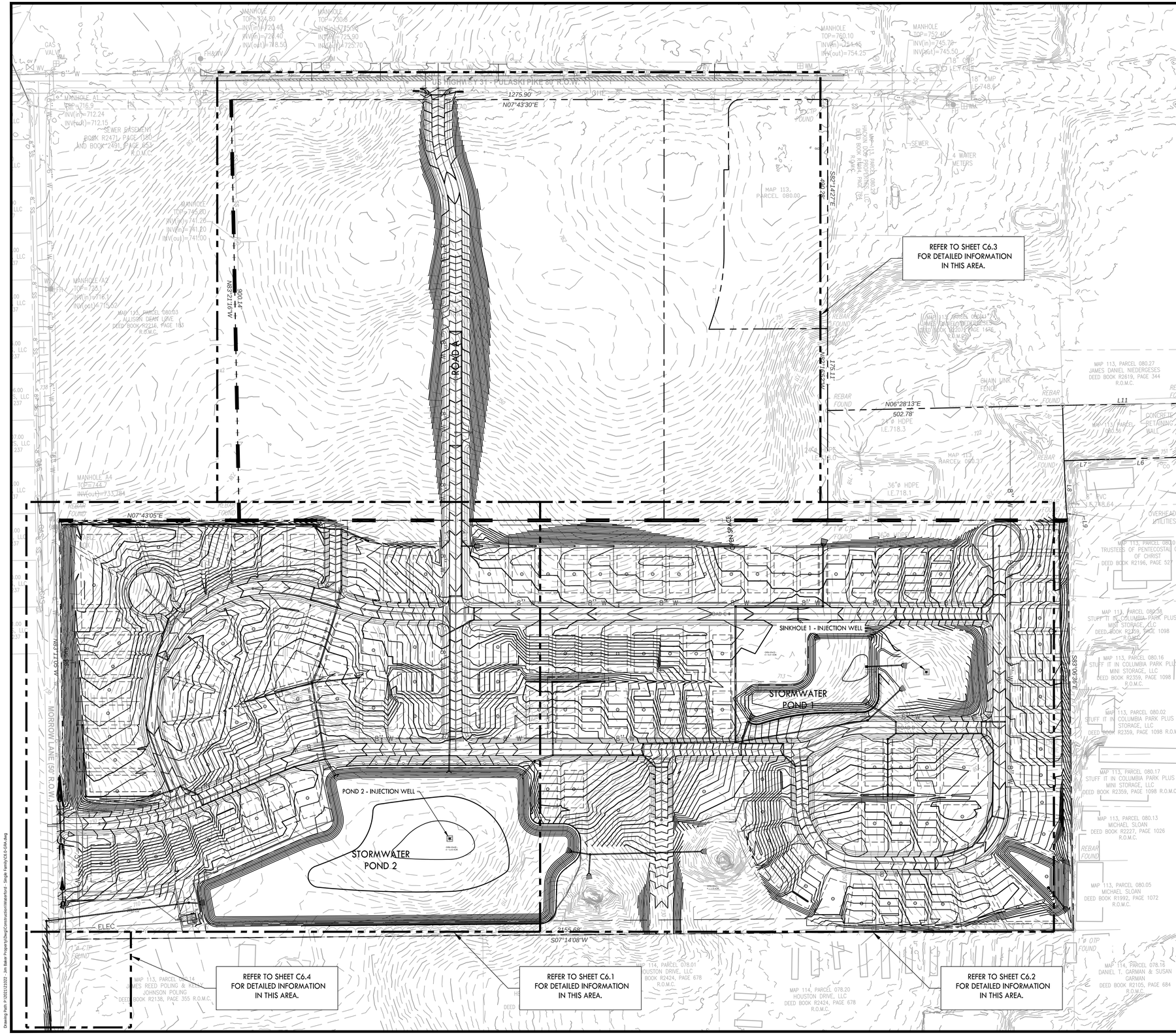
- There are two stormwater detention ponds sized to detain through the 100 year peak event. The orifice is designed to contain the first flush, 1 inch, for 24 hour.
- 2,925 feet of grass lined open channel.
- 67 feet of 36 in ADS pipe, 1658 feet 30 in ADS pipe, 670 feet of 24 in ADS pipe, 5,617 feet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

0 50 100 200
GRAPHIC SCALE

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

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

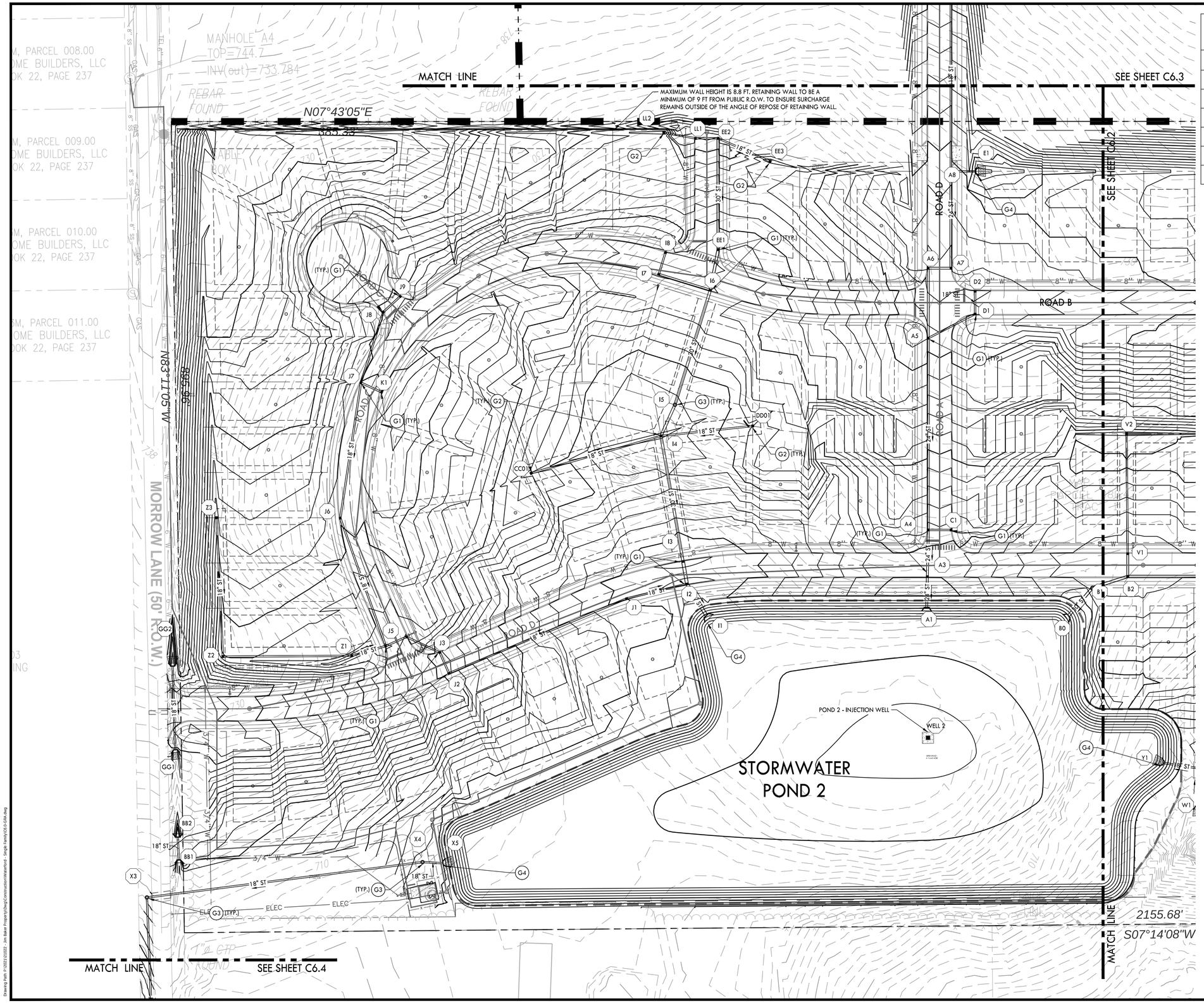
REVISIONS

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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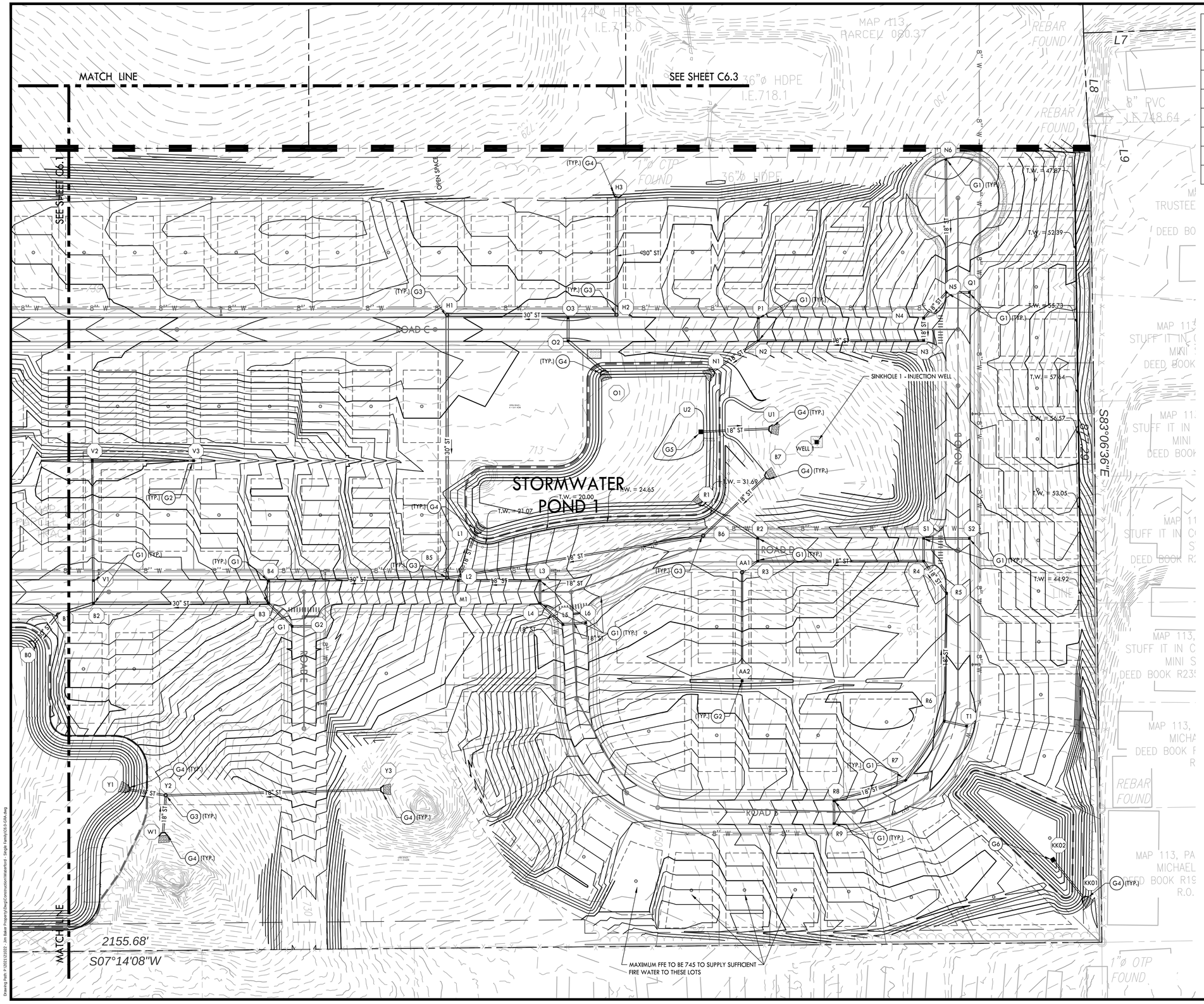
C6.1

GRADING & DRAINAGE PLAN



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JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

REVISIONS

No.	DATE
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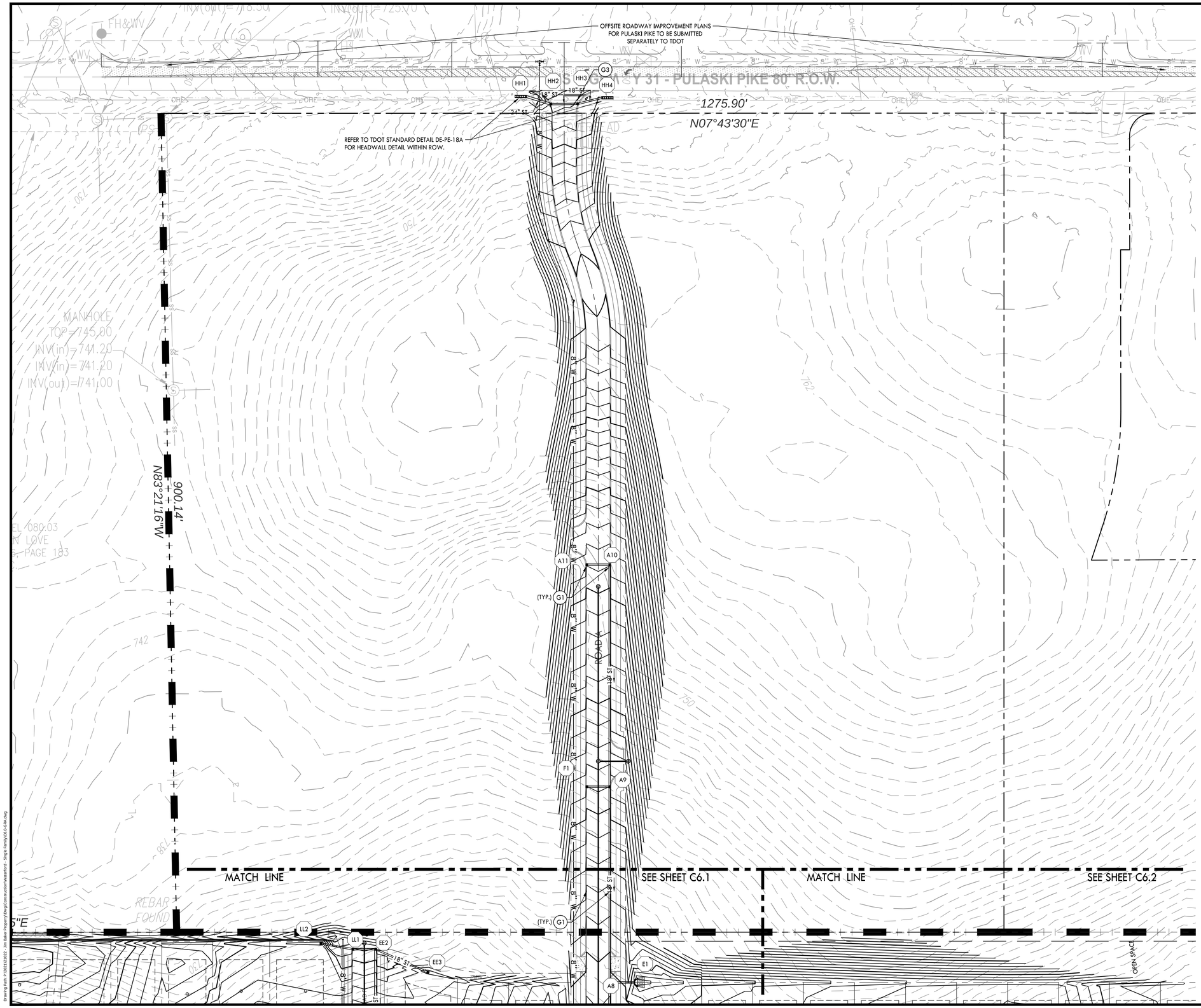
3	03/16/23

04/04/23 21022

C6.2

GRADING & DRAINAGE PLAN



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0 10 20 30 40 50 100
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BRENTWOOD, TN 37027
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ADAM WILSON CRUNK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 114180
STATE OF TENNESSEE
4/4/23

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

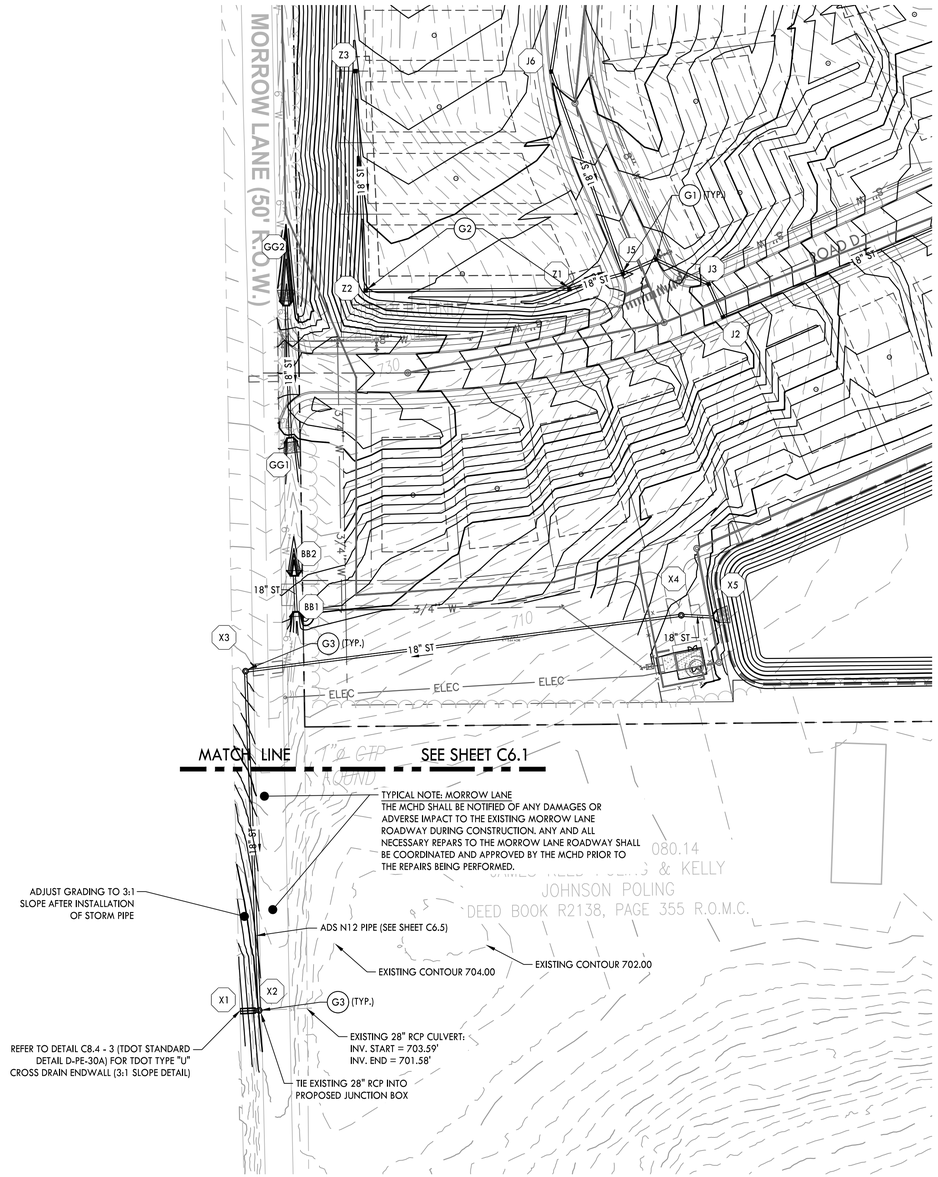
REVISIONS

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

04/04/23 21022

C6.3

GRADING & DRAINAGE PLAN



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

0 10 20 30 40 50 100
GRAPHIC SCALE

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

ENGINEERING CRUNK

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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

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ENGINEERING CRUNK

ANDREW WILSON CRUNK
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C6.5

STORM STRUCTURE & PIPE TABLES

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

McClure Farms Final Plat Phase 1B, Lots 3 & 4 Revisions
PUD Master Plan Revisions

Project #:	26-0200	Location:	Tax Map 51 Parcel 6.0
Applicant:	WES Engineers & Surveyors	Case Type(s):	Final Plat Revisions
Staff Planner:	Charles Rush, Principal Planner	Proposed Use:	Detached Houses

PROJECT SUMMARY

The applicant requests approval of a Final Plat for lots 3 and 4. The revisions match the approved Final PUD and approved preliminary plat. The overall Final Planned Unit Development (PUD) Master Plan calls for the development of 431 homes on a 95.29-acre site. The development includes 116 detached single-family homes and 315 townhomes with accompanying open space, roadway infrastructure, and utility extensions.

- The development was approved under Ordinance 3638, in effect between 2006 and 2022.
- The Preliminary Plat supersedes and replaces the Preliminary Plat approved within permit 23-0336.
- The proposed Final PUD revision would replace the Final PUD on record for this development, which is located within permit 23-0336.
- The Planning Commission is the **Decision-Making Authority** for the Final PUD Master Plan and the Preliminary Plat. The PUD Master Plan establishes the entitlements to lawfully use the land at a density and intensity established by Ordinance. The Preliminary Plat initiates the process of dividing and developing the property in accordance with the Master Plan. The Preliminary Plat establishes a coordinated layout of lots, vehicular and pedestrian connectivity, drainage, water, sewer, and other facilities.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-R	Vacant	Single Family Homes/ Under Construction	+/- 95.29

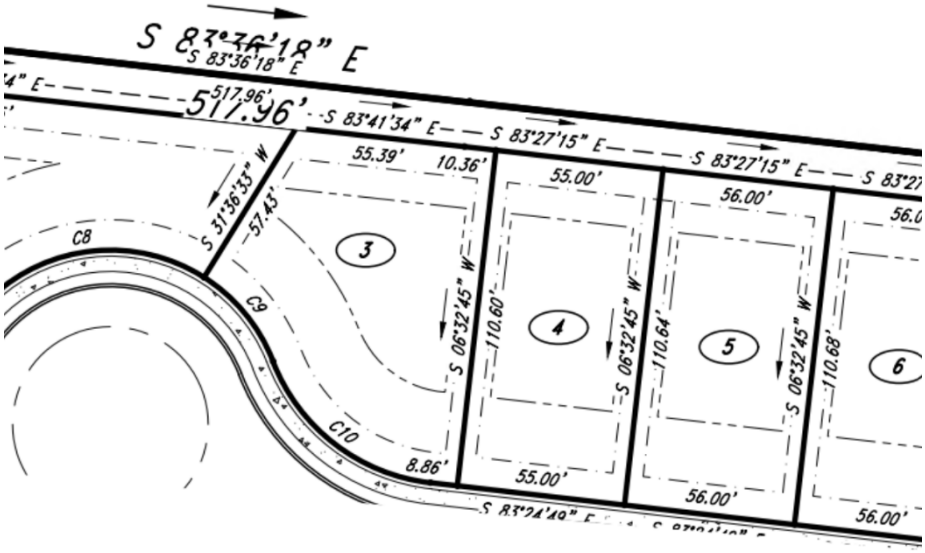


FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center & Urban Village	PUD	Under Development/Single Family Homes
North	City Center & Urban Village	County	Single Family/Rural
South	City Center & Urban Village	PUD	Single Family
East	County	County	Single Family/Rural
West	City Center & Urban Village	PUD	Retail/Apartments



- **Lot 3 will be 51.34 ft wide at the frontage (22.62+19.84+8.68=51.34)**
- **Lot 4 is 55 ft wide**

REVIEW PROCESS

The Development Review Committee reviewed the proposed Final Plat at its July 2026 meeting, as directed by § **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

The Planning Commission is the Decision-Making Authority for all Preliminary and Final Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.2** of the Subdivision Regulations.

Section **2.3.10** of the Subdivision Regulations establishes the review criteria for approval of Final Plats.

> *A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:*
>
> > *1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;*
> >
> > *2. Whether the proposed Final Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*
> >
> > *3. Whether the CMPC determines that the particular site is suitable for the type of platting and development proposed.*

In the event of a denial, **§ 2.2.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its June 2026 meeting. A full list of comments and the applicants' responses is provided in the agenda packet.

SAMPE MOTIONS

> **Approve:**
>
> Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section 2.3.10 of the Subdivision Regulations are met, and approve the Final Plat revision as presented *[, subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

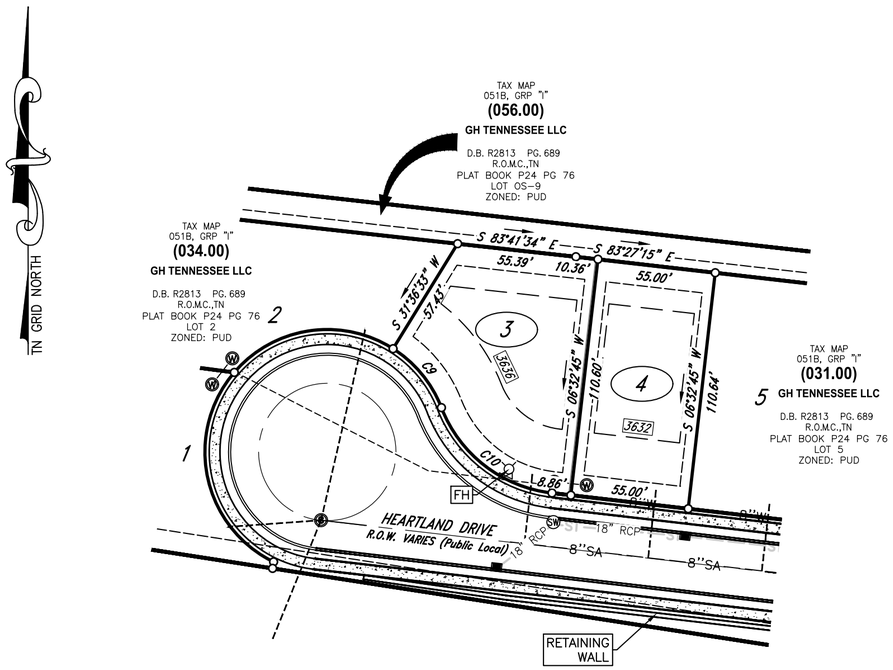
Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section 2.3.10 of the Subdivision Regulations are met, and approve the Final Plat revisions, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to deny the requested Final Plat, having found, based on the information presented by the applicant and the analysis provided by city staff, that section 2.3.10 of the Subdivision Regulations is not satisfied [*list specific reasons for denial*].

Defer:

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



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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.
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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.
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Legend

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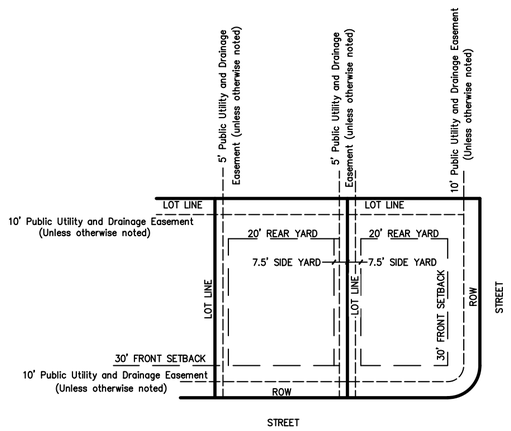
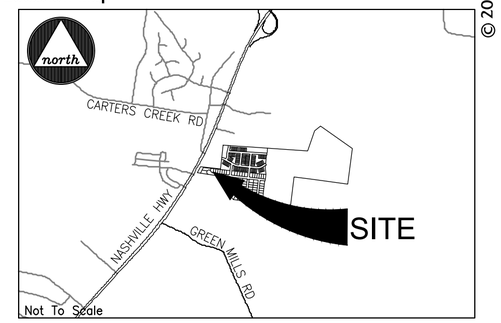
	Landscape	Sanitary Sewer Line	Forced Main Line		
	Woods / Tree line	Storm Sewer Line	Lot Address Label		
		Overhead Utility Line			
		Overhead Cable Line			



SUBDIVISION
TYPICAL LOT LAYOUT

Location Map



© 2026

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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

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Date Columbia Power & Water Systems
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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Columbia, Tennessee

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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.

6/15/26 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
6/15/26
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

REVISIONS	DATE
TECH REVIEW COMMENTS ADDRESSED	06-15-2026

Drawn: EB Checked: AO Approved: AO Date: 06-18-2026

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

1 of 1

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

June 15, 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 Re-Submittal

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

Engineering

1. 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. Noted.
2. LOC provided in the amount of $515,000. Noted.
3. Stormwater Maintenance Agreement referenced (R3058 / 193). Noted.
4. 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. This has been added to the "Surveyor's Notes".

Fire

5. No comments. Noted.

Planning

6. The lead staff person will be Charles Rush, Principal Planner (crush@columbiatn.gov). Noted.
7. Please submit all written responses to comments before re-submittal date. Noted.

ATT

8. No comment. Noted.

Maury County Schools

9. Battle Creek Elementary, Battle Creek Middle, Battle Creek High School. Noted.
10. The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accomodate new students. Noted.
11. Enrollment/capacity numbers are attached. Noted.

Wastewater

12. No comments. Noted.

Columbia Water

13. No comments (previously approved project). Noted.

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

Sincerely,
WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, June 9, 2026

ITEM NO.
26-0200

DESCRIPTION: McClure Farms 1B - Revision Lots 3-4

COMMENTS:

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Resubmittal Guidelines

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

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

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

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

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

DEVELOPMENT SERVICES
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COLUMBIA, TN 38401
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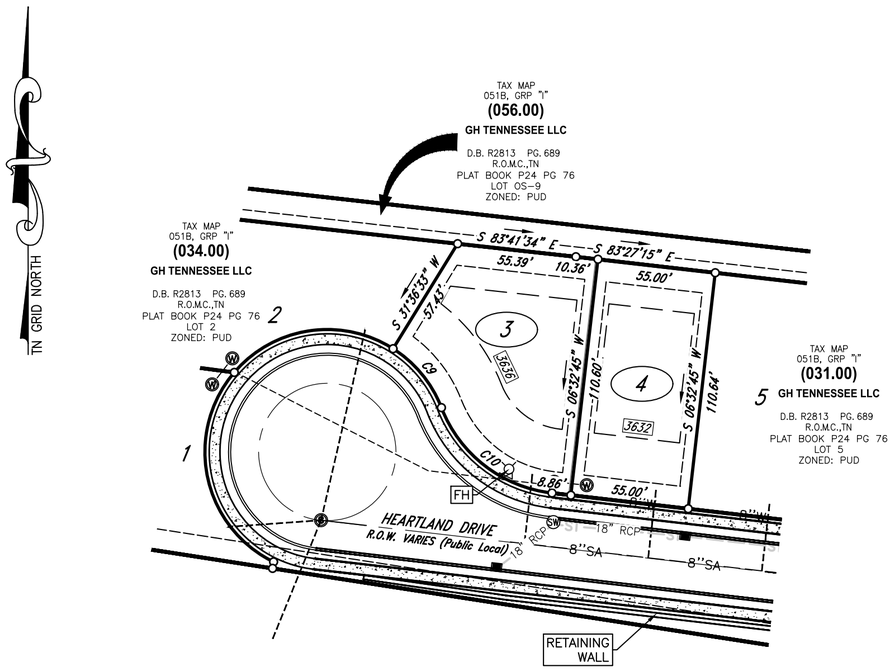
first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.



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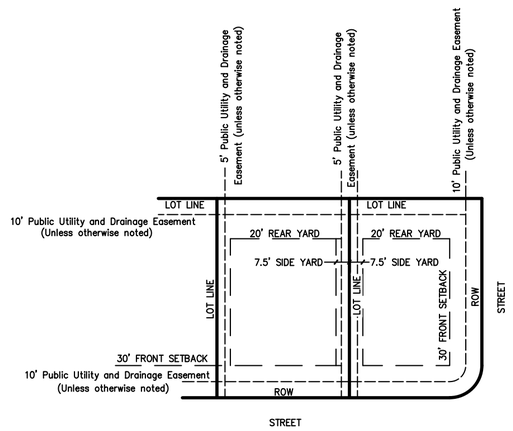
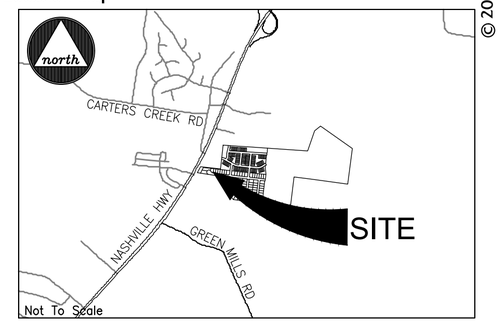


SUBDIVISION
TYPICAL LOT LAYOUT

Location Map



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Columbia, Tennessee

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Columbia, Tennessee

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Columbia, Tennessee

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

Register of Deed Recording Stamp



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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 Britland 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

Woodward Estates Phase 1B Final Plat

Project #:	26-0201	Location:	Tax Map 101 Parcel 036.06
Applicant:	Gerald Vick, PE	Case Type(s):	Final Plat
Staff Planner:	Charles Rush	Proposed Use:	Single-Family Homes

PROJECT SUMMARY

The applicant requests approval of Woodward Estates Phase 1B, which includes 4 single-family lots. The Final plat conforms to the site development plan.

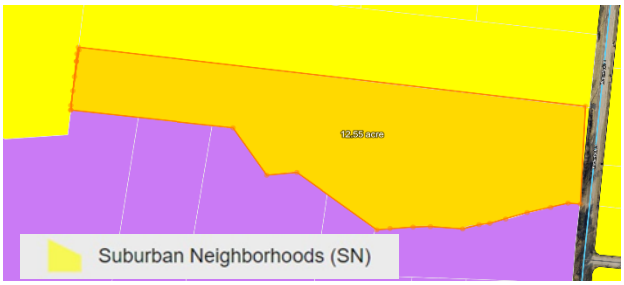
- A proposed rezoning from RS-40 (*CD-2*) to RS-6 (*CD-3*) was denied by the Planning Commission on November 11, 2020, for the subject property.
- A proposed rezoning from RS-40 (*CD-2*) to RS-10 (*CD-3*) was requested and denied by the Planning Commission on January 13th, 2021, for the subject property.
- The subject property has continued to be zoned as RS-40, which transitioned to CD-2 (*Rural Residential*) with the adoption of Zoning Ordinance 4400 in July 2022. This Preliminary Plat and Site Development Plan has been requested to develop the property in accordance with the current development requirements within a CD-2 (*Rural Residential*) Character District.
- During the October 2024 Planning Commission meeting, the PC approved a Preliminary Plat and Site Development Plan for 12 lots.
- During the September 2025 Planning Commission meeting, the PC approved the Woodward Estate Phase 1 Final plat, which included 8 lots.
- In October of 2025, the applicant requested approval of a Preliminary Plat and Site Development Plan for 22 residential lots, along with associated infrastructure and three open spaces, including one defined civic space. This +/- 22.01-acre development parcel yielded 1 density unit per acre (DU/AC). The subject site is located on the west side of Rutherford Lane, 800' north of the intersection of Rutherford Lane & Oakland Parkway.
- In May 2026, the applicant applied for a site development plan and preliminary plat to revert to the original site development plan and preliminary plat, which was approved.
- The Planning Commission is the **decision-making authority** for the Site Development Plan and Preliminary Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

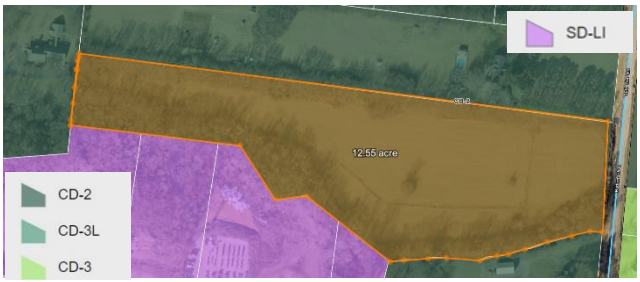
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-2 (*Rural Residential*)	Vacant/In development	Single Family Homes	+ /- 22.01 acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhoods	CD-2	Vacant/ In development/ approved 8 lots
North	Suburban Neighborhoods	CD-2	Single-Family Home

South	Technology & Employment Centers	SD-LI/ CD-2	Single-Family Home/ Light Manufacturing
East	Suburban Neighborhoods	CD-2/ CD-3	Single-Family Home
West	Suburban Neighborhoods	CD-2	Single-Family Home

CONSISTENCY WITH CONNECT COLUMBIA

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

Suburban Neighborhoods

Character & Intent

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

Land Use Considerations

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



Form & Pattern

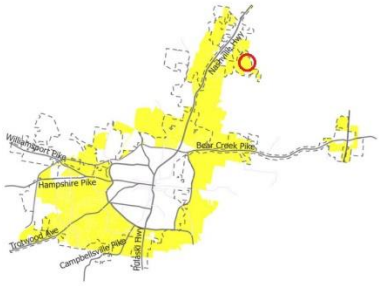
The SN future land use area is characterized by the organization of the built environment to extend a succession of large-lot neighborhoods and compact walkable neighborhoods. Development parcels extend established neighborhood patterns. Leap-frogging development is inappropriate. The SN future land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

Implementing Districts

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

Implementing Standards

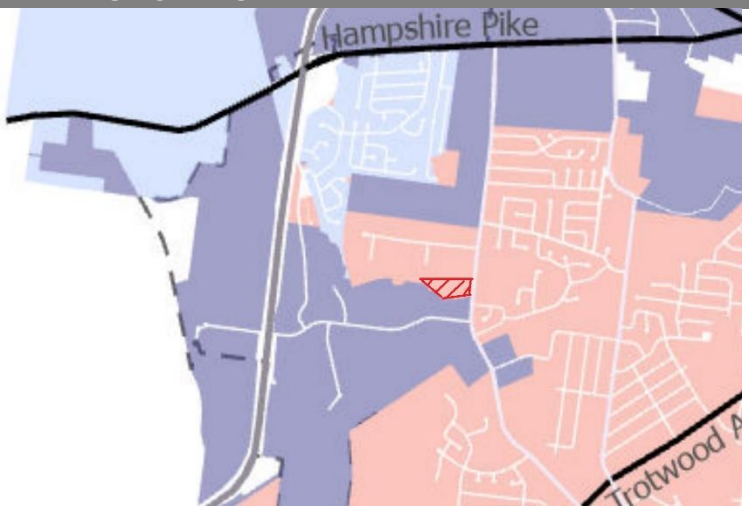
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): 4 - 24 du/ac
Building Height: 1 - 4 stories
Open Space Elements: Civic Spaces, Parks & Greenways





AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as ***facilitate*****.** The designation includes changes only when the city facilitates orderly market-drive change. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the zoning ordinance, the site development plan, and the preliminary plat.

REVIEW PROCESS

The Development Review Committee reviewed the proposed Final Plat at its June 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance.

Section **2.3.10** of the Subdivision Regulations establishes the review criteria for approval of Final Plats.

> *A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:*
>
> > *1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;*
> >
> > *2. Whether the proposed Final Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*
> >
> > *3. Whether the CMPC determines that the particular site is suitable for the type of platting and development proposed.*

In the event of a denial, **§ 2.2.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in **2.3.10** of the Subdivision Regulations have been satisfied and recommend approving the Final Plat as presented *[, subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

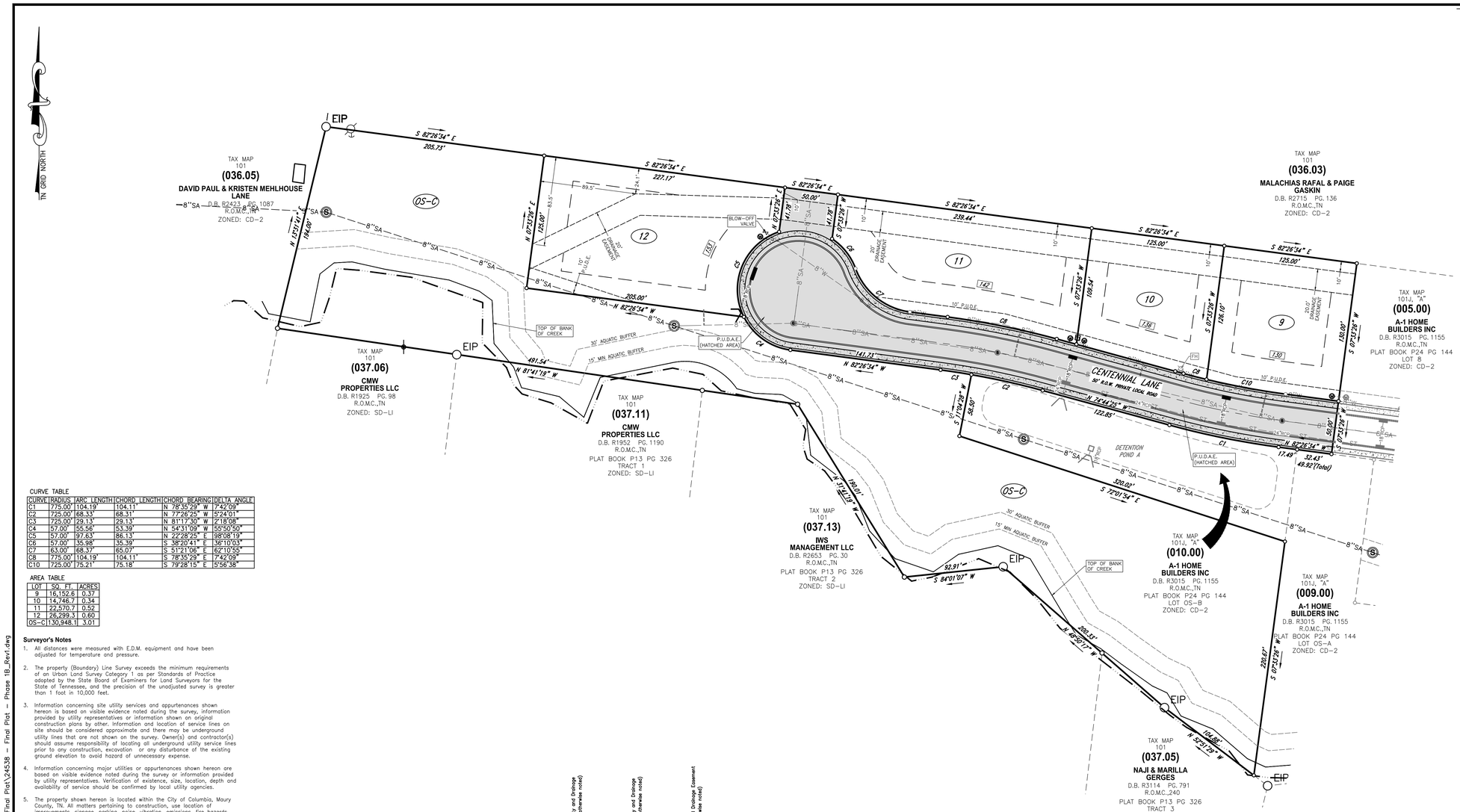
Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in Section **2.3.10** of the Subdivision Regulations have been satisfied and approve the Site Development Plan and Preliminary Plat subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

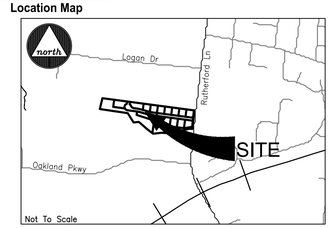
Move to deny the Final Plat, having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in Section **2.3.10** of the Subdivision Regulations are not satisfied [*list specific reasons for denial*].

Defer:

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



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. 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.
18. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
19. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

Legend

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

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

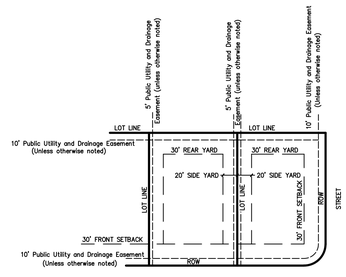
PARCEL ADDRESS:
415 RUTHERFORD LANE
COLUMBIA, TN 38401

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

EXISTING ZONING:
CD-2

BUILDING SETBACKS:
FRONT - 30'(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.

6/15/26 Date — Allen B. O'Leary — TN RLS #1987 Number

Register of Deed Recording Stamp



WES Engineers & Surveyors
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com
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
TECH REVIEW COMMENTS ADDRESSED	06-15-2026

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

June 15, 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 Re-Submittal

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

Engineering

1. 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. Noted.
2. LOC provided in the amount of $55,000. Noted.
3. Asphalt binder and curbing shall be installed prior to resubmittal date. Noted.
4. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date. Noted.
5. Stormwater Maintenance Agreement referenced (R3090 / 556). Noted.
6. Install street signage. Stop & St Names prior to resubmittal date. Noted.
7. 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. Note added under the "Surveyor's Notes".

Fire

8. No comments. Noted.

Planning

9. The lead staff person will be Charles Rush, Principal Planner (crush@columbiatn.gov). Noted.
10. Please submit all written responses to comments before re-submittal date. Noted.

ATT

11. No comment. Noted.

Maury County Schools

12. Woodard Elementary, Whitthorne Middle, Central High School. Noted.
13. The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accomdoate new students. Noted.
14. Enrollment/capacity numbers are attached. Noted.

Wastewater

15. Some items are required before plat signature: as-builts, CCTV and testing. Noted.

Columbia Water

16. Revise plat. Contractor added a line extension of 160 ft. 8" C-900 and changed two water meter locations for Lots 10 & 11. Water information has been updated.
17. Coordinate walk-through, bacteria sampling and pressure testing with CPWS staff. Noted.
18. Provide a detailed list of water infrastructure cost including labor to CPWS Water Dept. in advance of plat signing for Deed Over form. Noted.
19. Water system must be complete and active at time of plat signing. Noted.

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

Sincerely,
WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, June 9, 2026

ITEM NO.
26-0201

DESCRIPTION: Woodward Estates Ph 1B

COMMENTS:

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Fire

8. No comments

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10. Please submit all written responses to comments before re-submittal date.

ATT

11. No comment.

CITY OF
COLUMBIA
TENNESSEE

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

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

Resubmittal Guidelines

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

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

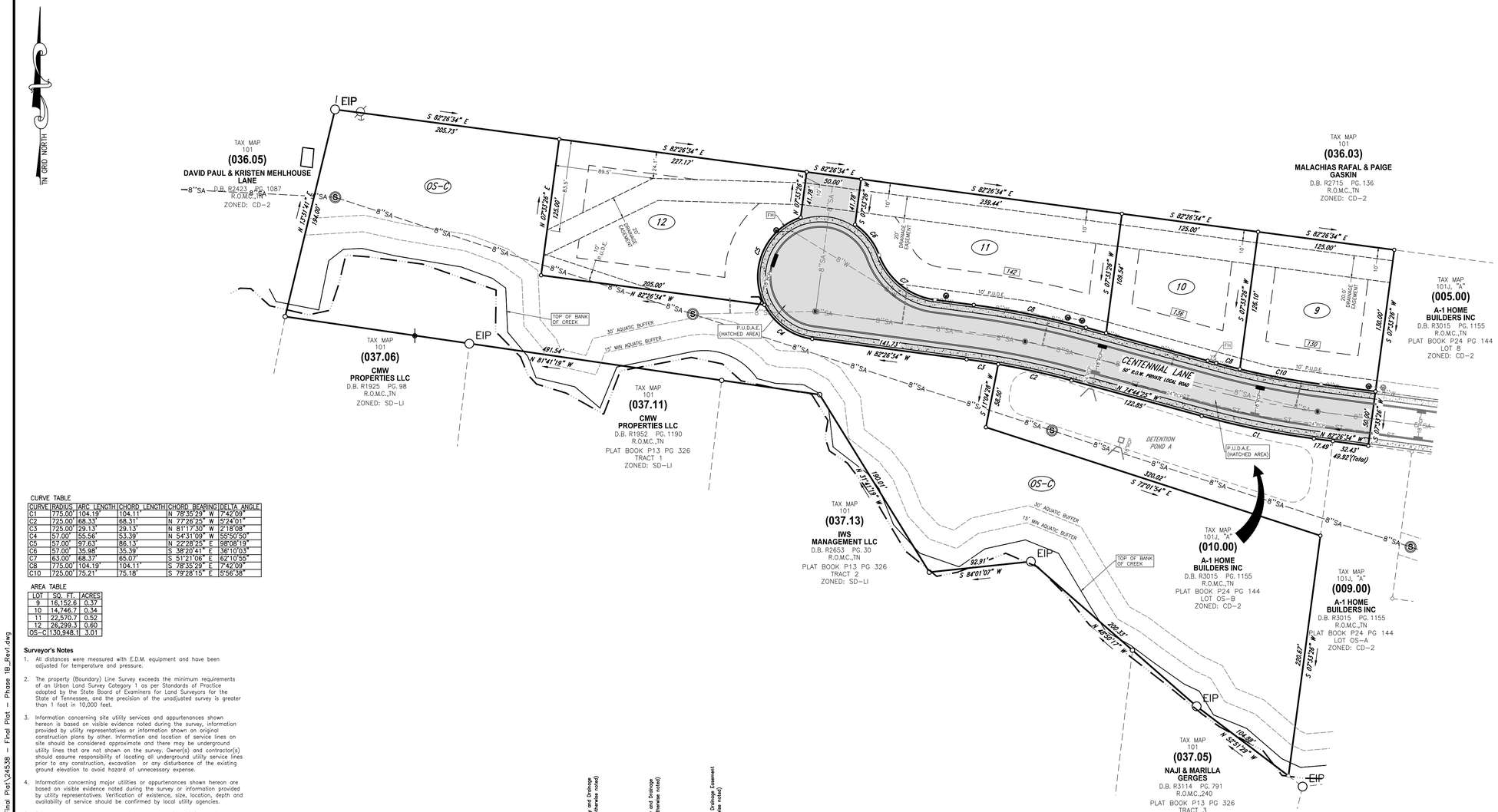
Please contact pkeltner@columbiatn.gov or msanders@columbiatn.gov if you encounter difficulties with the online portal.

CITY OF
COLUMBIA
TENNESSEE

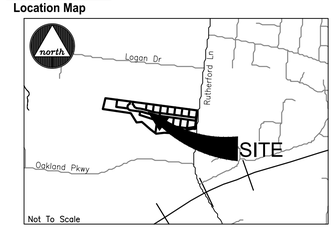
DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

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

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



Location Map



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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

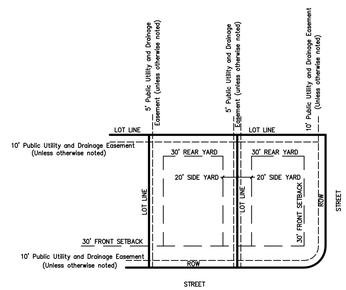
PARCEL ADDRESS:
415 RUTHERFORD LANE
COLUMBIA, TN 38401

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	
(470) 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

Morning Pointe Final PUD Master Plan

Project #:	26-0136	Location:	Rutherford Lane
Applicant:	Fulmer Lucas Engineering, LLC	Case Type(s):	Final PUD Master Plan
Staff Planner:	Austin Brass, AICP	Proposed Use:	Assisted Living Center

PROJECT SUMMARY

The applicant seeks approval of a Final PUD Master Plan Revision for a 111,000 SF Assisted Living and Memory Care Facility within a PUD-MU zoning district (Westfield PUD). The Preliminary PUD Master plan associated with this request has been approved by City Council on March 12th, 2026.

- A PUD-MU district requires all lots/building sites to have a maximum of 180' at the right-of-way. This request divides the stie into two individual building sites dedicated to two separate facilities with common ownership. Among the two building sites, deviations have been approved for building site 1 and 2 to exceed 180' with the Preliminary PUD Master Plan associated with this request. This request includes increases to building site dimensions to include the entirety of a TVA easement.
- The west elevation facing Westfield Drive has been updated to include additional columns with gable styled entrance for visual interest. This modification was a condition by Planning Commission with the approval of the Preliminary PUD Master Plan on March 12, 2026.
- A PUD-MU district requires all buildings to have at minimum a 60% frontage buildout for facades within a building site. Deviations for frontage buildout have been approved in the Preliminary PUD Master Plan.
- Changes have been made regarding height of decorative aluminum fence from 30 inches to 36 inches in height.
- The Preliminary PUD Master Plan indicated the use of permeable pavers. These have been removed with the applicant stating the justification of removal in using a focal point biofiltration system to adequality serve stormwater quality.
- An institutional long-term care use has a parking ratio of 1 space per 3 beds. The proposal indicates a total of 151 beds with 51 spaces required. The applicant has requested a deviation from the parking standard to exceed the parking requirement with a proposal of 140 parking spaces. All parking is proposed to be within the 3rd layer of the site as required for parking orientation within a PUD-MU District.
- The Planning Commission is the **decision-making authority** for approval of a Final PUD Master Plan per section 8.5.21.R of the Zoning Ordinance that lists the criteria for Planning Commission action. The Planning Commission will be the decision-making authority for any subsequent subdivision of the property with a Preliminary and Final Plat.

SITE INFORMATION

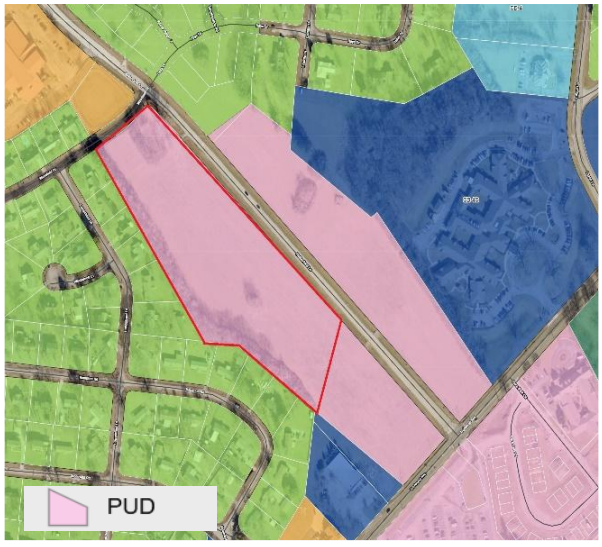
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Vacant Land	Assisted Living Facility	+ /- 9.4 acres



FUTURE LAND USE MAP (Suburban Neighborhoods)



ZONING MAP (PUD-MU)



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	**Zoning**	**Current Use**
Subject Property	**Suburban Neighborhoods**	**PUD-MU**	**Vacant**
North	**Suburban Neighborhoods**	**CIVIC**	**Woodard School**
South	**Suburban Neighborhoods**	**PUD-MU**	**Vacant**
East	**Suburban Neighborhoods**	**CD-3**	**Single-Family Residential**
West	**Suburban Neighborhoods**	**PUD-MU**	**Vacant**

CONSISTENCY WITH CONNECT COLUMBIA

Suburban Neighborhoods

Character & Intent

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

Land Use Considerations

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



Form & Pattern

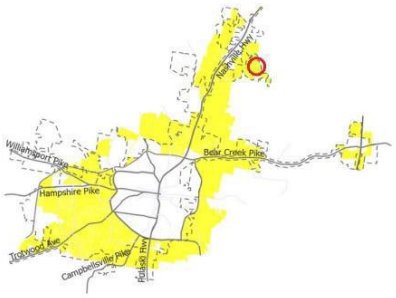
The SN future land use area is characterized by the organization of the built environment to extend a succession of large-lot neighborhoods and compact walkable neighborhoods. Development parcels extend established neighborhood patterns. Leap-frogging development is inappropriate. The SN future land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

Implementing Districts

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

Implementing Standards

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

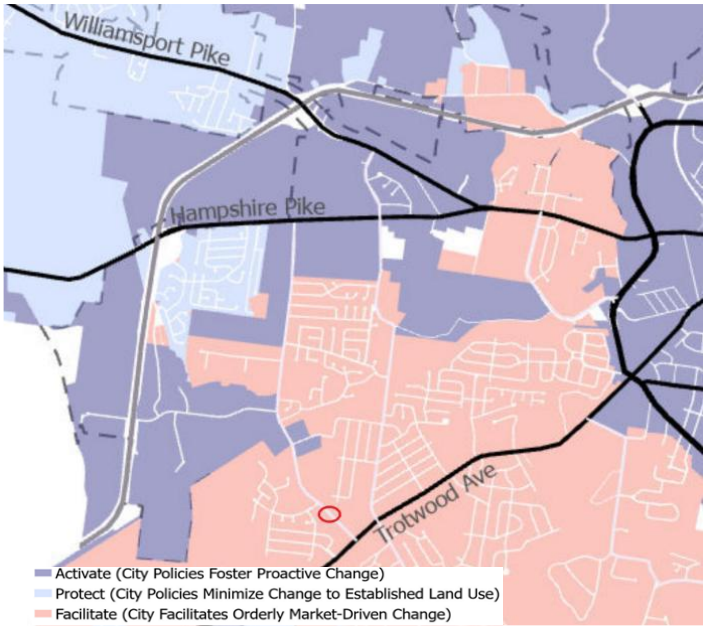




The future land use within this proposed use is **Suburban Neighborhoods**. *Connect Columbia* indicates that overtime, new and infill development connects neighborhoods, community anchors, libraries, retail uses, parks, and schools. This request adheres to this future land use policy as the proposed health care facility includes an additional sidewalk along the frontage of Rutherford Lane and Westwood Drive that further interconnects the neighborhood with future connectivity of nearby uses such as the adjacent Woodard Elementary School.

AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *Facilitate.* The designation includes areas where orderly market drive change is occurring or is desired. City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE/ PRELIMINARY PUD MASTER PLAN

Lots, Building Sites & Bulk Standards:

- **The proposed Final PUD Master Plan conforms to the approved Preliminary PUD Master Site Plan except the following modifications proposed with the Final PUD Master Plan.**
    - Changes have been made regarding height of decorative aluminum fence from 30 inches to 36 inches in height.
    - The Preliminary PUD Master Plan indicated the use of permeable pavers. These have been removed with the applicant stating the justification of removal in using a focal point biofiltration system to adequality serve stormwater quality.
    - A PUD-MU district requires all lots/building sites to have a maximum of 180' at the right-of-way. This request divides the site into two individual building sites dedicated to two separate facilities with common ownership. Among the two building sites, deviations have been approved for building site 1 and 2 to exceed 180 with the Preliminary PUD Master Plan associated with this request. This request includes increases to building site dimensions to include the entirety of a TVA easement.

- The applicant has indicated an increase in foundation and courtyard landscaping including an update to the area of tree canopy protection due to the relocation of a sanitary sewer line.
- The elevation facing Westfield Drive has been updated to include additional columns with gable styled entrance for visual interest. This modification was a condition by Planning Commission with the approval of the Preliminary PUD Master Plan on March 12, 2026.

REVIEW PROCESS

The Development Review Committee reviewed this Final PUD Master Plan revision at its May 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above. Section **8.5.21** (Planned Unit Development) outlines the procedural requirements for approval of a Final PUD Master Plan.

8.5.21 (Q). Final Master PUD Development Plan General.

1. In reviewing a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, the function of the reviewing agencies is twofold: a. First, the plan or amendment must be found to be in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan. b. Second, all new or revised information that was not in the previously approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan must be reviewed to determine its quality and compliance with all applicable requirements of this Ordinance.

2. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be deemed in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan provided any modifications by the applicant do not involve changes which in aggregate would: a. Violate any provisions of this Ordinance; b. Change the Lot or Building Site Area requirement as submitted in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 10%; c. Involve any increase in the number of Dwelling Units approved for the site in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan; d. Involve a reduction of more than 3% of the area shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan as reserved for Common Open Space; e. Increase the Floor Area shown on the Preliminary Master PUD Development Plan or amendment to

Preliminary Master PUD Development Plan for non-Residential Uses by more than 5%; or f. Alter the mix of Building Types or Uses shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 3% in any category or Uses or any one or more Building Types from that proposed in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan.
R. Planning Commission Action.

1. The Planning Commission may approve, approve with conditions or modifications, or disapprove the final Master PUD Development Plan or Amendment to existing Master PUD Development Plan.

2. The Planning Commission may approve the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan if it finds: a. **That the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan meets the provisions for substantial compliance with the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan**, and b. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan complies with all other standards for review which were not considered when the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan was approved.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its May 2026 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** noted updates were required to match the elevations as approved by Planning Commission and City Council. The applicant responded with updated elevations.
- **Wastewater** noted trees will be required to be within 10-15 feet of a sewer main. The applicant has responded by readjusting the landscape plan to ensure no trees will be adjacent to any sewer mains.
- **Columbia Water** indicated that the water availability letter was issued on **November 19th, 2026,** and remains valid for 120 days. The applicant has responded that new water service fees have been paid for in the amount of $16,670 on 4-6-26 noting the extension of this water availability letter due to payment of service fee.

SAMPLE MOTIONS

Approve:

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

Approve Subject to Conditions:

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

Deny:

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

Defer:

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

Know what's below. Call before you dig.

SITE DEVELOPMENT PLANS FOR:

MORNING POINTE

RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401
PARCEL ID: 112 00307 000

OWNER
CBP, LLC
700 NORTH MAIN STREET
COLUMBIA, TENNESSEE 38401

CONTACT: ANDY CRICHTON
931-398-5533
acrichton@athensinc.com

DEVELOPER
MORNING POINTE SENIOR LIVING
2050 UNION PLACE
COLUMBIA, TENNESSEE 38401

CONTACT: FRANKLIN FARROW
423-322-3446
ffarrow@ihpllc.com

CIVIL ENGINEER
FULMER LUCAS ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215

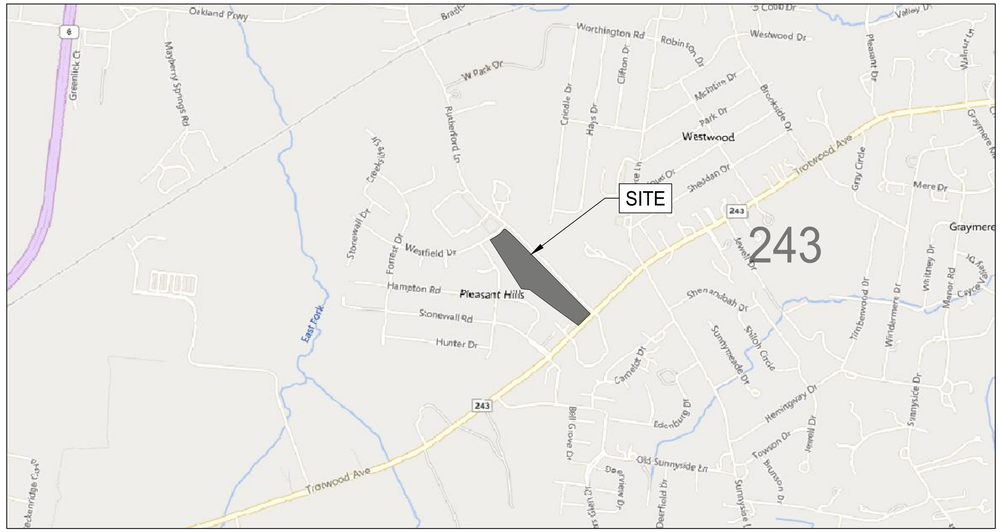
CONTACT: JASON MORELOCK
615-516-8477
jason@fulmerlucas.com

LAND SURVEYOR
M2 GROUP, LLC
1881 GENERAL GEORGE PATTON DRIVE, SUITE 107
FRANKLIN, TENNESSEE 37067

CONTACT: STEPHEN VANDER HORST
931-623-8913
stephen@m2groupllc.com

ARCHITECT
NEUHOFF TAYLOR ARCHITECTS, AIA
699 DALLAS ROAD
CHATTANOOGA, TN 37405

CONTACT: RANDALL TAYLOR
423-265-3272
Randall.Taylor@neuhofftaylor.com



VICINITY MAP
SCALE: 1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
SV-01	TOPOGRAPHIC SURVEY
C0.1	GENERAL NOTES
C0.2	SITE DEMOLITION PLAN
C0.3	INITIAL ESPC PLAN
C0.4	INTERMEDIATE EPSC PLAN
C0.5	FINAL EPSC PLAN
C1.0	SITE LAYOUT PLAN
C2.0	SITE GRADING PLAN
C2.1	SITE DRAINAGE PLAN
C2.2	OFF-SITE IMPROVEMENTS
C3.0	SITE UTILITY PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
C4.3	SITE DETAILS
C4.4	SITE DETAILS
C4.5	SITE DETAILS
C4.6	SITE DETAILS
C4.7	SITE DETAILS
C4.8	SITE DETAILS
C4.9	SITE DETAILS
L1.0	TREE PRESERVATION PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
EP1.0	PHOTOMETRICS PLAN - ELECTRICAL
A1	BUILDING 1 FLOOR PLAN
A2	BUILDING 1 ELEVATIONS
A3	BUILDING 2 FLOOR PLAN
A4	BUILDING 2 ELEVATIONS
A7.2	EXTERIOR SIGNS

FINAL PUD MASTER PLAN NOTE:

THE PRELIMINARY PUD MASTER PLAN (ITEM 10.3) WAS APPROVED AT THE MARCH 12, 2026 CITY COUNCIL MEETING THROUGH ORDINANCE NO. 4582. A LIST OF DEVIATIONS FROM THE APPROVED PRELIMINARY PUD MASTER PLAN ARE LISTED BELOW WITH THE REASONING FOR THE DEVIATION.

1. THE PROPERTY LIMITS OF THE DEVELOPMENT HAVE INCREASED TO INCLUDE THE ENTIRETY OF THE TVA EASEMENT ON THE EAST SIDE OF THE DEVELOPMENT.
2. ALUMINUM FENCE HEIGHT HAS BEEN INCREASED FROM 30" TO 36". THE REASON FOR THE CHANGE IS THAT 36" HEIGHT PANELS ARE COMMONLY AVAILABLE AND A STANDARD MANUFACTURER SIZE. IN ADDITION, A 36" HEIGHT IS A BALANCED CHOICE THAT PROVIDES A CLEAN, ELEGANT, AND NON-OBTRUSIVE LOOK.
3. THE TREE CANOPY RETAINED AT THE REAR OF THE PROPERTY HAS BEEN ADJUSTED FOR THE INSTALLATION OF STORM LINES AND SANITARY SEWER LINES THAT ARE NECESSARY TO SERVE THIS DEVELOPMENT.
4. TREE FENCE UPDATED DUE TO SEWER LINE LOCATION.
5. PLANT QUANTITIES INCREASED DUE TO THE ADDITION OF THE FOUNDATION, COURTYARD, AND FOCAL POINT LANDSCAPE.
6. THE PERVIOUS PAVERS HAVE BEEN REMOVED FROM THE DEVELOPMENT IN LIEU OF USING FOCAL POINT BIOFILTRATION SYSTEMS TO ADEQUATELY STORMWATER QUALITY REQUIREMENTS FOR THE DEVELOPMENT.

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORELOCK — REGISTERED — AGRICULTURE — No. 109893 — STATE OF TENNESSEE — 05/18/2026

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

COVER SHEET

C0.0

1421-01 MORNING POINTE

Monday, May 18, 2026
E:\M2_Survey Projects\1421 - Columbia\02 - Cad\Sheets\1421-01_Cover Sheet.dwg

Xref \XXXX-XX_24X36 Title_NCS.dwg

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF MAURY, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

TRACT III:

PARCEL NO. 1:

BOUNDED ON THE NORTH BY L AND N RAILROAD AND RUTHERFORD LANE; EAST BY CRIDDLE MEADOWS SUBDIVISION AND DR. DAN GRAY; SOUTH BY MT. PLEASANT PIKE OR U.S. NO. 43 HIGHWAY, PLEASANT HILLS SUBDIVISION, J.A. MORGAN AND OTHERS; WEST BY RIDLEY BROTHERS. BEGINNING AT AN IRON PIN IN THE EAST LINE OF RIDLEY BROTHERS TRACT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT: THENCE WITH RIDLEY BROTHERS AND GENERALLY FOLLOWING A FENCE NORTH 5 DEGREES 16 MINUTES EAST, 1,127.65 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 87 DEGREES 32 MINUTES WEST, 946.15 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 0 DEGREES 50 MINUTES EAST, 359.97 FEET TO A SPIKE IN THE CENTER LINE OF L AND N RAILROAD; THENCE FOLLOWING A STAKED LINE WITH IRON PINS ALONG CENTER LINE OF L AND N RAILROAD AS FOLLOWS: NORTH 53 DEGREES 29 MINUTES EAST, 2,326.46 FEET, NORTH 56 DEGREES 09 MINUTES EAST, 352.0 FEET; NORTH 59 DEGREES 31 MINUTES EAST, 326.96 FEET; NORTH 62 DEGREES 32 MINUTES EAST, 264.30 FEET; NORTH 65 DEGREES 18 MINUTES EAST, 278.60 FEET; NORTH 67 DEGREES 39 MINUTES EAST, 221.60 FEET TO AN IRON PIN; THENCE LEAVING RAILROAD AND GENERALLY FOLLOWING A FENCE ALONG THE SOUTH MARGIN OF RUTHERFORD LANE SOUTH 87 DEGREES 27 MINUTES EAST, 916.74 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 86 DEGREES 19 MINUTES EAST, 149.18 FEET TO A STAKE; THENCE WITH THE WEST LINE OF CRIDDLE MEADOWS SUBDIVISION SOUTH 4 DEGREES 04 MINUTES WEST, 2,743.39 FEET TO AN IRON PIN; THENCE WITH THE SOUTH LINE OF CRIDDLE MEADOWS SUBDIVISION SOUTH 85 DEGREES 56 MINUTES EAST, 400.0 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 84 DEGREES 29 MINUTES EAST, 221.98 FEET TO AN IRON PIN; THENCE WITH DR. DAN GRAY SOUTH 13 DEGREES 46 MINUTES EAST, 24.80 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 55 DEGREES 24 MINUTES WEST, 95.22 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 42 DEGREES 15 MINUTES EAST, 93.35 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 24 DEGREES 43 MINUTES EAST, 99.95 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 55 DEGREES 50 MINUTES WEST, 178.04 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 39 DEGREES 27 MINUTES EAST, 820.80 FEET TO AN IRON PIN; THENCE WITH THE NORTH MARGIN OF MT. PLEASANT PIKE SOUTH 42 DEGREES 32 MINUTES WEST, 506.57 FEET TO AN IRON PIN; THENCE WITH J. A. MORGAN AND OTHERS NORTH 58 DEGREES 05 MINUTES WEST, 424.19 FEET TO AN IRON PIN; THENCE WITH SAME AND WITH PLEASANT HILLS SUBDIVISION NORTH 57 DEGREES 35 MINUTES WEST, 418.17 FEET TO AN IRON PIN; THENCE WITH PLEASANT HILLS SUBDIVISION NORTH 88 DEGREES 01 MINUTES WEST, 680.26 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 88 DEGREES 21 MINUTES WEST, 514.0 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 88 DEGREES 01 MINUTES WEST, 308.0 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 87 DEGREES 37 MINUTES WEST, 431.0 FEET TO AN IRON PIN; THENCE WITH PROPOSED PLEASANT HILLS SUBDIVISION, SECTION 4; AND J. A. MORGAN AND OTHERS NORTH 87 DEGREES 23 MINUTES WEST, 919.68 FEET TO AN IRON PIN; THENCE WITH J. A. MORGAN AND OTHERS NORTH 86 DEGREES 26 MINUTES WEST, 310.82 FEET TO THE POINT OF BEGINNING.

THERE IS A TVA POWER LINE HAVING A 250 RIGHT-OF-WAY ACROSS THE EAST PORTION OF THE ABOVE DESCRIBED TRACT. THERE IS A 100-FOOT CHARTERED RAILROAD RIGHT-OF- WAY ON THIS TRACT ALONG THE RAILROAD LINE.

PARCEL NO. 2:

BOUNDED ON THE NORTH BY RAYMOND MCMEEN AND TOM BURT; C. C. PINCKNEY; W. CLYDE BAKER AND RUTHERFORD LANE; EAST AND SOUTH BY L AND N RAILROAD AND WEST BY RIDLEY BROTHERS. BEGINNING AT AN IRON PIN IN MCMEEN AND BURT'S SOUTH LINE; SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH MCMEEN AND BURT FARM, C. C. PINCKNEY AND W. CLYDE BAKER GENERALLY FOLLOWING A FENCE SOUTH 87 DEGREES 52 MINUTES EAST, 1079.03 FEET TO AN IRON PIN; THENCE WITH BAKER GENERALLY FOLLOWING A FENCE SOUTH 85 DEGREES 57 MINUTES EAST, 400.23 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 85 DEGREES 46 MINUTES EAST, 371.10 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 5 DEGREES 29 MINUTES EAST, 342.33 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 87 DEGREES 35 MINUTES EAST, 504.44 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 88 DEGREES 15 MINUTES EAST, 300.05 FEET TO AN IRON PIN; THENCE WITH THE SOUTH MARGIN OF RUTHERFORD LANE SOUTH 89 DEGREES 17 MINUTES EAST, 1,160.19 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 87 DEGREES 27 MINUTES EAST, 13.46 FEET TO AN IRON PIN IN CENTER LINE OF L AND N RAILROAD; THENCE WITH THE CENTER LINE OF L AND N RAILROAD FOLLOWING A STAKED LINE WITH IRON PINS AS FOLLOWS: SOUTH 67 DEGREES 39 MINUTES WEST, 221.60 FEET; SOUTH 65 DEGREES 18 MINUTES WEST, 278.60 FEET; SOUTH 62 DEGREES 32 MINUTES WEST, 264.30 FEET; SOUTH 59 DEGREES 31 MINUTES WEST, 326.96 FEET; SOUTH 56 DEGREES 09 MINUTES WEST, 252.0 FEET; SOUTH 53 DEGREES 29 MINUTES WEST, 2,305.30 FEET; THENCE LEAVING RAILROAD AND WITH RIDLEY BROTHERS GENERALLY FOLLOWING A FENCE AS FOLLOWS: NORTH 20 DEGREES 46 MINUTES WEST, 328.63 FEET TO AN IRON PIN; NORTH 32 DEGREES 52 MINUTES WEST, 326.42 FEET TO AN IRON PIN; NORTH 23 DEGREES 49 MINUTES WEST, 428.85 FEET TO AN IRON PIN; NORTH 17 DEGREES 02 MINUTES WEST, 922.55 FEET TO THE POINT OF BEGINNING, THERE IS A 100-FOOT CHARTERED RIGHT-OF-WAY ON THIS TRACT ALONG THE RAILROAD LINE.

TRACT IV:

LOCATED IN THE NINTH (9TH) CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, NEAR THE INTERSECTION OF WEST PARK DRIVE AND THE L AND N RAILROAD. BOUNDED ON THE NORTH BY L AND N RAILROAD; EAST BY WEST PARK DRIVE; SOUTH AND WEST BY A. D. CRICHTON AND OTHERS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF L AND N RAILROAD, SAID POINT IS ALSO IN THE WEST MARGIN OF WEST PARK DRIVE; SAID POINT IS IN THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE WEST MARGIN OF WEST PARK DRIVE SOUTH 34 DEGREES 10 MINUTES EAST, 517.77 FEET TO AN IRON PIN AT POINT OF CURVE; THENCE ON A CHORD TO A 5 DEGREES 11 MINUTES CURVE HAVING A CENTRAL ANGLE OF 22 DEGREES 09 MINUTES FEET SOUTH 30 DEGREES 56 MINUTES EAST, 125.0 FEET TO AN IRON PIN; THENCE WITH A. D. CRICHTON AND OTHERS SOUTH 53 DEGREES 29 MINUTES WEST, 644.71 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 36 DEGREES 31 MINUTES WEST, 660.91 FEET TO A SPIKE IN THE CENTER OF L AND N RAILROAD; THENCE WITH L AND N RAILROAD NORTH 53 DEGREES 29 MINUTES EAST, 287.17 FEET TO A SPIKE; THENCE WITH SAME ON A CHORD TO A 1 DEGREES CURVE NORTH 56 DEGREES 04 MINUTES EAST 352.0 FEET TO A SPIKE; THENCE WITH SAME ON A CHORD TO CURVE NORTH 57 DEGREES 57 MINUTES EAST, 39.21 FEET TO THE POINT OF BEGINNING.

TRACT V:

THIS IS A TRACT OR PARCEL OF LAND LOCATED IN THE NINTH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE BOUNDED ON THE NORTH BY DON CRICHTON AND OTHERS; EAST BY PROPOSED NEW ROAD; SOUTH AND WEST BY DON CRICHTON AND OTHERS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WEST MARGIN OF NEW PROPOSED ROAD AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING NORTH 48 DEGREES 53 MINUTES WEST, 1,473.45 FEET FROM THE NORTH MARGIN OF U. S. HIGHWAY NO. 43 OR MT. PLEASANT PIKE, SAID POINT IN NORTH MARGIN OF HIGHWAY IS SOUTH 41 DEGREES 57 MINUTES WEST, 236.16 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE DON CRICHTON AND OTHERS FARM; THENCE WITH DON CRICHTON AND OTHERS SOUTH 56 DEGREES 07 MINUTES WEST, 255.0 FEET TO AN IRON PIN; THENCE WITH SAME, NORTH 48 DEGREES 53 MINUTES WEST, 175.0 FEET TO AN IRON PIN, THENCE WITH SAME NORTH 56 DEGREES 07 MINUTES EAST, 246.70 FEET TO AN IRON PIN; THENCE WITH THE WEST MARGIN OF THE NEW PROPOSED ROAD ON A 4 DEGREES 07 MINUTES CURVE HAVING A CENTRAL ANGLE OF 9 DEGREES 54 MINUTES A DISTANCE ON CURVE OF 149.30 FEET TO P.C. OF CURVE; THENCE WITH SAME ON A TANGENT SOUTH 48 DEGREES 53 MINUTES EAST, 28.0 FEET TO THE POINT OF BEGINNING.

TRACT VI:

ANY PORTION OF OLD RUTHERFORD LANE THAT BOUNDS SAID PROPERTY OWNED BY ANDREW D. CRICHTON, JOHN B. JEWELL, III, AND JAMES W. JEWELL, UP TO THE CENTERLINE OF SAID LANE.

FIRST PARTY ALSO QUITCLAIMS ANY AND ALL RIGHTS IN AND TO OLD RUTHERFORD LANE ACQUIRED BY VIRTUE OF THE FOREGOING DEED OR OTHERWISE.

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. ALL LOTS IN WESTFIELD SUBDIVISION, SECTIONS 1, 2,3, 4, AND 4A, WITH THE EXCEPTION OF LOT 114 WESTFIELD SUBDIVISION, SECTION 4 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8, PAGE 21, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
2. DEED TO THE INDUSTRIAL DEVELOPMENT BOARD OF MAURY COUNTY, TENNESSEE IN BOOK 563, PAGE 204;
3. DEED TO MAURY COUNTY, TENNESSEE IN BOOK 591, PAGE 180;
4. DEED TO HERMAN L. LEWIS IN BOOK 607, PAGE 512;
5. DEED TO COLCO, INC., A TENNESSEE CORPORATION IN BOOK 655, PAGE 709;
6. DEED TO RICHARD A. BRICKNER AND WIFE, JUDITH BRICKNER, AS TENANTS IN THE ENTIRETY IN BOOK 675, PAGE 50;
7. DEED TO MAURY COUNTY, TENNESSEE IN BOOK 675, PAGE 354;
8. DEED TO GAITHER FRIERSON GARY IN BOOK 679, PAGE 508;
9. DEED TO STEVEN G. HALL IN BOOK 711, PAGE 531;
10. DEED TO MAURY COUNTY BOARD OF EDUCATION IN BOOK 803, PAGE 174;
11. DEED TO DAVID L. SCHWAB AND JOHN G. MITCHELL, AS EQUAL TENANTS IN COMMON IN BOOK 1114, PAGE 276;
12. DEED EUGENE L. HELLER IN BOOK 1145, PAGE 580; AND
13. DEED TO MAURY COUNTY, STATE OF TENNESSEE IN BOOK R2839, PAGE 368.

BEING PART OF THE SAME PROPERTY CONVEYED TO CBP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM CRICHTON WELTON PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK R2895, PAGE 1276, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

LEGAL DESCRIPTION (PER SURVEY)

LOCATED IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BEING A PORTION OF THE CBP, LLC PROPERTY, AS REFERENCED IN RECORD BOOK 2895, PAGE 829 OF THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (ROMCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR (SET), ON THE EASTERLY RIGHT-OF-WAY LINE OF WESTFIELD DRIVE AND THE NORTHEASTERLY CORNER OF LOT 1, WESTFIELD ESTATES, SECTION 1 PROPERTY, PLAT BOOK 7, PAGE 34 (ROMCT), HAVING A TENNESSEE STATE PLANE COORDINATE VALUE OF NORTH: 460,158.17 US FEET, EAST: 1,640,747.93 US FEET (NAD83, 2011);

THENCE, WITH WESTFIELD DRIVE, THE FOLLOWING FOUR (4) CALLS:
1. NORTH 60° 15' 34" EAST 105.85 FEET TO AN IRON PIPE (FOUND);
2. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 282.23 FEET, AN ARC LENGTH OF 108.50 FEET, AND A CHORD BEARING OF NORTH 49° 15' 42" EAST 107.83 FEET TO AN IRON PIPE (FOUND);
3. NORTH 36° 46' 42" EAST 18.65 FEET TO AN IRON PIPE (FOUND);
4. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.59 FEET, AND A CHORD BEARING OF NORTH 80° 41' 30" EAST 37.63 FEET TO AN IRON PIPE (FOUND) IN THE WESTERLY RIGHT-OF-WAY OF RUTHERFORD LANE;

THENCE, WITH RUTHERFORD LANE, THE FOLLOWING TWO (2) CALLS:
1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.39 FEET, AN ARC LENGTH OF 157.80 FEET, AND A CHORD BEARING OF SOUTH 47° 58' 28" EAST 157.71 FEET TO AN IRON REBAR (SET);
2. SOUTH 44° 43' 40" EAST 834.17 FEET TO AN IRON REBAR (SET) BEING IN THE CENTERLINE OF A 150' TVA EASEMENT;

THENCE, SEVERING CBP, LLC, SOUTH 08° 07' 07" WEST 383.66 FEET TO AN IRON PIPE (FOUND) BEING THE NORTHEAST CORNER OF THE ALPHEUS S. WEIDNER III PROPERTY, RECORD BOOK 2482, PAGE 1271 (ROMCT);

THENCE, WITH WEIDNER AND THE NORTHERLY LINE OF PLEASANT HILLS, SECTION 1, PLAT BOOK 4, PAGE 63 (ROMCT), THE FOLLOWING TWO (2) CALLS:
1. NORTH 53° 16' 46" WEST 395.79 FEET TO AN IRON REBAR (FOUND);
2. NORTH 83° 51 15" WEST 118.06 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID WESTFIELD ESTATES, SECTION 1;

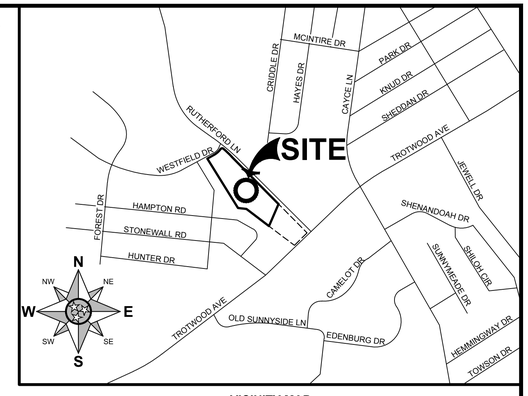
THENCE WITH WESTFIELD ESTATES, NORTH 32° 33 34" WEST 812.55 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 9.13 ACRES, MORE OR LESS.

GENERAL NOTES:

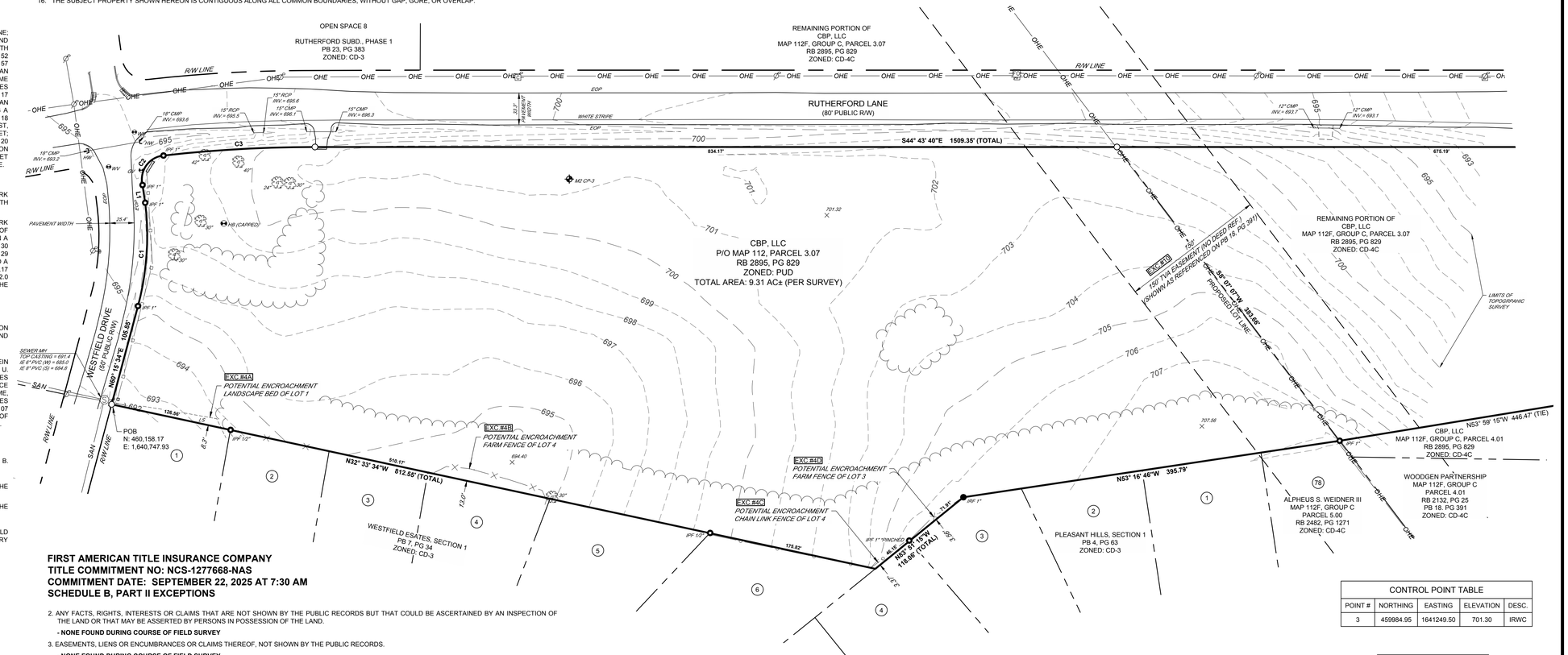
1. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 18). CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
3. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. NAS-1277668-NAS.
4. THE FIELD SURVEY WAS COMPLETED ON SEPTEMBER 11, 2025.
5. THIS SURVEY WAS PREPARED USING THE TITLE COMMITMENT, AS REFERENCED HEREON, ALONG WITH CURRENT DEEDS AND PLATS OF RECORD.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
7. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
8. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
9. 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.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER 47119C0280E, EFFECTIVE APRIL 16, 2007.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED "PUD" (PLANNED UNIT DEVELOPMENT) , BASED ON THE OFFICIAL ZONING MAP FOR CITY OF COLUMBIA, TENNESSEE. A CURRENT ZONING REPORT AND/OR ZONING LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR. THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR "PUD" ZONING SHOULD BE CONFIRMED WITH THE CONTROLLING JURISDICTION.
13. THE SUBJECT PROPERTY HAS DIRECT AND CONTIGUOUS ACCESS TO RUTHERFORD LANE, A 80-FOOT PUBLIC RIGHT-OF-WAY, TROTWOOD AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY, AND WESTFIELD DRIVE, A 50-FOOT PUBLIC RIGHT-OF-WAY.
14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE COURSE OF FIELD SURVEY.
15. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES, OR OF RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS, WAS OBSERVED DURING THE COURSE OF FIELD SURVEY.
16. THE SUBJECT PROPERTY SHOWN HEREON IS CONTIGUOUS ALONG ALL COMMON BOUNDARIES, WITHOUT GAP, GORE, OR OVERLAP.

LEGEND:

	EXISTING PROPERTY LINE	HB	HOSE BIB
	EXISTING RIGHT-OF-WAY		SANITARY SEWER MANHOLE
	EXISTING ADJACENT PROPERTY LINE		CURB INLET
	EXISTING EASEMENT		INLET (SQUARE)
MBSL	MINIMUM BUILDING SETBACK LINE	GV	GAS BOX (GAS VALVE)
700	EXISTING INDEX CONTOUR		HIGH TENSION TOWER
	EXISTING INTERMEDIATE CONTOUR		POWER POLE
	EXISTING FARM FENCE		GUY WIRE
	EXISTING WOOD FENCE		TRAFFIC PULL BOX
	EXISTING CHAIN-LINK FENCE		COMMUNICATION PEDESTAL
SAN	EXISTING SANITARY SEWER LINE		FIBER OPTIC PULL BOX
W	EXISTING WATER LINE		TREE, DECIDUOUS
OHE	EXISTING OVERHEAD ELECTRIC	700.00	EXISTING SPOT ELEVATION
	EXISTING TREELINE	(POI)	POINT OF INSERTION
	IRON REBAR FOUND (IRF)	HW	HEADWALL
	IRON PIPE FOUND (IPF)	LS	LANDSCAPE BED
	IRON REBAR SET W/CAP (IRS)	EOP	EDGE OF PAVEMENT
	BENCHMARK / SURVEY CONTROL	1	LOT NUMBER
WV	WATER VALVE	EXC. #3	SCHEDULE B PART II EXCEPTION
	FIRE HYDRANT		



VICINITY MAP
SCALE: 1"=1000'


OPEN SPACE 8
RUTHERFORD SUBD., PHASE 1
PB 23, PG 383
ZONED: CD-3
REMAINING PORTION OF
CBP, LLC
MAP 112F, GROUP C, PARCEL 3.07
RB 2895, PG 829
ZONED: CD-4C
RUTHERFORD LANE
(80' PUBLIC R/W)
S44° 43' 40"E 1509.35' (TOTAL)
834.17'
675.19'
CBP, LLC
P/O MAP 112, PARCEL 3.07
RB 2895, PG 829
ZONED: PUD
TOTAL AREA: 9.31 AC± (PER SURVEY)
WESTFIELD DRIVE
(50' PUBLIC R/W)
N60° 15' 34"E 105.85'
POB
N: 460,158.17
E: 1,640,747.93
N32° 33' 34"W 812.55' (TOTAL)
558.13'
WESTFIELD ESTATES, SECTION 1
PB 7, PG 34
ZONED: CD-3
EXC #4A
POTENTIAL ENCROACHMENT
LANDSCAPE BED OF LOT 1
EXC #4B
POTENTIAL ENCROACHMENT
FARM FENCE OF LOT 4
EXC #4C
POTENTIAL ENCROACHMENT
CHAIN LINK FENCE OF LOT 4
EXC #4D
POTENTIAL ENCROACHMENT
FARM FENCE OF LOT 3
EXC #3
150' TVA EASEMENT (NO DEED REF.)
SHOWN AS REFERENCED ON PB 18, PG 391
N44° 50' 07"W 383.66'
PROPOSED LOT LINE
N53° 16' 46"W 395.79'
N83° 51' 15"W
118.06' (TOTAL)
PLEASANT HILLS, SECTION 1
PB 4, PG 63
ZONED: CD-3
ALPHEUS S. WEIDNER III
MAP 112F, GROUP C
PARCEL 5.00
RB 2482, PG 1271
ZONED: CD-4C
WOODGEN PARTNERSHIP
MAP 112F, GROUP C
PARCEL 4.01
RB 2132, PG 25
PB 18. PG 391
ZONED: CD-4C
CBP, LLC
MAP 112F, GROUP C, PARCEL 4.01
RB 2895, PG 829
ZONED: CD-4C
N53° 59' 15"W 446.47' (TIE)
LIMITS OF TOPOGRAPHIC SURVEY
M2 CP-3
HB (CAPPED)
SEWER MH
TOP CASTING = 691.4
IE 6" PVC (W) = 685.6
IE 8" PVC (S) = 684.8
701.32
707.56
694.40
R/W LINE
SAN
OHE
EOP
WHITE STRIPE
33.3' PAVEMENT WIDTH
PAVEMENT WIDTH
18" CMP INV.= 693.8
15" RCP INV.= 695.6
15" CMP INV.= 696.7
15" CMP INV.= 696.3
12" CMP INV.= 693.7
12" CMP INV.= 693.1
18" CMP INV.= 693.2
C1
C2
C3
L1
126.56'
18.65'
558.13'
13.0'
175.62'
71.85'
3.37'
3.37'
42.59'
157.80'
108.50'
25.4'
25.0'
40'
24'
30'
20'
8" 102°
8" 102°
8" 1°
8" 1° (PINCHED)
8" 1°
8" 1°
8" 1°

Know what's below. Call before you dig.

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.

DEMOLITION NOTES:

1. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.
2. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
3. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH GALLATIN STANDARDS AND DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
4. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS, OTHER THAN TOPSOIL, SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
6. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
9. HAZARDOUS MATERIALS ARE NOT EXPECTED, IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
10. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
13. ANY UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II ESA, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
14. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

SITE LAYOUT NOTES:

1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
4. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
7. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
9. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK , THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
10. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION' ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
13. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
14. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
15. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
16. ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER LOCAL MUNICIPALITY.
17. ALL BUILDINGS WITHIN 10' OF THE BIORETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
18. ALL SITE RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
19. INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS SUCH AS WALLS, CURBS, ETC.
20. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
21. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
22. ALL PAVEMENT MARKINGS SHALL BE 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) LATEST EDITION. RIGHT-OF-WAY SIGNAGE TO ALSO COMPLY WITH M.U.T.C.D. ON SITE PAVEMENT MARKINGS SHALL BE WHITE PAINT UNLESS NOTED OTHERWISE.

TRAFFIC CONTROL NOTES:

1. THESE TRAFFIC CONTROL PLANS DO NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. CONSTRUCTION SIGNING SHOWN IN THESE PLANS IS THE SERVE AS GUIDANCE ONLY. OTHER SIGNS MAY BE REQUIRED DURING VARIOUS PHASES OF CONSTRUCTION.
3. NO TRAFFIC SHALL BE DETOURED OR ROADWAY CLOSED, ABANDONED, OR REMOVED WITHOUT THE PRIOR APPROVAL OF THE CITY.
4. THE ADVANCE WARNING SIGNS ARE TO BE PLACED PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL PROJECT IS COMPLETE.
5. CONTRACTOR IS TO COVER ALL CONFLICTING SIGNS DURING CONSTRUCTION.
6. THE CONTRACTOR IS TO COORDINATE ALL LANE CLOSURES WITH THE CITY ENGINEER.G

GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
12. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
13. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
14. IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO STORMWATER BMP CP-10 AND CP-13. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
16. CONTRACTOR TO CONTACT ENGINEER PRIOR TO INSTALLATION OF ALL STORMWATER AND UNDERGROUND UTILITY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT IN ORDER TO DETERMINE REQUIRED AS-BUILT INFORMATION.
17. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
18. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

EROSION & SEDIMENT CONTROL NOTES:

1. ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
2. ALL STOCKPILES ARE TO BE CONTAINED ON THE PROJECT PROPERTY UNLESS WRITTEN PERMISSION IS GIVEN BY THE ADJACENT PROPERTY OWNER. INSTALL SILT FENCE AT THE BASE OF ANY STOCKPILES.
3. ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE PROPER EROSION CONTROL BLANKETS/MATTING OR SOD.
4. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
5. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
6. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
7. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED PER THE LANDSCAPE PLAN. ALL AREAS NOT OTHERWISE RECEIVING SOD OR OTHER PLANTING SHALL RECEIVE SEED AND STRAW PER THE SPECIFICATIONS INCLUDED WITHIN TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
8. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
10. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
11. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
12. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
13. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED FROM ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
14. TDEC NOTICE OF TERMINATION (NOT) TO BE SUBMITTED ONLINE BY THE GENERAL CONTRACTOR UPON COMPLETION OF SITE WORK. GENERAL CONTRACTOR MUST HAVE A TDEC 'MY FORMS SYSTEM' ACCOUNT ON https://forms.tdec.tn.gov/ IN ORDER TO FILE THE NOT.

UTILITY NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. WHERE SEWER LINES PASS OVER OR WITHIN 2.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
4. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR 35 PVC. PROPOSED SEWER LINES INSTALLED WITHIN FILL MUST BE DUCTILE IRON PIPE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
7. ALL WATER METERS WILL BE PURCHASED FROM COLUMBIA POWER & WATER SYSTEMS.
8. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
9. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
10. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
11. GC SHALL REVIEW COLUMBIA POWER & WATER SYSTEMS SPECIFICATIONS PRIOR TO INITIATING WORK.
12. CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.
13. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
14. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR TO CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

ABBREVIATIONS WITHIN CONSTRUCTION PLANS:

TYP	TYPICAL
REF	REFERENCE
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
TDOT	TENNESSEE DEPARTMENT OF TRANSPORTATION
CPWS	COLUMBIA POWER & WATER SYSTEMS
TVA	TENNESSEE VALLEY AUTHORITY
DIA	DIAMETER
NTS	NOT TO SCALE
UG	UNDERGROUND
SAN	SANITARY SEWER
WTR	WATER
PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON
RCP	REINFORCED CONCRETE PIPE
HP	POLYPROPYLENE PIPE
EPSC	EROSION PREVENTION AND SEDIMENT CONTROL
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
SPCC	SPILL PREVENTION, CONTROL AND COUNTERMEASURES
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FOG	FACE OF GUTTER
OC	ON CENTER
LP	LOW POINT
HP	HIGH POINT
EX	EXISTING
CONT	CONTINUOUS
MBSL	MINIMUM BUILDING SETBACK LINE

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORELL — REGISTERED — AGRICULTURE — No. 109803 — STATE OF TENNESSEE — 05/19/2026

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/19/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

GENERAL NOTES

C0.1

1421-01 MORNING POINTE

Modified: Mon, 18, 2026
Z:\1421 Morning Pointe\01 - Columbia\02 - CivilSheets\1421-01_Cover Sheet.dwg

Xref: \XXXX-XX_24X36 Title_NCS.dwg

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

SITE DEMOLITION KEYNOTES:

1. SAW CUT (AS NEEDED) AND REMOVE EXISTING ASPHALT PAVEMENT TO SUBGRADE IN PREAPARATION FOR INSTALLATION OF CURB & GUTTER SHOWN ON SHEET C1.0. (BACKFILL CAVITY WITH DENSE GRADE AGGREGATE AND COMPACT).
2. REMOVE EXISTING WOODEN FENCE AND STONE COLUMNS (INCLUDING FOUNDATION).
3. REMOVE EXISTING WESTFIELD SIGN AND FOUNDATION.
4. REMOVE EXISTING TREES TO LIMITS SHOWN.
5. REMOVE EXISTING STORM DRAINS AND PIPES (CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE THROUGHOUT ALL PHASES OF CONSTRUCTION).
6. EXISTING TREES ARE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION
7. ALL UNDERGROUND UTILITY SERVICES NOT ADDRESSED ON THIS DEMOLITION PLAN OR ADDITIONAL SERVICES FOUND DURING DEMOLITION THAT ARE WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED COMPLETELY UNLESS UTILITY WILL REMAIN IN SERVICE AFTER COMPLETION OF DEMOLITION. FOUND UTILITIES TO REMAIN WILL BE RELOCATED AS NEEDED. (COORDINATE ANY UTILITY REMOVAL/RELOCATION WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO REMOVAL/RELOCATION AND/OR TURN OFF.
8. ANY ITEMS NOT SPECIFICALLY ADDRESSED IN THESE DEMOLITION NOTES ARE TO REMOVED UNLESS DIRECTED OTHERWISE BY THE DEVELOPER.
9. EXISTING UTILITY TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

MAP REFERENCE:

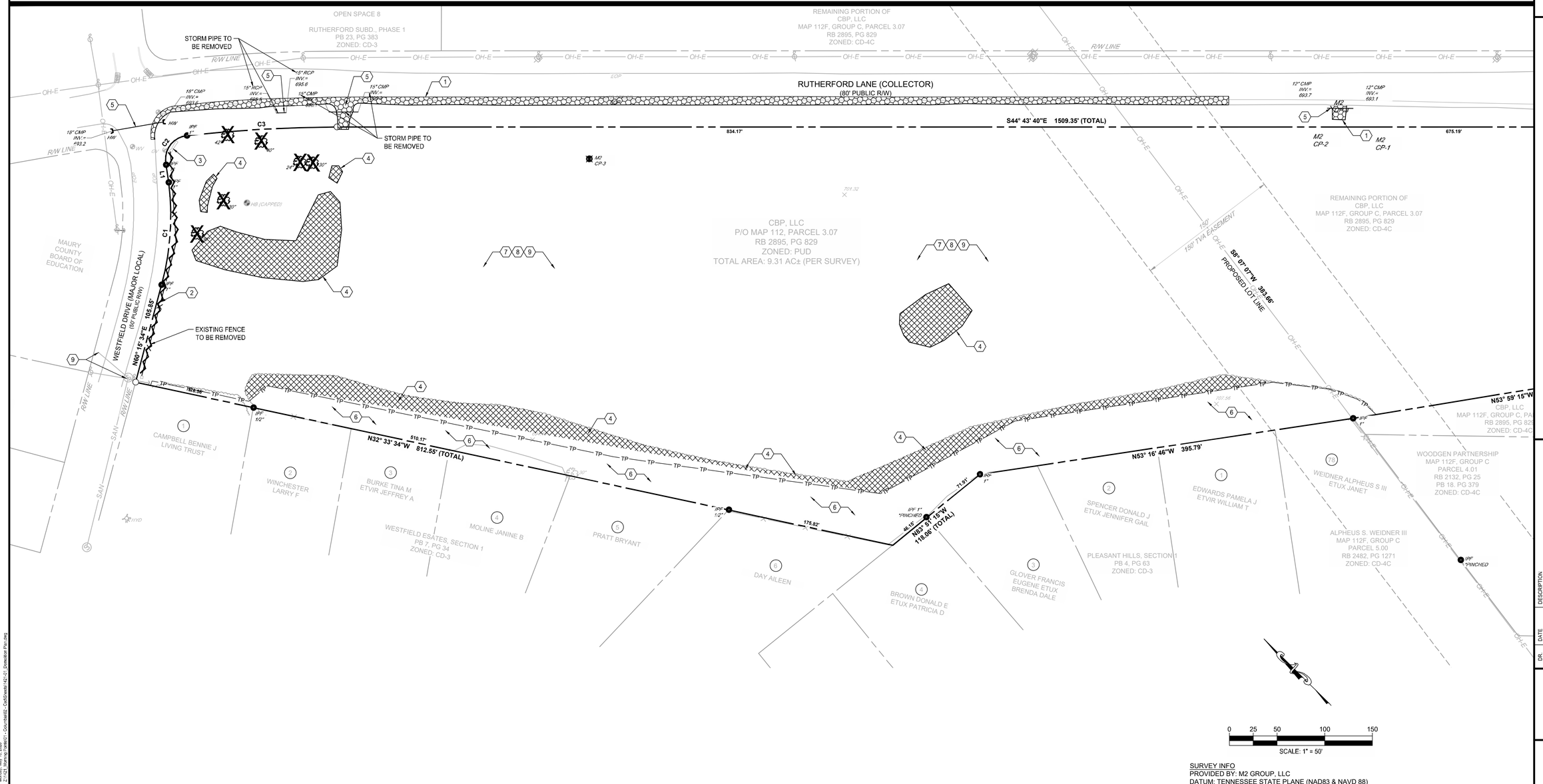
PARCEL IS FOR SUBJECT PROPERTY IS A PORTION OF PARCEL ID 112 00307 000 ON MAURY COUNTY PROPERTY MAP.

SITE DEMOLITION LEGEND:

- PAVEMENT, PAVEMENT STRIPING, SIDEWALKS, CURBS, RAMPS, AND ISLANDS TO BE REMOVED
- BUILDING DEMOLITION
- UTILITY LINE TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- TREE TO BE REMOVED
- SIGN OR BOLLARD TO BE REMOVED
- TREE PROTECTION FENCING
- FENCE TO BE REMOVED

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND DEMOLITION NOTES.
2. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY BY M2 GROUP, LLC. DATED OCTOBER 22, 2025.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO PANEL "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER "47119C0280E", EFFECTIVE APRIL 16, 2007.



SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MOREIN
REGISTERED ENGINEER
AGRICULTURE
No. 109855
STATE OF TENNESSEE
05/18/2026

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

SITE DEMOLITION PLAN

C0.2

1421-01 MORNING POINTE

Monday, May 18, 2026
M:\2021\1421-01 Morning Pointe\C1 - Columbia\02_Civil\Sheets\1421-01 Demolition Plan.dwg

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

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION:

2.I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ±9.60 AC.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

☒ IMPAIRED FOR SILTATION ☒ IMPAIRED FOR HABITAT ALTERATION ☒ EXCEPTIONAL

SIGNATURE:_____ DATE: 04/20/2026

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND EROSION & SEDIMENT CONTROL NOTES.
2. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY BY M2 GROUP, LLC, DATED OCTOBER 22, 2025.
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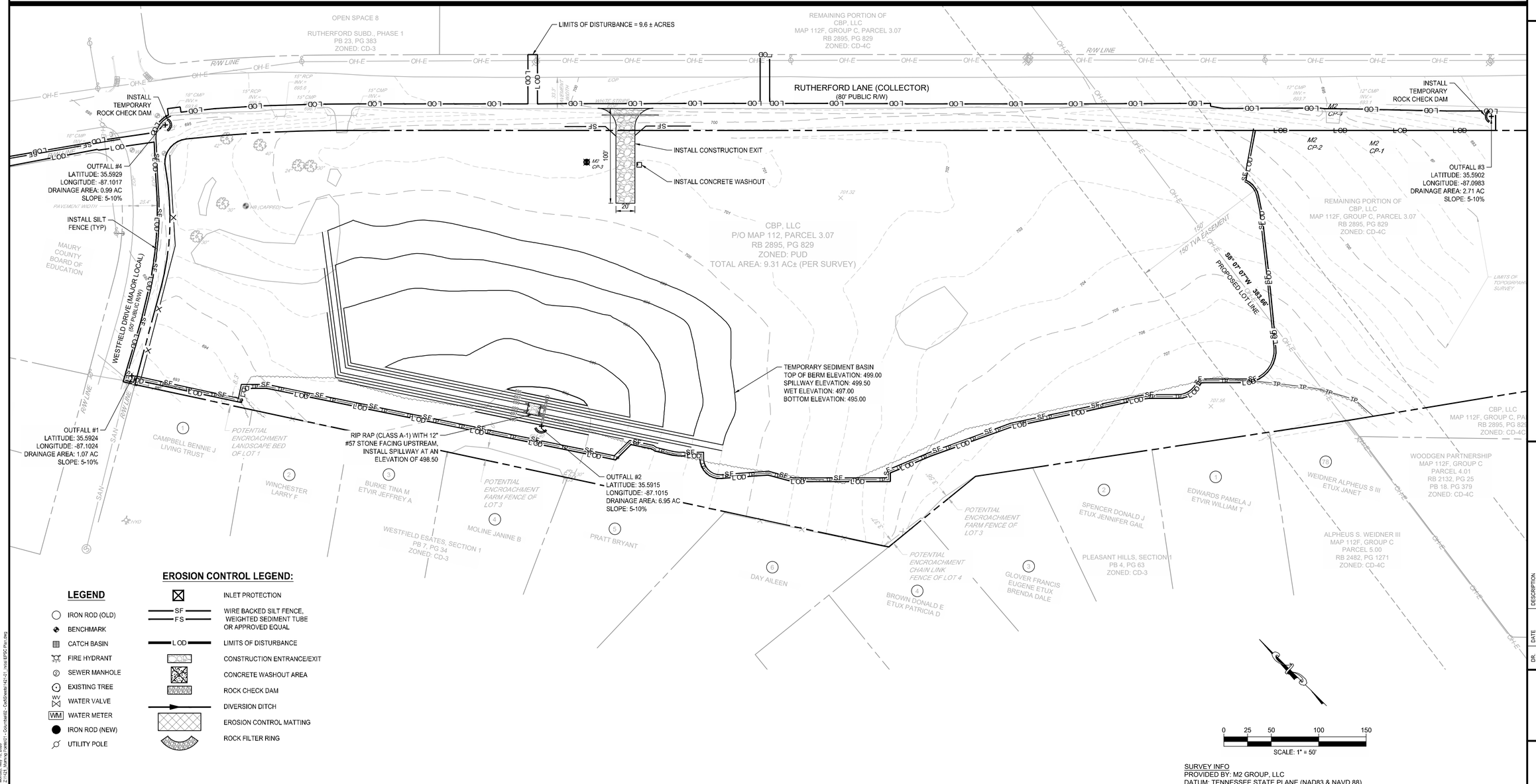

EROSION CONTROL LEGEND:

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

- INLET PROTECTION
- SF / FS — WIRE BACKED SILT FENCE, WEIGHTED SEDIMENT TUBE OR APPROVED EQUAL
- LOD — LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT AREA
- ROCK CHECK DAM
- DIVERSION DITCH
- EROSION CONTROL MATTING
- ROCK FILTER RING

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
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NASHVILLE, TENNESSEE 37215
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JASON C. MOREIN
REGISTERED ENGINEER
AGRICULTURE
05/18/2026
No. 109905
STATE OF TENNESSEE

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

INITIAL ESPC PLAN

C0.3

1421-01 MORNING POINTE

Monday, May 18, 2026
J:\1421 Morning Pointe\1421-01 Columbia\02 - Civil\Sheets\1421-01 - Initial ESPC Plan.dwg

Know what's below. Call before you dig.

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION:

2.I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ±9.60 AC.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

IMPAIRED FOR SILTATION ☒ IMPAIRED FOR HABITAT ALTERATION ☒ EXCEPTIONAL

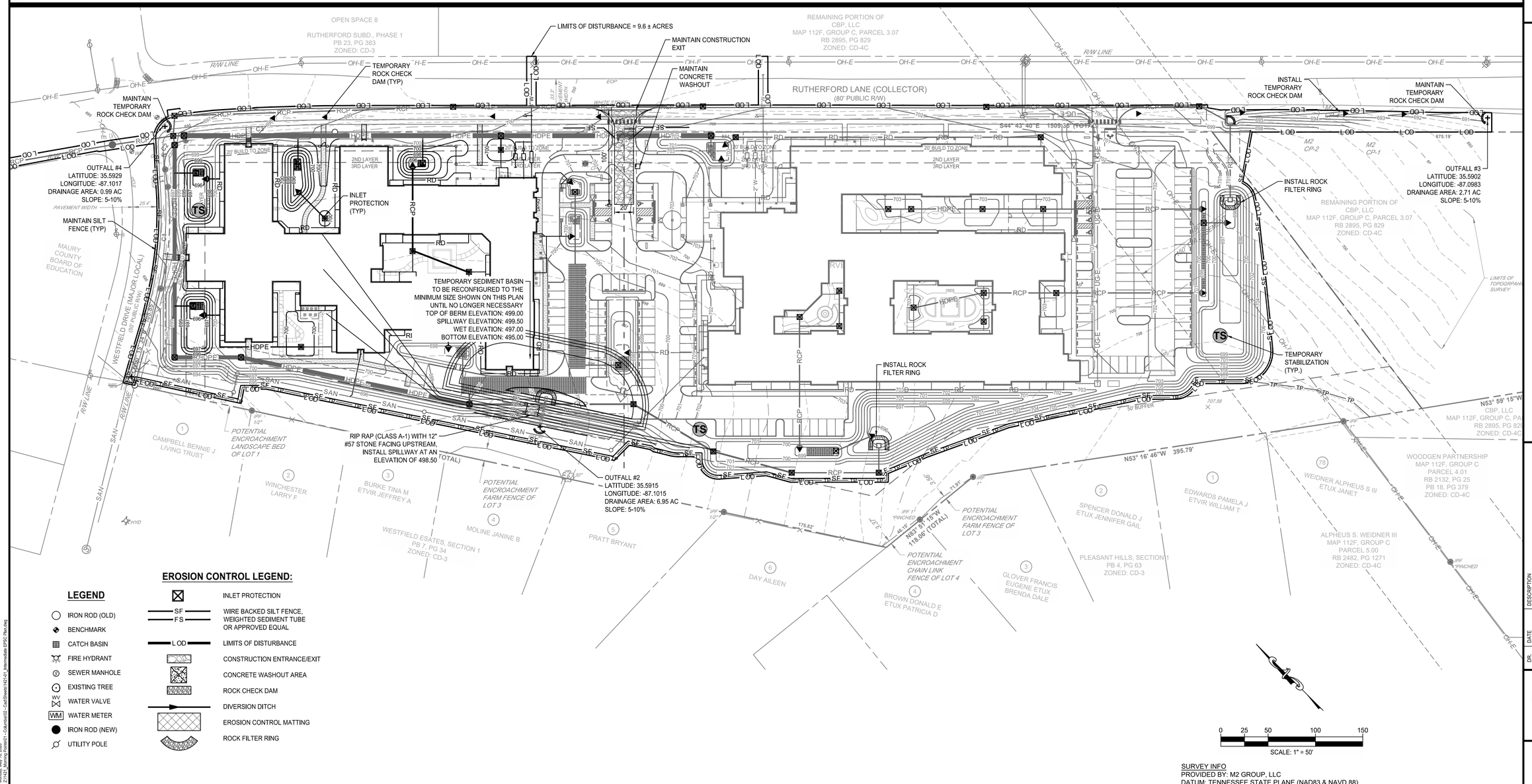
SIGNATURE:_____ DATE: 04/20/2026

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND EROSION & SEDIMENT CONTROL NOTES.
2. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY BY M2 GROUP, LLC, DATED OCTOBER 22, 2025.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO PANEL "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER "47119C0280E", EFFECTIVE APRIL 16, 2007.



EROSION CONTROL LEGEND:

LEGEND		
○	IRON ROD (OLD)	
◆	BENCHMARK	
▥	CATCH BASIN	
	FIRE HYDRANT	
Ⓢ	SEWER MANHOLE	
⊙	EXISTING TREE	
WV	WATER VALVE	
WM	WATER METER	
●	IRON ROD (NEW)	
	UTILITY POLE	

☒	INLET PROTECTION
SF / FS	WIRE BACKED SILT FENCE, WEIGHTED SEDIMENT TUBE OR APPROVED EQUAL
LOD	LIMITS OF DISTURBANCE
	CONSTRUCTION ENTRANCE/EXIT
	CONCRETE WASHOUT AREA
	ROCK CHECK DAM
	DIVERSION DITCH
	EROSION CONTROL MATTING
	ROCK FILTER RING

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MOREIL
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 108993
STATE OF TENNESSEE
04/20/2026

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

INTERMEDIATE EPSC PLAN

C0.4

1421-01 MORNING POINTE

Monday, May 18, 2026
M:\2021\1421-01 Morning Pointe\01 - Columbia\02 - Civil\Sheets\1421-01_Intermediate EPSC Plan.dwg

Know what's below. Call before you dig.

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SIGNATURE:_____ DATE: 04/20/2026

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

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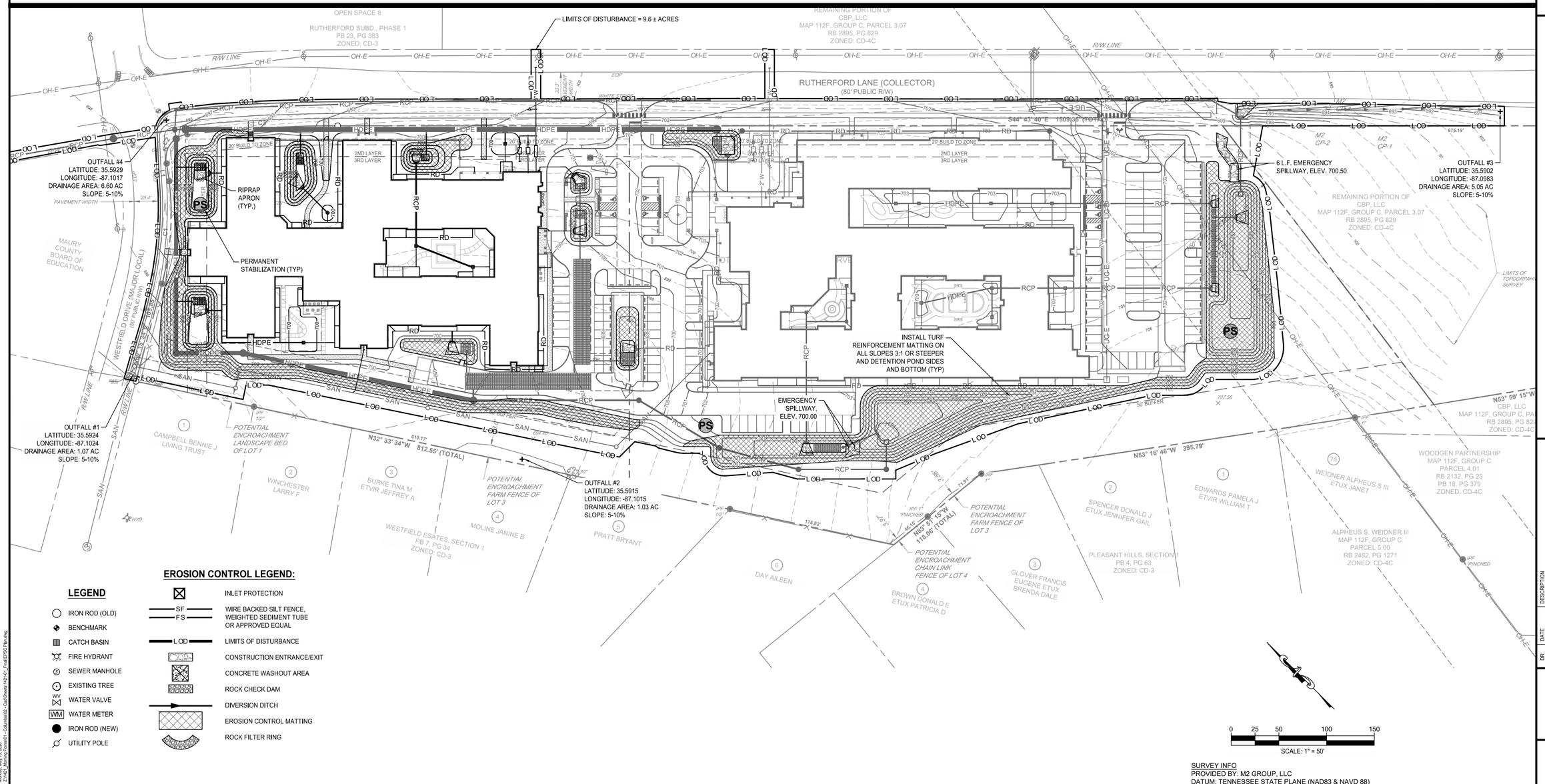
3. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO PANEL "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER "47119C0280E", EFFECTIVE APRIL 16, 2007.



EROSION CONTROL LEGEND:

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

- INLET PROTECTION
- SF / FS — WIRE BACKED SILT FENCE, WEIGHTED SEDIMENT TUBE OR APPROVED EQUAL
- LOD — LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT AREA
- ROCK CHECK DAM
- DIVERSION DITCH
- EROSION CONTROL MATTING
- ROCK FILTER RING

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MOREL
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 108992
STATE OF TENNESSEE
05/18/2026

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

FINAL EPSC PLAN

C0.5

1421-01 MORNING POINTE

Monday, May 18, 2026
Jason Morel
N:\1421 Morning Pointe\01 - Columbia\02 - Civil\Sheets\1421-01_Final EPSC Plan.dwg

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

KEY NOTES:

1. HEAVY DUTY ASPHALT PAVEMENT
2. LIGHT DUTY ASPHALT PAVEMENT
3. CONCRETE PAVEMENT
4. CONCRETE SIDEWALK
5. INTEGRAL CONCRETE CURB AND SIDEWALK
6. CONCRETE DRIVEWAY APRON
7. CONCRETE POST CURB
8. CONCRETE RIBBON CURB
9. CITY OF COLUMBIA COLLECTOR PAVEMENT
10. CITY OF COLUMBIA 6-30 CURB & GUTTER

KEY NOTES:

11. CITY OF COLUMBIA CONCRETE SIDEWALK
12. PARALLEL ACCESSIBLE RAMP WITH WITH DETECTABLE WARNING SURFACE
13. ACCESSIBLE PARKING SIGN (VAN ACCESSIBLE AS REQUIRED) & SYMBOL (TYP. FOR ALL ACCESSIBLE PARKING SPACES)
14. PARKING WHEELSTOP
15. DETECTABLE WARNING SURFACE
16. TAPER CONCRETE CURB
17. FLUSH CONCRETE SIDEWALK AT PAVEMENT FOR ACCESSIBILITY
18. FLUSH CONCRETE SIDEWALK AT PAVEMENT FOR DRAINAGE PURPOSES
19. 4" SINGLE PAINTED SOLID WHITE LINE
20. 4" WIDE PAINTED WHITE STRIPES, 3' O.C. @ 45°
21. INDICATES NUMBER OF PARKING SPACES PER BAY
22. TIE PROPOSED ASPHALT PAVEMENT TO EXISTING

KEY NOTES:

23. EXISTING ASPHALT PAVEMENT TO REMAIN
24. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
25. WHITE TRAFFIC ARROW (THERMOPLASTIC)
26. 4" SINGLE SOLID WHITE LINE (THERMOPLASTIC)
27. 24" WIDE WHITE CROSSWALK (STRIPES @ 4' O.C.) (THERMOPLASTIC)
28. 24" WIDE WHITE STOP BAR (THERMOPLASTIC)
29. CONCRETE SIDEWALK WITH LANDINGS AND HANDRAILS (SEE ARCHITECTURAL PLANS)
30. 3' WIDE CONCRETE CURB CUT WITH DRAINAGE FLUME
31. GENERATOR PAD LOCATION
32. ELECTRICAL TRANSFORMER LOCATION
33. STAIRS (SEE THIS PLAN FOR RISER AND TREAD DIMENSION) SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR STAIR DETAILS
34. R1-1 30" x 30" STOP SIGN

DEVIATIONS FROM STANDARDS:

TABLE 4.3.1-M

FRONTAGE BUILDOUT FOR BUILDING 2 IS 54.1%

ALL WINDOWS AND/OR DOORS ARE NOT SPACED <20' APART

MAXIMUM BUILDING SITE WIDTH OF 180' IS EXCEEDED

BUILDING 1: 612' (SINGLE BUILDING SITE)

BUILDING 2: 465' (SINGLE BUILDING SITE)

TABLE 4.3.12.B

PARKING: EXCEEDS 150% OF MINIMUM PARKING REQUESTED (63 ADDITIONAL SPACES REQUESTED TO ACCOMODATE STAFFING OVERLAP DURING SHIFT CHANGE)

KEY NOTES:

35. MONUMENT SIGN (BY OTHERS)
36. DROP OFF SIGN (BY OTHERS)
37. DELIVERIES/OVERFLOW PARKING (BY OTHERS)
38. 30" HIGH DECORATIVE ALUMINUM FENCE WITH 36" HIGH BRICK COLUMNS (SEE LANDSCAPE PLANS)
39. UTILITY TRENCH PAVEMENT REPAIR
40. FLAGPOLE (BY OTHERS)
41. DRAIN AT SIDEWALK

FRONTAGE CALCULATION:

BUILDING 1

OVERALL FRONTAGE:	601'
(INCLUDES TVA EASEMENT)	
BUILDING WITHIN BUILD TO ZONE:	269'
STREET SCREEN PROVIDED:	86'
TOTAL FRONTAGE LENGTH:	355'
TOTAL PERCENTAGE PROVIDED:	61.6%
TOTAL PERCENTAGE REQUIRED:	60%

BUILDING 2

OVERALL FRONTAGE:	453'
BUILDING WITHIN BUILD TO ZONE:	102'
STREET SCREEN PROVIDED:	143'
TOTAL FRONTAGE LENGTH:	245'
TOTAL PERCENTAGE PROVIDED:	54.1%
TOTAL PERCENTAGE REQUIRED:	60%

TRAFFIC IMPACT:

PER THE 12TH GENERATION OF THE TRIP GENERATION MANUAL, THIS PROJECT CLASSIFIED AS LAND USE CODE 254 (ASSISTED LIVING) WITH 151 BEDS WILL CREATE 29 AM PEAK HOUR TRIPS AND 36 PM PEAK HOUR TRIPS.

SITE DATA TABLE:

SITE DATA

DEVELOPMENT:	MORNING POINTE
ADDRESS:	RUTHERFORD LANE @ WESTFIELD DRIVE
CITY:	COLUMBIA
COUNTY:	MAURY
STATE:	TENNESSEE
REGISTER'S OFFICE REFERENCE:	RECORD BOOK 2895, PAGE 829
* LOT AREA (EXISTING):	560,245 S.F. OR 12.86 ACRES
* LOT AREA (PROPOSED):	159,534 S.F. OR 3.66 ACRES
* LOT AREA (PROPOSED):	273,687 S.F. OR 6.28 ACRES
* LOT AREA (PROPOSED):	126,819 S.F. OR 2.91 ACRES
CIVIL DISTRICT:	9TH
TAX MAP:	112
GROUP:	N/A
PARCEL:	3.07
MINIMUM FRONT SETBACK (PRINCIPAL):	0 - 20 FEET
MINIMUM FRONT SETBACK (SECONDARY):	0 - 20 FEET
MINIMUM SIDE SETBACK:	SEE PLAN
MINIMUM REAR SETBACK:	35 FEET

ZONING CLASSIFICATION

JURISDICTION:	CITY OF COLUMBIA
ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED USE:	LONG TERM CARE FACILITY
PROPOSED SPECIFIC USE:	MEMORY CARE AND ASSISTED LIVING

PHASING

BUILDING 1:	2026-2027
BUILDING 2:	2028-2029

LOT OCCUPATION

LOT BUILDING SITE WIDTH (180' MAX.):	SEE DEVIATION FROM STANDARDS
FRONTAGE BUILDOUT (60% MIN.):	SEE DEVIATION FROM STANDARDS AND FRONTAGE CALCULATIONS
LOT/BUILDING SITE AREA:	NOT REGULATED
IMPERVIOUS SURFACE COVERAGE (100% MAX.)	213,778 SF (0.52 OR 52.1%)

BUILDING INFORMATION

SQUARE FOOTAGE:	111,000 S.F. (TOTAL)
BUILDING HEIGHT:	ONE-STORY

PARKING SUMMARY

REQUIRED PARKING (LONG TERM CARE FACILITY)	
1 SPACE PER 3 BEDS	(1 SPACE / 3 BEDS) * 151 BEDS = 51 SPACES
PROVIDED PARKING	
STANDARD PARKING	137 SPACES
ACCESSIBLE PARKING	8 SPACES
TOTAL PARKING REQUIRED	145 SPACES

ENGINEER

FULMER LUCAS ENGINEERING, LLC
2002 RICHARD JONES ROAD, SUITE B200
NASHVILLE, TN 37215
PHONE: (615) 300-6486
CONTACT: JASON MORELOCK

DEVELOPER

MORNING POINTE SENIOR LIVING
2050 UNION PLACE
COLUMBIA, TN 38401
PHONE: (423) 322-3446
CONTACT: FRANKLIN FARROW

* NOTE:

THE PROPERTY WILL BE SUBDIVIDED THROUGH THE FINAL PLAT PROCESS. A SEPARATE APPLICATION WILL BE SUBMITTED TO THE PLANNING DEPARTMENT TO RUN CONCURRENTLY WITH THE FINAL PUD MATER PLAN APPLICATION.

PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE
- UTILITY TRENCH PAVEMENT REPAIR
- COLLECTOR PAVEMENT

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES, SITE LAYOUT NOTES AND CITY OF COLUMBIA NOTES.
2. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A BOUNDARY & TOPOGRAPHIC SURVEY BY M2 GROUP, LLC DATED OCTOBER 22, 2025.
3. THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER "47119C0280E", DATED: APRIL 16, 2007, ZONE "X".

FULMER LUCAS
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JASON C. MORELOCK
REGISTERED ENGINEER
AGRICULTURE
No. 119902
STATE OF TENNESSEE
04/20/2026

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

SITE LAYOUT PLAN

C1.0

1421-01 MORNING POINTE

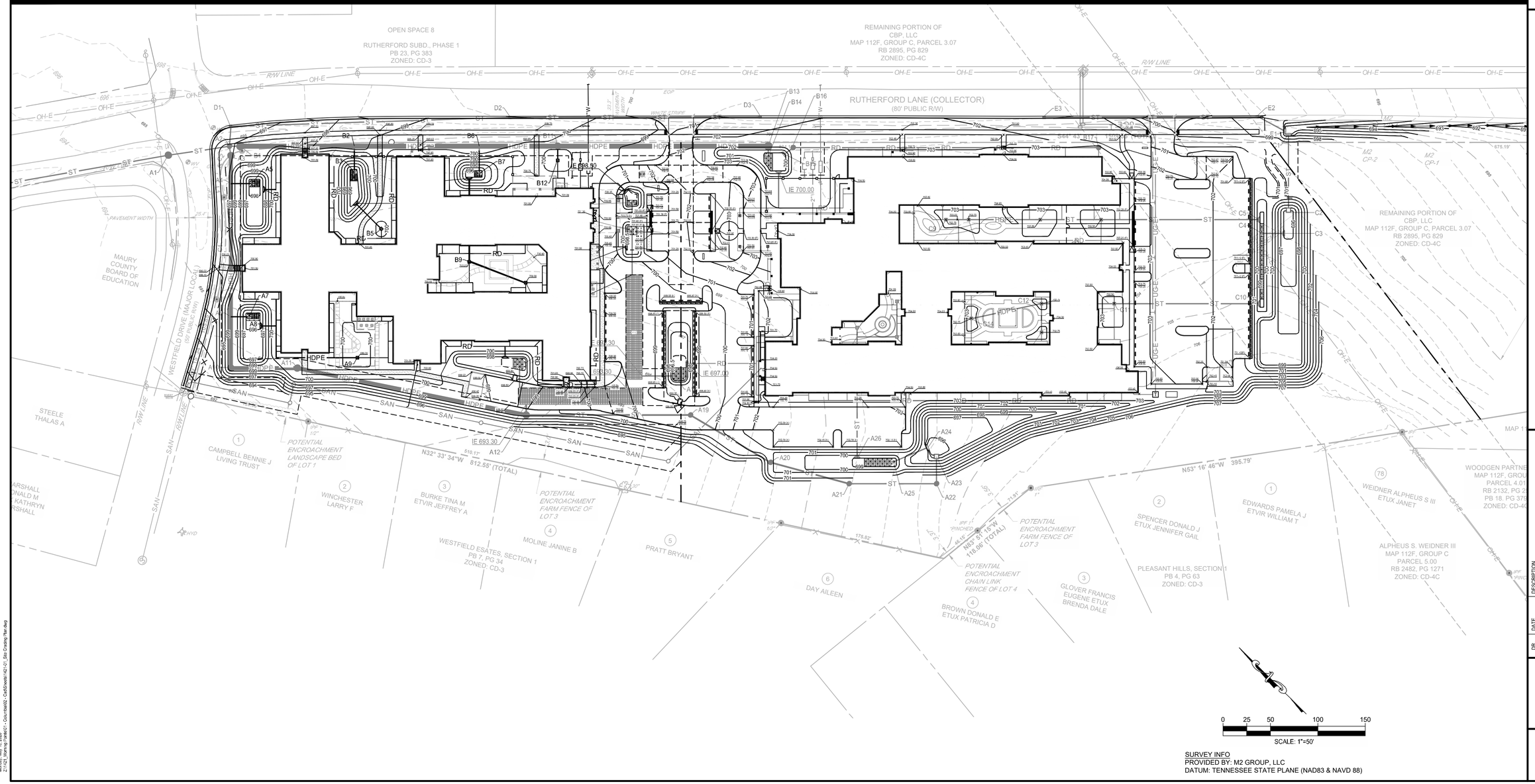
Monday, May 18, 2026
Z:\2021 Projects\1421 - Columbia\02 - CatSheets\1421-01 - Site Layout Plan.dwg

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

REFERENCE:
1. SEE SHEET C0.1 FOR GENERAL NOTES AND GRADING PLAN NOTES.
2. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY BY M2 GROUP, LLC, DATED OCTOBER 22, 2025.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO PANEL "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER "47119C0280E", EFFECTIVE APRIL 16, 2007.

LEGEND

DW	DOMESTIC WATER SERVICE
G	GAS SERVICE
SAN	SANITARY SEWER SERVICE
OH-E	OVERHEAD ELECTRIC SERVICE
OH-T	OVERHEAD TELEPHONE SERVICE
UD	PERVIOUS PAVEMENT UNDERDRAIN
RD	ROOF DRAIN TRUNK LINE
	STORM PIPE (SEE PLANS FOR MATERIAL)
562	EXISTING CONTOUR
562	PROPOSED CONTOUR
	DRIVEWAY CENTERLINE
	PROPERTY LINE
S	SANITARY SEWER MANHOLE
ST	STORM SEWER MANHOLE
	CURB INLET
	CATCH BASIN
	NYLOPLAST DRAIN BASIN
	ELECTRIC/COMMUNICATION POLE
XXX.XX / XXX.XX	TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
TW:XXX.XX / BW:XXX.XX	RETAINING WALL / TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
XXX.XX (MEFG)	MEET EXISTING GRADE
XXX.XX	SPOT ELEVATION
XXX.XX	EXISTING SPOT ELEVATION
XXX.XX (F)	FLUSH SPOT ELEVATION
	DIVERSION DITCH



SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
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SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

SITE GRADING PLAN

C2.0

1421-01 MORNING POINTE

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

LEGEND

SYMBOL	DESCRIPTION
DW	DOMESTIC WATER SERVICE
G	GAS SERVICE
SAN	SANITARY SEWER SERVICE
OH-E	OVERHEAD ELECTRIC SERVICE
OH-T	OVERHEAD TELEPHONE SERVICE
UD	PERVIOUS PAVEMENT UNDERDRAIN
RD	ROOF DRAIN TRUNK LINE
	STORM PIPE (SEE PLANS FOR MATERIAL).
562	EXISTING CONTOUR
562	PROPOSED CONTOUR
	DRIVEWAY CENTERLINE
	PROPERTY LINE
S	SANITARY SEWER MANHOLE
ST	STORM SEWER MANHOLE
	CURB INLET
	CATCH BASIN
	NYLOPLAST DRAIN BASIN
	ELECTRIC/COMMUNICATION POLE
XXX.XX / XXX.XX	TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
TW:XXX.XX / BW:XXX.XX	RETAINING WALL / TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
XXX.XX ME	MEET EXISTING GRADE
XXX.XX	SPOT ELEVATION
XXX.XX	EXISTING SPOT ELEVATION
XXX.XX F	FLUSH SPOT ELEVATION

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND GRADING PLAN NOTES.
2. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY BY M2 GROUP, LLC, DATED OCTOBER 22, 2025.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO PANEL "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER "47119C0280E", EFFECTIVE APRIL 16, 2007.

STORM STRUCTURES TABLE

STRUCTURE	TYPE	TOP CASTING	INVERT
A1	EXISTING MANHOLE	695.00	690.07
A2	PROPOSED MANHOLE	695.90	690.40
A3	PROPOSED MANHOLE	696.00	690.46
A4	BLIND CONNECTION	697.50	690.61
A5	30" NYLOPLAST BASIN	696.50	693.00
A6	BLIND CONNECTION	699.30	691.33
A7	30" NYLOPLAST BASIN	696.50	693.00
A8	15" CONCRETE HEADWALL	N/A	696.00
A9	PROPOSED YARD DRAIN	699.20	696.70
A10	PROPOSED MANHOLE	699.30	691.60
A11	PROPOSED MANHOLE	700.50	691.95
A12	PROPOSED MANHOLE	699.10	693.19
A13	RTANK DETENTION	VARIES	693.30
A14	30" NYLOPLAST BASIN	698.00	694.50
A15	RTANK DETENTION	VARIES	693.30
A16	30" NYLOPLAST BASIN	697.00	693.50
A17	30" NYLOPLAST BASIN	699.00	695.35
A18	30" NYLOPLAST BASIN	699.00	695.50
A19	PROPOSED MANHOLE	699.25	694.06
A20	PROPOSED MANHOLE	701.50	694.56
A21	PROPOSED MANHOLE	701.00	694.99
A22	PROPOSED MANHOLE	703.60	695.46
A23	OUTLET CONTROL STR	698.00	695.60
A24	15" CONCRETE HEADWALL	N/A	695.81
A25	30" NYLOPLAST BASIN	699.50	696.00
A26	15" CONCRETE HEADWALL	N/A	699.00
A27	BLIND CONNECTION	703.50	699.65
A28	PROPOSED YARD DRAIN	703.00	699.69
A29	PROPOSED YARD DRAIN	703.00	699.85
A30	PROPOSED YARD DRAIN	703.00	700.04
B1	PROPOSED MANHOLE	696.25	690.46
B2	BLIND CONNECTION	699.80	691.06
B3	30" NYLOPLAST BASIN	696.50	693.00

STORM STRUCTURES TABLE

STRUCTURE	TYPE	TOP CASTING	INVERT
B4	15" CONCRETE HEADWALL	N/A	696.00
B5	PROPOSED YARD DRAIN	699.50	696.19
B6	BLIND CONNECTION	699.80	691.72
B7	30" NYLOPLAST BASIN	696.50	693.00
B8	15" CONCRETE HEADWALL	N/A	696.00
B9	PROPOSED YARD DRAIN	700.00	696.45
B10	PROPOSED YARD DRAIN	700.00	696.77
B11	PROPOSED MANHOLE	700.50	692.14
B12	PROPOSED YARD DRAIN	699.50	696.00
B13	PROPOSED MANHOLE	702.10	693.25
B14	30" NYLOPLAST BASIN	700.50	697.00
B15	15" CONCRETE HEADWALL	N/A	700.00
B16	PROPOSED MANHOLE	702.25	700.07
B17	PROPOSED MANHOLE	703.50	701.69
C1	15" CONCRETE HEADWALL	N/A	695.00
C2	OUTLET CONTROL STR	698.00	695.44
C3	15" CONCRETE HEADWALL	N/A	695.88
C4	30" NYLOPLAST BASIN	699.50	696.00
C5	15" CONCRETE HEADWALL	N/A	699.00
C6	PROPOSED YARD DRAIN	702.50	699.84
C7	PROPOSED YARD DRAIN	702.50	700.17
C8	PROPOSED YARD DRAIN	702.75	700.55
C9	PROPOSED YARD DRAIN	702.75	700.68
C10	15" CONCRETE HEADWALL	N/A	699.00
C11	PROPOSED YARD DRAIN	702.50	699.77
C12	PROPOSED YARD DRAIN	702.75	700.16
C13	PROPOSED YARD DRAIN	702.75	700.32
C14	PROPOSED YARD DRAIN	702.75	700.54
D1	PROPOSED CURB INLET	696.00	690.60
D2	PROPOSED CURB INLET	698.90	694.10
D3	PROPOSED CURB INLET	701.18	697.50
E1	15" CONCRETE HEADWALL	N/A	694.00
E2	PROPOSED CURB INLET	698.00	694.50
E3	PROPOSED CURB INLET	701.40	697.50

STORM PIPES TABLE

PIPE	SIZE & MATERIAL	LENGTH (FT)	SLOPE
A2-A1	24" RCP	66	0.5%
A3-A2	18" RCP	10	0.6%
A4-A3	48" HDPE	30	0.5%
A5-A4	15" HDPE	21	11.4%
A6-A4	48" HDPE	141	0.5%
A7-A6	15" HDPE	18	9.3%
A9-A8	12" HDPE	30	0.5%
A10-A6	48" HDPE	54	0.5%
A11-A10	48" HDPE	70	0.5%
A12-A11	48" HDPE	246	0.5%
A13-A12	24" HDPE	11	1.0%
A14-A13	12" HDPE	21	5.7%
A15-A13	18" HDPE	9	0.0%
A16-A15	18" HDPE	34	0.6%
A17-A15	12" HDPE	45	4.6%
A18-A17	12" HDPE	27	0.6%
A19-A18	15" HDPE	173	0.5%
A20-A19	15" HDPE	98	0.5%
A21-A20	15" HDPE	86	0.5%
A22-A21	15" HDPE	92	0.5%
A23-A22	15" HDPE	27	0.5%
A25-A24	15" HDPE	150	0.5%
A27-A26	15" RCP	127	0.5%
A28-A27	15" HDPE	8	0.5%
A29-A27	15" HDPE	41	0.5%
A30-A29	15" HDPE	34	0.6%
B1-A1	15" RCP	120	0.6%
B2-B1	60" HDPE	120	0.5%

STORM PIPES TABLE

PIPE	SIZE & MATERIAL	LENGTH (FT)	SLOPE
B3-B2	12" HDPE	26	7.5%
B5-B4	12" HDPE	36	0.5%
B6-B2	60" HDPE	132	0.5%
B7-B6	12" HDPE	28	4.6%
B9-B8	12" RCP	87	0.5%
B10-B9	12" HDPE	61	0.5%
B11-B6	60" HDPE	83	0.5%
B12-B11	12" HDPE	14	27.6%
B13-B11	60" HDPE	222	0.5%
B14-B13	12" HDPE	10	37.5%
B16-B15	10" HDPE	12	0.6%
B17-B16	10" HDPE	322	0.5%
C2-C1	18" RCP	120	0.5%
C4-C3	18" HDPE	22	0.5%
C6-C5	15" HDPE	165	0.5%
C7-C6	12" HDPE	61	0.5%
C8-C7	12" HDPE	72	0.5%
C9-C8	12" HDPE	21	0.6%
C11-C10	15" HDPE	151	0.5%
C12-C11	15" RCP	74	0.5%
C13-C12	15" HDPE	27	0.6%
C14-C12	15" HDPE	73	0.5%
D1-A2	18" RCP	20	1.0%
D2-D1	15" RCP	292	1.2%
D3-D2	15" RCP	261	1.3%
E2-E1	12" RCP	46	1.1%
E3-E2	12" RCP	223	1.4%

FULMER LUCAS
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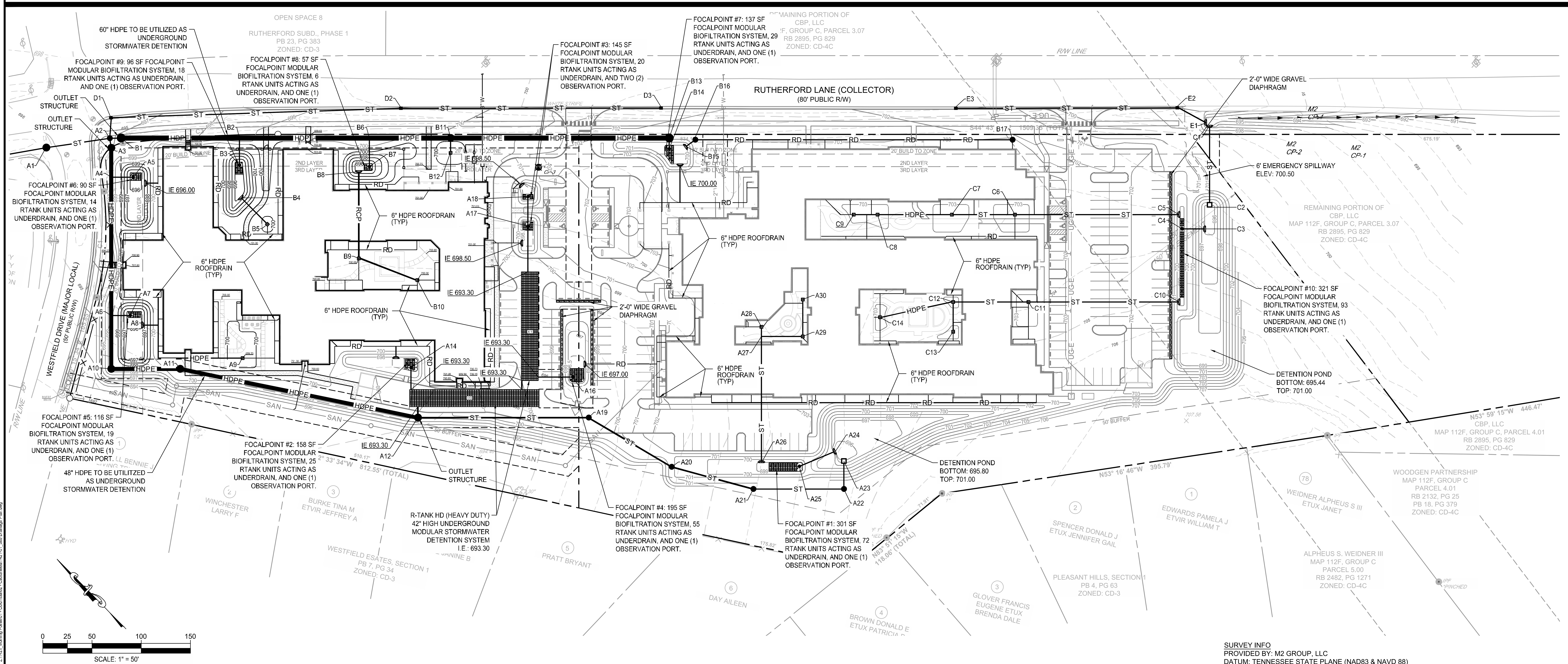
JASON C. MORELOCK, REGISTERED ENGINEER, AGRICULTURE, COMMERCE, No. 108803, STATE OF TENNESSEE — 05/18/2026

SITE DEVELOPMENT PLANS FOR:

MORNING POINTE

RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401



SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

SITE DRAINAGE PLAN

C2.1

1421-01 MORNING POINTE

Monday, May 18, 2026
Z:\1421_Morning Pointe\01 - Columbia\02 - Cad\Sheets\1421-01_Site Drainage Plan.dwg

Know what's below. Call before you dig.

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- (S) — SANITARY SEWER MANHOLE
- (ST) — STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL, TOP OF WALL, FINISHED GRADE AT BOTTOM OF WALL
- XXX.XX (MEFG) — MEET EXISTING GRADE
- XXX.XX — SPOT ELEVATION
- XXX.XX — EXISTING SPOT ELEVATION
- XXX.XX (F) — FLUSH SPOT ELEVATION
- DIVERSION DITCH
- INLET PROTECTION
- SF / FS — WIRE BACKED SILT FENCE, WEIGHTED SEDIMENT TUBE OR APPROVED EQUAL
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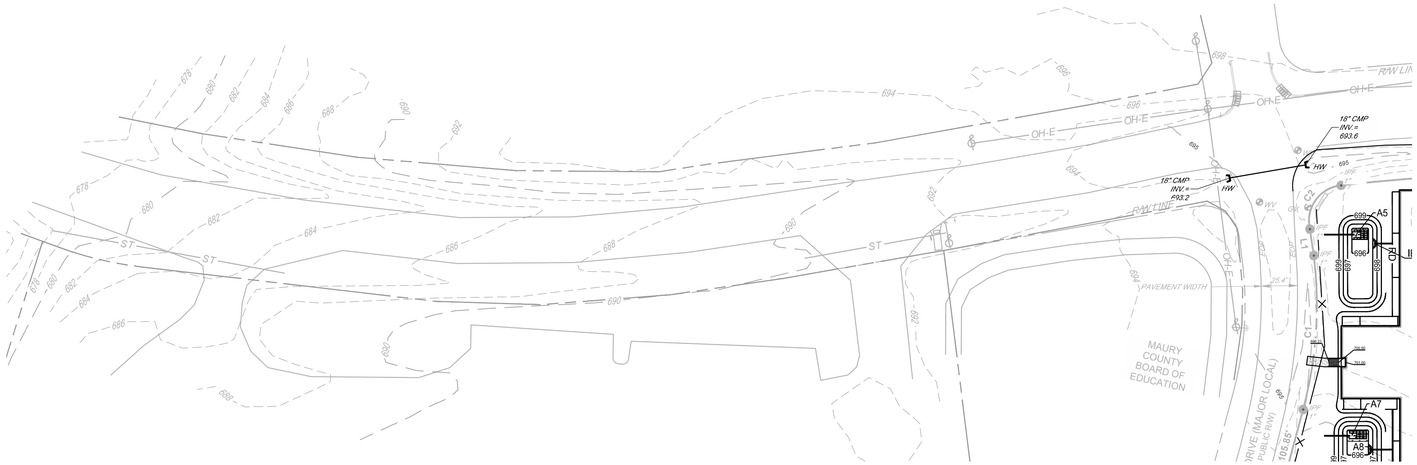
- CONCRETE WASHOUT AREA
- ROCK CHECK DAM
- DIVERSION DITCH
- EROSION CONTROL MATTING
- ROCK FILTER RING

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND DEMOLITION NOTES.
2. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A BOUNDARY & TOPOGRAPHIC SURVEY BY M2 GROUP, LLC DATED OCTOBER 22, 2025.
3. THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER "47119C0280E", DATED: APRIL 16, 2007, ZONE "X".



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

KEYNOTES:

1. POINT OF CONNECTION - SANITARY SEWER
I.E. = 685.00
(COORDINATE WITH CPWS PRIOR TO INSTALLATION)
2. CONNECT TO EXISTING MANHOLE BY MACHINE CORING, INSTALL KOR-N-SEAL BOOT CONNECTOR
3. INSTALL 8" SDR 26 PVC SANITARY SEWER MAIN @ 0.5% MINIMUM SLOPE (PER CPWS SPECS)
4. INSTALL SANITARY SEWER MANHOLE, (PER CPWS SPECS)
T.C. = 692.84
I.E. (IN) = 685.33, I.E. (OUT) = 685.13
5. INSTALL SANITARY SEWER MANHOLE, (PER CPWS SPECS)
T.C. = 693.80 (+/-)
I.E. (IN) = 686.61, I.E. (OUT) = 685.41
6. INSTALL SANITARY SEWER MANHOLE, (PER CPWS SPECS)
T.C. = 698.25
I.E. (IN) = 687.01, I.E. (OUT) = 686.81
7. INSTALL SANITARY SEWER MANHOLE, (PER CPWS SPECS)
T.C. = 695.20 (+/-)
I.E. (IN) = 689.23, I.E. (OUT) = 689.03
8. INSTALL SANITARY SEWER MANHOLE, (PER CPWS SPECS)
T.C. = 695.80 (+/-)
I.E. (IN) = 691.45, I.E. (OUT) = 691.25
9. INSTALL 8" x 6" WYE CONNECTION (PER CPWS SPECS)

KEYNOTES:

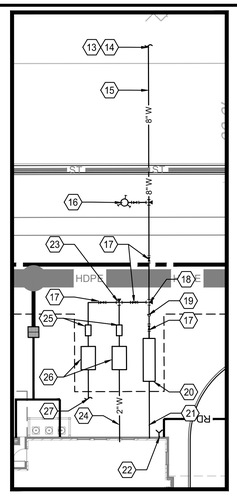
10. INSTALL 6" SDR 26 PVC @ 2.0% MIN. SLOPE
11. INSTALL TWO-WAY SEWER CLEANOUT ADJACENT TO THE BUILDING WHERE SHOWN (TYP. @ ALL SEWER LEADS TO BUILDINGS). REFER TO PLUMBING PLANS FOR ALL SEWER LINES WITHIN 5' OF THE BUILDING FOOTPRINT. (PER CPWS SPECS)
12. INSTALL TRAFFIC BEARING SEWER CLEANOUT (PER CPWS SPECS)
13. POINT OF CONNECTION - WATER (COORDINATE WITH CPWS PRIOR TO INSTALLATION)
14. INSTALL 12" x 8" MJ TAPPING SLEEVE (MUELLER H-615 OR APPROVED EQUAL), 8" GATE VALVE & BOX AND CONCRETE KISKER (PER CPWS SPECS)
15. INSTALL 8" PRESSURE CLASS 350 DUCTILE IRON WATER PIPE (PER CPWS SPECS)
16. INSTALL (PER CPWS SPECS):
1 - 8" x 6" MJ TEE
1 - 6" GATE VALVE W/ BOX
1 - FIRE HYDRANT ASSEMBLY
2 - CONCRETE KICKER
17. INSTALL GATE VALVE W/ BOX (PER CPWS SPECS)
18. INSTALL (PER CPWS SPECS):
1 - 8" x 2" MJ TEE W/ CONCRETE KICKER
2 - 8" GATE VALVE W/ BOX
1 - 2" GATE VALVE W/ BOX
19. INSTALL 8"x6" REDUCER (PER CPWS SPECS)
20. INSTALL 6" AMES M300 DDCVA IN ABOVE GROUND HEATED ENCLOSURE (SAFE-T-COVER 600-AL ENCLOSURE W/ SINGLE PHASE 120V/2000W HCH2000-120 SLAB MOUNT HEATING SYSTEM ON 6" CONCRETE SLAB (PER CPWS AND MANUFACTURER SPECS)
21. INSTALL 6" PRESSURE CLASS 350 DUCTILE IRON WATER PIPE (PER CPWS SPECS)
22. BUILDING MOUNTED FDC (SEE FIRE PROTECTION PLANS)
23. INSTALL 2" x 2" MJ TEE W/ CONCRETE KICKER (PER CPWS SPECS)

KEYNOTES:

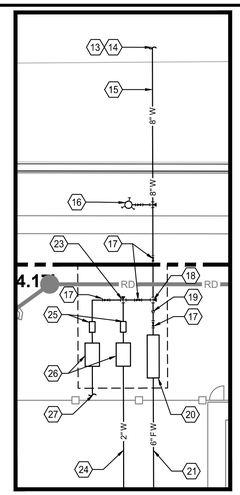
24. INSTALL 2" TYPE "K" COPPER WATER SERVICE (MIN. 36" COVER) (PER CPWS SPECS)
25. INSTALL 2" WATER METER IN PRECAST CONCRETE METER BOX (PER CPWS SPECS)
26. 1 - 2" RPBP (AMES 4000B) IN ABOVE GROUND HEATED ENCLOSURE ON CONCRETE PAD (PER CPWS SPECS) (CONTRACTOR TO ENSURE POWER IS PROVIDED TO ENCLOSURE FOR HEAT)
27. PLUG & MARK IRRIGATION LINE FOR CONTINUATION BY IRRIGATION CONTRACTOR
28. EXISTING RISER POLE TO REMAIN
29. POINT OF CONNECTION - PHONE/DATA, CABLE, ELECTRICAL SERVICE (COORDINATE WITH UTILITY PROVIDER PRIOR TO INSTALLATION)
30. CONTRACTOR TO INSTALL RIGID GALVANIZED CONDUITS TO 10' UP RISER POLE FROM GRADE. CAP ONE CONDUIT IN A PERMANENT MANNER. OTHER CONDUIT SHALL BE EXTENDED TO REQUIRED HEIGHT BY CPWS. CONTRACTOR SHALL FURNISH ALL EXPOSED CONDUITS, WHICH SHALL BE RIGID GALVANIZED CONDUIT. INSTALL RIGID GALVANIZED CONDUIT APPROX. 6" OFF RISER POLE. CPWS WILL FURNISH AND INSTALL PRIMARY CONDUCTORS IN COMPLETED CONDUITS.
31. CONTRACTOR TO PROVIDE AND INSTALL RIGID GALVANIZED METAL RADIUS SWEEP ELBOW AT RISER POLE BASE, CONTINUE FROM GRADE APPROX. 10' UP RISER POLE WITH RIGID GALVANIZED STEEL CONDUIT, INSTALL RIGID GALVANIZED CONDUIT APPROX. 6" OFF RISER POLE.
32. ELECTRICAL PULLBOX (PER CPWS SPECS)
33. PROPOSED DUAL 4" ELECTRICAL GRADE PVC CONDUITS FOR PRIMARY ELECTRICAL SERVICE (36" MINIMUM COVER). CONTRACTOR TO PROVIDE AND INSTALL A TRENCH AND PVC CONDUIT W/ PULL STRING FROM THE POLE TO THE TRANSFORMER PER CPWS SPECS.
34. CONTRACTOR TO PROVIDE AND INSTALL RIGID GALVANIZED METAL RADIUS SWEEP ELBOW AT TRANSFORMER
35. PROPOSED ELECTRICAL TRANSFORMER LOCATION (PAD BY GC, TRANSFORMER SET BY CPWS)

KEYNOTES:

36. UNDERGROUND ELECTRIC SECONDARY THREE PHASE SERVICE. CONTRACTOR TO PROVIDE AND INSTALL A TRENCH, (2) 4" SCHEDULE 40 ELECTRICAL GRADE PVC CONDUIT W/ PULL STRING AND CONDUCTOR WIRE PER CPWS SPECS.
37. CONTRACTOR TO PROVIDE AND INSTALL (2) 4" SCH 40 PVC CONDUITS W/ PULL TAPE FOR PHONE/DATA SERVICE FROM 6" ABOVE GRADE AT RISER POLE TO 3/4" PLYWOOD BOARD INSIDE BUILDING, PROVIDE 1-30" SWEEP UP TO PLYWOOD BOARD WITH #6 GROUND WIRE AND GROUND BAR. (AT&T TO PROVIDE AND PULL PHONE/DATA WIRE). INSTALL IN SAME TRENCH AS ELECTRICAL CONDUITS WITH CPWS REQUIRED VERTICAL AND HORIZONTAL SEPARATION. CONDUIT TO ROUTE AROUND ELECTRICAL TRANSFORMER PAD LOCATION WITH CPWS REQUIRED SEPARATION.
38. CONTRACTOR TO PROVIDE AND INSTALL (1) 4" SCHEDULE 40 PVC CONDUIT WITH PULL TAPE FOR CABLE SERVICE FROM POINT OF CONNECTION TO BUILDING (CABLE PROVIDER TO PROVIDE AND PULL CABLE). INSTALL IN SAME TRENCH AS ELECTRICAL CONDUITS WITH CPWS REQUIRED VERTICAL AND HORIZONTAL SEPARATION. CONDUIT TO ROUTE AROUND ELECTRICAL TRANSFORMER PAD LOCATION WITH CPWS REQUIRED SEPARATION.
39. PHONE/DATA PULL BOX (PER UTILITY COMPANY SPECS)



WATER INSET #1
SCALE: 1" = 20'



WATER INSET #2
SCALE: 1" = 20'

REFERENCE:

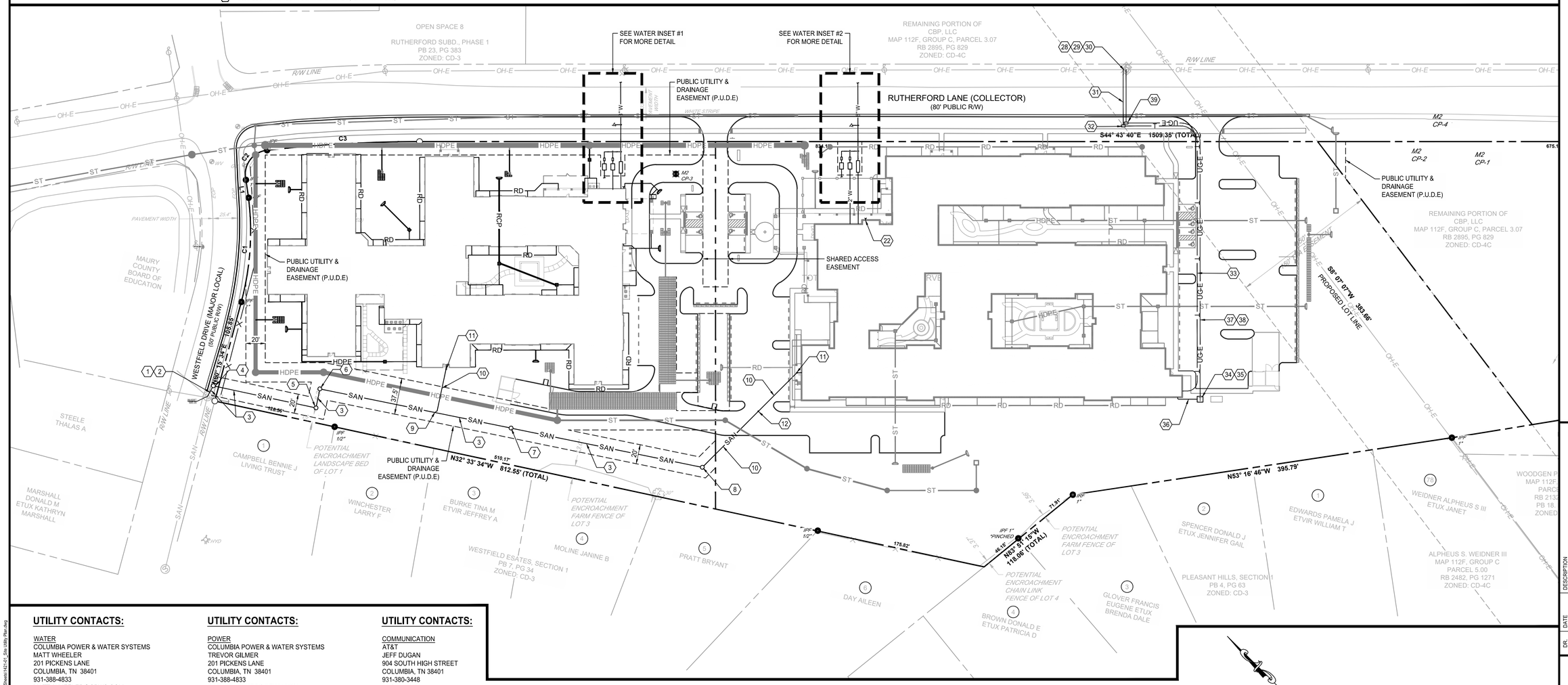
1. SEE SHEET C0.1 FOR GENERAL NOTES AND UTILITY NOTES.
2. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY BY M2 GROUP, LLC, DATED OCTOBER 22, 2025.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER "47119C0280E", EFFECTIVE APRIL 16, 2007.

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL).
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- S — SANITARY SEWER MANHOLE
- ST — STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MOREIN
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 110903
STATE OF TENNESSEE



UTILITY CONTACTS:

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

SEWER
CITY OF COLUMBIA WASTEWATER DEPARTMENT
1244 TREATMETN PLANT ROAD
COLUMBIA, TN 38401
DONNIE BOSHERS
931-560-1001
DBOSHERS@COLUMBIATN.GOV

UTILITY CONTACTS:

POWER
COLUMBIA POWER & WATER SYSTEMS
TREVOR GILMER
201 PICKENS LANE
COLUMBIA, TN 38401
931-388-4833
TREVOR.GILMER@CPWS.COM

GAS
ATMOS ENERGY
TIM BROWN
810 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
931-388-9136
TIM.BROWN@ATMOSENERGY.COM

UTILITY CONTACTS:

COMMUNICATION
AT&T
JEFF DUGAN
904 SOUTH HIGH STREET
COLUMBIA, TN 38401
931-380-3448
JD@ATT.COM

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

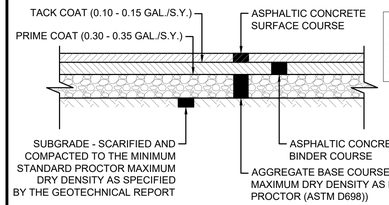
SITE UTILITY PLAN

C3.0

1421-01 MORNING POINTE

Monday, May 18, 2026
K:\Civil 3D Projects\1421-Columbia\02 - Civil\Sheets\1421-01_Site Utility Plan.dwg

FLEXIBLE PAVEMENT RECOMMENDATIONS			
MATERIALS	HEAVY DUTY ASPHALT PAVEMENT SECTION THICKNESS (INCHES)	LIGHT DUTY ASPHALT PAVEMENT SECTION THICKNESS (INCHES)	TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS
ASPHALTIC CONCRETE SURFACE COURSE	X = 1 1/2"	X = 1 1/2"	SECTION 411, SECTION E
ASPHALTIC CONCRETE BINDER COURSE	Y = 2"	Y = 2"	SECTION 307, SECTION B
AGGREGATE BASE COURSE	Z = 8"	Z = 6"	SECTION 903 CLASS A, GRADING D
COMPACTION DENSITY REQUIREMENTS BY MARSHALL METHOD SECTION 407.			

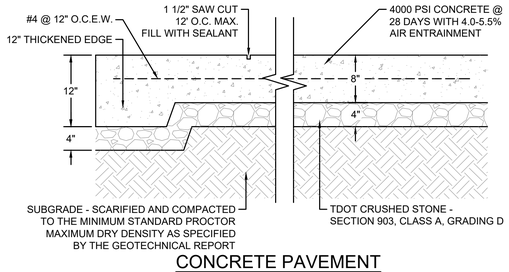


NOTE:
PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.

ASPHALT PAVEMENT
NOT TO SCALE

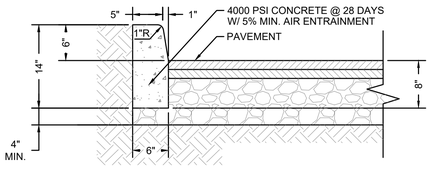
NOTES:
1. MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE TDOT STANDARD SPECIFICATIONS, SECTION 501 FOR CONCRETE, AND SECTION 303 FOR BASE COURSE.
2. REFER TO DETAILS ON THIS SHEET FOR JOINT SPACING AND CONSTRUCTION.
3. EXPANSION JOINTS ARE TO BE SPACED 25' TO 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS.

NOTE:
PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.

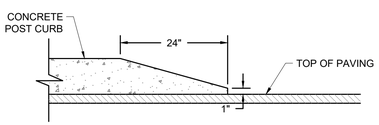


CONCRETE PAVEMENT
NOT TO SCALE

NOTES:
1. CURBING SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS.
2. PREFORMED 3/4" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' O.C. (MAX). EXPANSION JOINTS SHALL ALSO BE PLACED AT TANGENT POINTS AND BETWEEN CURBS & RIGID OBJECTS.
3. EQUALLY SPACE ¾" CONTRACTION JOINTS AT 10' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
4. PRIOR TO BACKFILLING, PREVENT WATER FROM PONDING BEHIND CURBS.
5. THE CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C94, 4,000 PSI WITH FIBER MESH ADDED.
6. THE FINISHED CURB WILL BE COATED WITH A CURING COMPOUND DESIGNED TO SEAL THE SURFACE AND FORM A MEMBRANE TO RETARD WATER LOSS.

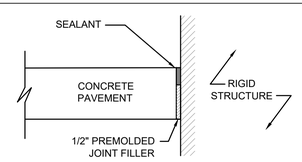


CONCRETE POST CURB
NOT TO SCALE

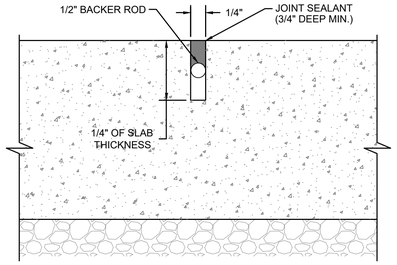


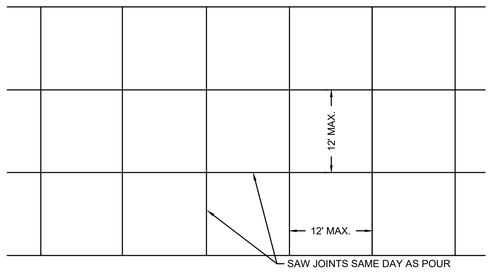
TAPERED CONCRETE CURB
NOT TO SCALE

NOTE:
PROVIDE ISOLATION JOINT WHERE CONCRETE SIDEWALK OR PAVEMENT ABUTS A RIGID STRUCTURE.



ISOLATION JOINT
NOT TO SCALE

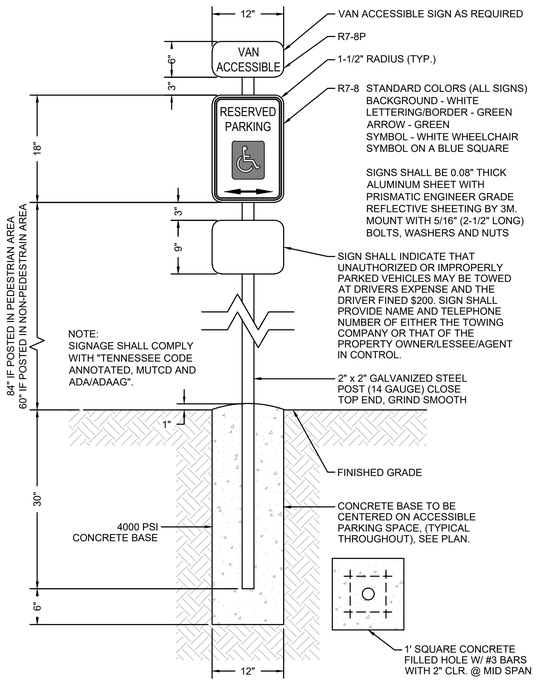




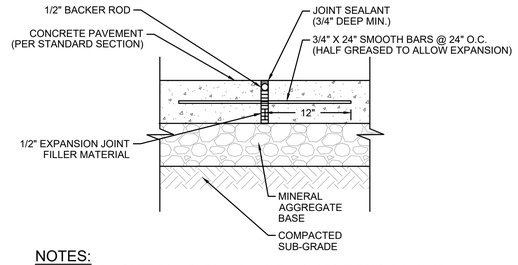
PLAN VIEW

NOTES:
1. INSTALL SAW CUT JOINTS WITHIN 24 HOURS OF FINISHING CONCRETE.

CONCRETE PAVEMENT SAW CUT JOINT
NOT TO SCALE

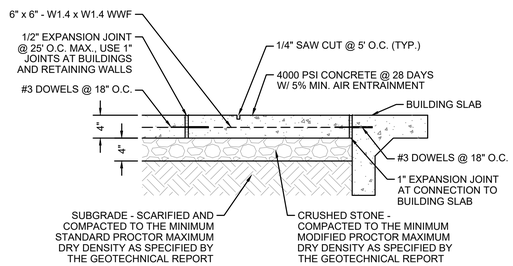


EXTERIOR ACCESSIBLE PARKING SIGN & SYMBOL
NOT TO SCALE

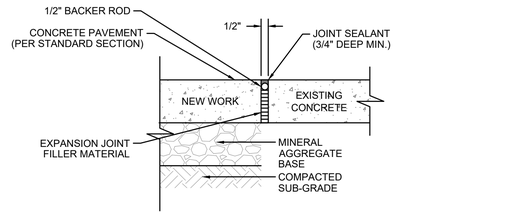


NOTES:
1. INSTALL CONSTRUCTION JOINTS WHEN CONTINUOUS POUR OPERATIONS ARE SUSPENDED FOR MORE THAN 30 MINUTES.

CONCRETE PAVEMENT CONSTRUCTION JOINT
NOT TO SCALE

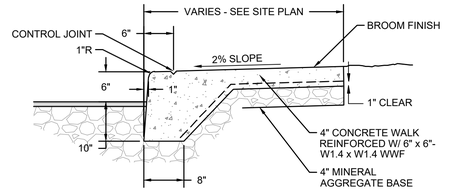


CONCRETE SIDEWALK
NOT TO SCALE



NOTES:
1. INSTALL EXPANSION JOINTS @ 20' O.C. IN EACH DIRECTION AND AGAINST ASPHALT PAVEMENT AND STRUCTURES.

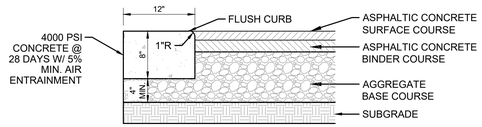
CONCRETE PAVEMENT EXPANSION JOINT
NOT TO SCALE



NOTES:
1. PROVIDE CONTROL JOINTS SPACED EVERY 5 FEET AND EXPANSION JOINTS EVERY 25 FEET.

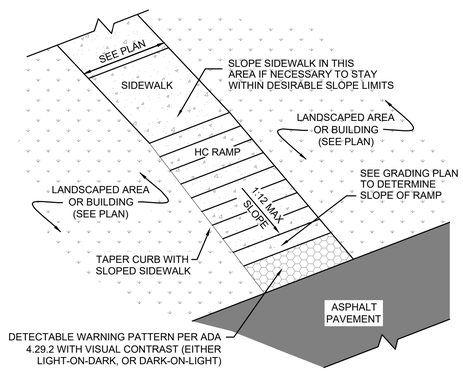
INTEGRAL CONCRETE CURB AND SIDEWALK
NOT TO SCALE

NOTES:
1. CURBING SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS.
2. PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' O.C. (MAX). EXPANSION JOINTS SHALL ALSO BE PLACED AT TANGENT POINTS AND BETWEEN CURBS & RIGID OBJECTS.
3. EQUALLY SPACE ¾" CONTRACTION JOINTS AT 10' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
4. PRIOR TO BACKFILLING, PREVENT WATER FROM PONDING BEHIND CURBS.
5. THE CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C94, 4,000 PSI WITH FIBER MESH ADDED.
6. THE FINISHED CURB WILL BE COATED WITH A CURING COMPOUND DESIGNED TO SEAL THE SURFACE AND FORM A MEMBRANE TO RETARD WATER LOSS.

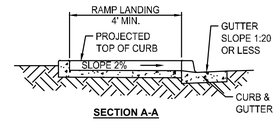


CONCRETE FLUSH CURB
NOT TO SCALE

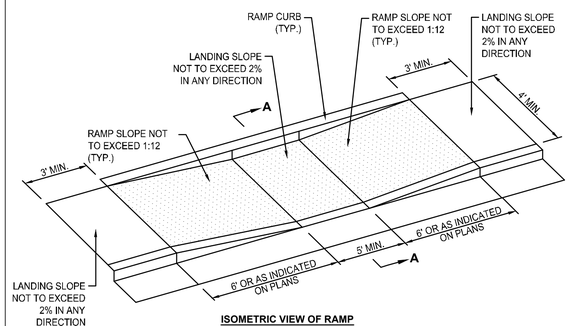
NOTES:
1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY THE PERTINENT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.
2. CROSS SLOPE OF THE RAMP SHALL NOT EXCEED 1:50.
3. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.



PARALLEL ACCESSIBLE RAMP (SCENARIO #1)
NOT TO SCALE



SECTION A-A



ISOMETRIC VIEW OF RAMP

NOTES:
1. ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND CITY CODES AND SPECIFICATIONS.
2. SURFACES SHALL MEET THE GUIDELINES OF THE ADA STANDARDS FOR ACCESSIBILITY, APPENDIX A, PART 36.
3. THE SLOPE OF THE GUTTER MUST NOT EXCEED 1:20 ADJACENT TO THE RAMP.
4. CROSS SLOPE OF THE RAMP SHALL NOT EXCEED 1:50.

PARALLEL ACCESSIBLE RAMP (SCENARIO #2)
NOT TO SCALE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MOREIN — REGISTERED ENGINEER — AGRICULTURE — No. 109855 — STATE OF TENNESSEE — 05/18/2026

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

SITE DETAILS

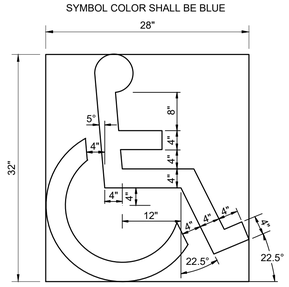
C4.0

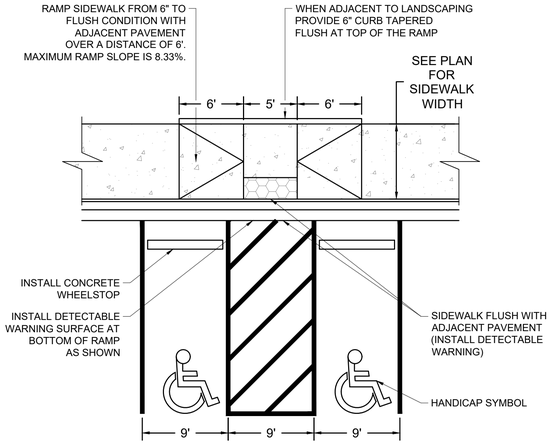
1421-01 MORNING POINTE

Monday, May 18, 2026
K:\21 Projects\1421-01 - Columbia\02 - Civil\Sheets\1421-01 Site Details.dwg

NOTES:

1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY THE PERTINENT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.
2. CROSS SLOPE OF THE RAMP SHALL NOT EXCEED 1:50.
3. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
4. MAXIMUM SLOPE OF 2% IN ANY DIRECTION WITHIN ADA PARKING SPACES.
5. REFER TO SITE PLAN FOR EXACT LAYOUT.

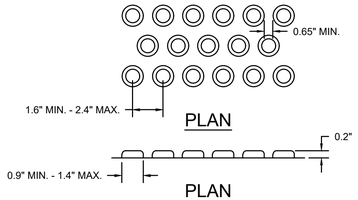




ADA PARKING DETAILS
NOT TO SCALE

NOTES:

1. DETECTABLE WARNING SURFACE IS REQUIRED AT ALL SIDEWALK RAMPS AT BOUNDARY WITH ADJACENT PAVEMENT.
2. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCHES MINIMUM TO 1.4 INCHES MAXIMUM, A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE
3. BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCHES.
4. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES MINIMUM AND 2.4 INCHES MAXIMUM, AND A BASE-TO-BASE SPACING OF (0.65 IN MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES.
5. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. DETECTABLE WARNING SURFACES SHALL EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.
7. REFER TO FLARED HANDICAP RAMP DETAIL AND PARALLEL HANDICAP RAMP DETAIL FOR PLACEMENT OF DETECTABLE WARNING SURFACE.



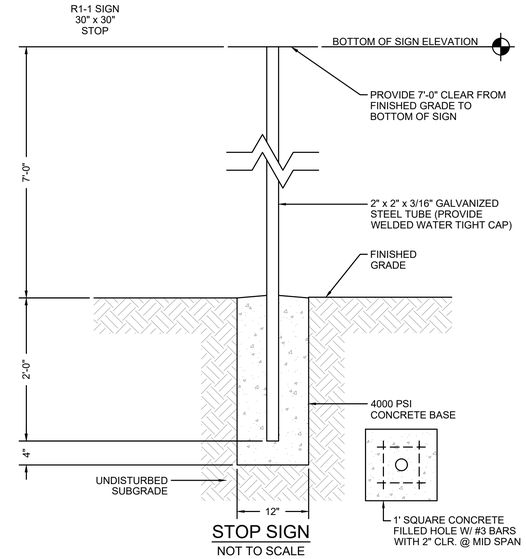
DETECTABLE WARNING SURFACE
NOT TO SCALE

COLORS:
LEGEND - WHITE (RETROFELCTIVE)
BACKGROUND - RED (RETROFLECTIVE)

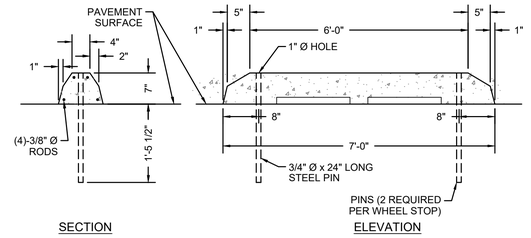


NOTES:

1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 24". SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY.
2. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN; OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. ALL SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 60" ABOVE FINISHED GRADE, WHERE NO PEDESTRIAN TRAFFIC IS POSSIBLE.
4. ALL SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 84", WHERE PEDESTRIAN TRAFFIC IS POSSIBLE.

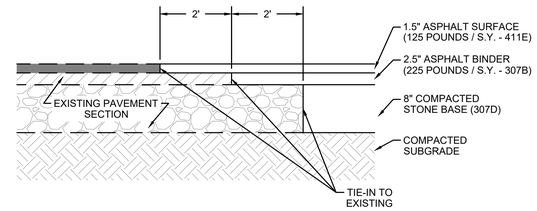


STOP SIGN
NOT TO SCALE

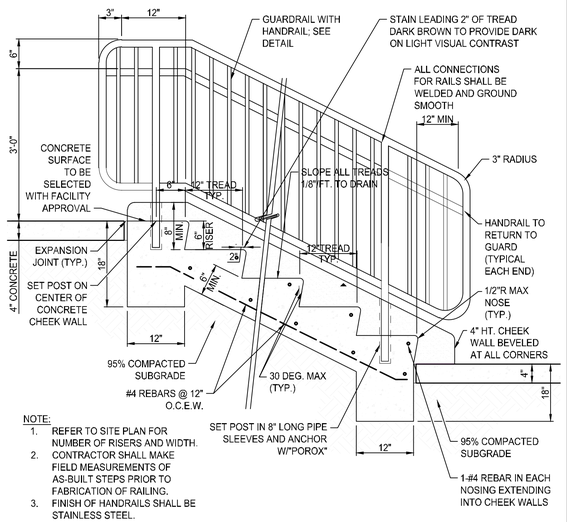


NOTES:
1. RECESS PINS BELOW TOP OF WHEEL STOP 1/2".

CONCRETE WHEELSTOP
NOT TO SCALE

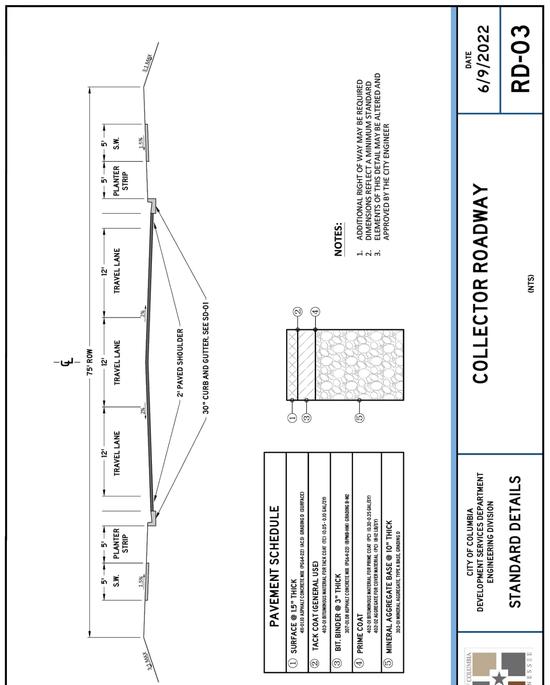


ASPHALT PAVEMENT TIE-IN TO EXISTING
NOT TO SCALE

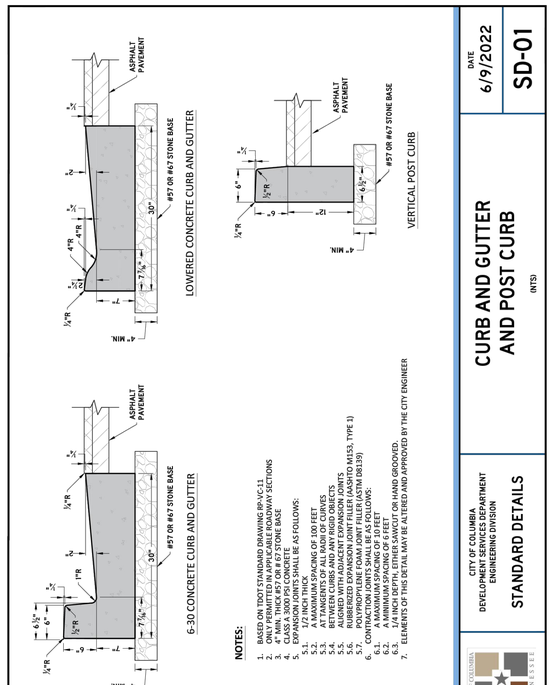


NOTE:
1. REFER TO SITE PLAN FOR NUMBER OF RISERS AND WIDTH.
2. CONTRACTOR SHALL MAKE FIELD MEASUREMENTS OF AS-BUILT STEPS PRIOR TO FABRICATION OF RAILING.
3. FINISH OF HANDRAILS SHALL BE STAINLESS STEEL.

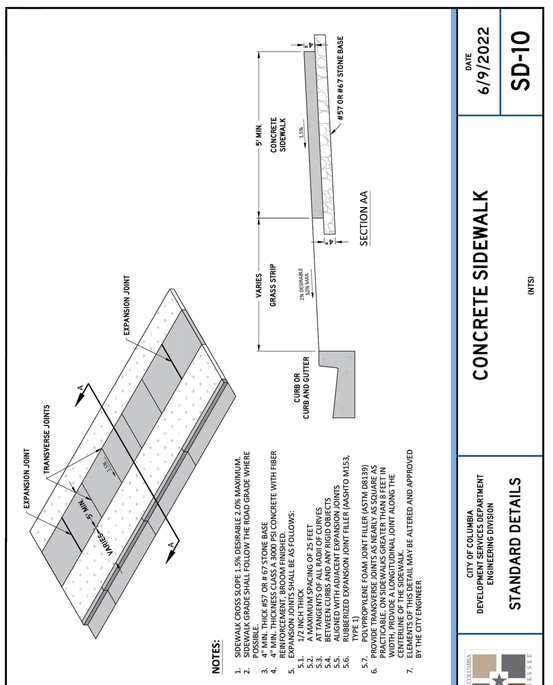
CONCRETE STEPS AND HANDRAIL
NOT TO SCALE



COLUMBIA COLLECTOR ROADWAY
NOT TO SCALE



COLUMBIA CURB AND GUTTER AND POST CURB
NOT TO SCALE



COLUMBIA CONCRETE SIDEWALK
NOT TO SCALE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORELOCK
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 108605
STATE OF TENNESSEE
05/18/2026

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

SITE DETAILS

C4.1

1421-01 MORNING POINTE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

DATE 6/9/2022 — RD-03 (NTS)

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

CURB AND GUTTER AND POST CURB

DATE 6/9/2022 — SD-01 (NTS)

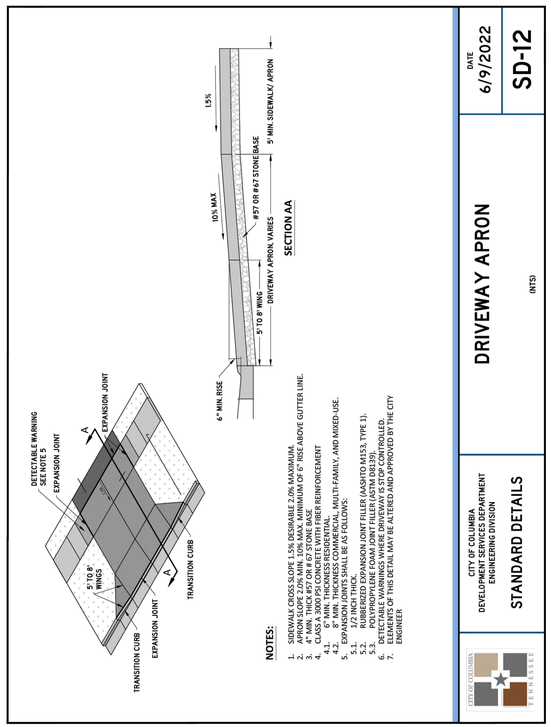
CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

DATE 6/9/2022 — SD-10 (NTS)

CONCRETE SIDEWALK

Monday, May 18, 2026
L:\C3 Morning Pointe\01 - Civil\Sheets\C4.1 - Civil Details.dwg



NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" THICKNESS RESIDENTIAL, MULTI-FAMILY, AND MIXED-USE.
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   4.1. 6" MIN. THICKNESS COMMERCIAL
   4.2. 8" MIN. THICKNESS INDUSTRIAL
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   5.1. PREFORMED JOINT FILLER
   5.2. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1).
   5.3. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139).
6. DETECTABLE WARNING SURFACE SHALL BE INSTALLED AS SPECIFIED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

DATE 6/9/2022 | SD-12

DRIVEWAY APRON

(NTS)

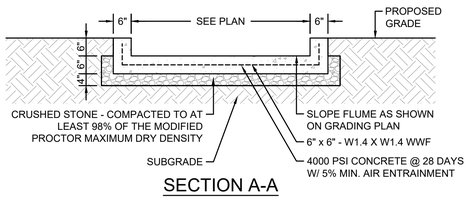
CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

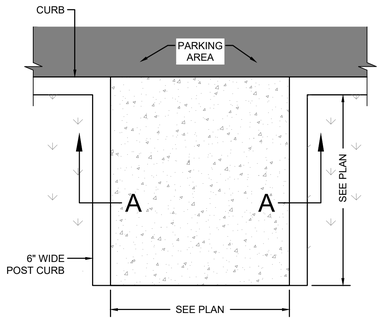
COLUMBIA COLLECTOR ROADWAY
NOT TO SCALE

NOTES:

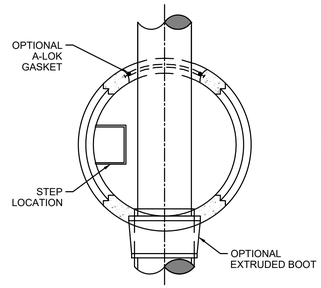
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY AND TDOT STANDARD SPECIFICATIONS.
2. ALL EXPOSED CONCRETE EDGES SHALL HAVE A 1/2" RADIUS TOOLED JOINT.
3. SUBGRADE TO BE COMPACTED TO AT LEAST 98% OF STANDARD PROCTOR MAXIMUM LABORATORY DRY DENSITY.



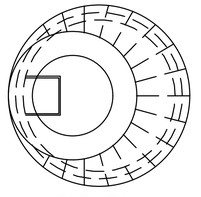
SECTION A-A



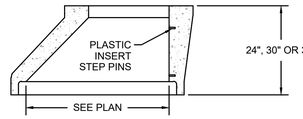
CONCRETE CURB CUT
NOT TO SCALE



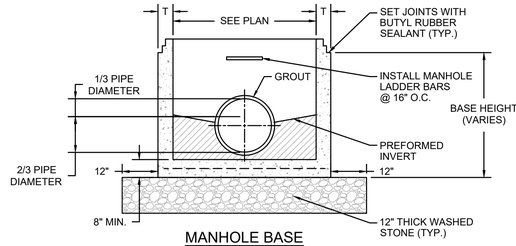
TOP VIEW



TOP VIEW

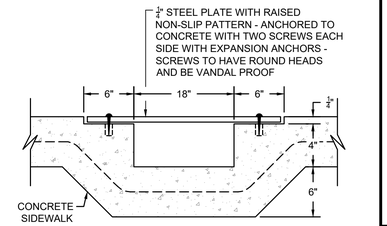


MANHOLE RISER



MANHOLE BASE

STORM MANHOLE
NOT TO SCALE

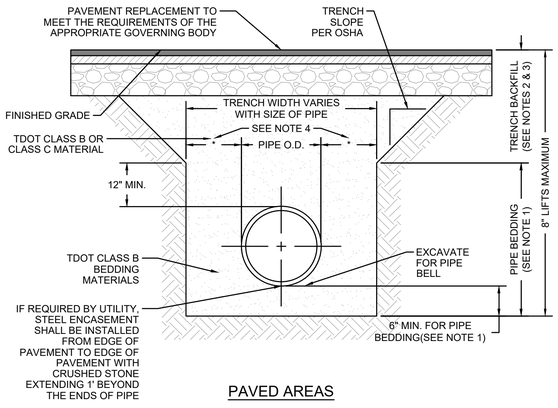


DRAIN AT SIDEWALKS
NOT TO SCALE

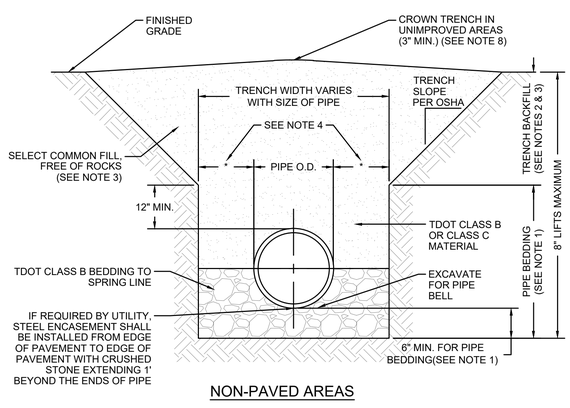
NOTES:

1. ALL MATERIAL, DESIGN, MANFACTURING, PHYSICAL TEST REQUIREMENTS, FINISH MARKING, INSPECTION, REJECTION AND REPAIRS TO MEET / OR EXCEED SPECIFICATIONS FOR PRECAST-REINFORCED CONCRETE MANHOLE SECTIONS". PER ASTM C-478 (LATEST REVISION).
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM MANHOLES.
4. USE JOHN BOUCHARD & SON'S CO. 1150, OR APPROVED EQUAL.
5. CASTINGS SHALL BE FURNISHED WITH MANUFACTURERS' STANDARD ASPHALT COATING.
6. GRATE AND STRUCTURE MUST MEET HEAVY DUTY TRAFFIC RATING (H20).
7. CONCRETE = MIN. 4000 PSI AT 28 DAYS.
8. REINFORCEMENT = MIN. 0.14 SQ. IN./SQ. FT., GRADE 60 BARS.
9. VERTICAL MANHOLE STEPS SHALL BE CONSISTENTLY SPACED AND SHALL COMPLY WITH OSHA (SUBPART D) "FIXED LADDERS" (SECTION 1910-27) AND/OR ASTM C-478.
10. INSTALL LADDER BAR @ 16" O.C. FRAME AND GRATE SHALL BE STAMPED WITH "NO DUMPING...DRAINS TO RIVER" OR CITY/COUNTY APPROVED EQUAL.

SIEVE ANALYSIS CHART					
CRUSHED STONE ASTM D-448, NUMBER 67		SAND		SELECT NATIVE MATERIAL	
NOMINAL SIZE	% PASSING	NOMINAL SIZE	% PASSING	NOMINAL SIZE	% PASSING
1"	100	1"	100	1"	100
3/4"	90 - 100	#4	60 - 100	#4	40 - 100
3/8"	20 - 55	#200	0 - 5	#200	0 - 50
#4	0 - 10	MAXIMUM P.I. = 5			
#8	0 - 5	MAXIMUM L.L. = 30		MAXIMUM P.I. = 12	



PAVED AREAS



NON-PAVED AREAS

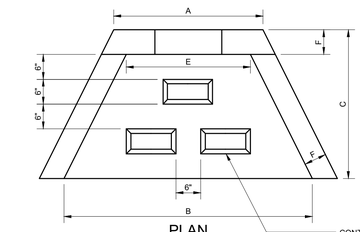
TYPICAL STORM BEDDING
NOT TO SCALE

NOTES:

1. PIPE BEDDING: TDOT CLASS B BEDDING COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: TDOT CLASS B OR CLASS C MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TRENCH BACKFILL UTILIZING SELECT COMMON FILL SHALL BE IN ACCORDANCE WITH TDOT SPECIFICATIONS.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH CURRENT TRENCHING REGULATIONS AND WHERE UNSAFE CONDITIONS EXIST.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH CITY OR TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

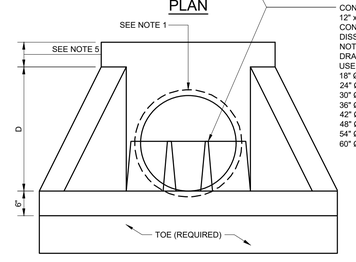
NOTES:

1. CONCRETE: 4000 PSI AT 28 DAYS.
2. REINFORCED WITH NO. 4 BARS 10" C/C EACH WAY WITH WINGS AND TOE SLAB DOWELED TO HEADWALL WITH NO. 5 BARS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.
4. CONTRACTOR TO PLACE ANY ADDITIONAL FILL MATERIAL NEEDED TO BRING FINISHED GRADE TO WITHIN 0" - 2" OF THE TOP OF THE HEADWALL.
5. 0" FOR AW HEADWALL
   6" FOR BW & CW HEADWALL
   6" TO 27" FOR DW HEADWALL

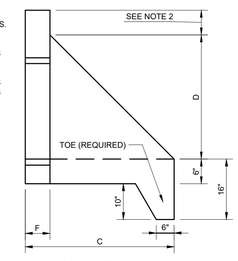


PLAN

TABLE OF DIMENSIONS				
PIPE SIZE	AW 12"-15"-18"	BW 24"	CW 30"-36"-42"	DW 48"-54"-60"
A	32"	48"	80"	97.25"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX. OPENING	26"	32"	55"	78"
WT / LB	1.380	3.100	8.100	11.400



FRONT ELEVATION



SIDE ELEVATION

CONCRETE HEADWALL
NOT TO SCALE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MOREIN
REGISTERED ENGINEER
AGRICULTURE
No. 109605
STATE OF TENNESSEE
05/16/2026

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

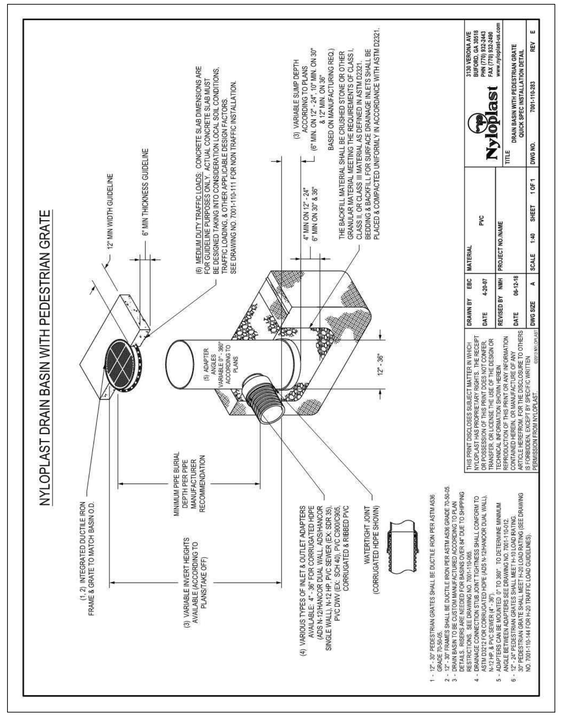
DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

SITE DETAILS

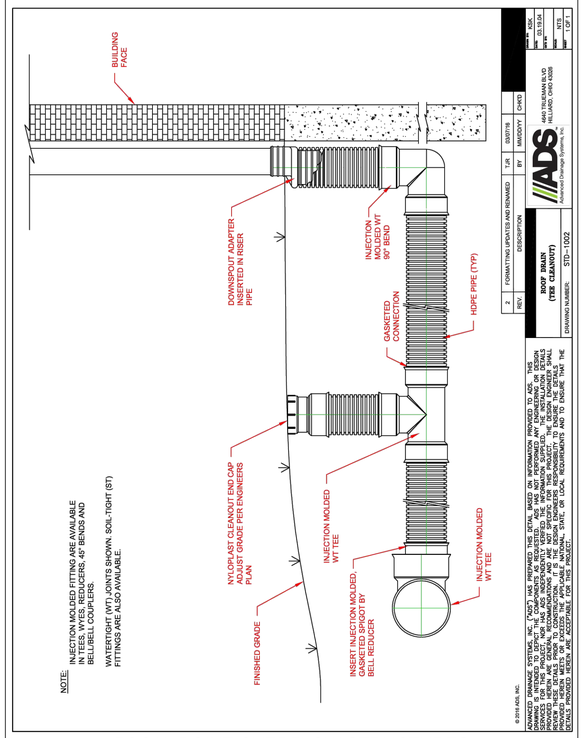
C4.2

1421-01 MORNING POINTE

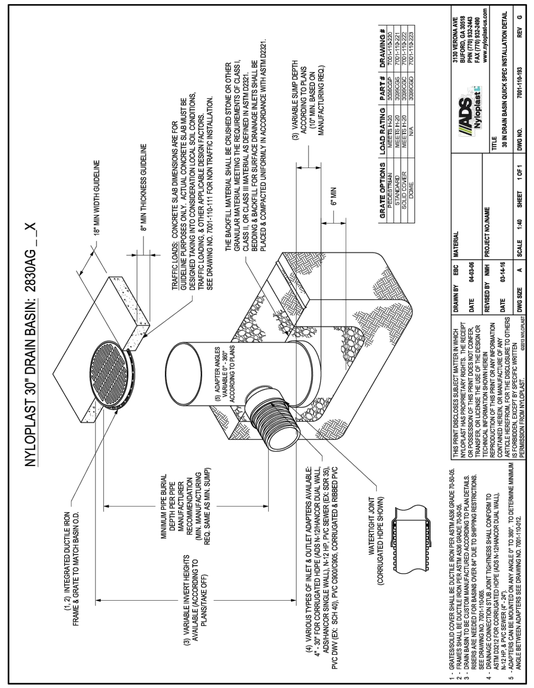
Modified: Mon, 18, 2026
Z:\1421 Morning Pointe\01 - Columbia\02 - Civil\Sheets\1421-21 Site Details.dwg



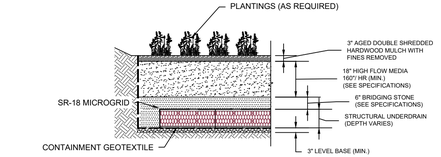
NYLOPLAST YARD DRAIN (NON-PAVED AREAS)
NOT TO SCALE



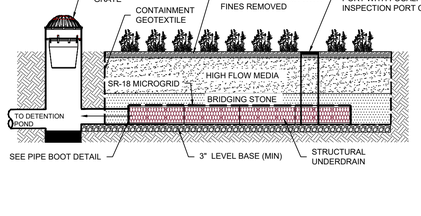
FOCAL POINT OVERFLOW STRUCTURES
NOT TO SCALE



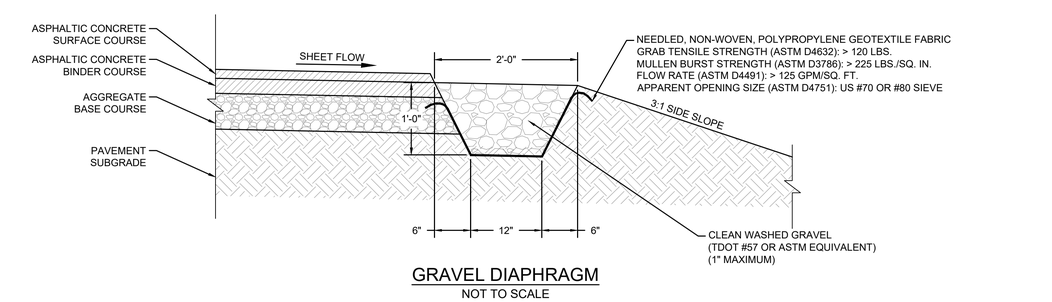
FOCAL POINT OVERFLOW STRUCTURES
NOT TO SCALE



FOCAL POINT CROSS SECTION
NOT TO SCALE

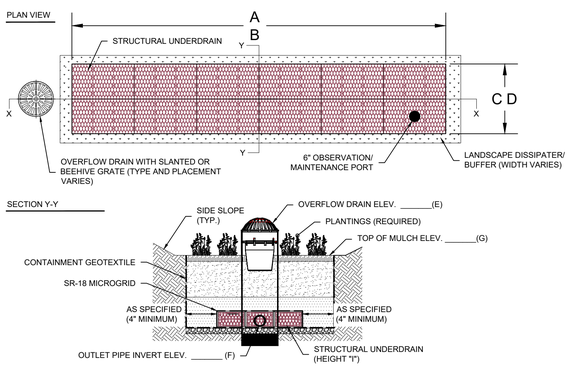


FOCAL POINT SECTION X-X
NOT TO SCALE



GRAVEL DIAPHRAGM
NOT TO SCALE

		FOCALPOINT HPMBS CONSTRUCTION GUIDE									
		MODULE 1	MODULE 2	MODULE 3	MODULE 4	MODULE 5	MODULE 6	MODULE 7	MODULE 8	MODULE 9	MODULE 10
A	FOCALPOINT LENGTH	VARIES (MAX. ~39')	VARIES (MAX. ~39')	VARIES (MAX. ~39')	VARIES (MAX. ~39')	VARIES (MAX. ~39')	VARIES (MAX. ~39')	VARIES (MAX. ~39')	VARIES (MAX. ~39')	VARIES (MAX. ~39')	VARIES (MAX. ~39')
B	# UNDERDRAIN LONG	VARIES (MAX. 15)	VARIES (MAX. 15)	VARIES (MAX. 15)	VARIES (MAX. 15)	VARIES (MAX. 15)	VARIES (MAX. 15)	VARIES (MAX. 15)	VARIES (MAX. 15)	VARIES (MAX. 15)	VARIES (MAX. 15)
C	FOCALPOINT WIDTH	VARIES (MAX. ~17')	VARIES (MAX. ~17')	VARIES (MAX. ~17')	VARIES (MAX. ~17')	VARIES (MAX. ~17')	VARIES (MAX. ~17')	VARIES (MAX. ~17')	VARIES (MAX. ~17')	VARIES (MAX. ~17')	VARIES (MAX. ~17')
D	# UNDERDRAIN WIDE	VARIES (MAX. 12)	VARIES (MAX. 12)	VARIES (MAX. 12)	VARIES (MAX. 12)	VARIES (MAX. 12)	VARIES (MAX. 12)	VARIES (MAX. 12)	VARIES (MAX. 12)	VARIES (MAX. 12)	VARIES (MAX. 12)
E	OVERFLOW ELEVATION	563.5	563.5	563.5	563.5	563.5	563.5	563.5	563.5	563.5	563.5
F	OUTLET PIPE INVERT ELEV.	560.0	560.0	560.0	560.0	560.0	560.0	560.0	560.0	560.0	560.0
G	TOP OF MULCH	563.0	563.0	563.0	563.0	563.0	563.0	563.0	563.0	563.0	563.0
H	TOP OF GABION (OPTIONAL)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
I	UNDERDRAIN HEIGHT	9.45"	9.45"	9.45"	9.45"	9.45"	9.45"	9.45"	9.45"	9.45"	9.45"



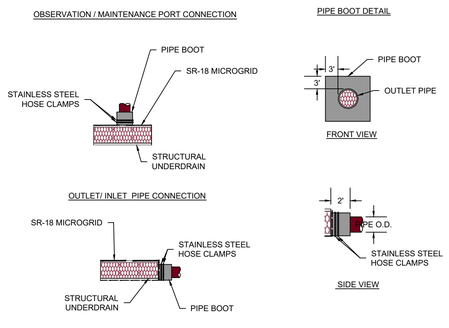
FOCAL POINT CONSTRUCTION GUIDE
NOT TO SCALE

FOCALPOINT HPMBS PERFORMANCE SPECIFICATION:

HIGH PERFORMANCE MEDIA
- HIGH PERFORMANCE MEDIA MUST MEET A MINIMUM OF 160" PER HOUR INFILTRATION RATE.
- HIGH PERFORMANCE MEDIA MUST BE NJDEP CERTIFIED FOR 80% TSS.

HIGH PERFORMANCE STRUCTURAL UNDERDRAIN
- MUST HAVE A MINIMUM OF 19 SQUARE INCHES OF ORIFICE OPENING PER SQUARE FOOT.
- MUST MEET H5-20 LOADING REQUIREMENTS.
- MUST BE MODULAR IN NATURE AND ASSEMBLED ON SITE.
- MUST HAVE MINIMUM 90% INTERIOR VOID SPACE.

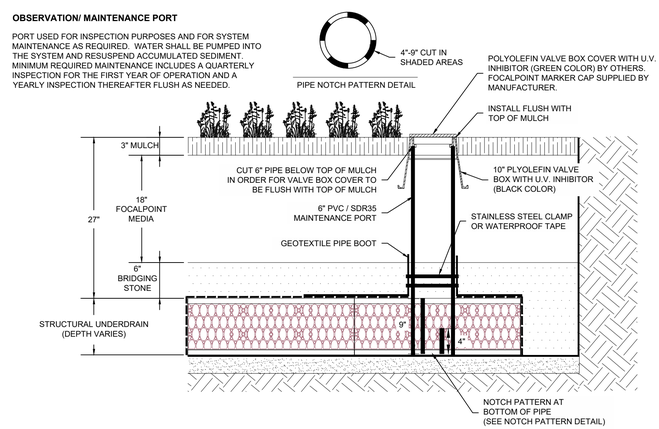
PLANT COMPONENT
- SUPPLIER SHALL PROVIDE LIST OF ACCEPTABLE PLANTS.
- IF PLANTS ARE NOT INCLUDED IN THE LANDSCAPE CONTRACT/PLANS, SITE CONTRACTOR SHALL PROVIDE PLANTS.
- PLANTS SHALL BE INSTALLED AT THE TIME THE SYSTEM IS COMMISSIONED FOR USE, PLANTING OUTSIDE THIS TIME REQUIRES APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT OF RECORD.
- SEE FOCALPOINT INSTALLATION GUIDE FOR PLANT SPACING, PLANTING PROCEDURES ETC.



FOCAL POINT PIPE CONNECTIONS
NOT TO SCALE

OBSERVATION/ MAINTENANCE PORT

PORT USED FOR INSPECTION PURPOSES AND FOR SYSTEM MAINTENANCE AS REQUIRED. WATER SHALL BE PUMPED INTO THE SYSTEM AND RESUSPEND ACCUMULATED SEDIMENT. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION FOR THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER FLUSH AS NEEDED.



FOCAL POINT OBSERVATION PORT CONNECTION
NOT TO SCALE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MOREIN
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 109005
STATE OF TENNESSEE

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

SITE DETAILS

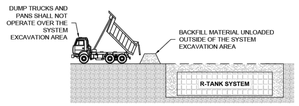
C4.3

1421-01 MORNING POINTE

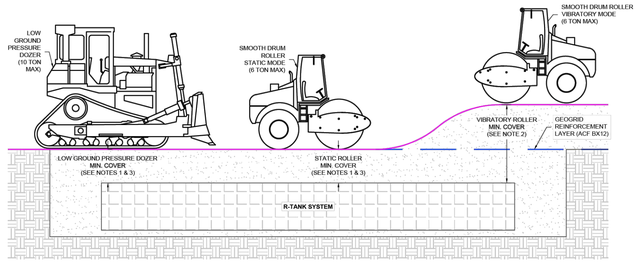
Monday, May 18, 2026
U:\21 Projects\1421-01 - Columbia\02 - Civil\Sheets\1421-01 Site Details.dwg

R-TANK CONSTRUCTION EQUIPMENT RECOMMENDATIONS				
UNIT TYPE	COMPRESSION STRENGTH	10 TON LOW GROUND PRESSURE DOZER MIN. COVER	6 TON SMOOTH DRUM STATIC ROLLER MIN. COVER	6 TON SMOOTH DRUM VIBRATORY ROLLER MIN. COVER
HD	33.0 PSI	12" (SEE NOTE 1, 2 & 3)	12" (SEE NOTE 1, 2 & 3)	24" (SEE NOTE 2)
SD	42.0 PSI	12" (SEE NOTE 1, 2 & 3)	12" (SEE NOTE 1, 2 & 3)	24" (SEE NOTE 2)
MD	64.0 PSI	12" (SEE NOTE 1, 2 & 3)	12" (SEE NOTE 1, 2 & 3)	24" (SEE NOTE 2)

NOTES:
1. FOLLOWING PLACEMENT OF SIDE BACKFILL, A UNIFORM 12" LIFT OF THE FREELY DRAINING MATERIAL (SPEC SECTION 2.03 B1) SHALL BE PLACED OVER THE R-TANK AND LIGHTLY COMPACTED USING A WALK-BEHIND TRENCH ROLLER. ALTERNATELY, A ROLLER (MAXIMUM GROSS VEHICLE WEIGHT OF 6 TONS) MAY BE USED. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED. **SPEC SECTION 3.05 A5**
2. AFTER THE GEOGRID IS INSTALLED OVER THE INITIAL LAYER, THE GRADED AGGREGATE BASE MATERIALS CAN BE PUSHED OUT (MAX MACHINE SIZE IS 10 TON LGP DOZER OR SMALLER) IN A SINGLE LIFT AND STATIC ROLLED BY A MACHINE WITH A MAX GROSS VEHICLE WEIGHT OF 6 TONS. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED. SPEC SECTION 3.05 A5
2. ONLY LOW PRESSURE TIRE OR TRACK VEHICLES (LESS THAN 7 PSI AND OPERATING WEIGHT OF LESS THAN 20,000 LBS) SHALL BE OPERATED OVER THE R-TANK SYSTEM DURING CONSTRUCTION. **SPEC SECTION 3.05 A5**
3. DUMP TRUCKS AND PANS SHALL NOT BE OPERATED WITHIN THE R-TANK SYSTEM AT ANY TIME. WHERE NECESSARY, THE HEAVY EQUIPMENT SHOULD UNLOAD IN AN AREA ADJACENT TO THE R-TANK SYSTEM AND THE MATERIAL SHOULD BE MOVED OVER THE SYSTEM WITH TRACKED EQUIPMENT. **SPEC SECTION 3.05 A5**
4. ENSURE THAT ALL UNRELATED CONSTRUCTION TRAFFIC IS KEPT AWAY FROM THE LIMITS OF EXCAVATION UNTIL THE PROJECT IS COMPLETE AND FINAL SURFACE MATERIALS ARE IN PLACE. NO NON-INSTALLATION RELATED LOADING SHOULD BE ALLOWED OVER THE R-TANK SYSTEM UNTIL THE FINAL DESIGN SECTION HAS BEEN CONSTRUCTED (INCLUDING PAVEMENT). **SPEC SECTION 3.05 B**
5. SEE R-TANK INSTALLATION GUIDE OR CONTACT YOUR LOCAL FERGUSON REPRESENTATIVE FOR ADDITIONAL INFORMATION.



DUMP TRUCK DETAIL



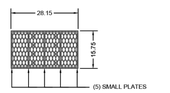
FERGUSON WATERWORKS
FOR ADDITIONAL INFORMATION PLEASE VISIT: www.fergusongss.com

R-TANK$^{HD, SD, MD}$ CONSTRUCTION EQUIPMENT (TRAFFIC) DETAIL

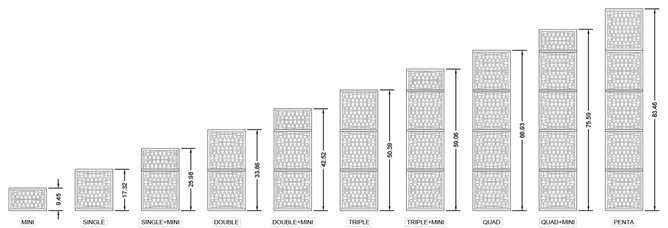
DRAWN BY	JKD
DATE	5/27/2025
SHEET NO.	1 of 1

R-TANK HD UNIT INFORMATION					
UNIT TYPE	WIDTH	LENGTH	HEIGHT	STORAGE VOLUME	WEIGHT
MINI	15.75"	28.15"	9.45"	2.30 CF	10.90 LBS.
SINGLE	15.75"	28.15"	17.32"	4.22 CF	17.30 LBS.
SINGLE+MINI	15.75"	28.15"	25.98"	6.33 CF	25.90 LBS.
DOUBLE	15.75"	28.15"	33.86"	8.25 CF	32.30 LBS.
DOUBLE+MINI	15.75"	28.15"	42.52"	10.36 CF	41.00 LBS.
TRIPLE	15.75"	28.15"	50.39"	12.28 CF	47.40 LBS.
TRIPLE+MINI	15.75"	28.15"	59.06"	14.39 CF	56.00 LBS.
QUAD	15.75"	28.15"	66.93"	16.31 CF	62.40 LBS.
QUAD+MINI	15.75"	28.15"	75.59"	18.42 CF	63.80 LBS.
PENTA	15.75"	28.15"	83.46"	20.34 CF	69.30 LBS.

NOTES:
1. R-TANK HD HAS AN INTERNAL VOID SPACE OF 95% AND A SURFACE AREA VOID OF 90%.
2. R-TANK HD HAS A MAXIMUM COMPRESSION STRENGTH OF 33.4 PSI, (MODULE ONLY).
3. R-TANK HD IS MADE FROM 100% RECYCLED POLYPROPYLENE.
4. R-TANK HD IS COMPRISED OF 5 SMALL WALLS PER UNITS.



TOP VIEW



FERGUSON WATERWORKS
FOR ADDITIONAL INFORMATION PLEASE VISIT: www.fergusongss.com

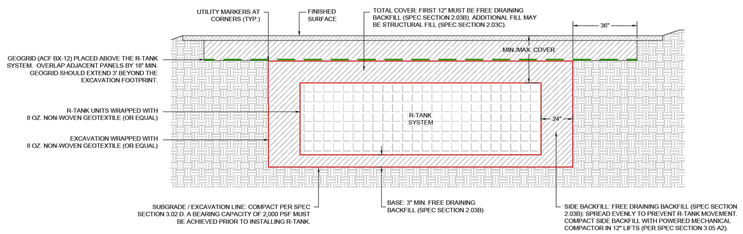
R-TANK^{HD} MODULE DETAIL

DRAWN BY	JKD
DATE	8/29/2024
SHEET NO.	1 of 1

NOTES:
1. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.
2. FOR INFILTRATION APPLICATIONS, UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK FOOTPRINT. THE ENGINEER OF RECORD IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY OF THE SUBGRADE, AND BASE.
3. FOR INSTALLATIONS IN LANDSCAPED AREAS, THE INSTALLATION OF TREES IS PROHIBITED ABOVE THE R-TANK UNITS. PLEASE CONTACT YOUR LOCAL FERGUSON WATERWORKS REPRESENTATIVE FOR MORE INFORMATION.
4. THE R-TANK SYSTEM IS NOT DESIGNED TO SUPPORT LOADS FROM BUILDINGS OR STRUCTURES. THEREFORE, THE ENGINEER OF RECORD MUST COORDINATE WITH THE PROPER DISCIPLINES TO ENSURE NO STRUCTURAL LOADS ARE IMPARTED UPON THE SYSTEM AND ANY INFILTRATION FROM THE SYSTEM HAS BEEN ACCOUNTED FOR IN THE FOUNDATION DESIGN.

R-TANK UNIT LOAD RATING				
UNIT TYPE	COMPRESSION STRENGTH	HS-20 MIN. COVER*	HS-25 MIN. COVER*	MAX. COVER*
HD	33.0 PSI	20"	24"	6.99'
SD	42.0 PSI	18"	21"	9.99'
MD	64.0 PSI	15"	18"	9.99'
UD	134.0 PSI	12"	15"	6.99'

* MINIMUM AND MAXIMUM COVER ARE MEASURED FROM THE TOP OF THE R-TANK UNIT TO THE TOP OF THE FINISHED SURFACE.



FERGUSON WATERWORKS
FOR ADDITIONAL INFORMATION PLEASE VISIT: www.fergusongss.com

R-TANK$^{HD, SD, MD, UD}$ VEHICULAR LOAD (HS-20 / HS-25) SECTION DETAIL

DRAWN BY	JKD
DATE	5/27/2025
SHEET NO.	1 of 1

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MOREIN — REGISTERED ENGINEER — AGRICULTURE — No. 109855 — STATE OF TENNESSEE

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	06/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

SITE DETAILS

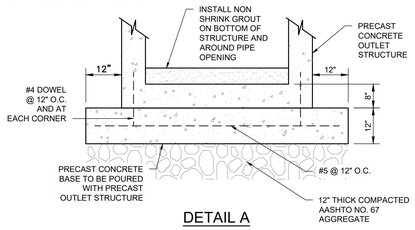
C4.4

1421-01 MORNING POINTE

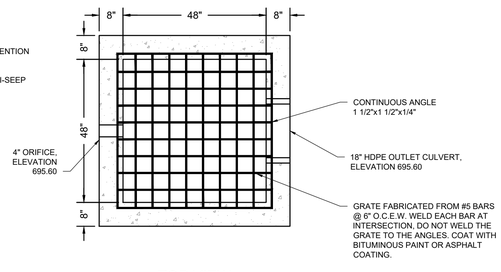
Monday, May 18, 2026
10:12:2 AM by JASON MOREIN - Columbia\92 Civil\Sheets\1421-01 Site Details.dwg

NOTES:

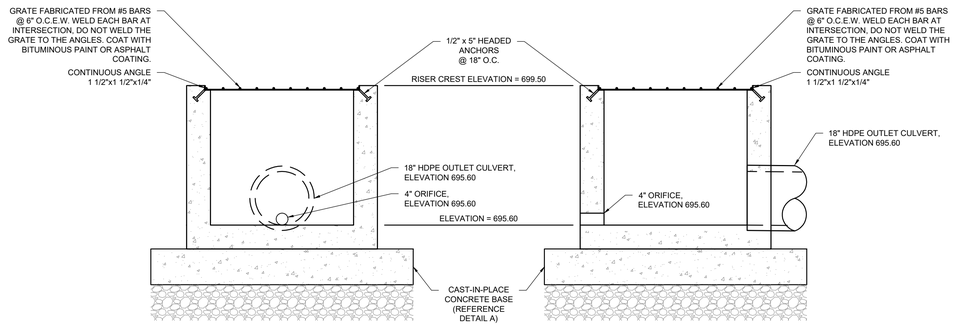
1. ALL CONCRETE SHALL BE CLASS A CONCRETE, 4000 PSI, 5% AIR ENTRAINED.
2. INLET JOINTS TO BE SEALED WITH 1" DIAMETER FLEXIBLE BUTYL RUBBER JOINT SEALANT, USE 1/2" DIAMETER FOR FRAME AND GRATE.
3. LIFTING HOLES TO BE POINTED WITH NON-SHRINK GROUT, AND LEFT WATERTIGHT, NEAT AND SMOOTH.
4. COAT WITH BITUMINOUS PAINT OR ASPHALT COATING.
5. CONTRACTOR SHALL REFER TO DETENTION POND BERM WITH OUTLET STRUCTURE DETAIL ON THIS SHEET FOR DETAILS OF DETENTION POND BERM.
6. CONTRACTOR SHALL REFER TO DETENTION POND OUTLET STRUCTURE TRASH RACK DETAIL, COMPACTION KEY DETAIL AND ANTI-SEEP COLLAR DETAIL FOR DETAILS OF THESE ITEMS ON THIS SHEET.



DETAIL A



TOP VIEW



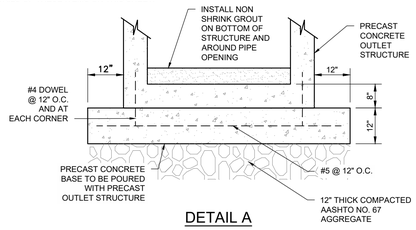
SIDE VIEW FRONT VIEW

DETENTION AREA #1 OUTLET STRUCTURE

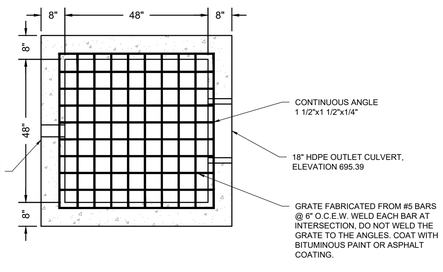
NOT TO SCALE

NOTES:

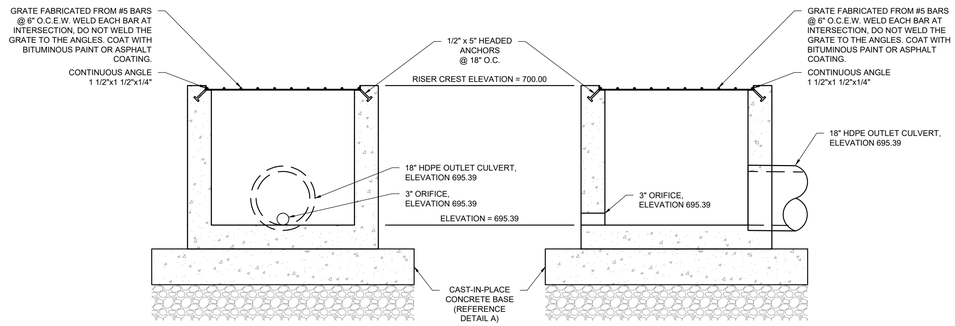
1. ALL CONCRETE SHALL BE CLASS A CONCRETE, 4000 PSI, 5% AIR ENTRAINED.
2. INLET JOINTS TO BE SEALED WITH 1" DIAMETER FLEXIBLE BUTYL RUBBER JOINT SEALANT, USE 1/2" DIAMETER FOR FRAME AND GRATE.
3. LIFTING HOLES TO BE POINTED WITH NON-SHRINK GROUT, AND LEFT WATERTIGHT, NEAT AND SMOOTH.
4. COAT WITH BITUMINOUS PAINT OR ASPHALT COATING.
5. CONTRACTOR SHALL REFER TO DETENTION POND BERM WITH OUTLET STRUCTURE DETAIL ON THIS SHEET FOR DETAILS OF DETENTION POND BERM.
6. CONTRACTOR SHALL REFER TO DETENTION POND OUTLET STRUCTURE TRASH RACK DETAIL, COMPACTION KEY DETAIL AND ANTI-SEEP COLLAR DETAIL FOR DETAILS OF THESE ITEMS ON THIS SHEET.



DETAIL A



TOP VIEW



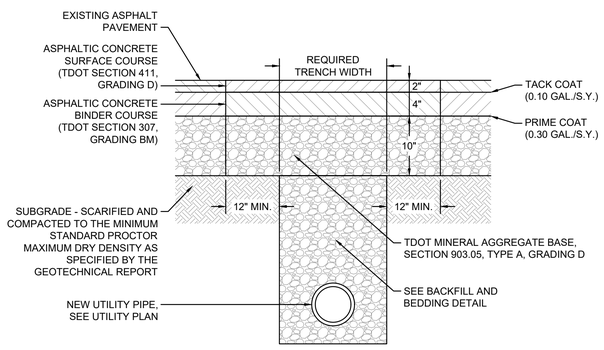
SIDE VIEW FRONT VIEW

DETENTION AREA #2 OUTLET STRUCTURE

NOT TO SCALE

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF SPRING HILL AND TDOT STANDARD SPECIFICATIONS.
2. EDGE OF EXISTING PAVEMENT TO BE TRIMMED A MINIMUM OF 12" BEYOND EACH SIDE OF TRENCH WIDTH TO OBTAIN NEAT LINES. COLD MIX TO BE PLACED AS A TEMPORARY SURFACE WITHIN 48 HOURS OF MAKING ROAD CROSSING.
3. A MINIMUM OF TWO INCHES OF ASPHALTIC CONCRETE BINDER ("B MODIFIED) SHALL BE REQUIRED FOR ALL PAVEMENT REPAIRS. AN ADDITIONAL TWO INCHES SHALL BE PLACED WHEN DIRECTED BY THE CITY OF SPRING HILL.
4. ALL LATERAL STREET CUTS MUST BE COVERED WITH STEEL PLATES OF SUFFICIENT THICKNESS TO SPAN THE CUT WITHOUT NOTICEABLE DEFLECTION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL ROAD CUT PERMITS PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO REINSTALL ALL STRIPING, PAVEMENT MARKERS, SIGNAL LOOPS, ETC. AFFECTED BY PAVEMENT REPLACEMENT.
6. ROAD SHALL BE REPAIRED PER CITY OF SPRING HILL MAJOR THOROUGHFARE PLAN AND AS DIRECTED BY THE CITY.

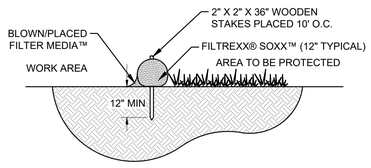


UTILITY TRENCH PAVEMENT REPAIR

NOT TO SCALE

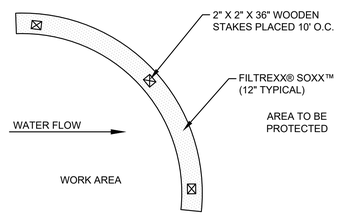
NOTES:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE EROSION CONTROL SPECIALIST.
4. FILTER SOCK IS ALLOWED TO BE USED IN ROCKY AREAS IN LIEU OF SILT FENCE.



SECTIONAL VIEW

NOT TO SCALE



PLAN VIEW

NOT TO SCALE

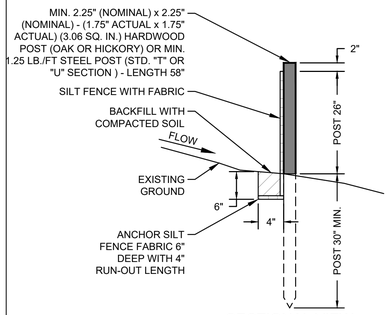
NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

FILTREXX FILTER SOCK

NOT TO SCALE

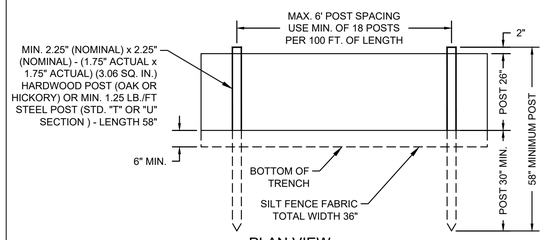
NOTES

1. WHERE WIRE BACKING IS REQUIRED, WIRE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. WHERE WIRE BACKING IS REQUIRED, MIDDLE AND VERTICAL WIRES SHALL BE 12 ½ GAUGE MIN.
3. WHERE WIRE BACKING IS REQUIRED, TOP AND BOTTOM WIRES SHALL BE 10 GAUGE MIN.



SECTIONAL VIEW

NOT TO SCALE



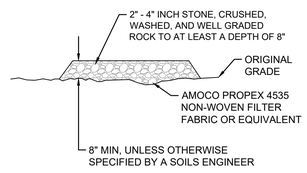
PLAN VIEW

NOT TO SCALE

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

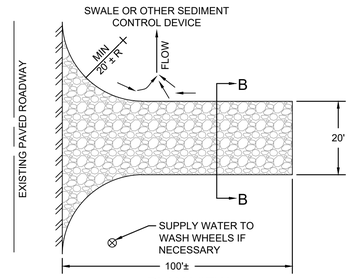
SILT FENCE

NOT TO SCALE



SECTION B-B

NOT TO SCALE



PLAN VIEW

NOT TO SCALE

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MOREIN — REGISTERED ENGINEER — AGRICULTURE — No. 119903 — STATE OF TENNESSEE

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

SITE DETAILS

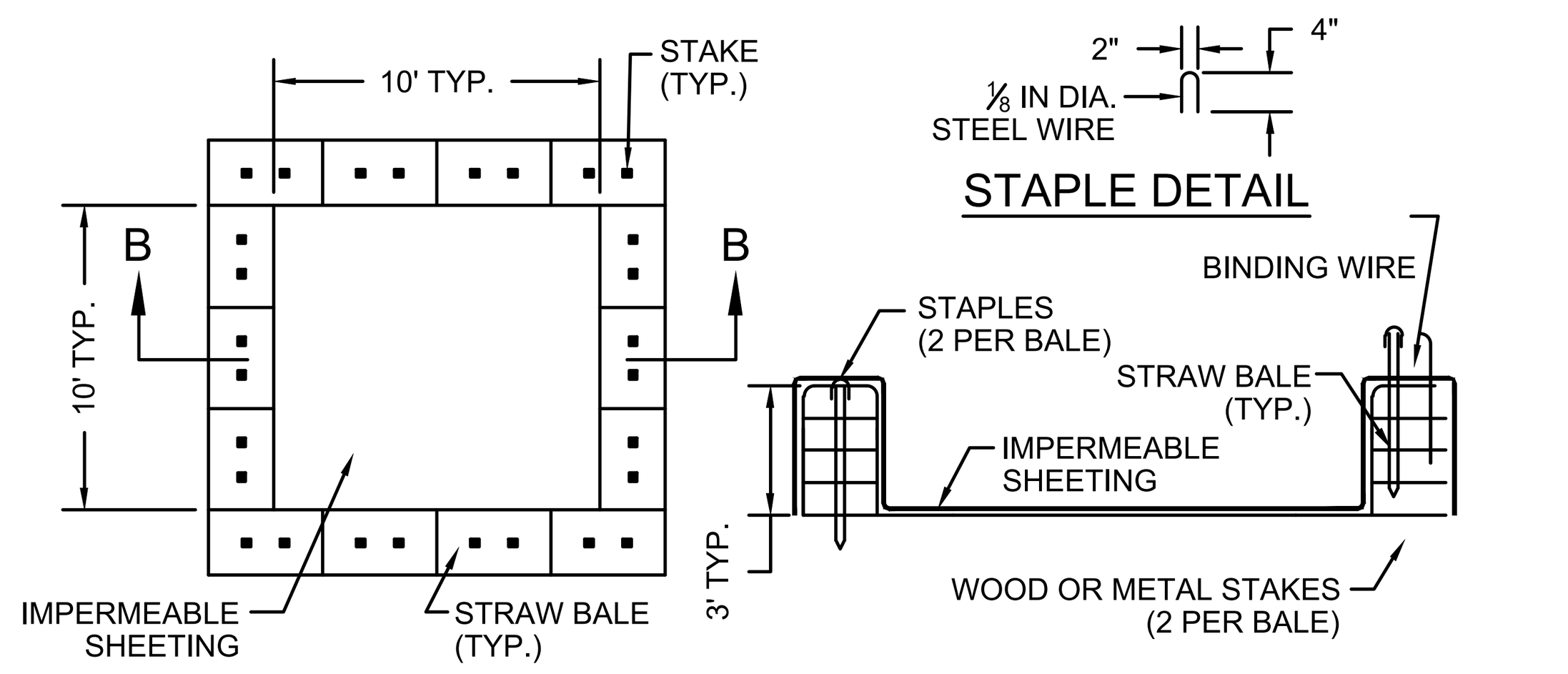
C4.5

1421-01 MORNING POINTE

Monday, May 18, 2026
Z:\421 Spring Hill\421-01 - Columbia\02 - Cad\Sheets\1421-01_Site Details.dwg

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



PLAN

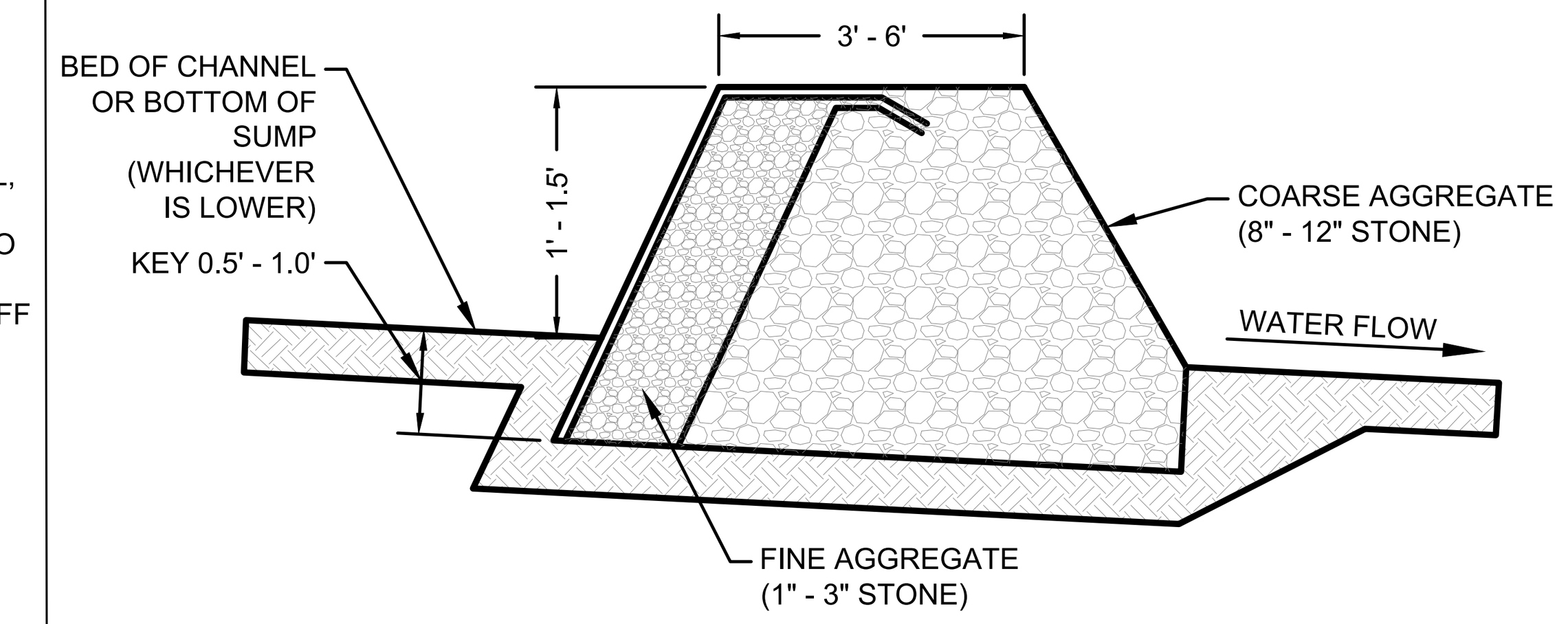
SECTION B-B

NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH.

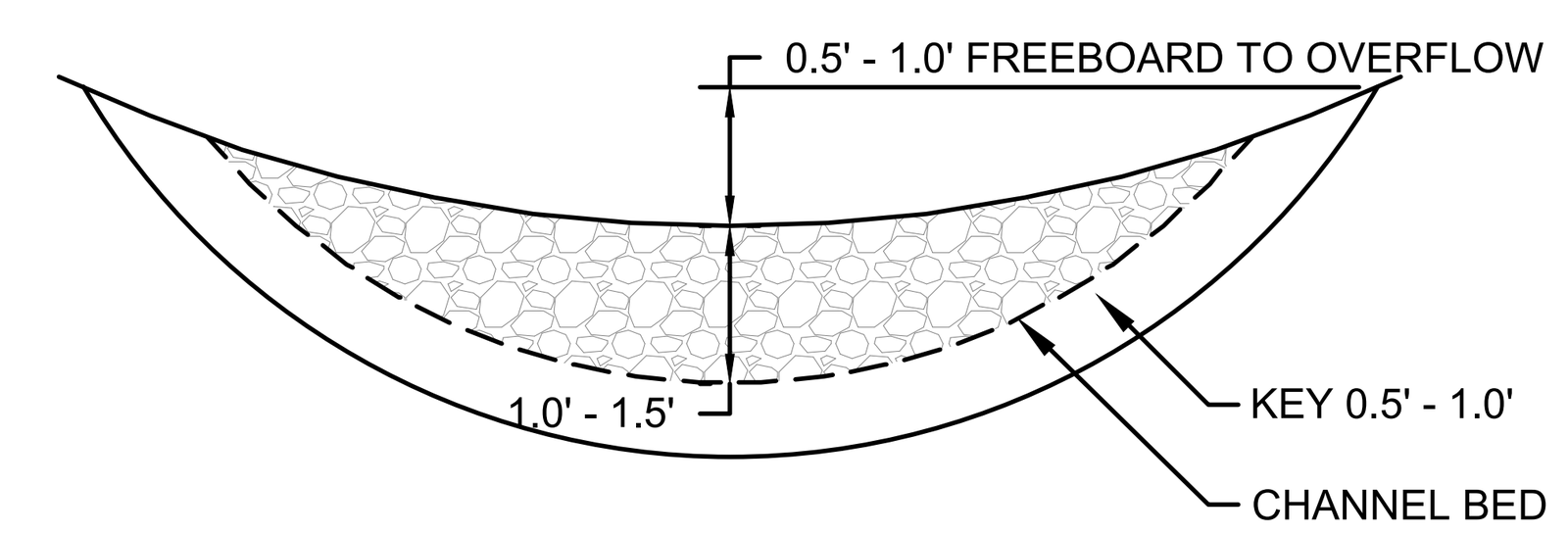
WASHOUT STRUCTURE WITH STRAW BALES

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

CONCRETE WASHOUT
NOT TO SCALE



CROSS-SECTION
NOT TO SCALE



ELEVATION
NOT TO SCALE

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

TEMPORARY ROCK CHECK DAM
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. ENSURE THAT THE SUBGRADE FOR THE FILTER AND RIPRAP FOLLOWS THE REQUIRED LINES AND GRADES SHOWN IN THE PLAN. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO THE DENSITY OF THE SURROUNDING UNDISTURBED MATERIAL. LOW AREAS IN THE SUBGRADE ON UNDISTURBED SOIL MAY ALSO BE FILLED BY INCREASING THE RIPRAP THICKNESS.
2. THE RIPRAP AND GRAVEL FILTER MUST CONFORM TO THE SPECIFIED GRADING LIMITS SHOWN ON THE PLANS.
3. GEOTEXTILE MUST MEET DESIGN REQUIREMENTS AND BE PROPERLY PROTECTED FROM PUNCHING OR TEARING DURING INSTALLATION. REPAIR ANY DAMAGE BY REMOVING THE RIPRAP AND PLACING ANOTHER PIECE OF FILTER FABRIC OVER THE DAMAGED AREA. ALL CONNECTING JOINTS SHOULD OVERLAP A MINIMUM OF 1 FT. IF THE DAMAGE IS EXTENSIVE, REPLACE THE ENTIRE FILTER FABRIC.
4. RIPRAP MAY BE PLACED BY EQUIPMENT, BUT TAKE CARE TO AVOID DAMAGING THE FILTER FABRIC.
5. THE MINIMUM THICKNESS OF THE RIPRAP SHOULD BE 1.5 TIMES THE MAXIMUM STONE DIAMETER.
6. CONSTRUCT THE APRON ON ZERO GRADE WITH NO OVERFALL AT THE END. MAKE THE TOP OF THE RIPRAP AT THE DOWNSTREAM END LEVEL WITH THE RECEIVING AREA OR SLIGHTLY BELOW IT.
7. ENSURE THAT THE APRON IS PROPERLY ALIGNED WITH THE RECEIVING STREAM AND PREFERABLY STRAIGHT THROUGHOUT ITS LENGTH. IF A CURVE IS NEEDED TO FIT SITE CONDITIONS, PLACE IT IN THE UPPER SECTION OF THE APRON.
8. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.
9. STONE QUALITY - SELECT STONE FOR RIPRAP FROM FIELD STONE OR QUARRY STONE. THE STONE SHOULD BE HARD, ANGULAR, AND HIGHLY WEATHER-RESISTANT. THE SPECIFIC GRAVITY OF THE INDIVIDUAL STONES SHOULD BE AT LEAST 2.5.

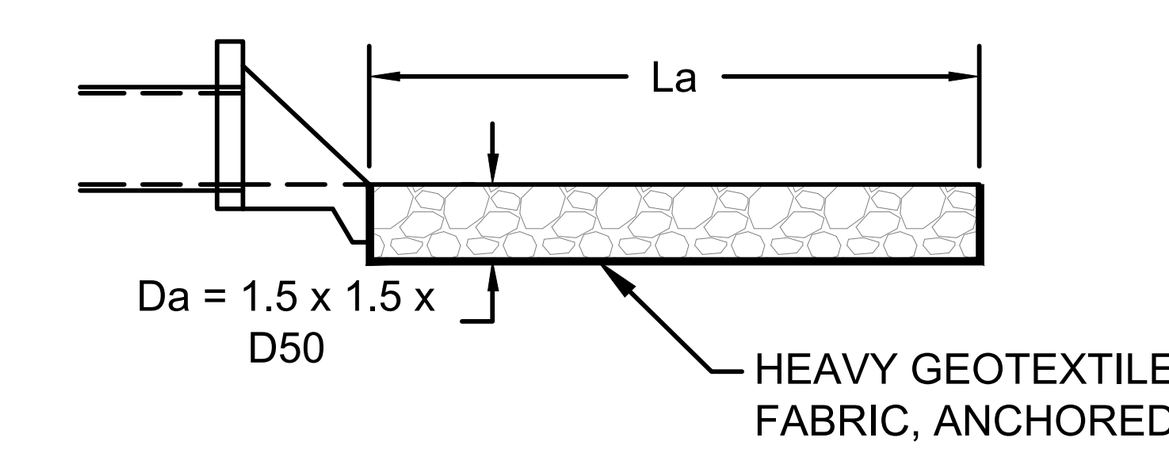
CONSTRUCTION SPECIFICATIONS

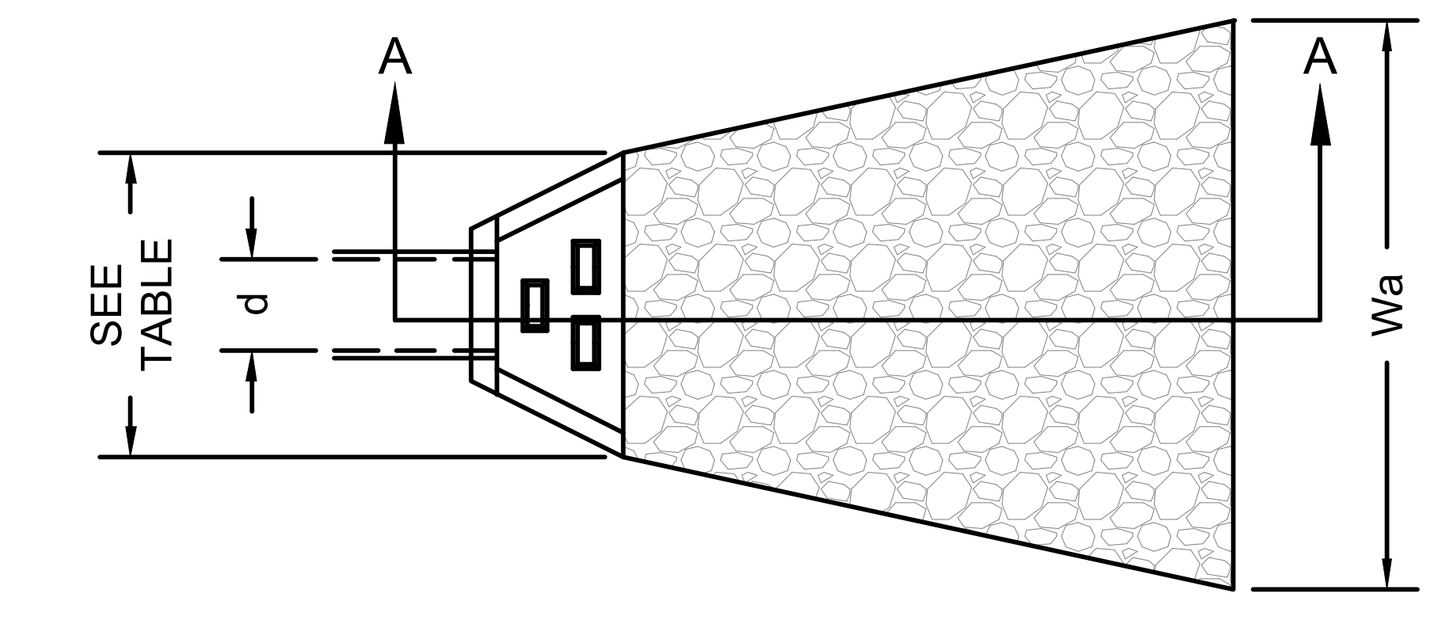
10. FILTER - INSTALL A FILTER TO PREVENT SOIL MOVEMENT THROUGH THE OPENINGS IN THE RIPRAP. THE FILTER SHOULD CONSIST OF A GRADED GRAVEL LAYER OR A SYNTHETIC FILTER CLOTH.

MAINTENANCE
INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

DETAIL NOTES
1. L_a IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IF THE PIPE DISCHARGES DIRECTLY INTO A WELL-DEFINED CHANNEL, THE APRON SHOULD EXTEND ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION 1 FOOT ABOVE THE HIGH TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHALL BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.

APRON LENGTH AND THICKNESS
THE APRON DIMENSIONS AND d_{50}, STONE MEDIAN SIZE, SHALL BE AS FOLLOWS:

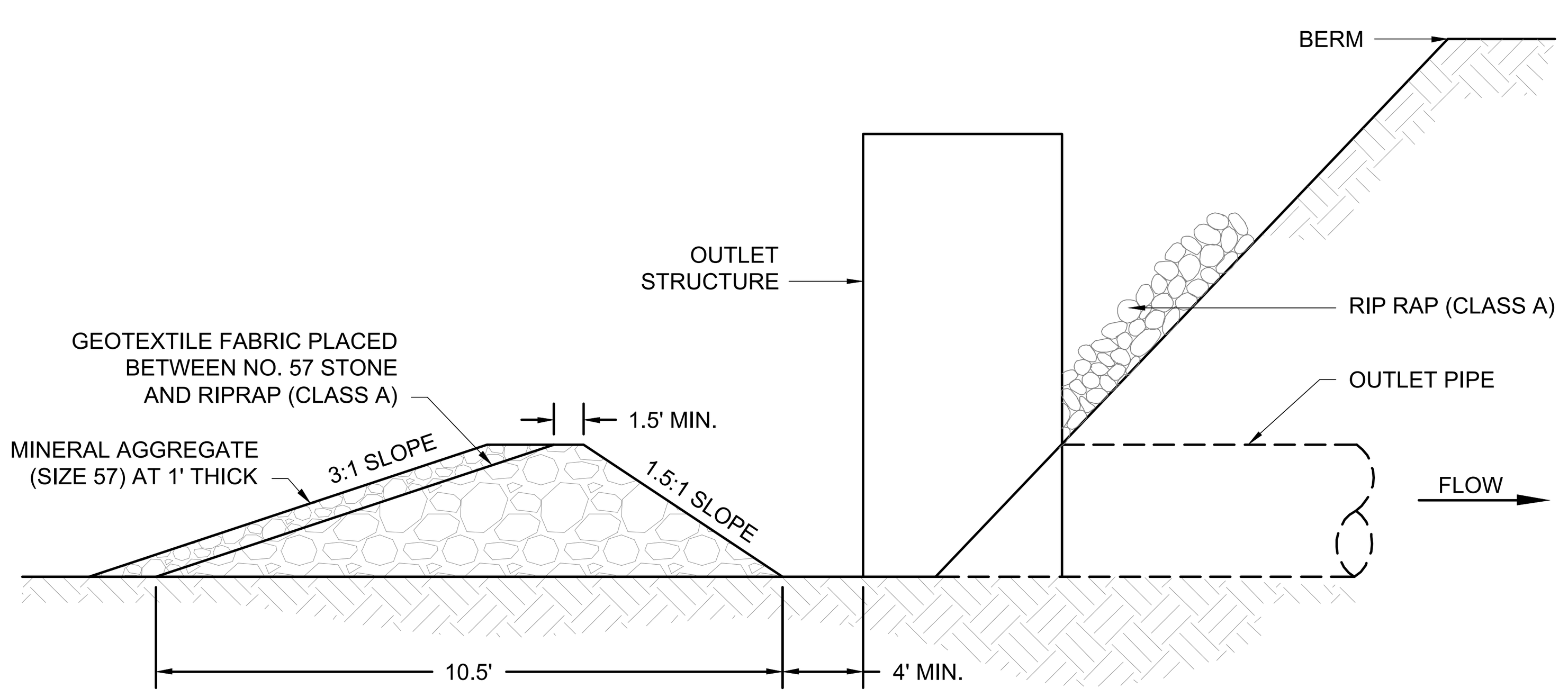




PLAN
PIPE OUTLET TO FLAT AREA

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

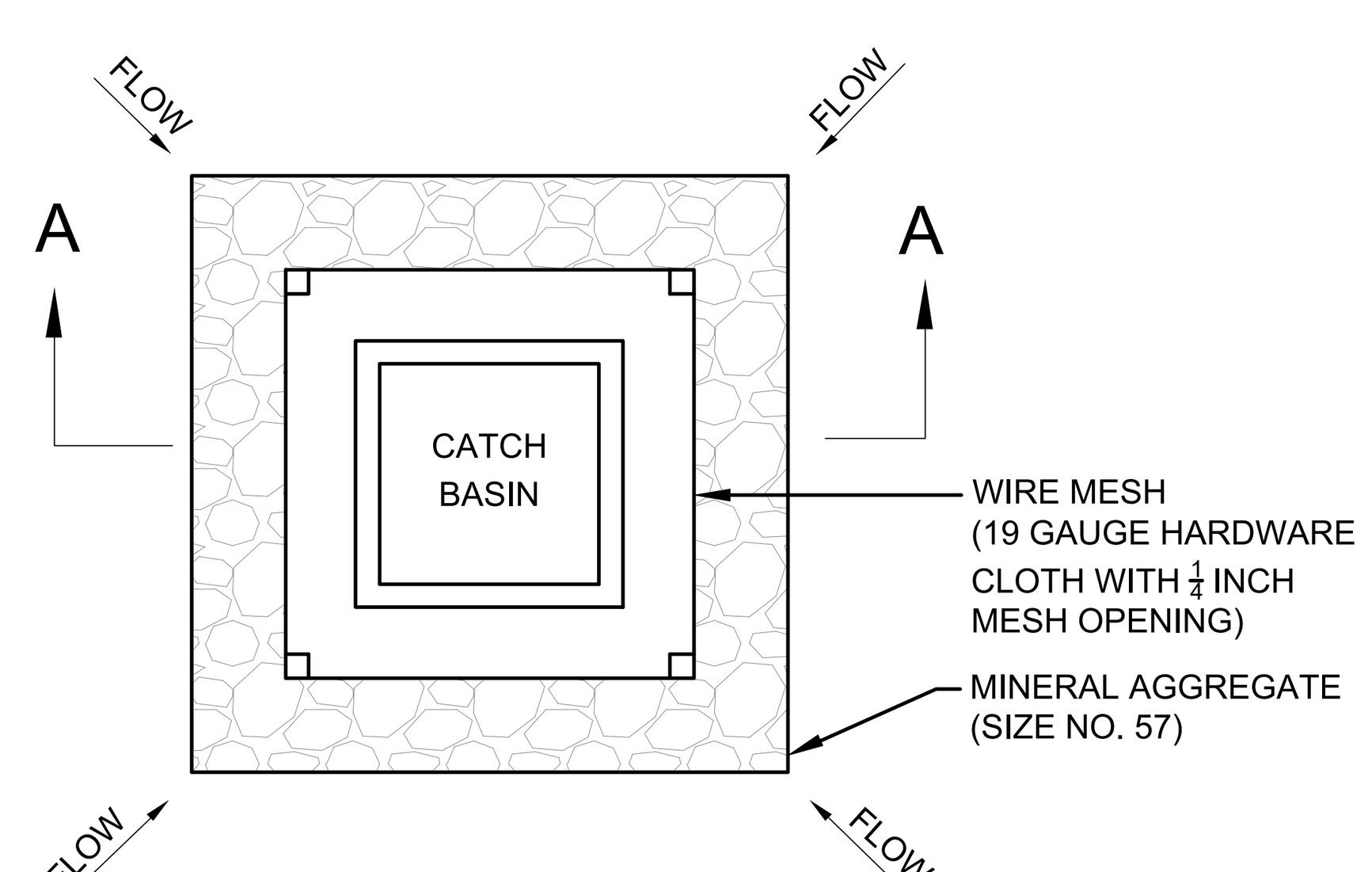
OUTLET PROTECTION
NOT TO SCALE



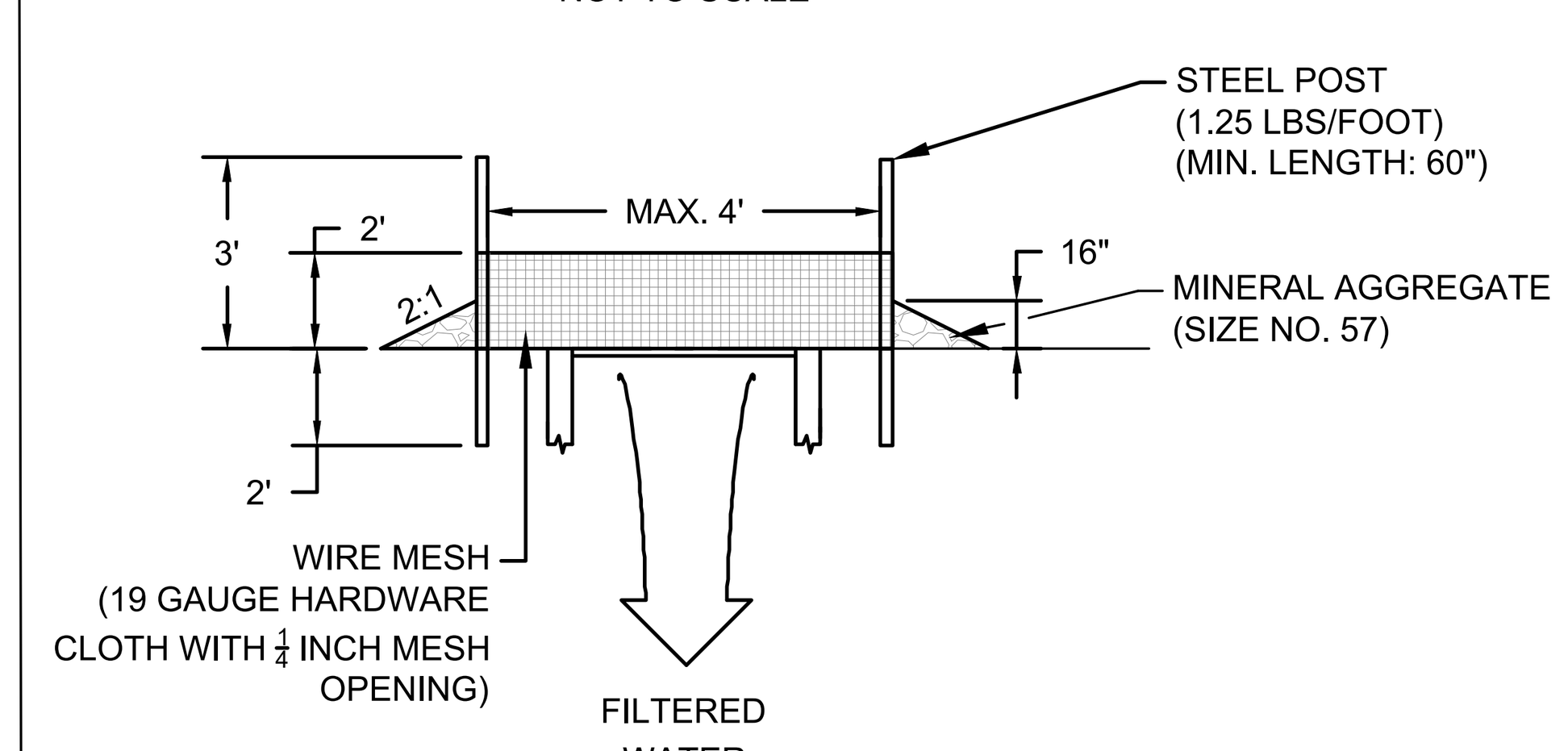
SECTIONAL VIEW

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

ROCK FILTER RING
NOT TO SCALE



PLAN VIEW
NOT TO SCALE



SECTION A-A
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

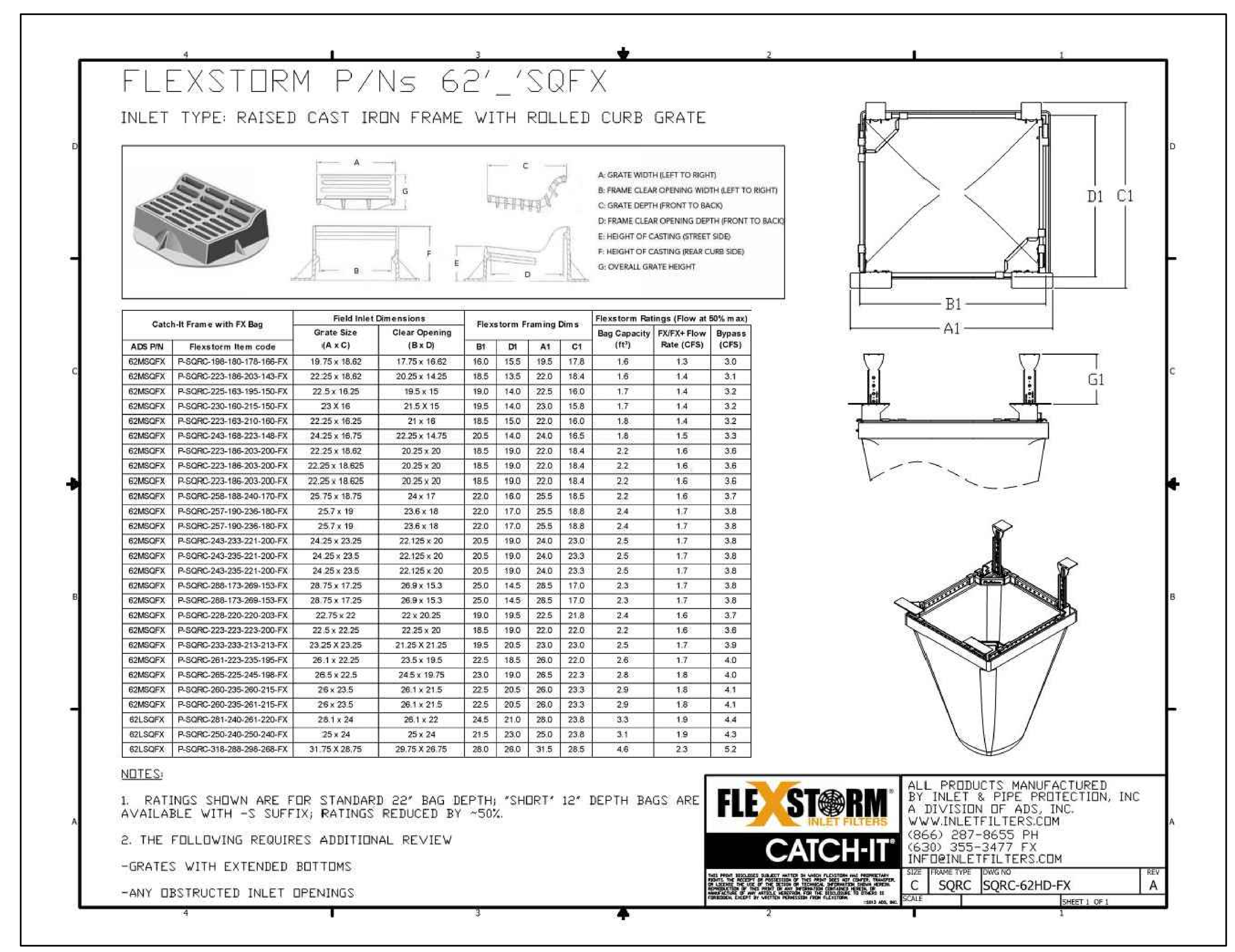
1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (#57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZE IT WITH GROUNDCOVER.

MAINTENANCE AND INSPECTION POINTS

1. SEDIMENT SHOULD NOT BE ALLOWED TO WASH INTO THE INLET. IT SHOULD BE REMOVED FROM THE INLET PROTECTION AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET AGAIN. REMOVE SEDIMENT FROM THE DEPOSITION AREAS WHEN HALF THE HEIGHT OF THE STORAGE AREA HAS BEEN FILLED.
2. CHECK MEASURE FOR DAMAGE OR EVIDENCE OF EROSION AND BYPASSING AROUND THE INLET PROTECTION. IF INLETS ARE IN SERIES, RUNOFF THAT BYPASSES AN UPGRADIENT INLET CAN OVERWHELM A DOWNGRADIENT INLET PROTECTION DEVICE. SAND BAGS, DIVERSIONS, OR OTHER METHODS SHOULD BE USED TO DIRECT RUNOFF INTO STORM DRAIN INLETS.
3. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHOULD BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHOULD BE BROUGHT TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

INLET PROTECTION (PRE-PAVED AREAS)
NOT TO SCALE



FLEXSTORM P/Ns 62'_'SQFX

INLET TYPE: RAISED CAST IRON FRAME WITH ROLLED CURB GRATE

A: GRATE WIDTH (LEFT TO RIGHT)
B: FRAME CLEAR OPENING WIDTH (LEFT TO RIGHT)
C: GRATE DEPTH (FRONT TO BACK)
D: FRAME CLEAR OPENING DEPTH (FRONT TO BACK)
E: HEIGHT OF CASTING (STREET SIDE)
F: HEIGHT OF CASTING (REAR CURB SIDE)
G: OVERALL GRATE HEIGHT

Catch-It Frame with FX Bag		Field Inlet Dimensions		Flexstorm Framing Dims				Flexstorm Ratings (Flow at 50% max)		
ADS P/N	Flexstorm Item code	Grate Size (A x C)	Clear Opening (B x D)	B1	D1	A1	C1	Bag Capacity (ft³)	FX/FX+ Flow Rate (CFS)	Bypass (CFS)
62MSQFX	P-SQRC-198-180-178-166-FX	19.75 x 18.62	17.75 x 16.62	16.0	15.5	19.5	17.8	1.6	1.3	3.0
62MSQFX	P-SQRC-223-186-203-143-FX	22.25 x 18.62	20.25 x 14.25	18.5	13.5	22.0	18.4	1.6	1.4	3.1
62MSQFX	P-SQRC-225-163-195-150-FX	22.5 x 16.25	19.5 x 15	19.0	14.0	22.5	16.0	1.7	1.4	3.2
62MSQFX	P-SQRC-230-160-215-150-FX	23 X 16	21.5 X 15	19.5	14.0	23.0	15.8	1.7	1.4	3.2
62MSQFX	P-SQRC-223-163-210-160-FX	22.25 x 16.25	21 x 16	18.5	15.0	22.0	16.0	1.8	1.4	3.2
62MSQFX	P-SQRC-243-168-223-148-FX	24.25 x 16.75	22.25 x 14.75	20.5	14.0	24.0	16.5	1.8	1.5	3.3
62MSQFX	P-SQRC-223-186-203-200-FX	22.25 x 18.62	20.25 x 20	18.5	19.0	22.0	18.4	2.2	1.6	3.6
62MSQFX	P-SQRC-223-186-203-200-FX	22.25 x 18.625	20.25 x 20	18.5	19.0	22.0	18.4	2.2	1.6	3.6
62MSQFX	P-SQRC-223-186-203-200-FX	22.25 x 18.625	20.25 x 20	18.5	19.0	22.0	18.4	2.2	1.6	3.6
62MSQFX	P-SQRC-258-188-240-170-FX	25.75 x 18.75	24 x 17	22.0	16.0	25.5	18.5	2.2	1.6	3.7
62MSQFX	P-SQRC-257-190-236-180-FX	25.7 x 19	23.6 x 18	22.0	17.0	25.5	18.8	2.4	1.7	3.8
62MSQFX	P-SQRC-257-190-236-180-FX	25.7 x 19	23.6 x 18	22.0	17.0	25.5	18.8	2.4	1.7	3.8
62MSQFX	P-SQRC-243-233-221-200-FX	24.25 x 23.25	22.125 x 20	20.5	19.0	24.0	23.0	2.5	1.7	3.8
62MSQFX	P-SQRC-243-235-221-200-FX	24.25 x 23.5	22.125 x 20	20.5	19.0	24.0	23.3	2.5	1.7	3.8
62MSQFX	P-SQRC-243-235-221-200-FX	24.25 x 23.5	22.125 x 20	20.5	19.0	24.0	23.3	2.5	1.7	3.8
62MSQFX	P-SQRC-288-173-269-153-FX	28.75 x 17.25	26.9 x 15.3	25.0	14.5	28.5	17.0	2.3	1.7	3.8
62MSQFX	P-SQRC-288-173-269-153-FX	28.75 x 17.25	26.9 x 15.3	25.0	14.5	28.5	17.0	2.3	1.7	3.8
62MSQFX	P-SQRC-228-220-220-203-FX	22.75 x 22	22 x 20.25	19.0	19.5	22.5	21.8	2.4	1.6	3.7
62MSQFX	P-SQRC-223-223-223-200-FX	22.5 x 22.25	22.25 x 20	18.5	19.0	22.0	22.0	2.2	1.6	3.6
62MSQFX	P-SQRC-233-233-213-213-FX	23.25 X 23.25	21.25 X 21.25	19.5	20.5	23.0	23.0	2.5	1.7	3.9
62MSQFX	P-SQRC-261-223-235-195-FX	26.1 x 22.25	23.5 x 19.5	22.5	18.5	26.0	22.0	2.6	1.7	4.0
62MSQFX	P-SQRC-265-225-245-198-FX	26.5 x 22.5	24.5 x 19.75	23.0	19.0	26.5	22.3	2.8	1.8	4.0
62MSQFX	P-SQRC-260-235-260-215-FX	26 x 23.5	26.1 x 21.5	22.5	20.5	26.0	23.3	2.9	1.8	4.1
62MSQFX	P-SQRC-260-235-261-215-FX	26 x 23.5	26.1 x 21.5	22.5	20.5	26.0	23.3	2.9	1.8	4.1
62LSQFX	P-SQRC-281-240-261-220-FX	28.1 x 24	26.1 x 22	24.5	21.0	28.0	23.8	3.3	1.9	4.4
62LSQFX	P-SQRC-250-240-250-240-FX	25 x 24	25 x 24	21.5	23.0	25.0	23.8	3.1	1.9	4.3
62LSQFX	P-SQRC-318-288-298-268-FX	31.75 X 28.75	29.75 X 26.75	28.0	26.0	31.5	28.5	4.6	2.3	5.2

NOTES:

1. RATINGS SHOWN ARE FOR STANDARD 22" BAG DEPTH; "SHORT" 12" DEPTH BAGS ARE AVAILABLE WITH -S SUFFIX; RATINGS REDUCED BY ~50%.

2. THE FOLLOWING REQUIRES ADDITIONAL REVIEW

-GRATES WITH EXTENDED BOTTOMS

-ANY OBSTRUCTED INLET OPENINGS

D1 C1
B1
A1
G1

FLEXSTORM INLET FILTERS
CATCH-IT

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SIZE	FRAME TYPE	DWG NO	REV
C	SQRC	SQRC-62HD-FX	A

SCALE   SHEET 1 OF 1

INLET PROTECTION (POST-PAVED AREAS)
NOT TO SCALE

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
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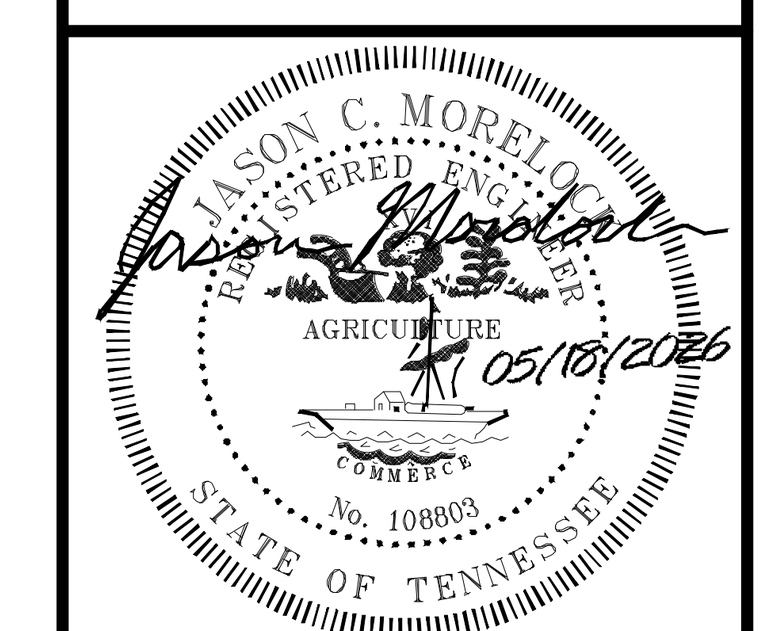

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

SITE DETAILS

C4.6

1421-01 MORNING POINTE

Monday, May 18, 2026
Z:\1421_Morning Pointe\01 - Columbia\02 - Cad\Sheets\1421-01_Site Details.dwg

CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING:
EXCESSIVE WATER RUNOFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS DITCHES, DIKES, DIVERSIONS, AND SEDIMENT BASINS. NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION:
GOOD SEEDBED PREPARATION IS ESSENTIAL TO SUCCESSFUL PLANT ESTABLISHMENT. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE AND UNIFORM. WHERE HYDROSEEDING METHODS ARE USED, THE SURFACE MAY BE LEFT WITH A MORE IRREGULAR SURFACE OF LARGE CLODS AND STONES.

LIMING:
APPLY LIME ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE PH (ACIDITY) OF THE SOIL IS NOT KNOWN, AN APPLICATION OF GROUND AGRICULTURAL LIMESTONE AT THE RATE TO 1 TO 1½ TONS/ACRE ON COARSE TEXTURED SOILS AND 2-3 TONS/ACRE ON FINE TEXTURED SOILS IS USUALLY SUFFICIENT. APPLY LIMESTONE UNIFORMLY AND INCORPORATE INTO THE TOP 4-6 INCHES OF SOIL. SOILS WITH A PH OF 6 OR HIGHER DO NOT NEED TO BE LIMED.

FERTILIZER:
BASE APPLICATION RATES ON SOIL TESTS. WHEN SOIL TESTS ARE NOT POSSIBLE, APPLY A 10-10-10 GRADE FERTILIZER AT 700-1000LB/ACRE. BOTH FERTILIZER AND LIME SHOULD BE INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. IF A HYDRAULIC SEEDER IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES BEFORE THE APPLICATION.

SURFACE ROUGHENING:
IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE NECESSARY, EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSED THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. GROOVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.

CONSTRUCTION SPECIFICATIONS

SEEDING:
SELECT A NON-INVASIVE GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEE FIGURES 7.8-1 TO 7.8-3 FOR SUGGESTIONS OF TEMPORARY SEEDING SPECIES. ALTHOUGH NATIVE PLANTS ARE PREFERRED, THERE ARE CURRENTLY NO AVAILABLE NATIVE SPECIES THAT ARE NOT COST PROHIBITIVE. NON-INVASIVE ANNUAL PLANTS ARE PREFERRED. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER. DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ¼ TO ½ INCHES DEEP. APPROPRIATE DEPTH OF PLANTING IS 10 TIMES THE SEED DIAMETER. SOIL SHOULD BE RAKED LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING:
THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS, AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH SITE CONDITIONS. HARSH SITE CONDITIONS INCLUDE:
- SEEDING IN FALL FOR WINTER COVER
- SLOPES STEEPER THAN 3:1
- EXCESSIVELY HOT OR DRY WEATHER
- ADVERSE SOILS (SHALLOW, ROCKY, OR HIGH IN CLAY OR SAND), AND
- AREAS RECEIVING CONCENTRATED FLOW.

IRRIGATION:
DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL ENSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE AS NEEDED. NEWLY SEEDED AREAS REQUIRE MORE WATER THAN MORE MATURE PLANTS.

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATES	GRASS SEED	SOIL AMENDMENTS	MULCH	MAINTENANCE
JANUARY 1 TO MAY 1	RYE (120 LBS/ACRE)	FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER.	APPLY 4,000 LBS/ACTE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESSED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.
MAY 1 TO AUGUST 15	OATS (60 LBS/ACRE)			
	BROWN TOP MILLET (30 LBS/ACRE)			
AUGUST 15 - DECEMBER 31	OATS (30 LBS/ACRE)			
	WINTER WHEAT (30 LBS/ACRE)			

NOTE:
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TEMPORARY SEEDING
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING:
GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE THE SLOPE, WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE OF VEGETATION.

CONCENTRATIONS OF WATER THAT COULD CAUSE EXCESSIVE SOIL EROSION SHOULD BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES MUST CONFORM TO THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

PLANT SELECTION:
ONLY CERTIFIED SEED SHALL BE USED. REFER TO TABLE FOR SUGGESTED SPECIES. GRASS TYPE SHOULD BE SELECTED ON THE BASIS OF SPECIES CHARACTERISTICS; SITE AND SOIL CONDITIONS; PLANNED USE AND MAINTENANCE OF THE AREA; TIME OF YEAR OF PLANTING, METHOD OF PLANTING; AND THE NEEDS AND DESIRES OF THE LAND USER.

PLANT SELECTION MAY ALSO INCLUDE ANNUAL COMPANION CROPS. ANNUAL COMPANION CROPS SHOULD BE USED ONLY WHEN THE PERENNIAL SPECIES ARE NOT PLANTED DURING THEIR OPTIMUM PLANTING PERIOD. CARE SHOULD BE TAKEN IN SELECTING COMPANION CROP SPECIES AND SEEDING RATES BECAUSE ANNUAL CROPS WILL COMPETE WITH PERENNIAL SPECIES FOR WATER, NUTRIENTS, AND GROWING SPACE. A HIGH SEEDING RATE OF THE COMPANION CROP MAY PREVENT THE ESTABLISHMENT OF PERENNIAL SPECIES.

RYEGRASS SHALL NOT BE USED IN ANY SEEDING MIXTURES CONTAINING PERMANENT, PERENNIAL SPECIES DUE TO ITS ABILITY TO OUT-COMPETE DESIRED SPECIES CHOSEN FOR PERMANENT PERENNIAL COVER. HOWEVER, CRIMSON, CLOVER, OATS AND WINTER WHEAT CAN BE PLANTED ANY TIME OF THE YEAR AND ARE RECOMMENDED AS A COVER CROP WITH NATIVE PERENNIAL SPECIES.

TOPSOIL:
TOPSOIL SHOULD BE REPLACED ON ALL AREAS TO BE SEEDED. SEE PRACTICE 7.3 FOR MORE INFORMATION ON THE REMOVAL, STORAGE AND REAPPLICATION OF TOPSOIL.

SEEDBED PREPARATION:
WHEN CONVENTIONAL SEEDING IS TO BE USED, TOPSOIL SHOULD BE APPLIED TO ANY AREA WHERE THE DISTURBANCE RESULTS IN SUBSOIL AT THE FINAL GRADE SURFACE. A MINIMUM DEPTH OF 4" IS REQUIRED. SOIL PH SHOULD BE ABOVE 5 – PREFERABLY BETWEEN 6.0 AND 6.5. SOIL ON THE SITE SHOULD BE TESTED TO DETERMINE LIME AND FERTILIZER RATES. SOIL SHOULD BE SUBMITTED TO A SOILS SPECIALIST OR COUNTY AGRICULTURAL EXTENSION AGENT FOR TESTING AND SOIL AMENDMENT RECOMMENDATIONS. IN THE ABSENCE OF SOIL TEST RESULTS, THE FOLLOWING APPLICATION RATES CAN BE USED:

GROUND AGRICULTURAL LIMESTONE:
- LIGHT-TEXTURED, SANDY SOILS: 1- 1 1/2 TONS/ACRE
- HEAVY-TEXTURED, CLAYEY SOILS: 2-3 TONS/ACRE

FERTILIZER:
- GRASSES: 800-1200 LB/ACRE OF 10-10-10 (OR THE EQUIVALENT)
- GRASS-LEGUME MIXTURES: 800-1200 LB/ACRE OF 5-10-10 (OR THE EQUIVALENT)

BROADCAST SEEDING:
- SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.
- TILLAGE, AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE TOPSOIL, LIME, AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A CRIMPER IS TO BE USED.
- TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
- TILLAGE SHOULD BE DONE PARALLEL TO THE CONTOUR WHERE FEASIBLE.
- ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE CONSECUTIVE BEDS, 6 TO 8 INCHES APART, IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

CONSTRUCTION SPECIFICATIONS

INOCULANTS:
NATIVE LEGUME SEEDS DO NOT NEED TO BE INOCULATED. ALL NON-NATIVE LEGUME SEED SHALL BE INOCULATED WITH APPROPRIATE NITROGEN FIXING BACTERIA. THE INOCULANTS SHALL BE PURE CULTURE PREPARED SPECIFICALLY FOR THE SEED SPECIES AND USED WITHIN THE DATES ON THE CONTAINER. A MIXING MEDIUM RECOMMENDED BY THE MANUFACTURER SHALL BE USED TO BOND THE INOCULANTS TO THE SEED. FOR CONVENTIONAL SEEDING, USE TWICE THE AMOUNT OF INOCULANTS RECOMMENDED BY THE MANUFACTURER.

NO-TILL SEEDING:
NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH. NATIVE GRASSES RESPOND VERY WELL TO DRILL SEEDING AT A DEPTH OF ONE-FOURTH INCH.

MULCH:
STRAW MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS AND MUST BE APPLIED IMMEDIATELY AFTER THE APPLICATION OF SEED. THE APPLICATION RATE FOR MULCH IS 2 TONS PER ACRE WITH OVERALL UNIFORM SOIL COVERAGE OF 70%. ALL MULCH MUST BE ANCHORED.

MAINTENANCE AND INSPECTION POINTS:
ANY AREAS THAT HAVE WASHED OUT DUE TO HIGH STORMWATER FLOWS, AREAS THAT HAVE BEEN DISTURBED BY BLOWING WIND, AND AREAS THAT DO NOT SHOW GOOD GERMINATION SHOULD BE RETREATED.

INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEEDINGS WITHIN THE SAME SEASON, IF POSSIBLE.

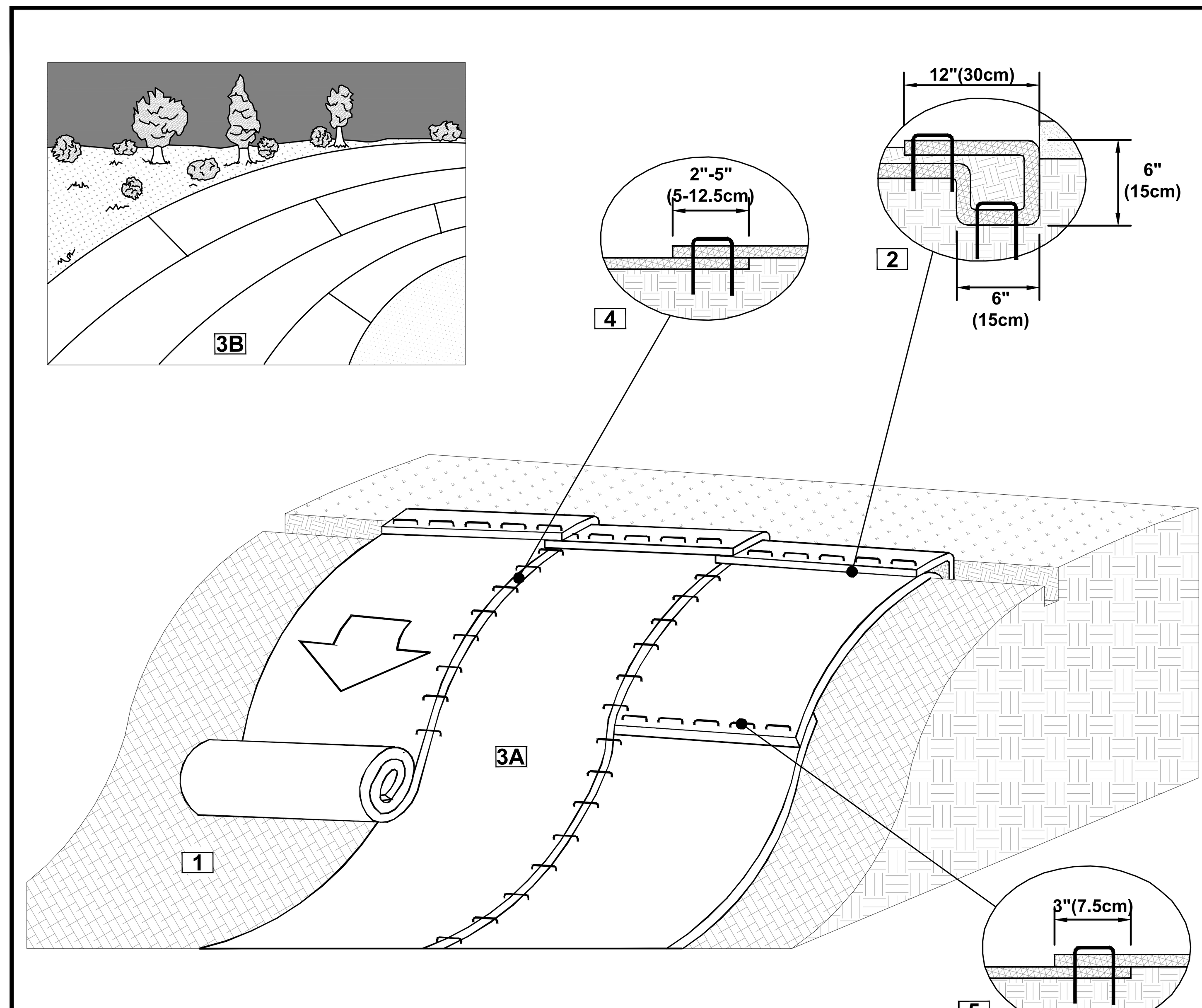
RESEEDING:
IF A STAND HAS INADEQUATE COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER. RE-ESTABLISH THE STAND AFTER SEEDBED PREPARATION OR OVER-SEED THE STAND. CONSIDER SEEDING TEMPORARY, ANNUAL SPECIES IF THE TIME OF YEAR IS NOT APPROPRIATE FOR PERMANENT SEEDING.

PERMANENT COVER SEEDING MIXTURES

ZONE		BEST	MARGINAL	PREFERRED RATE/MIX (lb/ac PLS)
REGION II	LOW MAINTENANCE; SLOPES AND POOR, SHALLOW SOILS	AUG 25 - SEPT 15 FEB 15 - MAY 30	SEPT 15 - OCT 25 MAR 21 - MAY 30	15 BROWNTOP MULLET 5 LITTLE BLUESTEM 2 SWITCH GRASS 2 TALL DROPSEED 5 SIDEOATS GRAMMA 2 BLACK-EYED SUSAN 2 PARTRIDGE PEA 1 GREYHEADED CONEFLOWER
	LOW MAINTENANCE; MODERATE SLOPES; SOILS >6in. DEPTH	AUG 25 - SEPT 15 FEB 15 - MAY 30	SEPT 15 - OCT 25 MAR 21 - MAY 30	15 BROWNTOP MULLET 5 PURPLETOP 5 LITTLE BLUESTREAM 5 VIRGINIA WILD RYE 2 BLACK-EYED SUSAN 2 PARTRIDGE PEA 1 GREYHEADED CONEFLOWER
	HIGH MAINTENANCE	AUG 30 - OCT 15	FEB 15 - APR 15	15 BROWNTOP MULLET 2 PARTRIDGE PEA 45 RED FESCUE 45 HARD FESCUE 25 CHEWING FESCUE

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

PERMANENT SEEDING
NOT TO SCALE



NORTH AMERICAN GREEN
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Disclaimer:
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Drawn on: 5-4-17

SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

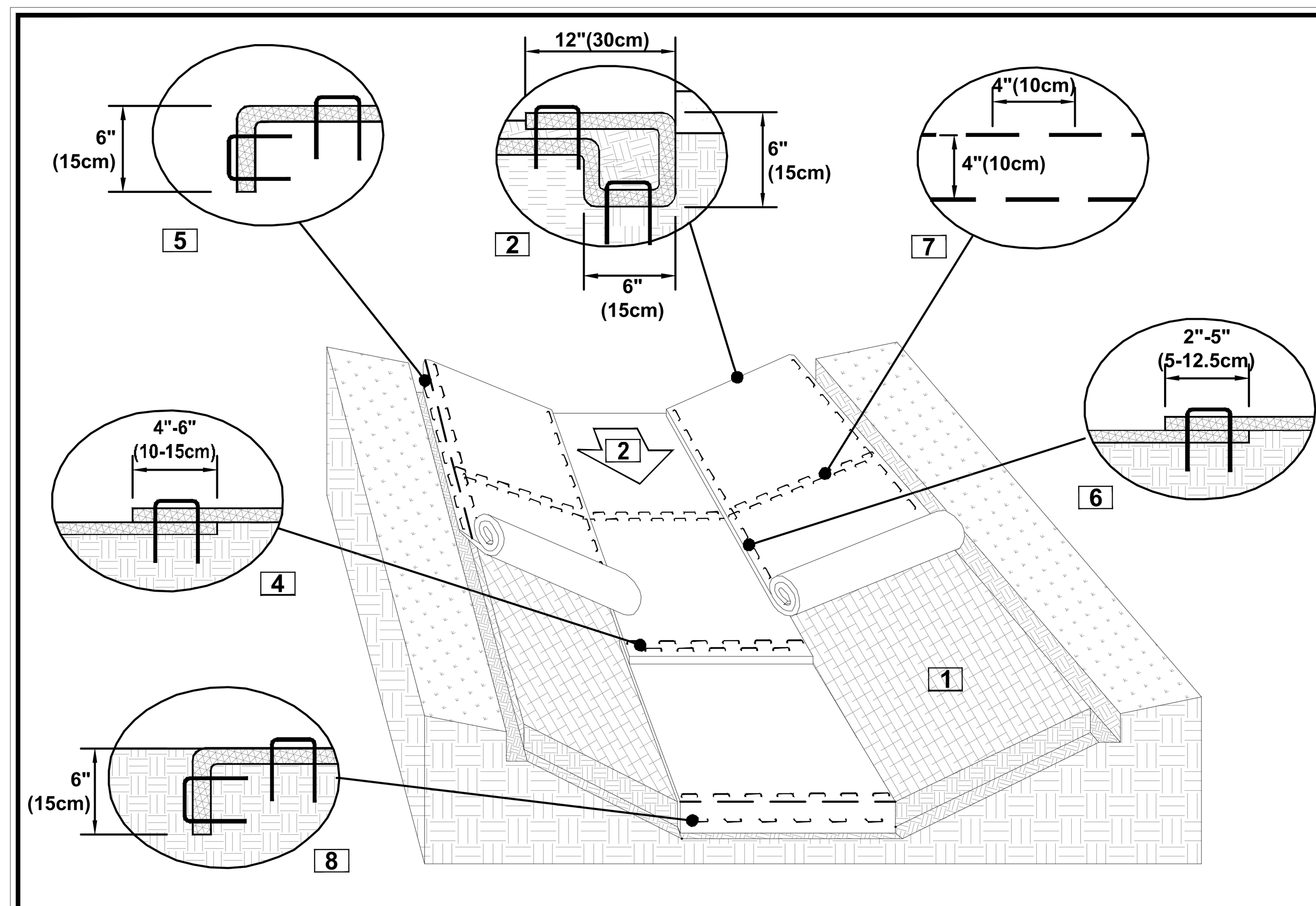
EROSION CONTROL BLANKET (SLOPE INSTALLATION)
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

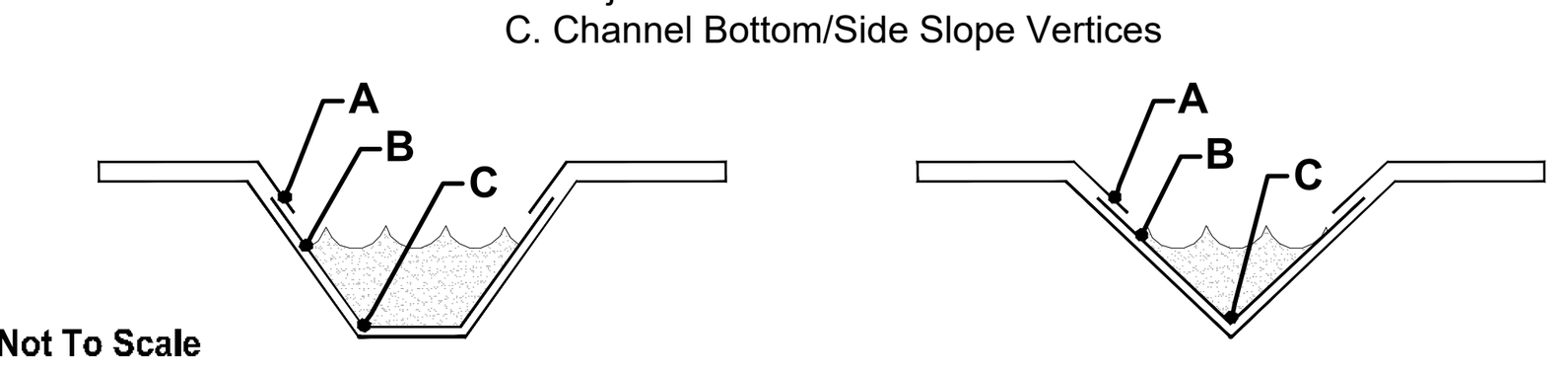
1. EVEN IF PROPERLY DESIGNED, IF NOT PROPERLY INSTALLED, EROSION CONTROL BLANKETS WILL LIKELY NOT FUNCTION AS DESIRED. PROPER INSTALLATION IS IMPERATIVE. EVEN IF PROPERLY INSTALLED, IF NOT PROPERLY TIMED AND NOURISHED, VEGETATION WILL LIKELY NOT GROW AS DESIRED. PROPER SEED/VEGETATION SELECTION IS ALSO IMPERATIVE. GRADE THE SURFACE OF INSTALLATION AREAS SO THAT THE GROUND IS SMOOTH AND SOIL LOOSE. WHEN SEEDING PRIOR TO INSTALLATION, FOLLOW THE STEPS FOR SEED BED PREPARATION, SOIL AMENDMENTS, AND SEEDING. ALL GULLIES, RILLS, AND ANY OTHER DISTURBED AREAS MUST BE FINE GRADED PRIOR TO INSTALLATION. SPREAD SEED BEFORE BLANKET INSTALLATION. (IMPORTANT: REMOVE ALL LARGE ROCKS, DIRT CLODS, STUMPS, ROOTS, GRASS CLUMPS, TRASH, AND OTHER OBSTRUCTIONS FROM THE SOIL SURFACE TO ALLOW FOR DIRECT CONTACT BETWEEN THE SOIL SURFACE AND THE BLANKET.) TERMINAL ANCHOR TRENCHES ARE REQUIRED AT BLANKET END. TERMINAL ANCHOR TRENCHES SHOULD BE A MINIMUM OF 12 INCHES IN DEPTH AND 6 INCHES IN WIDTH.
2. **INSTALLATION FOR SLOPES:** PLACE THE BLANKET 2-3 FEET OVER THE TOP OF THE SLOPE AND INTO AN EXCAVATED END TRENCH MEASURING APPROXIMATELY 12 INCHES DEEP BY 6 INCHES WIDE. PIN THE BLANKET AT 1 FOOT INTERVALS ALONG THE BOTTOM OF THE TRENCH, BACKFILL, AND COMPACT. UNROLL THE BLANKET DOWN (OR ALONG) THE SLOPE MAINTAINING DIRECT CONTACT BETWEEN THE SOIL AND THE BLANKET. OVERLAP ADJACENT ROLLS A MINIMUM OF 3 INCHES. PIN THE BLANKET TO THE GROUND USING STAPLES OR PINS IN A 3 FOOT CENTER-TO-CENTER PATTERN OR AS RECOMMENDED BY MANUFACTURER.
3. **ANCHORING DEVICES:** 11 GAUGE, AT LEAST 6 INCHES LENGTH BY 1 INCH WIDTH, STAPLES OR 12 INCH MINIMUM LENGTH WOODEN STAKES ARE RECOMMENDED FOR ANCHORING THE BLANKET TO THE GROUND. DRIVE STAPLES OR PINS SO THAT THE TOP OF THE STAPLE OR PIN IS FLUSH WITH THE GROUND SURFACE. ANCHOR EACH BLANKET EVERY 3 FEET ALONG ITS CENTER. LONGITUDINAL OVERLAPS MUST BE SUFFICIENT TO ACCOMMODATE A ROW OF ANCHORS AND UNIFORM ALONG THE ENTIRE LENGTH OF OVERLAP AND ANCHORED EVERY 3 FEET ALONG THE OVERLAP LENGTH. ROLL ENDS MAY BE SPLICED BY OVERLAPPING 1 FOOT (IN THE DIRECTION OF WATER FLOW), WITH THE UPSTREAM/UPSLOPE MAT PLACED ON TOP OF THE DOWNSTREAM/DOWNSLOPE BLANKET. THIS OVERLAP SHOULD BE ANCHORED AT 1 FOOT SPACING ACROSS THE BLANKET. WHEN INSTALLING MULTIPLE WIDTH MATS HEAT SEAMED IN THE FACTORY, ALL FACTORY SEAMS AND FIELD OVERLAPS SHOULD BE SIMILARLY ANCHORED.

MAINTENANCE AND INSPECTION POINTS

1. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE BLANKET.
2. ANY AREAS OF THE BLANKET THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED.
3. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA REPAIRED.
4. MONITOR AND REPAIR THE BLANKET AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED. INSPECTIONS SHOULD INCLUDE WALKING ACROSS THE SLOPE TO CHECK FOR EROSION GULLIES THAT CAN BE FELT RATHER THAN SEEN.



CRITICAL POINTS
A. Overlaps and Seams
B. Projected Water Line
C. Channel Bottom/Side Slope Vertices



Drawing Not To Scale

NOTES:
*Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

**In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

NORTH AMERICAN GREEN
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Drawn on: 5-4-17

CHANNEL INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the channel by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12"(30cm) of RECPs extended beyond the up-slope portion of the trench. Use ShoreMax mat at the channel/culvert outlet as supplemental scour protection as needed. Anchor the RECPs with a row of staples/stakes approximately 12"(30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12" apart across the width of the RECPs.
3. Roll center RECPs in direction of water flow in bottom of channel. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. Place consecutive RECPs end-over-end (Shingle style) with a 4"-6" overlap. Use a double row of staples staggered 4" apart and 4" on center to secure RECPs.
5. Full length edge of RECPs at top of side slopes must be anchored with a row of staples/stakes approximately 12"(30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECPs must be overlapped approximately 2"-5" (5-12.5cm) (Depending on RECPs type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 -12m) intervals. Use a double row of staples staggered 4"(10cm) apart and 4"(10cm) on center over entire width of the channel.
8. The terminal end of the RECPs must be anchored with a row of staples/stakes approximately 12" (30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapling.

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

EROSION CONTROL BLANKET (CHANNEL INSTALLATION)
NOT TO SCALE

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JASON C. MORELOCK
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 108803
STATE OF TENNESSEE
05/18/2026

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

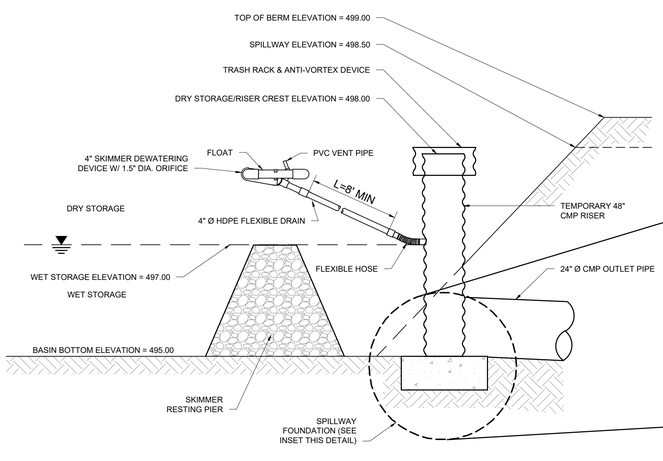
SITE DETAILS

C4.7

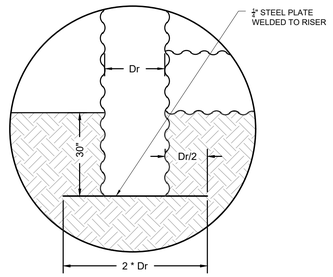
1421-01 MORNING POINTE

Monday, May 18, 2026
Z:\1421_Morning Pointe\01 - Columbia\02 - Cad\Sheets\1421-01_Site Details.dwg

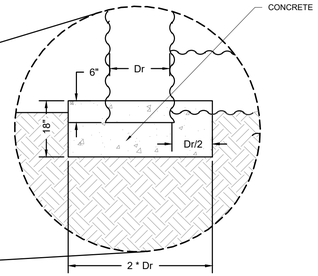
NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.



SEDIMENT BASIN OUTLET STRUCTURE



STEEL BASE FOR EMBANKMENT
10 FEET OR LESS IN HEIGHT



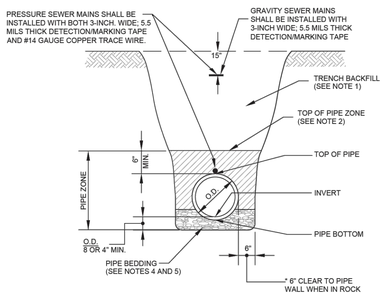
CONCRETE BASE FOR EMBANKMENT
10 FEET OR LESS IN HEIGHT

SPILLWAY FOUNDATION

TEMPORARY SEDIMENT BASIN #1
NOT TO SCALE

NOTES:

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



TYPICAL SEWER INSTALLATION
NOT TO SCALE

STANDARD SEWER DETAIL NO: S1

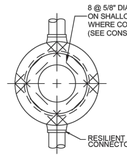
NOTE: ALL MANHOLES SHALL BE MANUFACTURED WITH XYPEX ADMIX C-1000/C-2000 OR APPROVED EQUAL FOR WATERPROOFING AND PROTECTION AGAINST HYDROGEN SULFIDE DETERIORATION. DOSAGE RATE SHALL BE 3% OF WEIGHT OF CEMENT.

CONSTRUCTION NOTES

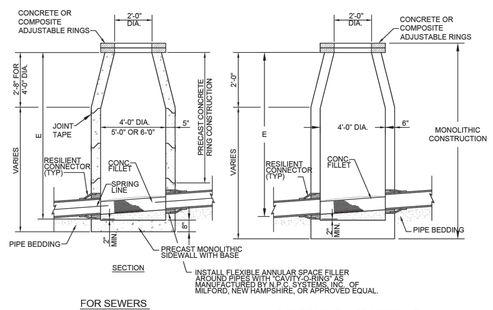
CYLINDRICAL AND CONICAL SECTIONS OF ALL MANHOLES SHALL BE CONSTRUCTED OF EITHER MONOLITHIC CONCRETE OR PRECAST CONCRETE RINGS AS DESIGNED IN THE PROJECT SPECIFICATIONS OF THE CONTRACT DOCUMENT. CONCENTRIC CONES SHALL BE USED ON PRECAST CONCRETE AND MONOLITHIC CONCRETE UNITS. DIMENSION "E" VARIES. WHEN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

ALL JOINTS TO BE WRAPPED WITH 6" JOINT TAPE.

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



PLAN



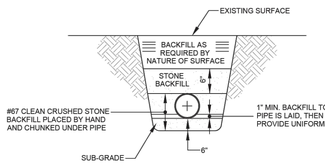
SECTION

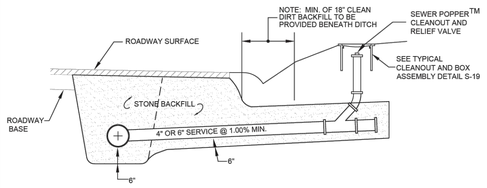
FOR SEWERS
36" DIAMETER & SMALLER
NOT TO SCALE

POURED IN PLACE MANHOLE
NOT TO SCALE

STANDARD MANHOLES
NOT TO SCALE

STANDARD SEWER DETAIL NO: S2

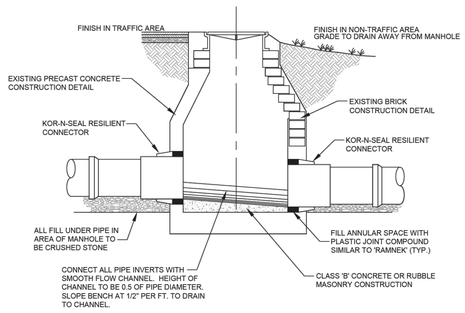




NOTE: CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE.

SERVICE LINE
NOT TO SCALE

STANDARD SEWER DETAIL NO: S4



CONNECTION TO EXISTING MANHOLE
NOT TO SCALE

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

STANDARD SEWER DETAIL NO: S5

TYPICAL SEWER INSTALLATION
NOT TO SCALE

STANDARD MANHOLES
NOT TO SCALE

SERVICE LINE
NOT TO SCALE

CONNECTION TO EXISTING MANHOLE
NOT TO SCALE

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JASON C. MOREIN — REGISTERED ENGINEER — AGRICULTURE — No. 109605 — STATE OF TENNESSEE — 05/18/2026

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/18/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

SITE DETAILS

C4.8

1421-01 MORNING POINTE

Modified: Mon, 18, 2026
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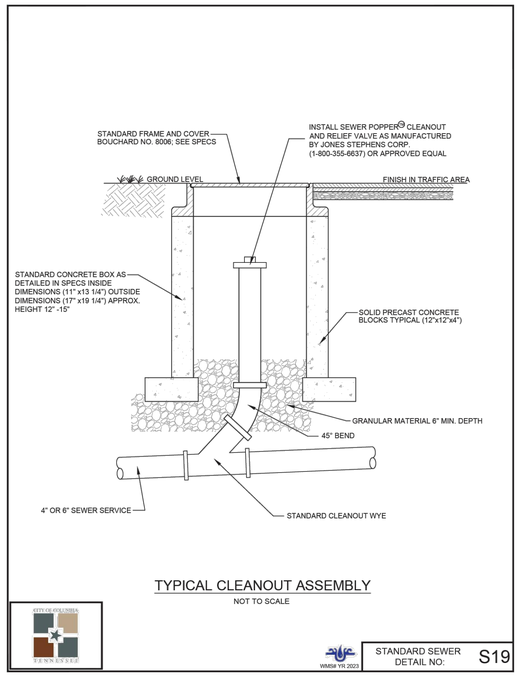


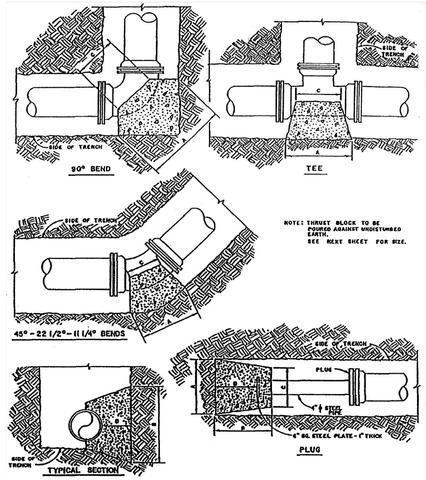
TYPICAL CLEANOUT ASSEMBLY
NOT TO SCALE

STANDARD SEWER DETAIL NO:	S19

WMSII YR 2023

TYPICAL CLEANOUT ASSEMBLY
NOT TO SCALE

IV. WATER DISTRIBUTION SYSTEM STANDARD DRAWINGS



COLUMBIA WATER SYSTEM	REVISED: JUNE 1997	THRUST BLOCKING DETAILS	DRAWING NO. CWS 1

42

WATER THRUST BLOCKING DETAILS
NOT TO SCALE

11-1/4° BEND

Size	2"	4"	6"	8"	10"	12"	16"	18"
A	8"	9"	11"	13"	16"	18"	16"	30"
B	8"	9"	11"	13"	16"	18"	16"	30"
C	8"	8"	10"	12"	14"	16"	16"	15"
D	4"	4"	5"	6"	8"	9"	9"	16"

TEE

SIZE Main	SIZE Branch	2"-6"	8"-12"	8"-10"	12"	12"	18"
A		9"	9"	11"	13"	16"	30"
B		9"	9"	11"	13"	16"	30"
C		8"	8"	10"	12"	14"	15"
D		4"	4"	5"	6"	8"	16"

PLUG

Size	2"	4"	6"	8"	10"	12"	18"
A	26"	26"	26"	26"	40"	40"	70"
B	26"	26"	26"	26"	43"	52"	70"
C	12"	12"	12"	12"	12"	12"	30"
D	11	12	13	12	22"	32"	32"

90° BEND

Size	2"	4"	6"	8"	10"	12"	18"
A	16"	16"	26"	33"	40"	50"	70"
B	16"	16"	24"	33"	40"	50"	70"
C	8"	8"	12"	12"	15"	16"	22"
D	8"	8"	12"	16"	20"	25"	24"

45° BEND

Size	2"	4"	6"	8"	10"	12"	18"
A	12"	12"	18"	24"	31"	37"	52"
B	12"	12"	18"	24"	31"	37"	52"
C	8"	8"	10"	12"	14"	16"	14"
D	6"	6"	9"	9"	12"	15"	18"

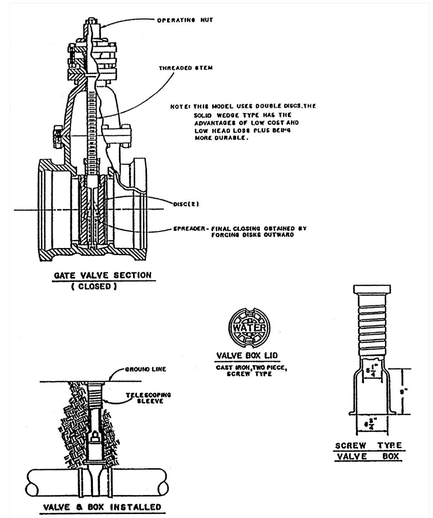
22-1/2° BEND

Size	2"	4"	6"	8"	10"	12"	18"
A	9"	9"	13"	16"	20"	26"	40"
B	9"	9"	13"	16"	23"	26"	40"
C	8"	8"	10"	12"	14"	16"	16"
D	4"	4"	6"	6"	11"	13"	16"

COLUMBIA WATER SYSTEM	REVISED: JUNE 1997	THRUST BLOCKING DIMENSIONS	DRAWING NO. CWS 2

43

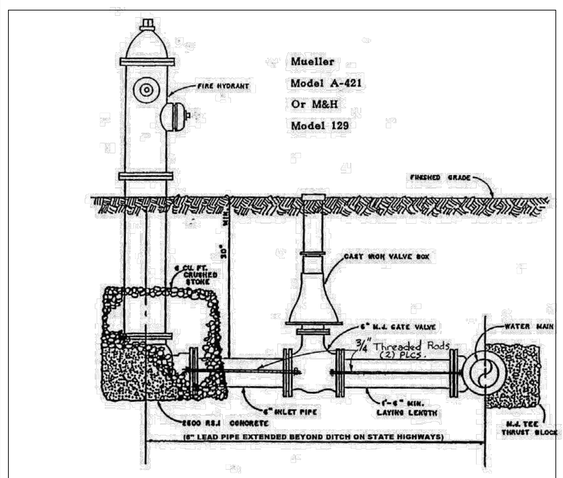
WATER THRUST BLOCKING DIMENSIONS
NOT TO SCALE



COLUMBIA WATER SYSTEM	REVISED: JUNE 1997	GATE VALVE & VALVE BOX	DRAWING NO. GV-VB 1

44

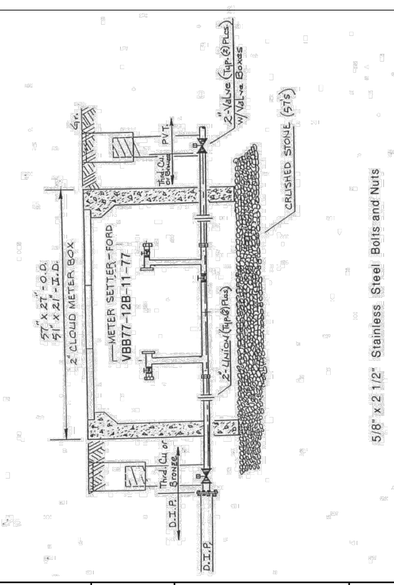
WATER GATE VALVE & VALVE BOX
NOT TO SCALE



COLUMBIA WATER SYSTEM	REVISED: JUNE 1997	FIRE HYDRANT ASSEMBLY	DRAWING NO. FHA 1

45

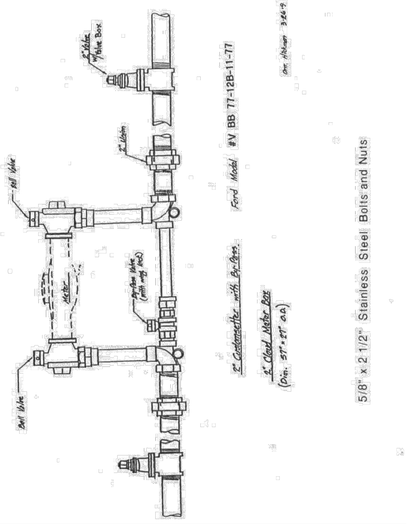
FIRE HYDRANT ASSEMBLY
NOT TO SCALE



COLUMBIA UTILITIES BOARD	REVISED: JULY 1997	WATER SERVICE ASSEMBLY 2" METER	DRAWING NO. CWS 1

49

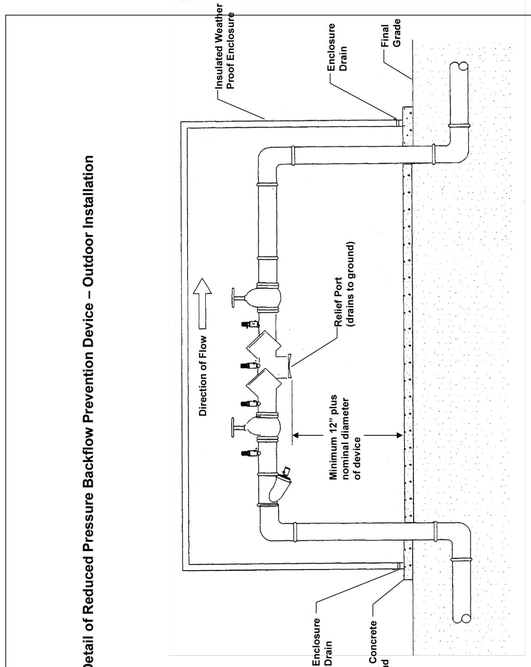
WATER SERVICE ASSEMBLY 2" METER
NOT TO SCALE



COLUMBIA WATER SYSTEM	REVISED: JUNE 1997	WATER SERVICE ASSEMBLY 2" METER	DRAWING NO. CWS 2

50

WATER SERVICE ASSEMBLY 2" METER
NOT TO SCALE



63

WATER RPBP OUTDOOR INSTALLATION
NOT TO SCALE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MOREIN
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 108605
STATE OF TENNESSEE
05/16/2026

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

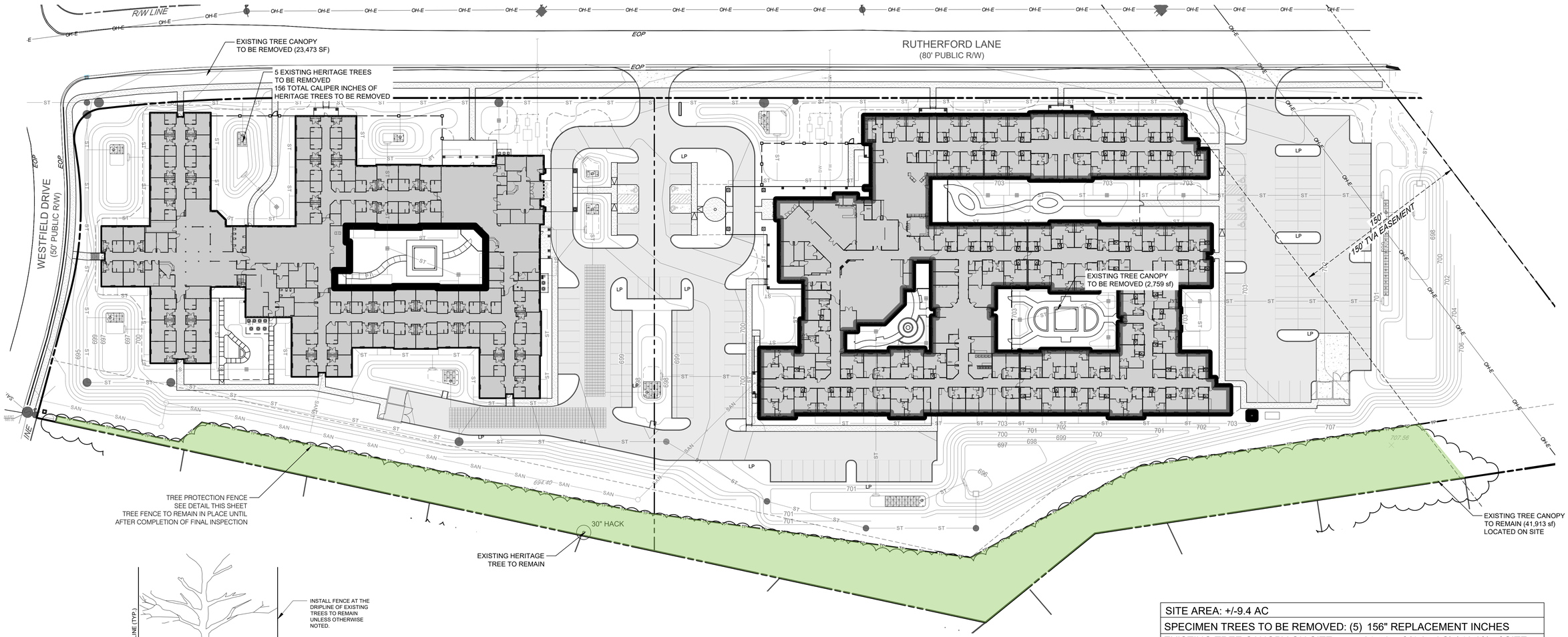
DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN
JEL	05/16/2026	FINAL PUD MASTER PLAN RE-SUBMITTAL

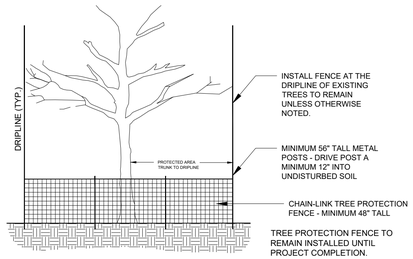
SITE DETAILS

C4.9

1421-01 MORNING POINTE

Modified: May 15, 2026
By: Jason Morein
Z:\1421 Morning Pointe\01 - Columbia\02 - Civil\Sheets\1421-01 Site Details.dwg





CHAIN LINK FENCING TREE PROTECTION

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300 standard so as to minimize compact on the general root system. Root prunning to occur prior to grading.
4. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
5. Trees within the protection barriers must be adequately cared for throughout the construction pro cess (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation.) Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.
6. Heavy accumulation of dust from construction activity may occur on the surface of tree foliage. To control dust, tree foliage may be hosed down upon the request of the Landscape Architect or Owners Representative.
7. Removal of all tree protection fencing will be done by the Contractor. Restoration of all areas disturbed by the fencing will be the Contractor's responsibility. All tree fence to remain intact until final completion of the project.

SITE AREA: +/-9.4 AC	
SPECIMEN TREES TO BE REMOVED: (5) 156" REPLACEMENT INCHES	
EXISTING TREE CANOPY ON SITE:	81,545 sf (1.87 AC) / 19.9% of SITE
REQ. CANOPY RETENTION (24% OF EXISTING COVER)	19,571 sf (0.45 AC)
PROPOSED CANOPY RETENTION (51.3% EX. COVER)	41,913 sf (0.96 AC)

DEVIATION FROM PRELIMINARY PUD MASTER PLAN

- PLANT QUANTITIES INCREASED DUE TO ADDITION OF FOUNDATION LANDSCAPE, COURTYARD LANDSCAPE, AND FOCAL POINT LANDSCAPE
- DECORATIVE FENCE AND COLUMN SIZE INCREASED TO CREATE A MORE AESTHETIC LOOK
- TREE PROTECTION FENCE AND TREE CANOPY UPDATED DUE TO SEWER LINE LOCATION

0 40 80 120 feet

SCALE: 1" = 40'

NORTH

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

PROPOSED SITE FOR:

MORNING POINTE

COLUMBIA, TENNESSEE

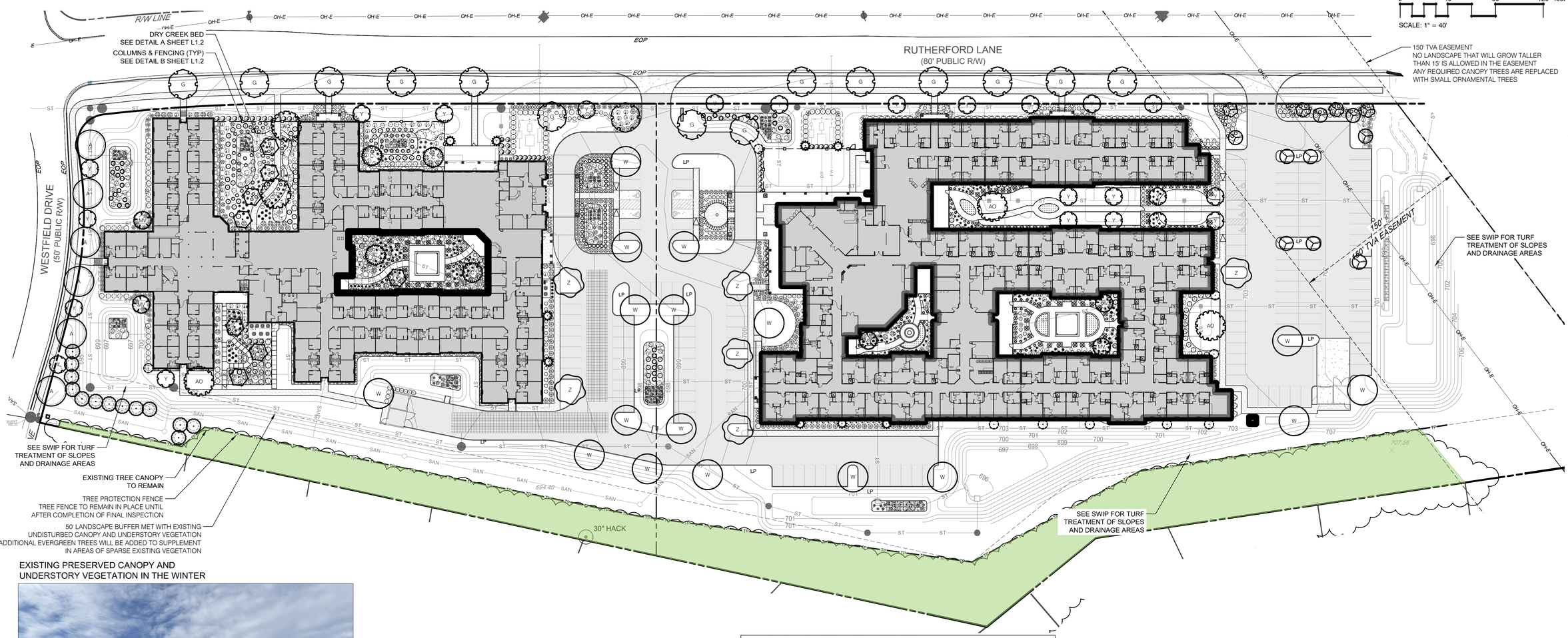
CONNOR L. BALL
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 808
LANDSCAPE ARCHITECT

Job # - 25277

BY: cb

TREE PRESERVATION PLAN

L1.0



EXISTING PRESERVED CANOPY AND UNDERSTORY VEGETATION IN THE WINTER





- 1 TREE PER 50 FT OF FRONTAGE
  1,237 LF / 50 = 25 STREET TREES
- HERITAGE TREE REPLACEMENT: 156"
  PROVIDED: >157.5" (63 - 2.5" TREES)
- 1 CANOPY TREE PER 2,000 SF OF PARKING AREA
  64,369sf PARKING AREA / 2,000 = 32 PARKING LOT TREES
- MIN. SIZE: 2.5" / MIN. SPECIES: 4 / MAX GENERA 40%
- FOUNDATION PLANTINGS
- ALL TREES TO BE INSTALLED AT A MIX. 6' FROM ANY WATER MAIN OR PUBLIC WATER SYSTEM INFRASTRUCTURE

DEVIATION FROM PRELIMINARY PUD MASTER PLAN

- PLANT QUANTITIES INCREASED DUE TO ADDITION OF FOUNDATION LANDSCAPE, COURTYARD LANDSCAPE, AND FOCAL POINT LANDSCAPE
- DECORATIVE FENCE AND COLUMN SIZE INCREASED TO CREATE A MORE AESTHETIC LOOK
- TREE PROTECTION FENCE AND TREE CANOPY UPDATED DUE TO SEWER LINE LOCATION

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

PROPOSED SITE FOR:
MORNING POINTE
COLUMBIA, TENNESSEE

CONNOR L. BALL
REGISTERED
LANDSCAPE ARCHITECT

Job # - 25277
BY: cb

NORTH

L1.1

LANDSCAPE PLAN

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

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

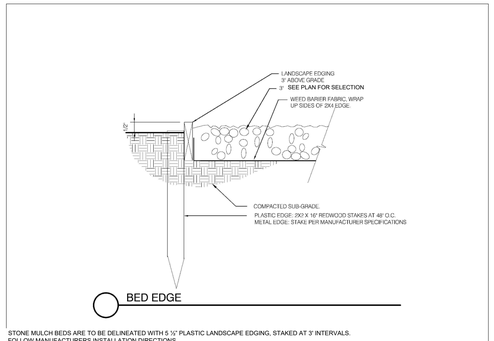
TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks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

DEFICIENCIES NOT ACCEPTED:
1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:
In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

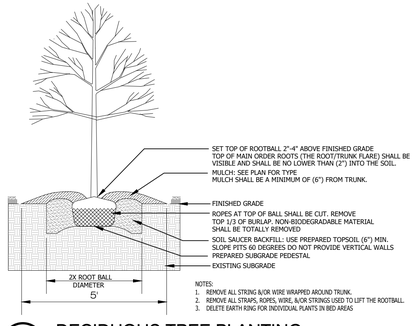
TO AVOID OVERHEAD UTILITY CONFLICTS:
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

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



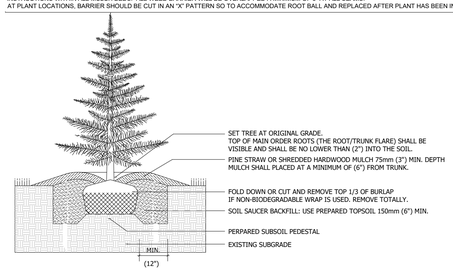
BED EDGE

STONE MULCH BEDS ARE TO BE DELINEATED WITH 5 ½" PLASTIC LANDSCAPE EDGING, STAKED AT 3' INTERVALS.
FOLLOW MANUFACTURERS INSTALLATION DIRECTIONS
LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL)
IN ACCORDANCE WITH MANUFACTURER'S
INSTRUCTIONS WITHIN ALL MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS.
AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED



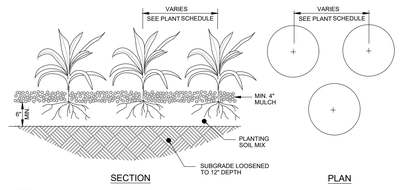
NOTES:
1. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
2. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
3. DELETE EARTH RING FOR INDIVIDUAL PLANTS IN BED AREAS

DECIDUOUS TREE PLANTING

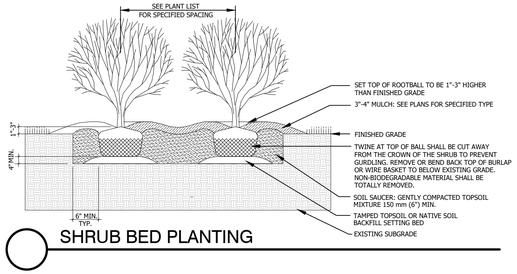


EVERGREEN TREE PLANTING

P-NO-12



GROUNDCOVER PLANTINGS
GROUNDCOVER, GRASSES, AND PERENNIALS



SHRUB BED PLANTING

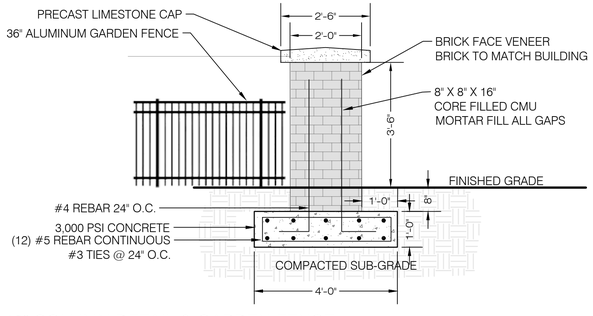
DEVIATION FROM PRELIMINARY PUD MASTER PLAN
- PLANT QUANTITIES INCREASED DUE TO ADDITION OF FOUNDATION LANDSCAPE, COURTYARD LANDSCAPE, AND FOCAL POINT LANDSCAPE
- DECORATIVE FENCE AND COLUMN SIZE INCREASED TO CREATE A MORE AESTHETIC LOOK
- TREE PROTECTION FENCE AND TREE CANOPY UPDATED DUE TO SEWER LINE LOCATION

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
BUFFER TREES					
	13	Little Gem Magnolia / Magnolia grandiflora `Little Gem' Full Dense form. Full to base. See tree specifications	B & B		8`-10` HT
PARKING LOT TREES					
	9	Black Diamond Best Red Crape Myrtle / Lagerstroemia indica 'Black Diamond Best Red' 3 Cane. Min. Evenly Branched. Matched. See Tree Specifications	#15 Container	CLUMP	8` HT
W	17	Willow Oak / Quercus phellos 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
Z	6	Village Green Zelkova / Zelkova serrata `Village Green` 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
REPLACEMENT TREES					
AO	5	October Glory Maple / Acer rubrum `October Glory' 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	2.5"Cal	12`-14` HT
	9	Columnar European Hornbean / Carpinus betulus `Fastigiata` 3` Clear Trunk. Evenly Branched. See Tree Specifications	B & B	2.5"Cal	10`-12` HT
C	4	Red Fox Katsura Tree / Cercidiphyllum japonicum 'Red Fox' 4` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	2.5"Cal	10`-12` HT
	8	Cherokee Princess Dogwood / Cornus florida `Cherokee Princess` 4' Clear Trunk. Full Symmetrcal Crown See Tree Specifications	B & B	2.5"Cal	10`-12` HT
	9	Slender Silhouette Sweet Gum / Liquidambar styraciflua 'Slender Silhouette' 4' Clear Trunk. Evenly Branched. Full Symetrcal Crown. See Tree Specifications	B & B	2.5"Cal	10`-12` HT
MV	5	Sweet Bay 'Hentry Hicks (Tree Form) / Magnolia virginiana `Henry Hicks` (TF) Single Stem. Full Rounded Head. See Tree Specifications. Matched Specimens	B & B	2.5"Cal	10`-12` HT
Y	23	Yoshino Cherry / Prunus x yedoensis 4` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2.5"Cal	12`-14` HT
STREET TREES					
A	6	Summer Red Red Maple / Acer rubrum `HOSR` 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
G	15	Kentucky Coffeetree / Gymnocladus dioica 'Espresso' 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
	4	Black Diamond Blush Crape Myrtle / Lagerstroemia indica 'Black Diamond Blush' 3 Cane. Min. Evenly Branched. Matched. See Tree Specifications	#15 Container	CLUMP	8` HT

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

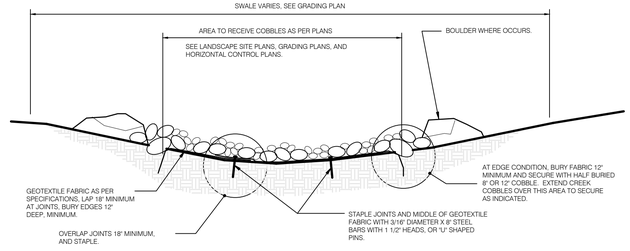
PLAN NOTES:
1. ACCEPT WHERE SPECIFIED AS ROCK MULCH; ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
2. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
3. ALL AREAS OF DISTURBANCE NOT SPECIFIED AS SOD SHALL BE SEEDED WITH 80% REBEL SUPREME, 20% MERION BLUEGRASS @ 8#/1,000 SF UNLESS OTHERWISE NOTED ON GRADING PLANS
4. ANY CHANGES TO TREE SPECIES OR LOCATIONS MAY REQUIRE THE CONTRACTOR TO PROVIDE AN AS-BUILT OF THE INSTALLED LANDSCAPE AND POSSIBLY DELAY APPROVAL OF THE SITE BY THE CITY OF COLUMBIA



B 42" COLUMN DETAIL & GARDEN FENCE
1/2" = 1'-0"

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	HT / CONT.
SHRUBS				
	AE2	66	Radiance Abelia / Abelia x grandiflora `Radiance' Full; Dense; Well Rooted	#3 Container
	AZ	29	Northern Lights Deciduous Azalea / Azalea x `Mandarin Lights' Full. Heavy. Well Branched	#3 Container
	BGV	93	Green Velvet Boxwood / Buxus x 'Green Velvet' Full; Dense Form. Matched	#3 Container
	BI	29	Green Mountain Boxwood / Buxus x `Green Mountain' Full; Dense Form. Unsheered	#5 Container
	CE	43	Pearl Glamt Beautyberry / Callicarpa x 'NCCX2' Full; Heavy; Well Rooted, Matching	#1 Container
	CS	23	Winters Snowman Camellia / Camellia x 'Winter's Snowman' Full; Dense; Well Rooted	#5 Container
	CH	106	Duke`s Garden Plum Yew / Cephalotaxus harringtonia `Duke`s Garden' Full; Heavy; Well Rooted; Matching	#3 Container
	CC	2	Harry Lauder's Walking Stick / Corylus avellana 'Contorta' Full. Heavy. Well Branched.	#7 Container
	DV	92	Vintage Jade Distylium / Distylium x Vintage Jade Full; Dense; Well Rooted	#3 Container
	FG	15	Blue Shadow Fothergilla / Fothergilla x intermedia Blue Shadow Full; Dense; Well Rooted	#3 Container
	HA	138	Annabelle Hydrangea / Hydrangea arborescens `Annabelle' Full; Dense Form. Matched	#3 Container
	HY	28	Limelight Prime® Panicle Hydrangea / Hydrangea paniculata 'SMNHPPH' Full; Well Rooted	#7 Container
	HQ	14	Alice Oakleaf Hydrangea / Hydrangea quercifolia `Alice' Full; Heavy; Well Rooted, Matching	#3 Container
	HM	12	Munchkin Oakleaf Hydrangea / Hydrangea quercifolia `Munchkin' Full; Heavy; Well Rooted; Matching	#3 Container
	ID2	43	Dwarf Burford Holly / Ilex cornuta `Burfordii Nana' Full; Dense Form	30"-36" HT
	IC	48	Soft Touch Holly / Ilex cornuta `Soft Touch' Full; Dense Form	#3 Container
	IV4	54	Little Henry Sweetspire / Itea virginica `Little Henry' Full; Dense Form	#3 Container
	IV3	92	Merlot Sweetspire / Itea virginica `Merlot' Full. Heavy. Well Branched	18" HT
	JV	82	Old Gold Juniper / Juniperus chinensis 'Old Gold' Full. Heavy. Well Branched.	#3 Container
	JO	59	Grey Owl Juniper / Juniperus virginiana `Grey Owl' Full. Heavy. Well Branched.	#3 Container
	JO2	6	Stonehenge Skinny Yew / Taxus 'Stonehenge Skinny' Full; Dense Form.	#3 Container
	VM	51	Spice Baby™ Koreanspice Viburnum / Viburnum carlesii 'SMVCB'	#5 Container
	VP	30	Prague Viburnum / Viburnum x pragense Full; Dense Form. Matched	#5 Container
GRASSES				
	CA	42	Karl Foersters Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster' Full; Dense; Well Rooted	#1 Container
	LB2	172	Big Blue Lilyturf / Liriope muscari `Big Blue' Full; Dense; Well Rooted	1 Quart Pot
	PV2	32	Blue Switch Grass / Panicum virgatum `Heavy Metal' Full; Dense; Well Rooted	#1 Container
	PV	133	Shenandoah Switch Grass / Panicum virgatum `Shenandoah' Full; Dense; Well Rooted	#1 Container
PERENNIALS				
	DE	83	Autumn Fern / Dryopteris erythrosora `Brilliance' Full; Heavy; Well Rooted; Matching	#1 Container
	EM	48	Phantom Joe Pye Weed / Eupatorium maculatum 'Phantom' Full; Dense; Well Rooted; Matching	#1 Container
	HE2	83	Lenten Rose / Helleborus 'Ice n Roses White' Full; Heavy; Well Rooted;	#1 Container
	HG	29	Autumn Bride Heuchera / Heuchera 'Autumn Bride' Full; Dense; Well Rooted	#1 Container
	HR	93	Royal Standard Hosta / Hosta 'Royal Standard' Full; Heavy; Well Rooted,	#2 Container
	IR	66	Southern Blue Flag Iris / Iris virginica Full; Dense; Well Rooted	#1 Container
	NW	25	Junior Walker's Catmint / Nepeta x faassenii 'Novanepjun' Full; Dense Form. Matched	#1 Container
	RF	24	Goldsturm Black-eyed Susan / Rudbeckia fulgida `Goldsturm' Full; Dense; Well Rooted	#1 Container
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
GROUND COVERS				
	RR3	844 sf	Dry Creek Bed Locally sourced Colorado River Rock. Color: Rocky Mountain Mix of 6"-10" Rock (40%) and 3"-6" Rock (60%) And 7 Large Boulders Installed over Weed Fabric with Steel Bed Edge	Space as Noted
	RR2	12,535 sf	River Rock Mulch 3" Depth of locally sourced 2"-5" Tennessee River Stone Mulch. Install over weed fabric and steel bed edge in all areas other than Focal Points. Focal points to be installed construced per detail on Civil Sheets	Space as Noted
	SC3	254	Selection of Perennial, Annuals, and Grasses / Seasonal Color Install an appealing layered look.	4"pot@
	SC	4,493 sf	Slate Chips Mulch 3"-4" Depth of locally sourced slate chips installed over weed fabric and bound by steel bed edging.	Space as Noted



A DRY CREEK BED INSTALLATION
1/2" = 1'-0"

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

PROPOSED SITE FOR:
MORNING POINTE
COLUMBIA, TENNESSEE

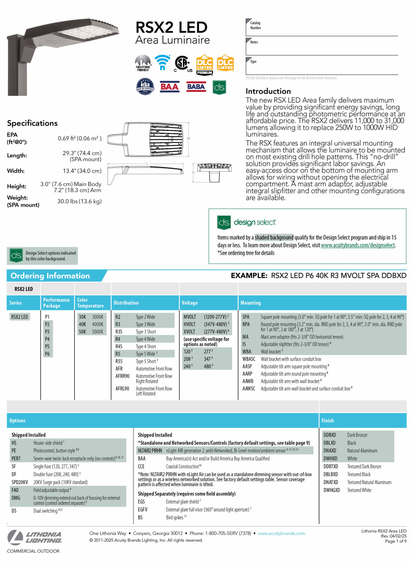
CONNOR L. BALL
REGISTERED
ARBICULTURIST
TENNESSEE
LANDSCAPE ARCHITECT

Job # - 25277
BY: cb

NORTH

L1.1

LANDSCAPE PLAN



RSX2 LED
Area Luminaire

Catalog Number
Notes
Type

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²@0°): 0.69 ft² (0.06 m²)
Length: 29.3" (74.4 cm) (SPA mount)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body, 7.2" (18.3 cm) Arm
Weight: (SPA mount) 30.0 lbs (13.6 kg)

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Design Select options indicated by this color background.

Ordering Information EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V)*	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V)*	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V)*	WA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	Use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon)*
	P5		R4S Type 4 Short	120* 277*	WBA Wall bracket*
	P6		R5S Type 5 Short*	208* 347*	WBASC Wall bracket with surface conduit box
			AFR Automotive Front Row	240* 480*	AASP Adjustable tilt arm square pole mounting*
			AFRR90 Automotive Front Row Right Rotated		AARP Adjustable tilt arm round pole mounting*
			AFRL90 Automotive Front Row Left Rotated		AABB Adjustable tilt arm with wall bracket*
					AARSC Adjustable tilt arm wall bracket and surface conduit box*

Options	Finish
Shipped Installed	DDBXD Dark Bronze
HS House-side shield*	DBLXD Black
PE Photocontrol, button style**	DNAXD Natural Aluminum
PEBT Seven-wire twist-lock receptacle only (no control)**	DWHXD White
SF Single fuse (120, 277, 347)	DSSTXD Textured Dark Bronze
DF Double fuse (208, 240, 480)	DBLBXD Textured Black
SPD20KV 20KV Surge pack (10kV standard)	DNATXD Textured Natural Aluminum
FAO Field adjustable output*	DWHGXD Textured White
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)*	
DS Dual switch(es)*‡	
Shipped Installed	
*Standalone and Networked Sensors, Controls (factory default settings, see table page 9)	
NLTAIR2 PIRHN Night time operation, 360 detection, 30 feet mounting height, ambient sensor enabled at 5fc (factory default setting)*‡	
BAA Buy America's Act and/or Build America Buy America Qualified	
CCE Central Construction*	
*Note: NLTAIR2 PIRHN with eGFR kit can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.	
**Shipped Separately (require same field assembly)	
EGS External glare shield‡	
EGFV External glare full visor (360° around light aperture)‡	
BS Bird spikes‡	

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX2 Area LED
Rev. 04/02/25
Page 1 of 9

2 TYPES SP1, SP1D, & SP2
NOT TO SCALE



KBA8 LED
LED Specification Bollard

BAA

Catalog Number
Notes
Type

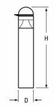
Introduction

The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. 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 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Specifications

8" Round
(203.2 mm)
Height: 42"
(106.7 cm)
Weight (max): 27 lbs
(12.25 kg)



Ordering Information EXAMPLE: KBA8 LED 16C 700 40K SYM MVOLT DDBXD

KBA8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options
KBA8 LED	Asymmetric: 10C 10 LEDs¹	350 350 mA	30K 3000 K	ASY Asymmetric¹	MVOLT¹	**Shipped installed**
		450 450 mA ²·³	40K 4000 K	SYM Symmetric¹	120¹	PE Photoelectric cell, button type
	Symmetric: 16C 16 LEDs¹	530 530 mA	50K 5000 K		208¹	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
		700 700 mA	AMBPC Amber phosphor converted		240¹	ELCW Emergency battery backup, CA 1 Hr 20 hrs/encumbrance⁴
			AMBLW Amber limited wavelength ³·⁵		277¹	
					347¹	

Other options	Finish (required)
Shipped installed	DNAWD White
SF Single fuse (120, 277, 347V) ¹·⁶	DNAAD Natural aluminum
DF Double fuse (208, 240V) ¹·⁶	DDBXD Dark bronze
HS4 24" overall height	DBLXD Black
HS8 30" overall height	DSSTXD Textured dark bronze
HS96 36" overall height	DBLBXD Textured black
FG Ground rod/in-ground fusing	DNATXD Textured natural aluminum
LHB Without anchor bolts (3 bolt base)	DWHGXD Textured white
LHBA4 4 bolt retrofit base without anchor bolts ⁹	

Accessories
Ordered and shipped separately.
KBA8 B Anchor bolts for KBA8 LED⁹

NOTES
1. Only available in the 10C, 40K version.
2. Only available in the 16C, 30K version.
3. Only available with ASY AMBLW version.
4. Not available with ELCW.
5. AMBLW is recommended for long time exposure from 120-277V (50/60 Hz). Specific CRI, 2K, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with ELCW option.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208, 240, or 480 voltage.
8. MRA8 U not available with LHABA option.
9. Stirrup is available only in the colors listed.

LITHONIA LIGHTING

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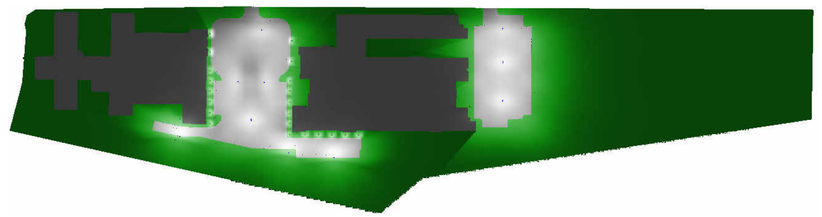
KBA8 LED
Rev. 11/21/22

3 TYPE BD1
NOT TO SCALE

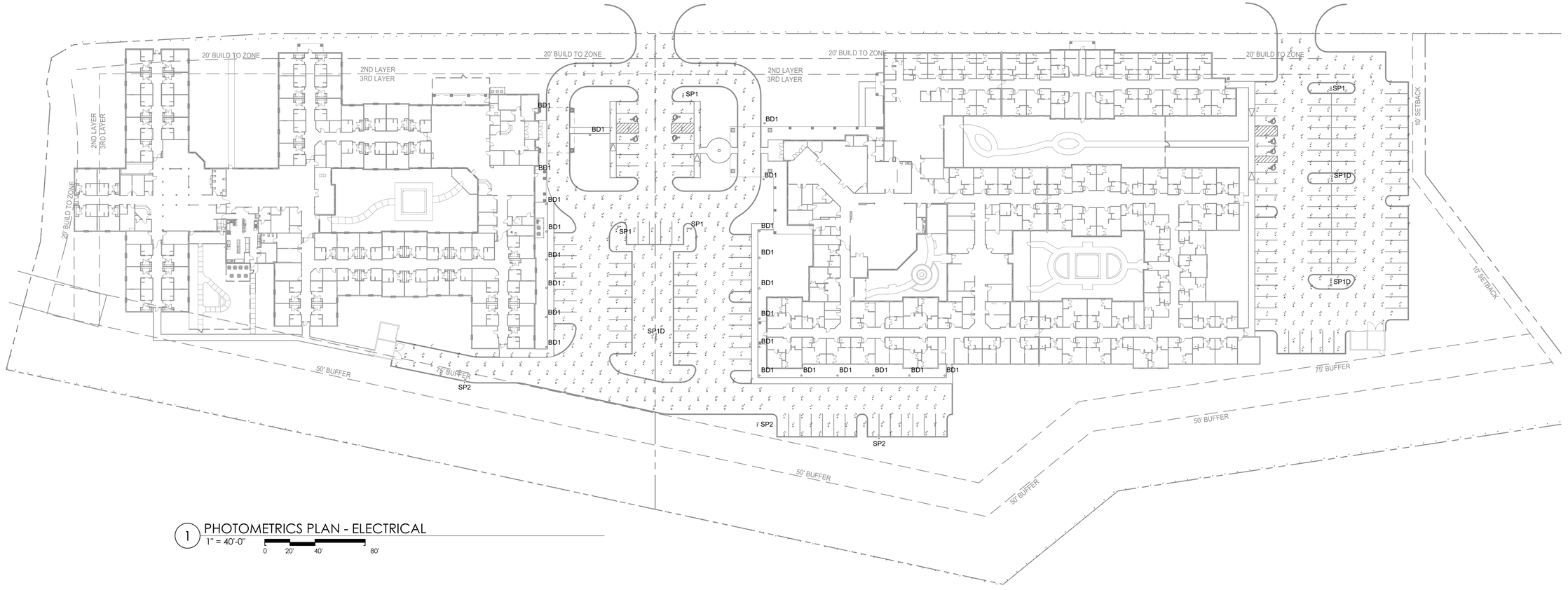
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE 2	◇	4.0 fc	12.5 fc	0.9 fc	13.9:1	4.4:1
DRIVE 3	◇	1.1 fc	3.1 fc	0.1 fc	31.0:1	11.0:1
PARKING 1	+	2.3 fc	5.5 fc	1.0 fc	5.5:1	2.3:1
PARKING 2	+	3.1 fc	9.2 fc	1.0 fc	9.2:1	3.1:1
PARKING 3	+	4.8 fc	12.3 fc	1.3 fc	9.5:1	3.7:1
PARKING 4	+	3.6 fc	9.7 fc	1.0 fc	9.7:1	3.6:1
PROPERTY LINE	×	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
DRIVE 1	◇	1.6 fc	6.4 fc	0.1 fc	64.0:1	16.0:1

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	MODEL	VOLTAGE	INPUT WATTS	CCT/LUMENS	MOUNTING	DESCRIPTION
BD1	LITHONIA	KBA8-LED-12C-350-50K-ASY	120	16	5000K/1650	BOLLARD	LED BOLLARD, DARK BRONZE
SP1	LITHONIA	RSX2-LED-P6-50K-R3-EGS	208	244	5000K/30267	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE
SP1D	LITHONIA	(2) RSX1-LED-P4-50K-R3	208	488	5000K/60534	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE, DUAL HEAD
SP2	LITHONIA	RSX2-LED-P6-50K-AFR	208	244	5000K/30332	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE



4 PHOTOMETRIC RENDER
NOT TO SCALE



1 PHOTOMETRICS PLAN - ELECTRICAL
1" = 40'-0"
0 20' 40' 80'

pmc Consulting Engineers
www.powermgmt.com
PROJECT NO. 25097
MIM / MIM

REVISIONS

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

SITE DEVELOPMENT PLANS FOR
MORNING POINTE
RUTHERFORD LANE
COLUMBIA, TENNESSEE

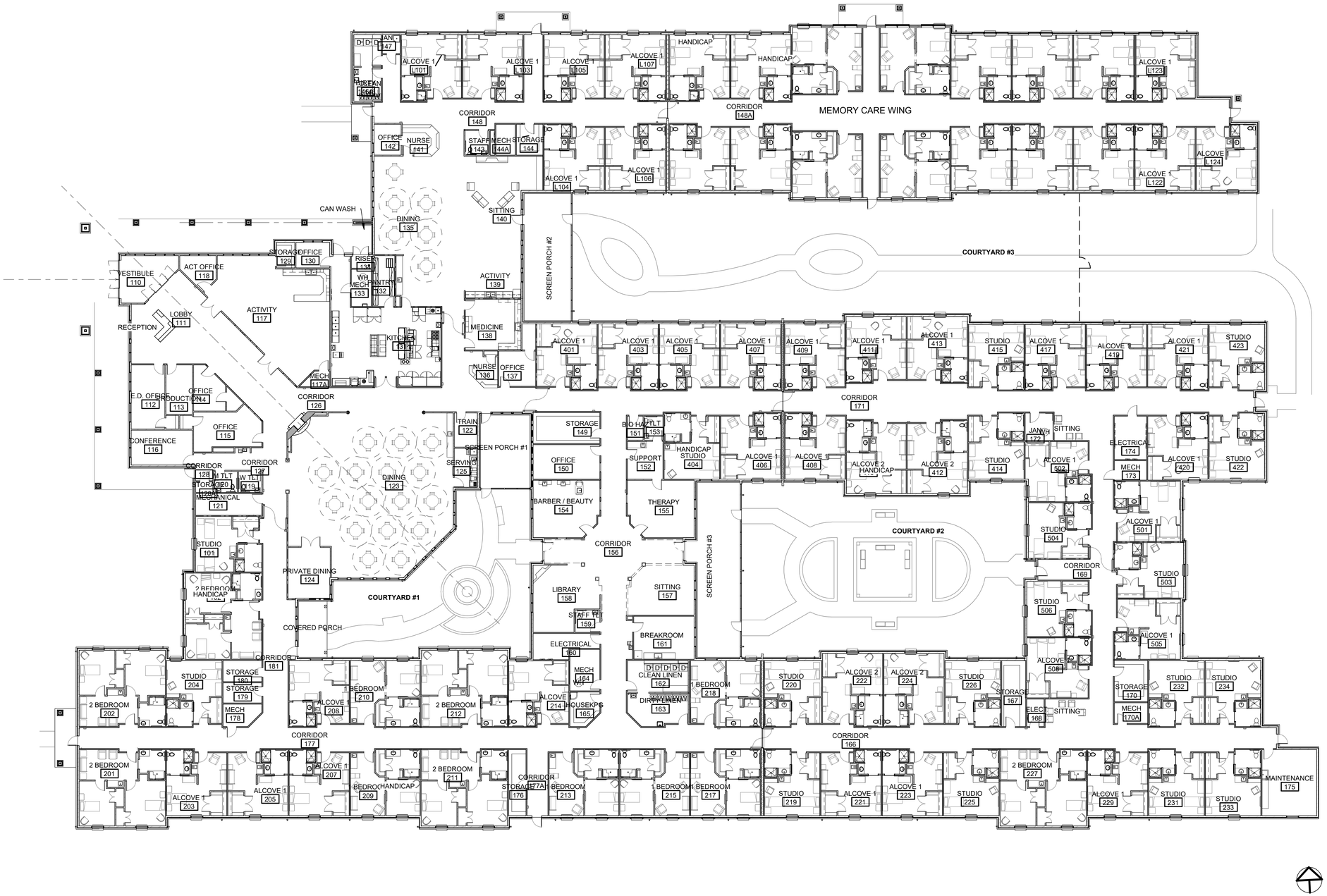
MATTHEW IAN MCDANIEL
REGISTERED ENGINEER
No. 131293
STATE OF TENNESSEE
11/17/2025

PROJECT #
25047

DATE
11-17-25

DRAWING NAME
PHOTOMETRICS PLAN - ELECTRICAL

SHEET #
EP1.0



1 FLOOR PLAN
1/16" = 1'-0"

REVISIONS

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NEUHOFF TAYLOR ARCHITECTS

MORNING POINTE OF COLUMBIA
ASSISTED LIVING AND MEMORY CARE FACILITY
RUTHERFORD LANE
COLUMBIA, TENNESSEE

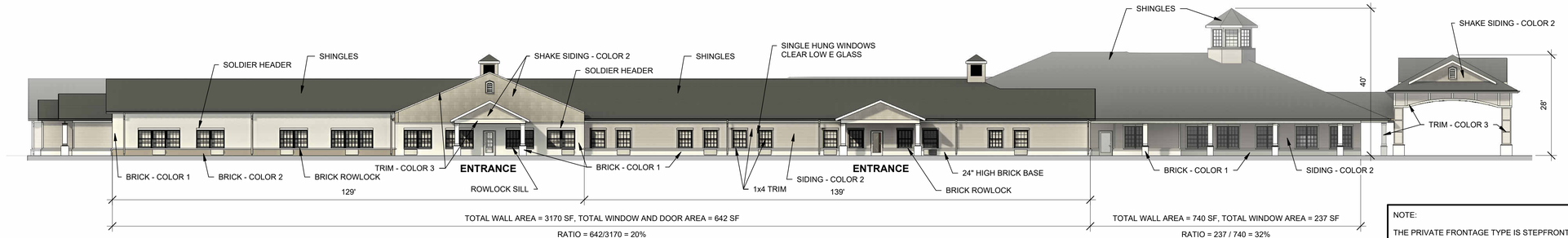
RANDALL P. TAYLOR REGISTERED ARCHITECT 102.002407 STATE OF TENNESSEE 12-15-25

PROJECT # 25049

DATE 12-15-25

DRAWING NAME FLOOR PLAN

SHEET # A1



2 PLAN NORTH (RUTHERFORD LN) ELEVATION
1/16" = 1'-0"

NOTE:

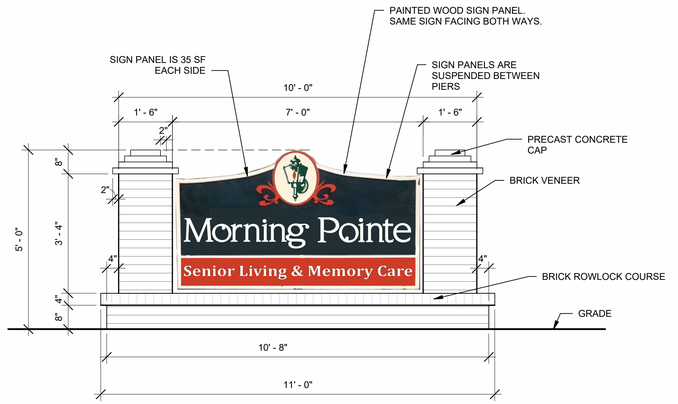
THE PRIVATE FRONTAGE TYPE IS STEPFRONT. A STEP AT THE ENTRANCE DOOR WILL NOT BE PROVIDED TO COMPLY THE BUILDING CODE REQUIREMENT FOR A LEVEL EGRESS.

ALL ROOF SLOPES TO BE BETWEEN 6:12 AND 14:12.

ALL CEILING HEIGHTS WILL BE LESS THAN 25 FEET.



1 PLAN SOUTH (FACING LANDSCAPE BUFFER) ELEVATION
1/16" = 1'-0"



5 MORNING POINTE SIGN
1/2" = 1'-0"



3 PLAN WEST ELEVATION
1/16" = 1'-0"



4 PLAN EAST ELEVATION
1/16" = 1'-0"

REVISIONS

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NEUHOFF TAYLOR ARCHITECTS

MORNING POINTE OF COLUMBIA
ASSISTED LIVING AND MEMORY CARE FACILITY
RUTHERFORD LANE
COLUMBIA, TENNESSEE

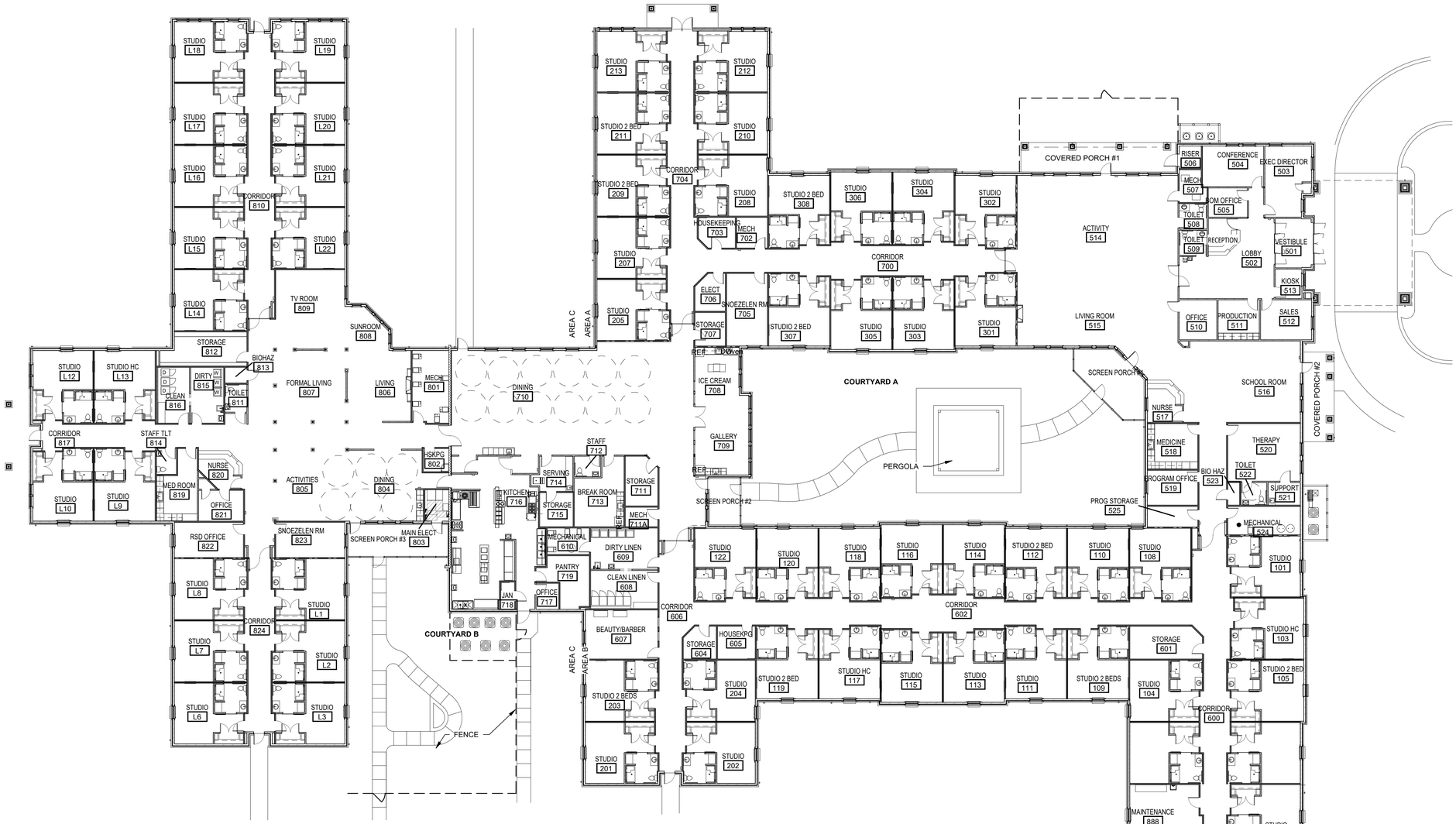
RANDALL P. TAYLOR
REGISTERED ARCHITECT
STATE OF TENNESSEE
12-23-25

PROJECT #
25049

DATE
12-15-25

DRAWING NAME
ELEVATIONS

SHEET #
A2



1 FLOOR PLAN
1/16" = 1'-0"

REVISIONS

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CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

THE LANTERN AT MORNING POINTE
ALZHEIMER'S CENTER OF EXCELLENCE COLUMBIA

RUTHERFORD LANE
COLUMBIA, TN

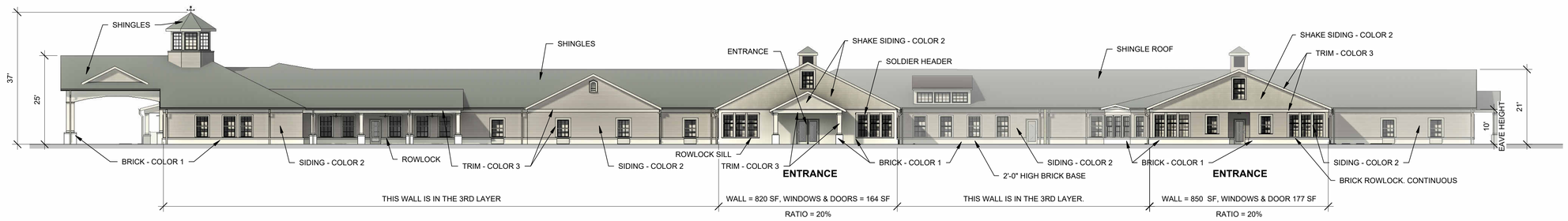
RANDALL P. TAYLOR
REGISTERED ARCHITECT
STATE OF TENNESSEE
1-23-26

PROJECT #
25048

DATE
1-23-26

DRAWING NAME
FLOOR PLAN

SHEET #
A3



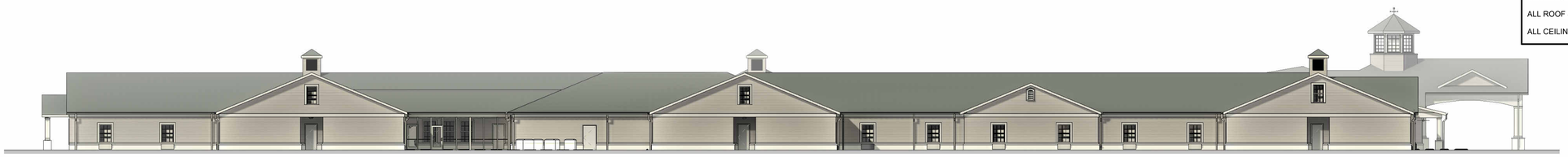
1 PLAN NORTH (RUTHERFORD LN) ELEVATION
1/16" = 1'-0"

NOTE:

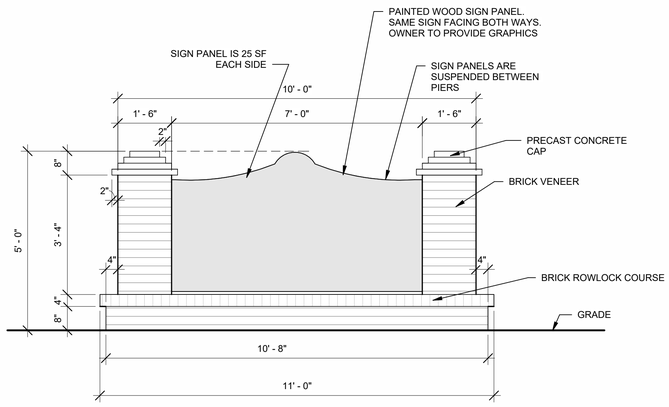
THE PRIVATE FRONTAGE TYPE IS STEPFRONT. A STEP AT THE ENTRANCE DOOR WILL NOT BE PROVIDED TO COMPLY THE BUILDING CODE REQUIREMENT FOR A LEVEL EGRESS.

ALL ROOF SLOPES TO BE BETWEEN 6:12 AND 14:12.

ALL CEILING HEIGHTS WILL BE LESS THAN 25 FEET.



2 PLAN SOUTH (FACING LANDSCAPE BUFFER) ELEVATION
1/16" = 1'-0"



5 MORNING POINTE SIGN
1/2" = 1'-0"



3 PLAN WEST (WESTFIELD) ELEVATION
1/16" = 1'-0"



4 PLAN EAST ELEVATION
1/16" = 1'-0"

REVISIONS

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CHATTANOOGA, TN 37405
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FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

THE LANTERN AT MORNING POINTE
ALZHEIMER'S CENTER OF EXCELLENCE COLUMBIA

RUTHERFORD LANE
COLUMBIA, TN

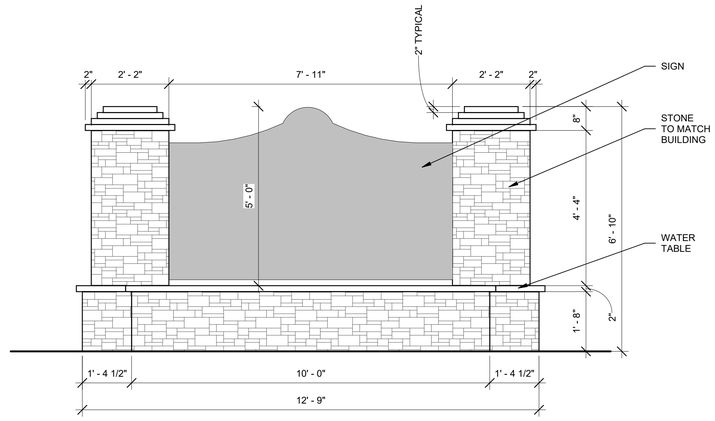
RANDALL P. TAYLOR
REGISTERED ARCHITECT
STATE OF TENNESSEE
No. 16021
1-23-26

PROJECT #
25048

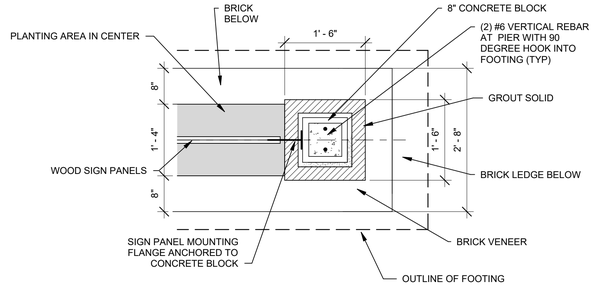
DATE
1-23-26

DRAWING NAME
ELEVATIONS

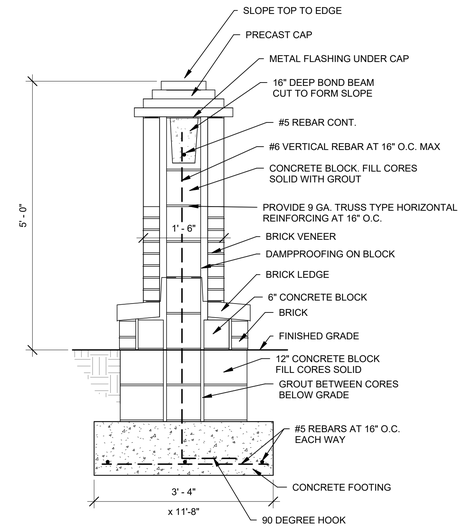
SHEET #
A4



1 MONUMENT SIGN ELEVATION
1/2" = 1'-0"



2 PLAN DETAIL AT PIER
3/4" = 1'-0"



3 SECTION
3/4" = 1'-0"

REVISIONS

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

MORNING POINTE OF COLUMBIA
ASSISTED LIVING AND MEMORY CARE FACILITY
200 RUTHERFORD LANE
COLUMBIA, TENNESSEE

RANDALL P. TAYLOR
REGISTERED ARCHITECT
No. 19021
STATE OF TENNESSEE
4/14/26

PROJECT #
25049

DATE
4-14-26

DRAWING NAME
EXTERIOR SIGNS

SHEET #
A7.2

FULMER LUCAS

May 18, 2026

Mr. Austin Brass, AICP
CITY OF COLUMBIA
Development Services Department
700 N Garden Street
Columbia, TN 38401

(submitted through columbia.onlama.com)

Re: Morning Pointe Final PUD Master Plan Re-Submittal

Dear Austin,

Fulmer Lucas Engineering, LLC, on behalf of Morning Pointe Senior Living, respectfully submits the following items for your review:

- 24" x 36" electronic copy of Final PUD Master Plan (PDF)
- Final PUD Master Plan (DWG)
- Drainage Report

Fulmer Lucas Engineering received review comments from your office on May 14, 2024, based on the plans submitted on April 20, 2026.

Comments

Fire

1. No comments.

Engineering

2. Stormwater and grading shall be evaluated fully during the site construction plans review.
   Response: Understood.

Planning

3. The lead case planner for this review will be Austin Brass, AICP. Please email all correspondence to abrass@colubiatn.gov.
   Response: Understood.

4. Plan West Elevation facing Westfield Drive included a revised design with City Council approval. Please update this Final PUD Master Site Plan to reflect elevation as approved by City Council.
   Response: The current design and being the same as approved by City Council is included with this re-submittal.

5. Plan North Elevation enfronting Rutherford Lane differs from City Council approval with triple glazed windows and more detailed entrance. Please update this Final PUD Master Plan to adhere to City Council approval
   Response: The current design and being the same as approved by City Council is included with this re-submittal.

6. Master Plan approved at City Council indicates a 30-inch height aluminum fence; however, proposal for this request indicates a 36-inch height aluminum fence.
   Response: Aluminum fence height has been changed from 30" to 36". The reason for the change is that 36" height panels are commonly available and a standard manufacturer size. In addition, a 36" height is a balanced choice that provides a clean, elegant, and non-obtrusive look.

7. Provide a detailed list of any changes from the proposed preliminary PUD Master Plan. This includes readjustments for landscaping on site and reasoning.
   Response: A list of any changes has been added from the Preliminary PUD Master Plan to the Final PUD Master Plan to the Cover Sheet.

8. Update landscape plan to reflect any changes including call out list that reflects landscaping opacity.
   Response: The plant schedule matches the plan.

Planning

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

Police

10. No comments provided.

City Attorney

11. No comments provided.

Building

12. No comments.

ATT

13. ATT to serve.
    Response: Understood.

Wastewater

14. On tree preservation/landscaping plans: trees will not be allowed within 10-15 ft of a sewer main, depending on sewer depth as according to specs.
    Response: Understood, plans have been adjusted to address this requirement.

Public Works

15. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements. Private sanitation services may be utilized.

Response: Understood.

16. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
    DUMPSTER AND COMPACTOR STANDARDS
    GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
    GUIDELINES FOR DUMPSTERS
    The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.
    DUMPSTER PAD REQUIREMENTS
    1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
    2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
    3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
    4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
    5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
    6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
    7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
    8. Access area, approach and pad must be level.
    9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.

    ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
    1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
    2. The collection truck shall not be required to back-up for no more than 200 feet.
    3. No backing into or across a public right-of-way.
    4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
    5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
    6. Gates must be unlocked and open for collection.

    Response: Understood.

Maury County Schools

17. No comment.

Columbia Water

18. A water availability letter was issued on November 19, 2026, it remains valid until May 19, 2026. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.
    Response: The New Service Water Fees in the amount of $16,670 were paid on 04/06/2026. It is our understanding that payment of the New 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. This results in a new expiration date of 05/06/2026.

Maury County Highway Dept.

19. No comment.

Maury County E911

20. No comment provided.

Duck River Electric Membership Corp

21. No comments.

This request is for a Final PUD Master Plan submittal to allow an assisted living and memory care campus. The Preliminary PUD Master Plan was approved by City Council at the 03/12/2026 meeting. This Final PUD Master Plan submitted does not deviate substantively from the approved Preliminary PUD Master Plan.

Please place this item on the June 10, 2026 Columbia Municipal Planning Commission agenda.

If you have any questions or require additional information, please contact me via email (jason@fulmerlucas.com) or phone (615-300-6486).

Sincerely,

Jason Morelock, PE

Cc: Franklin Farrow, Morning Pointe Senior Living

Enclosure

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.
26-0136

DESCRIPTION: Westfield Park PUD - Morning Pointe

COMMENTS:

Fire

1. No comments

Engineering

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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.
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Maury County Schools

18. No comment.

CITY OF
COLUMBIA
TENNESSEE

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

Columbia Water

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Maury County Highway Dept.

20. No comment.

Maury County E911

21. No comment provided.

Duck River Electric Membership Corp

22. No comments.

Resubmittal Guidelines

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

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

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

CITY OF
COLUMBIA
TENNESSEE

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

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

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

This Instrument Prepared By
and Upon Recording Return To:
Miller & Martin PLLC (RGD)
832 Georgia Avenue, Suite 1200
Chattanooga, Tennessee 37402

Name and Address:	**Send Tax Bills For _____ Property:**	**Tax Parcel No.**
_____	_____	Part of Tax Parcel No. _____
_____	_____	
_____	_____	

Name and Address:	**Send Tax Bills For _____ Property:**	**Tax Parcel No.**
_____	_____	Part of Tax Parcel No. _____
_____	_____	
_____		

DECLARATION OF EASEMENTS

THIS DECLARATION OF EASEMENTS (the "Declaration") is made and entered into to be effective as of the _____ day of _____, 2026, by _____, a _____ ("_____ PropCo"), and _____, a _____ ("_____ Development" and with _____PropCo, collectively, the "Declarants").

W I T N E S S E T H:

WHEREAS, _____ is the owner of that certain parcel of land located in Columbia, Maury County, Tennessee containing approximately _____ acres, as more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "_____ Development Property"); and

WHEREAS, _____ is the owner of that certain parcel of land also located in Columbia, Maury County, Tennessee containing approximately _____ acres, and adjacent to the _____ Property, as more particularly described on **Exhibit "B"** attached hereto and made a part hereof (the "_____ Property"); and

WHEREAS, Declarants wish to establish certain easements for the benefit of their respective properties as such easements are more particularly set forth herein (the _____ Development Property and the _____ Property being collectively, the "Property");

NOW, THEREFORE, Declarants, as the owners of the Property, hereby agree as follows for the benefit of the Property:

A. **INCORPORATION OF RECITALS.** The foregoing recitals are incorporated herein and made a part hereof.

B. **DEFINITIONS.** The following terms shall have the following meanings as used in this Declaration:

(1) "Common Properties" shall mean and refer to those easements, facilities, properties, tracts of land (or portions thereof) and any improvements thereon which are designated by the Owners as Common Properties, or used for the benefit of the Property as a whole, and which include, without limitation, those certain areas and existing or proposed improvements designated on the Site Plan (as hereinafter defined) as common areas or Common Properties. The Common Properties may include, but shall not be limited to, streets, street lights, parks, ponds, common drainage system (and related facilities), medians, driving lanes, parking spaces, sidewalks, roadways, trails, pathways, curbs, landscaping, irrigation systems and all equipment and facilities related thereto, historic structures and markers, all benches, markers and other park type structures, items and improvements, all fountains located in any detention, retention or other ponds located on the Property, and signs (including street signs and other identification signs) constructed or installed within any of the aforementioned easements for the benefit of the Property. The term "Common Properties" shall also include any personal property acquired by the Declarants if said personal property is designated as a Common Property or otherwise used for the common benefit of the Property. Notwithstanding the foregoing, the terms of the specific easements contained herein shall control in the event of any conflict with easements related to Common Properties.

(2) "Lot" shall mean each individual tract, lot or parcel comprising the Property and identified on the Site Plan. The individual parcels are referred to herein collectively as the "Lots". A Lot may not be further subdivided without the consent of all Owners and, if consented to by all Owners, the Lots shall include the individual lots created from the approved subdivision of a Lot.

(3) "Owner" (whether such term is capitalized or not) of a Lot shall mean the record owner or owners, whether one or more persons, firms, associations, corporations, or other legal entities, of the fee simple title to such property, but, notwithstanding any applicable theory of a deed of trust or mortgage, shall not mean or refer to a beneficiary (or trustee) under a deed of trust or any mortgagee, unless and until such beneficiary or mortgagee has acquired fee simple ownership pursuant to foreclosure or deed in lieu of foreclosure, nor shall the term Owner mean or refer to any lessee or tenant of any Owner.

(4) "Site Plan" shall mean that certain Site Plan prepared for _____ by _____ dated _____, 2026, a copy of which is attached hereto as **Exhibit "C"** and made a part hereof, which Site Plan is also incorporated herein by reference. [VERIFY MOST CURRENT SITE PLAN]

(5) "Survey" shall mean the survey titled _____ prepared by _____, dated _____, 2026, a reduced copy of which is attached hereto as **Exhibit "D"** and made apart hereof, which survey is incorporated herein by reference.

C. EASEMENTS.

(1) **Temporary Construction Easements; Cooperation**. Subject to the terms and conditions set forth herein, Declarants hereby grant and convey unto to the Owners of the Lots, and their respective successors and assigns, a non-exclusive temporary construction easement and right-of-way for the benefit of each Lot (as applicable) to the extent needed in accordance with good construction practices, but only during a period of construction on the Lot (as applicable), on, over, across and through a location or locations reasonably approved by the Owner of the burdened Lot for the purposes of facilitating construction on the benefited Lot and providing a temporary means of access for construction vehicles to and from the benefited Lot and facilitating construction of such improvements thereon. Such construction activities shall be performed in such a manner as to cause as little disturbance to the use of the burdened Lot (as applicable) as is practicable under the circumstances and the benefited Owner shall diligently pursue completion of such construction activity in a timely manner and without delay. The temporary construction easements reserved unto each Owner expire upon the completion of construction of improvements on the benefited Lot.

(2) **Access Easements.**

(a) **Shared Entrance Drive and Sidewalk Easements**.

(1) The Declarants hereby grant, declare, establish and create for the benefit of the Property and each Lot a perpetual, non-exclusive easement for vehicular and pedestrian access, ingress and egress on, over and across the area in the general location of the "____" Shared Entrance Drive" (the "Shared Entrance Drive") identified and shown on the Site Plan (the "Shared Entrance Easement"). At the time commercial improvements are constructed on the _____ Property, _____ shall, at its sole cost and expense, construct the Shared Entrance Drive and curb cuts connecting _____ to the driving lanes on each Property in the locations shown on the Site Plan. Upon construction of the Shared Entrance Drive and related improvements, the Shared Entrance Easement shall apply to the area where the Shared Entrance Drive and curb cuts are actually constructed (the "Shared Entrance Easement Area"). After the initial construction and continuing thereafter, the Owner of the _____ Property shall be responsible for maintaining, repairing, restoring or replacing the driving lanes, access drives, and curb cuts within the Shared Entrance Easement Area. The Owners shall share equally all reasonable costs incurred to maintain, repair, restore or replace the driving lanes, access drives and curb cuts located within the Shared Entrance Easement Area in accordance with Section D hereof. Unless all Owners agree in writing, any repaving of the access drive located in the Shared Entrance Easement Area shall not occur more often than once every eight (8) years following the effective date of this Declaration. All capital expenses incurred in connection with the maintenance, repair and replacement of the Shared Entrance Drive and related improvements must be approved in advance by the Owners which approval shall not be unreasonably withheld, conditioned or delayed.

(2) The Declarants hereby grant, declare, establish and create for the benefit of the Property and each Lot a perpetual, non-exclusive easement for pedestrian access, ingress and egress on, over and across the areas in the general location of the shared sidewalks (the "Shared Sidewalks") identified and shown on the Site Plan (the "Shared Sidewalks Easement"). The Owner

of the _____ Property shall be responsible for constructing, maintaining, and repairing the Shared Sidewalks in accordance with Section D hereof. Upon construction of the Shared Sidewalks, the Shared Sidewalks Easement shall apply to the area where the Shared Sidewalks are actually constructed (the "Shared Sidewalks Easement Area"), and the Owners shall share equally all reasonable costs incurred to maintain, repair, restore or replace the Shared Sidewalks in accordance with Section D hereof.

(b) **Mutual Cross Access Easement**. The Declarants hereby declare and establish for the benefit of the Property and each Lot, a perpetual, non-exclusive easement for vehicular (but excluding construction vehicles and equipment which are specifically prohibited) and pedestrian access, ingress and egress on, over and across the driving lanes and sidewalks constructed on the Lots, which provide connectivity both between the Lots and to and from adjacent public or private rights-of-way and driveways, including without limitation the Shared Entrance Drive and Highland Church Road (the "Cross Access Easement"). The Cross Access Easement shall apply to the areas on each Lot where driving lanes and sidewalks are located and relocated from time to time (the "Cross Access Easement Area"). The Owners shall not materially modify or relocate driving lanes and sidewalks in a manner so as to prevent the cross access so described, without the express written consent of the other Owner. The Owner of the _____ Property shall be responsible for maintaining and repairing any access drives and sidewalks. The Owners shall share equally all reasonable costs incurred to maintain, repair, restore or replace the access drives and sidewalks. No fence or other barrier which would prevent or obstruct the passage of pedestrian or vehicular travel for the purposes herein specified shall be erected or permitted.

(c) **Common Properties**. _____ and _____ hereby establish and grant to one another a perpetual, non-exclusive reciprocal easement over, across, upon, and within all improvements and areas designated as Common Properties, together with all related accessways, utilities, and appurtenances, for purposes of vehicular and pedestrian access, circulation, parking, ingress, egress, and use consistent with the development and operation of the Owners' respective Lots. Each Owner, and its tenants, employees, invitees, agents, contractors, and successors, shall have the right to use the Common Properties located on the other Owner's Lot in a manner consistent with this Declaration and the identified intended use of the Common Properties, provided such use does not unreasonably interfere with the other Owner's use and enjoyment of its property. At the time that commercial improvements are constructed on the _____ Property, the Owner of the _____ Property shall be responsible for constructing the Common Properties as shown on the Site Plan, including all associated paving, curbing, sidewalks, lighting, landscaping, drainage, and related improvements, in compliance with applicable laws and the standards set forth in this Declaration. Upon completion, the Common Properties shall be maintained by the Owner of the _____ Property in accordance with Section D hereof, and no Owner shall obstruct, modify,

or impair the Common Properties in a manner that materially interferes with the reciprocal access rights granted herein. The Common Properties shall include, without limitation, all parking spaces identified on the Site Plan (the "Common Parking Spaces"). This reciprocal easement shall run with the land, burden and benefit each Owner's property, and inure to the benefit of the Owners and their respective successors and assigns.

(d) **Self-Help Rights**. In the event that an Owner does not maintain and repair the driving lanes, access drives, Shared Sidewalks, Common Properties, and curb cuts as provided herein in a good and proper condition as required for the use thereof, the other Owner shall have the right after thirty (30) days written notice and the failure of the Owner to make any such required maintenance and repairs within said 30-day period to enter the Property to complete all necessary maintenance and repairs as detailed in the written notice provided to the Owner. Upon completion of such maintenance and repairs, the Owner exercising this self-help right shall send written notice to the other Owner detailing such costs incurred with supporting documentation and such other Owner shall pay to the Owner its share of such sum within thirty (30) days thereafter.

(3) **Grading**. _____ hereby declares, establishes, and grants for the benefit of the _____ Property, and in favor of _____, a temporary, non-exclusive easement over, across, upon, and within that approximately ____ foot portion of the _____ Property parallel to and along the shared boundary of the _____ Property and the _____ Property shown on the Survey (the "Grading Easement Area") for the purpose of performing all grading, sloping, contouring, earthwork, soil stabilization, drainage shaping, and related activities reasonably necessary to achieve the final approved grades, elevations, and contours required for the development, use, and operation of the _____ Property. This easement includes the right of _____, its employees, agents, contractors, and assigns to enter upon the Grading Easement Area to cut, fill, remove, place, compact, or otherwise manipulate soil; install temporary or permanent erosion-control measures; construct and maintain slopes, embankments, retaining structures, and drainage improvements; and perform any other grading-related work reasonably necessary to support the structural integrity, access, drainage, and functionality of the _____ Property. _____ shall restore disturbed areas to a neat and stable condition upon completion of grading activities. _____ shall not interfere with or impair _____'s exercise of this easement and shall not alter grades within the Grading Easement Area in a manner that adversely affects the _____ Property. This grading easement shall expire upon the completion of construction of commercial improvements on the _____ Property and completion of shared improvements which _____ has the responsibility to construct pursuant to this Declaration.

(4) **Drainage Easements**. The Declarants hereby declare and establish for the benefit of the Property and each Lot, a perpetual, non-exclusive easement to connect with and to drain storm and surface waters from the _____ Property and the _____ Property to the Private Drainage Detention Area (the "Detention Area") as shown on the Site Plan

(the "Drainage Easement"). At the time that commercial improvements are constructed on the _____ Property, _____ shall, at its sole cost and expense, construct the Detention Area. Upon construction of the Detention Area and related improvements, the Drainage Easement shall apply to the area where the Detention Area is actually constructed. After construction, and pursuant to such Drainage Easement, each Owner shall have the right at its sole expense to install within an area approved in writing by the other Owner in its reasonable discretion, such lines, facilities and other improvements as may be necessary to connect to and to receive the benefit of the Drainage Easement (any such lines, facilities and other improvements installed by an Owner being collectively the "Drainage Facilities"), upon and subject to the following terms and conditions:

(a) The Owner of each Lot shall be responsible for the connection of the Drainage Facilities on such Lot to the Detention Area.

(b) All work done in completing any Drainage Facilities shall be done expeditiously and in such a manner so as not to cause undue interference with the business being conducted on the Property, so as to minimize any disruption to the other Owner's business, and so as not to interrupt or interfere with utility services to any improvements on the other Lot.

(c) After completion of the installation, repair or replacement of any of the Drainage Facilities by an Owner, such Owner shall, at such Owner's cost and expense, promptly restore all property and improvements affected thereby to the same or as good a condition as existed immediately prior to the commencement of any such work.

(d) The Owner of the _____ Property shall be solely responsible for constructing the Detention Area and maintaining and repairing, with cost sharing from the Owner of the _____ Property as provided in Section D hereof, the area of land comprising the Drainage Easement, including, without limitation, the Detention Area and all surrounding landscaping, but not any Drainage Facilities installed on the _____ Property by the Owner of the _____ Property. The cost to maintain and repair the Detention Area, including, without limitation, all landscaping, shall be shared equally by the Owners in accordance with Section D hereof. Further, any costs incurred by the Owner of the _____ Property to repair any damage to the Drainage Facilities which is caused by or is attributable to the gross negligence, misuse or willful acts of Owner of the _____ Property or such Owner's invitees, agents or contractors shall be paid in full by the Owner of _____ Property.

(e) In the event the volume of the Detention Area must be enlarged to accommodate the storm and surface water drainage from the _____ Property such enlargement must be approved by the Owner of the _____ Property and shall be completed only in accordance with the plans and specifications approved by the Owner of the

_____ Property and all costs and expenses for any such enlargement shall be the sole responsibility of the Owner of the _____ Property without contribution from the Owner of the _____ Property.

(f) The Lots shall be graded to provide positive drainage to the Detention Area, or to storm sewer lines that have been sized to receive storm water discharge. All necessary erosion control methods will be utilized to avoid siltation onto adjacent properties and into pipelines. Stockpiling of topsoil or excessive material shall be done so as not to interfere with drainage before, during or after construction. Existing drainage areas will not be altered during or after the grading sequence unless approved by the Owner of the affected Lot or Lots. Parking lot slopes shall be a minimum 1.5 percent and maximum 4 percent. All trenches and excavation near or adjacent to existing curbs, sidewalks, and pavement shall be backfilled with trench backfill material.

(5) **General Utility Easements**. The Declarants hereby declare, create, and establish for the benefit of the Property and each Lot, a perpetual, non-exclusive easement (the "Utility Easement") for the purpose of installing, connecting to, maintaining, repairing, replacing and using water, electric, gas, telephone, sewer, irrigation and other utility lines on, over, across and under portions of each Lot being (10) feet in width for each utility line so installed and being five (5) feet on either side of the center line of the utility line so installed, but only in such locations as may be approved in writing by the Owner of the burdened Lot in its reasonable discretion (each area within which a utility line are constructed and installed pursuant hereto being an "Utility Easement Area"). Once installed, a utility line shall not be relocated without the written approval of the Owner of the burdened Lot, and the Utility Easement shall apply to the area where the utility line(s) is actually installed. As part of the Utility Easement as granted hereby, each Owner shall have a right of access on, over and across so much of the other Owner's Lot within the area of the Utility Easement and on, over and across such portions of the other Owner's Lot as may be necessary for access to the respective Utility Easement Area from time to time to install, maintain, repair or replace any such utility line so installed. Upon completion of any work to install, maintain, repair or replace any such utility line, the party performing such work shall repair and restore the portion of the Property so disturbed to the condition existing immediately prior to such work. Prior to entry onto another Owner's Lot for such purposes, the Owner performing work shall coordinate such entry and work with the Owner of the burdened Lot as is reasonably necessary to avoid any disruption to the business operated on such Lot.

(6) **Signage; Sign Easement to _____**. Upon construction of improvements on the _____ Property, _____ shall construct, and thereafter shall maintain, repair, and replace (i) the monument sign located along _____ Road generally shown on the Site Plan, and any replacements thereof (the "Monument Sign"), and (ii) directional signage bordering the Shared Entrance Drive; provided, however, _____ shall be responsible for any construction of directional signage on the _____ Property during the construction of improvements thereon. _____ shall reimburse _____ for _____'s share of the reasonable costs incurred to perform sign maintenance, utilities used by signage, and the cost to insure any signage (collectively, "Sign Costs") within thirty

(30) days after receipt of an invoice therefor, which shall include reasonable supporting documentation evidencing the Sign Costs incurred. _____ hereby grants to _____ a non-exclusive, perpetual easement over, across, and upon the portions of the _____ Property shown on the Site Plan (the "Sign Easement Area") for the construction, operation, and use of the Monument Sign and the directional signage, together with all necessary access rights for _____.

D. COST SHARING.

(1) **General**. Notwithstanding any provision to the contrary in this Declaration, the Owners shall equally share all reasonable costs incurred to maintain, repair, restore or replace the driving lanes, access drives, curb cuts, Shared Entrance Drive, Shared Sidewalks, Common Properties, Monument Sign, Common Parking Spaces, and Detention Area. All such maintenance, repairs, restoration, and replacement shall be the responsibility of the Owner of the _____ Property except as otherwise set forth herein, and all such shared costs shall be paid by the Owner of the _____ Property within thirty (30) days after receipt of written demand therefor together with documentation supporting the reasonable costs so incurred. All work shall be performed in a commercially reasonable manner, consistent with good property-management practices, and at reasonable cost.

(2) **Misuse**. Notwithstanding any provision to the contrary in this Declaration, an Owner of a Lot (the "Responsible Owner") shall be solely responsible, without any cost sharing with any other Owner, to repair any damage caused by or attributable to the misuse, gross negligence or willful misconduct of the Responsible Owner, or the Responsible Owner's invitees, agents or contractors, such repairs to be completed promptly following occurrence of such damage. If the Responsible Owner does not complete any such required repair, any other Owner may exercise such remedies or self-help rights as provided in this Declaration.

E. INDEMNIFICATION AND INSURANCE.

(1) **Indemnification**. Subject to the provisions hereof, each Owner shall indemnify, defend, and save the other Owners harmless for, from and against any and all demands, liabilities, damages, expenses, causes of action, suits, claims, and judgments, including reasonable attorneys' fees and costs, arising from injury or death to person or damage to property that occurs on the indemnifying Owner's Lot. An Owner shall not be entitled to such indemnification for any damage caused to such Owner by reason of its negligence, recklessness or willful misconduct or the negligence, recklessness or willful misconduct of such Owner or its agents, servants, contractors or employees.

(2) **Liability Insurance**. Each Owner shall at all times during the term of this Declaration, maintain or cause to be maintained in full force and effect an "Occurrence Based" commercial general liability insurance policy covering its Lot, with an insurance company or companies having an A.M. Best (or equivalent) rating of A- or better, including coverage for any accident resulting in bodily injury to or the death of any person and consequential damages arising therefrom, and a comprehensive property damage insurance policy, each in an amount not less than $3,000,000, as such amount is adjusted to pursuant hereto, per occurrence and including coverage of the contractual liability contained in Section E(1) above. Each Owner shall name as additional insureds on its respective commercial general liability policy with respect to its Lot (a) the other Owners and (b)

upon receipt of written notice from an Owner, such Owner's mortgagee and any other party required by a mortgage. Each Owner shall furnish to the other Owners upon request evidence that the insurance referred to in this Section is in full force and effect. Such insurance shall provide that the same may not be canceled, reduced below the required minimum or materially amended without at least thirty (30) days prior written notice being given by the insurer to the Owners.

(3) **Property Insurance**. Each Owner shall at all times during the term of this Declaration, maintain or cause to be maintained in full force and effect a property insurance policy covering such Owner's Lot in the form of the Insurance Services Offices' ISO Property form 1030 Causes of Loss Special Form or equivalent ("Property Insurance"). All Property Insurance shall be in the amount of the full replacement cost of the insured improvements, excluding foundations and footings but including demolition costs. Each Owner shall furnish to the other Owners upon request evidence that the insurance referred to in this Section is in full force and effect.

(4) **Blanket Insurance**. Any insurance required to be carried pursuant to this Section may be carried under a policy or policies covering other liabilities and locations of an Owner; provided, however, that such policy or policies apply to the Owner's Lot required to be insured by this Section in an amount not less than the amount of insurance required to be carried by the Owner with respect thereto, pursuant to this Section which shall contain a per location endorsement.

(5) **Release and Waiver of Subrogation**. Each Owner hereby releases the other Owners from and, to the extent legally possible for it to do so on behalf of its insurer, hereby waives any liability for any loss or damage to its property located upon such Owner's Lot, which loss or damage is of the type covered by fire and extended coverage insurance described in this Section, irrespective of any negligence on the part of the indemnified Owners which may have contributed to or caused such loss. If the waiver of subrogation is not effective, each Owner covenants that it will obtain for the benefit of the indemnified Owners an express waiver of any right of subrogation which the insurer of the Owner may acquire against the indemnified Owners by virtue of the payment of any such loss covered by such insurance.

F. **ASSIGNMENT**. Each Owner may assign or delegate any or all of its responsibilities, duties, and obligations under this Declaration to a tenant or other lawful occupant of the Owner's Lot, provided that the assignment is made in writing and delivered to the other Owner. Notwithstanding the foregoing, no assignment to such a tenant or occupant shall relieve an Owner of liability for compliance with this Declaration, and the Owner shall remain jointly and severally liable with the tenant or occupant for all assigned obligations. Each Owner may enforce this Declaration against the assigning Owner, the tenant or occupant, or both, in its discretion.

G. **AMENDMENT.** This Declaration may be amended by the written amendment of the Owners of the Lots affected by any such amendment, or their respective designees, without the joinder of any other person or entity.

H. **NOTICES.** Any notices to be sent pursuant to this Declaration shall be in writing and sent to the address of the Owner to which such notice is to be sent as such address is maintained in the county tax records for the Property and shall be sent (i) hand-delivery, (ii) certified

U.S. Mail, return receipt requested, or (iii) via overnight delivery by a nationally recognized delivery service.

I. **COUNTERPARTS.** This Declaration may be executed in counterparts which when taken together shall constitute this document in its entirety.

J. **NO THIRD PARTY BENEFICIARIES.** The easements and rights created pursuant to this Declaration are for the benefit of the Owners of the Lots and their respective invitees, tenants, employees and residents and are not intended to and shall not be construed to dedicate any easements to or create any rights in favor of any other person, entity or the general public. The easements created pursuant to this Declaration shall not be maintained by the public and such maintenance obligation shall be the responsibility of the Owners pursuant to the provisions of this Declaration.

K. **TAXES.** The Owner of each Lot shall be solely responsible for paying all taxes, and assessments imposed on such Owner's Lot, including any value attributable to such Owner's Lot for the easements benefiting such Lot as created pursuant hereto.

L. **PERPETUAL EASEMENTS.** The easements created hereby are perpetual, non-exclusive easements for the benefit of the Lots and shall run with title to the Lots and shall be binding upon and inure to the benefit of the Owners of the Lots and each such Owner's successors and/or assigns.

M. **REMEDIES.** In the event an Owner fails to perform the maintenance, repair or other work required by this Declaration or fails to perform the work in accordance with the requirements of this Declaration or otherwise breaches the terms of this Declaration, the non-defaulting Owner shall have the right to correct such deficiencies or perform the work to cure the breach, and recover its reasonable out-of-pocket costs and expenses incurred to cure such deficiency or breach. Any amounts due and payable to an Owner pursuant to this Declaration shall be paid within thirty (30) days from the date the defaulting Owner is notified of the amounts due.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Declaration to be effective as of the date first above written.

_____, a
_____

By: _____
Title: _____
Print Name: _____

[Acknowledgment To Be Added]

_____, a
_____

By: _____
Title: _____
Print Name: _____

[Acknowledgment To Be Added]

STATE OF TENNESSEE)
COUNTY OF _____)

AFFIDAVIT OF VALUE

The undersigned _____, a _____, hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____, a
_____

By: _____
Title: _____
Print Name: _____

Subscribed and Sworn to before me
this ___ day of _____, 2026

_____
Notary Public
My Commission Expires: _____

[AFFIX SEAL]

EXHIBIT "A"

Property

Located in Columbia, Maury County, Tennessee:

[INSERT PLAT LEGAL DESCRIPTION]

EXHIBIT "B"

Property

Located in Columbia, Maury County, Tennessee:

[INSERT PLAT LEGAL DESCRIPTION]

EXHIBIT "C"

Site Plan

See Attached

EXHIBIT "D"

Survey

See Attached

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

October 21, 2025

Jay Fulmer, PE
Fulmer Lucas
2002 Richard Jones Rd Ste B200
Nashville, TN 37215

jay@fulmerlucas.com

Re: Rutherford Lane & Westfield Dr, being Tax Map: 112F Group: C Parcel: 3.07. Assisted living facility with 145 beds split between two buildings.

Dear Sir:

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

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

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

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

so

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

23 October 2025

Jay Fulmer
Fulmer Lucas Engineering, LLC
2002 Richard Jones Rd, B200
Nashville, TN 37215

RE: Rutherford Ln Map 112 Parcel 3.07, Columbia, TN 38401; Morning Pointe 145 Bed Assisted Living Facility

Jay,

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

November 19, 2025

Mr. Jay Fulmer
Fulmer Lucas Engineering
2002 Richard Jones Rd., Suite B200
Nashville, TN 37215
Sent via email: jay@fulmerlucas.com

RE: **Water Availability Letter** Expires: 5/19/2026
Morning Pointe Assisted Living
Rutherford Lane at Westfield Drive (southwest corner)
Tax Map & Parcel 11200307000
Columbia, TN

Dear Mr. Lucas:

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 145 bed assisted living facility in two buildings. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Source water capacity is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- The current CPWS system is only able to support a fire flow up to 750 gpm at this location until (planned) additional improvements in the Southside distribution area are completed.
    - After completion of the Southside distribution area improvements, available fire flow will be up to 1,250 gpm.

- The number and sizes of service meters assumed for this letter is based on Applicant's description of the project features. Actual meter count and sizing will be updated or verified during the Design Review phase of the Project:
    - 114,340 sf of commercial assisted living space (two buildings)
    - Assume Fire Service meter: One (1) at 6-inch
    - Assumed Commercial Service meters: Two (2) at 2-inch
    - Assumed Landscape Irrigation meter: One (1) at ¾-inch
- The above request translates to a 41 Single Family Unit (SFU) flow demand equivalent.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval, if 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	41	**$16,670**

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

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Landscape Irrigation Meter Cost	1	$540	$540
2" Service Meter Cost	2	Current Price	Deferred
6" Fire Meter Cost	1	Current Price	Deferred
Current Impact Fee for ¾" Service Meter	1	$5,500	$5,500
Current Impact Fee for 2" Service Meter	2	$30,000	$60,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$66,040**

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

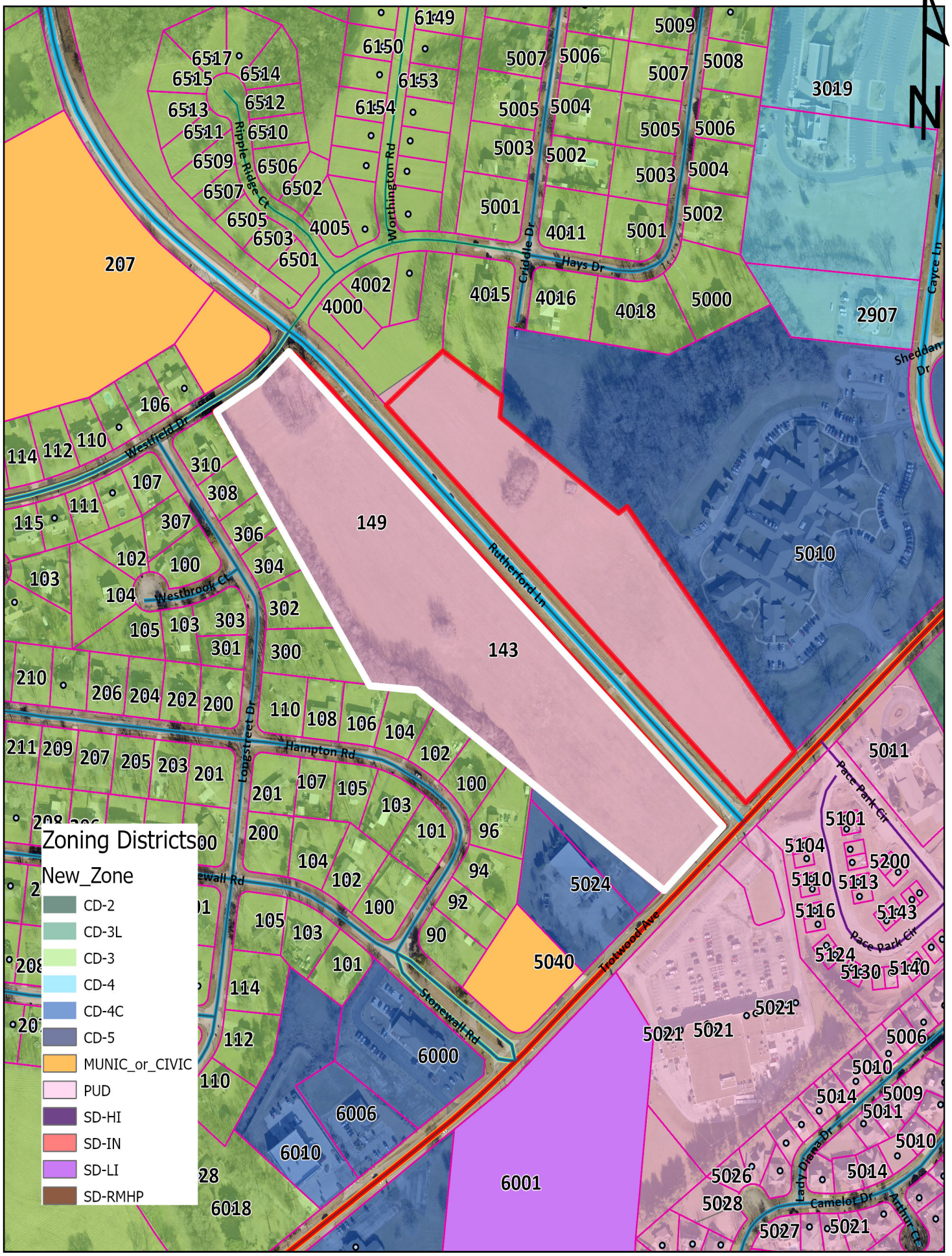
Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,



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

cc: Franklin Farrow, Morning Pointe
Bart Anderson, CPWS
File 25-036



Case 26-0136
Westfield Park PUD
Rutherford Lane

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

FULMER LUCAS

MEMORANDUM

To: City of Columbia Planning Department
From: Jay Fulmer, PE
Date: November 17, 2025
Subject: Morning Pointe – Master Plan Application
Project Description

A master plan for approximately 9.3 acres of the greater tract along the western side of Rutherford Lane between Westfield Drive and Trotwood Avenue is being submitted to allow an assisted living and memory care campus within the existing PUD zoning.

The project is intended to include two buildings constructed in two phases. The property will ultimately be subdivided for each building to be on its own parcel for operational purposes.

The first building is approximately 62,600 square feet and contains 77 units (83 beds). The building will serve both assisted living and memory care purposes. The second building is approximately 48,400 square feet and contains 60 units (68 beds). Upon completion of building 2, the memory care patients from building 1 will be transferred to building 2 so each building can function independently.

The parking proposed is based on operational needs from existing facilities as well as staffing projections. The central parking lot will be constructed with the first building.

Morning Pointe is the owner and operator of the campus, and they have an established facility within the City of Columbia. This campus is intended to support the growing population of those in need of assisted living and memory care facilities.

Please send any further questions or comments to jay@fulmerlucas.com.

Jay Fulmer

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: Morning Pointe

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

General

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

N/A ☐ x Traffic Impact Study, as required. Less than 75 peak hour trips (approximately 38)

- ☒ The substance of all existing and proposed covenants, easements, or other restrictions.
  Draft easement is included for your reference. Proposed easements will likely be recorded via the Final Plat.
  If easements are not recorded via Final Plat, they will be recorded via instrument with this document.

Lots and Land-Use

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

N/A ☐ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

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

CITY OF COLUMBIA TENNESSEE

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

Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

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700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
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PUD Specific Items

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

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

Checklist Completed By:

Jason Morelock	Jason Morelock	04/20/2026
Print Name	Signature	Date

Jay Fulmer

From: Andy Crichton <acrichton@athensins.com>
Sent: Tuesday, November 11, 2025 3:57 PM
To: Franklin Farrow
Cc: Jay Fulmer; 'Chae Hart-Whitworth'
Subject: Property on Rutherford Lane

November, 11th 2025

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

To Whom It May Concern:

CBP, LLC the Crichton brothers currently own property fronting on Rutherford Lane. Approximately 9 acres of the property is being sold to the principals of Morning Pointe Senior Living Greg Vital and Franklin Farrow.
Moring Pointe had been a provider of assisted living services in Columbia for the past 20+ years and is seeking to expand their services at this new wonderful location.

Vital and Farrow are the owners and co-founders of Morning Pointe which is a Tennessee base senior living company with 27 years of experience in this sector. CBP, LLC the Crichton brothers are pleased to sell this
property once approvals are all received.

Kind Regards,

Andy Crichton, *Agent ~ CBP, LLC Managaing Member*
Columbia, TN 38401
Office: 931.398.5533
Cell: 615.714.2452
www.athensins.com

FULMER LUCAS

April 20, 2026

Mr. Austin Brass, AICP
CITY OF COLUMBIA
Development Services Department
700 N Garden Street
Columbia, TN 38401

Re: Morning Pointe Final PUD Master Plan Submittal

Dear Austin,

Fulmer Lucas Engineering, LLC, on behalf of Morning Pointe Senior Living, respectfully submits the following items for your review:

- Planning Commission Project Development Application
- Preliminary Plat, Site Development Plan, and PUD Checklist
- Owner Agent Authorization and Acknowledgement
- Power, Sewer and Water Will Serve Letters
- Declaration of Easements (Draft)
- Pre-Application Meeting (Receipt)
- Pre-Application Meeting Summary
- Project Description
- Drainage Report
- One (1) folded 24" x 36" hard copy of Site Plans
- Final Development plan (PUD-MU): $300.00 (to be paid upon confirmation of fee amount by City)

This request is for a Final PUD Master Plan submittal to allow an assisted living and memory care campus. The Preliminary PUD Master Plan was approved by City Council st the 03/12/2026 meeting. This Final PUD Master Plan submitted does not deviate substantively from the approved Preliminary PUD Master Plan.

Please place this item on the June 10, 2026 Columbia Municipal Planning Commission agenda.

If you have any questions or require additional information, please contact me via email (jason@fulmerlucas.com) or phone (615-300-6486).

Sincerely,

Jason Morelock, PE

Cc: Franklin Farrow, Morning Pointe Senior Living

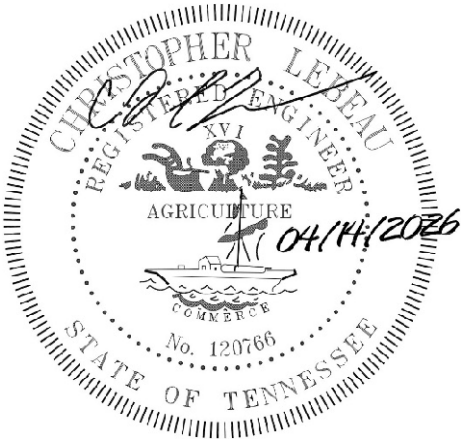
Enclosure

FULMER LUCAS

DRAINAGE REPORT

FOR

MORNING POINTE
FL PROJECT #1421-01



Enclosures:

- Drainage Area Maps
- Hydraflow Storm Sewers Report
- HydroCAD Report
- USDA Web Soil Survey

PROJECT DESCRIPTION/NARRATIVE:

Proposed work for this project consists of the construction of an assisted living and memory care campus at the intersection of Westfield Drive and Rutherford Lane. The pre-developed condition consists of a weighted average curve number of 51.1, and the post-developed condition will see an increase of curve number to 70.5.

Underground detention, surface detention and Focal Point Units have been proposed to satisfy the target runoff reduction requirement, as well as to assist in attenuating the peak flow. The pre-developed and routed peak flows have been compiled in the table below:

Design Storm	Pre-Outfall 1 (CFS)	Post-Outfall 1 Routed (CFS)*	Pre-Outfall 2 (CFS)	Post-Outfall 2 Routed (CFS)*	Pre-Outfall 3 (CFS)	Post-Outfall 3 Routed (CFS)*
1-YEAR	0.52	2.77	0.08	0.00	0.18	2.03
2-YEAR	1.17	4.16	0.45	0.01	0.66	3.34
5-YEAR	2.27	5.99	0.91	0.07	1.64	5.36
10-YEAR	3.28	7.73	3.69	0.30	2.63	7.16
25-YEAR	4.82	10.10	6.81	0.79	4.19	9.83
50-YEAR	6.11	11.90	9.67	1.28	5.54	12.04
100-YEAR	7.52	13.75	12.95	1.86	7.04	14.43

* ”Post-Q Routed” contains both the peak flow out of the treated areas, and the peak flow of the bypassed area.

Design Storm	Pre-Development Cumulative Flows (CFS) From Property	Post-Development Routed Cumulative Flows (CFS) From Property
1-YEAR	0.88	4.80
2-YEAR	2.65	7.51
5-YEAR	6.76	11.42
10-YEAR	11.09	15.19
25-YEAR	18.19	20.72
50-YEAR	24.44	25.22
100-YEAR	31.46	30.04

Cumulative flows were calculated to compare the overall flows leaving the property. The USDA soil survey reflects type A soils, which have low runoff potential and high infiltration rates. Due to the low flow rates leaving the property in pre-development condition, it is not practical to meet the pre-development flows with the post-development conditions. The applicant would like to discuss further with the City to determine alternative methods for stormwater infrastructure on this property.

Drainage Area Maps

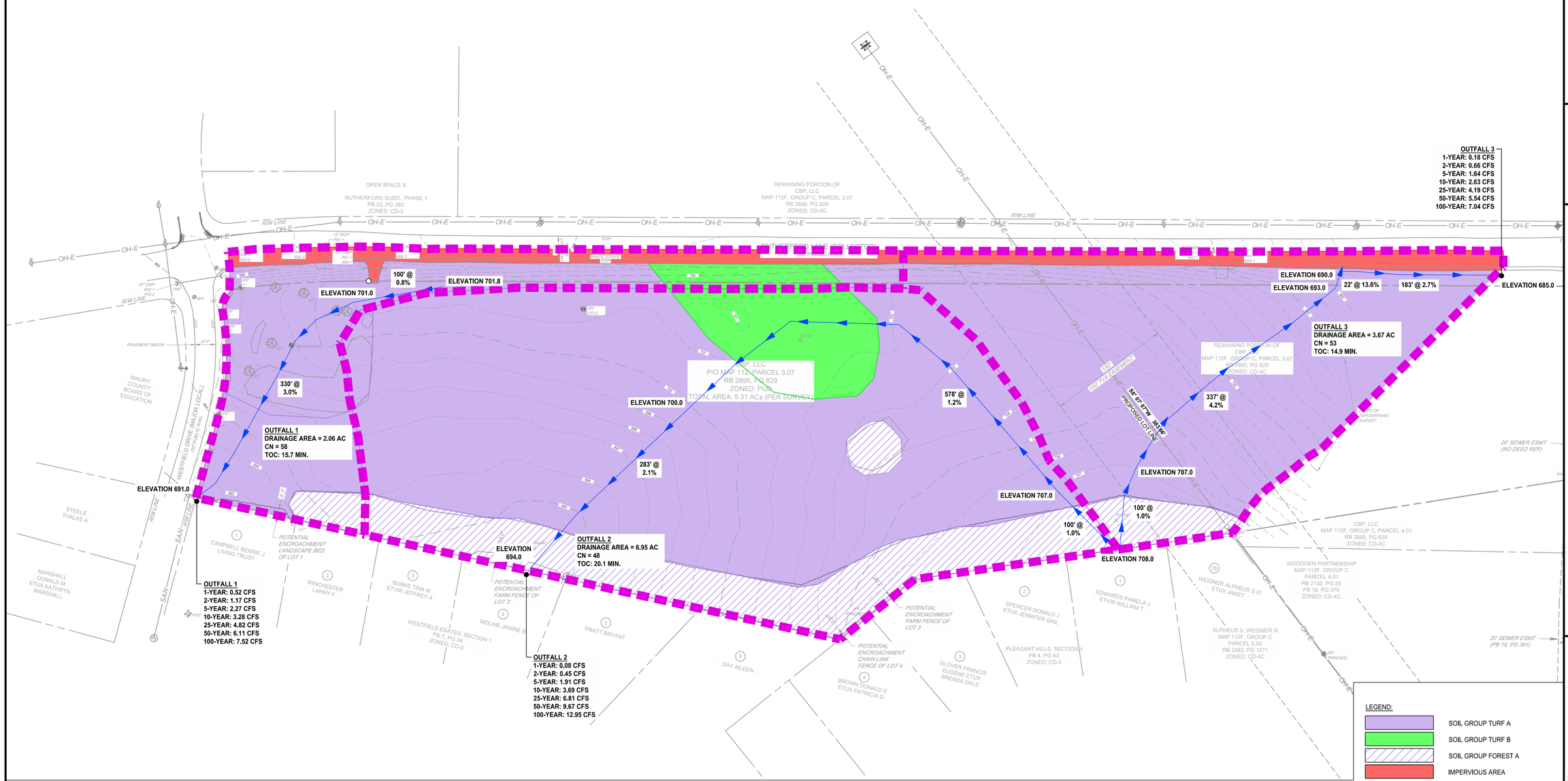
Know what's **below.**
Call before you dig.

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

SITE DEVELOPMENT PLANS FOR:

MORNING POINTE

RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401



CUMULATIVE FLOWS FOR THE PROPERTY

1-YEAR FLOW = (0.52 + 0.08 + 0.28) CFS = 0.88 CFS
2-YEAR FLOW = (1.17 + 0.45 + 1.03) CFS = 2.65 CFS
5-YEAR FLOW = (2.27 + 1.91 + 2.58) CFS = 6.76 CFS
10-YEAR FLOW = (3.28 + 3.69 + 4.12) CFS = 11.09 CFS
25-YEAR FLOW = (4.82 + 6.81 + 6.56) CFS = 18.19 CFS
50-YEAR FLOW = (6.11 + 9.67 + 8.66) CFS = 24.44 CFS
100-YEAR FLOW = (7.52 + 12.95 + 10.99) CFS = 31.46 CFS

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN

OVERALL EXISTING DRAINAGE AREA MAP

PRE

1421-01 MORNING POINTE

Monday, April 20, 2026
User: Mandy Stansell - Columbia02 - CivilExhibits\1421-01_Drainage_EXISTING.dwg

Know what's **below.**
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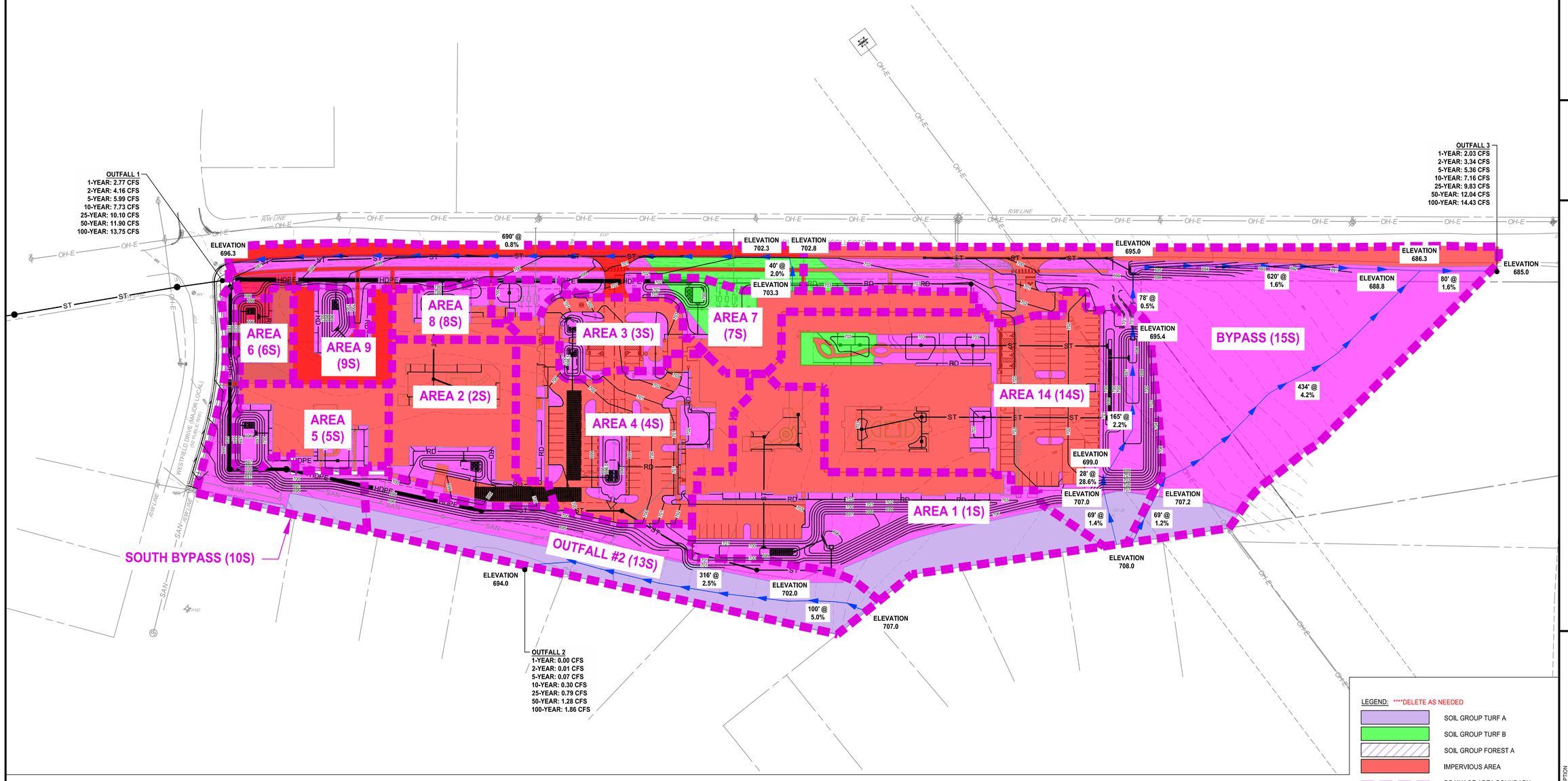


LEGEND: ****DELETE AS NEEDED

- SOIL GROUP TURF A
- SOIL GROUP TURF B
- SOIL GROUP FOREST A
- IMPERVIOUS AREA
- DRAINAGE AREA BOUNDARY
- FLOW PATH

0 25 50 100 150
SCALE: 1" = 60'

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

CUMULATIVE FLOWS FOR THE PROPERTY

1-YEAR FLOW = (0.97 + 1.80 + 0.00 + 2.03) CFS = 4.80 CFS
2-YEAR FLOW = (1.69 + 2.47 + 0.01 + 3.34) CFS = 7.51 CFS
5-YEAR FLOW = (2.58 + 3.41 + 0.07 + 5.36) CFS = 11.42 CFS
10-YEAR FLOW = (3.57 + 4.16 + 0.30 + 7.16) CFS = 15.19 CFS
25-YEAR FLOW = (4.89 + 5.21 + 0.79 + 9.83) CFS = 20.72 CFS
50-YEAR FLOW = (5.84 + 6.06 + 1.28 + 12.04) CFS = 25.22 CFS
100-YEAR FLOW = (6.81 + 6.94 + 1.86 + 14.43) CFS = 30.04 CFS

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN

OVERALL PROPOSED DRAINAGE AREA MAP

POST

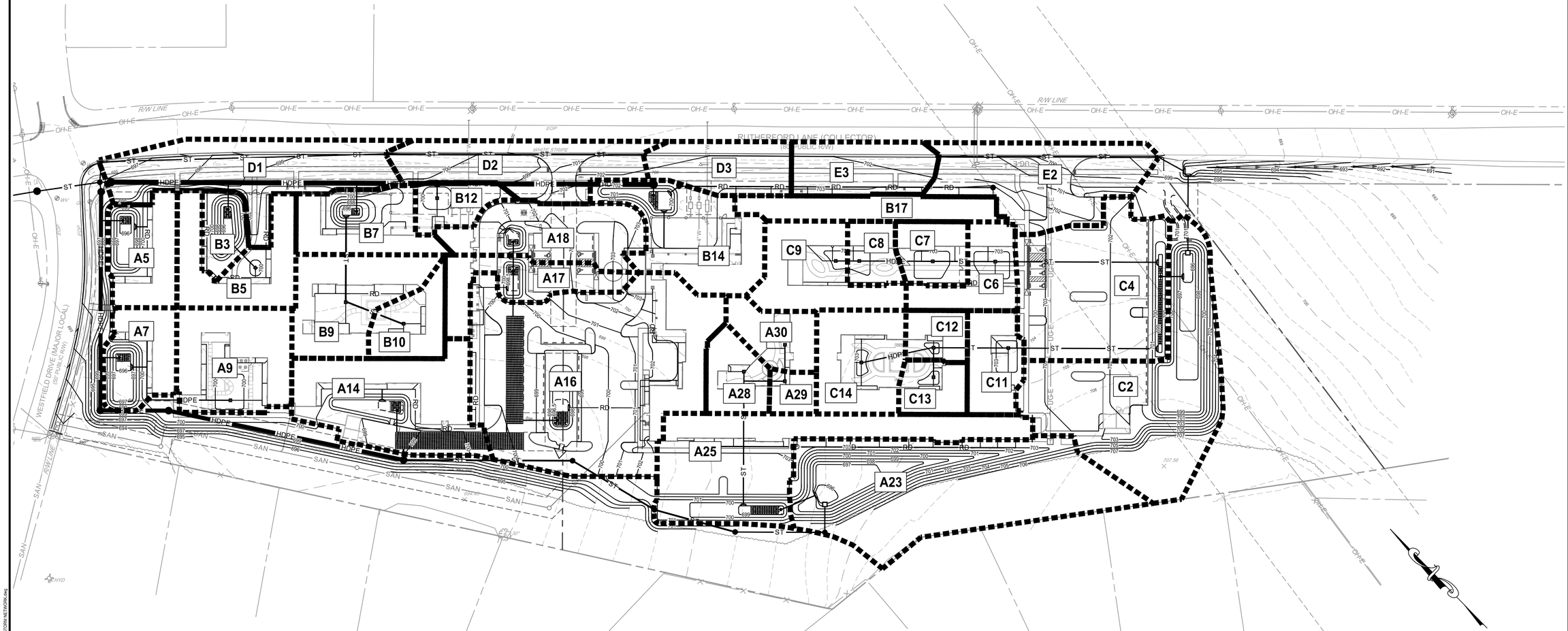
1421-01 MORNING POINTE

Monday, April 20, 2026
11:21:13am | User: jlewis | J:\Columbia\02 - Civil\Exhibits\1421-01_Drainage_PROPOSED.dwg

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

INLET	AREA (AC)	IMP (AC)	FOR (AC)	PER (AC)	C-FACTOR	Tc (MINS)
A5	0.18	0.09	0.00	0.08	0.58	5
A7	0.16	0.08	0.00	0.09	0.52	5
A9	0.29	0.20	0.00	0.09	0.71	5
A14	0.40	0.29	0.00	0.11	0.74	5
A16	0.98	0.76	0.00	0.23	0.76	5
A17	0.17	0.12	0.00	0.04	0.74	5
A18	0.26	0.19	0.00	0.07	0.75	5
A23	0.72	0.00	0.32	0.40	0.09	5
A25	0.50	0.38	0.00	0.12	0.75	5
A28	0.11	0.11	0.00	0.00	0.95	5
A29	0.05	0.05	0.00	0.00	0.95	5
A30	0.12	0.12	0.00	0.00	0.95	5
B3	0.08	0.00	0.00	0.08	0.15	5
B5	0.22	0.11	0.00	0.11	0.54	5
B7	0.20	0.11	0.00	0.09	0.59	5
B9	0.26	0.26	0.00	0.00	0.95	5
B10	0.12	0.12	0.00	0.00	0.95	5

INLET	AREA (AC)	IMP (AC)	FOR (AC)	PER (AC)	C-FACTOR	Tc (MINS)
B12	0.09	0.01	0.00	0.07	0.27	5
B14	0.31	0.13	0.00	0.17	0.49	5
B17	0.16	0.16	0.00	0.00	0.95	5
C2	0.65	0.19	0.11	0.36	0.36	5
C4	0.51	0.41	0.00	0.10	0.79	5
C6	0.14	0.10	0.00	0.04	0.72	5
C7	0.11	0.05	0.00	0.05	0.55	5
C8	0.19	0.15	0.00	0.04	0.78	5
C9	0.12	0.07	0.00	0.05	0.63	5
C11	0.13	0.09	0.00	0.04	0.70	5
C12	0.08	0.08	0.00	0.00	0.95	5
C13	0.09	0.09	0.00	0.00	0.95	5
C14	0.22	0.22	0.00	0.00	0.95	5
D1	0.39	0.15	0.00	0.24	0.46	5
D2	0.29	0.16	0.00	0.14	0.57	5
D3	0.17	0.07	0.00	0.10	0.47	5
E2	0.36	0.18	0.00	0.18	0.56	5
E3	0.18	0.07	0.00	0.11	0.48	5



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COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JEL	04/20/2026	FINAL PUD MASTER PLAN

STORM NETWORK DRAINAGE AREA MAP

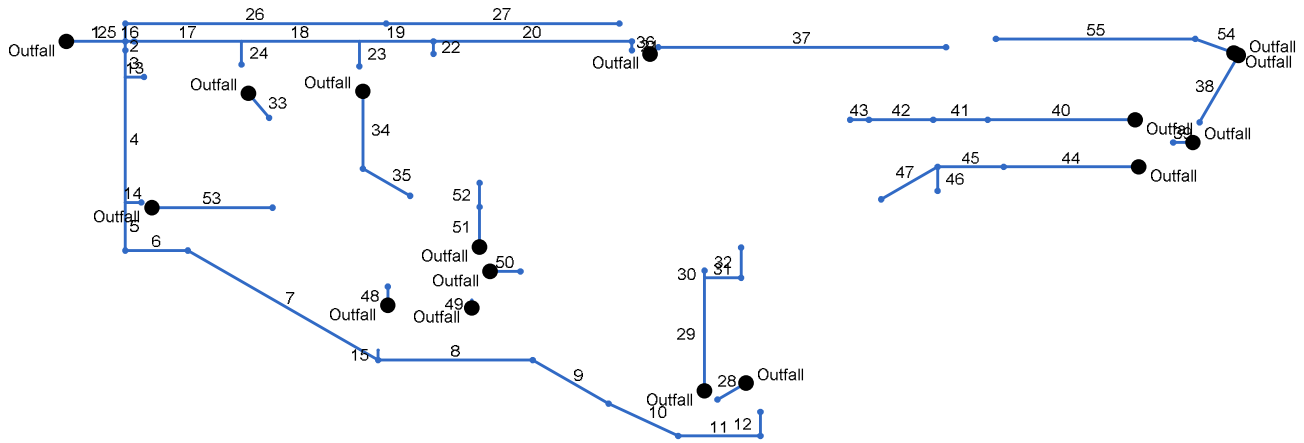
NET

1421-01 MORNING POINTE

Monday, April 20, 2026
10:21am by thomas.mcneil1 - C:\Autodesk\2 - Civil\Exhibits\1421-01 Drainage_STORM NETWORK.dwg

Hydraflow Storm Sewers Report

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
55	54	223.000	0.18	0.18	0.48	0.09	0.09	5.0	5.0	7.2	0.63	4.13	2.08	12	1.35	694.50	697.50	695.06	697.83	698.00	701.40	E3-E2
54	End	46.000	0.36	0.54	0.56	0.20	0.29	5.0	9.7	6.1	1.76	3.71	3.71	12	1.09	694.00	694.50	694.60	695.06	694.00	698.00	E2-E1
53	End	135.000	0.29	0.29	0.71	0.21	0.21	5.0	5.0	7.2	1.49	2.56	3.29	12	0.52	696.00	696.70	696.61	697.22	696.00	699.20	A9-A8
52	51	27.000	0.26	0.26	0.75	0.20	0.20	5.0	5.0	7.2	1.41	2.65	2.92	12	0.56	695.35	695.50	696.00	696.04	699.00	699.00	A18-A17
51	End	45.000	0.17	0.43	0.74	0.13	0.32	5.0	5.3	7.2	2.30	7.60	3.72	12	4.56	693.30	695.35	694.17	696.00	699.75	699.00	A17-A15
50	End	34.000	0.98	0.98	0.76	0.74	0.74	5.0	5.0	7.2	5.39	8.05	3.05	18	0.59	693.30	693.50	696.52	696.61	699.50	697.00	A16-A15
49	End	9.000	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	7.70	0.00	5.26	18	0.00	693.30	693.30	694.37	694.57	700.00	700.00	A15-A13
48	End	21.000	0.40	0.40	0.74	0.30	0.30	5.0	5.0	7.2	2.14	8.51	3.55	12	5.71	693.30	694.50	694.17	695.13	698.75	698.00	A14-A13
47	45	73.000	0.22	0.22	0.95	0.21	0.21	5.0	5.0	7.2	1.51	4.66	1.23	15	0.52	700.16	700.54	701.94	701.98	702.75	702.75	C14-C12
46	45	27.000	0.09	0.09	0.95	0.09	0.09	5.0	5.0	7.2	0.62	4.97	0.50	15	0.59	700.16	700.32	701.94	701.94	702.75	702.75	C13-C12
45	44	74.000	0.08	0.39	0.95	0.08	0.37	5.0	6.0	7.0	2.58	4.69	2.10	15	0.53	699.77	700.16	701.69	701.81	702.50	702.75	C12-C11
44	End	151.000	0.13	0.52	0.70	0.09	0.46	5.0	6.6	6.8	3.14	4.61	2.56	15	0.51	699.00	699.77	701.28	701.64	699.00	702.50	C11-C10
43	42	21.000	0.12	0.12	0.63	0.08	0.08	5.0	5.0	7.2	0.55	2.80	1.84	12	0.62	700.55	700.68	701.21	700.99	702.75	702.75	C9-C8
42	41	72.000	0.19	0.31	0.78	0.15	0.22	5.0	5.5	7.1	1.59	2.59	3.01	12	0.53	700.17	700.55	700.92	701.11	702.50	702.75	C8-C7
41	40	61.000	0.11	0.42	0.55	0.06	0.28	5.0	6.1	6.9	1.97	2.62	3.66	12	0.54	699.84	700.17	700.49	700.82	702.50	702.50	C7-C6
40	End	165.000	0.14	0.56	0.72	0.10	0.39	5.0	6.5	6.8	2.63	4.61	3.70	15	0.51	699.00	699.84	699.77	700.49	699.00	702.50	C6-C5
39	End	22.000	0.51	0.51	0.79	0.40	0.40	5.0	5.0	7.2	8.67	7.76	5.54	18	0.55	695.88	696.00	697.08	697.29	696.00	699.50	C4-C3
38	End	87.000	0.65	0.65	0.36	0.23	0.23	5.0	5.0	7.2	10.36	7.47	6.18	18	0.51	695.00	695.44	696.27	697.22	697.00	698.00	C2-C1
37	36	322.000	0.16	0.16	0.95	0.15	0.15	5.0	5.0	7.2	1.10	1.55	3.02	10	0.50	700.07	701.69	700.65	702.17	702.25	703.50	B17-B16
36	End	12.000	0.00	0.16	0.00	0.00	0.15	0.0	7.7	6.5	0.99	1.67	2.86	10	0.58	700.00	700.07	700.53	700.56	700.00	702.25	B16-B15
35	34	61.000	0.12	0.12	0.95	0.11	0.11	5.0	5.0	7.2	0.83	2.58	1.14	12	0.52	696.45	696.77	697.54	697.57	700.00	700.00	B10-B9
34	End	87.000	0.26	0.38	0.95	0.25	0.36	5.0	6.0	7.0	2.52	2.56	3.75	12	0.52	696.00	696.45	696.79	697.25	696.00	700.00	B9-B8

Project File: Storm Sewer Model.stm | Number of lines: 55 | Run Date: 4/20/2026

NOTES:Intensity = 88.24 / (Inlet time + 15.50) ^ 0.83; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
33	End	36.000	0.22	0.22	0.95	0.21	0.21	5.0	5.0	7.2	1.51	2.59	3.25	12	0.53	696.00	696.19	696.61	696.73	696.00	699.50	B5-B4
32	31	34.000	0.12	0.12	0.95	0.11	0.11	5.0	5.0	7.2	0.83	4.83	1.85	15	0.56	699.85	700.04	700.79	700.40	703.00	703.00	A30-A29
31	29	41.000	0.05	0.17	0.95	0.05	0.16	5.0	5.8	7.0	1.13	4.51	1.08	15	0.49	699.65	699.85	700.75	700.76	703.50	703.00	A29-A27
30	29	8.000	0.11	0.11	0.95	0.10	0.10	5.0	5.0	7.2	0.76	4.56	0.67	15	0.50	699.65	699.69	700.75	700.75	703.50	703.00	A28-A27
29	End	127.000	0.00	0.28	0.00	0.00	0.27	0.0	6.6	6.8	1.81	4.62	1.55	15	0.51	699.00	699.65	700.62	700.71	699.00	703.50	A27-A26
28	End	37.000	0.50	0.50	0.75	0.38	0.38	5.0	5.0	7.2	2.71	4.63	3.49	15	0.51	695.81	696.00	696.63	696.71	695.81	699.50	A25-A24
27	26	261.000	0.17	0.17	0.47	0.08	0.08	5.0	5.0	7.2	0.58	7.98	2.02	15	1.30	694.10	697.50	694.55	697.80	698.90	701.18	D3-D2
26	25	292.000	0.29	0.46	0.57	0.17	0.25	5.0	14.2	5.3	1.30	7.07	2.17	15	1.20	690.60	694.10	693.01	694.55	696.00	698.90	D2-D1
25	1	20.000	0.39	0.85	0.46	0.18	0.42	5.0	17.8	4.8	2.06	10.24	1.16	18	0.95	690.41	690.60	692.97	692.98	695.90	696.00	D1-A2
24	17	26.000	0.08	0.08	0.15	0.01	0.01	5.0	5.0	7.2	1.59	9.73	3.54	12	7.46	691.06	693.00	691.64	693.53	698.90	696.50	B3-B2
23	18	28.000	0.20	0.20	0.59	0.12	0.12	5.0	5.0	7.2	3.35	7.61	7.12	12	4.57	691.72	693.00	692.19	693.78	699.80	696.50	B7-B6
22	19	14.000	0.09	0.09	0.27	0.02	0.02	5.0	5.0	7.2	0.18	18.70	1.64	12	27.57	692.14	696.00	692.37	696.17	700.50	699.50	B12-B11
21	20	10.000	0.31	0.31	0.49	0.15	0.15	5.0	5.0	7.2	1.10	21.81	4.65	12	37.50	693.25	697.00	693.53	697.44	702.10	700.50	B14-B13
20	19	222.000	0.00	0.31	0.00	0.00	0.15	0.0	5.1	7.2	1.09	184.2	2.52	60	0.50	692.14	693.25	692.42	693.53	700.50	702.10	B13-B11
19	18	83.000	0.00	0.40	0.00	0.00	0.18	0.0	71.3	2.2	0.39	185.3	1.08	60	0.51	691.72	692.14	692.19	692.32	699.80	700.50	B11-B6
18	17	132.000	0.00	0.60	0.00	0.00	0.29	0.0	93.7	1.8	3.03	184.2	2.81	60	0.50	691.06	691.72	691.64	692.19	698.90	699.80	B6-B2
17	16	120.000	0.00	0.68	0.00	0.00	0.31	0.0	103.4	1.7	4.52	184.2	2.01	60	0.50	690.46	691.06	693.05	691.64	696.25	698.90	B2-B1
16	1	10.000	0.00	0.68	0.00	0.00	0.31	0.0	109.9	1.6	4.49	5.00	3.66	15	0.60	690.40	690.46	692.97	693.02	695.90	696.25	B1-A2
15	7	11.000	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	9.84	22.62	5.65	24	1.00	693.19	693.30	694.24	694.42	699.10	699.10	A13-A12
14	4	18.000	0.16	0.16	0.52	0.08	0.08	5.0	5.0	7.2	2.10	19.67	2.80	15	9.28	691.33	693.00	692.46	693.58	699.30	696.50	A7-A6
13	3	21.000	0.18	0.18	0.58	0.10	0.10	5.0	5.0	7.2	0.76	21.78	1.72	15	11.38	690.61	693.00	691.76	693.34	697.50	696.50	A5-A4
12	11	27.000	0.72	0.72	0.09	0.06	0.06	5.0	5.0	7.2	3.18	4.65	3.14	15	0.52	695.46	695.60	696.47	696.52	703.60	698.00	A23-A22

Project File: Storm Sewer Model.stm | Number of lines: 55 | Run Date: 4/20/2026

NOTES:Intensity = 88.24 / (Inlet time + 15.50) ^ 0.83; Return period =Yrs. 10 ; c = cir e = ellip b = box

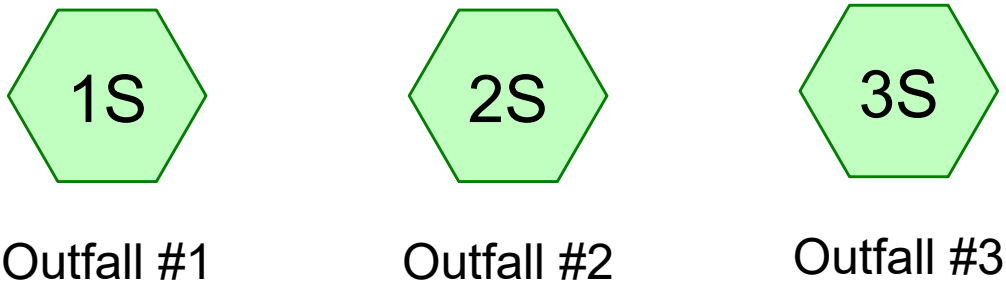
Storm Sewer Tabulation

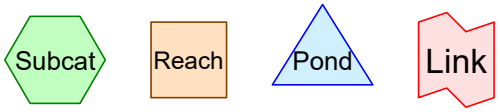
Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
11	10	92.000	0.00	0.72	0.00	0.00	0.06	0.0	5.2	7.2	3.18	4.62	3.83	15	0.51	694.99	695.46	695.87	696.20	701.00	703.60	A22-A21
10	9	86.000	0.00	0.72	0.00	0.00	0.06	0.0	5.8	7.0	3.16	4.57	4.01	15	0.50	694.56	694.99	695.33	695.75	701.50	701.00	A21-A20
9	8	98.000	0.00	0.72	0.00	0.00	0.06	0.0	6.3	6.9	3.16	4.61	3.82	15	0.51	694.06	694.56	694.94	695.29	699.25	701.50	A20-A19
8	7	173.000	0.00	0.72	0.00	0.00	0.06	0.0	7.0	6.7	3.14	4.58	3.55	15	0.50	693.19	694.06	694.24	694.79	699.10	699.25	A19-A12
7	6	246.000	0.00	0.72	0.00	0.00	0.06	0.0	8.1	6.4	12.97	102.0	4.92	48	0.50	691.95	693.19	693.00	694.24	700.50	699.10	A12-A11
6	5	70.000	0.00	0.72	0.00	0.00	0.06	0.0	12.1	5.7	12.92	101.6	4.91	48	0.50	691.60	691.95	692.65	693.00	699.30	700.50	A11-A10
5	4	54.000	0.00	0.72	0.00	0.00	0.06	0.0	13.2	5.5	12.91	101.6	4.67	48	0.50	691.33	691.60	692.46	692.65	699.30	699.30	A10-A6
4	3	141.000	0.00	0.88	0.00	0.00	0.15	0.0	14.1	5.3	14.84	102.7	5.04	48	0.51	690.61	691.33	691.76	692.46	697.50	699.30	A6-A4
3	2	30.000	0.00	1.06	0.00	0.00	0.25	0.0	16.0	5.1	15.33	101.6	3.36	48	0.50	690.46	690.61	693.36	691.76	696.00	697.50	A4-A3
2	1	10.000	0.00	1.06	0.00	0.00	0.25	0.0	16.4	5.0	15.32	8.13	8.67	18	0.60	690.40	690.46	692.97	693.18	695.90	696.00	A3-A2
1	End	66.000	0.00	2.59	0.00	0.00	0.98	0.0	109.9	1.6	19.64	15.99	6.71	24	0.50	690.07	690.40	691.71	692.35	695.00	695.90	A2-A1

Project File: Storm Sewer Model.stm | Number of lines: 55 | Run Date: 4/20/2026

NOTES:Intensity = 88.24 / (Inlet time + 15.50) ^ 0.83; Return period =Yrs. 10 ; c = cir e = ellip b = box

HydroCAD Report





Routing Diagram for Stormwater Calculations - Existing
Prepared by Fulmer Lucas, Printed 4/20/2026
HydroCAD® 10.20-8a s/n 11448 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-year	Type II 24-hr		Default	24.00	1	3.24	2
2	2-year	Type II 24-hr		Default	24.00	1	3.87	2
3	5-year	Type II 24-hr		Default	24.00	1	4.71	2
4	10-year	Type II 24-hr		Default	24.00	1	5.38	2
5	25-year	Type II 24-hr		Default	24.00	1	6.30	2
6	50-year	Type II 24-hr		Default	24.00	1	7.02	2
7	100-year	Type II 24-hr		Default	24.00	1	7.77	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
424,710	49	50-75% Grass cover, Fair, HSG A (1S, 2S, 3S)
31,363	69	50-75% Grass cover, Fair, HSG B (1S, 2S)
29,185	98	Paved parking, HSG A (1S, 3S)
67,082	36	Woods, Fair, HSG A (1S, 2S, 3S)
552,341	**51**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
520,978	HSG A	1S, 2S, 3S
31,363	HSG B	1S, 2S
0	HSG C	
0	HSG D	
0	Other	
552,341		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
424,710	31,363	0	0	0	456,073	50-75% Grass cover, Fair	
29,185	0	0	0	0	29,185	Paved parking	
67,082	0	0	0	0	67,082	Woods, Fair	
520,978	**31,363**	**0**	**0**	**0**	**552,341**	**TOTAL AREA**	

Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Outfall #1 Runoff Area=2.060 ac 16.50% Impervious Runoff Depth=0.36"
Flow Length=430' Tc=15.7 min CN=58 Runoff=0.52 cfs 2,658 cf

Subcatchment2S: Outfall #2 Runoff Area=6.950 ac 0.00% Impervious Runoff Depth=0.10"
Flow Length=961' Tc=20.1 min CN=48 Runoff=0.08 cfs 2,441 cf

Subcatchment3S: Outfall #3 Runoff Area=3.670 ac 8.99% Impervious Runoff Depth=0.21"
Flow Length=642' Tc=14.9 min CN=53 Runoff=0.28 cfs 2,772 cf

Total Runoff Area = 552,341 sf Runoff Volume = 7,871 cf Average Runoff Depth = 0.17"
94.72% Pervious = 523,156 sf 5.28% Impervious = 29,185 sf

Summary for Subcatchment 1S: Outfall #1

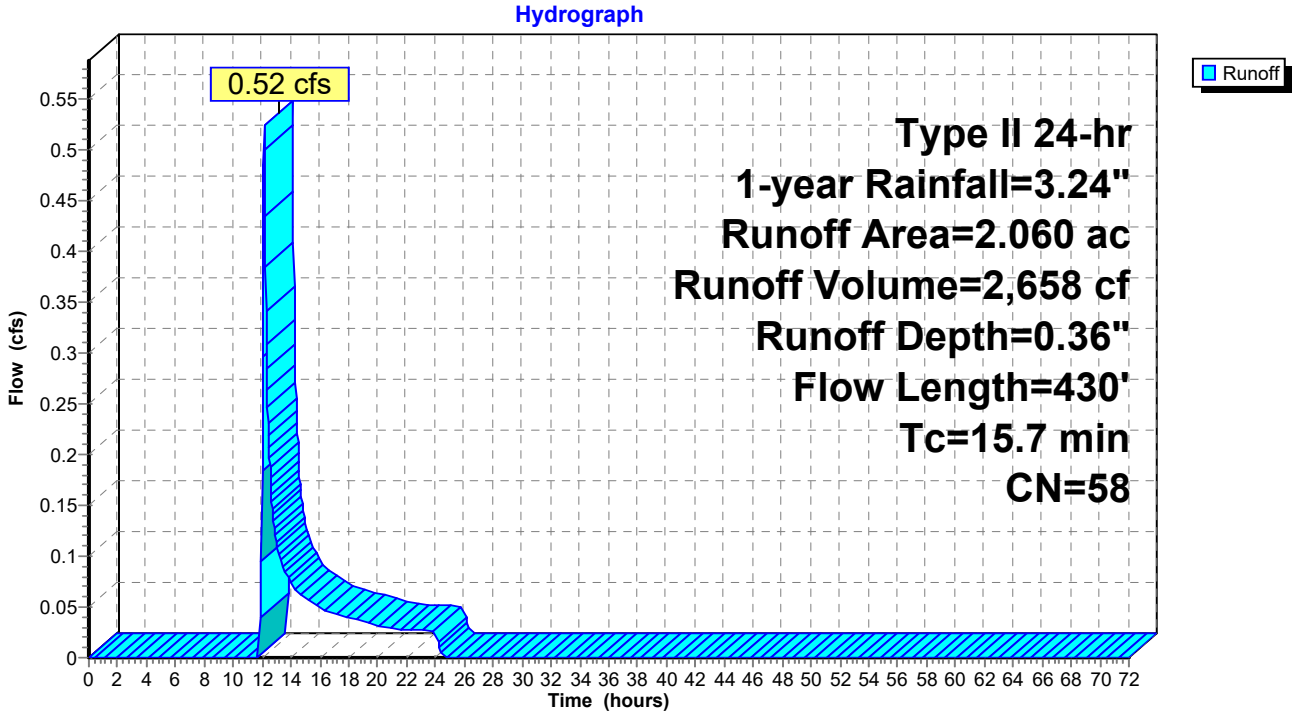
Runoff = 0.52 cfs @ 12.13 hrs, Volume= 2,658 cf, Depth= 0.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
1.480	49	50-75% Grass cover, Fair, HSG A
0.150	69	50-75% Grass cover, Fair, HSG B
0.090	36	Woods, Fair, HSG A
0.340	98	Paved parking, HSG A
2.060	58	Weighted Average
1.720		83.50% Pervious Area
0.340		16.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.7	100	0.0080	0.12		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.0	330	0.0300	2.79		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
15.7	430	Total			

Subcatchment 1S: Outfall #1



Summary for Subcatchment 2S: Outfall #2

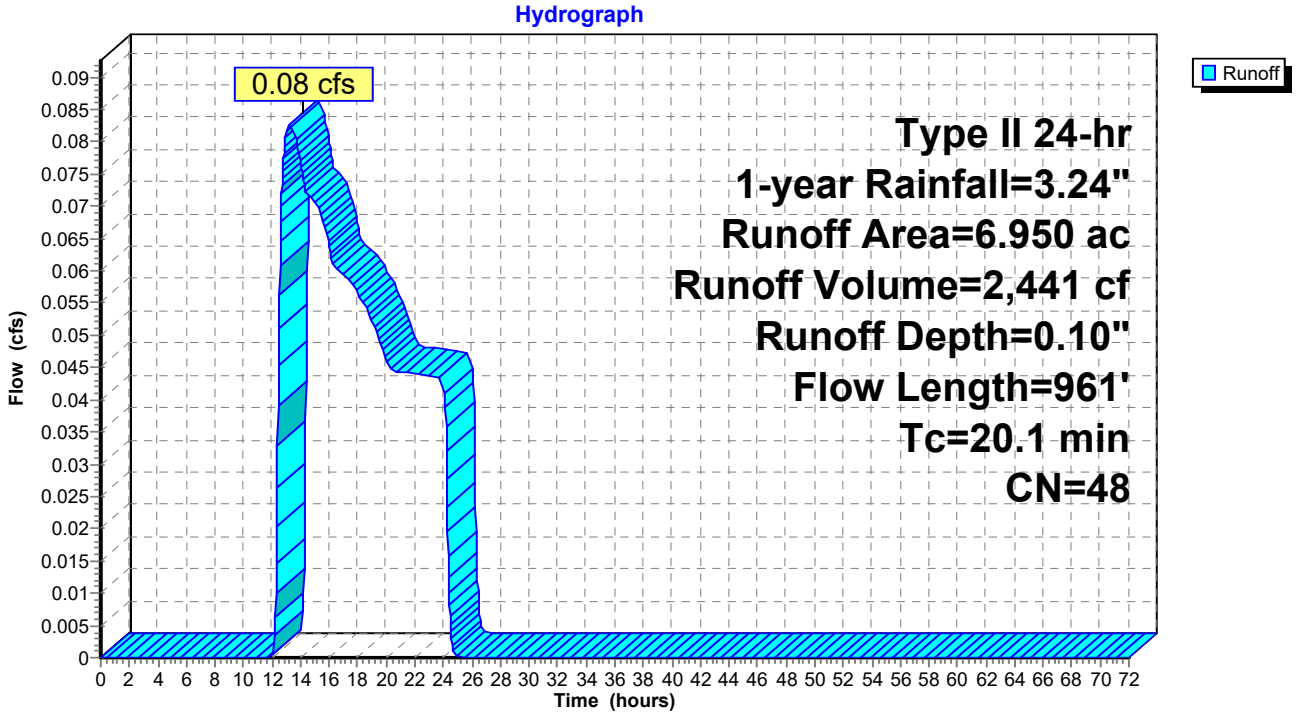
Runoff = 0.08 cfs @ 13.14 hrs, Volume= 2,441 cf, Depth= 0.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
5.110	49	50-75% Grass cover, Fair, HSG A
0.570	69	50-75% Grass cover, Fair, HSG B
1.270	36	Woods, Fair, HSG A
6.950	48	Weighted Average
6.950		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
5.5	578	0.0120	1.76		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.0	283	0.0210	2.33		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
20.1	961	Total			

Subcatchment 2S: Outfall #2



Summary for Subcatchment 3S: Outfall #3

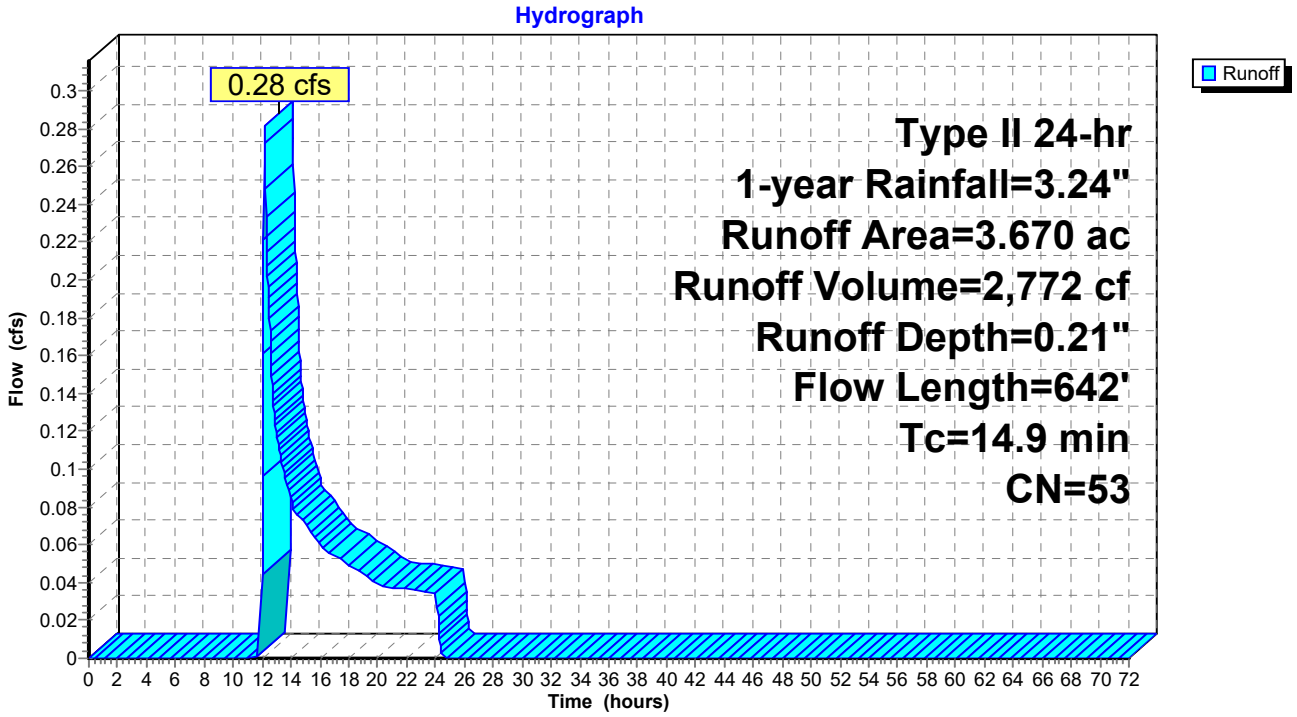
Runoff = 0.28 cfs @ 12.16 hrs, Volume= 2,772 cf, Depth= 0.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
3.160	49	50-75% Grass cover, Fair, HSG A
0.180	36	Woods, Fair, HSG A
0.330	98	Paved parking, HSG A
3.670	53	Weighted Average
3.340		91.01% Pervious Area
0.330		8.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
1.7	337	0.0420	3.30		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	22	0.1360	5.94		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.5	183	0.0270	6.06	15.14	**Channel Flow,** Area= 2.5 sf Perim= 6.2' r= 0.40' n= 0.022 Earth, clean & straight
14.9	642	Total			

Subcatchment 3S: Outfall #3



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Outfall #1 Runoff Area=2.060 ac 16.50% Impervious Runoff Depth=0.61"
Flow Length=430' Tc=15.7 min CN=58 Runoff=1.17 cfs 4,538 cf

Subcatchment2S: Outfall #2 Runoff Area=6.950 ac 0.00% Impervious Runoff Depth=0.23"
Flow Length=961' Tc=20.1 min CN=48 Runoff=0.45 cfs 5,839 cf

Subcatchment3S: Outfall #3 Runoff Area=3.670 ac 8.99% Impervious Runoff Depth=0.40"
Flow Length=642' Tc=14.9 min CN=53 Runoff=1.03 cfs 5,340 cf

Total Runoff Area = 552,341 sf Runoff Volume = 15,717 cf Average Runoff Depth = 0.34"
94.72% Pervious = 523,156 sf 5.28% Impervious = 29,185 sf

Summary for Subcatchment 1S: Outfall #1

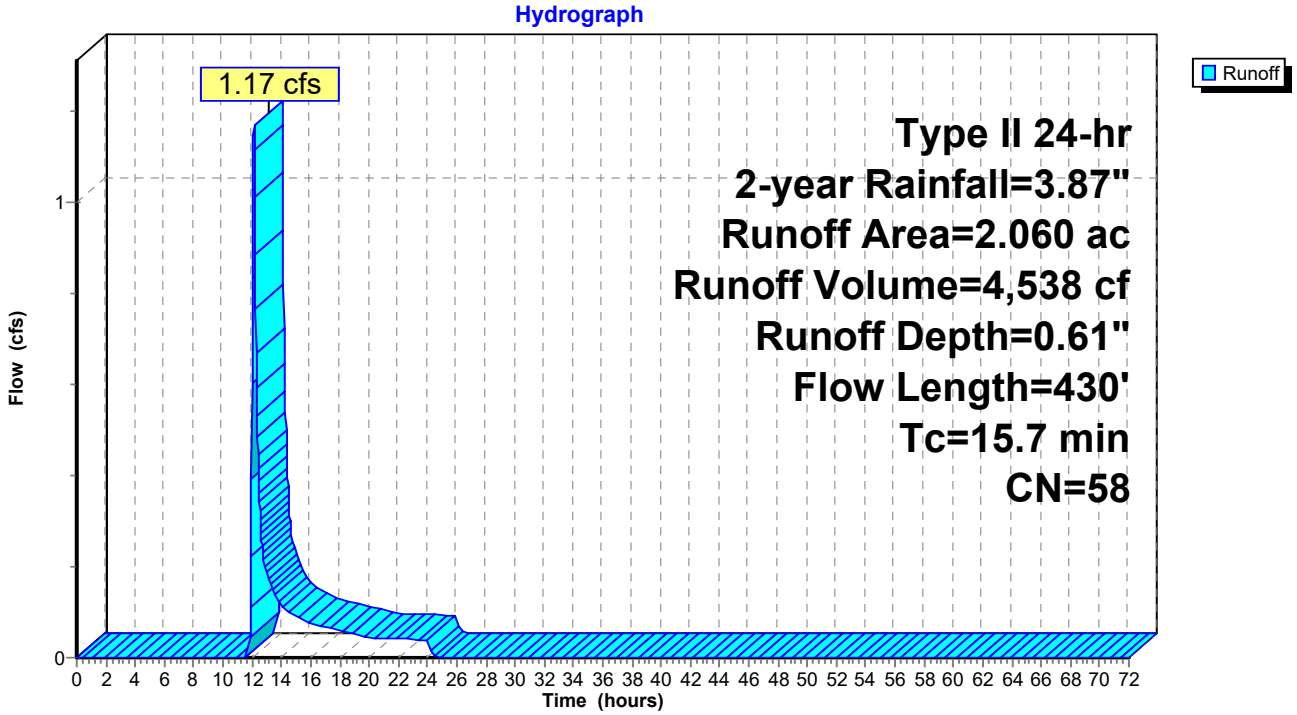
Runoff = 1.17 cfs @ 12.11 hrs, Volume= 4,538 cf, Depth= 0.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
1.480	49	50-75% Grass cover, Fair, HSG A
0.150	69	50-75% Grass cover, Fair, HSG B
0.090	36	Woods, Fair, HSG A
0.340	98	Paved parking, HSG A
2.060	58	Weighted Average
1.720		83.50% Pervious Area
0.340		16.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.7	100	0.0080	0.12		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.0	330	0.0300	2.79		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
15.7	430	Total			

Subcatchment 1S: Outfall #1



Summary for Subcatchment 2S: Outfall #2

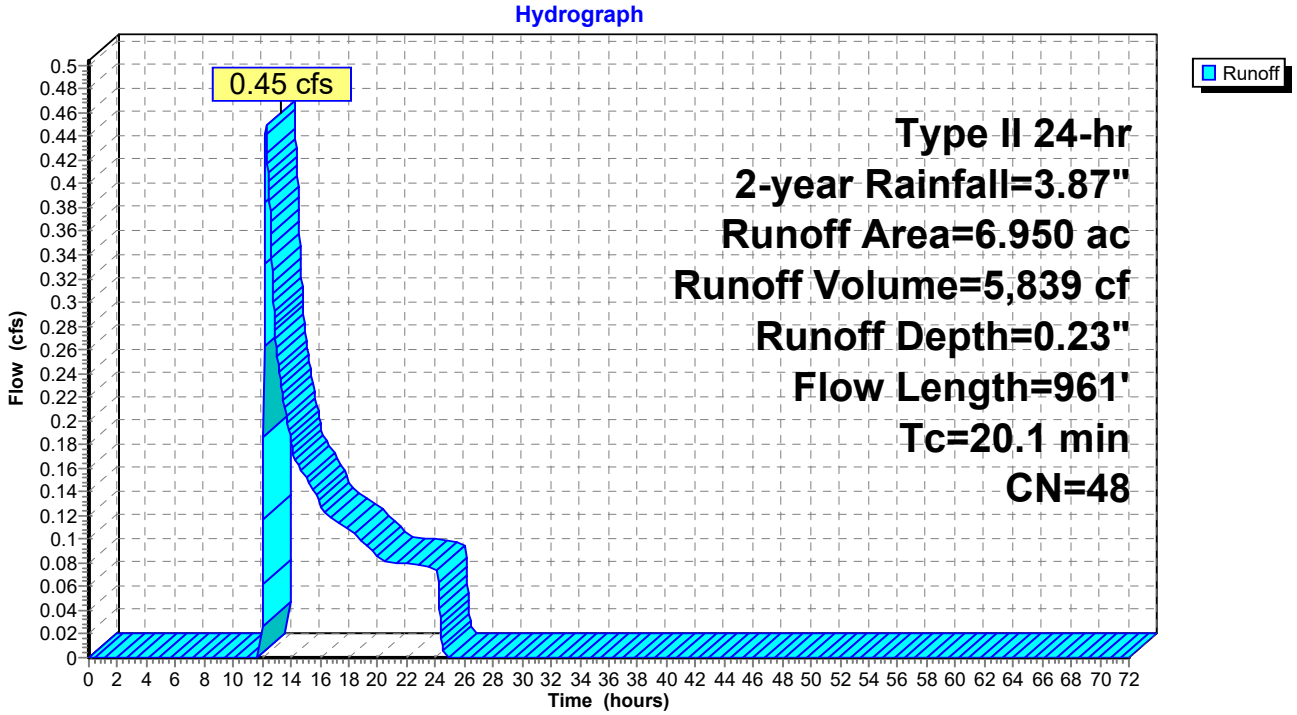
Runoff = 0.45 cfs @ 12.28 hrs, Volume= 5,839 cf, Depth= 0.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
5.110	49	50-75% Grass cover, Fair, HSG A
0.570	69	50-75% Grass cover, Fair, HSG B
1.270	36	Woods, Fair, HSG A
6.950	48	Weighted Average
6.950		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
5.5	578	0.0120	1.76		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.0	283	0.0210	2.33		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
20.1	961	Total			

Subcatchment 2S: Outfall #2



Summary for Subcatchment 3S: Outfall #3

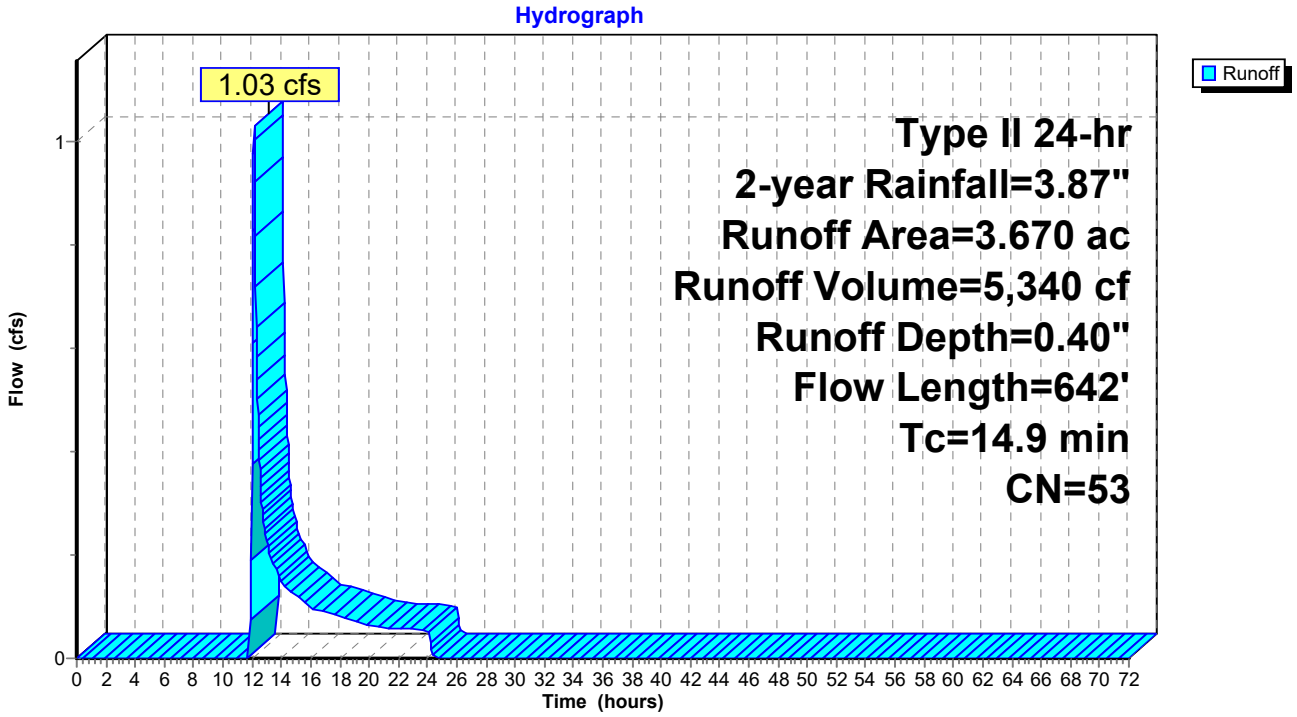
Runoff = 1.03 cfs @ 12.12 hrs, Volume= 5,340 cf, Depth= 0.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
3.160	49	50-75% Grass cover, Fair, HSG A
0.180	36	Woods, Fair, HSG A
0.330	98	Paved parking, HSG A
3.670	53	Weighted Average
3.340		91.01% Pervious Area
0.330		8.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
1.7	337	0.0420	3.30		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	22	0.1360	5.94		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.5	183	0.0270	6.06	15.14	**Channel Flow,** Area= 2.5 sf Perim= 6.2' r= 0.40' n= 0.022 Earth, clean & straight
14.9	642	Total			

Subcatchment 3S: Outfall #3



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Outfall #1 Runoff Area=2.060 ac 16.50% Impervious Runoff Depth=1.01"
Flow Length=430' Tc=15.7 min CN=58 Runoff=2.27 cfs 7,574 cf

Subcatchment2S: Outfall #2 Runoff Area=6.950 ac 0.00% Impervious Runoff Depth=0.48"
Flow Length=961' Tc=20.1 min CN=48 Runoff=1.91 cfs 12,200 cf

Subcatchment3S: Outfall #3 Runoff Area=3.670 ac 8.99% Impervious Runoff Depth=0.73"
Flow Length=642' Tc=14.9 min CN=53 Runoff=2.58 cfs 9,731 cf

Total Runoff Area = 552,341 sf Runoff Volume = 29,505 cf Average Runoff Depth = 0.64"
94.72% Pervious = 523,156 sf 5.28% Impervious = 29,185 sf

Summary for Subcatchment 1S: Outfall #1

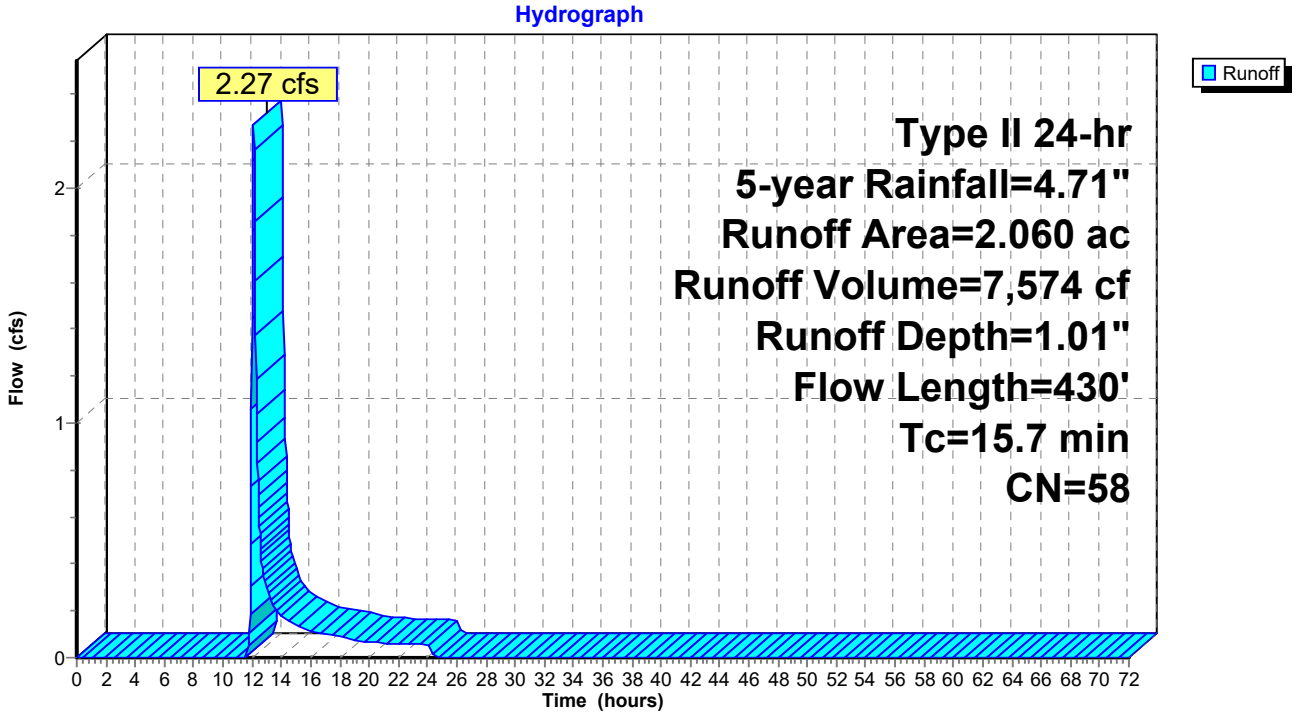
Runoff = 2.27 cfs @ 12.10 hrs, Volume= 7,574 cf, Depth= 1.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
1.480	49	50-75% Grass cover, Fair, HSG A
0.150	69	50-75% Grass cover, Fair, HSG B
0.090	36	Woods, Fair, HSG A
0.340	98	Paved parking, HSG A
2.060	58	Weighted Average
1.720		83.50% Pervious Area
0.340		16.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.7	100	0.0080	0.12		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.0	330	0.0300	2.79		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
15.7	430	Total			

Subcatchment 1S: Outfall #1



Summary for Subcatchment 2S: Outfall #2

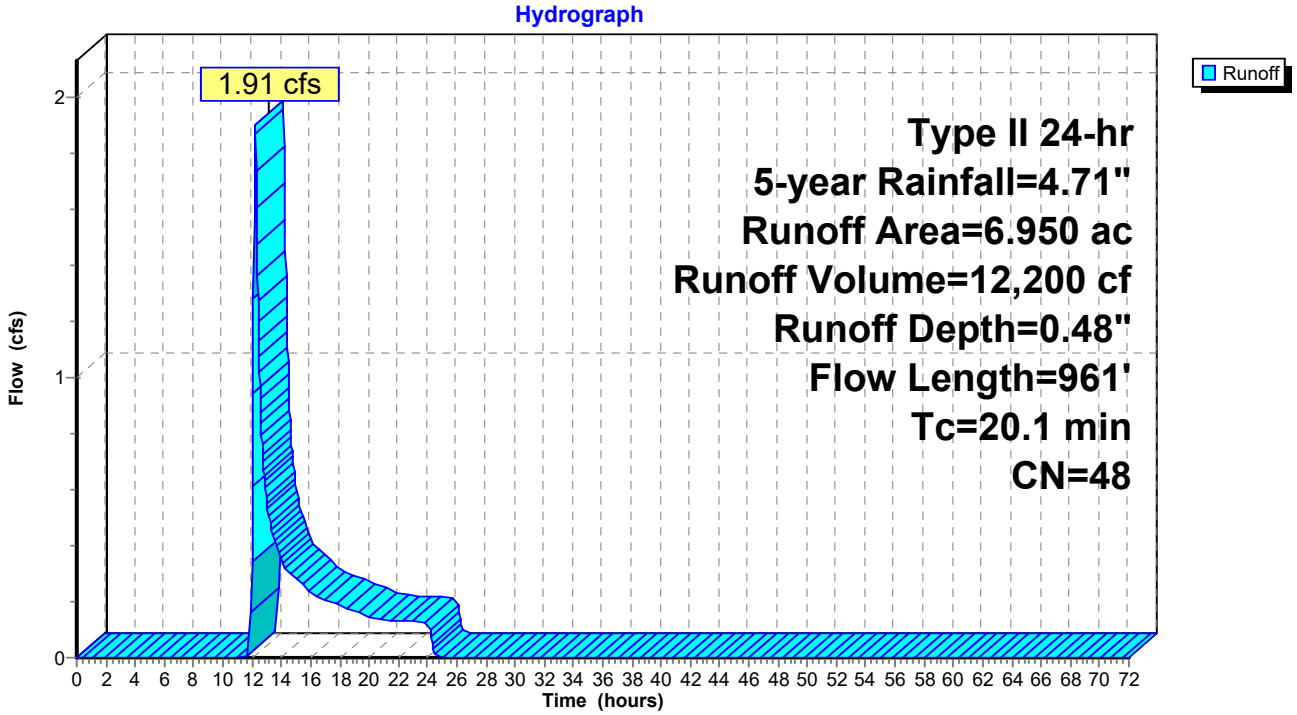
Runoff = 1.91 cfs @ 12.20 hrs, Volume= 12,200 cf, Depth= 0.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
5.110	49	50-75% Grass cover, Fair, HSG A
0.570	69	50-75% Grass cover, Fair, HSG B
1.270	36	Woods, Fair, HSG A
6.950	48	Weighted Average
6.950		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
5.5	578	0.0120	1.76		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.0	283	0.0210	2.33		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
20.1	961	Total			

Subcatchment 2S: Outfall #2



Summary for Subcatchment 3S: Outfall #3

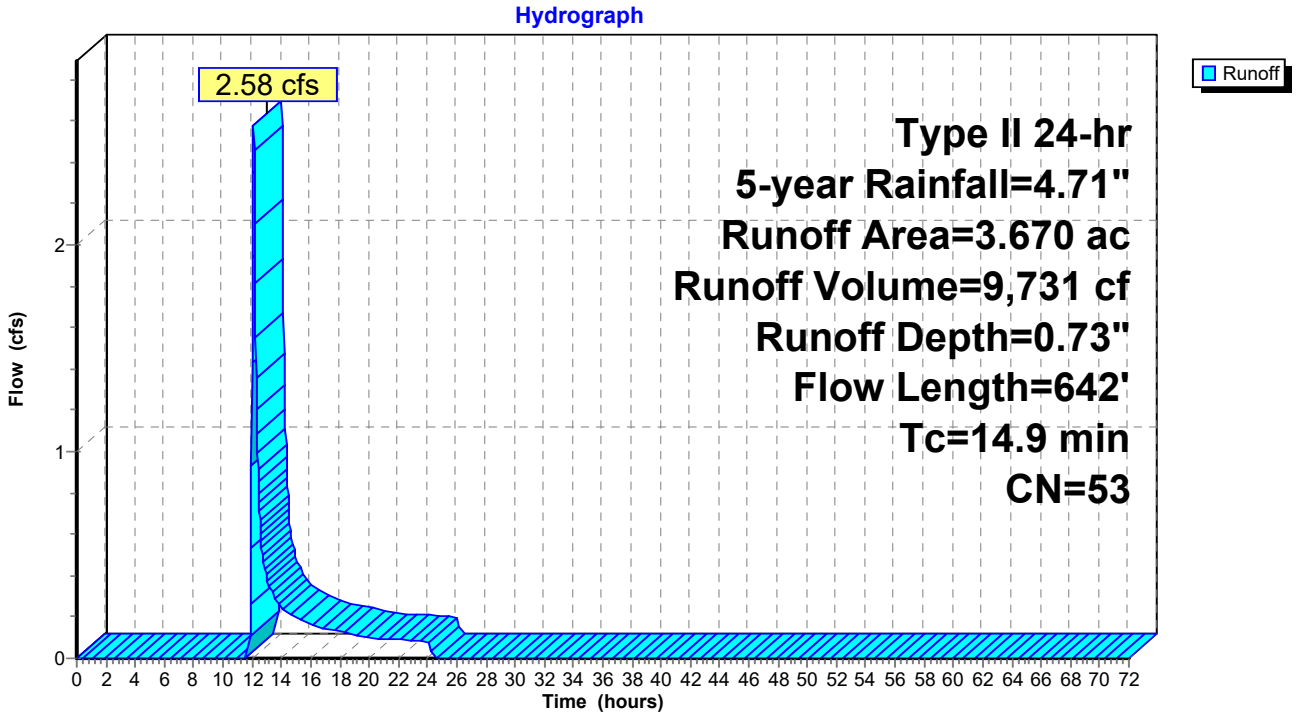
Runoff = 2.58 cfs @ 12.10 hrs, Volume= 9,731 cf, Depth= 0.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
3.160	49	50-75% Grass cover, Fair, HSG A
0.180	36	Woods, Fair, HSG A
0.330	98	Paved parking, HSG A
3.670	53	Weighted Average
3.340		91.01% Pervious Area
0.330		8.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
1.7	337	0.0420	3.30		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	22	0.1360	5.94		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.5	183	0.0270	6.06	15.14	**Channel Flow,** Area= 2.5 sf Perim= 6.2' r= 0.40' n= 0.022 Earth, clean & straight
14.9	642	Total			

Subcatchment 3S: Outfall #3



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Outfall #1 Runoff Area=2.060 ac 16.50% Impervious Runoff Depth=1.38"
Flow Length=430' Tc=15.7 min CN=58 Runoff=3.28 cfs 10,346 cf

Subcatchment2S: Outfall #2 Runoff Area=6.950 ac 0.00% Impervious Runoff Depth=0.74"
Flow Length=961' Tc=20.1 min CN=48 Runoff=3.69 cfs 18,545 cf

Subcatchment3S: Outfall #3 Runoff Area=3.670 ac 8.99% Impervious Runoff Depth=1.04"
Flow Length=642' Tc=14.9 min CN=53 Runoff=4.12 cfs 13,890 cf

Total Runoff Area = 552,341 sf Runoff Volume = 42,781 cf Average Runoff Depth = 0.93"
94.72% Pervious = 523,156 sf 5.28% Impervious = 29,185 sf

Summary for Subcatchment 1S: Outfall #1

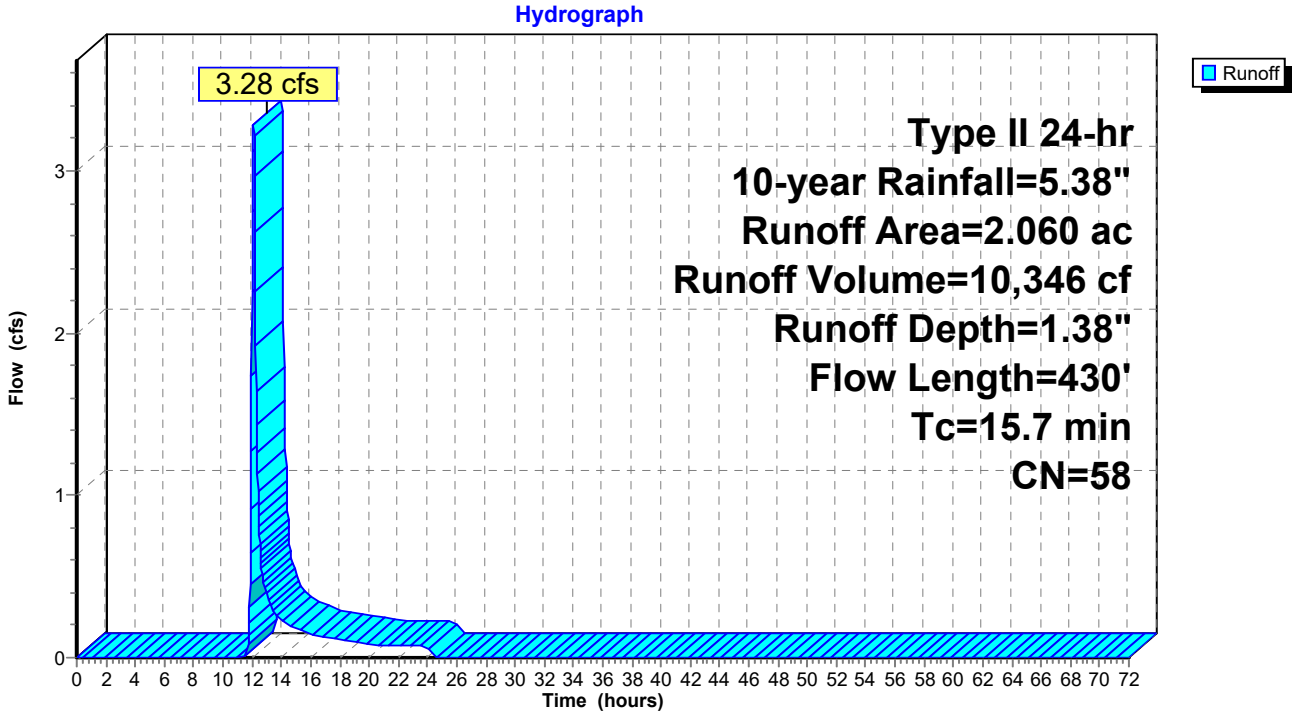
Runoff = 3.28 cfs @ 12.10 hrs, Volume= 10,346 cf, Depth= 1.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
1.480	49	50-75% Grass cover, Fair, HSG A
0.150	69	50-75% Grass cover, Fair, HSG B
0.090	36	Woods, Fair, HSG A
0.340	98	Paved parking, HSG A
2.060	58	Weighted Average
1.720		83.50% Pervious Area
0.340		16.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.7	100	0.0080	0.12		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.0	330	0.0300	2.79		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
15.7	430	Total			

Subcatchment 1S: Outfall #1



Summary for Subcatchment 2S: Outfall #2

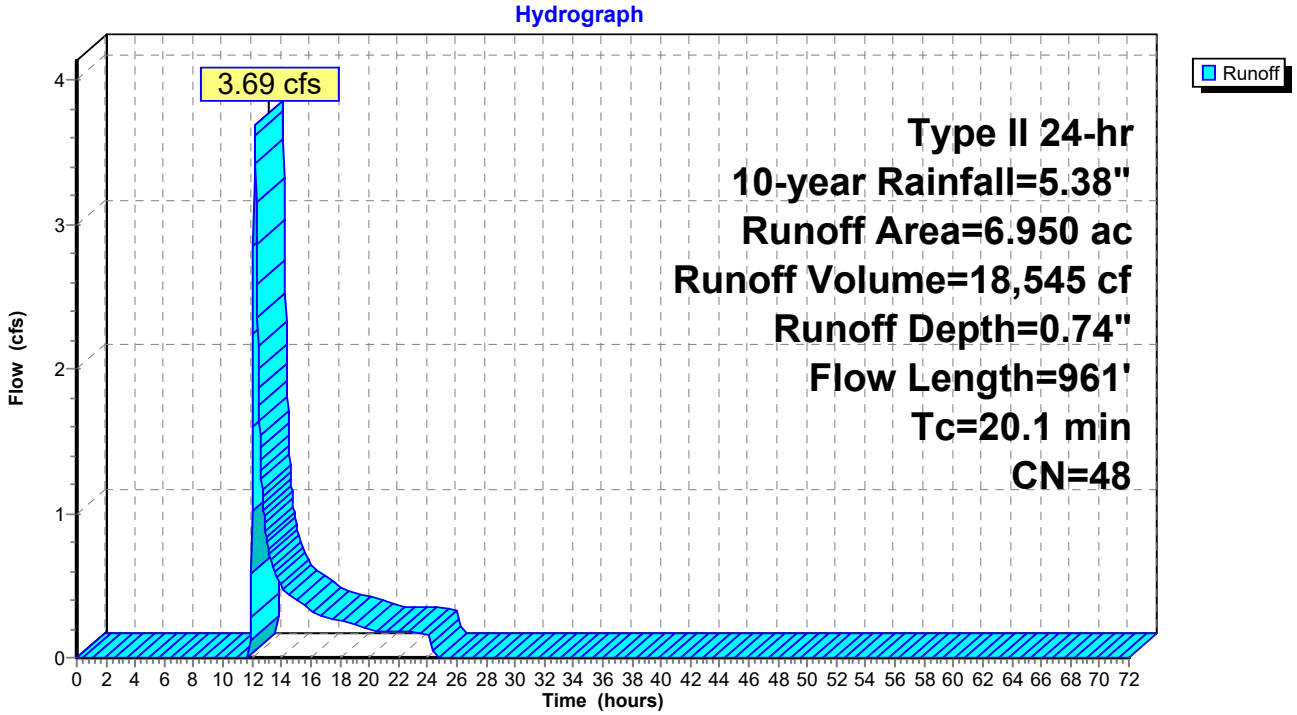
Runoff = 3.69 cfs @ 12.18 hrs, Volume= 18,545 cf, Depth= 0.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
5.110	49	50-75% Grass cover, Fair, HSG A
0.570	69	50-75% Grass cover, Fair, HSG B
1.270	36	Woods, Fair, HSG A
6.950	48	Weighted Average
6.950		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
5.5	578	0.0120	1.76		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.0	283	0.0210	2.33		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
20.1	961	Total			

Subcatchment 2S: Outfall #2



Summary for Subcatchment 3S: Outfall #3

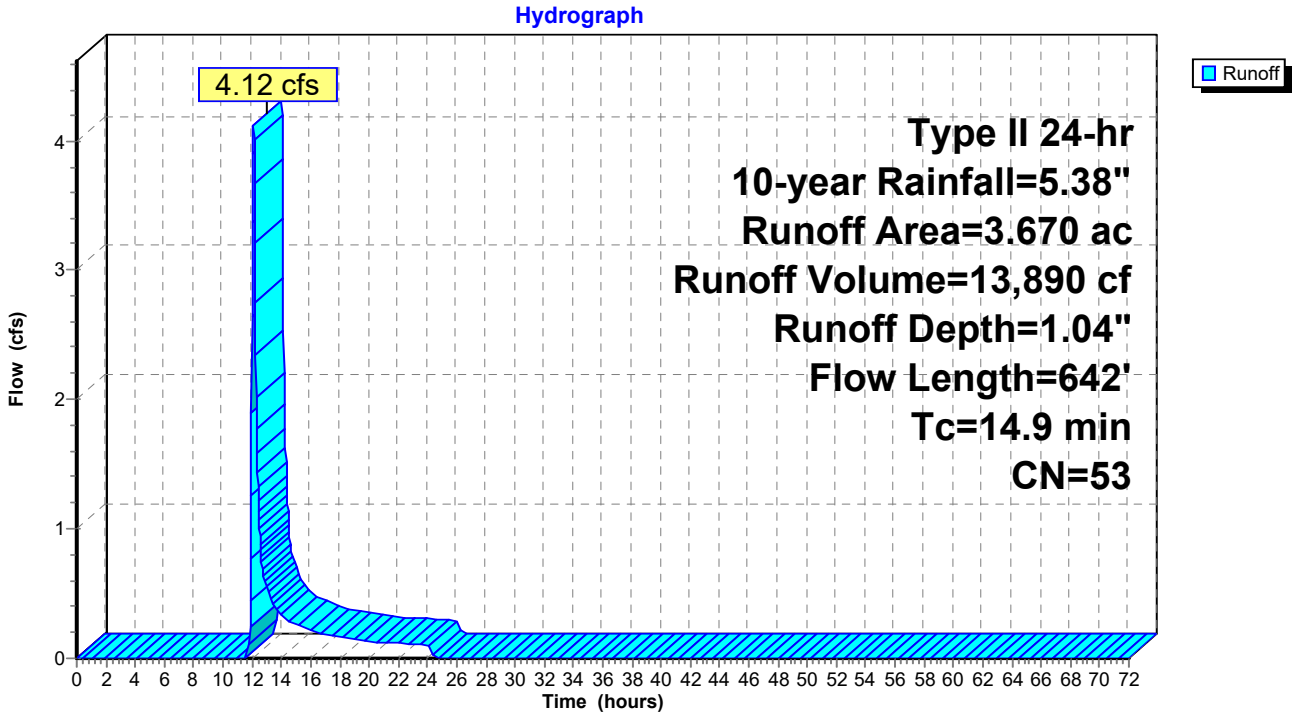
Runoff = 4.12 cfs @ 12.10 hrs, Volume= 13,890 cf, Depth= 1.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
3.160	49	50-75% Grass cover, Fair, HSG A
0.180	36	Woods, Fair, HSG A
0.330	98	Paved parking, HSG A
3.670	53	Weighted Average
3.340		91.01% Pervious Area
0.330		8.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
1.7	337	0.0420	3.30		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	22	0.1360	5.94		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.5	183	0.0270	6.06	15.14	**Channel Flow,** Area= 2.5 sf Perim= 6.2' r= 0.40' n= 0.022 Earth, clean & straight
14.9	642	Total			

Subcatchment 3S: Outfall #3



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Outfall #1 Runoff Area=2.060 ac 16.50% Impervious Runoff Depth=1.95"
Flow Length=430' Tc=15.7 min CN=58 Runoff=4.82 cfs 14,556 cf

Subcatchment2S: Outfall #2 Runoff Area=6.950 ac 0.00% Impervious Runoff Depth=1.14"
Flow Length=961' Tc=20.1 min CN=48 Runoff=6.81 cfs 28,798 cf

Subcatchment3S: Outfall #3 Runoff Area=3.670 ac 8.99% Impervious Runoff Depth=1.53"
Flow Length=642' Tc=14.9 min CN=53 Runoff=6.56 cfs 20,378 cf

Total Runoff Area = 552,341 sf Runoff Volume = 63,732 cf Average Runoff Depth = 1.38"
94.72% Pervious = 523,156 sf 5.28% Impervious = 29,185 sf

Summary for Subcatchment 1S: Outfall #1

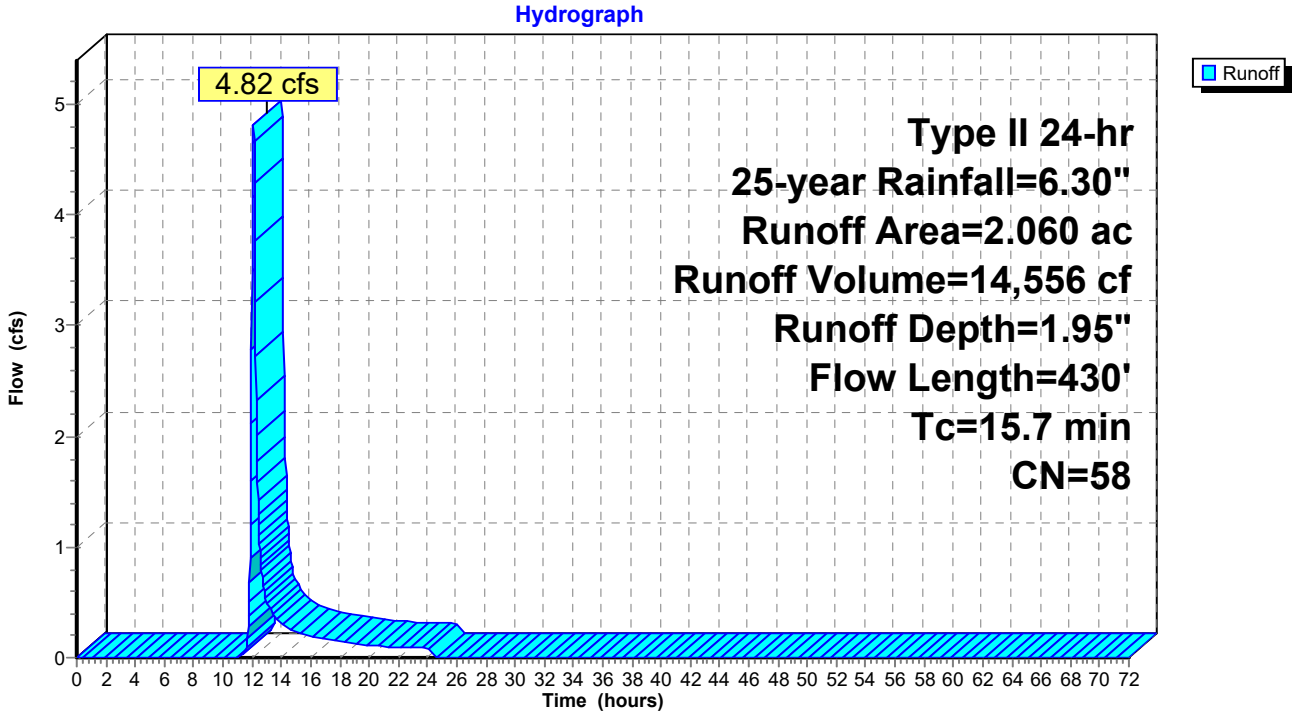
Runoff = 4.82 cfs @ 12.09 hrs, Volume= 14,556 cf, Depth= 1.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
1.480	49	50-75% Grass cover, Fair, HSG A
0.150	69	50-75% Grass cover, Fair, HSG B
0.090	36	Woods, Fair, HSG A
0.340	98	Paved parking, HSG A
2.060	58	Weighted Average
1.720		83.50% Pervious Area
0.340		16.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.7	100	0.0080	0.12		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.0	330	0.0300	2.79		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
15.7	430	Total			

Subcatchment 1S: Outfall #1



Summary for Subcatchment 2S: Outfall #2

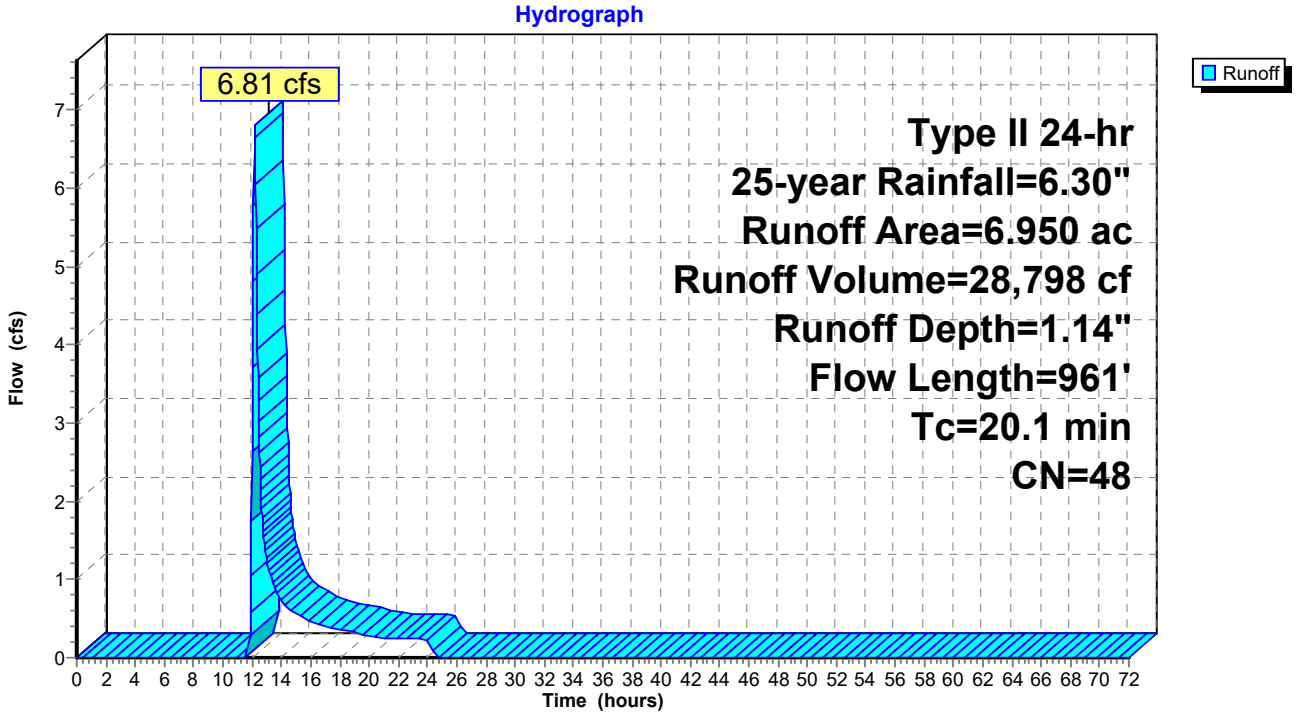
Runoff = 6.81 cfs @ 12.17 hrs, Volume= 28,798 cf, Depth= 1.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
5.110	49	50-75% Grass cover, Fair, HSG A
0.570	69	50-75% Grass cover, Fair, HSG B
1.270	36	Woods, Fair, HSG A
6.950	48	Weighted Average
6.950		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
5.5	578	0.0120	1.76		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.0	283	0.0210	2.33		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
20.1	961	Total			

Subcatchment 2S: Outfall #2



Summary for Subcatchment 3S: Outfall #3

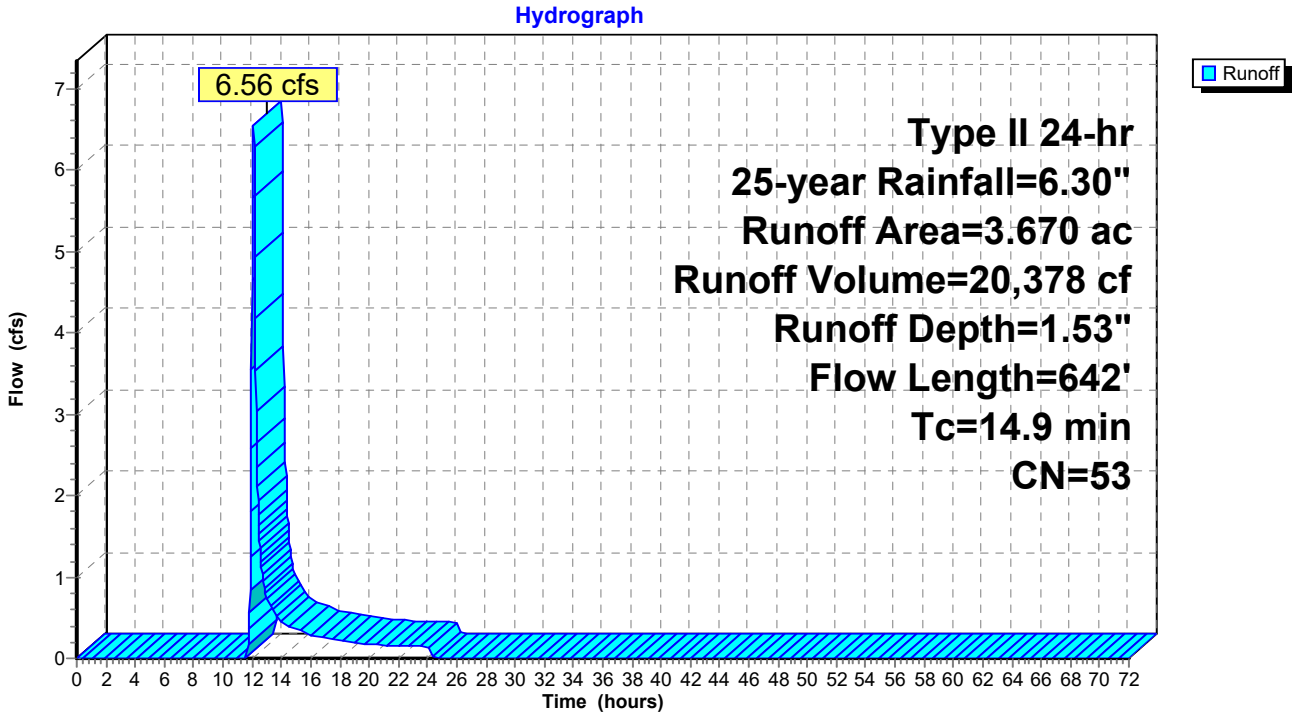
Runoff = 6.56 cfs @ 12.09 hrs, Volume= 20,378 cf, Depth= 1.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
3.160	49	50-75% Grass cover, Fair, HSG A
0.180	36	Woods, Fair, HSG A
0.330	98	Paved parking, HSG A
3.670	53	Weighted Average
3.340		91.01% Pervious Area
0.330		8.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
1.7	337	0.0420	3.30		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	22	0.1360	5.94		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.5	183	0.0270	6.06	15.14	**Channel Flow,** Area= 2.5 sf Perim= 6.2' r= 0.40' n= 0.022 Earth, clean & straight
14.9	642	Total			

Subcatchment 3S: Outfall #3



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Outfall #1 Runoff Area=2.060 ac 16.50% Impervious Runoff Depth=2.42"
Flow Length=430' Tc=15.7 min CN=58 Runoff=6.11 cfs 18,118 cf

Subcatchment2S: Outfall #2 Runoff Area=6.950 ac 0.00% Impervious Runoff Depth=1.50"
Flow Length=961' Tc=20.1 min CN=48 Runoff=9.67 cfs 37,883 cf

Subcatchment3S: Outfall #3 Runoff Area=3.670 ac 8.99% Impervious Runoff Depth=1.95"
Flow Length=642' Tc=14.9 min CN=53 Runoff=8.66 cfs 25,980 cf

Total Runoff Area = 552,341 sf Runoff Volume = 81,980 cf Average Runoff Depth = 1.78"
94.72% Pervious = 523,156 sf 5.28% Impervious = 29,185 sf

Summary for Subcatchment 1S: Outfall #1

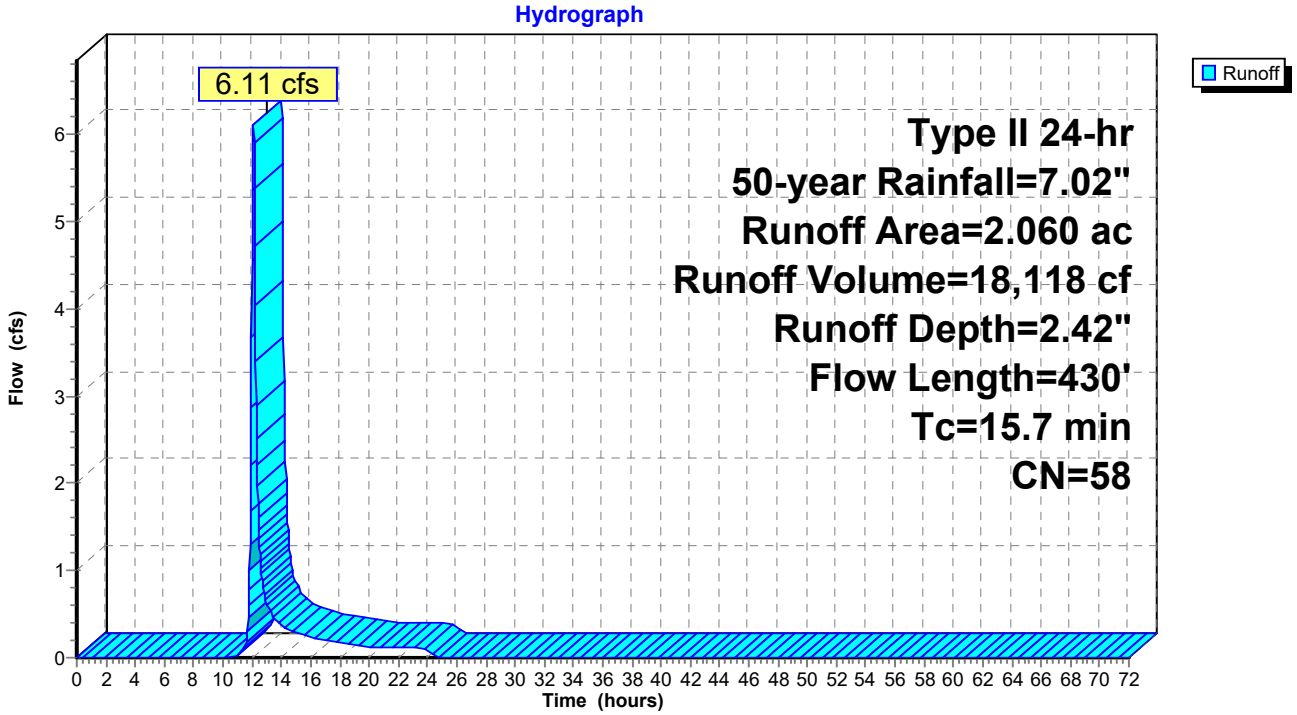
Runoff = 6.11 cfs @ 12.09 hrs, Volume= 18,118 cf, Depth= 2.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
1.480	49	50-75% Grass cover, Fair, HSG A
0.150	69	50-75% Grass cover, Fair, HSG B
0.090	36	Woods, Fair, HSG A
0.340	98	Paved parking, HSG A
2.060	58	Weighted Average
1.720		83.50% Pervious Area
0.340		16.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.7	100	0.0080	0.12		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.0	330	0.0300	2.79		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
15.7	430	Total			

Subcatchment 1S: Outfall #1



Summary for Subcatchment 2S: Outfall #2

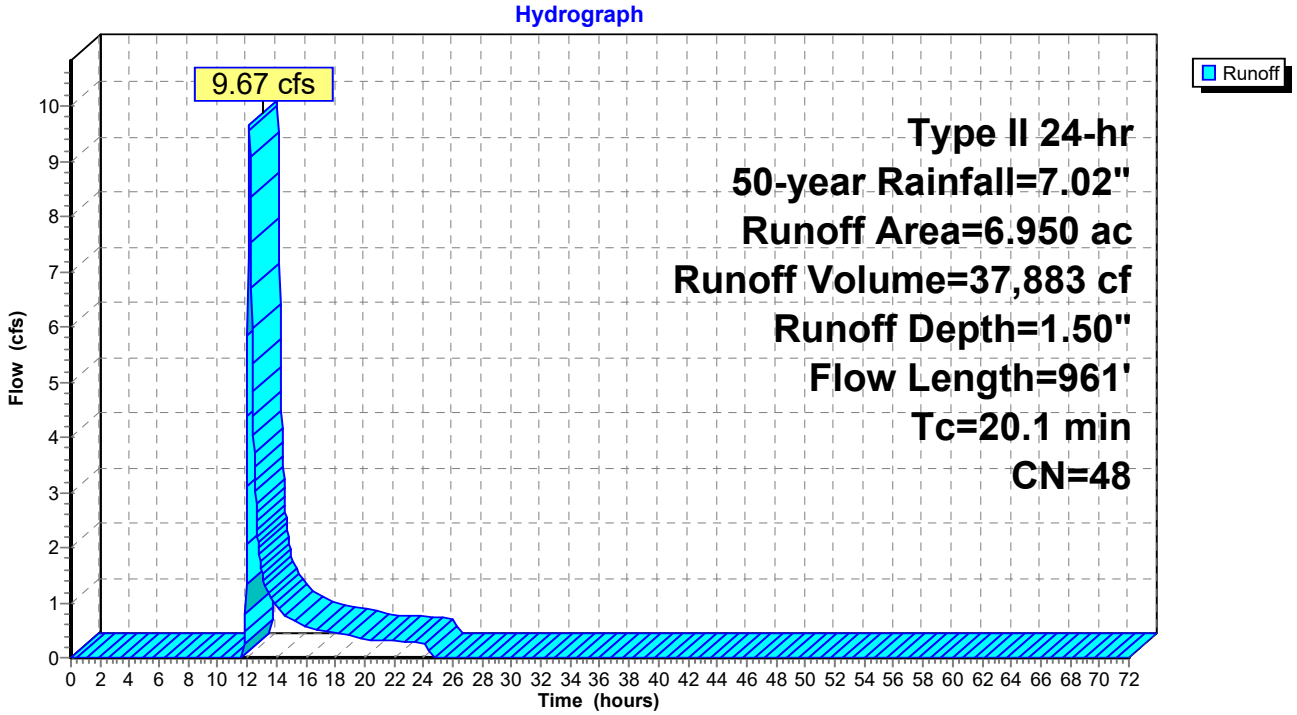
Runoff = 9.67 cfs @ 12.16 hrs, Volume= 37,883 cf, Depth= 1.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
5.110	49	50-75% Grass cover, Fair, HSG A
0.570	69	50-75% Grass cover, Fair, HSG B
1.270	36	Woods, Fair, HSG A
6.950	48	Weighted Average
6.950		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
5.5	578	0.0120	1.76		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.0	283	0.0210	2.33		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
20.1	961	Total			

Subcatchment 2S: Outfall #2



Summary for Subcatchment 3S: Outfall #3

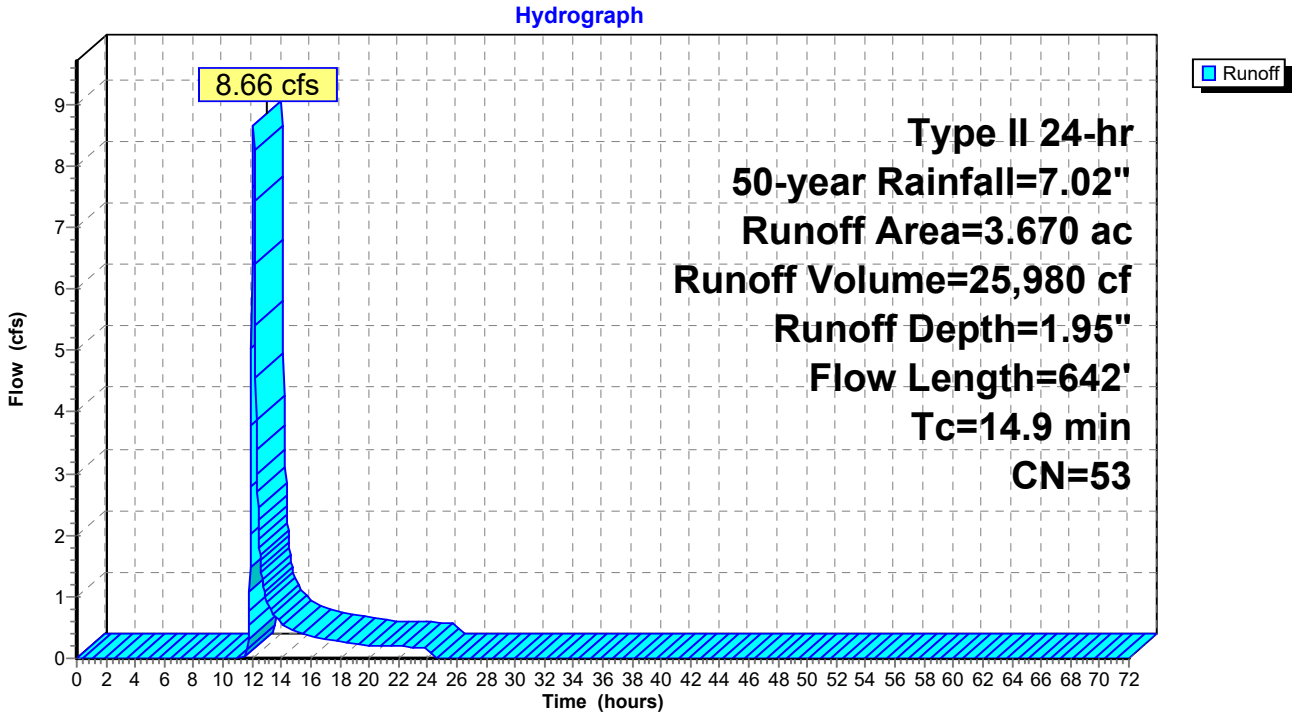
Runoff = 8.66 cfs @ 12.08 hrs, Volume= 25,980 cf, Depth= 1.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
3.160	49	50-75% Grass cover, Fair, HSG A
0.180	36	Woods, Fair, HSG A
0.330	98	Paved parking, HSG A
3.670	53	Weighted Average
3.340		91.01% Pervious Area
0.330		8.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
1.7	337	0.0420	3.30		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	22	0.1360	5.94		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.5	183	0.0270	6.06	15.14	**Channel Flow,** Area= 2.5 sf Perim= 6.2' r= 0.40' n= 0.022 Earth, clean & straight
14.9	642	Total			

Subcatchment 3S: Outfall #3



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Outfall #1 Runoff Area=2.060 ac 16.50% Impervious Runoff Depth=2.95"
Flow Length=430' Tc=15.7 min CN=58 Runoff=7.52 cfs 22,034 cf

Subcatchment2S: Outfall #2 Runoff Area=6.950 ac 0.00% Impervious Runoff Depth=1.91"
Flow Length=961' Tc=20.1 min CN=48 Runoff=12.95 cfs 48,192 cf

Subcatchment3S: Outfall #3 Runoff Area=3.670 ac 8.99% Impervious Runoff Depth=2.42"
Flow Length=642' Tc=14.9 min CN=53 Runoff=10.99 cfs 32,226 cf

Total Runoff Area = 552,341 sf Runoff Volume = 102,451 cf Average Runoff Depth = 2.23"
94.72% Pervious = 523,156 sf 5.28% Impervious = 29,185 sf

Summary for Subcatchment 1S: Outfall #1

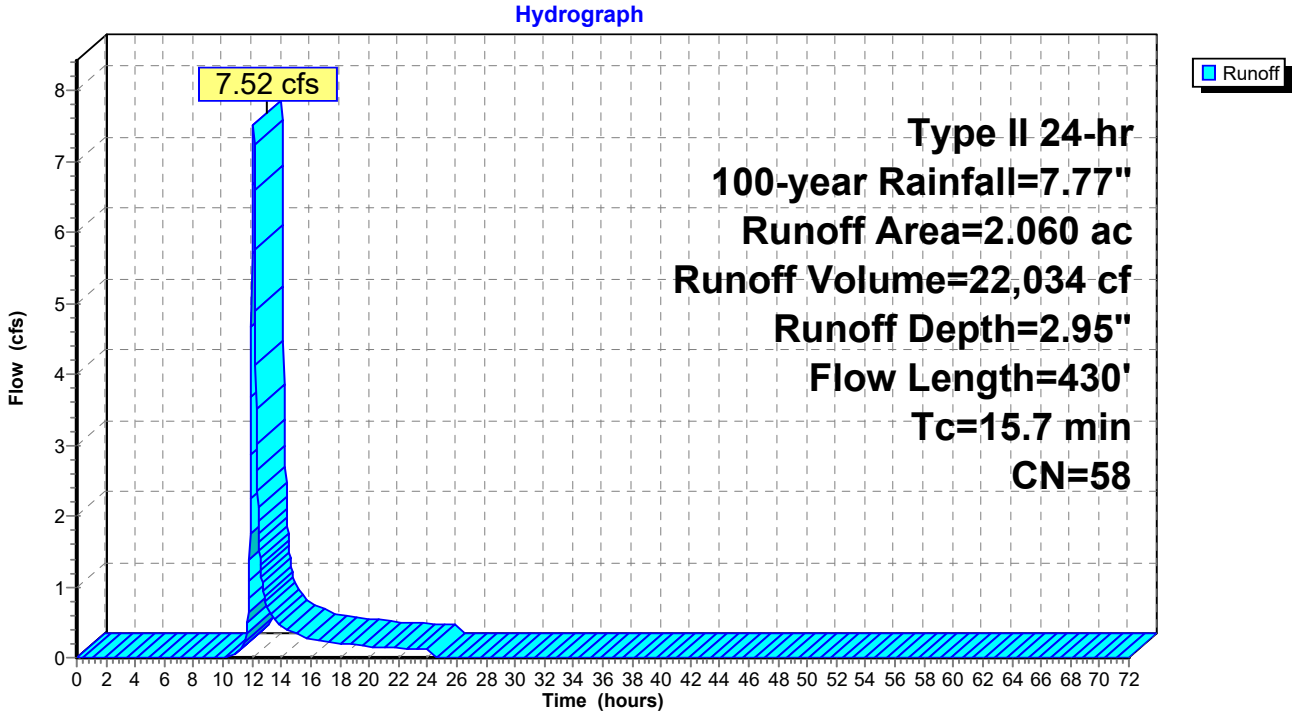
Runoff = 7.52 cfs @ 12.09 hrs, Volume= 22,034 cf, Depth= 2.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
1.480	49	50-75% Grass cover, Fair, HSG A
0.150	69	50-75% Grass cover, Fair, HSG B
0.090	36	Woods, Fair, HSG A
0.340	98	Paved parking, HSG A
2.060	58	Weighted Average
1.720		83.50% Pervious Area
0.340		16.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.7	100	0.0080	0.12		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.0	330	0.0300	2.79		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
15.7	430	Total			

Subcatchment 1S: Outfall #1



Summary for Subcatchment 2S: Outfall #2

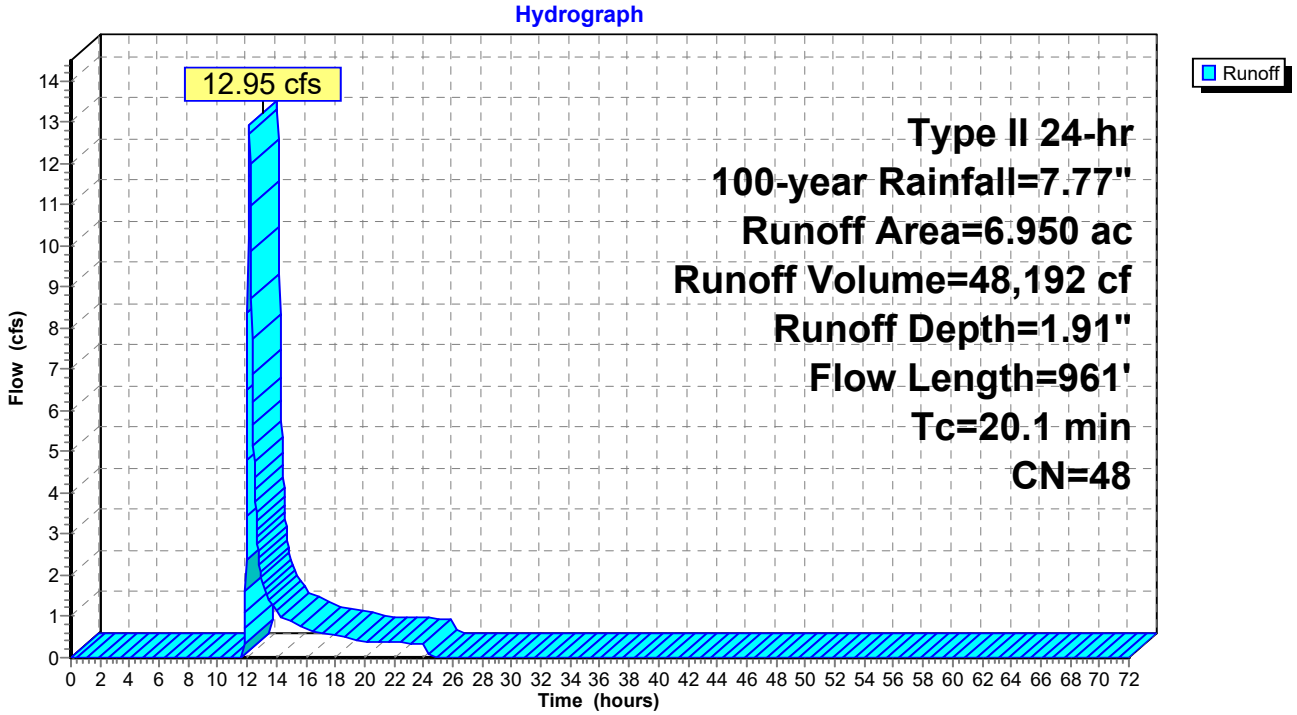
Runoff = 12.95 cfs @ 12.15 hrs, Volume= 48,192 cf, Depth= 1.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
5.110	49	50-75% Grass cover, Fair, HSG A
0.570	69	50-75% Grass cover, Fair, HSG B
1.270	36	Woods, Fair, HSG A
6.950	48	Weighted Average
6.950		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
5.5	578	0.0120	1.76		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.0	283	0.0210	2.33		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
20.1	961	Total			

Subcatchment 2S: Outfall #2



Summary for Subcatchment 3S: Outfall #3

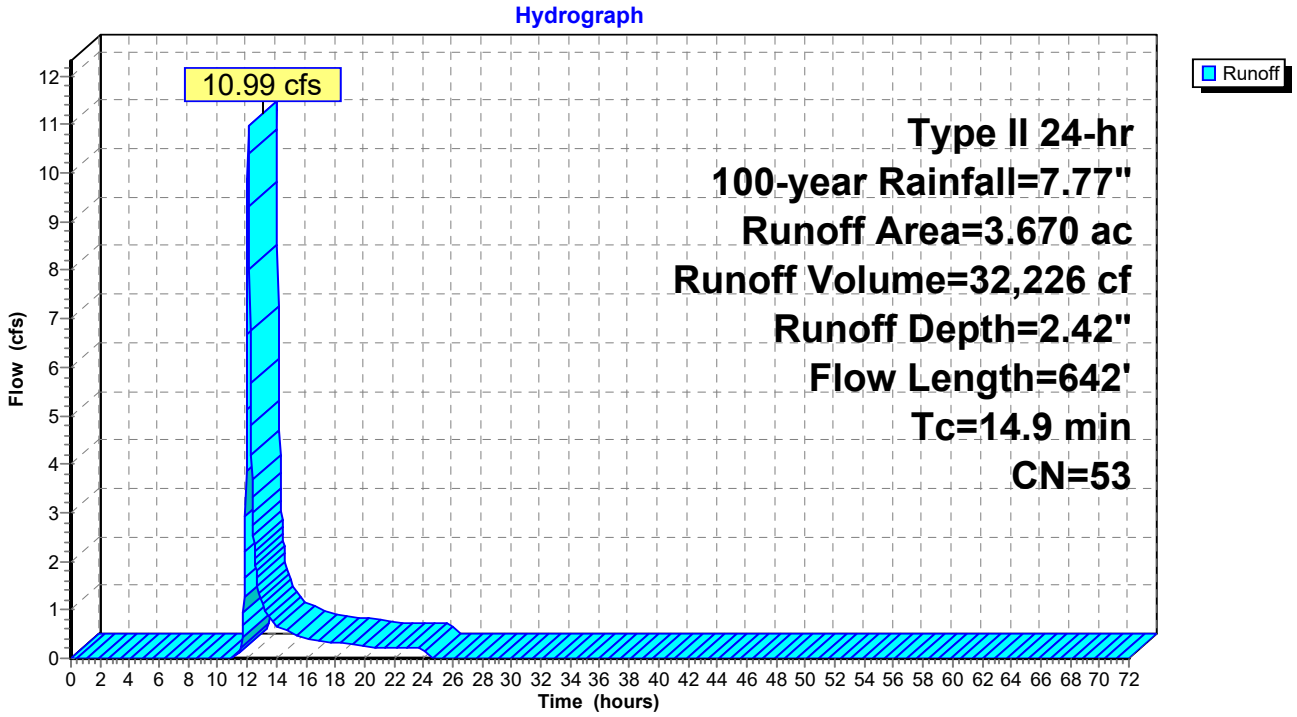
Runoff = 10.99 cfs @ 12.08 hrs, Volume= 32,226 cf, Depth= 2.42"

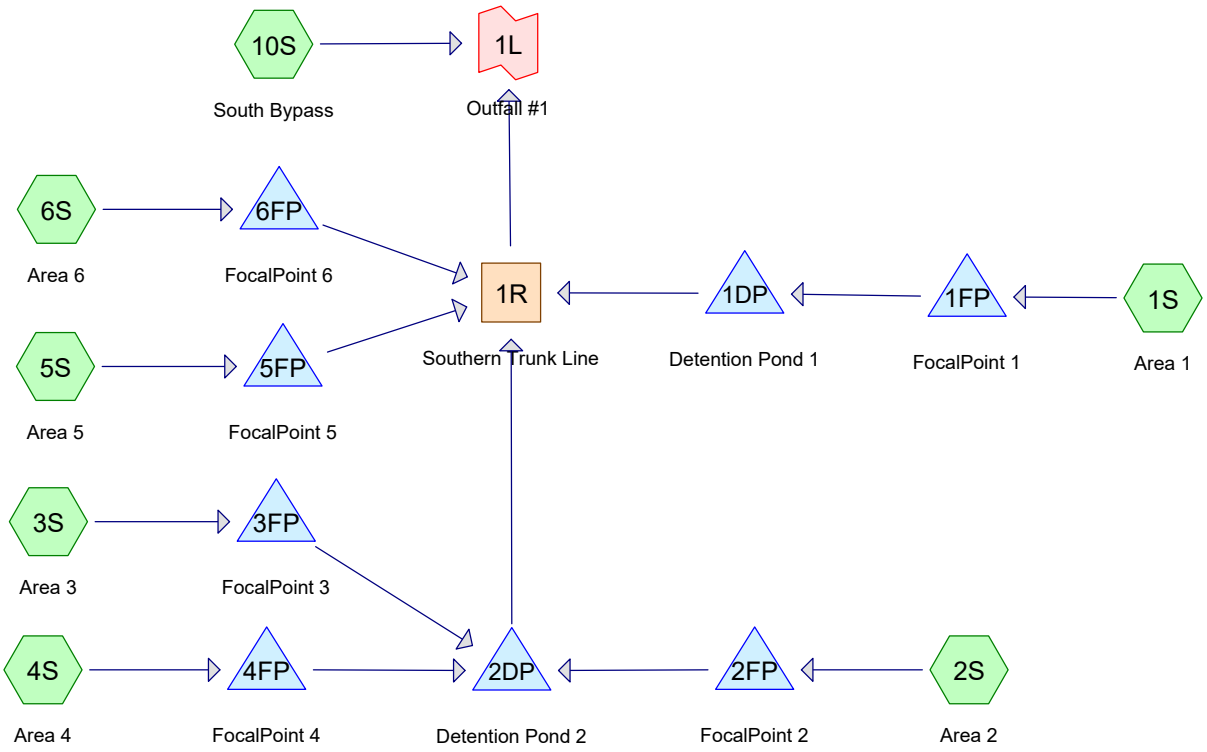
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

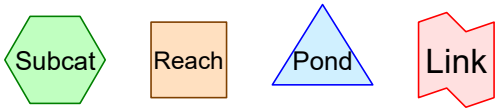
Area (ac)	CN	Description
3.160	49	50-75% Grass cover, Fair, HSG A
0.180	36	Woods, Fair, HSG A
0.330	98	Paved parking, HSG A
3.670	53	Weighted Average
3.340		91.01% Pervious Area
0.330		8.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
1.7	337	0.0420	3.30		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	22	0.1360	5.94		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.5	183	0.0270	6.06	15.14	**Channel Flow,** Area= 2.5 sf Perim= 6.2' r= 0.40' n= 0.022 Earth, clean & straight
14.9	642	Total			

Subcatchment 3S: Outfall #3







Routing Diagram for Stormwater Calculations - Proposed - Outfall 1 South
Prepared by Fulmer Lucas, Printed 4/20/2026
HydroCAD® 10.20-8a s/n 11448 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-year	Type II 24-hr		Default	24.00	1	3.24	2
2	2-year	Type II 24-hr		Default	24.00	1	3.87	2
3	5-year	Type II 24-hr		Default	24.00	1	4.71	2
4	10-year	Type II 24-hr		Default	24.00	1	5.38	2
5	25-year	Type II 24-hr		Default	24.00	1	6.30	2
6	50-year	Type II 24-hr		Default	24.00	1	7.02	2
7	100-year	Type II 24-hr		Default	24.00	1	7.77	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
65,776	49	50-75% Grass cover, Fair, HSG A (1S, 2S, 3S, 4S, 5S, 6S, 10S)
121,097	98	Paved parking, HSG A (1S, 2S, 3S, 4S, 5S, 6S, 10S)
16,988	36	Woods, Fair, HSG A (1S, 10S)
203,861	**77**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
203,861	HSG A	1S, 2S, 3S, 4S, 5S, 6S, 10S
0	HSG B	
0	HSG C	
0	HSG D	
0	Other	
203,861		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
65,776	0	0	0	0	65,776	50-75% Grass cover, Fair	
121,097	0	0	0	0	121,097	Paved parking	
16,988	0	0	0	0	16,988	Woods, Fair	
203,861	**0**	**0**	**0**	**0**	**203,861**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	1R	695.46	690.10	1,058.0	0.0051	0.013	0.0	24.0	0.0	
2	1DP	695.60	695.46	28.0	0.0050	0.013	0.0	18.0	0.0	
3	1FP	696.00	695.80	40.0	0.0050	0.013	0.0	18.0	0.0	
4	2DP	694.00	693.20	10.0	0.0800	0.013	0.0	18.0	0.0	
5	2FP	694.50	694.00	28.0	0.0179	0.013	0.0	18.0	0.0	
6	3FP	696.00	694.00	80.0	0.0250	0.013	0.0	18.0	0.0	
7	4FP	696.00	695.88	23.0	0.0052	0.013	0.0	18.0	0.0	
8	5FP	694.00	691.39	24.0	0.1088	0.013	0.0	18.0	0.0	
9	6FP	694.00	690.87	24.0	0.1304	0.013	0.0	18.0	0.0	

Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Area 1 Runoff Area=1.480 ac 43.92% Impervious Runoff Depth=0.75"
Tc=5.0 min CN=68 Runoff=1.96 cfs 4,053 cf

Subcatchment2S: Area 2 Runoff Area=0.720 ac 83.33% Impervious Runoff Depth=2.21"
Tc=5.0 min CN=90 Runoff=2.81 cfs 5,765 cf

Subcatchment3S: Area 3 Runoff Area=0.380 ac 71.05% Impervious Runoff Depth=1.72"
Tc=5.0 min CN=84 Runoff=1.19 cfs 2,367 cf

Subcatchment4S: Area 4 Runoff Area=1.100 ac 79.09% Impervious Runoff Depth=2.03"
Tc=5.0 min CN=88 Runoff=4.02 cfs 8,118 cf

Subcatchment5S: Area 5 Runoff Area=0.440 ac 61.36% Impervious Runoff Depth=1.37"
Tc=5.0 min CN=79 Runoff=1.11 cfs 2,183 cf

Subcatchment6S: Area 6 Runoff Area=0.180 ac 55.56% Impervious Runoff Depth=1.18"
Tc=5.0 min CN=76 Runoff=0.39 cfs 771 cf

Subcatchment10S: South Bypass Runoff Area=0.380 ac 5.26% Impervious Runoff Depth=0.12"
Tc=5.0 min CN=49 Runoff=0.01 cfs 160 cf

Reach 1R: Southern Trunk Line Avg. Flow Depth=0.33' Max Vel=2.82 fps Inflow=1.40 cfs 17,868 cf
24.0" Round Pipe n=0.013 L=1,058.0' S=0.0051 '/' Capacity=16.10 cfs Outflow=0.96 cfs 17,865 cf

Pond 1DP: Detention Pond 1 Peak Elev=696.59' Storage=734 cf Inflow=1.91 cfs 3,683 cf
Outflow=0.38 cfs 3,683 cf

Pond 1FP: FocalPoint 1 Peak Elev=699.68' Storage=502 cf Inflow=1.96 cfs 4,053 cf
Outflow=1.91 cfs 3,683 cf

Pond 2DP: Detention Pond 2 Peak Elev=694.80' Storage=6,955 cf Inflow=7.60 cfs 13,435 cf
Outflow=0.33 cfs 12,487 cf

Pond 2FP: FocalPoint 2 Peak Elev=698.22' Storage=972 cf Inflow=2.81 cfs 5,765 cf
Outflow=2.73 cfs 5,043 cf

Pond 3FP: FocalPoint 3 Peak Elev=699.62' Storage=824 cf Inflow=1.19 cfs 2,367 cf
Outflow=1.07 cfs 1,646 cf

Pond 4FP: FocalPoint 4 Peak Elev=699.80' Storage=1,389 cf Inflow=4.02 cfs 8,118 cf
Outflow=4.23 cfs 6,746 cf

Pond 5FP: FocalPoint 5 Peak Elev=697.60' Storage=725 cf Inflow=1.11 cfs 2,183 cf
Outflow=0.83 cfs 1,555 cf

Pond 6FP: FocalPoint 6 Peak Elev=697.50' Storage=629 cf Inflow=0.39 cfs 771 cf
Outflow=0.01 cfs 143 cf

Link 1L: Outfall #1 Inflow=0.97 cfs 18,025 cf
Primary=0.97 cfs 18,025 cf

Total Runoff Area = 203,861 sf Runoff Volume = 23,417 cf Average Runoff Depth = 1.38"
40.60% Pervious = 82,764 sf 59.40% Impervious = 121,097 sf

Summary for Subcatchment 1S: Area 1

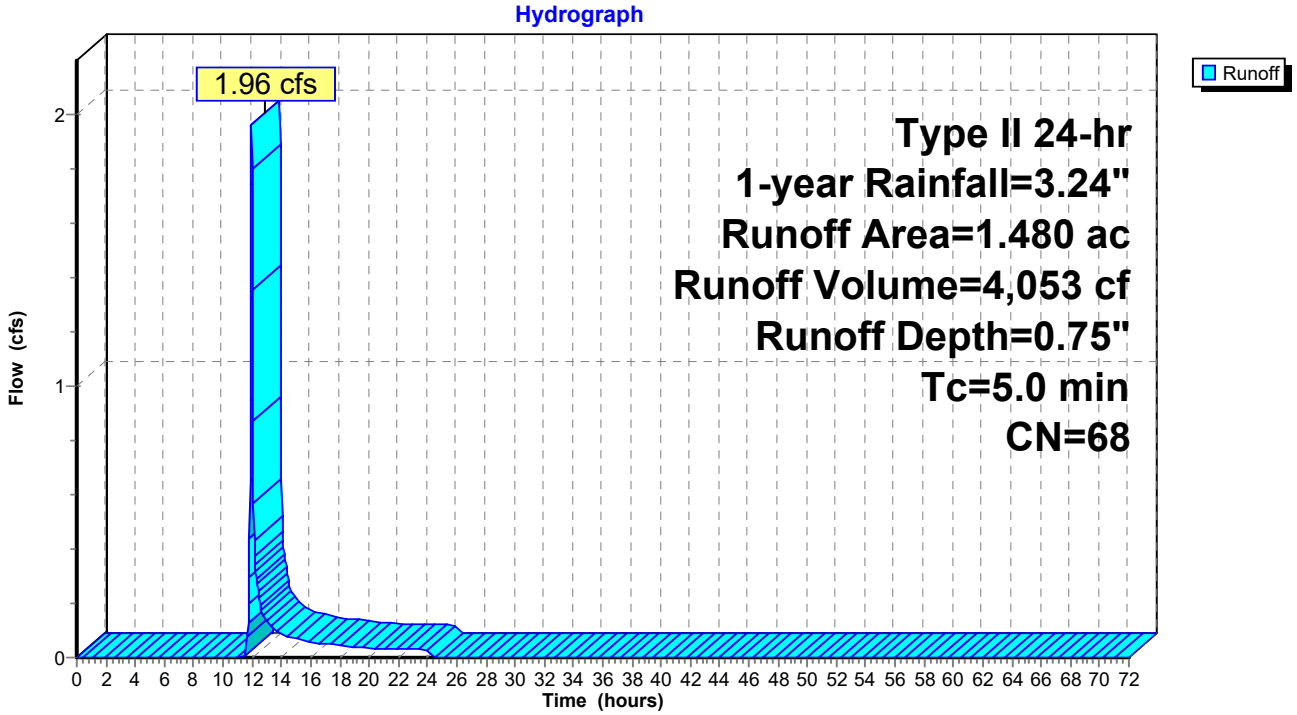
Runoff = 1.96 cfs @ 11.97 hrs, Volume= 4,053 cf, Depth= 0.75"
Routed to Pond 1FP : FocalPoint 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
0.510	49	50-75% Grass cover, Fair, HSG A
0.320	36	Woods, Fair, HSG A
0.650	98	Paved parking, HSG A
1.480	68	Weighted Average
0.830		56.08% Pervious Area
0.650		43.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Area 1



Summary for Subcatchment 2S: Area 2

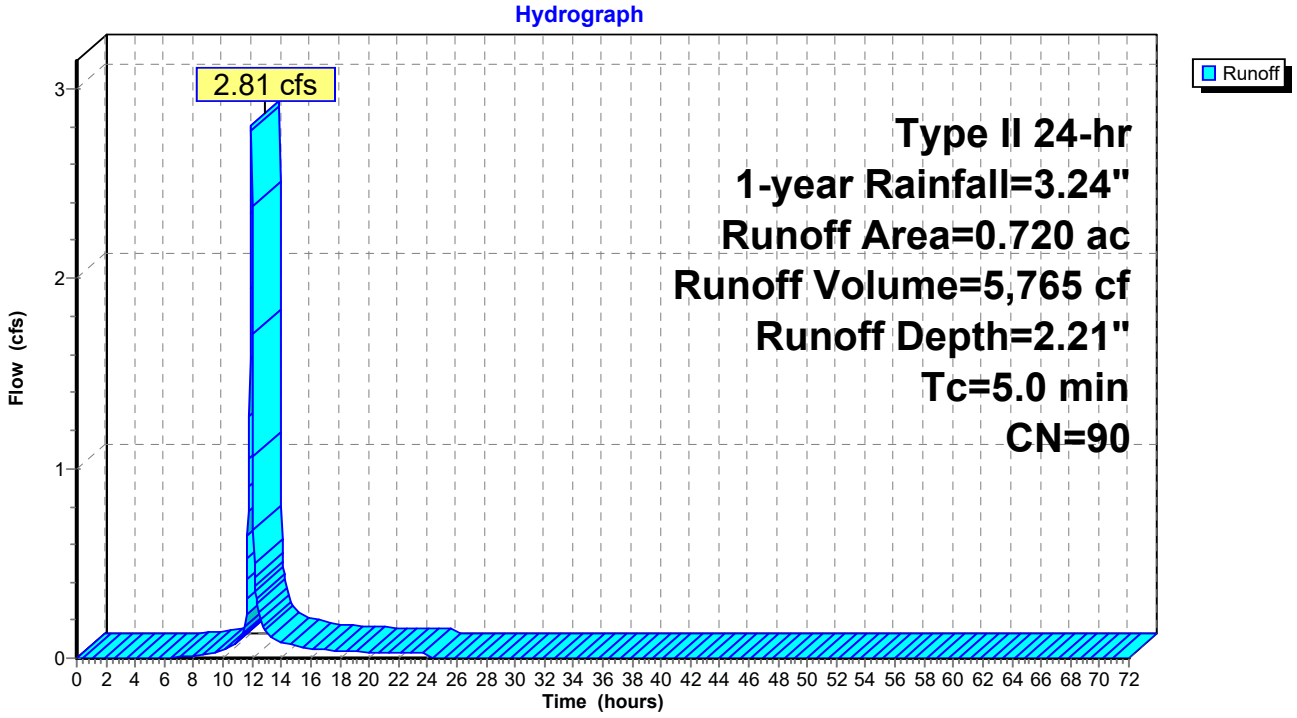
Runoff = 2.81 cfs @ 11.96 hrs, Volume= 5,765 cf, Depth= 2.21"
Routed to Pond 2FP : FocalPoint 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
0.120	49	50-75% Grass cover, Fair, HSG A
0.600	98	Paved parking, HSG A
0.720	90	Weighted Average
0.120		16.67% Pervious Area
0.600		83.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Area 2



Summary for Subcatchment 3S: Area 3

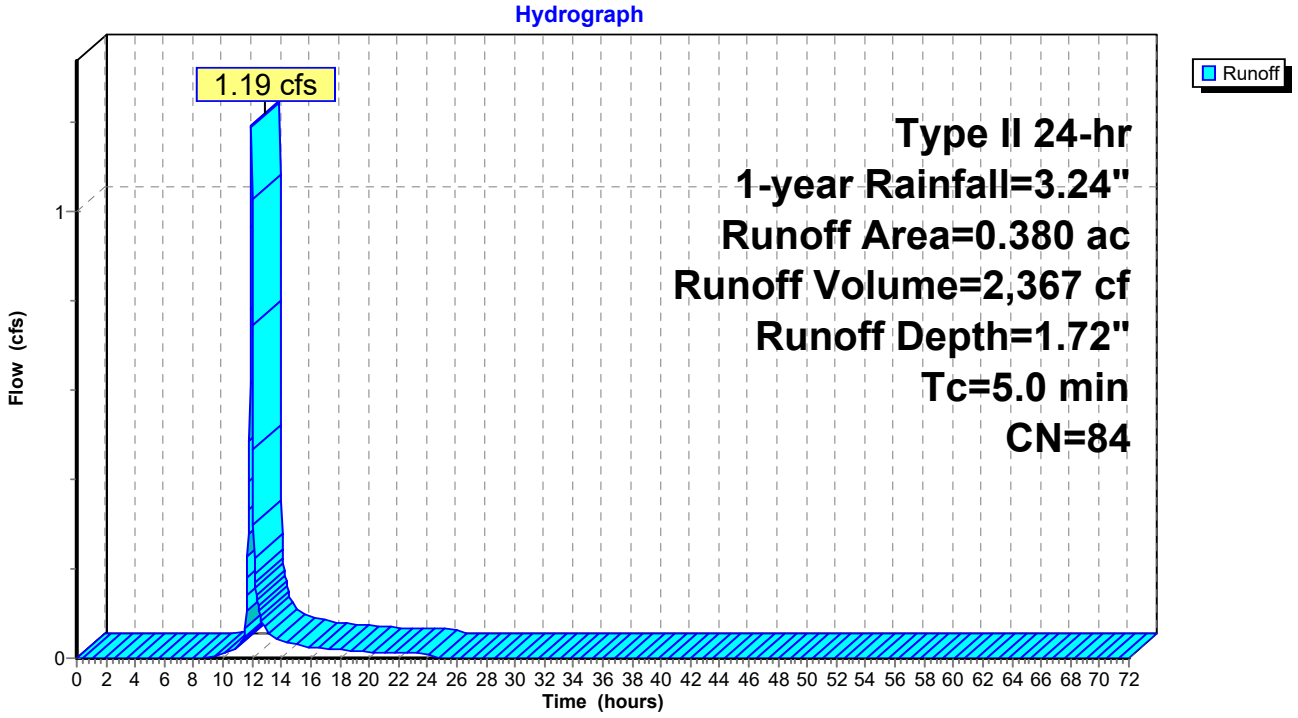
Runoff = 1.19 cfs @ 11.96 hrs, Volume= 2,367 cf, Depth= 1.72"
Routed to Pond 3FP : FocalPoint 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
0.110	49	50-75% Grass cover, Fair, HSG A
0.270	98	Paved parking, HSG A
0.380	84	Weighted Average
0.110		28.95% Pervious Area
0.270		71.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Area 3



Summary for Subcatchment 4S: Area 4

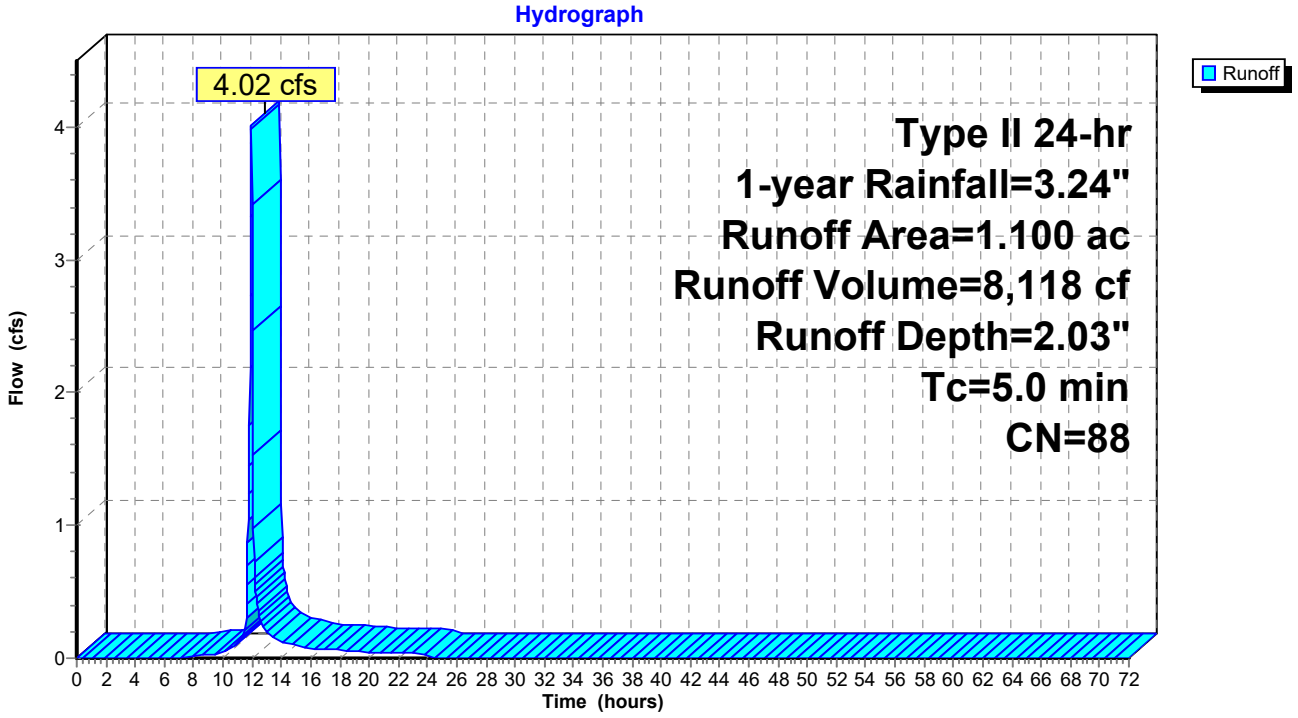
Runoff = 4.02 cfs @ 11.96 hrs, Volume= 8,118 cf, Depth= 2.03"
Routed to Pond 4FP : FocalPoint 4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
0.230	49	50-75% Grass cover, Fair, HSG A
0.870	98	Paved parking, HSG A
1.100	88	Weighted Average
0.230		20.91% Pervious Area
0.870		79.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: Area 4



Summary for Subcatchment 5S: Area 5

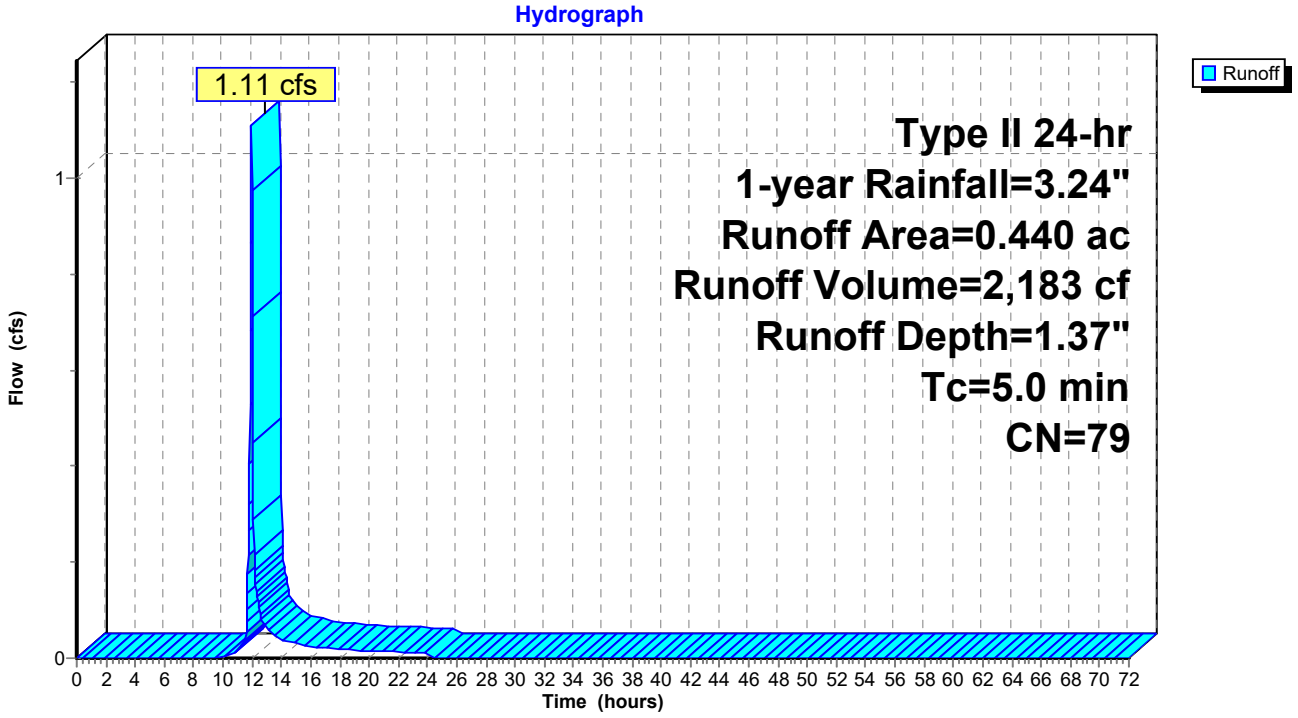
Runoff = 1.11 cfs @ 11.96 hrs, Volume= 2,183 cf, Depth= 1.37"
Routed to Pond 5FP : FocalPoint 5

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
0.170	49	50-75% Grass cover, Fair, HSG A
0.270	98	Paved parking, HSG A
0.440	79	Weighted Average
0.170		38.64% Pervious Area
0.270		61.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 5S: Area 5



Summary for Subcatchment 6S: Area 6

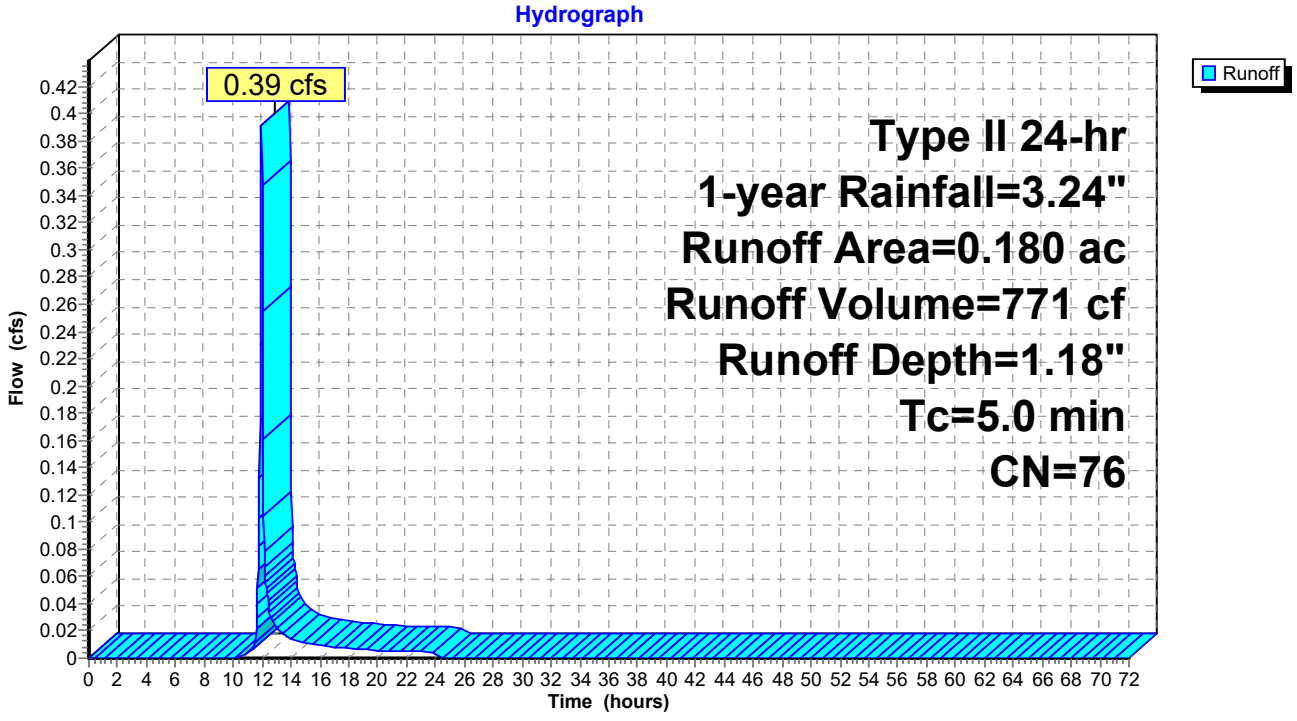
Runoff = 0.39 cfs @ 11.97 hrs, Volume= 771 cf, Depth= 1.18"
Routed to Pond 6FP : FocalPoint 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
0.080	49	50-75% Grass cover, Fair, HSG A
0.100	98	Paved parking, HSG A
0.180	76	Weighted Average
0.080		44.44% Pervious Area
0.100		55.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 6S: Area 6



Summary for Subcatchment 10S: South Bypass

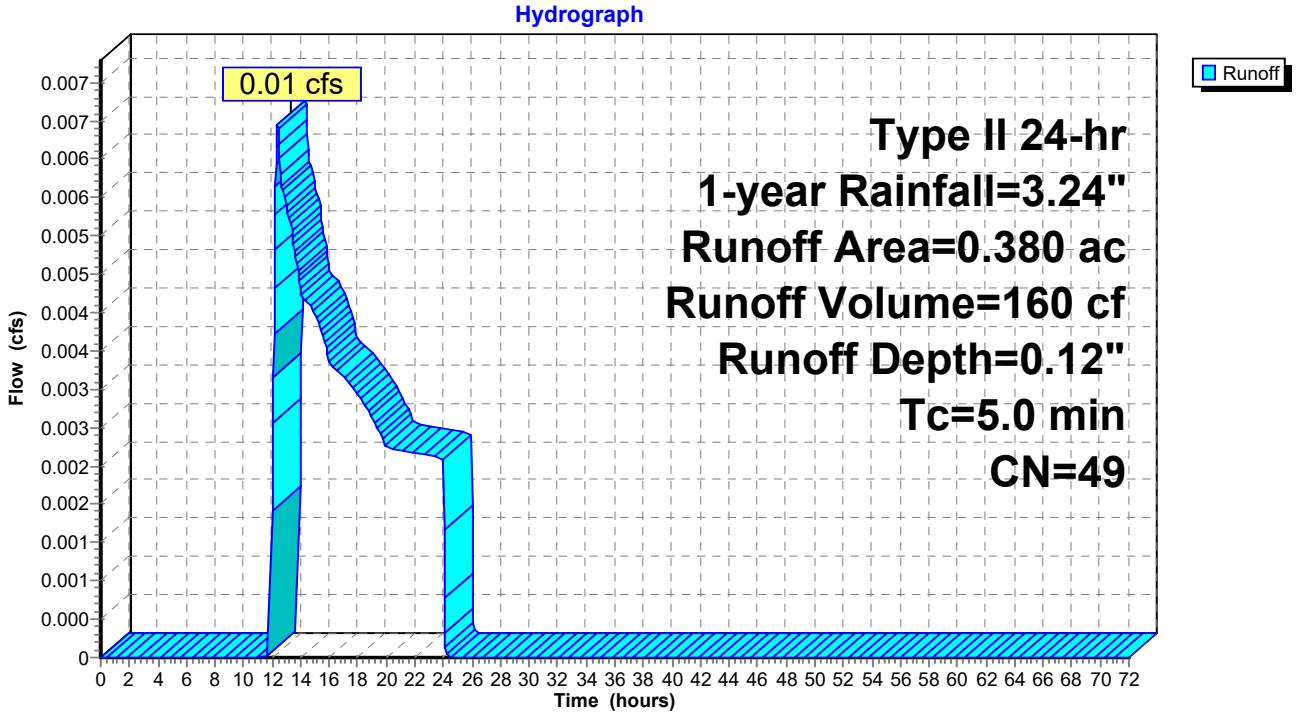
Runoff = 0.01 cfs @ 12.39 hrs, Volume= 160 cf, Depth= 0.12"
Routed to Link 1L : Outfall #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
0.290	49	50-75% Grass cover, Fair, HSG A
0.070	36	Woods, Fair, HSG A
0.020	98	Paved parking, HSG A
0.380	49	Weighted Average
0.360		94.74% Pervious Area
0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 10S: South Bypass



Summary for Reach 1R: Southern Trunk Line

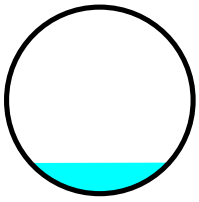
[52] Hint: Inlet/Outlet conditions not evaluated
[79] Warning: Submerged Pond 1DP Primary device # 1 INLET by 0.19'
[81] Warning: Exceeded Pond 2DP by 1.71' @ 0.00 hrs
[79] Warning: Submerged Pond 5FP Primary device # 1 INLET by 1.79'
[79] Warning: Submerged Pond 6FP Primary device # 1 INLET by 1.79'

Inflow Area = 187,308 sf, 64.19% Impervious, Inflow Depth > 1.14" for 1-year event
Inflow = 1.40 cfs @ 12.03 hrs, Volume= 17,868 cf
Outflow = 0.96 cfs @ 12.24 hrs, Volume= 17,865 cf, Atten= 32%, Lag= 12.6 min
Routed to Link 1L : Outfall #1

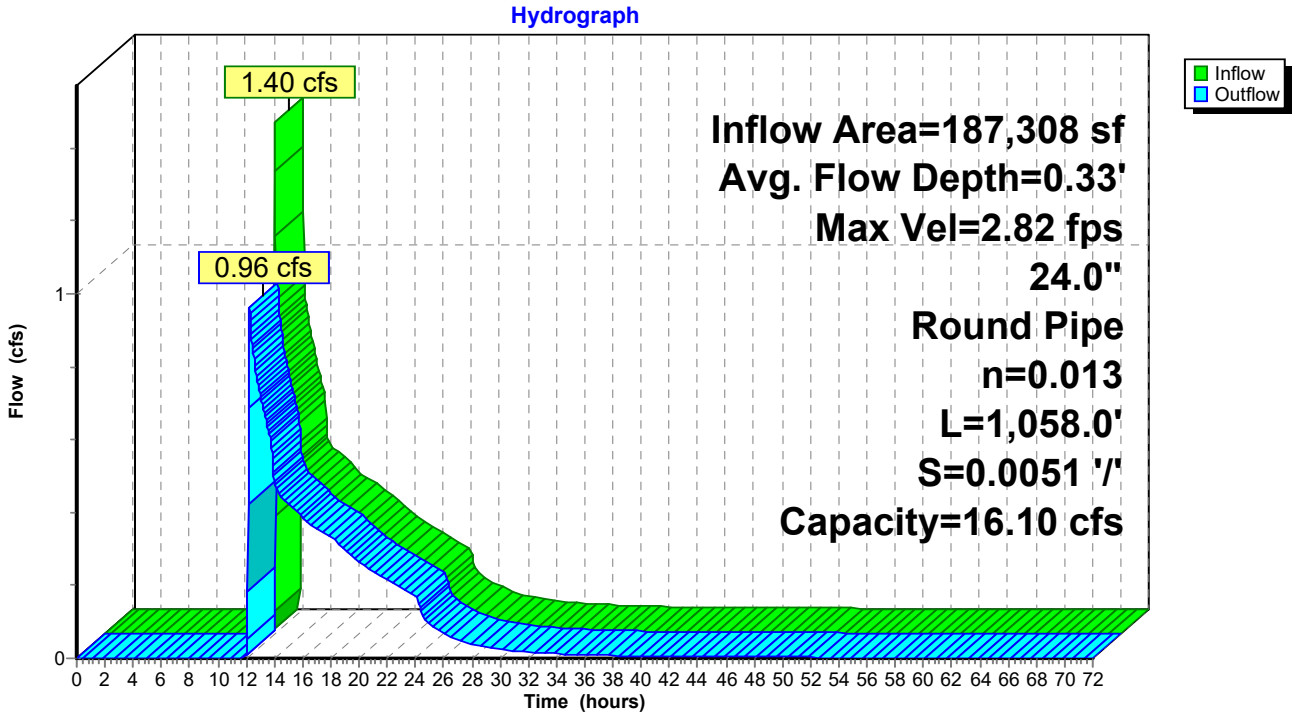
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Max. Velocity= 2.82 fps, Min. Travel Time= 6.3 min
Avg. Velocity = 0.91 fps, Avg. Travel Time= 19.3 min

Peak Storage= 362 cf @ 12.13 hrs
Average Depth at Peak Storage= 0.33' , Surface Width= 1.49'
Bank-Full Depth= 2.00' Flow Area= 3.1 sf, Capacity= 16.10 cfs

24.0" Round Pipe
n= 0.013
Length= 1,058.0' Slope= 0.0051 '/'
Inlet Invert= 695.46', Outlet Invert= 690.10'



Reach 1R: Southern Trunk Line



Summary for Pond 1DP: Detention Pond 1

[44] Hint: Outlet device #2 is below defined storage
[79] Warning: Submerged Pond 1FP Primary device # 1 INLET by 0.59'

Inflow Area = 64,469 sf, 43.92% Impervious, Inflow Depth = 0.69" for 1-year event
Inflow = 1.91 cfs @ 11.99 hrs, Volume= 3,683 cf
Outflow = 0.38 cfs @ 12.17 hrs, Volume= 3,683 cf, Atten= 80%, Lag= 11.1 min
Primary = 0.38 cfs @ 12.17 hrs, Volume= 3,683 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 696.59' @ 12.17 hrs Surf.Area= 1,358 sf Storage= 734 cf

Plug-Flow detention time= 12.0 min calculated for 3,682 cf (100% of inflow)
Center-of-Mass det. time= 12.0 min (909.4 - 897.5)

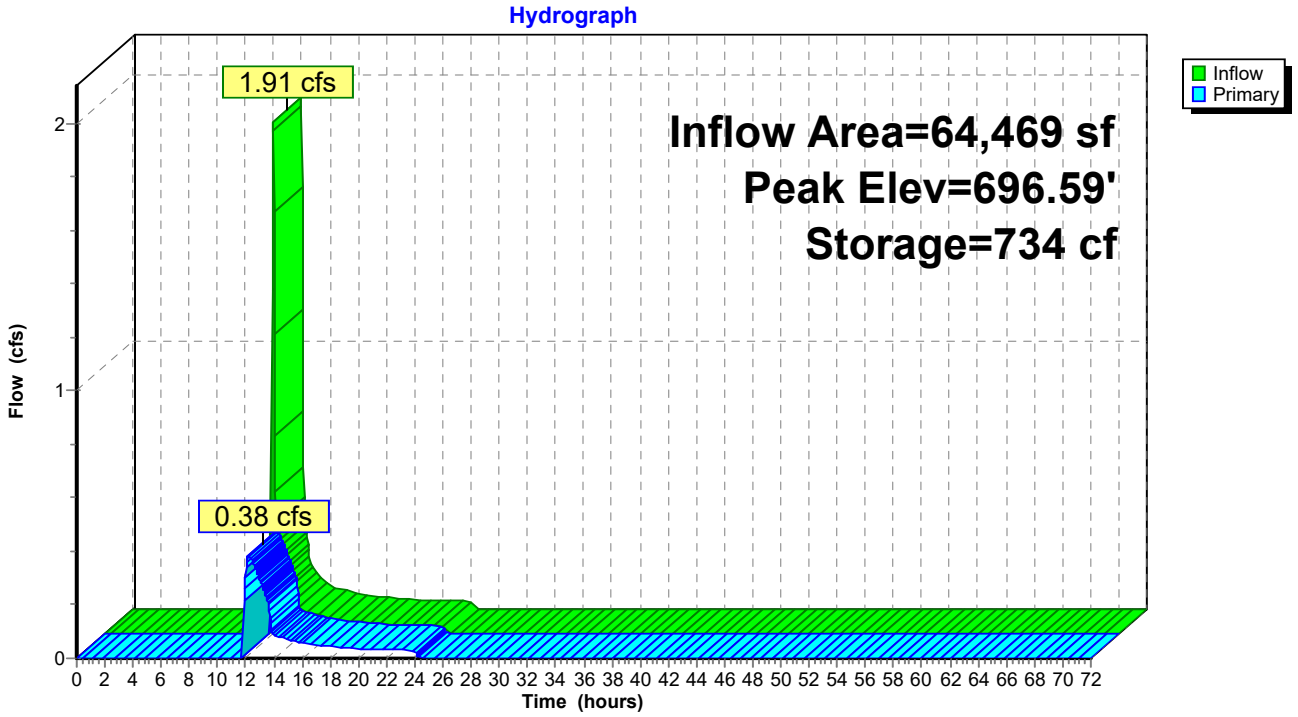
Volume	Invert	Avail.Storage	Storage Description
#1	695.80'	19,432 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.80	0	0	0
696.00	285	29	29
697.00	2,098	1,192	1,220
698.00	3,151	2,625	3,845
699.00	4,138	3,645	7,489
700.00	5,311	4,725	12,214
701.00	9,125	7,218	19,432

Device	Routing	Invert	Outlet Devices
#1	Primary	695.60'	**18.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.60' / 695.46' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	695.60'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.38 cfs @ 12.17 hrs HW=696.59' TW=565.00' (Fixed TW Elev= 565.00')
└─**1=Culvert** (Passes 0.38 cfs of 3.08 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.38 cfs @ 4.37 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 1DP: Detention Pond 1



Summary for Pond 1FP: FocalPoint 1

[92] Warning: Device #3 is above defined storage

Inflow Area = 64,469 sf, 43.92% Impervious, Inflow Depth = 0.75" for 1-year event
Inflow = 1.96 cfs @ 11.97 hrs, Volume= 4,053 cf
Outflow = 1.91 cfs @ 11.99 hrs, Volume= 3,683 cf, Atten= 3%, Lag= 0.9 min
Primary = 1.91 cfs @ 11.99 hrs, Volume= 3,683 cf
Routed to Pond 1DP : Detention Pond 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.68' @ 11.99 hrs Surf.Area= 827 sf Storage= 502 cf

Plug-Flow detention time= 65.9 min calculated for 3,683 cf (91% of inflow)
Center-of-Mass det. time= 19.2 min (897.5 - 878.2)

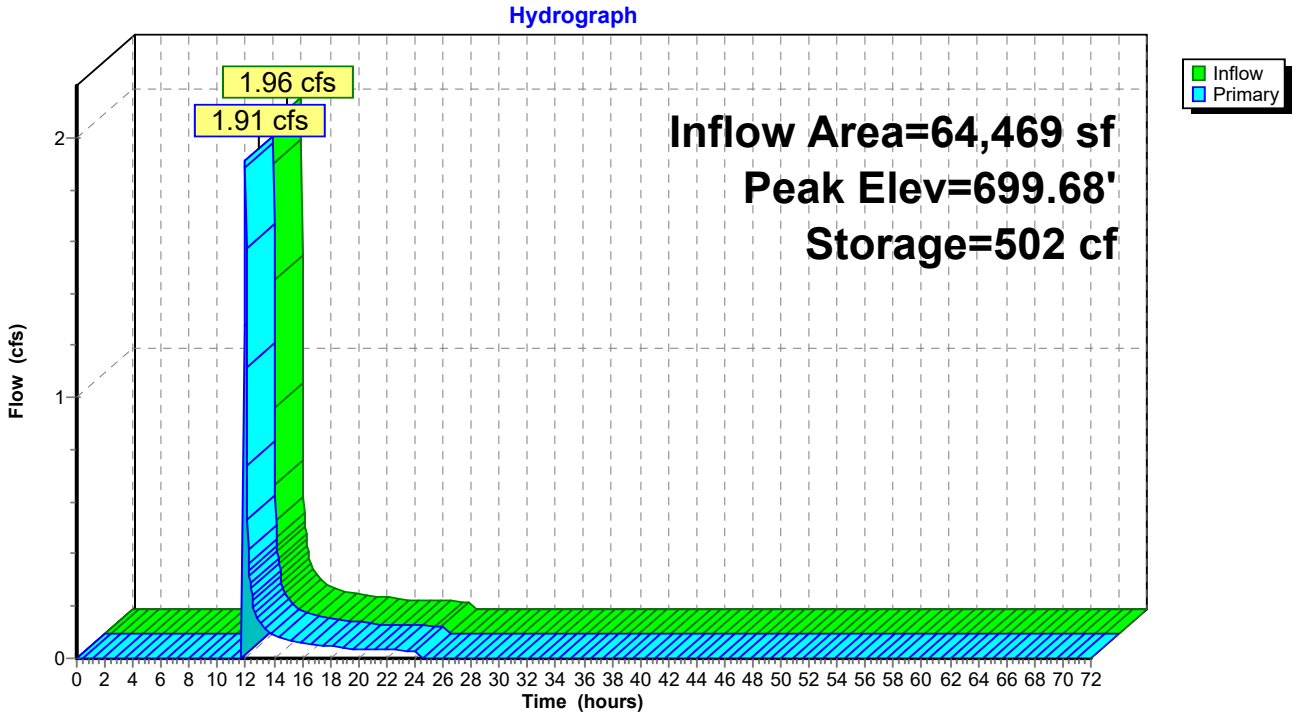
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	815 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	237	0.0	0	0
699.00	237	20.0	142	142
700.00	1,109	100.0	673	815

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 40.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.80' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**10.0' long x 18.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=1.87 cfs @ 11.99 hrs HW=699.67' (Free Discharge)
- **1=Culvert** (Passes 1.87 cfs of 14.55 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 1.87 cfs @ 1.36 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1FP: FocalPoint 1



Summary for Pond 2DP: Detention Pond 2

[79] Warning: Submerged Pond 2FP Primary device # 1 INLET by 0.30'
[79] Warning: Submerged Pond 3FP Primary device # 1 OUTLET by 0.80'

Inflow Area = 95,832 sf, 79.09% Impervious, Inflow Depth = 1.68" for 1-year event
Inflow = 7.60 cfs @ 11.99 hrs, Volume= 13,435 cf
Outflow = 0.33 cfs @ 13.35 hrs, Volume= 12,487 cf, Atten= 96%, Lag= 81.8 min
Primary = 0.33 cfs @ 13.35 hrs, Volume= 12,487 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 694.80' @ 13.35 hrs Surf.Area= 8,711 sf Storage= 6,955 cf

Plug-Flow detention time= 345.0 min calculated for 12,487 cf (93% of inflow)
Center-of-Mass det. time= 307.2 min (1,150.9 - 843.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	693.75'	3,019 cf	**38.12'W x 114.25'L x 4.79'H Field A** 20,877 cf Overall - 13,330 cf Embedded = 7,547 cf x 40.0% Voids
#2A	694.00'	12,663 cf	**Ferguson R-Tank HD 2.5** x 1222 Inside #1 Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf 1222 Chambers in 26 Rows
#3B	693.75'	3,019 cf	**38.12'W x 114.25'L x 4.79'H Field B** 20,877 cf Overall - 13,330 cf Embedded = 7,547 cf x 40.0% Voids
#4B	694.00'	12,663 cf	**Ferguson R-Tank HD 2.5** x 1222 Inside #3 Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf 1222 Chambers in 26 Rows
		31,364 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 693.20' S= 0.0800 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	694.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	697.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.33 cfs @ 13.35 hrs HW=694.80' TW=565.00' (Fixed TW Elev= 565.00')
- **1=Culvert** (Passes 0.33 cfs of 2.91 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.33 cfs @ 3.83 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2DP: Detention Pond 2 - Chamber Wizard Field A

Chamber Model = Ferguson R-Tank HD 2.5 (Ferguson R-Tank HD)
Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf
Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf

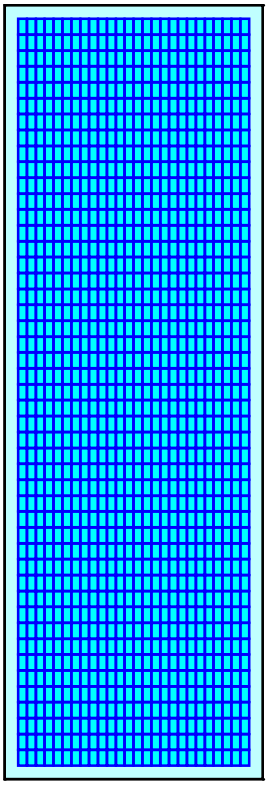
47 Chambers/Row x 2.35' Long = 110.25' Row Length +24.0" End Stone x 2 = 114.25' Base Length
26 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 38.12' Base Width
3.0" Stone Base + 42.5" Chamber Height + 12.0" Stone Cover = 4.79' Field Height

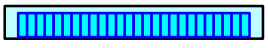
1,222 Chambers x 10.4 cf = 12,663.1 cf Chamber Storage
1,222 Chambers x 10.9 cf = 13,329.6 cf Displacement

20,876.7 cf Field - 13,329.6 cf Chambers = 7,547.2 cf Stone x 40.0% Voids = 3,018.9 cf Stone Storage

Chamber Storage + Stone Storage = 15,682.0 cf = 0.360 af
Overall Storage Efficiency = 75.1%
Overall System Size = 114.25' x 38.12' x 4.79'

1,222 Chambers
773.2 cy Field
279.5 cy Stone





Pond 2DP: Detention Pond 2 - Chamber Wizard Field B

Chamber Model = Ferguson R-Tank HD 2.5 (Ferguson R-Tank HD)
Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf
Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf

47 Chambers/Row x 2.35' Long = 110.25' Row Length +24.0" End Stone x 2 = 114.25' Base Length
26 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 38.12' Base Width
3.0" Stone Base + 42.5" Chamber Height + 12.0" Stone Cover = 4.79' Field Height

1,222 Chambers x 10.4 cf = 12,663.1 cf Chamber Storage
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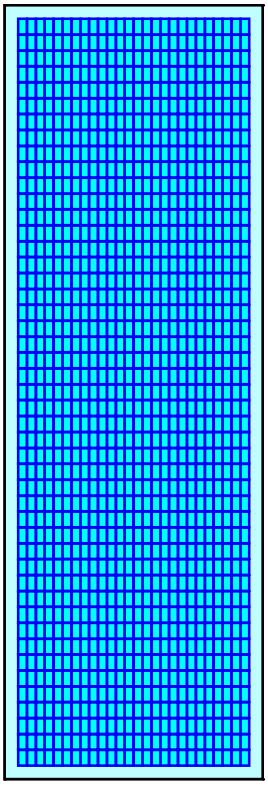
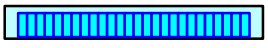
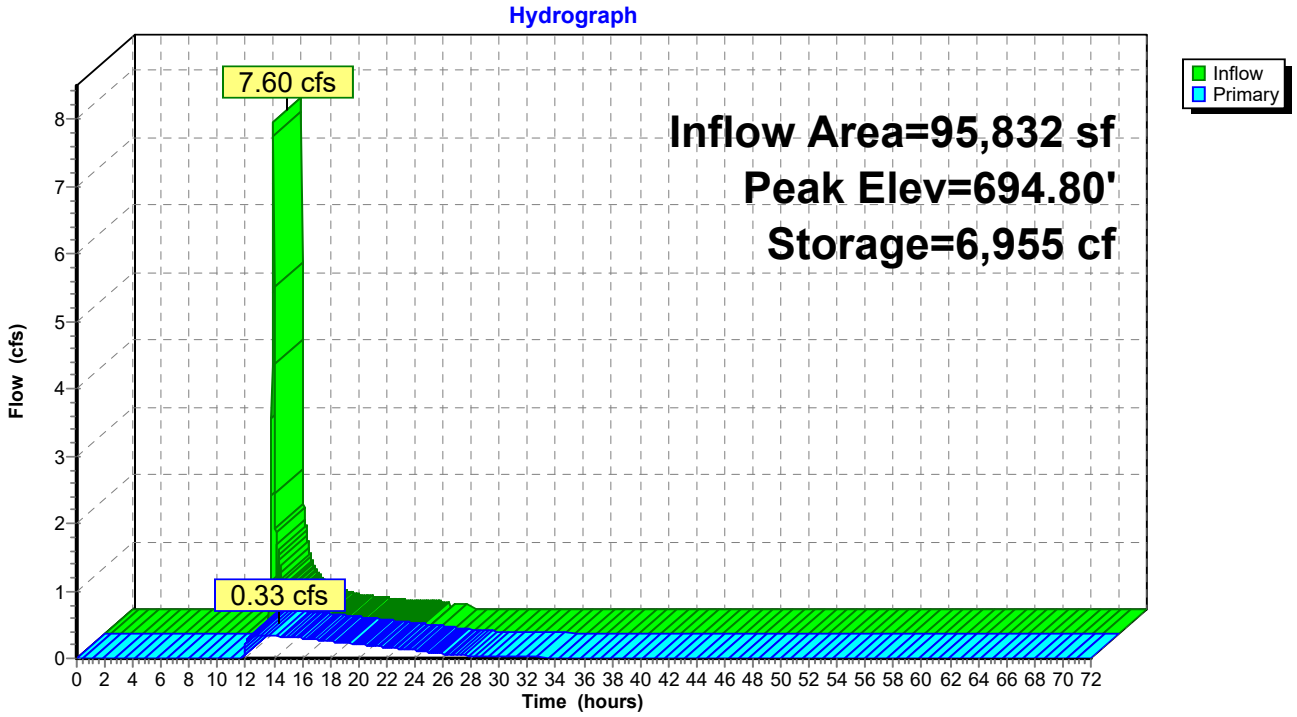
1,222 Chambers
773.2 cy Field
279.5 cy Stone





Pond 2DP: Detention Pond 2



Summary for Pond 2FP: FocalPoint 2

Inflow Area = 31,363 sf, 83.33% Impervious, Inflow Depth = 2.21" for 1-year event
Inflow = 2.81 cfs @ 11.96 hrs, Volume= 5,765 cf
Outflow = 2.73 cfs @ 11.97 hrs, Volume= 5,043 cf, Atten= 3%, Lag= 0.9 min
Primary = 2.73 cfs @ 11.97 hrs, Volume= 5,043 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.22' @ 11.97 hrs Surf.Area= 1,176 sf Storage= 972 cf

Plug-Flow detention time= 89.6 min calculated for 5,040 cf (87% of inflow)
Center-of-Mass det. time= 29.5 min (831.9 - 802.4)

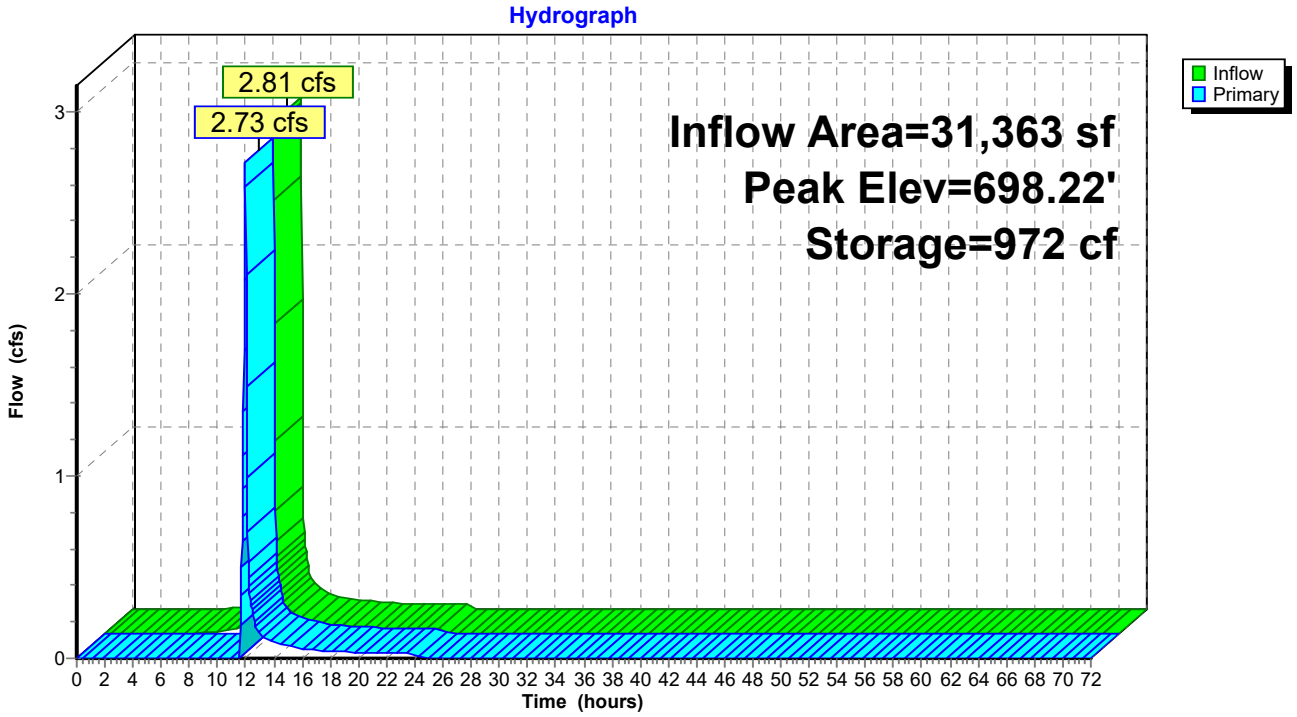
Volume	Invert	Avail.Storage	Storage Description
#1	694.50'	1,317 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.50	539	0.0	0	0
697.50	539	20.0	323	323
698.00	1,056	100.0	399	722
698.50	1,323	100.0	595	1,317

Device	Routing	Invert	Outlet Devices
#1	Primary	694.50'	**18.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.50' / 694.00' S= 0.0179 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	698.00'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.70 cfs @ 11.97 hrs HW=698.22' (Free Discharge)
↑**1=Culvert** (Passes 2.70 cfs of 14.67 cfs potential flow)
↑**2=Orifice/Grate** (Weir Controls 2.70 cfs @ 1.54 fps)

Pond 2FP: FocalPoint 2



Summary for Pond 3FP: FocalPoint 3

Inflow Area = 16,553 sf, 71.05% Impervious, Inflow Depth = 1.72" for 1-year event
Inflow = 1.19 cfs @ 11.96 hrs, Volume= 2,367 cf
Outflow = 1.07 cfs @ 12.00 hrs, Volume= 1,646 cf, Atten= 10%, Lag= 2.6 min
Primary = 1.07 cfs @ 12.00 hrs, Volume= 1,646 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.62' @ 12.01 hrs Surf.Area= 892 sf Storage= 824 cf

Plug-Flow detention time= 163.8 min calculated for 1,646 cf (70% of inflow)
Center-of-Mass det. time= 59.8 min (884.7 - 824.9)

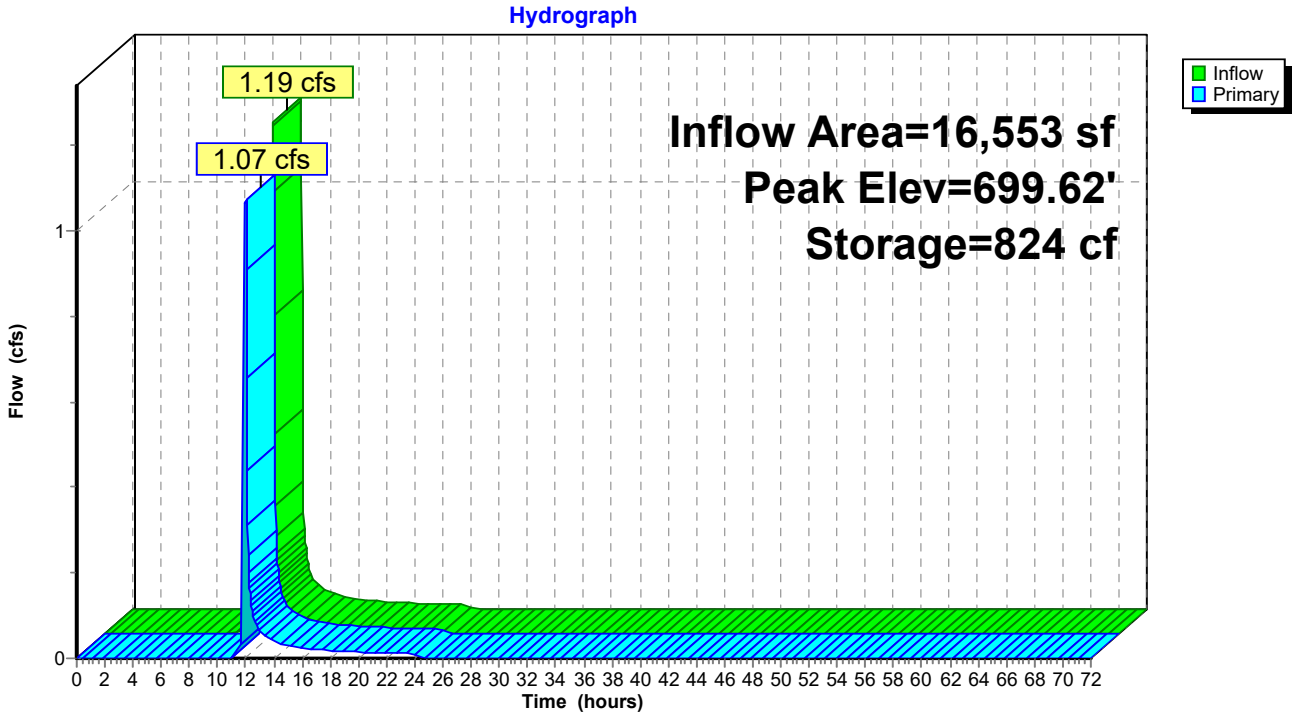
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	1,197 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	602	0.0	0	0
699.00	602	20.0	361	361
700.00	1,070	100.0	836	1,197

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 80.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 694.00' S= 0.0250 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.03 cfs @ 12.00 hrs HW=699.62' (Free Discharge)
↑**1=Culvert** (Passes 1.03 cfs of 14.41 cfs potential flow)
↑**2=Orifice/Grate** (Weir Controls 1.03 cfs @ 1.12 fps)

Pond 3FP: FocalPoint 3



Summary for Pond 4FP: FocalPoint 4

[92] Warning: Device #2 is above defined storage
[92] Warning: Device #3 is above defined storage
[93] Warning: Storage range exceeded by 0.80'
[88] Warning: Qout>Qin may require smaller dt or Finer Routing
[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=201)

Inflow Area = 47,916 sf, 79.09% Impervious, Inflow Depth = 2.03" for 1-year event
Inflow = 4.02 cfs @ 11.96 hrs, Volume= 8,118 cf
Outflow = 4.23 cfs @ 11.95 hrs, Volume= 6,746 cf, Atten= 0%, Lag= 0.0 min
Primary = 4.23 cfs @ 11.95 hrs, Volume= 6,746 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.80' @ 11.95 hrs Surf.Area= 1,491 sf Storage= 1,389 cf

Plug-Flow detention time= 105.8 min calculated for 6,743 cf (83% of inflow)
Center-of-Mass det. time= 31.8 min (842.3 - 810.5)

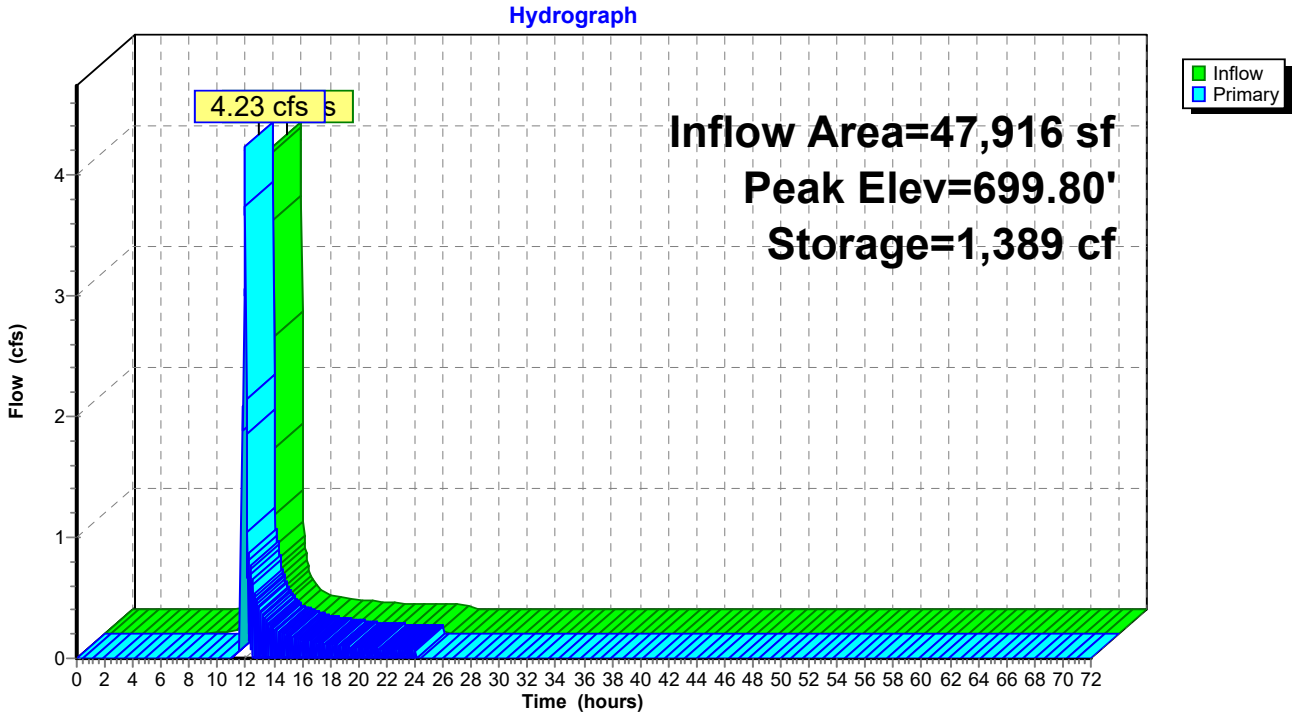
Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	1,389 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	585	0.0	0	0
698.00	585	20.0	351	351
699.00	1,491	100.0	1,038	1,389

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.88' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**6.0' long x 133.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=4.09 cfs @ 11.95 hrs HW=699.79' (Free Discharge)
- **1=Culvert** (Passes 4.09 cfs of 14.84 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 4.09 cfs @ 1.77 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 4FP: FocalPoint 4



Summary for Pond 5FP: FocalPoint 5

Inflow Area = 19,166 sf, 61.36% Impervious, Inflow Depth = 1.37" for 1-year event
Inflow = 1.11 cfs @ 11.96 hrs, Volume= 2,183 cf
Outflow = 0.83 cfs @ 12.02 hrs, Volume= 1,555 cf, Atten= 26%, Lag= 3.5 min
Primary = 0.83 cfs @ 12.02 hrs, Volume= 1,555 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.60' @ 12.02 hrs Surf.Area= 996 sf Storage= 725 cf

Plug-Flow detention time= 163.0 min calculated for 1,554 cf (71% of inflow)
Center-of-Mass det. time= 57.3 min (898.4 - 841.1)

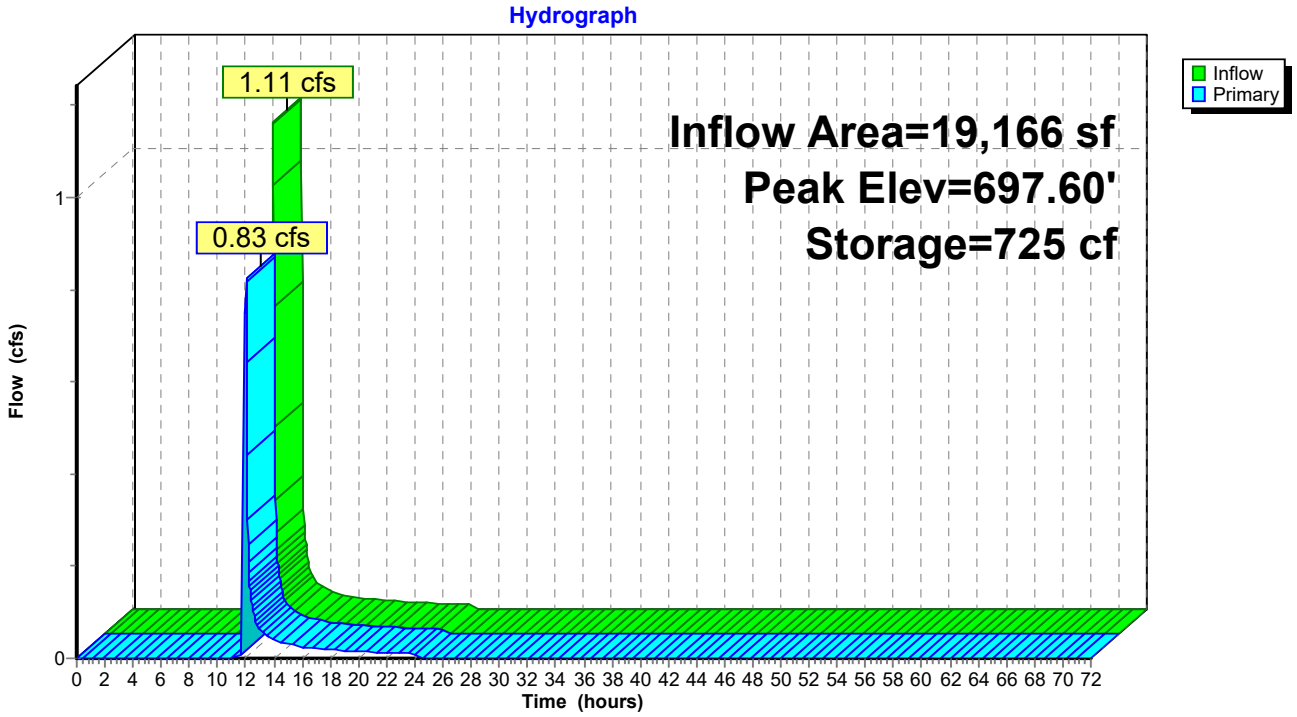
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	2,779 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	472	0.0	0	0
697.00	472	20.0	283	283
698.00	1,344	100.0	908	1,191
699.00	1,832	100.0	1,588	2,779

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 691.39' S= 0.1088 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	698.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=0.80 cfs @ 12.02 hrs HW=697.60' (Free Discharge)
└**1=Culvert** (Passes 0.80 cfs of 14.36 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 0.80 cfs @ 1.03 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 5FP: FocalPoint 5



Summary for Pond 6FP: FocalPoint 6

Inflow Area = 7,841 sf, 55.56% Impervious, Inflow Depth = 1.18" for 1-year event
Inflow = 0.39 cfs @ 11.97 hrs, Volume= 771 cf
Outflow = 0.01 cfs @ 17.29 hrs, Volume= 143 cf, Atten= 98%, Lag= 319.2 min
Primary = 0.01 cfs @ 17.29 hrs, Volume= 143 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.50' @ 17.29 hrs Surf.Area= 909 sf Storage= 629 cf

Plug-Flow detention time= 509.9 min calculated for 143 cf (19% of inflow)
Center-of-Mass det. time= 365.1 min (1,215.7 - 850.6)

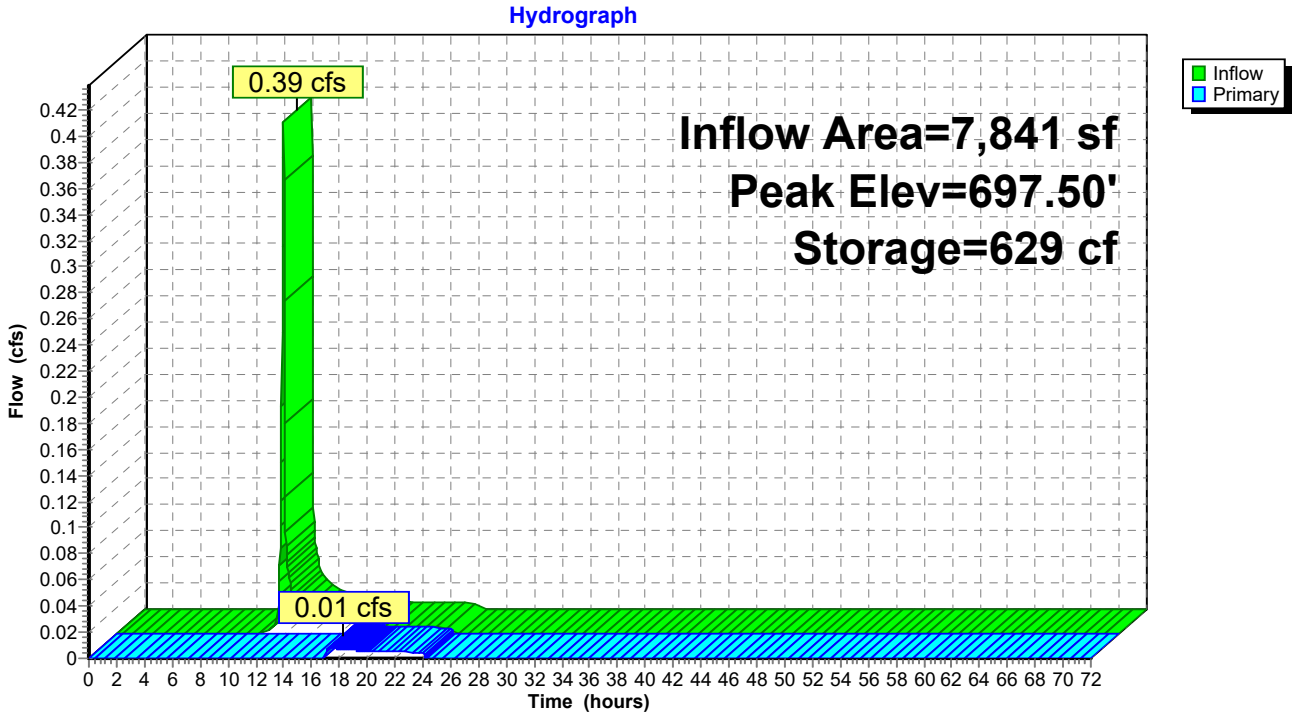
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	2,779 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	472	0.0	0	0
697.00	472	20.0	283	283
698.00	1,344	100.0	908	1,191
699.00	1,832	100.0	1,588	2,779

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 690.87' S= 0.1304 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	698.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=0.00 cfs @ 17.29 hrs HW=697.50' (Free Discharge)
└─**1=Culvert** (Passes 0.00 cfs of 14.11 cfs potential flow)
└─**2=Orifice/Grate** (Weir Controls 0.00 cfs @ 0.12 fps)
└─**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 6FP: FocalPoint 6

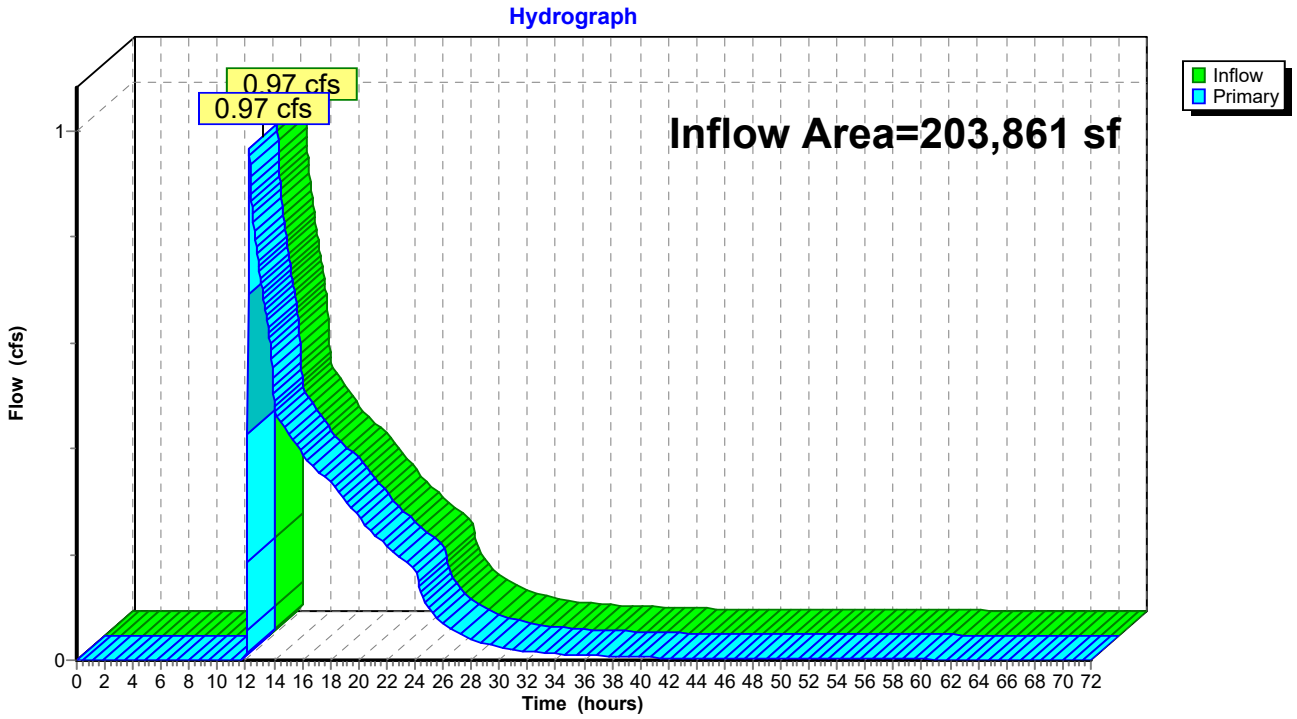


Summary for Link 1L: Outfall #1

Inflow Area = 203,861 sf, 59.40% Impervious, Inflow Depth > 1.06" for 1-year event
Inflow = 0.97 cfs @ 12.24 hrs, Volume= 18,025 cf
Primary = 0.97 cfs @ 12.24 hrs, Volume= 18,025 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 1L: Outfall #1



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Area 1 Runoff Area=1.480 ac 43.92% Impervious Runoff Depth=1.12"
Tc=5.0 min CN=68 Runoff=3.02 cfs 6,036 cf

Subcatchment2S: Area 2 Runoff Area=0.720 ac 83.33% Impervious Runoff Depth=2.80"
Tc=5.0 min CN=90 Runoff=3.51 cfs 7,308 cf

Subcatchment3S: Area 3 Runoff Area=0.380 ac 71.05% Impervious Runoff Depth=2.26"
Tc=5.0 min CN=84 Runoff=1.56 cfs 3,113 cf

Subcatchment4S: Area 4 Runoff Area=1.100 ac 79.09% Impervious Runoff Depth=2.61"
Tc=5.0 min CN=88 Runoff=5.09 cfs 10,416 cf

Subcatchment5S: Area 5 Runoff Area=0.440 ac 61.36% Impervious Runoff Depth=1.86"
Tc=5.0 min CN=79 Runoff=1.51 cfs 2,968 cf

Subcatchment6S: Area 6 Runoff Area=0.180 ac 55.56% Impervious Runoff Depth=1.64"
Tc=5.0 min CN=76 Runoff=0.55 cfs 1,071 cf

Subcatchment10S: South Bypass Runoff Area=0.380 ac 5.26% Impervious Runoff Depth=0.26"
Tc=5.0 min CN=49 Runoff=0.07 cfs 362 cf

Reach 1R: Southern Trunk Line Avg. Flow Depth=0.43' Max Vel=3.31 fps Inflow=2.14 cfs 25,522 cf
24.0" Round Pipe n=0.013 L=1,058.0' S=0.0051 '/' Capacity=16.10 cfs Outflow=1.66 cfs 25,519 cf

Pond 1DP: Detention Pond 1 Peak Elev=697.12' Storage=1,527 cf Inflow=2.95 cfs 5,666 cf
Outflow=0.49 cfs 5,666 cf

Pond 1FP: FocalPoint 1 Peak Elev=699.74' Storage=553 cf Inflow=3.02 cfs 6,036 cf
Outflow=2.95 cfs 5,666 cf

Pond 2DP: Detention Pond 2 Peak Elev=695.18' Storage=9,903 cf Inflow=10.36 cfs 18,026 cf
Outflow=0.42 cfs 17,072 cf

Pond 2FP: FocalPoint 2 Peak Elev=698.26' Storage=1,016 cf Inflow=3.51 cfs 7,308 cf
Outflow=3.42 cfs 6,586 cf

Pond 3FP: FocalPoint 3 Peak Elev=699.65' Storage=852 cf Inflow=1.56 cfs 3,113 cf
Outflow=1.52 cfs 2,393 cf

Pond 4FP: FocalPoint 4 Peak Elev=699.86' Storage=1,389 cf Inflow=5.09 cfs 10,416 cf
Outflow=5.44 cfs 9,048 cf

Pond 5FP: FocalPoint 5 Peak Elev=697.65' Storage=770 cf Inflow=1.51 cfs 2,968 cf
Outflow=1.43 cfs 2,340 cf

Pond 6FP: FocalPoint 6 Peak Elev=697.51' Storage=633 cf Inflow=0.55 cfs 1,071 cf
Outflow=0.03 cfs 443 cf

Link 1L: Outfall #1 Inflow=1.69 cfs 25,881 cf
Primary=1.69 cfs 25,881 cf

Total Runoff Area = 203,861 sf Runoff Volume = 31,274 cf Average Runoff Depth = 1.84"
40.60% Pervious = 82,764 sf 59.40% Impervious = 121,097 sf

Summary for Subcatchment 1S: Area 1

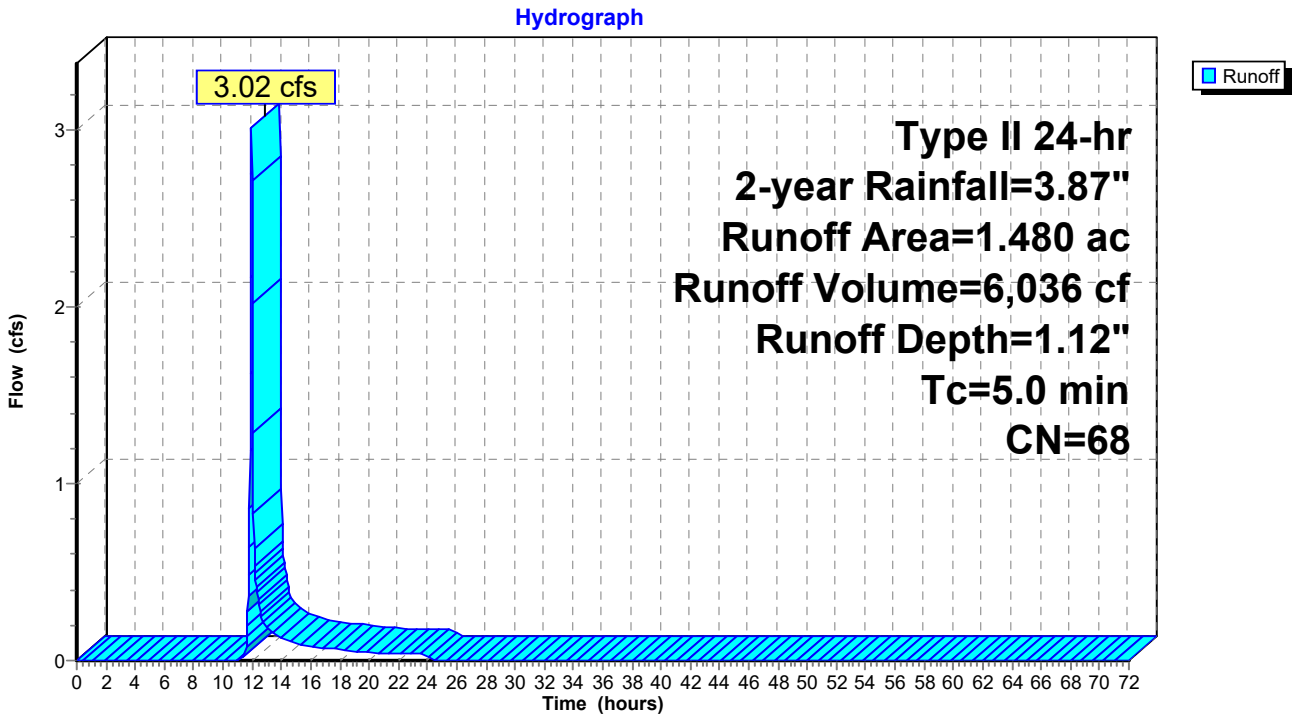
Runoff = 3.02 cfs @ 11.97 hrs, Volume= 6,036 cf, Depth= 1.12"
Routed to Pond 1FP : FocalPoint 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
0.510	49	50-75% Grass cover, Fair, HSG A
0.320	36	Woods, Fair, HSG A
0.650	98	Paved parking, HSG A
1.480	68	Weighted Average
0.830		56.08% Pervious Area
0.650		43.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Area 1



Summary for Subcatchment 2S: Area 2

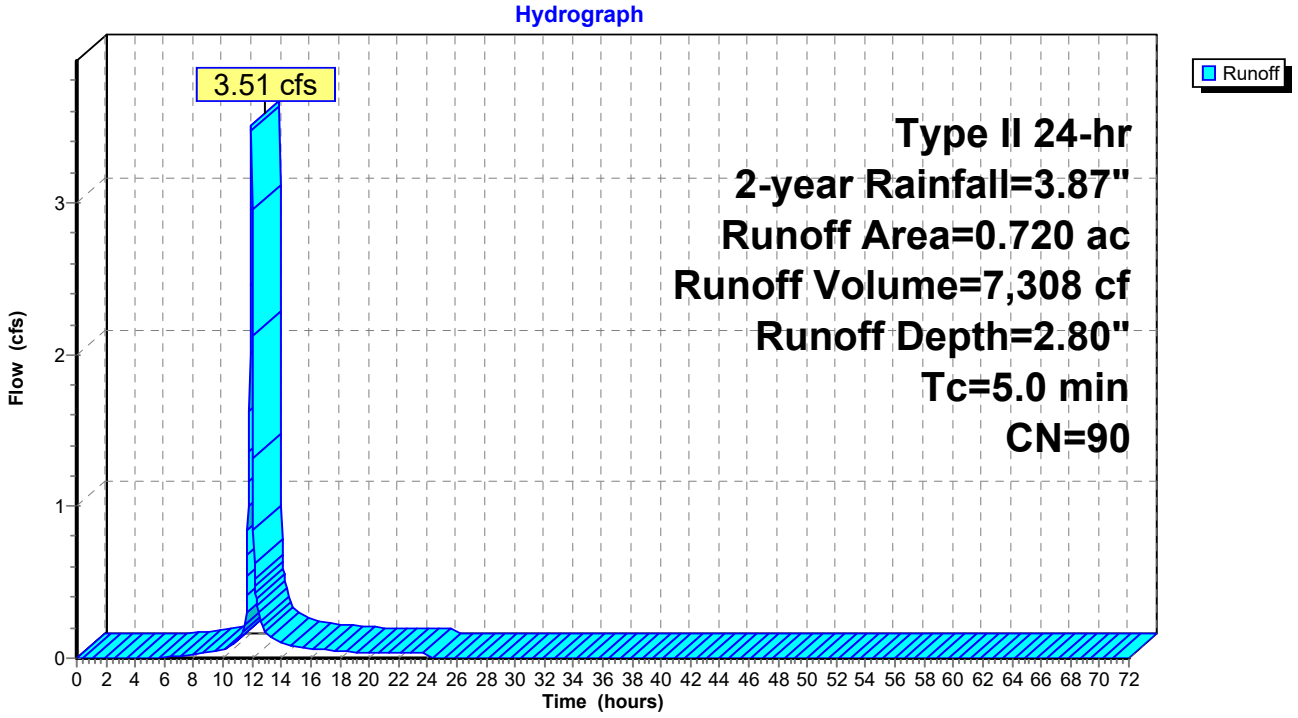
Runoff = 3.51 cfs @ 11.96 hrs, Volume= 7,308 cf, Depth= 2.80"
Routed to Pond 2FP : FocalPoint 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
0.120	49	50-75% Grass cover, Fair, HSG A
0.600	98	Paved parking, HSG A
0.720	90	Weighted Average
0.120		16.67% Pervious Area
0.600		83.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Area 2



Summary for Subcatchment 3S: Area 3

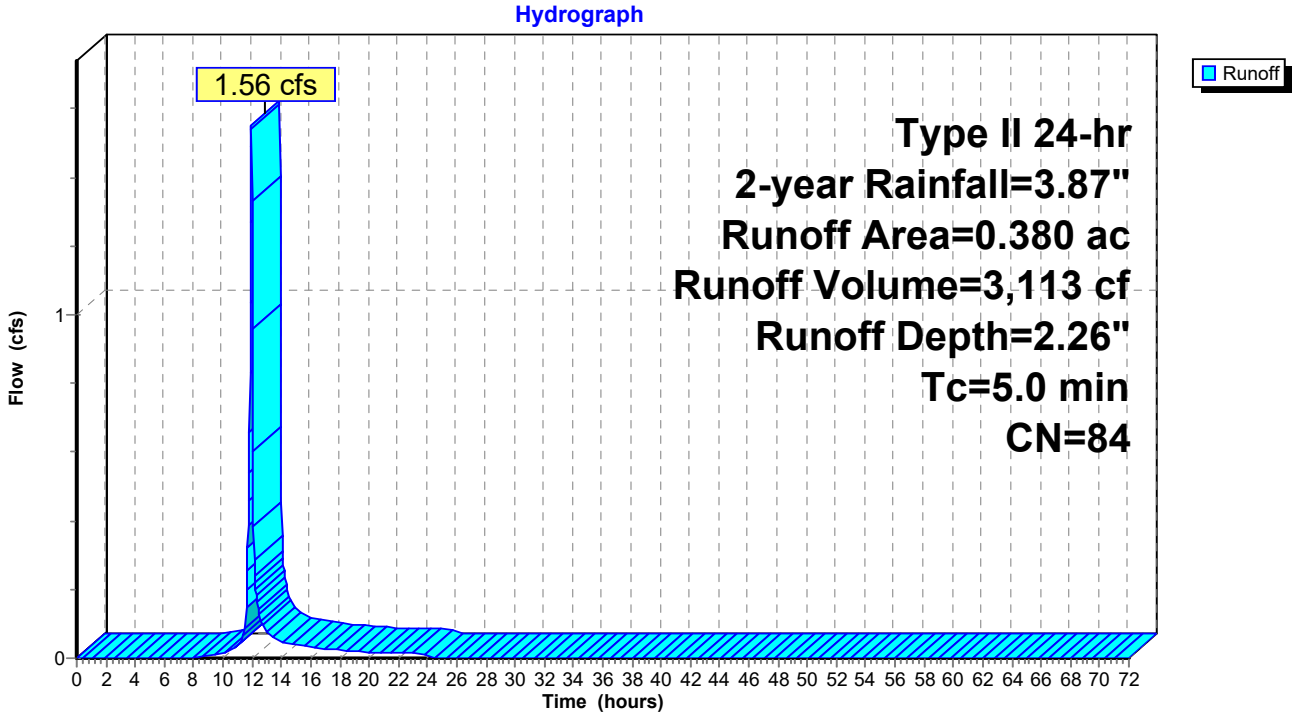
Runoff = 1.56 cfs @ 11.96 hrs, Volume= 3,113 cf, Depth= 2.26"
Routed to Pond 3FP : FocalPoint 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
0.110	49	50-75% Grass cover, Fair, HSG A
0.270	98	Paved parking, HSG A
0.380	84	Weighted Average
0.110		28.95% Pervious Area
0.270		71.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Area 3



Summary for Subcatchment 4S: Area 4

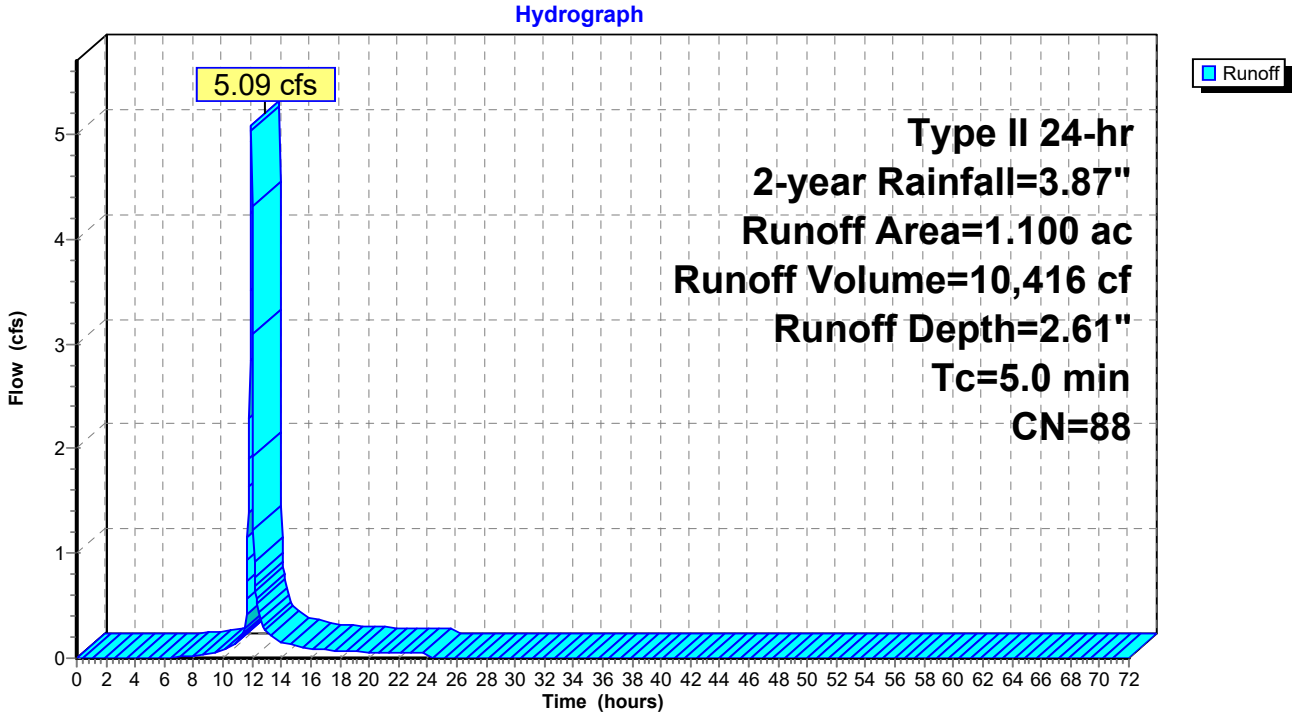
Runoff = 5.09 cfs @ 11.96 hrs, Volume= 10,416 cf, Depth= 2.61"
Routed to Pond 4FP : FocalPoint 4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
0.230	49	50-75% Grass cover, Fair, HSG A
0.870	98	Paved parking, HSG A
1.100	88	Weighted Average
0.230		20.91% Pervious Area
0.870		79.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: Area 4



Summary for Subcatchment 5S: Area 5

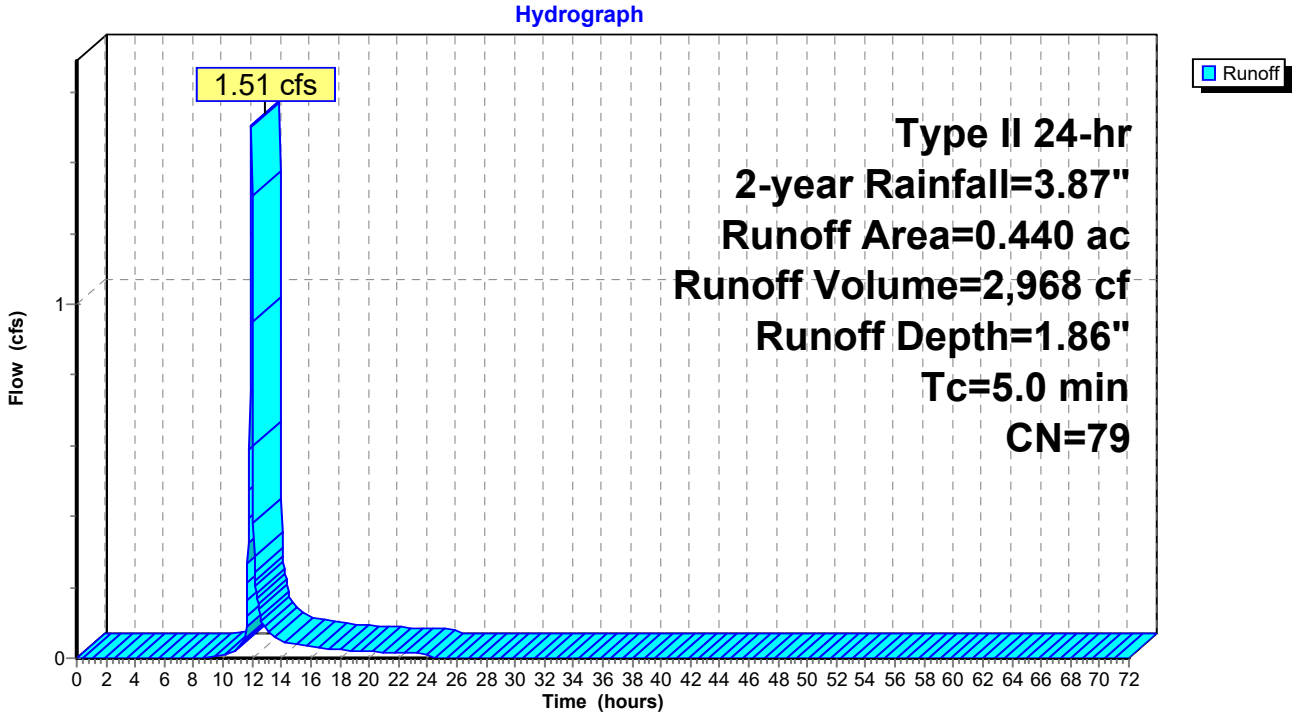
Runoff = 1.51 cfs @ 11.96 hrs, Volume= 2,968 cf, Depth= 1.86"
Routed to Pond 5FP : FocalPoint 5

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
0.170	49	50-75% Grass cover, Fair, HSG A
0.270	98	Paved parking, HSG A
0.440	79	Weighted Average
0.170		38.64% Pervious Area
0.270		61.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 5S: Area 5



Summary for Subcatchment 6S: Area 6

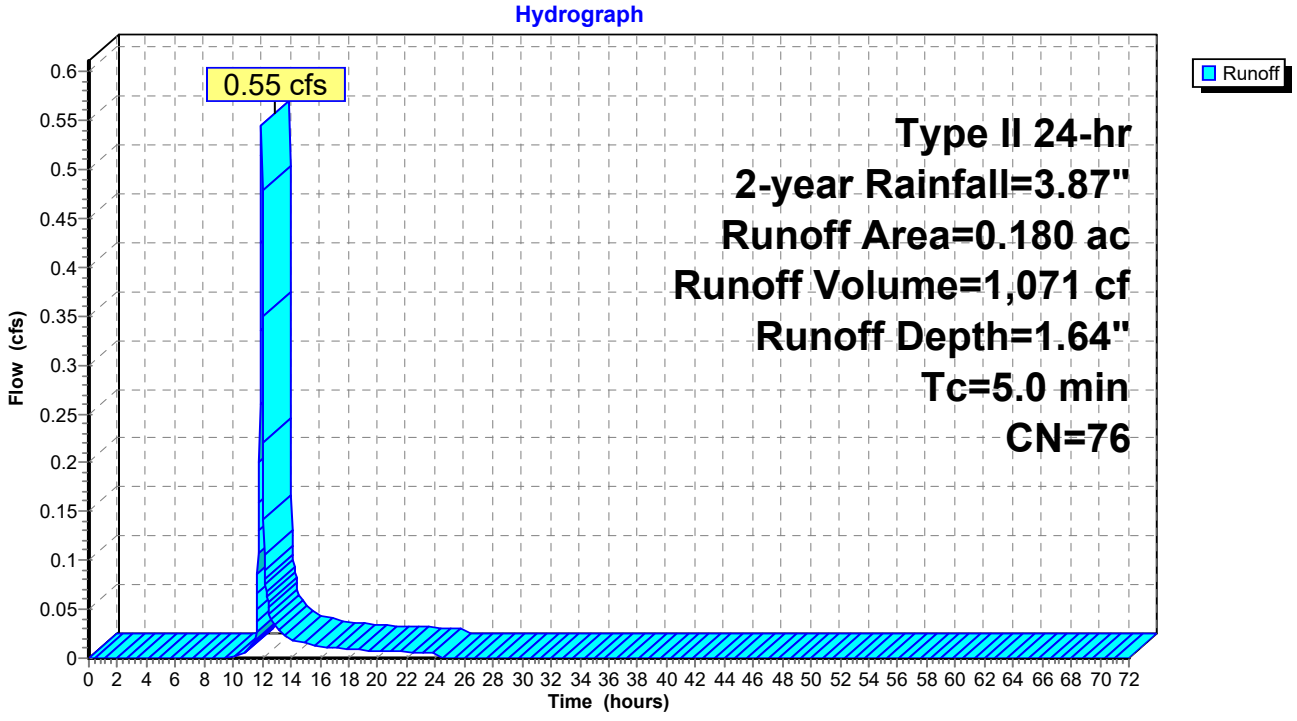
Runoff = 0.55 cfs @ 11.96 hrs, Volume= 1,071 cf, Depth= 1.64"
Routed to Pond 6FP : FocalPoint 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
0.080	49	50-75% Grass cover, Fair, HSG A
0.100	98	Paved parking, HSG A
0.180	76	Weighted Average
0.080		44.44% Pervious Area
0.100		55.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 6S: Area 6



Summary for Subcatchment 10S: South Bypass

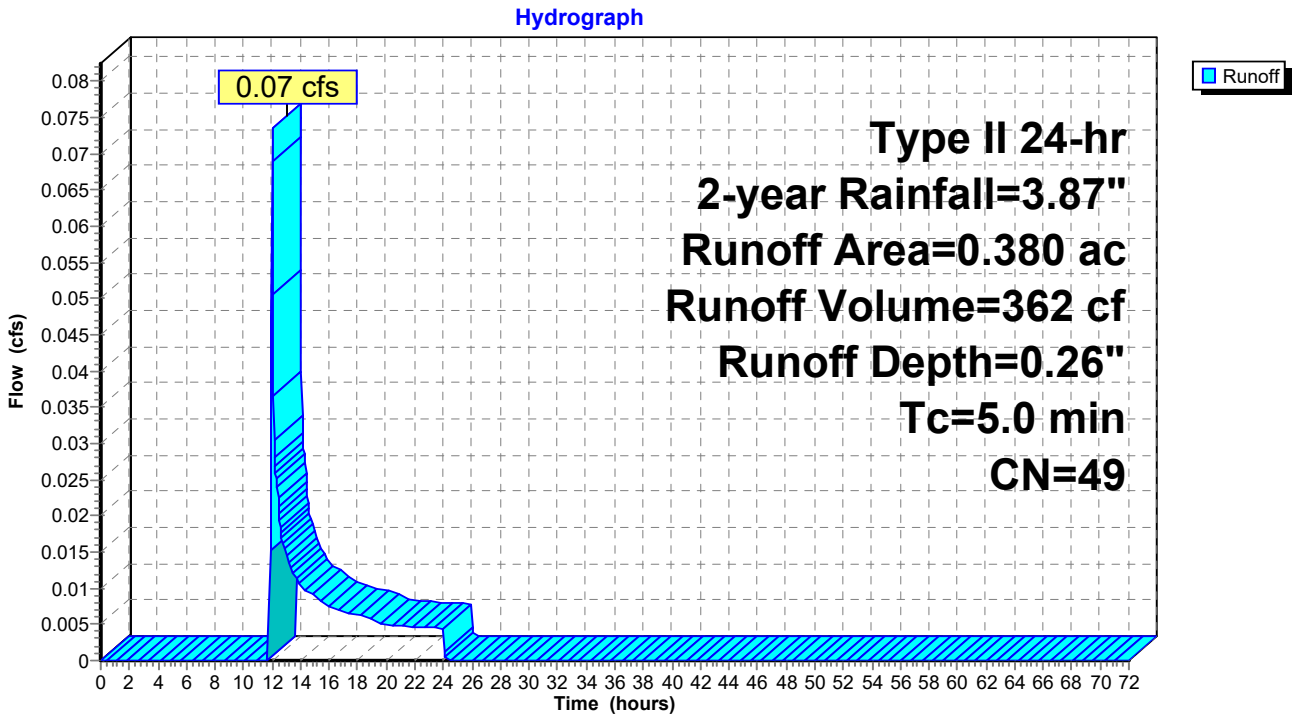
Runoff = 0.07 cfs @ 12.01 hrs, Volume= 362 cf, Depth= 0.26"
Routed to Link 1L : Outfall #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
0.290	49	50-75% Grass cover, Fair, HSG A
0.070	36	Woods, Fair, HSG A
0.020	98	Paved parking, HSG A
0.380	49	Weighted Average
0.360		94.74% Pervious Area
0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 10S: South Bypass



Summary for Reach 1R: Southern Trunk Line

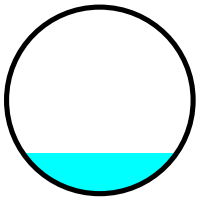
[52] Hint: Inlet/Outlet conditions not evaluated
[79] Warning: Submerged Pond 1DP Primary device # 1 INLET by 0.29'
[81] Warning: Exceeded Pond 2DP by 1.71' @ 0.00 hrs
[79] Warning: Submerged Pond 5FP Primary device # 1 INLET by 1.89'
[79] Warning: Submerged Pond 6FP Primary device # 1 INLET by 1.89'

Inflow Area = 187,308 sf, 64.19% Impervious, Inflow Depth > 1.64" for 2-year event
Inflow = 2.14 cfs @ 12.00 hrs, Volume= 25,522 cf
Outflow = 1.66 cfs @ 12.16 hrs, Volume= 25,519 cf, Atten= 23%, Lag= 9.6 min
Routed to Link 1L : Outfall #1

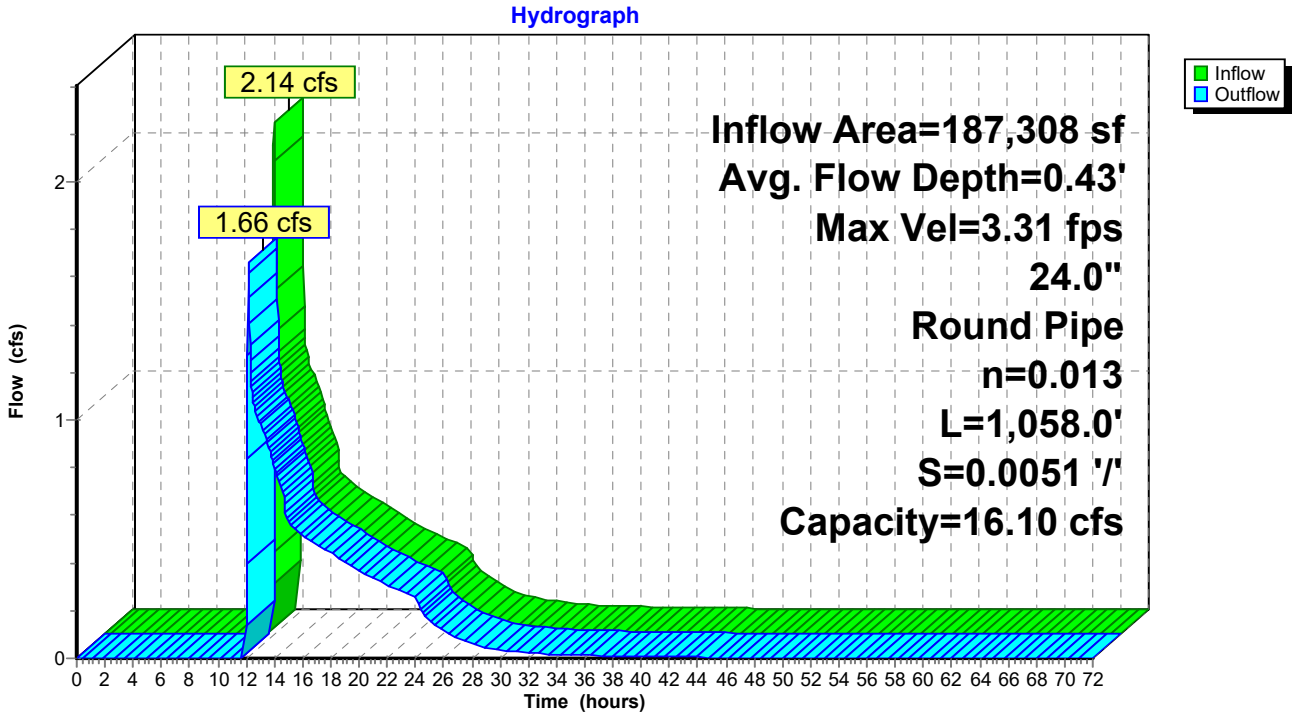
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Max. Velocity= 3.31 fps, Min. Travel Time= 5.3 min
Avg. Velocity = 0.99 fps, Avg. Travel Time= 17.8 min

Peak Storage= 532 cf @ 12.07 hrs
Average Depth at Peak Storage= 0.43' , Surface Width= 1.65'
Bank-Full Depth= 2.00' Flow Area= 3.1 sf, Capacity= 16.10 cfs

24.0" Round Pipe
n= 0.013
Length= 1,058.0' Slope= 0.0051 '/'
Inlet Invert= 695.46', Outlet Invert= 690.10'



Reach 1R: Southern Trunk Line



Summary for Pond 1DP: Detention Pond 1

[44] Hint: Outlet device #2 is below defined storage
[79] Warning: Submerged Pond 1FP Primary device # 1 INLET by 1.12'

Inflow Area = 64,469 sf, 43.92% Impervious, Inflow Depth = 1.05" for 2-year event
Inflow = 2.95 cfs @ 11.98 hrs, Volume= 5,666 cf
Outflow = 0.49 cfs @ 12.21 hrs, Volume= 5,666 cf, Atten= 83%, Lag= 13.6 min
Primary = 0.49 cfs @ 12.21 hrs, Volume= 5,666 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.12' @ 12.21 hrs Surf.Area= 2,221 sf Storage= 1,527 cf

Plug-Flow detention time= 22.7 min calculated for 5,666 cf (100% of inflow)
Center-of-Mass det. time= 22.7 min (899.9 - 877.2)

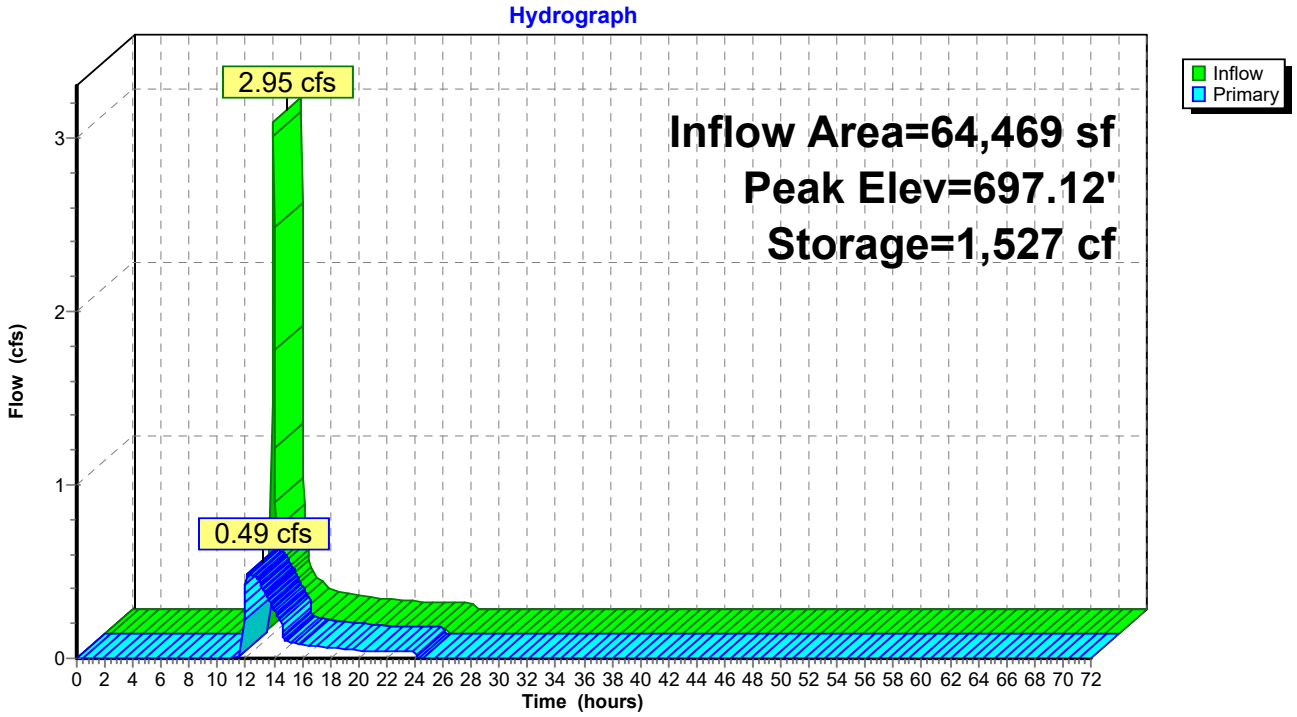
Volume	Invert	Avail.Storage	Storage Description
#1	695.80'	19,432 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.80	0	0	0
696.00	285	29	29
697.00	2,098	1,192	1,220
698.00	3,151	2,625	3,845
699.00	4,138	3,645	7,489
700.00	5,311	4,725	12,214
701.00	9,125	7,218	19,432

Device	Routing	Invert	Outlet Devices
#1	Primary	695.60'	**18.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.60' / 695.46' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	695.60'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.49 cfs @ 12.21 hrs HW=697.12' TW=565.00' (Fixed TW Elev= 565.00')
└─**1=Culvert** (Passes 0.49 cfs of 6.04 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.49 cfs @ 5.60 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 1DP: Detention Pond 1



Summary for Pond 1FP: FocalPoint 1

[92] Warning: Device #3 is above defined storage

Inflow Area = 64,469 sf, 43.92% Impervious, Inflow Depth = 1.12" for 2-year event
Inflow = 3.02 cfs @ 11.97 hrs, Volume= 6,036 cf
Outflow = 2.95 cfs @ 11.98 hrs, Volume= 5,666 cf, Atten= 2%, Lag= 0.8 min
Primary = 2.95 cfs @ 11.98 hrs, Volume= 5,666 cf
Routed to Pond 1DP : Detention Pond 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.74' @ 11.98 hrs Surf.Area= 879 sf Storage= 553 cf

Plug-Flow detention time= 45.5 min calculated for 5,666 cf (94% of inflow)
Center-of-Mass det. time= 12.6 min (877.2 - 864.6)

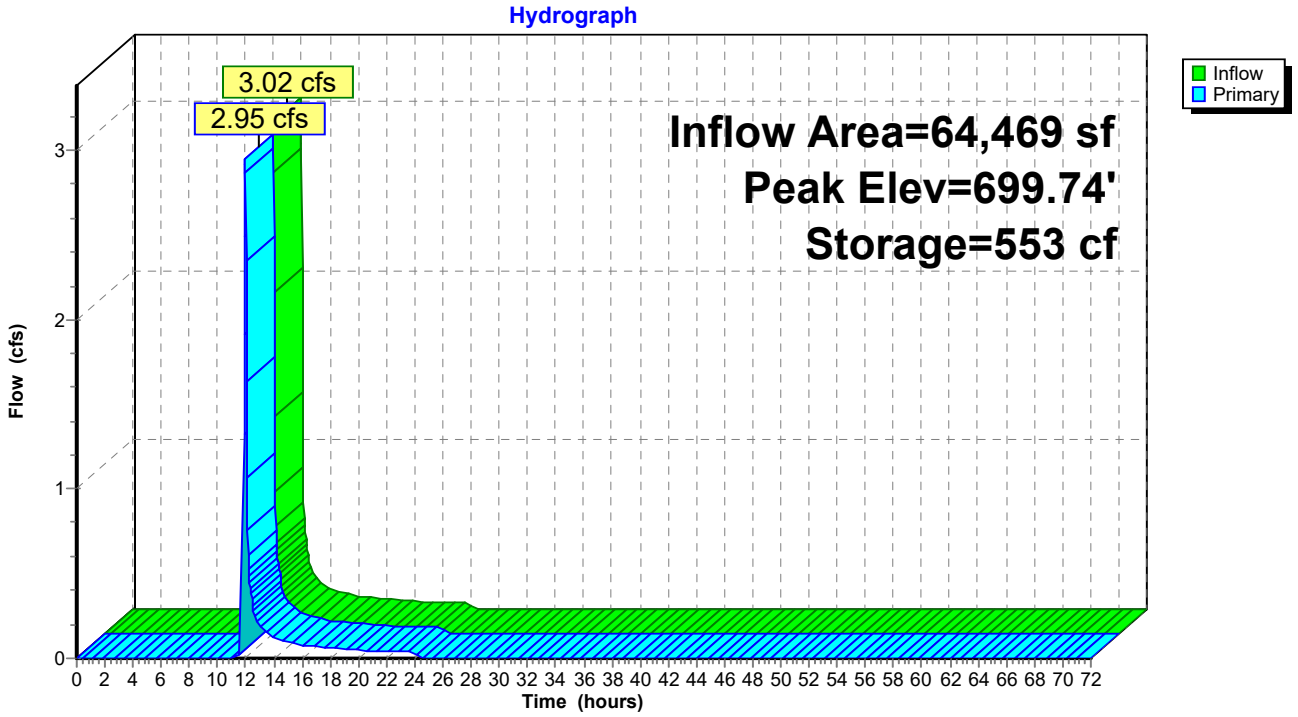
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	815 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	237	0.0	0	0
699.00	237	20.0	142	142
700.00	1,109	100.0	673	815

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 40.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.80' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**10.0' long x 18.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=2.89 cfs @ 11.98 hrs HW=699.73' (Free Discharge)
└**1=Culvert** (Passes 2.89 cfs of 14.70 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 2.89 cfs @ 1.58 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1FP: FocalPoint 1



Summary for Pond 2DP: Detention Pond 2

[79] Warning: Submerged Pond 2FP Primary device # 1 INLET by 0.68'
[79] Warning: Submerged Pond 3FP Primary device # 1 OUTLET by 1.18'

Inflow Area = 95,832 sf, 79.09% Impervious, Inflow Depth = 2.26" for 2-year event
Inflow = 10.36 cfs @ 11.97 hrs, Volume= 18,026 cf
Outflow = 0.42 cfs @ 13.31 hrs, Volume= 17,072 cf, Atten= 96%, Lag= 80.4 min
Primary = 0.42 cfs @ 13.31 hrs, Volume= 17,072 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 695.18' @ 13.31 hrs Surf.Area= 8,711 sf Storage= 9,903 cf

Plug-Flow detention time= 355.6 min calculated for 17,072 cf (95% of inflow)
Center-of-Mass det. time= 326.2 min (1,158.2 - 832.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	693.75'	3,019 cf	**38.12'W x 114.25'L x 4.79'H Field A** 20,877 cf Overall - 13,330 cf Embedded = 7,547 cf x 40.0% Voids
#2A	694.00'	12,663 cf	**Ferguson R-Tank HD 2.5** x 1222 Inside #1 Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf 1222 Chambers in 26 Rows
#3B	693.75'	3,019 cf	**38.12'W x 114.25'L x 4.79'H Field B** 20,877 cf Overall - 13,330 cf Embedded = 7,547 cf x 40.0% Voids
#4B	694.00'	12,663 cf	**Ferguson R-Tank HD 2.5** x 1222 Inside #3 Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf 1222 Chambers in 26 Rows
		31,364 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 693.20' S= 0.0800 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	694.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	697.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.42 cfs @ 13.31 hrs HW=695.18' TW=565.00' (Fixed TW Elev= 565.00')
- **1=Culvert** (Passes 0.42 cfs of 5.55 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.42 cfs @ 4.86 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2DP: Detention Pond 2 - Chamber Wizard Field A

Chamber Model = Ferguson R-Tank HD 2.5 (Ferguson R-Tank HD)
Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf
Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf

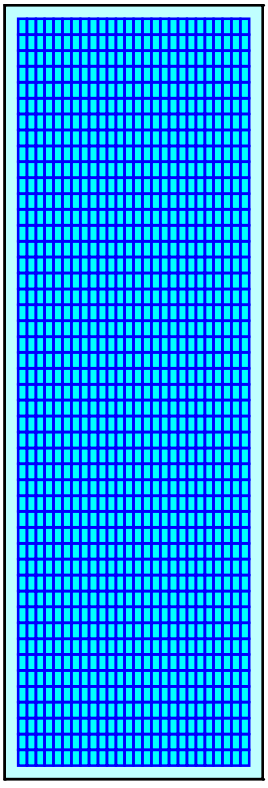
47 Chambers/Row x 2.35' Long = 110.25' Row Length +24.0" End Stone x 2 = 114.25' Base Length
26 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 38.12' Base Width
3.0" Stone Base + 42.5" Chamber Height + 12.0" Stone Cover = 4.79' Field Height

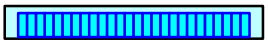
1,222 Chambers x 10.4 cf = 12,663.1 cf Chamber Storage
1,222 Chambers x 10.9 cf = 13,329.6 cf Displacement

20,876.7 cf Field - 13,329.6 cf Chambers = 7,547.2 cf Stone x 40.0% Voids = 3,018.9 cf Stone Storage

Chamber Storage + Stone Storage = 15,682.0 cf = 0.360 af
Overall Storage Efficiency = 75.1%
Overall System Size = 114.25' x 38.12' x 4.79'

1,222 Chambers
773.2 cy Field
279.5 cy Stone





Pond 2DP: Detention Pond 2 - Chamber Wizard Field B

Chamber Model = Ferguson R-Tank HD 2.5 (Ferguson R-Tank HD)
Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf
Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf

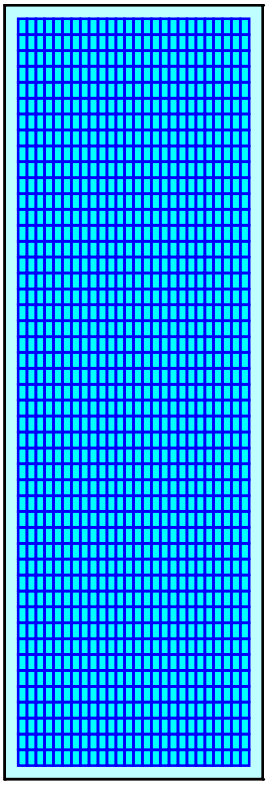
47 Chambers/Row x 2.35' Long = 110.25' Row Length +24.0" End Stone x 2 = 114.25' Base Length
26 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 38.12' Base Width
3.0" Stone Base + 42.5" Chamber Height + 12.0" Stone Cover = 4.79' Field Height

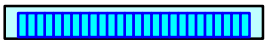
1,222 Chambers x 10.4 cf = 12,663.1 cf Chamber Storage
1,222 Chambers x 10.9 cf = 13,329.6 cf Displacement

20,876.7 cf Field - 13,329.6 cf Chambers = 7,547.2 cf Stone x 40.0% Voids = 3,018.9 cf Stone Storage

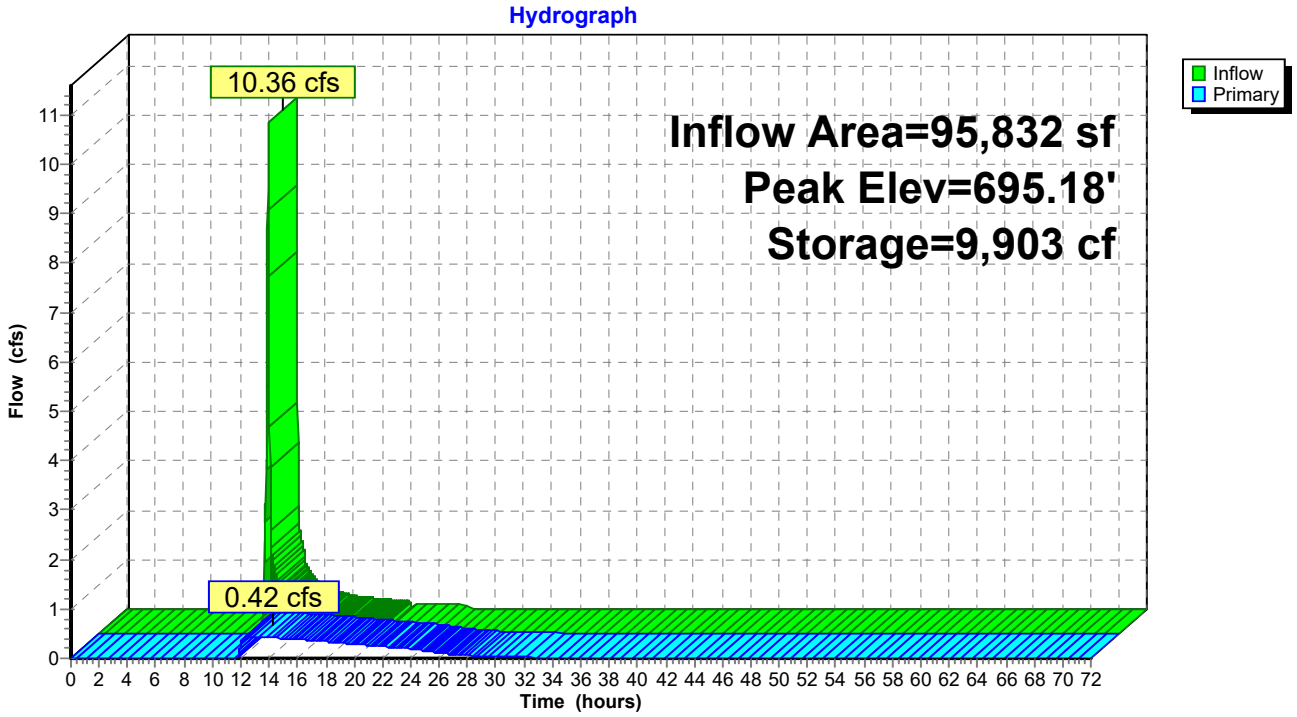
Chamber Storage + Stone Storage = 15,682.0 cf = 0.360 af
Overall Storage Efficiency = 75.1%
Overall System Size = 114.25' x 38.12' x 4.79'

1,222 Chambers
773.2 cy Field
279.5 cy Stone





Pond 2DP: Detention Pond 2



Summary for Pond 2FP: FocalPoint 2

Inflow Area = 31,363 sf, 83.33% Impervious, Inflow Depth = 2.80" for 2-year event
Inflow = 3.51 cfs @ 11.96 hrs, Volume= 7,308 cf
Outflow = 3.42 cfs @ 11.97 hrs, Volume= 6,586 cf, Atten= 3%, Lag= 0.9 min
Primary = 3.42 cfs @ 11.97 hrs, Volume= 6,586 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.26' @ 11.97 hrs Surf.Area= 1,195 sf Storage= 1,016 cf

Plug-Flow detention time= 77.6 min calculated for 6,583 cf (90% of inflow)
Center-of-Mass det. time= 27.1 min (822.8 - 795.7)

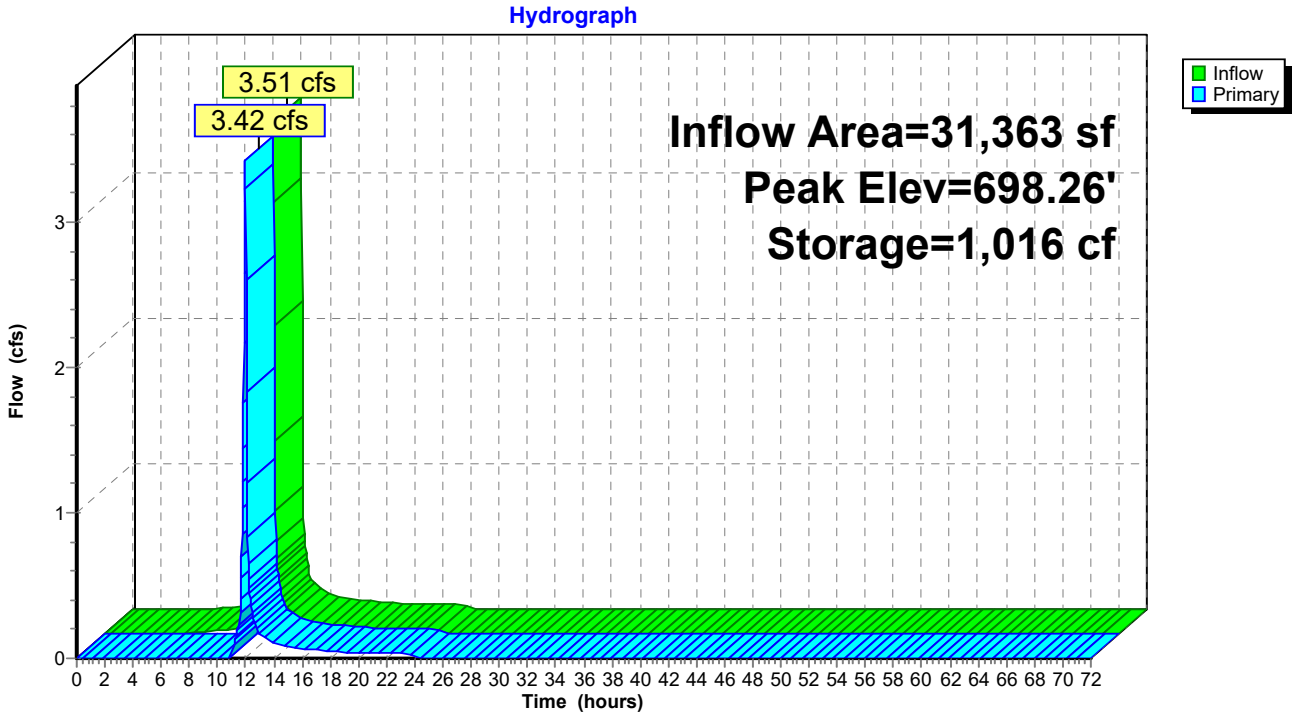
Volume	Invert	Avail.Storage	Storage Description
#1	694.50'	1,317 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.50	539	0.0	0	0
697.50	539	20.0	323	323
698.00	1,056	100.0	399	722
698.50	1,323	100.0	595	1,317

Device	Routing	Invert	Outlet Devices
#1	Primary	694.50'	**18.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.50' / 694.00' S= 0.0179 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	698.00'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=3.40 cfs @ 11.97 hrs HW=698.26' (Free Discharge)
└**1=Culvert** (Passes 3.40 cfs of 14.76 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 3.40 cfs @ 1.67 fps)

Pond 2FP: FocalPoint 2



Summary for Pond 3FP: FocalPoint 3

Inflow Area = 16,553 sf, 71.05% Impervious, Inflow Depth = 2.26" for 2-year event
Inflow = 1.56 cfs @ 11.96 hrs, Volume= 3,113 cf
Outflow = 1.52 cfs @ 11.98 hrs, Volume= 2,393 cf, Atten= 3%, Lag= 1.0 min
Primary = 1.52 cfs @ 11.98 hrs, Volume= 2,393 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.65' @ 11.98 hrs Surf.Area= 907 sf Storage= 852 cf

Plug-Flow detention time= 133.9 min calculated for 2,393 cf (77% of inflow)
Center-of-Mass det. time= 44.1 min (861.2 - 817.1)

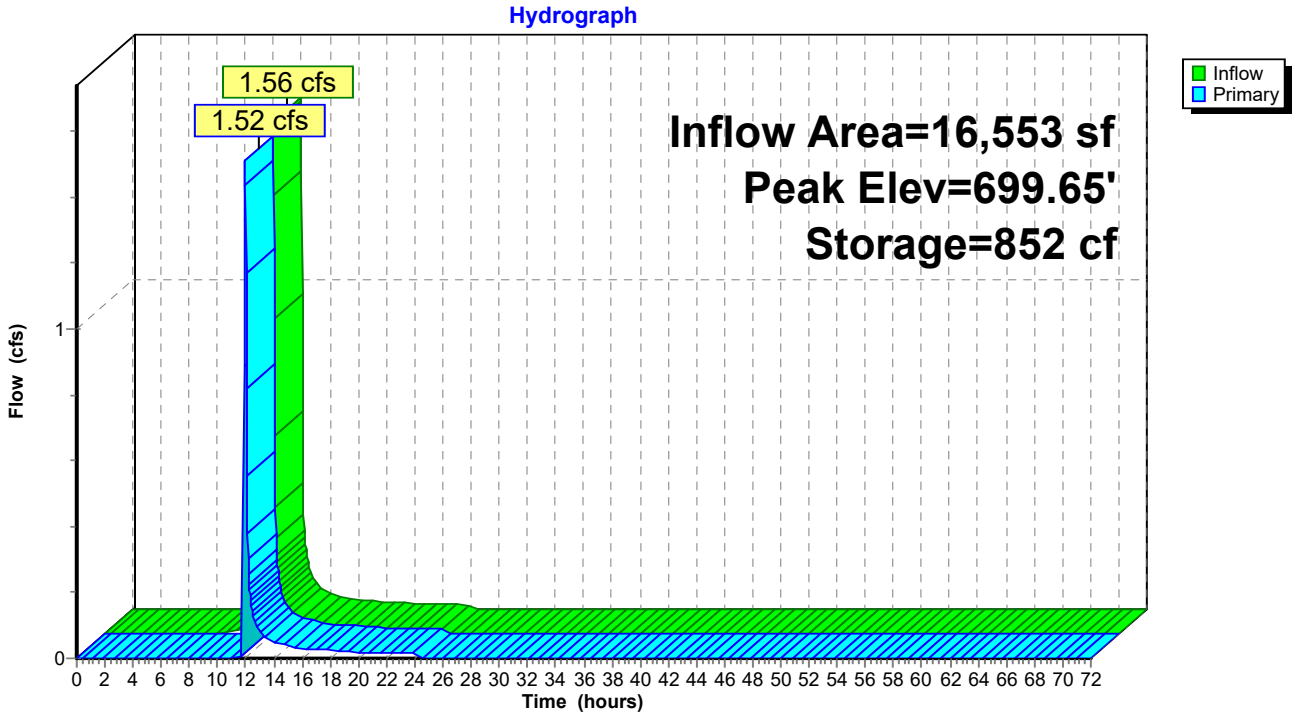
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	1,197 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	602	0.0	0	0
699.00	602	20.0	361	361
700.00	1,070	100.0	836	1,197

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 80.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 694.00' S= 0.0250 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.49 cfs @ 11.98 hrs HW=699.65' (Free Discharge)
↑**1=Culvert** (Passes 1.49 cfs of 14.49 cfs potential flow)
↑**2=Orifice/Grate** (Weir Controls 1.49 cfs @ 1.27 fps)

Pond 3FP: FocalPoint 3



Summary for Pond 4FP: FocalPoint 4

[92] Warning: Device #2 is above defined storage
[92] Warning: Device #3 is above defined storage
[93] Warning: Storage range exceeded by 0.86'
[88] Warning: Qout>Qin may require smaller dt or Finer Routing
[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=204)

Inflow Area = 47,916 sf, 79.09% Impervious, Inflow Depth = 2.61" for 2-year event
Inflow = 5.09 cfs @ 11.96 hrs, Volume= 10,416 cf
Outflow = 5.44 cfs @ 11.97 hrs, Volume= 9,048 cf, Atten= 0%, Lag= 0.4 min
Primary = 5.44 cfs @ 11.97 hrs, Volume= 9,048 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.86' @ 11.97 hrs Surf.Area= 1,491 sf Storage= 1,389 cf

Plug-Flow detention time= 89.8 min calculated for 9,044 cf (87% of inflow)
Center-of-Mass det. time= 27.6 min (831.0 - 803.5)

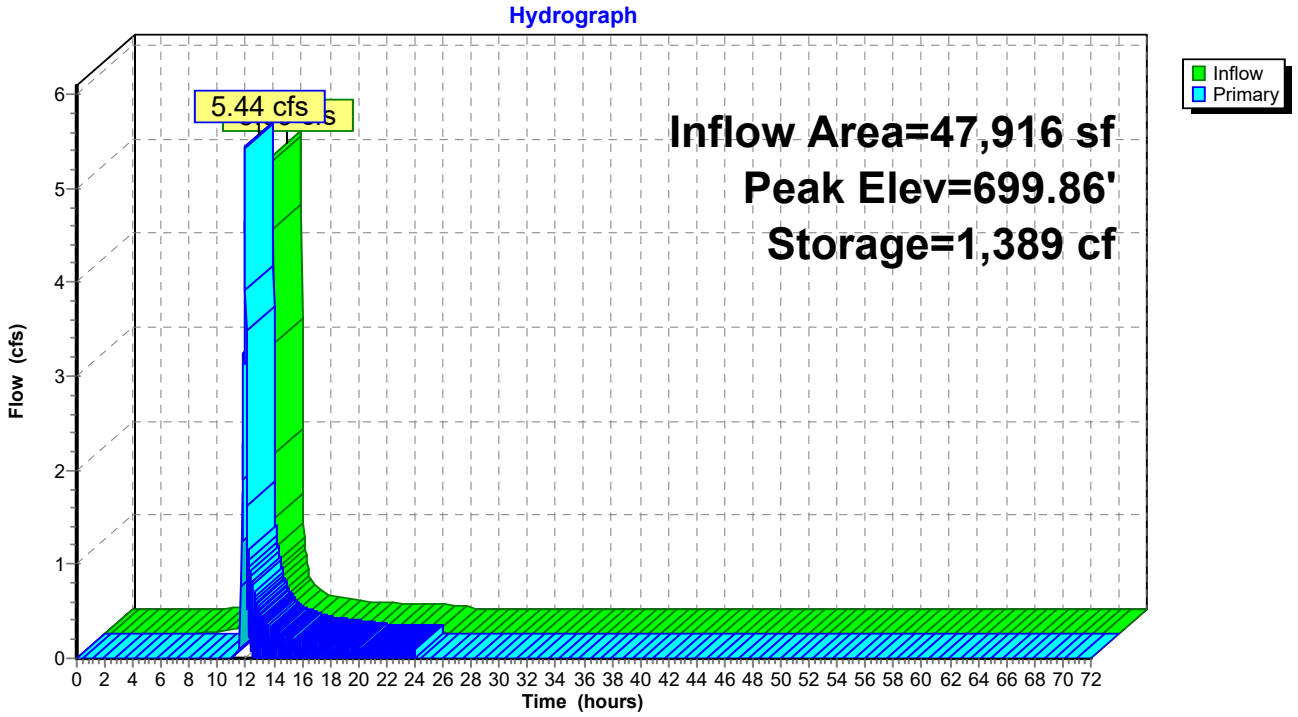
Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	1,389 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	585	0.0	0	0
698.00	585	20.0	351	351
699.00	1,491	100.0	1,038	1,389

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.88' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**6.0' long x 133.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=5.30 cfs @ 11.97 hrs HW=699.85' (Free Discharge)
└**1=Culvert** (Passes 5.30 cfs of 14.98 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 5.30 cfs @ 1.93 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 4FP: FocalPoint 4



Summary for Pond 5FP: FocalPoint 5

Inflow Area = 19,166 sf, 61.36% Impervious, Inflow Depth = 1.86" for 2-year event
Inflow = 1.51 cfs @ 11.96 hrs, Volume= 2,968 cf
Outflow = 1.43 cfs @ 11.99 hrs, Volume= 2,340 cf, Atten= 5%, Lag= 1.3 min
Primary = 1.43 cfs @ 11.99 hrs, Volume= 2,340 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.65' @ 11.99 hrs Surf.Area= 1,035 sf Storage= 770 cf

Plug-Flow detention time= 126.8 min calculated for 2,339 cf (79% of inflow)
Center-of-Mass det. time= 39.3 min (871.5 - 832.2)

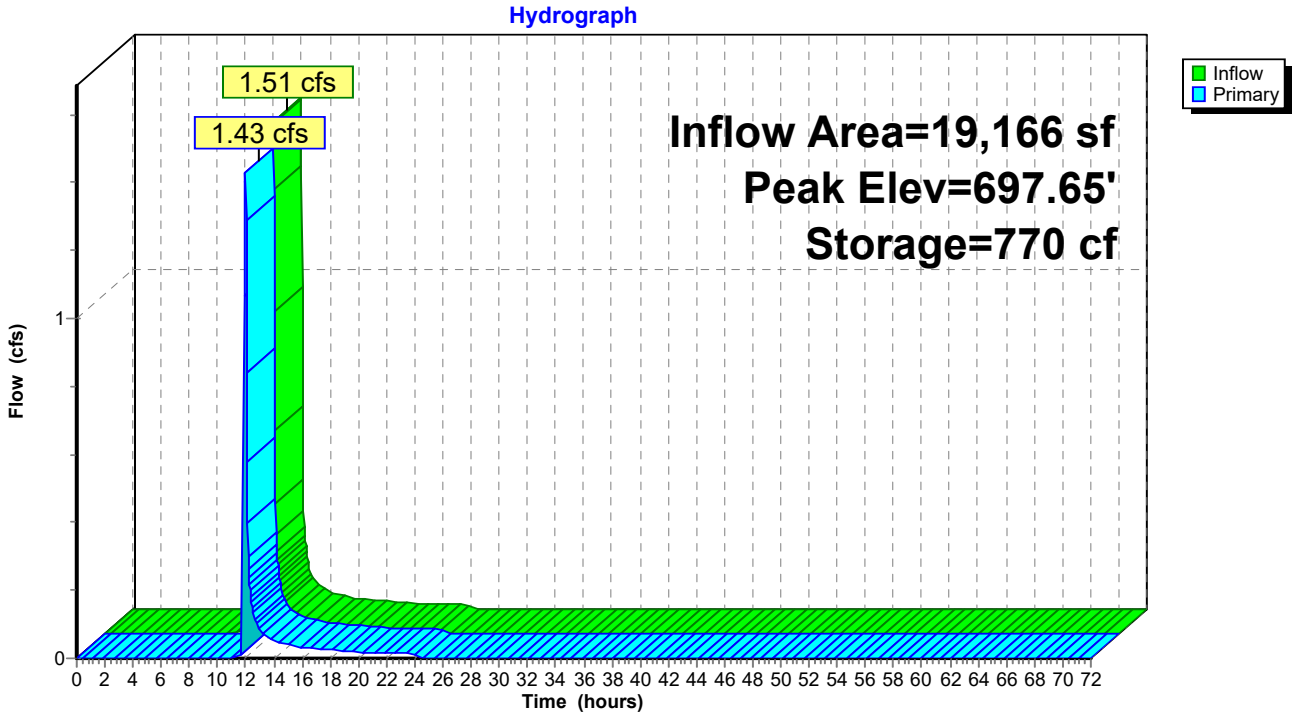
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	2,779 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	472	0.0	0	0
697.00	472	20.0	283	283
698.00	1,344	100.0	908	1,191
699.00	1,832	100.0	1,588	2,779

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 691.39' S= 0.1088 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	698.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=1.40 cfs @ 11.99 hrs HW=697.64' (Free Discharge)
└**1=Culvert** (Passes 1.40 cfs of 14.47 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 1.40 cfs @ 1.24 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 5FP: FocalPoint 5



Summary for Pond 6FP: FocalPoint 6

Inflow Area = 7,841 sf, 55.56% Impervious, Inflow Depth = 1.64" for 2-year event
Inflow = 0.55 cfs @ 11.96 hrs, Volume= 1,071 cf
Outflow = 0.03 cfs @ 12.98 hrs, Volume= 443 cf, Atten= 94%, Lag= 60.8 min
Primary = 0.03 cfs @ 12.98 hrs, Volume= 443 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.51' @ 12.98 hrs Surf.Area= 913 sf Storage= 633 cf

Plug-Flow detention time= 306.8 min calculated for 443 cf (41% of inflow)
Center-of-Mass det. time= 176.1 min (1,016.9 - 840.8)

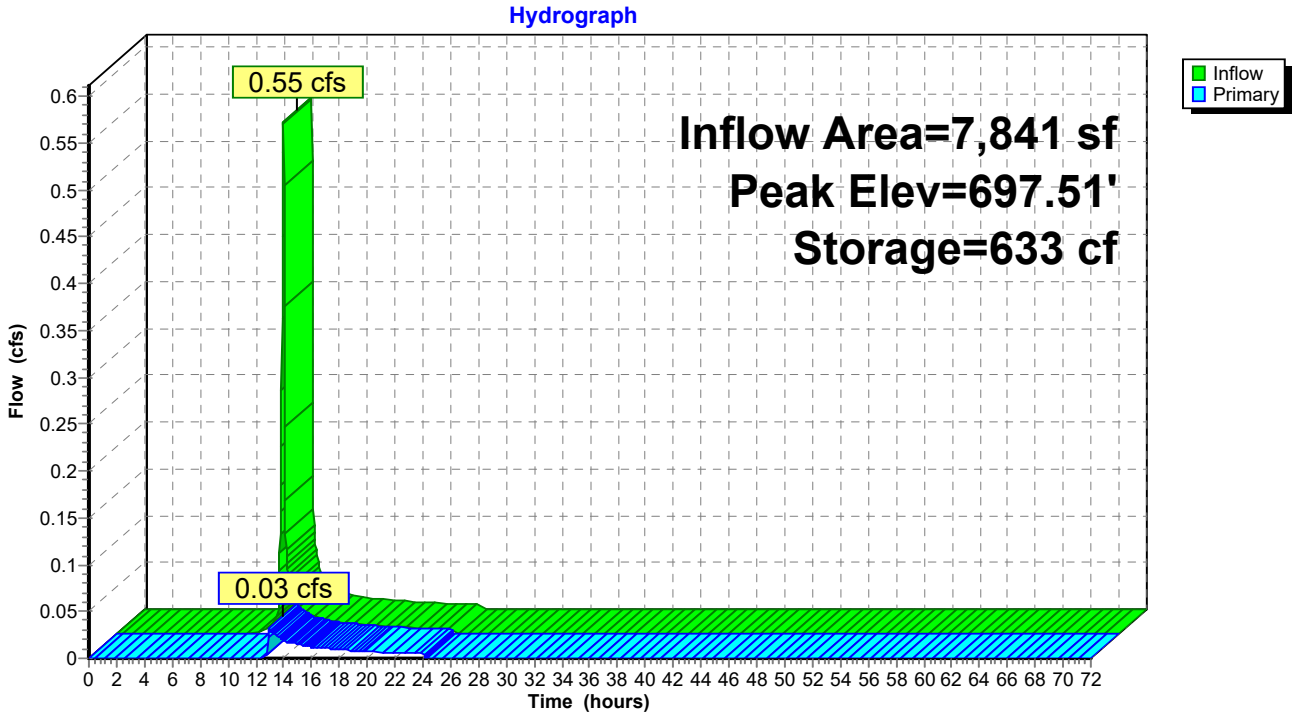
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	2,779 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	472	0.0	0	0
697.00	472	20.0	283	283
698.00	1,344	100.0	908	1,191
699.00	1,832	100.0	1,588	2,779

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 690.87' S= 0.1304 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	698.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=0.01 cfs @ 12.98 hrs HW=697.51' (Free Discharge)
└**1=Culvert** (Passes 0.01 cfs of 14.12 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 0.01 cfs @ 0.24 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 6FP: FocalPoint 6

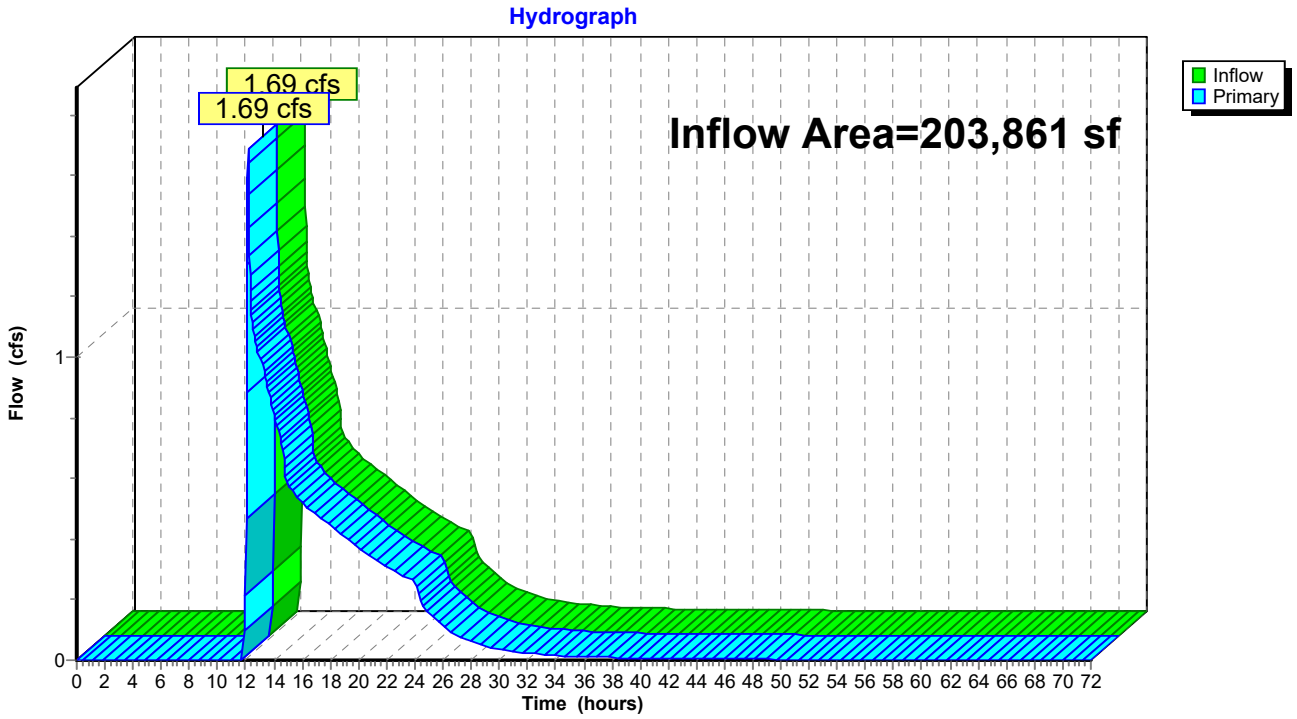


Summary for Link 1L: Outfall #1

Inflow Area = 203,861 sf, 59.40% Impervious, Inflow Depth > 1.52" for 2-year event
Inflow = 1.69 cfs @ 12.16 hrs, Volume= 25,881 cf
Primary = 1.69 cfs @ 12.16 hrs, Volume= 25,881 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 1L: Outfall #1



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Area 1 Runoff Area=1.480 ac 43.92% Impervious Runoff Depth=1.68"
Tc=5.0 min CN=68 Runoff=4.57 cfs 9,004 cf

Subcatchment2S: Area 2 Runoff Area=0.720 ac 83.33% Impervious Runoff Depth=3.60"
Tc=5.0 min CN=90 Runoff=4.45 cfs 9,402 cf

Subcatchment3S: Area 3 Runoff Area=0.380 ac 71.05% Impervious Runoff Depth=3.01"
Tc=5.0 min CN=84 Runoff=2.05 cfs 4,147 cf

Subcatchment4S: Area 4 Runoff Area=1.100 ac 79.09% Impervious Runoff Depth=3.39"
Tc=5.0 min CN=88 Runoff=6.52 cfs 13,553 cf

Subcatchment5S: Area 5 Runoff Area=0.440 ac 61.36% Impervious Runoff Depth=2.55"
Tc=5.0 min CN=79 Runoff=2.06 cfs 4,079 cf

Subcatchment6S: Area 6 Runoff Area=0.180 ac 55.56% Impervious Runoff Depth=2.30"
Tc=5.0 min CN=76 Runoff=0.76 cfs 1,502 cf

Subcatchment10S: South Bypass Runoff Area=0.380 ac 5.26% Impervious Runoff Depth=0.53"
Tc=5.0 min CN=49 Runoff=0.26 cfs 731 cf

Reach 1R: Southern Trunk Line Avg. Flow Depth=0.54' Max Vel=3.73 fps Inflow=2.88 cfs 36,273 cf
24.0" Round Pipe n=0.013 L=1,058.0' S=0.0051 '/' Capacity=16.10 cfs Outflow=2.51 cfs 36,270 cf

Pond 1DP: Detention Pond 1 Peak Elev=697.64' Storage=2,896 cf Inflow=4.48 cfs 8,635 cf
Outflow=0.57 cfs 8,635 cf

Pond 1FP: FocalPoint 1 Peak Elev=699.81' Storage=622 cf Inflow=4.57 cfs 9,004 cf
Outflow=4.48 cfs 8,635 cf

Pond 2DP: Detention Pond 2 Peak Elev=695.73' Storage=14,049 cf Inflow=12.93 cfs 24,277 cf
Outflow=0.53 cfs 23,314 cf

Pond 2FP: FocalPoint 2 Peak Elev=698.31' Storage=1,070 cf Inflow=4.45 cfs 9,402 cf
Outflow=4.34 cfs 8,679 cf

Pond 3FP: FocalPoint 3 Peak Elev=699.68' Storage=881 cf Inflow=2.05 cfs 4,147 cf
Outflow=2.00 cfs 3,426 cf

Pond 4FP: FocalPoint 4 Peak Elev=699.91' Storage=1,389 cf Inflow=6.52 cfs 13,553 cf
Outflow=6.62 cfs 12,171 cf

Pond 5FP: FocalPoint 5 Peak Elev=697.68' Storage=807 cf Inflow=2.06 cfs 4,079 cf
Outflow=1.99 cfs 3,451 cf

Pond 6FP: FocalPoint 6 Peak Elev=697.54' Storage=667 cf Inflow=0.76 cfs 1,502 cf
Outflow=0.24 cfs 874 cf

Link 1L: Outfall #1

Inflow=2.58 cfs 37,001 cf
Primary=2.58 cfs 37,001 cf

Total Runoff Area = 203,861 sf Runoff Volume = 42,418 cf Average Runoff Depth = 2.50"
40.60% Pervious = 82,764 sf 59.40% Impervious = 121,097 sf

Summary for Subcatchment 1S: Area 1

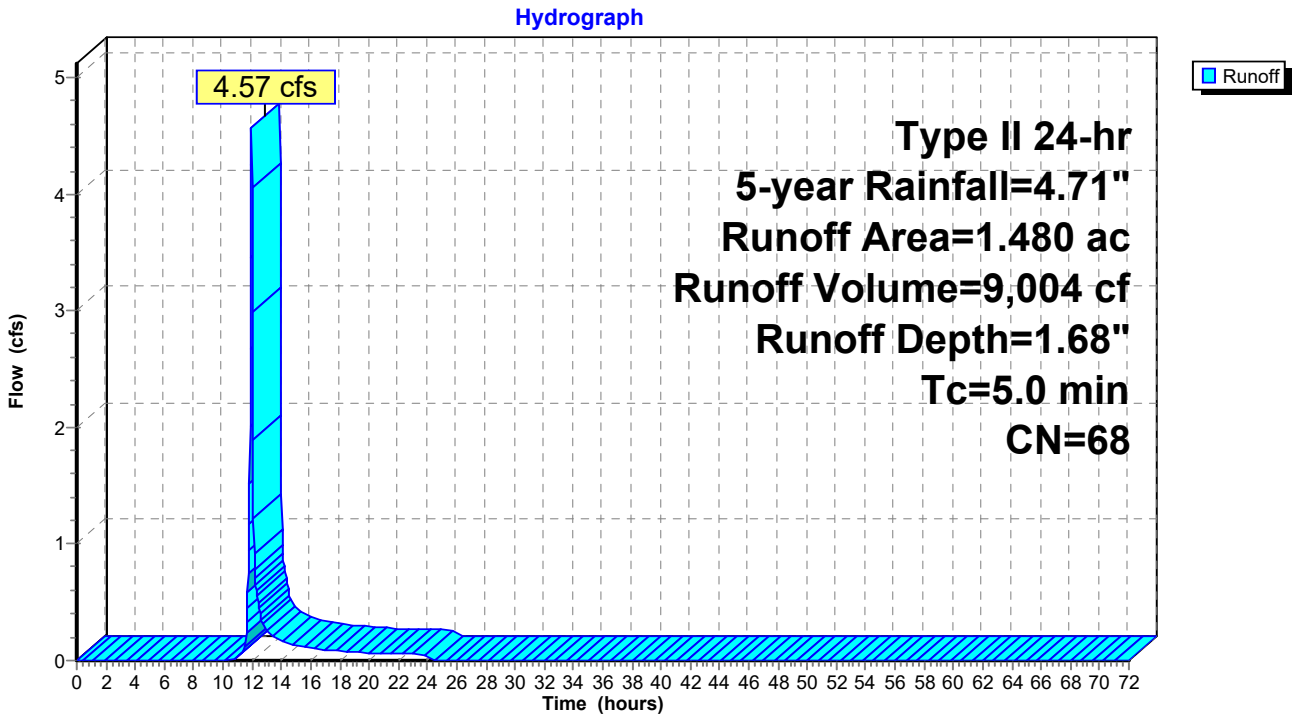
Runoff = 4.57 cfs @ 11.97 hrs, Volume= 9,004 cf, Depth= 1.68"
Routed to Pond 1FP : FocalPoint 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
0.510	49	50-75% Grass cover, Fair, HSG A
0.320	36	Woods, Fair, HSG A
0.650	98	Paved parking, HSG A
1.480	68	Weighted Average
0.830		56.08% Pervious Area
0.650		43.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Area 1



Summary for Subcatchment 2S: Area 2

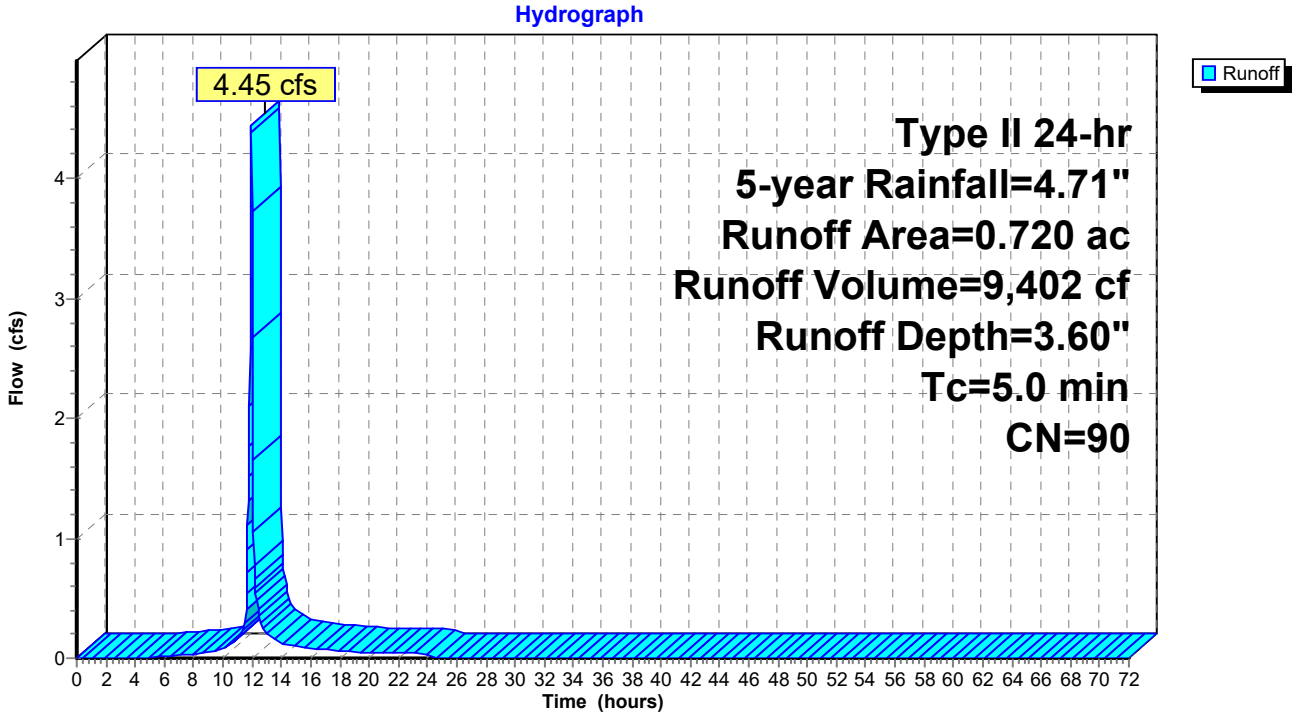
Runoff = 4.45 cfs @ 11.96 hrs, Volume= 9,402 cf, Depth= 3.60"
Routed to Pond 2FP : FocalPoint 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
0.120	49	50-75% Grass cover, Fair, HSG A
0.600	98	Paved parking, HSG A
0.720	90	Weighted Average
0.120		16.67% Pervious Area
0.600		83.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Area 2



Summary for Subcatchment 3S: Area 3

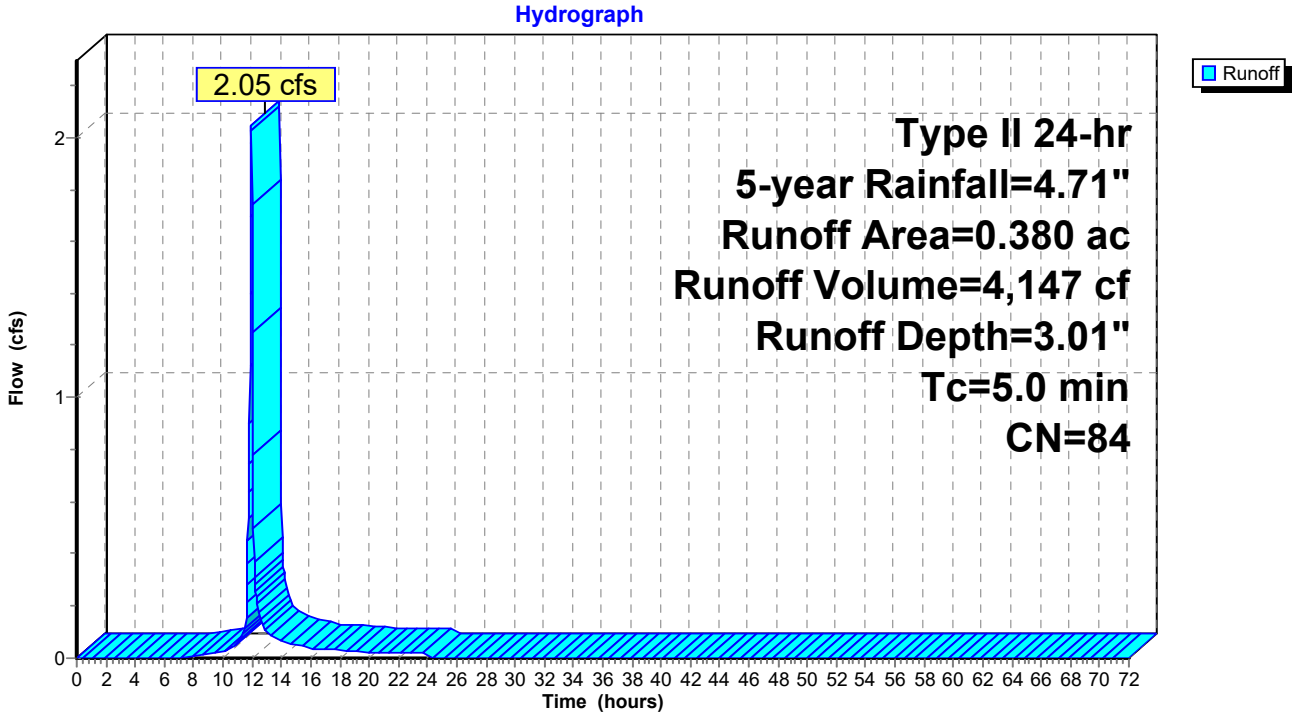
Runoff = 2.05 cfs @ 11.96 hrs, Volume= 4,147 cf, Depth= 3.01"
Routed to Pond 3FP : FocalPoint 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
0.110	49	50-75% Grass cover, Fair, HSG A
0.270	98	Paved parking, HSG A
0.380	84	Weighted Average
0.110		28.95% Pervious Area
0.270		71.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Area 3



Summary for Subcatchment 4S: Area 4

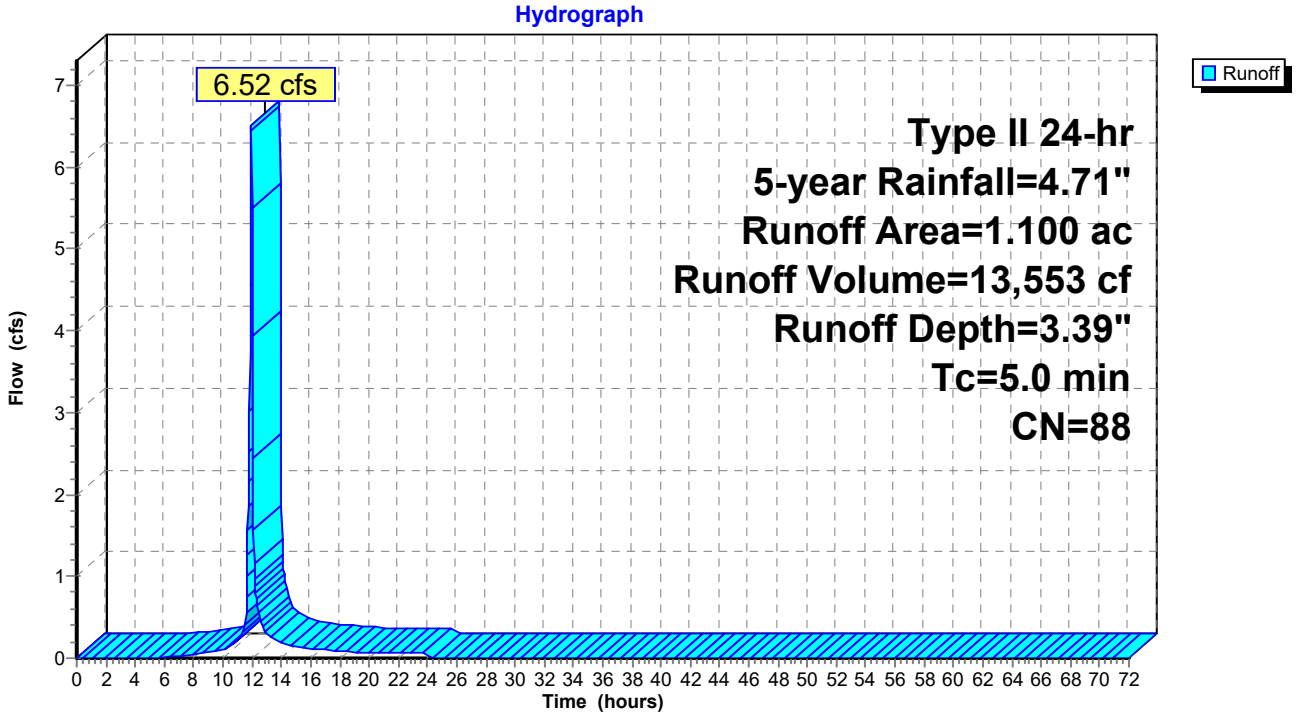
Runoff = 6.52 cfs @ 11.96 hrs, Volume= 13,553 cf, Depth= 3.39"
Routed to Pond 4FP : FocalPoint 4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
0.230	49	50-75% Grass cover, Fair, HSG A
0.870	98	Paved parking, HSG A
1.100	88	Weighted Average
0.230		20.91% Pervious Area
0.870		79.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: Area 4



Summary for Subcatchment 5S: Area 5

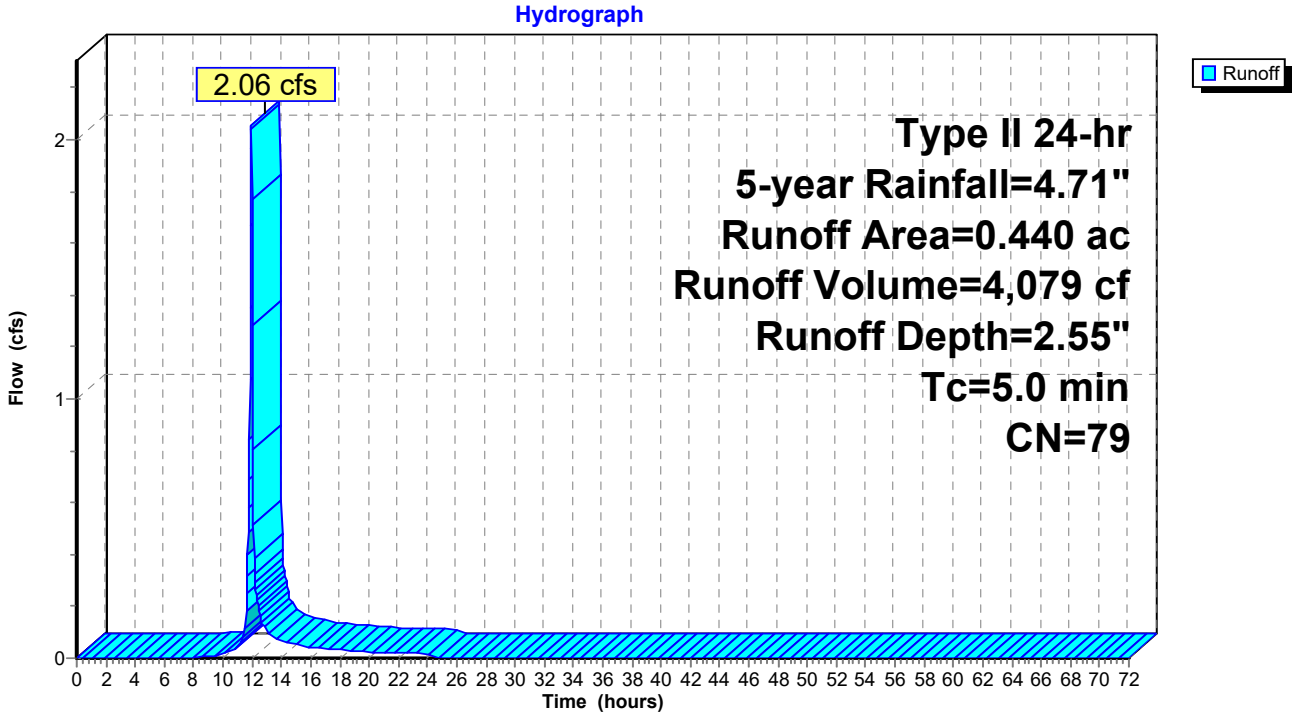
Runoff = 2.06 cfs @ 11.96 hrs, Volume= 4,079 cf, Depth= 2.55"
Routed to Pond 5FP : FocalPoint 5

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
0.170	49	50-75% Grass cover, Fair, HSG A
0.270	98	Paved parking, HSG A
0.440	79	Weighted Average
0.170		38.64% Pervious Area
0.270		61.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 5S: Area 5



Summary for Subcatchment 6S: Area 6

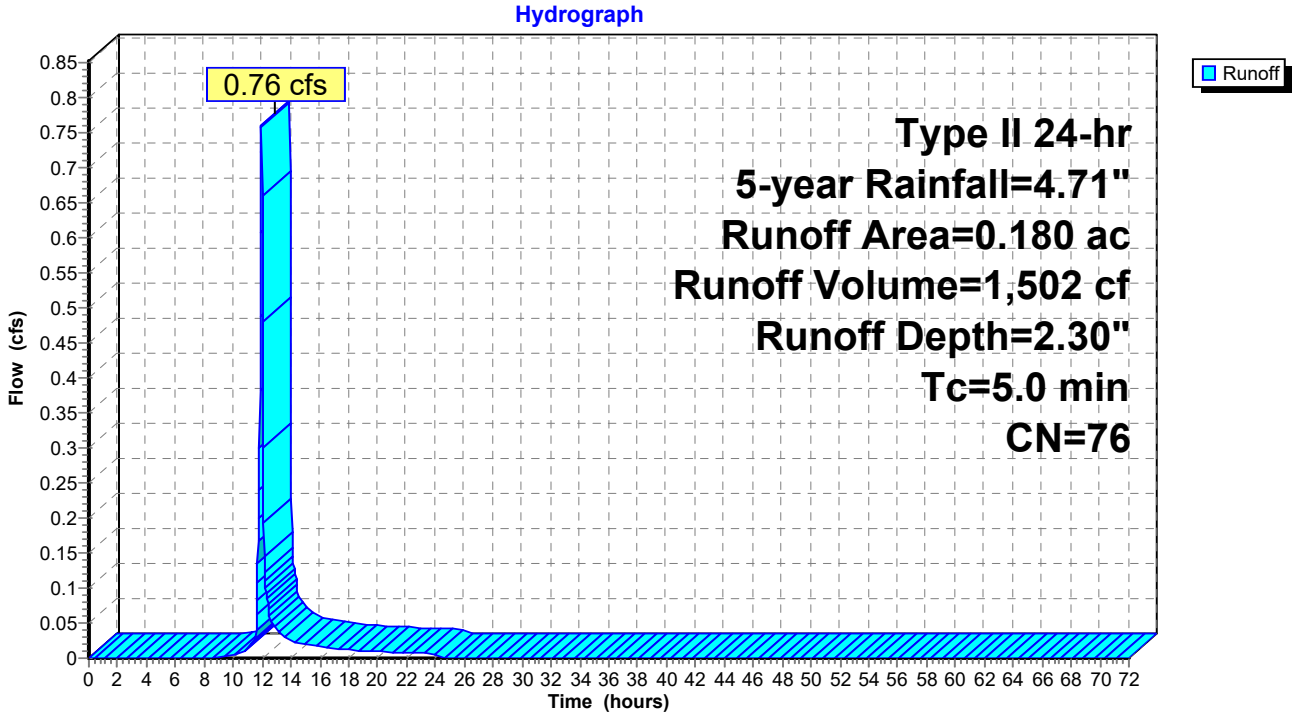
Runoff = 0.76 cfs @ 11.96 hrs, Volume= 1,502 cf, Depth= 2.30"
Routed to Pond 6FP : FocalPoint 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
0.080	49	50-75% Grass cover, Fair, HSG A
0.100	98	Paved parking, HSG A
0.180	76	Weighted Average
0.080		44.44% Pervious Area
0.100		55.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 6S: Area 6



Summary for Subcatchment 10S: South Bypass

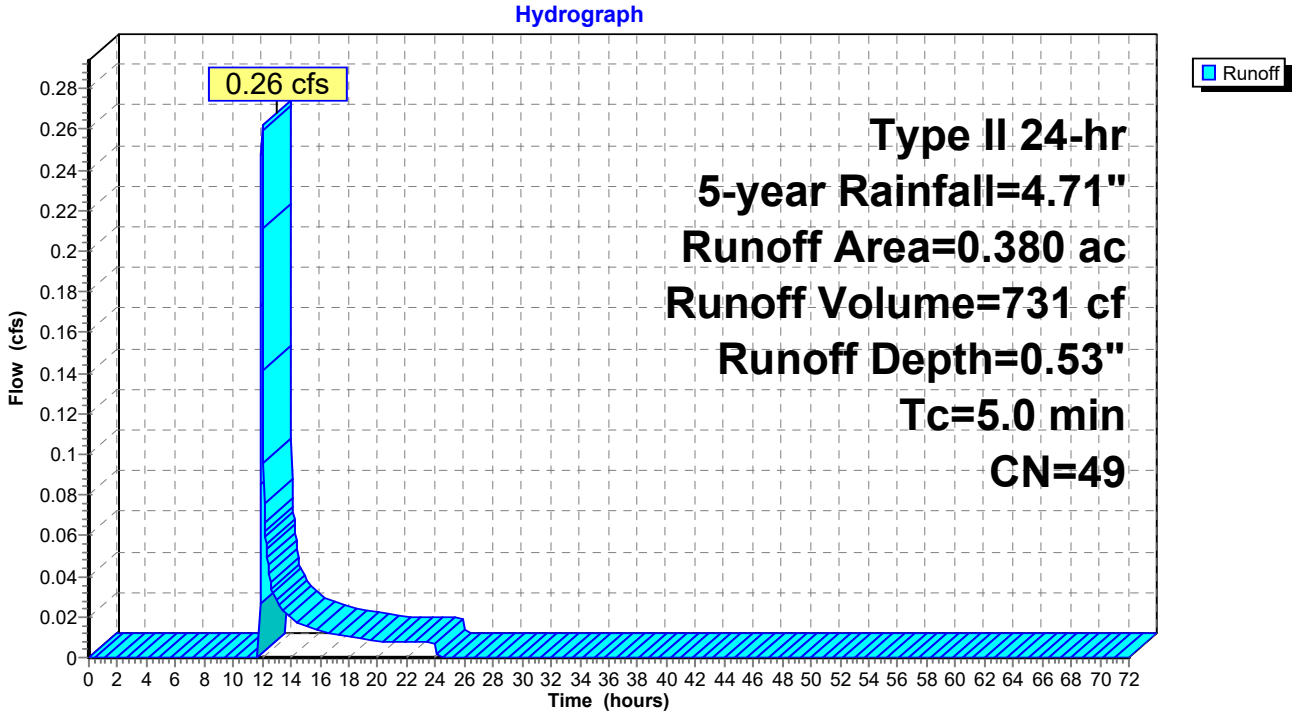
Runoff = 0.26 cfs @ 11.99 hrs, Volume= 731 cf, Depth= 0.53"
Routed to Link 1L : Outfall #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
0.290	49	50-75% Grass cover, Fair, HSG A
0.070	36	Woods, Fair, HSG A
0.020	98	Paved parking, HSG A
0.380	49	Weighted Average
0.360		94.74% Pervious Area
0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 10S: South Bypass



Summary for Reach 1R: Southern Trunk Line

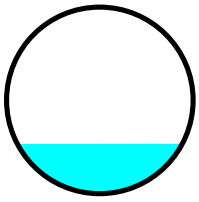
[52] Hint: Inlet/Outlet conditions not evaluated
[79] Warning: Submerged Pond 1DP Primary device # 1 INLET by 0.39'
[81] Warning: Exceeded Pond 2DP by 1.71' @ 0.00 hrs
[79] Warning: Submerged Pond 5FP Primary device # 1 INLET by 1.99'
[79] Warning: Submerged Pond 6FP Primary device # 1 INLET by 1.99'

Inflow Area = 187,308 sf, 64.19% Impervious, Inflow Depth > 2.32" for 5-year event
Inflow = 2.88 cfs @ 11.98 hrs, Volume= 36,273 cf
Outflow = 2.51 cfs @ 12.13 hrs, Volume= 36,270 cf, Atten= 13%, Lag= 8.4 min
Routed to Link 1L : Outfall #1

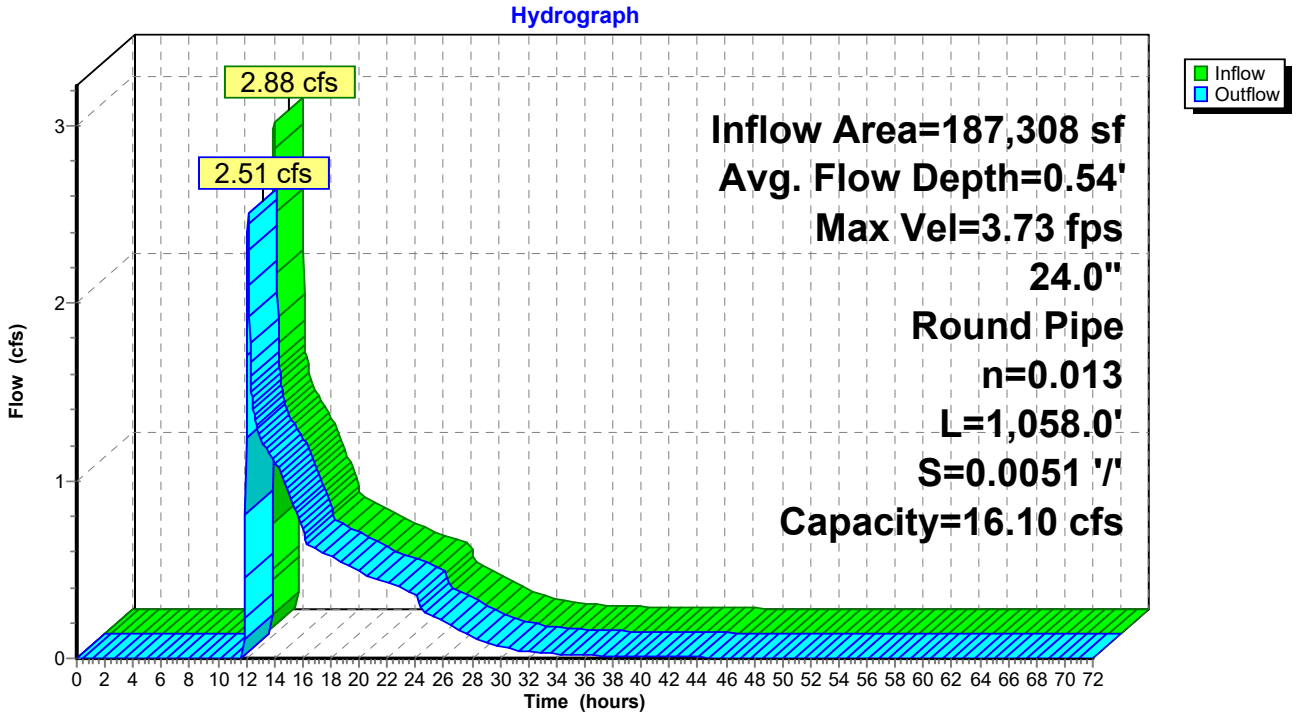
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Max. Velocity= 3.73 fps, Min. Travel Time= 4.7 min
Avg. Velocity = 1.09 fps, Avg. Travel Time= 16.2 min

Peak Storage= 715 cf @ 12.04 hrs
Average Depth at Peak Storage= 0.54' , Surface Width= 1.77'
Bank-Full Depth= 2.00' Flow Area= 3.1 sf, Capacity= 16.10 cfs

24.0" Round Pipe
n= 0.013
Length= 1,058.0' Slope= 0.0051 '/'
Inlet Invert= 695.46', Outlet Invert= 690.10'



Reach 1R: Southern Trunk Line



Summary for Pond 1DP: Detention Pond 1

[44] Hint: Outlet device #2 is below defined storage
[79] Warning: Submerged Pond 1FP Primary device # 1 INLET by 1.64'

Inflow Area = 64,469 sf, 43.92% Impervious, Inflow Depth = 1.61" for 5-year event
Inflow = 4.48 cfs @ 11.98 hrs, Volume= 8,635 cf
Outflow = 0.57 cfs @ 12.34 hrs, Volume= 8,635 cf, Atten= 87%, Lag= 21.4 min
Primary = 0.57 cfs @ 12.34 hrs, Volume= 8,635 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.64' @ 12.34 hrs Surf.Area= 2,771 sf Storage= 2,896 cf

Plug-Flow detention time= 41.1 min calculated for 8,631 cf (100% of inflow)
Center-of-Mass det. time= 41.1 min (901.9 - 860.8)

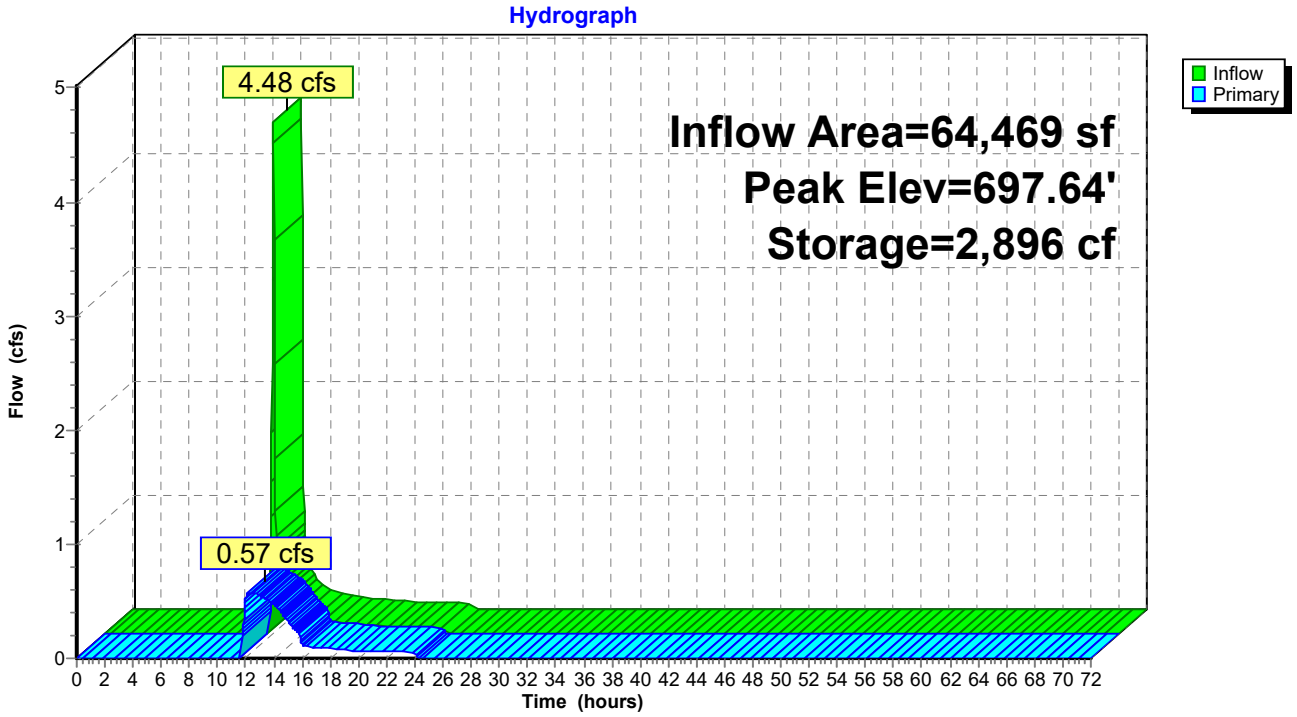
Volume	Invert	Avail.Storage	Storage Description
#1	695.80'	19,432 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.80	0	0	0
696.00	285	29	29
697.00	2,098	1,192	1,220
698.00	3,151	2,625	3,845
699.00	4,138	3,645	7,489
700.00	5,311	4,725	12,214
701.00	9,125	7,218	19,432

Device	Routing	Invert	Outlet Devices
#1	Primary	695.60'	**18.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.60' / 695.46' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	695.60'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.57 cfs @ 12.34 hrs HW=697.64' TW=565.00' (Fixed TW Elev= 565.00')
└─**1=Culvert** (Passes 0.57 cfs of 8.24 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.57 cfs @ 6.59 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 1DP: Detention Pond 1



Summary for Pond 1FP: FocalPoint 1

[92] Warning: Device #3 is above defined storage

Inflow Area = 64,469 sf, 43.92% Impervious, Inflow Depth = 1.68" for 5-year event
Inflow = 4.57 cfs @ 11.97 hrs, Volume= 9,004 cf
Outflow = 4.48 cfs @ 11.98 hrs, Volume= 8,635 cf, Atten= 2%, Lag= 0.7 min
Primary = 4.48 cfs @ 11.98 hrs, Volume= 8,635 cf
Routed to Pond 1DP : Detention Pond 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.81' @ 11.98 hrs Surf.Area= 945 sf Storage= 622 cf

Plug-Flow detention time= 31.8 min calculated for 8,635 cf (96% of inflow)
Center-of-Mass det. time= 8.8 min (860.8 - 852.0)

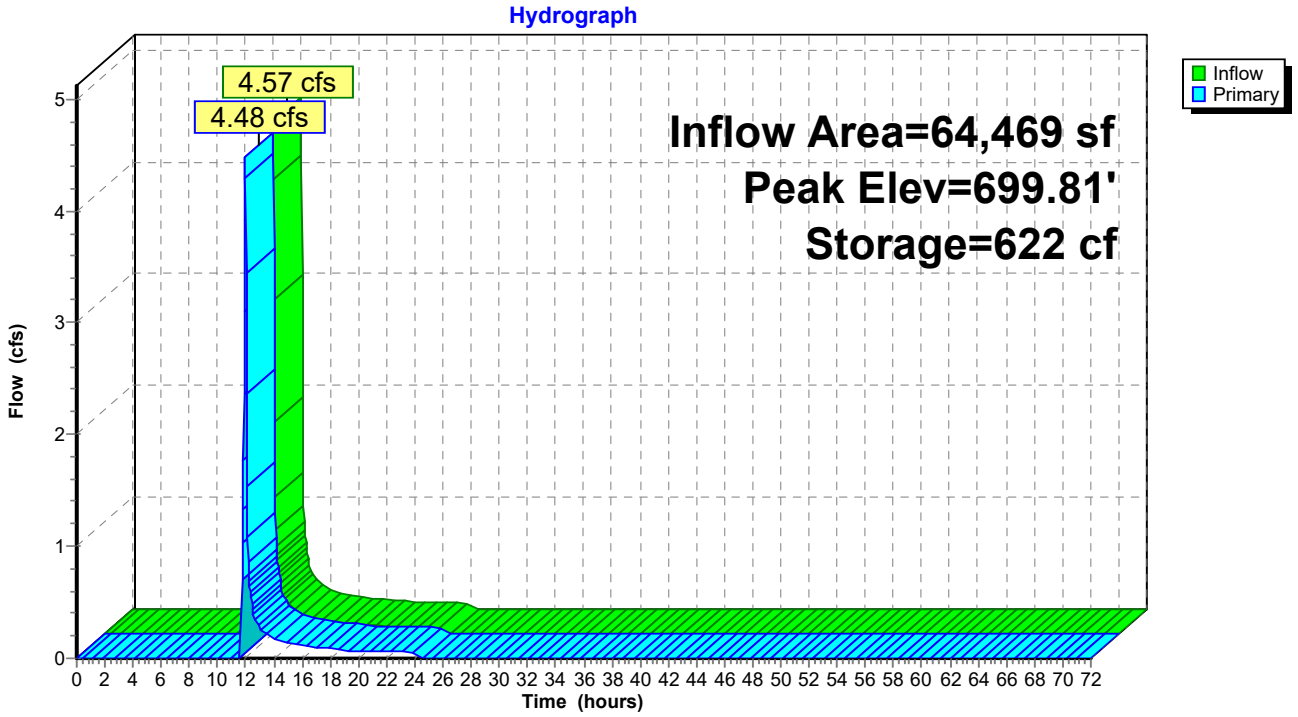
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	815 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	237	0.0	0	0
699.00	237	20.0	142	142
700.00	1,109	100.0	673	815

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 40.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.80' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**10.0' long x 18.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=4.41 cfs @ 11.98 hrs HW=699.81' (Free Discharge)
└**1=Culvert** (Passes 4.41 cfs of 14.88 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 4.41 cfs @ 1.82 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1FP: FocalPoint 1



Summary for Pond 2DP: Detention Pond 2

[79] Warning: Submerged Pond 2FP Primary device # 1 INLET by 1.23'
[79] Warning: Submerged Pond 3FP Primary device # 1 OUTLET by 1.73'

Inflow Area = 95,832 sf, 79.09% Impervious, Inflow Depth = 3.04" for 5-year event
Inflow = 12.93 cfs @ 11.97 hrs, Volume= 24,277 cf
Outflow = 0.53 cfs @ 13.32 hrs, Volume= 23,314 cf, Atten= 96%, Lag= 81.1 min
Primary = 0.53 cfs @ 13.32 hrs, Volume= 23,314 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 695.73' @ 13.32 hrs Surf.Area= 8,711 sf Storage= 14,049 cf

Plug-Flow detention time= 382.2 min calculated for 23,305 cf (96% of inflow)
Center-of-Mass det. time= 360.4 min (1,182.0 - 821.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	693.75'	3,019 cf	**38.12'W x 114.25'L x 4.79'H Field A** 20,877 cf Overall - 13,330 cf Embedded = 7,547 cf x 40.0% Voids
#2A	694.00'	12,663 cf	**Ferguson R-Tank HD 2.5** x 1222 Inside #1 Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf 1222 Chambers in 26 Rows
#3B	693.75'	3,019 cf	**38.12'W x 114.25'L x 4.79'H Field B** 20,877 cf Overall - 13,330 cf Embedded = 7,547 cf x 40.0% Voids
#4B	694.00'	12,663 cf	**Ferguson R-Tank HD 2.5** x 1222 Inside #3 Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf 1222 Chambers in 26 Rows
		31,364 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 693.20' S= 0.0800 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	694.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	697.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.53 cfs @ 13.32 hrs HW=695.73' TW=565.00' (Fixed TW Elev= 565.00')
- **1=Culvert** (Passes 0.53 cfs of 8.42 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.53 cfs @ 6.02 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2DP: Detention Pond 2 - Chamber Wizard Field A

Chamber Model = Ferguson R-Tank HD 2.5 (Ferguson R-Tank HD)
Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf
Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf

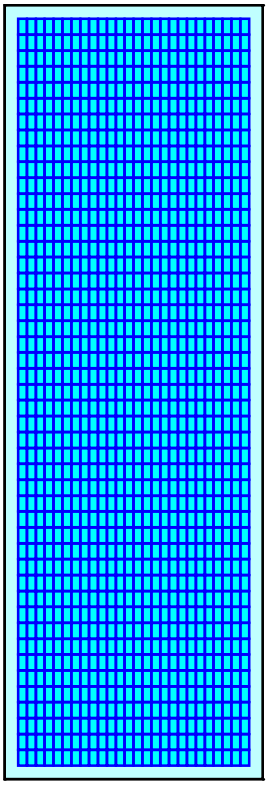
47 Chambers/Row x 2.35' Long = 110.25' Row Length +24.0" End Stone x 2 = 114.25' Base Length
26 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 38.12' Base Width
3.0" Stone Base + 42.5" Chamber Height + 12.0" Stone Cover = 4.79' Field Height

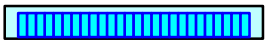
1,222 Chambers x 10.4 cf = 12,663.1 cf Chamber Storage
1,222 Chambers x 10.9 cf = 13,329.6 cf Displacement

20,876.7 cf Field - 13,329.6 cf Chambers = 7,547.2 cf Stone x 40.0% Voids = 3,018.9 cf Stone Storage

Chamber Storage + Stone Storage = 15,682.0 cf = 0.360 af
Overall Storage Efficiency = 75.1%
Overall System Size = 114.25' x 38.12' x 4.79'

1,222 Chambers
773.2 cy Field
279.5 cy Stone





Pond 2DP: Detention Pond 2 - Chamber Wizard Field B

Chamber Model = Ferguson R-Tank HD 2.5 (Ferguson R-Tank HD)
Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf
Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf

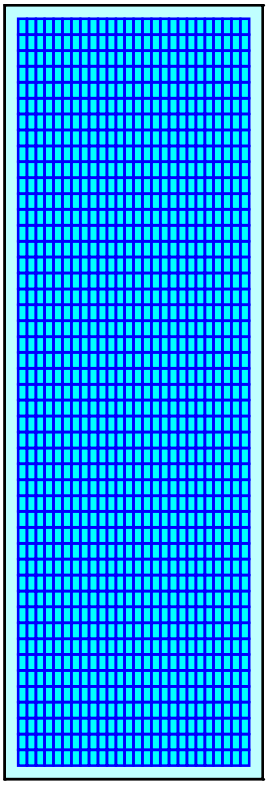
47 Chambers/Row x 2.35' Long = 110.25' Row Length +24.0" End Stone x 2 = 114.25' Base Length
26 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 38.12' Base Width
3.0" Stone Base + 42.5" Chamber Height + 12.0" Stone Cover = 4.79' Field Height

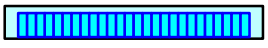
1,222 Chambers x 10.4 cf = 12,663.1 cf Chamber Storage
1,222 Chambers x 10.9 cf = 13,329.6 cf Displacement

20,876.7 cf Field - 13,329.6 cf Chambers = 7,547.2 cf Stone x 40.0% Voids = 3,018.9 cf Stone Storage

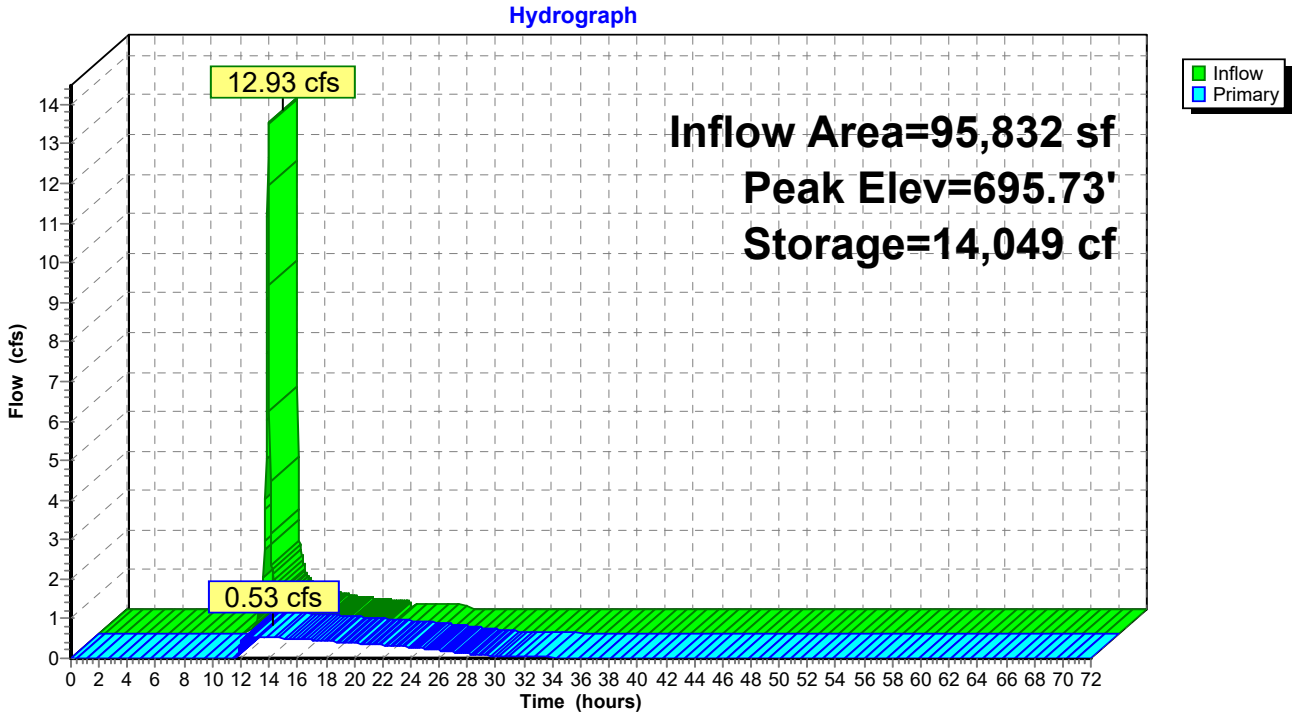
Chamber Storage + Stone Storage = 15,682.0 cf = 0.360 af
Overall Storage Efficiency = 75.1%
Overall System Size = 114.25' x 38.12' x 4.79'

1,222 Chambers
773.2 cy Field
279.5 cy Stone





Pond 2DP: Detention Pond 2



Summary for Pond 2FP: FocalPoint 2

Inflow Area = 31,363 sf, 83.33% Impervious, Inflow Depth = 3.60" for 5-year event
Inflow = 4.45 cfs @ 11.96 hrs, Volume= 9,402 cf
Outflow = 4.34 cfs @ 11.97 hrs, Volume= 8,679 cf, Atten= 2%, Lag= 0.8 min
Primary = 4.34 cfs @ 11.97 hrs, Volume= 8,679 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.31' @ 11.97 hrs Surf.Area= 1,219 sf Storage= 1,070 cf

Plug-Flow detention time= 66.7 min calculated for 8,679 cf (92% of inflow)
Center-of-Mass det. time= 25.0 min (813.7 - 788.6)

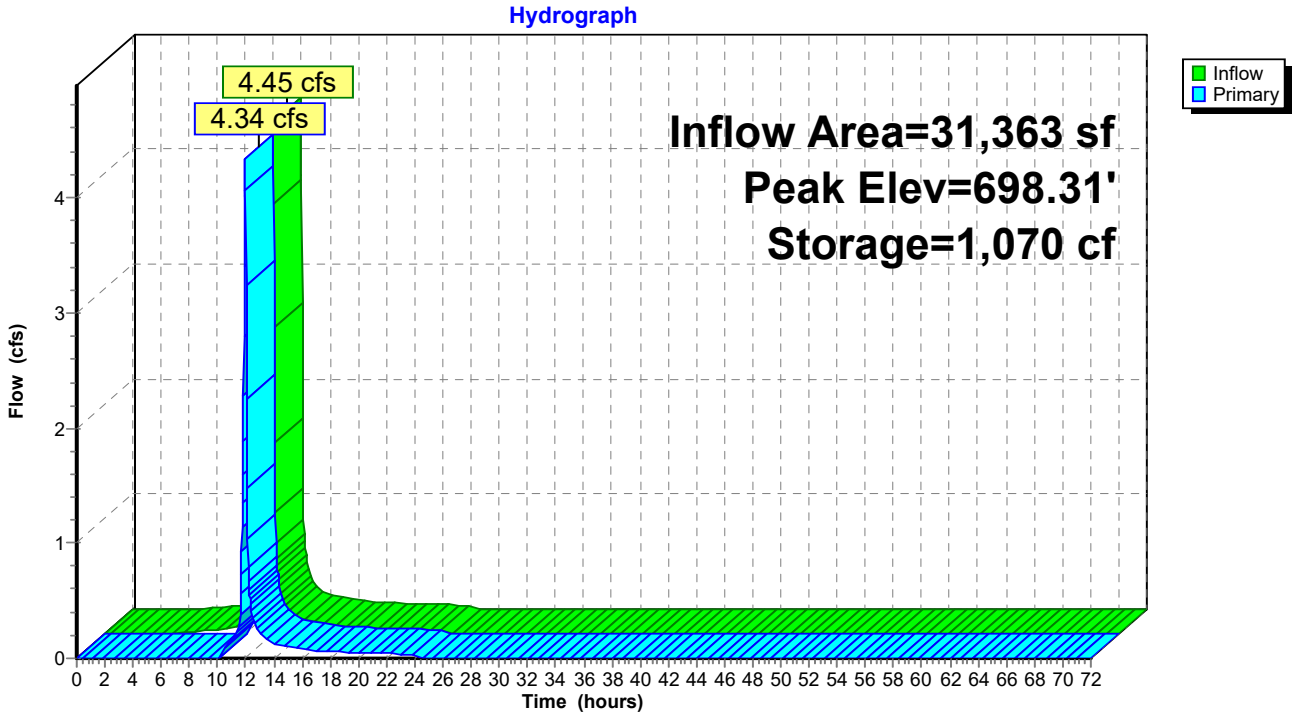
Volume	Invert	Avail.Storage	Storage Description
#1	694.50'	1,317 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.50	539	0.0	0	0
697.50	539	20.0	323	323
698.00	1,056	100.0	399	722
698.50	1,323	100.0	595	1,317

Device	Routing	Invert	Outlet Devices
#1	Primary	694.50'	**18.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.50' / 694.00' S= 0.0179 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	698.00'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=4.33 cfs @ 11.97 hrs HW=698.31' (Free Discharge)
└**1=Culvert** (Passes 4.33 cfs of 14.87 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 4.33 cfs @ 1.81 fps)

Pond 2FP: FocalPoint 2



Summary for Pond 3FP: FocalPoint 3

Inflow Area = 16,553 sf, 71.05% Impervious, Inflow Depth = 3.01" for 5-year event
Inflow = 2.05 cfs @ 11.96 hrs, Volume= 4,147 cf
Outflow = 2.00 cfs @ 11.97 hrs, Volume= 3,426 cf, Atten= 2%, Lag= 0.8 min
Primary = 2.00 cfs @ 11.97 hrs, Volume= 3,426 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.68' @ 11.97 hrs Surf.Area= 921 sf Storage= 881 cf

Plug-Flow detention time= 110.2 min calculated for 3,425 cf (83% of inflow)
Center-of-Mass det. time= 35.0 min (843.9 - 808.9)

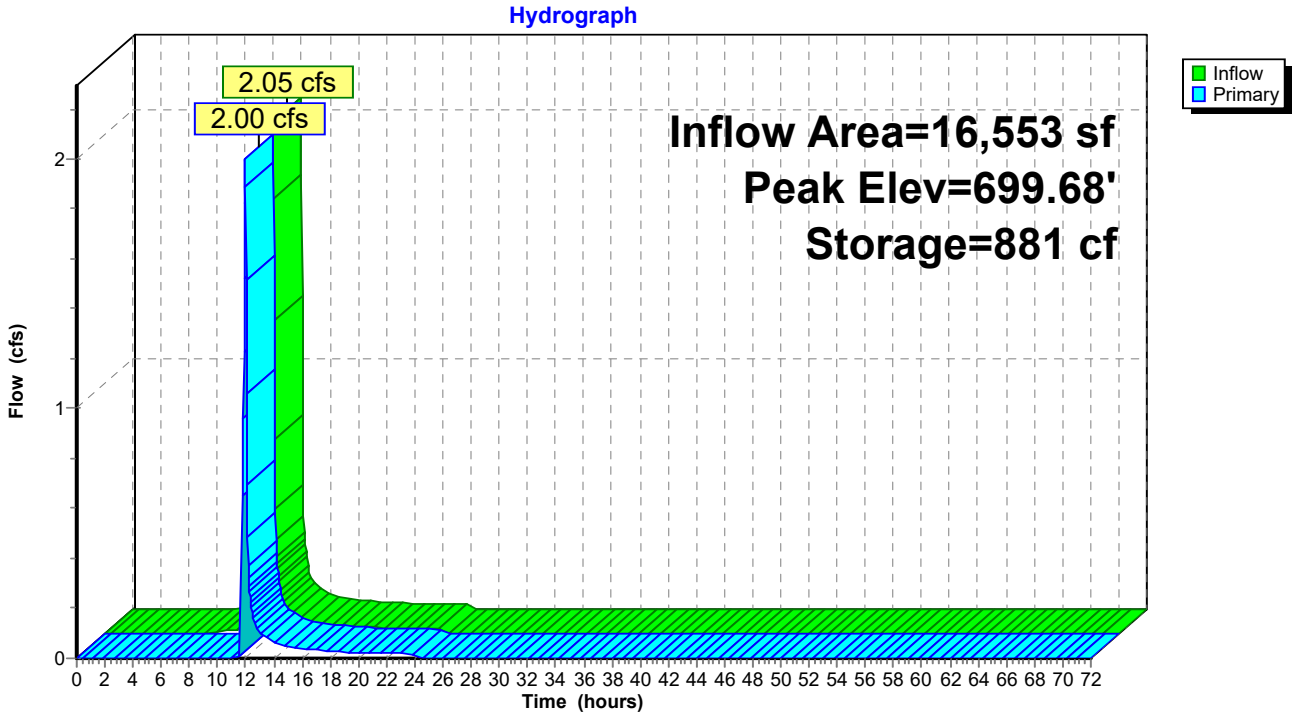
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	1,197 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	602	0.0	0	0
699.00	602	20.0	361	361
700.00	1,070	100.0	836	1,197

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 80.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 694.00' S= 0.0250 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.98 cfs @ 11.97 hrs HW=699.68' (Free Discharge)
↑—**1=Culvert** (Passes 1.98 cfs of 14.57 cfs potential flow)
↑—**2=Orifice/Grate** (Weir Controls 1.98 cfs @ 1.39 fps)

Pond 3FP: FocalPoint 3



Summary for Pond 4FP: FocalPoint 4

[92] Warning: Device #2 is above defined storage
[92] Warning: Device #3 is above defined storage
[93] Warning: Storage range exceeded by 0.91'
[88] Warning: Qout>Qin may require smaller dt or Finer Routing
[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=204)

Inflow Area = 47,916 sf, 79.09% Impervious, Inflow Depth = 3.39" for 5-year event
Inflow = 6.52 cfs @ 11.96 hrs, Volume= 13,553 cf
Outflow = 6.62 cfs @ 11.96 hrs, Volume= 12,171 cf, Atten= 0%, Lag= 0.2 min
Primary = 6.62 cfs @ 11.96 hrs, Volume= 12,171 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.91' @ 11.96 hrs Surf.Area= 1,491 sf Storage= 1,389 cf

Plug-Flow detention time= 76.7 min calculated for 12,166 cf (90% of inflow)
Center-of-Mass det. time= 25.0 min (821.0 - 796.0)

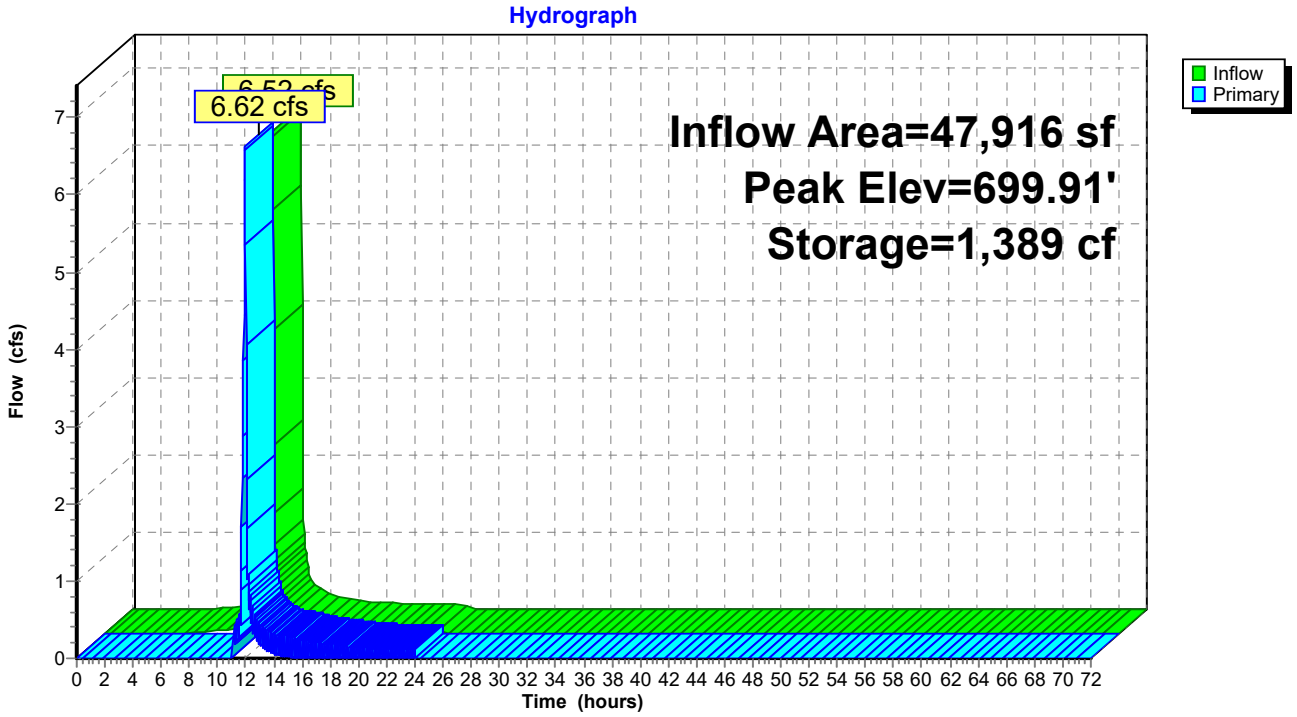
Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	1,389 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	585	0.0	0	0
698.00	585	20.0	351	351
699.00	1,491	100.0	1,038	1,389

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.88' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**6.0' long x 133.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=6.46 cfs @ 11.96 hrs HW=699.90' (Free Discharge)
└─**1=Culvert** (Passes 6.46 cfs of 15.10 cfs potential flow)
└─**2=Orifice/Grate** (Weir Controls 6.46 cfs @ 2.06 fps)
└─**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 4FP: FocalPoint 4



Summary for Pond 5FP: FocalPoint 5

Inflow Area = 19,166 sf, 61.36% Impervious, Inflow Depth = 2.55" for 5-year event
Inflow = 2.06 cfs @ 11.96 hrs, Volume= 4,079 cf
Outflow = 1.99 cfs @ 11.98 hrs, Volume= 3,451 cf, Atten= 3%, Lag= 1.0 min
Primary = 1.99 cfs @ 11.98 hrs, Volume= 3,451 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.68' @ 11.98 hrs Surf.Area= 1,066 sf Storage= 807 cf

Plug-Flow detention time= 99.5 min calculated for 3,449 cf (85% of inflow)
Center-of-Mass det. time= 29.2 min (852.2 - 823.1)

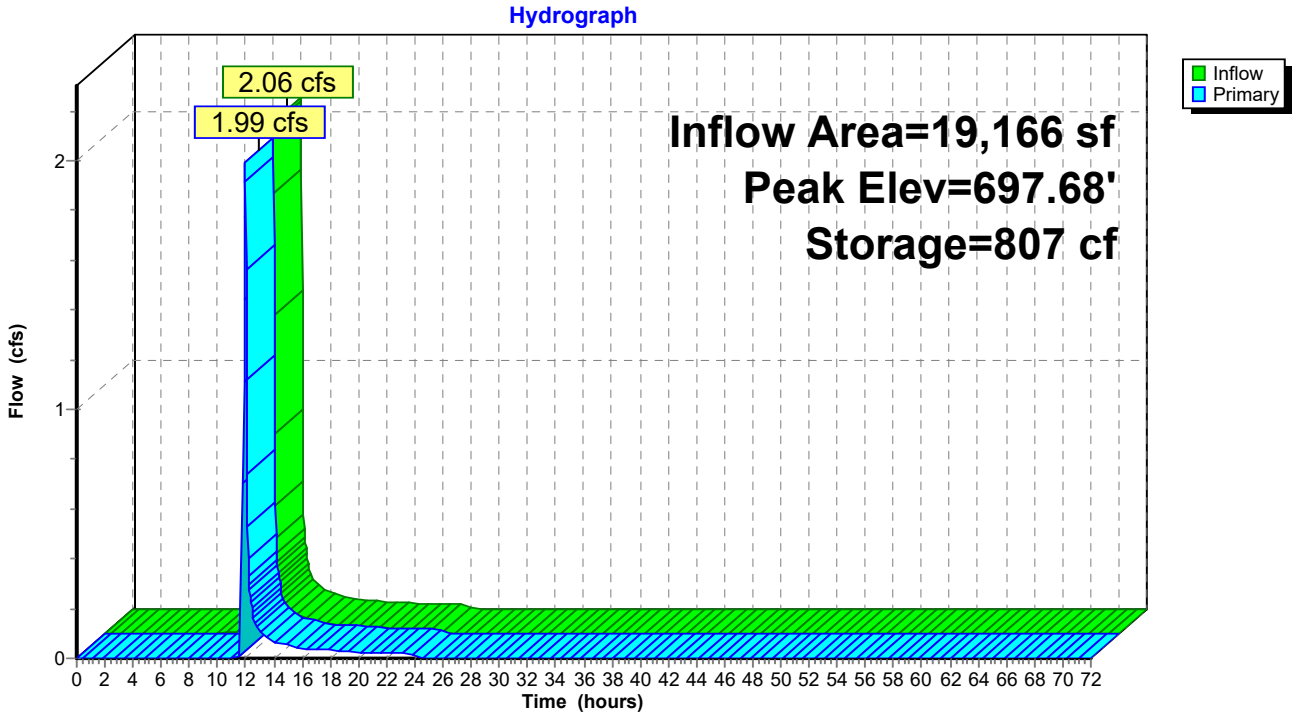
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	2,779 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	472	0.0	0	0
697.00	472	20.0	283	283
698.00	1,344	100.0	908	1,191
699.00	1,832	100.0	1,588	2,779

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 691.39' S= 0.1088 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	698.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=1.95 cfs @ 11.98 hrs HW=697.68' (Free Discharge)
└**1=Culvert** (Passes 1.95 cfs of 14.56 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 1.95 cfs @ 1.38 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 5FP: FocalPoint 5



Summary for Pond 6FP: FocalPoint 6

Inflow Area = 7,841 sf, 55.56% Impervious, Inflow Depth = 2.30" for 5-year event
Inflow = 0.76 cfs @ 11.96 hrs, Volume= 1,502 cf
Outflow = 0.24 cfs @ 12.08 hrs, Volume= 874 cf, Atten= 68%, Lag= 7.0 min
Primary = 0.24 cfs @ 12.08 hrs, Volume= 874 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.54' @ 12.08 hrs Surf.Area= 945 sf Storage= 667 cf

Plug-Flow detention time= 211.1 min calculated for 874 cf (58% of inflow)
Center-of-Mass det. time= 93.1 min (924.1 - 831.0)

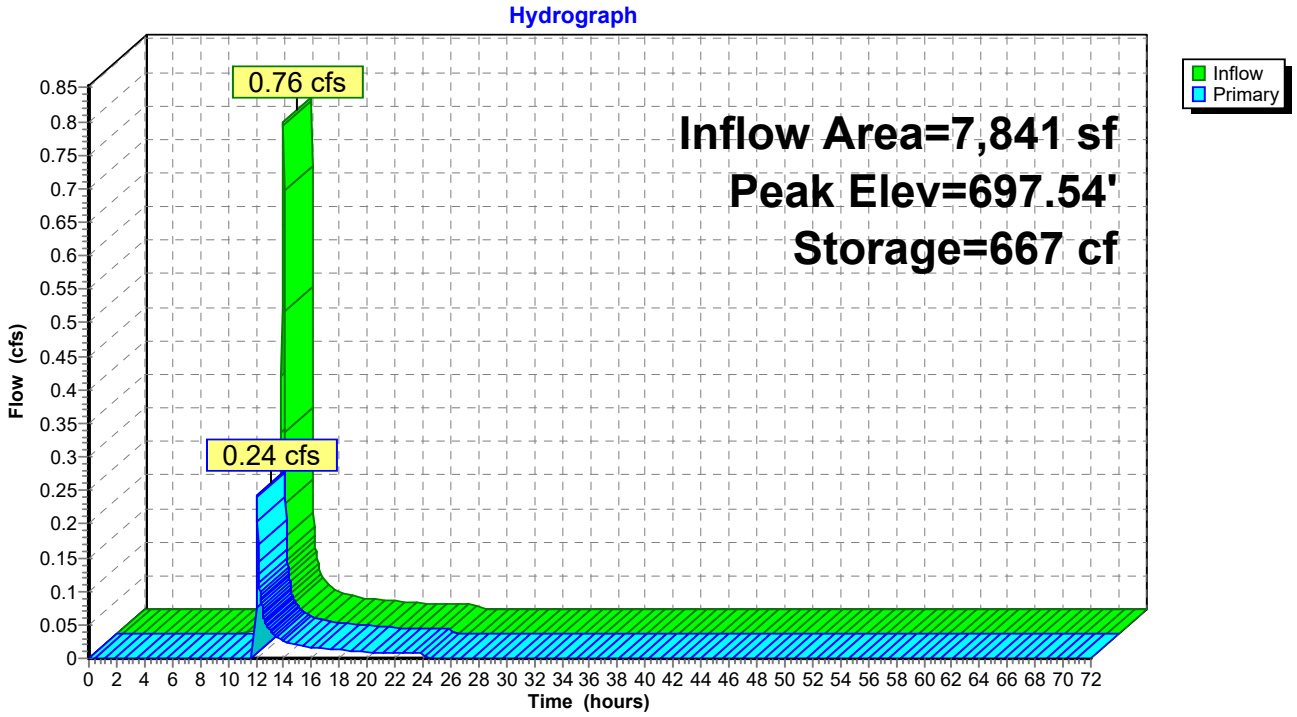
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	2,779 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	472	0.0	0	0
697.00	472	20.0	283	283
698.00	1,344	100.0	908	1,191
699.00	1,832	100.0	1,588	2,779

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 690.87' S= 0.1304 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	698.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=0.22 cfs @ 12.08 hrs HW=697.54' (Free Discharge)
└**1=Culvert** (Passes 0.22 cfs of 14.22 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 0.22 cfs @ 0.67 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 6FP: FocalPoint 6

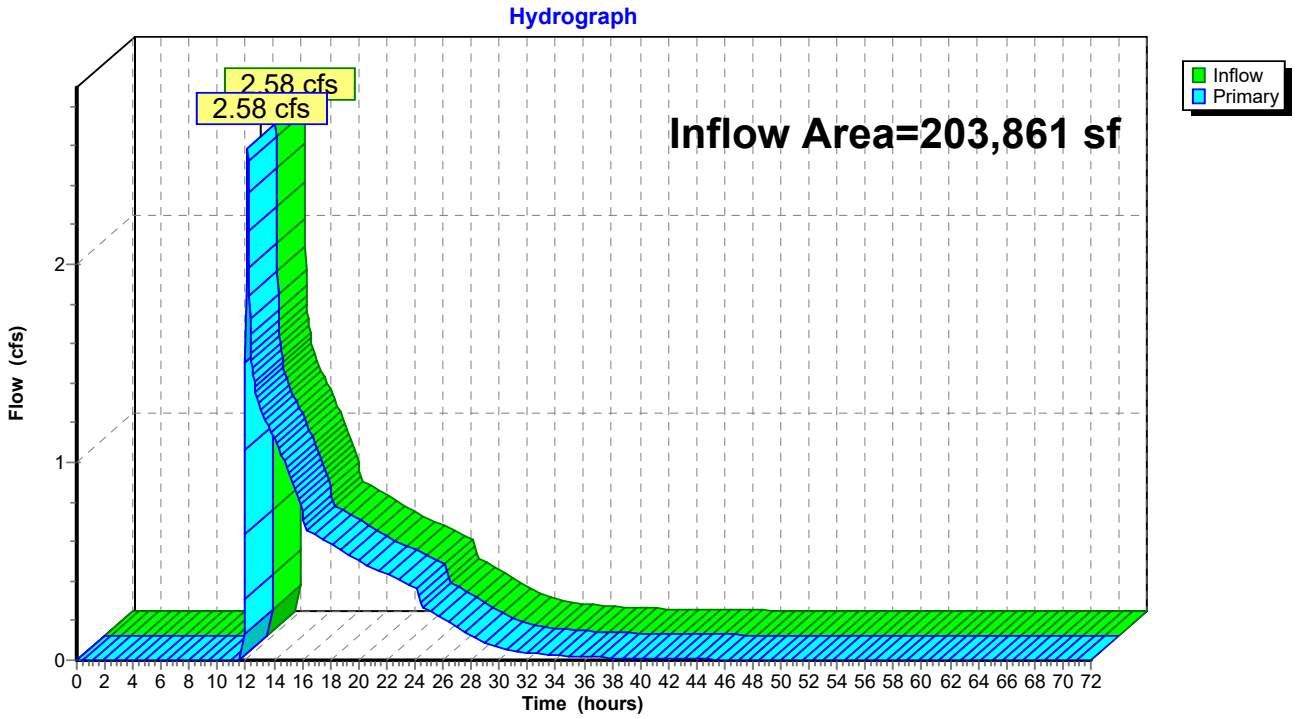


Summary for Link 1L: Outfall #1

Inflow Area = 203,861 sf, 59.40% Impervious, Inflow Depth > 2.18" for 5-year event
Inflow = 2.58 cfs @ 12.12 hrs, Volume= 37,001 cf
Primary = 2.58 cfs @ 12.12 hrs, Volume= 37,001 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 1L: Outfall #1



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Area 1 Runoff Area=1.480 ac 43.92% Impervious Runoff Depth=2.15"
Tc=5.0 min CN=68 Runoff=5.90 cfs 11,575 cf

Subcatchment2S: Area 2 Runoff Area=0.720 ac 83.33% Impervious Runoff Depth=4.24"
Tc=5.0 min CN=90 Runoff=5.19 cfs 11,091 cf

Subcatchment3S: Area 3 Runoff Area=0.380 ac 71.05% Impervious Runoff Depth=3.62"
Tc=5.0 min CN=84 Runoff=2.44 cfs 4,993 cf

Subcatchment4S: Area 4 Runoff Area=1.100 ac 79.09% Impervious Runoff Depth=4.03"
Tc=5.0 min CN=88 Runoff=7.66 cfs 16,096 cf

Subcatchment5S: Area 5 Runoff Area=0.440 ac 61.36% Impervious Runoff Depth=3.13"
Tc=5.0 min CN=79 Runoff=2.50 cfs 5,002 cf

Subcatchment6S: Area 6 Runoff Area=0.180 ac 55.56% Impervious Runoff Depth=2.85"
Tc=5.0 min CN=76 Runoff=0.94 cfs 1,863 cf

Subcatchment10S: South Bypass Runoff Area=0.380 ac 5.26% Impervious Runoff Depth=0.79"
Tc=5.0 min CN=49 Runoff=0.46 cfs 1,095 cf

Reach 1R: Southern Trunk Line Avg. Flow Depth=0.63' Max Vel=4.09 fps Inflow=4.01 cfs 45,202 cf
24.0" Round Pipe n=0.013 L=1,058.0' S=0.0051 '/' Capacity=16.10 cfs Outflow=3.44 cfs 45,199 cf

Pond 1DP: Detention Pond 1 Peak Elev=698.09' Storage=4,164 cf Inflow=5.79 cfs 11,206 cf
Outflow=0.64 cfs 11,206 cf

Pond 1FP: FocalPoint 1 Peak Elev=699.87' Storage=679 cf Inflow=5.90 cfs 11,575 cf
Outflow=5.79 cfs 11,206 cf

Pond 2DP: Detention Pond 2 Peak Elev=696.18' Storage=17,463 cf Inflow=14.92 cfs 29,357 cf
Outflow=0.60 cfs 28,388 cf

Pond 2FP: FocalPoint 2 Peak Elev=698.34' Storage=1,111 cf Inflow=5.19 cfs 11,091 cf
Outflow=5.07 cfs 10,369 cf

Pond 3FP: FocalPoint 3 Peak Elev=699.70' Storage=902 cf Inflow=2.44 cfs 4,993 cf
Outflow=2.39 cfs 4,272 cf

Pond 4FP: FocalPoint 4 Peak Elev=699.95' Storage=1,389 cf Inflow=7.66 cfs 16,096 cf
Outflow=7.70 cfs 14,715 cf

Pond 5FP: FocalPoint 5 Peak Elev=697.71' Storage=835 cf Inflow=2.50 cfs 5,002 cf
Outflow=2.43 cfs 4,373 cf

Pond 6FP: FocalPoint 6 Peak Elev=697.59' Storage=712 cf Inflow=0.94 cfs 1,863 cf
Outflow=0.69 cfs 1,235 cf

Link 1L: Outfall #1

Inflow=3.57 cfs 46,293 cf
Primary=3.57 cfs 46,293 cf

Total Runoff Area = 203,861 sf Runoff Volume = 51,715 cf Average Runoff Depth = 3.04"
40.60% Pervious = 82,764 sf 59.40% Impervious = 121,097 sf

Summary for Subcatchment 1S: Area 1

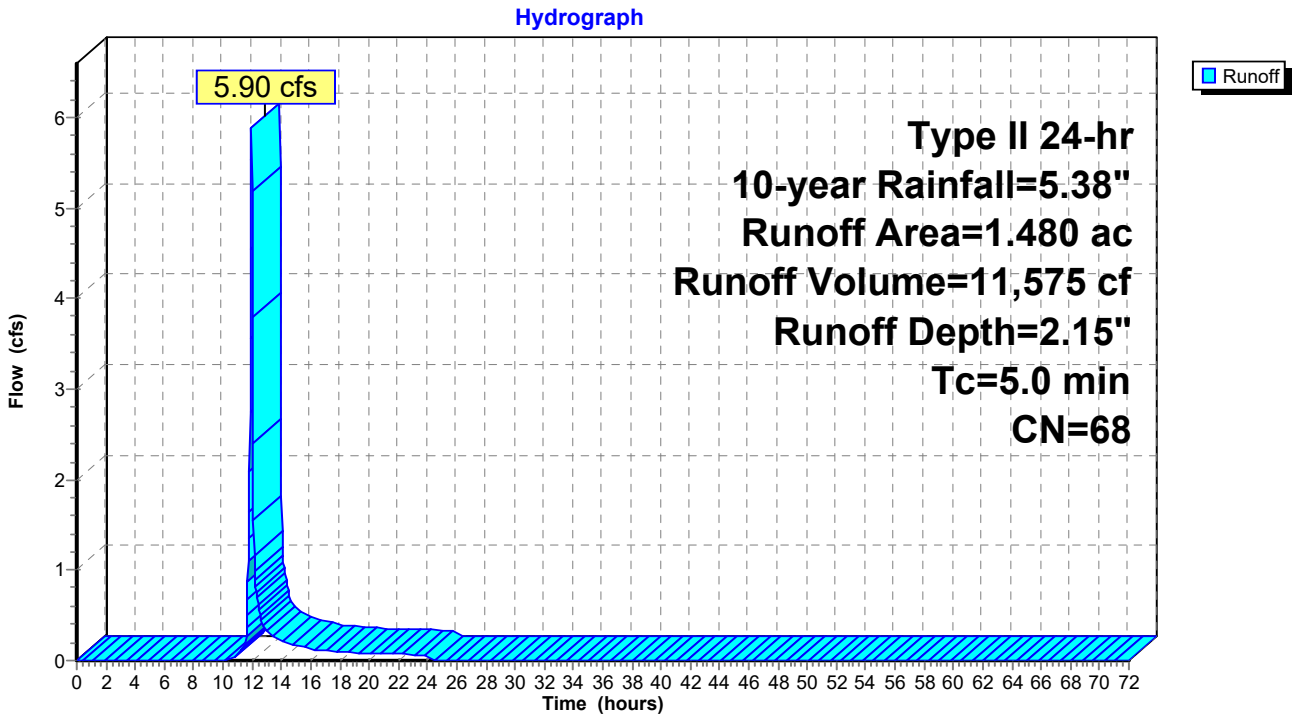
Runoff = 5.90 cfs @ 11.97 hrs, Volume= 11,575 cf, Depth= 2.15"
Routed to Pond 1FP : FocalPoint 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
0.510	49	50-75% Grass cover, Fair, HSG A
0.320	36	Woods, Fair, HSG A
0.650	98	Paved parking, HSG A
1.480	68	Weighted Average
0.830		56.08% Pervious Area
0.650		43.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Area 1



Summary for Subcatchment 2S: Area 2

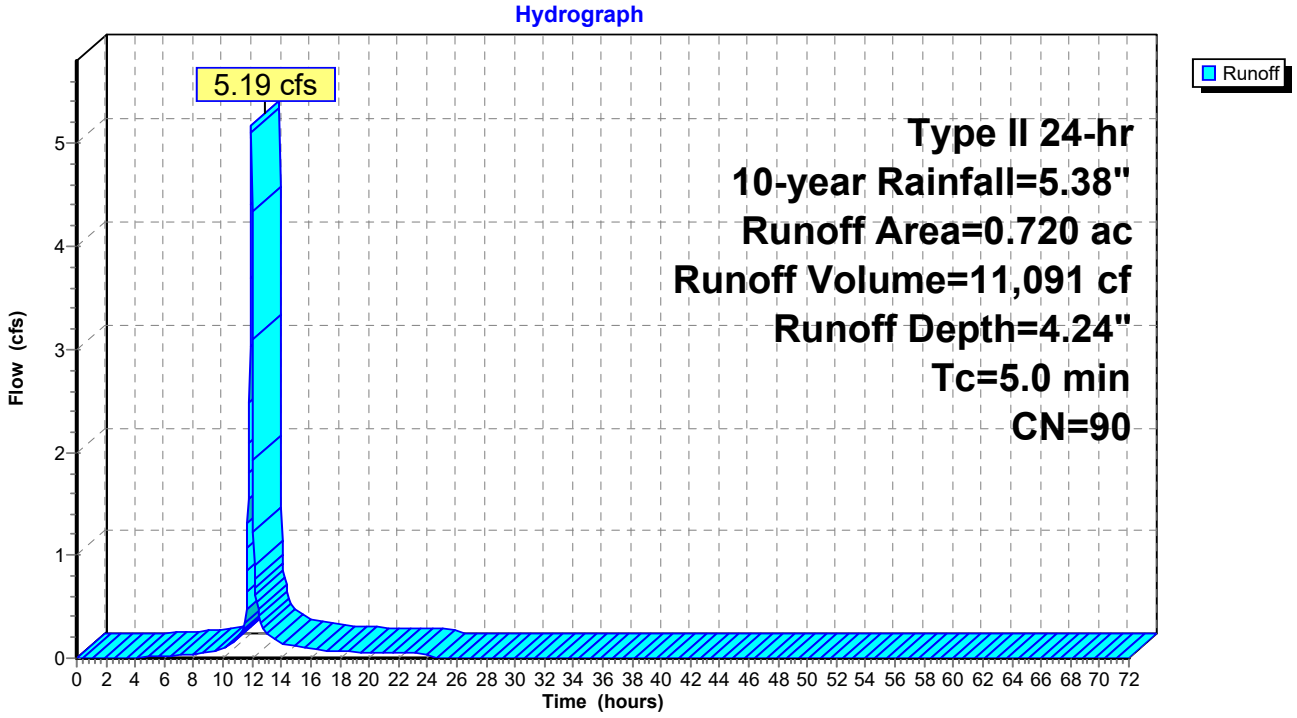
Runoff = 5.19 cfs @ 11.96 hrs, Volume= 11,091 cf, Depth= 4.24"
Routed to Pond 2FP : FocalPoint 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
0.120	49	50-75% Grass cover, Fair, HSG A
0.600	98	Paved parking, HSG A
0.720	90	Weighted Average
0.120		16.67% Pervious Area
0.600		83.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Area 2



Summary for Subcatchment 3S: Area 3

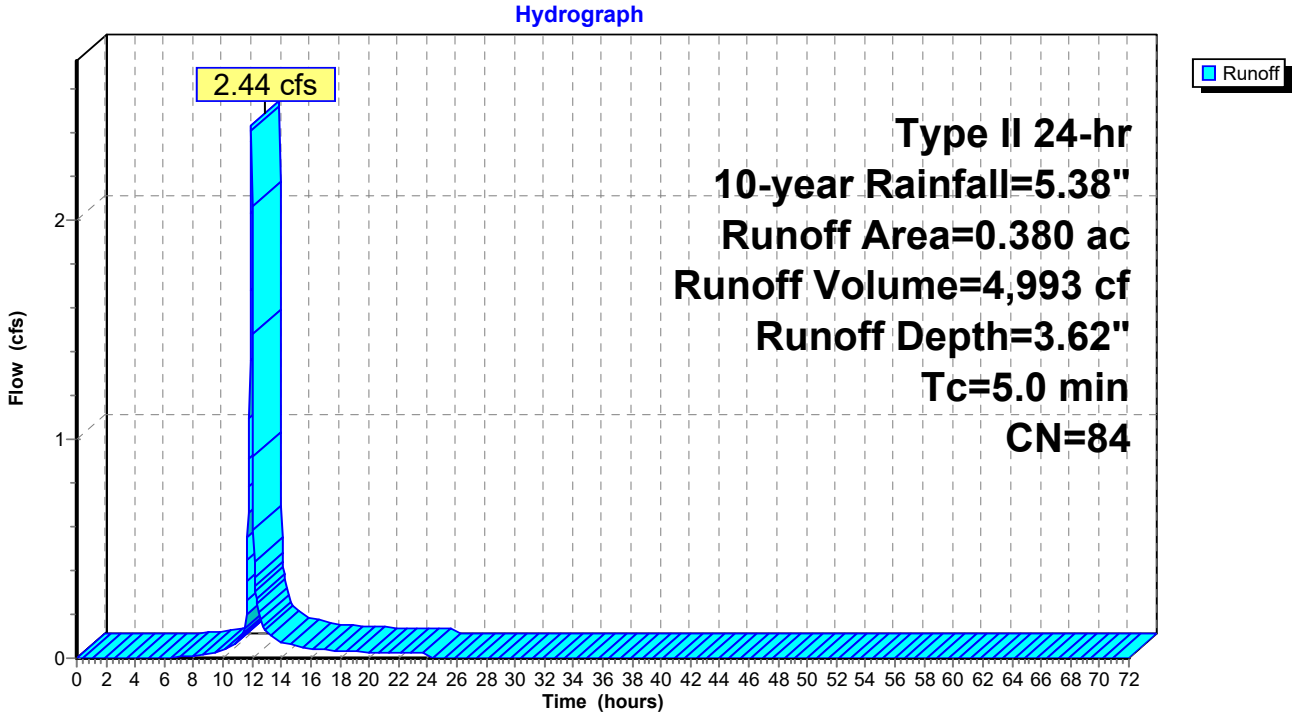
Runoff = 2.44 cfs @ 11.96 hrs, Volume= 4,993 cf, Depth= 3.62"
Routed to Pond 3FP : FocalPoint 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
0.110	49	50-75% Grass cover, Fair, HSG A
0.270	98	Paved parking, HSG A
0.380	84	Weighted Average
0.110		28.95% Pervious Area
0.270		71.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Area 3



Summary for Subcatchment 4S: Area 4

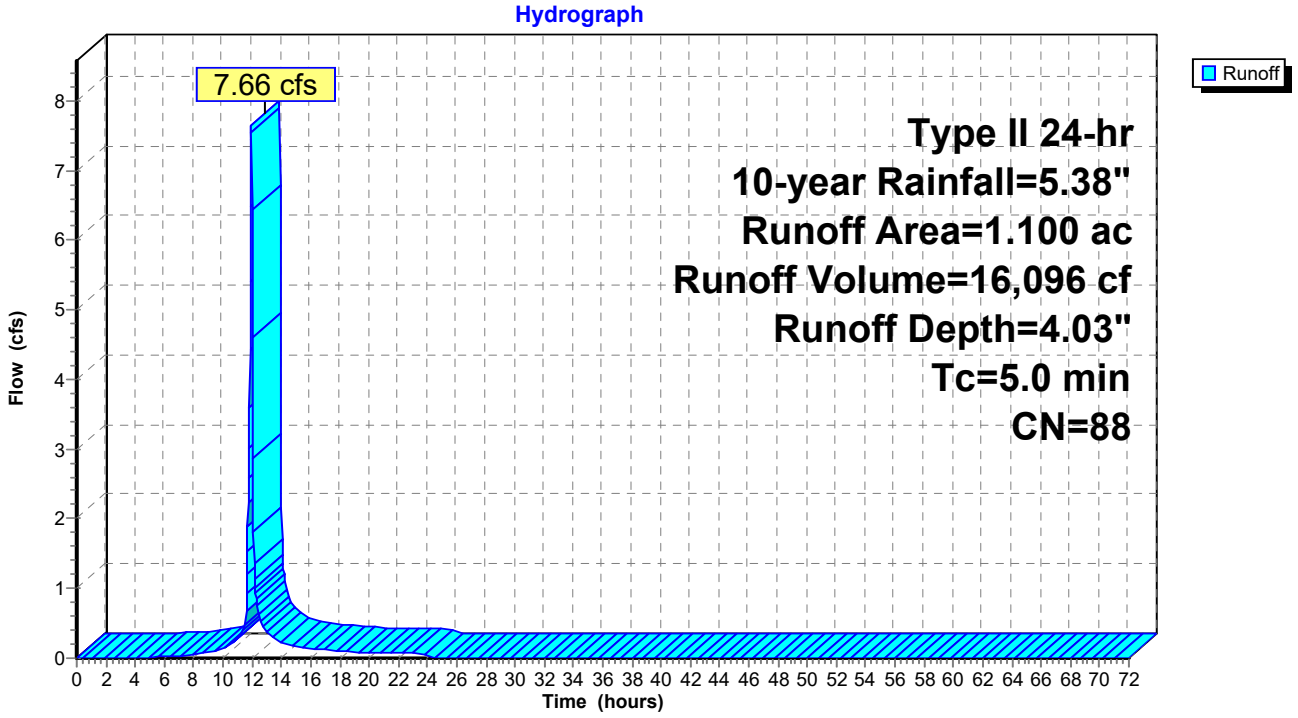
Runoff = 7.66 cfs @ 11.96 hrs, Volume= 16,096 cf, Depth= 4.03"
Routed to Pond 4FP : FocalPoint 4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
0.230	49	50-75% Grass cover, Fair, HSG A
0.870	98	Paved parking, HSG A
1.100	88	Weighted Average
0.230		20.91% Pervious Area
0.870		79.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: Area 4



Summary for Subcatchment 5S: Area 5

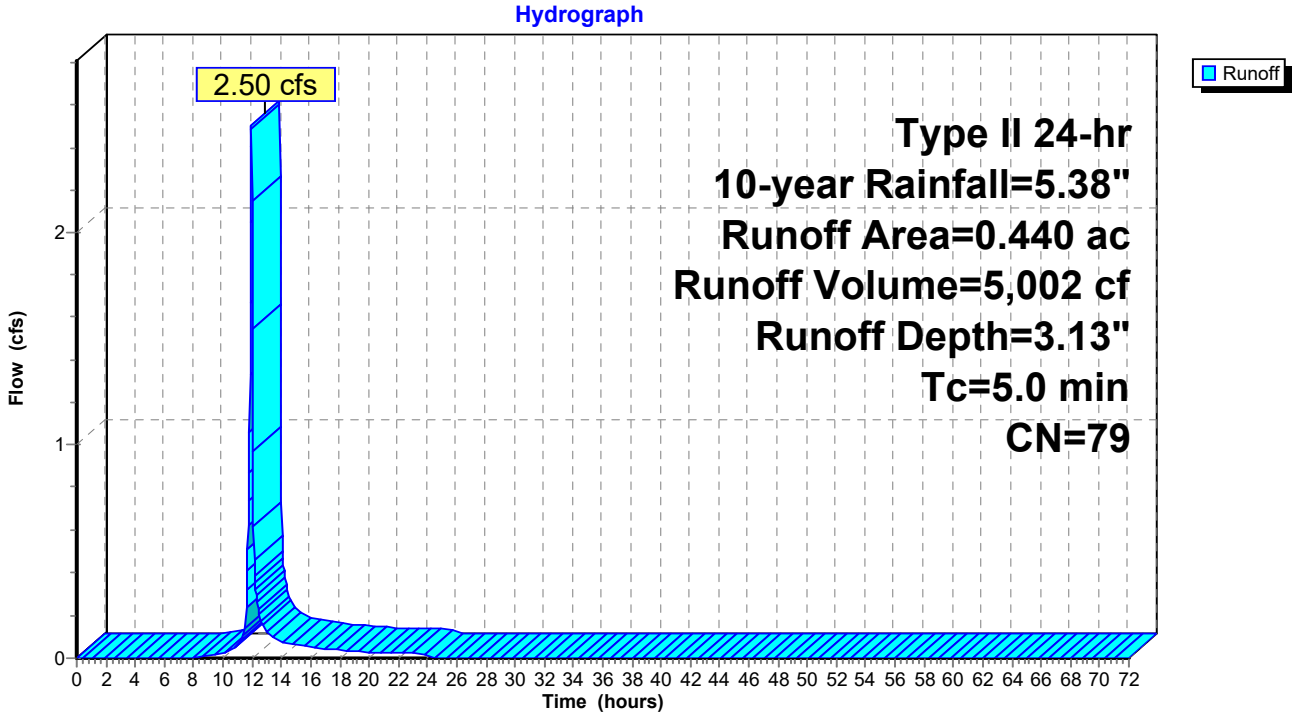
Runoff = 2.50 cfs @ 11.96 hrs, Volume= 5,002 cf, Depth= 3.13"
Routed to Pond 5FP : FocalPoint 5

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
0.170	49	50-75% Grass cover, Fair, HSG A
0.270	98	Paved parking, HSG A
0.440	79	Weighted Average
0.170		38.64% Pervious Area
0.270		61.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 5S: Area 5



Summary for Subcatchment 6S: Area 6

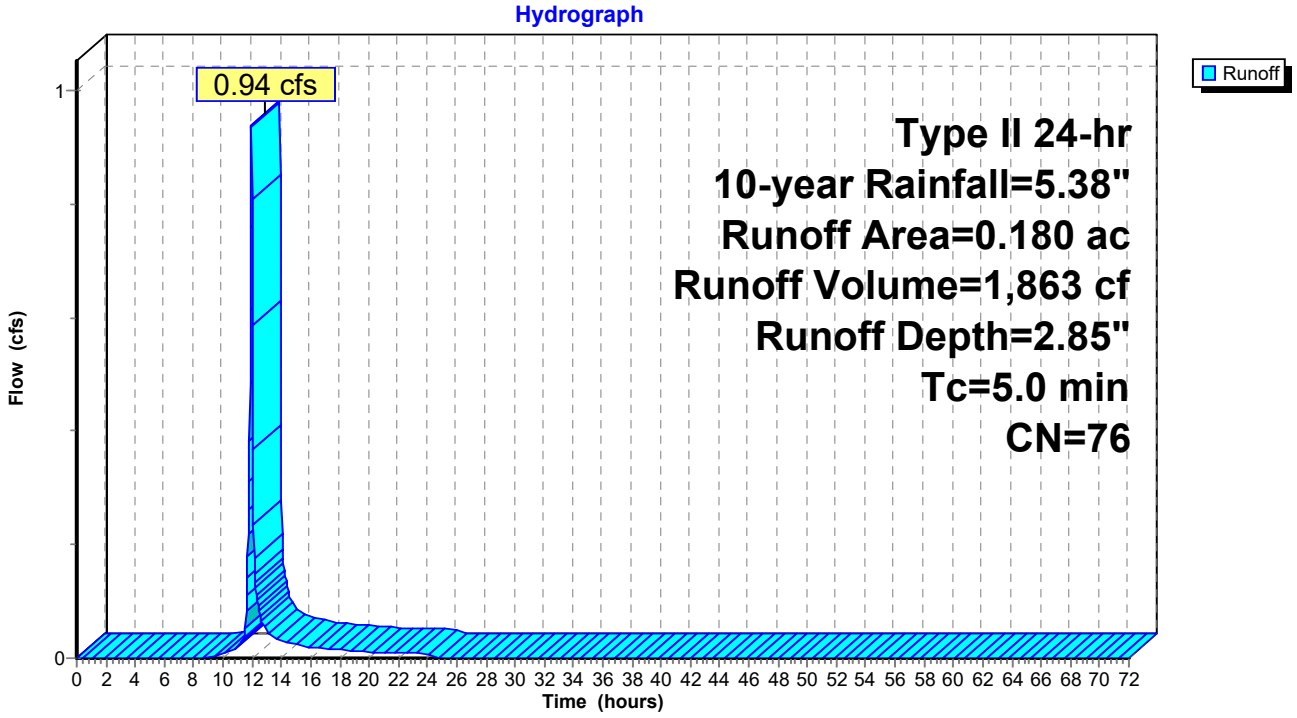
Runoff = 0.94 cfs @ 11.96 hrs, Volume= 1,863 cf, Depth= 2.85"
Routed to Pond 6FP : FocalPoint 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
0.080	49	50-75% Grass cover, Fair, HSG A
0.100	98	Paved parking, HSG A
0.180	76	Weighted Average
0.080		44.44% Pervious Area
0.100		55.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 6S: Area 6



Summary for Subcatchment 10S: South Bypass

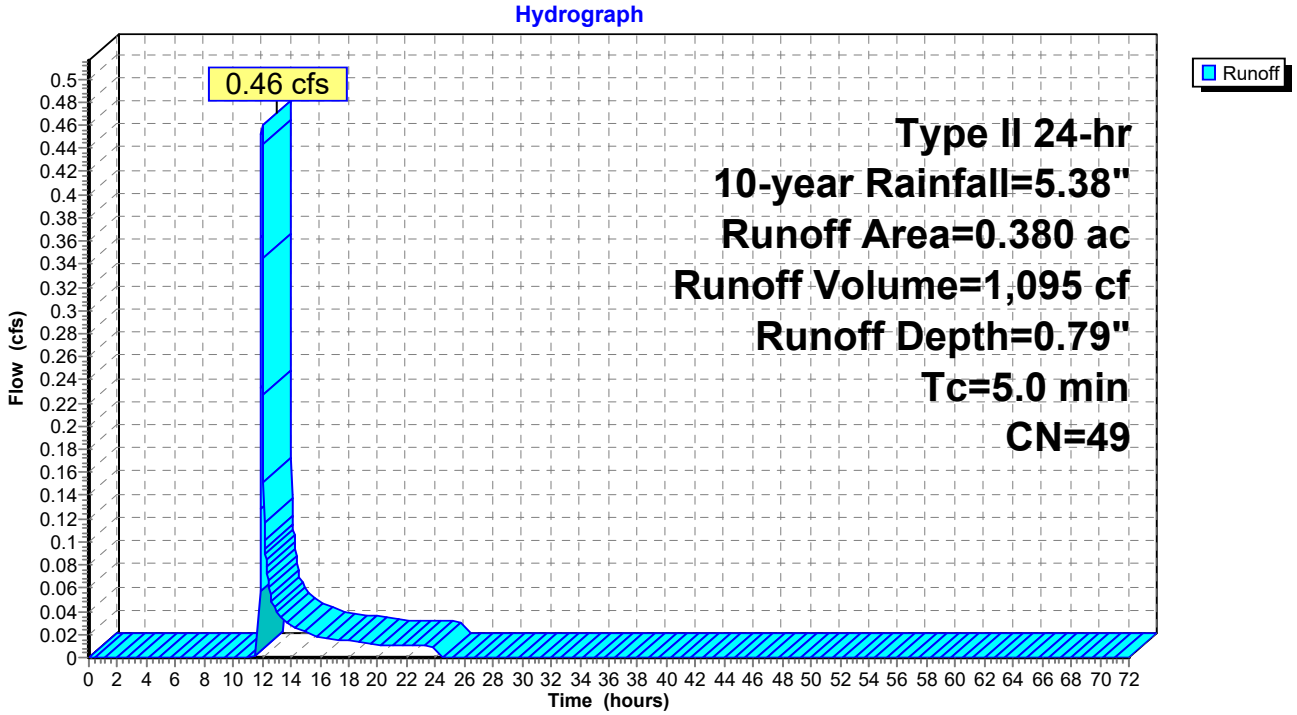
Runoff = 0.46 cfs @ 11.98 hrs, Volume= 1,095 cf, Depth= 0.79"
Routed to Link 1L : Outfall #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
0.290	49	50-75% Grass cover, Fair, HSG A
0.070	36	Woods, Fair, HSG A
0.020	98	Paved parking, HSG A
0.380	49	Weighted Average
0.360		94.74% Pervious Area
0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 10S: South Bypass



Summary for Reach 1R: Southern Trunk Line

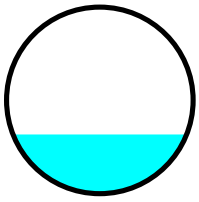
[52] Hint: Inlet/Outlet conditions not evaluated
[79] Warning: Submerged Pond 1DP Primary device # 1 INLET by 0.49'
[81] Warning: Exceeded Pond 2DP by 1.71' @ 0.00 hrs
[79] Warning: Submerged Pond 5FP Primary device # 1 INLET by 2.09'
[79] Warning: Submerged Pond 6FP Primary device # 1 INLET by 2.09'

Inflow Area = 187,308 sf, 64.19% Impervious, Inflow Depth > 2.90" for 10-year event
Inflow = 4.01 cfs @ 12.00 hrs, Volume= 45,202 cf
Outflow = 3.44 cfs @ 12.11 hrs, Volume= 45,199 cf, Atten= 14%, Lag= 6.7 min
Routed to Link 1L : Outfall #1

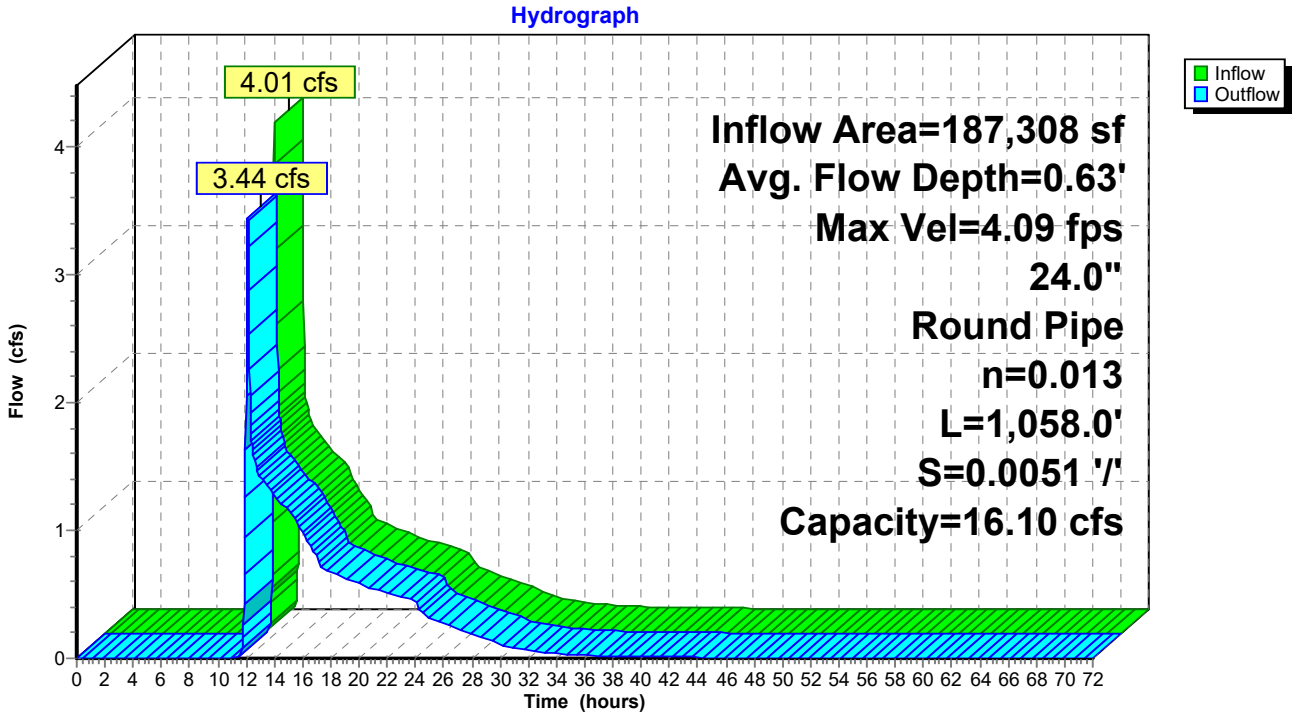
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Max. Velocity= 4.09 fps, Min. Travel Time= 4.3 min
Avg. Velocity = 1.16 fps, Avg. Travel Time= 15.2 min

Peak Storage= 902 cf @ 12.04 hrs
Average Depth at Peak Storage= 0.63' , Surface Width= 1.86'
Bank-Full Depth= 2.00' Flow Area= 3.1 sf, Capacity= 16.10 cfs

24.0" Round Pipe
n= 0.013
Length= 1,058.0' Slope= 0.0051 '/'
Inlet Invert= 695.46', Outlet Invert= 690.10'



Reach 1R: Southern Trunk Line



Summary for Pond 1DP: Detention Pond 1

[44] Hint: Outlet device #2 is below defined storage
[79] Warning: Submerged Pond 1FP Primary device # 1 INLET by 2.09'

Inflow Area = 64,469 sf, 43.92% Impervious, Inflow Depth = 2.09" for 10-year event
Inflow = 5.79 cfs @ 11.98 hrs, Volume= 11,206 cf
Outflow = 0.64 cfs @ 12.41 hrs, Volume= 11,206 cf, Atten= 89%, Lag= 26.1 min
Primary = 0.64 cfs @ 12.41 hrs, Volume= 11,206 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.09' @ 12.41 hrs Surf.Area= 3,237 sf Storage= 4,164 cf

Plug-Flow detention time= 56.5 min calculated for 11,201 cf (100% of inflow)
Center-of-Mass det. time= 56.5 min (908.4 - 851.9)

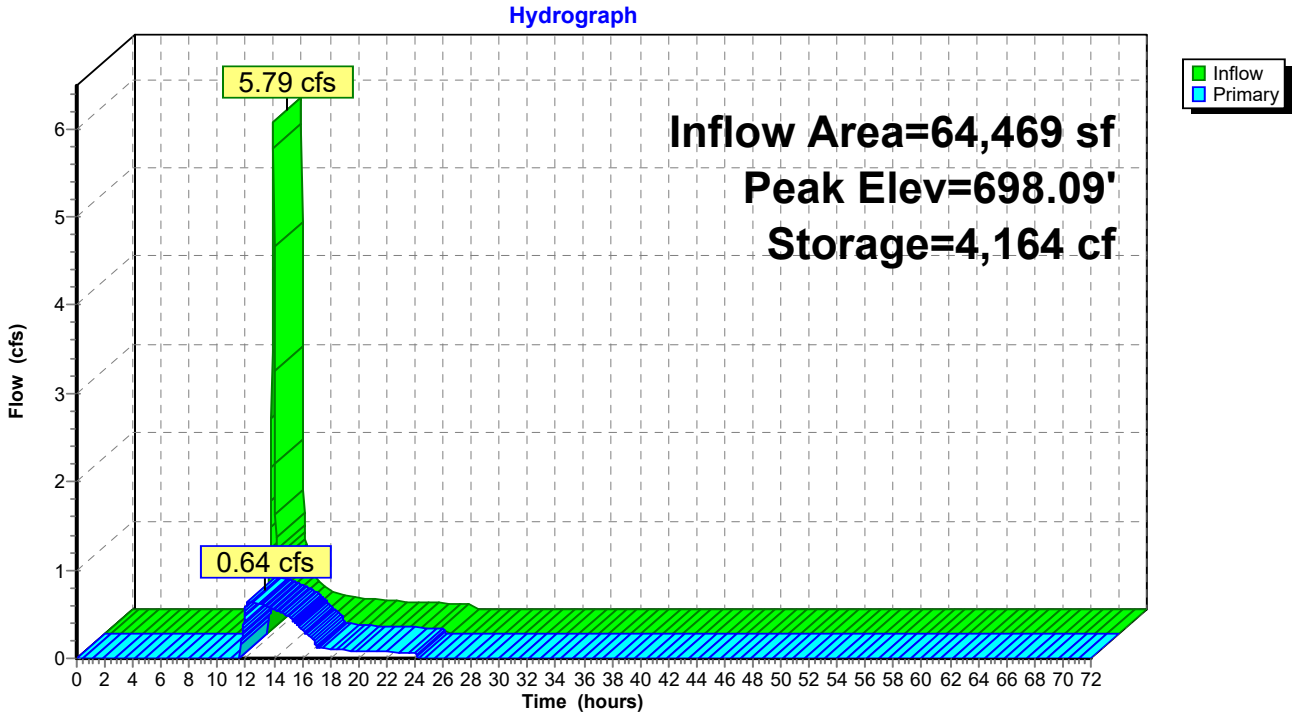
Volume	Invert	Avail.Storage	Storage Description
#1	695.80'	19,432 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.80	0	0	0
696.00	285	29	29
697.00	2,098	1,192	1,220
698.00	3,151	2,625	3,845
699.00	4,138	3,645	7,489
700.00	5,311	4,725	12,214
701.00	9,125	7,218	19,432

Device	Routing	Invert	Outlet Devices
#1	Primary	695.60'	**18.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.60' / 695.46' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	695.60'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.64 cfs @ 12.41 hrs HW=698.09' TW=565.00' (Fixed TW Elev= 565.00')
└─**1=Culvert** (Passes 0.64 cfs of 10.62 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.64 cfs @ 7.34 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 1DP: Detention Pond 1



Summary for Pond 1FP: FocalPoint 1

[92] Warning: Device #3 is above defined storage

Inflow Area = 64,469 sf, 43.92% Impervious, Inflow Depth = 2.15" for 10-year event
Inflow = 5.90 cfs @ 11.97 hrs, Volume= 11,575 cf
Outflow = 5.79 cfs @ 11.98 hrs, Volume= 11,206 cf, Atten= 2%, Lag= 0.7 min
Primary = 5.79 cfs @ 11.98 hrs, Volume= 11,206 cf
Routed to Pond 1DP : Detention Pond 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.87' @ 11.98 hrs Surf.Area= 996 sf Storage= 679 cf

Plug-Flow detention time= 25.7 min calculated for 11,201 cf (97% of inflow)
Center-of-Mass det. time= 7.4 min (851.9 - 844.5)

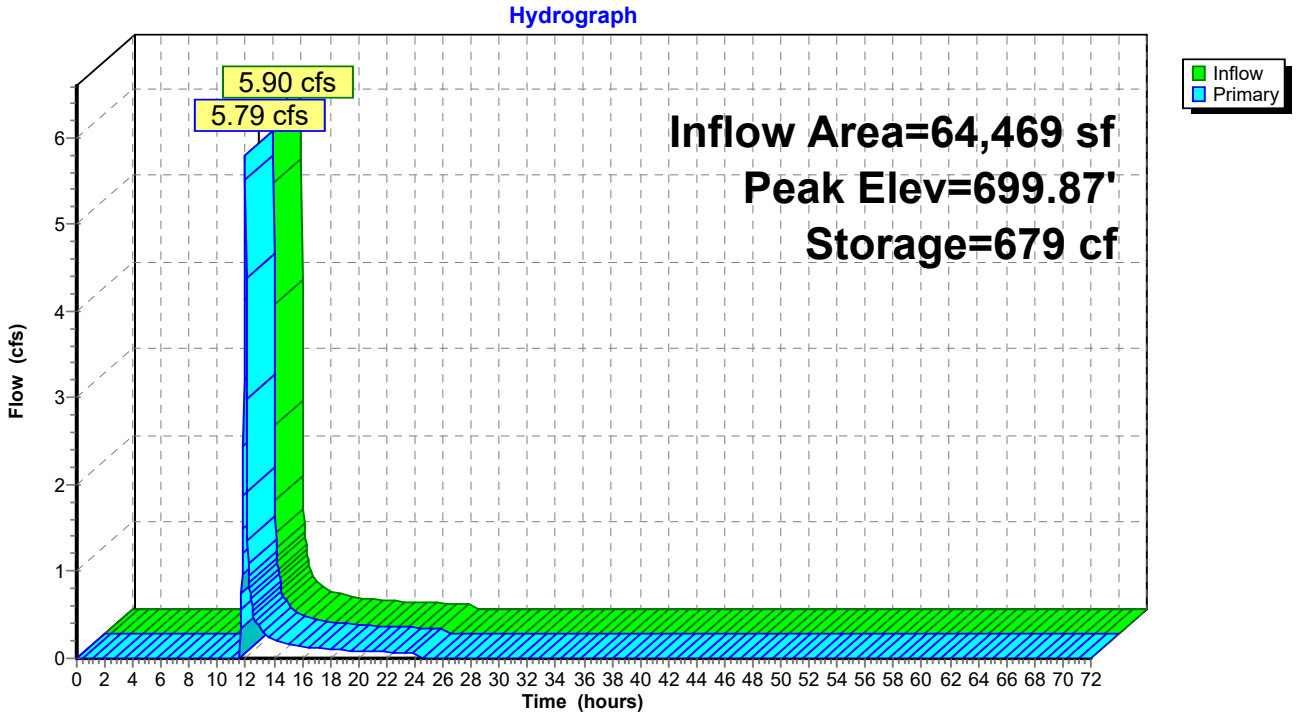
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	815 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	237	0.0	0	0
699.00	237	20.0	142	142
700.00	1,109	100.0	673	815

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 40.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.80' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**10.0' long x 18.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=5.71 cfs @ 11.98 hrs HW=699.87' (Free Discharge)
- **1=Culvert** (Passes 5.71 cfs of 15.02 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 5.71 cfs @ 1.98 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1FP: FocalPoint 1



Summary for Pond 2DP: Detention Pond 2

[79] Warning: Submerged Pond 2FP Primary device # 1 INLET by 1.68'
[79] Warning: Submerged Pond 3FP Primary device # 1 INLET by 0.18'
[79] Warning: Submerged Pond 4FP Primary device # 1 INLET by 0.18'

Inflow Area = 95,832 sf, 79.09% Impervious, Inflow Depth = 3.68" for 10-year event
Inflow = 14.92 cfs @ 11.96 hrs, Volume= 29,357 cf
Outflow = 0.60 cfs @ 13.36 hrs, Volume= 28,388 cf, Atten= 96%, Lag= 84.1 min
Primary = 0.60 cfs @ 13.36 hrs, Volume= 28,388 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 696.18' @ 13.36 hrs Surf.Area= 8,711 sf Storage= 17,463 cf

Plug-Flow detention time= 408.1 min calculated for 28,388 cf (97% of inflow)
Center-of-Mass det. time= 388.7 min (1,203.9 - 815.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	693.75'	3,019 cf	**38.12'W x 114.25'L x 4.79'H Field A** 20,877 cf Overall - 13,330 cf Embedded = 7,547 cf x 40.0% Voids
#2A	694.00'	12,663 cf	**Ferguson R-Tank HD 2.5** x 1222 Inside #1 Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf 1222 Chambers in 26 Rows
#3B	693.75'	3,019 cf	**38.12'W x 114.25'L x 4.79'H Field B** 20,877 cf Overall - 13,330 cf Embedded = 7,547 cf x 40.0% Voids
#4B	694.00'	12,663 cf	**Ferguson R-Tank HD 2.5** x 1222 Inside #3 Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf 1222 Chambers in 26 Rows
		31,364 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 693.20' S= 0.0800 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	694.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	697.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.60 cfs @ 13.36 hrs HW=696.18' TW=565.00' (Fixed TW Elev= 565.00')
- **1=Culvert** (Passes 0.60 cfs of 10.16 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.60 cfs @ 6.83 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2DP: Detention Pond 2 - Chamber Wizard Field A

Chamber Model = Ferguson R-Tank HD 2.5 (Ferguson R-Tank HD)
Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf
Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf

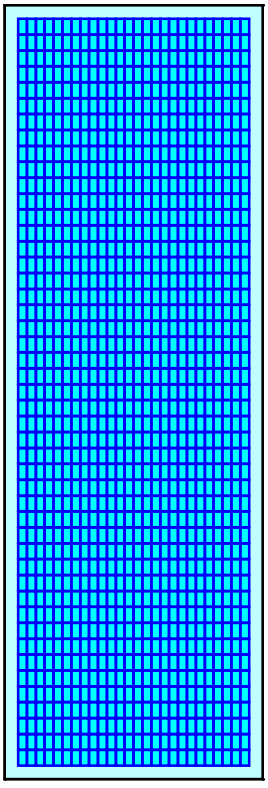
47 Chambers/Row x 2.35' Long = 110.25' Row Length +24.0" End Stone x 2 = 114.25' Base Length
26 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 38.12' Base Width
3.0" Stone Base + 42.5" Chamber Height + 12.0" Stone Cover = 4.79' Field Height

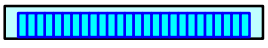
1,222 Chambers x 10.4 cf = 12,663.1 cf Chamber Storage
1,222 Chambers x 10.9 cf = 13,329.6 cf Displacement

20,876.7 cf Field - 13,329.6 cf Chambers = 7,547.2 cf Stone x 40.0% Voids = 3,018.9 cf Stone Storage

Chamber Storage + Stone Storage = 15,682.0 cf = 0.360 af
Overall Storage Efficiency = 75.1%
Overall System Size = 114.25' x 38.12' x 4.79'

1,222 Chambers
773.2 cy Field
279.5 cy Stone





Pond 2DP: Detention Pond 2 - Chamber Wizard Field B

Chamber Model = Ferguson R-Tank HD 2.5 (Ferguson R-Tank HD)
Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf
Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf

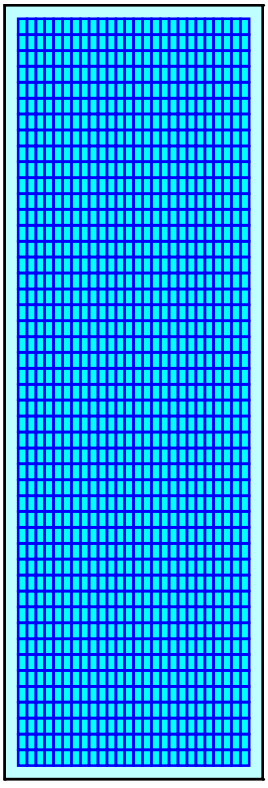
47 Chambers/Row x 2.35' Long = 110.25' Row Length +24.0" End Stone x 2 = 114.25' Base Length
26 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 38.12' Base Width
3.0" Stone Base + 42.5" Chamber Height + 12.0" Stone Cover = 4.79' Field Height

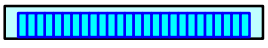
1,222 Chambers x 10.4 cf = 12,663.1 cf Chamber Storage
1,222 Chambers x 10.9 cf = 13,329.6 cf Displacement

20,876.7 cf Field - 13,329.6 cf Chambers = 7,547.2 cf Stone x 40.0% Voids = 3,018.9 cf Stone Storage

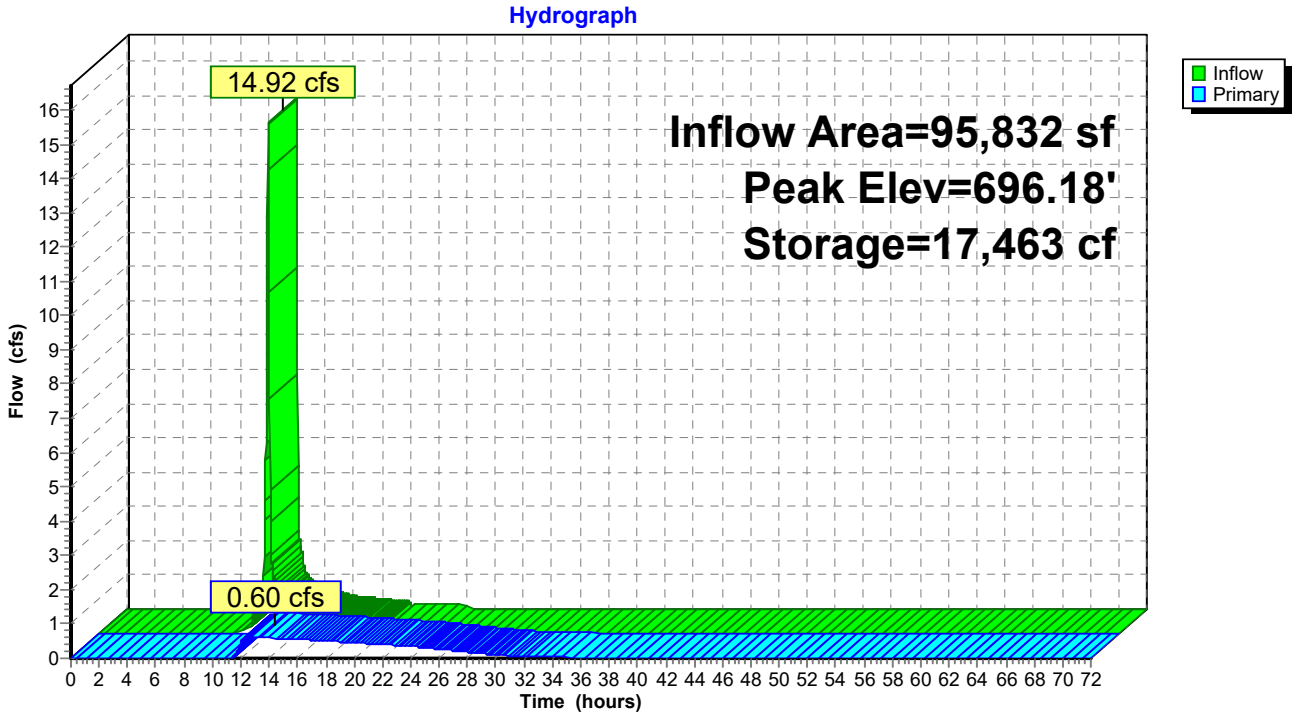
Chamber Storage + Stone Storage = 15,682.0 cf = 0.360 af
Overall Storage Efficiency = 75.1%
Overall System Size = 114.25' x 38.12' x 4.79'

1,222 Chambers
773.2 cy Field
279.5 cy Stone





Pond 2DP: Detention Pond 2



Summary for Pond 2FP: FocalPoint 2

Inflow Area = 31,363 sf, 83.33% Impervious, Inflow Depth = 4.24" for 10-year event
Inflow = 5.19 cfs @ 11.96 hrs, Volume= 11,091 cf
Outflow = 5.07 cfs @ 11.97 hrs, Volume= 10,369 cf, Atten= 2%, Lag= 0.8 min
Primary = 5.07 cfs @ 11.97 hrs, Volume= 10,369 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.34' @ 11.97 hrs Surf.Area= 1,237 sf Storage= 1,111 cf

Plug-Flow detention time= 60.2 min calculated for 10,369 cf (93% of inflow)
Center-of-Mass det. time= 23.7 min (807.7 - 784.1)

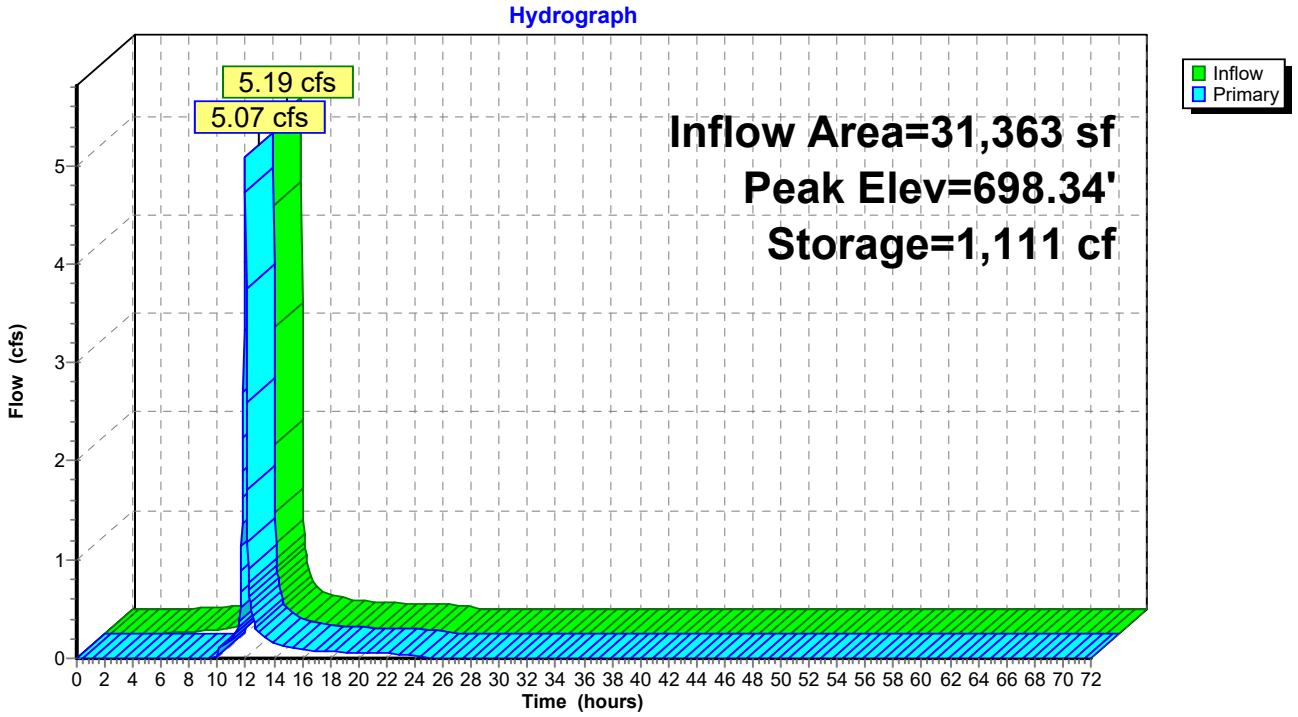
Volume	Invert	Avail.Storage	Storage Description
#1	694.50'	1,317 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.50	539	0.0	0	0
697.50	539	20.0	323	323
698.00	1,056	100.0	399	722
698.50	1,323	100.0	595	1,317

Device	Routing	Invert	Outlet Devices
#1	Primary	694.50'	**18.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.50' / 694.00' S= 0.0179 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	698.00'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=5.07 cfs @ 11.97 hrs HW=698.34' (Free Discharge)
↑**1=Culvert** (Passes 5.07 cfs of 14.95 cfs potential flow)
↑**2=Orifice/Grate** (Weir Controls 5.07 cfs @ 1.90 fps)

Pond 2FP: FocalPoint 2



Summary for Pond 3FP: FocalPoint 3

Inflow Area = 16,553 sf, 71.05% Impervious, Inflow Depth = 3.62" for 10-year event
Inflow = 2.44 cfs @ 11.96 hrs, Volume= 4,993 cf
Outflow = 2.39 cfs @ 11.97 hrs, Volume= 4,272 cf, Atten= 2%, Lag= 0.8 min
Primary = 2.39 cfs @ 11.97 hrs, Volume= 4,272 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.70' @ 11.97 hrs Surf.Area= 932 sf Storage= 902 cf

Plug-Flow detention time= 98.2 min calculated for 4,272 cf (86% of inflow)
Center-of-Mass det. time= 31.5 min (835.2 - 803.6)

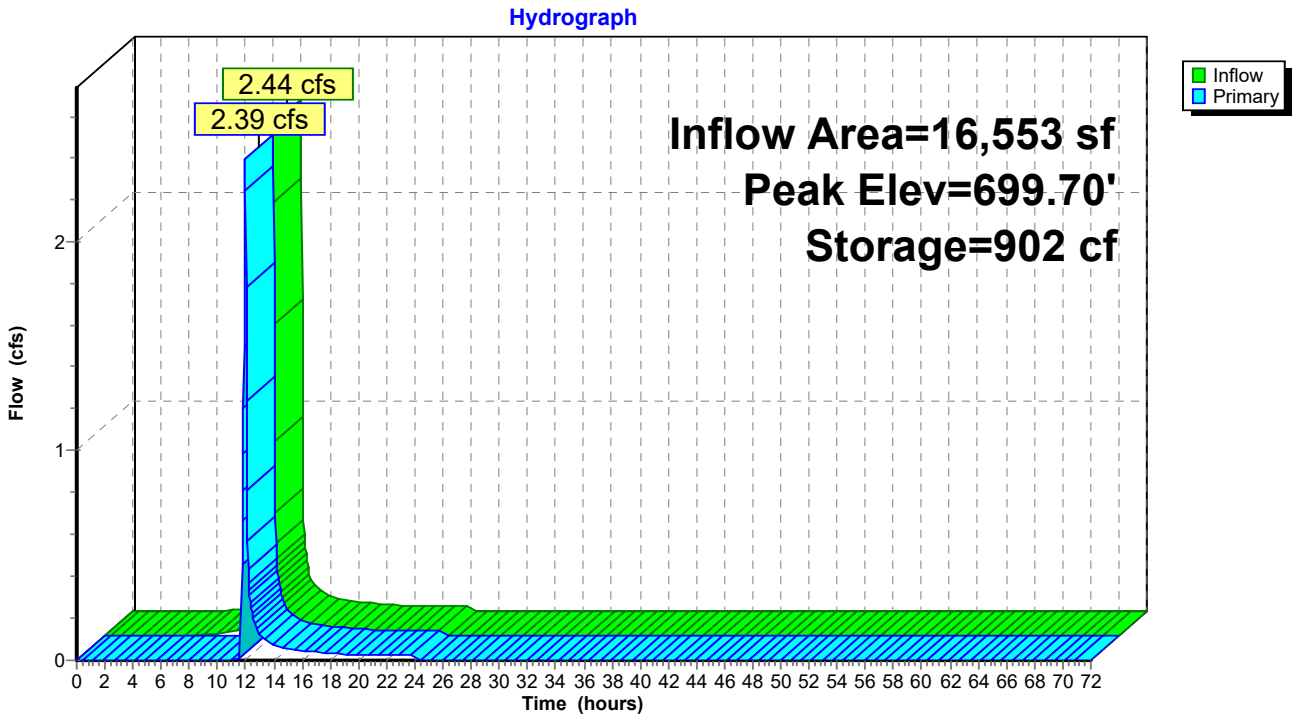
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	1,197 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	602	0.0	0	0
699.00	602	20.0	361	361
700.00	1,070	100.0	836	1,197

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 80.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 694.00' S= 0.0250 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.37 cfs @ 11.97 hrs HW=699.70' (Free Discharge)
↑**1=Culvert** (Passes 2.37 cfs of 14.62 cfs potential flow)
↑**2=Orifice/Grate** (Weir Controls 2.37 cfs @ 1.48 fps)

Pond 3FP: FocalPoint 3



Summary for Pond 4FP: FocalPoint 4

[92] Warning: Device #2 is above defined storage
[92] Warning: Device #3 is above defined storage
[93] Warning: Storage range exceeded by 0.95'
[88] Warning: Qout>Qin may require smaller dt or Finer Routing
[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=211)

Inflow Area = 47,916 sf, 79.09% Impervious, Inflow Depth = 4.03" for 10-year event
Inflow = 7.66 cfs @ 11.96 hrs, Volume= 16,096 cf
Outflow = 7.70 cfs @ 11.95 hrs, Volume= 14,715 cf, Atten= 0%, Lag= 0.0 min
Primary = 7.70 cfs @ 11.95 hrs, Volume= 14,715 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.95' @ 11.95 hrs Surf.Area= 1,491 sf Storage= 1,389 cf

Plug-Flow detention time= 68.9 min calculated for 14,709 cf (91% of inflow)
Center-of-Mass det. time= 23.6 min (814.7 - 791.2)

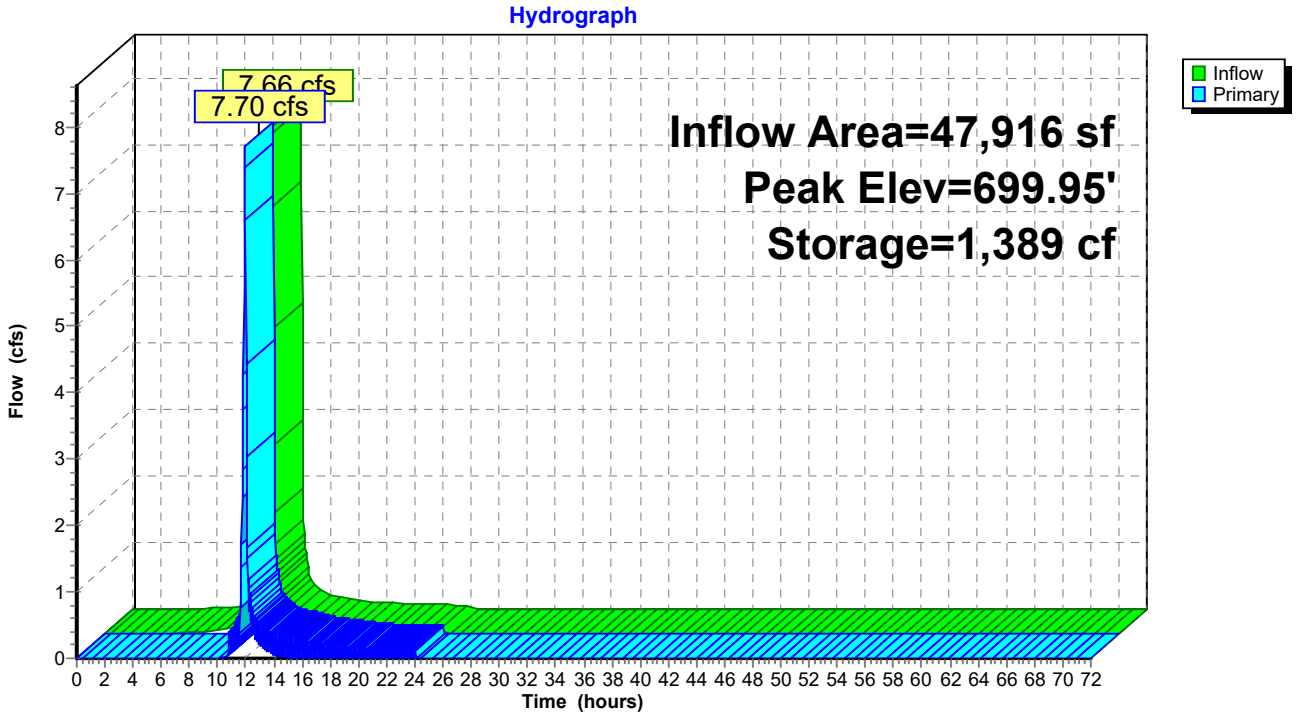
Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	1,389 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	585	0.0	0	0
698.00	585	20.0	351	351
699.00	1,491	100.0	1,038	1,389

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.88' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**6.0' long x 133.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=7.52 cfs @ 11.95 hrs HW=699.94' (Free Discharge)
└**1=Culvert** (Passes 7.52 cfs of 15.20 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 7.52 cfs @ 2.17 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 4FP: FocalPoint 4



Summary for Pond 5FP: FocalPoint 5

Inflow Area = 19,166 sf, 61.36% Impervious, Inflow Depth = 3.13" for 10-year event
Inflow = 2.50 cfs @ 11.96 hrs, Volume= 5,002 cf
Outflow = 2.43 cfs @ 11.98 hrs, Volume= 4,373 cf, Atten= 3%, Lag= 0.9 min
Primary = 2.43 cfs @ 11.98 hrs, Volume= 4,373 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.71' @ 11.98 hrs Surf.Area= 1,089 sf Storage= 835 cf

Plug-Flow detention time= 86.0 min calculated for 4,373 cf (87% of inflow)
Center-of-Mass det. time= 25.3 min (842.6 - 817.3)

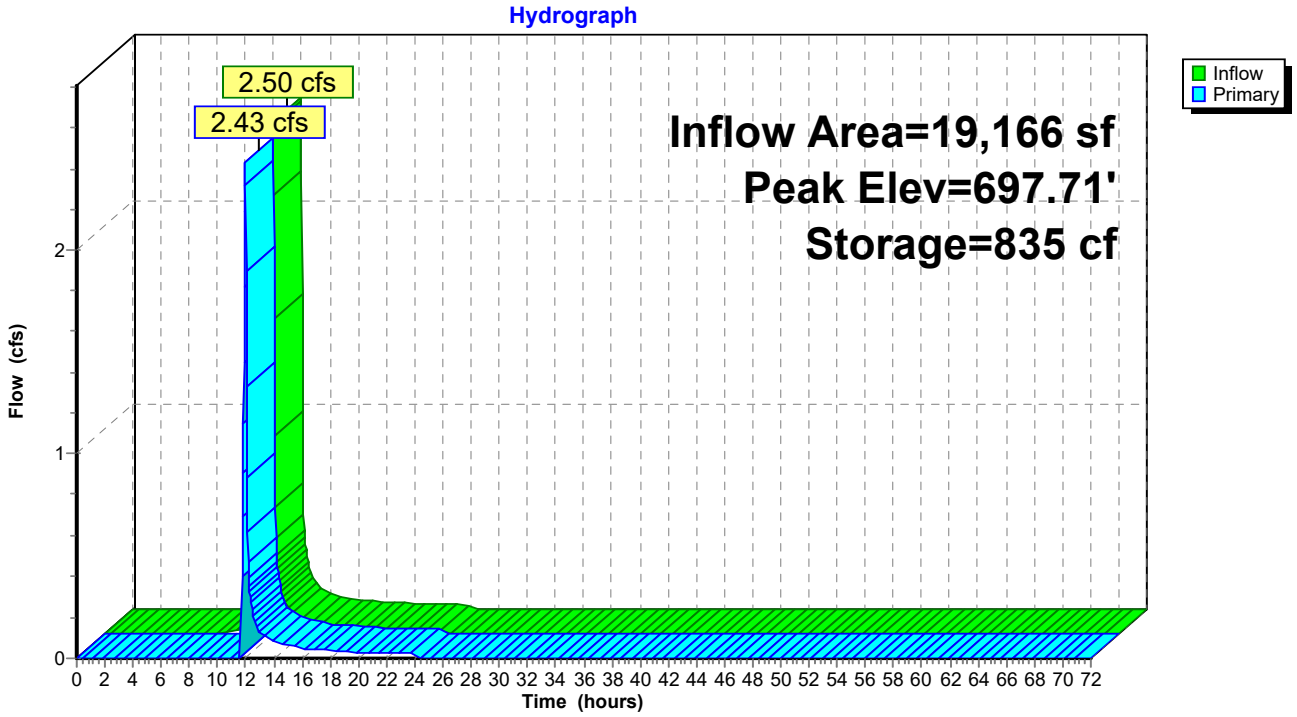
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	2,779 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	472	0.0	0	0
697.00	472	20.0	283	283
698.00	1,344	100.0	908	1,191
699.00	1,832	100.0	1,588	2,779

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 691.39' S= 0.1088 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	698.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=2.40 cfs @ 11.98 hrs HW=697.71' (Free Discharge)
└**1=Culvert** (Passes 2.40 cfs of 14.63 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 2.40 cfs @ 1.48 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 5FP: FocalPoint 5



Summary for Pond 6FP: FocalPoint 6

Inflow Area = 7,841 sf, 55.56% Impervious, Inflow Depth = 2.85" for 10-year event
Inflow = 0.94 cfs @ 11.96 hrs, Volume= 1,863 cf
Outflow = 0.69 cfs @ 12.02 hrs, Volume= 1,235 cf, Atten= 27%, Lag= 3.7 min
Primary = 0.69 cfs @ 12.02 hrs, Volume= 1,235 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.59' @ 12.02 hrs Surf.Area= 985 sf Storage= 712 cf

Plug-Flow detention time= 175.2 min calculated for 1,235 cf (66% of inflow)
Center-of-Mass det. time= 67.3 min (892.2 - 824.8)

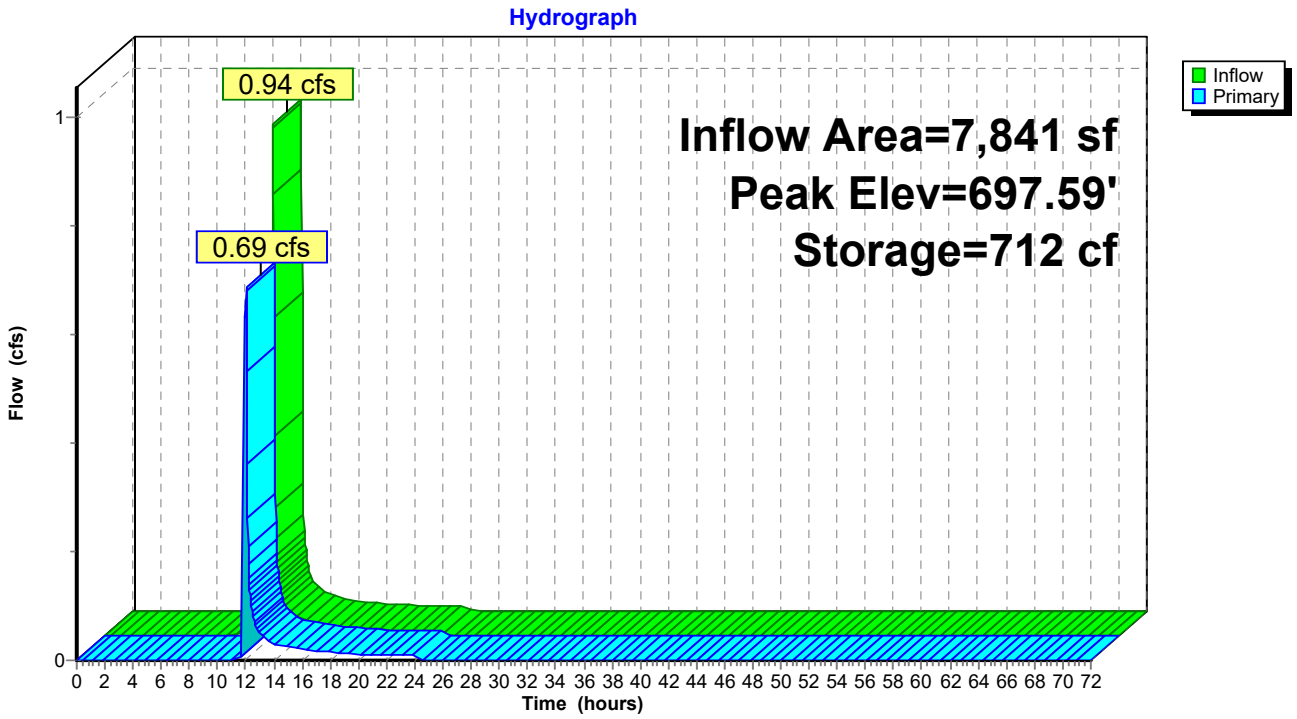
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	2,779 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	472	0.0	0	0
697.00	472	20.0	283	283
698.00	1,344	100.0	908	1,191
699.00	1,832	100.0	1,588	2,779

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 690.87' S= 0.1304 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	698.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=0.65 cfs @ 12.02 hrs HW=697.59' (Free Discharge)
└**1=Culvert** (Passes 0.65 cfs of 14.33 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 0.65 cfs @ 0.96 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 6FP: FocalPoint 6

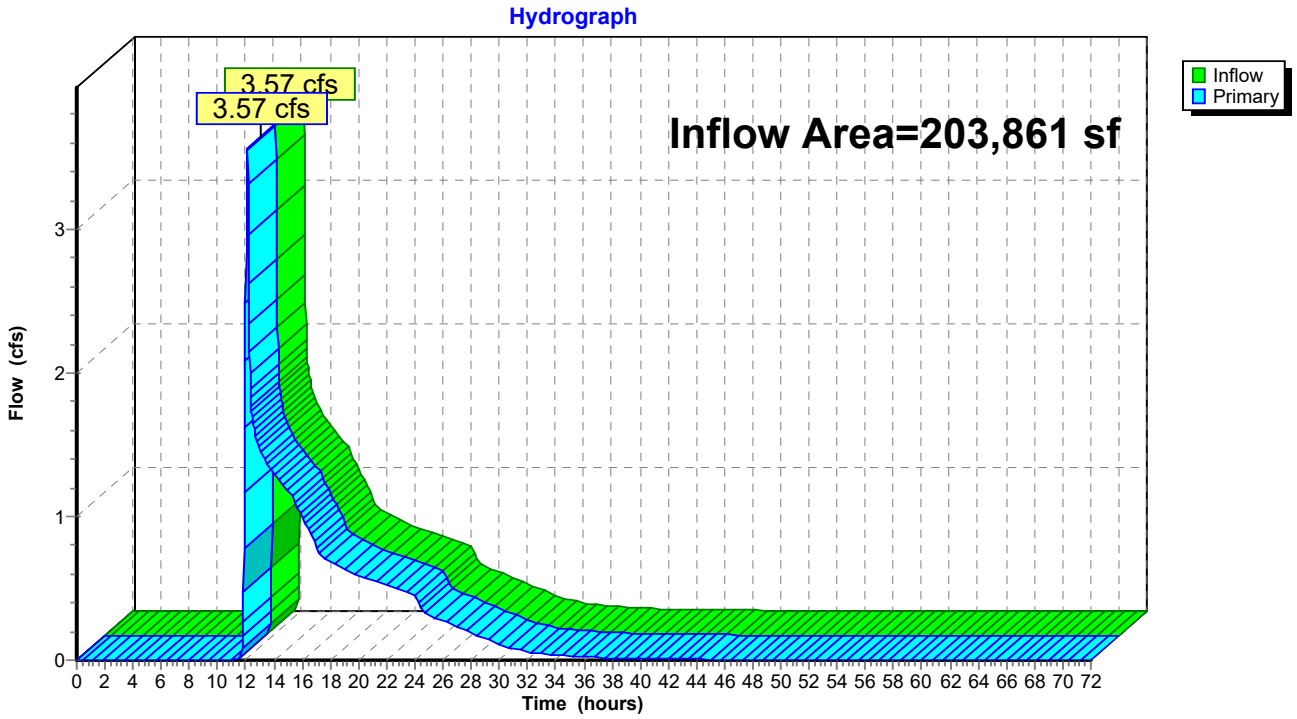


Summary for Link 1L: Outfall #1

Inflow Area = 203,861 sf, 59.40% Impervious, Inflow Depth > 2.73" for 10-year event
Inflow = 3.57 cfs @ 12.11 hrs, Volume= 46,293 cf
Primary = 3.57 cfs @ 12.11 hrs, Volume= 46,293 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 1L: Outfall #1



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Area 1 Runoff Area=1.480 ac 43.92% Impervious Runoff Depth=2.85"
Tc=5.0 min CN=68 Runoff=7.80 cfs 15,329 cf

Subcatchment2S: Area 2 Runoff Area=0.720 ac 83.33% Impervious Runoff Depth=5.14"
Tc=5.0 min CN=90 Runoff=6.20 cfs 13,430 cf

Subcatchment3S: Area 3 Runoff Area=0.380 ac 71.05% Impervious Runoff Depth=4.48"
Tc=5.0 min CN=84 Runoff=2.98 cfs 6,177 cf

Subcatchment4S: Area 4 Runoff Area=1.100 ac 79.09% Impervious Runoff Depth=4.92"
Tc=5.0 min CN=88 Runoff=9.21 cfs 19,627 cf

Subcatchment5S: Area 5 Runoff Area=0.440 ac 61.36% Impervious Runoff Depth=3.95"
Tc=5.0 min CN=79 Runoff=3.12 cfs 6,307 cf

Subcatchment6S: Area 6 Runoff Area=0.180 ac 55.56% Impervious Runoff Depth=3.64"
Tc=5.0 min CN=76 Runoff=1.19 cfs 2,379 cf

Subcatchment10S: South Bypass Runoff Area=0.380 ac 5.26% Impervious Runoff Depth=1.22"
Tc=5.0 min CN=49 Runoff=0.78 cfs 1,678 cf

Reach 1R: Southern Trunk Line Avg. Flow Depth=0.74' Max Vel=4.44 fps Inflow=5.32 cfs 57,819 cf
24.0" Round Pipe n=0.013 L=1,058.0' S=0.0051 '/' Capacity=16.10 cfs Outflow=4.65 cfs 57,816 cf

Pond 1DP: Detention Pond 1 Peak Elev=698.60' Storage=6,034 cf Inflow=7.68 cfs 14,959 cf
Outflow=0.71 cfs 14,959 cf

Pond 1FP: FocalPoint 1 Peak Elev=699.95' Storage=758 cf Inflow=7.80 cfs 15,329 cf
Outflow=7.68 cfs 14,959 cf

Pond 2DP: Detention Pond 2 Peak Elev=696.80' Storage=22,200 cf Inflow=18.30 cfs 36,410 cf
Outflow=0.68 cfs 35,431 cf

Pond 2FP: FocalPoint 2 Peak Elev=698.38' Storage=1,165 cf Inflow=6.20 cfs 13,430 cf
Outflow=6.08 cfs 12,708 cf

Pond 3FP: FocalPoint 3 Peak Elev=699.73' Storage=930 cf Inflow=2.98 cfs 6,177 cf
Outflow=2.93 cfs 5,456 cf

Pond 4FP: FocalPoint 4 Peak Elev=700.01' Storage=1,389 cf Inflow=9.21 cfs 19,627 cf
Outflow=9.33 cfs 18,246 cf

Pond 5FP: FocalPoint 5 Peak Elev=697.74' Storage=872 cf Inflow=3.12 cfs 6,307 cf
Outflow=3.04 cfs 5,679 cf

Pond 6FP: FocalPoint 6 Peak Elev=697.62' Storage=746 cf Inflow=1.19 cfs 2,379 cf
Outflow=1.12 cfs 1,750 cf

Link 1L: Outfall #1

Inflow=4.89 cfs 59,494 cf
Primary=4.89 cfs 59,494 cf

Total Runoff Area = 203,861 sf Runoff Volume = 64,926 cf Average Runoff Depth = 3.82"
40.60% Pervious = 82,764 sf 59.40% Impervious = 121,097 sf

Summary for Subcatchment 1S: Area 1

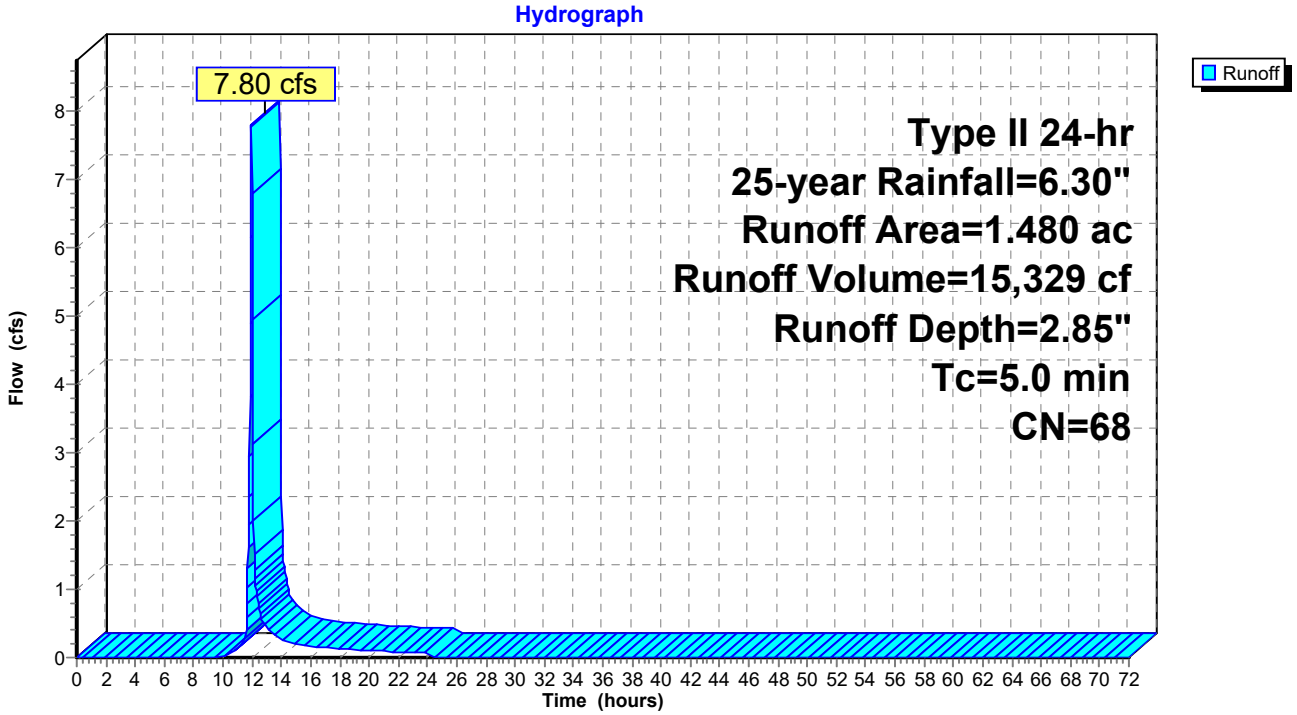
Runoff = 7.80 cfs @ 11.96 hrs, Volume= 15,329 cf, Depth= 2.85"
Routed to Pond 1FP : FocalPoint 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.510	49	50-75% Grass cover, Fair, HSG A
0.320	36	Woods, Fair, HSG A
0.650	98	Paved parking, HSG A
1.480	68	Weighted Average
0.830		56.08% Pervious Area
0.650		43.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Area 1



Summary for Subcatchment 2S: Area 2

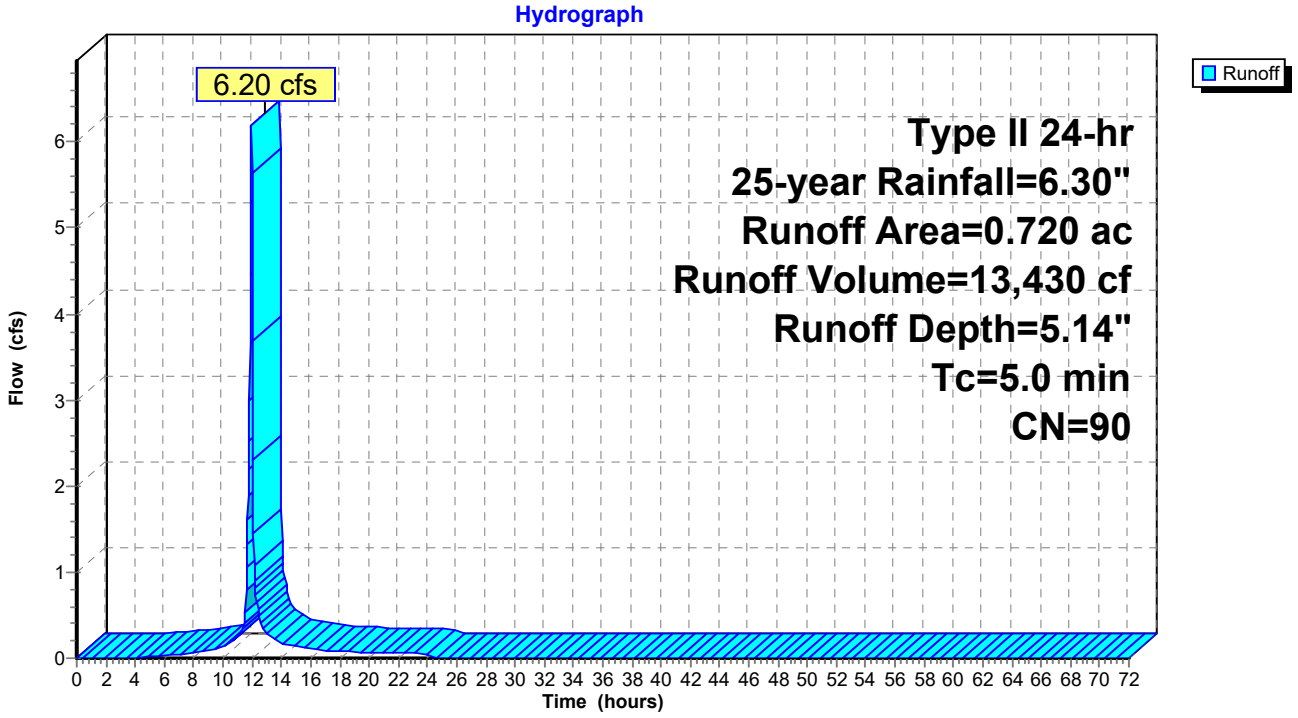
Runoff = 6.20 cfs @ 11.96 hrs, Volume= 13,430 cf, Depth= 5.14"
Routed to Pond 2FP : FocalPoint 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.120	49	50-75% Grass cover, Fair, HSG A
0.600	98	Paved parking, HSG A
0.720	90	Weighted Average
0.120		16.67% Pervious Area
0.600		83.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Area 2



Summary for Subcatchment 3S: Area 3

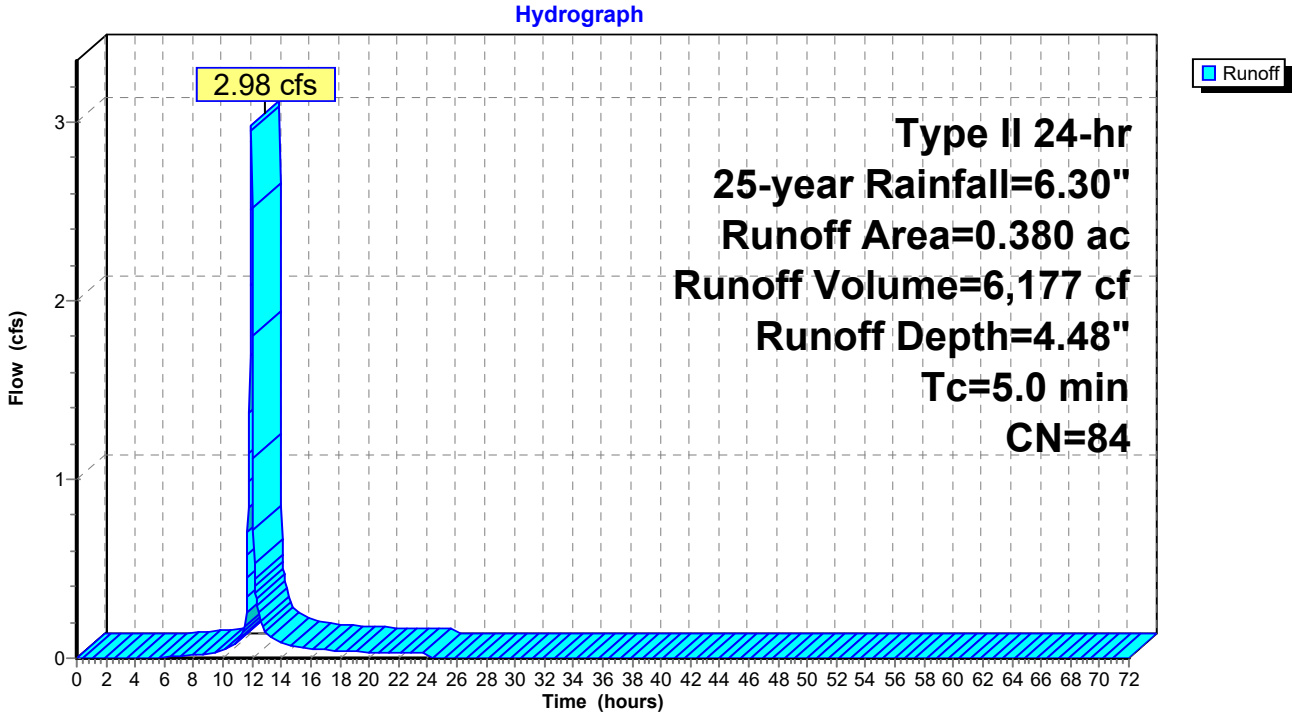
Runoff = 2.98 cfs @ 11.96 hrs, Volume= 6,177 cf, Depth= 4.48"
Routed to Pond 3FP : FocalPoint 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.110	49	50-75% Grass cover, Fair, HSG A
0.270	98	Paved parking, HSG A
0.380	84	Weighted Average
0.110		28.95% Pervious Area
0.270		71.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Area 3



Summary for Subcatchment 4S: Area 4

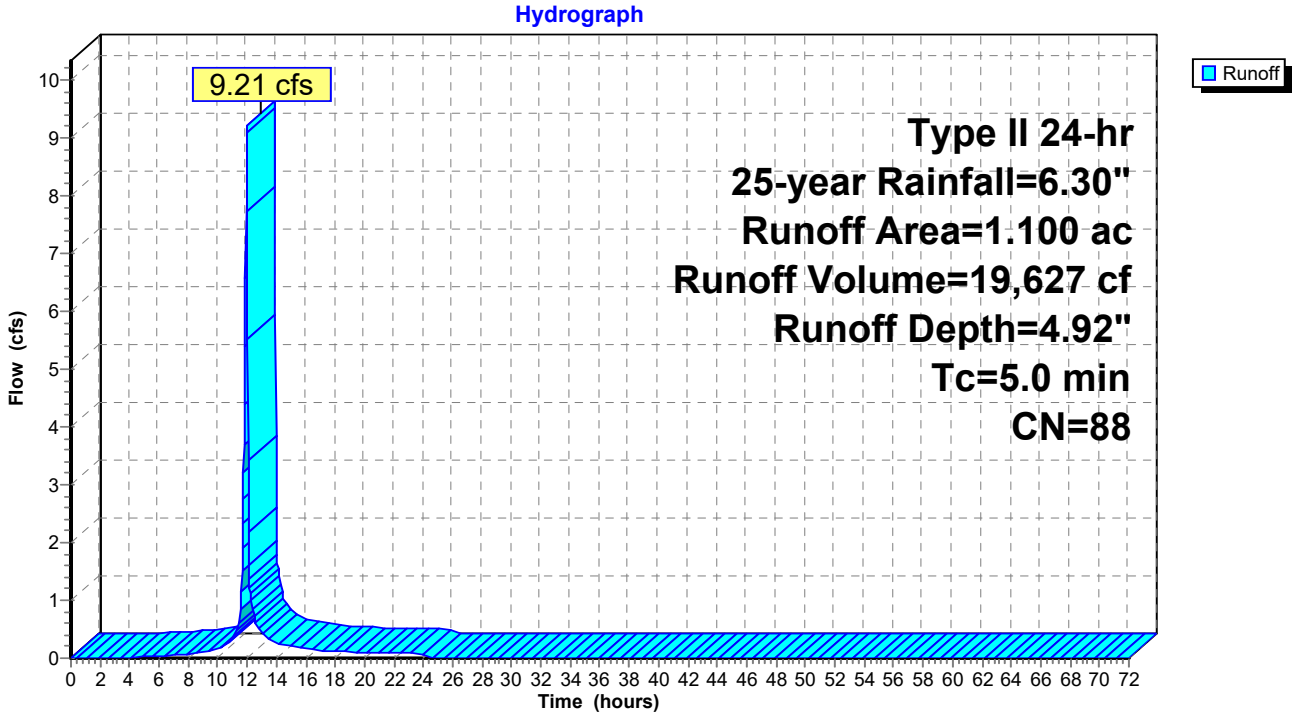
Runoff = 9.21 cfs @ 11.96 hrs, Volume= 19,627 cf, Depth= 4.92"
Routed to Pond 4FP : FocalPoint 4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.230	49	50-75% Grass cover, Fair, HSG A
0.870	98	Paved parking, HSG A
1.100	88	Weighted Average
0.230		20.91% Pervious Area
0.870		79.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: Area 4



Summary for Subcatchment 5S: Area 5

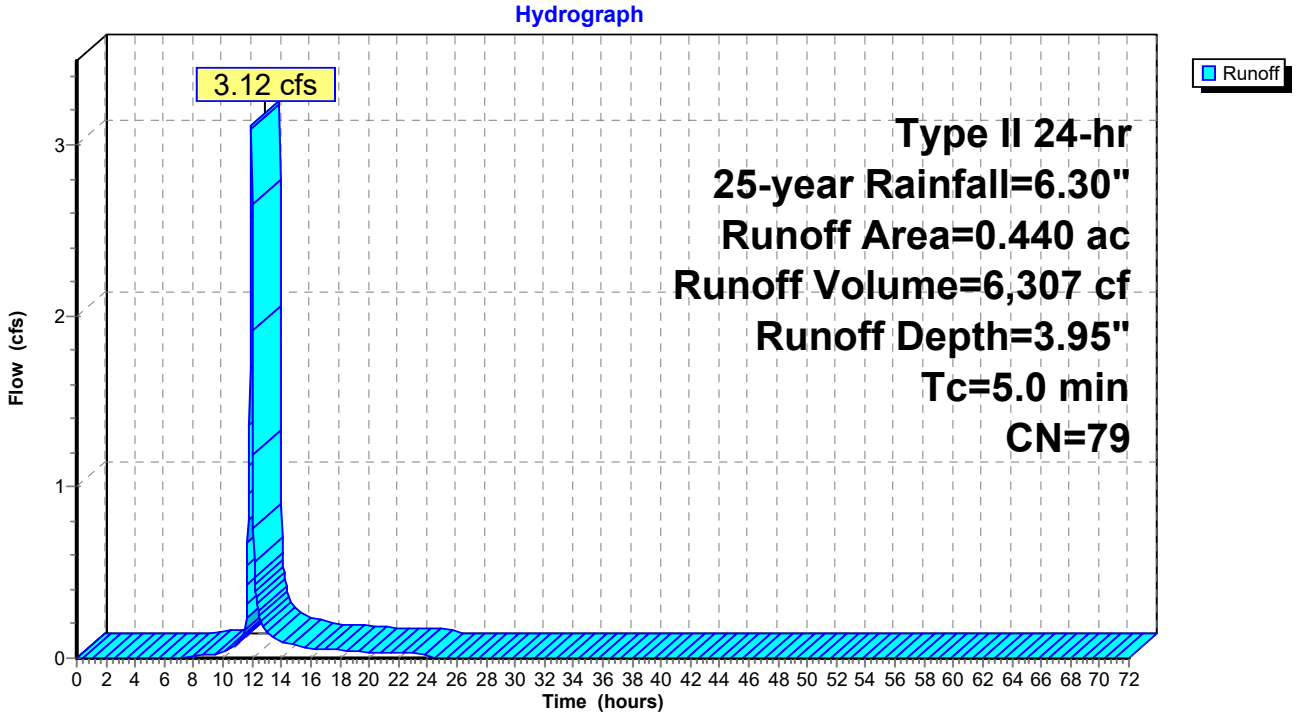
Runoff = 3.12 cfs @ 11.96 hrs, Volume= 6,307 cf, Depth= 3.95"
Routed to Pond 5FP : FocalPoint 5

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.170	49	50-75% Grass cover, Fair, HSG A
0.270	98	Paved parking, HSG A
0.440	79	Weighted Average
0.170		38.64% Pervious Area
0.270		61.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 5S: Area 5



Summary for Subcatchment 6S: Area 6

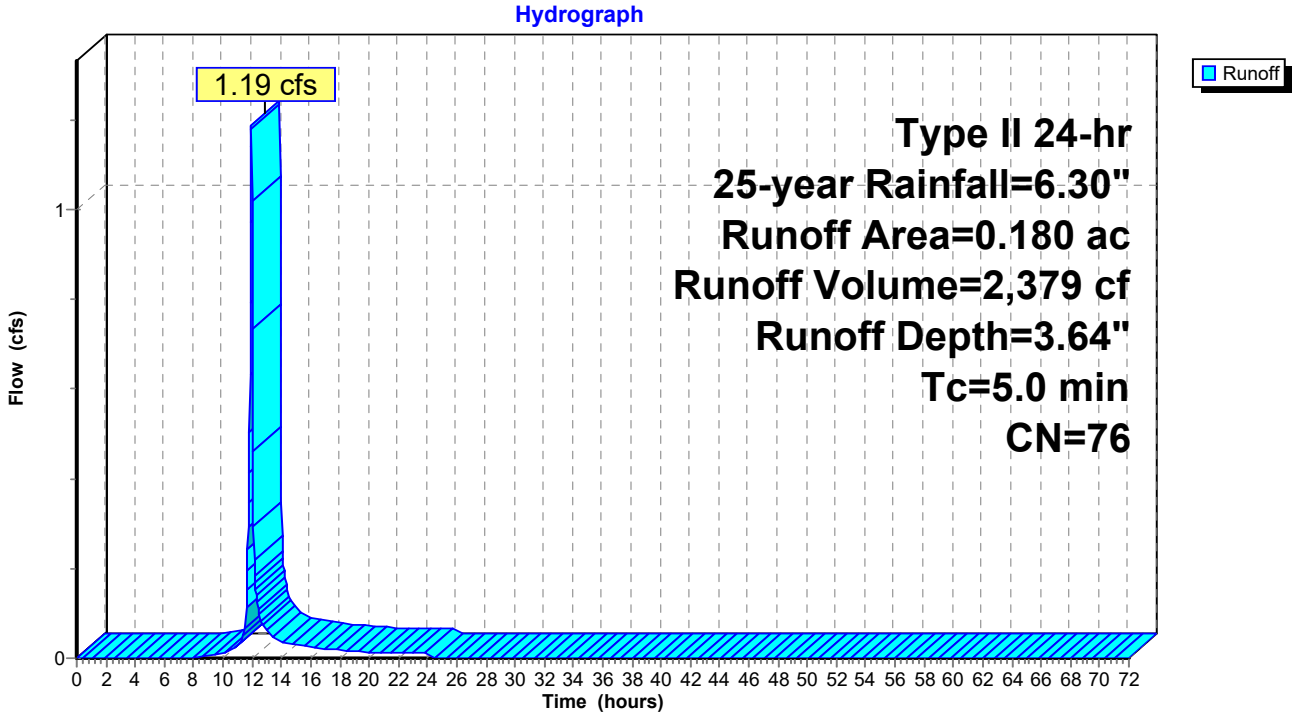
Runoff = 1.19 cfs @ 11.96 hrs, Volume= 2,379 cf, Depth= 3.64"
Routed to Pond 6FP : FocalPoint 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.080	49	50-75% Grass cover, Fair, HSG A
0.100	98	Paved parking, HSG A
0.180	76	Weighted Average
0.080		44.44% Pervious Area
0.100		55.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 6S: Area 6



Summary for Subcatchment 10S: South Bypass

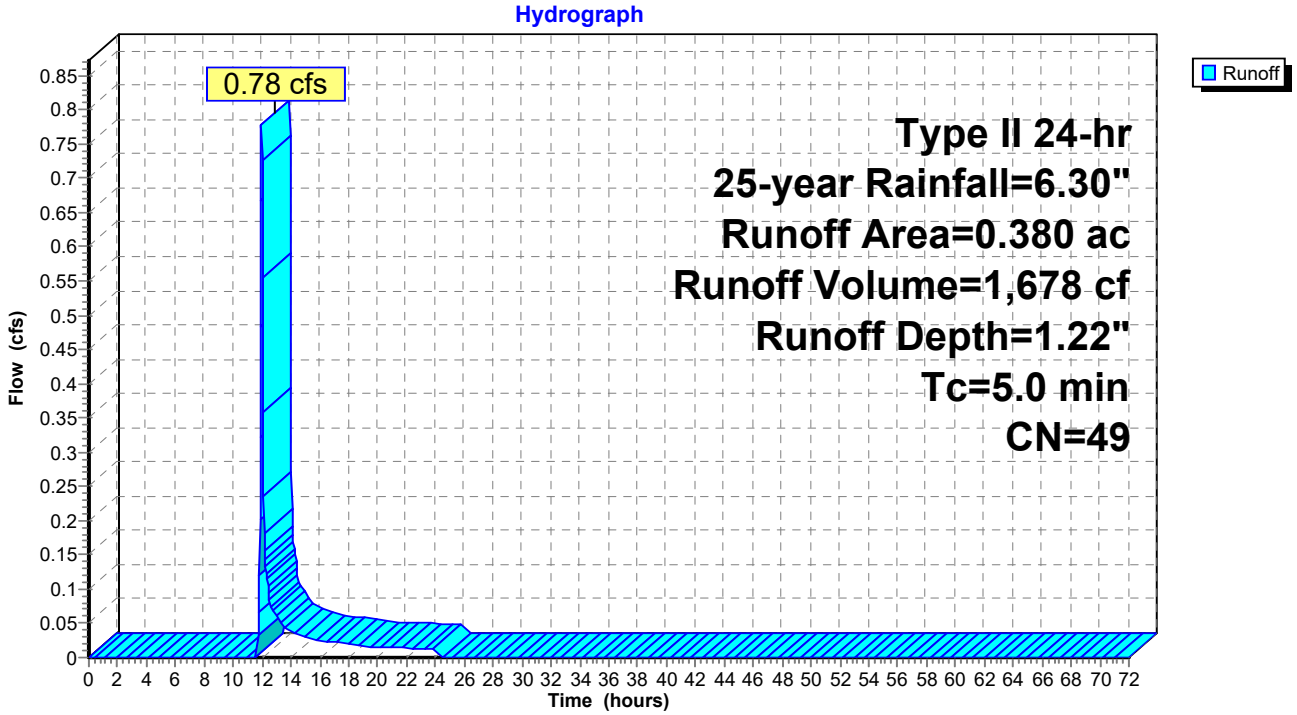
Runoff = 0.78 cfs @ 11.98 hrs, Volume= 1,678 cf, Depth= 1.22"
Routed to Link 1L : Outfall #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.290	49	50-75% Grass cover, Fair, HSG A
0.070	36	Woods, Fair, HSG A
0.020	98	Paved parking, HSG A
0.380	49	Weighted Average
0.360		94.74% Pervious Area
0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 10S: South Bypass



Summary for Reach 1R: Southern Trunk Line

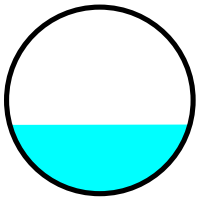
[52] Hint: Inlet/Outlet conditions not evaluated
[79] Warning: Submerged Pond 1DP Primary device # 1 INLET by 0.60'
[81] Warning: Exceeded Pond 2DP by 1.71' @ 0.00 hrs
[79] Warning: Submerged Pond 5FP Primary device # 1 INLET by 2.20'
[79] Warning: Submerged Pond 6FP Primary device # 1 INLET by 2.20'

Inflow Area = 187,308 sf, 64.19% Impervious, Inflow Depth > 3.70" for 25-year event
Inflow = 5.32 cfs @ 11.98 hrs, Volume= 57,819 cf
Outflow = 4.65 cfs @ 12.09 hrs, Volume= 57,816 cf, Atten= 13%, Lag= 6.5 min
Routed to Link 1L : Outfall #1

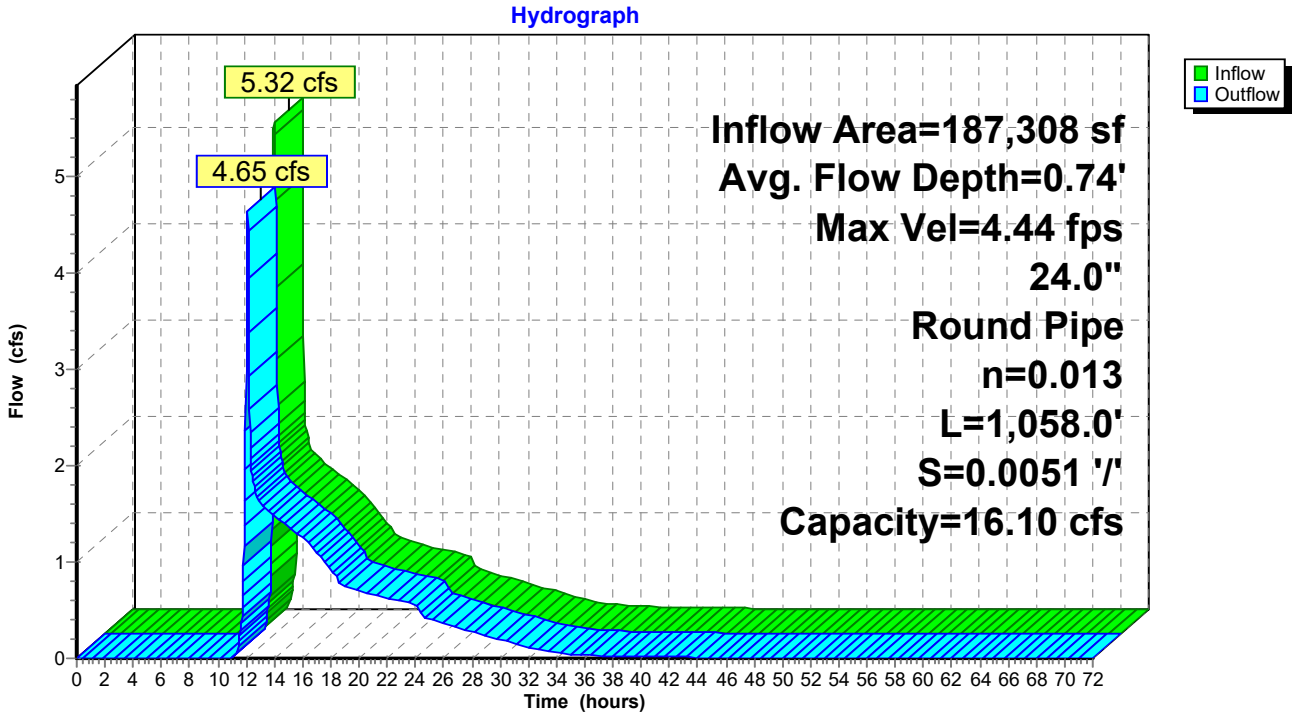
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Max. Velocity= 4.44 fps, Min. Travel Time= 4.0 min
Avg. Velocity = 1.26 fps, Avg. Travel Time= 14.0 min

Peak Storage= 1,115 cf @ 12.02 hrs
Average Depth at Peak Storage= 0.74' , Surface Width= 1.93'
Bank-Full Depth= 2.00' Flow Area= 3.1 sf, Capacity= 16.10 cfs

24.0" Round Pipe
n= 0.013
Length= 1,058.0' Slope= 0.0051 '/'
Inlet Invert= 695.46', Outlet Invert= 690.10'



Reach 1R: Southern Trunk Line



Summary for Pond 1DP: Detention Pond 1

[44] Hint: Outlet device #2 is below defined storage
[79] Warning: Submerged Pond 1FP Primary device # 1 INLET by 2.60'

Inflow Area = 64,469 sf, 43.92% Impervious, Inflow Depth = 2.78" for 25-year event
Inflow = 7.68 cfs @ 11.97 hrs, Volume= 14,959 cf
Outflow = 0.71 cfs @ 12.49 hrs, Volume= 14,959 cf, Atten= 91%, Lag= 31.1 min
Primary = 0.71 cfs @ 12.49 hrs, Volume= 14,959 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.60' @ 12.49 hrs Surf.Area= 3,744 sf Storage= 6,034 cf

Plug-Flow detention time= 77.7 min calculated for 14,953 cf (100% of inflow)
Center-of-Mass det. time= 77.7 min (920.4 - 842.7)

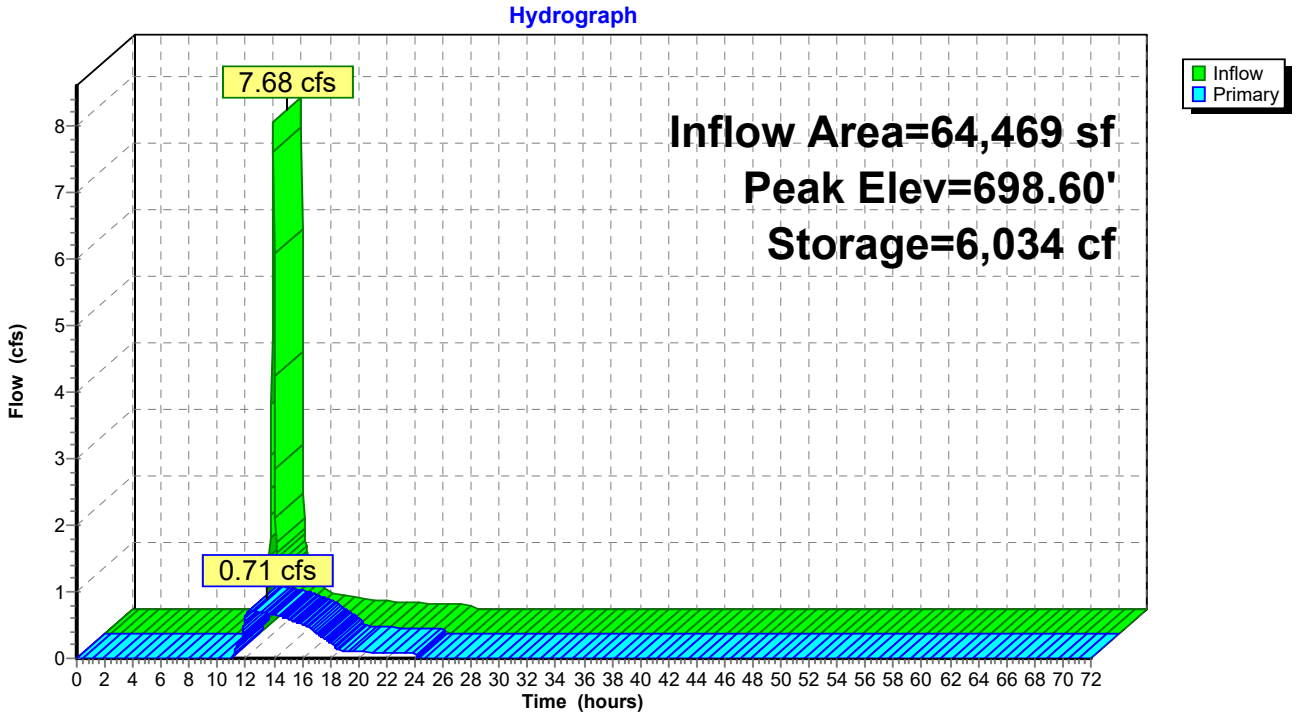
Volume	Invert	Avail.Storage	Storage Description
#1	695.80'	19,432 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.80	0	0	0
696.00	285	29	29
697.00	2,098	1,192	1,220
698.00	3,151	2,625	3,845
699.00	4,138	3,645	7,489
700.00	5,311	4,725	12,214
701.00	9,125	7,218	19,432

Device	Routing	Invert	Outlet Devices
#1	Primary	695.60'	**18.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.60' / 695.46' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	695.60'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.71 cfs @ 12.49 hrs HW=698.60' TW=565.00' (Fixed TW Elev= 565.00')
└─**1=Culvert** (Passes 0.71 cfs of 12.77 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.71 cfs @ 8.11 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 1DP: Detention Pond 1



Summary for Pond 1FP: FocalPoint 1

[92] Warning: Device #3 is above defined storage

Inflow Area = 64,469 sf, 43.92% Impervious, Inflow Depth = 2.85" for 25-year event
Inflow = 7.80 cfs @ 11.96 hrs, Volume= 15,329 cf
Outflow = 7.68 cfs @ 11.97 hrs, Volume= 14,959 cf, Atten= 2%, Lag= 0.6 min
Primary = 7.68 cfs @ 11.97 hrs, Volume= 14,959 cf
Routed to Pond 1DP : Detention Pond 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.95' @ 11.97 hrs Surf.Area= 1,063 sf Storage= 758 cf

Plug-Flow detention time= 20.5 min calculated for 14,953 cf (98% of inflow)
Center-of-Mass det. time= 6.4 min (842.7 - 836.3)

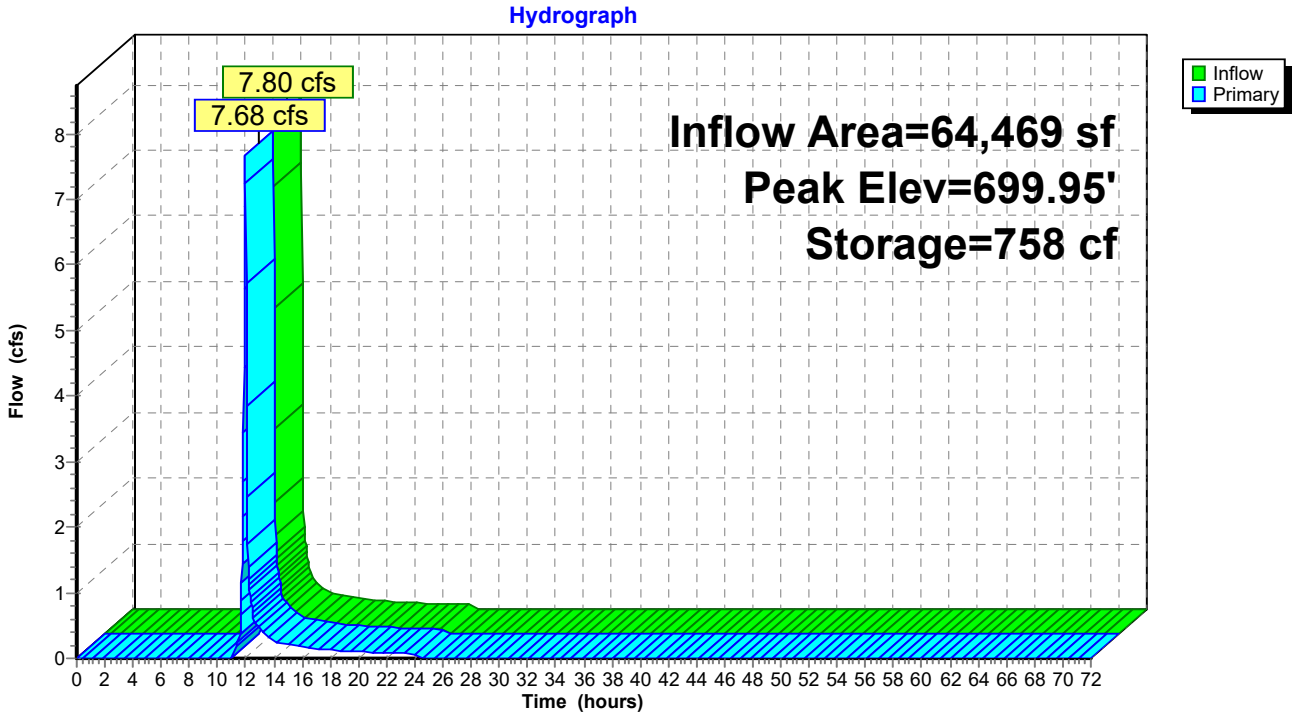
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	815 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	237	0.0	0	0
699.00	237	20.0	142	142
700.00	1,109	100.0	673	815

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 40.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.80' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**10.0' long x 18.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=7.60 cfs @ 11.97 hrs HW=699.94' (Free Discharge)
- **1=Culvert** (Passes 7.60 cfs of 15.21 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 7.60 cfs @ 2.18 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1FP: FocalPoint 1



Summary for Pond 2DP: Detention Pond 2

[79] Warning: Submerged Pond 2FP Primary device # 1 INLET by 2.30'
[79] Warning: Submerged Pond 3FP Primary device # 1 INLET by 0.80'
[79] Warning: Submerged Pond 4FP Primary device # 1 INLET by 0.80'

Inflow Area = 95,832 sf, 79.09% Impervious, Inflow Depth = 4.56" for 25-year event
Inflow = 18.30 cfs @ 11.96 hrs, Volume= 36,410 cf
Outflow = 0.68 cfs @ 13.44 hrs, Volume= 35,431 cf, Atten= 96%, Lag= 88.4 min
Primary = 0.68 cfs @ 13.44 hrs, Volume= 35,431 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 696.80' @ 13.44 hrs Surf.Area= 8,711 sf Storage= 22,200 cf

Plug-Flow detention time= 441.5 min calculated for 35,431 cf (97% of inflow)
Center-of-Mass det. time= 425.4 min (1,233.5 - 808.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	693.75'	3,019 cf	**38.12'W x 114.25'L x 4.79'H Field A** 20,877 cf Overall - 13,330 cf Embedded = 7,547 cf x 40.0% Voids
#2A	694.00'	12,663 cf	**Ferguson R-Tank HD 2.5** x 1222 Inside #1 Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf 1222 Chambers in 26 Rows
#3B	693.75'	3,019 cf	**38.12'W x 114.25'L x 4.79'H Field B** 20,877 cf Overall - 13,330 cf Embedded = 7,547 cf x 40.0% Voids
#4B	694.00'	12,663 cf	**Ferguson R-Tank HD 2.5** x 1222 Inside #3 Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf 1222 Chambers in 26 Rows
		31,364 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 693.20' S= 0.0800 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	694.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	697.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.68 cfs @ 13.44 hrs HW=696.80' TW=565.00' (Fixed TW Elev= 565.00')
└─**1=Culvert** (Passes 0.68 cfs of 12.18 cfs potential flow)
└─**2=Orifice/Grate** (Orifice Controls 0.68 cfs @ 7.81 fps)
└─**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2DP: Detention Pond 2 - Chamber Wizard Field A

Chamber Model = Ferguson R-Tank HD 2.5 (Ferguson R-Tank HD)
Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf
Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf

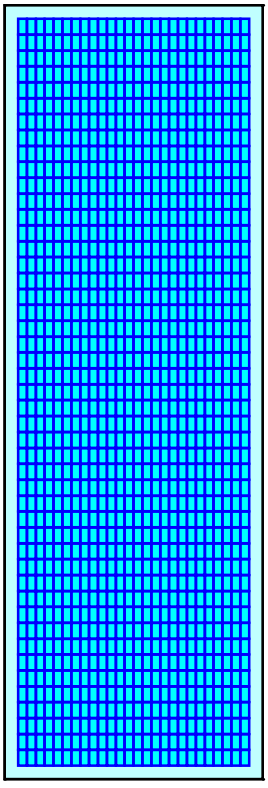
47 Chambers/Row x 2.35' Long = 110.25' Row Length +24.0" End Stone x 2 = 114.25' Base Length
26 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 38.12' Base Width
3.0" Stone Base + 42.5" Chamber Height + 12.0" Stone Cover = 4.79' Field Height

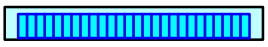
1,222 Chambers x 10.4 cf = 12,663.1 cf Chamber Storage
1,222 Chambers x 10.9 cf = 13,329.6 cf Displacement

20,876.7 cf Field - 13,329.6 cf Chambers = 7,547.2 cf Stone x 40.0% Voids = 3,018.9 cf Stone Storage

Chamber Storage + Stone Storage = 15,682.0 cf = 0.360 af
Overall Storage Efficiency = 75.1%
Overall System Size = 114.25' x 38.12' x 4.79'

1,222 Chambers
773.2 cy Field
279.5 cy Stone





Pond 2DP: Detention Pond 2 - Chamber Wizard Field B

Chamber Model = Ferguson R-Tank HD 2.5 (Ferguson R-Tank HD)
Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf
Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf

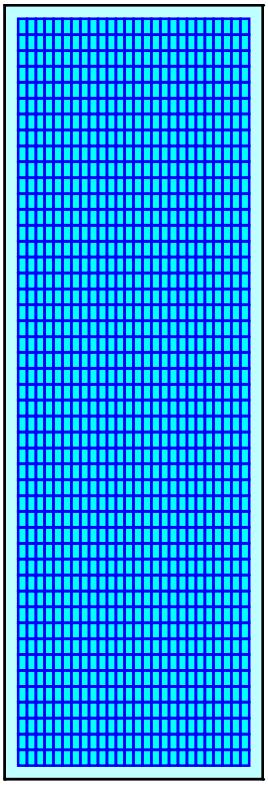
47 Chambers/Row x 2.35' Long = 110.25' Row Length +24.0" End Stone x 2 = 114.25' Base Length
26 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 38.12' Base Width
3.0" Stone Base + 42.5" Chamber Height + 12.0" Stone Cover = 4.79' Field Height

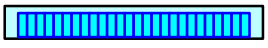
1,222 Chambers x 10.4 cf = 12,663.1 cf Chamber Storage
1,222 Chambers x 10.9 cf = 13,329.6 cf Displacement

20,876.7 cf Field - 13,329.6 cf Chambers = 7,547.2 cf Stone x 40.0% Voids = 3,018.9 cf Stone Storage

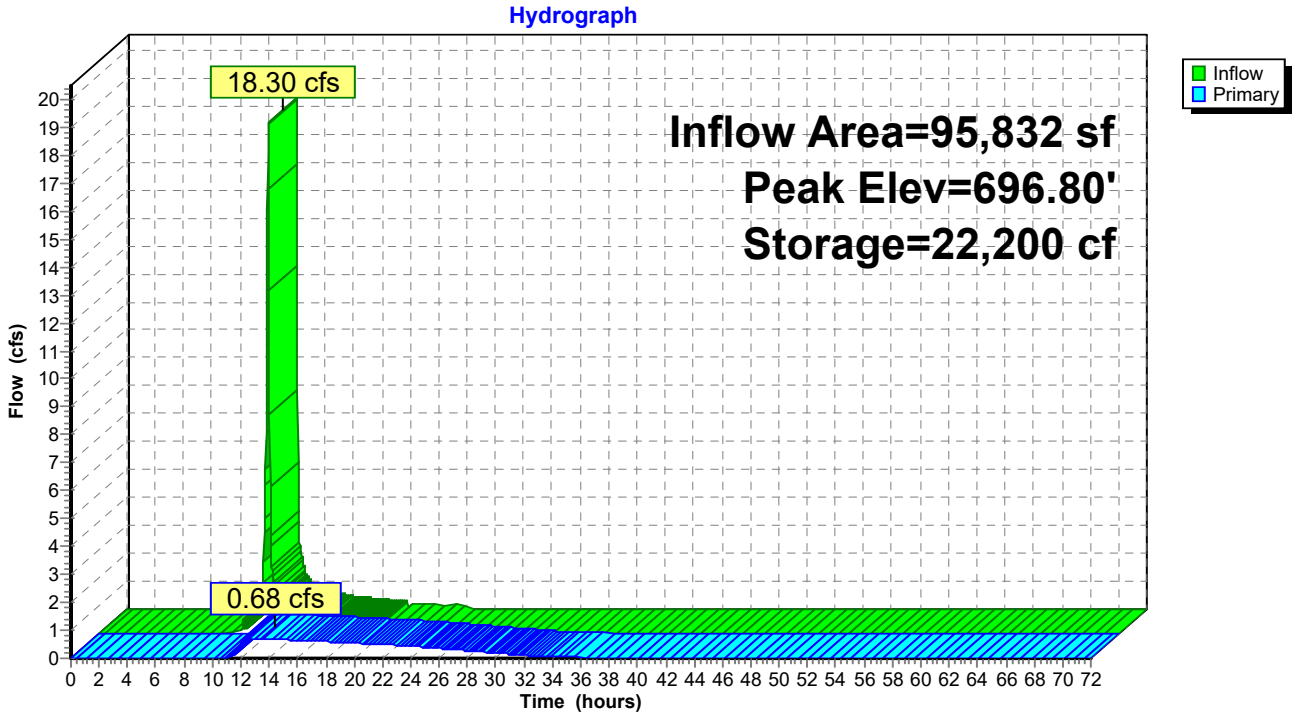
Chamber Storage + Stone Storage = 15,682.0 cf = 0.360 af
Overall Storage Efficiency = 75.1%
Overall System Size = 114.25' x 38.12' x 4.79'

1,222 Chambers
773.2 cy Field
279.5 cy Stone





Pond 2DP: Detention Pond 2



Summary for Pond 2FP: FocalPoint 2

Inflow Area = 31,363 sf, 83.33% Impervious, Inflow Depth = 5.14" for 25-year event
Inflow = 6.20 cfs @ 11.96 hrs, Volume= 13,430 cf
Outflow = 6.08 cfs @ 11.97 hrs, Volume= 12,708 cf, Atten= 2%, Lag= 0.8 min
Primary = 6.08 cfs @ 11.97 hrs, Volume= 12,708 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.38' @ 11.97 hrs Surf.Area= 1,260 sf Storage= 1,165 cf

Plug-Flow detention time= 53.1 min calculated for 12,702 cf (95% of inflow)
Center-of-Mass det. time= 22.0 min (800.9 - 778.9)

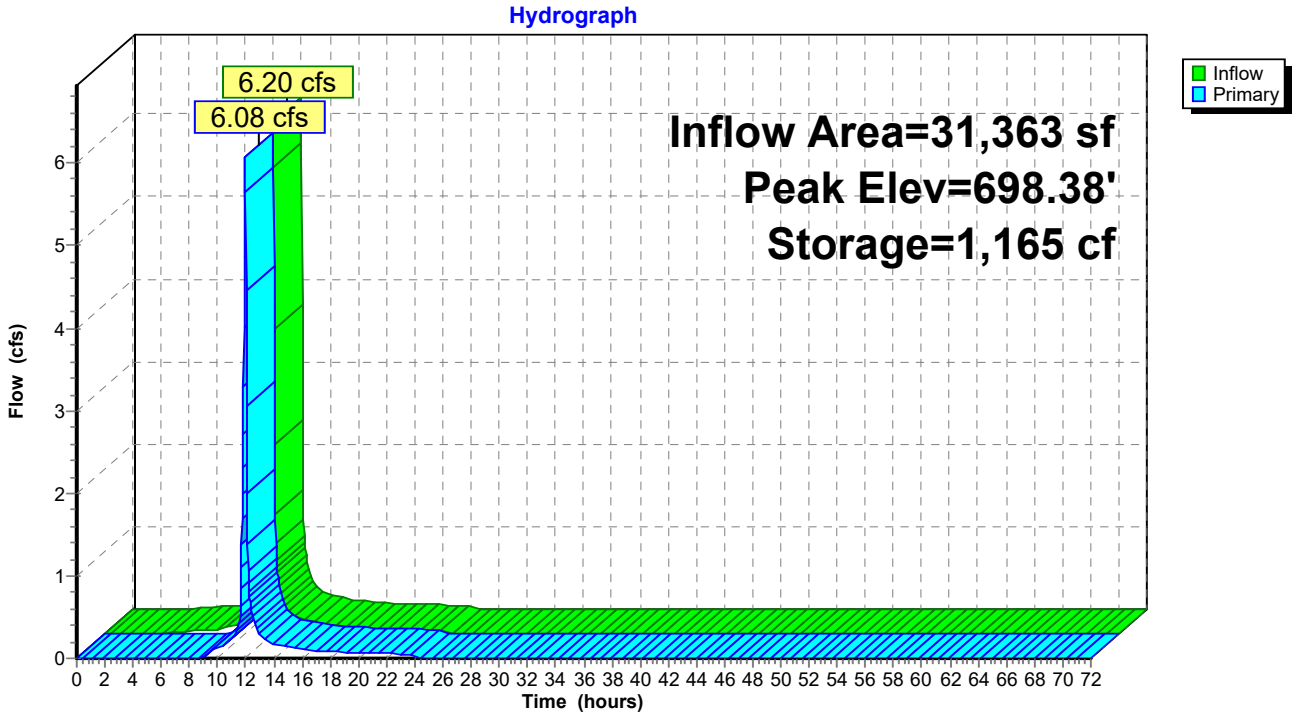
Volume	Invert	Avail.Storage	Storage Description
#1	694.50'	1,317 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.50	539	0.0	0	0
697.50	539	20.0	323	323
698.00	1,056	100.0	399	722
698.50	1,323	100.0	595	1,317

Device	Routing	Invert	Outlet Devices
#1	Primary	694.50'	**18.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.50' / 694.00' S= 0.0179 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	698.00'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=6.07 cfs @ 11.97 hrs HW=698.38' (Free Discharge)
↑ **1=Culvert** (Passes 6.07 cfs of 15.06 cfs potential flow)
↑ **2=Orifice/Grate** (Weir Controls 6.07 cfs @ 2.02 fps)

Pond 2FP: FocalPoint 2



Summary for Pond 3FP: FocalPoint 3

Inflow Area = 16,553 sf, 71.05% Impervious, Inflow Depth = 4.48" for 25-year event
Inflow = 2.98 cfs @ 11.96 hrs, Volume= 6,177 cf
Outflow = 2.93 cfs @ 11.97 hrs, Volume= 5,456 cf, Atten= 2%, Lag= 0.7 min
Primary = 2.93 cfs @ 11.97 hrs, Volume= 5,456 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.73' @ 11.97 hrs Surf.Area= 946 sf Storage= 930 cf

Plug-Flow detention time= 86.0 min calculated for 5,454 cf (88% of inflow)
Center-of-Mass det. time= 28.9 min (826.5 - 797.6)

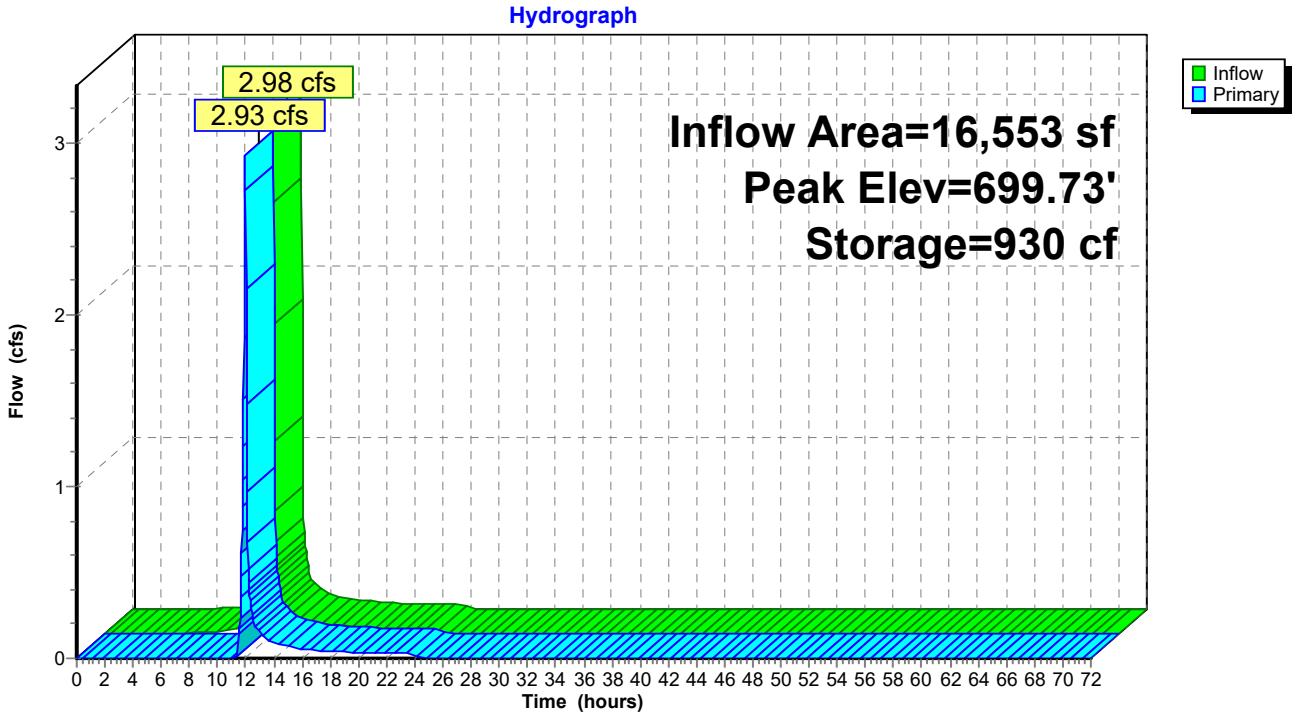
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	1,197 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	602	0.0	0	0
699.00	602	20.0	361	361
700.00	1,070	100.0	836	1,197

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 80.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 694.00' S= 0.0250 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.91 cfs @ 11.97 hrs HW=699.73' (Free Discharge)
↑**1=Culvert** (Passes 2.91 cfs of 14.70 cfs potential flow)
↑**2=Orifice/Grate** (Weir Controls 2.91 cfs @ 1.58 fps)

Pond 3FP: FocalPoint 3



Summary for Pond 4FP: FocalPoint 4

[92] Warning: Device #2 is above defined storage
[92] Warning: Device #3 is above defined storage
[93] Warning: Storage range exceeded by 1.01'
[88] Warning: Qout>Qin may require smaller dt or Finer Routing
[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=222)

Inflow Area = 47,916 sf, 79.09% Impervious, Inflow Depth = 4.92" for 25-year event
Inflow = 9.21 cfs @ 11.96 hrs, Volume= 19,627 cf
Outflow = 9.33 cfs @ 11.96 hrs, Volume= 18,246 cf, Atten= 0%, Lag= 0.2 min
Primary = 9.33 cfs @ 11.96 hrs, Volume= 18,246 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.01' @ 11.96 hrs Surf.Area= 1,491 sf Storage= 1,389 cf

Plug-Flow detention time= 60.8 min calculated for 18,239 cf (93% of inflow)
Center-of-Mass det. time= 22.0 min (807.7 - 785.7)

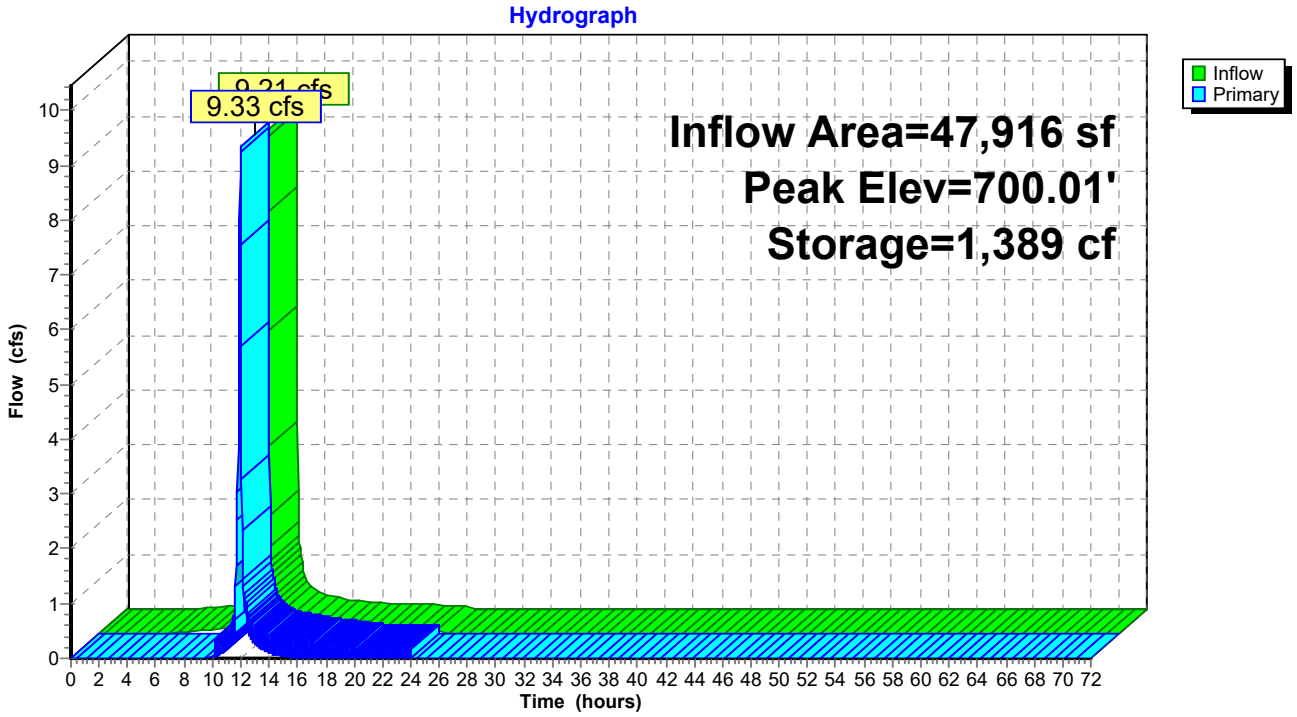
Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	1,389 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	585	0.0	0	0
698.00	585	20.0	351	351
699.00	1,491	100.0	1,038	1,389

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.88' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**6.0' long x 133.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=9.10 cfs @ 11.96 hrs HW=700.00' (Free Discharge)
- **1=Culvert** (Passes 9.10 cfs of 15.34 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 9.10 cfs @ 2.31 fps)
- **3=Broad-Crested Rectangular Weir** (Weir Controls 0.00 cfs @ 0.07 fps)

Pond 4FP: FocalPoint 4



Summary for Pond 5FP: FocalPoint 5

Inflow Area = 19,166 sf, 61.36% Impervious, Inflow Depth = 3.95" for 25-year event
Inflow = 3.12 cfs @ 11.96 hrs, Volume= 6,307 cf
Outflow = 3.04 cfs @ 11.97 hrs, Volume= 5,679 cf, Atten= 3%, Lag= 0.9 min
Primary = 3.04 cfs @ 11.97 hrs, Volume= 5,679 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.74' @ 11.97 hrs Surf.Area= 1,118 sf Storage= 872 cf

Plug-Flow detention time= 73.5 min calculated for 5,679 cf (90% of inflow)
Center-of-Mass det. time= 22.6 min (833.2 - 810.7)

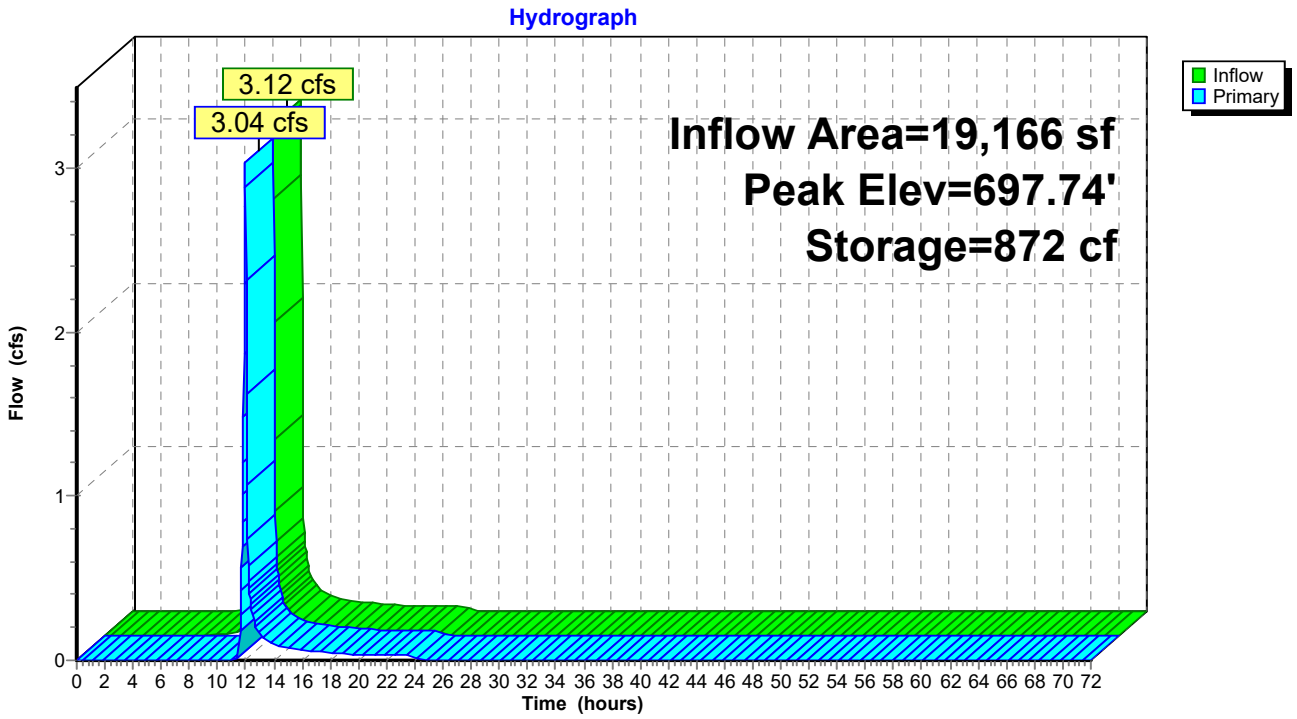
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	2,779 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	472	0.0	0	0
697.00	472	20.0	283	283
698.00	1,344	100.0	908	1,191
699.00	1,832	100.0	1,588	2,779

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 691.39' S= 0.1088 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	698.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=3.01 cfs @ 11.97 hrs HW=697.74' (Free Discharge)
└**1=Culvert** (Passes 3.01 cfs of 14.71 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 3.01 cfs @ 1.60 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 5FP: FocalPoint 5



Summary for Pond 6FP: FocalPoint 6

Inflow Area = 7,841 sf, 55.56% Impervious, Inflow Depth = 3.64" for 25-year event
Inflow = 1.19 cfs @ 11.96 hrs, Volume= 2,379 cf
Outflow = 1.12 cfs @ 11.99 hrs, Volume= 1,750 cf, Atten= 6%, Lag= 1.6 min
Primary = 1.12 cfs @ 11.99 hrs, Volume= 1,750 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.62' @ 11.99 hrs Surf.Area= 1,015 sf Storage= 746 cf

Plug-Flow detention time= 145.9 min calculated for 1,750 cf (74% of inflow)
Center-of-Mass det. time= 50.1 min (868.0 - 817.9)

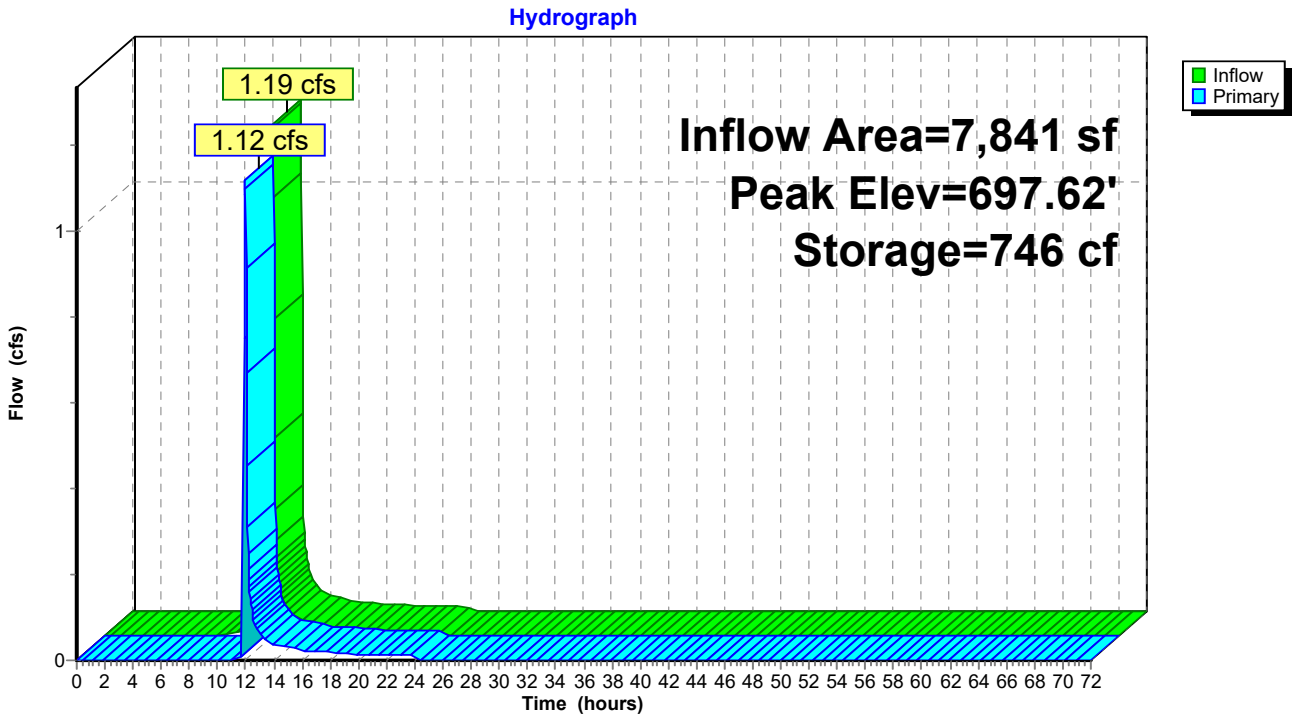
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	2,779 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	472	0.0	0	0
697.00	472	20.0	283	283
698.00	1,344	100.0	908	1,191
699.00	1,832	100.0	1,588	2,779

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 690.87' S= 0.1304 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	698.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=1.08 cfs @ 11.99 hrs HW=697.62' (Free Discharge)
└**1=Culvert** (Passes 1.08 cfs of 14.42 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 1.08 cfs @ 1.14 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 6FP: FocalPoint 6

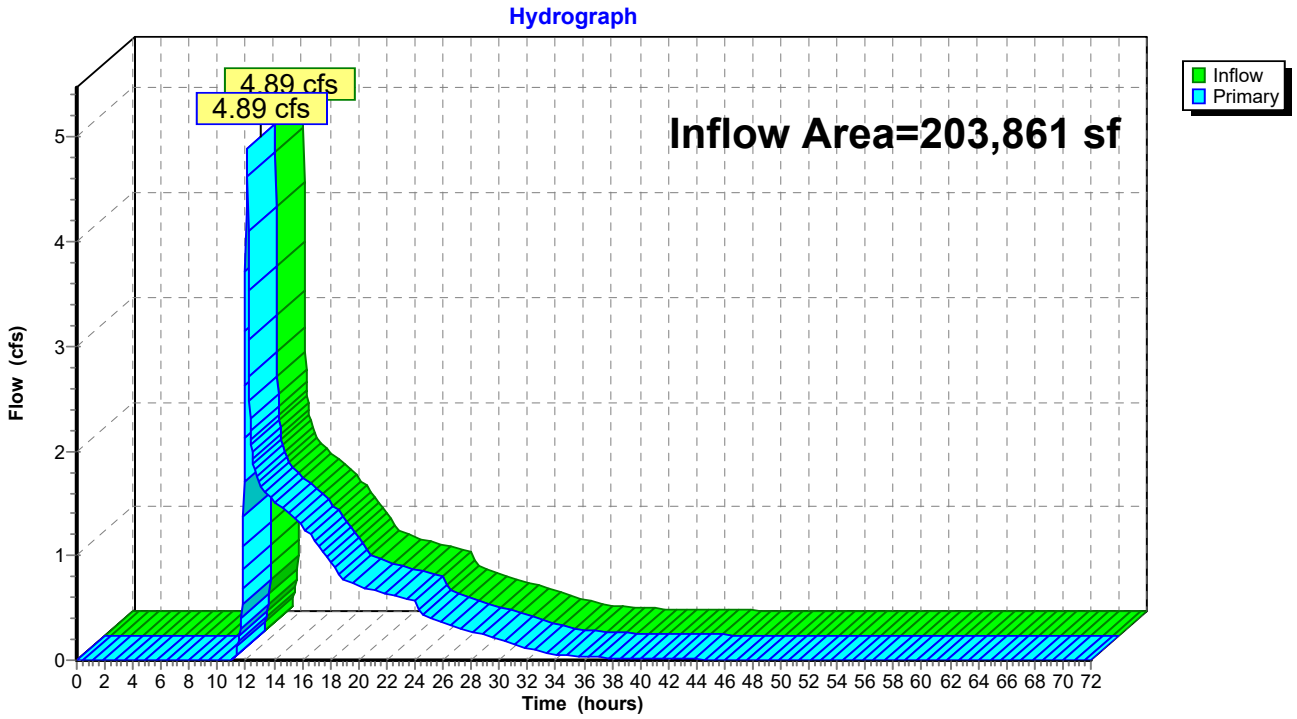


Summary for Link 1L: Outfall #1

Inflow Area = 203,861 sf, 59.40% Impervious, Inflow Depth > 3.50" for 25-year event
Inflow = 4.89 cfs @ 12.08 hrs, Volume= 59,494 cf
Primary = 4.89 cfs @ 12.08 hrs, Volume= 59,494 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 1L: Outfall #1



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Area 1 Runoff Area=1.480 ac 43.92% Impervious Runoff Depth=3.43"
Tc=5.0 min CN=68 Runoff=9.34 cfs 18,408 cf

Subcatchment2S: Area 2 Runoff Area=0.720 ac 83.33% Impervious Runoff Depth=5.84"
Tc=5.0 min CN=90 Runoff=6.99 cfs 15,271 cf

Subcatchment3S: Area 3 Runoff Area=0.380 ac 71.05% Impervious Runoff Depth=5.16"
Tc=5.0 min CN=84 Runoff=3.40 cfs 7,116 cf

Subcatchment4S: Area 4 Runoff Area=1.100 ac 79.09% Impervious Runoff Depth=5.61"
Tc=5.0 min CN=88 Runoff=10.43 cfs 22,412 cf

Subcatchment5S: Area 5 Runoff Area=0.440 ac 61.36% Impervious Runoff Depth=4.60"
Tc=5.0 min CN=79 Runoff=3.61 cfs 7,351 cf

Subcatchment6S: Area 6 Runoff Area=0.180 ac 55.56% Impervious Runoff Depth=4.28"
Tc=5.0 min CN=76 Runoff=1.39 cfs 2,793 cf

Subcatchment10S: South Bypass Runoff Area=0.380 ac 5.26% Impervious Runoff Depth=1.59"
Tc=5.0 min CN=49 Runoff=1.06 cfs 2,192 cf

Reach 1R: Southern Trunk Line Avg. Flow Depth=0.81' Max Vel=4.63 fps Inflow=6.10 cfs 67,917 cf
24.0" Round Pipe n=0.013 L=1,058.0' S=0.0051 '/' Capacity=16.10 cfs Outflow=5.47 cfs 67,913 cf

Pond 1DP: Detention Pond 1 Peak Elev=699.03' Storage=7,609 cf Inflow=9.28 cfs 18,038 cf
Outflow=0.76 cfs 18,038 cf

Pond 1FP: FocalPoint 1 Peak Elev=700.01' Storage=815 cf Inflow=9.34 cfs 18,408 cf
Outflow=9.28 cfs 18,038 cf

Pond 2DP: Detention Pond 2 Peak Elev=697.13' Storage=24,747 cf Inflow=20.45 cfs 41,974 cf
Outflow=1.27 cfs 40,991 cf

Pond 2FP: FocalPoint 2 Peak Elev=698.41' Storage=1,206 cf Inflow=6.99 cfs 15,271 cf
Outflow=6.86 cfs 14,549 cf

Pond 3FP: FocalPoint 3 Peak Elev=699.76' Storage=951 cf Inflow=3.40 cfs 7,116 cf
Outflow=3.34 cfs 6,396 cf

Pond 4FP: FocalPoint 4 Peak Elev=700.04' Storage=1,389 cf Inflow=10.43 cfs 22,412 cf
Outflow=10.44 cfs 21,030 cf

Pond 5FP: FocalPoint 5 Peak Elev=697.77' Storage=900 cf Inflow=3.61 cfs 7,351 cf
Outflow=3.53 cfs 6,723 cf

Pond 6FP: FocalPoint 6 Peak Elev=697.64' Storage=762 cf Inflow=1.39 cfs 2,793 cf
Outflow=1.34 cfs 2,165 cf

Link 1L: Outfall #1

Inflow=5.84 cfs 70,105 cf
Primary=5.84 cfs 70,105 cf

Total Runoff Area = 203,861 sf Runoff Volume = 75,544 cf Average Runoff Depth = 4.45"
40.60% Pervious = 82,764 sf 59.40% Impervious = 121,097 sf

Summary for Subcatchment 1S: Area 1

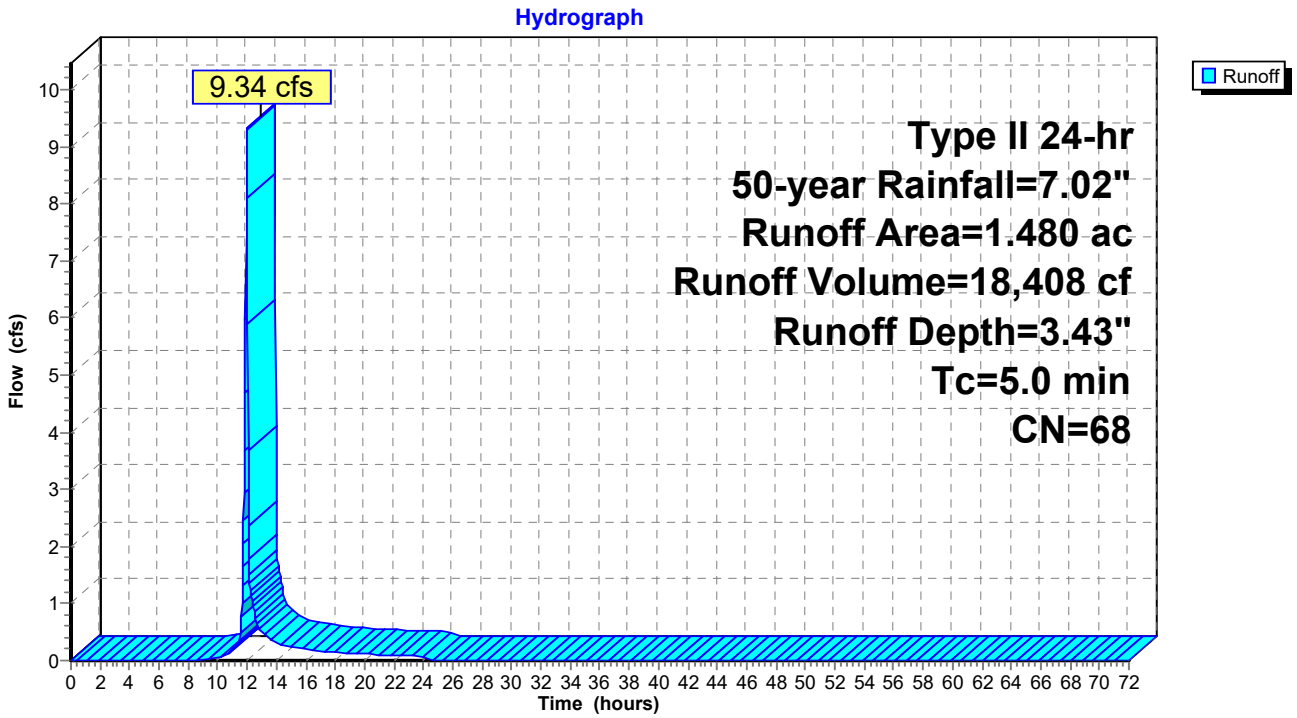
Runoff = 9.34 cfs @ 11.96 hrs, Volume= 18,408 cf, Depth= 3.43"
Routed to Pond 1FP : FocalPoint 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
0.510	49	50-75% Grass cover, Fair, HSG A
0.320	36	Woods, Fair, HSG A
0.650	98	Paved parking, HSG A
1.480	68	Weighted Average
0.830		56.08% Pervious Area
0.650		43.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Area 1



Summary for Subcatchment 2S: Area 2

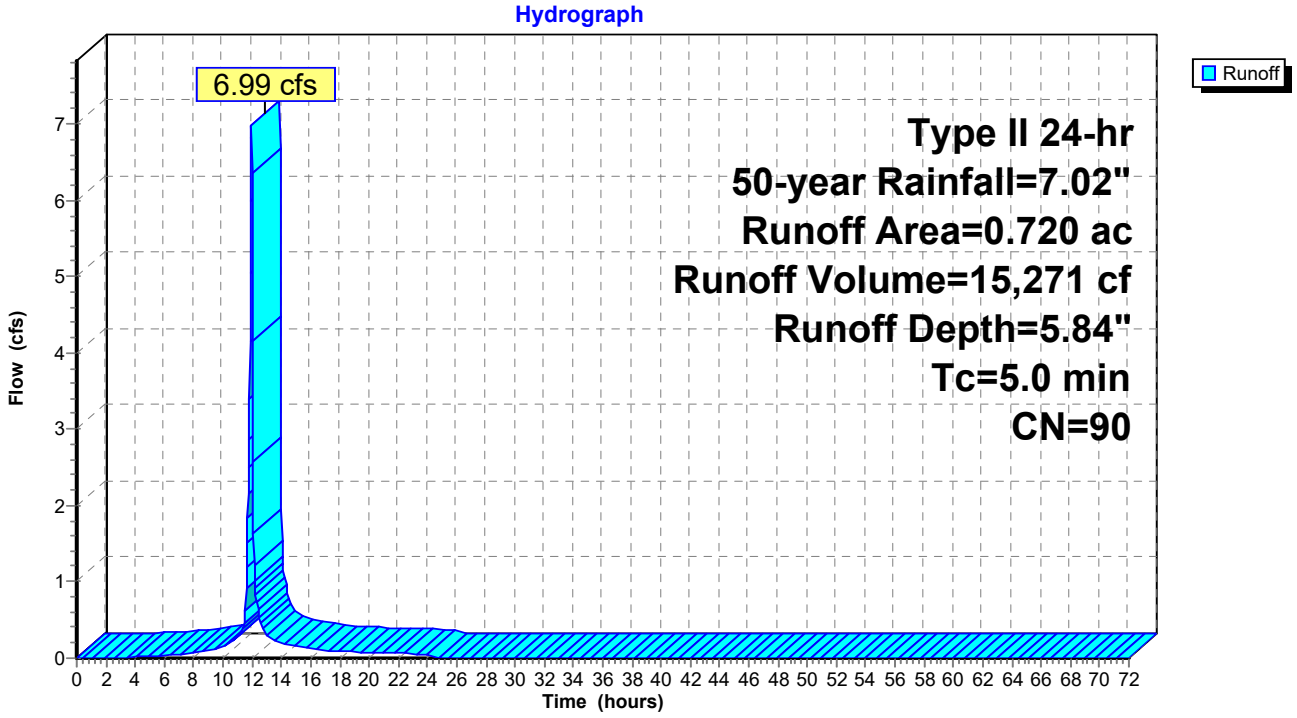
Runoff = 6.99 cfs @ 11.96 hrs, Volume= 15,271 cf, Depth= 5.84"
Routed to Pond 2FP : FocalPoint 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
0.120	49	50-75% Grass cover, Fair, HSG A
0.600	98	Paved parking, HSG A
0.720	90	Weighted Average
0.120		16.67% Pervious Area
0.600		83.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Area 2



Summary for Subcatchment 3S: Area 3

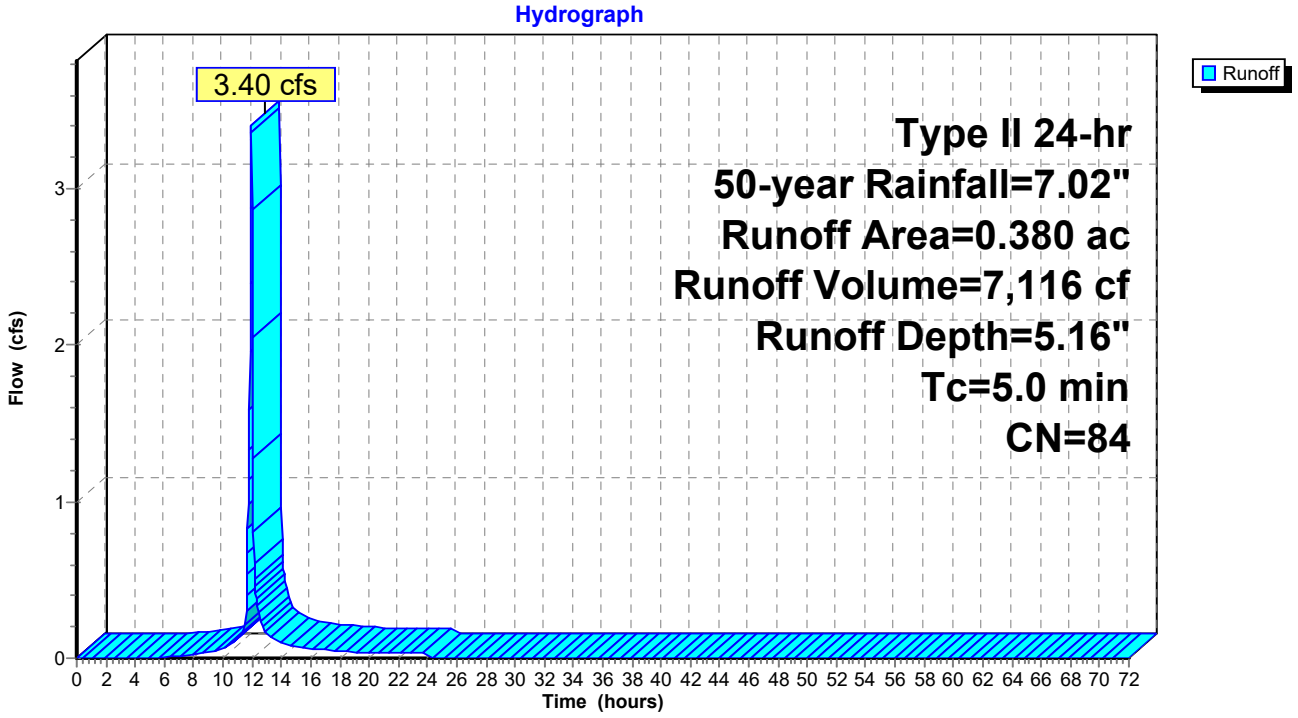
Runoff = 3.40 cfs @ 11.96 hrs, Volume= 7,116 cf, Depth= 5.16"
Routed to Pond 3FP : FocalPoint 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
0.110	49	50-75% Grass cover, Fair, HSG A
0.270	98	Paved parking, HSG A
0.380	84	Weighted Average
0.110		28.95% Pervious Area
0.270		71.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Area 3



Summary for Subcatchment 4S: Area 4

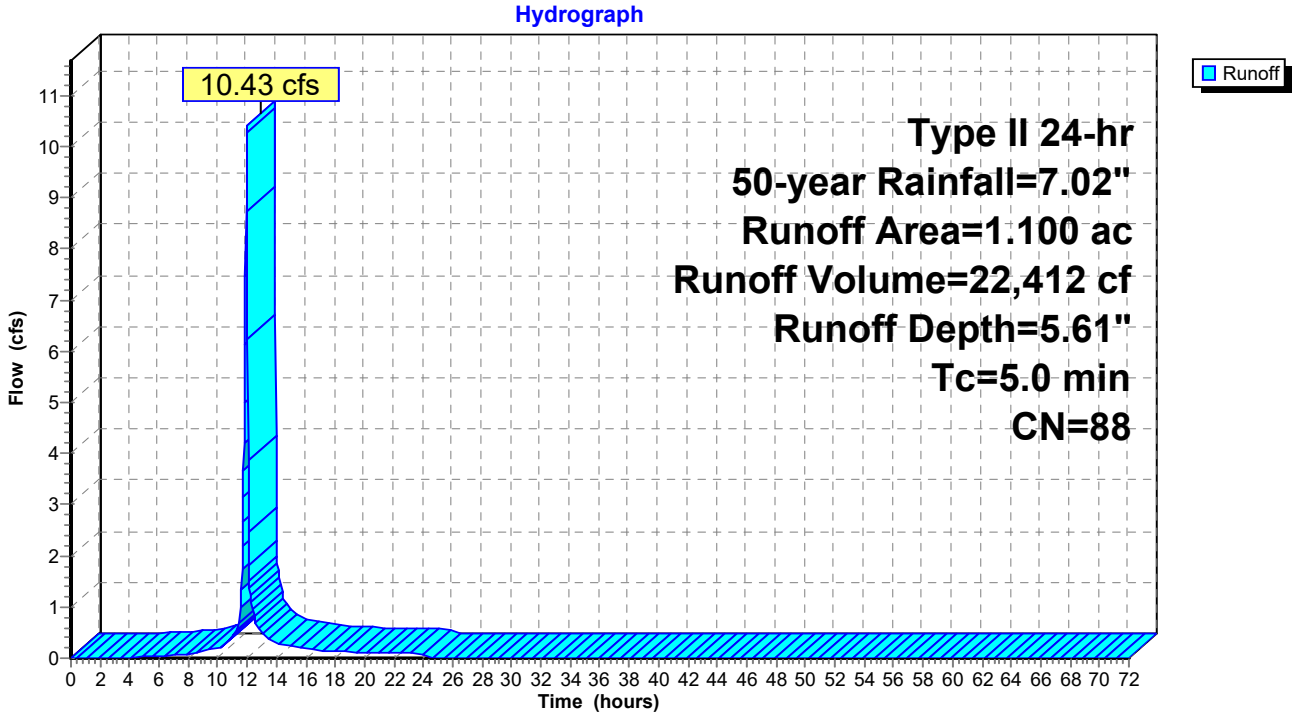
Runoff = 10.43 cfs @ 11.96 hrs, Volume= 22,412 cf, Depth= 5.61"
Routed to Pond 4FP : FocalPoint 4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
0.230	49	50-75% Grass cover, Fair, HSG A
0.870	98	Paved parking, HSG A
1.100	88	Weighted Average
0.230		20.91% Pervious Area
0.870		79.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: Area 4



Summary for Subcatchment 5S: Area 5

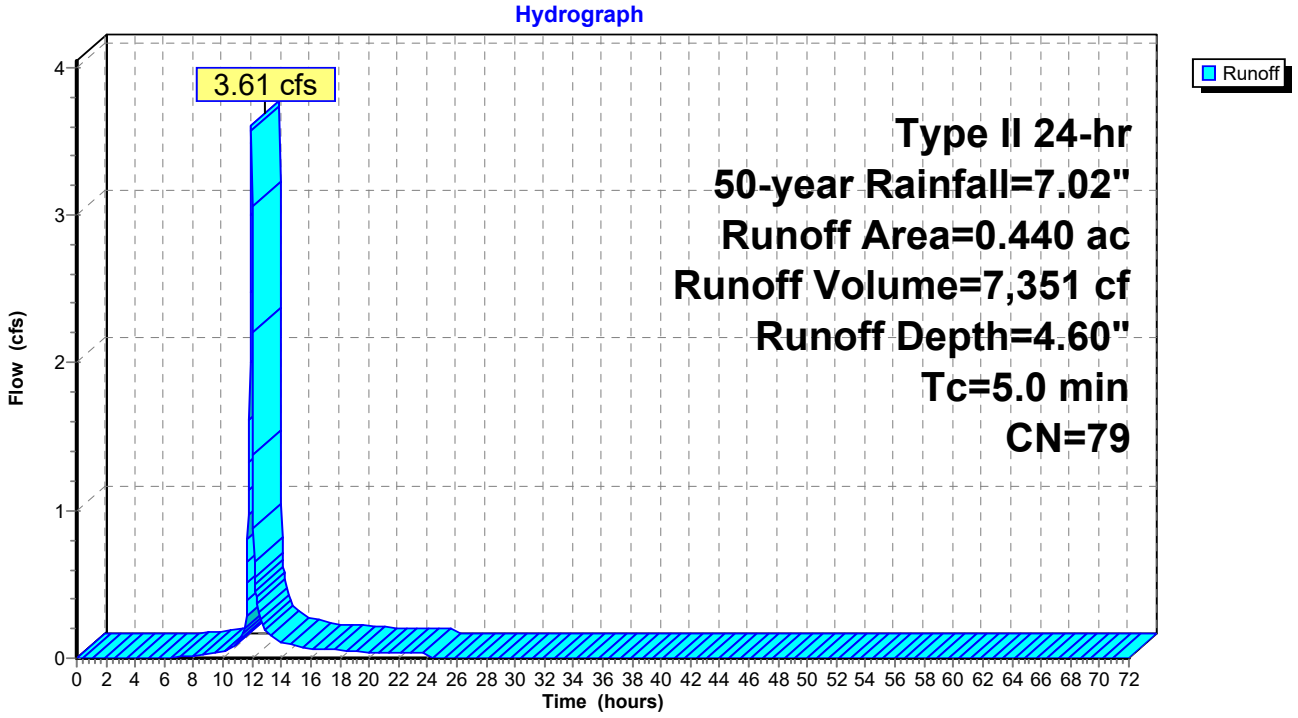
Runoff = 3.61 cfs @ 11.96 hrs, Volume= 7,351 cf, Depth= 4.60"
Routed to Pond 5FP : FocalPoint 5

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
0.170	49	50-75% Grass cover, Fair, HSG A
0.270	98	Paved parking, HSG A
0.440	79	Weighted Average
0.170		38.64% Pervious Area
0.270		61.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 5S: Area 5



Summary for Subcatchment 6S: Area 6

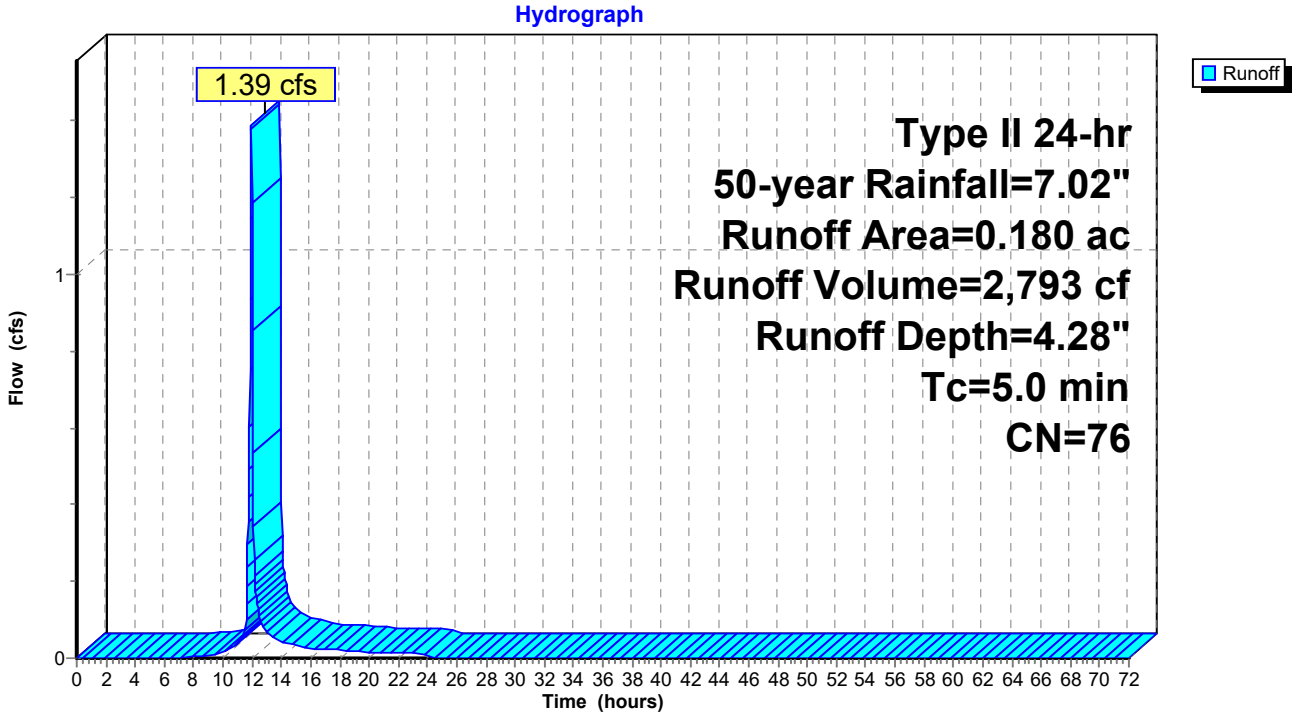
Runoff = 1.39 cfs @ 11.96 hrs, Volume= 2,793 cf, Depth= 4.28"
Routed to Pond 6FP : FocalPoint 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
0.080	49	50-75% Grass cover, Fair, HSG A
0.100	98	Paved parking, HSG A
0.180	76	Weighted Average
0.080		44.44% Pervious Area
0.100		55.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 6S: Area 6



Summary for Subcatchment 10S: South Bypass

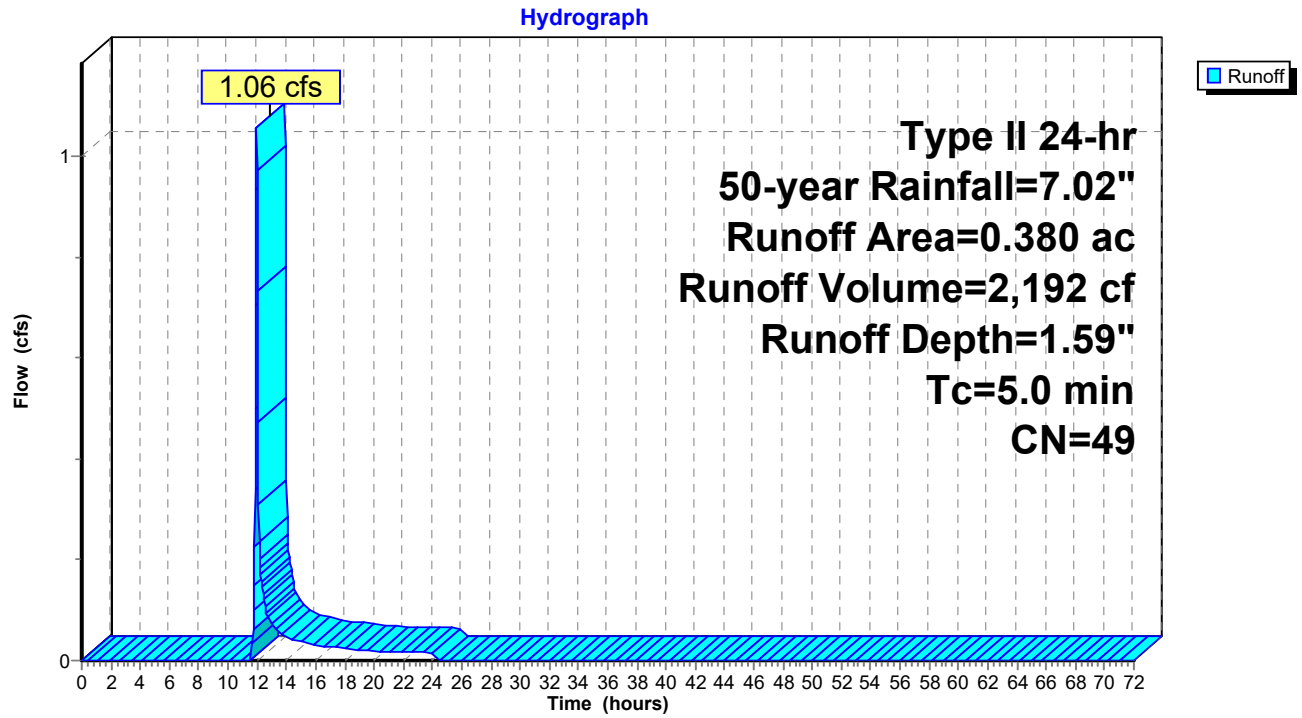
Runoff = 1.06 cfs @ 11.97 hrs, Volume= 2,192 cf, Depth= 1.59"
Routed to Link 1L : Outfall #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
0.290	49	50-75% Grass cover, Fair, HSG A
0.070	36	Woods, Fair, HSG A
0.020	98	Paved parking, HSG A
0.380	49	Weighted Average
0.360		94.74% Pervious Area
0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 10S: South Bypass



Summary for Reach 1R: Southern Trunk Line

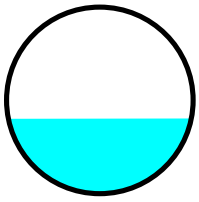
[52] Hint: Inlet/Outlet conditions not evaluated
[79] Warning: Submerged Pond 1DP Primary device # 1 INLET by 0.66'
[81] Warning: Exceeded Pond 2DP by 1.71' @ 0.00 hrs
[79] Warning: Submerged Pond 5FP Primary device # 1 INLET by 2.26'
[79] Warning: Submerged Pond 6FP Primary device # 1 INLET by 2.26'

Inflow Area = 187,308 sf, 64.19% Impervious, Inflow Depth > 4.35" for 50-year event
Inflow = 6.10 cfs @ 11.98 hrs, Volume= 67,917 cf
Outflow = 5.47 cfs @ 12.08 hrs, Volume= 67,913 cf, Atten= 10%, Lag= 6.2 min
Routed to Link 1L : Outfall #1

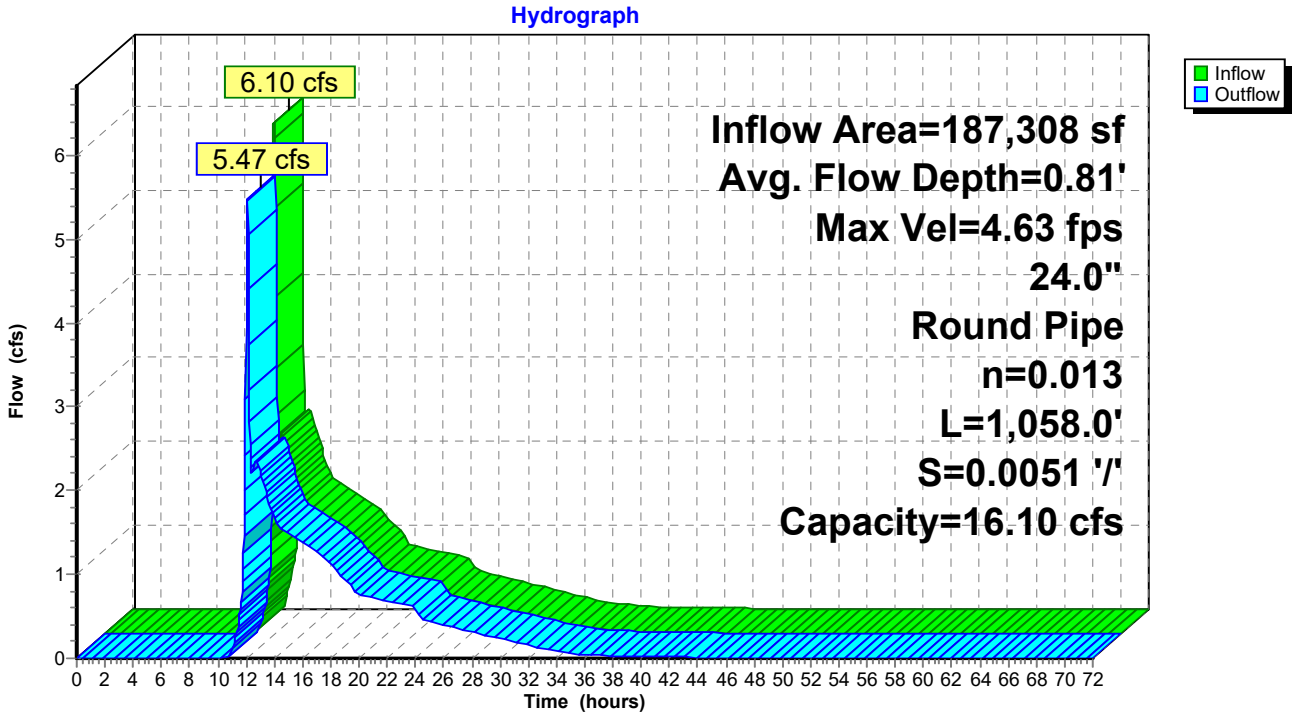
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Max. Velocity= 4.63 fps, Min. Travel Time= 3.8 min
Avg. Velocity = 1.32 fps, Avg. Travel Time= 13.4 min

Peak Storage= 1,253 cf @ 12.02 hrs
Average Depth at Peak Storage= 0.81' , Surface Width= 1.96'
Bank-Full Depth= 2.00' Flow Area= 3.1 sf, Capacity= 16.10 cfs

24.0" Round Pipe
n= 0.013
Length= 1,058.0' Slope= 0.0051 '/'
Inlet Invert= 695.46', Outlet Invert= 690.10'



Reach 1R: Southern Trunk Line



Summary for Pond 1DP: Detention Pond 1

[44] Hint: Outlet device #2 is below defined storage
[79] Warning: Submerged Pond 1FP Primary device # 1 INLET by 3.03'

Inflow Area = 64,469 sf, 43.92% Impervious, Inflow Depth = 3.36" for 50-year event
Inflow = 9.28 cfs @ 11.97 hrs, Volume= 18,038 cf
Outflow = 0.76 cfs @ 12.54 hrs, Volume= 18,038 cf, Atten= 92%, Lag= 33.9 min
Primary = 0.76 cfs @ 12.54 hrs, Volume= 18,038 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.03' @ 12.54 hrs Surf.Area= 4,168 sf Storage= 7,609 cf

Plug-Flow detention time= 94.5 min calculated for 18,030 cf (100% of inflow)
Center-of-Mass det. time= 94.4 min (931.4 - 837.0)

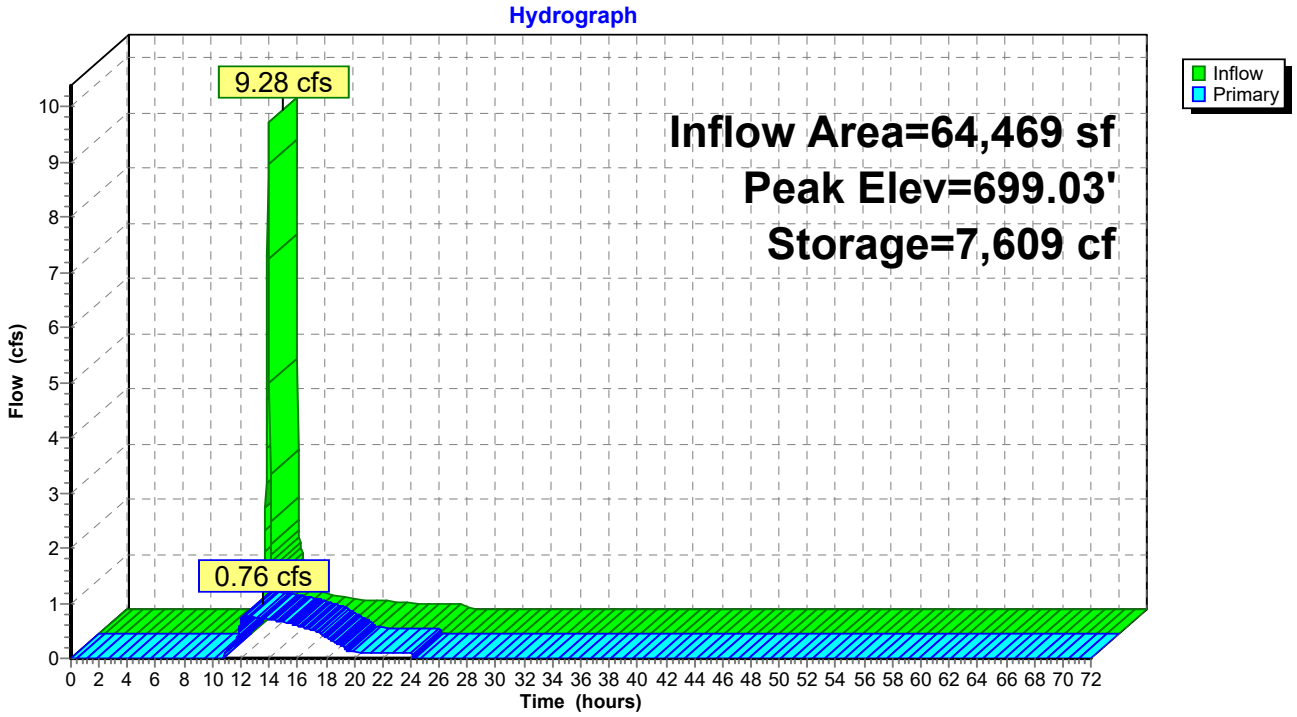
Volume	Invert	Avail.Storage	Storage Description
#1	695.80'	19,432 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.80	0	0	0
696.00	285	29	29
697.00	2,098	1,192	1,220
698.00	3,151	2,625	3,845
699.00	4,138	3,645	7,489
700.00	5,311	4,725	12,214
701.00	9,125	7,218	19,432

Device	Routing	Invert	Outlet Devices
#1	Primary	695.60'	**18.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.60' / 695.46' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	695.60'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.76 cfs @ 12.54 hrs HW=699.03' TW=565.00' (Fixed TW Elev= 565.00')
└─**1=Culvert** (Passes 0.76 cfs of 13.92 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.76 cfs @ 8.69 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 1DP: Detention Pond 1



Summary for Pond 1FP: FocalPoint 1

[92] Warning: Device #3 is above defined storage
[93] Warning: Storage range exceeded by 0.01'

Inflow Area = 64,469 sf, 43.92% Impervious, Inflow Depth = 3.43" for 50-year event
Inflow = 9.34 cfs @ 11.96 hrs, Volume= 18,408 cf
Outflow = 9.28 cfs @ 11.97 hrs, Volume= 18,038 cf, Atten= 1%, Lag= 0.5 min
Primary = 9.28 cfs @ 11.97 hrs, Volume= 18,038 cf
Routed to Pond 1DP : Detention Pond 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.01' @ 11.97 hrs Surf.Area= 1,109 sf Storage= 815 cf

Plug-Flow detention time= 17.9 min calculated for 18,038 cf (98% of inflow)
Center-of-Mass det. time= 6.0 min (837.0 - 831.0)

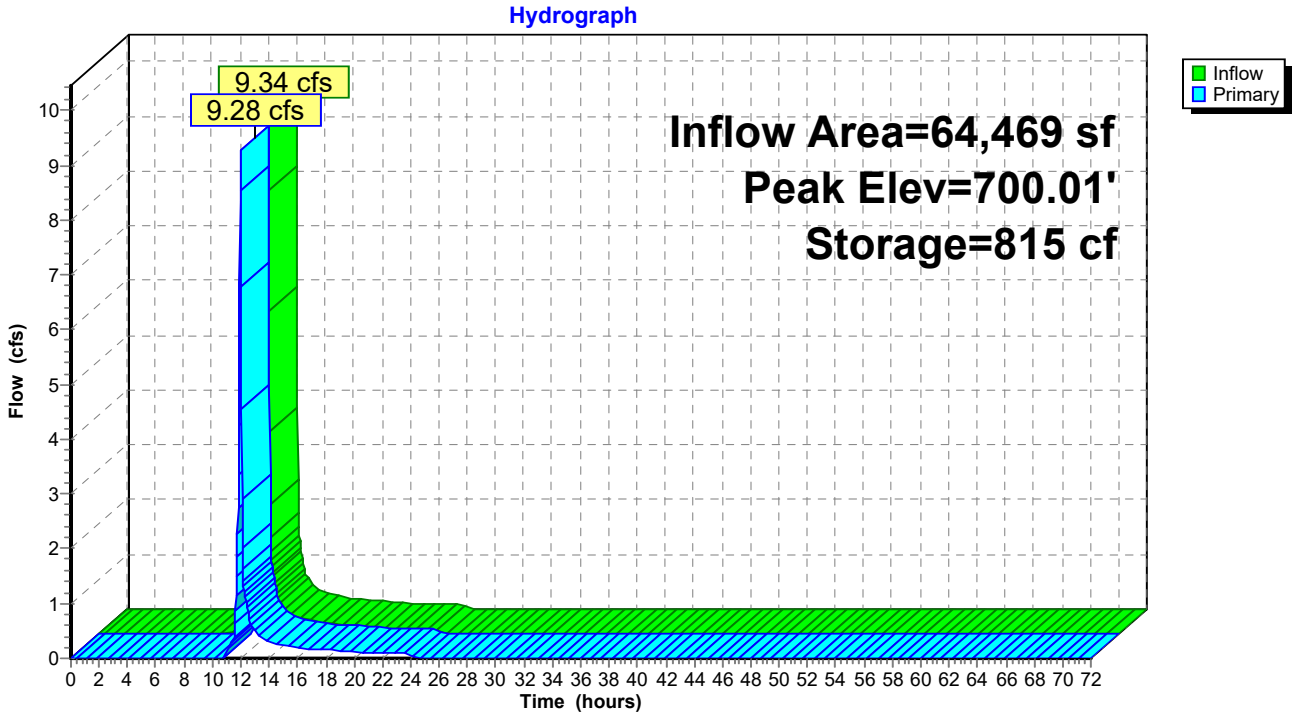
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	815 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	237	0.0	0	0
699.00	237	20.0	142	142
700.00	1,109	100.0	673	815

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 40.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.80' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**10.0' long x 18.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=9.21 cfs @ 11.97 hrs HW=700.00' (Free Discharge)
└**1=Culvert** (Passes 9.20 cfs of 15.35 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 9.20 cfs @ 2.32 fps)
└**3=Broad-Crested Rectangular Weir** (Weir Controls 0.01 cfs @ 0.18 fps)

Pond 1FP: FocalPoint 1



Summary for Pond 2DP: Detention Pond 2

[79] Warning: Submerged Pond 2FP Primary device # 1 INLET by 2.63'
[79] Warning: Submerged Pond 3FP Primary device # 1 INLET by 1.13'
[79] Warning: Submerged Pond 4FP Primary device # 1 INLET by 1.13'

Inflow Area = 95,832 sf, 79.09% Impervious, Inflow Depth = 5.26" for 50-year event
Inflow = 20.45 cfs @ 11.96 hrs, Volume= 41,974 cf
Outflow = 1.27 cfs @ 12.64 hrs, Volume= 40,991 cf, Atten= 94%, Lag= 40.6 min
Primary = 1.27 cfs @ 12.64 hrs, Volume= 40,991 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.13' @ 12.64 hrs Surf.Area= 8,711 sf Storage= 24,747 cf

Plug-Flow detention time= 433.5 min calculated for 40,974 cf (98% of inflow)
Center-of-Mass det. time= 420.2 min (1,223.6 - 803.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	693.75'	3,019 cf	**38.12'W x 114.25'L x 4.79'H Field A** 20,877 cf Overall - 13,330 cf Embedded = 7,547 cf x 40.0% Voids
#2A	694.00'	12,663 cf	**Ferguson R-Tank HD 2.5** x 1222 Inside #1 Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf 1222 Chambers in 26 Rows
#3B	693.75'	3,019 cf	**38.12'W x 114.25'L x 4.79'H Field B** 20,877 cf Overall - 13,330 cf Embedded = 7,547 cf x 40.0% Voids
#4B	694.00'	12,663 cf	**Ferguson R-Tank HD 2.5** x 1222 Inside #3 Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf 1222 Chambers in 26 Rows
		31,364 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 693.20' S= 0.0800 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	694.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	697.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=1.26 cfs @ 12.64 hrs HW=697.13' TW=565.00' (Fixed TW Elev= 565.00')
- **1=Culvert** (Passes 0.72 cfs of 13.13 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.72 cfs @ 8.29 fps)
- **3=Broad-Crested Rectangular Weir** (Weir Controls 0.54 cfs @ 1.02 fps)

Pond 2DP: Detention Pond 2 - Chamber Wizard Field A

Chamber Model = Ferguson R-Tank HD 2.5 (Ferguson R-Tank HD)
Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf
Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf

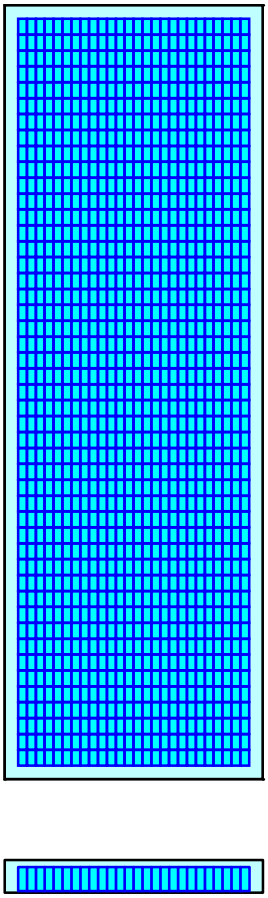
47 Chambers/Row x 2.35' Long = 110.25' Row Length +24.0" End Stone x 2 = 114.25' Base Length
26 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 38.12' Base Width
3.0" Stone Base + 42.5" Chamber Height + 12.0" Stone Cover = 4.79' Field Height

1,222 Chambers x 10.4 cf = 12,663.1 cf Chamber Storage
1,222 Chambers x 10.9 cf = 13,329.6 cf Displacement

20,876.7 cf Field - 13,329.6 cf Chambers = 7,547.2 cf Stone x 40.0% Voids = 3,018.9 cf Stone Storage

Chamber Storage + Stone Storage = 15,682.0 cf = 0.360 af
Overall Storage Efficiency = 75.1%
Overall System Size = 114.25' x 38.12' x 4.79'

1,222 Chambers
773.2 cy Field
279.5 cy Stone



Pond 2DP: Detention Pond 2 - Chamber Wizard Field B

Chamber Model = Ferguson R-Tank HD 2.5 (Ferguson R-Tank HD)
Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf
Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf

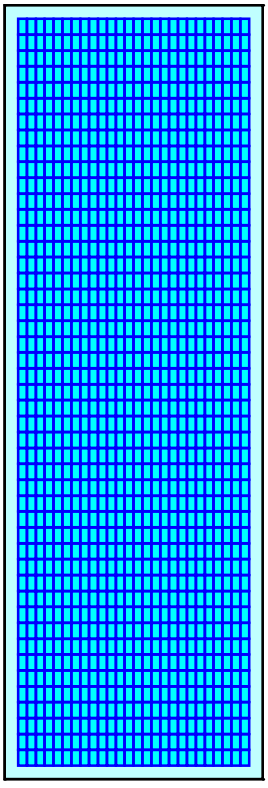
47 Chambers/Row x 2.35' Long = 110.25' Row Length +24.0" End Stone x 2 = 114.25' Base Length
26 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 38.12' Base Width
3.0" Stone Base + 42.5" Chamber Height + 12.0" Stone Cover = 4.79' Field Height

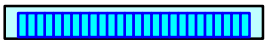
1,222 Chambers x 10.4 cf = 12,663.1 cf Chamber Storage
1,222 Chambers x 10.9 cf = 13,329.6 cf Displacement

20,876.7 cf Field - 13,329.6 cf Chambers = 7,547.2 cf Stone x 40.0% Voids = 3,018.9 cf Stone Storage

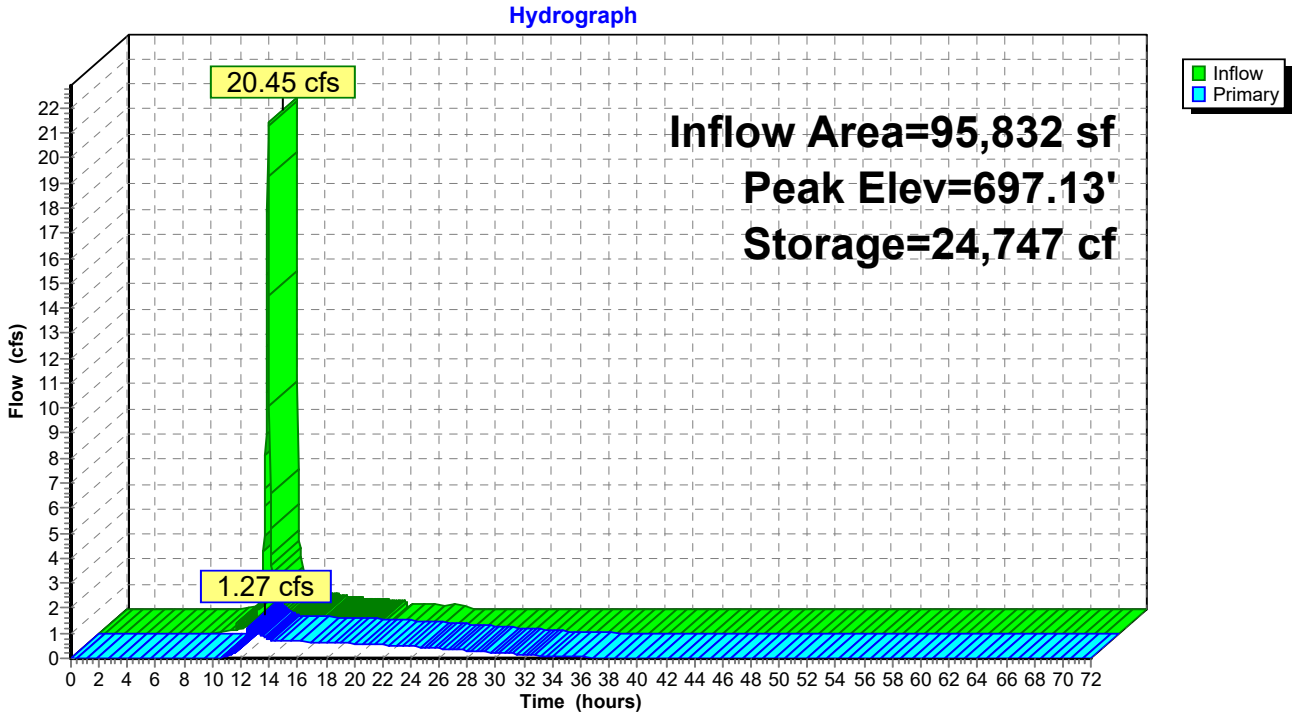
Chamber Storage + Stone Storage = 15,682.0 cf = 0.360 af
Overall Storage Efficiency = 75.1%
Overall System Size = 114.25' x 38.12' x 4.79'

1,222 Chambers
773.2 cy Field
279.5 cy Stone





Pond 2DP: Detention Pond 2



Summary for Pond 2FP: FocalPoint 2

Inflow Area = 31,363 sf, 83.33% Impervious, Inflow Depth = 5.84" for 50-year event
Inflow = 6.99 cfs @ 11.96 hrs, Volume= 15,271 cf
Outflow = 6.86 cfs @ 11.97 hrs, Volume= 14,549 cf, Atten= 2%, Lag= 0.7 min
Primary = 6.86 cfs @ 11.97 hrs, Volume= 14,549 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.41' @ 11.97 hrs Surf.Area= 1,277 sf Storage= 1,206 cf

Plug-Flow detention time= 48.7 min calculated for 14,542 cf (95% of inflow)
Center-of-Mass det. time= 20.8 min (796.3 - 775.5)

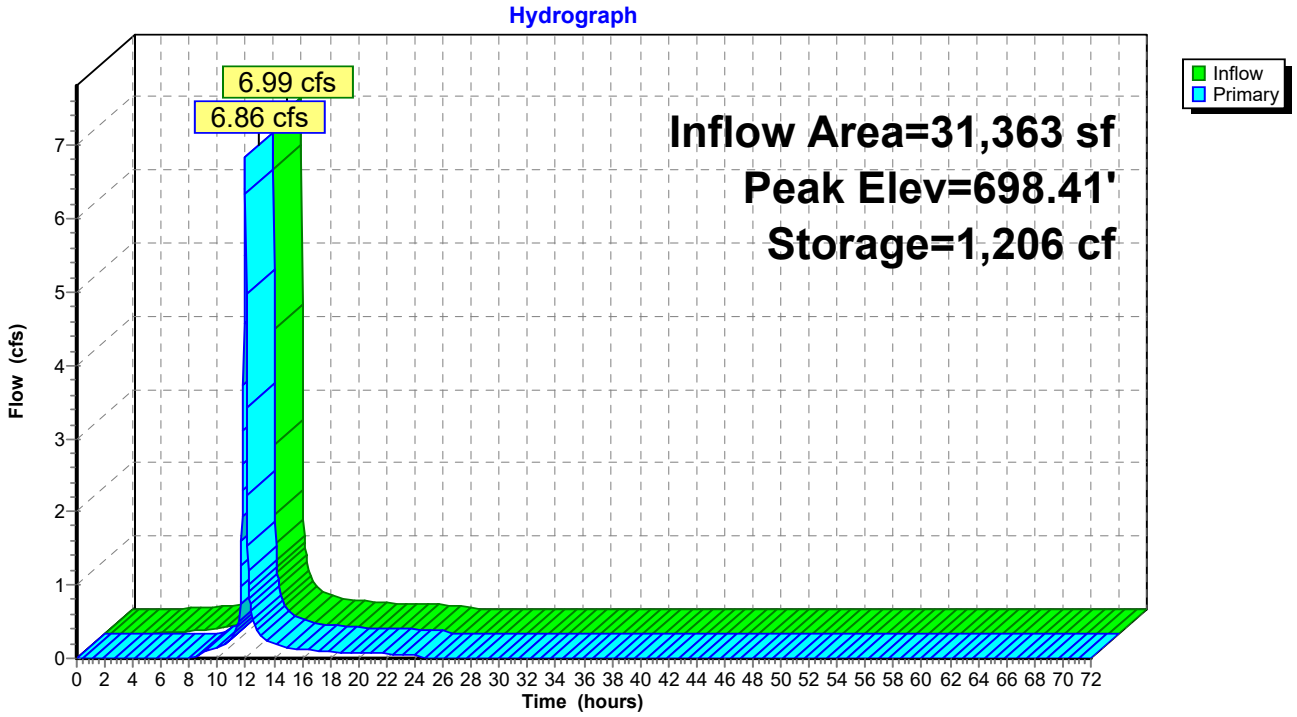
Volume	Invert	Avail.Storage	Storage Description
#1	694.50'	1,317 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.50	539	0.0	0	0
697.50	539	20.0	323	323
698.00	1,056	100.0	399	722
698.50	1,323	100.0	595	1,317

Device	Routing	Invert	Outlet Devices
#1	Primary	694.50'	**18.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.50' / 694.00' S= 0.0179 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	698.00'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=6.84 cfs @ 11.97 hrs HW=698.41' (Free Discharge)
↑**1=Culvert** (Passes 6.84 cfs of 15.13 cfs potential flow)
↑**2=Orifice/Grate** (Weir Controls 6.84 cfs @ 2.10 fps)

Pond 2FP: FocalPoint 2



Summary for Pond 3FP: FocalPoint 3

Inflow Area = 16,553 sf, 71.05% Impervious, Inflow Depth = 5.16" for 50-year event
Inflow = 3.40 cfs @ 11.96 hrs, Volume= 7,116 cf
Outflow = 3.34 cfs @ 11.97 hrs, Volume= 6,396 cf, Atten= 2%, Lag= 0.7 min
Primary = 3.34 cfs @ 11.97 hrs, Volume= 6,396 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.76' @ 11.97 hrs Surf.Area= 956 sf Storage= 951 cf

Plug-Flow detention time= 79.0 min calculated for 6,393 cf (90% of inflow)
Center-of-Mass det. time= 27.6 min (821.2 - 793.6)

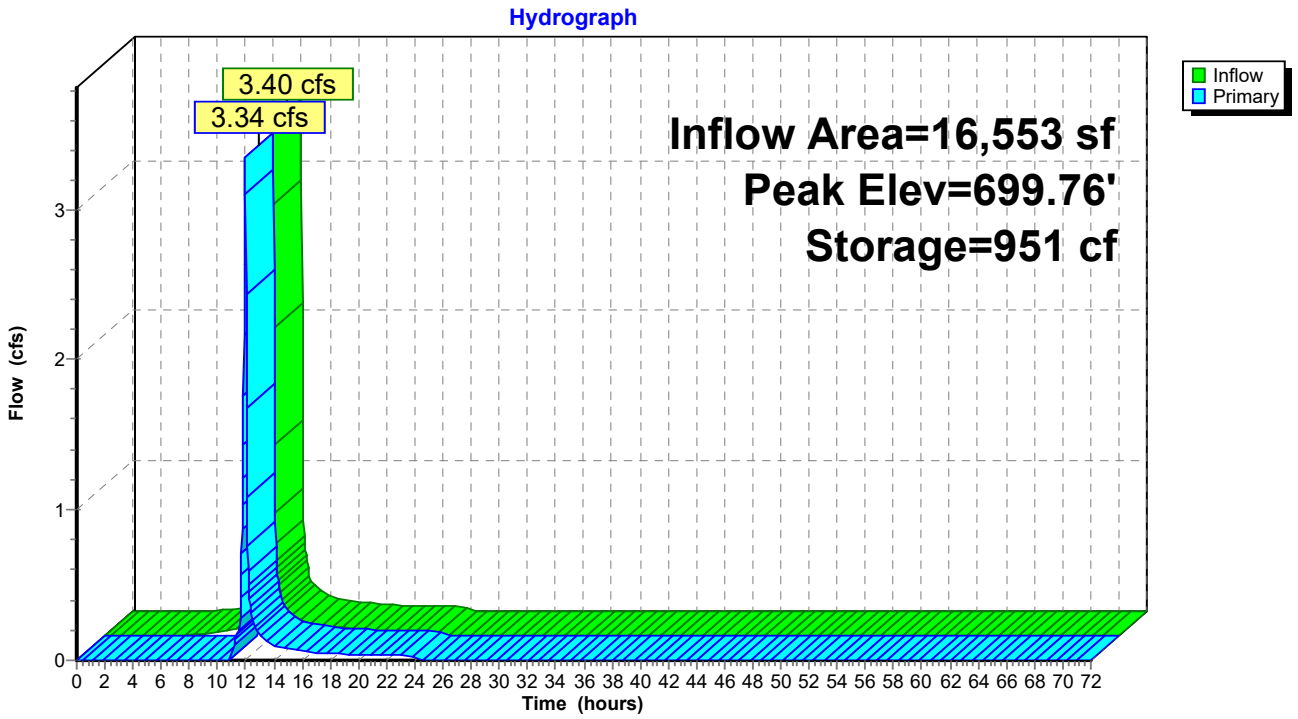
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	1,197 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	602	0.0	0	0
699.00	602	20.0	361	361
700.00	1,070	100.0	836	1,197

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 80.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 694.00' S= 0.0250 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=3.34 cfs @ 11.97 hrs HW=699.76' (Free Discharge)
↑**1=Culvert** (Passes 3.34 cfs of 14.75 cfs potential flow)
↑**2=Orifice/Grate** (Weir Controls 3.34 cfs @ 1.66 fps)

Pond 3FP: FocalPoint 3



Summary for Pond 4FP: FocalPoint 4

[92] Warning: Device #2 is above defined storage
[92] Warning: Device #3 is above defined storage
[93] Warning: Storage range exceeded by 1.04'
[88] Warning: Qout>Qin may require smaller dt or Finer Routing
[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=229)

Inflow Area = 47,916 sf, 79.09% Impervious, Inflow Depth = 5.61" for 50-year event
Inflow = 10.43 cfs @ 11.96 hrs, Volume= 22,412 cf
Outflow = 10.44 cfs @ 11.95 hrs, Volume= 21,030 cf, Atten= 0%, Lag= 0.0 min
Primary = 10.44 cfs @ 11.95 hrs, Volume= 21,030 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.04' @ 11.95 hrs Surf.Area= 1,491 sf Storage= 1,389 cf

Plug-Flow detention time= 55.8 min calculated for 21,030 cf (94% of inflow)
Center-of-Mass det. time= 20.9 min (803.0 - 782.0)

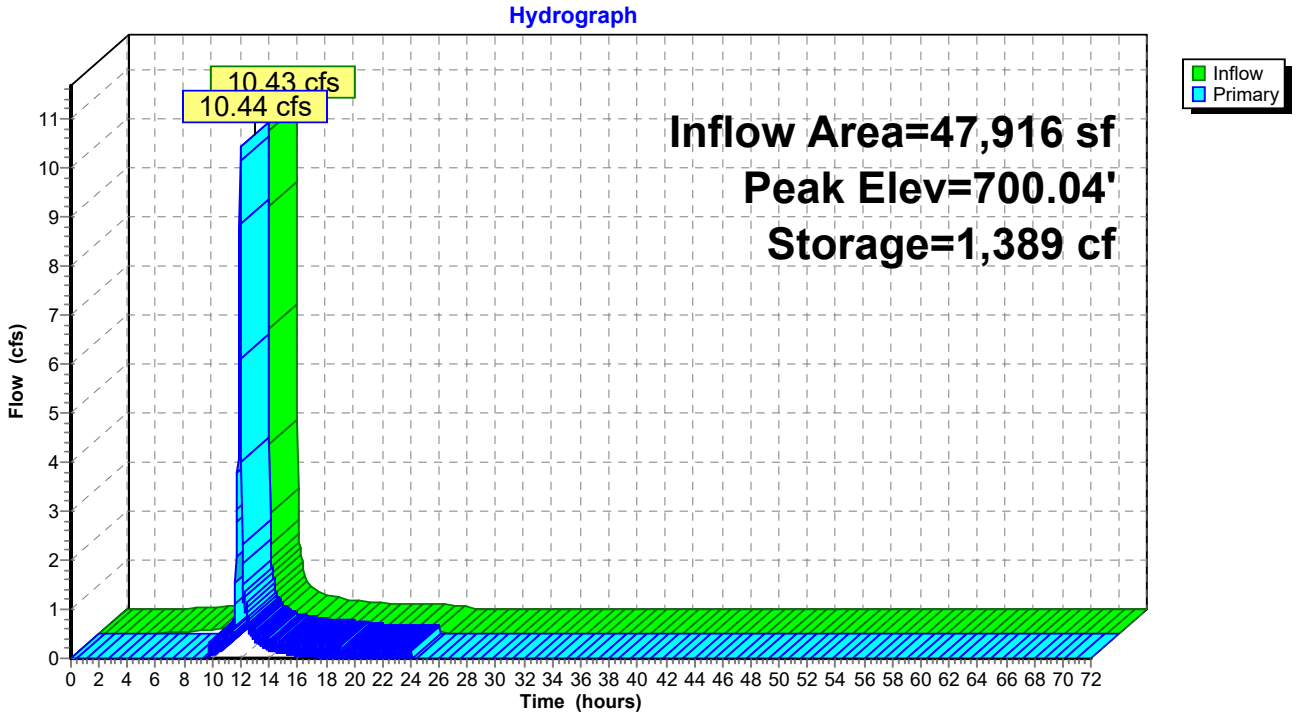
Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	1,389 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	585	0.0	0	0
698.00	585	20.0	351	351
699.00	1,491	100.0	1,038	1,389

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.88' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**6.0' long x 133.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=10.21 cfs @ 11.95 hrs HW=700.04' (Free Discharge)
- **1=Culvert** (Passes 10.09 cfs of 15.43 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 10.09 cfs @ 2.40 fps)
- **3=Broad-Crested Rectangular Weir** (Weir Controls 0.11 cfs @ 0.51 fps)

Pond 4FP: FocalPoint 4



Summary for Pond 5FP: FocalPoint 5

Inflow Area = 19,166 sf, 61.36% Impervious, Inflow Depth = 4.60" for 50-year event
Inflow = 3.61 cfs @ 11.96 hrs, Volume= 7,351 cf
Outflow = 3.53 cfs @ 11.97 hrs, Volume= 6,723 cf, Atten= 2%, Lag= 0.8 min
Primary = 3.53 cfs @ 11.97 hrs, Volume= 6,723 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.77' @ 11.97 hrs Surf.Area= 1,140 sf Storage= 900 cf

Plug-Flow detention time= 66.4 min calculated for 6,723 cf (91% of inflow)
Center-of-Mass det. time= 21.3 min (827.6 - 806.3)

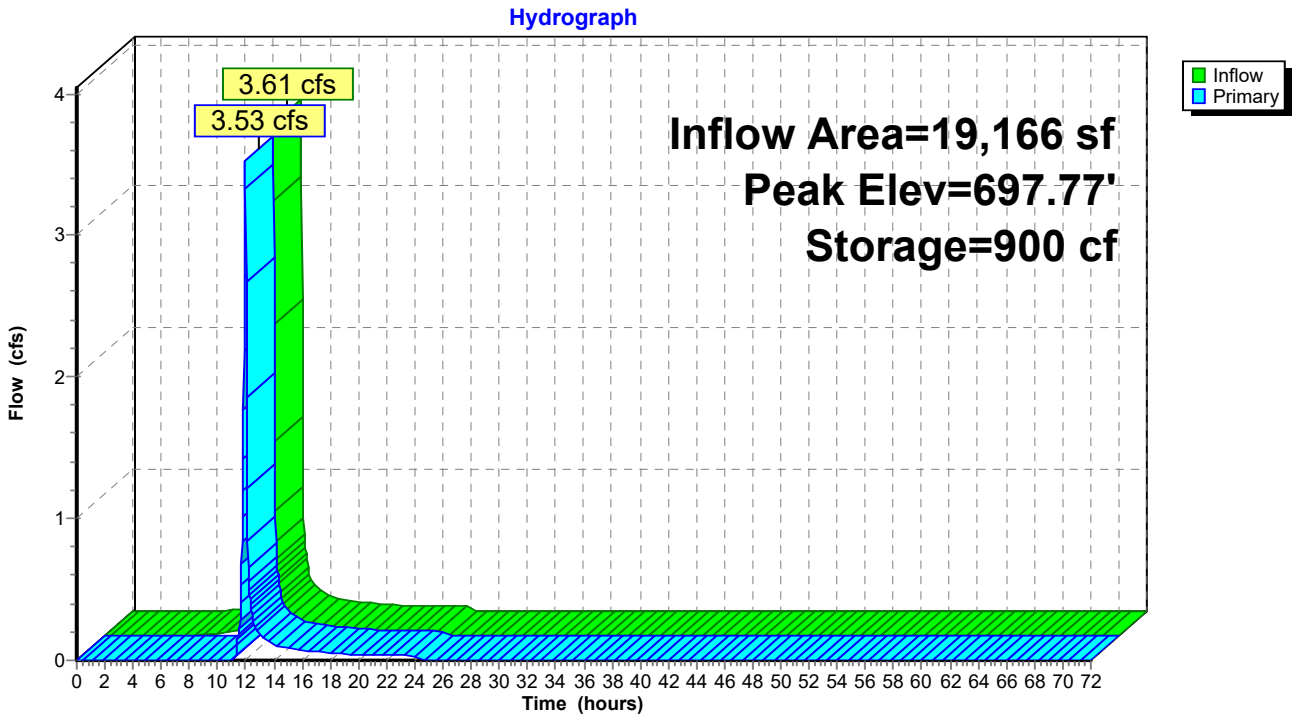
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	2,779 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	472	0.0	0	0
697.00	472	20.0	283	283
698.00	1,344	100.0	908	1,191
699.00	1,832	100.0	1,588	2,779

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 691.39' S= 0.1088 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	698.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=3.49 cfs @ 11.97 hrs HW=697.76' (Free Discharge)
└─**1=Culvert** (Passes 3.49 cfs of 14.77 cfs potential flow)
└─**2=Orifice/Grate** (Weir Controls 3.49 cfs @ 1.68 fps)
└─**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 5FP: FocalPoint 5



Summary for Pond 6FP: FocalPoint 6

Inflow Area = 7,841 sf, 55.56% Impervious, Inflow Depth = 4.28" for 50-year event
Inflow = 1.39 cfs @ 11.96 hrs, Volume= 2,793 cf
Outflow = 1.34 cfs @ 11.98 hrs, Volume= 2,165 cf, Atten= 4%, Lag= 1.1 min
Primary = 1.34 cfs @ 11.98 hrs, Volume= 2,165 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.64' @ 11.98 hrs Surf.Area= 1,029 sf Storage= 762 cf

Plug-Flow detention time= 130.7 min calculated for 2,165 cf (78% of inflow)
Center-of-Mass det. time= 42.8 min (856.1 - 813.3)

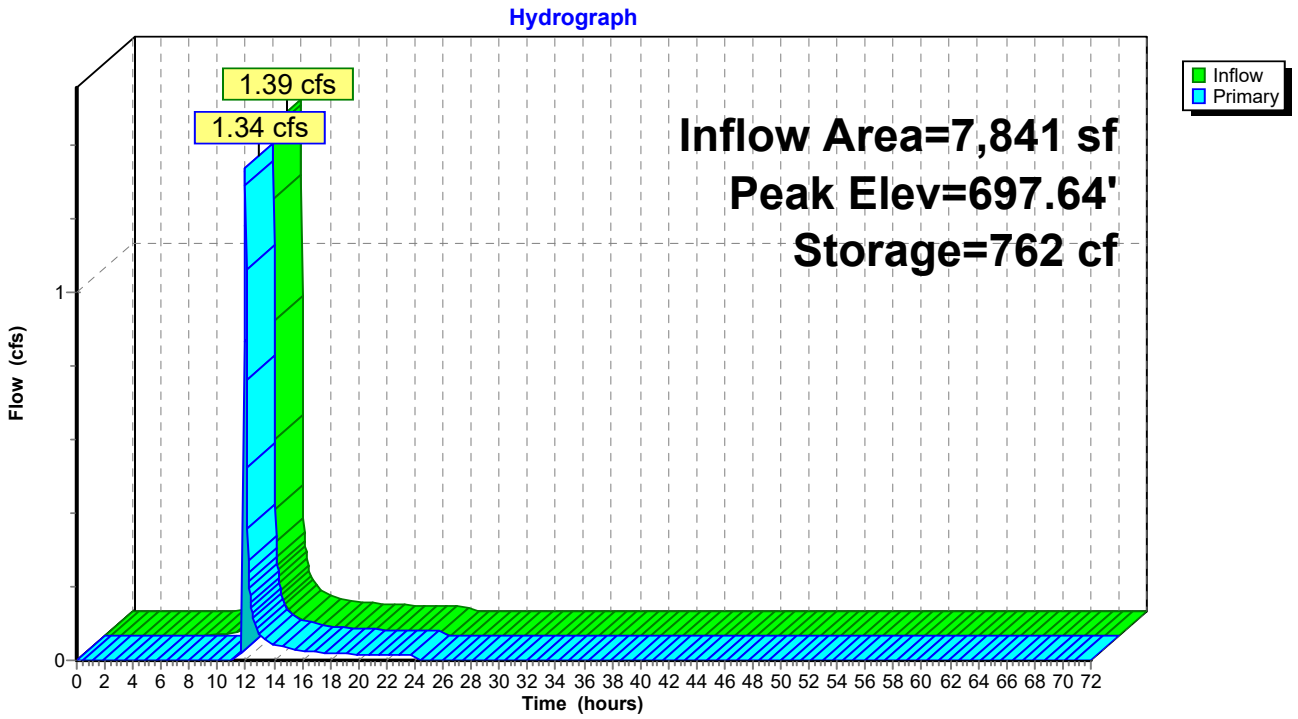
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	2,779 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	472	0.0	0	0
697.00	472	20.0	283	283
698.00	1,344	100.0	908	1,191
699.00	1,832	100.0	1,588	2,779

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 690.87' S= 0.1304 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	698.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=1.30 cfs @ 11.98 hrs HW=697.64' (Free Discharge)
└**1=Culvert** (Passes 1.30 cfs of 14.46 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 1.30 cfs @ 1.21 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 6FP: FocalPoint 6

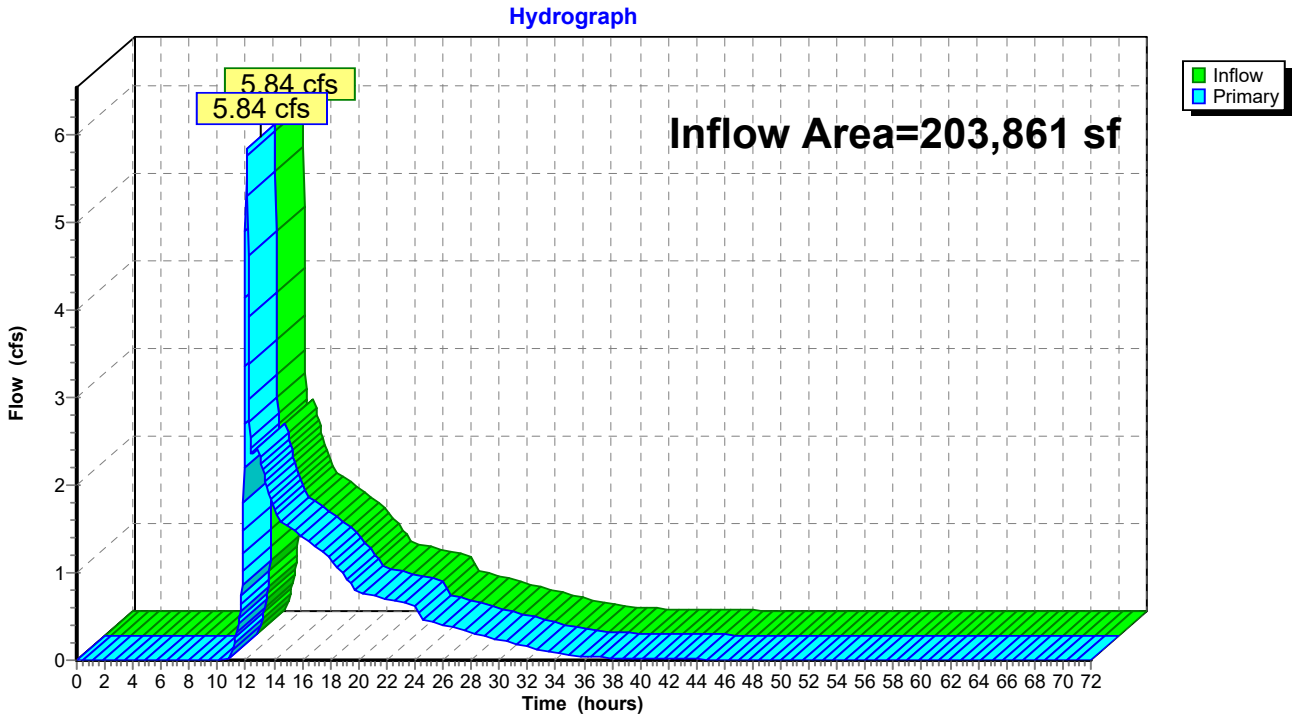


Summary for Link 1L: Outfall #1

Inflow Area = 203,861 sf, 59.40% Impervious, Inflow Depth > 4.13" for 50-year event
Inflow = 5.84 cfs @ 12.07 hrs, Volume= 70,105 cf
Primary = 5.84 cfs @ 12.07 hrs, Volume= 70,105 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 1L: Outfall #1



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Area 1 Runoff Area=1.480 ac 43.92% Impervious Runoff Depth=4.04"
Tc=5.0 min CN=68 Runoff=10.98 cfs 21,720 cf

Subcatchment2S: Area 2 Runoff Area=0.720 ac 83.33% Impervious Runoff Depth=6.58"
Tc=5.0 min CN=90 Runoff=7.80 cfs 17,196 cf

Subcatchment3S: Area 3 Runoff Area=0.380 ac 71.05% Impervious Runoff Depth=5.87"
Tc=5.0 min CN=84 Runoff=3.84 cfs 8,104 cf

Subcatchment4S: Area 4 Runoff Area=1.100 ac 79.09% Impervious Runoff Depth=6.34"
Tc=5.0 min CN=88 Runoff=11.69 cfs 25,330 cf

Subcatchment5S: Area 5 Runoff Area=0.440 ac 61.36% Impervious Runoff Depth=5.29"
Tc=5.0 min CN=79 Runoff=4.12 cfs 8,456 cf

Subcatchment6S: Area 6 Runoff Area=0.180 ac 55.56% Impervious Runoff Depth=4.95"
Tc=5.0 min CN=76 Runoff=1.60 cfs 3,234 cf

Subcatchment10S: South Bypass Runoff Area=0.380 ac 5.26% Impervious Runoff Depth=2.01"
Tc=5.0 min CN=49 Runoff=1.37 cfs 2,773 cf

Reach 1R: Southern Trunk Line Avg. Flow Depth=0.87' Max Vel=4.80 fps Inflow=6.90 cfs 78,595 cf
24.0" Round Pipe n=0.013 L=1,058.0' S=0.0051 '/' Capacity=16.10 cfs Outflow=6.28 cfs 78,591 cf

Pond 1DP: Detention Pond 1 Peak Elev=699.40' Storage=9,358 cf Inflow=11.00 cfs 21,350 cf
Outflow=0.80 cfs 21,350 cf

Pond 1FP: FocalPoint 1 Peak Elev=700.06' Storage=815 cf Inflow=10.98 cfs 21,720 cf
Outflow=11.00 cfs 21,350 cf

Pond 2DP: Detention Pond 2 Peak Elev=697.31' Storage=26,113 cf Inflow=23.05 cfs 47,798 cf
Outflow=2.74 cfs 46,812 cf

Pond 2FP: FocalPoint 2 Peak Elev=698.45' Storage=1,247 cf Inflow=7.80 cfs 17,196 cf
Outflow=7.67 cfs 16,473 cf

Pond 3FP: FocalPoint 3 Peak Elev=699.78' Storage=972 cf Inflow=3.84 cfs 8,104 cf
Outflow=3.78 cfs 7,383 cf

Pond 4FP: FocalPoint 4 Peak Elev=700.08' Storage=1,389 cf Inflow=11.69 cfs 25,330 cf
Outflow=11.67 cfs 23,942 cf

Pond 5FP: FocalPoint 5 Peak Elev=697.79' Storage=929 cf Inflow=4.12 cfs 8,456 cf
Outflow=4.03 cfs 7,828 cf

Pond 6FP: FocalPoint 6 Peak Elev=697.65' Storage=777 cf Inflow=1.60 cfs 3,234 cf
Outflow=1.54 cfs 2,606 cf

Link 1L: Outfall #1 Inflow=6.81 cfs 81,364 cf
Primary=6.81 cfs 81,364 cf

Total Runoff Area = 203,861 sf Runoff Volume = 86,811 cf Average Runoff Depth = 5.11"
40.60% Pervious = 82,764 sf 59.40% Impervious = 121,097 sf

Summary for Subcatchment 1S: Area 1

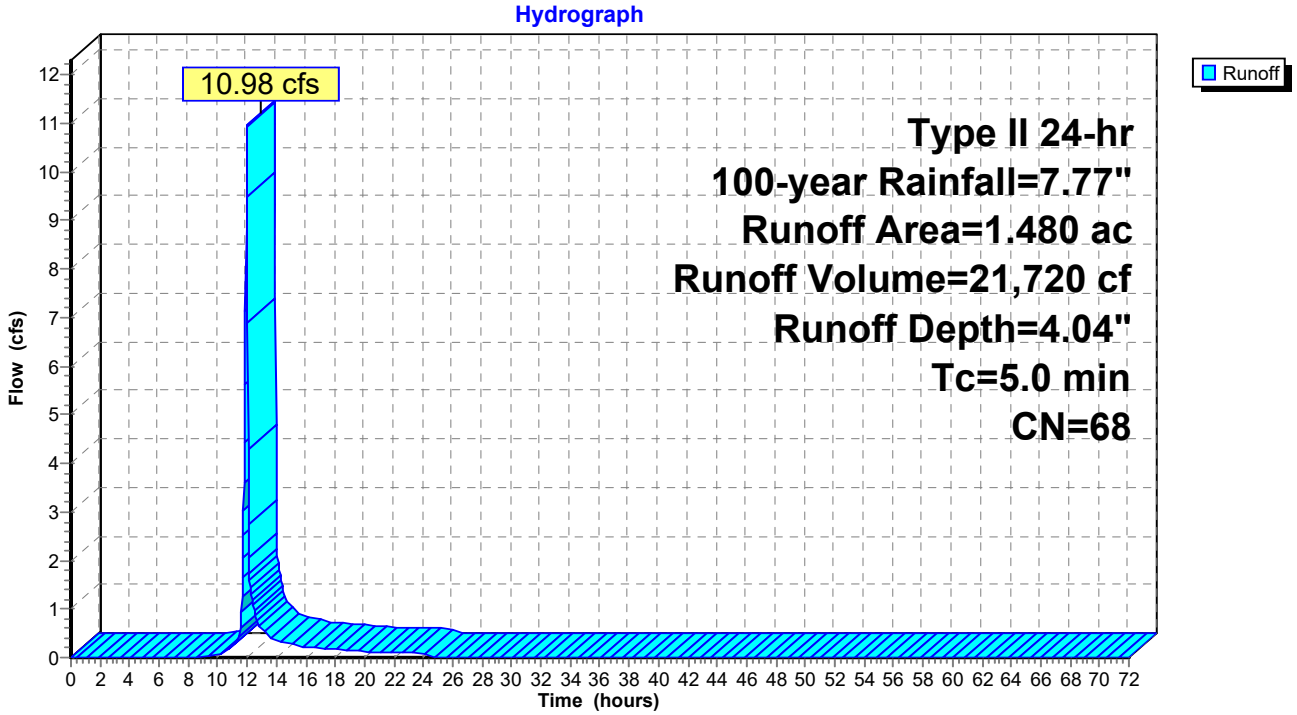
Runoff = 10.98 cfs @ 11.96 hrs, Volume= 21,720 cf, Depth= 4.04"
Routed to Pond 1FP : FocalPoint 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
0.510	49	50-75% Grass cover, Fair, HSG A
0.320	36	Woods, Fair, HSG A
0.650	98	Paved parking, HSG A
1.480	68	Weighted Average
0.830		56.08% Pervious Area
0.650		43.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Area 1



Summary for Subcatchment 2S: Area 2

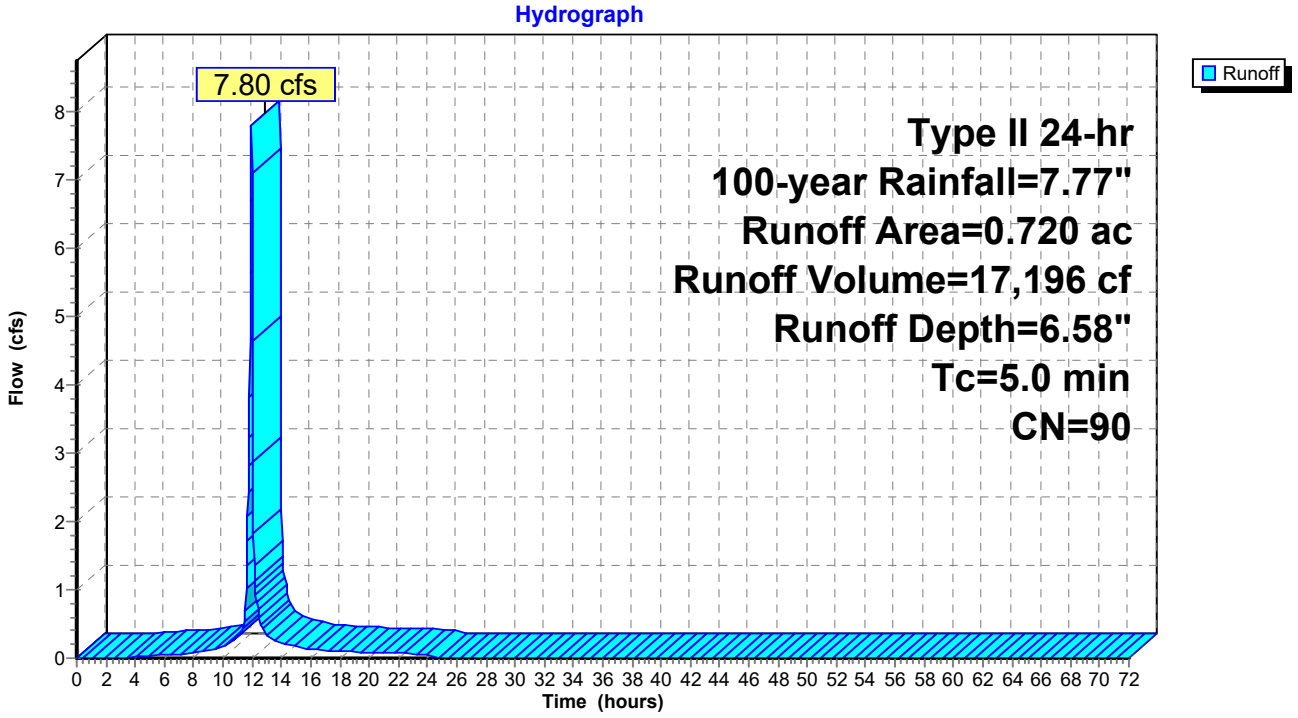
Runoff = 7.80 cfs @ 11.96 hrs, Volume= 17,196 cf, Depth= 6.58"
Routed to Pond 2FP : FocalPoint 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
0.120	49	50-75% Grass cover, Fair, HSG A
0.600	98	Paved parking, HSG A
0.720	90	Weighted Average
0.120		16.67% Pervious Area
0.600		83.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Area 2



Summary for Subcatchment 3S: Area 3

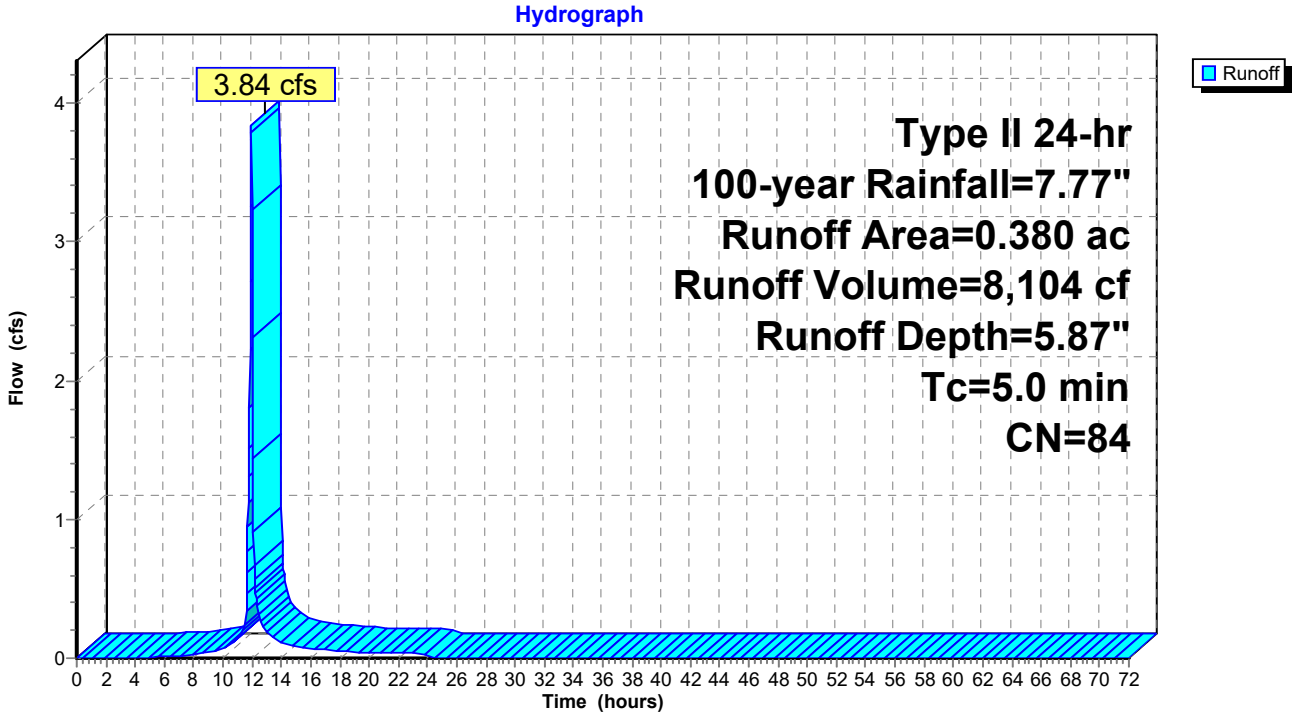
Runoff = 3.84 cfs @ 11.96 hrs, Volume= 8,104 cf, Depth= 5.87"
Routed to Pond 3FP : FocalPoint 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
0.110	49	50-75% Grass cover, Fair, HSG A
0.270	98	Paved parking, HSG A
0.380	84	Weighted Average
0.110		28.95% Pervious Area
0.270		71.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Area 3



Summary for Subcatchment 4S: Area 4

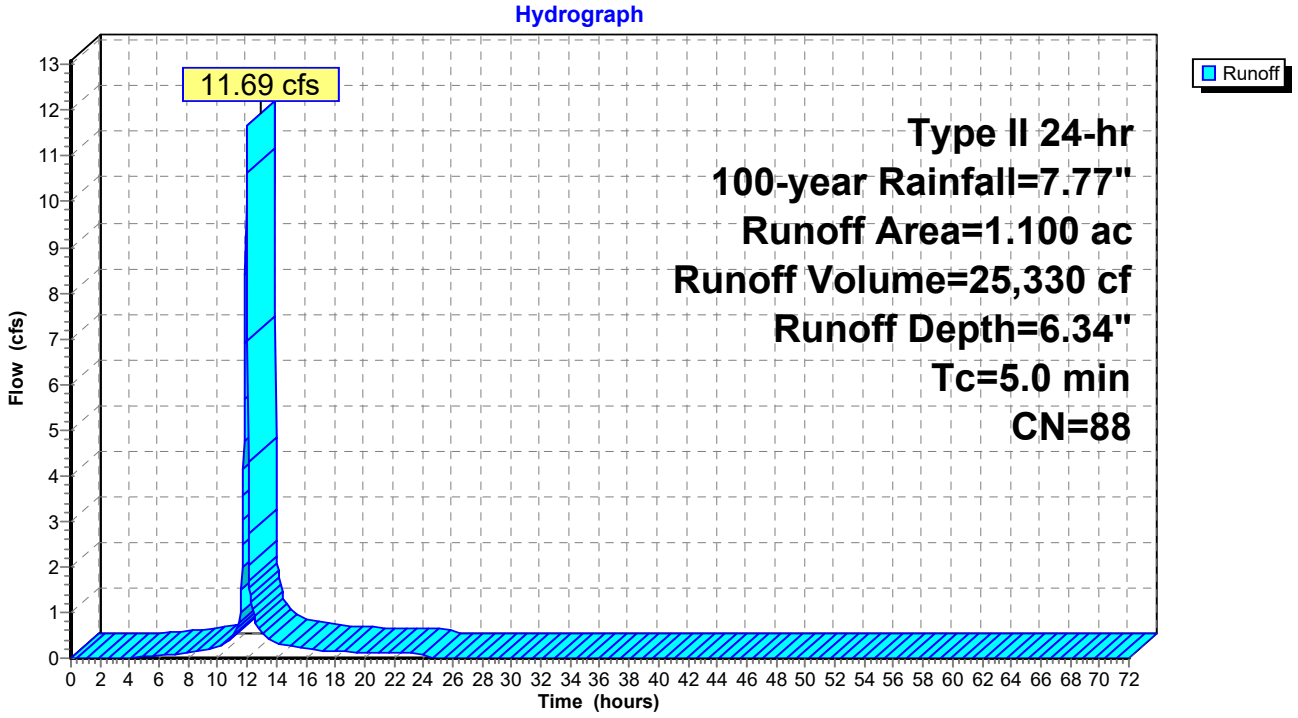
Runoff = 11.69 cfs @ 11.96 hrs, Volume= 25,330 cf, Depth= 6.34"
Routed to Pond 4FP : FocalPoint 4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
0.230	49	50-75% Grass cover, Fair, HSG A
0.870	98	Paved parking, HSG A
1.100	88	Weighted Average
0.230		20.91% Pervious Area
0.870		79.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: Area 4



Summary for Subcatchment 5S: Area 5

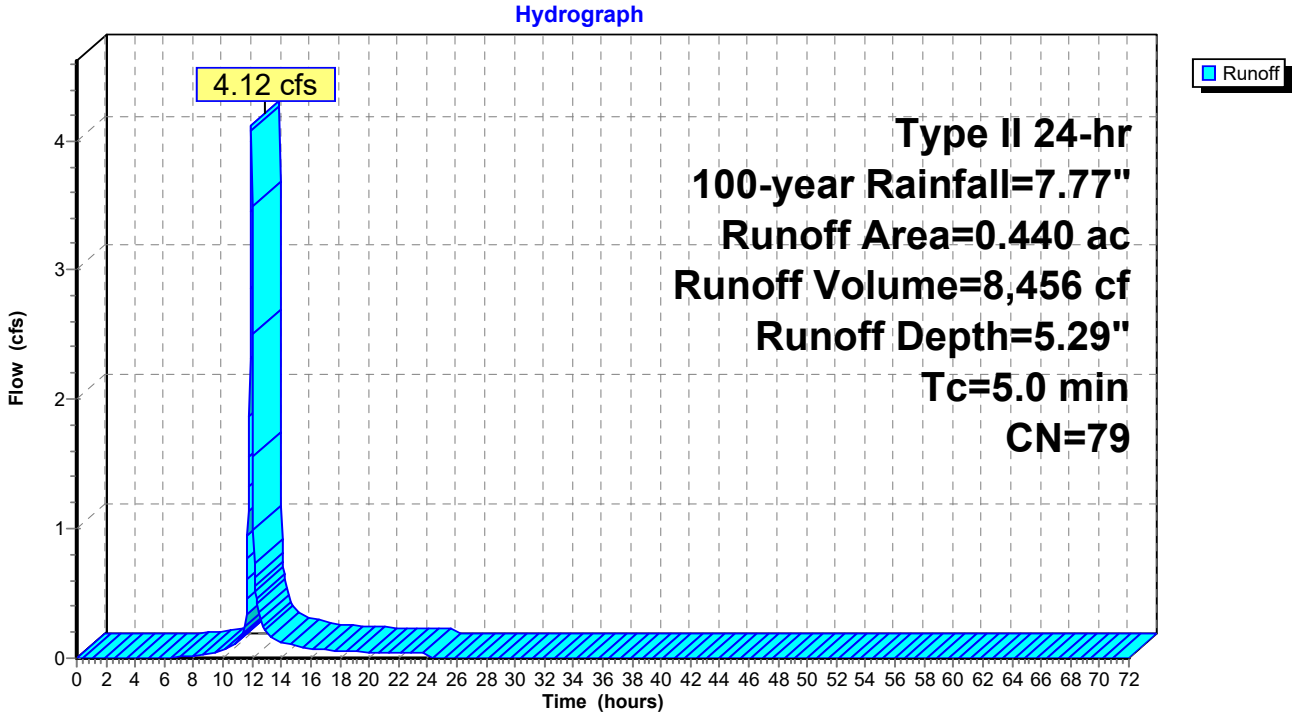
Runoff = 4.12 cfs @ 11.96 hrs, Volume= 8,456 cf, Depth= 5.29"
Routed to Pond 5FP : FocalPoint 5

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
0.170	49	50-75% Grass cover, Fair, HSG A
0.270	98	Paved parking, HSG A
0.440	79	Weighted Average
0.170		38.64% Pervious Area
0.270		61.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 5S: Area 5



Summary for Subcatchment 6S: Area 6

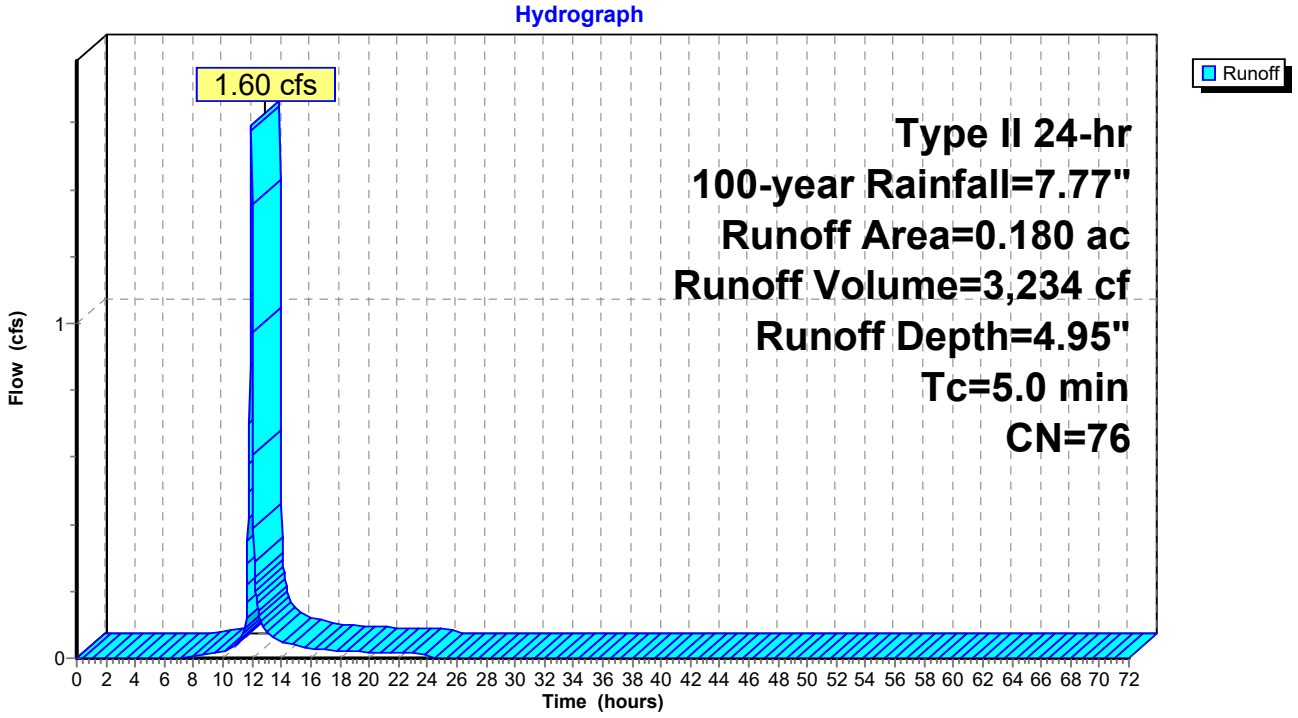
Runoff = 1.60 cfs @ 11.96 hrs, Volume= 3,234 cf, Depth= 4.95"
Routed to Pond 6FP : FocalPoint 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
0.080	49	50-75% Grass cover, Fair, HSG A
0.100	98	Paved parking, HSG A
0.180	76	Weighted Average
0.080		44.44% Pervious Area
0.100		55.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 6S: Area 6



Summary for Subcatchment 10S: South Bypass

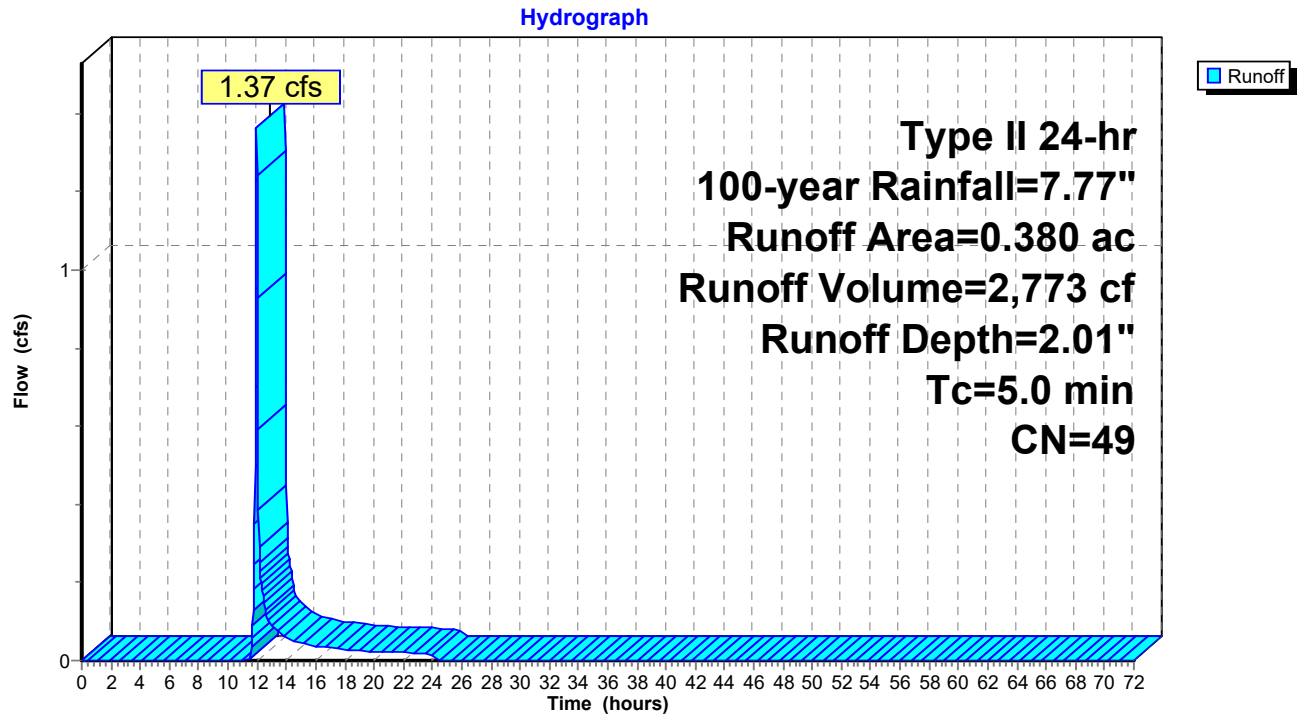
Runoff = 1.37 cfs @ 11.97 hrs, Volume= 2,773 cf, Depth= 2.01"
Routed to Link 1L : Outfall #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
0.290	49	50-75% Grass cover, Fair, HSG A
0.070	36	Woods, Fair, HSG A
0.020	98	Paved parking, HSG A
0.380	49	Weighted Average
0.360		94.74% Pervious Area
0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 10S: South Bypass



Summary for Reach 1R: Southern Trunk Line

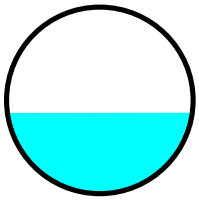
[52] Hint: Inlet/Outlet conditions not evaluated
[79] Warning: Submerged Pond 1DP Primary device # 1 INLET by 0.72'
[81] Warning: Exceeded Pond 2DP by 1.71' @ 0.00 hrs
[79] Warning: Submerged Pond 5FP Primary device # 1 INLET by 2.32'
[79] Warning: Submerged Pond 6FP Primary device # 1 INLET by 2.32'

Inflow Area = 187,308 sf, 64.19% Impervious, Inflow Depth > 5.04" for 100-year event
Inflow = 6.90 cfs @ 11.98 hrs, Volume= 78,595 cf
Outflow = 6.28 cfs @ 12.07 hrs, Volume= 78,591 cf, Atten= 9%, Lag= 5.9 min
Routed to Link 1L : Outfall #1

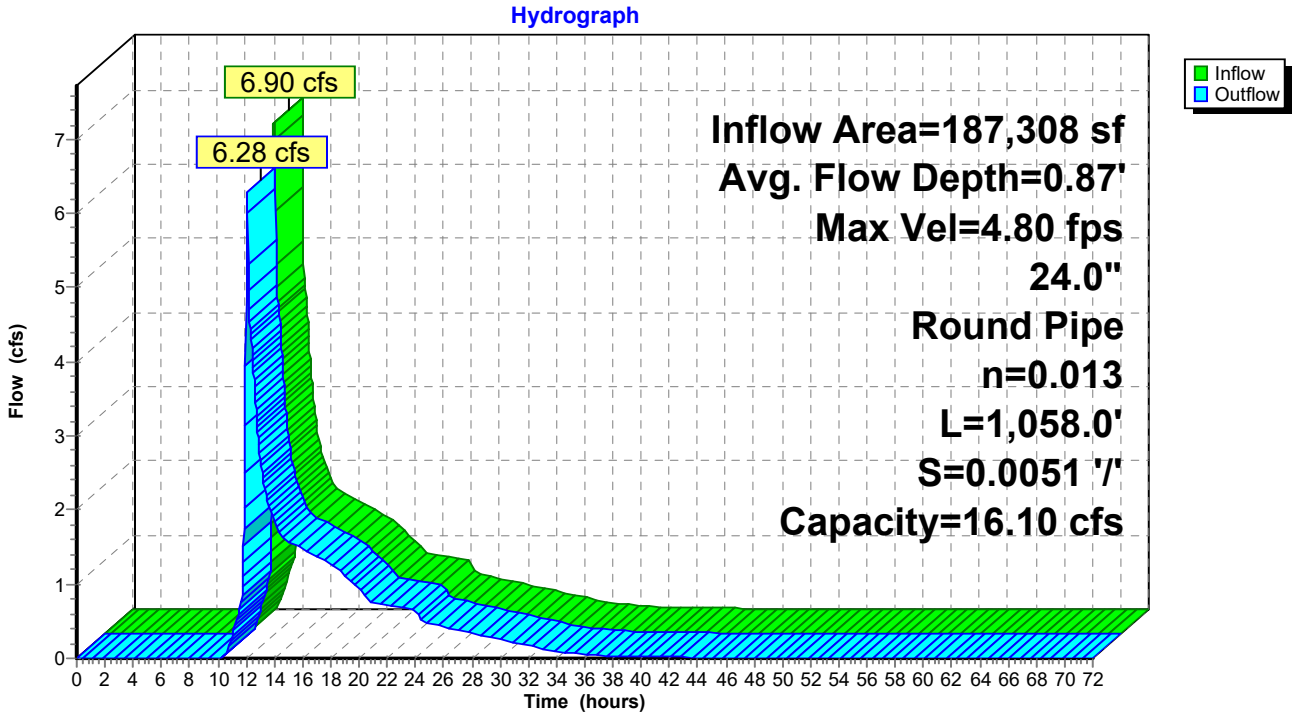
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Max. Velocity= 4.80 fps, Min. Travel Time= 3.7 min
Avg. Velocity = 1.36 fps, Avg. Travel Time= 13.0 min

Peak Storage= 1,384 cf @ 12.01 hrs
Average Depth at Peak Storage= 0.87' , Surface Width= 1.98'
Bank-Full Depth= 2.00' Flow Area= 3.1 sf, Capacity= 16.10 cfs

24.0" Round Pipe
n= 0.013
Length= 1,058.0' Slope= 0.0051 '/'
Inlet Invert= 695.46', Outlet Invert= 690.10'



Reach 1R: Southern Trunk Line



Summary for Pond 1DP: Detention Pond 1

[44] Hint: Outlet device #2 is below defined storage
[79] Warning: Submerged Pond 1FP Primary device # 1 INLET by 3.40'

Inflow Area = 64,469 sf, 43.92% Impervious, Inflow Depth = 3.97" for 100-year event
Inflow = 11.00 cfs @ 11.96 hrs, Volume= 21,350 cf
Outflow = 0.80 cfs @ 12.58 hrs, Volume= 21,350 cf, Atten= 93%, Lag= 37.2 min
Primary = 0.80 cfs @ 12.58 hrs, Volume= 21,350 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.40' @ 12.58 hrs Surf.Area= 4,602 sf Storage= 9,358 cf

Plug-Flow detention time= 112.5 min calculated for 21,341 cf (100% of inflow)
Center-of-Mass det. time= 112.5 min (944.3 - 831.8)

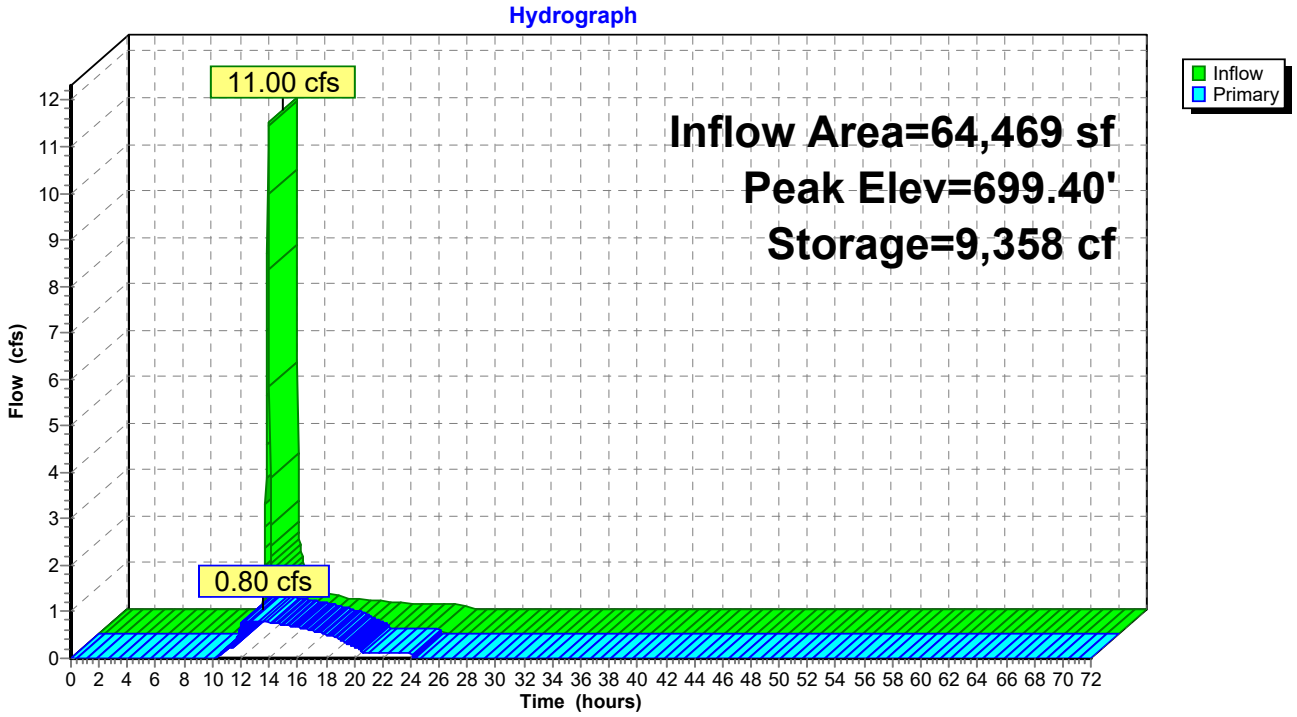
Volume	Invert	Avail.Storage	Storage Description
#1	695.80'	19,432 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.80	0	0	0
696.00	285	29	29
697.00	2,098	1,192	1,220
698.00	3,151	2,625	3,845
699.00	4,138	3,645	7,489
700.00	5,311	4,725	12,214
701.00	9,125	7,218	19,432

Device	Routing	Invert	Outlet Devices
#1	Primary	695.60'	**18.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.60' / 695.46' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	695.60'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.80 cfs @ 12.58 hrs HW=699.40' TW=565.00' (Fixed TW Elev= 565.00')
└─**1=Culvert** (Passes 0.80 cfs of 14.85 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.80 cfs @ 9.17 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 1DP: Detention Pond 1



Summary for Pond 1FP: FocalPoint 1

[92] Warning: Device #3 is above defined storage
[93] Warning: Storage range exceeded by 0.06'
[88] Warning: Qout>Qin may require smaller dt or Finer Routing

Inflow Area = 64,469 sf, 43.92% Impervious, Inflow Depth = 4.04" for 100-year event
Inflow = 10.98 cfs @ 11.96 hrs, Volume= 21,720 cf
Outflow = 11.00 cfs @ 11.96 hrs, Volume= 21,350 cf, Atten= 0%, Lag= 0.0 min
Primary = 11.00 cfs @ 11.96 hrs, Volume= 21,350 cf
Routed to Pond 1DP : Detention Pond 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.06' @ 11.96 hrs Surf.Area= 1,109 sf Storage= 815 cf

Plug-Flow detention time= 15.8 min calculated for 21,350 cf (98% of inflow)
Center-of-Mass det. time= 5.6 min (831.8 - 826.3)

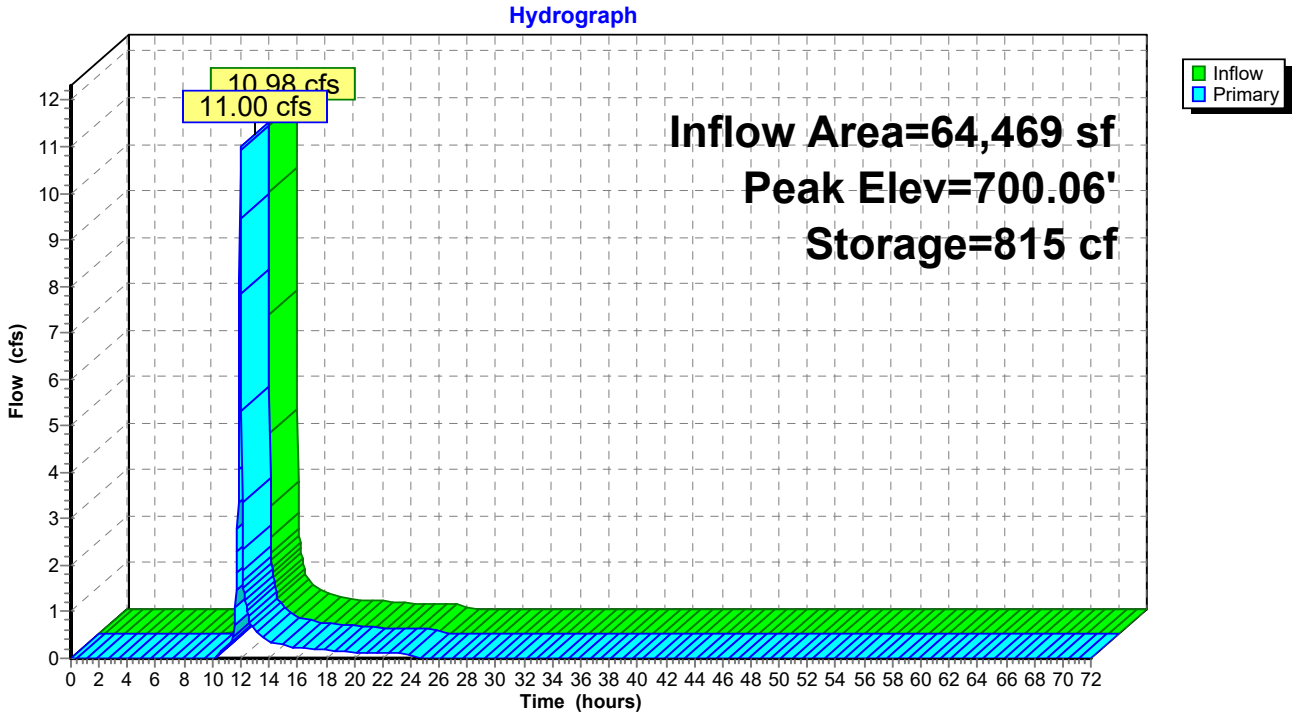
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	815 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	237	0.0	0	0
699.00	237	20.0	142	142
700.00	1,109	100.0	673	815

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 40.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.80' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**10.0' long x 18.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=10.80 cfs @ 11.96 hrs HW=700.05' (Free Discharge)
└**1=Culvert** (Passes 10.49 cfs of 15.46 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 10.49 cfs @ 2.43 fps)
└**3=Broad-Crested Rectangular Weir** (Weir Controls 0.30 cfs @ 0.60 fps)

Pond 1FP: FocalPoint 1



Summary for Pond 2DP: Detention Pond 2

[79] Warning: Submerged Pond 2FP Primary device # 1 INLET by 2.81'
[79] Warning: Submerged Pond 3FP Primary device # 1 INLET by 1.31'
[79] Warning: Submerged Pond 4FP Primary device # 1 INLET by 1.31'

Inflow Area = 95,832 sf, 79.09% Impervious, Inflow Depth = 5.99" for 100-year event
Inflow = 23.05 cfs @ 11.96 hrs, Volume= 47,798 cf
Outflow = 2.74 cfs @ 12.25 hrs, Volume= 46,812 cf, Atten= 88%, Lag= 17.1 min
Primary = 2.74 cfs @ 12.25 hrs, Volume= 46,812 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.31' @ 12.25 hrs Surf.Area= 8,711 sf Storage= 26,113 cf

Plug-Flow detention time= 399.8 min calculated for 46,812 cf (98% of inflow)
Center-of-Mass det. time= 387.1 min (1,186.1 - 799.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	693.75'	3,019 cf	**38.12'W x 114.25'L x 4.79'H Field A** 20,877 cf Overall - 13,330 cf Embedded = 7,547 cf x 40.0% Voids
#2A	694.00'	12,663 cf	**Ferguson R-Tank HD 2.5** x 1222 Inside #1 Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf 1222 Chambers in 26 Rows
#3B	693.75'	3,019 cf	**38.12'W x 114.25'L x 4.79'H Field B** 20,877 cf Overall - 13,330 cf Embedded = 7,547 cf x 40.0% Voids
#4B	694.00'	12,663 cf	**Ferguson R-Tank HD 2.5** x 1222 Inside #3 Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf 1222 Chambers in 26 Rows
		31,364 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 693.20' S= 0.0800 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	694.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	697.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=2.74 cfs @ 12.25 hrs HW=697.31' TW=565.00' (Fixed TW Elev= 565.00')
└─**1=Culvert** (Passes 0.75 cfs of 13.62 cfs potential flow)
└─**2=Orifice/Grate** (Orifice Controls 0.75 cfs @ 8.54 fps)
└─**3=Broad-Crested Rectangular Weir** (Weir Controls 1.99 cfs @ 1.60 fps)

Pond 2DP: Detention Pond 2 - Chamber Wizard Field A

Chamber Model = Ferguson R-Tank HD 2.5 (Ferguson R-Tank HD)
Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf
Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf

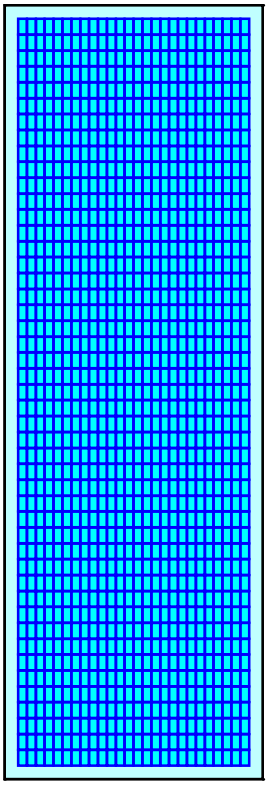
47 Chambers/Row x 2.35' Long = 110.25' Row Length +24.0" End Stone x 2 = 114.25' Base Length
26 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 38.12' Base Width
3.0" Stone Base + 42.5" Chamber Height + 12.0" Stone Cover = 4.79' Field Height

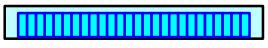
1,222 Chambers x 10.4 cf = 12,663.1 cf Chamber Storage
1,222 Chambers x 10.9 cf = 13,329.6 cf Displacement

20,876.7 cf Field - 13,329.6 cf Chambers = 7,547.2 cf Stone x 40.0% Voids = 3,018.9 cf Stone Storage

Chamber Storage + Stone Storage = 15,682.0 cf = 0.360 af
Overall Storage Efficiency = 75.1%
Overall System Size = 114.25' x 38.12' x 4.79'

1,222 Chambers
773.2 cy Field
279.5 cy Stone





Pond 2DP: Detention Pond 2 - Chamber Wizard Field B

Chamber Model = Ferguson R-Tank HD 2.5 (Ferguson R-Tank HD)
Inside= 15.7"W x 42.5"H => 4.42 sf x 2.35'L = 10.4 cf
Outside= 15.7"W x 42.5"H => 4.65 sf x 2.35'L = 10.9 cf

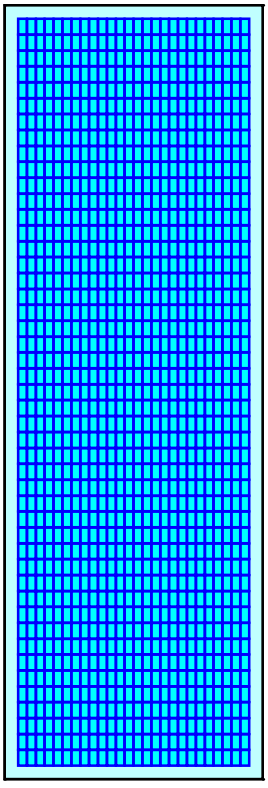
47 Chambers/Row x 2.35' Long = 110.25' Row Length +24.0" End Stone x 2 = 114.25' Base Length
26 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 38.12' Base Width
3.0" Stone Base + 42.5" Chamber Height + 12.0" Stone Cover = 4.79' Field Height

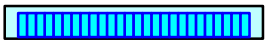
1,222 Chambers x 10.4 cf = 12,663.1 cf Chamber Storage
1,222 Chambers x 10.9 cf = 13,329.6 cf Displacement

20,876.7 cf Field - 13,329.6 cf Chambers = 7,547.2 cf Stone x 40.0% Voids = 3,018.9 cf Stone Storage

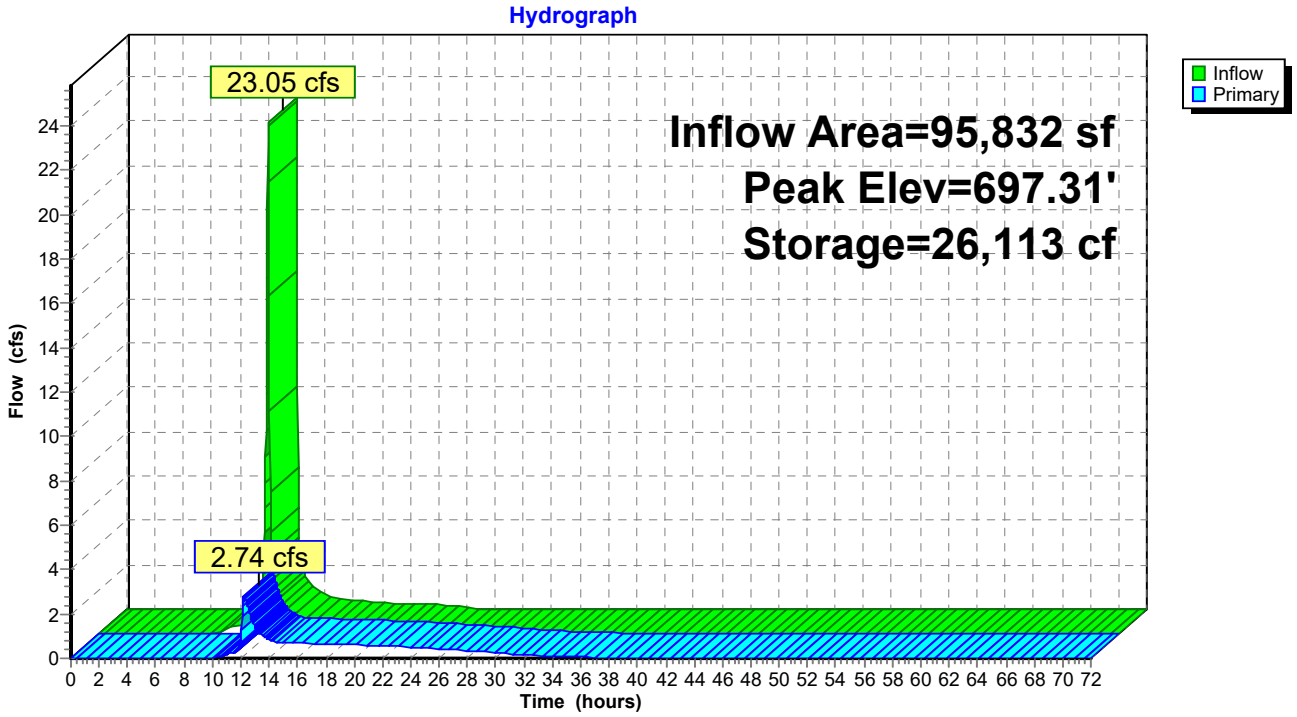
Chamber Storage + Stone Storage = 15,682.0 cf = 0.360 af
Overall Storage Efficiency = 75.1%
Overall System Size = 114.25' x 38.12' x 4.79'

1,222 Chambers
773.2 cy Field
279.5 cy Stone





Pond 2DP: Detention Pond 2



Summary for Pond 2FP: FocalPoint 2

Inflow Area = 31,363 sf, 83.33% Impervious, Inflow Depth = 6.58" for 100-year event
Inflow = 7.80 cfs @ 11.96 hrs, Volume= 17,196 cf
Outflow = 7.67 cfs @ 11.97 hrs, Volume= 16,473 cf, Atten= 2%, Lag= 0.7 min
Primary = 7.67 cfs @ 11.97 hrs, Volume= 16,473 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.45' @ 11.97 hrs Surf.Area= 1,294 sf Storage= 1,247 cf

Plug-Flow detention time= 44.9 min calculated for 16,467 cf (96% of inflow)
Center-of-Mass det. time= 19.7 min (792.1 - 772.4)

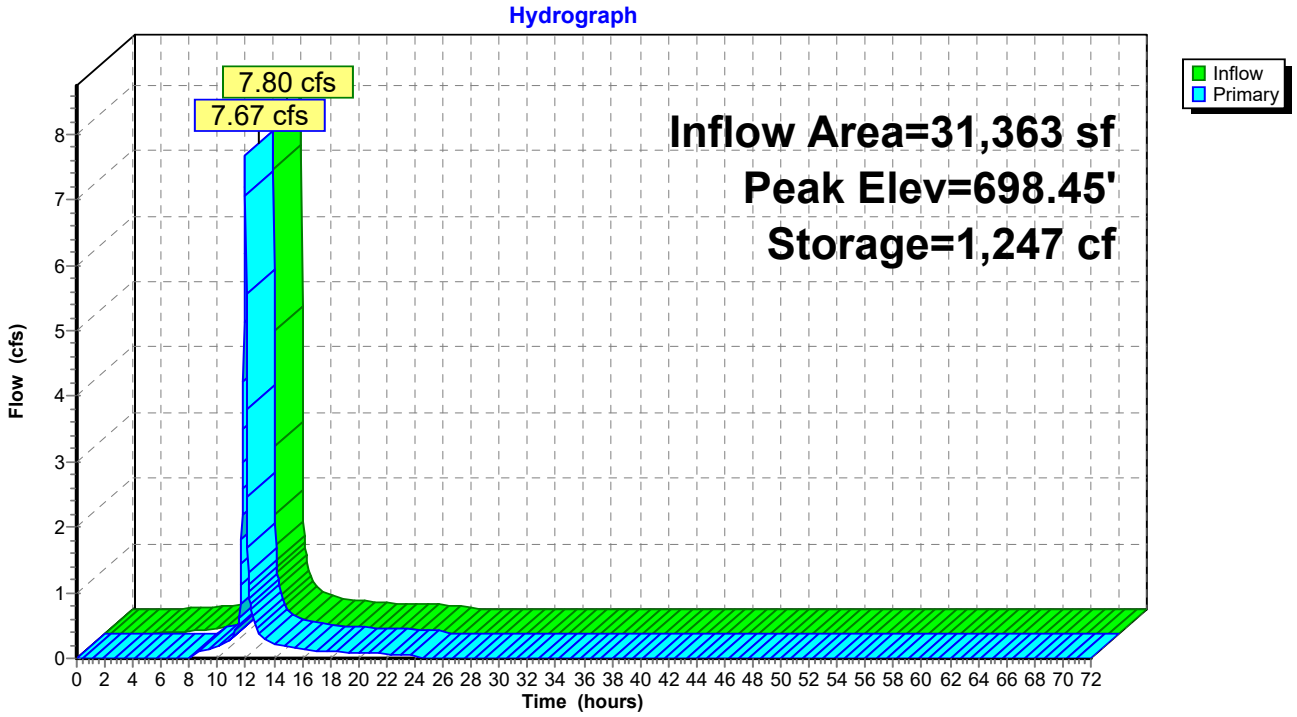
Volume	Invert	Avail.Storage	Storage Description
#1	694.50'	1,317 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.50	539	0.0	0	0
697.50	539	20.0	323	323
698.00	1,056	100.0	399	722
698.50	1,323	100.0	595	1,317

Device	Routing	Invert	Outlet Devices
#1	Primary	694.50'	**18.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.50' / 694.00' S= 0.0179 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	698.00'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=7.63 cfs @ 11.97 hrs HW=698.45' (Free Discharge)
└**1=Culvert** (Passes 7.63 cfs of 15.21 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 7.63 cfs @ 2.18 fps)

Pond 2FP: FocalPoint 2



Summary for Pond 3FP: FocalPoint 3

Inflow Area = 16,553 sf, 71.05% Impervious, Inflow Depth = 5.87" for 100-year event
Inflow = 3.84 cfs @ 11.96 hrs, Volume= 8,104 cf
Outflow = 3.78 cfs @ 11.97 hrs, Volume= 7,383 cf, Atten= 2%, Lag= 0.7 min
Primary = 3.78 cfs @ 11.97 hrs, Volume= 7,383 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.78' @ 11.97 hrs Surf.Area= 966 sf Storage= 972 cf

Plug-Flow detention time= 73.2 min calculated for 7,383 cf (91% of inflow)
Center-of-Mass det. time= 26.4 min (816.4 - 790.0)

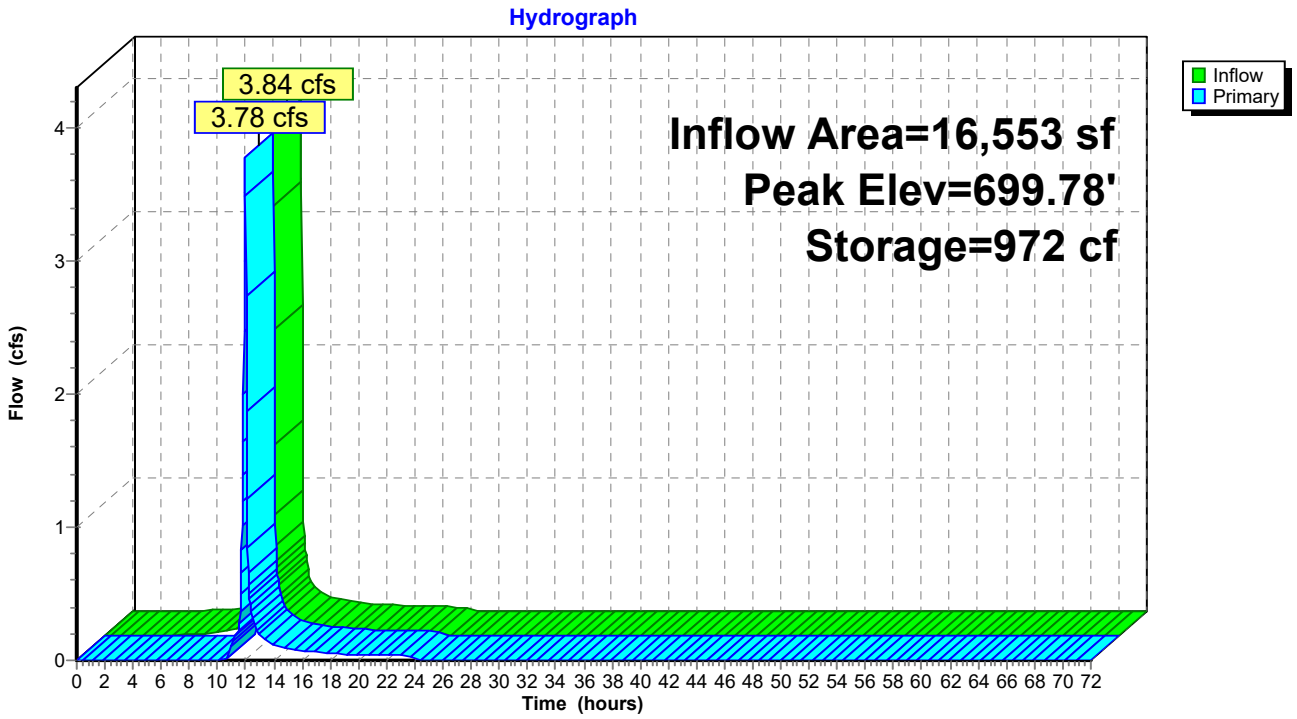
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	1,197 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	602	0.0	0	0
699.00	602	20.0	361	361
700.00	1,070	100.0	836	1,197

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 80.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 694.00' S= 0.0250 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=3.77 cfs @ 11.97 hrs HW=699.78' (Free Discharge)
↑**1=Culvert** (Passes 3.77 cfs of 14.81 cfs potential flow)
↑**2=Orifice/Grate** (Weir Controls 3.77 cfs @ 1.72 fps)

Pond 3FP: FocalPoint 3



Summary for Pond 4FP: FocalPoint 4

[92] Warning: Device #2 is above defined storage
[92] Warning: Device #3 is above defined storage
[93] Warning: Storage range exceeded by 1.08'

Inflow Area = 47,916 sf, 79.09% Impervious, Inflow Depth = 6.34" for 100-year event
Inflow = 11.69 cfs @ 11.96 hrs, Volume= 25,330 cf
Outflow = 11.67 cfs @ 11.96 hrs, Volume= 23,942 cf, Atten= 0%, Lag= 0.0 min
Primary = 11.67 cfs @ 11.96 hrs, Volume= 23,942 cf
Routed to Pond 2DP : Detention Pond 2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.08' @ 11.96 hrs Surf.Area= 1,491 sf Storage= 1,389 cf

Plug-Flow detention time= 51.3 min calculated for 23,932 cf (94% of inflow)
Center-of-Mass det. time= 19.7 min (798.5 - 778.7)

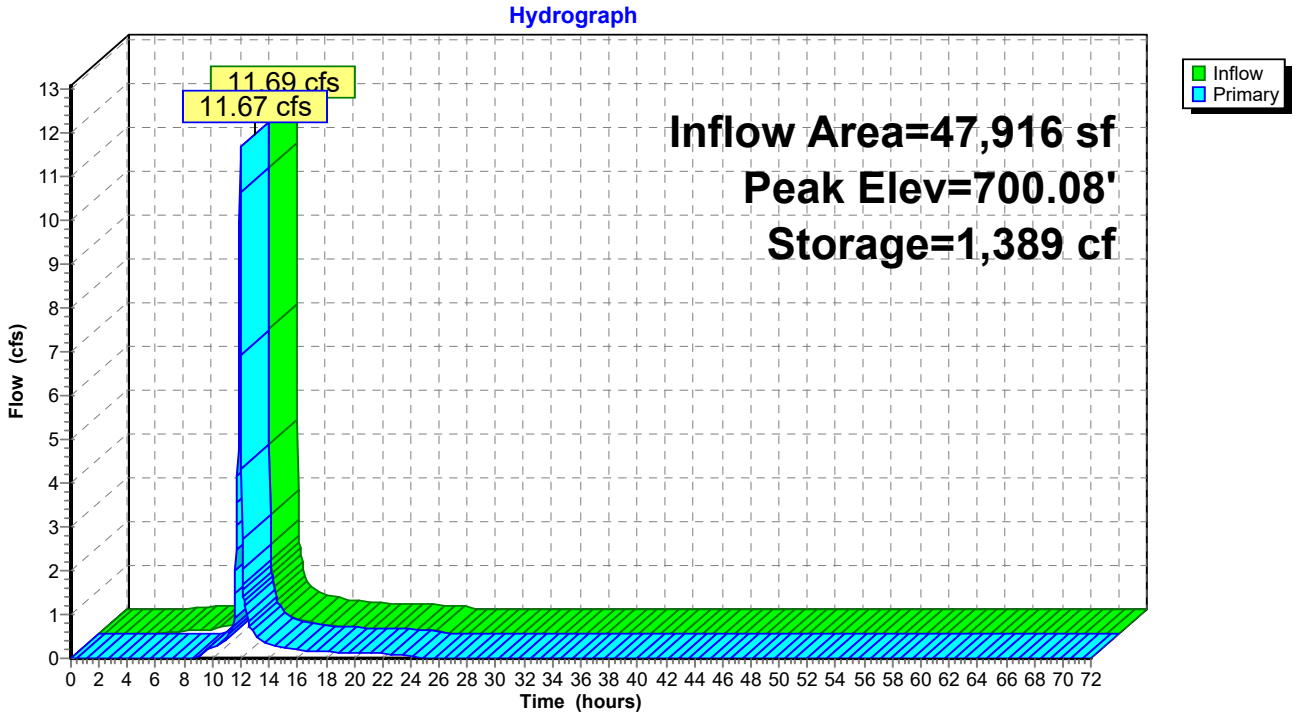
Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	1,389 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	585	0.0	0	0
698.00	585	20.0	351	351
699.00	1,491	100.0	1,038	1,389

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.88' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**6.0' long x 133.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=11.43 cfs @ 11.96 hrs HW=700.07' (Free Discharge)
└**1=Culvert** (Passes 11.12 cfs of 15.51 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 11.12 cfs @ 2.47 fps)
└**3=Broad-Crested Rectangular Weir** (Weir Controls 0.31 cfs @ 0.72 fps)

Pond 4FP: FocalPoint 4



Summary for Pond 5FP: FocalPoint 5

Inflow Area = 19,166 sf, 61.36% Impervious, Inflow Depth = 5.29" for 100-year event
Inflow = 4.12 cfs @ 11.96 hrs, Volume= 8,456 cf
Outflow = 4.03 cfs @ 11.97 hrs, Volume= 7,828 cf, Atten= 2%, Lag= 0.8 min
Primary = 4.03 cfs @ 11.97 hrs, Volume= 7,828 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.79' @ 11.97 hrs Surf.Area= 1,161 sf Storage= 929 cf

Plug-Flow detention time= 60.7 min calculated for 7,828 cf (93% of inflow)
Center-of-Mass det. time= 20.4 min (822.7 - 802.3)

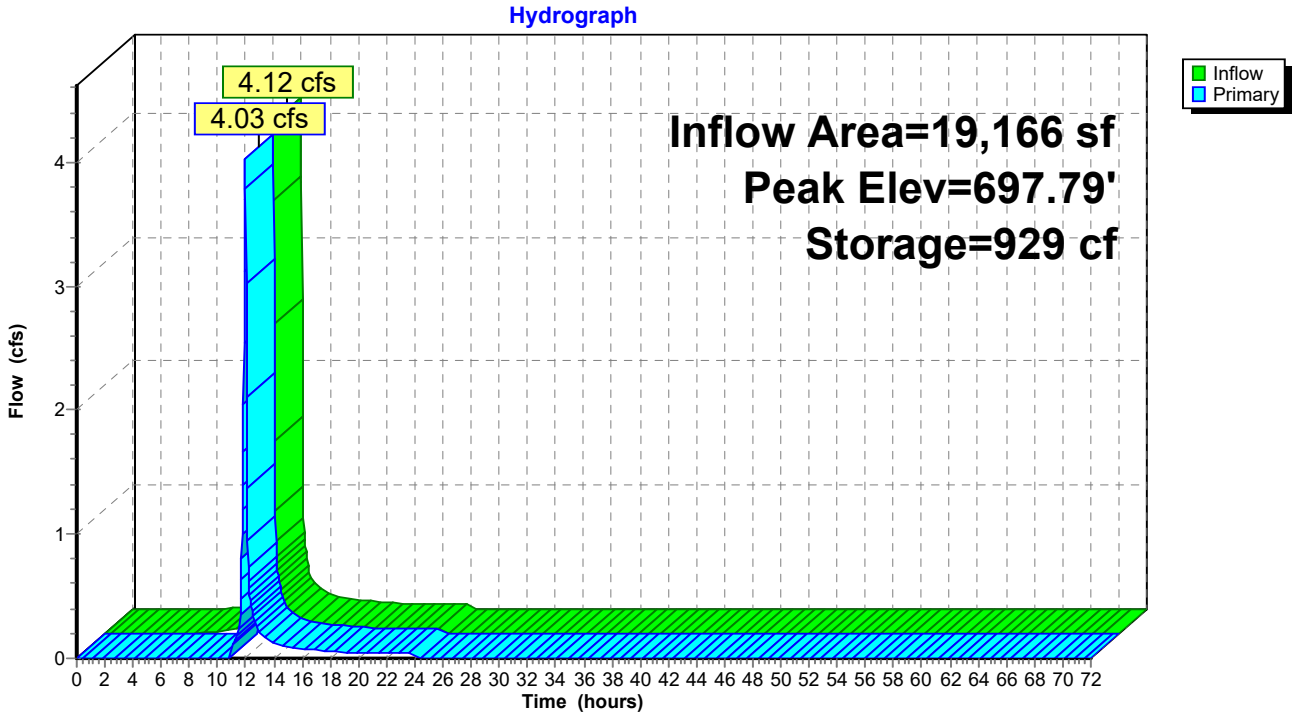
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	2,779 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	472	0.0	0	0
697.00	472	20.0	283	283
698.00	1,344	100.0	908	1,191
699.00	1,832	100.0	1,588	2,779

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 691.39' S= 0.1088 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	698.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=4.00 cfs @ 11.97 hrs HW=697.79' (Free Discharge)
└**1=Culvert** (Passes 4.00 cfs of 14.83 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 4.00 cfs @ 1.76 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 5FP: FocalPoint 5



Summary for Pond 6FP: FocalPoint 6

Inflow Area = 7,841 sf, 55.56% Impervious, Inflow Depth = 4.95" for 100-year event
Inflow = 1.60 cfs @ 11.96 hrs, Volume= 3,234 cf
Outflow = 1.54 cfs @ 11.98 hrs, Volume= 2,606 cf, Atten= 4%, Lag= 1.0 min
Primary = 1.54 cfs @ 11.98 hrs, Volume= 2,606 cf
Routed to Reach 1R : Southern Trunk Line

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.65' @ 11.98 hrs Surf.Area= 1,042 sf Storage= 777 cf

Plug-Flow detention time= 118.6 min calculated for 2,606 cf (81% of inflow)
Center-of-Mass det. time= 38.1 min (847.2 - 809.1)

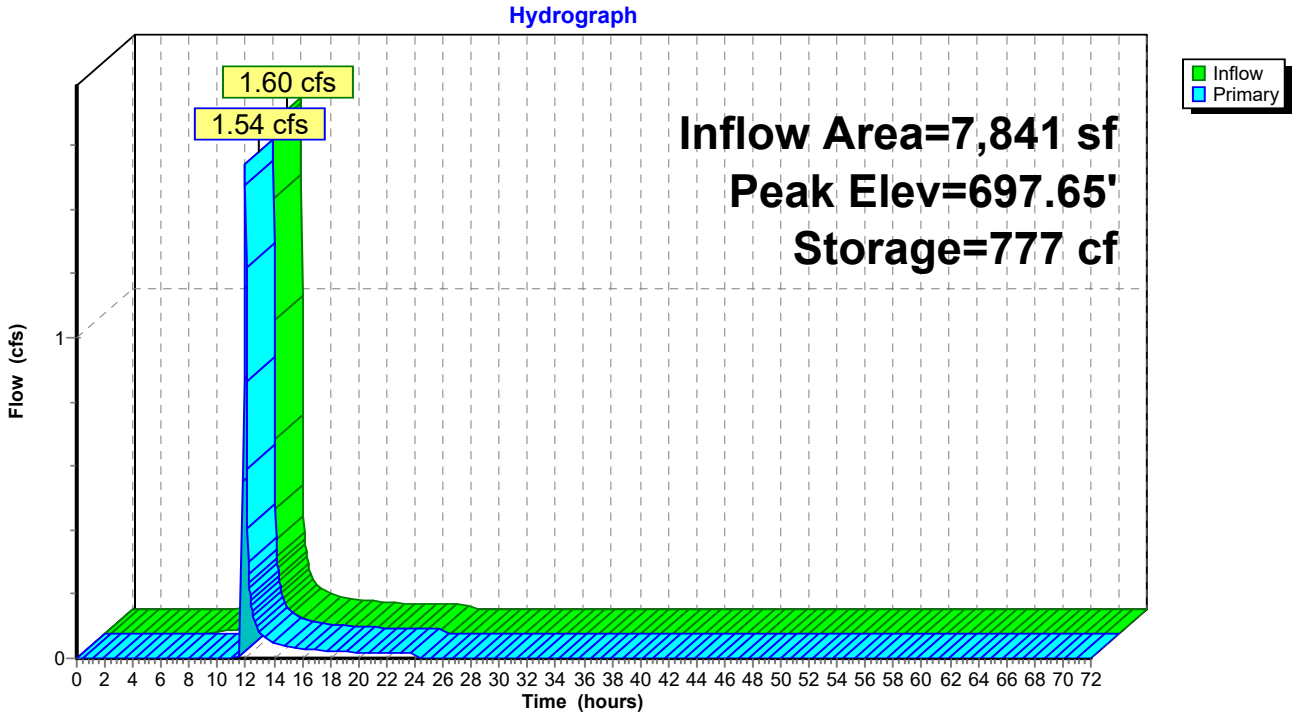
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	2,779 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	472	0.0	0	0
697.00	472	20.0	283	283
698.00	1,344	100.0	908	1,191
699.00	1,832	100.0	1,588	2,779

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 690.87' S= 0.1304 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	698.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=1.52 cfs @ 11.98 hrs HW=697.65' (Free Discharge)
└─**1=Culvert** (Passes 1.52 cfs of 14.49 cfs potential flow)
└─**2=Orifice/Grate** (Weir Controls 1.52 cfs @ 1.27 fps)
└─**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 6FP: FocalPoint 6

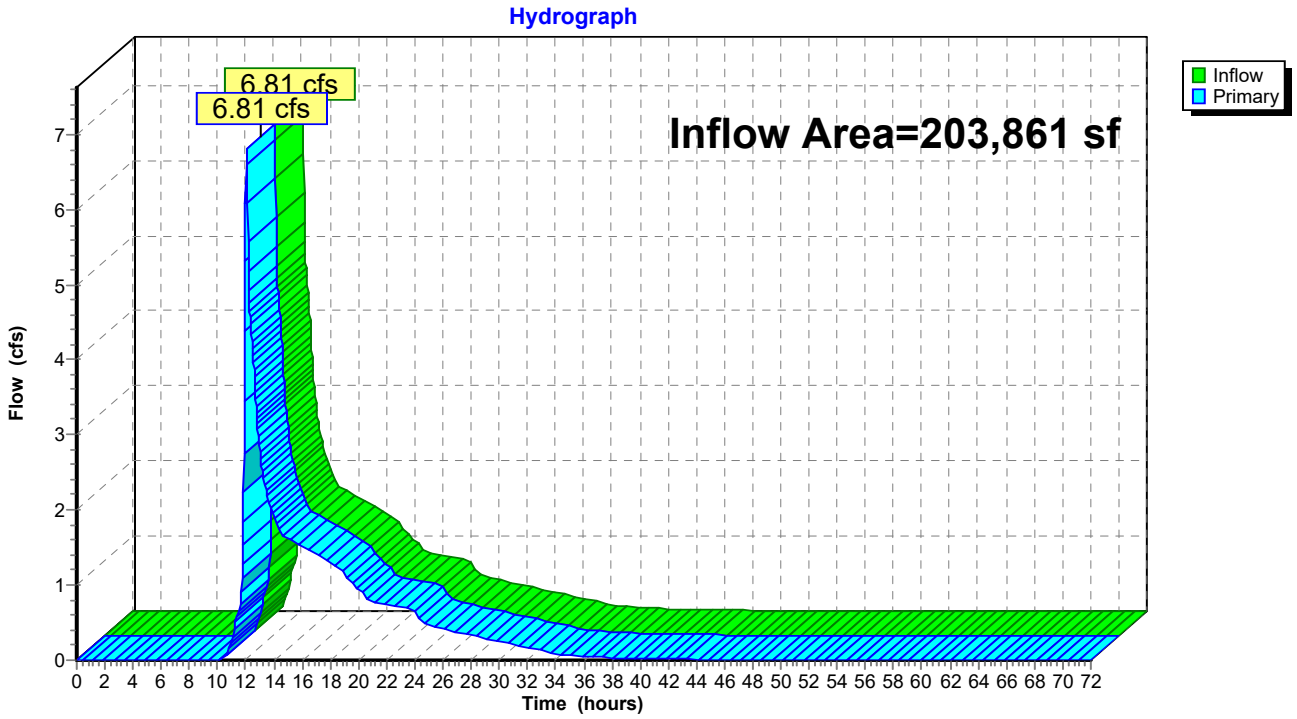


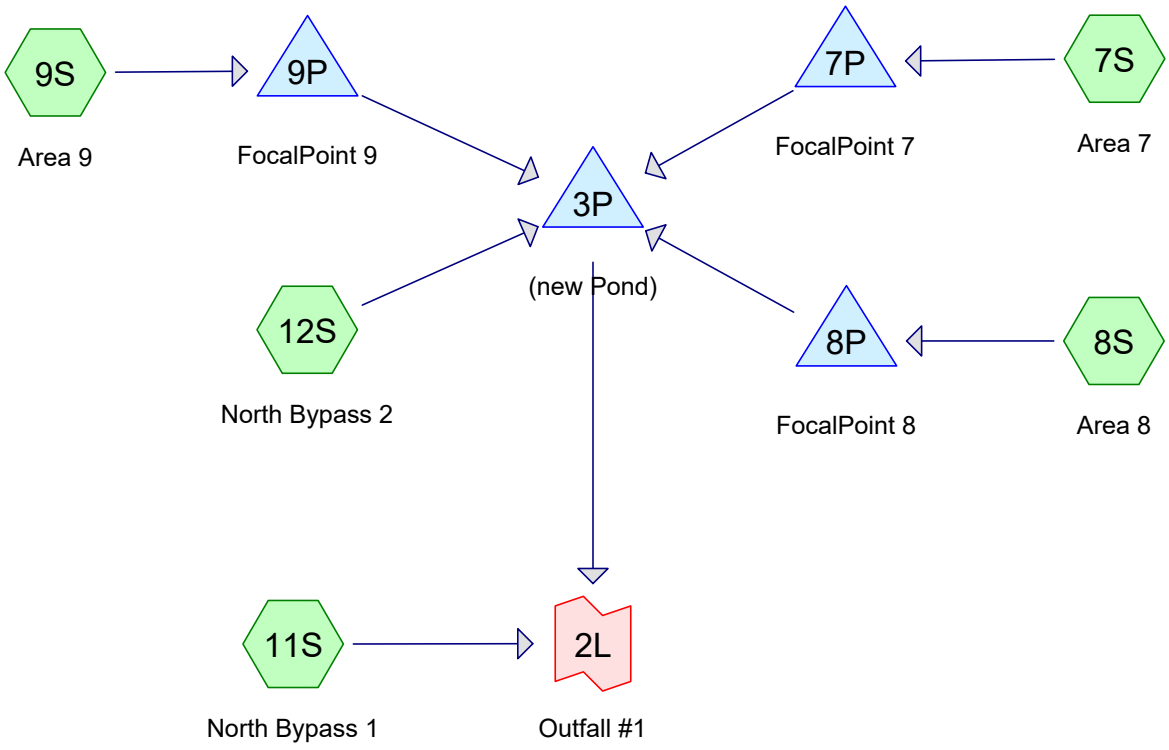
Summary for Link 1L: Outfall #1

Inflow Area = 203,861 sf, 59.40% Impervious, Inflow Depth > 4.79" for 100-year event
Inflow = 6.81 cfs @ 12.06 hrs, Volume= 81,364 cf
Primary = 6.81 cfs @ 12.06 hrs, Volume= 81,364 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 1L: Outfall #1





Subcat Reach Pond Link

Routing Diagram for Stormwater Calculations - Proposed - Outfall 1 North
Prepared by Fulmer Lucas, Printed 4/20/2026
HydroCAD® 10.20-8a s/n 11448 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-year	Type II 24-hr		Default	24.00	1	3.24	2
2	2-year	Type II 24-hr		Default	24.00	1	3.87	2
3	5-year	Type II 24-hr		Default	24.00	1	4.71	2
4	10-year	Type II 24-hr		Default	24.00	1	5.38	2
5	25-year	Type II 24-hr		Default	24.00	1	6.30	2
6	50-year	Type II 24-hr		Default	24.00	1	7.02	2
7	100-year	Type II 24-hr		Default	24.00	1	7.77	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
30,056	49	50-75% Grass cover, Fair, HSG A (7S, 8S, 9S, 11S, 12S)
10,890	69	50-75% Grass cover, Fair, HSG B (7S, 11S)
42,689	98	Paved parking, HSG A (7S, 8S, 9S, 11S)
83,635	**77**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
72,745	HSG A	7S, 8S, 9S, 11S, 12S
10,890	HSG B	7S, 11S
0	HSG C	
0	HSG D	
0	Other	
83,635		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
30,056	10,890	0	0	0	40,946	50-75% Grass cover, Fair	
42,689	0	0	0	0	42,689	Paved parking	
72,745	**10,890**	**0**	**0**	**0**	**83,635**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	3P	690.54	690.44	20.0	0.0050	0.013	0.0	18.0	0.0	
2	7P	697.00	696.20	16.0	0.0500	0.013	0.0	18.0	0.0	
3	8P	695.00	693.05	26.0	0.0750	0.013	0.0	18.0	0.0	
4	9P	694.00	691.74	32.0	0.0706	0.013	0.0	18.0	0.0	

Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment7S: Area 7	Runoff Area=0.450 ac 62.22% Impervious Runoff Depth=1.79" Tc=5.0 min CN=85 Runoff=1.47 cfs 2,927 cf
Subcatchment8S: Area 8	Runoff Area=0.200 ac 55.00% Impervious Runoff Depth=1.18" Tc=5.0 min CN=76 Runoff=0.44 cfs 857 cf
Subcatchment9S: Area 9	Runoff Area=0.300 ac 63.33% Impervious Runoff Depth=1.43" Tc=5.0 min CN=80 Runoff=0.79 cfs 1,560 cf
Subcatchment11S: North Bypass 1	Runoff Area=0.880 ac 45.45% Impervious Runoff Depth=1.06" Flow Length=730' Tc=10.9 min CN=74 Runoff=1.36 cfs 3,399 cf
Subcatchment12S: North Bypass 2	Runoff Area=0.090 ac 0.00% Impervious Runoff Depth=0.12" Tc=5.0 min CN=49 Runoff=0.00 cfs 38 cf
Pond 3P: (new Pond)	Peak Elev=691.90' Storage=485 cf Inflow=1.40 cfs 3,132 cf Outflow=0.46 cfs 3,132 cf
Pond 7P: FocalPoint 7	Peak Elev=700.64' Storage=792 cf Inflow=1.47 cfs 2,927 cf Outflow=1.40 cfs 2,287 cf
Pond 8P: FocalPoint 8	Peak Elev=698.41' Storage=857 cf Inflow=0.44 cfs 857 cf Outflow=0.00 cfs 0 cf
Pond 9P: FocalPoint 9	Peak Elev=697.52' Storage=769 cf Inflow=0.79 cfs 1,560 cf Outflow=0.10 cfs 807 cf
Link 2L: Outfall #1	Inflow=1.80 cfs 6,531 cf Primary=1.80 cfs 6,531 cf

Total Runoff Area = 83,635 sf Runoff Volume = 8,780 cf Average Runoff Depth = 1.26"
48.96% Pervious = 40,946 sf 51.04% Impervious = 42,689 sf

Summary for Subcatchment 7S: Area 7

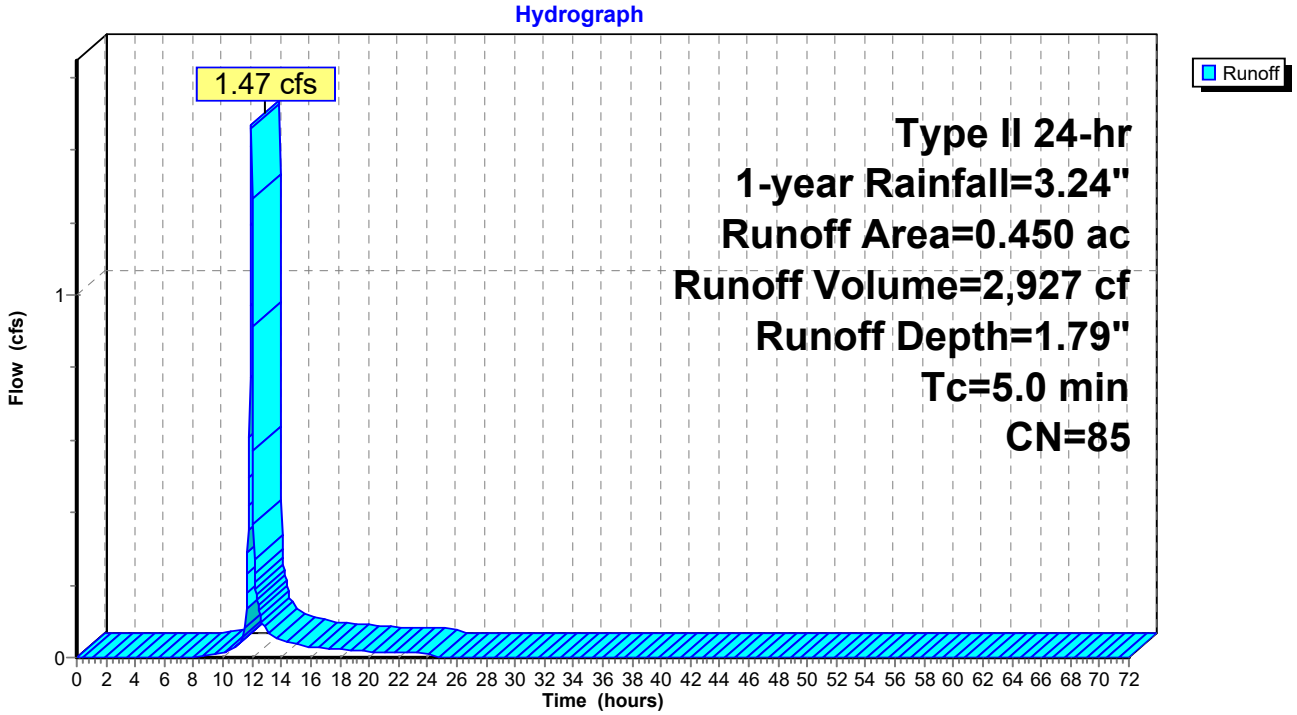
Runoff = 1.47 cfs @ 11.96 hrs, Volume= 2,927 cf, Depth= 1.79"
Routed to Pond 7P : FocalPoint 7

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
0.040	49	50-75% Grass cover, Fair, HSG A
0.130	69	50-75% Grass cover, Fair, HSG B
0.280	98	Paved parking, HSG A
0.450	85	Weighted Average
0.170		37.78% Pervious Area
0.280		62.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 7S: Area 7



Summary for Subcatchment 8S: Area 8

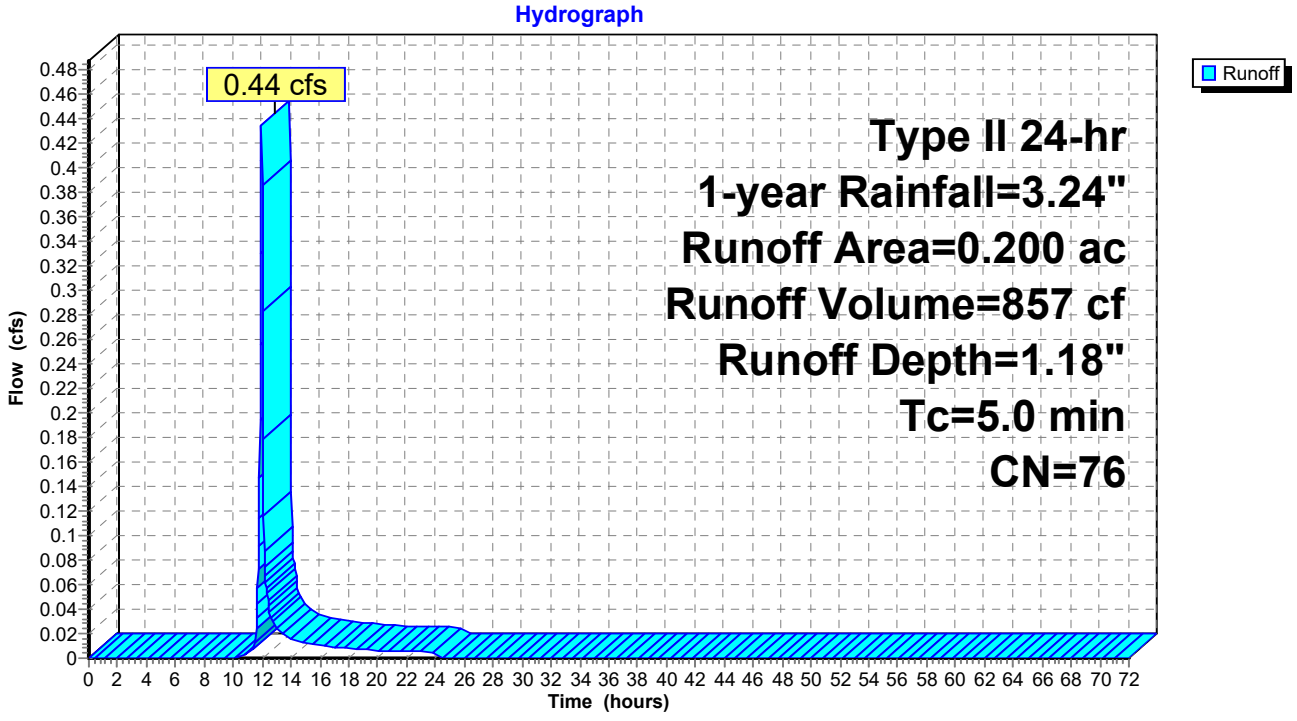
Runoff = 0.44 cfs @ 11.97 hrs, Volume= 857 cf, Depth= 1.18"
Routed to Pond 8P : FocalPoint 8

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
0.090	49	50-75% Grass cover, Fair, HSG A
0.110	98	Paved parking, HSG A
0.200	76	Weighted Average
0.090		45.00% Pervious Area
0.110		55.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: Area 8



Summary for Subcatchment 9S: Area 9

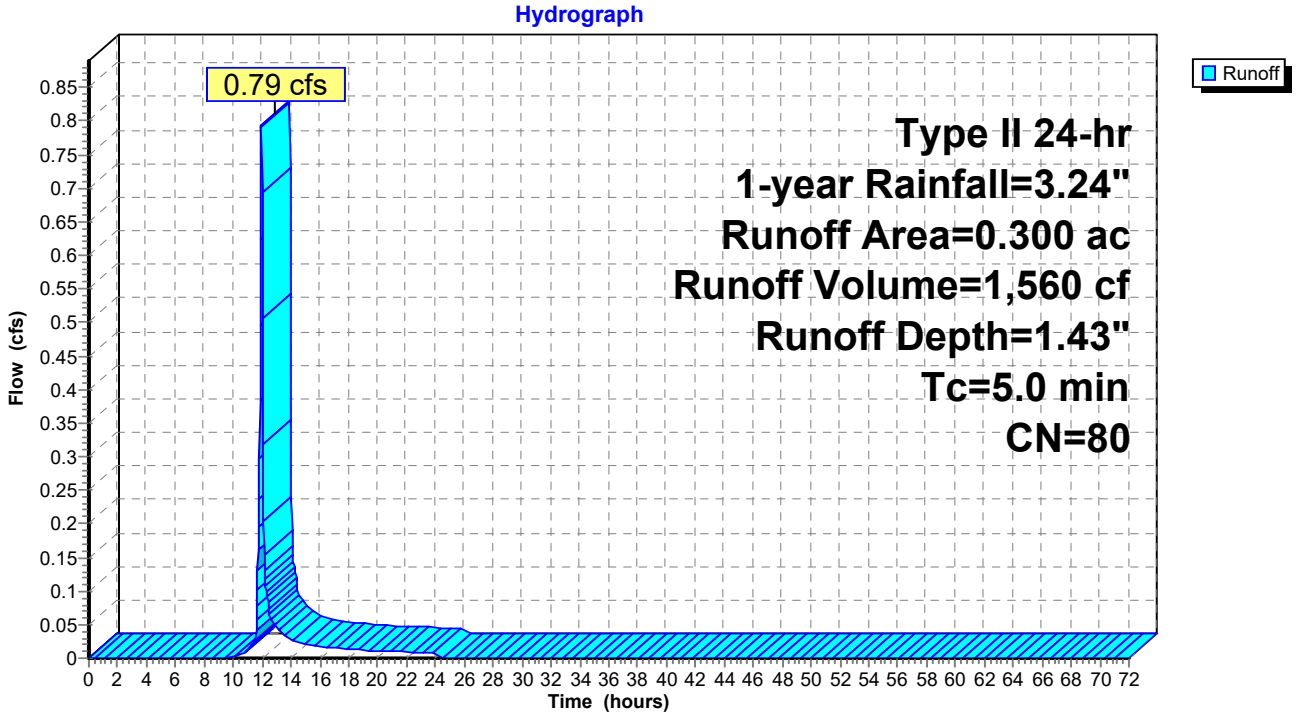
Runoff = 0.79 cfs @ 11.96 hrs, Volume= 1,560 cf, Depth= 1.43"
Routed to Pond 9P : FocalPoint 9

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
0.110	49	50-75% Grass cover, Fair, HSG A
0.190	98	Paved parking, HSG A
0.300	80	Weighted Average
0.110		36.67% Pervious Area
0.190		63.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: Area 9



Summary for Subcatchment 11S: North Bypass 1

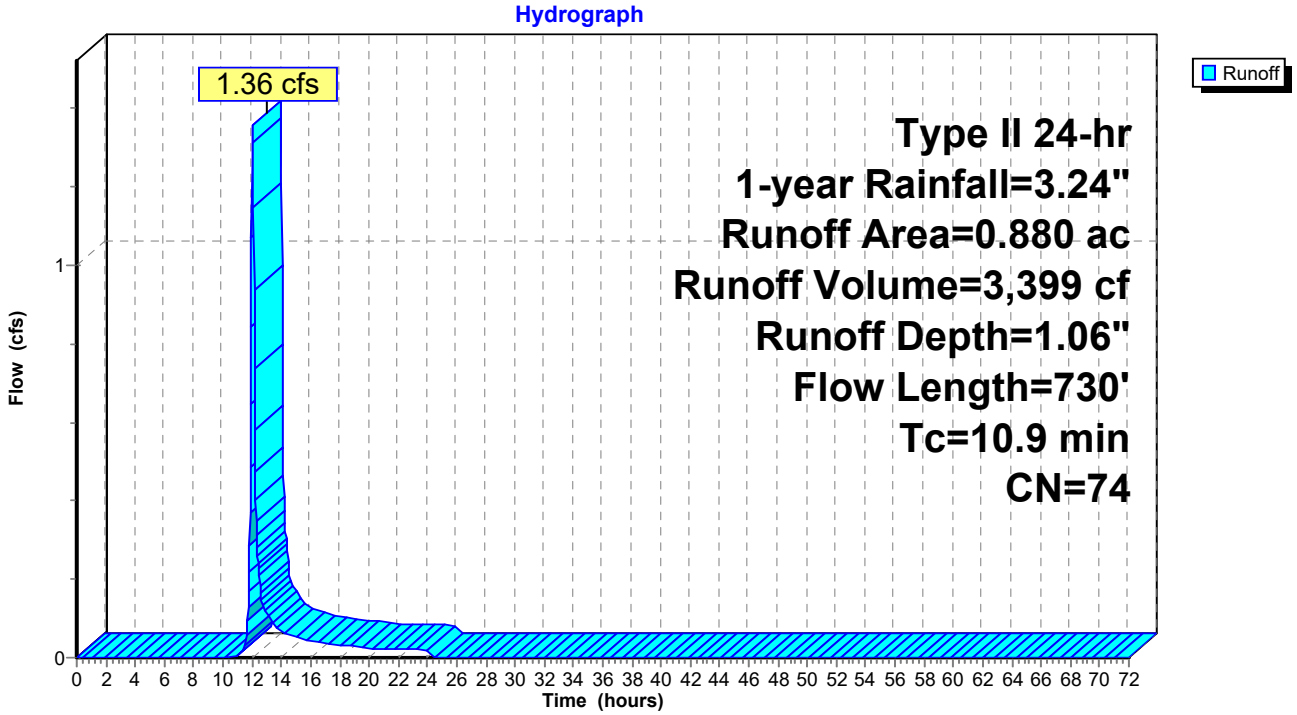
Runoff = 1.36 cfs @ 12.04 hrs, Volume= 3,399 cf, Depth= 1.06"
Routed to Link 2L : Outfall #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
0.360	49	50-75% Grass cover, Fair, HSG A
0.120	69	50-75% Grass cover, Fair, HSG B
0.400	98	Paved parking, HSG A
0.880	74	Weighted Average
0.480		54.55% Pervious Area
0.400		45.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	40	0.0200	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
6.3	690	0.0080	1.82		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
10.9	730	Total			

Subcatchment 11S: North Bypass 1



Summary for Subcatchment 12S: North Bypass 2

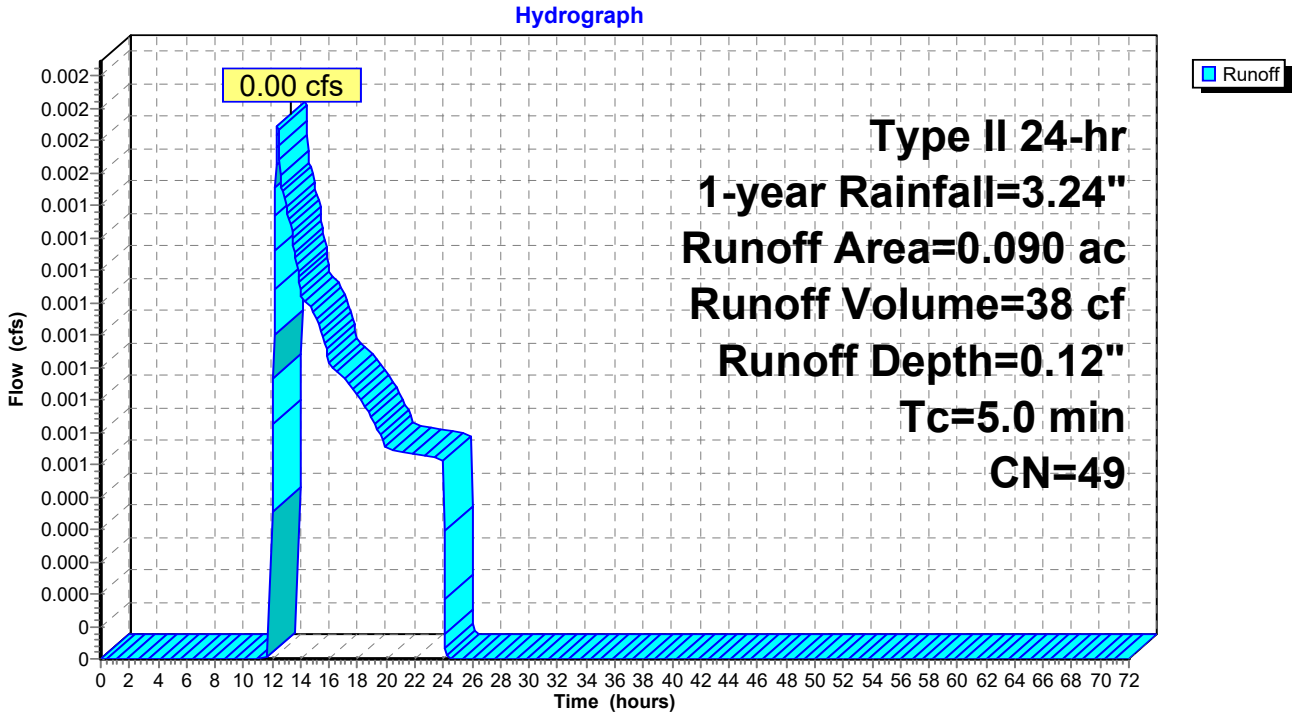
Runoff = 0.00 cfs @ 12.39 hrs, Volume= 38 cf, Depth= 0.12"
Routed to Pond 3P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
0.090	49	50-75% Grass cover, Fair, HSG A
0.090		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 12S: North Bypass 2



Summary for Pond 3P: (new Pond)

[79] Warning: Submerged Pond 9P Primary device # 1 OUTLET by 0.16'

Inflow Area = 45,302 sf, 55.77% Impervious, Inflow Depth = 0.83" for 1-year event
Inflow = 1.40 cfs @ 11.98 hrs, Volume= 3,132 cf
Outflow = 0.46 cfs @ 12.11 hrs, Volume= 3,132 cf, Atten= 67%, Lag= 7.7 min
Primary = 0.46 cfs @ 12.11 hrs, Volume= 3,132 cf
Routed to Link 2L : Outfall #1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 691.90' @ 12.11 hrs Surf.Area= 866 sf Storage= 485 cf

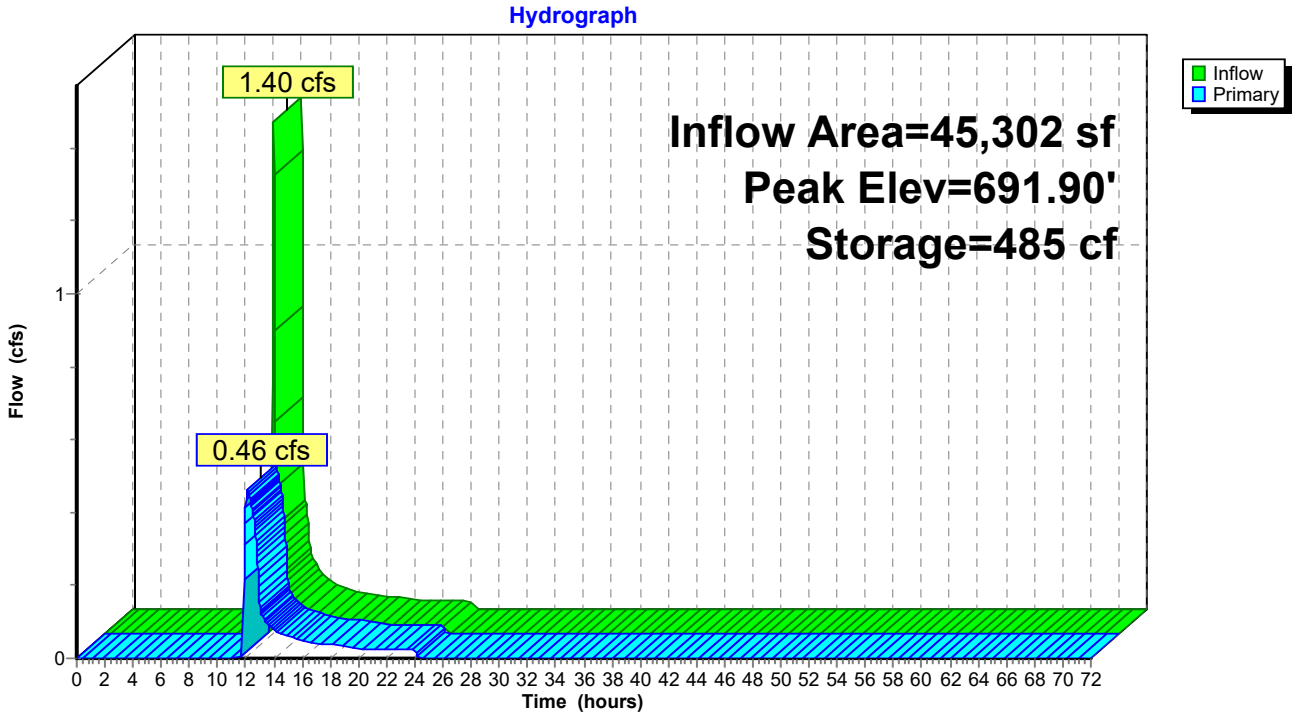
Plug-Flow detention time= 5.5 min calculated for 3,132 cf (100% of inflow)
Center-of-Mass det. time= 5.5 min (895.0 - 889.4)

Volume	Invert	Avail.Storage	Storage Description
#1	690.54'	10,996 cf	**60.0" Round CMP_Round 60"** L= 560.0' S= 0.0050 '/'

Device	Routing	Invert	Outlet Devices
#1	Primary	690.54'	**18.0" Round RCP_Round 18"** L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 690.54' / 690.44' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	690.54'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	695.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.46 cfs @ 12.11 hrs HW=691.90' (Free Discharge)
└─**1=RCP_Round 18"** (Passes 0.46 cfs of 5.08 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.46 cfs @ 5.26 fps)
  └─**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: (new Pond)



Summary for Pond 7P: FocalPoint 7

[92] Warning: Device #3 is above defined storage

Inflow Area = 19,602 sf, 62.22% Impervious, Inflow Depth = 1.79" for 1-year event
Inflow = 1.47 cfs @ 11.96 hrs, Volume= 2,927 cf
Outflow = 1.40 cfs @ 11.98 hrs, Volume= 2,287 cf, Atten= 5%, Lag= 1.3 min
Primary = 1.40 cfs @ 11.98 hrs, Volume= 2,287 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.64' @ 11.98 hrs Surf.Area= 1,143 sf Storage= 792 cf

Plug-Flow detention time= 128.8 min calculated for 2,287 cf (78% of inflow)
Center-of-Mass det. time= 41.1 min (862.6 - 821.5)

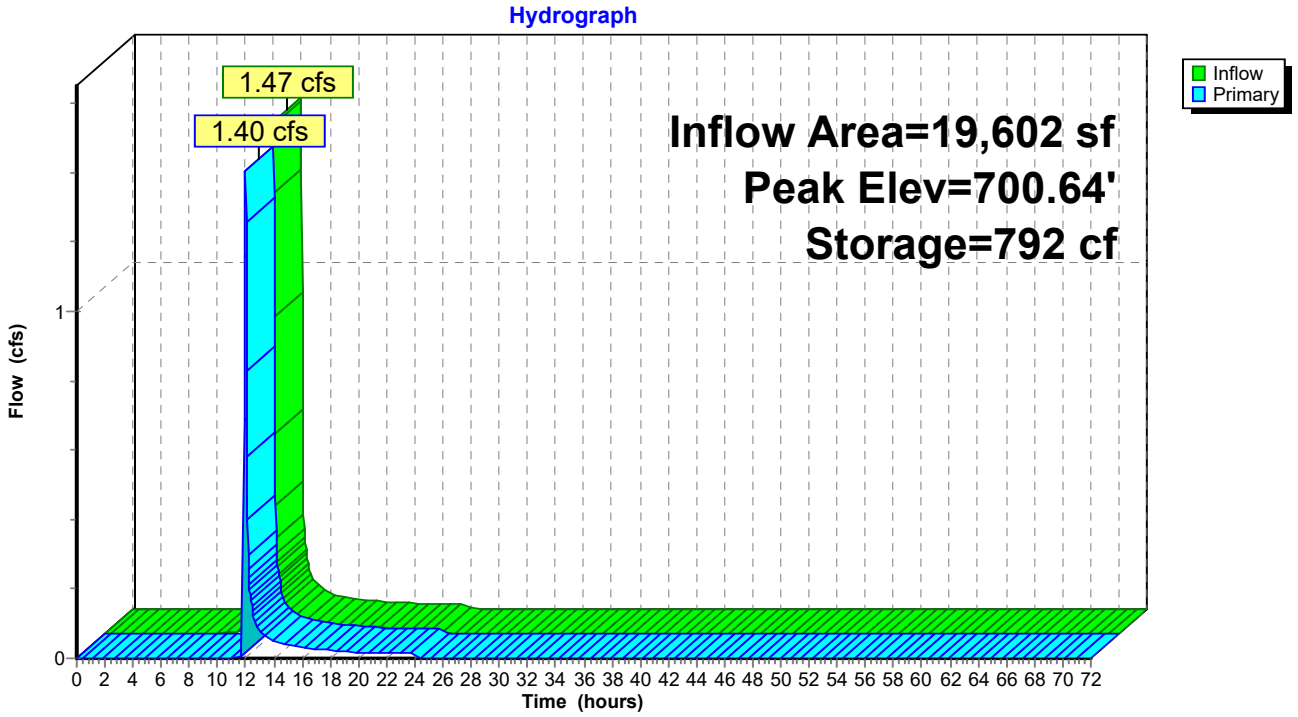
Volume	Invert	Avail.Storage	Storage Description
#1	697.00'	3,154 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
697.00	461	0.0	0	0
700.00	461	20.0	277	277
701.00	1,521	100.0	991	1,268
702.00	2,252	100.0	1,887	3,154

Device	Routing	Invert	Outlet Devices
#1	Primary	697.00'	**18.0" Round Culvert** L= 16.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 697.00' / 696.20' S= 0.0500 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	700.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	702.00'	**65.0' long x 11.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.53 2.59 2.70 2.68 2.67 2.68 2.66 2.64

Primary OutFlow Max=1.36 cfs @ 11.98 hrs HW=700.64' (Free Discharge)
- **1=Culvert** (Passes 1.36 cfs of 14.47 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 1.36 cfs @ 1.23 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 7P: FocalPoint 7



Summary for Pond 8P: FocalPoint 8

[92] Warning: Device #3 is above defined storage

Inflow Area = 8,712 sf, 55.00% Impervious, Inflow Depth = 1.18" for 1-year event
Inflow = 0.44 cfs @ 11.97 hrs, Volume= 857 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.41' @ 24.30 hrs Surf.Area= 1,003 sf Storage= 857 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

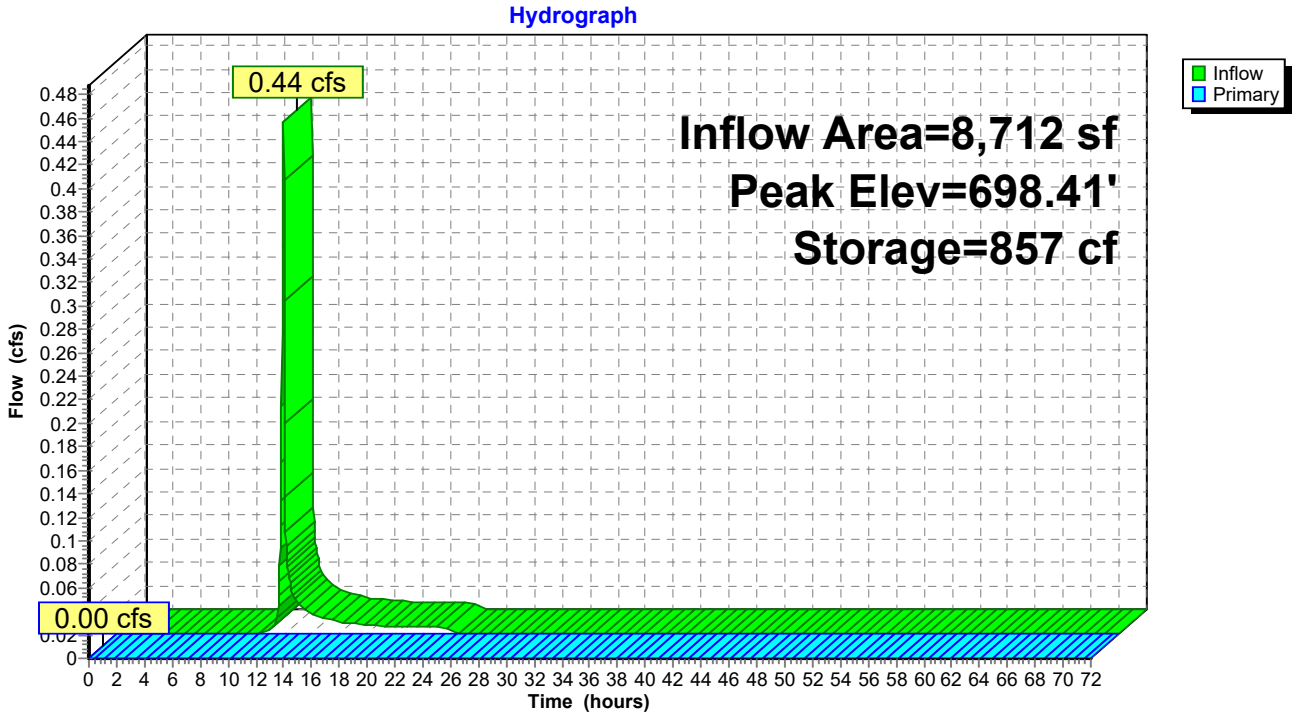
Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	3,154 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	803	0.0	0	0
698.00	803	20.0	482	482
699.00	1,285	100.0	1,044	1,526
700.00	1,971	100.0	1,628	3,154

Device	Routing	Invert	Outlet Devices
#1	Primary	695.00'	**18.0" Round Culvert** L= 26.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.00' / 693.05' S= 0.0750 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	698.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**57.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=695.00' (Free Discharge)
- **1=Culvert** (Controls 0.00 cfs)
  - **2=Orifice/Grate** (Controls 0.00 cfs)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 8P: FocalPoint 8



Summary for Pond 9P: FocalPoint 9

[92] Warning: Device #3 is above defined storage

Inflow Area = 13,068 sf, 63.33% Impervious, Inflow Depth = 1.43" for 1-year event
Inflow = 0.79 cfs @ 11.96 hrs, Volume= 1,560 cf
Outflow = 0.10 cfs @ 12.31 hrs, Volume= 807 cf, Atten= 88%, Lag= 20.6 min
Primary = 0.10 cfs @ 12.31 hrs, Volume= 807 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.52' @ 12.31 hrs Surf.Area= 842 sf Storage= 769 cf

Plug-Flow detention time= 246.5 min calculated for 806 cf (52% of inflow)
Center-of-Mass det. time= 121.3 min (959.2 - 837.9)

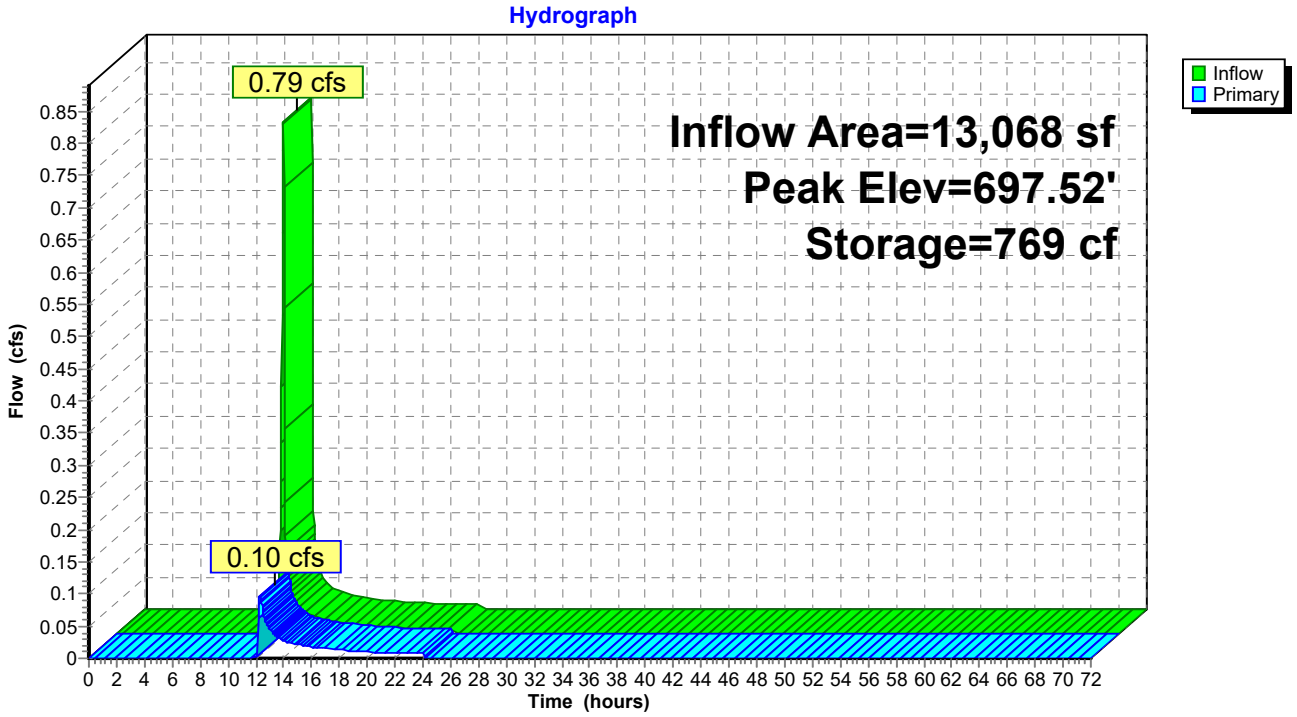
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	4,192 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	641	0.0	0	0
697.00	641	20.0	385	385
698.00	1,028	100.0	835	1,219
699.00	1,472	100.0	1,250	2,469
700.00	1,973	100.0	1,723	4,192

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 32.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 691.74' S= 0.0706 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**54.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=0.07 cfs @ 12.31 hrs HW=697.52' (Free Discharge)
- **1=Culvert** (Passes 0.07 cfs of 14.16 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 0.07 cfs @ 0.45 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 9P: FocalPoint 9

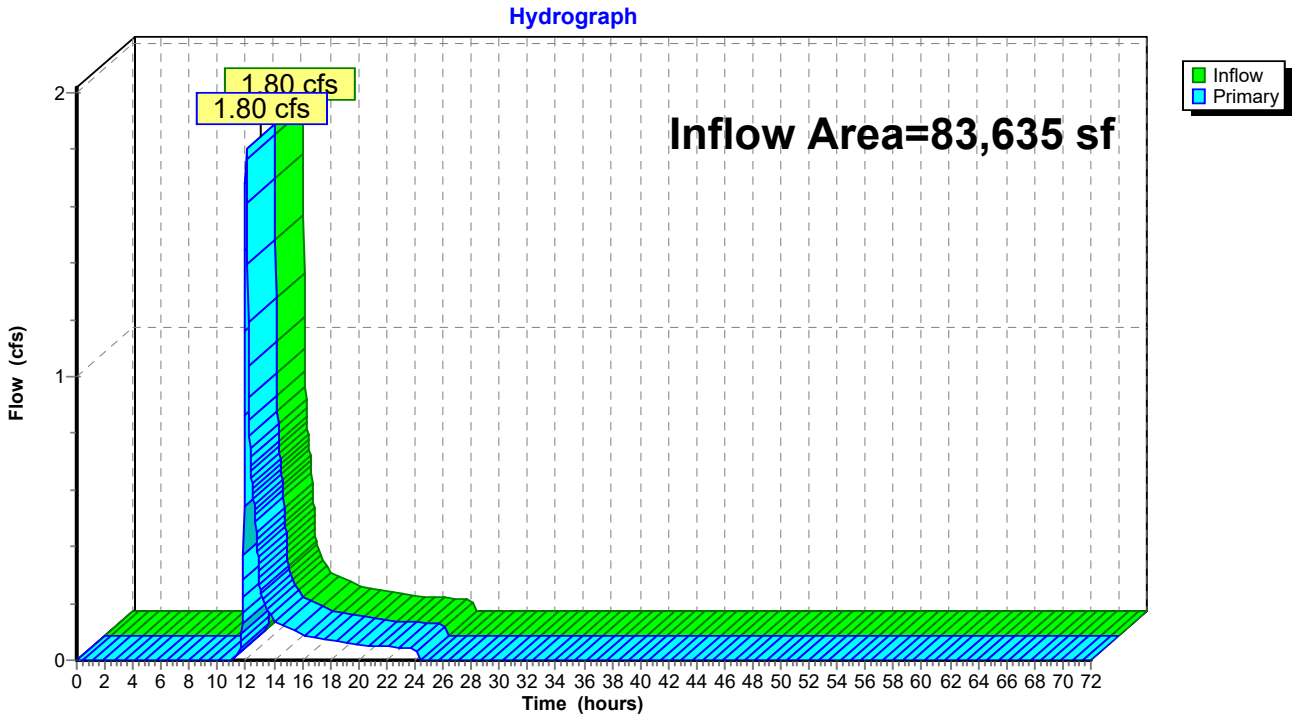


Summary for Link 2L: Outfall #1

Inflow Area = 83,635 sf, 51.04% Impervious, Inflow Depth = 0.94" for 1-year event
Inflow = 1.80 cfs @ 12.04 hrs, Volume= 6,531 cf
Primary = 1.80 cfs @ 12.04 hrs, Volume= 6,531 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 2L: Outfall #1



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment7S: Area 7 Runoff Area=0.450 ac 62.22% Impervious Runoff Depth=2.34"
Tc=5.0 min CN=85 Runoff=1.90 cfs 3,826 cf

Subcatchment8S: Area 8 Runoff Area=0.200 ac 55.00% Impervious Runoff Depth=1.64"
Tc=5.0 min CN=76 Runoff=0.61 cfs 1,190 cf

Subcatchment9S: Area 9 Runoff Area=0.300 ac 63.33% Impervious Runoff Depth=1.93"
Tc=5.0 min CN=80 Runoff=1.07 cfs 2,107 cf

Subcatchment11S: North Bypass 1 Runoff Area=0.880 ac 45.45% Impervious Runoff Depth=1.50"
Flow Length=730' Tc=10.9 min CN=74 Runoff=1.95 cfs 4,797 cf

Subcatchment12S: North Bypass 2 Runoff Area=0.090 ac 0.00% Impervious Runoff Depth=0.26"
Tc=5.0 min CN=49 Runoff=0.02 cfs 86 cf

Pond 3P: (new Pond) Peak Elev=692.47' Storage=1,121 cf Inflow=2.25 cfs 4,872 cf
Outflow=0.56 cfs 4,872 cf

Pond 7P: FocalPoint 7 Peak Elev=700.67' Storage=825 cf Inflow=1.90 cfs 3,826 cf
Outflow=1.83 cfs 3,186 cf

Pond 8P: FocalPoint 8 Peak Elev=698.50' Storage=946 cf Inflow=0.61 cfs 1,190 cf
Outflow=0.01 cfs 247 cf

Pond 9P: FocalPoint 9 Peak Elev=697.59' Storage=831 cf Inflow=1.07 cfs 2,107 cf
Outflow=0.72 cfs 1,353 cf

Link 2L: Outfall #1 Inflow=2.47 cfs 9,669 cf
Primary=2.47 cfs 9,669 cf

Total Runoff Area = 83,635 sf Runoff Volume = 12,005 cf Average Runoff Depth = 1.72"
48.96% Pervious = 40,946 sf 51.04% Impervious = 42,689 sf

Summary for Subcatchment 7S: Area 7

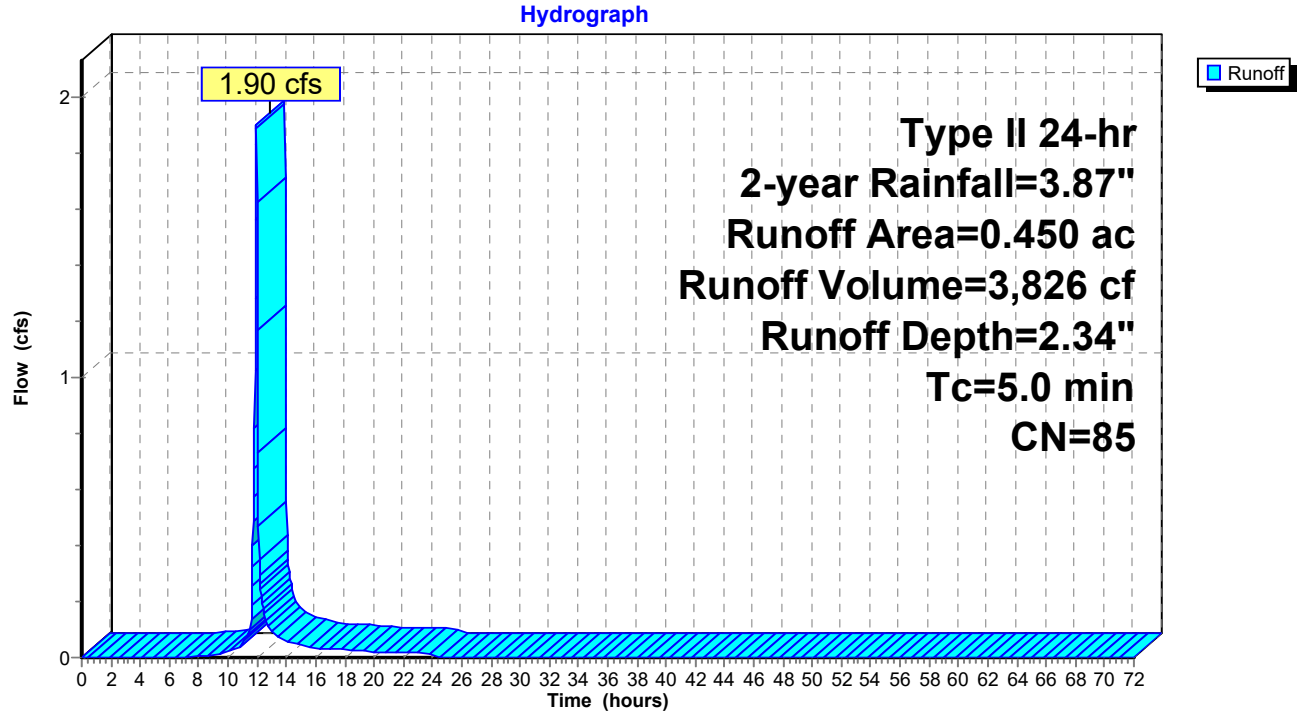
Runoff = 1.90 cfs @ 11.96 hrs, Volume= 3,826 cf, Depth= 2.34"
Routed to Pond 7P : FocalPoint 7

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
0.040	49	50-75% Grass cover, Fair, HSG A
0.130	69	50-75% Grass cover, Fair, HSG B
0.280	98	Paved parking, HSG A
0.450	85	Weighted Average
0.170		37.78% Pervious Area
0.280		62.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 7S: Area 7



Summary for Subcatchment 8S: Area 8

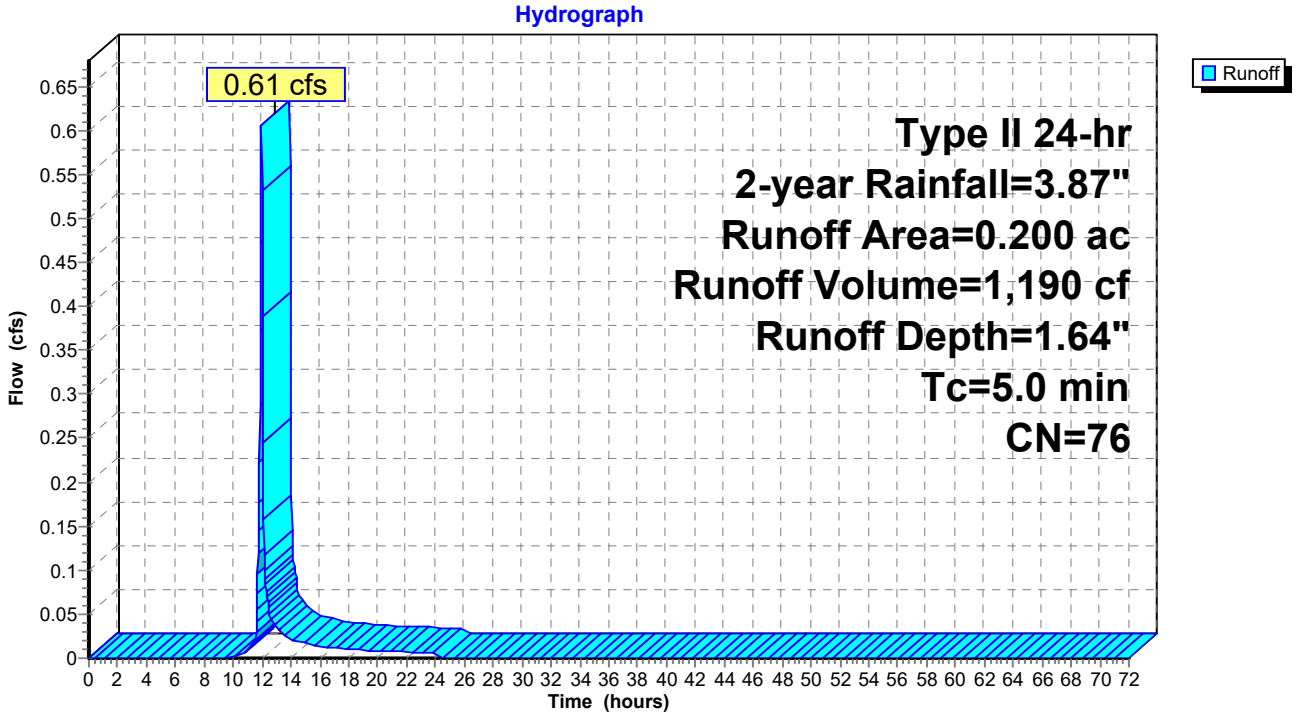
Runoff = 0.61 cfs @ 11.96 hrs, Volume= 1,190 cf, Depth= 1.64"
Routed to Pond 8P : FocalPoint 8

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
0.090	49	50-75% Grass cover, Fair, HSG A
0.110	98	Paved parking, HSG A
0.200	76	Weighted Average
0.090		45.00% Pervious Area
0.110		55.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: Area 8



Summary for Subcatchment 9S: Area 9

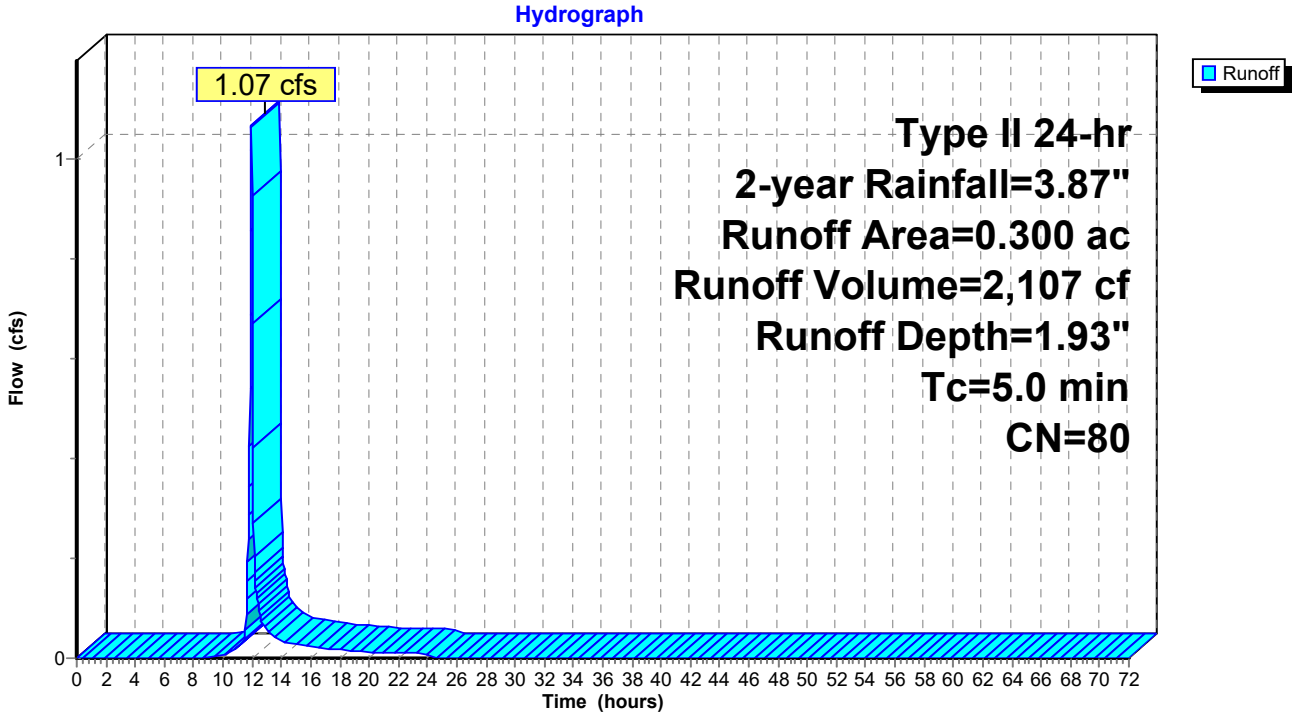
Runoff = 1.07 cfs @ 11.96 hrs, Volume= 2,107 cf, Depth= 1.93"
Routed to Pond 9P : FocalPoint 9

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
0.110	49	50-75% Grass cover, Fair, HSG A
0.190	98	Paved parking, HSG A
0.300	80	Weighted Average
0.110		36.67% Pervious Area
0.190		63.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: Area 9



Summary for Subcatchment 11S: North Bypass 1

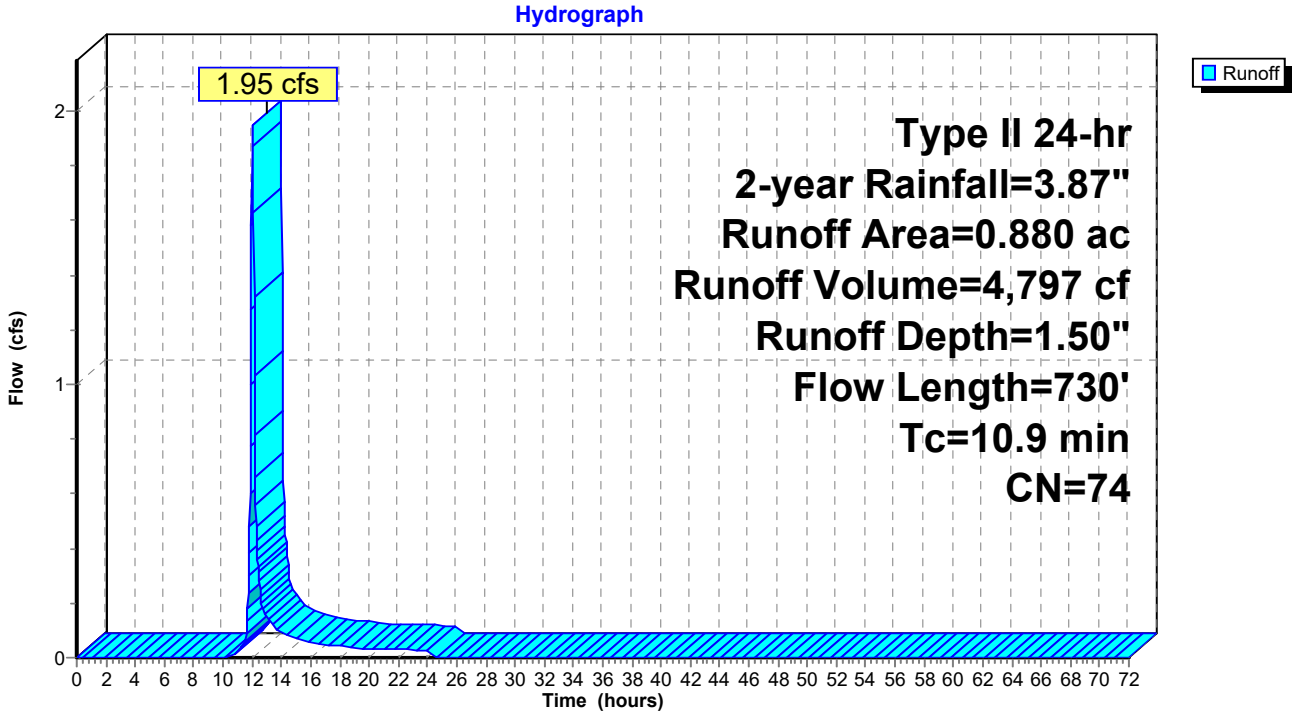
Runoff = 1.95 cfs @ 12.03 hrs, Volume= 4,797 cf, Depth= 1.50"
Routed to Link 2L : Outfall #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
0.360	49	50-75% Grass cover, Fair, HSG A
0.120	69	50-75% Grass cover, Fair, HSG B
0.400	98	Paved parking, HSG A
0.880	74	Weighted Average
0.480		54.55% Pervious Area
0.400		45.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	40	0.0200	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
6.3	690	0.0080	1.82		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
10.9	730	Total			

Subcatchment 11S: North Bypass 1



Summary for Subcatchment 12S: North Bypass 2

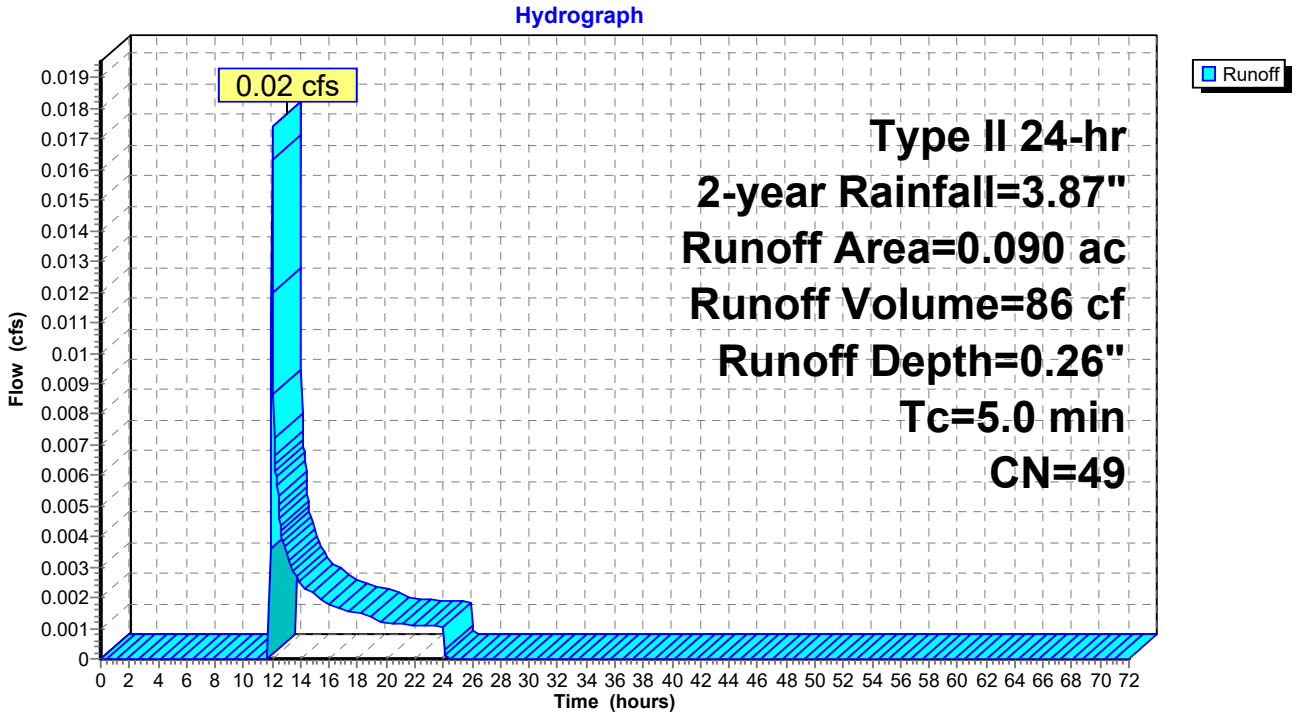
Runoff = 0.02 cfs @ 12.01 hrs, Volume= 86 cf, Depth= 0.26"
Routed to Pond 3P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
0.090	49	50-75% Grass cover, Fair, HSG A
0.090		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 12S: North Bypass 2



Summary for Pond 3P: (new Pond)

[79] Warning: Submerged Pond 9P Primary device # 1 OUTLET by 0.73'

Inflow Area = 45,302 sf, 55.77% Impervious, Inflow Depth = 1.29" for 2-year event
Inflow = 2.25 cfs @ 12.01 hrs, Volume= 4,872 cf
Outflow = 0.56 cfs @ 12.16 hrs, Volume= 4,872 cf, Atten= 75%, Lag= 8.9 min
Primary = 0.56 cfs @ 12.16 hrs, Volume= 4,872 cf
Routed to Link 2L : Outfall #1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 692.47' @ 12.16 hrs Surf.Area= 1,395 sf Storage= 1,121 cf

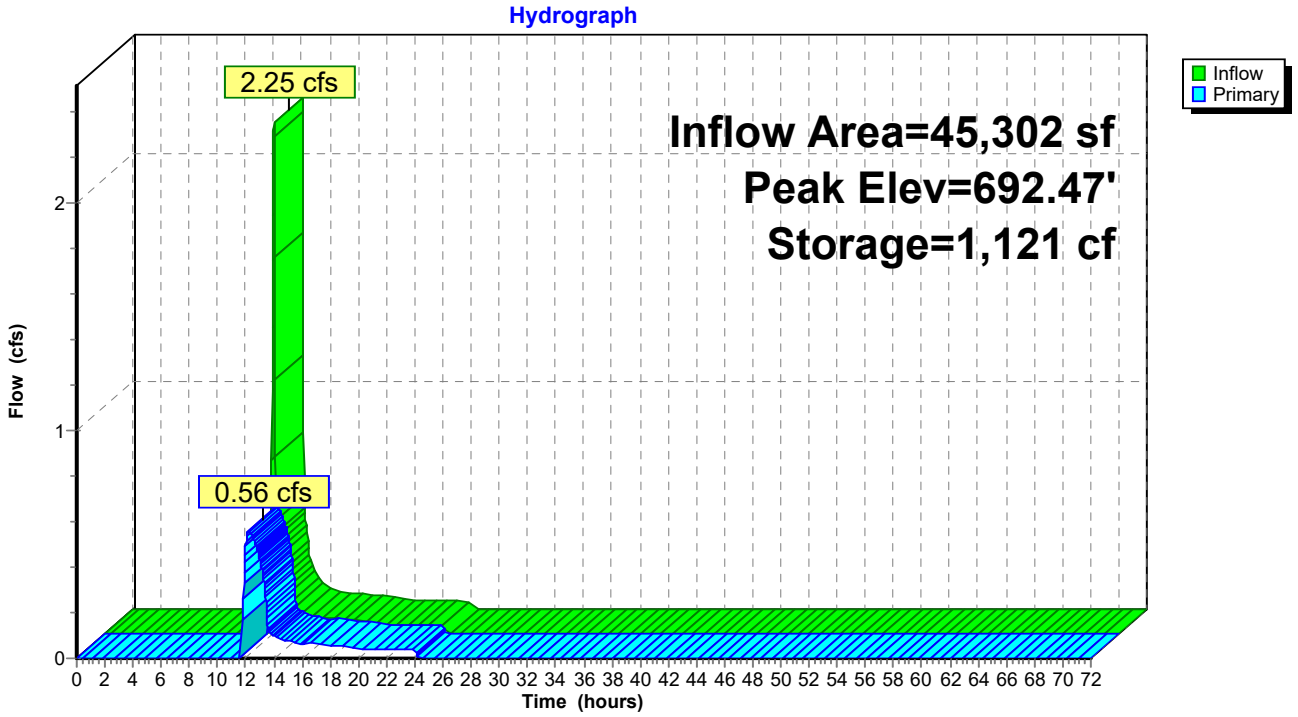
Plug-Flow detention time= 12.2 min calculated for 4,870 cf (100% of inflow)
Center-of-Mass det. time= 12.2 min (893.5 - 881.3)

Volume	Invert	Avail.Storage	Storage Description
#1	690.54'	10,996 cf	**60.0" Round CMP_Round 60"** L= 560.0' S= 0.0050 '/'

Device	Routing	Invert	Outlet Devices
#1	Primary	690.54'	**18.0" Round RCP_Round 18"** L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 690.54' / 690.44' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	690.54'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	695.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.56 cfs @ 12.16 hrs HW=692.47' (Free Discharge)
└─**1=RCP_Round 18"** (Passes 0.56 cfs of 7.94 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.56 cfs @ 6.39 fps)
  └─**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: (new Pond)



Summary for Pond 7P: FocalPoint 7

[92] Warning: Device #3 is above defined storage

Inflow Area = 19,602 sf, 62.22% Impervious, Inflow Depth = 2.34" for 2-year event
Inflow = 1.90 cfs @ 11.96 hrs, Volume= 3,826 cf
Outflow = 1.83 cfs @ 11.98 hrs, Volume= 3,186 cf, Atten= 4%, Lag= 1.1 min
Primary = 1.83 cfs @ 11.98 hrs, Volume= 3,186 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.67' @ 11.98 hrs Surf.Area= 1,173 sf Storage= 825 cf

Plug-Flow detention time= 106.7 min calculated for 3,186 cf (83% of inflow)
Center-of-Mass det. time= 32.9 min (846.7 - 813.9)

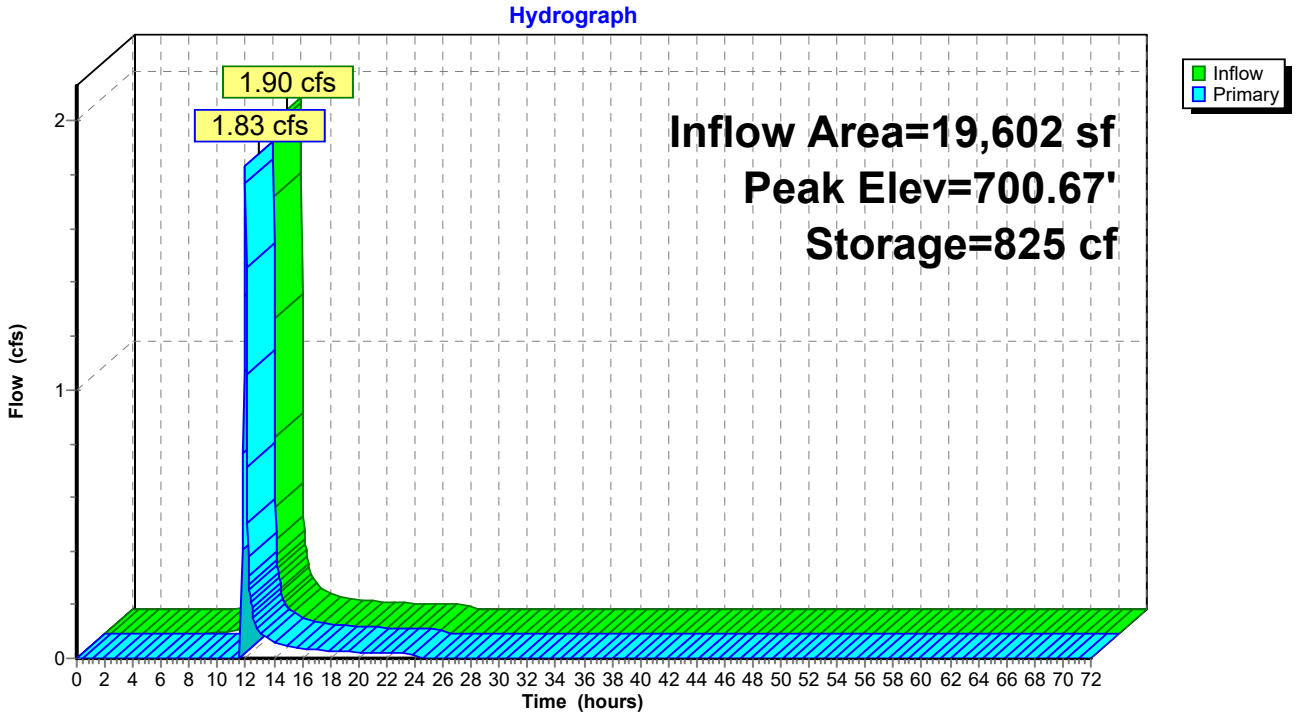
Volume	Invert	Avail.Storage	Storage Description
#1	697.00'	3,154 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
697.00	461	0.0	0	0
700.00	461	20.0	277	277
701.00	1,521	100.0	991	1,268
702.00	2,252	100.0	1,887	3,154

Device	Routing	Invert	Outlet Devices
#1	Primary	697.00'	**18.0" Round Culvert** L= 16.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 697.00' / 696.20' S= 0.0500 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	700.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	702.00'	**65.0' long x 11.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.53 2.59 2.70 2.68 2.67 2.68 2.66 2.64

Primary OutFlow Max=1.80 cfs @ 11.98 hrs HW=700.67' (Free Discharge)
- **1=Culvert** (Passes 1.80 cfs of 14.54 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 1.80 cfs @ 1.35 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 7P: FocalPoint 7



Summary for Pond 8P: FocalPoint 8

[92] Warning: Device #3 is above defined storage

Inflow Area = 8,712 sf, 55.00% Impervious, Inflow Depth = 1.64" for 2-year event
Inflow = 0.61 cfs @ 11.96 hrs, Volume= 1,190 cf
Outflow = 0.01 cfs @ 16.38 hrs, Volume= 247 cf, Atten= 98%, Lag= 265.2 min
Primary = 0.01 cfs @ 16.38 hrs, Volume= 247 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.50' @ 16.38 hrs Surf.Area= 1,045 sf Storage= 946 cf

Plug-Flow detention time= 478.7 min calculated for 247 cf (21% of inflow)
Center-of-Mass det. time= 338.5 min (1,179.3 - 840.8)

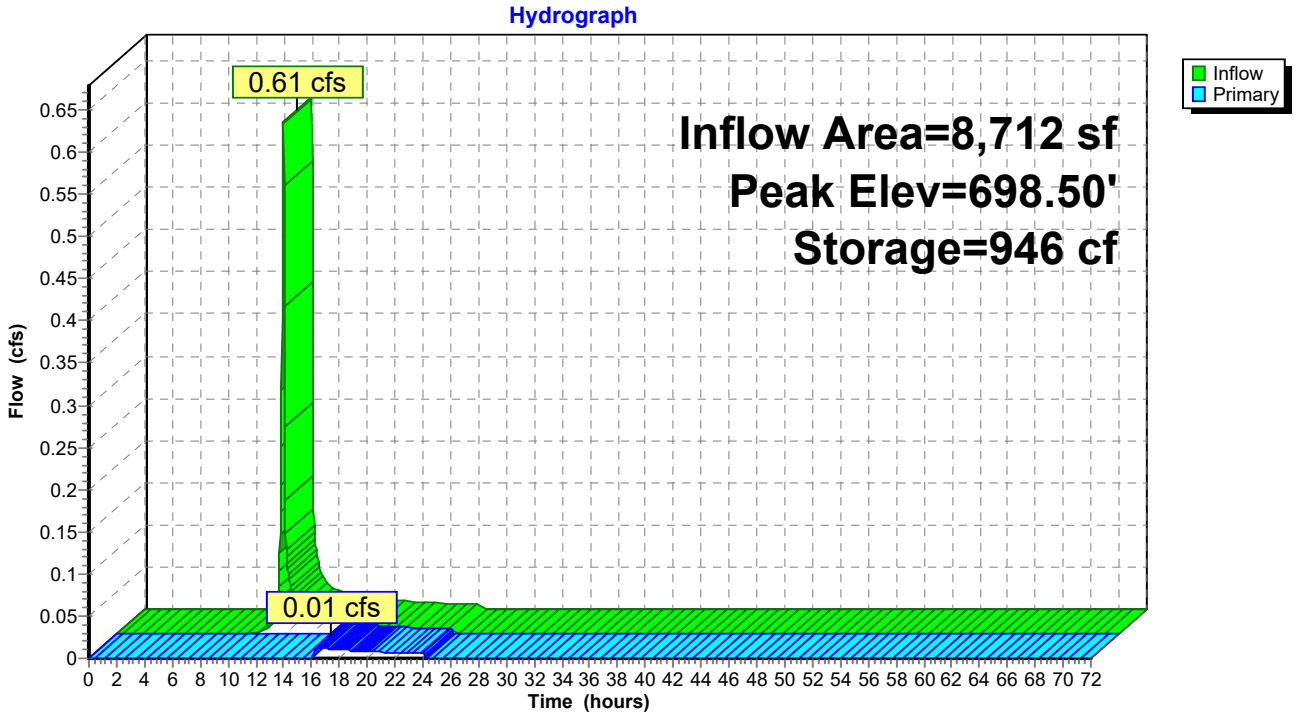
Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	3,154 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	803	0.0	0	0
698.00	803	20.0	482	482
699.00	1,285	100.0	1,044	1,526
700.00	1,971	100.0	1,628	3,154

Device	Routing	Invert	Outlet Devices
#1	Primary	695.00'	**18.0" Round Culvert** L= 26.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.00' / 693.05' S= 0.0750 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	698.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**57.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=0.00 cfs @ 16.38 hrs HW=698.50' (Free Discharge)
└**1=Culvert** (Passes 0.00 cfs of 14.12 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 0.00 cfs @ 0.15 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 8P: FocalPoint 8



Summary for Pond 9P: FocalPoint 9

[92] Warning: Device #3 is above defined storage

Inflow Area = 13,068 sf, 63.33% Impervious, Inflow Depth = 1.93" for 2-year event
Inflow = 1.07 cfs @ 11.96 hrs, Volume= 2,107 cf
Outflow = 0.72 cfs @ 12.04 hrs, Volume= 1,353 cf, Atten= 32%, Lag= 4.4 min
Primary = 0.72 cfs @ 12.04 hrs, Volume= 1,353 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.59' @ 12.04 hrs Surf.Area= 870 sf Storage= 831 cf

Plug-Flow detention time= 186.1 min calculated for 1,353 cf (64% of inflow)
Center-of-Mass det. time= 73.6 min (902.8 - 829.3)

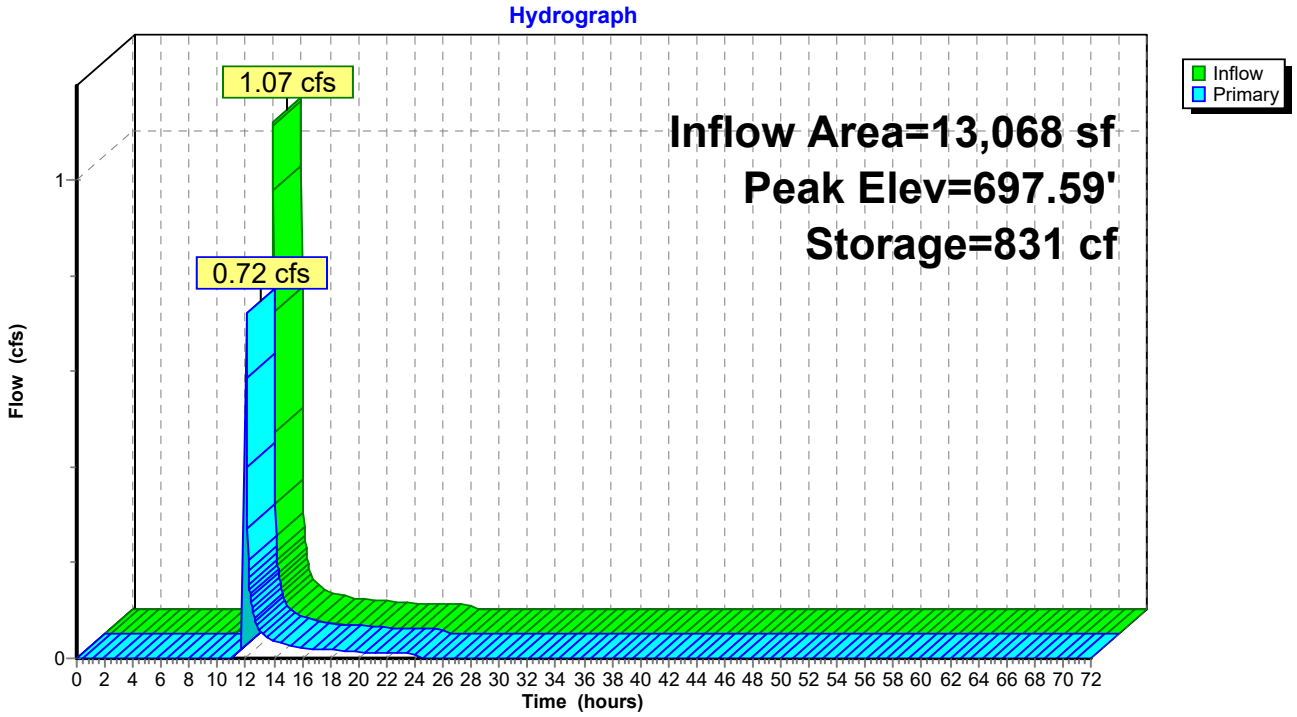
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	4,192 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	641	0.0	0	0
697.00	641	20.0	385	385
698.00	1,028	100.0	835	1,219
699.00	1,472	100.0	1,250	2,469
700.00	1,973	100.0	1,723	4,192

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 32.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 691.74' S= 0.0706 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**54.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=0.67 cfs @ 12.04 hrs HW=697.59' (Free Discharge)
- **1=Culvert** (Passes 0.67 cfs of 14.33 cfs potential flow)
- **2=Orifice/Grate** (Weir Controls 0.67 cfs @ 0.97 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 9P: FocalPoint 9

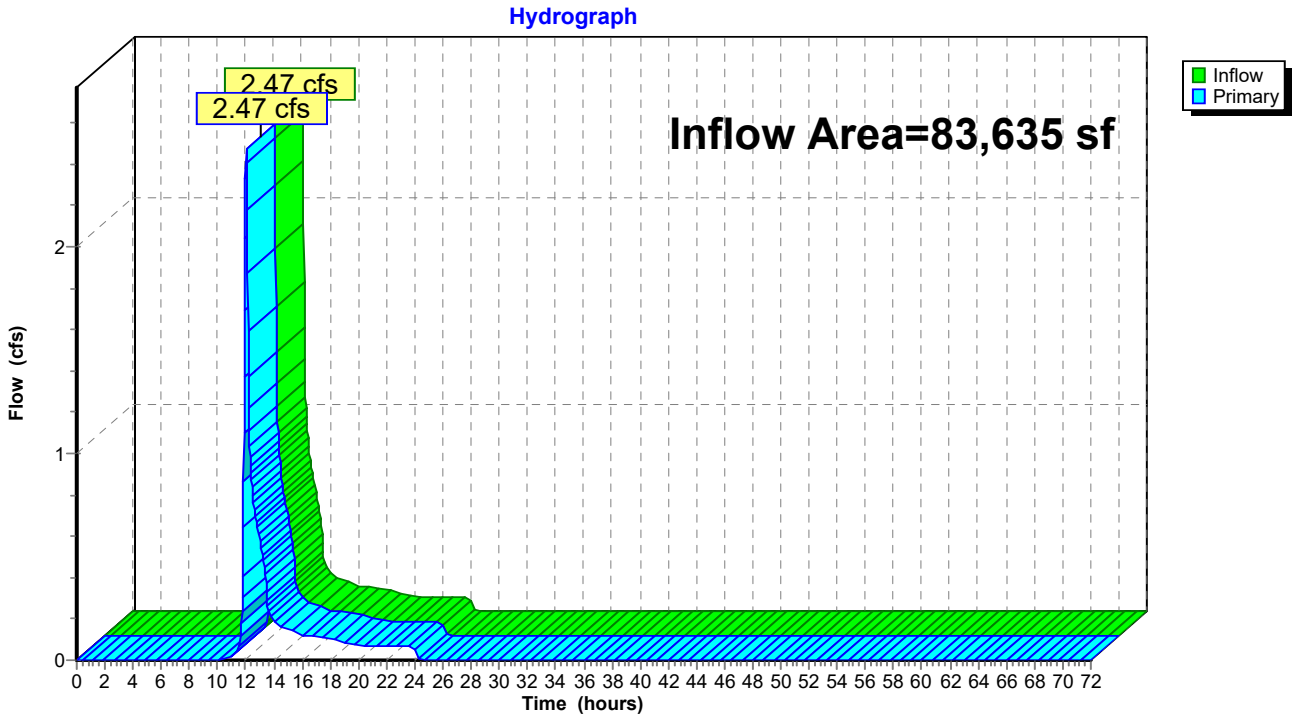


Summary for Link 2L: Outfall #1

Inflow Area = 83,635 sf, 51.04% Impervious, Inflow Depth = 1.39" for 2-year event
Inflow = 2.47 cfs @ 12.04 hrs, Volume= 9,669 cf
Primary = 2.47 cfs @ 12.04 hrs, Volume= 9,669 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 2L: Outfall #1



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment7S: Area 7 Runoff Area=0.450 ac 62.22% Impervious Runoff Depth=3.10"
Tc=5.0 min CN=85 Runoff=2.49 cfs 5,066 cf

Subcatchment8S: Area 8 Runoff Area=0.200 ac 55.00% Impervious Runoff Depth=2.30"
Tc=5.0 min CN=76 Runoff=0.85 cfs 1,669 cf

Subcatchment9S: Area 9 Runoff Area=0.300 ac 63.33% Impervious Runoff Depth=2.64"
Tc=5.0 min CN=80 Runoff=1.44 cfs 2,877 cf

Subcatchment11S: North Bypass 1 Runoff Area=0.880 ac 45.45% Impervious Runoff Depth=2.14"
Flow Length=730' Tc=10.9 min CN=74 Runoff=2.79 cfs 6,821 cf

Subcatchment12S: North Bypass 2 Runoff Area=0.090 ac 0.00% Impervious Runoff Depth=0.53"
Tc=5.0 min CN=49 Runoff=0.06 cfs 173 cf

Pond 3P: (new Pond) Peak Elev=693.06' Storage=2,118 cf Inflow=3.87 cfs 7,447 cf
Outflow=0.64 cfs 7,447 cf

Pond 7P: FocalPoint 7 Peak Elev=700.71' Storage=866 cf Inflow=2.49 cfs 5,066 cf
Outflow=2.40 cfs 4,426 cf

Pond 8P: FocalPoint 8 Peak Elev=698.51' Storage=954 cf Inflow=0.85 cfs 1,669 cf
Outflow=0.06 cfs 725 cf

Pond 9P: FocalPoint 9 Peak Elev=697.64' Storage=877 cf Inflow=1.44 cfs 2,877 cf
Outflow=1.41 cfs 2,123 cf

Link 2L: Outfall #1 Inflow=3.41 cfs 14,268 cf
Primary=3.41 cfs 14,268 cf

Total Runoff Area = 83,635 sf Runoff Volume = 16,605 cf Average Runoff Depth = 2.38"
48.96% Pervious = 40,946 sf 51.04% Impervious = 42,689 sf

Summary for Subcatchment 7S: Area 7

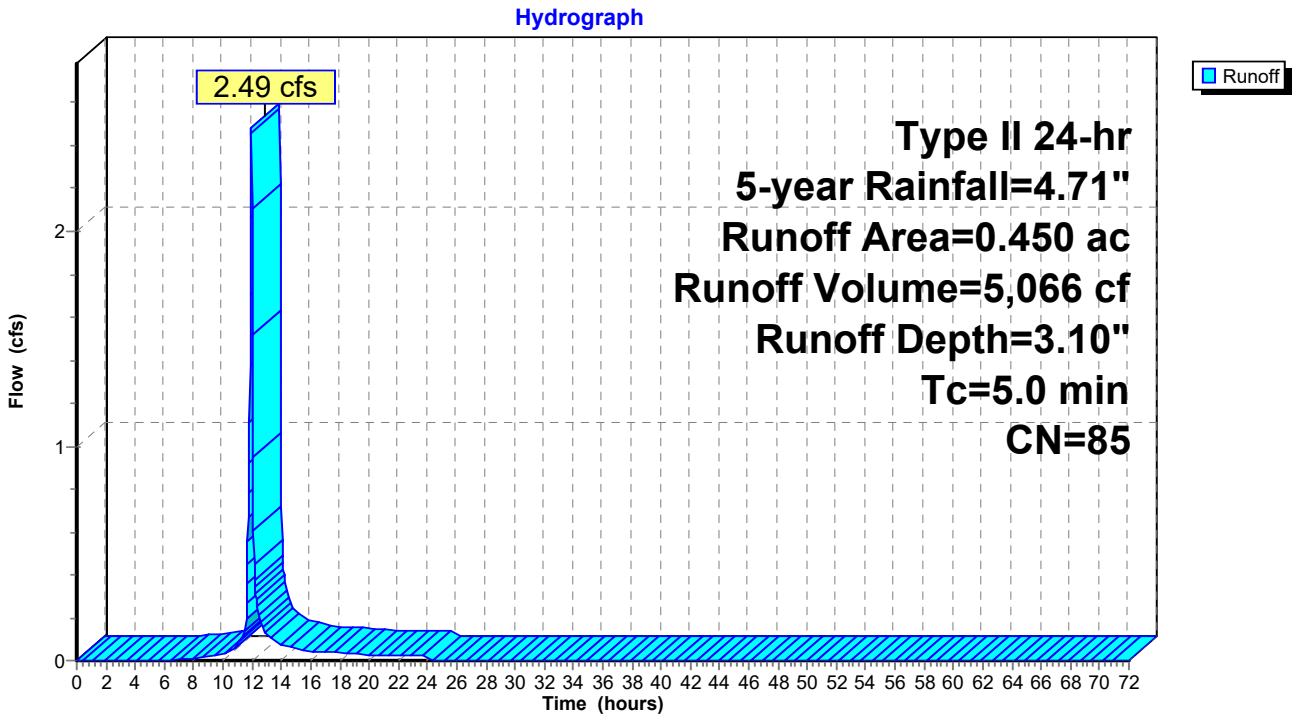
Runoff = 2.49 cfs @ 11.96 hrs, Volume= 5,066 cf, Depth= 3.10"
Routed to Pond 7P : FocalPoint 7

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
0.040	49	50-75% Grass cover, Fair, HSG A
0.130	69	50-75% Grass cover, Fair, HSG B
0.280	98	Paved parking, HSG A
0.450	85	Weighted Average
0.170		37.78% Pervious Area
0.280		62.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 7S: Area 7



Summary for Subcatchment 8S: Area 8

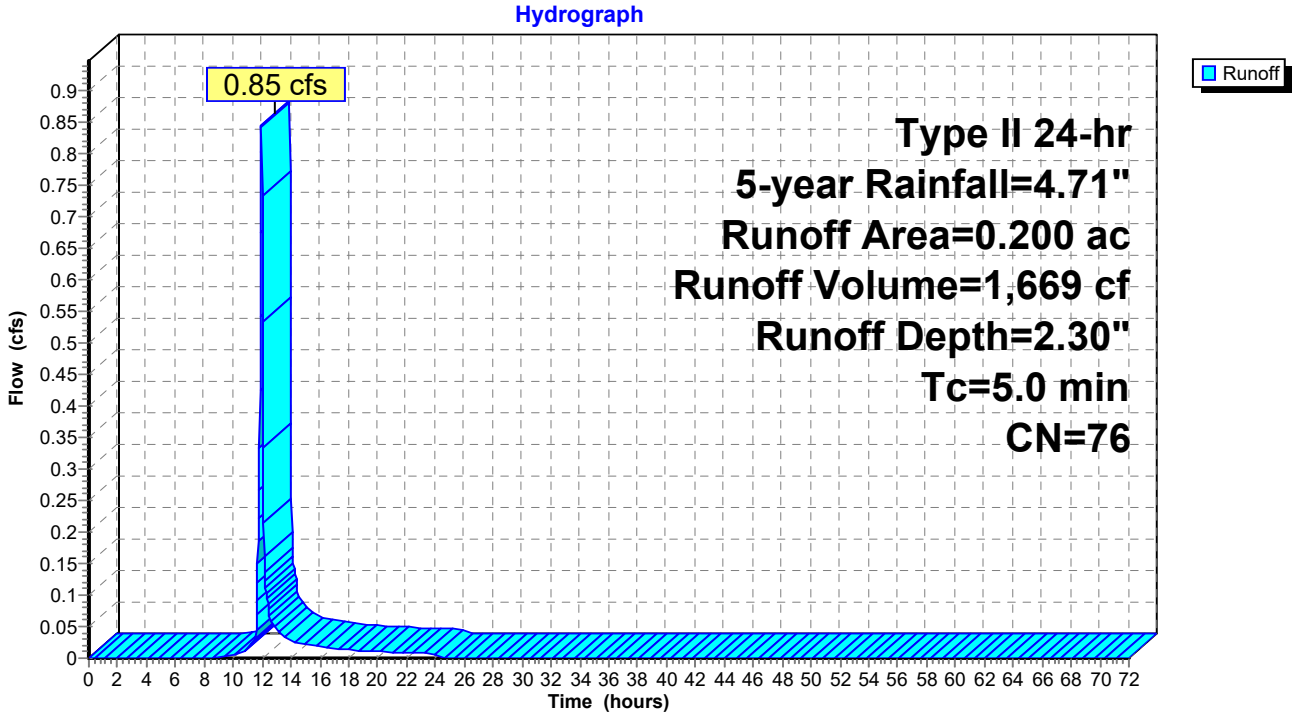
Runoff = 0.85 cfs @ 11.96 hrs, Volume= 1,669 cf, Depth= 2.30"
Routed to Pond 8P : FocalPoint 8

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
0.090	49	50-75% Grass cover, Fair, HSG A
0.110	98	Paved parking, HSG A
0.200	76	Weighted Average
0.090		45.00% Pervious Area
0.110		55.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: Area 8



Summary for Subcatchment 9S: Area 9

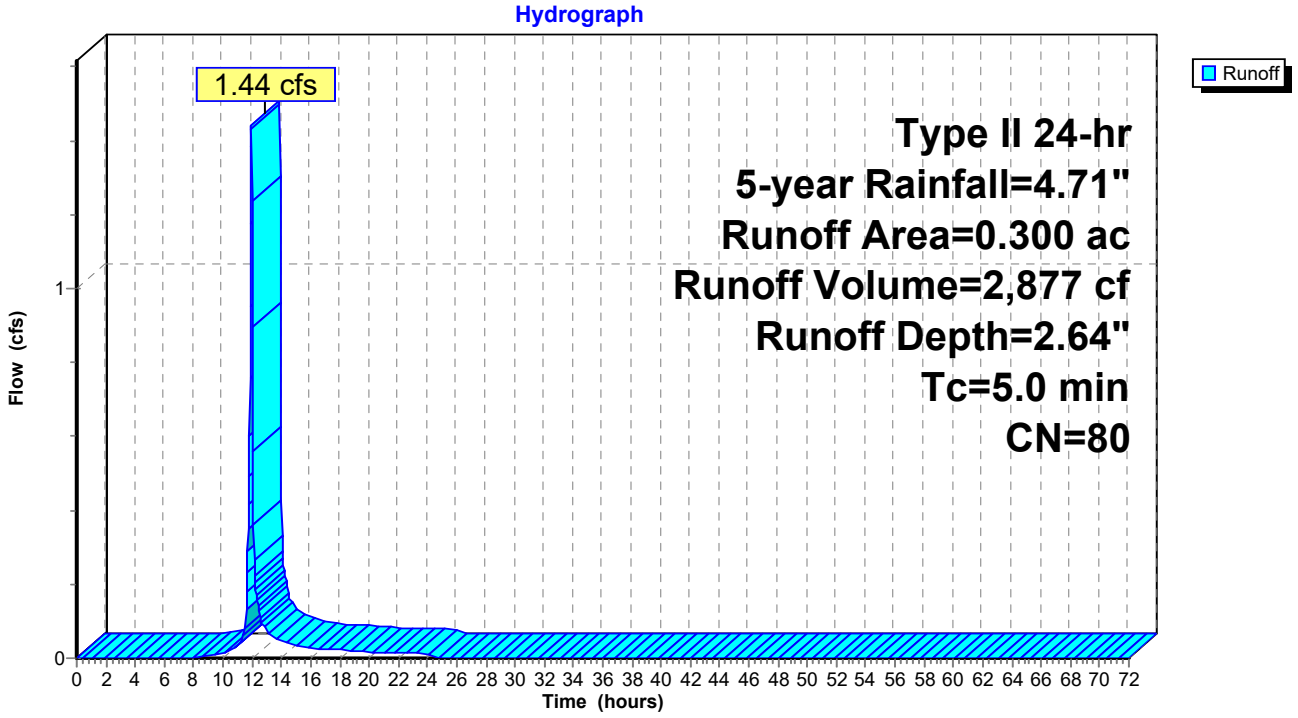
Runoff = 1.44 cfs @ 11.96 hrs, Volume= 2,877 cf, Depth= 2.64"
Routed to Pond 9P : FocalPoint 9

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
0.110	49	50-75% Grass cover, Fair, HSG A
0.190	98	Paved parking, HSG A
0.300	80	Weighted Average
0.110		36.67% Pervious Area
0.190		63.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: Area 9



Summary for Subcatchment 11S: North Bypass 1

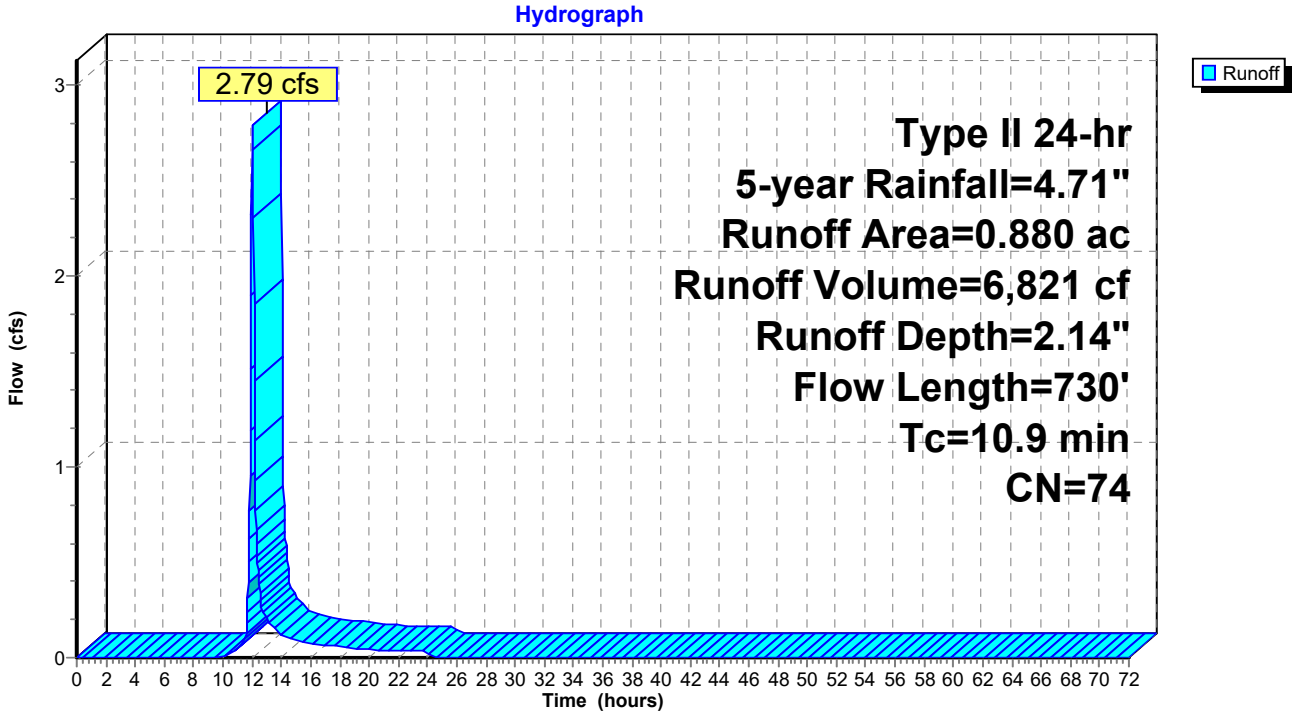
Runoff = 2.79 cfs @ 12.03 hrs, Volume= 6,821 cf, Depth= 2.14"
Routed to Link 2L : Outfall #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
0.360	49	50-75% Grass cover, Fair, HSG A
0.120	69	50-75% Grass cover, Fair, HSG B
0.400	98	Paved parking, HSG A
0.880	74	Weighted Average
0.480		54.55% Pervious Area
0.400		45.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	40	0.0200	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
6.3	690	0.0080	1.82		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
10.9	730	Total			

Subcatchment 11S: North Bypass 1



Summary for Subcatchment 12S: North Bypass 2

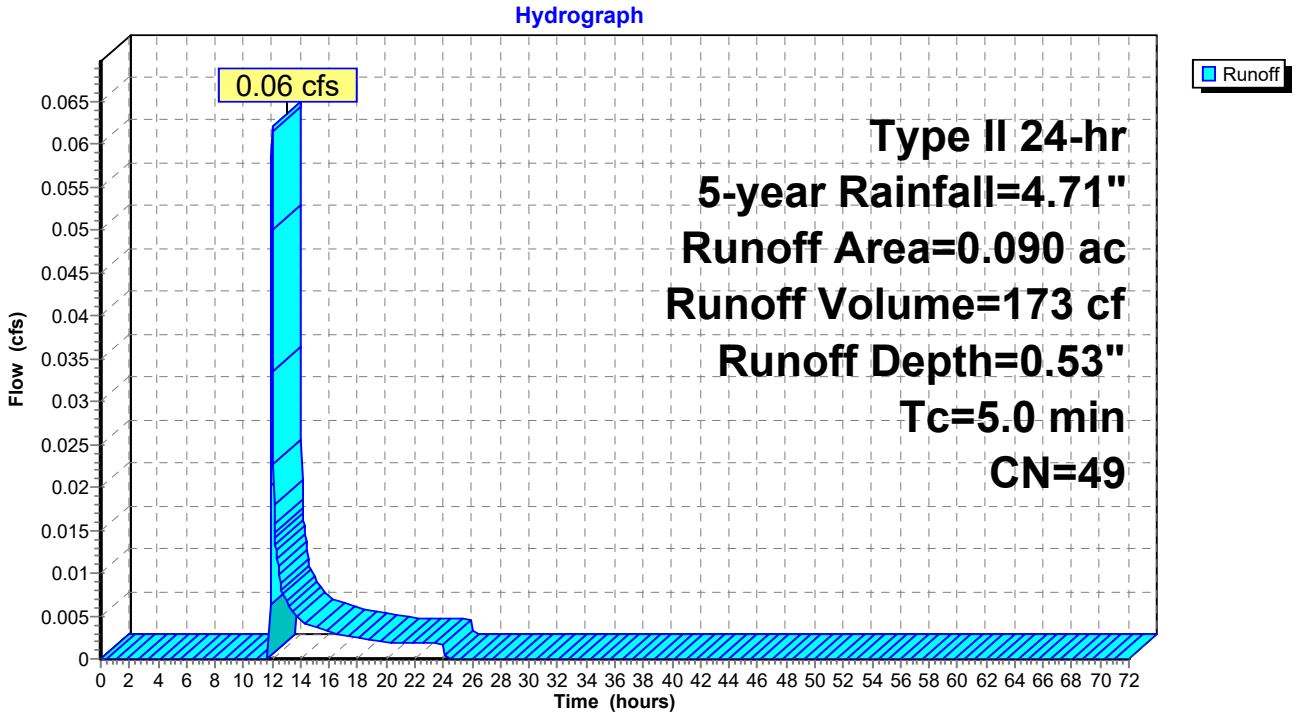
Runoff = 0.06 cfs @ 11.99 hrs, Volume= 173 cf, Depth= 0.53"
Routed to Pond 3P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
0.090	49	50-75% Grass cover, Fair, HSG A
0.090		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 12S: North Bypass 2



Summary for Pond 3P: (new Pond)

[79] Warning: Submerged Pond 8P Primary device # 1 OUTLET by 0.01'
[79] Warning: Submerged Pond 9P Primary device # 1 OUTLET by 1.32'

Inflow Area = 45,302 sf, 55.77% Impervious, Inflow Depth = 1.97" for 5-year event
Inflow = 3.87 cfs @ 11.98 hrs, Volume= 7,447 cf
Outflow = 0.64 cfs @ 12.18 hrs, Volume= 7,447 cf, Atten= 83%, Lag= 12.1 min
Primary = 0.64 cfs @ 12.18 hrs, Volume= 7,447 cf
Routed to Link 2L : Outfall #1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 693.06' @ 12.18 hrs Surf.Area= 1,981 sf Storage= 2,118 cf

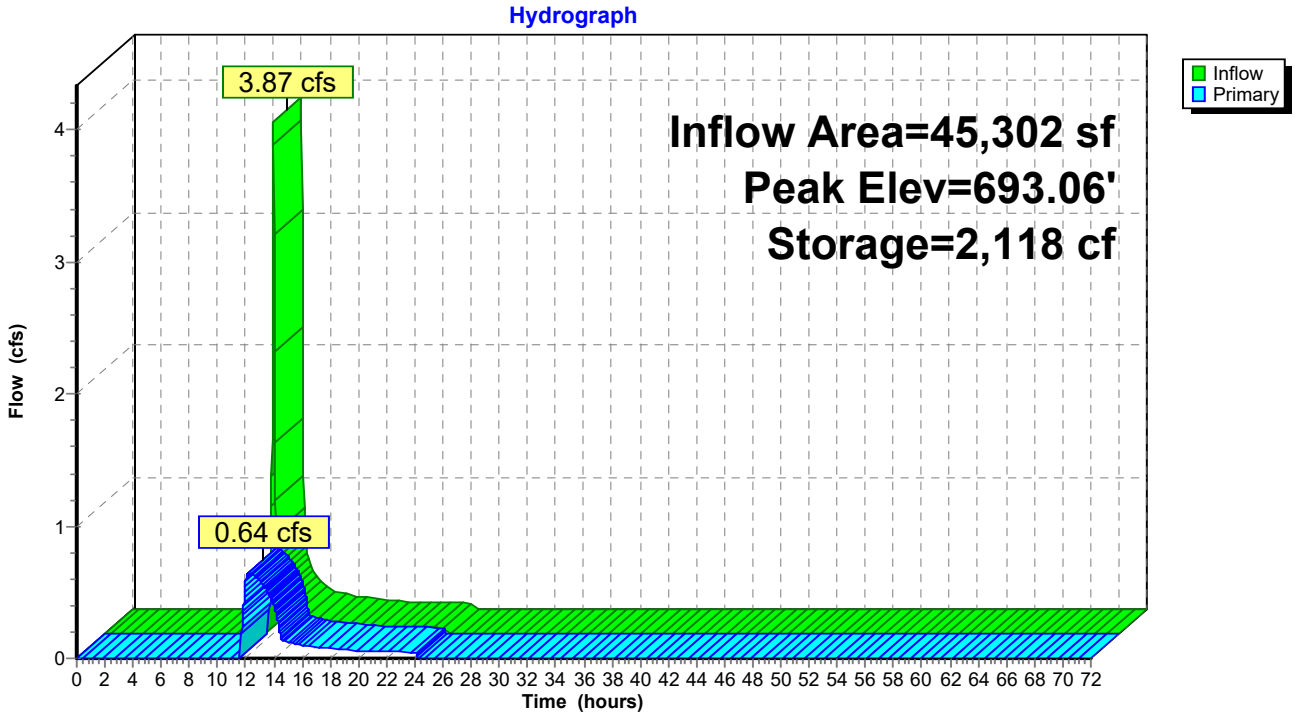
Plug-Flow detention time= 22.9 min calculated for 7,447 cf (100% of inflow)
Center-of-Mass det. time= 22.9 min (884.3 - 861.5)

Volume	Invert	Avail.Storage	Storage Description
#1	690.54'	10,996 cf	**60.0" Round CMP_Round 60"** L= 560.0' S= 0.0050 '/'

Device	Routing	Invert	Outlet Devices
#1	Primary	690.54'	**18.0" Round RCP_Round 18"** L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 690.54' / 690.44' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	690.54'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	695.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.64 cfs @ 12.18 hrs HW=693.06' (Free Discharge)
└**1=RCP_Round 18"** (Passes 0.64 cfs of 10.97 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 0.64 cfs @ 7.38 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: (new Pond)



Summary for Pond 7P: FocalPoint 7

[92] Warning: Device #3 is above defined storage

Inflow Area = 19,602 sf, 62.22% Impervious, Inflow Depth = 3.10" for 5-year event
Inflow = 2.49 cfs @ 11.96 hrs, Volume= 5,066 cf
Outflow = 2.40 cfs @ 11.98 hrs, Volume= 4,426 cf, Atten= 3%, Lag= 1.0 min
Primary = 2.40 cfs @ 11.98 hrs, Volume= 4,426 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.71' @ 11.98 hrs Surf.Area= 1,209 sf Storage= 866 cf

Plug-Flow detention time= 88.6 min calculated for 4,424 cf (87% of inflow)
Center-of-Mass det. time= 28.1 min (833.9 - 805.9)

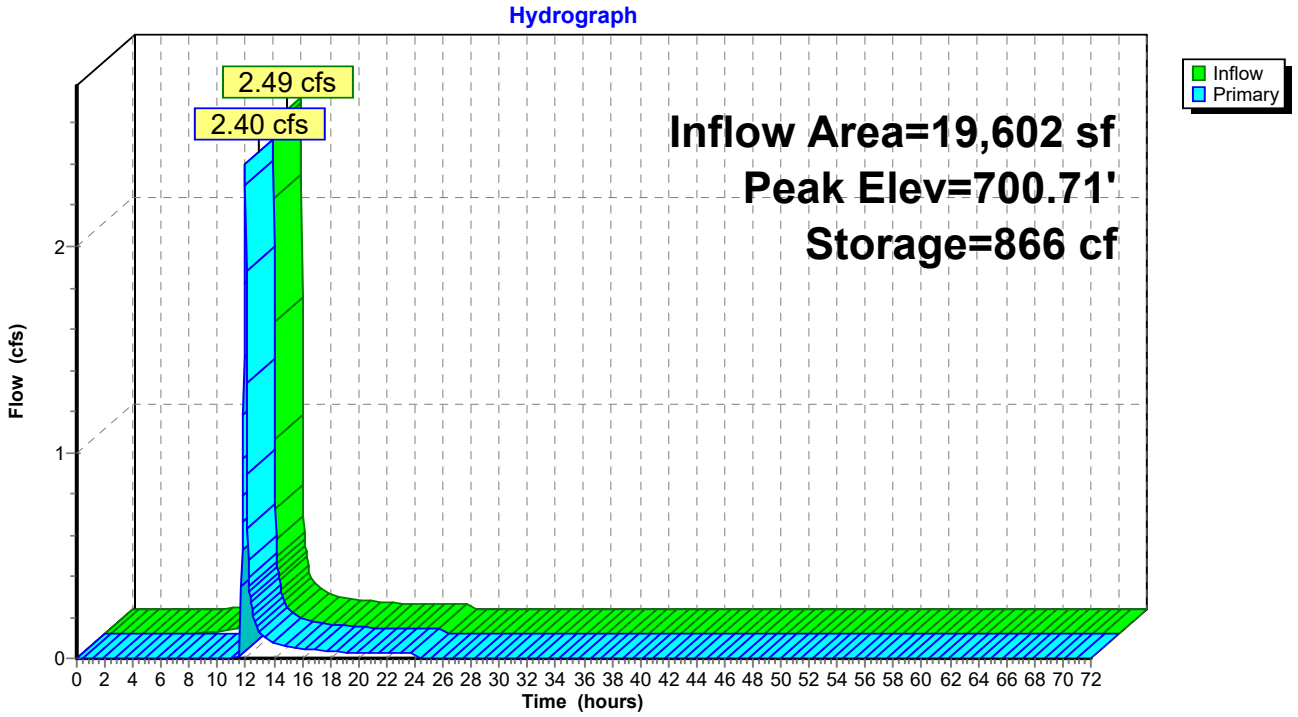
Volume	Invert	Avail.Storage	Storage Description
#1	697.00'	3,154 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
697.00	461	0.0	0	0
700.00	461	20.0	277	277
701.00	1,521	100.0	991	1,268
702.00	2,252	100.0	1,887	3,154

Device	Routing	Invert	Outlet Devices
#1	Primary	697.00'	**18.0" Round Culvert** L= 16.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 697.00' / 696.20' S= 0.0500 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	700.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	702.00'	**65.0' long x 11.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.53 2.59 2.70 2.68 2.67 2.68 2.66 2.64

Primary OutFlow Max=2.37 cfs @ 11.98 hrs HW=700.70' (Free Discharge)
- **1=Culvert** (Passes 2.37 cfs of 14.63 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 2.37 cfs @ 1.48 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 7P: FocalPoint 7



Summary for Pond 8P: FocalPoint 8

[92] Warning: Device #3 is above defined storage

Inflow Area = 8,712 sf, 55.00% Impervious, Inflow Depth = 2.30" for 5-year event
Inflow = 0.85 cfs @ 11.96 hrs, Volume= 1,669 cf
Outflow = 0.06 cfs @ 12.61 hrs, Volume= 725 cf, Atten= 93%, Lag= 39.0 min
Primary = 0.06 cfs @ 12.61 hrs, Volume= 725 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.51' @ 12.61 hrs Surf.Area= 1,049 sf Storage= 954 cf

Plug-Flow detention time= 282.9 min calculated for 725 cf (43% of inflow)
Center-of-Mass det. time= 158.1 min (989.1 - 831.0)

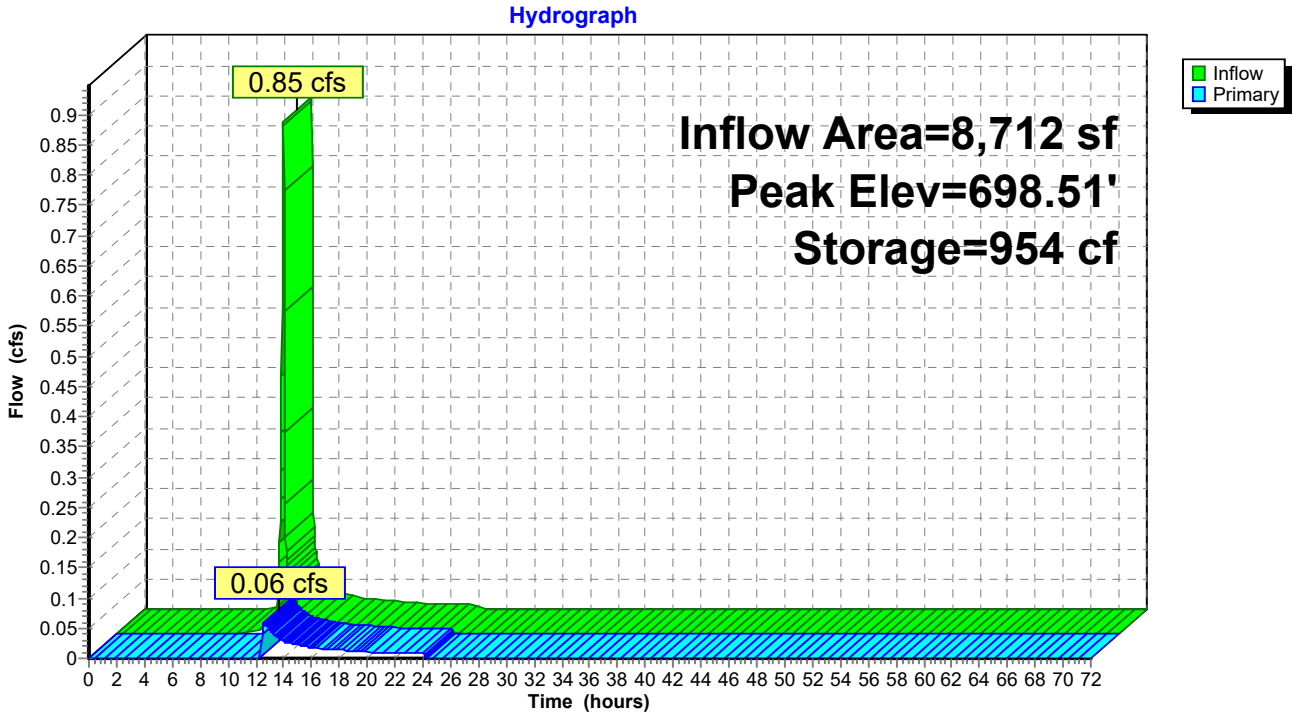
Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	3,154 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	803	0.0	0	0
698.00	803	20.0	482	482
699.00	1,285	100.0	1,044	1,526
700.00	1,971	100.0	1,628	3,154

Device	Routing	Invert	Outlet Devices
#1	Primary	695.00'	**18.0" Round Culvert** L= 26.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.00' / 693.05' S= 0.0750 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	698.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**57.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=0.03 cfs @ 12.61 hrs HW=698.51' (Free Discharge)
- **1=Culvert** (Passes 0.03 cfs of 14.14 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 0.03 cfs @ 0.33 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 8P: FocalPoint 8



Summary for Pond 9P: FocalPoint 9

[92] Warning: Device #3 is above defined storage

Inflow Area = 13,068 sf, 63.33% Impervious, Inflow Depth = 2.64" for 5-year event
Inflow = 1.44 cfs @ 11.96 hrs, Volume= 2,877 cf
Outflow = 1.41 cfs @ 11.98 hrs, Volume= 2,123 cf, Atten= 2%, Lag= 1.3 min
Primary = 1.41 cfs @ 11.98 hrs, Volume= 2,123 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.64' @ 11.98 hrs Surf.Area= 890 sf Storage= 877 cf

Plug-Flow detention time= 145.4 min calculated for 2,122 cf (74% of inflow)
Center-of-Mass det. time= 49.5 min (869.8 - 820.4)

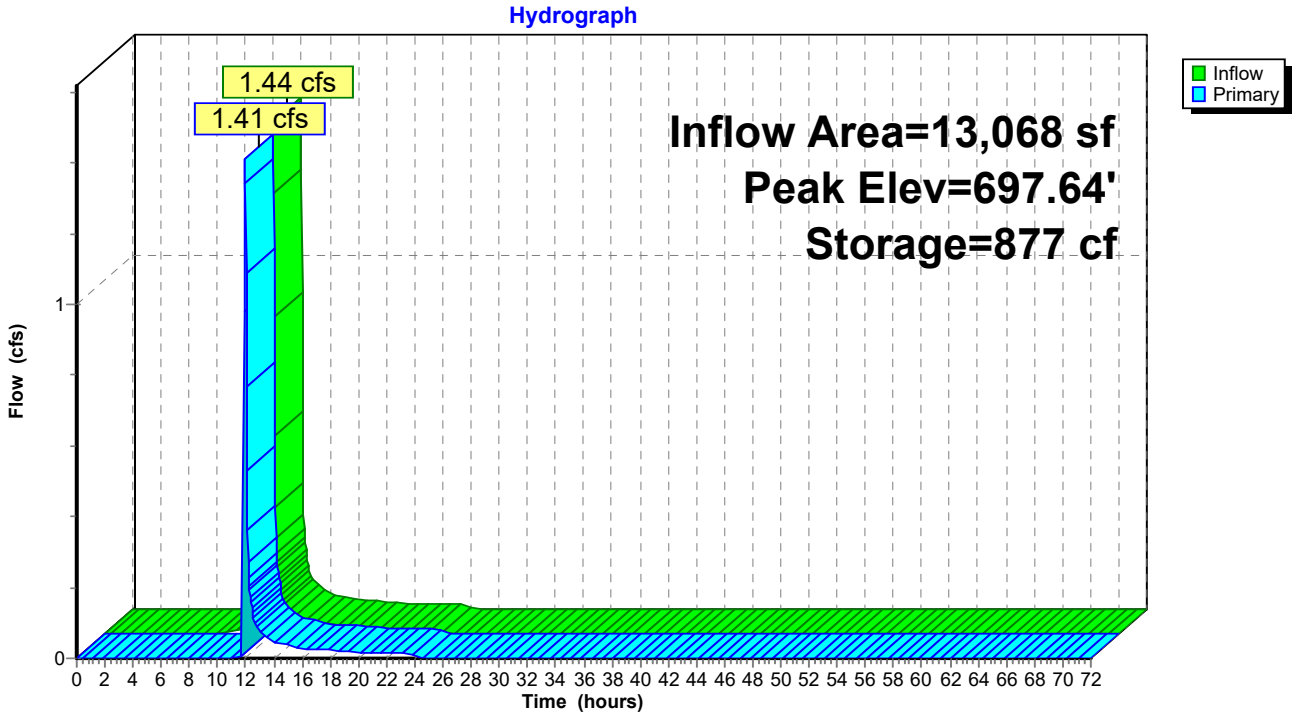
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	4,192 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	641	0.0	0	0
697.00	641	20.0	385	385
698.00	1,028	100.0	835	1,219
699.00	1,472	100.0	1,250	2,469
700.00	1,973	100.0	1,723	4,192

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 32.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 691.74' S= 0.0706 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**54.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=1.34 cfs @ 11.98 hrs HW=697.64' (Free Discharge)
- **1=Culvert** (Passes 1.34 cfs of 14.46 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 1.34 cfs @ 1.22 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 9P: FocalPoint 9

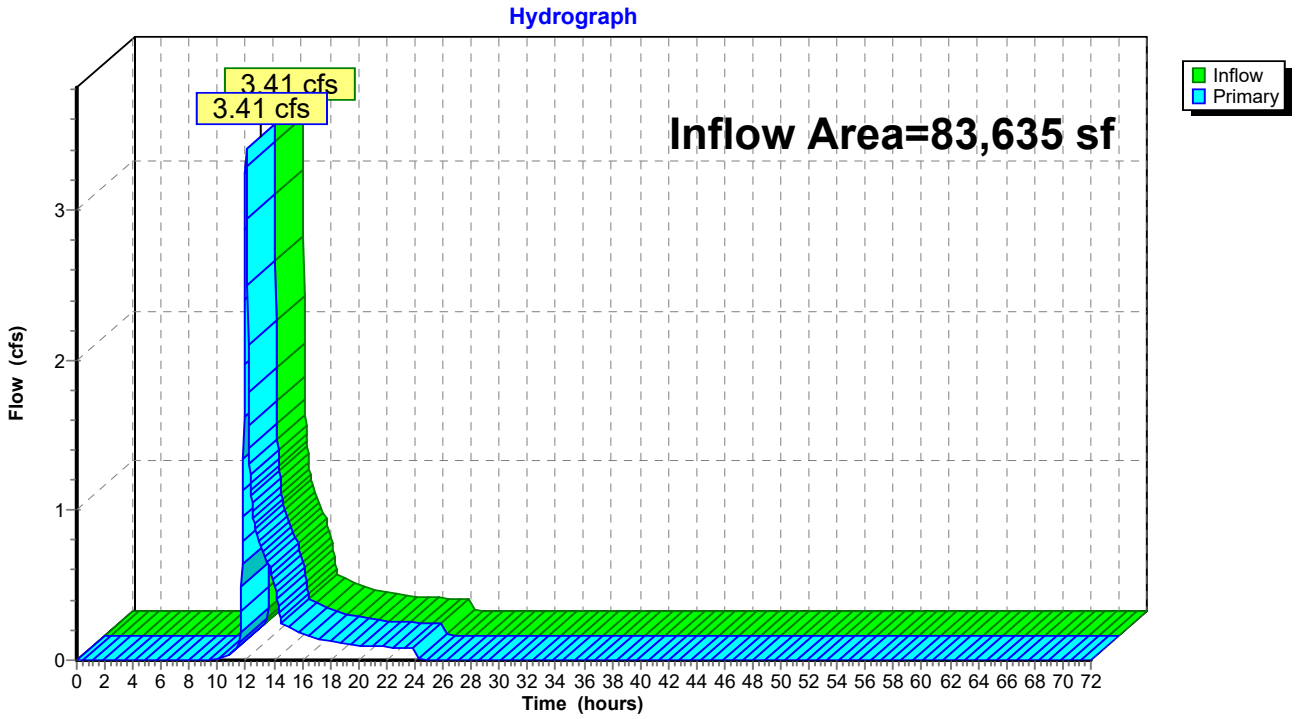


Summary for Link 2L: Outfall #1

Inflow Area = 83,635 sf, 51.04% Impervious, Inflow Depth = 2.05" for 5-year event
Inflow = 3.41 cfs @ 12.03 hrs, Volume= 14,268 cf
Primary = 3.41 cfs @ 12.03 hrs, Volume= 14,268 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 2L: Outfall #1



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment7S: Area 7 Runoff Area=0.450 ac 62.22% Impervious Runoff Depth=3.72"
Tc=5.0 min CN=85 Runoff=2.95 cfs 6,078 cf

Subcatchment8S: Area 8 Runoff Area=0.200 ac 55.00% Impervious Runoff Depth=2.85"
Tc=5.0 min CN=76 Runoff=1.05 cfs 2,070 cf

Subcatchment9S: Area 9 Runoff Area=0.300 ac 63.33% Impervious Runoff Depth=3.23"
Tc=5.0 min CN=80 Runoff=1.75 cfs 3,514 cf

Subcatchment11S: North Bypass 1 Runoff Area=0.880 ac 45.45% Impervious Runoff Depth=2.67"
Flow Length=730' Tc=10.9 min CN=74 Runoff=3.50 cfs 8,532 cf

Subcatchment12S: North Bypass 2 Runoff Area=0.090 ac 0.00% Impervious Runoff Depth=0.79"
Tc=5.0 min CN=49 Runoff=0.11 cfs 259 cf

Pond 3P: (new Pond) Peak Elev=693.49' Storage=3,075 cf Inflow=4.68 cfs 9,585 cf
Outflow=0.70 cfs 9,585 cf

Pond 7P: FocalPoint 7 Peak Elev=700.73' Storage=897 cf Inflow=2.95 cfs 6,078 cf
Outflow=2.86 cfs 5,438 cf

Pond 8P: FocalPoint 8 Peak Elev=698.54' Storage=990 cf Inflow=1.05 cfs 2,070 cf
Outflow=0.25 cfs 1,127 cf

Pond 9P: FocalPoint 9 Peak Elev=697.66' Storage=895 cf Inflow=1.75 cfs 3,514 cf
Outflow=1.70 cfs 2,761 cf

Link 2L: Outfall #1 Inflow=4.16 cfs 18,117 cf
Primary=4.16 cfs 18,117 cf

Total Runoff Area = 83,635 sf Runoff Volume = 20,454 cf Average Runoff Depth = 2.93"
48.96% Pervious = 40,946 sf 51.04% Impervious = 42,689 sf

Summary for Subcatchment 7S: Area 7

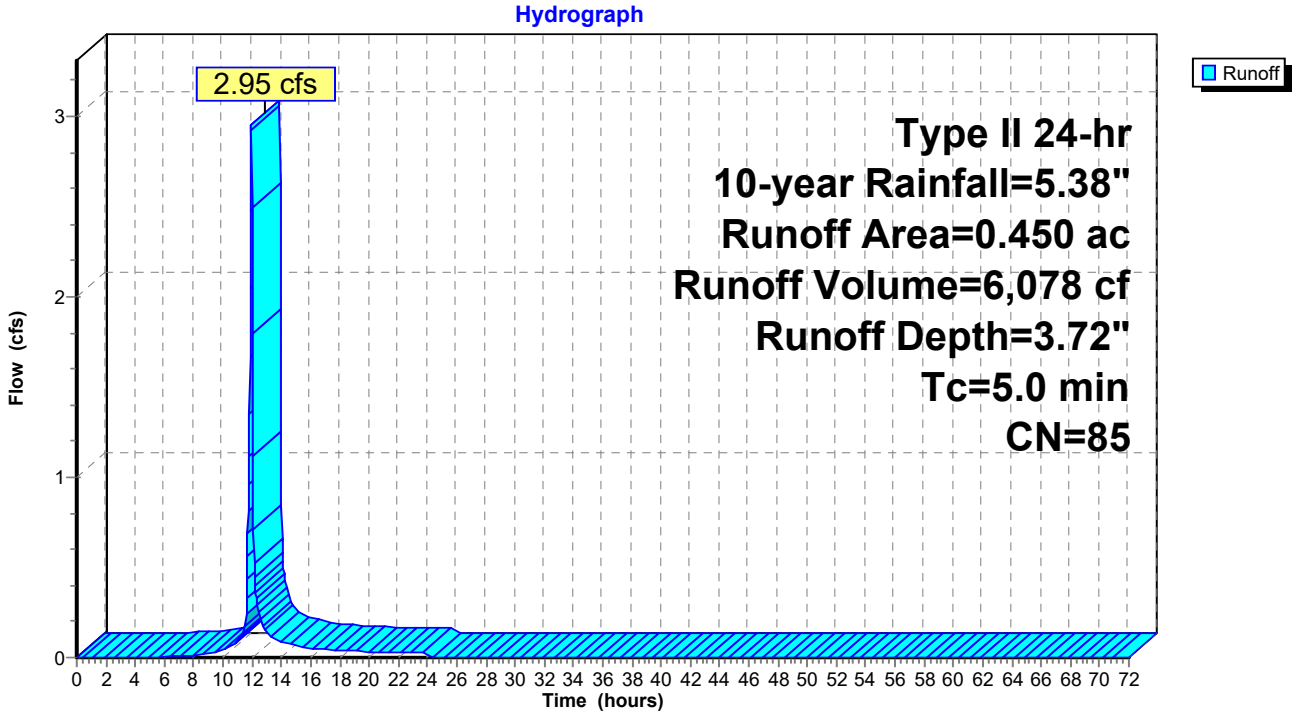
Runoff = 2.95 cfs @ 11.96 hrs, Volume= 6,078 cf, Depth= 3.72"
Routed to Pond 7P : FocalPoint 7

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
0.040	49	50-75% Grass cover, Fair, HSG A
0.130	69	50-75% Grass cover, Fair, HSG B
0.280	98	Paved parking, HSG A
0.450	85	Weighted Average
0.170		37.78% Pervious Area
0.280		62.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 7S: Area 7



Summary for Subcatchment 8S: Area 8

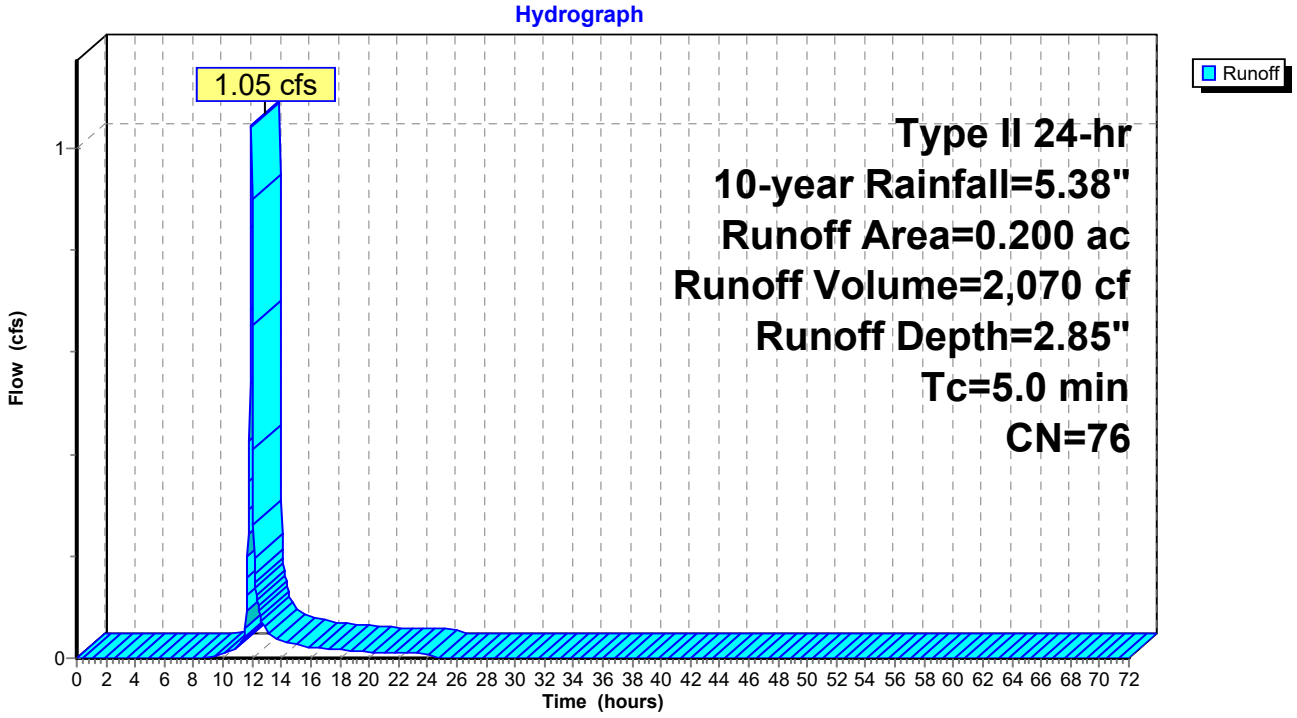
Runoff = 1.05 cfs @ 11.96 hrs, Volume= 2,070 cf, Depth= 2.85"
Routed to Pond 8P : FocalPoint 8

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
0.090	49	50-75% Grass cover, Fair, HSG A
0.110	98	Paved parking, HSG A
0.200	76	Weighted Average
0.090		45.00% Pervious Area
0.110		55.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: Area 8



Summary for Subcatchment 9S: Area 9

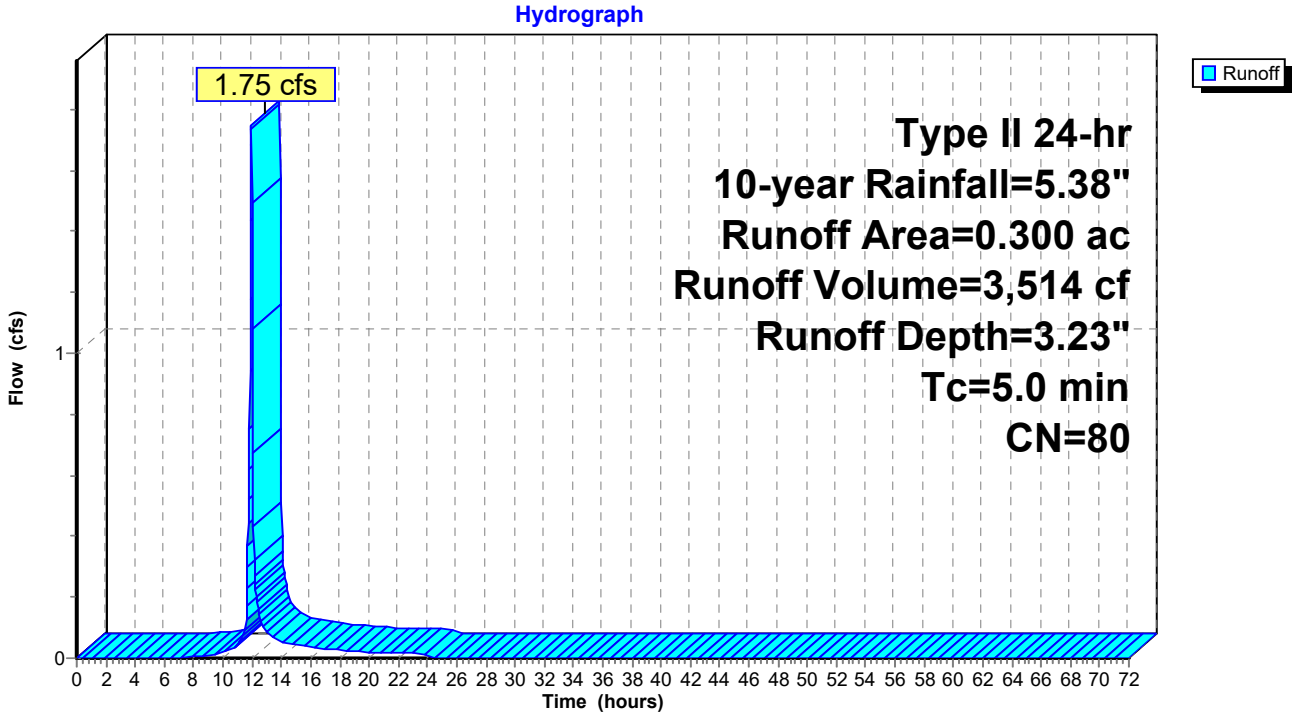
Runoff = 1.75 cfs @ 11.96 hrs, Volume= 3,514 cf, Depth= 3.23"
Routed to Pond 9P : FocalPoint 9

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
0.110	49	50-75% Grass cover, Fair, HSG A
0.190	98	Paved parking, HSG A
0.300	80	Weighted Average
0.110		36.67% Pervious Area
0.190		63.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: Area 9



Summary for Subcatchment 11S: North Bypass 1

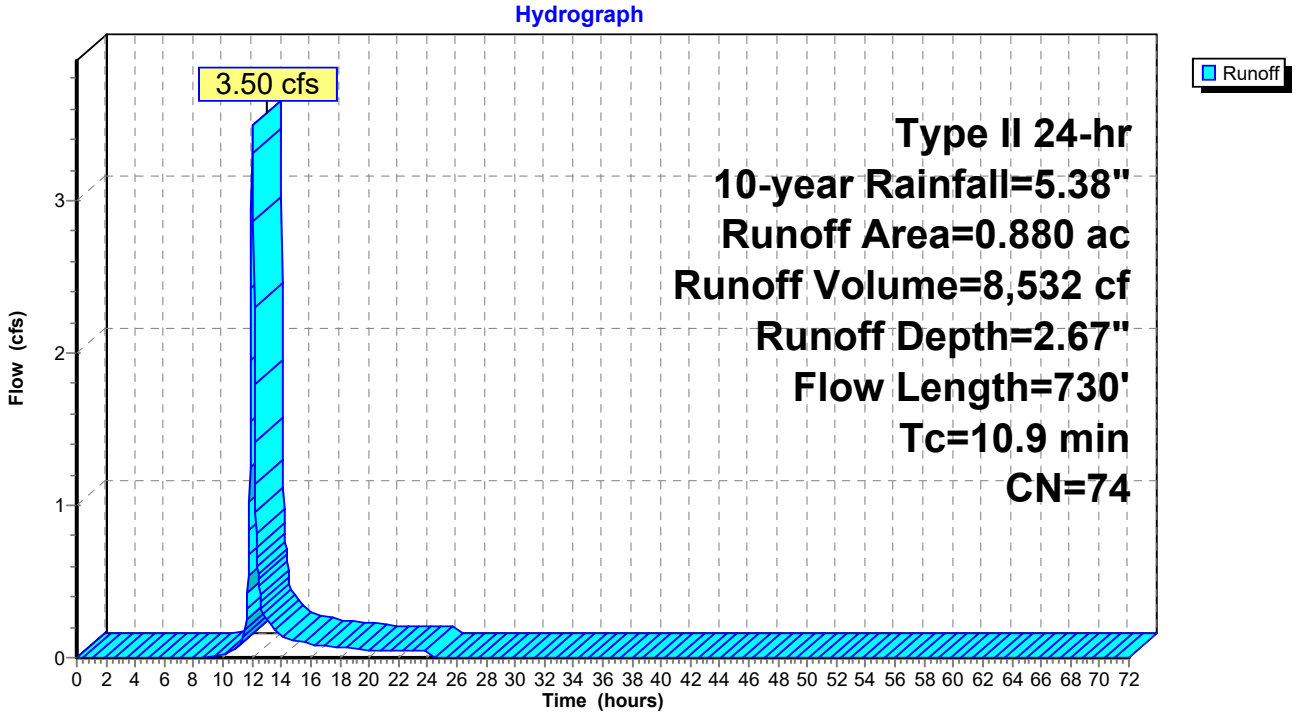
Runoff = 3.50 cfs @ 12.03 hrs, Volume= 8,532 cf, Depth= 2.67"
Routed to Link 2L : Outfall #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
0.360	49	50-75% Grass cover, Fair, HSG A
0.120	69	50-75% Grass cover, Fair, HSG B
0.400	98	Paved parking, HSG A
0.880	74	Weighted Average
0.480		54.55% Pervious Area
0.400		45.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	40	0.0200	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
6.3	690	0.0080	1.82		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
10.9	730	Total			

Subcatchment 11S: North Bypass 1



Summary for Subcatchment 12S: North Bypass 2

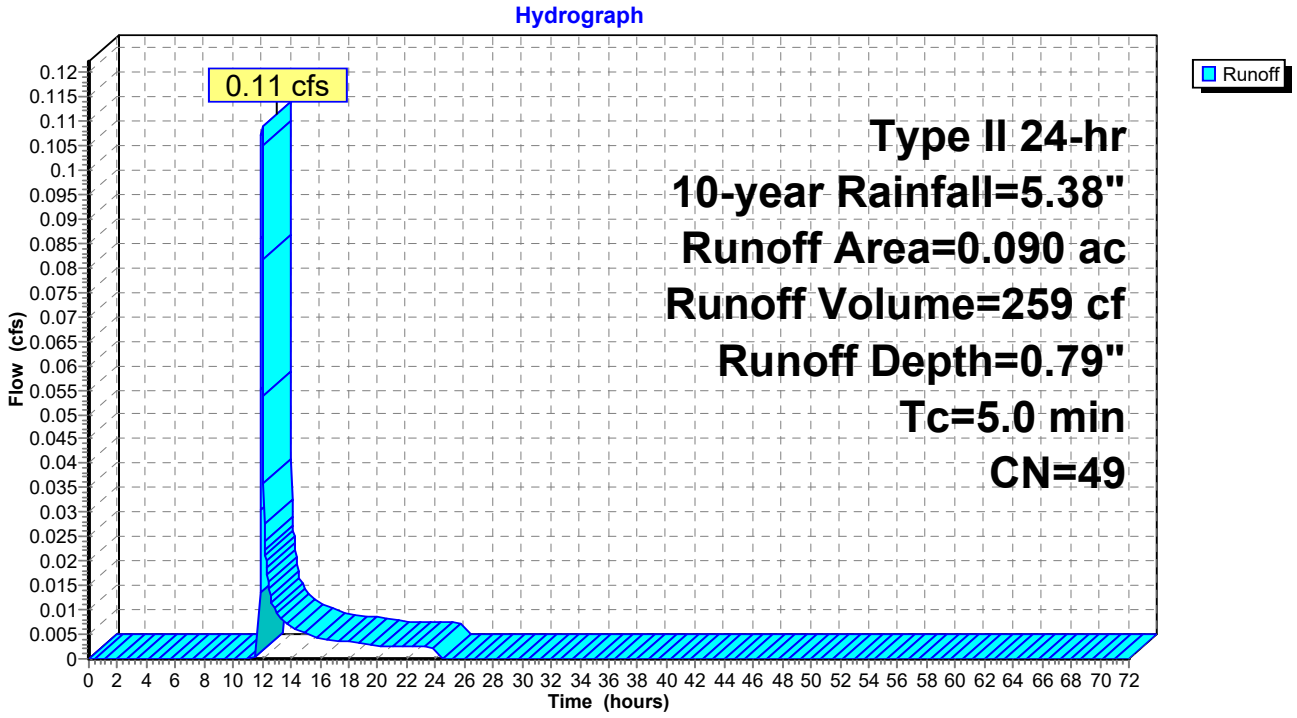
Runoff = 0.11 cfs @ 11.98 hrs, Volume= 259 cf, Depth= 0.79"
Routed to Pond 3P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
0.090	49	50-75% Grass cover, Fair, HSG A
0.090		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 12S: North Bypass 2



Summary for Pond 3P: (new Pond)

[79] Warning: Submerged Pond 8P Primary device # 1 OUTLET by 0.44'
[79] Warning: Submerged Pond 9P Primary device # 1 OUTLET by 1.75'

Inflow Area = 45,302 sf, 55.77% Impervious, Inflow Depth = 2.54" for 10-year event
Inflow = 4.68 cfs @ 11.97 hrs, Volume= 9,585 cf
Outflow = 0.70 cfs @ 12.30 hrs, Volume= 9,585 cf, Atten= 85%, Lag= 19.4 min
Primary = 0.70 cfs @ 12.30 hrs, Volume= 9,585 cf
Routed to Link 2L : Outfall #1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 693.49' @ 12.30 hrs Surf.Area= 2,379 sf Storage= 3,075 cf

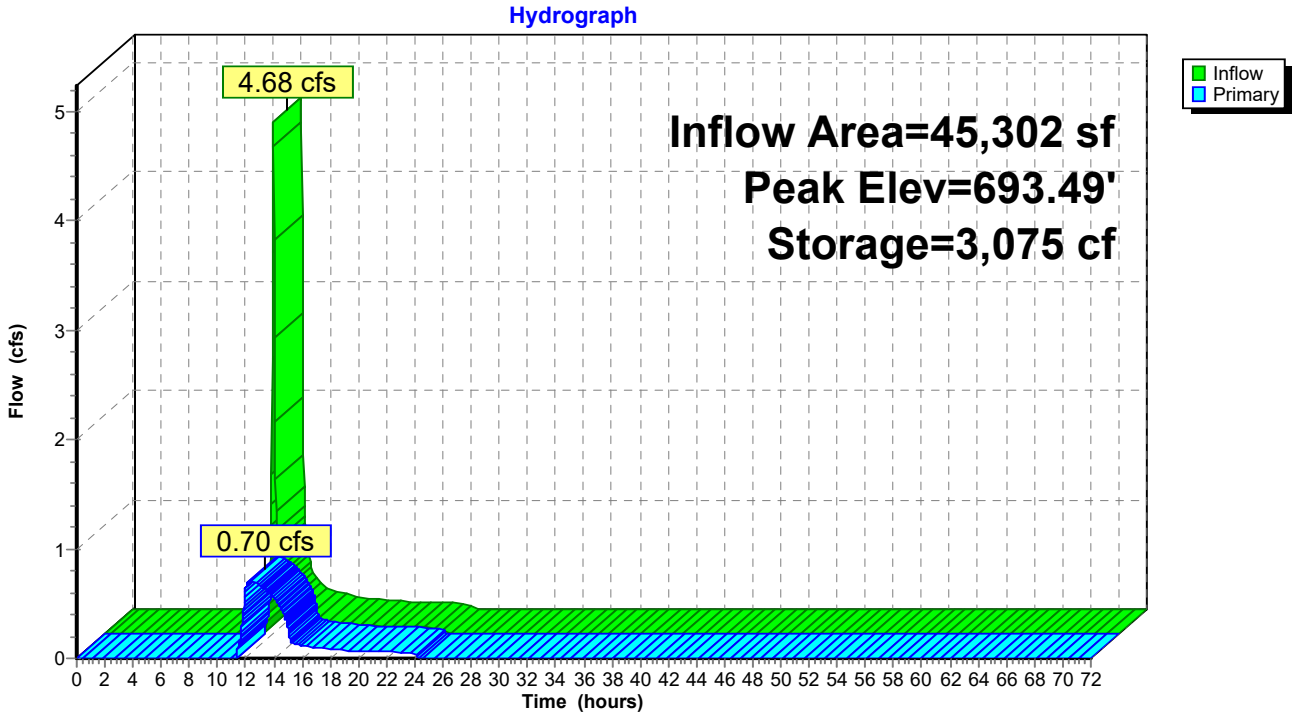
Plug-Flow detention time= 33.6 min calculated for 9,581 cf (100% of inflow)
Center-of-Mass det. time= 33.5 min (882.9 - 849.3)

Volume	Invert	Avail.Storage	Storage Description
#1	690.54'	10,996 cf	**60.0" Round CMP_Round 60"** L= 560.0' S= 0.0050 '/'

Device	Routing	Invert	Outlet Devices
#1	Primary	690.54'	**18.0" Round RCP_Round 18"** L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 690.54' / 690.44' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	690.54'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	695.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.70 cfs @ 12.30 hrs HW=693.49' (Free Discharge)
└**1=RCP_Round 18"** (Passes 0.70 cfs of 12.63 cfs potential flow)
  ├**2=Orifice/Grate** (Orifice Controls 0.70 cfs @ 8.04 fps)
  └**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: (new Pond)



Summary for Pond 7P: FocalPoint 7

[92] Warning: Device #3 is above defined storage

Inflow Area = 19,602 sf, 62.22% Impervious, Inflow Depth = 3.72" for 10-year event
Inflow = 2.95 cfs @ 11.96 hrs, Volume= 6,078 cf
Outflow = 2.86 cfs @ 11.97 hrs, Volume= 5,438 cf, Atten= 3%, Lag= 1.0 min
Primary = 2.86 cfs @ 11.97 hrs, Volume= 5,438 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.73' @ 11.97 hrs Surf.Area= 1,236 sf Storage= 897 cf

Plug-Flow detention time= 79.1 min calculated for 5,436 cf (89% of inflow)
Center-of-Mass det. time= 26.2 min (826.9 - 800.7)

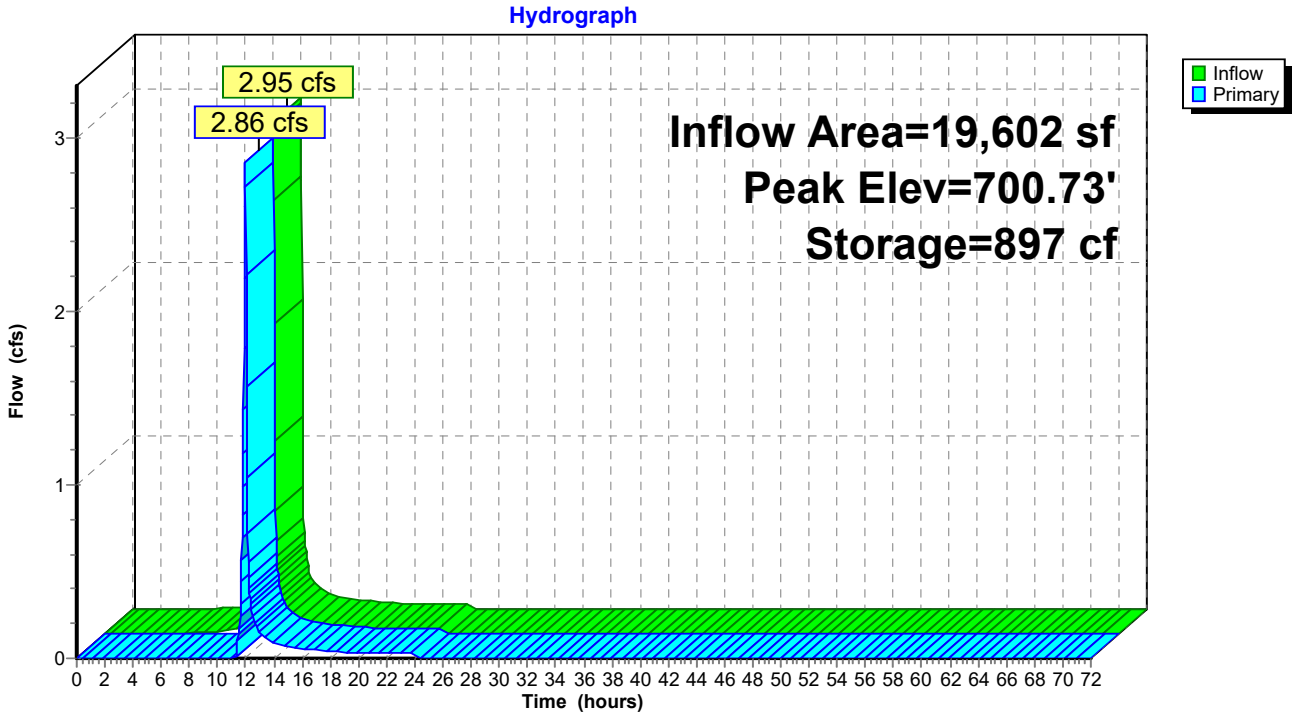
Volume	Invert	Avail.Storage	Storage Description
#1	697.00'	3,154 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
697.00	461	0.0	0	0
700.00	461	20.0	277	277
701.00	1,521	100.0	991	1,268
702.00	2,252	100.0	1,887	3,154

Device	Routing	Invert	Outlet Devices
#1	Primary	697.00'	**18.0" Round Culvert** L= 16.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 697.00' / 696.20' S= 0.0500 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	700.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	702.00'	**65.0' long x 11.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.53 2.59 2.70 2.68 2.67 2.68 2.66 2.64

Primary OutFlow Max=2.83 cfs @ 11.97 hrs HW=700.73' (Free Discharge)
- **1=Culvert** (Passes 2.83 cfs of 14.69 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 2.83 cfs @ 1.57 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 7P: FocalPoint 7



Summary for Pond 8P: FocalPoint 8

[92] Warning: Device #3 is above defined storage

Inflow Area = 8,712 sf, 55.00% Impervious, Inflow Depth = 2.85" for 10-year event
Inflow = 1.05 cfs @ 11.96 hrs, Volume= 2,070 cf
Outflow = 0.25 cfs @ 12.10 hrs, Volume= 1,127 cf, Atten= 76%, Lag= 8.4 min
Primary = 0.25 cfs @ 12.10 hrs, Volume= 1,127 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.54' @ 12.10 hrs Surf.Area= 1,065 sf Storage= 990 cf

Plug-Flow detention time= 222.6 min calculated for 1,127 cf (54% of inflow)
Center-of-Mass det. time= 104.8 min (929.7 - 824.8)

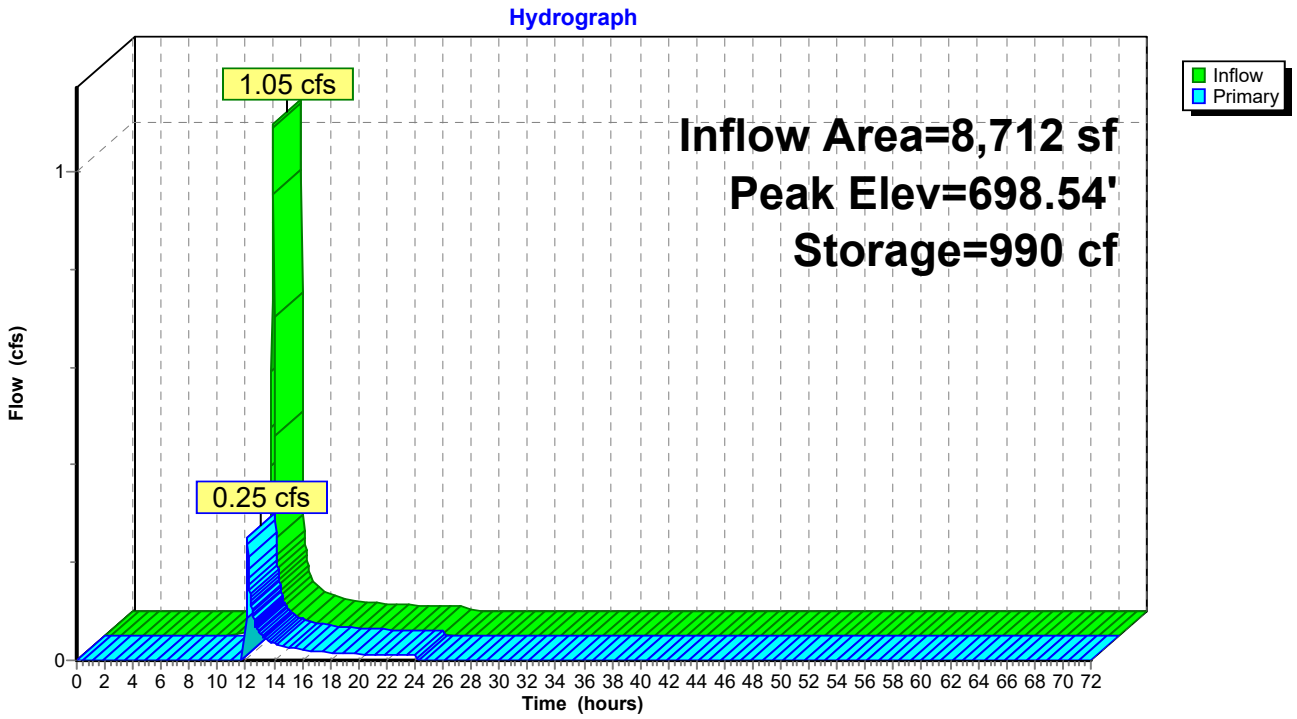
Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	3,154 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	803	0.0	0	0
698.00	803	20.0	482	482
699.00	1,285	100.0	1,044	1,526
700.00	1,971	100.0	1,628	3,154

Device	Routing	Invert	Outlet Devices
#1	Primary	695.00'	**18.0" Round Culvert** L= 26.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.00' / 693.05' S= 0.0750 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	698.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**57.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=0.22 cfs @ 12.10 hrs HW=698.54' (Free Discharge)
- **1=Culvert** (Passes 0.22 cfs of 14.22 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 0.22 cfs @ 0.67 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 8P: FocalPoint 8



Summary for Pond 9P: FocalPoint 9

[92] Warning: Device #3 is above defined storage

Inflow Area = 13,068 sf, 63.33% Impervious, Inflow Depth = 3.23" for 10-year event
Inflow = 1.75 cfs @ 11.96 hrs, Volume= 3,514 cf
Outflow = 1.70 cfs @ 11.98 hrs, Volume= 2,761 cf, Atten= 3%, Lag= 0.9 min
Primary = 1.70 cfs @ 11.98 hrs, Volume= 2,761 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.66' @ 11.98 hrs Surf.Area= 898 sf Storage= 895 cf

Plug-Flow detention time= 126.2 min calculated for 2,759 cf (79% of inflow)
Center-of-Mass det. time= 40.6 min (855.3 - 814.7)

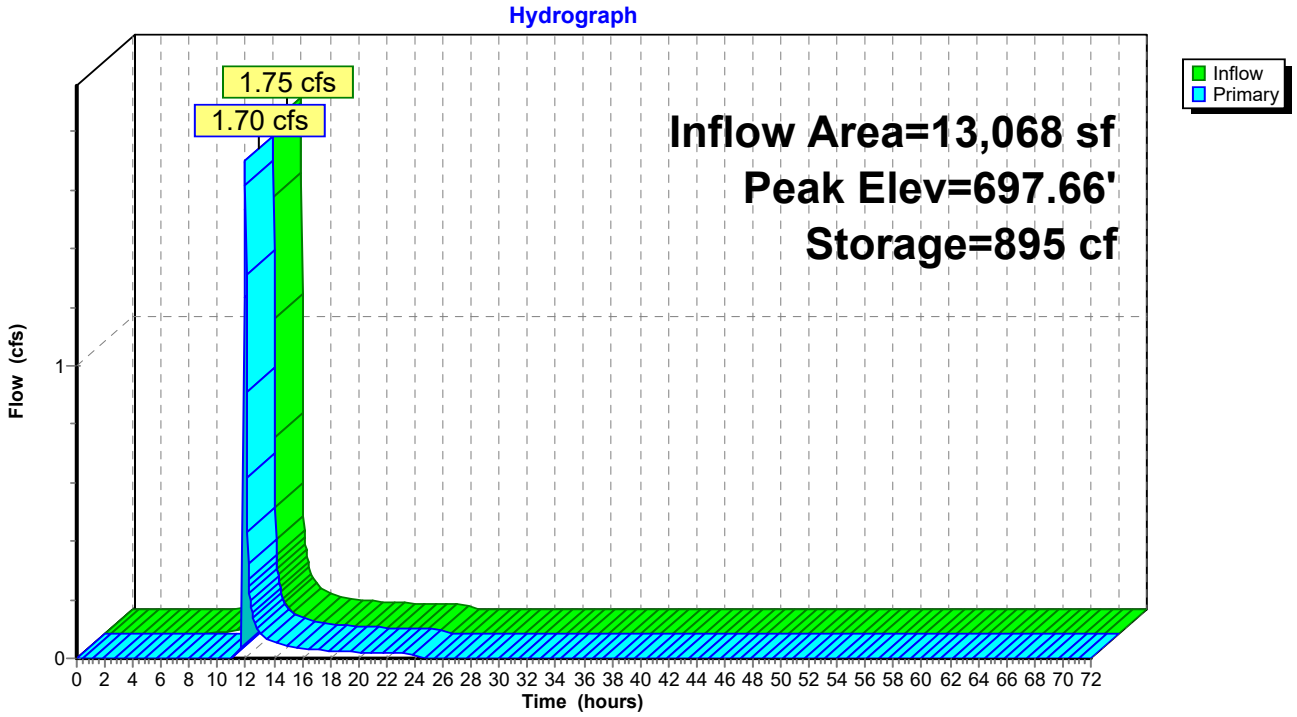
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	4,192 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	641	0.0	0	0
697.00	641	20.0	385	385
698.00	1,028	100.0	835	1,219
699.00	1,472	100.0	1,250	2,469
700.00	1,973	100.0	1,723	4,192

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 32.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 691.74' S= 0.0706 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**54.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=1.68 cfs @ 11.98 hrs HW=697.66' (Free Discharge)
- **1=Culvert** (Passes 1.68 cfs of 14.52 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 1.68 cfs @ 1.32 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 9P: FocalPoint 9

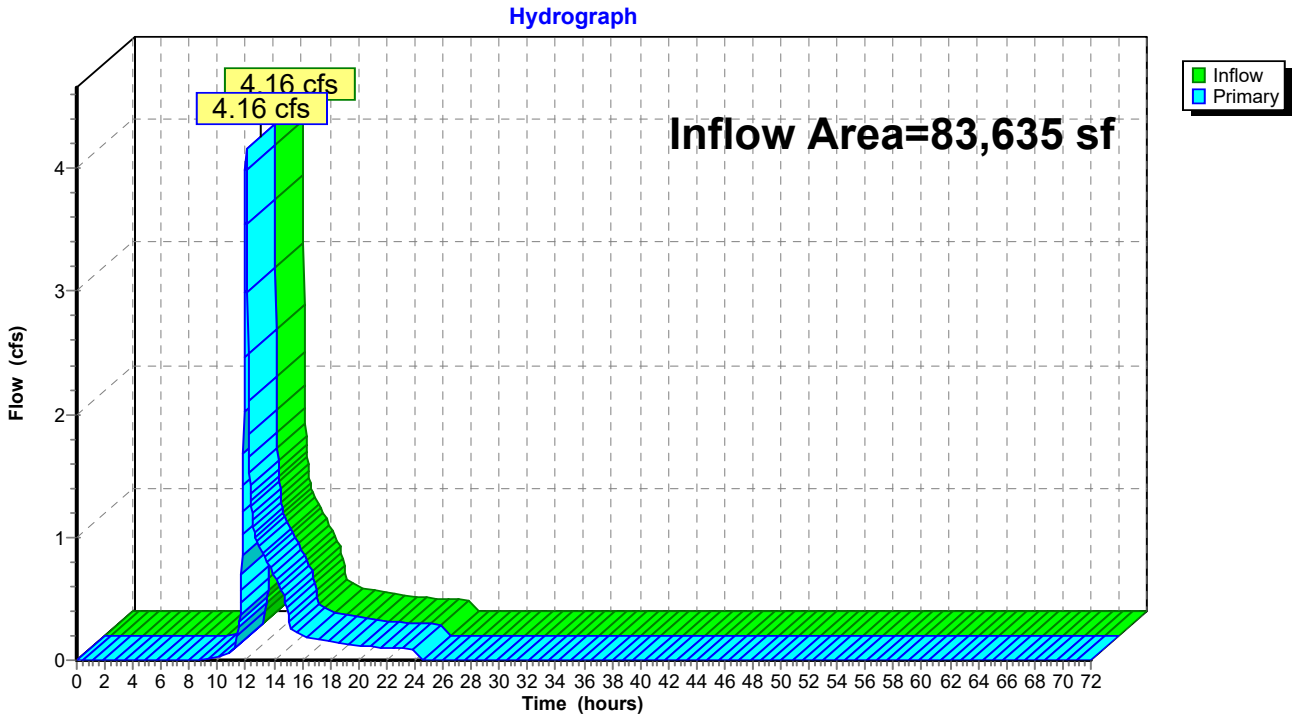


Summary for Link 2L: Outfall #1

Inflow Area = 83,635 sf, 51.04% Impervious, Inflow Depth = 2.60" for 10-year event
Inflow = 4.16 cfs @ 12.03 hrs, Volume= 18,117 cf
Primary = 4.16 cfs @ 12.03 hrs, Volume= 18,117 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 2L: Outfall #1



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment7S: Area 7 Runoff Area=0.450 ac 62.22% Impervious Runoff Depth=4.59"
Tc=5.0 min CN=85 Runoff=3.59 cfs 7,492 cf

Subcatchment8S: Area 8 Runoff Area=0.200 ac 55.00% Impervious Runoff Depth=3.64"
Tc=5.0 min CN=76 Runoff=1.32 cfs 2,643 cf

Subcatchment9S: Area 9 Runoff Area=0.300 ac 63.33% Impervious Runoff Depth=4.05"
Tc=5.0 min CN=80 Runoff=2.18 cfs 4,414 cf

Subcatchment11S: North Bypass 1 Runoff Area=0.880 ac 45.45% Impervious Runoff Depth=3.44"
Flow Length=730' Tc=10.9 min CN=74 Runoff=4.49 cfs 10,985 cf

Subcatchment12S: North Bypass 2 Runoff Area=0.090 ac 0.00% Impervious Runoff Depth=1.22"
Tc=5.0 min CN=49 Runoff=0.18 cfs 397 cf

Pond 3P: (new Pond) Peak Elev=694.10' Storage=4,610 cf Inflow=6.42 cfs 12,609 cf
Outflow=0.77 cfs 12,609 cf

Pond 7P: FocalPoint 7 Peak Elev=700.76' Storage=938 cf Inflow=3.59 cfs 7,492 cf
Outflow=3.49 cfs 6,852 cf

Pond 8P: FocalPoint 8 Peak Elev=698.61' Storage=1,063 cf Inflow=1.32 cfs 2,643 cf
Outflow=0.97 cfs 1,699 cf

Pond 9P: FocalPoint 9 Peak Elev=697.69' Storage=918 cf Inflow=2.18 cfs 4,414 cf
Outflow=2.13 cfs 3,660 cf

Link 2L: Outfall #1 Inflow=5.21 cfs 23,594 cf
Primary=5.21 cfs 23,594 cf

Total Runoff Area = 83,635 sf Runoff Volume = 25,930 cf Average Runoff Depth = 3.72"
48.96% Pervious = 40,946 sf 51.04% Impervious = 42,689 sf

Summary for Subcatchment 7S: Area 7

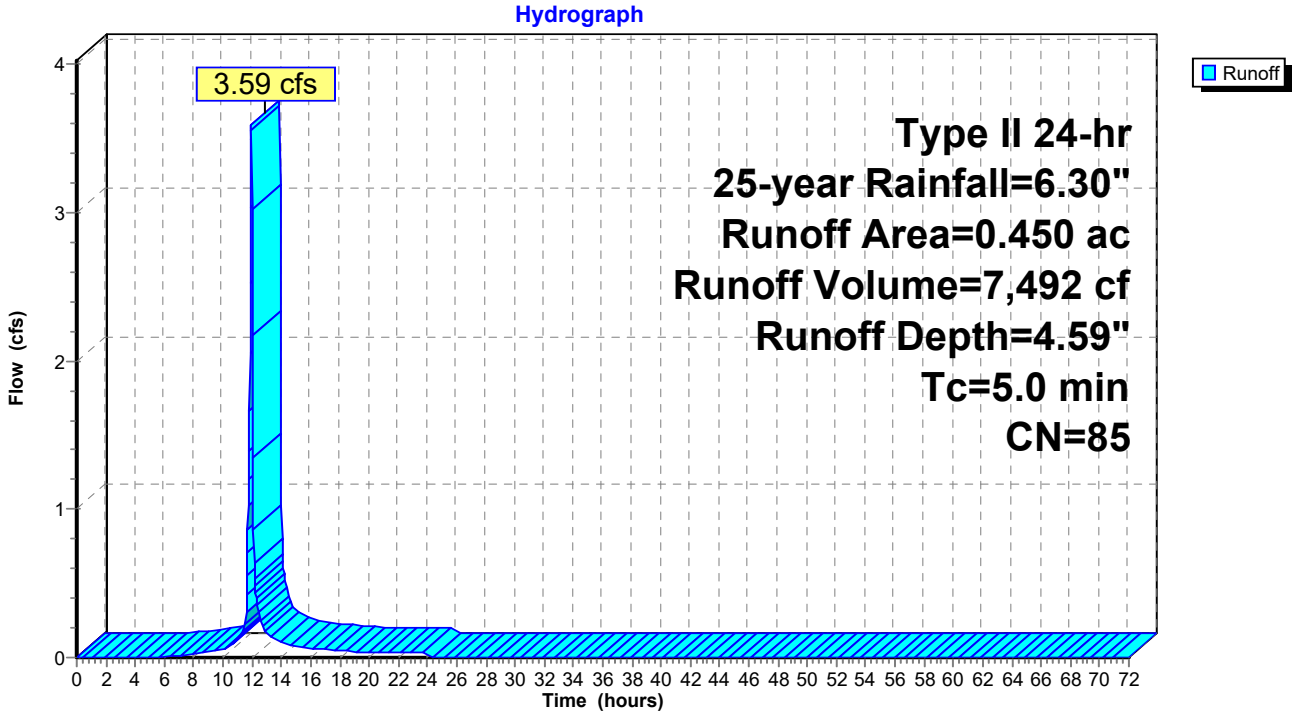
Runoff = 3.59 cfs @ 11.96 hrs, Volume= 7,492 cf, Depth= 4.59"
Routed to Pond 7P : FocalPoint 7

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.040	49	50-75% Grass cover, Fair, HSG A
0.130	69	50-75% Grass cover, Fair, HSG B
0.280	98	Paved parking, HSG A
0.450	85	Weighted Average
0.170		37.78% Pervious Area
0.280		62.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 7S: Area 7



Summary for Subcatchment 8S: Area 8

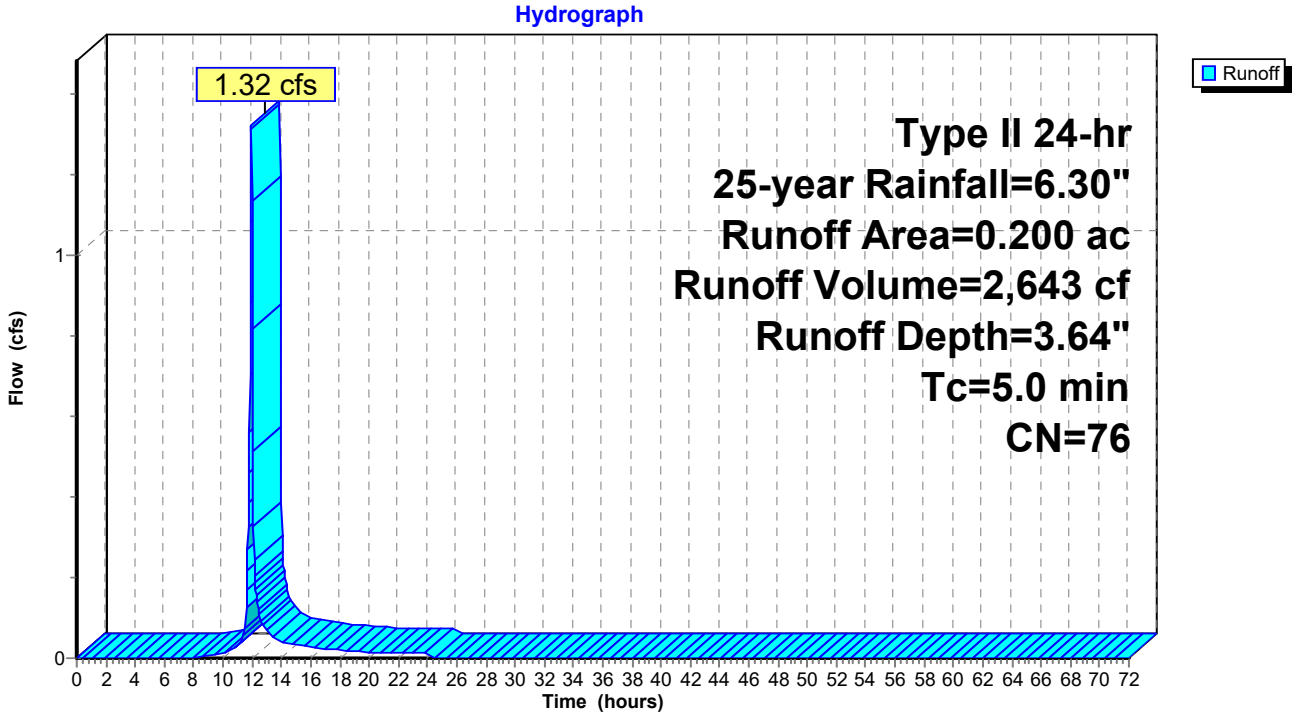
Runoff = 1.32 cfs @ 11.96 hrs, Volume= 2,643 cf, Depth= 3.64"
Routed to Pond 8P : FocalPoint 8

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.090	49	50-75% Grass cover, Fair, HSG A
0.110	98	Paved parking, HSG A
0.200	76	Weighted Average
0.090		45.00% Pervious Area
0.110		55.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: Area 8



Summary for Subcatchment 9S: Area 9

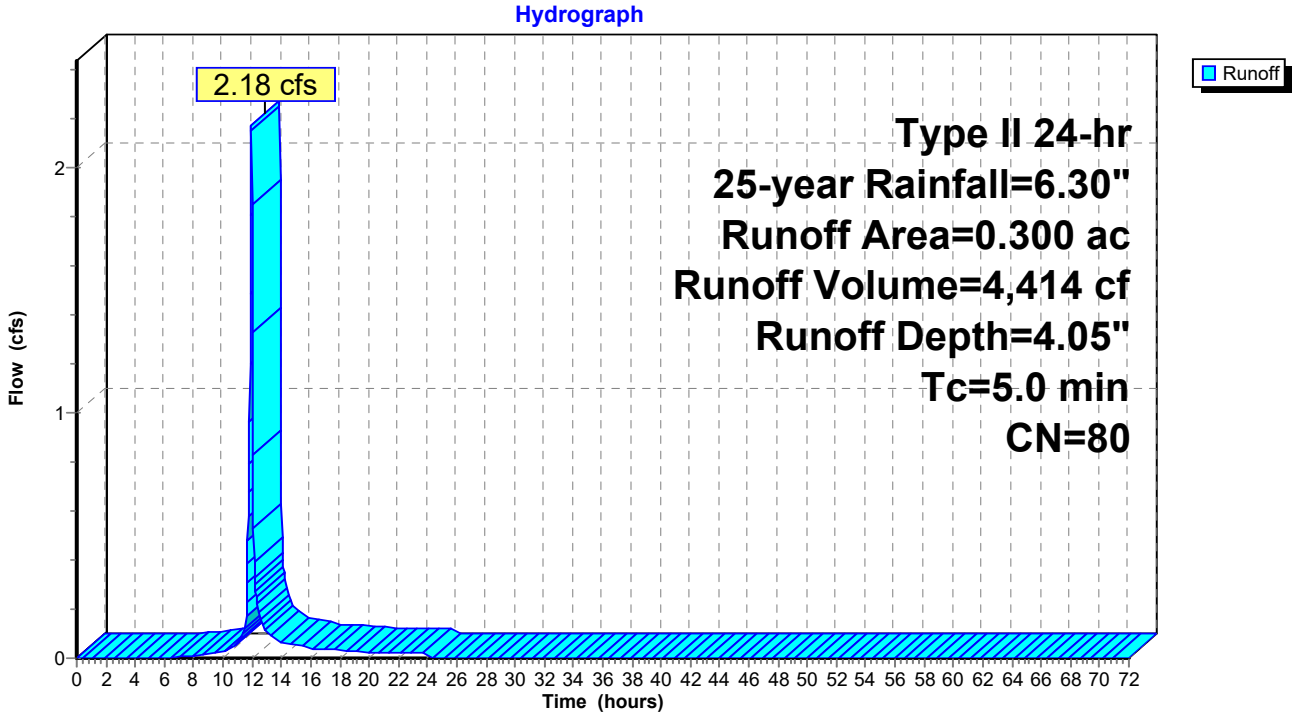
Runoff = 2.18 cfs @ 11.96 hrs, Volume= 4,414 cf, Depth= 4.05"
Routed to Pond 9P : FocalPoint 9

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.110	49	50-75% Grass cover, Fair, HSG A
0.190	98	Paved parking, HSG A
0.300	80	Weighted Average
0.110		36.67% Pervious Area
0.190		63.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: Area 9



Summary for Subcatchment 11S: North Bypass 1

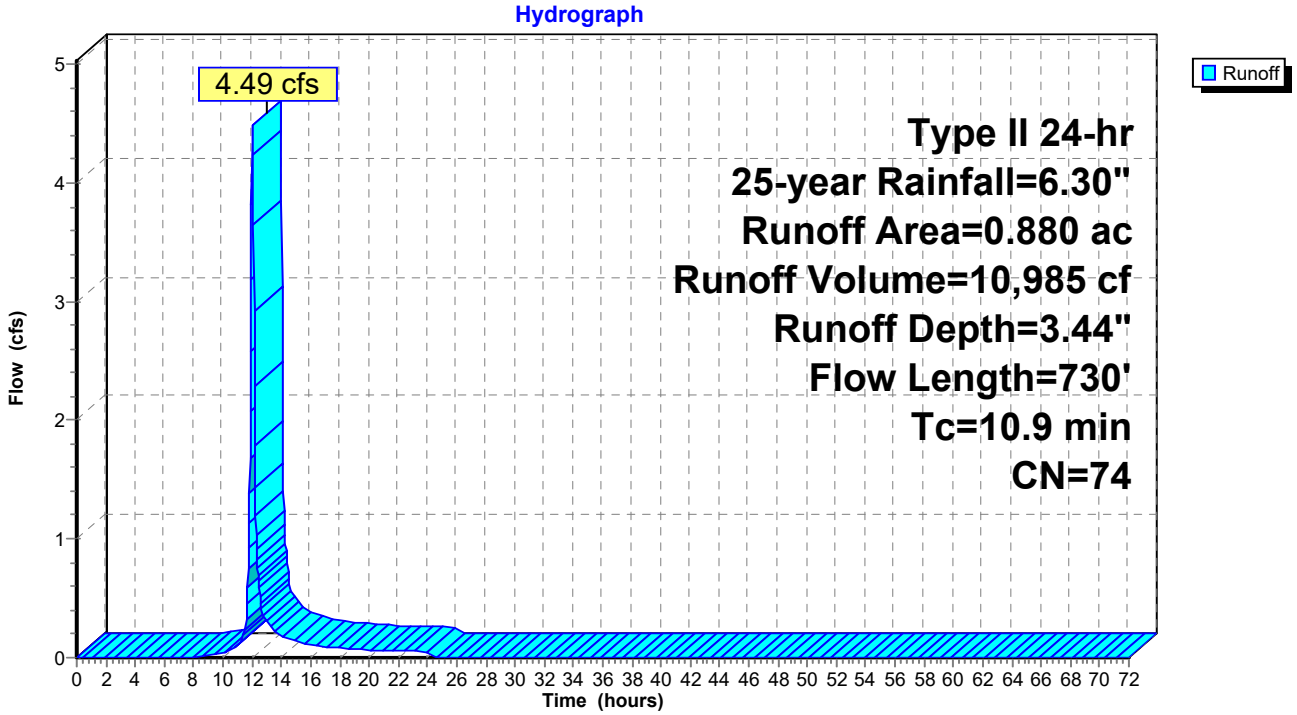
Runoff = 4.49 cfs @ 12.03 hrs, Volume= 10,985 cf, Depth= 3.44"
Routed to Link 2L : Outfall #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.360	49	50-75% Grass cover, Fair, HSG A
0.120	69	50-75% Grass cover, Fair, HSG B
0.400	98	Paved parking, HSG A
0.880	74	Weighted Average
0.480		54.55% Pervious Area
0.400		45.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	40	0.0200	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
6.3	690	0.0080	1.82		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
10.9	730	Total			

Subcatchment 11S: North Bypass 1



Summary for Subcatchment 12S: North Bypass 2

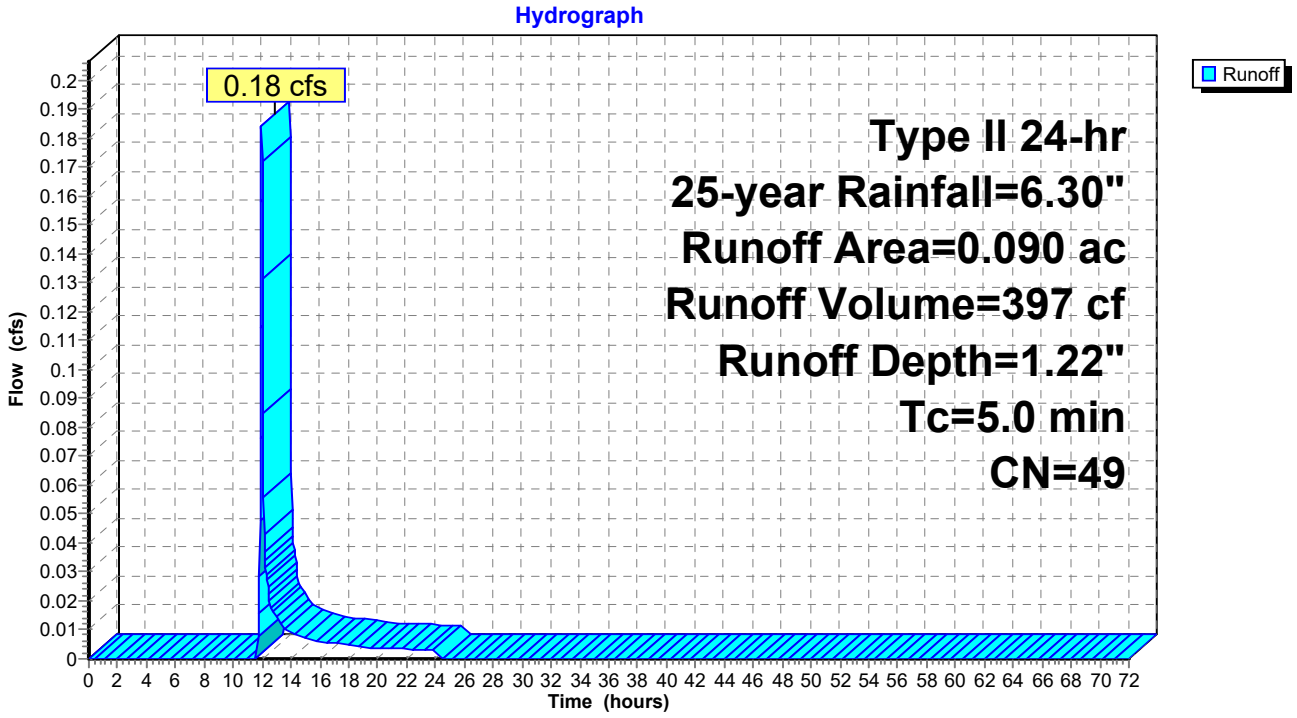
Runoff = 0.18 cfs @ 11.98 hrs, Volume= 397 cf, Depth= 1.22"
Routed to Pond 3P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.090	49	50-75% Grass cover, Fair, HSG A
0.090		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 12S: North Bypass 2



Summary for Pond 3P: (new Pond)

[79] Warning: Submerged Pond 8P Primary device # 1 OUTLET by 1.05'
[79] Warning: Submerged Pond 9P Primary device # 1 INLET by 0.10'

Inflow Area = 45,302 sf, 55.77% Impervious, Inflow Depth = 3.34" for 25-year event
Inflow = 6.42 cfs @ 11.99 hrs, Volume= 12,609 cf
Outflow = 0.77 cfs @ 12.36 hrs, Volume= 12,609 cf, Atten= 88%, Lag= 22.3 min
Primary = 0.77 cfs @ 12.36 hrs, Volume= 12,609 cf
Routed to Link 2L : Outfall #1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 694.10' @ 12.36 hrs Surf.Area= 2,615 sf Storage= 4,610 cf

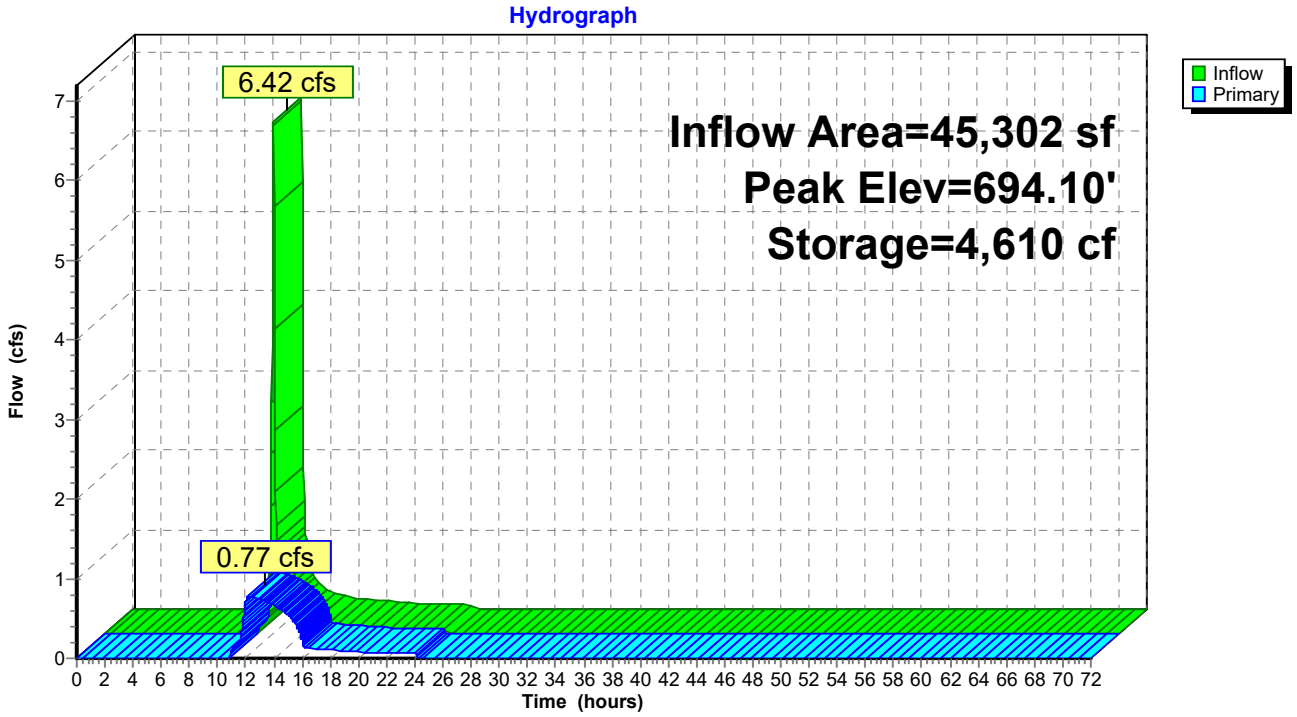
Plug-Flow detention time= 48.3 min calculated for 12,604 cf (100% of inflow)
Center-of-Mass det. time= 48.3 min (886.0 - 837.7)

Volume	Invert	Avail.Storage	Storage Description
#1	690.54'	10,996 cf	**60.0" Round CMP_Round 60"** L= 560.0' S= 0.0050 '/'

Device	Routing	Invert	Outlet Devices
#1	Primary	690.54'	**18.0" Round RCP_Round 18"** L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 690.54' / 690.44' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	690.54'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	695.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.77 cfs @ 12.36 hrs HW=694.10' (Free Discharge)
└**1=RCP_Round 18"** (Passes 0.77 cfs of 14.27 cfs potential flow)
  ├**2=Orifice/Grate** (Orifice Controls 0.77 cfs @ 8.87 fps)
  └**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: (new Pond)



Summary for Pond 7P: FocalPoint 7

[92] Warning: Device #3 is above defined storage

Inflow Area = 19,602 sf, 62.22% Impervious, Inflow Depth = 4.59" for 25-year event
Inflow = 3.59 cfs @ 11.96 hrs, Volume= 7,492 cf
Outflow = 3.49 cfs @ 11.97 hrs, Volume= 6,852 cf, Atten= 3%, Lag= 0.9 min
Primary = 3.49 cfs @ 11.97 hrs, Volume= 6,852 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.76' @ 11.97 hrs Surf.Area= 1,271 sf Storage= 938 cf

Plug-Flow detention time= 69.6 min calculated for 6,849 cf (91% of inflow)
Center-of-Mass det. time= 24.5 min (819.3 - 794.8)

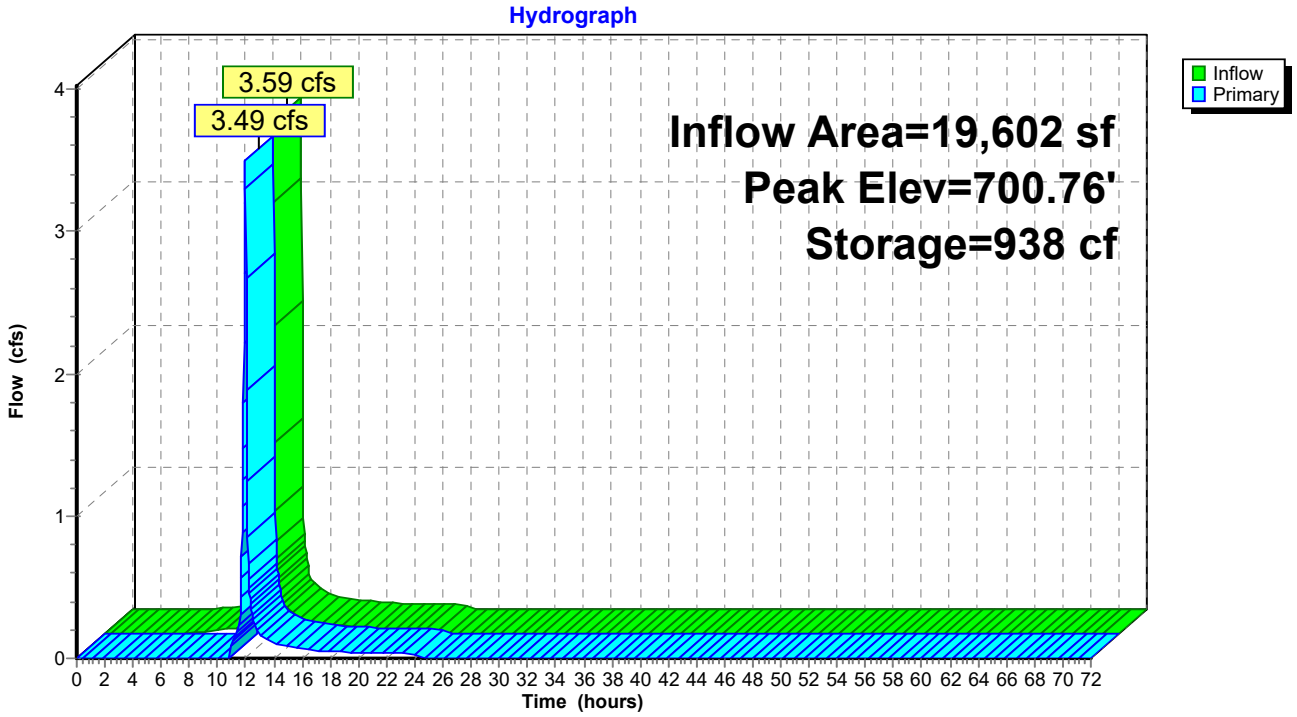
Volume	Invert	Avail.Storage	Storage Description
#1	697.00'	3,154 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
697.00	461	0.0	0	0
700.00	461	20.0	277	277
701.00	1,521	100.0	991	1,268
702.00	2,252	100.0	1,887	3,154

Device	Routing	Invert	Outlet Devices
#1	Primary	697.00'	**18.0" Round Culvert** L= 16.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 697.00' / 696.20' S= 0.0500 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	700.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	702.00'	**65.0' long x 11.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.53 2.59 2.70 2.68 2.67 2.68 2.66 2.64

Primary OutFlow Max=3.46 cfs @ 11.97 hrs HW=700.76' (Free Discharge)
- **1=Culvert** (Passes 3.46 cfs of 14.77 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 3.46 cfs @ 1.68 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 7P: FocalPoint 7



Summary for Pond 8P: FocalPoint 8

[92] Warning: Device #3 is above defined storage

Inflow Area = 8,712 sf, 55.00% Impervious, Inflow Depth = 3.64" for 25-year event
Inflow = 1.32 cfs @ 11.96 hrs, Volume= 2,643 cf
Outflow = 0.97 cfs @ 12.02 hrs, Volume= 1,699 cf, Atten= 27%, Lag= 3.6 min
Primary = 0.97 cfs @ 12.02 hrs, Volume= 1,699 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.61' @ 12.02 hrs Surf.Area= 1,098 sf Storage= 1,063 cf

Plug-Flow detention time= 180.1 min calculated for 1,699 cf (64% of inflow)
Center-of-Mass det. time= 72.2 min (890.0 - 817.9)

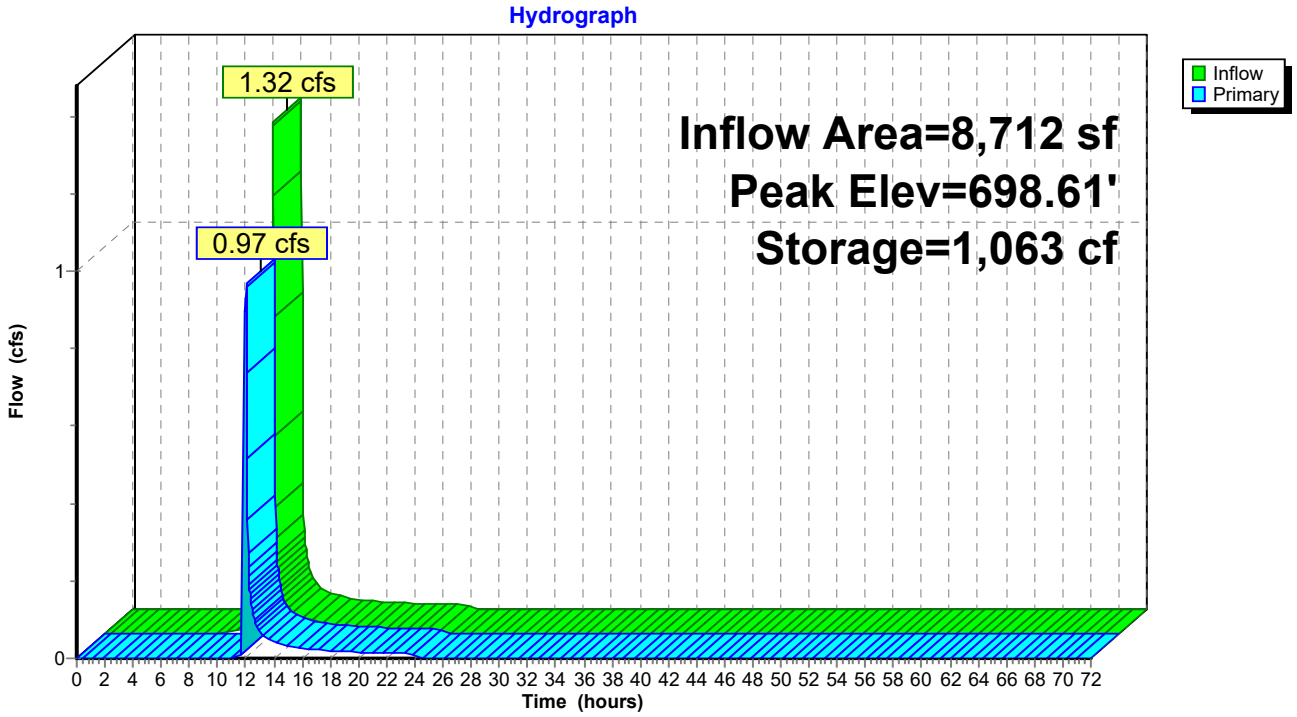
Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	3,154 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	803	0.0	0	0
698.00	803	20.0	482	482
699.00	1,285	100.0	1,044	1,526
700.00	1,971	100.0	1,628	3,154

Device	Routing	Invert	Outlet Devices
#1	Primary	695.00'	**18.0" Round Culvert** L= 26.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.00' / 693.05' S= 0.0750 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	698.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**57.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=0.93 cfs @ 12.02 hrs HW=698.61' (Free Discharge)
- **1=Culvert** (Passes 0.93 cfs of 14.39 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 0.93 cfs @ 1.08 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 8P: FocalPoint 8



Summary for Pond 9P: FocalPoint 9

[92] Warning: Device #3 is above defined storage

Inflow Area = 13,068 sf, 63.33% Impervious, Inflow Depth = 4.05" for 25-year event
Inflow = 2.18 cfs @ 11.96 hrs, Volume= 4,414 cf
Outflow = 2.13 cfs @ 11.97 hrs, Volume= 3,660 cf, Atten= 2%, Lag= 0.8 min
Primary = 2.13 cfs @ 11.97 hrs, Volume= 3,660 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.69' @ 11.97 hrs Surf.Area= 908 sf Storage= 918 cf

Plug-Flow detention time= 108.6 min calculated for 3,660 cf (83% of inflow)
Center-of-Mass det. time= 34.2 min (842.4 - 808.2)

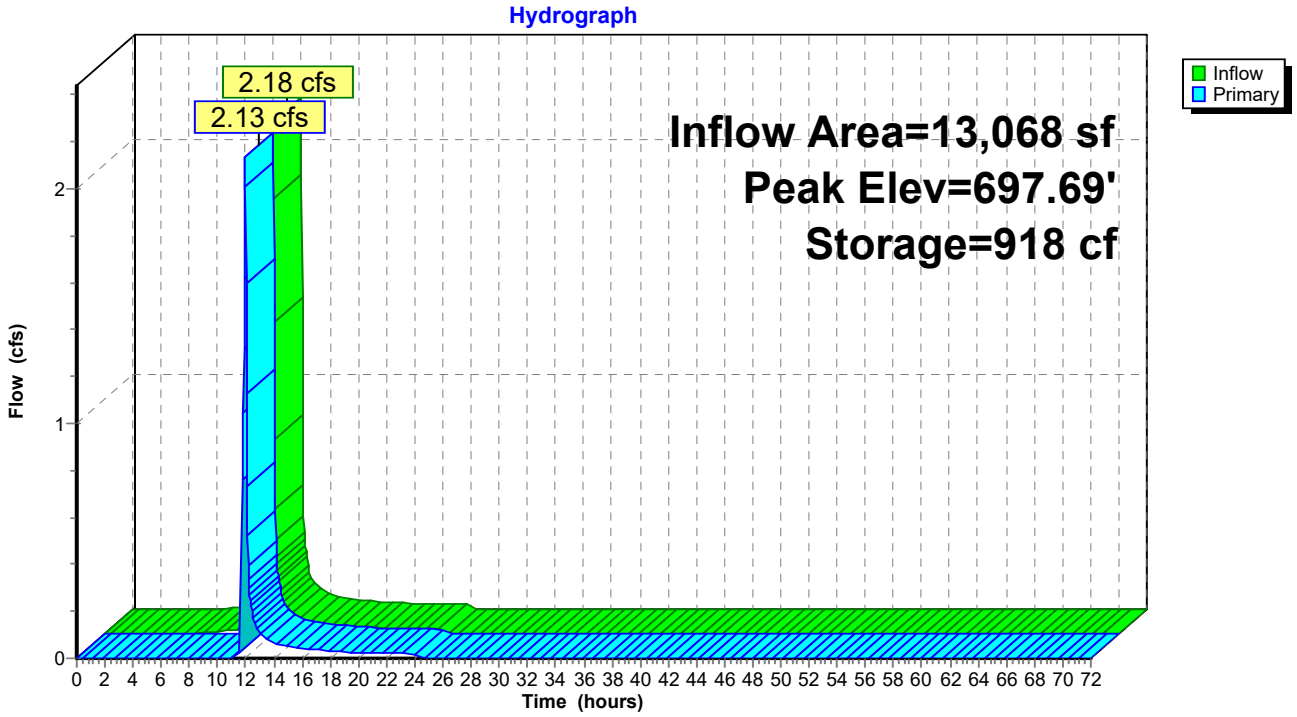
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	4,192 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	641	0.0	0	0
697.00	641	20.0	385	385
698.00	1,028	100.0	835	1,219
699.00	1,472	100.0	1,250	2,469
700.00	1,973	100.0	1,723	4,192

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 32.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 691.74' S= 0.0706 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**54.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=2.10 cfs @ 11.97 hrs HW=697.69' (Free Discharge)
- **1=Culvert** (Passes 2.10 cfs of 14.58 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 2.10 cfs @ 1.42 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 9P: FocalPoint 9

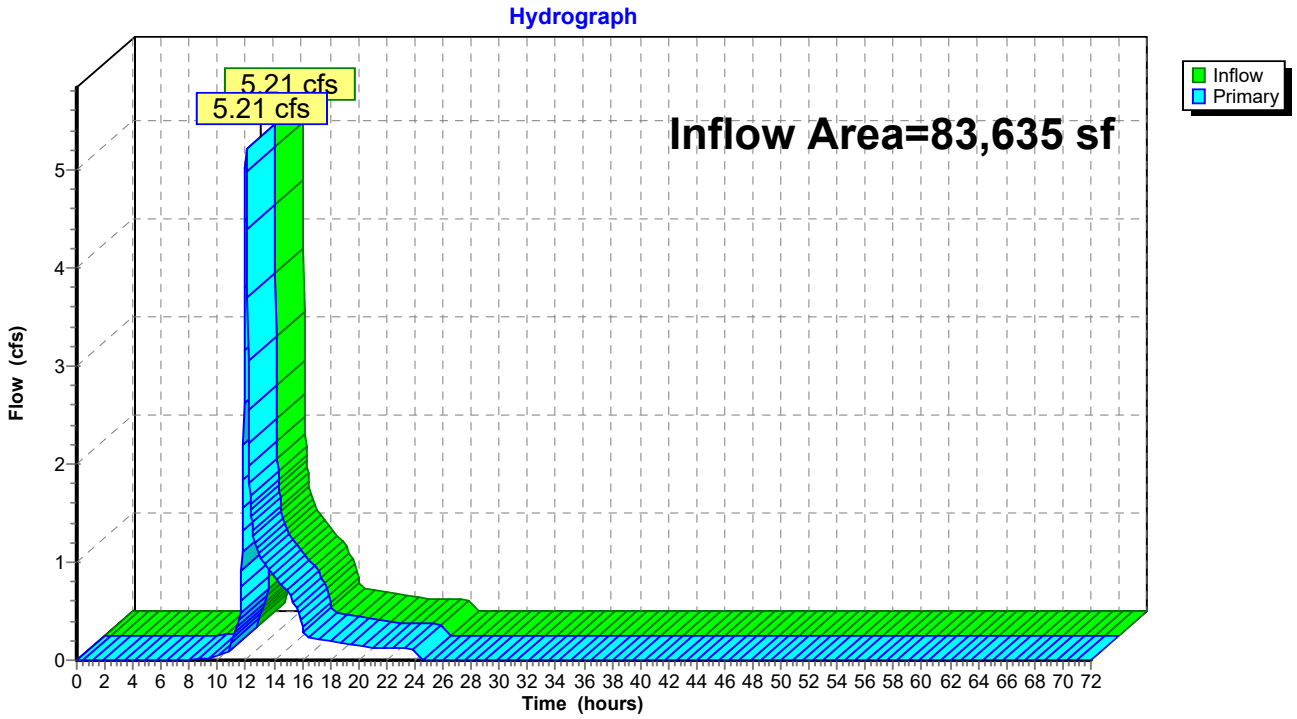


Summary for Link 2L: Outfall #1

Inflow Area = 83,635 sf, 51.04% Impervious, Inflow Depth = 3.39" for 25-year event
Inflow = 5.21 cfs @ 12.03 hrs, Volume= 23,594 cf
Primary = 5.21 cfs @ 12.03 hrs, Volume= 23,594 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 2L: Outfall #1



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment7S: Area 7 Runoff Area=0.450 ac 62.22% Impervious Runoff Depth=5.27"
Tc=5.0 min CN=85 Runoff=4.09 cfs 8,611 cf

Subcatchment8S: Area 8 Runoff Area=0.200 ac 55.00% Impervious Runoff Depth=4.28"
Tc=5.0 min CN=76 Runoff=1.54 cfs 3,104 cf

Subcatchment9S: Area 9 Runoff Area=0.300 ac 63.33% Impervious Runoff Depth=4.71"
Tc=5.0 min CN=80 Runoff=2.51 cfs 5,132 cf

Subcatchment11S: North Bypass 1 Runoff Area=0.880 ac 45.45% Impervious Runoff Depth=4.06"
Flow Length=730' Tc=10.9 min CN=74 Runoff=5.29 cfs 12,968 cf

Subcatchment12S: North Bypass 2 Runoff Area=0.090 ac 0.00% Impervious Runoff Depth=1.59"
Tc=5.0 min CN=49 Runoff=0.25 cfs 519 cf

Pond 3P: (new Pond) Peak Elev=694.58' Storage=5,867 cf Inflow=8.04 cfs 15,030 cf
Outflow=0.83 cfs 15,030 cf

Pond 7P: FocalPoint 7 Peak Elev=700.79' Storage=969 cf Inflow=4.09 cfs 8,611 cf
Outflow=3.98 cfs 7,972 cf

Pond 8P: FocalPoint 8 Peak Elev=698.64' Storage=1,098 cf Inflow=1.54 cfs 3,104 cf
Outflow=1.40 cfs 2,160 cf

Pond 9P: FocalPoint 9 Peak Elev=697.71' Storage=936 cf Inflow=2.51 cfs 5,132 cf
Outflow=2.46 cfs 4,379 cf

Link 2L: Outfall #1 Inflow=6.06 cfs 27,998 cf
Primary=6.06 cfs 27,998 cf

Total Runoff Area = 83,635 sf Runoff Volume = 30,334 cf Average Runoff Depth = 4.35"
48.96% Pervious = 40,946 sf 51.04% Impervious = 42,689 sf

Summary for Subcatchment 7S: Area 7

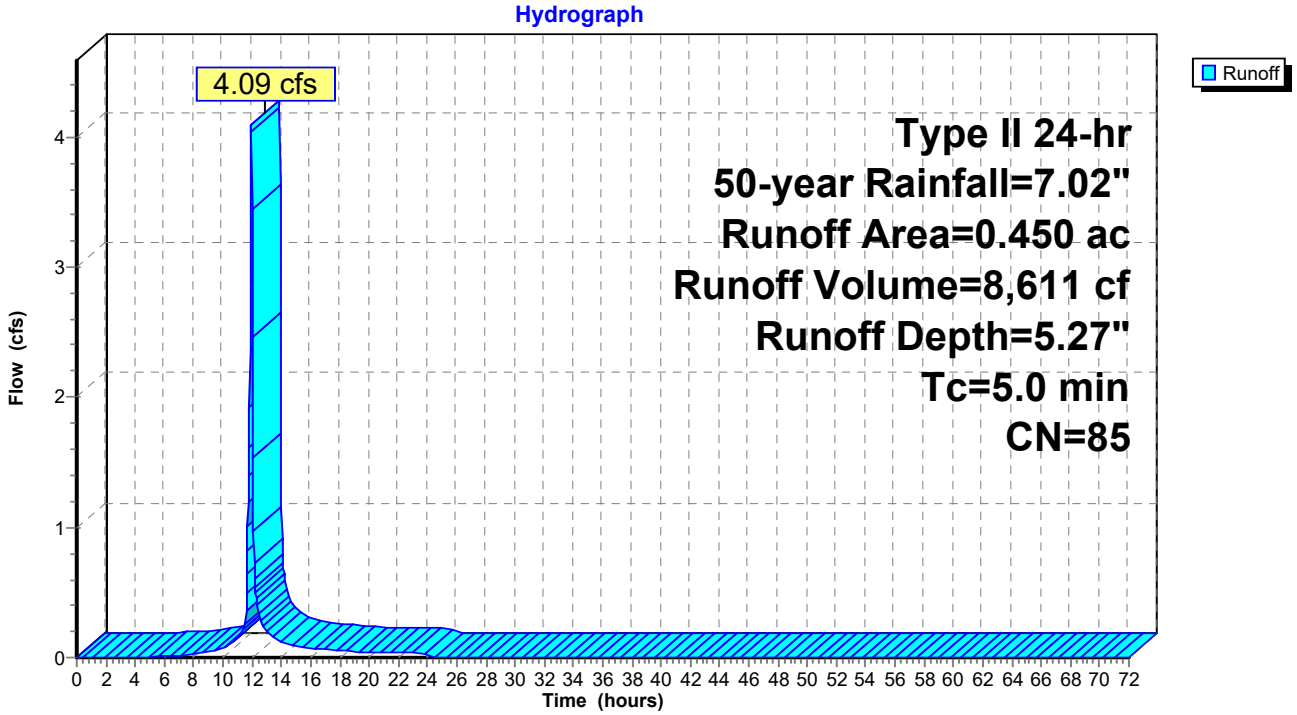
Runoff = 4.09 cfs @ 11.96 hrs, Volume= 8,611 cf, Depth= 5.27"
Routed to Pond 7P : FocalPoint 7

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
0.040	49	50-75% Grass cover, Fair, HSG A
0.130	69	50-75% Grass cover, Fair, HSG B
0.280	98	Paved parking, HSG A
0.450	85	Weighted Average
0.170		37.78% Pervious Area
0.280		62.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 7S: Area 7



Summary for Subcatchment 8S: Area 8

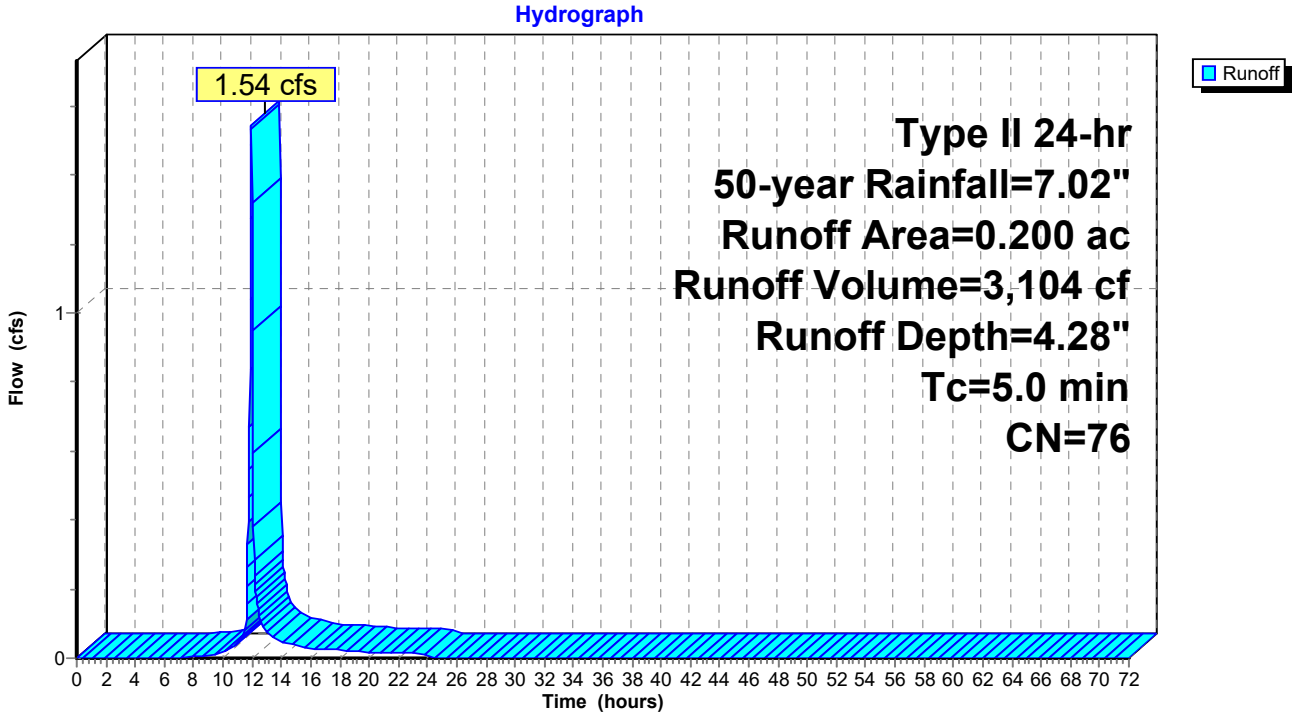
Runoff = 1.54 cfs @ 11.96 hrs, Volume= 3,104 cf, Depth= 4.28"
Routed to Pond 8P : FocalPoint 8

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
0.090	49	50-75% Grass cover, Fair, HSG A
0.110	98	Paved parking, HSG A
0.200	76	Weighted Average
0.090		45.00% Pervious Area
0.110		55.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: Area 8



Summary for Subcatchment 9S: Area 9

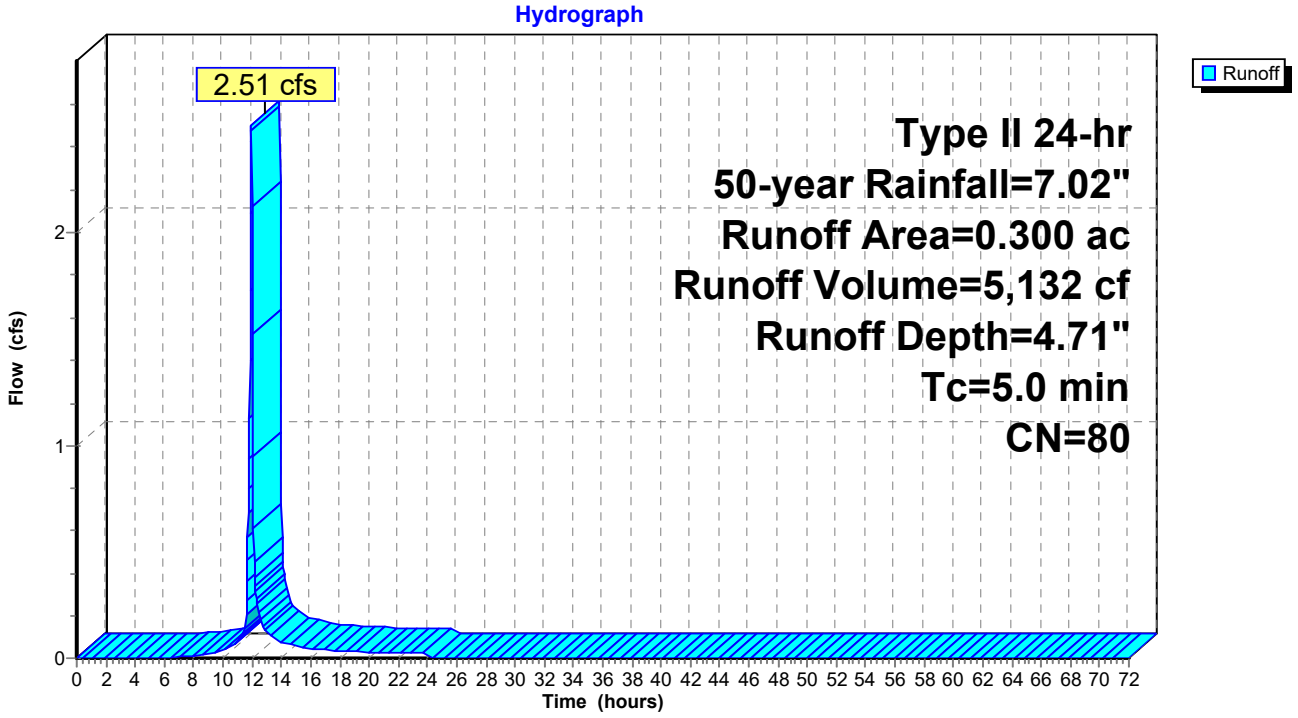
Runoff = 2.51 cfs @ 11.96 hrs, Volume= 5,132 cf, Depth= 4.71"
Routed to Pond 9P : FocalPoint 9

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
0.110	49	50-75% Grass cover, Fair, HSG A
0.190	98	Paved parking, HSG A
0.300	80	Weighted Average
0.110		36.67% Pervious Area
0.190		63.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: Area 9



Summary for Subcatchment 11S: North Bypass 1

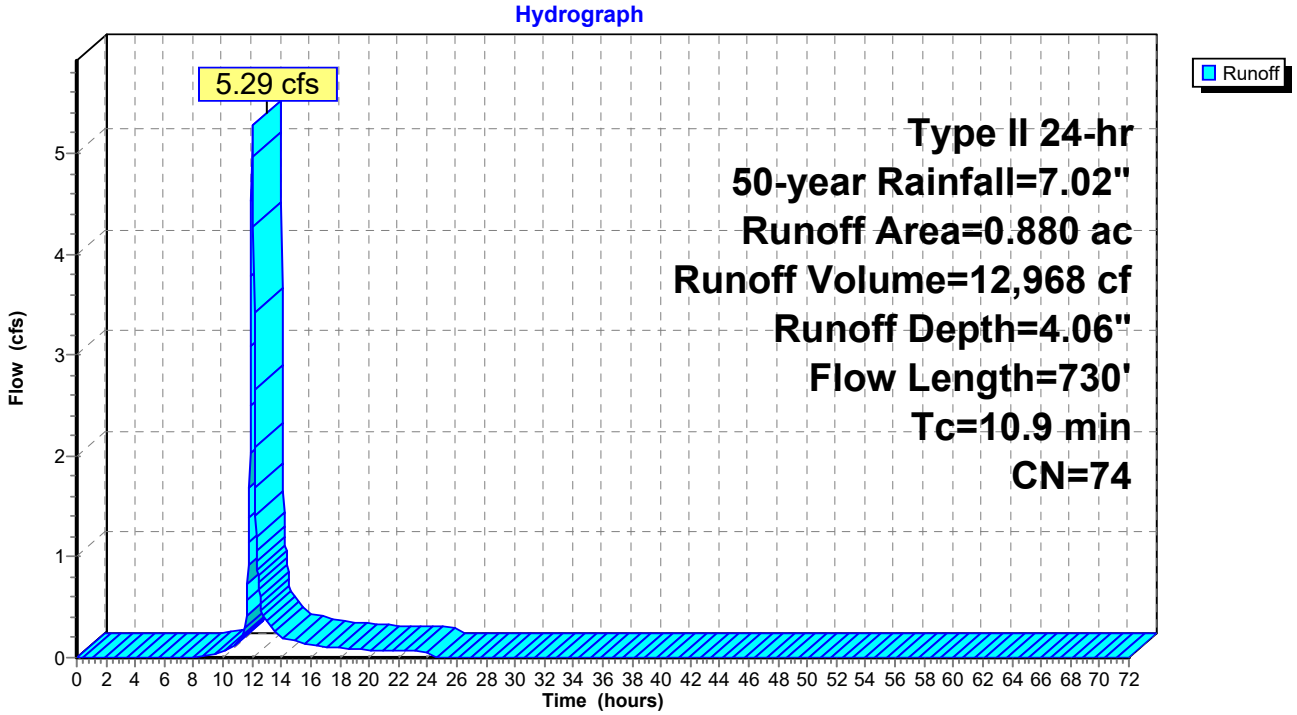
Runoff = 5.29 cfs @ 12.03 hrs, Volume= 12,968 cf, Depth= 4.06"
Routed to Link 2L : Outfall #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
0.360	49	50-75% Grass cover, Fair, HSG A
0.120	69	50-75% Grass cover, Fair, HSG B
0.400	98	Paved parking, HSG A
0.880	74	Weighted Average
0.480		54.55% Pervious Area
0.400		45.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	40	0.0200	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
6.3	690	0.0080	1.82		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
10.9	730	Total			

Subcatchment 11S: North Bypass 1



Summary for Subcatchment 12S: North Bypass 2

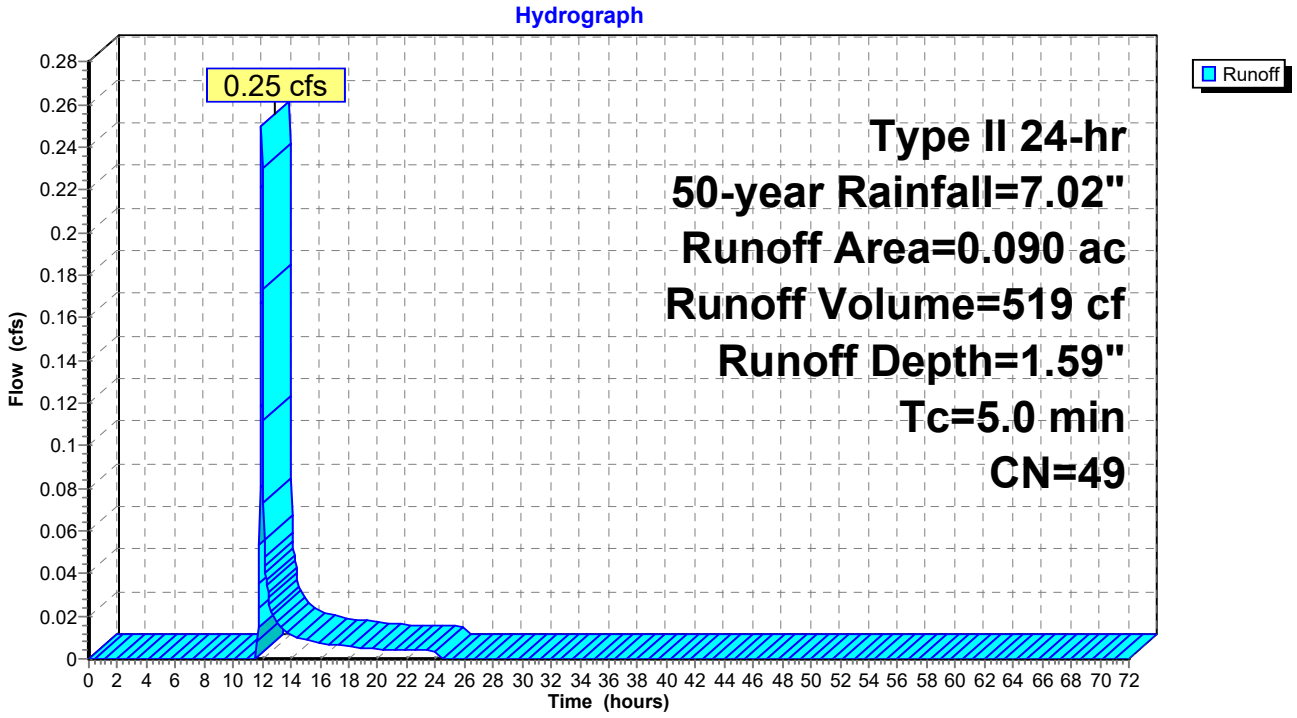
Runoff = 0.25 cfs @ 11.97 hrs, Volume= 519 cf, Depth= 1.59"
Routed to Pond 3P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
0.090	49	50-75% Grass cover, Fair, HSG A
0.090		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 12S: North Bypass 2



Summary for Pond 3P: (new Pond)

[79] Warning: Submerged Pond 8P Primary device # 1 OUTLET by 1.53'
[79] Warning: Submerged Pond 9P Primary device # 1 INLET by 0.58'

Inflow Area = 45,302 sf, 55.77% Impervious, Inflow Depth = 3.98" for 50-year event
Inflow = 8.04 cfs @ 11.98 hrs, Volume= 15,030 cf
Outflow = 0.83 cfs @ 12.41 hrs, Volume= 15,030 cf, Atten= 90%, Lag= 25.5 min
Primary = 0.83 cfs @ 12.41 hrs, Volume= 15,030 cf
Routed to Link 2L : Outfall #1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 694.58' @ 12.41 hrs Surf.Area= 2,641 sf Storage= 5,867 cf

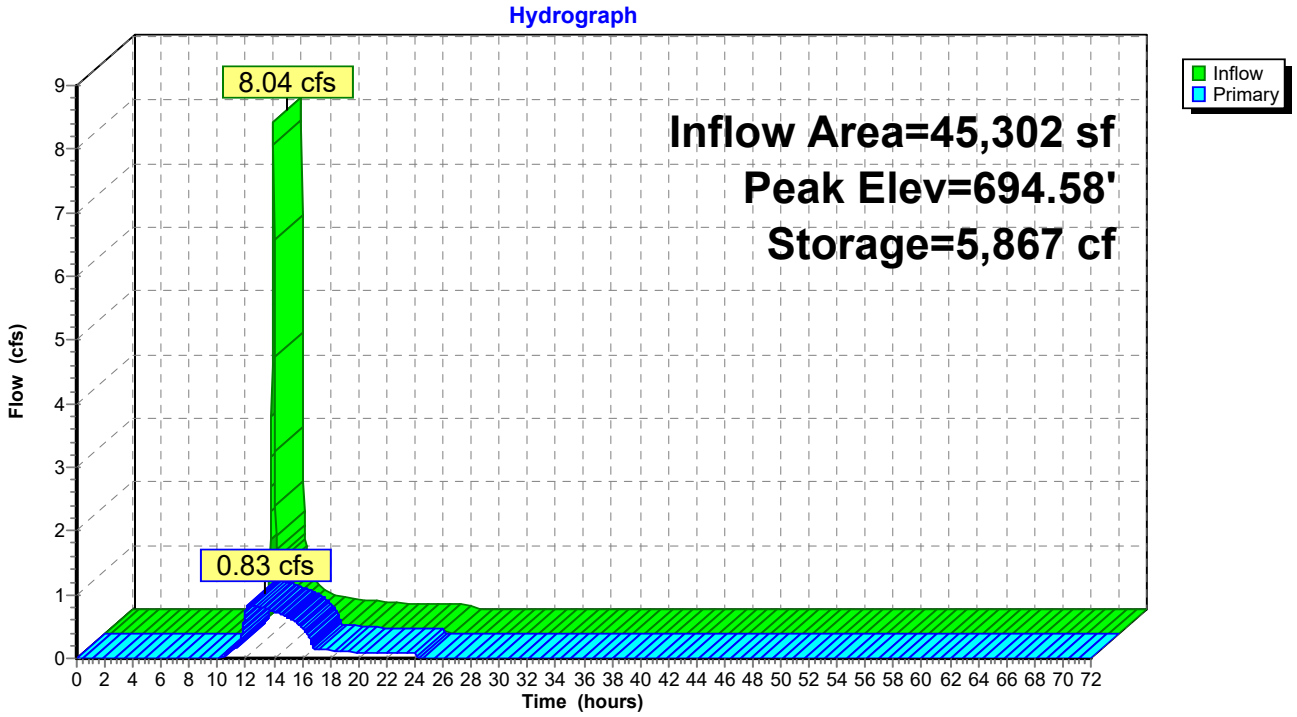
Plug-Flow detention time= 59.7 min calculated for 15,030 cf (100% of inflow)
Center-of-Mass det. time= 59.7 min (890.8 - 831.0)

Volume	Invert	Avail.Storage	Storage Description
#1	690.54'	10,996 cf	**60.0" Round CMP_Round 60"** L= 560.0' S= 0.0050 '/'

Device	Routing	Invert	Outlet Devices
#1	Primary	690.54'	**18.0" Round RCP_Round 18"** L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 690.54' / 690.44' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	690.54'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	695.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.83 cfs @ 12.41 hrs HW=694.58' (Free Discharge)
└**1=RCP_Round 18"** (Passes 0.83 cfs of 15.43 cfs potential flow)
  ├**2=Orifice/Grate** (Orifice Controls 0.83 cfs @ 9.48 fps)
  └**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: (new Pond)



Summary for Pond 7P: FocalPoint 7

[92] Warning: Device #3 is above defined storage

Inflow Area = 19,602 sf, 62.22% Impervious, Inflow Depth = 5.27" for 50-year event
Inflow = 4.09 cfs @ 11.96 hrs, Volume= 8,611 cf
Outflow = 3.98 cfs @ 11.97 hrs, Volume= 7,972 cf, Atten= 3%, Lag= 0.9 min
Primary = 3.98 cfs @ 11.97 hrs, Volume= 7,972 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.79' @ 11.97 hrs Surf.Area= 1,297 sf Storage= 969 cf

Plug-Flow detention time= 63.9 min calculated for 7,972 cf (93% of inflow)
Center-of-Mass det. time= 23.4 min (814.3 - 790.9)

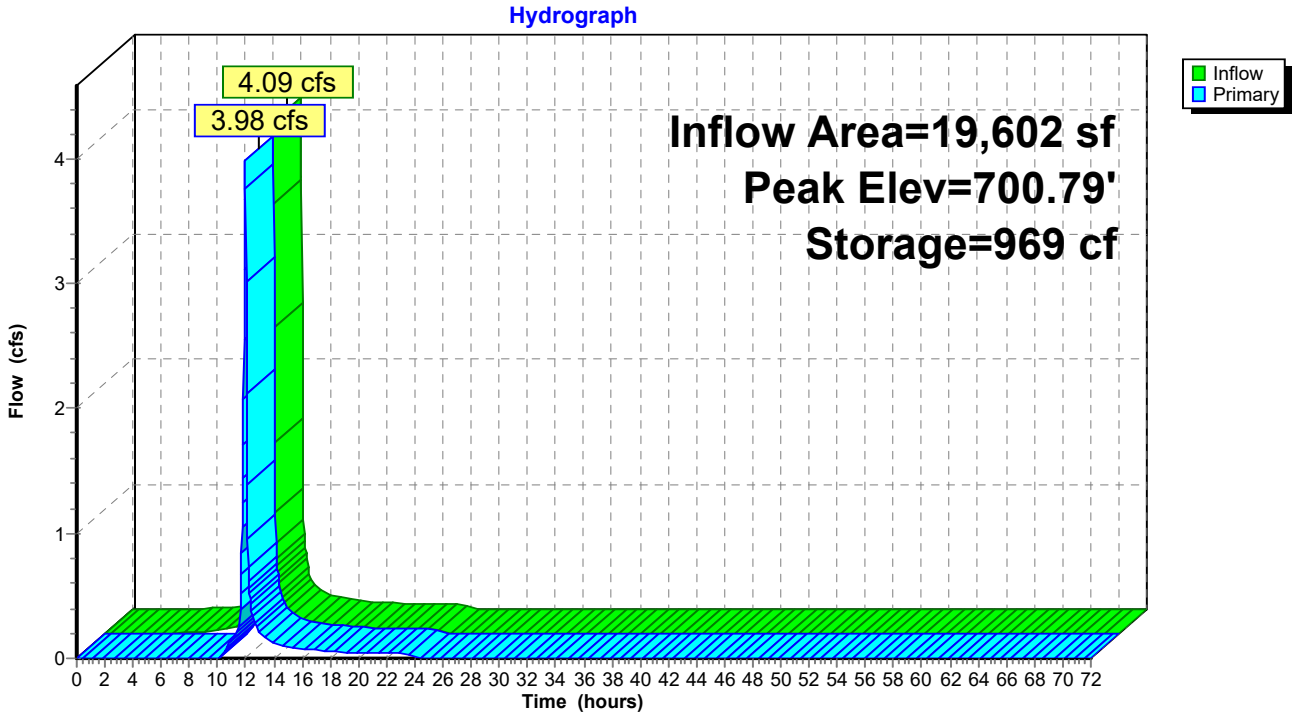
Volume	Invert	Avail.Storage	Storage Description
#1	697.00'	3,154 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
697.00	461	0.0	0	0
700.00	461	20.0	277	277
701.00	1,521	100.0	991	1,268
702.00	2,252	100.0	1,887	3,154

Device	Routing	Invert	Outlet Devices
#1	Primary	697.00'	**18.0" Round Culvert** L= 16.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 697.00' / 696.20' S= 0.0500 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	700.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	702.00'	**65.0' long x 11.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.53 2.59 2.70 2.68 2.67 2.68 2.66 2.64

Primary OutFlow Max=3.95 cfs @ 11.97 hrs HW=700.79' (Free Discharge)
- **1=Culvert** (Passes 3.95 cfs of 14.83 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 3.95 cfs @ 1.75 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 7P: FocalPoint 7



Summary for Pond 8P: FocalPoint 8

[92] Warning: Device #3 is above defined storage

Inflow Area = 8,712 sf, 55.00% Impervious, Inflow Depth = 4.28" for 50-year event
Inflow = 1.54 cfs @ 11.96 hrs, Volume= 3,104 cf
Outflow = 1.40 cfs @ 12.00 hrs, Volume= 2,160 cf, Atten= 10%, Lag= 2.2 min
Primary = 1.40 cfs @ 12.00 hrs, Volume= 2,160 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.64' @ 12.00 hrs Surf.Area= 1,113 sf Storage= 1,098 cf

Plug-Flow detention time= 160.0 min calculated for 2,160 cf (70% of inflow)
Center-of-Mass det. time= 59.2 min (872.5 - 813.3)

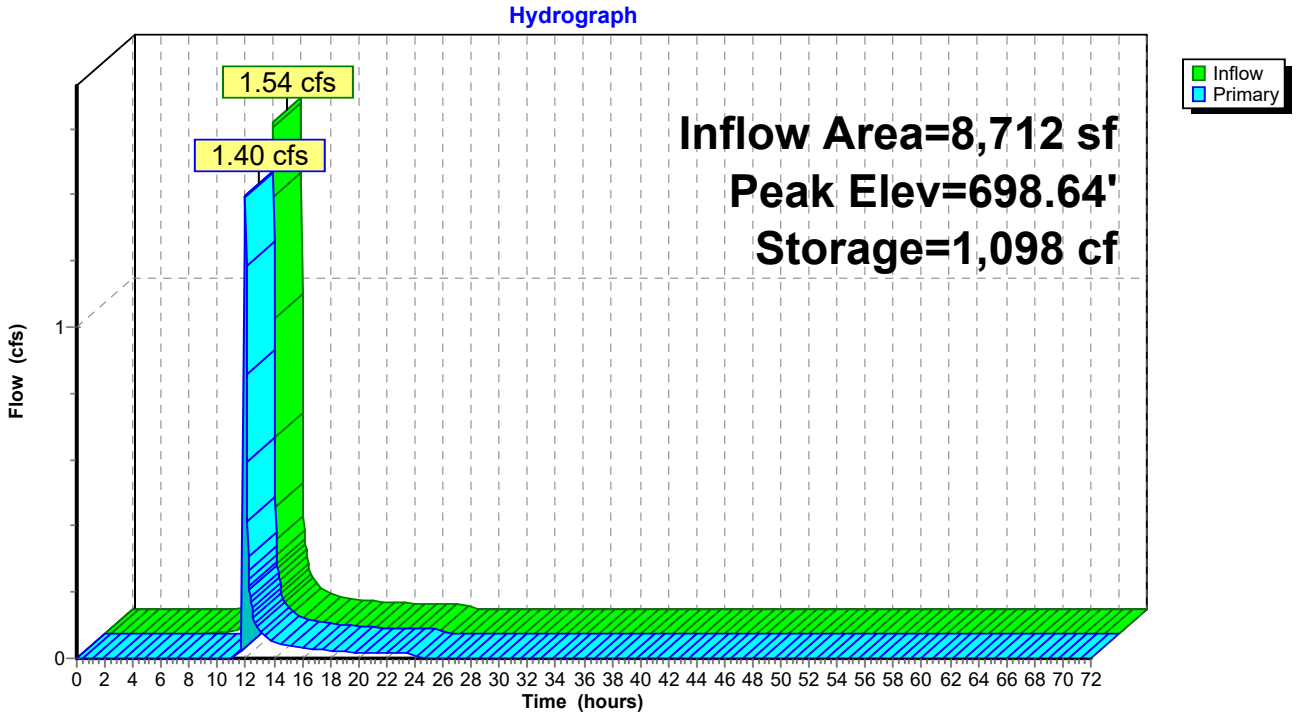
Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	3,154 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	803	0.0	0	0
698.00	803	20.0	482	482
699.00	1,285	100.0	1,044	1,526
700.00	1,971	100.0	1,628	3,154

Device	Routing	Invert	Outlet Devices
#1	Primary	695.00'	**18.0" Round Culvert** L= 26.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.00' / 693.05' S= 0.0750 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	698.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**57.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=1.37 cfs @ 12.00 hrs HW=698.64' (Free Discharge)
└**1=Culvert** (Passes 1.37 cfs of 14.47 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 1.37 cfs @ 1.23 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 8P: FocalPoint 8



Summary for Pond 9P: FocalPoint 9

[92] Warning: Device #3 is above defined storage

Inflow Area = 13,068 sf, 63.33% Impervious, Inflow Depth = 4.71" for 50-year event
Inflow = 2.51 cfs @ 11.96 hrs, Volume= 5,132 cf
Outflow = 2.46 cfs @ 11.97 hrs, Volume= 4,379 cf, Atten= 2%, Lag= 0.8 min
Primary = 2.46 cfs @ 11.97 hrs, Volume= 4,379 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.71' @ 11.97 hrs Surf.Area= 915 sf Storage= 936 cf

Plug-Flow detention time= 98.6 min calculated for 4,377 cf (85% of inflow)
Center-of-Mass det. time= 31.4 min (835.3 - 803.9)

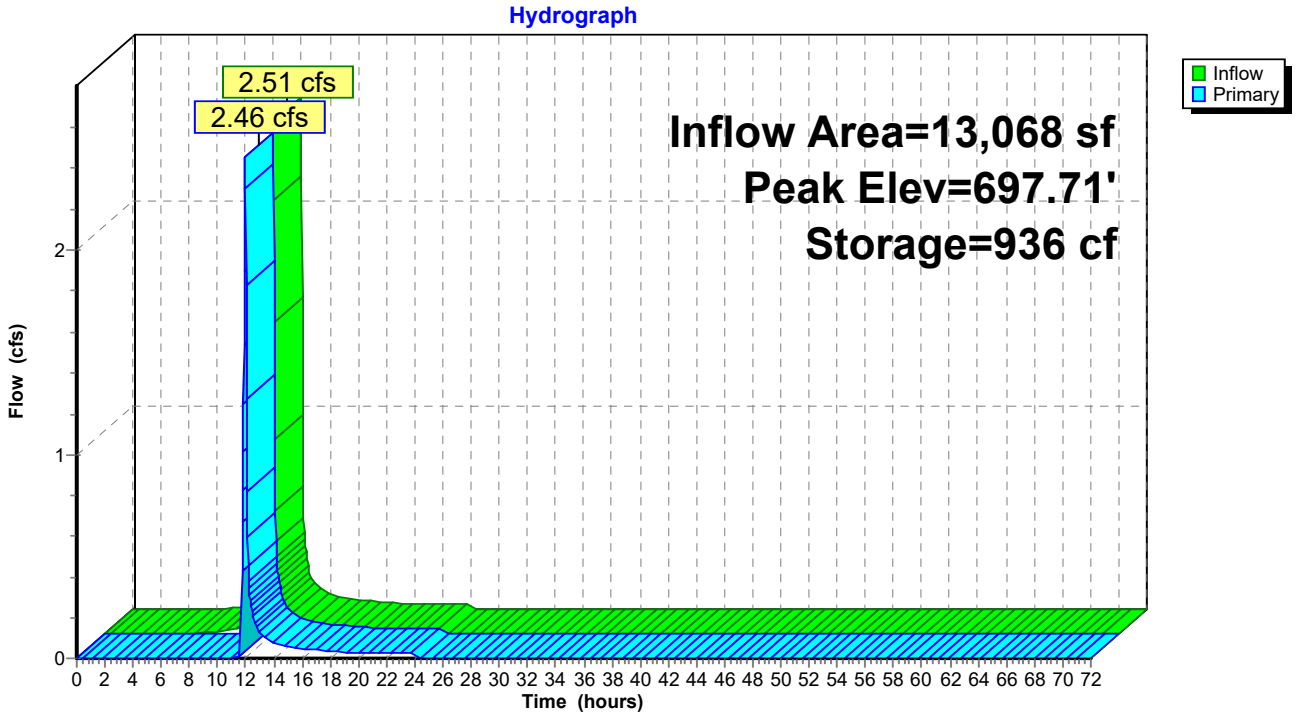
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	4,192 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	641	0.0	0	0
697.00	641	20.0	385	385
698.00	1,028	100.0	835	1,219
699.00	1,472	100.0	1,250	2,469
700.00	1,973	100.0	1,723	4,192

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 32.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 691.74' S= 0.0706 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**54.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=2.43 cfs @ 11.97 hrs HW=697.71' (Free Discharge)
- **1=Culvert** (Passes 2.43 cfs of 14.63 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 2.43 cfs @ 1.49 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 9P: FocalPoint 9

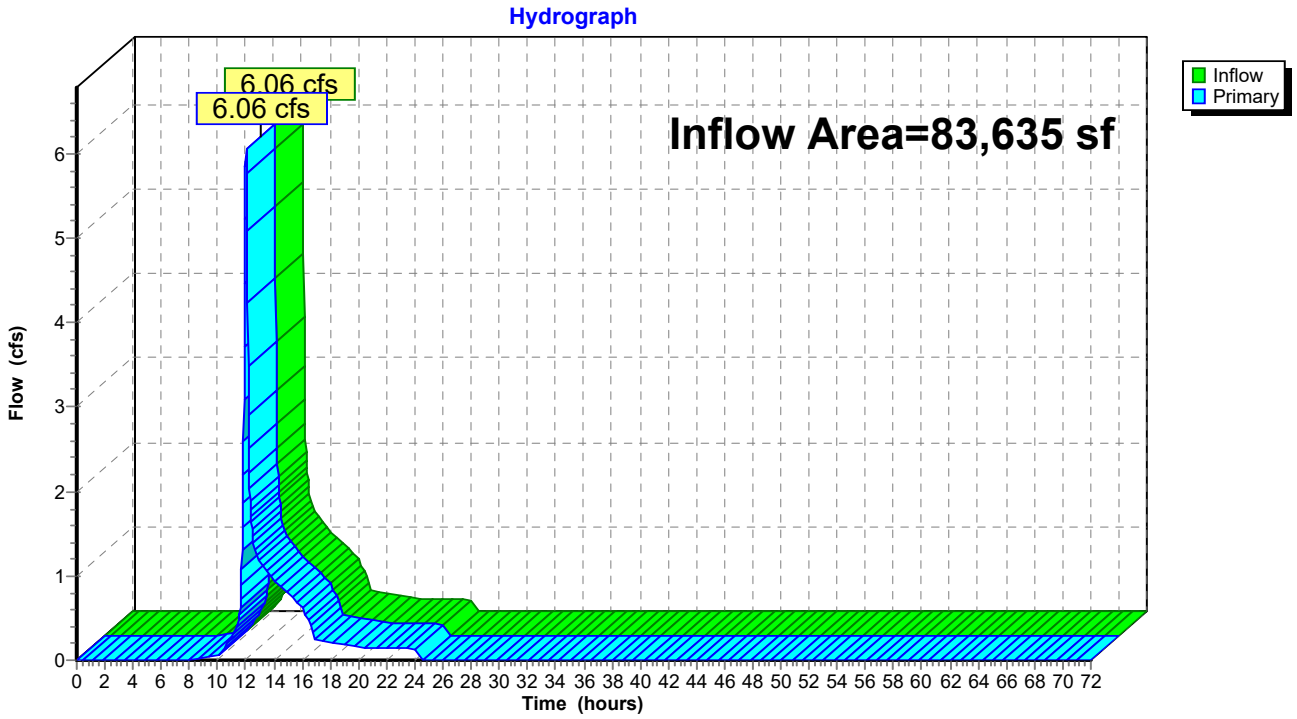


Summary for Link 2L: Outfall #1

Inflow Area = 83,635 sf, 51.04% Impervious, Inflow Depth = 4.02" for 50-year event
Inflow = 6.06 cfs @ 12.03 hrs, Volume= 27,998 cf
Primary = 6.06 cfs @ 12.03 hrs, Volume= 27,998 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 2L: Outfall #1



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment7S: Area 7 Runoff Area=0.450 ac 62.22% Impervious Runoff Depth=5.99"
Tc=5.0 min CN=85 Runoff=4.61 cfs 9,787 cf

Subcatchment8S: Area 8 Runoff Area=0.200 ac 55.00% Impervious Runoff Depth=4.95"
Tc=5.0 min CN=76 Runoff=1.77 cfs 3,593 cf

Subcatchment9S: Area 9 Runoff Area=0.300 ac 63.33% Impervious Runoff Depth=5.41"
Tc=5.0 min CN=80 Runoff=2.86 cfs 5,891 cf

Subcatchment11S: North Bypass 1 Runoff Area=0.880 ac 45.45% Impervious Runoff Depth=4.72"
Flow Length=730' Tc=10.9 min CN=74 Runoff=6.12 cfs 15,079 cf

Subcatchment12S: North Bypass 2 Runoff Area=0.090 ac 0.00% Impervious Runoff Depth=2.01"
Tc=5.0 min CN=49 Runoff=0.32 cfs 657 cf

Pond 3P: (new Pond) Peak Elev=695.06' Storage=7,111 cf Inflow=9.32 cfs 17,591 cf
Outflow=1.04 cfs 17,591 cf

Pond 7P: FocalPoint 7 Peak Elev=700.81' Storage=1,001 cf Inflow=4.61 cfs 9,787 cf
Outflow=4.50 cfs 9,148 cf

Pond 8P: FocalPoint 8 Peak Elev=698.66' Storage=1,121 cf Inflow=1.77 cfs 3,593 cf
Outflow=1.71 cfs 2,649 cf

Pond 9P: FocalPoint 9 Peak Elev=697.73' Storage=954 cf Inflow=2.86 cfs 5,891 cf
Outflow=2.80 cfs 5,138 cf

Link 2L: Outfall #1 Inflow=6.94 cfs 32,671 cf
Primary=6.94 cfs 32,671 cf

Total Runoff Area = 83,635 sf Runoff Volume = 35,007 cf Average Runoff Depth = 5.02"
48.96% Pervious = 40,946 sf 51.04% Impervious = 42,689 sf

Summary for Subcatchment 7S: Area 7

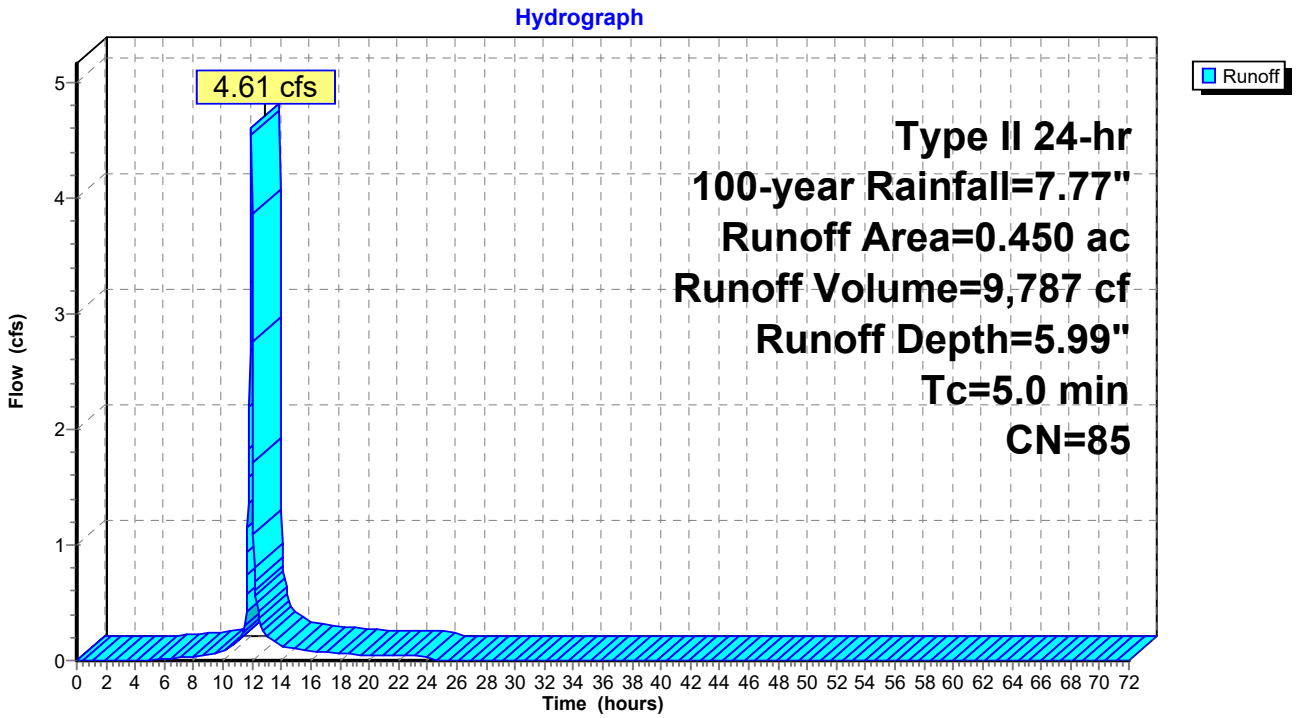
Runoff = 4.61 cfs @ 11.96 hrs, Volume= 9,787 cf, Depth= 5.99"
Routed to Pond 7P : FocalPoint 7

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
0.040	49	50-75% Grass cover, Fair, HSG A
0.130	69	50-75% Grass cover, Fair, HSG B
0.280	98	Paved parking, HSG A
0.450	85	Weighted Average
0.170		37.78% Pervious Area
0.280		62.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 7S: Area 7



Summary for Subcatchment 8S: Area 8

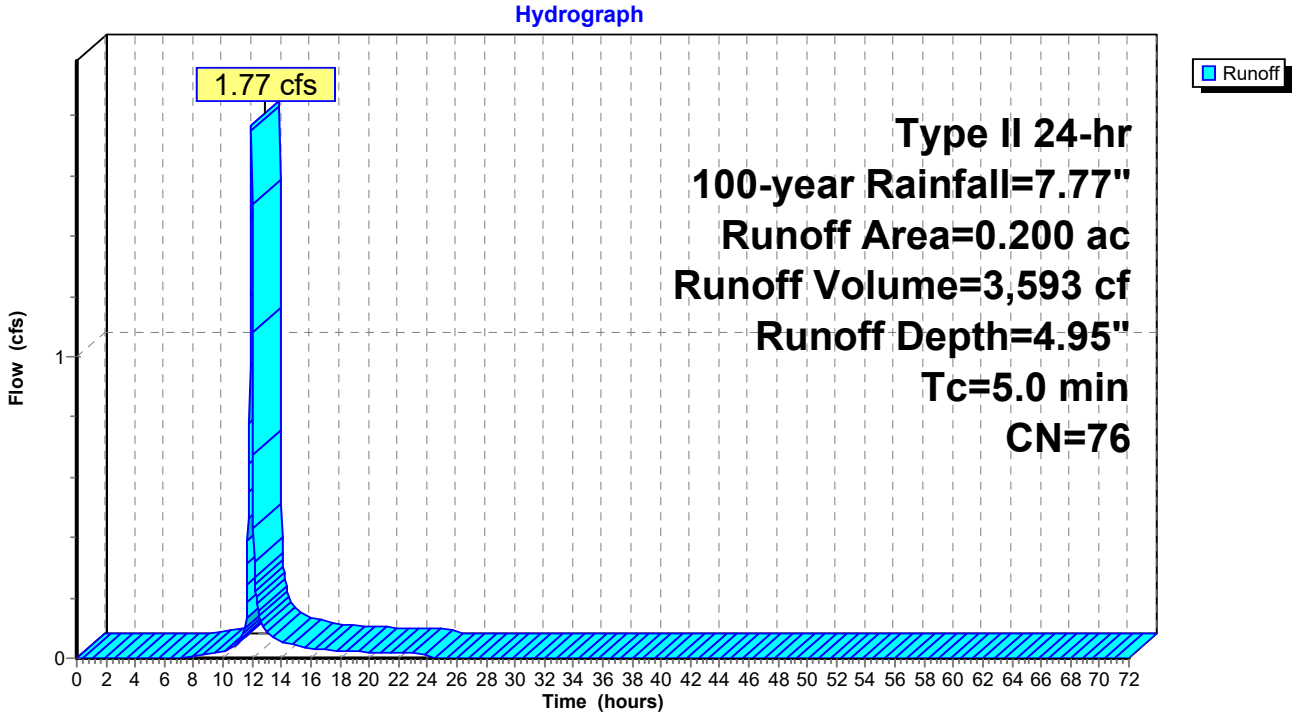
Runoff = 1.77 cfs @ 11.96 hrs, Volume= 3,593 cf, Depth= 4.95"
Routed to Pond 8P : FocalPoint 8

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
0.090	49	50-75% Grass cover, Fair, HSG A
0.110	98	Paved parking, HSG A
0.200	76	Weighted Average
0.090		45.00% Pervious Area
0.110		55.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: Area 8



Summary for Subcatchment 9S: Area 9

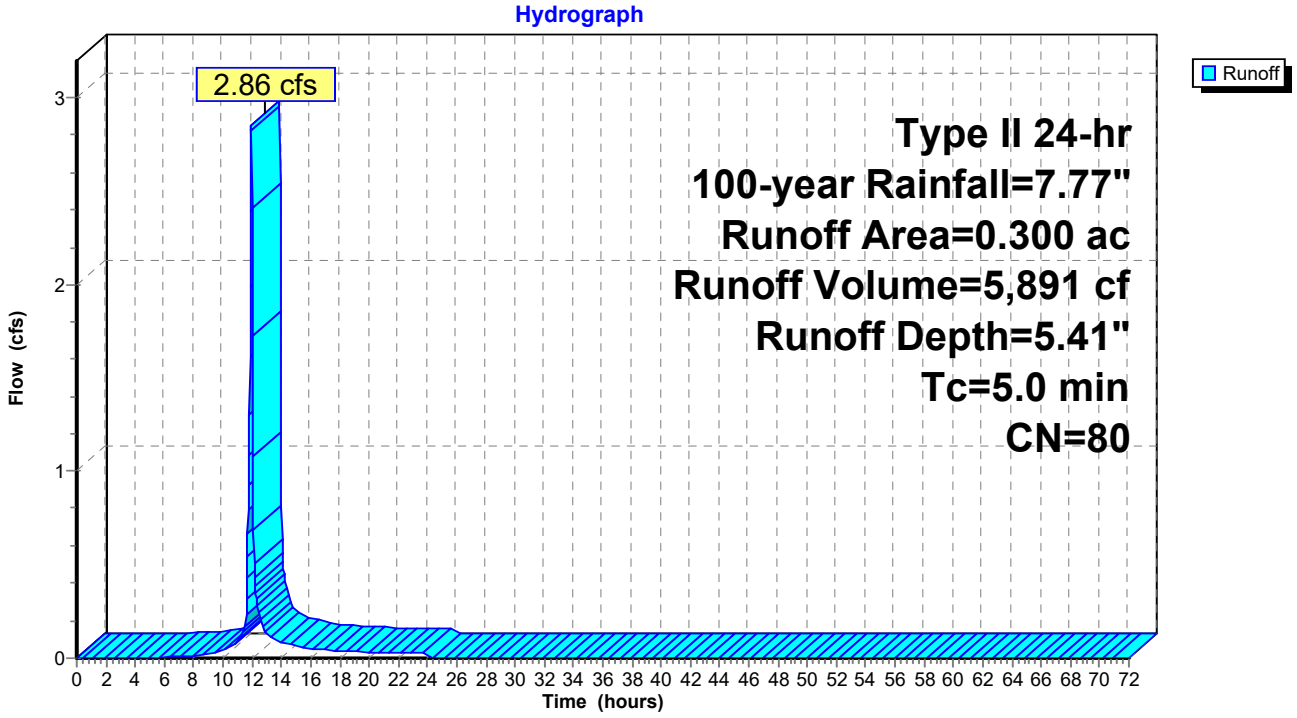
Runoff = 2.86 cfs @ 11.96 hrs, Volume= 5,891 cf, Depth= 5.41"
Routed to Pond 9P : FocalPoint 9

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
0.110	49	50-75% Grass cover, Fair, HSG A
0.190	98	Paved parking, HSG A
0.300	80	Weighted Average
0.110		36.67% Pervious Area
0.190		63.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: Area 9



Summary for Subcatchment 11S: North Bypass 1

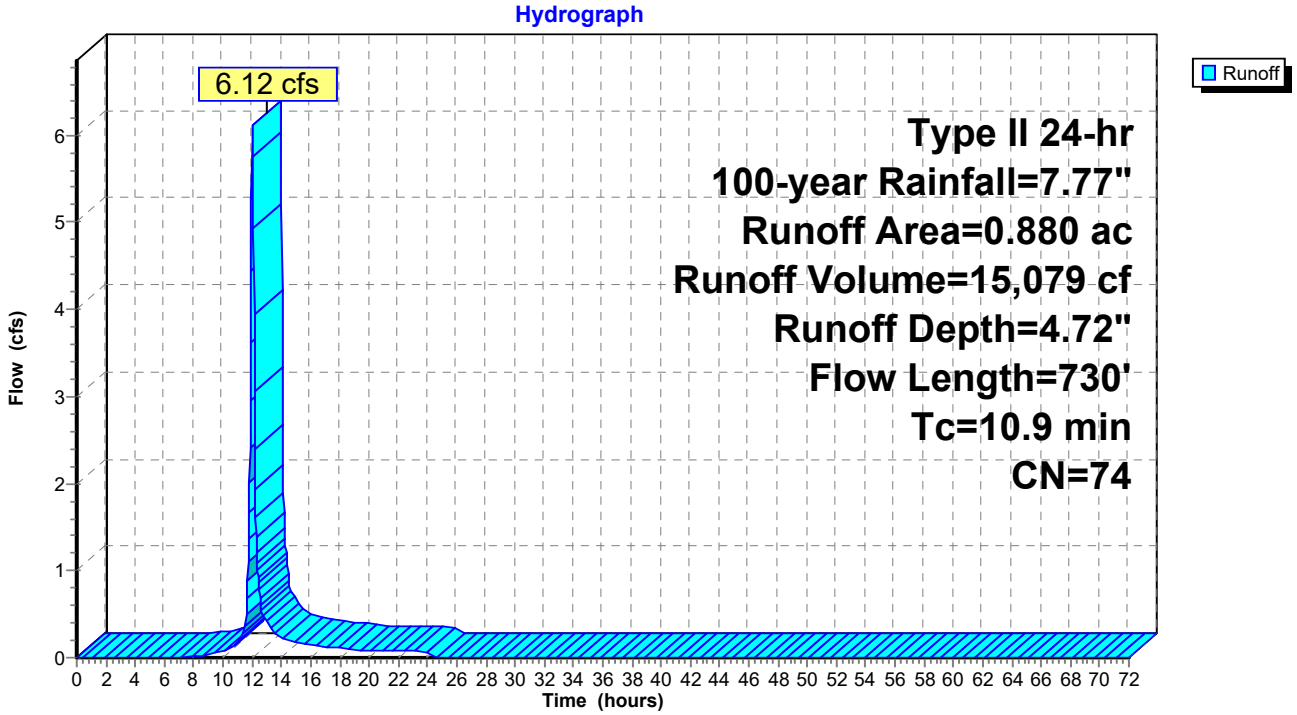
Runoff = 6.12 cfs @ 12.03 hrs, Volume= 15,079 cf, Depth= 4.72"
Routed to Link 2L : Outfall #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
0.360	49	50-75% Grass cover, Fair, HSG A
0.120	69	50-75% Grass cover, Fair, HSG B
0.400	98	Paved parking, HSG A
0.880	74	Weighted Average
0.480		54.55% Pervious Area
0.400		45.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	40	0.0200	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
6.3	690	0.0080	1.82		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
10.9	730	Total			

Subcatchment 11S: North Bypass 1



Summary for Subcatchment 12S: North Bypass 2

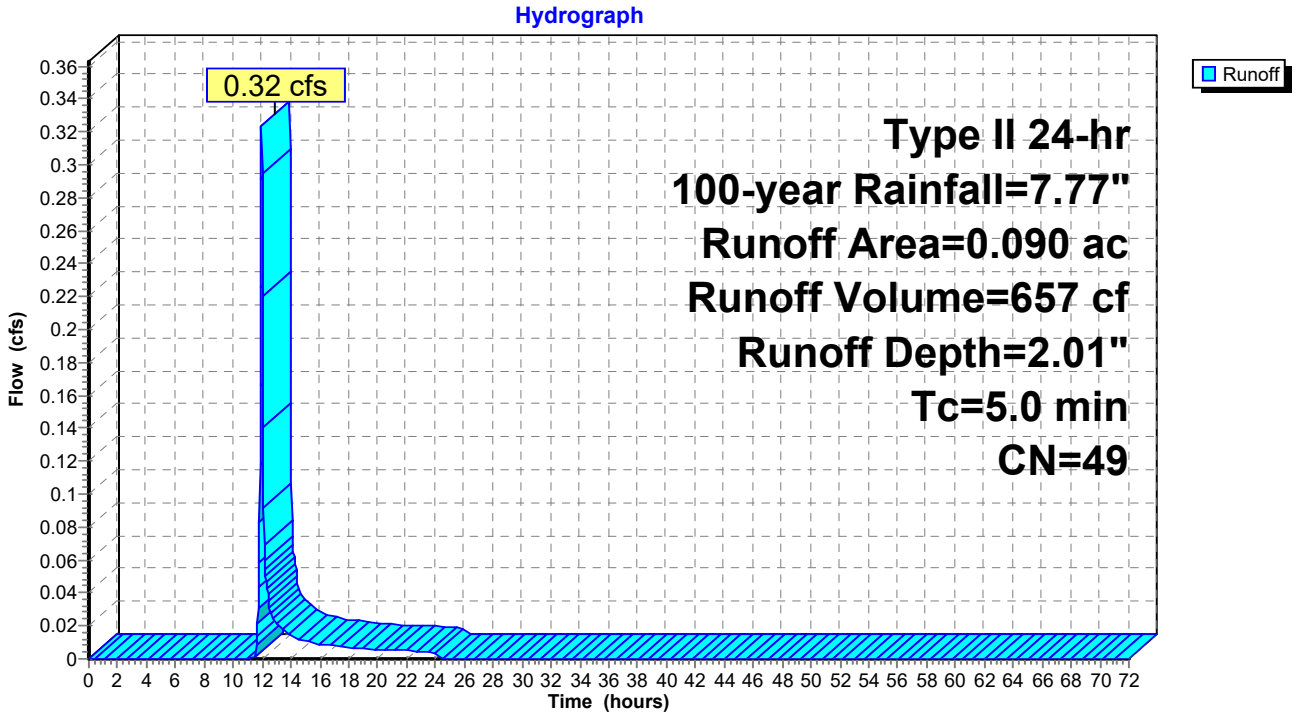
Runoff = 0.32 cfs @ 11.97 hrs, Volume= 657 cf, Depth= 2.01"
Routed to Pond 3P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
0.090	49	50-75% Grass cover, Fair, HSG A
0.090		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 12S: North Bypass 2



Summary for Pond 3P: (new Pond)

[79] Warning: Submerged Pond 8P Primary device # 1 INLET by 0.06'
[79] Warning: Submerged Pond 9P Primary device # 1 INLET by 1.06'

Inflow Area = 45,302 sf, 55.77% Impervious, Inflow Depth = 4.66" for 100-year event
Inflow = 9.32 cfs @ 11.97 hrs, Volume= 17,591 cf
Outflow = 1.04 cfs @ 12.34 hrs, Volume= 17,591 cf, Atten= 89%, Lag= 22.0 min
Primary = 1.04 cfs @ 12.34 hrs, Volume= 17,591 cf
Routed to Link 2L : Outfall #1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 695.06' @ 12.34 hrs Surf.Area= 2,539 sf Storage= 7,111 cf

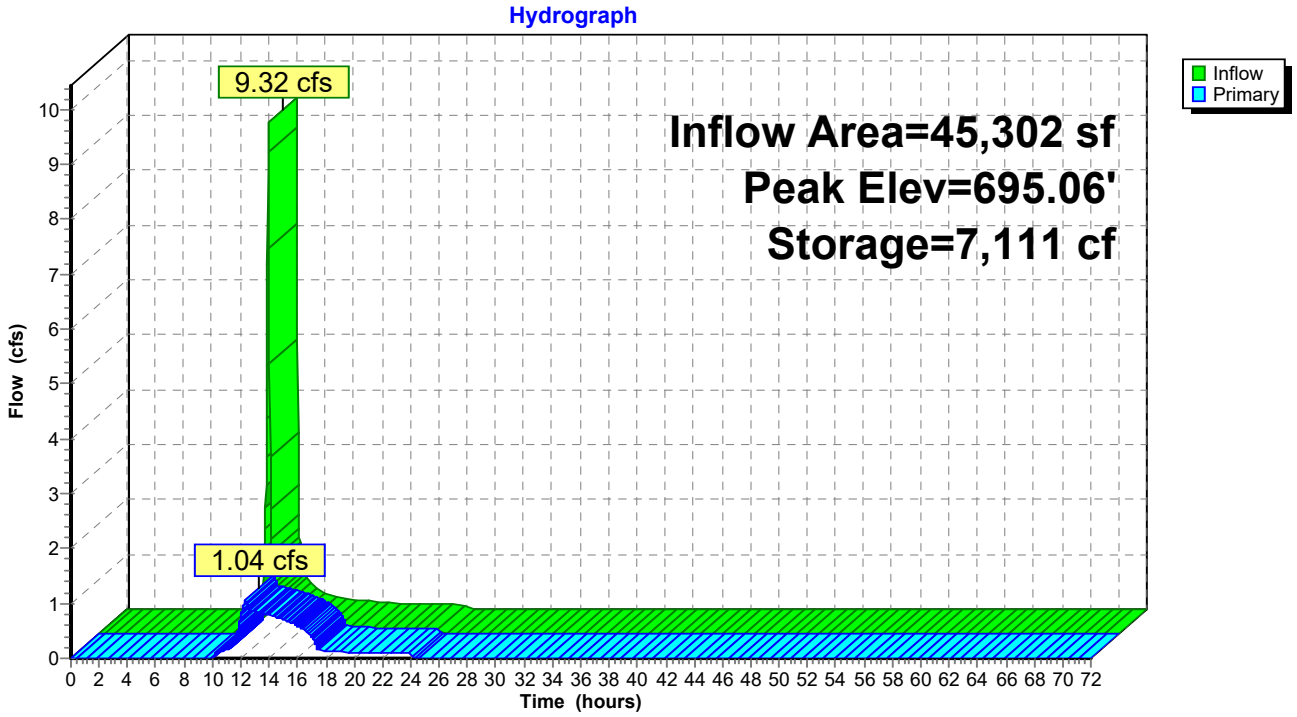
Plug-Flow detention time= 69.4 min calculated for 17,591 cf (100% of inflow)
Center-of-Mass det. time= 69.3 min (894.7 - 825.4)

Volume	Invert	Avail.Storage	Storage Description
#1	690.54'	10,996 cf	**60.0" Round CMP_Round 60"** L= 560.0' S= 0.0050 '/'

Device	Routing	Invert	Outlet Devices
#1	Primary	690.54'	**18.0" Round RCP_Round 18"** L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 690.54' / 690.44' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	690.54'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	695.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=1.03 cfs @ 12.34 hrs HW=695.06' (Free Discharge)
└**1=RCP_Round 18"** (Passes 1.03 cfs of 16.52 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 0.88 cfs @ 10.04 fps)
└**3=Broad-Crested Rectangular Weir** (Weir Controls 0.15 cfs @ 0.67 fps)

Pond 3P: (new Pond)



Summary for Pond 7P: FocalPoint 7

[92] Warning: Device #3 is above defined storage

Inflow Area = 19,602 sf, 62.22% Impervious, Inflow Depth = 5.99" for 100-year event
Inflow = 4.61 cfs @ 11.96 hrs, Volume= 9,787 cf
Outflow = 4.50 cfs @ 11.97 hrs, Volume= 9,148 cf, Atten= 3%, Lag= 0.9 min
Primary = 4.50 cfs @ 11.97 hrs, Volume= 9,148 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.81' @ 11.97 hrs Surf.Area= 1,322 sf Storage= 1,001 cf

Plug-Flow detention time= 58.9 min calculated for 9,144 cf (93% of inflow)
Center-of-Mass det. time= 22.5 min (809.8 - 787.3)

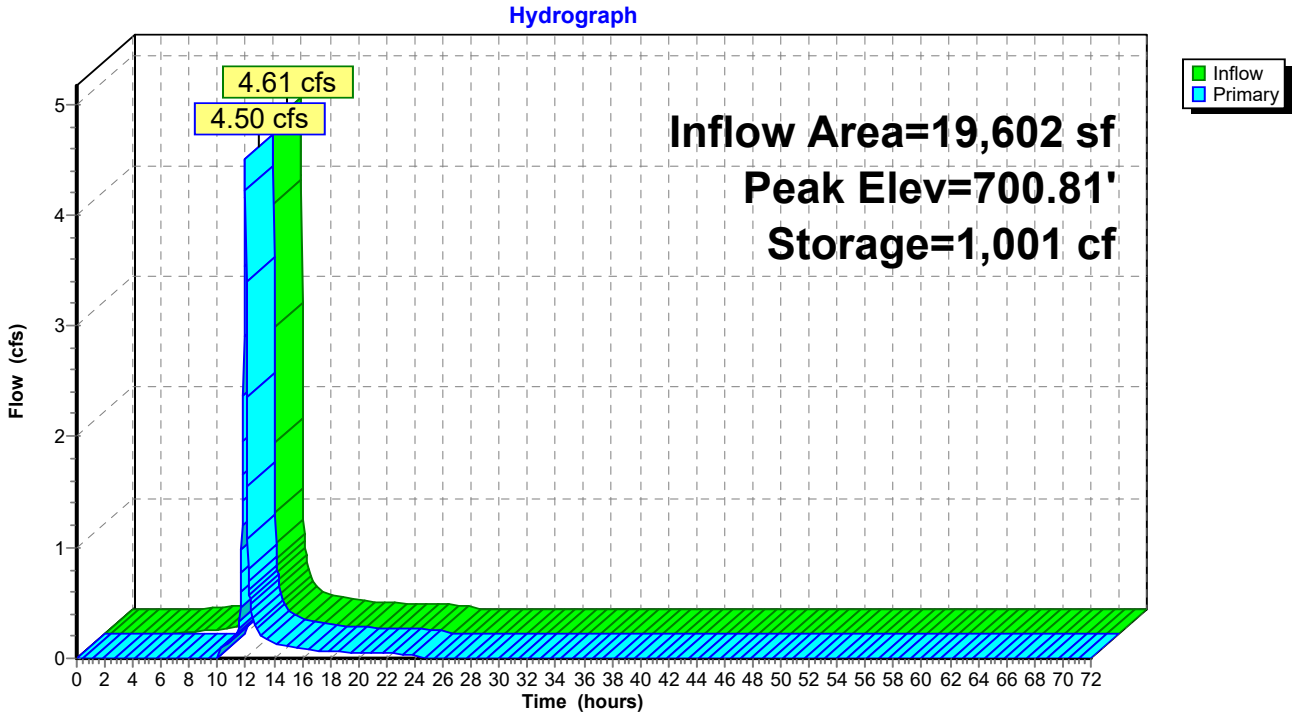
Volume	Invert	Avail.Storage	Storage Description
#1	697.00'	3,154 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
697.00	461	0.0	0	0
700.00	461	20.0	277	277
701.00	1,521	100.0	991	1,268
702.00	2,252	100.0	1,887	3,154

Device	Routing	Invert	Outlet Devices
#1	Primary	697.00'	**18.0" Round Culvert** L= 16.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 697.00' / 696.20' S= 0.0500 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	700.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	702.00'	**65.0' long x 11.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.53 2.59 2.70 2.68 2.67 2.68 2.66 2.64

Primary OutFlow Max=4.47 cfs @ 11.97 hrs HW=700.81' (Free Discharge)
- **1=Culvert** (Passes 4.47 cfs of 14.89 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 4.47 cfs @ 1.83 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 7P: FocalPoint 7



Summary for Pond 8P: FocalPoint 8

[92] Warning: Device #3 is above defined storage

Inflow Area = 8,712 sf, 55.00% Impervious, Inflow Depth = 4.95" for 100-year event
Inflow = 1.77 cfs @ 11.96 hrs, Volume= 3,593 cf
Outflow = 1.71 cfs @ 11.98 hrs, Volume= 2,649 cf, Atten= 4%, Lag= 1.2 min
Primary = 1.71 cfs @ 11.98 hrs, Volume= 2,649 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.66' @ 11.98 hrs Surf.Area= 1,123 sf Storage= 1,121 cf

Plug-Flow detention time= 144.9 min calculated for 2,649 cf (74% of inflow)
Center-of-Mass det. time= 50.8 min (860.0 - 809.1)

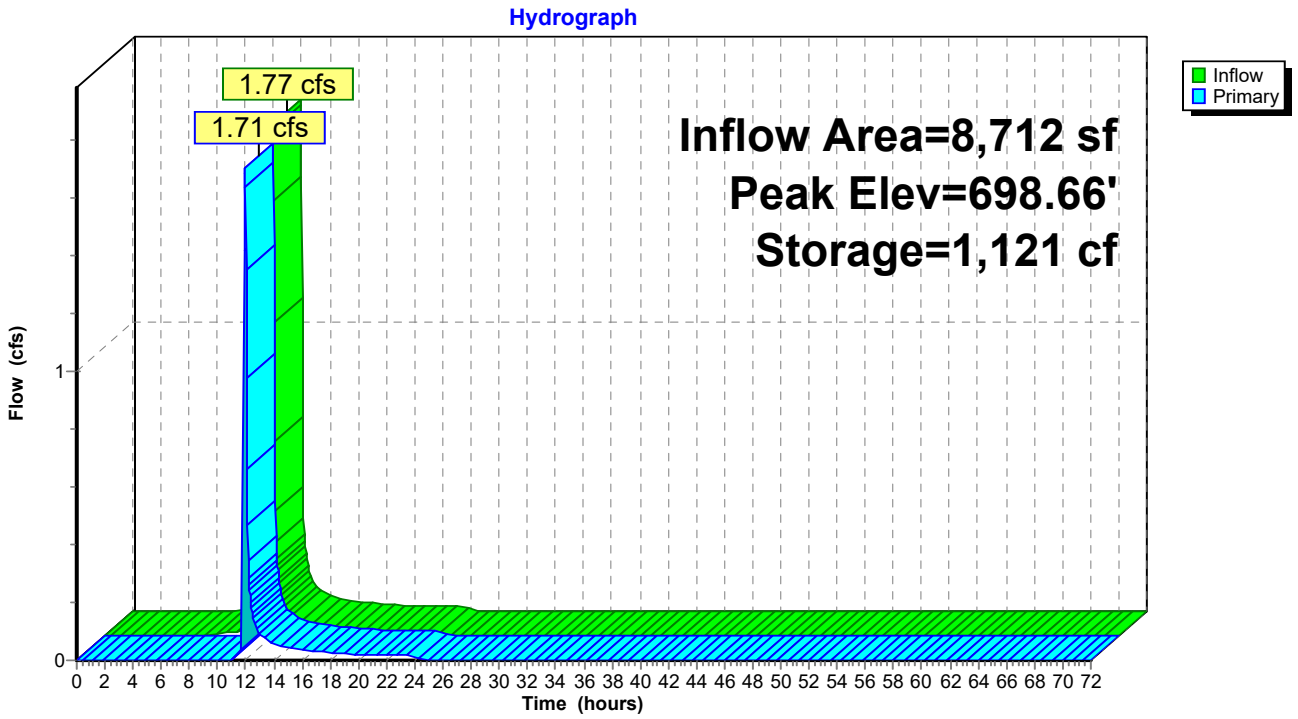
Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	3,154 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	803	0.0	0	0
698.00	803	20.0	482	482
699.00	1,285	100.0	1,044	1,526
700.00	1,971	100.0	1,628	3,154

Device	Routing	Invert	Outlet Devices
#1	Primary	695.00'	**18.0" Round Culvert** L= 26.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.00' / 693.05' S= 0.0750 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	698.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**57.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=1.66 cfs @ 11.98 hrs HW=698.66' (Free Discharge)
- **1=Culvert** (Passes 1.66 cfs of 14.52 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 1.66 cfs @ 1.31 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 8P: FocalPoint 8



Summary for Pond 9P: FocalPoint 9

[92] Warning: Device #3 is above defined storage

Inflow Area = 13,068 sf, 63.33% Impervious, Inflow Depth = 5.41" for 100-year event
Inflow = 2.86 cfs @ 11.96 hrs, Volume= 5,891 cf
Outflow = 2.80 cfs @ 11.97 hrs, Volume= 5,138 cf, Atten= 2%, Lag= 0.8 min
Primary = 2.80 cfs @ 11.97 hrs, Volume= 5,138 cf
Routed to Pond 3P : (new Pond)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 697.73' @ 11.97 hrs Surf.Area= 923 sf Storage= 954 cf

Plug-Flow detention time= 90.6 min calculated for 5,136 cf (87% of inflow)
Center-of-Mass det. time= 29.6 min (829.6 - 800.0)

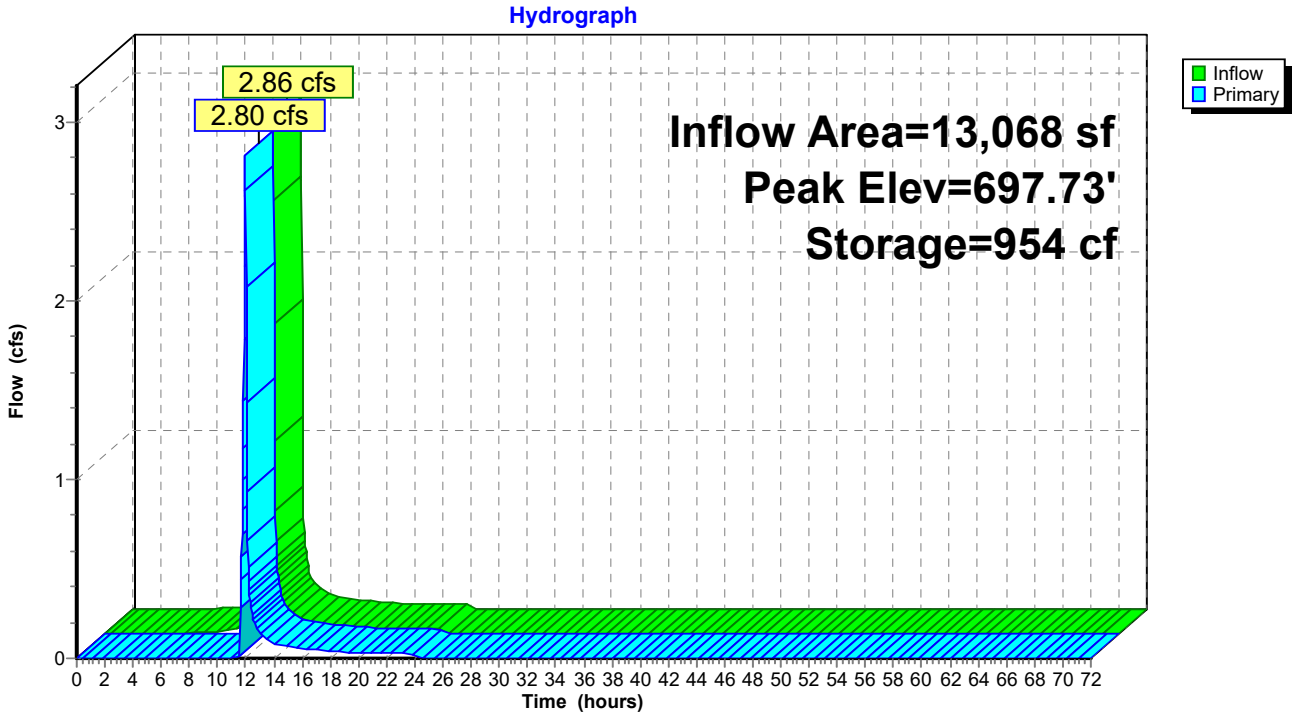
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	4,192 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
694.00	641	0.0	0	0
697.00	641	20.0	385	385
698.00	1,028	100.0	835	1,219
699.00	1,472	100.0	1,250	2,469
700.00	1,973	100.0	1,723	4,192

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**18.0" Round Culvert** L= 32.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 694.00' / 691.74' S= 0.0706 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	697.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**54.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=2.79 cfs @ 11.97 hrs HW=697.73' (Free Discharge)
- **1=Culvert** (Passes 2.79 cfs of 14.68 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 2.79 cfs @ 1.56 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 9P: FocalPoint 9

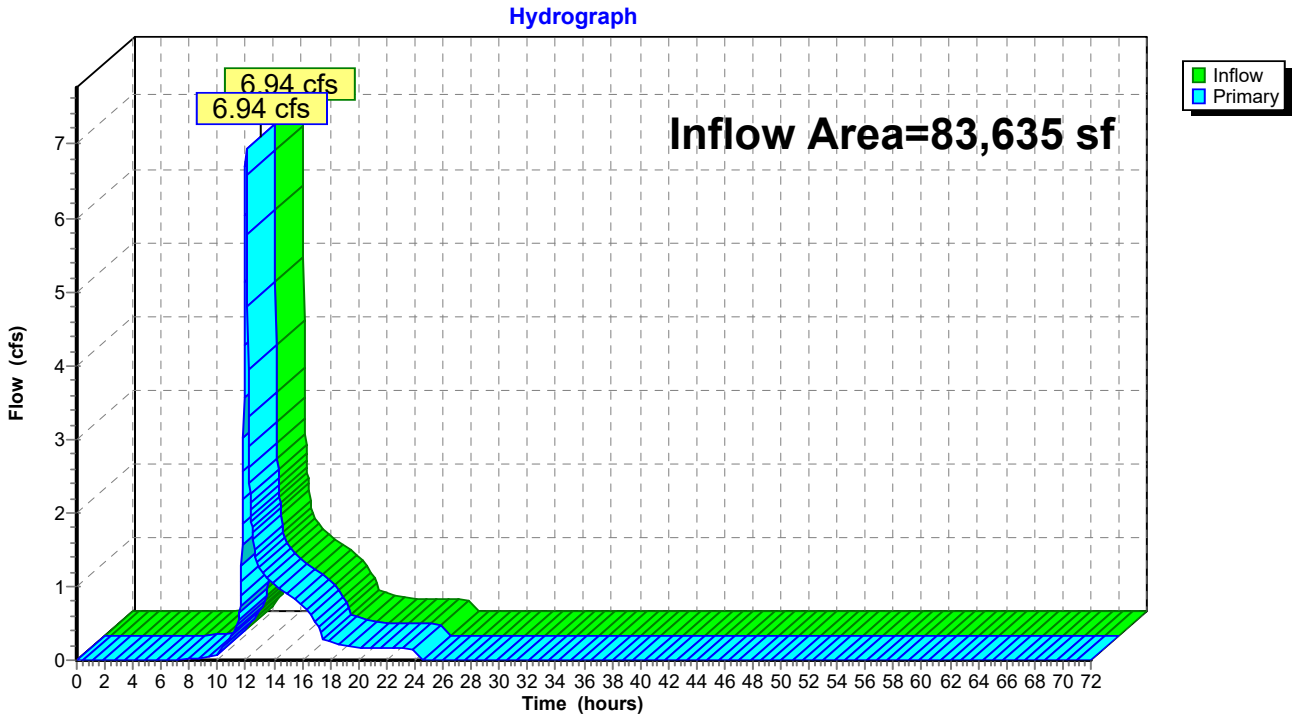


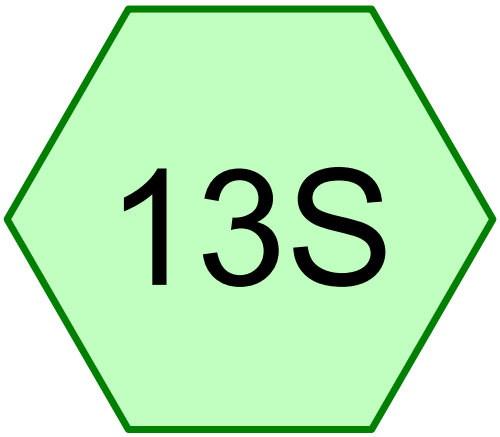
Summary for Link 2L: Outfall #1

Inflow Area = 83,635 sf, 51.04% Impervious, Inflow Depth = 4.69" for 100-year event
Inflow = 6.94 cfs @ 12.03 hrs, Volume= 32,671 cf
Primary = 6.94 cfs @ 12.03 hrs, Volume= 32,671 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 2L: Outfall #1





Outfall #2

Subcat Reach Pond Link

Routing Diagram for Stormwater Calculations - Proposed - Outfall 2
Prepared by Fulmer Lucas, Printed 4/20/2026
HydroCAD® 10.20-8a s/n 11448 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-year	Type II 24-hr		Default	24.00	1	3.24	2
2	2-year	Type II 24-hr		Default	24.00	1	3.87	2
3	5-year	Type II 24-hr		Default	24.00	1	4.71	2
4	10-year	Type II 24-hr		Default	24.00	1	5.38	2
5	25-year	Type II 24-hr		Default	24.00	1	6.30	2
6	50-year	Type II 24-hr		Default	24.00	1	7.02	2
7	100-year	Type II 24-hr		Default	24.00	1	7.77	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
20,473	49	50-75% Grass cover, Fair, HSG A (13S)
24,394	36	Woods, Fair, HSG A (13S)
44,867	**42**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
44,867	HSG A	13S
0	HSG B	
0	HSG C	
0	HSG D	
0	Other	
44,867		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
20,473	0	0	0	0	20,473	50-75% Grass cover, Fair	
24,394	0	0	0	0	24,394	Woods, Fair	
44,867	**0**	**0**	**0**	**0**	**44,867**	**TOTAL AREA**	

Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment13S: Outfall #2 Runoff Area=1.030 ac 0.00% Impervious Runoff Depth=0.02"
Flow Length=416' Tc=8.7 min CN=42 Runoff=0.00 cfs 60 cf

Total Runoff Area = 44,867 sf Runoff Volume = 60 cf Average Runoff Depth = 0.02"
100.00% Pervious = 44,867 sf 0.00% Impervious = 0 sf

Summary for Subcatchment 13S: Outfall #2

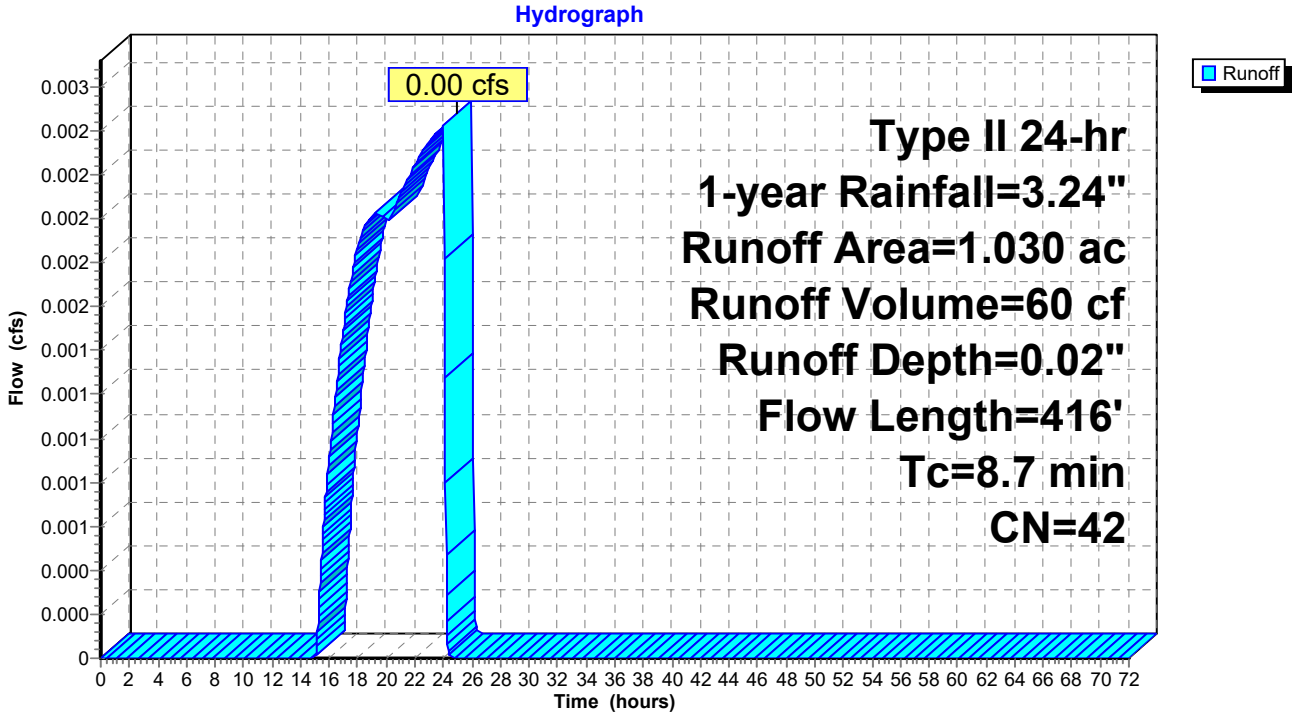
Runoff = 0.00 cfs @ 24.00 hrs, Volume= 60 cf, Depth= 0.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
0.470	49	50-75% Grass cover, Fair, HSG A
0.560	36	Woods, Fair, HSG A
1.030	42	Weighted Average
1.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	100	0.0500	0.25		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.1	316	0.0250	2.55		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
8.7	416	Total			

Subcatchment 13S: Outfall #2



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment13S: Outfall #2 Runoff Area=1.030 ac 0.00% Impervious Runoff Depth=0.08"
Flow Length=416' Tc=8.7 min CN=42 Runoff=0.01 cfs 308 cf

Total Runoff Area = 44,867 sf Runoff Volume = 308 cf Average Runoff Depth = 0.08"
100.00% Pervious = 44,867 sf 0.00% Impervious = 0 sf

Summary for Subcatchment 13S: Outfall #2

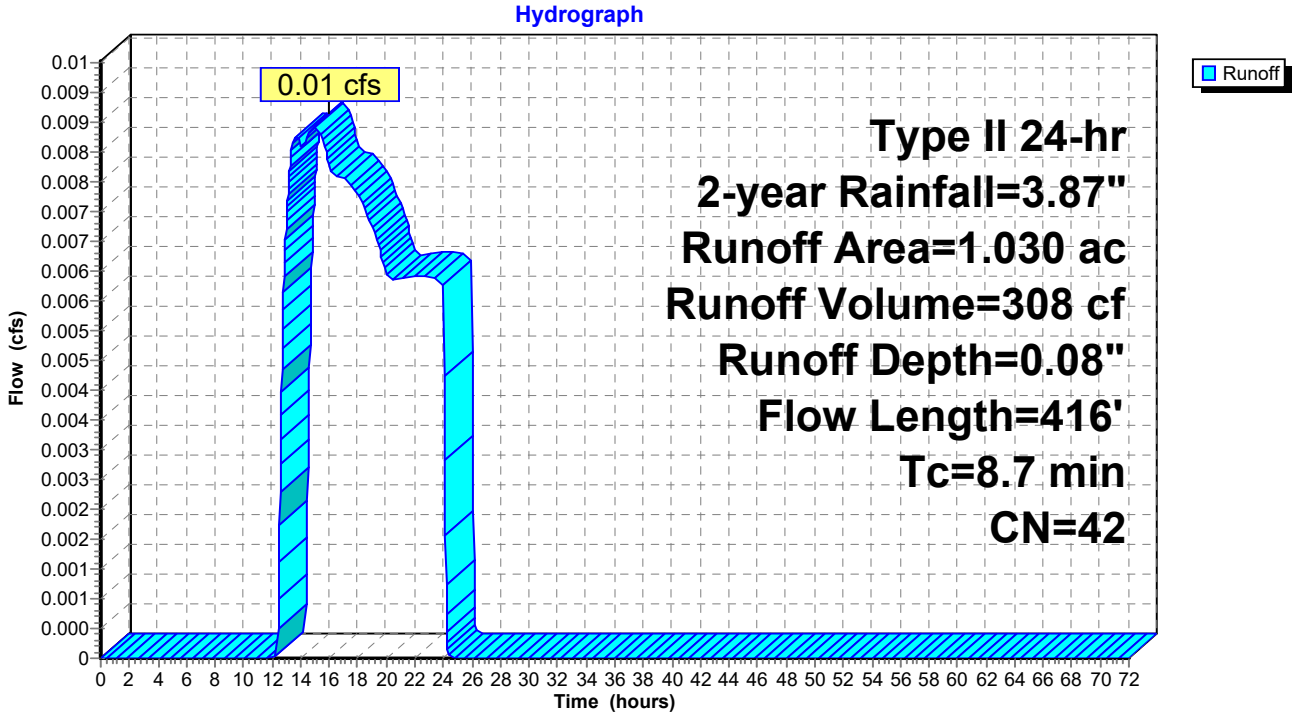
Runoff = 0.01 cfs @ 14.92 hrs, Volume= 308 cf, Depth= 0.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
0.470	49	50-75% Grass cover, Fair, HSG A
0.560	36	Woods, Fair, HSG A
1.030	42	Weighted Average
1.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	100	0.0500	0.25		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.1	316	0.0250	2.55		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
8.7	416	Total			

Subcatchment 13S: Outfall #2



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment13S: Outfall #2 Runoff Area=1.030 ac 0.00% Impervious Runoff Depth=0.24"
Flow Length=416' Tc=8.7 min CN=42 Runoff=0.07 cfs 900 cf

Total Runoff Area = 44,867 sf Runoff Volume = 900 cf Average Runoff Depth = 0.24"
100.00% Pervious = 44,867 sf 0.00% Impervious = 0 sf

Summary for Subcatchment 13S: Outfall #2

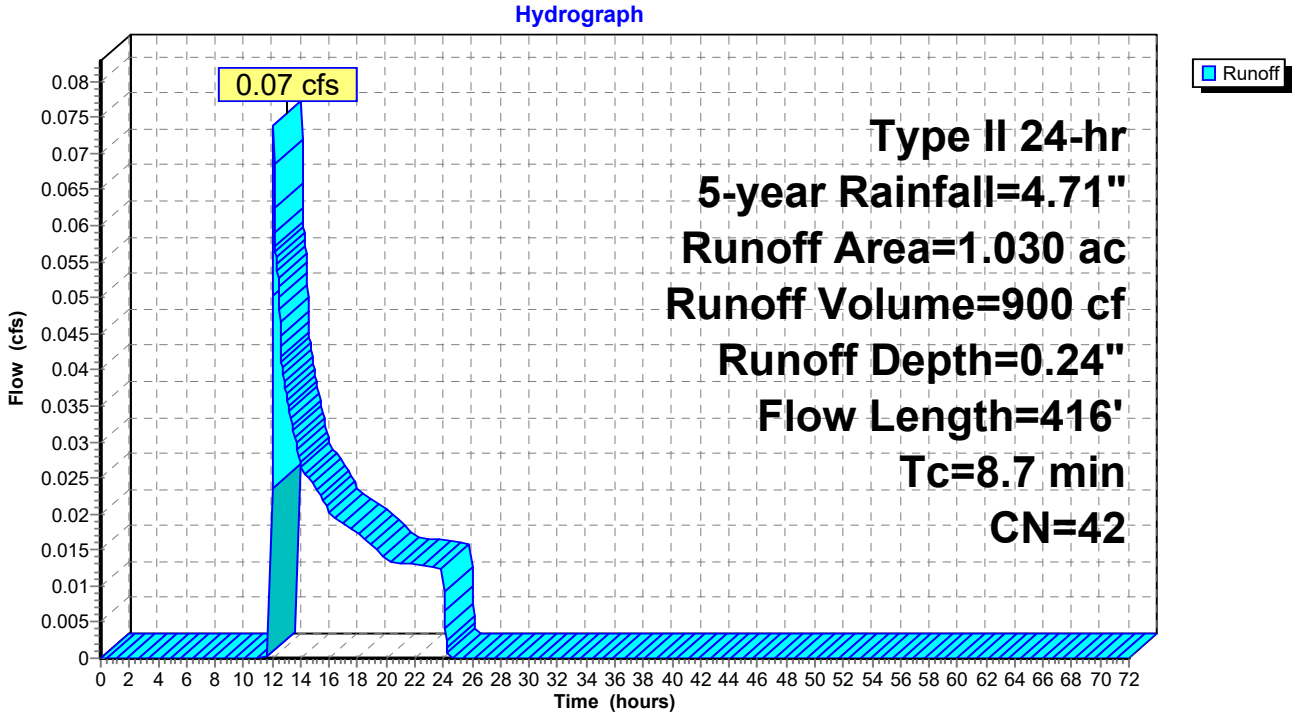
Runoff = 0.07 cfs @ 12.09 hrs, Volume= 900 cf, Depth= 0.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
0.470	49	50-75% Grass cover, Fair, HSG A
0.560	36	Woods, Fair, HSG A
1.030	42	Weighted Average
1.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	100	0.0500	0.25		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.1	316	0.0250	2.55		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
8.7	416	Total			

Subcatchment 13S: Outfall #2



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment13S: Outfall #2 Runoff Area=1.030 ac 0.00% Impervious Runoff Depth=0.42"
Flow Length=416' Tc=8.7 min CN=42 Runoff=0.30 cfs 1,560 cf

Total Runoff Area = 44,867 sf Runoff Volume = 1,560 cf Average Runoff Depth = 0.42"
100.00% Pervious = 44,867 sf 0.00% Impervious = 0 sf

Summary for Subcatchment 13S: Outfall #2

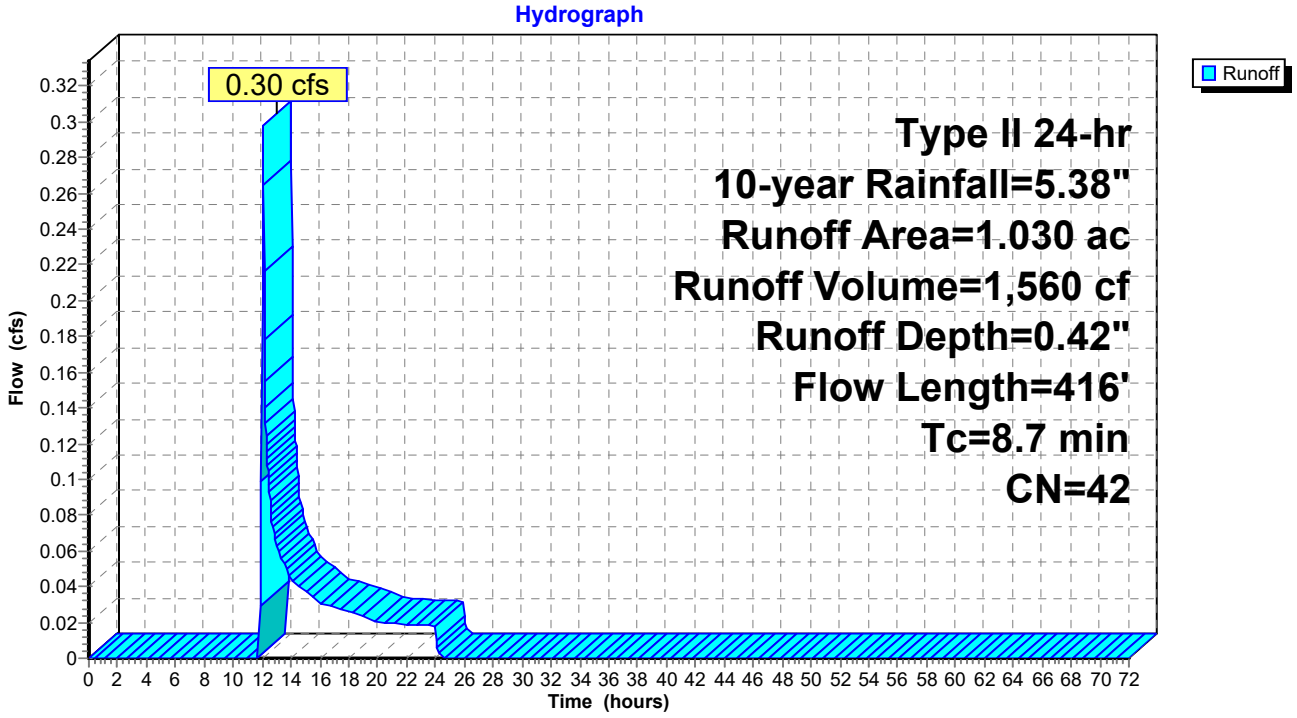
Runoff = 0.30 cfs @ 12.06 hrs, Volume= 1,560 cf, Depth= 0.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
0.470	49	50-75% Grass cover, Fair, HSG A
0.560	36	Woods, Fair, HSG A
1.030	42	Weighted Average
1.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	100	0.0500	0.25		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.1	316	0.0250	2.55		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
8.7	416	Total			

Subcatchment 13S: Outfall #2



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment13S: Outfall #2 Runoff Area=1.030 ac 0.00% Impervious Runoff Depth=0.72"
Flow Length=416' Tc=8.7 min CN=42 Runoff=0.79 cfs 2,698 cf

Total Runoff Area = 44,867 sf Runoff Volume = 2,698 cf Average Runoff Depth = 0.72"
100.00% Pervious = 44,867 sf 0.00% Impervious = 0 sf

Summary for Subcatchment 13S: Outfall #2

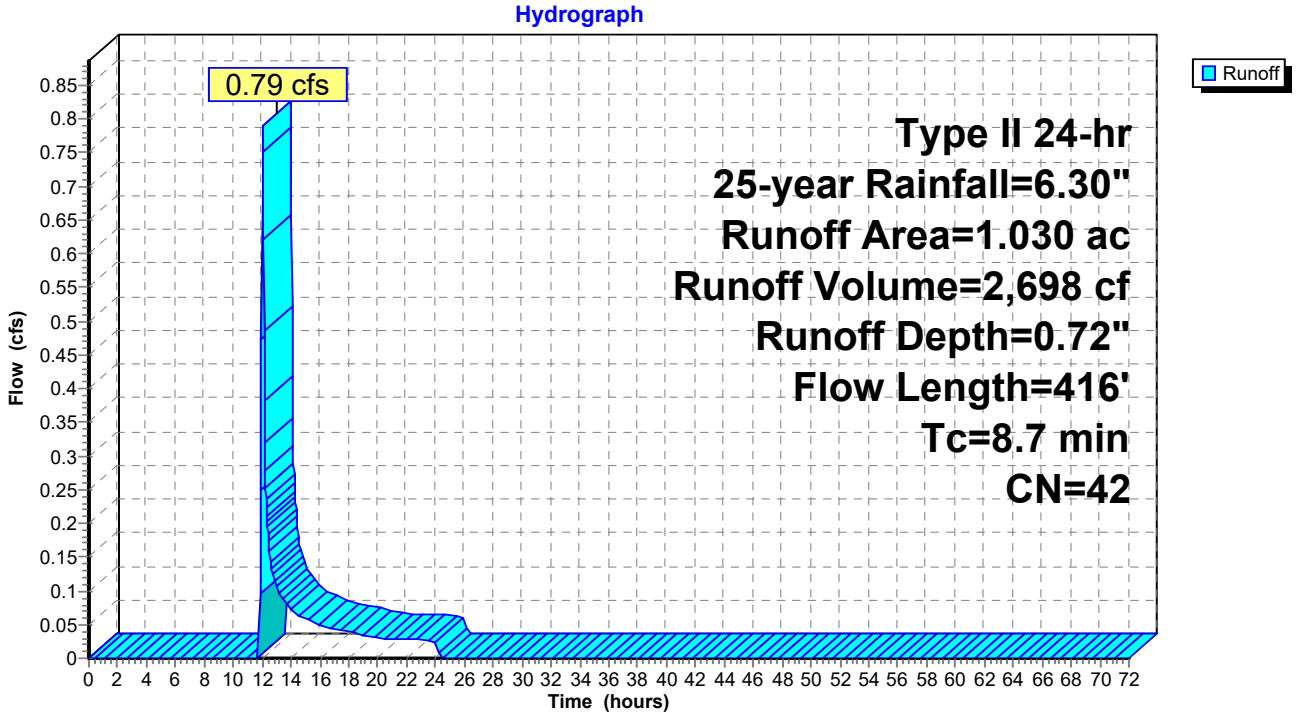
Runoff = 0.79 cfs @ 12.04 hrs, Volume= 2,698 cf, Depth= 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.470	49	50-75% Grass cover, Fair, HSG A
0.560	36	Woods, Fair, HSG A
1.030	42	Weighted Average
1.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	100	0.0500	0.25		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.1	316	0.0250	2.55		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
8.7	416	Total			

Subcatchment 13S: Outfall #2



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment13S: Outfall #2 Runoff Area=1.030 ac 0.00% Impervious Runoff Depth=1.00"
Flow Length=416' Tc=8.7 min CN=42 Runoff=1.28 cfs 3,752 cf

Total Runoff Area = 44,867 sf Runoff Volume = 3,752 cf Average Runoff Depth = 1.00"
100.00% Pervious = 44,867 sf 0.00% Impervious = 0 sf

Summary for Subcatchment 13S: Outfall #2

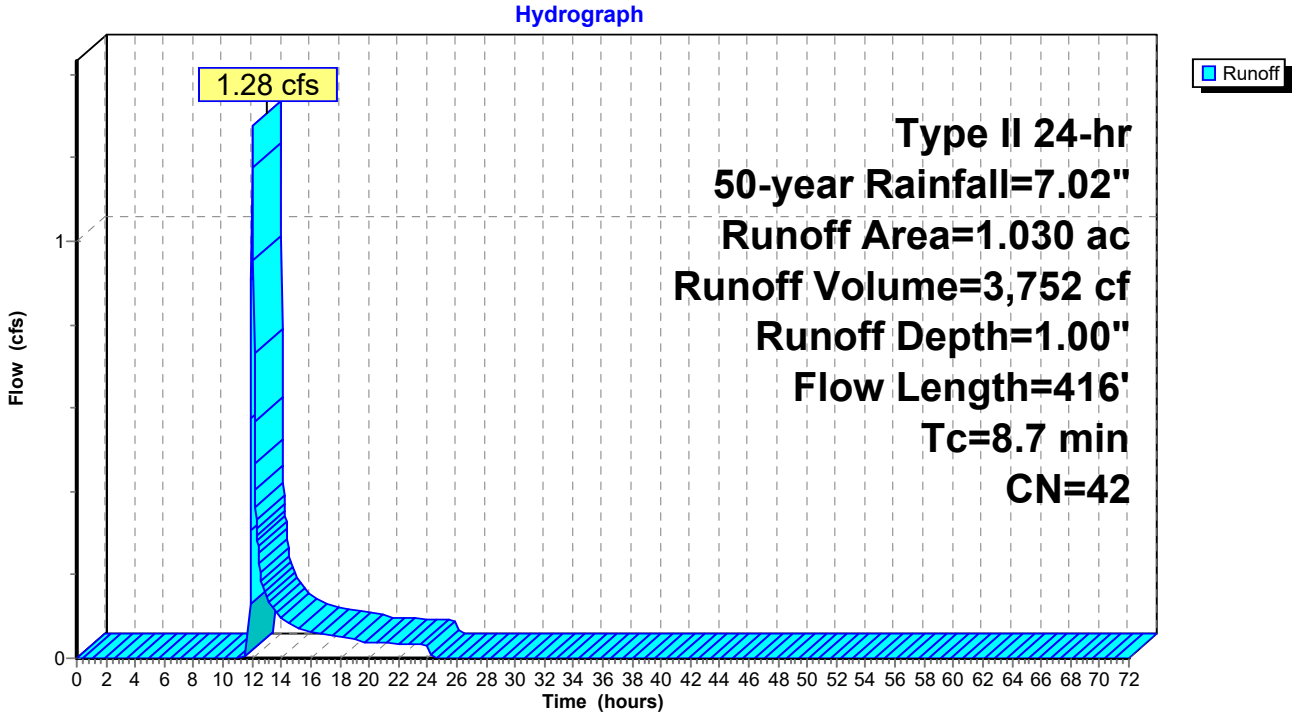
Runoff = 1.28 cfs @ 12.03 hrs, Volume= 3,752 cf, Depth= 1.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
0.470	49	50-75% Grass cover, Fair, HSG A
0.560	36	Woods, Fair, HSG A
1.030	42	Weighted Average
1.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	100	0.0500	0.25		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.1	316	0.0250	2.55		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
8.7	416	Total			

Subcatchment 13S: Outfall #2



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment13S: Outfall #2 Runoff Area=1.030 ac 0.00% Impervious Runoff Depth=1.33"
Flow Length=416' Tc=8.7 min CN=42 Runoff=1.86 cfs 4,983 cf

Total Runoff Area = 44,867 sf Runoff Volume = 4,983 cf Average Runoff Depth = 1.33"
100.00% Pervious = 44,867 sf 0.00% Impervious = 0 sf

Summary for Subcatchment 13S: Outfall #2

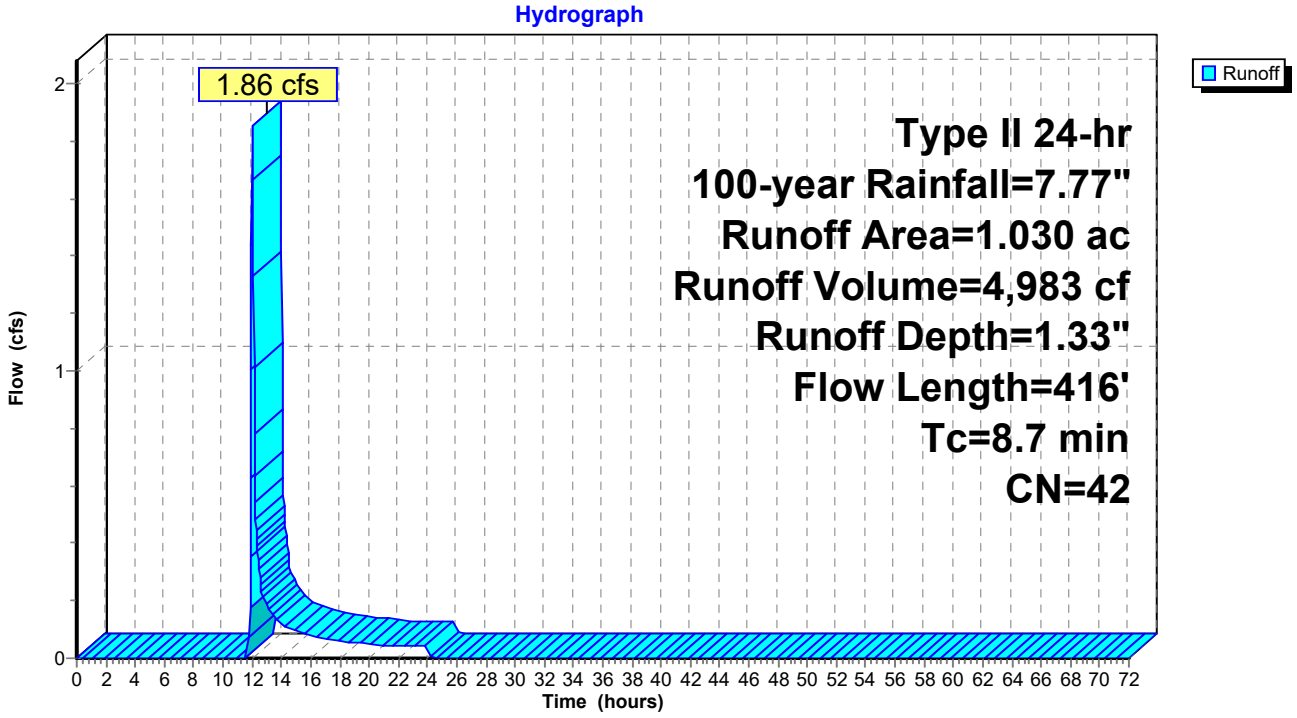
Runoff = 1.86 cfs @ 12.02 hrs, Volume= 4,983 cf, Depth= 1.33"

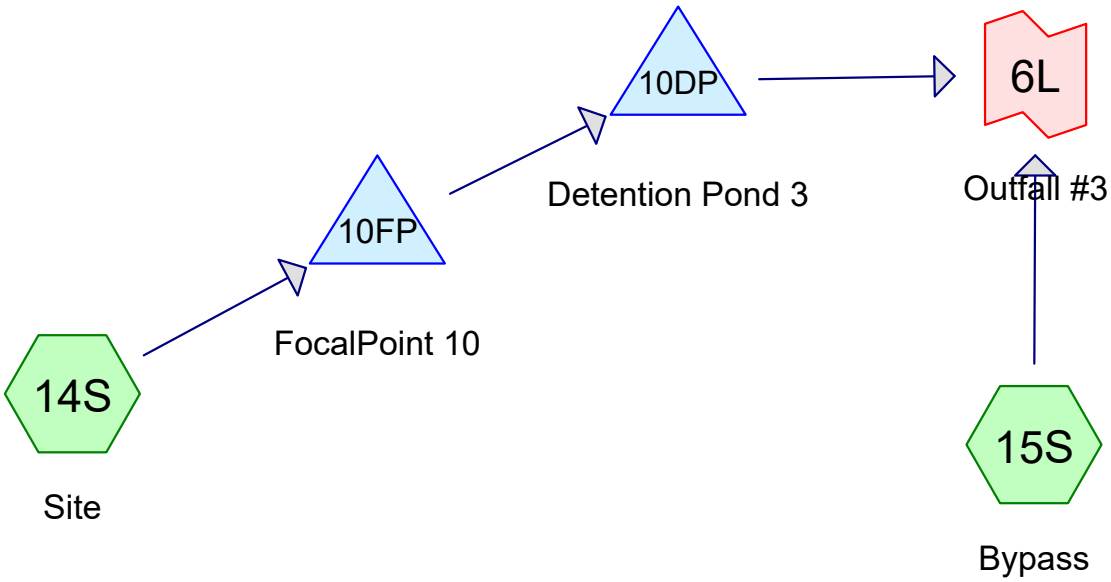
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
0.470	49	50-75% Grass cover, Fair, HSG A
0.560	36	Woods, Fair, HSG A
1.030	42	Weighted Average
1.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	100	0.0500	0.25		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.1	316	0.0250	2.55		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
8.7	416	Total			

Subcatchment 13S: Outfall #2





Subcat Reach Pond Link

Routing Diagram for Stormwater Calculations - Proposed - Outfall 3
Prepared by Fulmer Lucas, Printed 4/20/2026
HydroCAD® 10.20-8a s/n 11448 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-year	Type II 24-hr		Default	24.00	1	3.24	2
2	2-year	Type II 24-hr		Default	24.00	1	3.87	2
3	5-year	Type II 24-hr		Default	24.00	1	4.71	2
4	10-year	Type II 24-hr		Default	24.00	1	5.38	2
5	25-year	Type II 24-hr		Default	24.00	1	6.30	2
6	50-year	Type II 24-hr		Default	24.00	1	7.02	2
7	100-year	Type II 24-hr		Default	24.00	1	7.77	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
114,127	49	50-75% Grass cover, Fair, HSG A (14S, 15S)
3,049	69	50-75% Grass cover, Fair, HSG B (14S)
93,218	98	Paved parking, HSG A (14S, 15S)
9,583	36	Woods, Fair, HSG A (14S, 15S)
219,978	**69**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
216,929	HSG A	14S, 15S
3,049	HSG B	14S
0	HSG C	
0	HSG D	
0	Other	
219,978		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
114,127	3,049	0	0	0	117,176	50-75% Grass cover, Fair	
93,218	0	0	0	0	93,218	Paved parking	
9,583	0	0	0	0	9,583	Woods, Fair	
216,929	**3,049**	**0**	**0**	**0**	**219,978**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	14S	0.00	0.00	78.0	0.0050	0.013	0.0	18.0	0.0	
2	10DP	695.33	695.00	64.0	0.0052	0.013	0.0	18.0	0.0	
3	10FP	696.00	695.88	23.0	0.0052	0.013	0.0	18.0	0.0	

Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment14S: Site Runoff Area=2.220 ac 64.41% Impervious Runoff Depth=1.50"
Flow Length=960' Tc=11.8 min CN=81 Runoff=4.79 cfs 12,092 cf

Subcatchment15S: Bypass Runoff Area=2.830 ac 25.09% Impervious Runoff Depth=0.46"
Flow Length=599' Tc=11.2 min CN=61 Runoff=1.41 cfs 4,730 cf

Pond 10DP: Detention Pond 3 Peak Elev=698.28' Storage=4,215 cf Inflow=4.74 cfs 11,407 cf
Outflow=0.70 cfs 11,407 cf

Pond 10FP: FocalPoint 10 Peak Elev=699.82' Storage=1,037 cf Inflow=4.79 cfs 12,092 cf
Outflow=4.74 cfs 11,407 cf

Link 6L: Outfall #3 Inflow=2.03 cfs 16,137 cf
Primary=2.03 cfs 16,137 cf

Total Runoff Area = 219,978 sf Runoff Volume = 16,822 cf Average Runoff Depth = 0.92"
57.62% Pervious = 126,760 sf 42.38% Impervious = 93,218 sf

Summary for Subcatchment 14S: Site

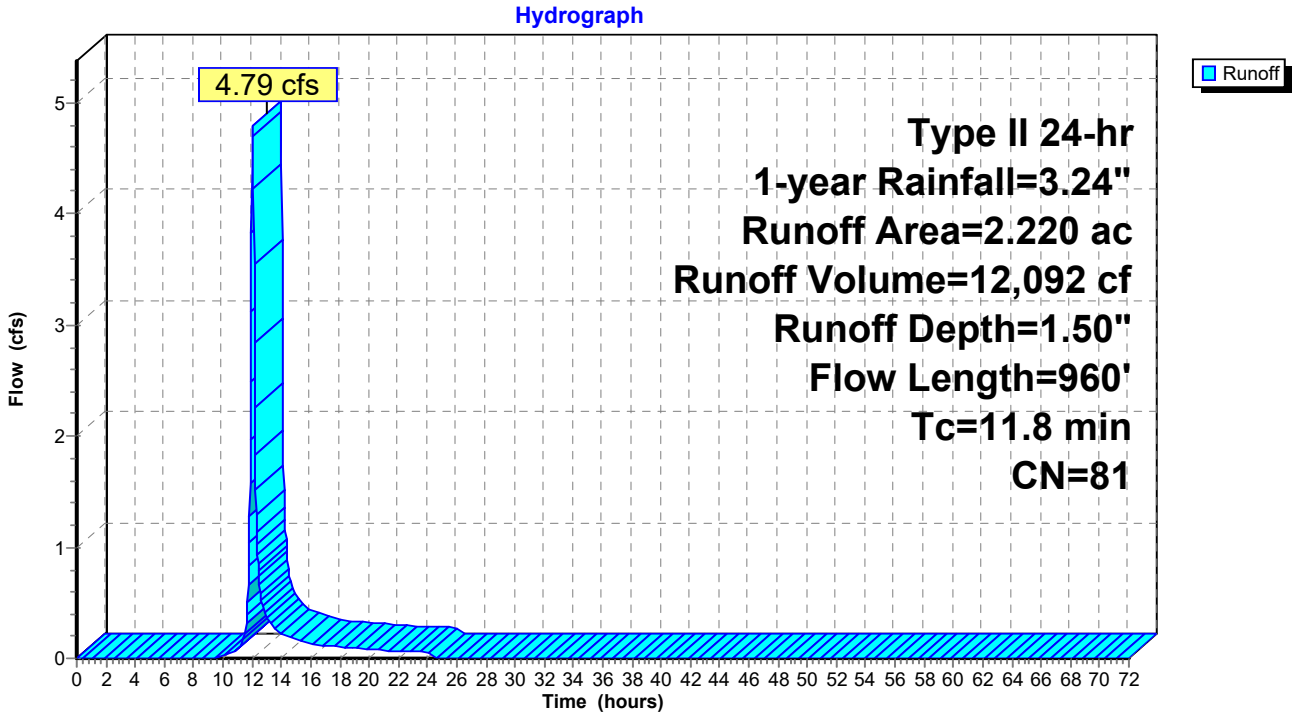
Runoff = 4.79 cfs @ 12.04 hrs, Volume= 12,092 cf, Depth= 1.50"
Routed to Pond 10FP : FocalPoint 10

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
0.610	49	50-75% Grass cover, Fair, HSG A
0.070	69	50-75% Grass cover, Fair, HSG B
0.110	36	Woods, Fair, HSG A
1.430	98	Paved parking, HSG A
2.220	81	Weighted Average
0.790		35.59% Pervious Area
1.430		64.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	69	0.0140	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
0.1	28	0.2860	8.61		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.2	165	0.0220	2.39		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.3	78	0.0050	4.20	7.43	**Pipe Channel,** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013
2.0	620	0.0160	5.21	15.63	**Channel Flow,** Area= 3.0 sf Perim= 6.3' r= 0.48' n= 0.022 Earth, clean & straight
11.8	960	Total			

Subcatchment 14S: Site



Summary for Subcatchment 15S: Bypass

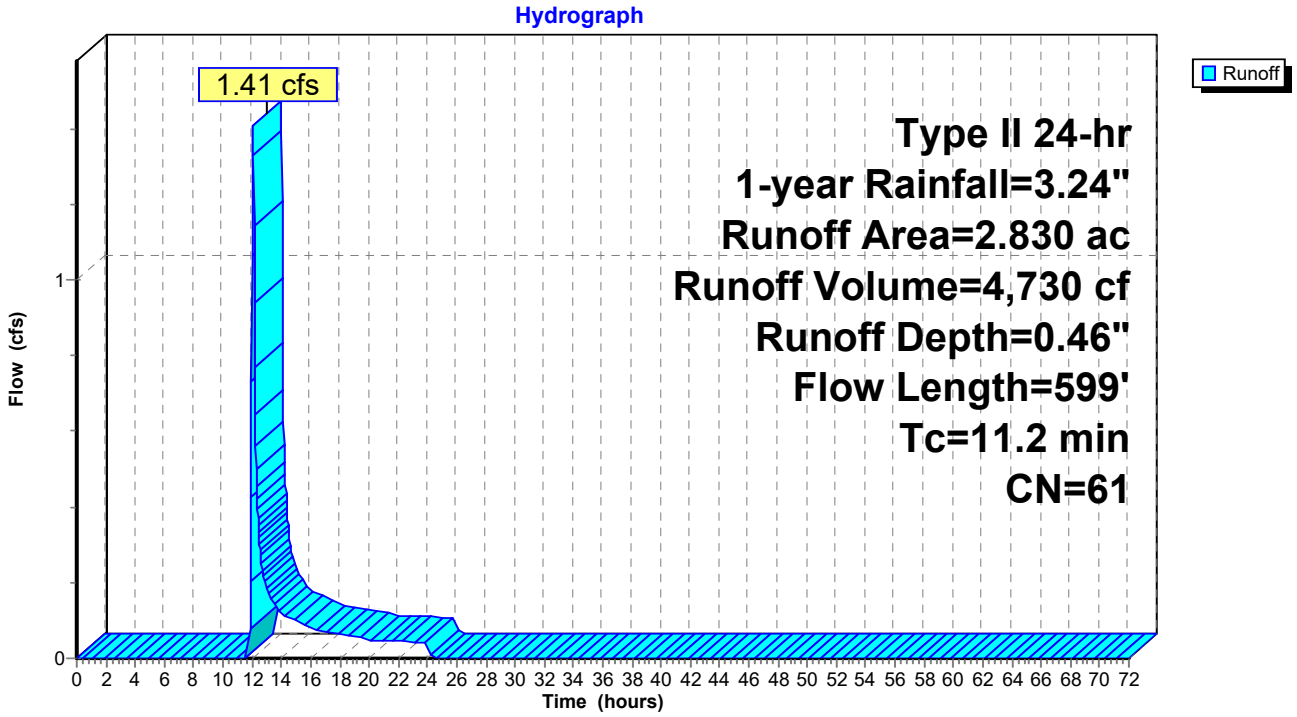
Runoff = 1.41 cfs @ 12.06 hrs, Volume= 4,730 cf, Depth= 0.46"
Routed to Link 6L : Outfall #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 1-year Rainfall=3.24"

Area (ac)	CN	Description
2.010	49	50-75% Grass cover, Fair, HSG A
0.110	36	Woods, Fair, HSG A
0.710	98	Paved parking, HSG A
2.830	61	Weighted Average
2.120		74.91% Pervious Area
0.710		25.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	69	0.0120	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.2	434	0.0420	3.30		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.0	16	0.1562	6.36		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.3	80	0.0160	4.66	11.66	**Channel Flow,** Area= 2.5 sf Perim= 6.2' r= 0.40' n= 0.022 Earth, clean & straight
11.2	599	Total			

Subcatchment 15S: Bypass



Summary for Pond 10DP: Detention Pond 3

[44] Hint: Outlet device #2 is below defined storage
[79] Warning: Submerged Pond 10FP Primary device # 1 INLET by 2.28'

Inflow Area = 96,703 sf, 64.41% Impervious, Inflow Depth = 1.42" for 1-year event
Inflow = 4.74 cfs @ 12.05 hrs, Volume= 11,407 cf
Outflow = 0.70 cfs @ 12.50 hrs, Volume= 11,407 cf, Atten= 85%, Lag= 26.7 min
Primary = 0.70 cfs @ 12.50 hrs, Volume= 11,407 cf
Routed to Link 6L : Outfall #3

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.28' @ 12.50 hrs Surf.Area= 3,679 sf Storage= 4,215 cf

Plug-Flow detention time= 49.4 min calculated for 11,407 cf (100% of inflow)
Center-of-Mass det. time= 49.4 min (903.1 - 853.7)

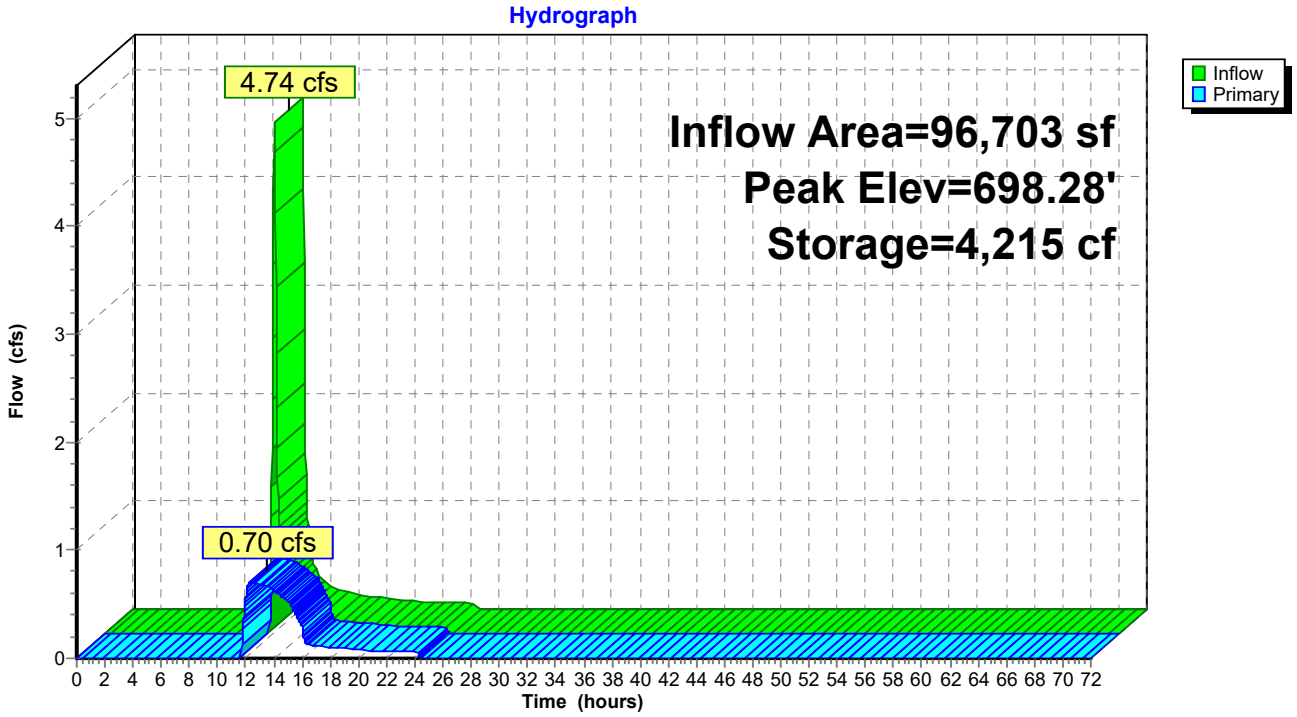
Volume	Invert	Avail.Storage	Storage Description
#1	695.44'	22,040 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.44	0	0	0
696.00	292	82	82
697.00	1,309	801	882
698.00	2,953	2,131	3,013
699.00	5,510	4,232	7,245
700.00	6,790	6,150	13,395
701.00	10,501	8,646	22,040

Device	Routing	Invert	Outlet Devices
#1	Primary	695.33'	**18.0" Round Culvert** L= 64.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.33' / 695.00' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	695.33'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	700.00'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	700.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=0.70 cfs @ 12.50 hrs HW=698.28' TW=565.00' (Fixed TW Elev= 565.00')
- **1=Culvert** (Passes 0.70 cfs of 11.59 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.70 cfs @ 8.04 fps)
  - **3=Orifice/Grate** (Controls 0.00 cfs)
- **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10DP: Detention Pond 3



Summary for Pond 10FP: FocalPoint 10

[92] Warning: Device #3 is above defined storage

Inflow Area = 96,703 sf, 64.41% Impervious, Inflow Depth = 1.50" for 1-year event
Inflow = 4.79 cfs @ 12.04 hrs, Volume= 12,092 cf
Outflow = 4.74 cfs @ 12.05 hrs, Volume= 11,407 cf, Atten= 1%, Lag= 1.0 min
Primary = 4.74 cfs @ 12.05 hrs, Volume= 11,407 cf
Routed to Pond 10DP : Detention Pond 3

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.82' @ 12.05 hrs Surf.Area= 1,224 sf Storage= 1,037 cf

Plug-Flow detention time= 44.0 min calculated for 11,407 cf (94% of inflow)
Center-of-Mass det. time= 12.6 min (853.7 - 841.0)

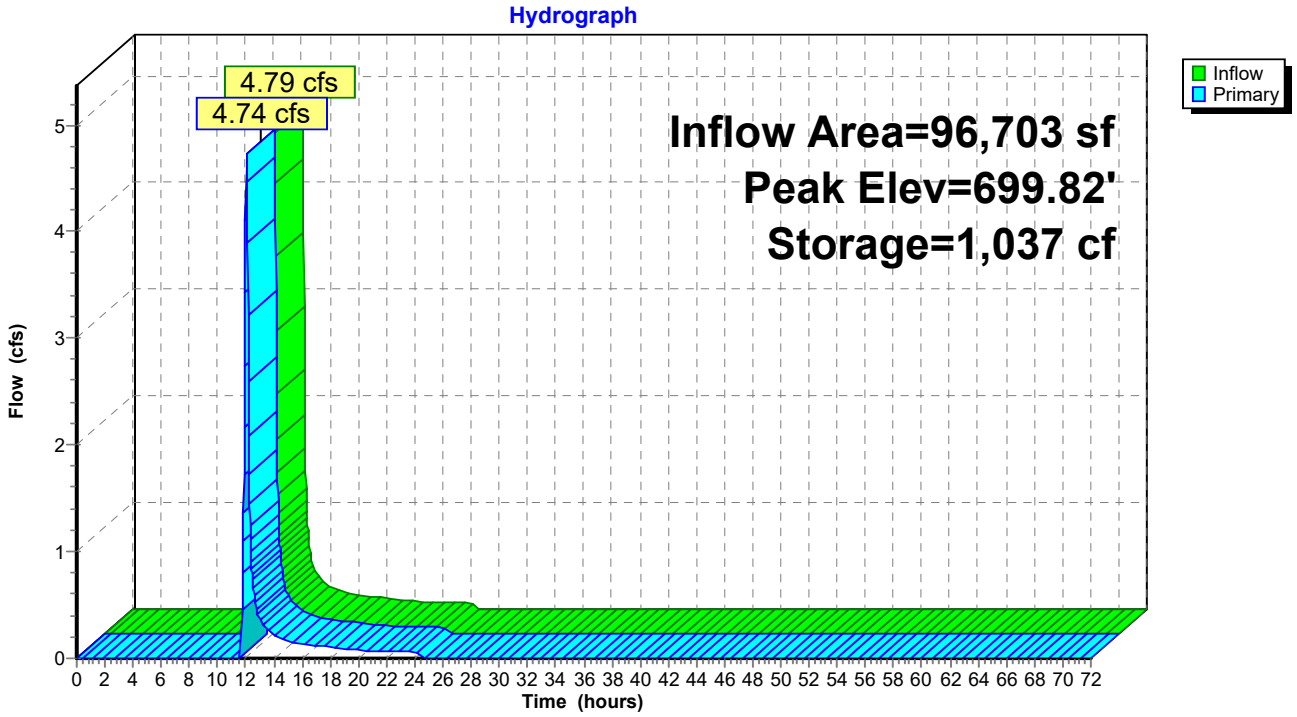
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	1,266 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	527	0.0	0	0
699.00	527	20.0	316	316
700.00	1,373	100.0	950	1,266

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.88' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**103.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=4.70 cfs @ 12.05 hrs HW=699.82' (Free Discharge)
└**1=Culvert** (Passes 4.70 cfs of 14.91 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 4.70 cfs @ 1.86 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10FP: FocalPoint 10

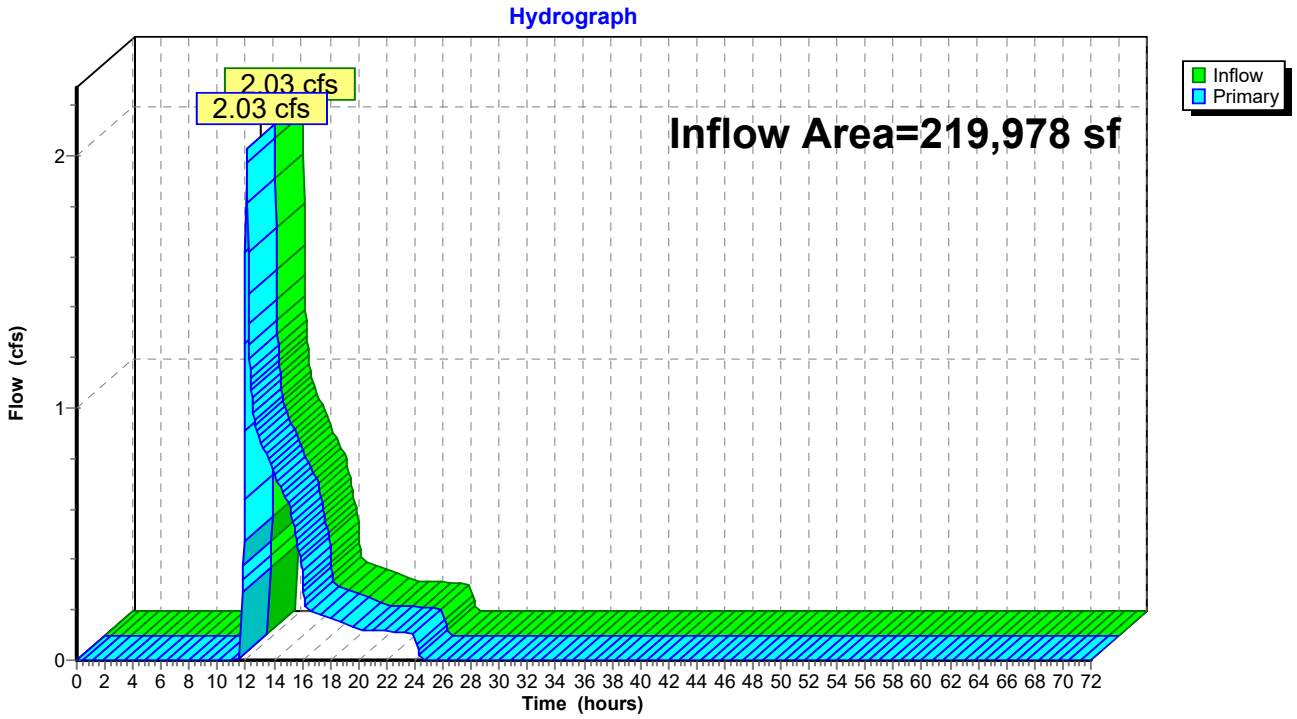


Summary for Link 6L: Outfall #3

Inflow Area = 219,978 sf, 42.38% Impervious, Inflow Depth = 0.88" for 1-year event
Inflow = 2.03 cfs @ 12.07 hrs, Volume= 16,137 cf
Primary = 2.03 cfs @ 12.07 hrs, Volume= 16,137 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 6L: Outfall #3



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment14S: Site Runoff Area=2.220 ac 64.41% Impervious Runoff Depth=2.01"
Flow Length=960' Tc=11.8 min CN=81 Runoff=6.43 cfs 16,219 cf

Subcatchment15S: Bypass Runoff Area=2.830 ac 25.09% Impervious Runoff Depth=0.75"
Flow Length=599' Tc=11.2 min CN=61 Runoff=2.66 cfs 7,678 cf

Pond 10DP: Detention Pond 3 Peak Elev=698.78' Storage=6,313 cf Inflow=6.37 cfs 15,534 cf
Outflow=0.76 cfs 15,534 cf

Pond 10FP: FocalPoint 10 Peak Elev=699.89' Storage=1,126 cf Inflow=6.43 cfs 16,219 cf
Outflow=6.37 cfs 15,534 cf

Link 6L: Outfall #3 Inflow=3.34 cfs 23,211 cf
Primary=3.34 cfs 23,211 cf

Total Runoff Area = 219,978 sf Runoff Volume = 23,897 cf Average Runoff Depth = 1.30"
57.62% Pervious = 126,760 sf 42.38% Impervious = 93,218 sf

Summary for Subcatchment 14S: Site

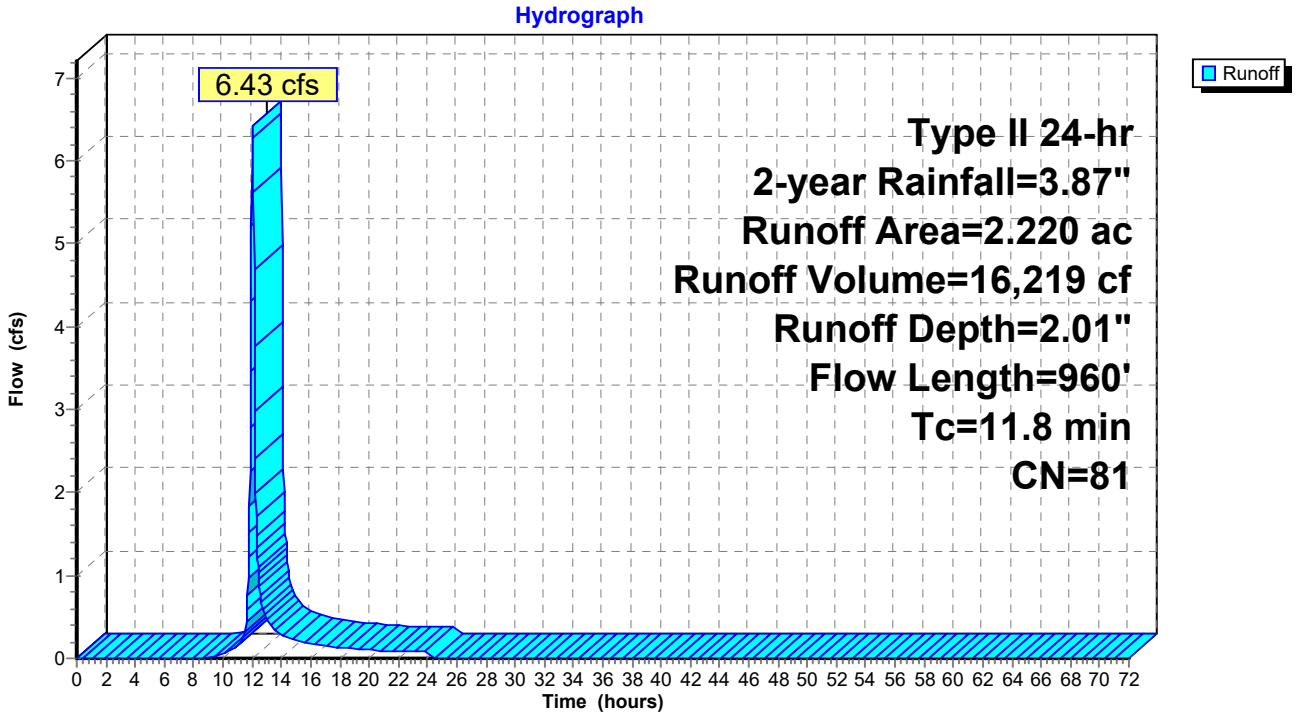
Runoff = 6.43 cfs @ 12.04 hrs, Volume= 16,219 cf, Depth= 2.01"
Routed to Pond 10FP : FocalPoint 10

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
0.610	49	50-75% Grass cover, Fair, HSG A
0.070	69	50-75% Grass cover, Fair, HSG B
0.110	36	Woods, Fair, HSG A
1.430	98	Paved parking, HSG A
2.220	81	Weighted Average
0.790		35.59% Pervious Area
1.430		64.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	69	0.0140	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
0.1	28	0.2860	8.61		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.2	165	0.0220	2.39		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.3	78	0.0050	4.20	7.43	**Pipe Channel,** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013
2.0	620	0.0160	5.21	15.63	**Channel Flow,** Area= 3.0 sf Perim= 6.3' r= 0.48' n= 0.022 Earth, clean & straight
11.8	960	Total			

Subcatchment 14S: Site



Summary for Subcatchment 15S: Bypass

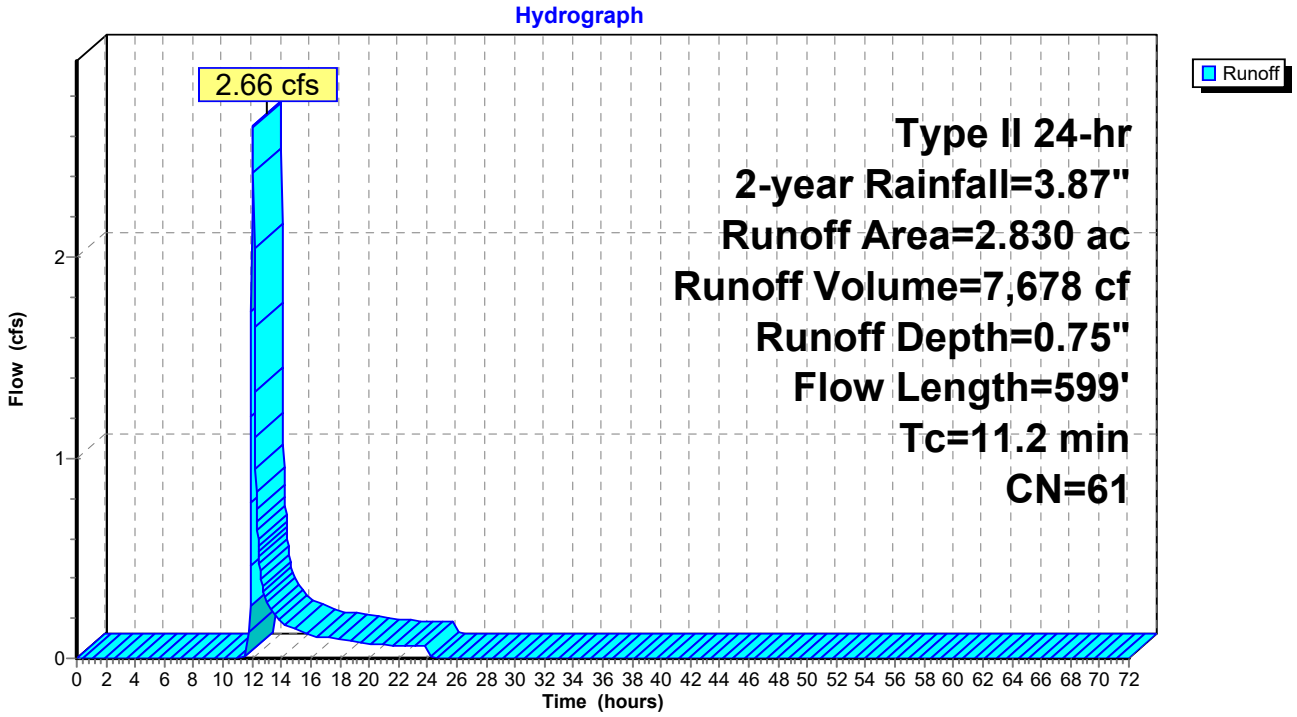
Runoff = 2.66 cfs @ 12.05 hrs, Volume= 7,678 cf, Depth= 0.75"
Routed to Link 6L : Outfall #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-year Rainfall=3.87"

Area (ac)	CN	Description
2.010	49	50-75% Grass cover, Fair, HSG A
0.110	36	Woods, Fair, HSG A
0.710	98	Paved parking, HSG A
2.830	61	Weighted Average
2.120		74.91% Pervious Area
0.710		25.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	69	0.0120	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.2	434	0.0420	3.30		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.0	16	0.1562	6.36		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.3	80	0.0160	4.66	11.66	**Channel Flow,** Area= 2.5 sf Perim= 6.2' r= 0.40' n= 0.022 Earth, clean & straight
11.2	599	Total			

Subcatchment 15S: Bypass



Summary for Pond 10DP: Detention Pond 3

[44] Hint: Outlet device #2 is below defined storage
[79] Warning: Submerged Pond 10FP Primary device # 1 INLET by 2.78'

Inflow Area = 96,703 sf, 64.41% Impervious, Inflow Depth = 1.93" for 2-year event
Inflow = 6.37 cfs @ 12.05 hrs, Volume= 15,534 cf
Outflow = 0.76 cfs @ 12.58 hrs, Volume= 15,534 cf, Atten= 88%, Lag= 31.7 min
Primary = 0.76 cfs @ 12.58 hrs, Volume= 15,534 cf
Routed to Link 6L : Outfall #3

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 698.78' @ 12.58 hrs Surf.Area= 4,947 sf Storage= 6,313 cf

Plug-Flow detention time= 72.0 min calculated for 15,534 cf (100% of inflow)
Center-of-Mass det. time= 72.0 min (915.6 - 843.6)

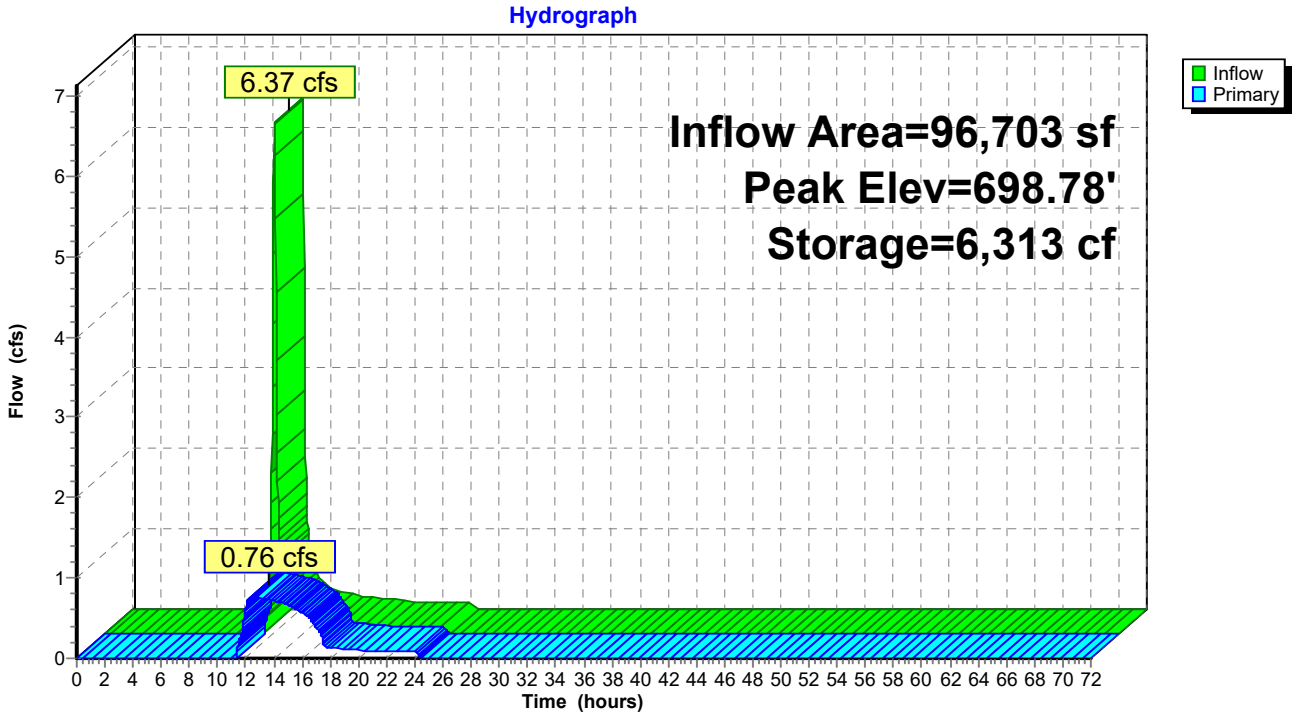
Volume	Invert	Avail.Storage	Storage Description
#1	695.44'	22,040 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.44	0	0	0
696.00	292	82	82
697.00	1,309	801	882
698.00	2,953	2,131	3,013
699.00	5,510	4,232	7,245
700.00	6,790	6,150	13,395
701.00	10,501	8,646	22,040

Device	Routing	Invert	Outlet Devices
#1	Primary	695.33'	**18.0" Round Culvert** L= 64.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.33' / 695.00' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	695.33'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	700.00'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	700.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=0.76 cfs @ 12.58 hrs HW=698.78' TW=565.00' (Fixed TW Elev= 565.00')
- **1=Culvert** (Passes 0.76 cfs of 13.10 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.76 cfs @ 8.72 fps)
  - **3=Orifice/Grate** (Controls 0.00 cfs)
- **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10DP: Detention Pond 3



Summary for Pond 10FP: FocalPoint 10

[92] Warning: Device #3 is above defined storage

Inflow Area = 96,703 sf, 64.41% Impervious, Inflow Depth = 2.01" for 2-year event
Inflow = 6.43 cfs @ 12.04 hrs, Volume= 16,219 cf
Outflow = 6.37 cfs @ 12.05 hrs, Volume= 15,534 cf, Atten= 1%, Lag= 0.9 min
Primary = 6.37 cfs @ 12.05 hrs, Volume= 15,534 cf
Routed to Pond 10DP : Detention Pond 3

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.89' @ 12.05 hrs Surf.Area= 1,284 sf Storage= 1,126 cf

Plug-Flow detention time= 35.1 min calculated for 15,534 cf (96% of inflow)
Center-of-Mass det. time= 10.9 min (843.6 - 832.6)

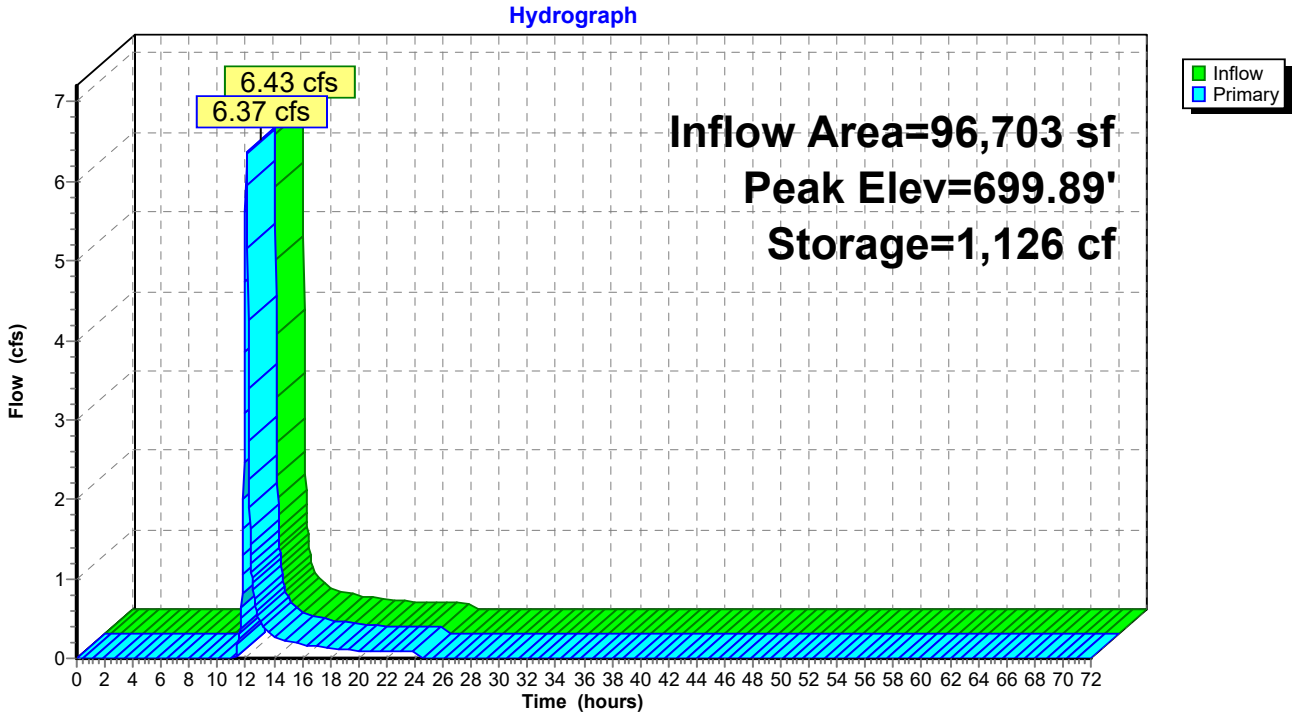
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	1,266 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	527	0.0	0	0
699.00	527	20.0	316	316
700.00	1,373	100.0	950	1,266

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.88' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**103.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=6.31 cfs @ 12.05 hrs HW=699.89' (Free Discharge)
└**1=Culvert** (Passes 6.31 cfs of 15.08 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 6.31 cfs @ 2.05 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10FP: FocalPoint 10

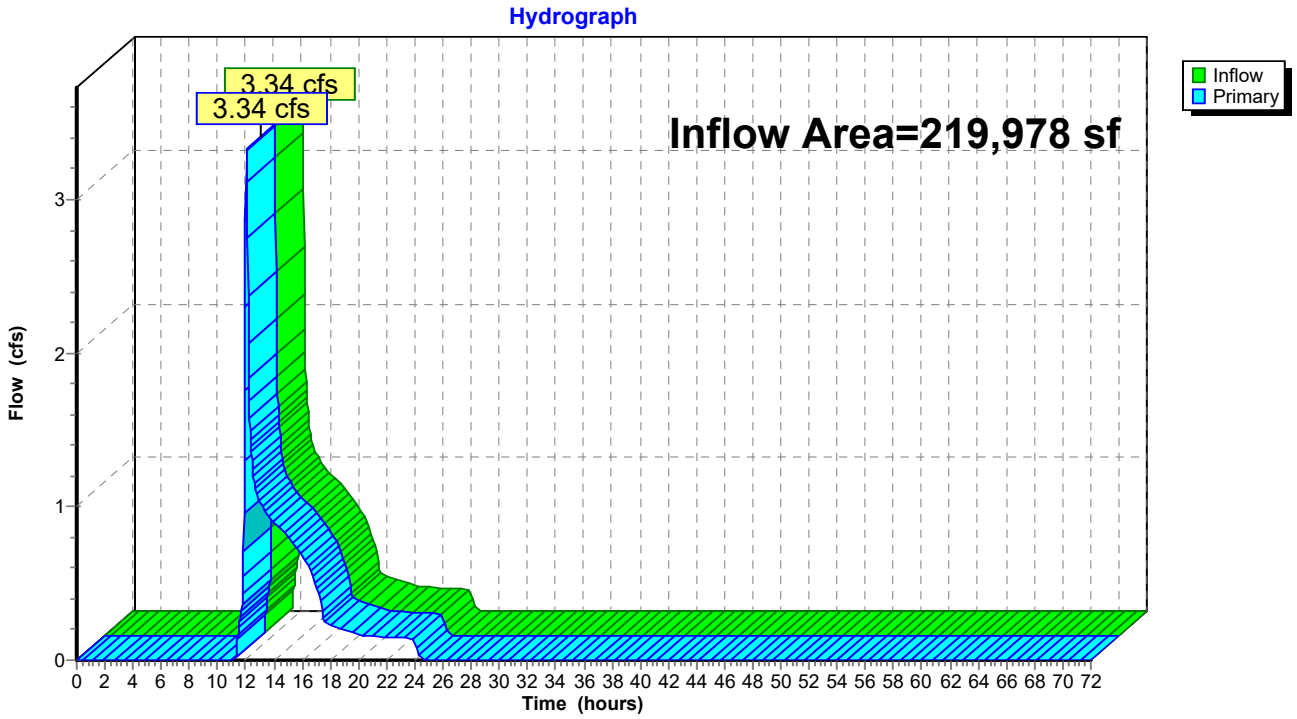


Summary for Link 6L: Outfall #3

Inflow Area = 219,978 sf, 42.38% Impervious, Inflow Depth = 1.27" for 2-year event
Inflow = 3.34 cfs @ 12.05 hrs, Volume= 23,211 cf
Primary = 3.34 cfs @ 12.05 hrs, Volume= 23,211 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 6L: Outfall #3



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment14S: Site Runoff Area=2.220 ac 64.41% Impervious Runoff Depth=2.73"
Flow Length=960' Tc=11.8 min CN=81 Runoff=8.69 cfs 22,004 cf

Subcatchment15S: Bypass Runoff Area=2.830 ac 25.09% Impervious Runoff Depth=1.20"
Flow Length=599' Tc=11.2 min CN=61 Runoff=4.65 cfs 12,311 cf

Pond 10DP: Detention Pond 3 Peak Elev=699.33' Storage=9,301 cf Inflow=8.61 cfs 21,319 cf
Outflow=0.82 cfs 21,319 cf

Pond 10FP: FocalPoint 10 Peak Elev=699.98' Storage=1,242 cf Inflow=8.69 cfs 22,004 cf
Outflow=8.61 cfs 21,319 cf

Link 6L: Outfall #3 Inflow=5.36 cfs 33,630 cf
Primary=5.36 cfs 33,630 cf

Total Runoff Area = 219,978 sf Runoff Volume = 34,315 cf Average Runoff Depth = 1.87"
57.62% Pervious = 126,760 sf 42.38% Impervious = 93,218 sf

Summary for Subcatchment 14S: Site

[47] Hint: Peak is 117% of capacity of segment #4

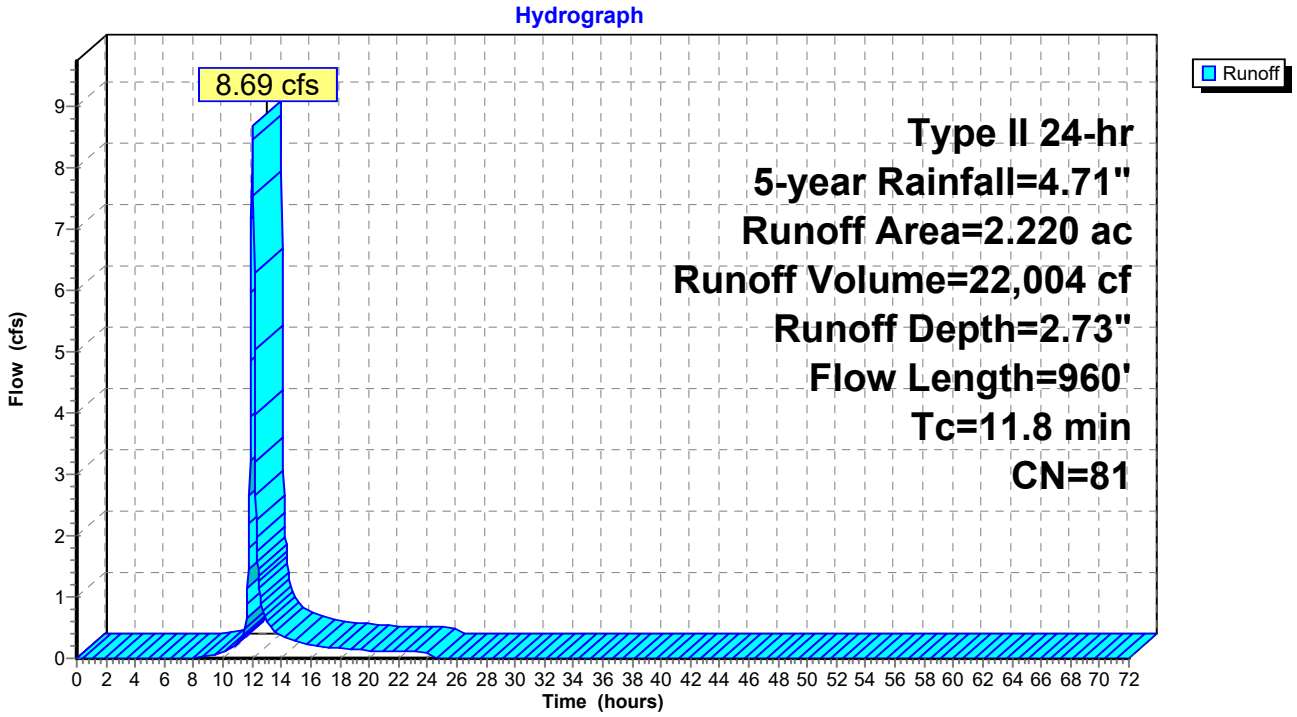
Runoff = 8.69 cfs @ 12.04 hrs, Volume= 22,004 cf, Depth= 2.73"
Routed to Pond 10FP : FocalPoint 10

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
0.610	49	50-75% Grass cover, Fair, HSG A
0.070	69	50-75% Grass cover, Fair, HSG B
0.110	36	Woods, Fair, HSG A
1.430	98	Paved parking, HSG A
2.220	81	Weighted Average
0.790		35.59% Pervious Area
1.430		64.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	69	0.0140	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
0.1	28	0.2860	8.61		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.2	165	0.0220	2.39		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.3	78	0.0050	4.20	7.43	**Pipe Channel,** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013
2.0	620	0.0160	5.21	15.63	**Channel Flow,** Area= 3.0 sf Perim= 6.3' r= 0.48' n= 0.022 Earth, clean & straight
11.8	960	Total			

Subcatchment 14S: Site



Summary for Subcatchment 15S: Bypass

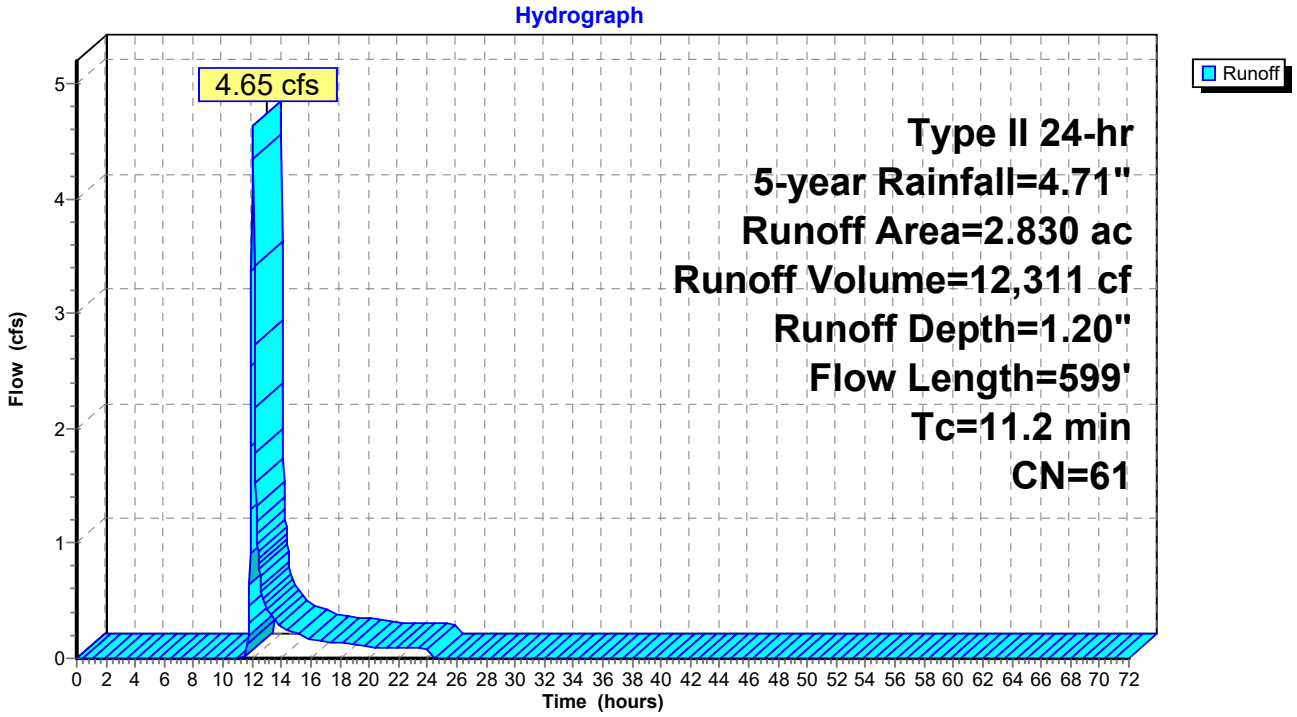
Runoff = 4.65 cfs @ 12.04 hrs, Volume= 12,311 cf, Depth= 1.20"
Routed to Link 6L : Outfall #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 5-year Rainfall=4.71"

Area (ac)	CN	Description
2.010	49	50-75% Grass cover, Fair, HSG A
0.110	36	Woods, Fair, HSG A
0.710	98	Paved parking, HSG A
2.830	61	Weighted Average
2.120		74.91% Pervious Area
0.710		25.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	69	0.0120	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.2	434	0.0420	3.30		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.0	16	0.1562	6.36		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.3	80	0.0160	4.66	11.66	**Channel Flow,** Area= 2.5 sf Perim= 6.2' r= 0.40' n= 0.022 Earth, clean & straight
11.2	599	Total			

Subcatchment 15S: Bypass



Summary for Pond 10DP: Detention Pond 3

[44] Hint: Outlet device #2 is below defined storage
[79] Warning: Submerged Pond 10FP Primary device # 1 INLET by 3.33'

Inflow Area = 96,703 sf, 64.41% Impervious, Inflow Depth = 2.65" for 5-year event
Inflow = 8.61 cfs @ 12.05 hrs, Volume= 21,319 cf
Outflow = 0.82 cfs @ 12.68 hrs, Volume= 21,319 cf, Atten= 90%, Lag= 37.7 min
Primary = 0.82 cfs @ 12.68 hrs, Volume= 21,319 cf
Routed to Link 6L : Outfall #3

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.33' @ 12.68 hrs Surf.Area= 5,938 sf Storage= 9,301 cf

Plug-Flow detention time= 102.4 min calculated for 21,310 cf (100% of inflow)
Center-of-Mass det. time= 102.4 min (936.0 - 833.6)

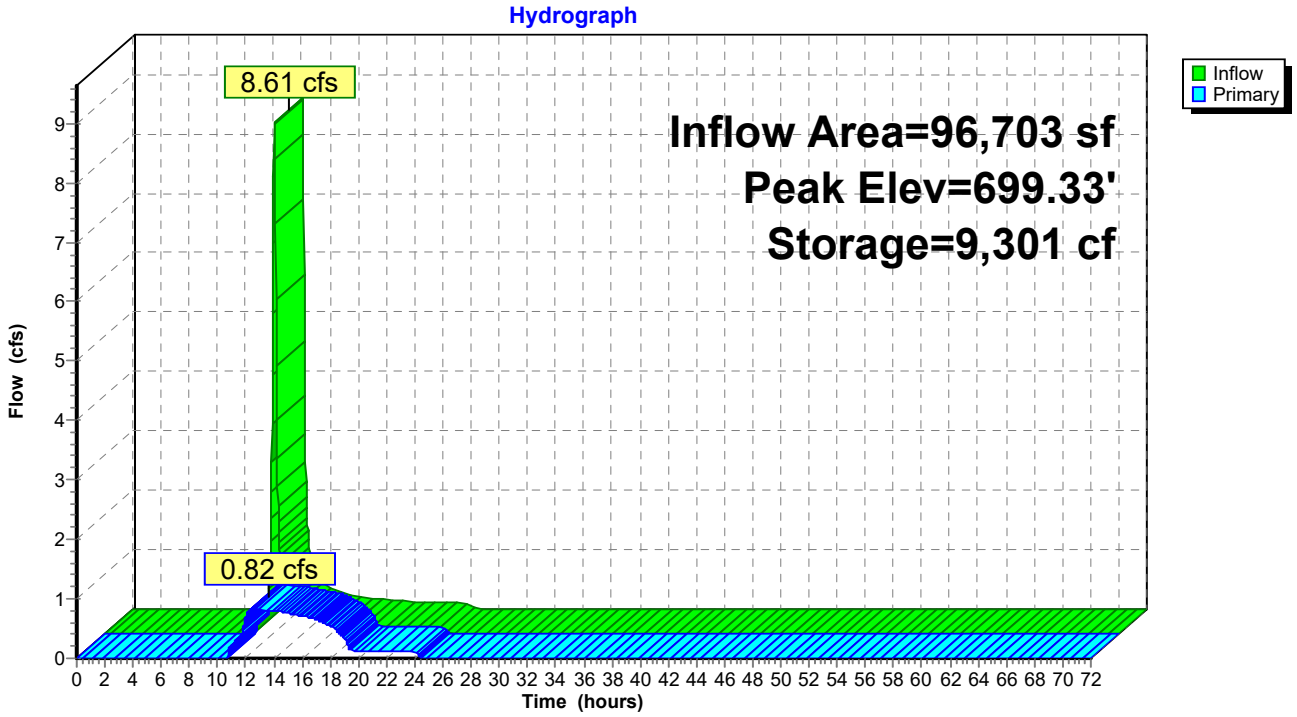
Volume	Invert	Avail.Storage	Storage Description
#1	695.44'	22,040 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.44	0	0	0
696.00	292	82	82
697.00	1,309	801	882
698.00	2,953	2,131	3,013
699.00	5,510	4,232	7,245
700.00	6,790	6,150	13,395
701.00	10,501	8,646	22,040

Device	Routing	Invert	Outlet Devices
#1	Primary	695.33'	**18.0" Round Culvert** L= 64.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.33' / 695.00' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	695.33'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	700.00'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	700.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=0.82 cfs @ 12.68 hrs HW=699.33' TW=565.00' (Fixed TW Elev= 565.00')
- **1=Culvert** (Passes 0.82 cfs of 14.61 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.82 cfs @ 9.43 fps)
  - **3=Orifice/Grate** (Controls 0.00 cfs)
- **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10DP: Detention Pond 3



Summary for Pond 10FP: FocalPoint 10

[92] Warning: Device #3 is above defined storage

Inflow Area = 96,703 sf, 64.41% Impervious, Inflow Depth = 2.73" for 5-year event
Inflow = 8.69 cfs @ 12.04 hrs, Volume= 22,004 cf
Outflow = 8.61 cfs @ 12.05 hrs, Volume= 21,319 cf, Atten= 1%, Lag= 0.9 min
Primary = 8.61 cfs @ 12.05 hrs, Volume= 21,319 cf
Routed to Pond 10DP : Detention Pond 3

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.98' @ 12.05 hrs Surf.Area= 1,358 sf Storage= 1,242 cf

Plug-Flow detention time= 28.0 min calculated for 21,310 cf (97% of inflow)
Center-of-Mass det. time= 9.7 min (833.6 - 823.9)

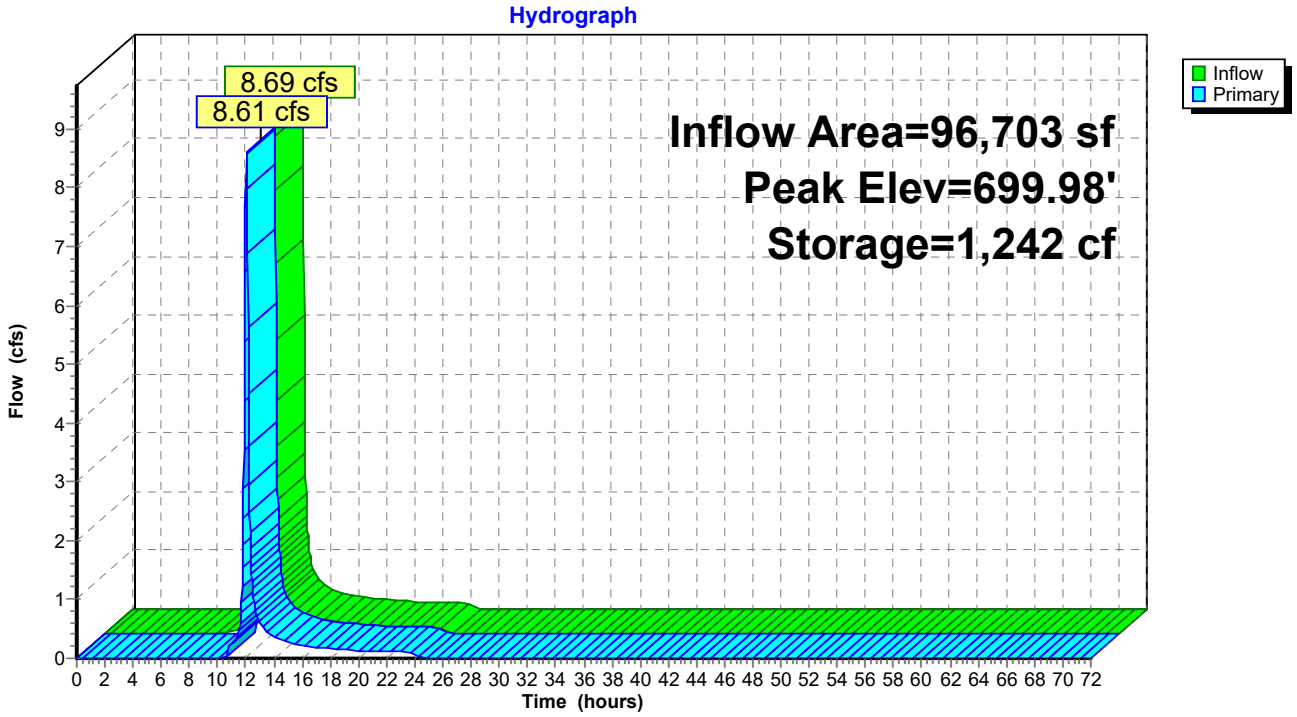
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	1,266 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	527	0.0	0	0
699.00	527	20.0	316	316
700.00	1,373	100.0	950	1,266

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.88' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**103.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=8.52 cfs @ 12.05 hrs HW=699.98' (Free Discharge)
└**1=Culvert** (Passes 8.52 cfs of 15.29 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 8.52 cfs @ 2.26 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10FP: FocalPoint 10

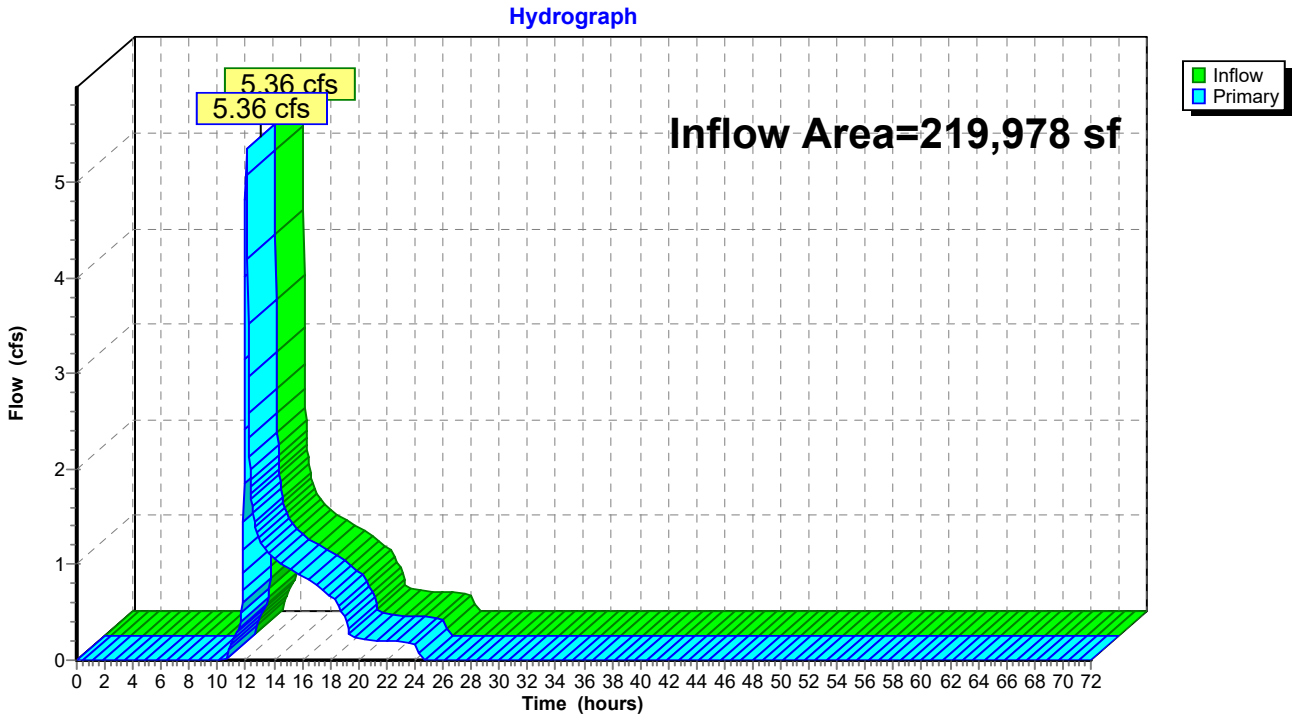


Summary for Link 6L: Outfall #3

Inflow Area = 219,978 sf, 42.38% Impervious, Inflow Depth = 1.83" for 5-year event
Inflow = 5.36 cfs @ 12.05 hrs, Volume= 33,630 cf
Primary = 5.36 cfs @ 12.05 hrs, Volume= 33,630 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 6L: Outfall #3



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment14S: Site Runoff Area=2.220 ac 64.41% Impervious Runoff Depth=3.32"
Flow Length=960' Tc=11.8 min CN=81 Runoff=10.53 cfs 26,782 cf

Subcatchment15S: Bypass Runoff Area=2.830 ac 25.09% Impervious Runoff Depth=1.60"
Flow Length=599' Tc=11.2 min CN=61 Runoff=6.41 cfs 16,465 cf

Pond 10DP: Detention Pond 3 Peak Elev=699.75' Storage=11,867 cf Inflow=10.79 cfs 26,097 cf
Outflow=0.87 cfs 26,097 cf

Pond 10FP: FocalPoint 10 Peak Elev=700.02' Storage=1,266 cf Inflow=10.53 cfs 26,782 cf
Outflow=10.79 cfs 26,097 cf

Link 6L: Outfall #3 Inflow=7.16 cfs 42,562 cf
Primary=7.16 cfs 42,562 cf

Total Runoff Area = 219,978 sf Runoff Volume = 43,247 cf Average Runoff Depth = 2.36"
57.62% Pervious = 126,760 sf 42.38% Impervious = 93,218 sf

Summary for Subcatchment 14S: Site

[47] Hint: Peak is 142% of capacity of segment #4

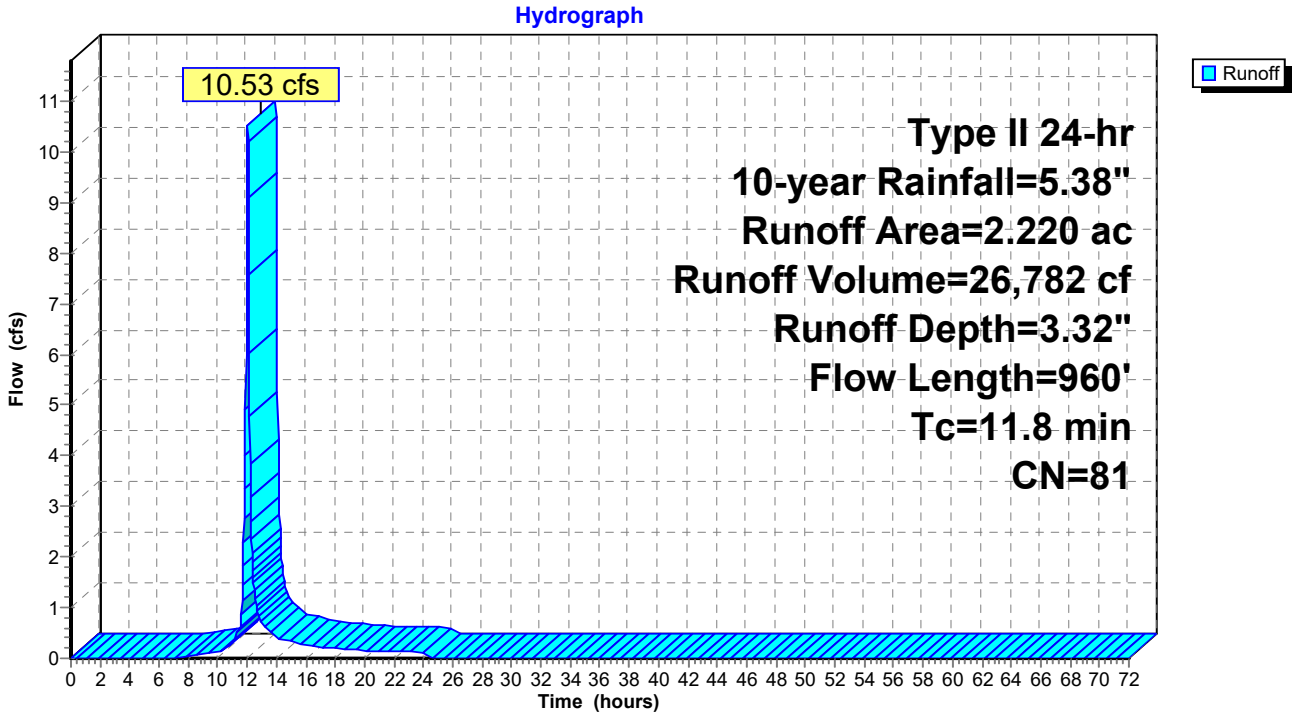
Runoff = 10.53 cfs @ 12.03 hrs, Volume= 26,782 cf, Depth= 3.32"
Routed to Pond 10FP : FocalPoint 10

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
0.610	49	50-75% Grass cover, Fair, HSG A
0.070	69	50-75% Grass cover, Fair, HSG B
0.110	36	Woods, Fair, HSG A
1.430	98	Paved parking, HSG A
2.220	81	Weighted Average
0.790		35.59% Pervious Area
1.430		64.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	69	0.0140	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
0.1	28	0.2860	8.61		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.2	165	0.0220	2.39		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.3	78	0.0050	4.20	7.43	**Pipe Channel,** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013
2.0	620	0.0160	5.21	15.63	**Channel Flow,** Area= 3.0 sf Perim= 6.3' r= 0.48' n= 0.022 Earth, clean & straight
11.8	960	Total			

Subcatchment 14S: Site



Summary for Subcatchment 15S: Bypass

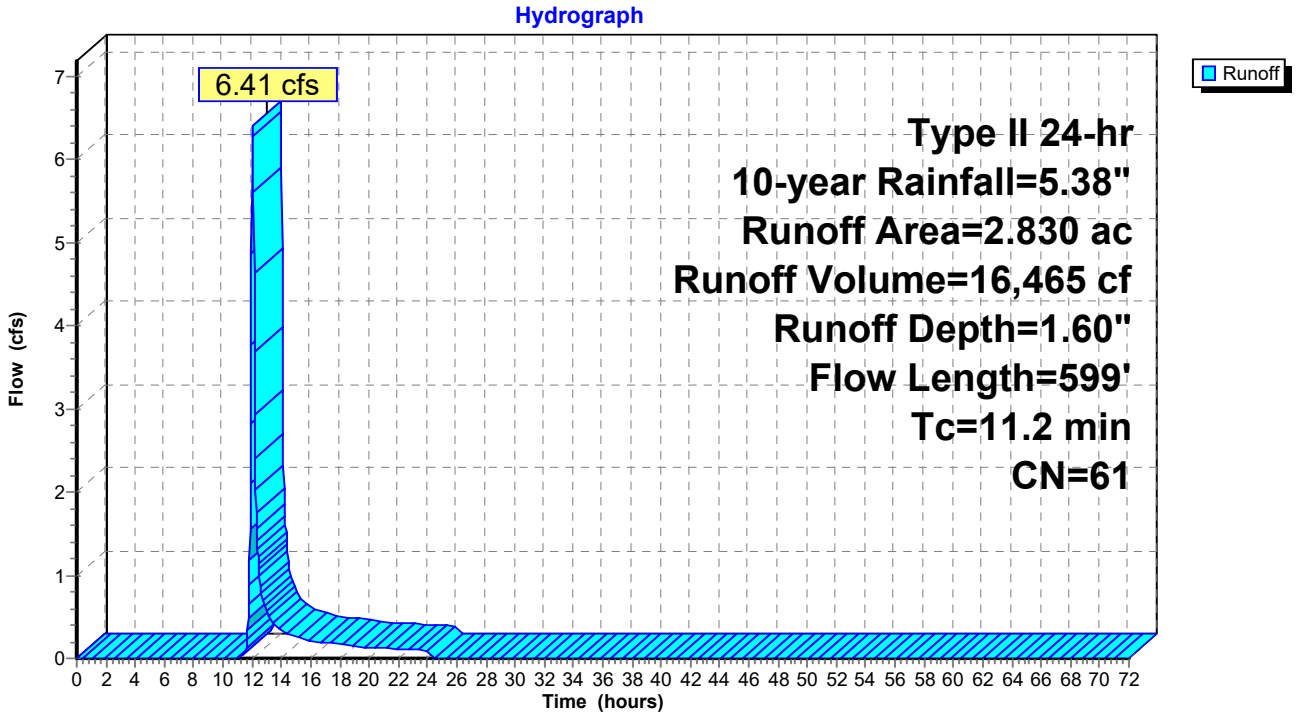
Runoff = 6.41 cfs @ 12.04 hrs, Volume= 16,465 cf, Depth= 1.60"
Routed to Link 6L : Outfall #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 10-year Rainfall=5.38"

Area (ac)	CN	Description
2.010	49	50-75% Grass cover, Fair, HSG A
0.110	36	Woods, Fair, HSG A
0.710	98	Paved parking, HSG A
2.830	61	Weighted Average
2.120		74.91% Pervious Area
0.710		25.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	69	0.0120	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.2	434	0.0420	3.30		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.0	16	0.1562	6.36		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.3	80	0.0160	4.66	11.66	**Channel Flow,** Area= 2.5 sf Perim= 6.2' r= 0.40' n= 0.022 Earth, clean & straight
11.2	599	Total			

Subcatchment 15S: Bypass



Summary for Pond 10DP: Detention Pond 3

[44] Hint: Outlet device #2 is below defined storage
[81] Warning: Exceeded Pond 10FP by 0.15' @ 12.90 hrs

Inflow Area = 96,703 sf, 64.41% Impervious, Inflow Depth = 3.24" for 10-year event
Inflow = 10.79 cfs @ 12.03 hrs, Volume= 26,097 cf
Outflow = 0.87 cfs @ 12.78 hrs, Volume= 26,097 cf, Atten= 92%, Lag= 44.7 min
Primary = 0.87 cfs @ 12.78 hrs, Volume= 26,097 cf
Routed to Link 6L : Outfall #3

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 699.75' @ 12.78 hrs Surf.Area= 6,472 sf Storage= 11,867 cf

Plug-Flow detention time= 128.1 min calculated for 26,097 cf (100% of inflow)
Center-of-Mass det. time= 127.9 min (955.3 - 827.4)

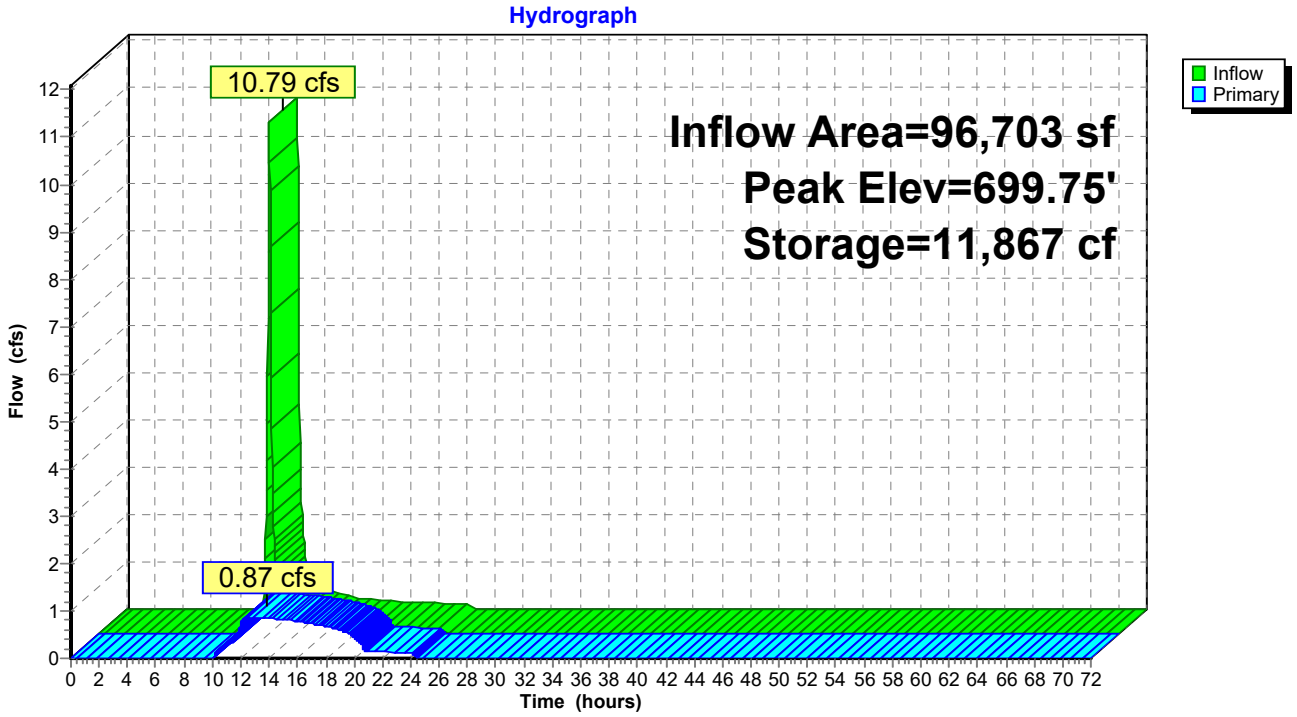
Volume	Invert	Avail.Storage	Storage Description
#1	695.44'	22,040 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.44	0	0	0
696.00	292	82	82
697.00	1,309	801	882
698.00	2,953	2,131	3,013
699.00	5,510	4,232	7,245
700.00	6,790	6,150	13,395
701.00	10,501	8,646	22,040

Device	Routing	Invert	Outlet Devices
#1	Primary	695.33'	**18.0" Round Culvert** L= 64.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.33' / 695.00' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	695.33'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	700.00'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	700.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=0.87 cfs @ 12.78 hrs HW=699.75' TW=565.00' (Fixed TW Elev= 565.00')
- **1=Culvert** (Passes 0.87 cfs of 15.65 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.87 cfs @ 9.93 fps)
  - **3=Orifice/Grate** (Controls 0.00 cfs)
- **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10DP: Detention Pond 3



Summary for Pond 10FP: FocalPoint 10

[92] Warning: Device #3 is above defined storage
[93] Warning: Storage range exceeded by 0.02'
[88] Warning: Qout>Qin may require smaller dt or Finer Routing

Inflow Area = 96,703 sf, 64.41% Impervious, Inflow Depth = 3.32" for 10-year event
Inflow = 10.53 cfs @ 12.03 hrs, Volume= 26,782 cf
Outflow = 10.79 cfs @ 12.03 hrs, Volume= 26,097 cf, Atten= 0%, Lag= 0.0 min
Primary = 10.79 cfs @ 12.03 hrs, Volume= 26,097 cf
Routed to Pond 10DP : Detention Pond 3

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.02' @ 12.03 hrs Surf.Area= 1,373 sf Storage= 1,266 cf

Plug-Flow detention time= 24.4 min calculated for 26,097 cf (97% of inflow)
Center-of-Mass det. time= 9.1 min (827.4 - 818.3)

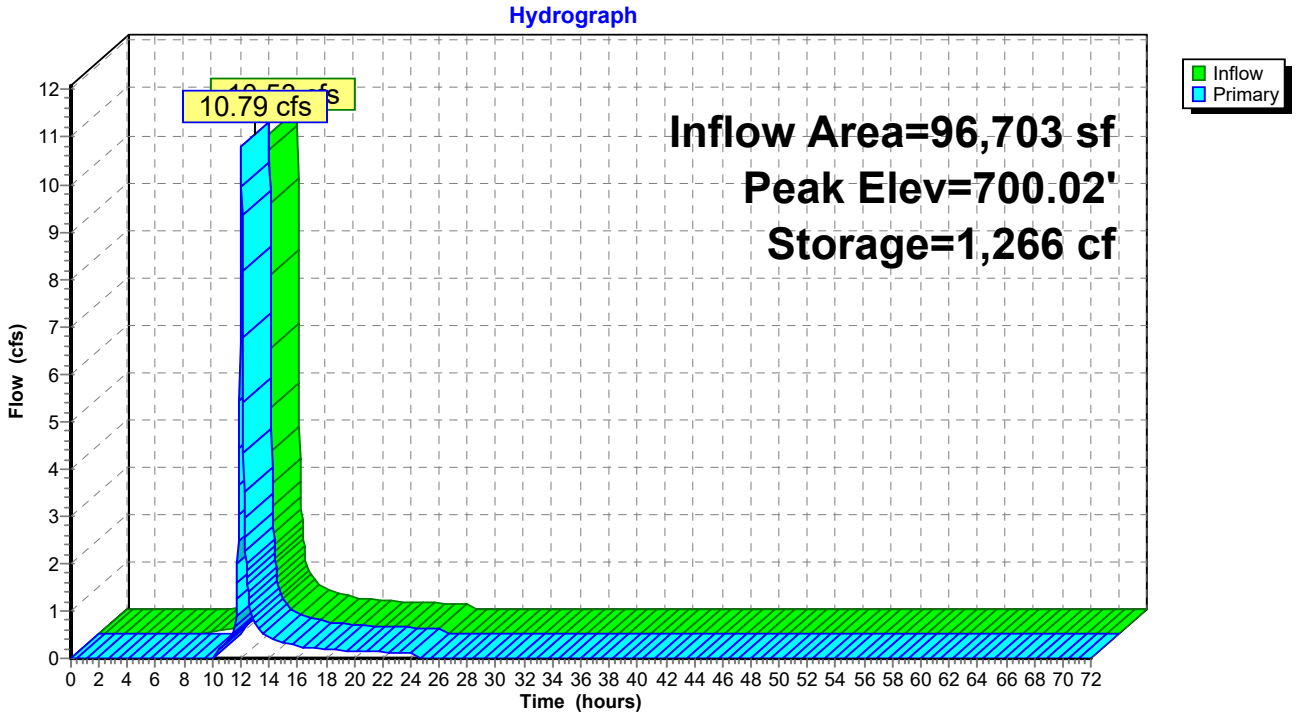
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	1,266 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	527	0.0	0	0
699.00	527	20.0	316	316
700.00	1,373	100.0	950	1,266

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.88' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**103.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=10.45 cfs @ 12.03 hrs HW=700.02' (Free Discharge)
└**1=Culvert** (Passes 9.68 cfs of 15.39 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 9.68 cfs @ 2.36 fps)
└**3=Broad-Crested Rectangular Weir** (Weir Controls 0.78 cfs @ 0.35 fps)

Pond 10FP: FocalPoint 10

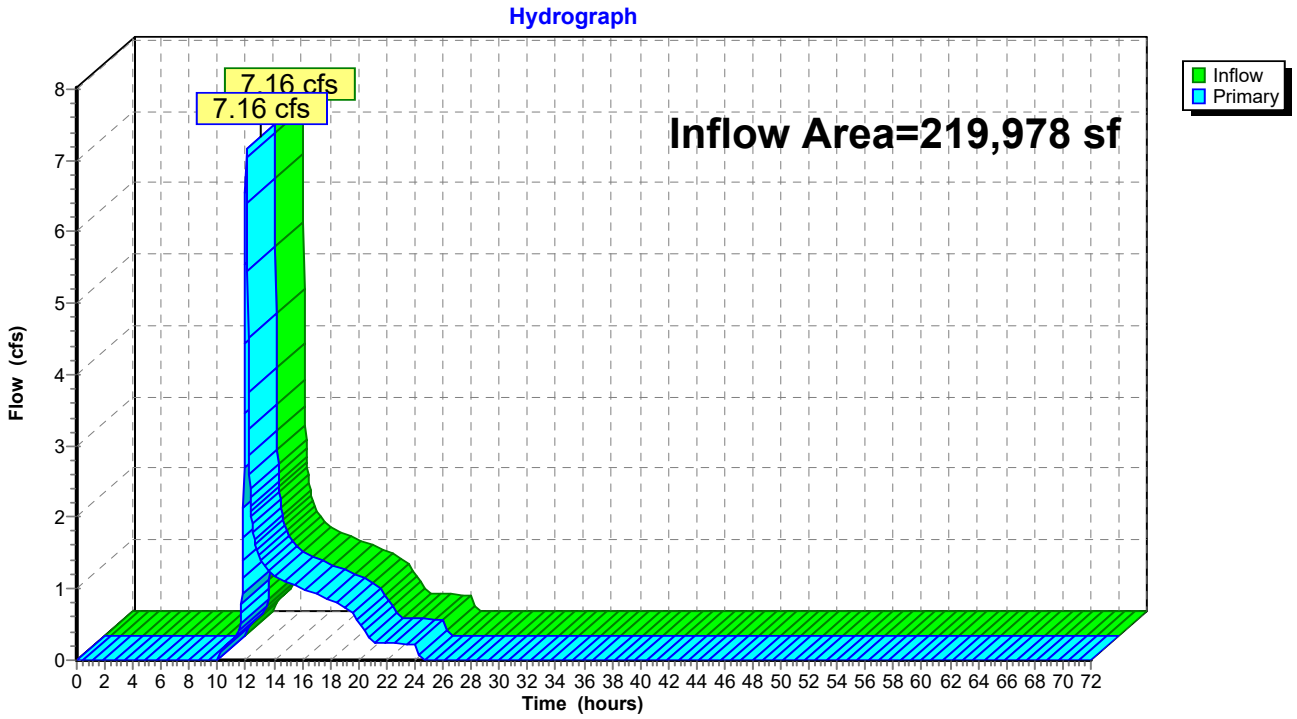


Summary for Link 6L: Outfall #3

Inflow Area = 219,978 sf, 42.38% Impervious, Inflow Depth = 2.32" for 10-year event
Inflow = 7.16 cfs @ 12.04 hrs, Volume= 42,562 cf
Primary = 7.16 cfs @ 12.04 hrs, Volume= 42,562 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 6L: Outfall #3



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment14S: Site Runoff Area=2.220 ac 64.41% Impervious Runoff Depth=4.16"
Flow Length=960' Tc=11.8 min CN=81 Runoff=13.08 cfs 33,509 cf

Subcatchment15S: Bypass Runoff Area=2.830 ac 25.09% Impervious Runoff Depth=2.21"
Flow Length=599' Tc=11.2 min CN=61 Runoff=9.03 cfs 22,691 cf

Pond 10DP: Detention Pond 3 Peak Elev=700.12' Storage=14,424 cf Inflow=13.26 cfs 32,823 cf
Outflow=1.97 cfs 32,823 cf

Pond 10FP: FocalPoint 10 Peak Elev=700.05' Storage=1,266 cf Inflow=13.08 cfs 33,509 cf
Outflow=13.26 cfs 32,823 cf

Link 6L: Outfall #3 Inflow=9.83 cfs 55,514 cf
Primary=9.83 cfs 55,514 cf

Total Runoff Area = 219,978 sf Runoff Volume = 56,200 cf Average Runoff Depth = 3.07"
57.62% Pervious = 126,760 sf 42.38% Impervious = 93,218 sf

Summary for Subcatchment 14S: Site

[47] Hint: Peak is 176% of capacity of segment #4

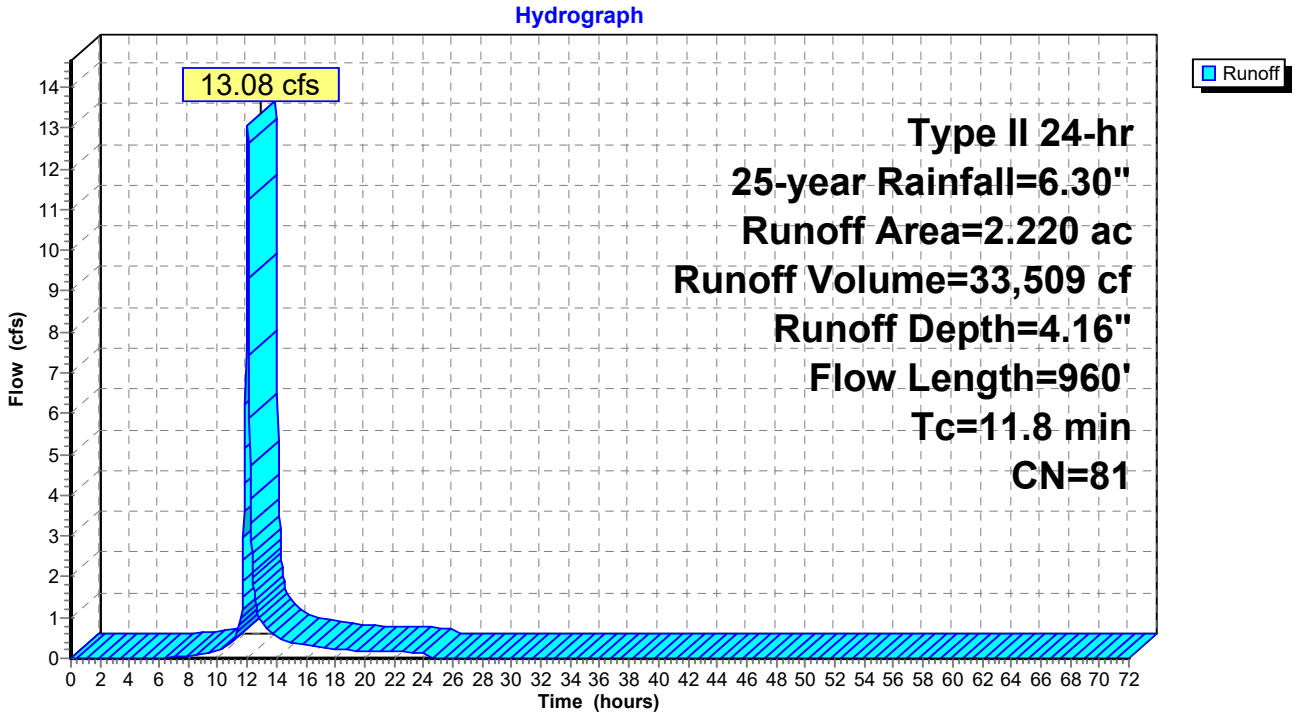
Runoff = 13.08 cfs @ 12.03 hrs, Volume= 33,509 cf, Depth= 4.16"
Routed to Pond 10FP : FocalPoint 10

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.610	49	50-75% Grass cover, Fair, HSG A
0.070	69	50-75% Grass cover, Fair, HSG B
0.110	36	Woods, Fair, HSG A
1.430	98	Paved parking, HSG A
2.220	81	Weighted Average
0.790		35.59% Pervious Area
1.430		64.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	69	0.0140	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
0.1	28	0.2860	8.61		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.2	165	0.0220	2.39		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.3	78	0.0050	4.20	7.43	**Pipe Channel,** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013
2.0	620	0.0160	5.21	15.63	**Channel Flow,** Area= 3.0 sf Perim= 6.3' r= 0.48' n= 0.022 Earth, clean & straight
11.8	960	Total			

Subcatchment 14S: Site



Summary for Subcatchment 15S: Bypass

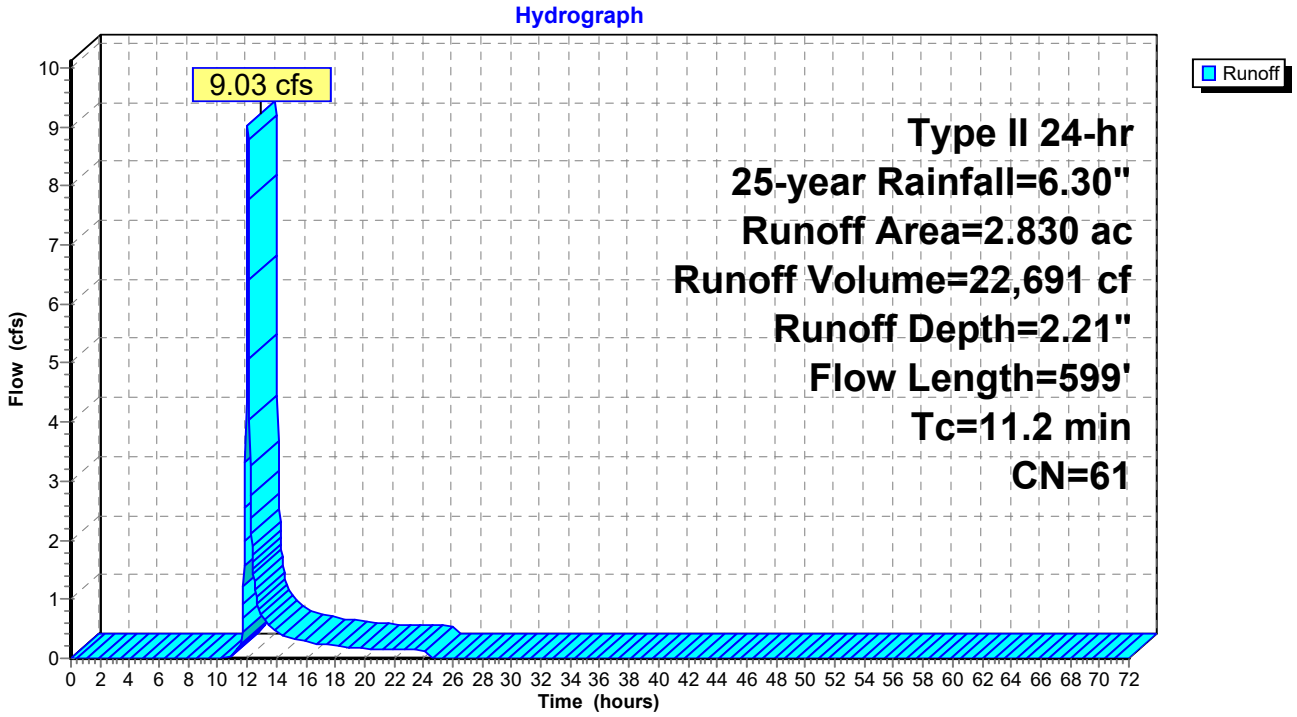
Runoff = 9.03 cfs @ 12.04 hrs, Volume= 22,691 cf, Depth= 2.21"
Routed to Link 6L : Outfall #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 25-year Rainfall=6.30"

Area (ac)	CN	Description
2.010	49	50-75% Grass cover, Fair, HSG A
0.110	36	Woods, Fair, HSG A
0.710	98	Paved parking, HSG A
2.830	61	Weighted Average
2.120		74.91% Pervious Area
0.710		25.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	69	0.0120	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.2	434	0.0420	3.30		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.0	16	0.1562	6.36		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.3	80	0.0160	4.66	11.66	**Channel Flow,** Area= 2.5 sf Perim= 6.2' r= 0.40' n= 0.022 Earth, clean & straight
11.2	599	Total			

Subcatchment 15S: Bypass



Summary for Pond 10DP: Detention Pond 3

[44] Hint: Outlet device #2 is below defined storage
[81] Warning: Exceeded Pond 10FP by 0.46' @ 12.63 hrs

Inflow Area = 96,703 sf, 64.41% Impervious, Inflow Depth = 4.07" for 25-year event
Inflow = 13.26 cfs @ 12.03 hrs, Volume= 32,823 cf
Outflow = 1.97 cfs @ 12.44 hrs, Volume= 32,823 cf, Atten= 85%, Lag= 24.4 min
Primary = 1.97 cfs @ 12.44 hrs, Volume= 32,823 cf
Routed to Link 6L : Outfall #3

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.12' @ 12.44 hrs Surf.Area= 7,232 sf Storage= 14,424 cf

Plug-Flow detention time= 137.7 min calculated for 32,809 cf (100% of inflow)
Center-of-Mass det. time= 137.7 min (957.9 - 820.2)

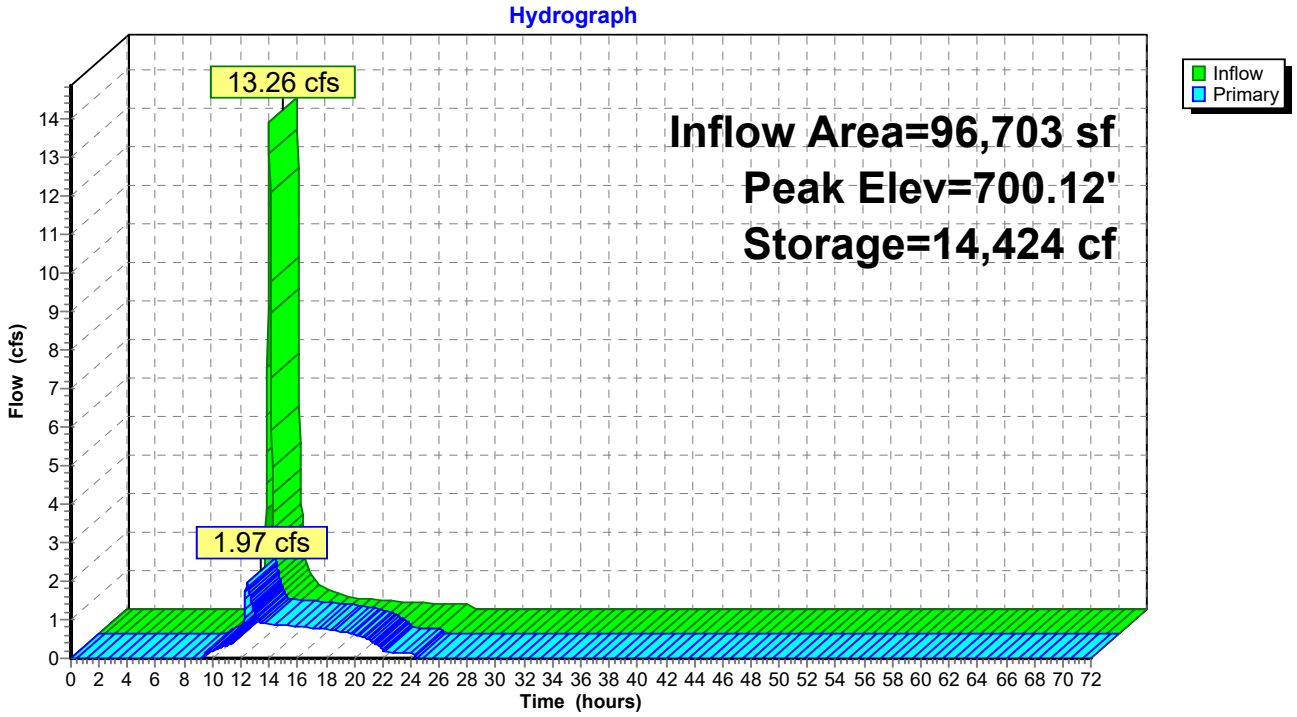
Volume	Invert	Avail.Storage	Storage Description
#1	695.44'	22,040 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.44	0	0	0
696.00	292	82	82
697.00	1,309	801	882
698.00	2,953	2,131	3,013
699.00	5,510	4,232	7,245
700.00	6,790	6,150	13,395
701.00	10,501	8,646	22,040

Device	Routing	Invert	Outlet Devices
#1	Primary	695.33'	**18.0" Round Culvert** L= 64.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.33' / 695.00' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	695.33'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	700.00'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	700.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=1.96 cfs @ 12.44 hrs HW=700.12' TW=565.00' (Fixed TW Elev= 565.00')
- **1=Culvert** (Passes 1.96 cfs of 16.51 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.90 cfs @ 10.35 fps)
  - **3=Orifice/Grate** (Weir Controls 1.05 cfs @ 1.13 fps)
- **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10DP: Detention Pond 3



Summary for Pond 10FP: FocalPoint 10

[92] Warning: Device #3 is above defined storage
[93] Warning: Storage range exceeded by 0.05'
[88] Warning: Qout>Qin may require smaller dt or Finer Routing

Inflow Area = 96,703 sf, 64.41% Impervious, Inflow Depth = 4.16" for 25-year event
Inflow = 13.08 cfs @ 12.03 hrs, Volume= 33,509 cf
Outflow = 13.26 cfs @ 12.03 hrs, Volume= 32,823 cf, Atten= 0%, Lag= 0.0 min
Primary = 13.26 cfs @ 12.03 hrs, Volume= 32,823 cf
Routed to Pond 10DP : Detention Pond 3

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.05' @ 12.03 hrs Surf.Area= 1,373 sf Storage= 1,266 cf

Plug-Flow detention time= 20.8 min calculated for 32,823 cf (98% of inflow)
Center-of-Mass det. time= 8.3 min (820.2 - 811.9)

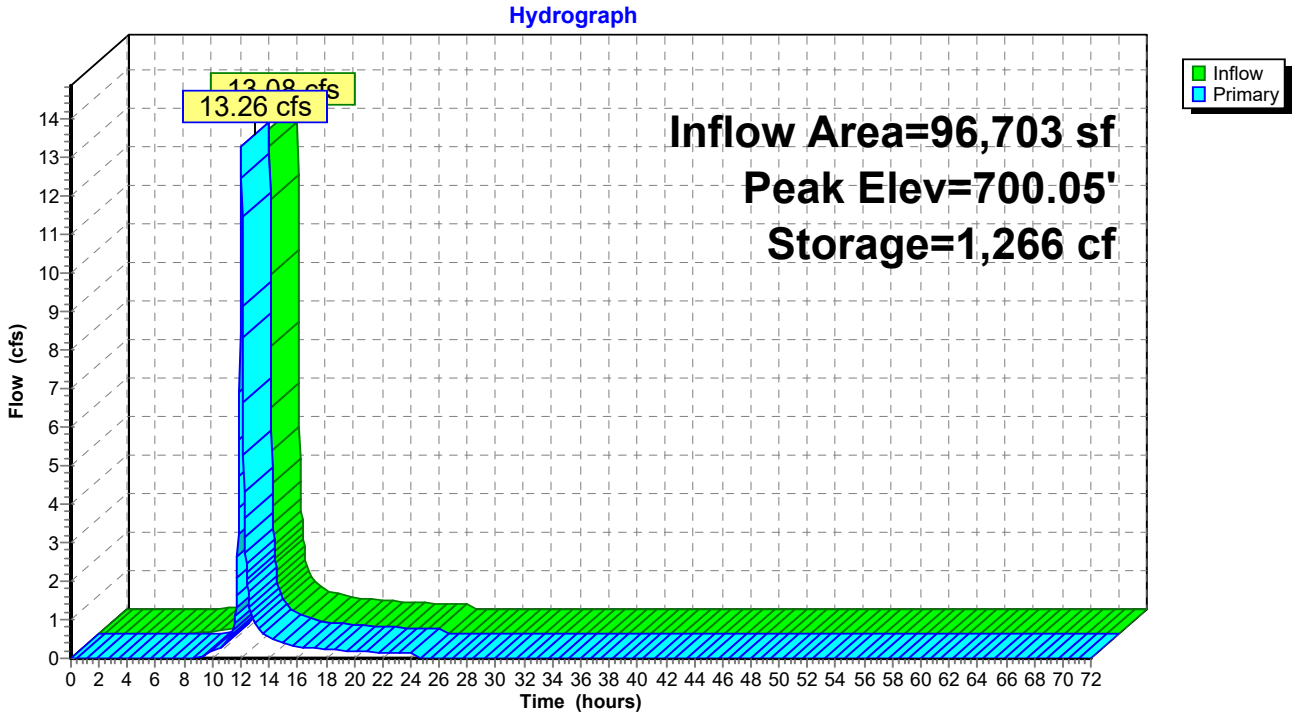
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	1,266 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	527	0.0	0	0
699.00	527	20.0	316	316
700.00	1,373	100.0	950	1,266

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.88' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**103.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=13.09 cfs @ 12.03 hrs HW=700.05' (Free Discharge)
└**1=Culvert** (Passes 10.45 cfs of 15.45 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 10.45 cfs @ 2.42 fps)
└**3=Broad-Crested Rectangular Weir** (Weir Controls 2.65 cfs @ 0.52 fps)

Pond 10FP: FocalPoint 10

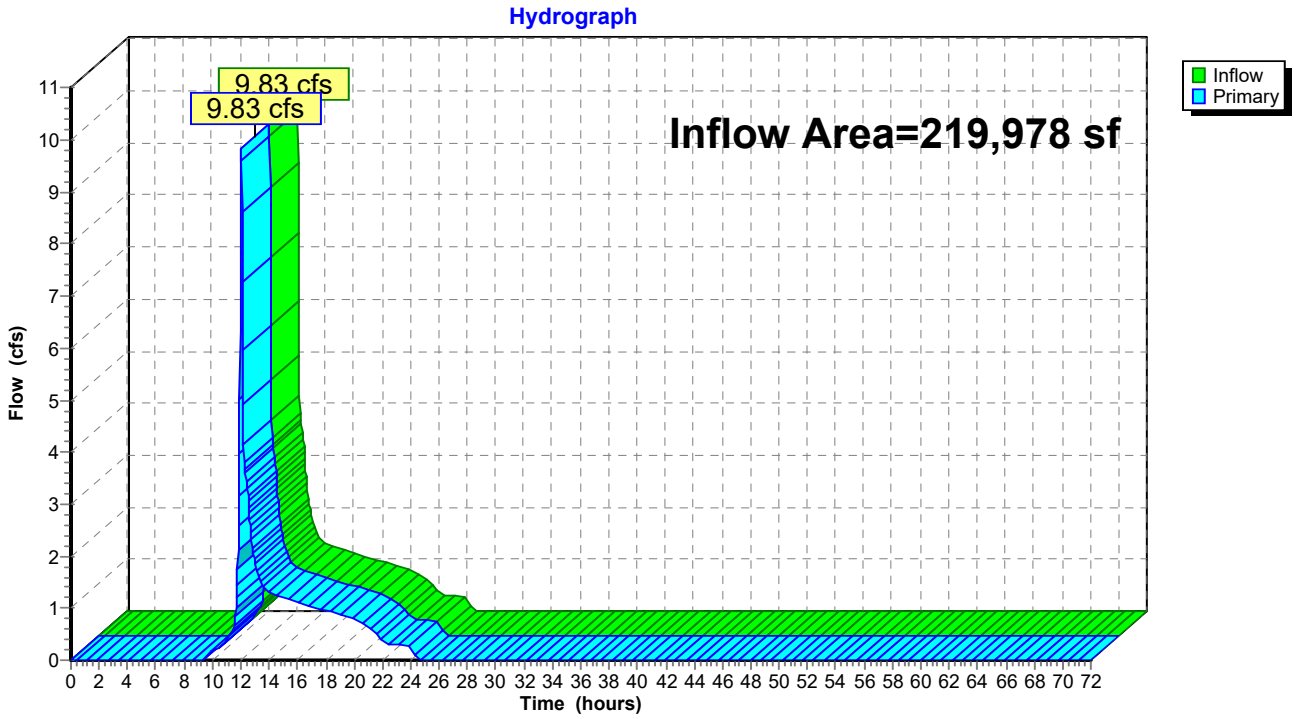


Summary for Link 6L: Outfall #3

Inflow Area = 219,978 sf, 42.38% Impervious, Inflow Depth = 3.03" for 25-year event
Inflow = 9.83 cfs @ 12.04 hrs, Volume= 55,514 cf
Primary = 9.83 cfs @ 12.04 hrs, Volume= 55,514 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 6L: Outfall #3



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment14S: Site Runoff Area=2.220 ac 64.41% Impervious Runoff Depth=4.82"
Flow Length=960' Tc=11.8 min CN=81 Runoff=15.08 cfs 38,872 cf

Subcatchment15S: Bypass Runoff Area=2.830 ac 25.09% Impervious Runoff Depth=2.72"
Flow Length=599' Tc=11.2 min CN=61 Runoff=11.21 cfs 27,905 cf

Pond 10DP: Detention Pond 3 Peak Elev=700.25' Storage=15,516 cf Inflow=15.24 cfs 38,186 cf
Outflow=4.05 cfs 38,186 cf

Pond 10FP: FocalPoint 10 Peak Elev=700.07' Storage=1,266 cf Inflow=15.08 cfs 38,872 cf
Outflow=15.24 cfs 38,186 cf

Link 6L: Outfall #3 Inflow=12.04 cfs 66,092 cf
Primary=12.04 cfs 66,092 cf

Total Runoff Area = 219,978 sf Runoff Volume = 66,777 cf Average Runoff Depth = 3.64"
57.62% Pervious = 126,760 sf 42.38% Impervious = 93,218 sf

Summary for Subcatchment 14S: Site

[47] Hint: Peak is 203% of capacity of segment #4

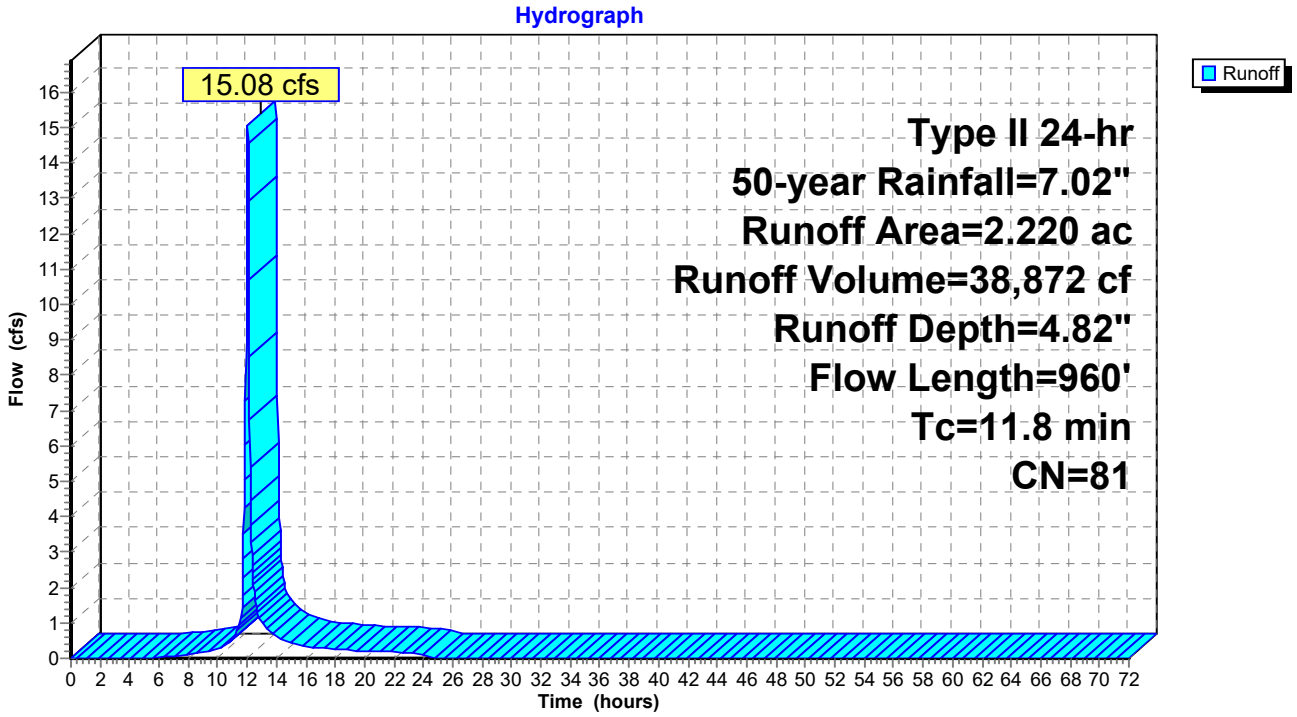
Runoff = 15.08 cfs @ 12.03 hrs, Volume= 38,872 cf, Depth= 4.82"
Routed to Pond 10FP : FocalPoint 10

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
0.610	49	50-75% Grass cover, Fair, HSG A
0.070	69	50-75% Grass cover, Fair, HSG B
0.110	36	Woods, Fair, HSG A
1.430	98	Paved parking, HSG A
2.220	81	Weighted Average
0.790		35.59% Pervious Area
1.430		64.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	69	0.0140	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
0.1	28	0.2860	8.61		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.2	165	0.0220	2.39		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.3	78	0.0050	4.20	7.43	**Pipe Channel,** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013
2.0	620	0.0160	5.21	15.63	**Channel Flow,** Area= 3.0 sf Perim= 6.3' r= 0.48' n= 0.022 Earth, clean & straight
11.8	960	Total			

Subcatchment 14S: Site



Summary for Subcatchment 15S: Bypass

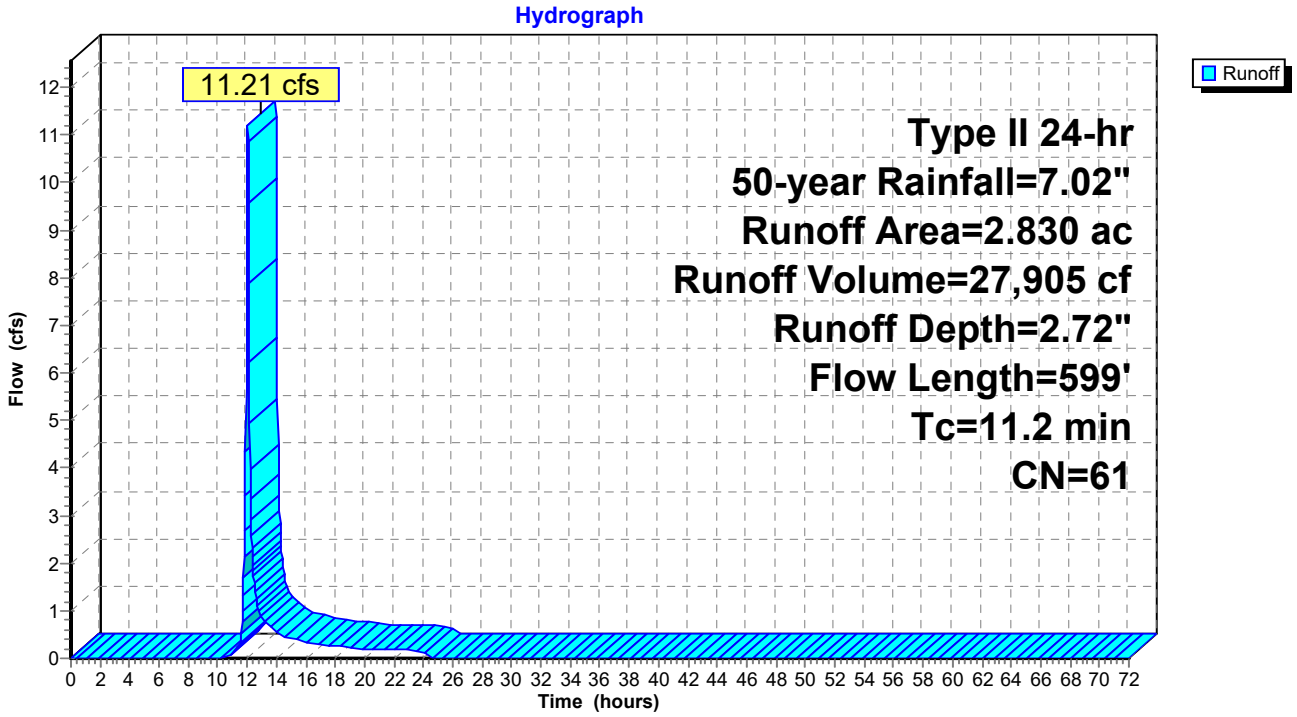
Runoff = 11.21 cfs @ 12.04 hrs, Volume= 27,905 cf, Depth= 2.72"
Routed to Link 6L : Outfall #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 50-year Rainfall=7.02"

Area (ac)	CN	Description
2.010	49	50-75% Grass cover, Fair, HSG A
0.110	36	Woods, Fair, HSG A
0.710	98	Paved parking, HSG A
2.830	61	Weighted Average
2.120		74.91% Pervious Area
0.710		25.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	69	0.0120	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.2	434	0.0420	3.30		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.0	16	0.1562	6.36		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.3	80	0.0160	4.66	11.66	**Channel Flow,** Area= 2.5 sf Perim= 6.2' r= 0.40' n= 0.022 Earth, clean & straight
11.2	599	Total			

Subcatchment 15S: Bypass



Summary for Pond 10DP: Detention Pond 3

[44] Hint: Outlet device #2 is below defined storage
[81] Warning: Exceeded Pond 10FP by 0.50' @ 12.42 hrs

Inflow Area = 96,703 sf, 64.41% Impervious, Inflow Depth = 4.74" for 50-year event
Inflow = 15.24 cfs @ 12.03 hrs, Volume= 38,186 cf
Outflow = 4.05 cfs @ 12.28 hrs, Volume= 38,186 cf, Atten= 73%, Lag= 14.8 min
Primary = 4.05 cfs @ 12.28 hrs, Volume= 38,186 cf
Routed to Link 6L : Outfall #3

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.25' @ 12.28 hrs Surf.Area= 7,700 sf Storage= 15,516 cf

Plug-Flow detention time= 128.8 min calculated for 38,171 cf (100% of inflow)
Center-of-Mass det. time= 128.7 min (944.3 - 815.5)

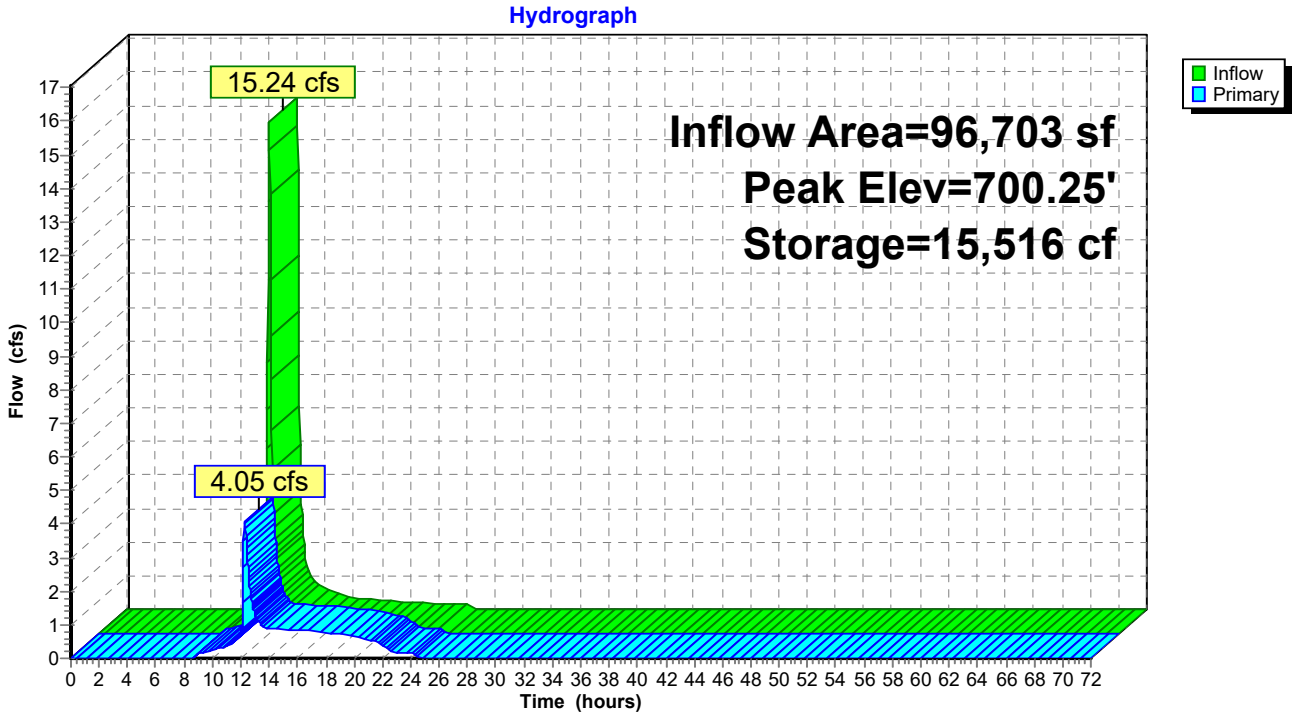
Volume	Invert	Avail.Storage	Storage Description
#1	695.44'	22,040 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.44	0	0	0
696.00	292	82	82
697.00	1,309	801	882
698.00	2,953	2,131	3,013
699.00	5,510	4,232	7,245
700.00	6,790	6,150	13,395
701.00	10,501	8,646	22,040

Device	Routing	Invert	Outlet Devices
#1	Primary	695.33'	**18.0" Round Culvert** L= 64.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.33' / 695.00' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	695.33'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	700.00'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	700.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=4.02 cfs @ 12.28 hrs HW=700.24' TW=565.00' (Fixed TW Elev= 565.00')
- **1=Culvert** (Passes 4.02 cfs of 16.79 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.92 cfs @ 10.49 fps)
  - **3=Orifice/Grate** (Weir Controls 3.10 cfs @ 1.62 fps)
- **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10DP: Detention Pond 3



Summary for Pond 10FP: FocalPoint 10

[92] Warning: Device #3 is above defined storage
[93] Warning: Storage range exceeded by 0.07'
[88] Warning: Qout>Qin may require smaller dt or Finer Routing

Inflow Area = 96,703 sf, 64.41% Impervious, Inflow Depth = 4.82" for 50-year event
Inflow = 15.08 cfs @ 12.03 hrs, Volume= 38,872 cf
Outflow = 15.24 cfs @ 12.03 hrs, Volume= 38,186 cf, Atten= 0%, Lag= 0.0 min
Primary = 15.24 cfs @ 12.03 hrs, Volume= 38,186 cf
Routed to Pond 10DP : Detention Pond 3

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.07' @ 12.03 hrs Surf.Area= 1,373 sf Storage= 1,266 cf

Plug-Flow detention time= 18.7 min calculated for 38,171 cf (98% of inflow)
Center-of-Mass det. time= 7.8 min (815.5 - 807.7)

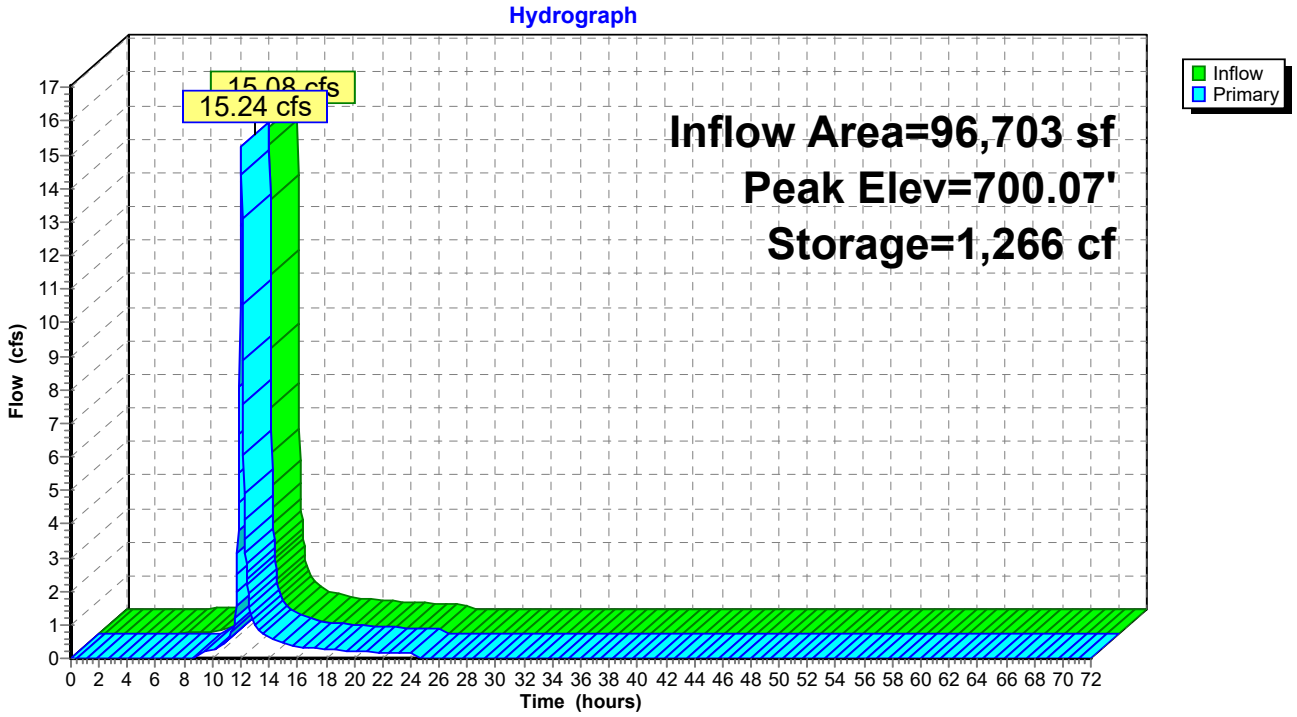
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	1,266 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	527	0.0	0	0
699.00	527	20.0	316	316
700.00	1,373	100.0	950	1,266

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.88' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**103.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=15.05 cfs @ 12.03 hrs HW=700.07' (Free Discharge)
└**1=Culvert** (Passes 10.93 cfs of 15.49 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 10.93 cfs @ 2.46 fps)
└**3=Broad-Crested Rectangular Weir** (Weir Controls 4.12 cfs @ 0.61 fps)

Pond 10FP: FocalPoint 10

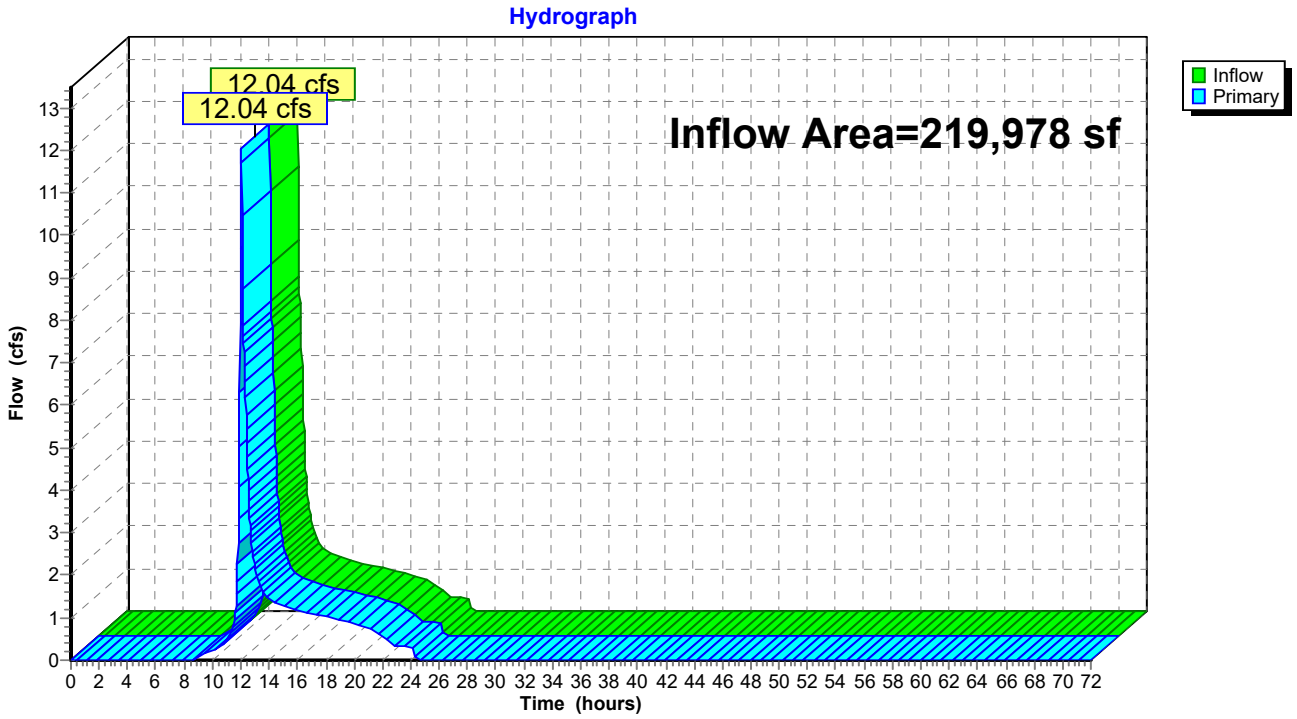


Summary for Link 6L: Outfall #3

Inflow Area = 219,978 sf, 42.38% Impervious, Inflow Depth = 3.61" for 50-year event
Inflow = 12.04 cfs @ 12.04 hrs, Volume= 66,092 cf
Primary = 12.04 cfs @ 12.04 hrs, Volume= 66,092 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 6L: Outfall #3



Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment14S: Site Runoff Area=2.220 ac 64.41% Impervious Runoff Depth=5.53"
Flow Length=960' Tc=11.8 min CN=81 Runoff=17.17 cfs 44,528 cf

Subcatchment15S: Bypass Runoff Area=2.830 ac 25.09% Impervious Runoff Depth=3.27"
Flow Length=599' Tc=11.2 min CN=61 Runoff=13.57 cfs 33,596 cf

Pond 10DP: Detention Pond 3 Peak Elev=700.37' Storage=16,568 cf Inflow=17.13 cfs 43,843 cf
Outflow=6.65 cfs 43,843 cf

Pond 10FP: FocalPoint 10 Peak Elev=700.08' Storage=1,266 cf Inflow=17.17 cfs 44,528 cf
Outflow=17.13 cfs 43,843 cf

Link 6L: Outfall #3 Inflow=14.43 cfs 77,438 cf
Primary=14.43 cfs 77,438 cf

Total Runoff Area = 219,978 sf Runoff Volume = 78,124 cf Average Runoff Depth = 4.26"
57.62% Pervious = 126,760 sf 42.38% Impervious = 93,218 sf

Summary for Subcatchment 14S: Site

[47] Hint: Peak is 231% of capacity of segment #4
[47] Hint: Peak is 110% of capacity of segment #5

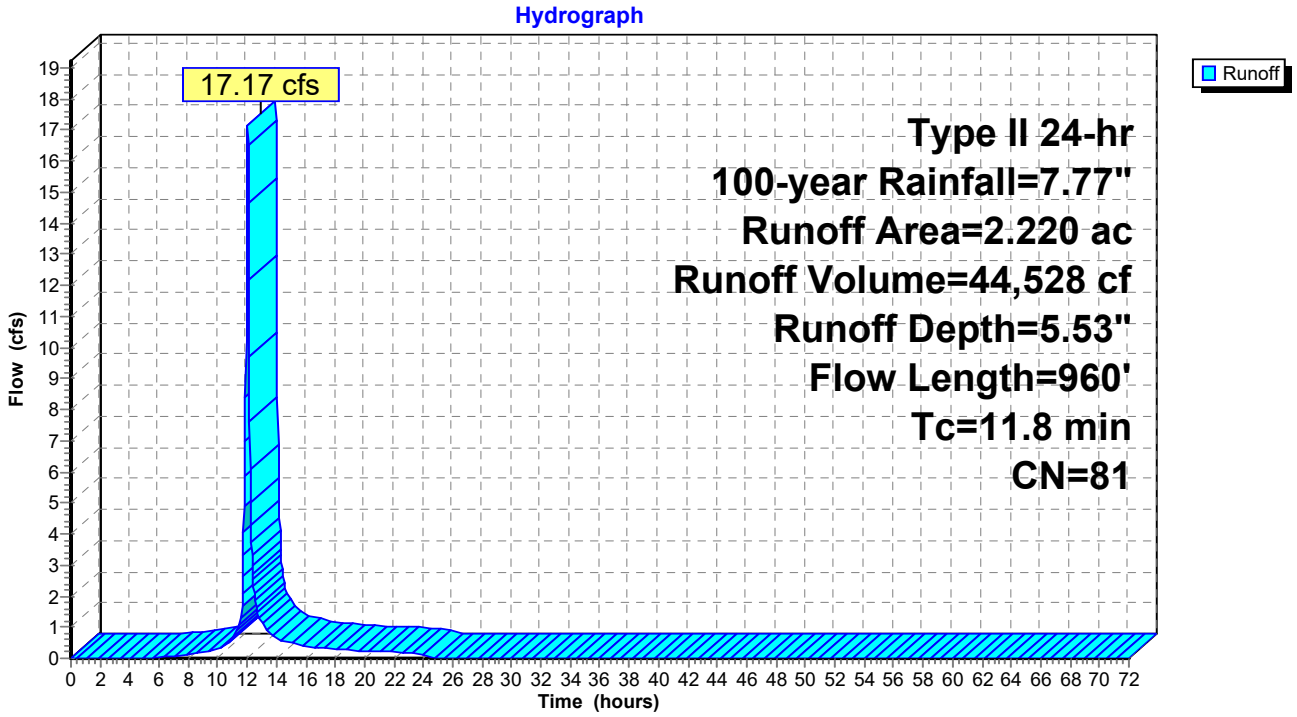
Runoff = 17.17 cfs @ 12.03 hrs, Volume= 44,528 cf, Depth= 5.53"
Routed to Pond 10FP : FocalPoint 10

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
0.610	49	50-75% Grass cover, Fair, HSG A
0.070	69	50-75% Grass cover, Fair, HSG B
0.110	36	Woods, Fair, HSG A
1.430	98	Paved parking, HSG A
2.220	81	Weighted Average
0.790		35.59% Pervious Area
1.430		64.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	69	0.0140	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
0.1	28	0.2860	8.61		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.2	165	0.0220	2.39		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.3	78	0.0050	4.20	7.43	**Pipe Channel,** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013
2.0	620	0.0160	5.21	15.63	**Channel Flow,** Area= 3.0 sf Perim= 6.3' r= 0.48' n= 0.022 Earth, clean & straight
11.8	960	Total			

Subcatchment 14S: Site



Summary for Subcatchment 15S: Bypass

[47] Hint: Peak is 116% of capacity of segment #4

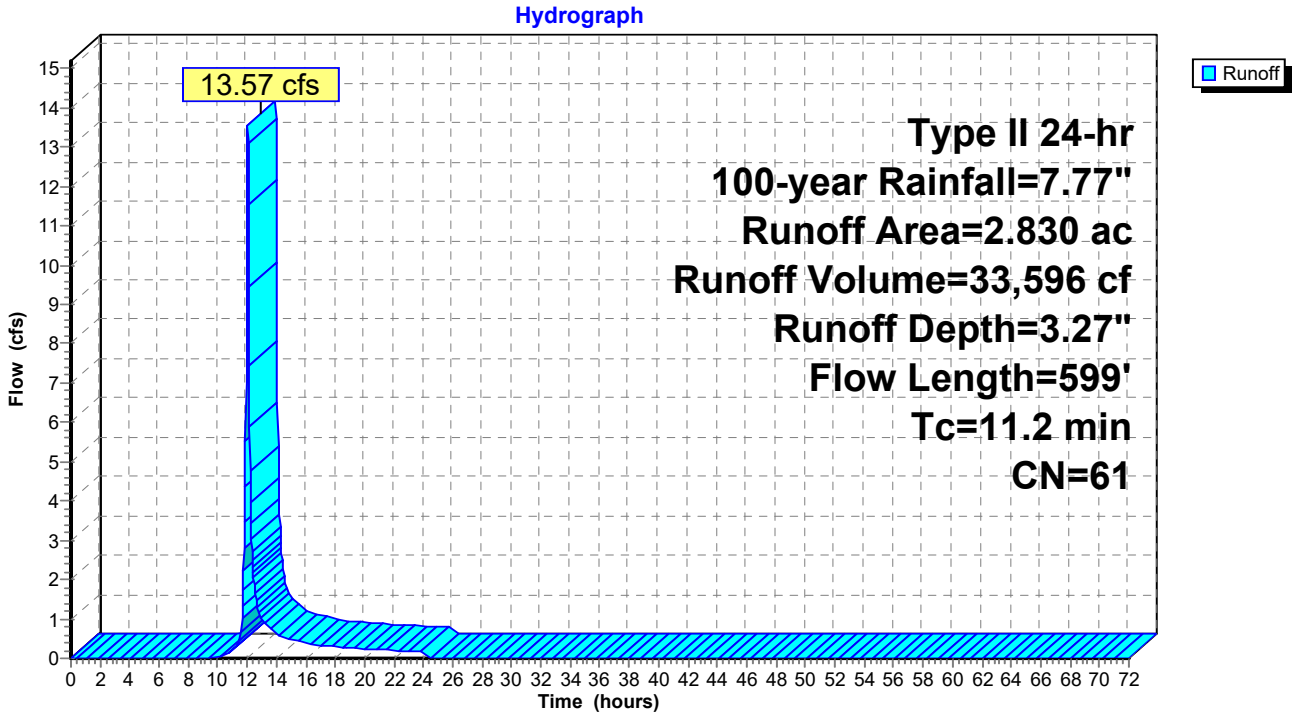
Runoff = 13.57 cfs @ 12.03 hrs, Volume= 33,596 cf, Depth= 3.27"
Routed to Link 6L : Outfall #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-year Rainfall=7.77"

Area (ac)	CN	Description
2.010	49	50-75% Grass cover, Fair, HSG A
0.110	36	Woods, Fair, HSG A
0.710	98	Paved parking, HSG A
2.830	61	Weighted Average
2.120		74.91% Pervious Area
0.710		25.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	69	0.0120	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.39"
2.2	434	0.0420	3.30		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.0	16	0.1562	6.36		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.3	80	0.0160	4.66	11.66	**Channel Flow,** Area= 2.5 sf Perim= 6.2' r= 0.40' n= 0.022 Earth, clean & straight
11.2	599	Total			

Subcatchment 15S: Bypass



Summary for Pond 10DP: Detention Pond 3

[44] Hint: Outlet device #2 is below defined storage
[81] Warning: Exceeded Pond 10FP by 0.54' @ 12.33 hrs

Inflow Area = 96,703 sf, 64.41% Impervious, Inflow Depth = 5.44" for 100-year event
Inflow = 17.13 cfs @ 12.06 hrs, Volume= 43,843 cf
Outflow = 6.65 cfs @ 12.22 hrs, Volume= 43,843 cf, Atten= 61%, Lag= 9.5 min
Primary = 6.65 cfs @ 12.22 hrs, Volume= 43,843 cf
Routed to Link 6L : Outfall #3

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.37' @ 12.22 hrs Surf.Area= 8,152 sf Storage= 16,568 cf

Plug-Flow detention time= 121.3 min calculated for 43,825 cf (100% of inflow)
Center-of-Mass det. time= 121.3 min (932.5 - 811.2)

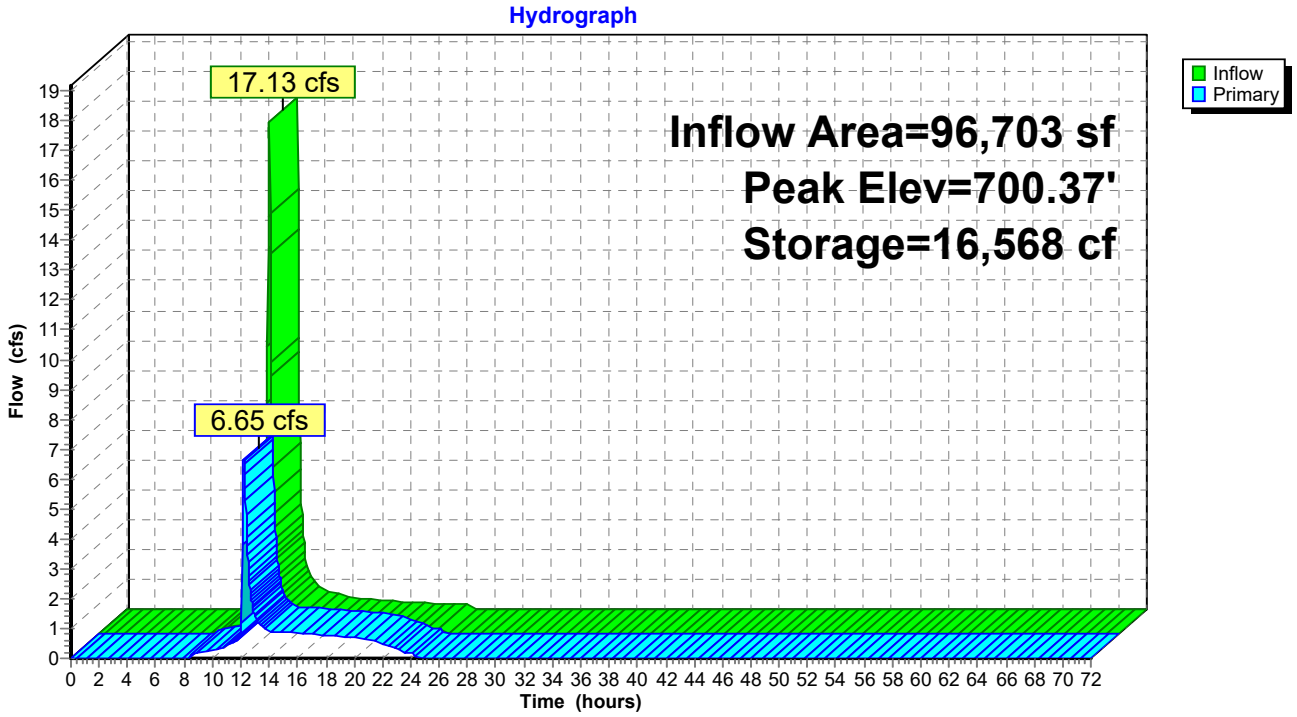
Volume	Invert	Avail.Storage	Storage Description
#1	695.44'	22,040 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.44	0	0	0
696.00	292	82	82
697.00	1,309	801	882
698.00	2,953	2,131	3,013
699.00	5,510	4,232	7,245
700.00	6,790	6,150	13,395
701.00	10,501	8,646	22,040

Device	Routing	Invert	Outlet Devices
#1	Primary	695.33'	**18.0" Round Culvert** L= 64.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 695.33' / 695.00' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	695.33'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	700.00'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	700.50'	**6.0' long x 9.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=6.59 cfs @ 12.22 hrs HW=700.37' TW=565.00' (Fixed TW Elev= 565.00')
- **1=Culvert** (Passes 6.59 cfs of 17.06 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.93 cfs @ 10.62 fps)
  - **3=Orifice/Grate** (Weir Controls 5.66 cfs @ 1.98 fps)
- **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10DP: Detention Pond 3



Summary for Pond 10FP: FocalPoint 10

[92] Warning: Device #3 is above defined storage
[93] Warning: Storage range exceeded by 0.08'

Inflow Area = 96,703 sf, 64.41% Impervious, Inflow Depth = 5.53" for 100-year event
Inflow = 17.17 cfs @ 12.03 hrs, Volume= 44,528 cf
Outflow = 17.13 cfs @ 12.06 hrs, Volume= 43,843 cf, Atten= 0%, Lag= 1.7 min
Primary = 17.13 cfs @ 12.06 hrs, Volume= 43,843 cf
Routed to Pond 10DP : Detention Pond 3

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Peak Elev= 700.08' @ 12.06 hrs Surf.Area= 1,373 sf Storage= 1,266 cf

Plug-Flow detention time= 17.0 min calculated for 43,825 cf (98% of inflow)
Center-of-Mass det. time= 7.4 min (811.2 - 803.9)

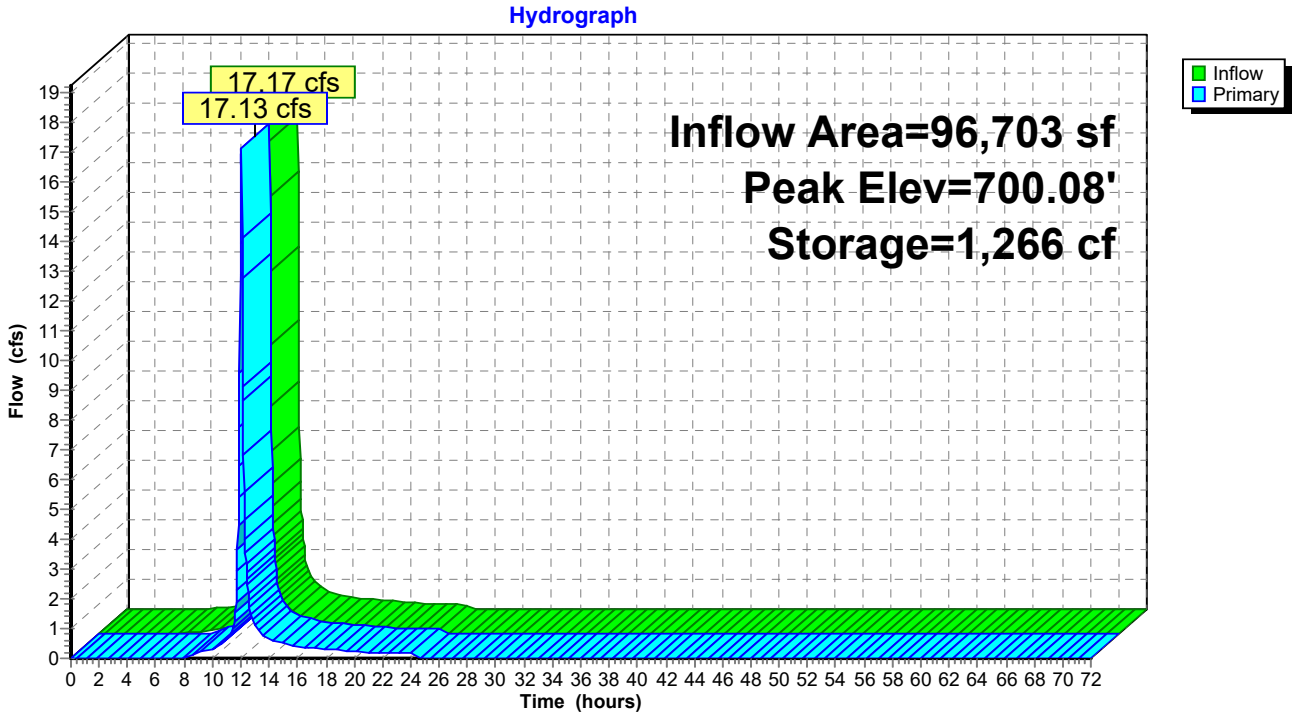
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	1,266 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	527	0.0	0	0
699.00	527	20.0	316	316
700.00	1,373	100.0	950	1,266

Device	Routing	Invert	Outlet Devices
#1	Primary	696.00'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 696.00' / 695.88' S= 0.0052 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	699.50'	**30.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	700.00'	**103.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=17.11 cfs @ 12.06 hrs HW=700.08' (Free Discharge)
└**1=Culvert** (Passes 11.40 cfs of 15.53 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 11.40 cfs @ 2.49 fps)
└**3=Broad-Crested Rectangular Weir** (Weir Controls 5.71 cfs @ 0.68 fps)

Pond 10FP: FocalPoint 10

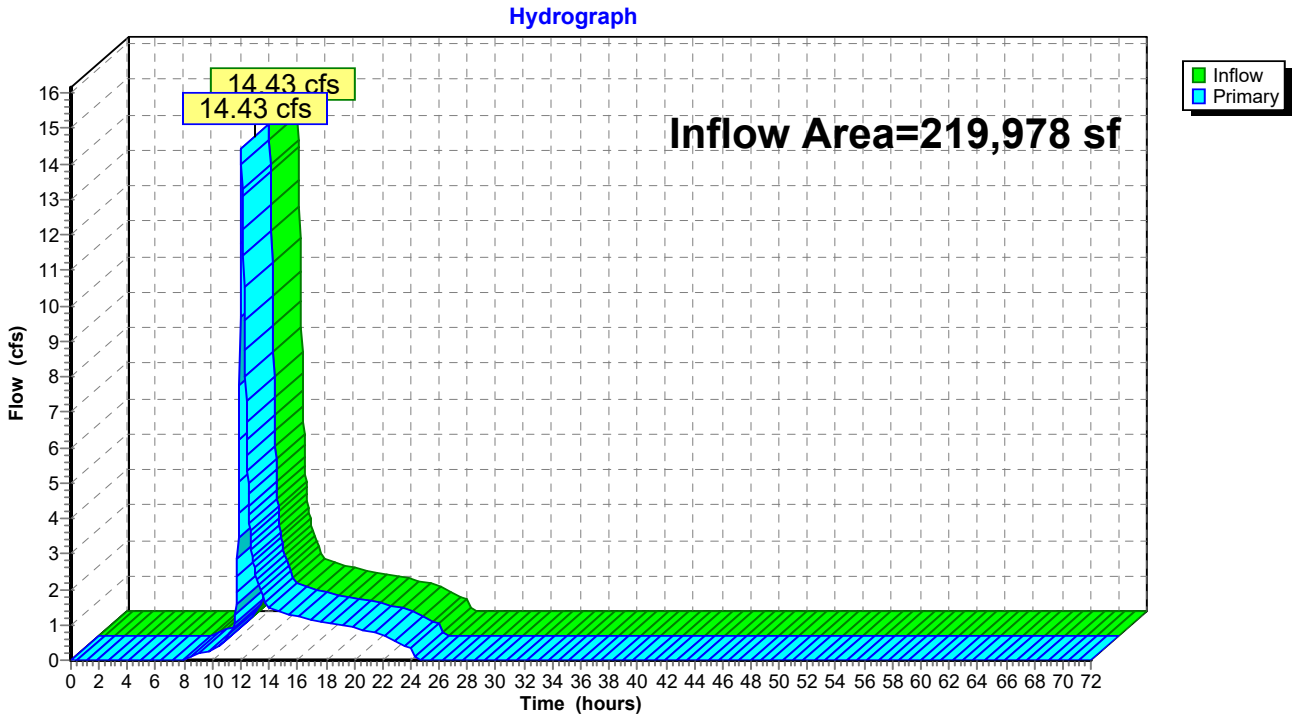


Summary for Link 6L: Outfall #3

Inflow Area = 219,978 sf, 42.38% Impervious, Inflow Depth = 4.22" for 100-year event
Inflow = 14.43 cfs @ 12.03 hrs, Volume= 77,438 cf
Primary = 14.43 cfs @ 12.03 hrs, Volume= 77,438 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs

Link 6L: Outfall #3



USDA Web Soil Survey

Map—Hydrologic Soil Group (Morning Pointe - Columbia)



Table—Hydrologic Soil Group (Morning Pointe - Columbia)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ae	Armour silt loam, eroded gently sloping phase	B	1.6	10.5%
Hp	Huntington silt loam, depressional phosphatic phase	B	0.7	4.7%
Mb	Maury silt loam, eroded gently sloping phase	A	9.6	64.3%
Me	Maury silty clay loam, eroded sloping phase	A	3.1	20.5%
Totals for Area of Interest			**15.0**	**100.0%**

Rating Options—Hydrologic Soil Group (Morning Pointe - Columbia)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Morning Pointe/ Preliminary & Final Plat

Project #:	26-0149 / 26-0150	Location:	Rutherford Lane
Applicant:	Stephen Vander Horst	Case Type(s):	Preliminary/Final Plat
Staff Planner:	Austin Brass, AICP City Planner	Proposed Use:	Morning Pointe Assisted Living Facility

PROJECT SUMMARY

The applicant requests approval of a Preliminary Plat & Final Plat to for the creation of three lots located along Rutherford Lane with a PUD-MU Zoning District.

- The proposal is subject to the current Zoning Ordinance 4400 with this Preliminary & Final Plat.
- A Final PUD Master Plan has been submitted in association with the Preliminary & Final Plat for the construction of a 111,000 SF Assisted Living Facility.
- The DRC reviewed this proposal at its May 2026 meeting. Staff review included standard comments and requests for technical corrections.
- Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Preliminary and Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD MU	Vacant	111,000 SF Assisted Living Facility	+/-12.86 Acres



FUTURE LAND USE MAP (Suburban Neighborhoods)	ZONING MAP (PUD-MU)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhoods	PUD-MU	Vacant
North	Suburban Neighborhoods	CIVIC	Woodard School
South	Suburban Neighborhoods	PUD-MU	Vacant
East	Suburban Neighborhoods	CD-3	Single-Family
West	Suburban Neighborhoods	PUD-MU	Vacant

CONFORMITY WITH ZONING ORDINANCE

The Preliminary and Final Plat conform to the standards of the Preliminary & Final PUD Master plan submitted in association with this request.

REVIEW PROCESS

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

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

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

Section **§2.2.6** of the Subdivision Regulations establishes the review criteria for approval of Preliminary Plats.

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

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

In the event of a denial, **§ 2.2.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

Section **§ 2.3.10** of the Subdivision Regulations establishes the review criteria for approval of Final Plats.

A. *Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:*

   1. *Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;*

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

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

B. *Final Plat approval shall be subject to the completion of required improvements, or in lieu, the CMPC may approve a Performance Agreement.*

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

SAMPLE MOTIONS

Approve:

Move to approve revisions to the Final Planned Unit Development Master Plan as presented and find that the Master Plan conforms to the applicable zoning ordinance, [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve revisions to the Final Planned Unit Development Master Plan, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

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

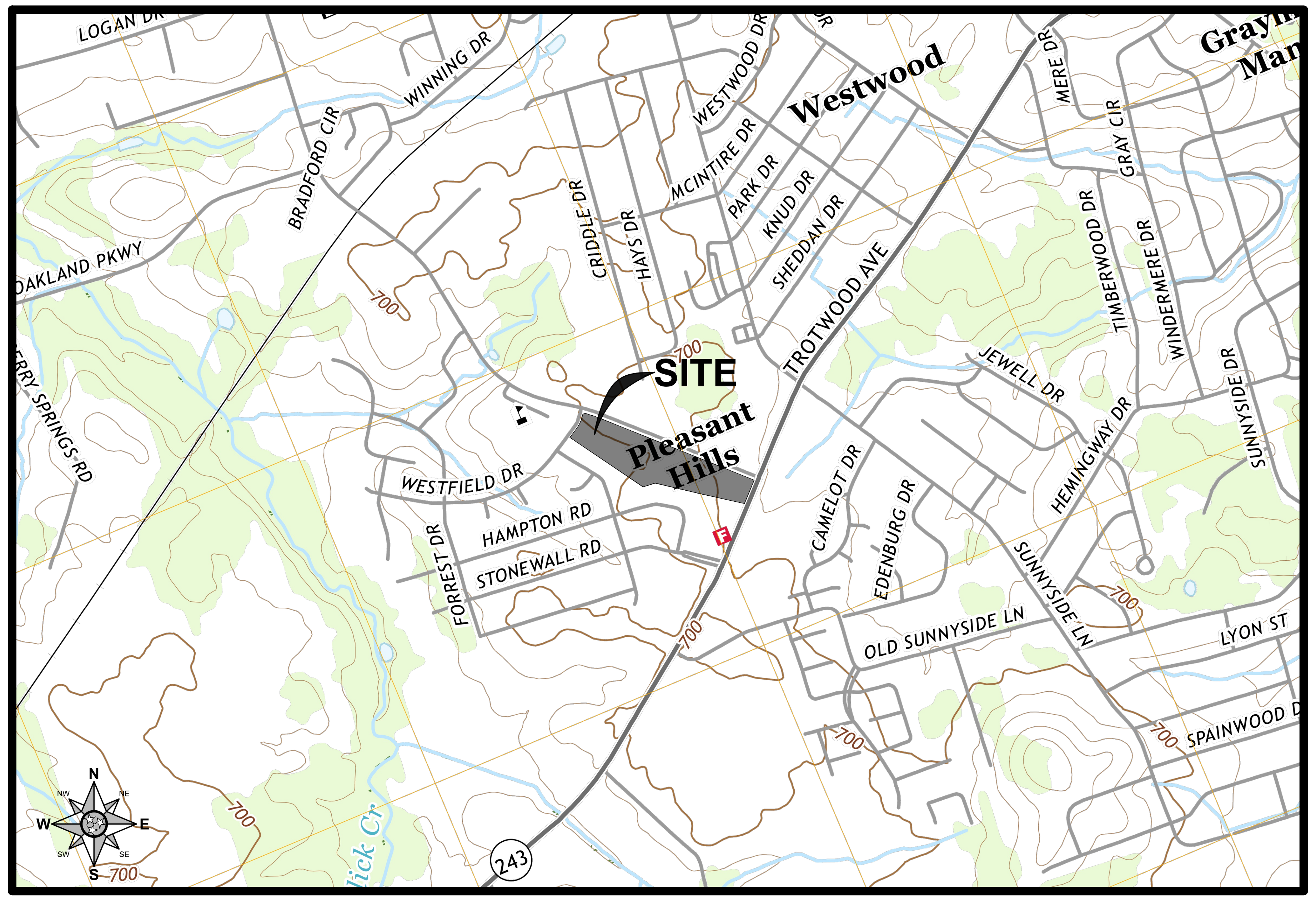
Deny:

Move to find that the revisions to the Final Planned Unit Development Master Plan as presented do not conform to the applicable zoning ordinance, and deny the request due to [list specific deficiencies].

PRELIMINARY PLAT FOR
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE 38401
PARCEL ID: 112 00307 000
JUNE 2026

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
2. 72 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: TENNESSEE 811 AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF TENNESSEE 811.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
4. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES AND PERFORM SAID ACTIVITIES IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL & OSHA REGULATIONS.
6. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
7. ANY WORK PERFORMED IN THE LOCAL RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
8. THE PROPOSED SITE IMPROVEMENTS WILL REQUIRE COVERAGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AS THE TOTAL SITE DISTURBANCE IS MORE THAN 1.0 ACRE.
9. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY THE CITY OF COLUMBIA AND TDEC.
10. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE PERMANENTLY STABILIZED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS.
11. ALL WORK SHALL COMPLY WITH CITY OF COLUMBIA SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE CITY OF COLUMBIA.
12. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
13. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
14. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THEY ARE NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
15. WHERE CURB IS PRESENT, DIMENSIONS ARE SHOWN TO THE FACE OF CURB, OTHERWISE DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT AND/OR EDGE OF BUILDING UNLESS OTHERWISE NOTED.
16. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
17. CONSTRUCTION OF ALL ROADWAYS AND SIDEWALKS SHALL MEET THE REQUIREMENTS OF CITY OF COLUMBIA PUBLIC WORKS ROADWAY CONSTRUCTION CRITERIA AND STANDARD DETAILS.
18. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
19. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH ALL FEDERAL OSHA REGULATIONS. CONTRACTOR TO PAY PARTICULAR ATTENTION TO 29 CFR PART 1926, SUBPARTS M AND P.
20. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS, AS WELL AS ESTABLISH PERTINENT EASEMENTS AND SETBACKS.
21. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
22. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 18). CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
23. THE FIELD SURVEY WAS COMPLETED ON SEPTEMBER 11, 2025.
24. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
25. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
26. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
27. 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.
28. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER 47119C0280E, EFFECTIVE APRIL 16, 2007.
29. LOTS 1-3 ARE CURRENTLY ZONED "PUD-MU" (PLANNED UNIT DEVELOPMENT - MIXED USE), BASED ON THE OFFICIAL ZONING MAP FOR CITY OF COLUMBIA, TENNESSEE. A CURRENT ZONING REPORT AND/OR ZONING LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR. REFER TO THE SETBACK DATA TABLE FOR "PUD-MU" ZONING SETBACK REQUIREMENTS.
30. THE SUBJECT PROPERTY HAS DIRECT AND CONTIGUOUS ACCESS TO RUTHERFORD LANE, A 80-FOOT PUBLIC RIGHT-OF-WAY, TROTWOOD AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY, AND WESTFIELD DRIVE, A 50-FOOT PUBLIC RIGHT-OF-WAY.
31. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.
32. LOT #3 - 40' MAXIMUM SETBACK ALONG TROTWOOD AVENUE MAY BE EXTENDED TO 85' WHEN PARKING DESIGN IS LOCATED IN THE FIRST LAYER, PER CITY OF COLUMBIA ZONING ORDINANCE TABLE 4.3.1-E (EFFECTIVE DATE 07/14/2022).



VICINITY MAP
SCALE: 1" = 1,000'
SOURCE: USGS

OWNER:
CBP, LLC
700 NORTH MAIN STREET
COLUMBIA, TN 38401
CONTACT NAME: ANDY CRICHTON
PHONE NO.: 931-398-5533
EMAIL: ACRICHTON@ATHENSINC.COM

DEVELOPER:
MORNING POINTE SENIOR LIVING
2050 UNION PLACE
COLUMBIA, TN 38401
CONTACT NAME: FRANKLIN FARROW
PHONE NO.: 423-322-3446
EMAIL: FFARROW@IHPLLC.COM

CIVIL ENGINEER:
FULMER LUCAS ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TN 37215
CONTACT NAME: JASON MORELOCK
PHONE NO.: 615-516-8477
EMAIL: JASON@FULMERLUCAS.COM

SURVEYOR:
M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
CONTACT NAME: STEPHEN VANDER HORST, RLS, CFS
PHONE NO.: 615-656-0257
EMAIL: STEPHEN@M2GROUPLLC.COM

ARCHITECT:
NEUHOFF TAYLOR ARCHITECTS, AIA
699 DALLAS ROAD
CHATTANOOGA, TN 37405
CONTACT NAME: RANDALL TAYLOR
PHONE NO.: 423-265-3272
EMAIL: RANDALL.TAYLOR@NEUHOFFTAYLOR.COM

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
SV-01	BOUNDARY & TOPOGRAPHIC SURVEY
C2.0	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
L1.0	TREE PRESERVATION PLAN
L1.1	LANDSCAPE PLAN

SITE DATA TABLE

ZONING	PUD-MU	
TOTAL PROJECT AREA	12.86	AC
TOTAL PROJECT AREA	560,245	SF
PARKING SPACES REQUIRED	51	EA
PARKING SPACES PROVIDED	140	EA

SETBACK DATA:

LOT 1 (PUD-MU*):

MINIMUM FRONT SETBACK:	0'
MAXIMUM FRONT SETBACK:	20'
SECOND LAYER DEPTH**:	20'
SIDE SETBACK:	10'
REAR SETBACK:	N/R

LOT 2 (PUD-MU*):

MINIMUM FRONT SETBACK:	0'
MAXIMUM FRONT SETBACK:	20'
SECOND LAYER DEPTH**:	20'
SIDE SETBACK:	10'
REAR SETBACK:	N/R

LOT 3 (PUD-MU*):

MINIMUM FRONT SETBACK:	0'
MAXIMUM FRONT SETBACK:	20'
SECOND LAYER DEPTH**:	20'
SIDE SETBACK:	10'
REAR SETBACK:	N/R'

**PER CITY OF COLUMBIA ZONING ORDINANCE, TABLE 4.3.1-M*
***PER CITY OF COLUMBIA ZONING ORDINANCE, ARTICLE 9, DEFINITIONS ("LAYER")*

SUBJECT PROPERTY INFORMATION

ADDRESS:	PARCEL NUMBER:	OWNER:
RUTHERFORD LANE	P/O 112 00307 000	CBP, LLC

Know what's below. Call before you dig.

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770



PRELIMINARY PLAT FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION

COVER SHEET

C0.0

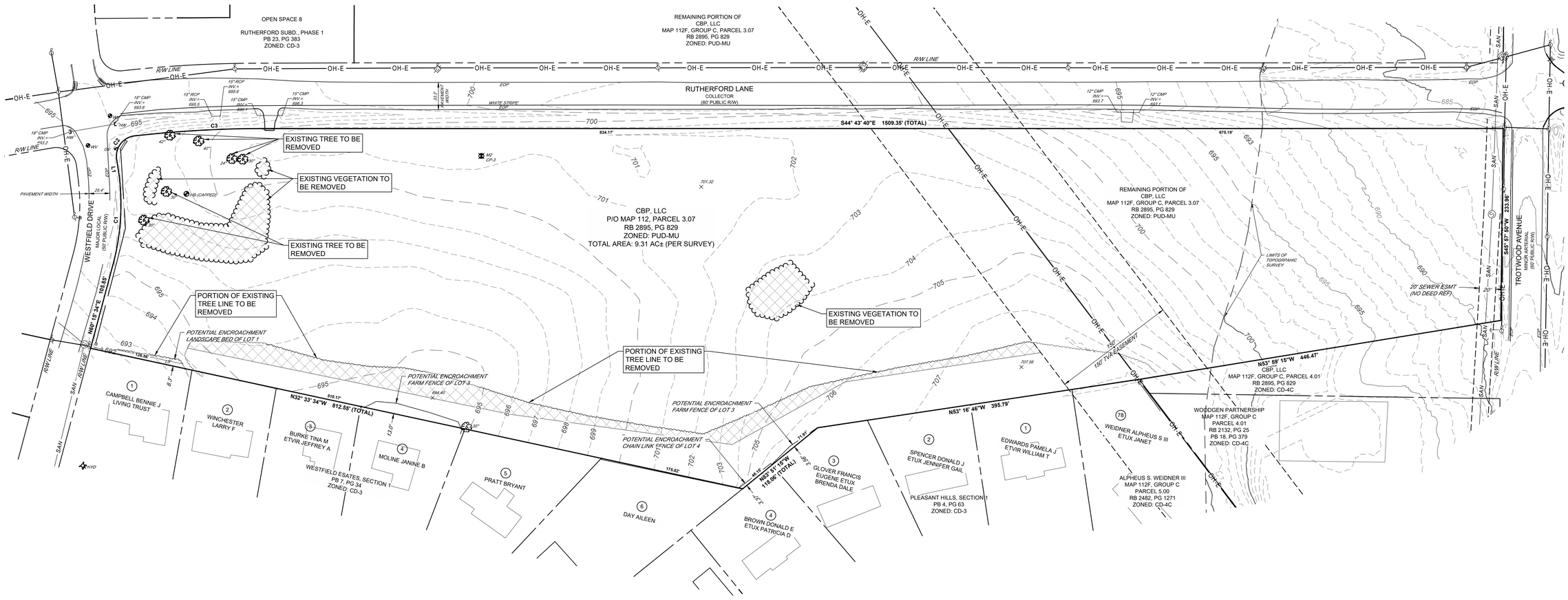
1421-01 MORNING POINTE

LEGEND:

	EXISTING PROPERTY LINE	HB	HOSE BIB
	EXISTING RIGHT-OF-WAY	S	SANITARY SEWER MANHOLE
	EXISTING ADJACENT PROPERTY LINE		CURB INLET
	EXISTING EASEMENT		INLET (SQUARE)
MBSL	MINIMUM BUILDING SETBACK LINE	GV	GAS BOX (GAS VALVE)
700	EXISTING INDEX CONTOUR		HIGH TENSION TOWER
	EXISTING INTERMEDIATE CONTOUR		POWER POLE
	EXISTING FARM FENCE		GUY WIRE
	EXISTING WOOD FENCE		TRAFFIC PULL BOX
	EXISTING CHAIN-LINK FENCE		COMMUNICATION PEDESTAL
SAN	EXISTING SANITARY SEWER LINE		FIBER OPTIC PULL BOX
W	EXISTING WATER LINE		TREE, DECIDUOUS
OHE	EXISTING OVERHEAD ELECTRIC	700.00	EXISTING SPOT ELEVATION
	EXISTING TREELINE	(POI)	POINT OF INSERTION
	IRON REBAR FOUND (IRF)	HW	HEADWALL
	IRON PIPE FOUND (IPF)	LS	LANDSCAPE BED
	IRON REBAR SET W/CAP (IRS)	EOP	EDGE OF PAVEMENT
	BENCHMARK / SURVEY CONTROL	1	LOT NUMBER
WV	WATER VALVE	EXC. #3	SCHEDULE B PART II EXCEPTION
	FIRE HYDRANT		

N NE E SE S SW W NW

60' 0 60' 120'
GRAPHIC SCALE



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

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORELO
REGISTERED ENGINEER
AGRICULTURE
No. 108803
STATE OF TENNESSEE
06/08/2026

PRELIMINARY PLAT FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION

OVERALL EXISTING CONDITIONS

C1.0

1421-01 MORNING POINTE

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF MAURY, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

TRACT III:

PARCEL NO. 1:

BOUNDED ON THE NORTH BY L AND N RAILROAD AND RUTHERFORD LANE; EAST BY CRIDDLE MEADOWS SUBDIVISION AND DR. DAN GRAY; SOUTH BY MT. PLEASANT PIKE OR U.S. NO. 43 HIGHWAY, PLEASANT HILLS SUBDIVISION, J.A. MORGAN AND OTHERS; WEST BY RIDLEY BROTHERS. BEGINNING AT AN IRON PIN IN THE EAST LINE OF RIDLEY BROTHERS TRACT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT: THENCE WITH RIDLEY BROTHERS AND GENERALLY FOLLOWING A FENCE NORTH 5 DEGREES 16 MINUTES EAST, 1,127.65 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 87 DEGREES 32 MINUTES WEST, 946.15 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 0 DEGREES 50 MINUTES EAST, 359.97 FEET TO A SPIKE IN THE CENTER LINE OF L AND N RAILROAD; THENCE FOLLOWING A STAKED LINE WITH IRON PINS ALONG CENTER LINE OF L AND N RAILROAD AS FOLLOWS: NORTH 53 DEGREES 29 MINUTES EAST, 2,326.46 FEET, NORTH 56 DEGREES 09 MINUTES EAST, 352.0 FEET; NORTH 59 DEGREES 31 MINUTES EAST, 326.96 FEET; NORTH 62 DEGREES 32 MINUTES EAST, 264.30 FEET; NORTH 65 DEGREES 18 MINUTES EAST, 278.60 FEET; NORTH 67 DEGREES 39 MINUTES EAST, 221.60 FEET TO AN IRON PIN; THENCE LEAVING RAILROAD AND GENERALLY FOLLOWING A FENCE ALONG THE SOUTH MARGIN OF RUTHERFORD LANE SOUTH 87 DEGREES 27 MINUTES EAST, 916.74 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 86 DEGREES 19 MINUTES EAST, 149.18 FEET TO A STAKE; THENCE WITH THE WEST LINE OF CRIDDLE MEADOWS SUBDIVISION SOUTH 4 DEGREES 04 MINUTES WEST, 2,743.39 FEET TO AN IRON PIN; THENCE WITH THE SOUTH LINE OF CRIDDLE MEADOWS SUBDIVISION SOUTH 85 DEGREES 56 MINUTES EAST, 400.0 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 84 DEGREES 29 MINUTES EAST, 221.98 FEET TO AN IRON PIN; THENCE WITH DR. DAN GRAY SOUTH 13 DEGREES 46 MINUTES EAST, 24.80 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 55 DEGREES 24 MINUTES WEST, 95.22 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 42 DEGREES 15 MINUTES EAST, 93.35 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 24 DEGREES 43 MINUTES EAST, 99.95 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 55 DEGREES 50 MINUTES WEST, 178.04 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 39 DEGREES 27 MINUTES EAST, 820.80 FEET TO AN IRON PIN; THENCE WITH THE NORTH MARGIN OF MT. PLEASANT PIKE SOUTH 42 DEGREES 32 MINUTES WEST, 506.57 FEET TO AN IRON PIN; THENCE WITH J. A. MORGAN AND OTHERS NORTH 58 DEGREES 05 MINUTES WEST, 424.19 FEET TO AN IRON PIN; THENCE WITH SAME AND WITH PLEASANT HILLS SUBDIVISION NORTH 57 DEGREES 35 MINUTES WEST, 418.17 FEET TO AN IRON PIN; THENCE WITH PLEASANT HILLS SUBDIVISION NORTH 88 DEGREES 01 MINUTES WEST, 680.26 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 88 DEGREES 21 MINUTES WEST, 514.0 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 88 DEGREES 01 MINUTES WEST, 308.0 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 87 DEGREES 37 MINUTES WEST, 431.0 FEET TO AN IRON PIN; THENCE WITH PROPOSED PLEASANT HILLS SUBDIVISION, SECTION 4; AND J. A. MORGAN AND OTHERS NORTH 87 DEGREES 23 MINUTES WEST, 919.68 FEET TO AN IRON PIN; THENCE WITH J. A. MORGAN AND OTHERS NORTH 86 DEGREES 26 MINUTES WEST, 310.82 FEET TO THE POINT OF BEGINNING.

THERE IS A TVA POWER LINE HAVING A 250 RIGHT-OF-WAY ACROSS THE EAST PORTION OF THE ABOVE DESCRIBED TRACT. THERE IS A 100-FOOT CHARTERED RAILROAD RIGHT-OF- WAY ON THIS TRACT ALONG THE RAILROAD LINE.

PARCEL NO. 2:

BOUNDED ON THE NORTH BY RAYMOND MCMEEN AND TOM BURT; C. C. PINCKNEY; W. CLYDE BAKER AND RUTHERFORD LANE; EAST AND SOUTH BY L AND N RAILROAD AND WEST BY RIDLEY BROTHERS. BEGINNING AT AN IRON PIN IN MCMEEN AND BURT'S SOUTH LINE; SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH MCMEEN AND BURT FARM, C. C. PINCKNEY AND W. CLYDE BAKER GENERALLY FOLLOWING A FENCE SOUTH 87 DEGREES 52 MINUTES EAST, 1079.03 FEET TO AN IRON PIN; THENCE WITH BAKER GENERALLY FOLLOWING A FENCE SOUTH 85 DEGREES 57 MINUTES EAST, 400.23 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 85 DEGREES 46 MINUTES EAST, 371.10 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 5 DEGREES 29 MINUTES EAST, 342.33 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 87 DEGREES 35 MINUTES EAST, 504.44 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 88 DEGREES 15 MINUTES EAST, 300.05 FEET TO AN IRON PIN; THENCE WITH THE SOUTH MARGIN OF RUTHERFORD LANE SOUTH 89 DEGREES 17 MINUTES EAST, 1,160.19 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 87 DEGREES 27 MINUTES EAST, 13.46 FEET TO AN IRON PIN IN CENTER LINE OF L AND N RAILROAD; THENCE WITH THE CENTER LINE OF L AND N RAILROAD FOLLOWING A STAKED LINE WITH IRON PINS AS FOLLOWS: SOUTH 67 DEGREES 39 MINUTES WEST, 221.60 FEET; SOUTH 65 DEGREES 18 MINUTES WEST, 278.60 FEET; SOUTH 62 DEGREES 32 MINUTES WEST, 264.30 FEET; SOUTH 59 DEGREES 31 MINUTES WEST, 326.96 FEET; SOUTH 56 DEGREES 09 MINUTES WEST, 252.0 FEET; SOUTH 53 DEGREES 29 MINUTES WEST, 2,305.30 FEET; THENCE LEAVING RAILROAD AND WITH RIDLEY BROTHERS GENERALLY FOLLOWING A FENCE AS FOLLOWS: NORTH 20 DEGREES 46 MINUTES WEST, 328.63 FEET TO AN IRON PIN; NORTH 32 DEGREES 52 MINUTES WEST, 326.42 FEET TO AN IRON PIN; NORTH 23 DEGREES 49 MINUTES WEST, 428.85 FEET TO AN IRON PIN; NORTH 17 DEGREES 02 MINUTES WEST, 922.55 FEET TO THE POINT OF BEGINNING, THERE IS A 100-FOOT CHARTERED RIGHT-OF-WAY ON THIS TRACT ALONG THE RAILROAD LINE.

TRACT IV:

LOCATED IN THE NINTH (9TH) CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, NEAR THE INTERSECTION OF WEST PARK DRIVE AND THE L AND N RAILROAD. BOUNDED ON THE NORTH BY L AND N RAILROAD; EAST BY WEST PARK DRIVE; SOUTH AND WEST BY A. D. CRICHTON AND OTHERS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF L AND N RAILROAD, SAID POINT IS ALSO IN THE WEST MARGIN OF WEST PARK DRIVE; SAID POINT IS IN THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE WEST MARGIN OF WEST PARK DRIVE SOUTH 34 DEGREES 10 MINUTES EAST, 517.77 FEET TO AN IRON PIN AT POINT OF CURVE; THENCE ON A CHORD TO A 5 DEGREES 11 MINUTES CURVE HAVING A CENTRAL ANGLE OF 22 DEGREES 09 MINUTES FEET SOUTH 30 DEGREES 56 MINUTES EAST, 125.0 FEET TO AN IRON PIN; THENCE WITH A. D. CRICHTON AND OTHERS SOUTH 53 DEGREES 29 MINUTES WEST, 644.71 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 36 DEGREES 31 MINUTES WEST, 660.91 FEET TO A SPIKE IN THE CENTER OF L AND N RAILROAD; THENCE WITH L AND N RAILROAD NORTH 53 DEGREES 29 MINUTES EAST, 287.17 FEET TO A SPIKE; THENCE WITH SAME ON A CHORD TO A 1 DEGREES CURVE NORTH 56 DEGREES 04 MINUTES EAST 352.0 FEET TO A SPIKE; THENCE WITH SAME ON A CHORD TO CURVE NORTH 57 DEGREES 57 MINUTES EAST, 39.21 FEET TO THE POINT OF BEGINNING.

TRACT V:

THIS IS A TRACT OR PARCEL OF LAND LOCATED IN THE NINTH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE BOUNDED ON THE NORTH BY DON CRICHTON AND OTHERS; EAST BY PROPOSED NEW ROAD; SOUTH AND WEST BY DON CRICHTON AND OTHERS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WEST MARGIN OF NEW PROPOSED ROAD AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING NORTH 48 DEGREES 53 MINUTES WEST, 1,473.45 FEET FROM THE NORTH MARGIN OF U. S. HIGHWAY NO. 43 OR MT. PLEASANT PIKE, SAID POINT IN NORTH MARGIN OF HIGHWAY IS SOUTH 41 DEGREES 57 MINUTES WEST, 236.16 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE DON CRICHTON AND OTHERS FARM; THENCE WITH DON CRICHTON AND OTHERS SOUTH 56 DEGREES 07 MINUTES WEST, 255.0 FEET TO AN IRON PIN; THENCE WITH SAME, NORTH 48 DEGREES 53 MINUTES WEST, 175.0 FEET TO AN IRON PIN, THENCE WITH SAME NORTH 56 DEGREES 07 MINUTES EAST, 246.70 FEET TO AN IRON PIN; THENCE WITH THE WEST MARGIN OF THE NEW PROPOSED ROAD ON A 4 DEGREES 07 MINUTES CURVE HAVING A CENTRAL ANGLE OF 9 DEGREES 54 MINUTES A DISTANCE ON CURVE OF 149.30 FEET TO P.C. OF CURVE; THENCE WITH SAME ON A TANGENT SOUTH 48 DEGREES 53 MINUTES EAST, 28.0 FEET TO THE POINT OF BEGINNING.

TRACT VI:

ANY PORTION OF OLD RUTHERFORD LANE THAT BOUNDS SAID PROPERTY OWNED BY ANDREW D. CRICHTON, JOHN B. JEWELL, III, AND JAMES W. JEWELL, UP TO THE CENTERLINE OF SAID LANE.

FIRST PARTY ALSO QUITCLAIMS ANY AND ALL RIGHTS IN AND TO OLD RUTHERFORD LANE ACQUIRED BY VIRTUE OF THE FOREGOING DEED OR OTHERWISE.

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. ALL LOTS IN WESTFIELD SUBDIVISION, SECTIONS 1, 2,3, 4, AND 4A, WITH THE EXCEPTION OF LOT 114 WESTFIELD SUBDIVISION, SECTION 4 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8, PAGE 21, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
2. DEED TO THE INDUSTRIAL DEVELOPMENT BOARD OF MAURY COUNTY, TENNESSEE IN BOOK 563, PAGE 204;
3. DEED TO MAURY COUNTY, TENNESSEE IN BOOK 591, PAGE 180;
4. DEED TO HERMAN L. LEWIS IN BOOK 607, PAGE 512;
5. DEED TO COLCO, INC., A TENNESSEE CORPORATION IN BOOK 655, PAGE 709;
6. DEED TO RICHARD A. BRICKNER AND WIFE, JUDITH BRICKNER, AS TENANTS IN THE ENTIRETY IN BOOK 675, PAGE 50;
7. DEED TO MAURY COUNTY, TENNESSEE IN BOOK 675, PAGE 354;
8. DEED TO GAITHER FRIERSON GARY IN BOOK 679, PAGE 508;
9. DEED TO STEVEN G. HALL IN BOOK 711, PAGE 531;
10. DEED TO MAURY COUNTY BOARD OF EDUCATION IN BOOK 803, PAGE 174;
11. DEED TO DAVID L. SCHWAB AND JOHN G. MITCHELL, AS EQUAL TENANTS IN COMMON IN BOOK 1114, PAGE 276;
12. DEED EUGENE L. HELLER IN BOOK 1145, PAGE 580; AND
13. DEED TO MAURY COUNTY, STATE OF TENNESSEE IN BOOK R2839, PAGE 368.

BEING PART OF THE SAME PROPERTY CONVEYED TO CBP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM CRICHTON WELTON PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK R2895, PAGE 1276, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

LEGAL DESCRIPTION (PER SURVEY)

LOCATED IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BEING A PORTION OF THE CBP, LLC PROPERTY, AS REFERENCED IN RECORD BOOK 2895, PAGE 829 OF THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (ROMCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR (SET), ON THE EASTERLY RIGHT-OF-WAY LINE OF WESTFIELD DRIVE AND THE NORTHEASTERLY CORNER OF LOT 1, WESTFIELD ESTATES, SECTION 1 PROPERTY, PLAT BOOK 7, PAGE 34 (ROMCT), HAVING A TENNESSEE STATE PLANE COORDINATE VALUE OF NORTH: 460,158.17 US FEET, EAST: 1,640,747.93 US FEET (NAD83, 2011);

THENCE, WITH WESTFIELD DRIVE, THE FOLLOWING FOUR (4) CALLS:
1. NORTH 60° 15' 34" EAST 105.85 FEET TO AN IRON PIPE (FOUND);
2. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 282.23 FEET, AN ARC LENGTH OF 108.50 FEET, AND A CHORD BEARING OF NORTH 49° 15' 42" EAST 107.83 FEET TO AN IRON PIPE (FOUND);
3. NORTH 36° 46' 42" EAST 18.65 FEET TO AN IRON PIPE (FOUND);
4. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.59 FEET, AND A CHORD BEARING OF NORTH 80° 41' 30" EAST 37.63 FEET TO AN IRON PIPE (FOUND) IN THE WESTERLY RIGHT-OF-WAY OF RUTHERFORD LANE;

THENCE, WITH RUTHERFORD LANE, THE FOLLOWING TWO (2) CALLS:
1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.39 FEET, AN ARC LENGTH OF 157.80 FEET, AND A CHORD BEARING OF SOUTH 47° 58' 28" EAST 157.71 FEET TO AN IRON REBAR (SET);
2. SOUTH 44° 43' 40" EAST 834.17 FEET TO AN IRON REBAR (SET) BEING IN THE CENTERLINE OF A 150' TVA EASEMENT;

THENCE, SEVERING CBP, LLC, SOUTH 08° 07' 07" WEST 383.66 FEET TO AN IRON PIPE (FOUND) BEING THE NORTHEAST CORNER OF THE ALPHEUS S. WEIDNER III PROPERTY, RECORD BOOK 2482, PAGE 1271 (ROMCT);

THENCE, WITH WEIDNER AND THE NORTHERLY LINE OF PLEASANT HILLS, SECTION 1, PLAT BOOK 4, PAGE 63 (ROMCT), THE FOLLOWING TWO (2) CALLS:
1. NORTH 53° 16' 46" WEST 395.79 FEET TO AN IRON REBAR (FOUND);
2. NORTH 83° 51 15" WEST 118.06 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID WESTFIELD ESTATES, SECTION 1;

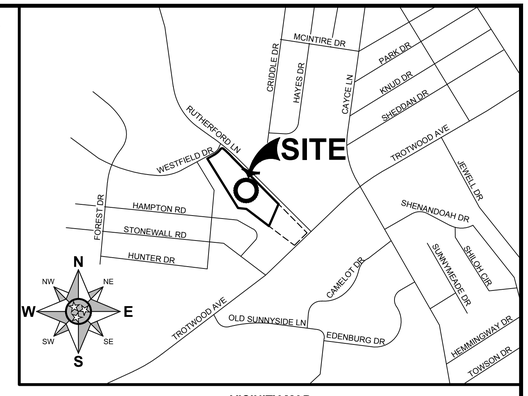
THENCE WITH WESTFIELD ESTATES, NORTH 32° 33 34" WEST 812.55 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 9.13 ACRES, MORE OR LESS.

GENERAL NOTES:

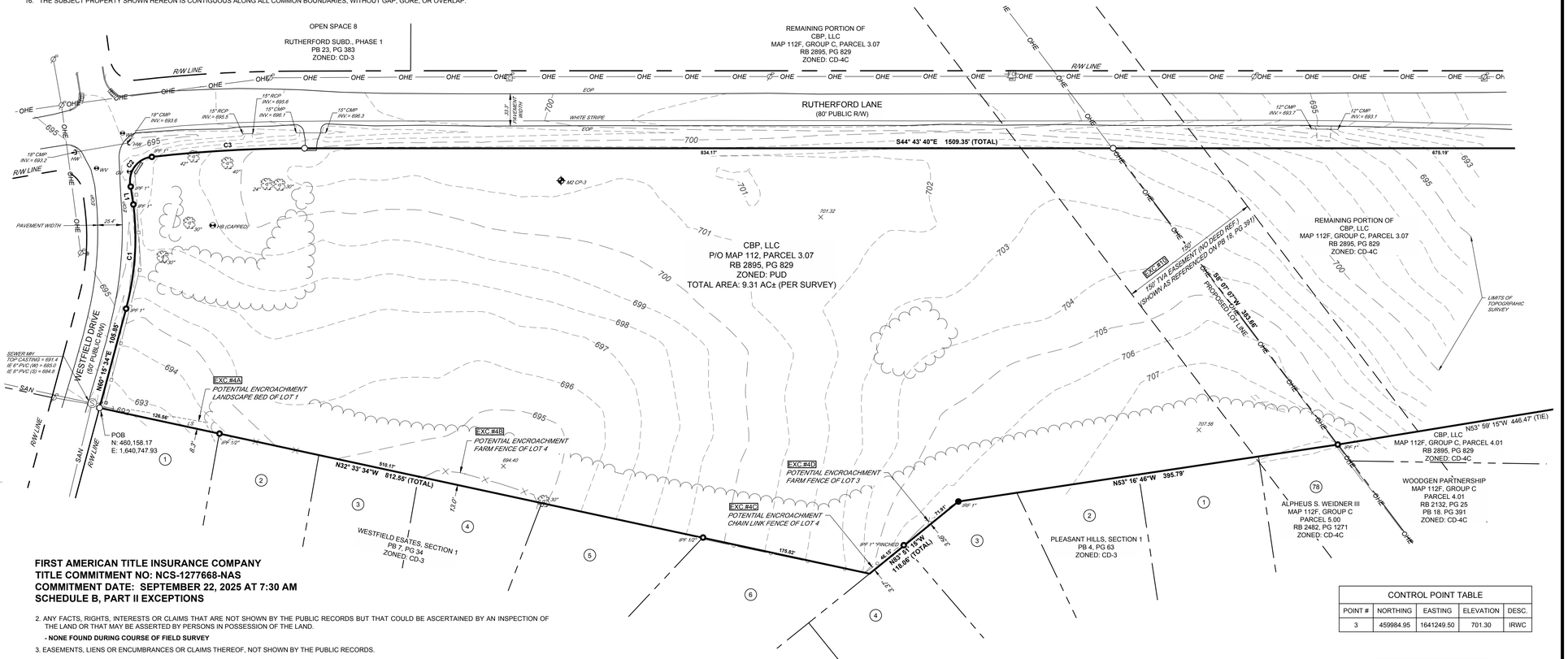
1. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 18). CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
3. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. NAS-1277668-NAS.
4. THE FIELD SURVEY WAS COMPLETED ON SEPTEMBER 11, 2025.
5. THIS SURVEY WAS PREPARED USING THE TITLE COMMITMENT, AS REFERENCED HEREON, ALONG WITH CURRENT DEEDS AND PLATS OF RECORD.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
7. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
8. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
9. 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.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER 47119C0280E, EFFECTIVE APRIL 16, 2007.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED "PUD" (PLANNED UNIT DEVELOPMENT) , BASED ON THE OFFICIAL ZONING MAP FOR CITY OF COLUMBIA, TENNESSEE. A CURRENT ZONING REPORT AND/OR ZONING LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR. THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR "PUD" ZONING SHOULD BE CONFIRMED WITH THE CONTROLLING JURISDICTION.
13. THE SUBJECT PROPERTY HAS DIRECT AND CONTIGUOUS ACCESS TO RUTHERFORD LANE, A 80-FOOT PUBLIC RIGHT-OF-WAY, TROTWOOD AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY, AND WESTFIELD DRIVE, A 50-FOOT PUBLIC RIGHT-OF-WAY.
14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE COURSE OF FIELD SURVEY.
15. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES, OR OF RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS, WAS OBSERVED DURING THE COURSE OF FIELD SURVEY.
16. THE SUBJECT PROPERTY SHOWN HEREON IS CONTIGUOUS ALONG ALL COMMON BOUNDARIES, WITHOUT GAP, GORE, OR OVERLAP.

LEGEND:

	EXISTING PROPERTY LINE	HB	HOSE BIB
	EXISTING RIGHT-OF-WAY		SANITARY SEWER MANHOLE
	EXISTING ADJACENT PROPERTY LINE		CURB INLET
	EXISTING EASEMENT		INLET (SQUARE)
MBSL	MINIMUM BUILDING SETBACK LINE	GV	GAS BOX (GAS VALVE)
700	EXISTING INDEX CONTOUR		HIGH TENSION TOWER
	EXISTING INTERMEDIATE CONTOUR		POWER POLE
	EXISTING FARM FENCE		GUY WIRE
	EXISTING WOOD FENCE		TRAFFIC PULL BOX
	EXISTING CHAIN-LINK FENCE		COMMUNICATION PEDESTAL
SAN	EXISTING SANITARY SEWER LINE		FIBER OPTIC PULL BOX
W	EXISTING WATER LINE		TREE, DECIDUOUS
OHE	EXISTING OVERHEAD ELECTRIC	700.00	EXISTING SPOT ELEVATION
	EXISTING TREELINE	(POI)	POINT OF INSERTION
	IRON REBAR FOUND (IRF)	HW	HEADWALL
	IRON PIPE FOUND (IPF)	LS	LANDSCAPE BED
	IRON REBAR SET W/CAP (IRS)	EOP	EDGE OF PAVEMENT
	BENCHMARK / SURVEY CONTROL	1	LOT NUMBER
WV	WATER VALVE	EXC. #3	SCHEDULE B PART II EXCEPTION
	FIRE HYDRANT		



VICINITY MAP
SCALE: 1"=1000'



CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESC.
3	459984.95	1641249.50	701.30	IRWC

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.65	N36° 46' 42"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BRNG	CHORD LENGTH
C1	108.50	282.23	N49° 15' 42"E	107.83
C2	42.59	25.00	N80° 41' 30"E	37.63
C3	157.80	1392.39	S47° 58' 28"E	157.71

FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO: NCS-1277668-NAS
COMMITMENT DATE: SEPTEMBER 22, 2025 AT 7:30 AM
SCHEDULE B, PART II EXCEPTIONS

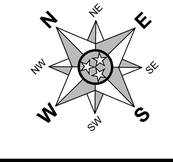
2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
   - NONE FOUND DURING COURSE OF FIELD SURVEY
3. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
   - NONE FOUND DURING COURSE OF FIELD SURVEY
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
   (A) - ENCROACHMENT OF LANDSCAPE BED FROM LOT 1, WESTFIELD ESTATES, SECT. 1, AS SHOWN AND NOTED HEREON
   (B) - ENCROACHMENT OF FARM FENCE FROM LOT 4, WESTFIELD ESTATES, SECT. 1, AS SHOWN AND NOTED HEREON
   (C) - ENCROACHMENT OF CHAIN LINK FENCE FROM LOT 4, PLEASANT HILLS, SECT. 1, AS SHOWN AND NOTED HEREON
   (D) - ENCROACHMENT OF FARM FENCE FROM LOT 3, PLEASANT HILLS, SECT. 1, AS SHOWN AND NOTED HEREON
10. ALL MATTERS SHOWN ON PLAT(S) OF RECORD IN BOOK 8, PAGE 21; PLAT BOOK P18, PAGE 379; AND PLAT BOOK P23, PAGE 348, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - PLAT BOOK 8, PAGE 21 AND PLAT BOOK 23, PAGE 348, DO NOT AFFECT THE SUBJECT PROPERTY
   - PLAT BOOK 18, PAGE 379, REFERENCES A 150' TVA OVERHEAD POWER LINE EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN AND NOTED HEREON
   - PLAT BOOK 18, PAGE 391, IS NOT LISTED IN EXCEPTION ABOVE, BUT DOES REFERENCE SAME 150' TVA OVERHEAD POWER LINE EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN AND NOTED HEREON
11. RIGHT OF WAY AND LIFE ESTATE CONTAINED IN DEED OF RECORDED IN BOOK 595, PAGE 486, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
12. TERMS AND PROVISIONS OF RIGHT OF WAY OR EASEMENT, BY AND BETWEEN THOMAS J. BURT AND RAYMOND MCMEEN AND CITY OF COLUMBIA, TENNESSEE, A MUNICIPAL CORPORATION, OF RECORD IN BOOK 609, PAGE 309, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
13. TERMS AND PROVISIONS OF RIGHT-OF-WAY OR EASEMENT, BY AND BETWEEN ANDREW DON CRICHTON, JAMES W. JEWELL AND JOHN B. JEWELL, III AND CITY OF COLUMBIA, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN BOOK R1924, PAGE 1092, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
15. TERMS AND PROVISIONS OF GRADING AND CONSTRUCTION EASEMENT AGREEMENT, BY AND BETWEEN WELTON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND COLUMBIA RETAIL PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK R2113, PAGE 557, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
17. TERMS AND PROVISIONS OF SANITARY SEWER EASEMENT, BY AND BETWEEN CBP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND CITY OF COLUMBIA, STATE OF TENNESSEE, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN BOOK R2931, PAGE 1096, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
20. RIGHTS OF THE RAILROAD COMPANY TO EXPAND ITS RIGHT OF WAY TO ITS FULL CHARTER WIDTH.
   - DOES NOT AFFECT THE SUBJECT PROPERTY



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY I SURVEY, HAVING A LINEAR ERROR OF CLOSURE WHICH IS EQUAL TO OR LESS THAN 1 FOOT PER 10,000 FEET OF LAND (1:10,000). THIS SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

60' 0 60' 120'
GRAPHIC SCALE



GPS SURVEY DATA INFORMATION:

- TYPE OF GPS SURVEY: RTK
- POSITIONAL ACCURACY: 0.07 FEET
- DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED CONTROL USED: TGRN
- GEOID MODEL: GEOID 18
- COMBINED GRID SCALE FACTOR: 0.9999285106
- UNITS: (US FEET)(GRID)

| REVISION # | DATE | D

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESC.
3	459984.95	1641249.50	701.30	IRWC

LINE TABLE		
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C3	157.80	1392.39	S47° 58' 28"E	157.71

LOT AREA TABLE		
LOT #	AREA (S.F.)	AREA (AC.)
1	159,533	3.66
2	273,892	6.29
3	126,819	2.91

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- MBSL MINIMUM BUILDING SETBACK LINE
- 700 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FARM FENCE
- EXISTING WOOD FENCE
- EXISTING CHAIN-LINK FENCE
- SAN EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING TREELINE
- IRON REBAR FOUND (IRF)
- IRON PIPE FOUND (IPF)
- IRON REBAR SET W/CAP (IRS)
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- WV WATER VALVE
- FIRE HYDRANT
- HB HOSE BIB
- SANITARY SEWER MANHOLE
- CURB INLET
- INLET (SQUARE)
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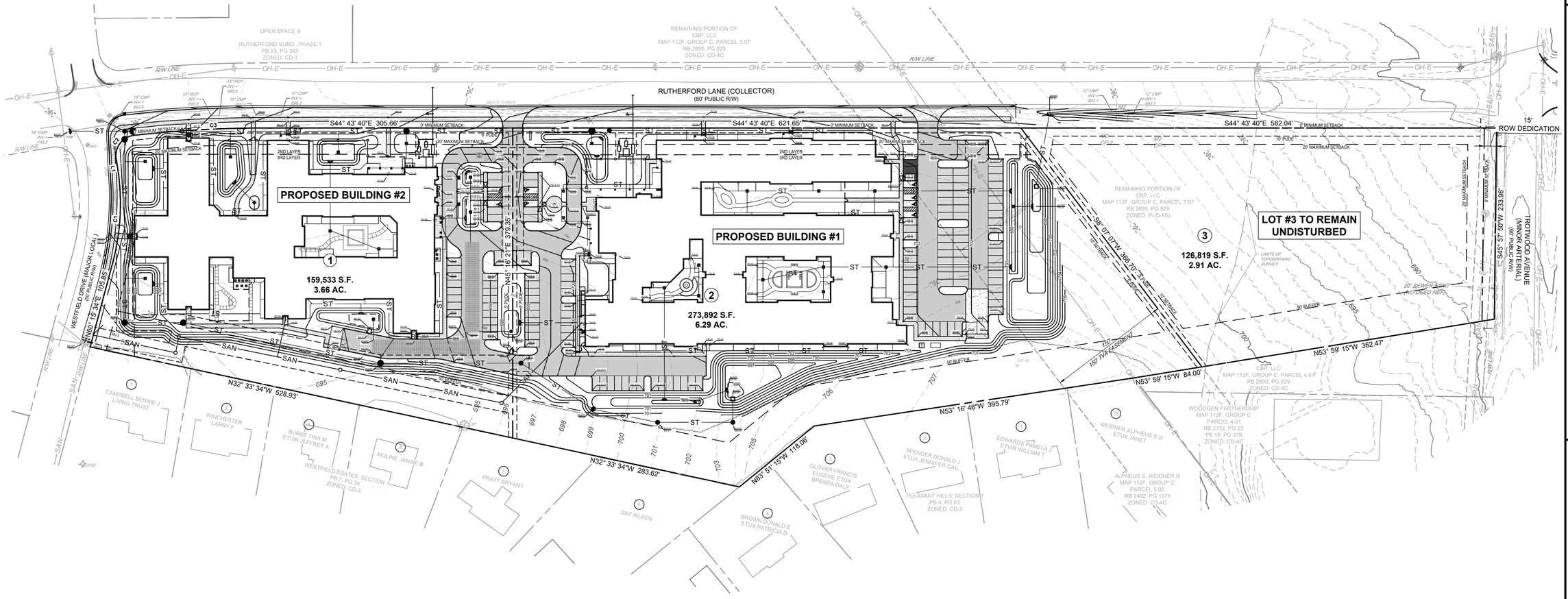
- GUY WIRE
- TRAFFIC PULL BOX
- COMMUNICATION PEDESTAL
- FIBER OPTIC PULL BOX
- TREE, DECIDUOUS
- 700.00 EXISTING SPOT ELEVATION
- (POI) POINT OF INSERTION
- HW HEADWALL
- LS LANDSCAPE BED
- EOP EDGE OF PAVEMENT
- 1 LOT NUMBER
- EXC. #3 SCHEDULE B PART II EXCEPTION

N NE E SE S SW W NW

60' 0 60' 120'
GRAPHIC SCALE



Know what's below. Call before you dig.

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORENO
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
No. 109809
STATE OF TENNESSEE
06/09/2026

PRELIMINARY PLAT FOR:

MORNING POINTE

RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION

PRELIMINARY PLAT

C2.0

1421-01 MORNING POINTE

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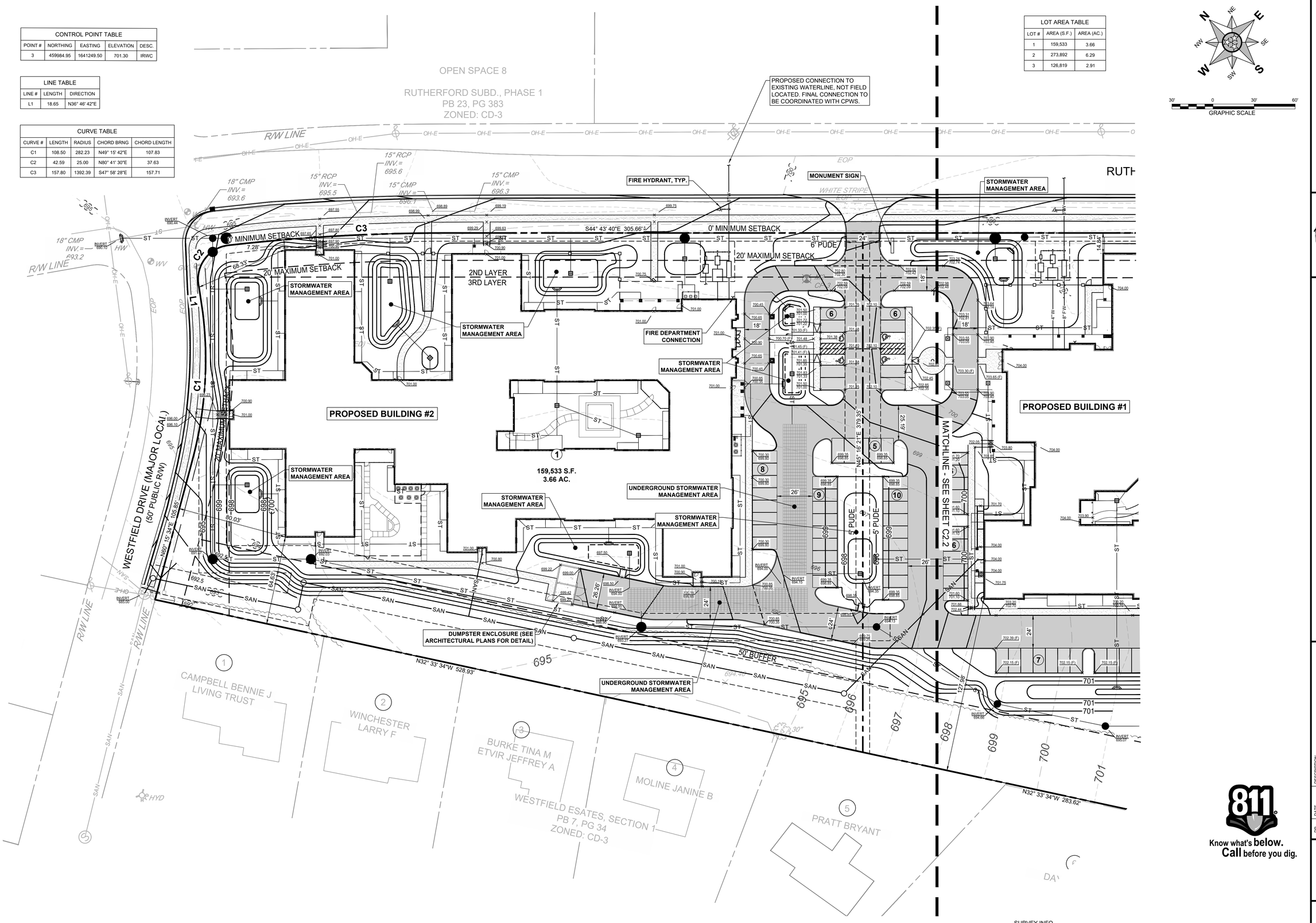

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Know what's below. Call before you dig.

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

PRELIMINARY PLAT FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION

PRELIMINARY PLAT

C2.1

1421-01 MORNING POINTE

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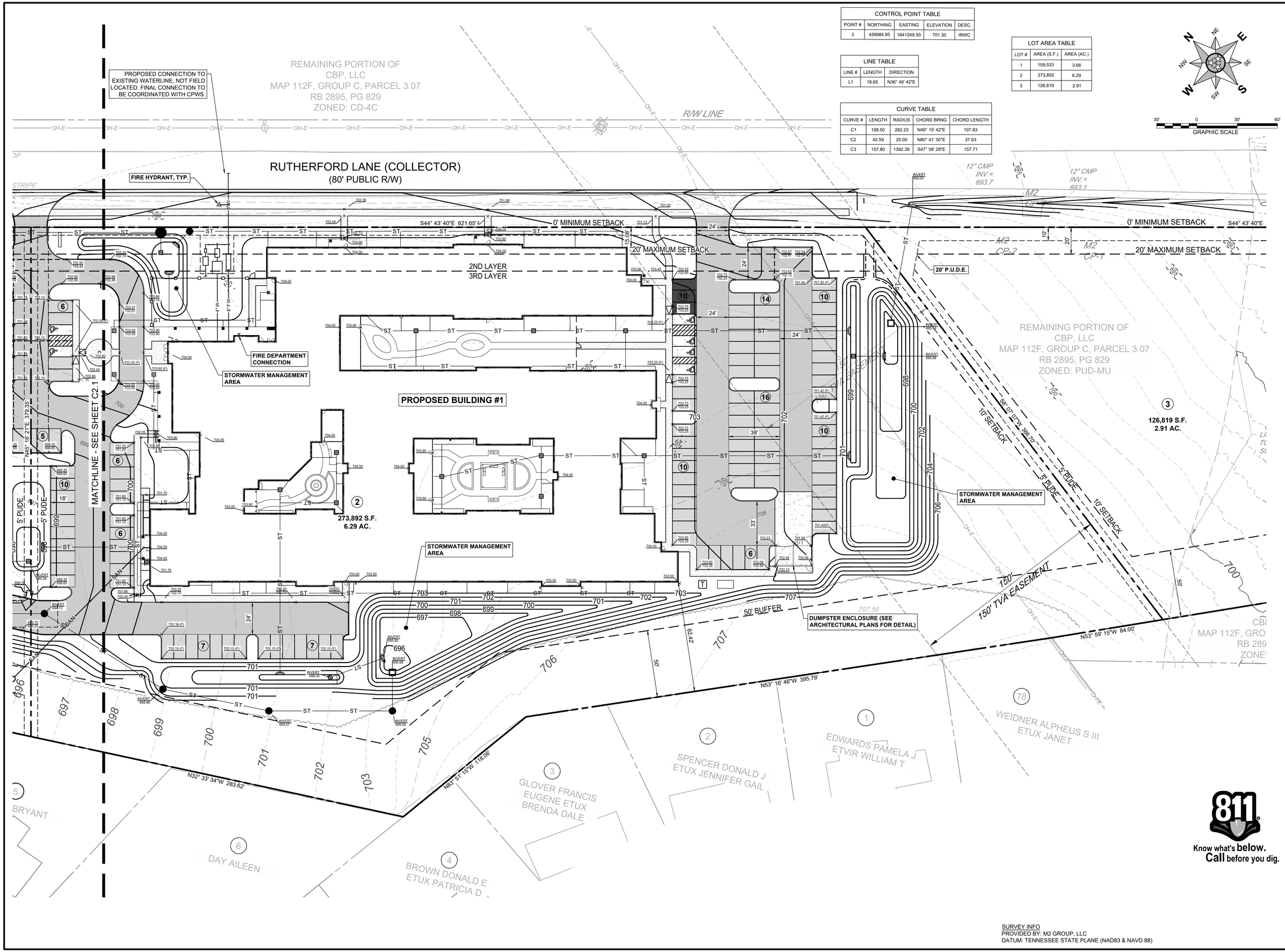


Know what's below. Call before you dig.

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORELO
REGISTERED ENGINEER
AGRICULTURE
No. 108603
STATE OF TENNESSEE
06/08/2026

PRELIMINARY PLAT FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION

PRELIMINARY PLAT

C2.2

1421-01 MORNING POINTE

May 18, 2026

City of Columbia – Development Services
Attn: Austin Brass
700 North Garden Street
Columbia, TN, 3840
Phone: (931) 560-1560
Fax: (931) 560-1541

RE: Development Review Committee Meeting
Morning Pointe – Preliminary Plat
Project Number: 26-0149

M2 Group, LLC (M2) has received the comments dated 5-12-2026 regarding the Morning Pointe – Preliminary Plat Project Development Review. Please allow this letter to serve as a response to the review comments. A digital copy of the revised Site Plan has been included in this resubmittal.

Review Comments

Planning

1. The lead case planner for this review will be Austin Brass, AICP. Please email all correspondence to abrass@columbiatn.gov. Please provide a response to comment letter by the 5-18 resubmittal date including updated Preliminary Plat.
   Acknowledged.
2. Indicate minimum setback line that also includes maximum setbacks shown. Provide update to note 9 that indicates zoning as PUD-MU.
   Setbacks updated to reflect appropriate minimum and maximum requirements per PUD-MU zoning. Table provided for clarity and note 9 updated accordingly, refer to sheet C2.0.
3. Provide notation that further division of property with building sites would be reflected in approved PUD Master Plan.
   Acknowledged. Please provide exact language being requested for this note. Based on the wording above, we are unclear as to what is required.

Engineering

4. Subject to Construction Plan approval

   Acknowledged.

5. Coordinate with E-911 for addressing

   Addresses have been coordinated with E-911 and will be provided upon receipt.

6. Stormwater and grading shall be evaluated fully during the site construction plans review

   Acknowledged.

7. Provide surveyor's stamp on survey and engineer's stamp on all design sheets

   Acknowledged.

8. Provide dedication of right-of-way along Trotwood avenue of 15 feet. (ESS 3.6.4)

   15' dedication provided, refer to sheet C2.0.

Columbia Power

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

   Acknowledged.

ATT

10. ATT to Serve.

    Acknowledged.

Wastewater

11. On tree preservation/landscaping plans: trees will not be allowed within 10-15 ft of a sewer main depending on sewer depth as according to specs.

    Acknowledged, landscape plan adjusted accordingly.

Columbia Water

12. A water availability letter was issued on November 19, 2026, it remains valid until May 19, 2026. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.
    Acknowledged.

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

Sincerely,

M2 Group, LLC
Stephen Vander Horst, RLS, CFS

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.
26-0149

DESCRIPTION: Rutherford Lane - Westfield Park - Morning Pointe

COMMENTS:

Planning

1. The lead case planner for this review will be Austin Brass, AICP. Please email all correspondence to abrass@columbiatn.gov. Please provide a response to comment letter by the 5-18 resubmittal date including updated Preliminary Plat.
2. Indicate minimum setback line that also includes maximum setbacks shown. Provide update to note 9 that indicates zoning as PUD-MU
3. Provide notation that further division of property with building sites would be reflected in approved PUD Master Plan.

Engineering

4. Subject to Construction Plan approval
5. Coordinate with E-911 for addressing
6. Stormwater and grading shall be evaluated fully during the site construction plans review.
7. Provide surveyor's stamp on survey and engineer's stamp on all design sheets
8. Provide dedication of right-of-way along trotwood avenue of 15 feet. (ESS 3.6.4)

Columbia Power

9. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this 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.

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

Building

10. No comment.

Police

11. No comment.

City Attorney

12. No Comment.

ATT

13. ATT To Serve.

Fire

14. No comments

Wastewater

15. On tree preservation/landscaping plans: trees will not be allowed within 10-15 ft of a sewer main depending on sewer depth as according to specs.

Maury County Schools

16. No comment.

Columbia Water

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

17. A water availability letter was issued on November 19, 2026, it remains valid until May 19, 2026. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.

Public Works

18. No comments.

Duck River Electric Membership Corp

19. No comments.

Maury County Highway Dept.

20. No comment.

Resubmittal Guidelines

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

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

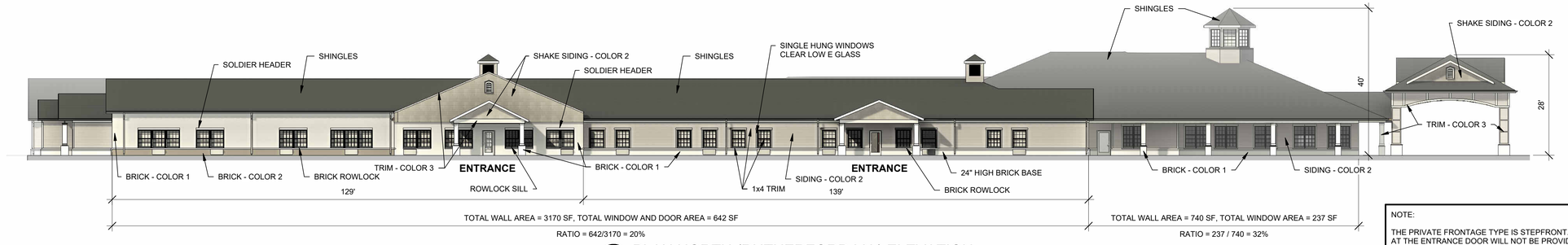
CITY OF
COLUMBIA
TENNESSEE

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

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

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

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



2 PLAN NORTH (RUTHERFORD LN) ELEVATION
1/16" = 1'-0"

NOTE:

THE PRIVATE FRONTAGE TYPE IS STEPFRONT. A STEP AT THE ENTRANCE DOOR WILL NOT BE PROVIDED TO COMPLY THE BUILDING CODE REQUIREMENT FOR A LEVEL EGRESS.

ALL ROOF SLOPES TO BE BETWEEN 6:12 AND 14:12.

ALL CEILING HEIGHTS WILL BE LESS THAN 25 FEET.



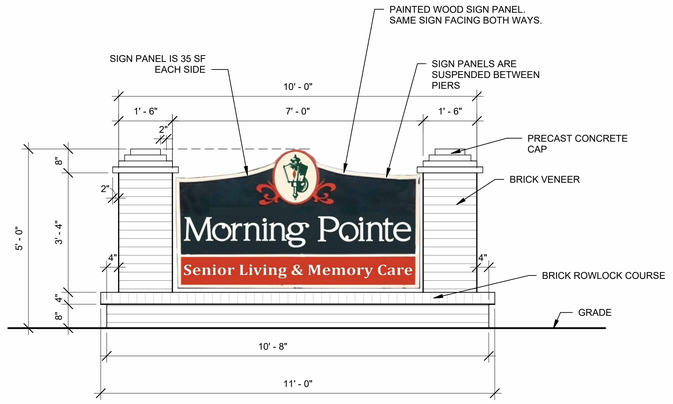
1 PLAN SOUTH (FACING LANDSCAPE BUFFER) ELEVATION
1/16" = 1'-0"



3 PLAN WEST ELEVATION
1/16" = 1'-0"



4 PLAN EAST ELEVATION
1/16" = 1'-0"



5 MORNING POINTE SIGN
1/2" = 1'-0"

REVISIONS

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

MORNING POINTE OF COLUMBIA
ASSISTED LIVING AND MEMORY CARE FACILITY
RUTHERFORD LANE
COLUMBIA, TENNESSEE

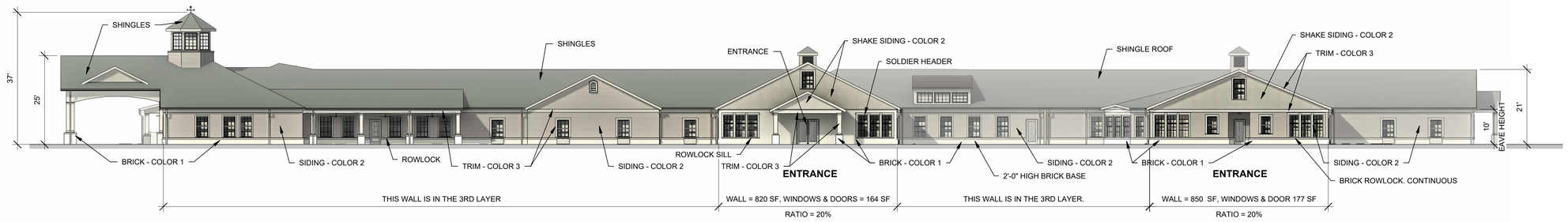
RANDALL P. TAYLOR
REGISTERED ARCHITECT
STATE OF TENNESSEE
1-23-26

PROJECT #
25049

DATE
12-15-25

DRAWING NAME
ELEVATIONS

SHEET #
A2



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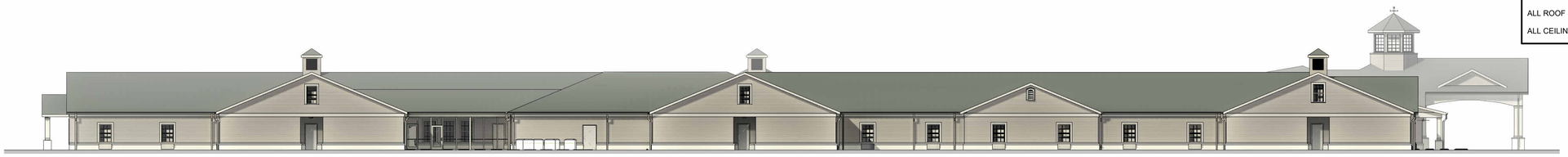
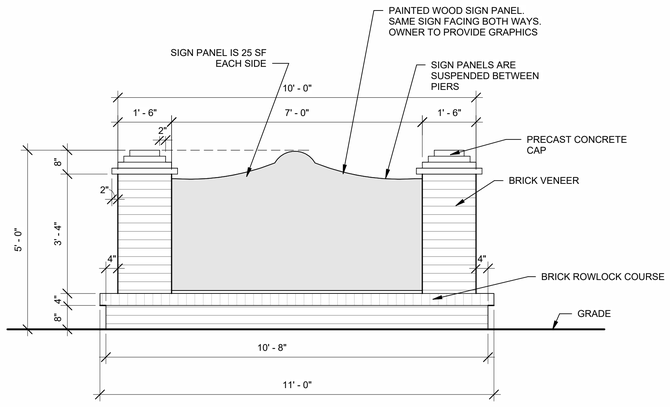


2 PLAN SOUTH (FACING LANDSCAPE BUFFER) ELEVATION
1/16" = 1'-0"



5 MORNING POINTE SIGN
1/2" = 1'-0"



3 PLAN WEST (WESTFIELD) ELEVATION
1/16" = 1'-0"



4 PLAN EAST ELEVATION
1/16" = 1'-0"

REVISIONS

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
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NEUHOFF TAYLOR ARCHITECTS

THE LANTERN AT MORNING POINTE
ALZHEIMER'S CENTER OF EXCELLENCE COLUMBIA

RUTHERFORD LANE
COLUMBIA, TN

RANDALL P. TAYLOR REGISTERED ARCHITECT STATE OF TENNESSEE No. 16021
1-23-26

PROJECT #
25048

DATE
1-23-26

DRAWING NAME
ELEVATIONS

SHEET #
A4

November 19, 2025

Mr. Jay Fulmer
Fulmer Lucas Engineering
2002 Richard Jones Rd., Suite B200
Nashville, TN 37215
Sent via email: jay@fulmerlucas.com

RE: **Water Availability Letter** Expires: 5/19/2026
Morning Pointe Assisted Living
Rutherford Lane at Westfield Drive (southwest corner)
Tax Map & Parcel 11200307000
Columbia, TN

Dear Mr. Lucas:

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 145 bed assisted living facility in two buildings. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Source water capacity is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- The current CPWS system is only able to support a fire flow up to 750 gpm at this location until (planned) additional improvements in the Southside distribution area are completed.
    - After completion of the Southside distribution area improvements, available fire flow will be up to 1,250 gpm.

- The number and sizes of service meters assumed for this letter is based on Applicant's description of the project features. Actual meter count and sizing will be updated or verified during the Design Review phase of the Project:
    - 114,340 sf of commercial assisted living space (two buildings)
    - Assume Fire Service meter: One (1) at 6-inch
    - Assumed Commercial Service meters: Two (2) at 2-inch
    - Assumed Landscape Irrigation meter: One (1) at ¾-inch
- The above request translates to a 41 Single Family Unit (SFU) flow demand equivalent.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval, if 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	41	**$16,670**

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

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Landscape Irrigation Meter Cost	1	$540	$540
2" Service Meter Cost	2	Current Price	Deferred
6" Fire Meter Cost	1	Current Price	Deferred
Current Impact Fee for ¾" Service Meter	1	$5,500	$5,500
Current Impact Fee for 2" Service Meter	2	$30,000	$60,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$66,040**

- 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.
- 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: Franklin Farrow, Morning Pointe
Bart Anderson, CPWS
File 25-036

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

23 October 2025

Jay Fulmer
Fulmer Lucas Engineering, LLC
2002 Richard Jones Rd, B200
Nashville, TN 37215

RE: Rutherford Ln Map 112 Parcel 3.07, Columbia, TN 38401; Morning Pointe 145 Bed Assisted Living Facility

Jay,

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

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: MORNING POINTE

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

General

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

Lots and Land-Use

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

Structures

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

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
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Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

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TENNESSEE

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PUD Specific Items

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

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

Checklist Completed By:

STEPHEN VANDER HORST		04/20/2026
Print Name	Signature	Date

BK/PG:R2895/829-838
23000133

10 PGS : QUITCLAIM DEED	
NANCY MCMEEN 295732 - 23000133	
01/04/2023 - 08:10 AM	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	50.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	52.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

QUITCLAIM DEED

MICHELLE MARIE MONTAGUE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on this 7th day of December 2022.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

NOTE: THIS QUITCLAIM DEED WAS PREPARED BY INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED BY THE PREPARER

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Crichton Welton Partners, G.P. 6471 Ridley Jewell Road Columbia, TN 38401	NEW OWNER	073-018.04 073-018.06 073-018.08 073-018.09 073-018.10 073-018.11 112-003.00 112-003.00-001 112F-C-004.01

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WELTON INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey all of his rights, title and interest unto CRICHTON WELTON PARTNERS, G.P., a Tennessee general partnership, hereinafter called **"GRANTEE,"** its successors and assigns, certain tracts or parcels of land in Maury County, State of Tennessee, and more fully described as follows:

SEE EXHIBIT A ATTACHED

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 31st day of December, 2022.

WELTON INVESTMENTS, LLC

By:_____
John B. Jewell, IV,
Managing Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public of said County and State, personally appeared John B. Jewell, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Welton Investments, LLC, a Tennessee limited liability company (the "Company"), the within named bargainor, and that he, as the Managing Member of the Company executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 7th day of December, 2022.

_____
Notary Public, State of Tennessee

My Commission Expires: 11-5-2025

J. WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

EXHIBIT A
Legal Description

Located in the Ninth (9th) Civil District of Maury County, Tennessee, and more particularly described as follows:

Tract I (Map 112F, Group C, Parcel 4.01):

Parcel 1: Located in the Ninth (9th) Civil District of Maury County, Tennessee, and more particularly described as follows:

Being a tract as shown on the J.A. Morgan and Katherine S. Morgan Plat, containing 0.85 acre as shown in Plat Book 6, Page 564-B, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Andrew D. Crichton, John B. Jewell, III, and James W. Jewell, as equal tenants in common, by deed of record in Book 1407, Page 349, Register's Office of Maury County, Tennessee and also referred to in Deed of Trust of record in Book 1678, Page 162, Register's Office of Maury County, Tennessee.

Parcel 2: Bounded on the North by Crichton, on the South by Morgan and others, on the East by Mt. Pleasant Pike, and on the West by Lot 78, Pleasant Hills Subdivision, and being more particularly described as follows:

Beginning at a post in the Western margin of the Mt. Pleasant Pike, 30 feet from the centerline of said road, said point also being the Southeast corner of what is now the Crichton property; thence with the Western margin of the MI. Pleasant Pike, South 41 degrees 51 minutes West 152.28 feet to an iron pin, Morgan and others corner; thence leaving highway and with Morgan, North 58 degrees 05 minutes West, 339.94 feet to an iron pin, said point being in the Eastern line of Lot 78 of Pleasant Hills S/D; thence with the Eastern line of Lot 78, North 3 degrees 50 minutes East, 170.24 feet to an iron pin in Crichton's South line; thence with Crichton's South line, South 57 degrees 35 minutes East, 22.16 feet to a post; thence with same, South 58 degrees 05 minutes East, 424.19 feet to the point of beginning, and containing 1.35 acres, by survey made November 16, 1968, by Paul J. Boatright, Registered Land Surveyor No. 244.

Being the same properly conveyed to Andrew D. Crichton, James W. Jewell, and John B. Jewell, Ill, as equal tenants in common, by deed of record in Book 1340, Page 102, Register's Office of Maury County, Tennessee and also referred to in Deed of Trust of record in Book 1678, Page 162, Register's Office of Maury County, Tennessee.

Less and Except that portion of the above described property conveyed in Book 2113, Page 537, Register's Office of Maury County, Tennessee

Tract III (Part of Map 112, Parcel 003.00)

Parcel No. 1:

Bounded on the North by L and N Railroad and Rutherford Lane; East by Criddle Meadows Subdivision and Dr. Dan Gray; South by Mt. Pleasant Pike or U.S. No. 43 Highway, Pleasant Hills Subdivision, J.A. Morgan and Others; West by Ridley brothers. Beginning at an iron pin in the East line of Ridley brothers tract at the Southwest corner of the herein described tract: thence with Ridley brothers and generally following a fence North 5 degrees 16 minutes East, 1,127.65 feet to an iron pin; thence with same North 87 degrees 32 minutes West, 946.15 feet to an iron pin; thence with same North 0 degrees 50 minutes East, 359.97 feet to a spike in the center line of L and N Railroad; thence following a staked line with iron pins along center line of L and N Railroad as follows: North 53 degrees 29 minutes East, 2,326.46 feet, North 56 degrees 09 minutes East, 352.0 feet; North 59 degrees 31 minutes East, 326.96 feet; North 62 degrees 32 minutes East, 264.30 feet; North 65 degrees 18 minutes East, 278.60 feet; North 67 degrees 39 minutes East, 221.60 feet to an iron pin; thence leaving railroad and generally following a fence along the South margin of Rutherford Lane South 87 degrees 27 minutes East, 916.74 feet to an iron pin; thence with same South 86 degrees 19 minutes East, 149.18 feet to a stake; thence with the West line of Criddle Meadows Subdivision South 4 degrees 04 minutes West, 2,743.39 feet to an iron pin; thence with the South line of Criddle Meadows Subdivision South 85 degrees 56 minutes East, 400.0 feet to an iron pin; thence with same South 84 degrees 29 minutes East, 221.98 feet to an iron pin; thence with Dr. Dan Gray South 13 degrees 46 minutes East, 24.80 feet to an iron pin; thence with same South 55 degrees 24 minutes West, 95.22 feet to an iron pin; thence with same South 42 degrees 15 minutes East, 93..35 feet to an iron pin; thence with same South 24 degrees 43 minutes East, 99.95 feet to an iron pin; thence with same South 55 degrees 50 minutes West, 178.04 feet to an iron pin: thence with same South 39 degrees 27 minutes East, 820.80 feet to an iron pin; thence with the North margin of Mt. Pleasant Pike South 42 degrees 32 minutes West, 506.57 feet to an iron pin; thence with J. A. Morgan and others North 58 degrees 05 minutes West, 424.19 feet to an iron pin; thence with same and with Pleasant Hills Subdivision North 57 degrees 35 minutes West, 418.17 feet to an iron pin; thence with Pleasant Hills Subdivision North 88 degrees 01 minutes West, 680.26 feet to an iron pin; thence with same North 88 degrees 21 minutes West, 514.0 feet to an iron pin; thence with same North 88 degrees 01 minutes West, 308.0 feet to an iron pin; thence with same North 87 degrees 37 minutes West, 431.0 feet to an iron pin; thence with proposed Pleasant Hills Subdivision, Section 4; and J. A. Morgan and Others North 87 degrees 23 minutes West, 919.68 feet to an iron pin; thence with J. A. Morgan and Others North 86 degrees 26 minutes West, 310.82 feet to the point of beginning, containing by survey 269.70 acres.

There is a TVA power line having a 250 right-of-way across the East portion of the above described tract. There is a 100-foot chartered railroad right-of- way on this tract along the railroad line.

Parcel No. 2:

Bounded on the North by Raymond McMeen and Tom Burt; C. C. Pinckney; W. Clyde Baker and Rutherford Lane; East and South by L and N Railroad and West by Ridley brothers.

Beginning at an iron pin in McMeen and Burt's South line, said point being the Northwest corner of the herein described tract; thence with McMeen and Burt farm, C. C. Pinckney and W. Clyde Baker generally following a fence South 87 degrees 52 minutes East, 1079.03 feet to an iron pin; thence with Baker generally following a fence South 85 degrees 57 minutes Fast, 400.23 feet to an iron pin; thence with same South 85 degrees 46 minutes East, 371.10 feet to an iron pin; thence with same North 5 degrees 29 minutes East, 342.33 feet to an iron pin; thence with same South 87 degrees 35 minutes East, 504.44 feet to an iron pin; thence with same South 88 degrees 15 minutes East, 300.05 feet to an iron pin; thence with the South margin of Rutherford Lane South 89 degrees 17 minutes East, 1,160.19 feet to an iron pin; thence with same South 87 degrees 27 minutes East, 13.46 feet to an iron pin in center line of L and N Railroad; thence with the center line of L and N Railroad following a staked line with iron pins as follows: South 67 degrees 39 minutes West, 221.60 feet; South 65 degrees 18 minutes West, 278.60 feet; South 62 degrees 32 minutes West, 264.30 feet; South 59 degrees 31 minutes West, 326.96 feet; South 56 degrees 09 minutes West, 252.0 feet; South 53 degrees 29 minutes West, 2,305.30 feet; thence leaving railroad and with Ridley brothers generally following a fence as follows: North 20 degrees 46 minutes West, 328.63 feet to an iron pin; North 32 degrees 52 minutes West, 326.42 feet to an iron pin; North 23 degrees 49 minutes West, 428.85 feet to an iron pin; North 17 degrees 02 minutes West, 922.55 feet to the point of beginning, containing by survey 78.34 acres. There is a 100-foot chartered right-of-way on this tract along the railroad line. The above descriptions are according to a survey made on June 15, 1973 by John J. Harris, Registered Land Surveyor, Maury County, Tennessee.

Exclusions from Tract III, Parcel No. 1:

1. 7.93 acres conveyed in Book 607, page 512, Register's Office of Maury County, Tennessee.

2. 10.0 acres conveyed in Book 655, Page 709, Register's Office of Maury County, Tennessee.

3. 10.0 acres conveyed in Book 711, Page 531, Register's Office of Maury County, Tennessee.

4. 12.1 acres conveyed in Book 803, Page 174, register's Office of Maury County, Tennessee.

5. 0.52 acres conveyed in Book 675, Page 50, Register's Office of Maury County, Tennessee.

6. 0.36 acres conveyed in Book 679, Page 508, Register's Office of Maury County, Tennessee.

7. 2.55 acres conveyed in Book 679, Page 511, Register's Office of Maury County, Tennessee.

8. All Lots in Westfield Subdivision, Sections 1, 2,3, 4, and 4A, with the exception of Lot

114 Westfield Subdivision, Section 4 as shown on plat of record in Plat Book 8, Page 21, Register's Office of Maury County, Tennessee.

Exclusion from Tract III, Parcel No. 2:

1. 25.53 acres conveyed in Book 563, Page 204, Register's Office of Maury County, Tennessee.

Exclusions from Tract III, Parcel Nos. 1 and 2:

1. 9.4 acres conveyed in Book 591, Page 180, Register's Office of Maury County, Tennessee.

2. 1.356 acres conveyed in Book 675, Page 374, Register's Office of Maury County, Tennessee.

3. 17.55 acres conveyed in Book 1114, Page 276, Register's Office of Maury County, Tennessee.

4. 65.65 acres conveyed in Book 2839, Page 368, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Andrew Donelson Crichton, James W. Jewell and John B. Jewell, III, as equal tenants in common, by deed of record in Book 559, Page 698, Register's Office of Maury County, Tennessee and also referred to in Deed of Trust of record in Book 1678, Page 162, Register's Office of Maury County, Tennessee.

Tract IV (Part of Map 112, Parcel 003.00)

Located in the Ninth (9th) Civil District of Maury County, Tennessee, near the intersection of West Park Drive and the L and N Railroad. Bounded on the North by L and N Railroad; East by West Park Drive; South and West by A. D. Crichton and others, and more particularly described as follows:

Beginning at a spike in the center of L and N Railroad, said point is also in the West margin of West Park Drive, said point is in the Northeast corner of the herein described tract; thence with the West margin of West Park Drive South 34 degrees 10 minutes East, 517.77 feet to an iron pin at point of curve; thence on a chord to a 5 degrees 11 minutes curve having a central angle of 22 degrees 09 minutes feet South 30 degrees 56 minutes East, 125.0 feet to an iron pin; thence with A. D. Crichton and others South 53 degrees 29 minutes West, 644.71 feet to an iron pin; thence with same North 36 degrees 31 minutes West, 660.91 feet to a spike in the center of L and N Railroad; thence with L and N Railroad North 53 degrees 29 minutes East, 287.17 feet to a spike; thence with same on a chord to a 1 degrees curve North 56 degrees 04 minutes East 352.0 feet to a spike; thence with same on a chord to curve North 57 degrees 57 minutes East, 39.21 feet to the point of beginning, containing by Survey of John J. Harris dated October 1, 1979, 10.0 acres.

Being the same property conveyed to John B. Jewell, III, Andrew D. Crichton, and James W.

Jewell, as equal tenants in common, by deed of record in Book R1913, Page 123, Register's Office of Maury County, Tennessee.

Tract V (Part of Map 112, Parcel 003.00)

This is a tract or parcel of land located in the Ninth Civil District of Maury County, Tennessee bounded on the North by Don Crichton and Others; East by proposed new road; South and West by Don Crichton and Others and more particularly described as follows:

Beginning at an iron pin in the West margin of new proposed Road at the Southwest corner of the herein described tract, said point being North 48 degrees 53 minutes West, 1,473.45 feet from the North margin of U. S. Highway No. 43 or Mt. Pleasant Pike, said point in North margin of highway is South 41 degrees 57 minutes West, 236.16 feet from the most Southerly Southwest corner of the Don Crichton and Others farm; thence with Don Crichton and Others South 56 degrees 07 minutes West, 255.0 feet to an iron pin; thence with same, North 48 degrees 53 minutes West, 175.0 feet to an iron pin, thence with same North 56 degrees 07 minutes East, 246.70 feet to an iron pin; thence with the West margin of the new proposed road on a 4 degrees 07 minutes curve having a central angle of 9 degrees 54 minutes a distance on curve of 149.30 feet to P.C. of curve; thence with same on a tangent South 48 degrees 53 minutes East, 28.0 feet to the Point of beginning, containing by survey 1.0 acre.

Being the same property conveyed to Andrew Donelson Crichton, James W. Jewell and John B. Jewell, III, as tenants in common, by deed of record in Book 559, Page 698, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Porter House and wife, Linnie Louise Rose House, by deed of life estate of record in Book 595, Page 486, Register's Office of Maury County, Tennessee. Both Porter House and wife, Linnie Louise Rose House are deceased.

Tract VI (Part of Map 112, Parcel 003.00)

Any portion of Old Rutherford Lane that bounds said property owned by Andrew D. Crichton, John B. Jewell, III, and James W. Jewell, up to the centerline of said Lane.

First party also quitclaims any and all rights in and to Old Rutherford lane acquired by virtue of the foregoing deed or otherwise.

Being the same property conveyed to Andrew D. Crichton, John B. Jewell, Ill, and James W. Jewell, as equal tenants in common, by deed of record in Book 819, Page 53, Register's Office of Maury County, Tennessee.

Being a portion of the same property conveyed to Welton Investments, LLC by Quitclaim deed from John B. Jewell, III, Andrew D. Crichton and James W. Jewell, as equal tenants in common of record in Book R2077, page 1007 Register's Office for Maury County, Tennessee, dated April 28, 2009 and recorded on April 06, 2009.

Tract VII:

Tract 1: (Map 73, Parcel 18.04)

Located in the Fourth (4th) Civil District of Maury County, Tennessee, and being Tract 3 on the plat of survey for Barker Enterprises, Inc., containing 1.64 acres, as shown on plat of record in Plat Book 5, Page 182, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Welton Investments, a Tennessee General Partnership, by deed of record in Book 1245, Page 299, Register's Office of Maury County, Tennessee. Being a portion of the same property conveyed Welton Investments, a Tennessee General Partnership, by deed of record in Book 1518, Page 557, Register's Office of Maury County, Tennessee.

Tract VIII: (Map 73, Parcel 18.06)

Located in the Fourth (4th) Civil District of Maury County, Tennessee, and being Tract 5 of the plat of survey for Barker Enterprises, Inc., containing 2.37 acres, as shown on plat of record in Plat Book 5, Page 182, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Welton Investments, by deed of record in Book 1245, Page 637, Register's Office of Maury County, Tennessee.

Being a portion of the same property conveyed to Welton Investment, LLC, a Limited Liability Company by Quitclaim deed from Welton Investments, a Tennessee Partnership of record in Book R1518, page 557 Register's Office for Maury County, Tennessee, dated January 18, 2001 and recorded on January 23, 2001.

Tract IX:

Parcel 1: (Map 73, Parcel 18.10)

Located in the Fourth (4th) Civil District of Maury County, Tennessee, and being Tract 6 on the plat of survey for Barker Enterprises, Inc., containing 0.77 acres, as shown on plat of record in Plat Book 5, Page 182, Register's Office of Maury County, Tennessee.

Parcel 2: (Map 73, Parcel 18.11)

Located in the Fourth (4th) Civil District of Maury County, Tennessee, and being Tract 4 on the plat of survey for Barker Enterprises, Inc., containing 1.98 acres, as shown on plat of record in Plat Book 5, Page 182, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Welton Investments by deed of record in Book 1245, Page 635, Register's Office of Maury County, Tennessee. Being a portion of the same property conveyed to Welton Investment, LLC, a Limited Liability Company by Quitclaim deed from Welton Investments, a Tennessee Partnership of record in Book R1518, page 557 Register's Office for Maury County, Tennessee, dated January 18, 2001 and recorded on January 23, 2001.

Tract X:

Located in the Fourth (4th) Civil District of Maury County, Tennessee, more particularly described as follows:

Parcel 1: (Map 73, Parcels 18.08)

Being Tract No. 8, as shown on plat of survey for Baker Enterprises, Inc., containing 2.03 acres, as shown on plat of record in Plat Book 5, Page 182, Register's Office of Maury County, Tennessee.

Parcel 2: (Map 73, Parcels 18.09)

Being Tract No. 7, as shown on plat of survey for Baker Enterprises, Inc., containing 2.17 acres, as shown on plat of record in Plat Book 5, Page 182, Register's Office of Maury County, Tennessee.

Being a portion of the same property conveyed to Welton Investment, LLC by Warranty deed from Rayburn C. Barker of record in Book R1508, page 534 Register's Office for Maury County, Tennessee, dated October 26, 2000 and recorded on October 27, 2000.

Tennessee Certification of Electronic Document

I, Jeremy H. Cherry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 31, 2022 (date of document).

Affiant Signature

January 3, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026

Jay Fulmer

From: Andy Crichton <acrichton@athensins.com>
Sent: Tuesday, November 11, 2025 3:57 PM
To: Franklin Farrow
Cc: Jay Fulmer; 'Chae Hart-Whitworth'
Subject: Property on Rutherford Lane

November, 11th 2025

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

To Whom It May Concern:

CBP, LLC the Crichton brothers currently own property fronting on Rutherford Lane. Approximately 9 acres of the property is being sold to the principals of Morning Pointe Senior Living Greg Vital and Franklin Farrow.
Moring Pointe had been a provider of assisted living services in Columbia for the past 20+ years and is seeking to expand their services at this new wonderful location.

Vital and Farrow are the owners and co-founders of Morning Pointe which is a Tennessee base senior living company with 27 years of experience in this sector. CBP, LLC the Crichton brothers are pleased to sell this
property once approvals are all received.

Kind Regards,

Andy Crichton, *Agent ~ CBP, LLC Managaing Member*
Columbia, TN 38401
Office: 931.398.5533
Cell: 615.714.2452
www.athensins.com

Morning Pointe/ Preliminary & Final Plat

Project #:	26-0149 / 26-0150	Location:	Rutherford Lane
Applicant:	Stephen Vander Horst	Case Type(s):	Preliminary/Final Plat
Staff Planner:	Austin Brass, AICP City Planner	Proposed Use:	Morning Pointe Assisted Living Facility

PROJECT SUMMARY

The applicant requests approval of a Preliminary Plat & Final Plat to for the creation of three lots located along Rutherford Lane with a PUD-MU Zoning District.

- The proposal is subject to the current Zoning Ordinance 4400 with this Preliminary & Final Plat.
- A Final PUD Master Plan has been submitted in association with the Preliminary & Final Plat for the construction of a 111,000 SF Assisted Living Facility.
- The DRC reviewed this proposal at its May 2026 meeting. Staff review included standard comments and requests for technical corrections.
- Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Preliminary and Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD MU	Vacant	111,000 SF Assisted Living Facility	+/-12.86 Acres



FUTURE LAND USE MAP (Suburban Neighborhoods)	ZONING MAP (PUD-MU)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhoods	PUD-MU	Vacant
North	Suburban Neighborhoods	CIVIC	Woodard School
South	Suburban Neighborhoods	PUD-MU	Vacant
East	Suburban Neighborhoods	CD-3	Single-Family
West	Suburban Neighborhoods	PUD-MU	Vacant

CONFORMITY WITH ZONING ORDINANCE

The Preliminary and Final Plat conform to the standards of the Preliminary & Final PUD Master plan submitted in association with this request.

REVIEW PROCESS

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

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

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

Section **§2.2.10** of the Subdivision Regulations establishes the review criteria for approval of Preliminary Plats.

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

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

In the event of a denial, **§ 2.2.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

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

A. *Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:*

   1. *Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;*

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

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

B. *Final Plat approval shall be subject to the completion of required improvements, or in lieu, the CMPC may approve a Performance Agreement.*

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

SAMPLE MOTIONS

Approve:

Move to approve revisions to the Final Planned Unit Development Master Plan as presented and find that the Master Plan conforms to the applicable zoning ordinance, [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve revisions to the Final Planned Unit Development Master Plan, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

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

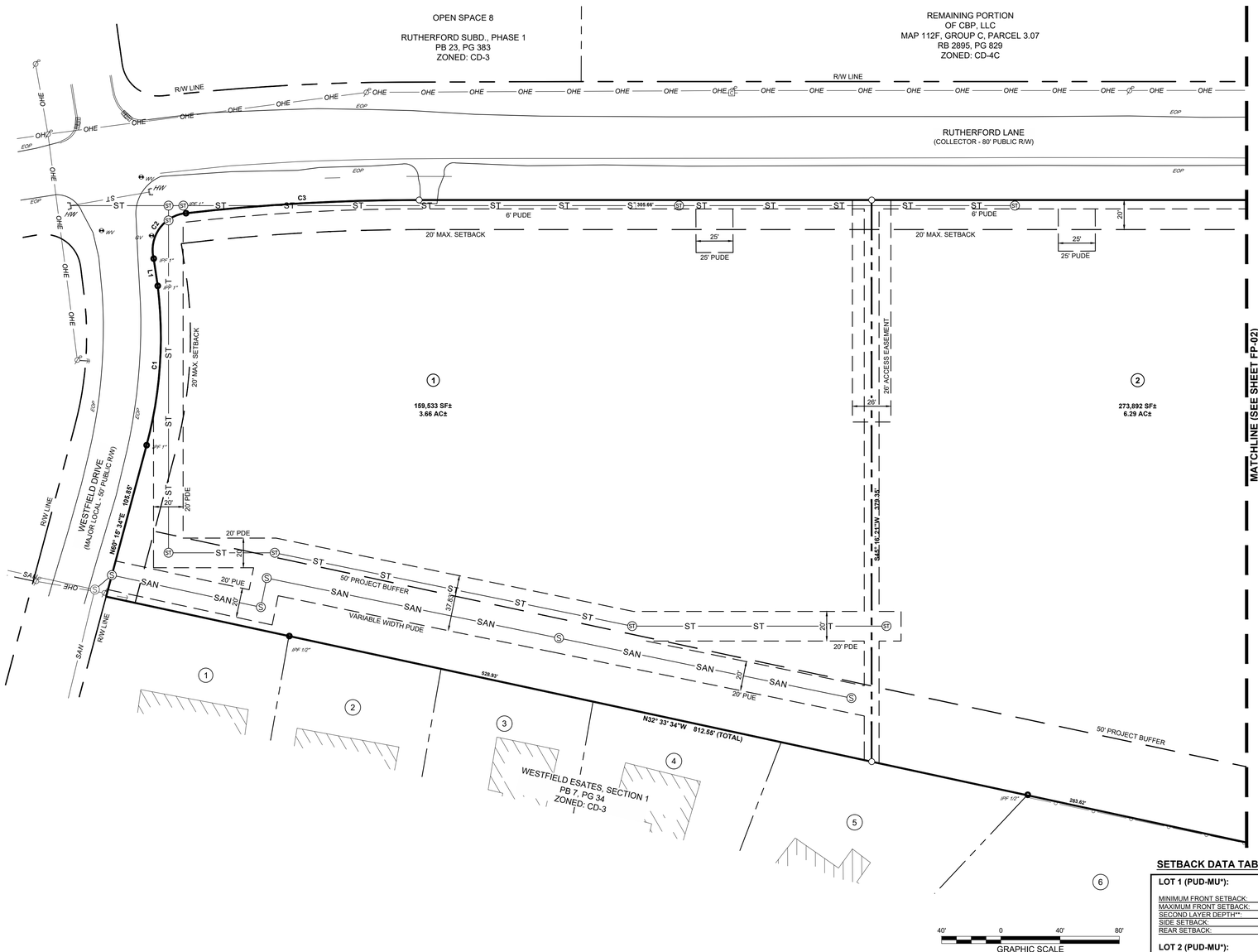
Deny:

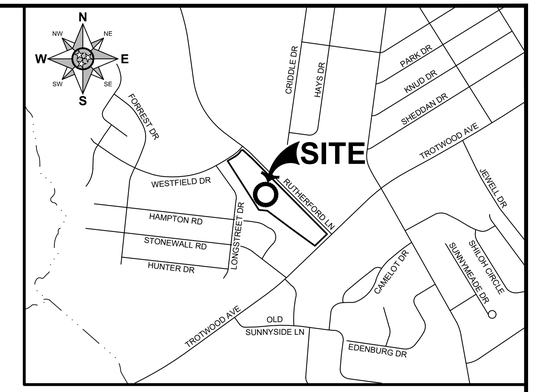
Move to find that the revisions to the Final Planned Unit Development Master Plan as presented do not conform to the applicable zoning ordinance, and deny the request due to [list specific deficiencies].



SUBJECT PROPERTY INFORMATION:

- OWNER: CBP LLC
- TAX MAP 112, PARCEL 3.07
- INSTRUMENT: DB 2895, PG 829
- TOTAL AREA = 12.86 AC (560,245 SF) ±
- ZONING: PUD (PLANNED UNIT DEVELOPMENT)





VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS, AS WELL AS ESTABLISH PERTINENT EASEMENTS AND SETBACKS.
2. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
3. THE FIELD SURVEY WAS COMPLETED ON SEPTEMBER 11, 2025.
4. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
5. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
6. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
7. 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.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER 47119C0280E, EFFECTIVE APRIL 16, 2007.
9. LOTS 1 & 2 IS CURRENTLY ZONED "PUD-MU" (PLANNED UNIT DEVELOPMENT - MIXED USE) AND LOT 3 IS CURRENTLY ZONED "CD-4C" (GENERAL URBAN CORRIDOR CHARACTER DISTRICT), BASED ON THE OFFICIAL ZONING MAP FOR CITY OF COLUMBIA, TENNESSEE. A CURRENT ZONING REPORT AND/OR ZONING LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR. REFER TO THE SETBACK DATA TABLE FOR "PUD-MU" & CD-4C" ZONING SETBACK REQUIREMENTS.
10. THE SUBJECT PROPERTY HAS DIRECT AND CONTIGUOUS ACCESS TO RUTHERFORD LANE, A 80-FOOT PUBLIC RIGHT-OF-WAY, TROTWOOD AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY, AND WESTFIELD DRIVE, A 50-FOOT PUBLIC RIGHT-OF-WAY.
11. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.
12. PROPERTY IS SUBJECT TO A STORMWATER MAINTENANCE AGREEMENT, RECORD BOOK ____, PAGE ____, RECORDED WITH THE MAURY COUNTY REGISTER OF DEEDS.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N36° 46' 42"E	18.65

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD BRNG	CHORD LENGTH
C1	282.23	108.50	N49° 15' 42"E	107.83
C2	25.00	42.59	N80° 41' 30"E	37.63
C3	1392.39	157.80	S47° 58' 28"E	157.71

SETBACK DATA TABLE:

LOT 1 (PUD-MU*):

MINIMUM FRONT SETBACK:	0'
MAXIMUM FRONT SETBACK:	20'
SECOND LAYER DEPTH**:	20'
SIDE SETBACK:	10'
REAR SETBACK:	N/R

LOT 2 (PUD-MU*):

MINIMUM FRONT SETBACK:	0'
MAXIMUM FRONT SETBACK:	20'
SECOND LAYER DEPTH**:	20'
SIDE SETBACK:	10'
REAR SETBACK:	N/R

LOT 3 (PUD-MU*):

MINIMUM FRONT SETBACK:	0'
MAXIMUM FRONT SETBACK:	20'
SECOND LAYER DEPTH**:	20'
SIDE SETBACK:	10'
REAR SETBACK:	N/R

**PER CITY OF COLUMBIA ZONING ORDINANCE, TABLE 4.3.1-M*
***PER CITY OF COLUMBIA ZONING ORDINANCE, ARTICLE 9, DEFINITIONS ("LAYER")*

LEGEND:

EXISTING PROPERTY LINE		FIRE HYDRANT	
EXISTING RIGHT-OF-WAY	HB	HOSE BIB	
EXISTING ADJACENT PROPERTY LINE	S	SANITARY SEWER MANHOLE	
EXISTING EASEMENT	ST	STORM MANHOLE	
MBSL MINIMUM BUILDING SETBACK LINE		CURB INLET	
EXISTING FARM FENCE		INLET (SQUARE)	
EXISTING WOOD FENCE	GV	GAS BOX (GAS VALVE)	
EXISTING CHAIN-LINK FENCE		HIGH TENSION TOWER	
SAN EXISTING SANITARY SEWER LINE		POWER POLE	
W EXISTING WATER LINE		GUY WIRE	
OHE EXISTING OVERHEAD ELECTRIC		TRAFFIC PULL BOX	
SAN PROPOSED SANITARY SEWER LINE		COMMUNICATION PEDESTAL	
ST PROPOSED STORM SEWER LINE		FIBER OPTIC PULL BOX	
EXISTING TREELINE		TREE, DECIDUOUS	
IRON REBAR FOUND (IRF)	(POI)	POINT OF INSERTION	
IRON PIPE FOUND (IIPF)	HW	HEADWALL	
IRON REBAR SET W/CAP (IRS)	EOP	EDGE OF PAVEMENT	
WV WATER VALVE	1	LOT NUMBER	

STEPHEN VANDAL HAYS
REGISTERED
LAND SURVEYOR
STATE OF TENNESSEE
2705
4/5/26
TENNESSEE NO. 2705

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 2895, PAGE 1276, 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 ACTING FOR CORPORATION OR PARTNERSHIP)

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 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 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 "____" 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: ____.

REGISTERED LAND SURVEYOR DATE

NUMBER

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF 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 OF 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

REVISION #	DATE	DESCRIPTION

FINAL PLAT
MORNING POINTE
RUTHERFORD LANE
CITY OF COLUMBIA
9TH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

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

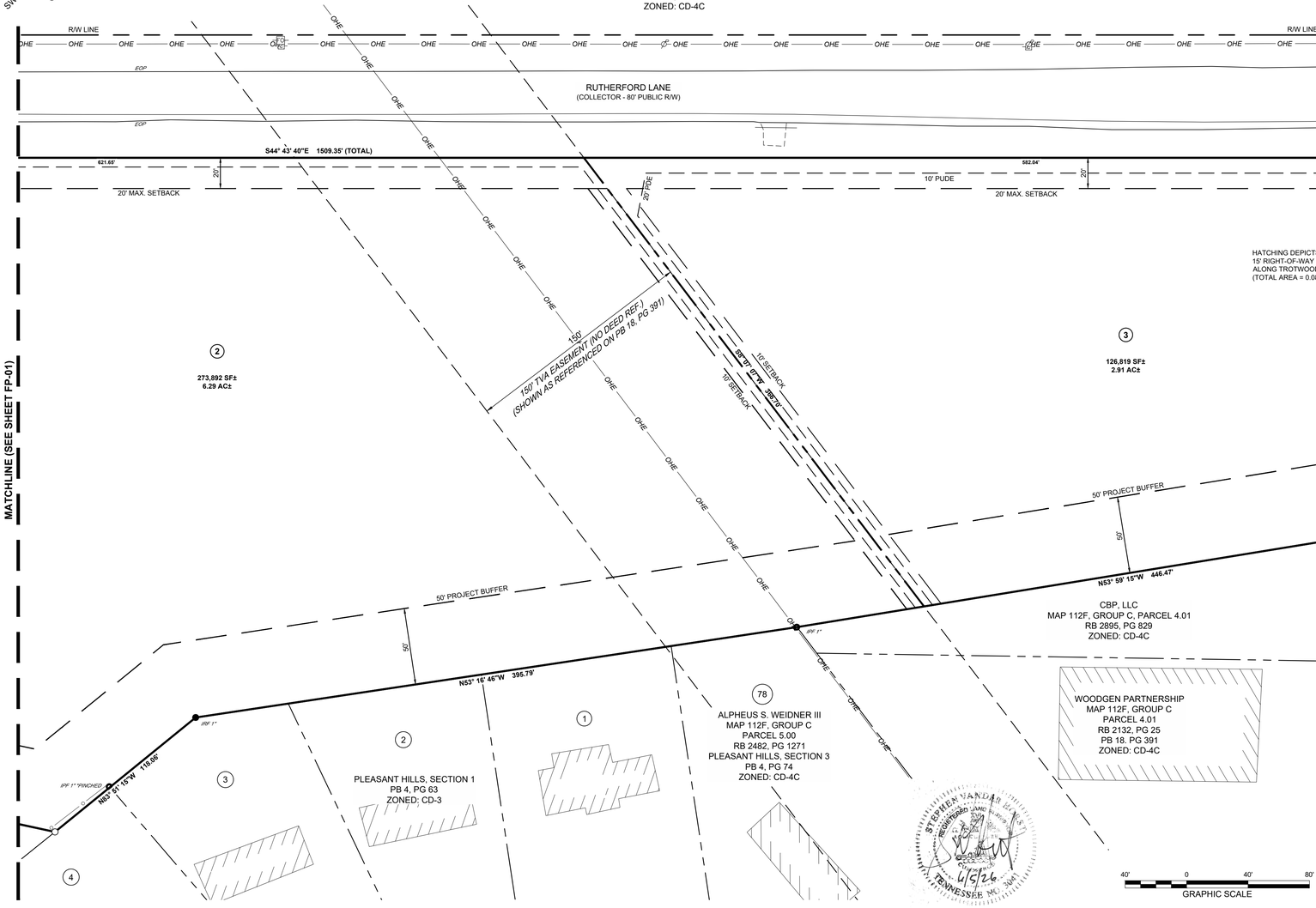
DATE :	JUNE 5, 2026	DRAWN BY :	ERG
PROJECT NUMBER :	25-215	CHECKED BY :	SVH

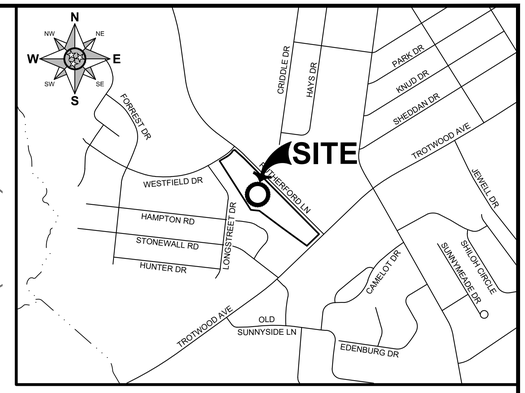
SHEET NUMBER: FP-01

25-215 MORNING POINTE_FP.DWG | Friday, June 5, 2026 8:16:56 AM

SUBJECT PROPERTY INFORMATION:

- OWNER: CBP LLC
- TAX MAP 112, PARCEL 3.07
- INSTRUMENT: DB 2895, PG 829
- TOTAL AREA = 12.86 AC (560,245 SF) ±
- ZONING: PUD (PLANNED UNIT DEVELOPMENT)





VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS, AS WELL AS ESTABLISH PERTINENT EASEMENTS AND SETBACKS.
2. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
3. THE FIELD SURVEY WAS COMPLETED ON SEPTEMBER 11, 2025.
4. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
5. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
6. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
7. 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.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER 47119C0280E, EFFECTIVE APRIL 16, 2007.
9. LOTS 1 & 2 IS CURRENTLY ZONED "PUD-MU" (PLANNED UNIT DEVELOPMENT - MIXED USE) AND LOT 3 IS CURRENTLY ZONED "CD-4C" (GENERAL URBAN CORRIDOR CHARACTER DISTRICT), BASED ON THE OFFICIAL ZONING MAP FOR CITY OF COLUMBIA, TENNESSEE. A CURRENT ZONING REPORT AND/OR ZONING LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR. REFER TO THE SETBACK DATA TABLE FOR "PUD-MU" & CD-4C" ZONING SETBACK REQUIREMENTS.
10. THE SUBJECT PROPERTY HAS DIRECT AND CONTIGUOUS ACCESS TO RUTHERFORD LANE, A 80-FOOT PUBLIC RIGHT-OF-WAY, TROTWOOD AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY, AND WESTFIELD DRIVE, A 50-FOOT PUBLIC RIGHT-OF-WAY.
11. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.
12. PROPERTY IS SUBJECT TO A STORMWATER MAINTENANCE AGREEMENT, RECORD BOOK ____, PAGE ____, RECORDED WITH THE MAURY COUNTY REGISTER OF DEEDS.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N36° 46' 42"E	18.65

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD BRNG	CHORD LENGTH
C1	282.23	108.50	N49° 15' 42"E	107.83
C2	25.00	42.59	N80° 41' 30"E	37.63
C3	1392.39	157.80	S47° 58' 28"E	157.71

SETBACK DATA TABLE:

LOT 1 (PUD-MU*):

MINIMUM FRONT SETBACK:	0'
MAXIMUM FRONT SETBACK:	20'
SECOND LAYER DEPTH**:	20'
SIDE SETBACK:	10'
REAR SETBACK:	N/R

LOT 2 (PUD-MU*):

MINIMUM FRONT SETBACK:	0'
MAXIMUM FRONT SETBACK:	20'
SECOND LAYER DEPTH**:	20'
SIDE SETBACK:	10'
REAR SETBACK:	N/R

LOT 3 (PUD-MU*):

MINIMUM FRONT SETBACK:	0'
MAXIMUM FRONT SETBACK:	20'
SECOND LAYER DEPTH**:	20'
SIDE SETBACK:	10'
REAR SETBACK:	N/R

*PER CITY OF COLUMBIA ZONING ORDINANCE, TABLE 4.3.1-M
**PER CITY OF COLUMBIA ZONING ORDINANCE, ARTICLE 9, DEFINITIONS ("LAYER")

LEGEND:

EXISTING PROPERTY LINE	FIRE HYDRANT
EXISTING RIGHT-OF-WAY	HB HOSE BIB
EXISTING ADJACENT PROPERTY LINE	SANITARY SEWER MANHOLE
EXISTING EASEMENT	ST STORM MANHOLE
MBSL MINIMUM BUILDING SETBACK LINE	CURB INLET
EXISTING FARM FENCE	INLET (SQUARE)
EXISTING WOOD FENCE	GV GAS BOX (GAS VALVE)
EXISTING CHAIN-LINK FENCE	HIGH TENSION TOWER
SAN EXISTING SANITARY SEWER LINE	POWER POLE
W W EXISTING WATER LINE	GUY WIRE
OHE EXISTING OVERHEAD ELECTRIC	TRAFFIC PULL BOX
SAN PROPOSED SANITARY SEWER LINE	COMMUNICATION PEDESTAL
ST PROPOSED STORM SEWER LINE	FIBER OPTIC PULL BOX
EXISTING TREELINE	TREE, DECIDUOUS
IRON REBAR FOUND (IRF)	(POI) POINT OF INSERTION
IRON PIPE FOUND (IPF)	HW HEADWALL
IRON REBAR SET W/CAP (IRS)	EOP EDGE OF PAVEMENT
WV WATER VALVE	1 LOT NUMBER

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 2895, PAGE 1276, 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 ACTING FOR CORPORATION OR PARTNERSHIP)

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 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 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 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.

REGISTERED LAND SURVEYOR DATE

NUMBER

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF 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 OF 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

REVISION #	DATE	DESCRIPTION

FINAL PLAT
MORNING POINTE
RUTHERFORD LANE
CITY OF COLUMBIA
9TH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

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

DATE :	JUNE 5, 2026	DRAWN BY :	ERG
PROJECT NUMBER :	25-215	CHECKED BY :	SVH

SHEET NUMBER: FP-02

25-215_MORNING POINTE_FP.DWG Friday, June 5, 2026 8:17:58 AM

MAY 14, 2026

RE: FINAL PLAT RESUBMITTAL
MORNING POINTE

M2 Group, LLC (M2) has received the comments dated May 14, 2026, regarding the Morning Pointe Final Plat. Please allow this letter to serve as a response to the review comments. A digital copy of the revised Final Plat has been included in this resubmittal.

Review Comments

Engineering

1. 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.
   Acknowledged.
2. 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.
   A 10' PUDE has been provided along the road frontage of lot 3. A 6' PUDE has been provided along the road frontage of lots 1 and 2 to coincide with the originally approved building location and PUD Development Plan for said lots.
3. Remove General Note #2.
   General Note #2 removed.
4. Label all utilities not installed as proposed.
   All proposed utilities are listed in legend.
5. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
   Note added.
6. Provide right-of-way dedication along Trotwood Ave of 15 feet.
   Shown right-of-way dedication along Trotwood Avenue.

Planning

7. The lead case planner for this item will be Austin Brass. Please forward all correspondence to abrass@columbiatn.gov

   Acknowledged.

8. Provide the location of all existing structures adjacent to property.

   Structure footprints adjacent to subject property have been provided.

9. Provide update to note 9 that indicates zoning as PUD-MU.

   Updated zoning note to indicate PUD-MU.

10. Indicate minimum setback line that also includes maximum setbacks shown.

    Added table indicating minimum and maximum setbacks.

11. Indicate functional classification of Rutherford Lane & Westfield Drive.

    Added road classifications.

12. Provide notation that further division of property with building sites and would be reflected in approved PUD Master Plan.

    Acknowledged. Please provide exact language being requested for this note. Based on the wording above, we are unclear as to what is required.

Columbia Power

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

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

    Acknowledged.

City Attorney

14. No comment.

    Acknowledged.

Building

15. No comments.

    Acknowledged.

Public Works

16. No comments.

    Acknowledged.

ATT

17. ATT To Serve.

    Acknowledged.

Fire

18. No comments.

    Acknowledged.

Wastewater

19. Final plat sewer layout and signature is subject to Columbia WW plan review & approval of the sewer extension, complete with plan and profiles, as well as landscape/tree preservation comments. Surety must also be in place if sewer is not installed.

    Acknowledged.

Maury County Schools

20. No comment.

    Acknowledged.

Columbia Water

21. A water availability letter was issued on November 19, 2026, it remains valid until May 19, 2026. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.

    Acknowledged.

Maury County Highway Dept.

22. No comment.

    Acknowledged.

Police

23. No comments provided.

    Acknowledged.

Atmos Energy

24. No comments provided.

    Acknowledged.

Maury County E911

25. No comments provided.

    Acknowledged.

Duck River Electric Membership Corp

26. No comment.

    Acknowledged.

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

Sincerely,



M2 Group, LLC
Stephen Vander Horst, RLS, CFS

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.
26-0150

DESCRIPTION: Rutherford Lane - Westfield Park - Morning Pointe

COMMENTS:

Engineering

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6. Provide right-of-way dedication along Trotwood Ave of 15 feet.

Planning

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8. Provide the location of all existing structures adjacent to property.
9. Provide update to note 9 that indicates zoning as PUD-MU.
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plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.
. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

City Attorney

14. No comment.

Building

15. No comments.

Public Works

16. No comments.

ATT

17. ATT To Serve.

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DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
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and the
information submitted on the Water Service Availability Request application. Any off-site improvements detailed in
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22. No comment.

Police

23. No comments provided.

Atmos Energy

24. No comment provided.

Maury County E911

25. No comments provided.

Duck River Electric Membership Corp

26. No comment.

Resubmittal Guidelines

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

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

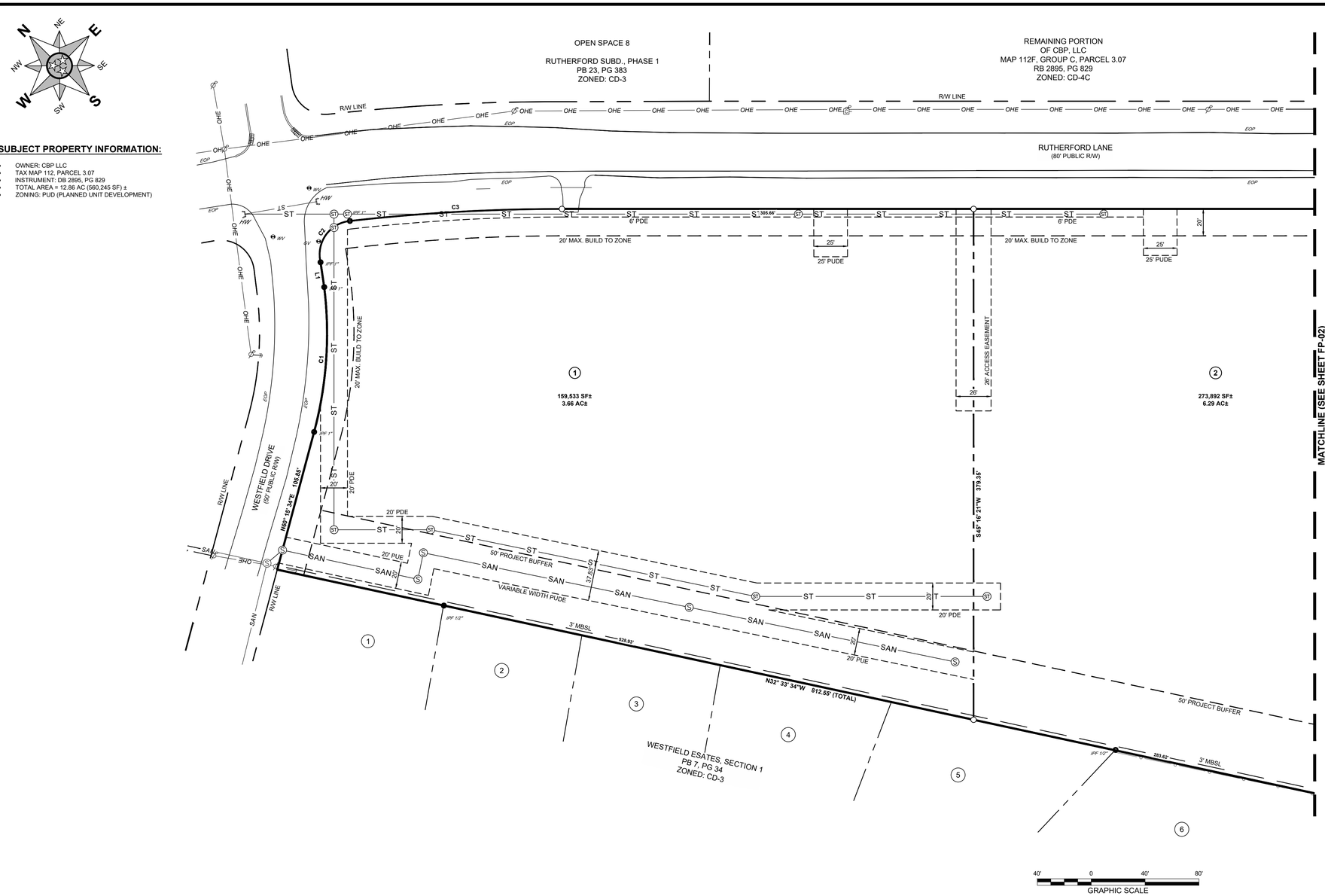
CITY OF
COLUMBIA
TENNESSEE

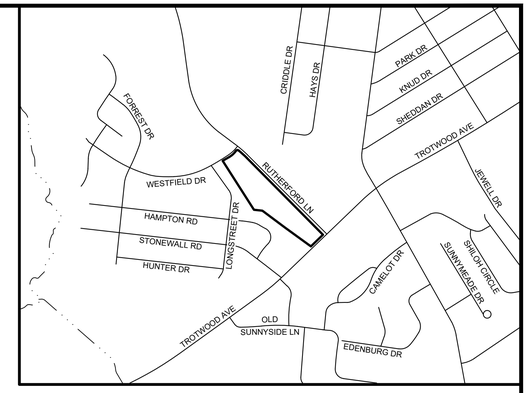
DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

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.





VICINITY MAP
SCALE: 1"=1000'

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- INSTRUMENT: DB 2895, PG 829
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- ZONING: PUD (PLANNED UNIT DEVELOPMENT)

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 18). CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
3. THE FIELD SURVEY WAS COMPLETED ON SEPTEMBER 11, 2025.
4. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
5. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
6. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
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10. THE SUBJECT PROPERTY HAS DIRECT AND CONTIGUOUS ACCESS TO RUTHERFORD LANE, A 80-FOOT PUBLIC RIGHT-OF-WAY, TROTWOOD AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY, AND WESTFIELD DRIVE, A 50-FOOT PUBLIC RIGHT-OF-WAY.
11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE COURSE OF FIELD SURVEY.
12. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES, OR OF RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS, WAS OBSERVED DURING THE COURSE OF FIELD SURVEY.
13. THE SUBJECT PROPERTY SHOWN HEREON IS CONTIGUOUS ALONG ALL COMMON BOUNDARIES, WITHOUT GAP, GORE, OR OVERLAP.
14. LOT #3 - 40' BUILD-TO-ZONE ALONG TROTWOOD AVENUE MAY BE EXTENDED TO 85' WHEN PARKING DESIGN IS LOCATED IN THE FIRST LAYER, PER CITY OF COLUMBIA ZONING ORDINANCE TABLE 4.3.1-E (EFFECTIVE DATE 07/14/2022).

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N36° 46' 42"E	18.65

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WV	WATER VALVE	1	LOT NUMBER

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OWNER(S) DATE

TITLE (IF ACTING FOR CORPORATION OR PARTNERSHIP)

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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 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 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 " " 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: ____.

REGISTERED LAND SURVEYOR DATE

NUMBER

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF 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 OF 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

REVISION #	DATE	DESCRIPTION

FINAL PLAT
MORNING POINTE
RUTHERFORD LANE
CITY OF COLUMBIA
9TH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

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

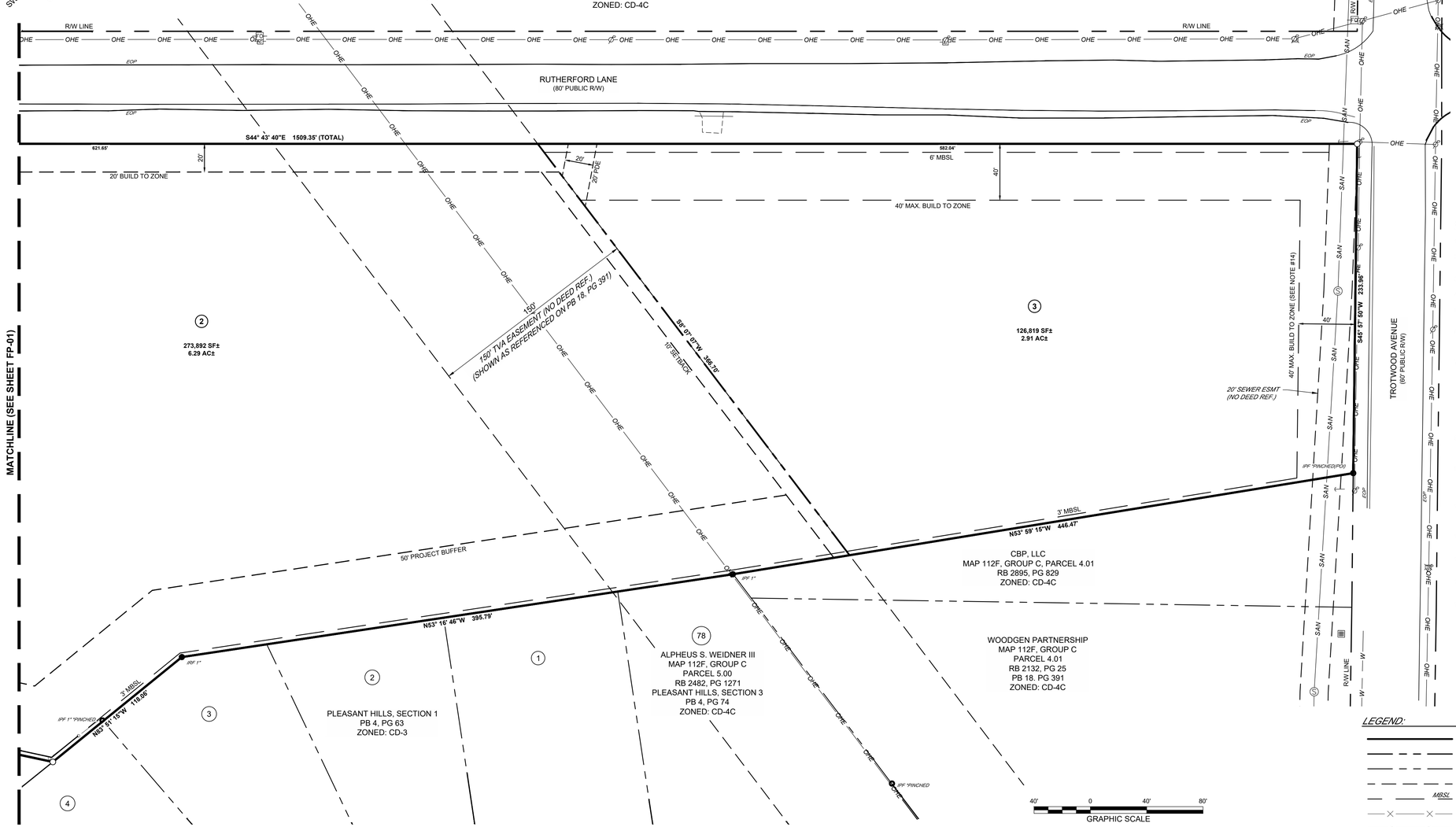
DATE :	APRIL 20, 2026	DRAWN BY :	ERG
PROJECT NUMBER :	25-215	CHECKED BY :	SVH

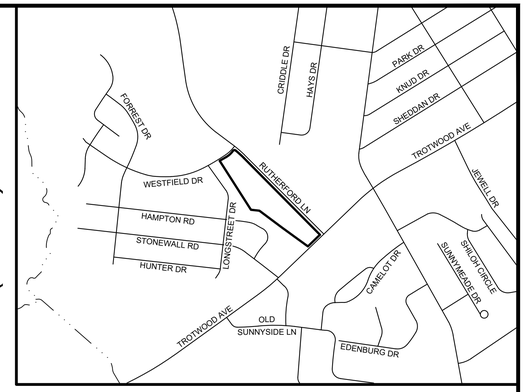
SHEET NUMBER: FP-01

25-215_MORNING POINTE_FP.DWG | Friday, April 17, 2026 4:35:26 PM

SUBJECT PROPERTY INFORMATION:

- OWNER: CBP LLC
- TAX MAP 112, PARCEL 3.07
- INSTRUMENT: DB 2895, PG 829
- TOTAL AREA = 12.86 AC (560,245 SF) ±
- ZONING: PUD (PLANNED UNIT DEVELOPMENT)





VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 18). CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
3. THE FIELD SURVEY WAS COMPLETED ON SEPTEMBER 11, 2025.
4. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
5. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
6. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
7. 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.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER 47119C0280E, EFFECTIVE APRIL 16, 2007.
9. THE SUBJECT PROPERTY IS CURRENTLY ZONED "PUD" (PLANNED UNIT DEVELOPMENT), BASED ON THE OFFICIAL ZONING MAP FOR CITY OF COLUMBIA, TENNESSEE. A CURRENT ZONING REPORT AND/OR ZONING LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR. THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR "PUD" ZONING SHOULD BE CONFIRMED WITH THE CONTROLLING JURISDICTION.
10. THE SUBJECT PROPERTY HAS DIRECT AND CONTIGUOUS ACCESS TO RUTHERFORD LANE, A 80-FOOT PUBLIC RIGHT-OF-WAY, TROTWOOD AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY, AND WESTFIELD DRIVE, A 50-FOOT PUBLIC RIGHT-OF-WAY.
11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE COURSE OF FIELD SURVEY.
12. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES, OR OF RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS, WAS OBSERVED DURING THE COURSE OF FIELD SURVEY.
13. THE SUBJECT PROPERTY SHOWN HEREON IS CONTIGUOUS ALONG ALL COMMON BOUNDARIES, WITHOUT GAP, GORE, OR OVERLAP.
14. LOT #3 - 40' BUILD-TO-ZONE ALONG TROTWOOD AVENUE MAY BE EXTENDED TO 85' WHEN PARKING DESIGN IS LOCATED IN THE FIRST LAYER, PER CITY OF COLUMBIA ZONING ORDINANCE TABLE 4.3.1-E (EFFECTIVE DATE 07/14/2022).

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N36° 46' 42"E	18.65

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD BRNG	CHORD LENGTH
C1	282.23	108.50	N49° 15' 42"E	107.83
C2	25.00	42.59	N80° 41' 30"E	37.63
C3	1392.39	157.80	S47° 58' 28"E	157.71

LEGEND:

EXISTING PROPERTY LINE		FIRE HYDRANT	
EXISTING RIGHT-OF-WAY		HOSE BIB	HB
EXISTING ADJACENT PROPERTY LINE		SANITARY SEWER MANHOLE	S
EXISTING EASEMENT		STORM MANHOLE	ST
MINIMUM BUILDING SETBACK LINE	MBSL	CURB INLET	
EXISTING FARM FENCE		INLET (SQUARE)	
EXISTING WOOD FENCE		GAS BOX (GAS VALVE)	GV
EXISTING CHAIN-LINK FENCE		HIGH TENSION TOWER	
EXISTING SANITARY SEWER LINE	SAN	POWER POLE	
EXISTING WATER LINE	W	GUY WIRE	
EXISTING OVERHEAD ELECTRIC	OHE	TRAFFIC PULL BOX	
PROPOSED SANITARY SEWER LINE	SAN	COMMUNICATION PEDESTAL	
PROPOSED STORM SEWER LINE	ST	FIBER OPTIC PULL BOX	
EXISTING TREELINE		TREE, DECIDUOUS	
IRON REBAR FOUND (IRF)		POINT OF INSERTION	(POI)
IRON PIPE FOUND (IPF)		HEADWALL	HW
IRON REBAR SET W/CAP (IRS)		EDGE OF PAVEMENT	EOP
WATER VALVE	WV	LOT NUMBER	1

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 2895, PAGE 1276, 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 ACTING FOR CORPORATION OR PARTNERSHIP) _____

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 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 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 "_____" 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: _____.

REGISTERED LAND SURVEYOR _____ DATE _____

NUMBER _____

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CITY ENGINEER _____ DATE _____
COLUMBIA, TENNESSEE

CERTIFICATE OF WATER SYSTEM

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NAME _____ DATE _____

TITLE _____ AUTHORIZING AGENCY _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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CITY ENGINEER _____ DATE _____
COLUMBIA, TENNESSEE

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PLANNING DIRECTOR _____ DATE _____
COLUMBIA, TENNESSEE

REVISION #	DATE	DESCRIPTION

FINAL PLAT
MORNING POINTE
RUTHERFORD LANE
CITY OF COLUMBIA
9TH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE :	APRIL 20, 2026	DRAWN BY :	ERG
PROJECT NUMBER :	25-215	CHECKED BY :	SVH

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

SHEET NUMBER: FP-02

25-215_MORNING POINTE_FP.DWG / Friday, April 17, 2026 4:35:27 PM

Development Agreement to be provided on re-submittal, not available at this time

Jay Fulmer

From: Andy Crichton <acrichton@athensins.com>
Sent: Tuesday, November 11, 2025 3:57 PM
To: Franklin Farrow
Cc: Jay Fulmer; 'Chae Hart-Whitworth'
Subject: Property on Rutherford Lane

November, 11th 2025

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

To Whom It May Concern:

CBP, LLC the Crichton brothers currently own property fronting on Rutherford Lane. Approximately 9 acres of the property is being sold to the principals of Morning Pointe Senior Living Greg Vital and Franklin Farrow.
Moring Pointe had been a provider of assisted living services in Columbia for the past 20+ years and is seeking to expand their services at this new wonderful location.

Vital and Farrow are the owners and co-founders of Morning Pointe which is a Tennessee base senior living company with 27 years of experience in this sector. CBP, LLC the Crichton brothers are pleased to sell this
property once approvals are all received.

Kind Regards,

Andy Crichton, *Agent ~ CBP, LLC Managaing Member*
Columbia, TN 38401
Office: 931.398.5533
Cell: 615.714.2452
www.athensins.com

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

23 October 2025

Jay Fulmer
Fulmer Lucas Engineering, LLC
2002 Richard Jones Rd, B200
Nashville, TN 37215

RE: Rutherford Ln Map 112 Parcel 3.07, Columbia, TN 38401; Morning Pointe 145 Bed Assisted Living Facility

Jay,

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

November 19, 2025

Mr. Jay Fulmer
Fulmer Lucas Engineering
2002 Richard Jones Rd., Suite B200
Nashville, TN 37215
Sent via email: jay@fulmerlucas.com

RE: **Water Availability Letter** Expires: 5/19/2026
Morning Pointe Assisted Living
Rutherford Lane at Westfield Drive (southwest corner)
Tax Map & Parcel 11200307000
Columbia, TN

Dear Mr. Lucas:

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 145 bed assisted living facility in two buildings. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Source water capacity is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- The current CPWS system is only able to support a fire flow up to 750 gpm at this location until (planned) additional improvements in the Southside distribution area are completed.
    - After completion of the Southside distribution area improvements, available fire flow will be up to 1,250 gpm.

- The number and sizes of service meters assumed for this letter is based on Applicant's description of the project features. Actual meter count and sizing will be updated or verified during the Design Review phase of the Project:
    - 114,340 sf of commercial assisted living space (two buildings)
    - Assume Fire Service meter: One (1) at 6-inch
    - Assumed Commercial Service meters: Two (2) at 2-inch
    - Assumed Landscape Irrigation meter: One (1) at ¾-inch
- The above request translates to a 41 Single Family Unit (SFU) flow demand equivalent.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval, if 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	41	**$16,670**

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

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Landscape Irrigation Meter Cost	1	$540	$540
2" Service Meter Cost	2	Current Price	Deferred
6" Fire Meter Cost	1	Current Price	Deferred
Current Impact Fee for ¾" Service Meter	1	$5,500	$5,500
Current Impact Fee for 2" Service Meter	2	$30,000	$60,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$66,040**

- 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.
- 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: Franklin Farrow, Morning Pointe
Bart Anderson, CPWS
File 25-036

BK/PG:R2895/829-838
23000133

10 PGS : QUITCLAIM DEED	
NANCY MCMEEN 295732 - 23000133	
01/04/2023 - 08:10 AM	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	50.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	52.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

QUITCLAIM DEED

MICHELLE MARIE MONTAGUE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on this 7th day of December 2022.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

NOTE: THIS QUITCLAIM DEED WAS PREPARED BY INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED BY THE PREPARER

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Crichton Welton Partners, G.P. 6471 Ridley Jewell Road Columbia, TN 38401	NEW OWNER	073-018.04 073-018.06 073-018.08 073-018.09 073-018.10 073-018.11 112-003.00 112-003.00-001 112F-C-004.01

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WELTON INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey all of his rights, title and interest unto CRICHTON WELTON PARTNERS, G.P., a Tennessee general partnership, hereinafter called **"GRANTEE,"** its successors and assigns, certain tracts or parcels of land in Maury County, State of Tennessee, and more fully described as follows:

SEE EXHIBIT A ATTACHED

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 31st day of December, 2022.

WELTON INVESTMENTS, LLC

By:_____
John B. Jewell, IV,
Managing Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public of said County and State, personally appeared John B. Jewell, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Welton Investments, LLC, a Tennessee limited liability company (the "Company"), the within named bargainor, and that he, as the Managing Member of the Company executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 7th day of December, 2022.

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

_____
Notary Public, State of Tennessee

My Commission Expires: 11-5-2025

EXHIBIT A
Legal Description

Located in the Ninth (9th) Civil District of Maury County, Tennessee, and more particularly described as follows:

Tract I (Map 112F, Group C, Parcel 4.01):

Parcel 1: Located in the Ninth (9th) Civil District of Maury County, Tennessee, and more particularly described as follows:

Being a tract as shown on the J.A. Morgan and Katherine S. Morgan Plat, containing 0.85 acre as shown in Plat Book 6, Page 564-B, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Andrew D. Crichton, John B. Jewell, III, and James W. Jewell, as equal tenants in common, by deed of record in Book 1407, Page 349, Register's Office of Maury County, Tennessee and also referred to in Deed of Trust of record in Book 1678, Page 162, Register's Office of Maury County, Tennessee.

Parcel 2: Bounded on the North by Crichton, on the South by Morgan and others, on the East by Mt. Pleasant Pike, and on the West by Lot 78, Pleasant Hills Subdivision, and being more particularly described as follows:

Beginning at a post in the Western margin of the Mt. Pleasant Pike, 30 feet from the centerline of said road, said point also being the Southeast corner of what is now the Crichton property; thence with the Western margin of the MI. Pleasant Pike, South 41 degrees 51 minutes West 152.28 feet to an iron pin, Morgan and others corner; thence leaving highway and with Morgan, North 58 degrees 05 minutes West, 339.94 feet to an iron pin, said point being in the Eastern line of Lot 78 of Pleasant Hills S/D; thence with the Eastern line of Lot 78, North 3 degrees 50 minutes East, 170.24 feet to an iron pin in Crichton's South line; thence with Crichton's South line, South 57 degrees 35 minutes East, 22.16 feet to a post; thence with same, South 58 degrees 05 minutes East, 424.19 feet to the point of beginning, and containing 1.35 acres, by survey made November 16, 1968, by Paul J. Boatright, Registered Land Surveyor No. 244.

Being the same properly conveyed to Andrew D. Crichton, James W. Jewell, and John B. Jewell, Ill, as equal tenants in common, by deed of record in Book 1340, Page 102, Register's Office of Maury County, Tennessee and also referred to in Deed of Trust of record in Book 1678, Page 162, Register's Office of Maury County, Tennessee.

Less and Except that portion of the above described property conveyed in Book 2113, Page 537, Register's Office of Maury County, Tennessee

Tract III (Part of Map 112, Parcel 003.00)

Parcel No. 1:

Bounded on the North by L and N Railroad and Rutherford Lane; East by Criddle Meadows Subdivision and Dr. Dan Gray; South by Mt. Pleasant Pike or U.S. No. 43 Highway, Pleasant Hills Subdivision, J.A. Morgan and Others; West by Ridley brothers. Beginning at an iron pin in the East line of Ridley brothers tract at the Southwest corner of the herein described tract: thence with Ridley brothers and generally following a fence North 5 degrees 16 minutes East, 1,127.65 feet to an iron pin; thence with same North 87 degrees 32 minutes West, 946.15 feet to an iron pin; thence with same North 0 degrees 50 minutes East, 359.97 feet to a spike in the center line of L and N Railroad; thence following a staked line with iron pins along center line of L and N Railroad as follows: North 53 degrees 29 minutes East, 2,326.46 feet, North 56 degrees 09 minutes East, 352.0 feet; North 59 degrees 31 minutes East, 326.96 feet; North 62 degrees 32 minutes East, 264.30 feet; North 65 degrees 18 minutes East, 278.60 feet; North 67 degrees 39 minutes East, 221.60 feet to an iron pin; thence leaving railroad and generally following a fence along the South margin of Rutherford Lane South 87 degrees 27 minutes East, 916.74 feet to an iron pin; thence with same South 86 degrees 19 minutes East, 149.18 feet to a stake; thence with the West line of Criddle Meadows Subdivision South 4 degrees 04 minutes West, 2,743.39 feet to an iron pin; thence with the South line of Criddle Meadows Subdivision South 85 degrees 56 minutes East, 400.0 feet to an iron pin; thence with same South 84 degrees 29 minutes East, 221.98 feet to an iron pin; thence with Dr. Dan Gray South 13 degrees 46 minutes East, 24.80 feet to an iron pin; thence with same South 55 degrees 24 minutes West, 95.22 feet to an iron pin; thence with same South 42 degrees 15 minutes East, 93..35 feet to an iron pin; thence with same South 24 degrees 43 minutes East, 99.95 feet to an iron pin; thence with same South 55 degrees 50 minutes West, 178.04 feet to an iron pin: thence with same South 39 degrees 27 minutes East, 820.80 feet to an iron pin; thence with the North margin of Mt. Pleasant Pike South 42 degrees 32 minutes West, 506.57 feet to an iron pin; thence with J. A. Morgan and others North 58 degrees 05 minutes West, 424.19 feet to an iron pin; thence with same and with Pleasant Hills Subdivision North 57 degrees 35 minutes West, 418.17 feet to an iron pin; thence with Pleasant Hills Subdivision North 88 degrees 01 minutes West, 680.26 feet to an iron pin; thence with same North 88 degrees 21 minutes West, 514.0 feet to an iron pin; thence with same North 88 degrees 01 minutes West, 308.0 feet to an iron pin; thence with same North 87 degrees 37 minutes West, 431.0 feet to an iron pin; thence with proposed Pleasant Hills Subdivision, Section 4; and J. A. Morgan and Others North 87 degrees 23 minutes West, 919.68 feet to an iron pin; thence with J. A. Morgan and Others North 86 degrees 26 minutes West, 310.82 feet to the point of beginning, containing by survey 269.70 acres.

There is a TVA power line having a 250 right-of-way across the East portion of the above described tract. There is a 100-foot chartered railroad right-of- way on this tract along the railroad line.

Parcel No. 2:

Bounded on the North by Raymond McMeen and Tom Burt; C. C. Pinckney; W. Clyde Baker and Rutherford Lane; East and South by L and N Railroad and West by Ridley brothers.

Beginning at an iron pin in McMeen and Burt's South line, said point being the Northwest corner of the herein described tract; thence with McMeen and Burt farm, C. C. Pinckney and W. Clyde Baker generally following a fence South 87 degrees 52 minutes East, 1079.03 feet to an iron pin; thence with Baker generally following a fence South 85 degrees 57 minutes Fast, 400.23 feet to an iron pin; thence with same South 85 degrees 46 minutes East, 371.10 feet to an iron pin; thence with same North 5 degrees 29 minutes East, 342.33 feet to an iron pin; thence with same South 87 degrees 35 minutes East, 504.44 feet to an iron pin; thence with same South 88 degrees 15 minutes East, 300.05 feet to an iron pin; thence with the South margin of Rutherford Lane South 89 degrees 17 minutes East, 1,160.19 feet to an iron pin; thence with same South 87 degrees 27 minutes East, 13.46 feet to an iron pin in center line of L and N Railroad; thence with the center line of L and N Railroad following a staked line with iron pins as follows: South 67 degrees 39 minutes West, 221.60 feet; South 65 degrees 18 minutes West, 278.60 feet; South 62 degrees 32 minutes West, 264.30 feet; South 59 degrees 31 minutes West, 326.96 feet; South 56 degrees 09 minutes West, 252.0 feet; South 53 degrees 29 minutes West, 2,305.30 feet; thence leaving railroad and with Ridley brothers generally following a fence as follows: North 20 degrees 46 minutes West, 328.63 feet to an iron pin; North 32 degrees 52 minutes West, 326.42 feet to an iron pin; North 23 degrees 49 minutes West, 428.85 feet to an iron pin; North 17 degrees 02 minutes West, 922.55 feet to the point of beginning, containing by survey 78.34 acres. There is a 100-foot chartered right-of-way on this tract along the railroad line. The above descriptions are according to a survey made on June 15, 1973 by John J. Harris, Registered Land Surveyor, Maury County, Tennessee.

Exclusions from Tract III, Parcel No. 1:

1. 7.93 acres conveyed in Book 607, page 512, Register's Office of Maury County, Tennessee.

2. 10.0 acres conveyed in Book 655, Page 709, Register's Office of Maury County, Tennessee.

3. 10.0 acres conveyed in Book 711, Page 531, Register's Office of Maury County, Tennessee.

4. 12.1 acres conveyed in Book 803, Page 174, register's Office of Maury County, Tennessee.

5. 0.52 acres conveyed in Book 675, Page 50, Register's Office of Maury County, Tennessee.

6. 0.36 acres conveyed in Book 679, Page 508, Register's Office of Maury County, Tennessee.

7. 2.55 acres conveyed in Book 679, Page 511, Register's Office of Maury County, Tennessee.

8. All Lots in Westfield Subdivision, Sections 1, 2,3, 4, and 4A, with the exception of Lot

114 Westfield Subdivision, Section 4 as shown on plat of record in Plat Book 8, Page 21, Register's Office of Maury County, Tennessee.

Exclusion from Tract III, Parcel No. 2:

1. 25.53 acres conveyed in Book 563, Page 204, Register's Office of Maury County, Tennessee.

Exclusions from Tract III, Parcel Nos. 1 and 2:

1. 9.4 acres conveyed in Book 591, Page 180, Register's Office of Maury County, Tennessee.

2. 1.356 acres conveyed in Book 675, Page 374, Register's Office of Maury County, Tennessee.

3. 17.55 acres conveyed in Book 1114, Page 276, Register's Office of Maury County, Tennessee.

4. 65.65 acres conveyed in Book 2839, Page 368, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Andrew Donelson Crichton, James W. Jewell and John B. Jewell, III, as equal tenants in common, by deed of record in Book 559, Page 698, Register's Office of Maury County, Tennessee and also referred to in Deed of Trust of record in Book 1678, Page 162, Register's Office of Maury County, Tennessee.

Tract IV (Part of Map 112, Parcel 003.00)

Located in the Ninth (9th) Civil District of Maury County, Tennessee, near the intersection of West Park Drive and the L and N Railroad. Bounded on the North by L and N Railroad; East by West Park Drive; South and West by A. D. Crichton and others, and more particularly described as follows:

Beginning at a spike in the center of L and N Railroad, said point is also in the West margin of West Park Drive, said point is in the Northeast corner of the herein described tract; thence with the West margin of West Park Drive South 34 degrees 10 minutes East, 517.77 feet to an iron pin at point of curve; thence on a chord to a 5 degrees 11 minutes curve having a central angle of 22 degrees 09 minutes feet South 30 degrees 56 minutes East, 125.0 feet to an iron pin; thence with A. D. Crichton and others South 53 degrees 29 minutes West, 644.71 feet to an iron pin; thence with same North 36 degrees 31 minutes West, 660.91 feet to a spike in the center of L and N Railroad; thence with L and N Railroad North 53 degrees 29 minutes East, 287.17 feet to a spike; thence with same on a chord to a 1 degrees curve North 56 degrees 04 minutes East 352.0 feet to a spike; thence with same on a chord to curve North 57 degrees 57 minutes East, 39.21 feet to the point of beginning, containing by Survey of John J. Harris dated October 1, 1979, 10.0 acres.

Being the same property conveyed to John B. Jewell, III, Andrew D. Crichton, and James W.

Jewell, as equal tenants in common, by deed of record in Book R1913, Page 123, Register's Office of Maury County, Tennessee.

Tract V (Part of Map 112, Parcel 003.00)

This is a tract or parcel of land located in the Ninth Civil District of Maury County, Tennessee bounded on the North by Don Crichton and Others; East by proposed new road; South and West by Don Crichton and Others and more particularly described as follows:

Beginning at an iron pin in the West margin of new proposed Road at the Southwest corner of the herein described tract, said point being North 48 degrees 53 minutes West, 1,473.45 feet from the North margin of U. S. Highway No. 43 or Mt. Pleasant Pike, said point in North margin of highway is South 41 degrees 57 minutes West, 236.16 feet from the most Southerly Southwest corner of the Don Crichton and Others farm; thence with Don Crichton and Others South 56 degrees 07 minutes West, 255.0 feet to an iron pin; thence with same, North 48 degrees 53 minutes West, 175.0 feet to an iron pin, thence with same North 56 degrees 07 minutes East, 246.70 feet to an iron pin; thence with the West margin of the new proposed road on a 4 degrees 07 minutes curve having a central angle of 9 degrees 54 minutes a distance on curve of 149.30 feet to P.C. of curve; thence with same on a tangent South 48 degrees 53 minutes East, 28.0 feet to the Point of beginning, containing by survey 1.0 acre.

Being the same property conveyed to Andrew Donelson Crichton, James W. Jewell and John B. Jewell, III, as tenants in common, by deed of record in Book 559, Page 698, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Porter House and wife, Linnie Louise Rose House, by deed of life estate of record in Book 595, Page 486, Register's Office of Maury County, Tennessee. Both Porter House and wife, Linnie Louise Rose House are deceased.

Tract VI (Part of Map 112, Parcel 003.00)

Any portion of Old Rutherford Lane that bounds said property owned by Andrew D. Crichton, John B. Jewell, III, and James W. Jewell, up to the centerline of said Lane.

First party also quitclaims any and all rights in and to Old Rutherford lane acquired by virtue of the foregoing deed or otherwise.

Being the same property conveyed to Andrew D. Crichton, John B. Jewell, Ill, and James W. Jewell, as equal tenants in common, by deed of record in Book 819, Page 53, Register's Office of Maury County, Tennessee.

Being a portion of the same property conveyed to Welton Investments, LLC by Quitclaim deed from John B. Jewell, III, Andrew D. Crichton and James W. Jewell, as equal tenants in common of record in Book R2077, page 1007 Register's Office for Maury County, Tennessee, dated April 28, 2009 and recorded on April 06, 2009.

Tract VII:

Tract 1: (Map 73, Parcel 18.04)

Located in the Fourth (4th) Civil District of Maury County, Tennessee, and being Tract 3 on the plat of survey for Barker Enterprises, Inc., containing 1.64 acres, as shown on plat of record in Plat Book 5, Page 182, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Welton Investments, a Tennessee General Partnership, by deed of record in Book 1245, Page 299, Register's Office of Maury County, Tennessee. Being a portion of the same property conveyed Welton Investments, a Tennessee General Partnership, by deed of record in Book 1518, Page 557, Register's Office of Maury County, Tennessee.

Tract VIII: (Map 73, Parcel 18.06)

Located in the Fourth (4th) Civil District of Maury County, Tennessee, and being Tract 5 of the plat of survey for Barker Enterprises, Inc., containing 2.37 acres, as shown on plat of record in Plat Book 5, Page 182, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Welton Investments, by deed of record in Book 1245, Page 637, Register's Office of Maury County, Tennessee.

Being a portion of the same property conveyed to Welton Investment, LLC, a Limited Liability Company by Quitclaim deed from Welton Investments, a Tennessee Partnership of record in Book R1518, page 557 Register's Office for Maury County, Tennessee, dated January 18, 2001 and recorded on January 23, 2001.

Tract IX:

Parcel 1: (Map 73, Parcel 18.10)

Located in the Fourth (4th) Civil District of Maury County, Tennessee, and being Tract 6 on the plat of survey for Barker Enterprises, Inc., containing 0.77 acres, as shown on plat of record in Plat Book 5, Page 182, Register's Office of Maury County, Tennessee.

Parcel 2: (Map 73, Parcel 18.11)

Located in the Fourth (4th) Civil District of Maury County, Tennessee, and being Tract 4 on the plat of survey for Barker Enterprises, Inc., containing 1.98 acres, as shown on plat of record in Plat Book 5, Page 182, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Welton Investments by deed of record in Book 1245, Page 635, Register's Office of Maury County, Tennessee. Being a portion of the same property conveyed to Welton Investment, LLC, a Limited Liability Company by Quitclaim deed from Welton Investments, a Tennessee Partnership of record in Book R1518, page 557 Register's Office for Maury County, Tennessee, dated January 18, 2001 and recorded on January 23, 2001.

Tract X:

Located in the Fourth (4th) Civil District of Maury County, Tennessee, more particularly described as follows:

Parcel 1: (Map 73, Parcels 18.08)

Being Tract No. 8, as shown on plat of survey for Baker Enterprises, Inc., containing 2.03 acres, as shown on plat of record in Plat Book 5, Page 182, Register's Office of Maury County, Tennessee.

Parcel 2: (Map 73, Parcels 18.09)

Being Tract No. 7, as shown on plat of survey for Baker Enterprises, Inc., containing 2.17 acres, as shown on plat of record in Plat Book 5, Page 182, Register's Office of Maury County, Tennessee.

Being a portion of the same property conveyed to Welton Investment, LLC by Warranty deed from Rayburn C. Barker of record in Book R1508, page 534 Register's Office for Maury County, Tennessee, dated October 26, 2000 and recorded on October 27, 2000.

Tennessee Certification of Electronic Document

I, Jeremy H. Cherry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 31, 2022 (date of document).

Affiant Signature

January 3, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026

The James Phase 2 (Previously Water's Edge at Taylor Bend) Final PUD Master Plan

Project #:	26-0148	**Location:**	090 007.12
Applicant:	Greg Gamble	**Case Type(s):**	Final PUD Master Plan
Staff Planner(s):	Charles Rush, Principal Planner/ Austin Brass, AICP, City Planner	**Proposed Use:**	Multi-Family Residential

PROJECT SUMMARY

The applicant is seeking approval for a Final PUD Master Plan to establish a Planned Unit Development Mixed Use (PUD-MU). The PUD proposes a total of 94 units, which have a combination of townhomes and multi-family buildings (82) dwelling units in 5 multi-family buildings, and 12 dwelling units from townhomes) for a total Density of 18.8 DUA.

- The Final PUD Master Plan removes the loading zone shown on the Preliminary PUD Master Plan, as a loading zone is not required for developments containing fewer than 100 multi-family dwelling units. The applicant is also proposing 203 parking stalls, compared to the 209 stalls shown on the Preliminary PUD Master Plan. Despite this reduction, the development continues to comply with the applicable parking requirements, and the change remains within the allowable 3% deviation from the Preliminary PUD Master Plan.
- Each of the proposed buildings is on its own building site. A total of 17 building sites are within the proposed PUD-MU development.
- Per the zoning PUD-MU standards, a total of 20% of building sites are allowed to front a pedestrian way instead of a thoroughfare. A total of two (2) of the proposed 17 buildings (Buildings 16 & 17) are proposed to be enfronted by a pedestrian way, which makes 12% of the building sites.
- **Deviations Request**: Façade Window Sill Height, if residential: 5 ft min. above average grade at façade (proposed 4 ft min). This is an approved request that was within the Preliminary PUD Master Plan.
- The DRC reviewed this proposal at its May 2026 meeting. Full technical comments are provided in the agenda packet.
- CPWS has issued a Water Availability Letter that expires 2/26/27.

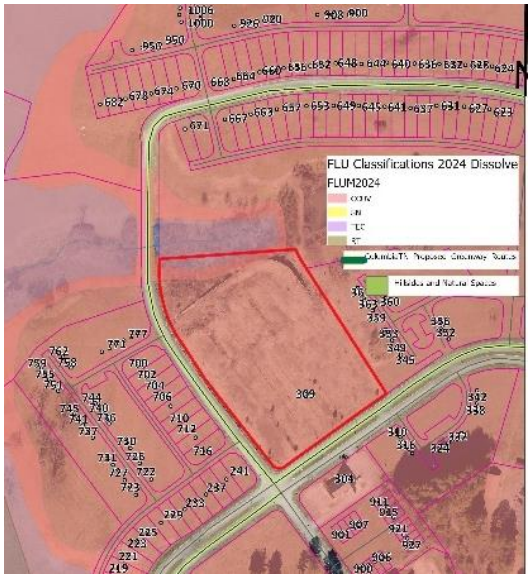
- Staff review included standard comments and requests for technical corrections.
- The Planning Commission is the **Approving Body** for a Final PUD Master Plan. This item was deferred at their June meeting.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

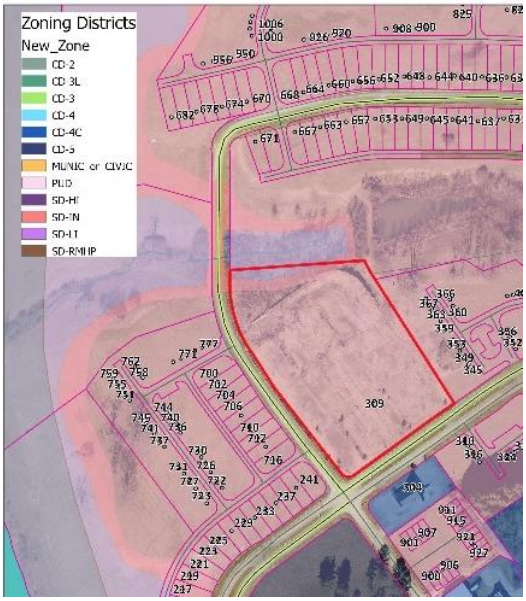
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	In Development	Vacant	+/-5 Acres



FUTURE LAND USE MAP	ZONING MAP





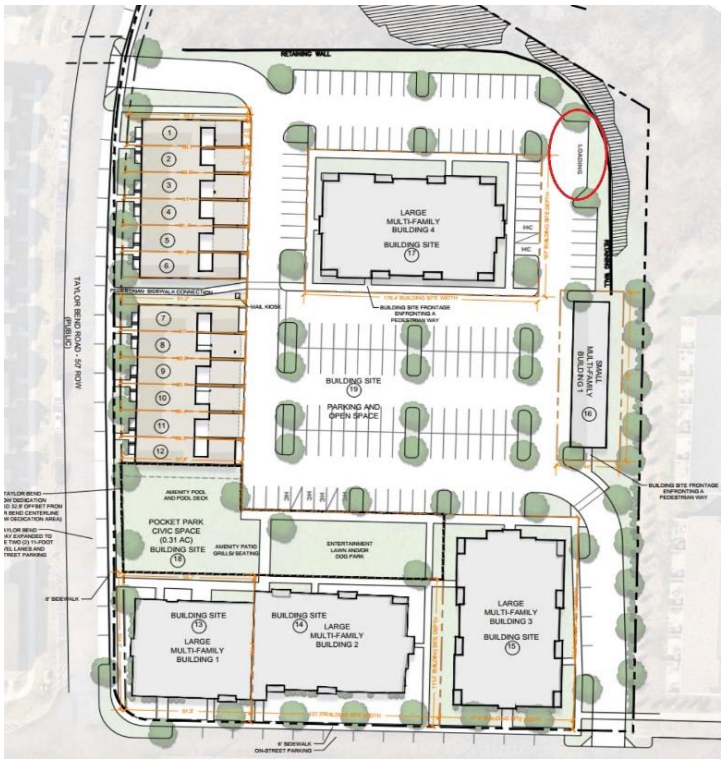
SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	PUD	Undeveloped
North	City Center Urban Village	PUD	Townhomes
South	City Center Urban Village	PUD/CD-4C	Commercial
East	City Center Urban Village	PUD	Townhomes
West	City Center Urban Village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

The subject site is currently undeveloped. The property is surrounded by townhomes to the east and west and by a realtor's office to the south.

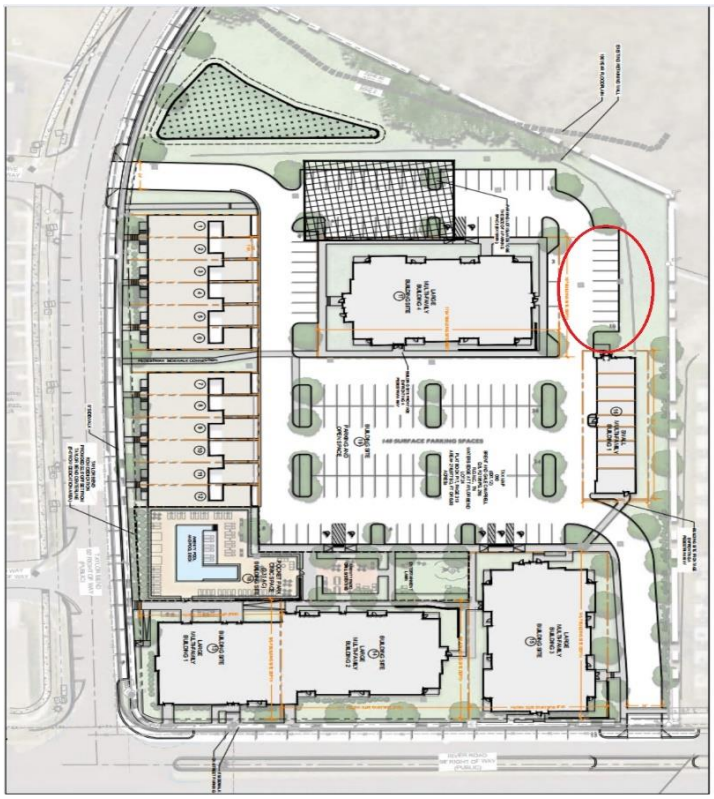
CONFORMITY WITH ZONING ORDINANCE

Deviation Requests that adhere to the approved Preliminary PUD Master Plan:

- Façade Window Sill Height, if residential: 5 ft min. above average grade at façade (proposed 4 ft min).
- The Final PUD Master Plan removes the loading zone shown on the Preliminary PUD Master Plan, as a loading zone is not required for developments containing fewer than 100 multi-family dwelling units. *See image below.*



Plan above indicates loading zone as approved on Preliminary PUD Master Plan.



Plan below indicates removal of loading zone as off-street parking. A loading zone is not required for developments containing fewer than 100 multi-family dwelling units.

Table 1 (PUD-MU) Mixed Use Planned Unit Development Bulk Standards		
Bulk Standards:	**Required**	**Proposed**
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min/ 180 ft. max (except townhomes) 18 ft. min/ 24 ft. max for townhomes with a max of 6 units attached (100' max). Small Multifamily Buildings are 100' max.	Townhome Building Site 1: 20' Townhome Building Site 2: 20' Townhome Building Site 3: 20' Townhome Building Site 4: 20' Townhome Building Site 5: 20' Townhome Building Site 6: 20' Townhome Building Site 7: 20' Townhome Building Site 8: 20' Townhome Building Site 9: 20' Townhome Building Site 10: 20' Townhome Building Site 11: 20' Townhome Building Site 12: 20' Large Multi-family Building Site 13: 91.5' Large Multi-family Building Site 14: 137.3 Large Multi-family Building Site 15: 97.8' Small Multi-Family Building Site 16: 46' Large Multi-family Building Site 17: 170.4'
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage (up to 20% of building sites are allowed to enfront a pedestrian way instead of thoroughfares)	The façade of the building enfronts a dedicated thoroughfare. Building Sites 16 and Building 17 enfronts a pedestrian way, proposed 12%
Building Height:	2 stories minimum **Subject to adjacent uses in PUD MU per Planning Commission*	All proposed structures meet or exceed requirements.
Frontage Buildout:	60% minimum	Townhome Building Site 1: 66.7% Townhome Building Site 2: 100% Townhome Building Site 3: 100% Townhome Building Site 4: 100% Townhome Building Site 5: 100% Townhome Building Site 6: 66.7% Townhome Building Site 7: 66.7% Townhome Building Site 8: 100% Townhome Building Site 9: 100% Townhome Building Site 10: 100% Townhome Building Site 11: 100%

		Townhome Building Site 12: 66.7% Large Multi-family Building Site 13: 97% Large Multi-family Building Site 14: 86% Large Multi-family Building Site 15: 81% Small Multi-Family Building Site 16: **62%** Large Multi-family Building Site 17: 79%
Setbacks:	**Principal Buildings** **Front:** 0-20 ft. **Front (Secondary**): 0-20' **Side:** 0' attached, otherwise 10 ft- 24ft. **Rear:** NR.	**Front:** 10-13' Townhomes; 10-15' Multi-family **Front (Secondary**): 4' **Side:** - 0'; 10'-24' **Rear:** NR

Table-2 (PUD-MU) Mixed Use Planned Unit Development Architectural Standards		
Design Standards:	**Required**	**Proposed**
Main Entrance:	Main Entrance must be in Façade of Principal Frontages.	Main entrance enfronts a defined street section or pedestrian way.
Vertical Composition:	Identifiable Base, Middle, & Cap.	The facade includes a defined base and cap.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. A façade greater than 100' shall be differentiated so that it appears to be comprised of two or more adjacent buildings.	The principal frontage is parallel to the frontage line and provides the façade into segments separated by cornice height and wall materials and includes modulation every 100' by separation of vertical and horizontal elements.
Façade Openings:	20 ft. or less spacing for windows/doors.	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 % non-shopfront, 50% for shopfront.	All façade elevations adhere to a minimum of 20% glazing requirements.
Window Shape:	Square or vertical proportions.	All windows are square or vertically proportioned
Window Alignment:	Upper-floor windows and other features must be aligned with those of the first floor.	Buildings conform to this requirement (see elevations)

Window Types:	Single-hung, double-hung, casement.	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows are proposed to be clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations contain window trim and rowlock and solider course around window areas where brick is used as a façade material.
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Window Sill Height:	5 ft. min above grade (residential only)	(proposed 4 ft min). Deviation approved in PUD Master Plan
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	Requirement is met.
Roof Type & Pitch:	Flat/ Shed (P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building) Hip/ Gable/ Pitch 6:12-14:12, (except for shed roofs which may be 3;12-14;12 and except roof pitch may match the primary roof	Flat & Gable
Primary Building Materials:	Brick, Natural Stone, Wood, Cementitious Siding, Authentic stucco over masonry	Brick & Cementitious siding
Foundation Cladding:	Brick or Natural Stone	Brick
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Does not exceed 3 colors.

CHANGES FROM APPROVED PRELIMINARY PUD TO FINAL PUD

(Parking) Preliminary PUD: Attached dwellings, except for Two Family Dwellings, parking requirement is 2 per Dwelling Unit in PUD-R & PUD-MU. 94 units x 2 per unit = 188 total parking spaces needed. 1 parking space is needed per 5,000 sq ft of civic space (3 parking spaces meet the requirement). 188+3=191 parking spaces are required, and 209 parking spaces was shown.
Final PUD: 203 parking spaces are provided with the current plan, and the applicant's response The total number of parking stalls proposed with this final PUD has been reduced due to site grading and accessibility constraints. The applicant has removed a loading area to provide parking that complies with the applicable parking requirements, and the change remains within the allowable 3% deviation from the Preliminary PUD Master Plan.

(Grading) Final PUD: Buildings 3&4 have shifted east to allow for more grading area into Building 4 entry from the ROW.

(Site Layout) Final PUD: Parking lot layout (loading area, ADA stalls, etc.) has shifted in order to better accommodate site grading. Building Site 6 footprint has been revised. Stormwater pipe layout has been adjusted to better collect parking lot flow. Pond design has been revised to better work with existing grades. Waterline layout has been adjusted based on feedback from CPWS. Updated survey information has been incorporated since the Preliminary PUD.

Retaining walls have been added/adjusted throughout the plan due to grading refinement.

PROPOSED RETAINING WALL (GREATER THAN 3')

PROPOSED RETAINING WALL (3' OR SHORTER)



Elevations Grading) Final PUD: The 1st-floor elevations are to be coordinated with site grading for the following buildings: Large multifamily buildings 1, 2, and 3; Small multifamily building 1; and Townhouses (see sheets A201, A202, A204, A205, A206).

(Elevations Changes) Final PUD: Elevations remain similar from the Preliminary PUD Plan as indicated below.

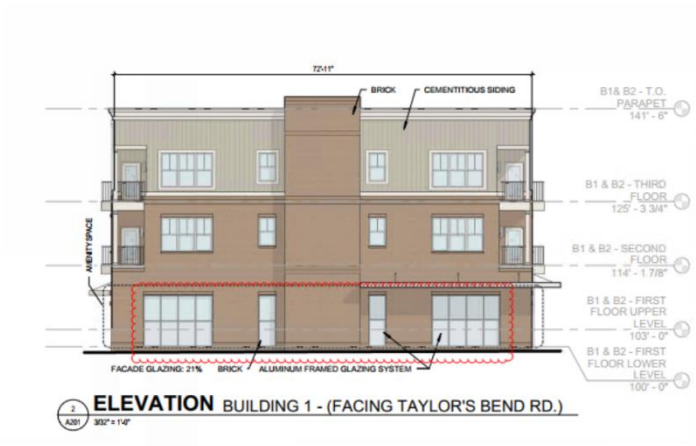
Preliminary PUD



Final PUD







Preliminary PUD



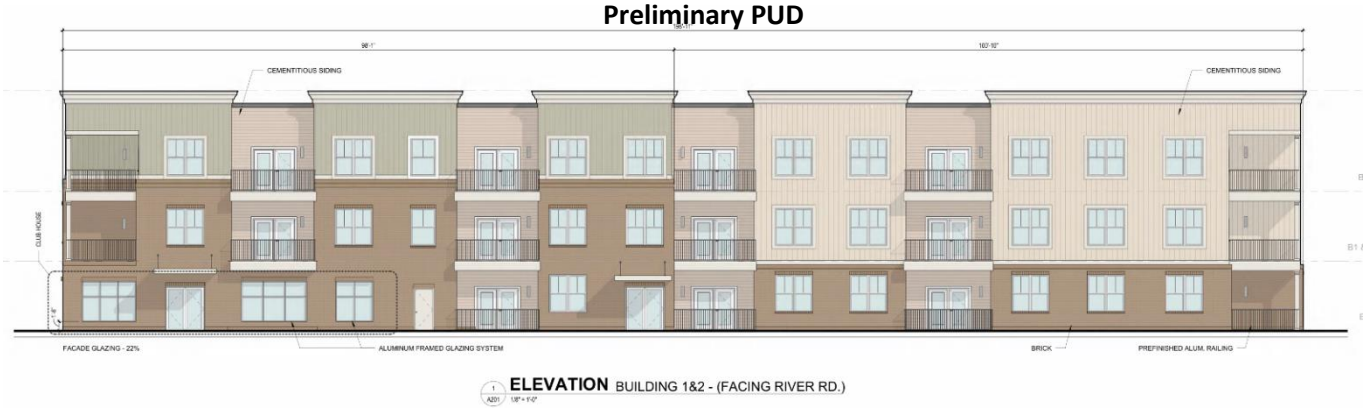
ELEVATION BUILDING 1&2 - (FACING PARKING LOT)

Final PUD



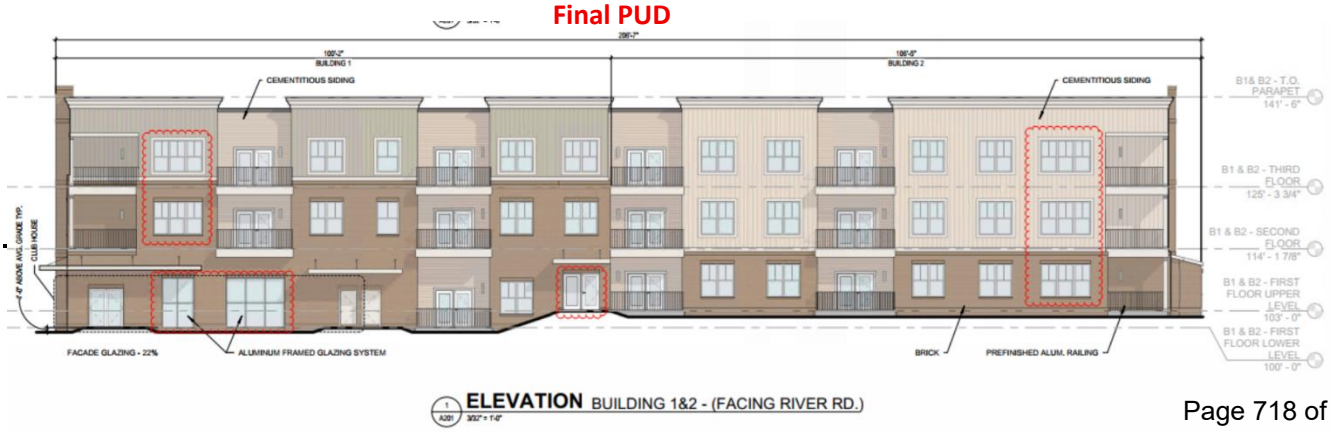
ELEVATION BUILDING 1&2 - (FACING PARKING LOT)

Preliminary PUD



ELEVATION BUILDING 1&2 - (FACING RIVER RD.)

Final PUD



ELEVATION BUILDING 1&2 - (FACING RIVER RD.)

Preliminary PUD



ELEVATION BUILDING 3 - (FACING BLDG 1&2)

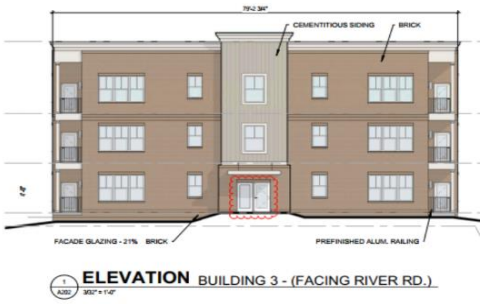


ELEVATION BUILDING 3 - (FACING RIVER RD.)

Final PUD



ELEVATION BUILDING 3 - (FACING BLDG 1&2)



ELEVATION BUILDING 3 - (FACING RIVER RD.)

Preliminary PUD



ELEVATION BUILDING 4 - (FACING PARKING LOT)



ELEVATION BUILDING 4 - (FACING WATER DETENTION AREA)

Final PUD



ELEVATION BUILDING 4 - (FACING PARKING LOT)



ELEVATION BUILDING 4 - (FACING STORM DETENTION AREA)

(Townhome Elevations) Final PUD: Added windows on the side and rear elevations of the townhomes to coordinate with floor plan development (see sheets A205 and A206). The fence was part of an earlier design iteration. As this was building designed was refined, the team decided to remove the privacy fence.

Preliminary PUD



ELEVATION TOWNHOME - ROW 1 - (FACING PARKING LOT)



ELEVATION TOWNHOME - ROW 1 - (FACING B1&2)



ELEVATION TOWNHOME - ROW 1 - (FACING ROW 2)

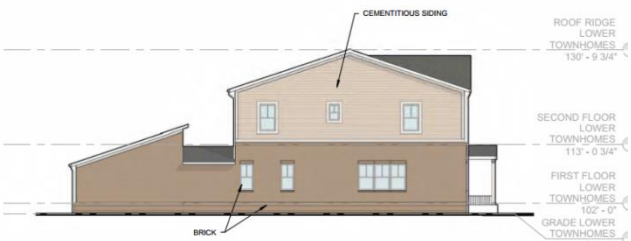
Final PUD



ELEVATION TOWNHOME - ROW 1 - (FACING PARKING LOT)



ELEVATION TOWNHOME - ROW 1 - (FACING B1&2)



ELEVATION TOWNHOME - ROW 1 - (FACING ROW 2)

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final PUD Master Plan at its May 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package. Listed below is the review criteria for Planning Commission regarding approval of a Final PUD Master Plan.

8.5.21 (Q). Final Master PUD Development Plan - General.

1. In reviewing a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, the function of the reviewing agencies is twofold: a. First, the plan or amendment must be found to be in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan. b. Second, all new or revised information that was not in the previously approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan must be reviewed to determine its quality and compliance with all applicable requirements of this Ordinance.

2. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be deemed in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan provided any modifications by the applicant do not involve changes which in aggregate would: a. Violate any provisions of this Ordinance; b. Change the Lot or Building Site Area requirement as submitted in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 10%; c. Involve any increase in the number of Dwelling Units approved for the site in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan; d. Involve a reduction of more than 3% of the area shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan as reserved for Common Open Space; e. Increase the Floor Area shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan for non-Residential Uses by more than 5%; or f. Alter the mix of Building Types or Uses shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 3% in any category or Uses or any one or more Building Types from that proposed in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan.

8.5.21.R. Planning Commission Action.

1. The Planning Commission may approve, approve with conditions or modifications, or disapprove the final Master PUD Development Plan or Amendment to existing Master PUD Development Plan.
2. The Planning Commission may approve the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan if it finds: a. That the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan meets the provisions for substantial compliance with the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan, and b. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan complies with all other standards for review which were not considered when the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan was approved.

SAMPLE MOTIONS

Recommend Approval:

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

Recommend Approval Subject to Conditions:

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

Recommend Denial:

Move to recommend denial of the Final PUD-MU having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

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

Kimley»Horn

June 4, 2026

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

RE: ***Resubmittal: Waters Edge at Taylor Bend FMDP; Item #: 26-0148***

Dear Mr. Rush,

Thank you for the opportunity to provide additional information regarding the submittal. We have uploaded a revised FMDP Sheet Set, which includes the update L2.0 sheet and layouts showing the parking removed from the frontage of large multi-family building 4. Below are the items for which Staff requested additional information.

- Parking quantity reduction. An effort was made to maintain as many parking stalls as possible. The total number of parking stalls proposed with this final PUD has reduced due to site grading and accessibility constraints
- Building frontage at Large MF Building 4. Parking has been removed from this area.
- Canopy Trees on the code minimum plan. Canopy Trees between the small multi-family building and adjacent property to the east have been added to the code minimum plans. These trees were intended to be included as part of the final site landscape treatment, and have been added to this permit set for clarity.
- Additional information regarding the privacy fence on the rear townhome elevation. The fence was part of an earlier design iteration. As this was building designed was refined, the team decided to remove the privacy fence.
- Additional information concerning the building elevation at the amenity/club house area. After the PUD Preliminary Master Plan was approved, our architectural team progressed the architectural design of the building towards a detailed design for final coordination. Open Architecture was informed by staff that the design of the building needed to be final in elevation form before the PUD Final Site Plan application was filed. Open Architecture contacted the Interior Design firm to finalize the amenity area to ensure the floor plan was complete and final for the upcoming PUD submission. During the interior design process, the following items were addressed and coordinated between the plan and elevation, along the pool side of clubhouse elevation (see elevation 4/A201).
    - One window sill was raised to coordinate with site grading.
    - One large glazed opening was slightly reduced in width to coordinate with the final floor plan.
    - Two double doors were revised to single doors.
    - A sidelight was added to the clubhouse entry door to maintain alignment with the window openings above to keep in spirit of the underling code.
    - These revisions are to fully coordinate with the floor plan which has been finalized as part of our final development plan and site grading plan.

If you have any additional questions or concerns, please contact Greg Gamble at greg.gamble@kimley-horn.com or Keli Frymire at 706.566.6480 or keli.frymire@kimley-horn.com

Sincerely,



Keli Frymire
Landscape Architect

THE JAMES PHASE 2

FINAL PUD MASTER DEVELOPMENT PLAN

INTERSECTION OF RIVER ROAD AND TAYLOR BEND ROAD
COLUMBIA, TENNESSEE



LOCATION MAP

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY PUD MASTER DEVELOPMENT PLAN
C3.0	CONCEPTUAL GRADING, STORM, UTILITIES
C3.1	RETAINING WALL SHEET
L1.0	TREE CANOPY COVERAGE
L2.0	CODE MINIMUM LANDSCAPE PLAN
L2.1	CODE MINIMUM LANDSCAPE PLAN
A201	ARCHITECTURAL ELEVATIONS
A202	ARCHITECTURAL ELEVATIONS
A203	ARCHITECTURAL ELEVATIONS
A204	ARCHITECTURAL ELEVATIONS
A205	ARCHITECTURAL ELEVATIONS
A206	ARCHITECTURAL ELEVATIONS

OWNER:
BRENT CAMPBELL
1187 GLENBROOK DR
FRANKLIN, TN 37064

DEVELOPER:
CPS LAND
213 OVERLOOK CIRCLE, SUITE B2
BRENTWOOD, TN 37027
CLIFF SMITH
cliff.smith@cpsland.com

APPLICANT/ LAND PLANNER:
KIMLEY-HORN
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
GREG GAMBLE
greg.gamble@kimley-horn.com

ENGINEER:
KIMLEY-HORN
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
GRAY HARRISON, P.E.
615.564.2701
gray.harrison@kimley-horn.com

ARCHITECT:
OPEN ARCHITECTURE
ERIC CLAUS
513.403.7019
ERIC.CLAUS@OPENARCHITECTURE.COM

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE

PRE-APP: FEB. 4, 2026
INITIAL SUBMITTAL: APRIL 20, 2026
RESUBMITTAL: MAY 18, 2026



NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0170E EFFECTIVE APRIL 16, 2007.
3. PORTIONS OF EXISTING SEWER LINE TO BE ABANDONED. LINE TO BE FILLED WITH CLASS C FLOWABLE FILL AND REMOVED FROM THE EXISTING LIVE SYSTEM WITH PROPER CONCRETE PATCHING.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley»Horn
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Main: 615.564.2701 | www.kimley-horn.com

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THE JAMES 2
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

SOPHIA CLOSE
REGISTERED ENGINEER
COMMERCE
No. 131363
STATE OF TENNESSEE
Sophia Close
05/18/2026

No.	REVISIONS	DATE	BY
1			
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7			
8			
9			
10			

DESIGNED BY:	SAC
DRAWN BY:	MEN
CHECKED BY:	SAC
DATE:	05/18/2026

KIMLEY-HORN PROJECT NO.
118119003

OVERALL EXISTING CONDITIONS

SHEET NUMBER
C1.0

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Drawing name: K:\FRA_LDEV\118119003 - Waters Edge\4-CADD\PlanSheets\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.0 OVERALL EXISTING CONDITIONS Jun 03, 2026 3:49pm by: Sophia.Close

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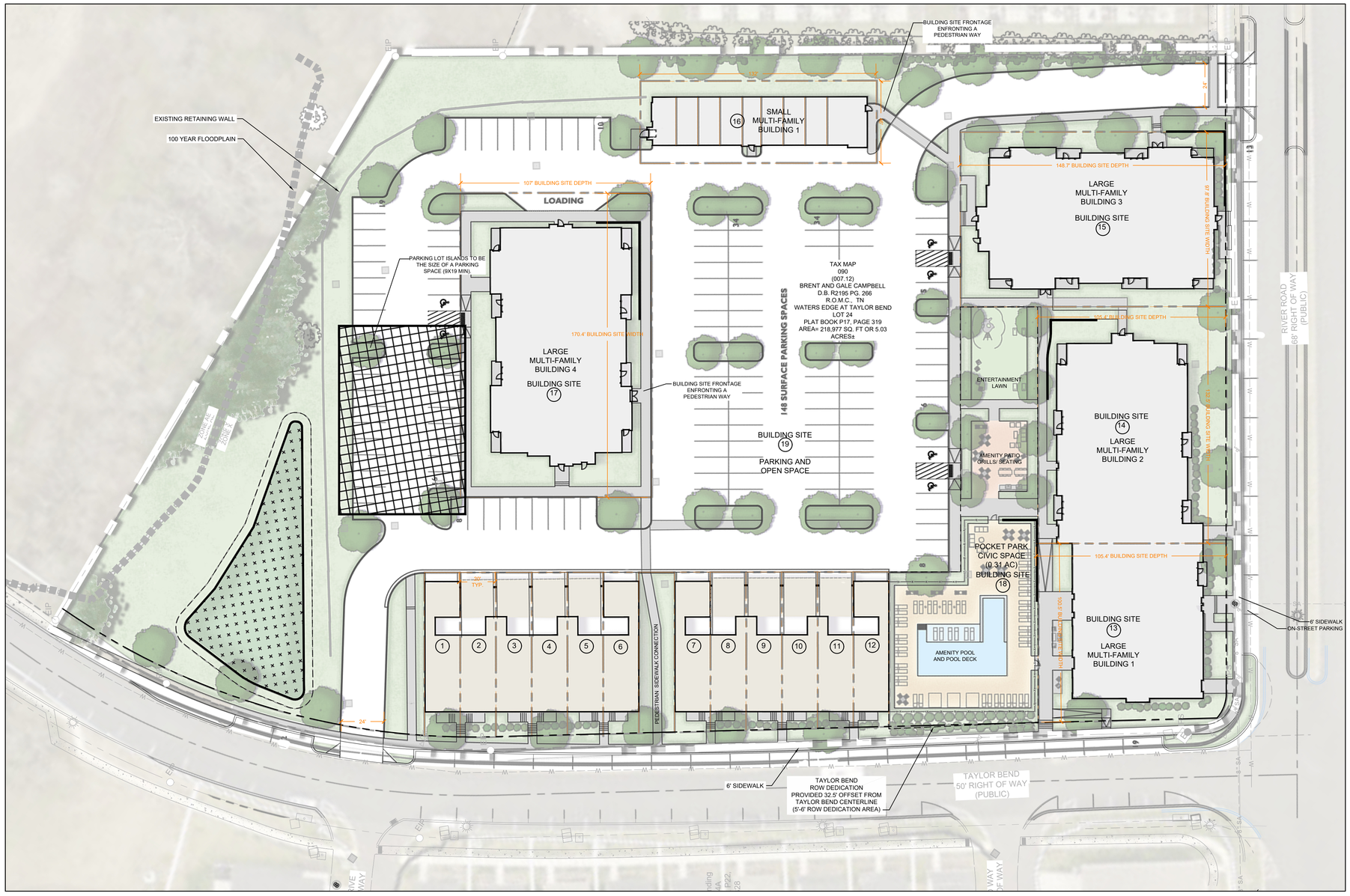

LEGAL DESCRIPTION OF PROPERTY:

WATERS EDGE AT TAYLOR BEND
PROPERTY MAP 090, PARCEL 007.03
RIVER ROAD
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Being a certain tract or parcel of land lying and being in the Ninth (9th) Civil District of Maury County, city of Columbia, Tennessee and being more particularly described as follows:

Being Tract 24, a 5.026-acre tract as shown on the final plat entitled "Waters Edge at Taylor Bend" of record in Plat Book P17, page 319, Register's Office for Maury County, Tennessee to which plat reference is hereby made for a more complete description of the subject property.

No field work has been performed by Kimley-Horn Associates to verify the accuracy of the property lines, corners or areas shown on said recorded plats.

FINAL MASTER DEVELOPMENT PLAN SITE DATA:

TOTAL SITE AREA: +/-5.0 AC
EXISTING ZONING: PUD
FUTURE LAND USE: CCUV - CITY CENTER URBAN VILLAGE
PREVIOUS PUD MASTER PLAN: WATERS EDGE PUD; ORDINANCE 4262; NOV. 14, 2019
PRELIMINARY PUD MASTER DEVELOPMENT PLAN: ORDINANCE 4563; APPROVED JAN. 8, 2026

NEW PUDS DEVELOPING IN THE CCUV FUTURE LAND USE DISTRICT ARE REQUIRED TO BE ZONED PUD-MU. IN ORDER TO CREATE A MASTER PLAN IN KEEPING WITH THE FORM AND AESTHETIC OF THIS SURROUNDING AREA, THE PROPOSED PUD MASTER PLAN COMPLIES WITH THE PUD-MU REQUIREMENTS.

NOTE: THIS DEVELOPMENT WILL CONFORM TO ALL PUD-MU STANDARDS.

NOTE: THE SUBJECT PARCEL IS LESS THAN 10 ACRES IN SIZE, DOES NOT INCLUDE THE CREATION OF A NEW THOROUGHFARE OR INTERNAL DRIVE, AND THEREFORE IS NOT A DEVELOPMENT PARCEL. AS SUCH, THIS PARCEL IS EXEMPT FROM SOME TYPICAL PUD-MU CRITERIA: DENSITY, BLOCK SIZE, AND CERTAIN CIVIC SPACE REQUIREMENTS.

TOTAL DWELLING UNITS: 94 UNITS
TOTAL DENSITY: 18.8 DUA

BUILDING BREAKDOWN:
TOTAL MULTI-FAMILY UNITS: 82 DWELLING UNITS
- LARGE MULTI-FAMILY BLDG 1: 12 DU
- LARGE MULTI-FAMILY BLDG 2: 18 DU
- LARGE MULTI-FAMILY BLDG 3: 24 DU
- LARGE MULTI-FAMILY BLDG 4: 24 DU
- SMALL MULTI-FAMILY BLDG 1: 4 DU; 7-GARAGE PARKING SPACES

TOWNHOMES: 12 DWELLING UNITS
- TOWNHOME 1, 6, 7, 12: 1 CODE COMPLIANT GARAGE SPACE
- TOWNHOME 2-5; 8-11: 2 COVERED PARKING SPACES

BUILDING SITES:
PRINCIPAL STRUCTURE SETBACKS:
- FRONT SETBACK PUD-MU STANDARD: 0'-20'
- PROVIDED SETBACK: 10'-13' TOWNHOMES; 4'-12' LARGE MULTI-FAMILY;
- FRONT SETBACK SECONDARY PUD-MU STANDARD: 0'-20'
- PROVIDED SETBACK: 9' LARGE MULTI-FAMILY
- SIDE SETBACK PUD-MU STANDARD: 0' MIN. ATTACHED; OTHERWISE 10' - 24'
- PROVIDED SETBACK: 0'; 10' MIN. - 24' MAX.
- REAR SETBACK: NOT REGULATED

ENFRONTMENT PUD-MU STANDARD: UP TO 20% OF BUILDING SITE ARE ALLOWED TO FRONT PEDESTRIAN WAYS INSTEAD OF THOROUGHFARES.
- TOTAL NUMBER OF BUILDING SITES: 17
- BUILDING SITES ENFRONTING PEDESTRIAN WAYS: 2 (12% OF BUILDING SITES)
- BUILDING SITES 16 AND 17 ENFRONT PEDESTRIAN WAYS.

PARKING SUMMARY:
- TOTAL DWELLING UNITS: 94 UNITS
- REQUIRED MINIMUM PARKING RATIO: 2 SPACES PER UNIT
- REQUIRED CIVIC SPACE PARKING: 1 SPACE PER 5,000 SF OF REQUIRED CIVIC SPACE
- TOTAL REQUIRED PARKING: 191 SPACES (188 PARKING RESIDENTIAL SPACES; 3 CIVIC PARKING SPACES)
- TOTAL PROVIDED: 196 SPACES
- TOWNHOMES: 20 SPACES TOTAL
  16 COVERED CARPORT SPACES PROVIDED ON-LOT, 4 GARAGE SPACES (10' X 20')
- SMALL MULTI-FAMILY BUILDING 1: 7 GARAGE SPACES (10'X20')
- SURFACE PARKING: 134 SPACES
- ON-STREET PARKING: 33 SPACES

TOTAL CIVIC SPACE: 0.31 AC
- REQUIRED 5% OF GROSS SITE AREA: 0.25 AC
- PROVIDED: 0.31AC (6.2%)
- POCKET PARK - TO INCLUDE COMMUNITY AMENITIES SUCH AS A POOL, PATIO AND GRILLING AREA.

FRONTAGE CALCULATIONS

BUILDING SITE	BUILDING TYPE	BUILDING SITE WIDTH	FRONTAGE BUILD-OUT
1	TOWNHOME	20 LF	20 LF; 100%
2	TOWNHOME	20 LF	20 LF; 100%
3	TOWNHOME	20 LF	20 LF; 100%
4	TOWNHOME	20 LF	20 LF; 100%
5	TOWNHOME	20 LF	20 LF; 100%
6	TOWNHOME	20 LF	20 LF; 100%
7	TOWNHOME	20 LF	20 LF; 100%
8	TOWNHOME	20 LF	20 LF; 100%
9	TOWNHOME	20 LF	20 LF; 100%
10	TOWNHOME	20 LF	20 LF; 100%
11	TOWNHOME	20 LF	20 LF; 100%
12	TOWNHOME	20 LF	20 LF; 100%
13	LARGE MULTI-FAMILY 1	100.5 LF	89 LF; 89%
14	LARGE MULTI-FAMILY 2	132.5 LF	118 LF; 86%
15	LARGE MULTI-FAMILY 3	97.8 LF	79 LF; 81%
16	SMALL MULTI-FAMILY 1	46 LF	28.5 LF; 62%
17	LARGE MULTI-FAMILY 4	170.4 LF	135 LF; 79%

PUD-MU DESIGN STANDARDS DEVIATION REQUESTS:

TABLE 4.3.I-M; FACADE

CURRENT TEXT:
FACADE WINDOW SILL HEIGHT. IF RESIDENTIAL: 5 FT. MIN. ABOVE AVERAGE GRADE AT FACADE.

REQUESTED DEVIATION:
FACADE WINDOW SILL HEIGHT. IF RESIDENTIAL: 4 FT. MIN. ABOVE AVERAGE GRADE AT FACADE.

SEE ARCHITECTURAL SHEETS FOR ADDITIONAL DETAILS.

0 30 60 90
GRAPHIC SCALE 1"=30'-0"

NOTE:

THE SUBJECT PARCEL IS LESS THAN 10 ACRES IN SIZE, DOES NOT INCLUDE THE CREATION OF A NEW THOROUGHFARE OR INTERNAL DRIVE, AND THEREFORE IS NOT A DEVELOPMENT PARCEL.

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THE JAMES 2
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

GREGORY C. GAMBILL
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

No.	REVISIONS	DATE	BY
1			
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/18/2026
KIMLEY-HORN PROJECT NO. 118119003

FINAL MASTER DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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NOTES

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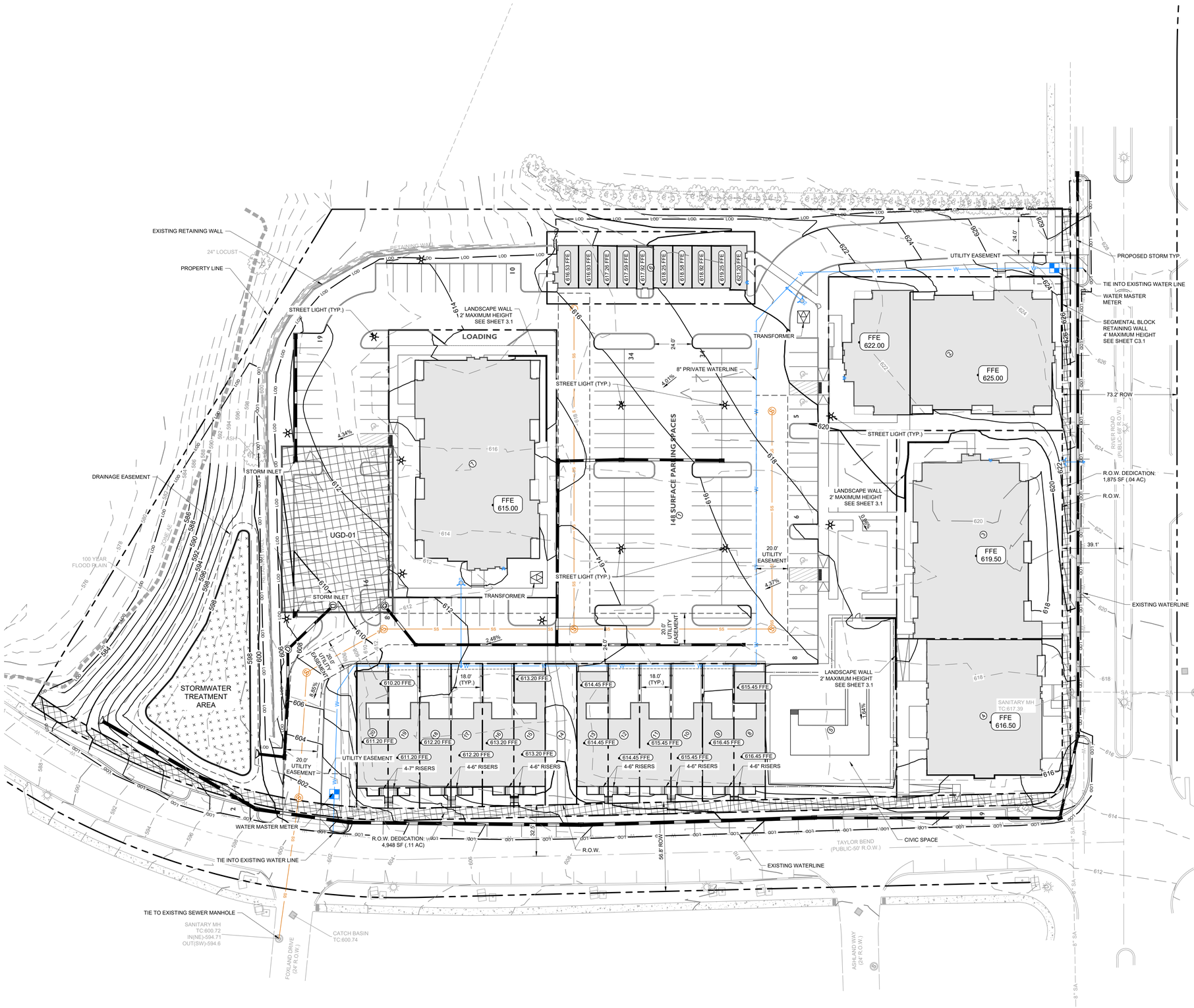
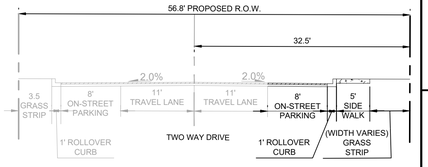
2. NO PROPOSED BUILDINGS FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0170E EFFECTIVE APRIL 16, 2007.
3. SITE TO BE SERVED VIA PRIVATE TRASH SERVICE.
4. FINAL REVIEW OF GRADING AND STORMWATER TO BE PROVIDED WITH CONSTRUCTION PLANS.
5. THIS DEVELOPMENT PLAN WILL CONFORM TO ALL PUD-MU STANDARDS UNLESS THE DEVIATION WAS REQUESTED AND THIS APPLICATION APPROVED BY THE PLANNING COMMISSION.

RETAINING WALL NOTE

EXISTING RETAINING WALL TO BE EXAMINED AND CERTIFIED PRIOR TO FINAL CONSTRUCTION DOCUMENTS.





TAYLOR BEND STREET SECTION
(PUBLIC - 56.8 R.O.W.)

LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER LINE
- STORM LINE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- UNDERGROUND DETENTION
- BIORETENTION

PARCEL AREA TABLE

PARCEL #	AREA (SF)
1	111039.33
2	15034.07
3	14631.75
4	10805.71
5	14669.57
6	6082.69
7	18233.16
8	1769.29
9	1786.41
10	1804.09
11	1815.14
12	1824.83
13	1815.93
14	1861.26
15	1832.90
16	1838.82
17	1836.77
18	1829.75
19	1822.50
20	1806.37

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



No	REVISIONS	DATE	BY
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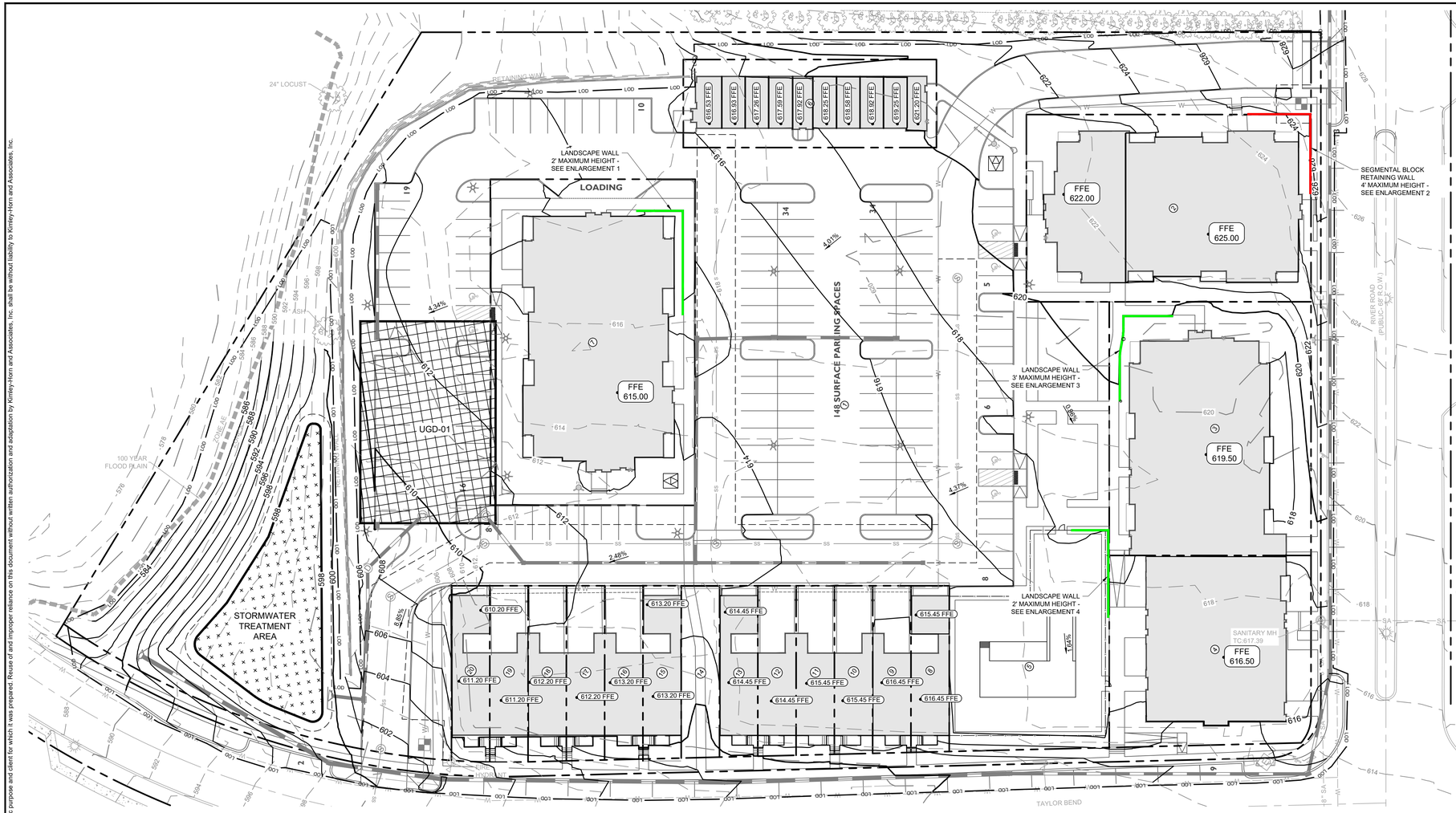
DESIGNED BY:	SAC
DRAWN BY:	MEN
CHECKED BY:	SAC
DATE:	05/18/2026

KIMLEY-HORN PROJECT NO. 118119003

CONCEPTUAL GRADING STORM AND UTILITIES

SHEET NUMBER
C3.0



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RETAINING WALL NOTE

EXISTING RETAINING WALL TO BE EXAMINED AND CERTIFIED PRIOR TO FINAL CONSTRUCTION DOCUMENTS.

GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION (TW TOP OF WALL, BW BOTTOM OF WALL)
- FFE ### — FINISH FLOOR ELEVATION
- PROPOSED RETAINING WALL (GREATER THAN 3')
- PROPOSED RETAINING WALL (3' OR SHORTER)

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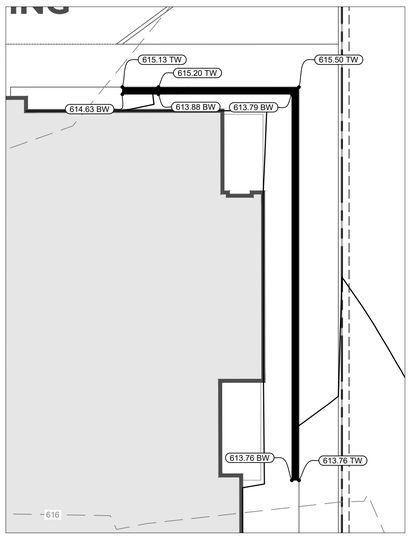
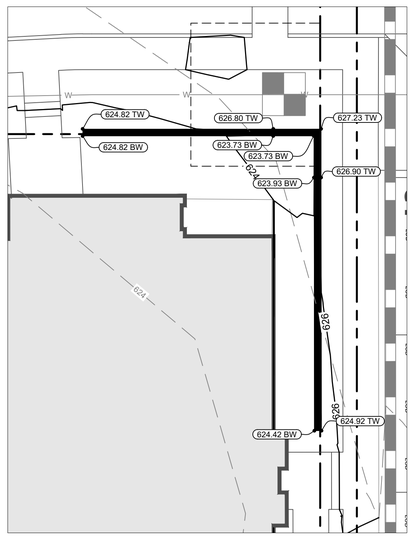
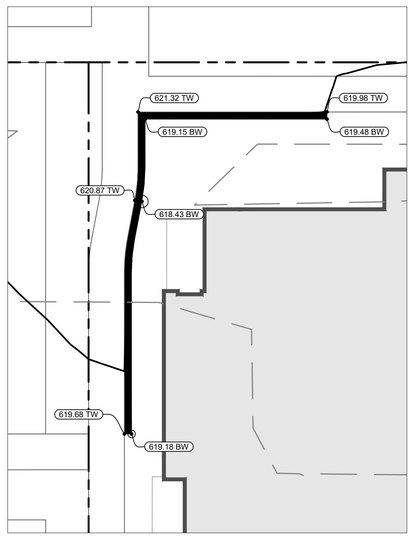
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



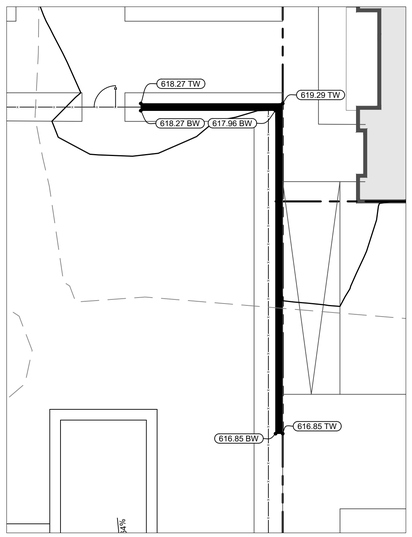
ENLARGEMENT 1



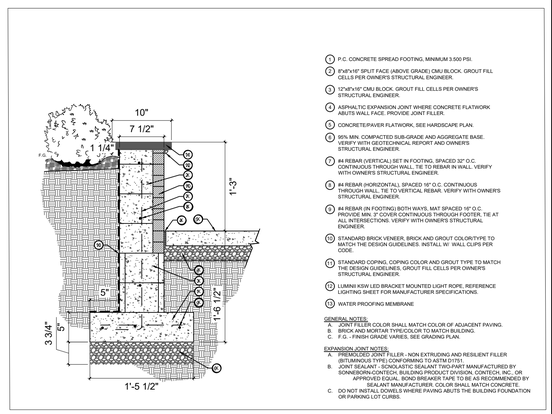
ENLARGEMENT 2



ENLARGEMENT 3



ENLARGEMENT 4



1. P.C. CONCRETE SPREAD FOOTING, MINIMUM 3,500 PSI.
2. 8"x8"x16" SPLIT FACE (ABOVE GRADE) CMU BLOCK, GROUT FILL CELLS PER OWNER'S STRUCTURAL ENGINEER.
3. 12"x8"x16" CMU BLOCK, GROUT FILL CELLS PER OWNER'S STRUCTURAL ENGINEER.
4. ASPHALTIC EXPANSION JOINT WHERE CONCRETE FLATWORK ABUTS WALL FACE. PROVIDE JOINT FILLER.
5. CONCRETE/PAVER FLATWORK, SEE HARDSCAPE PLAN.
6. 95% MIN. COMPACTED SUB-GRADE AND AGGREGATE BASE. VERIFY WITH GEOTECHNICAL REPORT AND OWNER'S STRUCTURAL ENGINEER.
7. #4 REBAR (VERTICAL) SET IN FOOTING, SPACED 32" O.C. CONTINUOUS THROUGH WALL. TIE TO REBAR IN WALL. VERIFY WITH OWNER'S STRUCTURAL ENGINEER.
8. #4 REBAR (HORIZONTAL), SPACED 16" O.C. CONTINUOUS THROUGH WALL. TIE TO VERTICAL REBAR. VERIFY WITH OWNER'S STRUCTURAL ENGINEER.
9. #4 REBAR (IN FOOTING) BOTH WAYS, MAT SPACED 16" O.C. PROVIDE MIN. 3" COVER CONTINUOUS THROUGH FOOTER, TIE AT ALL INTERSECTIONS. VERIFY WITH OWNER'S STRUCTURAL ENGINEER.
10. STANDARD BRICK VENEER, BRICK AND GROUT COLOR/TYPE TO MATCH THE DESIGN GUIDELINES. INSTALL W/ WALL CLIPS PER CODE.
11. STANDARD COPING, COPING COLOR AND GROUT TYPE TO MATCH THE DESIGN GUIDELINES. GROUT FILL CELLS PER OWNER'S STRUCTURAL ENGINEER.
12. LUMINI KSW LED BRACKET MOUNTED LIGHT ROPE, REFERENCE LIGHTING SHEET FOR MANUFACTURER SPECIFICATIONS.
13. WATER PROOFING MEMBRANE

GENERAL NOTES:
A. JOINT FILLER COLOR SHALL MATCH COLOR OF ADJACENT PAVING.
B. BRICK AND MORTAR TYPE/COLOR TO MATCH BUILDING.
C. F.G. - FINISH GRADE VARIES, SEE GRADING PLAN.

EXPANSION JOINT NOTES:
A. PREMOLDED JOINT FILLER - NON EXTRUDING AND RESILIENT FILLER (BITUMINOUS TYPE) CONFORMING TO ASTM D1751.
B. JOINT SEALANT - SONOLASTIC SEALANT TWO-PART MANUFACTURED BY SONNEBORN-CONTECH, BUILDING PRODUCT DIVISION, CONTECH, INC., OR APPROVED EQUAL. SEALANT SHALL BE AS RECOMMENDED BY SEALANT MANUFACTURER. COLOR SHALL MATCH CONCRETE.
C. DO NOT INSTALL DOWELS WHERE PAVING ABUTS THE BUILDING FOUNDATION OR PARKING LOT CURBS.

1 LANDSCAPE WALL - DETAIL
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 5 10 20
NORTH

SOPHIA CLOSE
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 131857
COMMERCE
05/18/2026

No.	REVISIONS	DATE	BY
1			
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DESIGNED BY:	SAC
DRAWN BY:	MEN
CHECKED BY:	SAC
DATE:	05/18/2026

KIMLEY-HORN PROJECT NO. 118119003

RETAINING WALL SHEET

SHEET NUMBER
C3.1

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Drawing name: K:\FRA_LDEV\118119003 - Waters Edge\4-CADD\PlanSheets\C1.2 RETAINING WALL ENLARGMENT.dwg C3.1 RETAINING WALL SHEET Jun 03, 2026 3:49pm by: Sophia.Close

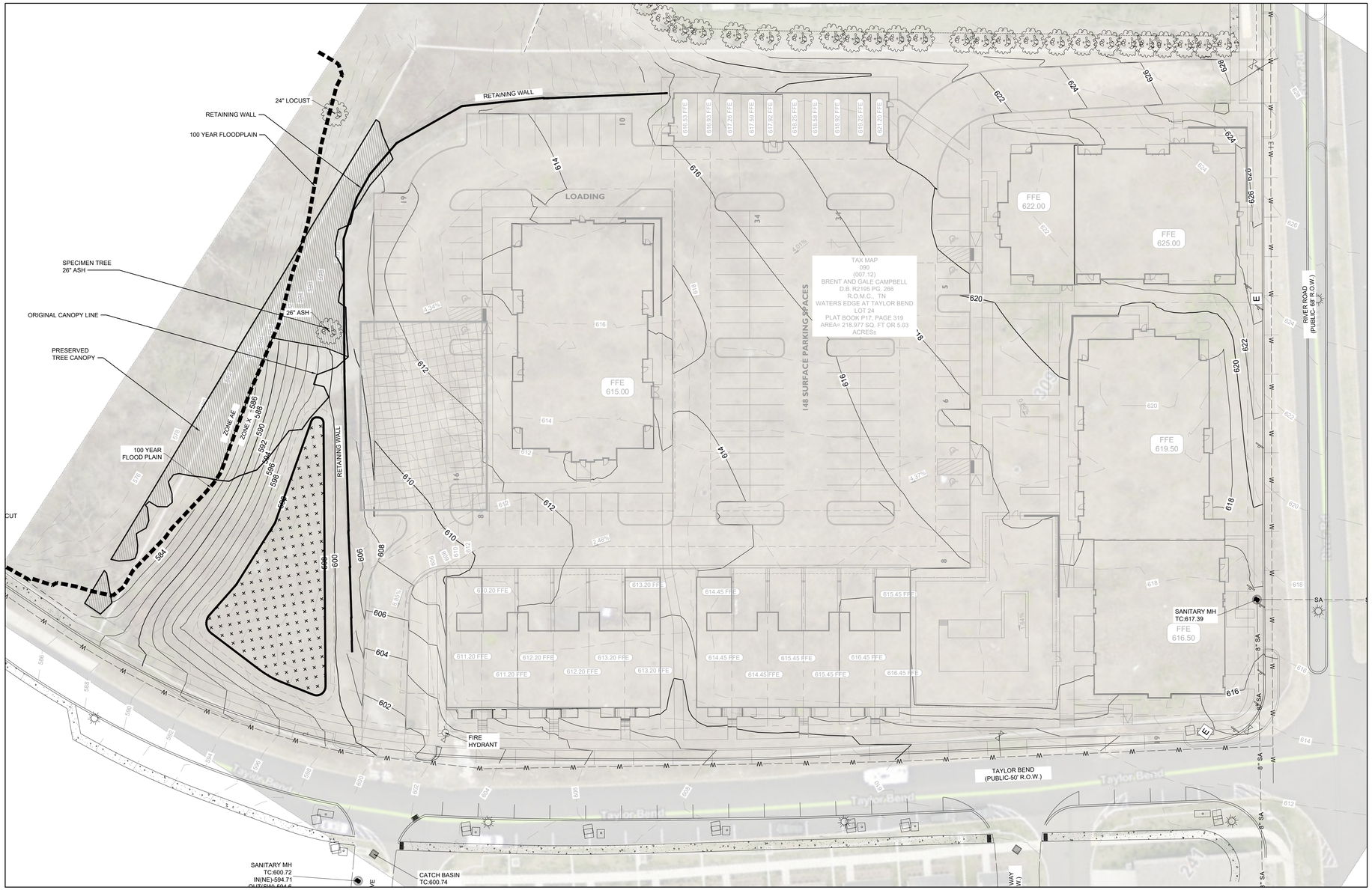
FINAL PUD DEVELOPMENT PLAN SITE DATA:

TOTAL SITE AREA: +/-5.0 AC
EXISTING ZONING: PUD
FUTURE LAND USE: CCUV - CITY CENTER URBAN VILLAGE
PREVIOUS PUD MASTER PLAN: WATERS EDGE PUD; ORDINANCE 4262; NOV. 14, 2019
PRELIMINARY PUD MASTER DEVELOPMENT PLAN: ORDINANCE 4563; APPROVED JAN. 8, 2026

THE SITE WAS PREVIOUSLY CLEARED IN ACCORDANCE WITH AN APPROVED SITE PLAN. BRUSH/VOLUNTEER GROWTH HAS OCCURRED IN THE DISTURBED AREA.

SPECIMEN TREES: 1 ON SITE
26" ASH - PRESERVED

EXISTING TREE CANOPY: 8,388.3 SF (0.19 AC); 3.8% OF TOTAL SITE AREA
PUD-MU TREE CANOPY RETENTION STANDARD: 54% PRESERVATION
TREE CANOPY PRESERVATION AREA: 5,817.3 SF (.13 AC) - 70% OF ORIGINAL CANOPY COVER PRESERVED



0 30 60 90
GRAPHIC SCALE 1"=30'-0"

NOTE:

THE SUBJECT PARCEL IS LESS THAN 10 ACRES IN SIZE, DOES NOT INCLUDE THE CREATION OF A NEW THOROUGHFARE OR INTERNAL DRIVE, AND THEREFORE IS NOT A DEVELOPMENT PARCEL.

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Main: 615.564.2701 | www.kimley-horn.com

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THE JAMES 2 FINAL PUD MASTER DEVELOPMENT PLAN

RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE, NC
10-3-2026

No.	REVISIONS	DATE	BY
1			
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/18/2026
KIMLEY-HORN PROJECT NO. 118119003

TREE PRESERVATION

SHEET NUMBER
L1.0

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Drawing name: K:\FRA_LAP_GDC\!development\CPS - Columbia Taylors Bend\06 FMDP PUD\02 CAD\L1.0.dwg L1.0 Jun 03, 2026 4:21pm by: Rose.Goodwin

REQUIRED LANDSCAPE CALCULATIONS:

THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS FOR THE CITY OF COLUMBIA BASED ON REQUIREMENTS OF SEC 4.3.16, 4.3.12.C, 4.3.1.M, AND 5.2.3.

SEC 4.3.12.C.14 - PARKING AREA REQUIREMENTS	REQUIRED	PROVIDED
1 SHADE TREE PER PARKING ISLAND 2 SHADE TREES PER DOUBLE LENGTH ISLAND	28 SHADE TREES	30 SHADE TREES
1 SHADE TREE PER 2,000 SF OF PARKING AREA TOTAL PARKING AREA: 58,864 SF	30 SHADE TREES	30 SHADE TREES
REQUIRED: NO PARKING SPACE MORE THAN 72' FROM A TREE WITHIN THE LOT PROVIDED: ALL PARKING SPOTS HAVE A TREE WITHIN THE REQUIRED DISTANCE		

SEC 4.3.1.M - PRIVATE LANDSCAPE STANDARDS FOR PUD - MU CHARACTER DISTRICT

REQUIRED: LAYER 1 - > 3 FT, 30% OF LAYER 1 MUST BE LANDSCAPED WITH A CONTINUOUS SHRUB HEDGE ALONG FOUNDATION AT FACADE.

PROVIDED: 230 SHURBS TO SATISFY THESE REQUIREMENTS IN LAYER 1

REQUIRED: LAYER 1 - > 15', SOD AND 1 TREE PER 50' OF FRONTAGE.

PROVIDED: 0 TREES ALONG TAYLOR BEND ROAD DUE TO LAYER 1 LESS THAN 15 FT
6 TREES ALONG RIVER ROAD
0 TREES BUILDING SITE 16 AND 17 DUE TO DISTANCE BEING LESS THAN 15 FT

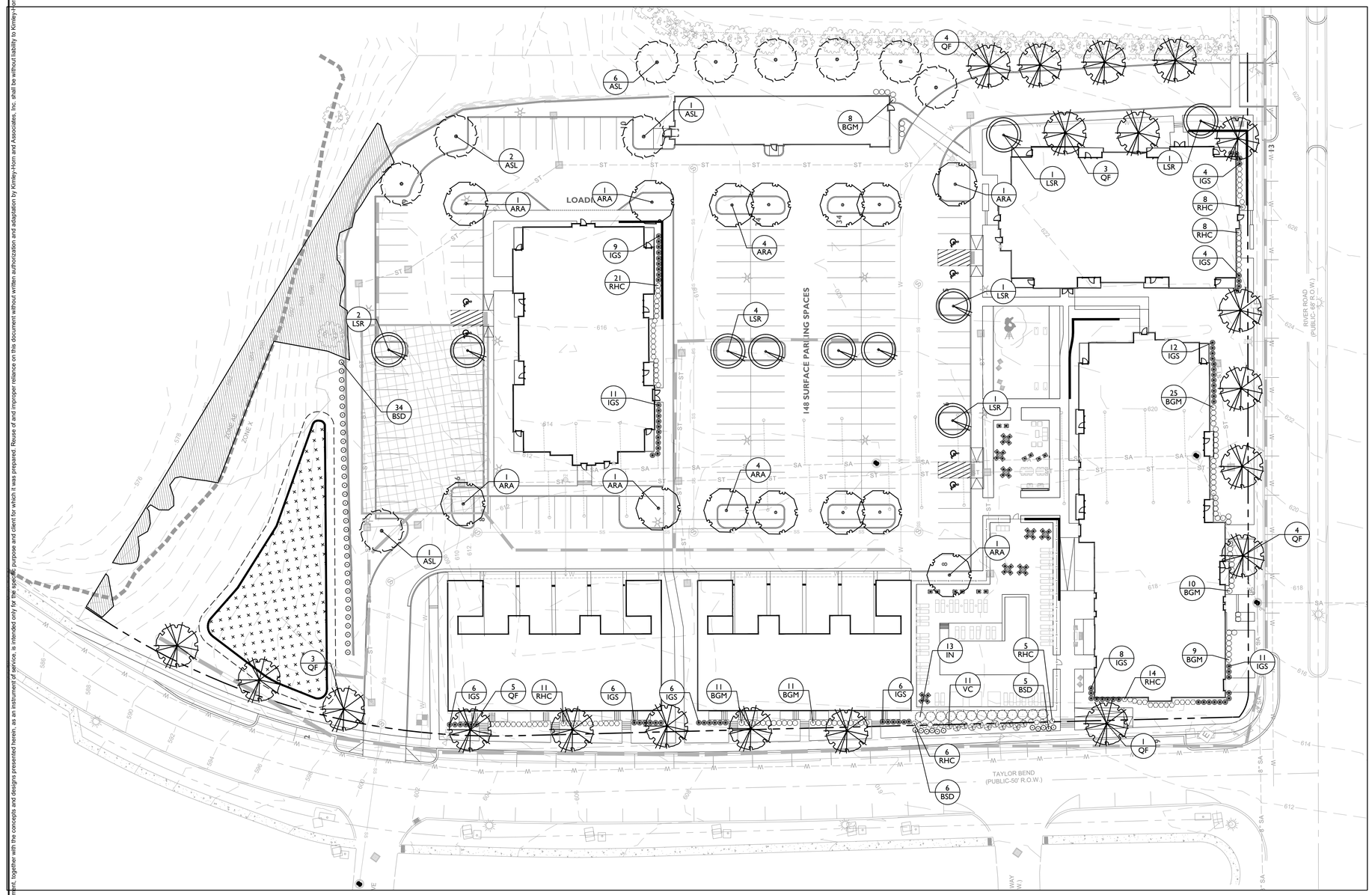
SEC 4.3.11.H PARCEL BUFFER
NOT APPLICABLE: DEVELOPMENT DOES NOT ABUT ANY SINGLE FAMILY OR TWO-FAMILY DETACHED RESIDENTIAL DWELLINGS.

SEC 5.2.3.G PUBLIC FRONTAGES
PUBLIC FRONTAGE TREES SHALL BE PLACED A MIN. 3 FT AWAY FROM WALKWAYS AND 6 FT AWAY FROM PORCH EAVES, AWNINGS, AND SIMILAR OVERHEAD OBSTRUCTIONS
FRONTAGE TREES NOT REQUIRED ADJACENT TO CIVIC SPACE.

PROVIDED: 10 TREES ALONG TAYLOR BEND
0 TREES ALONG RIVER ROAD
ROW IS AT BACK OF SIDEWALK AND DOES NOT ALLOW FOR FRONTAGE TREES.

SEC 5.5 PROJECT BUFFERS
NOT APPLICABLE: PROPOSED PUD DEVELOPMENT IS ADJACENT TO OTHER PUD ZONED PROPERTIES

PER PLANNING COMMISSION'S CONDITIONS OF APPROVAL LANDSCAPE SCREEN BETWEEN AMENITY AND R.O.W.



0 40 80 120
GRAPHIC SCALE 1"=40'-0"

NOTE:

THE SUBJECT PARCEL IS LESS THAN 10 ACRES IN SIZE, DOES NOT INCLUDE THE CREATION OF A NEW THOROUGHFARE OR INTERNAL DRIVE, AND THEREFORE IS NOT A DEVELOPMENT PARCEL.

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THE JAMES 2
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

GREGORY C. GAMBILL
TENNESSEE
LANDSCAPE ARCHITECT

No.	REVISIONS	DATE	BY
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/18/2026
KIMLEY-HORN PROJECT NO. 118119003

FINAL MASTER DEVELOPMENT PLAN

SHEET NUMBER
L2.0

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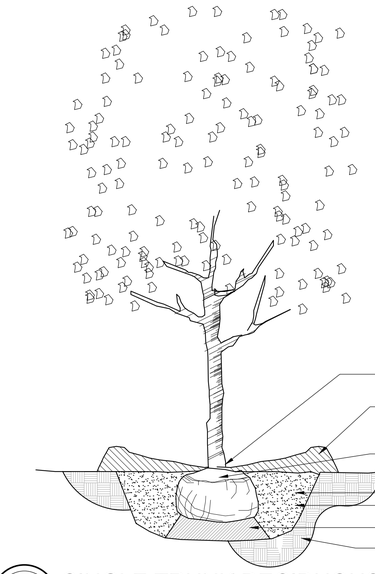
PLANT SCHEDULE - CODE MINIMUM

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARA	14	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
ASL	10	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
LSR	10	Liquidambar styraciflua 'Rotundiloba'	Fruitless Narrow Sweet Gum	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
QF	20	Quercus falcata	Southern Red Oak	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	SINGLE-STRAIGHT CENTRAL LEADER
	54	(SUBTOTAL)						
SHRUBS								
BSD	34	Buxus sempervirens 'Dee Runk'	Dee Runk Common Boxwood		30"	EVERGREEN	36" O.C.	
BGM	74	Buxus x 'Green Mountain'	Green Mountain Boxwood	3 gal.	24"	EVERGREEN	36" O.C.	
IGS	83	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	30"	EVERGREEN	36" O.C.	
RHC	73	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea		24"	EVERGREEN	36" O.C.	
	264	(SUBTOTAL)						

PLANT SCHEDULE - AMENITY BUFFER

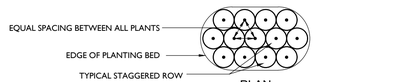
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING
SHRUBS							
BSD	11	Buxus sempervirens 'Dee Runk'	Dee Runk Common Boxwood		30"	EVERGREEN	36" O.C.
IN	13	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly		4`	EVERGREEN	6` O.C.
RHC	11	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea		24"	EVERGREEN	36" O.C.
VC	11	Viburnum x burkwoodii `Chenaultii`	Chenault Viburnum		36"	EVERGREEN	AS SHOWN



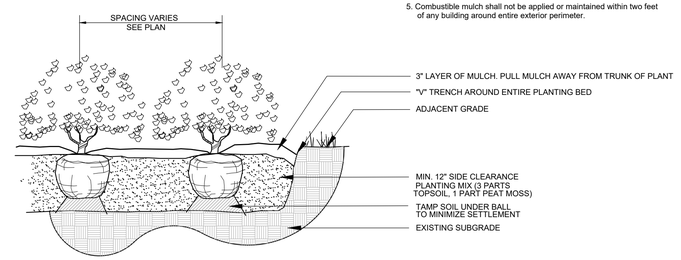
1 L1.0 SINGLE TRUNK DECIDUOUS TREE — SECTION — DETAIL # NTS

GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or up to 2" above existing grade.
4. Set tree in vertical position; stake if necessary for stabilization.
5. Soak plant ball and pit immediately after installation. Place 3" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.



PLAN



2 L1.0 SHRUB PLANTING — SECTION — DETAIL # NTS

GENERAL NOTES:

1. Install top of plant ball shall be level with finished grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.
4. Cut and remove burlap from top 1/3 of root ball. Non-degradable burlap shall be removed or rolled under ball after replacement of plant.
5. Combustible mulch shall not be applied or maintained within two feet of any building around entire exterior perimeter.

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THE JAMES 2
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

GREGORY C. GAMBILL — 328 — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE

No.	REVISIONS	DATE	BY
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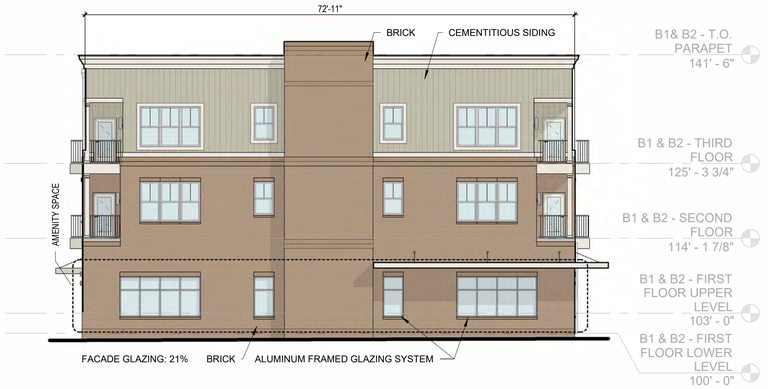
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/18/2026
KIMLEY-HORN PROJECT NO. 118119003

FINAL MASTER DEVELOPMENT PLAN

SHEET NUMBER L2.1



3 A201 **ELEVATION** BUILDING 2 - (FACING BLDG 3)
3/32" = 1'-0"



2 A201 **ELEVATION** BUILDING 1 - (FACING TAYLOR'S BEND RD.)
3/32" = 1'-0"



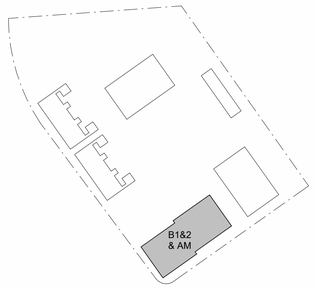
4 A201 **ELEVATION** BUILDING 1&2 - (FACING PARKING LOT)
3/32" = 1'-0"



1 A201 **ELEVATION** BUILDING 1&2 - (FACING RIVER RD.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

KEY PLAN



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BARLOW BUILDERS & CPS LAND
THE JAMES (PHASE 2)
COLUMBIA, TN

ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

PROJECT NO:
26008

SHEET TITLE:
BUILDING 1/2 ELEVATIONS

SHEET NUMBER:
A201

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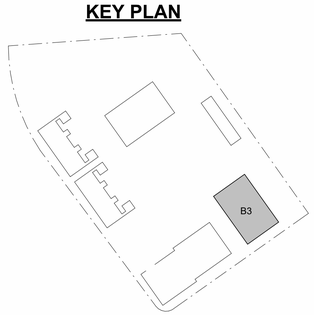
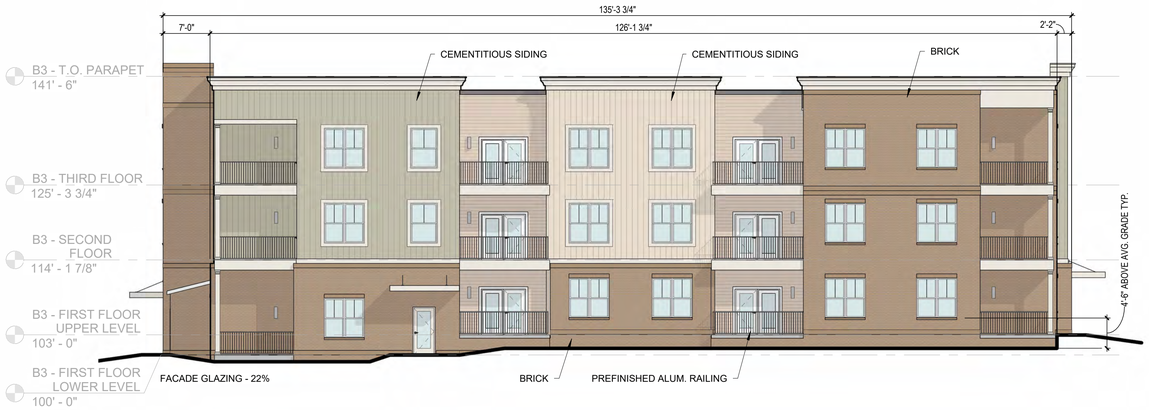
KEY PLAN





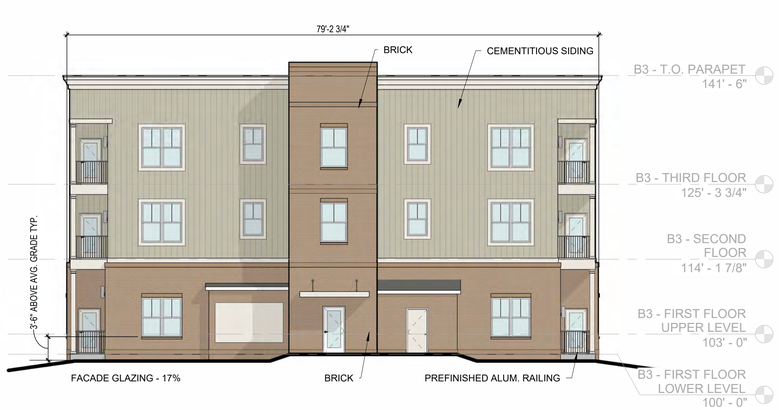
3 A202 **ELEVATION** BUILDING 3 - (FACING BLDG 1&2)
3/32" = 1'-0"



1 A202 **ELEVATION** BUILDING 3 - (FACING RIVER RD.)
3/32" = 1'-0"



4 A202 **ELEVATION** BUILDING 3 - (FACING BACK OF PROPERTY)
3/32" = 1'-0"



2 A202 **ELEVATION** BUILDING 3 - (FACING PARKING LOT)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

PROJECT NO:
26008

SHEET TITLE:
BUILDING 3 ELEVATIONS

SHEET NUMBER:
A202

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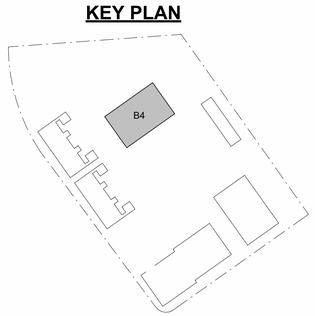
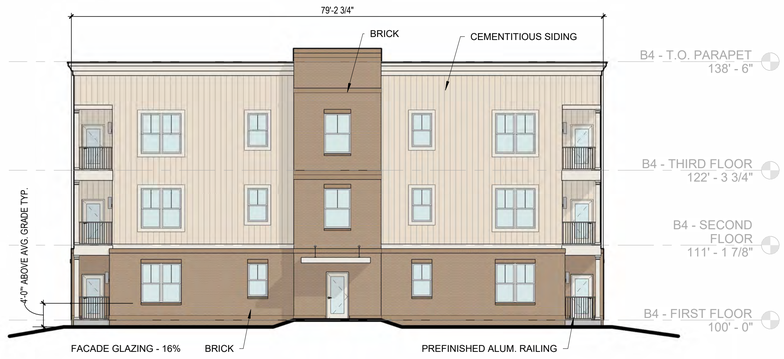
KEY PLAN





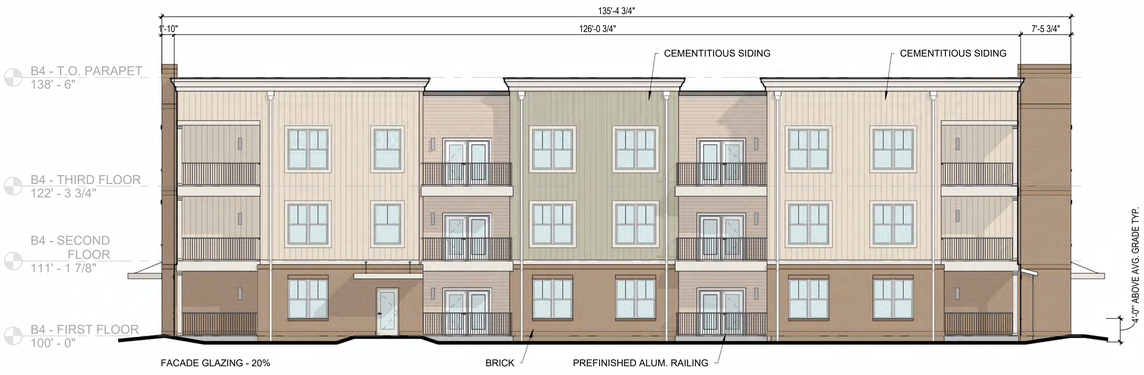
4 A203 **ELEVATION** BUILDING 4 - (FACING PARKING LOT)

3/32" = 1'-0"



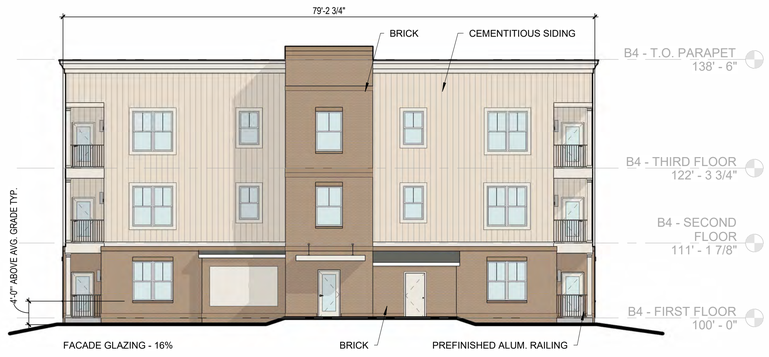
1 A203 **ELEVATION** BUILDING 4 - (FACING TOWNHOMES)

3/32" = 1'-0"



2 A203 **ELEVATION** BUILDING 4 - (FACING STORM DETENTION AREA)

3/32" = 1'-0"



3 A203 **ELEVATION** BUILDING 4 - (FACING BACK OF PROPERTY)

3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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THE JAMES (PHASE 2)

COLUMBIA, TN

ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

PROJECT NO:

26008

SHEET TITLE:

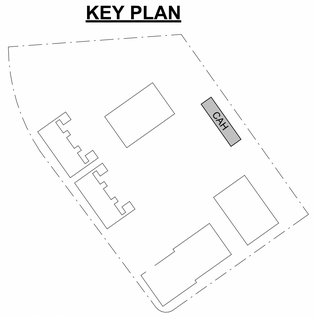
BUILDING 4 ELEVATIONS

SHEET NUMBER:

A203

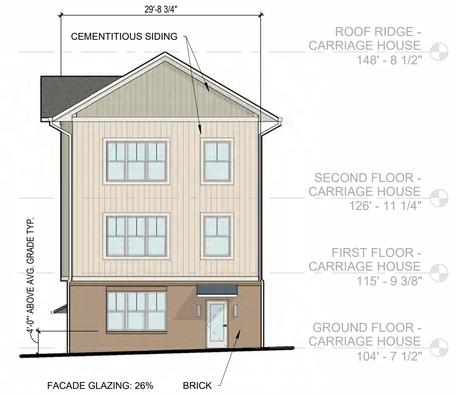
5/15/2026 2:46:31 PM

KEY PLAN





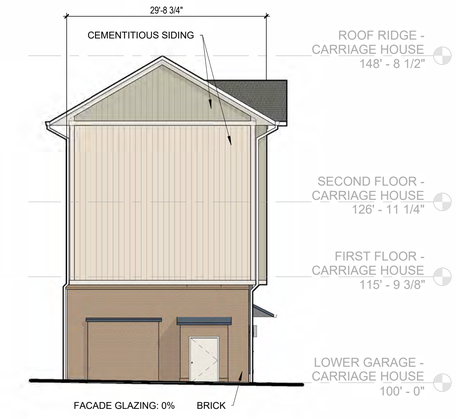
1 A204 **ELEVATION** CARRIAGE HOUSE - (FACING PARKING LOT)
3/32" = 1'-0"



4 A204 **ELEVATION** CARRIAGE HOUSE - (FACING RIVER RD.)
3/32" = 1'-0"



3 A204 **ELEVATION** CARRIAGE HOUSE - (FACING BACK OF PROPERTY)
3/32" = 1'-0"



2 A204 **ELEVATION** CARRIAGE HOUSE - (FACING WATER DETENTION AREA.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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BARLOW BUILDERS & CPS LAND
THE JAMES (PHASE 2)
COLUMBIA, TN

ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

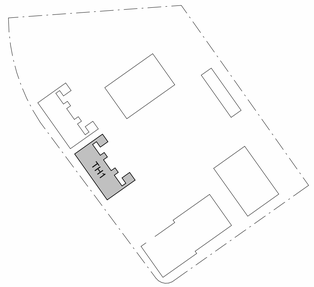
PROJECT NO:
26008

SHEET TITLE:
CARRIAGE HOUSE ELEVATIONS

SHEET NUMBER:
A204

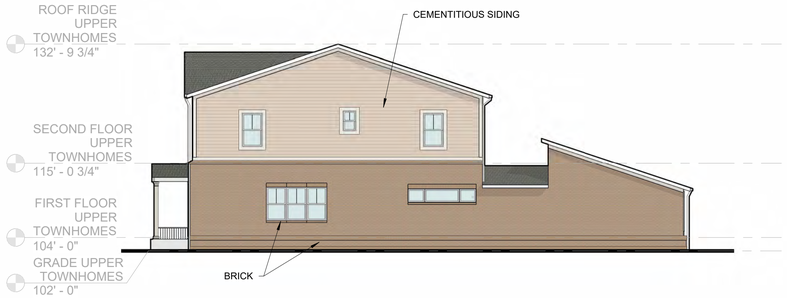
5/15/2026 2:46:35 PM

KEY PLAN

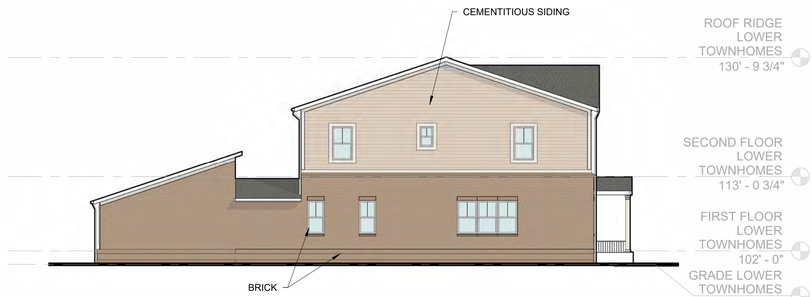




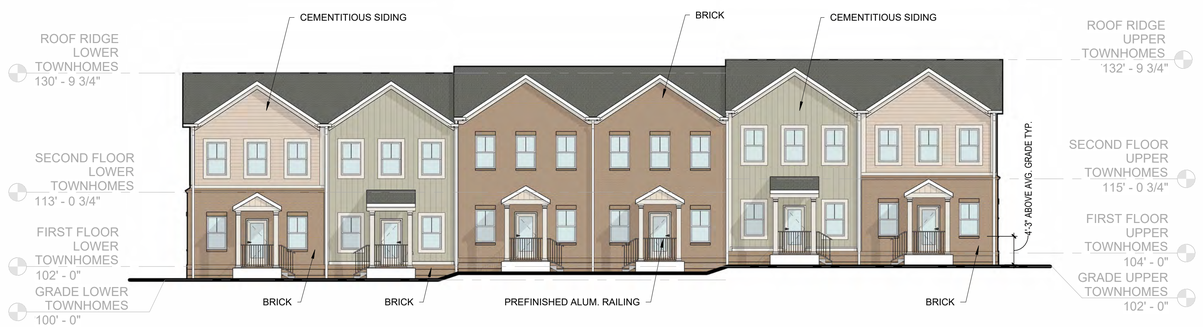
4 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING PARKING LOT)
3/32" = 1'-0"



2 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING B1&2)
3/32" = 1'-0"



3 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING ROW 2)
3/32" = 1'-0"



1 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING TAYLOR'S BEND RD.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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BARLOW BUILDERS & CPS LAND
THE JAMES (PHASE 2)
COLUMBIA, TN

ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

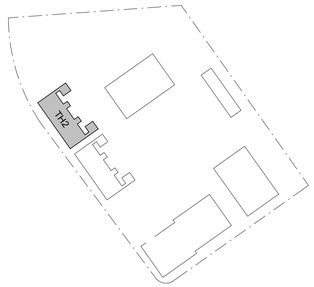
PROJECT NO:
26008

SHEET TITLE:
TOWNHOME ELEVATIONS

SHEET NUMBER:
A205

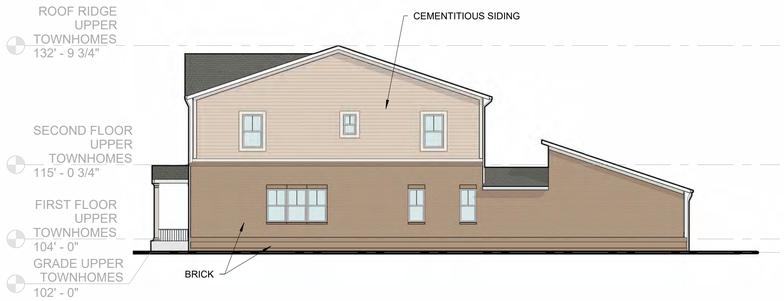
5/15/2026 2:46:39 PM

KEY PLAN

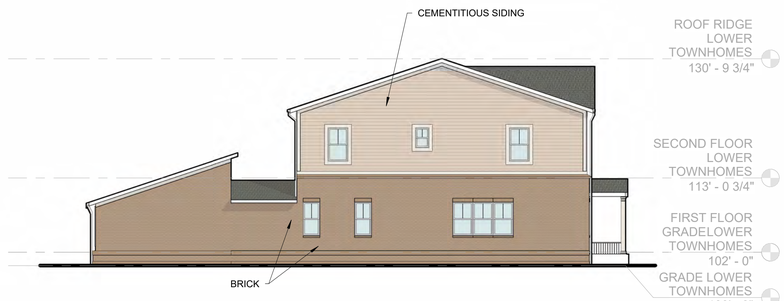




2 A206 **ELEVATION** TOWNHOME - ROW 2 - (FACING PARKING LOT)
3/32" = 1'-0"



3 A206 **ELEVATION** TOWNHOME - ROW 2 - (FACING ROW 1)
3/32" = 1'-0"



4 A206 **ELEVATION** TOWNHOME - ROW 2 - FACING WATER DETENTION AREA)
3/32" = 1'-0"



1 A206 **ELEVATION** TOWNHOME - ROW 2 - (FACING TAYLOR'S BEND RD.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

5/15/2026 2:46:44 PM

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BARLOW BUILDERS & CPS LAND
THE JAMES (PHASE 2)
COLUMBIA, TN

ISSUANCES

NO.	DATE	DESCRIPTION
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	2025.09.16	CITY COMMENTS REVISION
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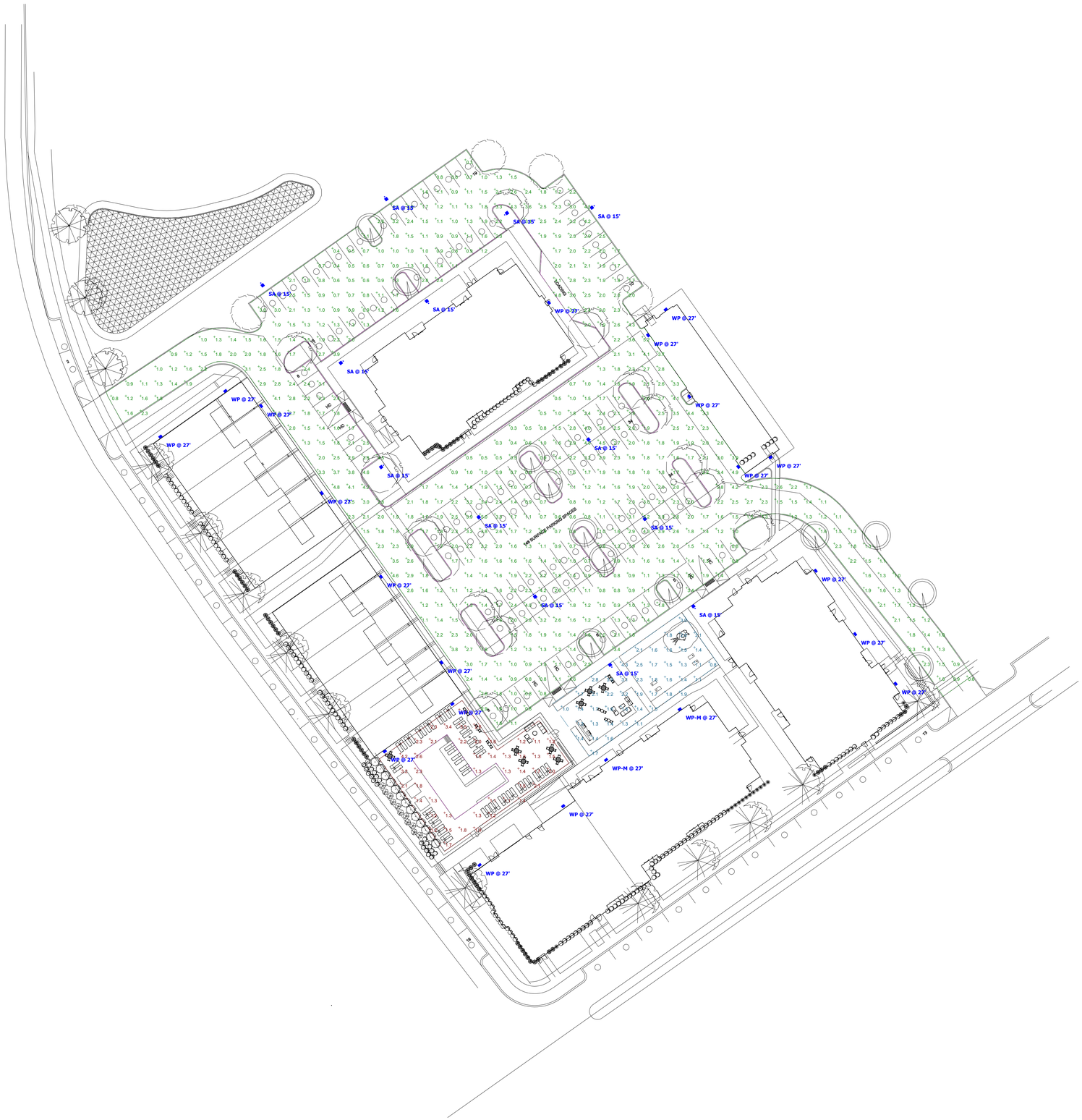
	2026.05.18	FINAL PUD SUBMISSION

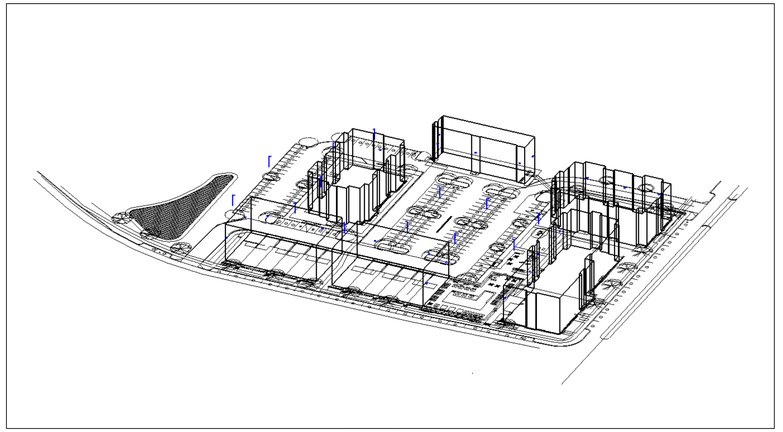
PROJECT NO:
26008

SHEET TITLE:
TOWNHOME ELEVATIONS

SHEET NUMBER:
A206



Plan View
Scale - 1" = 35ft



SOUTHWEST_VIEW

Schedule

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	SA	13	KT-ALED140PS-M2-OSB-PMA-8CSB-VDIM-P (T5) 3000K	(1) head mounted on 15' pole. 15'AFF. Type V, calculated at 3000° K, 70W. (.50 lumen multiplier used for calcualtion to simulate 70W setting)	1	18820	0.96	147.98	Max: 6269cd
	WP	19	WPT-80UX/CT	Wall Mounted at 27' AFF. Calculated at 3000° K.	1	9733	0.96	80.37	Max: 3868cd
	WP-M	2	WPT-80UX/CT	Wall Mounted at 27' AFF. Calculated at 3000° K., 32W. (.40 lumen multiplier used for calcualtion to simulate 32W setting)	1	9733	0.96	80.37	Max: 3868cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Civic_Area_0ft_AFF	+	1.8 fc	4.3 fc	0.8 fc	5.4:1	2.3:1
Lot_PVA_0ft_AFF	+	1.9 fc	5.2 fc	0.3 fc	17.3:1	6.3:1
Pool_Deck_0ftAFF	+	1.9 fc	4.8 fc	1.1 fc	4.4:1	1.7:1

Note

1. For budget purposes only.
2. Direct calculation only.
3. Calculations taken at ground (0ft AFG) unless otherwise noted.
4. Levels not guaranteed. Estimation based on info provided.
5. Confirm all voltages, finishes and mounting prior to order.





River Road Phase 2 - The James
Proposed Lighting Layout

Designer
AP
Date
05/15/2026
Scale
Not to Scale
Drawing No.
002
Summary
LED PHOTOMETRICS

Melissa Sanders

From: Charles Rush
Sent: Tuesday, June 9, 2026 2:13 PM
To: Melissa Sanders
Subject: FW: Waters Edge FMDP Deferral Request

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

From: Frymire, Keli <Keli.Frymire@kimley-horn.com>
Sent: Tuesday, June 9, 2026 2:11 PM
To: Charles Rush <CRush@Columbiatn.gov>; Austin Brass <ABrass@Columbiatn.gov>; Paul Keltner <PKeltner@Columbiatn.gov>
Cc: Gamble, Greg <Greg.Gamble@kimley-horn.com>; Cliff Smith <cliff.smith@cpsland.com>
Subject: [Caution External Email] - Waters Edge FMDP Deferral Request

Charles,
We would like to request a deferral for the Waters Edge FMDP from the June Planning Commission agenda to the July Planning Commission agenda so that we can reevaluate our parking area.

Please confirm receipt of this request.

Thank you,

****Please note our new contact information as GDC has merged with Kimley-Horn****

Keli Frymire, PLA
Kimley-Horn | 4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Direct/Mobile: 706.566.6480 | Office: 615.208.6930
Connect with us: LinkedIn | Facebook | Instagram

Melissa Sanders

From: Ayanna Jetton <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 4:47 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

I am a Taylor Landing resident and respectfully request that the Planning Commission deny or defer consideration of the Waters Edge at Taylor Landing (recently renamed The James Phase 2 by the Developers) Final PUD Master Plan.

A lawsuit is currently pending in Maury County Chancery Court challenging the validity of the underlying ordinance and approval process used to advance this project. Before additional approvals are granted, the City should allow those legal questions to be resolved.

Taylor Landing homeowners and residents have repeatedly raised concerns regarding traffic, public safety, infrastructure capacity, school capacity, water availability, parking, and the cumulative impact of continued high-density development in this area. Recent incidents in and around our community have only heightened those concerns. In addition, the developer has recently submitted significant revisions to the project, including changes to building elevations, site layout, and decreased parking capacity.

Regardless of one's position on the project itself, moving forward with Final PUD approval while the underlying approvals are being challenged in court risks creating unnecessary uncertainty, expense, and additional litigation.

I respectfully ask the Planning Commission to deny or defer action on the Final PUD Master Plan until the Court has ruled on the pending challenge.

Thank you for your consideration.

Ayanna Jetton
ayannaaa.jetton@gmail.com
924 Oak Ridge Ln
Columbia, Tennessee 38401

Melissa Sanders

From: Natalie Anderson <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 9, 2026 3:08 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

I am a Taylor Landing resident and respectfully request that the Planning Commission deny or defer consideration of the Waters Edge at Taylor Landing (recently renamed The James Phase 2 by the Developers) Final PUD Master Plan.

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Thank you for your consideration.

Natalie Anderson
njanderson2014@yahoo.com
825 Arrington Way
Columbia , Tennessee 38401

Melissa Sanders

From: Rose Marie Arnold <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 9, 2026 6:47 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

I am a Taylor Landing resident and respectfully request that the Planning Commission deny or defer consideration of the Waters Edge at Taylor Landing (recently renamed The James Phase 2 by the Developers) Final PUD Master Plan.

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Thank you for your consideration.

Rose Marie Arnold
rma.walker@yahoo.com
734 Prairie View Drive
Columbia, Tennessee 38401

Melissa Sanders

From: Steve Baker <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 3:08 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Steve Baker

Steve Baker
stevenbaker828@gmail.com

Melissa Sanders

From: Kurt Bartlett <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 10:00 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Kurt Bartlett
kurt.bartlett@gmail.com
205 River Road
Columbia , Tennessee 38401

Melissa Sanders

From: Luke Bogda <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 2:59 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Luke Bogda
payton34rulz@gmail.com
928 Oak Ridge Lane
Columbia , Tennessee 38401

Melissa Sanders

From: DeeAnna Crumley <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 9, 2026 8:53 AM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

DeeAnna Crumley
dccookiesncream@gmail.com
McKee ct
Columbia , Tennessee 38401

Melissa Sanders

From: Christy Daus <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 2:38 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Christy Daus
krittidee@hotmail.com
710 TAYLOR BEND RD
Columbia, Tennessee 38401

Melissa Sanders

From: Timothy J Davis <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 9, 2026 9:42 AM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Timothy J Davis
tim347davis@gmail.com
334 Seaton Way
Columbia, Tennessee 38401

Melissa Sanders

From: Brooke Delahunty <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 3:33 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Brooke Delahunty
brookedelahunty@gmail.com
674 Taylor Bend Rd
Columbia, Tennessee 38401

Melissa Sanders

From: Kristina Dickson <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 5:11 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Kristina Dickson
kdickson1112@gmail.com
758 Prairie View Drive
Columbia, Tennessee 38401

Melissa Sanders

From: Kaylon Evans <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 4:49 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

I am a Taylor Landing resident and respectfully request that the Planning Commission deny or defer consideration of the Waters Edge at Taylor Landing (recently renamed The James Phase 2 by the Developers) Final PUD Master Plan.

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Thank you for your consideration.

Kaylon Evans
jettontawana3@gmail.com
924 Oak Ridge Ln
Columbia, Tennessee 38401

Melissa Sanders

From: Ryon Evans jr <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 4:48 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

I am a Taylor Landing resident and respectfully request that the Planning Commission deny or defer consideration of the Waters Edge at Taylor Landing (recently renamed The James Phase 2 by the Developers) Final PUD Master Plan.

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Regardless of one's position on the project itself, moving forward with Final PUD approval while the underlying approvals are being challenged in court risks creating unnecessary uncertainty, expense, and additional litigation.

I respectfully ask the Planning Commission to deny or defer action on the Final PUD Master Plan until the Court has ruled on the pending challenge.

Thank you for your consideration.

Ryon Evans jr
jettontawana3@gmail.com
924 Oak Ridge Ln
Columbia, Tennessee 38401

Melissa Sanders

From: Brianne Hopson <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 3:39 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Brianne Hopson
littlebhopson@gmail.com
950 oak ridge lane
Columbia, Tennessee 38401

Melissa Sanders

From: Tawana Jetton <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 4:46 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

I am a Taylor Landing resident and respectfully request that the Planning Commission deny or defer consideration of the Waters Edge at Taylor Landing (recently renamed The James Phase 2 by the Developers) Final PUD Master Plan.

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Thank you for your consideration.

Tawana Jetton
jettontawana3@gmail.com
924 Oak Ridge Ln
Columbia, Tennessee 38401

Melissa Sanders

From: Justin Keller <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 6:25 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Justin Keller
pastor.justin.keller@gmail.com
654 Taylor Bend Rd
Columbia, Tennessee 38401

Melissa Sanders

From: Barbara Kolberg <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 6:35 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Barbara Kolberg
barbeticket@gmail.com
312 Seaton wat
Columbia , Tennessee 38401

Melissa Sanders

From: Robert W Migliavacca <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 3:02 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Robert W Migliavacca
rwmiglia@gmail.com
767 Foxland Dr
COLUMBIA, Tennessee 38401

Melissa Sanders

From: Floyd Miles <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 9, 2026 2:46 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Floyd Miles
gaspts@yahoo.com
956 Oak Ridge Ln
Columbia, Tennessee 38401

Melissa Sanders

From: Matthew Minner <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 2:57 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Matthew Minner
matthewfminner@gmail.com
636 Taylor Bend Rd
Columbia, Tennessee 38401

Melissa Sanders

From: Joshua Moore <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 9, 2026 9:32 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Joshua Moore
moorejd@rose-hulman.edu
360 Coleman Ct
Columbia, Tennessee 38401

Melissa Sanders

From: Garrett Morrison <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 3:37 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Due to the recent uptick in crime I also oppose this development. There will be an increase in traffic through our area and it will result in increased crime. We already are unable to get any additional patrols through the neighborhood.

Thank you for your consideration.

Melissa Sanders

From: Betty Niemeyer <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 9, 2026 5:26 AM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Betty Niemeyer
margueritejohann@gmail.com
429 Palmetto Dr, Lot 121
Columbia, Tennessee 38401

Melissa Sanders

From: Andrew Parisek <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 3:47 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Andrew Parisek
baazetu@gmail.com
620 Taylor Bend Rd
Columbia, Tennessee 38401

Melissa Sanders

From: Kyle Anne Prock <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 9, 2026 3:30 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Kyle Anne Prock
jpkp1022@gmail.com
662 Taylor Bend Road
Columbia, Tennessee 38401

Melissa Sanders

From: Patricia Sawatzki <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 9, 2026 3:12 AM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Patricia Sawatzki
pm1950@yahoo.com
601 Taylor Bend Rd
Columbia, Tennessee 38401

Melissa Sanders

From: Arnel A Tirones <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 9, 2026 12:57 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideratjion of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Arnel A Tirones
a.tirones@yahoo.com
369 Coleman Ct
Columbia, Tennessee 38401

Melissa Sanders

From: Les Valentín <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 2:44 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Les Valent□n
leslievalentin01@gmail.com
843 Longleaf LN
Columbia , Tennessee 38401

Melissa Sanders

From: George Victory <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 9, 2026 8:58 AM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

George Victory
gvict2017@gmail.com
625 Taylor Bend Rd
Columbia, Tennessee 38401

Melissa Sanders

From: Marieva Walsh (Sciumbato) <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 2:33 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Marieva Walsh (Sciumbato)
mgwalsh413@gmail.com
605 Taylor Bend Rd
Columbia, Tennessee 38401

Melissa Sanders

From: Greg Wood <noreply@adv.actionnetwork.org>
Sent: Monday, June 8, 2026 2:55 PM
To: Melissa Sanders
Subject: [Caution External Email] - Please Deny or Defer Consideration of the Waters Edge Final PUD Master Plan

Planner Melissa Sanders,

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Thank you for your consideration.

Greg Wood
g.a.wood@outlook.com
414 Palmetto Dr
Columbia, Tennessee 38401

Kimley»Horn

June 4, 2026

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

RE: ***Resubmittal: Waters Edge at Taylor Bend FMDP; Item #: 26-0148***

Dear Mr. Rush,

Thank you for the opportunity to provide additional information regarding the submittal. We have uploaded a revised FMDP Sheet Set, which includes the update L2.0 sheet and layouts showing the parking removed from the frontage of large multi-family building 4. Below are the items for which Staff requested additional information.

- Parking quantity reduction. An effort was made to maintain as many parking stalls as possible. The total number of parking stalls proposed with this final PUD has reduced due to site grading and accessibility constraints
- Building frontage at Large MF Building 4. Parking has been removed from this area.
- Canopy Trees on the code minimum plan. Canopy Trees between the small multi-family building and adjacent property to the east have been added to the code minimum plans. These trees were intended to be included as part of the final site landscape treatment, and have been added to this permit set for clarity.
- Additional information regarding the privacy fence on the rear townhome elevation. The fence was part of an earlier design iteration. As this was building designed was refined, the team decided to remove the privacy fence.
- Additional information concerning the building elevation at the amenity/club house area. After the PUD Preliminary Master Plan was approved, our architectural team progressed the architectural design of the building towards a detailed design for final coordination. Open Architecture was informed by staff that the design of the building needed to be final in elevation form before the PUD Final Site Plan application was filed. Open Architecture contacted the Interior Design firm to finalize the amenity area to ensure the floor plan was complete and final for the upcoming PUD submission. During the interior design process, the following items were addressed and coordinated between the plan and elevation, along the pool side of clubhouse elevation (see elevation 4/A201).
    - One window sill was raised to coordinate with site grading.
    - One large glazed opening was slightly reduced in width to coordinate with the final floor plan.
    - Two double doors were revised to single doors.
    - A sidelight was added to the clubhouse entry door to maintain alignment with the window openings above to keep in spirit of the underling code.
    - These revisions are to fully coordinate with the floor plan which has been finalized as part of our final development plan and site grading plan.

If you have any additional questions or concerns, please contact Greg Gamble at greg.gamble@kimley-horn.com or Keli Frymire at 706.566.6480 or keli.frymire@kimley-horn.com

Sincerely,



Keli Frymire
Landscape Architect

THE JAMES PHASE 2

FINAL PUD MASTER DEVELOPMENT PLAN

INTERSECTION OF RIVER ROAD AND TAYLOR BEND ROAD
COLUMBIA, TENNESSEE



LOCATION MAP

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY PUD MASTER DEVELOPMENT PLAN
C3.0	CONCEPTUAL GRADING, STORM, UTILITIES
C3.1	RETAINING WALL SHEET
L1.0	TREE CANOPY COVERAGE
L2.0	CODE MINIMUM LANDSCAPE PLAN
L2.1	CODE MINIMUM LANDSCAPE PLAN
A201	ARCHITECTURAL ELEVATIONS
A202	ARCHITECTURAL ELEVATIONS
A203	ARCHITECTURAL ELEVATIONS
A204	ARCHITECTURAL ELEVATIONS
A205	ARCHITECTURAL ELEVATIONS
A206	ARCHITECTURAL ELEVATIONS

OWNER:
BRENT CAMPBELL
1187 GLENBROOK DR
FRANKLIN, TN 37064

DEVELOPER:
CPS LAND
213 OVERLOOK CIRCLE, SUITE B2
BRENTWOOD, TN 37027
CLIFF SMITH
cliff.smith@cpsland.com

APPLICANT/ LAND PLANNER:
KIMLEY-HORN
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
GREG GAMBLE
greg.gamble@kimley-horn.com

ENGINEER:
KIMLEY-HORN
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
GRAY HARRISON, P.E.
615.564.2701
gray.harrison@kimley-horn.com

ARCHITECT:
OPEN ARCHITECTURE
ERIC CLAUS
513.403.7019
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GREGORY C. GAMBLE — REGISTERED — AGRICULTURE — TENNESSEE — LANDSCAPE ARCHITECT

PRE-APP: FEB. 4, 2026
INITIAL SUBMITTAL: APRIL 20, 2026
RESUBMITTAL: MAY 18, 2026



NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0170E EFFECTIVE APRIL 16, 2007.
3. PORTIONS OF EXISTING SEWER LINE TO BE ABANDONED. LINE TO BE FILLED WITH CLASS C FLOWABLE FILL AND REMOVED FROM THE EXISTING LIVE SYSTEM WITH PROPER CONCRETE PATCHING.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37204
Main: 615.564.2701 | www.kimley-horn.com

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THE JAMES 2
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

SOPHIA CLOSE
REGISTERED ENGINEER
COMMERCE
No. 131263
STATE OF TENNESSEE
Sophia Close
05/18/2026

No.	REVISIONS	DATE	BY
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DESIGNED BY:	SAC
DRAWN BY:	MEN
CHECKED BY:	SAC
DATE:	05/18/2026

KIMLEY-HORN PROJECT NO.
118119003

OVERALL EXISTING CONDITIONS

SHEET NUMBER
C1.0

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Drawing name: K:\FRA_LDEV\118119003 - Waters Edge\4-CADD\PlanSheets\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.0 OVERALL EXISTING CONDITIONS Jun 03, 2026 3:49pm by: Sophia.Close

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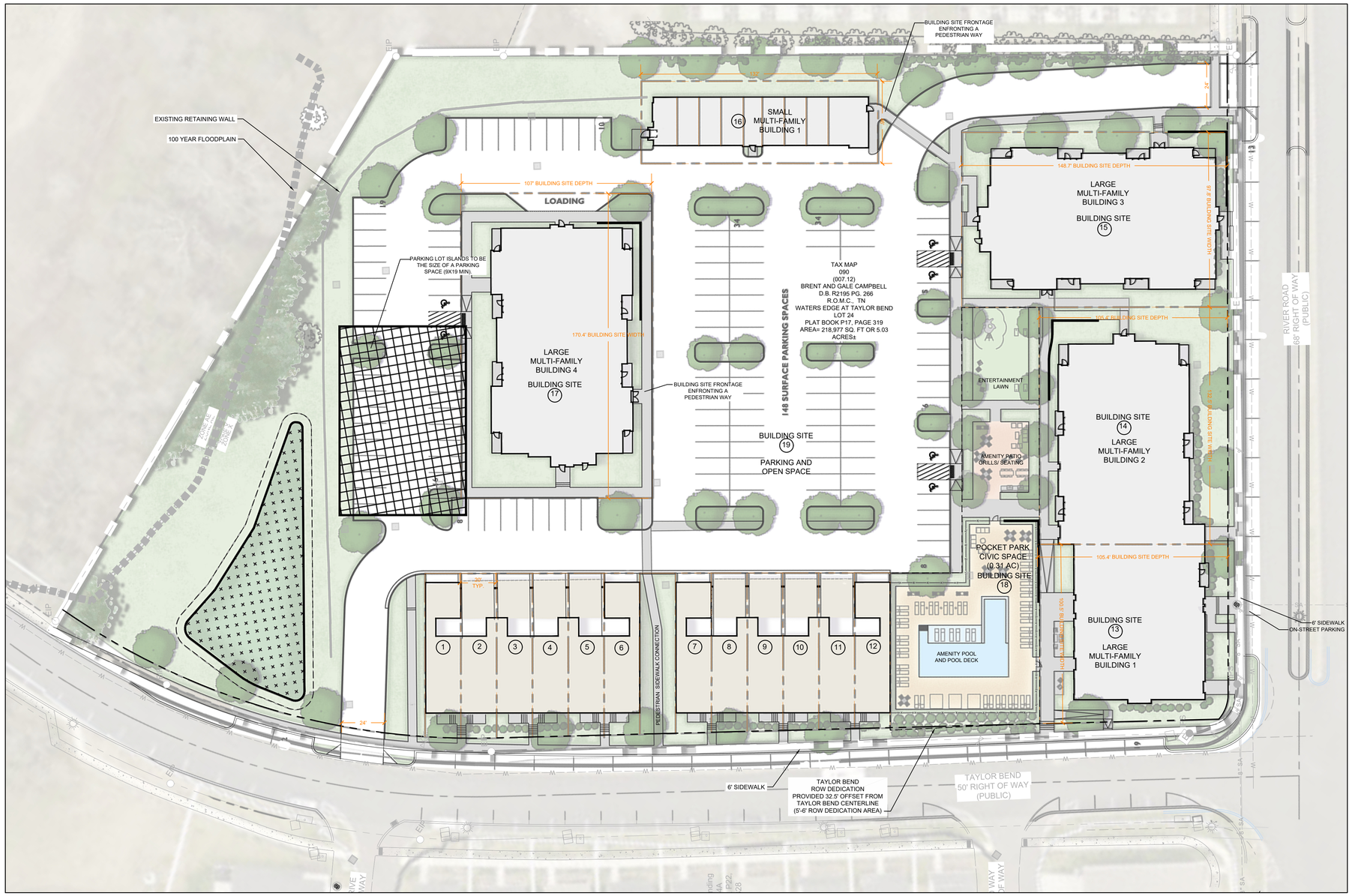

LEGAL DESCRIPTION OF PROPERTY:

WATERS EDGE AT TAYLOR BEND
PROPERTY MAP 090, PARCEL 007.03
RIVER ROAD
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Being a certain tract or parcel of land lying and being in the Ninth (9th) Civil District of Maury County, city of Columbia, Tennessee and being more particularly described as follows:

Being Tract 24, a 5.026-acre tract as shown on the final plat entitled "Waters Edge at Taylor Bend" of record in Plat Book P17, page 319, Register's Office for Maury County, Tennessee to which plat reference is hereby made for a more complete description of the subject property.

No field work has been performed by Kimley-Horn Associates to verify the accuracy of the property lines, corners or areas shown on said recorded plats.

FINAL MASTER DEVELOPMENT PLAN SITE DATA:

TOTAL SITE AREA: +/-5.0 AC
EXISTING ZONING: PUD
FUTURE LAND USE: CCUV - CITY CENTER URBAN VILLAGE
PREVIOUS PUD MASTER PLAN: WATERS EDGE PUD; ORDINANCE 4262; NOV. 14, 2019
PRELIMINARY PUD MASTER DEVELOPMENT PLAN: ORDINANCE 4563; APPROVED JAN. 8, 2026

NEW PUDS DEVELOPING IN THE CCUV FUTURE LAND USE DISTRICT ARE REQUIRED TO BE ZONED PUD-MU. IN ORDER TO CREATE A MASTER PLAN IN KEEPING WITH THE FORM AND AESTHETIC OF THIS SURROUNDING AREA, THE PROPOSED PUD MASTER PLAN COMPLIES WITH THE PUD-MU REQUIREMENTS.

NOTE: THIS DEVELOPMENT WILL CONFORM TO ALL PUD-MU STANDARDS.

NOTE: THE SUBJECT PARCEL IS LESS THAN 10 ACRES IN SIZE, DOES NOT INCLUDE THE CREATION OF A NEW THOROUGHFARE OR INTERNAL DRIVE, AND THEREFORE IS NOT A DEVELOPMENT PARCEL. AS SUCH, THIS PARCEL IS EXEMPT FROM SOME TYPICAL PUD-MU CRITERIA: DENSITY, BLOCK SIZE, AND CERTAIN CIVIC SPACE REQUIREMENTS.

TOTAL DWELLING UNITS: 94 UNITS
TOTAL DENSITY: 18.8 DUA

BUILDING BREAKDOWN:
- TOTAL MULTI-FAMILY UNITS: 82 DWELLING UNITS
  - LARGE MULTI-FAMILY BLDG 1: 12 DU
  - LARGE MULTI-FAMILY BLDG 2: 18 DU
  - LARGE MULTI-FAMILY BLDG 3: 24 DU
  - LARGE MULTI-FAMILY BLDG 4: 24 DU
  - SMALL MULTI-FAMILY BLDG 1: 4 DU; 7-GARAGE PARKING SPACES
- TOWNHOMES: 12 DWELLING UNITS
  - TOWNHOME 1, 6, 7, 12: 1 CODE COMPLIANT GARAGE SPACE
  - TOWNHOME 2-5; 8-11: 2 COVERED PARKING SPACES

BUILDING SITES:
PRINCIPAL STRUCTURE SETBACKS:
- FRONT SETBACK PUD-MU STANDARD: 0'-20'
- PROVIDED SETBACK: 10'-13' TOWNHOMES; 4'-12' LARGE MULTI-FAMILY;
- FRONT SETBACK SECONDARY PUD-MU STANDARD: 0'-20'
- PROVIDED SETBACK: 9' LARGE MULTI-FAMILY
- SIDE SETBACK PUD-MU STANDARD: 0' MIN. ATTACHED; OTHERWISE 10' - 24'
- PROVIDED SETBACK: 0'; 10' MIN. - 24' MAX.
- REAR SETBACK: NOT REGULATED

ENFRONTMENT PUD-MU STANDARD: UP TO 20% OF BUILDING SITE ARE ALLOWED TO FRONT PEDESTRIAN WAYS INSTEAD OF THOROUGHFARES.
- TOTAL NUMBER OF BUILDING SITES: 17
- BUILDING SITES ENFRONTING PEDESTRIAN WAYS: 2 (12% OF BUILDING SITES)
- BUILDING SITES 16 AND 17 ENFRONT PEDESTRIAN WAYS.

PARKING SUMMARY:
- TOTAL DWELLING UNITS: 94 UNITS
- REQUIRED MINIMUM PARKING RATIO: 2 SPACES PER UNIT
- REQUIRED CIVIC SPACE PARKING: 1 SPACE PER 5,000 SF OF REQUIRED CIVIC SPACE
- TOTAL REQUIRED PARKING: 191 SPACES (188 PARKING RESIDENTIAL SPACES; 3 CIVIC PARKING SPACES)
- TOTAL PROVIDED: 196 SPACES
- TOWNHOMES: 20 SPACES TOTAL
  16 COVERED CARPORT SPACES PROVIDED ON-LOT, 4 GARAGE SPACES (10' X 20')
- SMALL MULTI-FAMILY BUILDING 1: 7 GARAGE SPACES (10'X20')
- SURFACE PARKING: 134 SPACES
- ON-STREET PARKING: 33 SPACES

TOTAL CIVIC SPACE: 0.31 AC
- REQUIRED 5% OF GROSS SITE AREA: 0.25 AC
- PROVIDED: 0.31AC (6.2%)
- POCKET PARK - TO INCLUDE COMMUNITY AMENITIES SUCH AS A POOL, PATIO AND GRILLING AREA.

FRONTAGE CALCULATIONS

BUILDING SITE	BUILDING TYPE	BUILDING SITE WIDTH	FRONTAGE BUILD-OUT
1	TOWNHOME	20 LF	20 LF; 100%
2	TOWNHOME	20 LF	20 LF; 100%
3	TOWNHOME	20 LF	20 LF; 100%
4	TOWNHOME	20 LF	20 LF; 100%
5	TOWNHOME	20 LF	20 LF; 100%
6	TOWNHOME	20 LF	20 LF; 100%
7	TOWNHOME	20 LF	20 LF; 100%
8	TOWNHOME	20 LF	20 LF; 100%
9	TOWNHOME	20 LF	20 LF; 100%
10	TOWNHOME	20 LF	20 LF; 100%
11	TOWNHOME	20 LF	20 LF; 100%
12	TOWNHOME	20 LF	20 LF; 100%
13	LARGE MULTI-FAMILY 1	100.5 LF	89 LF; 89%
14	LARGE MULTI-FAMILY 2	132.5 LF	118 LF; 86%
15	LARGE MULTI-FAMILY 3	97.8 LF	79 LF; 81%
16	SMALL MULTI-FAMILY 1	46 LF	28.5 LF; 62%
17	LARGE MULTI-FAMILY 4	170.4 LF	135 LF; 79%

PUD-MU DESIGN STANDARDS DEVIATION REQUESTS:

TABLE 4.3.I-M; FACADE

CURRENT TEXT:
FACADE WINDOW SILL HEIGHT. IF RESIDENTIAL: 5 FT. MIN. ABOVE AVERAGE GRADE AT FACADE.

REQUESTED DEVIATION:
FACADE WINDOW SILL HEIGHT. IF RESIDENTIAL: 4 FT. MIN. ABOVE AVERAGE GRADE AT FACADE.

SEE ARCHITECTURAL SHEETS FOR ADDITIONAL DETAILS.

0 30 60 90
GRAPHIC SCALE 1"=30'-0"

NOTE:

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THE JAMES 2
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

GREGORY C. GAMBILL — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 3320 — LANDSCAPE ARCHITECT

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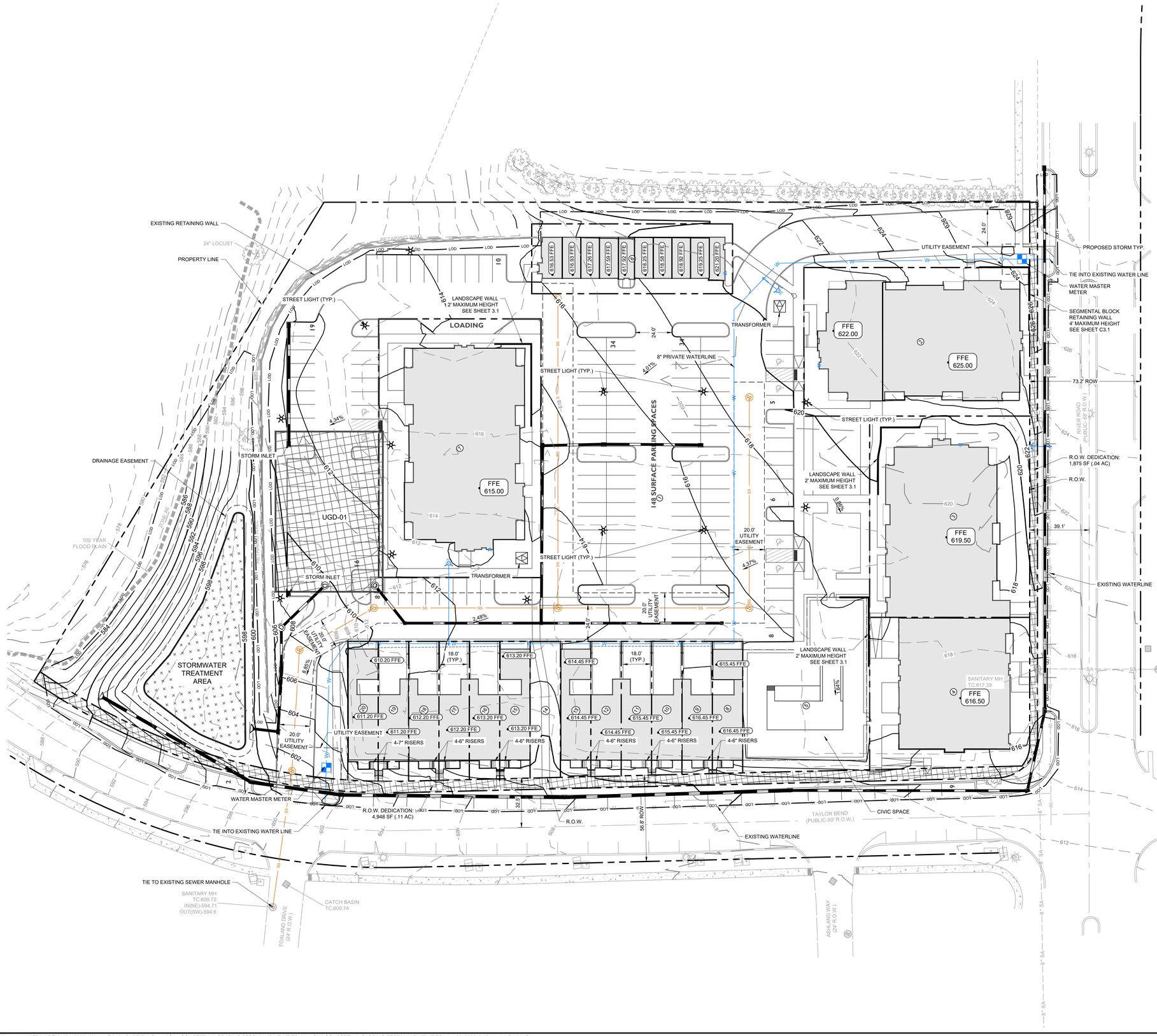
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/18/2026
KIMLEY-HORN PROJECT NO. 118119003

FINAL MASTER DEVELOPMENT PLAN

SHEET NUMBER
C2.0

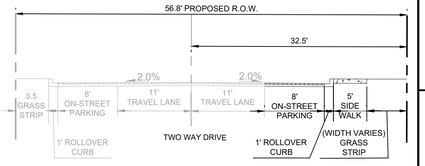


NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0170E EFFECTIVE APRIL 16, 2007.
3. SITE TO BE SERVED VIA PRIVATE TRASH SERVICE.
4. FINAL REVIEW OF GRADING AND STORMWATER TO BE PROVIDED WITH CONSTRUCTION PLANS.
5. THIS DEVELOPMENT PLAN WILL CONFORM TO ALL PUD-MU STANDARDS UNLESS THE DEVIATION WAS REQUESTED AND THIS APPLICATION APPROVED BY THE PLANNING COMMISSION.

RETAINING WALL NOTE

EXISTING RETAINING WALL TO BE EXAMINED AND CERTIFIED PRIOR TO FINAL CONSTRUCTION DOCUMENTS.



TAYLOR BEND STREET SECTION
(PUBLIC - 56.8 R.O.W.)

LEGEND

	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
W	WATER LINE
ST	STORM LINE
FH	FIRE HYDRANT ASSEMBLY
FDC	FIRE DEPARTMENT CONNECTION
	UNDERGROUND DETENTION
	BIORETENTION

PARCEL AREA TABLE

PARCEL #	AREA (SF)
1	111039.33
2	15034.07
3	14631.75
4	10805.71
5	14669.57
6	6082.69
7	18233.16
8	1769.29
9	1786.41
10	1804.09
11	1815.14
12	1824.83
13	1815.93
14	1861.26
15	1832.90
16	1838.82
17	1836.77
18	1829.75
19	1822.50
20	1806.37

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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THE JAMES 2 FINAL PUD MASTER DEVELOPMENT PLAN

RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

SOPHIA CLOSE
REGISTERED ENGINEER
COMMERCE
No. 131363
STATE OF TENNESSEE
Sophia Close
05/18/2026

No.	REVISIONS	DATE	BY
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KIMLEY-HORN PROJECT NO. 118119003

CONCEPTUAL GRADING STORM AND UTILITIES

SHEET NUMBER
C3.0

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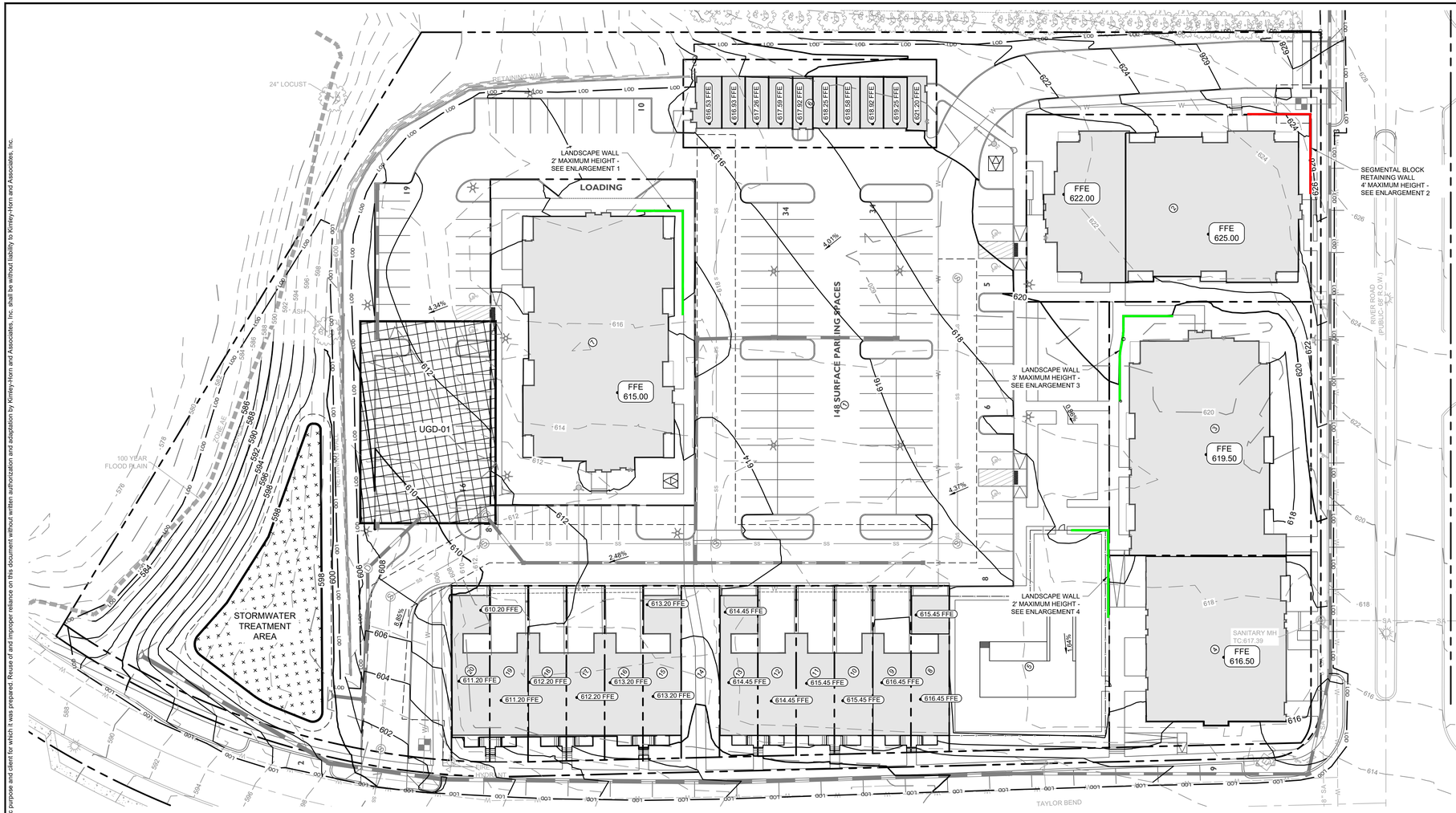
Drawing name: K:\FRA_LDEV\118119003 - Waters Edge\4-CADD\PlanSheets\C1.1 CONCEPTUAL GRADING STORM AND UTILITIES.dwg C3.0 CONCEPTUAL GARDING STORM AND UTILITIES Jun 03, 2026 3:49pm by: Sophia.Close



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RETAINING WALL NOTE

EXISTING RETAINING WALL TO BE EXAMINED AND CERTIFIED PRIOR TO FINAL CONSTRUCTION DOCUMENTS.

GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION (TW TOP OF WALL, BW BOTTOM OF WALL)
- FFE ### — FINISH FLOOR ELEVATION
- PROPOSED RETAINING WALL (GREATER THAN 3')
- PROPOSED RETAINING WALL (3' OR SHORTER)

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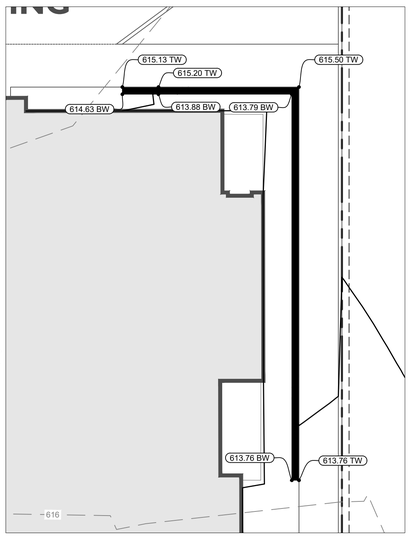
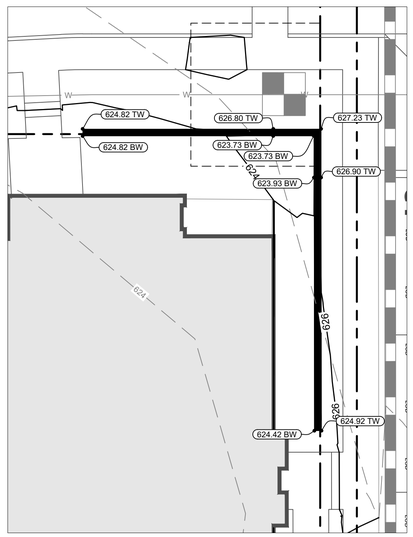
THE JAMES 2
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



ENLARGEMENT 1



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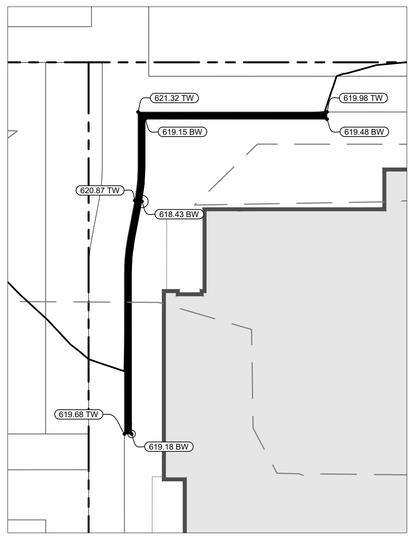
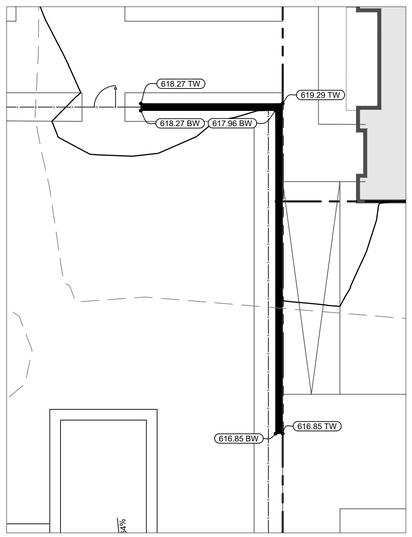
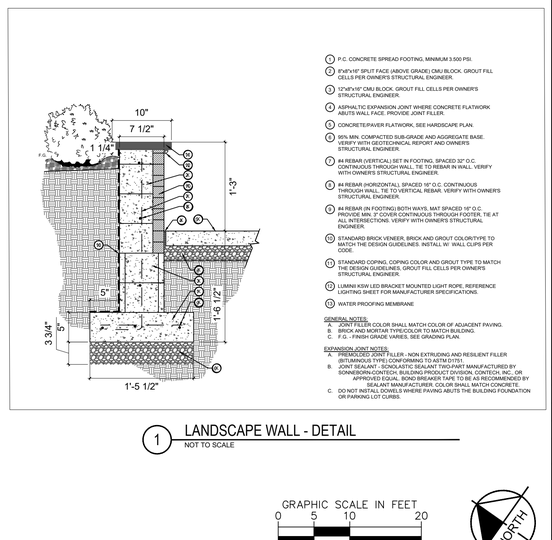


ENLARGEMENT 3



ENLARGEMENT 4



1. P.C. CONCRETE SPREAD FOOTING, MINIMUM 3,500 PSI.
2. 8"x8"x16" SPLIT FACE (ABOVE GRADE) CMU BLOCK, GROUT FILL CELLS PER OWNER'S STRUCTURAL ENGINEER.
3. 12"x8"x16" CMU BLOCK, GROUT FILL CELLS PER OWNER'S STRUCTURAL ENGINEER.
4. ASPHALTIC EXPANSION JOINT WHERE CONCRETE FLATWORK ABUTS WALL FACE. PROVIDE JOINT FILLER.
5. CONCRETE/PAVER FLATWORK, SEE HARDSCAPE PLAN.
6. 95% MIN. COMPACTED SUB-GRADE AND AGGREGATE BASE. VERIFY WITH GEOTECHNICAL REPORT AND OWNER'S STRUCTURAL ENGINEER.
7. #4 REBAR (VERTICAL) SET IN FOOTING, SPACED 32" O.C. CONTINUOUS THROUGH WALL. TIE TO REBAR IN WALL. VERIFY WITH OWNER'S STRUCTURAL ENGINEER.
8. #4 REBAR (HORIZONTAL), SPACED 16" O.C. CONTINUOUS THROUGH WALL. TIE TO VERTICAL REBAR. VERIFY WITH OWNER'S STRUCTURAL ENGINEER.
9. #4 REBAR (IN FOOTING) BOTH WAYS, MAT SPACED 16" O.C. PROVIDE MIN. 3" COVER CONTINUOUS THROUGH FOOTER, TIE AT ALL INTERSECTIONS. VERIFY WITH OWNER'S STRUCTURAL ENGINEER.
10. STANDARD BRICK VENEER, BRICK AND GROUT COLOR/TYPE TO MATCH THE DESIGN GUIDELINES. INSTALL W/ WALL CLIPS PER CODE.
11. STANDARD COPING, COPING COLOR AND GROUT TYPE TO MATCH THE DESIGN GUIDELINES. GROUT FILL CELLS PER OWNER'S STRUCTURAL ENGINEER.
12. LUMINI KSW LED BRACKET MOUNTED LIGHT ROPE, REFERENCE LIGHTING SHEET FOR MANUFACTURER SPECIFICATIONS.
13. WATER PROOFING MEMBRANE

GENERAL NOTES:
A. JOINT FILLER COLOR SHALL MATCH COLOR OF ADJACENT PAVING.
B. BRICK AND MORTAR TYPE/COLOR TO MATCH BUILDING.
C. F.G. - FINISH GRADE VARIES, SEE GRADING PLAN.

EXPANSION JOINT NOTES:
A. PREMOLDED JOINT FILLER - NON EXTRUDING AND RESILIENT FILLER (BITUMINOUS TYPE) CONFORMING TO ASTM D1751.
B. JOINT SEALANT - SONOLASTIC SEALANT TWO-PART MANUFACTURED BY SONNEBORN-CONTECH, BUILDING PRODUCT DIVISION, CONTECH INC., OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SEE AS RECOMMENDED BY SEALANT MANUFACTURER. COLOR SHALL MATCH CONCRETE.
C. DO NOT INSTALL DOWELS WHERE PAVING ABUTS THE BUILDING FOUNDATION OR PARKING LOT CURBS.

1 LANDSCAPE WALL - DETAIL
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 5 10 20
NORTH

SOPHIA CLOSE
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 121857
COMMERCE
05/29/2026

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KIMLEY-HORN PROJECT NO. 118119003

RETAINING WALL SHEET

SHEET NUMBER
C3.1

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Drawing name: K:\FRA_LDEV\118119003 - Waters Edge\4-CADD\PlanSheets\C1.2 RETAINING WALL ENLARGMENT.dwg C3.1 RETAINING WALL SHEET Jun 03, 2026 3:49pm by: Sophia.Close

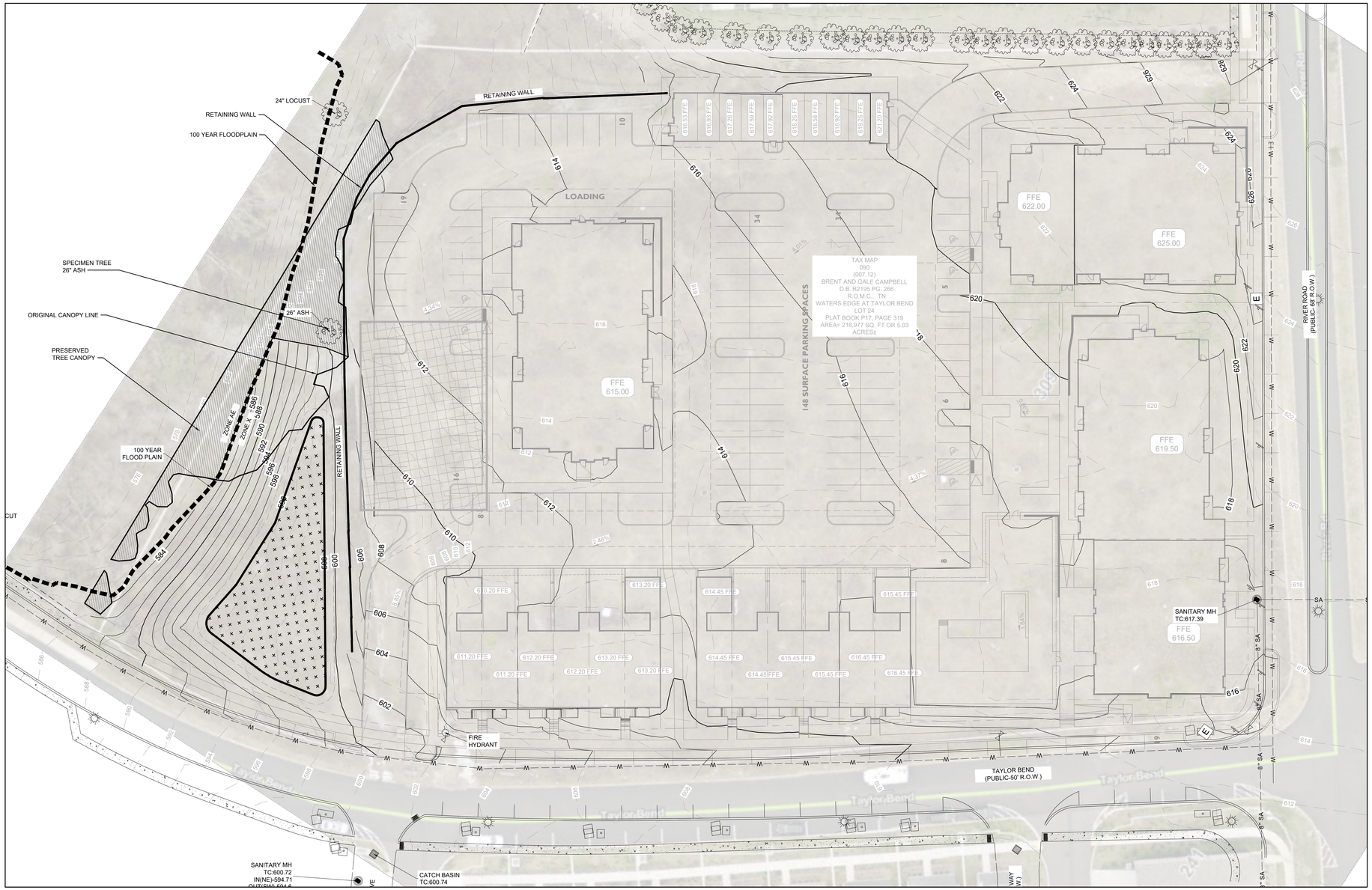
FINAL PUD DEVELOPMENT PLAN SITE DATA:

TOTAL SITE AREA: +/-5.0 AC
EXISTING ZONING: PUD
FUTURE LAND USE: CCUV - CITY CENTER URBAN VILLAGE
PREVIOUS PUD MASTER PLAN: WATERS EDGE PUD; ORDINANCE 4262; NOV. 14, 2019
PRELIMINARY PUD MASTER DEVELOPMENT PLAN: ORDINANCE 4563; APPROVED JAN. 8, 2026

THE SITE WAS PREVIOUSLY CLEARED IN ACCORDANCE WITH AN APPROVED SITE PLAN. BRUSH/VOLUNTEER GROWTH HAS OCCURRED IN THE DISTURBED AREA.

SPECIMEN TREES: 1 ON SITE
26" ASH - PRESERVED

EXISTING TREE CANOPY: 8,388.3 SF (0.19 AC); 3.8% OF TOTAL SITE AREA
PUD-MU TREE CANOPY RETENTION STANDARD: 54% PRESERVATION
TREE CANOPY PRESERVATION AREA: 5,817.3 SF (.13 AC) - 70% OF ORIGINAL CANOPY COVER PRESERVED



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GRAPHIC SCALE 1"=30'-0"

NOTE:

THE SUBJECT PARCEL IS LESS THAN 10 ACRES IN SIZE, DOES NOT INCLUDE THE CREATION OF A NEW THOROUGHFARE OR INTERNAL DRIVE, AND THEREFORE IS NOT A DEVELOPMENT PARCEL.

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THE JAMES 2 FINAL PUD MASTER DEVELOPMENT PLAN

RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE 1269
10-3-2026

No.	REVISIONS	DATE	BY
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/18/2026
KIMLEY-HORN PROJECT NO. 118119003

TREE PRESERVATION

SHEET NUMBER
L1.0

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Drawing name: K:\FRA_LAP_GDC\!development\CPS - Columbia Taylors Bend\06 FMDP PUD\02 CAD\L1.0.dwg L1.0 Jun 03, 2026 4:21pm by: Rose.Goodwin

REQUIRED LANDSCAPE CALCULATIONS:

THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS FOR THE CITY OF COLUMBIA BASED ON REQUIREMENTS OF SEC 4.3.16, 4.3.12.C, 4.3.1.M, AND 5.2.3.

SEC 4.3.12.C.14 - PARKING AREA REQUIREMENTS	REQUIRED	PROVIDED
1 SHADE TREE PER PARKING ISLAND 2 SHADE TREES PER DOUBLE LENGTH ISLAND	28 SHADE TREES	30 SHADE TREES
1 SHADE TREE PER 2,000 SF OF PARKING AREA TOTAL PARKING AREA: 58,864 SF	30 SHADE TREES	30 SHADE TREES
REQUIRED: NO PARKING SPACE MORE THAN 72' FROM A TREE WITHIN THE LOT PROVIDED: ALL PARKING SPOTS HAVE A TREE WITHIN THE REQUIRED DISTANCE		

SEC 4.3.1.M - PRIVATE LANDSCAPE STANDARDS FOR PUD - MU CHARACTER DISTRICT

REQUIRED: LAYER 1 - > 3 FT, 30% OF LAYER 1 MUST BE LANDSCAPED WITH A CONTINUOUS SHRUB HEDGE ALONG FOUNDATION AT FACADE.

PROVIDED: 230 SHURBS TO SATISFY THESE REQUIREMENTS IN LAYER 1

REQUIRED: LAYER 1 - > 15', SOD AND 1 TREE PER 50' OF FRONTAGE.

PROVIDED: 0 TREES ALONG TAYLOR BEND ROAD DUE TO LAYER 1 LESS THAN 15 FT
6 TREES ALONG RIVER ROAD
0 TREES BUILDING SITE 16 AND 17 DUE TO DISTANCE BEING LESS THAN 15 FT

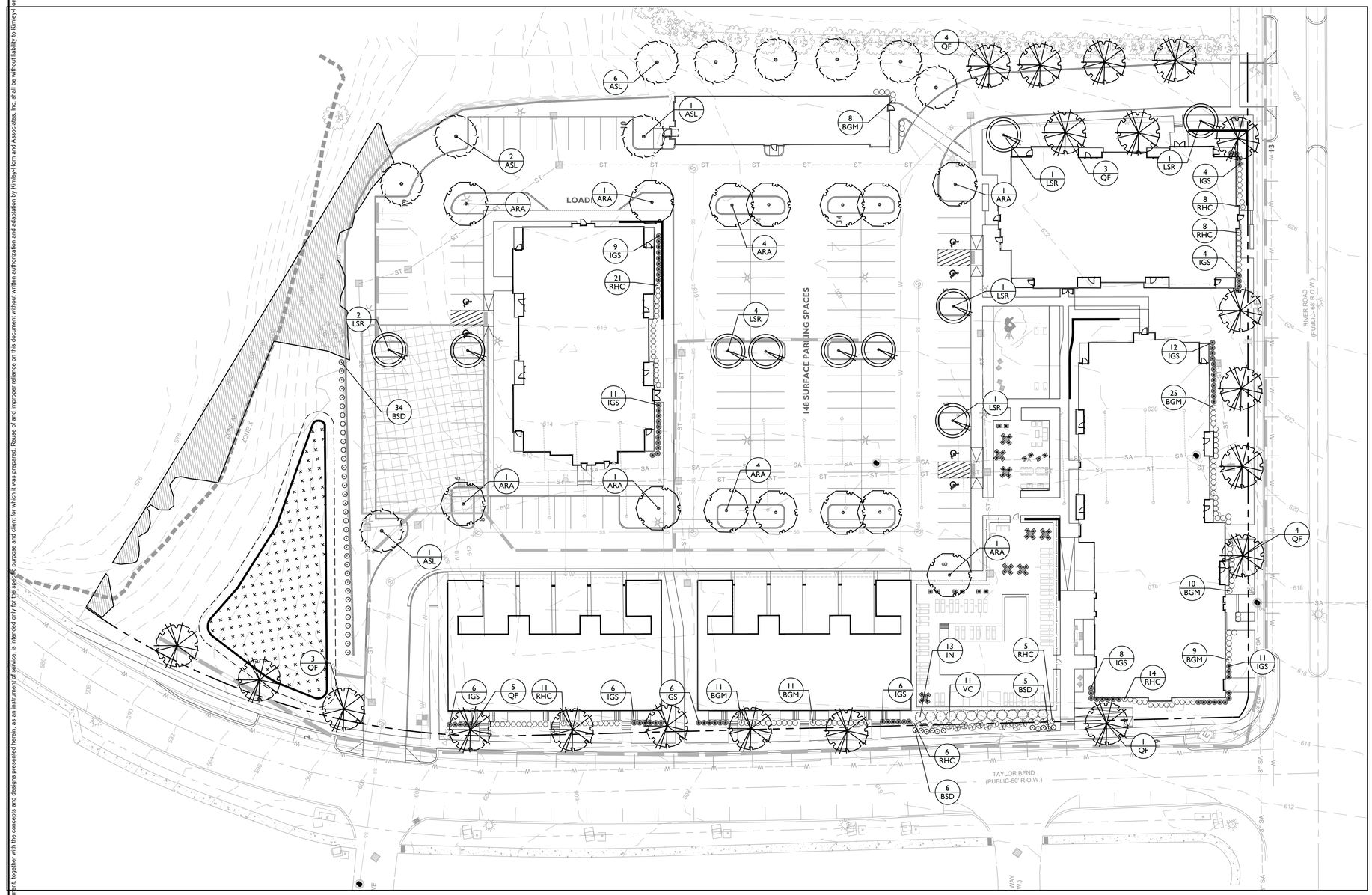
SEC 4.3.11.H PARCEL BUFFER
NOT APPLICABLE: DEVELOPMENT DOES NOT ABUT ANY SINGLE FAMILY OR TWO-FAMILY DETACHED RESIDENTIAL DWELLINGS.

SEC 5.2.3.G PUBLIC FRONTAGES
PUBLIC FRONTAGE TREES SHALL BE PLACED A MIN. 3 FT AWAY FROM WALKWAYS AND 6 FT AWAY FROM PORCH EAVES, AWNINGS, AND SIMILAR OVERHEAD OBSTRUCTIONS
FRONTAGE TREES NOT REQUIRED ADJACENT TO CIVIC SPACE.

PROVIDED: 10 TREES ALONG TAYLOR BEND
0 TREES ALONG RIVER ROAD
ROW IS AT BACK OF SIDEWALK AND DOES NOT ALLOW FOR FRONTAGE TREES.

SEC 5.5 PROJECT BUFFERS
NOT APPLICABLE: PROPOSED PUD DEVELOPMENT IS ADJACENT TO OTHER PUD ZONED PROPERTIES

PER PLANNING COMMISSION'S CONDITIONS OF APPROVAL LANDSCAPE SCREEN BETWEEN AMENITY AND R.O.W.



0 40 80 120
GRAPHIC SCALE 1"=40'-0"

NOTE:

THE SUBJECT PARCEL IS LESS THAN 10 ACRES IN SIZE, DOES NOT INCLUDE THE CREATION OF A NEW THOROUGHFARE OR INTERNAL DRIVE, AND THEREFORE IS NOT A DEVELOPMENT PARCEL.

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37204
Main: 615.564.2701 | www.kimley-horn.com

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THE JAMES 2
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

GREGORY C. GAMBILL
TENNESSEE REGISTERED
LANDSCAPE ARCHITECT
3320

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/18/2026
KIMLEY-HORN PROJECT NO. 118119003

FINAL MASTER DEVELOPMENT PLAN

SHEET NUMBER
L2.0

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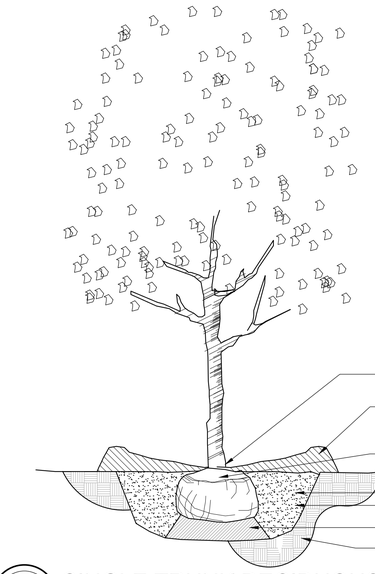
PLANT SCHEDULE - CODE MINIMUM

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARA	14	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
ASL	10	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
LSR	10	Liquidambar styraciflua 'Rotundiloba'	Fruitless Narrow Sweet Gum	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
QF	20	Quercus falcata	Southern Red Oak	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	SINGLE-STRAIGHT CENTRAL LEADER
	54	(SUBTOTAL)						
SHRUBS								
BSD	34	Buxus sempervirens 'Dee Runk'	Dee Runk Common Boxwood		30"	EVERGREEN	36" O.C.	
BGM	74	Buxus x 'Green Mountain'	Green Mountain Boxwood	3 gal.	24"	EVERGREEN	36" O.C.	
IGS	83	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	30"	EVERGREEN	36" O.C.	
RHC	73	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea		24"	EVERGREEN	36" O.C.	
	264	(SUBTOTAL)						

PLANT SCHEDULE - AMENITY BUFFER

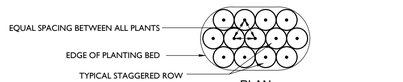
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING
SHRUBS							
BSD	11	Buxus sempervirens 'Dee Runk'	Dee Runk Common Boxwood		30"	EVERGREEN	36" O.C.
IN	13	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly		4`	EVERGREEN	6` O.C.
RHC	11	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea		24"	EVERGREEN	36" O.C.
VC	11	Viburnum x burkwoodii `Chenaultii`	Chenault Viburnum		36"	EVERGREEN	AS SHOWN



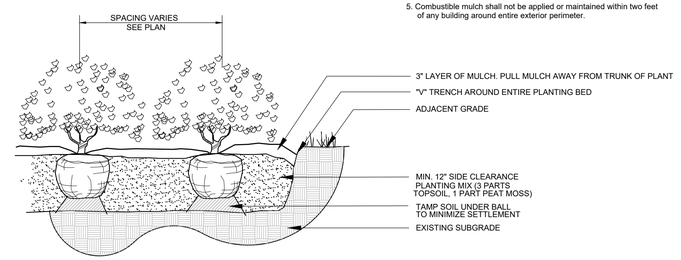
1 L1.0 SINGLE TRUNK DECIDUOUS TREE — SECTION — DETAIL # NTS

GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or up to 2" above existing grade.
4. Set tree in vertical position; stake if necessary for stabilization.
5. Soak plant ball and pit immediately after installation. Place 3" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.



PLAN



2 L1.0 SHRUB PLANTING — SECTION — DETAIL # NTS

GENERAL NOTES:

1. Install top of plant ball shall be level with finished grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.
4. Cut and remove burlap from top 1/3 of root ball. Non-degradable burlap shall be removed or rolled under ball after replacement of plant.
5. Combustible mulch shall not be applied or maintained within two feet of any building around entire exterior perimeter.

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THE JAMES 2
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

GREGORY C. GAMBILL — 328 — LANDSCAPE ARCHITECT — TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
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6			
7			
8			
9			
10			

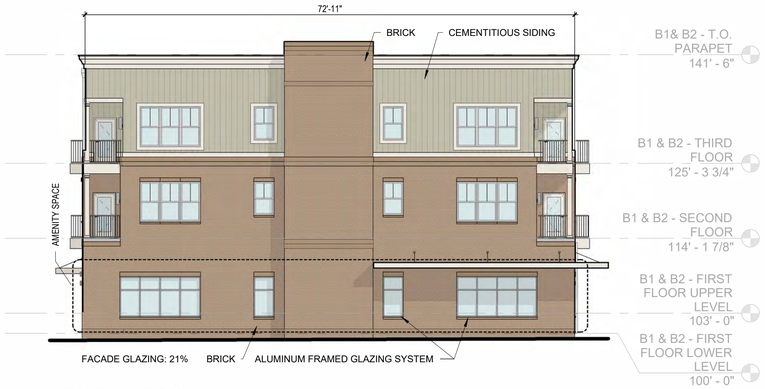
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/18/2026
KIMLEY-HORN PROJECT NO. 118119003

FINAL MASTER DEVELOPMENT PLAN

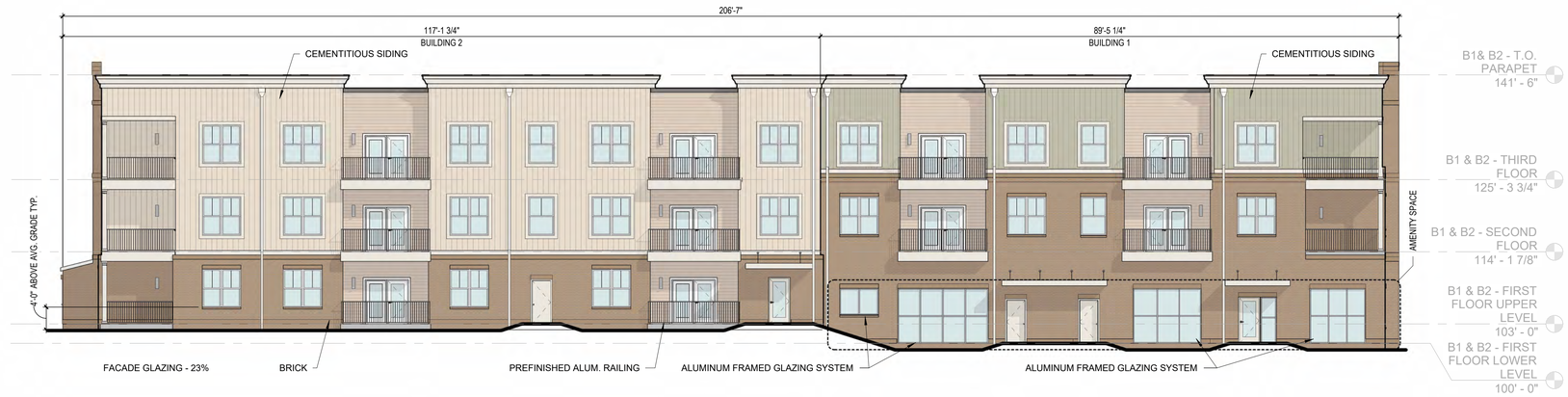
SHEET NUMBER L2.1



3 A201 **ELEVATION** BUILDING 2 - (FACING BLDG 3)
3/32" = 1'-0"



2 A201 **ELEVATION** BUILDING 1 - (FACING TAYLOR'S BEND RD.)
3/32" = 1'-0"



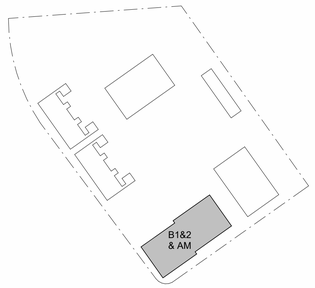
4 A201 **ELEVATION** BUILDING 1&2 - (FACING PARKING LOT)
3/32" = 1'-0"



1 A201 **ELEVATION** BUILDING 1&2 - (FACING RIVER RD.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

KEY PLAN



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BARLOW BUILDERS & CPS LAND
THE JAMES (PHASE 2)
COLUMBIA, TN

ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

PROJECT NO:
26008

SHEET TITLE:
BUILDING 1/2 ELEVATIONS

SHEET NUMBER:
A201

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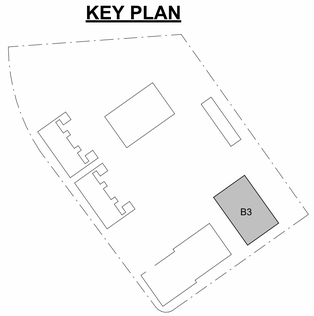
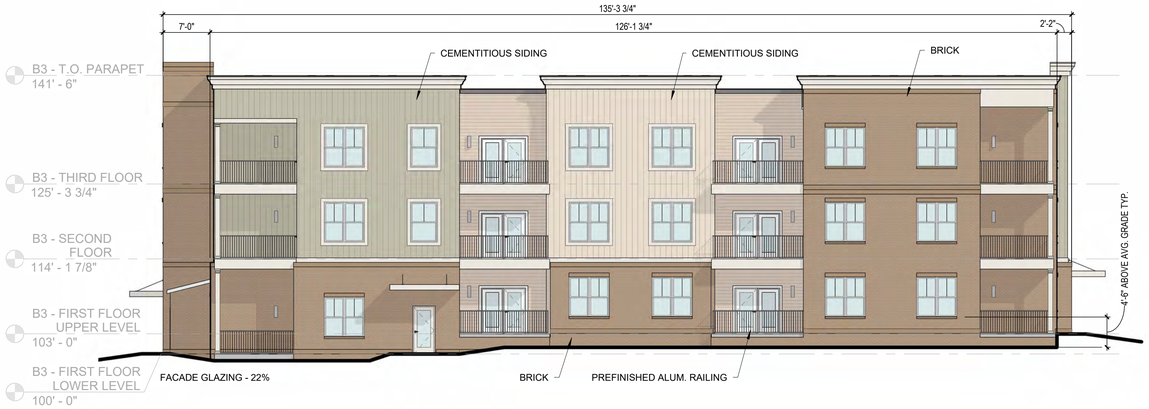
KEY PLAN





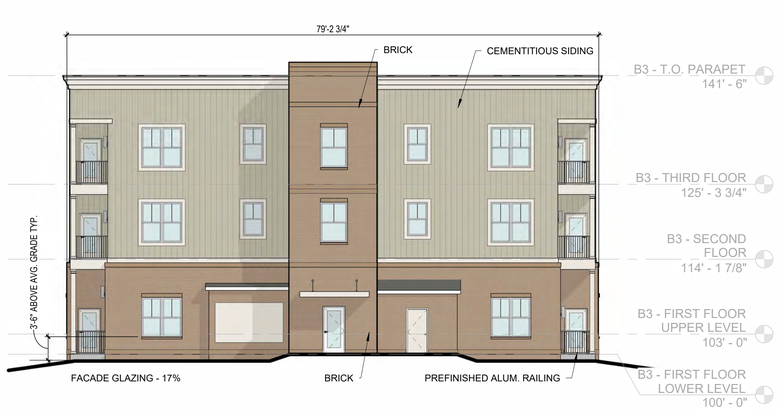
3 A202 **ELEVATION** BUILDING 3 - (FACING BLDG 1&2)
3/32" = 1'-0"



1 A202 **ELEVATION** BUILDING 3 - (FACING RIVER RD.)
3/32" = 1'-0"



4 A202 **ELEVATION** BUILDING 3 - (FACING BACK OF PROPERTY)
3/32" = 1'-0"



2 A202 **ELEVATION** BUILDING 3 - (FACING PARKING LOT)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

PROJECT NO:
26008

SHEET TITLE:
BUILDING 3 ELEVATIONS

SHEET NUMBER:
A202

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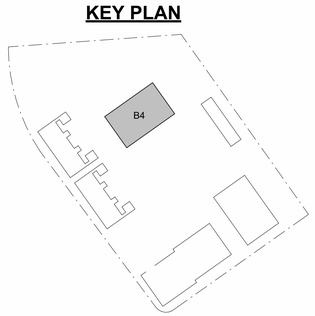
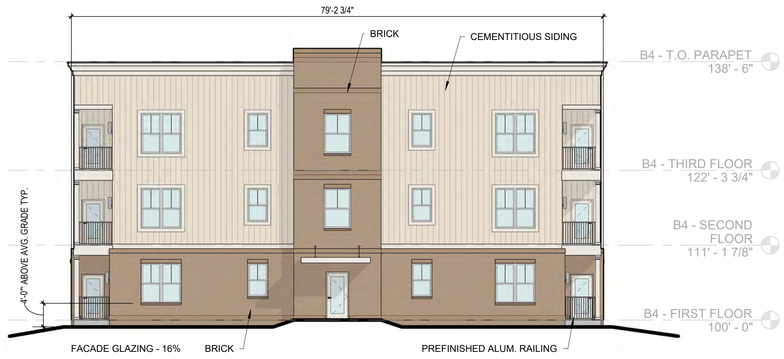
KEY PLAN





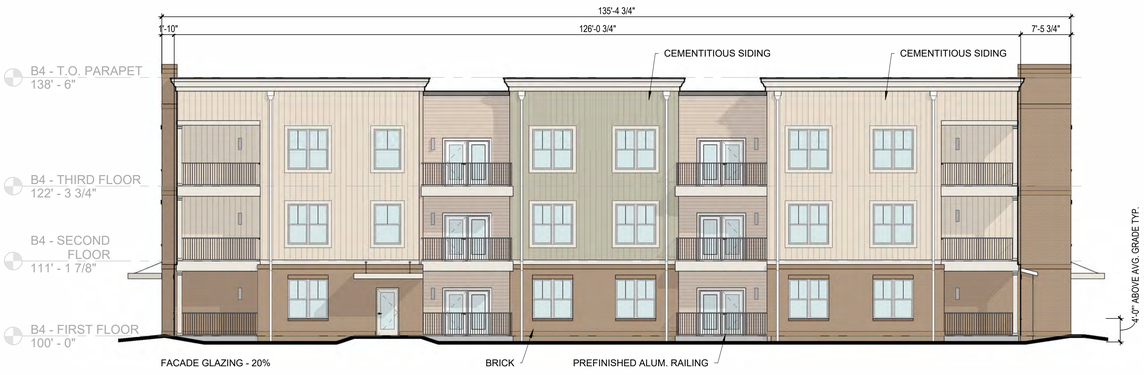
4 A203 **ELEVATION** BUILDING 4 - (FACING PARKING LOT)

3/32" = 1'-0"



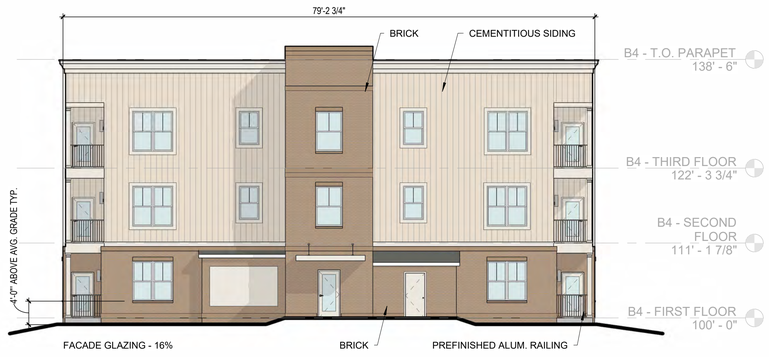
1 A203 **ELEVATION** BUILDING 4 - (FACING TOWNHOMES)

3/32" = 1'-0"



2 A203 **ELEVATION** BUILDING 4 - (FACING STORM DETENTION AREA)

3/32" = 1'-0"



3 A203 **ELEVATION** BUILDING 4 - (FACING BACK OF PROPERTY)

3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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NO.	DATE	DESCRIPTION
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	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

PROJECT NO:

26008

SHEET TITLE:

BUILDING 4 ELEVATIONS

SHEET NUMBER:

A203

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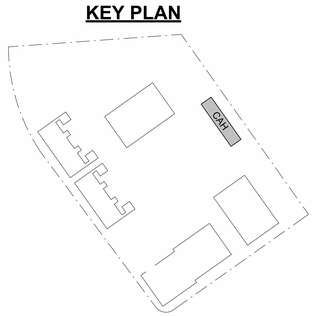
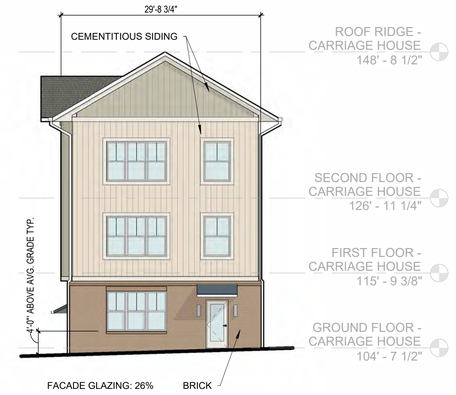
KEY PLAN





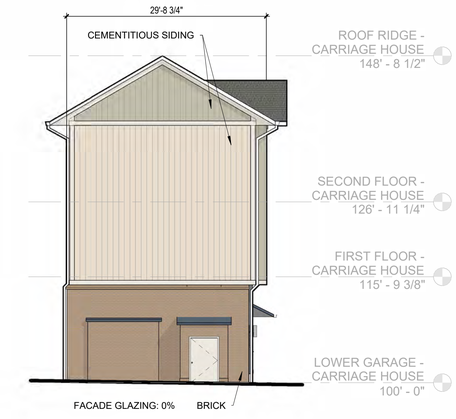
1 A204 **ELEVATION** CARRIAGE HOUSE - (FACING PARKING LOT)
3/32" = 1'-0"



4 A204 **ELEVATION** CARRIAGE HOUSE - (FACING RIVER RD.)
3/32" = 1'-0"



3 A204 **ELEVATION** CARRIAGE HOUSE - (FACING BACK OF PROPERTY)
3/32" = 1'-0"



2 A204 **ELEVATION** CARRIAGE HOUSE - (FACING WATER DETENTION AREA.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

PROJECT NO:
26008

SHEET TITLE:
CARRIAGE HOUSE ELEVATIONS

SHEET NUMBER:
A204

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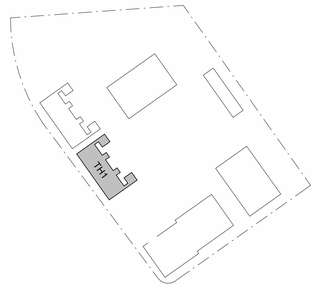
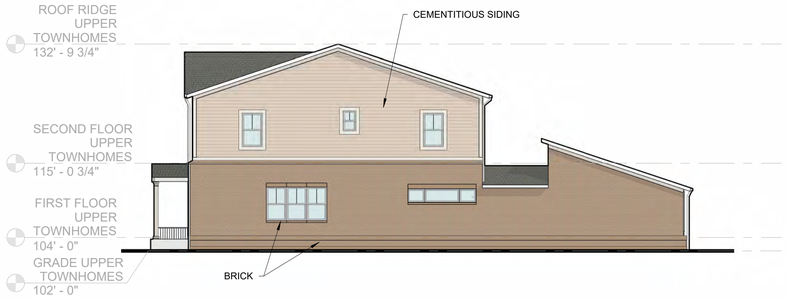
KEY PLAN

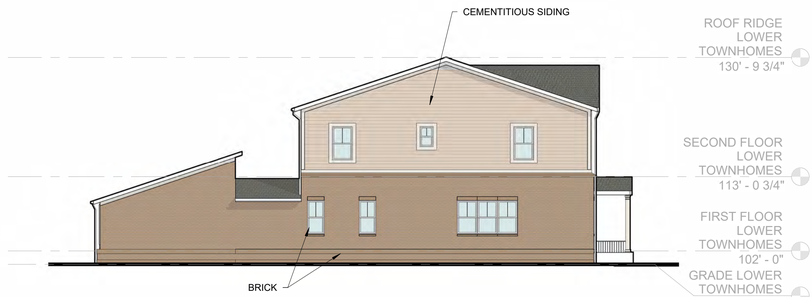




4 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING PARKING LOT)
3/32" = 1'-0"



2 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING B1&2)
3/32" = 1'-0"



3 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING ROW 2)
3/32" = 1'-0"



1 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING TAYLOR'S BEND RD.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

PROJECT NO:
26008

SHEET TITLE:
TOWNHOME ELEVATIONS

SHEET NUMBER:
A205

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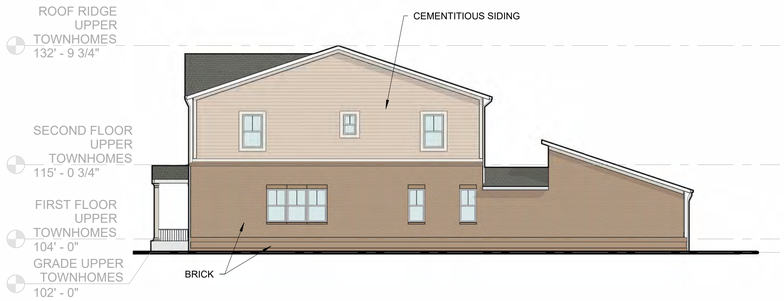
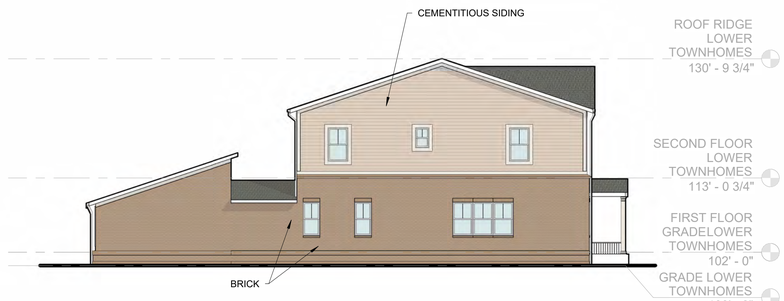
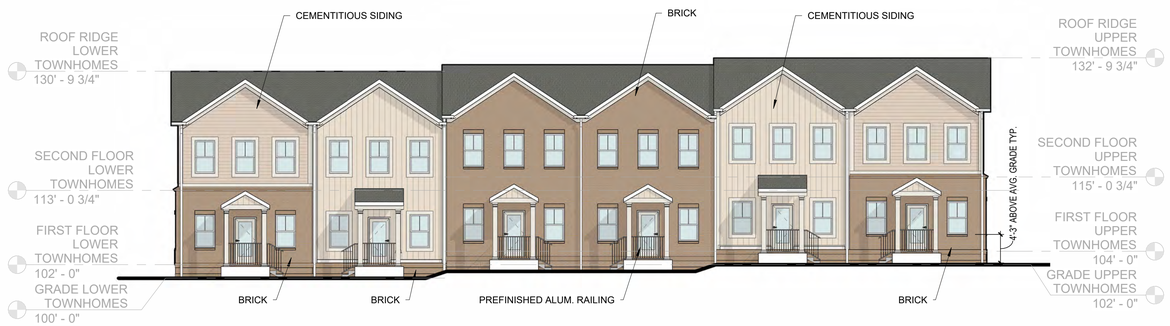
2 A206 **ELEVATION** TOWNHOME - ROW 2 - (FACING PARKING LOT)
3/32" = 1'-0"



3 A206 **ELEVATION** TOWNHOME - ROW 2 - (FACING ROW 1)
3/32" = 1'-0"



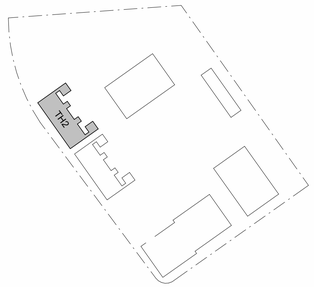
4 A206 **ELEVATION** TOWNHOME - ROW 2 - FACING WATER DETENTION AREA)
3/32" = 1'-0"



1 A206 **ELEVATION** TOWNHOME - ROW 2 - (FACING TAYLOR'S BEND RD.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

KEY PLAN



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BARLOW BUILDERS & CPS LAND
THE JAMES (PHASE 2)
COLUMBIA, TN

ISSUANCES

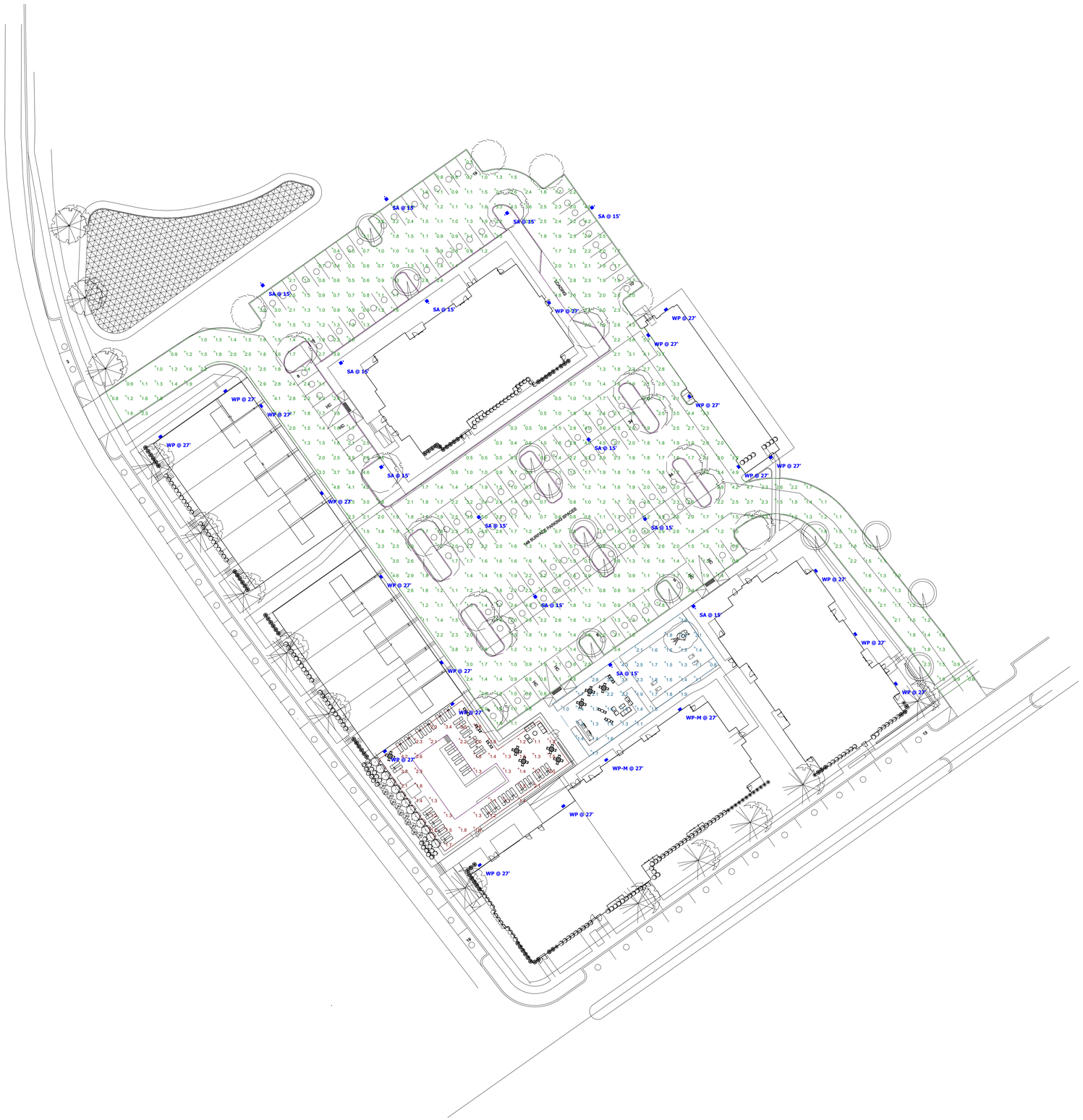
NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

PROJECT NO:
26008

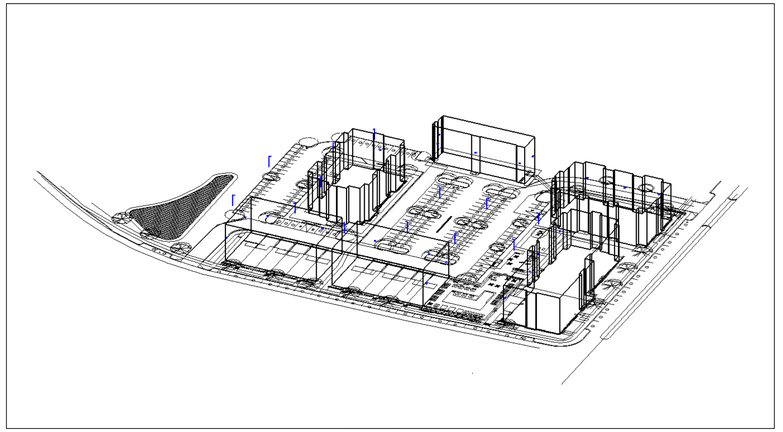
SHEET TITLE:
TOWNHOME ELEVATIONS

SHEET NUMBER:
A206

5/15/2026 2:46:44 PM



Plan View
Scale - 1" = 35ft



SOUTHWEST_VIEW

Schedule

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	SA	13	KT-ALED140PS-M2-OSB-PMA-8CSB-VDIM-P (T5) 3000K	(1) head mounted on 15' pole. 15'AFF. Type V, calculated at 3000° K, 70W. (.50 lumen multiplier used for calcualtion to simulate 70W setting)	1	18820	0.96	147.98	Max: 6269cd
	WP	19	WPT-80UX/CT	Wall Mounted at 27' AFF. Calculated at 3000° K.	1	9733	0.96	80.37	Max: 3868cd
	WP-M	2	WPT-80UX/CT	Wall Mounted at 27' AFF. Calculated at 3000° K., 32W. (.40 lumen multiplier used for calcualtion to simulate 32W setting)	1	9733	0.96	80.37	Max: 3868cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Civic_Area_0ft_AFF	+	1.8 fc	4.3 fc	0.8 fc	5.4:1	2.3:1
Lot_PVA_0ft_AFF	+	1.9 fc	5.2 fc	0.3 fc	17.3:1	6.3:1
Pool_Deck_0ftAFF	+	1.9 fc	4.8 fc	1.1 fc	4.4:1	1.7:1

Note

1. For budget purposes only.
2. Direct calculation only.
3. Calculations taken at ground (0ft AFG) unless otherwise noted.
4. Levels not guaranteed. Estimation based on info provided.
5. Confirm all voltages, finishes and mounting prior to order.





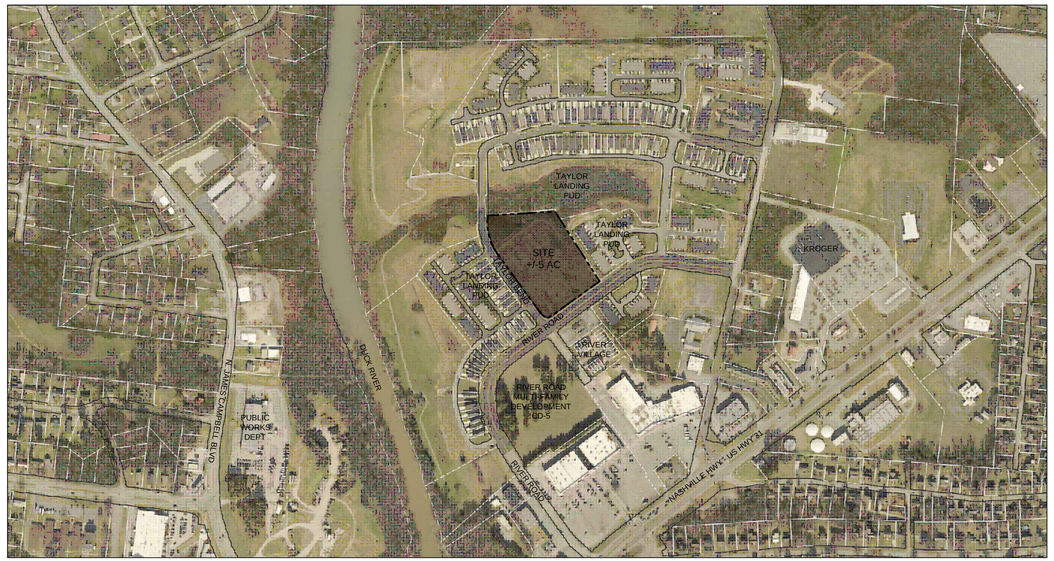
River Road Phase 2 - The James
Proposed Lighting Layout

Designer
AP
Date
05/15/2026
Scale
Not to Scale
Drawing No.
002
Summary
LED PHOTOMETRICS

THE JAMES PHASE 2

FINAL PUD MASTER DEVELOPMENT PLAN

INTERSECTION OF RIVER ROAD AND TAYLOR BEND ROAD
COLUMBIA, TENNESSEE



LOCATION MAP

0 400 800
GRAPHIC SCALE 1"=400'-0"

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY PUD MASTER DEVELOPMENT PLAN
C3.0	CONCEPTUAL GRADING, STORM, UTILITIES
C3.1	RETAINING WALL SHEET
L1.0	TREE CANOPY COVERAGE
L2.0	CODE MINIMUM LANDSCAPE PLAN
L2.1	CODE MINIMUM LANDSCAPE PLAN
A201	ARCHITECTURAL ELEVATIONS
A202	ARCHITECTURAL ELEVATIONS
A203	ARCHITECTURAL ELEVATIONS
A204	ARCHITECTURAL ELEVATIONS
A205	ARCHITECTURAL ELEVATIONS
A206	ARCHITECTURAL ELEVATIONS

OWNER:
BRENT CAMPBELL
1187 GLENBROOK DR
FRANKLIN, TN 37064

DEVELOPER:
CPS LAND
213 OVERLOOK CIRCLE, SUITE B2
BRENTWOOD, TN 37027
CLIFF SMITH
cliff.smith@cpsland.com

APPLICANT/ LAND PLANNER:
KIMLEY-HORN
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
GREG GAMBLE
greg.gamble@kimley-horn.com

ENGINEER:
KIMLEY-HORN
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
GRAY HARRISON, P.E.
615.564.2701
gray.harrison@kimley-horn.com

ARCHITECT:
OPEN ARCHITECTURE
ERIC CLAUS
513.403.7019
ERIC.CLAUS@OPENARCHITECTURE.COM

GREGORY C. GAMBLE
LICENSED
LANDSCAPE ARCHITECT
TENNESSEE NO.
OCT 13/26

PRE-APP: FEB. 4, 2026
INITIAL SUBMITTAL: APRIL 20, 2026
RESUBMITTAL: MAY 18, 2026



NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0170E EFFECTIVE APRIL 16, 2007.
3. PORTIONS OF EXISTING SEWER LINE TO BE ABANDONED. LINE TO BE FILLED WITH CLASS C FLOWABLE FILL AND REMOVED FROM THE EXISTING LIVE SYSTEM WITH PROPER CONCRETE PATCHING.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37204
Main: 615.564.2701 | www.kimley-horn.com

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THE JAMES 2
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

SOPHIA CLOSE
REGISTERED ENGINEER
NO. 131263
STATE OF TENNESSEE
05/18/2026

No.	REVISIONS	DATE	BY
1			
2			
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8			
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DESIGNED BY:	SAC
DRAWN BY:	MEN
CHECKED BY:	SAC
DATE:	05/18/2026

KIMLEY-HORN PROJECT NO.
118119003

OVERALL EXISTING CONDITIONS

SHEET NUMBER
C1.0

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

Drawing name: K:\FRA_LDEV\118119003 - Waters Edge\4-CADD\PlanSheets\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.0 OVERALL EXISTING CONDITIONS May 18, 2026 12:01pm by: Mackie.Nicholas

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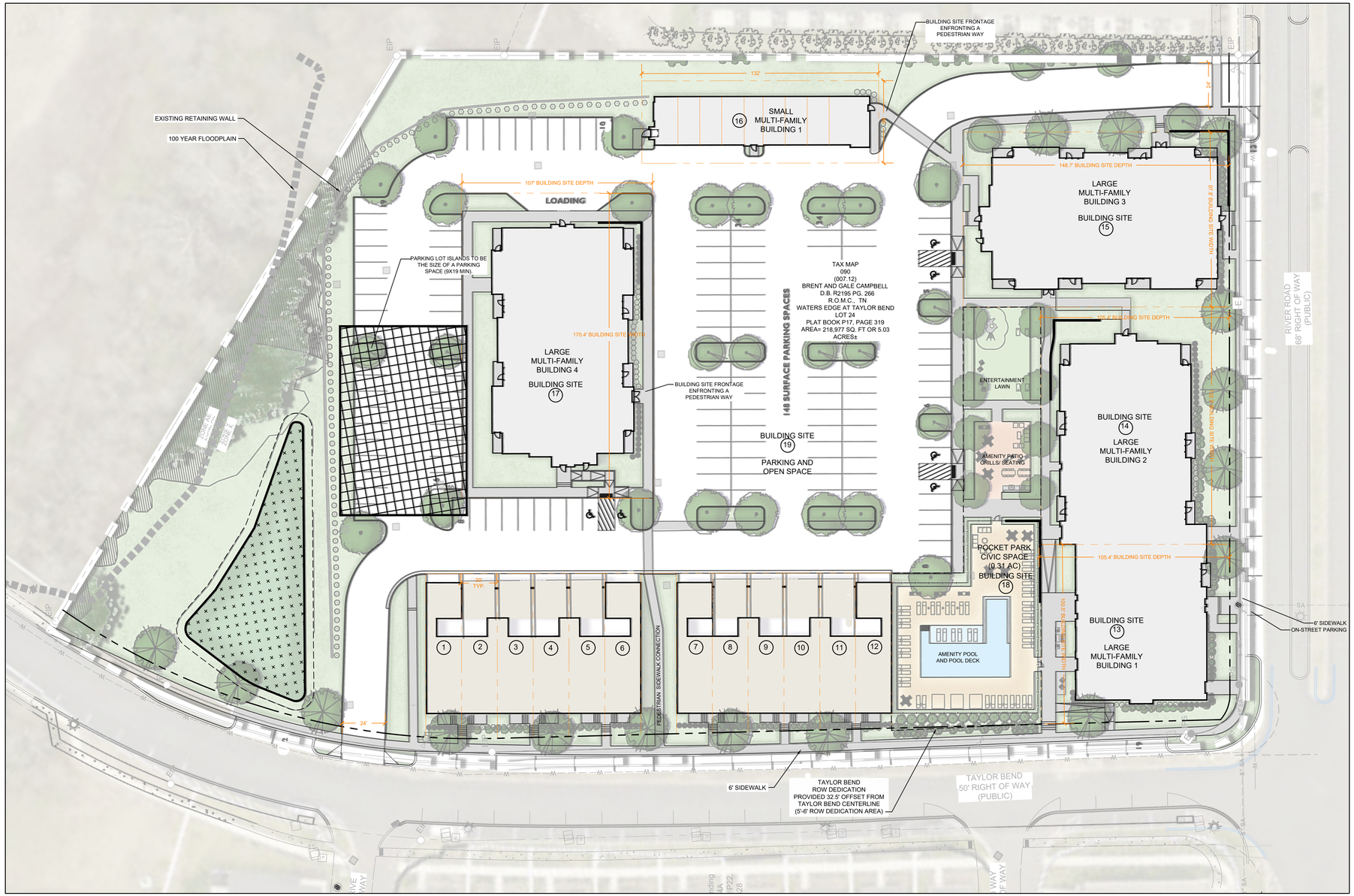
LEGAL DESCRIPTION OF PROPERTY:

WATERS EDGE AT TAYLOR BEND
PROPERTY MAP 090, PARCEL 007.03
RIVER ROAD
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Being a certain tract or parcel of land lying and being in the Ninth (9th) Civil District of Maury County, city of Columbia, Tennessee and being more particularly described as follows:

Being Tract 24, a 5.026-acre tract as shown on the final plat entitled "Waters Edge at Taylor Bend" of record in Plat Book P17, page 319, Register's Office for Maury County, Tennessee to which plat reference is hereby made for a more complete description of the subject property.

No field work has been performed by Kimley-Horn Associates to verify the accuracy of the property lines, corners or areas shown on said recorded plats.



FINAL MASTER DEVELOPMENT PLAN SITE DATA:

TOTAL SITE AREA: +/-5.0 AC
EXISTING ZONING: PUD
FUTURE LAND USE: CCUV - CITY CENTER URBAN VILLAGE
PREVIOUS PUD MASTER PLAN: WATERS EDGE PUD; ORDINANCE 4262; NOV. 14, 2019
PRELIMINARY PUD MASTER DEVELOPMENT PLAN: ORDINANCE 4563; APPROVED JAN. 8, 2026

NEW PUDS DEVELOPING IN THE CCUV FUTURE LAND USE DISTRICT ARE REQUIRED TO BE ZONED PUD-MU. IN ORDER TO CREATE A MASTER PLAN IN KEEPING WITH THE FORM AND AESTHETIC OF THIS SURROUNDING AREA, THE PROPOSED PUD MASTER PLAN COMPLIES WITH THE PUD-MU REQUIREMENTS.

NOTE: THIS DEVELOPMENT WILL CONFORM TO ALL PUD-MU STANDARDS.

NOTE: THE SUBJECT PARCEL IS LESS THAN 10 ACRES IN SIZE, DOES NOT INCLUDE THE CREATION OF A NEW THOROUGHFARE OR INTERNAL DRIVE, AND THEREFORE IS NOT A DEVELOPMENT PARCEL. AS SUCH, THIS PARCEL IS EXEMPT FROM SOME TYPICAL PUD-MU CRITERIA: DENSITY, BLOCK SIZE, AND CERTAIN CIVIC SPACE REQUIREMENTS.

TOTAL DWELLING UNITS: 94 UNITS
TOTAL DENSITY: 18.8 DUA

BUILDING BREAKDOWN:
TOTAL MULTI-FAMILY UNITS: 82 DWELLING UNITS
- LARGE MULTI-FAMILY BLDG 1: 12 DU
- LARGE MULTI-FAMILY BLDG 2: 18 DU
- LARGE MULTI-FAMILY BLDG 3: 24 DU
- LARGE MULTI-FAMILY BLDG 4: 24 DU
- SMALL MULTI-FAMILY BLDG 1: 4 DU; 7-GARAGE PARKING SPACES

TOWNHOMES: 12 DWELLING UNITS
- TOWNHOME 1, 6, 7, 12: 1 CODE COMPLIANT GARAGE SPACE
- TOWNHOME 2-5; 8-11: 2 COVERED PARKING SPACES

BUILDING SITES:
PRINCIPAL STRUCTURE SETBACKS:
- FRONT SETBACK PUD-MU STANDARD: 0'-20'
- PROVIDED SETBACK: 10'-13' TOWNHOMES; 4'-12' LARGE MULTI-FAMILY;

- FRONT SETBACK SECONDARY PUD-MU STANDARD: 0'-20'
- PROVIDED SETBACK: 9' LARGE MULTI-FAMILY

- SIDE SETBACK PUD-MU STANDARD: 0' MIN. ATTACHED; OTHERWISE 10' - 24'
- PROVIDED SETBACK: 0'; 10' MIN. - 24' MAX.

- REAR SETBACK: NOT REGULATED

ENFRONTMENT PUD-MU STANDARD: UP TO 20% OF BUILDING SITE ARE ALLOWED TO FRONT PEDESTRIAN WAYS INSTEAD OF THOROUGHFARES.
- TOTAL NUMBER OF BUILDING SITES: 17
- BUILDING SITES ENFRONTING PEDESTRIAN WAYS: 2 (12% OF BUILDING SITES)
- BUILDING SITES 16 AND 17 ENFRONT PEDESTRIAN WAYS.

PARKING SUMMARY:
- TOTAL DWELLING UNITS: 94 UNITS
- REQUIRED MINIMUM PARKING RATIO: 2 SPACES PER UNIT
- REQUIRED CIVIC SPACE PARKING: 1 SPACE PER 5,000 SF OF REQUIRED CIVIC SPACE
- TOTAL REQUIRED PARKING: 191 SPACES
  (188 PARKING RESIDENTIAL SPACES; 3 CIVIC PARKING SPACES)

- TOTAL PROVIDED: 196 SPACES

- TOWNHOMES: 20 SPACES TOTAL
  16 COVERED CARPORT SPACES PROVIDED ON-LOT, 4 GARAGE SPACES (10' X 20')

- SMALL MULTI-FAMILY BUILDING 1: 7 GARAGE SPACES (10'X20')

- SURFACE PARKING: 134 SPACES
- ON-STREET PARKING: 33 SPACES

TOTAL CIVIC SPACE: 0.31 AC
- REQUIRED 5% OF GROSS SITE AREA: 0.25 AC
- PROVIDED: 0.31AC (6.2%)
- POCKET PARK - TO INCLUDE COMMUNITY AMENITIES SUCH AS A POOL, PATIO AND GRILLING AREA.

FRONTAGE CALCULATIONS			
BUILDING SITE	BUILDING TYPE	BUILDING SITE WIDTH	FRONTAGE BUILD-OUT
1	TOWNHOME	20 LF	20 LF; 100%
2	TOWNHOME	20 LF	20 LF; 100%
3	TOWNHOME	20 LF	20 LF; 100%
4	TOWNHOME	20 LF	20 LF; 100%
5	TOWNHOME	20 LF	20 LF; 100%
6	TOWNHOME	20 LF	20 LF; 100%
7	TOWNHOME	20 LF	20 LF; 100%
8	TOWNHOME	20 LF	20 LF; 100%
9	TOWNHOME	20 LF	20 LF; 100%
10	TOWNHOME	20 LF	20 LF; 100%
11	TOWNHOME	20 LF	20 LF; 100%
12	TOWNHOME	20 LF	20 LF; 100%
13	LARGE MULTI-FAMILY 1	100.5 LF	89 LF; 89%
14	LARGE MULTI-FAMILY 2	132.5 LF	118 LF; 86%
15	LARGE MULTI-FAMILY 3	97.8 LF	79 LF; 81%
16	SMALL MULTI-FAMILY 1	46 LF	28.5 LF; 62%
17	LARGE MULTI-FAMILY 4	170.4 LF	135 LF; 79%

PUD-MU DESIGN STANDARDS DEVIATION REQUESTS:

TABLE 4.3.1-M; FACADE

CURRENT TEXT:
FACADE WINDOW SILL HEIGHT. IF RESIDENTIAL: 5 FT. MIN. ABOVE AVERAGE GRADE AT FACADE.

REQUESTED DEVIATION:
FACADE WINDOW SILL HEIGHT. IF RESIDENTIAL: 4 FT. MIN. ABOVE AVERAGE GRADE AT FACADE.

SEE ARCHITECTURAL SHEETS FOR ADDITIONAL DETAILS.

GRAPHIC SCALE 1"=30'-0" (0, 30, 60, 90)

NOTE:

THE SUBJECT PARCEL IS LESS THAN 10 ACRES IN SIZE, DOES NOT INCLUDE THE CREATION OF A NEW THOROUGHFARE OR INTERNAL DRIVE, AND THEREFORE IS NOT A DEVELOPMENT PARCEL.

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THE JAMES 2
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

GREGORY C. GAMBLE — TENNESSEE — LANDSCAPE ARCHITECT — 2026

BY	DATE	REVISIONS	No.
			1
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			4
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/18/2026
KIMLEY-HORN PROJECT NO. 118119003

FINAL MASTER DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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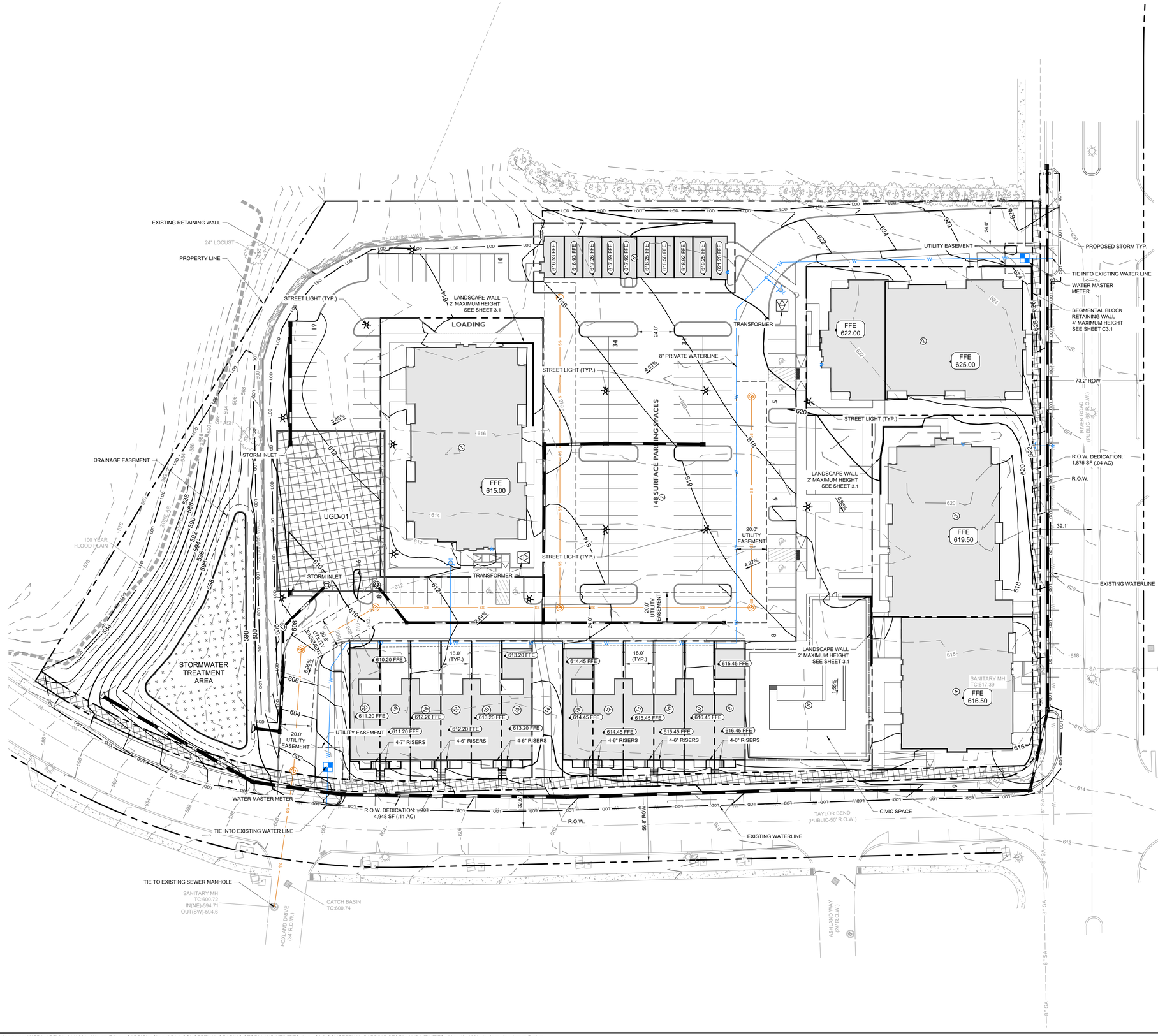

NOTES

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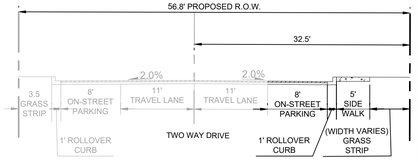
2. NO PROPOSED BUILDINGS FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0170E EFFECTIVE APRIL 16, 2007.
3. SITE TO BE SERVED VIA PRIVATE TRASH SERVICE.
4. FINAL REVIEW OF GRADING AND STORMWATER TO BE PROVIDED WITH CONSTRUCTION PLANS.
5. THIS DEVELOPMENT PLAN WILL CONFORM TO ALL PUD-MU STANDARDS UNLESS THE DEVIATION WAS REQUESTED AND THIS APPLICATION APPROVED BY THE PLANNING COMMISSION.

RETAINING WALL NOTE

EXISTING RETAINING WALL TO BE EXAMINED AND CERTIFIED PRIOR TO FINAL CONSTRUCTION DOCUMENTS.



TAYLOR BEND STREET SECTION
(PUBLIC - 56.8 R.O.W.)

LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER LINE
- STORM LINE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- UNDERGROUND DETENTION
- BIORETENTION

PARCEL AREA TABLE

PARCEL #	AREA (SF)
1	111039.33
2	15034.07
3	14631.75
4	10805.71
5	14669.57
6	6082.69
7	18233.16
8	1769.29
9	1786.41
10	1804.09
11	1815.14
12	1824.83
13	1815.93
14	1861.26
15	1832.90
16	1838.82
17	1836.77
18	1829.75
19	1822.50
20	1806.37

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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THE JAMES 2
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

SOPHIA CLOSE
REGISTERED ENGINEER
STATE OF TENNESSEE
05/18/2026

No	DATE	REVISIONS	BY
1			
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10			

DESIGNED BY:	SAC
DRAWN BY:	MEN
CHECKED BY:	SAC
DATE:	05/18/2026

KIMLEY-HORN PROJECT NO.
118119003

CONCEPTUAL GRADING
STORM AND UTILITIES

SHEET NUMBER
C3.0

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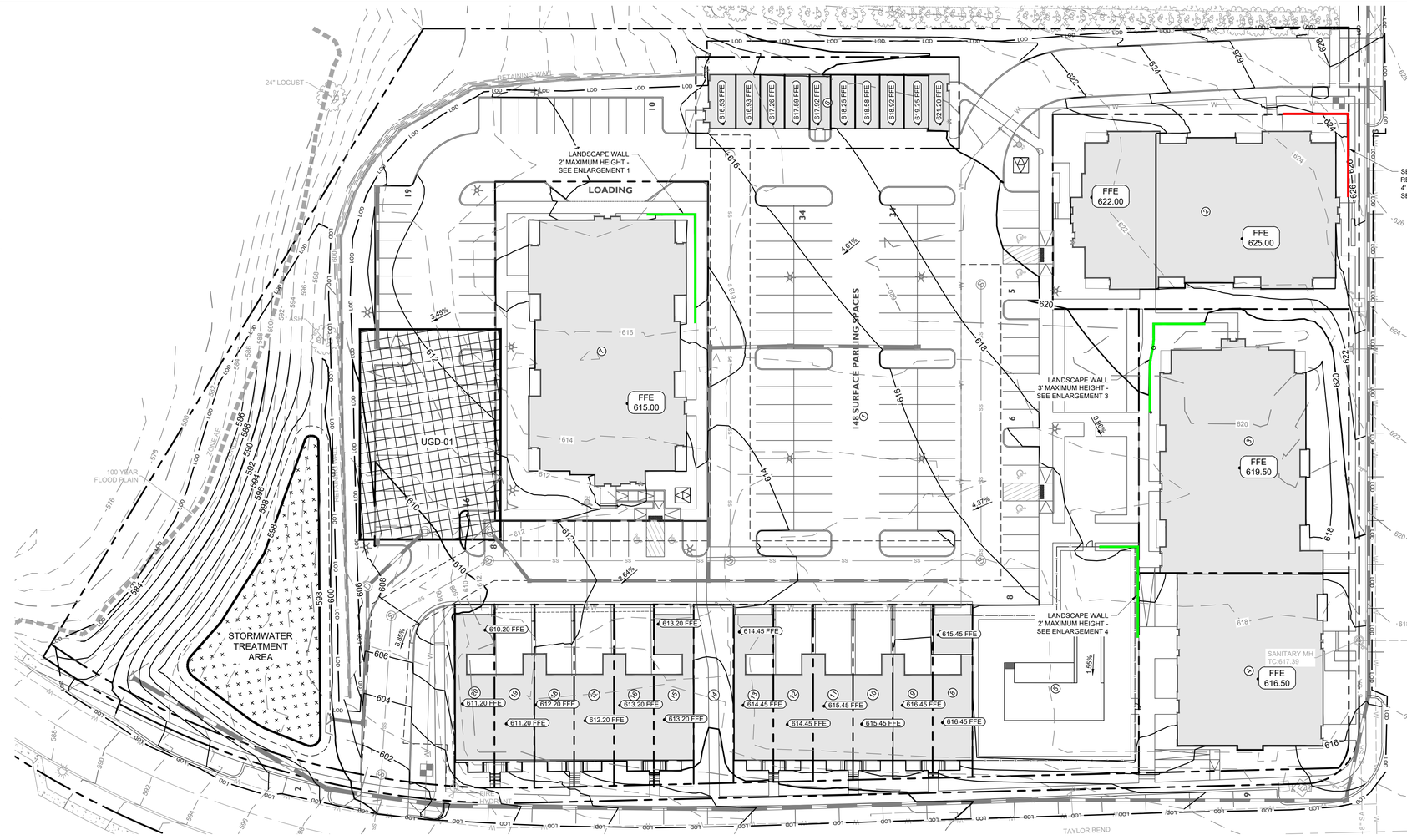

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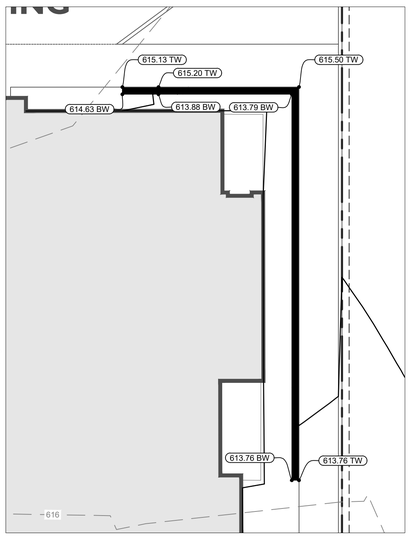
RETAINING WALL NOTE

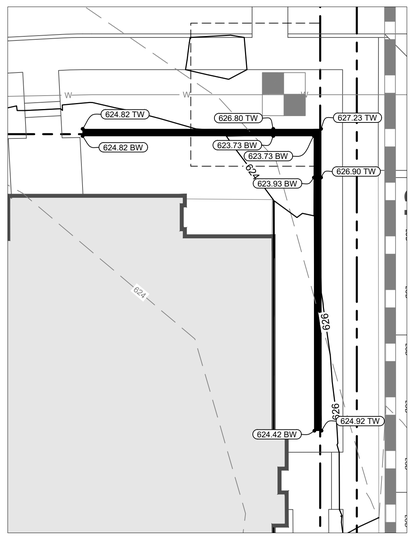
EXISTING RETAINING WALL TO BE EXAMINED AND CERTIFIED PRIOR TO FINAL CONSTRUCTION DOCUMENTS.

GRADING PLAN LEGEND

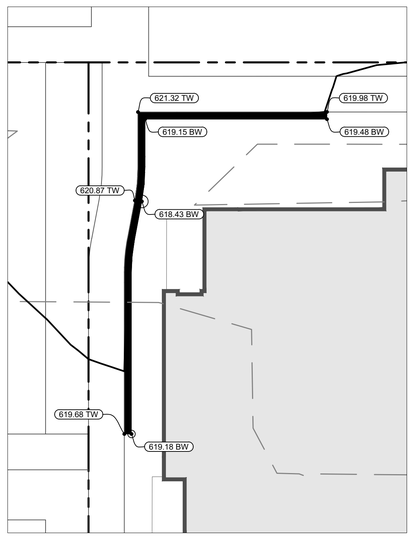
- 476.17 — SPOT ELEVATION (TW TOP OF WALL, BW BOTTOM OF WALL)
- FFE ### — FINISH FLOOR ELEVATION
- PROPOSED RETAINING WALL (GREATER THAN 3')
- PROPOSED RETAINING WALL (3' OR SHORTER)



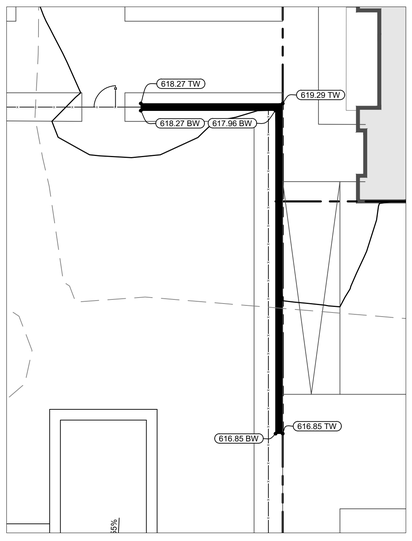
ENLARGEMENT 1



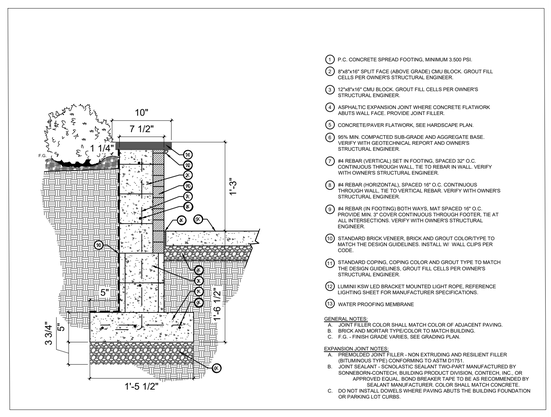
ENLARGEMENT 2



ENLARGEMENT 3



ENLARGEMENT 4



1. P.C. CONCRETE SPREAD FOOTING, MINIMUM 3,500 PSI.
2. 8"x8"x16" SPLIT FACE (ABOVE GRADE) CMU BLOCK, GROUT FILL CELLS PER OWNER'S STRUCTURAL ENGINEER.
3. 12"x8"x16" CMU BLOCK, GROUT FILL CELLS PER OWNER'S STRUCTURAL ENGINEER.
4. ASPHALTIC EXPANSION JOINT WHERE CONCRETE FLATWORK ABUTS WALL FACE. PROVIDE JOINT FILLER.
5. CONCRETE/PAVER FLATWORK, SEE HARDSCAPE PLAN.
6. 95% MIN. COMPACTED SUB-GRADE AND AGGREGATE BASE. VERIFY WITH GEOTECHNICAL REPORT AND OWNER'S STRUCTURAL ENGINEER.
7. #4 REBAR (VERTICAL) SET IN FOOTING, SPACED 32" O.C. CONTINUOUS THROUGH WALL. TIE TO REBAR IN WALL. VERIFY WITH OWNER'S STRUCTURAL ENGINEER.
8. #4 REBAR (HORIZONTAL), SPACED 16" O.C. CONTINUOUS THROUGH WALL. TIE TO VERTICAL REBAR. VERIFY WITH OWNER'S STRUCTURAL ENGINEER.
9. #4 REBAR (IN FOOTING) BOTH WAYS, MAT SPACED 16" O.C. PROVIDE MIN. 3" COVER CONTINUOUS THROUGH FOOTER. TIE AT ALL INTERSECTIONS. VERIFY WITH OWNER'S STRUCTURAL ENGINEER.
10. STANDARD BRICK VENEER, BRICK AND GROUT COLOR/TYPE TO MATCH THE DESIGN GUIDELINES. INSTALL W. WALL CLIPS PER CODE.
11. STANDARD COPING, COPING COLOR AND GROUT TYPE TO MATCH THE DESIGN GUIDELINES. GROUT FILL CELLS PER OWNER'S STRUCTURAL ENGINEER.
12. LUMINII KSW LED BRACKET MOUNTED LIGHT ROPE, REFERENCE LIGHTING SHEET FOR MANUFACTURER SPECIFICATIONS.
13. WATER PROOFING MEMBRANE

GENERAL NOTES:
A. JOINT FILLER COLOR SHALL MATCH COLOR OF ADJACENT PAVING.
B. BRICK AND MORTAR TYPE/COLOR TO MATCH BUILDING.
C. F.G. - FINISH GRADE VARIES, SEE GRADING PLAN.

EXPANSION JOINT NOTES:
A. PREMOLDED JOINT FILLER - NON EXTRUDING AND RESILIENT FILLER (BITUMINOUS TYPE) CONFORMING TO ASTM D1751.
B. JOINT SEALANT - SONOLASTIC SEALANT TWO-PART MANUFACTURED BY SONNEBORN-CONTECH, BUILDING PRODUCT DIVISION, CONTECH, INC., OR APPROVED EQUAL. SEALANT SHALL BE INSTALLED PER SEALANT MANUFACTURER. COLOR SHALL MATCH CONCRETE.
C. DO NOT INSTALL DOWELS WHERE PAVING ABUTS THE BUILDING FOUNDATION OR PARKING LOT CURBS.

1 LANDSCAPE WALL - DETAIL
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 5 10 20
NORTH

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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THE JAMES 2
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

SOPHIA CLOSE
REGISTERED ENGINEER
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
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3			
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DESIGNED BY:	SAC
DRAWN BY:	MEN
CHECKED BY:	SAC
DATE:	05/18/2026

KIMLEY-HORN PROJECT NO. 118119003

RETAINING WALL SHEET

SHEET NUMBER
C3.1

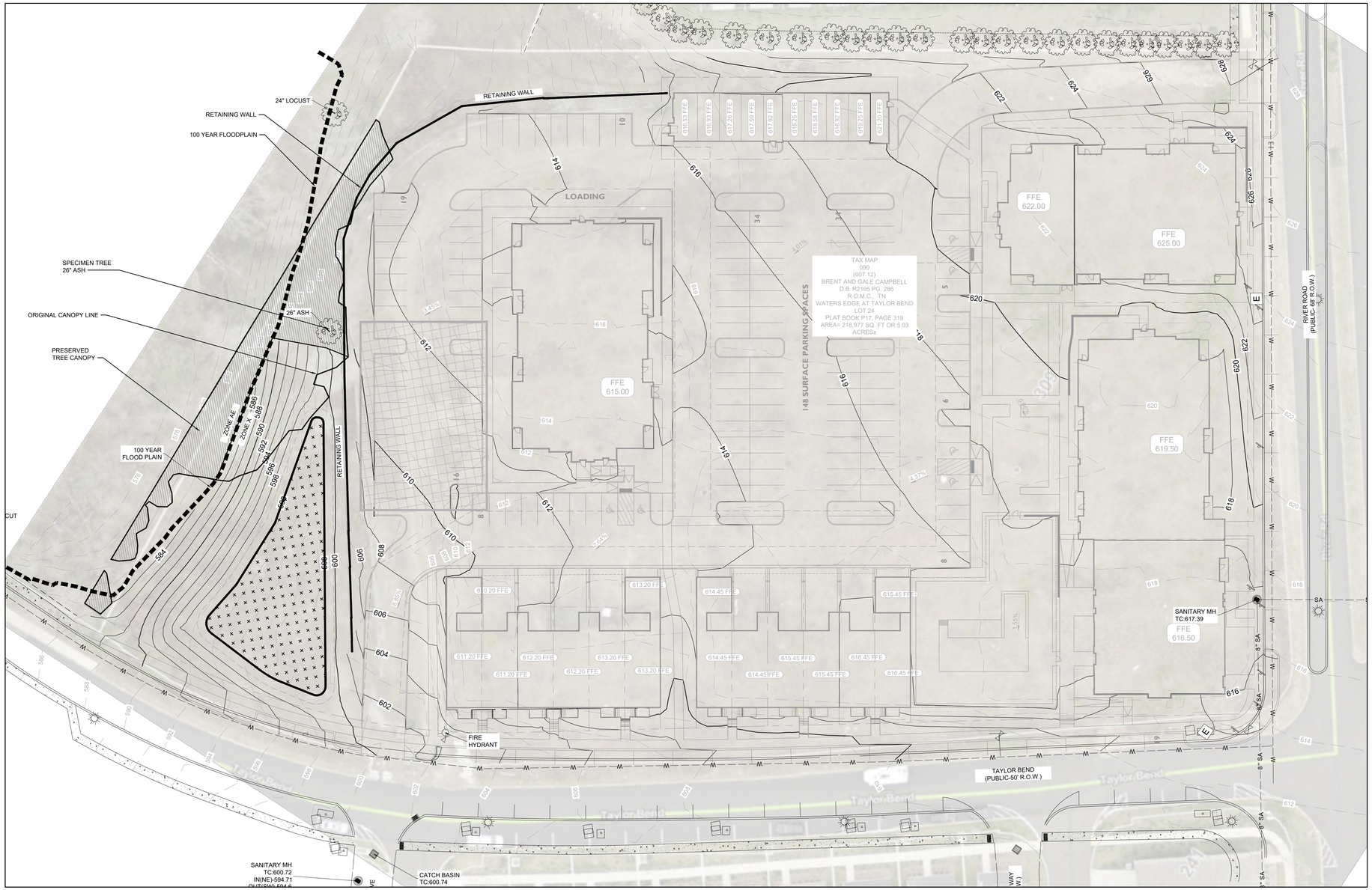
FINAL PUD DEVELOPMENT PLAN SITE DATA:

TOTAL SITE AREA: +/-5.0 AC
EXISTING ZONING: PUD
FUTURE LAND USE: CCUV - CITY CENTER URBAN VILLAGE
PREVIOUS PUD MASTER PLAN: WATERS EDGE PUD; ORDINANCE 4262; NOV. 14, 2019
PRELIMINARY PUD MASTER DEVELOPMENT PLAN: ORDINANCE 4563; APPROVED JAN. 8, 2026

THE SITE WAS PREVIOUSLY CLEARED IN ACCORDANCE WITH AN APPROVED SITE PLAN. BRUSH/VOLUNTEER GROWTH HAS OCCURRED IN THE DISTURBED AREA.

SPECIMEN TREES: 1 ON SITE
26" ASH - PRESERVED

EXISTING TREE CANOPY: 8,388.3 SF (0.19 AC); 3.8% OF TOTAL SITE AREA
PUD-MU TREE CANOPY RETENTION STANDARD: 54% PRESERVATION
TREE CANOPY PRESERVATION AREA: 5,817.3 SF (.13 AC) - 70% OF ORIGINAL CANOPY COVER PRESERVED



0 30 60 90
GRAPHIC SCALE 1"=30'-0"

NOTE:

THE SUBJECT PARCEL IS LESS THAN 10 ACRES IN SIZE, DOES NOT INCLUDE THE CREATION OF A NEW THOROUGHFARE OR INTERNAL DRIVE, AND THEREFORE IS NOT A DEVELOPMENT PARCEL.

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37204
Main: 615.564.2701 | www.kimley-horn.com

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THE JAMES 2 FINAL PUD MASTER DEVELOPMENT PLAN

RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
05/18/26
LANDSCAPE ARCHITECT

No.	REVISIONS	DATE	BY
1			
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/18/2026
KIMLEY-HORN PROJECT NO. 118119003

TREE PRESERVATION

SHEET NUMBER
L1.0

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Drawing name: K:\FRA_LAP_GDC\!development\CPS - Columbia Taylors Bend\06 FMDP PUD\02 CAD\L1.0.dwg L1.0 May 18, 2026 3:28pm by: Rose.Goodwin

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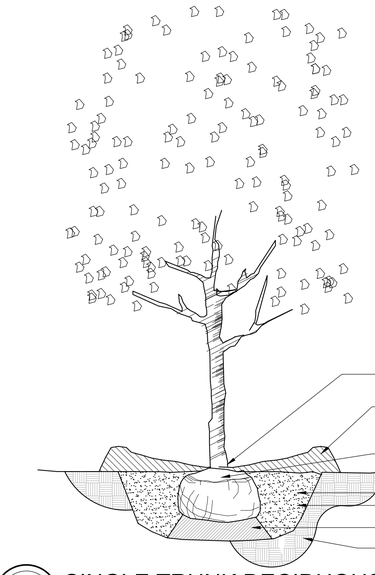
PLANT SCHEDULE - CODE MINIMUM

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARA	14	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
ASL	4	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
LSR	12	Liquidambar styraciflua 'Rotundiloba'	Fruitless Narrow Sweet Gum	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
QF	16	Quercus falcata	Southern Red Oak	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	SINGLE-STRAIGHT CENTRAL LEADER
	46	(SUBTOTAL)						
SHRUBS								
BGM	74	Buxus x 'Green Mountain'	Green Mountain Boxwood	3 gal.	24"	EVERGREEN	36" O.C.	
IGS	83	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	30"	EVERGREEN	36" O.C.	
RHC	115	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea	3 gal.	30"	EVERGREEN	36" O.C.	
BSD	46	Buxus sempervirens 'Dee Runk'	Dee Runk Common Boxwood		30"	EVERGREEN	36" O.C.	
	318	(SUBTOTAL)						

PLANT SCHEDULE - AMENITY BUFFER

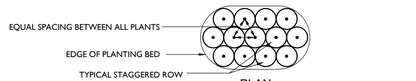
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING
SHRUBS							
BSD	11	Buxus sempervirens 'Dee Runk'	Dee Runk Common Boxwood		30"	EVERGREEN	36" O.C.
IN	13	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly		4`	EVERGREEN	6` O.C.
RHC	11	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea		24"	EVERGREEN	36" O.C.
VC	11	Viburnum x burkwoodii `Chenaultii`	Chenault Viburnum		36"	EVERGREEN	AS SHOWN



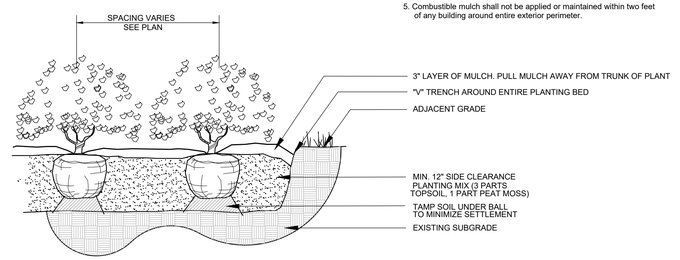
1 L1.0 SINGLE TRUNK DECIDUOUS TREE — SECTION — DETAIL # NTS

GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or up to 2" above existing grade.
4. Set tree in vertical position; stake if necessary for stabilization.
5. Soak plant ball and pit immediately after installation. Place 3" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.



PLAN



2 L1.0 SHRUB PLANTING — SECTION — DETAIL # NTS

GENERAL NOTES:

1. Install top of plant ball shall be level with finished grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.
4. Cut and remove burlap from top 1/3 of root ball. Non-degradable burlap shall be removed or rolled under ball after replacement of plant.
5. Combustible mulch shall not be applied or maintained within two feet of any building around entire exterior perimeter.

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THE JAMES 2
FINAL PUD MASTER DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — No. 329 — 05/18/26

No.	REVISIONS	DATE	BY
1			
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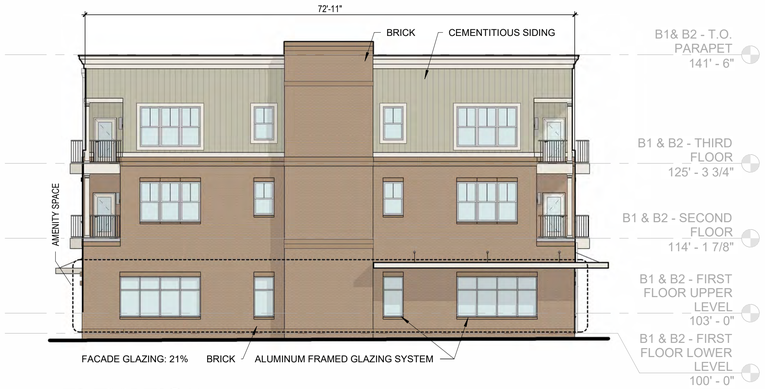
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/18/2026
KIMLEY-HORN PROJECT NO. 118119003

FINAL MASTER DEVELOPMENT PLAN

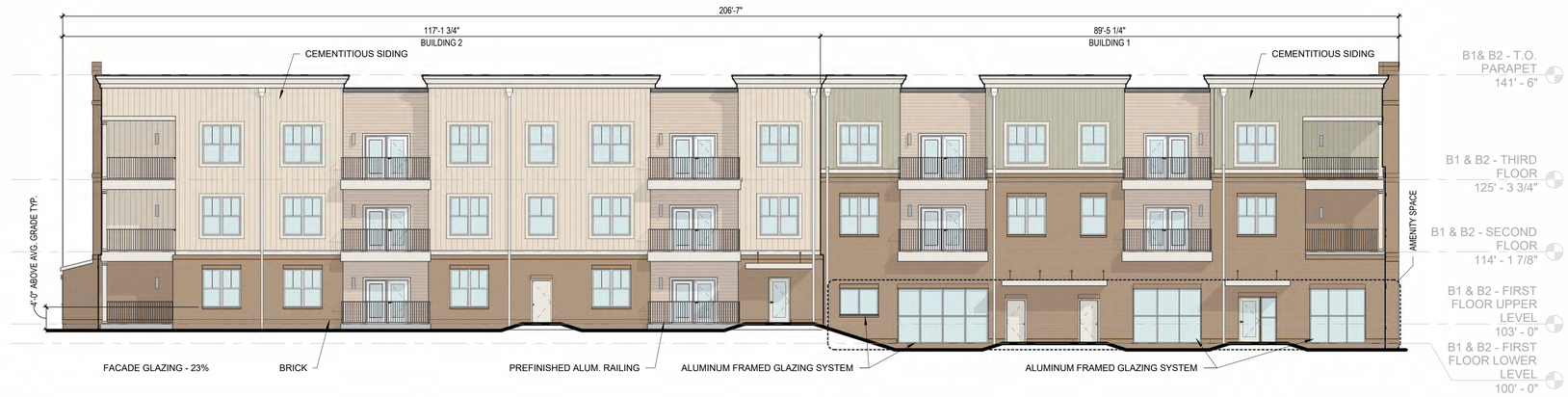
SHEET NUMBER L2.1



3 A201 **ELEVATION** BUILDING 2 - (FACING BLDG 3)
3/32" = 1'-0"



2 A201 **ELEVATION** BUILDING 1 - (FACING TAYLOR'S BEND RD.)
3/32" = 1'-0"



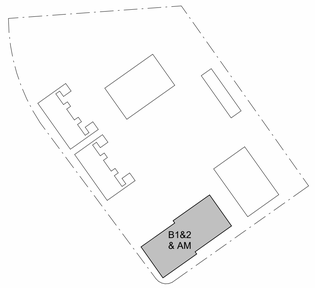
4 A201 **ELEVATION** BUILDING 1&2 - (FACING PARKING LOT)
3/32" = 1'-0"



1 A201 **ELEVATION** BUILDING 1&2 - (FACING RIVER RD.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

KEY PLAN



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BARLOW BUILDERS & CPS LAND
THE JAMES (PHASE 2)
COLUMBIA, TN

ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

PROJECT NO:
26008

SHEET TITLE:
BUILDING 1/2 ELEVATIONS

SHEET NUMBER:
A201

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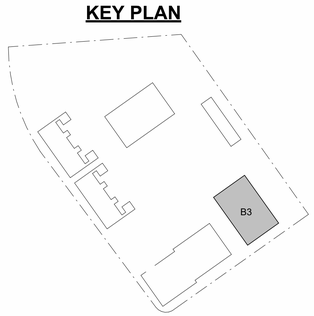
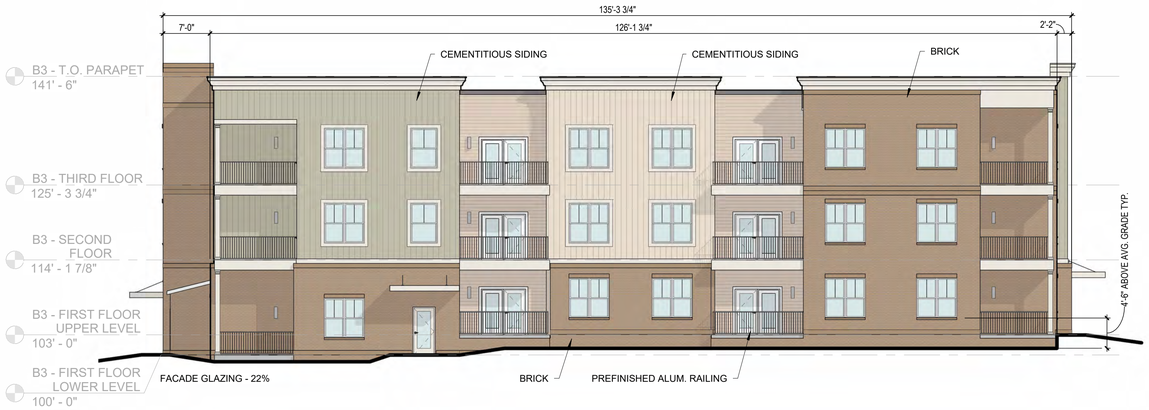
KEY PLAN





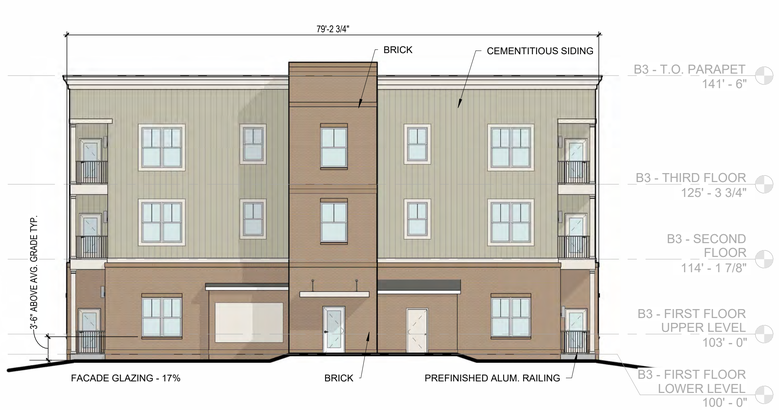
3 A202 **ELEVATION** BUILDING 3 - (FACING BLDG 1&2)
3/32" = 1'-0"



1 A202 **ELEVATION** BUILDING 3 - (FACING RIVER RD.)
3/32" = 1'-0"



4 A202 **ELEVATION** BUILDING 3 - (FACING BACK OF PROPERTY)
3/32" = 1'-0"



2 A202 **ELEVATION** BUILDING 3 - (FACING PARKING LOT)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

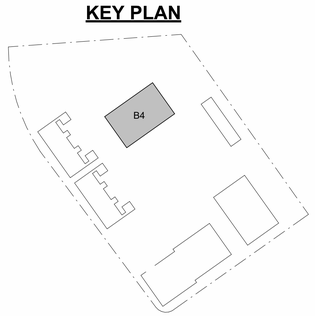
PROJECT NO:
26008

SHEET TITLE:
BUILDING 3 ELEVATIONS

SHEET NUMBER:
A202

5/15/2026 2:46:26 PM

KEY PLAN





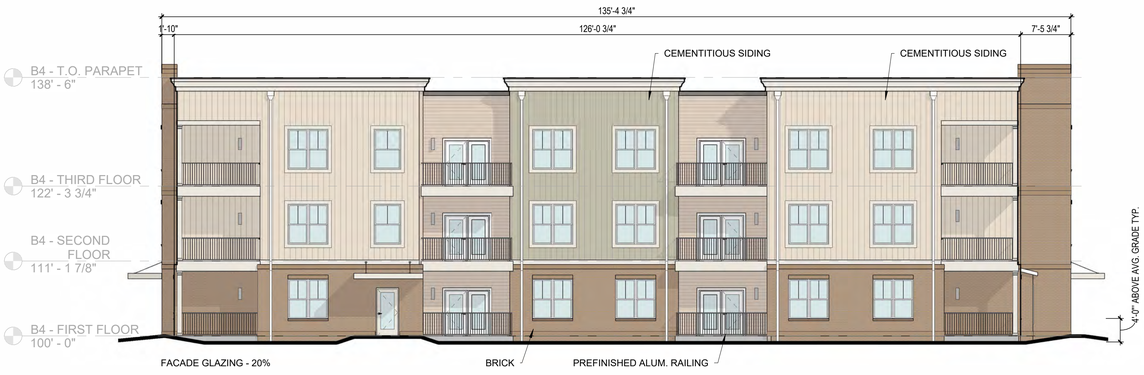
4 A203 **ELEVATION** BUILDING 4 - (FACING PARKING LOT)

3/32" = 1'-0"



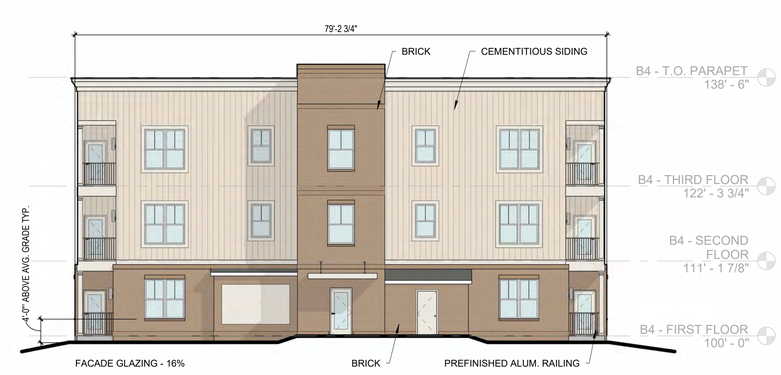
1 A203 **ELEVATION** BUILDING 4 - (FACING TOWNHOMES)

3/32" = 1'-0"



2 A203 **ELEVATION** BUILDING 4 - (FACING STORM DETENTION AREA)

3/32" = 1'-0"



3 A203 **ELEVATION** BUILDING 4 - (FACING BACK OF PROPERTY)

3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

PROJECT NO:

26008

SHEET TITLE:

BUILDING 4 ELEVATIONS

SHEET NUMBER:

A203

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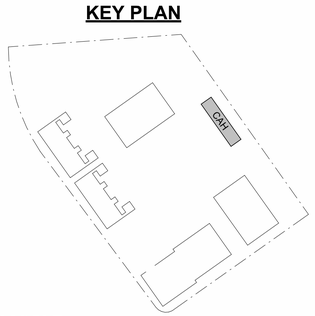
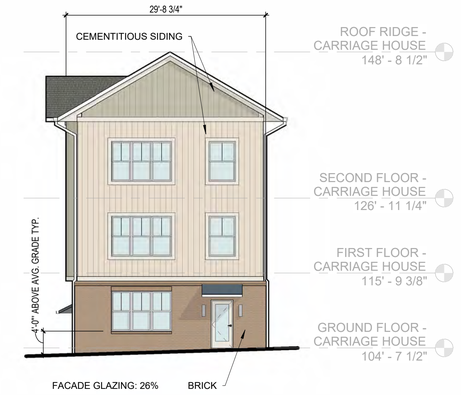
KEY PLAN





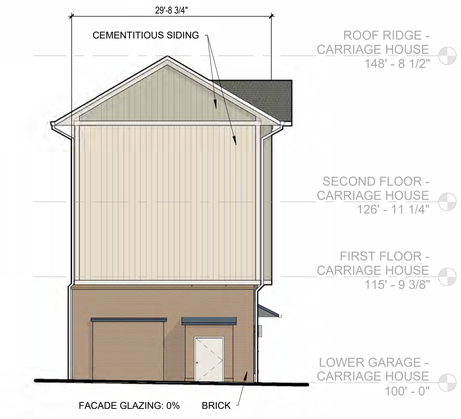
1 A204 **ELEVATION** CARRIAGE HOUSE - (FACING PARKING LOT)
3/32" = 1'-0"



4 A204 **ELEVATION** CARRIAGE HOUSE - (FACING RIVER RD.)
3/32" = 1'-0"



3 A204 **ELEVATION** CARRIAGE HOUSE - (FACING BACK OF PROPERTY)
3/32" = 1'-0"



2 A204 **ELEVATION** CARRIAGE HOUSE - (FACING WATER DETENTION AREA.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

PROJECT NO:
26008

SHEET TITLE:
CARRIAGE HOUSE ELEVATIONS

SHEET NUMBER:
A204

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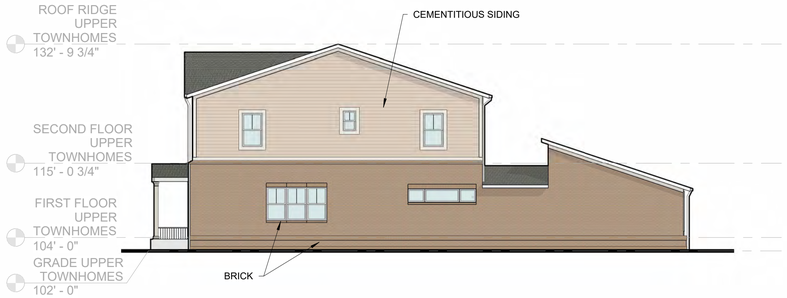
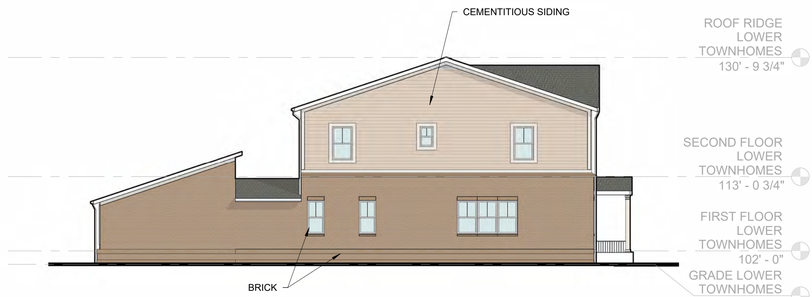
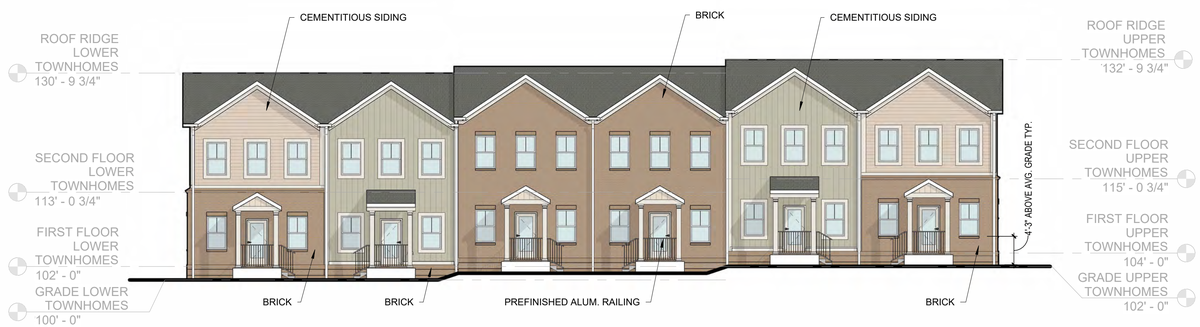
4 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING PARKING LOT)
3/32" = 1'-0"



2 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING B1&2)
3/32" = 1'-0"



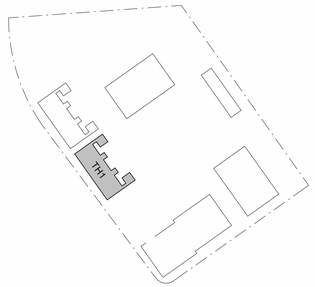
3 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING ROW 2)
3/32" = 1'-0"



1 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING TAYLOR'S BEND RD.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

KEY PLAN



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ISSUANCES

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	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

PROJECT NO:
26008

SHEET TITLE:
TOWNHOME ELEVATIONS

SHEET NUMBER:
A205

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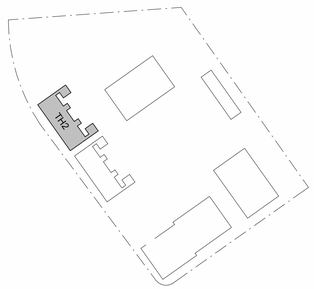
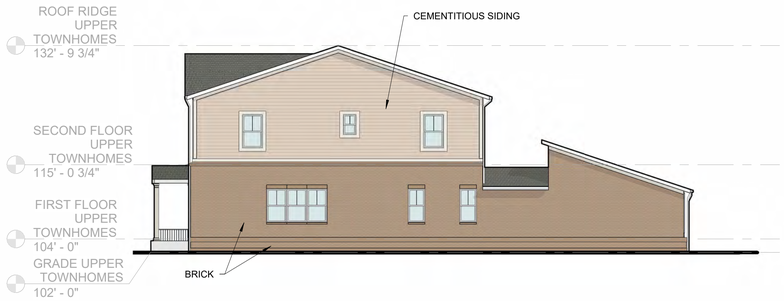
KEY PLAN

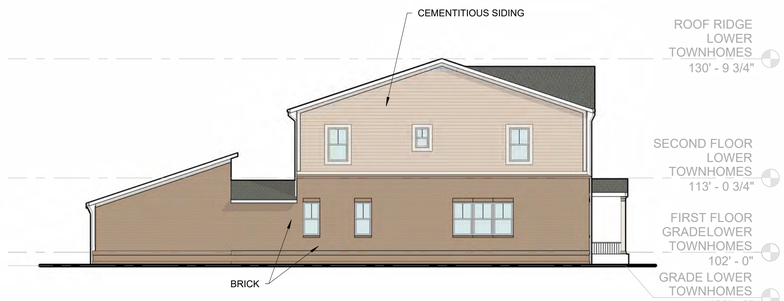




2 A206 **ELEVATION** TOWNHOME - ROW 2 - (FACING PARKING LOT)
3/32" = 1'-0"



3 A206 **ELEVATION** TOWNHOME - ROW 2 - (FACING ROW 1)
3/32" = 1'-0"



4 A206 **ELEVATION** TOWNHOME - ROW 2 - FACING WATER DETENTION AREA)
3/32" = 1'-0"



1 A206 **ELEVATION** TOWNHOME - ROW 2 - (FACING TAYLOR'S BEND RD.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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BARLOW BUILDERS & CPS LAND

THE JAMES (PHASE 2)

COLUMBIA, TN

ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION
	2026.05.18	FINAL PUD SUBMISSION

PROJECT NO:

26008

SHEET TITLE:

TOWNHOME ELEVATIONS

SHEET NUMBER:

A206

Kimley»Horn

May 18, 2026

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

RE: ***Resubmittal: Waters Edge at Taylor Bend FMDP; Item #: 26-0148***

Dear Mr. Rush,

This cover letter accompanies the submittal of revised FMDP sheets for the Waters Edge at Taylor Bend FMDP. Below is a narrative of the plan updates between this FMDP and the previously approved PMDP. Also included are comment responses to the Development Review Committee Meeting Comments from May 12, 2026.

Prior to the FMDP submittal, the applicant had additional survey work done on site. This updated survey has been incorporated into the submittal. While most layout impacts were subtle, some new information has been added to the plans. For example, the survey team was able to identify a specimen tree and confirm the limits of the tree canopy. Sheet L1.0 reflects this updated tree information. Additionally, during this time the architects worked to further refine the floorplans and associated elevations of the proposed townhomes and multi-family buildings. These updates are reflected in the revised elevations. And finally, the applicant was asked to show additional layout information for the amenity space, which has been included in the updated layout.

A list of the specific updates between the approved PMDP and the FMDP is below:

1. The 1st floor floor elevations step to coordinate with site grading for the following buildings: Large multifamily buildings 1, 2, and 3, Small multifamily building 1 and Townhouses (see sheets A201, A202, A204, A205, A206).
2. Large multifamily building 1: 1st floor awning expanded, over amenity space windows (see sheet A201).
3. Windows shifted at secondary elevations of Large Multifamily buildings 1 and 3, to coordinate with floor plan development. The required glazing percentages are maintained. (See sheets A201 and A202).
4. Changed the side entry/exit doors from double doors to single doors on Large multifamily buildings (see A201, A202, A203).
5. Added windows on the side and rear elevations of the townhomes to coordinate with floor plan development (see sheets A205 and A206).
6. Buildings 3&4 have shifted east to allow for more grading room into building 4 entry from ROW.
7. Parking lot layout (loading area, ADA stalls, etc.) has shifted in order to better accommodate site grading.
8. Building 6 footprint has revised.
9. Stormwater pipe layout has adjusted to better collect parking lot flow. Pond design has revised to better work with existing grades.
10. Waterline layout has adjusted based on feedback from CPWS.
11. Updated survey information has been incorporated since the preliminary PUD.
12. Retaining walls have been added/adjusted throughout plan due to grading refinement.

13. Specimen tree has been identified and existing/preserved tree canopy area updated.
14. Parking lot landscape placement has adjusted where necessary to react to layout changes. Screening shrubs have been added to the base of the existing retaining wall at the request of staff.

Comment Responses:

Planning:

1. The lead staff person will be Charles Rush, Principal Planner (crush@columbiatn.gov).
   Response: Noted.
2. Upload all responses to comments by resubmittal date.
   Response: Noted.
3. 2 trees are missing at the corner of Taylor's Dent and River Road (provide explanation, tree counts have stayed the same, but the plan has lost 2 trees).
   Response: After a review of the plan with verified survey information and clear utility placement, the landscape architect was concerned for utility interference and intersection site visibility. The two trees previously shown in the corner landscape island were shifted out of the island and proposed near Large Multi-Family Building 3.
4. Add note that the landscape island will be the size of a parking space (9'x19').
   Response: This note has been added to C2.0.
5. Provide an explanation of the loading area change at the large multi-family building 4
   Response: Loading area location shifted due to the grading near the retaining wall.
6. List driveway widths
   Response: These dimensions have been added to C2.0.
7. Provide a statement that this development will conform to all PUD-MU standards unless a deviation was requested in this application and approved by the Planning Commission.
   Response: This note is on C2.0.
8. Provide a retaining wall sheet with materials (TOW/BOW). Retaining walls require landscaping.
   Response: Proposed cast in place retaining wall has been removed. Retaining wall enlargement has been provided on sheet C3.1 with elevations and general details. Please see Sheets L2.0-L2.1 for the addition of shrubs at the base of the existing retaining wall within the limits of disturbance.
9. The photometric plan needs to reflect 1.0 – 2.0 FC.
   Response: Photometric plan has been updated.
10. Provide a list of all changes from the approved preliminary PUD to the submitted Final PUD. Include elevations since those have changed as well. Provide explanation for each change (e.g., 6' fence removed, windows ripple to double, etc).
    Response: Please see the narrative above.
11. Townhome facades do not comply with the elevation requirements of the district. Window alignment: "Upper floor windows and other features must be aligned with those on the first floor".
    Response: Please refer to the revised exterior elevation drawings on sheets A205 and A206. The upper floor windows on the primary, street-facing façade have been revised to align vertically with the first floor openings.
12. Review façade and PUD-MU standards to match district standards, or deviations will need to be requested.
    Response: No new deviations are requested. Deviation to utilize a window sill height 4' above the average grade at facades instead of 5' was granted with the previously approved Preliminary PUD Master Development Plan and is utilized in this FMDP.

Engineering:

13. Retaining walls or walls shall not be designed to primarily retain surface waters. Walls shall be designed in a manner to reinforce and support soils.
    Response: Design has been revised and the free standing wall has been removed. An underground detention system will be utilized.
14. Existing retaining wall will require certification from geotechnical engineer attesting to the installation, design, and structural integrity.
    Response: Response: Note stating such is on sheet C3.0. Existing wall has been reviewed/inspected by geotechnical engineer. Geotechnical report is included in this resubmittal.
15. Minimum ROW for Taylor Bend Rd is 65 ft. Provide half the required ROW to meet the minimum required width (32.5 ft from CL of existing ROW). Additional ROW may be required along River Rd to construct sidewalk within it.
    Response: ROW dedication along Taylor Bend has been adjusted to be 32.5' from centerline. ROW along River Road is shown where public access easement was previously proposed.
16. Final review of grading and stormwater will be conducted with site construction plans review.
    Response: Understood
17. Check grading in relation to FFE with buildings 3 and 4.
    Response: Buildings 3 & 4 grading has been reviewed. FFEs are set based on maintaining ADA access to the building from the intersection of River Road and Taylor Bend.
18. Subject to TIS and construction plans review.
    Response: Understood
19. Suggest grading section of driveway behind townhomes as alley cross section with drainage located in the middle of the section.
    Response: Grading has been revised.
20. Check FFEs of rear of townhomes in relation to road elevation to ensure proper drainage.
    Response: Grading has been reviewed, townhome driveways to drain to alley section behind.

Columbia Power:

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

Police:

22. No comments provided.

City Attorney:

23. No comments provided.

Building:

24. No comments provided.

ATT:

25. ATT to serve

Fire:

26. No comments.

Wastewater:

27. Wastewater availability letter must be updated.
    Response: Request for updated letter submitted to City on 5/15/2026.
28. Final PUD/Plat signature is subject to Columbia WW plan review approval or installation.
    Response: Noted.

Public Works:

29. Private sanitation services, including dumpsters, compactors, individual receptacles or valet services, may be utilized for townhome residents and multi-family residents. Individual trash receptacles will not be provided by the City of Columbia to townhome residents. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.
    a. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
    DUMPSTER AND COMPACTOR STANDARDS
    GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether
    collection is public or private.
    GUIDELINES FOR DUMPSTERS
    The number and capacity of dumpsters must be adequate to serve the disposal needs of the
    business, development or complex. Collection must occur at least one time per week, with
    special approval needed for every other week (EOW) collection. Each dumpster must be easily
    accessible, as determined by the Public Works Department, and of a size compatible with
    equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet
    and 6 inches of clearance on each side of the dumpster.
    DUMPSTER PAD REQUIREMENTS
    1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
    2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing
    capacity.
    3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for
    the truck is required.
    4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
    5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent
    the gates from swinging into the path of the truck during servicing.
    Response: Site to be served via private trash service. See note 3 on Sheet C3.0

30. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
    7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
    8. Access area, approach and pad must be level.
    9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.
    ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
    1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
    2. The collection truck shall not be required to back-up for no more than 200 feet.
    3. No backing into or across a public right-of-way.
    4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
    5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
    6. Gates must be unlocked and open for collection.
    Response: Site to be served via private trash service. See note 3 on Sheet C3.0

Maury County Schools:

31. Riverside Elementary, Cox Middle School, Central High School. The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accommodate new students.
    Response: Noted.

Columbia Water:

32. A water availability letter was issued on December 1, 2025, it remains valid until February 26, 2027. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.
    Response: Noted.

Maury County Highway Dept:

33. No Comment

Atmos Energy:

34. No Comment

Maury County E911:

35. No Comments provided

Duck River Electric Membership Corp:

36. No Comments

If you have any additional questions or concerns, please contact Greg Gamble at greg.gamble@kimley-horn.com or Keli Frymire at 706.566.6480 or keli.frymire@kimley-horn.com

Sincerely,



Keli Frymire
Landscape Architect

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.
26-0148

DESCRIPTION: Waters Edge at Taylor Bend PUD

COMMENTS:

Planning

1. The lead staff person will be Charles Rush, Principal Planner (crush@columbiatn.gov).
2. Upload all responses to comments by resubmittal date.
3. 2 trees are missing at the corner of Taylor's Dent and River Road (provide explanation, tree counts have stayed the same, but the plan has lost 2 trees).
4. Add note that the landscape island will be the size of a parking space (9'x19').
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15. Minimum ROW for Taylor Bend Rd is 65 ft. Provide half the required ROW to meet the minimum required width (32.5 ft from CL of existing ROW). Additional ROW may be required along River Rd to construct sidewalk within it.
16. Final review of grading and stormwater will be conducted with site construction plans review.
17. Check grading in relation to FFE with buildings 3 and 4.
18. Subject to TIS and construction plans review.
19. Suggest grading section of driveway behind townhomes as alley cross section with drainage located in the middle of the section.
20. Check FFEs of rear of townhomes in relation to road elevation to ensure proper drainage.

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ATT

25. ATT To Serve.

CITY OF COLUMBIA TENNESSEE

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    3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
    4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
    5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

31. 6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
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    information submitted on the Water Service Availability Request application. Any off-site improvements detailed in
    the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to
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Maury County Highway Dept.

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Atmos Energy

35. No comments provided.

Maury County E911

36. No comments provided.

Duck River Electric Membership Corp

37. No comment.

Resubmittal Guidelines

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

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

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

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

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

WATERS EDGE

FINAL PUD MASTER DEVELOPMENT PLAN

INTERSECTION OF RIVER ROAD AND TAYLOR BEND ROAD
COLUMBIA, TENNESSEE



LOCATION MAP

0 400 800
GRAPHIC SCALE 1"=400'-0"

SHEET INDEX

C0.0	COVER SHEET
C1.0	SURVEY
C2.0	PRELIMINARY PUD MASTER DEVELOPMENT PLAN
C3.0	CONCEPTUAL GRADING, STORM, UTILITIES
L1.0	TREE CANOPY COVERAGE
L2.0	CODE MINIMUM LANDSCAPE PLAN
L2.1	CODE MINIMUM LANDSCAPE PLAN
A1.0	ARCHITECTURAL ELEVATIONS

OWNER:
BRENT CAMPBELL
1187 GLENBROOK DR
FRANKLIN, TN 37064

DEVELOPER:
CPS LAND
213 OVERLOOK CIRCLE, SUITE B2
BRENTWOOD, TN 37027
CLIFF SMITH
cliff.smith@cpsland.com

APPLICANT/ LAND PLANNER:
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37064
GREG GAMBLE
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
GRAY HARRISON, P.E.
615.564.2701
gray.harrison@kimley-horn.com

ARCHITECT:
OPEN ARCHITECTURE
ERIC CLAUS
513.403.7019
ERIC.CLAUS@OPENARCHITECTURE.COM

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1218
4/17/26

PRE-APP: FEB. 4, 2026
INITIAL SUBMITTAL: APRIL 20, 2026

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0170E EFFECTIVE APRIL 16, 2007.
3. PORTIONS OF EXISTING SEWER LINE TO BE ABANDONED. LINE TO BE FILLED WITH CLASS C FLOWABLE FILL AND REMOVED FROM THE EXISTING LIVE SYSTEM WITH PROPER CONCRETE PATCHING.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

THE JAMES PHASE 2
REVISED PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

SOPHIA CLOSE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 131263
STATE OF TENNESSEE
Sophia Close
4/16/2026

Date: APRIL 15, 2026

Revision Date
△
△
△

OVERALL EXISTING CONDITIONS

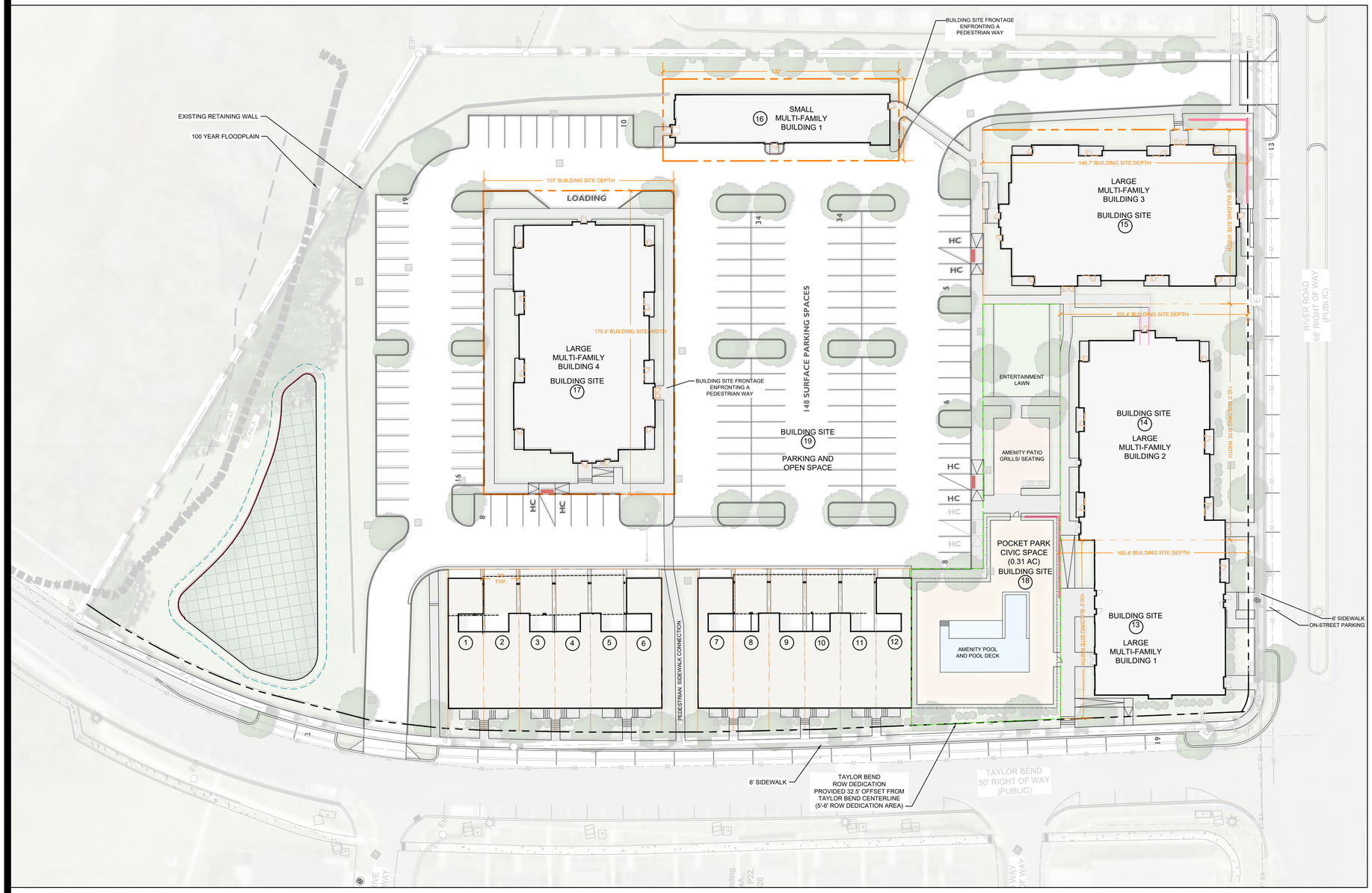
C1.0

LEGAL DESCRIPTION OF PROPERTY:
WATERS EDGE AT TAYLOR BEND
PROPERTY MAP 090, PARCEL 007.03
RIVER ROAD
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Being a certain tract or parcel of land lying and being in the Ninth (9th) Civil District of Maury County, city of Columbia, Tennessee and being more particularly described as follows:

Being Tract 24, a 5.026-acre tract as shown on the final plat entitled "Waters Edge at Taylor Bend" of record in Plat Book P17, page 319, Register's Office for Maury County, Tennessee to which plat reference is hereby made for a more complete description of the subject property.

No field work has been performed by Kimley-Horn Associates to verify the accuracy of the property lines, corners or areas shown on said recorded plats.



FINAL MASTER DEVELOPMENT PLAN SITE DATA:

TOTAL SITE AREA: +/-5.0 AC
EXISTING ZONING: PUD
FUTURE LAND USE: CCUV - CITY CENTER URBAN VILLAGE
PREVIOUS PUD MASTER PLAN: WATERS EDGE PUD; ORDINANCE 4262; NOV. 14, 2019
PRELIMINARY PUD MASTER DEVELOPMENT PLAN: ORDINANCE 4563; APPROVED JAN. 8, 2026

NEW PUDS DEVELOPING IN THE CCUV FUTURE LAND USE DISTRICT ARE REQUIRED TO BE ZONED PUD-MU. IN ORDER TO CREATE A MASTER PLAN IN KEEPING WITH THE FORM AND AESTHETIC OF THIS SURROUNDING AREA, THE PROPOSED PUD MASTER PLAN COMPLIES WITH THE PUD-MU REQUIREMENTS. .

NOTE: THE SUBJECT PARCEL IS LESS THAN 10 ACRES IN SIZE, DOES NOT INCLUDE THE CREATION OF A NEW THOROUGHFARE OR INTERNAL DRIVE, AND THEREFORE IS NOT A DEVELOPMENT PARCEL. AS SUCH, THIS PARCEL IS EXEMPT FROM SOME TYPICAL PUD-MU CRITERIA: DENSITY, BLOCK SIZE, AND CERTAIN CIVIC SPACE REQUIREMENTS.

TOTAL DWELLING UNITS: 94 UNITS
TOTAL DENSITY: 18.8 DUA

BUILDING BREAKDOWN:

TOTAL MULTI-FAMILY UNITS: 82 DWELLING UNITS
- LARGE MULTI-FAMILY BLDG 1: 12 DU
- LARGE MULTI-FAMILY BLDG 2: 18 DU
- LARGE MULTI-FAMILY BLDG 3: 24 DU
- LARGE MULTI-FAMILY BLDG 4: 24 DU
- SMALL MULTI-FAMILY BLDG 1: 4 DU; 7-GARAGE PARKING SPACES

TOWNHOMES: 12 DWELLING UNITS
- TOWNHOME 1, 6, 7, 12: 1 CODE COMPLIANT GARAGE SPACE
- TOWNHOME 2-5; 8-11: 2 COVERED PARKING SPACES

BUILDING SITES:
PRINCIPAL STRUCTURE SETBACKS:
- FRONT SETBACK PUD-MU STANDARD: 0'-20'
  PROVIDED SETBACK: 10'-13' TOWNHOMES; 4'-12' LARGE MULTI-FAMILY;
- FRONT SETBACK SECONDARY PUD-MU STANDARD: 0'-20'
  PROVIDED SETBACK: 9' LARGE MULTI-FAMILY
- SIDE SETBACK PUD-MU STANDARD: 0' MIN. ATTACHED; OTHERWISE 10' - 24'
  PROVIDED SETBACK: 0'; 10' MIN. - 24' MAX.
- REAR SETBACK: NOT REGULATED

ENFRONTMENT PUD-MU STANDARD: UP TO 20% OF BUILDING SITE ARE ALLOWED TO FRONT PEDESTRIAN WAYS INSTEAD OF THOROUGHFARES.
- TOTAL NUMBER OF BUILDING SITES: 17
- BUILDING SITES ENFRONTING PEDESTRIAN WAYS: 2 (12% OF BUILDING SITES)
- BUILDING SITES 16 AND 17 ENFRONT PEDESTRIAN WAYS.

PARKING SUMMARY:
- TOTAL DWELLING UNITS: 94 UNITS
- REQUIRED MINIMUM PARKING RATIO: 2 SPACES PER UNIT
- REQUIRED CIVIC SPACE PARKING: 1 SPACE PER 5,000 SF OF REQUIRED CIVIC SPACE
- TOTAL REQUIRED PARKING: 191 SPACES
  (188 PARKING RESIDENTIAL SPACES; 3 CIVIC PARKING SPACES)
- TOTAL PROVIDED: 194 SPACES
- TOWNHOMES: 20 SPACES TOTAL
  16 COVERED CARPORT SPACES PROVIDED ON-LOT, 4 GARAGE SPACES (10' X 20')
- SMALL MULTI-FAMILY BUILDING 1: 7 GARAGE SPACES (10'X20')
- SURFACE PARKING: 134 SPACES
- ON-STREET PARKING: 33 SPACES

TOTAL CIVIC SPACE: 0.31 AC
- REQUIRED 5% OF GROSS SITE AREA: 0.25 AC
- PROVIDED: 0.31AC (6.2%)
- POCKET PARK - TO INCLUDE COMMUNITY AMENITIES SUCH AS A POOL, PATIO AND GRILLING AREA.

FRONTAGE CALCULATIONS

BUILDING SITE	BUILDING TYPE	BUILDING SITE WIDTH	FRONTAGE BUILD-OUT
1	TOWNHOME	20 LF	20 LF; 100%
2	TOWNHOME	20 LF	20 LF; 100%
3	TOWNHOME	20 LF	20 LF; 100%
4	TOWNHOME	20 LF	20 LF; 100%
5	TOWNHOME	20 LF	20 LF; 100%
6	TOWNHOME	20 LF	20 LF; 100%
7	TOWNHOME	20 LF	20 LF; 100%
8	TOWNHOME	20 LF	20 LF; 100%
9	TOWNHOME	20 LF	20 LF; 100%
10	TOWNHOME	20 LF	20 LF; 100%
11	TOWNHOME	20 LF	20 LF; 100%
12	TOWNHOME	20 LF	20 LF; 100%
13	LARGE MULTI-FAMILY 1	100.5 LF	89 LF; 89%
14	LARGE MULTI-FAMILY 2	132.5 LF	118 LF; 86%
15	LARGE MULTI-FAMILY 3	97.8 LF	79 LF; 81%
16	SMALL MULTI-FAMILY 1	46 LF	28.5 LF; 62%
17	LARGE MULTI-FAMILY 4	170.4 LF	135 LF; 79%

PUD-MU DESIGN STANDARDS DEVIATION REQUESTS:

TABLE 4.3.1-M; FACADE

CURRENT TEXT:
FACADE WINDOW SILL HEIGHT. IF RESIDENTIAL: 5 FT. MIN. ABOVE AVERAGE GRADE AT FACADE.

REQUESTED DEVIATION:
FACADE WINDOW SILL HEIGHT. IF RESIDENTIAL: 4 FT. MIN. ABOVE AVERAGE GRADE AT FACADE.

SEE ARCHITECTURAL SHEETS FOR ADDITIONAL DETAILS.

0 30 60 90
GRAPHIC SCALE 1"=30'-0"

NOTE:

THE SUBJECT PARCEL IS LESS THAN 10 ACRES IN SIZE, DOES NOT INCLUDE THE CREATION OF A NEW THOROUGHFARE OR INTERNAL DRIVE, AND THEREFORE IS NOT A DEVELOPMENT PARCEL.

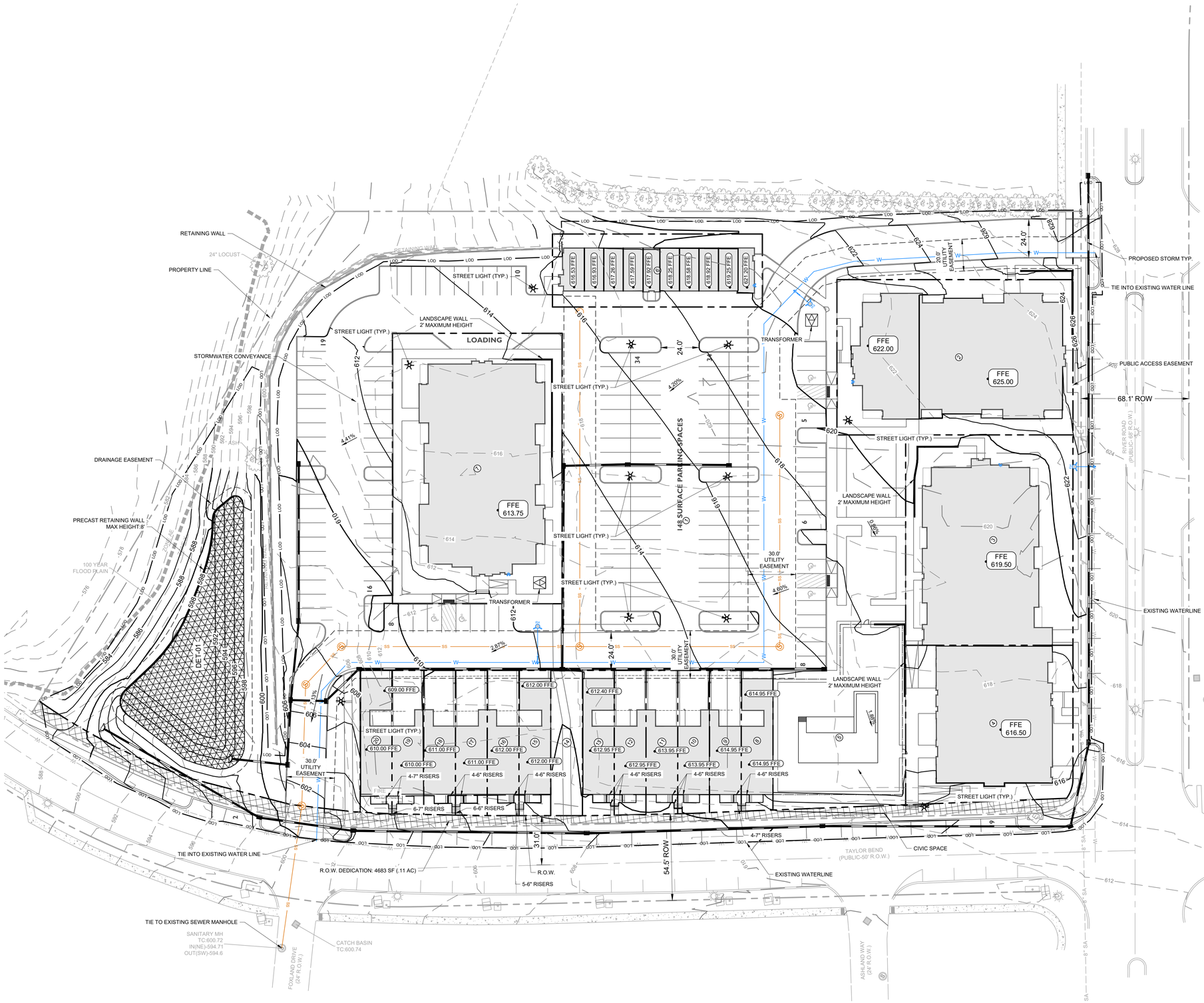
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

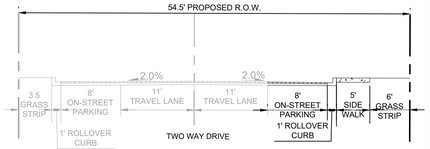
WATERS EDGE
FINAL PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 2216

Date: April 20, 2026
Revision Date
△
△
△

FINAL MASTER DEVELOPMENT PLAN
SHEET
C2.0





TAYLOR'S BEND STREET SECTION
(PUBLIC - 54.5 R.O.W.)

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0170E EFFECTIVE APRIL 16, 2007.
3. SITE TO BE SERVED VIA PRIVATE TRASH SERVICE

RETAINING WALL NOTE

EXISTING RETAINING WALL TO BE EXAMINED AND CERTIFIED PRIOR TO FINAL CONSTRUCTION DOCUMENTS.

LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER LINE
- FIRE WATER LINE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION

PARCEL AREA TABLE

PARCEL #	AREA (SF)
1	111039.33
2	15034.07
3	14631.75
4	10805.71
5	14669.57
6	6082.69
7	18233.16
8	1769.29
9	1786.41
10	1804.09
11	1815.14
12	1824.83
13	1815.93
14	1861.26
15	1832.90
16	1838.82
17	1836.77
18	1829.75
19	1822.50
20	1806.37

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

THE JAMES PHASE 2
REVISED PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

SOPHIA CLOSE REGISTERED ENGINEER AGRICULTURE COMMERCE No. 131268 STATE OF TENNESSEE
4/16/2026

Date: APRIL 15, 2026
Revision Date
△
△
△

CONCEPTUAL GRADING STORM AND UTILITIES

C3.0

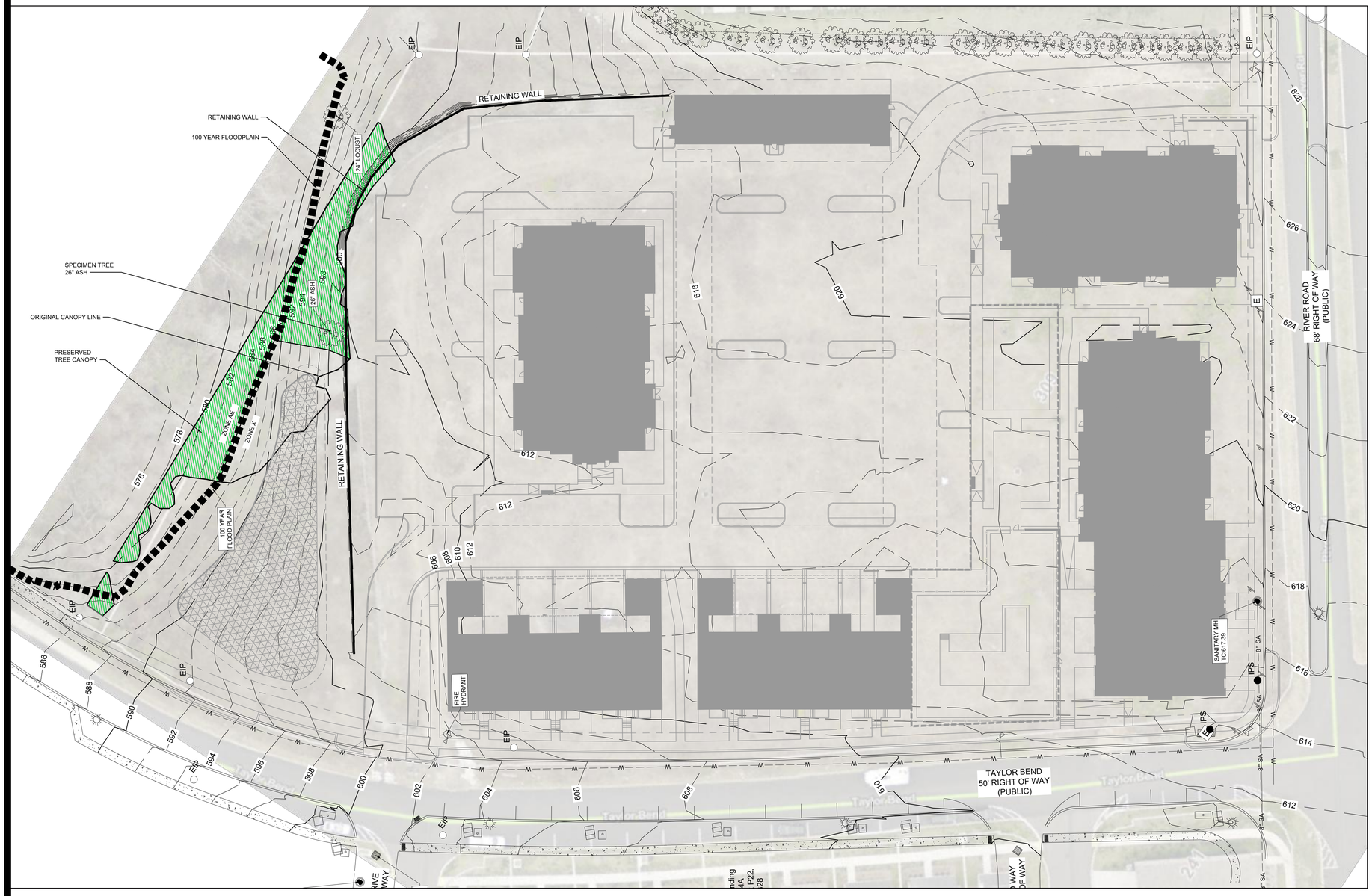
FINAL PUD DEVELOPMENT PLAN SITE DATA:

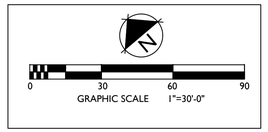
TOTAL SITE AREA: +/-5.0 AC
EXISTING ZONING: PUD
FUTURE LAND USE: CCUV - CITY CENTER URBAN VILLAGE
PREVIOUS PUD MASTER PLAN: WATERS EDGE PUD; ORDINANCE 4262; NOV. 14, 2019
PRELIMINARY PUD MASTER DEVELOPMENT PLAN: ORDINANCE 4563; APPROVED JAN. 8, 2026

THE SITE WAS PREVIOUSLY CLEARED IN ACCORDANCE WITH AN APPROVED SITE PLAN. BRUSH/VOLUNTEER GROWTH HAS OCCURRED IN THE DISTURBED AREA.

SPECIMEN TREES: 1 ON SITE
26" ASH - PRESERVED

EXISTING TREE CANOPY: 8,388.3 SF (0.19 AC); 3.8% OF TOTAL SITE AREA
PUD-MU TREE CANOPY RETENTION STANDARD: 54% PRESERVATION
TREE CANOPY PRESERVATION AREA: 5,817.3 SF (.13 AC) - 70% OF ORIGINAL CANOPY COVER PRESERVED





NOTE:

THE SUBJECT PARCEL IS LESS THAN 10 ACRES IN SIZE, DOES NOT INCLUDE THE CREATION OF A NEW THOROUGHFARE OR INTERNAL DRIVE, AND THEREFORE IS NOT A DEVELOPMENT PARCEL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATERS EDGE
FINAL PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1218
4/17/26

Date: April 20, 2026
Revision Date

TREE PRESERVATION

SHEET
L1.0

REQUIRED LANDSCAPE CALCULATIONS:

THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS FOR THE CITY OF COLUMBIA BASED ON REQUIREMENTS OF SEC 4.3.16, 4.3.12.C, 4.3.1.M, AND 5.2.3.

SEC 4.3.12.C.14 - PARKING AREA REQUIREMENTS	REQUIRED	PROVIDED
1 SHADE TREE PER PARKING ISLAND 2 SHADE TREES PER DOUBLE LENGTH ISLAND	28 SHADE TREES	30 SHADE TREES
1 SHADE TREE PER 2,000 SF OF PARKING AREA TOTAL PARKING AREA: 58,864 SF	30 SHADE TREES	30 SHADE TREES
REQUIRED: NO PARKING SPACE MORE THAN 72' FROM A TREE WITHIN THE LOT PROVIDED: ALL PARKING SPOTS HAVE A TREE WITHIN THE REQUIRED DISTANCE		

SEC 4.3.1.M - PRIVATE LANDSCAPE STANDARDS FOR PUD - MU CHARACTER DISTRICT
REQUIRED: LAYER 1 - > 3 FT, 30% OF LAYER 1 MUST BE LANDSCAPED WITH A CONTINUOUS SHRUB HEDGE ALONG FOUNDATION AT FACADE. PROVIDED: 230 SHURBS TO SATISFY THESE REQUIREMENTS IN LAYER 1 REQUIRED: LAYER 1 - > 15', SOD AND 1 TREE PER 50' OF FRONTAGE. PROVIDED: 0 TREES ALONG TAYLOR BEND ROAD DUE TO LAYER 1 LESS THAN 15 FT 6 TREES ALONG RIVER ROAD 0 TREES BUILDING SITE 16 AND 17 DUE TO DISTANCE BEING LESS THAN 15 FT

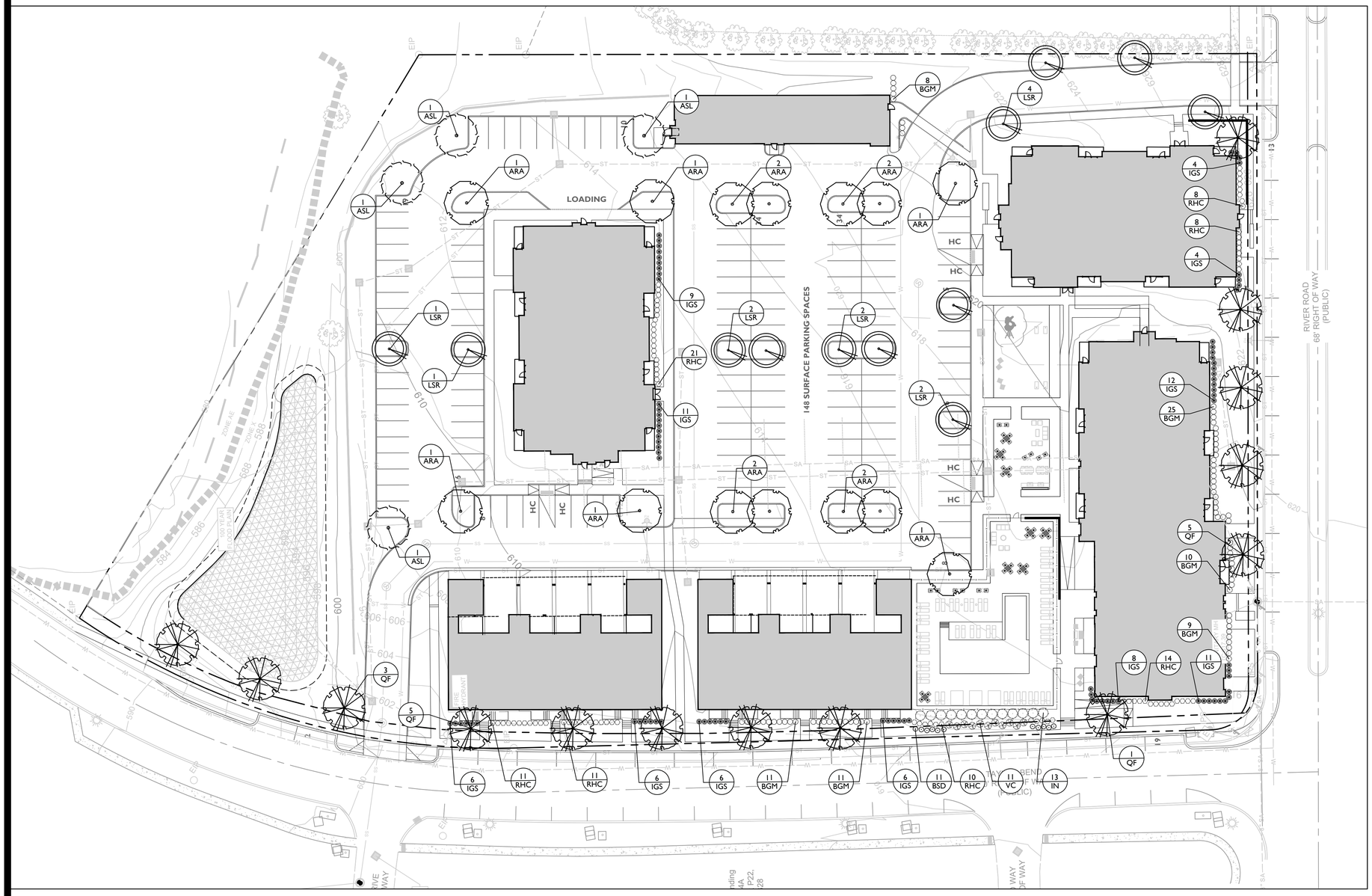
SEC 4.3.11.H PARCEL BUFFER
NOT APPLICABLE: DEVELOPMENT DOES NOT ABUT ANY SINGLE FAMILY OR TWO-FAMILY DETACHED RESIDENTIAL DWELLINGS.

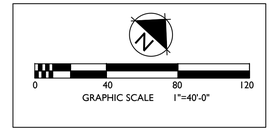
SEC 5.2.3.G PUBLIC FRONTAGES
PUBLIC FRONTAGE TREES SHALL BE PLACED A MIN. 3 FT AWAY FROM WALKWAYS AND 6 FT AWAY FROM PORCH EAVES, AWNINGS, AND SIMILAR OVERHEAD OBSTRUCTIONS
FRONTAGE TREES NOT REQUIRED ADJACENT TO CIVIC SPACE.

PROVIDED: 10 TREES ALONG TAYLOR BEND
0 TREES ALONG RIVER ROAD
ROW IS AT BACK OF SIDEWALK AND DOES NOT ALLOW FOR FRONTAGE TREES.

SEC 5.5 PROJECT BUFFERS
NOT APPLICABLE: PROPOSED PUD DEVELOPMENT IS ADJACENT TO OTHER PUD ZONED PROPERTIES

PER PLANNING COMMISSION'S CONDITIONS OF APPROVAL LANDSCAPE SCREEN BETWEEN AMENITY AND R.O.W.





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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

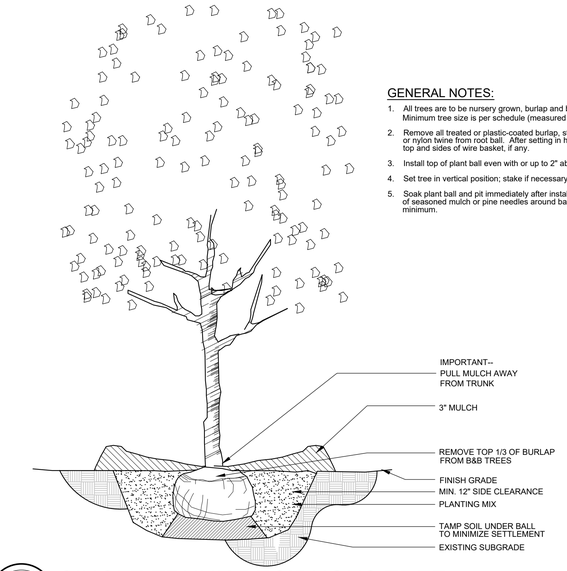
WATERS EDGE
PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



Date: April 20, 2026

Revision Date
△
△
△

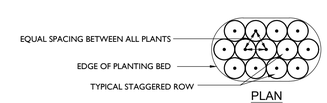
FINAL MASTER DEVELOPMENT PLAN
SHEET
L2.0



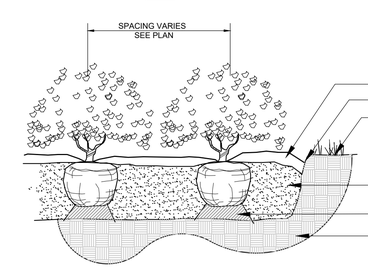
GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or up to 2" above existing grade.
4. Set tree in vertical position; stake if necessary for stabilization.
5. Soak plant ball and pit immediately after installation. Place 3" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

1 / L1.0 SINGLE TRUNK DECIDUOUS TREE — DETAIL # / SECTION — NTS



PLAN



GENERAL NOTES:

1. Install top of plant ball shall be level with finished grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.
4. Cut and remove burlap from top 1/3 of root ball. Non-degradable burlap shall be removed or rolled under ball after replacement of plant.
5. Combustible mulch shall not be applied or maintained within two feet of any building around entire exterior perimeter.

2 / L1.0 SHRUB PLANTING — DETAIL # / SECTION — NTS

PLANT SCHEDULE - CODE MINIMUM

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARA	14	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
ASL	4	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
LSR	12	Liquidambar styraciflua 'Rotundiloba'	Fruitless Narrow Sweet Gum	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
QF	16	Quercus falcata	Southern Red Oak	2.5" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	SINGLE-STRAIGHT CENTRAL LEADER
	46	(SUBTOTAL)						
SHRUBS								
BGM	74	Buxus x 'Green Mountain'	Green Mountain Boxwood	3 gal.	24"	EVERGREEN	36" O.C.	
IGS	83	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	30"	EVERGREEN	36" O.C.	
RHC	73	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea	3 gal.	30"	EVERGREEN	36" O.C.	
	230	(SUBTOTAL)						

PLANT SCHEDULE - AMENITY BUFFER

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING
SHRUBS							
BSD	11	Buxus sempervirens 'Dee Runk'	Dee Runk Common Boxwood		30"	EVERGREEN	36" O.C.
IN	13	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly		4`	EVERGREEN	6` O.C.
RHC	11	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea		24"	EVERGREEN	36" O.C.
VC	11	Viburnum x burkwoodii `Chenaultii`	Chenault Viburnum		36"	EVERGREEN	AS SHOWN

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATERS EDGE
PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218 COMMERCE

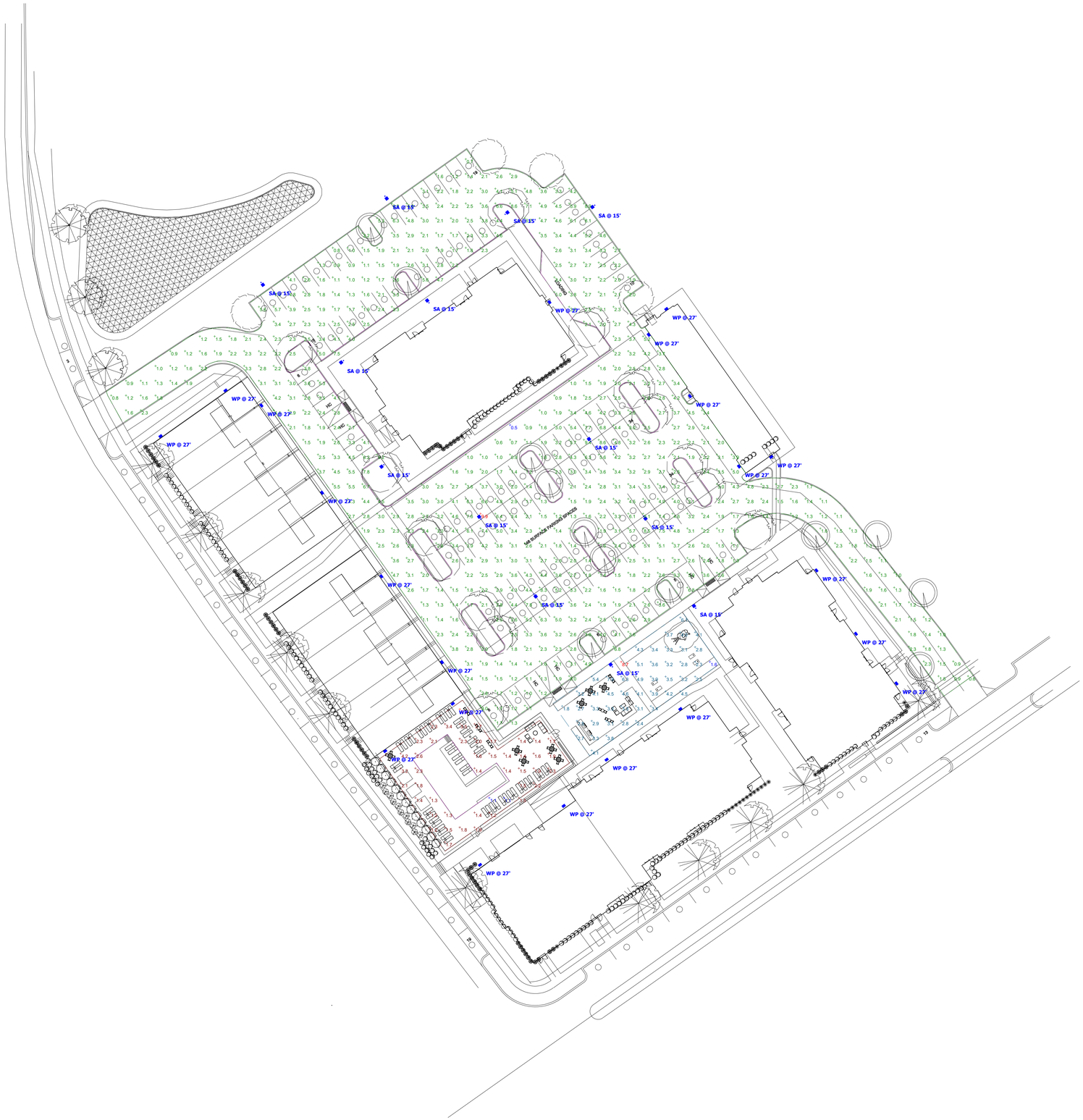
Date: April 20, 2026

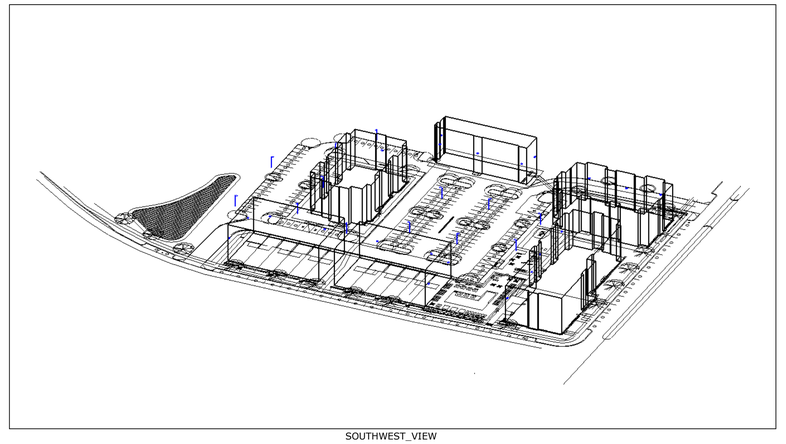
Revision Date

FINAL MASTER DEVELOPMENT PLAN

SHEET

L2.1





SOUTHWEST_VIEW

Schedule

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	SA	13	KT-ALED140PS-M2-OSB-PMA-8CSB-VDIM-P (T5) 3000K 480V	(1) head mounted on 15' pole. 15'AFF. Type V, calculated at 3000° K.	1	18820	0.96	147.98	Max: 6269cd
	WP	21	WPT-80UX/CT	Wall Mounted at 27' AFF. Calculated at 3000° K.	1	9733	0.96	80.37	Max: 3868cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Civic_Area_0ft_AFF	+	3.8 fc	8.7 fc	1.6 fc	5.4:1	2.4:1
Lot_PVA_0ft_AFF	+	2.9 fc	9.9 fc	0.5 fc	19.8:1	5.8:1
Pool_Deck_0ftAFF	+	1.9 fc	4.9 fc	1.1 fc	4.5:1	1.7:1

Note

1. For budget purposes only.
2. Direct calculation only.
3. Calculations taken at ground (0ft AFG) unless otherwise noted.
4. Levels not guaranteed. Estimation based on info provided.
5. Confirm all voltages, finishes and mounting prior to order.



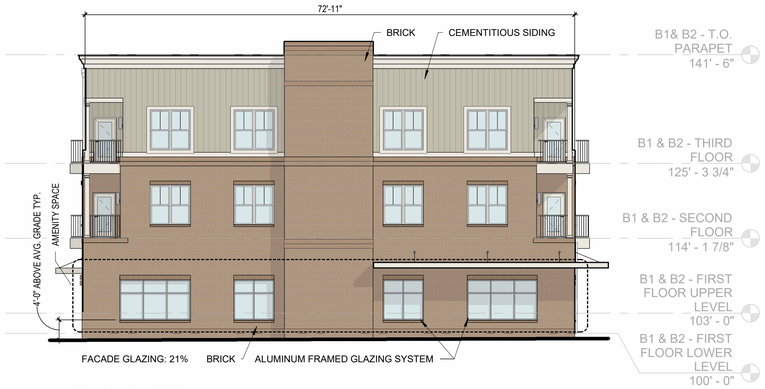


River Road Phase 2 - The James
Proposed Lighting Layout

Designer
AP
Date
04/16/2026
Scale
Not to Scale
Drawing No.
001
Summary
LED PHOTOMETRICS



3 A201 **ELEVATION** BUILDING 2 - (FACING BLDG 3)
3/32" = 1'-0"



2 A201 **ELEVATION** BUILDING 1 - (FACING TAYLOR'S BEND RD.)
3/32" = 1'-0"



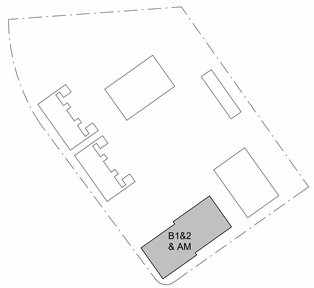
4 A201 **ELEVATION** BUILDING 1&2 - (FACING PARKING LOT)
3/32" = 1'-0"



1 A201 **ELEVATION** BUILDING 1&2 - (FACING RIVER RD.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

KEY PLAN



OPEN
ARCHITECTURE
1201 HARRISON AVE.
CINCINNATI, OH, 45214
OPENARCHITECTURE.COM

NOT FOR CONSTRUCTION

BARLOW BUILDERS & CPS LAND
THE JAMES (PHASE 2)
COLUMBIA, TN

ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION

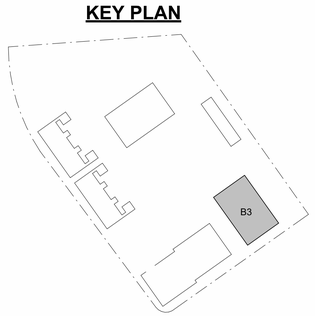
PROJECT NO:
26008

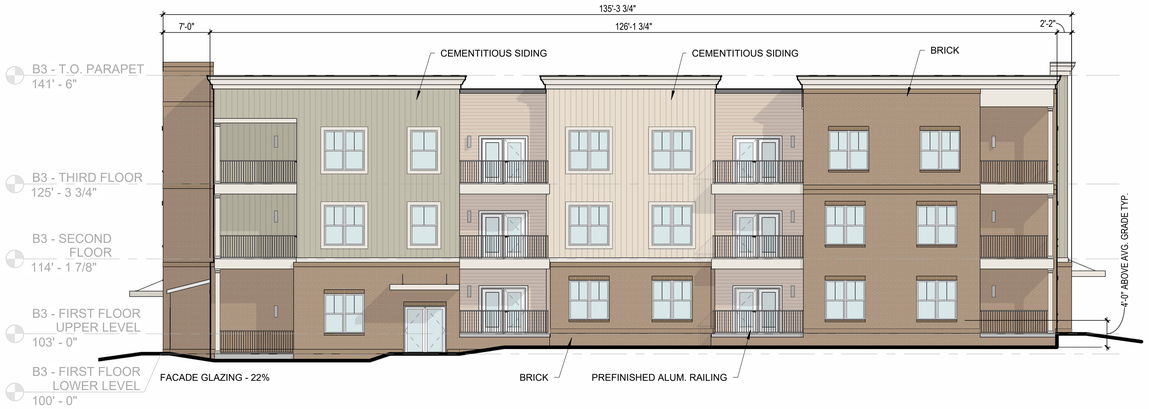
SHEET TITLE:
BUILDING 1/2 ELEVATIONS

SHEET NUMBER:
A201

4/16/2026 10:38:58 AM

KEY PLAN





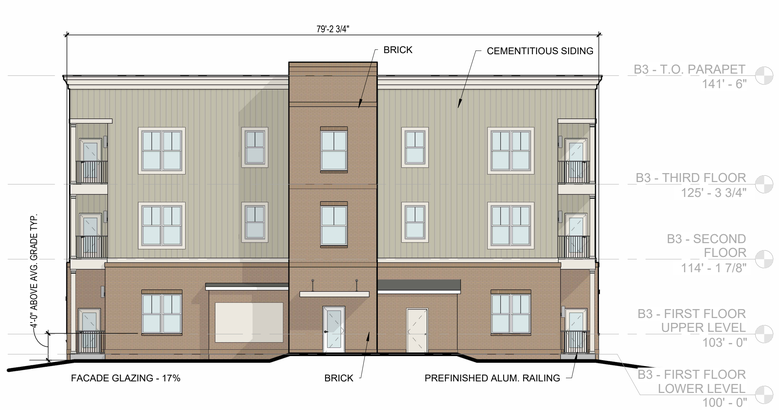
3 A202 **ELEVATION** BUILDING 3 - (FACING BLDG 1&2)
3/32" = 1'-0"



1 A202 **ELEVATION** BUILDING 3 - (FACING RIVER RD.)
3/32" = 1'-0"



4 A202 **ELEVATION** BUILDING 3 - (FACING BACK OF PROPERTY)
3/32" = 1'-0"



2 A202 **ELEVATION** BUILDING 3 - (FACING PARKING LOT)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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CINCINNATI, OH, 45214
OPENARCHITECTURE.COM

NOT FOR CONSTRUCTION

BARLOW BUILDERS & CPS LAND
THE JAMES (PHASE 2)
COLUMBIA, TN

ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION

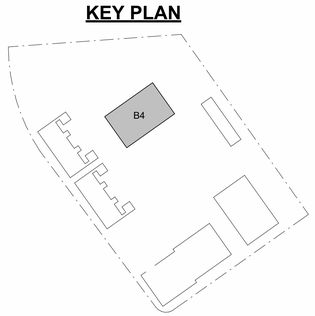
PROJECT NO:
26008

SHEET TITLE:
BUILDING 3 ELEVATIONS

SHEET NUMBER:
A202

4/16/2026 10:39:01 AM

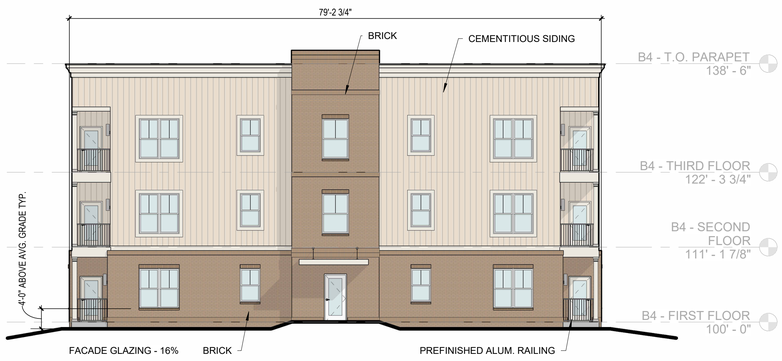
KEY PLAN





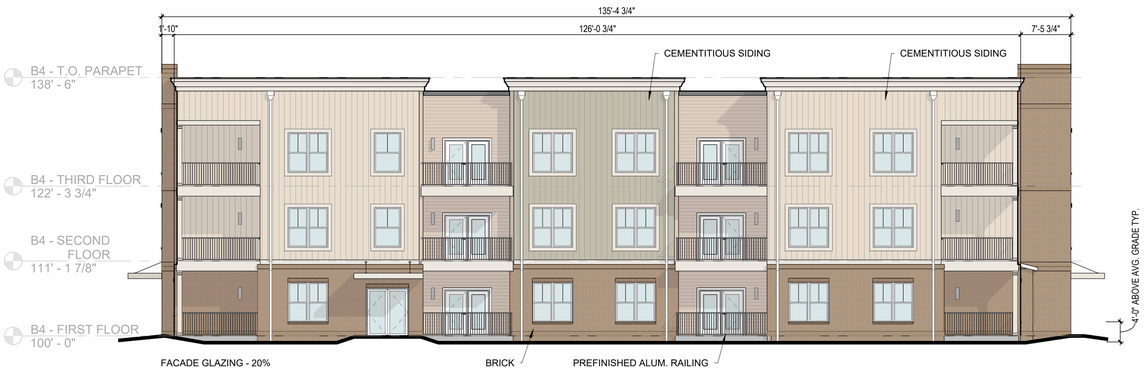
4 A203 ELEVATION BUILDING 4 - (FACING PARKING LOT)

3/32" = 1'-0"



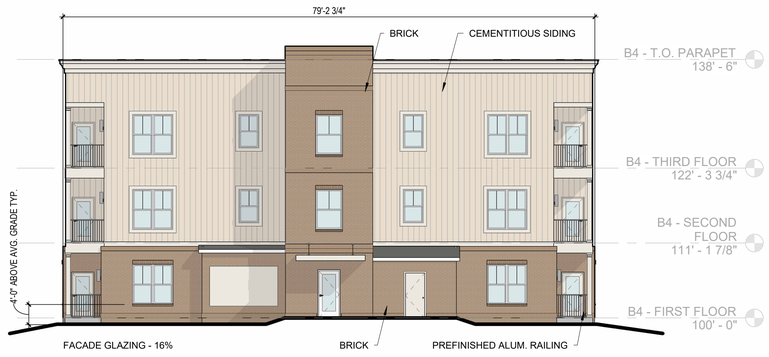
1 A203 ELEVATION BUILDING 4 - (FACING TOWNHOMES)

3/32" = 1'-0"



2 A203 ELEVATION BUILDING 4 - (FACING STORM DETENTION AREA)

3/32" = 1'-0"



3 A203 ELEVATION BUILDING 4 - (FACING BACK OF PROPERTY)

3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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NOT FOR CONSTRUCTION

BARLOW BUILDERS & CPS LAND
THE JAMES (PHASE 2)
COLUMBIA, TN

ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION

PROJECT NO:
26008

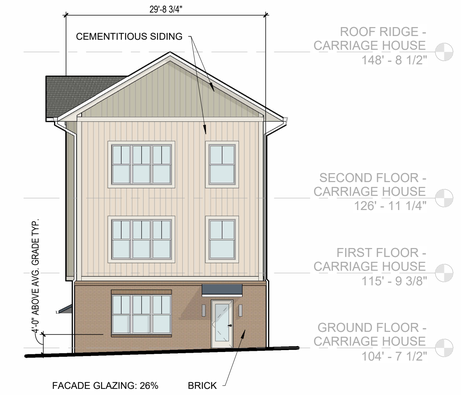
SHEET TITLE:
BUILDING 4 ELEVATIONS

SHEET NUMBER:
A203

4/16/2026 10:39:04 AM



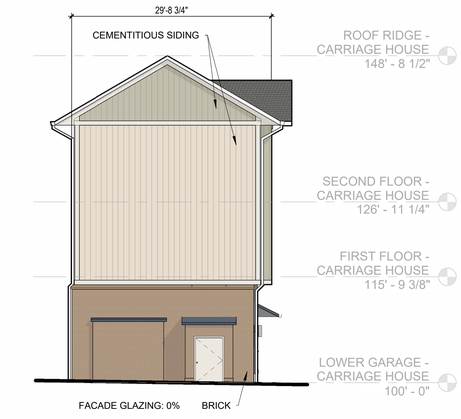
1 A204 **ELEVATION** CARRIAGE HOUSE - (FACING PARKING LOT)
3/32" = 1'-0"



4 A204 **ELEVATION** CARRIAGE HOUSE - (FACING RIVER RD.)
3/32" = 1'-0"

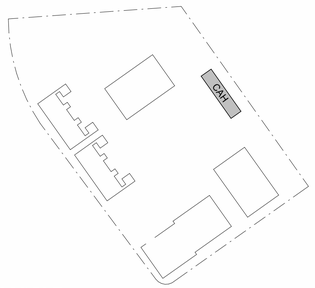


3 A204 **ELEVATION** CARRIAGE HOUSE - (FACING BACK OF PROPERTY)
3/32" = 1'-0"



2 A204 **ELEVATION** CARRIAGE HOUSE - (FACING WATER DETENTION AREA.)
3/32" = 1'-0"

KEY PLAN



* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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BARLOW BUILDERS & CPS LAND
THE JAMES (PHASE 2)
COLUMBIA, TN

ISSUANCES

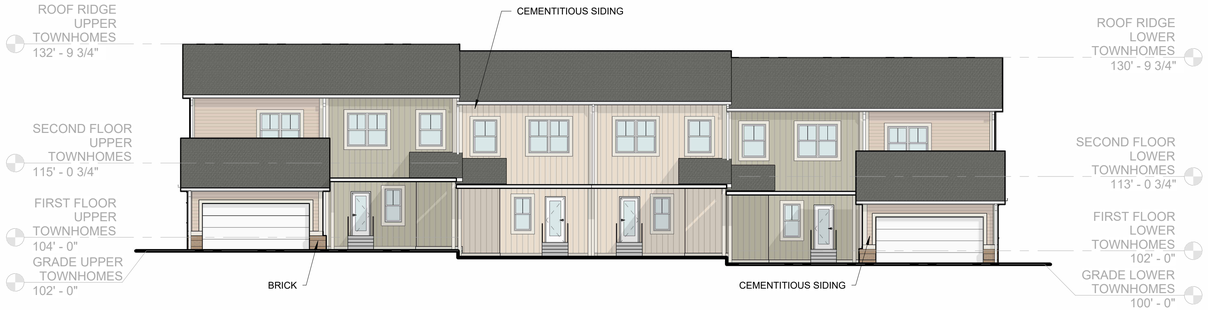
NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION

PROJECT NO:
26008

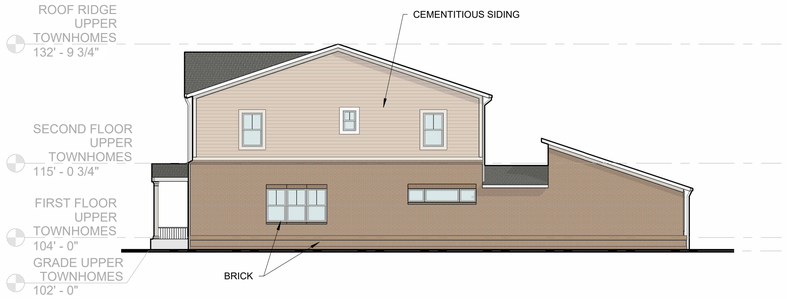
SHEET TITLE:
CARRIAGE HOUSE ELEVATIONS

SHEET NUMBER:
A204

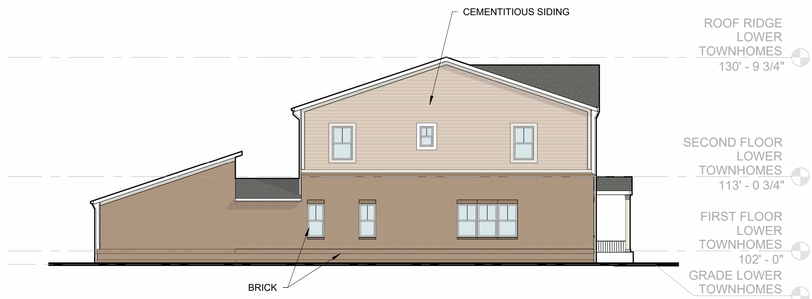
4/16/2026 10:39:07 AM



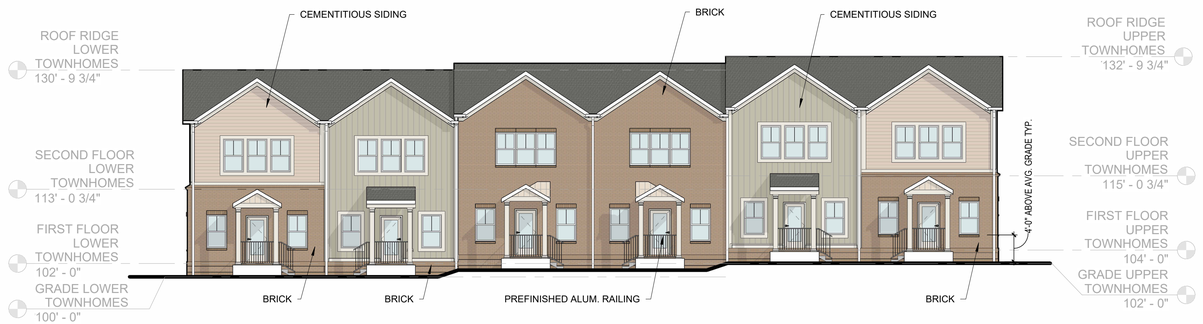
4 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING PARKING LOT)
3/32" = 1'-0"



2 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING B1&2)
3/32" = 1'-0"



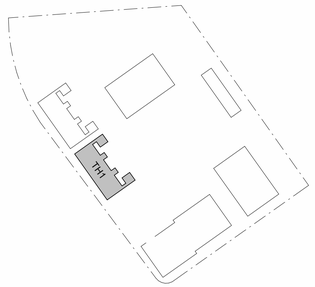
3 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING ROW 2)
3/32" = 1'-0"



1 A205 **ELEVATION** TOWNHOME - ROW 1 - (FACING TAYLOR'S BEND RD.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

KEY PLAN



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BARLOW BUILDERS & CPS LAND
THE JAMES (PHASE 2)
COLUMBIA, TN

ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION

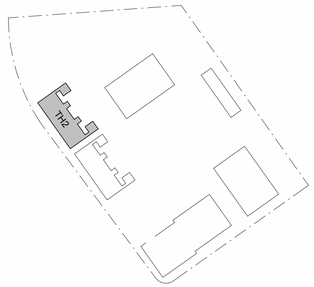
PROJECT NO:
26008

SHEET TITLE:
TOWNHOME ELEVATIONS

SHEET NUMBER:
A205

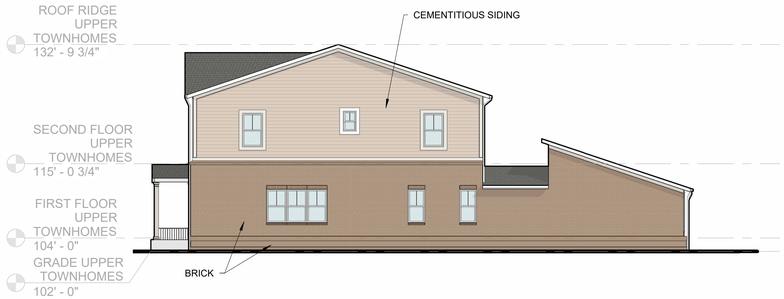
4/16/2026 10:39:10 AM

KEY PLAN

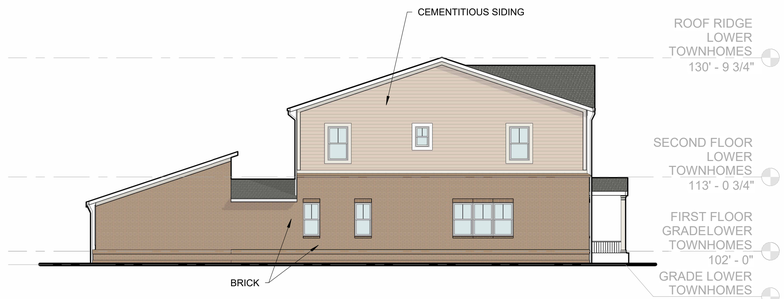




2 A206 **ELEVATION** TOWNHOME - ROW 2 - (FACING PARKING LOT)
3/32" = 1'-0"



3 A206 **ELEVATION** TOWNHOME - ROW 2 - (FACING ROW 1)
3/32" = 1'-0"



4 A206 **ELEVATION** TOWNHOME - ROW 2 - FACING WATER DETENTION AREA)
3/32" = 1'-0"



1 A206 **ELEVATION** TOWNHOME - ROW 2 - (FACING TAYLOR'S BEND RD.)
3/32" = 1'-0"

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

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BARLOW BUILDERS & CPS LAND
THE JAMES (PHASE 2)
COLUMBIA, TN

ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION
	2025.09.16	CITY COMMENTS REVISION
	2026.04.20	SITE DEVELOPMENT PLAN SUBMISSION

PROJECT NO:
26008

SHEET TITLE:
TOWNHOME ELEVATIONS

SHEET NUMBER:
A206

4/16/2026 10:39:13 AM

December 1, 2025

Mr. Keyshawn Gallon
Kimley-Horn
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067
Sent via email: *keyshaw.gallon@kimley-horn.com*

RE: **Water Availability Letter**
Waters Edge Apartments
Northeast Intersection at Taylors Ben and River Road
Tax Map 90, Parcel 7.12
Columbia*, Maury County, TN*

NWSF Paid: 2/26/2026
WAL Expires: 2/26/2027

Dear Mr. Gallon:

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 proposed development consists of 82 multi-family units and 12 townhome units, with an amenity center. 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.
- Water system infrastructure will be connected to the existing 8-inch water mains located on Taylors Bend and/or River Rd
- Multifamily buildings must be served by master meters. Any sub-metering will be the responsibility of the property owner. Current WAL assumes water service to all units will be through master meters (to be verified during Design Review process).
- Fire flow availability up to 1,650 gpm is based on Fire Flow Requirements letter dated 8/27/2024 submitted with application.
- 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.
    - 12 Service Meters (3/4" size) for townhomes
    - One (1) Landscape Irrigation Meters (1" size)
    - Three (3) Master Service Meters (3" and 4" sizes) for multifamily buildings
    - Two (2) Fire Meters (6" size) for private hydrants and fire sprinklers to buildings
- 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.

New Water Service (NWS) Fees have been paid by the applicant which initiated Design Review and Coordination with CPWS. As such, this Water Availability Letter is extended to the date listed on the first page to provide time for completing the design and review process. Any request for water availability after the expiration date of this letter will be considered a new application.

The next steps in the process of obtaining 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.
  - 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.
  - 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:

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Service Meter Cost	12	$540	$6,480
1" Irrigation Meter Cost	1	$710	$710
3" Domestic Service (Master) Meter Cost	2	Current Price	Deferred
4" Domestic Service (Master) Meter Cost	1	Current Price	Deferred
6" Fire Meter Cost	2	Current Price	Deferred
Current Impact Fee for ¾" Service Meter	12	$5,500	$165,000
Current Impact Fee for 1" Service Meter	1	$9,200	$9,200
Current Impact Fee for 3" Service Meter	2	$92,000	$184,000
Current Impact Fee for 4" Service Meter	1	$184,000	$184,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$549,390**

- 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: Cliff Smith, CPS Land
Sophia Close, Kimley-Horn
Bart Anderson, CPWS
Eric King, Inflo Design Group
File 24-062

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

20 May 2026

Gabe Sanz
Kimley-Horn
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067

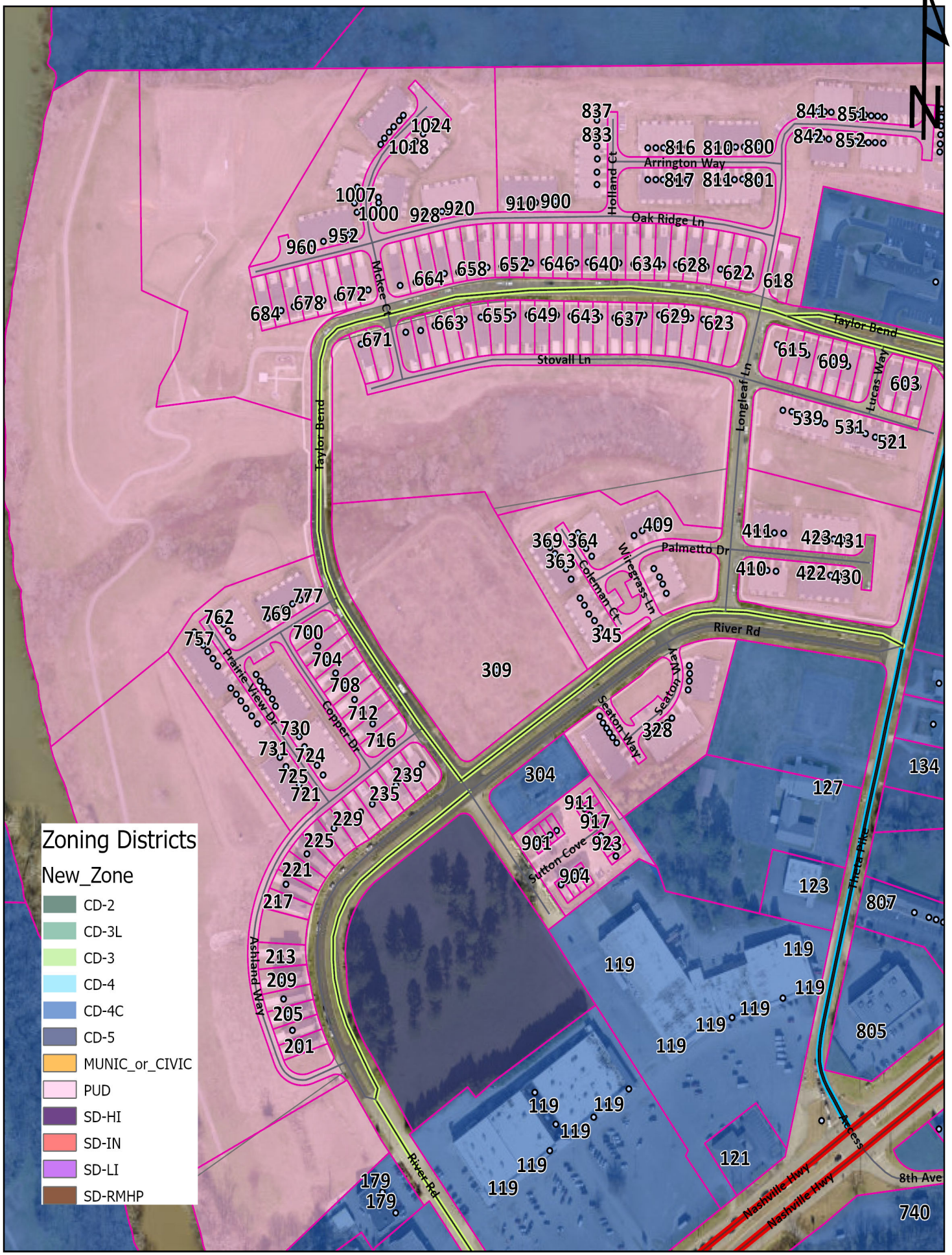
RE: 090 007.12, River Road, Columbia, TN 38401; The James Phase 2, 94 units

Gabe,

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



Case 26-0148
Water's Edge at Taylor Landing

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

2500 Cayer Ln. Lot 8A
Final PUD Master Plan (Auto Zone)

Project #:	26-0181	**Location:**	Tax 2500 Cayer Ln Lot 8A
Applicant:	AutoZone Development, LLC	**Case Type(s):**	Final PUD
Staff Planner:	Robert Archibald, Principal Planner	**Proposed Use:**	Commercial

PROJECT SUMMARY

The applicant requests approval of a Final Planned Unit Development (PUD) Master Plan to construct a 6,894-square-foot retail building and associated site improvements on Lot 8A of Beechcroft Plaza. The Preliminary PUD Master Plan and Site Development Plan, including the requested deviations, received a favorable recommendation from the Planning Commission and were subsequently approved by the City Council on final reading on April 9, 2026 (Case No. 25-0454). The proposed Final PUD Master Plan is consistent with the previously approved Preliminary PUD Master Plan, incorporates the approved deviations, and reflects the proposed development of the site.

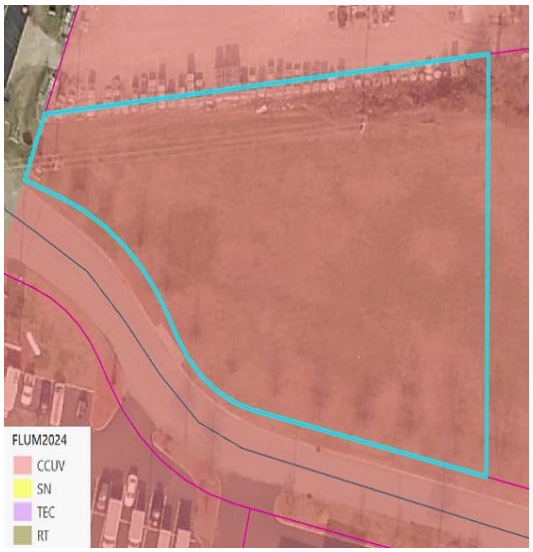
- A Preliminary Planned Unit Development (PUD) Master Development Plan and Final Plat were previously approved to subdivide the original Lot 8 of the Beechcroft–Cayer Lane PUD into two separate lots for future development (Case No. 24-0538).
- A Final Plat was subsequently approved creating Lot 8A from the larger parent parcel within the Beechcroft–Cayer Lane PUD.
- The architectural elements of the proposed development received a favorable recommendation from the Planning Commission, acting as the Architectural Design Review Team (ADRT), on February 11, 2026.
- Pursuant to Section 8.5.21(U) of the Zoning Ordinance, the Planning Commission is the decision-making authority for Final Planned Unit Development (PUD) Master Plans and shall evaluate the request based on the applicable review criteria set forth therein.
- Motion templates are provided at the end of this report to assist the Planning Commission in making properly formatted motions.

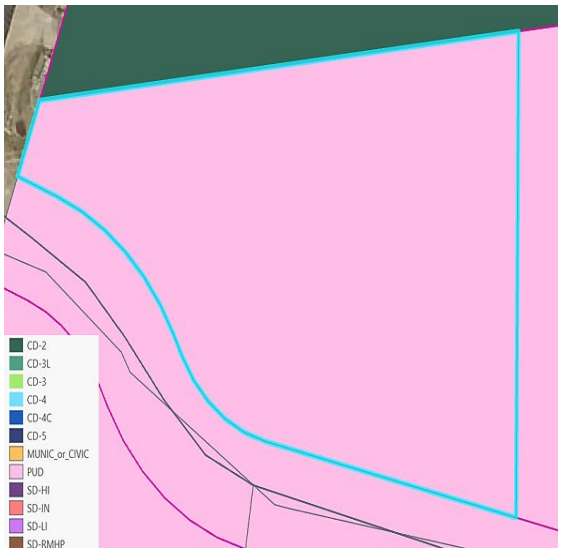
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Mixed-Use	Commercial Construction	+/- 0.83



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV	PUD-MU	Vacant
North	CCUV	CD-2	Commercial
South	CCUV	PUD-MU	Commercial
East	CCUV	PUD-MU	Vacant
West	CCUV	PUD-MU	Retail

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The zoning is consistent with the future land use map. The future land use of both parcels is CCUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by PUD and CV districts, as well as the CD-4 and CD-5-character districts. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.



Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.

Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

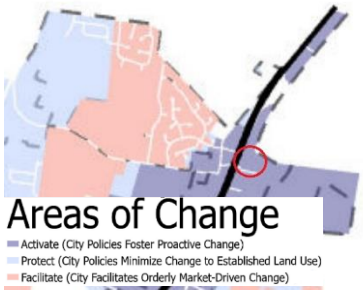
The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts
Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways

AREAS OF CHANGE POLICY

Connect Columbia established the Areas of Change Policy designation for the subject site as *Activate*. This classification calls for *Proactive Change* in areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community. (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

Landscaping/Tree Preservation:

Staff notes that the site development plan meets internal landscaping standards for parking lot islands and frontage landscaping. However, a deviation from the tree preservation requirement has been requested by the applicant. Existing conditions indicate minimal tree canopy, primarily at the northeast corner of the lot. Under the Zoning Ordinance, sites with less than 20% existing tree canopy are required to retain at least 26% of the canopy. Staff acknowledges that the applicant's request is based on significant grade changes across the site and the need for a retaining wall in the northeast corner, which limits the ability to preserve existing trees in that area.

Retaining Wall:

The only modification presented in the Final PUD Master Development Plan that differs from the approved Preliminary PUD Master Development Plan is the reconfiguration of the retaining wall located in the northeast corner of the site. This revision was necessitated by site conditions encountered during project development.

Staff has reviewed the proposed modification and determined that the reconfigured retaining wall remains in compliance with the applicable requirements of the Zoning Ordinance. Additionally, the landscape plantings associated with the retaining wall are consistent with the previously approved landscape plan and conform to the applicable landscaping standards of the Zoning Ordinance.

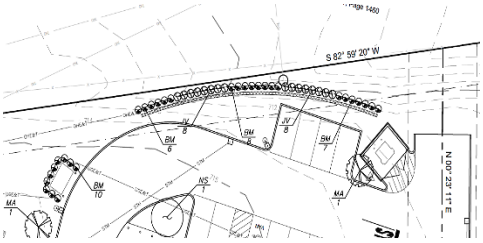


Figure 1 Proposed Change

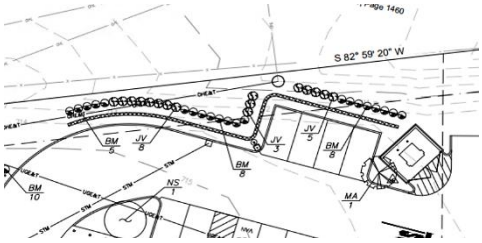


Figure 2 Previously Approved

Staff prepared the tables below to illustrate how the proposed development complies with the bulk and design standards of the Zoning Ordinance. **Table 1** summarizes the applicable bulk standards for a PUD-MU character district. **Table 2** outlines the applicable design standards pursuant to Section 4.3.1-M of the Zoning Ordinance within the PUD-MU District.

Table 1 (PUD-MU) Mixed Use Planned Unit Development Bulk Standards		
Bulk Standards:	**Required**	**Proposed**
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min/ 180 ft. max	Nashville Hwy Frontage – 15.21 feet Cayer Lane Frontage – 342.46 feet
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage	The façade of the building enfronts a vehicular Thoroughfare (Cayer Ln)
Building Height:	2 stories minimum **Subject to adjacent uses in PUD MU per Planning Commission*	1 story
Frontage Buildout:	60% minimum	31% buildout – Cayer Ln 0% buildout - Nashville Hwy.
Setbacks:	**Principal Buildings** **Front:** – 0-20 ft. **Secondary Frontage:** 0-20 ft. **Side:** – 0' attached, 10 ft-24ft. **Rear:** NR.	**Front:** – 20 ft. **Secondary Frontage:** - 155 ft. **Side:** - 24 ft + **Rear:** NR

Table-2 (PUD-MU) Mixed Use Planned Unit Development Architectural Standards		
Design Standards:	**Required**	**Proposed**
Main Entrance:	Main Entrance must be in Façade of Principal Frontages.	Main entrance enfronts a defined street section (Cayer Lane)
Vertical Composition:	Identifiable Base, Middle, & Cap	The facade includes a defined base, middle, and cap.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. A façade greater than 100' shall be differentiated so that it appears to be comprised of two or more adjacent buildings.	The principal frontage is parallel to the frontage. The façade frontage along Cayer Lane incorporates two defined entrances, varying cornice heights, changes in materials, and stacked accent utility brick to visually differentiate the building massing, consistent with the appearance of two or more adjacent buildings.
Façade Openings:	20 ft. or less spacing for windows/doors	Proposed windows and/or doors are not spaced 20' apart.
Façade Glazing:	20-60 % non-shopfront, 50% for shopfront	21% non-shopfront façade (left side wall), 57% shopfront (front wall), 54% shopfront (right wall)
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All windows are ground level with exception to window dormer elements within visible roofline.
Window Types:	Single-hung, double-hung, casement.	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows proposed to be clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations contain window trim and rowlock and soldier course around window areas where brick is used as a façade material.
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Windowsill Height:	5 ft. min above grade (residential only)	N/A (*Commercial uses do not have this requirement*)
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	The block face consists of two facades that differ slightly with window and door placement and materials.
Roof Type & Pitch:	Hip/ Gable/ Flat	Flat

Primary Building Materials:	Brick, Fiber Cement Board, Wood, Authentic stucco over masonry	All elevations indicate a primary façade material of brick, fiber-cement board, and stone.
Foundation Cladding:	Brick or Natural Stone	Brick
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Does not exceed 3 colors.

REVIEW PROCESS

Section 8.5.21.Q. and R. of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Final PUD Master Plan.

8.5.21 (Q). Final Master PUD Development Plan - General.

1. In reviewing a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, the function of the reviewing agencies is twofold: a. First, the plan or amendment must be found to be in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan. b. Second, all new or revised information that was not in the previously approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan must be reviewed to determine its quality and compliance with all applicable requirements of this Ordinance.
2. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be deemed in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan provided any modifications by the applicant do not involve changes which in aggregate would: a. Violate any provisions of this Ordinance; b. Change the Lot or Building Site Area requirement as submitted in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 10%; c. Involve any increase in the number of Dwelling Units approved for the site in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan; d. Involve a reduction of more than 3% of the area shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan as reserved for Common Open Space; e. Increase the Floor Area shown on the Preliminary Master PUD Development Plan or amendment to

Preliminary Master PUD Development Plan for non-Residential Uses by more than 5%; or f. Alter the mix of Building Types or Uses shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 3% in any category or Uses or any one or more Building Types from that proposed in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan.

8.5.21.R. Planning Commission Action.

1. The Planning Commission may approve, approve with conditions or modifications, or disapprove the final Master PUD Development Plan or Amendment to existing Master PUD Development Plan.
2. The Planning Commission may approve the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan if it finds: a. That the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan meets the provisions for substantial compliance with the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan, and b. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan complies with all other standards for review which were not considered when the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan was approved.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its June 2026 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Water/Wastewater Availability**: Planning staff requested updated Wastewater and Water Availability letters to support the development. The applicant has submitted both of these and are included in the Commission packet.
    - The issuance of the Wastewater Availability letter was granted on June 15th, 2026, and is valid at this time.
    - The issuance of the Water Availability letter was granted with conditions on June 26th, 2026 with a 1-year expiration, and is currently valid.

SAMPE MOTIONS

Approve:

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

Approve Subject to Conditions:

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

Deny:

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

Defer:

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

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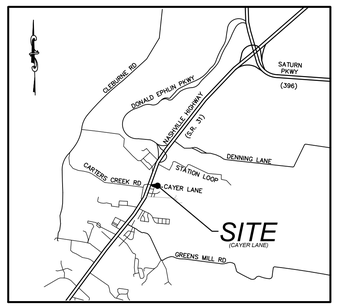

Location Map
SCALE: N.T.S.

AutoZone

Site Construction Drawings

Proposed

AutoZone Store #10682
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:

Pape-Dawson Consulting Engineers, LLC
c/o: Jason L. Hall, PE
2309 Watterson Trail, Suite 200
Louisville, Kentucky 40299
(502) 491-8891 Ext. 3775

Date:
December 9, 2025

Contents:

C0.0	COVER SHEET
1 OF 2	ALTA SURVEY / EXISTING CONDITIONS
2 OF 2	ALTA SURVEY / EXISTING CONDITIONS
C0.1	CONSTRUCTION NOTES AND LEGEND
D1.0	SITE DEMOLITION PLAN
C1.0	SITE PLAN
C1.A	SITE DETAILS
C1.1	GRADING PLAN
C1.2	DRAINAGE PLAN
C1.3	SITE UTILITIES PLAN
C1.4	EROSION PREVENTION & SEDIMENT CONTROL PLAN (EPSC)
C1.5	DETAILS
C1.6	COLUMBIA STANDARD DRAWINGS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES AND DETAILS
PH-1	PHOTOMETRIC PLAN

UTILITY CONTACT INFORMATION

ELECTRIC PROVIDER
COLUMBIA POWER & WATER SYSTEM
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MATT.WHEELER@CPWS.COM

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931-388-9136

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

TDOT
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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
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931-560-1560
MELISSA SANDERS
MSANDERS@COLUMBIATN.GOV

PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891
TENNESSEE ENGINEERING LICENSE #11104

PROJ. # 225005-E1

REVISIONS

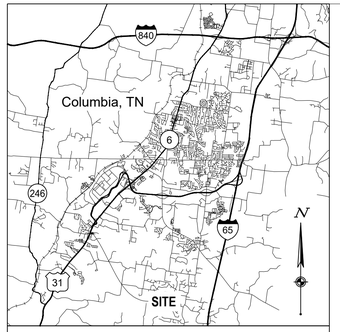
1	06/15/26 REVISED ENGINEER FIRM NAME	4	
2		5	
3		6	

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
06.15.26

12/09/25
57N2R
C0.0



VICINITY MAP - NOT TO SCALE

LAT / LONG: 35.710855° / -86.973728°

TOPOGRAPHIC LEGEND

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

SURVEY LEGEND

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

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

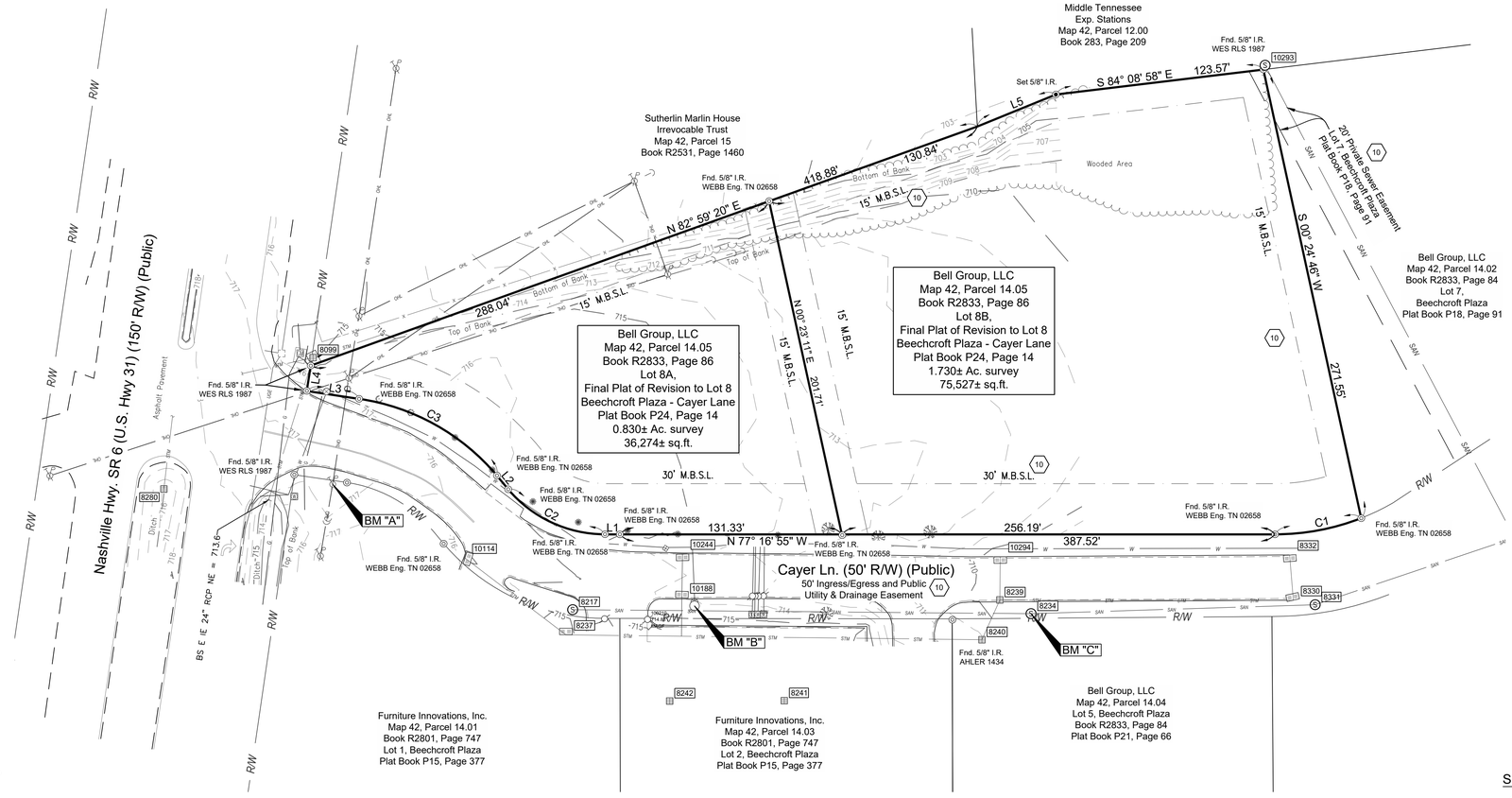
EXHIBIT "A" LEGAL DESCRIPTION

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

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

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

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



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.

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

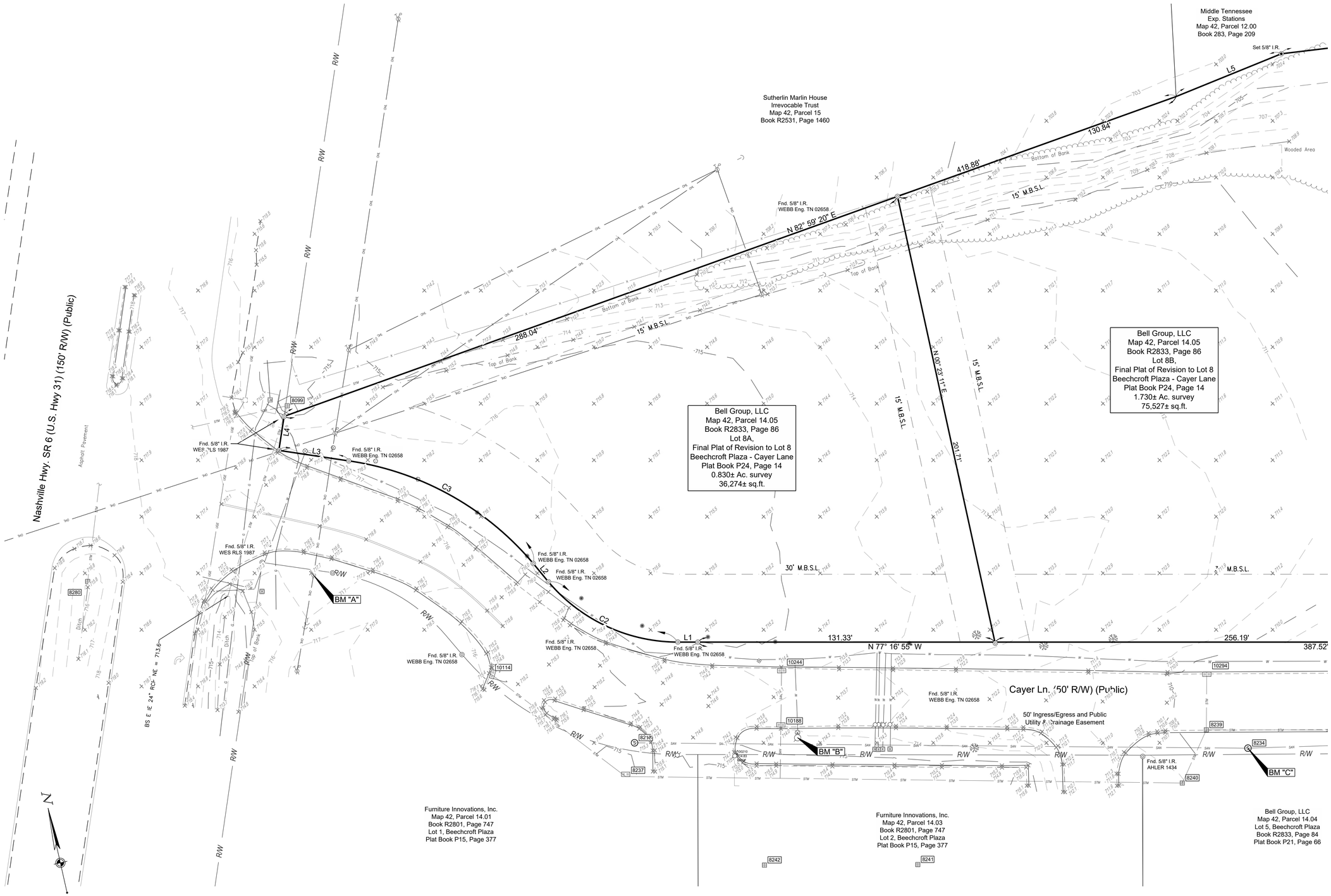
ID	Description	Date

© 2024 CESO, INC.

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

Drawing Title:
ALTA/NSPS Land Title Survey

1 of 2



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
	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

PAPE–DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891
TENNESSEE ENGINEERING LICENSE #11104

PROJ. # 22500501

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
10.15.26

12/09/25

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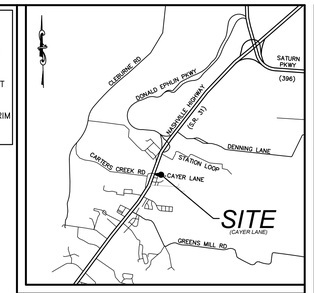
DEMOLITION NOTES

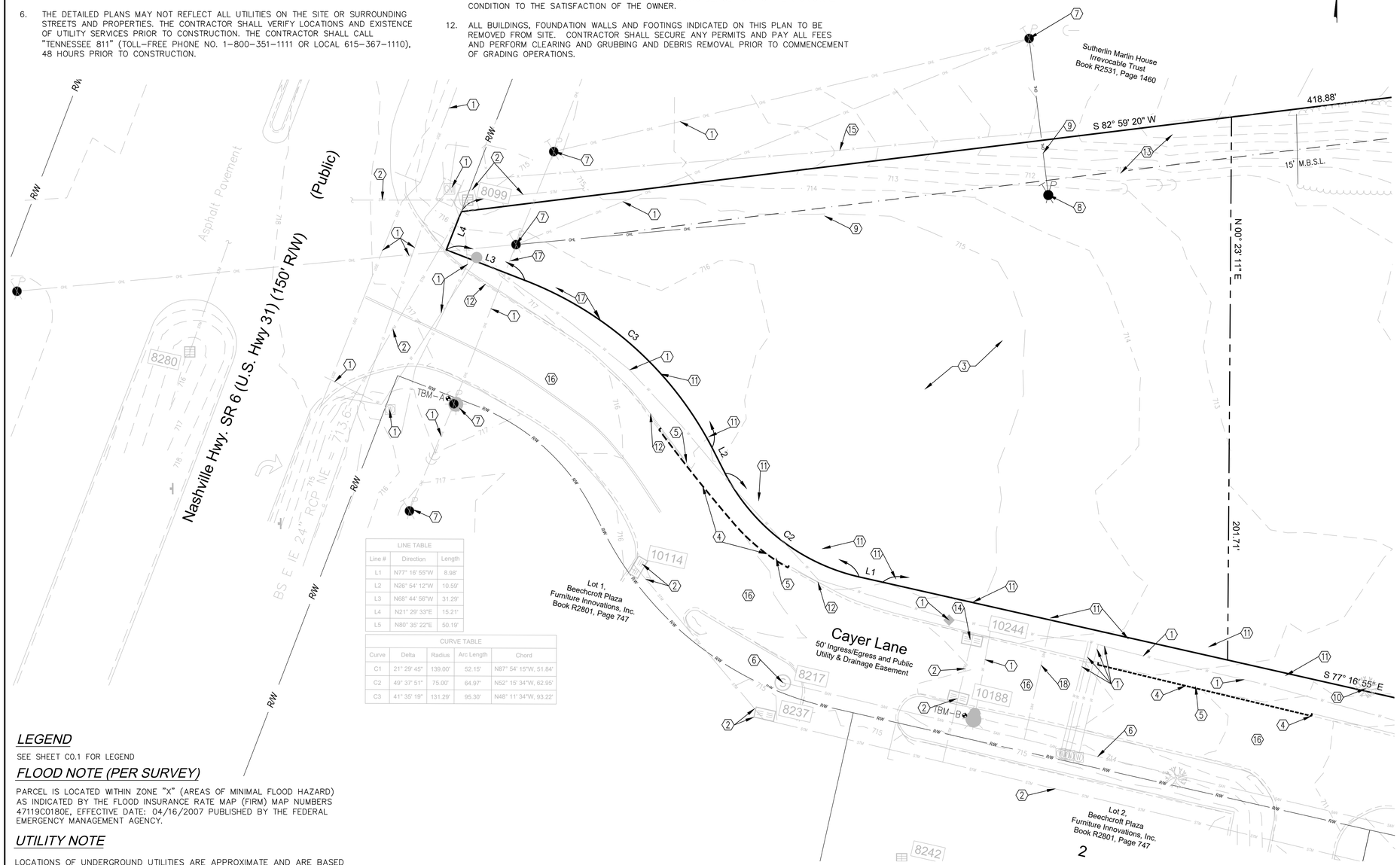
1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. ALL ITEMS NOTED TO BE REMOVED 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.
18. EXISTING SANITARY SEWER SERVICE LINE SHOWN PER UTILITY. LOCATE AND PROTECT DURING CONSTRUCTION.

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

PAPE–DAWSON
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TENNESSEE ENGINEERING LICENSE #11104

PROJ. # 225D05-E1

REVISIONS

1	06/15/26 REVISED PER UTILITY REVIEW	4	
2		5	
3		6	

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

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

JASON L. HALL REGISTERED ENGINEER AGRICULTURE NUMBER 120378 STATE OF TENNESSEE
06.15.26

12/09/25
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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 – 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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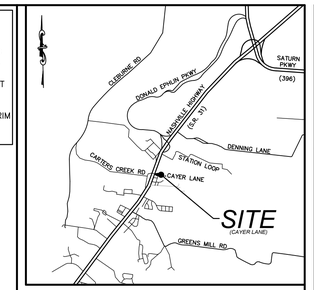
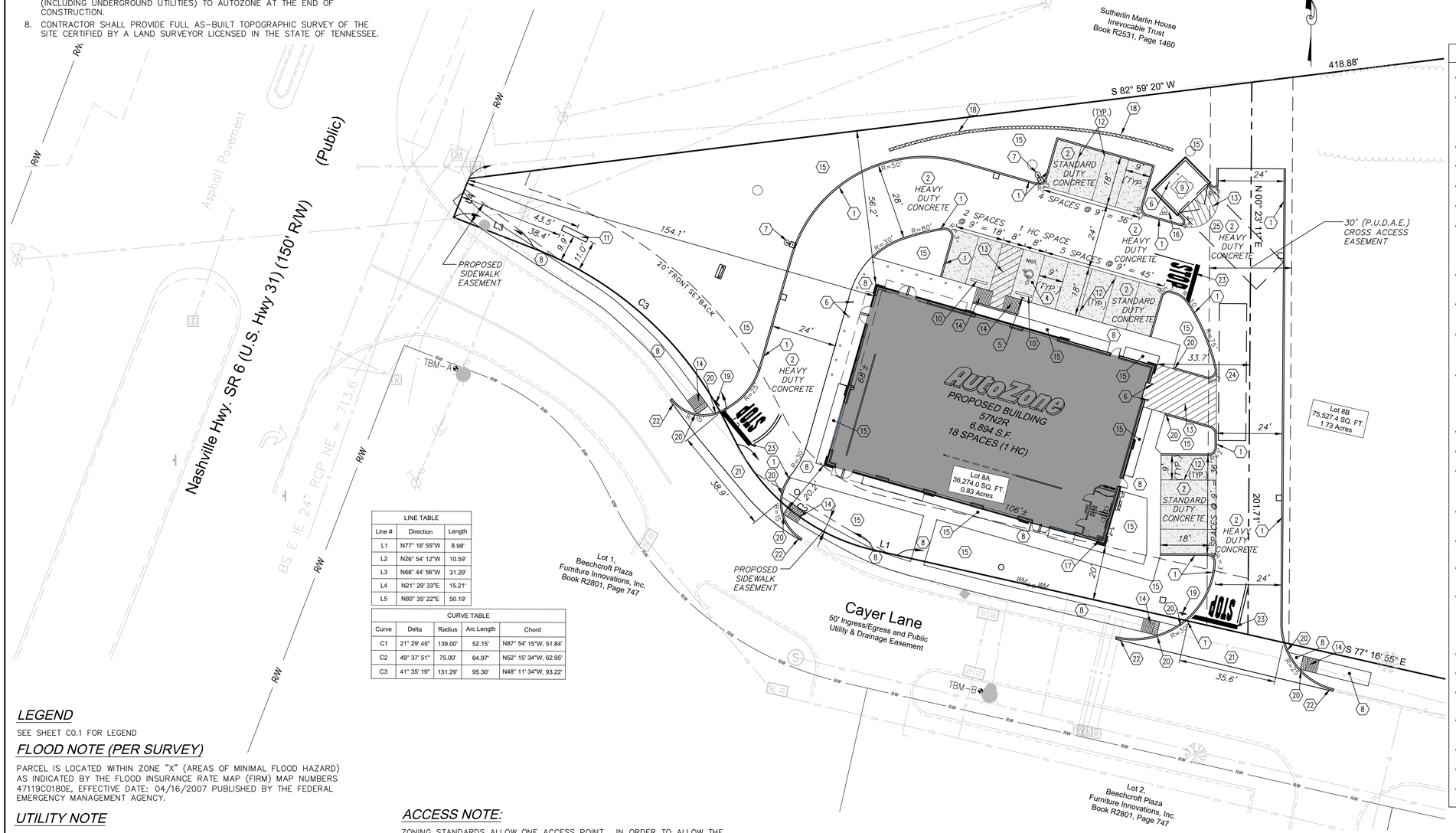


Vicinity Map

Not To Scale



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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

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

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA TN 38401
SITE 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. 120278 STATE OF TENNESSEE
06.15.26

12/09/25
57N2R
C1.0

PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891
TENNESSEE ENGINEERING LICENSE #11104

PROJ. # 225005.E1

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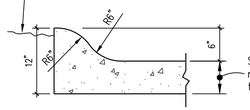
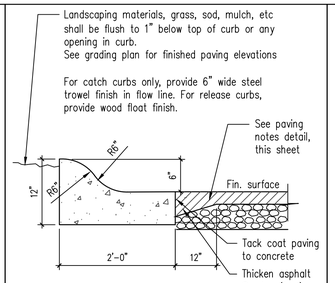


NO SCALE

1 TYPICAL ROLL-OVER CURB



NO SCALE

2 ROLL-OVER CURB at ASPHALT PAVING

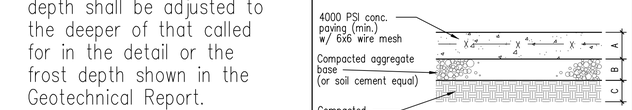
For all details on this sheet which call for a minimum depth of concrete, that depth shall be adjusted to the deeper of that called for in the detail or the frost depth shown in the Geotechnical Report.

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.

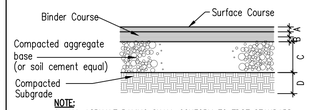
NO SCALE

4 CONCRETE PAVING SECTION

DIMENSION & TYPE

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

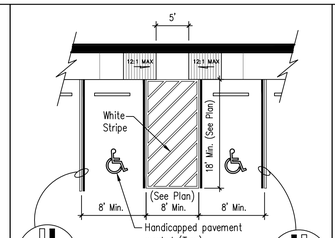
NOTE: All asphalt paving to be "Heavy Duty". Compacted subgrade should be as specified in soils report.



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

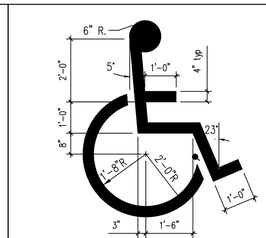
5 ASPHALT PAVING SECTION



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

NO SCALE

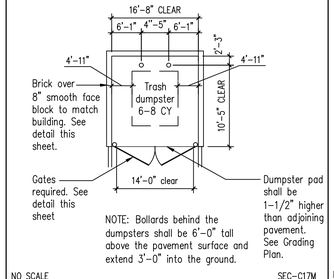
6 HANDICAP PARKING DETAIL



NO SCALE

7 INT'L BARRIER FREE SYMBOL

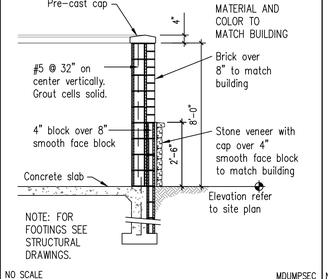
See Photometric Plan



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

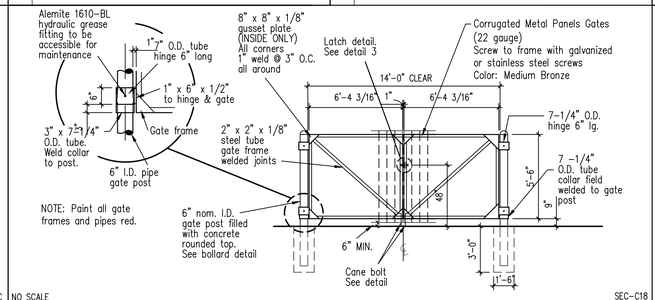
NO SCALE SEC-C17M

8 BRICK DUMPSTER LAYOUT



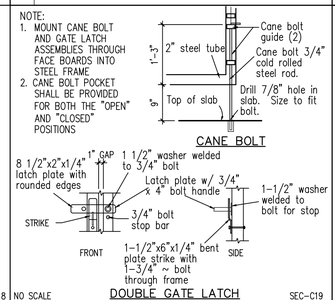
NO SCALE MDUMPSEC

9 DUMPSTER SECTION



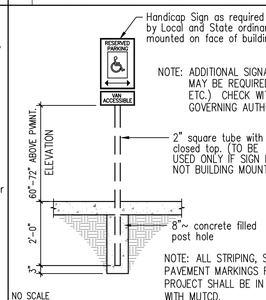
NO SCALE SEC-C18

10 GATE DETAIL FOR DUMPSTER ENCLOSURE



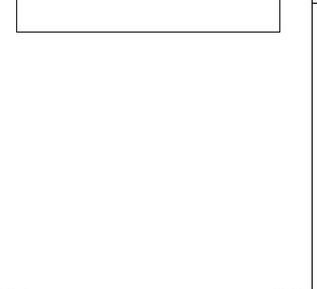
NO SCALE SEC-C19

11 GATE LATCH / BOLT DETAILS



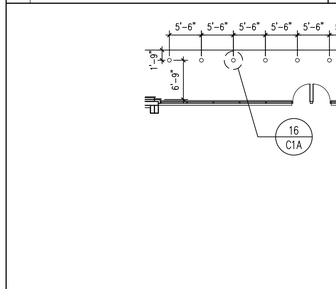
NO SCALE

12 TYPICAL HANDICAP SIGN



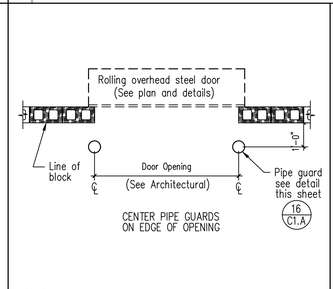
NO SCALE SEC-C13

13 TYPICAL LIGHT POLE



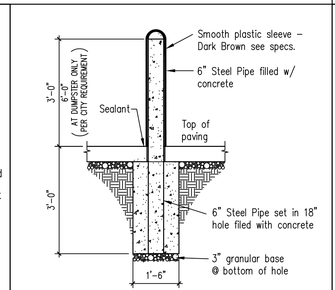
NO SCALE

14 BOLLARD LAYOUT PLAN



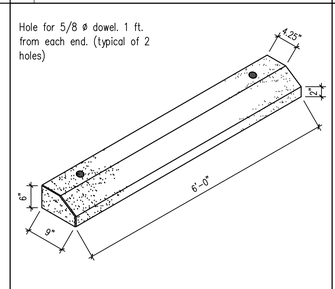
NO SCALE SEC-C08

15 PIPE GUARD @ ROLL-UP DOOR



NO SCALE SEC-C07

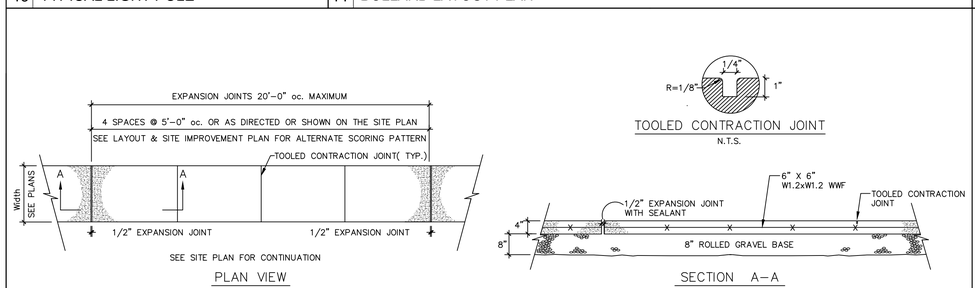
16 TYPICAL PIPE GUARD SECTION



NO SCALE

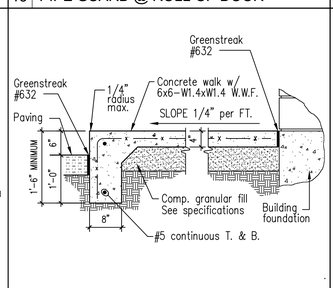
17 WHEEL STOP DETAIL

18 NOT USED



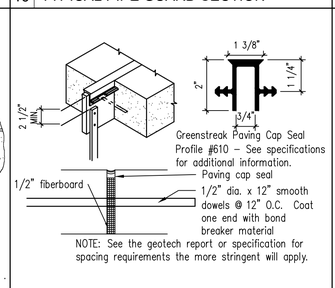
NO SCALE

19 CONCRETE SIDEWALK



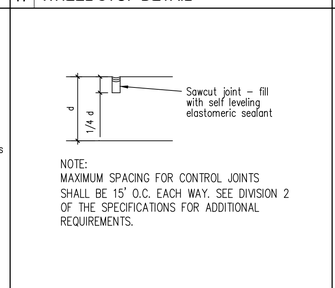
NO SCALE SEC-C30

20 TYPICAL WALK SECTION



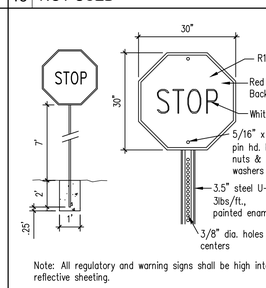
NO SCALE

21 TYPICAL EXPANSION JOINT



NO SCALE

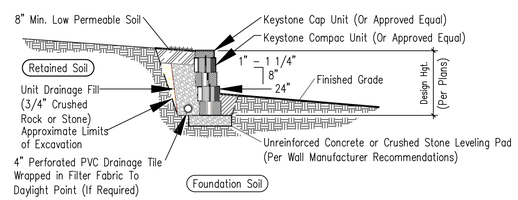
22 TYPICAL CONTROL JOINT



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

NO SCALE

23 STOP SIGN DETAIL

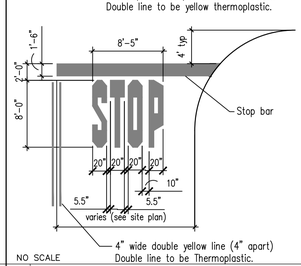


Note: General Contractor to provide shop drawings for approval.

NO SCALE

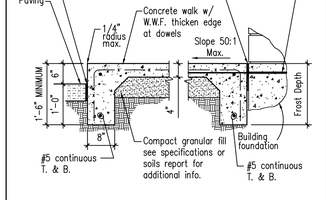
24 TYPICAL GRAVITY WALL SECTION

25 NOT USED



NO SCALE

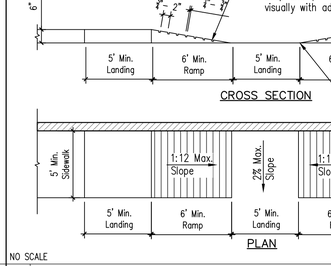
26 STOP BAR



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.

Tennessee 811

PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891
TENNESSEE ENGINEERING LICENSE #11104

PROJ. # 225005.01

REVISIONS

1	06/15/26 DELETED DETAIL 18	4	5
2		5	6
3		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 06.15.26

12/09/25

57N2R

C1.A

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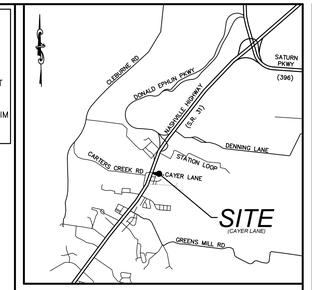
GENERAL NOTES

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

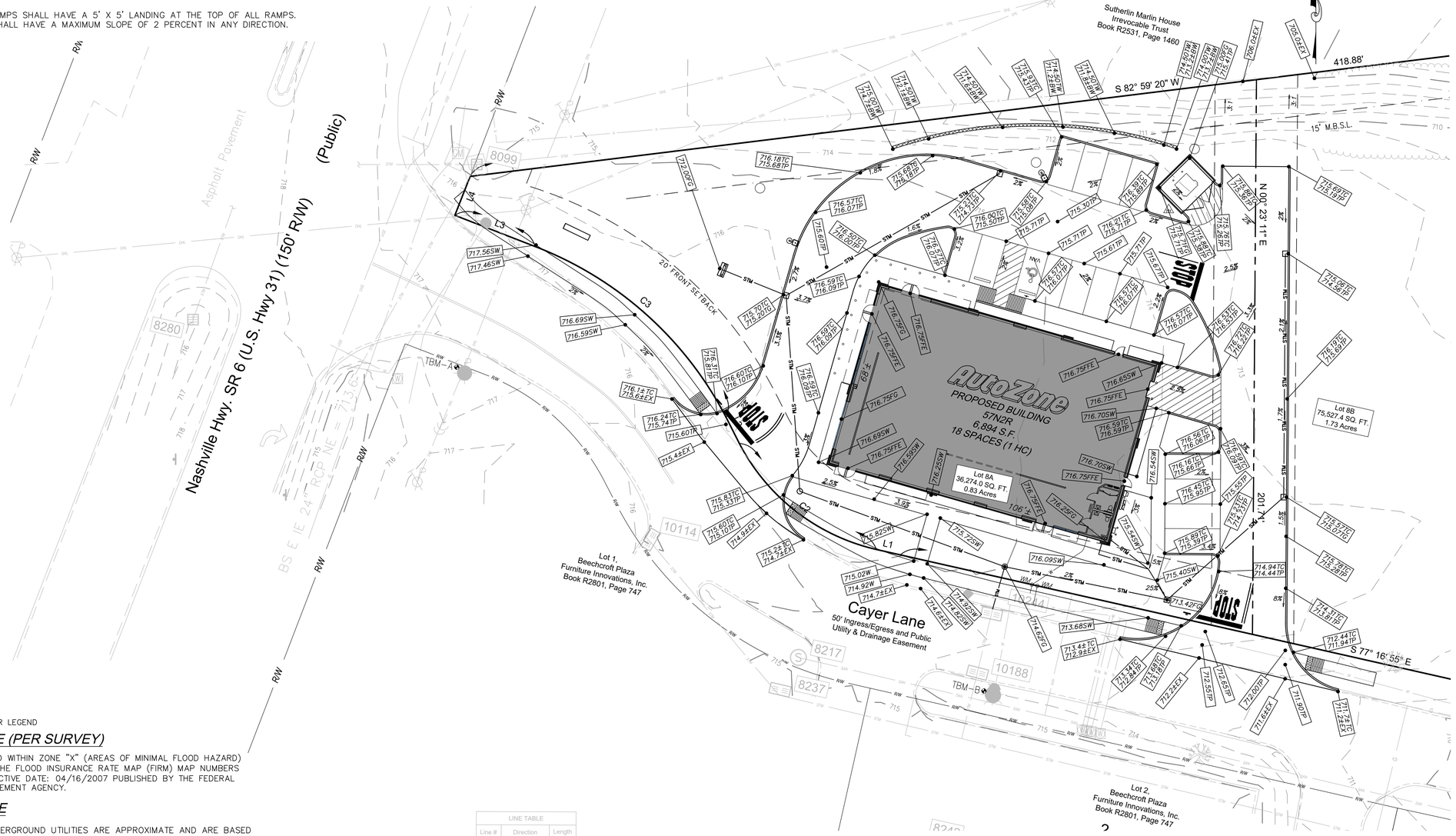
BENCHMARK

DATUM: NAVD 88

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



Vicinity Map
Not To Scale



LEGEND

SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)

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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
TENNESSEE ENGINEERING LICENSE #11104

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
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
DEC. 1, 2025
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.
2. CONTRACTOR TO COORDINATE ALL WORK WITH THE ARCHITECTURAL, STRUCTURAL AND MEP DRAWINGS AND ALL AFFECTED UTILITY COMPANIES.
3. A MINIMUM OF 18" VERTICAL AND 10' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER LINES AND SEWERS AS MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
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. 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

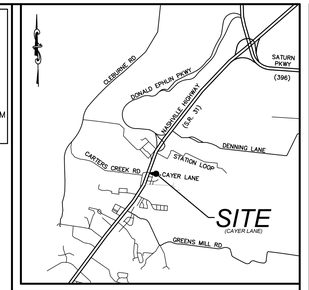
DRAINAGE CHART

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	5.00	25.44	1.34
P8	0.00	0.25	25.0	18" HDPE	5.00	25.44	0.00

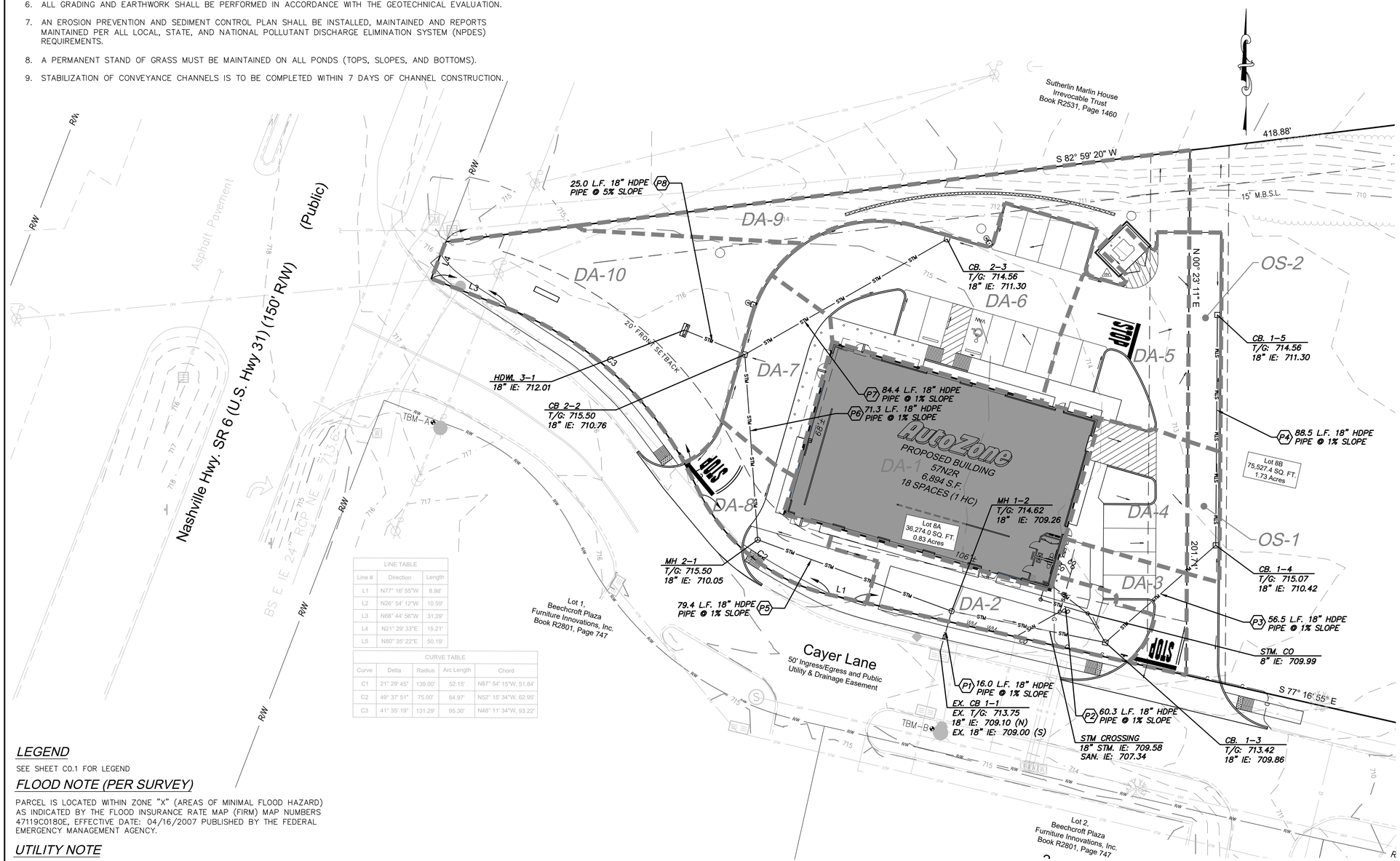
NOTE: n = 0.012 FOR HDPE PIPE

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



Vicinity Map
Not To Scale



LINE TABLE		
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CURVE TABLE				
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LEGEND
SEE SHEET C0.1 FOR LEGEND

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

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

Tennessee811

GRAPHIC SCALE IN FEET
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1 INCH = 20 FEET

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06.15.26

12/09/25
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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 26, 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. COORDINATE ALL WORK WITH UTILITY.
7. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA STANDARD SEWER SPECIFICATIONS.

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.

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.

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
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COLUMBIA, TN 38401
931-388-9136

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

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REGION 3 – DISTRICT 39
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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
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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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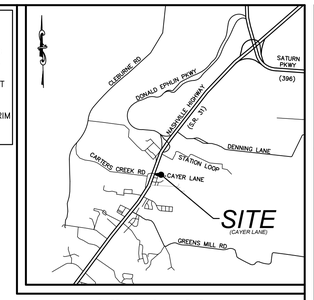
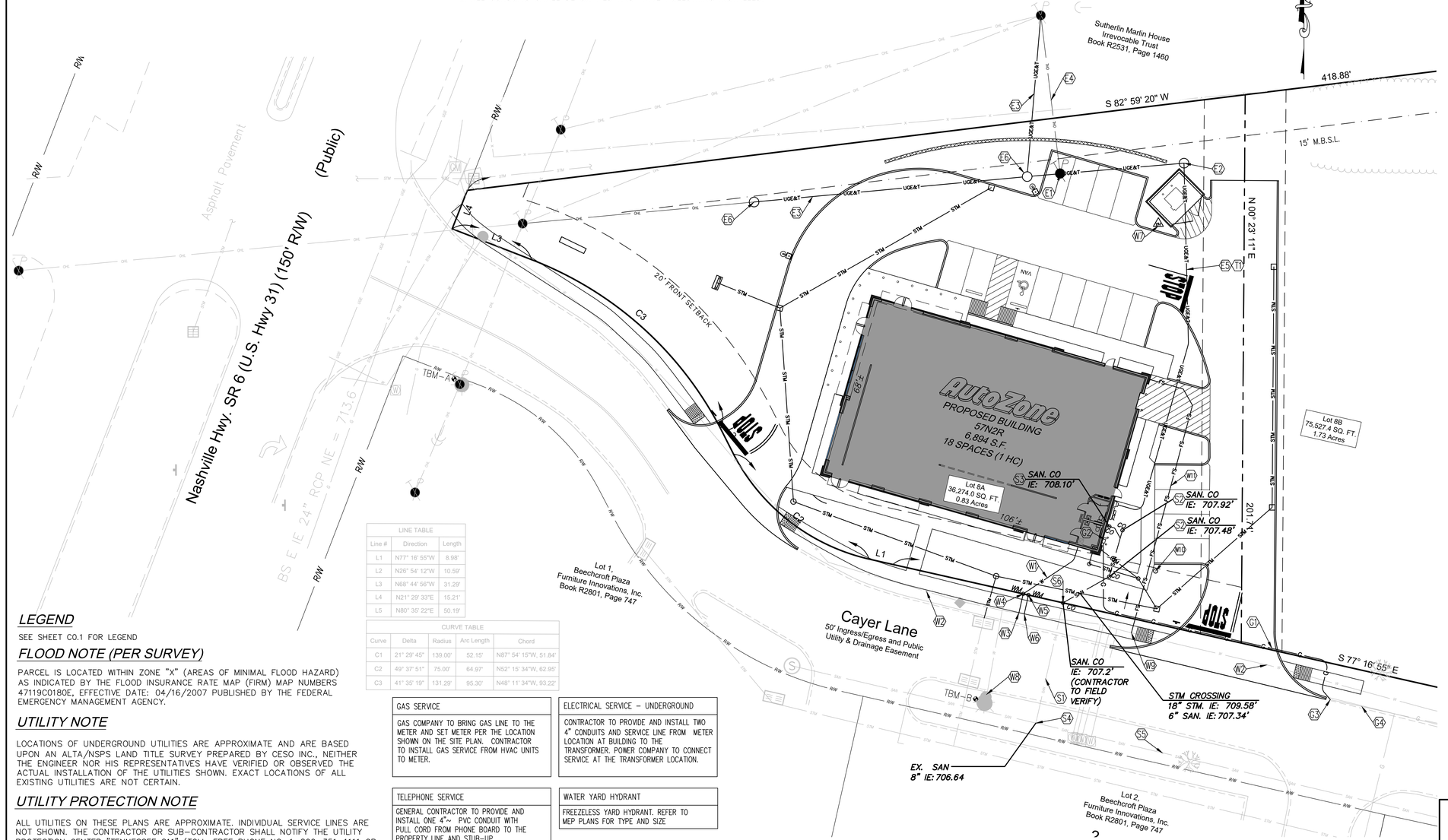


Vicinity Map
Not To Scale

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	REMOTE 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 OVERHEAD TRANSFORMER BANK. COORDINATE WITH UTILITIES FOR RELOCATION AND INSTALLATION.
E3	PROPOSED LOCATION FOR RELOCATED OVERHEAD UTILITY LINES. COORDINATE WITH UTILITIES.
E4	EXISTING OVERHEAD UTILITY TO BE RELOCATED.
E5	UNDERGROUND SECONDARY ELECTRIC: (2) 4" PVC CONDUITS (BY CONTRACTOR). COORDINATE WITH UTILITY.
E6	PROPOSED UTILITY POLE LOCATION PER UTILITY COMPANY. COORDINATE WITH UTILITIES FOR INSTALLATION.
S1	EXISTING SANITARY SEWER SERVICE LINE, 6" PVC.
S2	ONE-WAY CLEANOUT – SEE DETAIL SHEET C1.6.
S3	TWO-WAY CLEANOUT – SEE DETAIL SHEET C1.6.
S4	EXISTING SERVICE TAP ON THE 8" SANITARY SEWER MAIN.
S5	CONNECT TO EXISTING SANITARY SEWER LINE (BY CONTRACTOR). FIELD VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
S6	INSTALL CLEANOUT AT THE PROPERTY LINE ON THE EXISTING SERVICE LINE. CONTRACTOR TO LOCATE AND CONNECT TO THE CITY EXISTING TAP.COORDINATE WITH UTILITY FOR INSTALLATION. CLEANOUT SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA STANDARD SEWER DETAIL S19. SEE DETAIL SHEET C1.6.
T1	4" PVC CONDUIT FOR TELEPHONE SERVICE.



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LEGEND
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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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No. 120978
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57N2R

C1.3

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EPSC INSPECTION AND MAINTENANCE SCHEDULE

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

EROSION PREVENTION AND SEDIMENT CONTROL

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

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

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

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

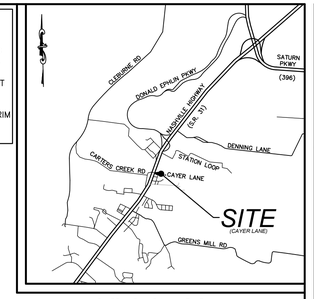
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC PHASING NOTES

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

BENCHMARK
DATUM: NAVD 88

SITE 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

KEYNOTES

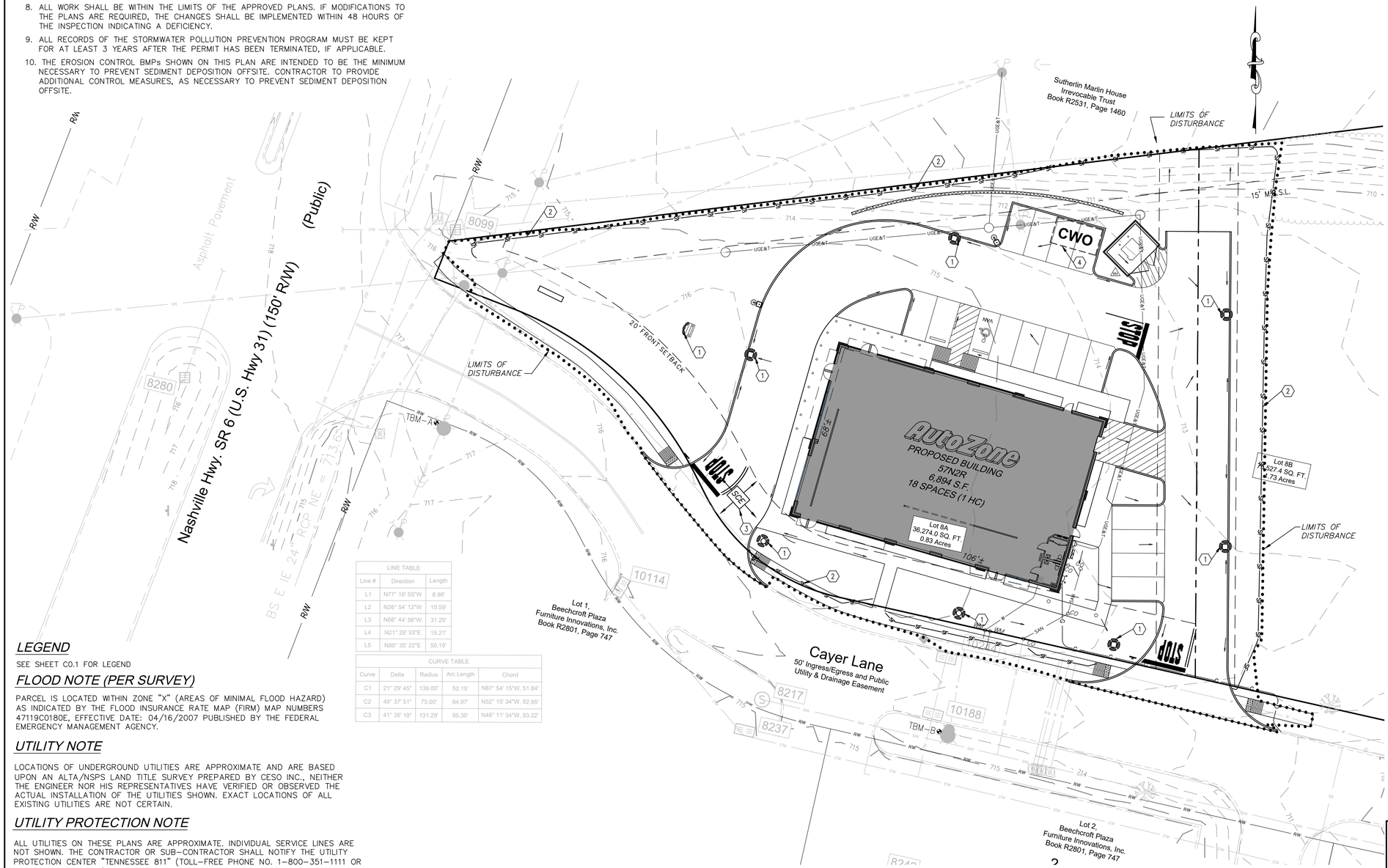
1. STONE BAG INLET PROTECTION – SEE DETAILS.
2. SILT FENCE – SEE DETAILS.
3. CONSTRUCTION ENTRANCE – SEE DETAILS.
4. CONCRETE WASHOUT AREA – SEE DETAILS.

GENERAL NOTES

1. AREA OF SOIL DISTURBANCE: 1.0 ACRES. (44,857 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
- 545 — PROPOSED CONTOUR
- 545 — PROPOSED INDEX CONTOUR
- LIMITS OF DISTURBANCE
- SF — SILT FENCE (SEE DETAILS)
- SCE — CONSTRUCTION ENTRANCE
- STONE BAG INLET PROTECTION
- CWO — CONCRETE WASHOUT AREA
- DRAINAGE FLOW DIRECTION



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

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

PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891
TENNESSEE ENGINEERING LICENSE #11104

PROJ. # 225D05.E1

REVISIONS

1	04/01/26 REVISED RETAINING WALL	4			
2	04/01/26 REVISED RETAINING WALL	5			
3	06/15/26 REVISED PER UTILITY REVISION	6			

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA TN 38401

EROSION PREVENTION AND SEDIMENT CONTROL 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
TENNESSEE
No. 120978
STATE OF TENNESSEE
06.15.26

12/09/25

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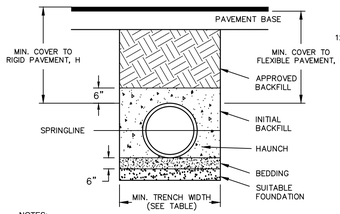
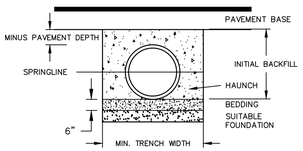
STANDARD TRENCH DETAIL
NTS



MINIMUM COVER FOR TRAFFIC APPLICATIONS
NTS



MINIMUM COVER FOR NON-TRAFFIC APPLICATIONS
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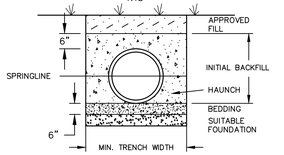


NOTES:
1. CORRUGATED PLASTIC PIPE FOR STORM WATER CONVEYANCE SHALL BE DUAL WALL HIGH-DENSITY POLYETHYLENE (HDPE) MANUFACTURED ACCORDING TO ASTM F2306 OR AASHTO M252, LATEST EDITIONS.

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.

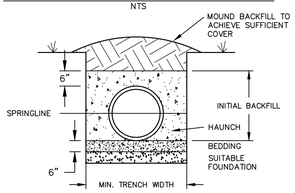
8. IN THE CASE HIGH GROUNDWATER, THE TRENCH SHALL BE DEWATERED ACCORDING TO THE SPECIFICATIONS. BEDDING AND BACKFILL MATERIAL SHALL BE OPEN GRADED TO FACILITATE DRAINAGE. WHERE DIRECTED BY THE ENGINEER, THE PERIMETER OF THE TRENCH SHALL BE WRAPPED IN AN APPROVED GEOTEXTILE FABRIC.

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 COVER FOR CONSTRUCTION TRAFFIC
NTS



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'

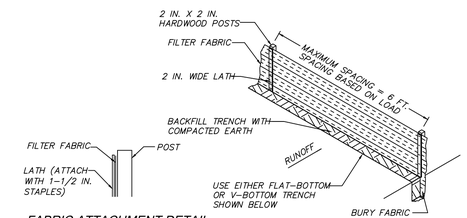
MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS PER AASHTO SECTION 30

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

RECOMMENDED MINIMUM TRENCH WIDTHS PER ASTM D2321 & AASHTO SECTION 30

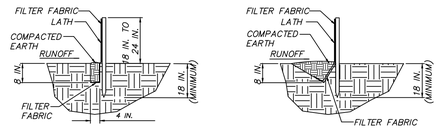
PIPE DIA.	MIN. TRENCH WIDTH	
(I.D.)	GOOD SOIL	POOR SOIL
10"	30" (2'-6")	42" (3'-6")
12"	32" (2'-8")	44" (3'-8")
15"	34" (2'-10")	48" (4'-0")
18"	37" (3'-1")	56" (4'-8")
24"	48" (4'-0")	64" (5'-4")
30"	56" (4'-8")	72" (6'-0")
36"	64" (5'-4")	82" (6'-10")
42"	72" (6'-0")	96" (8'-0")
48"	80" (6'-8")	106"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

STANDARD DRAWING DETAILS FOR HDPE STORM PIPE INSTALLATION
NO SCALE



FABRIC ATTACHMENT DETAIL

SILT FENCE INSTALLATION

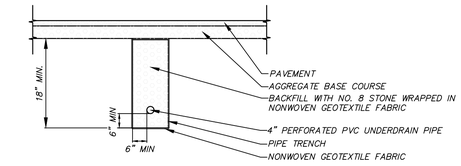


FLAT-BOTTOM TRENCH DETAIL

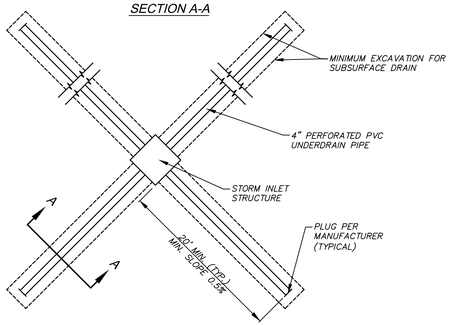
V-SHAPED TRENCH DETAIL

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

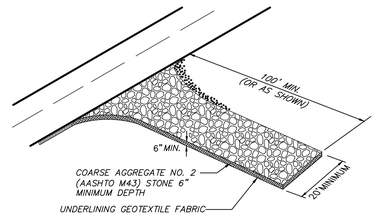
SILT FENCE
NO SCALE



SECTION A-A



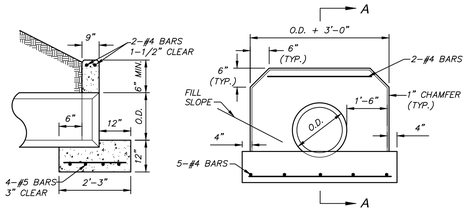
SUBSURFACE DRAIN
NO SCALE



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

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

STABILIZED CONSTRUCTION ENTRANCE
NO SCALE

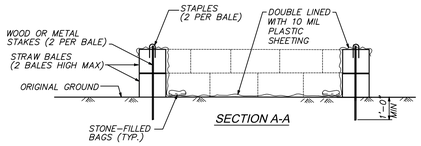


SECTION A-A

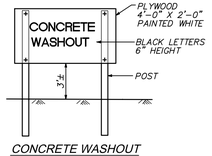
ELEVATION

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

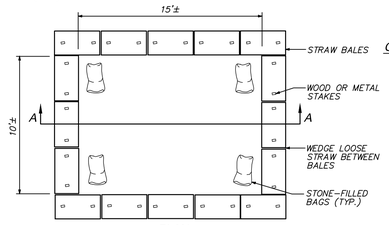
STANDARD HEADWALL
NO SCALE



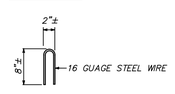
SECTION A-A



CONCRETE WASHOUT SIGN DETAIL



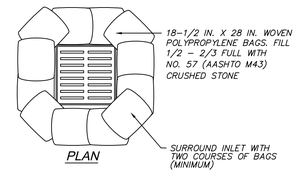
PLAN



STAPLE DETAIL

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

TEMPORARY CONCRETE WASHOUT AREA
NO SCALE



PLAN



ELEVATION

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

STONE BAG INLET PROTECTION
NO SCALE

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10682
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
12.15.25

12/09/25

57N2R

C1.5

TN 38401

PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891
TENNESSEE ENGINEERING LICENSE #11104

PROJ. # 225009.01

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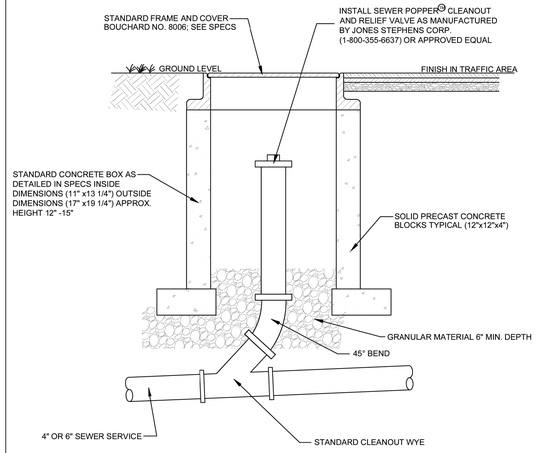

TYPICAL CLEANOUT ASSEMBLY

NOT TO SCALE

CITY OF COLUMBIA TENNESSEE

WMS# YR 2023

STANDARD SEWER DETAIL NO: S19

PAPE-DAWSON

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

TENNESSEE ENGINEERING LICENSE #11104

PROJ. # 22500516

REVISIONS

1	06/15/26 ADDED SHEET TO SET	4	
2		5	
3		6	

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA
TN 38401

COLUMBIA STANDARD DRAWINGS

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
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JASON L. HALL REGISTERED ENGINEER AGRICULTURE No. 120918 STATE OF TENNESSEE

06.15.26

12/09/25

57N2R

C1.6

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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

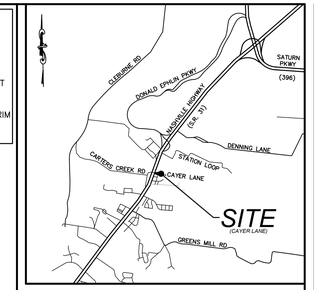
LEGEND

PROPOSED TREES

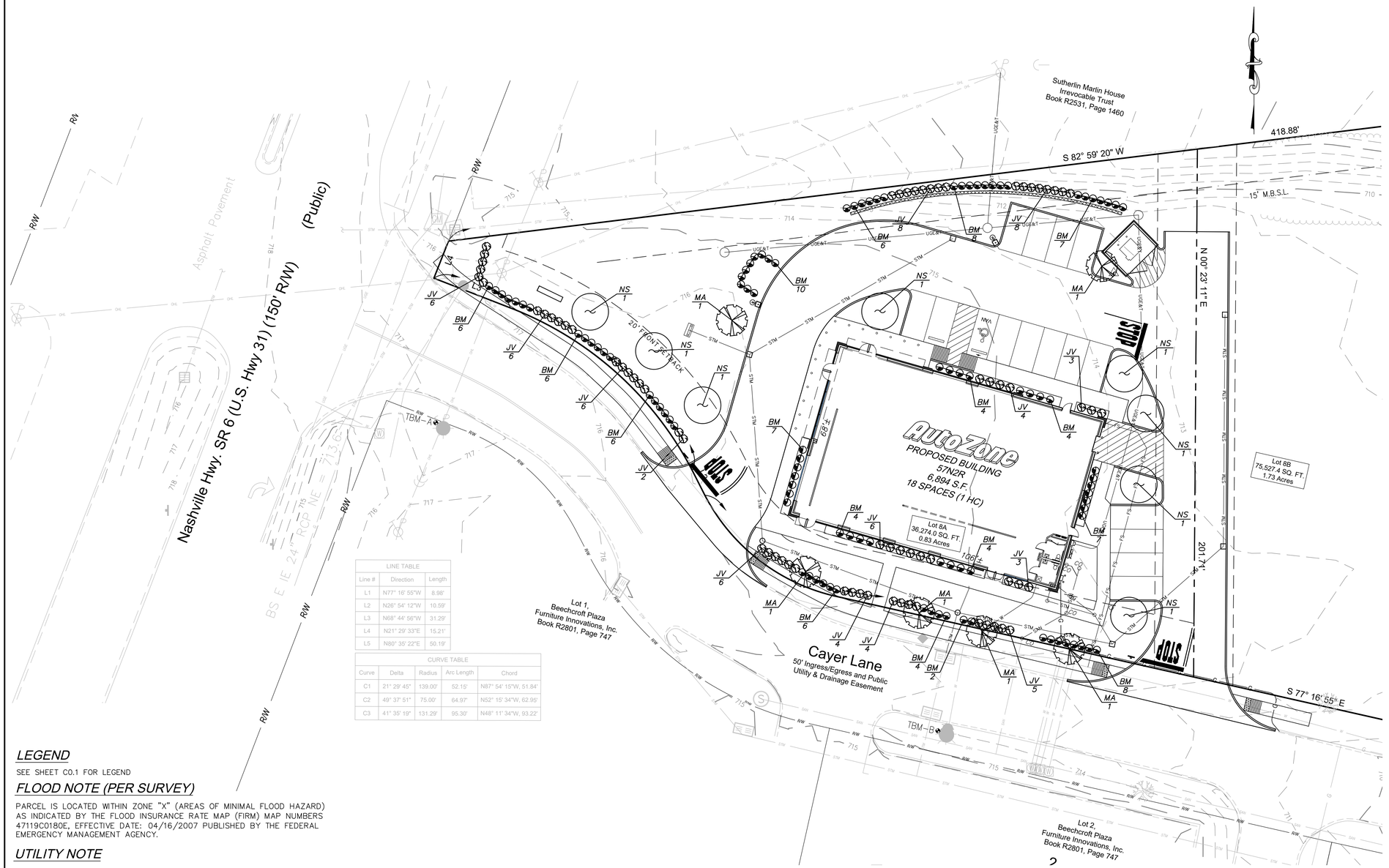
PROPOSED SHRUB

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

PAPE-DAWSON
2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891
TENNESSEE ENGINEERING LICENSE #11104

PROJ. # 225DD5-E1

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:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120378 STATE OF TENNESSEE
06.15.26

12/09/25

57N2R

L1.0

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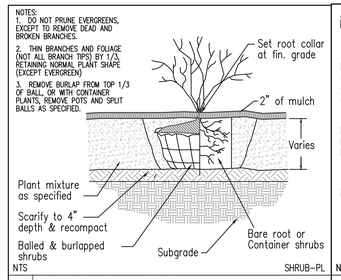
GENERAL LANDSCAPING NOTES

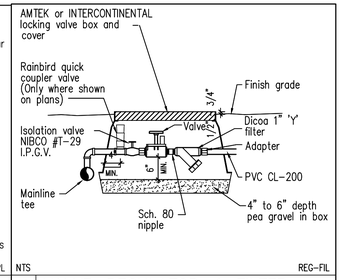
1. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS CALLED FOR.
2. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH ALUMINUM EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
3. ALL PLANT MATERIALS MUST MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN ANSI Z60.1–2004 OR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

BENCHMARK
DATUM: NAVD 88

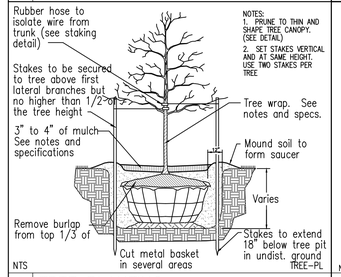
SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
- BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'



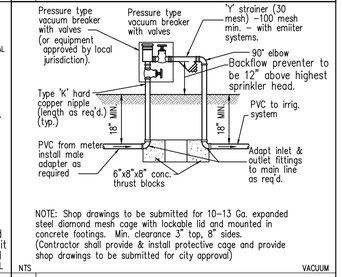
1 SHRUB PLANTING



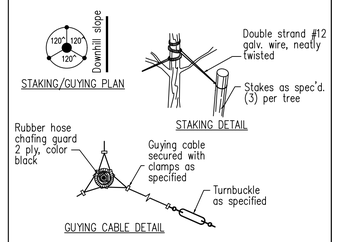
4 VALVE, REGULATOR, & FILTER



2 TREE PLANTING



5 PRESSURE TYPE VACUUM BRKR.



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	06/15/26 ERRONEOUS TREE NOTES DELETED	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 COMMERCE No. 120918 STATE OF TENNESSEE
06.15.26

12/09/25

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TENNESSEE ENGINEERING LICENSE #11104

PROJ. # 225005.01

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D-Series Size 1
LED Area Luminaire

Buy American

Catalog Number

Notes

Type

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

Specifications

EPA: 1.01 ft² (0.09 m²)

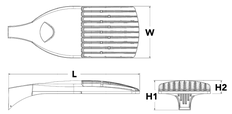
Length: 33" (83.8 cm)

Width: 13" (33.0 cm)

Height H1: 7-1/2" (19.0 cm)

Height H2: 3-1/2"

Weight (max): 27 lbs (12.2 kg)



Introduction

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

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

Ordering Information

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

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 [7] P7 [7] P2 P5 [1] P8 P3 P6 [1] P9 [1] **Rotated optics** P10 [2] P12 [2] P11 [2] P13 [2]	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) [5,6] 120 [1] 208 [1] 240 [1] 277 [1] 347 [1,4] 480 [1,4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting [8] WBA Wall bracket [1] SPUMBA Square pole universal mounting adaptor [11] RPUMBA Round pole universal mounting adaptor [9] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [10]

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) [3] DF Double fuse (208, 240, 480V) [3] 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

Buy American

Catalog Number

Notes

Type

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

Specifications

Luminaire

Width: 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)

Depth: 10" (25.4 cm)

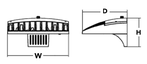
Height: 6-3/8" (16.2 cm)

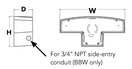
Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)

Depth: 4" (10.2 cm) **E20WC Weight:** 10 lbs (4.5 kg)

Height: 6-3/8" (16.2 cm)





Introduction

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

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

Ordering Information

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

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 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] 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] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [7] 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.

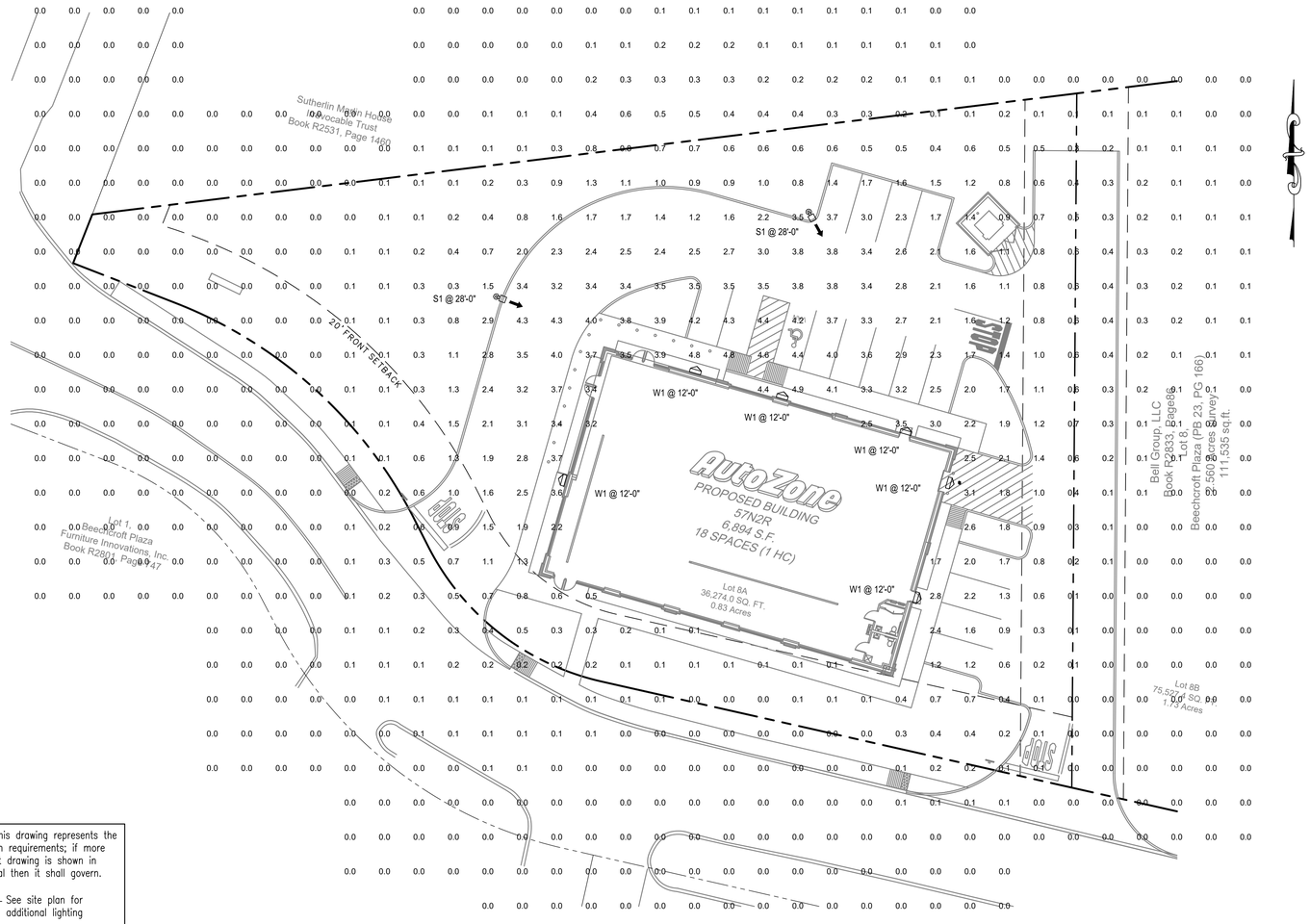
DSXWH S U House-side shield (one per light engine)

DSXWBSW U Bird-deterrent spikes

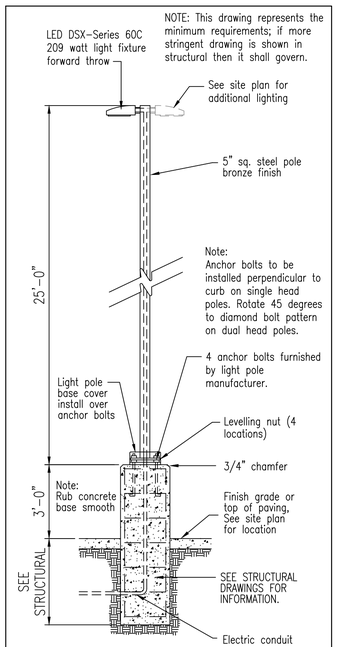
DSXWTVG U Vandal guard accessory

NOTES

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



Plan View
Scale - 1" = 20ft



1 TYPICAL LIGHT POLE

LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	LLF	QTY
S1		LITHONIA - DSX1 LED 60C P8 40K T3M MVOLT w/ HS 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
TENNESSEE ENGINEERING LICENSE #11104

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

12/09/25

57N2R

PH-1

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.

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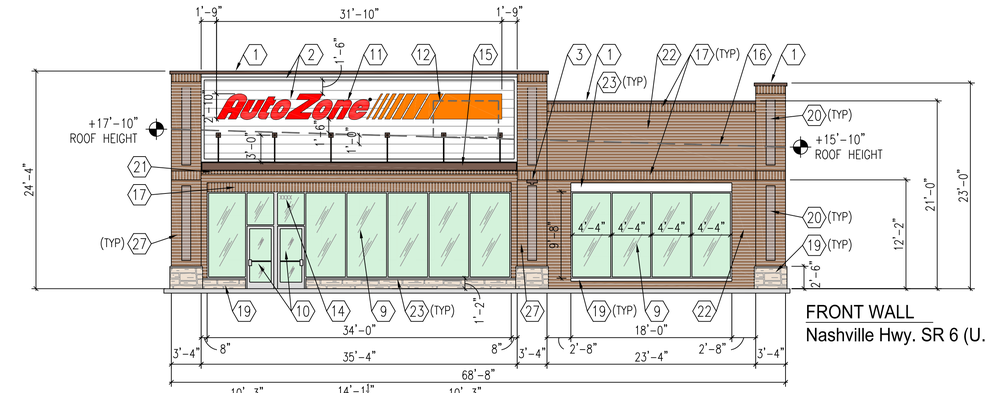
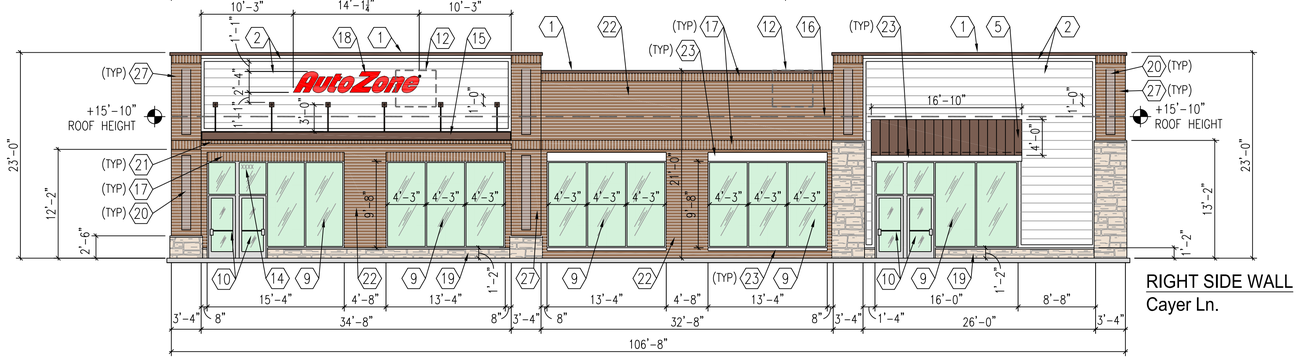
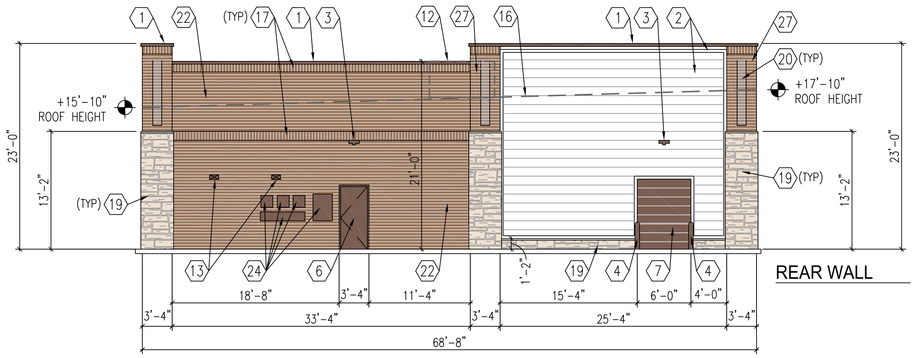


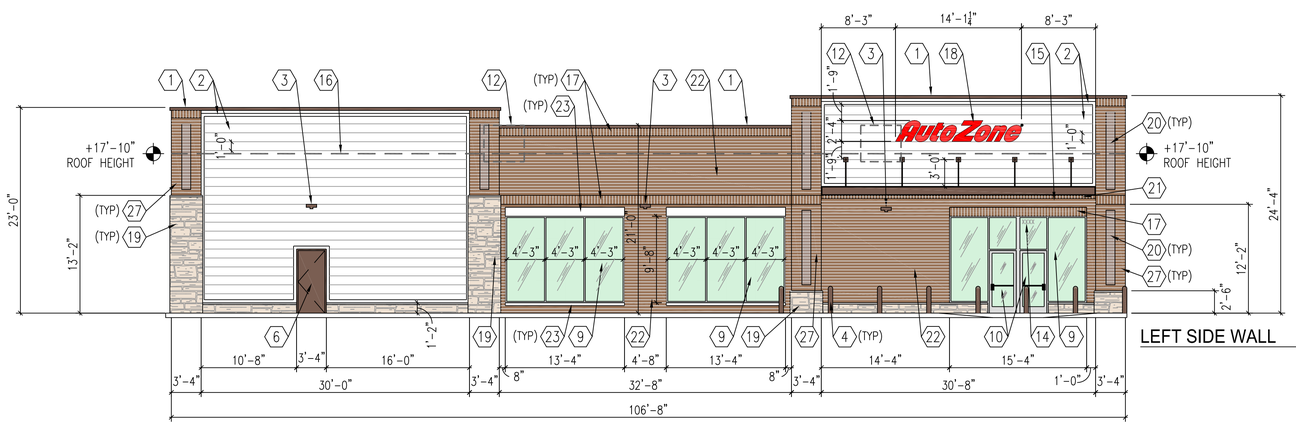
FRONT WALL
Nashville Hwy. SR 6 (U.S. Hwy 31)



RIGHT SIDE WALL
Cayer Ln.



REAR WALL



LEFT SIDE WALL

1/8" = 1'-0"

1 EXTERIOR ELEVATIONS

ROOF HEIGHT

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

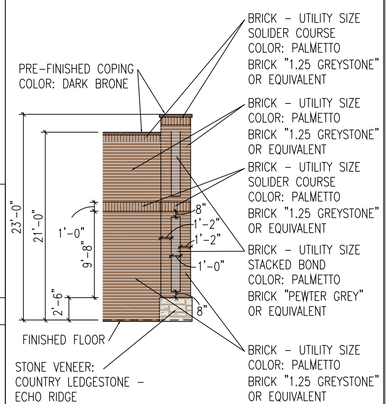
SIGNAGE NOTES:
1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNS UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS. WALL SIGNS TO BE INSTALLED ON SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL ALL FREESTANDING SIGNS 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 No.17910 STATE OF TENNESSEE

09-12-25

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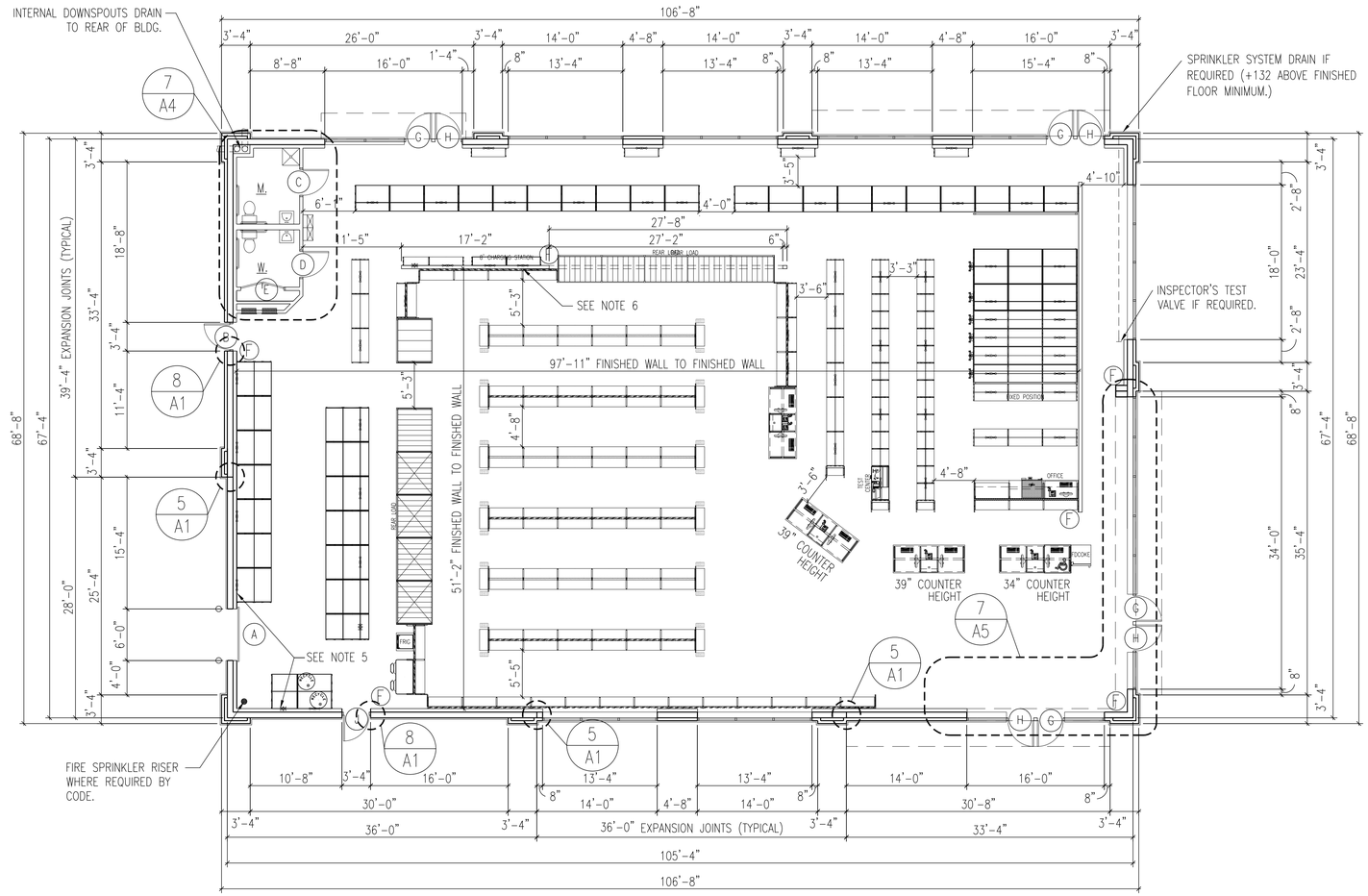
NOTE: ALL STRUCTURAL ELEMENTS ARE TO BE LOCATED FROM DIMENSIONS ON THE STRUCTURAL DRAWINGS.



1/8" = 1'-0"

1 | FLOOR PLAN

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

1/8" = 1'-0" AFN01

2 | FLOOR PLAN NOTES

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

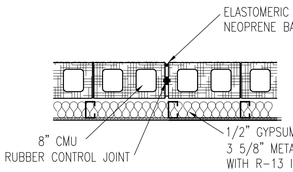
3/16" = 1'-0" AFC01

3 | ROOM FINISH SCHEDULE

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

3/32" = 1'-0" ADC01

4 | DOOR SCHEDULE – HOLLOW METAL DOORS & FRAMES

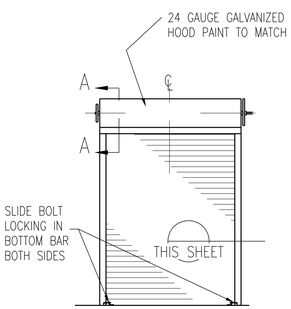


NOTE: SEE STRUCTURAL DRAWINGS FOR EXPANSION JOINT DIMENSIONAL LOCATION AND REINFORCING REQUIREMENTS

3/4" = 1'-0" AFS01

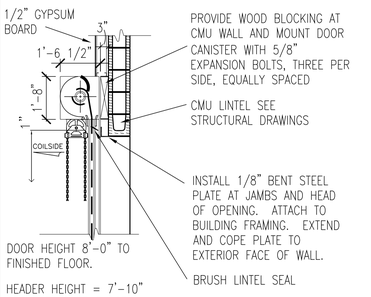
5 | EXPANSION JOINT DETAIL

CHAIN OPERATED INSULATED DOOR SURFACE MOUNTED



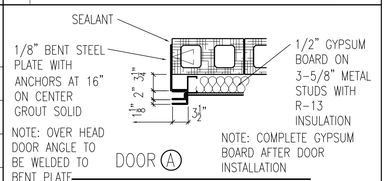
6 | OVERHEAD DOOR ELEVATION

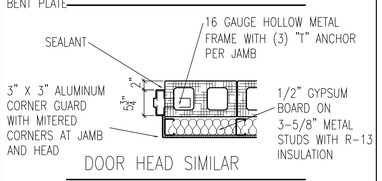
NOTE: GENERAL CONTRACTOR TO INSTALL 6" X 8'-0" ALUMINUM CHAIN GUARD ON WALL AT OPERATING SIDE

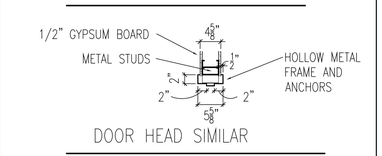


5/16" = 1'-0" ADS01

7 | OVERHEAD DELIVERY DOOR Ⓐ







3/4" = 1'-0" ADS02

8 | JAMB DETAILS

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10682
2501 CAYER LANE
COLUMBIA TN 38401

FLOOR PLAN / DOOR SCHEDULE / WALL DETAILS

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

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

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

09-12-25

57N2-R

A1

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

15 June 2026

Brian Boardman
Pape-Dawson
2309 Watterson Trail
Jeffersontown, KY 40299

RE: 2503 Cayer Ln, Columbia, TN 38401, Tax map 42, Parcel 14.05; AutoZone

Brian,

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

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

June 26, 2026

Mr. Jason Hall
Pape-Dawson Consulting Engineers
2309 Watterson Trail, Suite 200
Louisville, KY 40299
Sent via email: *Jason.Hall@pape-dawson.com*

RE: **Water Availability Letter - Extension** Expires: 6/26/2027
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 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 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 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 if required).

This Water Availability Letter will expire on the date listed unless applicant moves into the Design Review phase by payment of New Water Service Fees. 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 obtain water service from CPWS are as follows:

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,750 + $440 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, 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.
- 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
$1,750 + 440 per SFU	4.2	**$3,598**

- 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.
    - 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.
    - 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:

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
(7/1/26) Impact Fee for ¾" Service Meter	1	$6,000	$6,000
(7/1/26) Impact Fee for 1" Service Meter	1	$10,000	$10,000
Estimate of Impact and Meter Fees =			**$17,250**

- 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
Eric King, Inflo Design Group
File 25-027

PAPE–DAWSON

Pape-Dawson Consulting Engineers, LLC
Nick West, EIT
2309 Watterson Trail, Ste 200
Louisville, KY 40299

June 16, 2026

Robert Archibald, Principal Planner
City of Columbia Planning Department
RE: Cayer Ln - Beechcroft Plaza PUD - AutoZone (Item No. 26-0181)

Dear Mr. Archibald:

Please find below our responses to the Development Review Committee comments dated June 9, 2026, for the above-referenced project.

Comment	Response
Planning: The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.	Acknowledged.
Planning: At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.	Acknowledged. This comment response letter and revised materials are being provided with the resubmittal.
Planning: Submitted wastewater availability and water availability letters will both expire prior to Planning Commission review. Updated letters will be required prior to Planning Commission meeting.	An updated sanitary sewer 'will serve' letter has been uploaded. An updated water 'will serve' letter is in process and will be provided prior to the Planning Commission meeting.
Engineering: No comments.	Acknowledged.
Fire: No comments.	Acknowledged.
Public Works: Please see attached City of Columbia Dumpster Guidelines & Accessibility Requirements. Private sanitation services may be utilized.	Acknowledged.
ATT: ATT intends to serve.	Acknowledged.
Maury County Schools: No comment.	Acknowledged.
Wastewater: No comments.	Acknowledged. An updated 'will serve' letter is being uploaded with the resubmittal.
Columbia Water: The water availability letter expired June 3, 2026. An updated letter is required.	An updated 'will serve' letter has been requested and will be provided prior to the Planning Commission meeting.

Please contact me if additional information is required.

Sincerely,

Nick West
Pape-Dawson Consulting Engineers, LLC

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, June 9, 2026

ITEM NO.
26-0181

DESCRIPTION: Cayer Ln - Beechcroft Plaza PUD - AutoZone

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Submitted wastewater availability and water availability letters will both expire prior to Planning Commission review. Updated letters will be required prior to Planning Commission meeting.

Engineering

4. No comments

Fire

5. No comments

Public Works

6. Please see attached City of Columbia Dumpster Guidelines & Accessibility Requirements.
7. Private sanitation services may be utilized.

CITY OF COLUMBIA TENNESSEE

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

ATT

8. ATT intends to serve.

Maury County Schools

9. No comment.

Wastewater

10. No comments.

Columbia Water

11. The water availability letter expired June 3, 2026. An updated letter is required.

Resubmittal Guidelines

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

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

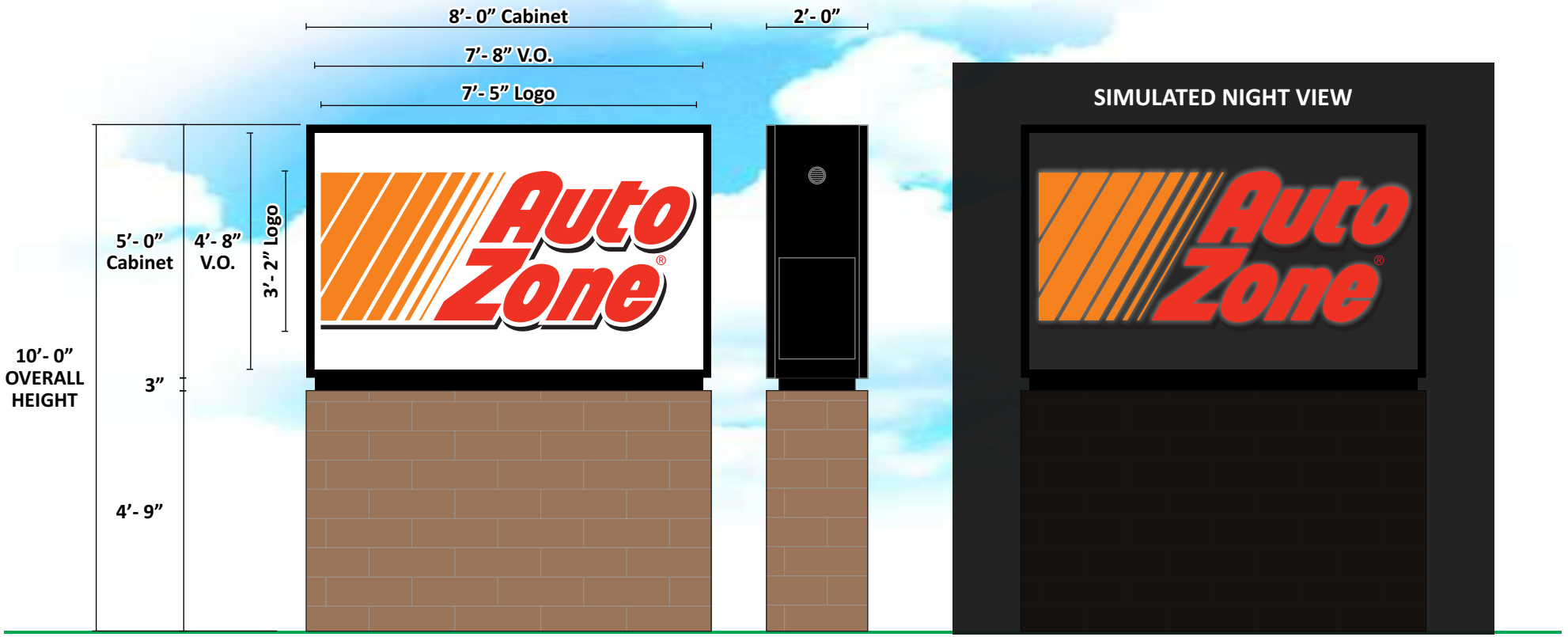
Please contact pkeltner@columbiatn.gov or msanders@columbiatn.gov if you encounter difficulties with the online portal.

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

CITY OF
COLUMBIA
TENNESSEE

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

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



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:

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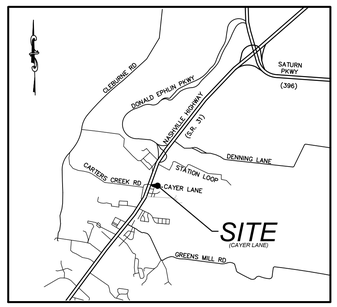


Location Map
SCALE: N.T.S.

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

Contents:

C0.0	COVER SHEET
1 OF 2	ALTA SURVEY / EXISTING CONDITIONS
2 OF 2	ALTA SURVEY / EXISTING CONDITIONS
C0.1	CONSTRUCTION NOTES AND LEGEND
D1.0	SITE DEMOLITION PLAN
C1.0	SITE PLAN
C1.A	SITE DETAILS
C1.1	GRADING PLAN
C1.2	DRAINAGE PLAN
C1.3	SITE UTILITIES PLAN
C1.4	EROSION PREVENTION & SEDIMENT CONTROL PLAN (EPSC)
C1.5	DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES AND DETAILS
PH-1	PHOTOMETRIC PLAN

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 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

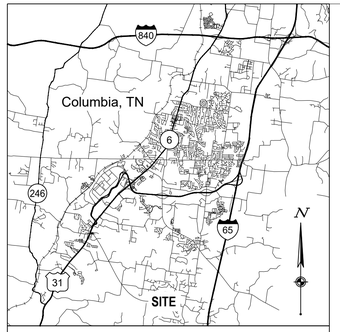
REVISIONS
1 | 2 | 3 | 4 | 5 | 6

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

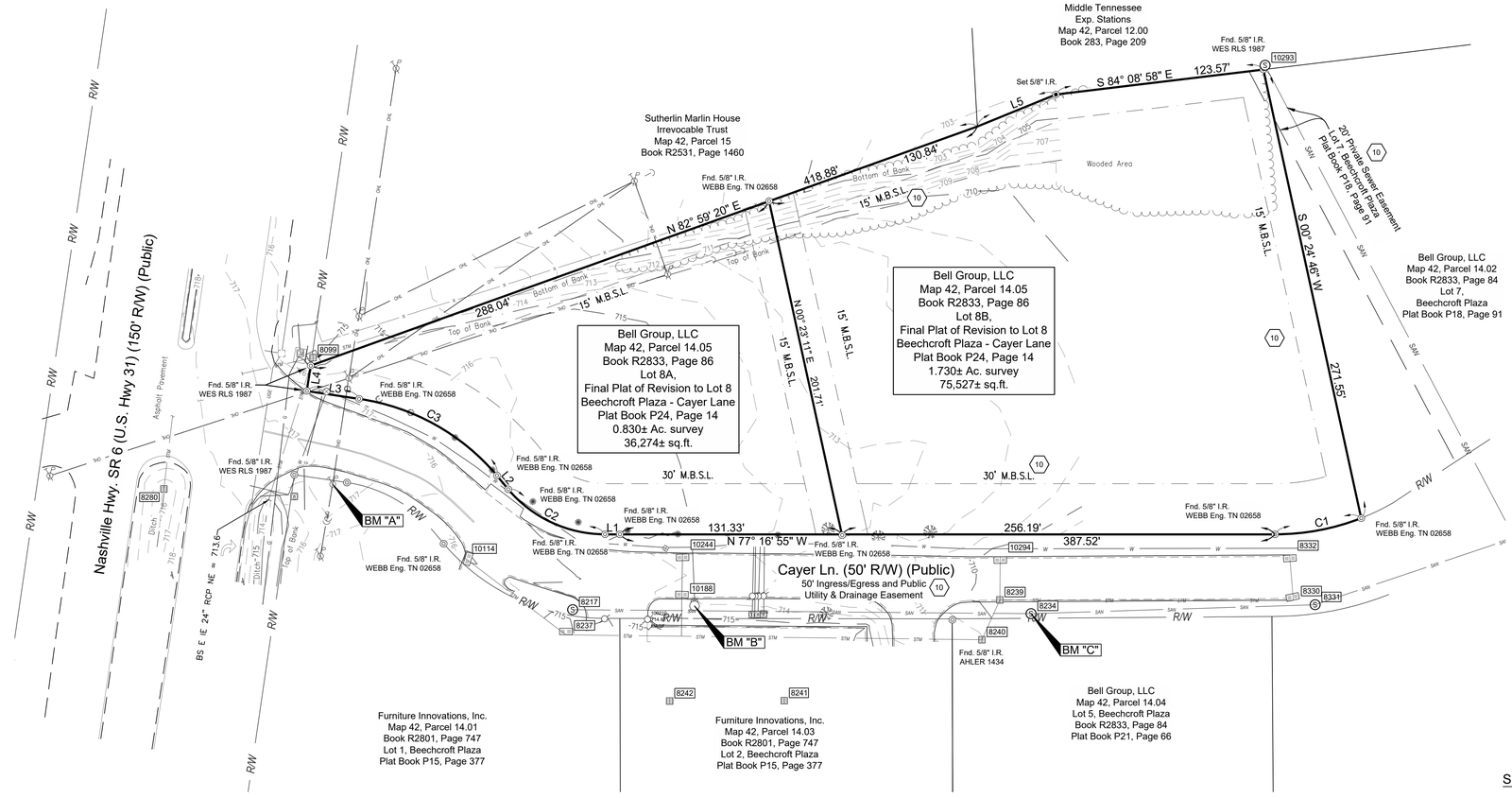
EXHIBIT "A" LEGAL DESCRIPTION

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.



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.

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

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

WILLIAM J. HUFFMAN
REGISTERED LAND SURVEYOR
TENNESSEE No. 1754

BELL GROUP, LLC

ALTA/NSPS LAND TITLE SURVEY

2501 CAYER LN.
MAURY COUNTY, COLUMBIA, TN 38401

Revisions / Submissions

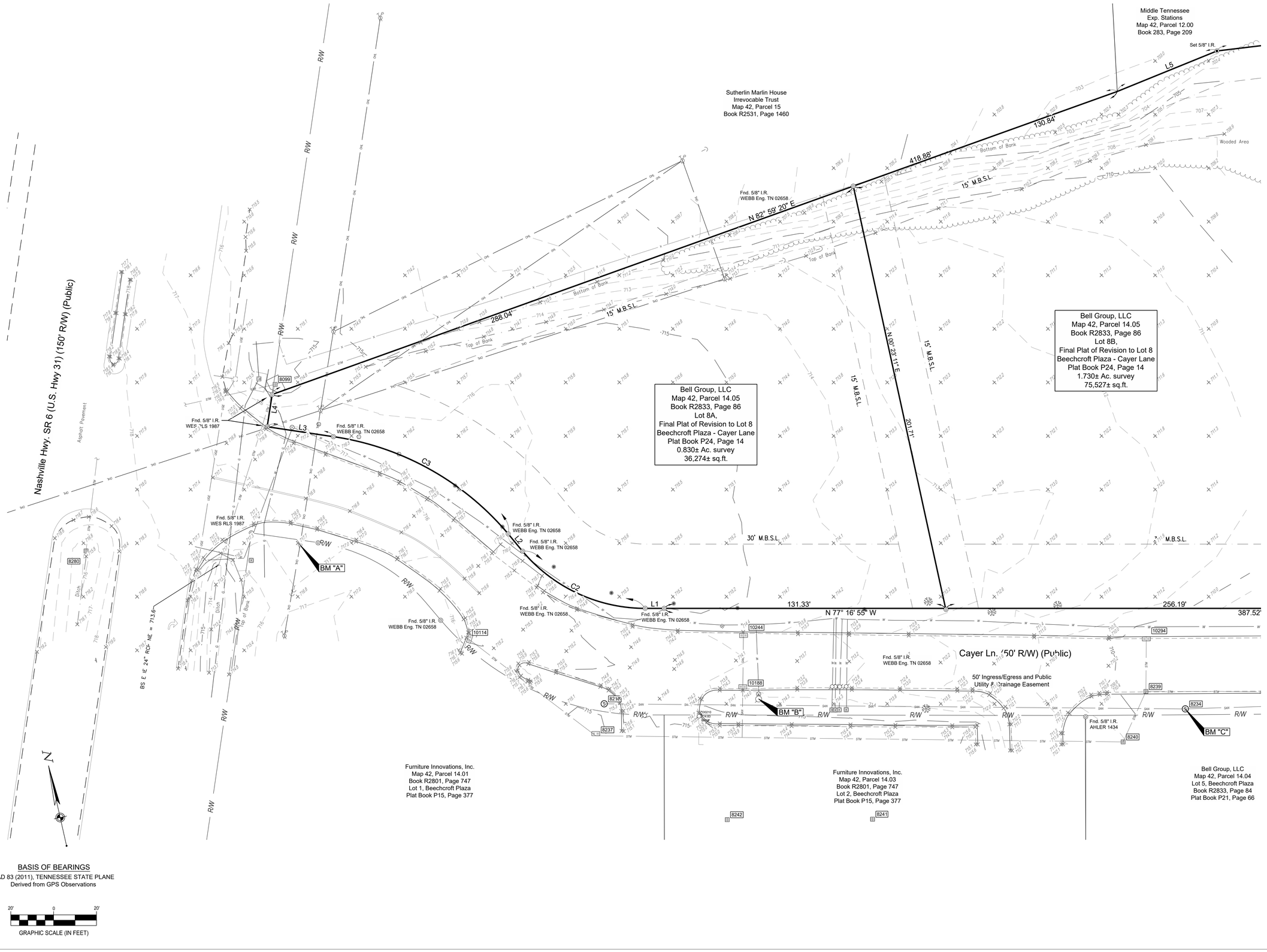
ID	Description	Date

© 2024 CESO, INC.

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

Drawing Title:
ALTA/NSPS Land Title Survey

1 of 2



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
	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
CONSTRUCTION NOTES AND LEGEND
TN 38401

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

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

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

PROJ. # 225005.01

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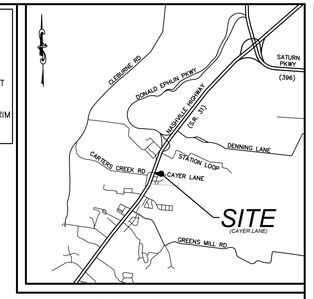
DEMOLITION NOTES

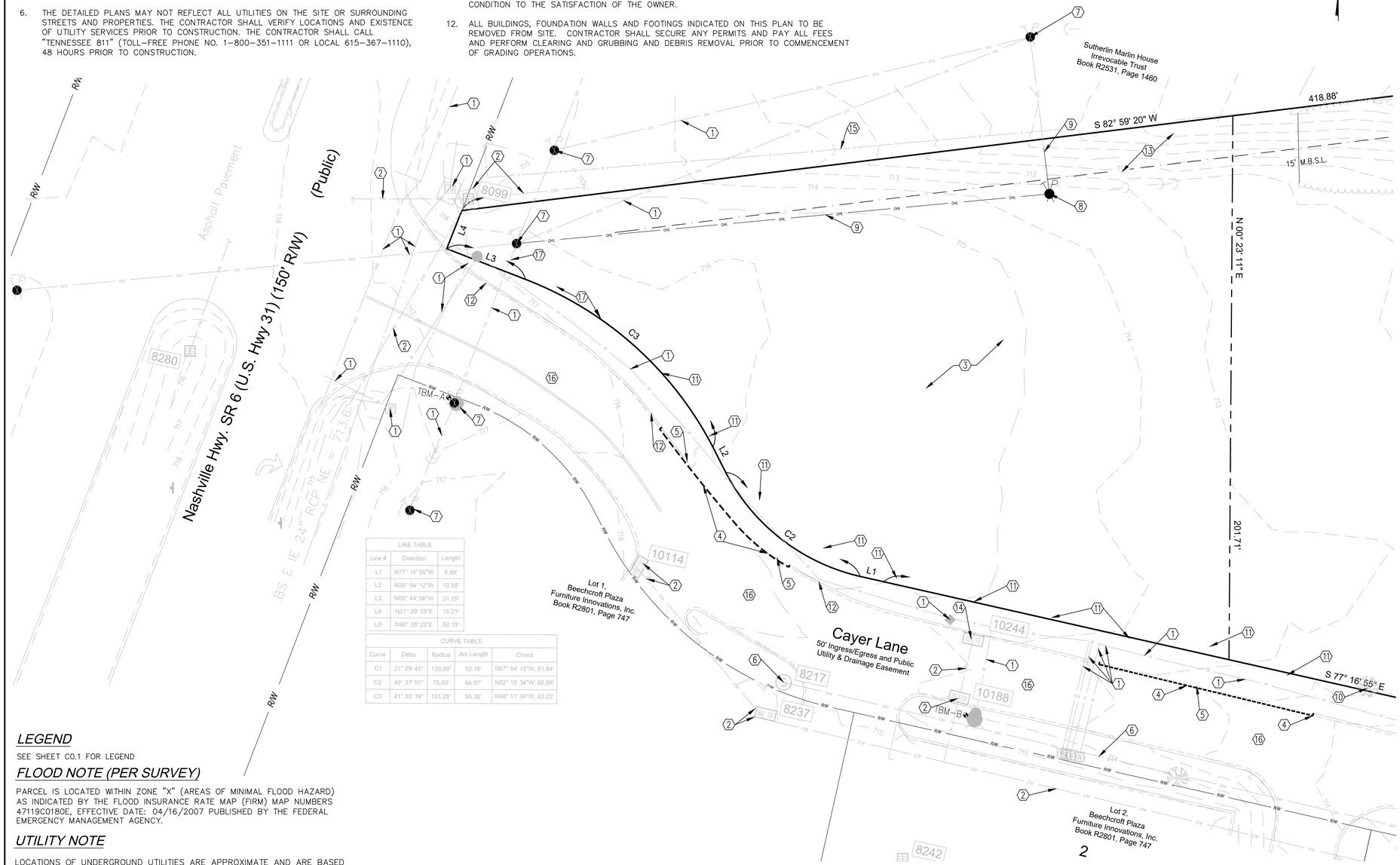
1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. ALL ITEMS NOTED TO BE REMOVED 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
LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CESO INC., NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

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

Tennessee811

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

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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:
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

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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.

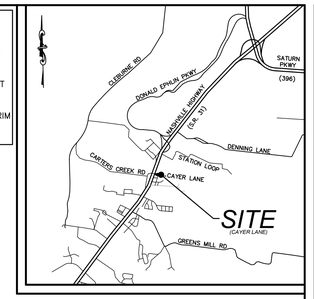
PARKING INFORMATION

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

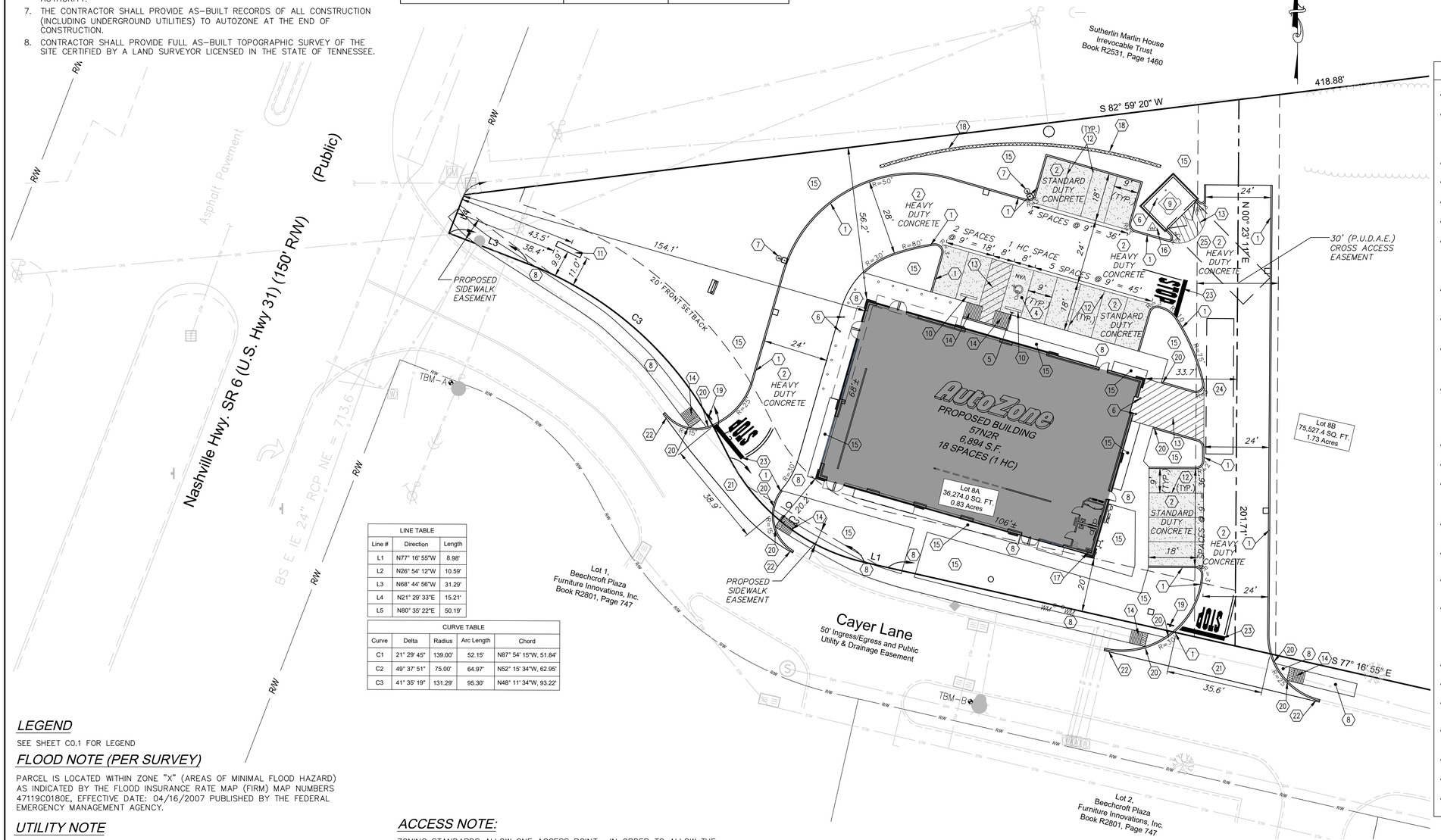
BENCHMARK

DATUM: NAVD 88

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



Vicinity Map
Not To Scale



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C3	41° 35' 19"	131.29'	95.30'	N48° 11' 34"W, 93.22'

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

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

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

JASON L. HALL REGISTERED ENGINEER AGRICULTURE ENVIRONMENT COMMERCE No. 120574 STATE OF TENNESSEE

12/09/25

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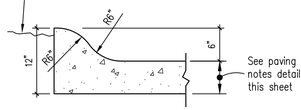
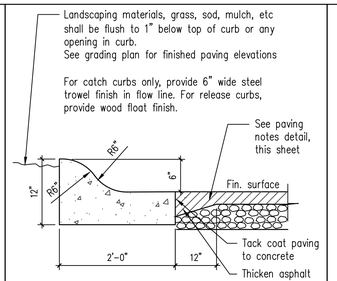


NO SCALE

1 TYPICAL ROLL-OVER CURB



NO SCALE

2 ROLL-OVER CURB at ASPHALT PAVING

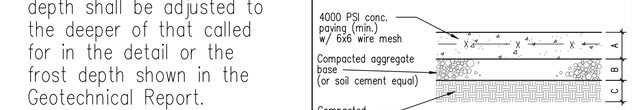
For all details on this sheet which call for a minimum depth of concrete, that depth shall be adjusted to the deeper of that called for in the detail or the frost depth shown in the Geotechnical Report.

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.

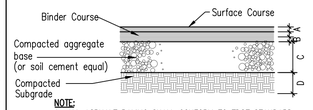
NO SCALE

4 CONCRETE PAVING SECTION

DIMENSION & TYPE

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

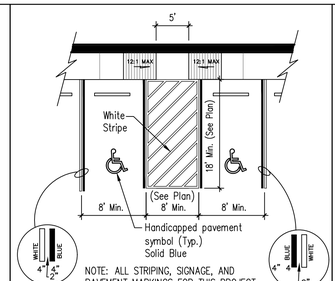
NOTE: All asphalt paving to be "Heavy Duty". Compacted subgrade should be as specified in soils report.



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

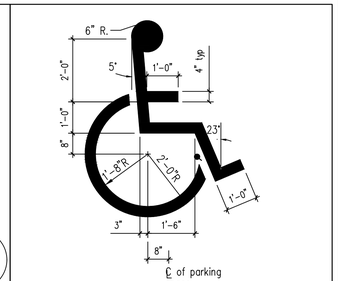
5 ASPHALT PAVING SECTION



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

NO SCALE

6 HANDICAP PARKING DETAIL



NO SCALE

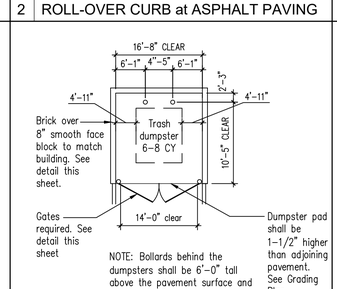
7 INT'L BARRIER FREE SYMBOL

See Photometric Plan

NO SCALE

SEC-C13

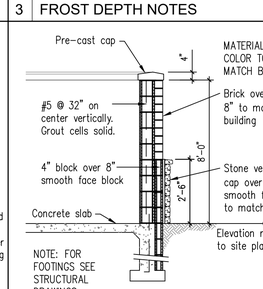
13 TYPICAL LIGHT POLE



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

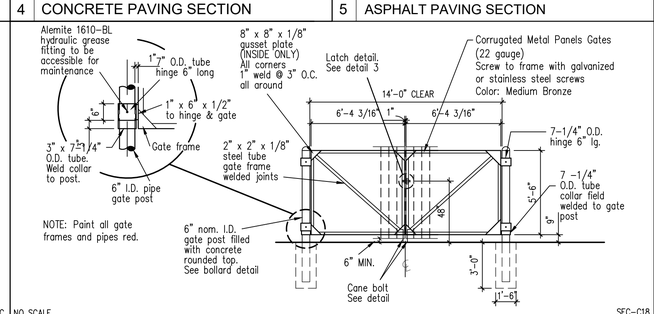
NO SCALE SEC-C17M

8 BRICK DUMPSTER LAYOUT



NO SCALE MDUMPSEC

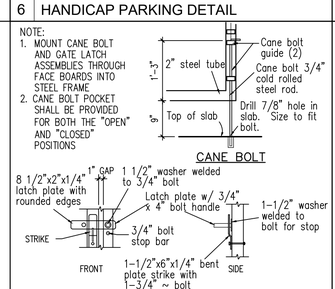
9 DUMPSTER SECTION



NO SCALE SEC-C18

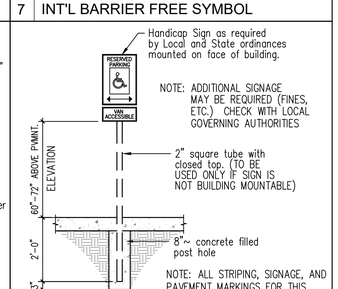
10 GATE DETAIL FOR DUMPSTER ENCLOSURE

NOTE:
1. MOUNT CANE BOLT AND GATE LATCH ASSEMBLIES THROUGH FACE BOARDS INTO STEEL FRAME
2. CANE BOLT POCKET SHALL BE PROVIDED FOR BOTH THE "OPEN" AND "CLOSED" POSITIONS



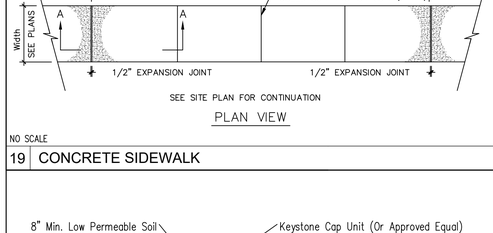
NO SCALE SEC-C19

11 GATE LATCH / BOLT DETAILS



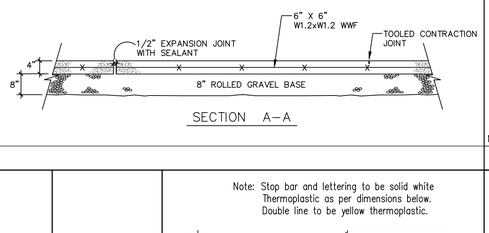
NO SCALE

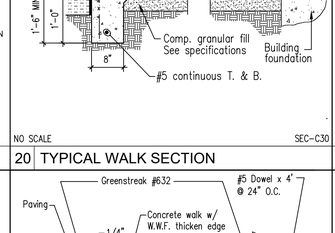
12 TYPICAL HANDICAP SIGN



NO SCALE

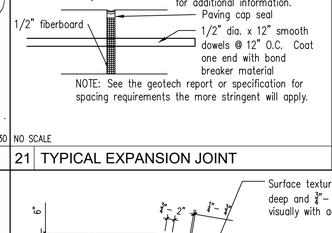
19 CONCRETE SIDEWALK





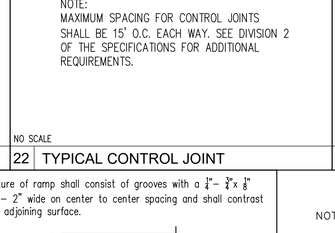
NO SCALE SEC-C30

20 TYPICAL WALK SECTION



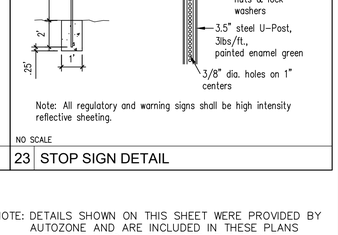
NO SCALE

21 TYPICAL EXPANSION JOINT



NO SCALE

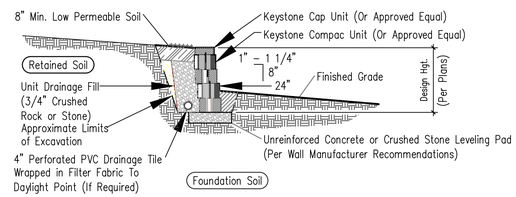
22 TYPICAL CONTROL JOINT



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

NO SCALE

23 STOP SIGN DETAIL

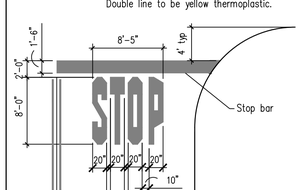


Note: General Contractor to provide shop drawings for approval.

NO SCALE

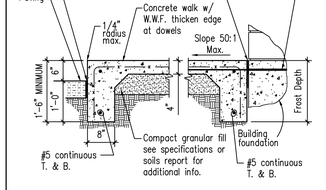
24 TYPICAL GRAVITY WALL SECTION

25 NOT USED



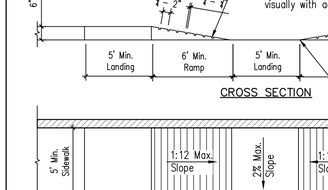
NO SCALE

26 STOP BAR



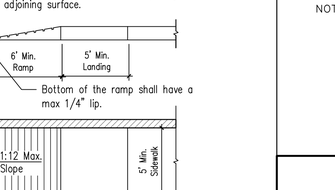
NO SCALE SEC-C08

15 PIPE GUARD @ ROLL-UP DOOR



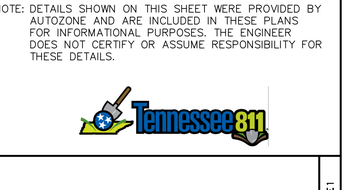
NO SCALE SEC-C07

16 TYPICAL PIPE GUARD SECTION



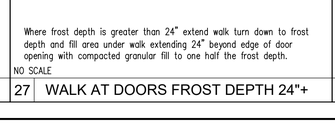
NO SCALE

17 WHEEL STOP DETAIL



NO SCALE

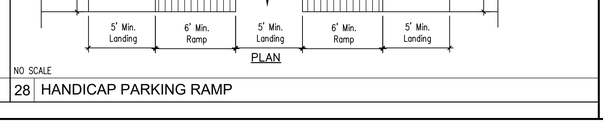
18 DOWNSPOUT DETAIL



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
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SITE DETAILS

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

12/09/25

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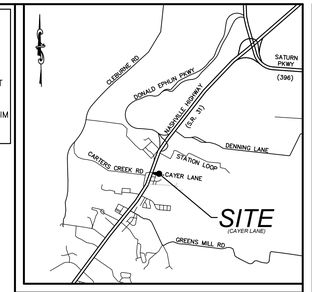
8. ALL EXISTING CASTINGS THAT ARE TO REMAIN SHALL BE ADJUSTED TO GRADE.
9. ALL ADA RAMPS SHALL HAVE A 5' X 5' LANDING AT THE TOP OF ALL RAMPS. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2 PERCENT IN ANY DIRECTION.

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)

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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

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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:
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123 South Front Street, 3rd Floor
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TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
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Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120278 STATE OF TENNESSEE

12/09/25

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GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES, SERVICE LINES, AND STORM SEWERS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE ALL WORK WITH THE ARCHITECTURAL, STRUCTURAL AND MEP DRAWINGS AND ALL AFFECTED UTILITY COMPANIES.
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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. 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

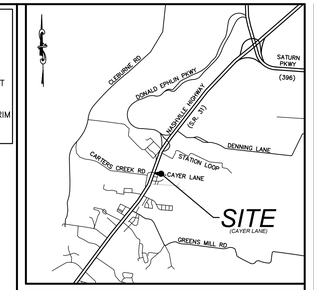
DRAINAGE CHART

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

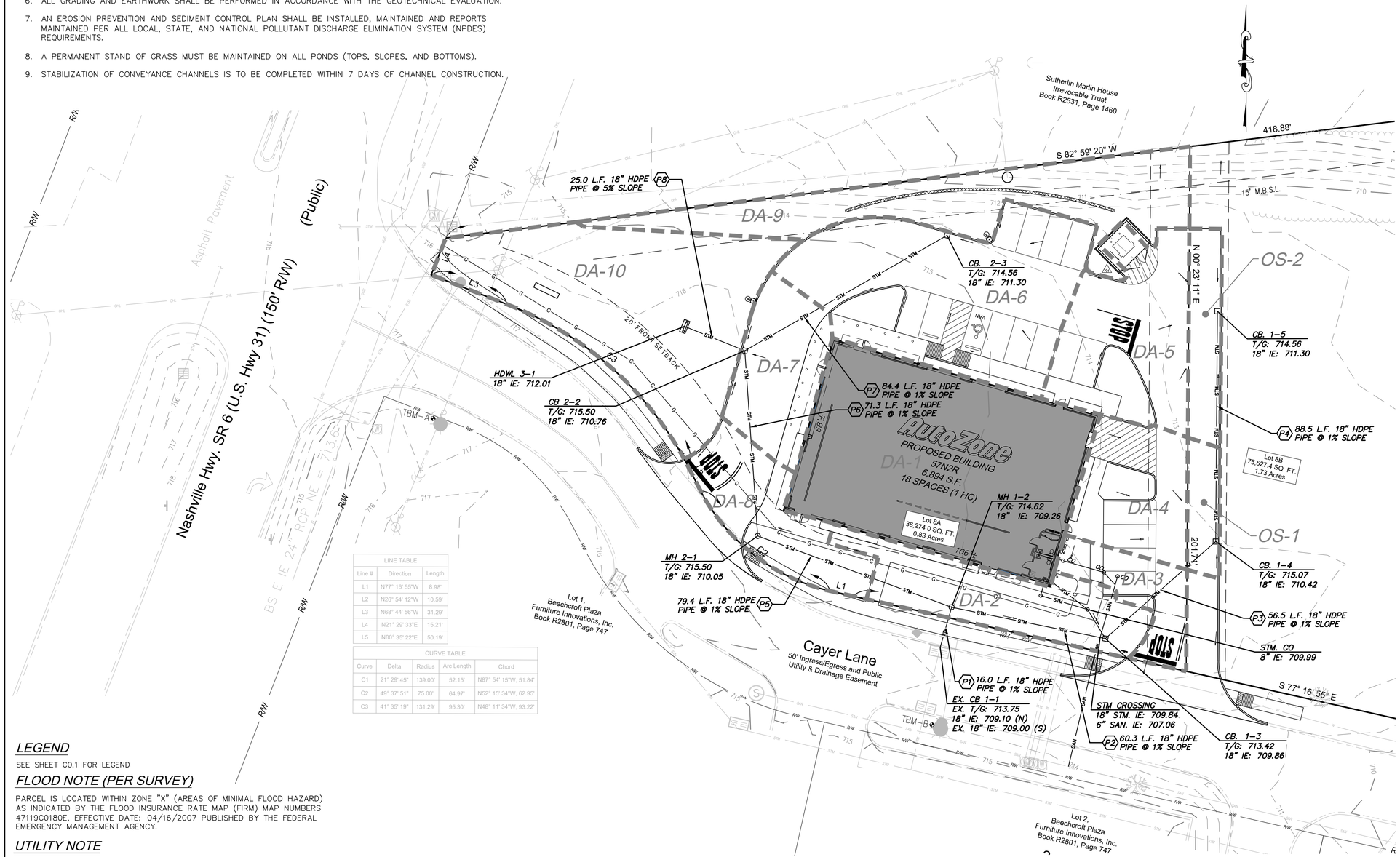
NOTE: n = 0.012 FOR HDPE PIPE

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



Vicinity Map
Not To Scale



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CURVE TABLE				
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LEGEND

SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)

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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. # 225005.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. 120078 STATE OF TENNESSEE

12/09/25

57N2R

C1.2

UTILITY NOTES

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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 TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
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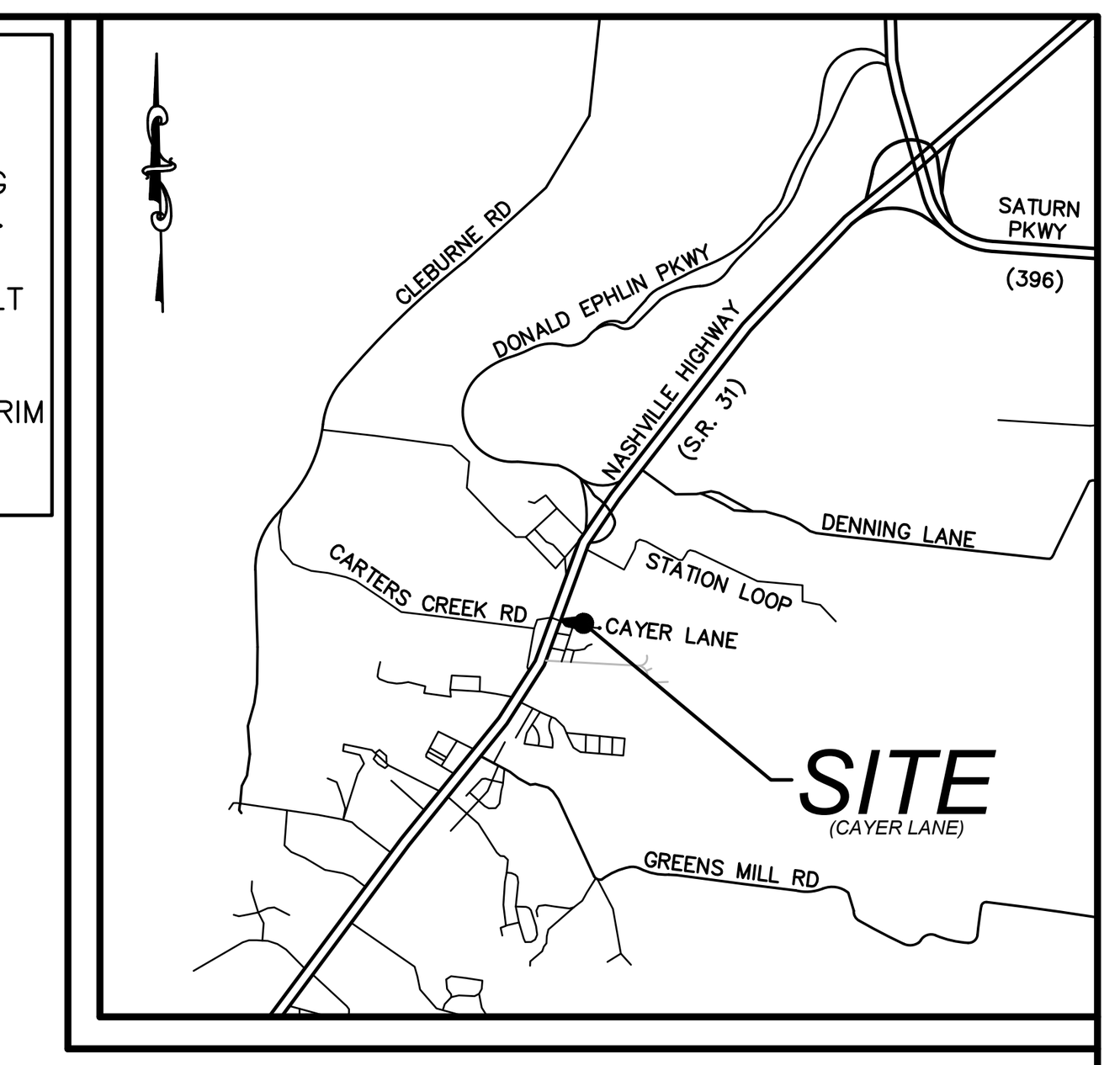
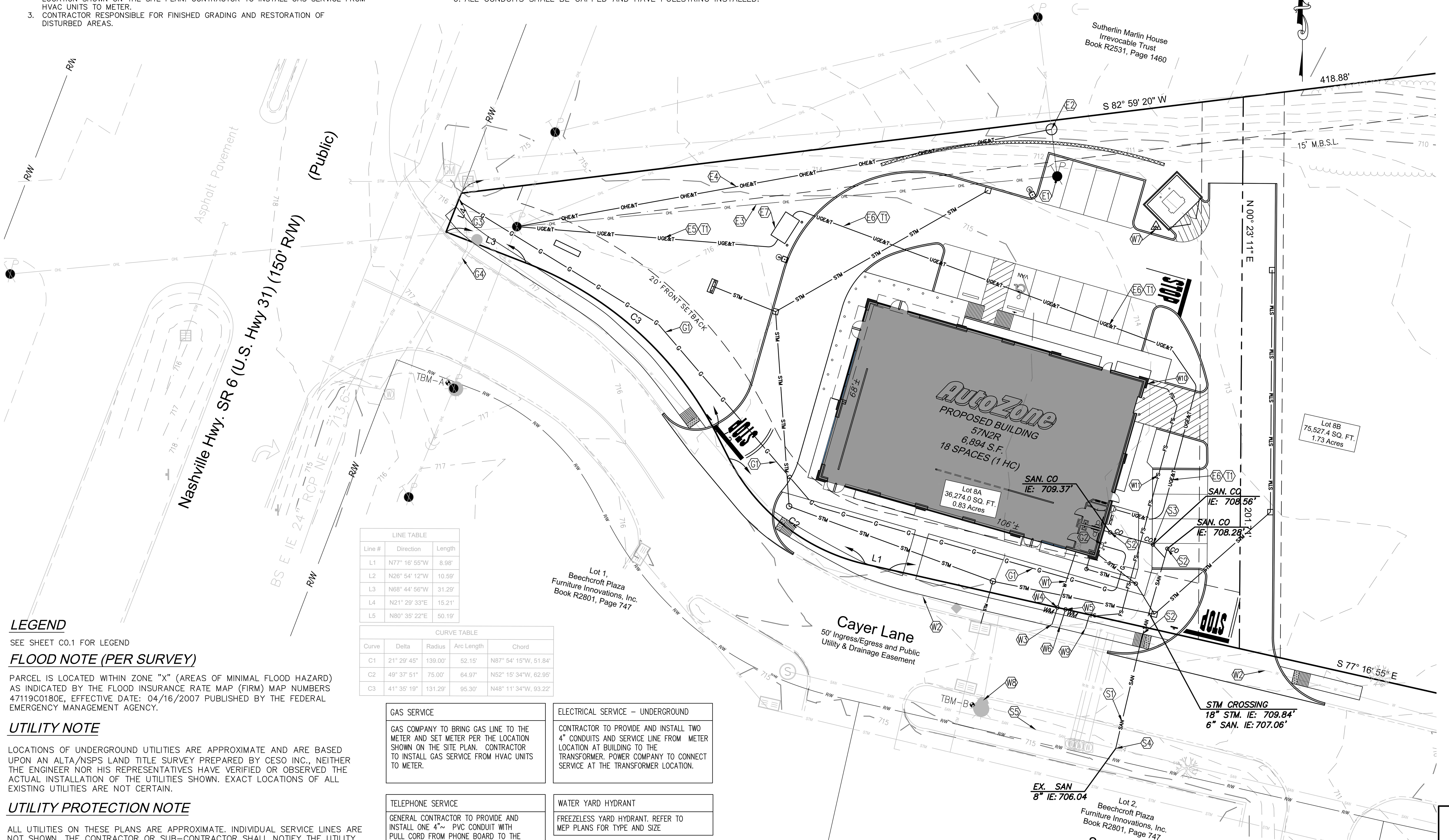


Vicinity Map
Not To Scale

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.



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ELECTRICAL SERVICE - UNDERGROUND
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
GENERAL CONTRACTOR TO PROVIDE AND INSTALL ONE 4"~ PVC CONDUIT WITH PULL CORD FROM PHONE BOARD TO THE PROPERTY LINE AND STUB-UP.

WATER YARD HYDRANT
FREEZELESS YARD HYDRANT. REFER TO MEP PLANS FOR TYPE AND SIZE

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. # 225005-E1

REVISIONS		
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2	04/01/26	REVISED RETAINING WALL
3		
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AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA TN 38401
SITE UTILITIES PLAN

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

JASON L. HALL
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 120978
STATE OF TENNESSEE
04-01-26

12/09/25

57N2R

C1.3

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EPSC INSPECTION AND MAINTENANCE SCHEDULE

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

EROSION PREVENTION AND SEDIMENT CONTROL

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

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

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

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

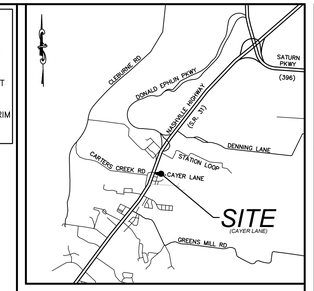
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC PHASING NOTES

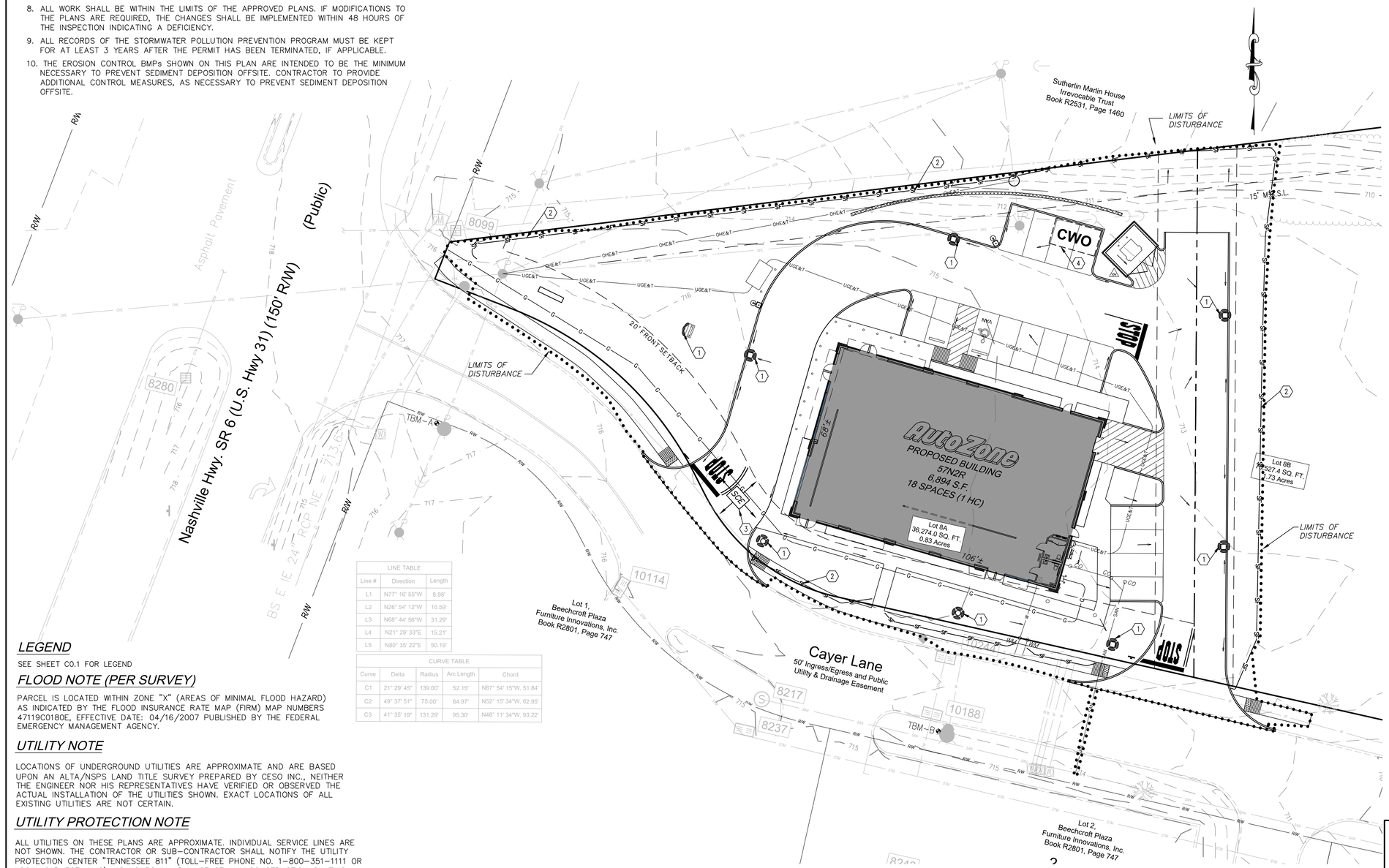
1. SILT FENCE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE.
2. STABILIZED CONSTRUCTION ENTRANCE TO BE INSTALLED CONCURRENT WITH SITE DEMOLITION ACTIVITIES.
3. STOCKPILE AREAS, IF USED, SHALL HAVE PERIMETER SILT FENCE AND SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
4. CONTRACTOR SHALL BEGIN SITE GRADING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

BENCHMARK
DATUM: NAVD 88

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



Vicinity Map
Not To Scale



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
- SF — SF — LIMITS OF DISTURBANCE
- SF — SF — SILT FENCE (SEE DETAILS)
- SCE — CONSTRUCTION ENTRANCE
- STONE BAG INLET PROTECTION
- CWO — CONCRETE WASHOUT AREA
- DRAINAGE FLOW DIRECTION

LINE TABLE		
Line #	Direction	Length
L1	N77° 16' 55"W	8.98'
L2	N26° 54' 12"W	10.59'
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CURVE TABLE				
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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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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. # 225005.01

REVISIONS

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

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA
TN 38401

EROSION PREVENTION AND SEDIMENT CONTROL 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. 120918 STATE OF TENNESSEE

12/09/25

57N2R

C1.4

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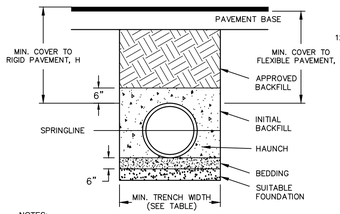
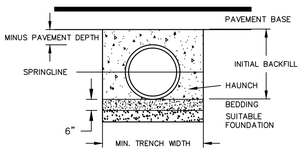
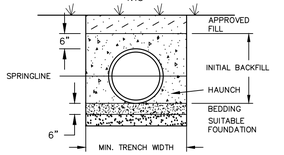
STANDARD TRENCH DETAIL
NTS



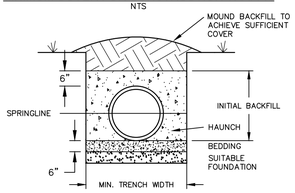
MINIMUM COVER FOR TRAFFIC APPLICATIONS
NTS



MINIMUM COVER FOR NON-TRAFFIC APPLICATIONS
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"

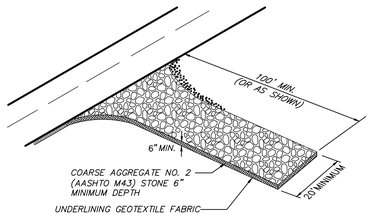
RECOMMENDED MINIMUM TRENCH WIDTHS PER ASTM D2321 & AASHTO SECTION 30

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'

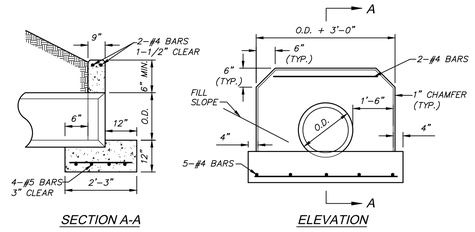
STANDARD DRAWING DETAILS FOR HDPE STORM PIPE INSTALLATION
NO SCALE



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.

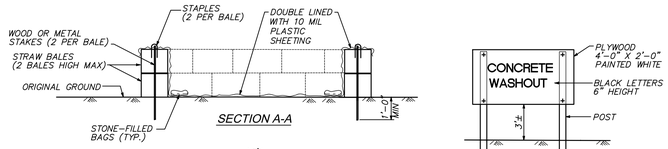
STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



SECTION A-A ELEVATION

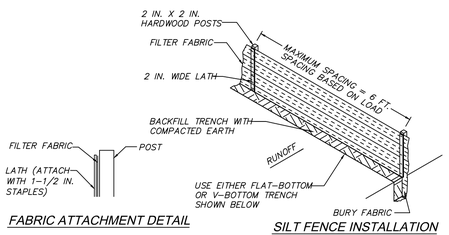
NOTES:
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
2. REINFORCING STEEL SHALL BE PER TDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. FOR USE WITH 24" PIPE OR SMALLER (CIRCULAR OR NON-CIRCULAR)

STANDARD HEADWALL
NO SCALE



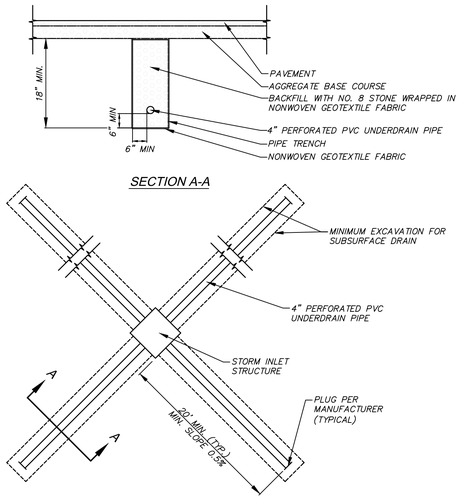
NOTES:
1. ON GRADE WASHOUT AREA SHOWN. A BELOW GRADE PIT OF EQUIVALENT SIZE MAY BE USED IN LIEU OF THE ON GRADE OPTION.
2. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE AND WASHOUT PITS SHALL BE SITUATED A MINIMUM OF TWENTY FIVE (25) 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

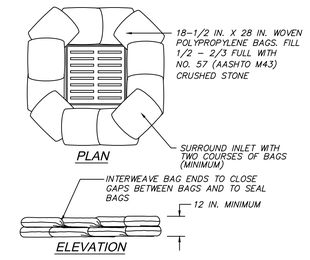


NOTE:
ALL SILT FENCE SHALL MEET TDOT SPECIFICATIONS FOR CONSTRUCTION AND MATERIAL.

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
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12/09/25

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TN 38401

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

PROJ. # 225009.01

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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'
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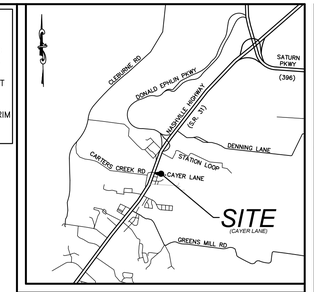

Vicinity Map
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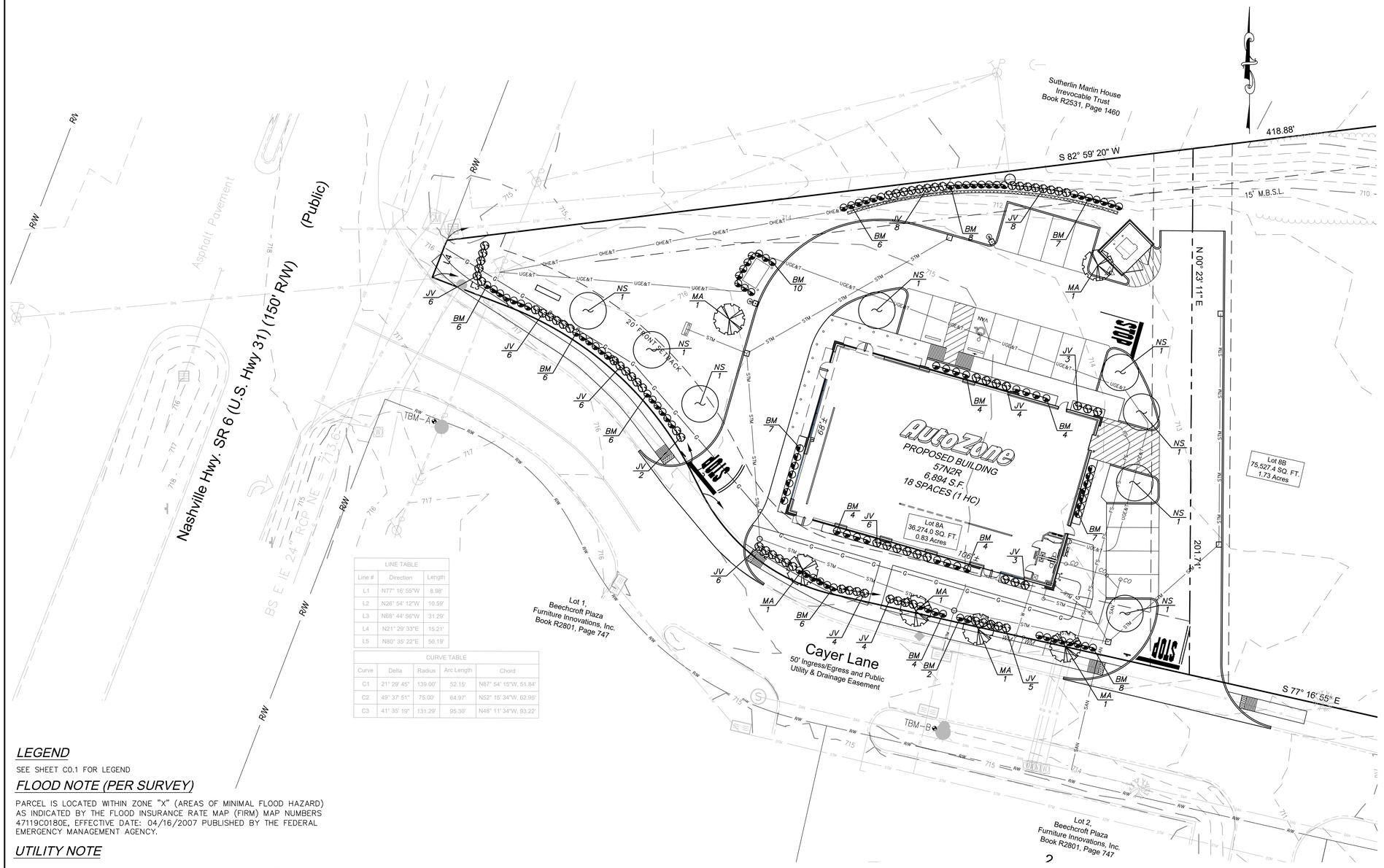

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LANDSCAPING REQUIREMENTS

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

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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

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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

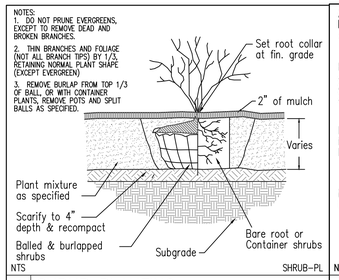
1. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS CALLED FOR.
2. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH ALUMINUM EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
3. ALL PLANT MATERIALS MUST MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN ANSI Z60.1–2004 OR 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.

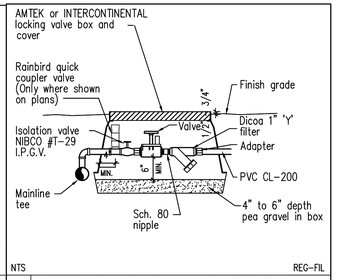
BENCHMARK
DATUM: NAVD 88

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'



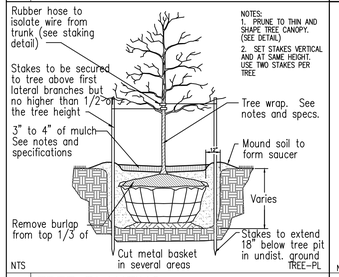
NTS SHRUB–PL

1 SHRUB PLANTING



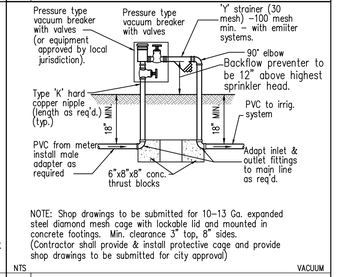
NTS REG–FIL

4 VALVE, REGULATOR, & FILTER



NTS TREE–PL

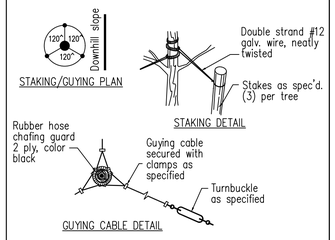
2 TREE PLANTING



NOTE: Shop drawings to be submitted for 10–13 Ga. expanded steel diamond mesh cage with lockable lid and mounted in concrete footings. Min. clearance 3" top, 8" sides. (Contractor shall provide & install protective cage and provide shop drawings to be submitted for city approval)

NTS VACUUM

5 PRESSURE TYPE VACUUM BRKR.



NTS STAKING

3 TREE STAKING AND GUYING

GENERAL IRRIGATION NOTES

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

REVISIONS

1	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

Buy American

Catalog Number

Notes

Type

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

Specifications

EPA: 1.01 ft² (0.09 m²)

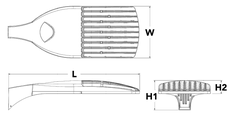
Length: 33" (83.8 cm)

Width: 13" (33.0 cm)

Height H1: 7-1/2" (19.0 cm)

Height H2: 3-1/2"

Weight (max): 27 lbs (12.2 kg)



Introduction

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

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

Ordering Information

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

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 [7] P7 [7] P2 P5 [1] P8 P3 P6 [1] P9 [1] **Rotated optics** P10 [2] P12 [2] P11 [2] P13 [2]	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) [5,6] 120 [1] 208 [1] 240 [1] 277 [1] 347 [1,4] 480 [1,4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting [8] WBA Wall bracket [1] SPUMBA Square pole universal mounting adaptor [11] RPUMBA Round pole universal mounting adaptor [9] **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) [3] DF Double fuse (208, 240, 480V) [3] 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	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum

D-Series Size 1
LED Wall Luminaire

Buy American

Catalog Number

Notes

Type

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

Specifications

Luminaire

Width: 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)

Depth: 10" (25.4 cm)

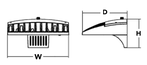
Height: 6-3/8" (16.2 cm)

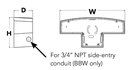
Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)

Depth: 4" (10.2 cm) **E20WC Weight:** 10 lbs (4.5 kg)

Height: 6-3/8" (16.2 cm)





Introduction

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

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

Ordering Information

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

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 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] 120 [1] 208 [1] 240 [1] 277 [1] 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 [6,9]

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	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTXD Textured sandstone	

Accessories

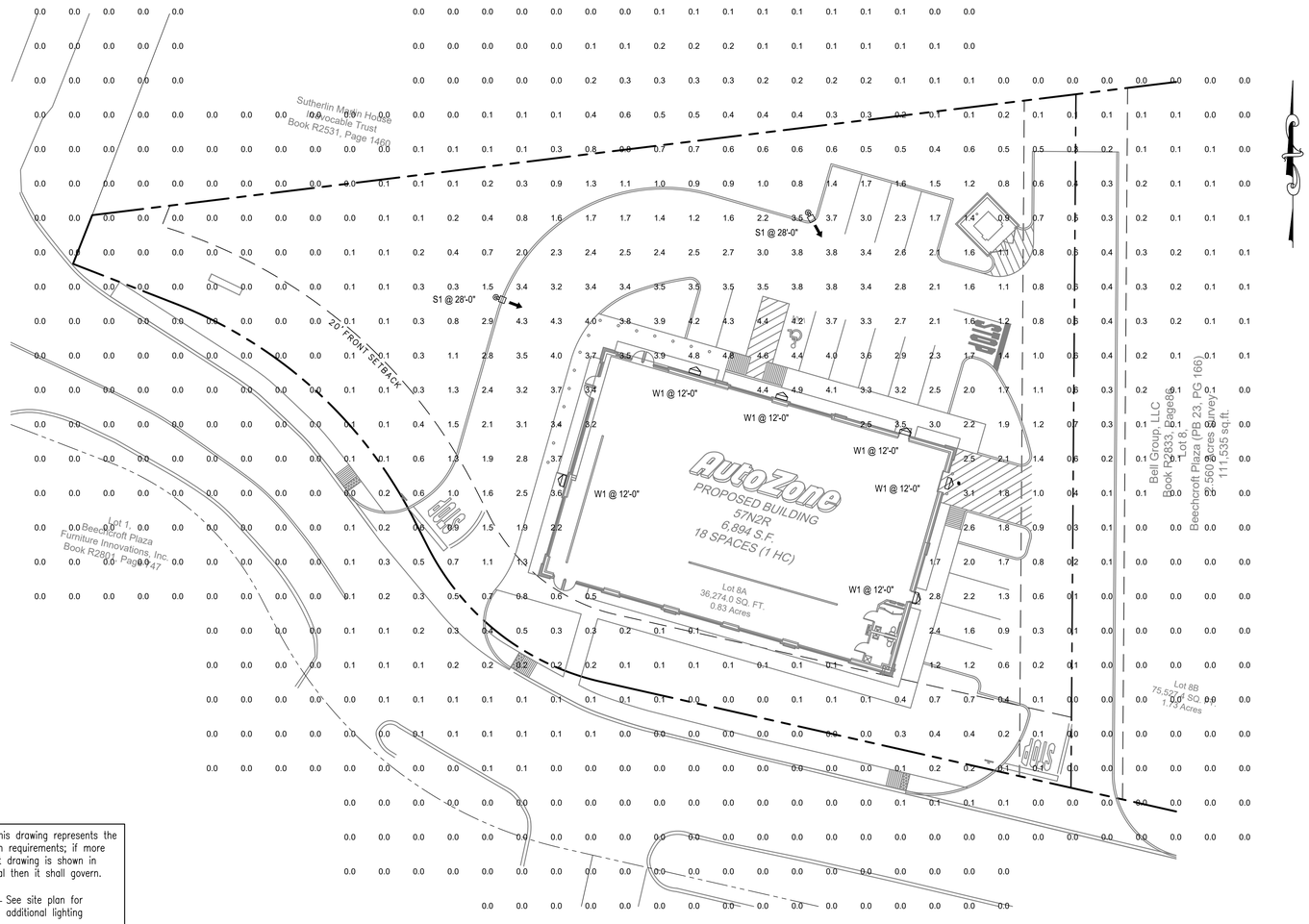
Ordered and shipped separately.

DSXWH SI House-side shield (one per light engine)

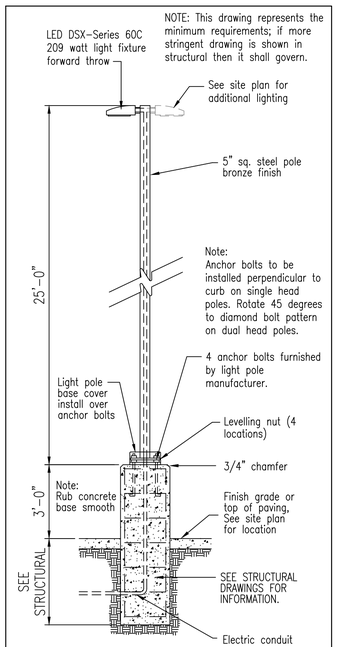
DSXWBSW U Bird-deterrent spikes

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 @ 0° DOWN POSITION.

3. NO FLOODLIGHTS ARE PROPOSED.

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

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

12/09/25

57N2R

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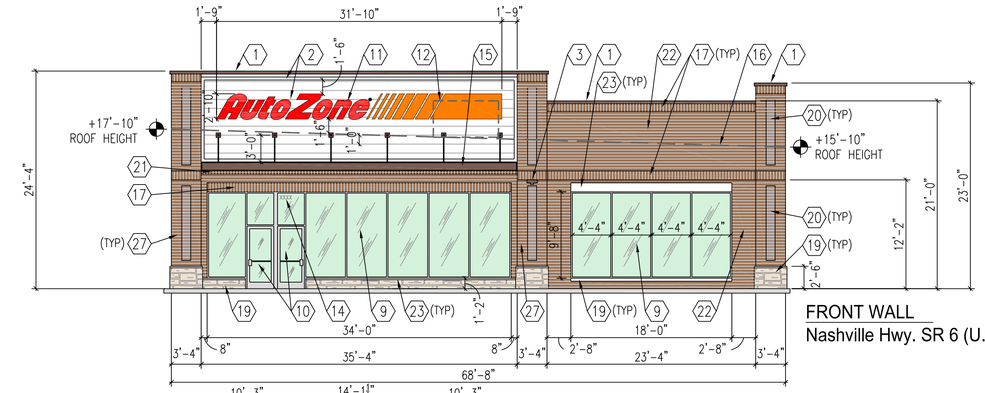
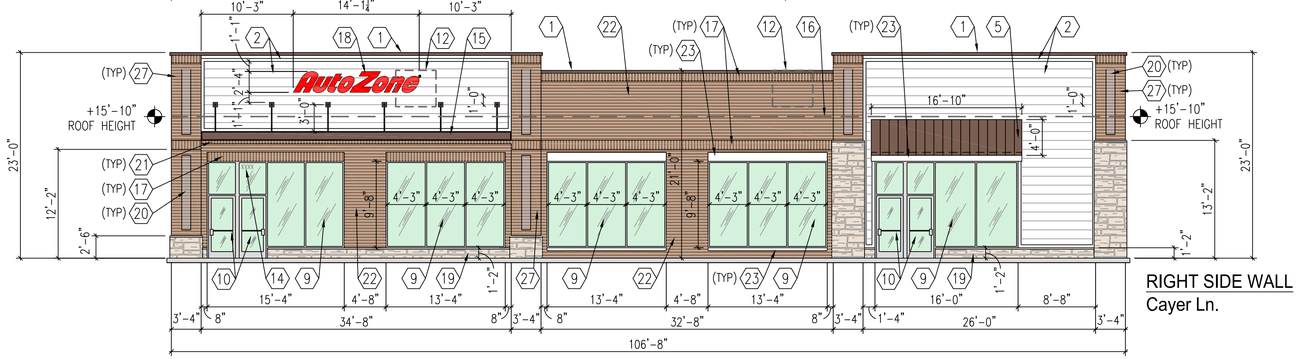
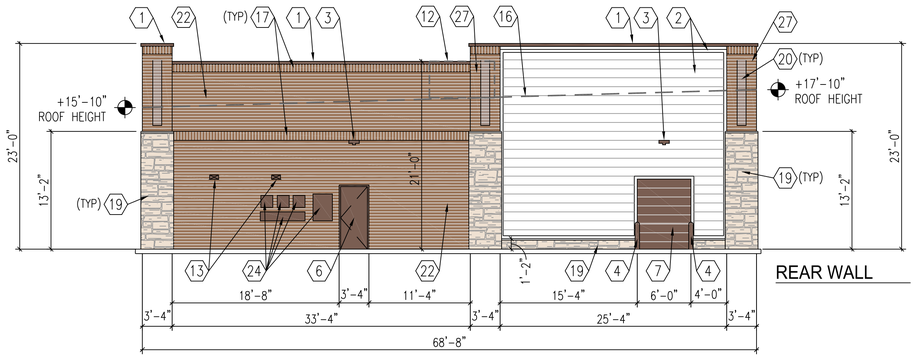


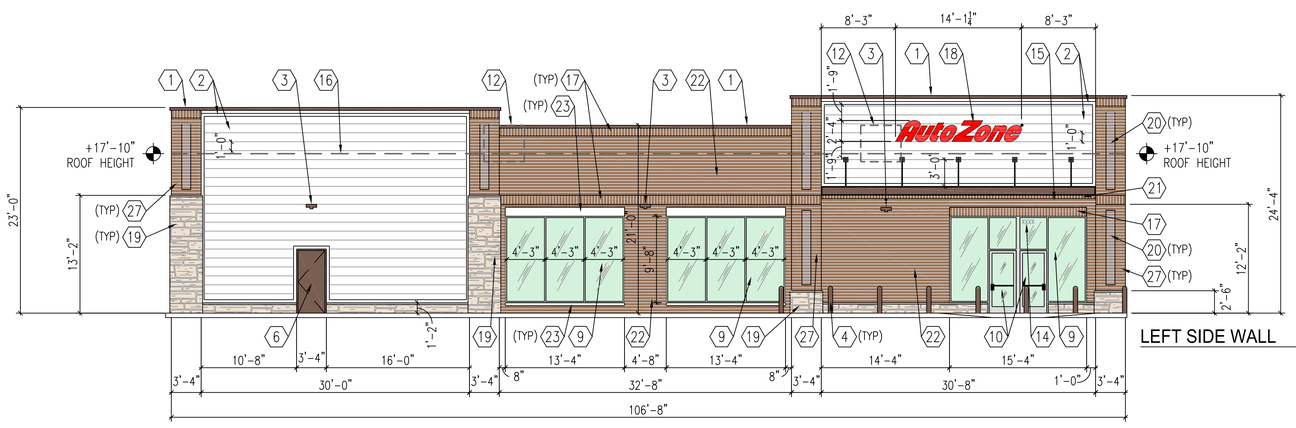
FRONT WALL
Nashville Hwy. SR 6 (U.S. Hwy 31)



RIGHT SIDE WALL
Cayer Ln.



REAR WALL



LEFT SIDE WALL

1/8" = 1'-0"

1 EXTERIOR ELEVATIONS

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

FAÇADE GLAZING
- 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%

ROOF HEIGHT

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

4 GENERAL NOTES

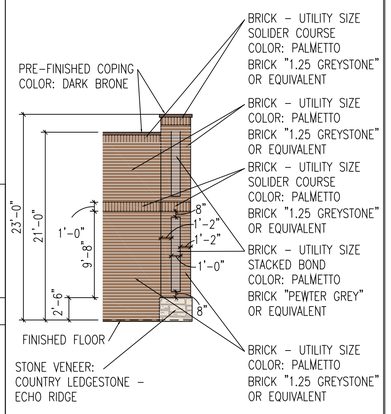
SIGNAGE NOTES:
1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNS UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS. WALL SIGNS TO BE INSTALLED ON SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL ALL FREESTANDING SIGNS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

5 SIGNAGE NOTES – BUILDING

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

1/8" = 1'-0" AWNO1N

2 ELEVATION KEY NOTES



ARGOS BRICK MORTAR
COLOR: SAVANNAH IVORY

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

1/8" = 1'-0" AWE01

3 EXTERIOR WALL COLOR SCHEME

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10682
2501 CAYER LANE
COLUMBIA TN 38401

COLOR ELEVATION

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

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

GEORGE W. CALLOW REGISTERED ARCHITECT No.17910 STATE OF TENNESSEE

09-12-25

57N2-R

CE-1

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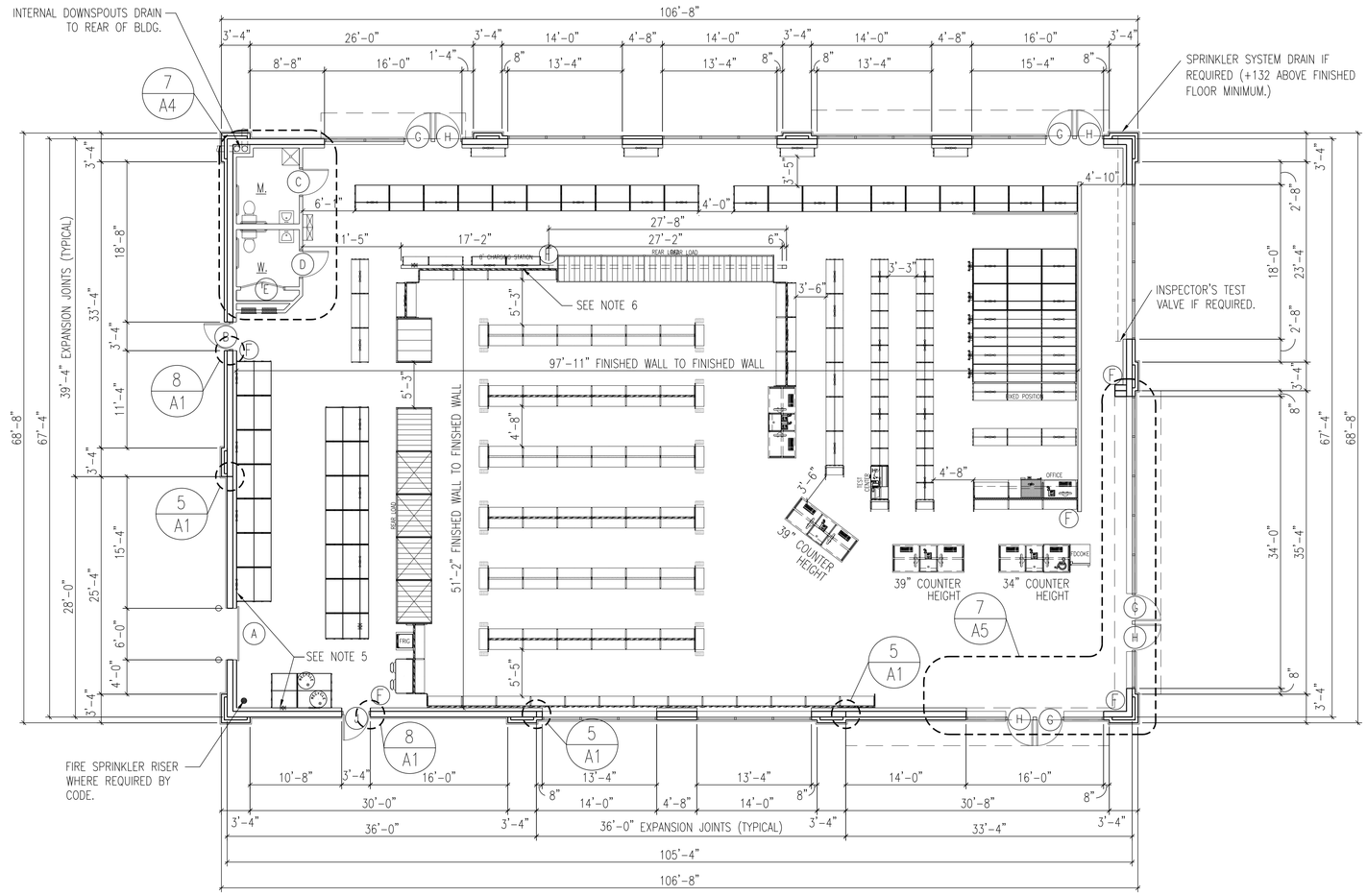
NOTE: ALL STRUCTURAL ELEMENTS ARE TO BE LOCATED FROM DIMENSIONS ON THE STRUCTURAL DRAWINGS.



1/8" = 1'-0"

1 FLOOR PLAN

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

1/8" = 1'-0" AFN01

2 FLOOR PLAN NOTES

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

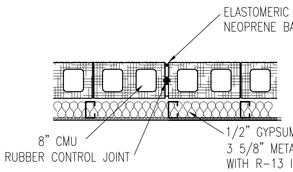
3/16" = 1'-0" AFC01

3 ROOM FINISH SCHEDULE

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

3/32" = 1'-0" ADC01

4 DOOR SCHEDULE – HOLLOW METAL DOORS & FRAMES

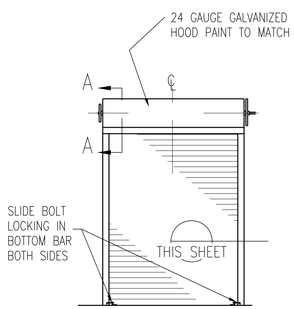


NOTE: SEE STRUCTURAL DRAWINGS FOR EXPANSION JOINT DIMENSIONAL LOCATION AND REINFORCING REQUIREMENTS

3/4" = 1'-0" AFS01

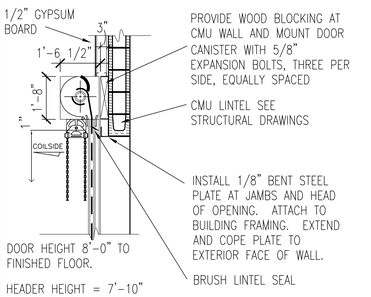
5 EXPANSION JOINT DETAIL

CHAIN OPERATED INSULATED DOOR SURFACE MOUNTED



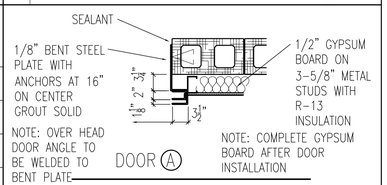
6 OVERHEAD DOOR ELEVATION

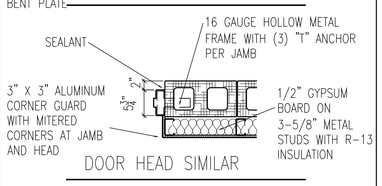
NOTE: GENERAL CONTRACTOR TO INSTALL 6" X 8'-0" ALUMINUM CHAIN GUARD ON WALL AT OPERATING SIDE

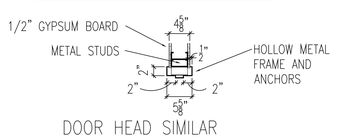


5/16" = 1'-0" ADS01

7 OVERHEAD DELIVERY DOOR (A)







3/4" = 1'-0" ADS02

8 JAMB DETAILS

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10682
2501 CAYER LANE
COLUMBIA TN 38401

FLOOR PLAN / DOOR SCHEDULE / WALL DETAILS

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

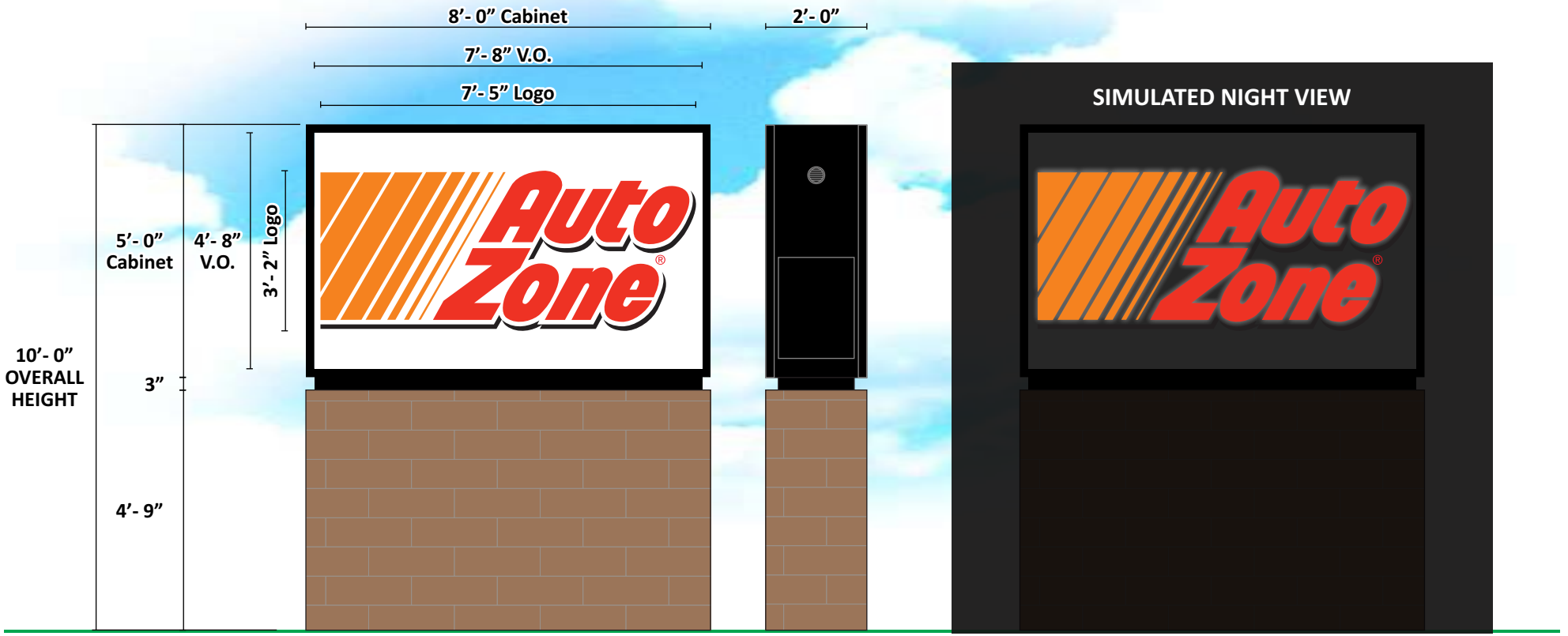
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 1-844-326-3826 ext 9429
Cindy.searcy@construction.com

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

09-12-25

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)

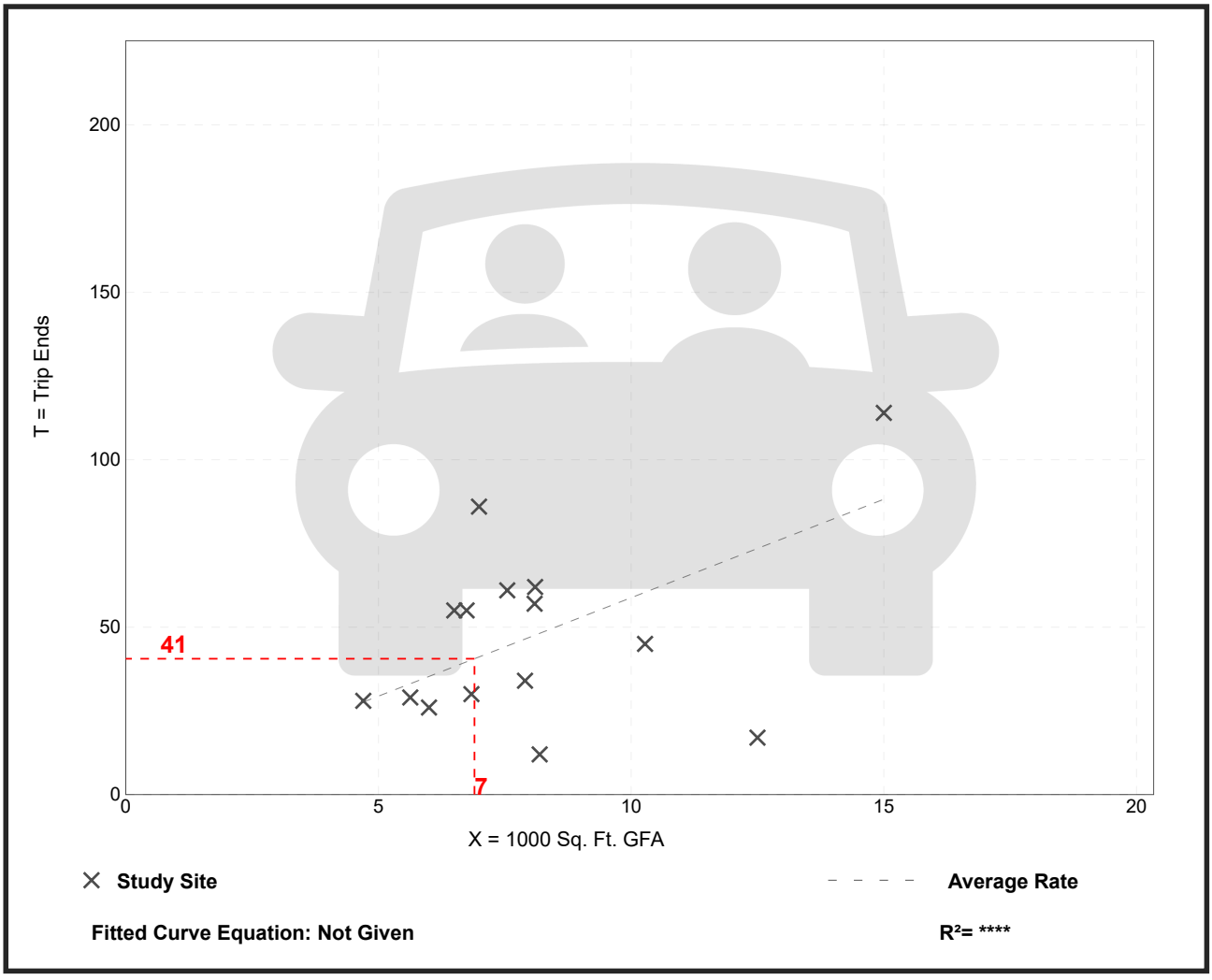
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

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**

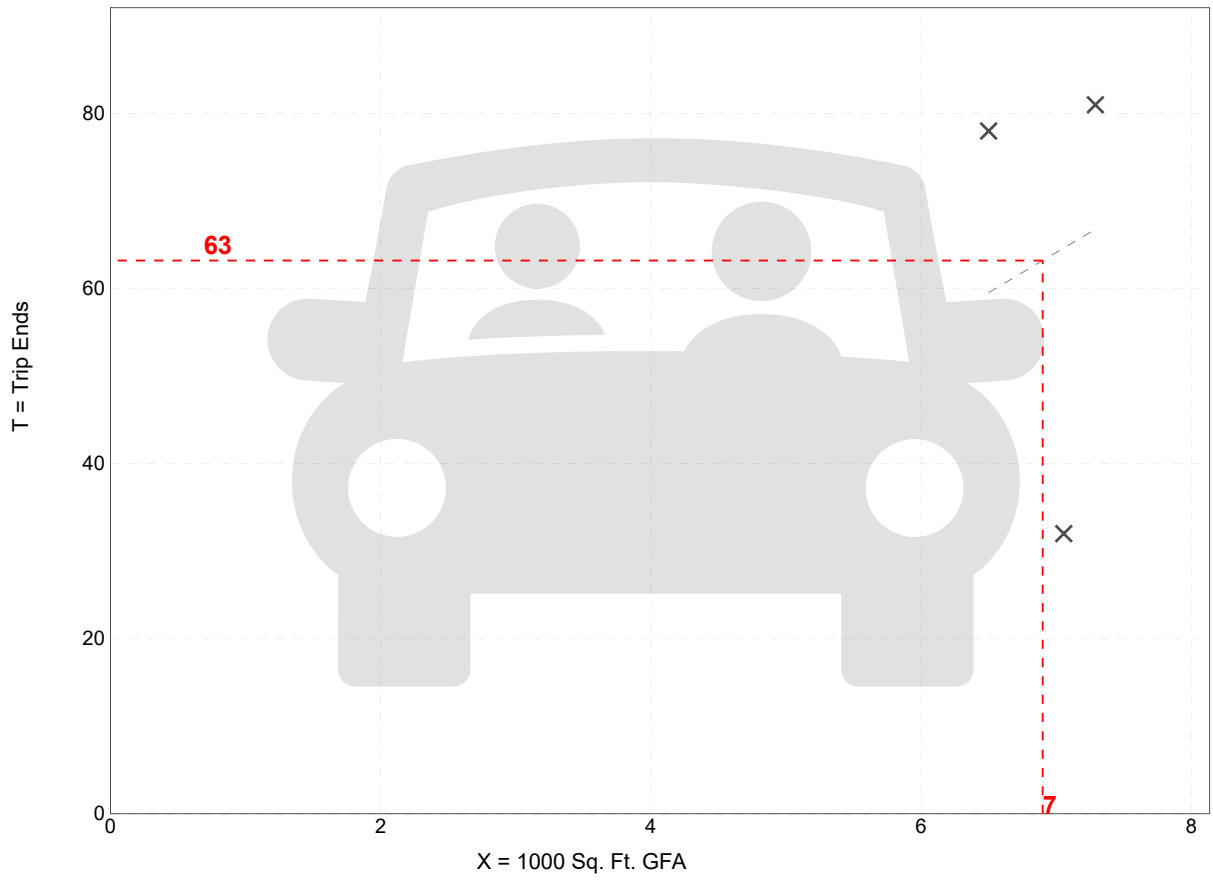
Setting/Location: **General Urban/Suburban**
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 7
Directional Distribution: 51% entering, 49% exiting

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.

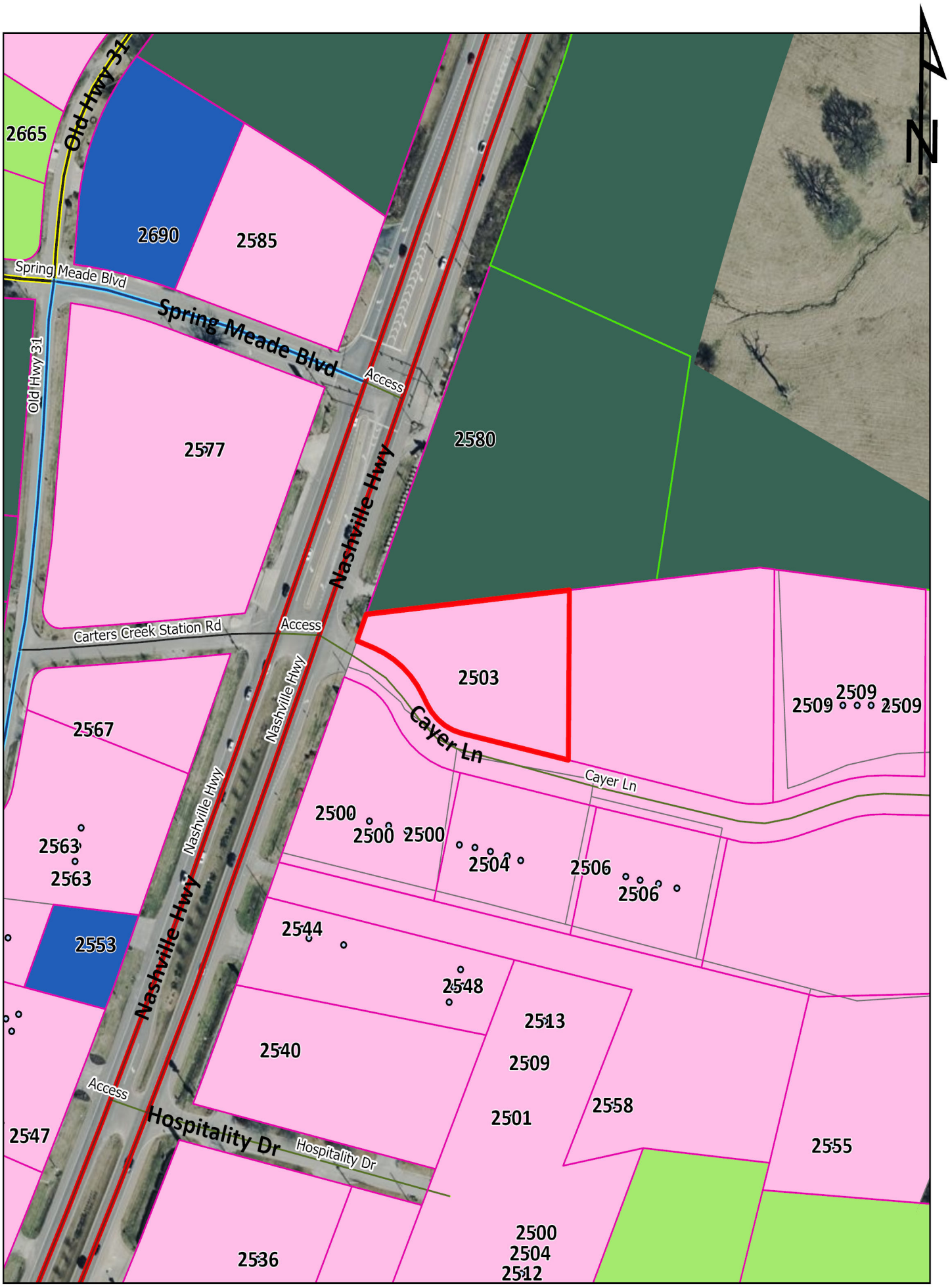
Connectivity

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.



Case 26-0181
Beechcroft PUD
Cayer Lane

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

CITY OF COLUMBIA TENNESSEE

"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.

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

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

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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

6218 Cayce Ln Rezoning

Project #:	26-0195	Location:	6218 Cayce Ln.
Applicant:	Michael Shamsie	Case Type(s):	Rezoning
Staff Planner:	Jeremy Humphrey, Planner II	Proposed Use:	Single Family

PROJECT SUMMARY

The applicant requests rezoning of +/-30.67 acres from CD-2 (Rural Character District) to CD-3L (Large Lot Neighborhood Character District). The current CD-2 zoning permits large-lot semi-rural estates, open spaces, and legacy agricultural operations in low-density single-family detached residential areas, at one (1) density unit per acre. The requested CD-3L zoning permits a medium-density single-family detached residential area in which houses are the predominant building types, at two (2) density units per acre.

- The requested zoning is consistent with the Suburban Neighborhoods (SN) future land use classification in Connect Columbia.
- The applicant has provided a concept plan depicting division of the property into 44 lots.
- The subject property has been reviewed previously by the Planning Commission under Case Nos. 22-0324, 23-0238, and 26-0020. Case No. 22-0324 was denied by City Council on June 8th, 2023, for a requested zone of CD-3. Case No. 23-0328 was denied by City Council on January 11th, 2024, for a requested zone of CD-3L. Case 26-0020 received a denial recommendation by the Planning Commission on March 11, 2026 (was withdrawn before Council meeting and did not go before Council).
- Subsequent development and division of the property will require additional reviews.
- The Planning Commission is the **recommending body** for rezoning requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-2	Residential	House	+/- 30.67



FUTURE LAND USE MAP	ZONING MAP



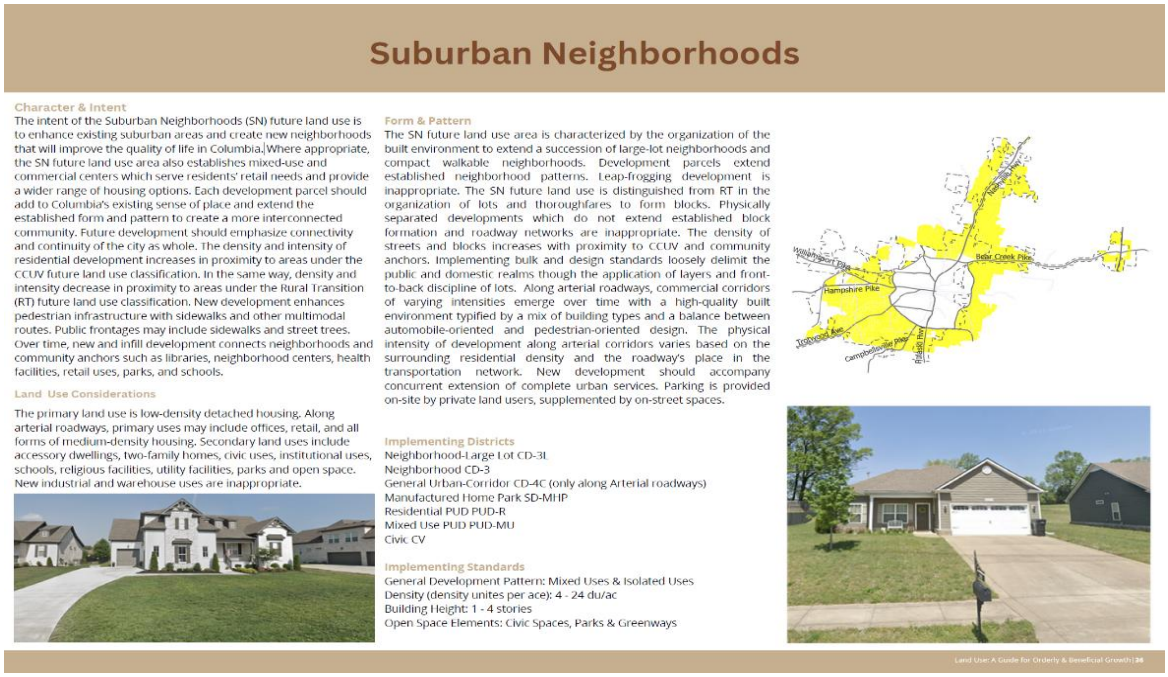


SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhoods (SN)	CD-2	Single Family
North	SN	CD-2	Single Family

South	SN	CD-2 & CD-3	Single Family
East	SN	CD-3	Single Family
West	SN	CD-2	Single Family

CONSISTENCY WITH CONNECT COLUMBIA

Suburban Neighborhoods: The requested rezoning is consistent with the Future Land Use Map. The future land use of the subject site is Suburban Neighborhoods (SN). The SN future land use area is intended to enhance existing suburban areas and create new neighborhoods that improve quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options (Connect Columbia, p. 36). Each development parcel should add to Columbia's existing sense of place and extend established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the City as a whole. The density and intensity of residential development increases in proximity to areas under the SN future land use classification.



Suburban Neighborhoods

Character & Intent

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

Land Use Considerations

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

Form & Pattern

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

Implementing Districts

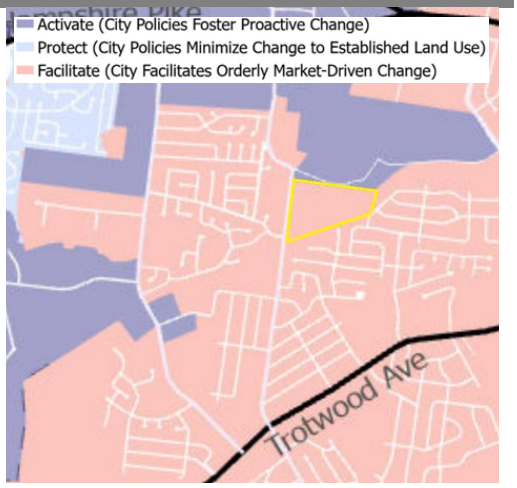
Neighborhood-Large Lot CD-3L
Neighborhood CD-3
General Urban-Corridor CD-4C (only along Arterial roadways)
Manufactured Home Park SD-MHP
Residential PUD PUD-R
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards

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

AREA OF CHANGE

Connect Columbia identifies the Area of Change policy designation for the subject site as Facilitate (market-driven change). This designation generally applies to established neighborhoods and commercial areas that have, or could experience, continued investment to improve quality of place. These areas benefit from existing municipal services and enhancement projects to improve walkability, create a sense of place, and enhance connectivity. Change in these areas is market-driven. New and infill development should maintain or improve the level of service for municipal services. City policies facilitate change through a process of public deliberation and high standards for the built environment (Connect Columbia, p. 32).



CONFORMITY WITH ZONING ORDINANCE

As part of the rezoning application, the applicant provided a concept plan (i.e., "Sketch Development Plan"). The purpose of the concept plan is to demonstrate that the site could be developed in conformity with the standards of the requested character district. This request for rezoning establishes entitlements under the zoning ordinance and does not vest a right to develop the site as depicted in the concept plan.

Lots, Building Sites & Bulk Standards

- **The concept demonstrates that it is possible to subdivide the site in conformity with the bulk and design standard of the Ordinance at Table 4.3.1-D.**
    - The concept plan indicates that it is possible to divide the property into conforming CD-3 lots, and depicts 81 lots at an overall site density of approximately 2.63 units per acre (below the CD-3 maximum of 4.0 units per acre), along with areas labeled as civic space/green space.
- **The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.**
    - If the rezoning is successful and the site develops, Planning Staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.

- Lots – Planning & Zoning will ensure that lots conform to the dimensional standards of the Ordinance at the time of subdivision.
- Buildings – Staff will evaluate any proposed structures for zoning compliance as part of the building permit review.

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its June 2026 meeting, as directed by Section 8.3.7 of the Zoning Ordinance. Technical comments are provided in the agenda package.

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

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;
b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5;
c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;
d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;
e. It has been determined that conditions affecting the area have changed to a sufficient degree to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;
f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and storm water drainage facilities are available.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its June 2026 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- Planning requested a narrative response to criterion at Section 8.5.19.H.4(e) explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment, or why the existing zoning should

be considered a mistake, including discussion of any changed conditions since prior Planning Commission reviews (Case Nos. 22-0324 and 23-0238).

- Utilities / Fire Flow: The application file includes a Columbia Power and Water Systems (CPWS) Water Availability Letter dated July 23, 2025 (expires July 9, 2026) for a 104-unit development at 6218 Cayce Lane (Tax Map 101, Parcel 39). The letter indicates a domestic water connection to the existing 12-inch water main on Cayce Lane, minimum 8-inch looped water mains throughout the development, and that CPWS's hydraulic model can meet a fire-flow capacity of 1,000 gpm while maintaining the existing level of service and pressures in this portion of the distribution system. The current concept plan depicts 81 lots; utility documentation should be aligned with the final unit count during subsequent review stages.
- Sanitary Sewer / Other Utilities: Sanitary sewer service, storm water facilities, and other utility coordination will be reviewed and confirmed during subsequent subdivision and engineering review stages, consistent with City standards and applicable departmental requirements.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-3 zoning is consistent with Connect Columbia. As discussed above, the subject site's future land use classification is Suburban Neighborhoods (SN). The requested CD-3 (Neighborhood Character District) character district implements the future land use. The Area of Change Policy for the property is Facilitate, indicating that the city encourages beneficial changes to the land use pattern in the area.

Any division of the property must conform to the standards of the Ordinance and Subdivision Regulations. Rezoning amends the regulatory map and determines which section of the Ordinance applies to the site. Zoning map amendments do not approve any specific plan of development. The applicant provided a concept plan for the rezoning which indicates the parcel is of sufficient size to create more than one conforming CD-3 lot. Subdivision of the property will require a plat prepared by a registered land surveyor. If the applicant succeeds in rezoning the property, additional applications prepared with the aid of qualified professionals will be necessary to accomplish the goal of subdividing the property.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning *[, subject to technical comments and other conditions presented by planning staff*].

Deny:

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

Defer:

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

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DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, June 9, 2026 --- Responses Noted Below in Blue
By Michael Shamsie, PE – June 12th 2026

ITEM NO.
26-0195
DESCRIPTION: 6218 Cayce Ln

COMMENTS:

Planning

1. The lead staff person on this case will be Jeremy Humphrey, Planner II. Please email all correspondence to jhumphrey@columbiatn.gov. **– OK, so Noted**
2. Please submit all written responses to comments before re-submittal date. **– OK, so Noted**

Engineering

3. No comments on rezoning. **– OK, so Noted**

Fire

4. No comments **– OK, so Noted**

Maury County E911

5. Street name request will need to be submitted through Maury911.0rg **– – OK, so Noted, will apply**

ATT

6. ATT intends to serve. **– OK, so Noted**

Maury County Schools

7. Woodard Elementary, Whitthorne Middle, Central High School **– OK, so Noted**
8. The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accommodate new students. **– OK, so Noted**
9. Enrollment/capacity numbers are attached. **– OK, so Noted**

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Wastewater

10. No comments. **– OK, so Noted**

Columbia Water

11. A water availability letter was issued on April 24, 2026. It remains valid until April 24, 2027.
12. The availability of capacity to serve is based on determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. **– OK, so Noted**
13. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. **– OK, so Noted**
14. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements. **– OK, so Noted**

Resubmittal Guidelines

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

Please contact the case planner identified in the Planning Comments with any questions about the review process. **– OK, so Noted**

Please contact pkeltner@columbiatn.gov or msanders@columbiatn.gov if you encounter difficulties with the online portal. **– OK, so Noted**

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

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

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DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, June 9, 2026

ITEM NO.
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2. Please submit all written responses to comments before re-submittal date.

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9. Enrollment/capacity numbers are attached.

Wastewater

10. No comments.

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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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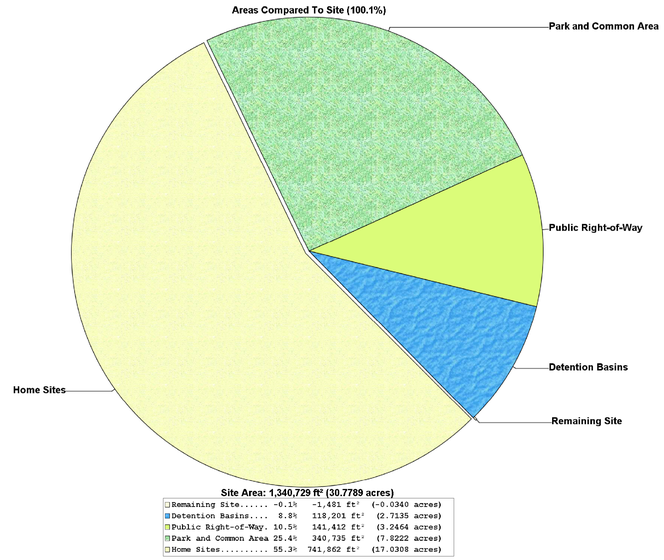
KCS

KCS Property, LLC
1985 Ridgecrest Drive
Columbia, TN 38401



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

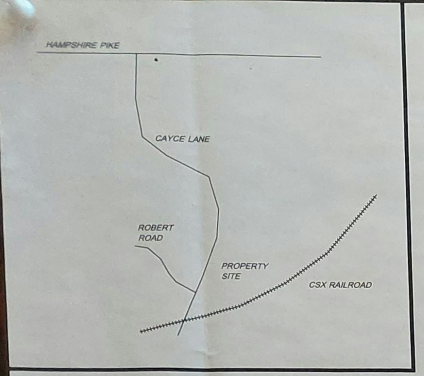
Remaining Site.....	-0.1%	-1,481 ft²	(-0.0340 acres)
Detention Basins....	8.8%	118,201 ft²	(2.7135 acres)
Public Right-of-Way.	10.5%	141,412 ft²	(3.2464 acres)
Park and Common Area	25.4%	340,735 ft²	(7.8222 acres)
Home Sites.....	55.3%	741,862 ft²	(17.0308 acres)

Landmark Engineering Group, Inc.

LandMentor

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	[illegible]



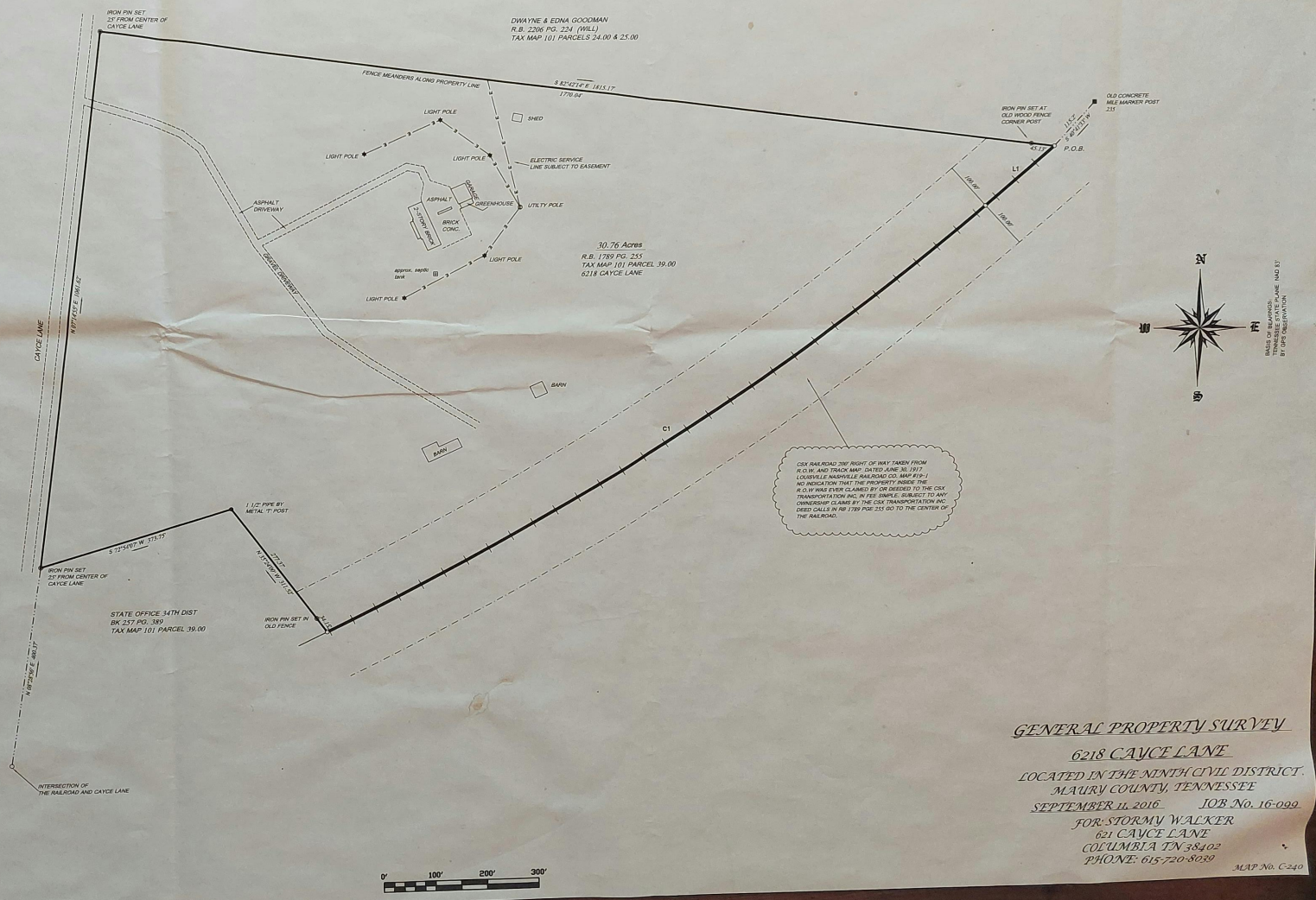
LOCATION MAP (N.T.S.)

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.



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. 2212

THIS IS A CATEGORY IV SURVEY

I HEREBY CERTIFY THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND 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. 2212

MICHAEL D. LOWE REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE No. 2212

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

GENERAL PROPERTY SURVEY

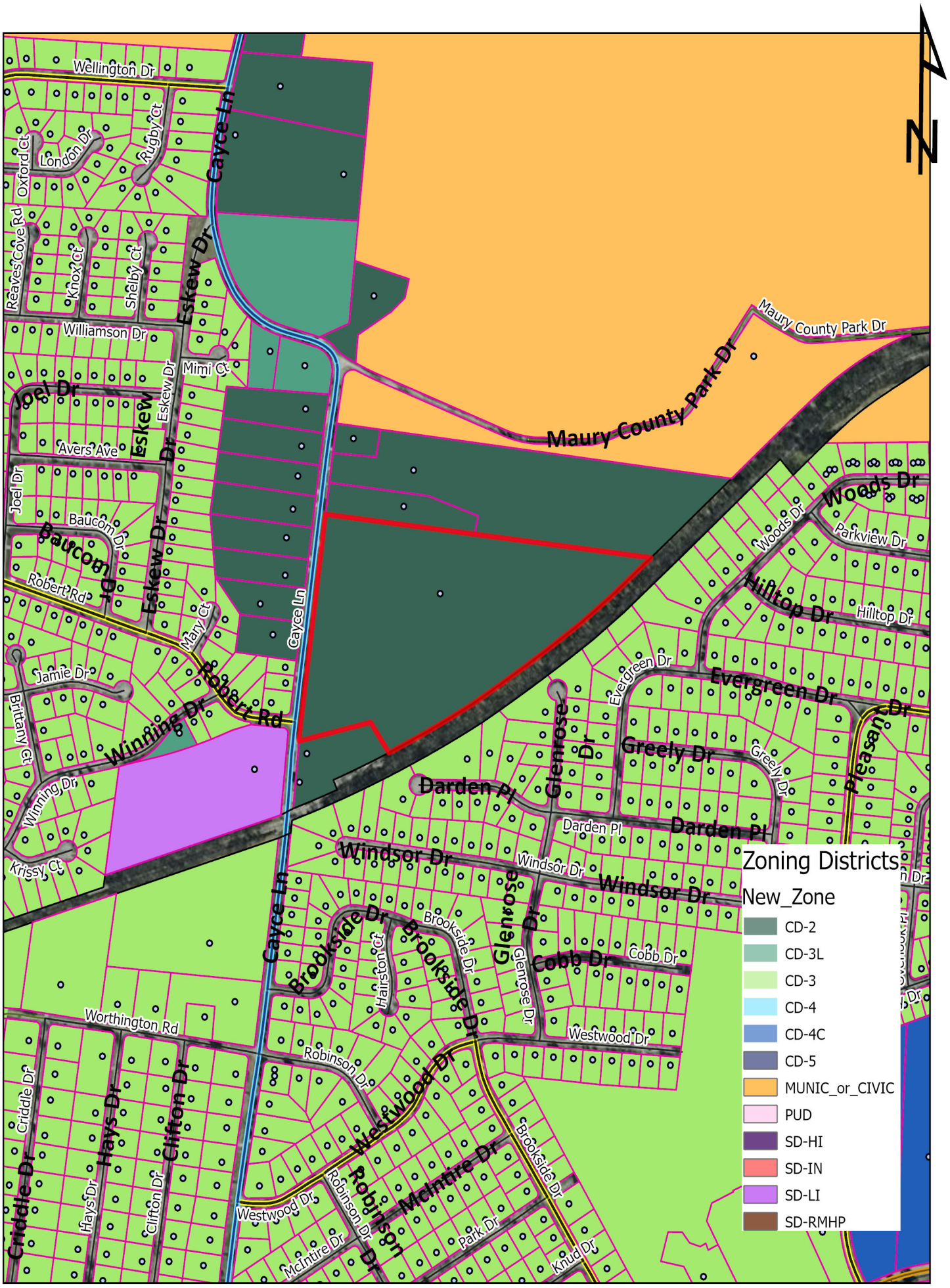
6218 CAYCE LANE

LOCATED IN THE NINTH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

SEPTEMBER 11, 2016 JOB No. 16-099

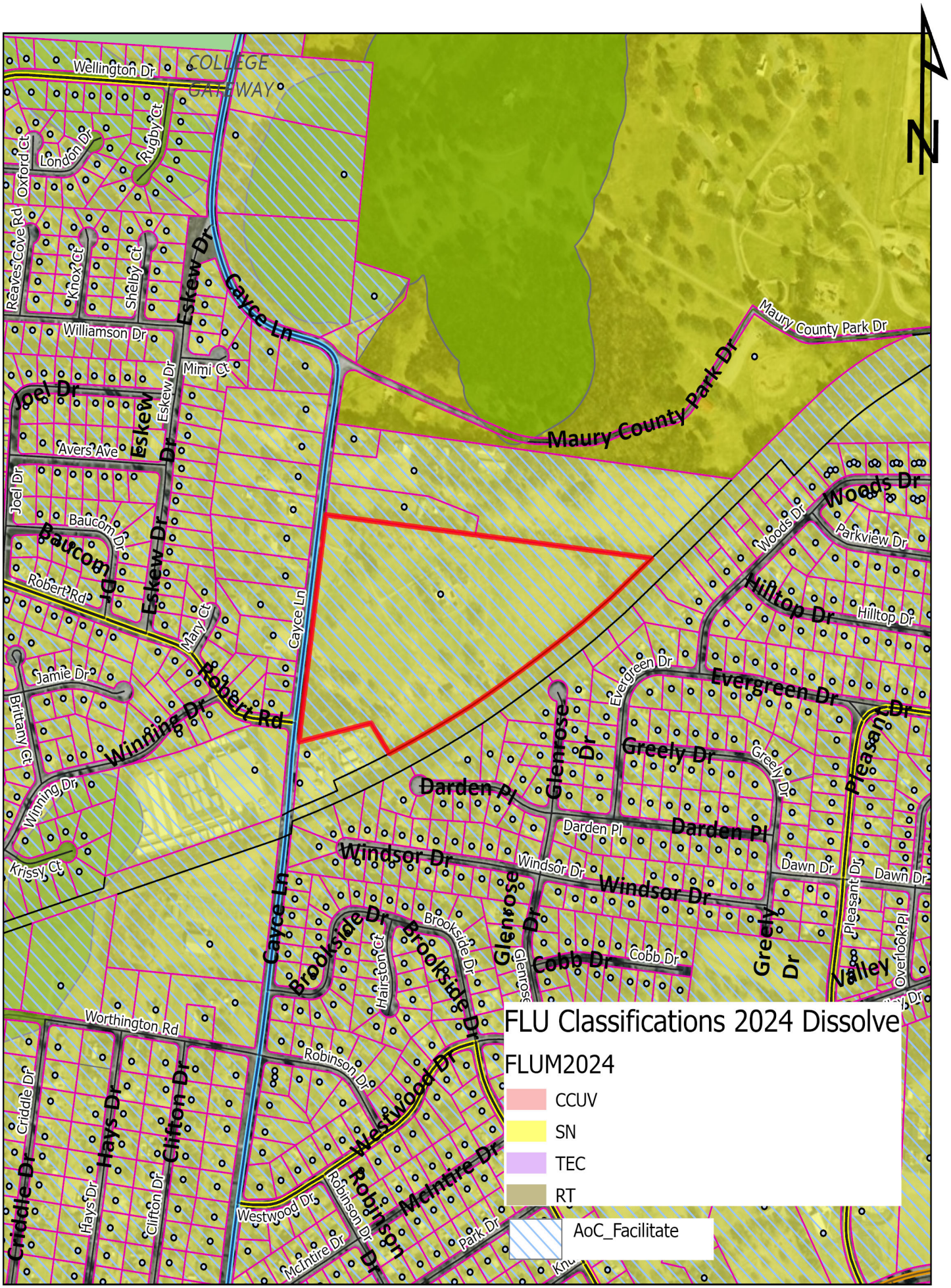
FOR: STORMY WALKER
621 CAYCE LANE
COLUMBIA TN 38402
PHONE: 615-720-8039

MAP No. C-240



Case #26-0195
6218 Cayce Lane

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



Case #26-0195
6218 Cayce Lane

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

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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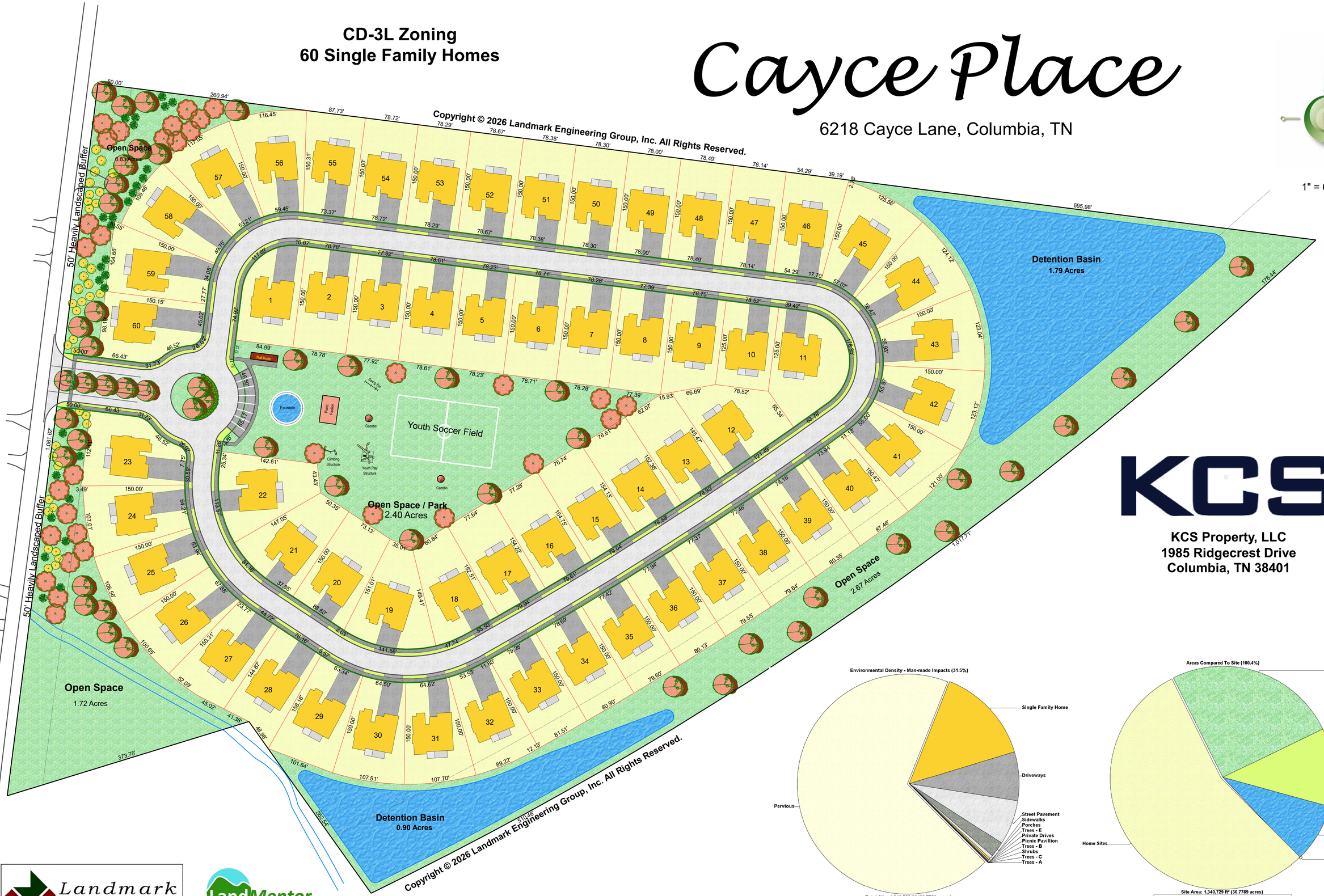
1" = 60 feet



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.

Heritage Green Preliminary Plat/ Site Development Plan Revision

Project #:	26-0204	Location:	626 Baker Road
Applicant:	Lynn Ealey, PE	Case Type(s):	Preliminary Plat/SDP
Staff Planner:	Austin Brass, AICP	Proposed Use:	Single-family lots

PROJECT SUMMARY

The applicant requests approval of a revision to the previously approved Preliminary Plat and Site Development Plan for the Heritage Green development. The proposed revision modifies a portion of Phase 2C by reconfiguring the lot layout.

The previously approved Preliminary Plat included eight (8) lots, with three (3) lots fronting North Ridge Road. The proposed revision reconfigures these lots to create three (3) lots that front a pedestrian pathway and four (4) lots that front North Ridge Road with rear alley access. The modification is limited to lot configuration and frontage and does not alter the overall development layout for the remaining phases of the development. This lot configuration of pedestrian fronting lots does not exceed the maximum of 20% permitted within the development.

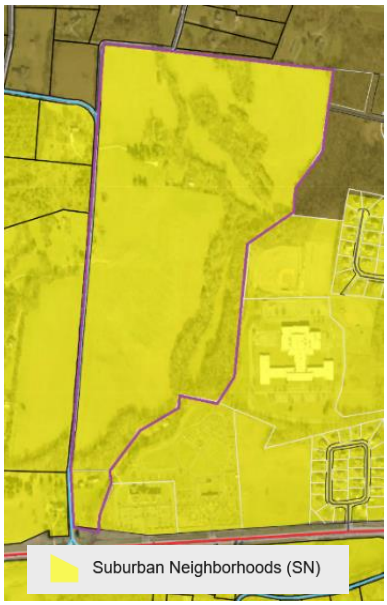
- The proposed Site Development Plan and Preliminary Plat revisions adjust the lot configuration within Phase 2C to include three (3) smaller lots fronting a pedestrian pathway with rear alley access. As a result of this modification, the total number of lots within the development increases from 156 to 158. The proposed density remains within the maximum permitted density of the CD-3 (Planned Unit Development) district, which allows up to four (4) dwelling units per acre.
- This revision does not impact previously approved tree canopy retention nor reduce any previously approved civic space requirements.
- This revision modifies the phasing of the development by eliminating Phase 3 and creating subphases within Phase 2 as Phase 2A, 2B, and 2C.
- The Planning Commission is the **decision-making authority** for the Site Development Plan and Preliminary Plat Revision.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

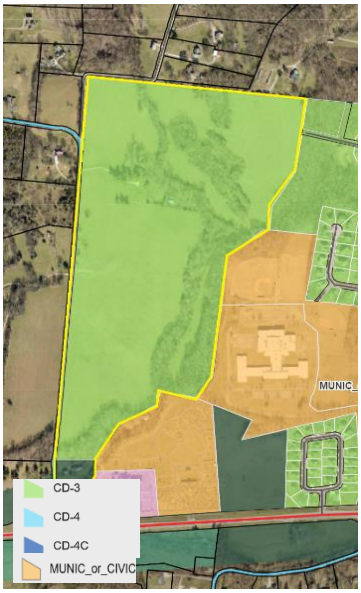
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3	In-Construction	In-Construction	+ /- 98.61 acres



FUTURE LAND USE MAP (SN)	ZONING MAP (CD-3)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhoods	CD-3	In Development
North	Rural Transition	County	Residential
South	Suburban Neighborhoods	CD-3L	Vacant
East	Suburban Neighborhoods	Civic	School
West	Suburban Neighborhoods	County	Residential/ Agriculture

CONSISTENCY WITH CONNECT COLUMBIA

Suburban Neighborhoods:

The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as whole. The density and intensity of residential development increases in proximity to areas under the City Center Urban Village (CCUV) future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools. The future land use classification is usually implemented by the CD-3L and CD-3-character districts, as well as PUDs.

REVIEW PROCESS

The Development Review Committee reviewed the proposed Preliminary Plat/Site Development Plan revision at its June 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

The Planning Commission is the Decision-Making Authority for all Site Development Plans that include one or more Development Parcels under **§ 8.5.6.D.3**.[1]

[1] [1] Development Parcel: a parcel of land: (1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres; (2) with respect to the Development of which any new Thoroughfare, Internal Drive, or

Sections **8.5.6.I** and **O** establish the criteria for review of a Site Development Plan.

N. Review Criteria.

1. The criteria to be applied by the Zoning Administrator in reviewing a Development Plan and application shall be whether such Plan and application comply with the applicable conditions, standards, and requirements of this Ordinance, all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and all other applicable Land Use Plans.

2. With respect to a Development Plan the Planning Commission shall rely on all conditions, standards, and requirements of Articles 1-5 and Article 7 of this Ordinance and the Planning Commission shall review the Plan and application for compliance with all other conditions, standards, and requirements of this Ordinance, including without limitation those of Article 6 (Supplemental Standards) , and compliance with all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and all other applicable Land Use Plans. Additionally, in the case of Development in a Special District, the Planning Commission shall determine:

a. Whether the Development Plan conforms to all applicable requirements of the Zoning Ordinance, including any methods of Alternative Performance which are included in the request.

b.Whether the Development design and Development intensity are appropriate for and tailored to the unique characteristics of the site, such as significant wooded areas, specimen trees, wetlands, steep slopes, floodplains, and zoning of or existing Development on Adjacent property;

c. Whether the proposed access and circulation are adequate with respect to traffic patterns, traffic control measures, and street pavement areas, with provisions for maintaining traffic flows and reducing any negative effects of traffic on nearby properties;

d. Compliance with site construction requirements;

extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or (3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment. (§ 9.3, p. 490).

e. Adequacy of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as evidenced by conformance with City standards, specifications and guidelines; and

f. Compliance with requirements for Easements or dedications.

K. Development Plan Procedures Decision-Making Authority Action.

1. The Site Development Plan shall be approved or disapproved by the Decision-Making Authority in accordance with the review criteria of Section 8.5.6.I and Sections 8.5.6.J and Sections 8.5.6.K.2-4 below:

2. A Development Plan and application shall be approved by the Decision-Making Authority, upon a finding that the Development Plan and application are in compliance with the review criteria set forth in Section 8.5.6.I.

3. If a Development Plan and Application are approved, the Development Plan as approved shall become part of the record of approval, and subsequent actions relating to the authorized Development must be consistent with approved plan.

4. A Development Plan and application shall be disapproved if the Decision-Making Authority determines that the Plan and application do not comply with any one or more of the review criteria set forth in Section 8.5.6.I.

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

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

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

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

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

In the event of a denial, **§ 2.2.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its June 2026 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** indicated that clarification be given regarding all proposed civic space as part of this site development plan. The applicant indicated all proposed civic space to better reflect the previously approved site development plan.
- **Engineering** noted a previous condition that a signal warrant analysis warranted a traffic signal at Bear Creek Pike and Baker Road, and that this signal was to be installed prior to adoption of Phase 2B Final Plat.
- **Columbia Fire and Rescue** indicated that a revision to the lot configurations would be required in order to fully satisfy hose pull requirements of 150 ft. from a street. The applicant has readjusted the site plan to indicate lots that satisfy hose pull requirements.
- **Columbia Water System** indicated no comment as this project has been vested through various approvals as it is currently under construction.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.6.I** and K of the City of Columbia Zoning Ordinance, and Section **2.2.6** of the Subdivision Regulations, have been satisfied and approve the Site Development Plan and Preliminary Plat as presented *[subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.6.I** and K of the City of Columbia Zoning Ordinance, and Section **2.2.6** of the Subdivision Regulations, have been

satisfied and approve the Site Development Plan and Preliminary Plat subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to deny the Site Development Plan and Preliminary Plat having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.6.I** and K of the City of Columbia Zoning Ordinance and Section **2.2.6** of the Subdivision Regulations are not satisfied [*list specific reasons for denial*].

Defer:

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

HERITAGE GREEN

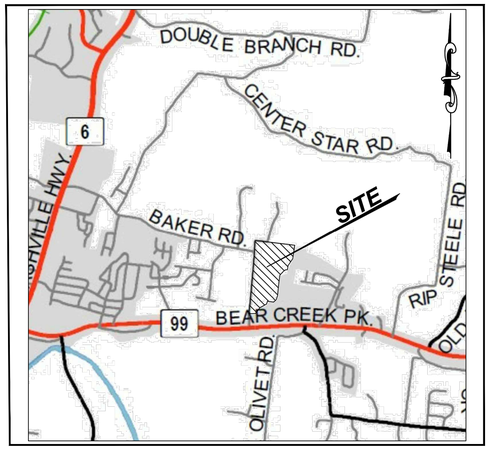
PRELIMINARY PLAT - REVISION

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

SHEET SCHEDULE:

PP0.0	COVER SHEET
PP0.1	PRELIMINARY PLAT REVISIONS
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

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

GARY LYNN EARY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE
6/15/2026

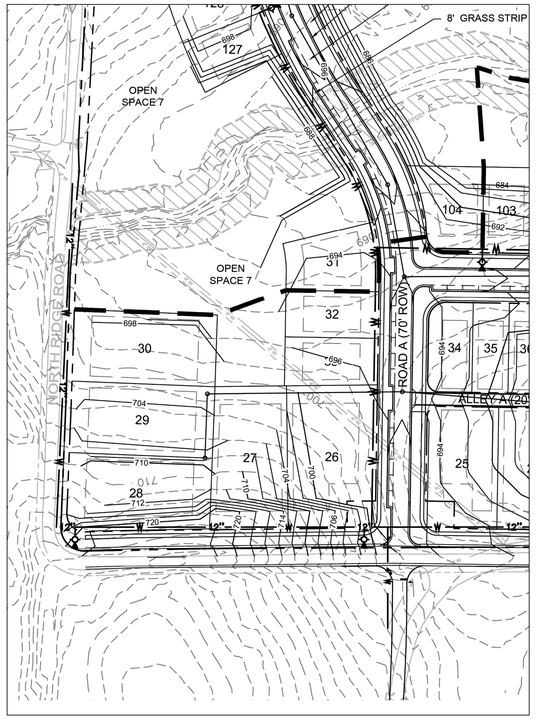
LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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

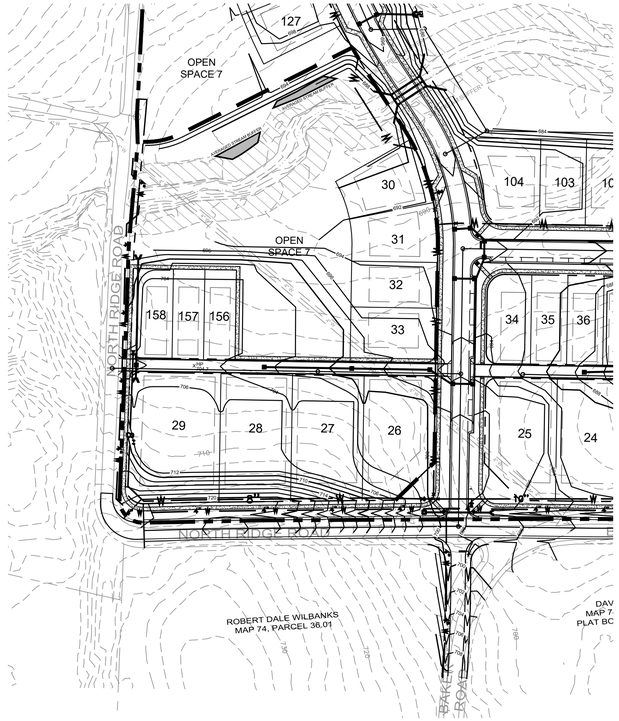
ISSUANCE/REVISION NOTES:
- PRE-APP PLAN DATE: 4/29/2026
- PLAN SUBMITTAL DATE: 5/18/2026
- RESUBMITTAL DATE: 6/15/2026

COVER SHEET
PP0.0

LSC 21001



FROM APPROVED PRELIMINARY PLAT



PROPOSED PRELIMINARY PLAT REVISION

PRELIMINARY PLAT REVISIONS:

1. PHASE 3 HAS BEEN ELIMINATED AND PHASE 2 HAS BEEN SPLIT INTO 3 SECTIONS - 2A, 2B, & 2C.
2. PHASE LINES HAVE BEEN ADDED TO PRELIMINARY PLAT TO DIFFERENTIATE THE NEW SECTIONS.
3. TWO ADDITIONAL LOTS HAVE BEEN ADDED TO THE PLAT WITH THE RECONFIGURATION OF THE AREA NOW KNOWN AS PHASE 2C (156 LOTS VS. 158 LOTS). OPEN SPACE 7 HAS BEEN REVISED AS A RESULT.
4. NUMBER LOTS THAT ENFRONT PEDESTRIAN SPACE HAS INCREASED ALONG WITH PEDESTRIAN ACCESS TO THOSE ADDITIONAL LOTS.
5. ALLEY PUTTER TRAIL HAS BEEN EXTENDED INTO PHASE 2C.

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

NORTH

100 0 50 100 200

GRAPHIC SCALE - 1 inch = 100 ft.

GARY LYNN EARLY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE
6/15/2026

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:
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PRELIMINARY PLAT REVISIONS

PP0.1

LSC 21001

CERTIFICATION OF SURVEY FOR ALTA/NSPS LAND TITLE SURVEYS

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

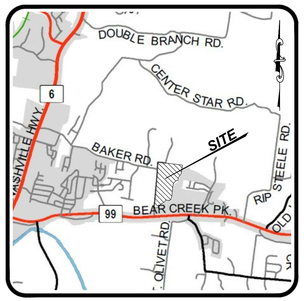
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(OBSERVED), 13, 14, 16, 17, 18,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

TN SPC83

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

GENERAL NOTES:

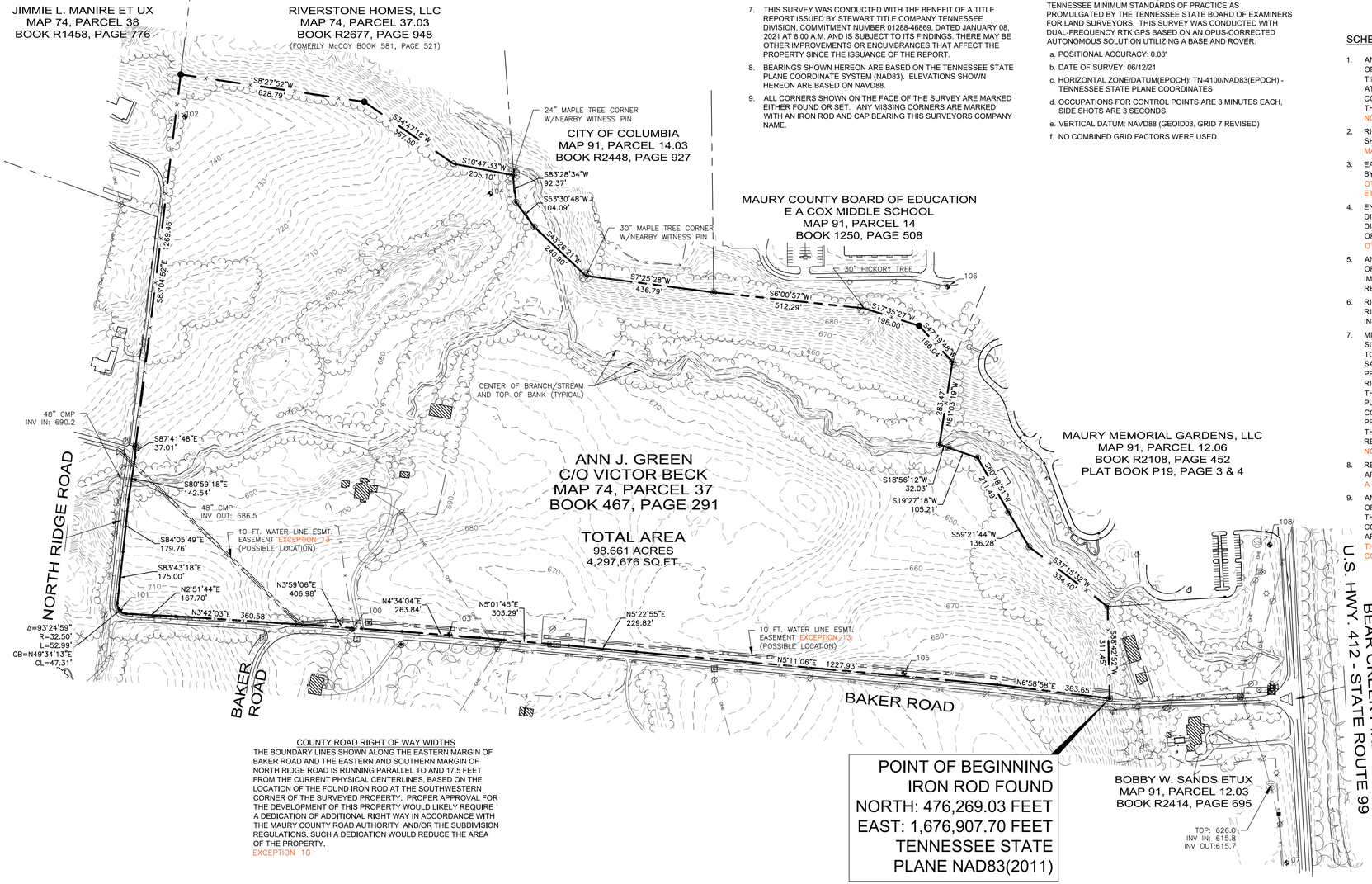
1. THE PURPOSE OF THIS SURVEY IS: ALTA/NSPS LAND TITLE SURVEY
2. THE ADDRESS OF THIS PROPERTY IS: 626 BAKER RD, COLUMBIA, TN
3. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 37, ON MAURY COUNTY TAX MAP 74. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE REMAINING PROPERTY DESCRIBED IN DEED BOOK 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 FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 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



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 LICENSED 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:	20
50' LOT:	37
65' LOT:	72
100' LOT:	29

MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35'

TOTAL AREA: 98.7 AC.
LOT AREA: 34.1 AC.
OPEN SPACE AREA: 50.05 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 105-119, & 156-158
21 LOTS/158 TOTAL = 13.3%

PROPERTY BOUNDARY
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.
PHASE 1
PHASE 2A
PHASE 2B
PHASE 2C
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 8
OPEN SPACE 8A
DETENTION POND 1
DETENTION POND 2
DETENTION POND 3
JURISDICTIONAL POND
JURISDICTIONAL POND
JURISDICTIONAL POND



PRELIMINARY PLAT NOTES:

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LOT AREA TABLE		
LOT #	ACRES	SF
1	0.48	21085.76
1	0.27	11713.82
2	0.40	17356.37
2	1.78	77485.55
3	0.39	17108.69
3	0.35	15284.79
4	0.39	17055.97
4	0.62	27000.00
5	0.39	17014.92
5	0.52	22516.15
6	0.38	16732.68
6	41.15	1792563.58
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	0.21	9041.85
31	0.20	8591.81
32	0.18	7680.00
33	0.21	9071.71
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
40	0.17	7358.46

LOT AREA TABLE		
LOT #	ACRES	SF
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
86	0.18	7800.00

LOT AREA TABLE		
LOT #	ACRES	SF
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
132	0.19	8405.80

LOT AREA TABLE		
LOT #	ACRES	SF
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	0.13	5498.61
157	0.13	5499.43
158	0.16	7083.89

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

6/15/2026

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
- RESUBMITTAL DATE: 6/15/2026

Know what's below. Call before you dig.

NORTH

100 0 50 100 200

GRAPHIC SCALE - 1 inch = 100 ft.

PRELIMINARY PLAT

PP2.1

LSC 21001

PRELIMINARY PLAT NOTES:

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GARY LYNN ELLIOTT
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE
6/15/2026

LS 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:
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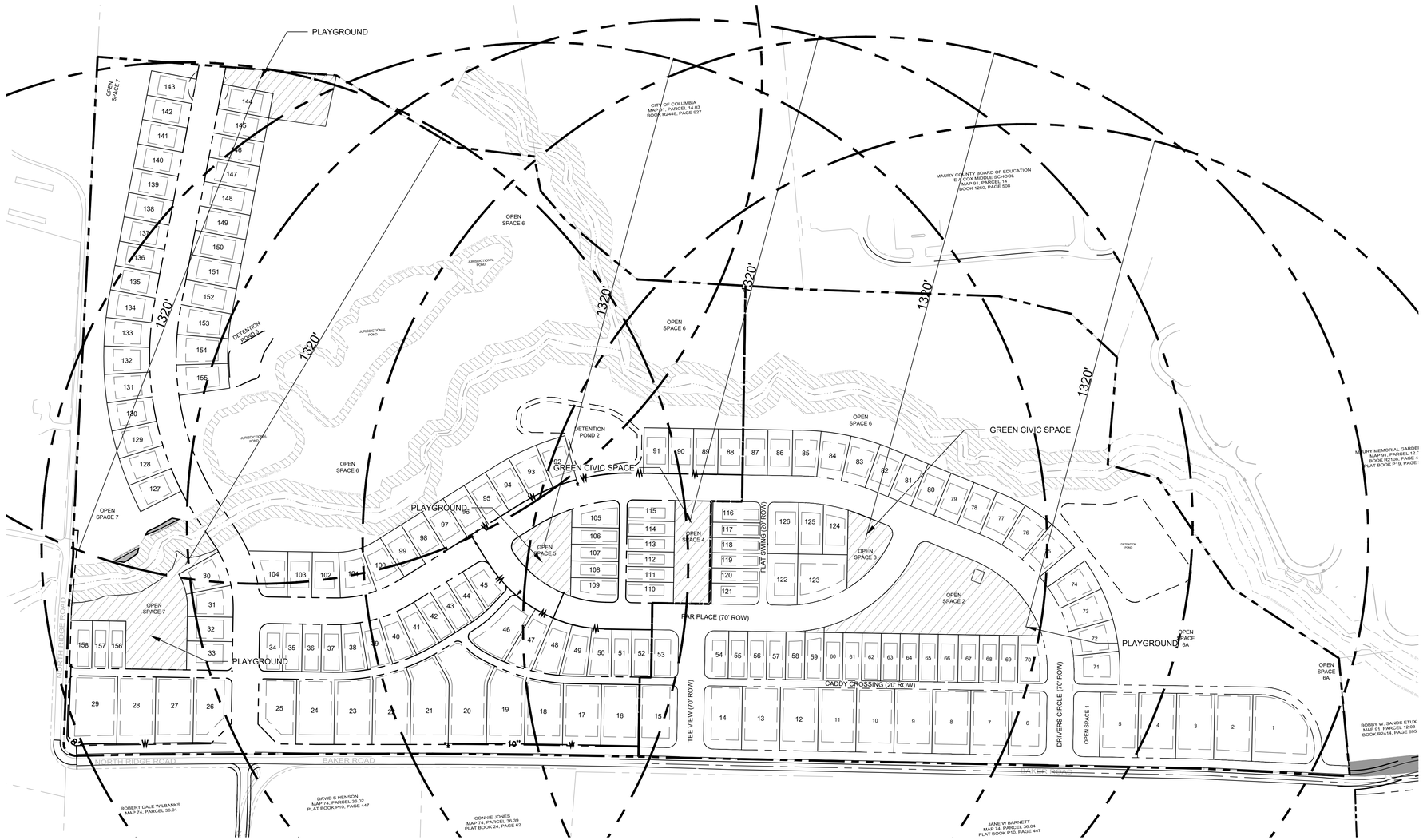
PRELIMINARY PLAT

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.

NORTH

150 0 75 150 300

GRAPHIC SCALE - 1 inch = 150 ft.

GARY LYNN EARLY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE

6/15/2026

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:
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- RESUBMITTAL DATE: 6/15/2026

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

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

NORTH

150 0 75 150 300

GRAPHIC SCALE - 1 inch = 150 ft.

GARY LYNN EARNEST
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE

6/15/2026

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

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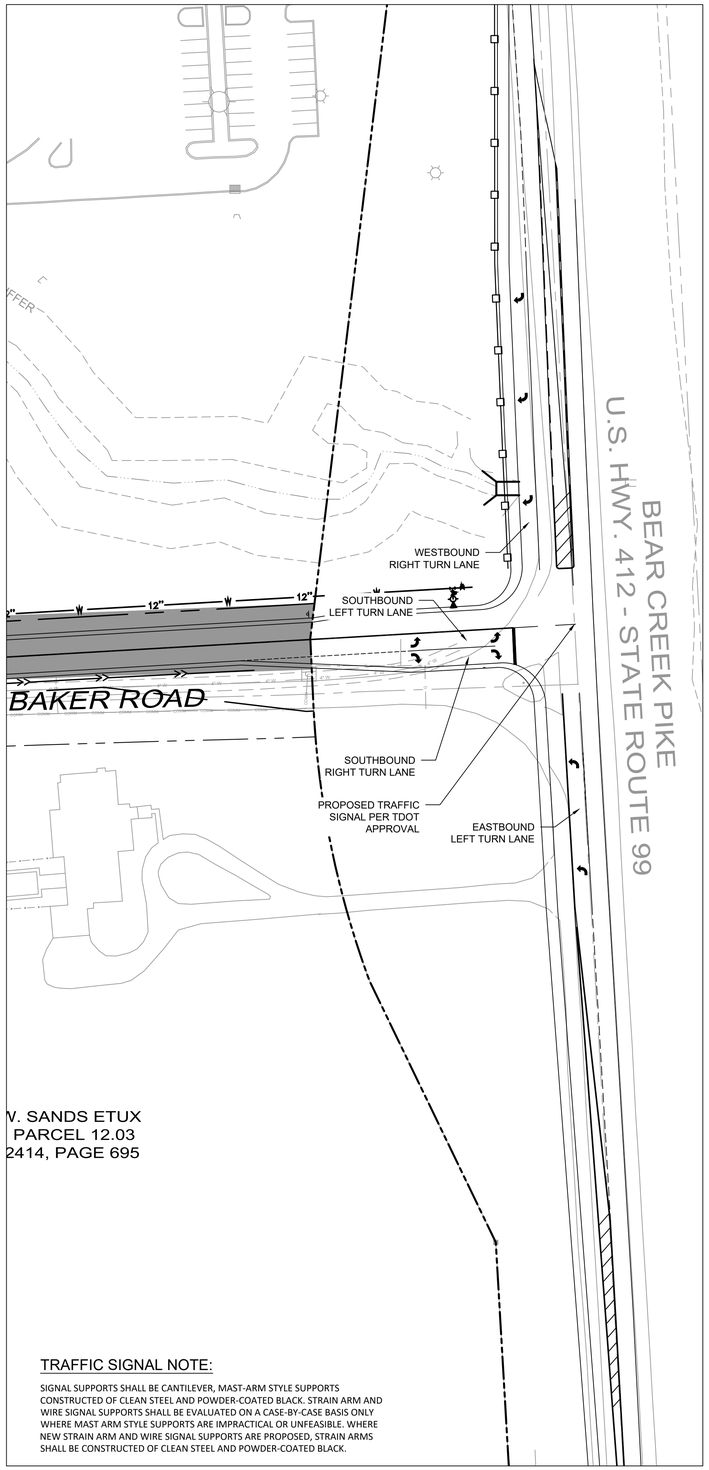
CIVIC SPACE PLAYGROUND PLAN

PP3.1

LSC 21001

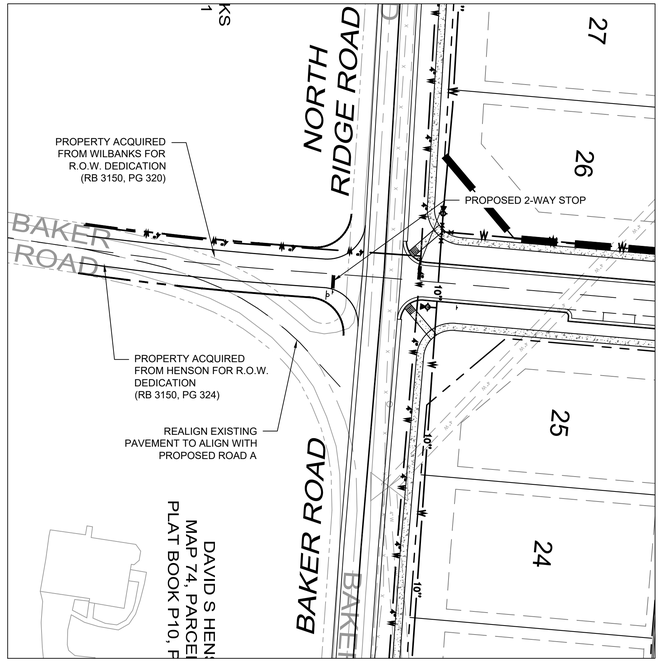


TRAFFIC SIGNAL NOTE:

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'



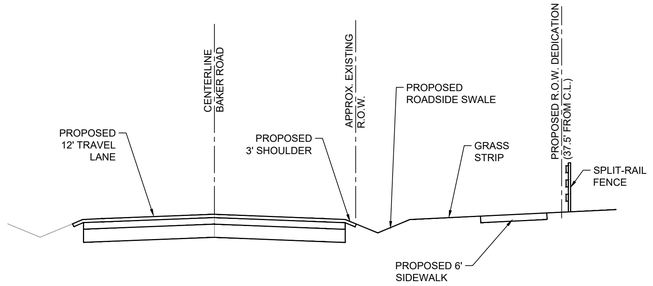
BAKER ROAD & N. RIDGE ROAD
INTERSECTION IMPROVEMENTS

GRAPHIC SCALE: 1" = 50'

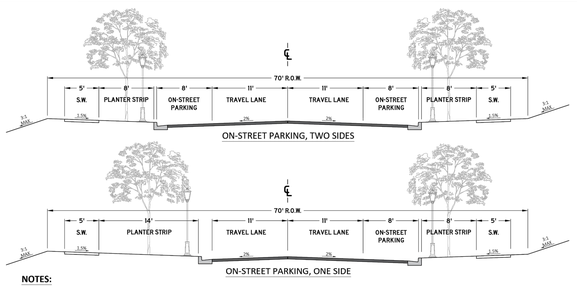


BAKER ROAD & NASHVILLE HIGHWAY
INTERSECTION IMPROVEMENTS

GRAPHIC SCALE: 1" = 50'



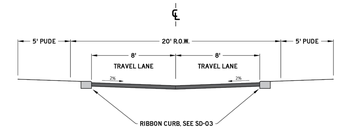
PROPOSED BAKER ROAD REALIGNMENT
TYPICAL SECTION



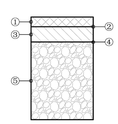
NOTES:

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 @ 1.5" THICK 411-01.01 ASPHALT CONCRETE BASE (PG64-22) (ACS) GRADING D (1)(MEACS), OR 307-01.01 ASPHALT CONCRETE MIX, (PG64-22) (ACS) GRADING C W (1)(MEACS)
②	TACK COAT (GENERAL USE) 402-01.01 BITUMINOUS MATERIAL FOR TACK COAT (CC) (0.05 - 0.10 GAL/SY)
③	BIT. BINDER @ 2" THICK 307-01.08 ASPHALT CONCRETE MIX, (PG64-22) (SPM) HMC GRADING B-M2
④	PRIME COAT 402-01.01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 403-02 AGGREGATE FOR COVER MATERIAL (PC) (R-10 LB/SY)
⑤	MINERAL AGGREGATE BASE @ 8" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

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

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

GARY LYNN CARTER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
NO. 111221
STATE OF TENNESSEE
6/15/2026

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
PRELIMINARY PLAT - REVISION

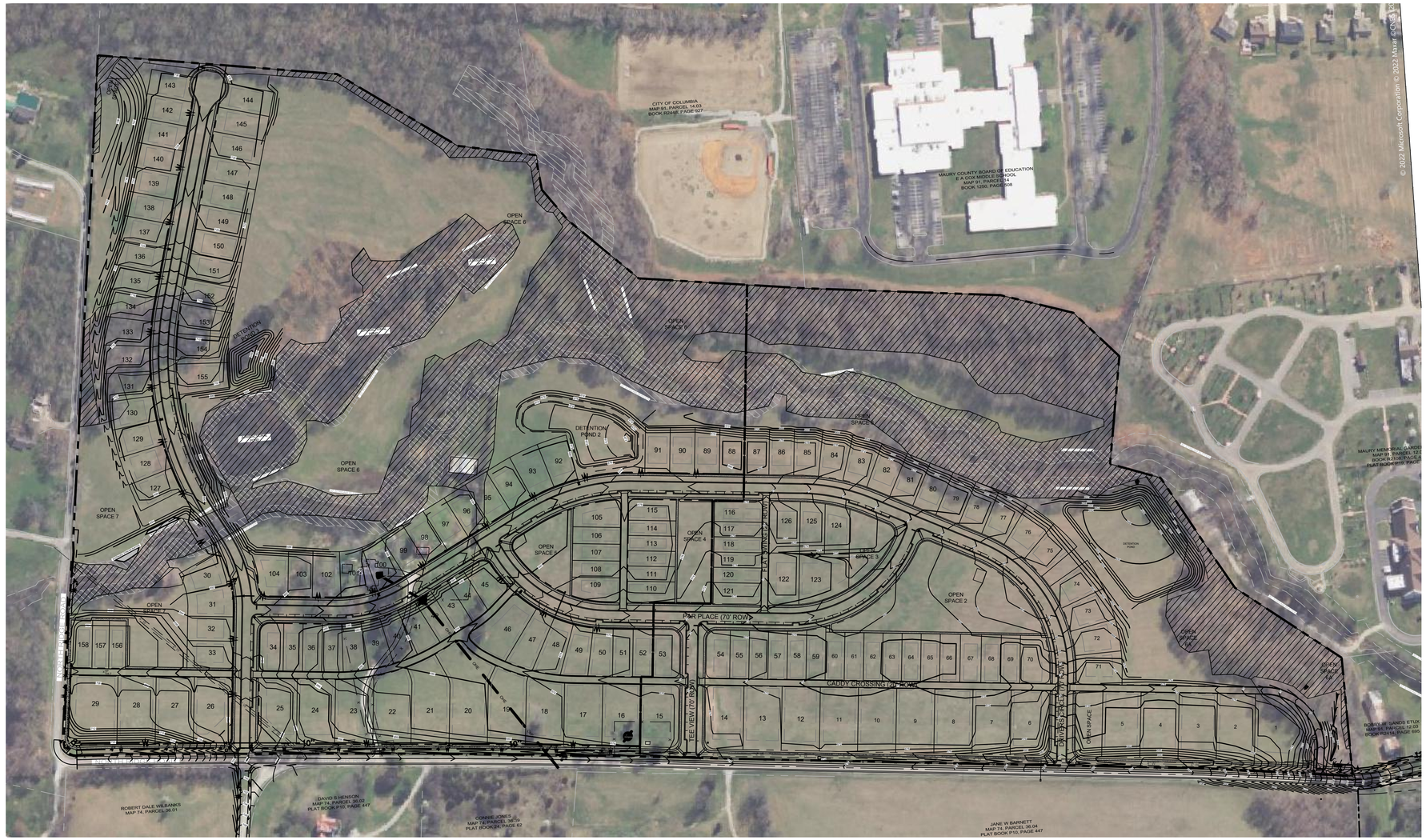
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PRE-APP PLAN DATE: 4/29/2026
- PLAN SUBMITTAL DATE: 5/18/2026
- RESUBMITTAL DATE: 6/15/2026

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 EASTY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE

6/15/2026

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
PRELIMINARY PLAT - REVISION

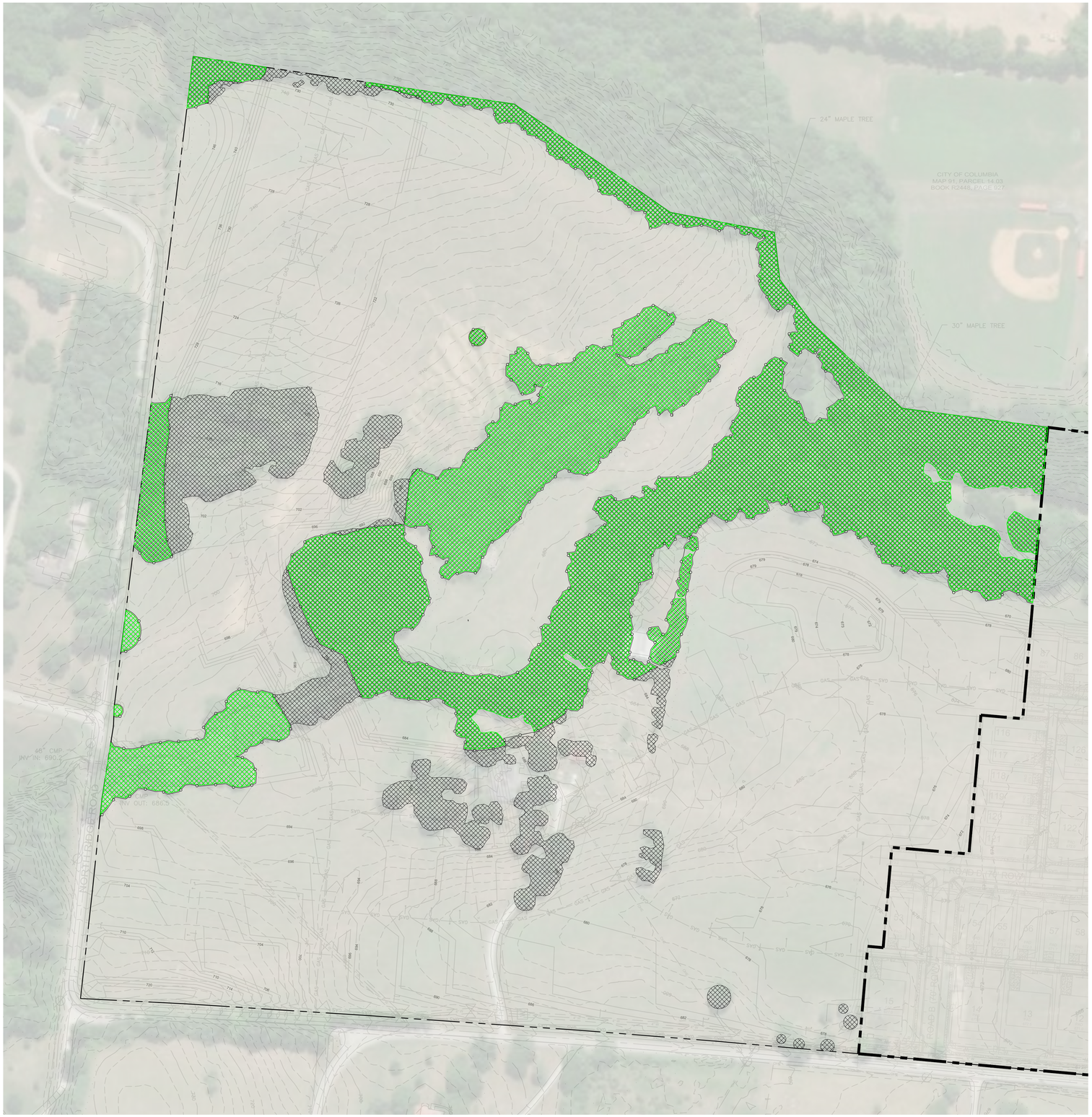
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PRE-APP PLAN DATE: 4/29/2026
- PLAN SUBMITTAL DATE: 5/18/2026
- RESUBMITTAL DATE: 6/15/2026

TREE PRESERVATION PLAN

PP5.0

LSC 21001



KEY

- TREE PROTECTION FENCE
- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY

TREE CANOPY AREA:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 26.25 ACRES WHICH IS 26.6% OF THE TOTAL SITE

TREE AREA:	EXISTING TREE CANOPY	REMOVED TREE CANOPY	RETAINED TREE CANOPY
PHASE 1	1,143,373 SF	100,195 SF	1,043,178 SF
PHASE 2	1,043,178 SF	144,284 SF	898,894 SF

TREE CANOPY DATA

EXISTING TREE CANOPY:
1,143,373 SF; 26.25 AC
26.6 % OF TOTAL SITE

REQUIRED CANOPY PRESERVATION:
48% OF TOTAL CANOPY (CD-3L)
548,856 SF; 12.60 AC

PROVIDED CANOPY PRESERVATION:
79% OF TOTAL CANOPY
898,894 SF; 20.64 AC

TREE PROTECTION NOTES:

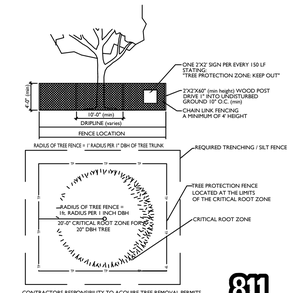
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



TREE PROTECTION FENCING DETAIL NTS

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

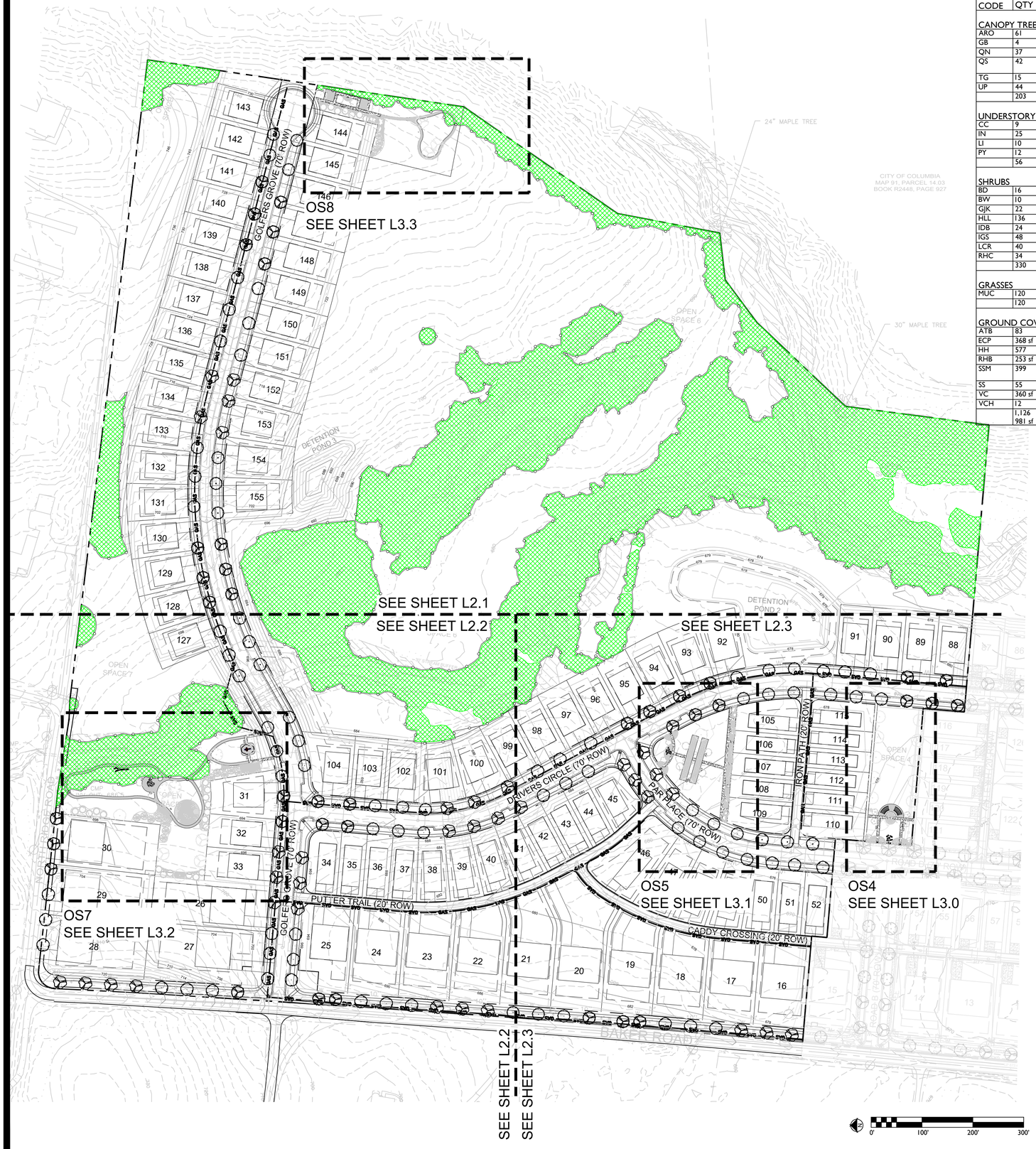
HERITAGE GREEN - PHASE 2
OPEN SPACE LAYOUT AND LANDSCAPE PLANS
City of Columbia, Maury County, Tennessee

STATE OF TENNESSEE
AGRICULTURE
COMMERCE NO. 1418
LANDSCAPE ARCHITECT
8/15/22

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

TREE PRESERVATION

SHEET
L1.0



PLANT SCHEDULE - OVERALL LANDSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARO	61	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
GB	4	Ginkgo biloba	Ginkgo	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	MALE, CENTRAL LEADER
QN	37	Quercus nuttallii	Nuttall Oak	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
QS	42	Quercus shumardii	Shumard Oak	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	MIN. 4' CLEAR TRUNK HEIGHT FROM GROUND
TG	15	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	2.5" Cal. B&B	8`-10`	EVERGREEN	AS SHOWN	FULL BRANCHED TO GROUND
UP	44	Ulmus parvifolia	Lacebark Elm	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	
	203	(SUBTOTAL)						
UNDERSTORY TREES								
CC	9	Cercis canadensis	Eastern Redbud	2.5" Cal. B&B	8`-10`	DECIDUOUS	AS SHOWN	
IN	25	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	2.5" Cal. B&B	8`-10`	EVERGREEN	AS SHOWN	FULL TO GROUND
LI	10	Lagerstroemia indica	Crape Myrtle	2.5" Cal. B&B	6`-8`	DECIDUOUS	AS SHOWN	3 CANES
PY	12	Prunus x yedoensis	Yoshino Cherry	2.5" Cal. B&B	8`-10`	DECIDUOUS	AS SHOWN	BALANCED
	56	(SUBTOTAL)						
SHRUBS								
BD	16	Buddleja davidii	Butterfly Bush	3 gal.	30"	DECIDUOUS	48" O.C.	
BW	10	Buxus sinica insularis 'Wintergreen'	Wintergreen Korean Boxwood	3 gal.	24"	EVERGREEN	36" O.C.	
GJK	22	Gardenia jasminoides 'Kleim's Hardy'	Kleim's Hardy Gardenia	3 gal.	24"	EVERGREEN	36" O.C.	
HLL	136	Hydrangea paniculata 'Little Lime'	Little Lime Panicle Hydrangea	3 gal.	24"	DECIDUOUS	36" O.C.	
IDB	24	Ilex comuta 'Dwarf Burford'	Dwarf Burford Holly	3 gal.	36"	EVERGREEN	36" O.C.	
IGS	48	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	36"	EVERGREEN	42" O.C.	
LCR	40	Loropetalum chinense rubrum 'Shang-hi'	Purple Diamond Loropetalum	3 gal.	30"	EVERGREEN	AS SHOWN	
RHC	34	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea	3 gal.	24"	EVERGREEN	30" O.C.	
	330	(SUBTOTAL)						
GRASSES								
MUC	120	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.			24" O.C.	
	120	(SUBTOTAL)						
GROUND COVERS								
ATB	83	Asclepias tuberosa	Butterfly Milkweed	1 gal.			18" O.C.	
ECP	368 sf	Echinacea purpurea	Purple Coneflower	seed			SPREAD EVENLY	
HH	577	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal.			18" O.C.	
RHB	253 sf	Rudbeckia hirta	Black-eyed Susan	seed			SPREAD EVENLY	
SSM	399	Salvia x sylvestris 'May Night'	May Night Sage	1 gal.			18" O.C.	FULL, WELL-ROOTED, DENSE, MATCHED
SS	55	Solidago speciosa	Showy Goldenrod	1 gal.			24" O.C.	
VC	360 sf	Verbena canadensis 'Homestead Pink'	Homestead Pink Verbena	seed			SPREAD EVENLY	
VCH	12	Verbena canadensis 'Homestead Purple'	Homestead Purple Verbena	1 gal.			18" O.C.	
	1,126 981 sf	(SUBTOTAL)						

TREE CANOPY AREA:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 26.25 ACRES WHICH IS 26.6% OF THE TOTAL SITE

TREE AREA:	EXISTING TREE CANOPY	REMOVED TREE CANOPY	RETAINED TREE CANOPY
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KEY

- TREE PROTECTION FENCE
- PRESERVED TREE CANOPY

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

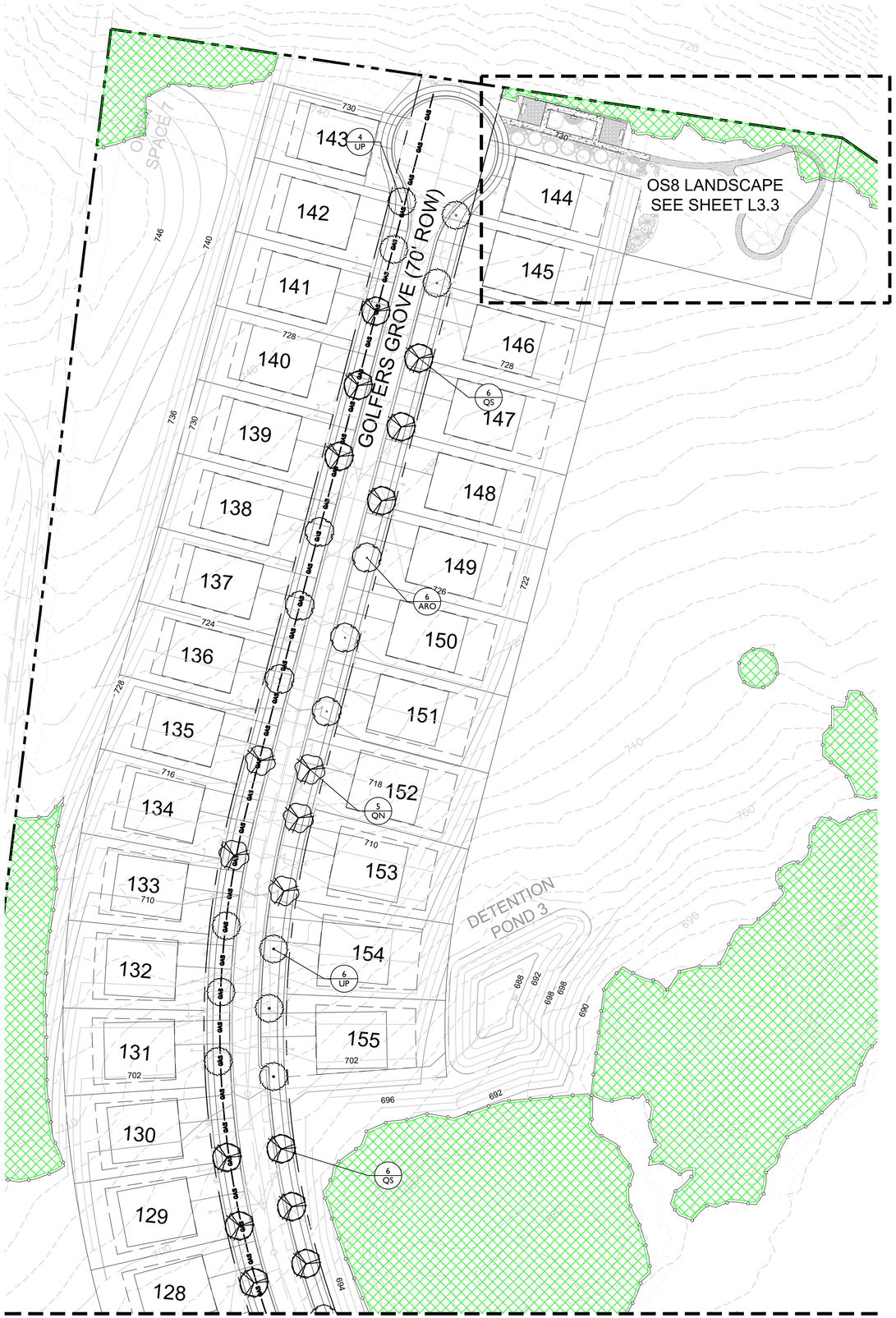
HERITAGE GREEN - PHASE 2
OPEN SPACE LAYOUT AND LANDSCAPE PLANS
City of Columbia, Maury County, Tennessee



Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

TREE PRESERVATION

SHEET
L2.0



KEY

TREE PROTECTION FENCE

PRESERVED TREE CANOPY

PLANT SCHEDULE - STREET TREES L2.1

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARO	6	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" Cal. B&B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
QN	5	Quercus nuttallii	Nuttall Oak	2.5" Cal. B&B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
QS	12	Quercus shumardii	Shumard Oak	2.5" Cal. B&B	10'-12'	DECIDUOUS	AS SHOWN	MIN. 4' CLEAR TRUNK HEIGHT FROM GROUND
UP	10	Ulmus parvifolia	Lacebark Elm	2.5" Cal. B&B	10'-12'	DECIDUOUS	AS SHOWN	
	33	(SUBTOTAL)						

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HERITAGE GREEN - PHASE 2
OPEN SPACE LAYOUT AND LANDSCAPE PLANS
City of Columbia, Maury County, Tennessee

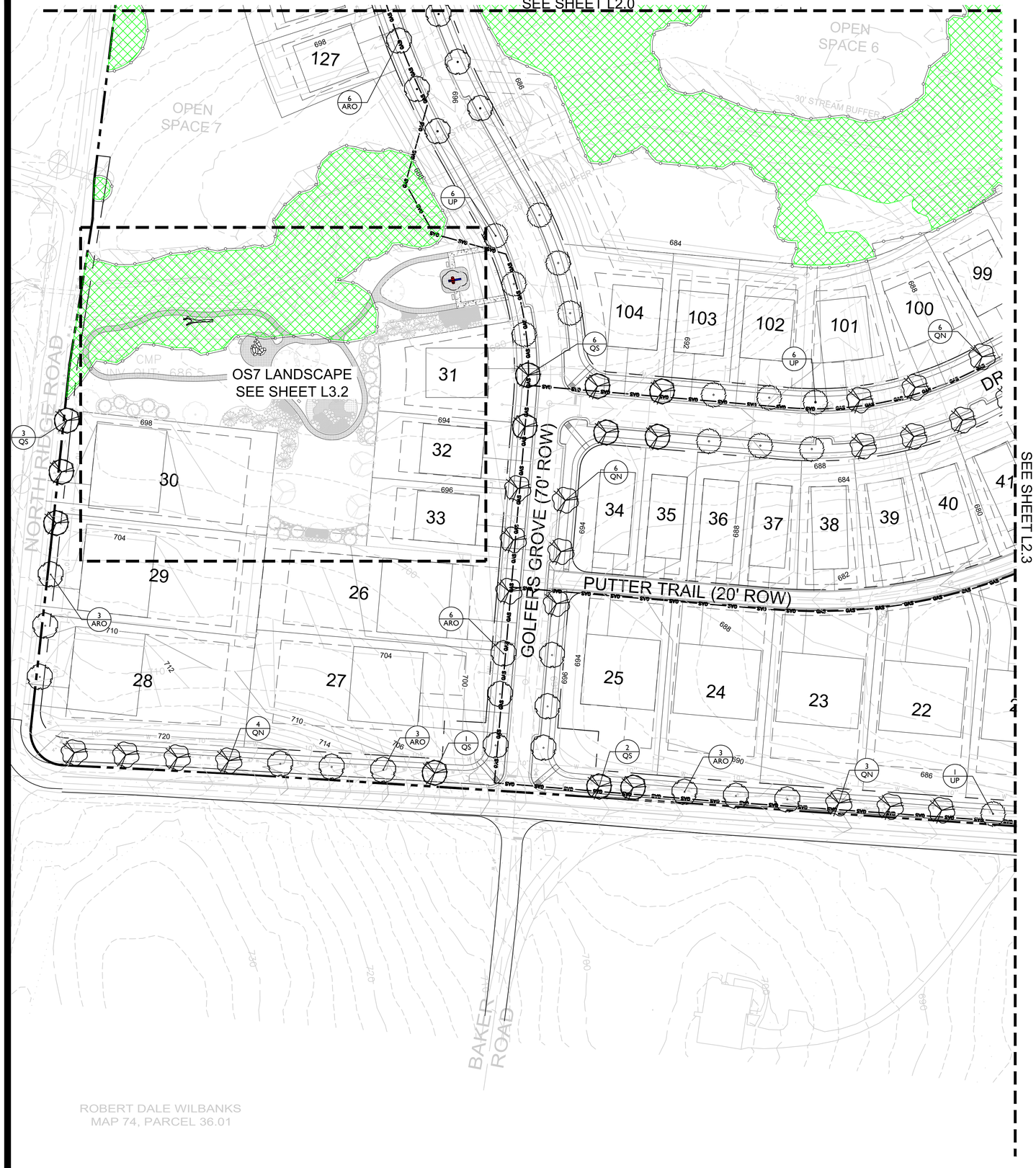
STATE OF TENNESSEE DEPARTMENT OF AGRICULTURE COMMERCE 1419 TENNESSEE NO. 1419 LANDSCAPE ARCHITECT

8/15/24

Revision Date

STREET TREES LANDSCAPE PLAN

SHEET L2.1



KEY

TREE PROTECTION FENCE

PRESERVED TREE CANOPY

PLANT SCHEDULE - STREET TREES L2.2

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARO	21	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
QN	19	Quercus nuttallii	Nuttall Oak	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
QS	12	Quercus shumardii	Shumard Oak	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	MIN. 4' CLEAR TRUNK HEIGHT FROM GROUND
UP	13	Ulmus parvifolia	Lacebark Elm	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	
	65	(SUBTOTAL)						

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HERITAGE GREEN - PHASE 2
OPEN SPACE LAYOUT AND LANDSCAPE PLANS

City of Columbia, Maury County, Tennessee

8/15/25

Revision Date

STREET TREES LANDSCAPE PLAN

SHEET

L2.2



KEY

TREE PROTECTION FENCE

PRESERVED TREE CANOPY

PLANT SCHEDULE - STREET TREES L2.3

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARO	21	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
QN	10	Quercus nuttallii	Nuttall Oak	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
QS	15	Quercus shumardii	Shumard Oak	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	MIN. 4' CLEAR TRUNK HEIGHT FROM GROUND
UP	15	Ulmus parvifolia	Lacebark Elm	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	
	61	(SUBTOTAL)						

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

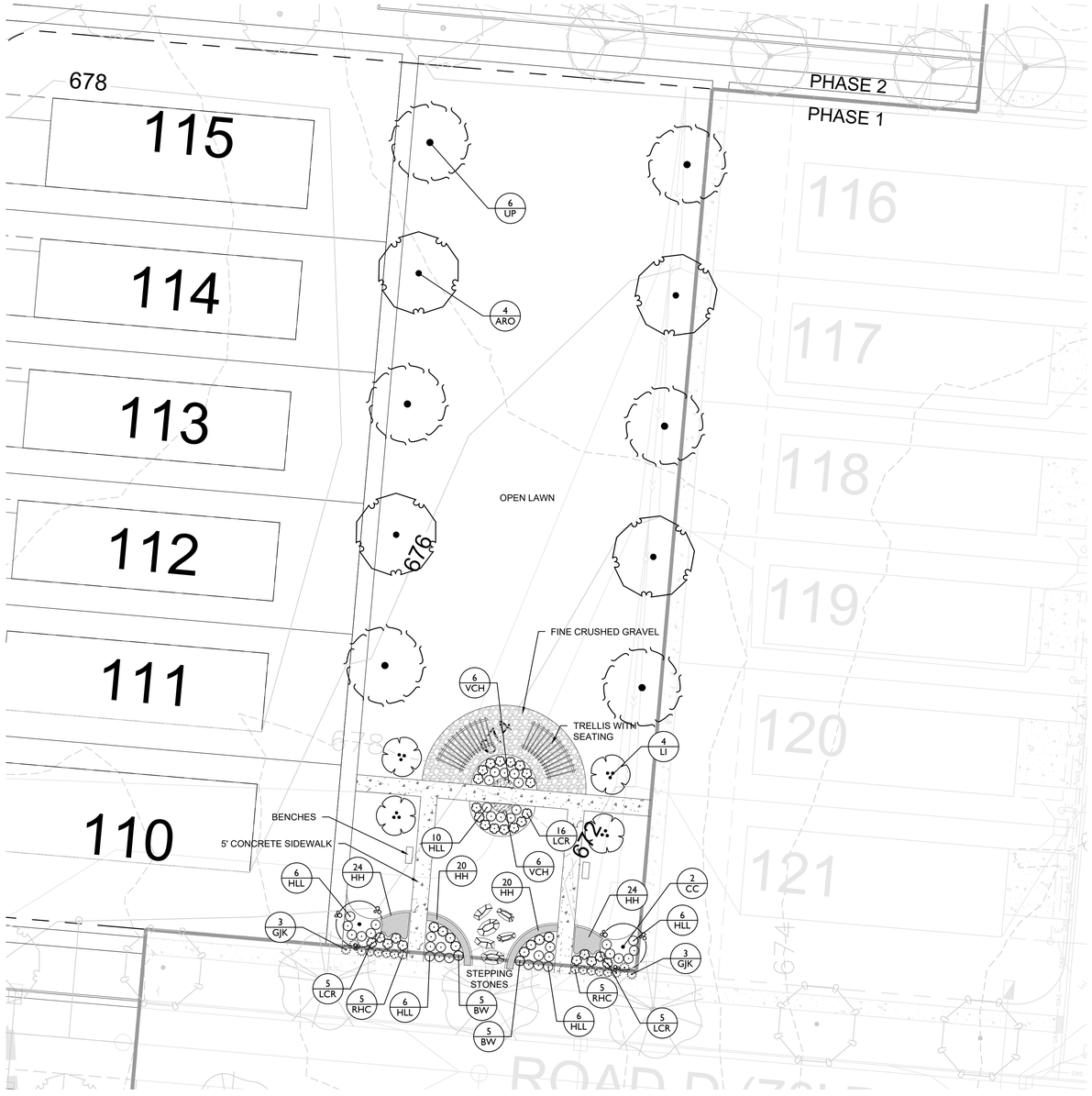
HERITAGE GREEN - PHASE 2
OPEN SPACE LAYOUT AND LANDSCAPE PLANS
City of Columbia, Maury County, Tennessee

MATTHEW S. HEIL
AGRICULTURE
COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT
8/15/25

Revision Date

STREET TREES LANDSCAPE PLAN

SHEET
L2.3



PLANT SCHEDULE - OPEN SPACE 4								
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARO	4	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UP	6	Ulmus parvifolia	Lacebark Elm	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	
UNDERSTORY TREES								
CC	2	Cercis canadensis	Eastern Redbud	2.5" Cal. B&B	8`-10`	DECIDUOUS	AS SHOWN	
LI	4	Lagerstroemia indica	Crape Myrtle	2.5" Cal. B&B	6`-8`	DECIDUOUS	AS SHOWN	3 CANES
SHRUBS								
BW	10	Buxus sinica insularis 'Wintergreen'	Wintergreen Korean Boxwood	3 gal.	24"	EVERGREEN	36" O.C.	
GJK	6	Gardenia jasminoides 'Kleim's Hardy'	Kleim's Hardy Gardenia	3 gal.	24"	EVERGREEN	36" O.C.	
HLL	34	Hydrangea paniculata 'Little Lime'	Little Lime Panicle Hydrangea	3 gal.	24"	DECIDUOUS	36" O.C.	
LCR	26	Loropetalum chinense rubrum 'Shang-hi'	Purple Diamond Loropetalum	3 gal.	30"	EVERGREEN	AS SHOWN	
RHC	10	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea	3 gal.	24"	EVERGREEN	30" O.C.	
GROUND COVERS								
HH	88	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal.			18" O.C.	
VCH	12	Verbena canadensis 'Homestead Purple'	Homestead Purple Verbena	1 gal.			18" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS

1 / L3.0 OPEN SPACE 4 ENLARGEMENT

0' 20' 40' 60'


TRELLIS


OPEN LAWN


FORMAL LANDSCAPING


BENCH


FINE CRUSHED GRAVEL


STEPPING STONES

2 / L3.0 OPEN SPACE 4 CHARACTER IMAGES

NOTE: ALL CHARACTER IMAGES ARE CONCEPTUAL IN NATURE.
FINAL CONSTRUCTION PRODUCTS TO BE DETERMINED BY OWNER.
CONSTRUCTION TO BE DETERMINE BY STRUCTURAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HERITAGE GREEN - PHASE 2
OPEN SPACE LAYOUT AND LANDSCAPE PLANS
City of Columbia, Maury County, Tennessee



Revision Date
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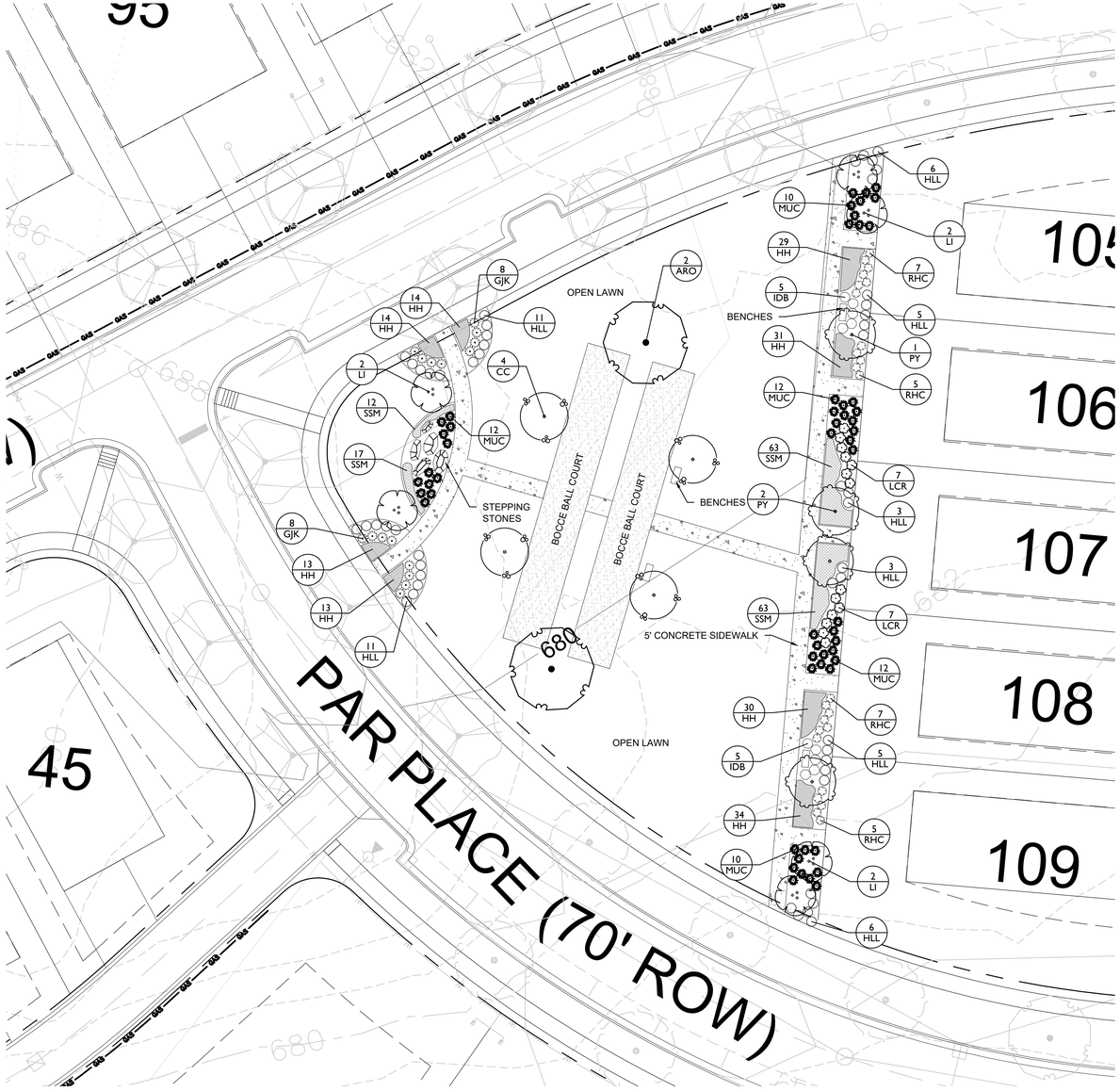
OPEN SPACE 4 ENLARGEMENT PLAN
SHEET
L3.0



PLANT SCHEDULE - OPEN SPACE 5								
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARO	2	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" Cal. B&B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
CC	4	Cercis canadensis	Eastern Redbud	2.5" Cal. B&B	8'-10'	DECIDUOUS	AS SHOWN	
LI	6	Lagerstroemia indica	Crape Myrtle	2.5" Cal. B&B	6'-8'	DECIDUOUS	AS SHOWN	3 CANES
PY	4	Prunus x yedoensis	Yoshino Cherry	2.5" Cal. B&B	8'-10'	DECIDUOUS	AS SHOWN	BALANCED
SHRUBS								
GJK	16	Gardenia jasminoides 'Kleim's Hardy'	Kleim's Hardy Gardenia	3 gal.	24"	EVERGREEN	36" O.C.	
HLL	50	Hydrangea paniculata 'Little Lime'	Little Lime Panicle Hydrangea	3 gal.	24"	DECIDUOUS	36" O.C.	
IDB	10	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	3 gal.	36"	EVERGREEN	36" O.C.	
LCR	14	Loropetalum chinense rubrum 'Shang-hi'	Purple Diamond Loropetalum	3 gal.	30"	EVERGREEN	AS SHOWN	
RHC	24	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea	3 gal.	24"	EVERGREEN	30" O.C.	
GRASSES								
MUC	56	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.			24" O.C.	
GROUND COVERS								
HH	178	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal.			18" O.C.	
SSM	155	Salvia x sylvestris 'May Night'	May Night Sage	1 gal.			18" O.C.	FULL, WELL-ROOTED, DENSE, MATCHED

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS

1 / L3.1 OPEN SPACE 5 ENLARGEMENT

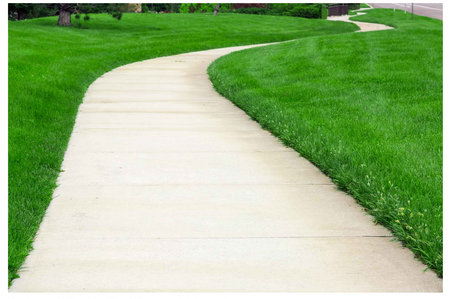
0' 20' 40' 60'


BOCCE BALL COURT


OPEN LAWN


FORMAL LANDSCAPING


BENCH


CONCRETE SIDEWALK


STEPPING STONES

2 / L3.1 OPEN SPACE 5 CHARACTER IMAGES

NOTE: ALL CHARACTER IMAGES ARE CONCEPTUAL IN NATURE. FINAL CONSTRUCTION PRODUCTS TO BE DETERMINED BY OWNER. CONSTRUCTION TO BE DETERMINE BY STRUCTURAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HERITAGE GREEN - PHASE 2
OPEN SPACE LAYOUT AND LANDSCAPE PLANS
City of Columbia, Maury County, Tennessee

STEPHEN E. HOLT 328 AGRICULTURE COMMERCE TENNESSEE NO. 328 LANDSCAPE ARCHITECT
8/15/22

Revision Date
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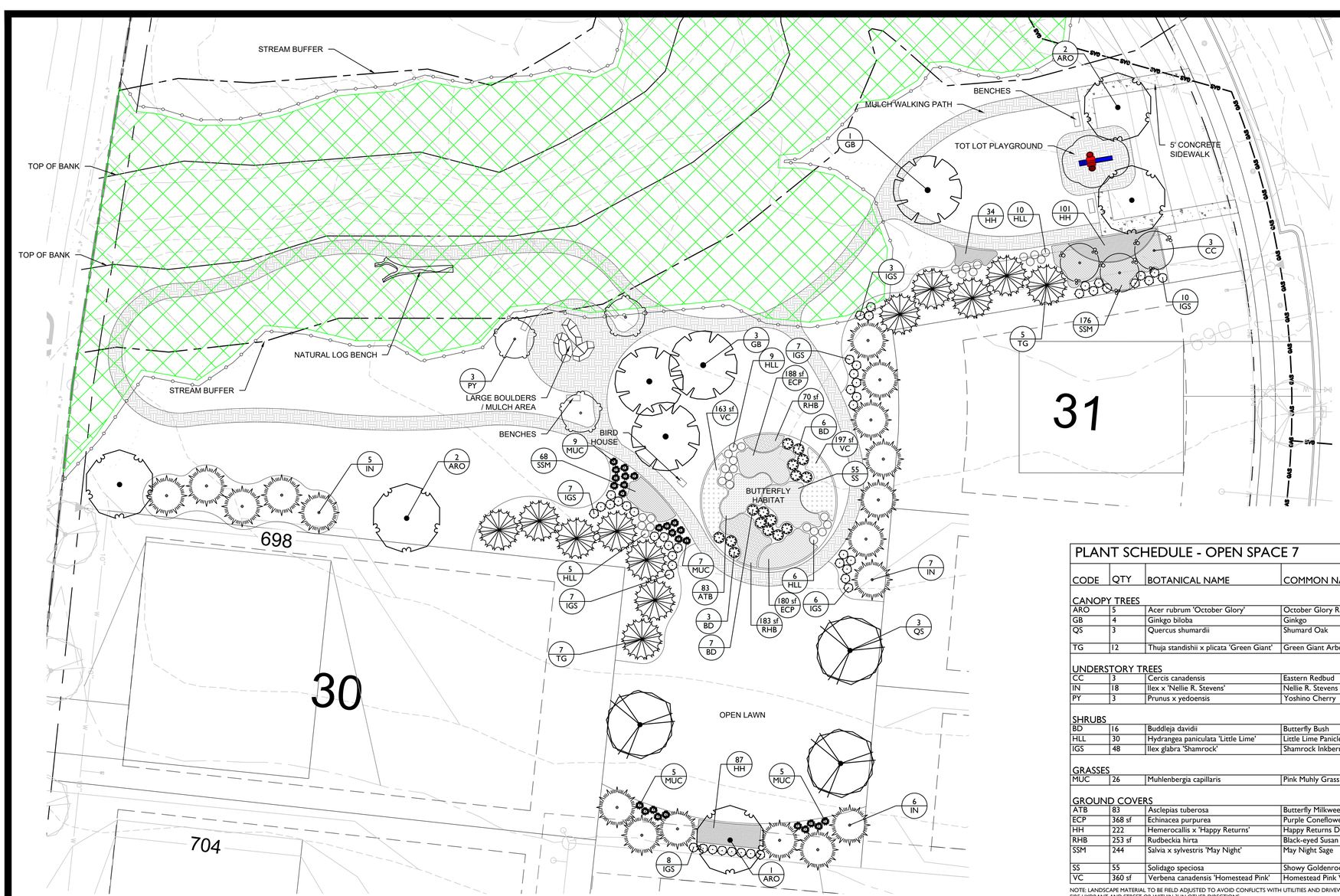
OPEN SPACE 5 ENLARGEMENT PLAN
SHEET
L3.1



PLANT SCHEDULE - OPEN SPACE 7

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARO	5	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" Cal. B&B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
GB	4	Ginkgo biloba	Ginkgo	2.5" Cal. B&B	10'-12'	DECIDUOUS	AS SHOWN	MALE, CENTRAL LEADER
QS	3	Quercus shumardii	Shumard Oak	2.5" Cal. B&B	10'-12'	DECIDUOUS	AS SHOWN	MIN. 4' CLEAR TRUNK HEIGHT FROM GROUND
TG	12	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	2.5" Cal. B&B	8'-10'	EVERGREEN	AS SHOWN	FULL BRANCHED TO GROUND
UNDERSTORY TREES								
CC	3	Cercis canadensis	Eastern Redbud	2.5" Cal. B&B	8'-10'	DECIDUOUS	AS SHOWN	
IN	18	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	2.5" Cal. B&B	8'-10'	EVERGREEN	AS SHOWN	FULL TO GROUND
PY	3	Prunus x yedoensis	Yoshino Cherry	2.5" Cal. B&B	8'-10'	DECIDUOUS	AS SHOWN	BALANCED
SHRUBS								
BD	16	Buddleja davidii	Butterfly Bush	3 gal.	30"	DECIDUOUS	48" O.C.	
HLL	30	Hydrangea paniculata 'Little Lime'	Little Lime Panicle Hydrangea	3 gal.	24"	DECIDUOUS	36" O.C.	
IGS	48	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	36"	EVERGREEN	42" O.C.	
GRASSES								
MUC	26	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.			24" O.C.	
GROUND COVERS								
ATB	83	Asclepias tuberosa	Butterfly Milkweed	1 gal.			18" O.C.	
ECP	368 sf	Echinacea purpurea	Purple Coneflower	seed			SPREAD EVENLY	
HH	222	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal.			18" O.C.	
RHB	253 sf	Rudbeckia hirta	Black-eyed Susan	seed			SPREAD EVENLY	
SSM	244	Salvia x sylvestris 'May Night'	May Night Sage	1 gal.			18" O.C.	FULL, WELL-ROOTED, DENSE, MATCHED
SS	55	Solidago speciosa	Showy Goldenrod	1 gal.			24" O.C.	
VC	360 sf	Verbena canadensis 'Homestead Pink'	Homestead Pink Verbena	seed			SPREAD EVENLY	

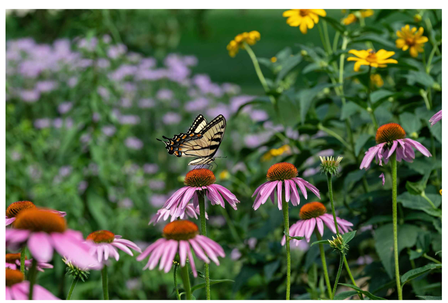
NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS

1 / L3.2 OPEN SPACE 7 ENLARGEMENT

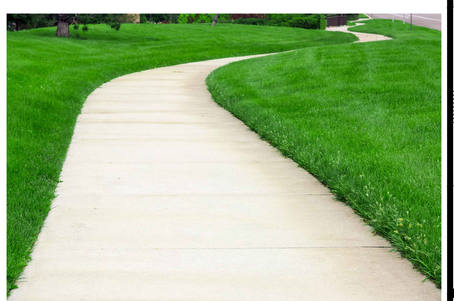
0' 20' 40' 60'


TOT LOT PLYGROUND


MULCH WALKING PATH


BUTTERFLY HABITAT


BOULDERS


CONCRETE SIDEWALK

2 / L3.2 OPEN SPACE 7 CHARACTER IMAGES

NOTE: ALL CHARACTER IMAGES ARE CONCEPTUAL IN NATURE.
FINAL CONSTRUCTION PRODUCTS TO BE DETERMINED BY OWNER.
CONSTRUCTION TO BE DETERMINE BY STRUCTURAL.

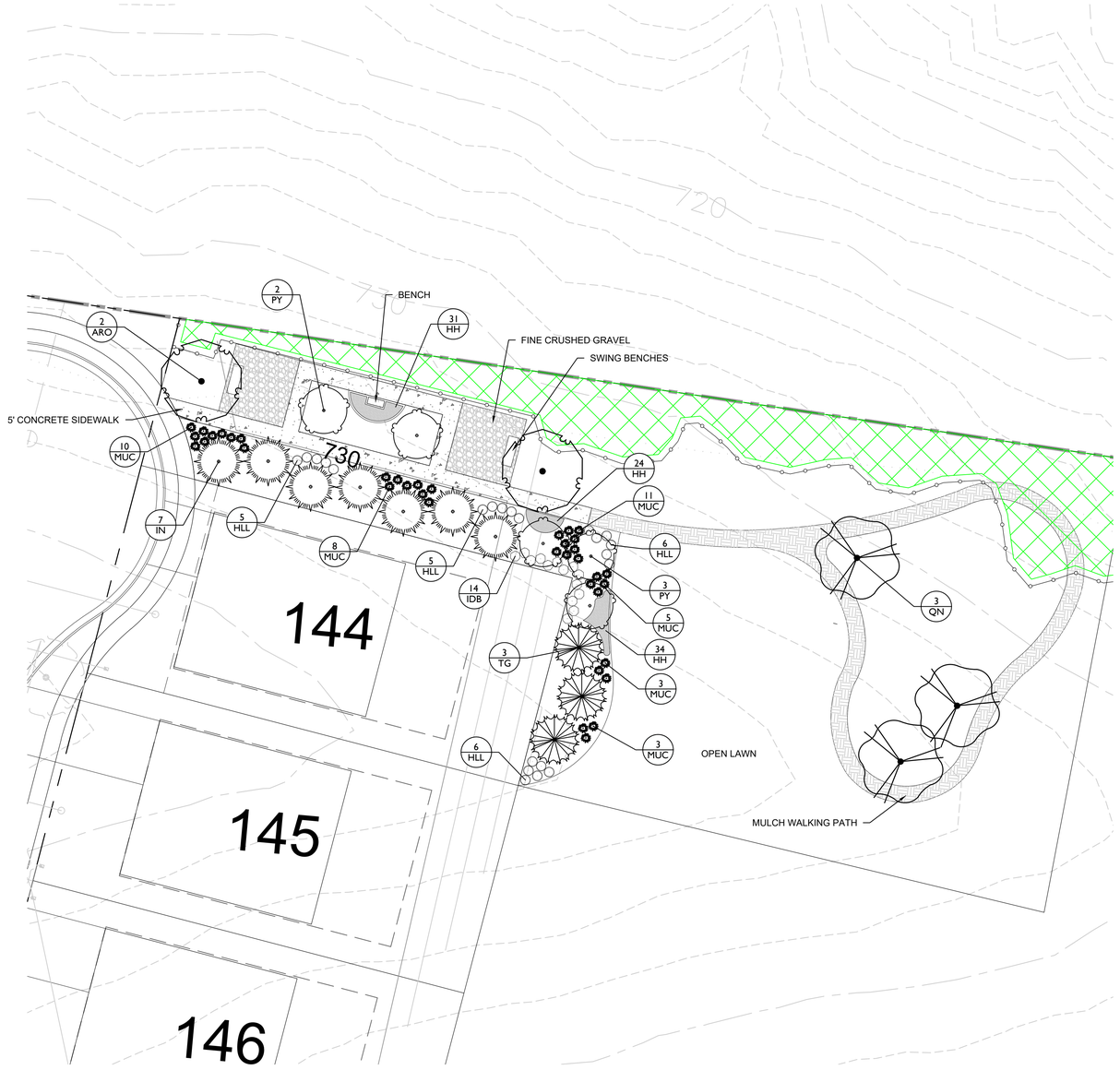
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HERITAGE GREEN - PHASE 2
OPEN SPACE LAYOUT AND LANDSCAPE PLANS
City of Columbia, Maury County, Tennessee

Matthew Gamble
81512
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date

OPEN SPACE 7 ENLARGEMENT PLAN
SHEET
L3.2



PLANT SCHEDULE - OPEN SPACE 8								
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARO	2	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
QN	3	Quercus nuttallii	Nuttall Oak	2.5" Cal. B&B	10`-12`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
TG	3	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	2.5" Cal. B&B	8`-10`	EVERGREEN	AS SHOWN	FULL BRANCHED TO GROUND
UNDERSTORY TREES								
IN	7	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	2.5" Cal. B&B	8`-10`	EVERGREEN	AS SHOWN	FULL TO GROUND
PY	5	Prunus x yedoensis	Yoshino Cherry	2.5" Cal. B&B	8`-10`	DECIDUOUS	AS SHOWN	BALANCED
SHRUBS								
HLL	22	Hydrangea paniculata 'Little Lime'	Little Lime Panicle Hydrangea	3 gal.	24"	DECIDUOUS	36" O.C.	
IDB	14	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	3 gal.	36"	EVERGREEN	36" O.C.	
GRASSES								
MUC	38	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.			24" O.C.	
GROUND COVERS								
HH	89	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal.			18" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS

1 L3.3 OPEN SPACE 8 ENLARGEMENT

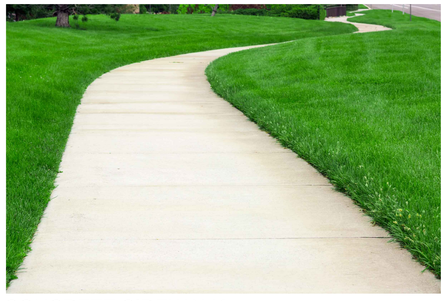
0' 20' 40' 60'


MULCH WALKING PATH


OPEN LAWN


FORMAL LANDSCAPING


BENCH


CONCRETE SIDEWALK


SWING BENCH

2 L3.3 OPEN SPACE 8 CHARACTER IMAGES

NOTE: ALL CHARACTER IMAGES ARE CONCEPTUAL IN NATURE.
FINAL CONSTRUCTION PRODUCTS TO BE DETERMINED BY OWNER.
CONSTRUCTION TO BE DETERMINE BY STRUCTURAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HERITAGE GREEN - PHASE 2
OPEN SPACE LAYOUT AND LANDSCAPE PLANS
City of Columbia, Maury County, Tennessee

MATTHEW S. HILL
AGRICULTURE COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT
8/15/25

Revision Date

OPEN SPACE 8 ENLARGEMENT PLAN
SHEET
L3.3

TREE PROTECTION GENERAL NOTES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.

2. TREE PROTECTION FENCING, ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE CITY OF COLUMBIA IS REQUIRED PRIOR TO GRADING PERMIT.

3. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.

4. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICTLY PROHIBITED.

5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITIES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF COLUMBIA FOR APPROVAL PRIOR TO INSTALLATION.

3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.

4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.

5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLODS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLODS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.

7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.

8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.

9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

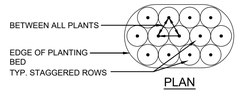
10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLODS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.

11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.

13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.

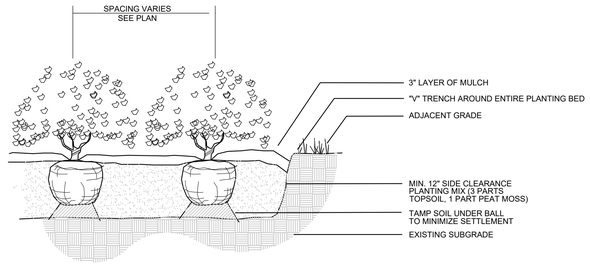
NOTE: THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTRURBANCE OF VEGETATION IN RIPARIAN BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DISIGNEE.



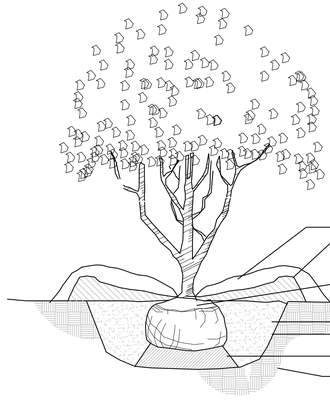
PLAN

GENERAL NOTES:

1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.



SHRUB PLANTING

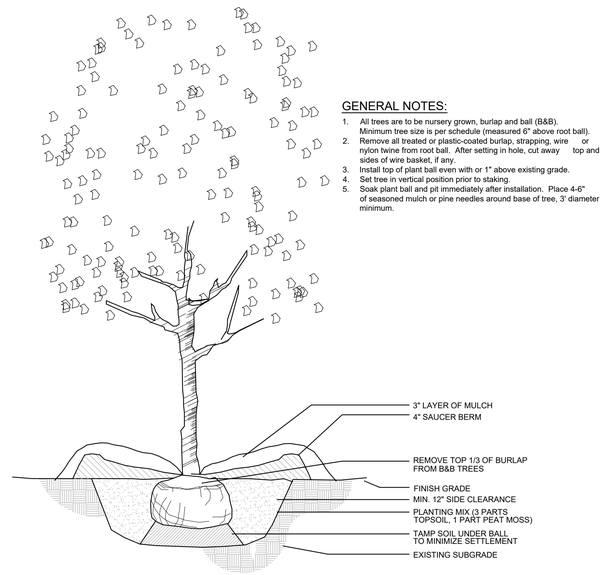


GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

UNDERSTORY TREE

SECTION



GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
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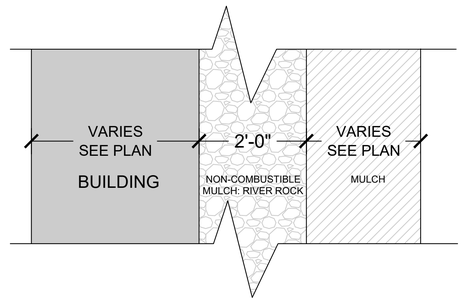
SINGLE TRUNK DECIDUOUS TREE



Sec. 7-231. - Combustible mulch.
Combustible mulch shall not be applied or maintained within two feet of any building around entire exterior perimeter, except one and two family dwellings, buildings with exterior walls and exterior wall coverings constructed of noncombustible materials

NON-COMBUSTIBLE MULCH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HERITAGE GREEN - PHASE 2
OPEN SPACE LAYOUT AND LANDSCAPE PLANS
City of Columbia, Maury County, Tennessee

Revision Date
△ _____
△ _____
△ _____
△ _____

LANDSCAPE DETAILS

SHEET
L4.0

June 15, 2026

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

RE: Heritage Green Preliminary Plat Revision – 626 Baker Road
Item #26-0204

Attached is the revised Construction Plan submittal for the above-referenced project. The plans were revised to address the following comments received in a letter from the Development Review Committee on June 9th, 2026. Responses to each comment are provided below.

Engineering

1. Graphically represent the property that was acquired for the Baker Rd @ Northridge realignment and reference the book and page.

   Response: See sheet PP4.0. Record book and page labels have been added to the acquired areas for future ROW dedication.

2. Per signal warrant analysis, traffic signal at Baker Rd and Bear Creek Pk to be installed prior to recordation of Ph2B final plat.

   Response: Noted.

3. Update description to include all proposed revisions to the approved preliminary plat (sidewalk, all phase line changes, new phase 2C, culdesac, culvert, etc.)

   Response: Sheet PP0.1 has been added to the submittal containing the area now known as phase 2C as it was approved and how it is now proposed with notes added describing the proposed changes.

4. Subject to TIS and construction plans.

   Response: Agreed.

5. Subject to all previously approved commitments.

   Response: Agreed.

2925 BERRY HILL DRIVE • NASHVILLE, TN • 37204
PHONE: (615)712-7497

6. Show and label ROW dedication.

   Response: Labels have been added to areas to be dedicated on sheets PP2.1 & 2.2.

Fire

7. Lots 30, 31 and 156 are over the 150 feet allowed hose pull, these lots will not be allowed.

   Response: Lots and lot types have been reconfigured to allow 150' hose pull to all lots.

Planning

8. Austin Brass, AICP will be the lead case planner for this item. Please email all correspondence to abrass@columbiatn.gov.

   Response: Noted.

9. Please indicate the specific use of the Civic Space Green as highlighted in the Site Development Plan.

   Response: Sheets PP3.0 & 3.1 have been updated to better reflect the, also attached, previously approved Overall Open Space Plan and Landscape and Open Space Plan set.

10. Please provide formal clarification of the status of the water availability letter expired 12-26-25.

    Response: Water plans are already approved and construction is ongoing. So we are beyond the stage of issuing availability for this project.

11. Provide detail page of lot configuration change from previous approved preliminary plat to proposed preliminary plat. Indicate any changes to increase or reductions of lot count.

    Response: Sheet PP0.1 has been added to the submittal containing the area now known as phase 2C as it was approved and how it is now proposed with notes added describing the proposed changes.

ATT

12. ATT intends to serve.

    Response: Noted.

Maury County Schools

13. Howell Elementary, Cox Middle School, Battle Creek High School

Response: Noted.

14. 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.

    Response: Noted.

15. Enrollment/capacity numbers are attached.

    Response: Noted.

Wastewater

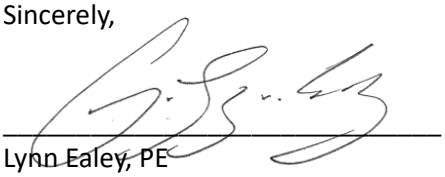
16. No comments.

Columbia Water

17. No comments (previously approved project).

Please feel free to contact us if you have any questions, comments, or need additional information at this time.

Sincerely,



Lynn Ealey, PE
Land Solutions Company

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, June 9, 2026

ITEM NO.
26-0204

DESCRIPTION: 626 Baker Road Phase 2C Heritage Green Subdivision

COMMENTS:

Engineering

1. Graphically represent the property that was acquired for the Baker Rd @ Northridge realignment and reference the book and page.
2. Per signal warrant analysis, traffic signal at Baker Rd and Bear Creek Pk to be installed prior to recordation of Ph2B final plat.
3. Update description to include all proposed revisions to the approved preliminary plat (sidewalk, all phase line changes, new phase 2C, culdesac, culvert, etc.)
4. Subject to TIS and construction plans.
5. Subject to all previously approved commitments.
6. Show and label ROW dedication

Fire

7. Lots 30, 31 and 156 are over the 150 feet allowed hose pull, these lots will not be allowed.

Planning

8. Austin Brass, AICP will be the lead case planner for this item. Please email all correspondence to abrass@columbiatn.gov
9. Please indicate the specific use of the Civic Space Green as highlighted in the Site Development Plan.
10. Please provide formal clarification of the status of the water availability letter expired 12-26-25.
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ATT

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Maury County Schools

13. Howell Elementary, Cox Middle School, Battle Creek High School
14. The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accomodate new students.
15. Enrollment/capacity numbers are attached.

Wastewater

16. No comments.

Columbia Water

17. No comments (previously approved project).

Resubmittal Guidelines

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

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

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

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

CITY OF
COLUMBIA
TENNESSEE

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

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

HERITAGE GREEN

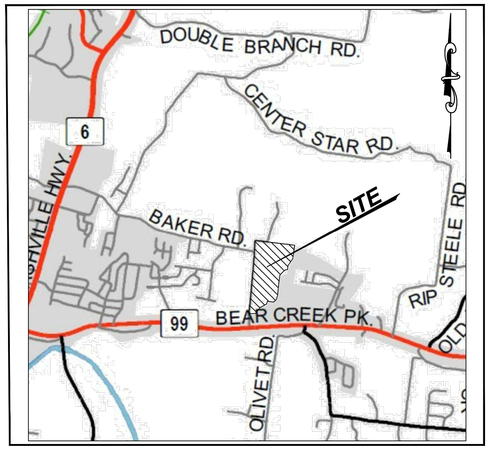
PRELIMINARY PLAT - REVISION

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

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

GARY LYNN EARY
REGISTERED ENGINEER
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

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

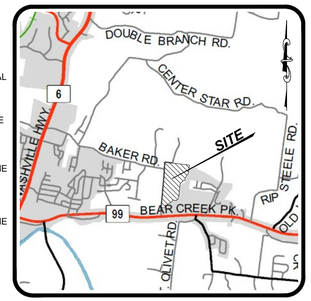
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(OBSERVED), 13, 14, 16, 17, 18,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

TN SPC83

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

GENERAL NOTES:

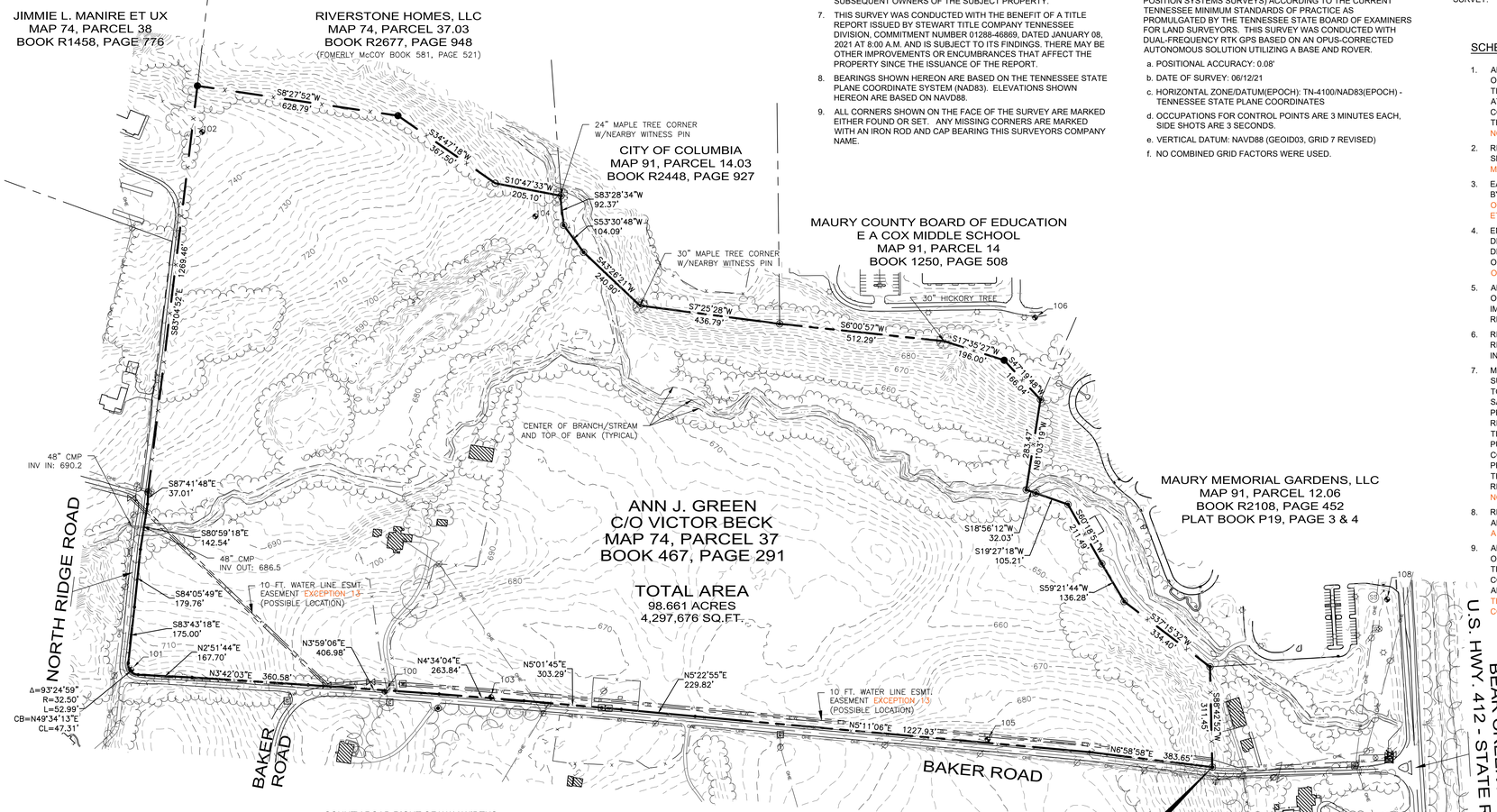
1. THE PURPOSE OF THIS SURVEY IS: ALTA/NSPS LAND TITLE SURVEY
2. THE ADDRESS OF THIS PROPERTY IS: 626 BAKER RD, COLUMBIA, TN
3. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 37, ON MAURY COUNTY TAX MAP 74. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE REMAINING PROPERTY DESCRIBED IN DEED BOOK 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 FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 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



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

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

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 COMMERCE 7/15/21

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'

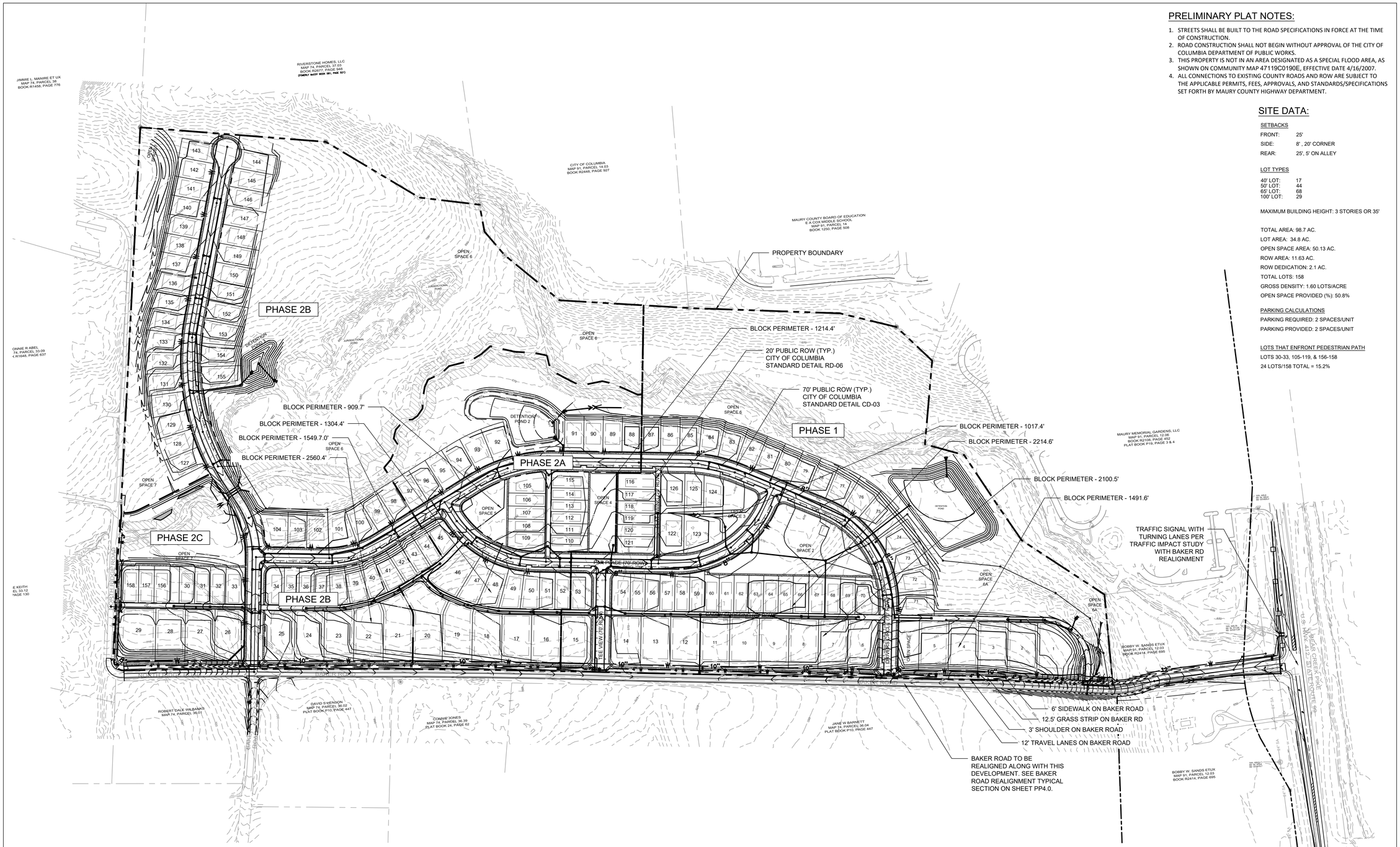
TOTAL AREA: 98.7 AC.
LOT AREA: 34.8 AC.
OPEN SPACE AREA: 50.13 AC.
ROW AREA: 11.63 AC.
ROW DEDICATION: 2.1 AC.
TOTAL LOTS: 158
GROSS DENSITY: 1.60 LOTS/ACRE
OPEN SPACE PROVIDED (%): 50.8%

PARKING CALCULATIONS

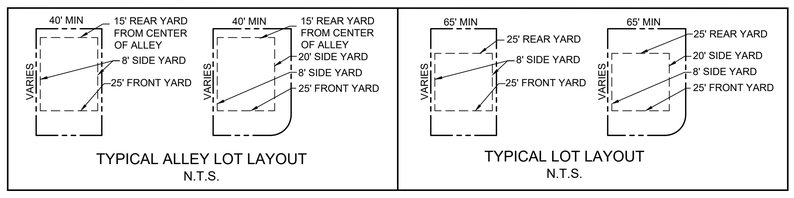
PARKING REQUIRED: 2 SPACES/UNIT
PARKING PROVIDED: 2 SPACES/UNIT

LOTS THAT ENFRONT PEDESTRIAN PATH

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



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



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. 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

OVERALL PRELIMINARY PLAT

PP2.0

LSC 21001



PRELIMINARY PLAT NOTES:

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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 CARR
LICENSED
PROFESSIONAL
LANDSCAPE
ARCHITECT
No. 1112
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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811 Know what's below. Call before you dig.

GARY LYNN ELLIOTT
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE
5/18/2026

LS 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:
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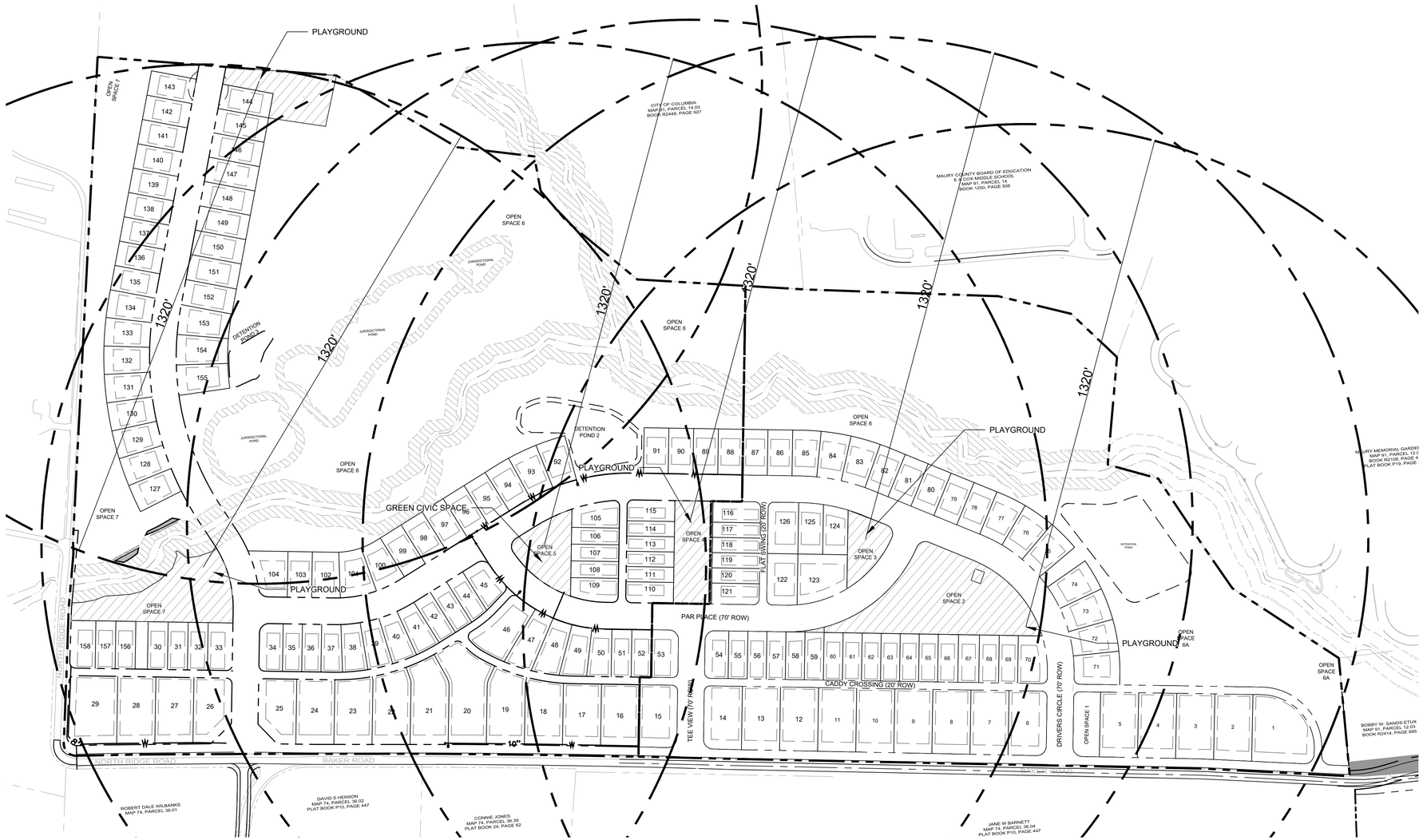
PRELIMINARY PLAT

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

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

NORTH

150 0 75 150 300

GRAPHIC SCALE - 1 inch = 150 ft.

GARY LYNN EARLY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE

5/18/2026

LS 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:
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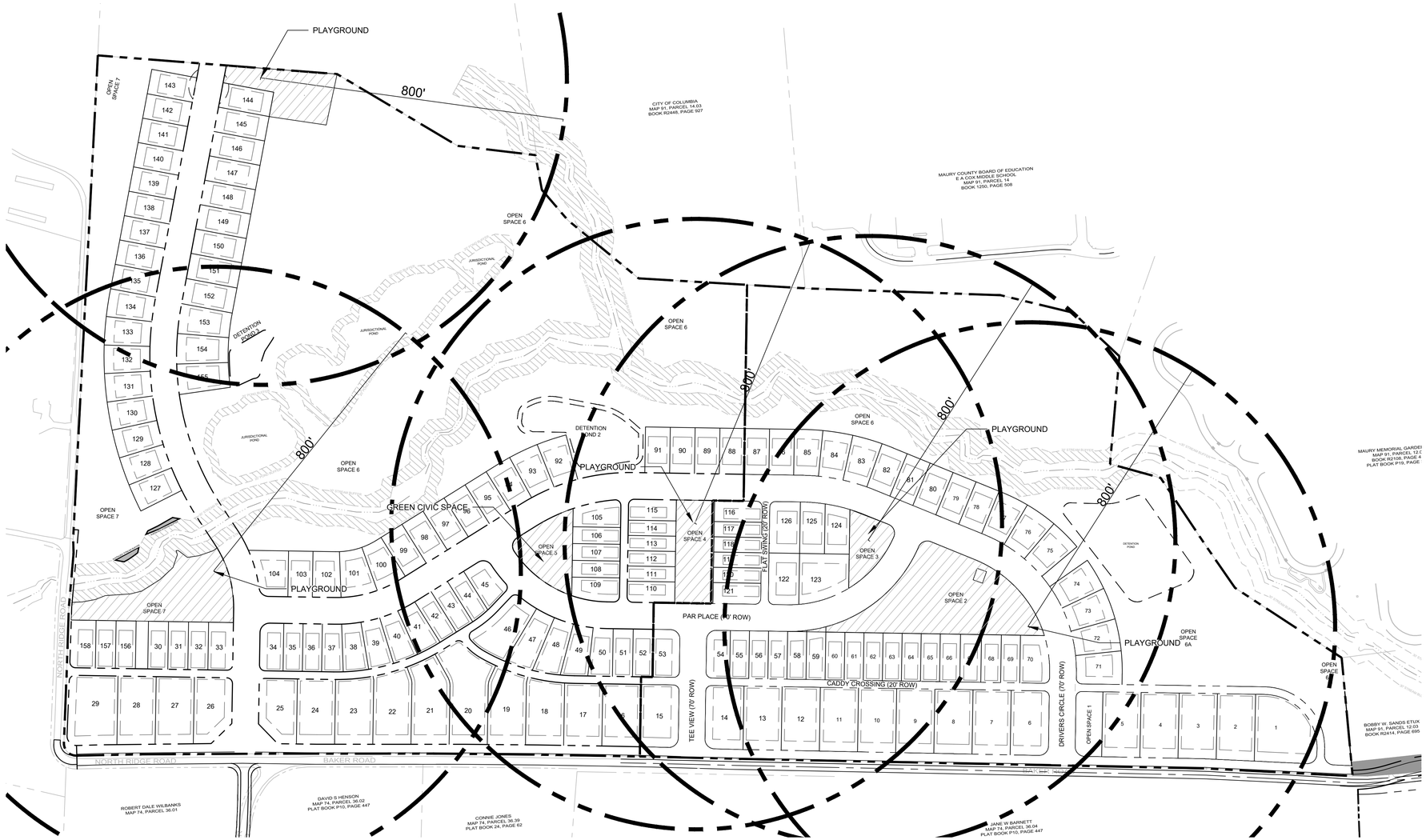
- PLAN SUBMITTAL DATE: 5/18/2026

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

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

NORTH

150 0 75 150 300

GRAPHIC SCALE - 1 inch = 150 ft.

GARY LYNN EARNEST
REGISTERED ENGINEER
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
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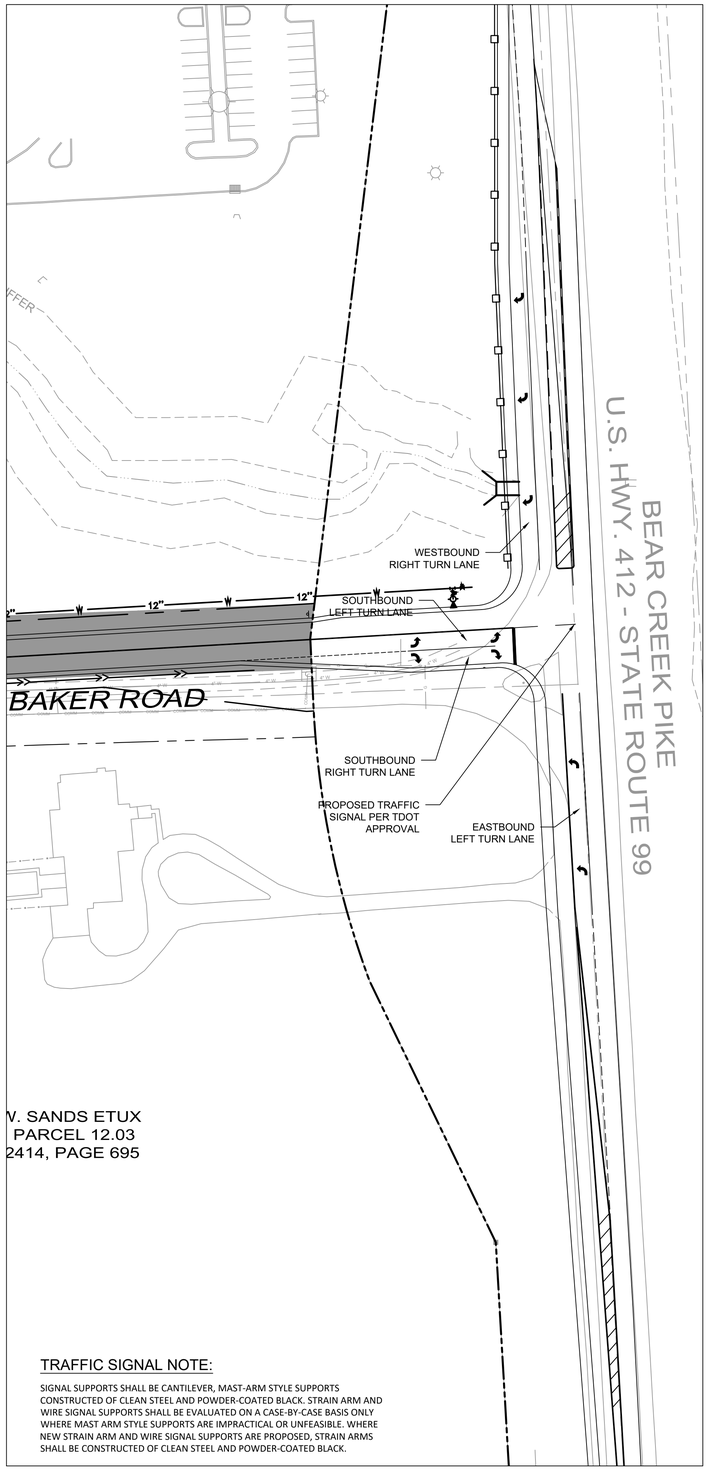
CIVIC SPACE PLAYGROUND PLAN

PP3.1

LSC 21001

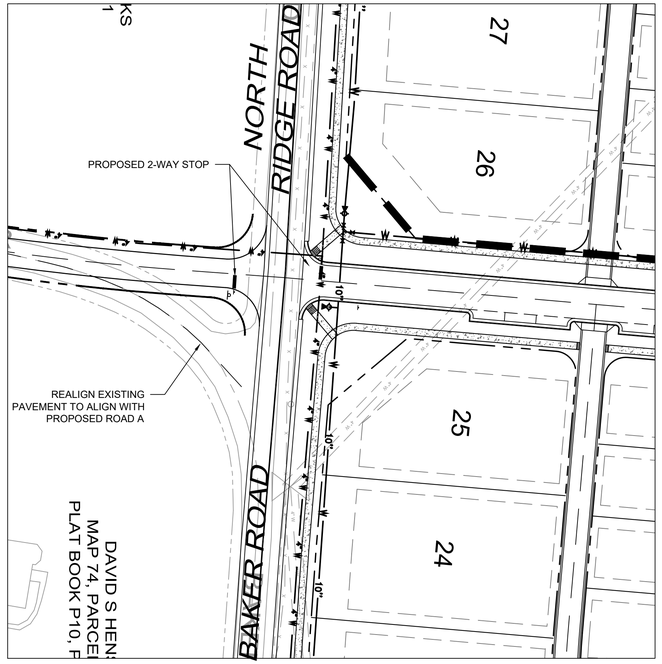


TRAFFIC SIGNAL NOTE:

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.

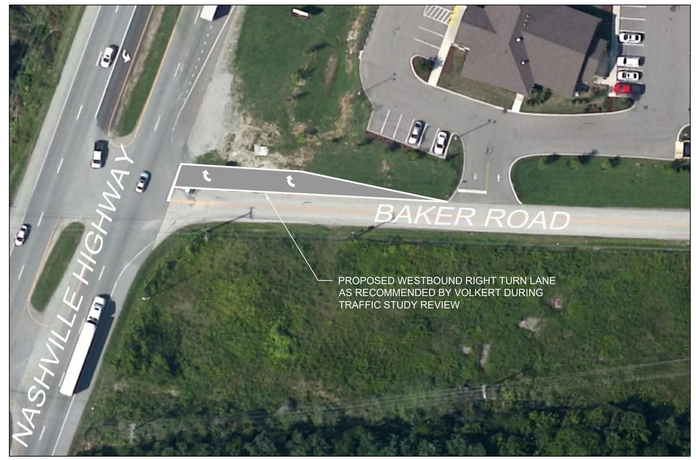
BAKER ROAD & BEAR CREEK PIKE INTERSECTION IMPROVEMENTS

GRAPHIC SCALE: 1" = 50'



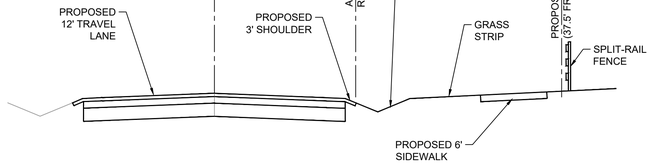
BAKER ROAD & N. RIDGE ROAD INTERSECTION IMPROVEMENTS

GRAPHIC SCALE: 1" = 50'

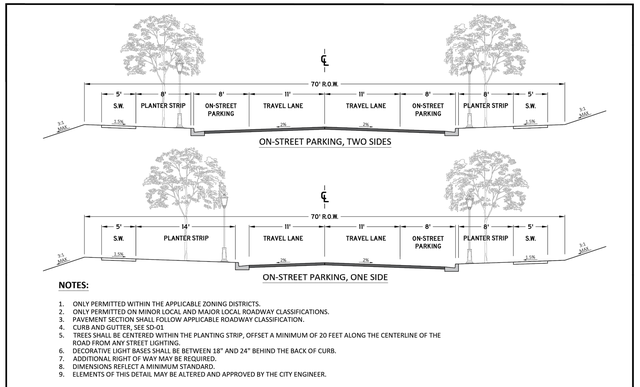


BAKER ROAD & NASHVILLE HIGHWAY INTERSECTION IMPROVEMENTS

GRAPHIC SCALE: 1" = 50'



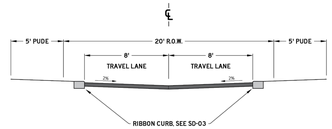
PROPOSED BAKER ROAD REALIGNMENT TYPICAL SECTION



NOTES:

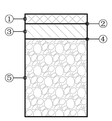
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS.
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS.
3. PAVEMENT SECTION SHALL FOLLOW APPLICABLE ROADWAY CLASSIFICATION.
4. CURB AND GUTTER, SEE SD-01
5. TREES SHALL BE CENTERED WITHIN THE PLANTING STRIP, OFFSET A MINIMUM 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 @ 1.5" THICK 411-01.01 ASPHALT CONCRETE BASE (PG64-22) (ACS) GRADING D (1)(MEACS), OR 307-01.01 ASPHALT CONCRETE MIX, (PG64-22) (ACS) GRADING C W (1)(MEACS)
②	TACK COAT (GENERAL USE) 402-13.10 BITUMINOUS MATERIAL FOR TACK COAT (CC) (0.05 - 0.10 GAL/SY)
③	BIT. BINDER @ 2" THICK 307-01.08 ASPHALT CONCRETE MIX, (PG64-22) (SPMB-HM) GRADING B-M2
④	PRIME COAT 402-13.10 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 403-02 AGGREGATE FOR COVER MATERIAL (PC) (R-10 LB/SY)
⑤	MINERAL AGGREGATE BASE @ 8" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

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

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

GARY LYNN CARR
LICENSED PROFESSIONAL ENGINEER
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
- 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 EARY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE

5/18/2026

LS 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

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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The Landings at Greens Mill Final PUD Master Plan Revision

Project #:	26-0205	**Location:**	Map 051 Parcel 055.00
Applicant:	Crunk Engineering	**Case Type(s):**	PUD Revision
Staff Planner:	Jeremy Humphrey, Planner II	**Proposed Use:**	Single Family Homes

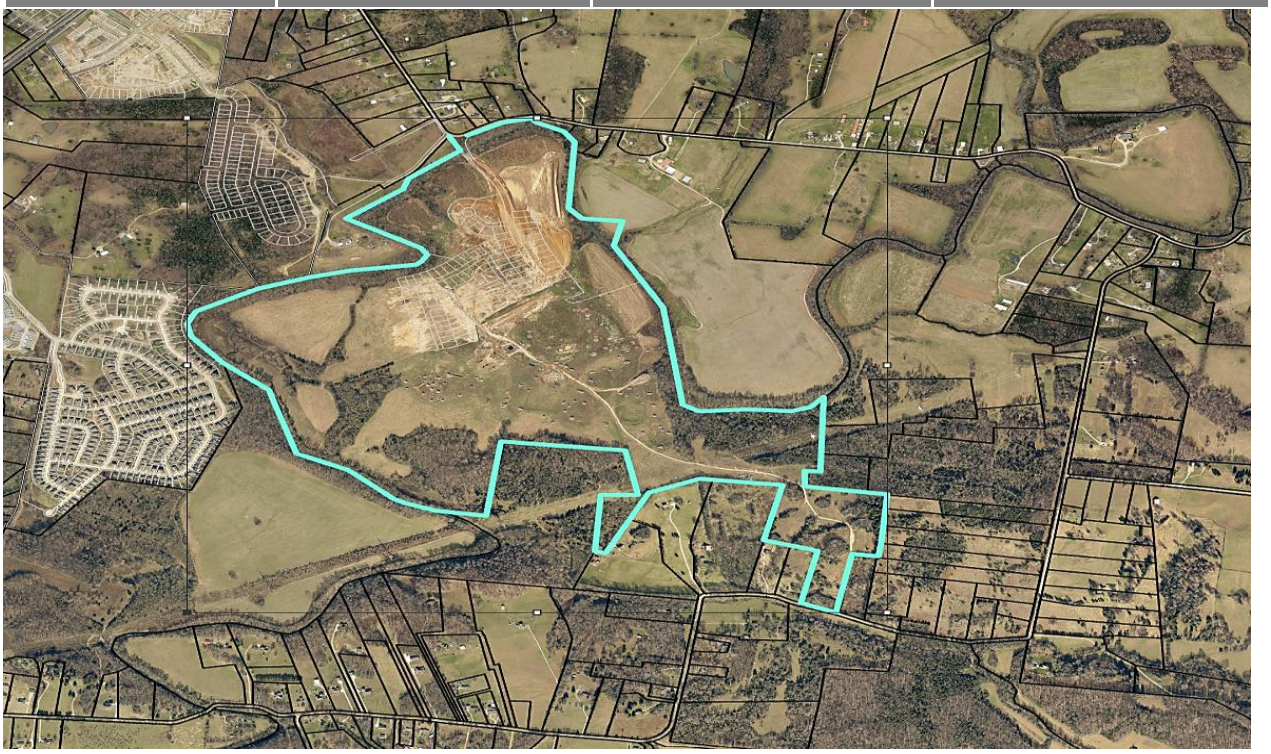
PROJECT SUMMARY

The applicant is seeking to revise a previously approved Planned Unit Development (PUD) Master Plan to modify the architectural elevations and location of a mail kiosk located at near the entrance of the subdivision, near the amenity center.

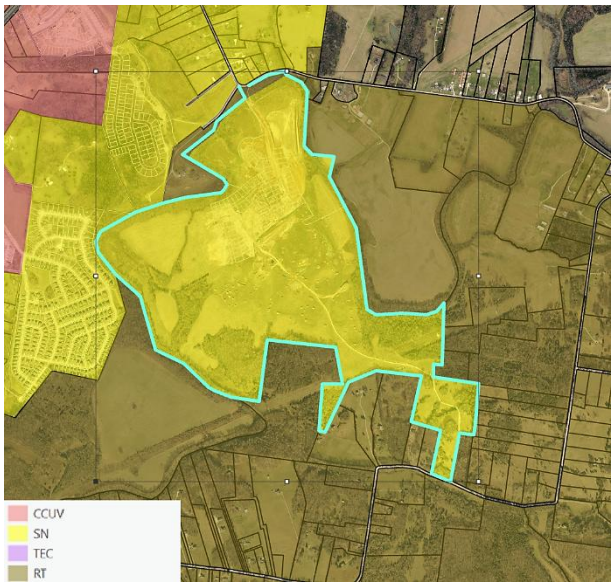
- The development was approved under Zoning Ordinance 3638, in effect between 2006 and 2022.
- The approvals created a vested right to develop under the standards in effect at the time.
- The property is subject to a Final PUD Master Plan based on the RS-10 standards of the previous Zoning Ordinance.
- The DRC reviewed this proposal at its June 2026 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final PUD Master Plan.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.
- Proposed revisions include **phasing modifications**, **relocation of residential lots**, and the addition of a **second centralized mail kiosk area**.

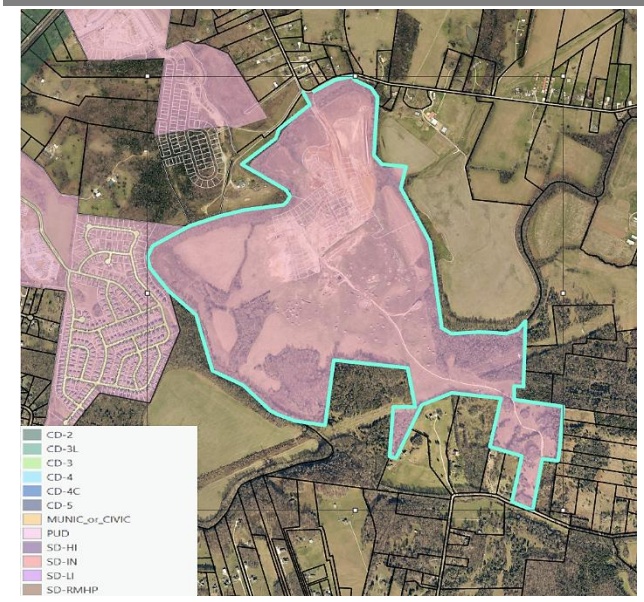
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Residential	Under Development	+ /- 376.95acres



FUTURE LAND USE MAP	ZONING MAP





REVIEW PROCESS

As required by **§ 8.3.6-A.2**, the Columbia Municipal Planning Commission is designated as the city's Architectural Design Review Commission, with the authority to develop, adopt, and apply general guidelines for the exterior appearance of properties within the City of Columbia.

> ***§8.3.6-C.2 – The Planning Commission may approve alternative materials and methods of compliance that, in the determination of the Planning Commission, meet or exceed the prescribed standards.***

The Development Review Committee reviewed the proposed Final PUD Master Plan revision at its June 2026 meeting, as directed by **§ 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

As required by **§ 8.5.4.D,** the Zoning Ordinance, staff posted signs on the subject property, mailed letters to adjacent property owners, and published notice of the Planning Commission's meeting in newspapers of general circulation.

Section **§ 8.5.15.F** of the Zoning Ordinance establishes the following Design Review Criteria to be considered:

a. *Compatibility with the surrounding Structures; and*
b. *Compliance with applicable design standards and requirements of this Ordinance or the applicable Development Plan or Master PUD Development Plan.*

Section **§ 8.5.21.W.3.a** of the Zoning Ordinance authorizes the Planning Commission to approve minor modifications to a Final PUD Master Plan during the period of actual Development and establishes the criteria for review and action. . The applicants' proposed changes meet these criteria.
Collectively, all such modifications approved by the Planning Commission shall not, in the aggregate, result in:

(1) *Any increase in the number of Dwelling Units that are approved in the Final Master PUD Development Plan or an amendment to Final Master PUD Development Plan; or*
(2) *An increase of more than 3% in the floor area for Commercial Uses from that approved in the Final Master PUD Development Plan or an amendment to Final Master PUD Development Plan.*

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The proposed revisions are limited in scope and do not alter the fundamental design or intent of the approved Planned Unit Development. The request maintains the previously approved total of 550 residential lots while revising internal lot locations to improve development layout and accommodate updated construction phasing. The proposed phasing revisions are administrative in nature and establish an updated sequence for construction of the remaining portions of the development. These changes do not modify the approved land use pattern or increase development intensity.

The addition of a second, centralized mail kiosk area is intended to improve serviceability and accessibility for future residents by providing mail facilities closer to the remaining phases of the development. The additional kiosk is compatible with the overall design of the subdivision and serves as an accessory amenity to the residential neighborhood. Several lots have been relocated due to a TVA powerline easement of 175', which was inaccurately listed on the original PUD Master Plan as 75'.

Because the project is vested under the provisions of Zoning Ordinance 3638, review of the proposed revisions is based upon the standards and approvals applicable under that ordinance. Staff has reviewed the proposed revisions and finds that they do not substantially alter the approved Planned Unit Development or increase the approved development intensity. The proposed modifications remain generally consistent with the previously approved PUD plan and continue to implement the overall design and development pattern previously approved by the Planning Commission.

SAMPLE MOTIONS

Approve:

Move to approve revisions to the Final Planned Unit Development Master Plan as presented and find that the Master Plan conforms to the applicable zoning ordinance, [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve revisions to the Final Planned Unit Development Master Plan, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

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

Deny:

Move to find that the revisions to the Final Planned Unit Development Master Plan as presented do not conform to the applicable zoning ordinance and deny the request due to [list specific deficiencies].

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
1.61 AC

OS 3
20.27 AC

OS 4
67.46 AC

OS 5
0.96 AC

OS 6
0.96 AC

OS 7
0.96 AC

OS 8
21.47 AC

OS 9
19.33 AC

OS 10
0.96 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

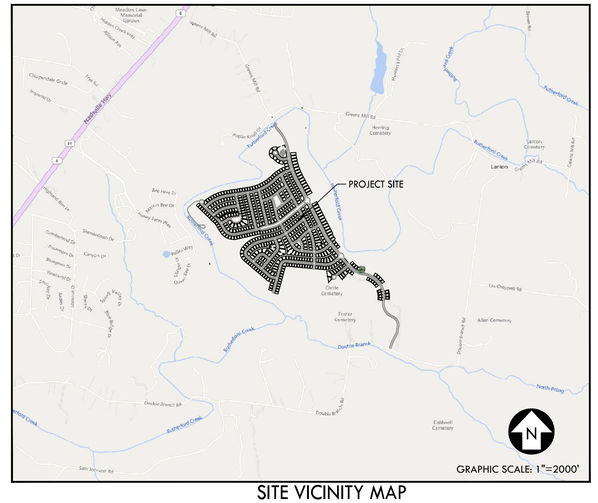
PHASE 3

0 350 700
GRAPHIC SCALE

N

FLOOD HAZARD NOTE:

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



SITE VICINITY MAP

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

PROPOSED LAYOUT LEGEND

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

SITE DATA TABLE

PROJECT: GREENS MILL ROAD PUD	
ADDRESS: GREENS MILL ROAD 2558	
PARCEL ID: 051 055.00	
SITE ACREAGE: 376.96 ACRES	
PROPOSED DENSITY: 1.46 DUA	
PROPOSED ZONING: RS10	
ZONING DISTRICT:	RS10
AREA:	376.96 AC
LOT TYPE:	
10,000 SQ-FT	550 LOTS
PROPOSED LOTS:	
PHASE 1 LOTS:	100
PHASE 2 LOTS:	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

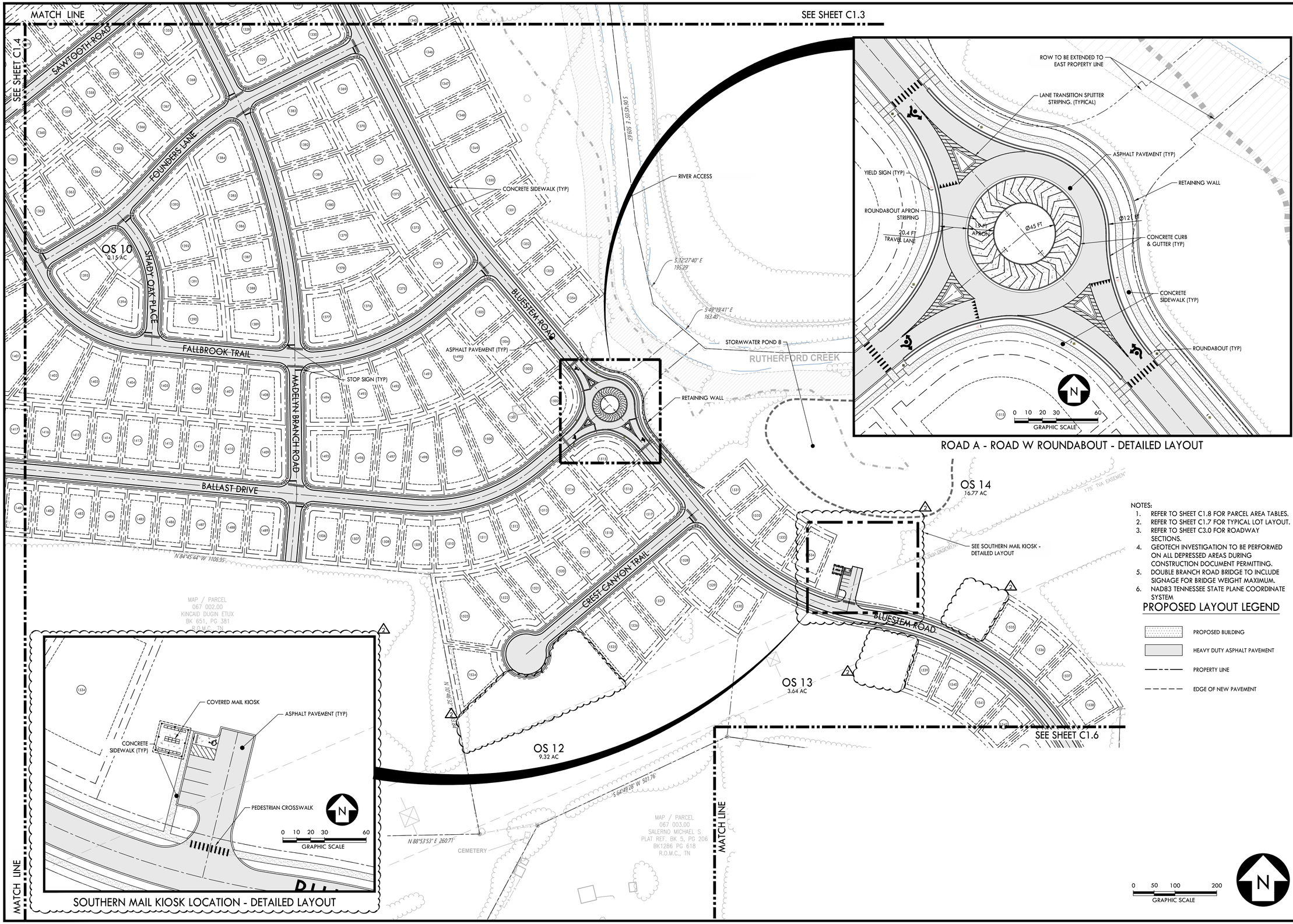
CRUNK ENGINEERING LLC
7112 CROSSROADS BLVD.
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

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



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PROPOSED LAYOUT LEGEND

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

CRUNK ENGINEERING LLC
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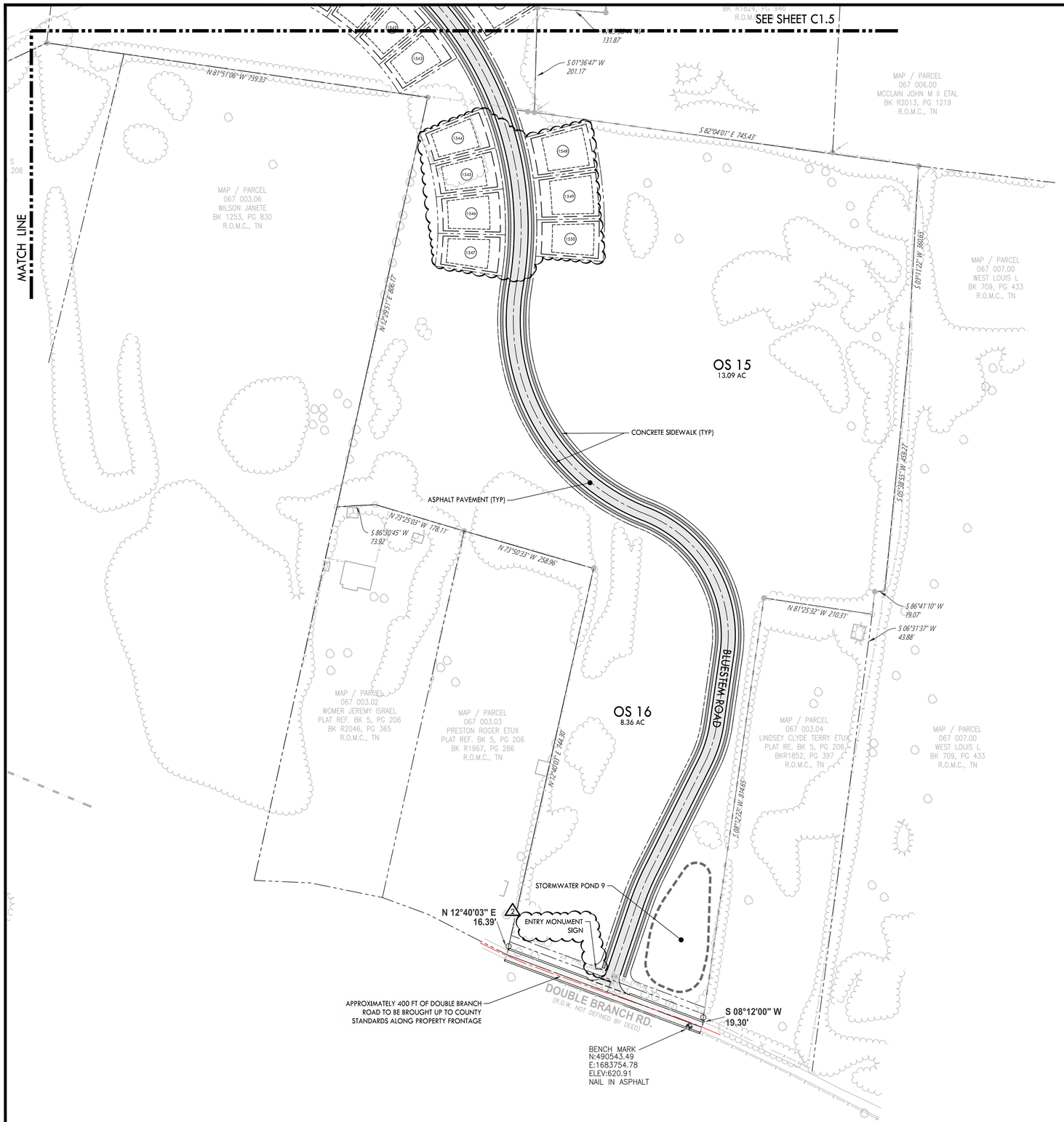
GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS

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

07/09/2024 17067

C1.5
SITE LAYOUT PLAN



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

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: 211 LOTS 2

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 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

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GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

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

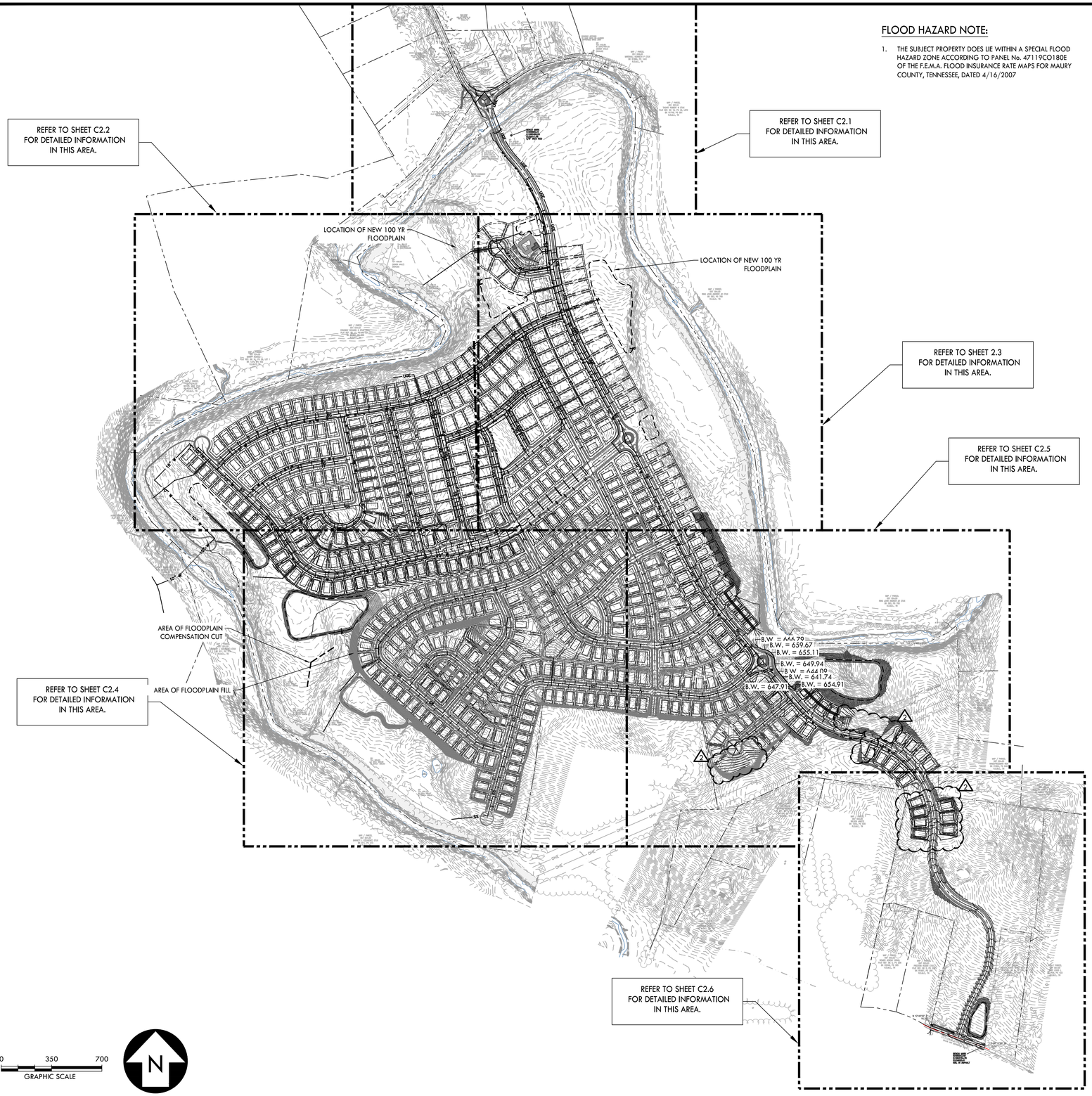
07/09/2024 17067

C1.8

PARCEL TABLES

FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119CO180E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007



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C2.0
OVERALL GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE SHEET C2.4

SEE SHEET C2.3

SINGLE CURB INLET (TYP)

SANITARY MANHOLE (TYP)

RUTHERFORD CREEK

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

S 12°27'40" E
109.29'

S 49°19'41" E
163.40'

N 89°49'06" E 516.52'

N 89°54'43" E
204.01'

N 50°31'04" E
78.29'

N 64°28'37" E
171.60'

S 05°55'56" W 389.96'

STORMWATER POND 8

OS 14
6.77 AC

OS 13
3.64 AC

OS 12
9.32 AC

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

MAP / PARCEL
067 005.00
DAVIS MICHAEL S
ETAL (67 / 5N / 1 PG 208
BK3286/PG 918
R.O.M.C., TN

CEMETERY

N 88°53'53" E 280.71'

S 64°49'28" W 501.76'

S 03°39'49" W 622.59'

131.87'

SEE SHEET C2.6

MATCH LINE

PROPOSED GRADING & DRAINAGE LEGEND

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

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

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

0 50 100 200
GRAPHIC SCALE

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GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
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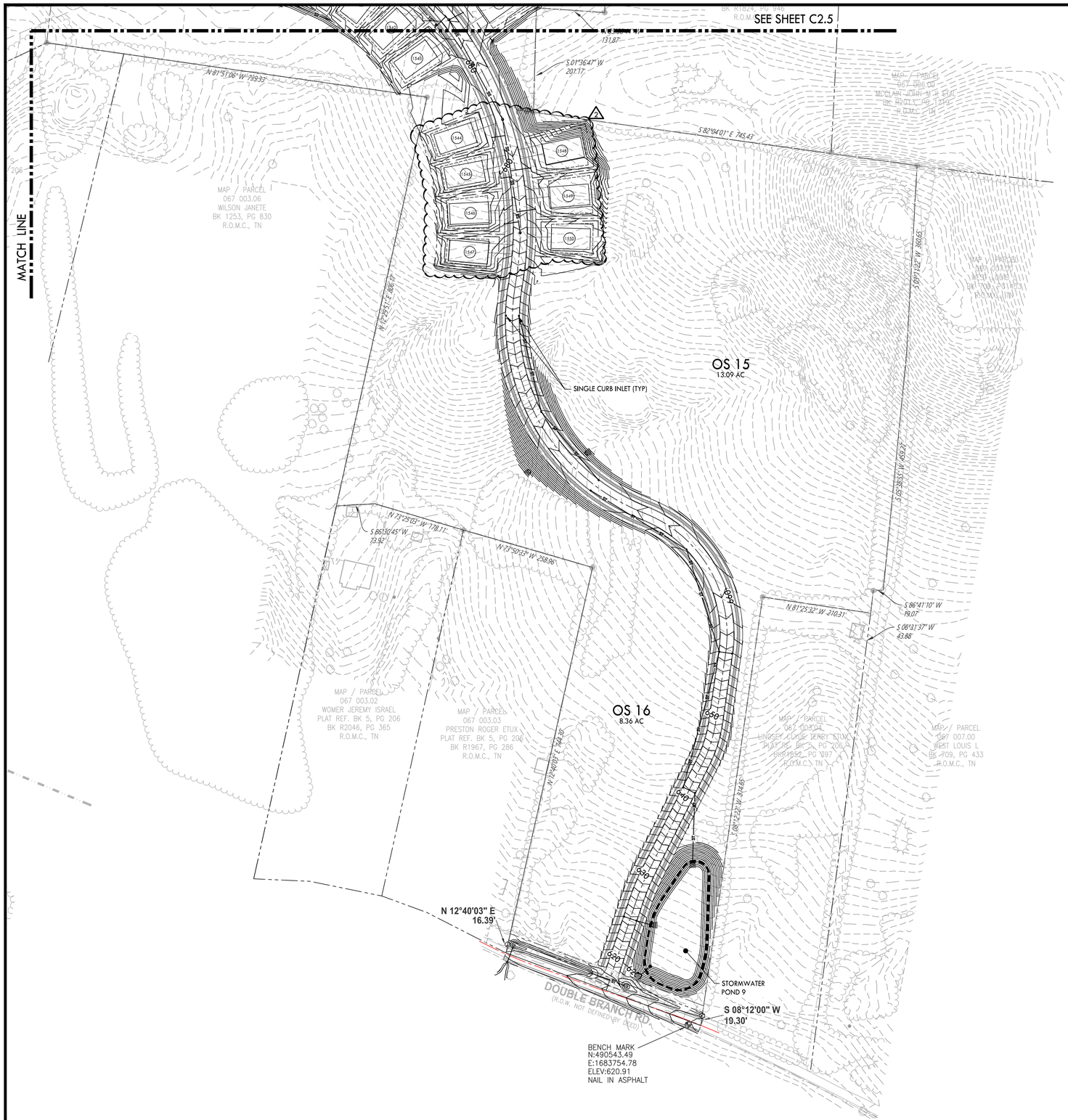
C2.5
GRADING, DRAINAGE, & UTILITY PLAN


SEE SHEET C2.5
MATCH LINE
N 81°51'06" W 719.93'
S 01°36'47" W 201.17'
131.87'
S 82°04'01" E 745.43'
N 12°51'57" E 66.77'
S 09°11'22" W 380.65'
S 02°28'51" W 459.25'
N 81°25'32" W 210.31'
S 86°41'10" W 19.07'
S 06°21'37" W 43.88'
N 73°25'03" W 178.71'
S 85°30'45" W 73.92'
N 23°50'33" W 258.96'
N 12°40'03" E 744.30'
S 08°12'22" W 374.65'
N 12°40'03" E 16.39'
S 08°12'00" W 19.30'
OS 15
13.09 AC
OS 16
8.36 AC
SINGLE CURB INLET (TYP)
STORMWATER POND 9
DOUBLE BRANCH RD
(R.O.W. NOT DEFINED VIA DEED)
BENCH MARK
N:490543.49
E:1683754.78
ELEV:620.91
NAIL IN ASPHALT
MAP / PARCEL
067 003.06
WILSON JANETE
BK 1253, PG 830
R.O.M.C., TN
MAP / PARCEL
067 003.02
WOMER JEREMY ISRAEL
PLAT REF. BK 5, PG 206
BK R2046, PG 365
R.O.M.C., TN
MAP / PARCEL
067 003.03
PRESTON ROGER ETUX
PLAT REF. BK 5, PG 206
BK R1967, PG 286
R.O.M.C., TN
MAP / PARCEL
067 003.04
LINDSEY CLYDE JERRY ETUX
PLAT REF. BK 5, PG 206
BK R1852, PG 397
R.O.M.C., TN
MAP / PARCEL
067 007.00
WEST LOUIS L
BK 709, PG 433
R.O.M.C., TN
MAP / PARCEL
067 003.05
MCCLAIN JOHN H JR ETAL
BK R2011, PG 1751
R.O.M.C., TN
BK R1824, PG 946
R.O.M.C., TN
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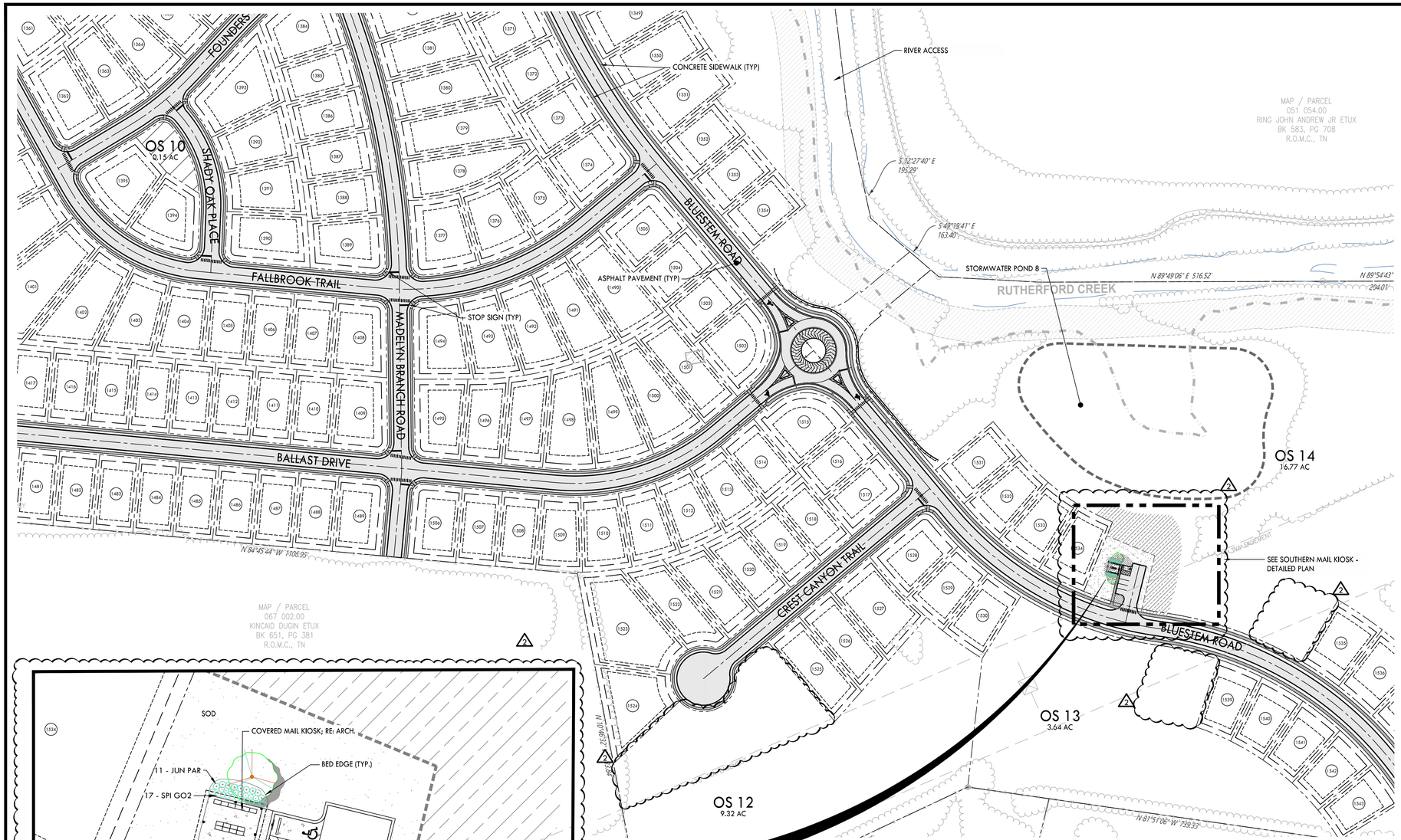

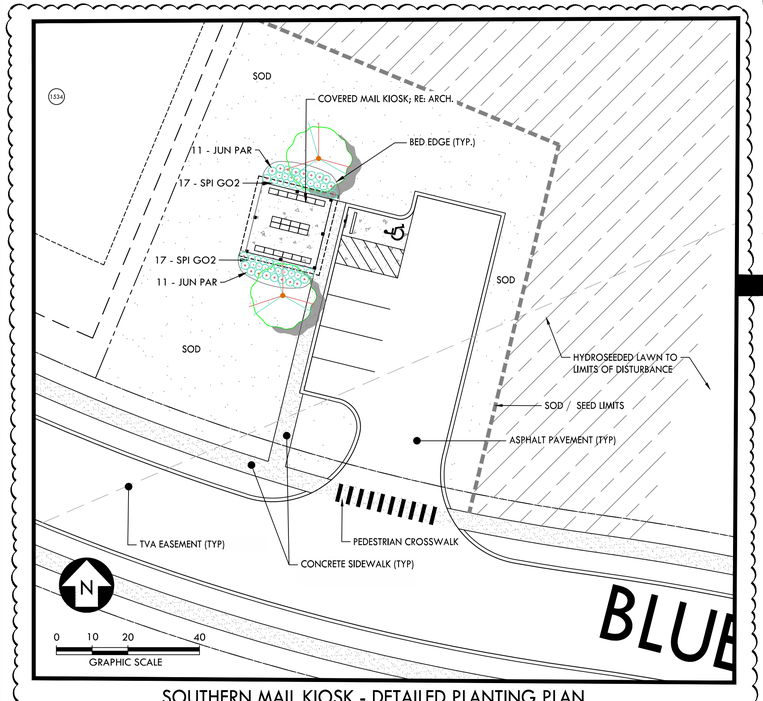

SOUTHERN MAIL KIOSK - DETAILED PLANTING PLAN

LANDSCAPE LEGEND

- PROPERTY LINE
- PLANTING BED AREA
- SODDED LAWN
- HYDROSEEDED LAWN
- CONCRETE PAVEMENT

0 50 100 200
GRAPHIC SCALE

N

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No.	DATE
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L1.0
PLANTING PLAN

1. GENERAL

A. THE PLANS ARE SPECIFIC TO THE PROJECT AND SHALL NOT BE DUPLICATED OR PROVIDED TO OTHER PROJECT TEAMS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER (BLUEROCK ENGINEERING AND TESTING, LLC). ANY AND ALL PARTIES ACCEPTING THESE DOCUMENTS ARE UNDERSTOOD TO AGREE WITH THESE CONDITIONS. IF THE ENGINEER DETERMINES THESE CONDITIONS HAVE BEEN VIOLATED, THE PLANS SHALL BE COME VOID.
B. THE USE OF MATERIALS OTHER THAN THOSE LISTED BELOW SHALL NOT BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER (BLUEROCK ENGINEERING AND TESTING, LLC).
C. ALL LOADING CONDITIONS (SLOPES ABOVE AND/OR BELOW THE WALL, STRUCTURES, PARKING AREAS, SIDEWALKS, ETC), DESIGN ELEVATIONS, PROPOSED GRADES, AND OTHER DIMENSIONS SHOWN IN THESE PLANS SHALL BE VERIFIED BY THE WALL CONTRACTOR, GENERAL CONTRACTOR, AND CONSTRUCTION INSPECTOR PRIOR TO BEGINNING CONSTRUCTION. THE ENGINEER SHALL BE CONTACTED TO DETERMINE IF DESIGN MODIFICATIONS ARE REQUIRED DUE TO DISCREPANCIES OBSERVED.
D. THE PROJECT TEAM SHALL BE LIABLE FOR ALL SITE SAFETY REQUIREMENTS INCLUDING TEMPORARY SHORING, VEHICULAR AND PEDESTRIAN GUARDRAILS, FENCING, CONSTRUCTION EXCAVATIONS, AND BUILDING CODES. UNDER NO CIRCUMSTANCES SHALL THE ENGINEER BE LIABLE FOR CONSTRUCTION SITE SAFETY.
E. ANY REQUIRED EXCAVATIONS WITHIN THE VICINITY OF THE WALL AND/OR REINFORCEMENT ZONE (IF APPLICABLE) SHALL BE PERFORMED WITH CARE SUCH TO NOT DAMAGE THE WALL SYSTEM AT ANY TIME DURING OR AFTER CONSTRUCTION.
F. THE INSTALLATION OF UTILITIES WITHIN THE REINFORCEMENT ZONE SHALL BE PERFORMED CONCURRENTLY WITH WALL CONSTRUCTION. THE INSTALLATION OF UTILITIES WITHIN THE REINFORCEMENT ZONE AFTER THE COMPLETION OF THE WALL SHALL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL AND INSTRUCTIONS FROM THE ENGINEER.
G. THE INSTALLATION OF UTILITIES ON THE LOWER SIDE OF THE WALL THAT ARE WITHIN 2 TIMES THE HEIGHT OF THE WALL SHALL BE INSTALLED PRIOR TO BEGINNING WALL CONSTRUCTION UNLESS A TEMPORARY SHORING SYSTEM IS TO BE UTILIZED TO SUPPORT THE WALL.
H. TOTAL AND DIFFERENTIAL SETTLEMENT OF THE WALLS AND ALL STRUCTURES ABOVE THE WALL SHALL BE EVALUATED AND ADDRESSED BY THE GEOTECHNICAL ENGINEER OF RECORD.
I. CONSTRUCTION OF THE RETAINING WALL SHALL BE PERFORMED PER THE BLOCK MANUFACTURER REQUIREMENTS AND THESE PLANS.

2. PROVIDED INFORMATION, LOADING CONDITIONS, STANDARDS, GEOTECHNICAL PARAMETERS

A. PROVIDED DRAWINGS: PAGES C6.6 AND C6.7 OF PROJECT CIVIL PLANS DATED AUGUST 21, 2024 BY CRUNK ENGINEERING.
*NOTE: THE ENGINEER IS NOT LIABLE FOR INACCURACIES ASSOCIATED WITH THE BASE FILE OR REVISIONS WHICH WERE NOT PROVIDED.
B. GEOTECHNICAL INFORMATION: NONE PROVIDED (GEOTECHNICAL PARAMETERS SELECTED BASED ON EXPERIENCE AT THE SITE AND IN THE GEOLOGIC AREA).
C. DESIGN STANDARDS: NCMA, FHWA-NHI-10-043, IBC 2018
D. SLOPES AND LOADING: THE WALL WAS DESIGNED WITH A FLAT BACKSLOPE, 2H:1V OR FLATTER TOE SLOPE, AND A 250 PSF SURCHARGE.
ANY DISCREPANCIES BETWEEN THESE CONDITIONS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER WHO WILL DETERMINE IF DESIGN MODIFICATIONS ARE REQUIRED.
E. SOIL PROPERTIES:

LOCATION	TYPE	FRICTION ANGLE	COHESION	UNIT WEIGHT	NOTES
DRAINAGE	NO. 57 STONE	40°	0 PSF	105 PCF	ALL WALLS (MUST MEET THE REQUIREMENTS IN TABLE 1 ON THIS SHEET)
REINFORCED	DGA	35°	0 PSF	130 PCF	ALL WALLS (MUST MEET THE REQUIREMENTS IN TABLE 2 ON THIS SHEET)
RETAINED	ONSITE SOILS	26°	0 PSF	120 PCF	ALL WALLS
FOUNDATION	ONSITE SOILS	26°	100 PSF	120 PCF	ALL WALLS

F. BEARING PRESSURE: VARIES - SEE WALL PROFILES (TO BE FIELD VERIFIED BY THE GEOTECHNICAL ENGINEER OR THIRD PARTY TESTING FIRM PRIOR TO CONSTRUCTION. UNSUITABLE SOILS SHALL BE REMEDIATED AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER.)
*NOTE: PORTIONS OF THE WALL HAVE BEARING PRESSURES EXCEEDING THOSE RECOMMENDED IN THE GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER SHALL EVALUATE THESE AREAS AND PROVIDE REMEDIAL RECOMMENDATIONS.
G. MATERIALS: BLOCK - RIDGEROCK PLUS OR APPROVED EQUAL (MINIMUM COMPRESSIVE STRENGTH = 4,000 PSI)
GEOGRID - GRIDLOK 270, 370, 540, AND 870 OR APPROVED EQUAL (SEE WALL PROFILE FOR LOCATIONS)
NON-WOVEN GEOTEXTILE - 8 OZ MIN.
H. FACTORS OF SAFETY: EXTERNAL STABILITY - SLIDING = 1.50, OVERTURNING = 2.00, BEARING = 3.00
INTERNAL STABILITY - SLIDING = 1.50, GEOGRID STRENGTH = 1.50, GEOGRID PULLOUT = 1.50, CREST TOPPLING = 1.50
GLOBAL STABILITY - 1.30

TABLE 1 - OPEN GRADED STONE REQUIREMENTS

SIEVE SIZE	PERCENT PASSING
1-INCH	100
3/4-INCH	75-100
NO. 4	0-60
NO. 40	0-50
NO. 200	0-5

TABLE 2 - REINFORCED FILL REQUIREMENTS

WALL HEIGHT (FT)	0<H<10	10<H<20	H>20
GRADATION REQUIREMENTS			
SIEVE SIZE	PERCENT PASSING		
1-INCH	100	100	100
NO. 4	20-100	20-100	20-100
NO. 40	0-60	0-60	0-60
NO. 200	0-35	0-35	0-15
PLASTICITY REQUIREMENTS			
LL (%)	<40	N/A	N/A
PI (%)	<20	<6	<6

3. CONSTRUCTION

A. LEVELING PAD CONSTRUCTION

1. THE LEVELING PAD SHALL BE CONSTRUCTED OF DENSE-GRADED AGGREGATE OR UNREINFORCED CONCRETE PER THE DETAILS AND ELEVATIONS WITHIN THESE PLANS. THE LEVELING PAD SHALL EXTEND 6 INCHES MIN. IN FRONT OF AND BEHIND THE WALL UNITS AND SHALL HAVE A THICKNESS OF 6 INCHES MIN. DENSE-GRADED LEVELING PAD MATERIALS SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. THE LEVELING PAD MATERIAL SHALL BE PLACED IN A MANNER WHICH PROVIDES A HARD, LEVEL SURFACE FOR THE INITIAL COURSE OF WALL UNITS.

B. DRAINAGE PROVISIONS

1. DRAINAGE PROVISIONS SHALL INCLUDE A 4-INCH DIAMETER PERFORATED ADS OR PVC PIPE, OPEN-GRADED DRAINAGE STONE, AND NON-WOVEN GEOTEXTILE FABRIC.
2. THE DRAIN PIPE SHALL BE INSTALLED IMMEDIATELY BEHIND THE FACING UNITS JUST ABOVE THE PROPOSED GRADE ALONG THE FACE OF THE WALL WITH OUTLETS THROUGH THE WALL FACE AT 20 FEET ON-CENTER OR AS SHOWN IN THESE PLANS. THE ENDS OF THE DRAIN PIPE SHALL DAYLIGHT AT EACH OF THE WALL. THE DRAIN OUTLETS SHALL SLOPE 1 PERCENT MINIMUM TOWARD THE FACE OF THE WALL.
3. DENSE-GRADED AGGREGATE SHALL BE PLACED IMMEDIATELY BEHIND ALL UNITS WHICH ARE BENEATH THE DRAIN PIPE. THE DENSE-GRADED AGGREGATE SHALL BE COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. THE SURFACE OF THE DENSE-GRADED AGGREGATE SHALL BE SLOPED TOWARD THE DRAIN PIPE.
4. OPEN-GRADED DRAINAGE STONE SHALL BE PLACED IMMEDIATELY BEHIND ALL UNITS WHICH ARE ABOVE THE PROPOSED GRADE AT THE FACE OF THE WALL. THE DRAINAGE STONE MATERIALS SHALL BE WRAPPED IN NON-WOVEN GEOTEXTILE FABRIC AS SHOWN IN THESE PLANS.
5. WHERE VERTICAL SEAMS ARE REQUIRED IN THE GEOTEXTILE FABRIC, A MINIMUM OVERLAP OF 24 INCHES SHALL BE PROVIDED. WHERE HORIZONTAL SEAMS ARE REQUIRED IN THE GEOTEXTILE FABRIC, THE LAYERS SHALL BE SHINGLE-LAPPED A MINIMUM OF 24 INCHES.
6. THE WALL CONTRACTOR SHALL BE LIABLE FOR INSURING POSITIVE DRAINAGE AWAY FROM THE WALL FACE AT THE END OF EACH WORK DAY.

C. MODULAR UNIT INSTALLATION

1. THE FIRST COURSE OF FACING UNITS SHALL BE INSTALLED ON THE LEVELING PAD AND MEASURES SHALL BE TAKEN TO INSURE PROPER CONTACT WITH THE LEVELING PAD. THE UNITS SHALL BE PLACED SIDE BY SIDE WITHOUT GAPS BETWEEN THE UNITS AND THE FINISHED FACE OUTWARD.
2. ALL ROWS OF FACING UNITS SHALL BE INSTALLED TO THE PROPER ALIGNMENT, LEVEL, AND PLUMB IN ACCORDANCE WITH THESE PLANS AND THE MANUFACTURER RECOMMENDATIONS.
3. THE CAP UNITS SHALL BE SECURED TO THE TOP ROW OF FACING UNITS WITH CONSTRUCTION ADHESIVE CONFORMING TO ASTM 2339 AND THE MANUFACTURER RECOMMENDATIONS.

D. BACKFILL PLACEMENT

1. THE REINFORCED BACKFILL MATERIAL SHALL BE OF THE TYPE AND MATERIAL PARAMETERS SHOWN IN THESE PLANS. ALTERNATE BACKFILL MATERIALS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.
2. BACKFILL PLACEMENT SHALL BE PERFORMED WITH CARE SUCH THAT WALL UNIT DISPLACEMENT DOES NOT OCCUR AND THE GEOGRID REINFORCEMENT REMAINS TAUT AND UNDAMAGED.
3. THE MAXIMUM LIFT THICKNESS FOR BACKFILL MATERIALS SHALL BE AS NOTED BELOW. MODIFICATION OF THE LIFT THICKNESS MAY BE REQUIRED TO ACHIEVE ADEQUATE COMPACTION.
   - 6 INCHES WHERE LIGHTWEIGHT COMPACTION EQUIPMENT IS USED.
   - 8 INCHES WHERE HEAVY COMPACTION EQUIPMENT IS USED.
4. ALL DENSE-GRADED BACKFILL SHALL BE COMPACTED TO 98 PERCENT OF THE STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698.
5. ALL OPEN-GRADED BACKFILL MATERIALS SHALL BE COMPACTED UNTIL NO VERTICAL DISPLACEMENT OF THE MATERIAL IS OBSERVED. THIS MAY BE PERFORMED BY MAKING A MINIMUM OF 4 PASSES OVER THE AREA USING A VIBRATORY PLATE COMPACTOR OR BY DROPPING THE MATERIAL FROM A HEIGHT OF NO LESS THAN 6 FEET.
6. LIGHTWEIGHT COMPACTION EQUIPMENT MUST BE USED WITHIN 3 FEET OF THE BACK FACE OF THE WALL UNITS. HEAVY COMPACTION EQUIPMENT MAY BE UTILIZED IN THE REMAINDER OF THE REINFORCED ZONE PROVIDED THE EQUIPMENT HAS A MAXIMUM WEIGHT OF 16,000 LBS.
7. THE OPERATION OF EQUIPMENT DIRECTLY ON THE GEOGRID SHALL NOT BE PERMITTED. 6 INCHES (MINIMUM) OF REINFORCED FILL SHALL BE PLACED ON THE GEOGRID BEFORE OPERATION OF EQUIPMENT SHALL BE PERMITTED. OPERATION OF TRACKED EQUIPMENT SHALL NOT CAUSE DAMAGE TO THE GEOGRID REINFORCEMENT.
8. BACKFILL MATERIAL SHALL BE PLACED AS SOON AS PRACTICAL; HOWEVER, NO MORE THAN 3 COURSES OF WALL UNITS SHALL BE PLACED PRIOR TO THE PLACEMENT OF BACKFILL IN FRONT OF (IF APPLICABLE) AND/OR BEHIND THE WALL.

E. GEOGRID REINFORCEMENT PLACEMENT (IF APPLICABLE)

1. ALL GEOGRID REINFORCEMENT SHALL BE PLACED WITH THE STRENGTH DIRECTION PERPENDICULAR TO THE WALL AND PER THE MANUFACTURER RECOMMENDATIONS. EACH SECTION OF GEOGRID SHALL CONSIST OF A CONTINUOUS PIECE OF GEOGRID AND SHALL PROVIDE THE COVERAGE PERCENTAGE SPECIFIED IN THESE PLANS. SPLICING OF GEOGRID SHALL NOT BE PERMITTED.
2. GEOGRID REINFORCEMENT FOR CORNERS AND CURVES SHALL BE PLACED IN ACCORDANCE WITH THE CONSTRUCTION DETAILS IN THESE PLANS AND THE MANUFACTURER RECOMMENDATIONS.
3. WHERE OVERLAP OF GEOGRID OCCURS (CORNERS AND CURVES), A MINIMUM OF 3 INCHES OF REINFORCED FILL SHALL BE PLACED BETWEEN THE GEOGRID LAYERS.
4. GEOGRID SHALL BE ANCHORED TO THE WALL FACE IN ACCORDANCE WITH THE BLOCK AND GEOGRID MANUFACTURER RECOMMENDATIONS SHALL BE PULLED TAUT AND WITHOUT WRINKLES FOR THE ENTIRE LENGTH OF THE GEOGRID. PINNING OR STAKING OF THE GEOGRID TAIL MAY BE REQUIRED.

F. AS-BUILT TOLERANCES

1. THE VERTICAL ALIGNMENT OF THE WALL SHALL NOT VARY BY MORE THAN 1.25 INCHES OVER ANY 10-FOOT DISTANCE.
2. THE HORIZONTAL HORIZONTAL ALIGNMENT OF THE WALL SHALL NOT EXCEED 1.50 INCHES OVER ANY 10-FOOT DISTANCE. CORNERS, BENDS, CURVES SHALL BE WITHIN 12 INCHES OF THE PLAN ALIGNMENT.
3. THERE SHALL NOT BE ANY GAPS BETWEEN ADJACENT UNITS GREATER THAN 1/8 INCH.
4. THE CONSTRUCTED WALL BATTER SHALL BE WITHIN 2 DEGREES OF THE DESIGN BATTER.

G. REQUIRED INSPECTIONS

1. SPECIAL INSPECTIONS ARE REQUIRED BASED ON SECTION 1704.5 OF THE INTERNATIONAL BUILDING CODE.
2. THE INSPECTOR SHALL VERIFY THE FOLLOWING AT A MINIMUM; HOWEVER, THE TESTING FIRM MAY REQUIRE ADDITIONAL TESTING FOR CERTIFICATION:
   - UNIT TYPE AND STRENGTH: 1X PER WALL
   - FOUNDATION SUBGRADE: 1X PER WALL SECTION (PRIOR TO LEVELING PAD INSTALLATION)
   - LEVELING PAD: 1X PER WALL SECTION (PRIOR TO UNIT PLACEMENT)
   - UNIT PLACEMENT (ALIGNMENT, SIZE, BATTER): DAILY
   - GEOSYNTHETIC REINFORCEMENT (TYPE AND ORIENTATION): DAILY (PRIOR TO REINFORCED FILL PLACEMENT)
   - INITIAL REINFORCED FILL GRADATION: 1X PER REINFORCED FILL TYPE
   - SUBSEQUENT REINFORCED FILL GRADATION: 1X PER WALL WITH A MINIMUM OF 1X PER WEEK OR AT EVERY APPARENT MATERIAL CHANGE, WHICHEVER IS MORE STRINGENT
   - BACKFILL PLACEMENT AND COMPACTION: DAILY OR 1X PER EVERY 50 CY OF MATERIAL PLACED, WHICHEVER IS MORE STRINGENT
   - DRAINAGE PROVISIONS: DAILY UNTIL ALL DRAINAGE PROVISIONS ARE INSTALLED
3. IF DISCREPANCIES ARE OBSERVED, WALL CONSTRUCTION SHALL CEASE UNTIL THE DISCREPANCY HAS BEEN ADDRESSED AND APPROVED BY THE TESTING FIRM.

BLUEROCK ENGINEERING & TESTING

JACOB E. ERVIN — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 124332 — STATE OF TENNESSEE

DRAWN: JEE
APPROVED: JEE
DRAWING SCALE: AS SHOWN
ISSUE DATE: April 9, 2026

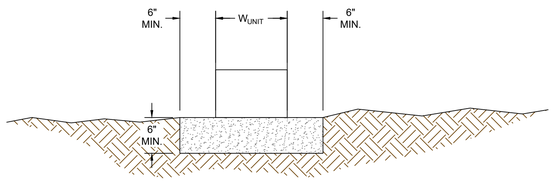
REVISIONS

NO.	DESCRIPTION
1	5/13/2026: REVISED PER CITY OF COLUMBIA SEWER CONFLICT

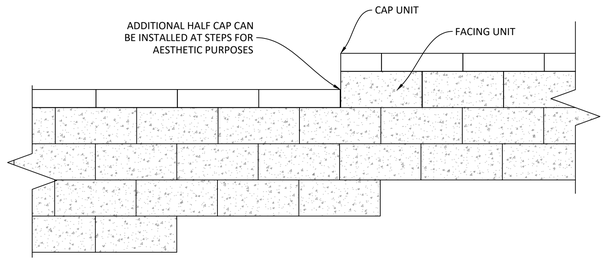
GREENS MILL SUBDIVISION
BLUESTEM ROAD
COLUMBIA, TENNESSEE

PROJECT NUMBER: D26031
SHEET NUMBER: X-1
SHEET TITLE: RETAINING WALL CONSTRUCTION NOTES

1

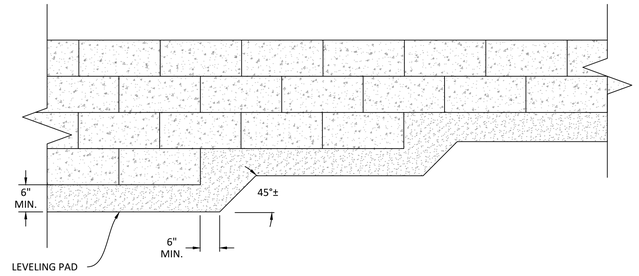


1 TYPICAL LEVELING PAD DIMENSIONS
SCALE: NTS

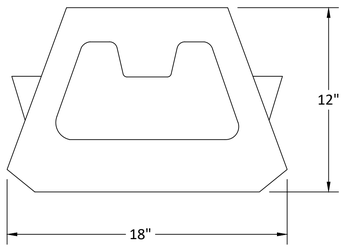


*NOTE: ALL CAPS SHALL BE SECURED WITH CONSTRUCTION ADHESIVE PER THE NOTES ON SHEET X-1

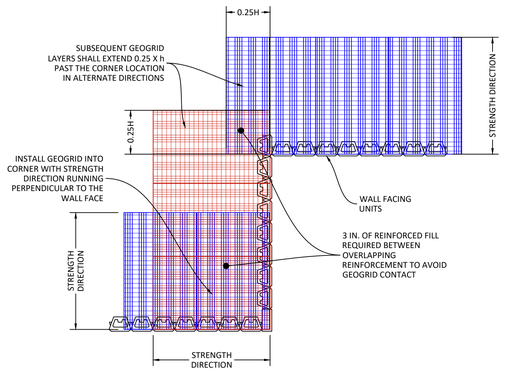
2 TYPICAL TOP OF WALL STEP DETAIL
SCALE: NTS

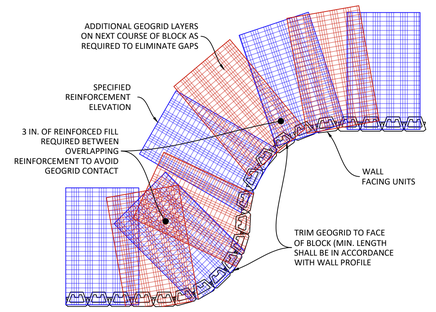


3 TYPICAL LEVELING PAD STEP DETAIL
SCALE: NTS



4 FACING UNIT DETAIL (RIDGEROCK PLUS)
SCALE: NTS





5 CORNER & CURVE CONSTRUCTION DETAILS
SCALE: NTS

BLUEROCK ENGINEERING & TESTING

JACOB E. ERVIN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 124322
STATE OF TENNESSEE

DRAWN:	APPROVED:
JEE	JEE

DRAWING SCALE: AS SHOWN

ISSUE DATE: April 9, 2026

REVISIONS

NO.	DESCRIPTION
1	5/13/2026: REVISED PER CITY OF COLUMBIA SEWER CONFLICT

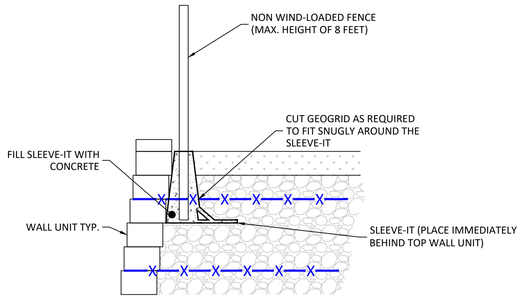
GREENS MILL SUBDIVISION
BLUESTEM ROAD
COLUMBIA, TENNESSEE

PROJECT NUMBER: D26031

SHEET NUMBER: X-2

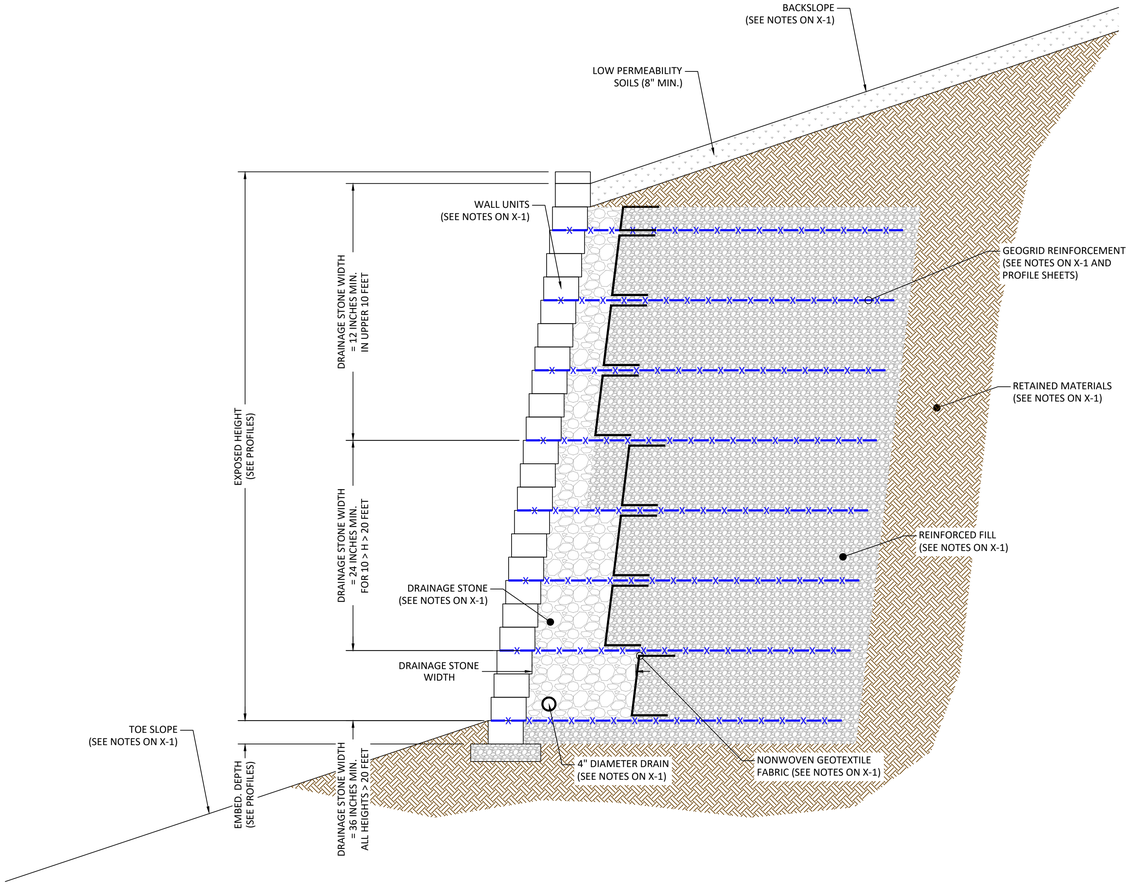
SHEET TITLE: RETAINING WALL CONSTRUCTION DETAILS

1

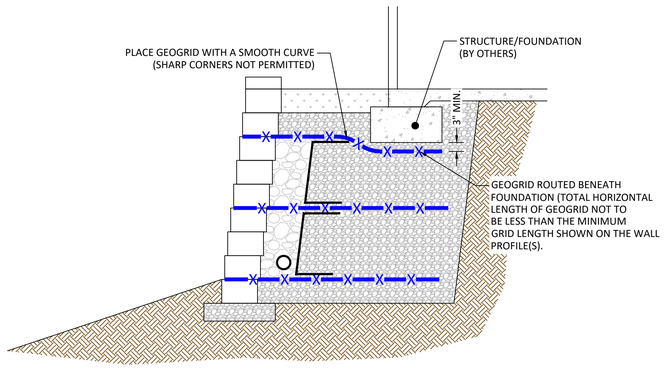


NOTE: POST MUST BE SETBACK FROM
WALL A MINIMUM OF 3 FEET IF
SLEEVE-IT IS NOT UTILIZED.

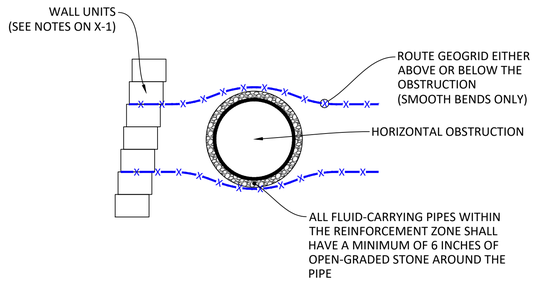
1 FENCE POST INSTALLATION WITHIN 3 FEET OF WALL
SCALE: NTS



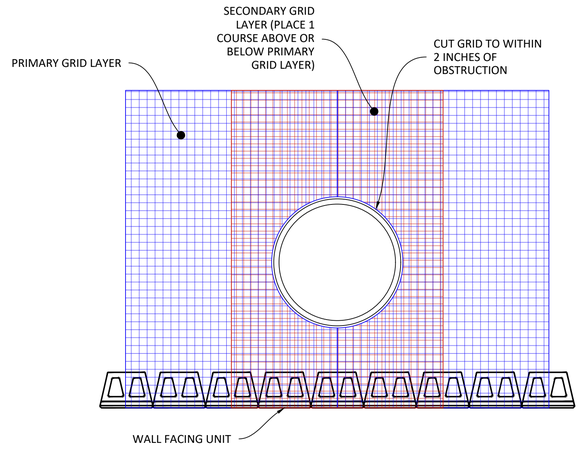
2 GENERAL WALL CROSS-SECTION
SCALE: NTS



3 GEOGRID PLACEMENT AT FOUNDATIONS
SCALE: NTS



4 GEOGRID PLACEMENT AT HORIZONTAL OBTRUCTIONS
SCALE: NTS



5 GEOGRID PLACEMENT AT VERTICAL OBSTRUCTIONS
SCALE: NTS

BLUEROCK ENGINEERING & TESTING

JACOB E. ERVIN
REGISTERED ENGINEER
No. 124322
STATE OF TENNESSEE

DRAWN:	APPROVED:
JEE	JEE

DRAWING SCALE: AS SHOWN

ISSUE DATE: April 9, 2026

REVISIONS

NO.	DESCRIPTION
1	5/13/2026: REVISED PER CITY OF COLUMBIA SEWER CONFLICT

GREENS MILL SUBDIVISION
BLUESTEM ROAD
COLUMBIA, TENNESSEE

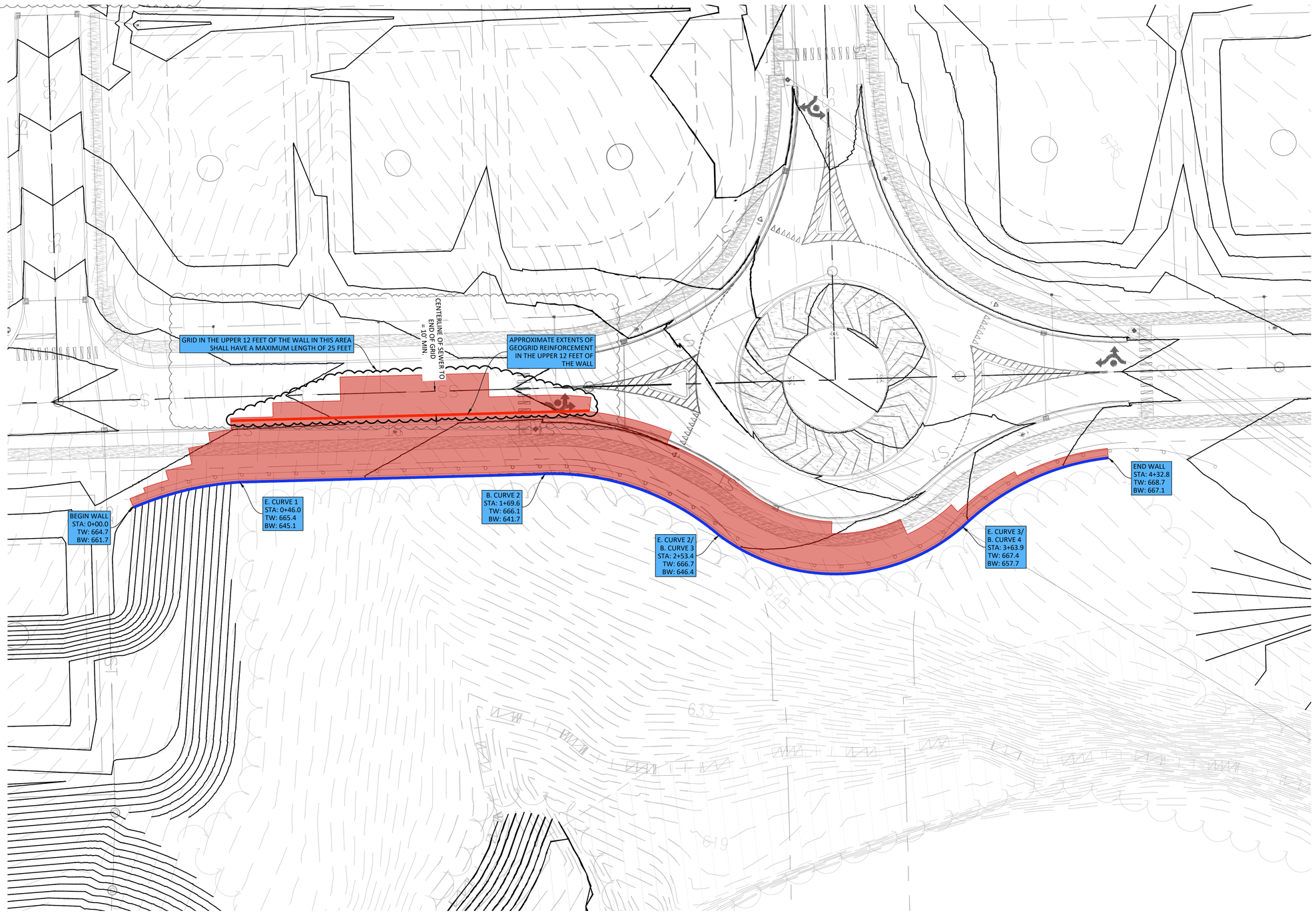
PROJECT NUMBER: D26031

SHEET NUMBER: X-3

SHEET TITLE: RETAINING WALL CONSTRUCTION DETAILS

1

LEGEND:
TW: TOP OF CAP ELEVATION
BW: BOTTOM OF BOTTOM BLOCK/TOP OF LEVELING PAD ELEVATION
GRIDLOK 270 LAYER
GRIDLOK 370 LAYER
GRIDLOK 540 LAYER
GRIDLOK 870 LAYER
DRAIN OUTLET THROUGH WALL FACE
ALIGNMENT AT TOP OF WALL
GEOGRID REINFORCEMENT ZONE (BASED ON LOWEST GRID LAYER)



1 WALL LAYOUT
SCALE: 1" = 20'
0' 20' 40'

BLUEROCK ENGINEERING & TESTING

JACOB E. ERVIN
REGISTERED ENGINEER
No. 124324
STATE OF TENNESSEE
4-7-26

DRAWN:	APPROVED:
JEE	JEE

DRAWING SCALE: AS SHOWN

ISSUE DATE: April 9, 2026

REVISIONS

NO.	DESCRIPTION
1	5/13/2026: REVISED PER CITY OF COLUMBIA SEWER CONFLICT

GREENS MILL SUBDIVISION
BLUESTEM ROAD
COLUMBIA, TENNESSEE

PROJECT NUMBER: D26031

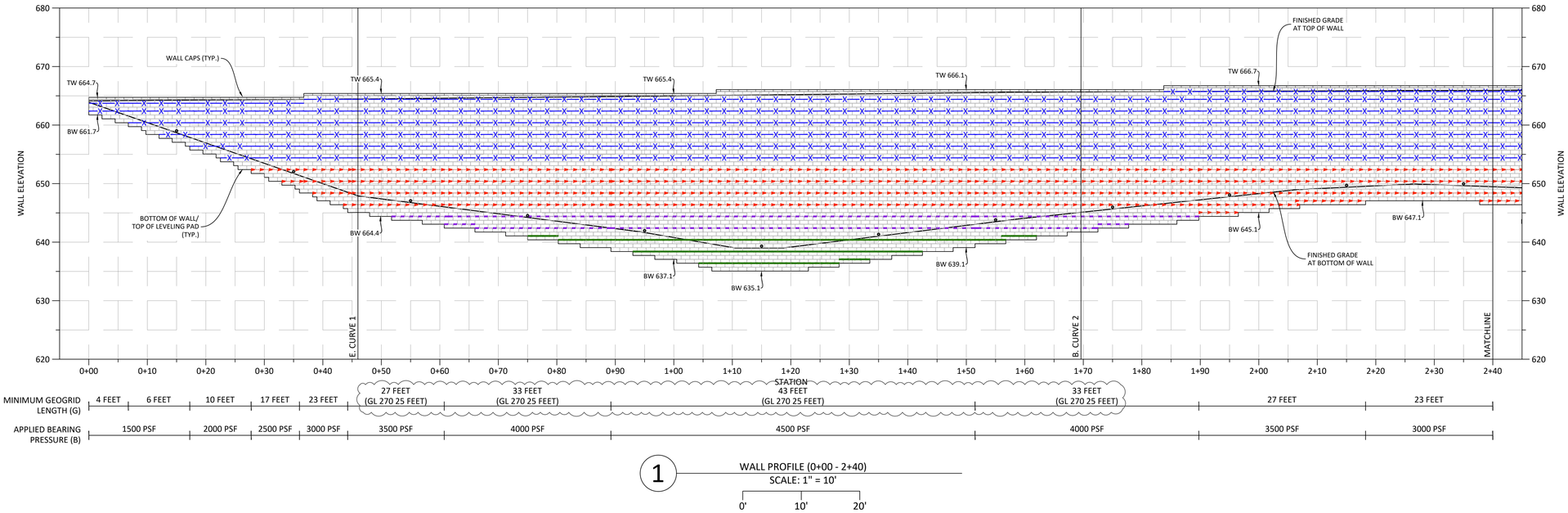
SHEET NUMBER: X-4

SHEET TITLE: WALL LAYOUT

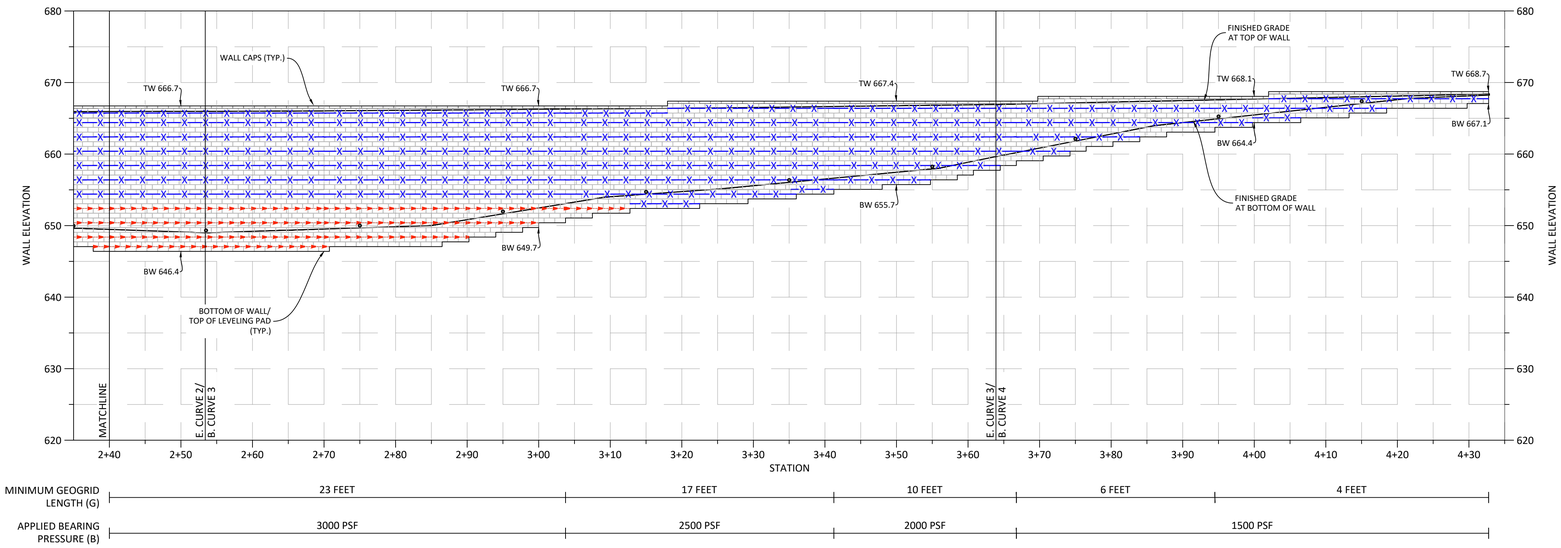
1

LEGEND:
TW: TOP OF CAP ELEVATION
BW: BOTTOM OF BOTTOM BLOCK/TOP OF LEVELING PAD ELEVATION
GRIDLOK 270 LAYER
GRIDLOK 370 LAYER
GRIDLOK 540 LAYER
GRIDLOK 870 LAYER
DRAIN OUTLET THROUGH WALL FACE
ALIGNMENT AT TOP OF WALL
GEOGRID REINFORCEMENT ZONE

*NOTES:
1. ALL UTILITIES WITHIN GRID ZONE SHALL BE INSTALLED CONCURRENTLY WITH WALL CONSTRUCTION. UTILITIES BELOW WALL/GRID ZONE SHALL BE INSTALLED PRIOR TO WALL CONSTRUCTION. UTILITY INSTALLATION WITHIN/UNDER WALLS/GRID ZONE SHALL NOT BE PERFORMED AFTER WALL CONSTRUCTION HAS COMMENCED.



1 WALL PROFILE (0+00 - 2+40)
SCALE: 1" = 10'
0' 10' 20'



2 WALL PROFILE (2+40 - END)
SCALE: 1" = 10'
0' 10' 20'

BLUEROCK ENGINEERING & TESTING

JACOB E. ERVIN
REGISTERED ENGINEER
No. 124322
STATE OF TENNESSEE
AGRICULTURE COMMERCE

DRAWN: JEE
APPROVED: JEE
DRAWING SCALE: AS SHOWN
ISSUE DATE: April 9, 2026

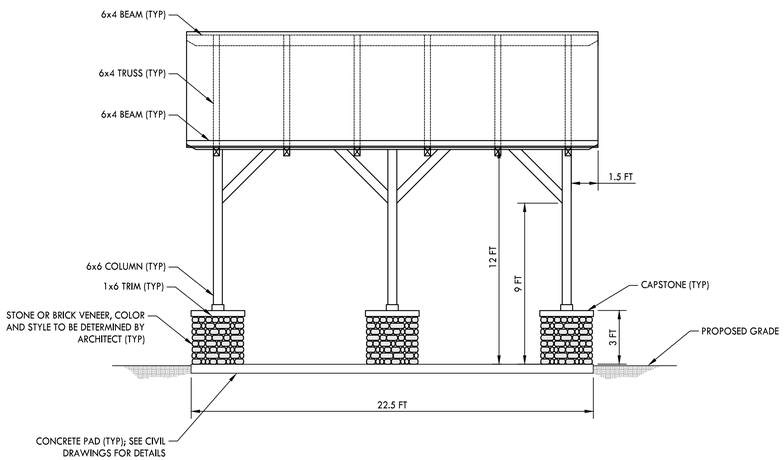
REVISIONS

NO.	DESCRIPTION
1	5/13/2026: REVISED PER CITY OF COLUMBIA SEWER CONFLICT

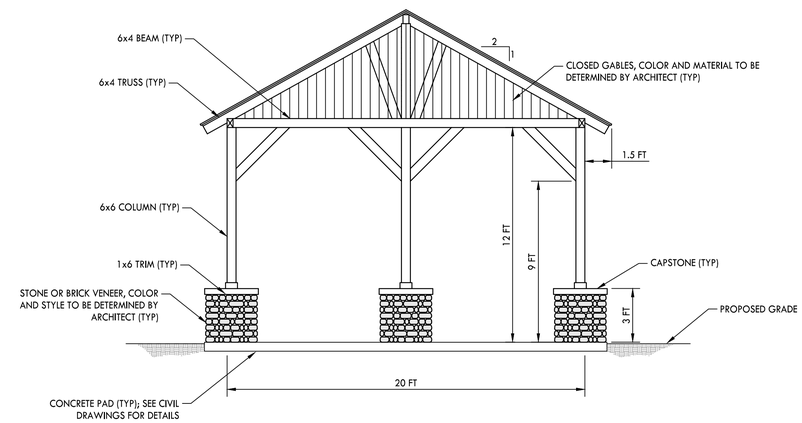
GREENS MILL SUBDIVISION
BLUESTEM ROAD
COLUMBIA, TENNESSEE

PROJECT NUMBER: D26031
SHEET NUMBER: X-5
SHEET TITLE: WALL LAYOUT

1



1 PAVILION ELEVATION 1/4" = 1'-0"



2 PAVILION ELEVATION 1/4" = 1'-0"

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

GREENS MILL ROAD
CBU PAVILION
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

6/15/26 17067

1.0
PAVILION ELEVATIONS

Dent Burger
Director of Operations

105 Westpark Drive, Suite 365
Brentwood Tennessee 37027
M 615.587.4161
E dburger@safeharborsitework.com

SITEWORK

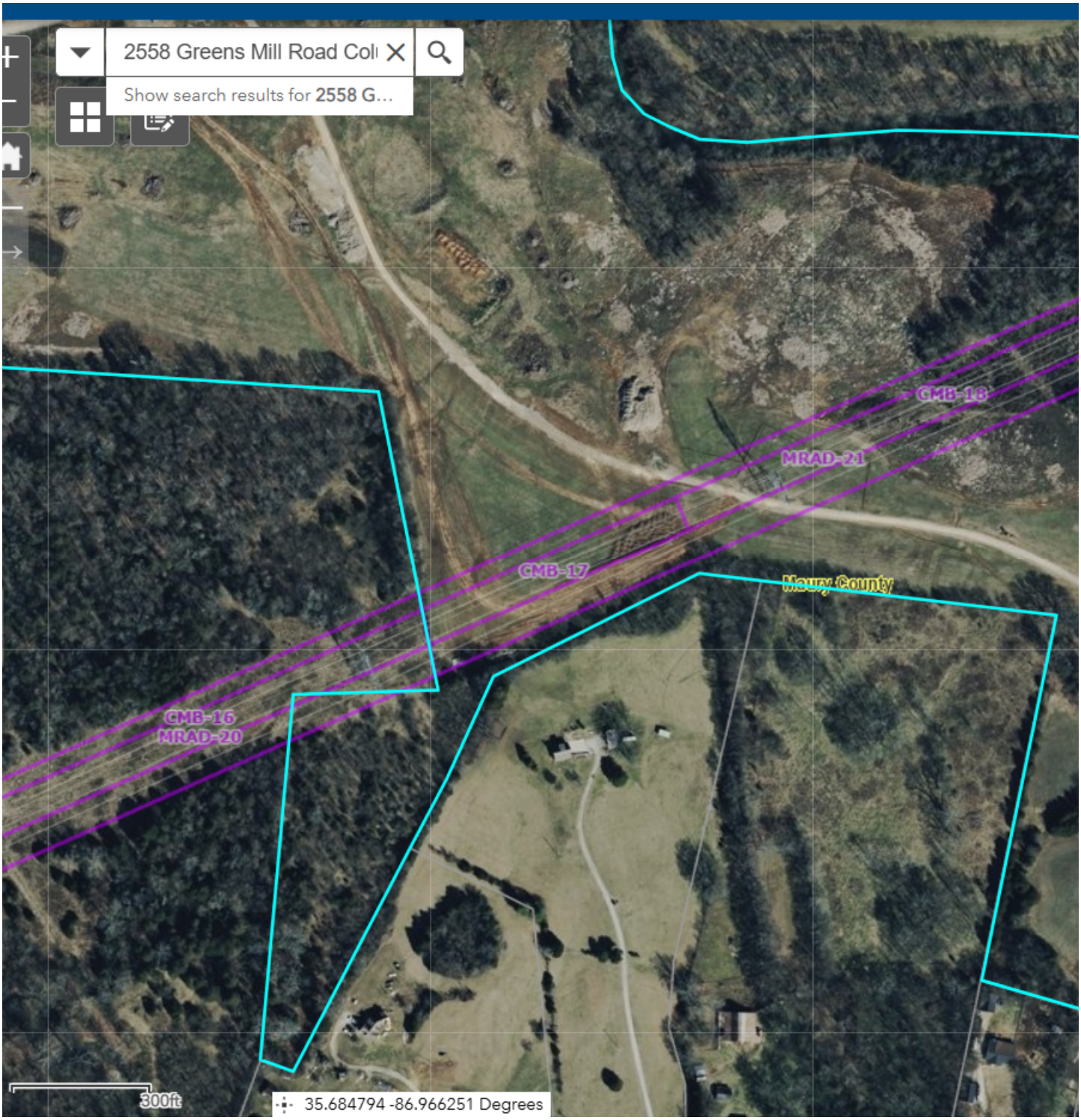
From: Williams, Stephen <sewilliams@tva.gov>
Sent: Monday, March 30, 2026 7:39:04 AM
To: Neil Wilson <neilwilson@rocksolutionsllc.com>
Cc: Alan Singer <alansinger@rocksolutionsllc.com>; Dent Burger <dburger@safeharborsitework.com>; Transmission Right of Way <rightofway@tva.gov>
Subject: RE: Greens Mill Road Phase 1 & Phase 2 Blasting

You don't often get email from sewilliams@tva.gov. Learn why this is important

Morning Neil,

The right of way for TVA's 500 kV and 161 kV transmission lines at this location is 175' wide, 87.5' either side of centerline. Below is a screenshot that shows the *approximate* location of the easement for reference. I have also attached information on how to submit plans for review for any blasting or other construction activities within the easement. I have also attached our blasting spec for reference.

Screenshot is an approximation and provided for general reference only - NOT TO BE USED FOR OFFICIAL SURVEY POINTS, ETC.



Please let me know if you have any questions.

Thanks

Stephen Williams
Program Manager
Transmission – Right of Way

TENNESSEE VALLEY AUTHORITY

M. 662-255-6272 **E.** sewilliams@tva.gov
NOTICE: This electronic message transmission contains information that may be TVA SENSITIVE, TVA RESTRICTED, or TVA CONFIDENTIAL. Any misuse or unauthorized disclosure can result in both civil and criminal penalties. If you are not the intended recipient, be aware that any disclosure, copying, distribution, or use of the content of this information is prohibited. If you have received this communication in error, please notify me immediately by email and delete the original message.

From: Neil Wilson <neilwilson@rocksolutionsllc.com>
Sent: Saturday, March 28, 2026 5:25 PM
To: Transmission Right of Way <rightofway@tva.gov>
Cc: Alan Singer <alansinger@rocksolutionsllc.com>; Dent Burger <dburger@safeharborsitework.com>
Subject: Greens Mill Road Phase 1 & Phase 2 Blasting

You don't often get email from neilwilson@rocksolutionsllc.com. Learn why this is important

This is an EXTERNAL EMAIL from outside TVA. THINK BEFORE you CLICK links or OPEN attachments. If suspicious, please click the "Report Phishing" button located on the Outlook Toolbar at the top of your screen.

To whom it may concern,

We are giving you notification that we will be conducting blasting operations at 2558 Greens Mill Road Columbia, Tennessee 38401. This could potentially be next to your right-of-way. The work will be completed for Safe Harbor SiteWork. We currently are waiting on feedback from you all before we have a proposed start date. You can contact myself at 270-407-9777 or Alan Singer at 270-427-1451 if you need additional information.

Neil Wilson
Rock Solutions LLC
2006 Edmonton Road
Tompkinsville, KY 42167
O: 270.407.5881
F: 270.487.8029
E: neilwilson@rocksolutionsllc.com
W: http://www.rocksolutionsllc.com

ROCK SOLUTIONS

June 15th, 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.
- The mail kiosk location has been updated to match the previously approved mail kiosk by the amenity center.
- 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.

Sheet L1.0

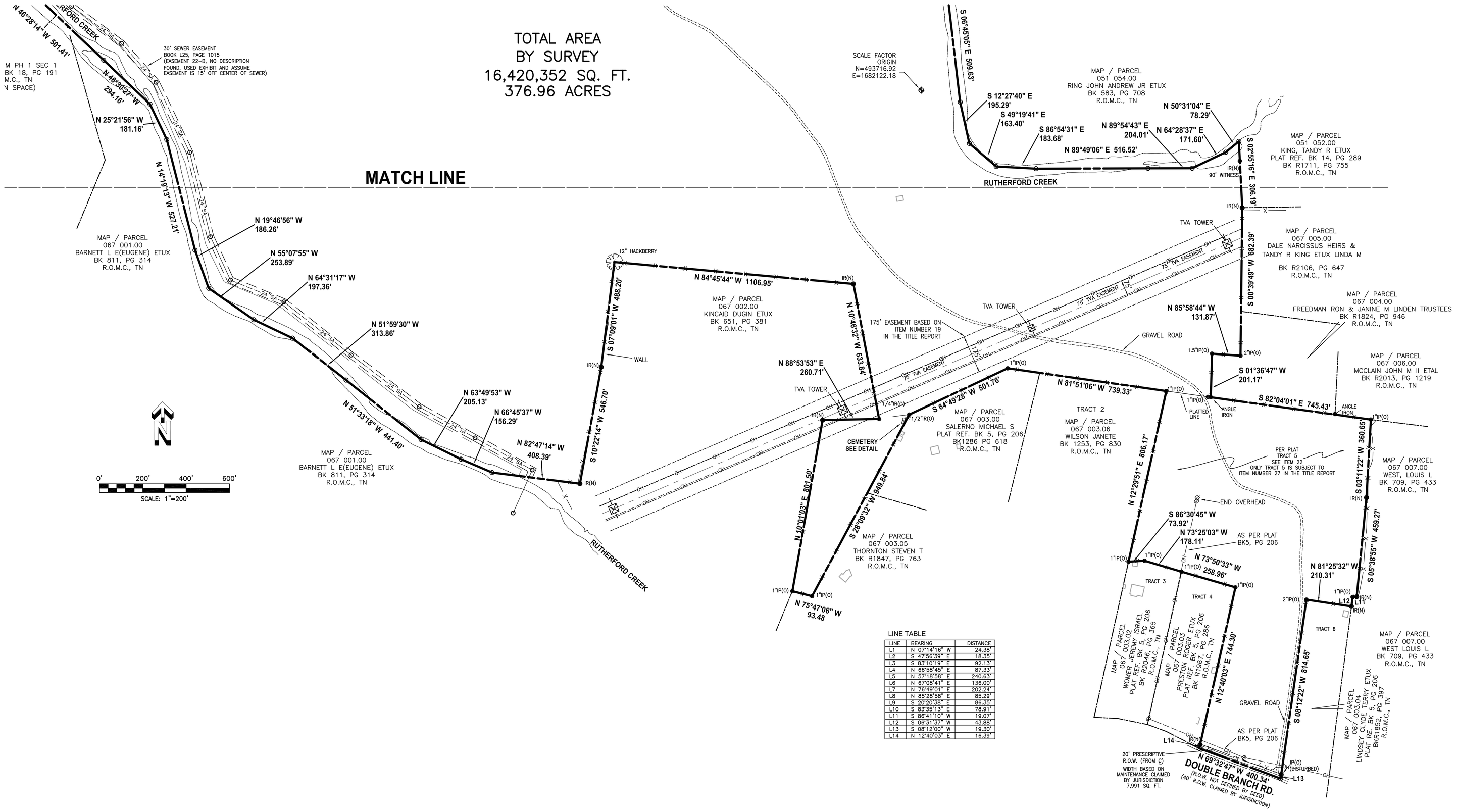
- Landscape plan of mail kiosk added to Final PUD

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,

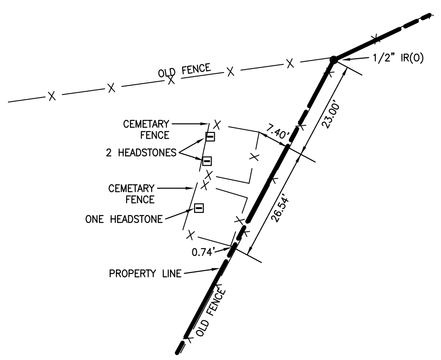


Adam Crunk, PE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07°14'16" W	24.38'
L2	S 47°56'39" E	18.35'
L3	S 83°10'19" E	92.13'
L4	N 66°58'45" E	87.33'
L5	N 57°18'58" E	240.63'
L6	N 67°08'41" E	136.00'
L7	N 76°49'01" E	202.24'
L8	N 85°28'58" E	85.29'
L9	S 20°20'38" E	86.35'
L10	S 83°35'13" E	78.91'
L11	S 86°41'10" W	19.07'
L12	S 06°31'37" W	43.88'
L13	S 08°12'00" W	19.30'
L14	N 12°40'03" E	16.39'



DETAIL CEMETERY

1"=20'

Legend

- I.R.(O) Iron Rod Old
- I.R.(N) Iron Rod New
- I.P.(O) Iron Pipe Found
- F.P. Fence Post
- CM(O) Concrete Monument Found
- P.K.F. PK Nail Found
- P.K.S. PK Nail Set
- R.R.S.-F. Railroad Spike Found
- R.R.S.S. Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Curb Inlet
- Storm Pipe
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Cable Riser
- Electric Riser
- Telephone Riser
- Pay Phone
- Telephone Booth
- Gas Meter
- Gas Valve
- Light Pole
- Metal Light Pole
- Telephone Pole
- Power Pole
- Guy Pole
- Guy Wire
- Up-light
- Parking Block
- Parking Meter
- Handicap Parking
- Traffic Flow
- Bollard
- Sewer Valve
- Water Spigot
- Traffic Signal
- Flag Pole
- Bore Hole
- Observation Well
- Tower
- Sinkhole
- Spring
- Well
- Mailbox
- Satellite Dish
- Line Break
- Centerline
- Water Flow Arrow
- Bush
- Sign
- BH Building Height
- Existing Tree
- 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
- G — Gas Line
- SA — Sanitary Sewer Line
- W — Water Line
- ST — Storm Sewer Line
- OH — Overhead Utility Line
- OHC — Overhead Cable Line
- OHE — Overhead Electric Line
- OHT — Overhead Telephone Line
- UG — Underground Utility Line
- UGC — Underground Cable Line
- UGE — Underground Electric Line
- UGT — Underground Telephone Line
- FM — Forced Main Line

CALL BEFORE YOU DIG

TENNESSEE ONE CALL

IN TENNESSEE CALL 811

THREE WORKING DAYS BEFORE YOU DIG

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Note to the client, insurer, and lender – With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. 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, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

Utility Note

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 others. 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.

CAUTION:

No markings were found at the time of survey.

SPECIAL GPS NOTE

For State Plane coordinates, the following procedures were followed using a Leica 1200 dual frequency receiver for moltiple points:

The grid coordinates of the Fixed Station(s) shown were derived using an OPUS-STATIC observations to REF FRAME: NAD_83(2011)(EPOCH:2010.0000), Geoid 12B.

Positional accuracy of the GPS vectors does not exceed: H 0.10', V0.15' Combined Grid Factor: 1.00008. SEE ORIGIN OF GRID TO GROUND CONVERSION.

Surveyor's Certificate

To Safe Harbor Residential, LLC, a Tennessee Limmited Liability Company, Clayton Properties Group, Inc., a Tennessee Corporation, First American Title Insurance Company, and Kay B. Housch, P.C.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1–4, 6a, 8, 9, AND 11of Table A thereof.

The field work was completed on 02/04/2021.
Date of Plat or Map: 05/05/2021 Revised 9/10/21

Paul G. Weatherford
TN R.L.S. # 1941

PAUL G. WEATHERFORD
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1941
9/10/21

ALTA/NSPS LAND TITLE SURVEY
ALL OF
MAP 051, PARCEL 055.00
2558 GREENS MILL RD
COLUMBIA, TN 38401
Maury County, Tennessee

CLIENT:

Safe Harbor Development
Koby DuMont
Residential Division President
308 Letterman Road
Knoxville, TN 37919
865.507.0220 (M)
koby@safeharbordev.com

DR.	CK.	
PGW	PGW	ORIGINAL DRAFT DATE
PGW	PGW	11/04/2020 BEGIN UPDATED FIELD SURVEY
		REVISION DATES & DESCRIPTION
PGW	PGW	05/05/2021 - INITIAL SUBMITTAL
PGW	PGW	09/10/2021 - REVISED SUBMITTAL

SURVEY BY:
WEATHERFORD AND ASSOCIATES, LLC
5011 MARKET PLACE, UNIT F
MT. JULIET, TN 37122
Ph. 615-754-5925
Fax 615-758-3537
Email Address: pweatherford@tds.net
Paul G. Weatherford, RLS
Chief Manager

PROJECT NO. 17-1205(B)

SHEET NO. 3 OF 3

June 15th, 2026

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

RE: Greens Mill Road – Final PUD

Below are our responses to comments received on June 15th, 2026. We believe we have satisfied all comments, but if you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

TECHNICAL AND DIVISION COMMENTS:

Planning

1. The Preliminary Plat reflected a 75-foot TVA easement, while the current Final PUD revision references and designs around a 175-foot TVA easement. Please provide clarification/documentation regarding the revised easement limits and confirmation that the revised Final PUD remains consistent with the open space requirements of the approved Final PUD Master Plan
   Response: Email correspondence with the TVA confirming the 175-foot TVA easement a survey showing the 175-foot TVA easement has also been provided with the submittal. All open space minimum requirements are met with this Final PUD resubmittal.
2. Please provide detail of mail kiosk including landscaping details.
   Response: Architectural elevations have been provided of the mail kiosk and landscaping details have been provided.
3. Reflect retaining wall details that include height and materials as shown with associated site construction plans.
   Response: Retaining wall details have been included in this submittal.

Engineering

4. Subject to all previously approved commitments.
   Response: Noted.

Fire

5. No comments
   Response: Noted.

ATT

6. No comments
   Response: Noted.

Maury County Schools

7. Battle Creek Elementary, Battle Creek Middle, Battle Creek High.
   Response: Noted.
8. 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.
   Response: Noted.
9. Enrollment/capacity numbers are attached.
   Response: Noted.

Wastewater

10. No comments
    Response: Noted.

Columbia Water

11. No Comments.
    Response: **Noted.**

We believe that all comments have been addressed. If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,



Adam Crunk, PE
Crunk Engineering LLC

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, June 9, 2026

ITEM NO.
26-0205

DESCRIPTION: 2558 Greens Mill RD

COMMENTS:

Planning

1. The lead case planner on this case will be Jeremy Humphrey, Planner II. Email any correspondence to jhumphrey@columbiatn.gov.
2. Upload written responses by re-submittal date to portal.
3. The Preliminary Plat reflected a 75-foot TVA easement, while the current Final PUD Revision references and designs around a 175-foot TVA easement. Please provide clarification/documentation regarding the revised easement limits and confirmation that the revised Final PUD remains consistent with the open space requirements of the approved FINAL PUD Master Plan.
4. Please provide detail of mail kiosk including landscaping details.
5. Reflect retaining wall details that include height and materials as shown with associated site construction plans.

Engineering

6. Subject to all previously approved commitments.

Fire

7. No comments

ATT

8. No comment.

CITY OF COLUMBIA TENNESSEE

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

Maury County Schools

9. Battle Creek Elementary, Battle Creek Middle, Battle Creek High.
10. The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accomodate new students.
11. Enrollment/capacity numbers are attached.

Wastewater

12. No comments.

Columbia Water

13. No comments.

Resubmittal Guidelines

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

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

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

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

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive

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

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
1.61 AC

OS 3
20.27 AC

OS 4
67.46 AC

OS 5
0.96 AC

OS 6
0.96 AC

OS 7
0.96 AC

OS 8
21.47 AC

OS 9
19.33 AC

OS 10
0.96 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

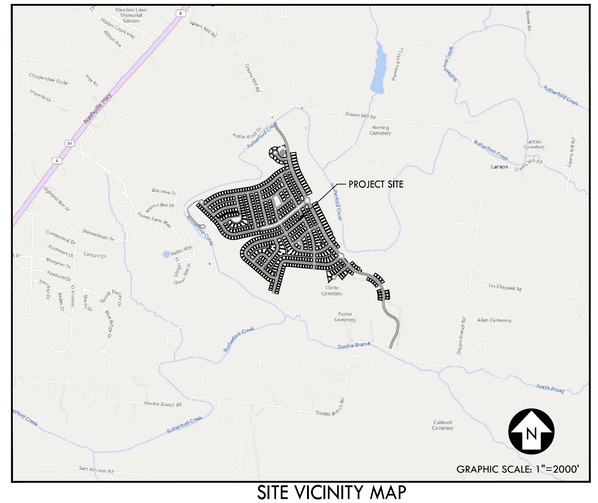
PHASE 3

0 350 700
GRAPHIC SCALE

N

FLOOD HAZARD NOTE:

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



SITE VICINITY MAP

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

PROPOSED LAYOUT LEGEND

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

SITE DATA TABLE

PROJECT: GREENS MILL ROAD PUD	
ADDRESS: GREENS MILL ROAD 2558	
PARCEL ID: 051 055.00	
SITE ACREAGE: 376.96 ACRES	
PROPOSED DENSITY: 1.46 DUA	
PROPOSED ZONING: RS10	
ZONING DISTRICT:	RS10
AREA:	376.96 AC
LOT TYPE:	
10,000 SQ-FT	550 LOTS
PROPOSED LOTS:	
PHASE 1 LOTS:	100
PHASE 2 LOTS:	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

ADAM WILSON CLARK
REGISTERED LANDSCAPE ARCHITECT
DEPARTMENT OF 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

C1.0
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

N 84°45'44" W 1108.95'

CONCRETE SIDEWALK (TYP)

ASPHALT PAVEMENT (TYP)

STOP SIGN (TYP)

RIVER ACCESS

S 59°59'59" E 509.63'

S 12°27'40" E
195.29'

S 49°19'41" E
163.40'

RUTHERFORD CREEK

RETAINING WALL

STORMWATER POND B

ROW TO BE EXTENDED TO EAST PROPERTY LINE

LANE TRANSITION SPLITTER STRIPING. (TYPICAL)

YIELD SIGN (TYP)

ROUNDABOUT APRON STRIPING

20.4 FT TRAVEL LANE

19 FT APRON

Ø45 FT

Ø121 FT

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

S 64°48'28" W 501.76'

N 88°53'53" E 260.71'

CEMETERY

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

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

MATCH LINE

SEE SHEET C1.6

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

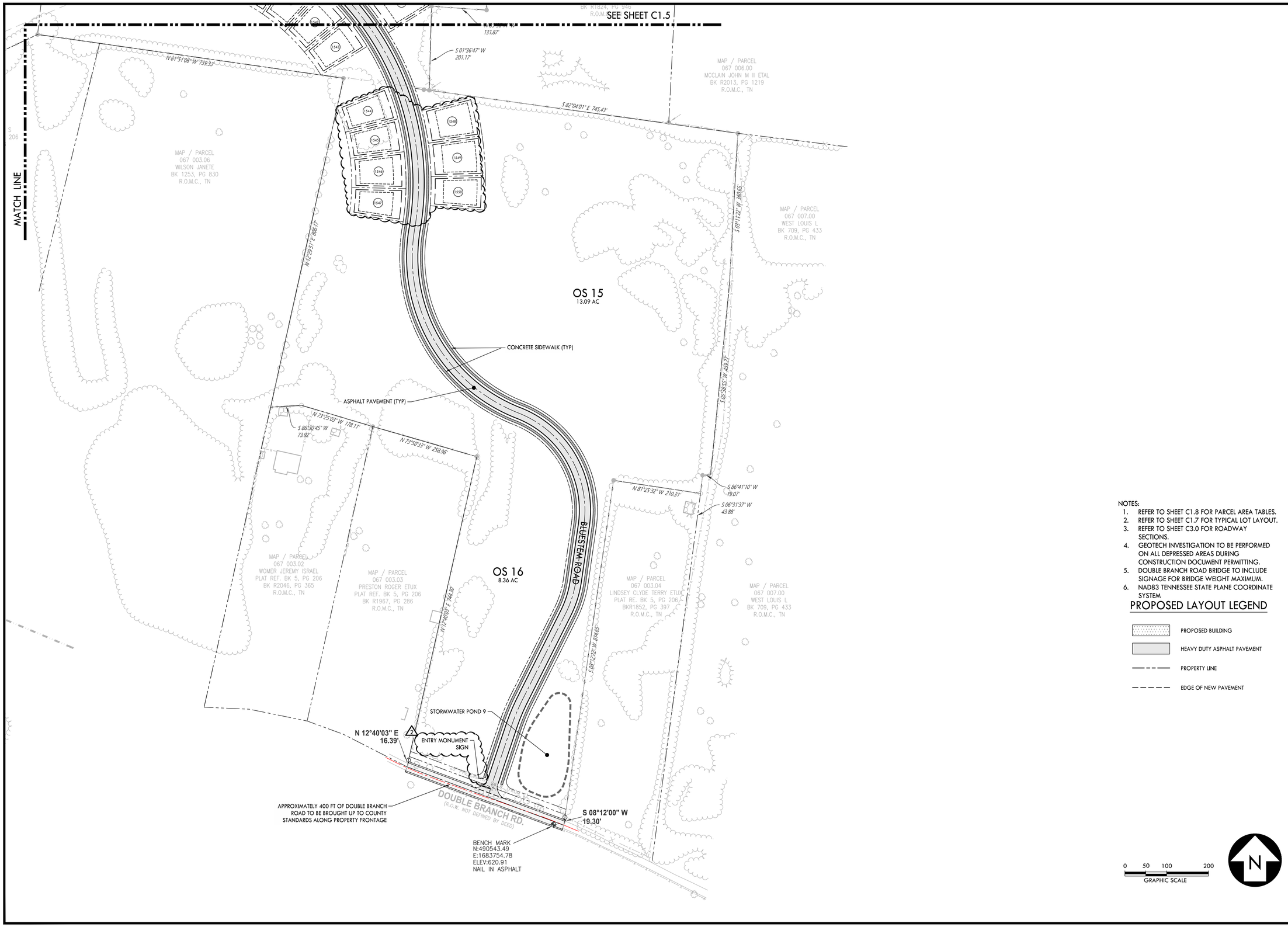
ANDREW WILSON CRAWFORD
REGISTERED
ENGINEER
AGRICULTURE
5/18/26
No. 114180
STATE OF TENNESSEE

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

C1.5
SITE LAYOUT PLAN



NOTES:

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2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
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6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

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

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

PHASE 1: 100 LOTS

PHASE 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

CRUNK ENGINEERING

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

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

REFER TO SHEET C2.2
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C2.1
FOR DETAILED INFORMATION
IN THIS AREA.

LOCATION OF NEW 100 YR FLOODPLAIN

LOCATION OF NEW 100 YR FLOODPLAIN

REFER TO SHEET 2.3
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C2.5
FOR DETAILED INFORMATION
IN THIS AREA.

AREA OF FLOODPLAIN COMPENSATION CUT

AREA OF FLOODPLAIN FILL

REFER TO SHEET C2.4
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C2.6
FOR DETAILED INFORMATION
IN THIS AREA.

0 350 700
GRAPHIC SCALE

N

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

ENGINEERING CRUNK

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AGRICULTURE
5/18/26
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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

C2.0
OVERALL GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE SHEET C2.4

SEE SHEET C2.3

SINGLE CURB INLET (TYP)

SANITARY MANHOLE (TYP)

RUTHERFORD CREEK

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

S 12°27'40" E
105.29'

S 49°19'41" E
163.40'

N 89°49'06" E 516.52'

N 89°54'43" E
204.01'

N 50°31'04" E
78.29'

N 64°28'37" E
171.60'

S 05°55'16" E 308.19'

STORMWATER POND 8

OS 14
16.77 AC

OS 13
3.64 AC

OS 12
9.32 AC

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

MAP / PARCEL
067 005.00
GAIL HASSELL HEIRS
BK R1501, PG 547
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

N 88°53'53" E 280.71'

S 64°49'28" W 501.76'

S 05°39'48" W 682.39'

131.87'

SEE SHEET C2.6

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.
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(615) 873-1795
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ENGINEERING CRUNK

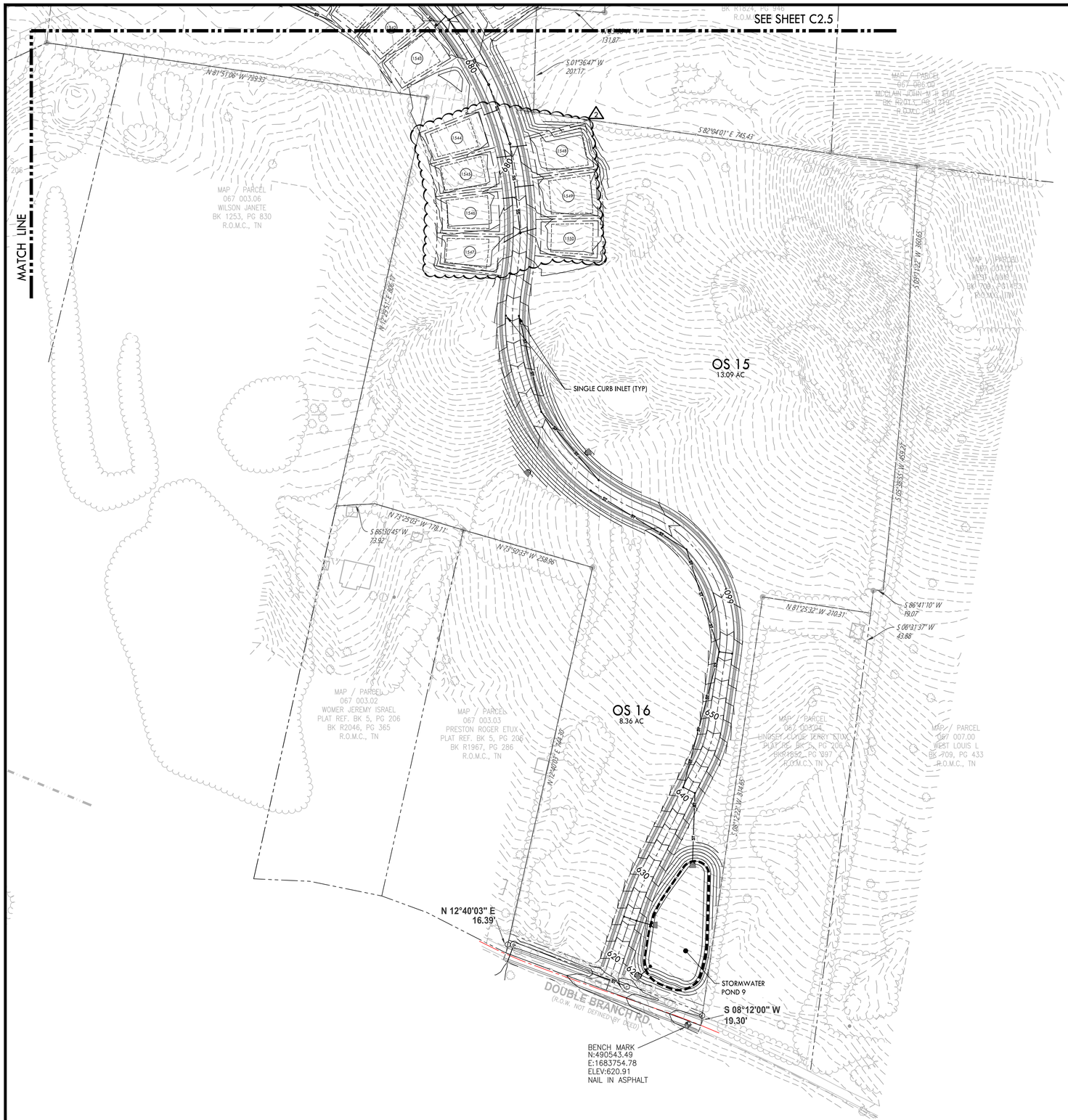
ADAM WILSON
REGISTERED ENGINEER
AGRICULTURE
5/18/26
CAMERON
No. 114180
STATE OF TENNESSEE

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

C2.5
GRADING, DRAINAGE, & UTILITY PLAN



NOTES:

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

PROPOSED LAYOUT LEGEND

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

0 50 100 200
GRAPHIC SCALE

CRUNK ENGINEERING LLC
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ENGINEERING CRUNK

ADAM WILSON
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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.

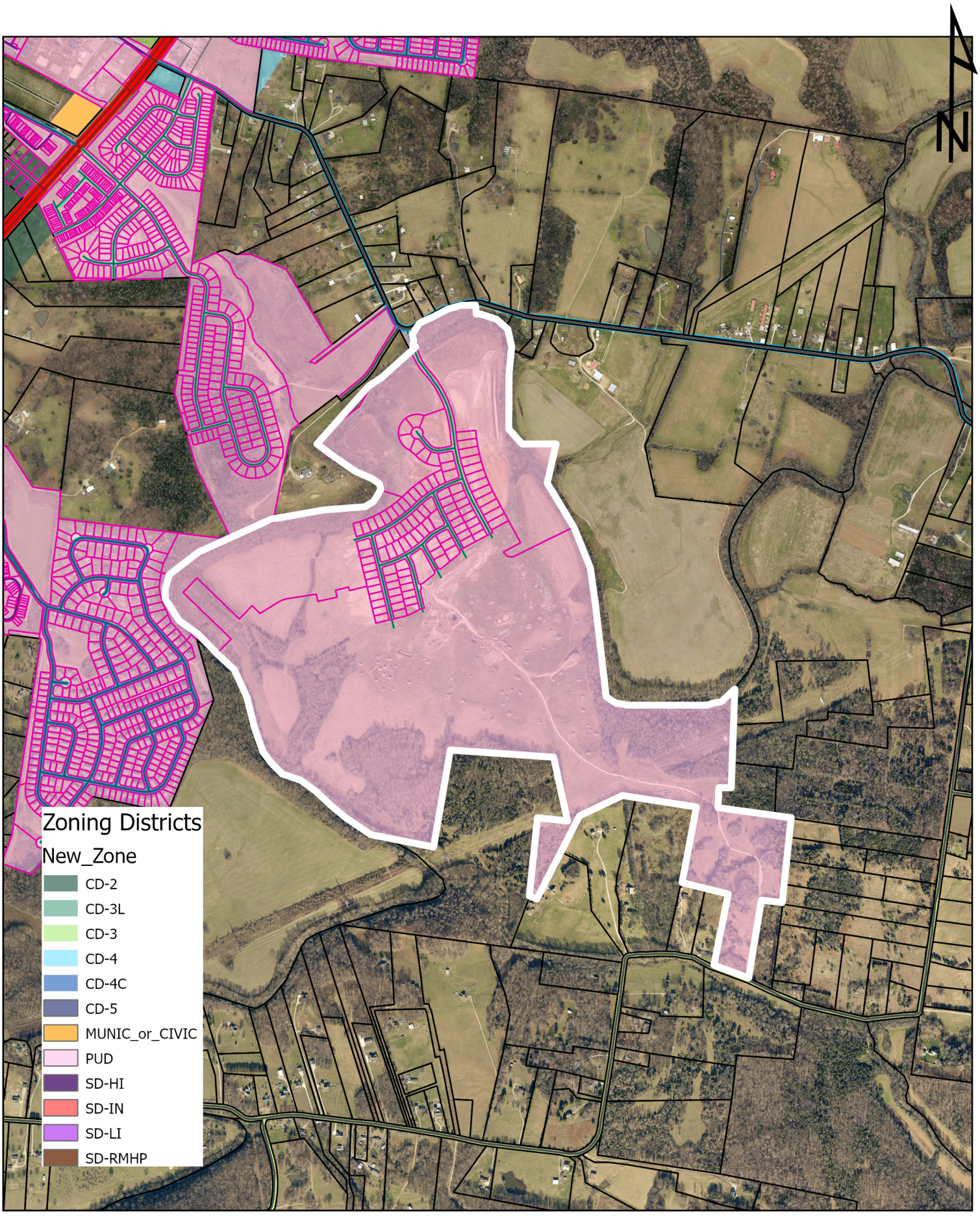
Sheet C2.6

- 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



Case #26-0205
The Landing at Greens Mill
Greens Mill PUD

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

Rutherford Ln Subdivision – Preliminary/Final Plat

Project #:	26-0207	**Location:**	101N C 077.00
Applicant:	Allen O'Leary/W.E.S Engineers	**Case Type(s):**	Preliminary/Final Plat
Staff Planner:	Robert Archibald, Principal Planner	**Proposed Use:**	Utility/Communication

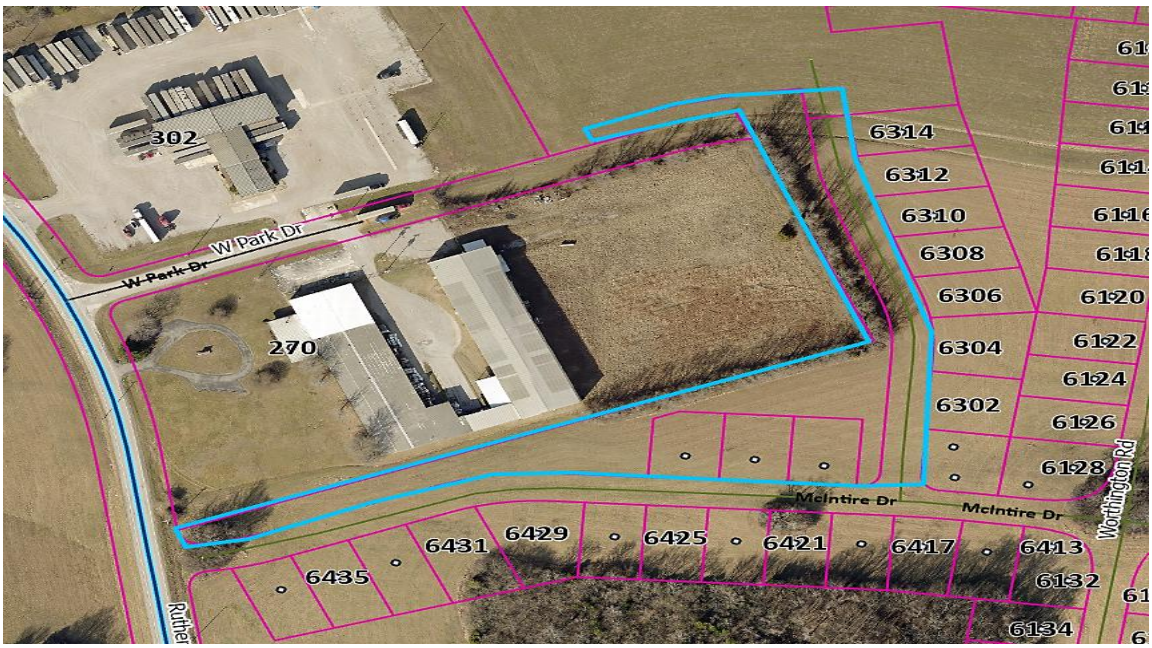
PROJECT SUMMARY

The applicant requests approval of a Preliminary/Final Plat for the revision of Open Space #7, originally approved as part of the Preliminary Plat for the Rutherford Subdivision on September 14, 2022 (Case No. 22-0202). The Rutherford Subdivision consists of 124 single-family residential lots on approximately 65 acres. Since the original Preliminary Plat approval, Final Plats for Phase 1 and Phase 2 were approved on April 10, 2024 (Case No. 24-0114) and August 13, 2025 (Case No. 25-0189), respectively. The original Preliminary Plat established vested development rights under the RS-10 zoning district standards of the previous Zoning Ordinance (Ordinance No. 3638).

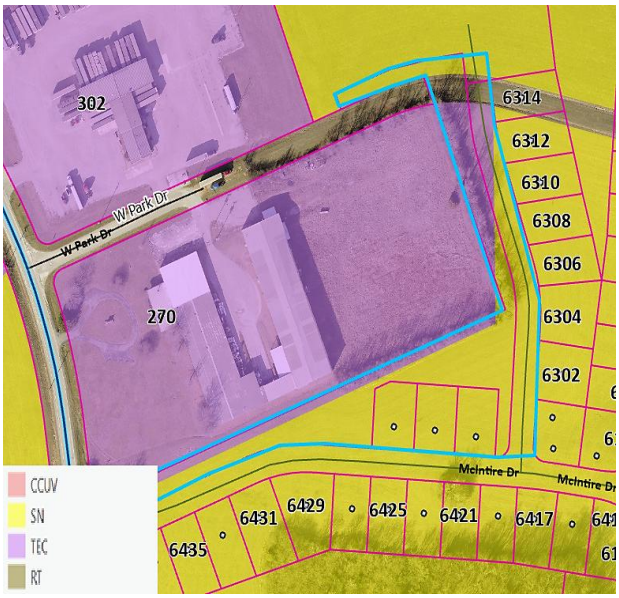
- This development is subject to Ordinance 3638, the pre-July 2022 Zoning Ordinance and the Subdivision Regulations of the City of Columbia.
- The Final Plat conforms to the Preliminary Plat.
- This development did not require a financial surety, a development agreement, or a stormwater maintenance agreement per the Subdivision Regulations.
- The DRC reviewed this proposal at its June 2026 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Preliminary and Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

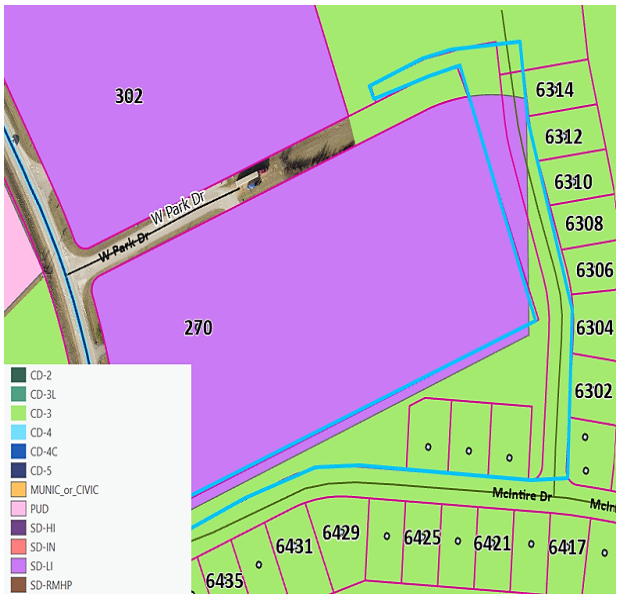
SITE INFORMATION

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



FUTURE LAND USE MAP	ZONING MAP





CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the Preliminary Plat. The following technical comments are provided for the Planning Commission's reference.

- The structure shall comply, as noted on the Preliminary and Final Plat, with the standards for design or landscaping as required per the previous Zoning Ordinance in which this development is vested.
- If access to the structure is determined to be required, the access shall be either surfaced with concrete or asphalt as required.

REVIEW PROCESS

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

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

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

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

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

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

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

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

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

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

1. *Whether the proposed Final Plat complies with the applicable zoning district and overlay districts.*

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

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

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

SAMPLE MOTIONS

Approve:

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

Approve with Conditions:

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

Defer for Continued Review:

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

Deny:

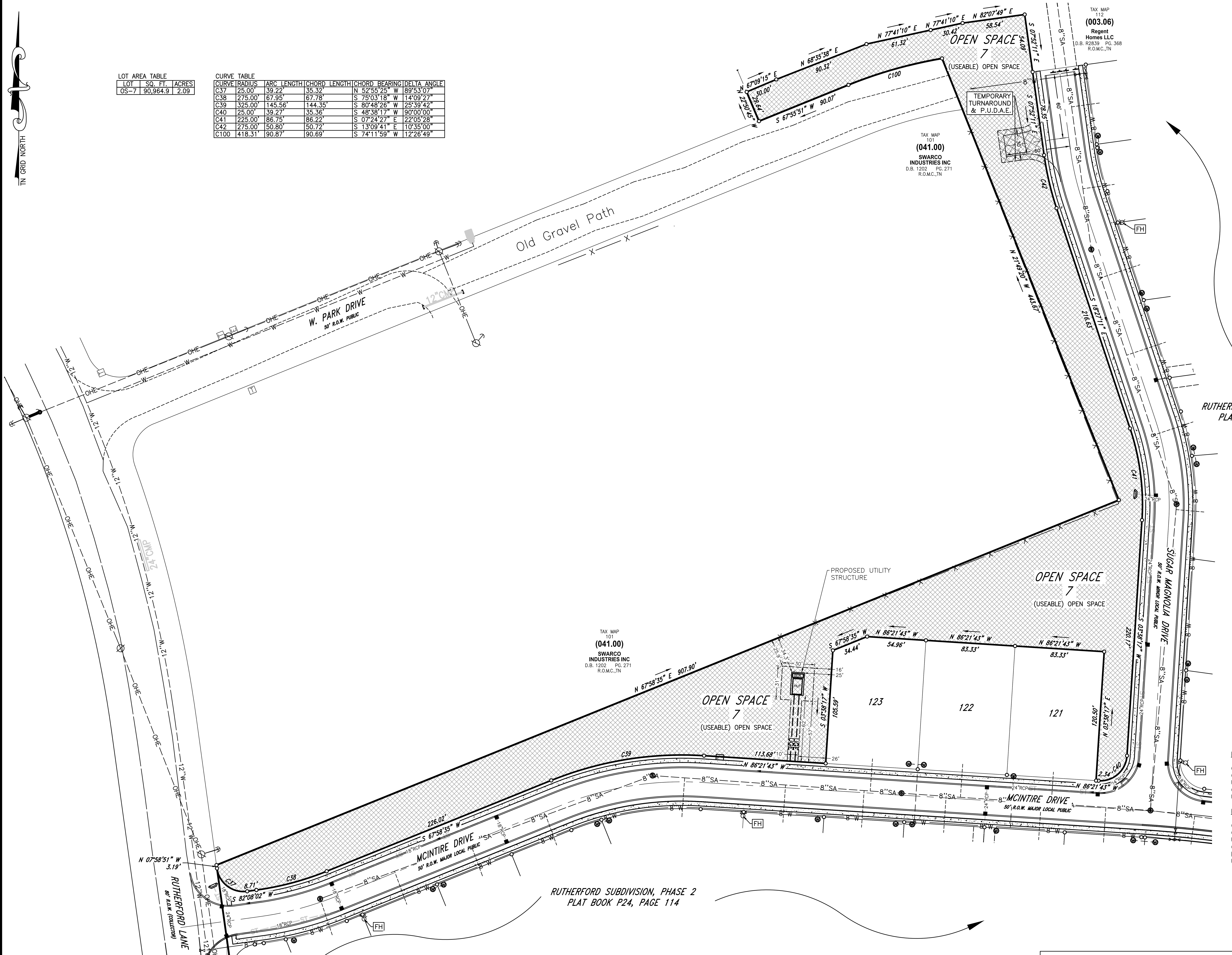
Move to find that the Preliminary and Final Plats as presented does not conform to the applicable zoning ordinance, the Subdivision Regulations, or the approved Preliminary Plat, and deny the request due to [list specific deficiencies].

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	418.31'	90.87'	90.69'	S 74°11'59" W	12°26'49"



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

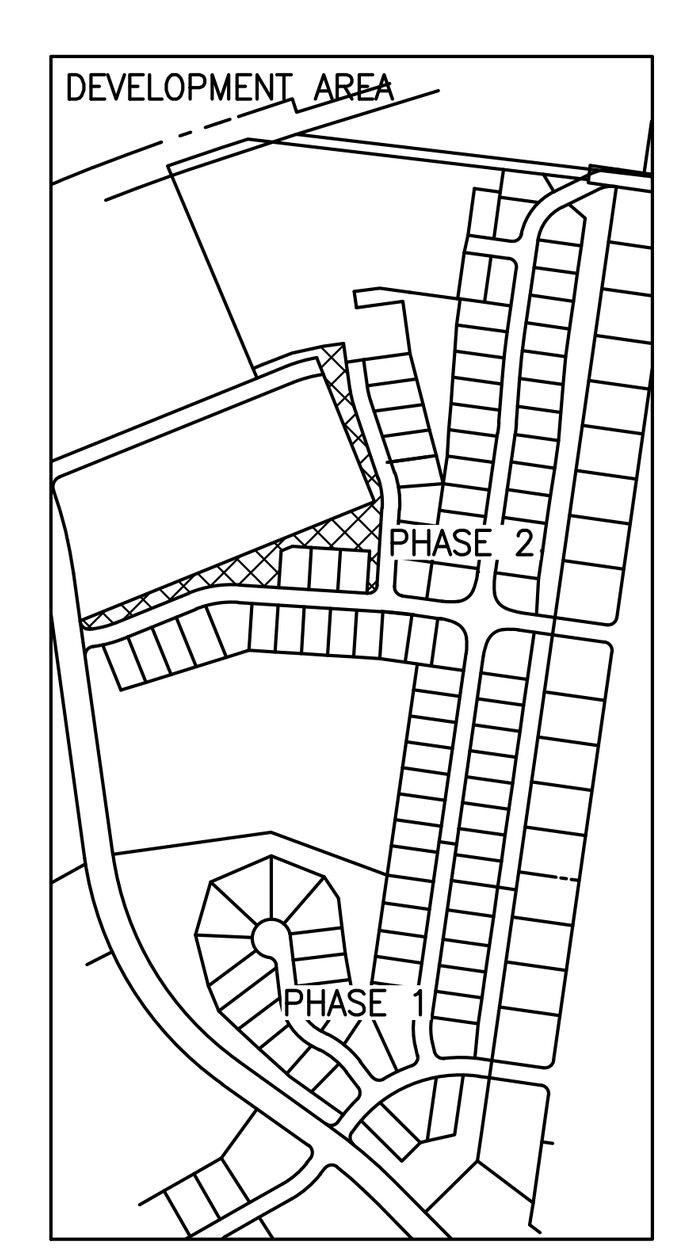
OPEN SPACE NOTE:

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.
EXCLUSIONS WITHIN THE COMMON OPEN SPACE MAY RELINQUISH THE HOA'S MAINTENANCE RESPONSIBILITIES IF PARTICIPATING PARTIES HAVE A CONTRACTUAL MAINTENANCE AGREEMENT.

Legend

EIP / IPS Iron Rod/Pipe Found; ECM Iron Rod Set; MAG Concrete Monument Existing; 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; G Gas Line; SA Sanitary Sewer Line; W Water Line; ST Storm Sewer Line; OH Overhead Utility Line; OHC Overhead Cable Line
OHE Overhead Electric Line; OHT Overhead Telephone Line; UG Underground Utility Line; UGC Underground Cable Line; UGE Underground Electric Line; UGT Underground Telephone Line; FM Forced Main Line

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



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

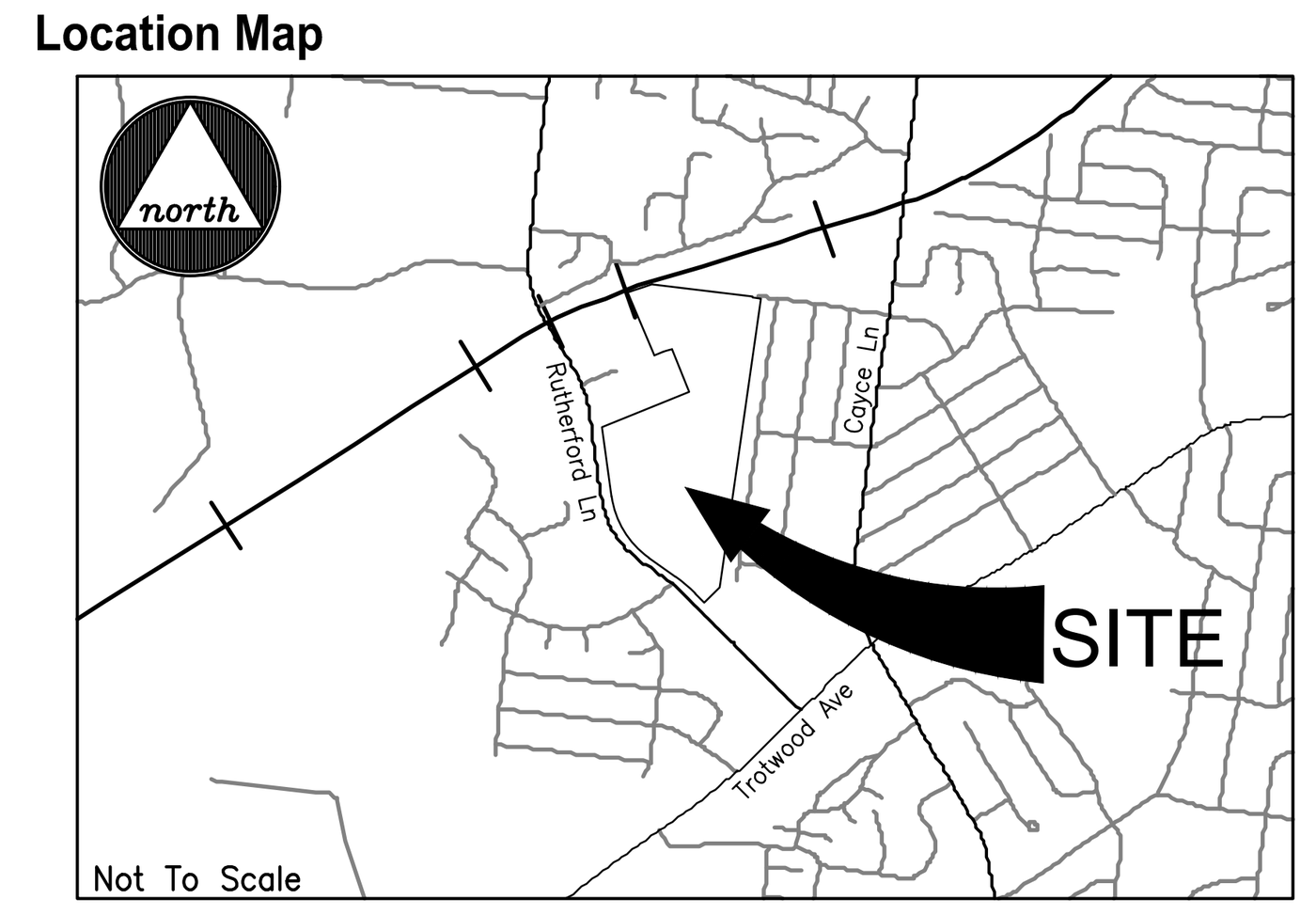
PURPOSE NOTE:
The purpose of this plat to revise OPEN SPACE 7 to construct a building for a utility facility within OS-7.

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.

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

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

Location Map



©2026

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.

PREVIOUSLY APPROVED:

OPEN SPACE REQUIRED RS 10 is 7% or 4.60 AC
OPEN SPACE PROVIDED: 25.60 AC
USEABLE OPEN SPACE REQUIRED: 1.52 AC
OPEN AREAS OS-5, OS-6, OS-7 AND OS-8 ARE USEABLE OPEN SPACE
USEABLE OPEN SPACE PROVIDED: 4.66 AC

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REDUCTION FOR PROPOSED UTILITIES LOCATED IN OS-7 IS 1,500 SQ. FT. OR 0.03 AC
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GENERAL NOTES:

1. PER ZONING ORDINANCE #3638 8.3.3-V(1), PROPOSED UTILITY STRUCTURE TO TO BE EITHER SCREENED FROM VIEW WITH LANDSCAPING/FENCING OR HAVE RESIDENTIAL APPEARANCE.
2. IF VEHICULAR ACCESS IS REQUIRED FOR THE EXCLUSIVE EASEMENT IN OS-7, PER ZONING ORDINANCE #3638 10.2.12-C(4), THE ACCESS TO PROPOSED STRUCTURE FROM THE STREET WILL BE SURFACED WITH CONCRETE APRON AS APPROVED BY THE CITY OF COLUMBIA ENGINEERING DEPT. STANDARDS WILL BE REVIEWED AT TIME OF STREET CUT PERMIT.

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 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.

6/15/26
Date

Allen B. O'Leary

TN RLS #1987
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
WES ENGINEERS & SURVEYORS

Client
UNITED COMMINICATIONS
1010 HALEY ROAD
MURFRESSBORO, TN

FINAL PLAT

RUTHERFORD SUBDIVISION, PHASE 2, REVISION TO OPEN SPACE 7

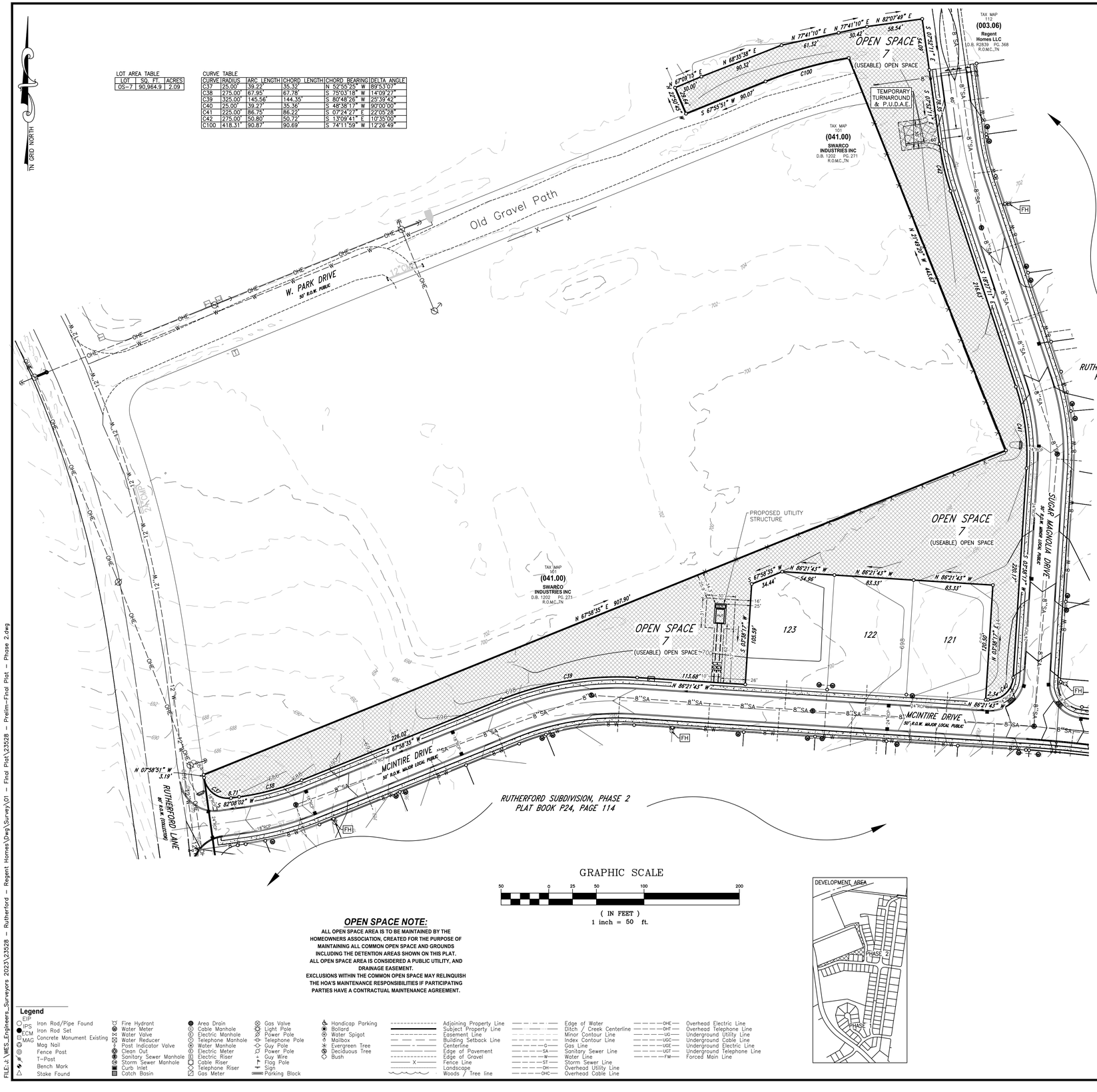
COLUMBIA, TN

REVISIONS	DATE
STAFF COMMENTS ADDRESSED	06/15/2026

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

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

1 of 1



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GRAPHIC SCALE
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(IN FEET)
1 inch = 50 ft.

Legend

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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
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Sanitary Sewer Line	UGT	Underground Telephone Line
Water Line	FM	Forced Main Line
Storm Sewer Line		
Overhead Utility Line		
Overhead Cable Line		

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PHONE: (931) 388-2329
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Client
UNITED COMMUNICATIONS
1010 HALEY ROAD
MURFREESBORO, TN

PRELIMINARY PLAT

RUTHERFORD SUBDIVISION, PHASE 2, REVISION TO OPEN SPACE 7

COLUMBIA, TN

REVISIONS	DATE
STAFF COMMENTS ADDRESSED	06/15/2026

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

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

1 of 1

ALLEN B. O'LEARY
REGISTERED LAND SURVEYOR
No. 2147
STATE OF TENNESSEE
AGRICULTURE
COMMISSION
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

June 15, 2026

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

RE: Project Name: Rutherford Subdivision, Phase 2 OS-7, Preliminary-Final Plat
City of Columbia Staff Review Re-Submittal

On behalf of Regent Homes LLC, the owner of Rutherford Subdivision, **WES Engineers & Surveyors** would like to re-submit this Final Plat to the City of Columbia for Planning Commission approval. Comments are addressed below in red.

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
   Acknowledged.

2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
   We have provided a response letter as part of this resubmittal.

3. Utility facilities in residential areas or adjoining residential uses shall maintain residential setbacks. The rear setback shown on preliminary and final plats show 25.9' from the northwest corner of the proposed building MBSL. The setback distance required in the rear yard is 30'. Please revise both the preliminary and final plats to show compliance. (§8.3.3-V(1), Ord. #3638)
   This is the reserved area easement within the open space for the utility, not the proposed structure. We have added additional dimensions for clarification. This will meet the minimum M.S.B.L. per the zoning ordinance.

4. Add notes on plats that the structure will either be screened from view with landscaping/fencing or have a residential appearance as required per Ordinance. Standards will be reviewed at time of building permit. (§8.3.3-V(1), Ord. #3638)
   Added note to preliminary/final plat.

5. Add notes on plats that the access to proposed structure from the street will be surfaced with concrete and have a concrete apron as approved by the City of Columbia Engineering Dept. Standards will be reviewed at time of street cut permit. (§10.2.12-C(4), Ord. #3638)
   Added note to preliminary/final plat.

6. Will the HOA be responsible for maintenance of structure, landscape treatment, and access? If not, change Open Space note to reflect responsibility.
   Added note to preliminary/final plat.

7. The approved plat designates the OS-7 as usable open space. This space does not allow the utility structures. This area will need to be removed from the usable open space. Provide sqft. deduction and any replacement areas provided.
   Table from previously approved preliminary plat was added to preliminary/final plat with the proposed reduction. Approved required useable open space was 1.52 acres with 4.66 acres designated as useable. With the proposed easement area in OS-7 removed, this reduces the useable open space area to 4.63 acres.

8. The vested plat amendment will follow Zoning Ord. 4400 1.24.7 review.
   Acknowledged.

Engineering

1. Remove certificate of dedication of streets, drainage, and utilities. Not needed with only modification to OS 7.
   Removed certification.

2. Label structures as "proposed"
   Labeled the proposed structure.

3. 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.
   Acknowledged.

4. Change purpose note to: construct a building for a utility facility within OS 7
   Changed the purpose note.

Fire

9. No comments. Noted.

ATT

10. No comments. Noted.

Maury County Schools

11. Woodard Elementary, Whitthorne Middle, Central High School. Noted

12. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment of school zones to accommodate new students. Noted.
13. Enrollment/capacity numbers are attached. Noted

Wastewater

14. No comments. Noted.

Columbia Water

15. No comments (previously approved project). Noted

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

Sincerely,
WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, June 9, 2026

ITEM NO.
26-0207

DESCRIPTION: Rutherford Lane

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Utility facilities in residential areas or adjoinging residential uses shall maintain residential setbacks. The rear setback shown on preliminary and final plats show 25.9' from the northwest corner of the proposed building MBSL. The setback distance required in the rear yard is 30'. Please revise both the preliminary and final plats to show compliance. (§8.3.3-V(1), Ord. #3638)
4. Add notes on plats that the structure will either be screened from view with landscaping/fencing or have a residential appearance as required per Ordinance. Standards will be reviewed at time of building permit. (§8.3.3-V(1), Ord. #3638)
5. Add notes on plats that the access to proposed structure from the street will be surfaced with concrete and have a concrete apron as approved by the City of Columbia Engineering Dept. Standards will be reviewed at time of street cut permit. (§10.2.12-C(4), Ord. #3638)
6. Will the HOA be responsible for maintenance of structure, landscape treatment, and access? If not, change Open Space note to reflect responsibility.
7. The approved plat designates the OS-7 as usable open space. This space does not allow the utility structures. This area will need to be removed from the usable open space. Provide sqft. deduction and any replacement areas provided.
8. The vested plat amendment will follow Zoning Ord. 4400 1.24.7 review.

Engineering

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

1. Remove certificate of dedication of streets, drainage, and utilities. Not needed with only modification to OS 7.
2. Label structures as "proposed"
3. 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.
4. Change purpose note to: construct a building for a utility facility within OS 7

Fire

9. No comments

ATT

10. No comment.

Maury County Schools

11. Woodard Elementary, Whitthorne Middle, Central High School.
12. The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accomodate new students.
13. Enrollment/capacity numbers are attached.

Wastewater

14. No comments.

Columbia Water

15. No comments (previously approved project).

CITY OF
COLUMBIA
TENNESSEE

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

Resubmittal Guidelines

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

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

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

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

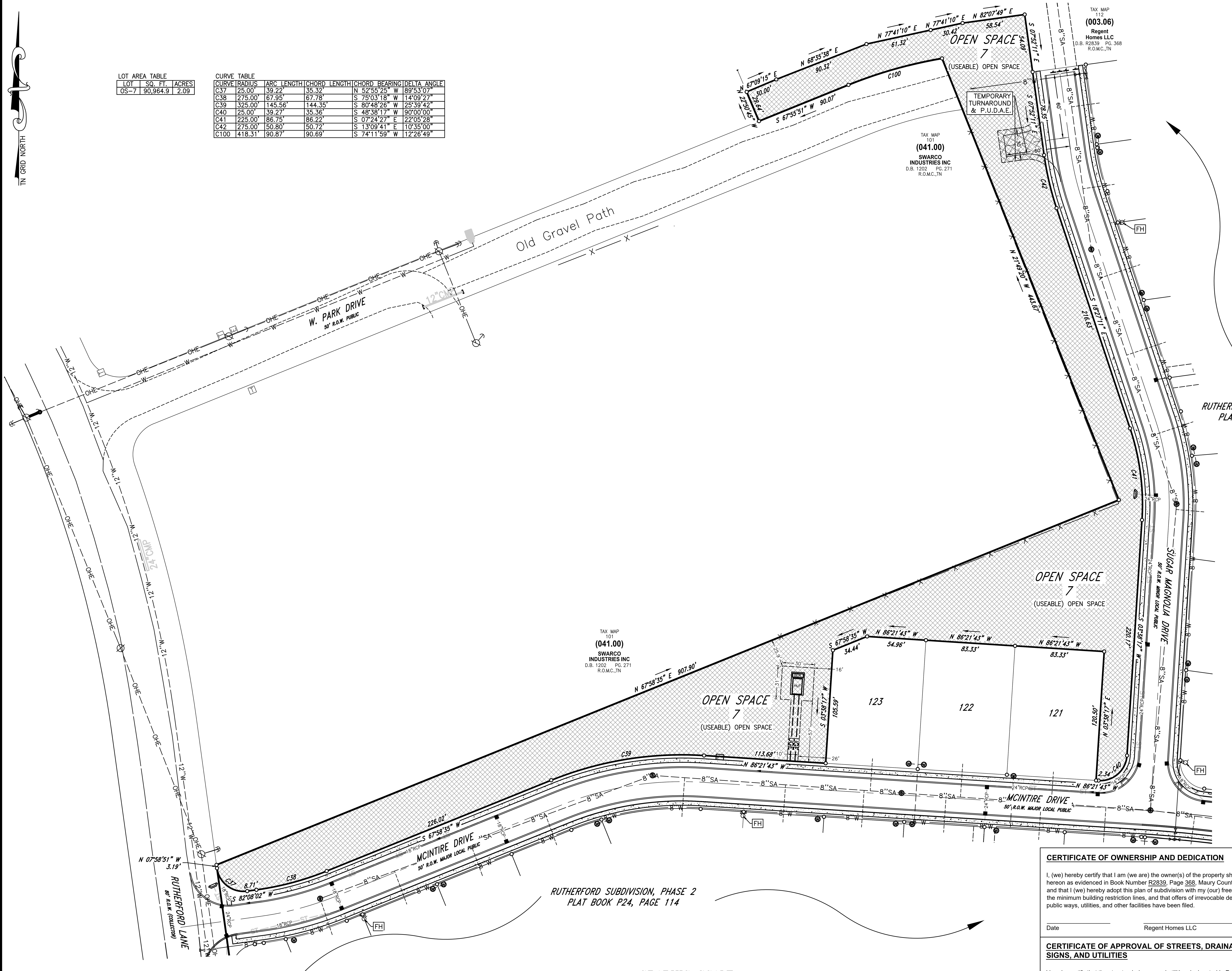
NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which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

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	418.31'	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

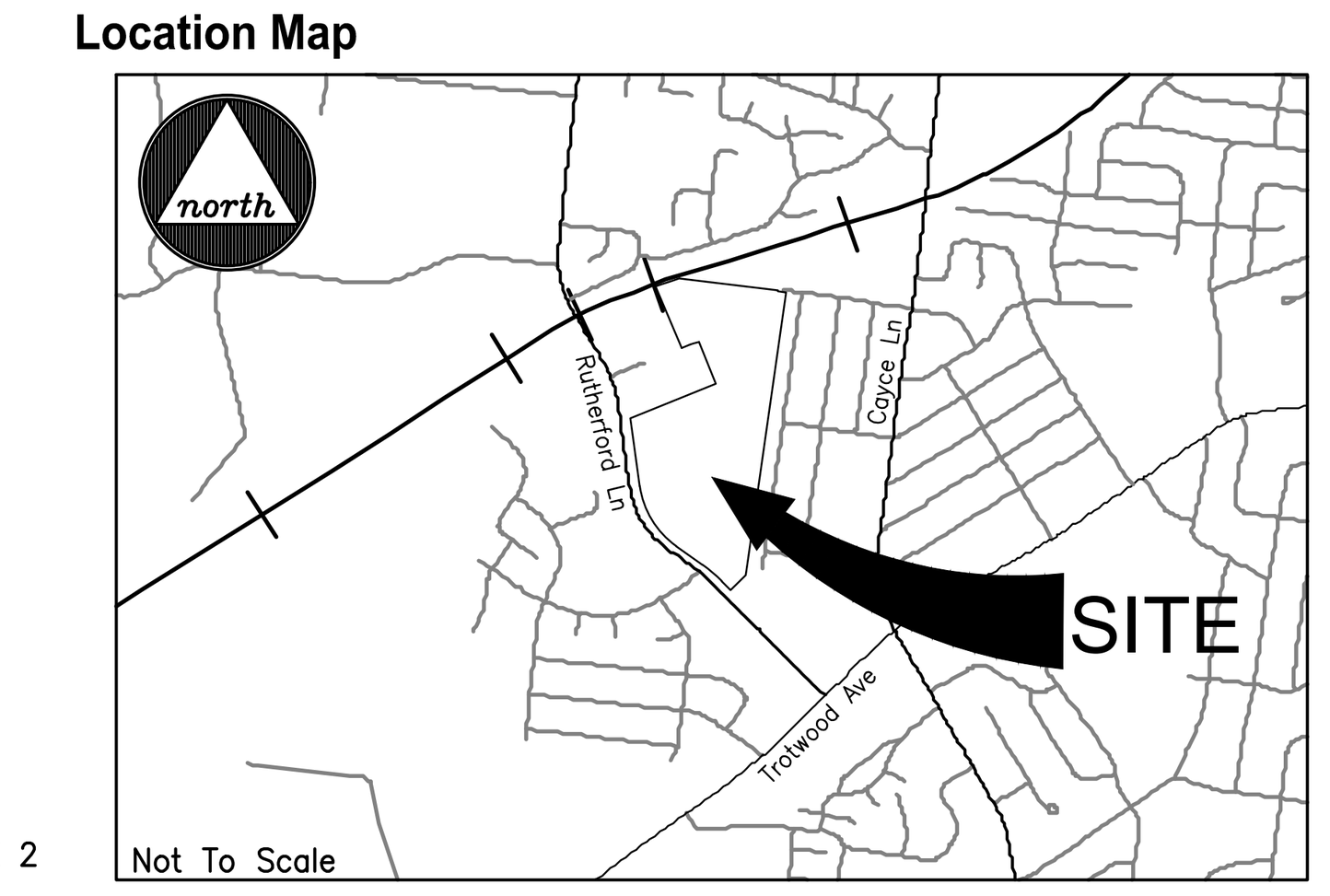
PURPOSE NOTE:
The purpose of this plat to revise OPEN SPACE 7 to add an exclusive P.U.D.E in an existing P.U.D.E.

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



©2026

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.

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

Client
UNITED COMMINICATIONS
1010 HALEY ROAD
MURFRESSBORO, TN

FINAL PLAT

RUTHERFORD SUBDIVISION, PHASE 2, REVISION TO OPEN SPACE 7

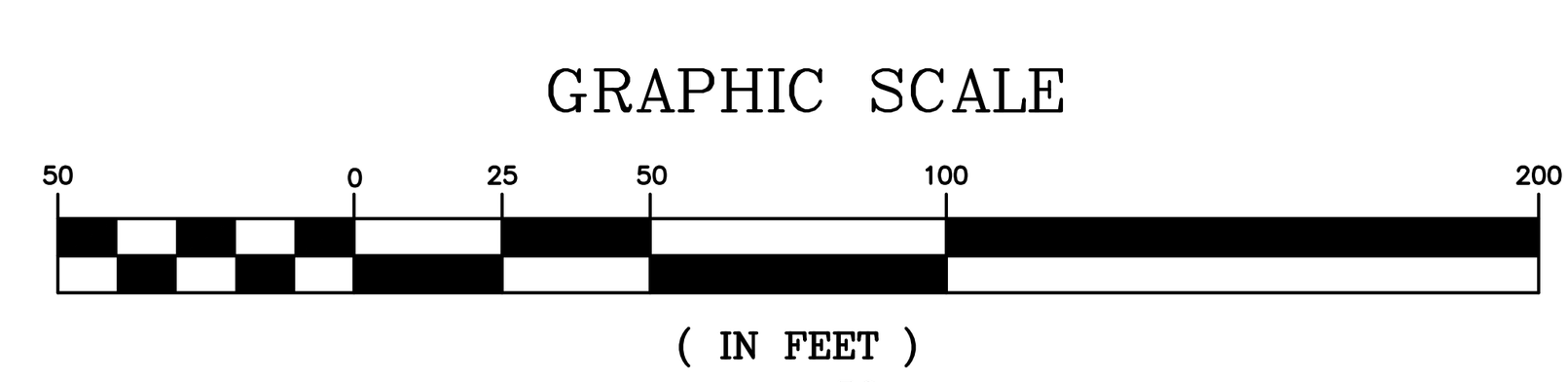
COLUMBIA, TN

REVISIONS	DATE

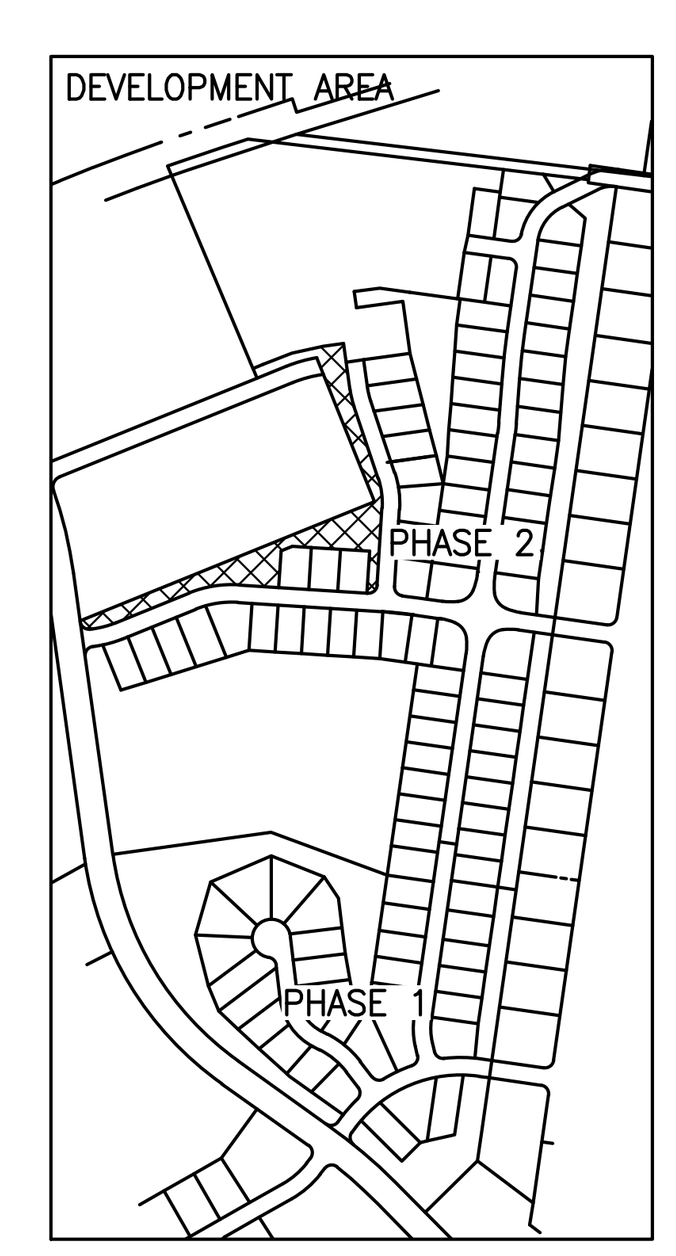
Drawn: EB
Checked: AO
Approved: AO
Date: 05-18-2026

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

1 of 1



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.



Legend

EIP / IPS / ECM / MAG: Iron Rod/Pipe Found; Iron Rod Set; Concrete Monument Existing; 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 (G); Sanitary Sewer Line (SA); Water Line (W); Storm Sewer Line (ST); Overhead Utility Line (OH); Overhead Cable Line (OHC); Overhead Electric Line (OHE); Overhead Telephone Line (OHT); Underground Utility Line (UG); Underground Cable Line (UGC); Underground Electric Line (UGE); Underground Telephone Line (UGT); Forced Main Line (FM)

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)

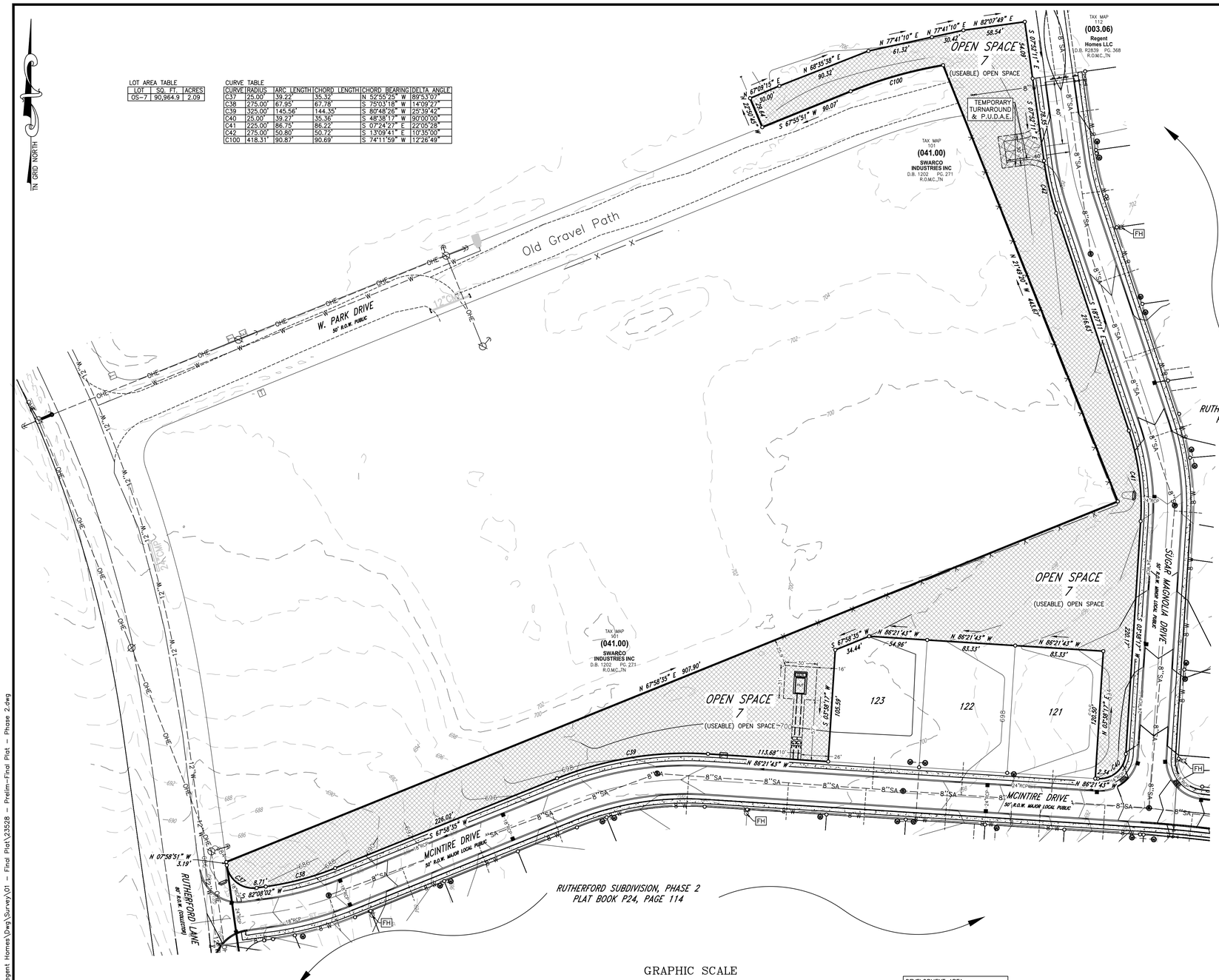
I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

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

Register of Deed Recording Stamp

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

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



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

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±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.

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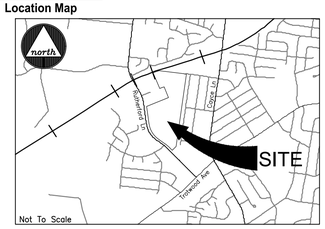
Legend

- EIP Iron Rod/Pipe Found
- IPS Iron Rod Set
- CCM 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

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8. Plat reference: P24, Page 114
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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.
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18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

ALLEN B. O'LEARY — TENNESSEE LAND SURVEYOR — AGRICULTURE, SCALE, COMPASS, PLANIMETER — TENNESSEE No. 1987

©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

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

1530 Bear Creek Pike Commercial Building / Architectural Design Review

Project #:	26-0212	Location:	1530 Bear Creek Pike
Applicant:	Tim Mehta/ Meridian Architecture	Case Type(s):	Design Review
Staff Planner:	Austin Brass, AICP	Proposed Use:	10,000 SF Retail Tenant Center

PROJECT SUMMARY

The applicant is requesting Design Review approval for the exterior of a proposed one-story, 10,000-square-foot retail center that will contain four (4) general commercial tenant spaces with two (2) restaurant tenant spaces. Design Review approval is required because the project is located within a Special District (*SD-Interstate Service*), which mandates review and approval by the Architectural Design Review Commission.

- This design review request is for architectural elevations only. Additional site standards have been reviewed and approved as an administrative site development plan.
- The proposal includes a combination of brick and fiber cement board cladding with substantial glazing on the façade elevation that will enfront Bear Creek Pike.
- A drive-thru is included on the south elevation that will be placed within the 3rd layer of the site.
- This proposal meets all design standards required for new construction of a retail commercial center within a SD-INT district.
- The DRC reviewed this proposal at its June 2026 meeting. Staff review included standard comments. Full technical comments are provided in the agenda packet.
- The Planning Commission serving in its capacity as the Architectural Design Review Commission is the **Decision-Making Authority** for design review in an SD-INT District.

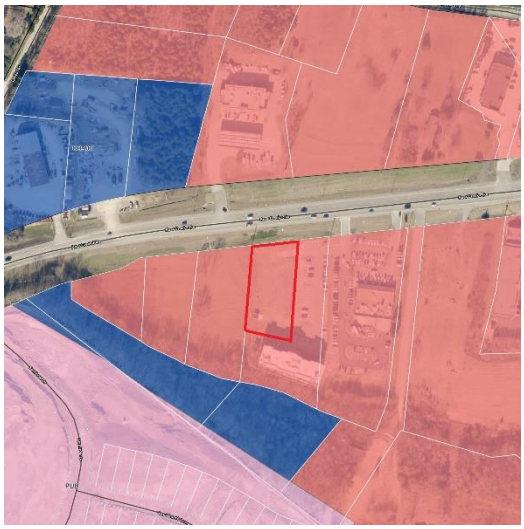
SITE INFORMATION:

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
SD-INT	Vacant Land	10,000 SF Retail Center	1.14 +/- acres



FUTURE LAND USE MAP (City Center & Urban Village)	ZONING MAP (SD-INTERSTATE)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center & Urban Village	SD-INT	Vacant Outparcel
North	Center Center & Urban Village	SD-INT	Fuel/ Convenience Store
South	Center Center & Urban Village	CD-4C	Hotel
East	Center Center & Urban Village	SD-INT	Restaurant
West	Center Center & Urban Village	SD-INT	Vacant Parcel

REVIEW PROCESS

The Development Review Committee evaluated the proposed Design Review request at its June 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above. This review is subject to the standards and review criteria of the Zoning Ordinance per section **8.3.6** described below.

8.3.6 ARCHITECTURAL DESIGN REVIEW COMMISSION

A. Creation

1. There is hereby created the Architectural Design Review Commission for the purpose of reviewing Development applications that are subject to design review pursuant to this Ordinance.

2. As authorized by T.C.A. Section 6-54-133, the Columbia Municipal Planning Commission is designated the city's Architectural Design Review Commission, with the authority to develop, adopt, and apply general guidelines for the exterior appearance of properties within the City of Columbia.

B. Design Standards In addition to the design standards incorporated in this ordinance, the Planning Commission may develop and adopt exterior appearance guidelines that are applicable throughout the city as well as exterior appearance guidelines that are applicable only to specified areas within the city.

C. Powers & Duties

1. The Architectural Design Review Commission shall be responsible for reviewing proposals for Site Development Plan, Building Permit, or Planned Unit Development approval for compliance with the applicable architectural design standards.

2. The Architectural Design Review Commission may approve alternative materials and methods of compliance which, in the determination of the Planning Commission, provide aesthetic value which meets or exceeds the prescribed standards.

3. The Zoning Administrator may approve alternative materials and methods of compliance with design standards for existing structures and Site Development Plans for which the Zoning Administrator is the Decision-Making Authority. The alternative means of compliance must provide aesthetic value which meets or exceeds the prescribed standards. The Zoning Administrator may refer any determination of alternative compliance to the Architectural Design Review Commission. Any property owner may appeal the Zoning Administrator's determination to the Architectural Design Review Commission. The appeal shall by written notice to the Zoning Administrator, stating: the guidelines at issue; the alternative compliance proposed; and, the owner's reasons for seeking relief from the guidelines. The appeal shall be treated as a site development plan for purposes of assessing fees and application requirements.

8.5.15 Design Review

A. Intent

Design Review by the Architectural Design Review Commission is intended to protect the physical character of the city through additional review of certain proposed Developments meeting certain criteria.

B. Applicability.

Prior to issuance of a Building permit, or concurrent with approval of a Site Development Plan, or Preliminary Planned Unit Development Master Plan, Design Review shall be required for the following

1. **Design of all Building and Structures within a Special District; and**
2. Design of all Buildings and structures with a Planned Unite Development District.

SAMPLE MOTIONS

Approve:

Move to approve the façade elevations presented and find that the design confirms to the applicable standards of the Zoning Ordinance per section 8.3.6 and 8.5.15, and [subject to remaining technical comments and conditions from staff of approval as listed].

Approve with Conditions:

Move to approve the façade elevations as presented and find that design conforms to the applicable zoning ordinance, subject to the following conditions: [list any additional conditions of approval crafted by Planning Commission].

Defer for Continued Review:

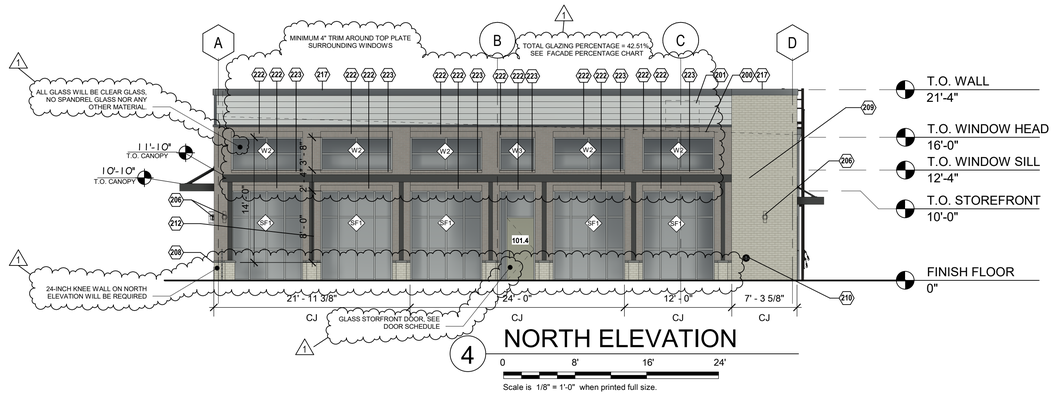
Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

Move to find that the façade elevations as presented does not conform to the applicable Zoning Ordinance, and deny the request due to [list specific deficiencies].

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								

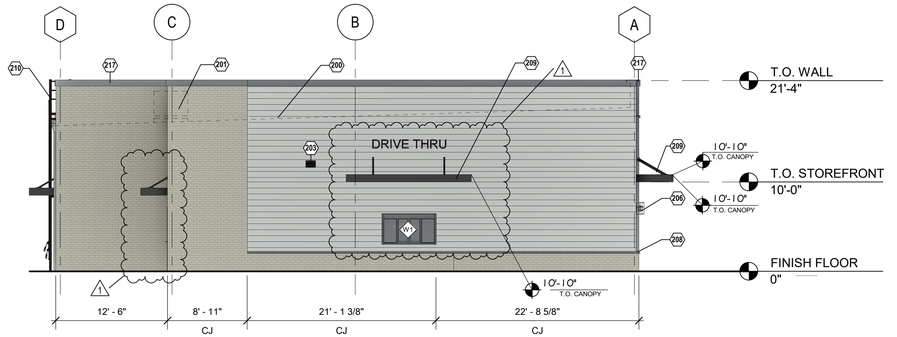
FACADE PERCENTAGES



4 NORTH ELEVATION

0 8' 16' 24'

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



3 SOUTH ELEVATION

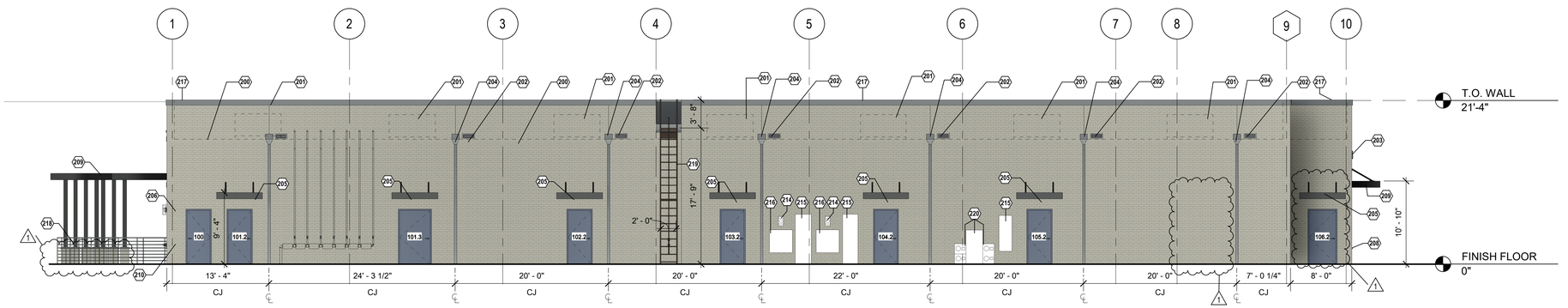
0 8' 16' 24'

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

2 EAST ELEVATION

0 8' 16' 24'

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



1 WEST ELEVATION

0 8' 16' 24'

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.
222	VEL DARK GRAY SOLDIER BRICK ABOVE WINDOW
223	VEL DARK GRAY ROWLOCK BRICK AT WINDOW SILL

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

DAVID A. BROWN — REGISTERED ARCHITECT — STATE OF TENNESSEE
David A. Brown 06/12/2026

REVISIONS:

DELTA	DESCRIPTION	DATE
1	Revision 1	06.12.2026

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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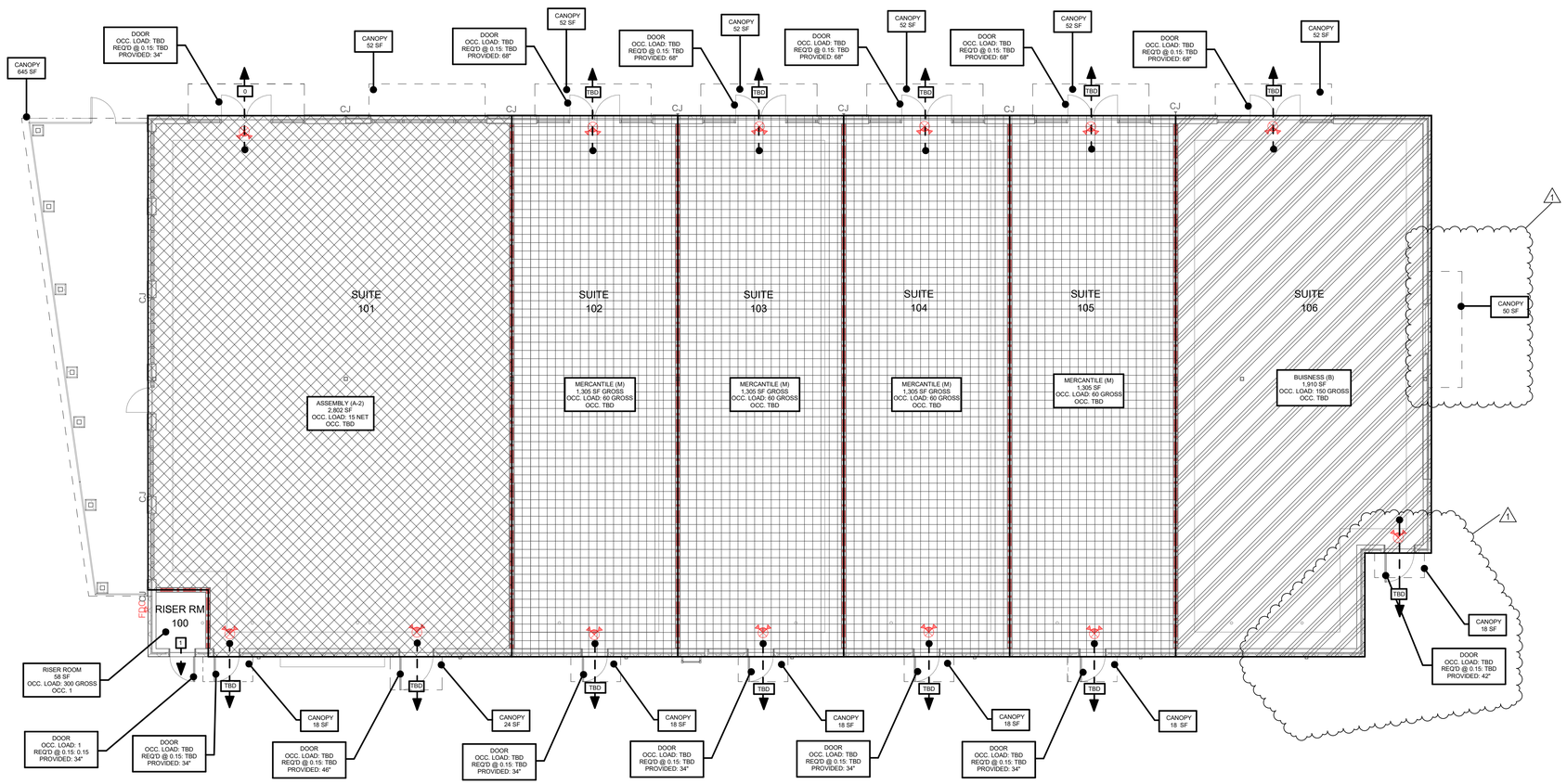
6/12/2026 1:13:41 PM MERIDIAN ARCHITECTURE 0456-24 / BEAR CREEK PLAZA - BHADRESH PATEL / SCHEMATIC DESIGN / A-201- BUILDING ELEVATIONS



CODE PLAN

0 8' 16' 24'

1/8" = 1'-0"

N

CODE PLAN GENERAL NOTES

A. Fire Department access and water supply shall be in place prior to commencement of vertical construction.

B. See reflected ceiling plans and electrical drawings for exit signs.

C. All exits to be openable from the inside without the use of a key or any special knowledge.

D. Panic hardware to be provided at each exit door from rooms with an occupant load of more than 50, including main corridor exterior exits.

E. All utilities will be placed underground.

F. Special structural inspections may be required. Review general structural notes for requirements.

G. Special electrical inspections may be required. Review electrical drawings and specifications for requirements.

H. Fire sprinklers and fire alarm system shall comply with NFPA No. 13. Submit all required drawings and information to A.H.J. Prior to commencement of any related work. Obtain approval of completed systems prior to final acceptance.

CODE PLAN LEGEND

- 1-HOUR RATED DEMIZING WALL
- FDC — FIRE DEPARTMENT CONNECTION
- DENOTES OVERHANG
- EGRESS PATH TRAVLE DISTANCE
- ? — NUMBER OF OCCUPANTS EGRESSING THROUGH SPECIFIC EXIT
- ASSEMBLY (A-2) OCCUPANT LOAD FACTOR: 15 NET
- MERCANTILE (M) OCCUPANT LOAD FACTOR: 60 GROSS
- BUSINESS (B) OCCUPANT LOAD FACTOR: 150 GROSS
- COMBINATION EMERGENCY EXT LIGHT AND SIGN

BEAR CREEK PLAZA
ONE-STORY

[MERCANTILE] M / [ASSEMBLY] A-2 / [BUISNESS] B: SEPARATE MIXED OCCUPANCY
TYPE V-B, NEW CONSTRUCTION: 1 STORY
AUTOMATIC SPRINKLER SYSTEM PROVIDED THROUGHOUT

TRAVEL DISTANCE ALLOWED: SEE G-002
MAXIMUM TRAVEL DISTANCE: TBD

GROSS BUILDING AREAS

M	5,220 SF
B	1,910 SF
A-2	2,802 SF
RISER	58 SF
TOTAL BUILDING AREA	9,990 SF

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

DAVID A. BROWN — 06/12/2026

REVISIONS:

DELTA	DESCRIPTION	DATE
1	Revision 1	06.12.2026

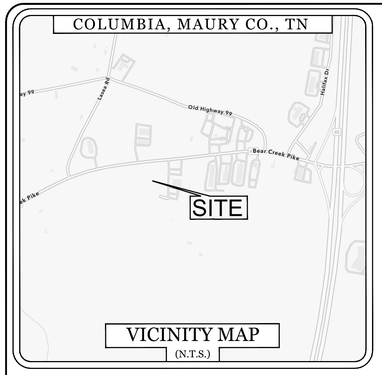
DATE OF ISSUE: 03.27.2026
MA PROJECT NO: 0456-24
PROJECT PHASE: CD
DRAWN BY: MEHTA, RP

CODE PLAN

G-004

© 2026

6/12/2026 1:13:17 PM MERIDIAN ARCHITECTURE 0456-24 / BEAR CREEK PLAZA - BHADRESH PATEL / SCHEMATIC DESIGN / G-004- CODE PLAN



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
ADDING NOTE 6-8-2026

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



C2
SITE LAYOUT

Z:\SITEDEVELOPMENT\2023 PROJECTS\BHADRESH PATEL – BEAR CREEK PIKE\SITE DEV\FINAL PLANS\C2 – PROPOSED SITE LAYOUT.DWG

June 12, 2026

MERIDIAN | ARCHITECTURE
nashville, tn | www.meridiantn.com

Tim Mehta
Meridian Architects
Nashville, TN

Austin Brass, AICP
City Planner
Development Services
City of Columbia Tennessee
700 North Garden Street
Columbia, TN 38401

RE: Bear Creek Plaza
Meridian | Architecture Project No. 0456-24

Subj: Development Review Committee Comments: Architect's Response Letter

Austin:

Please see below responses to the comments made in the review meeting on 06/09/2026 and delivered to our team on 06/11/2026:

1. ***COMMENT:*** *Indicate percentage of glazing of glass on the north elevation which fronts Bear Creek Pike.*

   RESPONSE: **A-201 – Note Added indicating percentage of glazing on North Elevation referencing Façade Percentages chart.**

2. ***COMMENT:*** *All façade elevations require a defined base middle, and cap. Please provide a detailed cornice or architectural elements that define the cap of façade elevations.*

   RESPONSE: **A-201, A-301, A-302, A-303, A-304 – Defined Metal Coping Cap at 8" Height in Front.**

3. ***COMMENT:*** *Principle entrance door glazing could be considered as part of the glazing requirement.*

   RESPONSE: **A-201 - Door 101.4 facing Bear Creek is shown as glass. Note added, "Glass Storefront Door, See Door Schedule"**

4. ***COMMENT:*** *Canopy metal post use free standing stone or brick base. This comment was made in the meeting but within the letter.*

   RESPONSE: **A-101, A-102, A-201, A-303 - Added Brick Base to Canopy Metal Posts to match building brick base.**

5. ***COMMENT:*** *Include Notation, "all glass will be clear glass, no spandrel glass nor any other glass material.***"**

   RESPONSE: **A-201, A-601 – Notation added, "All Glass will be clear glass. No Spandrel Glass nor any other material."**

6. ***COMMENT:*** *Include Notation, "minimum 4" trim around top plate surrounding windows"*

   RESPONSE: **A-201, A-301, A-303 – Soldier Brick shown below windows, Rowlock windows shown below top window. Notation added, "minimum 4" trim around top plate surrounding windows" on A-201, North Elevation.**

7. *This number was skipped within the letter.*

8. ***COMMENT:*** *Include Notation, "Free standing and wall mounted signage will comply with the requirements of the zoning ordinance"*

   RESPONSE: **A-201 - Notation added, "Free standing and wall mounted signage will comply with the requirements of the zoning ordinance."**

9. ***COMMENT:*** *Provide Location of HVAC at roof top assure adequately screened.*

   RESPONSE: **A-201 - Location of future tenant HVAC already shown in dash lines screened by parapet. See keynote 201**

10. ***COMMENT:*** *Advisory note: "foundation landscaping will be required at the façade elevation"*

    RESPONSE: **A-201 - Notation added, "foundation landscaping will be required at façade elevation. See Civil C-2", C-2 Note added.**

11. *This number was skipped*

12. ***COMMENT:*** *Include Notation, "24 Inch knee wall on north wall elevation will be required***."**

    RESPONSE: **A-101, A201 – Notation added, "24-inch knee wall on north wall elevation will be required."**

13. ***COMMENT:*** *Please see attached city of Columbia Dumpster Guidelines & Accessible Requirements.*

    RESPONSE: Owner and Contractor shall review.

14. ***COMMENT:*** *Private sanitation services may be utilized.*

    RESPONSE: **Owner understands.**

15. ***COMMENT:*** *ATT intends to serve.*

    RESPONSE: **Owner understands.**

16. ***COMMENT:*** *DREMC will be the local power provider for Bear Creek Plaza. Distribution power will be provided in accordance with all DREMC service policies, rules, and regulations.*

    RESPONSE: **Owner understands.**

OTHER CHANGES AS NOTED FOR BUILDING AND CODES:

A. **DOOR 106.2 UPSIZED TO 42" DOOR. DOOR AND CANOPY RELOCATED AS SHOWN ON A-101, A-102, A-201**
B. **DRIVE THRU WINDOW AND CANOPY RELOCATED 24" WEST AS SHOWN ON A-101, A-102, A-201**

Sincerely,

Tim Mehta
Project Manager

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, June 9, 2026

ITEM NO.
26-0212

DESCRIPTION: Bear Creek Retail Center Design

COMMENTS:

Engineering

1. No comments on ARC Design Review

Fire

2. No comments

Planning

3. Austin Brass, AICP will be the lead case planner for this item. Please forward all communication to abrass@columbiatn.gov
4. 1. Indicate percentage of glazing on north elevation.
5. 2. All façade elevations require a defined base, middle, and cap. Please provide detailed cornice or architectural elements that define the cap of façade elevation.
6. 3. Principle entrance door glazing could be considered as part of the glazing requirement.
7. 5. Provide notation that all glass on elevations will be clear glass.
8. 6. Provide notation of minimum 4-inch trim with sill and top plate surrounding window.
9. 8. Provide notation that all freestanding and wall mounted signage will comply with SD-INT signage standards.
10. 9. Provide location of HVAC equipment, if rooftop, please ensure that it is adequality screened.
11. 10. Advisory note, foundation landscaping required at façade elevation.
12. Notation, 24" knew wall in front wall elevation will be required.

CITY OF
COLUMBIA
TENNESSEE

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

Public Works

13. Please see attached City of Columbia Dumpster Guidelines & Accessibility Requirements.
14. Private sanitation services may be utilized.

ATT

15. ATT intends to serrve.

Duck River Electric Membership Corp

16. DREMC will be the local power provider for Bear Creek Plaza. Distribution power will be provided in accordance with all DREMC service policies, rules, and regulations.

Maury County Schools

17. No Comment. Attached are current enrollment/capacity numbers.

Wastewater

18. No comments.

Columbia Water

19. No comments (previously approved project).

Resubmittal Guidelines

CITY OF
COLUMBIA
TENNESSEE

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

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

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

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

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

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

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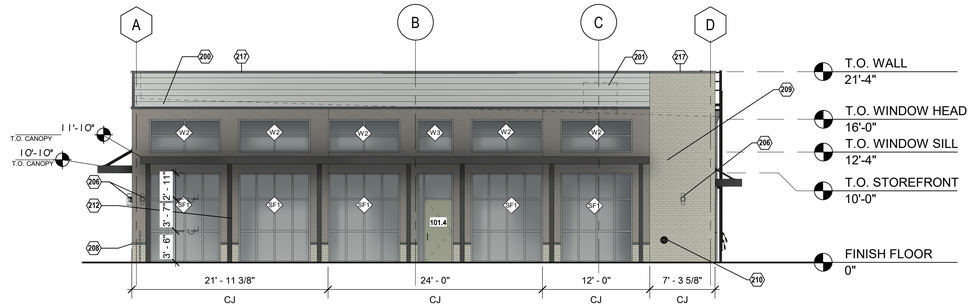
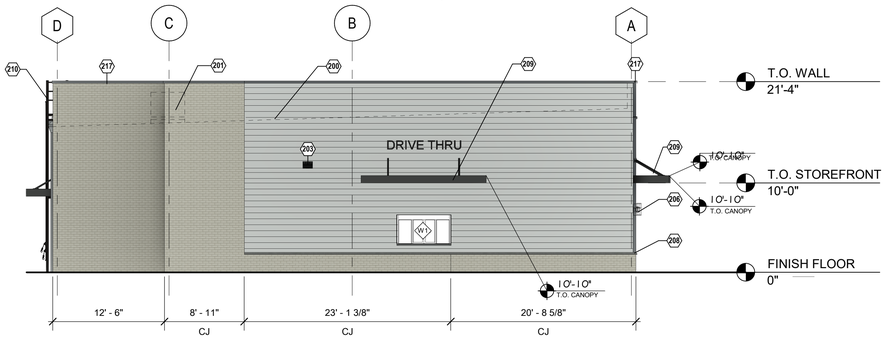


4 NORTH ELEVATION

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

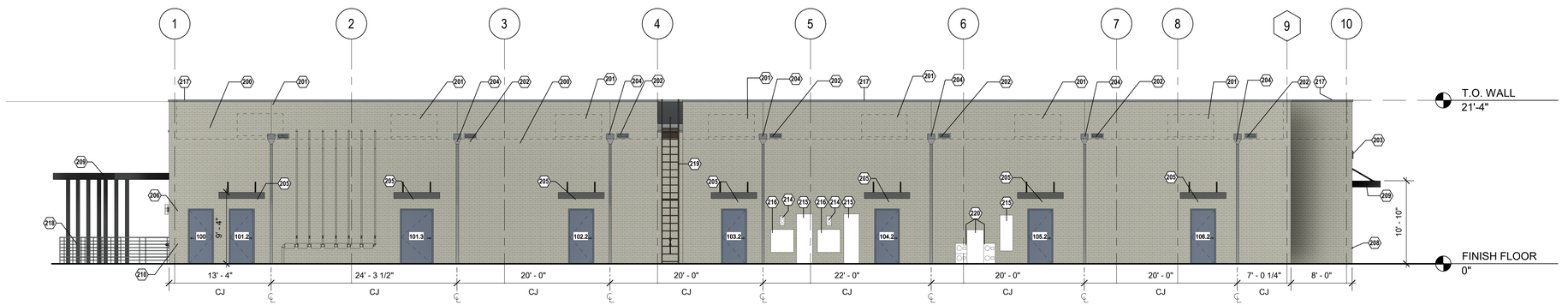


3 SOUTH ELEVATION

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

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TENNESSEE REGISTERED ARCHITECT
David A. Brown
03/27/2026

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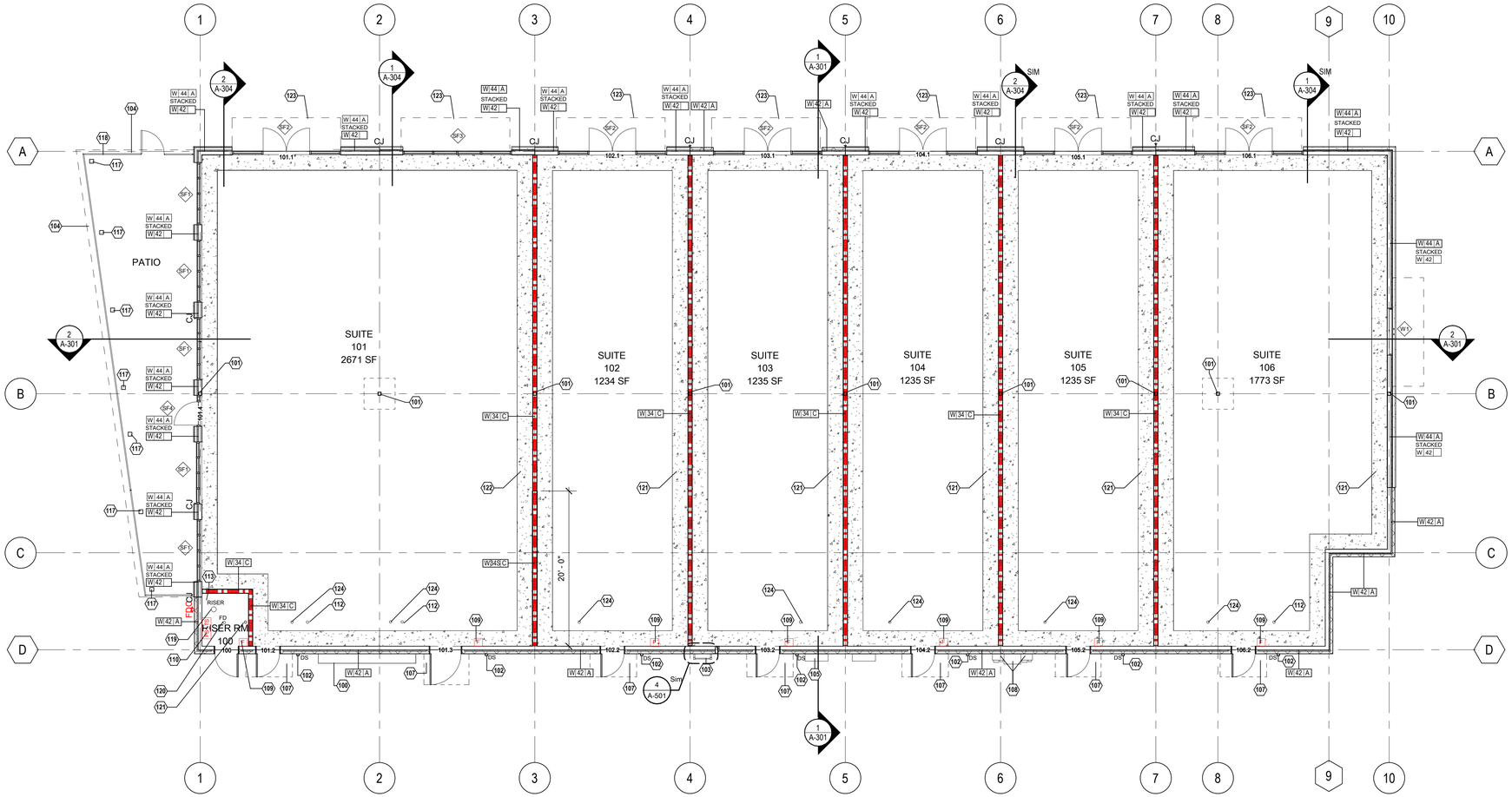
5/12/2026 10:28:45 AMMERIDIAN ARCHITECTURE 0456-24 / BEAR CREEK PLAZA - BHADRESH PATEL / SCHEMATIC DESIGN / A-201- BUILDING ELEVATIONS



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

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1530 Bear Creek Pike, Columbia, TN 38401

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REVISIONS:

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FLOOR PLAN - NOTES

A-101

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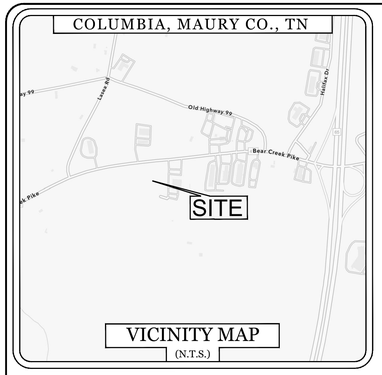

GENERAL NOTES

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
½" IRON PIN W/ 1 ½" 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
½" 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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COLUMBIA, TN

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DATE: 12-16-2025
SCALE: 1" = 30'
DRAWN: D. SHIVERS
CHECKED: D. WHITLEY
APPROVED: B. ZACKERY

BRANDY ZACKERY
REGISTERED
LANDSCAPE ARCHITECT
COMMISSION NO.
322455
STATE OF TENNESSEE

C2
SITE LAYOUT

Z:\SITEDEVELOPMENT\2023 PROJECTS\BHADRESH PATEL – BEAR CREEK PIKE\SITE DEV\FINAL PLANS\C2 – PROPOSED SITE LAYOUT.DWG