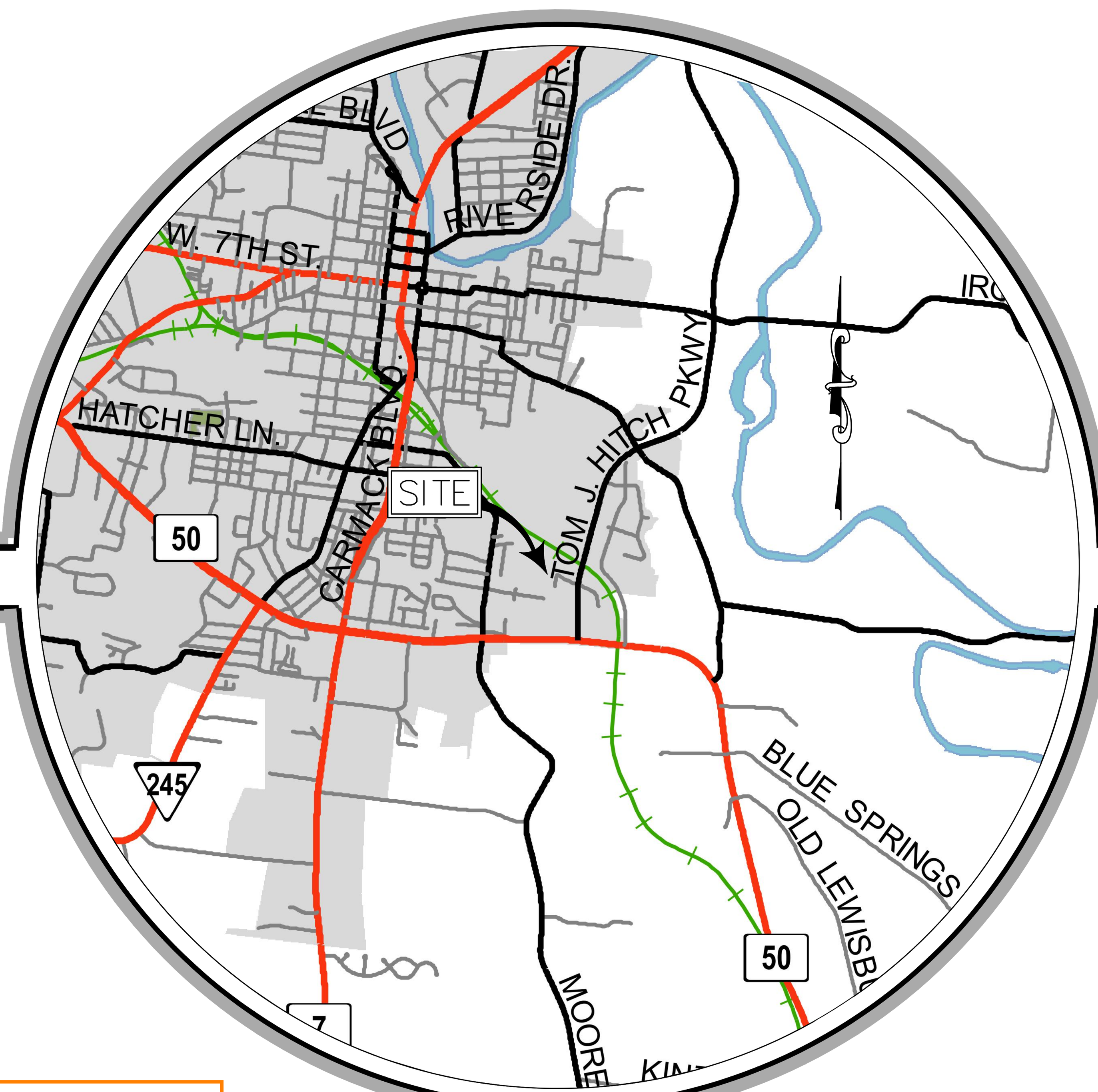
A SITE PLAN FOR

Ewald LI Building

2503 PRECAST DRIVE, COLUMBIA, TENNESSEE
TAX MAP 114, PARCEL 19.08
INDUSTRIAL SITE PLAN



LOCATION MAP
NOT TO SCALE
COLUMBIA, MAURY COUNTY, TENNESSEE

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GENERAL NOTES

1. PROPOSED USE: COMMERCIAL SITE PLAN
2. A PRE CONSTRUCTION MEETING WITH THE MUNICIPALITY IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING AND PROPOSED UTILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION.
4. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS.
5. DEVELOPER SHALL COMPLY WITH TDEC EROSION PREVENTION AND SEDIMENTATION CONTROL HANDBOOK, CURRENT EDITION.
6. UNDERGROUND DRY UTILITIES SHALL BE EXTENDED FROM EXISTING LOCATIONS TO SERVICE THIS SITE AS REQUIRED BY UTILITY COMPANIES.
7. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. HANDICAP PARKING SPACES SHALL BE MARKED WITH ABOVE GRADE SIGNS IN ACCORDANCE WITH CURRENT ADA STANDARDS. VAN ACCESSIBLE SPACES SHALL BE MARKED AS SUCH.
9. ALL ON-SITE TRAFFIC SIGNS SHALL MEET THE REQUIREMENTS OF THE CITY ENGINEERING REQUIREMENT, ZONING ORDINANCE, & THE MUTCD.
10. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF COLUMBIA TENNESSEE.
11. UTILITIES AS SHOWN INDICATE THE APPROXIMATE LOCATION OF FACILITIES ONLY AND NO GUARANTEE IS GIVEN TO THE COMPLETENESS OR ACCURACY THEREOF. NO EXCAVATION MAY BE MADE WITHIN 4 FEET OF THESE UTILITIES UNLESS AND UNTIL SUCH UTILITIES HAVE BEEN POSITIVELY LOCATED AS TO HORIZONTAL AND VERTICAL POSITION. CONTRACTOR SHALL CONTACT UTILITY COMPANY AND "TENNESSEE ONE CALL" AT 811 (1-800-351-1111) THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXACT LOCATION OF ALL EXISTING UTILITIES.
12. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47119C0285E, ('ZONE X') EFFECTIVE DATE APRIL 16, 2007
13. THE LIMIT OF CONSTRUCTION IS SHOWN ON THE CONSTRUCTION PLANS. ANY WORK OUTSIDE OF THE LIMIT OF CONSTRUCTION IS TO BE COORDINATED BY THE CONTRACTOR AND PRE-APPROVED BY THE APPROPRIATE PROPERTY OWNER.

SITE DATA

PARCEL NUMBER	TAX MAP 114, PARCEL 19.06 DEED BOOK: R2149, PG 361
PARCEL ADDRESS:	2503 PRECAST DRIVE COLUMBIA, TENNESSEE 38401
EXISTING ZONING:	SD - LI (LIGHT INDUSTRIAL)
ACREAGE OF SITE:	±1.0± ACRES
DISTURBED ACREAGE:	±1.00 ACRES
MINIMUM REQUIRED BUILDING SETBACK LINES:	
	20' FRONT (MINOR) 20' REAR 10' SIDE
PROPERTY OWNER:	RICHARD & ALICE EWALD 745 NEWT HOOD ROAD COLUMBIA, TENNESSEE 38401

EWALD LI BUILDING
2503 PRECAST DRIVE
COLUMBIA, TENNESSEE

SPECIFIED SEQUENCE OF WORK FOR THE SELECTED CONTRACTOR:

1. INSTALL PHASE 1 OF EROSION PREVENTION & SEDIMENT CONTROL MEASURES.
2. BEGIN SITE EXCAVATION & FILLING TO CONSTRUCT DETENTION BASINS TO FUNCTION AS SEDIMENT BASINS DURING CONSTRUCTION.
3. CONSTRUCT / INSTALL PAVEMENT BASE STONE & BINDER ONCE UTILITY CONSTRUCTION IS COMPLETE.
4. COMPLETE SOIL STABILIZATION (FINAL DRESSING SITE) ONCE ROADWAY IS NEARING COMPLETION.
5. COMPLETE PUNCH LIST ITEMS, AS-BUILT, INFRASTRUCTURE CERTIFICATIONS AS REQUIRED FOR C.O.

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CRITERIA OF THE CITY OF COLUMBIA, TENNESSEE. THE PLANS ARE NOT RELEASED FOR CONSTRUCTION UNTIL THE RELATIVE PERMIT HAS BEEN ISSUED BY THE MUNICIPALITY. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY THE RELEVANT DEPARTMENT SUPERINTENDANT OR THE PLANNING COMMISSION.

APPROVED
CITY OF COLUMBIA
DEVELOPMENT SERVICES
dtoney 05/30/2023

UTILITY COMPANIES:

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA INCLUDE:

MUNICIPALITY:
CITY OF COLUMBIA
707 NORTH MAIN ST.
COLUMBIA, TN 38401

ELECTRIC:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

CABLE TELEVISION:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

STORM WATER:
CITY OF COLUMBIA
ENGINEERING/INSPECTION
707 N. MAIN STREET
COLUMBIA, TN 38401
(931) 560-1530
Contact: Glenn Harper, P.E.

WATER:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

CABLE TELEVISION:
CHARTER COMMUNICATIONS
2008 S. MAIN STREET
COLUMBIA, TN 38401
(931) 388-1326

SANITARY:
CITY OF COLUMBIA
WASTEWATER SYSTEM
1244 TREATMENT PLANT RD.
COLUMBIA, TN 38401
(931) 560-1001
Donnie Boshers, Director

TELEPHONE:
AT&T
904 S. HIGH ST
COLUMBIA, TN 38401
(931) 380-3448

GAS:
ATMOS ENERGY
810 NASHVILLE HWY.
COLUMBIA, TN 38401
(888) 824-3434
NASHVILLE
(615) 872-5100

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

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

MEETING ATTENDANCE SHEET

TOPIC: CWW Building DATE: 5/19/23 TIME: 2:00
LOCATION: Conf. B

	NAME	COMPANY/ORGANIZATION	PHONE	EMAIL
1.	Tim Grizzard	Lovell Const.	931-215-6736	b11945@hotmail.com
2.	Drew Bassham	Bassham Excavating inc	931-982-0587	basshamc1@gmail.com
3.	Gerald Vick	Wes Eng & Srv.	931-388-2329	Gerald@WESEngineers.com
4.				
5.				
6.				
7.				

INITIAL	NAME	COMPANY/ORGANIZATION	PHONE	EMAIL
	Paul Keltner	Director, Development Services	(931) 560-1560	paul@columbiatn.com
	Glenn Harper	City Engineer	(931) 560-1560	gharper@columbiatn.com
	Douglas Toney	Assistant City Engineer	(931) 560-1560	dtoney@columbiatn.com
	John Williams	Engineering	(931) 560-1560	jwilliams@columbiatn.com
	Brad Massey	Fire Marshall	(931) 560-1740	bmassey@columbiatn.com
	Donny Boshers	Wastewater	(931) 560-1001	dboshers@columbiatn.com
	Jonathan Harden	Water-CPWS	(931) 388-4833	Jonathan.harden@cpws.com
	Ryan Massey	Power-CPWS	(931) 388-4833	Ryan.massey@cpws.com
	Allen Ring	Gas-Atmos		allen.ring@atmosenergy.com

CITY OF COLUMBIA TENNESSEE
DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560

LAND DISTURBANCE PERMIT

22-0339

Issued: 5/30/2023

Permit is valid for 18 months
Construction must commence within 180 days

Description of Work: Proposed 9425 SF building and associated appurtenances.

This permit must be posted on site and be protected from weather. It is required for all land disturbances greater than 1 acre. Erosion controls shall be maintained at all times in accordance with TDEC Construction General Permit and the TDEC Erosion Control Handbook. Any changes to the plans must be approved by the City of Columbia Development Services Department

STORMWATER DETENTION AGREEMENT:
RECORDED: ____________________
DEED BOOK: ________ PAGE: __________

PRIMARY CONTRACTOR INFORMATION:

COMPANY NAME: ____________________
CONTACT PHONE: ____________________

TDEC LEVEL I CERTIFIED 24 HOUR POINT OF CONTACT FOR SOIL EROSION CONTROL:
NAME: ____________________
PHONE: ____________________

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE
TRACKING NUMBER: ____________________
DATE: ____________________

PROPRIETOR

RICHARD & ALICE EWALD
745 NEWT HOOD ROAD
COLUMBIA, TN 38401
CONTACT: BOBBY LOVELL

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

EWALD PRECAST DRIVE
2503 PRECAST DRIVE
COLUMBIA, TENNESSEE 38401

REVISIONS	DATE
Addressed City Comments	5/2/23

PROJECT No. 21571
DATE: 11/15/2022

ENGINEER'S SEAL
GERALD W. VICK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107415
STATE OF TENNESSEE
5/2/23

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gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WITH MUNICIPAL APPROVAL

FILE: J:\WES_Engineers_Surveyors 2021\21571 - Precast Drive - Ewald - Lovell\Dwg\Engineering\21571 Precast Drive 10-26-22.dwg