



The Columbia Planning Commission Development Review Committee will meet on Tuesday, February 7, 2023 at 10:00 AM in Conference Room A, basement level, City Hall,, to consider the following:

I. Items For Review

1. Case #22-0297 Request from Crunk Engineering for preliminary plat approval of the Waterford townhomes consisting of 75 units with five single family lots off [Pulaski Highway](#).

Documents:

1. Preliminary Plat v2
 2. Response to Comments
 3. Preliminary Plat v1
 4. CPWS Availability Letter
 5. Hydrant Analysis Report
 6. Cul-de-sac Cause Letter
 7. Application
2. Case #23-0010 Request from Allen O'Leary for final plat approval with surety of Morgan Meadows Phase 3 consisting of 39 lots off [Forrest Drive](#).

Documents:

1. Final Plat v1
 2. Submittal Letter
 3. Application
3. Case #23-0011 Request from TKC Architect and Engineering for preliminary plat approval of five lots in the Townhomes at Pumpkin Creek (formerly known

as Columbia at I-65 Townhomes) located off [Harley Davidson Blvd](#) being a portion of Tax Map 93 Parcels 2 and 2.01.

Documents:

1. Preliminary Plat v1
 2. Submittal Letter
 3. Application
4. Case #23-0012 Request from M2 Group LLC for site plan approval of 34 units in Mackenzie Place at [220 Theta Pike](#).

Documents:

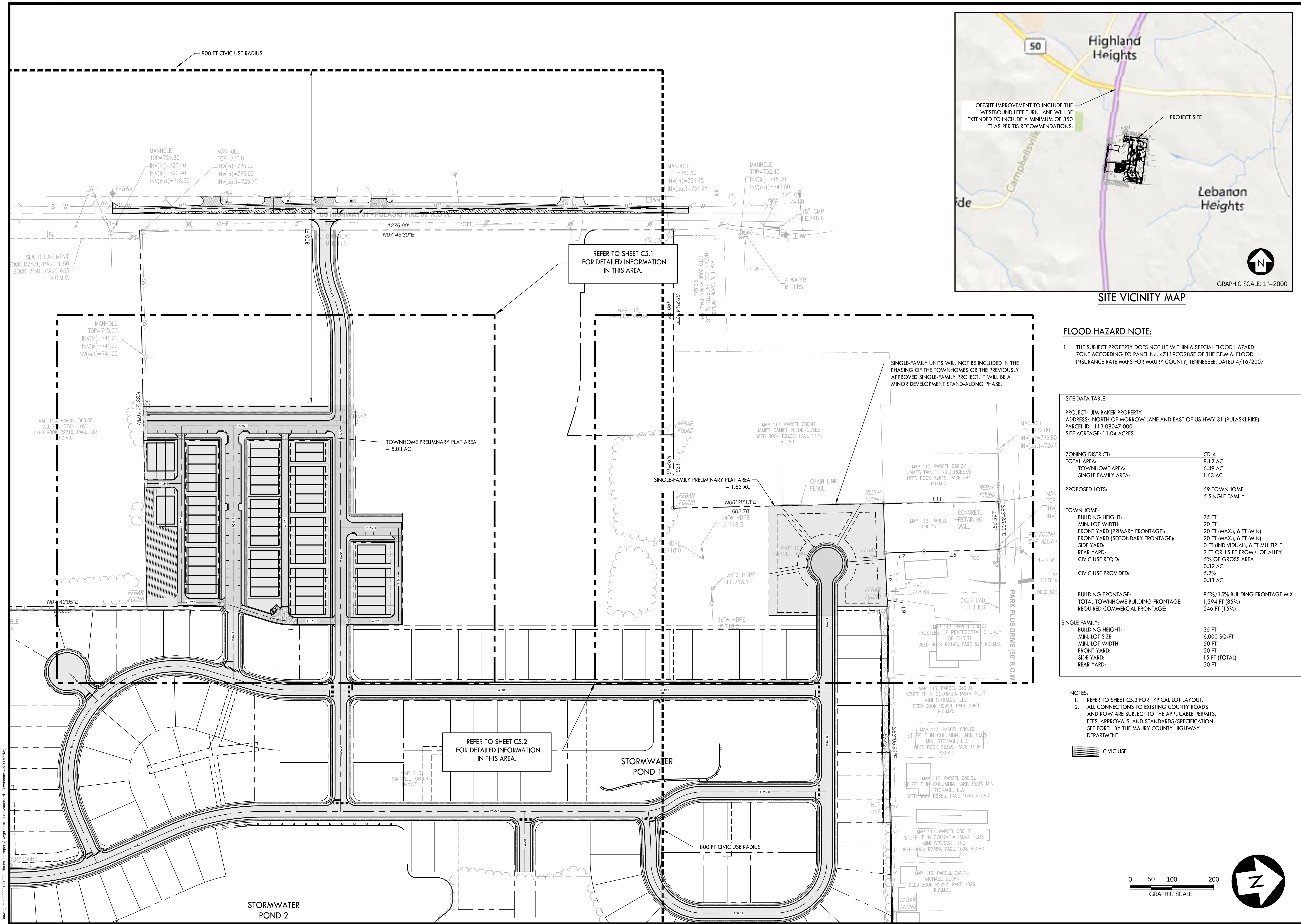
1. Site Plan v1
 2. Architectural Product
 3. Water Availability Letter
 4. Power Availability Letter
 5. Sewer Availability Letter
 6. Checklist
 7. Application
5. Case #23-0014 Request from SEC, Inc. for final plat approval with surety of Ridgeview Oaks Phase 2 consisting of 44 lots off [Tom Sharp Road](#).

Documents:

1. Final Plat v1
 2. Application
6. Case #23-0018 Request from Chapdelaine and Associates for preliminary plat approval of 35 lots in Fieldstone Farms Section 5 Phase 2 off Williamsport Pike and [Golden Place](#).

Documents:

1. Preliminary Plat v1
2. Application



FLOOD HAZARD NOTE:

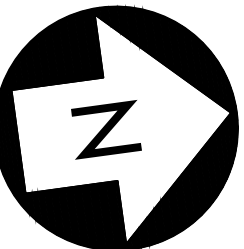
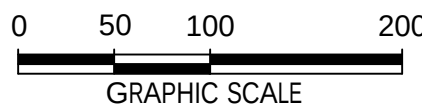
1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119CO285E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007

SITE DATA TABLE

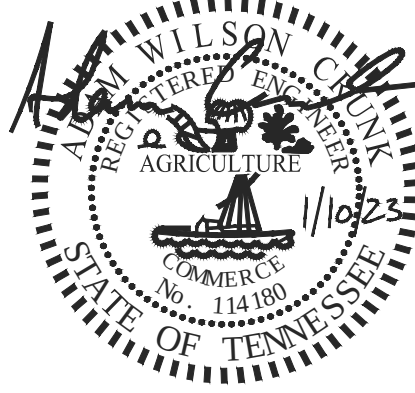
PROJECT: JIM BAKER PROPERTY ADDRESS: NORTH OF MORROW LANE AND EAST OF US HWY 31 (PULASKI PIKE) PARCEL ID: 113 08047 000 SITE ACREAGE: 11.04 ACRES	
ZONING DISTRICT:	CD-4
TOTAL AREA:	8.12 AC
TOWNHOME AREA:	6.49 AC
SINGLE FAMILY AREA:	1.63 AC
PROPOSED LOTS:	59 TOWNHOME 5 SINGLE FAMILY
TOWNHOME:	
BUILDING HEIGHT:	35 FT
MIN. LOT WIDTH:	20 FT
FRONT YARD (PRIMARY FRONTAGE):	20 FT (MAX.), 6 FT (MIN)
FRONT YARD (SECONDARY FRONTAGE):	20 FT (MAX.), 6 FT (MIN)
SIDE YARD:	0 FT (INDIVIDUAL), 6 FT MULTIPLE
REAR YARD:	3 FT OR 15 FT FROM 1/4 OF ALLEY
CIVIC USE REQ'D:	5% OF GROSS AREA
CIVIC USE PROVIDED:	0.32 AC 5.2% 0.33 AC
SINGLE FAMILY:	
BUILDING HEIGHT:	35 FT
MIN. LOT SIZE:	6,000 SQ-FT
MIN. LOT WIDTH:	50 FT
FRONT YARD:	20 FT
SIDE YARD:	15 FT (TOTAL)
REAR YARD:	20 FT
BUILDING FRONTAGE:	85%/15% BUILDING FRONTAGE MIX
TOTAL TOWNHOME BUILDING FRONTAGE:	1,394 FT (85%)
REQUIRED COMMERCIAL FRONTAGE:	246 FT (15%)

- NOTES:
1. REFER TO SHEET C5.3 FOR TYPICAL LOT LAYOUT.
2. ALL CONNECTIONS TO EXISTING COUNTY ROADS AND ROW ARE SUBJECT TO THE APPLICABLE PERMITS, FEES, APPROVALS, AND STANDARDS/SPECIFICATION SET FORTH BY THE MAURY COUNTY HIGHWAY DEPARTMENT.

CIVIC USE



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



WATERFORD TOWNHOMES

COLUMBIA, TENNESSEE

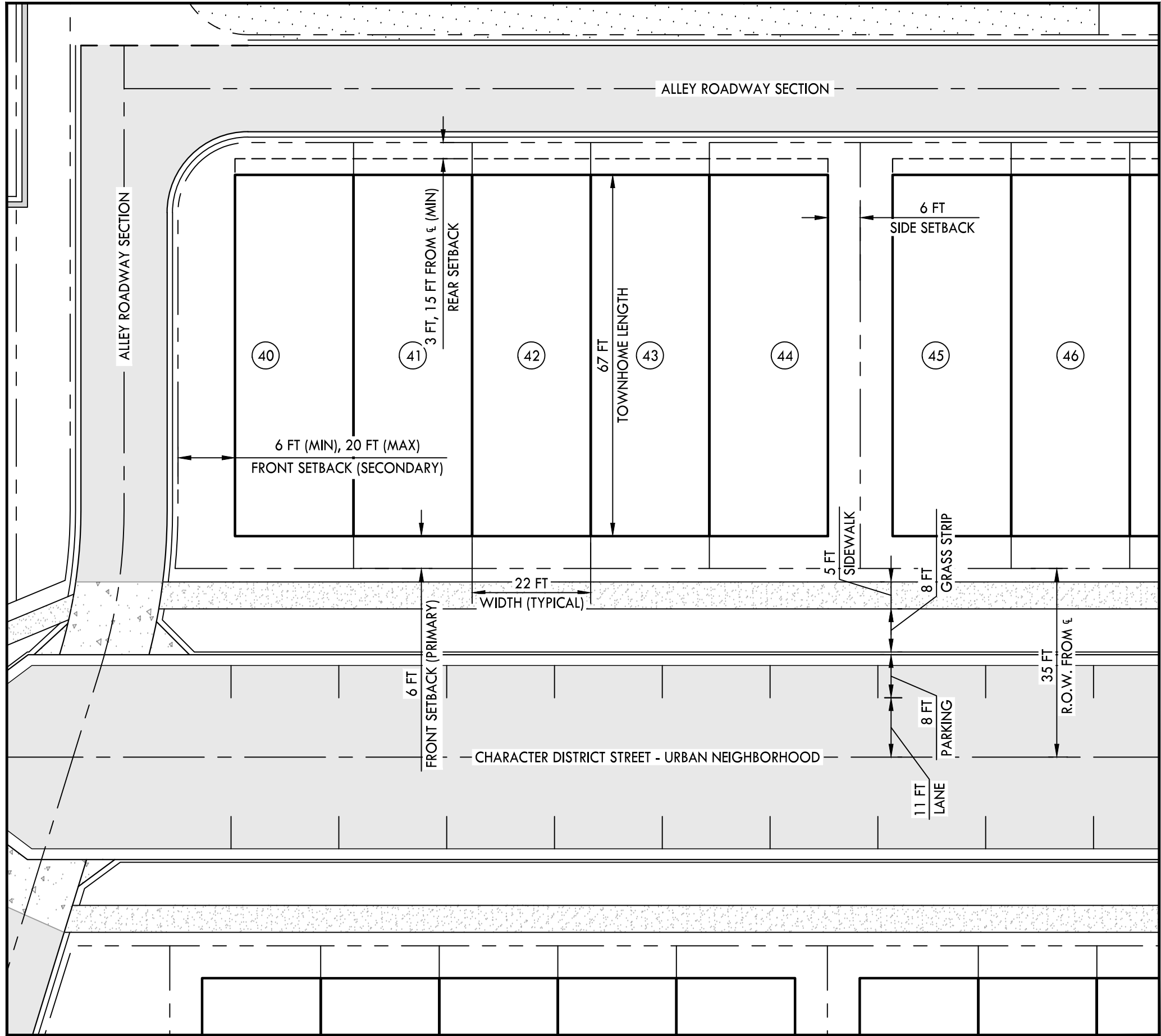
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01/10/23 21022

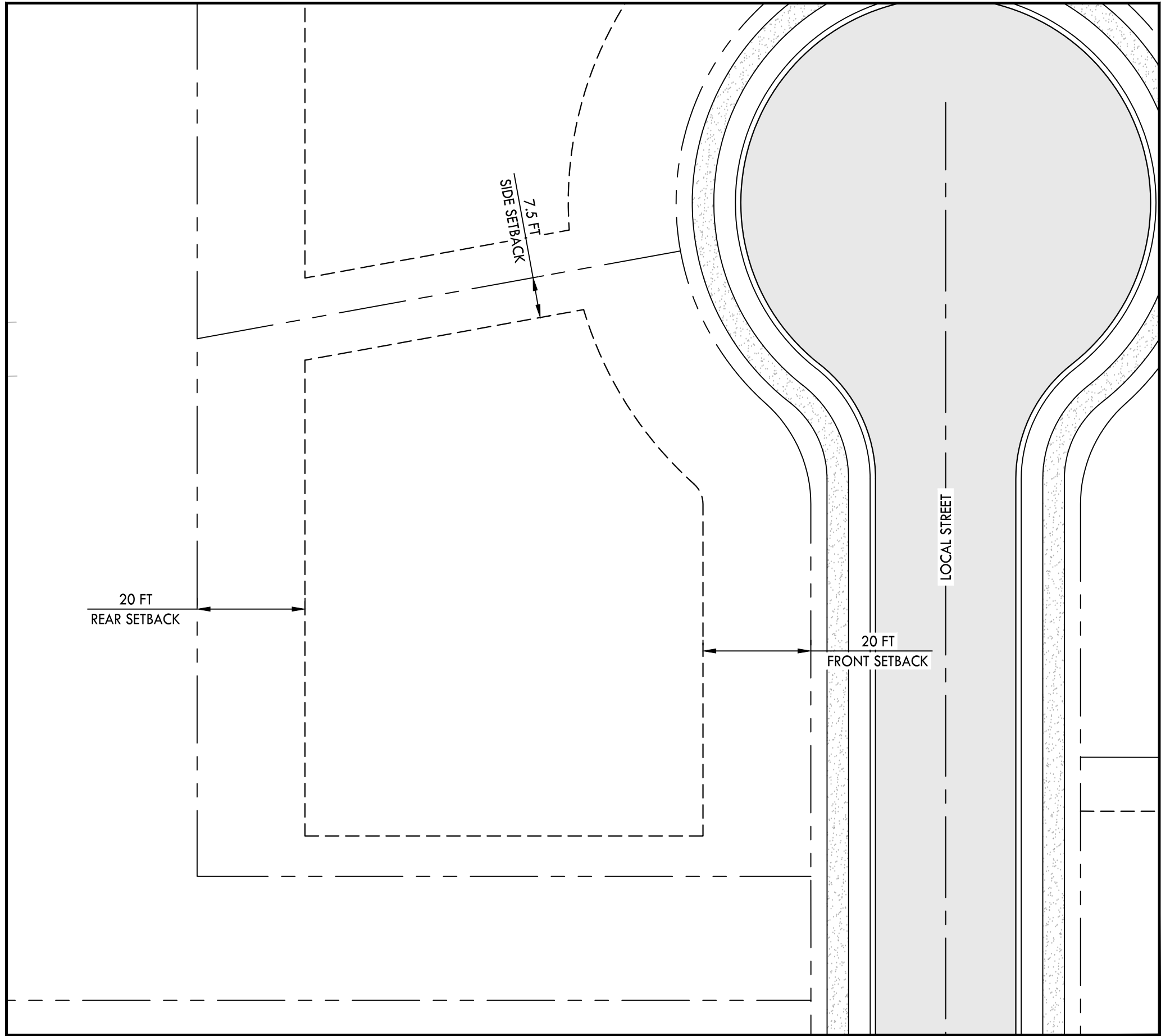
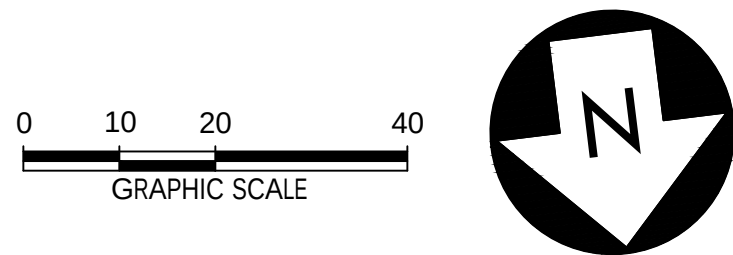
C5.0

OVERALL SITE LAYOUT

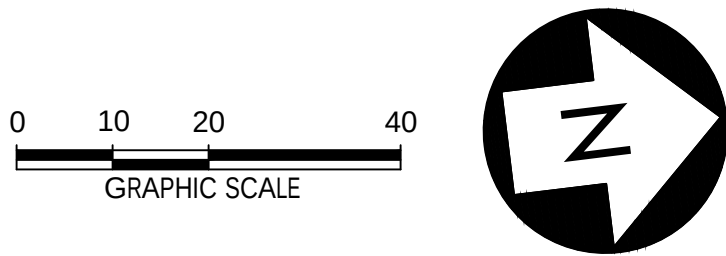
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TYPICAL LOT LAYOUT - TOWNHOME



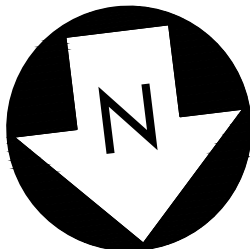
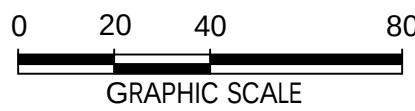
TYPICAL LOT LAYOUT - SINGLE FAMILY



LAYOUT PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
S1	ASPHALT PAVEMENT	-
S2	CONCRETE PAVEMENT	-
S3	EXTRUDED MOUNTABLE CURB	-
S4	CURB & GUTTER	-
S5	RIBBON CURB	-
S6	CONCRETE SIDEWALK	-

PROPOSED LAYOUT LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT



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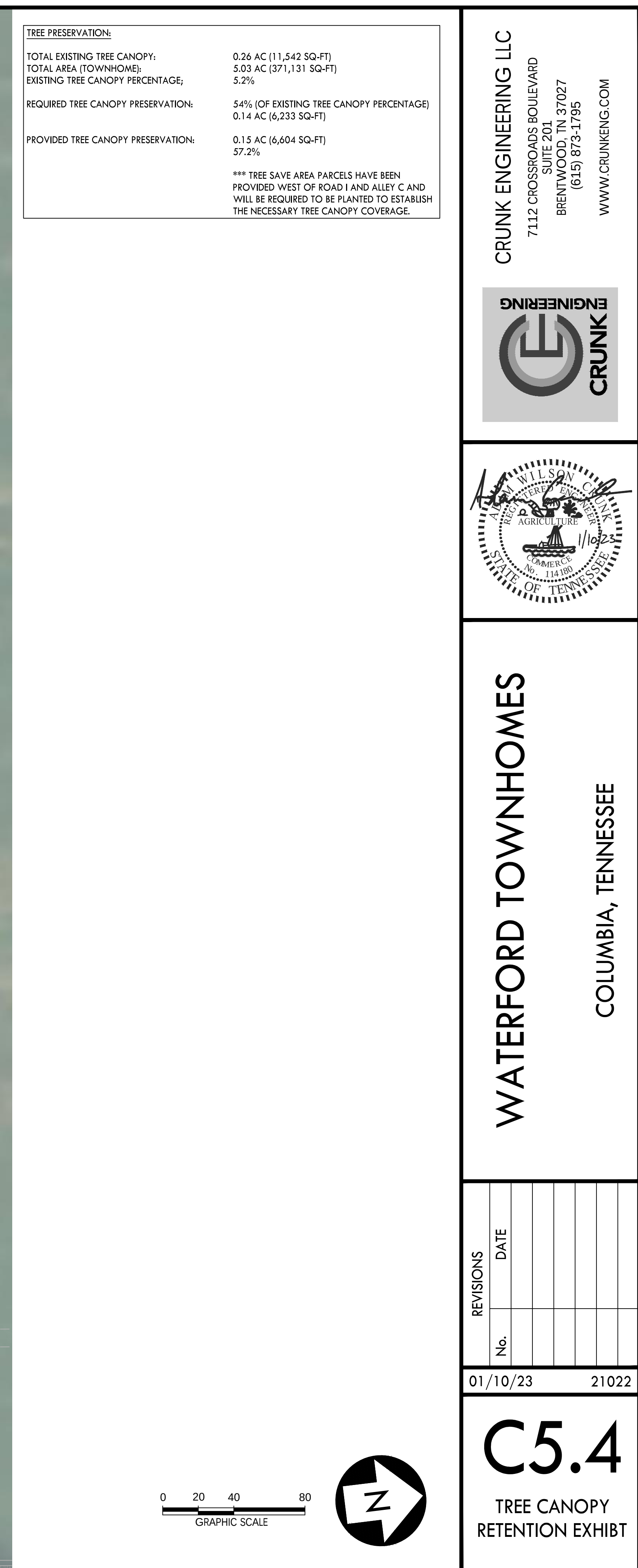


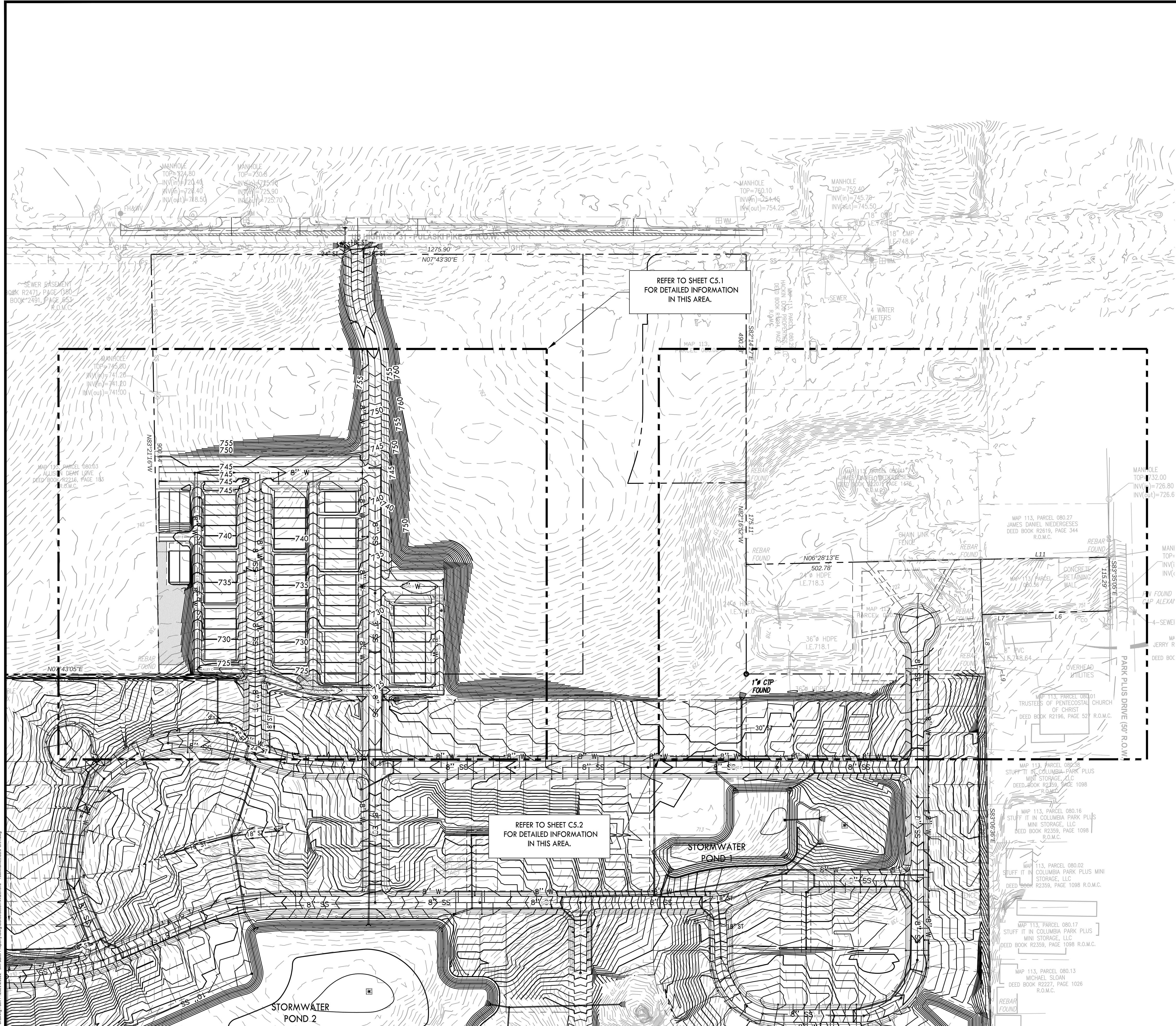
WATERFORD TOWNHOMES
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

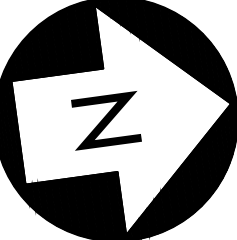
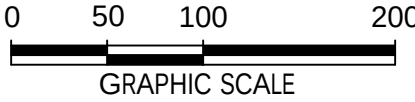
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C5.3
TYPICAL LOT
LAYOUT

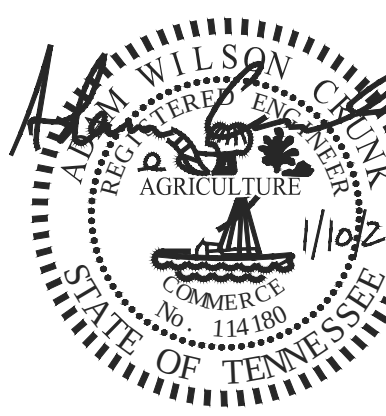




- NOTES:
1. GRADING TO MATCH BUILDING TYPE AND ANY LOTS OVER 20% GRADE SHALL BE LABELED AS CRITICAL.
 2. A GEOTECHNICAL INVESTIGATION WILL BE REQUIRED TO INVESTIGATE THE EXISTENCE OF SINKHOLES. ANY SINKHOLES DISCOVERED WILL BE REMEDIATED AS NECESSARY.



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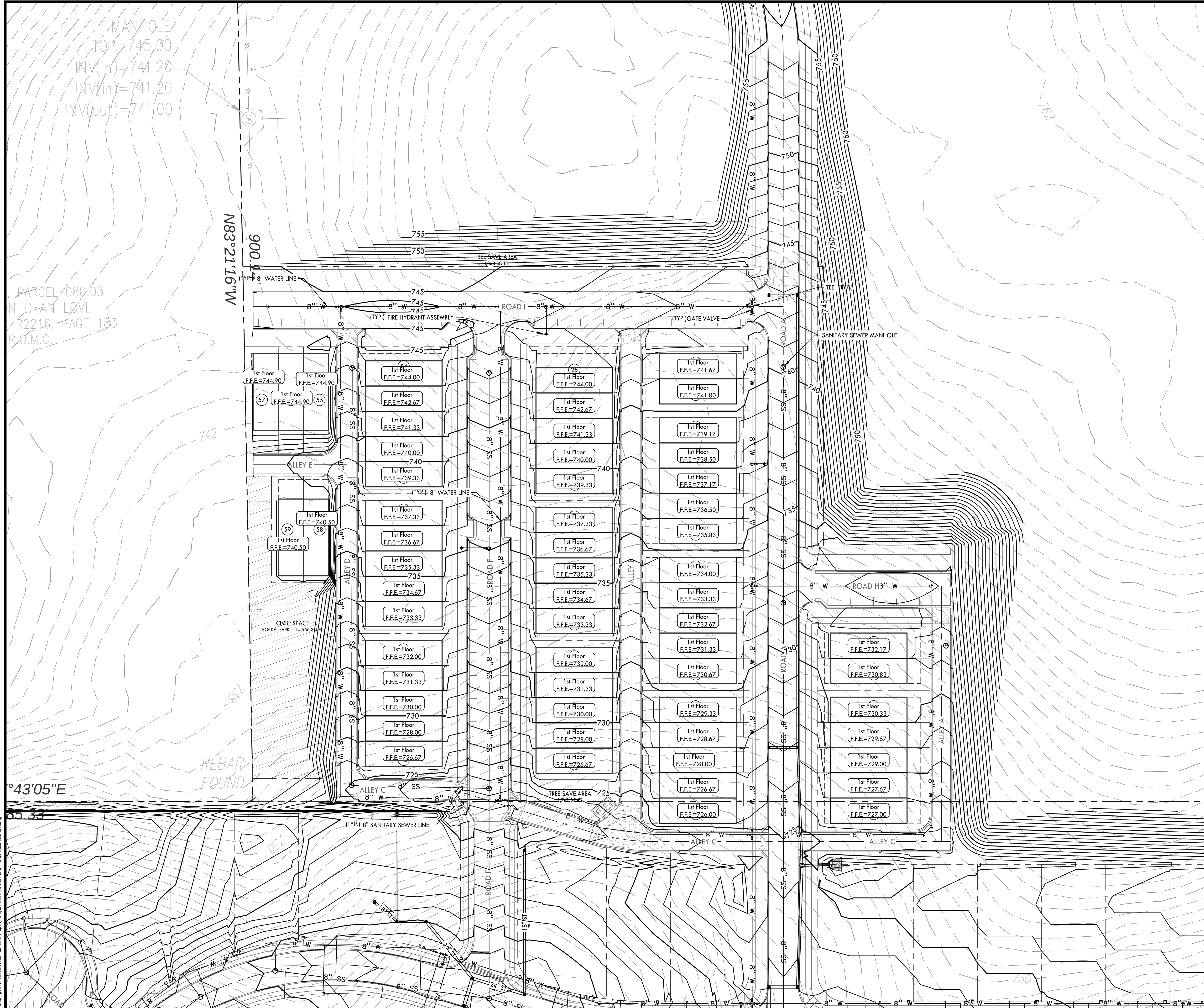


WATERFORD TOWNHOMES
COLUMBIA, TENNESSEE

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C6.0
OVERALL GRADING
& UTILITIES PLAN

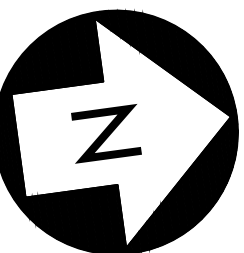
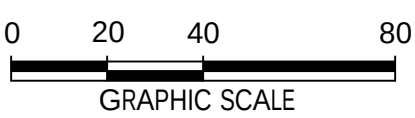


PROPOSED GRADING & DRAINAGE LEGEND

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

PROPOSED UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE



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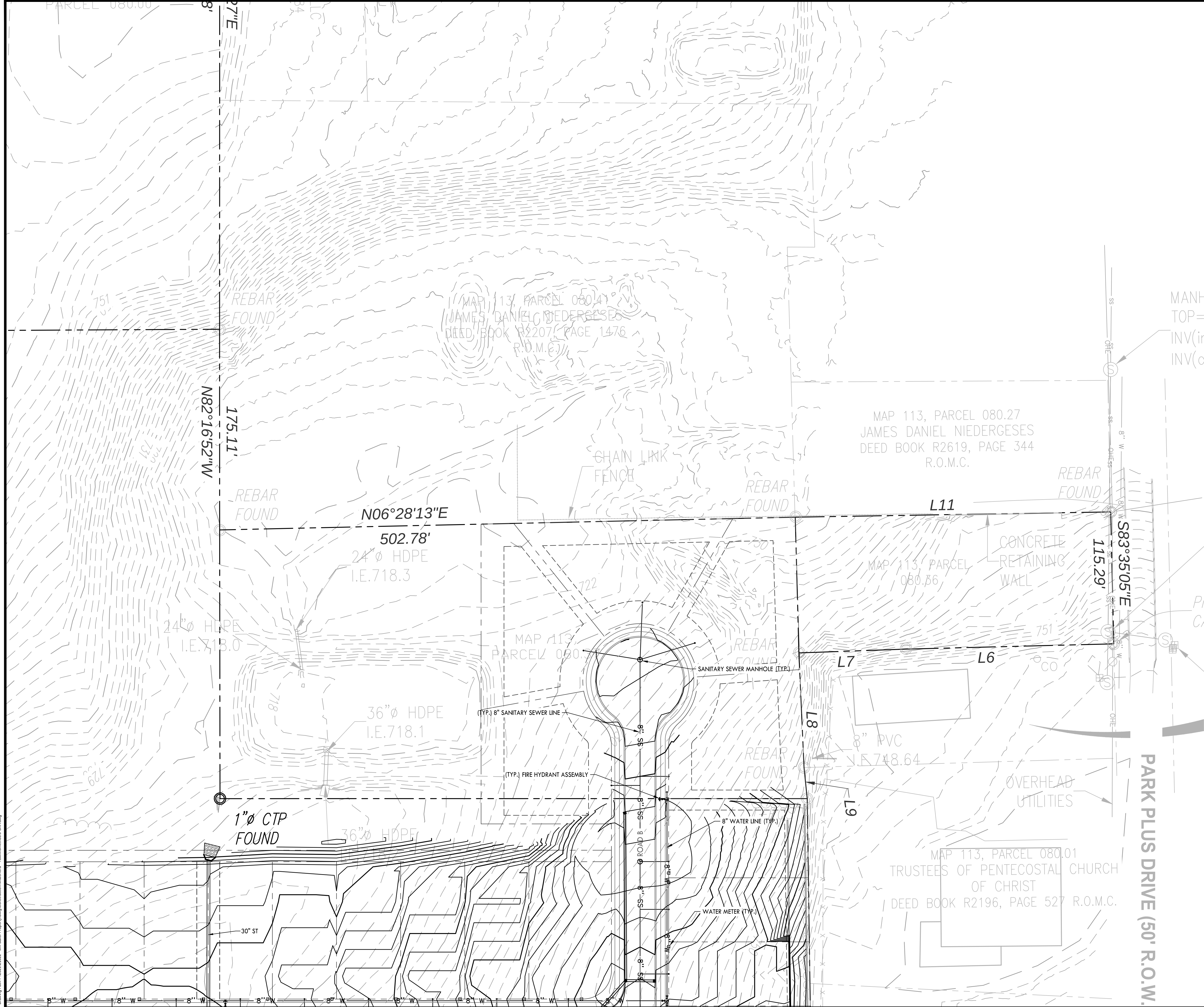
WATERFORD TOWNHOMES

COLUMBIA, TENNESSEE

REVISIONS	DATE	
	No.	

01/10/23 21022

C6.1
GRADING & UTILITIES PLAN

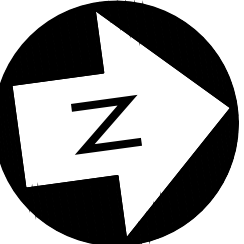
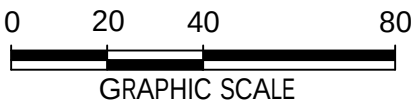


PROPOSED GRADING & DRAINAGE LEGEND

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

PROPOSED UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE



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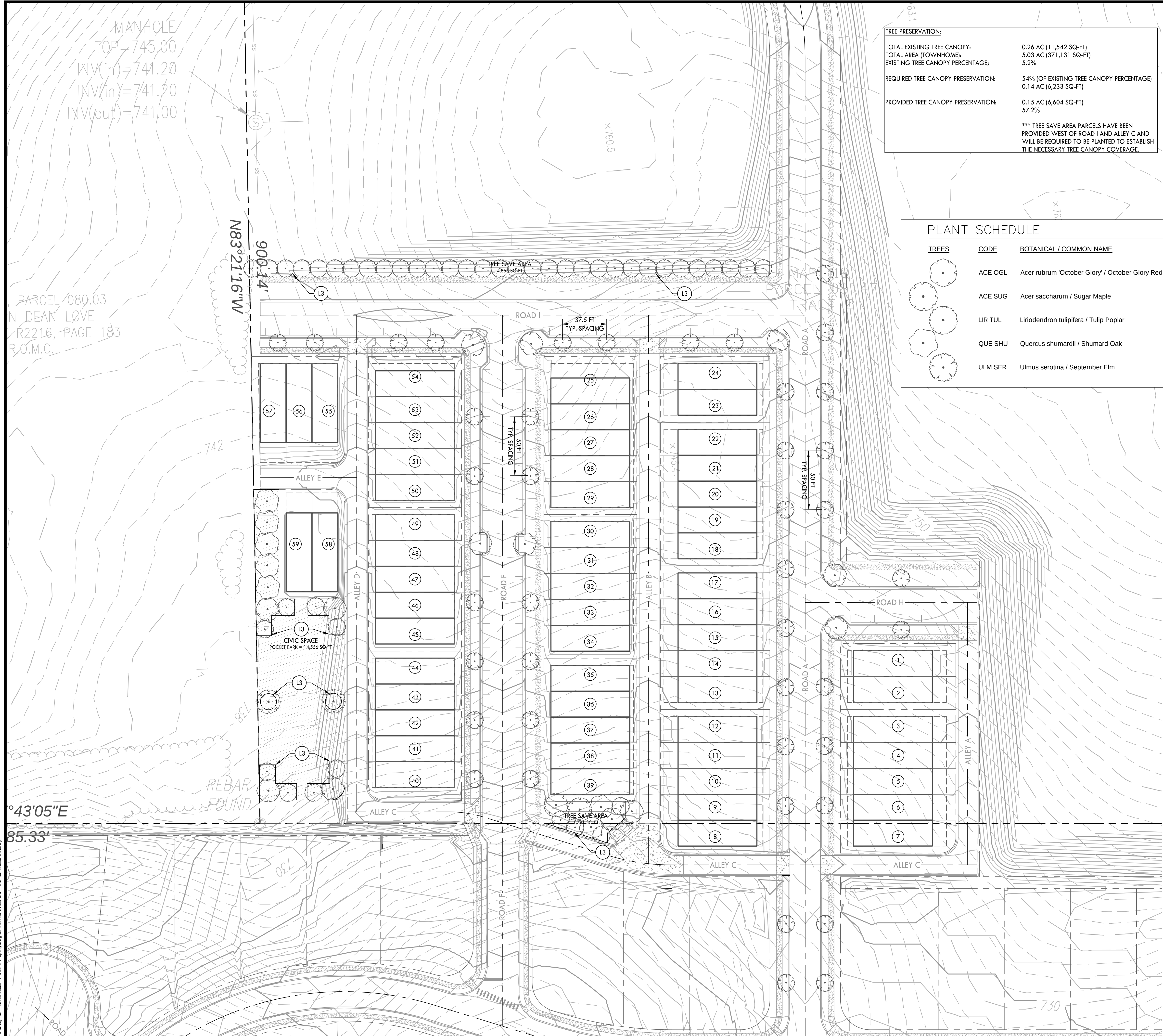
COLUMBIA, TENNESSEE

No.	REVISIONS				DATE

01/10/23 21022

C6.2

GRADING & UTILITIES PLAN



TREE PRESERVATION:		
TOTAL EXISTING TREE CANOPY:	0.26 AC (11,542 SQ-FT)	
TOTAL AREA (TOWNHOME):	5.03 AC (371,131 SQ-FT)	
EXISTING TREE CANOPY PERCENTAGE:	5.2%	
REQUIRED TREE CANOPY PRESERVATION:	54% (OF EXISTING TREE CANOPY PERCENTAGE)	
	0.14 AC (6,233 SQ-FT)	
PROVIDED TREE CANOPY PRESERVATION:	0.15 AC (6,604 SQ-FT)	
	57.2%	
*** TREE SAVE AREA PARCELS HAVE BEEN PROVIDED WEST OF ROAD I AND ALLEY C AND WILL BE REQUIRED TO BE PLANTED TO ESTABLISH THE NECESSARY TREE CANOPY COVERAGE.		

LANDSCAPE PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
(L1)	AREA TO BE SEEDED LAWN	AS NOTED
(L2)	AREA TO BE SODDED LAWN	AS NOTED
(L3)	PLANTING BED LIMITS	AS NOTED
(L4)	IRRIGATION LIMITS	-

- NOTES:
- REFER TO SHEET L2.0 FOR ADDITIONAL NOTES.
 - REFER TO SHEET L2.0 FOR PLANT LIST

PLANT SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	ACE OGL	Acer rubrum 'October Glory' / October Glory Red Maple	2" Cal.	B&B	13
	ACE SUG	Acer saccharum / Sugar Maple	2" Cal.	B&B	4
	LIR TUL	Liriodendron tulipifera / Tulip Poplar	2" Cal.	B&B	44
	QUE SHU	Quercus shumardii / Shumard Oak	2" Cal.	B&B	7
	ULM SER	Ulmus serotina / September Elm	2" Cal.	B&B	50

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WATERFORD TOWNHOMES

COLUMBIA, TENNESSEE

REVISIONS	No.	DATE

01/10/2321022

Know what's below.
Call before you dig.

L1.0

Landscape Plan

January 10, 2023

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



**RE: Waterford Townhomes
Item No. 22 – 0297**

Below are our responses to comments received on November 8th, 2022. These comments along with a revised site plan was resubmitted November 18th, 2022, however, due to not being able to obtain the easement from the adjacent property owner, the site has been revised to ensure no grading and therefore no easement is required. The comments that were previously addressed have been provided below and have been updated based on this new site layout. We believe we have satisfied all comments, but if you have additional concerns or questions, please do not hesitate to contact us.

Building

1. No comment.
Response: Noted.

Police

2. No comment.
Response: Noted.

Columbia Power

3. 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 of service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.
Response: Noted.

Duck River Electric Membership Corp

4. No comments.
Response: Noted.

Maury County Schools

5. No comments provided.
Response: Noted.

Fire

6. You will need to upload the required fire flow letter from the Fire Marshal's office
Response: Hydrant Analysis Report has been submitted with this submittal.

7. Need to obtain a water availability letter from Columbia Power and Water Systems, this is normally modeled. If the water GMP comes back right at 500GPM, then a true field test will be done by CPWS

Response: Water Availability Letter has been provided.

Planning

8. Show development plan with Civic Space radius, tree canopy retention, gardens will need to enfront buildings or to the rear of buildings with a fence detail and watering locations. Playground will need examples of structures to be installed.

Response: Civic Space Radius has been shown on the Overall Site Layout Plan, Sheet C5.0. Tree Canopy Retention has been shown on Sheet C5.4. The site layout has been revised and there is no longer civic space located along the north side of the site. The main civic space is shown along the southern property line. This civic space is shown to be a pocket park and enfronts Alleys C, D, and E. The Pocket Park is shown in more detail on sheet C5.1.

9. Show commercial area in relation to the frontage of residential 85% max residential.

Response: A note has been added to the Overall Site Layout Plan listing the required commercial frontage.

10. Provide show cause letter for cul-de-sac allowance.

Response: A show cause letter was provided during the previous submittals.

11. Show thoroughfare type for access road

Response: Thoroughfare type is shown.

12. The Civic Space Pocket Park does not meet the standards for perimeter enfronting a thoroughfare.

Response: The Civic Space Pocket Park has been replaced to be a Community Garden which is not required to have 50% of its perimeter enfront a thoroughfare.

13. Show typical lot layout

Response: A typical lot layout has been provided for both the townhomes and the single family lots.

14. Separation between buildings shall be 12 ft. total.

Response: Separation between building has been revised to be 12'.

15. Indicate phasing. Will single-family be a part of townhouse phase?

Response: Single-family will be its own minor development stand alone phase not part of the townhomes or the previously approved single-family development.

16. 85% / 15% building frontage mix commercial

Response: The 85%/15% frontage mix has been calculated and shown on the Overall Layout Sheet Site Data Table, Sheet C5.0.

17. Show townhome typical lot layout

Response: Both the Townhome and Single-Family Typical Layout are shown on sheet C5.3

18. Provide aerial photo and indicate tree preservation canopy area and protection

Response: Tree preservation canopy exhibit has been provided on sheet C5.4. The existing tree canopy area is minimal and all existing tree canopy has been proposed to be removed. 4 parcels have been established as tree save areas in order to provide the required tree preservation required.

Maury County 911

19. Contact Maury County 911 for application to request street names.

Response: Noted.

Atmos Energy

20. Natural gas available on Pulaski Pike and on Morrow Lane. Contact Bradie Armstrong at 615.485.6377.

Response: Noted.

Public Works

21. Please see attached dumpster guidelines and accessibility requirements for 75 townhomes, we recommend two 8 yd dumpsters with 3x week collection. Private services are available if you prefer to go with trashcan service. Garbage Collection Single family homes will receive the following services: Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Townhomes will receive the following services: The Sanitation Department will provide dumpster collection. For the 75 townhomes, we recommend two (2) 8-yard dumpsters serviced 3 times a week. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Private sanitation services are an option for townhomes if individual receptacles are desired. The City cannot provide individual receptacles to townhome residents.

Street and Drainage

Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

Signage

Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

Response: A double 8 cu-yd receptacles is now being provided.

Engineering

22. Subject to TIS and construction plans

Response: Noted.

23. Minimum horizontal centerline curvature 70 ft. for alleys.

Response: All alley centerline curvature is a minimum of 70 ft.

24. Provide agreement for off-site grading

Response: The site has been revised and there is no longer grading along the adjacent property to the south.

25. Provide diagram and commitment letter for TIS improvements

Response: a callout and location of the offsite improvements have been shown on sheet C5.0

26. Clearly show which portions of the property are in this Preliminary Plat

Response: Delineation of the preliminary plat for this phase is shown.

27. Show grading for townhouse pads

Response: Grading for townhouse pads has been provided.

28. Road F: provide parking island at least one every 250 ft.
Response: A parking island is provided every 250 ft.
29. What is purpose of dashed line roughly paralleling Road A?
30. **Response: This line was shown as a previous access easement; however Road A is a public road and will be dedicated to the city.**
31. Curb radius within development R15'
Response: A 15' curb radius is now being shown.
32. Provide placeholder names for alleys
Response: Placeholder names for the alleys are now being provided.
33. Alley along western property line shall allow for future access by adjoining parcel. Right-of-way appears to be offset from property line by a few feet.
Response: A future access stub-out is now being provided.

Wastewater

34. No comment.
Response: Noted.

Columbia Water

35. "The project is within Columbia Power and Water's service area and a revised Water Availability assessment is underway. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All 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.

Collier Engineering Company, Inc. on behalf of Maury County Highway Department.

36. Applicant's Preliminary Plat does not detail full alignment of Road D and does not present any specific language or line work outlining the annexation of existing County ROW on Morrow Lane by the City of Columbia. All county roadway and ROW connections, impacts, and annexations are subject to further evaluation by the Maury County Highway Department. Applicant shall add the following note to the Preliminary Plat: "All connections to existing county roads and ROW are subject to the applicable permits, fees, approvals, and standards/specifications set forth by the Maury County Highway Department."
Response: Note has been added.

AT&T

37. Plan to serve.
Response: Noted.

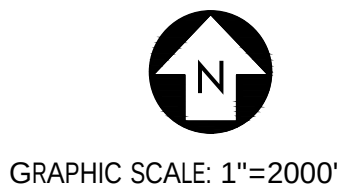
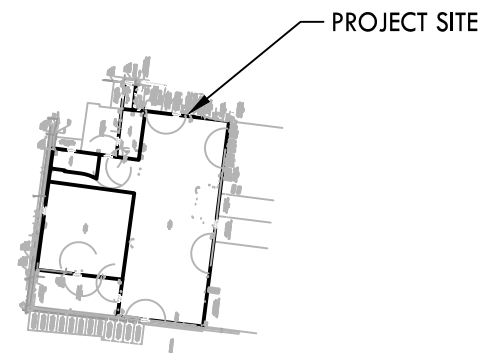
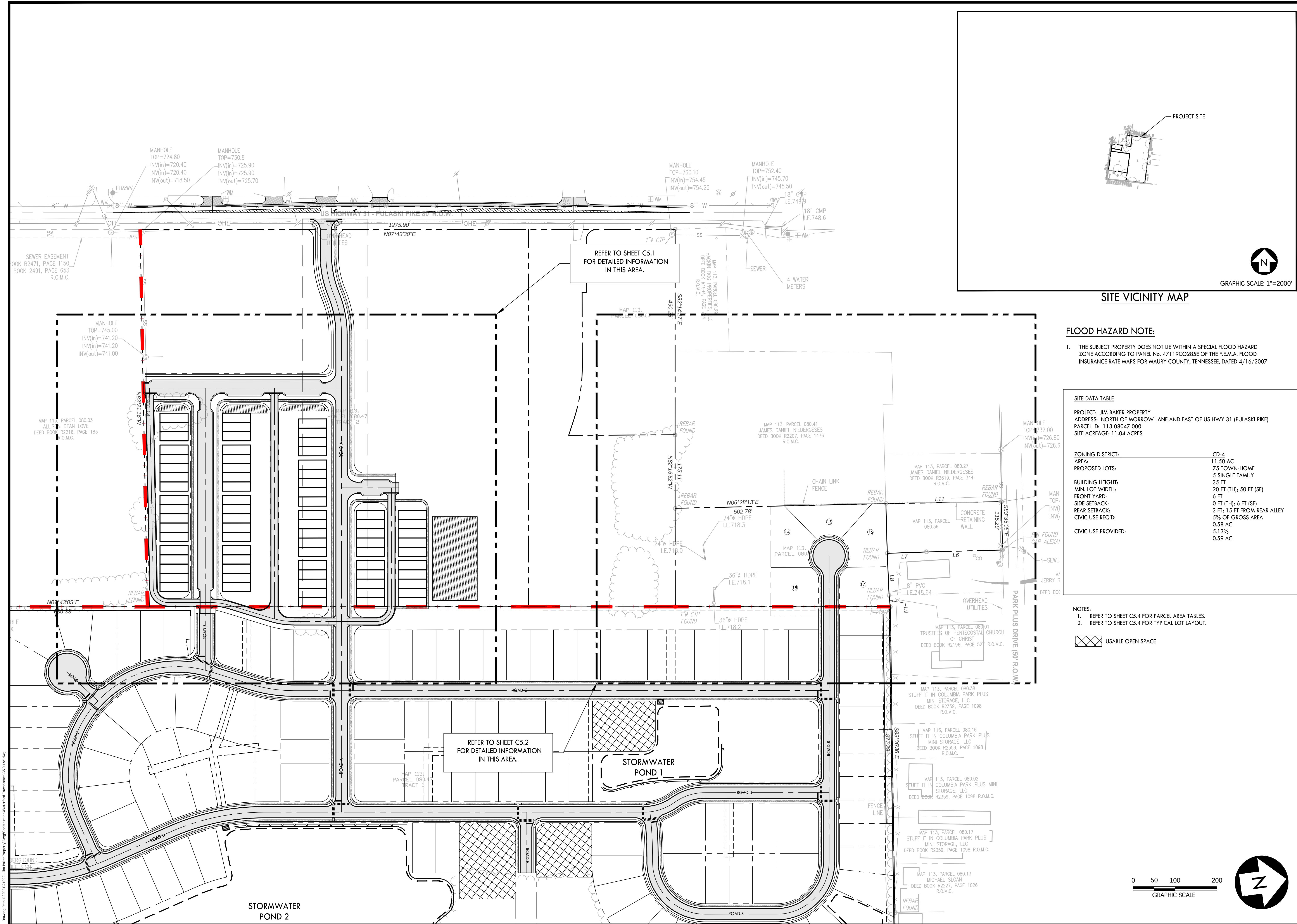
ATTACHMENTS: Preliminary Plat

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,

A handwritten signature in blue ink, appearing to read "Adam Crunk". The signature is fluid and cursive, with the first name "Adam" and last name "Crunk" clearly distinguishable.

Adam Crunk, PE
Crunk Engineering LLC



GRAPHIC SCALE: 1"=200'

SITE VICINITY MAP

FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119CO285E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007

SITE DATA TABLE

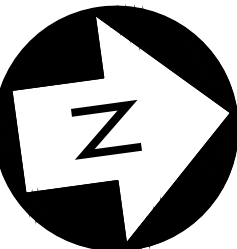
PROJECT: JIM BAKER PROPERTY
ADDRESS: NORTH OF MORROW LANE AND EAST OF US HWY 31 (PULASKI PIKE)
PARCEL ID: 113 08047 000
SITE ACREAGE: 11.04 ACRES

ZONING DISTRICT:	CD-4
AREA:	11.50 AC
PROPOSED LOTS:	75 TOWN-HOME 5 SINGLE FAMILY
BUILDING HEIGHT:	35 FT
MIN. LOT WIDTH:	20 FT (TH); 50 FT (SF)
FRONT YARD:	6 FT
SIDE SETBACK:	0 FT (TH); 6 FT (SF)
REAR SETBACK:	3 FT; 15 FT FROM REAR ALLEY
CIVIC USE REQ'D:	5% OF GROSS AREA
CIVIC USE PROVIDED:	0.58 AC 5.13% 0.59 AC

- NOTES:
1. REFER TO SHEET C5.4 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C5.4 FOR TYPICAL LOT LAYOUT.

USABLE OPEN SPACE

0 50 100 200
GRAPHIC SCALE



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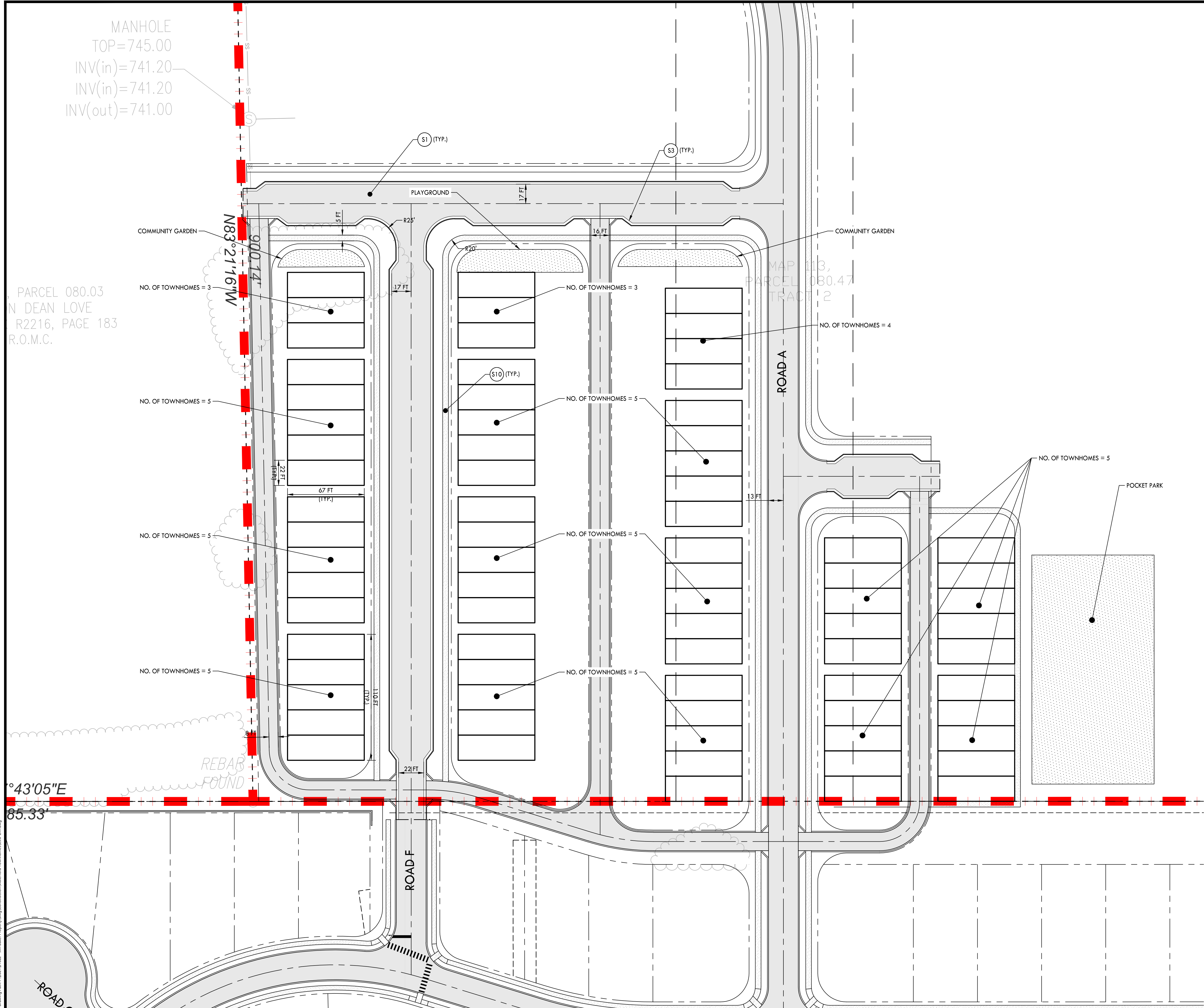
WATERFORD TOWNHOMES

COLUMBIA, TENNESSEE

REVISIONS	DATE
No.	

10/13/22 21022

C5.0
OVERALL SITE
LAYOUT



LAYOUT PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
(S1)	ASPHALT PAVEMENT	-
(S2)	CONCRETE PAVEMENT	-
(S3)	EXTRUDED MOUNTABLE CURB	C8.0 - 2
(S4)	CONCRETE SIDEWALK	C8.0 - 3
(S5)	GRAVEL DRIVE	C8.0 - 8
(S6)	CONCRETE RETAINING WALL	C8.0 - 9
(S7)	SCREEN WALL	C8.0 -
(S8)	STOP SIGN	C8.0 - 6
(S9)	ACCESSIBLE RAMP - TYPE A	C8.0 - 7
(S10)	PEDESTRIAN CROSSWALK	C8.0 - 4
(S11)	24" STOP BAR	C8.0 - 5
(S12)	SAW CUT ASPHALT PAVEMENT	-
(S13)	STREET CONTINUATION SIGNAGE	C8.0 - 12

PROPOSED LAYOUT LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

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

WATERFORD TOWNHOMES

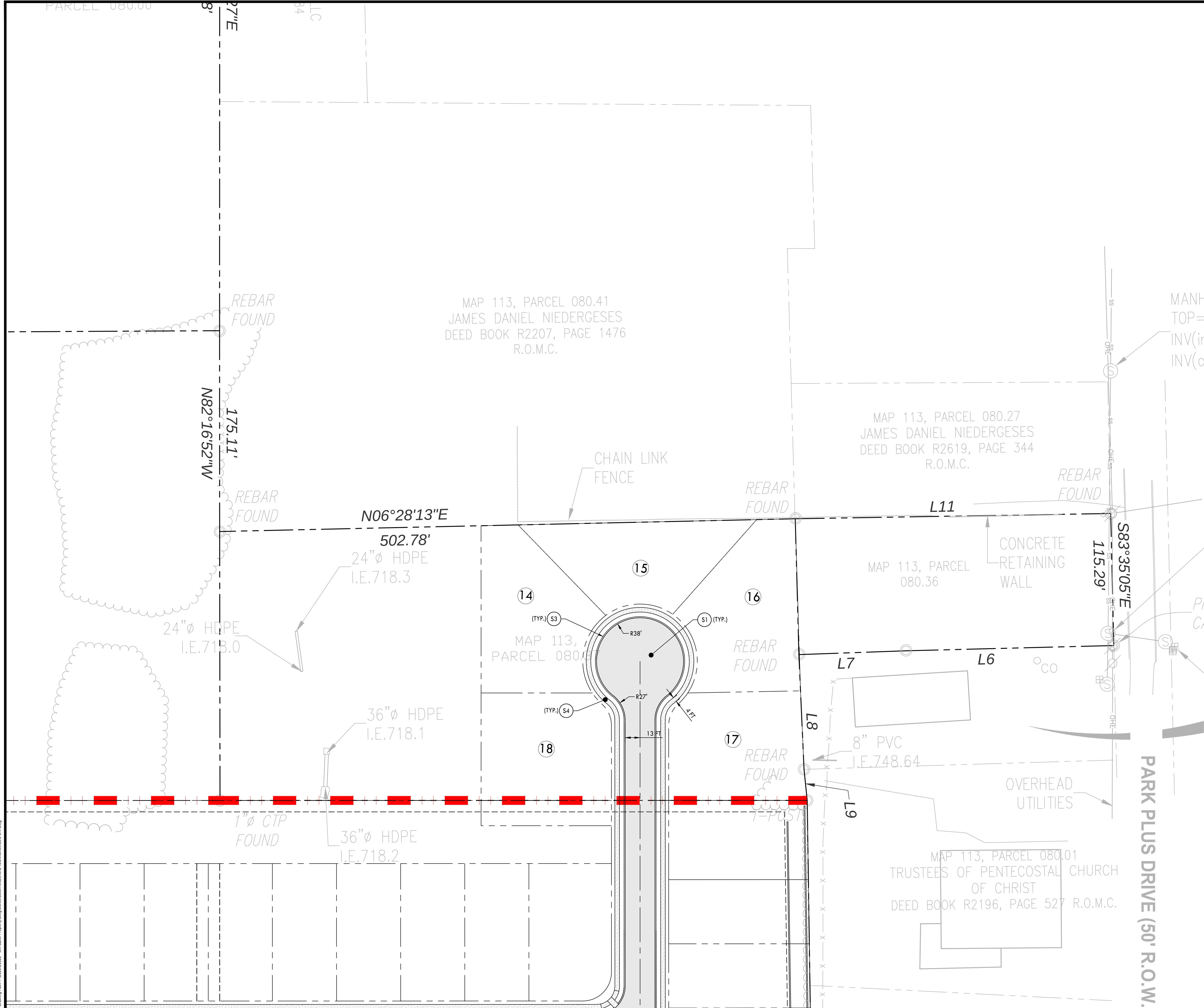
COLUMBIA, TENNESSEE

REVISIONS	No.	DATE

10/13/2221022

C5.1

SITE LAYOUT

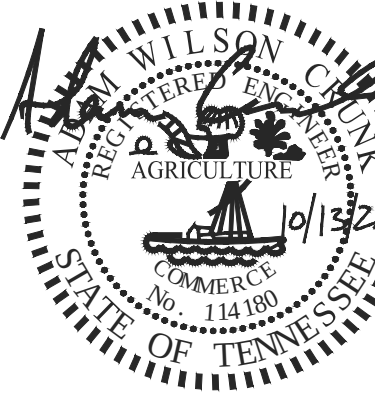


LAYOUT PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
(S1)	ASPHALT PAVEMENT	-
(S2)	CONCRETE PAVEMENT	-
(S3)	EXTRUDED MOUNTABLE CURB	C8.0 - 2
(S4)	CONCRETE SIDEWALK	C8.0 - 3
(S5)	GRAVEL DRIVE	C8.0 - 8
(S6)	CONCRETE RETAINING WALL	C8.0 - 9
(S7)	SCREEN WALL	C8.0 -
(S8)	STOP SIGN	C8.0 - 6
(S9)	ACCESSIBLE RAMP - TYPE A	C8.0 - 7
(S10)	PEDESTRIAN CROSSWALK	C8.0 - 4
(S11)	24" STOP BAR	C8.0 - 5
(S12)	SAW CUT ASPHALT PAVEMENT	-
(S13)	STREET CONTINUATION SIGNAGE	C8.0 - 12

PROPOSED LAYOUT LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

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

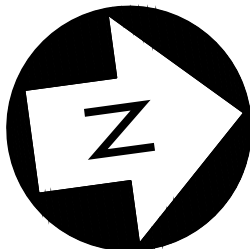
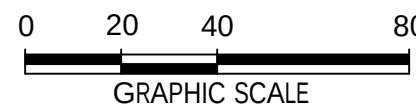


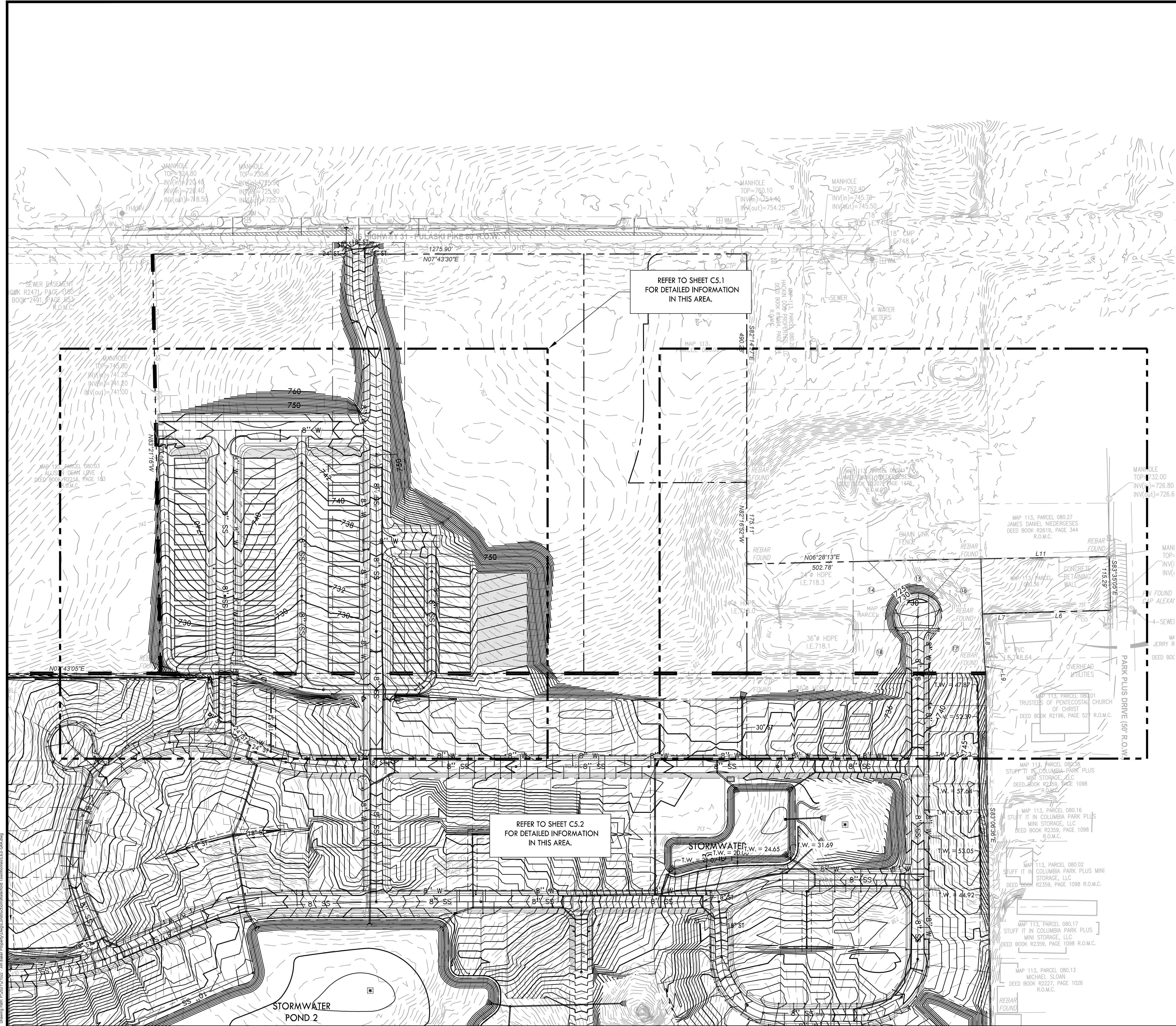
WATERFORD TOWNHOMES
COLUMBIA, TENNESSEE

REVISIONS		DATE
No.		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

10/13/22 21022

C5.2
SITE LAYOUT





- 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.

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



WATERFORD TOWNHOMES

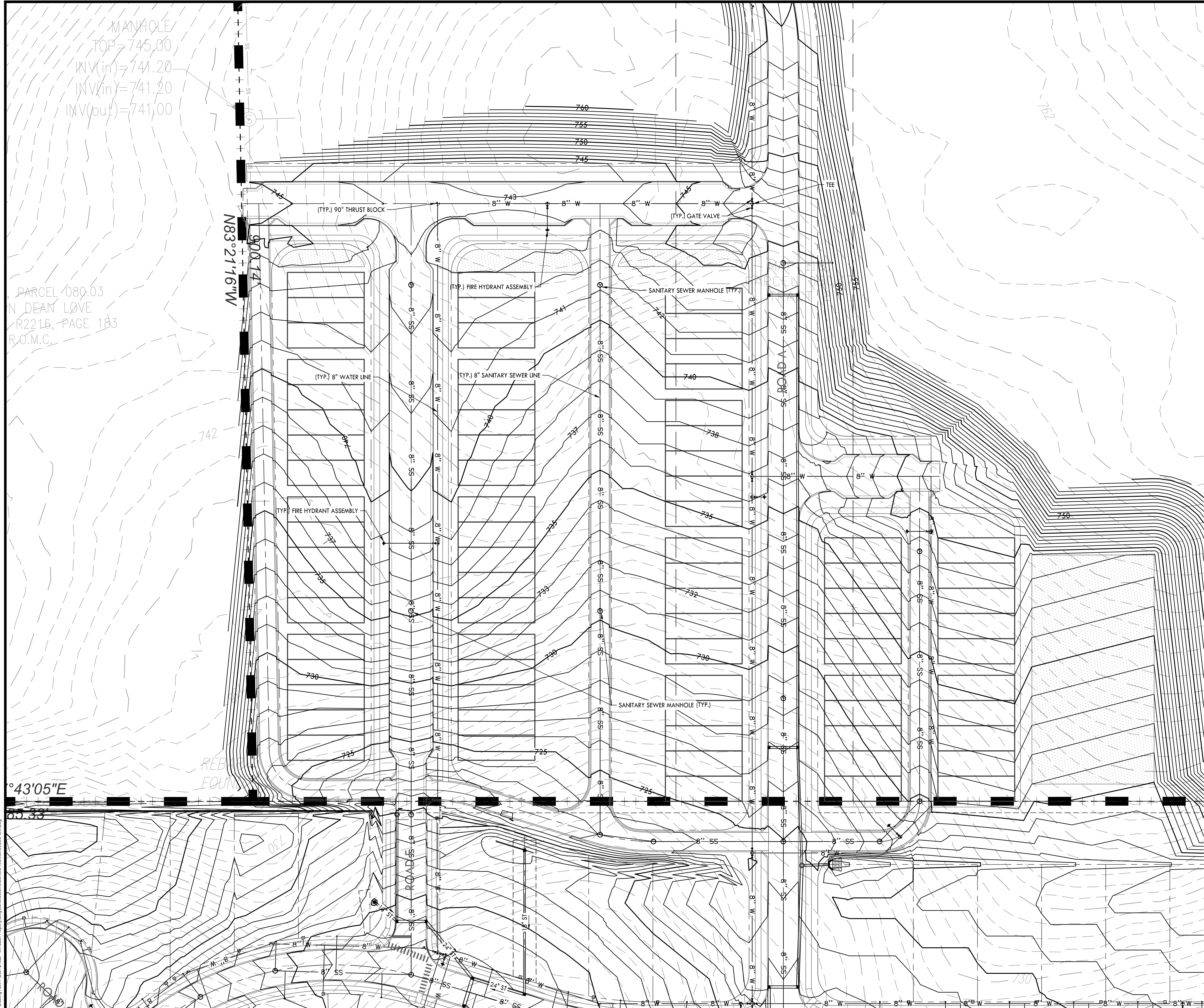
COLUMBIA, TENNESSEE

REVISONS	DATE	
	No.	

10/13/22 21022

C6.0

OVERALL GRADING
& UTILITIES PLAN

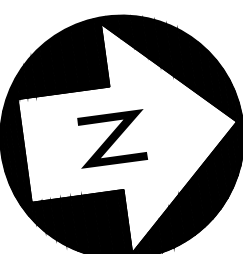
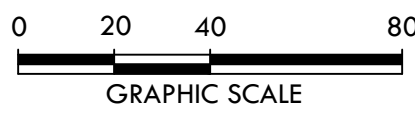


PROPOSED GRADING & DRAINAGE LEGEND

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

PROPOSED UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE



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



WATERFORD TOWNHOMES
COLUMBIA, TENNESSEE

REVISIONS		No.	DATE

10/13/22 21022

C6.1
GRADING & UTILITIES PLAN



November 18, 2022

Mr. Patrick Carroll

Crunk Engineering, LLC

7112 Crossroads Blvd, Suite 201

Brentwood, TN 37027

Sent via email: patrick@crunkeng.com

RE: Water Availability Letter
 Waterford Townhomes – 75 Units
 NE Corner of Pulaski Hwy & Morrow Ln
 Tax Map 113, Parcel 80.47
 Columbia, Maury County, TN

Dear Mr. Carroll:

Columbia Power and 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, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 75 townhome units in 16 buildings. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 500 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 8-inch water main proposed to connect at Pulaski Highway as part of the single-family development on this property.
- Minimum size 8-inch, looped water mains will be required throughout the development.



- Meters for townhomes will be located in a pre-fabricated gang-meter vault.
- One-inch meters will be required to provide adequate sprinkler capacity.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

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

- Present the attached fire hydrant curve for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.

- Remit to CPWS new water service fees:

New Water Service Fee: \$1500 + \$370 per SFU (75 SFUs)	\$29,250.00
---	-------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and capacity fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid:

Meter Fee: \$710 per 1" meter (75 meters)	\$53,250.00
Capacity Fee: \$2500 per 1" meter (75 meters)	\$187,500.00
Total Meter and Capacity Fees Due =	\$240,750.00

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then 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.



If you have any questions, please feel free to contact Mr. Jonathan Hardin or myself at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Eric King". The signature is fluid and cursive, with the first name "Eric" and last name "King" clearly distinguishable.

Eric King, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS

File 22-090



HYDRANT FLOW ANALYSIS



HYDRANT # & LOCATION: Proposed DATE: 11/4/2022
MODEL BY: Inflo Design Group, LLC SYS. DEMAND Max Day DURATION: 1 hr
WATER SUPPLIED BY: Columbia Power and Water Systems
PURPOSE OF TEST: Waterford Townhomes

MODEL DATA

FLOW HYDRANT(S) 0 n/a n/a
GPM: 500 0 0
TOTAL FLOW DURING SIMULATION: 500 GPM

GAUGE HYDRANT

HYDRANT # & LOCATION: Proposed

CONDITION 1

STATIC 42 PSI

RESIDUAL: 32 PSI

CONDITION 2

STATIC PSI

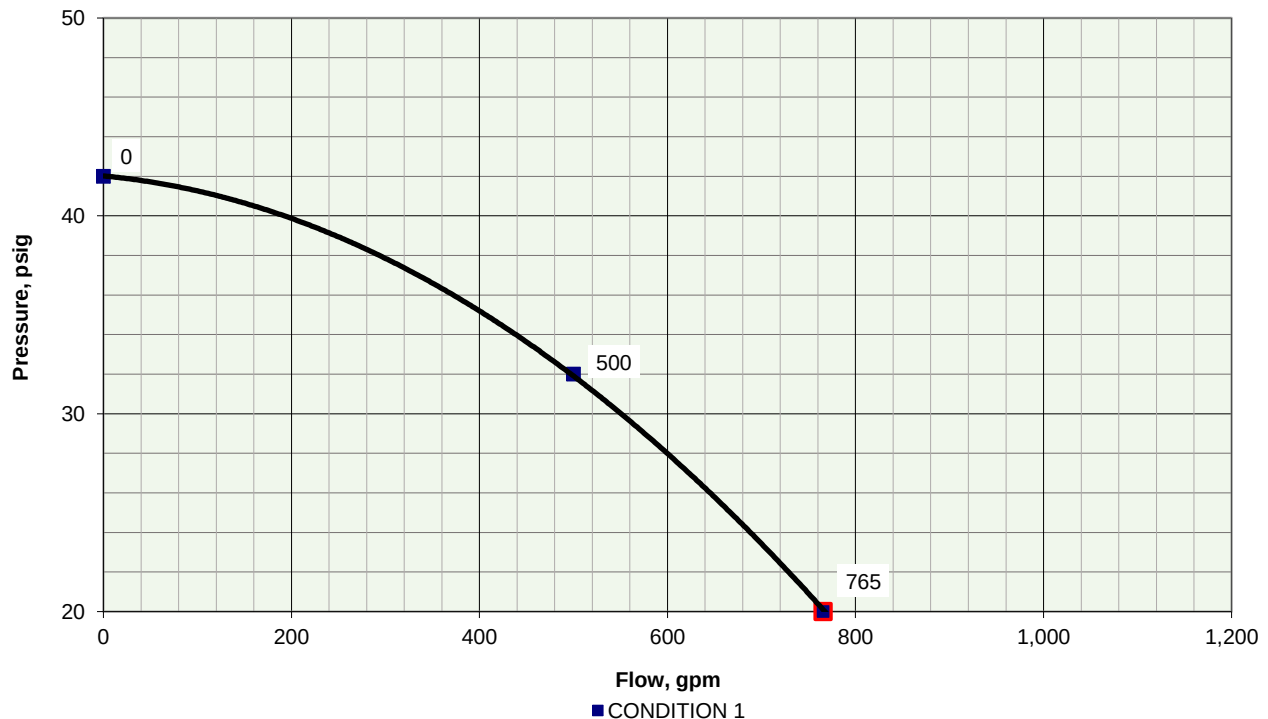
RESIDUAL: PSI

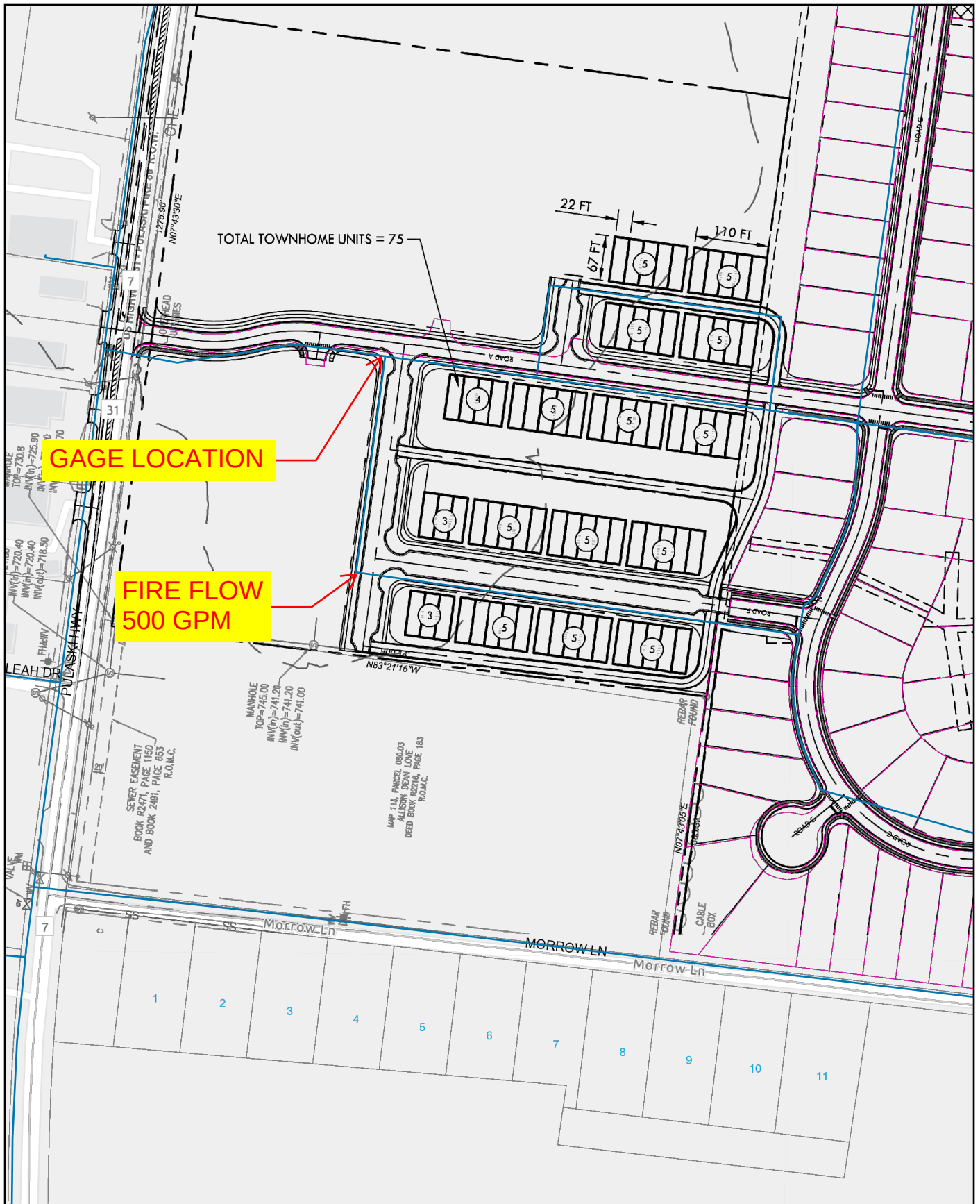
RESULTS: AT 20 PSI RESIDUAL

CONDITION 1 765 GPM

CONDITION 2 --- GPM

REMARKS: Performance based on service elevation of 732' and current CPWS water infrastructure and do not account for additional losses associated with development piping.





Hydrant Analysis Location Map

Waterford Townhomes (TM 113, Parcel 80.47)

Esri Community Maps Contributors, Tennessee STS GIS, ©
OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census
Bureau, USDA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc,
METI/NASA, USGS, EPA, NPS, USDA

2022

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

N



0 100 200 Feet

0 0.02 0.04 Miles

October 14, 2022

City of Columbia
Zoning and Planning
700 N Garden Street
Columbia, TN 38401



RE: Waterford Townhomes – Cul-de-sac Approval

Dear Austin Brass,

We are currently in the process of submitting a request for a preliminary plat for the development of Waterford Townhomes. This development will consist of 75 townhomes and 5 single-family lots and is located north of Morrow Lane and east of US Highway 31. As part of this development, we plan to include a proposed cul-de-sac to lengthen and replace an existing cul-de-sac on the property. According to the City of Columbia, TN Zoning Ordinance (2022), cul-de-sacs are not allowed unless approved by Waiver of the Zoning Administrator to accommodate specific site conditions. As part of the proposed project, we would like to make a case for the inclusion of a cul-de-sac for this specific site. The proposed cul-de-sac would be an extension from an existing cul-de-sac to accommodate the 5 proposed single-family lots on that portion of the site. According to the City of Columbia Engineering Standards and Specifications (ESS), cul-de-sacs shall be permitted where the configuration of the property boundaries prevent street connections. In the case of the proposed site, a connection to the north onto Park Plus Dr. would not be feasible since this connection would be into a SD-LI (Light Industrial) zoning code area. In the interest of keeping the proposed site zoned for CD-4 from tying into an area zoned for industrial use, a cul-de-sac turnaround is necessary.

Attached with this letter is an exhibit of the layout for the proposed cul-de-sac. Please let us know if this cul-de-sac can be approved so we can submit a request for a preliminary plat. Thank you.

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,

A handwritten signature in blue ink, which appears to read 'Adam Crunk', is located below the 'Sincerely,' text.

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	North of Morrow Lane and East of US HWY 31		
	TAX MAP: 113	GROUP: 08047	PARCEL: 000
SUMMARY OF NATURE OF REQUEST AND WORK	Preliminary Plat for Waterford Town-home development.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	09-28-2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
---	------------	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> ☒ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan + Checklist ☐ PUD Final Site Plan + Checklist ☐ Multi-Family Site Plan ☐ Other: <i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i> <i>Freedom Point Elevations</i>	<u>Annexations/Rezoning:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards <u>Plats/PUDs:</u> - Project Name (include Sections & Phases) Waterford Town-homes - Total Number of Lots 75 TH + 5 SF - Total acreage 11.50

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

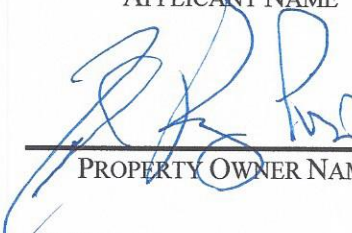
APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Crunk Engineering - Adam Crunk, PE	PHONE	615-873-1795
ADDRESS	7112 Crossroads Blvd. Suite 201 Brentwood, TN 37027	EMAIL	adam@crunkeng.com

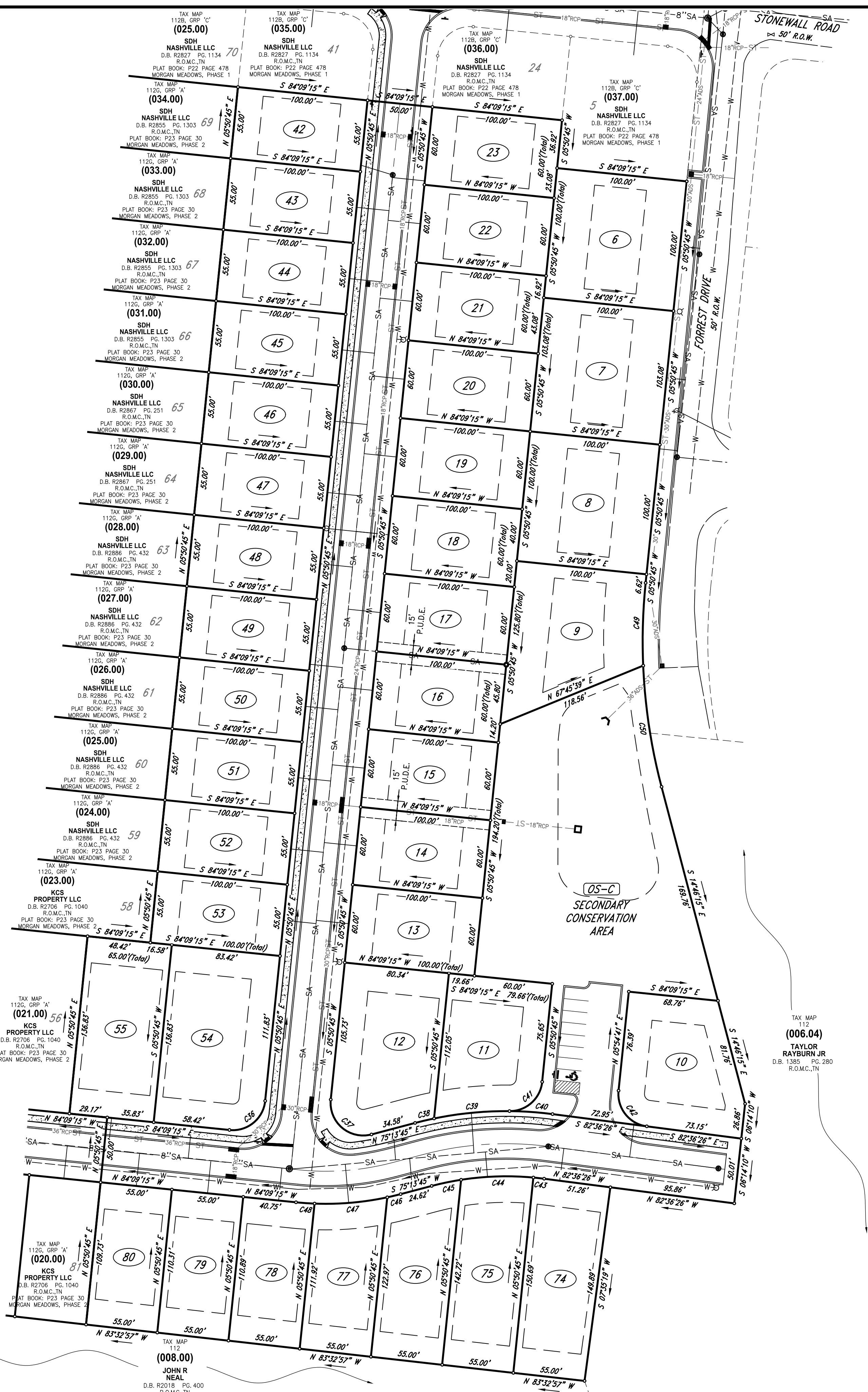
PROPERTY OWNER NAME	No Man Partners, LLC	PHONE	615-305-1033
ADDRESS	1269 Lewisburg Pl Franklin, TN 37064	EMAIL	tyler.ring@tenncontractors.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Adam Crunk		10/13/2022
APPLICANT NAME	APPLICANT SIGNATURE	DATE
	TYLER RING, PRESIDENT	10/14/22
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



	Bench Mark		Catch Basin
	Stake Found		Curb Inlet
	Fire Hydrant		Storm Pipe
	Water Meter		Cable Manhole
	Water Valve		Electric Manhole
	Water Reducer		Telephone Manhole
	Clean Out		Water Manhole
	Sanitary Sewer Manhole		Electric Meter
	Storm Sewer Manhole		Cable Riser

	Electric Riser		Power Pole
	Telephone Riser		Flag
	Telephone Booth		Guy V
	Gas Meter		Mailbox
	Gas Valve		Parking
	Light Pole		Satellite
	Power Pole		Handicap
	Telephone Pole		Water
	Guy Pole		Bollard

- * Evergreen Tree
- ☼ Deciduous Tree
- ⬢ Bush
- ⬢ Sign

-----	Adjoining Property
=====	Subject Property
-----	Easement Line
-----	Building Setback
-----	Centerline
-----	Edge of Pavement
-----	Edge of Gravel
-----	Fence Line
X	Landscape
~~~~~	Woods / Trees

Property Line	-----	Edge of Road
Property Line	-----	Ditch or Drain
Property Line	-----	Minor Road
Property Line	-----	Index Line
Property Line	-----	Gas Line
Property Line	-----	Sanitary Sewer
Property Line	-----	Water Line
Property Line	-----	Storm Sewer
Property Line	-----	Overhead Power Line
Property Line	-----	Overhead Cable

of Water	-----	OHE
/ Creek Centerline	-----	OHT
Contour Line	-----	UG
Contour Line	-----	UGC
ne	-----	UGE
y Sewer Line	-----	UGT
Line	-----	FM
Sewer Line		
ad Utility Line		
ad Cable Line		

- Overhead Electric Line
- Overhead Telephone Line
- Underground Utility Line
- Underground Cable Line
- Underground Electric Line
- Underground Telephone Line
- Forced Main Line



( IN FEET )  
1 inch = 50 ft.

--

Register of

Deed Recording Stamp


  
 allenwesengineers.com

1 of 1

1	Horiz
---	-------

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 following categories of classes: the precision of the undisturbed 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. The horizontal and vertical 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) shall assume responsibility for the location of utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazards 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. The horizontal and vertical 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, service provisions, etc., are subject to the City of Columbia's zoning regulations. This map is interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon is ±85.3 Acres.

7. This property currently identified as Tax Map No. 112 Parcel No. 006.00, Henry County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: P6 Page 403A
9. Deed reference: Subk R2706 Page 1040
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
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 any other guarantees 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. 47119C00280C, dated April 16, 2007, and shown herein graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are  $\frac{1}{2}$ " rebar with cap reading "WCS 1987" unless otherwise noted.

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

REVISIONS	DATE	Client
		KCS PROPERTY LLC
		P.O. BOX 1939
		COLUMBIA, TN 38402

**FINAL PLAT**  
**MORGAN MEADOWS, PHASE 3**  
FORREST DRIVE, COLUMBIA, TN

<b>1 of 1</b>		Job. no. <b>18574-1</b>	Drawn: EB
			Checked: AO
		Scale: _____	Approved: AO
		Vertical: _____	Date: 01-17-2023
		Horizontal: _____	

## FINAL PLAT

10. **18574-1**

1 of 1

Page 31 of 81



January 17, 2023

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

**RE: Project Name: Morgan Meadows, Phase 3**  
City of Columbia Planning Commission Submittal

On behalf of KCS Property LLC, the owner for these 39 proposed residential lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia Planning Commission.

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

Sincerely,  
**WES Engineers & Surveyors**

A handwritten signature in black ink that reads 'Allen B. O'Leary'. The signature is written in a cursive style with a large, looping 'L' at the end.

Allen B. O'Leary, RLS  
Principal





PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*

*Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	Forrest Drive, Columbia, TN		
	TAX MAP:112	GROUP:	PARCEL:006.00
SUMMARY OF NATURE OF REQUEST AND WORK	Approval to create 39 residential lots and dedicate right-of-way.		

DATE OF PRE-APPLICATION CONFERENCE		<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	--	---------------------------------------------------------------

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation    <input type="checkbox"/> Rezoning    <input type="checkbox"/> Preliminary Plat    <input checked="" type="checkbox"/> Final Plat    <input type="checkbox"/> PUD Preliminary Master Plan    <input type="checkbox"/> PUD Final Site Plan    <input type="checkbox"/> Multi-Family Site Plan    <input type="checkbox"/> Other:	<b><u>Annexations/Rezoning/PUD's:</u></b>      <input type="checkbox"/> Written Legal Description copy    <input type="checkbox"/> Requested Zone Listed    <input type="checkbox"/> Compliance with Comprehensive Plan    <input type="checkbox"/> Annexation Permission Form    <input type="checkbox"/> Plans and/or Plats conforming to City standards with check list completed    <input type="checkbox"/> Columbia Water System Availability Letter      <b><u>Plats/PUDs:</u></b>      <input checked="" type="checkbox"/> Project Name (include Sections &amp; Phases) Morgan Meadows, Phase 3    <input checked="" type="checkbox"/> Total Number of Lots 39    <input checked="" type="checkbox"/> Total acreage ±8.53

**File naming nomenclature examples:*

*Freedom Point Site Plan*

*Freedom Point Master Plan*

*Freedom Point Final Plat*

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

#### APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Allen B. O'Leary	PHONE	931-388-2329
ADDRESS	2486 Nashville Hwy, Columbia, TN	EMAIL	allen@wesengineers.com

PROPERTY OWNER NAME	KCS Property LLC	PHONE	931-490-9782
ADDRESS	P.O. Box 1939, Columbia, TN	EMAIL	wade@kcsllc.com

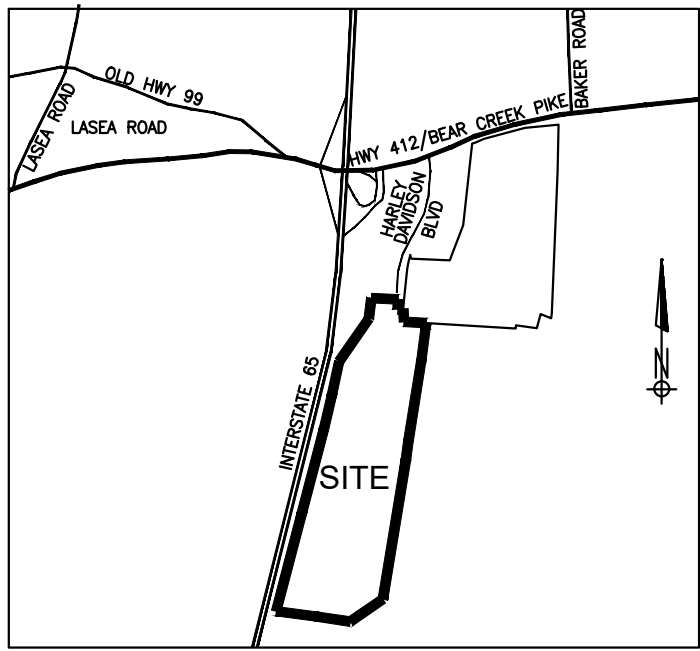
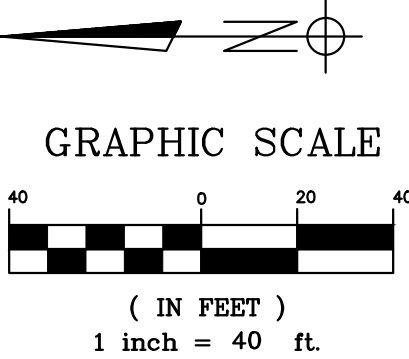
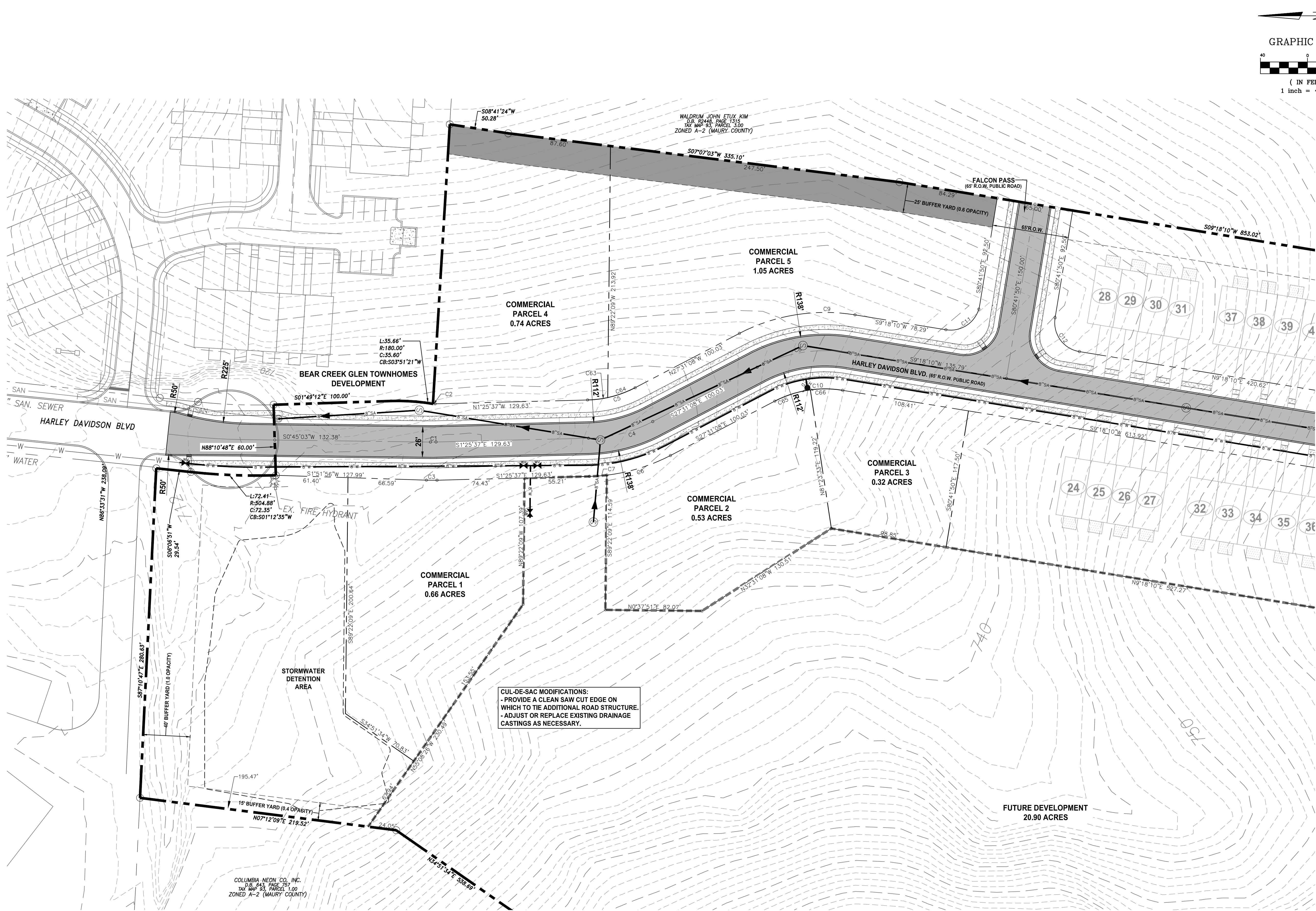
*In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.*

 APPLICANT NAME	 APPLICANT SIGNATURE	<u>1/12/23</u> DATE
 PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>1/11/2023</u> DATE

#### STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			





VICINITY MAP  
SCALE: 1" = 2000'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	4.74'	125.00'	2°10'25"	8.24'
C2	1.78'	92.50'	1°00'10"	3.29'
C3	9.85'	157.50'	3°11'33"	16.87'
C4	56.92'	125.00'	20°09'51"	94.47'
C5	42.12'	92.50'	20°09'51"	71.70'
C6	36.84'	157.50'	20°44'48"	56.52'
C7	14.88'	157.50'	5°24'53"	26.83'
C8	60.32'	125.00'	30°48'18"	109.90'
C9	101.22'	157.50'	30°48'18"	189.49'
C10	59.40'	92.50'	30°48'18"	109.90'
C11	35.27'	35.89'	90°00'00"	51.10'
C12	35.27'	35.89'	90°00'00"	51.10'
C13	17.32'	92.50'	10°44'08"	17.31'
C14	24.79'	92.50'	15°21'23"	24.72'
C15	31.93'	92.50'	19°44'48"	31.77'
C16	27.51'	92.50'	17°02'23"	27.41'

DEVELOPMENT SUMMARY		
TYPE	AREA (ACRES)	UNITS OR LOTS
COMMERCIAL PARCELS	3.30	5 LOTS
TOWNHOMES	43.10	277 UNITS
TOTAL	46.40	

TOWNHOME DENSITY		
UNITS	ACRES	UNITS/AC.
277	43.10	6.42

TOWNHOME OPEN SPACE SUMMARY	
PRIVATE YARD SPACE PROVIDED: 100 SF / UNIT = 100 X 277 = 27,700 SF = 0.64 ACRES	
ADDITIONAL OPEN SPACE : 18.46 ACRES	

Minor Plat Revision  
Townhomes at Pumpkin Creek  
Columbia at I-65/Exit 46  
COLUMBIA, TENNESSEE  
MAURY COUNTY  
JANUARY 17, 2023

PURPOSE OF SUBMITTAL - TO OBTAIN MINOR PLAT REVISION APPROVAL FOR 5 COMMERCIAL PARCELS AND 277 TOWNHOME UNITS ON APPROXIMATELY 46.40 ACRES OF PARCEL 2.01 IN TAX MAP 93 UNDER MRC ZONING.

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

NOTE:  
UPON APPROVAL BY THE PLANNING COMMISSION, THIS PRELIMINARY PLAT REVISION VOIDS, VACATES, AND SUPERSEDES THE PREVIOUSLY APPROVED PRELIMINARY PLAT.

ALL ROADS SHOWN ARE PUBLIC ROADS.

ALL ROAD NAMES TO BE APPROVED BY E-911.

TOWNHOMES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 IRC.

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



ARCHITECTURE  
INTERIORS  
CIVIL SITE

2004 CARMACK BLVD, SUITE C  
COLUMBIA, TN 38401  
TKC-AE.COM  
615.617.7477

January 17th, 2023

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

Project: Townhomes at Pumpkin Creek

Subject: Minor Preliminary Plat Revision

Staff,

We are requesting a minor preliminary plat revision to the approved Preliminary Plat for the Townhomes at Pumpkin Creek. The revision adds 5 commercial parcels to the north end of the development. We are requesting a plan change to approximately 3 acres on the north end of the property. The Preliminary Plat follows the zoning code.

The result of the change is 5 commercial parcels and 244 townhomes.

If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering at [cole@tkc-ae.com](mailto:cole@tkc-ae.com) or 615.617.7477.

Thank you,

*Cole Newton*

Cole Newton, PE, LEED AP  
TKC Architecture and Engineering LLC  
615.617.7477 (o)  
[cole@tkc-ae.com](mailto:cole@tkc-ae.com)





PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*

*Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	Located at the end of Harley Davidson Blvd.		
	TAX MAP: 93	GROUP:	PARCEL: 2.00 & 2.01
SUMMARY OF NATURE OF REQUEST AND WORK	We are requesting a minor plat revision for the Townhomes at Pumpkin Creek to add 5 commercial parcels to north end of the development. The change proposes 5 commercial tracts of approx. 3.5 ac total on the 46 acre parcel with 244 townhomes per the original approved preliminary plat.		

DATE OF PRE-APPLICATION CONFERENCE	11/2/22	<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Preliminary Plat (REVISION) <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other:  <i>*File naming nomenclature examples:</i>  <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	<b><u>Annexations/Rezoning/PUD's:</u></b> <input type="checkbox"/> Written Legal Description copy <input type="checkbox"/> Requested Zone Listed <input type="checkbox"/> Compliance with Comprehensive Plan <input type="checkbox"/> Annexation Permission Form <input type="checkbox"/> Plans and/or Plats conforming to City standards with check list completed <input type="checkbox"/> Columbia Water System Availability Letter  <b><u>Plats/PUDs:</u></b> <input checked="" type="checkbox"/> Project Name (include Sections & Phases) Townhomes at Pumpkin Creek    <input checked="" type="checkbox"/> Total Number of Lots 5 commercial parcels & 277 Townhome Units    <input checked="" type="checkbox"/> Total acreage Change effects ~ 3.5 acres of the 46.4 acre parcel

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

## APPLICANT

**All communications go to the Applicant's email that is provided.**

NAME	TKC Architecture and Engineering (Cole Newton)	PHONE	615.617.7477 / 931.797.3323
ADDRESS	2004 Carmack Blvd., Suite C, Columbia TN 38401	EMAIL	cole@tkc-ae.com

PROPERTY OWNER NAME	CHR Land, LLC	PHONE	615.522.1819
ADDRESS	818 S. Main Street, Columbia TN 38401	EMAIL	gary@martinengrg.com

*In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.*

Cole Newton, TKC A&E

APPLICANT NAME

*Cole Newton*

APPLICANT SIGNATURE

1/17/23

DATE

Gary Martin, CHR Land, LLC

PROPERTY OWNER NAME

*GyM*

PROPERTY OWNER SIGNATURE

1/17/23

DATE

## STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			







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, PAY ALL REQUIRED FEES AND ATTEND REQUIRED PRE-CONSTRUCTION MEETINGS WITH CITY AND UTILITY COMPANIES 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 CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS. OWNER WILL SUBMIT THE NOTICE OF INTENT (NOI) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ORDER TO OBTAIN A NOTICE OF COVERAGE (NOC) UNDER THE STATE OF TENNESSEE NPDES PERMIT. THE CONTRACTOR WILL BE REQUIRED TO SIGN THE NOI AND SUBMIT UPDATED NOI TO THE STATE OF TENNESSEE UPON SELECTION TO COMPLETE THE CONSTRUCTION AND BE A PERMITTEE LISTED ON THE NOC.
9. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY 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 SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS.
11. ALL WORK SHALL COMPLY WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF CITY OF COLUMBIA SUBDIVISION REGULATIONS.
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 PLAN SHEETS 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 OR AS NOTED.
16. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
17. CONCRETE WALKS SHALL BE 4" THICK OVER 4" COMPACTED GRAVEL WITH CONTROL JOINTS EQUALLY SPACED AT IN ACCORDANCE WITH ACI 308R-01 AND ACI 325R 9-91, ISOLATION JOINTS AT ALL FIXED STRUCTURES (MANHOLES, INLETS, WALLS, BUILDING, ETC.). ALL SIDEWALKS ARE TO BE ABOUT FINISHED.
18. CONSTRUCTION OF ALL ROADWAYS AND SIDEWALKS SHALL MEET THE REQUIREMENTS OF CITY OF COLUMBIA ROADWAY CONSTRUCTION CRITERIA AND STANDARD DETAILS.
19. 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.
20. 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.

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 CITY OF COLUMBIA 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 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 COMPANIES 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. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.
14. 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 I ESA, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.

LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, ALL UTILITIES AND CROSSINGS PRIOR TO PAVEMENT INSTALLATION.
4. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
5. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNERS REPRESENTATIVE UPON COMPLETION.
7. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH CITY OF COLUMBIA REQUIREMENTS. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

8. CONTRACTOR SHALL PERFORM A PROOF ROLL PER CITY OF COLUMBIA REQUIREMENTS PRIOR TO STONE AND PAVEMENT INSTALLATION.
9. ALL PAVEMENT MARKINGS SHALL BE INSTALLED USING WHITE OR YELLOW, REFLECTIVE TRAFFIC MATERIALS (SEE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
10. THE CITY WILL MEASURE THE CROSS SLOPE OF FINAL CONSTRUCTED ROADWAYS WITHIN THE SUBDIVISION. THE CROSS SLOPE OF THE FINAL CONSTRUCTED ROADWAYS SHALL BE PER THE ROADWAY SECTION SHOWN ON THE CONSTRUCTION PLANS OR IT SHALL BE REPAIRED AT NO COST TO THE CITY OR OWNER.
11. OWNER SHALL PROVIDE STAKING OF THE FRONT PROPERTY LINES OF EACH LOT AND WILL SET FINAL PROPERTY CORNERS. ALL OTHER STAKING/SURVEYING THAT IS REQUIRED TO CONSTRUCT THE IMPROVEMENTS SHOWN IN THESE CONSTRUCTION PLANS IS THE RESPONSIBILITY OF THE CONTRACTOR.
12. THE ENGINEER SHALL PROVIDE FILES IN COMPUTER-AIDED-DRAFTING (CAD) FORMAT TO THE CONTRACTOR. THE CONTRACTOR WILL BE BOUND BY THE TERMS IN THE ENGINEER'S "CAD FILES DISCLAIMER, WAIVER AND LIMITATION OF LIABILITY" AGREEMENT.

GRADING NOTES

1. THE CONTRACTOR SHALL CHECK ALL EXISTING AND FINISHED GRADES, DIMENSIONS, ETC. PRIOR TO BEGINNING NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES AND/OR ERRORS IN THE PLANS PRIOR TO COMMENCING WORK.
2. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
3. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
4. CONTRACTOR SHALL ADHERE TO THE EROSION & SEDIMENT CONTROL PLAN PREPARED FOR THIS PROJECT.
5. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTATION.
6. CONTRACTOR TO REFILL UNDERCUT AREAS (IF REQUIRED) WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
7. EXCAVATED SUBGRADES AND EACH LAYER OF FILL SHALL BE OF A QUALITY ACCEPTABLE TO THE OWNERS REPRESENTATIVE AND SHALL NOT INCLUDE ORGANIC MATERIAL, BOULDERS, DEBRIS, WET MATERIAL, ETC. CUT OR STRIPPED AREAS SHALL BE PROOF ROLLED PRIOR TO ANY FILLING. AS GRADING ACTIVITY AND PLACEMENT OF MATERIALS ARE MONITORED, A QUALIFIED GEOTECHNICAL ENGINEER (OR THEIR REPRESENTATIVE), OR AS DIRECTED BY THE OWNERS REPRESENTATIVE, MATERIAL SHALL MEET OR EXCEED COMPACTION REQUIREMENTS SPECIFIED IN THE SPECIFICATIONS PUBLISHED BY CITY OF COLUMBIA.
8. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A MINIMUM DEPTH OF 6". TOPSOIL SHALL BE FREE OF ROCK AND DEBRIS.
9. ALL SLOPES IN NON-PAVED AREAS SHALL BE 3:1 (HORIZONTAL-VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
10. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
11. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
12. ALL EXCESS SOIL MATERIALS, OTHER THAN TOPSOIL, SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OFFSITE (INCLUDING ALL CHARTER COMMERCIAL, LLC PROPERTY OR FUTURE PHASES OF HIGH PARK HILL SUBDIVISION) AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.
14. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING CONSTRUCTION OF THIS PROJECT. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT BOUNDARY WITHOUT PROPER AGREEMENTS WITH THE AFFECTED PROPERTY OWNERS.
15. THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 3 DAYS BUT NOT MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES TO REMAIN. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED UTILITIES ACCORDING TO LOCAL CODES AT THE CONTRACTORS EXPENSE.
16. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
17. MATERIALS NOT SUITABLE FOR FILL OR REUSE SHALL BE DISPOSED OFFSITE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF COLUMBIA AND AS DIRECTED BY THE OWNER OR THEIR REPRESENTATIVE.
18. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT T.O.S.H.A. PROVISIONS AND THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION, ISSUED BY THE AGC OF AMERICA, INCORPORATED, AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
19. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE THROUGH THE SITE DURING ALL PHASES OF CONSTRUCTION.
20. CONTRACTOR SHALL REMOVE FROM THE LIMITS OF DISTURBANCE ALL UNSUITABLE MATERIAL, DEBRIS, LARGER BOULDERS, CONCRETE MATERIAL, ETC. STOCKPILING OF ANY MATERIAL IN FUTURE PHASES OF THIS SUBDIVISION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DEVELOPER AND THE ENGINEER OF RECORD. CONSENT TO PLACE ANY MATERIAL IN FUTURE PHASES OF THIS SUBDIVISION SHALL ONLY BE GRANTED UNDER THE FOLLOWING PROVISIONS:
- IF THE AREA IS CLEARED, MAINTAINED AND PROPER EROSION CONTROL MEASURES INSTALLED TO PREVENT EROSION OR SEDIMENT DEPOSITION
  - MATERIAL IS PLACED AND GRADED IN A PERMANENT LOCATION THAT WILL NOT BE REQUIRED TO BE MOVED IN A FUTURE PHASE OF THIS SUBDIVISION DEVELOPMENT AND PERMANENTLY STABILIZED IN ACCORDANCE WITH TDEC AND CITY REGULATIONS.
21. ALL SOILS, REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED, ARE CONSIDERED TO BE UNCLASSIFIED BY THE CONTRACTOR RECOGNIZES THAT THIS PROJECT IS LOCATED IN AN AREA WHERE ROCK ENCOUNTER IS LIKELY. THE CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE, MAKE ANY TESTS, BORES, TEST PITS, SURVEYS, ETC. NECESSARY TO FAMILIARIZE HIMSELF WITH ALL SPECIFIC SITE CONDITIONS RELATED TO THIS PROJECT. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ANY ROCK ENCOUNTER, THE EXCAVATION/REMOVAL THEREOF, OR DISPOSAL OF ROCK/SOIL MIX AND/OR UNSUITABLE SOIL.

STORM DRAINAGE NOTES

1. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
3. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES, SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
4. THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, PIPING, ETC. AS REQUIRED TO CONVEY THE LANDSCAPED & PAVED SURFACE DRAINAGE THROUGH THE SITE.
5. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE. ALL STORM IS TO BE INSTALLED PER CITY OF COLUMBIA REQUIREMENTS AND SPECIFICATIONS.
6. STORM SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL (AGGREGATE) CONSISTING OF AASHTO #57 OR #67 STONE. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE AND ON THE SIDES OF THE PIPE OR AS REQUIRED BY CITY OF COLUMBIA INSPECTOR.
7. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
8. CONTRACTOR SHALL INCLUDE A LINE ITEM IN THEIR CONTRACT TO THE OWNER FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES AT THE END OF THE BOND PERIOD WITH CITY OF COLUMBIA.

EROSION AND SEDIMENT CONTROL NOTES

1. THE ISSUED NOTICE OF COVERAGE (NOC) OF THE PERMIT TO DISCHARGE CONSTRUCTION ACTIVITY STORMWATER SHALL BE POSTED NEAR THE SITE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL HAVE THE SWPPP AND A SET OF APPROVED EPSC PLANS ON SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO SIGN THE NOTICE OF INTENT (NOI) AND SUBMIT UPDATED NOI TO THE STATE OF TENNESSEE UPON SELECTION TO COMPLETE THE CONSTRUCTION AND BE A PERMITTEE LISTED ON THE NOC.
2. PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES OR INITIATION OF EARTH DISTURBING ACTIVITIES, THE CONTRACTOR SHALL CLEARLY DELINEATE THE PROPOSED LIMITS OF DISTURBANCE IN THE FIELD UTILIZING FLAGGING, STAKES, AND/OR CONSTRUCTION FENCE. NO DISTURBANCE BEYOND THESE LIMITS SHALL BE PERMITTED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ENGINEER, THE AFFECTED PROPERTY OWNER AND ANY APPLICABLE REGULATORY AGENCIES.
3. THE CONSTRUCTION ACTIVITIES ANTICIPATED FOR THIS PROJECT INCLUDES GRADING, PAVING, AND UTILITY INSTALLATION.
4. ANY INCREASE IN THE APPROXIMATE TOTAL DISTURBED AREA SHALL BE APPROVED BY TDEC PRIOR TO ADDITIONAL DISTURBANCE.
5. CONSTRUCTION SHALL BE SEQUENCED BY THE CONTRACTOR AS TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREAS. PERIMETER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS.
6. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE PERSON(S) RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL ROLS AT THE SITE. THIS INFORMATION SHALL BE POSTED AT THE JOB SITE TRAILER, OR AT THE SITE CONSTRUCTION SIGN.
7. PRE-CONSTRUCTION VEGETATIVE GROUNDCOVER SHALL NOT BE REMOVED MORE THAN 14 DAYS PRIOR TO COMMENCEMENT OF GRADING OR CONSTRUCTION. IF THE EXISTING VEGETATION IS REMOVED FOR A SET OF MORE THAN 14 DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH, OR FABRIC MATTING. STEEP SLOPES (GREATER THAN 3%) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 DAYS OF THE ESTABLISHMENT OF FINAL GRADES.

8. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION AND SEDIMENT CONTROL FOR A PERIOD OF THREE YEARS AFTER COMPLETION OF CONSTRUCTION OR AS REQUIRED BY GOVERNING AUTHORITIES.
9. TEMPORARY SEEDING FOR THIS PROJECT SHALL UTILIZE TODD, TDEC OR LOCAL STANDARDS UNLESS OTHERWISE INDICATED HEREON.
10. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH MUST BE CRIMPED INTO THE SOIL BY MECHANICAL MEANS. BROADCAST SPREADING OF MULCH IS NOT ACCEPTABLE.
11. SOIL STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION. ALL STOCKPILES SHALL BE COVERED WITH TEMPORARY SEEDING AND PROTECTED WITH SILT FENCING.
12. FOR PERMANENT STABILIZATION OF ALL SLOPES 3:1 OR STEEPER, INSTALL TEMPORARY EROSION CONTROL BLANKET (TENSAR NORTH AMERICAN GREEN TOP-10 OR APPROVED EQUAL) INSTALLED PER MANUFACTURERS' RECOMMENDATIONS SHALL BE USED IN PLACE OF STRAW MULCH.
13. FOR PERMANENT STABILIZATION OF DRAINAGE SWALES, INSTALL TURF REINFORCEMENT MATTING (TENSAR NORTH AMERICAN GREEN SC260 OR APPROVED EQUAL) PER MANUFACTURERS' RECOMMENDATIONS.
14. FOR PERMANENT STABILIZATION OF PERMANENT DETENTION POND, INSTALL SOD PER MANUFACTURERS' RECOMMENDATIONS. SOD SHALL BE AS FOLLOWS: SOD SHALL BE HIGH-QUALITY TURF TYPE TALL FESCUE OF KNOWN GENETIC ORIGIN. FREE OF NOXIOUS WEEDS, DISEASE, AND INSECT PROBLEMS. SOD SHALL APPEAR HEALTHY AND VIGOROUS, AND CONFORM TO ALL SPECIFICATIONS IN THE TDEC SEDIMENT AND EROSION CONTROL HANDBOOK, LATEST EDITION.
15. THE LOCATION OF SOME OF THE EROSION CONTROL MEASURES MAY NEED TO BE ALTERED DUE TO CHANGING SITE CONDITIONS COMMENSURATE WITH PROGRESS OF THE WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION AND SEDIMENT CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES OF CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
16. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED. SEEDING AREAS MUST HAVE A MINIMUM 70% COVERAGE (ENGINEER WILL DETERMINE APPROXIMATE PERCENTAGE OF COVER) PRIOR TO REMOVAL OF THE TEMPORARY EROSION CONTROL DEVICES. FINAL SEEDING AND ESTABLISHMENT OF GROUND COVER SHALL BE APPLIED TO ANY AREA DISTURBED AS A RESULT OF THE REMOVAL OF THE EROSION CONTROL MEASURES.
17. CONTRACTOR SHALL PREPARE, IMPLEMENT, AND MAINTAIN A SPILL PREVENTION, CONTROL, AND COUNTERMEASURES (SPCC) PLAN, AS A SEPARATE DOCUMENT OR AS A COMPONENT OF THE SWPPP, FOR ALL TANKS/CONTAINERS STORING ONSITE FUEL, CHEMICALS, OR OTHER POLLUTANTS CONSISTENT WITH THE REQUIREMENTS OF STATE NPDES RULES. EFFECTIVE MEASURES NECESSARY TO PREVENT SPILLS AND TO CLEAN UP SPILLS OF ANY TOXIC POLLUTANT, AS DOCUMENTED IN THE FACT SHEET SPCC PLAN SHALL BE FULLY IMPLEMENTED. SOIL, FUEL, AND OTHER HAZARDOUS SUBSTANCES, PAINTS, FUEL, OR CHEMICAL SPILLS, SHALL BE IMMEDIATELY CLEANED UP, MANAGED, AND DISPOSED OF IN AN APPROVED MANNER. WHERE POTENTIAL SPILLS CAN OCCUR, MATERIALS HANDLING PROCEDURES SHALL BE SPECIFIED AND PROCEDURES FOR IMMEDIATE CLEANUP/PREDECTION OF SPILLS SHALL BE DESCRIBED IN THE SPCC PLAN OR EMPLOYEE TRAINING PLANS. THE EQUIPMENT NECESSARY TO IMPLEMENT A CLEANUP SHALL BE MADE AVAILABLE TO FACILITY PERSONNEL. THE OPERATOR SHALL IMMEDIATELY NOTIFY THE DESIGNATED STATE AND LOCAL GOVERNMENT AGENCIES AFTER BECOMING AWARE OF A VISIBLE OIL SHEEN IN STORMWATER RUNOFF FROM ITS FACILITY OR IN A WATER OF THE STATE IN THE PROJECT VICINITY AS A RESULT OF ACTIVE OR POTENTIAL SPILL. THE CALLER SHOULD BE PREPARED TO REPORT THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON REPORTING SPILL, THE EXACT LOCATION OF THE SPILL, COMPANY NAME AND LOCATION, THE MATERIAL SPILLED, THE ESTIMATED QUANTITY, THE SOURCE OF THE SPILL, THE CAUSE OF THE SPILL, THE NEAREST DOWNSTREAM WATER WITH THE POTENTIAL TO RECEIVE THE SPILL, AND THE ACTIONS BEING TAKEN FOR CONTAINMENT AND CLEANUP.
18. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC SEDIMENT AND EROSION CONTROL HANDBOOK, LATEST EDITION.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER (GRAVITY AND FORCE MAIN) CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CURRENT STANDARDS, SPECIFICATIONS, DETAILS AND REQUIREMENTS OF COLUMBIA POWER & WATER SYSTEMS AND TDEC.
2. THE CONTRACTOR SHALL NOTIFY TDEC AND COLUMBIA POWER & WATER SYSTEMS A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF ANY PART OF THE SANITARY SEWER CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED LICENSES, PERMITS AND FEES ASSOCIATED WITH THE SANITARY SEWER CONSTRUCTION. ANY RELATED COSTS ARE TO BE PAID BY THE CONTRACTOR.
4. SANITARY SEWER CONSTRUCTION PLANS SHALL BE APPROVED BY COLUMBIA POWER & WATER SYSTEMS AND TDEC PRIOR TO COMMENCEMENT OF ANY PART OF THE SANITARY SEWER CONSTRUCTION. A SET OF THE STAMPED APPROVED PLANS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
5. MAINTAIN 10 FEET HORIZONTAL SEPARATION (EDGE-TO-EDGE) AND 18 INCHES OF VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SANITARY SEWERS AND WATER LINES WHERE POSSIBLE. CONTRACTOR MAY NEED TO MAKE FIELD ADJUSTMENTS TO MAINTAIN SEPARATION.
6. CONTRACTOR SHALL NOT CONNECT ANY PART OF THE PROPOSED SANITARY SEWER SYSTEM TO THE EXISTING SANITARY SEWER SYSTEM PRIOR TO INSPECTION AND APPROVAL BY COLUMBIA POWER & WATER SYSTEMS INSPECTOR.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, IN THE FIELD, ALL EXISTING UTILITIES BEFORE THE START OF CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND REPAIRED AT HIS EXPENSE.
8. CONTRACTOR SHALL COORDINATE ALL UTILITY CONSTRUCTION TO ELIMINATE CONFLICTS.
9. SEWER SERVICE LINES SHALL BE SDR 35 P.V.C. (SERVICE LINE MATERIAL SHALL MATCH CORRESPONDING SEWER MAIN MATERIAL) AT A MINIMUM SLOPE OF 1/8"=12". LINES SHALL BE EXTENDED 1 FOOT BEYOND THE EASEMENT, PROPERTY LINE OR SIDEWALK AS SHOWN ON PLANS AND PLUGGED & MARKED AS REQUESTED BY COLUMBIA POWER & WATER SYSTEMS. SERVICE CONNECTIONS TO THE MAIN WILL BE TEE OR WYE CONNECTED.
10. ALL MANHOLES IN ROADWAY SHALL BE BACKFILLED WITH STONE. ALL SEWER LINES SHALL HAVE A CRUSHED STONE ENVELOPE WHICH CONSISTS OF AASHTO #57 OR #67 STONE.
11. A SET OF AS-BUILT DRAWINGS SHALL BE REQUIRED SHOWING THE UTILITY IMPROVEMENTS. CONTRACTOR SHALL MAINTAIN A RECORD OF ALL INSTALLED SEWER SERVICES LABELING DISTANCE TO DOWNSTREAM MANHOLE, LENGTH OF SERVICE AND DEPTH OF SERVICE. THE AS-BUILT DRAWING SHALL BE PROVIDED TO THE ENGINEER UPON COMPLETION.
11. ANY CHANGE TO THE PLANS SHALL BE APPROVED IN WRITING BY COLUMBIA POWER & WATER SYSTEMS PRIOR TO CONSTRUCTION.
13. SHOP DRAWINGS OF THE MATERIALS USED TO CONSTRUCT THIS PROJECT SHALL BE APPROVED BY COLUMBIA POWER & WATER SYSTEMS PRIOR TO CONSTRUCTION.
14. IN CASE OF CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. FIGURE DIMENSIONS ON DRAWINGS SHALL GOVERN OVER SCALE DIMENSIONS, AND DETAILED DRAWINGS SHALL GOVERN OVER GENERAL DRAWINGS.
15. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. IN WRITING, WHO SHALL PROMPTLY CORRECT SUCH INCONSISTENCIES OR AMBIGUITIES IN WRITING. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
16. CONTRACTOR SHALL NOTIFY COLUMBIA POWER & WATER SYSTEMS TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE PRIOR TO BEGINNING ANY CONSTRUCTION.
17. THE CONTRACTOR SHALL SUBMIT CUT SHEETS TO COLUMBIA POWER & WATER SYSTEMS FOR PROPOSED SEWER LINES PRIOR TO BEGINNING CONSTRUCTION.
18. CONTRACTOR MUST PROVIDE GRAVEL FILL TO SUBGRADE WHEN SANITARY SEWER IS WITHIN THE ROADWAY.
19. GRAVITY SEWER LINES TO BE SDR 26 PVC UNLESS OTHERWISE NOTED.
20. FORCE MAIN SEWER LINES SHALL BE MADE FROM CLEAN, VIRGIN, NSF APPROVED, TYPE I, GRADE I POLYVINYL CHLORIDE (PVC), CONFORMING TO ASTM RESIN SPECIFICATION D-1784. ALL PIPE SHALL MEET OR EXCEED MINIMUM REQUIREMENTS OF ASTM D-2241 FOR TYPE 1120 MATERIAL. MINIMUM SDR26 WALL THICKNESS UNLESS OTHERWISE NOTED.
21. SANITARY SEWER GRAVITY MAINS, FORCE MAINS, SERVICE LINES AND MANHOLES SHALL BE TESTED IN ACCORDANCE WITH COLUMBIA POWER & WATER SYSTEMS REQUIREMENTS.
22. FORCE MAIN IS TO BE CONSTRUCTED WITH AN UP-SLOPE GRADE FROM BEGINNING TO END, LAYING UP-SLOPE TO A POINT, TURNING DOWN, AND RISING AGAIN IS NOT ALLOWED WITHOUT INSTALLING AN AIR-VACUUM RELEASE VALVE.
23. CONTRACTOR SHALL INSTALL THRUST BLOCKS WHEREVER THE FORCE MAIN CHANGES DIRECTION, (E.G. TEES AND BENDS), AT DEAD ENDS, OR AT ANY OTHER POINT WHERE THE MANUFACTURER RECOMMENDS AND/OR THE UTILITY PROVIDER INDICATES THRUST BLOCKS ARE TO BE USED.
24. FOR DETECTION PURPOSES OF FORCE MAIN, METALLIC TAPE OR SIMILAR DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE METALLIC TAPE SHALL BE TERRA TAPE OR EQUAL AND SHALL BE COMPATIBLE WITH THE UTILITY PROVIDERS LOCATION EQUIPMENT.
25. ALL FORCE MAIN TRENCHES SHALL BE BACKFILLED AND STABILIZED DAILY PRIOR TO CONTRACTOR LEAVING THE SITE.
26. FORCE MAIN TRENCHES SHALL BE EXCAVATED TO SUFFICIENT DEPTH TO PERMIT A MINIMUM OF 30" OF COVER TO BE MAINTAINED OVER THE TOP OF THE SEWER FORCE MAINS UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

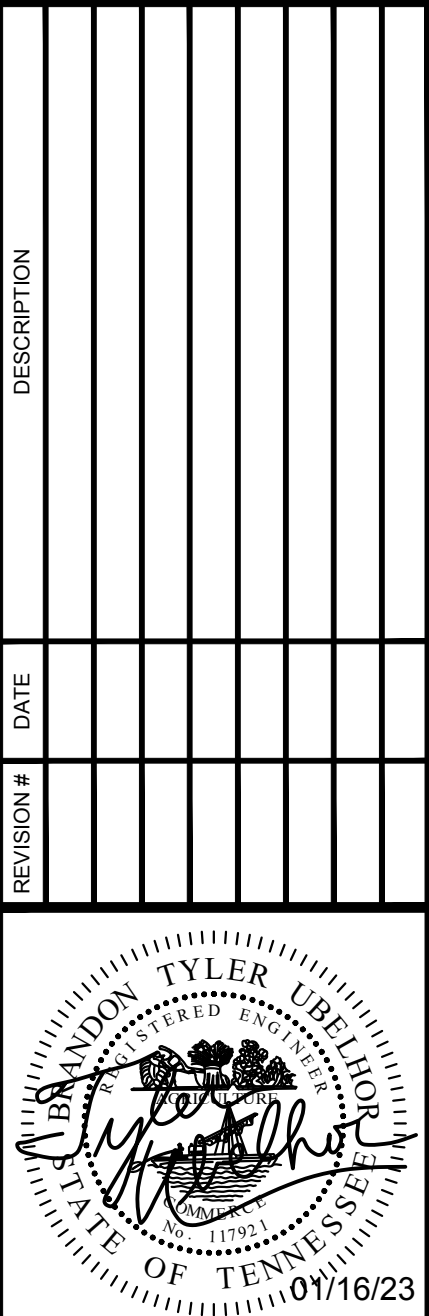
UTILITY NOTES

1. ALL GAS, ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES AND EXTENSIONS ARE TO BE CONSTRUCTED TO THE RESPECTIVE UTILITY COMPANY SPECIFICATIONS. UTILITY DISCONNECTIONS TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
2. ALL WATER LINE AND APPURTENANCE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CURRENT STANDARDS, SPECIFICATIONS, DETAILS AND REQUIREMENTS OF MLCROFTON UTILITY DISTRICT.
3. THE GENERAL CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RELOCATE EXISTING UTILITIES CONFORM TO ANY IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

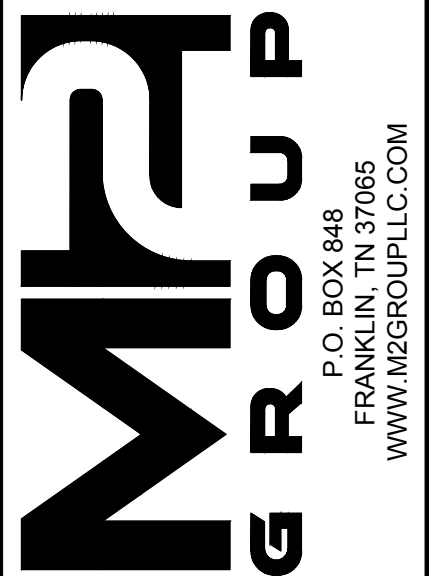
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
6. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OFFSITE (INCLUDING ALL CHARTER COMMERCIAL, LLC PROPERTY OR FUTURE PHASES OF HIGH PARK HILL SUBDIVISION) AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
7. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
8. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
9. CONTRACTOR TO INSTALL CONDUIT SYSTEMS FOR UNDERGROUND ELECTRIC, TELEPHONE AND CABLE SERVICES IN ACCORDANCE WITH UTILITY COMPANIES' REQUIREMENTS, INCLUDING PULL CORDS INSIDE CONDUITS AND HIGHWAY LOAD-BEARING PULL BOXES AND MANHOLES.
10. CONTRACTOR SHALL INSTALL PAD(S) FOR TRANSFORMER(S) AND CONDUITS FOR UNDERGROUND ELECTRIC SERVICE IN ACCORDANCE WITH ELECTRIC COMPANY'S REQUIREMENTS.
11. LOCATION OF PROPOSED CONDUITS SHALL BE COORDINATED AND APPROVED BY THE LOCAL PROVIDER PRIOR TO INSTALLATION.
12. THE CONTRACTOR SHALL PAY ANY APPLICABLE WATER AND SEWERAGE SERVICES INSPECTION FEES.
13. ANY, AND ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
14. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN THE CLOSE PROXIMITY OF THE ABOVE-NOTED ELECTRICAL WIRES, THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
15. THE LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE UTILITY COMPANIES INVOLVED. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC., AT 1-800-351-1111 AS REQUIRED BY TCA 65-3-106 WILL BE REQUIRED. IN ADDITION ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF TENNESSEE 811 SHALL BE NOTIFIED.
16. ADJUST ALL EXISTING UTILITY SURFACE FEATURES TO REMAIN INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. AS NEEDED TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
17. CONTRACTOR SHALL INSTALL A 4" SCHEDULE 40 PVC CONDUIT FOR UNITED COMMUNICATIONS THAT FOLLOWS THE MTEMC MAIN RUNS AND IS INSTALLED IN THE SAME TRENCH AS THE MTEMC MAIN RUN CONDUIT. UNITED COMMUNICATIONS CONDUIT SHALL ONLY BE INSTALLED AFTER INSTALLATION OF MTEMC CONDUIT AND APPROVAL OF BACKFILL COVERING MTEMC CONDUIT. FOR MTEMC CONDUIT RUNS THAT CROSS STREETS OR BACK FEED, CONTRACTOR SHALL INSTALL A 2" SCHEDULE 40 PVC CONDUITS FOR UNITED COMMUNICATIONS. ALL MATERIALS SHALL BE FURNISHED BY THE CONTRACTOR.

ABBREVIATIONS

TYP	TYPICAL
ELEV	ELEVATION
REF	REFERENCE
DIA	DIAMETER
NTS	NOT TO SCALE
UG	UNDERGROUND
SAN	SANITARY SEWER
WTR	WATER
PVC	POLYVINYL CHLORIDE
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FOG	FACE OF GUTTER
OC	ON CENTER
LP	LOW POINT
EX	EXISTING
CONT	CONTINUOUS
MBSL	MINIMUM BUILDING SETBACK LINE
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
PUDAE	PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT
TDOT	TENNESSEE DEPARTMENT OF TRANSPORTATION
CPWS	COLUMBIA POWER & WATER SYSTEMS
MUDEE	MLCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT
EPSC	EROSION PREVENTION AND SEDIMENT CONTROL
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
SPCC	SPILL PREVENTION, CONTROL AND COUNTERMEASURES



SITE PLANS FOR:  
**MACKENZIE PLACE**  
TAX MAP 908, GROUP B, PARCEL 47-00  
**220 THETA PIKE**  
CITY OF COLUMBIA  
MAURY COUNTY, TENNESSEE

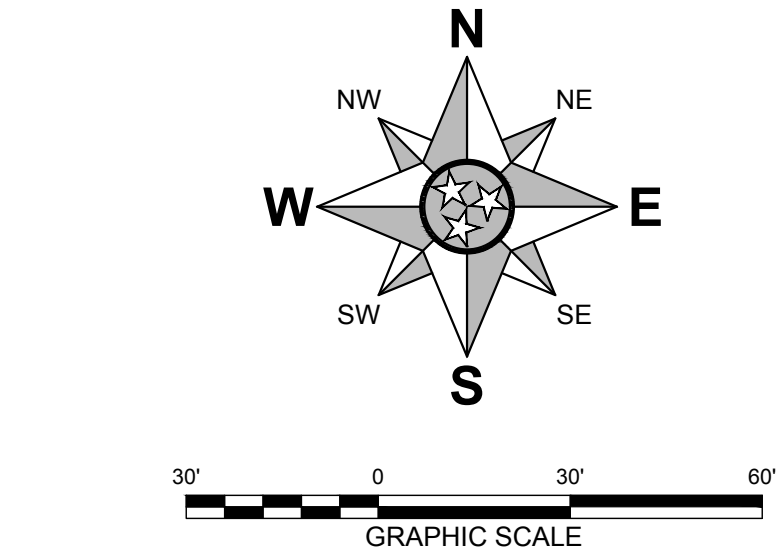
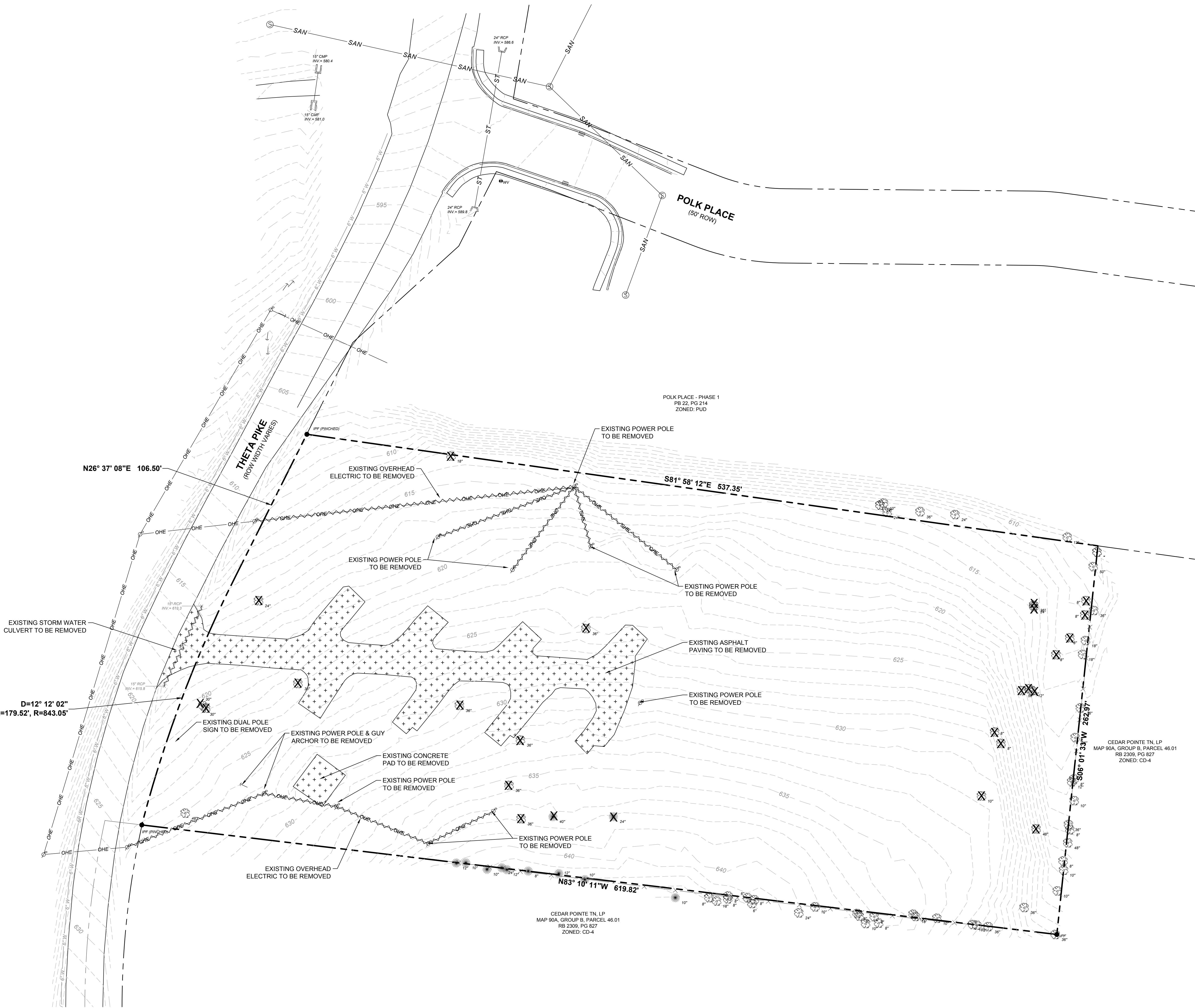


<b>GENERAL NOTES</b>	<b>MZG</b>	<b>MWB</b>
	<b>DRAWN BY :</b> JANUARY 17, 2023	<b>CHECKED BY :</b> 22-085
<b>DATE:</b>	<b>PROJECT NO. :</b>	

SHEET NUMBER:  
**C001**



MPA: EXISTING CONDITIONS & DEMO PLAN DWG: Tuesday, January 17, 2023 11:04:12 AM



LEGEND

- ASPHALT REMOVAL
- UTILITY REMOVAL
- TREE REMOVAL
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPE
- EXISTING INDEX CONTOUR
- EXISTING OVERHEAD ELECT
- EXISTING SANITARY SEWER I
- EXISTING TREELINE
- EXISTING BUSHES
- EXISTING SPOT ELEVATION
- EXISTING STORM SEWER LIN
- FIRE HYDRANT
- WATER METER
- TREE, DECIDUOUS
- TREE, CONIFER
- IRON PIPE FOUND (IPF)
- SANITARY MANHOLE
- WATER BOX (WATER VALVE)
- POWER POLE
- CURB INLET

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
- THE FIELD SURVEY WAS COMPLETED ON MAY, 2022.
- THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD.
- ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTERS OFFICE FOR MAURY COUNTY, TENNESSEE.
- ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
- PROPERTY CORNERS SET THIS SURVEY ARE 18\"/>
- 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.
- 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 170 OF 440, MAP NUMBER 47119C0170E, EFFECTIVE DATE APRIL 16, 2007.
- NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.

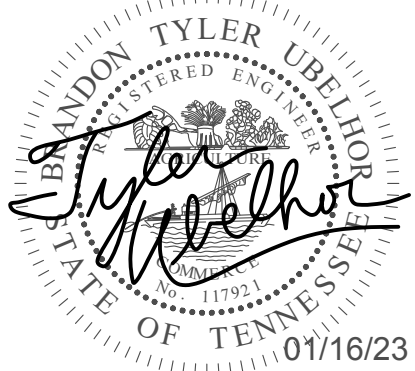
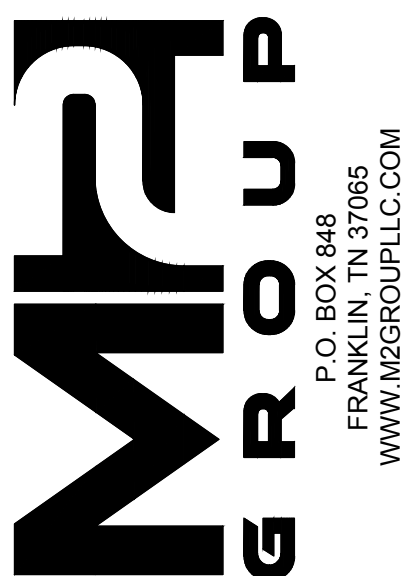
REFERENCE

SEE SEE C001 FOR GENERAL AND DEMOLITION NOTES.

FLOODPLAIN NOTE:

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 170 OF 440, MAP NUMBER 47119C0170E, EFFECTIVE DATE APRIL 16, 2007.



DESCRIPTION	
DATE	
REVISION #	
	
SITE PLANS FOR: <b>MACKENZIE PLACE</b> TAX MAP 90B, GROUP B, PARCEL 47.00 <b>220 THETA PIKE</b> CITY OF COLUMBIA MAURY COUNTY, TENNESSEE	
	
EXISTING CONDITIONS & DEMOLITION PLAN	
DATE: JANUARY 17, 2023	DRAWN BY: M2G
PROJECT NO.: 22-085	CHECKED BY: MWB
SHEET NUMBER: C100	





- |   |                                                         |
|---|---------------------------------------------------------|
| 1 | 2" WIDE x 18" LONG THERMOPLASTIC STOP BAR               |
| 2 | STOP / STREET SIGN (REF. SHEET C600)                    |
| 3 | PROPOSED LIGHT POLE/FIXTURE, SEE SITE PHOTOMETRICS PLAN |
| 4 | 5' CONCRETE SIDEWALK (REF SHEET C600)                   |
| 5 | CURB AND GUTTER (TYP.) (REF. SHEET C600)                |
| 6 | CURB TAPER (REF. SHEET C6.0)                            |
| 7 | ADA RAMP (REF. SHEET C6.0)                              |

SITE DATA TABLE		
ZONING	CD-4	
TOTAL LOT AREA	3.59	AC.
TOTAL NUMBER OF UNITS	34	EA.
DENSITY	9.47	UNITS / AC.
PARKING SPACES REQUIRED	68	EA.
PARKING SPACES PROVIDED	68	EA.
FRONT YARD SETBACK	6' - 20'	L.F.
SIDE YARD SETBACK	6	L.F.
REAR YARD SETBACK	6	L.F.

**SITE PLANS FOR:**  
**MACKENZIE PLACE**  
TAX MAP 90B, GROUP B, PARCEL 47.00  
**220 THETA PIKE**  
CITY OF COLUMBIA  
MAURY COUNTY, TENNESSEE

**M2 GROUP**  
P.O. BOX 848  
FRANKLIN, TN 37065  
[WWW.M2GROUPJLLC.COM](http://WWW.M2GROUPJLLC.COM)

## SITE LAYOUT PLAN

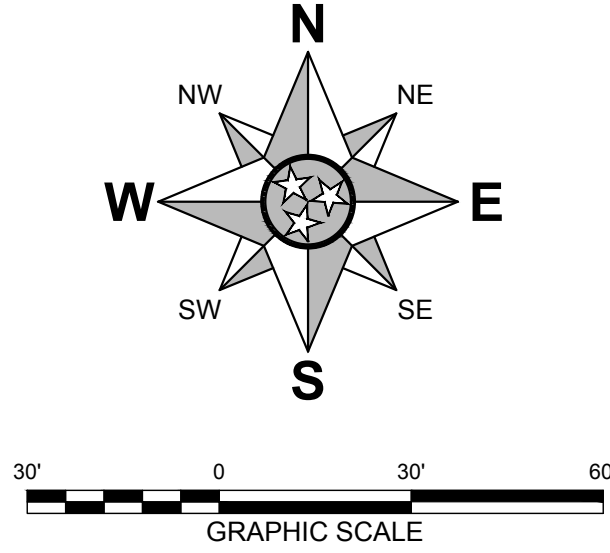
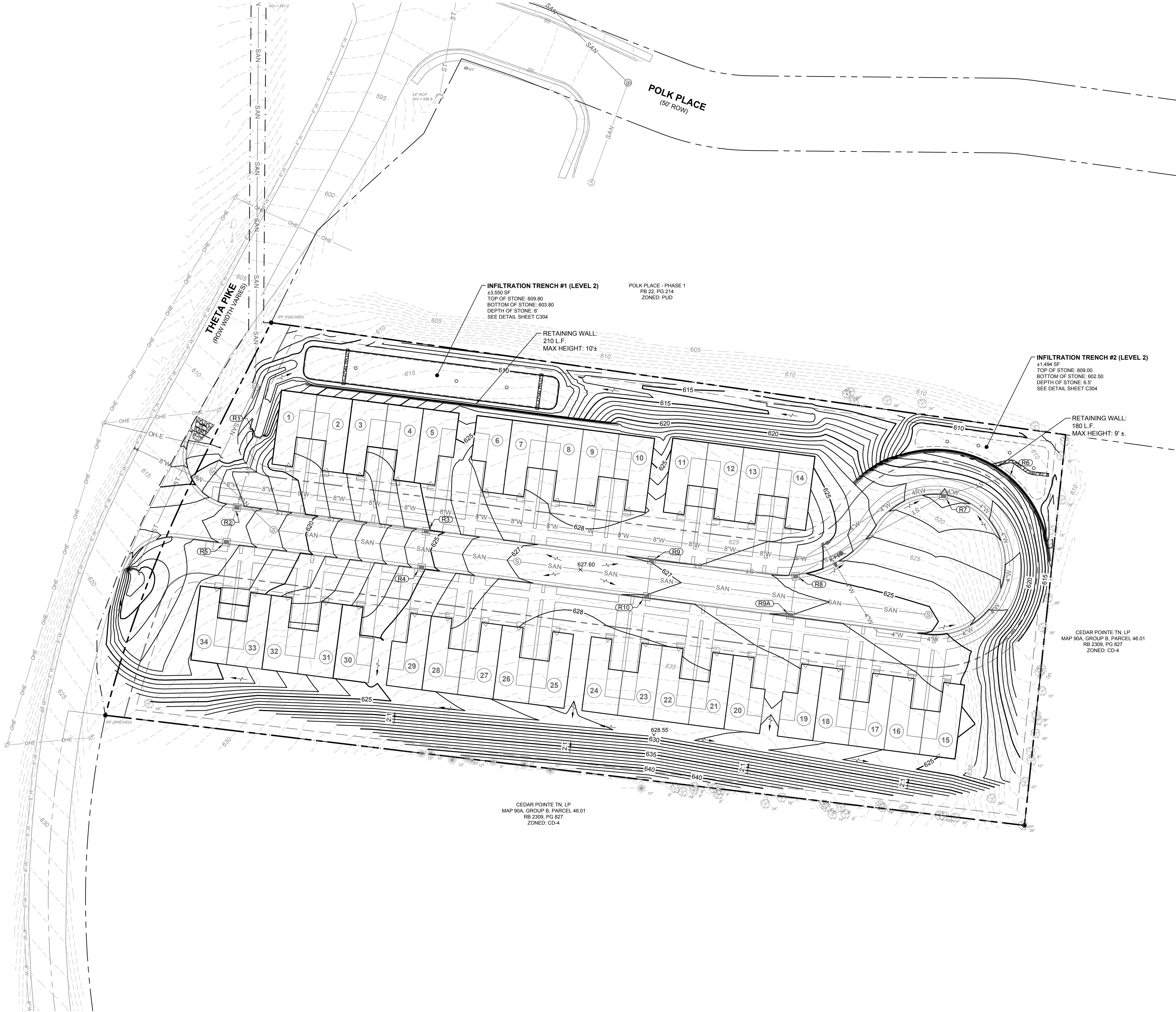
DATE :	JANUARY 17, 2023	DRAWN BY :	M2G
PROJECT NO. :	22-085	CHECKED BY :	MWB

SHEET NUMBER:

# C200







**FLOODPLAIN NOTE:**

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 170 OF 440, MAP NUMBER 47119C0170E, EFFECTIVE DATE APRIL 16, 2007.

**RETAINING WALL NOTE:**

SPOT ELEVATIONS AT BOTTOM OF RETAINING WALLS REPRESENTS GROUND LEVEL ELEVATION, NOT THE TOP OF FOOTER. RETAINING WALLS ARE TO BE DESIGNED BY OTHERS.

**STORM SEWER NOTE:**

STORM SEWER STRUCTURES ARE SHOWN FOR GRAPHICAL PURPOSES ON THIS SHEET. SEE PIPE AND STRUCTURE TABLES ON SHEET C305 FOR ACTUAL STORM STRUCTURE SIZING AND DETAILS.

REVISION #	DATE	DESCRIPTION

01/16/23

SITE PLANS FOR:  
**MACKENZIE PLACE**  
TAX MAP 90B, GROUP B, PARCEL 47.00  
**220 THETA PIKE**  
CITY OF COLUMBIA  
MAURY COUNTY, TENNESSEE

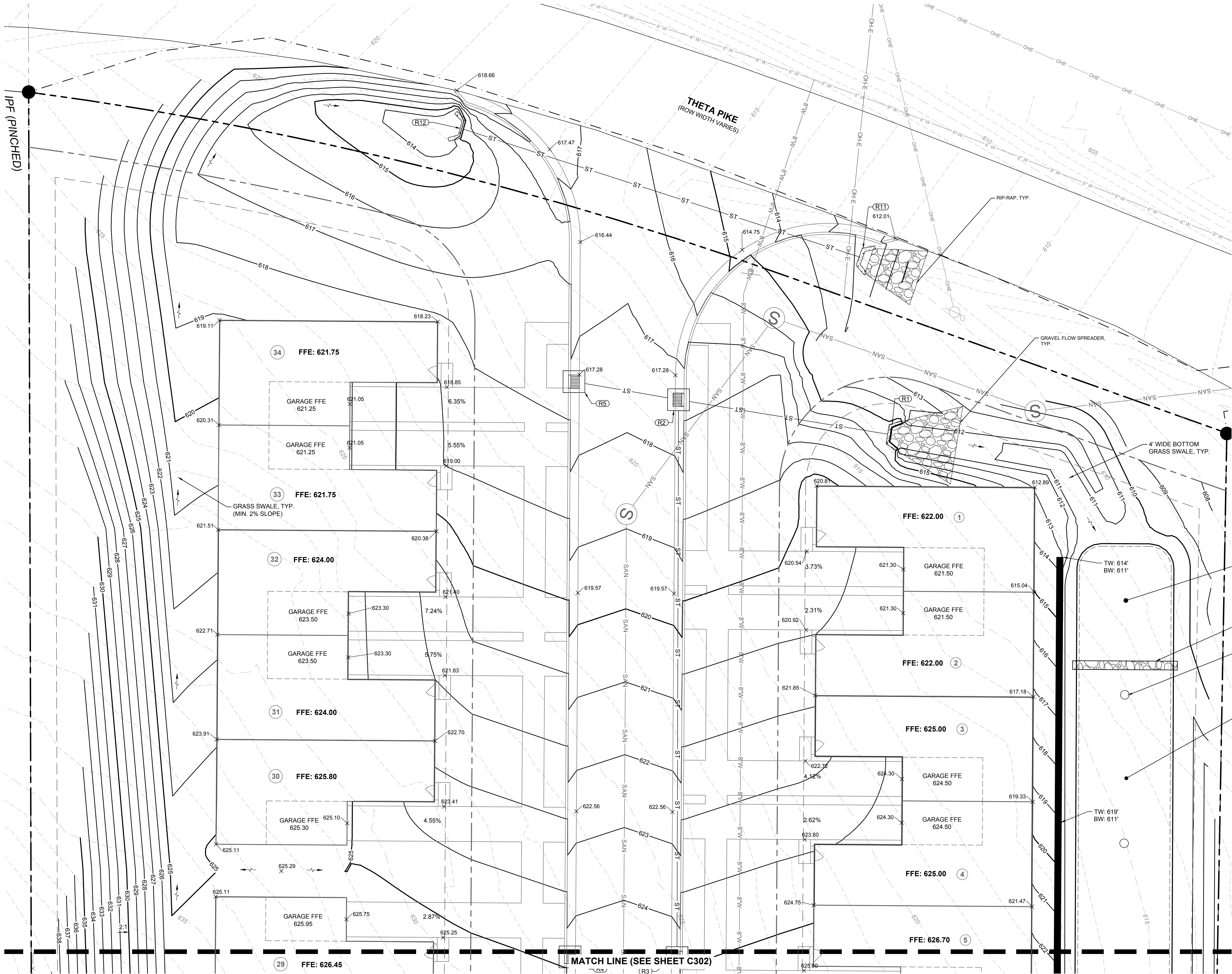
**M2G GROUP**  
P.O. BOX 848  
FRANKLIN, TN 37065  
WWW.M2GROUPLLC.COM

OVERALL GRADING & DRAINAGE PLAN	
DATE: JANUARY 17, 2023	DRAWN BY: M2G
PROJECT NO.: 22-085	CHECKED BY: MWB
SHEET NUMBER: <b>C300</b>	



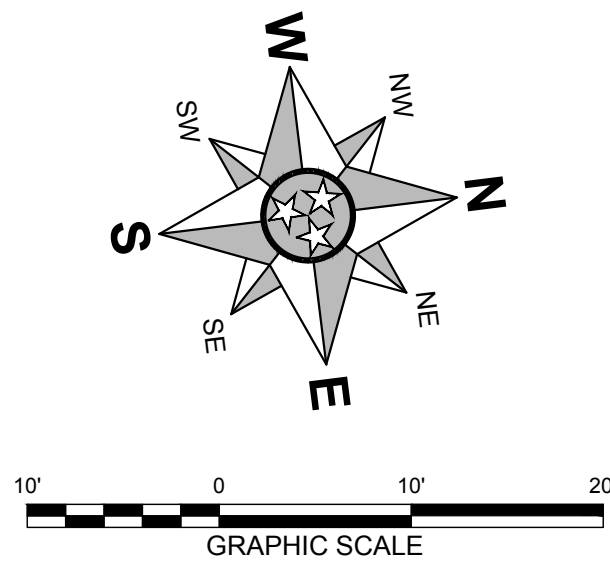


MPA ENLARGED GRADING & DRAINAGE PLAN DWG / Tuesday, January 17, 2023 11:04:41 AM



IPF (PINCHED)

THETA PIKE  
(ROW WIDTH VARIES)



REVISION #	DATE	DESCRIPTION

01/16/23

SITE PLANS FOR:  
**MACKENZIE PLACE**  
TAX MAP 908, GROUP B, PARCEL 47.00  
220 THETA PIKE  
CITY OF COLUMBIA  
MAURY COUNTY, TENNESSEE

P.O. BOX 848  
FRANKLIN, TN 37065  
WWW.M2GROUPLLC.COM

ENLARGED GRADING &  
DRAINAGE PLAN

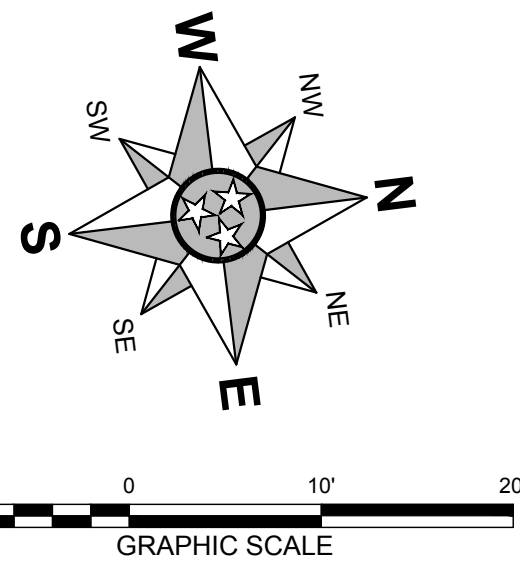
DATE: JANUARY 17, 2023  
PROJECT NO.: 22-085  
DRAWN BY: M2G  
CHECKED BY: MWB



Know what's below.  
Call before you dig.

SHEET NUMBER:  
**C301**





INFILTRATION TRENCH #1 (LEVEL 2)  
±3,550 SF  
TOP OF STONE: 609.80  
BOTTOM OF STONE: 603.80  
DEPTH OF STONE: 6'  
SEE DETAIL SHEET C304

PRE-TREATMENT  
CELL

W: 622'  
W: 612'

- 4' WIDE BOTTOM  
GRASS SWALE. TYP

622.5  
622'

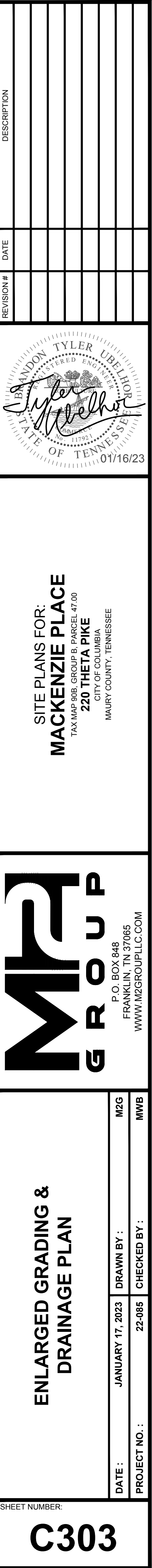
— GRASS SWALE  
TYP.



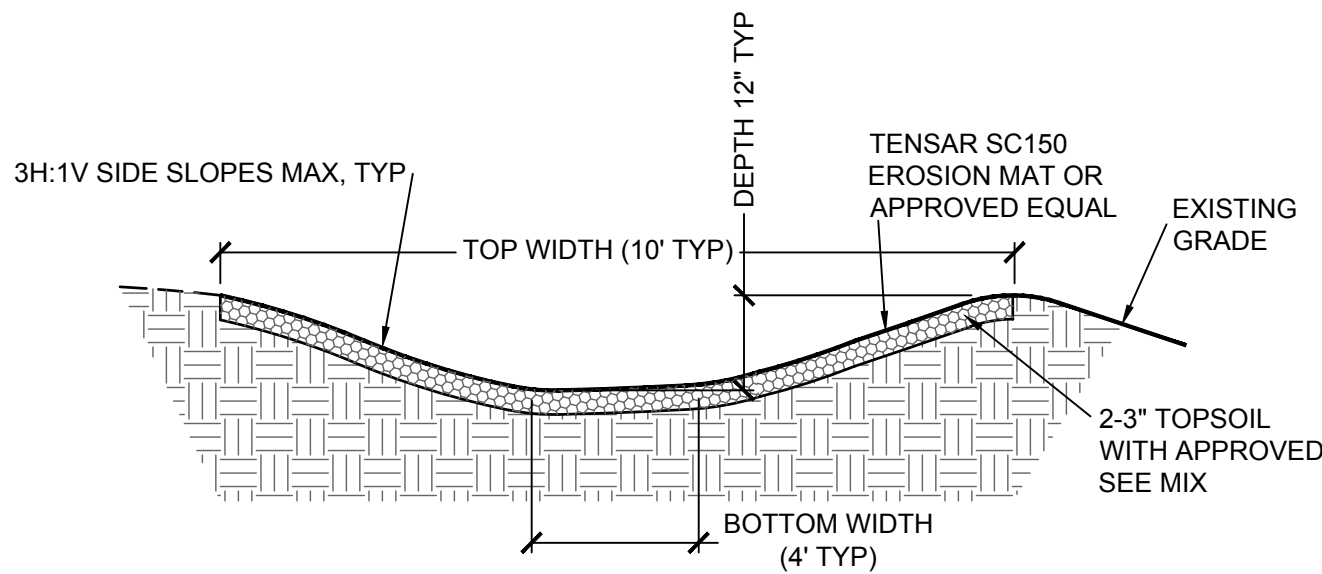
Know what's below.  
Call before you dig

ENLARGED GRADING &amp; DRAINAGE PLAN	DATE:	JANUARY 17, 2023	M2G																														
	PROJECT NO.:	22-085	MWB																														
	DRAWN BY:   CHECKED BY:																																
																																	
	SITE PLANS FOR:   <b>MACKENZIE PLACE</b>   TAX MAP 360, GRADUALLY PARCELS 47.00   <b>220 THETA PIKE</b>   CITY OF COLUMBIA   MAURY COUNTY, TENNESSEE																																
																																	
	<table border="1"> <thead> <tr> <th>REVISION #</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			REVISION #	DATE	DESCRIPTION																											
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SHEET NUMBER:   C302																																	

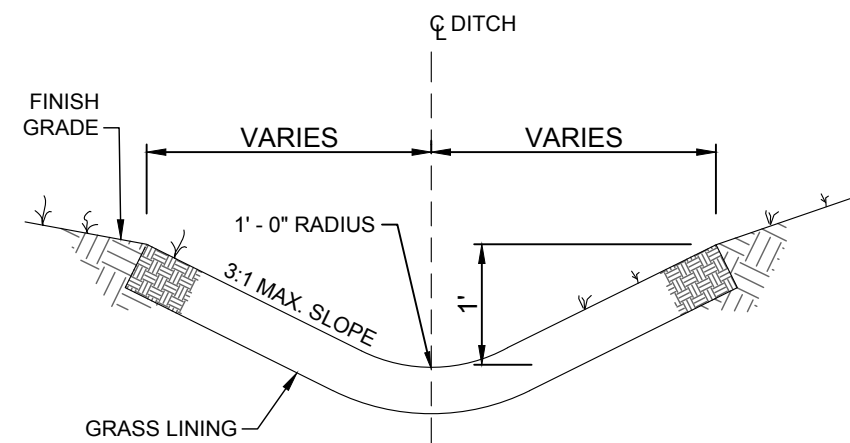








NORTH GRASS SWALE SECTION  
N.T.S.



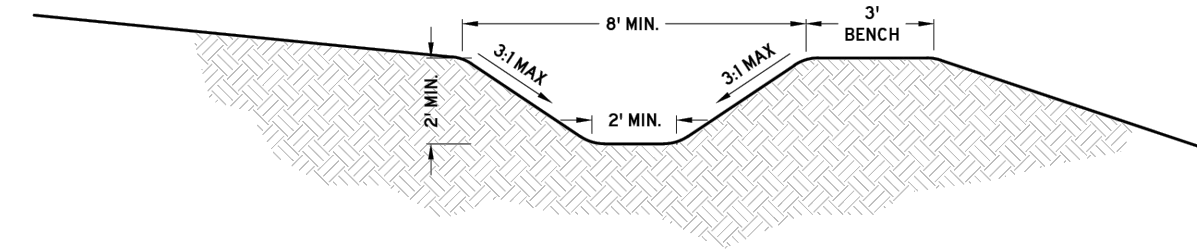
SOUTH GRASS SWALE SECTION  
N.T.S.

TYPE	TDOT STANDARD DRAWING OR CASTING MODEL
CURB INLET CATCH BASINS	TDOT CB SERIES NOS. 10, 11, 12, 13, 14, 16, 17
CURB AND GUTTER INLET CASTINGS	JB&S 3080
EXTENDED CURB INLET CASTINGS	JB&S 3103
AREA DRAIN CATCH BASINS	TDOT CB SERIES NOS. 38, 39, 40, 42, 43
AREA DRAIN CASTINGS	TDOT CBB-42
TDOT JBS SERIES NOS. 1, 2, 3, 4, AND 5	
MANHOLES	TDOT MH SERIES NOS. 2, 3, 4, 5, 6, 7 AND TDOT RF-1
TRENCH DRAINS	TDOT TD-1
CONCRETE PIPE INSTALLATION	TDOT PB-1
FLEXIBLE PIPE INSTALLATION	TDOT PB-2
OVAL AND ARCH PIPES	TDOT PD-1
SAFETY CROSS DRAIN ENDWALLS	TDOT PE SERIES
SAFETY SIDE DRAIN ENDWALLS	TDOT SEW SERIES AND TDOT MSE-1
PROTECTED ENDWALLS	TDOT PE, PEW SERIES
FLUMES	TDOT FLU-1

CITY OF COLUMBIA  
DEVELOPMENT SERVICES DEPARTMENT  
ENGINEERING DIVISION

INLETS, CASTINGS,  
STRUCTURES, AND PIPES  
(N.T.S.)

DATE  
6/9/2022  
DD-01

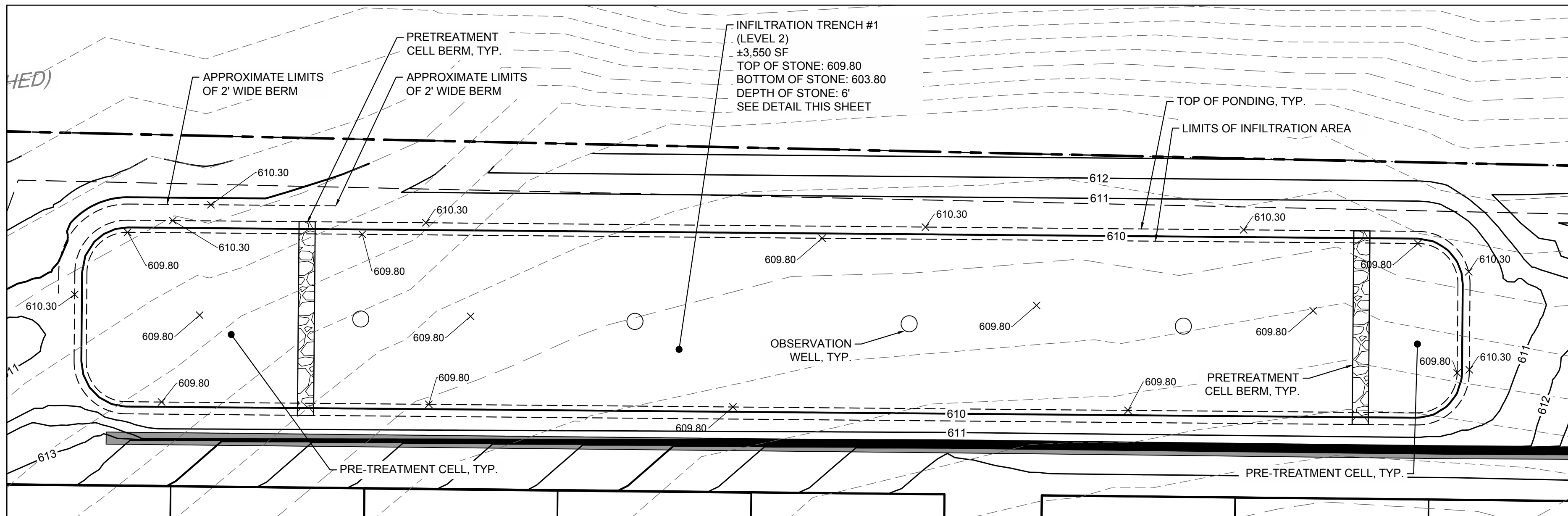


- NOTES:
- DITCHES SHALL BE STABILIZED WITH APPROPRIATELY DESIGNED SOFT ARMORING.
  - RIP-RAP OR OTHER HARD ARMORING TECHNIQUES ARE DISCOURAGED AND SHALL ONLY BE APPROVED WHEN ALL OTHER MEANS OF STABILIZATION ARE EXHAUSTED.
  - FLOW LINE GRADE SHALL NOT BE LESS THAN 1.0%.
  - FLOW LINE GRADE SHALL NOT BE MORE THAN 7.5%.
  - WHERE PLACED ON A SLOPE, A BENCH OF MINIMUM WIDTH OF 3 FEET SHALL BE PROVIDED.
  - A MINIMUM OF 6 INCHES OF FREEBOARD ABOVE THE DESIGN FLOW DEPTH SHALL BE PROVIDED.
  - ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

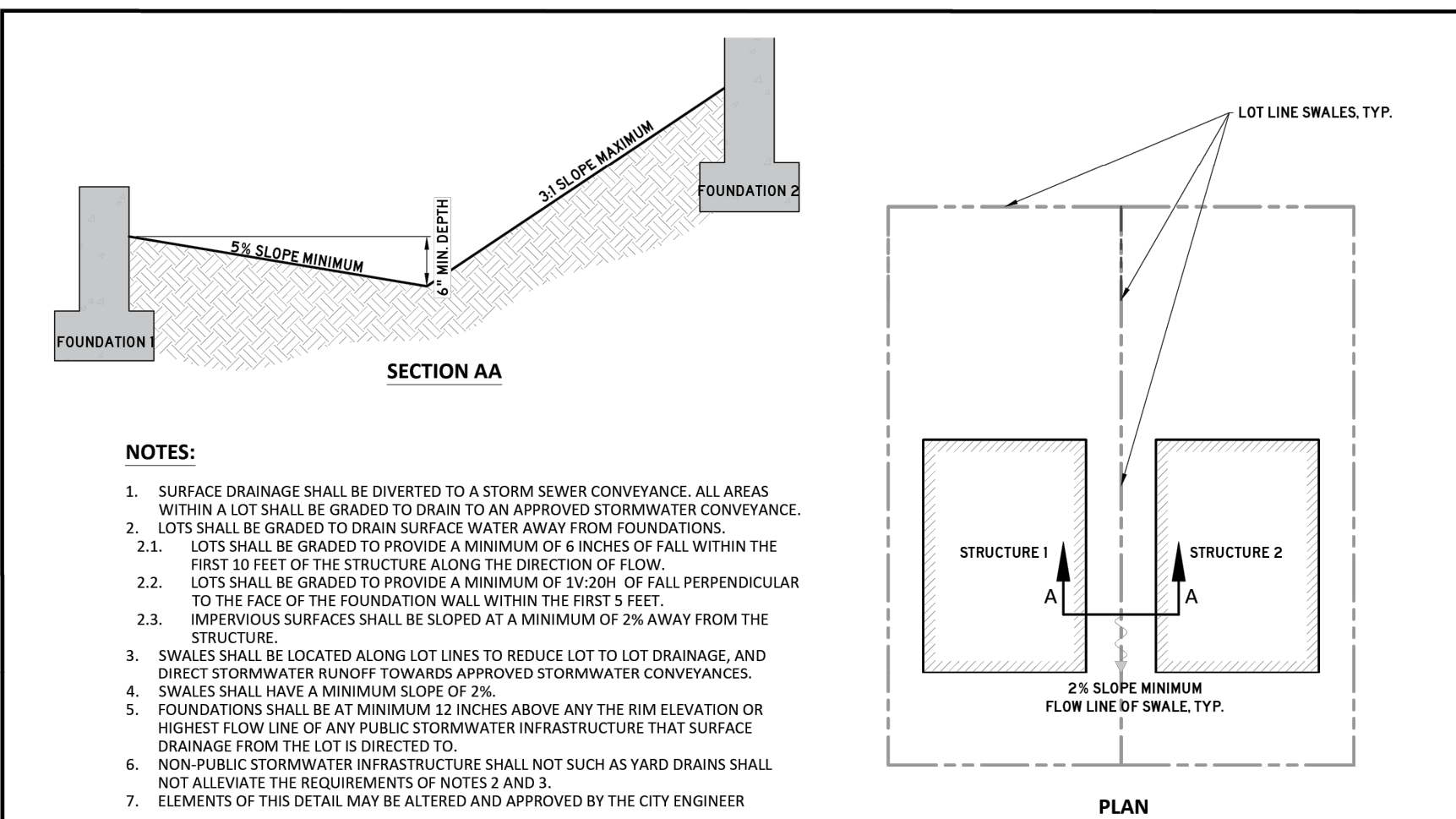
CITY OF COLUMBIA  
DEVELOPMENT SERVICES DEPARTMENT  
ENGINEERING DIVISION

TRAPEZOIDAL DITCH  
(N.T.S.)

DATE  
6/9/2022  
DD-03



INFILTRATION TRENCH #1  
SCALE: 1"=10'

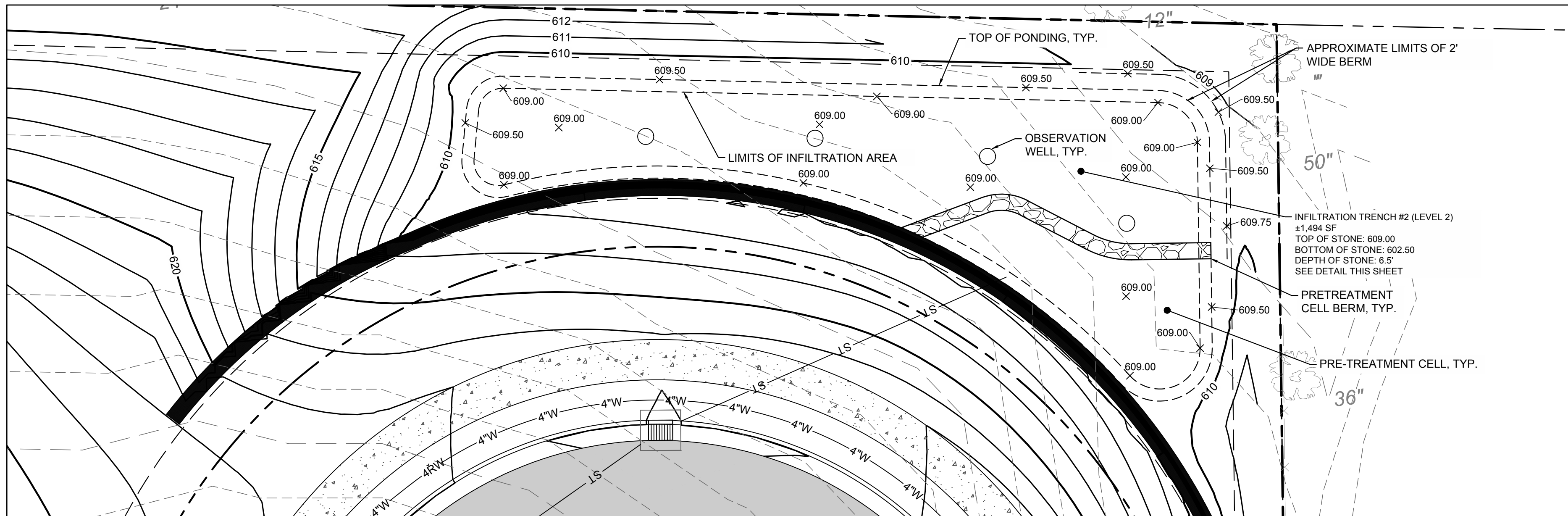


- NOTES:
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE. ALL AREAS WITHIN A LOT SHALL BE GRADED TO DRAIN TO AN APPROVED STORMWATER CONVEYANCE.
  - LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATIONS.
  - 2.1. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 6 INCHES OF FALL WITHIN THE FIRST 30 FEET OF THE STRUCTURE ALONG THE DIRECTION OF FLOW.
  - 2.2. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 1V:20H OF FALL PERPENDICULAR TO THE FACE OF THE FOUNDATION WALL WITHIN THE FIRST 5 FEET.
  - 2.3. IMPERVIOUS SURFACES SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE STRUCTURE.
  3. SWALES SHALL BE LOCATED ALONG LOT LINES TO REDUCE LOT TO LOT DRAINAGE, AND DIRECT STORMWATER RUNOFF TOWARDS APPROVED STORMWATER CONVEYANCES.
  4. SWALES SHALL HAVE A MINIMUM SLOPE OF 2%.
  5. FOUNDATIONS SHALL BE AT MINIMUM 12 INCHES ABOVE ANY THE RIM ELEVATION OR HIGHEST FLOW LINE OF ANY PUBLIC STORMWATER INFRASTRUCTURE THAT SURFACE DRAINAGE FROM THE LOT IS DIRECTED TO.
  6. NON-PUBLIC STORMWATER INFRASTRUCTURE SHALL NOT SUCH AS YARD DRAINS SHALL NOT ALEVIATE THE REQUIREMENTS OF NOTES 2 AND 3.
  - ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

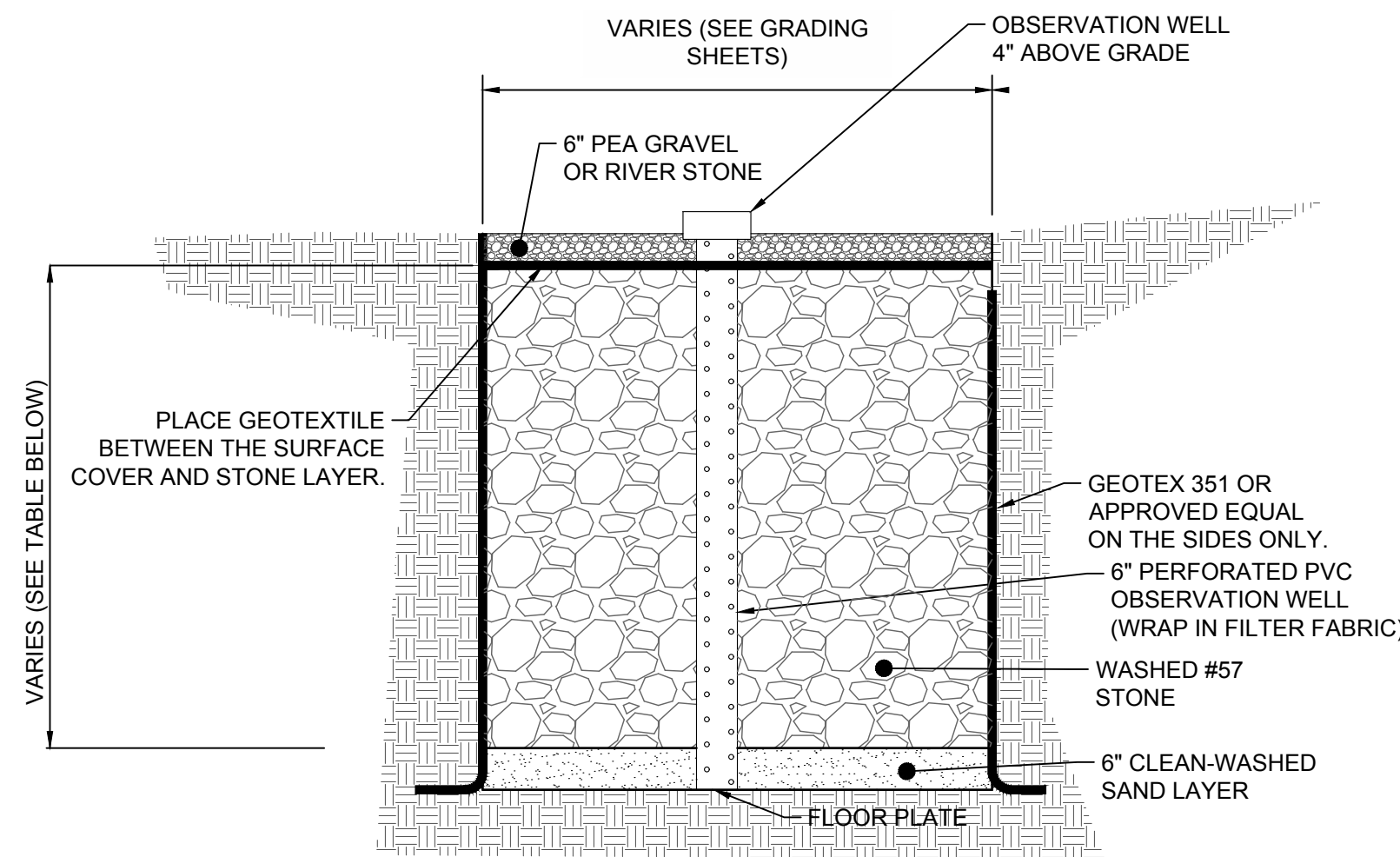
CITY OF COLUMBIA  
DEVELOPMENT SERVICES DEPARTMENT  
ENGINEERING DIVISION

RESIDENTIAL LOT  
GRADING AND DRAINAGE  
(N.T.S.)

DATE  
6/9/2022  
DD-04



INFILTRATION TRENCH #2  
SCALE: 1"=10'

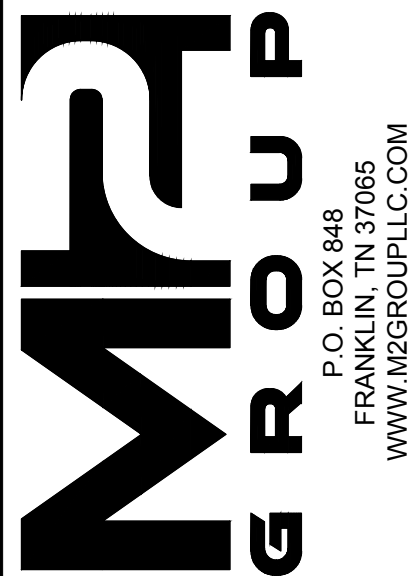


INFILTRATION TRENCH SUMMARY				
INFILTRATION TRENCH	INFILTRATION AREA (SF)	TOP OF STONE	STONE DEPTH (FT)	BOTTOM OF STONE
IT#1	3,550	609.8	6	603.8
IT#2	1,494	609.0	6.5	602.5

INFILTRATION TRENCH  
N.T.S.



SITE PLANS FOR:  
**MACKENZIE PLACE**  
TAX MAP 908, GROUP B, PARCEL 47.00  
220 THETA PIKE  
CITY OF COLUMBIA  
MAURY COUNTY, TENNESSEE



GRADING DETAILS

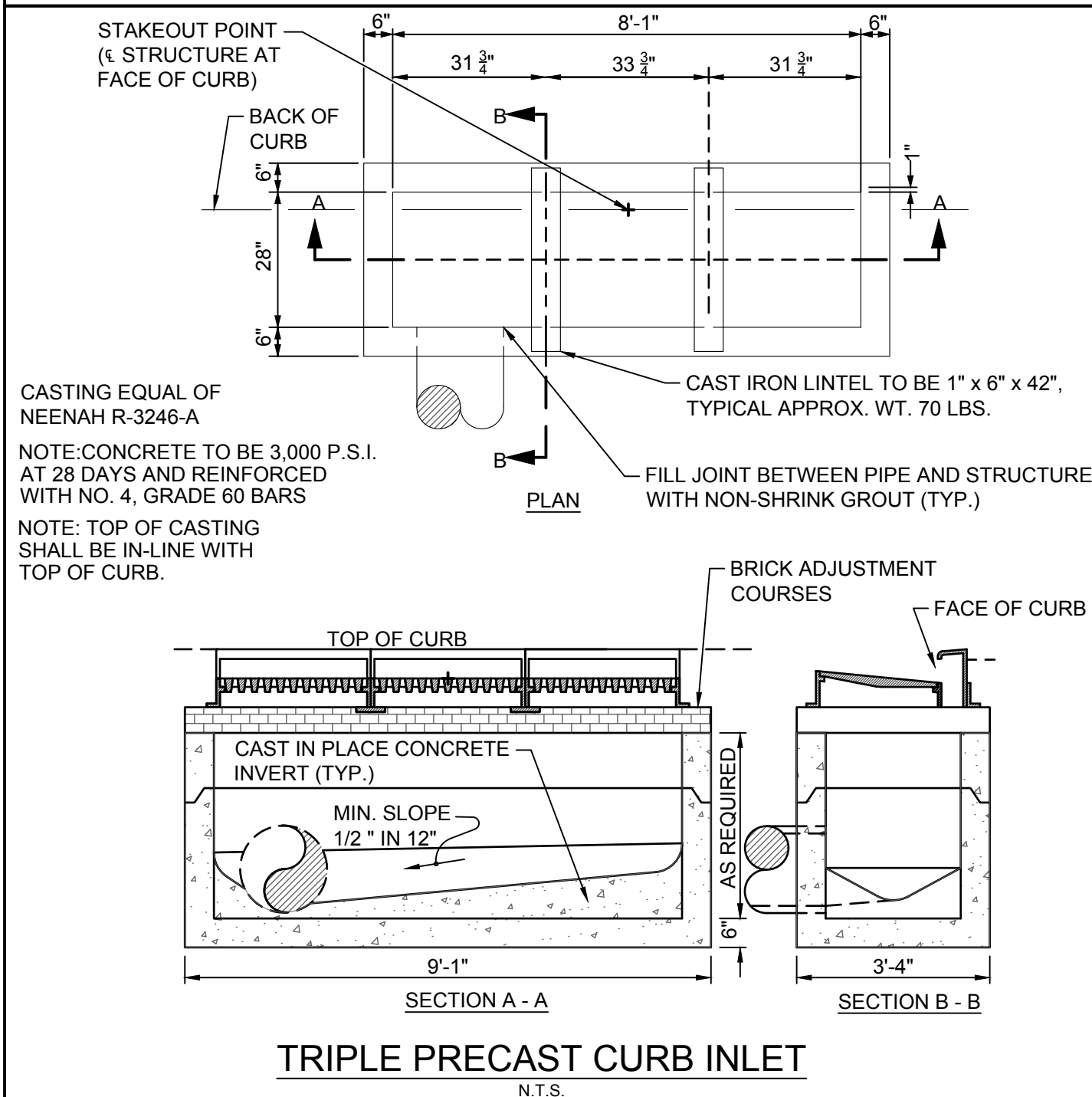
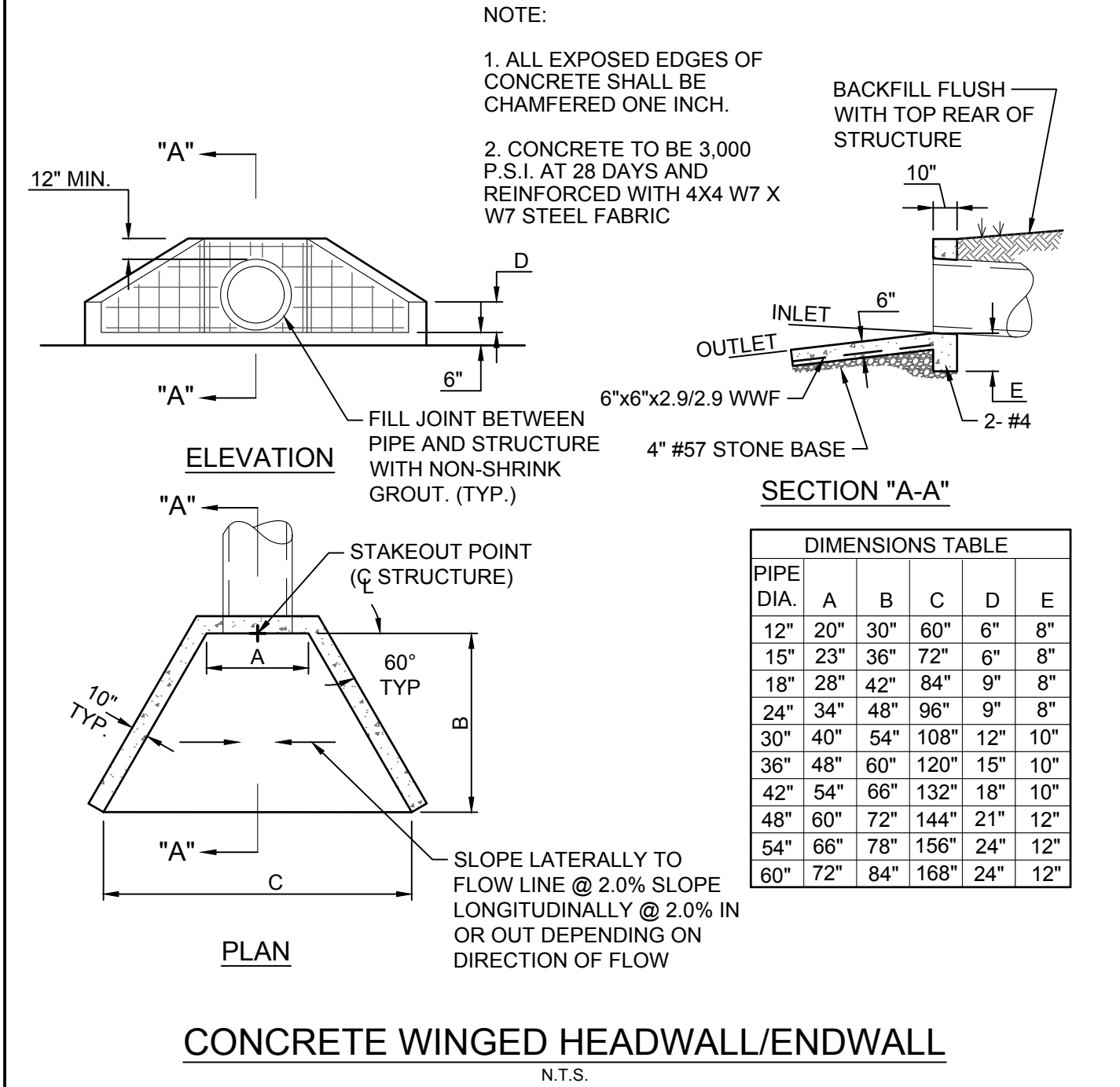
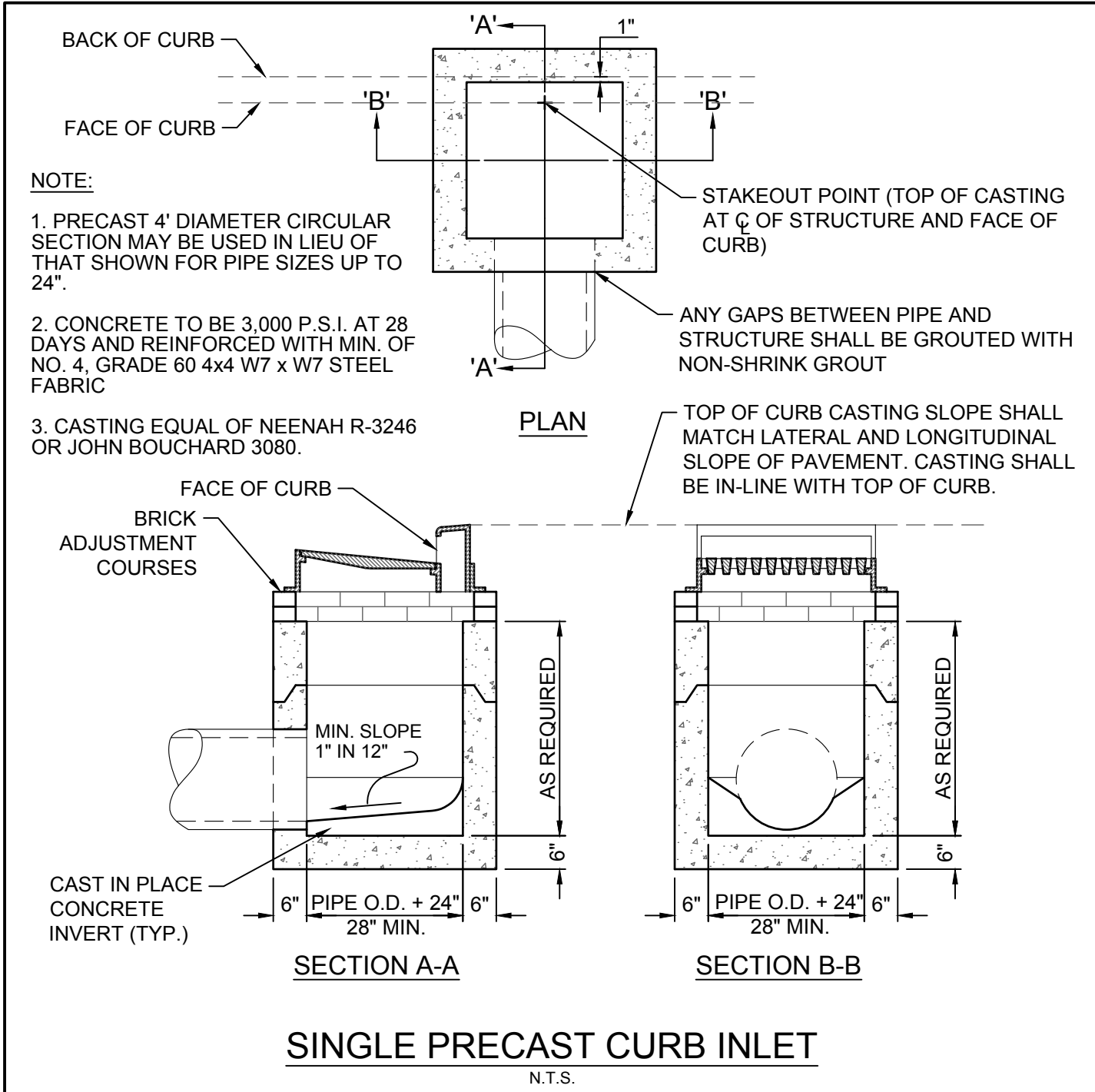
DATE: JANUARY 17, 2023  
PROJECT NO.: 22-085  
DRAWN BY: M2G  
CHECKED BY: MWB

SHEET NUMBER:  
**C304**



STRUCTURE TABLE		
NAME	INLET TYPE	DETAILS
R1	Headwall	INV IN = 611.954
R2	Single Curb Inlet	RIM = 617.421 INV IN = 613.920 INV IN = 613.920 INV OUT = 613.920
R3	Single Curb Inlet	RIM = 624.429 INV IN = 620.808 INV OUT = 620.810
R4	Single Curb Inlet	RIM = 624.430 INV OUT = 620.930
R5	Single Curb Inlet	RIM = 617.281 INV OUT = 615.510
R6	Daylight Through Wall	INV IN = 609.500
R7	Triple Curb Inlet	RIM = 620.489 INV IN = 616.237 INV OUT = 616.240
R8	Single Curb Inlet	RIM = 625.372 INV IN = 621.270 INV IN = 621.270 INV OUT = 620.900
R9	Single Curb Inlet	RIM = 626.891 INV IN = 623.267 INV OUT = 623.270
R9A	Single Curb Inlet	RIM = 625.920 INV OUT = 622.553
R10	Single Curb Inlet	RIM = 626.891 INV OUT = 623.390
R11	Headwall	INV IN = 604.910
R12	Headwall	INV OUT = 613.050

PIPE TABLE				
NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
R1-R2	RCP	24"	49'	4.02%
R2-R3	RCP	18"	128'	5.39%
R2-R5	RCP	18"	24'	6.54%
R3-R4	RCP	18"	24'	0.50%
R6-R7	RCP	24"	47'	14.38%
R7-R8	RCP	24"	113'	4.14%
R8-R9	RCP	18"	97'	2.06%
R8-R9A	RCP	18"	26'	4.85%
R9-R10	RCP	18"	25'	0.50%
R12-R11	RCP	18"	96'	8.48%

[illegible]

**SITE PLANS FOR:**  
**MACKENZIE PLACE**  
TAX MAP 90B, GROUP B, PARCEL 47.00  
**220 THETA PIKE**  
CITY OF COLUMBIA  
MAURY COUNTY, TENNESSEE

**MZ GROUP**  
P.O. BOX 848  
FRANKLIN, TN 37065  
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## STORM SEWER DETAILS

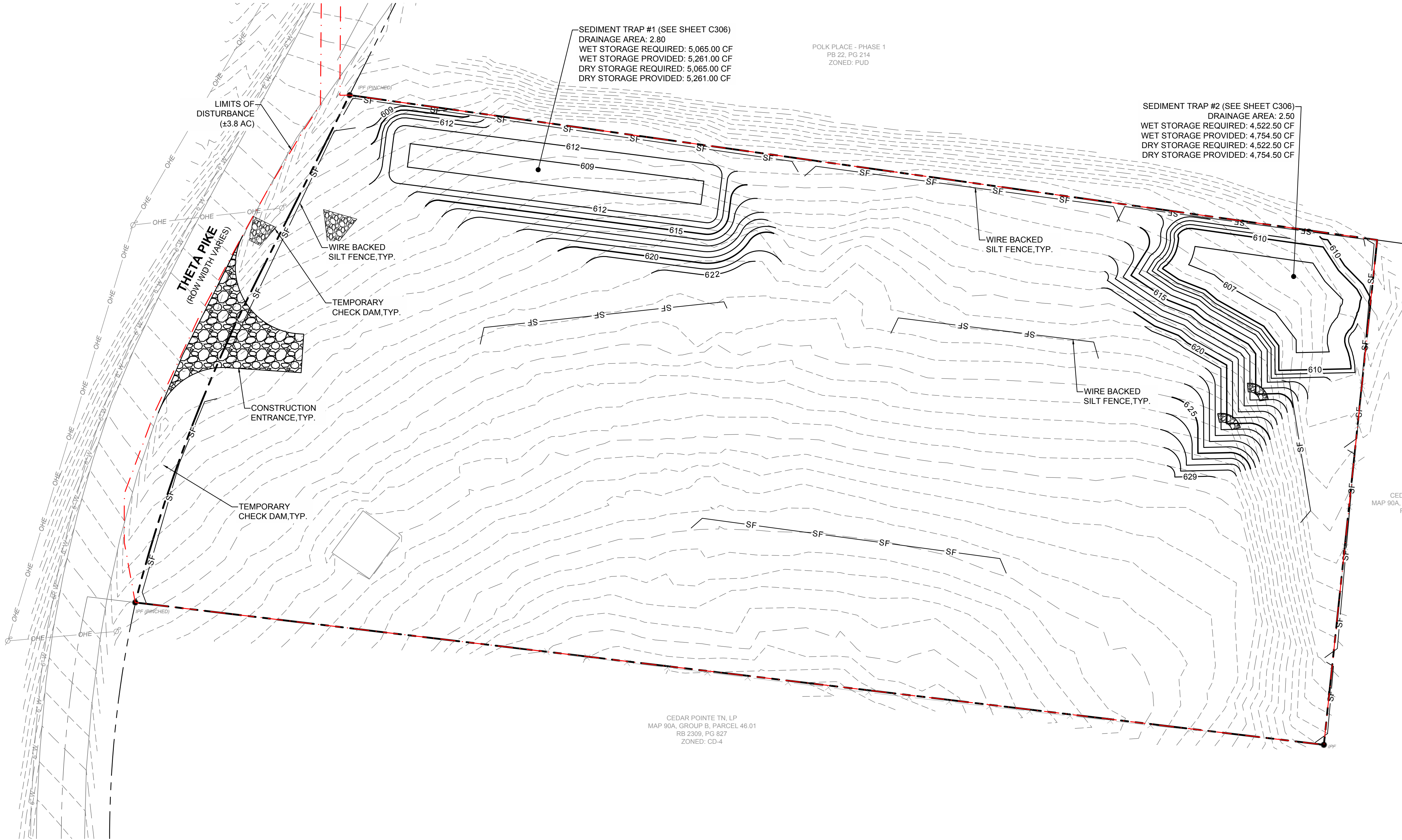
DATE :	JANUARY 17, 2023	DRAWN BY :	M2G
PROJECT NO. :	22-085	CHECKED BY :	MWB

SHEET NUMBER

# C305



MPA - INITIAL EPSC PLANDWG - Tuesday, January 17, 2023 11:05:15 AM



SEDIMENT TRAP DESIGN		
	ST-1	ST-2
DRAINAGE AREA (AC.)	2.80	2.50
TOTAL VOL. REQUIRED (CF)	10,130.00	9,045.00
WET VOL. REQUIRED (CF)	5,065.00	4,522.50
DRY VOL. REQUIRED (CF)	5,065.00	4,522.50
WET STORAGE VOL. PROVIDED (CF)	5,261.00	4,754.50
TRAP BOTTOM ELEV. (FT)	607.00	607.00
TOP WET STORAGE ELEV. (FT)	608.50	608.50
SPILLWAY CREST ELEV. (FT)**	610.00	610.00
TOP EMBANKMENT ELEV. (FT)	610.00	610.00
SPILLWAY CREST LENGTH (FT)	15.00	15.00
SPILLWAY CREST WIDTH (FT)	5.00	5.00
EMBANKMENT TOP WIDTH (FT)	5.00	5.00
DRY STORAGE VOL. PROVIDED (CF)	5,261.00	4,754.50
TOTAL VOL. PROVIDED (CF)	10,522.00	9,509.00

* RUNOFF COEFFICIENT ASSUMED TO BE BARE SOIL CONDITION  
** SPILLWAY CREST ELEVATION IS ALSO TOP OF DRY STORAGE ELEVATION

TDEC - NPDES NOC NOTE:

THE PROJECT ASSOCIATED WITH THESE PLANS IS REQUIRED TO BE COVERED UNDER TENNESSEE GENERAL STORM WATER PERMIT TNR100000 BECAUSE THE LIMITS OF DISTURBANCE IS OVER 1 ACRE. THE LIMITS OF DISTURBANCE IS APPROXIMATELY 3.8 AC.

EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSC SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED NO LATER THAN 14 DAYS (7 DAYS FOR >30% SLOPES).
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED AFTER BEING NOTIFIED OF AN ISSUE WITHIN 7 DAYS OR BY THE NEXT SIGNIFICANT RAIN CHANCE OF 50% OR GREATER. ISSUES WITH IMMEDIATE THREATS TO WATER QUALITY SHALL BE REPAIRED IMMEDIATELY AS PER FMC 23-106(2)(g).
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; 15 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
10. IF DEEMED APPROPRIATE, THE CITY MAY REQUIRE THE ADDITION, REMOVAL OR MODIFICATION OF EPSC MEASURES AND/OR EPSC LOCATIONS AT ANY TIME DURING THE CONSTRUCTION PROCESS TO ENSURE PROPER EPSC PERFORMANCE.

EROSION AND SEDIMENT CONTROL PLAN NOTES

1. PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES OR INITIATION OF EARTH DISTURBING ACTIVITIES, THE CONTRACTOR SHALL CLEARLY DELINEATE THE PROPOSED LIMITS OF DISTURBANCE IN THE FIELD UTILIZING FLAGGING, STAKES, AND/OR CONSTRUCTION FENCE. NO DISTURBANCE BEYOND THESE LIMITS SHALL BE PERMITTED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ENGINEER. THE AFFECTED PROPERTY OWNER AND ANY APPLICABLE REGULATORY AGENCIES.
2. THE CONSTRUCTION ACTIVITIES ANTICIPATED FOR THIS PROJECT INCLUDES GRADING, PAVING, AND UTILITY INSTALLATION.
3. THE APPROXIMATE TOTAL DISTURBED AREA OF THIS SITE IS 6.60 ACRES. ANY INCREASE IN THE APPROXIMATE TOTAL DISTURBED AREA SHALL BE APPROVED BY THE CITY OF COLUMBIA PRIOR TO ADDITIONAL DISTURBANCE.
4. CONSTRUCTION SHALL BE SEQUENCED BY THE CONTRACTOR AS TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREAS. PERIMETER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS.
5. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE PERSON(S) RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AT THE SITE. THIS INFORMATION SHALL BE POSTED AT THE JOB SITE TRAILER, OR AT THE SITE CONSTRUCTION SIGN.
6. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 14 DAYS PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SO, STRAW, MULCH, OR FABRIC MATTING. STEEP SLOPES (GREATER THAN 35%) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 DAYS OF THE ESTABLISHMENT OF FINAL GRADES.
7. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION AND SEDIMENT CONTROL FOR A PERIOD OF THREE YEARS AFTER COMPLETION OF CONSTRUCTION OR AS REQUIRED BY GOVERNING AUTHORITIES.
8. TEMPORARY SEEDING FOR THIS PROJECT SHALL UTILIZE TDOT, TDEC OR LOCAL STANDARDS UNLESS OTHERWISE INDICATED HEREON.
9. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH MUST BE CRIMPED INTO THE SOIL BY MECHANICAL MEANS. BROADCAST SPREADING OF MULCH IS NOT ACCEPTABLE.
10. SOIL STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION. ALL STOCKPILES SHALL BE COVERED WITH TEMPORARY SEEDING AND PROTECTED WITH SILT FENCING.
11. FOR PERMANENT STABILIZATION OF ALL SLOPES 3:1 OR STEEPER, INSTALL TEMPORARY EROSION CONTROL BLANKET (TENSAR NORTH AMERICAN GREEN S150 OR APPROVED EQUAL) INSTALLED PER MANUFACTURERS' RECOMMENDATIONS SHALL BE USED IN PLACE OF STRAW MULCH.
12. THE LOCATION OF SOME OF THE EROSION CONTROL MEASURES MAY NEED TO BE ALTERED DUE TO CHANGING SITE CONDITIONS COMMENSURATE WITH PROGRESS OF THE WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION AND SEDIMENT CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES OF CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
13. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED. SEEDING AREAS MUST HAVE A MINIMUM 70% COVERAGE (ENGINEER WILL DETERMINE APPROXIMATE PERCENTAGE OF COVER) PRIOR TO REMOVAL OF THE TEMPORARY EROSION CONTROL DEVICES. FINAL SEEDING AND ESTABLISHMENT OF GROUND COVER SHALL BE APPLIED TO ANY AREA DISTURBED AS A RESULT OF THE REMOVAL OF THE EROSION CONTROL MEASURES.
14. CONTRACTOR SHALL PREPARE, IMPLEMENT, AND MAINTAIN A SPILL PREVENTION, CONTROL, AND COUNTERMEASURES (SPCC) PLAN, AS A SEPARATE DOCUMENT OR AS A COMPONENT OF THE SWPPP, FOR ALL TANKS/CONTAINERS STORING ONSITE FUEL, CHEMICALS, OR OTHER POLLUTANTS CONSISTENT WITH THE REQUIREMENTS OF STATE NPDES RULES. EFFECTIVE MEASURES NECESSARY TO PREVENT SPILLS AND TO CLEAN UP SPILLS OF ANY TOXIC POLLUTANT AS DOCUMENTED IN THE FACILITY'S SPCC PLAN, SHALL BE FULLY IMPLEMENTED. SOIL CONTAMINATED BY HAZARDOUS SUBSTANCES, PAINTS, FUEL, OR CHEMICAL SPILLS, SHALL BE IMMEDIATELY CLEANED UP, MANAGED, AND DISPOSED OF IN AN APPROVED MANNER. WHERE POTENTIAL SPILLS CAN OCCUR, MATERIALS HANDLING PROCEDURES SHALL BE SPECIFIED AND PROCEDURES FOR IMMEDIATE CLEANUP/MEDIATION OF SPILLS SHALL BE DESCRIBED IN THE SPCC PLAN OR EMPLOYEE TRAINING EXACT LOCATION OF THE SPILL, COMPANY NAME AND LOCATION, THE MATERIAL SPILLED, THE ESTIMATED QUANTITY, THE SOURCE OF THE SPILL, THE CAUSE OF THE SPILL, THE NEAREST DOWNSTREAM WATER WITH THE POTENTIAL TO RECEIVE THE SPILL, AND THE ACTIONS BEING TAKEN FOR CONTAINMENT AND CLEANUP.
15. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC SEDIMENT AND EROSION CONTROL HANDBOOK, LATEST EDITION.
16. WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF COLUMBIA BMP MANUAL, LOCATED ON THE CITY'S WEBSITE.
17. WATER QUALITY SIGNS SHALL BE PLACED WITHIN THE WATER QUALITY AREAS. THE SIGNS, MATERIALS, AND LABOR TO INSTALL WILL BE PROVIDED BY THE CITY STAFF.

CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE
2. INSTALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES
3. INSTALL SEDIMENT BASIN, IF REQUIRED
4. INSTALL WATER QUALITY BUFFER SIGNS, IF REQUIRED
5. INSTALL TREE PROTECTION FENCING
6. CONTACT CITY OF COLUMBIA FOR INSPECTION OF EROSION PREVENTION AND SEDIMENT CONTROL DEVICES AND TO OBTAIN A FULL GRADING PERMIT.
7. CLEAR, GRUB, AND GRADE THE SITE
8. CONSTRUCT REMAINDER OF SITE PER APPROVED PLANS INCLUDING INSTALLATION OF ALL ADDITIONAL EPSC MEASURES SHOWN ON THE PLANS OR AS DIRECTED BY THE EPSC INSPECTOR
9. UPON PERMANENT STABILIZATION OF THE SITE, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES (SEE FINAL EPSC PLAN FOR POST CONSTRUCTION CLOSOUT PROCESS).

EPSC DATA CHART:

BMP DESIGN RAIN EVENT: 5 YEAR, 24 HR STORM



REVISION #

DATE

DESCRIPTION

DATE:

JANUARY 17, 2023

DRAWN BY:

M2G

PROJECT NO.:

22-085

CHECKED BY:

MWB

SHEET NUMBER:

C401

811

Know what's below.  
Call before you dig.

SEDIMENT TRAP DESIGN

ST-1

ST-2

DRAINAGE AREA (AC.)

2.80

2.50

TOTAL VOL. REQUIRED (CF)

10,130.00

9,045.00

WET VOL. REQUIRED (CF)

5,065.00

4,522.50

DRY VOL. REQUIRED (CF)

5,065.00

4,522.50

WET STORAGE VOL. PROVIDED (CF)

5,261.00

4,754.50

TRAP BOTTOM ELEV. (FT)

607.00

607.00

TOP WET STORAGE ELEV. (FT)

608.50

608.50

SPILLWAY CREST ELEV. (FT)**

610.00

610.00

TOP EMBANKMENT ELEV. (FT)

610.00

610.00

SPILLWAY CREST LENGTH (FT)

15.00

15.00

SPILLWAY CREST WIDTH (FT)

5.00

5.00

EMBANKMENT TOP WIDTH (FT)

5.00

5.00

DRY STORAGE VOL. PROVIDED (CF)

5,261.00

4,754.50

TOTAL VOL. PROVIDED (CF)

10,522.00

9,509.00

* RUNOFF COEFFICIENT ASSUMED TO BE BARE SOIL CONDITION

** SPILLWAY CREST ELEVATION IS ALSO TOP OF DRY STORAGE ELEVATION

TDEC - NPDES NOC NOTE:

THE PROJECT ASSOCIATED WITH THESE PLANS IS REQUIRED TO BE COVERED UNDER TENNESSEE GENERAL STORM WATER PERMIT TNR100000 BECAUSE THE LIMITS OF DISTURBANCE IS OVER 1 ACRE. THE LIMITS OF DISTURBANCE IS APPROXIMATELY 3.8 AC.

EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

2. EPSC SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.

3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED NO LATER THAN 14 DAYS (7 DAYS FOR >30% SLOPES).

4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.

5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED AFTER BEING NOTIFIED OF AN ISSUE WITHIN 7 DAYS OR BY THE NEXT SIGNIFICANT RAIN CHANCE OF 50% OR GREATER. ISSUES WITH IMMEDIATE THREATS TO WATER QUALITY SHALL BE REPAIRED IMMEDIATELY AS PER FMC 23-106(2)(g).

6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.

7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.

8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; 15 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.

9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

10. IF DEEMED APPROPRIATE, THE CITY MAY REQUIRE THE ADDITION, REMOVAL OR MODIFICATION OF EPSC MEASURES AND/OR EPSC LOCATIONS AT ANY TIME DURING THE CONSTRUCTION PROCESS TO ENSURE PROPER EPSC PERFORMANCE.

EROSION AND SEDIMENT CONTROL PLAN NOTES

1. PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES OR INITIATION OF EARTH DISTURBING ACTIVITIES, THE CONTRACTOR SHALL CLEARLY DELINEATE THE PROPOSED LIMITS OF DISTURBANCE IN THE FIELD UTILIZING FLAGGING, STAKES, AND/OR CONSTRUCTION FENCE. NO DISTURBANCE BEYOND THESE LIMITS SHALL BE PERMITTED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ENGINEER. THE AFFECTED PROPERTY OWNER AND ANY APPLICABLE REGULATORY AGENCIES.

2. THE CONSTRUCTION ACTIVITIES ANTICIPATED FOR THIS PROJECT INCLUDES GRADING, PAVING, AND UTILITY INSTALLATION.

3. THE APPROXIMATE TOTAL DISTURBED AREA OF THIS SITE IS 6.60 ACRES. ANY INCREASE IN THE APPROXIMATE TOTAL DISTURBED AREA SHALL BE APPROVED BY THE CITY OF COLUMBIA PRIOR TO ADDITIONAL DISTURBANCE.

4. CONSTRUCTION SHALL BE SEQUENCED BY THE CONTRACTOR AS TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREAS. PERIMETER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS.

5. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE PERSON(S) RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AT THE SITE. THIS INFORMATION SHALL BE POSTED AT THE JOB SITE TRAILER, OR AT THE SITE CONSTRUCTION SIGN.

6. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 14 DAYS PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SO, STRAW, MULCH, OR FABRIC MATTING. STEEP SLOPES (GREATER THAN 35%) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 DAYS OF THE ESTABLISHMENT OF FINAL GRADES.

7. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION AND SEDIMENT CONTROL FOR A PERIOD OF THREE YEARS AFTER COMPLETION OF CONSTRUCTION OR AS REQUIRED BY GOVERNING AUTHORITIES.

8. TEMPORARY SEEDING FOR THIS PROJECT SHALL UTILIZE TDOT, TDEC OR LOCAL STANDARDS UNLESS OTHERWISE INDICATED HEREON.

9. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH MUST BE CRIMPED INTO THE SOIL BY MECHANICAL MEANS. BROADCAST SPREADING OF MULCH IS NOT ACCEPTABLE.

10. SOIL STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION. ALL STOCKPILES SHALL BE COVERED WITH TEMPORARY SEEDING AND PROTECTED WITH SILT FENCING.

11. FOR PERMANENT STABILIZATION OF ALL SLOPES 3:1 OR STEEPER, INSTALL TEMPORARY EROSION CONTROL BLANKET (TENSAR NORTH AMERICAN GREEN S150 OR APPROVED EQUAL) INSTALLED PER MANUFACTURERS' RECOMMENDATIONS SHALL BE USED IN PLACE OF STRAW MULCH.

12. THE LOCATION OF SOME OF THE EROSION CONTROL MEASURES MAY NEED TO BE ALTERED DUE TO CHANGING SITE CONDITIONS COMMENSURATE WITH PROGRESS OF THE WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION AND SEDIMENT CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES OF CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

13. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED. SEEDING AREAS MUST HAVE A MINIMUM 70% COVERAGE (ENGINEER WILL DETERMINE APPROXIMATE PERCENTAGE OF COVER) PRIOR TO REMOVAL OF THE TEMPORARY EROSION CONTROL DEVICES. FINAL SEEDING AND ESTABLISHMENT OF GROUND COVER SHALL BE APPLIED TO ANY AREA DISTURBED AS A RESULT OF THE REMOVAL OF THE EROSION CONTROL MEASURES.

14. CONTRACTOR SHALL PREPARE, IMPLEMENT, AND MAINTAIN A SPILL PREVENTION, CONTROL, AND COUNTERMEASURES (SPCC) PLAN, AS A SEPARATE DOCUMENT OR AS A COMPONENT OF THE SWPPP, FOR ALL TANKS/CONTAINERS STORING ONSITE FUEL, CHEMICALS, OR OTHER POLLUTANTS CONSISTENT WITH THE REQUIREMENTS OF STATE NPDES RULES. EFFECTIVE MEASURES NECESSARY TO PREVENT SPILLS AND TO CLEAN UP SPILLS OF ANY TOXIC POLLUTANT AS DOCUMENTED IN THE FACILITY'S SPCC PLAN, SHALL BE FULLY IMPLEMENTED. SOIL CONTAMINATED BY HAZARDOUS SUBSTANCES, PAINTS, FUEL, OR CHEMICAL SPILLS, SHALL BE IMMEDIATELY CLEANED UP, MANAGED, AND DISPOSED OF IN AN APPROVED MANNER. WHERE POTENTIAL SPILLS CAN OCCUR, MATERIALS HANDLING PROCEDURES SHALL BE SPECIFIED AND PROCEDURES FOR IMMEDIATE CLEANUP/MEDIATION OF SPILLS SHALL BE DESCRIBED IN THE SPCC PLAN OR EMPLOYEE TRAINING EXACT LOCATION OF THE SPILL, COMPANY NAME AND LOCATION, THE MATERIAL SPILLED, THE ESTIMATED QUANTITY, THE SOURCE OF THE SPILL, THE CAUSE OF THE SPILL, THE NEAREST DOWNSTREAM WATER WITH THE POTENTIAL TO RECEIVE THE SPILL, AND THE ACTIONS BEING TAKEN FOR CONTAINMENT AND CLEANUP.

15. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC SEDIMENT AND EROSION CONTROL HANDBOOK, LATEST EDITION.

16. WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF COLUMBIA BMP MANUAL, LOCATED ON THE CITY'S WEBSITE.

17. WATER QUALITY SIGNS SHALL BE PLACED WITHIN THE WATER QUALITY AREAS. THE SIGNS, MATERIALS, AND LABOR TO INSTALL WILL BE PROVIDED BY THE CITY STAFF.

SITE PLANS FOR:

MACKENZIE PLACE

TAX MAP 90A, GROUP B, PARCEL 47.00

220 THETA PIKE

CITY OF COLUMBIA

MAURY COUNTY, TENNESSEE

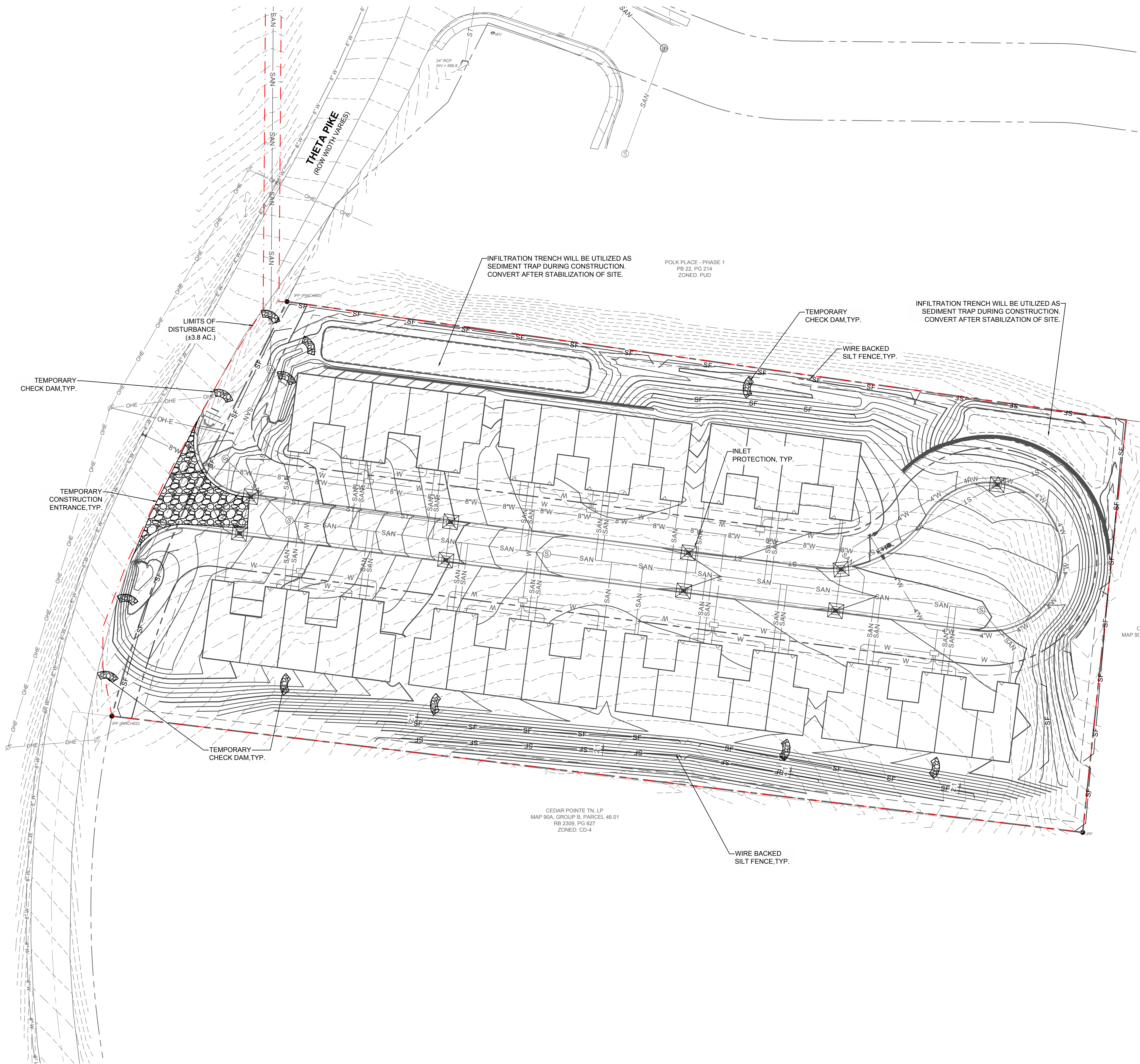
01/16/23

811

Know what's below.  
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MPA - INTERMEDIATE EPSC PLAN.DWG / Tuesday, January 17, 2023 11:05:25 AM



**TDEC - NPDES NOC NOTE:**

THE PROJECT ASSOCIATED WITH THESE PLANS IS REQUIRED TO BE COVERED UNDER TENNESSEE GENERAL STORM WATER PERMIT TNR100000 BECAUSE THE LIMITS OF DISTURBANCE IS OVER 1 ACRE. THE LIMITS OF DISTURBANCE IS APPROXIMATELY 3.8 AC.

**EPSC GENERAL NOTES**

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSC SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED NO LATER THAN 14 DAYS (7 DAYS FOR >35% SLOPES).
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED AFTER BEING NOTIFIED OF AN ISSUE WITHIN 7 DAYS OR BY THE NEXT SIGNIFICANT RAIN CHANCE OF 50% OR GREATER. ISSUES WITH IMMEDIATE THREATS TO WATER QUALITY SHALL BE REPAIRED IMMEDIATELY AS PER FMC 23-106(i)(g).
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; 15 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
10. IF DEEMED APPROPRIATE, THE CITY MAY REQUIRE THE ADDITION, REMOVAL OR MODIFICATION OF EPSC MEASURES AND/OR EPSC LOCATIONS AT ANY TIME DURING THE CONSTRUCTION PROCESS TO ENSURE PROPER EPSC PERFORMANCE.

**EROSION AND SEDIMENT CONTROL PLAN NOTES**

1. PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES OR INITIATION OF EARTH DISTURBING ACTIVITIES, THE CONTRACTOR SHALL CLEARLY DELINEATE THE PROPOSED LIMITS OF DISTURBANCE IN THE FIELD UTILIZING FLAGGING, STAKES, AND/OR CONSTRUCTION FENCE. NO DISTURBANCE BEYOND THESE LIMITS SHALL BE PERMITTED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ENGINEER, THE AFFECTED PROPERTY OWNER AND ANY APPLICABLE REGULATORY AGENCIES.
2. THE CONSTRUCTION ACTIVITIES ANTICIPATED FOR THIS PROJECT INCLUDES GRADING, PAVING, AND UTILITY INSTALLATION.
3. THE APPROXIMATE TOTAL DISTURBED AREA OF THIS SITE IS 6.60 ACRES. ANY INCREASE IN THE APPROXIMATE TOTAL DISTURBED AREA SHALL BE APPROVED BY THE CITY OF COLUMBIA PRIOR TO ADDITIONAL DISTURBANCE.
4. CONSTRUCTION SHALL BE SEQUENCED BY THE CONTRACTOR AS TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREAS. PERIMETER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS.
5. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE PERSON(S) RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AT THE SITE. THIS INFORMATION SHALL BE POSTED AT THE JOB SITE TRAILER, OR AT THE SITE CONSTRUCTION SIGN.
6. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 14 DAYS PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SO, STRAW, MULCH, OR FABRIC MATTING. STEEP SLOPES (GREATER THAN 35%) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 60 DAYS OF THE ESTABLISHMENT OF FINAL GRADES.
7. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION AND SEDIMENT CONTROL FOR A PERIOD OF THREE YEARS AFTER COMPLETION OF CONSTRUCTION OR AS REQUIRED BY GOVERNING AUTHORITIES.
8. TEMPORARY SEEDING FOR THIS PROJECT SHALL UTILIZE TDOT, TDEC OR LOCAL STANDARDS UNLESS OTHERWISE INDICATED HEREON.
9. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH MUST BE CRIMPED INTO THE SOIL BY MECHANICAL MEANS. BROADCAST SPREADING OF MULCH IS NOT ACCEPTABLE.
10. SOIL STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION. ALL STOCKPILES SHALL BE COVERED WITH TEMPORARY SEEDING AND PROTECTED WITH SILT FENCING.
11. FOR PERMANENT STABILIZATION OF ALL SLOPES ≥1 OR STEEPER, INSTALL TEMPORARY EROSION CONTROL BLANKET (TENSAR NORTH AMERICAN GREEN S150 OR APPROVED EQUAL) INSTALLED PER MANUFACTURERS' RECOMMENDATIONS SHALL BE USED IN PLACE OF STRAW MULCH.
12. THE LOCATION OF SOME OF THE EROSION CONTROL MEASURES MAY NEED TO BE ALTERED DUE TO CHANGING SITE CONDITIONS COMMENSURATE WITH PROGRESS OF THE WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION AND SEDIMENT CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES OF CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
13. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED. SEEDING AREAS MUST HAVE A MINIMUM 70% COVERAGE (ENGINEER WILL DETERMINE APPROXIMATE PERCENTAGE OF COVER) PRIOR TO REMOVAL OF THE TEMPORARY EROSION CONTROL DEVICES. FINAL SEEDING AND ESTABLISHMENT OF GROUND COVER SHALL BE APPLIED TO ANY AREA DISTURBED AS A RESULT OF THE REMOVAL OF THE EROSION CONTROL MEASURES.
14. CONTRACTOR SHALL PREPARE, IMPLEMENT, AND MAINTAIN A SPILL PREVENTION, CONTROL, AND COUNTERMEASURES (SPCC) PLAN, AS A SEPARATE DOCUMENT OR AS A COMPONENT OF THE SWPPP, FOR ALL TANKS/CONTAINERS STORING ON-SITE FUEL, CHEMICALS, OR OTHER POLLUTANTS CONSISTENT WITH THE REQUIREMENTS OF STATE NPDES RULES. EFFECTIVE MEASURES NECESSARY TO PREVENT SPILLS AND TO CLEAN UP SPILLS OF ANY TOXIC POLLUTANT AS DOCUMENTED IN THE FACILITY'S SPCC PLAN, SHALL BE FULLY IMPLEMENTED. SOIL CONTAMINATED BY HAZARDOUS SUBSTANCES, PAINTS, FUEL, OR CHEMICAL SPILLS, SHALL BE IMMEDIATELY CLEANED UP, MANAGED, AND DISPOSED OF IN AN APPROVED MANNER. WHERE POTENTIAL SPILLS CAN OCCUR, MATERIALS HANDLING PROCEDURES SHALL BE SPECIFIED AND PROCEDURES FOR IMMEDIATE CLEANUP/MEDIATION OF SPILLS SHALL BE DESCRIBED IN THE SPCC PLAN OR EMPLOYEE TRAINING EXACT LOCATION OF THE SPILL, COMPANY NAME AND LOCATION, THE MATERIAL SPILLED, THE ESTIMATED QUANTITY, THE SOURCE OF THE SPILL, THE CAUSE OF THE SPILL, THE NEAREST DOWNSTREAM WATER WITH THE POTENTIAL TO RECEIVE THE SPILL, AND THE ACTIONS BEING TAKEN FOR CONTAINMENT AND CLEANUP.
15. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC SEDIMENT AND EROSION CONTROL HANDBOOK, LATEST EDITION.
16. WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF COLUMBIA BMP MANUAL, LOCATED ON THE CITY'S WEBSITE.
17. WATER QUALITY SIGNS SHALL BE PLACED WITHIN THE WATER QUALITY AREAS. THE SIGNS, MATERIALS, AND LABOR TO INSTALL WILL BE PROVIDED BY THE CITY STAFF.

**CONSTRUCTION SEQUENCE**

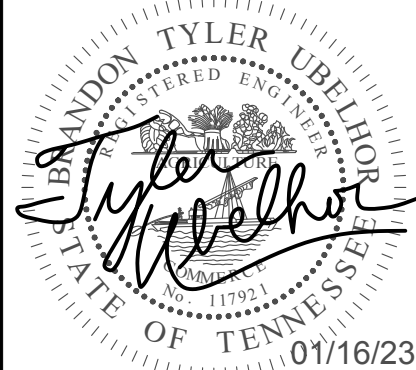
1. INSTALL CONSTRUCTION ENTRANCE
2. INSTALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES
3. INSTALL SEDIMENT TRAPS, IF REQUIRED
4. INSTALL TREE PROTECTION FENCING
5. CONTACT CITY OF COLUMBIA FOR INSPECTION OF EROSION PREVENTION AND SEDIMENT CONTROL DEVICES AND TO OBTAIN A FULL GRADING PERMIT.
6. CLEAR, GRUB, AND GRADE THE SITE
7. CONSTRUCT REMAINDER OF SITE PER APPROVED PLANS INCLUDING INSTALLATION OF ALL ADDITIONAL EPSC MEASURES SHOWN ON THE PLANS OR AS DIRECTED BY THE EPSC INSPECTOR
8. UPON PERMANENT STABILIZATION OF THE SITE, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES (SEE FINAL EPSC PLAN FOR POST CONSTRUCTION CLOSEOUT PROCESS).

**EPSC DATA CHART:**

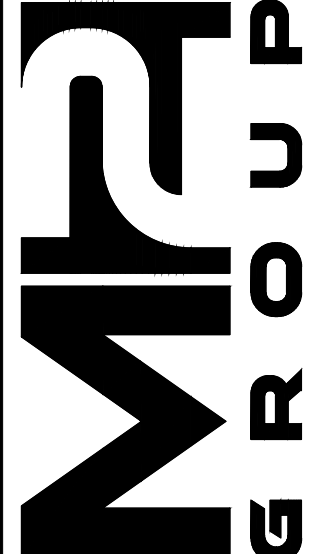
BMP DESIGN RAIN EVENT: 5 YEAR, 24 HR STORM



**INTERMEDIATE EPSC PLAN**



**SITE PLANS FOR:**  
**MACKENZIE PLACE**  
TAX MAP 90A, GROUP B, PARCEL 46.00  
220 THETA PIKE  
CITY OF COLUMBIA  
MAURY COUNTY, TENNESSEE



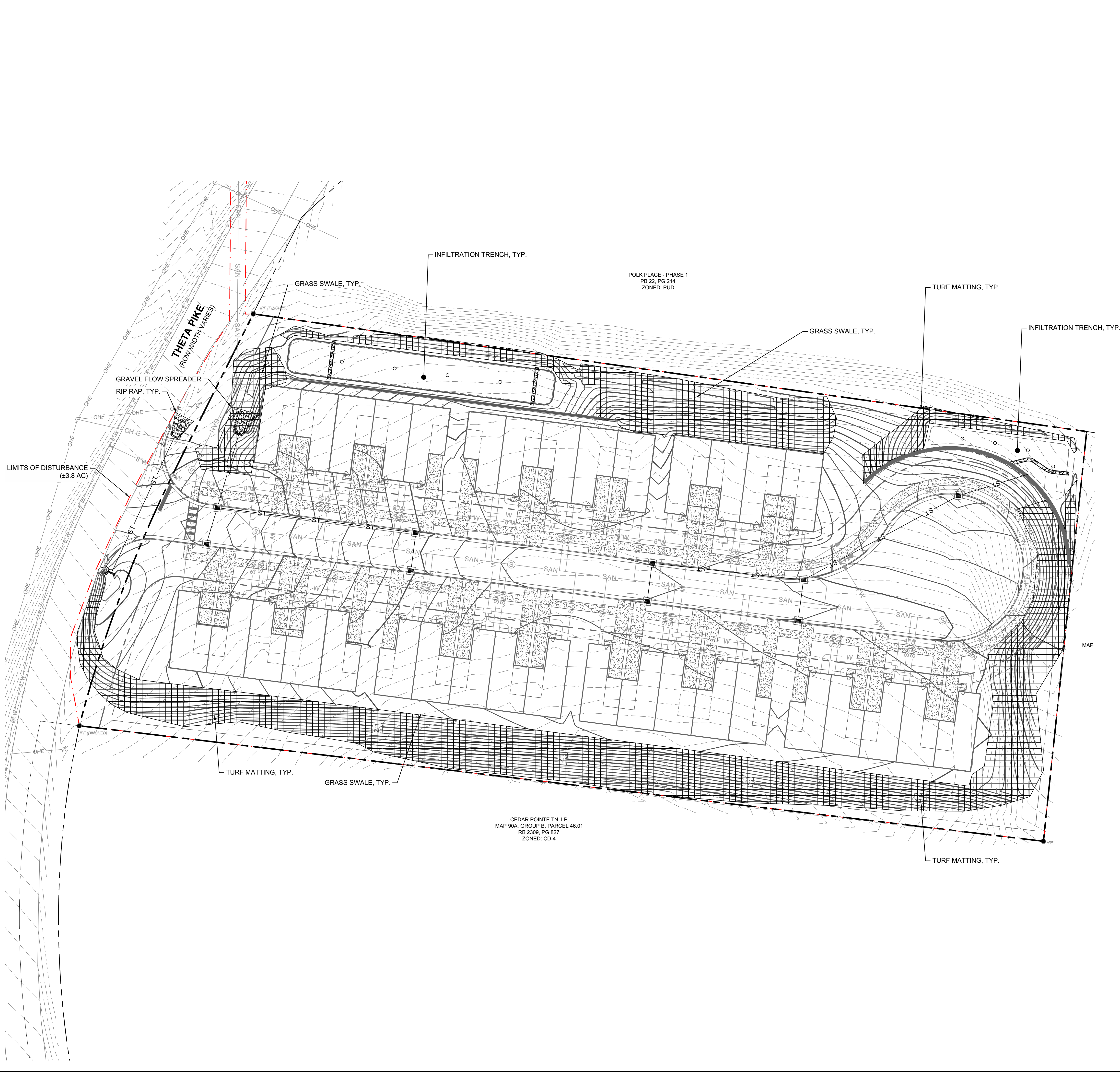
INTERMEDIATE EPSC PLAN			
DATE:	JANUARY 17, 2023	DRAWN BY:	M2G
PROJECT NO.:	22-085	CHECKED BY:	MWB

SHEET NUMBER:

**C402**



MPA - FINAL EPSC PLAN.DWG / Tuesday, January 17, 2023 11:05:36 AM



TDEC - NPDES NOC NOTE:

THE PROJECT ASSOCIATED WITH THESE PLANS IS REQUIRED TO BE COVERED UNDER TENNESSEE GENERAL STORM WATER PERMIT TNR100000 BECAUSE THE LIMITS OF DISTURBANCE IS OVER 1 ACRE. THE LIMITS OF DISTURBANCE IS APPROXIMATELY 3.8 AC.

EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSC SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED NO LATER THAN 14 DAYS (7 DAYS FOR >35% SLOPES).
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED AFTER BEING NOTIFIED OF AN ISSUE WITHIN 7 DAYS OR BY THE NEXT SIGNIFICANT RAIN CHANCE OF 50% OR GREATER. ISSUES WITH IMMEDIATE THREATS TO WATER QUALITY SHALL BE REPAIRED IMMEDIATELY AS PER FMC 23-106(2)(g).
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; 15 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
10. IF DEEMED APPROPRIATE, THE CITY MAY REQUIRE THE ADDITION, REMOVAL OR MODIFICATION OF EPSC MEASURES AND/OR EPSC LOCATIONS AT ANY TIME DURING THE CONSTRUCTION PROCESS TO ENSURE PROPER EPSC PERFORMANCE.

EROSION AND SEDIMENT CONTROL PLAN NOTES

1. PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES OR INITIATION OF EARTH DISTURBING ACTIVITIES, THE CONTRACTOR SHALL CLEARLY DELINEATE THE PROPOSED LIMITS OF DISTURBANCE IN THE FIELD UTILIZING FLAGGING, STAKES, AND/OR CONSTRUCTION FENCE. NO DISTURBANCE BEYOND THE LIMITS SHALL BE PERMITTED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ENGINEER, THE AFFECTED PROPERTY OWNER AND ANY APPLICABLE REGULATORY AGENCIES.
2. THE CONSTRUCTION ACTIVITIES ANTICIPATED FOR THIS PROJECT INCLUDES GRADING, PAVING, AND UTILITY INSTALLATION.
3. THE APPROXIMATE TOTAL DISTURBED AREA OF THIS SITE IS 6.60 ACRES. ANY INCREASE IN THE APPROXIMATE TOTAL DISTURBED AREA SHALL BE APPROVED BY THE CITY OF COLUMBIA PRIOR TO ADDITIONAL DISTURBANCE.
4. CONSTRUCTION SHALL BE SEQUENCED BY THE CONTRACTOR AS TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREAS. PERIMETER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS.
5. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE PERSON(S) RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AT THE SITE. THIS INFORMATION SHALL BE POSTED AT THE JOB SITE TRAILER, OR AT THE SITE CONSTRUCTION SIGN.
6. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 14 DAYS PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH, OR FABRIC MATTING. STEEP SLOPES (GREATER THAN 35%) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 DAYS OF THE ESTABLISHMENT OF FINAL GRADES.
7. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION AND SEDIMENT CONTROL FOR A PERIOD OF THREE YEARS AFTER COMPLETION OF CONSTRUCTION OR AS REQUIRED BY GOVERNING AUTHORITIES.
8. TEMPORARY SEEDING FOR THIS PROJECT SHALL UTILIZE TDOT, TDEC OR LOCAL STANDARDS UNLESS OTHERWISE INDICATED HEREON.
9. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH MUST BE CRIMPED INTO THE SOIL BY MECHANICAL MEANS. BROADCAST SPREADING OF MULCH IS NOT ACCEPTABLE.
10. SOIL STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION. ALL STOCKPILES SHALL BE COVERED WITH TEMPORARY SEEDING AND PROTECTED WITH SILT FENCING.
11. FOR PERMANENT STABILIZATION OF ALL SLOPES 3:1 OR STEEPER, INSTALL TEMPORARY EROSION CONTROL BLANKET (TENSAR NORTH AMERICAN GREEN S150 OR APPROVED EQUAL) INSTALLED PER MANUFACTURERS' RECOMMENDATIONS SHALL BE USED IN PLACE OF STRAW MULCH.
12. THE LOCATION OF SOME OF THE EROSION CONTROL MEASURES MAY NEED TO BE ALTERED DUE TO CHANGING SITE CONDITIONS COMMENSURATE WITH PROGRESS OF THE WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION AND SEDIMENT CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES OF CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
13. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED. SEEDING AREAS MUST HAVE A MINIMUM 70% COVERAGE (ENGINEER WILL DETERMINE APPROXIMATE PERCENTAGE OF COVER) PRIOR TO REMOVAL OF THE TEMPORARY EROSION CONTROL DEVICES. FINAL SEEDING AND ESTABLISHMENT OF GROUND COVER SHALL BE APPLIED TO ANY AREA DISTURBED AS A RESULT OF THE REMOVAL OF THE EROSION CONTROL MEASURES.
14. CONTRACTOR SHALL PREPARE, IMPLEMENT, AND MAINTAIN A SPILL PREVENTION, CONTROL, AND COUNTERMEASURES (SPCC) PLAN, AS A SEPARATE DOCUMENT OR AS A COMPONENT OF THE SWPPP, FOR ALL TANKS/CONTAINERS STORING ONSITE FUEL, CHEMICALS, OR OTHER POLLUTANTS CONSISTENT WITH THE REQUIREMENTS OF STATE NPDES RULES. EFFECTIVE MEASURES NECESSARY TO PREVENT SPILLS AND TO CLEAN UP SPILLS OF ANY TOXIC POLLUTANT AS DOCUMENTED IN THE FACILITY'S SPCC PLAN, SHALL BE FULLY IMPLEMENTED. SOIL CONTAMINATED BY HAZARDOUS SUBSTANCES, PAINTS, FUEL, OR CHEMICAL SPILLS, SHALL BE IMMEDIATELY CLEANED UP, MANAGED, AND DISPOSED OF IN AN APPROVED MANNER. WHERE POTENTIAL SPILLS CAN OCCUR, MATERIALS HANDLING PROCEDURES SHALL BE SPECIFIED AND PROCEDURES FOR IMMEDIATE CLEANUP/REMEDIATION OF SPILLS SHALL BE DESCRIBED IN THE SPCC PLAN OR EMPLOYEE TRAINING EXACT LOCATION OF THE SPILL, COMPANY NAME AND LOCATION, THE MATERIAL SPILLED, THE ESTIMATED QUANTITY, THE SOURCE OF THE SPILL, THE CAUSE OF THE SPILL, THE NEAREST DOWNSTREAM WATER WITH THE POTENTIAL TO RECEIVE THE SPILL, AND THE ACTIONS BEING TAKEN FOR CONTAINMENT AND CLEANUP.
15. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC SEDIMENT AND EROSION CONTROL HANDBOOK, LATEST EDITION.
16. WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF COLUMBIA BMP ON THE CITY'S WEBSITE.
17. WATER QUALITY SIGNS SHALL BE PLACED WITHIN THE WATER QUALITY AREAS. THE SIGNS, MATERIALS, AND LABOR TO INSTALL WILL BE PROVIDED BY THE CITY STAFF.

CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE
2. INSTALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES
3. INSTALL SEDIMENT TRAPS
4. INSTALL TREE PROTECTION FENCING
5. CONTACT CITY OF COLUMBIA FOR INSPECTION OF EROSION PREVENTION AND SEDIMENT CONTROL DEVICES AND TO OBTAIN A FULL GRADING PERMIT.
6. CLEAR, GRUB, AND GRADE THE SITE
7. CONSTRUCT REMAINDER OF SITE PER APPROVED PLANS INCLUDING INSTALLATION OF ALL ADDITIONAL EPSC MEASURES SHOWN ON THE PLANS OR AS DIRECTED BY THE EPSC INSPECTOR
8. UPON PERMANENT STABILIZATION OF THE SITE, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES (SEE FINAL EPSC PLAN FOR POST CONSTRUCTION CLOSEOUT PROCESS).

EPSC DATA CHART:

BMP DESIGN RAIN EVENT: 5 YEAR, 24 HR STORM

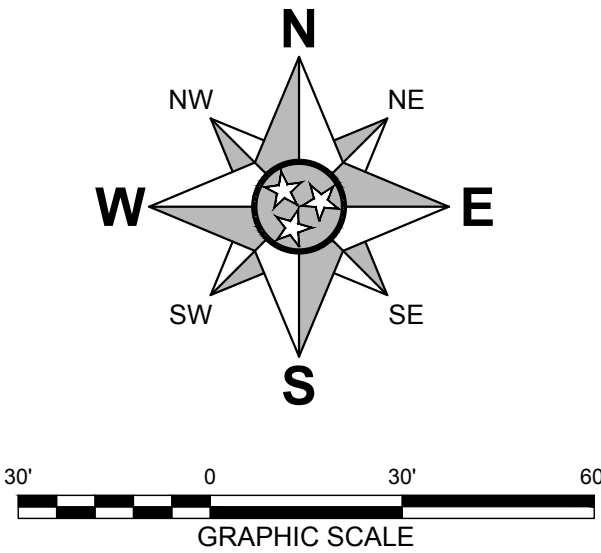
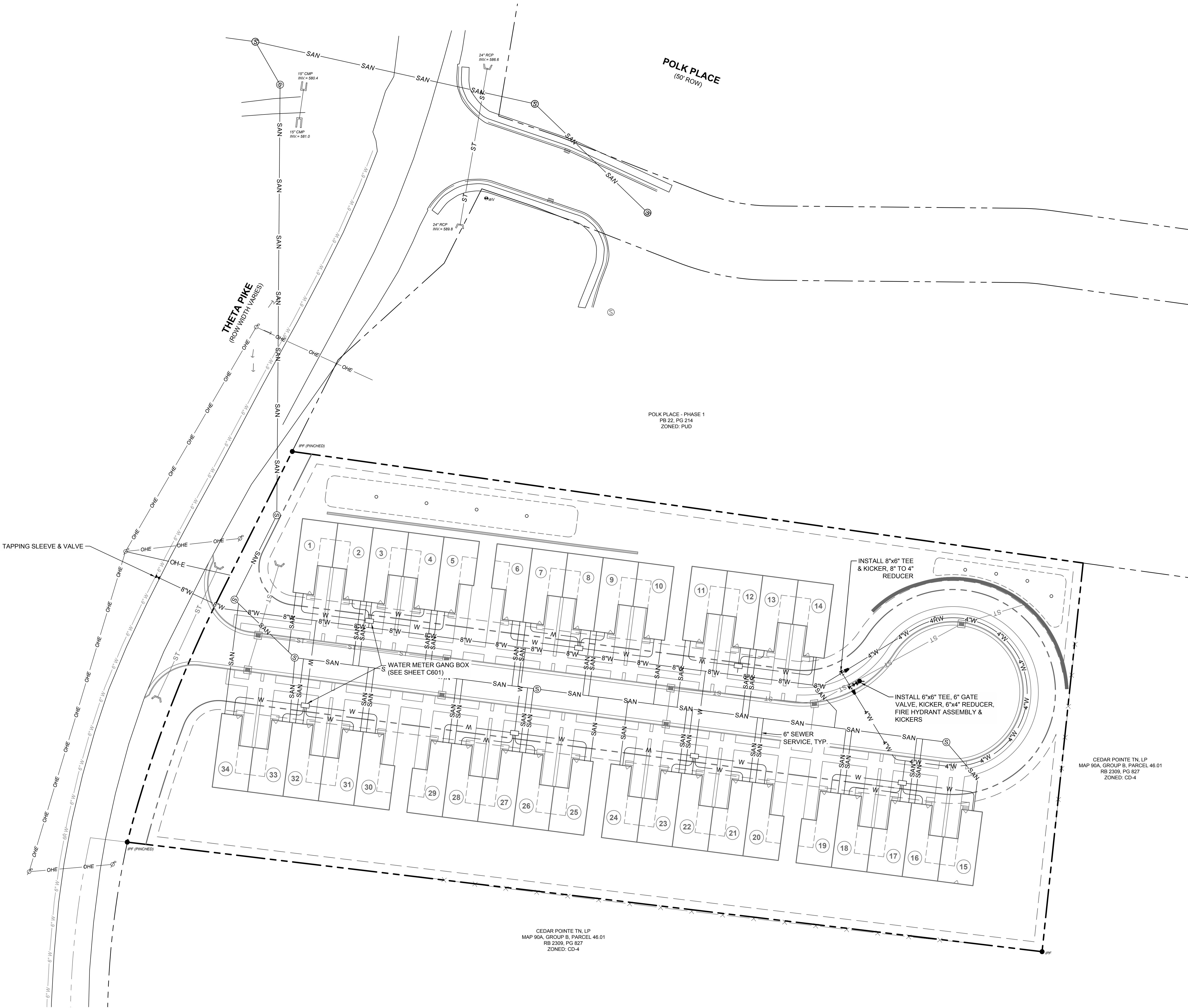


DESCRIPTION	
REVISION #	DATE
SITE PLANS FOR: <b>MACKENZIE PLACE</b> TAX MAP 90A, GROUP B, PARCEL 47.00 <b>220 THETA PIKE</b> CITY OF COLUMBIA MAURY COUNTY, TENNESSEE	
 P.O. BOX 848 FRANKLIN, TN 37065 WWW.MZGROUPLLC.COM	
FINAL EPSC PLAN	
DATE:	JANUARY 17, 2023
DRAWN BY:	M2G
CHECKED BY:	MWB
PROJECT NO.:	22-085
SHEET NUMBER:	
<b>C403</b>	





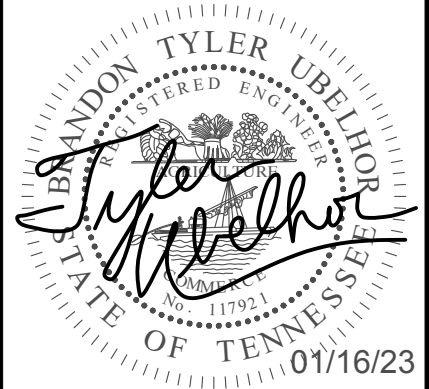




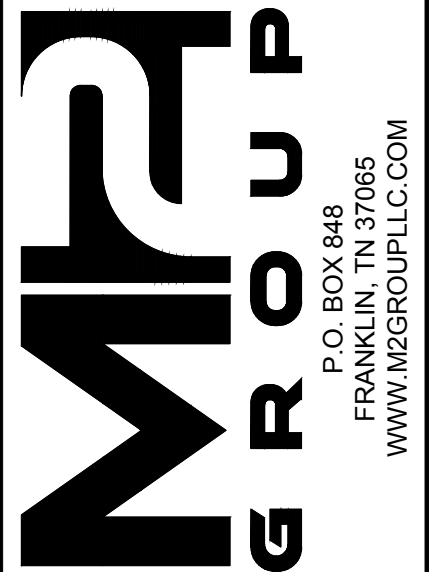
LEGEND

- SAN — SANITARY SEWER
- OHE — OVERHEAD ELECTRIC
- UG-E — UNDERGROUND ELECTRIC
- 8"W — 8" WATERLINE
- G — NATURAL GAS
- ST — STORMWATER DRAINAGE PIPE
- W — WATER SERVICE

REVISION #	DATE	DESCRIPTION



SITE PLANS FOR:  
**MACKENZIE PLACE**  
TAX MAP 90A, GROUP B, PARCEL 47.00  
**220 THETA PIKE**  
CITY OF COLUMBIA  
MAURY COUNTY, TENNESSEE



UTILITY PLAN

DATE:	JANUARY 17, 2023	DRAWN BY:	M2G
PROJECT NO.:	22-085	CHECKED BY:	MWB



Know what's below.  
Call before you dig.

SHEET NUMBER:  
**C500**











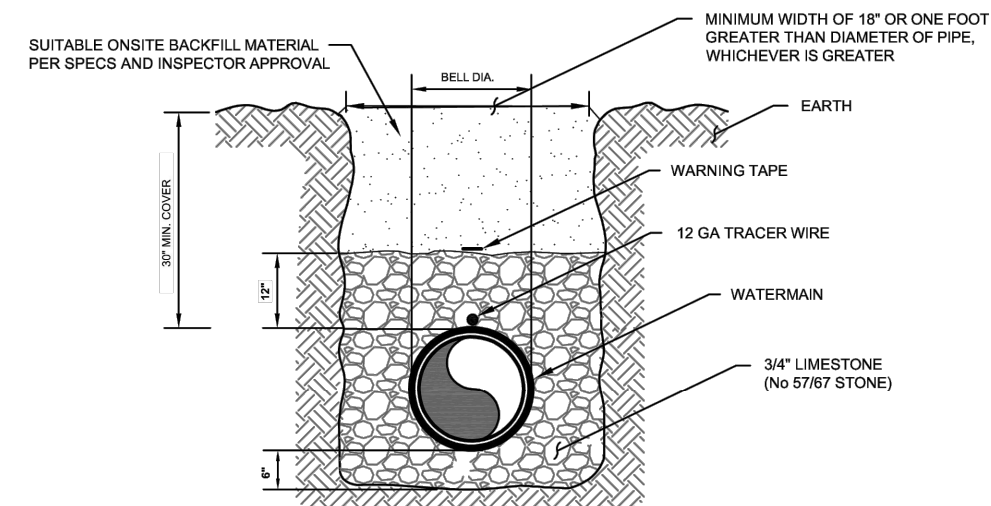




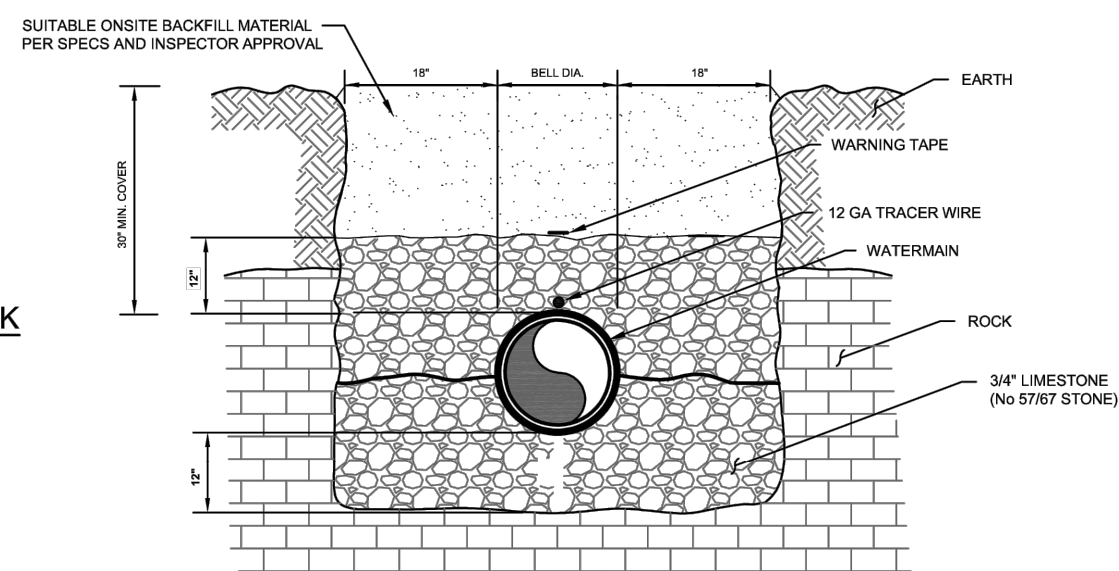




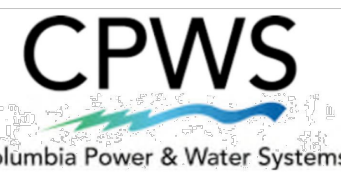
IN EARTH



IN ROCK

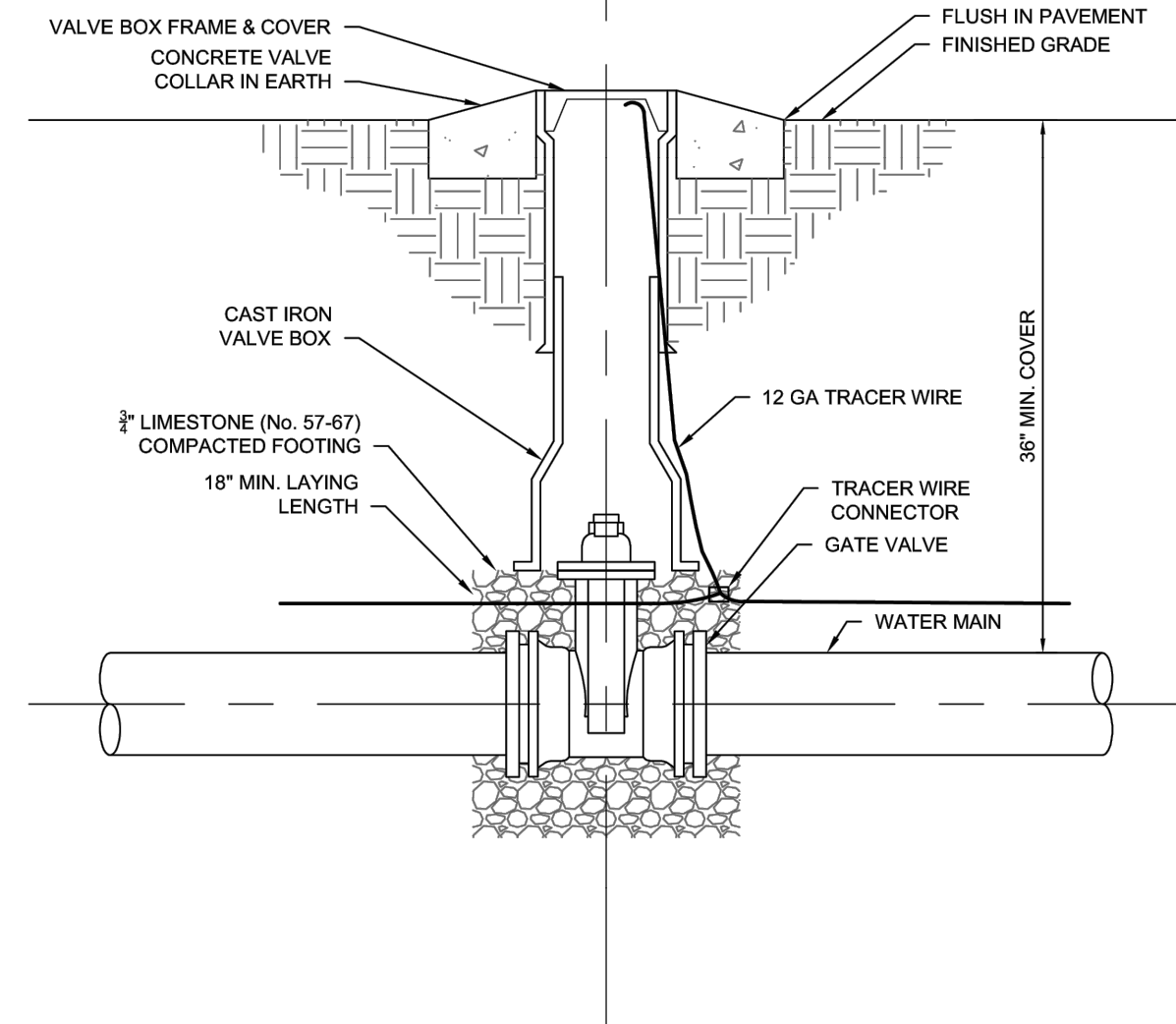


- NOTES:
1. 36" MINIMUM COVER IN TRAFFIC AREAS.
  2. UNSUITABLE EARTH MATERIALS MAY REQUIRE OVER-EXCAVATION AND GRAVEL BEDDING AND HAUNCHING.

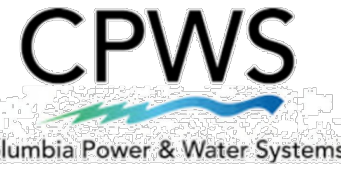


STANDARD WATER DETAIL  
WATER LINE LAYING  
CONDITIONS IN  
ROCK OR EARTH

FIGURE NO.:  
CWS-1

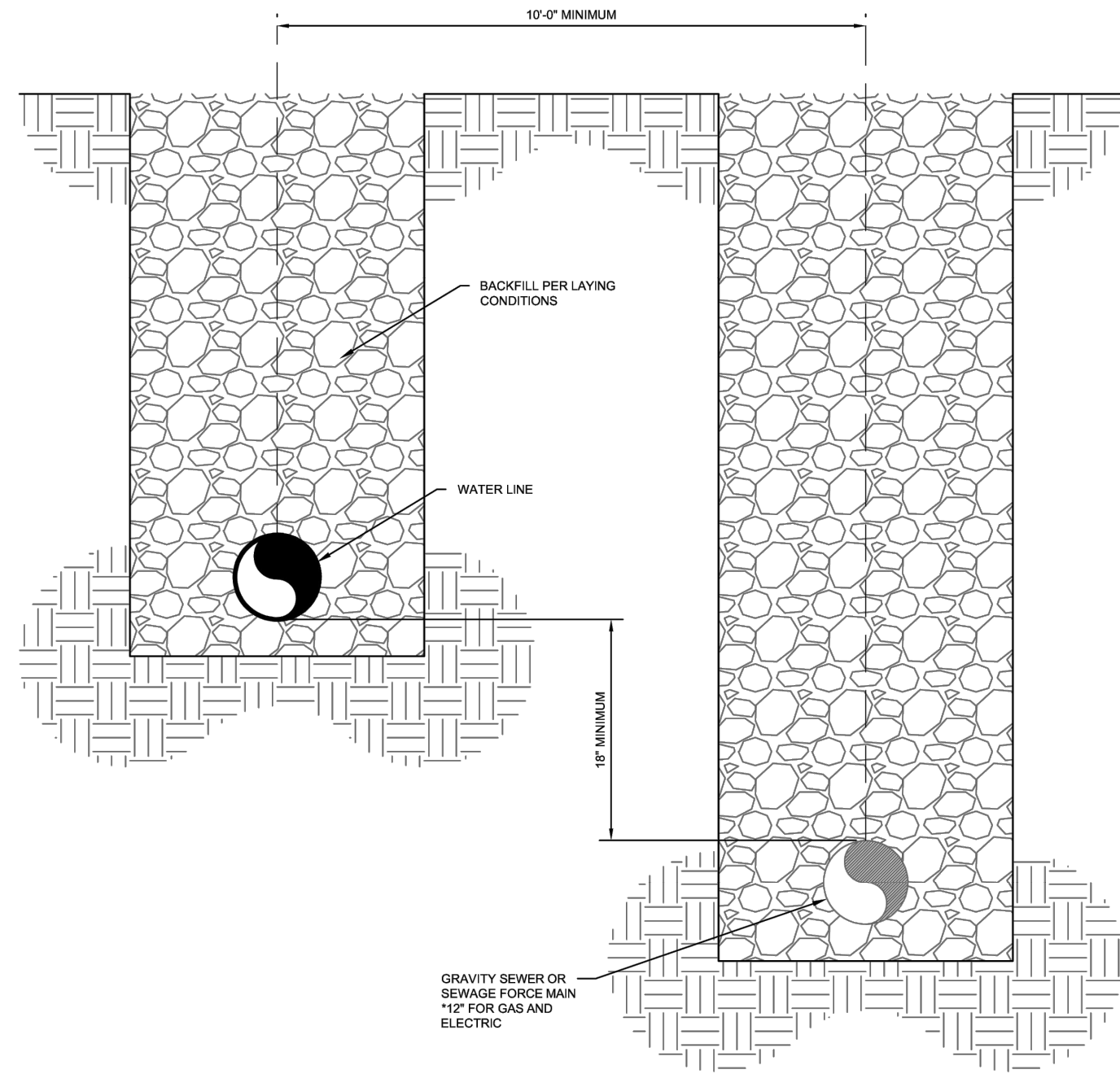


- NOTES:
1. ALL VALVE BOXES SHALL BE SET TO BE FLUSH WITH FINAL GRADES AND SHALL NOT BE COVERED WITH ANY PAVING, DIRT, SOIL, GRASSING, AND/OR LANDSCAPING.
  2. THIS DETAIL IS VALID FOR 16" AND SMALLER VALVE SIZES. FOR LARGER SIZES, SEE CONTRACT SPECS. OR CONFIRM WITH CPWS.



STANDARD WATER DETAIL  
LINE VALVE SETTING

FIGURE NO.:  
CWS-2



STANDARD WATER DETAIL  
UTILITY SEPARATION

FIGURE NO.:  
CWS-3

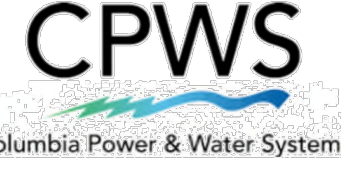
PIPE SIZE	LENGTH TO BE RESTRAINED (L)				VALVES OR DEAD ENDS	
	HORIZONTAL BENDS				VERTICAL OFFSETS 45° BENDS	
	11.25°	22.5°	45°	90°	UPPER	LOWER
6"	3 FT	8 FT	13 FT	30 FT	23 FT	4 FT
8"	4 FT	8 FT	16 FT	38 FT	30 FT	6 FT
10"	5 FT	9 FT	19 FT	45 FT	36 FT	7 FT
12"	6 FT	11 FT	22 FT	53 FT	43 FT	8 FT
16"	7 FT	14 FT	28 FT	66 FT	55 FT	10 FT
20"	8 FT	16 FT	33 FT	79 FT	66 FT	12 FT
24"	8 FT	16 FT	33 FT	79 FT	77 FT	15 FT

REDUCERS	
SIZE	L
6x4	34"
8x6	36"
8x4	62"
10x6	35"
10x6	63"
12x10	36"
12x6	64"
16x10	92"
20x18	35"
20x16	66"
20x12	117"
24x20	56"
24x18	80"
24x16	101"

- NOTES:
1. PIPE TO BE INSTALLED IN TRENCH AS PER LINE LAYING CONDITION DETAIL.
  2. ALL BURIED PIPING SPECIFIED TO BE PRESSURE TESTED AND SHALL BE PROVIDED WITH MECHANICAL JOINT THRUST RESTRAINTS AT ALL DIRECTION CHANGES, SIZE CHANGES, AND DEAD ENDS. ALL CONNECTIONS TO EXISTING PIPE SHALL BE MADE WITH RETAINER GLANDS.
  3. MECHANICAL JOINT RESTRAINTS SHALL BE DUCTILE IRON IN ACCORDANCE WITH ASTM A536 - STANDARD SPECIFICATION FOR DUCTILE IRON CASTINGS.
  4. CONTRACTOR SHALL FURNISH AND INSTALL MECHANICAL JOINT RESTRAINTS WITH ALL HARDWARE AND ACCESSORIES AS REQUIRED BY THE MANUFACTURER FOR PROPER INSTALLATION.
  5. CONTRACTOR SHALL PROVIDE THE SERIES/MODEL OF JOINT RESTRAINT AS REQUIRED FOR THE PIPE SIZE, MATERIAL, AND FLANGED FITTING SHOWN ON THE PLANS.
  6. RESTRAINT LENGTH CALCULATIONS WERE PERFORMED UNDER THE FOLLOWING CONDITIONS: PVC PIPE MATERIAL, GM SOIL TYPE, 1.5 SAFETY FACTOR, TYPE 3 TRENCH, 2.5 FT BURY DEPTH, 150 PSI TEST PRESSURE.

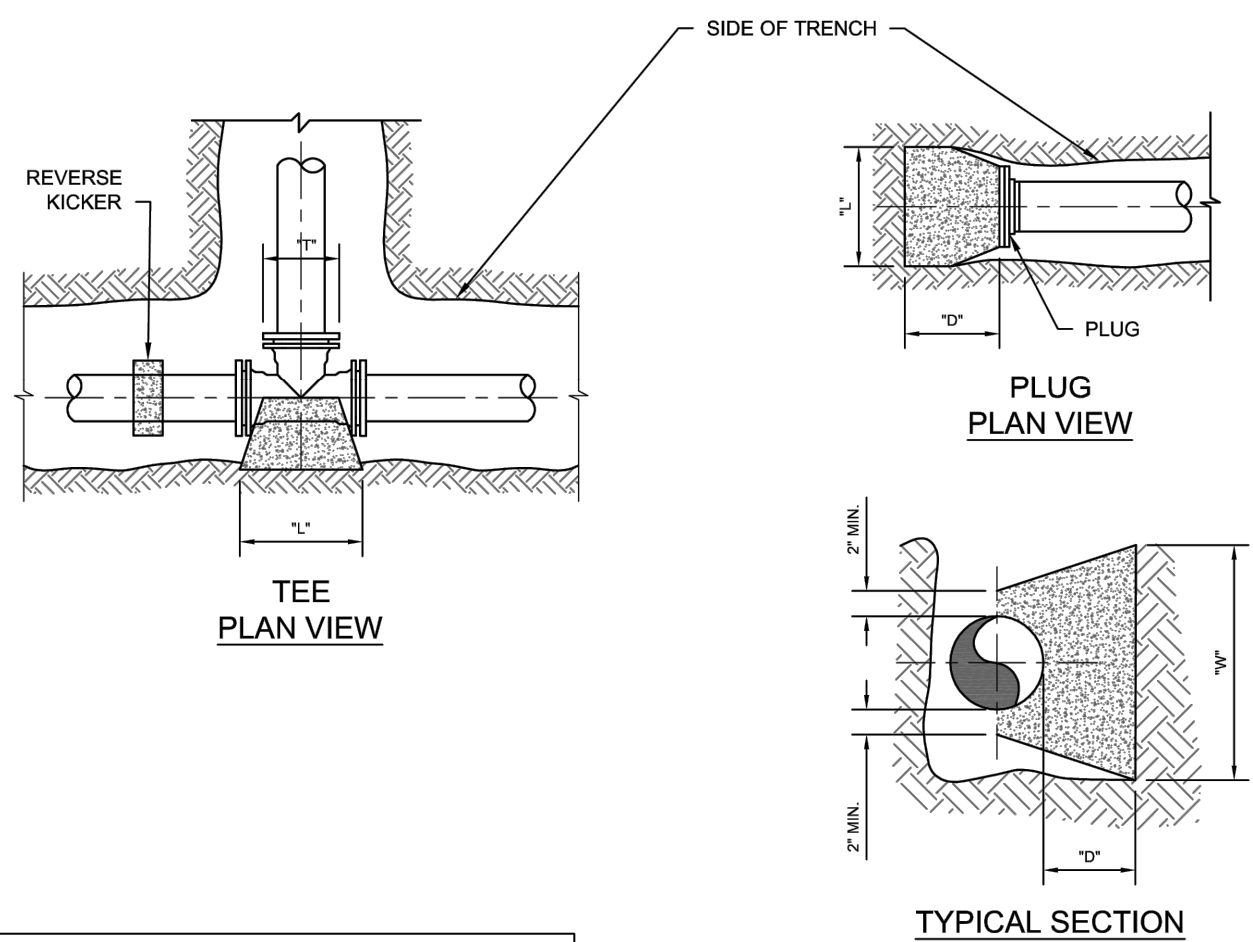
TEES		
RUN	BRANCH	L
4"	4"	F.O.
4"	6"	10"
4"	<6"	F.O.
8"	8"	29"
8"	<8"	F.O.
10"	10"	45"
10"	8"	13"
10"	<8"	F.O.
12"	12"	62"
12"	10"	32"
12"	<8"	F.O.
16"	16"	94"
16"	12"	39"
16"	10"	5"
16"	<10"	F.O.
20"	20"	125"
20"	16"	76"
20"	12"	14"
20"	<12"	F.O.
24"	24"	124"
24"	20"	84"
24"	16"	36"
24"	<16"	F.O.

F.O. = FITTING ONLY



STANDARD WATER DETAIL  
PIPE JOINT RESTRAINT  
SCHEDULE

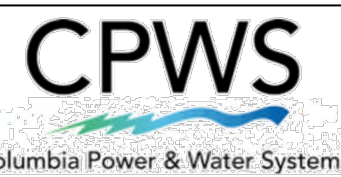
FIGURE NO.:  
CWS-4



TEE							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	24"	24"	30"	36"
"L"	19"	25"	31"	36"	50"	75"	93"
"W"	19"	25"	31"	36"	50"	75"	93"
"T"	16"	16"	16"	16"	24"	36"	36"

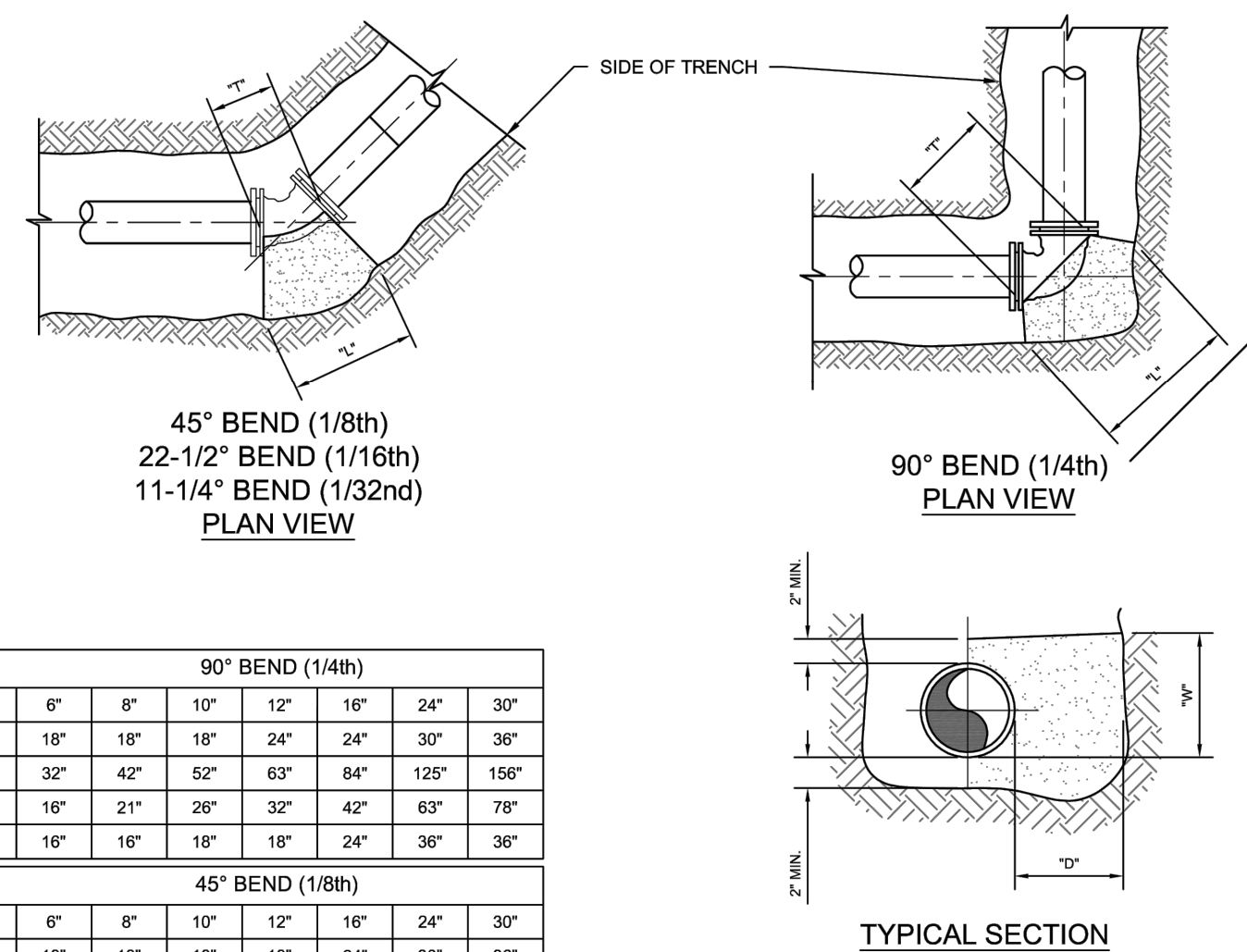
PLUG							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	24"	24"	30"	36"
"L"	19"	25"	31"	36"	50"	75"	93"
"W"	19"	25"	31"	36"	50"	75"	93"
"T"	12"	12"	12"	12"	16"	30"	36"

- NOTES:
1. DEPTH "D" MAY BE GREATER THAN SPECIFIED TO ALLOW WORKING SPACE AGAINST UNDISTURBED EARTH.
  2. ALL BOLTS AND FITTINGS MUST BE WRAPPED IN MINIMUM THREE (3) MIL. PLASTIC.
  3. LEAVE APPROXIMATELY 12" SEPARATION BETWEEN CONCRETE AND FITTING BELLS.
  4. THRUST BLOCK DIMENSIONS BASED ON 150 PSI OPERATING PRESSURE AND 50% ADDITIONAL SURGE PRESSURE.
  5. SOIL BEARING PRESSURE USED FOR THRUST BLOCK DIMENSIONS SHOWN IS 4,000 PSF. IF SOIL SURROUNDING THRUST BLOCK DOES NOT HAVE THIS CAPACITY, ADDITIONAL THRUST BLOCK VOLUME MAY BE REQUIRED.
  6. CONCRETE TO BE USED FOR THRUST BLOCKS TO BE 3,500 PSI CONCRETE.
  7. LENGTH (L) AND WIDTH (W) DIMENSIONS CAN BE MODIFIED SLIGHTLY AS LONG AS TOTAL AREA DOES NOT CHANGE, BY WRITTEN DIRECTION OF CPWS ONLY TO MEET SITE SPECIFIC CONCERNS.
  8. ELEVATION OF GROUNDWATER IS ASSUMED TO BE BELOW BOTTOM OF THRUST BLOCK.



STANDARD WATER DETAIL  
CONCRETE BLOCKING  
DETAILS (TEES AND PLUGS)

FIGURE NO.:  
CWS-5



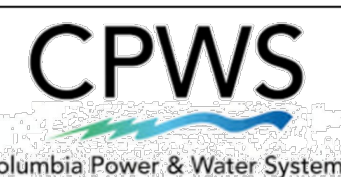
90° BEND (1/4th)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	24"	24"	30"	36"
"L"	32"	42"	52"	63"	84"	125"	156"
"W"	16"	21"	26"	32"	42"	63"	78"
"T"	16"	16"	16"	16"	24"	36"	36"

45° BEND (1/8th)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	18"	24"	30"	36"
"L"	24"	31"	39"	46"	62"	92"	115"
"W"	12"	16"	20"	23"	31"	46"	58"
"T"	16"	16"	16"	16"	18"	24"	24"

22.5° BEND (1/32nd)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	12"	12"	18"	18"	24"	24"	24"
"L"	17"	23"	28"	33"	44"	66"	82"
"W"	9"	12"	14"	17"	22"	33"	41"
"T"	16"	16"	16"	16"	18"	24"	24"

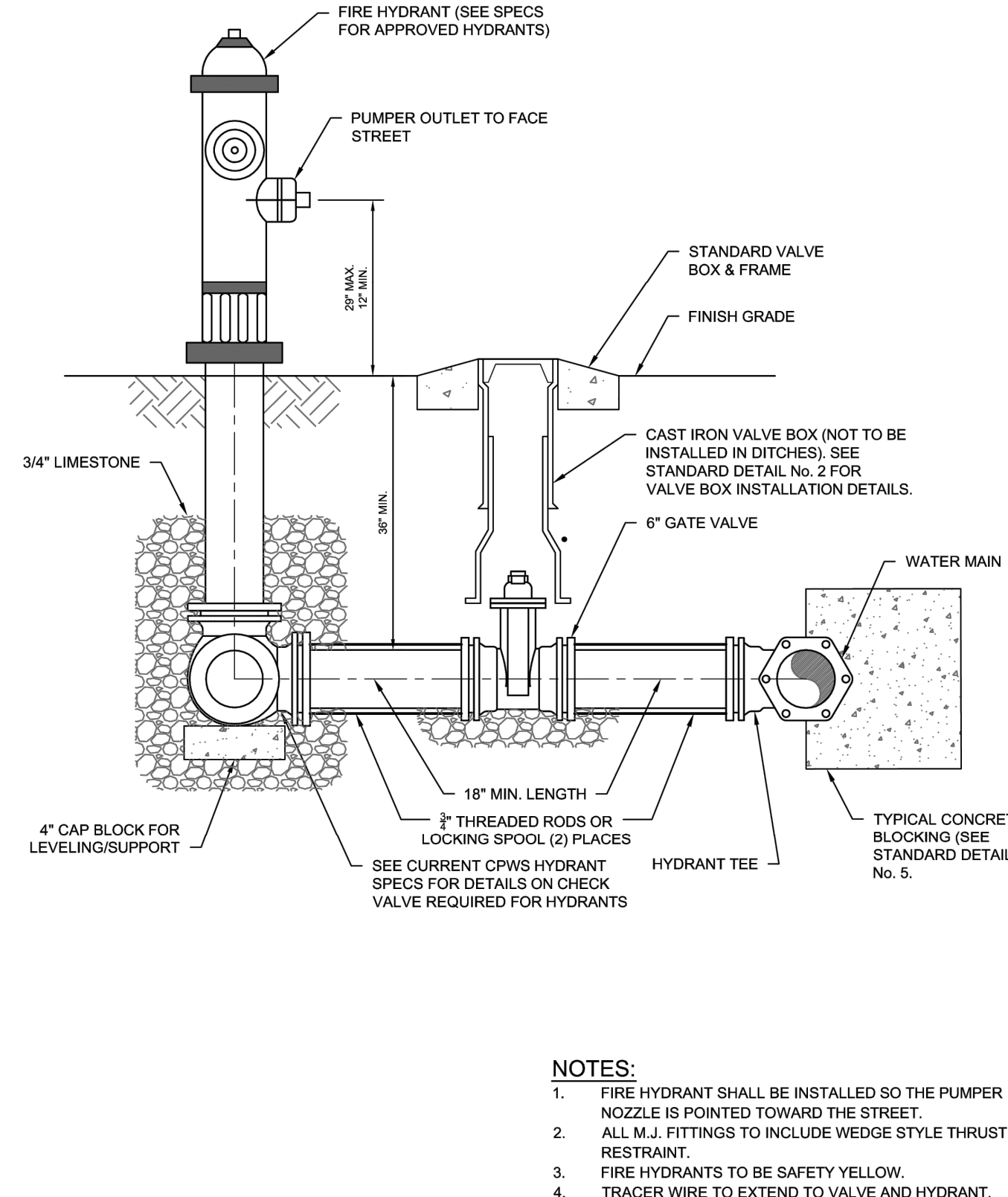
11.25° BEND (1/32nd)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	12"	12"	18"	18"	24"	24"	24"
"L"	12"	16"	20"	24"	32"	47"	59"
"W"	6"	8"	10"	12"	16"	24"	30"
"T"	16"	16"	16"	16"	18"	24"	24"

- NOTES:
1. DEPTH "D" MAY BE GREATER THAN SPECIFIED TO ALLOW WORKING SPACE AGAINST UNDISTURBED EARTH.
  2. ALL BOLTS AND FITTINGS MUST BE WRAPPED IN MINIMUM THREE (3) MIL. PLASTIC.
  3. LEAVE APPROXIMATELY 12" CLEARANCE BETWEEN CONCRETE AND FITTING BELLS.
  4. THRUST BLOCK DIMENSIONS BASED ON 150 PSI OPERATING PRESSURE AND 50% ADDITIONAL SURGE PRESSURE.
  5. SOIL BEARING PRESSURE USED FOR THRUST BLOCK DIMENSIONS SHOWN IS 4,000 PSF. IF SOIL SURROUNDING THRUST BLOCK DOES NOT HAVE THIS CAPACITY, ADDITIONAL THRUST BLOCK VOLUME MAY BE REQUIRED.
  6. CONCRETE TO BE USED FOR THRUST BLOCKS TO BE 3,500 PSI CONCRETE.
  7. LENGTH (L) AND WIDTH (W) DIMENSIONS CAN BE MODIFIED SLIGHTLY AS LONG AS TOTAL AREA DOES NOT CHANGE, BY WRITTEN DIRECTION OF CPWS ONLY TO MEET SITE SPECIFIC CONCERNS.
  8. ELEVATION OF GROUNDWATER IS ASSUMED TO BE BELOW BOTTOM OF THRUST BLOCK.

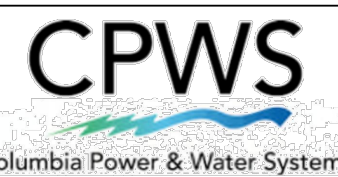


STANDARD WATER DETAIL  
CONCRETE BLOCKING  
(BENDS)

FIGURE NO.:  
CWS-6

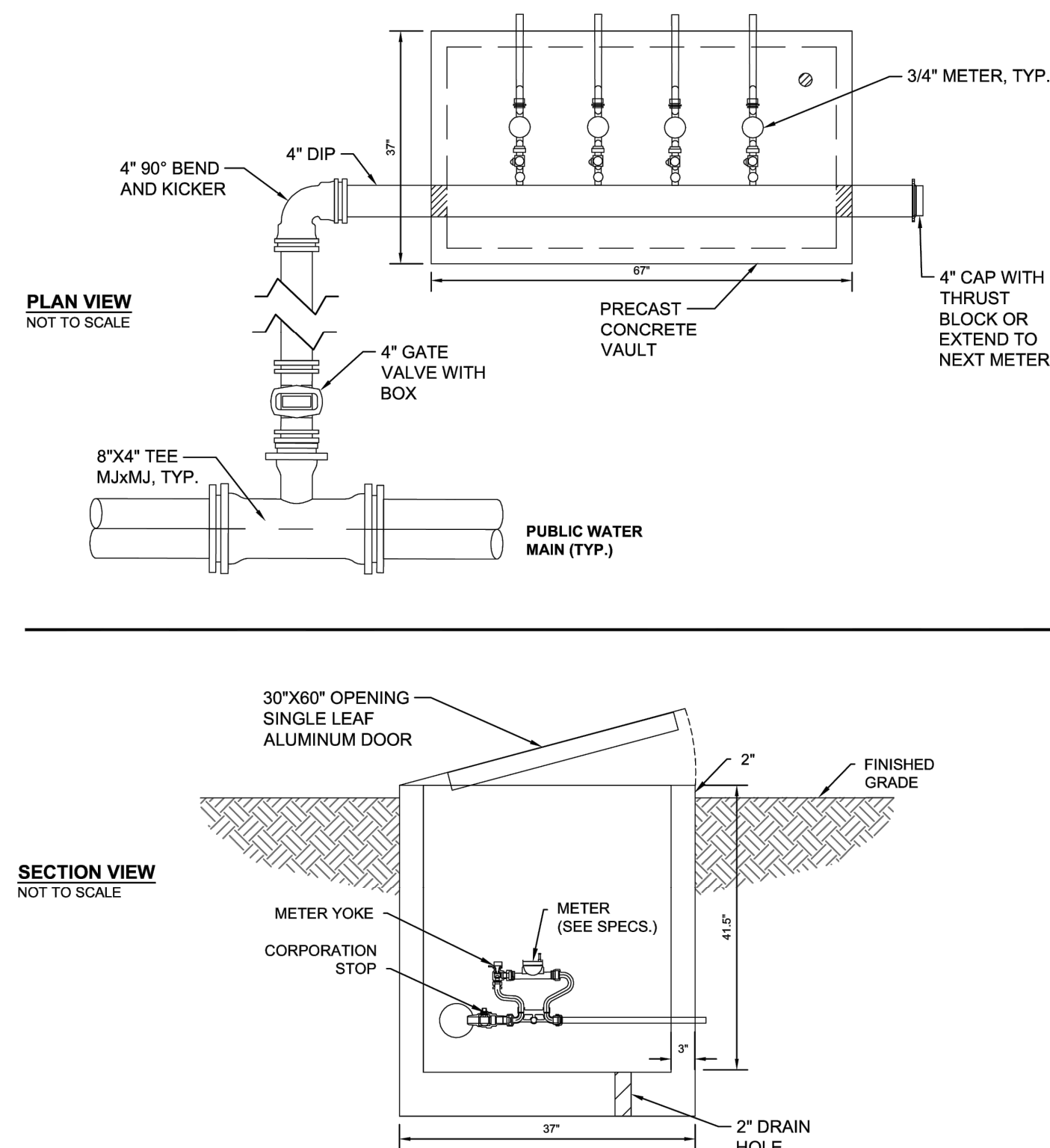


- NOTES:
1. FIRE HYDRANT SHALL BE INSTALLED SO THE PUMPER NOZZLE IS POINTED TOWARD THE STREET.
  2. ALL M.J. FITTINGS TO INCLUDE WEDGE STYLE THRUST RESTRAINT.
  3. FIRE HYDRANTS TO BE SAFETY YELLOW.
  4. TRACER WIRE TO EXTEND TO VALVE AND HYDRANT.

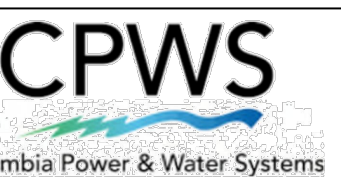


STANDARD WATER DETAIL  
FIRE HYDRANT ASSEMBLY

FIGURE NO.:  
CWS-11



- NOTES:
1. THE GANG VAULT MAY VARY FROM 3 TO 6 METERS DEPENDING ON CONDITIONS. VAULT SIZE WILL VARY ACCORDINGLY.
  2. PRECAST VAULT TO COMPLY WITH ASTM C-857 & C-858.
  3. TRACER WIRE TO EXTEND TO METER VAULT.



STANDARD WATER DETAIL  
GANG METER VAULT

FIGURE NO.:  
CWS-22

UTILITY DETAILS

DATE: JANUARY 17, 2023  
PROJECT NO.:  
DRAWN BY: M2G  
CHECKED BY: MWB  
22-085

MPA GROUP  
P.O. BOX 848  
FRANKLIN, TN 37065  
WWW.M2GROUPLLC.COM

SITE PLANS FOR:  
MACKENZIE PLACE  
TAX MAP 908, GROUP B, PARCEL 47.00  
220 THETA PIKE  
CITY OF COLUMBIA  
MAURY COUNTY, TENNESSEE  
01/16/23

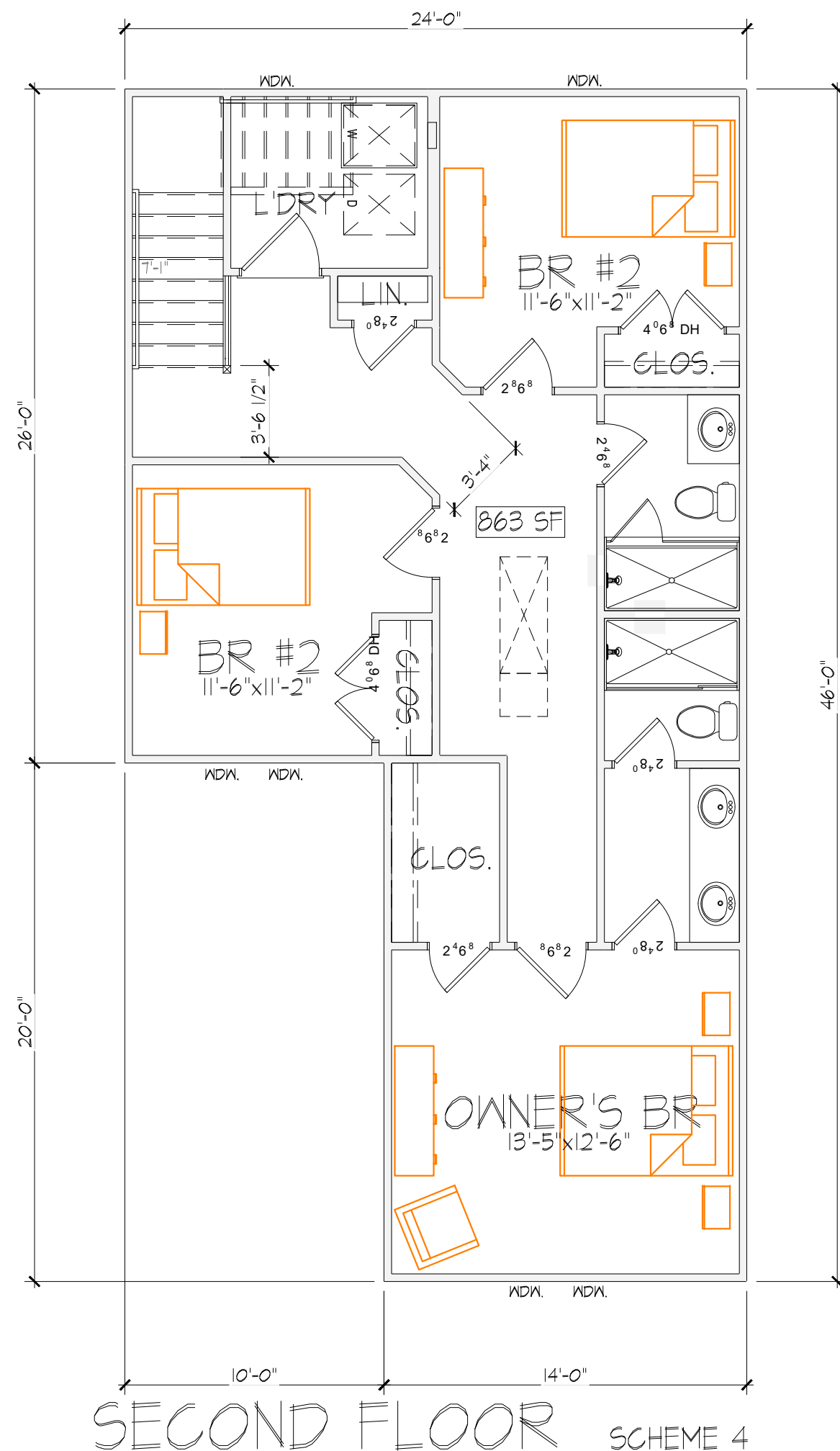
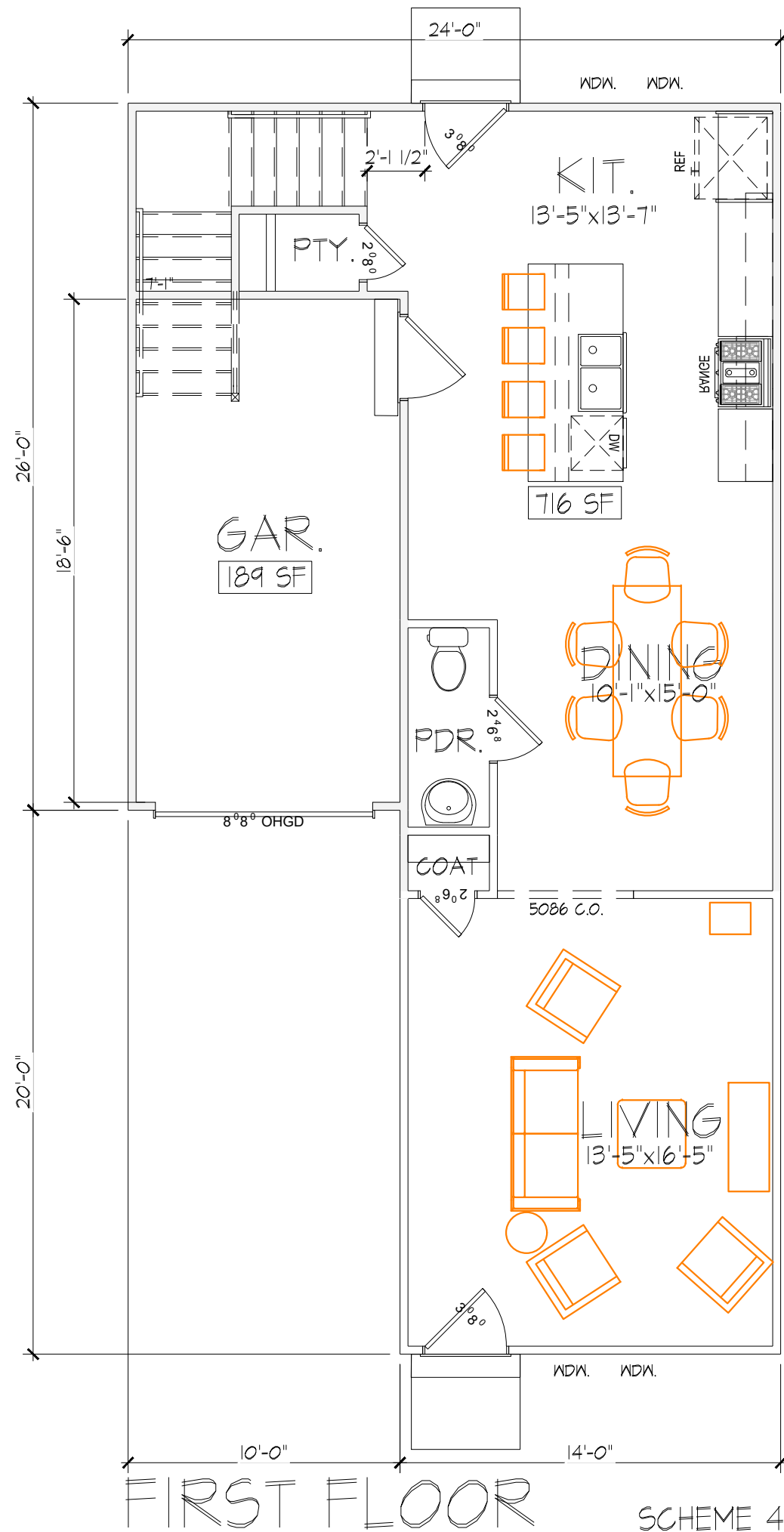


REVISION #	DATE	DESCRIPTION

SHEET NUMBER:

C601





579 SF TOTAL  
CONDITIONED

# THE SADDLEBROOK SERIES

# MADISON



1,693 SQUARE FEET

3-4 BEDROOMS

2.5 BATHROOMS

A



B



C



[CRESCENTHOMES.NET](https://www.crescenthomes.net)

CHS 843.466.5000

GVL 864.406.5000

NVL 615.392.5000

CRESCENT  
HOMES





January 13, 2023

Mr. Brian Holcombe

M2 Group, LLC

P.O. Box 848

Franklin, TN 37065

*Sent via email: brian@m2groupllc.com*

RE:     **Water Availability Letter**  
          **Mackenzie Place Townhomes – 34 Units**  
          **220 Theta Pike**  
          **Tax Map 90B, Parcel 47.00**  
          ***Columbia, Maury County, TN***

Dear Mr. Holcombe:

Columbia Power and 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, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 34 townhome units in 7 buildings. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 6-inch water main located on Theta Pike.
- Minimum size 8-inch water mains will be required throughout the development.



- Townhomes will be served via gang-meter vaults.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

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

- Present the attached hydrant analysis report for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.

- Remit to CPWS new water service fees:

New Water Service Fee: \$1,500 + \$370 per SFU (34 SFUs)	\$14,080.00
----------------------------------------------------------	-------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: \$540 per 3/4" meter (34 meters)	\$18,360.00
Impact Fee: \$875 per 3/4" meter (34 meters)	\$29,750.00
<b>Total Meter and Impact Fees Due =</b>	<b>\$48,110.00</b>

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then 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.





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If you have any questions, please feel free to contact Mr. Jonathan Hardin or myself at 423-774-0349 or [eric.king@inflodesign.com](mailto:eric.king@inflodesign.com). This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Eric King". The signature is fluid and cursive, with the first name "Eric" and last name "King" clearly distinguishable.

Eric King, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS

File 22-005



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

P 931.388.4833  
F 931.388.5287  
www.cpws.com

January 10, 2023

M2 Group, LLC  
Matt Bryant, PE  
matt@m2groupllc.com

Re: 220 Theta Pike  
Mackenzie Place Apartments, 34 Townhome Units

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.

Yours truly,

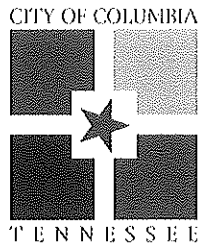
**COLUMBIA POWER & WATER SYSTEMS**

A handwritten signature in black ink, appearing to read "Ryan Massey", is written over the company name.

Ryan Massey, P. E.  
Vice President of Power Operations

kw





## WASTEWATER DEPARTMENT

28 December 2022

Brian Holcombe  
M2 Group, LLC  
brian@m2groupllc.com

RE: 220 Theta Pike, Columbia, TN 38401

Brian,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the above-referenced 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. No detailed design plan for an extension of the sewer has been proposed at this time.

A handwritten signature in black ink, appearing to read "Donnie Boshers".

Donnie Boshers, Director  
City of Columbia, TN  
Wastewater Department



## **Preliminary Plat, Site Development Plan, and PUD Checklist**

Development: MacKenzie Place

*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.





### **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.



**PUD Specific Items**

- ☐ Legal Description of Property
- ☐ Owner's Affidavit
- ☐ List of all variances 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

*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:**

Brian Holcombe

Print Name

Brian Holcombe

Signature

01/17/23

Date





CITY OF  
**COLUMBIA**  
TENNESSEE

**DEVELOPMENT SERVICES**

700 NORTH GARDEN STREET

COLUMBIA, TN 38401

PHONE: (931) 560-1560

FAX: (931) 560-1541

PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*

*Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	220 Theta Pike - Columbia, TN		
	TAX MAP: 90B	GROUP: B	PARCEL: 47.00
SUMMARY OF NATURE OF REQUEST AND WORK	34 town home units.		

DATE OF PRE-APPLICATION CONFERENCE	10/19/22	<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	----------	---------------------------------------------------------------

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input type="checkbox"/> PUD Final Site Plan <input checked="" type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other:	<b><u>Annexations/Rezoning/PUD's:</u></b>  <input type="checkbox"/> Written Legal Description copy <input type="checkbox"/> Requested Zone Listed <input type="checkbox"/> Compliance with Comprehensive Plan <input type="checkbox"/> Annexation Permission Form <input type="checkbox"/> Plans and/or Plats conforming to City standards with check list completed <input type="checkbox"/> Columbia Water System Availability Letter
<i>*File naming nomenclature examples:</i>   <i>Freedom Point Site Plan</i>  <i>Freedom Point Master Plan</i>  <i>Freedom Point Final Plat</i>	<b><u>Plats/PUDs:</u></b>  <input type="checkbox"/> Project Name (include Sections & Phases)    <input type="checkbox"/> Total Number of Lots    <input type="checkbox"/> Total acreage 

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

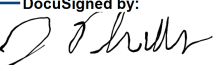
### APPLICANT

**All communications go to the Applicant's email that is provided.**

NAME	M2 Group, LLC	PHONE	(615) 925-0851
ADDRESS	P.O. Box 848 - Franklin, TN 37064	EMAIL	brian@m2groupllc.com

PROPERTY OWNER NAME	Blair Property Management, LLC	PHONE	(615) 498-4190
ADDRESS	8217 VICTORY TRL BRENTWOOD TN 37027-7374	EMAIL	

*In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.*

<u>M2 Group, LLC</u> APPLICANT NAME	DocuSigned by:  <u>004B4D88BAE24F8...</u> APPLICANT SIGNATURE	<u>01-17-2023   12:27:59 CST</u> DATE
<u>Blair Property Management, LLC</u> PROPERTY OWNER NAME	DocuSigned by:  <u>5E3D27D90E42406...</u> PROPERTY OWNER SIGNATURE	<u>01-17-2023   12:31:33 CST</u> DATE

### STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			





***RIDGEVIEW OAKS  
SUBDIVISION  
*** PHASE TWO ******







**SITE ENGINEERING CONSULTANTS**  
**ENGINEERING • SURVEYING • LAND PLANNING**  
**LANDSCAPE ARCHITECTURE**  
 10 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
 PHONE (615) 890-7901 • FAX (615) 895-2567

CMON	EXISTING CONC. MON.
IPFO	EXISTING IRON PIN
	SET IRON PIN
— 6" W —	WATER LINE
— 8" SS —	SEWER LINE
— 4" FM —	FORCEMAIN SEWER LINE
PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT
MBSL	MINIMUM BUILDING SETBACK LINE
	FIRE HYDRANT
	WATER VALVE
8.0.	BLOW-OFF VALVE

SEC. INC.  
8800 BELMONT TENNESSEE BLVD.  
MEMPHISBORO, TN 37129  
V. 615-980-7501  
F. 615-981-2567  
CONTACT: DAVID A. PARKER  
DPARKER@SEC-CIVIL.COM

OWNER:  
A+ HOME BUILDERS, INC.  
2020 FLEETSTONE PKWY, SUITE 300-220  
FRANKLIN, TN 37068  
CONTACT: BRANDON ROBERTSON

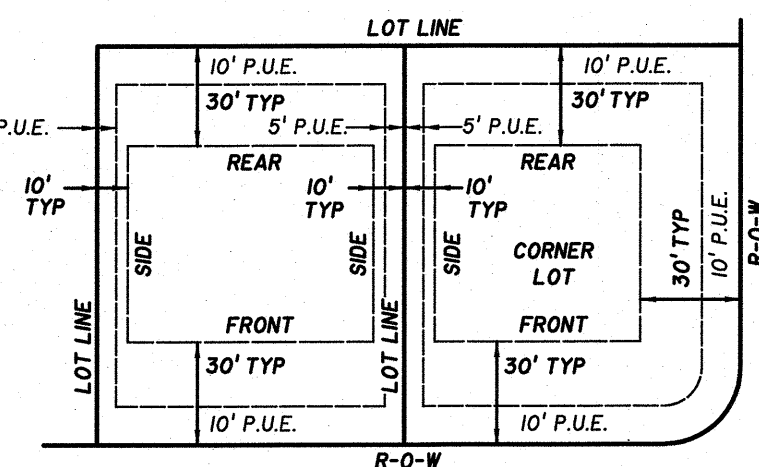
PROPERTY ADDRESS:  
TN SHARP ROAD  
COLUMBIA, TN 37174

PROPERTY INFO:  
MAP 7/14, THE REMAINDER OF PARCEL 42.00  
DEED BOOK 106, PAGE 616, R.O.M.C.  
14TH CIV. DISTRICT, MAURY COUNTY, TENNESSEE

SITE DATA:  
PHASE TWO  
DEVELOPED RS-40 P.U.D.  
NUMBER OF BUILDABLE LOTS = 44  
LOT SIZE = 0.0020 SQ. FEET MIN  
LOT USE OF-WAT AREA = 2.72% ACRES  
4 COMBINED OPEN SPACE ACRES  
ALL-USE FOR STORMWATER DETENTION

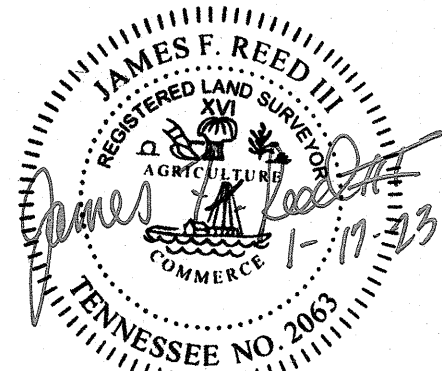
CURVE TABLE							
CURVE	DELTA I	ANGLE	RADIUS	ARC LENGTH	TANGENT	CRO BEARING	CRO LENGTH
C1	006°09'30"	37°50	40.31	20.17	N 03°52'56" E	4.029	
C2	009°23'44"	37°50	68.69	34.44	N 04°26'47" E	68.60	
C3	012°38'02"	37°50	68.69	34.44	N 04°26'47" E	68.60	
C4	004°46'28"	37°50	6.12	3.08	N 20°48'15" E	8.12	
C5	023°49'18"	37°50	8.12	3.08	N 09°33'36" E	25.99	
C6	006°09'30"	37°50	40.31	20.17	N 03°52'56" E	4.029	
C7	06°45'09"	37°50	062.7	76.78	S 39°03'19" E	91.53	
C8	05°05'57" 30"	37°50	156.6	31.69	S 13°20'37" E	55.67	
C9	006°09'30"	37°50	40.31	20.17	N 03°52'56" E	4.029	
C10	03°47'02"	63°50	34.95	17.54	S 42°22'14" E	34.50	
C11	00°02'59"	63°50	12.5	6.25	S 65°57'14" E	12.03	
C12	003°02'59"	63°50	75.36	37.68	S 65°57'14" E	74.93	
C13	05°00'26"	38°55	85.22	42.86	S 00°33'02" E	84.98	
C14	00°09'02" 30"	38°55	39.33	25.06	S 03°50'32" E	35.40	
C15	00°09'02" 30"	38°55	39.33	25.06	S 03°50'32" E	35.40	
C16	00°55'52" 30"	38°55	61.46	40.81	S 58°44'14" E	63.77	
C17	08°44'07" 30"	25°00	36.99	22.88	N 55°19'26" E	33.71	
C18	00°55'52" 30"	25°00	78.33	40.81	N 55°19'26" E	77.59	
C19	00°55'56"	25°00	12.65	6.32	N 25°05'25" E	12.51	
C20	00°55'47" 30"	25°00	42.47	18.4	N 25°05'25" E	22.47	
C21	00°55'52" 30"	25°00	78.33	40.81	N 25°05'25" E	77.59	
C22	05°00'08"	83°55	56.20	30.04	N 06°45'56" E	54.86	
C23	07°04'40" 30"	83°55	73.70	43.02	N 04°42'24" E	66.37	
C24	00°55'52" 30"	83°55	23.07	11.78	N 06°45'56" E	22.59	
C25	00°55'52" 30"	83°55	23.07	11.78	N 06°45'56" E	22.59	
C26	00°55'52" 30"	83°55	23.07	11.78	N 06°45'56" E	22.59	
C27	00°55'52" 30"	83°55	23.07	11.78	N 06°45'56" E	22.59	
C28	00°55'52" 30"	83°55	23.07	11.78	N 06°45'56" E	22.59	
C29	03°20'30"	57°00	3.31	6.63	S 45°46'53" E	3.28	
C30	03°17'19"	63°00	68.69	20.57	S 33°25'24" E	40.8	
C31	00°55'52" 30"	63°00	23.07	11.78	S 33°25'24" E	22.59	
C32	00°55'52" 30"	63°00	23.07	11.78	S 33°25'24" E	22.59	
C33	00°55'52" 30"	63°00	23.07	11.78	S 33°25'24" E	22.59	
C34	00°55'52" 30"	63°00	23.07	11.78	S 33°25'24" E	22.59	
C35	00°55'52" 30"	63°00	23.07	11.78	S 33°25'24" E	22.59	
C36	08°58'53"	47°55	26.39	24.03	S 3°40'48" E	34.73	
C37	00°06'30"	47°55	8.46	4.28	N 60°05'14" E	83.97	
C38	00°06'30"	47°55	8.46	4.28	N 60°05'14" E	83.97	
C39	00°06'30"	47°55	8.46	4.28	N 60°05'14" E	83.97	
C40	00°06'30"	47°55	8.46	4.28	N 60°05'14" E	83.97	
C41	00°06'30"	47°55	8.46	4.28	N 60°05'14" E	83.97	
C42	00°06'30"	47°55	8.46	4.28	N 60°05'14" E	83.97	
C43	00°06'30"	47°55	8.46	4.28	N 60°05'14" E	83.97	
C44	00°05'56"	47°55	7.32	3.66	N 37°42'28" E	7.32	

AREA	SO. FEET	KACETS
RIGHT-OF-WAY	88,494	2.72
1	8,707	0.26
24	15,981	0.46
25	20,250	0.46
26	20,250	0.46
27	20,250	0.46
28	18,883	0.43
29	18,883	0.43
30	20,206	0.46
31	20,250	0.46
32	20,250	0.46
33	20,250	0.46
34	24,482	0.49
35	13,233	0.30
36	11,922	0.27
37	10,810	0.26
38	10,216	0.23
39	10,125	0.23
40	10,080	0.23
41	10,351	0.24
42	21,695	0.50
43	13,339	0.31
44	14,381	0.33
45	13,371	0.32
46	14,943	0.33
47	15,005	0.33
48	10,125	0.23
49	10,636	0.24
50	8,177	0.23
51	20,192	0.46
52	13,871	0.31
53	17,016	0.39
54	24,458	0.52
55	15,875	0.39
56	26,450	0.51
57	24,456	0.56
58	15,831	0.46
59	16,364	0.38
60	16,633	0.43
61	13,417	0.31
62	10,126	0.23
63	10,125	0.23
64	20,206	0.46
65	20,206	0.46
OPEN SPACE #1	35.00	0.73
OPEN SPACE #2	35.00	0.73
OPEN SPACE #3	35.00	0.73
OPEN SPACE #4	35.00	0.73
TOTAL	1,533,376	35.13



**MINIMUM BUILDING SETBACK DETAIL  
w/PUBLIC UTILITY EASEMENTS  
N.T.S.**

1. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES. (NAD 83-96). VERTICAL DATUM: NAVD80.
2. FRONT PROPERTY IS IDENTIFIED AS NED RS-HO P.D. 101. THE BUILDING SETBACKS FOR THIS PROPERTY: FRONT = 30.0 FT. / SIDE = 10.0 FT. / REAR = 3.0 FT.
3. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 42.00 ON MAURY COUNTY PROPERTY MAP 74.
4. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FIRM MAPS FOR EFFECTIVE DATE, TENNESSEE, 1997. NUMBER 4790C010 E, MAP, MAY 1997.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE EVIDENCE, FIELD ALIQUOT RECORDS, RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE. HOWEVER, IT IS NOTED THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED FOR THE HOME AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL HOMEOWNERS WILL BE REQUIRED TO BE A MEMBER OF THE ROGEEVIEW OAKS HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THE COMMON AREAS, INCLUDING DETENTION PONDS, PICKET PARKS, ENTRANCE SIGNS, AND ALL AMENITIES.
7. ALL SEWER, WATER & STORM DRAIN FEATURES SHOWN ON THIS FINAL PLAT ARE TAKEN FROM DESIGN PLANS, AND ARE NOTED AS EXISTING.
8. THE PURPOSE OF THIS PLAT IS TO CREATE 44 REVENUE LOTS AND EASEMENTS TO SUPPORT UTILITIES SHOWN HEREON.
9. THE BUILDER OF EACH LOT WILL BE RESPONSIBLE FOR INSTALLING A ONE INCH (1") SERVICE METER TO MEET WATER FEE FLOW REQUIREMENTS FOR A RESIDENTIAL LOT.



*PHASE TWO*  
*RIDGEVIEW OAKS*

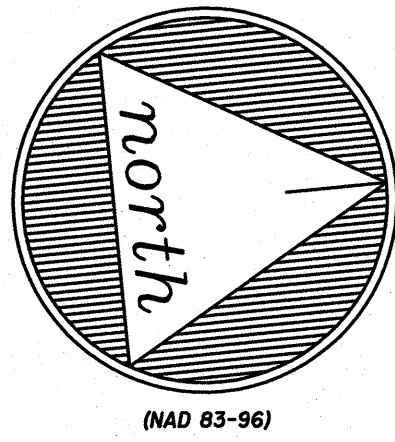
TOTAL ACRES <u>35.13</u>	TOTAL LOTS <u>PHASE 2 = 44</u>
ACRES ROADWAY <u>2.72</u>	ACRES OPEN SPACE <u>15.74 AC.</u>
OWNER <u>A-1 HOME BUILDERS, INC.</u>	ZONING <u>RS-10 P.U.D.</u>
SURVEYOR <u>S.E.C. INC.</u>	DATE <u>01-16-2023</u>
SCALE: 1" = 50'    0     25   50   100       20084	

REGISTER'S OFFICE  
(STATE OF TENNESSEE) MAURY COUNTY

Received for record the _____ day of _____  
_____ at _____ o'clock _____ M Noted in Note Book _____  
Page _____ and recorded in _____ Book _____ Page _____  
Fee \$ _____

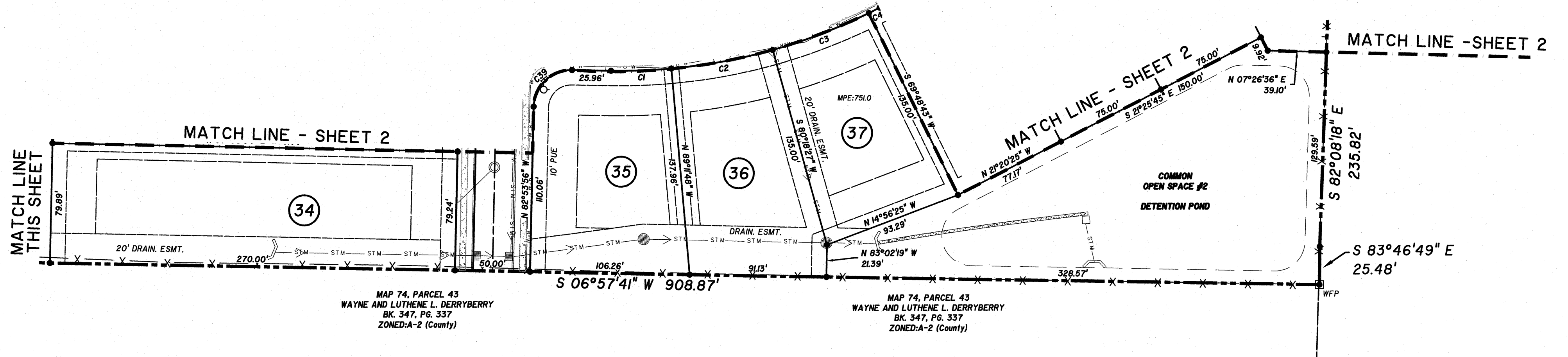
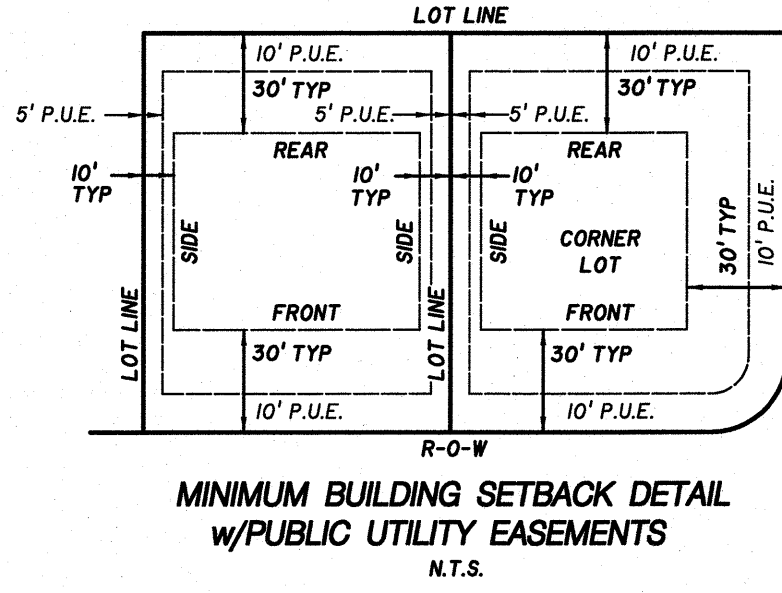
WITNESS MY HAND  
JOHN FLEMING _____  
Register



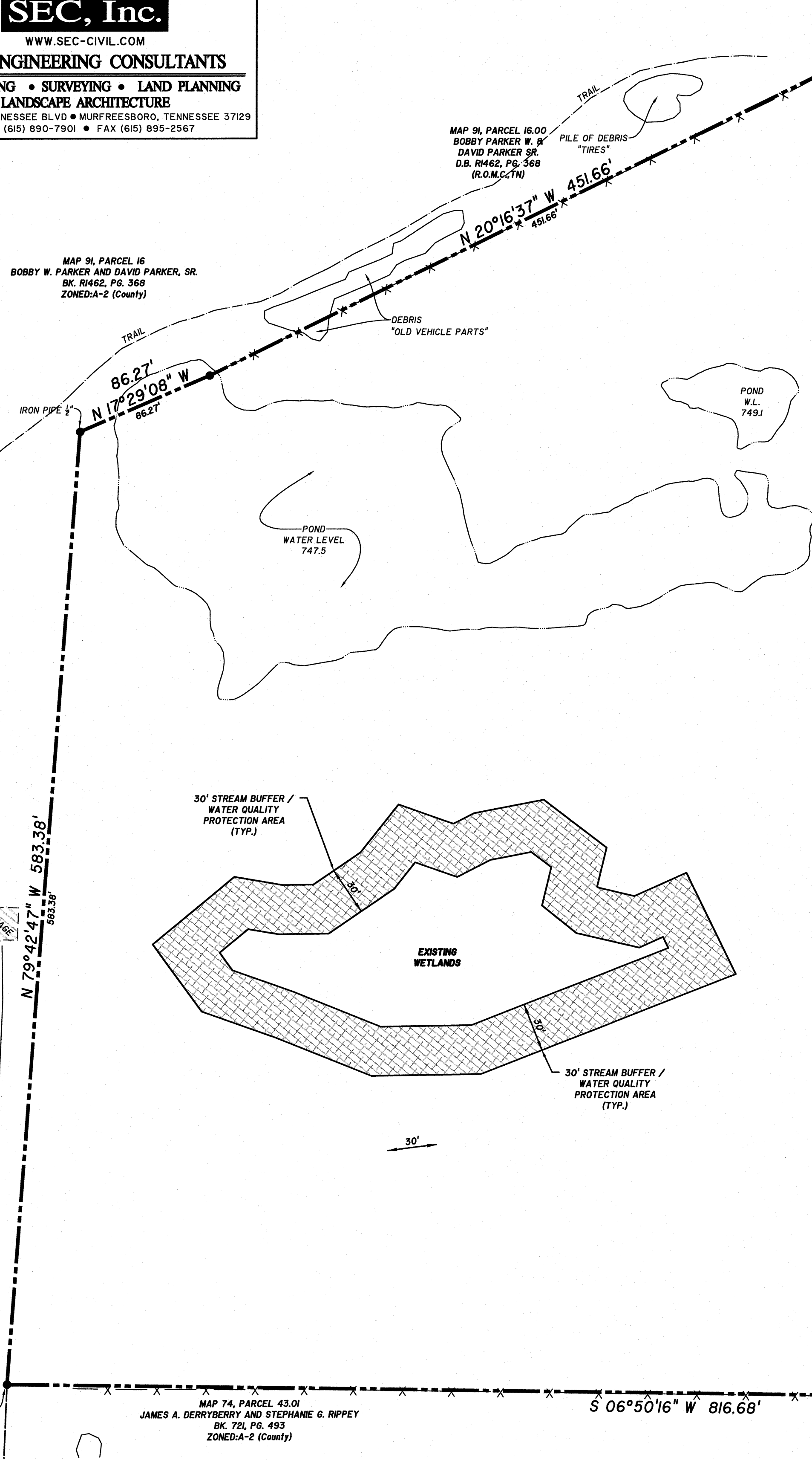


# LEGEND

CMON	EXISTING CONC. MON.
IPFO	EXISTING IRON PIN
●	SET IRON PIN
— 6" W —	WATER LINE
— 8" SS —	SEWER LINE
— 4" F —	FORCEMAIN SEWER LINE
PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT
MBSL	MINIMUM BUILDING SETBACK LINE
⊙	FIRE HYDRANT
⊗	WATER VALVE
⊙	BLOW-OFF VALVE



**SEC, Inc.**  
WWW.SEC-CIVIL.COM  
**SITE ENGINEERING CONSULTANTS**  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE  
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7901 • FAX (615) 895-2567



## CURVE TABLE

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	TANGENT	CHD BEARINGS	CHD LENGTH
C1	00°09'50"	1375.00'	40.31'	10.17'	N 03°52'55" E	40.31'	10.17'
C2	01°29'44"	375.00'	88.69'	34.44'	N 04°26'41" W	68.60'	15.702
C3	01°29'44"	375.00'	88.69'	34.44'	N 14°56'25" W	68.60'	15.702
C4	00°09'50"	1375.00'	40.31'	10.17'	N 03°52'55" E	40.31'	10.17'
C5	02°34'48"	63.00'	26.18'	13.26'	N 09°31'36" W	25.99'	20.250
C6	01°01'42"	63.00'	20.92'	10.56'	N 1°53'24" E	20.83'	20.250
C7	10°43'00"	57.00'	106.27'	78.78'	N 32°01'09" W	91.33'	16.863
C8	05°27'30"	57.00'	58.16'	31.89'	S 13°19'38" W	55.67'	16.669
C9	04°21'36"	57.00'	48.11'	25.59'	S 40°04'56" E	46.70'	20.206
C10	03°17'02"	63.00'	34.95'	17.94'	S 40°04'56" E	34.50'	20.250
C11	01°02'59"	63.00'	12.15'	6.09'	S 26°57'14" E	12.13'	20.250
C12	01°32'20"	325.00'	75.82'	38.08'	S 14°44'45" E	75.65'	20.250
C13	01°01'02"	325.00'	85.92'	42.85'	S 00°33'02" E	84.98'	20.462
C14	02°01'08"	325.00'	39.55'	25.08'	S 52°01'23" W	35.40'	13.235
C15	00°57'39"	525.00'	54.62'	27.33'	N 85°52'45" W	54.59'	11.925
C16	00°57'39"	525.00'	54.62'	27.33'	N 85°52'45" W	54.59'	11.925
C17	08°41'03"	25.00'	36.99'	22.82'	N 59°19'26" W	33.71'	10.810
C18	01°53'32"	375.00'	78.05'	39.17'	N 18°55'40" W	77.91'	10.125
C19	00°55'56"	375.00'	12.65'	6.32'	N 23°57'25" W	12.65'	10.351
C20	00°35'47"	325.00'	22.47'	1.24'	N 24°00'51" W	22.47'	10.351
C21	00°40'33"	325.00'	23.02'	1.52'	N 20°49'54" W	23.02'	12.695
C22	05°08'08"	63.00'	56.23'	30.14'	N 06°45'56" E	54.38'	14.337
C23	07°40'41"	57.00'	73.70'	43.02'	N 04°42'24" E	68.67'	14.337
C24	02°16'56"	57.00'	21.17'	10.71'	N 52°23'18" W	21.05'	13.008
C25	00°31'02"	325.00'	18.00'	9.00'	N 06°58'48" E	18.00'	10.125
C26	00°31'02"	325.00'	23.55'	12.78'	N 08°44'28" W	23.54'	10.125
C27	02°34'48"	57.00'	23.66'	12.00'	S 52°41'00" W	23.49'	16.177
C28	08°01'05"	57.00'	79.68'	47.91'	S 00°57'46" W	73.35'	20.125
C29	01°32'20"	57.00'	13.31'	6.69'	S 43°46'33" E	13.28'	15.875
C30	03°17'02"	63.00'	40.89'	21.91'	S 33°52'24" E	40.18'	15.875
C31	00°32'59"	375.00'	22.72'	1.36'	S 17°00'52" E	22.71'	15.875
C32	00°57'39"	375.00'	82.84'	40.46'	S 22°41'17" E	82.72'	14.051
C33	00°10'10"	325.00'	0.86'	0.46'	S 89°44'18" E	0.96'	25.450
C34	01°34'20"	325.00'	77.65'	39.01'	S 19°48'34" E	77.46'	25.450
C35	08°15'59"	25.00'	38.39'	24.13'	S 30°01'32" W	34.73'	24.462
C36	00°08'08"	475.00'	84.08'	42.15'	S 89°01'23" E	83.97'	19.831
C37	01°38'02"	475.00'	96.45'	48.39'	S 89°01'23" E	96.28'	16.554
C38	00°18'32"	475.00'	2.56'	1.28'	S 83°03'12" E	2.56'	16.635
C39	08°51'27"	25.00'	38.92'	24.94'	N 3°16'01" W	38.34'	10.125
C40	00°18'32"	205.00'	1.11'	0.55'	S 83°03'12" E	1.11'	10.125
C41	00°52'59"	475.00'	7.32'	3.66'	N 75°27'28" E	7.32'	20.122

## AREA TABLE

AREA	RIGHT-OF-WAY	50' FEET ACRES
23	16.494	2.72
24	15.702	0.36
25	15.881	0.46
26	20.250	0.46
27	20.250	0.46
28	20.250	0.46
29	16.863	0.43
30	16.669	0.43
31	20.206	0.46
32	20.250	0.46
33	20.250	0.46
34	20.462	0.49
35	13.235	0.30
36	11.925	0.27
37	10.810	0.25
38	10.216	0.23
39	10.125	0.23
40	10.080	0.23
41	10.351	0.24
42	12.695	0.30
43	13.39	0.31
44	14.337	0.33
45	14.337	0.33
46	14.337	0.33
47	13.008	0.30
48	10.125	0.23
49	10.125	0.23
50	16.177	0.37
51	20.125	0.46
52	15.875	0.32
53	15.875	0.32
54	14.051	0.32
55	14.051	0.32
56	25.450	0.59
57	25.450	0.59
58	24.462	0.56
59	19.831	0.46
60	16.554	0.36
61	16.635	0.43
62	13.417	0.31
63	10.125	0.23
64	10.127	0.23
65	20.122	0.46
66	20.125	0.46
OPEN SPACE #1	625.80	14.35
OPEN SPACE #2	32.00	0.73
OPEN SPACE #3	12.045	0.28
OPEN SPACE #4	16.641	0.38
TOTAL	1,630.376	35.18

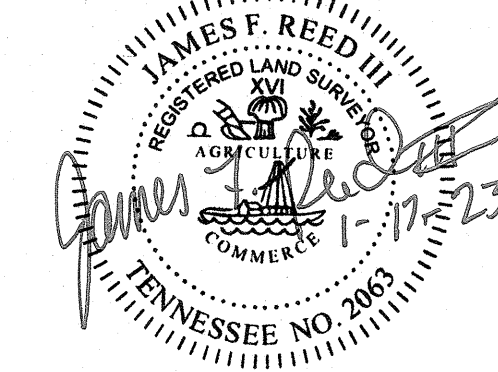
SURVEYOR:  
S.E.C. INC.  
850 MIDDLE TENNESSEE BLVD.  
MURFREESBORO, TN 37129  
V: 615-890-7901  
F: 615-895-2567  
CONTACT: DAVID A. PARKER  
DPARKER@SEC-CIVIL.COM

OWNER:  
A-1 HOME BUILDERS, INC.  
2020 FIELDSTONE PKWY, SUITE 900-220  
FRANKLIN, TN 37069  
CONTACT: BRANDON ROBERTSON

PROPERTY ADDRESS:  
TOM SHARP ROAD  
COLUMBIA, TN 37174

PROPERTY INFO:  
MAP 74, THE REMAINDER OF PARCEL 42.00  
DEED BOOK 82226, PAGE 66, D.O.M.C. TN  
4TH CIVIL DISTRICT, MAURY COUNTY, TENNESSEE

SITE DATA:  
PHASE TWO  
ZONED RS-10 P.U.D.  
NUMBER OF BUILDABLE LOTS = 44  
LOT SIZE = 10,000 SQ. FT. MINIMUM  
RIGHT-OF-WAY AREA = 2,721 ACRES  
4 (COMMON) OPEN SPACE AREAS:  
ALL USED FOR STORMWATER DETENTION



## PHASE TWO RIDGEVIEW OAKS

FINAL SUBDIVISION PLAT	
CITY OF COLUMBIA PLANNING COMMISSION	
TOTAL ACRES 35.13	TOTAL LOTS, PHASE 2 = 44
ACRES ROADWAY 2.72	ACRES OPEN SPACE 15.74 AC.
OWNER A-1 HOME BUILDERS, INC.	ZONING RS-10 P.U.D.
SURVEYOR S.E.C. INC.	DATE 1-16-2023
SCALE: 1" = 50'	
20084	



CITY OF  
**COLUMBIA**  
TENNESSEE

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

PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

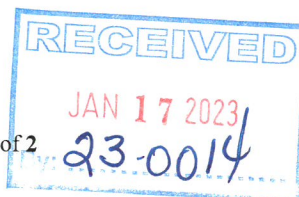
** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD  
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	TOM SHARP ROAD		
	TAX MAP: 74	GROUP:	PARCEL: Remainder of 42.00
SUMMARY OF NATURE OF REQUEST AND WORK	To create Phase 2 of a residential subdivision of 44 lots and all required infrastructure to support Phase 2.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		<i>Pre-application meetings are scheduled for Wednesdays.</i>
---------------------------------------------	--	---------------------------------------------------------------

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: _____  <i>*File naming nomenclature examples:</i>  <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i> <i>Freedom Point Elevations</i>	<u>Annexations/Rezoning:</u> <input type="checkbox"/> Written Legal Description copy <input type="checkbox"/> Requested Zone Listed <input type="checkbox"/> Compliance with Comprehensive Plan <input type="checkbox"/> Annexation Permission Form <input type="checkbox"/> Plans and/or Plats conforming to City standards  <u>Plats/PUDs:</u>     • Project Name (include Sections &amp; Phases) <u>Ridgeview Oaks, Phase 1 Final Plat</u>    • Total Number of Lots <u>44</u>    • Total acreage <u>35.13</u>

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.





## APPLICANT

All communications go to the Applicant's email that is provided.

NAME	SEC, Inc. c/o David A. Parker	PHONE	615-890-7901
ADDRESS	850 Middle Tennessee Blvd, Murfreesboro, TN 37129	EMAIL	dparker@sec-civil.com

PROPERTY OWNER NAME	A-1 Home Builders, Inc. c/o Brandon Robertson	PHONE	615-890-7901
ADDRESS	2020 Fieldstone Pkwy Suite 900-220, Franklin, TN 37069	EMAIL	brandon@a1hbs.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

David a. Parker		01-16-23
APPLICANT NAME	APPLICANT SIGNATURE	DATE

Brandon Robertson		01/16/2023
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

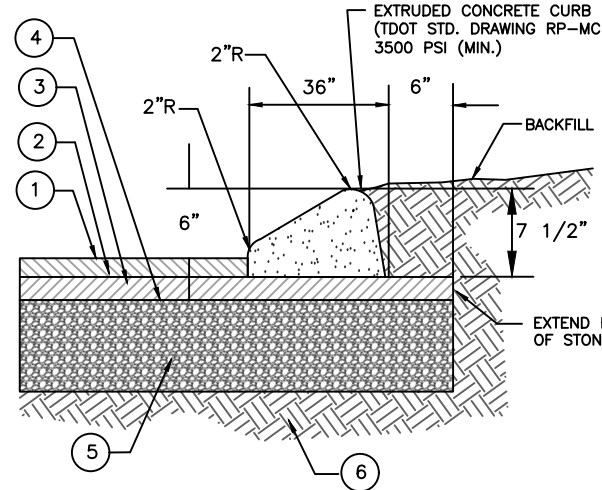
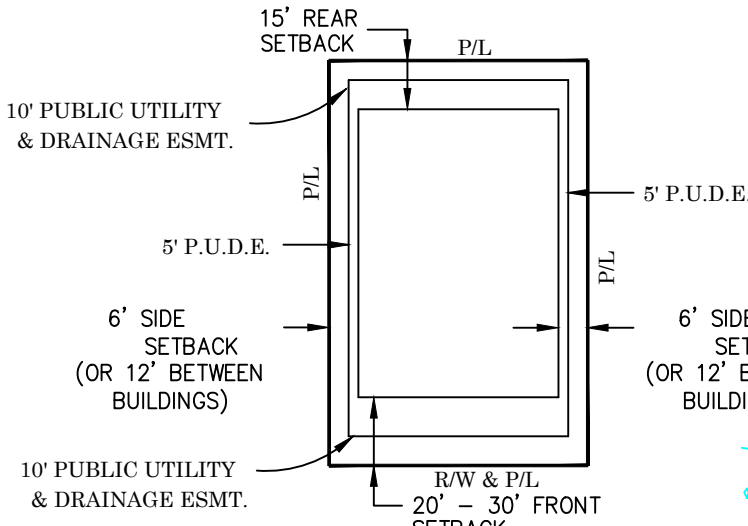
### STAFF USE ONLY

DOCKET NO.	23-0014	FEE PAID	\$660.00
RECEIPT NO.	10088919	REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



- GENERAL NOTES
- 1.) THE PURPOSE OF THIS PLAT IS TO CREATE AN 18 LOT SUBDIVISION.
  - 2.) ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD--RUN SURVEY USING E.D.M. EQUIPMENT AND OR ALL GPS. AND ARE ADJUSTED FOR TEMPERATURE.
  - 3.) UTILITIES, IF SHOWN WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE, VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
  - 4.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
  - 5.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
  - 6.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OUTSIDE OF THE 100 YEAR FLOOD PLAIN) AS SHOWN ON FIRM MAP 47119C0285E DATED 04-16-2007.
  - 7.) PROPERTY ZONED CD-4
  - 8.) SETBACKS ARE FRONT=6'/20'; SIDE =6' TOTAL; REAR=15'
  - 9.) THERE IS A 10' P.U.D.E. ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS AND 5' P.U.D.E. ALONG ALL INTERIOR LOT LINES.
  - 10.) POWER & WATER SERVED BY CPWS COLUMBIA POWER & WATER SYSTEMS.
  - 11.) SEWER IS SERVED BY COLUMBIA WASTEWATER DEPARTMENT.
  - 12.) NO DRIVEWAY ACCESS OFF WILLIAMSPORT PIKE.
  - 13.) ALL STORM WATER RUNOFF WILL FLOW AWAY FROM THE ROAD AND TOWARD THE STREAM. FOR CALCULATIONS SEE C3.0 STORM WATER PLAN ENGINEERING PLAN.
  - 14.) ALL FIRST FLOOR ELEVATIONS AND MECHANICAL SYSTEMS TO BE ABOVE 622' ELEVATION DUE TO POSSIBLE FLOODING.
  - 15.) TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.

TYPICAL LAYOUT (LOTS 146-180)

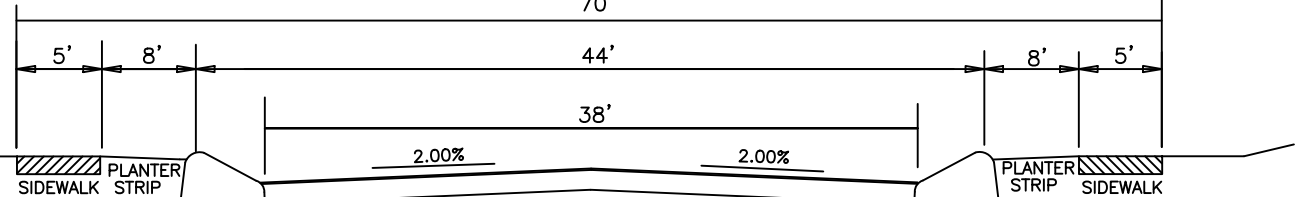


GENERAL NOTES:

1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100 FEET APART AND ALIGN WITH RAMP, INLETS AND OTHER REQUIRED TARGET POINTS.
2. CONTRACTION/CONSTRUCTION JOINTS ARE REQUIRED AND ARE TO BE CUT INTO CURB EVERY 10 FEET.
3. DETAILS SHALL MEET THE STANDARDS AS SET FORTH IN THE LATEST VERSION OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN GUIDELINES.
4. THE EXTRUDED #4 MOUNTABLE CONCRETE CURB IS TO BE USED ONLY IN SPECIAL CONDITIONAL SUCH AS LOW SPEED VOLUME LOCAL STREETS AND WHEN TRYING TO SIMILAR CURBS ON SUBDIVISION STREETS OR IN PARKING LOTS.
5. WHERE CONCRETE MEDIAN PAVEMENT IS POURED BEHIND EXTRUDED #4 MOUNTABLE CONCRETE CURB, IT MAY BE POURED MONOLITHICALLY WITH THE CURB.

TYPICAL STREET SECTION

NOT TO SCALE



UTILITY OWNERS

**ELECTRIC**  
OWNER: COLUMBIA POWER & WATER  
ADDRESS: 201 PICKENS LANE  
ADDRESS: COLUMBIA, TN 38401  
PHONE # (931) 388-4833

**WATER**  
OWNER: COLUMBIA POWER & WATER  
ADDRESS: 201 PICKENS LANE  
ADDRESS: COLUMBIA, TN 38401  
PHONE # (931) 388-4833

**SEWER**  
OWNER: COLUMBIA WASTEWATER SYSTEM  
ADDRESS: 1244 TREATMENT PLANT ROAD  
ADDRESS: COLUMBIA, TN 38401  
PHONE # (931) 388-4833

**GAS**  
OWNER: ATMOS ENERGY CORP  
ADDRESS: 810 NASHVILLE HWY  
ADDRESS: COLUMBIA, TN 38401  
PHONE # (931) 388-9136

**TELEPHONE**  
OWNER: CPWS  
ADDRESS: 201 PICKENS LANE  
ADDRESS: COLUMBIA, TN 38401  
PHONE # (931) 388-4833



IF YOU DIG TENNESSEE...  
CALL US FIRST!  
811  
TENNESSEE ONE CALL  
IT'S THE LAW

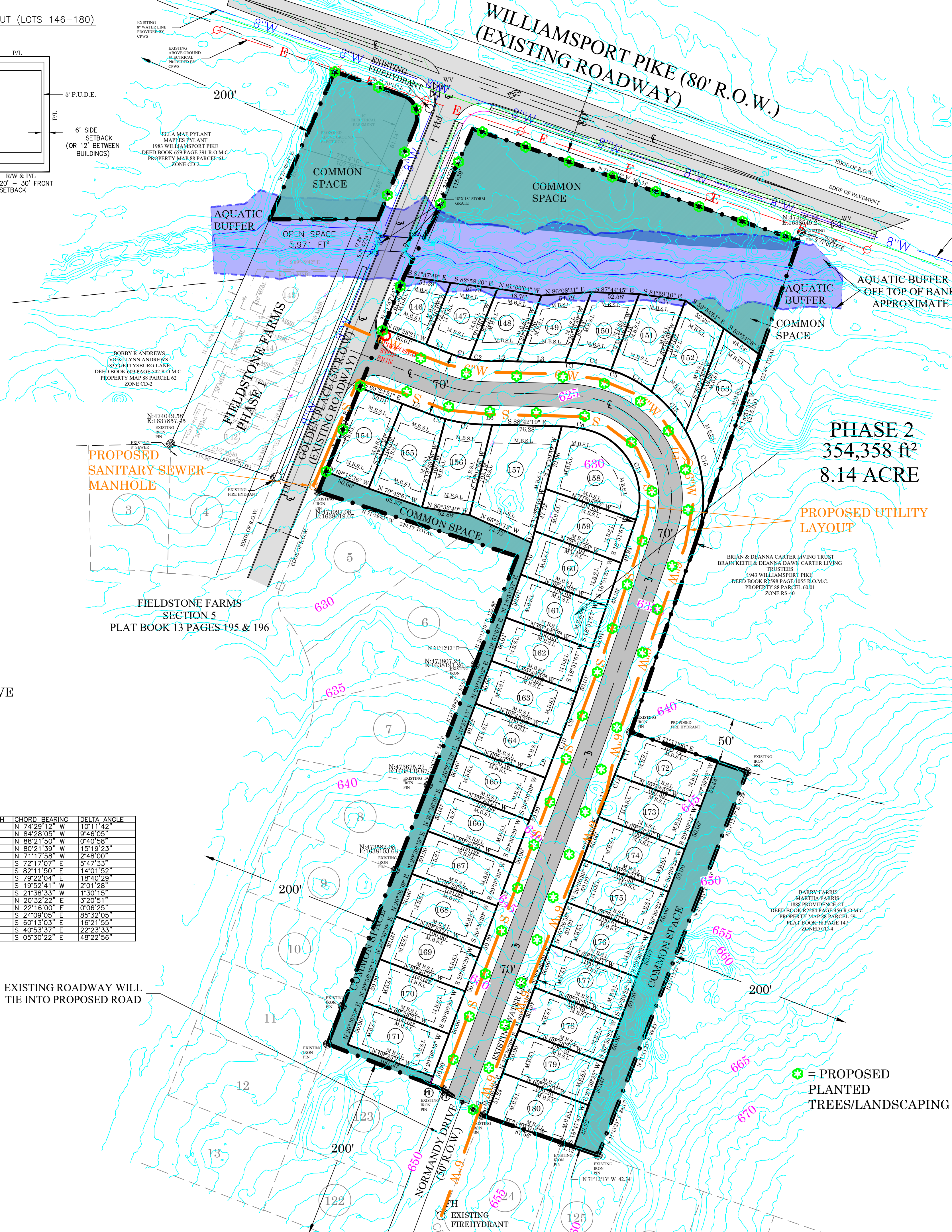
PROPOSED NORMANDY DRIVE  
R.O.W TABLES

LINE	BEARING	DISTANCE			
L1	N 69°23'21" W	30.22'			
L2	N 88°42'19" W	33.35'			
L3	N 88°42'19" W	50.60'			
L4	N 69°23'21" W	40.68'			
L5	S 69°23'21" E	31.66'			
L6	S 88°42'19" E	7.32'			
L7	S 14°29'49" W	13.31'			
L8	S 18°51'57" W	22.24'			
L9	S 20°36'39" W	29.35'			
L10	N 18°51'57" E	36.77'			
L11	N 20°36'39" E	47.65'			
L12	N 71°12'13" W	14.36'			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	112.03'	19.93'	19.93'	N 74°29'12" W	107°11'42"
C2	112.03'	19.10'	19.08'	N 84°28'05" W	9°46'05"
C3	190.80'	2.27'	2.27'	N 88°21'50" W	0°40'58"
C4	190.80'	51.03'	50.87'	N 80°21'39" W	15°19'23"
C5	190.80'	9.32'	9.32'	N 71°17'58" W	2°48'00"
C6	182.03'	18.40'	18.40'	S 72°17'07" E	5°47'33"
C7	182.03'	44.58'	44.47'	S 82°11'50" E	14°01'52"
C8	120.80'	39.37'	39.20'	S 79°22'04" E	18°40'29"
C9	785.97'	27.77'	27.77'	S 19°52'41" W	2°01'28"
C10	785.97'	20.63'	20.63'	S 21°38'33" W	1°30'15"
C11	855.97'	50.01'	50.00'	N 20°32'22" E	3°20'51"
C12	855.97'	1.60'	1.60'	N 22°16'00" E	0°08'25"
C13	76.91'	114.82'	104.45'	S 24°09'05" E	85°32'05"
C14	144.90'	41.39'	41.25'	S 60°13'03" E	16°21'58"
C15	146.91'	57.42'	57.05'	S 40°53'37" E	22°23'33"
C16	146.91'	124.06'	120.41'	S 05°30'22" E	48°22'56"

FIELDSTONE FARMS PHASE II  
AREA TO BE DEVELOPED:

	AREA IN Sq. Ft.
COMBINED LOT AREA:	176,182 Sq. Ft. 4.04 Acres
AQUATIC BUFFER AREA:	31,263 Sq. Ft. 0.72 Acres
COMMON SPACE AREA (19.7% OF DEVELOPMENT):	69,858 Sq. Ft. 1.60 Acres
R.O.W AREA:	77,055 Sq. Ft. 1.77 Acres
TOTAL AREA TO BE DEVELOPED:	354,358 Sq. Ft. 8.135 Acres

EXISTING ROADWAY WILL  
TIE INTO PROPOSED ROAD

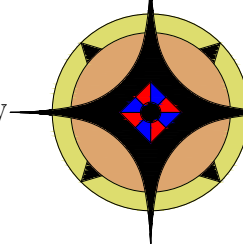


LOT(S) AREA

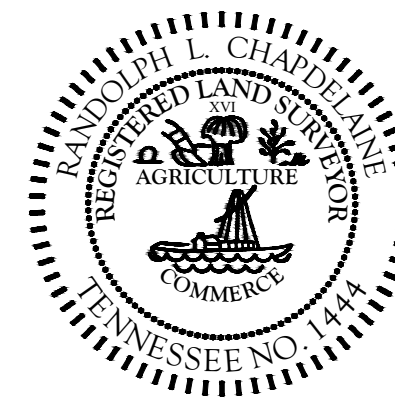
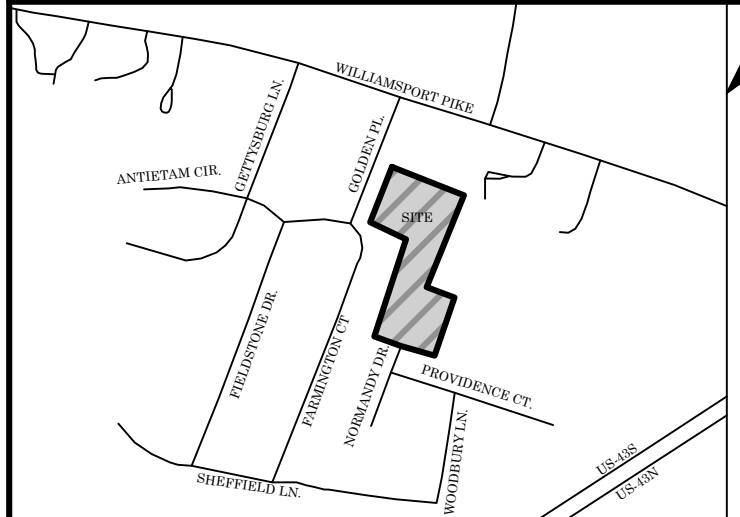
PROPERTY	SQ FT
LOT 146	3,367 ft²
LOT 147	3,932 ft²
LOT 148	3,931 ft²
LOT 149	3,982 ft²
LOT 150	4,227 ft²
LOT 151	4,815 ft²
LOT 152	5,570 ft²
LOT 153	7,105 ft²
LOT 154	4,975 ft²
LOT 155	5,583 ft²
LOT 156	5,196 ft²
LOT 157	8,648 ft²
LOT 158	6,892 ft²
LOT 159	5,011 ft²
LOT 160	5,006 ft²
LOT 161	5,001 ft²
LOT 162	5,001 ft²
LOT 163	5,025 ft²
LOT 164	4,976 ft²
LOT 165	5,004 ft²
LOT 166	5,000 ft²
LOT 167	5,000 ft²
LOT 168	5,000 ft²
LOT 169	5,000 ft²
LOT 170	5,000 ft²
LOT 171	5,000 ft²
LOT 172	5,143 ft²
LOT 173	4,992 ft²
LOT 174	5,028 ft²
LOT 175	5,026 ft²
LOT 176	5,024 ft²
LOT 177	5,022 ft²
LOT 178	5,020 ft²
LOT 179	5,018 ft²
LOT 180	5,036 ft²

LEGEND	
—UE	UNDERGROUND ELECTRIC LINE
—E	OVERHEAD ELECTRIC LINE
—T	TELECOMMUNICATION LINE
—X	WIRE FENCE
—W	WOOD FENCE
—C	CHAIN LINK FENCE
—W	WATER LINE
—S	SEWER LINE
—FM	FORCE MAIN SEWER
—G	GAS LINE
—SF	SILT FENCE
⊕	WELL
⊙	UTILITY POLE
×	GRID STAKE
⊗	EXISTING IRON PIN (UNLESS NOTED)
⊠	EXISTING CONCRETE MONUMENT
⊡	IRON PIN SET (UNLESS NOTED)
○	POINT
⊕	FIRE HYDRANT
⊕	ELECTRIC METER
⊕	WATER METER
⊕	GAS METER
⊕	SEWER MANHOLE
⊕	STORM MANHOLE
⊕	WATER VALVE
⊕	ELECTRIC TRANSFORMER BOX
⊕	ELECTRIC PULL BOX

CHAPDELAINE  
& ASSOCIATES  
LAND SURVEYING



7376 WALKER ROAD,  
FAIRVIEW, TENNESSEE 37062  
(615) 799-8104  
chapsurveyors@msn.com  
Randolph L. Chapdelaine  
TN R.L.S. #1444



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

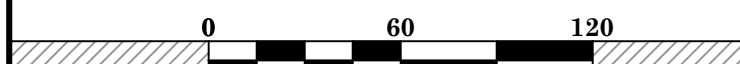
- a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- b. POSITIONAL ACCURACY: 0.05 FEET
- c. DATE OF SURVEY: 02/01/2021
- d. DATUM / EPOCH: NAD83 (2011) EPOCH PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
- e. GEOD MODEL: GEOID 12B
- f. COMBINED GRID FACTOR: 0.99992837

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444 DATE

HABITAT FOR HUMANITY  
WILLIAMSON-MAURY  
WILLIAMSPORT PIKE  
DEED BOOK R-2485 PAGE 1181  
R.O.M.C.  
9th CIVIL DISTRICT OF MAURY COUNTY,  
TENNESSEE  
PROPERTY MAP 88 PARCEL 70.01  
ZONE CD-4  
TOTAL ACRES 8.14  
TOTAL AREA BEING DEVELOPED: 8.14  
ACRES  
CITY OF COLUMBIA

REVISION #	DATE

DATE: JANUARY 17, 2023  
DRAWN BY: NAB  
JOB #: 6171  
SCALE: 1" = 60'



V-1.1

P.U.D PRELIMINARY PLAT-MAJOR SUBDIVISION FOR FIELDSTONE SECTION 5 PHASE 2





CITY OF  
**COLUMBIA**  
TENNESSEE

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

PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

* 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)

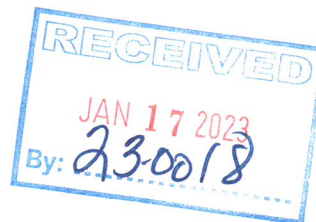
Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	088			070.01	
	TAX MAP:	GROUP:	PARCEL:		
SUMMARY OF NATURE OF REQUEST AND WORK	35 Lot subdivision				

DATE OF PRE-APPLICATION CONFERENCE	Pre-application meetings are scheduled for Wednesdays.
------------------------------------	--------------------------------------------------------

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation    <input type="checkbox"/> Rezoning    <input checked="" type="checkbox"/> Preliminary Plat    <input type="checkbox"/> Final Plat    <input type="checkbox"/> PUD Preliminary Master Plan    <input type="checkbox"/> PUD Final Site Plan    <input type="checkbox"/> Multi-Family Site Plan    <input type="checkbox"/> Other:	<b>Annexations/Rezoning/PUD's:</b>      <input type="checkbox"/> Written Legal Description copy    <input type="checkbox"/> Requested Zone Listed    <input type="checkbox"/> Compliance with Comprehensive Plan    <input type="checkbox"/> Annexation Permission Form    <input type="checkbox"/> Plans and/or Plats conforming to City standards with check list completed    <input type="checkbox"/> Columbia Water System Availability Letter      <b>Plats/PUDs:</b>      <input type="checkbox"/> Project Name (include Sections &amp; Phases) <u>Fieldstone Farms Section 5 Phase 2</u>    <input type="checkbox"/> Total Number of Lots <u>35 Lots</u>    <input type="checkbox"/> Total acreage <u>8.14 acres</u>

*File naming nomenclature examples:  
Freedom Point Site Plan  
Freedom Point Master Plan  
Freedom Point Final Plat



Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

## APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Chapdelaine & Associates Land Surveying	PHONE	931-799-8104
ADDRESS	7376 Walker Rd Fairview, TN	EMAIL	Lchapsurveys@gmail.com

PROPERTY OWNER NAME	Jennee Galland	PHONE	615-550-5617
ADDRESS	109 Noah Drive Franklin, TN	EMAIL	jgalland@hfnwm.org

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Ram Randolph L. Chapdelaine      Randolph S. Chapdelaine  
Jennee Galland      Jennee Galland      1/17/23  
 APPLICANT NAME      APPLICANT SIGNATURE      DATE

Jennee Galland      Jennee Galland      1/17/23  
 PROPERTY OWNER NAME      PROPERTY OWNER SIGNATURE      DATE

## STAFF USE ONLY

DOCKET NO.	23-0018	FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



Receipt Date: 1/18/2023

**City Of Columbia**  
700 North Garden Street  
Columbia, TN 38401  
(931) 560-1500  
Receipt Number: 10088980

**Miscellaneous Receipt**

Name: CHAPDELAINE & ASSOCIATES

Code: 206-ZONING PERMITS AND FEES

Amt: \$700.00

MR #: 10070768

Description: PRELIMINARY PLAT- 35

Reference: FIELDSTONE FARMS SECTION 5 PHASE 2

Notes:

GL Account	Description	Amount
110-32660-	Zoning Permits & Fees	700.00

**Payment Information**

Check 1986 \$700.00

Paid By: CHAPDELAINE &  
ASSOCIATES

Amount Tendered: \$700.00

Total Paid: \$700.00

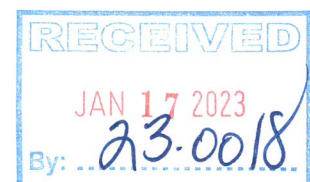
Change: \$0.00

☐ Voided

Batch: LS - 1/18/2023

1/18/2023 7:40 Page 1 of 1

Collecting Official, City Of Columbia



Receipt Date: 1/18/2023

**City Of Columbia**  
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Columbia, TN 38401  
(931) 560-1500  
Receipt Number: 10088980

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MR #: 10070768	Notes:

GL Account	Description	Amount
110-32660-	Zoning Permits & Fees	700.00

**Payment Information**

Check	1986	\$700.00	Paid By: CHAPDELAINE & ASSOCIATES
Amount Tendered:		\$700.00	
Total Paid:		\$700.00	
Change:		\$0.00	

Collecting Official, City Of Columbia

☐ Voided

Batch: LS - 1/18/2023

1/18/2023 7:40    Page 1 of 1



# DEVELOPMENT SERVICES PLANNING DIVISION - FEES RECORD

#206

MEETING DATE

____ BOARD OF ZONING APPLICATION	\$200.00	
____ PLATS		
____ MINOR		
____ SKETCH	\$125.00	
✓ PRELIMINARY	\$100.00	
____ FINAL	\$20/lot	
____ ANNEXATION FEES	\$15/lot	
____ REZONING FEES	\$300.00	
SUBDIVISIONS AND PLANS	\$300.00/\$500.00	
____ SITE PLAN		
____ PUD MASTER PLAN		
____ RESIDENTIAL		
____ COMMERCIAL/INDUSTRIAL		
AMENDMENTS		
____ COMP PLAN TEXT GUIDELINE		
____ ACCESS MGMT EXCEPTION		
____ OTHER		
#575		
____ MOBILE VENDING	\$50	

TOTAL \$ 700.00

Chapdelaine & Associates  
Fieldstone Farm Section 5 Phase 2  
CK 1986

