

1. Agenda

Documents:

[CMPC\\_20191211AGENDA \(PDF\).PDF](#)

2. Meeting Materials

Documents:

[CMPC\\_20191211AGENDAPACKET \(PDF\).PDF](#)



**DEVELOPMENT SERVICES**

**To: COLUMBIA MUNICIPAL PLANNING COMMISSION**

**RE: December 11, 2019 MEETING**

**The Columbia Municipal Planning Commission will meet on Wednesday, December 11, 2019 at 4:00 P.M., in the Council Chambers at City Hall to consider the following:**

**AGENDA**

**Call to Order.....Chairman**

**Roll Call.....Secretary**

**Approval of Minutes.....Commission Members**

**Welcome of Visitors.....Chairman**

- 1. Review of Bonds and/or Letters of Credit.**
- 2. Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.**
- 3. Request from Harakas Development for Multi-Family Site Plan approval with a driveway exception request for property on Hampshire Pike being Tax Map 88N Group A Parcel 9.00.**
- 4. Request from T-Square Engineering for Final Plat approval with surety amount of \$190,000 for Homestead at Carters Station section 2 phase 3 and section 5 phase 1 being a portion of Tax Map 41 Parcel 15.00.**
- 5. Request from Martin Engineering and Surveying for master plan revision of Summerdale Subdivision off Precast Drive being Tax Map 114 Parcel 19.00.**
- 6. Request from Cole Newton, T-Square Engineering, for revised Preliminary Plat approval of Cottages of Bear Creek Subdivision off Tom Sharp Road being Tax Map 74 Parcel 37.03.**



- 7. Request from Cole Newton, T-Square Engineering, to rezone 102 Rinks Circle being Tax Map 90J Group C Parcel 3.00 from R-10 to RM-1.**
- 8. Request from Martin Engineering & Surveying to annex with a plan of services a portion of Tax Map 51 Parcel 32.00 fronting Nashville Highway and zone the entire parcel RM-1 PUD with a Master Development Plan.**
- 9. Request from Jamie Reed for preliminary and Final Plat approval of 3 lots on the corner of Williamsport Pike and Hicks Lane being Tax Map 88 Parcel 3.03.**
- 10. Other Business.**

***Anyone requesting accommodations due to disabilities should contact  
Connie Etzkin at 931-560-1570 prior to the meeting.***



**City of Columbia**

**Municipal Planning Commission**

**December 11, 2019**

# TABLE OF CONTENTS

AGENDA.....1

MINUTES.....2

LETTERS OF CREDIT.....3

**CASE 19-0142/19-0181** Request from Harakas Development for Multi-Family Site Plan approval with a driveway exception request for property on Hampshire Pike being Tax Map 88N Group A Parcel 9.00.....4

Staff Report  
Attachments

**CASE 19-0182** Request from T-Square Engineering for Final Plat approval with surety amount of \$190,000 for Homestead at Carters Station section 2 phase 3 and section 5 phase 1 being a portion of Tax Map 41 Parcel 15.00.....5

Staff Report  
Attachments

**CASE 19-0183** Request from Martin Engineering and Surveying for master plan revision of Summerdale Subdivision off Precast Drive being Tax Map 114 Parcel 19.00.....6

Staff Report  
Attachments

**CASE 19-0184** Request from Cole Newton, T-Square Engineering for revised Preliminary Plat approval of Cottages of Bear Creek Subdivision off Tom Sharp Road being Tax Map 74 Parcel 37.03.....7

Staff Report  
Attachments

**CASE 19-0177** Request from Cole Newton, T-Square Engineering, to rezone 102 Rinks Circle being Tax Map 90J Group C Parcel 3.00 from R-10 to RM-1..(Request to Defer).....8

**Staff Report**  
**Attachments**

**CASE 19-0180 Request from Martin Engineering & Surveying to annex with a plan of services a portion of Tax Map 51 Parcel 32.00 fronting Nashville Highway and zone the entire parcel RM-1 PUD with a Master Development Plan.....9**

**Staff Report**  
**Attachments**

**CASE 19-0185 Request from Jamie Reed for preliminary and Final Plat approval of 3 lots on the corner of Williamsport Pike and Hicks Lane being Tax Map 88 Parcel 3.03.....10**

**Staff Report**  
**Attachments**



**DEVELOPMENT SERVICES**

**To: COLUMBIA MUNICIPAL PLANNING COMMISSION**

**RE: December 11, 2019 MEETING**

**The Columbia Municipal Planning Commission will meet on Wednesday, December 11, 2019 at 4:00 P.M., in the Council Chambers at City Hall to consider the following:**

**AGENDA**

**Call to Order.....Chairman**

**Roll Call.....Secretary**

**Approval of Minutes.....Commission Members**

**Welcome of Visitors.....Chairman**

- 1. Review of Bonds and/or Letters of Credit.**
- 2. Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.**
- 3. Request from Harakas Development for Multi-Family Site Plan approval with a driveway exception request for property on Hampshire Pike being Tax Map 88N Group A Parcel 9.00.**
- 4. Request from T-Square Engineering for Final Plat approval with surety amount of \$190,000 for Homestead at Carters Station section 2 phase 3 and section 5 phase 1 being a portion of Tax Map 41 Parcel 15.00.**
- 5. Request from Martin Engineering and Surveying for master plan revision of Summerdale Subdivision off Precast Drive being Tax Map 114 Parcel 19.00.**
- 6. Request from Cole Newton, T-Square Engineering, for revised Preliminary Plat approval of Cottages of Bear Creek Subdivision off Tom Sharp Road being Tax Map 74 Parcel 37.03.**

- 7. Request from Cole Newton, T-Square Engineering, to rezone 102 Rinks Circle being Tax Map 90J Group C Parcel 3.00 from R-10 to RM-1.**
- 8. Request from Martin Engineering & Surveying to annex with a plan of services a portion of Tax Map 51 Parcel 32.00 fronting Nashville Highway and zone the entire parcel RM-1 PUD with a Master Development Plan.**
- 9. Request from Jamie Reed for preliminary and Final Plat approval of 3 lots on the corner of Williamsport Pike and Hicks Lane being Tax Map 88 Parcel 3.03.**
- 10. Other Business.**
  - Election of Officers for 2020**

*Anyone requesting accommodations due to disabilities should contact  
Connie Etzkin at 931-560-1570 prior to the meeting.*

**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
November 13, 2019

**PUBLIC HEARING:**  
**COMPREHENSIVE PLAN AMENDMENT**

**CALL TO ORDER:**

Chairman Wesley Bryant called the November Planning Commission Public Hearing meeting for the City of Columbia to order at 4:00 p.m. The hearing was held in Council Chambers at City Hall.

**ROLL CALL:**

**All present and included the following:**

Present were:   Mr. Ray Pace  
                      Mr. Charlie Goatz  
                      Mr. Randy McBroom  
                      Dr. Rose McClain  
                      Mayor Chaz Molder  
                      Mr. Wesley Bryant  
                      Councilman King

Other attendees:  Mr. Paul Keltner, Development Services Director  
                          Mr. Glenn Harper, City Engineer  
                          Mr. Tony Massey, City Manager  
                          Mr. Tim Tisher, City Attorney  
                          Mr. Douglas Toney, Staff Engineer  
                          Mr. Armond Harris, Assistant City Engineer  
                          Mrs. Melissa Sanders, Planning Associate  
                          Mrs. Sandra Richardson, Secretary

*Chairman Wesley Bryant stated that item number two Public Hearing Request for a comprehensive Plan Amendment from Rural Countryside to Suburban Corridor on Hunters Glen Drive being Tax Map 112 Parcel 18.02 has been withdrawn. It will not be in the Public Hearing nor will it be on the agenda item number 14 for the regular meeting.*

**AGENDA ITEM #1**

**Public hearing for a Comprehensive Plan Amendment to designate property 1316 Hampshire Pike being Tax Map 89 Parcel 39.00 from Suburban Neighborhood to Suburban Corridor.**

**DISCUSSION:**

Mr. Keltner gave the Commission his review, this is in relation to item number 13 on the regular schedule agenda. It is a request asking for annexation, inclusive of zoning and a comprehensive plan amendment. The amendment is from a Suburban Neighborhood to a Suburban Corridor designation in order to request the RS-6 zoning which is a 6,000 square foot single family zoning request.

**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
November 13, 2019

Chairman Bryant stated to avoid repetitive comments, if someone has something to add to raise their hand, and if someone had a previously mentioned issue let it stand.

Mr. Jeremy McCord, 103 Avalon Drive, discussed not being opposed to growth, having a concept, keeping the front separate, commercial linked into residential property, and the red light. He turned in a signed list of concerned homeowners of Ladue Manor residents with addresses and the years of residency.

Mr. D.J. Markham 1301 Danbury Drive, (Wyndham Park), discussed RS6 density. Wyndham Park is RM-1. Mr. Keltner explained the difference between the RS6 And zoned RM-1.

Mr. Steve Thomas, 102 Iberia Drive,(Ladue neighborhood), discussed 65 proposed homes stacking up, 6,000 square foot lots, code compliance, traffic issues, and neighborhood density concerns.

Mayor Molder asked if the issue in reference to compliance codes, and traffic will be discussed at the regular meeting, and Chairman Wesley Bryant stated the vote will be taken at the regular meeting.

**AGENDA ITEM #2 Removed**

**ADJOURNMENT OF THE PUBLIC HEARING**

Mayor Molder moved to adjourn the public hearing meeting. Councilman King seconded the motion. Motion to adjourn passed with a vote of seven to zero at 4:09.

**CALL TO ORDER:**

Chairman Wesley Bryant called the November Planning Commission meeting for the City of Columbia to order at 4:10 p.m. The meeting was held in Council Chambers at City Hall.

**ROLL CALL:**

All present and included the following:

Present were:   Mr. Ray Pace  
                      Mr. Charlie Goatz  
                      Mr. Randy McBroom  
                      Dr. Rose McClain  
                      Mayor Chaz Molder  
                      Mr. Wesley Bryant  
                      Councilman King

Other attendees: Mr. Paul Keltner, Development Services Director  
                      Mr. Glenn Harper, City Engineer  
                      Mr. Tony Massey, City Manager



**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
November 13, 2019  
Mr. Tim Tisher, City Attorney

Mr. Douglas Toney, Staff Engineer  
Mr. Armond Harris, Assistant City Engineer  
Mrs. Melissa Sanders, Planning Associate  
Mrs. Sandra Richardson, Secretary

**APPROVAL OF MINUTES:**

The September minutes were presented for approval. Mr. Goatz made the motion to approve with Mayor Molder seconding. Motion to approve the minutes passed with a vote of seven to zero.

**Chairman Wesley Bryant stated that item 14, Request from McBroom Construction to amend the comprehensive plan from Rural Countryside to Suburban Corridor and to rezone Tax Map 112 Parcel 18.02 from RS-10 to RS-6, has been removed. Item number 16, request from Dean Design Group for driveway exception on Pulaski Highway being Tax Map 113 Parcel 59.03, has also been removed.**

**REVIEW OF BONDS:**

Mr. Glenn Harper stated all letters of credit are in order or in the process of being updated.

**OFFICIAL COMMUNICATIONS:**

**AGENDA ITEM #2**

**Acknowledgement of Official Communication of the Columbia City Council on annexation and zoning.**

Director Keltner stated that on first consideration of Waters Edge Master Plan amendment on River Road, for first reading concerning rezoning of 160 acres off Hampshire Pike from RS-40 to Industrial General. Also, for the second and final reading that was approved was the rezoning of 106 Depot Street from Industrial General to Mixed Residential.

**AGENDA ITEM #3**

**Case #19-0127**

**Request from T-Square Engineering for Preliminary Plat approval of Homestead at Carter's Station Section 5 Phase 2 and Section 6 Phase 1 being a portion of Tax Map 41 Parcel 15.00.**

**Staff Recommendation:**

**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
November 13, 2019

Mr. Keltner gave the details of the staff report. This is a deferral from September. For clarification the Homestead at Carter's Station is section 5.2, and the Independence is going to be 6.1. This is actually one master plan called Carter's

Station, a master plan with multiple subdivisions (three) within the approved master plan. They are both sectioned next to each other connecting into each other. These two additional sections within Homestead and Independence are requesting Preliminary Plat approval for 84 single family lots. That came from the master plan revision from December 2018.

**Discussion:**

This was a previous deferral, previous discussion was brought up about vested rights of the subdivision. Inside the packet were reports from staff, and also copies, legal interpretation of that legislative act by the state. It is still the city's position that they have received vested rights and will continue to receive that for the next fifteen years. As long as they are following the master plan on that, then they will be compliant in regards to staff review. Further discussion included clarification, berm, sections five and six, previous City Council approval, section 5 with no buffer in the letter, the letter reference to section 6, plat, applicant awareness, compliance, and Ordinances. Mr. Keltner stated that the Master Plan has been approved, and what is being reviewed is the preliminary plat. This will give the applicant the opportunity to submit the site construction plan, which is where staff will look for the landscaping from the berm to be put in at that time or be shown at that time with the construction plans. A land disturbance permit will be issued after it has been approved by staff, they will put in the infrastructure. It will come back to this Commission for a final plat. It will be the last thing before the building permit. Mr. Bryant discussed previous inquiries of the ability to approve or not approve once approved by City Council. Mr. Keltner stated that the question of amendment what the Commission can say yes or no to. The review of the plan is the configuration, the density, and the overall development area complying with the Master Plan. Mr. Bryant stated that this discussion was to give everyone and update on where the project stands for the Commission.

Sue Stevenson, Maury County Commission-District 6, discussed difference of interpretation, and opinion, item number five.

Item 5. The floodplain area contiguous or in close proximity to properties on the north side of Frye Road will be left open and undisturbed; a man-made berm ( a raised embankment) will be built up between the floodplain and a landscaped area, (which will include the planting of a variety of saplings, mature trees, shrubs, bushes, etc.) that will wrap around the rear and south end periphery of Section 6. The detention ponds located in Section 6 will also serve as an additional part of the buffer zone and they will be located between the landscaped area and the rear lot lines of lots located on the rear and south end periphery of Section 6. All of these elements together will provide a sizable buffer between the lots and new homes built in section 6 and the existing larger lots and larger homes on the north side of Frye Road. The entire buffer will be approximately

**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
November 13, 2019

200 to 300 feet in width between the lots and new homes built in Section 6 and the existing larger lots and larger homes on the north side of Frye Road. The length of the buffer zone will be approximately 800 feet. Ms. Stevenson further discussion included wanting existing tree lines to remain as buffer, stub out,

access points, ingress/egress, traffic, traffic study, 600-800 homes development, connectivity to Frye Road, water main break, water pooling, stub out change from west to south, discussions with developer in reference to number one section 6, and spoke with engineer yesterday, and eliminating 6<sup>th</sup> stub out.

Mr. Keltner stated that connectivity is really the basis for everything. Engineering and planning practices surround themselves on connectivity. The Connect Columbia, the Zoning Ordinance, and your Subdivision Regulations all refer to or have their own stations. This connection, this stub road is not about Homestead having more connection it's about potential development to the south of this having an additional connection to a road other than Frye Road. Homestead is a prime example of that. Homestead started off fairly small over a period of time they have absorbed four to five pieces of different property of large acreage. Without the connectivity you would essentially have four to five independent subdivisions with no connectivity which also dilutes your traffic study. The traffic study is going to look at each one individually, so what happens is as they keep building you get hundreds of homes and finally the last man is stuck with making major improvements to road instead of having 700 lots absorb the cost. Which then essentially somebody has to give, either the City has to chip in contributing to that or a development has to come in somewhere else so large and it will have to absorb that cost. Connectivity is very important. In looking at the acreage size, this one is 28 acres. If it doesn't have the stub road you are forcing the traffic on to one road. It is a standard practice pretty much everywhere. It's actually outlined in the sub regulations, and in the general plan for the entire city. George Dean, attorney from Nashville, stated in regards to section six and the letter there is not much problem with that we have already agreed to that. On the stub out Mr. Dean doesn't think it makes a difference either way whether it goes to the south or the west. His client would like to keep some additional access because connectivity is a good thing. For the west side, section five, one of the problems is developing the lots, and tree line, trees may have to come down, on original plan it showed stub out.

Mr. Bryant asked if the Commission can change anything since it didn't approve it initially, and the City Council has approved it.

Mr. Dean stated once City Council approves it would probably be difficult to deviate. If you are in substantial compliance with the City Council approval you will probably be ok.

John Osborne, 1217 Imperial Drive. His road connects into Frye road, and his street takes the brunt of traffic. He is fine with a stub out but thinks there is a need for a turn lane and light so traffic can get out. He stated that September 21, 2011, January 2, 2013, January 27, 2014, and June 28, 2016 were the dates people have been killed at Highway 31 and Imperial Drive. He stated traffic is in the

**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
November 13, 2019

Commissions hands if they approve the stub out. Mr. Bryant explained that this body is not the one to approve a turn lane. This body was not the one who approved this project, the City Council did.

Keith Styles, 1644 Frye Road, stated on section 6 is there a road coming down to Frye Road from there the answer was no.

Ms. Paula Wood, 2509 Claridge Court, had comments concerning Homestead. She just wanted to point out section 6 was suppose to be ingressed, it is a shame that it had to be changed, with no traffic signal, and safety issue trying to turn left. She also discussed safety need to come first, traffic, access, accident, paying city taxes, growth, have ingress for safety sake, voting, road improvement, and police, and fire department having multiple ways to get out.

Kami Hoover, 2879 Carters Creek Station Road, wanted clarification and looked at a plat that was sent to her on the Independence and Carter's Creek. There are some homes being built beside them and the plat it is now different. Mr. Keltner stated that is for agenda item eleven.

Mr. Bryant asked Mr. Keltner what can be done regarding the issue, the section five barrier, and section six has already been addressed. The barrier will be on the west side to the left. Mr. Bryant said the question is with it being approved by the city what can be done? The homeowners want a barrier there.

Mr. Bryant stated that, is why we did the report on property rights. They have the definition from the state, the development plan approved by the City Council, and they are following through with that plan, in my opinion and I welcome Mr. Massey, and Mr. Tisher to speak if they feel differently. You can ask the applicant if they can accommodate that, but I don't see that this body has the authority to require it since they are following the Master plan which was approved by City Council. Mr. Tisher, City Attorney, agreed.

The next item on that was regarding the stub out which was a change from the Master Plan. The stub out was going to the west verses the south. Can the Commission approve a southern stub out when the City Council only approved a west stub out?

Mr. Keltner stated that inside the regulations it does have points in there that you can not do. Those are going to be things that increase the density, things that increase the development area itself, or also the use of the property if that was a change from the original master plan. Those are the things that cannot be done. It does give the right to do minor modifications as long as the density is not increased. The state legislative act also refer to some of that too. The triggers in there can only go so far and after that it's deemed a forfeit of that right. They are not changing the density. The lay out is the same except for one piece. The Commission can't force them to do the stub out that was originally on the Master Plan.

Further discussion included the stub out is a change from the master plan, can the Commission approve a south stub out when the city only approve a western stub out, adding the barrier on the western section on 5 difference if the applicant is willing to do this. The Commission can't force them to stub out south, we can



**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
November 13, 2019

force them to do the stub out that was originally approved on the master plan going to the west. Council concurred with this assessment being a minor modification. Mr. Tisher stated yes, they can say that they are willing to leave the trees and have the plan modified to do that, but if they do that and can't meet their density requirements they are bound by that. This commission cannot force them to do that when they already have a plan approved that they can comply with. Mr.

Bryant asked do you agree with the moving the stub from the west to the south will not be a modification that we can disapprove that it is a minor modification that we are bound by. Mr. Tisher stated that it has no effect on the actual requirement of the plan, it is just a change in location of the stub out.

Further discussion included traffic to Imperial road. This is coming before this Commission because of the plat itself, part of the review is assuring that this plat is compliant with the master plan. Reference the letter with this. Mr. Keltner asked Ms. Stevenson about the letter looking a little different from the one he had. It was referencing the North side of Frye road, he asked if it should be the east side, and it is on there a couple of times. North is marked out and it has East. Ms. Stevenson asked to look at the letter. He thought her intent was east. Ms. Stevenson stated that she did not make those corrections. Discussion ensued about County and city taxes, safety, Kiosk, accidents, access points, and sending a letter up the chain to inform council of planning commission actions. The Commission is to determine whether section 6 and section 5 are in accordance with the preliminary plat. The only change between those two is the addition to the letter to make sure it is official in this statement, and whether not the west vs south is in accordance to the preliminary plat.

Mr. King stated that the merit of the action of Council did not attempt to go against the Planning Commission. The main thing was access to Frye Road to the west of the subdivision, and when that and the issues in the letter were addressed that is why it was approved by City Council. Motion was made by Mr. Goatz to approve based on legal council, and staff comments this item is in compliance based on the master plan, with the attached letter for section 6 subject to technical communications. Motion was seconded by Mayor Molder. Motion passed six to one with Mr. Pace voting nay.

**AGENDA ITEM #4**

**Case #19-0141**

**Request from Martin Engineering for Preliminary Plat approval of Summerdale  
Subdivision Phase 2 off Precast Drive being Tax Map 114 Parcel 19.00.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Staff finds this request to be compliant subject to staff notes.

**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
November 13, 2019

**Discussion:**

Motion to approve was made by Mayor Molder and seconded by Councilman King. The motion passed seven to zero.

**AGENDA ITEM #5**

**Case #19-0132**

**Request from Teresa Beck to remove properties 700-721 Halcyon Way from the West 7<sup>th</sup> Historic District.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Historic Commission did approve this request.

**Discussion:**

Mr. Pace made the motion to approve, with Mr. McBroom seconding. The motion passed seven to zero.

**AGENDA ITEM #6**

**Case #19-0142**

**Request from Harakas Development for Multi-Family Site Plan approval off Hampshire Pike being Tax Map 88N Group A Parcel 9.00.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Staff finds this request not to be compliant with the plan.

**Discussion:**

Mr. Jared Gray and Mr. Eric Powers were present to answer questions. Discussion included space, renderings, lot shape, parking spaces, air conditioners, additional screening, siding, buffering, landscape material, appearance, garage spacing, site plan adjusted, and floor plan.

The motion to defer was made by Randy McBroom until technical review comments are addressed. The motion to defer was seconded by Dr. McClain. The motion to defer passed seven to zero.

**AGENDA ITEM #7**

**Case #19-0144**

**Request from Cole Newton to rezone 4 acres at 913 Riverside Drive being Tax Map 90J Group C Parcel 2.00 from R-10 to an RM-1 zoning district.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report.

**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
November 13, 2019

**Discussion:**

Mr. Cole Newton was present to answer questions. Discussion included number of units, adjustments, density, not a PUD, water main, Riverside neighborhood, no light there, close to river walk park, and downtown, architectural, connectivity, surrounding zoning, and green space. Mr. McBroom made a motion to deny based that it does not fit the surrounding area. Mr. Pace seconded the motion. The motion to deny passed seven to zero.

**AGENDA ITEM #8**

**Case #19-0145**

**Request from Ragan-Smith Associates for Final Plat approval and surety in amount of \$90,000 for Taylor Landing Phase 1A off Taylor Bend Road being a portion of Tax Map 90 Parcel 6.01.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Staff finds this request to be compliant subject to staff notes.

**Discussion:**

Discussion was inclusive of Taylors Landing development overall. Mr. Goatz made the motion to approve and Dr. McClain seconded the motion. The motion passed seven to zero.

**AGENDA ITEM #9**

**Case #19-0163**

**Request from Scott Caron to rezone property on Bear Creek Pike being Tax Map 91 Parcel 17.14 from RS-40 to R-10.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report, and staff finds this request to not be compliant with the City's comprehensive plan based on Rural Countryside. Primary future use shall be detached residential uses and specifically states duplexes are inappropriate. A rezoning to RS-10 would meet the Rural Countryside standard.

**Discussion:**

Mr. Scott Caron was present to answer questions. Discussion was on requesting to rezone to RS-10, and modifying the request. Ms. Carolyn Staten, 800 Mulberry Drive, asked for clarification. Mr. Bryant stated that the original proposal for duplexes would not be in conformity with the homes already there, but a zoning of RS-10 would maintain the same look. RS-10 is for single family detached homes. If approved, it would be like the neighbors beside it. Mr. McBroom made the motion to approve as a RS-10, and seconded by Councilman King. The motion passed with a vote of seven to zero.

**AGENDA ITEM #10**

**Case #19-0166**

**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
November 13, 2019

**Request from Steven Foster for driveway exception at 450 Bear Creek Pike being Tax Map 91 Parcel 44.00.**

**Staff Recommendation:**

Mr. Glenn Harper gave the details of the staff report. Staff finds the access location acceptable and compliant with required criteria for the exception.

**Discussion:**

Motion to approve was made by Dr. McClain, and seconded by Mr. Pace. Motion passed seven to zero.

**AGENDA ITEM #11**

**Case #19-0169**

**Request from T-Square Engineering for preliminary plat approval of Independence at Carter's Station for 251 lots being Tax Map 41 Parcel 51.00.**

**Staff Recommendation:**

Mr. Keltner, gave the details of the staff report and stated this plan is compliant.

**Discussion:**

Discussion was inclusive of the seven homes taken off, the grading, preliminary plat adjustments, Frye Road, review, and for compliance of requirements.

Motion to approve was made by Mr. Goatz subject to staff comments. Councilman King seconded the motion. The motion passed seven to zero.

**AGENDA ITEM #12**

**Case #19-0167**

**Request from Mark Baker for preliminary plat approval of Baker Landing off Morrow Lane being Tax Map 113 Parcel 81.00.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Staff finds the preliminary plat request to be compliant to city standards.

**Discussion:**

Mr. Gerald Vick was present to answer questions. Discussion included Morrow Lane, access, mail kiosk and post office boxes, and open space area.

Motion to approve was made by Councilman King, and seconded by Mr. Pace. The motion passed seven to zero.

**AGENDA ITEM #13**



**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
November 13, 2019

**Case #19-0153**

**Request from Allen O'Leary to annex with a plan of services 15.64 acres at 1316 Hampshire Pike being Tax Map 89P Group A Parcel 15.00 and Tax Map 89 Parcel 39.00. The applicant is requesting a zoning of RS-6 and comprehensive plan change from Suburban Neighborhood to Suburban Corridor.**

**Staff Recommendation:**

Mr. Keltner, gave the details of the staff report.

**Discussion:**

Mr. Gerald Vick was available to answer questions. Discussion included the surrounding Wyndham Park area, traffic, density, previous density, and 10,000 square foot lots. They are requesting a comprehensive plan change. The current comprehensive plan designates the highest density of 10,000 square foot lots, surrounding area Wyndham park density, traffic.

Mr. Ray Walter, 1333 Danbury Drive, wanted to know what kind of homes were going to be built. The lot will be 6,000 square foot. Mr. Keltner stated that with traditional zoning we don't have any authority over the type of home or the size of home. Mr. Bryant stated that there will be no road connection to his neighborhood. Mr. Walter stated that a buffer is needed. Mr. Steve Thomas, 102 Iberia Drive, stated that he is a retired Presbyterian minister who lives in this neighborhood and he applauds this committee for looking out for the neighborhood.

Jeremy McCoy, 103 Avalon Drive, stated there is a lot of density and a lot of traffic.

Mayor Molder stated that his parents live in Wyndham Park and he is abstaining. Further discussion included the concept, grading, zoning density, first step of establishing the right to develop, preliminary plat, Old Williamsport highway elevation, pump station, water, gas line, LaDue Manor, and existing lot line. Paula Thomas, 102 Iberia Drive, inquired about approval. Mr. Bryant stated that this body recommends to the city council for approval. Ms. Thomas asked the board to look at the density. Mr. Bryant stated that the density is the main thing before the Commission.

Ms. Sue Harris, 101 Galion Drive, stated that the letter that was given the Commission with the signatures from Ladue Manor, is not in support of this neighborhood. We have a large contingency of the homeowners and density is a problem, also the traffic issues that have been discussed. That letter addresses what all the homeowners support.

Bill Codace, the perspective developer on this project, and his college spoke with the LaDue Manor homeowners of what they wanted to bring before the Commission and the homeowners concern on density. The current designation that would allow RS-10 on the back fifteen acres and roughly get around forty to forty-four units now with the front three acres of the current zoning in place could get a tremendous amount of townhomes on that roughly twenty townhomes. So in their perspective, the concept plan proposed is technically only picking up one

**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**

November 13, 2019

unit compared to the current zoning that is already in place by the city. So that is something for consideration by the Commission and as well as the LaDue Manor homeowners. Mr. Keltner stated that this will be an RS-10 vs RS-6. Mr. Gerald Vick discussed the property to the west is RM-1 and the property to the east being R-10, one more dense and one less dense. Donna Walters questioned the 100 foot buffer on the east side. There is no buffer on the left side.

Mr. Warren Harlan, 104 Rivera Drive, in LaDue manor is on septic everything else around is on sewer. Wastewater would have to look at this, not the Commission.

Howard Harlan was concerned about the traffic. Stating there are a lot of walkers in this neighborhood.

Kenneth Pitts expressed concern about the lot sizes, and asked for clarification of zoning.

The developer stated by staying with RS-10 they propose 59 on that section. They have compromised to benefit the residents, and also offering a buffer for these residents.

Richard Howell, 106 Rivera Drive, stated traffic is unbelievable.

Mr. Wesley Bryant moved to deny annexation for not being consistent with the goals and objectives and principals of the adopted plan. The motion was seconded by Dr. McClain. The motion to deny passed four to one, with Mayor Molder and Mr. McBroom abstaining, and Mr. Pace voting Nay.

**AGENDA ITEM #14**

**Case #19-0154**

**Request from McBroom Construction to amend the comprehensive plan from Rural Countryside to Suburban Corridor and to rezone Tax Map 112 Parcel 18.02 from RS-10 to RS-6.**

*This item was removed.*

**AGENDA ITEM #15**

**Case #19-0164**

**Request from Sawyer Land Surveying for final plat approval of Lytle Creek Subdivision Section 1 revision.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. In review, the plat request is compliant with City standards.

**Discussion:**

Discussion included revision of the final plat, adding two more lots, the cul-de-sac, and sewer line. Mark Sawyer prepared the final plat and would appreciate the approval.

**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
November 13, 2019

Motion to was by Mr. Pace, and seconded by Dr. McClain. The motion passed seven to zero.

**AGENDA ITEM #16**  
**Case #19-0165**

**Request from Dean Design Group for driveway exception on Pulaski Highway being Tax Map 113 Parcel 59.03.**

*This item was withdrawn.*

**OTHER BUSINESS:**

- a. City Manager, Tony Massey passed out Tennessee Presidential Trial pamphlet.
- b. City Manager, Tony Massey thanked Councilman King, and extended an invitation to a reception for Councilman King tomorrow at 4:00 p.m. Mr. Bryant gave his thanks for an excellent job, also Mayor Molder gave his thanks to Councilman King for his services. Councilman King gave his thanks.
- c. Mayor Molder discussed the pamphlet titled "Tennessee Trial" concerning Presidents Jackson, Polk, and Johnson.

**ADJOURNMENT:**

Mr. McBroom made the motion to adjourn, with Councilman King seconding the motion. Meeting adjourned at 6:38 p.m.

---

Planning Commission Chairman

---

Date

The developer wants to reassure the surrounding home and property owners that he agrees to amend his original plans pertaining to his development identified as Independence at Carter's Station – Section 6. Mr. Crowe and I have been in discussions on this section of his development and have worked together to come up with the following amendments which we hope the Council will approve of:

1. Both of the originally proposed access points (ingress/egress) which would have intersected with Frye Road have been eliminated from the developer's plans for Section 6.
2. Every lot located around the periphery in what is along Frye Road in Section 6 of what is identified as Independence at Carter's Station - Section 6 of the overall master plan for Homestead at Carter's Station will be a minimum of 10,000 square foot lots, with some of the homes along the periphery even exceeding 10,000 square feet.
3. There will be a minimum of no less than 10 feet between each home in Section 6.
4. Both the front and rear setbacks of each lot in Section 6 will be no less than 20 feet.
5. The floodplain area contiguous or in close proximity to properties on the north side of Frye Road will be left open and undisturbed; a man-made berm (a raised embankment) will be built up between the floodplain and a landscaped area, (which will include the planting of a variety of saplings, mature trees, shrubs, bushes, etc...) that will wrap around the rear and southend periphery of Section 6. The detention ponds located in Section 6 will also serve as an additional part of the buffer zone and they will be located between the landscaped area and the rear lot lines of lots located on the rear and southend periphery of Section 6. All of these elements together will provide a sizable buffer between the lots and new homes built in Section 6 and the existing larger lots and larger homes on the north side of Frye Road. The entire buffer will be approximately 200 to 300 feet in width between the lots and new homes built in Section 6 and the existing larger lots and larger homes on the north side of Frye Road. The length of the buffer zone will be approximately 800 feet.
6. Any existing natural features or scenery within the buffer zone (open space within the flood plain, large rocks, mature trees, rolling hills, streams, etc...) will be undisturbed by the developer, his engineers or any other contractors/subcontractors, with the exception of work needing to be done for the detention ponds which will also serve as part of the buffer zone surrounding Section 6.

*City Council Approved with these 6 amendments  
As agreed upon by the developer Dec. 2018.*

*John A. Crowe  
Monroe County Commission - Dist 6*

# CURRENT LETTERS OF CREDIT

## DECEMBER 4, 2019

| NO. | EXP. DATE  | DEVELOPER                             | DEVELOPMENT                                            | AMOUNT        | FINAL PLAT | ORIGINAL SURETY AMOUNT |
|-----|------------|---------------------------------------|--------------------------------------------------------|---------------|------------|------------------------|
| 1   | 09.09.2016 | Sterling Martin                       | Colter Place Subdivision, Section 1 (rds/drainage)     | \$ 44,502.69  | 9/15/2015  | \$44,502.69            |
| 2   | 03.01.2017 | CMH Parks, Inc.                       | Windstone Subdivision, Section 1                       | \$ 9,300.00   | 3/14/2006  | \$93,000.00            |
| 3   | Duration   | Charles Raines Construction, LLC      | Honey Farm Subdivision - Phase 2, Section 3            | \$ 55,000.00  | 1/25/2018  | \$55,000.00            |
| 4   | Duration   | Charles Raines Construction, LLC      | Honey Farm Subdivision - Phase 2, Section 4            | \$ 61,000.00  | 1/25/2018  | \$61,000.00            |
| 5   | 05.30.2018 | FP,TCI, CCS, LLC                      | Homestead Carters's Creek Station Sec.1 / Phase1C      | \$ 211,000.00 | 6/22/2017  | \$211,000.00           |
| 6   | 08.25.2018 | Shaw Enterprises - (cashier's check)  | The Landings Subdivision, Phase 2, Section 2           | \$ 108,000.00 | 10/10/2017 | \$108,000.00           |
| 7   | 10.26.2018 | D.R. Horton, Inc.                     | The Highlands of Bear Creek - Phase 2, Section 2       | \$ 259,000.00 | 11/17/2017 | \$259,000.00           |
| 8   | 11.09.2018 | McBroom Family Limited Partnership    | Wellington Plac Subdivision, Section 2                 | \$ 25,000.00  | 7/6/2005   | \$100,000.00           |
| 9   | 12.13.2018 | Honey Farms Management, LLC           | Honey Farm Townhomes- Phase 1A (completion of roads)   | \$ 20,000.00  | 1/11/2017  | \$20,000.00            |
| 10  | 12.19.2018 | FP,TCI, CCS, LLC                      | Homestead Carter's Creek Station, Sec.2, Phase 1       | \$ 141,000.00 | 2/1/2018   | \$141,000.00           |
| 11  | 12.19.2018 | Estate of Cyril Evers                 | Fieldstone Farms - Section 4 (roads/drainage)          | \$ 21,000.00  | 8/29/2008  | \$210,000.00           |
| 12  | 01.12.2019 | Honey Farms Management, LLC           | Honey Farms Townhomes Phase 2, Section 2 (roads)       | \$ 40,000.00  |            | \$40,000.00            |
| 13  | 04.16.2019 | FP,TCI, CCS, LLC                      | Homestead @Carter's Creek Station, Section 2, Phase 1B | \$ 65,000.00  |            | \$65,000.00            |
| 14  | 05.05.2019 | General Homes of Columbia, LLC        | Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage) | \$ 203,500.00 | 6/27/2017  | \$203,500.00           |
| 15  | 05.15.2019 | Charles Raines Construction, LLC      | Honey Farm Subdivision, Phase 2, Section 5             | \$ 66,000.00  | 6/27/2018  | \$66,000.00            |
| 16  | 05.15.2019 | Charles Raines Construction, LLC      | Honey Farm Subdivisionm Phase 2, Sectin 6              | \$ 49,000.00  | 6/27/2018  | \$49,000.00            |
| 17  | 08.14.2019 | Fortuna Capital, LLC                  | Grove Park Subdivision, Phase 6 ( roads and drainage)  | \$ 120,000.00 | 10/2/2018  | \$120,000.00           |
| 18  | 09.07.2019 | J.D.Eartherly and Charles Raines      | Honey Farms Subdivision, Phase 2, Section 1            | \$ 7,500.00   | 5/19/2017  | \$75,000.00            |
| 19  | 09.07.2019 | J.D. Eartherly and Charles Raines     | Honey Farms Subdivision - Phase 1, Section 3           | \$ 11,300.00  | 9/28/2016  | \$113,000.00           |
| 20  | 10.10.2019 | J.D. Eartherly and Charles Raines     | Honey Farms Subdivision - Phase 2, Section 7           | \$ 70,000.00  | 10/17/2018 | \$70,000.00            |
| 21  | 01.24.2020 | FP,TCI, CCS, LLC                      | Homestead Carter's Creek Station, Sec.2, Phase 2A      | \$ 87,000.00  |            | \$87,000.00            |
| 22  | 02.27.2020 | JD Eatherly & Charles Raines          | Honey Farm Subdivision, Phase 2, Section 2             | \$ 9,900.00   | 9/19/2017  | \$99,000.00            |
| 23  | 03.07.2020 | LPT, LLC                              | Greystone Subdivision                                  | \$ 166,500.00 | 5/18/2017  | \$166,500.00           |
| 24  | 04.04.2020 | Victor Beck, III (B&B Development)    | Cherry Springs Subdivision - Roads & Drainage          | \$ 10,600.00  | 12/6/2004  | \$98,500.00            |
| 25  | 04.10.2020 | Fortuna Capital, LLC                  | Grove Park Subdivision - Phase 4                       | \$ 21,000.00  | 10/9/2017  | \$211,000.00           |
| 26  | 04.25.2020 | Arlington Heights General Partnership | Arlington Heights Subdivision, Phase 2, Section 2      | \$ 105,000.00 |            | \$105,000.00           |
| 27  | 05.09.2020 | Arlington Heights General Partnership | Arlington Heights Subdivision, Phase 1, Section 2      | \$ 106,000.00 | 6/26/2018  | \$106,000.00           |
| 28  | 05.09.2020 | Charles Raines Construction, LLC      | Honey Farms Subdivision, Phase 2, Section 8            | \$ 145,000.00 | 5/14/2019  | \$145,000.00           |
| 29  | 05.20.2020 | Arden Village, LLC                    | Arden Village - Section 2, Phase 2                     | \$ 165,000.00 | 6/13/2017  | \$165,000.00           |
| 30  | 05.21.2020 | FP,TCI,CCS,LLC                        | Homestead @ Carter's Station, Section 4, Phase 1B      | \$ 120,000.00 | 6/29/2018  | \$120,000.00           |
| 31  | 05.21.2020 | FP, TCI,CCS, LLC                      | Homestead @ Carter's Station, Section 4, Phase 1A      | \$ 134,000.00 | 6/29/2018  | \$134,000.00           |
| 32  | 05.23.2020 | Charles Raines Construction, LLC      | Honey Farms Subdivision, Phase 2, Section 10           | \$ 103,000.00 | 6/21/2019  | \$103,000.00           |
| 33  | 05.23.2020 | Columbia Properties, LLC              | Polk Place PUD Subdivision, Phase 1 (roads & drainage) | \$ 28,000.00  | 9/19/2019  | \$28,000.00            |
| 34  | 06.06.2020 | SDHomes of Nashville, LLC             | Autumn Brook Subdivision - (roads and drainage)        | \$ 103,000.00 | 6/6/2019   | \$103,000.00           |
| 35  | 06.20.2020 | FP,TCI, CCS, LLC                      | Homestead @ Carter's Station, Secion 4, Phase 2        | \$ 121,000.00 | 6/21/2019  | \$121,000.00           |
| 36  | 06.20.2020 | Charles Raines Construction, LLC      | Honey Farms, Phase 2, Section 9                        | \$ 96,000.00  | 8/7/2019   | \$96,000.00            |
| 37  | 06.30.2020 | Meritage Homes of Tenn., Inc.         | Taylor Bend - ( roads and drainage)                    | \$ 303,000.00 |            | \$303,000.00           |
| 38  | 07.31.2020 | Haury & Smith Contractors, Inc.       | The Highlands of Bear Creek - Phase 1 (roads/drainage) | \$ 25,000.00  | 4/5/2012   | \$250,184.00           |
| 39  | 08.29.2020 | D.R. Horton, Inc.                     | Highland Bear Creek, Phase 2, Section 1                | \$ 8,200.00   | 9/12/2017  | \$82,000.00            |
| 40  | 09.05.2020 | Campbell and Lovell Rentals           | Savannah Cove Subdivision - roads/drainage             | \$ 45,000.00  | 12/17/2007 | \$160,260.00           |
| 41  | 09.09.2020 | FP,TCI,CCS,LLC                        | Homestead @ Carter's Station, Section 1, Phase 1C      | \$21,000.00   | 6/22/2017  | \$121,000.00           |
| 42  | 09.11.2020 | FP, TCI,CCS, LLC                      | Homestead @ Carter's Station, Section 2, Phase 2B      | \$ 111,000.00 | 9/19/2019  | \$111,000.00           |
| 43  | 09.11.2020 | Shaw Enterprises, LLC                 | Elan Subdivision, Phase 1 ( roads & drainage)          | \$ 157,000.00 | 9/30/2019  | \$157,000.00           |
| 44  | 09.30.2020 | Meritage Homes of Tenn., Inc.         | Taylor Landing, Phase 1A ( roads and drainage)         | \$ 90,000.00  |            | \$90,000.00            |
| 45  | 11.19.2020 | FP,TCI,CCS,LLC                        | Homestead @Carter's Creek Station, Section 2, Phase 3  | \$ 190,000.00 |            | \$190,000.00           |

**Case Number:**

19-0142/19-0181

**Request:**

Request from Harakas Development for Multi-Family Site Plan approval with a driveway exception request for property on Hampshire Pike being Tax Map 88N Group A Parcel 9.00.



**STAFF REPORT CONTACT INFORMATION**

Paul Keltner, Director of Development Services, [paul@columbiatn.com](mailto:paul@columbiatn.com), 931-560-1560

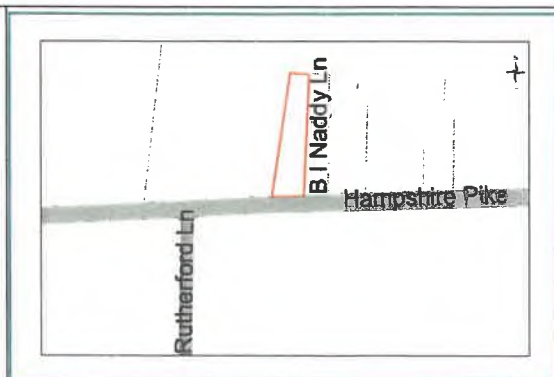
**DOCKET/CASE/APPLICATION NUMBER****2019-0142 / 0181****APPLICANT/PROPERTY OWNER****Curt Harakas****PUBLIC HEARING DATE****NA****PROPERTY ADDRESS/LOCATION****Hampshire Pike Map 88N Gp A Parcel  
9.00****BRIEF SUMMARY OF REQUEST**

This multifamily request is for a driveway exception and 5 two story buildings that contain 36 units which is a mixture of 6 and 8 unit buildings. The buildings will be a mixture of composite siding and textured face cmu block walls on three sides.

**Note:**

These buildings will face to the interior of the site so the primary view will be the rear of the buildings and block walls.

No project boundary buffer landscaping is required between properties but could be requested as a part of the site plan if deemed necessary.



MAP SOURCE: City GIS

| EXISTING ZONING | EXISTING LAND USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS PROPOSED | SIZE OF PROPERTY |
|-----------------|-------------------|-------------------------------|----------------------------|------------------|
| MRC             | Vacant            | MRC, RS-40                    | Multi-Family               | 1.5 acres        |

**COMPATIBILITY with the COMPREHENSIVE PLAN**

Suburban Corridor which supports the MRC zoning.

**PROPERTY HISTORY****COMPATIBILITY with the ZONING ORDINANCE**

Staff finds this request to be substantially compliant with the City's plans and policies subject to the site items from Technical review being addressed.

**ATTACHMENTS (CIRCLE)****SUBMITTED PLANS**

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

**AGENCY COMMENTS**

RESPONSE TO STANDARDS

**OTHER (DESCRIBE) :**



## TECHNICAL MEETING

Tuesday, November 26, 2019

### ITEM NO.

19-0142

**DESCRIPTION:** Multi-family site plan 36 units for approval from Curt Harakas.

**RECOMMENDATION:** For final recommendation please see staff report.

### **TECHNICAL AND DIVISION COMMENTS:**

#### Columbia Power

1. 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. Development as shown provides insufficient area within the property for electric distribution facilities. Building setbacks are taken up with drainage and detention. The development lacks sufficient space for standard utility right of way.
2. 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. Development as shown provides insufficient area within the property for electric distribution facilities. Building setbacks are taken up with drainage and detention. The development lacks sufficient space for standard utility right of way.

#### Engineering

3. Subject to construction plan approval
4. Hammerhead turnaround to meet subdivision regulation detail SD-08, 60' required
5. Access Management Ordinance exception and Cross Access Easements required
6. Cross Access Easement to be labeled, located in an area that can be constructed, and recorded

#### Columbia Water

7. 1. Existing 8" water line is on the South side of the road. (Hampshire Pike) 2. Either a road bore to install water line to the site or a agreement to tie in to water line from adjoining owner is required.



8. 1.) CPWS maintains an 8" water line on the South side of Hampshire Pike across from this site.
- 2.) CPWS would suggest use of vault systems on this one.

### **Atmos Energy**

9. No comment provided.
10. No comment provided.

### **Maury County E911**

11. No comment provided.
12. No comment provided.

### **Maury County Schools**

13. No comment provided.
14. No comment provided.

### **Fire**

14. Hammerhead must meet the specs of the approved turnaround adopted by the city.
15. Verify that the turning radius will accommodate fire department apparatus.

### **Planning**

16. Adjust note on parking to reflect 1.5 spaces per two bedrooms
17. Provide amenities area
18. Adjust Development standard note to a zoning of MRC
19. Parking lot landscaping islands needed in accordance with Article 11 Z.O.
20. Once the parking lot landscaping islands are shown in accordance with Article 11 two more parking spaces will be needed

### **Wastewater**

21. Wastewater approves this request.
22. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the wastewater department determines proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and

charges applicable at the time of connection to the sanitary sewer system. No detail design plans for an extension of the sewer has been proposed at this time.

**Building**

23. No comment.

24. No comment.

**Police**

25. No comment.

26. No comment.

**Public Works**

27. No comment.

28. No comment.

**ATTACHMENTS: Affidavit**



**TECHNICAL MEETING**  
**Tuesday, November 26, 2019**

**ITEM NO.**  
**19-0181**

**DESCRIPTION:** Request for Exception to the city of Columbia Access Management Ordinance for a Residential Building Lot.

**RECOMMENDATION:** For final recommendation please see staff report.

**TECHNICAL AND DIVISION COMMENTS:**

**Building**

1. No Comments.

**Police**

2. No comments provided.

**Public Works**

3. No comments provided.

**Columbia Power**

4. 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. Development as shown provides insufficient area within the property for electric distribution facilities. Building setbacks are taken up with drainage and detention. The development lacks sufficient space for standard utility right of way.

**Columbia Water**

5. CPWS Maintains an 8" water line on the south side of Hampshire pike across from this site. 2. CPWS would suggest use of vault systems on this site.

### **Atmos Energy**

6. No comments provided.

### **Maury County E911**

7. No comments provided.

### **Maury County Schools**

8. No comments provided.

### **Fire**

9. Verify that the turning radius will accommodate fire department apparatus.

### **Wastewater**

10. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the wastewater department determines proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plans for an extension of the sewer has been proposed at this time.

### **ATTACHMENTS: Multi-Family Site Plan**

C

General Affidavit

State of Tennessee

County of Maury

I, Nicholas Curtis Harakas, personally appeared before the Undersigned Notary Public, and under affirmation make the following statement(s):

Regarding my letter dated November 18, 2019 to the City of Columbia, 1689 Hampshire Pike (Parcel 009.00 – Access Management Exception Request;

This affidavit is to affirm that the information provided in the Access Management Exception Request is true and correct.

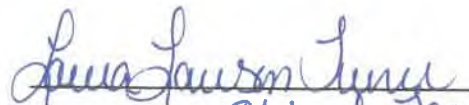
Dated this 18<sup>th</sup> day of November, 2019



Nicholas Curtis Harakas

Developer

Subscribed and Sworn before me, this 18<sup>th</sup> day of November, 2019

  
Notary Public *State of Tennessee*  
*Maury Co.*

My Commission expires 4/24/23







A map showing the location of the site at 1689 Hampshire Pike, marked with a red pin and labeled "SITE". The site is situated near the intersection of U.S. Highway 412 and Hampshire Pike. Surrounding landmarks include the Maury County Driver Test Center, Columbia State Community College, The Lakes of Columbia Apartments, Tennessee Department of Human Services, Exxon, and Maury County Park. The map also shows various local streets and water bodies.



**CIVIL DESIGN CONSULTANTS, LLC**  
CIVIL ENGINEERS • LAND PLANNERS  
CIVIL-DESIGN CONSULTANTS, LLC  
8170 COLEY DAVIS RD., NASHVILLE, TN 37221  
PHONE: (615) 279-2754/EMAIL: CIVILCONSULTANTS@BELLSOUTH.NET



**COLUMBIA STATE STUDIO HOUSING**

HAMPSHIRE PIKE/US HWY 412/SK 99  
MAURY COUNTY, COLUMBIA TENNESSEE

COVER SHEET

SHEET NO.

CS



CLEARING AND GRUBBING NOTE:

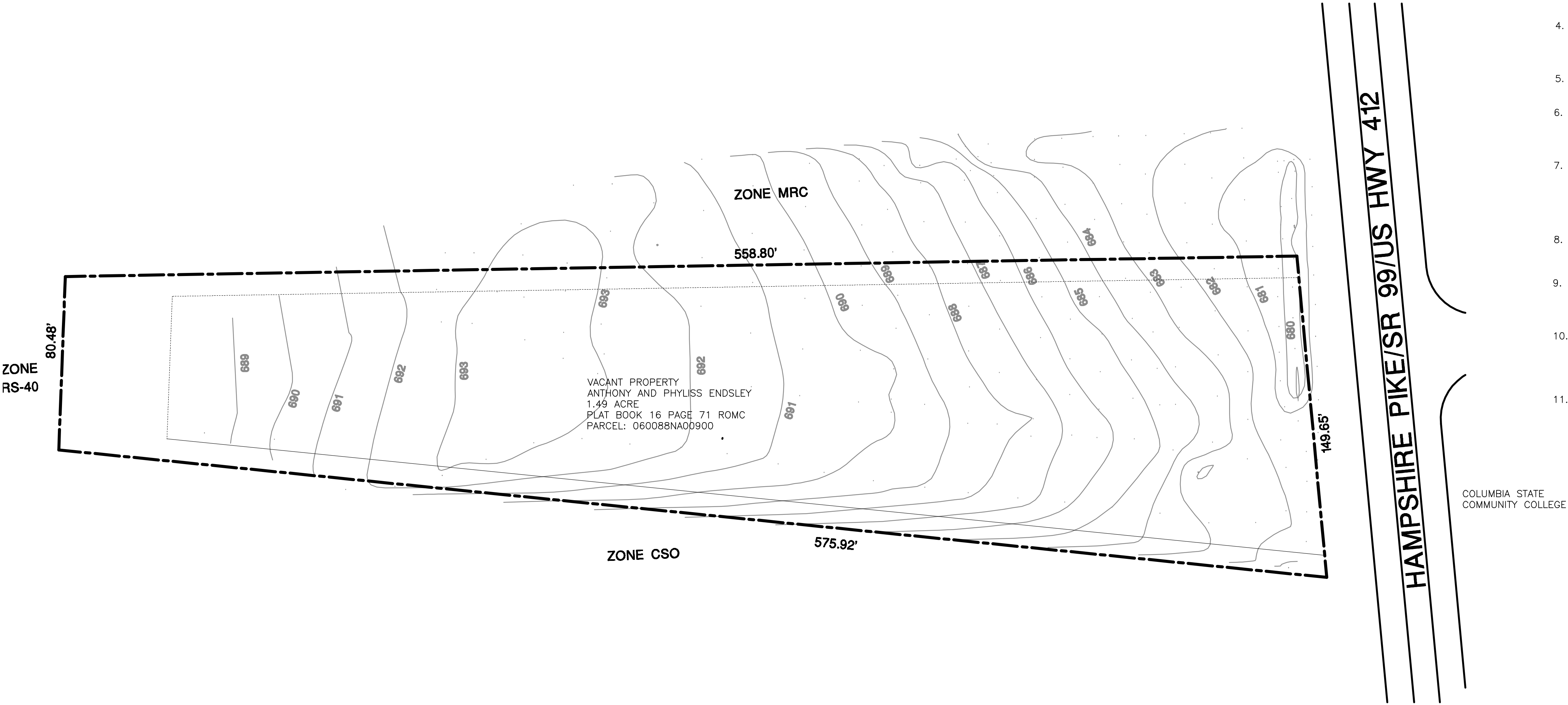
ALL CLEARING AND GRUBBING SHALL BE COMPLETED PER CITY OF COLUMBIA REQUIREMENTS.

SITE BENCHMARK NOTE:

SITE BENCHMARK SHALL BE SET BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SITE ACREAGE:

SITE ACREAGE IS 1.49± ACRE. CURRENT ZONING IS MRC.



SITE PREPARATION NOTES:

- BEFORE ANY CLEARING/GRUBBING WORK IS INITIATED, THE CONTRACTOR AND REPRESENTATIVES OF BOTH ARCHITECT AND CIVIL ENGINEER WILL "WALK-OUT" THE "LIMIT OF CLEAR LINE" AND INSURE THAT IT IS CLEARLY MARKED AND VISIBLE.
- THE SCOPE OF CONTRACT SITE PREPARATION SHALL INCLUDE CLEARING AND GRUBBING, EXCAVATION AND DISPOSAL OF ALL REMOVED TREES, VEGETATION AND OTHER DELETERIOUS MATERIAL. THE SITE PREPARATION CONTRACTOR SHALL ACCOMPLISH GRADING TO REQUIRED SUBGRADE; HOWEVER, PROPOSED CONTOURS ARE SHOWN TO FINISH SURFACE GRADE.
- TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF WORK ON THE PROJECT.
- THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATERIALS DEEDED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.

SITE DEMOLITION NOTES:

- ANY EXISTING ASPHALT SHALL BE SAWCUT AT LIMITS OF DEMOLITION. SAW CUT AND TIE IN CURBING, ASPHALT OR CONCRETE TO MATCH.
- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN DEMOLITION AREAS PRIOR TO CONSTRUCTION. NOTIFY APPLICABLE GOVERNING BODIES AT A MINIMUM OF 3 DAYS IN ADVANCE FOR FIELD VERIFICATION OF EXISTING UTILITIES. CONTACT THE APPROPRIATE UTILITY DEPARTMENT, FOR MORE INFORMATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF EXISTING UTILITIES TO REMAIN THROUGHOUT THE DURATION OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PROPER DRAINAGE WITHIN THE LIMITS OF CONSTRUCTION THROUGHOUT THE DURATION OF CONSTRUCTION.

GEOTECHNICAL NOTE:

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY CIVIL DESIGN CONSULTANTS, LLC AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

EXISTING CONDITIONS NOTE:

EXISTING CONDITIONS SHOWN ON THIS PLAN TAKEN FROM FIELD RUN SURVEY DATA COMPLETED BY MARTIN SURVEYING. CIVIL DESIGN CONSULTANTS LLC, AND THIS ENGINEER, ASSUME NO LIABILITY AS TO THE COMPLETENESS OR ACCURACY OF WHAT IS SHOWN TO BE EXISTING. CONTRACTOR SHALL VERIFY IF NECESSARY ALL EXISTING CONDITIONS AND NOTIFY CIVIL ENGINEER IN THE EVENT THAT DISCREPENCIES EXIST.

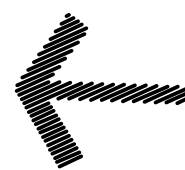
UTILITIES SHOWN TAKEN FROM AVAILABLE MAPS AND SURVEY INFORMATION. CONTRACTOR SHALL CONFIRM ALL ITEMS SHOWN.

GENERAL NOTES

- THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE PROPOSED PROFILE PLAN. PROPER PLANS SHOULD BE USED FOR ALL NEEDED STAKING.
- THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., ARE NOT SHOWN ON THIS PORTION OF THE PLANS BUT ARE AVAILABLE FROM THE EXISTING UTILITY PROVIDERS. HOWEVER, CIVIL DESIGN CONSULTANTS, LLC, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
- THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AS HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
- THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF APPROPRIATE DEPARTMENTS HAVING JURISDICTION WITHIN THE CITY OF COLUMBIA, MAURY COUNTY.
- IF DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
- THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
- THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
- THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 100% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.



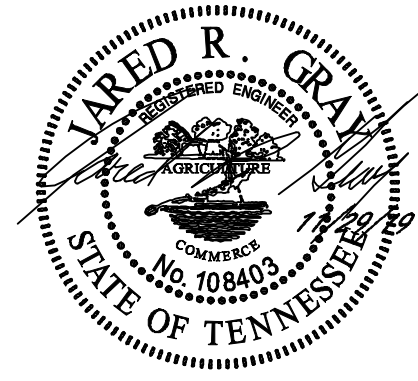
IF YOU DIG TENNESSEE...  
CALL US FIRST!  
1-800-351-1111  
1-615-366-1987  
TENNESSEE ONE CALL  
IT'S THE LAW



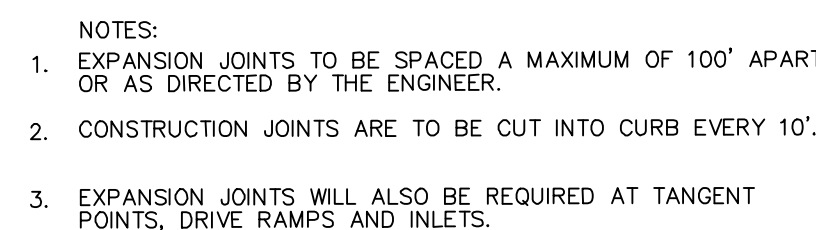
COLUMBIA STATE STUDIO HOUSING

HAMPSHIRE PIKE/US HWY 412/SR 99  
MAURY COUNTY, COLUMBIA TENNESSEE

EXISTING CONDITIONS/DEMOLITION PLAN



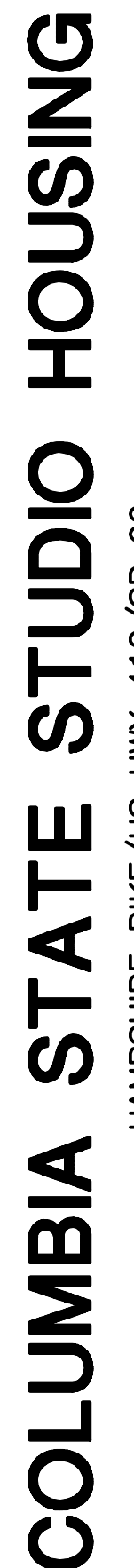
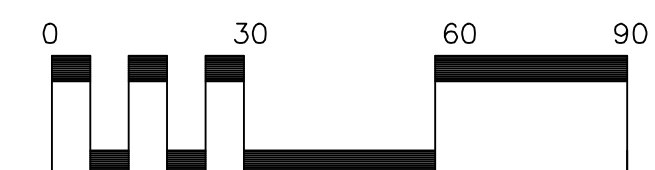




1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OR ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE EDGE OF ASPHALT AND FINISH GRADE UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRIC LINES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
8. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.



**IF YOU DIG TENNESSEE...  
CALL US FIRST!  
1-800-351-1111  
1-615-366-1987  
TENNESSEE ONE CALL  
IT'S THE LAW**



HAMPSHIRE PIKE/US HWY 412/SR 99  
MAURY COUNTY, COLUMBIA TENNESSEE

## SITE LAYOUT PLAN

C1



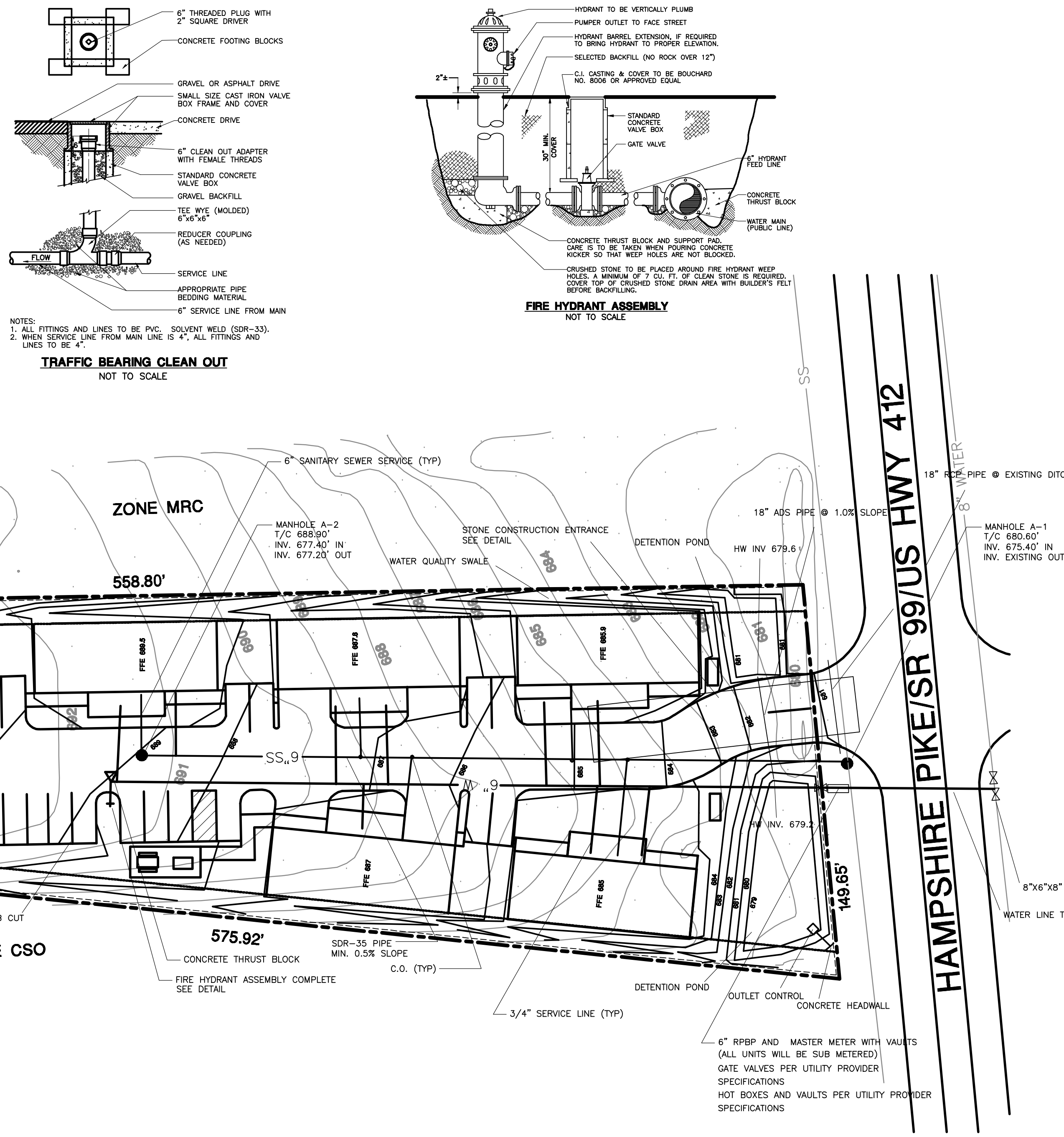
CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH THE CURRENT LATEST EDITION OF TDECS EROSION AND SEDIMENT CONTROL HANDBOOK.

CONTRACTOR TO COMPLY WITH THE CURRENT ADA MANDATES WITH RESPECT TO DETECTABLE WARNING STRIPS AND SLOPE REQUIREMENTS FOR ALL HANDICAP ACCESSIBLE PATHS AND PARKING SPACES.

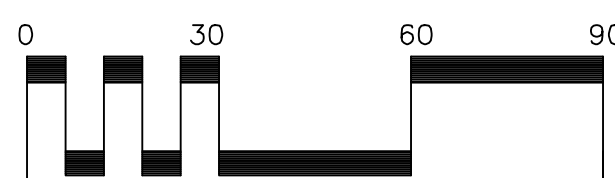
ALL WATER SUPPLY LINES FROM THE WATER MAIN ARE 3/4"

CONTRACTOR TO UNEARTH AND VERIFY INVERT OF EXISTING SEWER PRIOR TO CONSTRUCTION

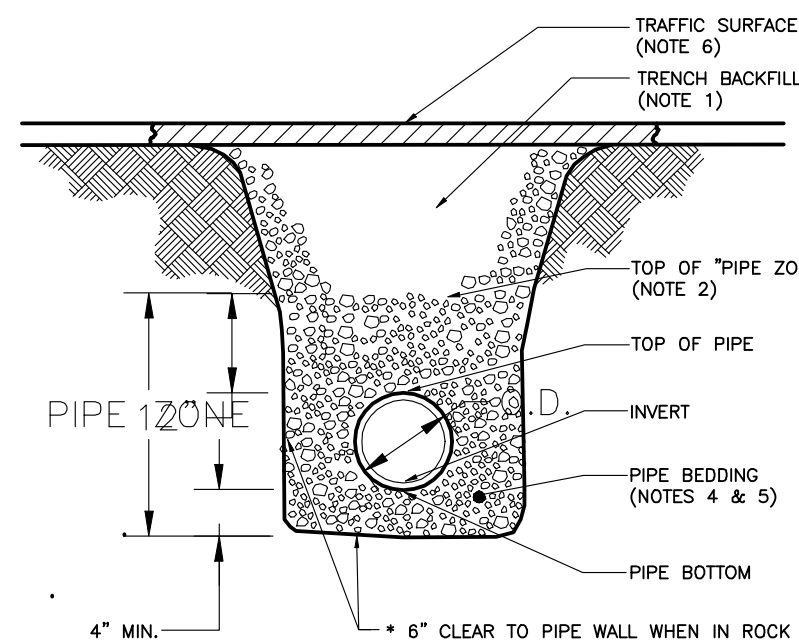
CLEANOUTS TO BE PLACED 5' OUTSIDE OF BUILDING - SEE BUILDING PLUMBING PLANS  
ALL CLEANOUTS AND MANHOLE FRAMES/LIDS TO BE TRAFFIC BEARING IN VEHICULAR AREAS.



 IF YOU DIG TENNESSEE...  
CALL US FIRST!  
1-800-351-1111  
1-615-366-1987  
TENNESSEE ONE CALL  
IT'S THE LAW

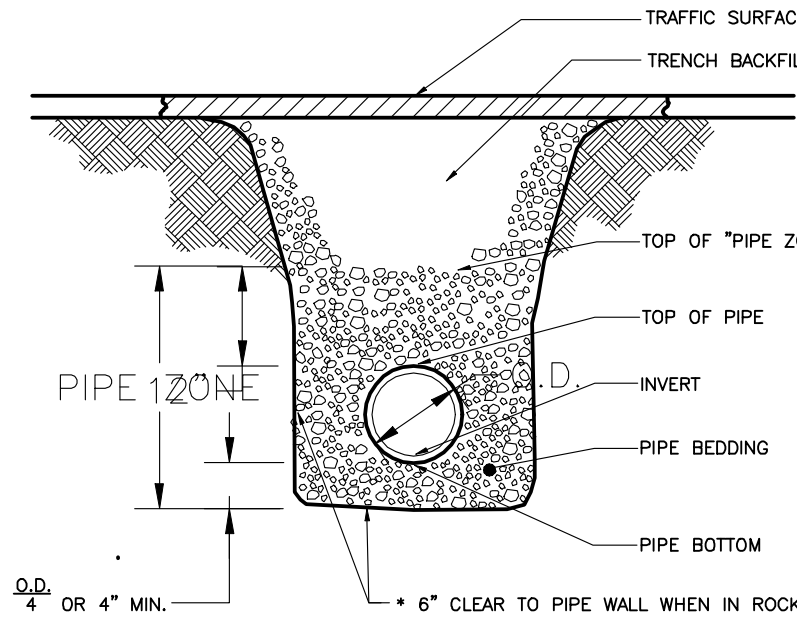


- NOTES:
1. BACKFILL MATERIAL SHALL CONSIST OF CRUSHED STONE (#57 OR #67). PIPE ZONE \* EXTENDS TO 12" ABOVE TOP OF PIPE BACKFILL.
  2. PIPE ZONE TO BE CRUSHED STONE, GRAVEL OR OTHER GRANULAR MATERIAL. MINIMUM TRENCH WIDTH AT TOP OF PIPE ZONE TO O.D. + 6".
  3. UNLESS PERMITTED OTHERWISE, PIPE ZONE SHALL BE 12" MINIMUM DEPTH.
  4. PIPE BEDDING IS TO BE CRUSHED STONE, GRAVEL OR GRANULAR MATERIAL AS APPROVED BY ENGINEER. DEPTH UNDER END OF PIPE TO BE 18" MIN. IF PIPE DIA. 48" OR GREATER. \*
  5. PIPE IS TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE. BELLS TO BE EXPOSED AT BELL HEADS. BELLS ARE SUCH THAT NO BEARING LOAD IS TAKEN BY THE BELL.
  6. TRENCH SURFACE TO BE REFINISHED TO EXISTING CONDITIONS OR PROPOSED TYPICAL HEAVY OR LIGHT DUTY PAVEMENT PER DETAILS.



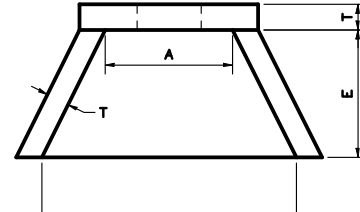
**SEWER LINE INSTALLATION**  
**IN TRAFFIC AREAS**  
NOT TO SCALE

- NOTE :  
SEE PROJECT SPECIFICATIONS FOR TRENCHING BEDDING,  
PIPELAYING, BACKFILLING, TRAFFIC SURFACE REPAIR AND  
OTHER PERTINANT REQUIREMENTS IN TRAFFIC AREAS .

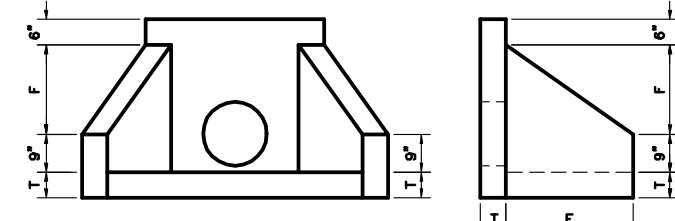


**WATER LINE INSTALLATION**  
**IN TRAFFIC AREAS**  
NOT TO SCALE

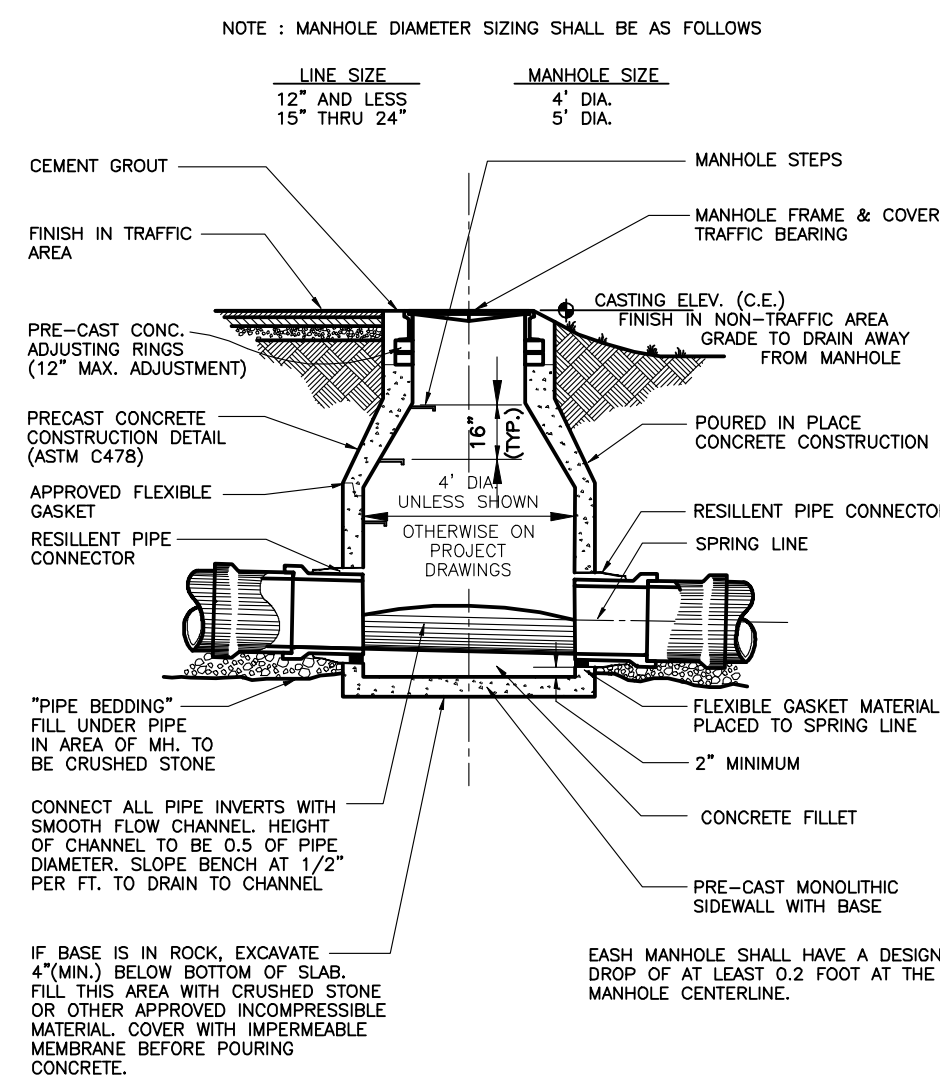
| PIPE SIZES | A                | D     | E      | F  | (MIN) |
|------------|------------------|-------|--------|----|-------|
| 15"        | 2'-6 1/2"-5'-0"  | 2'-6" | 1'-9"  | 6" |       |
| 18"        | 2'-6 1/2"-5'-0"  | 2'-6" | 1'-9"  | 6" |       |
| 21"        | 2'-6 1/2"-5'-0"  | 2'-6" | 1'-9"  | 6" |       |
| 24"        | 4'-0 1/2"-6'-6"  | 3'-0" | 3'-3"  | 6" |       |
| 30"        | 4'-0 1/2"-6'-6"  | 3'-0" | 3'-3"  | 6" |       |
| 36"        | 5'-8 1/2"-8'-0"  | 3'-6" | 4'-5"  | 6" |       |
| 42"        | 5'-8 1/2"-8'-0"  | 3'-6" | 4'-5"  | 6" |       |
| 48"        | 5'-8 1/2"-8'-0"  | 3'-6" | 4'-5"  | 6" |       |
| 54"        | 7'-0 1/2"-9'-3"  | 4'-6" | 5'-9"  | 6" |       |
| 60"        | 7'-0 1/2"-9'-3"  | 4'-6" | 5'-9"  | 6" |       |
| 66"        | 8'-8 1/2"-11'-0" | 5'-6" | 6'-11" | 6" |       |
| 72"        | 8'-8 1/2"-11'-0" | 5'-6" | 6'-11" | 6" |       |



CONCRETE: 4000 PSI AT 28 DAYS  
REINFORCED WITH NO. 4 BARS 10" C/C/  
EACH WAY WITH WINGS AND TOE SLAB  
DOWELLED TO HEADWALL WITH NO. 5  
BARS.  
3/4" CHAMFER ON ALL EXPOSED EDGES.



**CONCRETE HEADWALL**  
NOT TO SCALE

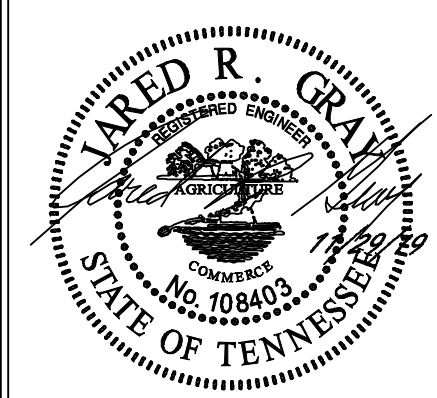


**STANDARD MANHOLE**  
(PRE-CAST AND POURED IN PLACE CONSTRUCTION)

1. THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL NOTIFY THE APPROPRIATE ENTITIES AND WATER AUTHORITY 48 HOURS PRIOR TO COMMENCING ANY WORK ON THE SANITARY SEWER LINE EXTENSIONS.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LINES AND APPURTENANCES WILL BE IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS OF THE WATER AUTHORITY.
3. ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED FROM PROVIDER PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
4. THE SANITARY SEWER LINE WORK SHALL BE APPROVED BY THE CITY OF COLUMBIA.
5. NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM MAY BE PERMITTED UNTIL THE NEW SANITARY SEWER WORK IS APPROVED BY THE APPROPRIATE ENTITIES & DWA.
6. TEN-FOOT MINIMUM HORIZONTAL SEPARATION TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES WHEREVER POSSIBLE.
7. ALL SANITARY SEWER SERVICES WILL BE WYE-CONNECTED TO 8-INCH MAIN LINE.
8. SANITARY SEWER SERVICES MAY BE EXTENDED FROM MANHOLES AT THE END OF A SEWER LINE ONLY.
9. CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF THE EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES, AND AROUND ALL UTILITIES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES AND LINES, THE ELECTRIC AND/OR GAS COMPANY SHALL BE NOTIFIED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES AND LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT EQUAL LOCATION OF THOSE UTILITIES MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBstantiate OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES, INCLUDING PUBLIC LINES.
11. EXISTING LOCATIONS AND LENGTHS OF 4-INCH SANITARY SEWER SERVICE LINES, SEE THIS SHEET.
12. SANITARY SEWER SERVICE LINES THAT SERVE LOTS ON ROADWAYS'S LOWER SIDE SHALL BE CONSTRUCTED ON A SLOPE OF 2.00% UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
13. ALL SANITARY SEWER MAINS SHALL BE REQUIRED TO PASS A LOW PRESSURE AIR TEST.
14. ALL MANHOLES SHALL BE VACUUM TESTED AS PER AGENCY STANDARDS.
15. "AS BUILT" DRAWINGS REQUIRED; SEE AUTHORITIES' STANDARD SPECIFICATIONS.
16. ALL MANHOLES TO HAVE 12" SCHED. BEARING FRAMES AND COVERS UNLESS NOTED OTHERWISE ON THE PLAN/PROFILE SHEET.
17. EXISTING CONDITIONS SHOWN TAKEN FROM BARGE CAUTHEN ASSOCIATES, INC. CIVIL DESIGN CONSULTANTS LLC, ASSUMES NO LIABILITY AS TO ITS ACCURACY. CONTRACTOR TO VERIFY PROPOSED LENGTHS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

1. ALL WATER LINE CONSTRUCTION AND MATERIALS WILL BE IN STRICT COMPLIANCE WITH THE CURRENT APPROVED SPECIFICATIONS FOR SUCH WORK FOR THE APPLICABLE WATER AUTHORITY DISTRICT AS ON FILE WITH THE TENNESSEE DEPARTMENT OF HEALTH AND ENVIRONMENT, DIVISION OF WATER QUALITY CONTROL.
2. BEFORE ANY WATER LINE WORK IS INITIATED ON THIS PROJECT, THE WATER AUTHORITY DISTRICT SHOULD BE CONTACTED BY THE CONTRACTOR AND REQUESTED THAT THE AGENCY SATISFIED UPON COMPLETION OF WATER LINE INSTALLATION, LINE DISINFECTION AND PRESSURE TESTING WILL BE DONE BY THE CONTRACTOR UNDER THE INSPECTION OF THE MALLORY VALLEY UTILITY DISTRICT. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COSTS OF REASONABLE INSPECTION FEES OF THE APPLICABLE WATER AUTHORITY.
3. ANY AND ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST OF SAME BORNE BY THE CONTRACTOR.
4. WATER LINE CONSTRUCTION IS TO BE COMPLETED EXCEPT FOR ACTUAL CONNECTIONS TO EXISTING WATER LINE. AT LEAST 72 HOURS PRIOR TO CONNECTING PROPOSED WATER LINE TO THE SYSTEM, THE CONTRACTOR WILL NOTIFY THE WATER AUTHORITY AND COORDINATE METHOD OF CONNECTION AND TIME TO SHUT DOWN EXISTING WATER LINE, IF REQUIRED.
5. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
6. WATER LINE MATERIAL WILL BE DUCTILE IRON PIPE, PRESSURE CLASS #52.
7. ALL BENDS, TEES, CROSSES, PLUGS, PRESSURE CONNECTIONS, ETC., SHALL BE BACKED UP AND ANCHORED WITH CONCRETE BLOCKING.
8. EACH INDIVIDUAL DOMESTIC LINE SERVICE SHALL HAVE ITS OWN METER AND VALVE BOX PER APPLICABLE WATER AUTHORITY SPECIFICATIONS.

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN WILL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE APPROPRIATE CITY AUTHORITY, UTILITY PROVIDER & STATE AGENCY.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY AND STATE BUILDING LAWS, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR AS A RESULT OF SUCH EXISTING UTILITIES, FULL REPAIR WILL BE THE DUTY OF THE CONTRACTOR AND WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC. AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION PROVIDED, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES; HOWEVER THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN SUCH CASES WHERE THE EXACT LOCATION OF EXISTING UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND ELECTRICAL/TELEPHONE WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
6. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. A PRACTICE AND FILL MATERIAL PROVIDED BY THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING WILL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
7. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 95% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
8. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
9. SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR FINISHED GRADE.
10. ALL UNPAVED AREAS SHALL HAVE A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE SPECIFIED OR REQUIRED IN SITE SPECIFIC AREAS. ALL SLOPES 3:1 OR GREATER SHALL HAVE REINFORCEMENT MATTING TO PROTECT AGAINST EROSION.



# COLUMBIA STATE STUDIO HOUSING

HAMPSHIRE PIKE/US HWY 412/SR 99  
MAURY COUNTY, COLUMBIA TENNESSEE

# GRADING\ DRAINAGE\ EROSION CONTROL & UTILITY PLAN

## REVISIONS

DESIGNED BY: J. GRAY

DRAWN BY: | CRAY

|  |  |
|--|--|
|  |  |
|  |  |

|  |  |
|--|--|
|  |  |
|  |  |

SCALE: AS SHOWN

DATE: JUNE 10, 2019

JOB NO. WK. ORDER

2019-12 001

SHEET NO.

22

20



STAGE #1: SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. STRAW CHECK DAMS AND INLET PROTECTION AROUND ALL EXISTING DRAINAGE STRUCTURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. TREE PROTECTION, IF REQUIRED BY LANDSCAPE PLAN, IS TO BE INSTALLED AT THIS TIME. A GRADING PERMIT CAN BE OBTAINED FROM COUNTY STORMWATER DEPARTMENT AFTER STAGE #1 HAS PASSED THEIR INSPECTION.

STAGE #2: CONSTRUCT SILT IMPROVEMENTS PROVIDING INLET PROTECTION AND ALL OTHER EROSION CONTROL MEASURES AS THE DRAINAGE SYSTEM IS CONSTRUCTED.

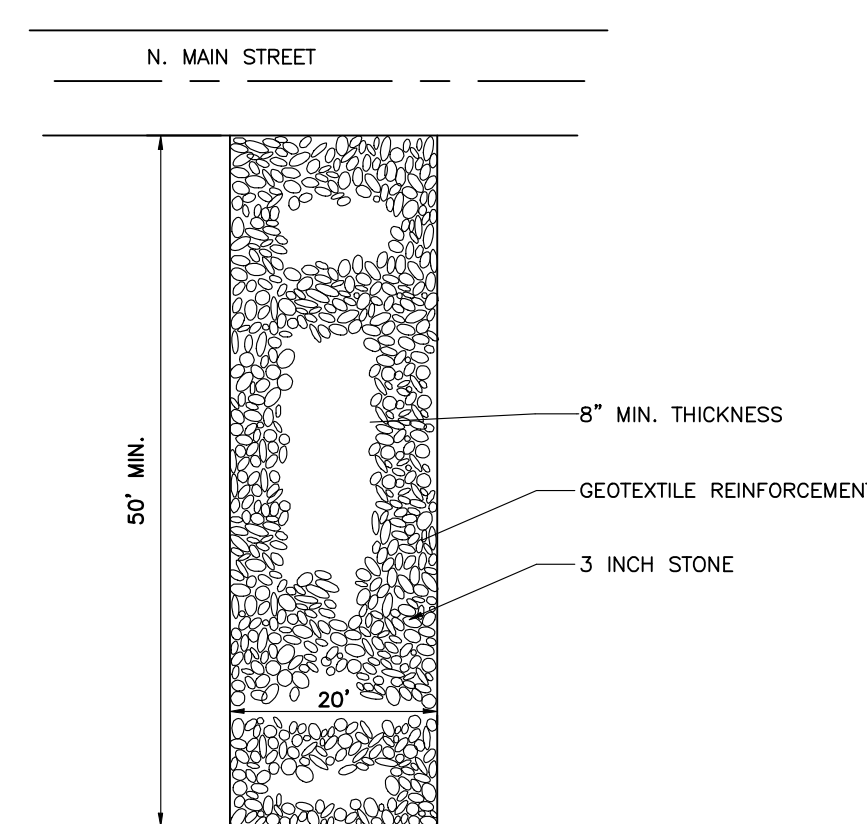
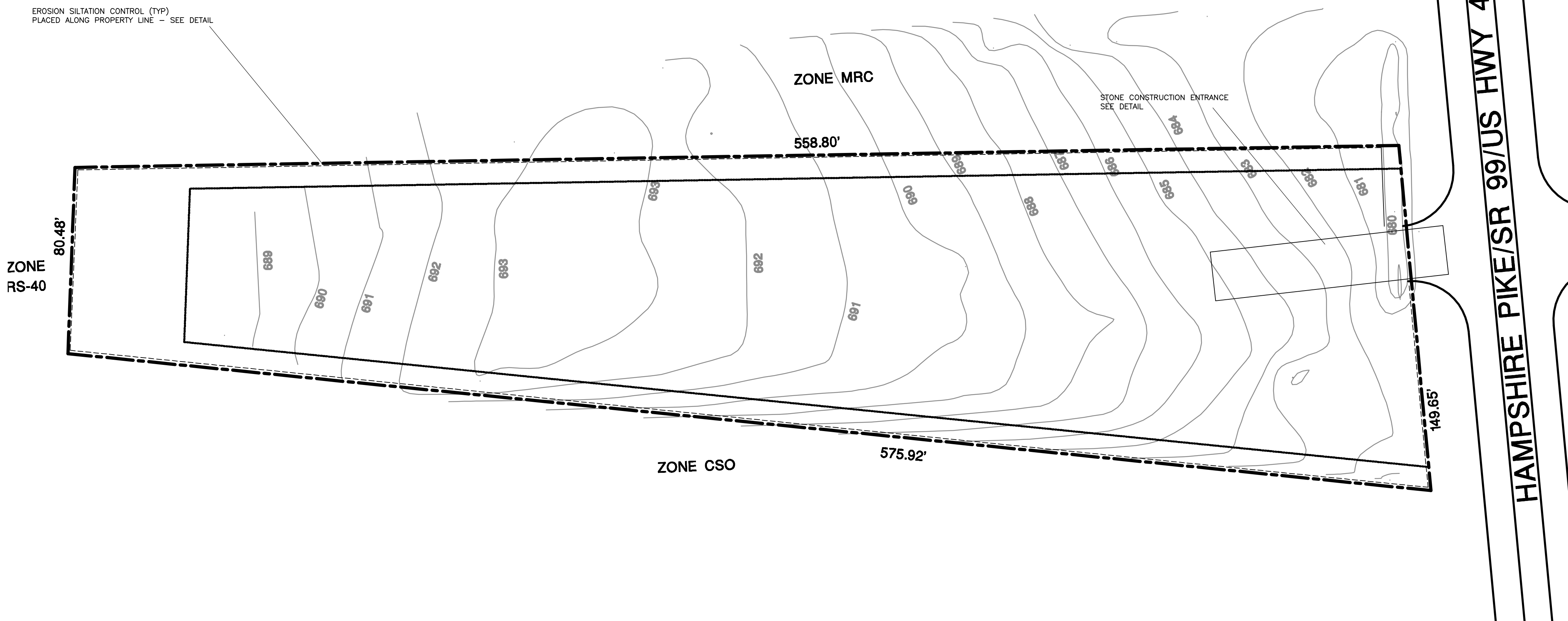
STAGE #3: REMOVE EROSION CONTROL DEVICES ONLY UPON APPROVAL FROM THE ENGINEER.

Corey R. May 6-10-19  
EROSION CONTROL SPECIALIST DATE

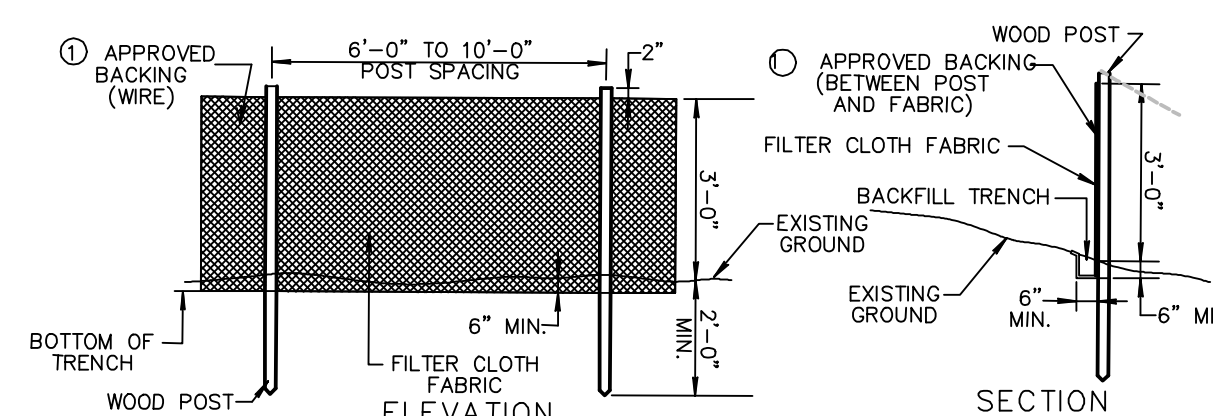

6-10-19  
 ENGINEER DATE

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. EROSION CONTROL SHOWN THUS ---- ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS, FENCING IS TO BE PLACED IN TRENCH AND FIRMLY ANCHORED TO THE GROUND WITH STAKES AS SHOWN IN DETAIL.
6. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
7. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 10 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
8. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSSED AREAS OF THE PROJECT.
9. STONE ACROSS DITCHES TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. RAMP IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.
11. ALL STEEP SLOPES SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
12. SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AFTER FINAL STABILIZATION.

CONTRACTOR SHALL ERECT AND MAINTAIN A SUITABLE CONCRETE WASH DOWN AREA THROUGHOUT CONSTRUCTION. DETAIL SHALL BE APPROVED BY ENGINEER AND CITY PRIOR TO START OF CONSTRUCTION.



**STONE CONSTRUCTION ENTRANCE**  
NOT TO SCALE

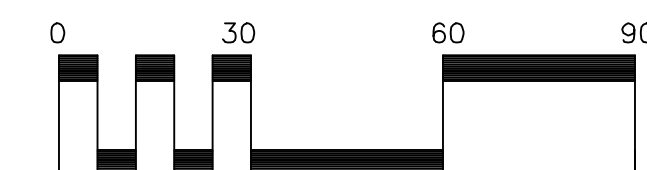


② A PREASSEMBLED SILT FENCE MEETING THE REQUIREMENTS OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE.

NOT TO SCALE



**IF YOU DIG TENNESSEE...  
CALL US FIRST!  
1-800-351-1111  
1-615-366-1987  
TENNESSEE ONE CALL  
IT'S THE LAW**



**CIVIL DESIGN CONSULTANTS, LLC**  
CIVIL ENGINEERS • LAND PLANNERS  
CIVIL-DESIGN-CONSULTANTS, LLC  
8170 COLEY DAVIS RD., NASHVILLE, TN. 37221  
PHONE: (615) 319-2734/MAIL: CIVILDESIGNCONSULTANTS@BELL.SOUTH.NET



# COLUMBIA STATE STUDIO HOUSING

HAMPSHIRE PIKE/US HWY 412/SR 99  
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN INITIAL

## REVISIONS

DESIGNED BY: J. GRAY

DRAWN BY: J. GRAY

APPROVED BY: J. GRAY

CALE: As Shown

DATE: JUNE 10, 2019

|         |     |       |
|---------|-----|-------|
| OB NO.  | WK. | ORDER |
| 2019-12 |     | 001   |

HEET NO.

C3



| EROSION CONTROL SCHEDULE: |                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STAGE #1:                 | SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. STRAW CHECK DAMS AND INLET PROTECTION AROUND ALL EXISTING DRAINAGE STRUCTURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. TREE PROTECTION, IF REQUIRED BY LANDSCAPE PLAN, IS TO BE INSTALLED AT THIS TIME. A GRADING PERMIT CAN BE OBTAINED FROM COUNTY STORMWATER DEPARTMENT AFTER STAGE #1 HAS PASSED THEIR INSPECTION. |
| STAGE #2:                 | CONSTRUCT SITE IMPROVEMENTS PROVIDING INLET PROTECTION AND ALL OTHER EROSION CONTROL MEASURES AS THE DRAINAGE SYSTEM IS CONSTRUCTED.                                                                                                                                                                                                                                                             |
| STAGE #3:                 | REMOVE EROSION CONTROL DEVICES ONLY UPON APPROVAL FROM THE ENGINEER.                                                                                                                                                                                                                                                                                                                             |

CONCRETE WASH DOWN AREA:

CONTRACTOR SHALL ERECT AND MAINTAIN A SUITABLE CONCRETE WASH DOWN AREA THROUGHOUT CONSTRUCTION. DETAIL SHALL BE APPROVED BY ENGINEER AND CITY PRIOR TO START OF CONSTRUCTION.

I, JARED GRAY, PE, CERTIFIED EROSION CONTROL SPECIALIST, HAVE REVIEWED THE PLAN FOR SUFFICIENT ON-SITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS. ADDITIONAL MEASURES MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.

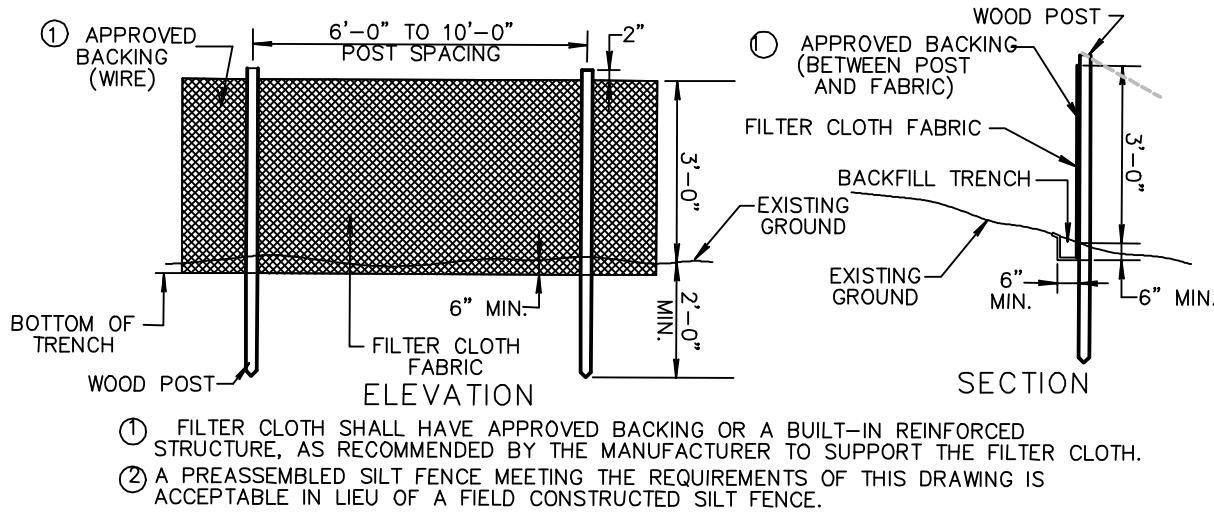
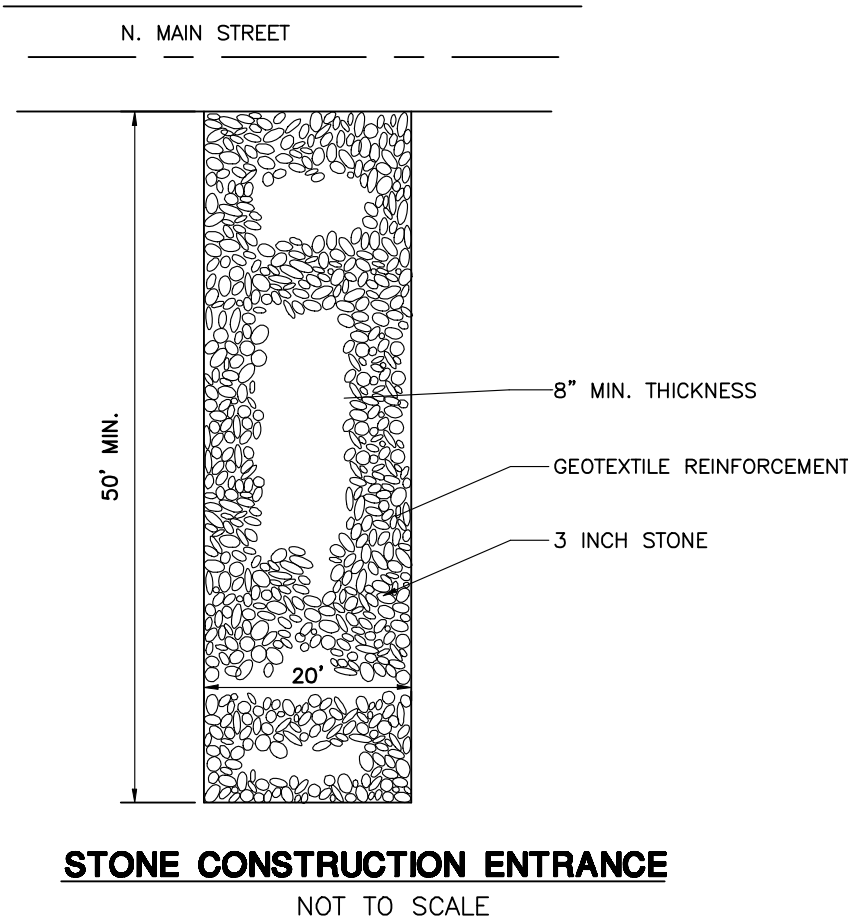
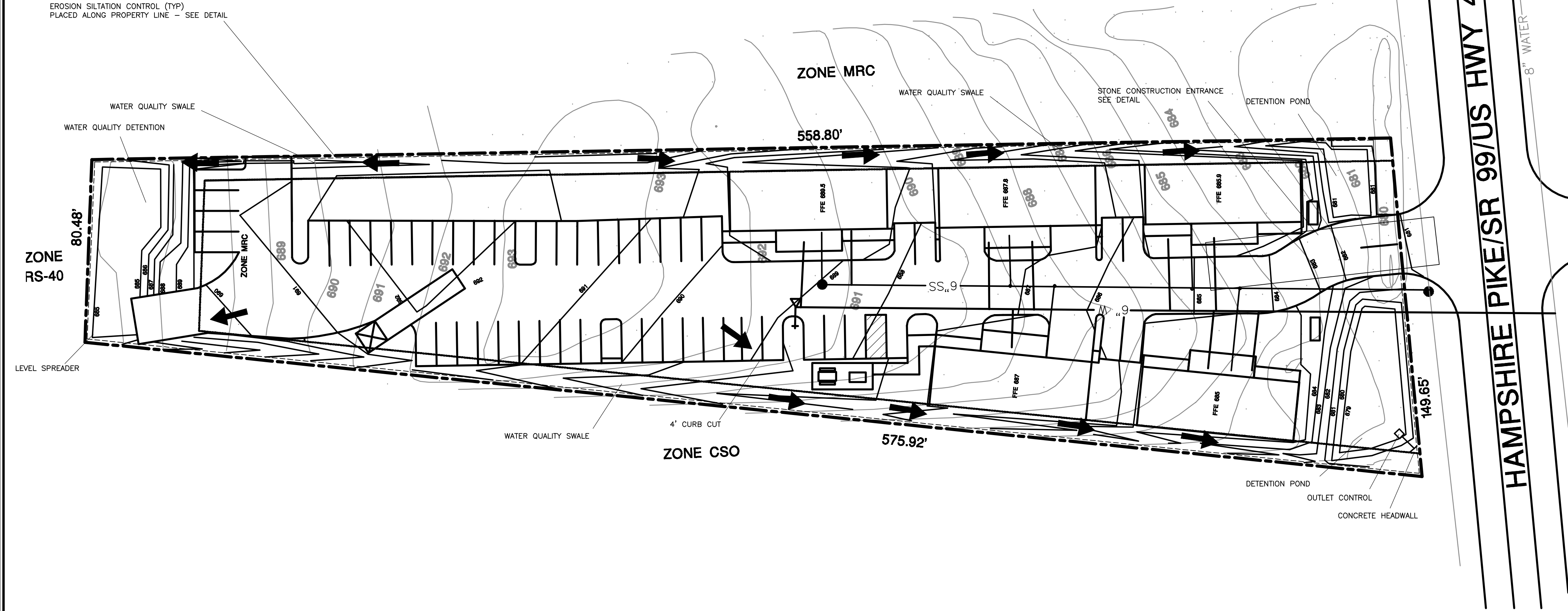
*Jared R. Gray* 6-10-19  
EROSION CONTROL SPECIALIST DATE

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES, AND A N.O.I. IS REQUIRED TO BE FILED WITH THE STATE OF TENNESSEE.

*Jared R. Gray* 6-10-19  
ENGINEER DATE

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. EROSION CONTROL SHOWN THUS - - - - ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. FENCING IS TO BE PLACED IN TRENCH AND FIRMLY ANCHORED TO THE GROUND WITH STAKES AS SHOWN IN DETAIL.
6. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
7. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
8. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSSED AREAS OF THE PROJECT.
9. A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. RAMP IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.
11. ALL STEEP SLOPES SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
12. SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AFTER FINAL STABILIZATION.



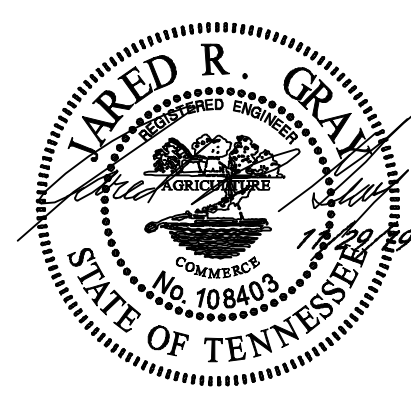
IF YOU DIG TENNESSEE...  
CALL US FIRST!  
1-800-351-1111  
1-615-366-1987  
TENNESSEE ONE CALL  
IT'S THE LAW



COLUMBIA STATE STUDIO HOUSING

HAMPSHIRE PIKE/US HWY 412/SR 99  
MAURY COUNTY, COLUMBIA TENNESSEE

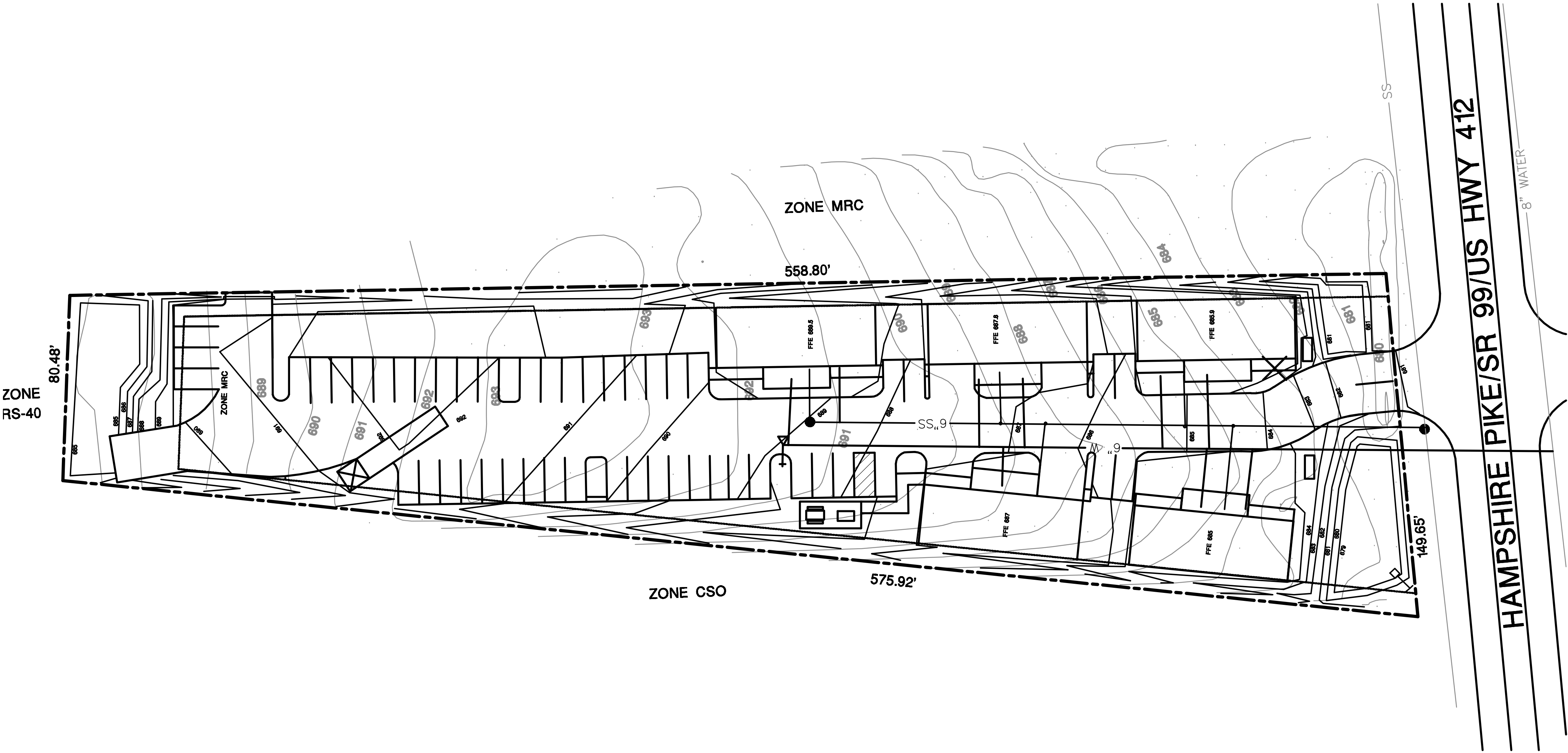
STORMWATER PLAN INTERMEDIATE



| REVISIONS    |               |
|--------------|---------------|
| DESIGNED BY: | J. GRAY       |
| DRAWN BY:    | J. GRAY       |
| APPROVED BY: | J. GRAY       |
| SCALE:       | As Shown      |
| DATE:        | JUNE 10, 2019 |
| JOB NO.      | WK. ORDER     |
| 2019-12      | 001           |
| SHEET NO.    |               |
| C4           |               |

CIVIL DESIGN CONSULTANTS, LLC  
CIVIL ENGINEERS • LAND SURVEYORS  
1000 N. 10TH ST., SUITE 200  
NASHVILLE, TN 37203  
TEL: 615-259-2244 FAX: 615-259-2245  
WWW.CIVILDCC.COM



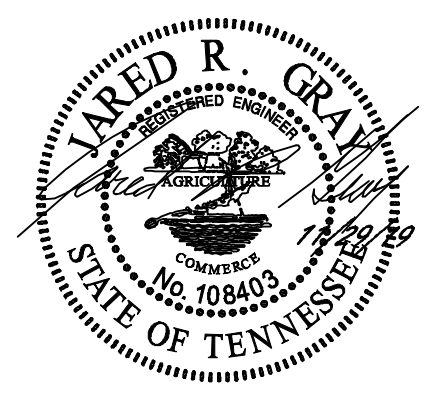
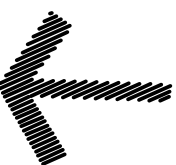
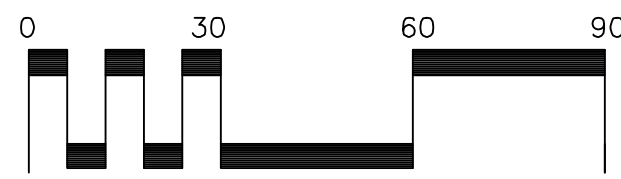


**STORMWATER MAINTENANCE NOTE:**

HOME OWNERS ASSOCIATION SHALL MAINTAIN STORMWATER FACILITIES AS PER  
REQUIRED BY TDEC AND THE CITY OF COLUMBIA AS NOTED IN THE  
RECORDED LONG TERM MAINTENANCE PLAN.



IF YOU DIG TENNESSEE...  
CALL US FIRST!  
1-800-351-1111  
1-615-366-1987  
TENNESSEE ONE CALL  
IT'S THE LAW



**COLUMBIA STATE STUDIO HOUSING**

HAMPshire PIKE/US HWY 412/SR 99  
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN FINAL

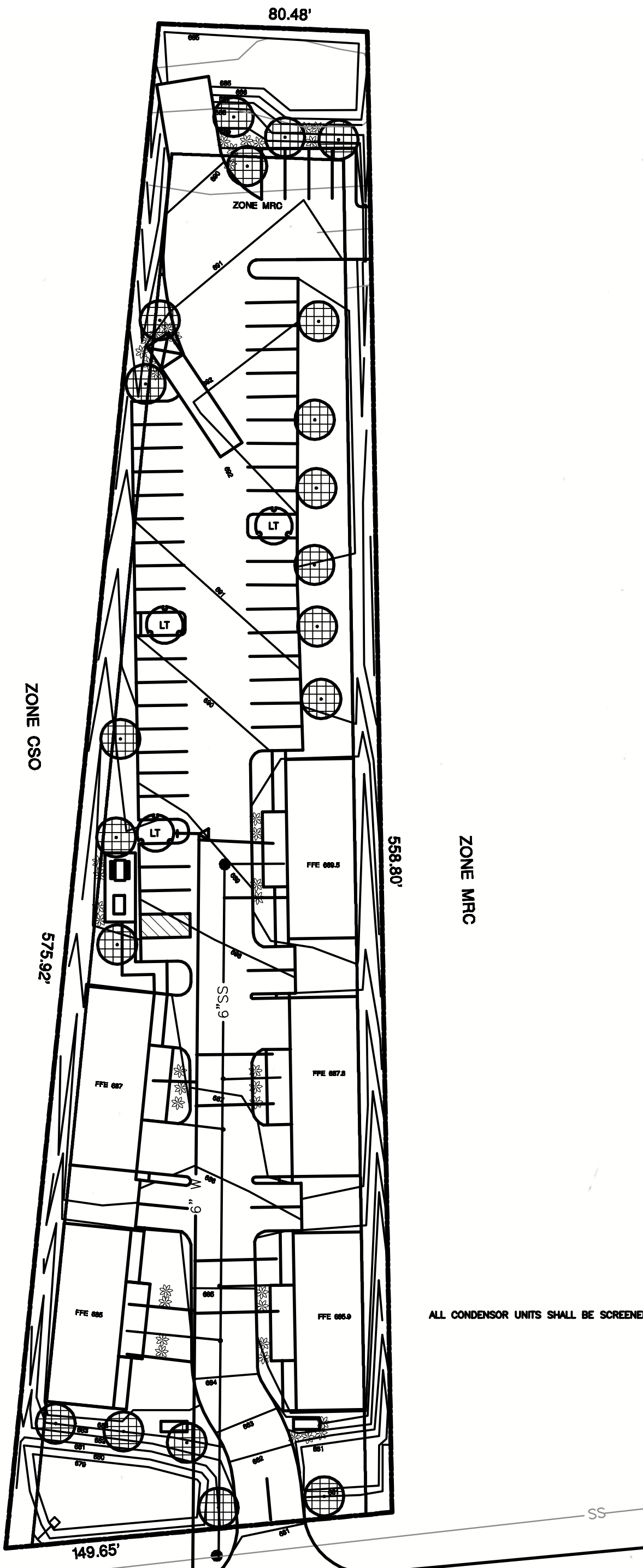
| REVISIONS    |               |
|--------------|---------------|
| DESIGNED BY: | J. GRAY       |
| DRAWN BY:    | J. GRAY       |
| APPROVED BY: | J. GRAY       |
| SCALE:       | As Shown      |
| DATE:        | JUNE 10, 2019 |
| JOB NO.      | WK. ORDER     |
| 2019-12      | 001           |

SHEET NO.  
**C5**



CIVIL DESIGN CONSULTANTS, LLC  
CIVIL ENGINEERS - LAND DEVELOPERS  
1000 N. 10TH AVE., SUITE 200  
COLUMBIA, TN 38401  
PHONE: 615-397-0500 FAX: 615-397-0501  
WWW.CIVILDESIGNCONSULTANTS.COM





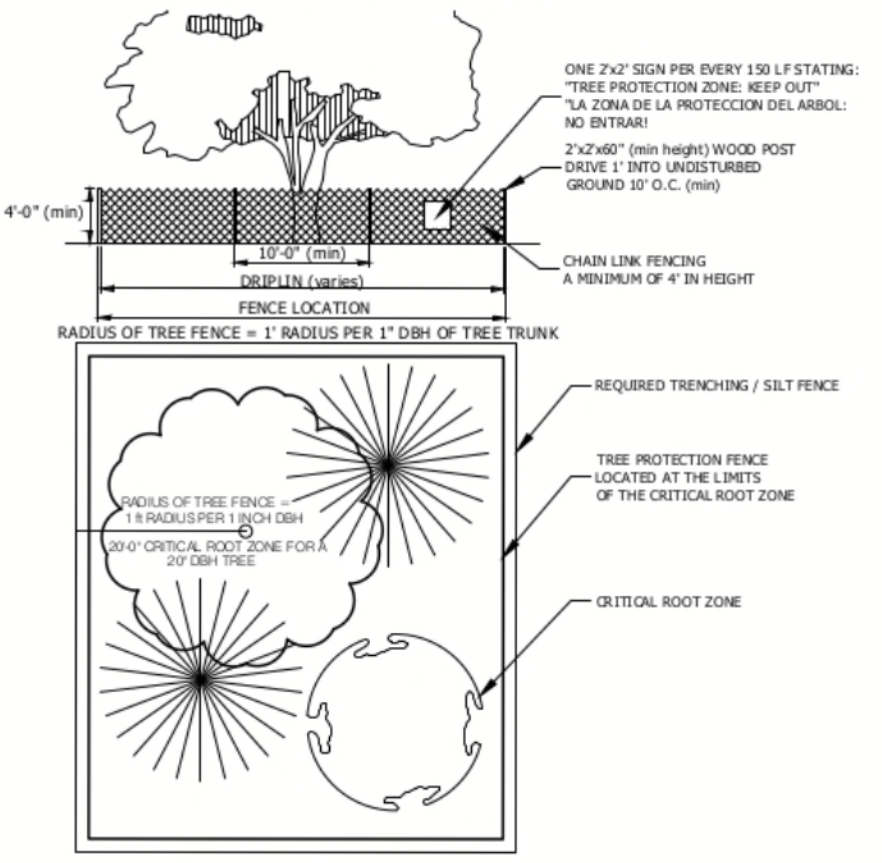
| PLANT SCHEDULE |      |                                                                                                                                                                  |          |         |        |
|----------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|--------|
| 2\"/>          | CODE | COMMON NAME (BOTANICAL NAME)                                                                                                                                     | CONT     | CAL     | SIZE   |
|                | IN   | Norfolk Island Holly (Ilex x 'Nelle R. Stevens')<br>Full to Base, Full Dense Form, See Tree Specifications                                                       | B & B    | 2\"/>   | 6\"/>  |
|                | ML   | Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'<br>Full to Base, Full Dense Form, See Tree Specifications                                            | B & B    | 3\"/>   | 10\"/> |
|                | ZS   | Green Vase Zelkova / Zelkova serrata 'Green Vase'<br>5\"/>                                                                                                       | B & B    | 3\"/>   | 14\"/> |
|                | AR   | October Glory Maple / Acer rubrum 'October Glory'<br>5\"/>                                                                                                       | B & B    | 3\"/>   | 14\"/> |
|                | LT   | Tulip Poplar / Liriodendron tulipifera<br>5\"/>                                                                                                                  | B & B    | 3\"/>   | 14\"/> |
|                | TG   | Green Giant Arborvitae / Thuja occidentalis 'Green Giant'<br>Full to Base, Full Dense Form, See Tree Specifications                                              | B & B    | 6\"/>   | 10\"/> |
|                | PH   | Blue Switch Grass / Pennisetum virginicum 'Heavy Metal'<br>Full, Heavy, Well Rooted                                                                              | #3 Cont. | 18\"/>  |        |
|                | VP   | Prague Viburnum / Viburnum x pragerae                                                                                                                            | 24\"/>   |         |        |
|                | PL   | Shrimp Laurel / Prunus laurocerasus 'Schipkaensis'<br>Heavy, Well Branched, Not sheered                                                                          | 24\"/>   |         |        |
|                | MA   | 'Sweet Thing' Magnolia / Magnolia virginiana 'Sweet Thing'<br>To Be Purchased from:<br>Boyd Nursery (931-668-8888)<br>or<br>Sleepy Hollow Nursery (931-668-3902) | 24\"/>   |         |        |
|                | CS   | 'Cardinal' Red-wing Dogwood / Cornus sericea 'Cardinal'<br>Full, Heavy                                                                                           | 24\"/>   |         |        |
| GROUND COVERS  |      |                                                                                                                                                                  |          |         |        |
| CODE           | QTY  | COMMON NAME (BOTANICAL NAME)                                                                                                                                     | CONT     | SPACING |        |
|                | MIX  | Blue/1000SP /<br>Tall Fescue Seed and Straw                                                                                                                      | seed     |         |        |
|                | EF   | Purple-leaf Winter Creeper / Euonymus fortunei 'Colorata'<br>Triangular Pattern, 30\"/>                                                                          | 1 Quart  | 30\"/>  |        |

**MISCELLANEOUS**  
Shredded Hardwood Bark Mulch, Minimum 4\"/>

**LANDSCAPE NOTES:**  
The objective of the landscape preparation and planting notes herein is to develop and preserve landscape material according to our landscape plan. Included in that goal is a standard of achieving optimum health, including growth and appearance of all ornamental landscape plants, while recognizing the unique growing environment presented by each planting location. The chosen landscape contractor must perform percolation tests in areas of planting, especially in areas where plants are to be installed that do not tolerate wet conditions. If it is observed that soils do not percolate well, the landscape architect and home owner are to be notified immediately and prior to any planting.

**PLANT INSTALLATION:**  
All planting beds within the drip line of existing trees are to be prepped with the addition of light topsoil amendments over the existing topsoil and vertical mulching. The vertical mulching should occur at 18\"/>

**5.2.7 Tree Protection During Construction**  
(1) Owner Responsibility  
During development, the owner or developer shall be responsible for the erection of all barriers necessary to protect any existing or installed trees from damage both during and after construction in accordance with the standards of this subsection.  
(2) Tree Protection Fencing  
(a) When Required  
All specimen trees, trees in a Tree Protection Zone, and trees intended for use as credit towards the landscaping standards of this chapter shall be protected in accordance with this subsection before grading of other land disturbing activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of DBH, so that each tree's drip-line is protected, but not less than five feet from the trunk. The Codes Department shall consider existing site conditions in determining the exact location of any tree protection fencing.  
(b) Type of Fencing  
All fencing required by this subsection shall be chain link fencing at least four feet in height, and secured using appropriate posts spaced no more than ten feet apart. Such chain link fencing is not required to be coated.  
(c) Signage  
Signs shall be installed on the tree protection fence visible on all sides of the fence area at a rate of at least one sign for every 150 linear feet. The standard sign must be a minimum of two feet by two feet and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE - KEEP OUT"  
(d) Fencing Prior to Clearing Activities  
The removal of trees adjacent to tree use areas can cause inadvertent damage to the protected trees. Prior to clearing activities, branches with a minimum depth of 1/2 inches shall be cut along the lines of the distance, so as to cut, rather than tear tree roots.  
(e) Inspection  
All tree protection measures shall be inspected and approved by the Codes Department prior to the start of any land disturbing activities. Failure to have tree protection measures prior to the commencement of construction is a violation of this ordinance.  
(f) When Required  
The tree protection fencing shall be clearly shown on the Site Plan. No construction, grading, equipment or material storage of any other activity shall be allowed within the fenced area except in accordance with the standards in Subsection 5.2.7 (3), Encroachments into Root Zones. Fencing shall be maintained until the land disturbing activities are complete.



CHAINLINK TREE PROTECTION FENCE

- Bio-Retention Notes:**
- Verify that the bio retention areas have been constructed in compliance of the requirements of the Construction Documents prior to beginning work.
  - Care shall be taken to minimize compaction to soils within the limits of the bio retention area(s).
  - No machinery (other than walk behind rock-tillers) shall be used within the limits of the bio retention area(s).
  - Dig a test percolation pit 1'x1'x1' deep and fill with water. Monitor to verify that all water has drained from the pit within a 24 hour period. If water remains after 24 hours, cease all work on the bio retention area and contact Civil Engineer for further instructions.
  - The work required for construction of the bio-retention area(s) consists of removal of weeds, preparation of planting areas, mulching and clean up.
  - Contractor is responsible for keeping Bio-Retention area free from sediment resulting from storm-water runoff.
  - The Contractor shall conduct all site preparation activities to not allow "sediment loss" to the Bio-Retention Areas.
  - Provide or verify installation of a silt fence prior to commencement of construction around the circumference of the Bio-Retention areas.
  - Begin construction of Bio-Retention basins after adjacent areas have been stabilized with stone or vegetation.
  - Comply with the Water Quality Control Act of 1971, including revisions, and other applicable laws, ordinances, and regulations.
  - The Contractor shall correct, at his own expense, any work that does not comply with the requirements of the Contract.
  - The Contractor shall assume responsibility for protection of public streets, curbs, and utilities from damages from the Contractor's operations. Plan work to avoid ponding, flooding, and sediment loss on site and upon adjacent property.
  - Meet the requirements of all rules and regulations governing the respective utilities. Protect active utilities from damage during construction.
  - If active utilities are encountered in the course of excavation other than those indicated on the Survey, protect them from damage and relocate them in accordance with the Engineer's written instruction. Remove inactive utilities if such are encountered.
  - The finish surface shall be free from any lumps of earth, rocks, stones, debris, or other improper materials, no trees, trunks, shrubs, stumps, underground, or building rubbish will be permitted in the grading.
  - Remove weeds with three applications (at 2 week intervals) of a systemic herbicide such as Roundup during the period that weeds are actively growing and prior to preparing the bio retention area for planting.
  - Scarily top 6\"/>

**SUBSTITUTION NOTE**  
1. Requirements shown are as per City Zoning Ordinance.  
Substitutions are not allowed unless approved by Heibert + Ball, Land Design.  
2. After installation, the landscape will be maintained by the owner.  
3. Additional screening may be required if the inspection for the release of the performance bond reveals that the screening is not effective.

**TO AVOID OVERHEAD UTILITY CONFLICTS:**  
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact CDC LLC, 615-638-8207 immediately for coordination and field adjustment.

**TO AVOID OVERHEAD LIGHT POLE CONFLICTS:**  
In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert + Ball, Land Design immediately for coordination and field adjustment.

**UTILITY SCREEN**  
All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert + Ball, Land Design for screening recommendations.

**PLANT STANDARDS**  
The standards set forth in 'American Standard for Nursery Stock' represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

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

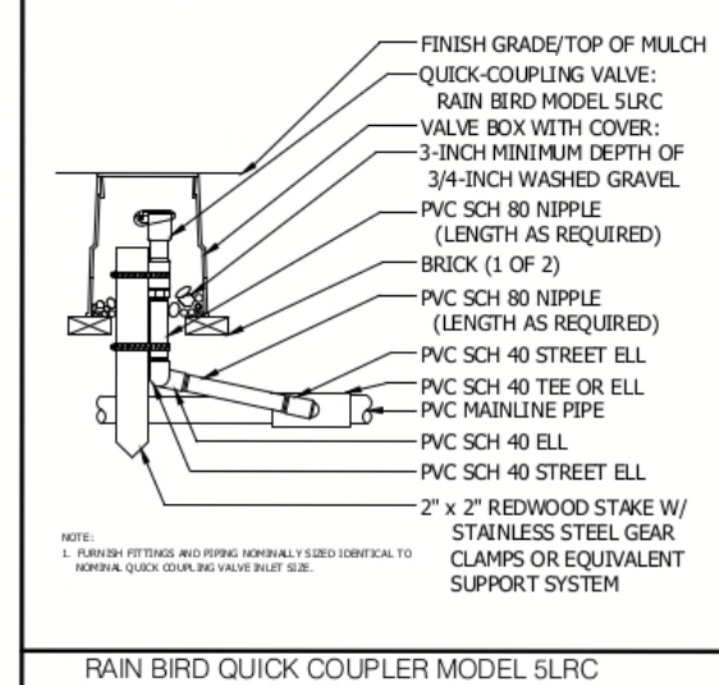
**DEFICIENCIES NOT ACCEPTED:**  
1. Tip dieback on 5% of branches  
2. Crown thin/sparsely foliated  
3. Included bark  
4. Major Branches touching  
5. Asymmetrical branching

**LANDSCAPE SHALL NOT OBSTRUCT VISIBILITY OR ACCESS TO FIRE PROTECTION EQUIPMENT INCLUDING, BUT NOT LIMITED TO: FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS**

**City Landscape Notes:**  
1. The Owner shall submit a Certificate of Landscape Compliance to the Building and Codes Department upon completion of the landscape installation.  
2. Upon submittal of a Certificate of Landscape Compliance contact Building and Codes to schedule a Landscape Inspection.  
3. No Certificate of Occupancy shall be issued until all landscape materials are in place in substantial compliance with the approved landscape plan.  
4. All trees and shrubs shall be tagged according to species. Tags shall not be removed until after the Site Inspection for the issuance of a Certificate of Occupancy.  
5. Any plant material that dies, turns brown or defoliates shall be replaced within one year or by the next growing season, whichever comes first. Other defective landscape material shall be replaced within three months.  
6. All trees shall be straight trunked, full headed and meet all requirements specified. All trees and shrubs must be container grown or balled and burlapped with sizes indicated on the plant schedule on the approved plans. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the size standards set forth in the American Standards for Nursery Stock, current edition.  
7. All required deciduous trees shall be a minimum of 2\"/>

**ENGINEER:**  
MR. JARED GRAY, PE  
CIVIL DESIGN CONSULTANTS, LLC  
8170 COLEY DAVIS ROAD  
NASHVILLE, TN 37221  
615-638-8207

**IF YOU DIG TENNESSEE... CALL US FIRST!**  
1-800-351-1111  
1-615-366-1987  
TENNESSEE ONE CALL IT'S THE LAW



IRRIGATION TO BE PROVIDED BY HOSE/BIB BACKFLOW PREVENTOR, QUICK COUPLER, SLEEVES, & MAINLINE TO BE PROVIDED

1 QUICK COUPLER  
NTS

**CIVIL DESIGN CONSULTANTS, LLC**  
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS  
8170 COLEY DAVIS ROAD, NASHVILLE, TN 37221  
PHONE: 615-366-1987 FAX: 615-366-1988

**COLUMBIA STATE STUDIO HOUSING**  
HAMPSHIRE PIKE/US HWY 412/SR 99  
MAURY COUNTY, COLUMBIA TENNESSEE

**LANDSCAPE ARCHITECTURE PLAN**

**DESIGNED BY:** J. GRAY  
**DRAWN BY:** J. GRAY  
**APPROVED BY:** J. GRAY

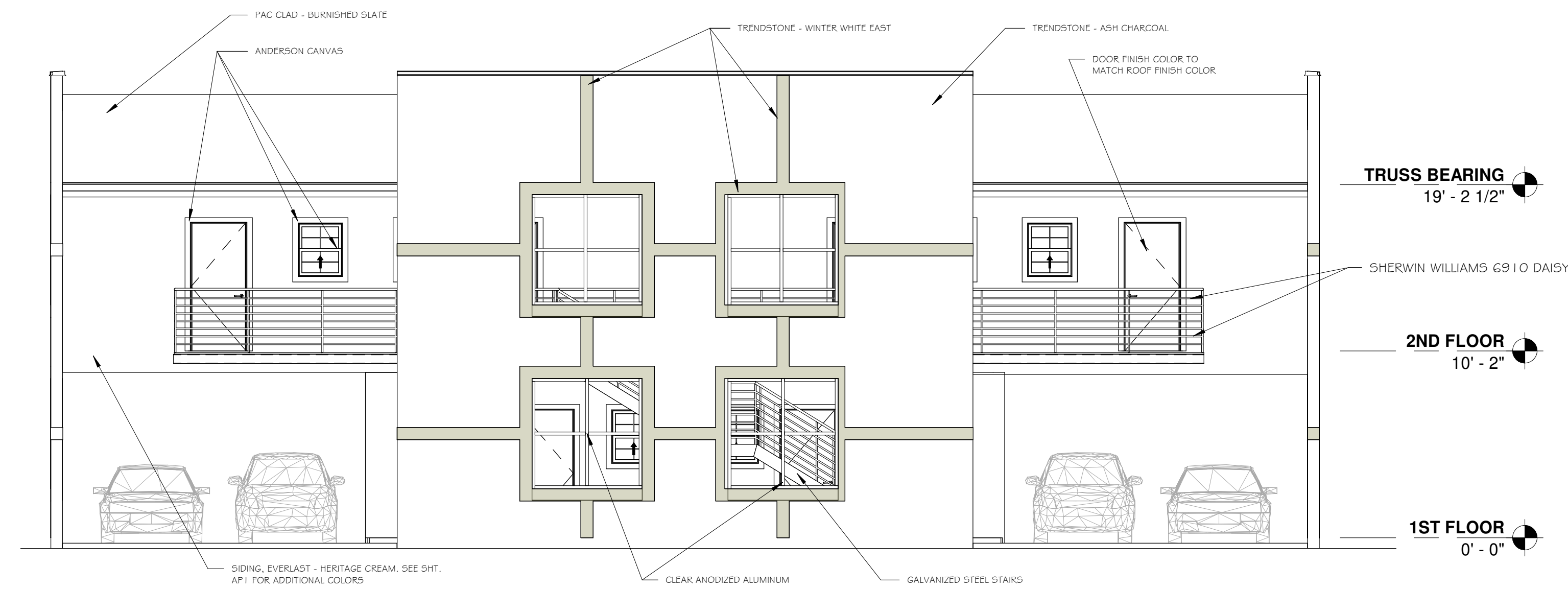
**SCALE:** AS SHOWN  
**DATE:** 6-13-19  
**JOB NO. WK. ORDER**  
**19-012 001**

**SHEET NO.**  
**L1**

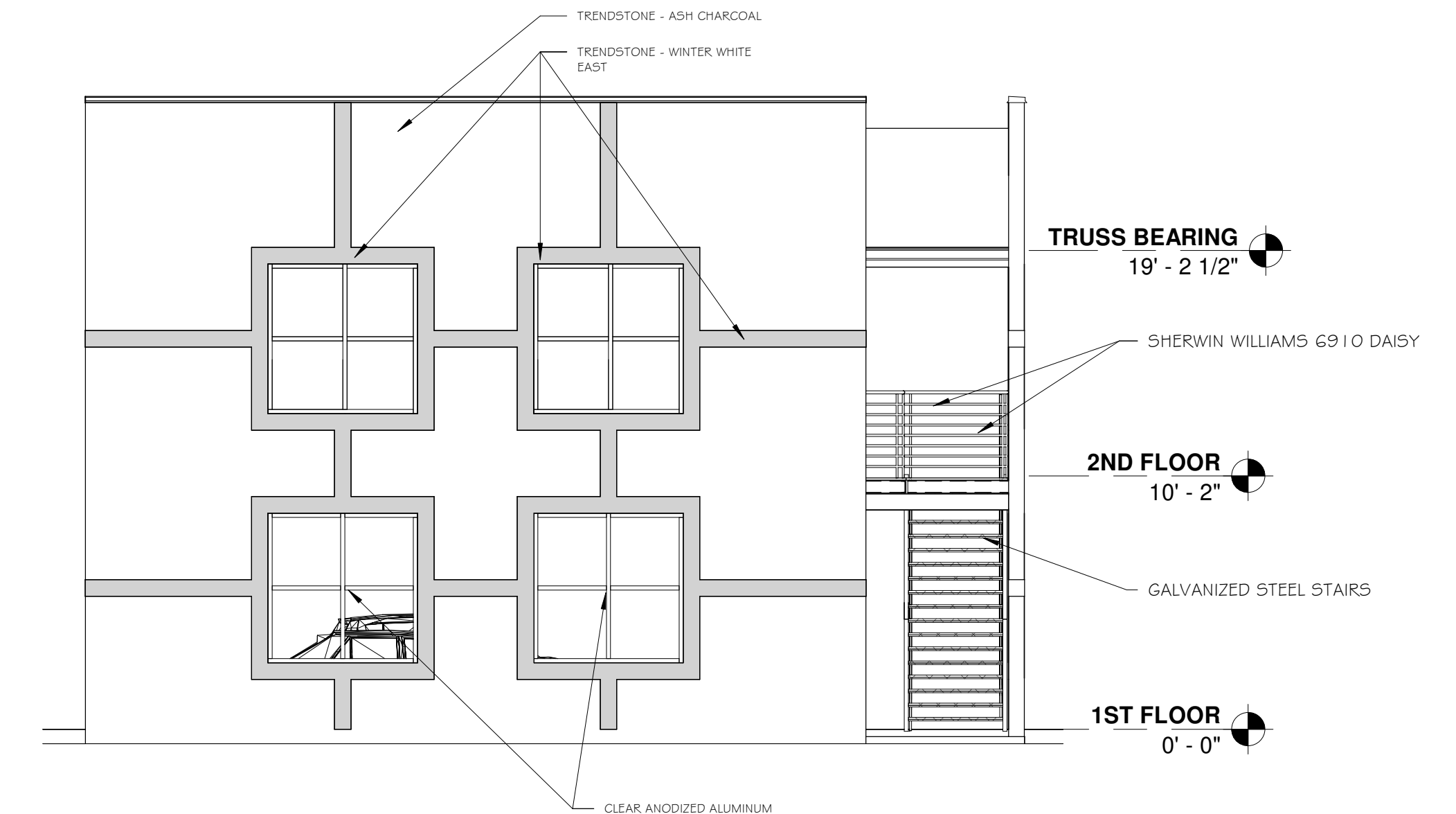
**REVISIONS**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

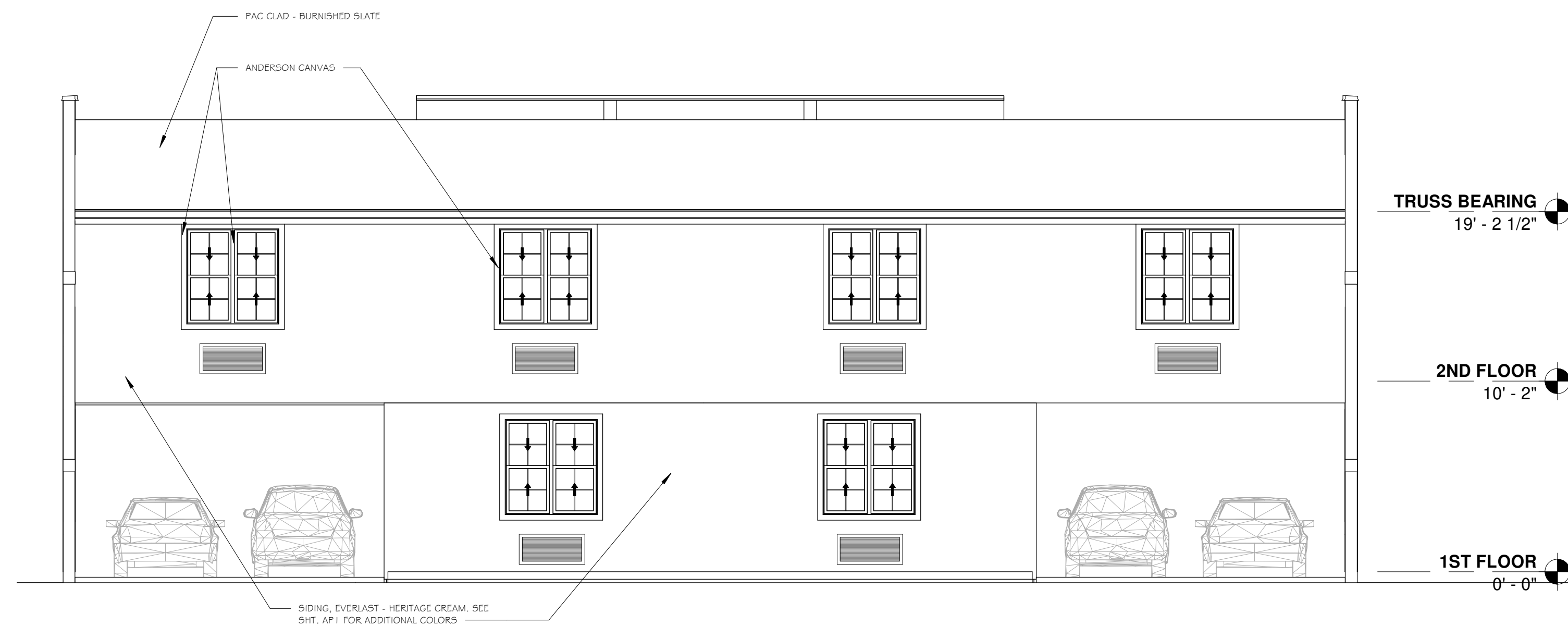




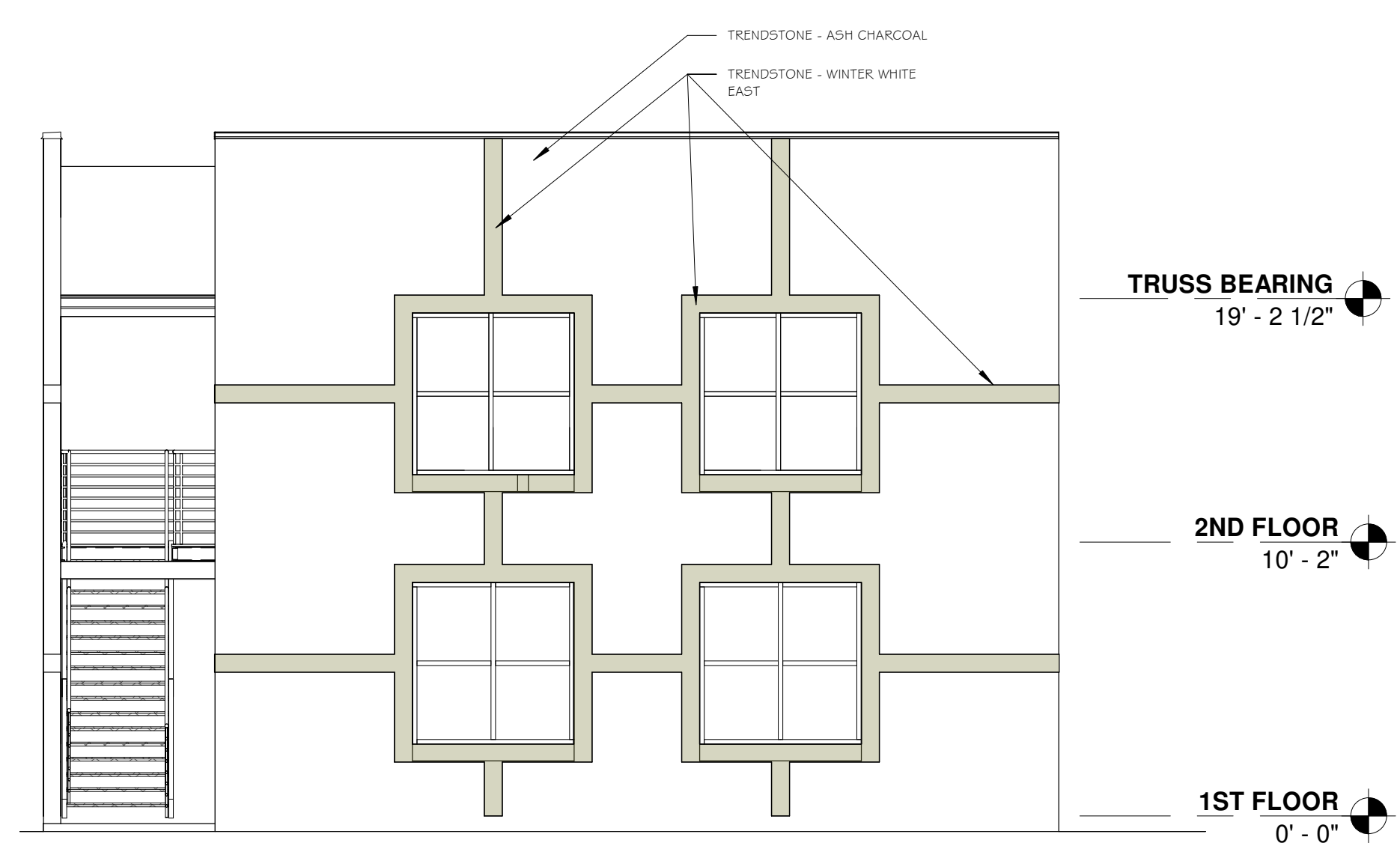
1  
A1.01AD  
FRONT ELEVATION  
3/16" = 1'-0"



2  
A1.01AD  
LEFT ELEVATION  
3/16" = 1'-0"



3  
A1.01AD  
REAR ELEVATION  
3/16" = 1'-0"



4  
A1.01AD  
RIGHT ELEVATION  
3/16" = 1'-0"

THE INNOVATIONS GROUP, LLC DBA:

**integrous**

ARCHITECTURE

functional creativity

3310 ASPEN GROVE DR. STE. 302 FRANKLIN, TN 615.778.8835  
© Integrous Architecture 2018

# COLUMBIA STATE STUDENT HOUSING

HAMPSHIRE PIKE  
COLUMBIA, TN 38402

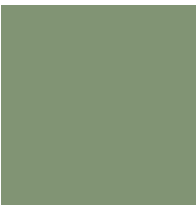
Project Number:  
19-105

**PRESENTATION  
NOT FOR  
CONSTRUCTION**

**AP1**  
ELEVATIONS





| ADDITIONAL SIDING COLORS                                                            |                         |
|-------------------------------------------------------------------------------------|-------------------------|
|  | EVERLAST - HARBOR BLUE  |
|  | EVERLAST - SPANISH MOSS |

THE INNOVATIONS GROUP, LLC DBA:

**i**ntegrous

ARCHITECTURE

functional creativity

3310 ASPEN GROVE DR. STE. 302 FRANKLIN, TN 615.778.8835  
© Integrous Architecture 2018

COLUMBIA STATE STUDENT  
HOUSING

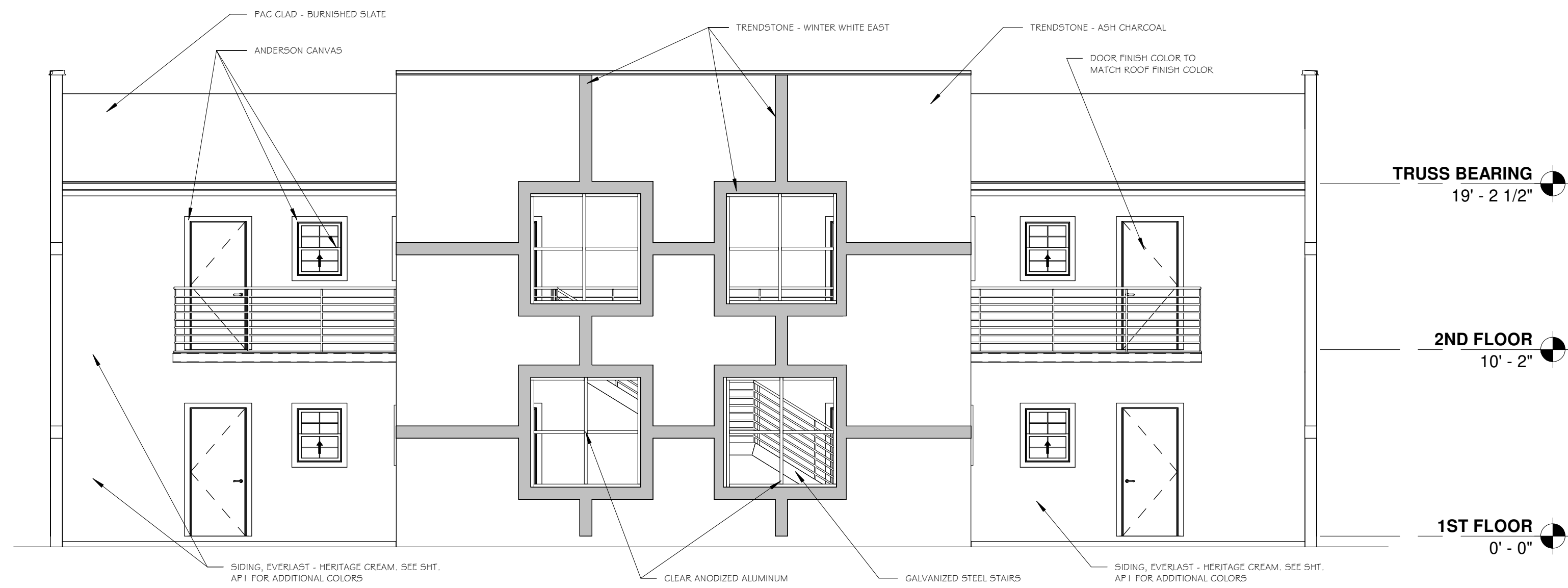
HAMPSHIRE PIKE  
COLUMBIA, TN 38402

Project Number:  
19-105

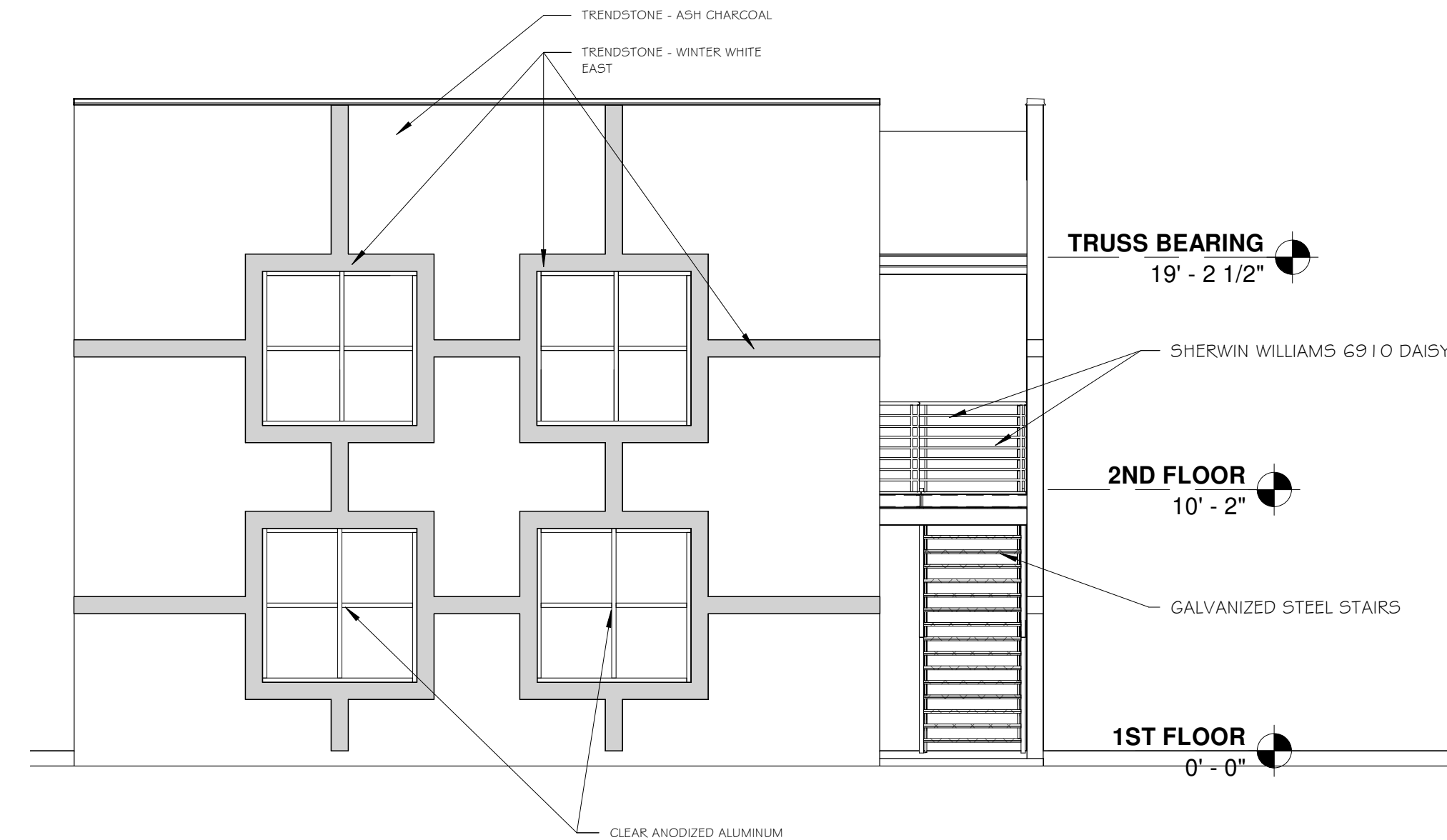
PRESENTATION  
NOT FOR  
CONSTRUCTION

AP2  
3D VIEWS

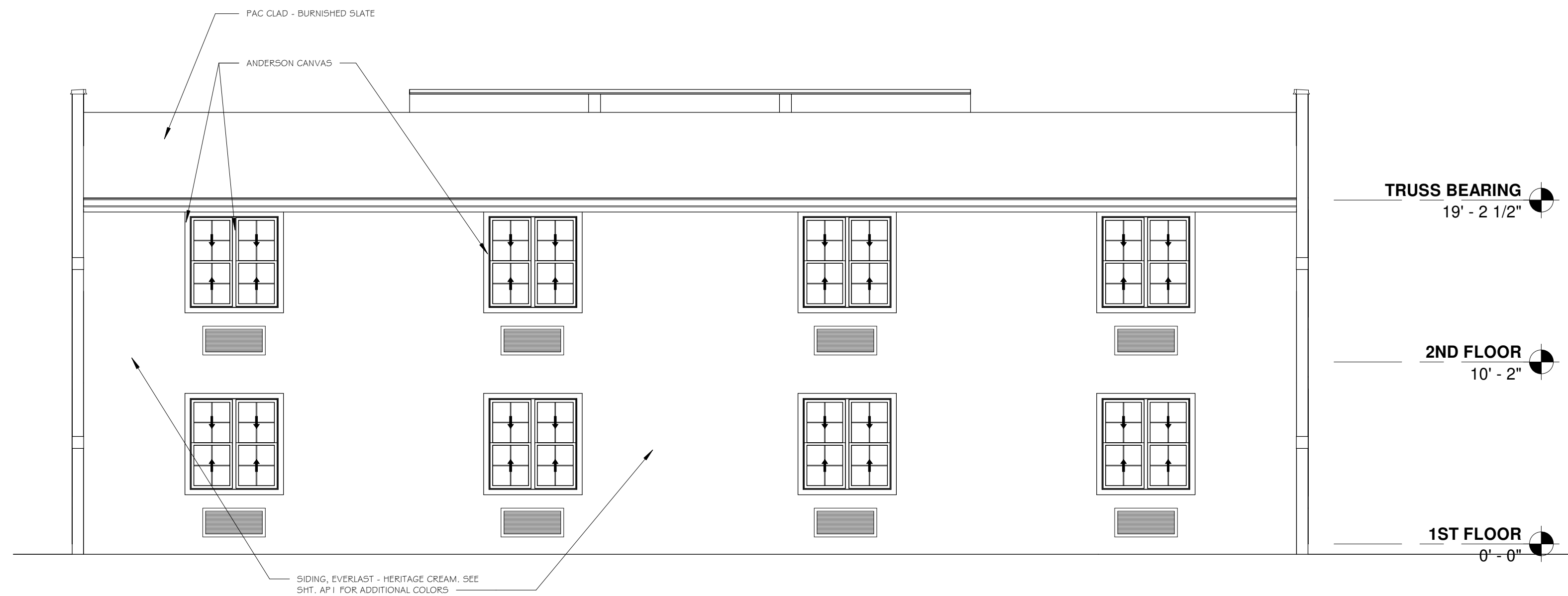




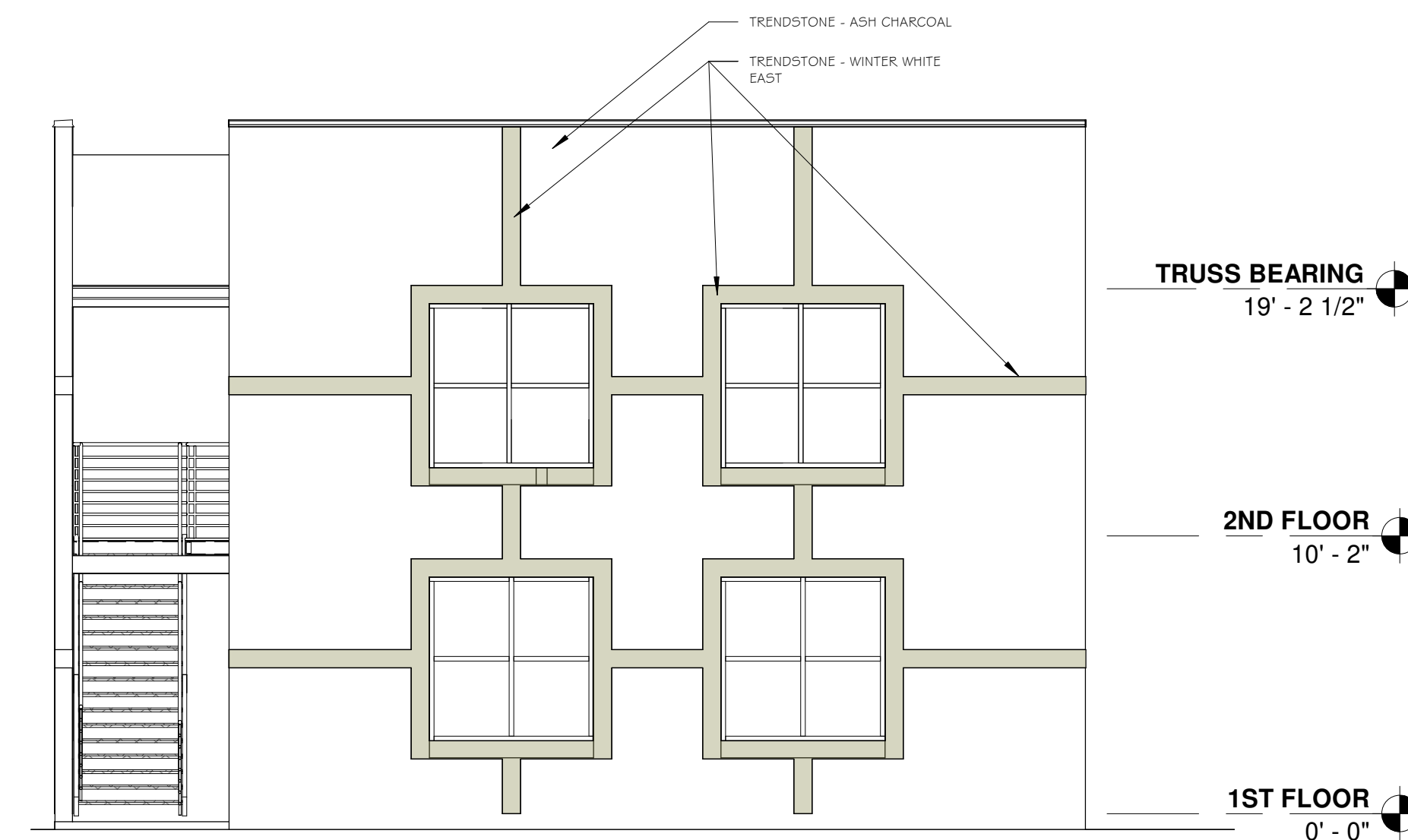
1  
A1.01 AD  
FRONT ELEVATION  
3/16" = 1'-0"



2  
A1.01 AD  
LEFT ELEVATION  
3/16" = 1'-0"



3  
A1.01 AD  
REAR ELEVATION  
3/16" = 1'-0"



4  
A1.01 AD  
RIGHT ELEVATION  
3/16" = 1'-0"

THE INNOVATIONS GROUP, LLC DBA:



ARCHITECTURE

functional creativity

3310 ASPEN GROVE DR. STE. 302 FRANKLIN, TN 615.778.8835  
© Integrus Architecture 2018

# COLUMBIA STATE STUDENT HOUSING

HAMPSHIRE PIKE  
COLUMBIA, TN 38402

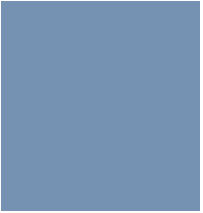
Project Number:  
19-105

PRESENTATION  
NOT FOR  
CONSTRUCTION

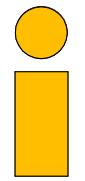
AP3  
ELEVATIONS - 8 UNIT





| ADDITIONAL SIDING COLORS                                                            |                         |
|-------------------------------------------------------------------------------------|-------------------------|
|  | EVERLAST - HARBOR BLUE  |
|  | EVERLAST - SPANISH MOSS |

THE INNOVATIONS GROUP, LLC DBA:

 **integrus**

ARCHITECTURE

functional creativity

3310 ASPEN GROVE DR. STE. 302 FRANKLIN, TN 615.778.8835  
© Integrus Architecture 2018

# COLUMBIA STATE STUDENT HOUSING

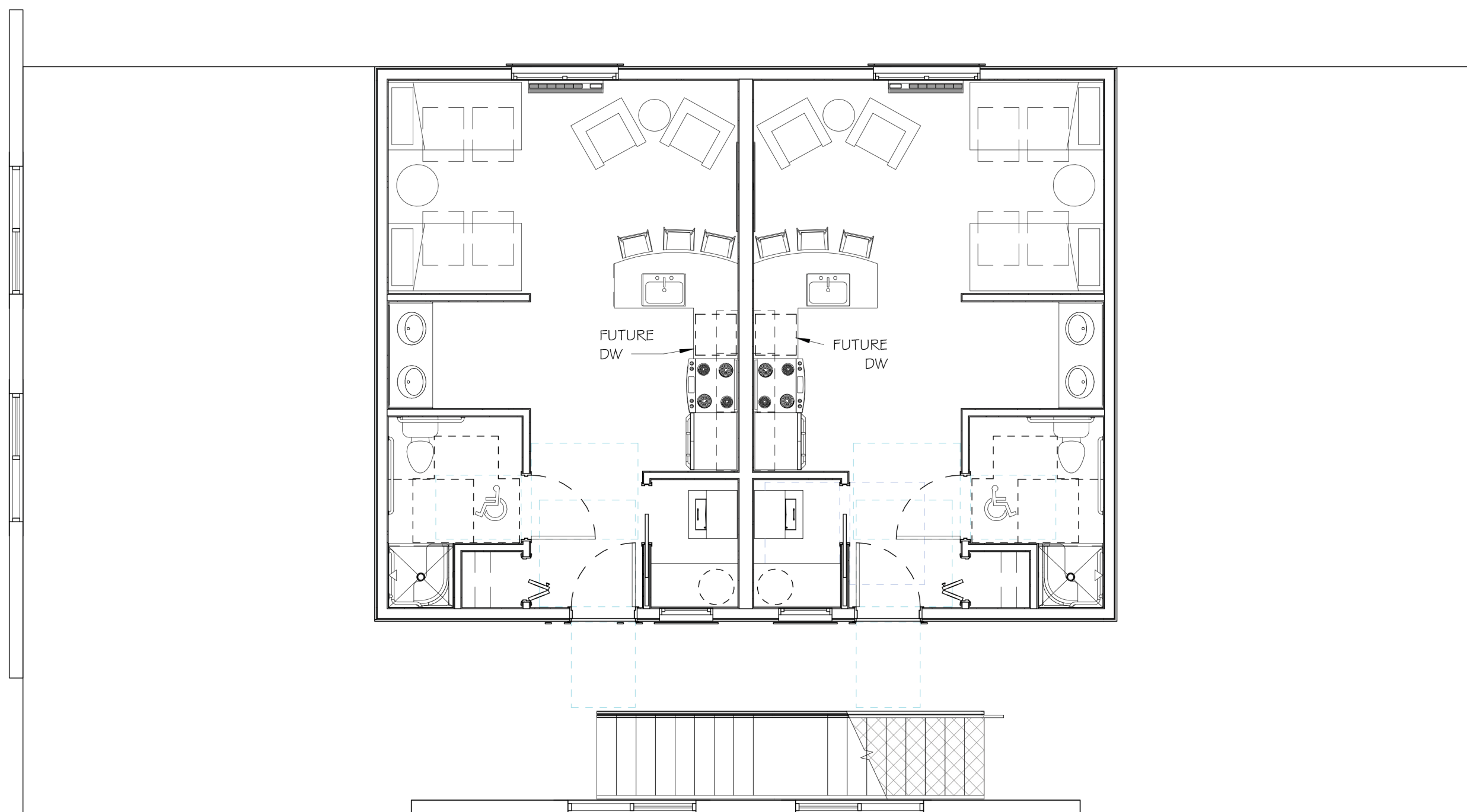
HAMPSHIRE PIKE  
COLUMBIA, TN 38402

Project Number:  
19-105

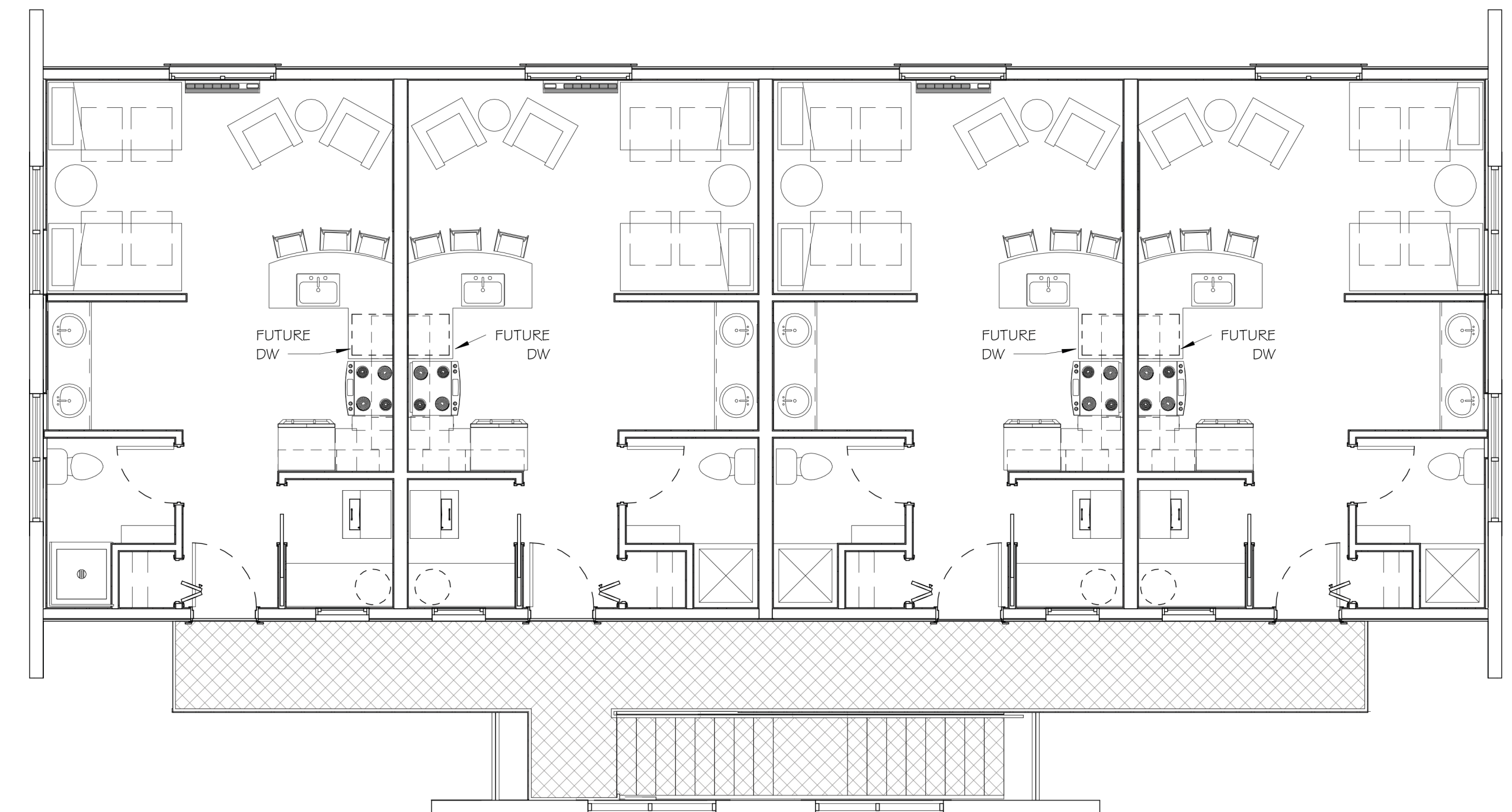
**PRESENTATION  
NOT FOR  
CONSTRUCTION**

**AP4**  
3D VIEWS - 8 UNITS






**FIRST FLOOR - 6 UNIT BLDG**  
 SCALE: 3/16" = 1'-0"




**SECOND FLOOR - 6 UNIT BLDG**  
 SCALE: 3/16" = 1'-0"

THE INNOVATIONS GROUP, LLC DBA:



ARCHITECTURE

functional creativity

3310 ASPEN GROVE DR. STE. 302 FRANKLIN, TN 615.778.8835  
 © Integrus Architecture 2018

# COLUMBIA STATE STUDIO HOUSING

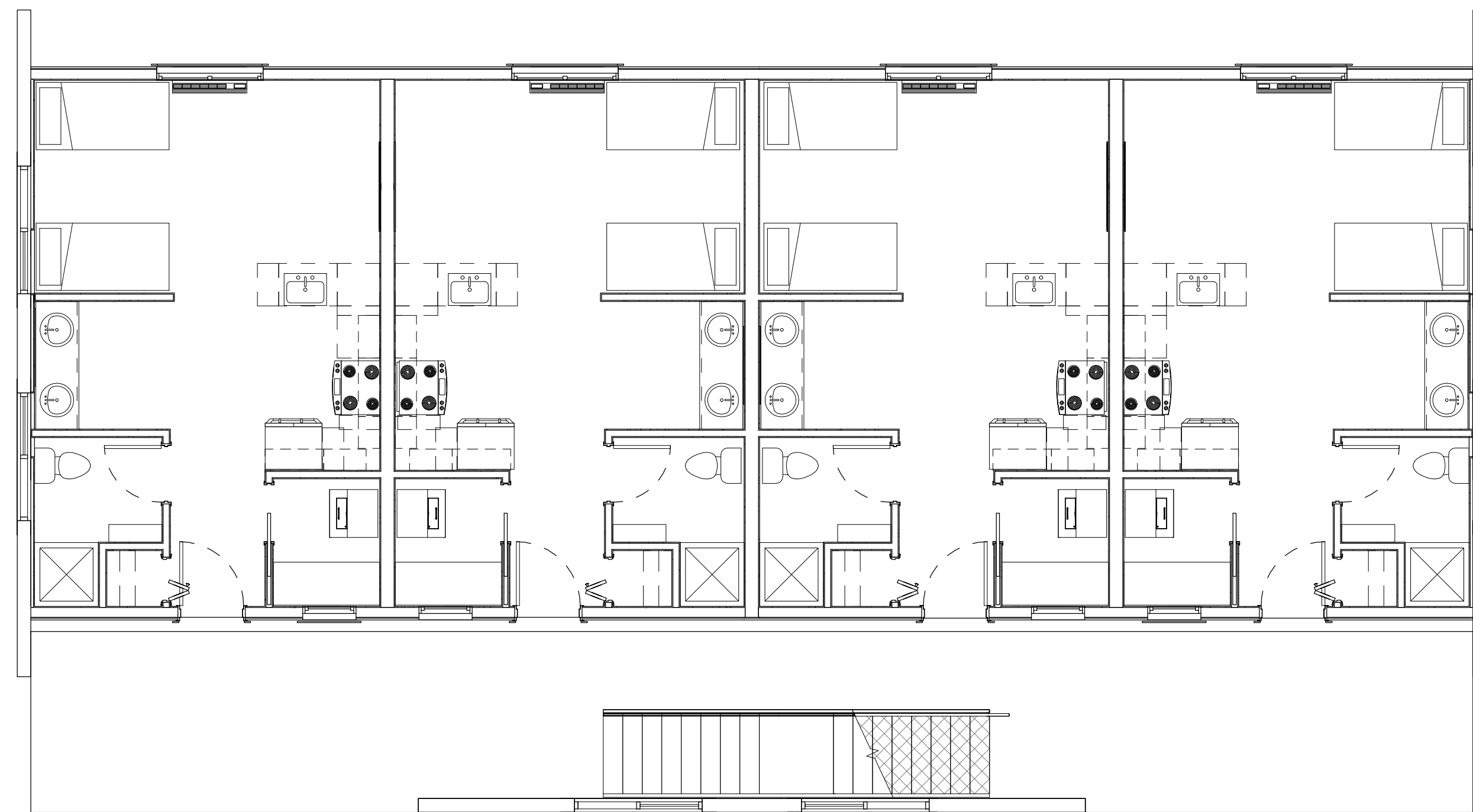
HAMPSHIRE PIKE  
COLUMBIA, TN 38402

Project Number:  
19-105

**PRESENTATION  
NOT FOR  
CONSTRUCTION**

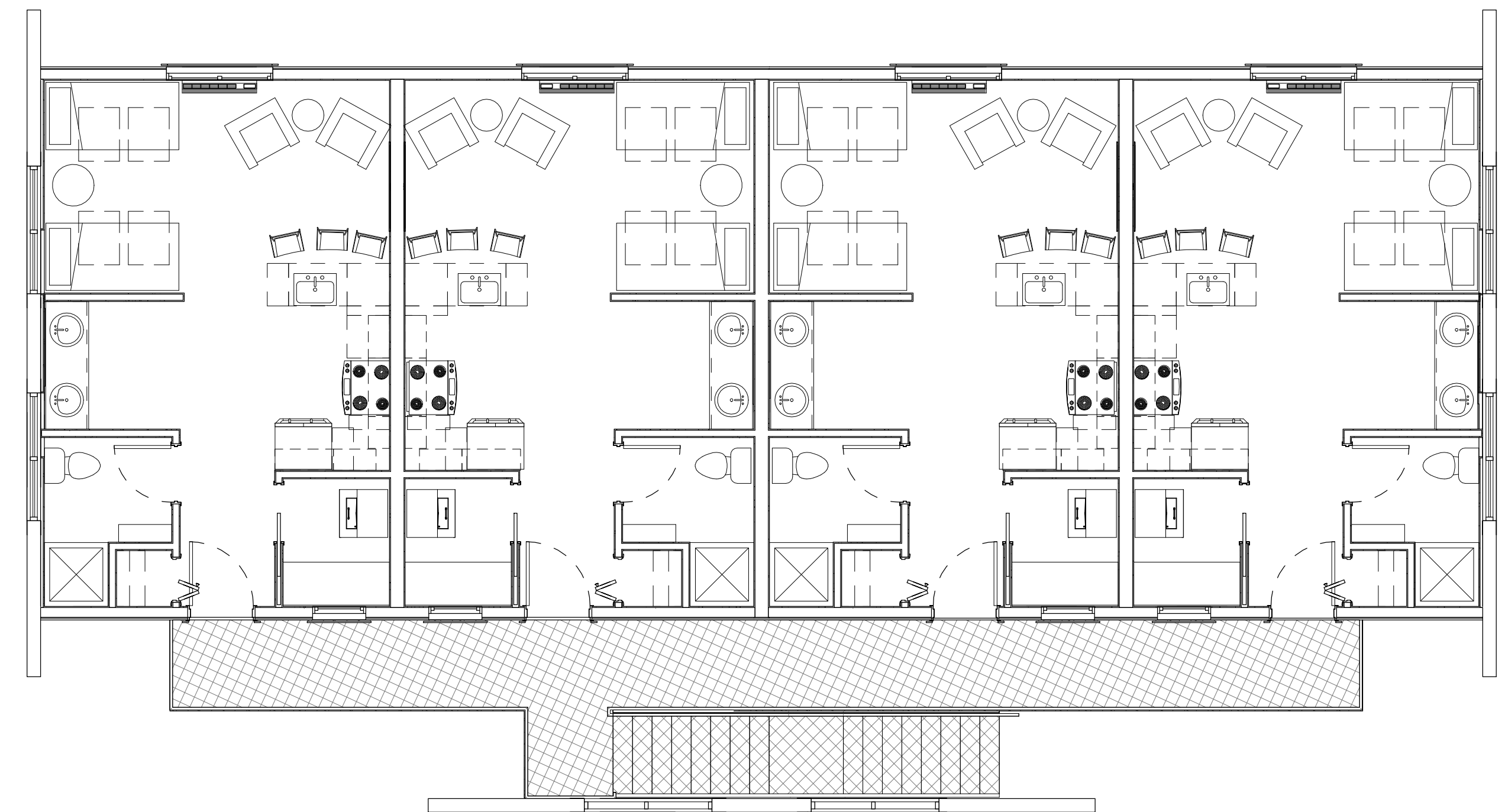
**AP5**  
6 UNIT FLOOR PLANS





FIRST FLOOR - 8 UNIT BLDG

SCALE: 3/16" = 1'-0"



SECOND FLOOR - 8 UNIT BLDG

SCALE: 3/16" = 1'-0"

THE INNOVATIONS GROUP, LLC DBA:

**integrous**

ARCHITECTURE

functional creativity

3310 ASPEN GROVE DR. STE. 302 FRANKLIN, TN 615.778.8835  
© Integrous Architecture 2018

# COLUMBIA STATE STUDIO HOUSING

HAMPSHIRE PIKE  
COLUMBIA, TN 38402

Project Number:  
19-105

**PRESENTATION  
NOT FOR  
CONSTRUCTION**

**AP6**  
8 UNIT FLOOR PLANS

**Case Number:**

19-0182

**Request:**

Request from T-Square Engineering for Final Plat approval with surety amount of \$190,000 for Homestead at Carters Station section 2 phase 3 and section 5 phase 1 being a portion of Tax Map 41 Parcel 15.00.

**STAFF REPORT CONTACT INFORMATION**

Paul Keltner, Director of Development Services, [paul@columbiatn.com](mailto:paul@columbiatn.com), 931-560-1560

DOCKET/CASE/APPLICATION NUMBER  
**2019-0182**

APPLICANT/PROPERTY OWNER  
**T-Square Engineering**

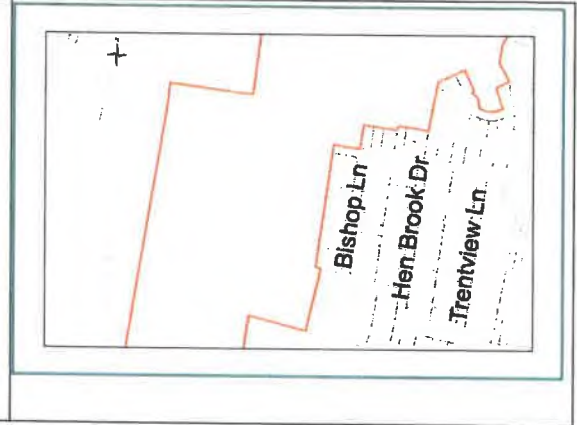
PUBLIC HEARING DATE

**NA**

PROPERTY ADDRESS/LOCATION  
**Homestead at Carters Station  
Subdivision**

**BRIEF SUMMARY OF REQUEST**

This request is for allowance to construct 38 homes on approximately 10 acres being a portion of the Preliminary Plat approved in March 2018. All required infrastructure has been installed to support the home construction.



MAP SOURCE: City GIS

| EXISTING ZONING             | EXISTING LAND USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS PROPOSED | SIZE OF PROPERTY |
|-----------------------------|-------------------|-------------------------------|----------------------------|------------------|
| RS-10 and 6 PUD Residential | Residential       | Residential                   | NA                         | 10.00 acres      |

**COMPATIBILITY with the COMPREHENSIVE PLAN**

**NA**

**PROPERTY HISTORY**

This property has been a part of a Master Plan of development for several years.

**COMPATIBILITY with the ZONING ORDINANCE**

Staff finds this request to be compliant with city standards and policies and plans.

**ATTACHMENTS (CIRCLE)**

**SUBMITTED PLANS**

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

**AGENCY COMMENTS**

RESPONSE TO STANDARDS

**OTHER (DESCRIBE):**





## TECHNICAL MEETING

Tuesday, November 26, 2019

### ITEM NO.

19-0182

**DESCRIPTION:** Final plat request for 38 lots, apart of Homestead at Carter's Station Section 2, Phase 3 and Section 5, Phase 1.

**RECOMMENDATION:** For final recommendation please see staff report.

### **TECHNICAL AND DIVISION COMMENTS:**

#### Engineering

1. Temporary turnaround required at any street longer than 150'

#### Fire

2. No Comments.
3. Section 5 phase 1 comments: Dead ends cannot be over 150 feet in length without an approved turnaround.

#### Wastewater

4. No comments provided.

#### Building

5. No comments.

#### Police

6. No comments provided.

#### Public Works

7. Wastewater approves this request.

#### Columbia Power

8. 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

TECHNICAL

19-0182

Page 1 of 2

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.

### **Columbia Water**

9. Water lines and fire hydrants locations to be verified before plat is signed (Has not been BT-Bacteria Tested).

### **Atmos Energy**

10. No comments provided.

### **Maury County E911**

11. No comments provided.

### **Maury County Schools**

12. No comments provided.

### **Planning**

13. No Comments

**ATTACHMENTS: Final Plat**

SURVEYOR'S NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
2. THE PROPERTY IS A PORTION OF PARCEL 15.00 AS SHOWN ON MAURY COUNTY TAX MAP 41.
3. DEED REFERENCE: RECORD BOOK R2368, PAGE 448, REGISTER'S OFFICE OF MAURY COUNTY, TN.
4. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD83.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-800-351-1111 OR 1-615-366-1987.
6. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. THE SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), ON FEMA/FIRM MAP NO. 47199C0180E, (EFFECTIVE APRIL 16, 2007), AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE.
8. TOTAL AREA OF THE PROPERTY SURVEYED IS 9.990 ACRES±.
9. NEW RIGHT-OF-WAY DEDICATION: 2.053 ACRES±.
10. ZONED: RS-10 PUD (SECTION 2) & R-6 PUD (SECTION 5)
11. UNLESS OTHERWISE NOTED, ALL LOT CORNERS ARE MARKED WITH SET IRON RODS.

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

City Engineer, Columbia, Tennessee      Date

I (we) do hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book R2368, Page 448, Maury County Register's Office, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

| <i>Owner (FP TCI CCS, LLC)</i> | <i>Title</i> | <i>Date</i> |
|--------------------------------|--------------|-------------|
|--------------------------------|--------------|-------------|

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Homestead at Carter's Station - Section 2, Phase 3 & Section 5, Phase 1" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or surety has been filed to guarantee said installation.

Superintendent, Columbia Water System Date

I hereby certify that the streets, drainage, and utilities at "Homestead at Carter's Station - Section 2, Phase 3 & Section 5, Phase 1" have been installed in accordance with City specifications, or a performance bond in the amount of \$\_\_\_\_\_ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

City Engineer, Columbia, Tennessee Date

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

Secretary, Planning Commission  
Columbia, Tennessee

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

---

*Maury County E-911*
*Date*

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

---

Superintendent, Columbia Wastewater System
Date

H & H Project No. 2019-0560

TEMPORARY TURNAROUND  
TO BE REMOVED DURING  
NEXT PHASE OF  
CONSTRUCTION

FUTURE DEVELOPMENT  
HOMESTEAD AT  
CARTER'S STATION  
SECTION 5

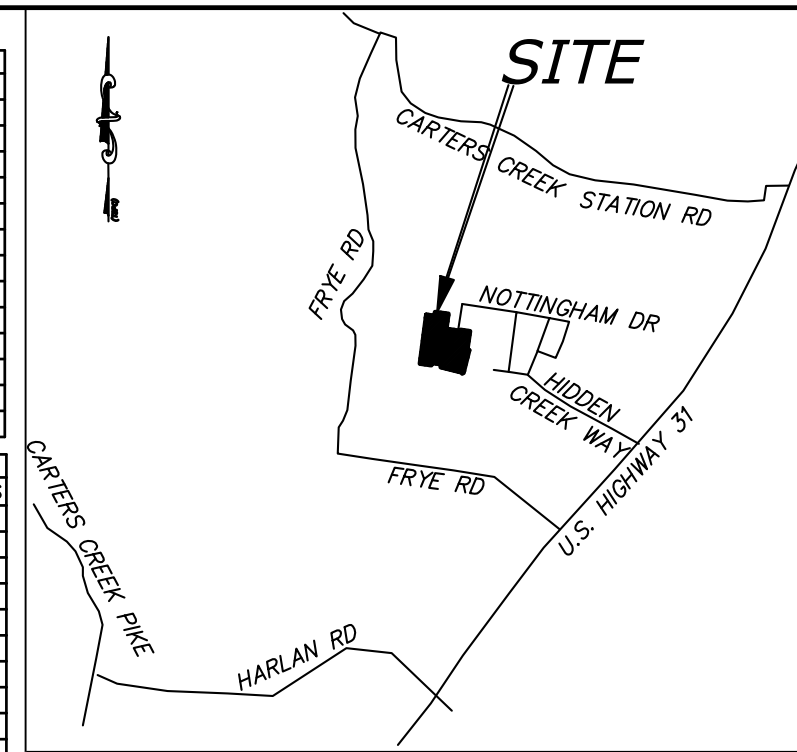
HOMESTEAD AT CARTER'S STATION  
SECTION 2, PHASE 2B  
PLAT BOOK P22, PAGE 60  
(R.O.M.C., TN)

OMESTEAD AT CARTER'S STATION  
SECTION 2, PHASE 2A  
PLAT BOOK P21, PAGE 556  
(R.O.M.C., TN)

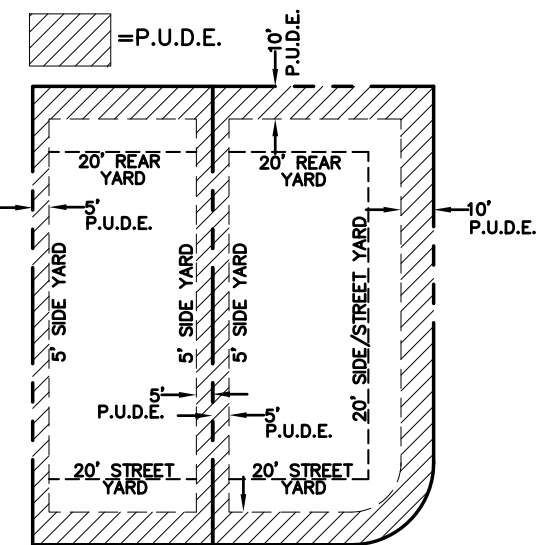
WILLIAM H. OWENS JR.  
AND SUSAN J. OWENS  
TAX MAP 41, PARCEL 1.01  
RECORD BOOK R1478, PAGE 6  
(R.O.M.C., TN)

| CURVE TABLE |            |        |         |              |               |              |
|-------------|------------|--------|---------|--------------|---------------|--------------|
| CURVE       | DELTA      | ANGLE  | RADIUS  | ARC LENGTH   | CHORD BEARING | CHORD LENGTH |
| C1          | 89°11'05"  | 25.01° | 38.94'  | S36°59'21" E | 35.12'        |              |
| C2          | 90°00'00"  | 25.00° | 39.27'  | N53°23'17" E | 35.36'        |              |
| C3          | 84°21'09"  | 25.00° | 36.81'  | S33°47'17" E | 33.57'        |              |
| C4          | 93°28'10"  | 25.00° | 40.78'  | S57°18'03" W | 36.41'        |              |
| C5          | 34°54'33"  | 75.00° | 45.70'  | S10°19'28" E | 44.99'        |              |
| C6          | 3°32'54"   | 75.00° | 4.64'   | S29°33'10" E | 4.64'         |              |
| C7          | 108°28'29" | 55.00° | 104.13' | S22°54'38" W | 89.26'        |              |
| C8          | 54°04'17"  | 55.00° | 51.90'  | N75°48'59" W | 50.00'        |              |
| C9          | 54°01'46"  | 55.00° | 51.86'  | N21°45'58" W | 49.96'        |              |
| C10         | 42°51'17"  | 55.00° | 41.14'  | N26°40'33" E | 40.19'        |              |
| C11         | 7°34'03"   | 75.00° | 9.91'   | N44°19'10" E | 9.90'         |              |
| C12         | 35°07'10"  | 75.00° | 45.97'  | N22°58'34" E | 45.26'        |              |
| C13         | 87°01'42"  | 25.00° | 37.97'  | N38°05'52" W | 34.43'        |              |
| C14         | 90°47'19"  | 25.02° | 39.65'  | S52°59'47" W | 35.63'        |              |

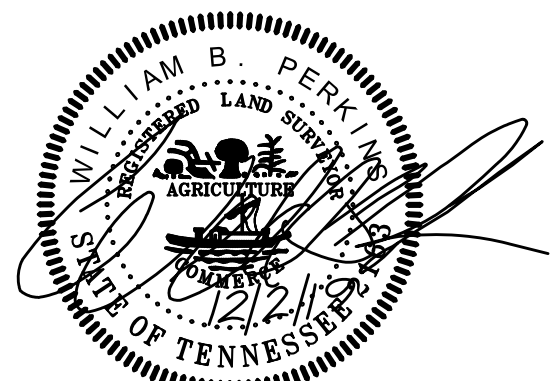
| LOT AREAS  |          |       | LOT AREAS  |          |       |
|------------|----------|-------|------------|----------|-------|
| LOT NUMBER | SQ. FEET | ACRES | LOT NUMBER | SQ. FEET | ACRES |
| 7          | 8,106    | 0.19  | 35         | 6,600    | 0.15  |
| 8          | 8,063    | 0.19  | 36         | 6,600    | 0.15  |
| 9          | 8,019    | 0.18  | 37         | 6,600    | 0.15  |
| 10         | 7,976    | 0.18  | 38         | 6,600    | 0.15  |
| 11         | 7,932    | 0.18  | 39         | 6,600    | 0.15  |
| 12         | 7,891    | 0.18  | 40         | 6,600    | 0.15  |
| 13         | 7,845    | 0.18  | 41         | 10,601   | 0.24  |
| 14         | 9,872    | 0.23  | 42         | 13,443   | 0.31  |
| 15         | 9,536    | 0.21  | 43         | 17,088   | 0.39  |
| 16         | 7,648    | 0.18  | 44         | 7,885    | 0.18  |
| 17         | 7,616    | 0.17  | 45         | 10,088   | 0.23  |
| 18         | 7,562    | 0.17  | 46         | 10,867   | 0.25  |
| 19         | 6,600    | 0.15  | 47         | 8,459    | 0.19  |
| 20         | 6,600    | 0.15  | 48         | 8,459    | 0.19  |
| 21         | 6,600    | 0.15  | 49         | 8,459    | 0.19  |
| 31         | 6,600    | 0.15  | 72         | 7,700    | 0.18  |
| 32         | 6,600    | 0.15  | 73         | 7,700    | 0.18  |
| 33         | 6,600    | 0.15  | 74         | 7,700    | 0.18  |
| 34         | 6,600    | 0.15  | 75         | 13,412   | 0.31  |



VICINITY MAP  
NOT TO SCALE



TYPICAL LOT CONFIGURATION FOR LOTS 7-18,  
28-49, & 72-75 OR AS NOTED ON PLAT.  
P.U.D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT.



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

Registered Land Surveyor  
Tenn. License No. 2163  
William B. Perkins

Final Plat  
Homestead at Carter's Station  
Section 2, Phase 3  
&  
Section 5, Phase 1  
3rd CIVIL DISTRICT OF MAURY COUNTY, TN  
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET 1 OF 1

TAX MAP 41, P/O PARCEL 15.00

SCALE: 1" = 60'      DATE: NOVEMBER 14, 2019  
AREA: 9.99 ACRES±      REVISED: DECEMBER 2, 2019

**Case Number:**

19-0183

**Request:**

Request from Martin Engineering and Surveying for master plan revision of Summerdale Subdivision off Precast Drive being Tax Map 114 Parcel 19.00.



**STAFF REPORT** CONTACT INFORMATION

Paul Keltner, Director of Development Services, [paul@columbiatn.com](mailto:paul@columbiatn.com), 931-560-1560

## DOCKET/CASE/APPLICATION NUMBER

**2019-0183**

## APPLICANT/PROPERTY OWNER

**Martin Engineering and Surveying**

## PUBLIC HEARING DATE

**NA**

## PROPERTY ADDRESS/LOCATION

**Precast Drive****BRIEF SUMMARY OF REQUEST**

This revised Master Plan request comes after the original plan was approved in February of 2019. The property has been installing the needed infrastructure in phase one to move the project forward since that time. This request involves modifying the road layout around Precast Drive extension due to existing infrastructure conflicts and the clustering of single car garage townhome units and double car garages into single buildings.



MAP SOURCE: City GIS

| EXISTING ZONING  | EXISTING LAND USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS PROPOSED | SIZE OF PROPERTY |
|------------------|-------------------|-------------------------------|----------------------------|------------------|
| RM-1 Residential | Residential       | Residential Industrial        | NA                         | 32 acres         |

**COMPATIBILITY with the COMPREHENSIVE PLAN****NA****PROPERTY HISTORY**

This property is undeveloped.

**COMPATIBILITY with the ZONING ORDINANCE**

Staff finds this request to be compliant subject to city policies.

## ATTACHMENTS (CIRCLE)

**SUBMITTED PLANS**

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

**AGENCY COMMENTS**

RESPONSE TO STANDARDS



## TECHNICAL MEETING

Tuesday, November 26, 2019

### ITEM NO.

19-0183

**DESCRIPTION:** Requesting PUD Master Plan Revision approval for Summerdale development consisting of 60-Townhome Units and 89 single family lots.

**RECOMMENDATION:** For final recommendation please see staff report.

### **TECHNICAL AND DIVISION COMMENTS:**

#### **Engineering**

1. Subject to Construction Plans and Traffic Impact Study
2. Coordinate the stub road to the south with Horizon Park
3. Check with E-911 to confirm or change road name due to new alignment
4. Ensure that lot and roadway layout can be achieved with existing topo
5. ID/label any streams, sinkholes, or wetlands

#### **Fire**

6. Verify spacing between fire hydrants are spaced no more than 500 feet apart.

#### **Wastewater**

7. Drawings show connection to existing sewer line. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the wastewater department determines proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations and policies.

#### **Building**

8. No comments.

#### **Police**

9. No comments provided.

#### **Public Works**

10. No comments provided.

### **Columbia Power**

11. 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.

### **Columbia Water**

12. Revise water valves as shown on plat emailed to brown surveying. 2. Revise waterline on Sherman Way. 3. Has not been pressure tested & BT Tested.

### **Atmos Energy**

13. No comments provided.

### **Maury County E911**

14. No comments provided.

### **Maury County Schools**

15. No comments provided.

### **Planning**

16. Please remove note of 2012 IRC
17. Townhomes looked to have changed some, provide updated elevations reflecting change
18. Will the homes remain the same rendering style and material as the previous master plan
19. Rear facing townhomes should have increased landscaping (50% evergreen) with privacy fence
20. Show mail kiosk areas if appropriate

**ATTACHMENTS: Master Plan**





RECEIVED DEC - 9 2019







































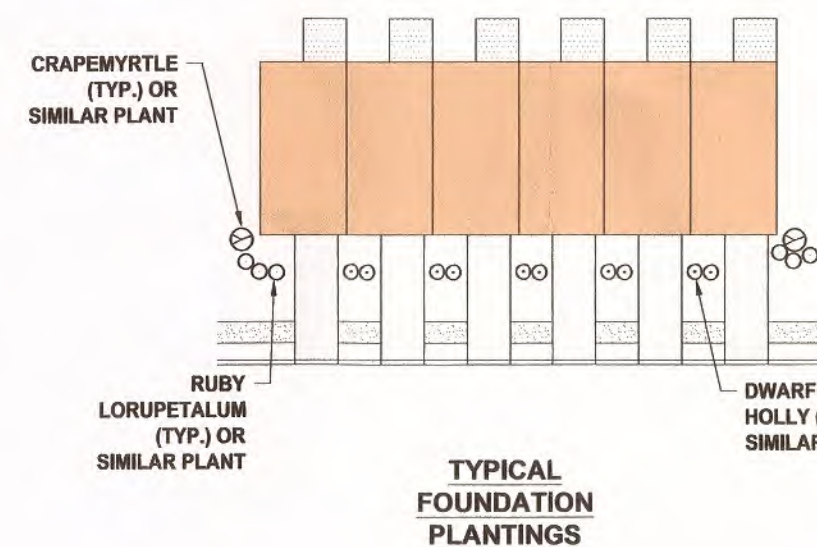




| LOT NUMBER | AREA (SF) | WIDTH (FT) |
|------------|-----------|------------|
| 1          | 5,457     | 55.0       |
| 2          | 5,940     | 42.5       |
| 3          | 5,894     | 42.1       |
| 4          | 5,165     | 41.1       |
| 5          | 5,230     | 41.3       |
| 6          | 5,589     | 41.7       |
| 7          | 7,351     | 45.0       |
| 8          | 7,440     | 45.0       |
| 9          | 7,752     | 45.0       |
| 10         | 7,303     | 45.0       |
| 11         | 7,057     | 45.0       |
| 12         | 6,945     | 40.3       |
| 13         | 5,964     | 40.3       |
| 14         | 5,938     | 40.3       |
| 15         | 5,527     | 40.3       |
| 16         | 5,200     | 40.3       |
| 17         | 7,037     | 55.5       |
| 18         | 8,483     | 55.5       |
| 19         | 6,007     | 41.2       |
| 20         | 6,119     | 45.0       |
| 21         | 5,162     | 45.0       |
| 22         | 7,542     | 45.0       |
| 23         | 7,556     | 45.0       |
| 24         | 7,687     | 45.0       |
| 25         | 7,735     | 45.0       |
| 26         | 5,991     | 41.2       |
| 27         | 8,475     | 55.5       |
| 28         | 7,125     | 42.5       |
| 29         | 11,956    | 54.5       |
| 30         | 6,013     | 42.3       |
| 31         | 5,242     | 51.8       |
| 32         | 5,292     | 42.5       |
| 33         | 6,872     | 42.5       |
| 34         | 6,964     | 42.5       |
| 35         | 6,475     | 55.0       |
| 36         | 6,373     | 62.5       |
| 37         | 5,172     | 44.5       |
| 38         | 5,210     | 44.5       |
| 39         | 5,378     | 45.2       |
| 40         | 6,406     | 55.0       |
| 41         | 5,280     | 44.0       |
| 42         | 5,280     | 44.0       |
| 43         | 5,280     | 44.0       |
| 44         | 5,280     | 44.0       |
| 45         | 8,486     | 57.3       |
| 46         | 6,530     | 66.0       |
| 47         | 6,745     | 45.0       |
| 48         | 7,873     | 45.0       |
| 49         | 11,857    | 103.1      |
| 50         | 11,945    | 70.7       |
| 51         | 9,300     | 90.7       |
| 52         | 7,662     | 52.8       |
| 53         | 6,884     | 50.7       |
| 54         | 5,516     | 109.1      |
| 55         | 5,940     | 42.5       |
| 56         | 5,940     | 42.5       |
| 57         | 5,940     | 42.5       |
| 58         | 5,940     | 42.5       |
| 59         | 6,744     | 45.0       |
| 60         | 6,406     | 45.0       |
| 61         | 6,547     | 45.0       |
| 62         | 7,161     | 45.0       |
| 63         | 9,537     | 48.8       |
| 64         | 13,543    | 45.0       |
| 65         | 10,101    | 45.0       |
| 66         | 8,411     | 50.0       |
| 67         | 8,523     | 57.3       |
| 68         | 7,290     | 52.5       |
| 69         | 7,290     | 52.5       |
| 70         | 7,290     | 52.5       |
| 71         | 8,521     | 63.8       |
| 72         | 7,271     | 65.6       |
| 73         | 5,330     | 44.4       |
| 74         | 5,487     | 46.1       |
| 75         | 7,306     | 62.6       |
| 76         | 5,400     | 45.0       |
| 77         | 5,400     | 45.0       |
| 78         | 5,400     | 45.0       |
| 79         | 5,400     | 45.0       |
| 80         | 5,400     | 45.0       |
| 81         | 5,280     | 44.0       |
| 82         | 5,280     | 44.0       |
| 83         | 5,280     | 44.0       |
| 84         | 5,280     | 44.0       |
| 85         | 5,760     | 48.0       |
| 86         | 8,477     | 53.5       |
| 87         | 19,456    | 75.4       |
| 88         | 9,512     | 47.3       |
| 89         | 19,362    | 45.0       |
| 90         | 9,348     | 45.0       |
| 91         | 7,812     | 60.0       |
| 92         | 8,528     | 65.0       |

- < 6,000 SF (34 LOTS)
- > 6,000 SF (58 LOTS)
- 40' LOT WIDTH (5 LOTS)
- 40' - 44' LOT WIDTH (22 LOTS)
- > 44' LOT WIDTH (65 LOTS)

| LEGEND                  |           |
|-------------------------|-----------|
| EXISTING SANITARY SEWER | — SA —    |
| SANITARY SEWER          | — 8" SA — |
| WATER LINE              | — W —     |
| SANITARY SEWER MANHOLE  | ⊙         |
| FIRE HYDRANT ASSEMBLY   | ⊙         |
| WATER VALVE             | ⊙         |
| STOP SIGN               | ⊙         |

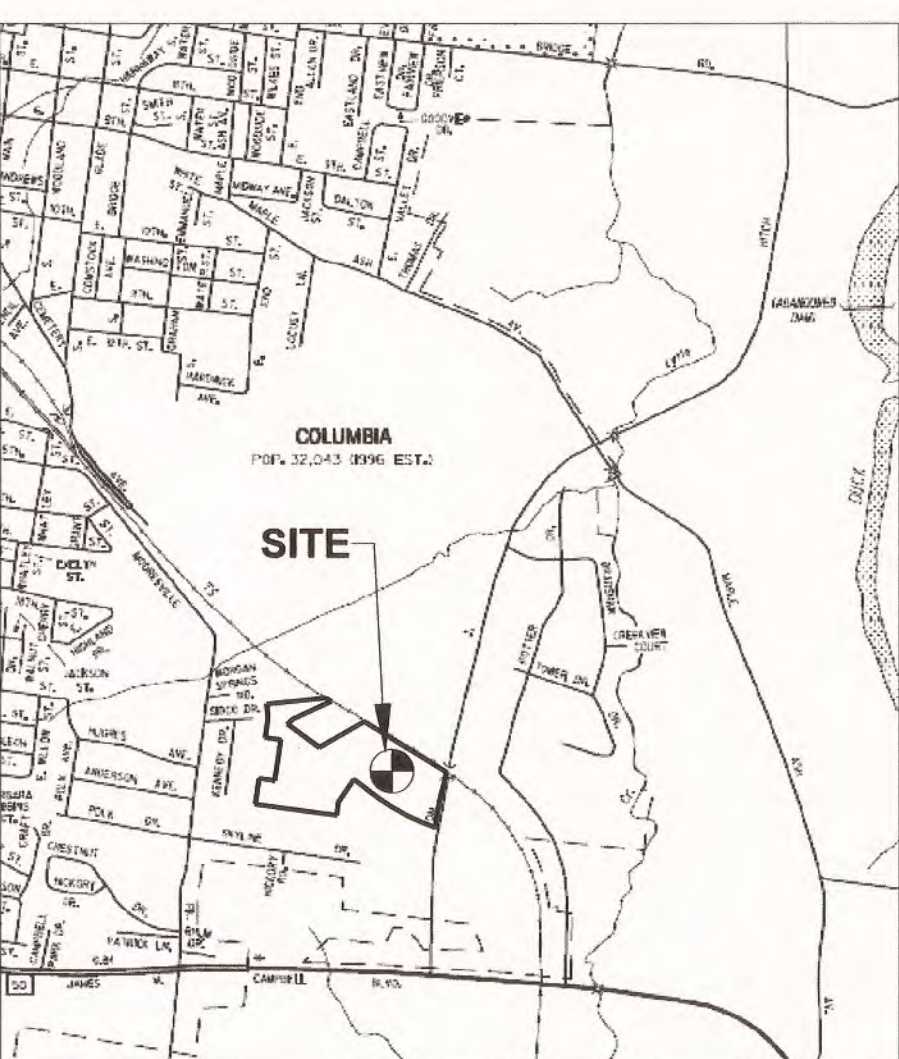
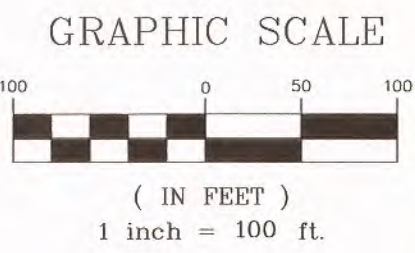


NOTE:

ALL ROAD NAMES TO BE APPROVED BY E-911.

ALL PATIO AREAS TO REMAIN UNCOVERED.

TOWNHOMES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IRC.



VICINITY MAP

| TOWNHOME DENSITY |       |           |
|------------------|-------|-----------|
| UNITS            | ACRES | UNITS/AC. |
| 60               | 7.25  | 8.27      |

| TOWNHOME OPEN SPACE SUMMARY |           |                 |                  |
|-----------------------------|-----------|-----------------|------------------|
| OPEN SPACE                  | AREA (AC) | PERCENT OF SITE | USABLE AREA (AC) |
| OPEN SPACE                  | 4.30      | 59.3%           | 3.0              |
| TOTAL                       | 4.30      | 59.3%           | 3.0              |

| PRIVATE OPEN SPACE REQUIREMENTS |                           |                     |                     |
|---------------------------------|---------------------------|---------------------|---------------------|
| UNIT TYPE                       | AREA REQUIRED / UNIT (SF) | TOTAL REQUIRED (SF) | TOTAL PROVIDED (SF) |
| ATTACHED UNITS                  | 500                       | 60 X 500 = 30,000   | 30,000              |

| TOWNHOME PARKING SUMMARY       |         |                    |                         |                           |                            |
|--------------------------------|---------|--------------------|-------------------------|---------------------------|----------------------------|
| TYPE UNIT                      | # UNITS | TOTAL BR'S         | GARAGE PARKING PROVIDED | DRIVEWAY PARKING PROVIDED | OFFSTREET PARKING PROVIDED |
| 20' - 3BR (1 CAR GAR.)         | 42      | 126                | 42(0)                   | 42                        |                            |
| 24' - 3BR (2 CAR GAR.)         | 18      | 54                 | 36(6)                   | 36                        |                            |
| TOTAL                          | 60      | 180                | 78(6)                   | 78(78)                    | 54                         |
| TOTAL PARKING PROVIDED         |         | 78 + 78 + 54 = 210 |                         |                           |                            |
| TOTAL PARKING REQUIRED         |         | 180/2 X 1.5 = 135  |                         |                           |                            |
| TOTAL PARKING ALLOWED BY REGS. |         | 5 + 78 + 54 = 137  |                         |                           |                            |

| SITE USE SUMMARY SINGLE-FAMILY |       |       |
|--------------------------------|-------|-------|
| USE                            | ACRES | SITE% |
| LOTS                           | 14.80 | 60.2% |
| ROAD                           | 5.23  | 21.3% |
| OPEN SPACE                     | 4.55  | 18.6% |
| TOTAL                          | 24.58 | 100%  |

| LOT DEVELOPMENT SUMMARY |                   |          |                |                    |                            |
|-------------------------|-------------------|----------|----------------|--------------------|----------------------------|
| LOT WIDTH               | AVERAGE LOT WIDTH | NO. LOTS | AVERAGE LOT SF | MAX. PRODUCT WIDTH | HOUSE SEPARATION (AVERAGE) |
| 40 FT.                  | 40'               | 5        | 5,660          | 28'                | 12'                        |
| 40 FT. - 44 FT.         | 42.5'             | 22       | 5,410          | 28'                | 14.5'                      |
| > 44 FT.                | 54.2'             | 65       | 7,680          | 28'                | 26.0'                      |

| DEVELOPMENT SCHEDULE |                          |       |                              |       |                 |
|----------------------|--------------------------|-------|------------------------------|-------|-----------------|
| PHASE                | NUMBER OF TOWNHOME UNITS | UNITS | NUMBER OF SINGLE-FAMILY LOTS | LOTS  | COMPLETION DATE |
| PHASE 1              | 17                       | 1-17  | 17                           | 1-17  | SEPT. 2019      |
| PHASE 2              | 12                       | 18-29 | 12                           | 18-29 | MARCH 2020      |
| PHASE 3              | 15                       | 30-44 | 13                           | 30-42 | JULY 2020       |
| PHASE 4              | 16                       | 45-60 | 11                           | 43-53 | NOV. 2020       |
| PHASE 5              | -                        | -     | 11                           | 54-64 | MARCH 2021      |
| PHASE 6              | -                        | -     | 11                           | 65-75 | JULY 2021       |
| PHASE 7              | -                        | -     | 17                           | 76-92 | NOV. 2021       |
| TOTAL                | 60                       | -     | 92                           | -     | -               |

# PUD MASTER PLAN COLUMBIA MEADOWS COLUMBIA, TENNESSEE MAURY COUNTY FEBRUARY 1, 2019

PROPERTY OWNER:

COLUMBIA CONCRETE COMPANY INC.

P.O. BOX 1469

COLUMBIA, TN 38402

TAX MAP 114, PARCEL 19.00

DEED BOOK 1138 PAGE 925

THIS PROPERTY IS LOCATED WITHIN OTHER FLOOD AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47118C0285E, DATED APRIL 16, 2007.

PURPOSE OF SUBMITTAL - TO REZONE TO RM-1 PUD AND OBTAIN MASTER PLAN APPROVAL FOR 60-TOWNHOME UNITS AND 92 SINGLE-FAMILY RESIDENTIAL LOTS ON THE PROPERTY, PARCEL 19.00 IN TAX MAP 114.

PROJECT DESCRIPTION:

DEVELOP 60-TOWNHOME UNITS AND 92 SINGLE-FAMILY RESIDENTIAL LOTS ON APPROXIMATELY 31.83 ACRES OF LAND.



RECEIVED FEB 04 2019

MARTIN ENGINEERING & SURVEYING, LLC

5226 Main Street, Suite C-3

Spring Hill, TN 37174

615.812.2147

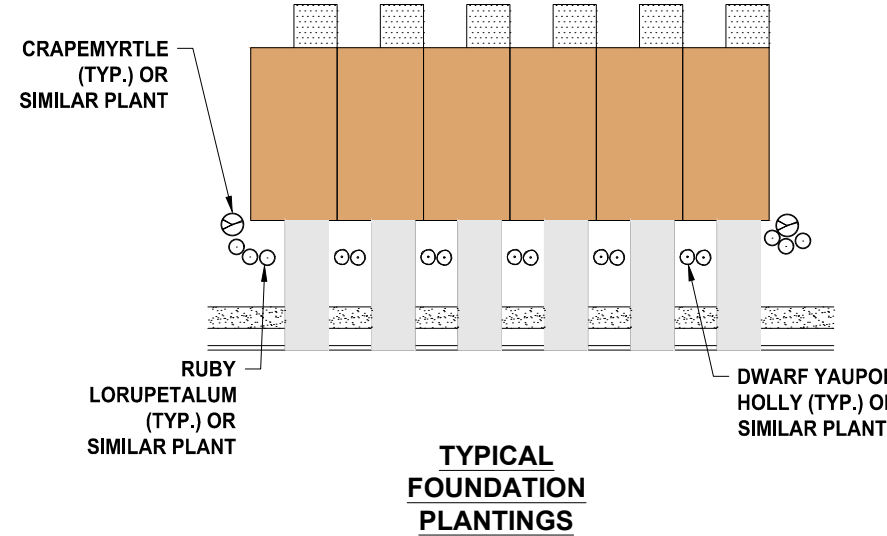
gary@martinengr.com



| LOT NUMBER | AREA (SF) | WIDTH (FT) |
|------------|-----------|------------|
| 1          | 6,457     | 55.0       |
| 2          | 5,040     | 42.0       |
| 3          | 5,094     | 42.1       |
| 4          | 5,165     | 41.1       |
| 5          | 5,230     | 41.3       |
| 6          | 6,780     | 41.7       |
| 7          | 7,951     | 45.0       |
| 8          | 7,460     | 45.0       |
| 9          | 7,750     | 45.0       |
| 10         | 7,963     | 45.0       |
| 11         | 7,687     | 45.0       |
| 12         | 6,045     | 40.0       |
| 13         | 5,564     | 40.0       |
| 14         | 5,938     | 40.0       |
| 15         | 5,527     | 40.0       |
| 16         | 5,200     | 40.0       |
| 17         | 7,027     | 55.0       |
| 18         | 8,463     | 55.5       |
| 19         | 6,007     | 41.2       |
| 20         | 8,119     | 45.0       |
| 21         | 8,162     | 45.0       |
| 22         | 7,542     | 45.0       |
| 23         | 7,956     | 45.0       |
| 24         | 7,687     | 45.0       |
| 25         | 7,735     | 45.0       |
| 26         | 5,091     | 41.0       |
| 27         | 7,462     | 53.2       |
| 28         | 7,842     | 64.9       |
| 29         | 11,356    | 84.8       |
| 30         | 7,942     | 45.0       |
| 31         | 5,400     | 45.0       |
| 32         | 6,254     | 45.0       |
| 33         | 5,400     | 45.0       |
| 34         | 5,400     | 45.0       |
| 35         | 5,400     | 45.0       |
| 36         | 5,940     | 55.0       |
| 37         | 10,544    | 56.5       |
| 38         | 5,295     | 44.0       |
| 39         | 5,294     | 44.0       |
| 40         | 5,294     | 44.0       |
| 41         | 5,371     | 44.0       |
| 42         | 11,346    | 97.3       |
| 43         | 6,079     | 60.0       |
| 44         | 6,755     | 45.0       |
| 45         | 7,880     | 45.0       |
| 46         | 11,559    | 103.1      |
| 47         | 12,001    | 70.7       |
| 48         | 9,329     | 50.7       |
| 49         | 7,680     | 52.9       |
| 50         | 6,693     | 50.7       |
| 51         | 8,516     | 109.1      |
| 52         | 5,040     | 42.0       |
| 53         | 5,040     | 42.0       |
| 54         | 5,040     | 42.0       |
| 55         | 5,040     | 42.0       |
| 56         | 6,744     | 45.0       |
| 57         | 6,486     | 45.0       |
| 58         | 6,247     | 45.0       |
| 59         | 7,161     | 45.0       |
| 60         | 9,534     | 49.8       |
| 61         | 13,533    | 45.0       |
| 62         | 10,803    | 45.0       |
| 63         | 9,417     | 50.0       |
| 64         | 8,530     | 57.3       |
| 65         | 7,288     | 52.6       |
| 66         | 7,289     | 52.6       |
| 67         | 7,291     | 52.6       |
| 68         | 8,037     | 63.6       |
| 69         | 7,271     | 65.6       |
| 70         | 5,530     | 44.4       |
| 71         | 5,457     | 46.1       |
| 72         | 7,396     | 62.6       |
| 73         | 5,400     | 45.0       |
| 74         | 5,400     | 45.0       |
| 75         | 5,400     | 45.0       |
| 76         | 5,400     | 45.0       |
| 77         | 5,400     | 45.0       |
| 78         | 5,296     | 44.0       |
| 79         | 5,287     | 44.0       |
| 80         | 5,287     | 44.0       |
| 81         | 5,288     | 44.0       |
| 82         | 5,770     | 48.0       |
| 83         | 8,489     | 83.8       |
| 84         | 10,411    | 78.4       |
| 85         | 9,233     | 47.3       |
| 86         | 10,323    | 45.0       |
| 87         | 9,399     | 45.0       |
| 88         | 7,940     | 60.0       |
| 89         | 8,948     | 65.0       |

- < 6,000 SF (34 LOTS)
- > 6,000 SF (55 LOTS)
- 40' LOT WIDTH (5 LOTS)
- 40' - 44' LOT WIDTH (19 LOTS)
- > 44' LOT WIDTH (65 LOTS)

| LEGEND                  |           |
|-------------------------|-----------|
| EXISTING SANITARY SEWER | — SA —    |
| SANITARY SEWER          | — 8" SA — |
| WATER LINE              | — W —     |
| SANITARY SEWER MANHOLE  | ⊙         |
| FIRE HYDRANT ASSEMBLY   | ⊙         |
| WATER VALVE             | ⊙         |
| STOP SIGN               | ⊙         |



PURPOSE OF SUBMITTAL - TO OBTAIN MASTER PLAN REVISION APPROVAL FOR 60-TOWNHOME UNITS AND 89 SINGLE-FAMILY RESIDENTIAL LOTS ON THE PROPERTY, PARCEL 19.00 IN TAX MAP 114, UNDER CURRENT RM-1 PUD ZONING.

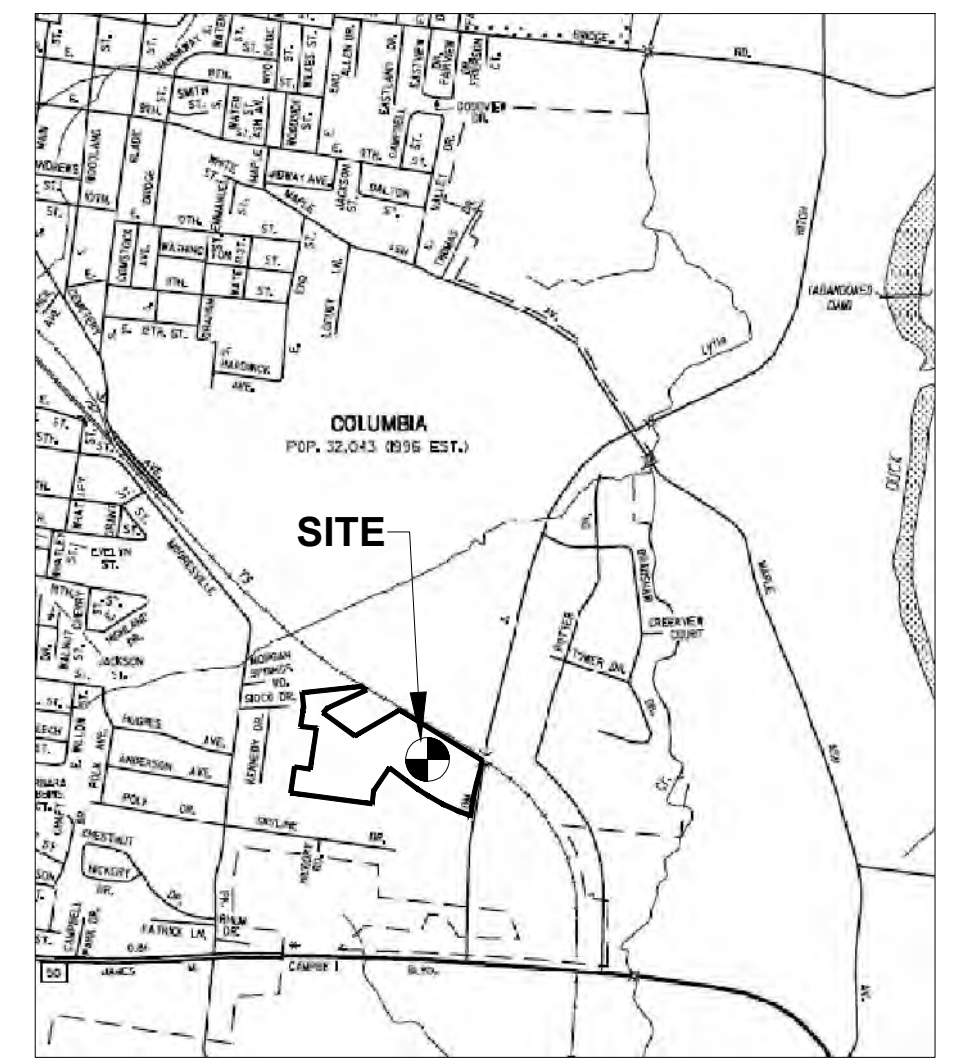
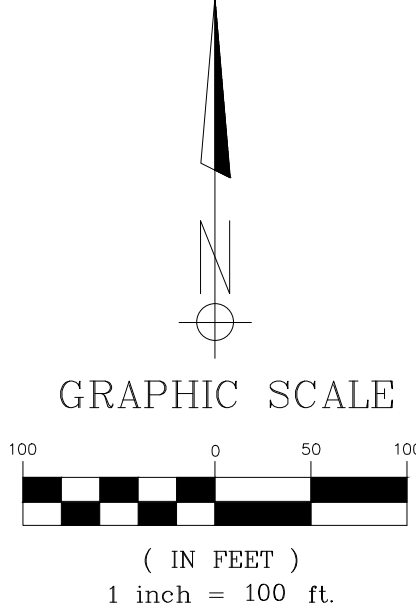
PROJECT DESCRIPTION: DEVELOP 60-TOWNHOME UNITS AND 89 SINGLE-FAMILY RESIDENTIAL LOTS ON APPROXIMATELY 31.83 ACRES OF LAND.

PROPERTY OWNER: P & L DEVELOPMENT, LLC 5226 MAIN STREET, SUITE C-3 SPRING HILL, TN 37174 TAX MAP 114, PARCEL 19.00 DEED BOOK R2563 PAGE 693

THIS PROPERTY IS LOCATED WITHIN OTHER FLOOD AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47119C0285E, DATED APRIL 16, 2007.

# PUD MASTER PLAN SUMMERDALE COLUMBIA, TENNESSEE MAURY COUNTY DECEMBER 2, 2019

NOTE:  
ALL ROAD NAMES TO BE APPROVED BY E-911.  
ALL PATIO AREAS TO REMAIN UNCOVERED.  
TOWNHOMES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 IRC.



VICINITY MAP  
NOT TO SCALE

| TOWNHOME DENSITY |       |           |
|------------------|-------|-----------|
| UNITS            | ACRES | UNITS/AC. |
| 60               | 7.25  | 8.27      |

| TOWNHOME OPEN SPACE SUMMARY |           |                 |                  |
|-----------------------------|-----------|-----------------|------------------|
| OPEN SPACE                  | AREA (AC) | PERCENT OF SITE | USABLE AREA (AC) |
| OPEN SPACE                  | 4.30      | 59.3%           | 3.0              |
| TOTAL                       | 4.30      | 59.3%           | 3.0              |

| PRIVATE OPEN SPACE REQUIREMENTS |                           |                     |
|---------------------------------|---------------------------|---------------------|
| UNIT TYPE                       | AREA REQUIRED / UNIT (SF) | TOTAL PROVIDED (SF) |
| ATTACHED UNITS                  | 500                       | 60 X 500 = 30,000   |
|                                 |                           | 30,000              |

| TOWNHOME PARKING SUMMARY |         |            |                         |                           |                            |
|--------------------------|---------|------------|-------------------------|---------------------------|----------------------------|
| TYPE UNIT                | # UNITS | TOTAL BR'S | GARAGE PARKING PROVIDED | DRIVEWAY PARKING PROVIDED | OFFSTREET PARKING PROVIDED |
| 20' - 3BR (1 CAR GAR.)   | 43      | 129        | 43(0)                   | 43                        |                            |
| 24' - 3BR (2 CAR GAR.)   | 17      | 51         | 34(5)                   | 34                        |                            |
| TOTAL                    | 60      | 180        | 77(5)                   | 77(77)                    | 54                         |

TOTAL PARKING PROVIDED: 77 + 77 + 54 = 208  
TOTAL PARKING REQUIRED: 180/2 X 1.5 = 135  
TOTAL PARKING ALLOWED BY REGS.: 5 + 77 + 54 = 136

| SITE USE SUMMARY |       |       |
|------------------|-------|-------|
| USE              | ACRES | SITE% |
| LOTS             | 14.80 | 60.2% |
| ROAD             | 5.23  | 21.3% |
| OPEN SPACE       | 4.55  | 18.5% |
| TOTAL            | 24.58 | 100%  |

| LOT DEVELOPMENT SUMMARY |                   |          |                |                    |                            |
|-------------------------|-------------------|----------|----------------|--------------------|----------------------------|
| LOT WIDTH               | AVERAGE LOT WIDTH | NO. LOTS | AVERAGE LOT SF | MAX. PRODUCT WIDTH | HOUSE SEPARATION (AVERAGE) |
| 40 FT.                  | 40'               | 5        | 5,650          | 28'                | 12'                        |
| 40 FT. - 44 FT.         | 42.5'             | 19       | 5,410          | 28'                | 14.5'                      |
| > 44 FT.                | 54.2'             | 65       | 7,680          | 28'                | 26.0'                      |

| DEVELOPMENT SCHEDULE |                          |       |                              |       |                 |
|----------------------|--------------------------|-------|------------------------------|-------|-----------------|
| PHASE                | NUMBER OF TOWNHOME UNITS | UNITS | NUMBER OF SINGLE-FAMILY LOTS | LOTS  | COMPLETION DATE |
| PHASE 1              | 17                       | 1-17  | 17                           | 1-17  | SEPT. 2019      |
| PHASE 2              | 12                       | 18-29 | 12                           | 18-29 | MARCH 2020      |
| PHASE 3              | 15                       | 30-44 | 13                           | 30-42 | JULY 2020       |
| PHASE 4              | 16                       | 45-60 | 8                            | 43-50 | NOV. 2020       |
| PHASE 5              | -                        |       | 11                           | 51-61 | MARCH 2021      |
| PHASE 6              | -                        |       | 11                           | 62-72 | JULY 2021       |
| PHASE 7              | -                        |       | 17                           | 73-89 | NOV. 2021       |
| TOTAL                | 60                       |       | 89                           |       |                 |



**MARTIN ENGINEERING & SURVEYING, LLC**  
5226 Main Street, Suite C-3  
Spring Hill, TN 37174  
615.812.2147  
gary@martinengr.com



**Case Number:**

19-0184

**Request:**

Request from Cole Newton, T-Square Engineering, for revised Preliminary Plat approval of Cottages of Bear Creek Subdivision off Tom Sharp Road being Tax Map 74 Parcel 37.03.





**TECHNICAL MEETING**  
**Tuesday, November 26, 2019**

**ITEM NO.**

**19-0184**

**DESCRIPTION:** Preliminary Plat review for a proposed conservation subdivision off Tom Sharp Road. Total number of proposed lots is 66. Total acreage of the site is 40.5 AC +/-.

**RECOMMENDATION:** For final recommendation please see staff report.

**TECHNICAL AND DIVISION COMMENTS:**

**Engineering**

1. Subject to Construction Plans and Traffic Impact Study Comments
2. Provide R.O.W. stub to West and North, along with seeking a variance to the 650' maximum length for dead-end street.

**Fire**

3. No comments.

**Wastewater**

4. No comments provided.

**Building**

5. No comments.

**Police**

6. No comments provided.

**Public Works**

7. No comments provided.

**Columbia Power**

8. 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.

### **Columbia Water**

9. This project is still in development stages (phase one). 2) Water is available. 3) 22" Building line minimum.

### **Atmos Energy**

10. No comment provided.

### **Maury County E911**

11. No comment provided.

### **Maury County Schools**

12. No comment provided.

### **Planning**

13. House elevations needed for review
14. Label primary and secondary open space
15. Will there be grading along the southern boundary 100' buffer area
16. Maintenance plan for open space needed
17. Detail front landscape buffer area
18. Each lot will need to touch an open space area.
19. Will there be mail kiosk

### **ATTACHMENTS: Preliminary Plat**



## **Cottages at Bear Creek Maintenance Plan**

Cottages of Bear Creek is a proposed Conservation Subdivision located on Tom Sharp Road. The neighbor proposes to have areas of primary and secondary open space. All open space will be maintained by the Home Owners Association (HOA). All open space areas except the detention ponds are proposed to be kept in their natural environment. Any secondary open space that is turned into open yard, fields or trail areas will be maintained as such by the HOA.

Maintenance:

Annual plant maintenance of the front street buffer plantings and monthly trimming of the grasses in the street buffer.

Outlet structures in the detention ponds shall be checked monthly to remove debris and to inspect for signs of failure.

Accumulated debris such as paper products shall be disposed of in the normal trash collection process. Sediment that has accumulated in the ponds shall be collected and taken to a local area soil recycler.

If the secondary open space is developed into open yards, fields and/or trails those areas shall be maintained on a monthly basis. The method of maintenance shall depend on the use.

- If the area is a yard – it shall be mowed on a monthly basis to be maintained below 12” high
- If the area is an open field – it shall be mowed on a monthly basis to be maintained to be below 36” high
- If the area is a trail – it shall be kept in usable conditions on a monthly basis

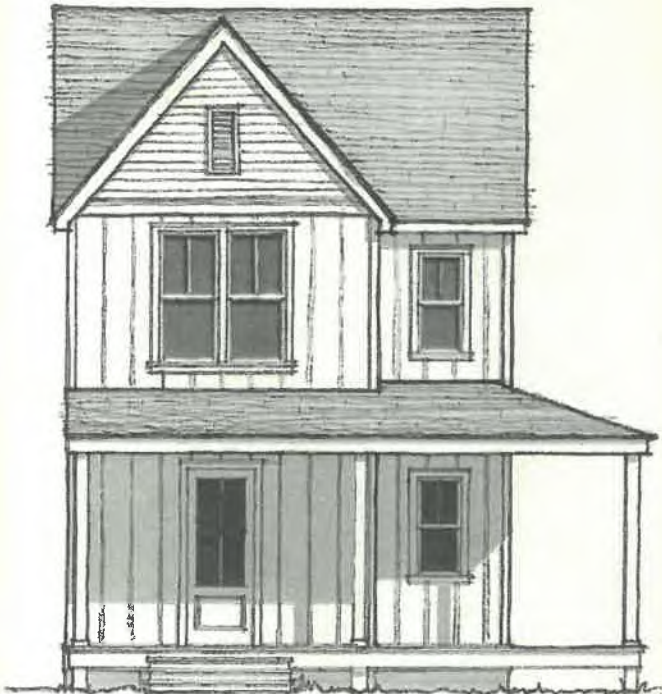
The Home Owners Association will be responsible for the inspection and maintenance of all open space areas. HOA documents will be submitted at the time of final plat for full review.

Prepared by Cole Newton at T-Square Engineering.

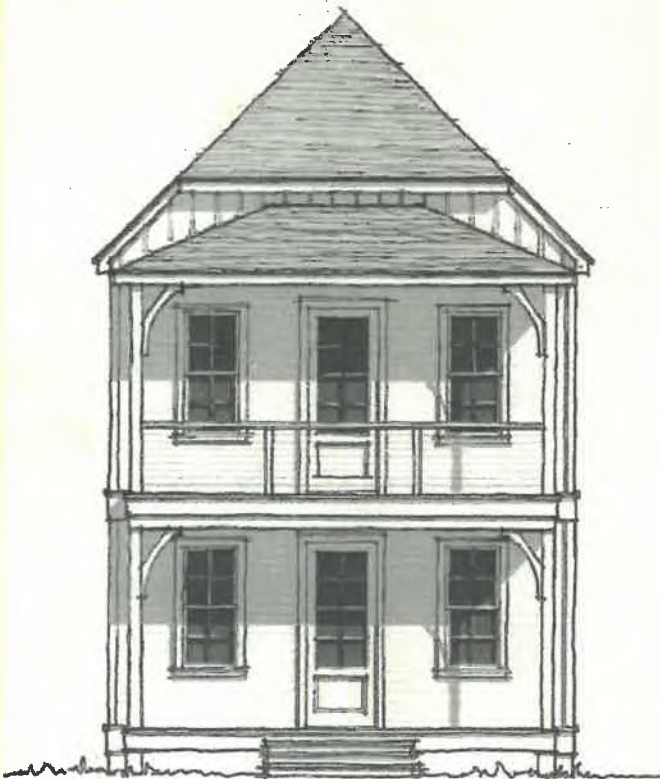
Cole Newton, PE, LEED AP  
T-Square Engineering  
[Cole.newton@t2-eng.com](mailto:Cole.newton@t2-eng.com)  
904.885.0245

Docket #DP-2017-01

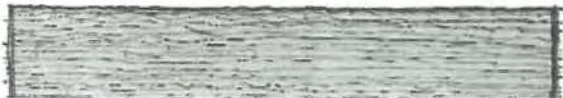
Select an image for details



Cartwright



Talbot

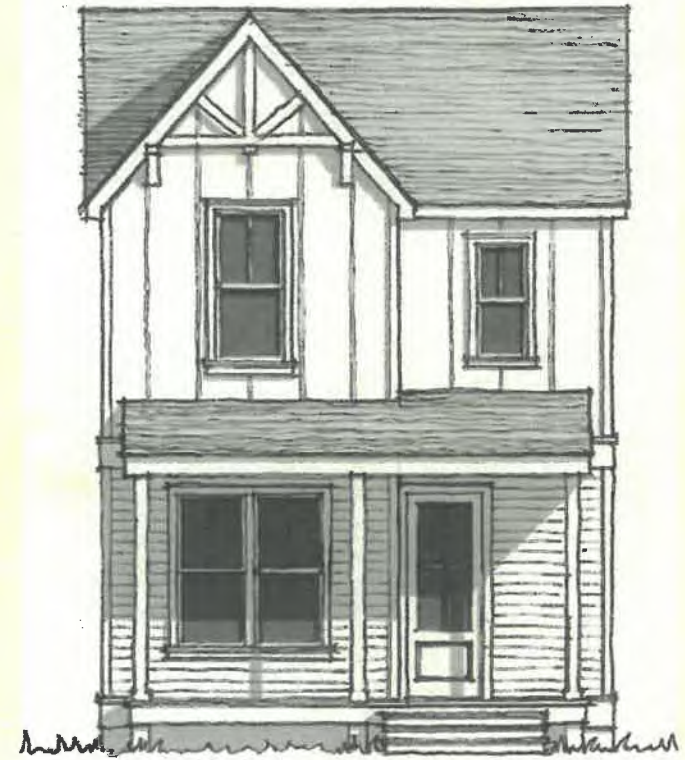




Cartwright



Talbot



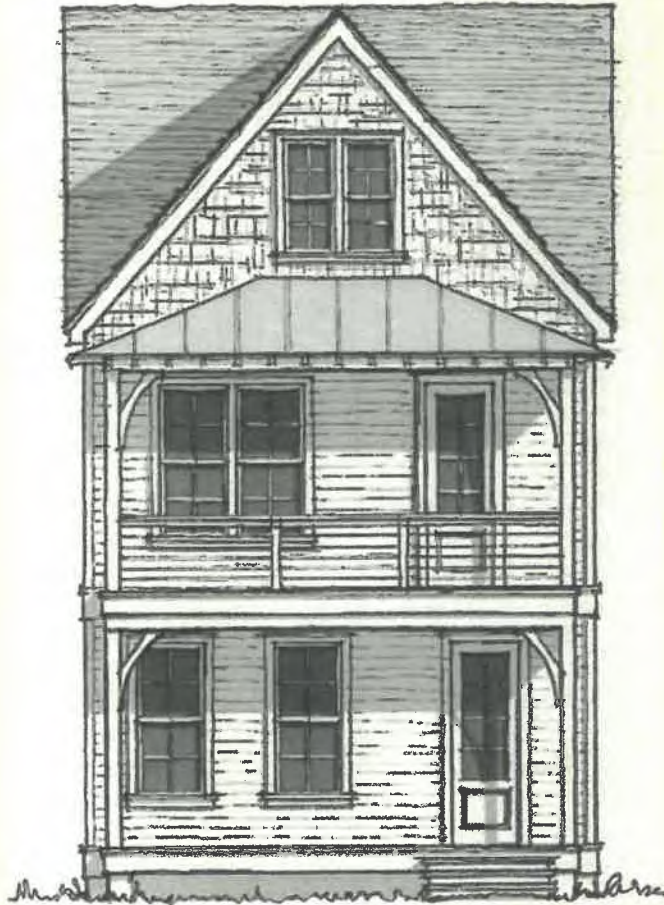
Webb



Gatewood



Webb



Cleveland

Gatewood

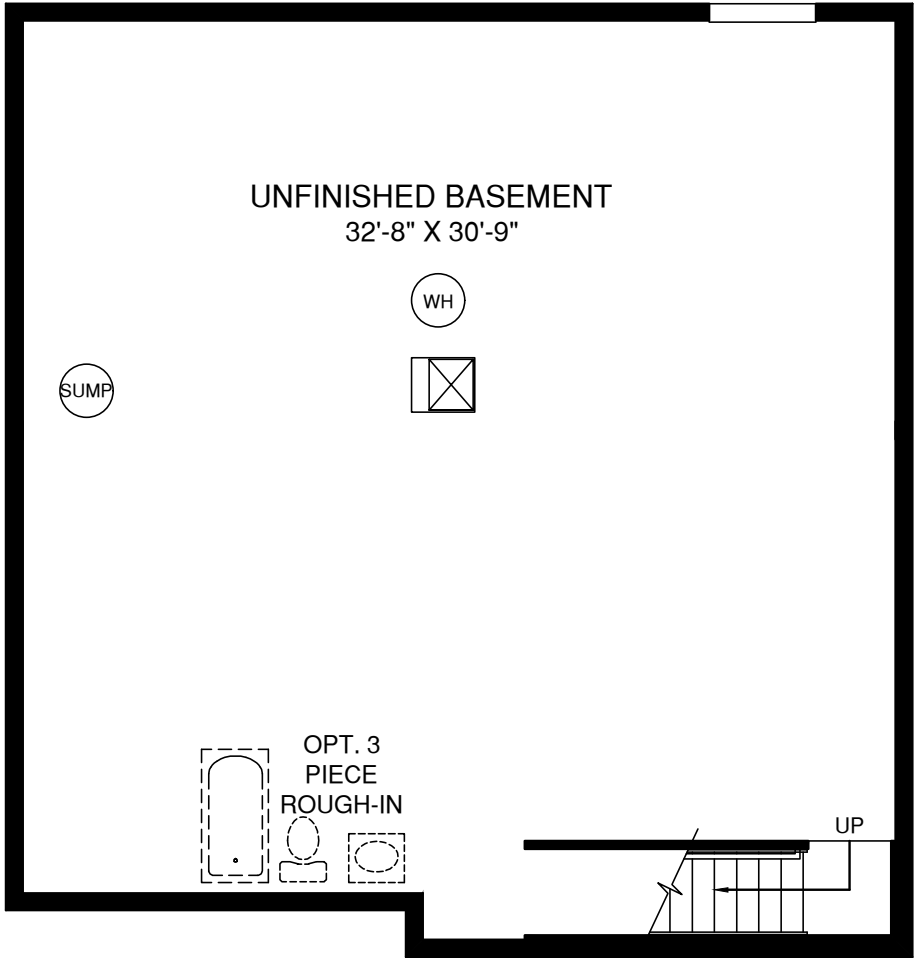


McFerrin

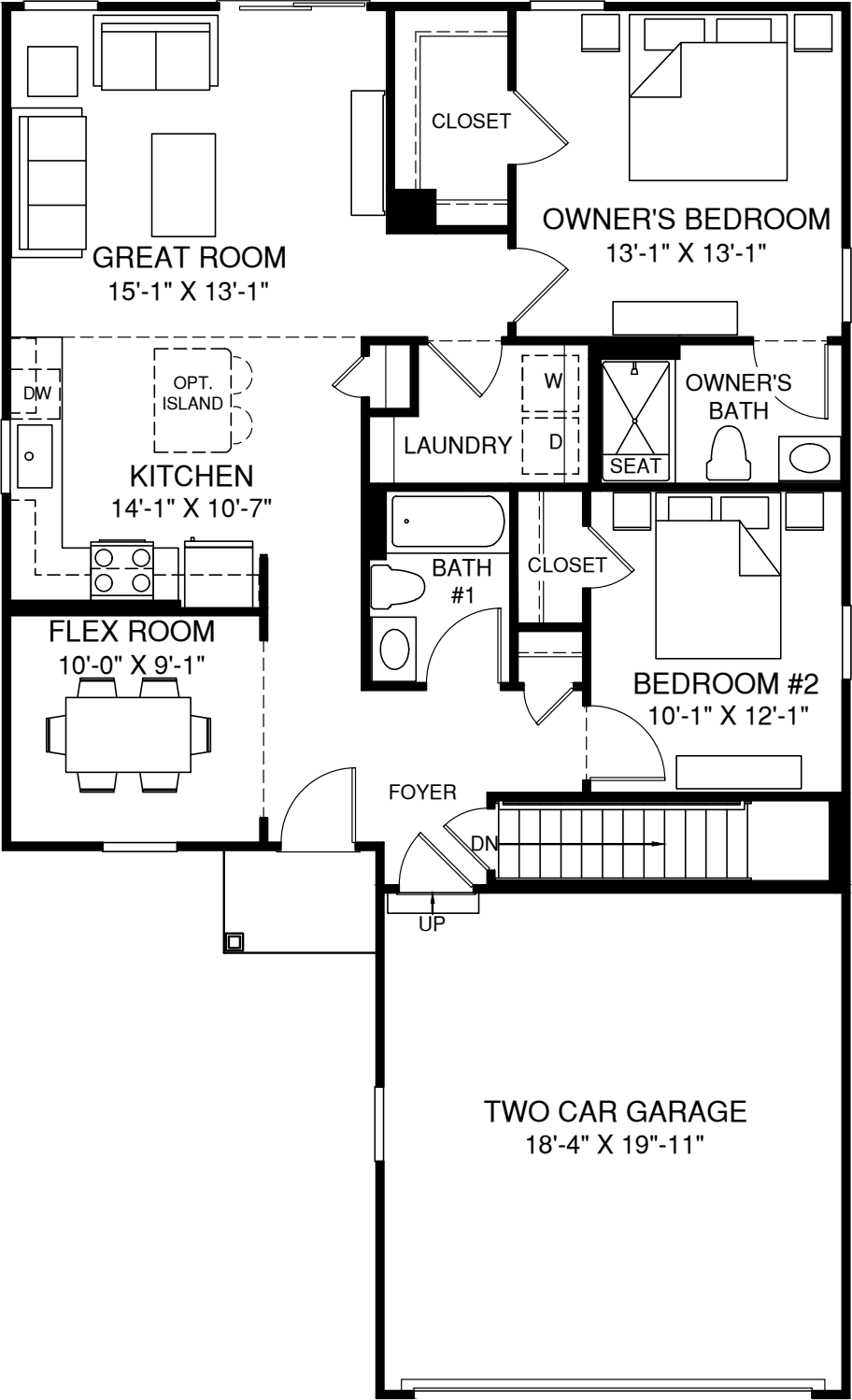




OPT. SLIDING GLASS  
DOOR



BASEMENT LEVEL



MAIN LEVEL

# The Aruba

Product Line: Ryan  
Series: Ryan Homes Lifestyle  
Footprint Min: 34'-0"X 56'-0"  
Footprint Max: 34'-0" X 56'-0"  
Height: 13'-5 5/8"  
Sq. Ft. Min: 1188

Available Foundation Types:  
Basement, Slab  
Bedrooms: Std: 2 Opt.: 0  
Full Baths: Std: 2 Opt.: 1  
Half Baths: Std: 0 Opt.: 0  
Ceiling Height:

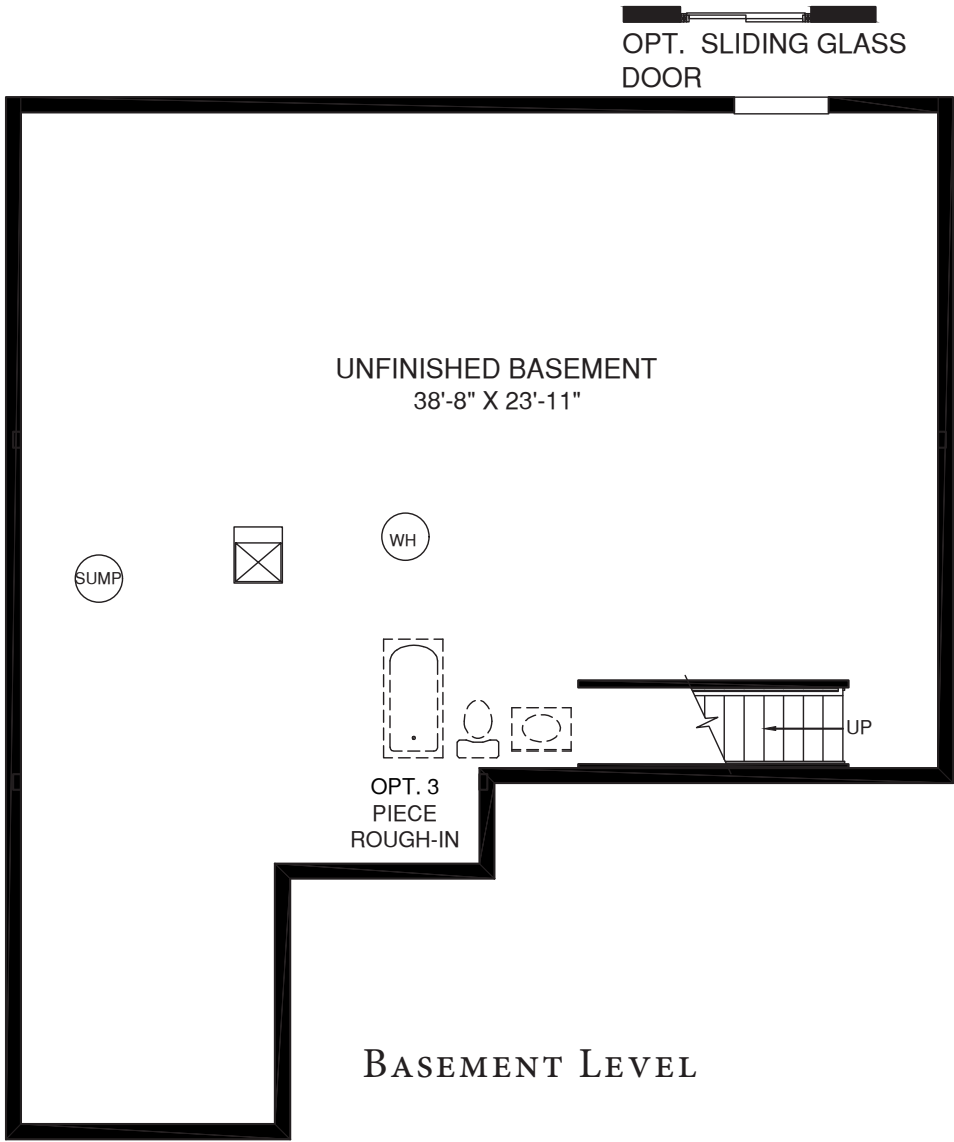
Bsmt: 8'  
1st Floor: 8'

Available Veneers:  
Traditional: 0  
Craftsman: 2

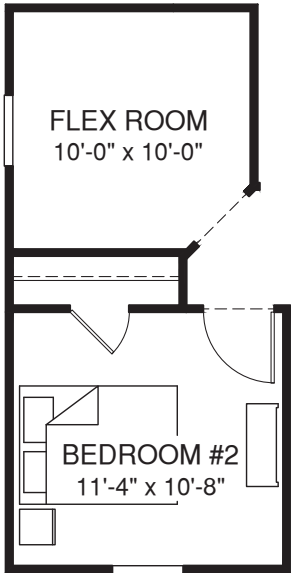
\*Brick front may add 8" to width of house.  
See blueprint for details.

FOR INTERNAL USE ONLY. Although all  
information is believed to be correct at  
publication, please refer to most current  
blueprints to ensure accuracy.

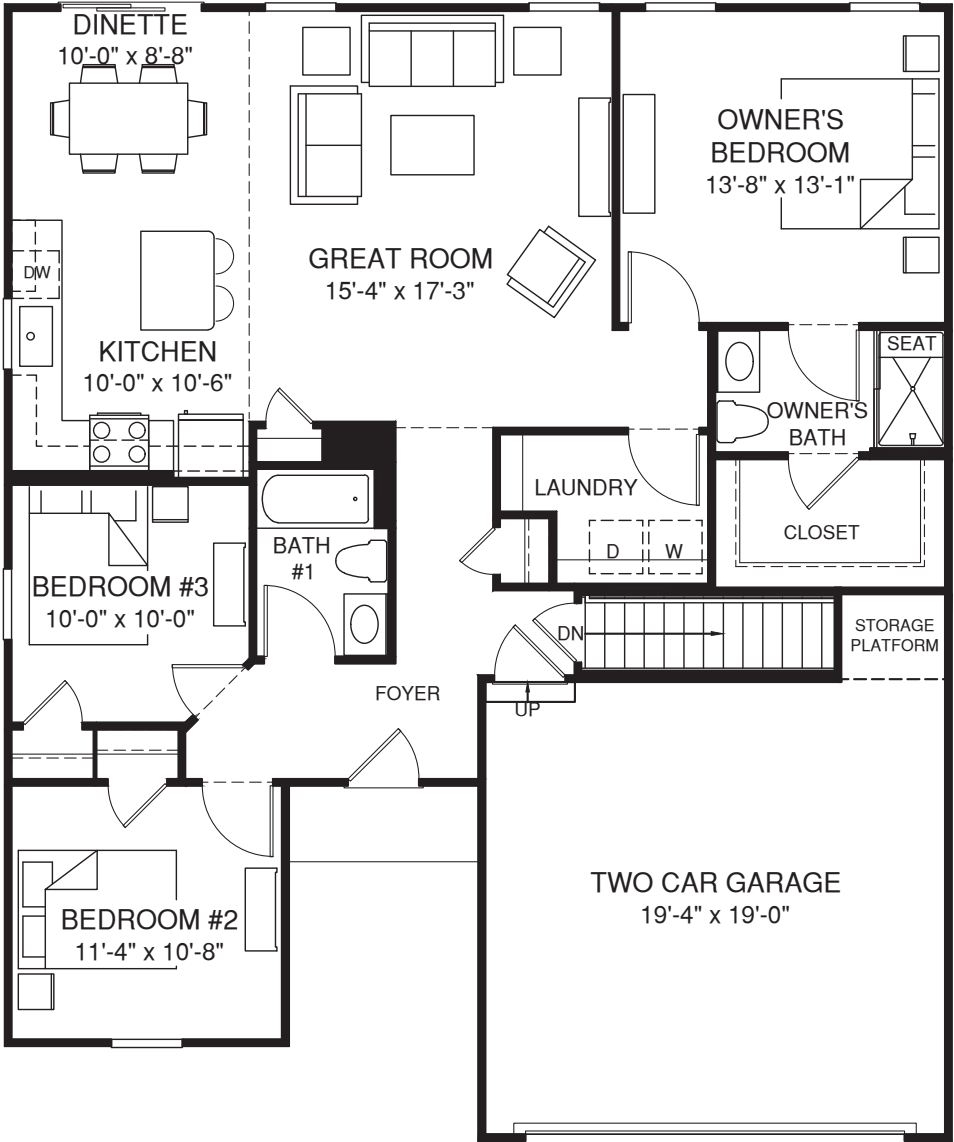
THE ARUBA  
RY1018ARUB01



BASEMENT LEVEL



OPT. FLEX ROOM



MAIN LEVEL

# The Bahama

Product Line: Ryan  
Series: Ryan Homes Lifestyle  
Footprint Min: 40'-0" X 48'-0"  
Footprint Max: 40'-0" X 48'-0"  
Height: 13'-7 15/16"  
Sq. Ft. Min: 1348

WAvailable Foundation Types:

Basement, Slab  
Bedrooms: Std: 3 Opt.: 0  
Full Baths: Std: 2 Opt.: 1  
Half Baths: Std: 0 Opt.: 0

Ceiling Height:  
Bsmt: 8'  
1st Floor: 8'

Available Veneers:  
Traditional: 0  
Craftsman: 2

\*Brick front may add 8" to width of house.  
See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

THE BAHAMA  
RY0119BAHA01



ELEVATION K



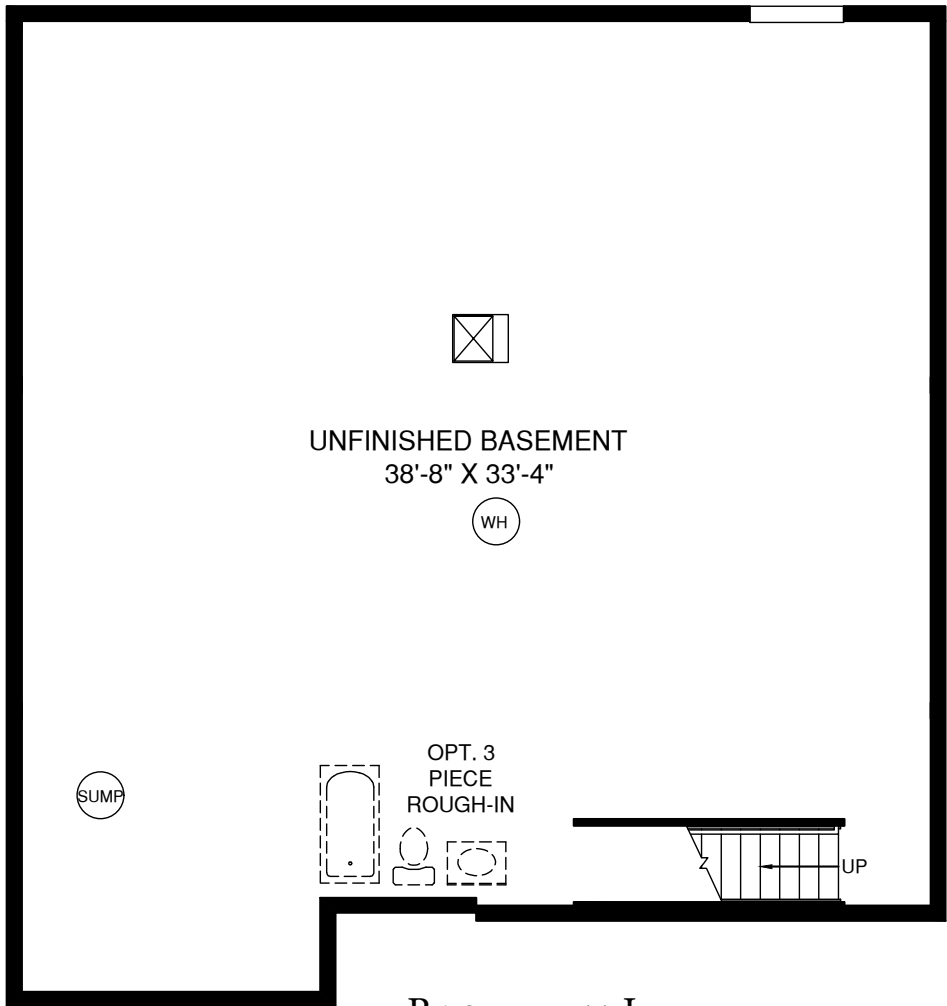
ELEVATION J



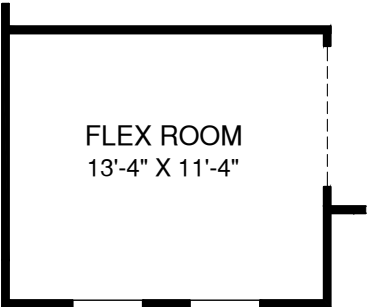
ELEVATION L



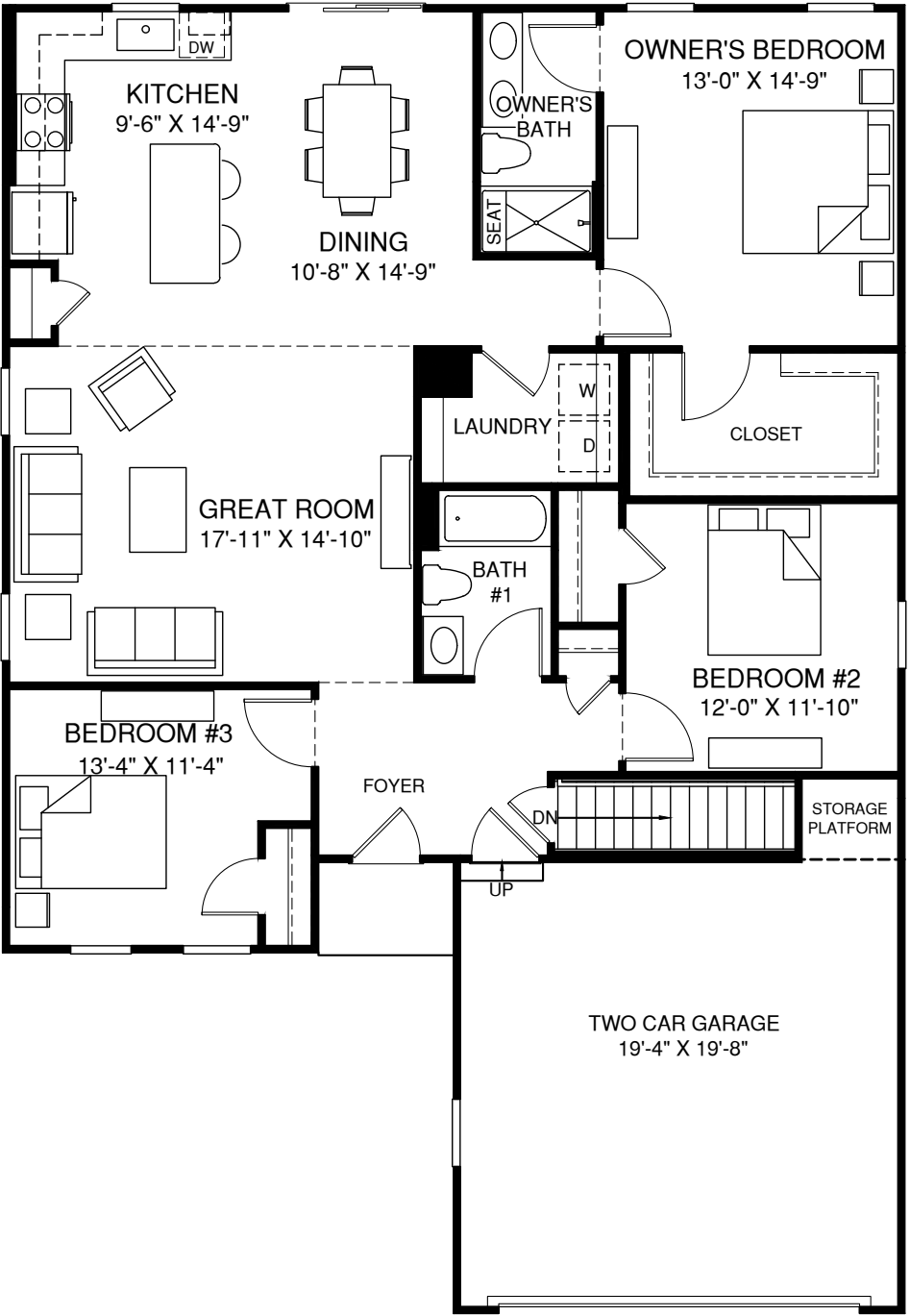
OPT. SLIDING GLASS  
DOOR



BASEMENT LEVEL



OPT. FLEX ROOM



MAIN LEVEL

# The Cayman

Product Line: Ryan  
Series: Ryan Homes Lifestyle  
Footprint Min: 40'-0" X 58'-0"  
Footprint Max: 40'-0" X 58'-0"  
Height: 14'-7 3/4"  
Sq. Ft. Min: 1559  
Available Foundation Types:  
Basement, Slab  
Bedrooms: Std: 3 Opt.: 0  
Full Baths: Std: 2 Opt.: 1  
Half Baths: Std: 0 Opt.: 0

Ceiling Height:  
Bsmt: 8'  
1st Floor: 8'

Available Veneers:  
Traditional: 0  
Craftsman: 3

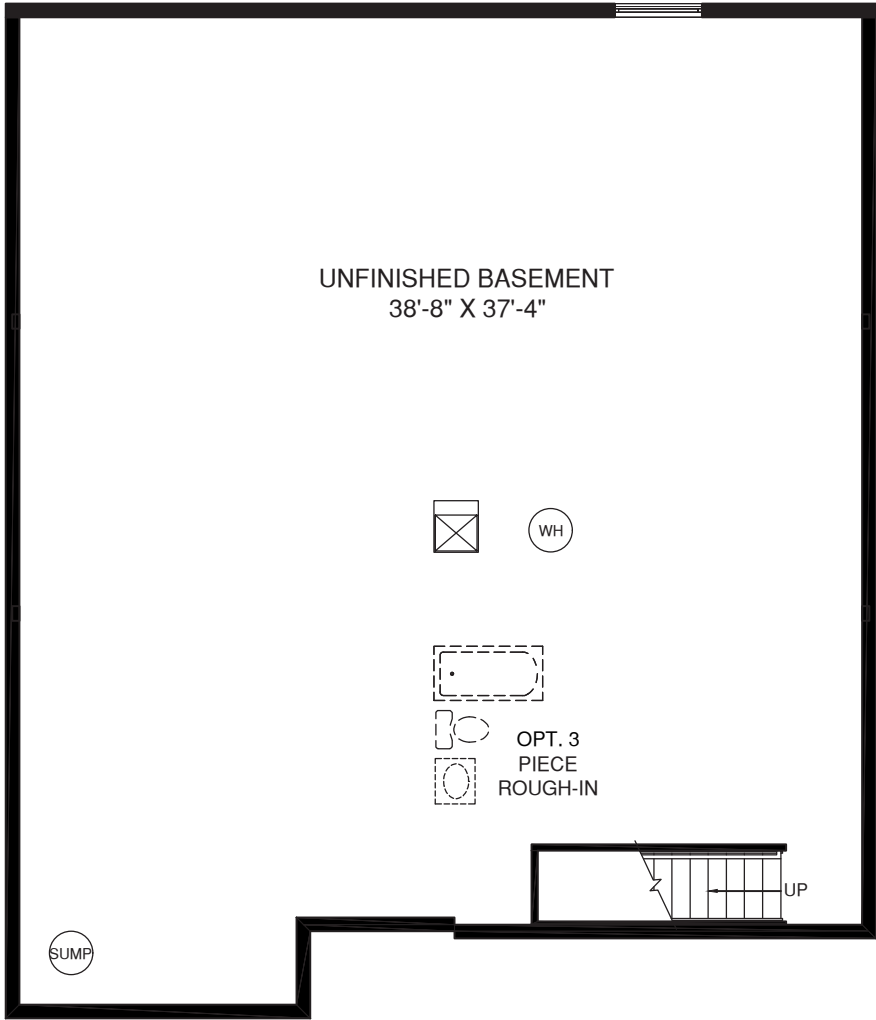
\*Brick front may add 8" to width of house.  
See blueprint for details.  
\*\*Maximum square feet does not include basement. Information provided for town-homes is for base condition.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

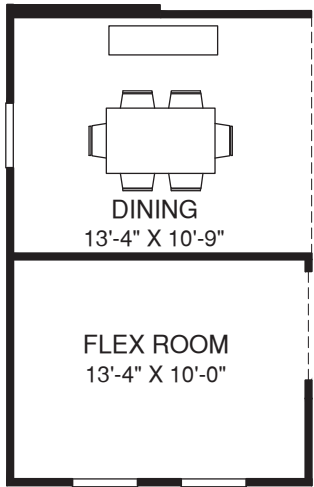
THE CAYMAN  
RY0519CAY00v01



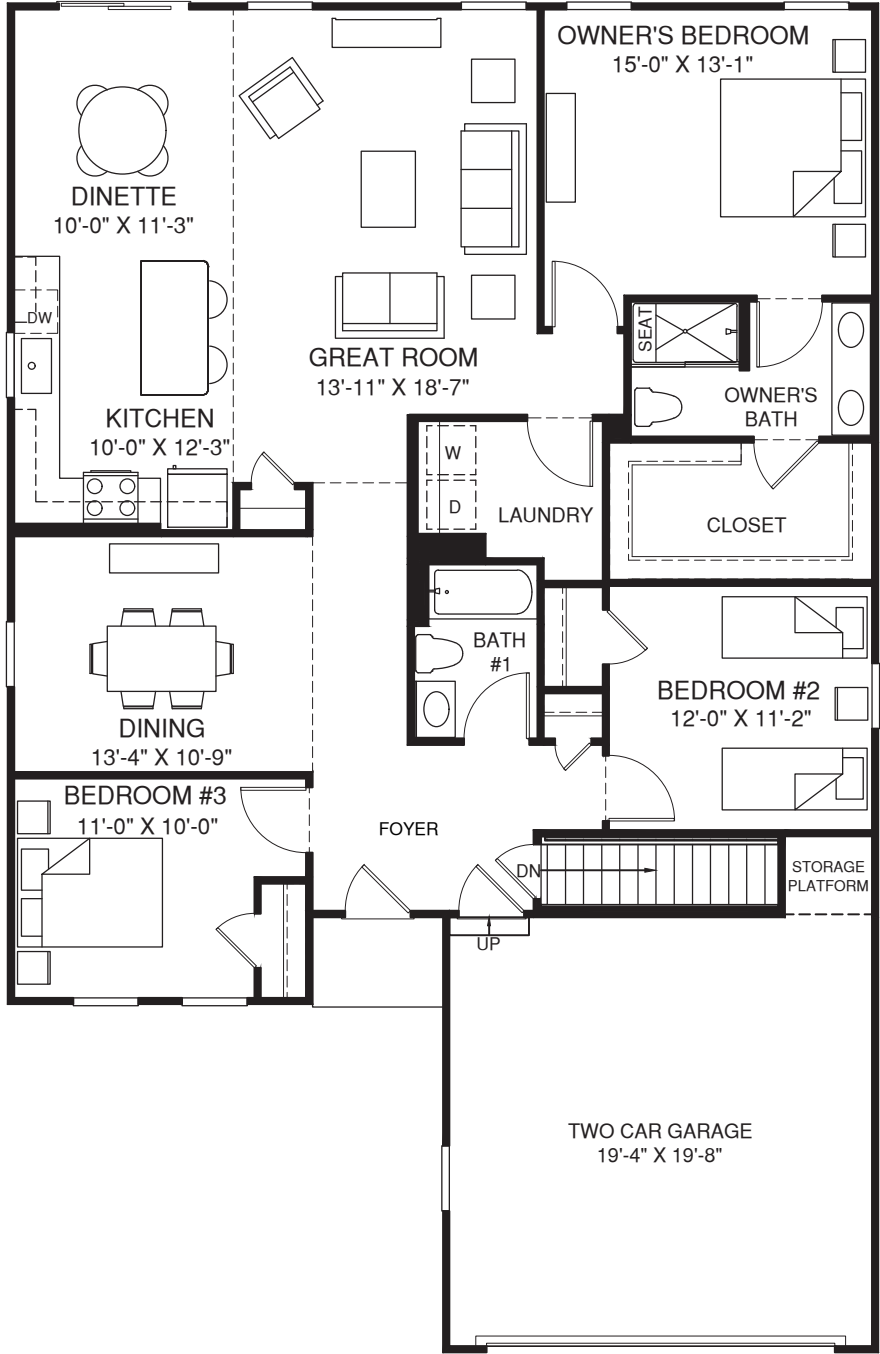
OPT. SLIDING GLASS DOOR



BASEMENT LEVEL



OPT. FLEX ROOM



MAIN LEVEL

# The Dominica

Product Line: Ryan  
Series: Ryan Homes Lifestyle  
Footprint Min: 40'-0" X 62'-0"  
Footprint Max: 40'-0" X 62'-0"  
Height: 14'-1 15/16"

Sq. Ft. Min: 1720

Available Foundation Types:

Basement, Slab

|             |        |         |
|-------------|--------|---------|
| Bedrooms:   | Std: 3 | Opt.: 0 |
| Full Baths: | Std: 2 | Opt.: 1 |
| Half Baths: | Std: 0 | Opt.: 0 |

Ceiling Height:

Bsmt: 8'  
1st Floor: 8'

Available Veneers:

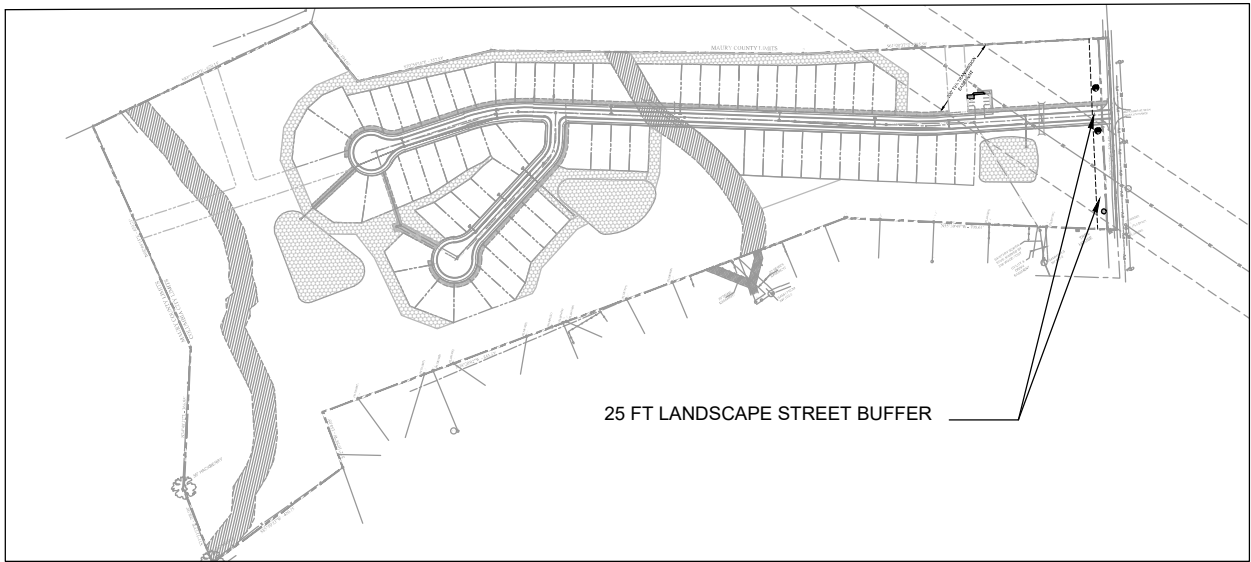
Traditional: 0  
Craftsman: 2

\*Brick front may add 8" to width of house.  
See blueprint for details.  
\*\*Maximum square feet does not include basement. Information provided for town-homes is for base condition.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

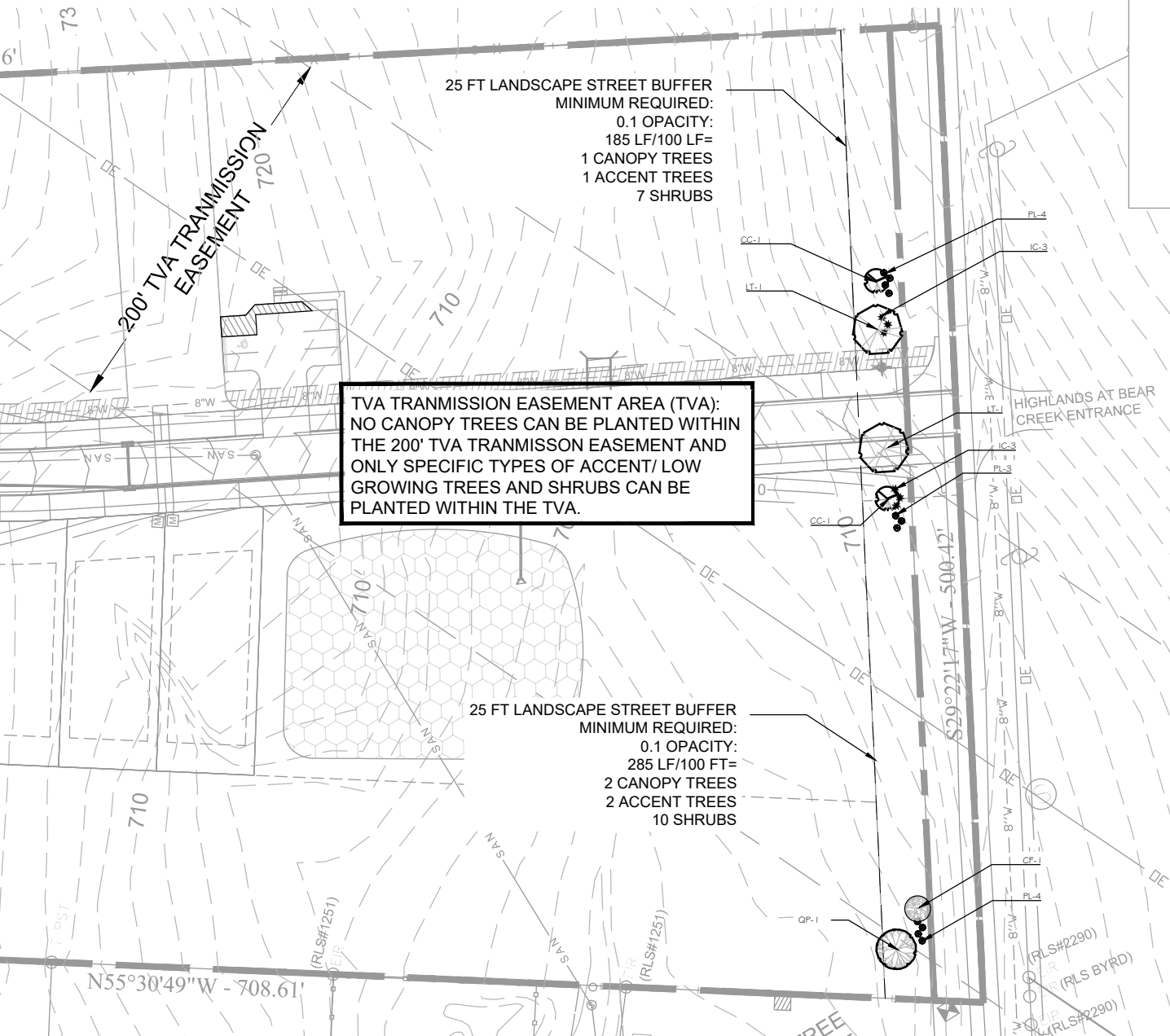
THE DOMINICA  
RY0119DOMI01





OVERALL SITE PLAN

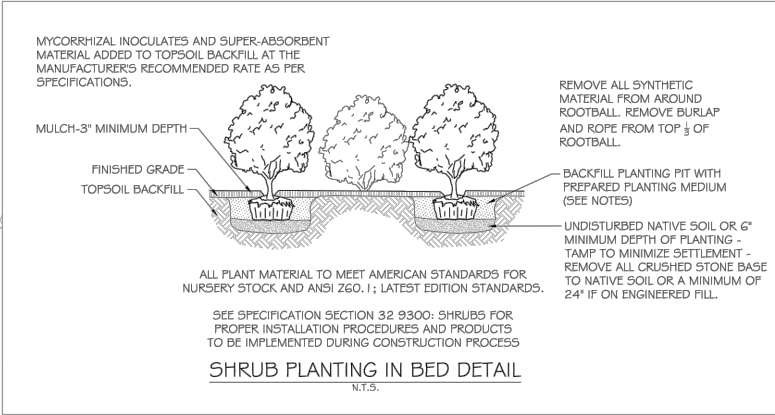
SCALE 1:500



TVA TRANSMISSION EASEMENT AREA (TVA):  
NO CANOPY TREES CAN BE PLANTED WITHIN  
THE 200' TVA TRANSMISSION EASEMENT AND  
ONLY SPECIFIC TYPES OF ACCENT/ LOW  
GROWING TREES AND SHRUBS CAN BE  
PLANTED WITHIN THE TVA.

25 FT LANDSCAPE STREET BUFFER  
MINIMUM REQUIRED:  
0.1 OPACITY:  
285 LF/100 FT=  
2 CANOPY TREES  
2 ACCENT TREES  
10 SHRUBS

25 FT LANDSCAPE STREET BUFFER  
MINIMUM REQUIRED:  
0.1 OPACITY:  
185 LF/100 LF=  
1 CANOPY TREES  
1 ACCENT TREES  
7 SHRUBS

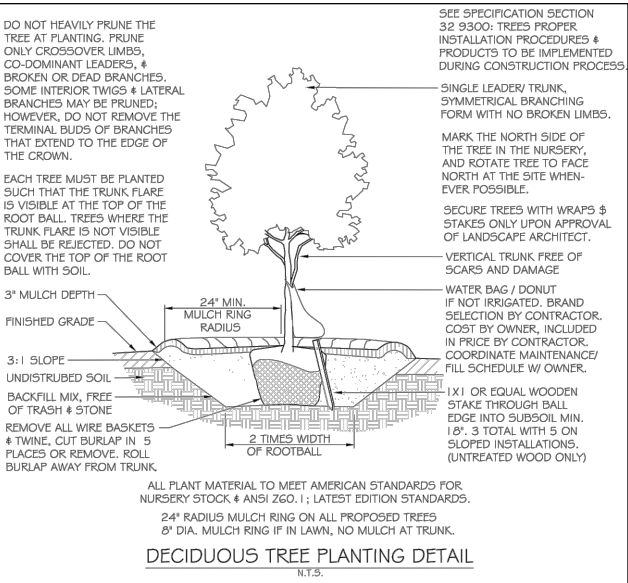
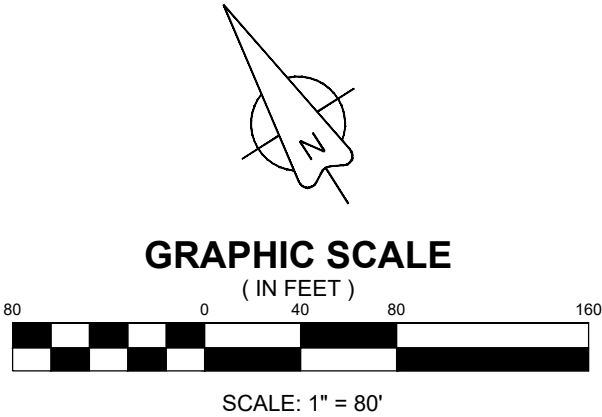


LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
2. ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
5. ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#1,000 S.F. OF 10-10-10 FERTILIZER.
6. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
8. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
9. ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIAL SCHEDULE.
10. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
11. NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY THE REPRESENTATIVE.
12. ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS. GUYING IS NOT ALLOWED.
13. NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO CANOPY TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT WITHOUT SIGNING OF A RELEASE WAIVER. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
14. NO TREE SHALL BE LOCATED CLOSER THAN 15' FROM A LIGHT SOURCE.

PLANT MATERIALS SCHEDULE

| CANOPY TREES                                          |          |                                     |                                                                   |         |         |        |                |
|-------------------------------------------------------|----------|-------------------------------------|-------------------------------------------------------------------|---------|---------|--------|----------------|
| KEY                                                   | QUANTITY | SCIENTIFIC NAME                     | COMMON NAME                                                       | HEIGHT  | SPREAD  | TRUNK  | REMARKS        |
| CC                                                    | 2        | Cotinus coggygia 'Royal Purple'     | Royal Purple Smoke Tree                                           | 8'      | 3-4'    | 1 1/2" |                |
| CF                                                    | 1        | Cornus florida                      | Flowering Dogwood Tree                                            | 8'      | 3-4'    | 1 1/2" |                |
| LT                                                    | 2        | Liriodendron tulipifera             | Tulip Poplar                                                      | 10'-14' | 7-8'    | 2"     | 5' Clear Trunk |
| QP                                                    | 1        | Quercus phellos                     | Willow Oak                                                        | 10'-14' | 7-8'    | 2"     | 5' Clear Trunk |
| SHRUBS                                                |          |                                     |                                                                   |         |         |        |                |
| IC                                                    | 6        | Ilex 'Mesog' China Girl             | China Girl Holly                                                  | 20"-24" | 18"-24" | FTB    |                |
| PL                                                    | 11       | Prunus laurocerasus 'Chestnut Hill' | Chestnut Hill Cherry Laurel                                       | 20"-24" | 18"-24" | FTB    |                |
|                                                       |          |                                     |                                                                   |         |         |        |                |
| TURF                                                  |          |                                     |                                                                   |         |         |        |                |
| SEED                                                  |          | Turf Mixture                        | Rebel III Turftype Fescue. Seed all disturbed areas @ 8# 1,000sf. |         |         |        |                |
| MISCELLANEOUS                                         |          |                                     |                                                                   |         |         |        |                |
|                                                       |          | Shredded Hardwood Bark Mulch        | Minimum 3" depth throughout.                                      |         |         |        |                |
| NOTES                                                 |          |                                     |                                                                   |         |         |        |                |
| FTB = Full To Base                                    |          |                                     |                                                                   |         |         |        |                |
| THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS |          |                                     |                                                                   |         |         |        |                |



FULL LANDSCAPE PLANS AND SIGNAGE PLANS  
WILL BE SUBMITTED WITH CONSTRUCTION SET.



Know what's below.  
Call before you dig.

PROJECT  
LANDSCAPE EXHIBIT  
MAP 74, PARCEL 37.03  
COLUMBIA, TN

T-SQUARE ENGINEERING  
701 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

# COTTAGES OF BEAR CREEK

(CONSERVATION SUBDIVISION)

TOM SHARP ROAD  
Columbia, Maury County, Tennessee

Tax Map 74, PARCEL 37.03 and 37.04, +/- 40.5 ACRES  
R10 ZONING  
PRELIMINARY PLAT

Owner / Developer: TENNESEE REGIONAL HOLDING  
LLC and RIVERSTONE HOMES LLC,  
3452 JIM WARREN ROAD  
SPRING HILL TN, 37174  
615-260-5523

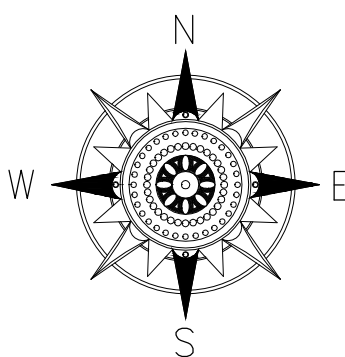
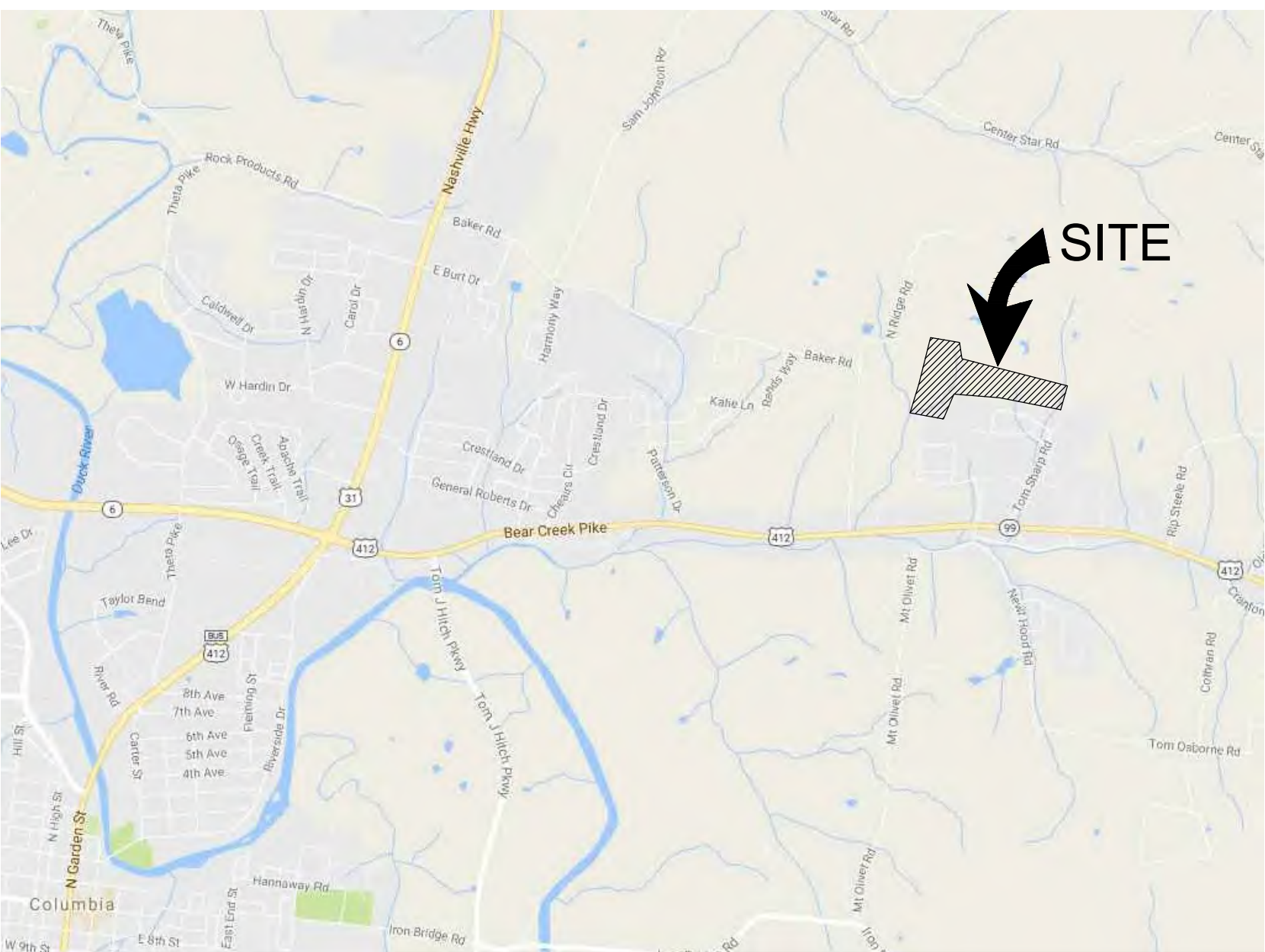
Engineer:

**T-SQUARE ENGINEERING**  
701 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH  
AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE  
CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANEL  
NUMBER: 47119C0190E, REVISED: APRIL 16, 2007

TRAFFIC STUDY WAS SUBMITTED 12/1/2016

Surveyor: S & A Surveying, Inc.  
306 Bluegrass Circle  
Lebanon, TN, 37090  
(615) 394-7564



VICINITY MAP  
N.T.S.

## Sheet Schedule

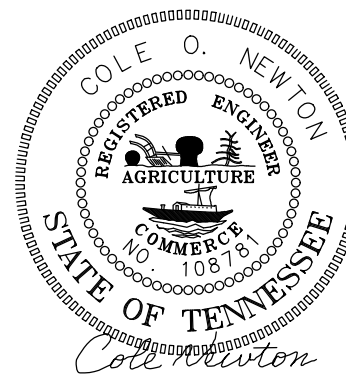
- C-0.0 Cover Sheet
- C-1.0 Existing Conditions
- C-2.1 Preliminary Plat Overall
- C-2.2 Parcel Line and Curve Data
- C-2.3 Preliminary Plat Detail
- C-9.0 Off Site Roadway Plan

| DATE:      | NO. | DATE    | REVISIONS                 |
|------------|-----|---------|---------------------------|
| 11/18/2019 | 1   | 12/2/19 | REVISED PER CITY COMMENTS |
| SCALE:     |     |         |                           |
| AS SHOWN   |     |         |                           |
| DRAWN BY:  |     |         |                           |
| T-SQUARE   |     |         |                           |
| REVIEWER:  |     |         |                           |
| TET        |     |         |                           |

COVER SHEET

SUBDIVISION PLAN  
MAP 74, PARCEL 37.03  
MAURY COUNTY, TENNESSEE

COTTAGES OF BEAR CREEK



12-2-19

PROJECT  
16-0628

SHEET  
C-0.0

|                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER OF RECORD                                                                                                                          |
| TENNESEE REGIONAL HOLDING LLC (37.03) and<br>RIVERSTONE HOMES LLC AND JAN WATSON (37.04)<br>Tax Parcel ID: 060074 03703 and 060074 03704 |
| APPLICANT                                                                                                                                |
| TENNESEE REGIONAL HOLDING LLC and<br>RIVERSTONE HOMES LLC,<br>3452 JIM WARREN ROAD<br>SPRING HILL, TN, 37174<br>615-260-5523             |

**T-SQUARE ENGINEERING**  
701 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM







- NOTES:
1. THE SITE DOES NOT CONTAIN ANY KNOWN BUILDINGS OR STRUCTURES, BROWNFIELDS, WASTE SITES, PAVED AREAS OR CULTIVATED LANDS.
  2. THE SITE DOES CONTAIN A TENNESSEE VALLEY AUTHORITY ELECTRICAL EASEMENT (SHOWN ON PLANS - 200 FT WIDE).
  3. THE SITE DOES NOT CONTAIN ANY KNOWN CRITICAL HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES.
  4. THE SITE DOES NOT CONTAIN ANY KNOWN UNIQUE GEOLOGICAL RESOURCES.
  5. THE SITE DOES NOT CONTAIN ANY KNOWN CULTURAL RESOURCES, HISTORICALLY IMPORTANT LANDSCAPES OR ARCHEOLOGICAL FEATURES.

6. HOME OWNERS ASSOCIATION TO MAINTAIN ALL OPEN SPACE (PRIMARY AND SECONDARY) / BUFFER AREA AND ENTRANCE LANDSCAPING.
7. CONTOURS SHOWN ARE FROM GIS DATA PROVIDED BY THE CITY OF COLUMBIA. THE BOUNDARY SHOWN IS FROM AN ACTUAL FIELD RUN SURVEY. ADDITIONAL TOPOGRAPHIC DATA WILL BE USED IN THE FULL CONSTRUCTION PLAN DESIGN.
8. HOME OWNERS ASSOCIATION TO MAINTAIN ALL OPEN SPACE (PRIMARY AND SECONDARY) / BUFFER AREA AND ENTRANCE LANDSCAPING.

1  
Tax Parcel ID: 0600740 H 00700  
View tax map: 0740  
Site Address: MCCOY LN 609  
Owner Name: MCCOY LN 609  
Owner Name 2: MALLORY RENEE SEATON  
Subdivision: TIMBERLAND ESTATES SEC 5

2  
Tax Parcel ID: 0600740 I 00600  
View tax map: 0740

3  
Tax Parcel ID: 0600740 I 00500  
View tax map: 0740

4  
Tax Parcel ID: 0600740 H 00700  
View tax map: 0740  
Site Address: MCCOY LN 609  
Owner Name: FOWLER JOSEPH RAGAN &  
Owner Name 2: MALLORY RENEE SEATON  
Subdivision: TIMBERLAND ESTATES SEC 5  
Description: 00 Residential

5  
Tax Parcel ID: 0600740 H 00600  
View tax map: 0740  
Site Address: MCCOY LN 610  
Owner Name: BROWN MICHAEL ALAN  
Subdivision: TIMBERLAND ESTATES SEC 5  
Description: 00 Residential

6  
Tax Parcel ID: 0600740 H 00500  
View tax map: 0740  
Site Address: MCCOY LN  
Owner Name: SHARP ALAN E ETUX  
Owner Name 2: CONNIE S  
Subdivision: TIMBERLAND ESTATES SEC 5  
Description: 00 Residential

7  
Tax Parcel ID: 0600740 F 00100  
View tax map: 0740  
Site Address: SHADOWBROOK DR 632  
Owner Name: SHARP MARK W ETUX TERESA  
Subdivision: TIMBERLAND ESTATES SEC 3D  
Description: 00 Residential

8  
Tax Parcel ID: 0600740 D 00800  
View tax map: 0740  
Site Address: SHADOWBROOK DR 628  
Owner Name: HEICHELBECH DANIEL A JR ETUX  
Owner Name 2: JACLYN R  
Subdivision: TIMBERLAND ESTATES SEC 3B  
Description: 00 Residential

9  
Tax Parcel ID: 0600740 D 00900  
View tax map: 0740  
Site Address: SHADOWBROOK DR 624  
Owner Name: REDD HOMES LLC  
Subdivision: TIMBERLAND ESTATES SEC 3B  
Description: 00 Residential

10  
Tax Parcel ID: 0600740 D 01000  
View tax map: 0740  
Site Address: SHADOWBROOK DR 620  
Owner Name: PULLEN PATRICK ETUX STEPHANIE GREENE  
Subdivision: TIMBERLAND ESTATES SEC 3B  
Description: 00 Residential

11  
Tax Parcel ID: 0600740 D 01200  
View tax map: 0740  
Site Address: SHADOWBROOK DR 618  
Owner Name: GARNER ROBERT HENRY JR ETUX  
Owner Name 2: JENNIFER O  
Subdivision: TIMBERLAND ESTATES SEC 3B  
Description: 00 Residential

12  
Tax Parcel ID: 0600740 C 00600  
View tax map: 0740  
Site Address: SHADOWBROOK DR 616  
Owner Name: GARNER ROBERT HENRY JR ETUX  
Owner Name 2: DAWN DONETTE  
Subdivision: TIMBERLAND ESTATES SEC 3A  
Description: 00 Residential

13  
Tax Parcel ID: 0600740 C 00700  
View tax map: 0740  
Site Address: SHADOWBROOK DR 612  
Owner Name: SMITH JOHNNY D ETUX  
Owner Name 2: JANICE C  
Subdivision: TIMBERLAND ESTATES SEC 3A  
Description: 00 Residential

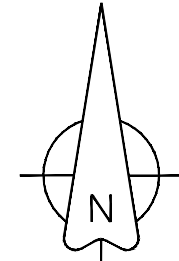
14  
Tax Parcel ID: 0600740 C 00800  
View tax map: 0740  
Site Address: SHADOWBROOK DR 608  
Owner Name: DURAN ROBERT B ETUX JENNIFER W  
Subdivision: TIMBERLAND ESTATES SEC 3A  
Description: 00 Residential

15  
Tax Parcel ID: 0600740 C 00900  
View tax map: 0740  
Site Address: SHADOWBROOK DR 604  
Owner Name: WRIGHT MARK  
Subdivision: TIMBERLAND ESTATES SEC 3A  
Description: 00 Residential

16  
Tax Parcel ID: 0600740 C 01000  
View tax map: 0740  
Site Address: SHADOWBROOK DR 600  
Owner Name: NEAS TRAVIS E ETUX  
Owner Name 2: CHRISTY L  
Subdivision: TIMBERLAND ESTATES SEC 3A  
Description: 00 Residential

#### LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING CONTOUR
- STREAM AREA BUFFER
- PROPOSED CONTOUR
- PROPOSED 8" WATER LINE
- PROPOSED WATER SERVICE METER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED LOT LINES
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PRIMARY OPEN SPACE
- SECONDARY OPEN SPACE



GRAPHIC SCALE  
(IN FEET)



SCALE: 1" = 100'

#### CONSERVATION RESIDENTIAL DEVELOPMENT REQUIREMENTS & SITE DATA

|                         |                |
|-------------------------|----------------|
| TOTAL ACREAGE           | 40.5 AC +/-    |
| PROPERTY ZONING         | R-10           |
| ADJ. PROP. ZONING       | R-10           |
| PROPOSED NUMBER OF LOTS | 67             |
| LOT SIZE (min.) SF (AC) | 5,000 (0.11)   |
| OPEN SPACE REQD         | 50% (20.25 AC) |
| MIN. YARD REQD          | 400 SQFT       |
| OPEN SPACE PROVIDED     | 65% (26.3 AC)  |
| PRIMARY OPEN SPACE      | 21.42          |
| SECONDARY OPEN SPACE    | 4.87 AC        |
| ADDITIONAL BUFFER SPACE | 0.25 AC        |
| ALLOWABLE DENSITY       | 146 UNITS      |
| PROPOSED DENSITY        | 67 UNITS       |

- NOTES:
1. ALL OPEN SPACE BOTH PRIMARY AND SECONDARY, TO BE MAINTAINED BY THE HOA.
  - 1.1. SECONDARY OPEN SPACE SHOWN ON THE PLAN IS PROPOSED TO BE BUFFER AREAS, WOODLANDS AND FIELDS.
  2. THE LANDSCAPE BUFFER ALONG THE TOM SHARP ROAD TO BE MAINTAINED BY THE HOA.

| Lot | Square Feet | ACRES    |
|-----|-------------|----------|
| 1   | 6806.70 SF  | 0.16 AC. |
| 2   | 6732.87 SF  | 0.15 AC. |
| 3   | 6632.82 SF  | 0.15 AC. |
| 4   | 6311.45 SF  | 0.14 AC. |
| 5   | 6088.56 SF  | 0.14 AC. |
| 6   | 5089.34 SF  | 0.14 AC. |
| 7   | 5036.37 SF  | 0.14 AC. |
| 8   | 5073.33 SF  | 0.13 AC. |
| 9   | 5010.44 SF  | 0.13 AC. |
| 10  | 5747.48 SF  | 0.13 AC. |
| 11  | 5684.51 SF  | 0.13 AC. |
| 12  | 6241.42 SF  | 0.21 AC. |
| 13  | 8747.73 SF  | 0.20 AC. |
| 14  | 5343.51 SF  | 0.12 AC. |
| 15  | 5200.86 SF  | 0.12 AC. |
| 16  | 5216.36 SF  | 0.12 AC. |
| 17  | 5180.31 SF  | 0.12 AC. |
| 18  | 5618.18 SF  | 0.13 AC. |
| 19  | 7229.21 SF  | 0.17 AC. |
| 20  | 5496.77 SF  | 0.13 AC. |
| 21  | 5716.80 SF  | 0.13 AC. |
| 22  | 5951.46 SF  | 0.14 AC. |
| 23  | 6184.73 SF  | 0.14 AC. |
| 24  | 6261.28 SF  | 0.14 AC. |
| 25  | 5533.88 SF  | 0.13 AC. |

| Lot | Square Feet | ACRES    |
|-----|-------------|----------|
| 26  | 9885.39 SF  | 0.23 AC. |
| 27  | 13940.88 SF | 0.32 AC. |
| 28  | 12295.98 SF | 0.28 AC. |
| 29  | 6961.66 SF  | 0.16 AC. |
| 30  | 5580.12 SF  | 0.13 AC. |
| 31  | 6353.62 SF  | 0.15 AC. |
| 32  | 5560.89 SF  | 0.14 AC. |
| 33  | 6234.01 SF  | 0.14 AC. |
| 34  | 6144.34 SF  | 0.14 AC. |
| 35  | 7702.71 SF  | 0.18 AC. |
| 36  | 8709.63 SF  | 0.20 AC. |
| 37  | 7292.18 SF  | 0.17 AC. |
| 38  | 5809.44 SF  | 0.13 AC. |
| 39  | 5530.03 SF  | 0.13 AC. |
| 40  | 5746.76 SF  | 0.13 AC. |
| 41  | 8408.86 SF  | 0.19 AC. |
| 42  | 7475.06 SF  | 0.17 AC. |
| 43  | 7068.01 SF  | 0.16 AC. |
| 44  | 6872.11 SF  | 0.16 AC. |
| 45  | 5983.48 SF  | 0.13 AC. |
| 46  | 7248.69 SF  | 0.17 AC. |
| 47  | 6874.69 SF  | 0.16 AC. |
| 48  | 6250.01 SF  | 0.14 AC. |
| 49  | 6250.01 SF  | 0.14 AC. |
| 50  | 6251.99 SF  | 0.14 AC. |

| Lot | Square Feet | ACRES    |
|-----|-------------|----------|
| 51  | 8961.01 SF  | 0.21 AC. |
| 52  | 6000.00 SF  | 0.14 AC. |
| 53  | 6000.00 SF  | 0.14 AC. |
| 54  | 6000.00 SF  | 0.14 AC. |
| 55  | 8181.97 SF  | 0.19 AC. |
| 56  | 6010.84 SF  | 0.14 AC. |
| 57  | 6042.49 SF  | 0.14 AC. |
| 58  | 6055.22 SF  | 0.14 AC. |
| 59  | 6074.26 SF  | 0.14 AC. |
| 60  | 6093.30 SF  | 0.14 AC. |
| 61  | 6112.33 SF  | 0.14 AC. |
| 62  | 6131.37 SF  | 0.14 AC. |
| 63  | 6150.44 SF  | 0.14 AC. |
| 64  | 6167.52 SF  | 0.14 AC. |
| 65  | 6240.29 SF  | 0.14 AC. |
| 66  | 6476.76 SF  | 0.15 AC. |
| 67  | 6746.47 SF  | 0.15 AC. |

| Lot  | Square Feet  | ACRES    |
|------|--------------|----------|
| OS-1 | 57021.56 SF  | 1.31 AC. |
| OS-2 | 45902.08 SF  | 1.05 AC. |
| OS-3 | 8326.94 SF   | 0.19 AC. |
| OS-4 | 95556.27 SF  | 2.20 AC. |
| OS-7 | 26728.66 SF  | 0.61 AC. |
| OS-8 | 153484.06 SF | 3.52 AC. |

Tax Parcel ID: 060091 01400  
View tax map: 091  
Site Address: BEAR CREEK PIKE 633 & 653  
Owner Name: MAURY COUNTY BOARD OF EDUCATION  
Subdivision: BK 16 PG 314  
Description: 01 County

Tax Parcel ID: 060074 03702  
View tax map: 074  
Owner Name: HARRIS REVIS JR ETUX  
Owner Name 2: CARRIE L  
Description: 11 Agricultural

CONNECT TO EXISTING CITY OF COLUMBIA WASTEWATER SYSTEM (EXISTING UTILITY EASEMENT PER DEED BOOK 13 / PAGE 244)

EXTEND 8" WATER LINE APPROXIMATELY 700' UP TOM SHARP ROAD FROM PROMINENCE ROAD PER COLUMBIA POWER AND WATER SYSTEM STANDARD DETAILS

Tax Parcel ID: 060091 01500  
View tax map: 091  
Site Address: 695 BEAR CREEK PIKE  
Owner Name: R & S RENTAL PROPERTIES LLC  
Zoning: R8 - PUD & RS10-PUD  
Description: 10 Farm

#### OWNER OF RECORD

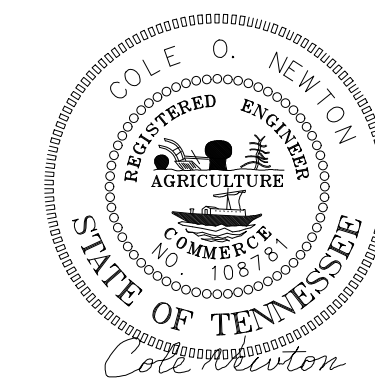
TENNESSEE REGIONAL HOLDING LLC (37.03) and  
RIVERSTONE HOMES LLC and JAN WATSON (37.04)  
Tax Parcel ID: 060074 03703 and 060074 03704

#### APPLICANT

TENNESSEE REGIONAL HOLDING LLC and  
RIVERSTONE HOMES LLC,  
3453 JIM WARREN ROAD  
SPRING HILL, TN, 37174  
615-260-5523

## OVERALL PRELIMINARY PLAT

SUBDIVISION PLAN  
MAP 74, PARCEL 37.03  
MAURY COUNTY, TENNESSEE



12-2-19

PROJECT  
16-0628

SHEET  
C-2.1







- NOTES:
1. THE SITE DOES NOT CONTAIN ANY KNOWN BUILDINGS OR STRUCTURES, BROWNFIELDS, WASTE SITES, PAVED AREAS OR CULTIVATED LANDS.
  2. THE SITE DOES CONTAIN A TENNESSEE VALLEY AUTHORITY ELECTRICAL EASEMENT (SHOWN ON PLANS - 200 FT WIDE).
  3. THE SITE DOES NOT CONTAIN ANY KNOWN CRITICAL HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES.
  4. THE SITE DOES NOT CONTAIN ANY KNOWN UNIQUE GEOLOGICAL RESOURCES.
  5. THE SITE DOES NOT CONTAIN ANY KNOWN CULTURAL RESOURCES, HISTORICALLY IMPORTANT LANDSCAPES OR ARCHEOLOGICAL FEATURES.

6. HOME OWNERS ASSOCIATION TO MAINTAIN ALL OPEN SPACE (PRIMARY AND SECONDARY) / BUFFER AREA AND ENTRANCE LANDSCAPING
7. CONTOURS SHOWN ARE FROM GIS DATA PROVIDED BY THE CITY OF COLUMBIA. THE BOUNDARY SHOWN IS FROM AN ACTUAL FIELD RUN SURVEY. ADDITIONAL TOPOGRAPHIC DATA WILL BE USED IN THE FULL CONSTRUCTION PLAN DESIGN.
8. HOME OWNERS ASSOCIATION TO MAINTAIN ALL OPEN SPACE (PRIMARY AND SECONDARY) / BUFFER AREA AND ENTRANCE LANDSCAPING

1  
Tax Parcel ID: 0600740 H 00700  
View tax map: 0740  
Site Address: MCCOY LN 609  
Owner Name: FOWLER JOSEPH RAGAN &  
Owner Name 2: MALLORY RENEE SEATON  
Subdivision: TIMBERLAND ESTATES SEC 5

2  
Tax Parcel ID: 0600740 I 00600  
View tax map: 0740

3  
Tax Parcel ID: 0600740 I 00500  
View tax map: 0740

4  
Tax Parcel ID: 0600740 H 00700  
View tax map: 0740  
Site Address: MCCOY LN 609  
Owner Name: FOWLER JOSEPH RAGAN &  
Owner Name 2: MALLORY RENEE SEATON  
Subdivision: TIMBERLAND ESTATES SEC 5  
Description: 00 Residential

5  
Tax Parcel ID: 0600740 H 00600  
View tax map: 0740  
Site Address: MCCOY LN 610  
Owner Name: BROWN MICHAEL ALAN  
Subdivision: TIMBERLAND ESTATES SEC 5  
Description: 00 Residential

6  
Tax Parcel ID: 0600740 H 00500  
View tax map: 0740  
Site Address: MCCOY LN  
Owner Name: SHARP ALAN E ETUX  
Owner Name 2: CONNIE S  
Subdivision: TIMBERLAND ESTATES SEC 5  
Description: 00 Residential

7  
Tax Parcel ID: 0600740 F 00100  
View tax map: 0740  
Site Address: SHADOWBROOK DR 632  
Owner Name: SHARP MARK W ETUX TERESA  
DALTON  
Subdivision: TIMBERLAND ESTATES SEC 3D  
Description: 00 Residential

8  
Tax Parcel ID: 0600740 D 00800  
View tax map: 0740  
Site Address: SHADOWBROOK DR 628  
Owner Name: HEICHELBECH DANIEL A JR ETUX  
Owner Name 2: JACLYN R  
Subdivision: TIMBERLAND ESTATES SEC 3B  
Description: 00 Residential

9  
Tax Parcel ID: 0600740 D 00900  
View tax map: 0740  
Site Address: SHADOWBROOK DR 624  
Owner Name: REDD HOMES LLC  
Subdivision: TIMBERLAND ESTATES SEC 3B  
Description: 00 Residential

10  
Tax Parcel ID: 0600740 D 01000  
View tax map: 0740  
Site Address: SHADOWBROOK DR 620  
Owner Name: PULLEN PATRICK ETUX STEPHANIE GREENE  
Subdivision: TIMBERLAND ESTATES SEC 3B  
Description: 00 Residential

11  
Tax Parcel ID: 0600740 D 01200  
View tax map: 0740  
Site Address: SHADOWBROOK DR 618  
Owner Name: LANIER CLIFFORD W JR ETUX  
Owner Name 2: JENNIFER O  
Subdivision: TIMBERLAND ESTATES SEC 3B  
Description: 00 Residential

12  
Tax Parcel ID: 0600740 C 00600  
View tax map: 0740  
Site Address: SHADOWBROOK DR 616  
Owner Name: GARNER ROBERT HENRY JR ETUX  
Owner Name 2: DAWN DONETTE  
Subdivision: TIMBERLAND ESTATES SEC 3A  
Description: 00 Residential

13  
Tax Parcel ID: 0600740 C 00700  
View tax map: 0740  
Site Address: SHADOWBROOK DR 612  
Owner Name: SMITH JOHNNY D ETUX  
Owner Name 2: JANICE C  
Subdivision: TIMBERLAND ESTATES SEC 3A  
Description: 00 Residential

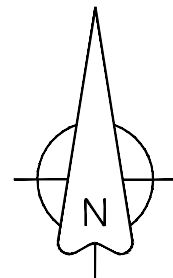
14  
Tax Parcel ID: 0600740 C 00800  
View tax map: 0740  
Site Address: SHADOWBROOK DR 608  
Owner Name: DURAN ROBERT B ETUX JENNIFER W  
Subdivision: TIMBERLAND ESTATES SEC 3A  
Description: 00 Residential

15  
Tax Parcel ID: 0600740 C 00900  
View tax map: 0740  
Site Address: SHADOWBROOK DR 604  
Owner Name: WRIGHT MARK  
Subdivision: TIMBERLAND ESTATES SEC 3A  
Description: 00 Residential

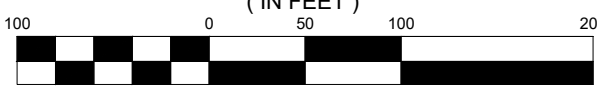
16  
Tax Parcel ID: 0600740 C 01000  
View tax map: 0740  
Site Address: SHADOWBROOK DR 600  
Owner Name: NEAS TRAVIS E ETUX  
Owner Name 2: CHRISTY L  
Subdivision: TIMBERLAND ESTATES SEC 3A  
Description: 00 Residential

#### LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING CONTOUR
- STREAM AREA BUFFER
- PROPOSED CONTOUR
- PROPOSED 8" WATER LINE
- PROPOSED WATER SERVICE METER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED LOT LINES
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PRIMARY OPEN SPACE
- SECONDARY OPEN SPACE



#### GRAPHIC SCALE (IN FEET)



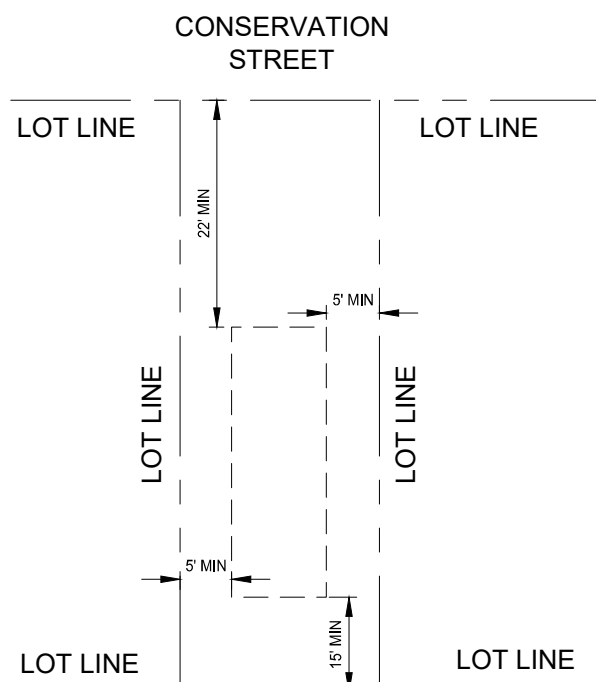
SCALE: 1" = 100'

#### CONSERVATION RESIDENTIAL DEVELOPMENT REQUIREMENTS & SITE DATA

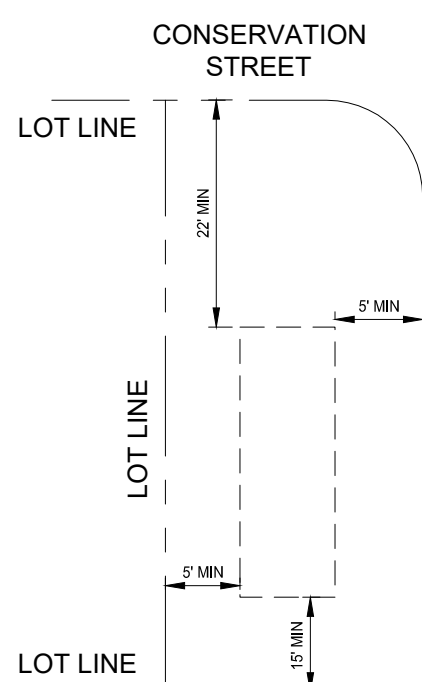
|                         |                |
|-------------------------|----------------|
| TOTAL ACREAGE           | 40.5 AC +/-    |
| PROPERTY ZONING         | R-10           |
| ADD. PROP. ZONING       | R-10           |
| PROPOSED NUMBER OF LOTS | 67             |
| LOT SIZE (min.) SF (AC) | 5,000 (0.11)   |
| OPEN SPACE REQD         | 50% (20.25 AC) |
| MIN. YARD REQD          | 400 SQFT       |
| OPEN SPACE PROVIDED     | 65% (26.3 AC)  |
| PRIMARY OPEN SPACE      | 21.42          |
| SECONDARY OPEN SPACE    | 4.87 AC        |
| ADDITIONAL BUFFER SPACE | 0.25 AC        |
| ALLOWABLE DENSITY       | 146 UNITS      |
| PROPOSED DENSITY        | 67 UNITS       |

- NOTES:
1. ALL OPEN SPACE BOTH PRIMARY AND SECONDARY, TO BE MAINTAINED BY THE HOA
  - 1.1. SECONDARY OPEN SPACE SHOWN ON THE PLAN IS PROPOSED TO BE BUFFER AREAS, WOODLANDS AND FIELDS
  2. THE LANDSCAPE BUFFER ALONG THE TOM SHARP ROAD TO BE MAINTAINED BY THE HOA

Tax Parcel ID: 060091 01400  
View tax map: 091  
Site Address: BEAR CREEK PIKE 633 & 653  
Owner Name: MAURY COUNTY BOARD OF EDUCATION  
Subdivision: BK 16 PG 314  
Description: 01 County



TYPICAL INTERIOR LOT  
(50 FT X 100 FT - MIN)  
N.T.S.



TYPICAL CORNER LOT  
(50 FT X 100 FT - MIN)  
N.T.S.





## **Case Number:**

19-0177

## **Request:**

Request from Cole Newton, T-Square Engineering, to rezone 102 Rinks Circle being Tax Map 90J Group C Parcel 3.00 from R-10 to RM-1.

This Item Is Requested To Be Deferred.



**STAFF REPORT CONTACT INFORMATION**

Paul Keltner, Director of Development Services, [paul@columbiatn.com](mailto:paul@columbiatn.com), 931-560-1560

DOCKET/CASE/APPLICATION NUMBER  
**2019-0177**

APPLICANT/PROPERTY OWNER  
**Cole Newton**

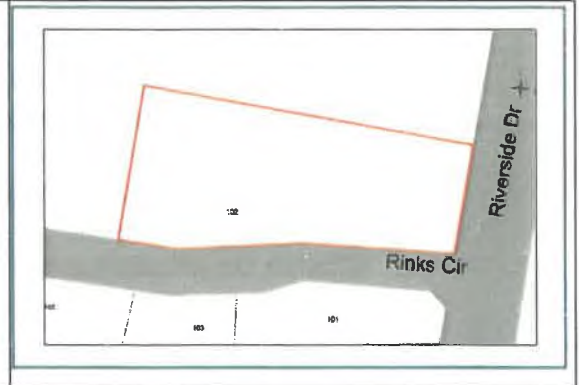
PUBLIC HEARING DATE

**February 13<sup>th</sup>, 2019**

PROPERTY ADDRESS/LOCATION  
**102 Rinks Drive**

**BRIEF SUMMARY OF REQUEST**

This is a rezoning request for .65 acres on the corner of Riverside Drive and Rinks Drive. The rezoning of the property from R-10 to RM-1 will allow for an increase in density on the property. Both zones are residential in use but the RM-1 district allows for the ability to attach the homes such as Townhomes.



MAP SOURCE: City GIS

| EXISTING ZONING | EXISTING LAND USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS PROPOSED | SIZE OF PROPERTY |
|-----------------|-------------------|-------------------------------|----------------------------|------------------|
| R-10            | Residential       | Residential                   | Multifamily homes          | .65+- acres      |

**COMPATIBILITY with the COMPREHENSIVE PLAN**

Urban Neighborhood

**PROPERTY HISTORY**

The property is located adjacent to a previous request the commission recently reviewed and recommended a denial vote to City Council

**COMPATIBILITY with the ZONING ORDINANCE**

Staff finds this request to be compliant with the City's plans and policies.

**ATTACHMENTS** (CIRCLE)

**SUBMITTED PLANS**

**CITY MAPS**

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE): **Zoning Ordinance**  
**3.19.6 3.18.7**

Section 3.19.6 of the *Columbia Zoning Ordinance*, (CZO) requires the following criteria to be reviewed and specific findings made on the following items for the amendment:

---

### 3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed change in relation to the following, where applicable:

- Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;
- Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
- Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general; and
- Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

---

Staff's review of Section 3.19.6 in relation to this request finds the following:

- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;

*The Comprehensive Plan designation for this property is Urban Neighborhood which does support the RM-1 zoning request thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.*

- A. The legal purposes for which zoning exists are not contravened;

*All future development of the property will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.*

- B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

*The surrounding properties are primarily developed with residential uses or vacant land. The proposed plan will continue challenge those development patterns with a higher ratio of homes per acre. Consideration should be given to compliment the single family home pattern versus a maxed out density scenario.*

- C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general;

*The proposed uses on the property at the time of development will be required to conform to the zoning ordinance standards in effect at that time to mitigate any potential adverse impacts upon adjoining property owners*

- D. Whether the subject parcel is of adequate shape and size to accommodate the proposed change;

*The parcel exceeds the minimum lot area required as stated in Zoning Ordinance 3638.*



### 3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONINGS

...

#### B. Review and Recommendation Criteria

The Planning Commission, in its review and recommendation, shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record as follows:

1. The rezoning is in agreement with the general plan for the area;
2. It has been determined that the legal purposes for which zoning exists are not contravened;
3. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;
4. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public; and
5. It has been determined that conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's general plan or other applicable local plans, and consequently, the zoning map.
6. The availability of adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities.

---

Staff's review of Section 3.18.7(B) in relation to this rezoning request finds the following:

1. The rezoning is in agreement with the general plan for the area;

*The proposed Comprehensive Plan designates the subject property as Urban Neighborhood. The RM-1 zoning request would be in agreement with the District.*

2. The legal purposes for which zoning exists are not contravened;

*All future development will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.*

3. There will be no adverse effects upon adjoining property owners;

*The use is not similar to adjacent properties and would create a change in development pattern unless more consideration is given to design and max density.*

4. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

*The proposal is supported by the proposed comprehensive plan.*

5. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

*New land is needed to support the community for higher density residential development.*

6. There are adequate schools, roads, parks, wastewater treatment facilities, water supply, and stormwater drainage facilities to support this zoning change.

*No future adverse conditions were reported.*



**TECHNICAL MEETING**  
**Tuesday, November 26, 2019**

**ITEM NO.**  
**19-0177**

**DESCRIPTION:** Rezone property located at 102 Rinks Circle from zone R-10 to zone RM-1.

**RECOMMENDATION:** For final recommendation please see staff report.

**TECHNICAL AND DIVISION COMMENTS:**

**Engineering**

1. No Comment on Rezoning

**Fire**

2. No comments.

**Wastewater**

3. Wastewater approves this request.

**Building**

4. No comment.

**Police**

5. No comments provided.

**Public Works**

6. No comments provided.

**Columbia Power**

7. 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.



### **Columbia Water**

8. CPWS can serve this side with domestic and fire protection. 2) Will need to study water line layout.

### **Atmos Energy**

9. No comment provided.

### **Maury County E911**

10. No comment provided.

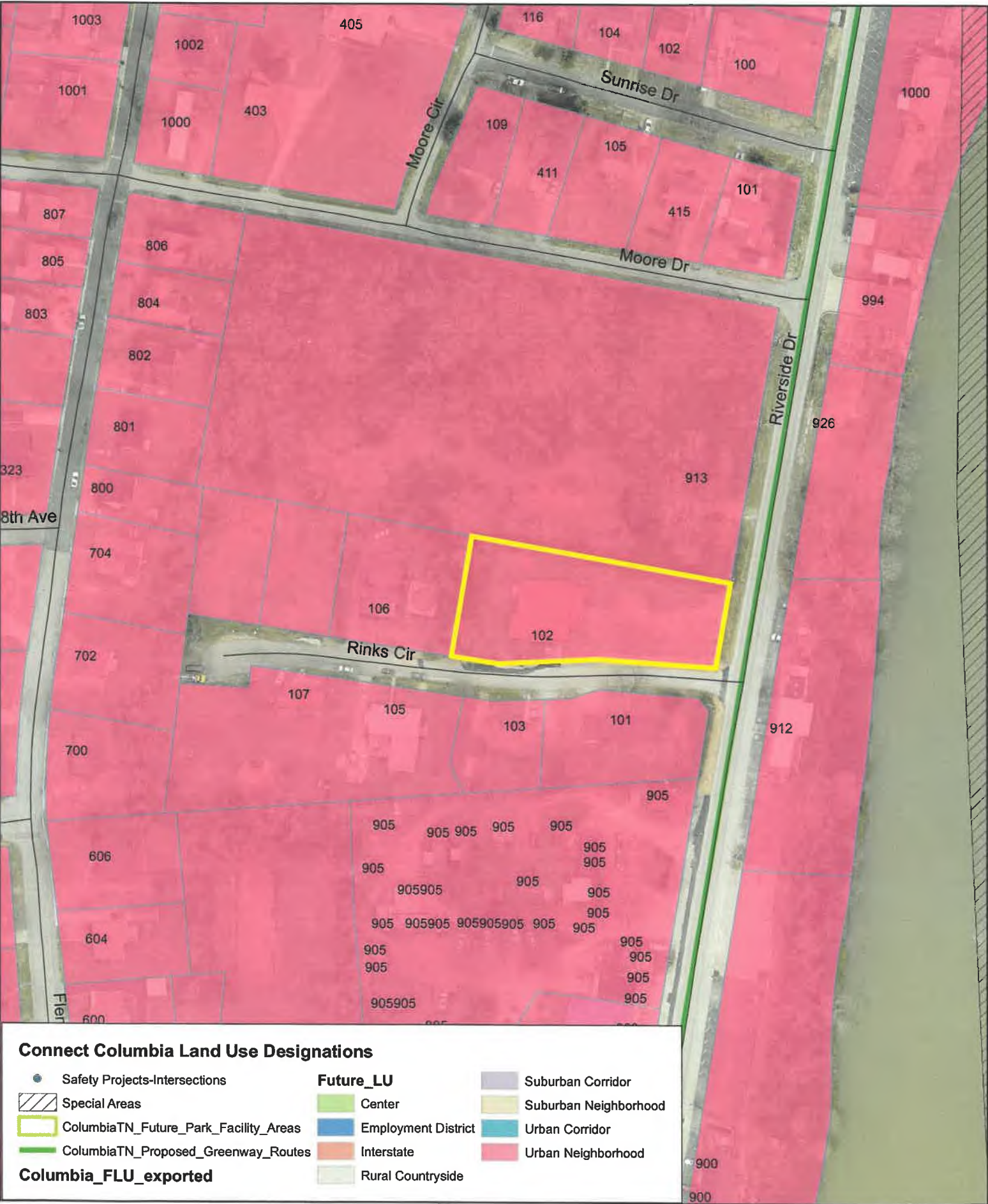
### **Maury County Schools**

11. No comment provided.

### **Planning**

12. Provide updated concept without the adjacent property plan

**ATTACHMENTS: Concept**





Case #19-0177  
102 Rinks Circle

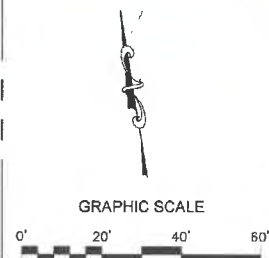




MOORE ST.

RIVERSIDE DR.

RINKS CIR.



| PROJECT PARAMETERS          | "RIVERSIDE RETREAT"          |
|-----------------------------|------------------------------|
| LOT AREA: 913 RIVERSIDE DR. | 195,018SF (4.47Ac)           |
| WEST                        | 154,360SF (3.54Ac)           |
| EAST                        | 40,658SF (0.93Ac)            |
| 102 RINKS CIR.              | 28,218SF (0.65Ac)            |
| TOTAL                       | 223,236SF (5.12Ac)           |
| CURRENT ZONING:             | R-10                         |
| PROPOSED ZONING:            | RM-1                         |
| PROPOSED DENSITY:           | 13.5 UNITS PER AC            |
| PROPOSED REAR SETBACK:      | 20'                          |
| PROPOSED SIDE SETBACKS:     | 25'                          |
| PROPOSED FRONT SETBACK:     | 35'                          |
| PROPOSED MAX HEIGHT:        | 35'                          |
| PROPOSED LANDSCAPE BUFFER:  | 25'                          |
| PROPOSED UNIT COUNT:        | 69                           |
| UNIT TYPE A:                | 22 (2 BED, 2.5 BATH, 1200SF) |
| UNIT TYPE B:                | 20 (2 BED, 2.5 BATH, 1200SF) |
| UNIT TYPE C:                | 27 (3 BED, 2.5 BATH, 1400SF) |
| PARKING REQUIRED:           | 124                          |
| PROPOSED PARKING:           | 154                          |



RECEIVED NOV 13 2019



**Case Number:**

19-0180

**Request:**

Request from Martin Engineering & Surveying to annex with a plan of services a portion of Tax Map 51 Parcel 32.00 fronting Nashville Highway and zone the entire parcel RM-1 PUD with a Master Development Plan.

**STAFF REPORT CONTACT INFORMATION**

Paul Keltner, Director of Development Services, [paul@columbiatn.com](mailto:paul@columbiatn.com), 931-560-1560

DOCKET/CASE/APPLICATION NUMBER  
**20190180**

APPLICANT/PROPERTY OWNER  
**Martin Engineering and Surveying**

PUBLIC HEARING DATE

**February 13<sup>th</sup> 2020**

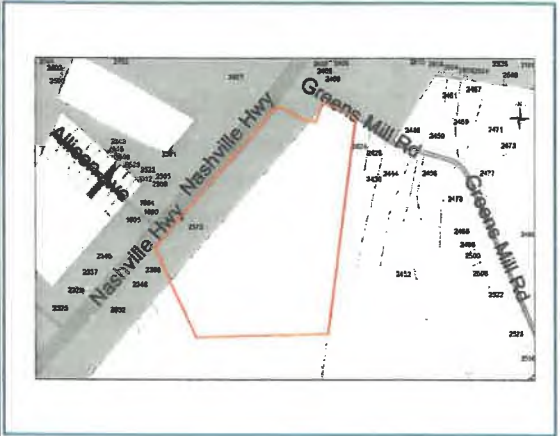
PROPERTY ADDRESS/LOCATION  
**2372 Nashville Highway, Map 51 – 32.00**

**BRIEF SUMMARY OF REQUEST**

This is an application to annex with a plan of services approximately 40 acres being a portion of the 58 acre tract, with a zoning request of RM-1 Planned Unit Development. The Master Development Plan consist of 108 Townhome units with 190 single family lots. The plan is for a multi sectional development of 127 - 40' wide lots, 63 - 50' wide lots, and 108 - townhomes. Access for the site will be off both Nashville Highway and Greensmill Road, the locations are both identified by previous developments as locations of signals warranted in the future.

**Staff Note:**

There was a considerable amount of comments from the Technical Review staff on this site. Some of the items are simple adjusts while others are complex and site altering recommendations from staff. This request is a PUD which gives the commission and council full control over all aspects of the design.



MAP SOURCE: City GIS

| EXISTING ZONING                | EXISTING LAND USE      | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS PROPOSED | SIZE OF PROPERTY |
|--------------------------------|------------------------|-------------------------------|----------------------------|------------------|
| County – Rural<br>City – RS-40 | Single Family Dwelling | Residential                   | Residential                | 58 acres         |

**STAFF RECOMMENDATION****COMPATIBILITY with the COMPREHENSIVE PLAN**

The zoning of RM-1 does comply with the Suburban Corridor district plan.

**PROPERTY HISTORY**

Currently vacant green space.

**COMPATIBILITY with the ZONING ORDINANCE**

Staff would find this request to not be compatible with the City's adopted policies.

ATTACHMENTS (CIRCLE)

**SUBMITTED PLANS**

**CITY MAPS**

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

**AGENCY COMMENTS**

**RESPONSE TO STANDARDS**

OTHER (DESCRIBE)



Section 3.19.6 of the *Columbia Zoning Ordinance*, (CZO) requires the following criteria to be reviewed and specific findings made on the following items for the amendment:

---

### 3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed change in relation to the following, where applicable:

- Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;
  - Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
  - Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general; and
  - Whether the subject parcel is of adequate shape and size to accommodate the proposed change.
- 

Staff's review of Section 3.19.6 in relation to this rezoning request finds the following:

- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;

*The proposed Comprehensive Plan designation for the subject property is Suburban Corridor. The corridor district does allow for the request of higher densities and a mixture of developments.*

- A. The legal purposes for which zoning exists are not contravened;

*All future development of the property will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.*

- B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

*The surrounding properties are primarily under developed with vacant land and larger rural residential patterns of development. The proposed zoning would be a change in pattern and careful consideration should be given to the transition of patterns within the area.*

- C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general;

*The proposed uses on the property at the time of development will be required to conform to the zoning ordinance standards in effect at that time to help mitigate any potential adverse impacts upon adjoining property owners. In addition, a traffic impact study will be required to address any potential traffic impacts.*

- D. Whether the subject parcel is of adequate shape and size to accommodate the proposed change;

*The parcel exceeds the minimum lot area required as stated in Zoning Ordinance 3638.*

Section 3.18.7(B) of the *Columbia Zoning Ordinance*, (CZO) requires the following criteria to be reviewed and specific findings made on the following items:

---

### 3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONINGS

...

#### B. Review and Recommendation Criteria

The Planning Commission, in its review and recommendation, shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record as follows:

---

Staff's review of Section 3.18.7(B) in relation to this rezoning request finds the following:

1. The rezoning is in agreement with the general plan for the area;

*The Comprehensive Plan designates the subject property as Suburban Neighborhood.. The request would be in agreement with the plan.*

2. The legal purposes for which zoning exists are not contravened;

*All future development will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.*

3. There will be no adverse effects upon adjoining property owners;

*The surrounding properties are of vacant and residential uses similar to the allowed uses of RM-1 zone. The proposed uses on the property at the time of development will also be required to conform to the zoning ordinance standards in effect at that time to mitigate any potential adverse impacts upon adjoining property owners*

4. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

*The proposal is following the comprehensive plan allowance as approved by the general public representatives.*

5. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

*The area has limited acreage within the city limits and due to population expansion additional acreage is needed to fulfill that demand.*

6. There are adequate schools, roads, parks, wastewater treatment facilities, water supply, and stormwater drainage facilities to support this zoning change.

*No reports of negligible impact on schools, roads, and parks have been reported.*





## TECHNICAL MEETING

Tuesday, November 26, 2019

### ITEM NO.

19-0180

**DESCRIPTION:** Request to Annex and rezone to RM-1 PUD and obtain PUD Master Plan approval for Drumright development consisting of 108-Townhome Units and 190 single-family lots.

**RECOMMENDATION:** For final recommendation please see staff report.

### **TECHNICAL AND DIVISION COMMENTS:**

#### Engineering

1. Subject to Construction Plans and Traffic Impact Study Comments
2. Extend Ludwig stub to southern property line
3. Remove parking from Adams Ct or provide a drive of Adams Ct to a parking area
4. Note median and roundabout lawn/landscaping to be maintained be HOA.
5. Alter median opening at Gretsche Dr to prohibit the left out movement

#### Fire

6. Verify spacing between fire Hydrants are spaced no more than 500 feet apart. Townhomes to be constructed according to the 2018 IRC.

#### Wastewater

7. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the wastewater department determines proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state, and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plans for an extension of the sewer has been proposed at this time.

#### Building

8. No comment.

#### Police

9. No comments provided.

### **Public Works**

10. No comments provided.

### **Columbia Power**

11. 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.

### **Columbia Water**

12. Existing 12" water line on Nashville Hwy (West side) Existing 4" on Greensmill Road (North side)  
2) CPWS will be able to serve this site.

### **Atmos Energy**

13. No comments provided.

### **Maury County E911**

14. No comments provided.

### **Maury County Schools**

15. No comments provided.

### **Planning**

16. Please remove note of 2012 IRC  
17. Open Space at lot 60 / lot 7 and lot 137/ lot 90 will need to be at least 30' wide  
18. Open Space at lot 152 / lot 153 and lot 164/ lot 163 will need to be bigger for open space  
19. How will the homes be oriented on double frontage lots  
20. Recommend eastern lot line have property standards of RS-10 next to larger acreage lots  
21. Lots under 5,000 sqft are not buildable lots for typical properties, while this is a PUD staff would recommend a very limited amount of lots fall under that square footage.



22. Recommend at the least 20' of spacing between townhomes
23. Need housing elevations for all sides with materials listed
24. No floor plan was submitted that would fit on a 40' wide lot. The smallest floor plan submitted was 34' wide.
25. Typical lot layout shows a variable side setback of 5-7, label the 5' lots and 7' lots
26. Gammon Blvd. and Ludwig Blvd. will function in the future as a collector, street setbacks should be adjusted to reflect that to a 30' setback
27. Define "landscape area"
28. Provide a 40' wide open space parallel with Nashville highway for homes with rear facing facades to Nashville highway. Landscaped area should be at least 50% evergreen with a 6' tall privacy fence behind landscaping.

**ATTACHMENTS: PUD**

# PLAN OF SERVICES

FOR ANNEXATION  
*Drumright* PROPERTY  
+/-45.6 ACRES,  
*BEING*  
TAX MAP 51 PARCEL 32.00

## A. Water

CPWS will be able to service this site.

As the property will be within the City of Columbia, water service will include fire protection to the property as required by the City of Columbia Fire Department standards.

## B. Sewer

1. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the Wastewater department determines proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations, and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail designed plans for any extension of sewers have been proposed at this time.

## C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.



## **D. Fire and Rescue**

1. The City of Columbia Fire & Rescue Department will provide an array of services in a timely, courteous, and professional manner upon date of annexation.
2. The proposed annex will be located on the property at 2372 Nashville Highway in Columbia, Tennessee. This location is approximately 1.2 miles from Columbia Fire Station #5 located at 2633 Nashville Highway, 4.8 miles from Fire Station #3 located at 1306 Nashville Highway, 7.5 miles from Fire Station #1 located at 1000 South Garden Street in Columbia, Tennessee. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.
3. The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, you should insist that fire sprinkler systems be installed for all future homes.

## **E. Development Services**

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
2. The property shall be zoned RM-1 PUD (High Density Residential Districts) upon the effective date of the annexation.
3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

## **F. Streets**

1. 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 repair and snow removal.

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

#### **G. Parks and Recreation**

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

#### **H. Refuse Collection**

Sanitation will provide weekly refuse collection. Bi-weekly recycling will be offered on a subscription basis. Brush and bulky item collection will be provided.

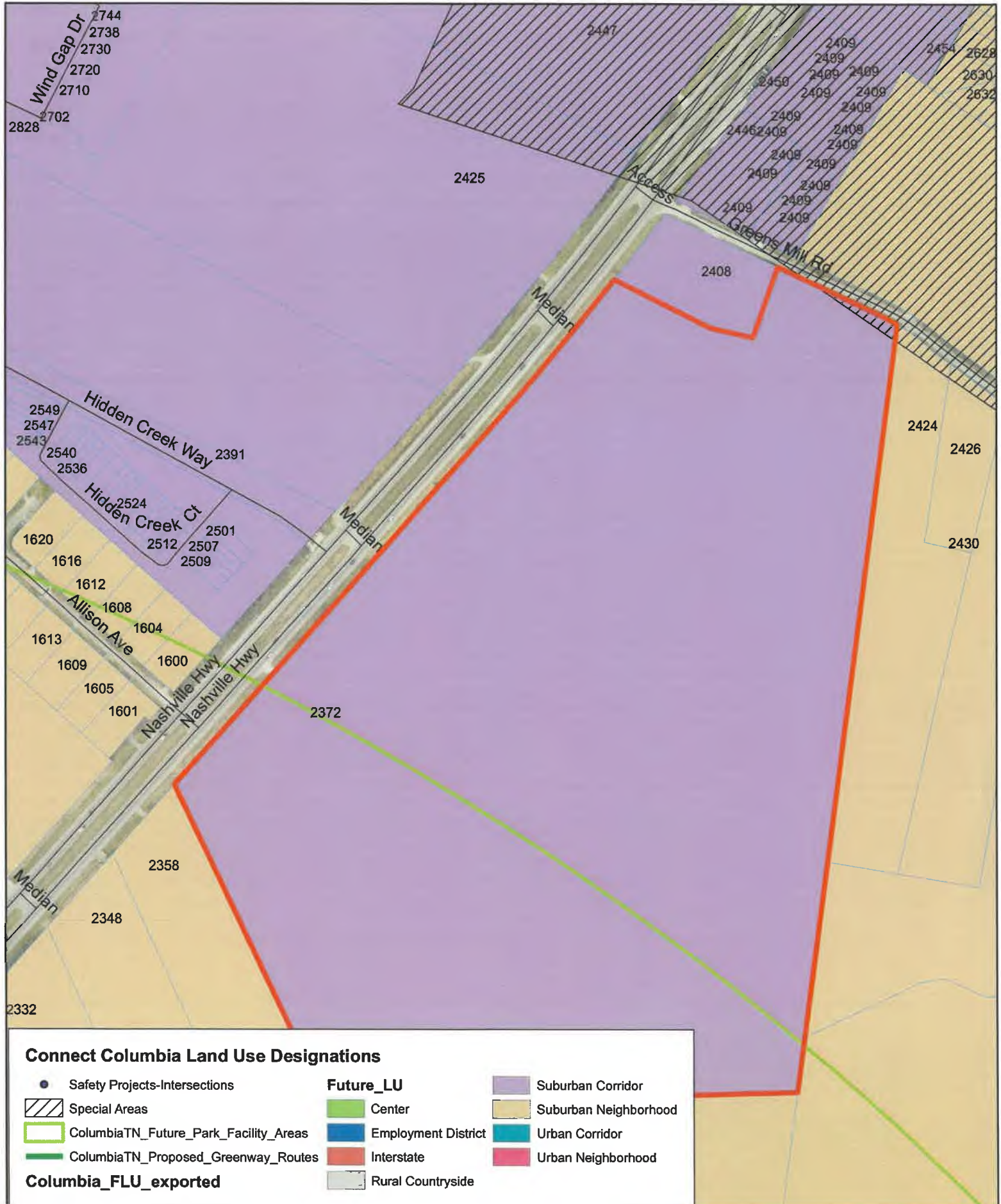
#### **I. Power**

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

#### **J. Schools**

This property falls under the jurisdiction of Maury County Public School System.





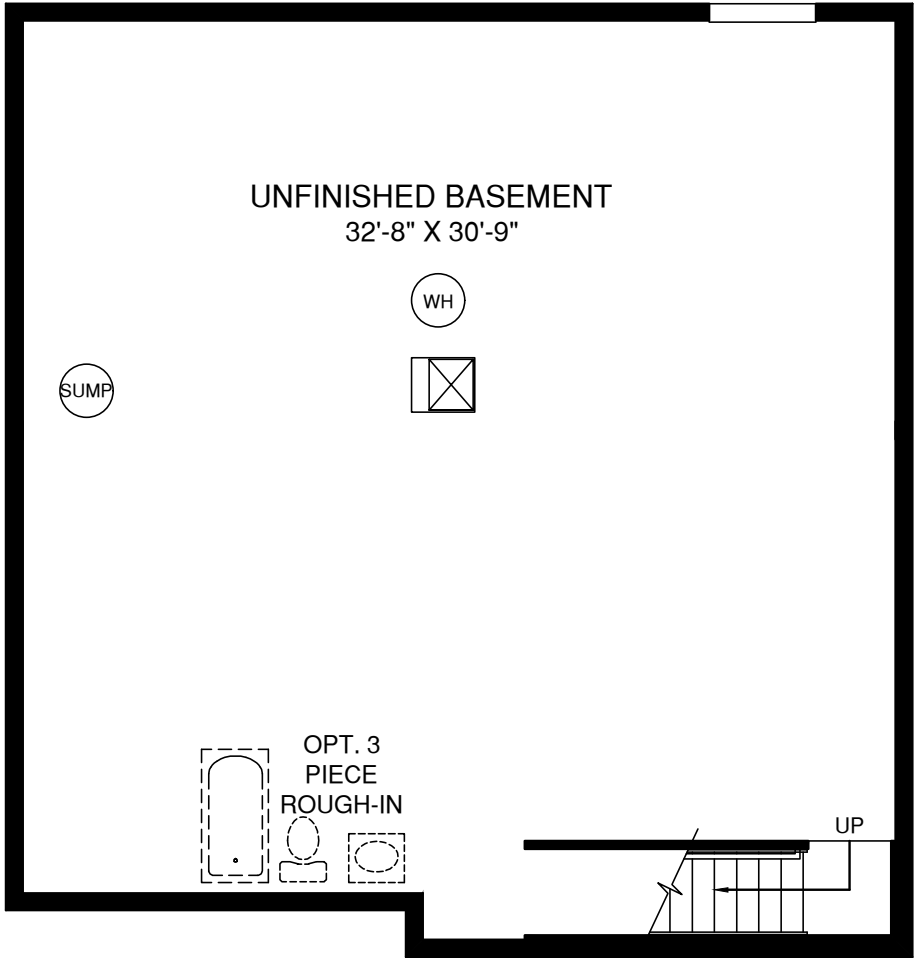




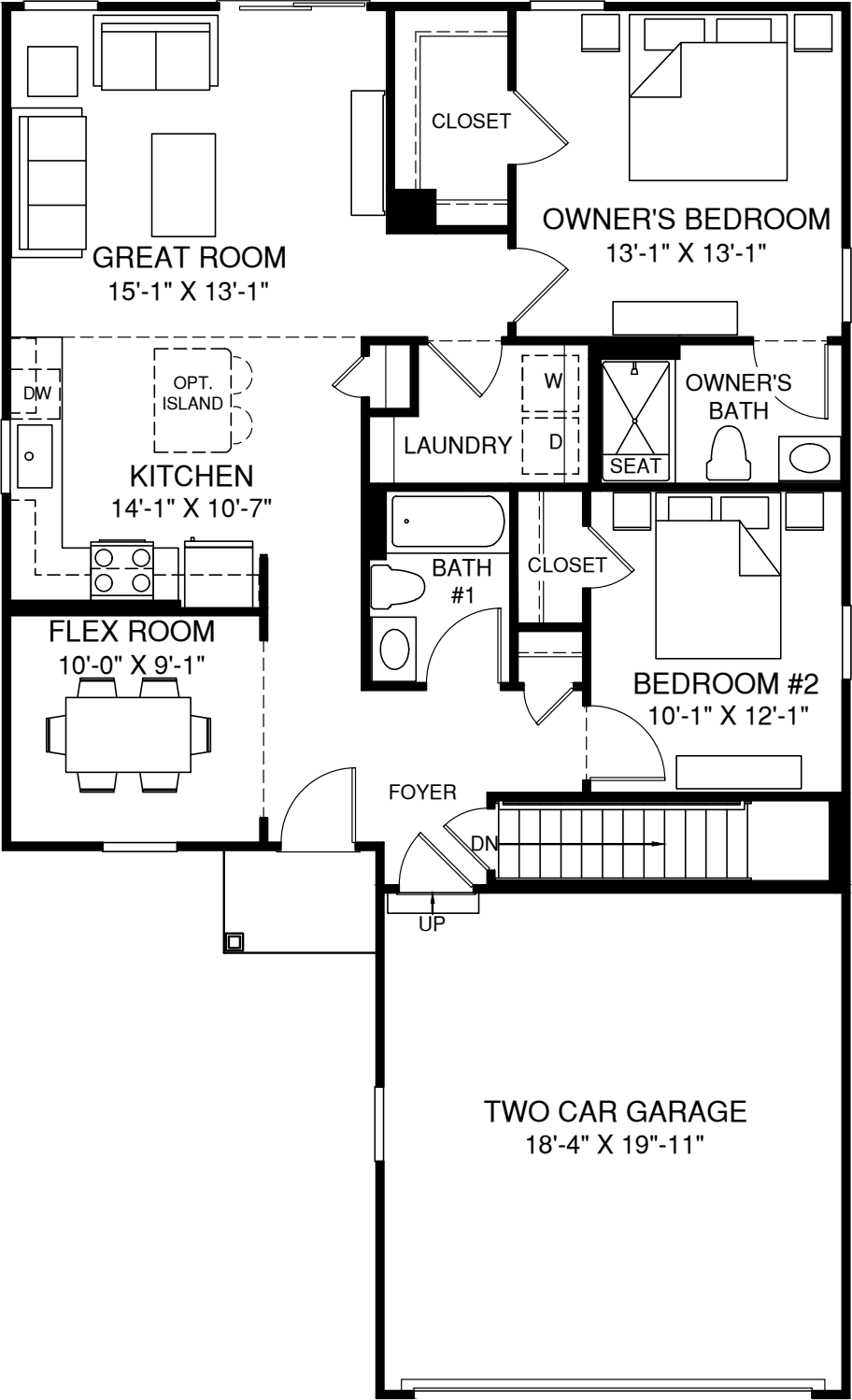




OPT. SLIDING GLASS  
DOOR



BASEMENT LEVEL



MAIN LEVEL

# The Aruba

Product Line: Ryan  
Series: Ryan Homes Lifestyle  
Footprint Min: 34'-0"X 56'-0"  
Footprint Max: 34'-0" X 56'-0"  
Height: 13'-5 5/8"  
Sq. Ft. Min: 1188

Available Foundation Types:  
Basement, Slab  
Bedrooms: Std: 2 Opt.: 0  
Full Baths: Std: 2 Opt.: 1  
Half Baths: Std: 0 Opt.: 0  
Ceiling Height:

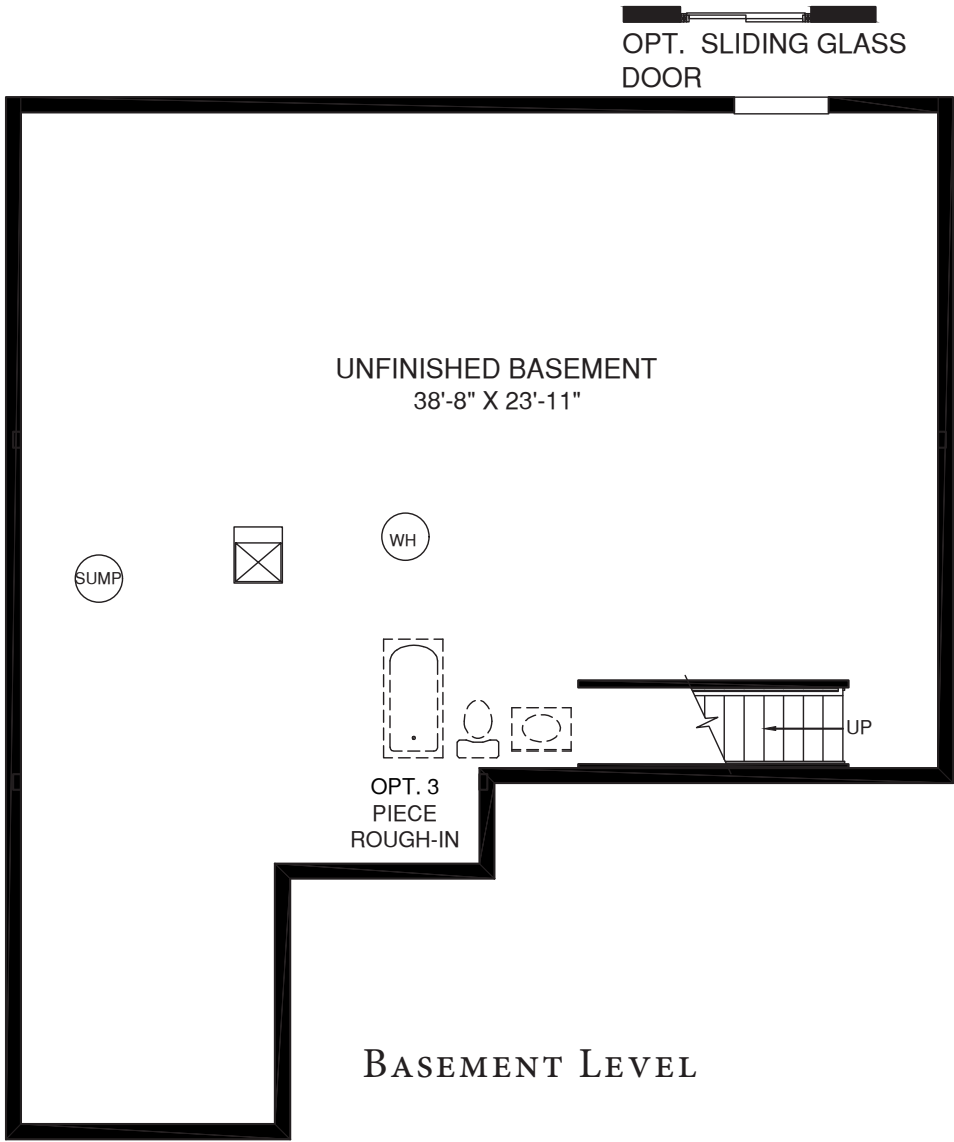
Bsmt: 8'  
1st Floor: 8'

Available Veneers:  
Traditional: 0  
Craftsman: 2

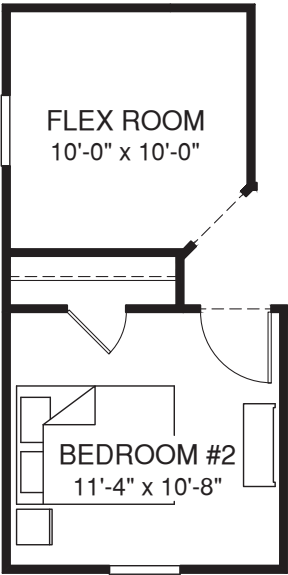
\*Brick front may add 8" to width of house.  
See blueprint for details.

FOR INTERNAL USE ONLY. Although all  
information is believed to be correct at  
publication, please refer to most current  
blueprints to ensure accuracy.

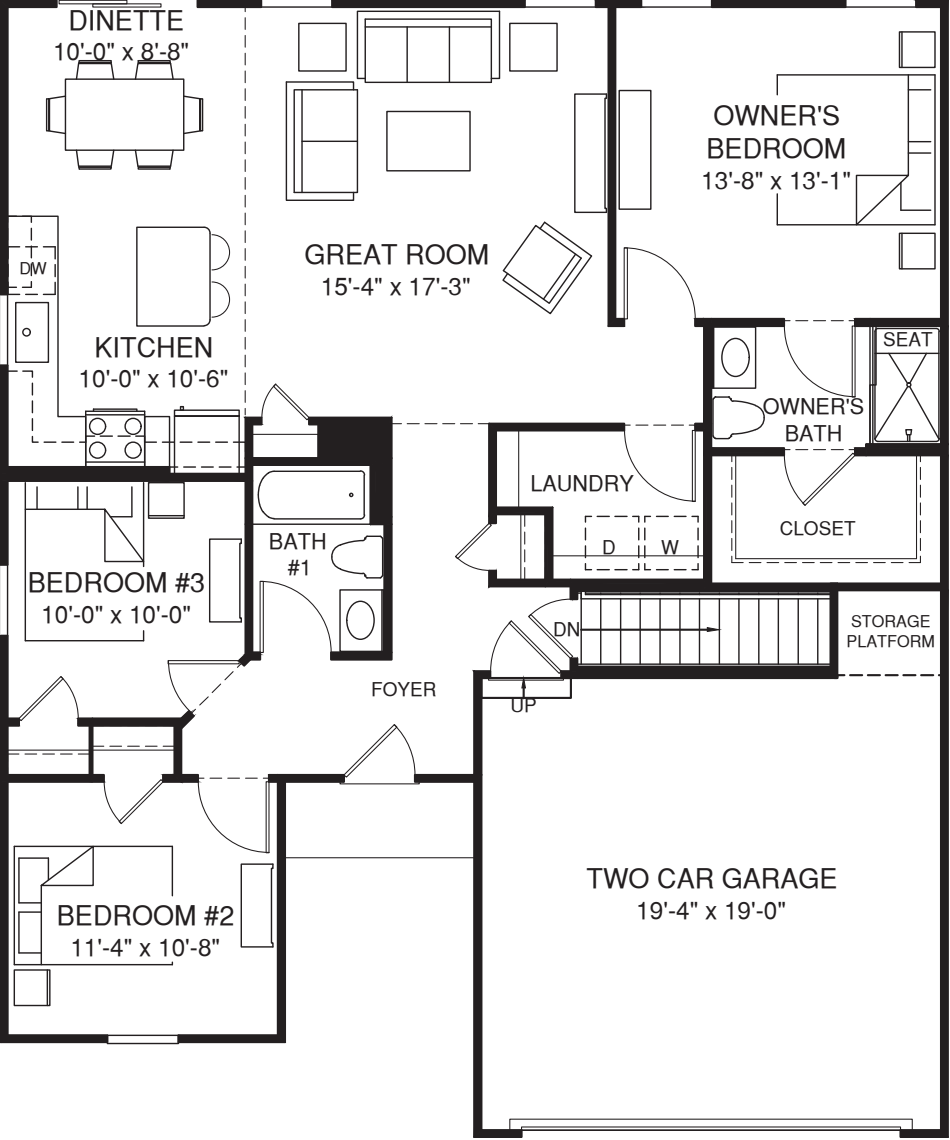
THE ARUBA  
RY1018ARUB01



BASEMENT LEVEL



OPT. FLEX ROOM



MAIN LEVEL

# The Bahama

Product Line: Ryan  
Series: Ryan Homes Lifestyle  
Footprint Min: 40'-0" X 48'-0"  
Footprint Max: 40'-0" X 48'-0"  
Height: 13'-7 15/16"  
Sq. Ft. Min: 1348

WAvailable Foundation Types:

Basement, Slab  
Bedrooms: Std: 3 Opt.: 0  
Full Baths: Std: 2 Opt.: 1  
Half Baths: Std: 0 Opt.: 0

Ceiling Height:  
Bsmt: 8'  
1st Floor: 8'

Available Veneers:  
Traditional: 0  
Craftsman: 2

\*Brick front may add 8" to width of house.  
See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

THE BAHAMA  
RY0119BAHA01



ELEVATION K



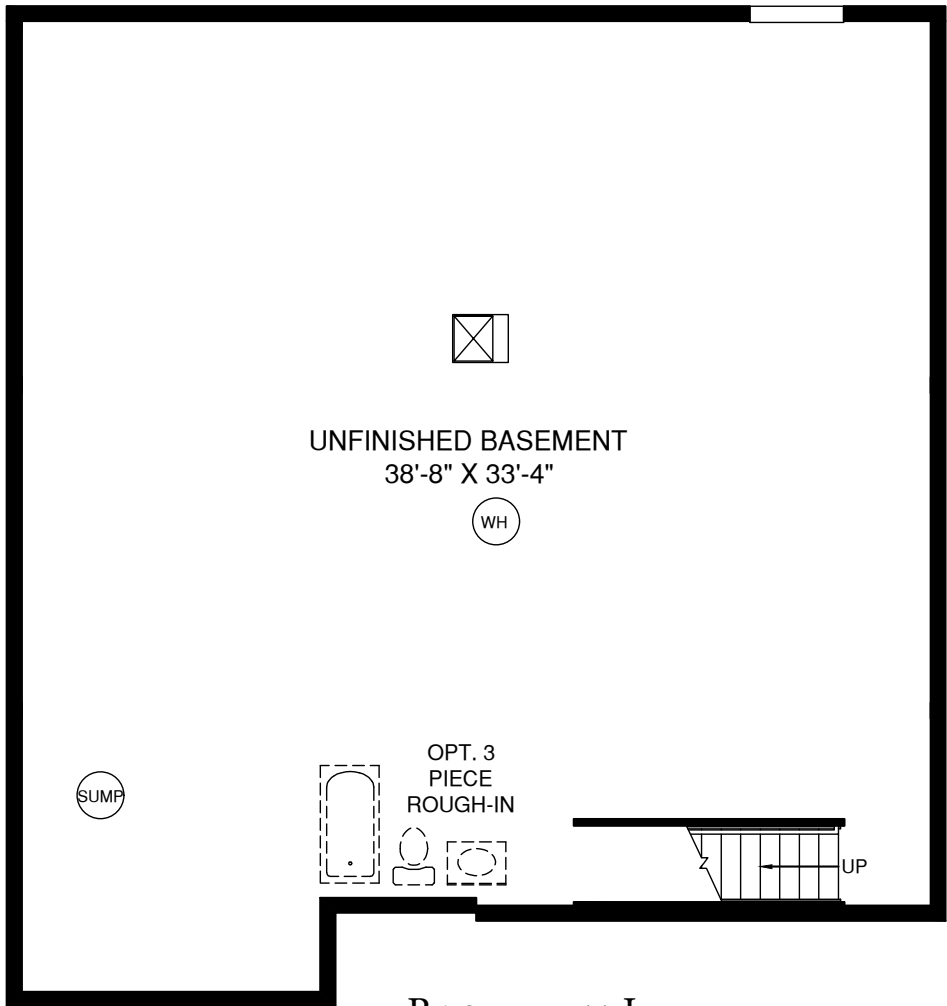
ELEVATION J



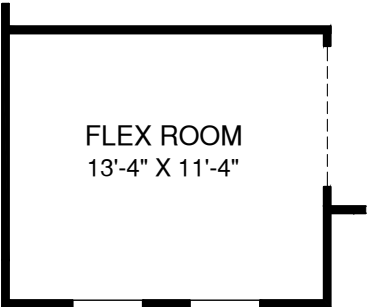
ELEVATION L



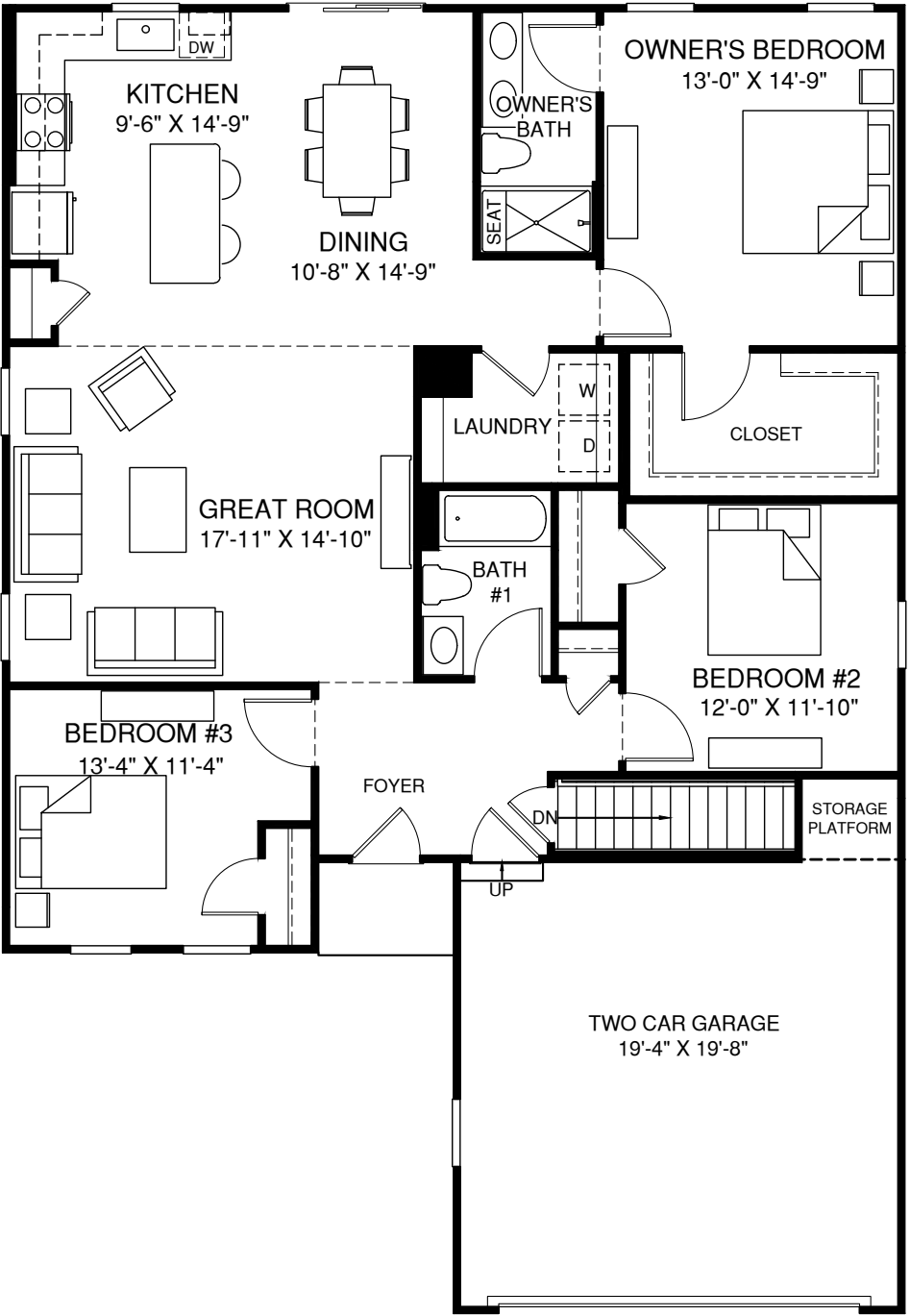
OPT. SLIDING GLASS  
DOOR



BASEMENT LEVEL



OPT. FLEX ROOM



MAIN LEVEL

# The Cayman

Product Line: Ryan  
Series: Ryan Homes Lifestyle  
Footprint Min: 40'-0" X 58'-0"  
Footprint Max: 40'-0" X 58'-0"  
Height: 14'-7 3/4"  
Sq. Ft. Min: 1559  
Available Foundation Types:  
Basement, Slab  
Bedrooms: Std: 3 Opt.: 0  
Full Baths: Std: 2 Opt.: 1  
Half Baths: Std: 0 Opt.: 0

Ceiling Height:  
Bsmt: 8'  
1st Floor: 8'

Available Veneers:  
Traditional: 0  
Craftsman: 3

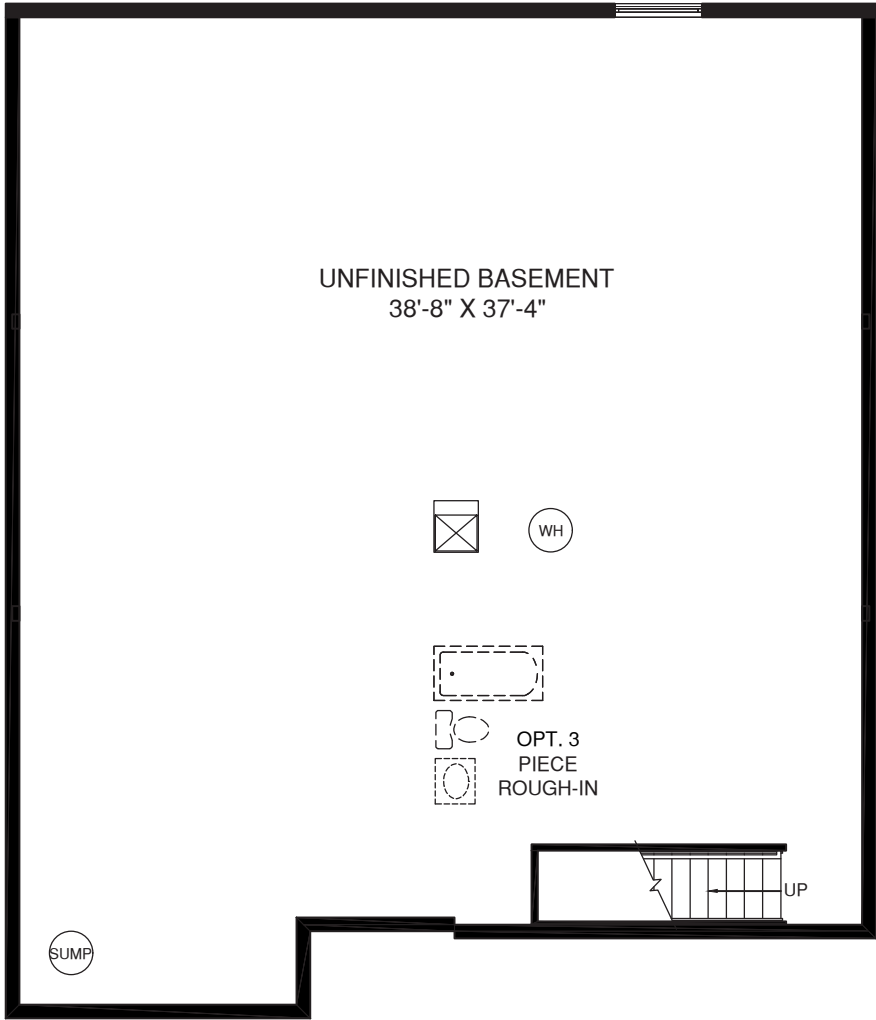
\*Brick front may add 8" to width of house.  
See blueprint for details.  
\*\*Maximum square feet does not include basement. Information provided for town-homes is for base condition.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

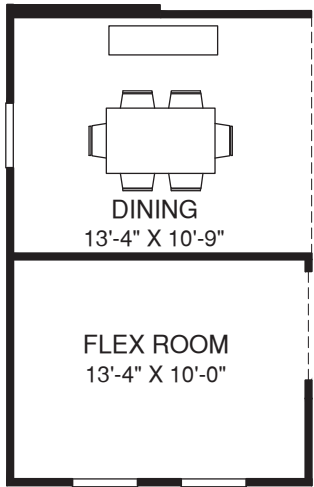
THE CAYMAN  
RY0519CAY00v01



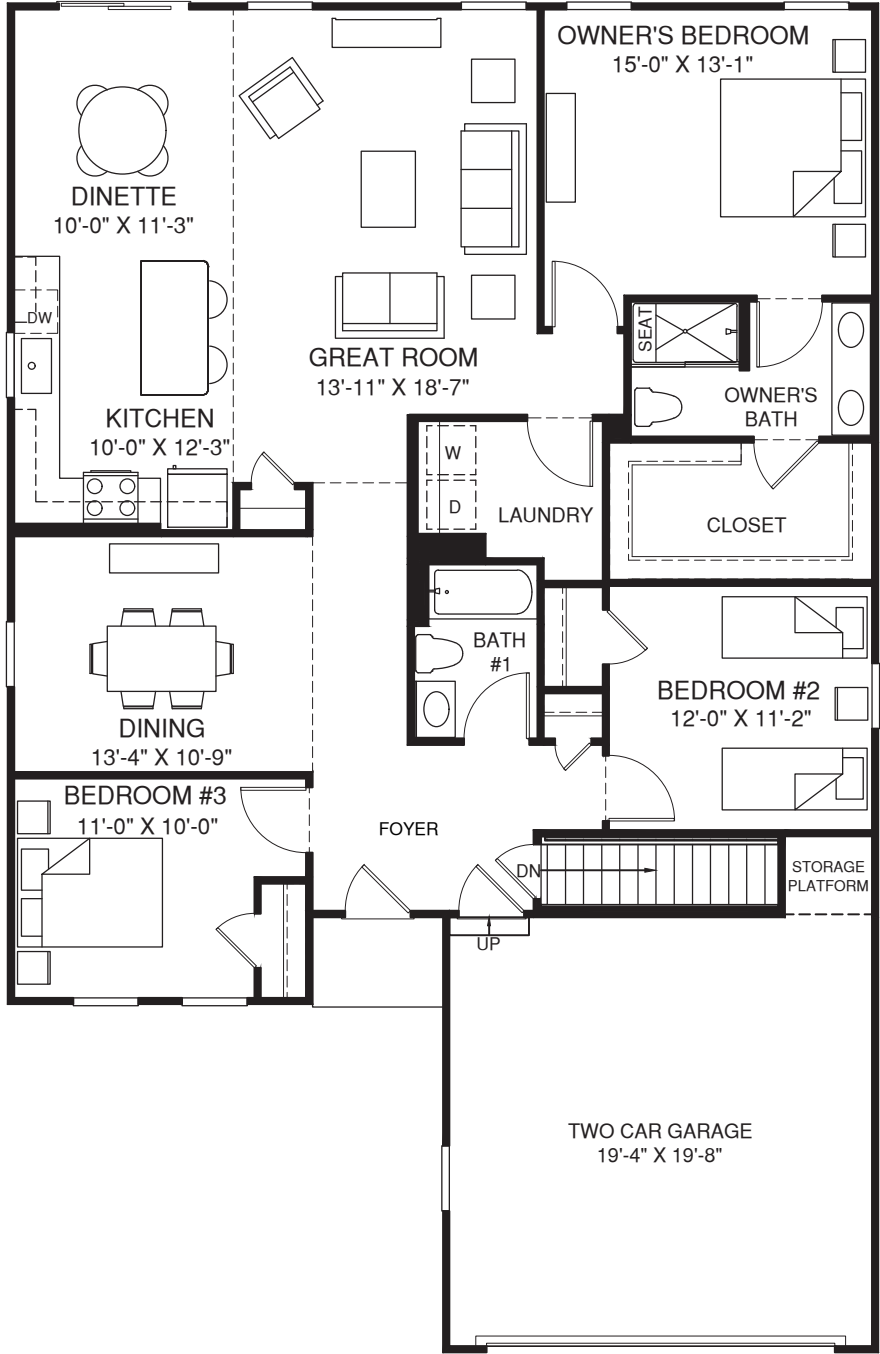
OPT. SLIDING GLASS DOOR



BASEMENT LEVEL



OPT. FLEX ROOM



MAIN LEVEL

# The Dominica

Product Line: Ryan  
Series: Ryan Homes Lifestyle  
Footprint Min: 40'-0" X 62'-0"  
Footprint Max: 40'-0" X 62'-0"  
Height: 14'-1 15/16"

Sq. Ft. Min: 1720

Available Foundation Types:

Basement, Slab

|             |        |         |
|-------------|--------|---------|
| Bedrooms:   | Std: 3 | Opt.: 0 |
| Full Baths: | Std: 2 | Opt.: 1 |
| Half Baths: | Std: 0 | Opt.: 0 |

Ceiling Height:

Bsmt: 8'  
1st Floor: 8'

Available Veneers:

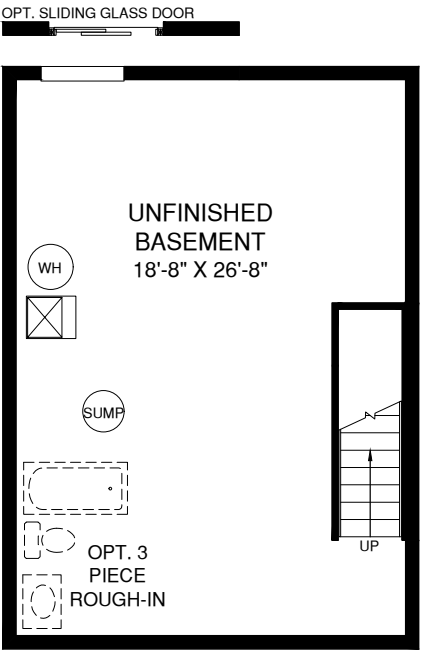
Traditional: 0  
Craftsman: 2

\*Brick front may add 8" to width of house.  
See blueprint for details.  
\*\*Maximum square feet does not include basement. Information provided for town-homes is for base condition.

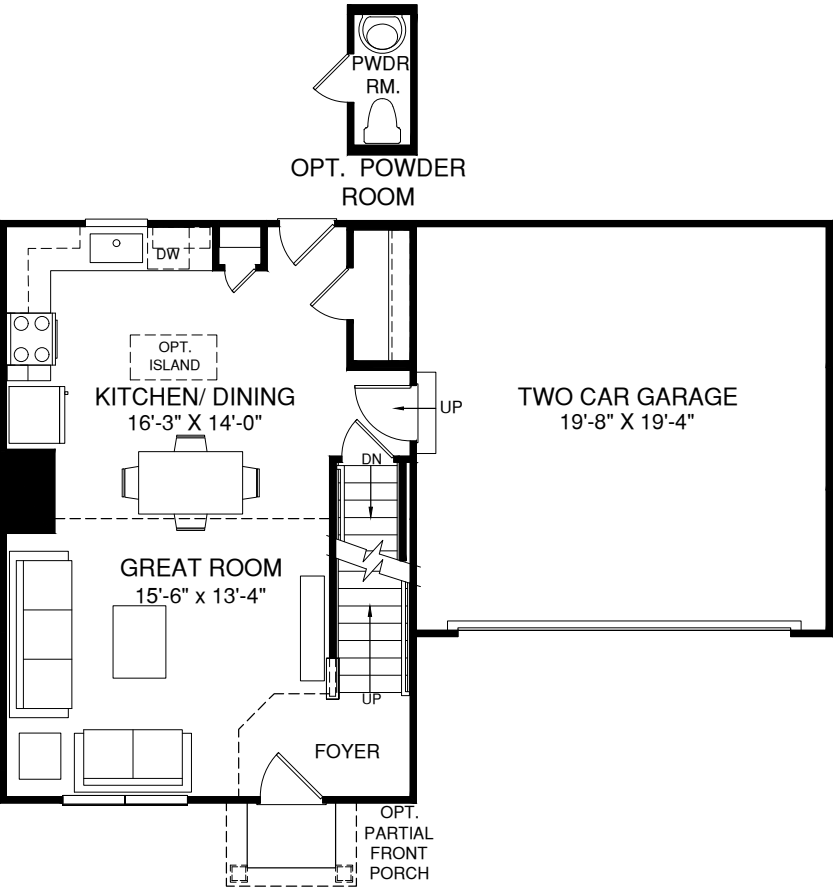
FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

THE DOMINICA  
RY0119DOMI01

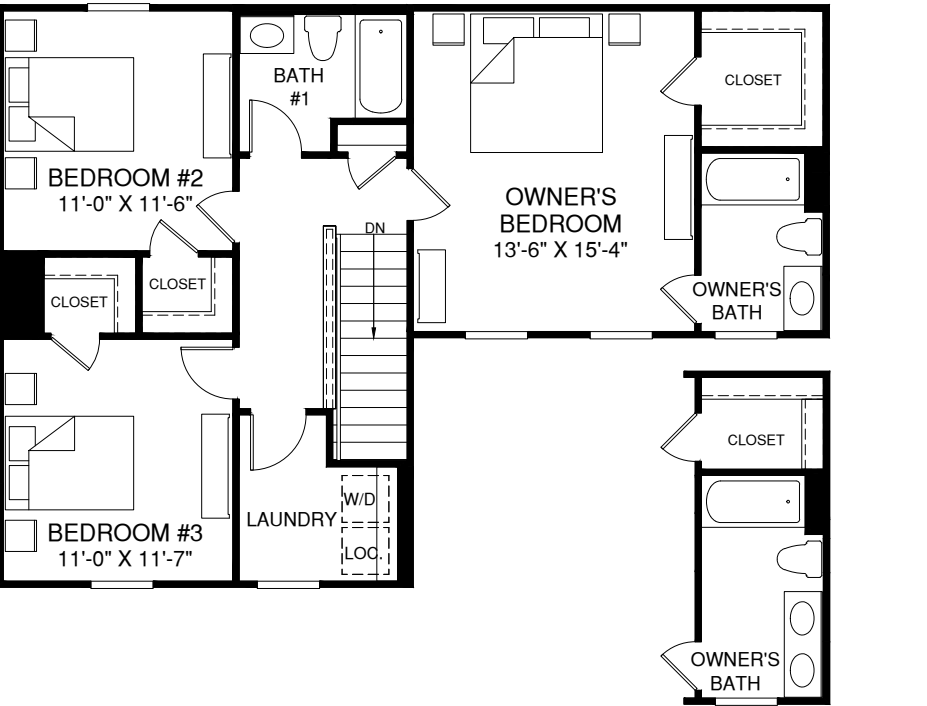




LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

OPT. OWNER'S BATH W/ DOUBLE BOWL VANITY

# The Aspen

Product Line: Cornerstone  
Series: Simply Ryan  
Footprint Min: 40'-0" X 28'-0"  
Footprint Max: 40'-0" X 32'-0"  
Height: 21'-1 1/2"  
Sq. Ft. Min: 1440

Available Foundation Types:  
Basement, Crawl/Slab  
Bedrooms: Std: 3 Opt.: 0  
Full Baths: Std: 2 Opt.: 0  
Half Baths: Std: 0 Opt.: 1

Ceiling Height:  
Bsmt: 8'  
1st Floor: 8'  
2nd Floor: 8'

Available Veneers:  
Traditional: 2  
Craftsman: 2

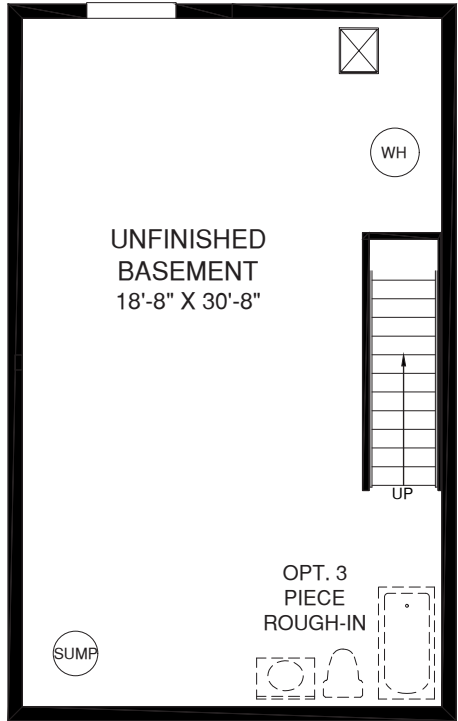
\*Brick front may add 8" to width of house.  
See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

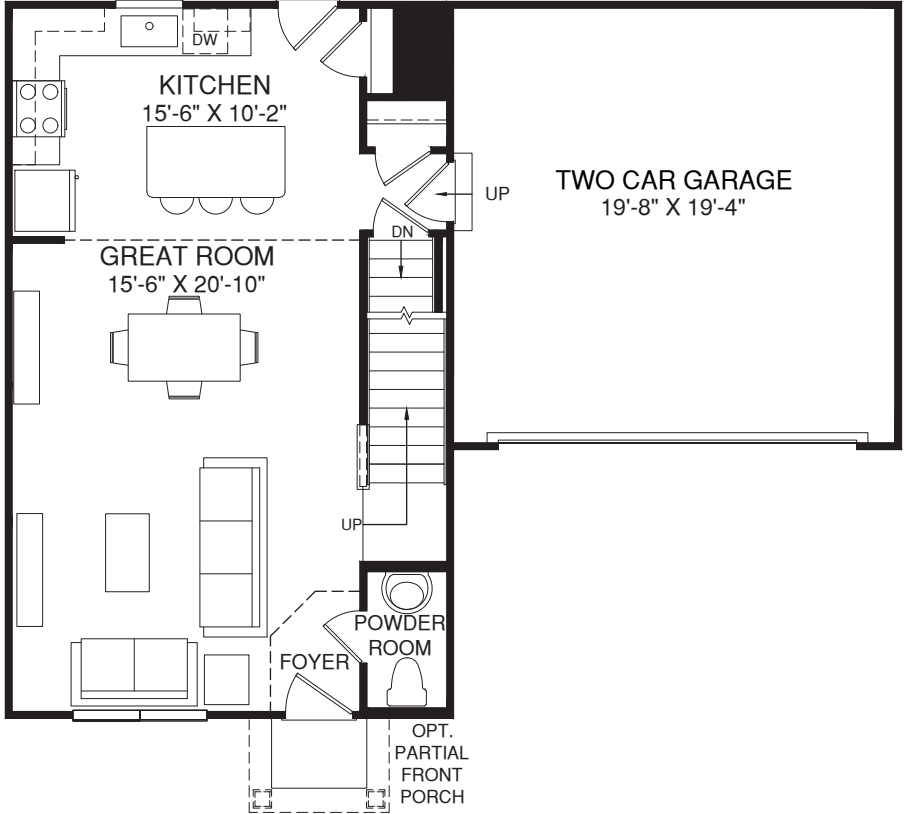
ASPEN  
RY1019ASP00v01



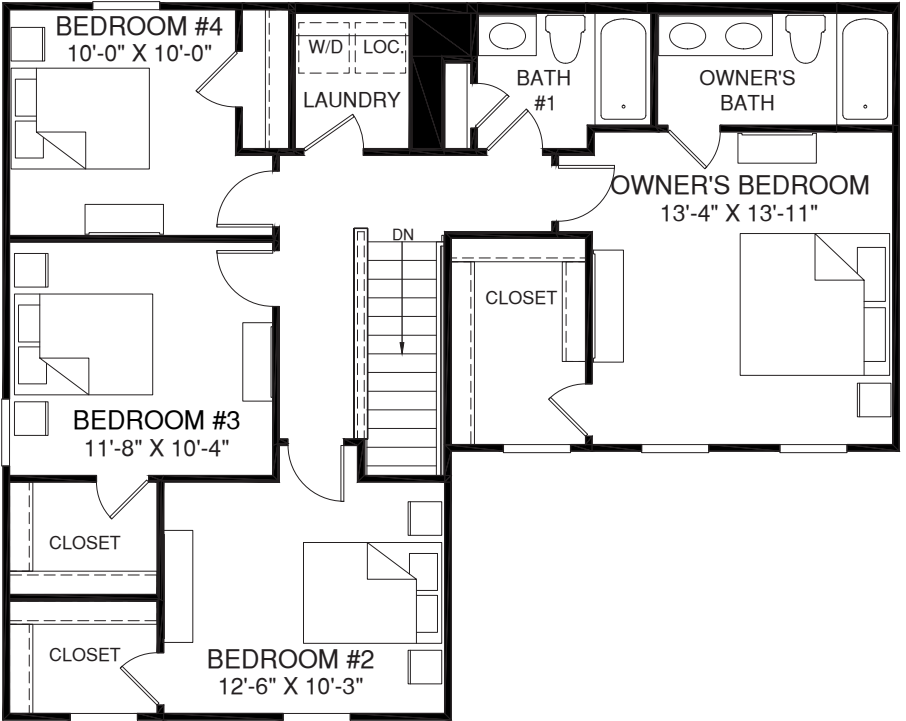
OPT. SLIDING GLASS DOOR



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

# The Birch

Product Line: Cornerstone  
Series: Simply Ryan  
Footprint Min: 40'-0" X 32'-0"  
Footprint Max: 40'-0" X 32'-0"  
Height: 22'-6 3/4"  
Sq. Ft. Min:1680

Available Foundation Types:  
Basement, Crawl/Slab  
Bedrooms: Std: 4 Opt.: 0  
Full Baths: Std: 2 Opt.: 0  
Half Baths: Std: 1 Opt.: 0

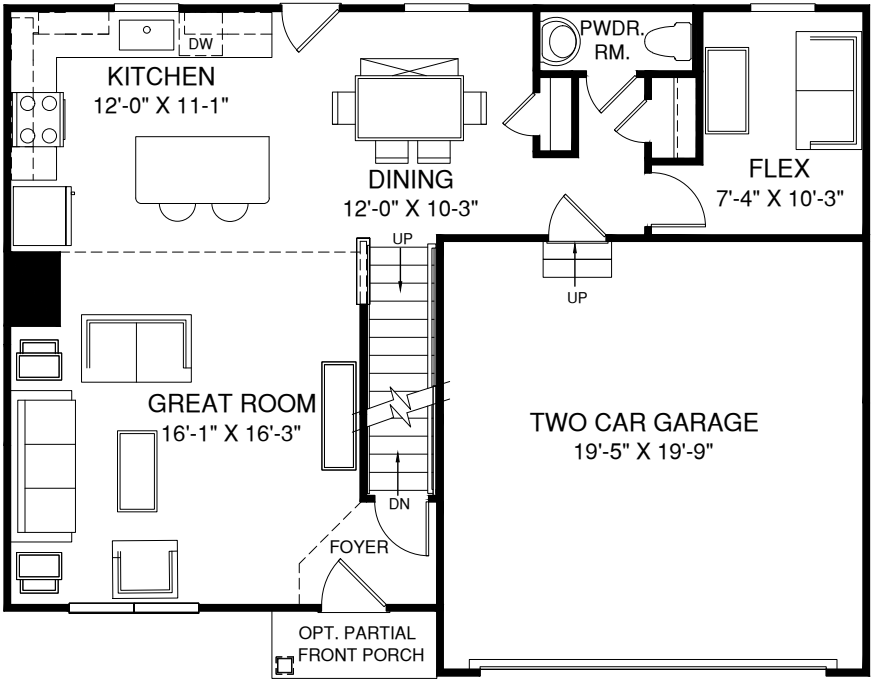
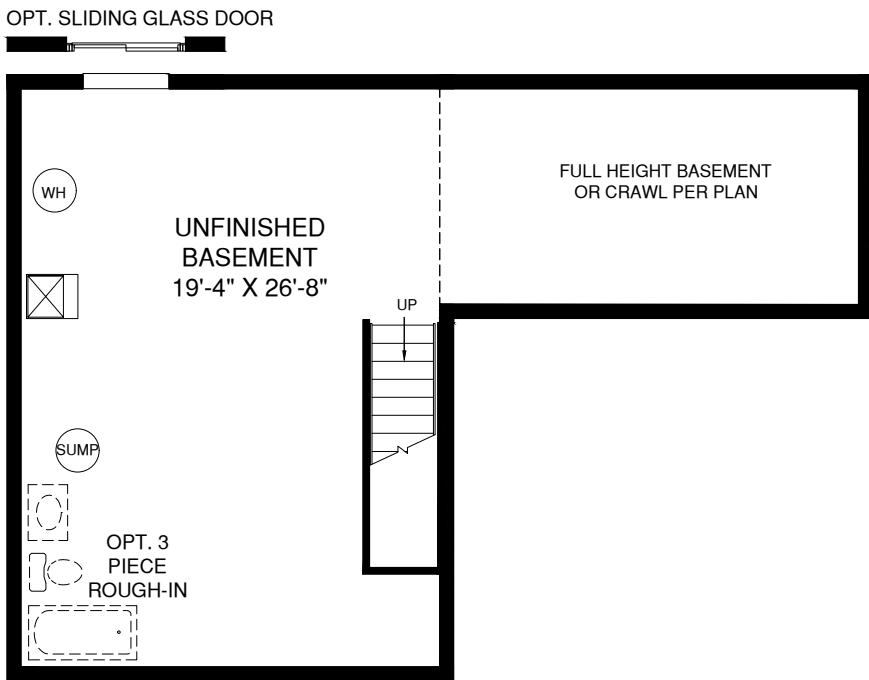
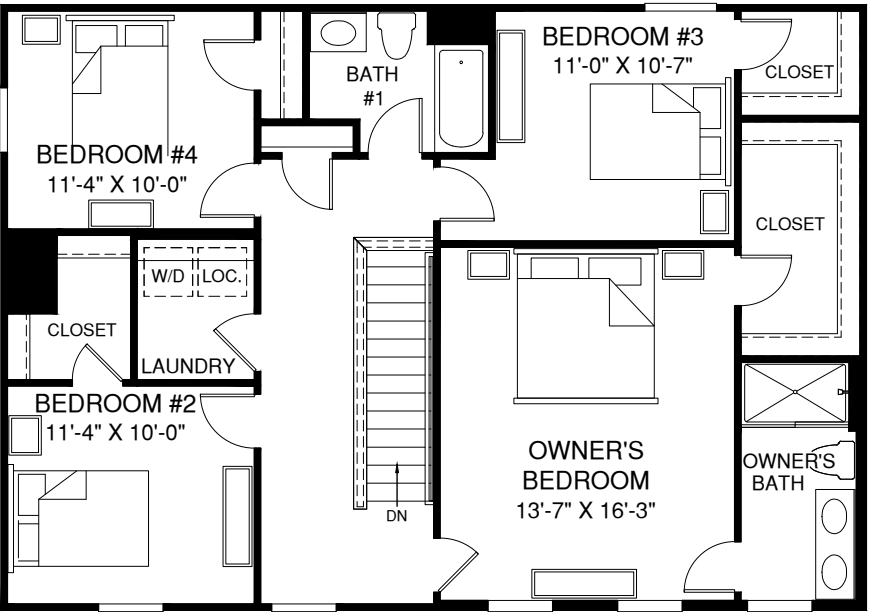
Ceiling Height:  
Bsmt: 8'  
1st Floor: 8'  
2nd Floor: 8'  
Available Veneers:  
Traditional: 2  
Craftsman: 2

\*Brick front may add 8" to width of house.  
See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

BIRCH  
RY0919BRH00v01





# The Cedar

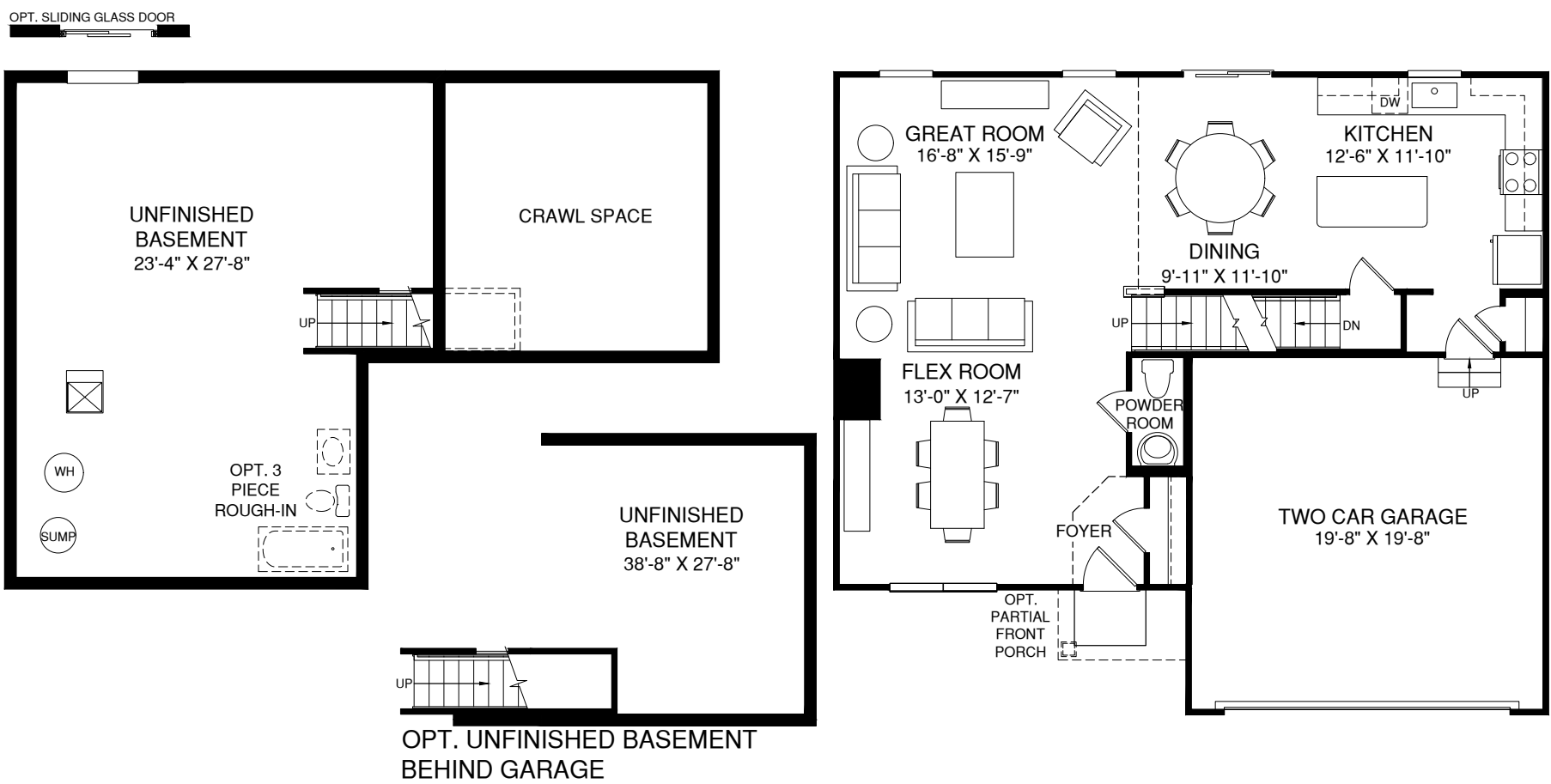
Product Line: Ryan Homes  
Series: Simply Ryan  
Footprint Min: 40'-0" x 30'-0"  
Footprint Max: 40'-0" x 30'-0"  
Height: 20'-11 11/16"  
Sq. Ft. Min: 1918  
Available Foundation Types:

|                    |         |
|--------------------|---------|
| Basement, Slab     |         |
| Bedrooms: Std: 4   | Opt.: 0 |
| Full Baths: Std: 2 | Opt.: 0 |
| Half Baths: Std: 1 | Opt.: 0 |
| Ceiling Height:    |         |
| Bsmt: 8'           |         |
| 1st Floor: 8'      |         |
| 2nd Floor: 8'      |         |
| Available Veneers: |         |
| Traditional: 2     |         |
| Craftsman: 2       |         |
| Farmhouse: 1       |         |

\*Brick front may add 8" to width of house.  
See blueprint for details.

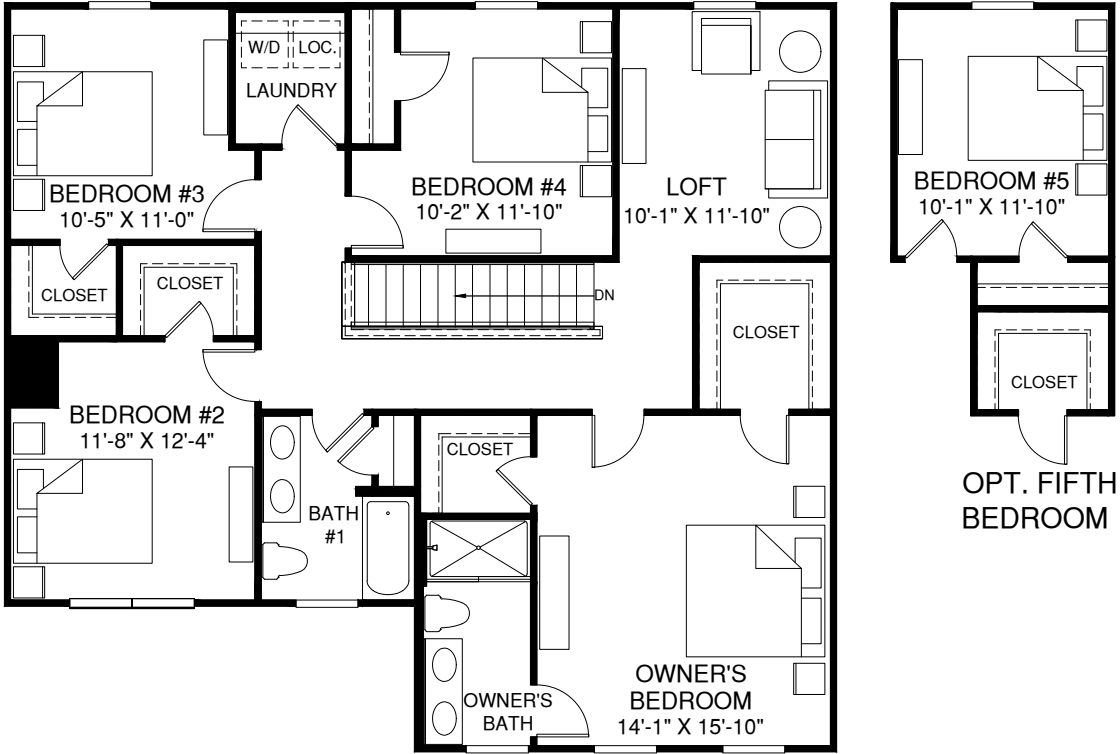
FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

CEDAR  
RY1019CDR00v01



LOWER LEVEL

MAIN LEVEL



UPPER LEVEL

# The Elm

Product Line: Cornerstone  
Series: Simply Ryan  
Footprint Min: 40'-0" X 36'-0"  
Footprint Max: 40'-0" X 36'-0"  
Height: 22'-2 3/8"  
Sq. Ft. Min: 2203

Available Foundation Types:  
Basement, Crawl/Slab  
Bedrooms: Std: 4 Opt.: 1  
Full Baths: Std: 2 Opt.: 0  
Half Baths: Std: 1 Opt.: 0

Ceiling Height:  
Bsmt: 8'  
1st Floor: 8'  
2nd Floor: 8'  
Available Veneers:  
Traditional: 2  
Craftsman: 2  
Farmhouse: 1

\*Brick front may add 8" to width of house.  
See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

ELM  
RY0819EMM00v01



ELEVATION A



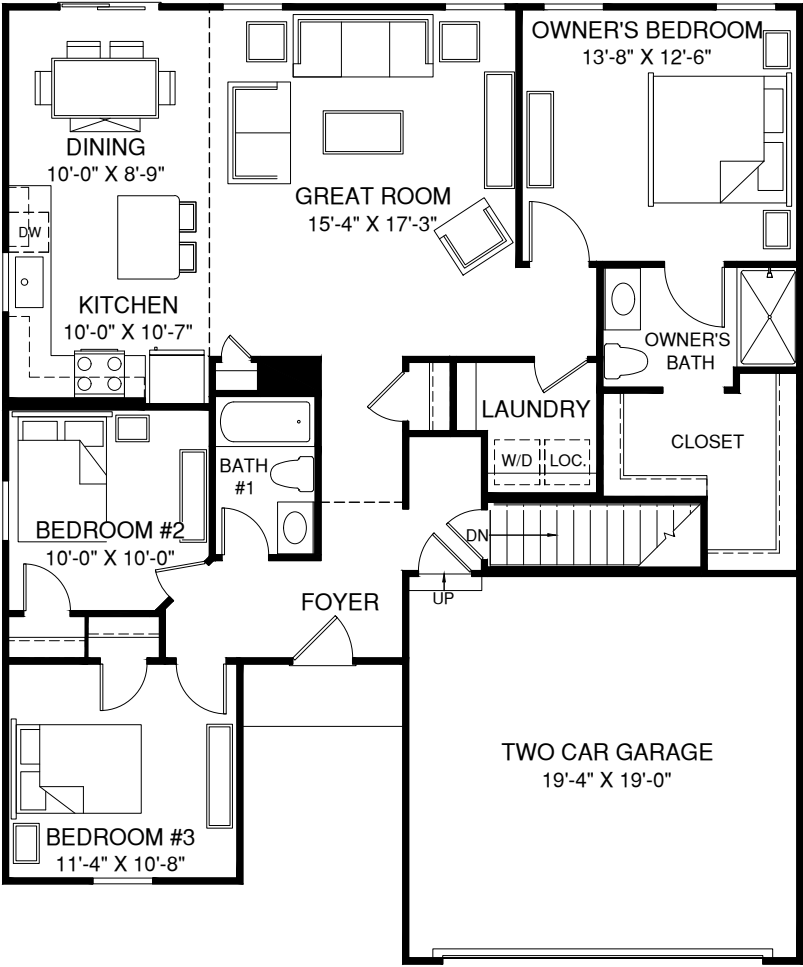
ELEVATION B



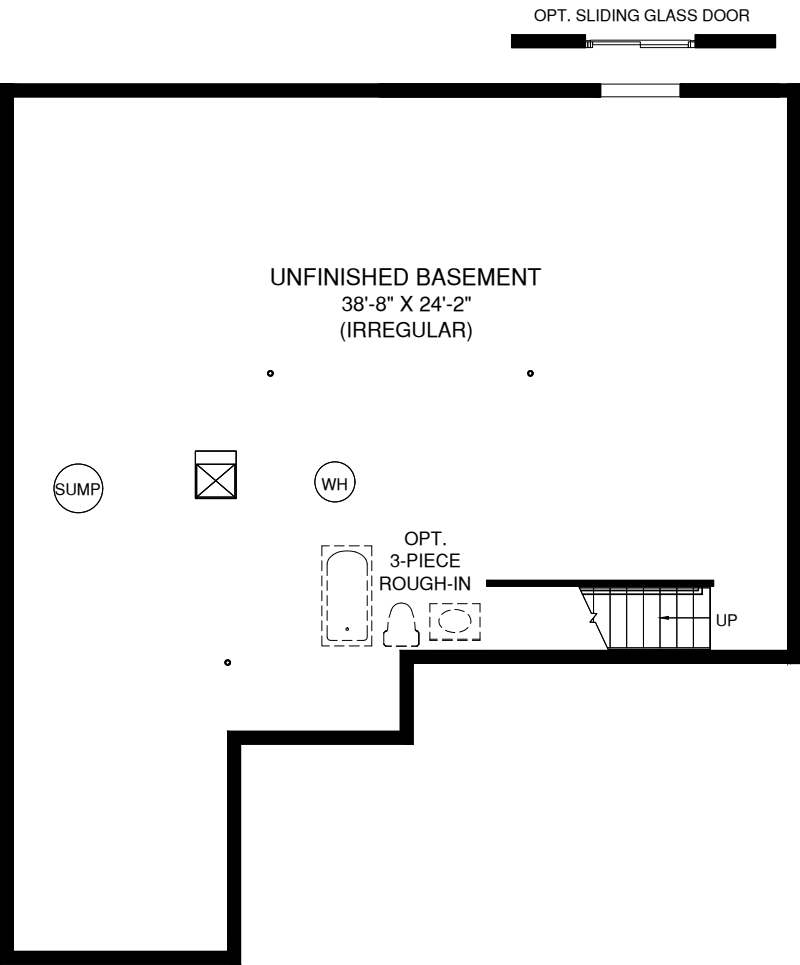
ELEVATION K



ELEVATION L



MAIN LEVEL



LOWER LEVEL

# The Spruce

Product Line: Ryan Homes  
Series: Simply Ryan  
Footprint Min: 40'-0" x 48'-0"  
Footprint Max: 40'-0" x 48'-0"  
Height: 13'-7 15/16"  
Sq. Ft. Min: 1296, 1366 w/ Basement  
Available Foundation Types:  
Basement, Slab  
Bedrooms: Std: 3 Opt.: 0  
Full Baths: Std: 2 Opt.: 1  
Half Baths: Std: 0 Opt.: 0  
Ceiling Height:  
Bsmt: 8  
1st Floor: 8  
Available Veneers:  
Traditional: 2  
Craftsman: 2

\*Brick front may add 8" to width of house.  
See blueprint for details.  
\*\*Maximum square feet does not include basement. Information provided for town-homes is for base condition.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

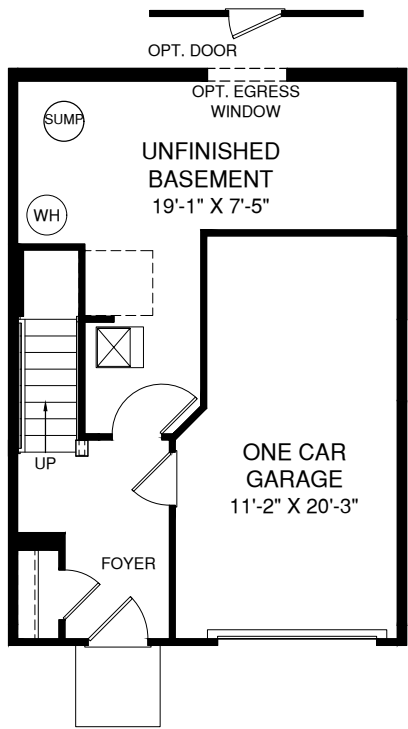
SPRUCE  
RY0819SPC00v01



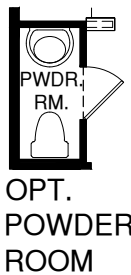
LEVEL ENTRY



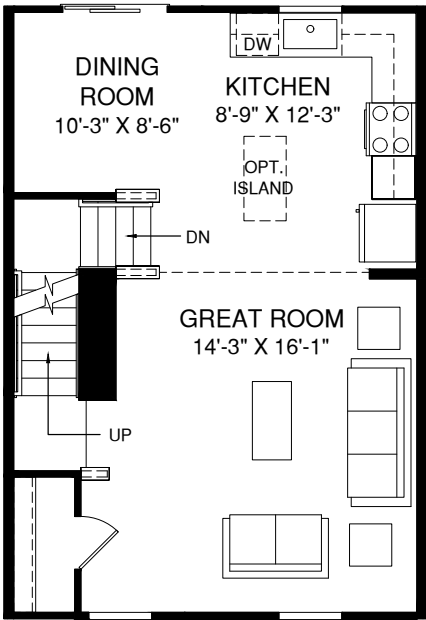
BASEMENT LEVEL ENTRY



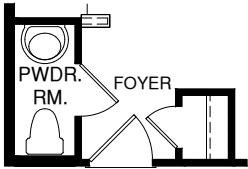
BSMT ENTRY LEVEL



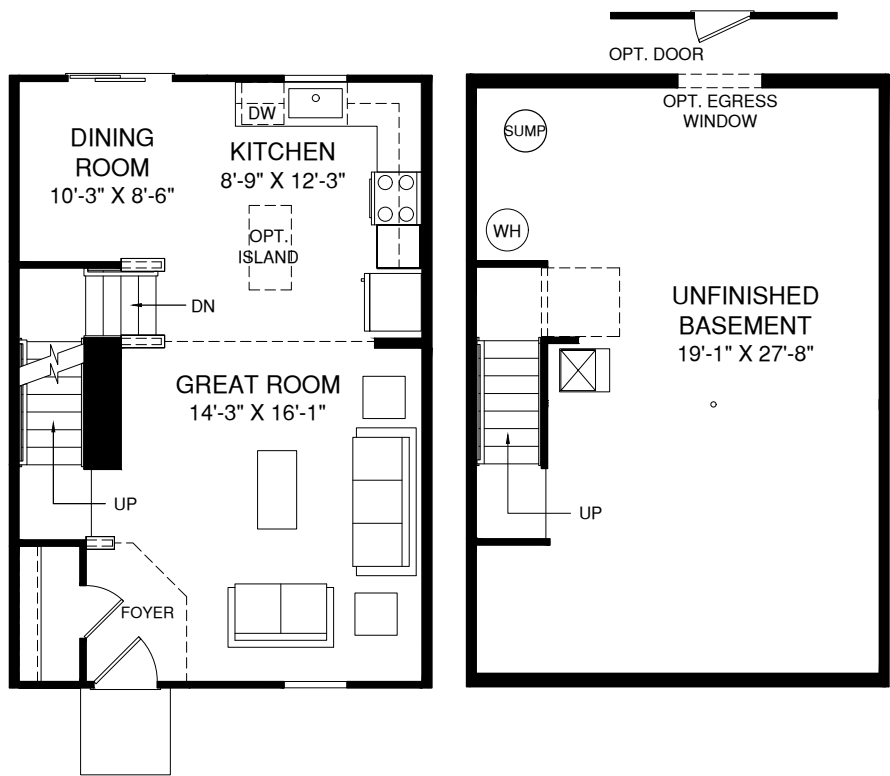
OPT. POWDER ROOM



BSMT MAIN LEVEL

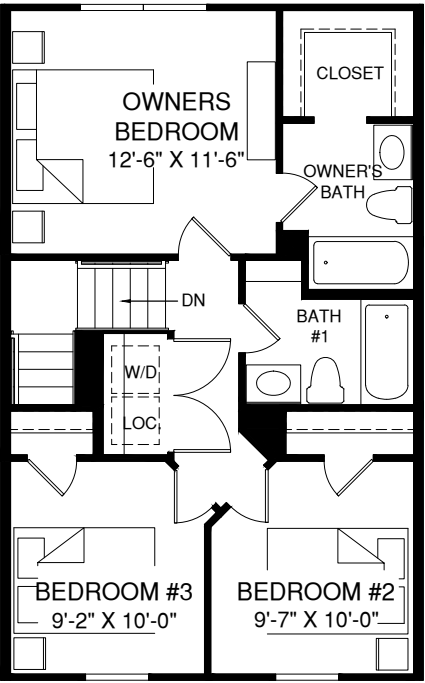


OPT. POWDER RM.



LEVEL ENTRY LEVEL

LOWER LEVEL



UPPER LEVEL

# The Juniper

Product Line: Ryan Homes

Series: Simply Ryan

Footprint Min: 20' x 29'

Footprint Max: 20' x 29'

Height: 22'-6 11/16"

Sq. Ft. Min: 1307

Available Foundation Types:

Full Basement, Slab

Bedrooms: Std: 3 Opt.: 0

Full Baths: Std: 2 Opt.: 0

Half Baths: Std: 0 Opt.: 1

Ceiling Height:

Bsmt: 8'

1st Floor: 8'

2nd Floor: 8'

Available Veneers:

Traditional: 3

Craftsman: 0

\*Brick front may add 8" to width of house.

See blueprint for details.

\*\*Maximum square feet does not include basement. Information provided for townhomes is for base condition.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

JUNIPER  
RY1019JUN00v01

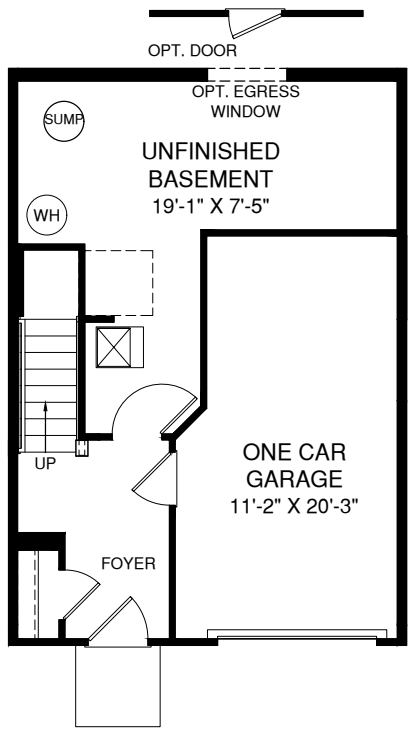




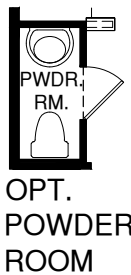
LEVEL ENTRY



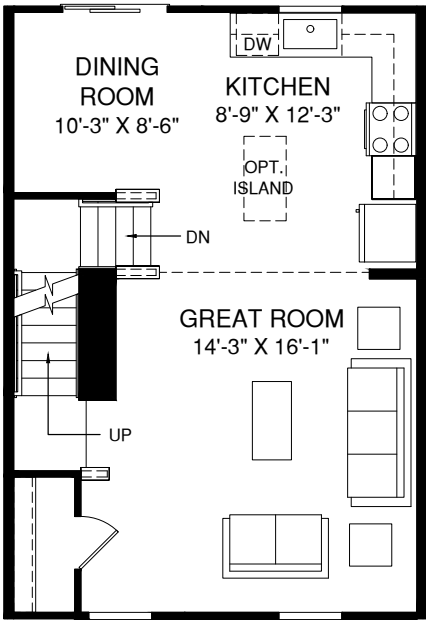
BASEMENT LEVEL ENTRY



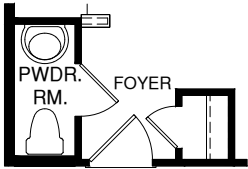
BSMT ENTRY LEVEL



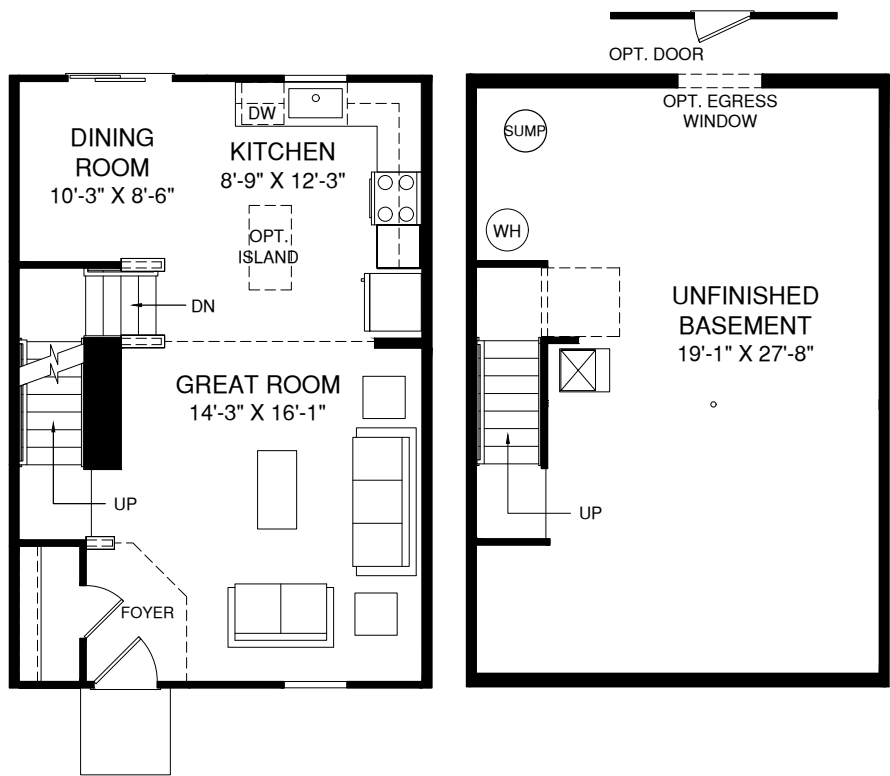
OPT. POWDER ROOM



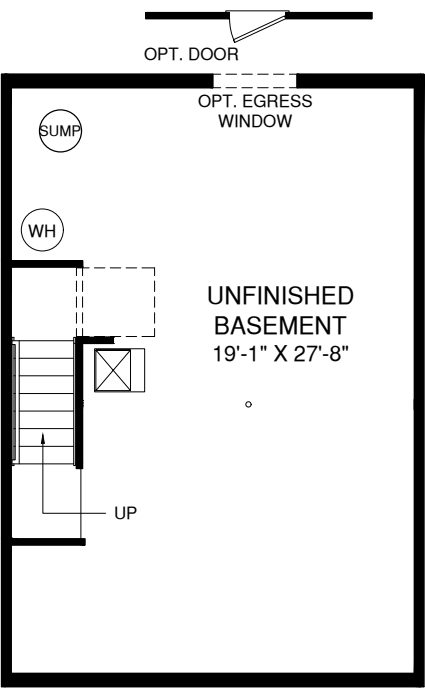
BSMT MAIN LEVEL



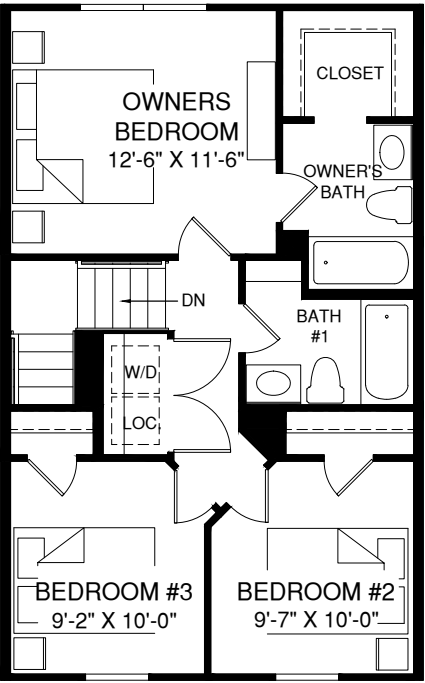
OPT. POWDER RM.



LEVEL ENTRY LEVEL



LOWER LEVEL



UPPER LEVEL

# The Juniper

Product Line: Ryan Homes

Series: Simply Ryan

Footprint Min: 20' x 29'

Footprint Max: 20' x 29'

Height: 22'-6 11/16"

Sq. Ft. Min:1307

Available Foundation Types:

Full Basement, Slab

Bedrooms: Std: 3 Opt.: 0

Full Baths: Std: 2 Opt.: 0

Half Baths: Std: 0 Opt.: 1

Ceiling Height:

Bsmt: 8'

1st Floor: 8'

2nd Floor: 8'

Available Veneers:

Traditional: 3

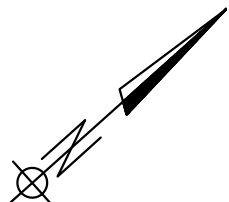
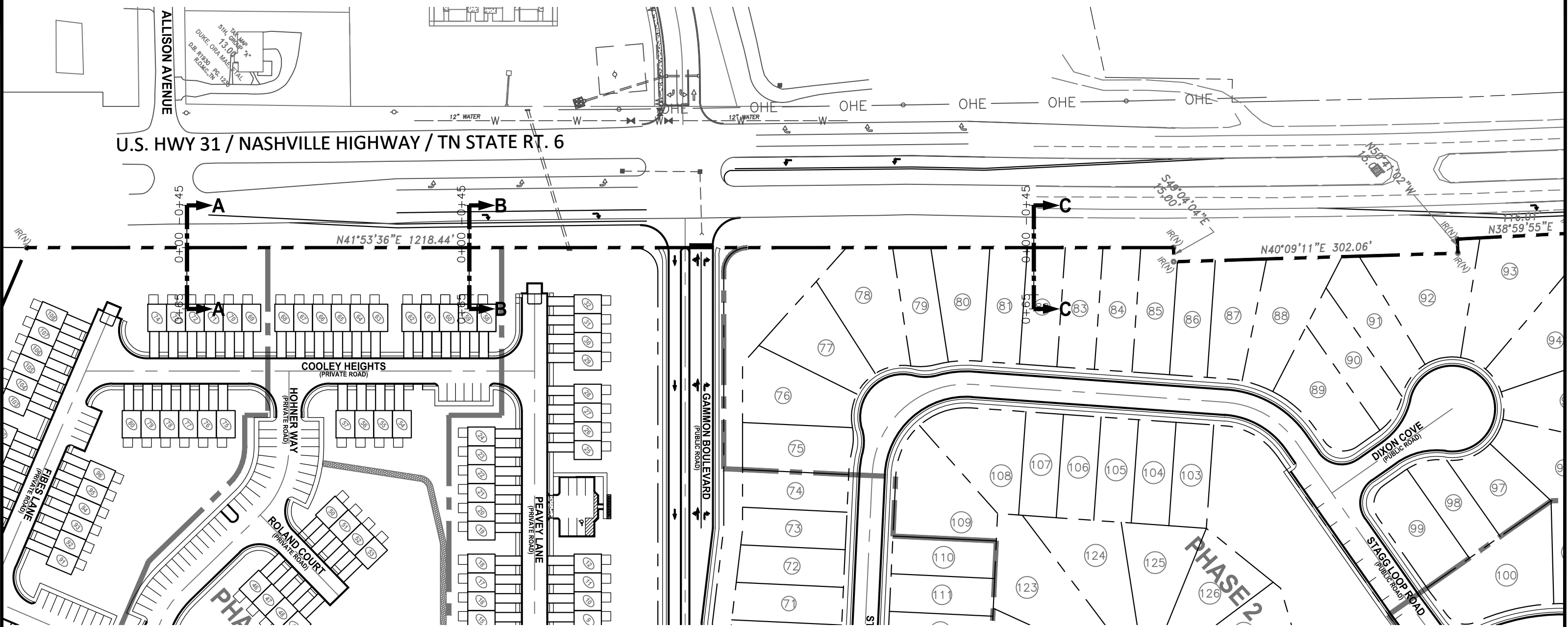
Craftsman: 0

\*Brick front may add 8" to width of house.  
See blueprint for details.

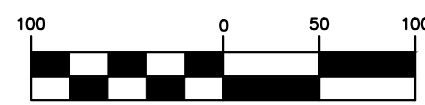
\*\*Maximum square feet does not include basement. Information provided for townhomes is for base condition.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

JUNIPER  
RY1019JUN00v01



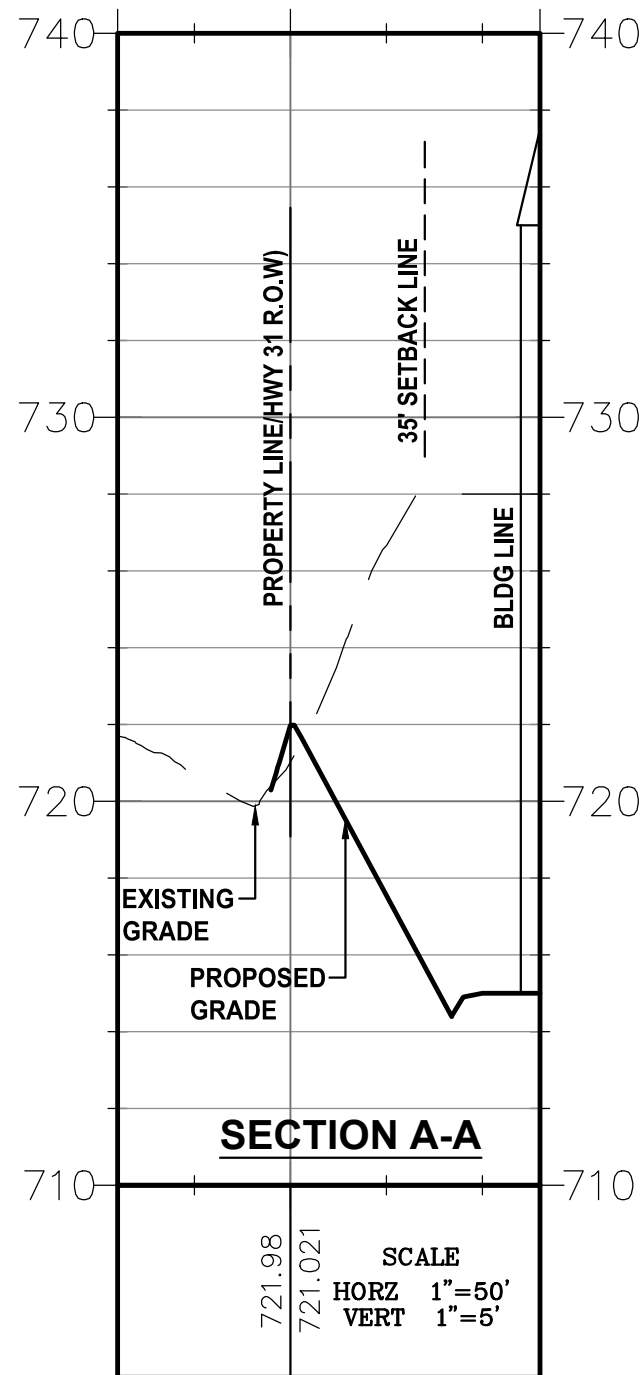
GRAPHIC SCALE



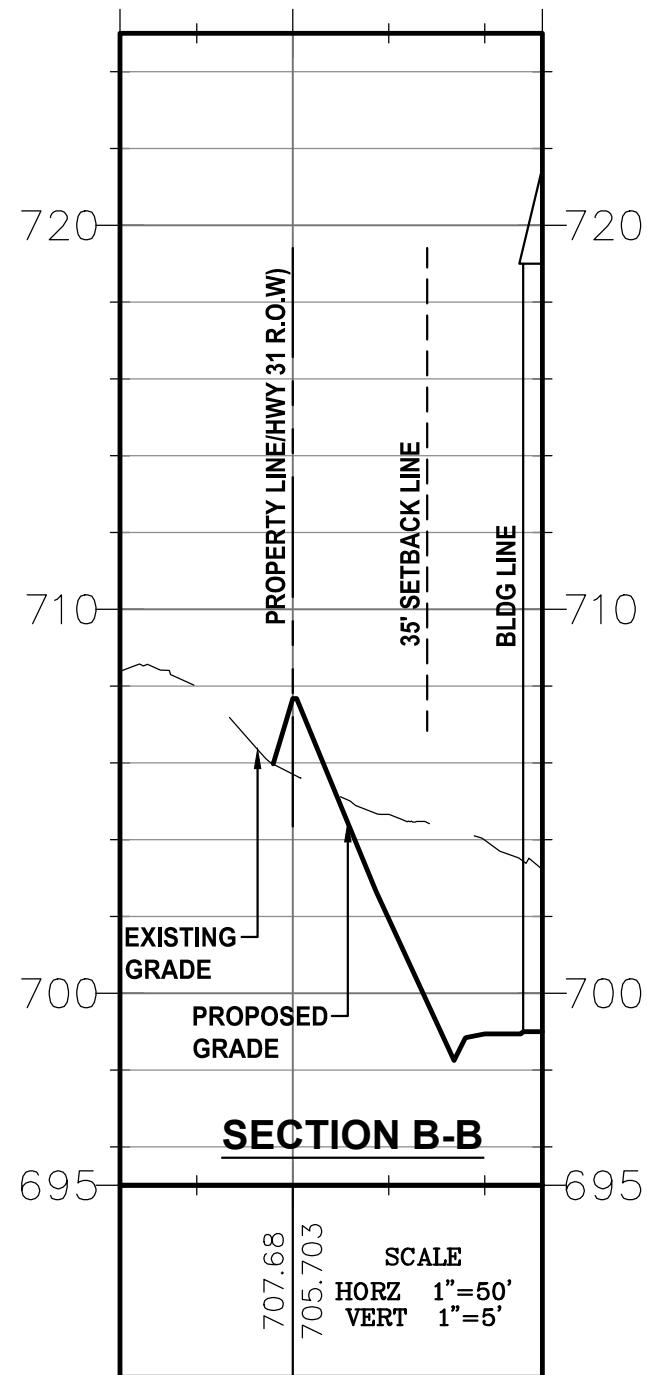
( IN FEET )  
1 inch = 100 ft.

|                                                                                                                                                |                |               |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------|
| <b>CROSS SECTION EXHIBIT</b><br><b>DRUMRIGHT PROPERTY</b><br>COLUMBIA, TENNESSEE<br>MAURY COUNTY COUNTY                                        |                |               |
| <b>MARTIN ENGINEERING &amp; SURVEYING, LLC</b><br>5226 Main Street, Suite C-3<br>Spring Hill, TN 37174<br>615.812.2147<br>gary@martinengrg.com |                |               |
| DATE: 11/18/19                                                                                                                                 | SCALE: 1"=100' | SHEET# 1 OF 2 |

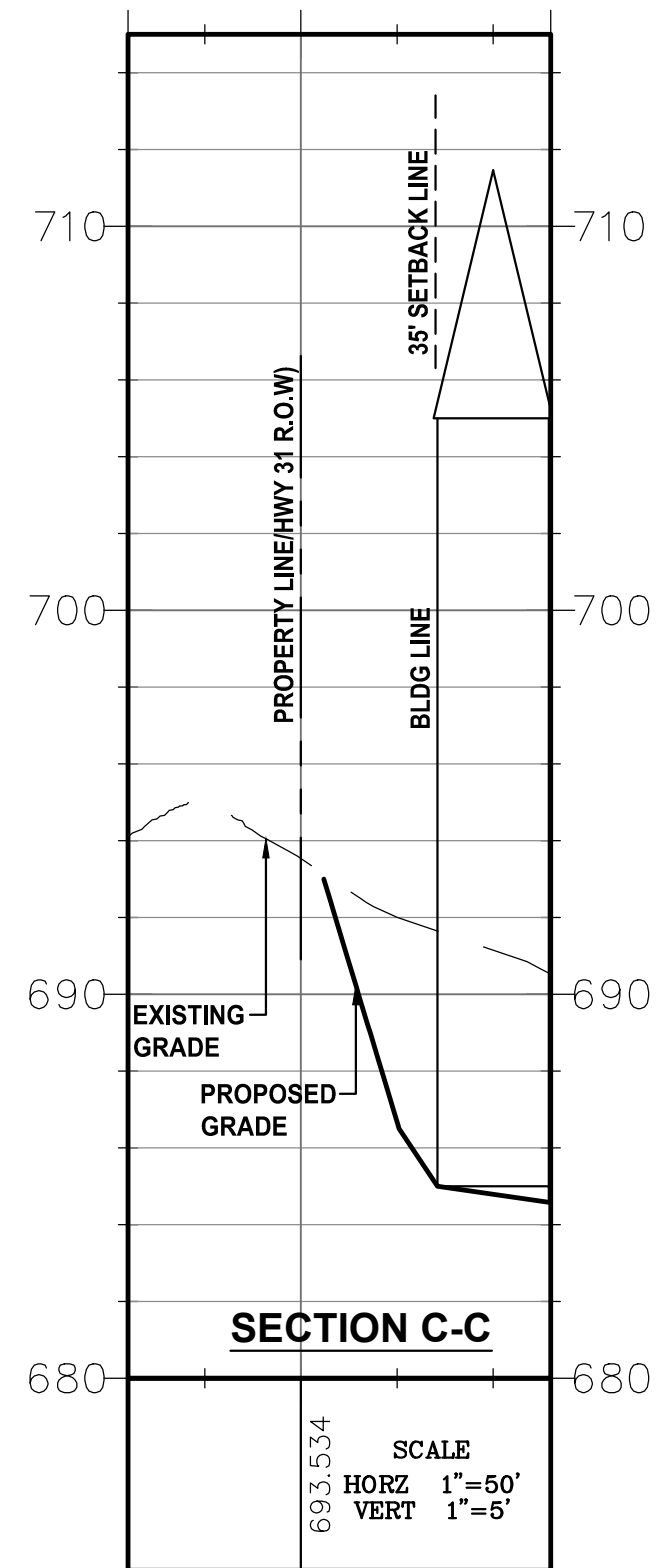




0+00



0+00



0+00

CROSS SECTION EXHIBIT  
DRUMRIGHT PROPERTY  
COLUMBIA, TENNESSEE  
MAURY COUNTY COUNTY

MARTIN ENGINEERING & SURVEYING, LLC  
5226 Main Street, Suite C-3  
Spring Hill, TN 37174  
615.812.2147  
gary@martinengrg.com

DATE: 11/18/19

SCALE: 1"=50'

SHEET# 2 OF 2

## COLUMBIA, TENNESSEE

OPEN SPACE SIDEWALKS  
CENTRAL LAWN OPEN SPACE

LANDSCAPING, CENTER LAWN AREA  
WALKING LOOP, & SHADE GAZEBO

LANDSCAPING  
ENTRY SIGNAGE  
BOTH NORTH

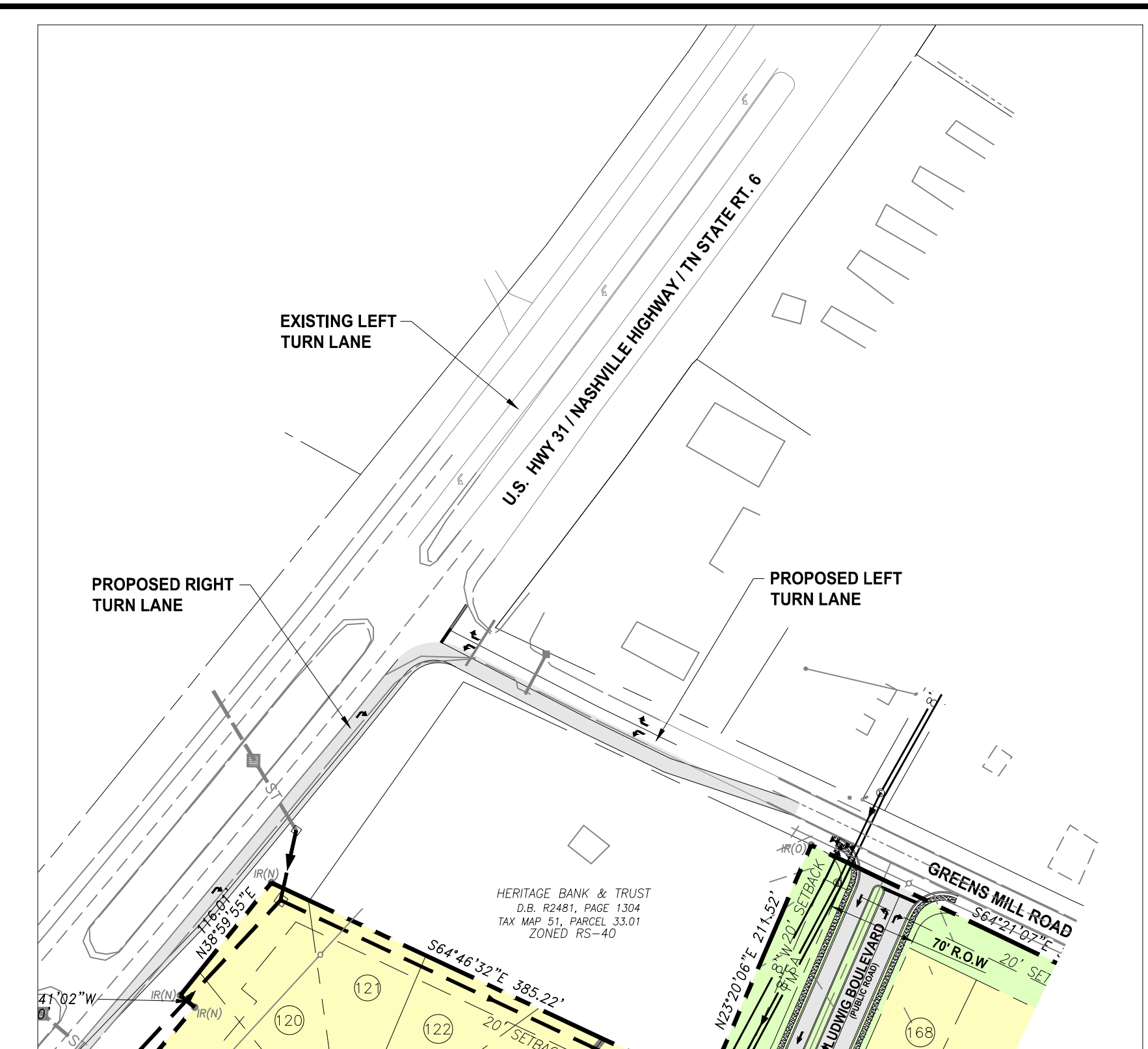
CALCULAY

STORMWATER  
RETENTION AREA

FENCING AT BOUNDARY

OPEN LAWN AREA





| TOWNHOME DENSITY |       |           |  |
|------------------|-------|-----------|--|
| UNITS            | ACRES | UNITS/AC. |  |
| 108              | 10.08 | 10.71     |  |

| TOWNHOME OPEN SPACE SUMMARY |           |                 |                  |
|-----------------------------|-----------|-----------------|------------------|
| OPEN SPACE                  | AREA (AC) | PERCENT OF SITE | USABLE AREA (AC) |
| OPEN SPACE                  | 5.00      | 49.6%           | 3.5              |
| TOTAL                       | 5.00      | 49.6%           | 3.5              |

| PRIVATE OPEN SPACE REQUIREMENTS |                           |                     |                     |
|---------------------------------|---------------------------|---------------------|---------------------|
| UNIT TYPE                       | AREA REQUIRED / UNIT (SF) | TOTAL REQUIRED (SF) | TOTAL PROVIDED (SF) |
| ATTACHED UNITS                  | 500                       | 108 X 500 = 54,000  | 54,000              |

| TOWNHOME PARKING SUMMARY - SOUTH                  |         |            |                         |                           |                            |
|---------------------------------------------------|---------|------------|-------------------------|---------------------------|----------------------------|
| TYPE UNIT                                         | # UNITS | TOTAL BR'S | GARAGE PARKING PROVIDED | DRIVEWAY PARKING PROVIDED | OFFSTREET PARKING PROVIDED |
| 20'X29' - 3BR (1 CAR GARAGE)                      | 54      | 162        | 54(0)                   | 54                        |                            |
| 20'X29' - 2BR (1 CAR GARAGE)                      | 54      | 108        | 54(0)                   | 54                        |                            |
| TOTAL                                             | 108     | 270        | 108(0)                  | 108(108)                  | 96                         |
| TOTAL PARKING PROVIDED 0 + 108 + 97 = 205         |         |            |                         |                           |                            |
| TOTAL PARKING REQUIRED 270/2 X 1.5 = 203          |         |            |                         |                           |                            |
| TOTAL PARKING ALLOWED BY REGS. 0 + 108 + 97 = 205 |         |            |                         |                           |                            |

| DEVELOPMENT SCHEDULE |                          |        |                                  |       |                                  |                 |
|----------------------|--------------------------|--------|----------------------------------|-------|----------------------------------|-----------------|
| PHASE                | NUMBER OF TOWNHOME UNITS | UNITS  | NUMBER OF 50' SINGLE-FAMILY LOTS | LOTS  | NUMBER OF 40' SINGLE-FAMILY LOTS | COMPLETION DATE |
| PHASE 1              | 32                       | 1-32   | 15                               | 1-15  | 18                               | 12/1/20         |
| PHASE 2              | 36                       | 33-68  | 24                               | 16-39 | 45                               | 12/1/21         |
| PHASE 3              | 40                       | 69-108 | 24                               | 40-63 | 64                               | 12/1/22         |
| TOTAL                | 108                      |        | 63                               |       | 127                              |                 |

PURPOSE OF SUBMITTAL - TO REZONE TO RM-1 PUD AND OBTAIN MASTER PLAN APPROVAL FOR 108-TOWNHOME UNITS AND 190 SINGLE-FAMILY RESIDENTIAL LOTS ON THE PROPERTY, PARCEL 32.00 IN TAX MAP 51.

PROJECT DESCRIPTION:  
DEVELOP 108-TOWNHOME UNITS AND 190 SINGLE-FAMILY RESIDENTIAL LOTS ON APPROXIMATELY 58.14 ACRES OF LAND.

# PUD MASTER PLAN DRUMRIGHT PROPERTY

COLUMBIA, TENNESSEE  
MAURY COUNTY  
NOVEMBER 18, 2019



**MARTIN ENGINEERING & SURVEYING, LLC**  
5226 Main Street, Suite C-3  
Spring Hill, TN 37174  
615.812.2147  
gary@martinengr.com

| 50' WIDE LOTS |           |  | 40' WIDE LOTS |           |  | 40' WIDE LOTS |           |  |
|---------------|-----------|--|---------------|-----------|--|---------------|-----------|--|
| LOT NO.       | AREA (SF) |  | LOT NO.       | AREA (SF) |  | LOT NO.       | AREA (SF) |  |
| 1             | 9,901     |  | 64            | 10,116    |  | 128           | 4,390     |  |
| 2             | 6,000     |  | 65            | 4,973     |  | 129           | 8,364     |  |
| 3             | 6,000     |  | 66            | 5,233     |  | 130           | 7,711     |  |
| 4             | 6,000     |  | 67            | 4,564     |  | 131           | 4,400     |  |
| 5             | 6,000     |  | 68            | 4,513     |  | 132           | 4,400     |  |
| 6             | 6,478     |  | 69            | 4,588     |  | 133           | 4,400     |  |
| 7             | 7,812     |  | 70            | 4,862     |  | 134           | 4,400     |  |
| 8             | 8,174     |  | 71            | 4,620     |  | 135           | 4,400     |  |
| 9             | 6,000     |  | 72            | 4,564     |  | 136           | 5,559     |  |
| 10            | 6,000     |  | 73            | 4,421     |  | 137           | 6,883     |  |
| 11            | 6,000     |  | 74            | 4,481     |  | 138           | 6,559     |  |
| 12            | 6,000     |  | 75            | 4,400     |  | 139           | 4,400     |  |
| 13            | 7,458     |  | 76            | 4,400     |  | 140           | 4,400     |  |
| 14            | 7,356     |  | 77            | 4,400     |  | 141           | 4,400     |  |
| 15            | 6,000     |  | 78            | 4,400     |  | 142           | 8,143     |  |
| 16            | 9,901     |  | 79            | 4,400     |  | 143           | 4,400     |  |
| 17            | 6,000     |  | 80            | 5,759     |  | 144           | 4,400     |  |
| 18            | 6,717     |  | 81            | 7,148     |  | 145           | 5,916     |  |
| 19            | 8,530     |  | 82            | 4,400     |  | 146           | 4,400     |  |
| 20            | 7,273     |  | 83            | 4,529     |  | 147           | 4,400     |  |
| 21            | 6,000     |  | 84            | 4,629     |  | 148           | 5,188     |  |
| 22            | 6,000     |  | 85            | 6,245     |  | 149           | 10,913    |  |
| 23            | 8,936     |  | 86            | 6,372     |  | 150           | 4,400     |  |
| 24            | 7,396     |  | 87            | 6,626     |  | 151           | 4,503     |  |
| 25            | 6,000     |  | 88            | 9,716     |  | 152           | 4,400     |  |
| 26            | 6,000     |  | 89            | 7,886     |  | 153           | 4,400     |  |
| 27            | 6,000     |  | 90            | 6,087     |  | 154           | 4,424     |  |
| 28            | 6,000     |  | 91            | 6,089     |  | 155           | 4,552     |  |
| 29            | 6,000     |  | 92            | 5,422     |  | 156           | 6,517     |  |
| 30            | 6,948     |  | 93            | 5,232     |  | 157           | 4,400     |  |
| 31            | 7,970     |  | 94            | 9,485     |  | 158           | 4,400     |  |
| 32            | 9,409     |  | 95            | 4,400     |  | 159           | 4,400     |  |
| 33            | 9,543     |  | 96            | 4,400     |  | 160           | 5,916     |  |
| 34            | 9,951     |  | 97            | 4,400     |  | 161           | 4,400     |  |
| 35            | 9,905     |  | 98            | 4,400     |  | 162           | 4,400     |  |
| 36            | 8,334     |  | 99            | 4,400     |  | 163           | 4,400     |  |
| 37            | 10,039    |  | 100           | 8,020     |  | 164           | 4,400     |  |
| 38            | 9,237     |  | 101           | 8,767     |  | 165           | 4,510     |  |
| 39            | 8,603     |  | 102           | 5,792     |  | 166           | 4,620     |  |
| 40            | 7,616     |  | 103           | 7,274     |  | 167           | 8,410     |  |
| 41            | 7,500     |  | 104           | 6,716     |  | 168           | 7,523     |  |
| 42            | 7,500     |  | 105           | 8,332     |  | 169           | 7,954     |  |
| 43            | 7,500     |  | 106           | 5,052     |  | 170           | 9,351     |  |
| 44            | 7,500     |  | 107           | 5,934     |  | 171           | 8,852     |  |
| 45            | 7,500     |  | 108           | 4,903     |  | 172           | 7,882     |  |
| 46            | 7,500     |  | 109           | 5,016     |  | 173           | 4,947     |  |
| 47            | 7,500     |  | 110           | 5,129     |  | 174           | 4,506     |  |
| 48            | 7,500     |  | 111           | 5,243     |  | 175           | 4,915     |  |
| 49            | 10,043    |  | 112           | 5,287     |  | 176           | 4,905     |  |
| 50            | 13,404    |  | 113           | 4,897     |  | 177           | 4,894     |  |
| 51            | 12,600    |  | 114           | 5,817     |  | 178           | 4,883     |  |
| 52            | 10,201    |  | 115           | 7,880     |  | 179           | 4,872     |  |
| 53            | 15,133    |  | 116           | 6,871     |  | 180           | 5,469     |  |
| 54            | 13,199    |  | 117           | 5,640     |  | 181           | 5,455     |  |
| 55            | 8,539     |  | 118           | 6,175     |  | 182           | 4,537     |  |
| 56            | 8,242     |  | 119           | 9,661     |  | 183           | 4,629     |  |
| 57            | 7,232     |  | 120           | 10,203    |  | 184           | 4,822     |  |
| 58            | 7,377     |  | 121           | 8,013     |  | 185           | 4,816     |  |
| 59            | 7,390     |  | 122           | 7,811     |  | 186           | 4,809     |  |
| 60            | 8,255     |  | 123           | 9,112     |  | 187           | 4,803     |  |
| 61            | 6,000     |  | 124           | 5,040     |  | 188           | 9,350     |  |
| 62            | 6,000     |  | 125           | 4,405     |  | 189           | 8,322     |  |
| 63            | 7,848     |  | 126           | 6,222     |  | 190           | 11,301    |  |
|               |           |  | 127           | 9,594     |  |               |           |  |



**Case Number:**

19-0185

**Request:**

Request from Jamie Reed for preliminary and Final Plat approval of 3 lots on the corner of Williamsport Pike and Hicks Lane being Tax Map 88 Parcel 3.03.





TECHNICAL MEETING  
Tuesday, November 26, 2019

**ITEM NO.**

19-0185

**DESCRIPTION:** Request to split one parcel of land into 3 buildable lots. Running Preliminary and Final Plat together.

**RECOMMENDATION:** For final recommendation please see staff report.

**TECHNICAL AND DIVISION COMMENTS:**

**Engineering**

1. Remove Contours
2. Access exception required for shared drive off Williamsport Pike

**Fire**

3. If no existing fire hydrants are within 500 feet of the proposed homes, a fire hydrant will need to be added.

**Columbia Water**

4. Lot three does "Not" have water service available. Lots one and two "does" have water service available. Lot three may require a well for water service.

**Columbia Power**

5. 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.

**Wastewater**

6. Sewer is currently not on this side of the road. The preliminary and final plat drawing show the area reserved for a septic tank. Wastewater approves this request.

**Building**

7. No comments.

**Police**

8. No comments provided.

**Public Works**

9. No comments provided.

**Atmos Energy**

10. No comments provided.

**Maury County E911**

11. No comments provided.

**Maury County Schools**

12. No comments provided.

**Planning**

13. No Comments

**ATTACHMENTS: Preliminary and Final Plat**



**STAFF REPORT** CONTACT INFORMATION

Paul Keltner, Director of Development Services, [paul@columbiatn.com](mailto:paul@columbiatn.com), 931-560-1560

DOCKET/CASE/APPLICATION NUMBER  
**20190185**

APPLICANT/PROPERTY OWNER  
**Jamie Reed**

PUBLIC HEARING DATE

**NA**

PROPERTY ADDRESS/LOCATION  
**Williamsport Pike Tax Map 88 Parcel 3.03**

**BRIEF SUMMARY OF REQUEST**

This is an application to approve a three lot preliminary and final plat for five acres. The property division is to create the ability to construct three homes on the western edge of the city limits.

**Staff Note:**

A driveway exception is still required for the driveways.



| EXISTING ZONING | EXISTING LAND USE      | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS PROPOSED | SIZE OF PROPERTY |
|-----------------|------------------------|-------------------------------|----------------------------|------------------|
| City – RS-40    | Single Family Dwelling | Residential                   | NA                         | 5 acres          |

**COMPATIBILITY** with the COMPREHENSIVE PLAN

Rural Countryside is the land use designation which allows the zoning of the RS-40 zone.

**PROPERTY HISTORY**

The property recently (4/19) added a rear portion to the city limits making the entire parcel within the city limits.

**COMPATIBILITY** with the ZONING ORDINANCE

Staff would find this request to be compatible with the City's adopted policies subject to technical review comments.

ATTACHMENTS (CIRCLE)

**SUBMITTED PLANS**

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

**AGENCY COMMENTS**

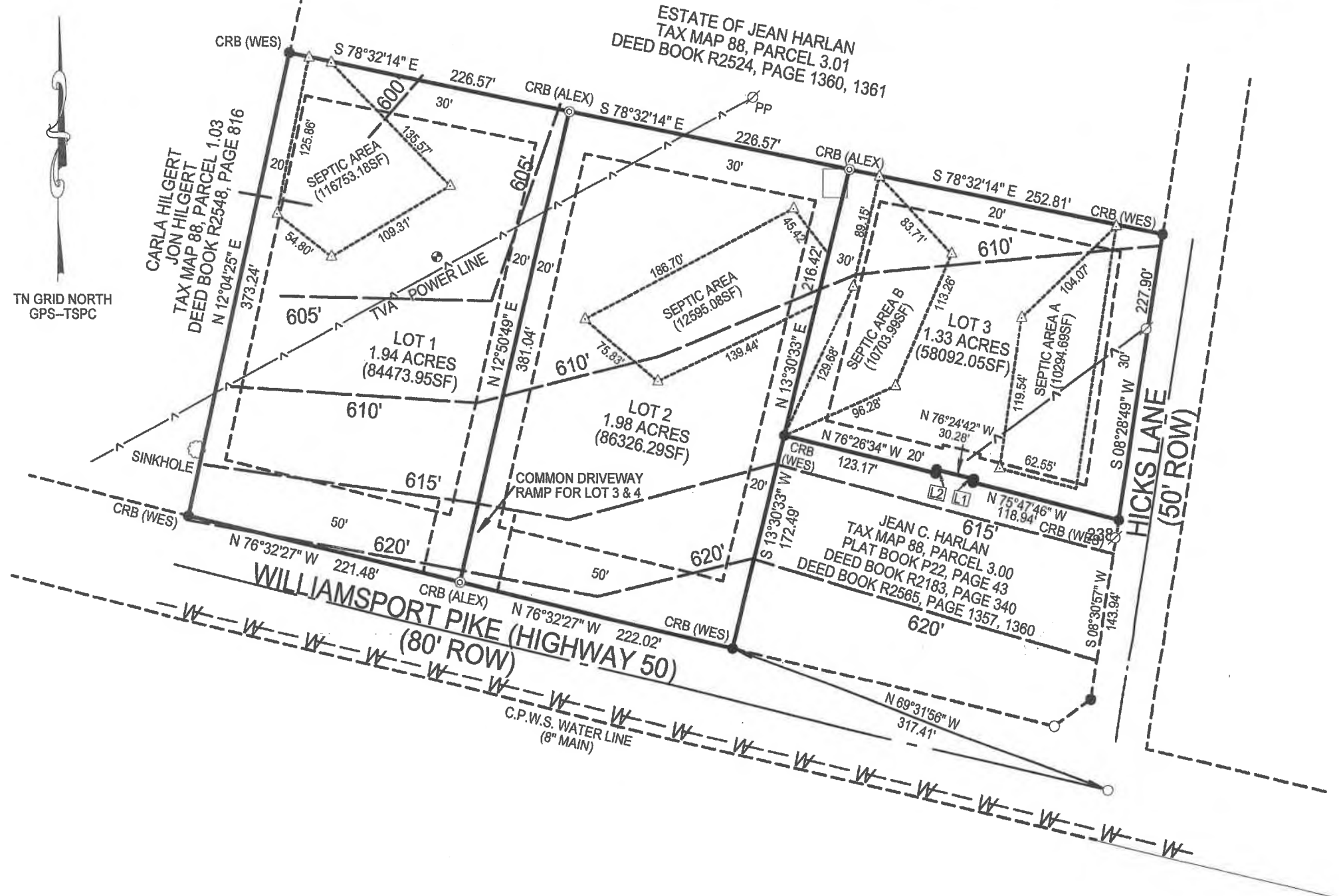
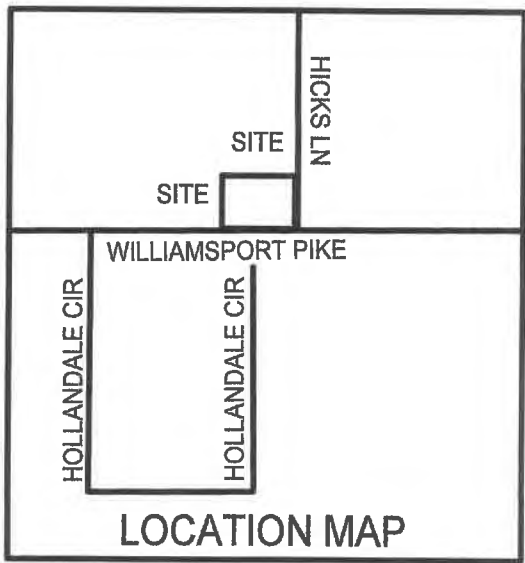
RESPONSE TO STANDARDS

OTHER (DESCRIBE)

Preliminary &  
FINAL PLAT  
LOT 1, 2, & 3--RUTH SILVA

THE PURPOSE OF THIS FINAL PLAT IS TO CREATE LOT 1, LOT 2, AND LOT 3 FROM THE PROPERTY OF RUTH SILVA BEING RECORDED IN DEED BOOK R2524, PAGE 1367 AND DEED BOOK R2565, PAGES 1357 AND 1360. SEE PLAT BOOK P22, PAGE 43 IN THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE. LOT 1 CONTAINS 1.94 ACRES (84473.95SF) AND HAS FRONTAGE ON WILLIAMSPORT PIKE. LOT 2 CONTAINS 1.98 ACRES (86326.29SF) AND HAS FRONTAGE ON WILLIAMSPORT PIKE. LOT 1 AND LOT 2 WILL SHARE A COMMON DRIVEWAY RAMP OFF THE NORTH RIGHT OF WAY MARGIN OF WILLIAMSPORT PIKE. LOT 3 CONTAINS 1.33 ACRES (58092.05SF) AND HAS FRONTAGE ON HICKS LANE. LOCATED ON THE NORTH SIDE OF WILLIAMSPORT PIKE AND ON THE WEST SIDE OF HICKS LANE AND IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE. BEING MORE ACCURATELY SHOWN HEREON:

| LINES |               |          |
|-------|---------------|----------|
| Id    | Bearing       | Distance |
| L1    | N 11°39'45" E | 2.87'    |
| L2    | S 16°29'24" W | 2.88'    |



CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME,  
STREET NAMES, STREET SIGNS & ADDRESS

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

Date \_\_\_\_\_  
Maury County E-911  
Columbia, Tennessee

Zoned: RS-40'

Set Backs:  
Street \_\_\_\_\_ 50' ARTERIAL  
30' MINOR  
Side \_\_\_\_\_ 20'  
Rear \_\_\_\_\_ 30'

NOTES:

There is a public utility and drainage easement 10' in width on front and rear property lines and on all property lines parallel to or abutting roads and there is a public utility and drainage easement 5' in width on all other interior lot lines, except as otherwise shown.

This subdivision shall be developed in accordance with the City of Columbia Subdivision Regulations.

Firm Flood Map No.47119C0165E Dated 4/16/2007 indicates that these parcels are not in a flood zone.

CERTIFICATE OF SEWER APPROVAL

I hereby certify that the sewer system outlined on the plat shown hereon has been installed in accordance with current local and Government requirements or a sufficient bond or other surety have been filed to guarantee said installation.

Date \_\_\_\_\_  
Superintendent  
Director of Waste Water, City of Columbia

CERTIFICATE OF WATER APPROVAL

I hereby certify that the water system outlined on the plat shown hereon has been installed in accordance with current local and Government requirements or a sufficient bond or other surety have been filed to guarantee said installation.

Date \_\_\_\_\_  
Superintendent  
Water Dept of City of Columbia

CERTIFICATE OF COMPLIANCE

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

Date \_\_\_\_\_  
Enforcing Officer For The Subdivision Regulations

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date \_\_\_\_\_  
Secretary, Columbia Planning Commission

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the Property shown and described hereon as evidenced in Deed Book Number R2524, Page 1367 and R2565, Page 1357, 1360 in the County Register's Office, and that I (we) hereby adopt this plan of Subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of Irrevocable dedication for all public ways, utilities and other facilities have been filed.

Date \_\_\_\_\_ Owner \_\_\_\_\_  
RUTH SILVA

SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category "1" Survey having an unadjusted ratio of precision of 1:10,000' and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

Date \_\_\_\_\_  
Glen W. Alexander, TN RLS#2035

FOUND CORNERS \_\_\_\_\_  
SET CORNERS—CRB (ALEX) \_\_\_\_\_  
FENCE LINES \_\_\_\_\_  
POWER LINES \_\_\_\_\_  
WATER LINES \_\_\_\_\_  
SCALE: 1" = 100'

100 FEET

OWNER: LOT 1,2,3

RUTH SILVA  
1513 HIGHLAND AVE  
COLUMBIA, TN 38401  
SITE ADDRESS:  
WILLIAMSPORT PIKE  
TAX MAP 88, PARCEL 3.03  
DEED BOOK R2524, PAGE 1367  
DB R2565, PAGE 1357, 1360  
PLAT BOOK P22, PAGE 43  
EIGHTH (8TH) CIVIL DISTRICT  
MAURY COUNTY, TENNESSEE

SURVEYOR:

Glen W. Alexander  
Registered Land Surveyor, TN #2035  
2481 Mooresville Pike, Culleoka, TN 38451  
PHONES: 931-698-2338  
EMAIL: glenwood@bellsouth.net