

City of Columbia

Municipal Planning Commission

May 12, 2021

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CITY OF COLUMBIA

TENNESSEE

DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: May 12, 2021 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, May 5th for study session and May 12th 2021 voting session at 4:00 P.M., in the Council Chambers at City Hall to consider the following:

AGENDA

Call to Order.....Chairman

Welcome of Visitors/ Rules of Conduct.....Chairman

CONSENT

- **Review of Bonds and/or Letters of Credit.**
- **Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.**
- **Request from Martin Engineering to annex with a plan of services a portion of property off Bear Creek Pike being Tax Map 90 Parcels 12 and 13.00, rezoning both properties High Density Residential Planned Unit Development with Master Plan.**
- **Request from Lennar Homes of Tennessee for Final Plat approval of Honey Farms Townhomes Phase 2 Section 3 off Honey Farm Way with surety in the amount of $50,000.**
- **Request from Chapdelaine and Associates for Final Plat approval of Hatton Hills Subdivision off West 4th Street with surety in the amount of $32,000.**
- **Request from T-Square Engineering for Final Plat approval of Independence at Carter's Station Subdivision Sections 5.2A and 6.1 with surety in the amount of $254,000.**
- **Request from A-1 Home Builders for Preliminary Plat approval of Kinloch Village Subdivision off Tom Sharp Road.**
- **Request from Lennar Homes of Tennessee for Preliminary Plat approval of Drumwright Subdivision Phase 1 being Tax Map 51 Parcel 32.**
- **Request from Sunil Patel for multi-family site plan approval of 1548 Bear Creek Pike.**

DISCUSSION

7. **Request from Mid-South Properties for Final Master Site Plan approval of MSC Apartments - Columbia off Old Highway 31 being Tax Map 42 Parcels 24.04 and 27.00.**

8. **Request from Kellye Murphy for review and recommendation on the expansion of the Columbia Arts District.**

10. **Request from Greg Gamble to annex with a plan of services 2558 Greens Mill Road being Tax Map 51 Parcel 55 with a Planned Unit Development Master Plan zoning of RS-10.**

11. **Request from Scotty Bernick to annex with a plan of services for 1449 Rock Springs Road being Tax Map 92 Parcels 12 and 12.02 with a Planned Unit Development Master Plan for a Mixed Residential zone MRC which requires a Comprehensive Plan amendment of Rural to Center.**

12. **Request from Land Solutions Company to annex with a zone of RS-10 with a plan of services for 626 Baker Road being Tax Map 74 Parcel 37.**

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

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TENNESSEE

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Call to Order.....Chairman

Roll Call.....Secretary

Approval of Minutes.....Commission Members

Welcome of Visitors/ Rules of Conduct.....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 Martin Engineering to annex with a plan of services a portion of property off Bear Creek Pike being Tax Map 90 Parcels 12 and 13.00, rezoning both properties High Density Residential Planned Unit Development with Master Plan.**
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City of Columbia

MUNICIPAL PLANNING COMMISSION

April 14, 2021

CALL TO ORDER:

Chairman Charlie Goatz called the March Planning Commission meeting for the City of Columbia to order at 4:00 p.m. The meeting was held in Council Chambers at City Hall.

ROLL CALL:

All present and included the following:

Present were: Mr. Charlie Goatz
Mr. Thomas Hutto
Mayor Chaz Molder
Mr. Randy McBroom
Dr. Rose McClain (Zoom)
Mr. Ray Pace
Councilman Ken Wiles

Other attendees: Mr. Austin Brass, City Planner
Mr. Glenn Harper, City Engineer
Mr. Paul Keltner, Development Services Director
Mrs. Melissa Sanders, Planning Associate
Mr. Douglas Toney, Assistant City Engineer

APPROVAL OF MINUTES:

The March minutes were presented for approval. Mayor Molder made the motion to approve with Councilman Wiles seconding. Motion to approve the minutes passed with a vote of to six to zero.

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 Communications of the Columbia City Council on annexation and zoning.

Director Keltner stated Ordinance 4337 for the rezoning at 108-112 East Ninth Street passed second reading.

AGENDA ITEM #3
Case #20-0264

Request from Martin Engineering to annex with a plan of services a portion of property off Bear Creek Pike being Tax Map 90 Parcels 12 and 13.00, rezoning both properties High Density Residential Planned Unit Development with Master Plan.

Staff Recommendation:

Mr. Keltner stated that the applicant requested to defer.

Discussion:

No one was present to answer questions. Discussion including continuous deferment by the applicant. Mayor Molder requested staff reach out to the applicant to request attendance at next month's meeting for an update. Mayor Molder made the motion to defer with Mr. McBroom seconding. Motion to defer passed six to zero.

AGENDA ITEM #4
Case #21-0048

Request from TriGreen Equipment for Final Master Plan Development for 271 Theta Pike being Tax Map 90 Parcel 1.01.

Staff Recommendation:

Mr. Keltner presented the details of the staff report. He stated all changes have been made and find the final master plan compliant with all previous approvals.

Discussion:

Mr. Goatz made the motion to approve subject to Technical Comments. Councilman Wiles seconded the motion. Motion to approve passed six to zero.

AGENDA ITEM #5
Case #21-0036

Request from Martin Engineering & Surveying for Final Plat approval of Phase 4 Summerdale Subdivision with surety in the amount of $64,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The final plat, subject to Technical comments, is compatible with the preliminary plat approved from 2020.

Discussion:

No one was present to answer questions. Mayor Molder asked Mr. Harper about the road name clarification. Mayor Molder moved to approve subject to Technical comments, with Mr. Hutto seconding. Motion to approve passed six to zero.

AGENDA ITEM #6
Case #21-0037

Request from Steve DeSoto for Preliminary Plat review of Bullock Street Townhomes development being Tax Map 89M Group A Parcels 20 and 20.01.

Staff Recommendation:

Mr. Keltner presented the staff report. Staff finds the plat compatible subject to Technical comments.

Discussion:

Mr. Gerald Vick, WES Engineering, was present to answer questions. Chairman Goatz inquired about the landscape buffer. Mr. Vick stated the buffer may be averaged in the area that impedes some proposed patios. Mr. McBroom asked about the status of retaining walls. Mr. Vick stated some units now have walkout basements instead. Mayor Molder made the motion to approve subject to Technical comments. Councilman Wiles seconded the motion. The motion passed six to zero.

AGENDA ITEM #7
Case #21-0038

Request from K2 Development for revised PUD Master Plan review for Trotwood Avenue subdivision being Tax Map 112 Parcel 19.20.

Staff Recommendation:

Mr. Keltner gave the details of the staff report for this planned unit development master plan revision. He stated the zoning and land use does support the residential proposal and that the applicant has made changes based on Technical comments received.

Discussion:

Dr. McClain arrived to the meeting via Zoom. Mr. Eric McNeely, Engineer, was present to answer questions. Mr. Pace stated he would abstain from the vote for this item. Mr. McNeely discussed the proposed changes to the rear of units 3-8, lots 21-24 having additional landscaping, and widening 12 foot drives. The Commission asked about retaining walls, rear stoops and yards. Mr. Keltner asked about the masonry base for the elevations. Mr. McNeely stated the builder was in agreement. Councilman Wiles moved to approve as presented by the applicant. Mayor Molder seconded the motion. Motion passed six to zero with Mr. Pace abstaining.

AGENDA ITEM #8
Case #21-0042

Request from Eddie Campbell for Preliminary Plat approval off Sunset Drive for a new townhome development on Tax Map 100N Group J Parcels 1 and 3.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. He stated the resubmittal is compatible to the zoning regulations subject to the Technical comments being completed. He also stated this project also had landscape buffer encroachments.

Discussion:

Mr. McBroom made the motion to approve subject to technical comments with Mr. Pace seconding. Motion passed seven to zero.

AGENDA ITEM #9
Case #21-0044

Request from Lennar Homes of Tennessee for Final Plat approval of Honey Farms Subdivision Phase 2 Section 2 with surety in the amount of $40,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Subject to Technical comments, staff does find the plat compliant to the Master Plan.

Discussion:

Mr. Goatz made the motion to approve subject to Technical comments with Mr. McBroom seconding. Motion passed seven to zero.

AGENDA ITEM #10
Case #21-0045

Request from Lennar Homes for revised Master Plan recommendation for Honey Farms Townhome development being Tax Map 57 Parcel 58.02.

Staff Recommendation:

Mr. Keltner gave the details of the staff report for the planned unit development master plan revision. Based on the resubmittal, staff would find the project similar to the originally approved plan with a small reduction in density.

Discussion:

Mr. Eric McNeely, Engineer, was present to answer questions. Mayor Molder asked about the commercial zoning on the front of this development. Mr. McNeely stated the amenities are being modified with removal of tennis courts. Mr. Kevin

Sturgill, Lennar Homes of Tennessee, stated a lack of interest by residents for tennis courts. The playground area is presented as a new feature. Mr. McBroom asked about the details. No details were determined at this time. Mayor Molder made the motion to approve with Mr. Hutto seconding. Motion passed seven to zero.

AGENDA ITEM #11
Case #21-0049

Request from Robert Morton for access management exception for properties 2003 and 2007 Oakland Parkway.

Staff Recommendation:

Mr. Harper gave the details of the staff report. Staff finds the request following the requirements for the exception.

Discussion:

Mr. Goatz made the motion to approve subject to technical comments with Mr. Pace seconding. Motion passed seven to zero.

AGENDA ITEM #12
Case #21-0050

Request from Charles Phillips for revised multifamily site plan recommendation at 105-109 East 9th Street.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. He recapped discussion from the study session and stated the applicant is requesting variance relief for aisle space, building separation and parking from the Board of Zoning Appeals. This will be for a determination of recommendation to that Board.

Discussion:

Mr. Bret Smith, Ragan Smith Associates, along with Mr. Charles Phillips, owner, were present to answer questions. Mayor Molder asked about the updated handouts and site comparisons. This item is for the north site of East Ninth Street only. Discussion ensued about the variance requests, the TDEC buffer, urban environment, addition to green space, garage spaces, setbacks, Arts District parking, adding spaces near mail kiosk, shared parking agreements, downtown density and walkability. Mayor Molder made the motion to approve the recommendation with Mr. Hutto seconding. Mr. John Paddison, 111 E. 9th Street, had questions concerning stormwater and drainage in reference to his property and the elevation difference. Mr. Harper stated with building and stormwater codes, the water would not be allowed to be discharged onto neighboring property. Further discussion included the base floor elevation recommended by staff, units

for rent or future homeowners, and covenants, conditions and restrictions for the homeowners' association. Mr. Keltner stated ownership is not for consideration. Recommendation passed by a vote of five to two with Mr. McBroom and Mr. Goatz voting nay.

AGENDA ITEM #13
Case #21-0017

Request from Columbia Properties for Final Plat approval of Polk Place Phase 2A off Theta Pike with surety in the amount of $55,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds the final plat compliant to the preliminary plat subject to Technical comments.

Discussion:

Mayor Molder asked about the phasing for the project. Chairman Goatz asked about the conformity to the revised elevations. Mayor Molder made the motion to approve with Mr. Goatz seconding. Motion passed seven to zero.

OTHER BUSINESS:

In other business, the Commission discussed the West 7th Streetscape project, the new traffic light at Homestead Subdivision on Nashville Highway, Bear Creek future expansion, the Interstate 65 interchange project, the gas line at 271 Theta Pike being relocated, commission packets going to a digital format, and the final plat for Quail Run Section 1 being re-recorded for a minor lot adjustment.

ADJOURNMENT:

Mr. Goat made the motion to adjourn, with Councilman Wiles seconding the motion. Motion passed seven to zero. Meeting adjourned at 5:19 p.m.

_____ _____

Planning Commission Chairman Date

CURRENT LETTERS OF CREDIT

APRIL 19, 2021

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subidivison, Section 1 (rds/drainage)	$ 44,502.69	9/15/2015	$44,502.69
2	08.25.2018	Shaw Enterprises - (cashier's check)	The Landings Subdivision, Phase 2, Section 2	$ 108,000.00	10/10/2017	$108,000.00
3	11.09.2018	McBroom Family Limited Partnership	Wellington Plac Subdivision, Section 2	$ 25,000.00	7/6/2005	$100,000.00
4	12.13.2018	Honey Farms Management, LLC	Honey Farm Townhomes- Phase 1A (completion of roads)	$ 20,000.00	1/11/2017	$20,000.00
5	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	$ 40,000.00		$40,000.00
6	04.16.2019	FP,TCI, CCS, LLC	Homestead @Carter's Creek Station, Section 2, Phase 1B	$ 65,000.00		$65,000.00
7	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
8	05.05.2020	Charles Raines Construction, LLC	Honey Farms Subdivsion, Phase 2, Section 8	$ 145,000.00	5/14/2019	$145,000.00
9	05.23.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 10	$ 103,000.00	6/21/2019	$103,000.00
10	08.14.2019	Fortuna Capital, LLC	Grove Park Subidivison, Phase 6 (roads and drainage)	$ 120,000.00	10/2/2018	$120,000.00
11	06.06.2020	SDHomes of Nashville, LLC	Autumn Brook Subdivision - (roads and drainage)	$ 10,000.00	6/5/2019	$103,000.00
12	06.20.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 9	$ 96,000.00	8/7/2019	$96,000.00
13	09.09.2020	FP,TCI,CCS,LLC	Homestead @ Carter's Station, Section 1, Phase 1C	$ 21,000.00	6/22/2017	$121,000.00
14	09.11.2020	Shaw Enterprises, LLC	Elan Subdivision, Phase 1 (roads & drainage)	$ 157,000.00	9/30/2019	$157,000.00
15	11.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	$ 118,500.00	1/15/2020	$118,500.00
16	03.07.2021	LPT, LLC	Greystone Subdivision	$ 166,500.00	5/18/2017	$166,500.00
17	03.13.2021	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	$ 21,000.00	8/29/2008	$210,000.00
18	04.25.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	$ 105,000.00	8/1/2018	$105,000.00
19	04.27.2021	Howell Home Builders, LLC	Baker Landing Subdivision, Phase 1, Section 1	$ 13,900.00	7/31/2020	$13,900.00
20	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	$ 188,000.00	5/14/2020	$188,000.00
21	05.09.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	$ 106,000.00	6/26/2018	$106,000.00
22	05.20.2021	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision	$ 75,500.00	4/8/2020	$75,500.00
23	05.21.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 1 A	$ 134,000.00	6/29/2018	$134,000.00
24	05.21.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 1BG89	$ 120,000.00	6/29/2018	$120,000.00
25	05.23.2021	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	$ 28,000.00	9/19/2019	$28,000.00
26	06.10.2021	P & L Development	Summerdale, Phase 2 (roads & drainage)	$ 105,000.00	7/21/2020	$105,000.00
27	06.12.2021	FP, TCI, CCS, LLC	Homestead @ Carter's Station, Section 4 , Phase 2	$ 121,000.00	6/21/2019	$121,000.00
28	07.08.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 3	$ 160,000.00	6/12/2020	$160,000.00
29	07.31.2021	Meritage Homes of Tenn., Inc.	Taylor Landing , Phase 3 (roads and drainage)	$ 117,000.00	9/10/2020	$117,000.00
30	08.14.2021	James Davis, Sr.	Valley View Subdivision, (roads and drainage)	$ 258,000.00	10/5/2020	$258,000.00
31	09.11.2021	FP TCI CCS, LLC	Homestead @carter's Station Section 2, Phase 2B	$ 111,000.00	9/19/2019	$111,000.00
32	09.15.2021	Pulte Homes Tennessee Partnership	Independence @Carter's Station, Section 3, Phase 1	$ 390,000.00	9/21/2020	$390,000.00
33	09.28.2021	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	$ 45,000.00	12/17/2007	$160,260.00
34	11.19.2021	FP,TCI,CCS,LLC	Homestead @ Carter's Station - Section 2.3 & 5.1	$ 190,000.00	12/19/2019	$190,000.00
35	11.17.2021	P & L Development	Summerdale, Phase 1 (roads & drainage)	$ 135,000.00	12/11/2019	$135,000.00
36	11.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 4A (roads and drainage)	$ 121,000.00	1/15/2021	$121,000.00
37	12.11.2021	J.D.Eatherly & Charles Raines	Honey Farm Subdivision - Phase 2, Sections 3,4,5,6,& 7	$ 25,000.00		$301,000.00
38	12.16.2021	Quail Run Development Co., LLC	Quail Run Subudivision, Phase 1 (roads & drainage)	$ 157,000.00	1/15/2021	$157,000.00
39	12.17.2021	P & L Development	Summerdale Subdivision, Phase 3 (roads & drainage)	$ 97,000.00	1/5/2021	$97,000.00
40	12.20.2021	FP, TCI, CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1	$ 141,000.00		$141,000.00
41	1/4/2022	Shaw Enterprises	Elan Subdivision, Phase 2 (roads and drainage)	$ 142,000.00	12/21/2020	$142,000.00
42	1/24/2022	FP, TCI,CCS,LLC	Homestead at Carter's Station, Secion 2, Phase 2A	$ 87,000.00	3/13/2018	$87,000.00
43	1/26/2022	P & L Development, LLC	Summerdale Subdivision, Phase 3B (roads & drainage)	$ 17,000.00	1/13/2021	$17,000.00
44	2.03.2022	Columbia Properties, LLC	Polk Place PUD Subdivsion, Section 2A (roads & drainage)	$ 55,000.00	1/22/2021	$55,000.00
45	02.05.2022	Fortuna Capital,LLC	Grove Park Subdivision, Phase 5 (roads & drainage)	$ 10,000.00		$102,000.00
46	03.19.2022	P & L Development	Summerdale Subdivision, Phase 4 (roads & drainage)	$ 64,000.00		$64,000.00
47	03.22.2022	J & B Estate	Hatton Hills Subdivision (roads & drainage)	$ 32,000.00		$32,000.00
48	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Bend Road - roads & drainage	$ 183,000.00		$303,000.00
49	09.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 1A (roads & drainage)	$ 22,500.00	9/26/2019	$90,000.00
50	04.05.2022	Lennar Homes of Tenn, LLC	Honey Farms , Phase 2, Section 3	$50,000.00		$50,000.00
51	04.16.2022	Pulte Homes Tennessee Partnership	Homestead @Carter's Station, 5.2 and 6.1	$254,000.00		$254,000.00

Case Number:

20-0264

Request:

Request from Martin Engineering to annex with a plan of services a portion of property off Bear Creek Pike being Tax Map 90 Parcels 12 and 13.00, rezoning both properties High Density Residential Planned Unit Development with Master Plan.

Requested for Deferral

Case Number:

21-0043

Request:

Request from Lennar Homes of Tennessee for Final Plat approval of Honey Farms Townhomes Phase 2 Section 3 off Honey Farm Way with surety in the amount of $50,000.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0043

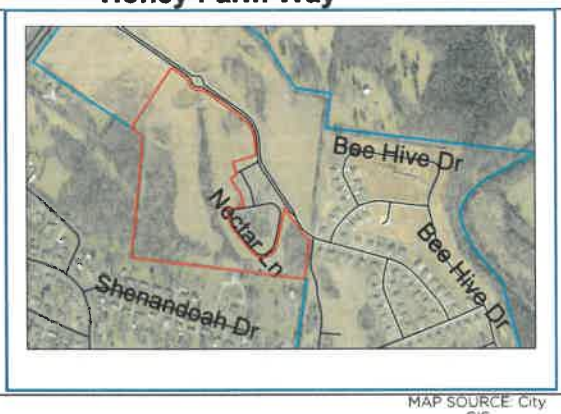
APPLICANT/PROPERTY OWNER
Lennar Home of TN/ Honey Farms Management LLC

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
Honey Farm Way

SUMMARY OF REQUEST: **Final Plat, Honey Farms Phase 2 Section 3.**

This request is for a final plat approval of 34 townhome units that are typically 24 X 50 wide within an RM-1 PUD zoning district.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 PUD (High Density Planned Unit Development)	Vacant Land/Townhomes	CEG PUD/	34 Townhome Units	35.27 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor. This future land use characterized for the subject property includes high density residential development. supported by the Suburban Corridor Future Land Use of *Connect Columbia.*

PROPERTY HISTORY:

Annexation No. 1507, RS-40 1986

Rezoning No. 3650, MU PUD, August 2006

DP-2017-23, Master Plan Revision

.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

. **See additional technical comments attached from fire/utilities/planning & engineering.**

ATTACHMENTS (CIRCLE) SUBMITTED PLANS CITY MAPS LEGAL NOTICE LEGAL DESCRIPTION

PUBLIC COMMENTS AGENCY RESPONSE TO STANDARDS

COMMENTS

March 22, 2021

City of Columbia
700 N Garden Street
Columbia, TN 38401

Attention: Ms. Sandra Richardson

Reference: Response to Comments Letter for Honey Farms Phase 2 – Section 3 Final Plat

TECHNICAL MEETING
Tuesday, March 9, 2021

ITEM NO.

21-0043

DESCRIPTION: Final Plat for 34- lot attached townhome in Honey Farm .

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. Building plans to be reviewed after permit application.
   (Comment noted.)

Police

2. No comments provided.

Columbia Water

3. Existing 8" main and F.H.'s - 4" main for meter vaults.
   (Pipe sizes are now shown on the final plat)

Atmos Energy

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Columbia Power

7. No comments.

Public Works

8. Jeff Dewire, Public Works Director, recommends that dumpster pads/enclosures be installed. We realize that there are townhomes in Honey Farms that already have trash cans. This was an oversight when Phase 1 plans were introduced. Due to the sheer number of units to be built and how far North Honey Farms is located, Mr. Dewire feels that dumpster enclosures are necessary. Please see attached dumpster guidelines.
   (Proposed dumpster pad is now shown on the final plat.)

Engineering

9. Provide letter of credit in the amount of $50,000.
   (comment noted.)
10. Show Final Plat 2.2 proposed parcels and lot numbers.
    (Proposed Section 2 parcels and lot numbers are now shown on the final plat.)
11. Provide ROW along SE property line shared with PARID: 051P A 03200. Jerry Shrieves. Approximately 315' x 50'
    (ROW is now being dedicated with the recording of this plat.)

Fire

12. Provide fire flow information showing minimum requirements are being met.

Wastewater

13. Wastewater approves this request.

Planning

14. no comment

Sincerely,

S&ME, Inc.

Zac Davis
Survey Technician

Jeff K. Kimbro
Professional Land Surveyor
Registration No. 1756

* Added comment 4.13.21
tech review.
Added recorded Stormwater Maintenance
Agreement book and page to
final plat.

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, April 13, 2021
ITEM NO.
21-0043

DESCRIPTION: Request from Lennar Homes of Tennessee for Final Plat approval of Honey Farm Townhomes Phase 2 Section 3 off Honey Farm Way.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. Building plans to be reviewed after permit application.

Police

2. No comments provided.

Columbia Water

3. Existing 8" main and F.H.'s - 4" main for meter vaults.
4. 8" PVC and 4" (C-900) is available for future buildings. Map attached.

Atmos Energy

5. No comments provided.

Maury County E911

6. No comments provided.

Maury County Schools

7. No comments provided.

Public Works

8. Jeff Dewire, Public Works Director, recommends that dumpster pads/enclosures be installed. We realize that there are townhomes in Honey Farms that already have trash cans. This was an oversight when Phase 1 plans were introduced. Due to the sheer number of units to be built and how far North Honey Farms is located, Mr. Dewire feels that dumpster enclosures are necessary. Please see attached dumpster guidelines.

Fire

9. Provide fire flow information showing minimum requirements are being met.
10. Hydrant must be within 400' of all structures

Wastewater

11. Wastewater approves this request.

Planning

12. no comment

Engineering

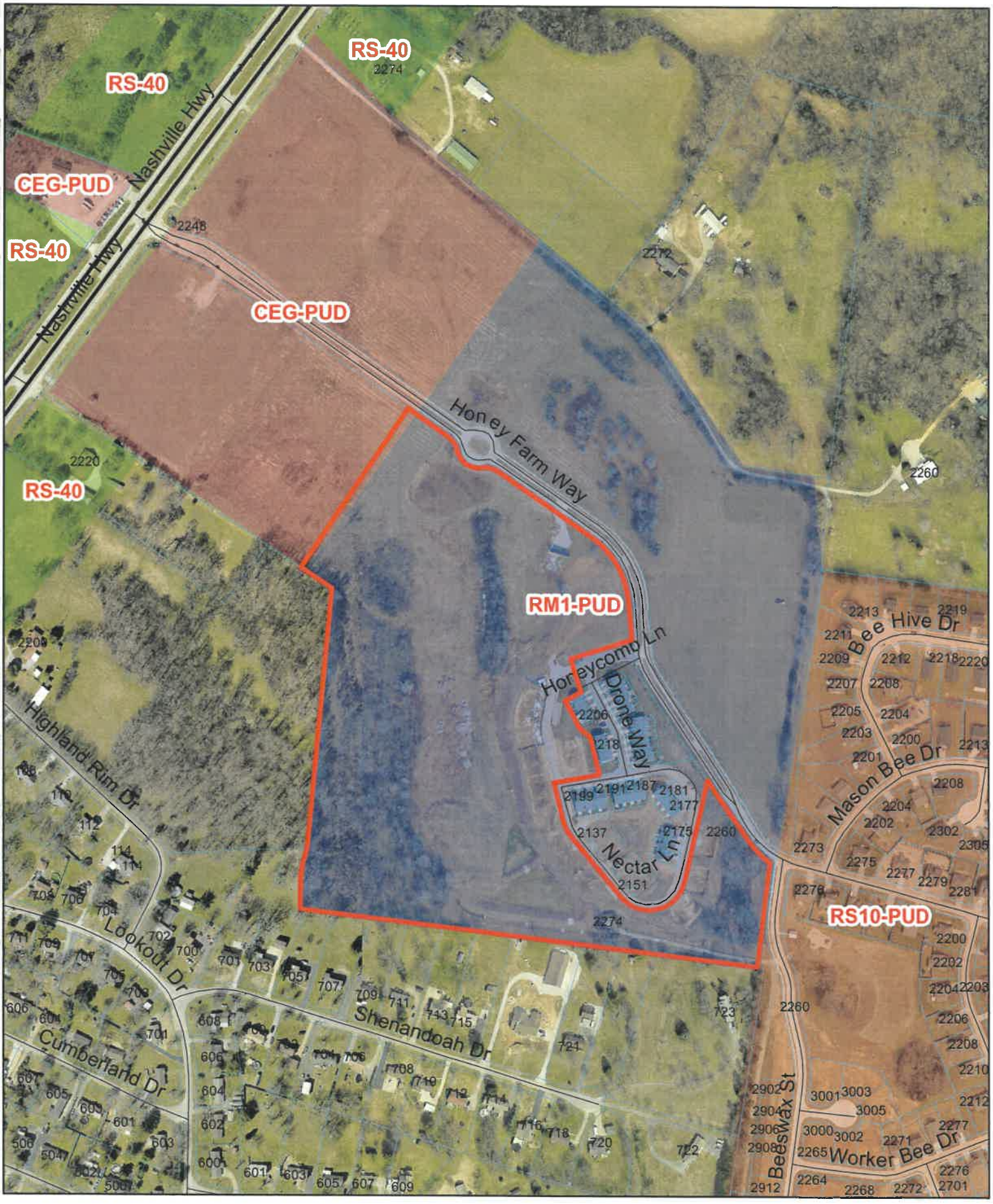
13. Provide reference to stormwater maintenance agreement.

Columbia Power

14. Columbia Power System has an existing power line near your proposed development within our service territory. 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.

ATTACHMENTS: Final Plat

Case #21-0043
Honey Farm Townhomes
Phase 2 Section 3


RS-40
RS-40
CEG-PUD
RS-40
CEG-PUD
RS-40
RM1-PUD
RS10-PUD
Nashville Hwy
Nashville Hwy
Honey Farm Way
Honeycomb Ln
Drone Way
Nectar Ln
Bee Hive Dr
Mason Bee Dr
Worker Bee Dr
Beeswax St
Highland Rim Dr
Lookout Dr
Shenandoah Dr
Cumberland Dr
2274
2248
2272
2220
2260
2206
2218
2199
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706
704
702
700

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 34 RESIDENTIAL UNITS, OPEN SPACE AND DEDICATE RIGHT-OF-WAY.

2. 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.

3. THIS PROPERTY CURRENTLY IDENTIFIED AS A PORTION OF TAX MAP 51, PARCEL 58.02, MAURY COUNTY, TENNESSEE. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO SAID MAP.

4. DEED REFERENCE: RECORD BOOK R2360, PAGE 1373, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

5. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF 01/21/2021 UTILIZING TRIMBLE R8S OR R10 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H=0.2';/V=0.2'. THE COMBINED GRID FACTOR OF 0.99992232 WAS CALCULATED AT SURVEY CONTROL POINT #2 AS SHOWN HEREON. BEARINGS BASED ON: TENNESSEE STATE PLANE COORDINATE SYSTEM

6. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.

7. THERE IS A 20 FOOT EASEMENT ON ALL PROPERTY LINES PARALLEL TO THE ROAD AND A 5 FOOT EASEMENT ALONG THE SIDE OF ALL LOTS FOR UTILITY AND DRAINAGE EASEMENTS. ADDITIONAL REQUIREMENTS MAY APPLY BASED ON ACTUAL FIELD CONDITIONS.

8. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47119C0180E AND 47119C0190E, DATED APRIL 16, 2007.

9. OWNER: HONEY FARMS MANAGEMENT, LLC
2121 OLD GATESBURY RD.
STATE COLLEGE, PA 16803
BK. R2360, PG. 1373 ROMC

10. UNLESS OTHERWISE NOTED, ALL LOT CORNERS ARE MARKED WITH IRON RODS.

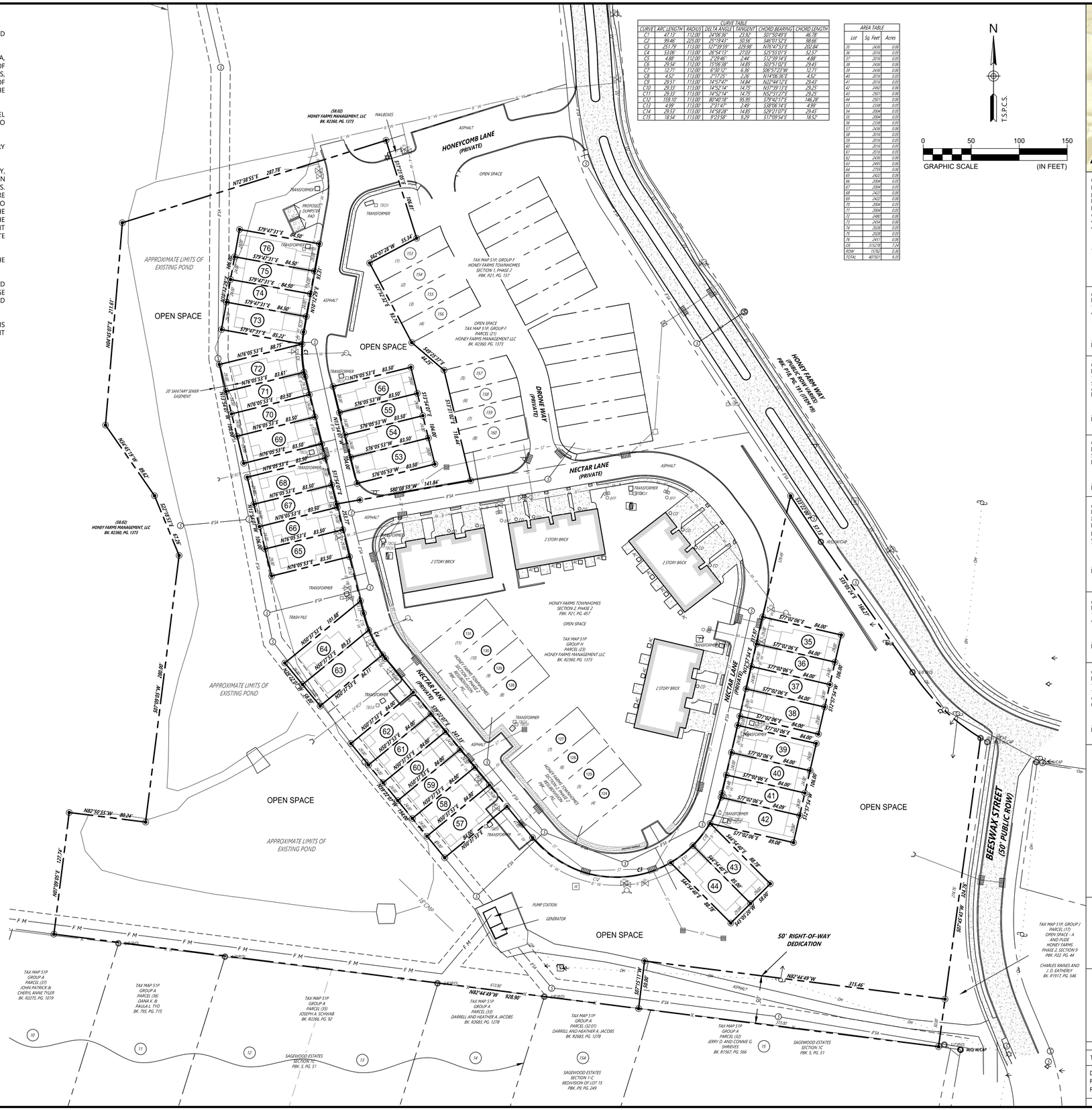
11. ALL OPEN SPACE AREA IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.

12. SURVEY FIELD DATA COLLECTED ON 01/28/2021.

13. PROPERTY IS SUBJECT TO AN INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES AS RECORDED IN DEED BOOK R2386, PAGE 618, ROMC.

LEGEND

PARCEL NO.	(XX)
LOT NO.	XX
IRON ROD (OLD)	IR(O)
IRON ROD (SET)	
IRON PIPE (OLD)	IP(O)
P.K NAIL (OLD)	PK(O)
CONCRETE MON (OLD)	MON(O)
PROPERTY LINE	
FENCE LINE	X
OVERHEAD POWER LINE	OH
SANITARY SEWER LINE	8"S A N
STORM SEWER LINE	15"S T
WATER LINE	8" W
GAS LINE	2"G
TELEPHONE MANHOLE	T
TELEPHONE RISER	TR
TELEPHONE PEDESTAL	TP
ELECTRIC RISER	ER
ELECTRIC METER	E
TRAFFIC SIGNAL POST	
UTILITY POLE	
GUY WIRE	
UTILITY POLE W/ LIGHT	
SANITARY SEWER MANHOLE	S
STORM SEWER MANHOLE	D
CURB INLET	
CATCH BASIN	
CLEANOUT	CO
FIRE HYDRANT	
WATER METER	W
WATER VALVE	
IRRIGATION CONTROL VALVE	ICV
GAS METER	G
GAS VALVE	
SIGN POST	
BOLLARD	
CONCRETE	


(58.02) HONEY FARMS MANAGEMENT, LLC BK. R2360, PG. 1373
MAILBOXES
HONEYCOMB LANE (PRIVATE)
OPEN SPACE
PROPOSED DUMPSTER PAD
TRANSFORMER
TRICH
APPROXIMATE LIMITS OF EXISTING POND
OPEN SPACE
TAX MAP 51P, GROUP F HONEY FARMS TOWNHOMES SECTION 1, PHASE 2 PBK. P21, PG. 157
OPEN SPACE TAX MAP 51P, GROUP F PARCEL (21) HONEY FARMS MANAGEMENT LLC BK. R2360, PG. 1373
DRONE WAY (PRIVATE)
HONEY FARM WAY (PUBLIC ROW VARIES) PBK. P18, PG. 131 (PER MI)
NECTAR LANE (PRIVATE)
20' SANITARY SEWER EASEMENT
HONEY FARMS TOWNHOMES SECTION 2, PHASE 2 PBK. P21, PG. 457
TAX MAP 51P GROUP H PARCEL (23) HONEY FARMS MANAGEMENT LLC BK. R2360, PG. 1373
2 STORY BRICK
PUMP STATION
GENERATOR
50' RIGHT-OF-WAY DEDICATION
BEESWAX STREET (50' PUBLIC ROW)
TAX MAP 51P GROUP J PARCEL (17) OPEN SPACE - A AND PUDE HONEY FARMS PHASE 2, SECTION 9 PBK. P32, PG. 44
CHARLES RAINES AND J. D. EATHERLY BK. R1917, PG. 546
TAX MAP 51P JOHN PATRICK & CHERYL ANNE TYLER BK. R2275, PG. 1019
TAX MAP 51P GROUP A PARCEL (38) DANA K. & PAULA E. TYO BK. 795, PG. 715
TAX MAP 51P GROUP A PARCEL (35) JOSEPH A. SCHWAB BK. R2266, PG. 92
TAX MAP 51P GROUP A PARCEL (33) DARRELL AND HEATHER A. JACOBS BK. R2683, PG. 1278
TAX MAP 51P GROUP A PARCEL (32) DARRELL AND HEATHER A. JACOBS BK. R2683, PG. 1278
TAX MAP 51P GROUP A PARCEL (12) JERRY D. AND CONNIE G. SHREVES BK. R1567, PG. 566
SAGEWOOD ESTATES SECTION 1C PBK. 5, PG. 51
SAGEWOOD ESTATES SECTION 1-C REDIVISION OF LOT 15 PBK. P9, PG. 249
SAGEWOOD ESTATES SECTION 1C PBK. 5, PG. 51
N72°38'55"E 287.78'
S79°47'31"E 84.50'
N10°12'29"E 235.00'
N82°47'31"W 89.67'
S32°18'53"E 67.26'
N82°50'55"W 88.24'
N07°09'05"E 122.74'
S07°09'05"W 280.00'
N82°50'55"W 242.00'
N07°09'05"E 280.00'
S10°22'29"W 58.00'
S07°09'05"W 38.06'
N82°44'49"W 315.46'
S32°09'06"E 57.13'
S57°57'54"E 166.27'
S07°45'43"W 326.76'
S07°15'11"W 58.00'
N82°44'49"W 928.90'
S17°21'05"E 196.81'
S62°07'28"W 55.34'
S27°52'32"E 67.71'
S08°25'27"E 44.55'
S17°34'02"E 117.37'
S17°34'02"E 104.00'
S17°34'02"E 141.44'
S17°10'07"E 104.00'
S17°10'07"E 53.12'
N09°37'53"E 101.88'
N09°37'53"E 89.23'
N09°37'53"E 64.71'
S09°37'53"W 64.00'
N09°37'53"E 64.00'
S09°37'53"W 64.00'
N09°37'53"E 64.00'
S09°37'53"W 64.00'
N09°37'53"E 64.00

Case Number:

21-0060

Request:

Request from Chapdelaine and Associates for Final Plat approval of Hatton Hills Subdivision off West 4th Street with surety in the amount of $32,000.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0060 (Final Plat)

APPLICANT/PROPERTY OWNER
Chapdelaine & Associates/ J.B. Real Estate Co

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
NW Corner of McGuire & W 4th Street

SUMMARY OF REQUEST: **FINAL PLAT** (***Hatton Hills Subdivision***)

This request is for a **Final Plat Approval** of a 4.92-acre property located at the NW corner of W 4th & McGuire Street. The final plat consists of 8 residential building lots with 1 additional lot serving as a detention/stormwater area for a total of 9 lots. Lots 1,2, and 3 will face McGuire Street and will be greater than 20,000 SF. Lots 8 to 5 will have frontage from W 4th street, including lot 4 serving as the stormwater detention area at the corner of W 4th & McGuire Streets. Lot 9 will be the largest lot within the proposed plat at 1.79 acres and will have access from W 4th street. In Sum, all proposed lots conform to the R-10 zoning standards (Single-Family Residential) that require a minimum 10,000 SF single family building lot with a 75' lot width.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-10, Single Family Residential	Vacant Land	R-10 & R-6/ Vacant Residential Zoned Land	Eight Single-Family Dwellings	4.92 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:
Urban Neighborhood. The future land use characterized for the subject property includes residential infill development with single-family detached and attached dwellings. This proposed plat would meet the intent of the Comp Plan.

PROPERTY HISTORY:

May 13th, 2020, Request from Chpadelaine & Associates for Preliminary Plat approval of Hatton Hills, approved.

July 2nd, 2007, Request from World of Life Ministry for a Conditional Use Permit to locate a religious facility at the northwest corner of West 4th Street & McGuire Street, approved.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this final plat request to be compatible with the previously approved preliminary plat Approval would be contingent up the satisfaction of all technical comments as attached.

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

Chapdelaine and Associates

Response to Technical Meeting Comments

Item No. 21-0060

Description: Final Plat Hatton Hills Subdivision

Fire

1. Columbia Water to pressure test and turn in reports per Sloan Delk.

2. Two fire hydrants installed.

Engineering

3. Note added to plat and to be completed when agreement recorded.

4. Completed per James Hatton.

5. Completed per James Hatton.

6. 10 ft. PUDE added to Typical layout Diagram.

7. Labeling changed in 2 places on revised plat.

8. Note #11 added in general notes.

Columbia Power

No action needed

Columbia Water

10. Per Sloan Delk to be tested and reports to be turned in.

Wastewater

11. No action needed.

Planning

12. No action needed.

Chapdelaine & Associates

chapsurveyors@msn.com

615-799-8104

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, April 13, 2021
ITEM NO.
21-0060

DESCRIPTION: Submitting Final Plat Hatton Hills Subdivision.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. Ensure fire flow is available with CPWS
2. Hydrant shall be within 400' of all structures.

Engineering

3. Reference book and page of recorded stormwater maintenenance agreement
4. All utility infrastructure is to be installed prior to resubmittal date.
5. stormwater facilities shall be installed prior to resubmittal date
6. Provide 10' PUDE along rear property lines.
7. Adjust easement labeling to "Public Utility & Drainage Easement"
8. Add Note: Lot 4 is a non-buildable lot which contains stormwater facilities and is the maintainenance responsibility of all lots within the Hatton Hills Subdivision.

Columbia Power

9. Columbia Power System has an existing power line near your proposed development within our service territory. We are willing to serve this new development subject to all Columbia Powe 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

10. 6" PVC (C-900) and two fire hydrants have been installed. Needs to be pressure tested. Bacteria samples taken. Deeded over. Map attached.

Wastewater

11. Wastewater approves this request.

Planning

12. no comments

ATTACHMENTS: Final Plat.

Case #21-0060
Hatton Hills
West 4th & McGuire



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON EVIDENCED IN BOOK NUMBER R-2571 PAGE 197, MAURY COUNTY REGISTERS OFFICE AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION OF THE PROPERTY WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT THAT OFFERS OF IRREVOCCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

_____ DATE _____ OWNER

_____ TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF SURVEY ACCURACY

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 CLASS "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 12,000.

_____ REGISTERED SURVEYOR TN R.L.S. # 1444 DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

_____ NAME, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

_____ CITY ENGINEER, COLUMBIA, TENNESSEE DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION 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 DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

_____ MAURY COUNTY E911 DATE

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

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

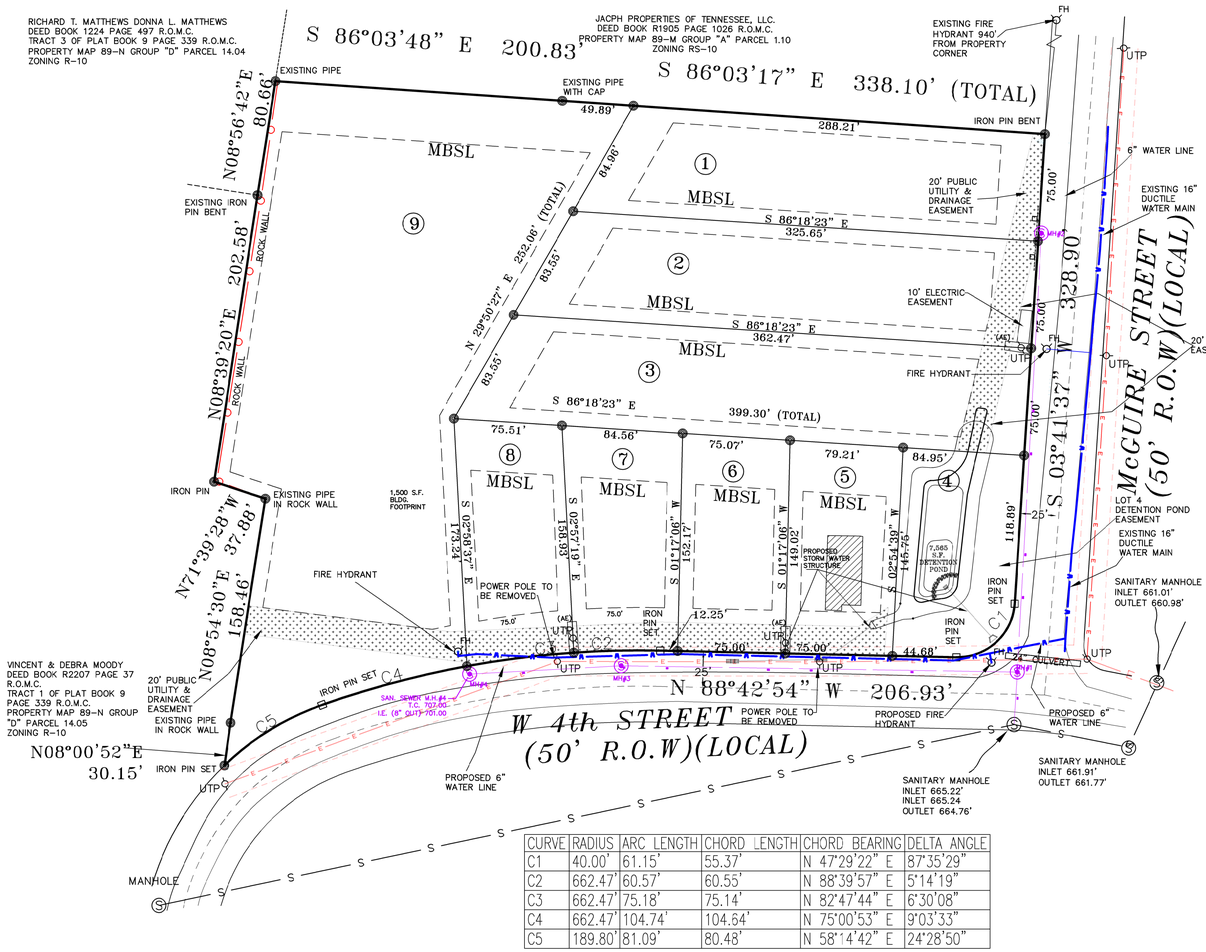
_____ DEPARTMENT OF WASTEWATER DEPARTMENT, COLUMBIA, TENNESSEE DATE

CERTIFICATE OF COMPLIANCE

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

_____ CITY ENGINEER, COLUMBIA, TENNESSEE DATE

STORMWATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK _____ PAGE _____ IN THE MAURY COUNTY REGISTER OF DEEDS


RICHARD T. MATTHEWS DONNA L. MATTHEWS
DEED BOOK 1224 PAGE 497 R.O.M.C.
TRACT 3 OF PLAT BOOK 9 PAGE 339 R.O.M.C.
PROPERTY MAP 89-N GROUP "D" PARCEL 14.04
ZONING R-10
JACPH PROPERTIES OF TENNESSEE, LLC.
DEED BOOK R1905 PAGE 1026 R.O.M.C.
PROPERTY MAP 89-M GROUP "A" PARCEL 1.10
ZONING RS-10
S 86°03'48" E 200.83'
S 86°03'17" E 338.10' (TOTAL)
EXISTING FIRE HYDRANT 940' FROM PROPERTY CORNER
EXISTING PIPE
EXISTING PIPE WITH CAP
49.89'
288.21'
IRON PIN BENT
N08°56'42"E 80.66'
EXISTING IRON PIN BENT
ROCK WALL
N08°39'20"E 202.58'
N 29°50'27" E 252.06' (TOTAL)
83.55'
84.66'
S 86°18'23" E 325.65'
S 86°18'23" E 362.47'
S 86°18'23" E 399.30' (TOTAL)
MBSL
1
2
3
4
5
6
7
8
9
75.51'
84.56'
75.07'
79.21'
84.95'
1,500 S.F. BLDG. FOOTPRINT
IRON PIN
EXISTING PIPE IN ROCK WALL
N71°39'28"W 37.88'
N08°54'30"E 158.46'
FIRE HYDRANT
POWER POLE TO BE REMOVED
PROPOSED STORM WATER STRUCTURE
7,585 S.F. DETENTION POND
IRON PIN SET
20' PUBLIC UTILITY & DRAINAGE EASEMENT
10' ELECTRIC EASEMENT
20' UTILITY EASEMENT
6" WATER LINE
EXISTING 16" DUCTILE WATER MAIN
LOT 4 DETENTION POND EASEMENT
SANITARY MANHOLE INLET 661.01' OUTLET 660.98'
IRON PIN SET
IRON PIN SET
IRON PIN SET

Case Number:

21-0068

Request:

Request from T-Square Engineering for Final Plat approval of Independence at Carter's Station Subdivision Section 5.2A and 6.1 with surety in the amount of $254,000.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0068

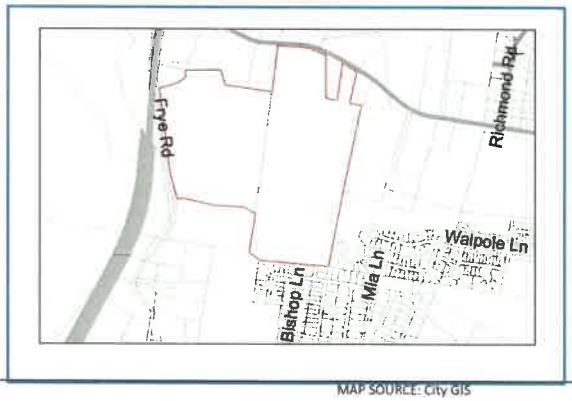
APPLICANT/PROPERTY OWNER
T-Square Engineering / Pulte Homes Tennessee LTD

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
Homestead at Carters Station/ Tax Map 41 Parcel 46.08

SUMMARY OF REQUEST: **Final Plat**

This request is for a **Final Plat Approval** for Homestead at Carters Station, Section 5.3 A, and Section 6.1 consisting of 38 single-family dwelling lots with each lot having a 20' front and rear setback with a 5' side setback conforming to the previously approved preliminary plat and master plan.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-10 PUD, Single Family Residential	Single-Family Residential	Single-Family Residential	38 Single-Family Dwelling Lots	18.05 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:
Suburban Neighborhood.
Proposed Final plat has an existing zoning designation of RS-10 PUD meeting this future land use classification.

PROPERTY HISTORY:

2018, Master Plan approval from City Council.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this final plat request to be compatible with the standards of the zoning ordinance conforming to the standards of the RS-10 PUD zoning district and subject to any technical comments as submitted.

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

T-SQUAREENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

1329 West Main Street
Franklin, TN 37064
615.678.8212
www.T2-eng.com

4/14/2021

Homestead at Carter's Station – Section 5.2A & 6.1 Final Plat Comment Response

Comments dated April 13, 2021

Fire

1. Shall make sure fire flow is available with CPWS.
   Complete.
2. Fire hydrants shall be within 400' of all structures.
   Complete.

Engineering

3. Provide $254,000 LOC by 4/19.
   Provided.
4. Provide updated master phasing plan with correct layout and phases for previous and future sections.
   Provided.
5. Record/reference stormwater maintenance agreement.
   Provided.
6. Install biner, curbing, and stormwater infrastructure by 4/19.
   Complete.

Wastewater

7. Wastewater approves this request.

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.
    Noted.

Columbia Water

12. Final Plat shows 5.2A and 6.1. Main and fire hydrants are designed on wrong side of road.
    Fire hydrants and water line are shown as installed.

Atmos Energy

13. No comments provided.

Maury County E911

14. No comments provided.

Maury County Schools

15. No comments provided.

Planning

16. Application has Independence at Carter's Staiton 5.3A and 6.1, but plat shows Homestead 5.2 and 6.1; please verify what the request is.
    Application has been updated.

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, April 13, 2021
ITEM NO.
21-0068

DESCRIPTION: Request from T-Square Engineering for final plat and surety approval of Homestead at Carter's Station Section 5 Phase 2A and Section 6 Phase 1 for a total 39 lots on 18.05 acres.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. Shall make sure fire flow is avaiable with CPWS
2. Fire hydrants shall be within 400' of all structures

Engineering

3. Provide $254,000 LOC by 4/19
4. Provide updated master phasing plan with correct layout and phases for previous and future sections
5. Record/reference stormwater maintenance agreement
6. Install binder, curbing, and stormwater infrastructure by 4/19

Wastewater

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Building

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Police

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Public Works

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Maury County E911

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Maury County Schools

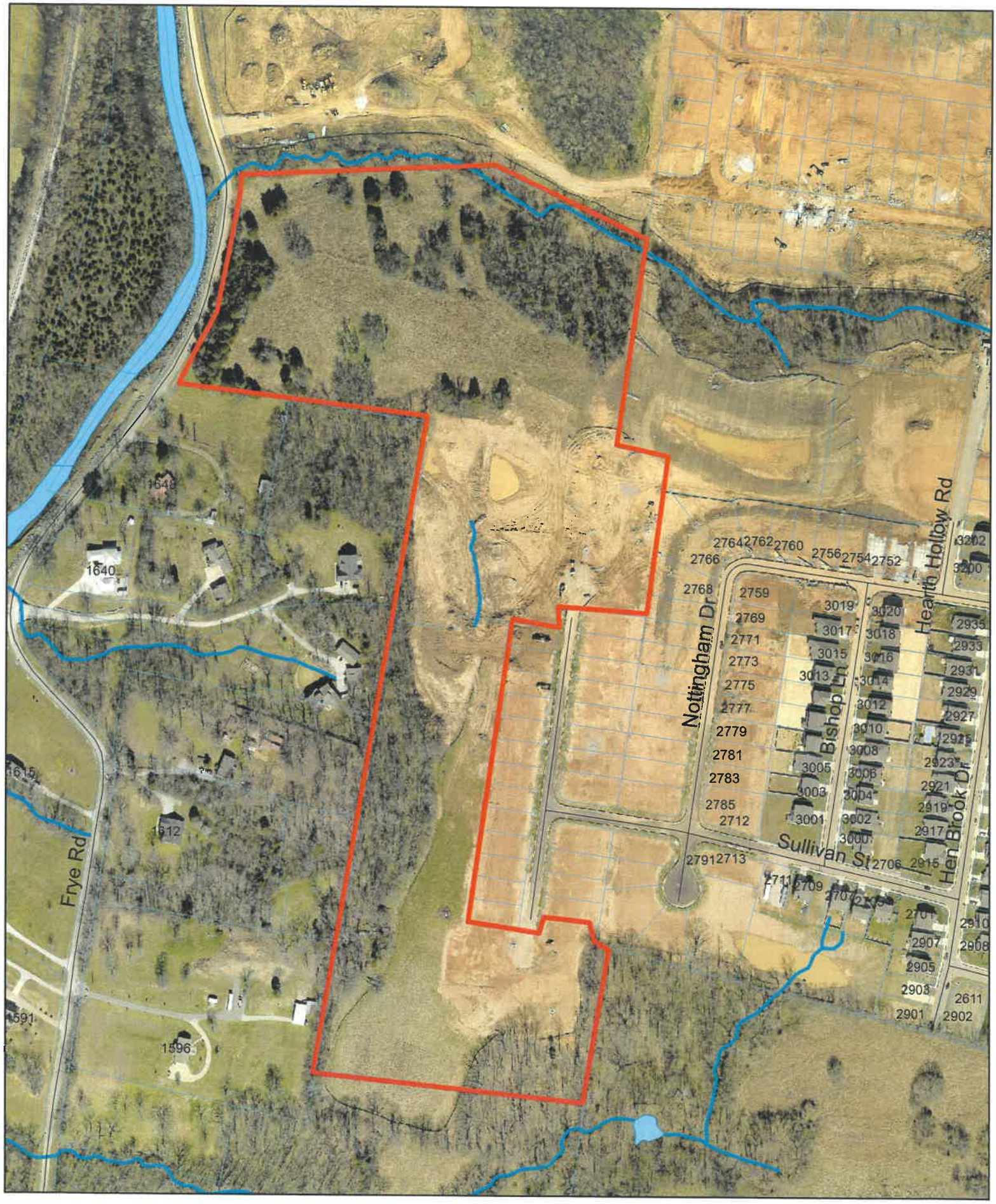
15. No comments provided.

Planning

16. Application has Independence at Carters Station 5.3A and 6.1 but plat shows Homestead 5.2 and 6.1, please verify what the request is.

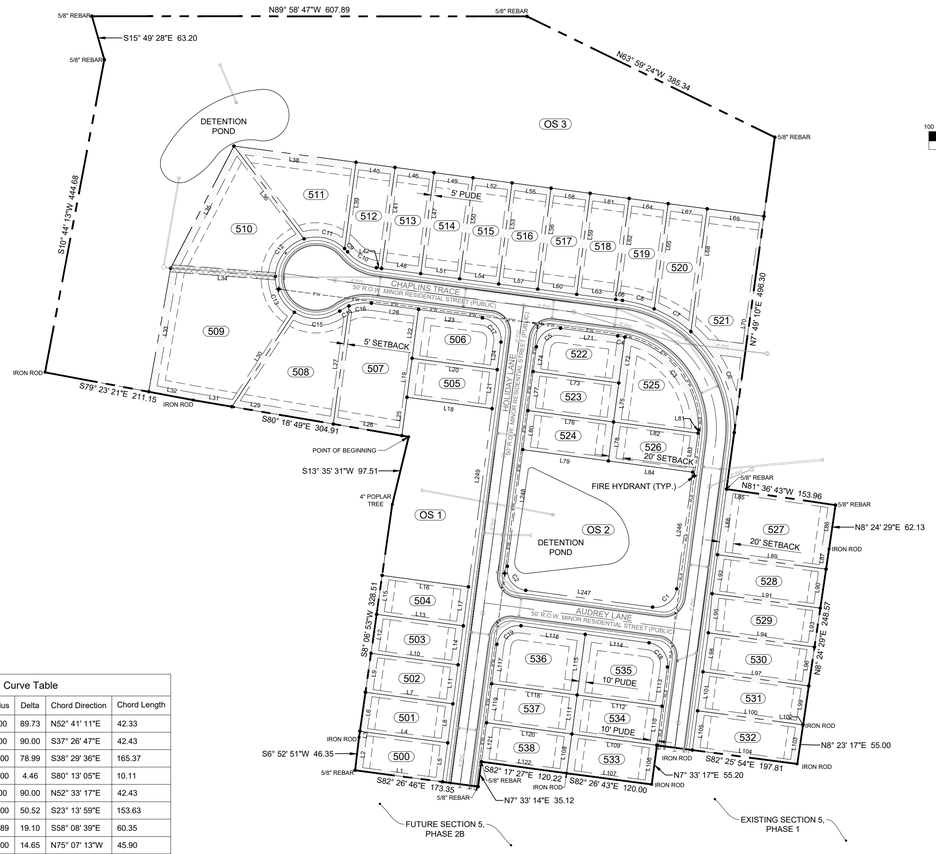
ATTACHMENTS: Final Plat.

Case #21-0068
Independence @ Carter's Station
5.2A & 6.1



Parcel Area Table		
PARCEL	SQ. FT.	ACRES
OS 3	233335.39	5.36
OS 2	46121.75	1.06
OS 1	29834.05	0.68
500	6801.23	0.16
501	6794.75	0.16
502	6765.14	0.16
503	6735.52	0.15
504	6705.90	0.15
505	6600.00	0.15
506	8069.90	0.19
507	17031.35	0.39
508	15961.61	0.37
509	27696.50	0.64
510	17691.32	0.41
511	13152.97	0.30
512	7519.68	0.17
513	7834.60	0.18
514	7834.73	0.18
515	7834.86	0.18
516	7834.99	0.18
517	7835.12	0.18

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
518	7835.25	0.18
519	7923.63	0.18
520	8738.91	0.20
521	17244.14	0.40
522	7658.92	0.18
523	6643.49	0.15
524	6641.16	0.15
525	10763.92	0.25
526	6543.65	0.15
527	14039.39	0.32
528	8400.88	0.19
529	8310.97	0.19
530	8220.76	0.19
531	8186.23	0.19
532	8199.18	0.19
533	6635.99	0.15
534	6591.47	0.15
535	10051.74	0.23
536	10114.23	0.23
537	6620.75	0.15
538	6634.51	0.15

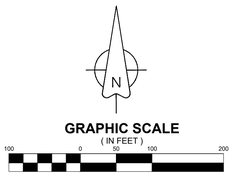


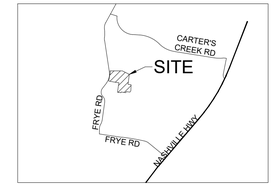
Parcel Line Table		
Line #	Length	Direction
L1	123.35	N82° 26' 48.04"W
L2	46.35	N6° 52' 50.80"E
L3	8.65	N8° 06' 53.01"E
L4	123.81	S82° 26' 48.04"E
L5	55.00	S7° 33' 13.67"W
L6	55.00	N8° 06' 53.01"E
L7	123.27	N82° 26' 48.04"W
L8	55.00	S7° 33' 13.67"W
L9	55.00	N8° 06' 53.01"E
L10	122.73	S82° 26' 48.04"E
L11	55.00	S7° 33' 13.67"W
L12	55.00	N8° 06' 53.01"E
L13	122.19	S82° 26' 48.04"E
L14	55.00	S7° 33' 13.67"W
L15	55.00	N8° 06' 53.01"E
L16	121.66	S82° 26' 48.04"E
L17	55.00	S7° 33' 13.67"W
L18	120.00	N82° 26' 45.44"W
L19	55.00	N7° 33' 14.14"E
L20	120.00	S82° 26' 45.44"E
L21	55.00	S7° 33' 13.76"W
L22	68.86	N7° 33' 13.71"E
L23	90.00	S82° 26' 46.33"E
L24	38.86	S7° 33' 13.68"W
L25	54.08	S7° 33' 18.31"W
L26	97.27	N80° 18' 49.20"W
L27	166.33	N7° 35' 25.38"E
L28	66.64	S82° 26' 41.70"E
L29	143.62	N80° 18' 49.20"W
L30	158.13	N33° 28' 36.67"E
L31	54.43	S80° 18' 49.20"E
L32	63.70	S79° 23' 20.97"E
L33	175.25	S10° 04' 15.20"W
L34	146.72	N85° 35' 14.90"W
L35	192.30	S27° 22' 23.69"W
L36	162.53	S37° 06' 22.51"E
L38	172.08	S82° 26' 55.17"E
L39	121.70	S7° 33' 04.83"W
L40	55.00	S82° 26' 55.17"E
L41	142.45	S7° 33' 04.83"W
L42	7.44	N82° 26' 04.78"W

Parcel Line Table		
Line #	Length	Direction
L46	55.00	N82° 26' 55.17"W
L47	142.45	S7° 33' 04.83"W
L48	55.00	S82° 26' 46.33"E
L49	55.00	N82° 26' 55.17"W
L50	142.45	N7° 33' 04.83"E
L51	55.00	S82° 26' 46.33"E
L52	55.00	S82° 26' 55.17"E
L53	142.45	S7° 33' 04.83"W
L54	55.00	N82° 26' 46.33"W
L55	55.00	N82° 26' 55.17"W
L56	142.46	S7° 33' 04.83"W
L57	55.00	S82° 26' 46.33"E
L58	55.00	N82° 26' 55.17"W
L59	142.46	N7° 33' 04.83"E
L60	55.00	S82° 26' 46.33"E
L61	55.00	N82° 26' 55.17"W
L62	142.46	N7° 33' 04.83"E
L63	55.00	S82° 26' 46.33"E
L64	55.00	S82° 26' 55.17"E
L65	148.32	S7° 33' 04.83"W
L66	9.47	N82° 26' 46.33"W
L67	55.00	N82° 26' 55.17"W
L68	173.15	N7° 33' 04.83"E
L69	80.06	N82° 30' 38.38"W
L70	305.23	N7° 49' 10.23"E
L71	80.72	S82° 26' 50.16"E
L72	64.61	S7° 33' 17.85"W
L73	120.82	S82° 26' 48.04"E
L74	35.00	N7° 33' 21.17"E
L75	55.00	S7° 36' 19.50"W
L76	120.77	N82° 26' 48.04"W
L77	55.00	N7° 33' 13.67"E
L78	55.00	S7° 36' 14.43"W
L79	120.72	N82° 26' 48.04"W
L80	55.00	N7° 33' 13.67"E
L81	4.83	S7° 49' 10.23"W
L82	119.08	N82° 26' 37.94"W
L83	55.00	S7° 49' 10.23"W
L84	118.87	N82° 26' 37.96"W
L85	153.96	S81° 36' 42.62"E
L86	62.13	S8° 24' 28.76"W

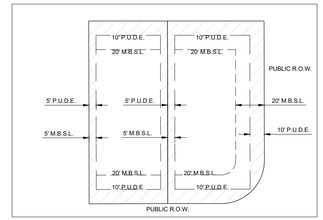
Parcel Line Table		
Line #	Length	Direction
L87	28.26	S8° 24' 28.76"W
L88	92.54	N7° 49' 10.23"E
L89	153.03	N82° 24' 49.65"W
L90	55.01	S8° 24' 28.76"W
L91	152.46	N82° 24' 49.65"W
L92	55.00	N7° 49' 10.23"E
L93	55.01	N8° 24' 28.76"E
L94	149.76	S82° 24' 49.64"E
L95	55.03	S5° 35' 29.43"W
L96	55.01	S8° 24' 28.76"W
L97	149.18	N82° 24' 48.31"W
L98	55.00	N7° 48' 39.06"E
L99	54.97	N8° 24' 28.76"E
L100	148.61	S82° 25' 43.46"E
L101	55.00	S7° 48' 39.06"W
L102	0.32	S8° 24' 28.76"W
L103	55.00	S8° 23' 17.38"W
L104	147.81	N82° 25' 53.83"W
L105	55.33	N7° 33' 19.51"E
L106	55.32	S7° 33' 16.98"W
L107	120.00	N82° 26' 43.02"W
L108	55.32	N7° 39' 43.09"E
L109	119.90	N82° 26' 43.02"W
L110	55.00	S7° 33' 16.98"W
L111	55.00	N7° 39' 43.09"E
L112	119.79	S82° 26' 43.02"E
L113	55.25	S7° 48' 39.06"W
L114	89.88	S82° 26' 48.04"E
L115	85.53	N7° 39' 43.09"E
L116	90.59	N82° 26' 48.04"W
L117	55.53	S7° 33' 13.67"W
L118	120.43	S82° 26' 43.02"E
L119	55.00	N7° 33' 13.67"E
L120	120.33	N82° 26' 43.02"W
L121	55.00	S7° 33' 13.67"W
L122	120.22	S82° 17' 27.45"E
L246	164.61	N7° 49' 10.23"E
L247	178.83	S82° 26' 48.04"E
L248	164.47	S7° 33' 13.67"W
L249	251.25	S7° 33' 14.76"W

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Direction	Chord Length
C1	46.98	30.00	89.73	N52° 41' 11"E	42.33
C2	47.12	30.00	90.00	S37° 26' 47"E	42.43
C3	179.23	130.00	78.99	S38° 29' 36"E	165.37
C4	10.11	130.00	4.46	S80° 13' 05"E	10.11
C5	47.12	30.00	90.00	N52° 33' 17"E	42.43
C6	158.72	180.00	50.52	S23° 13' 59"E	153.63
C7	60.63	181.89	19.10	S58° 08' 39"E	60.35
C8	46.03	180.00	14.65	N75° 07' 13"W	45.90
C9	6.15	57.00	6.18	N42° 40' 51"W	6.14
C10	47.11	63.00	42.84	N61° 00' 47"W	46.02
C11	61.03	57.00	61.35	N76° 26' 41"W	58.16
C12	70.46	57.00	70.83	S37° 27' 57"W	66.06
C13	59.51	57.00	59.82	N27° 51' 28"W	56.84
C14	14.69	62.00	13.58	N61° 20' 33"E	14.66
C15	67.33	57.00	67.68	N88° 23' 36"E	63.48
C16	31.84	62.00	29.42	N82° 50' 34"E	31.49
C17	47.12	30.00	90.00	S37° 26' 46"E	42.43
C18	47.26	30.00	90.26	S37° 19' 04"E	42.52
C19	47.12	30.00	90.00	S52° 33' 13"W	42.43





VICINITY MAP
NOT TO SCALE



TYPICAL LOT
NOT TO SCALE

SITE DATA	
CURRENT ZONING:	RS-10 PUD
MINIMUM BUILDING SETBACKS:	
FRONT:	20'
REAR:	20'
SIDE:	5'
TOTAL PHASE AREA:	18.05 ACRES
NEW ROW:	2.49 ACRES
OPEN SPACE:	7.10 ACRES

LEGEND

- PHASE LINE
- 8"W — WATER LINE
- STORM SEWER LINE
- 8" PVC — SANITARY SEWER LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- DRAINAGE EASEMENT
- FIRE HYDRANT
- EXISTING SURVEY MARKER (AS SHOWN)
- ½" REBAR W/ AN ORANGE CAP MARKED T-SQUARE ENGINEERING
- CATCH BASIN
- SANITARY SEWER MANHOLE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO 39 LOTS AND DEDICATE OPEN SPACE AREAS AND RIGHT-OF-WAY AND EASEMENTS.
2. 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.
3. SUBJECT PROPERTY IS PARCEL 46.08 AS SHOWN ON MAURY COUNTY TAX MAP 41.
4. DEED REFERENCE: RECORD BOOK R2530, PAGE 329 AND RECORD BOOK 2549, PAGE 1250, REGISTER'S OFFICE OF MAURY COUNTY, TN.
5. 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 4100, NAD83. DRONE AERIAL PHOTOMETRY WAS ALSO USED TO SURVEY SOME ELEMENTS.
6. NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. THE TOTAL AREA OF THE PROPERTY SURVEYED IS 18.05 +/- ACRES.
8. THE NEW RIGHT-OF-WAY DEDICATION AREA IS 2.49 +/- ACRES.
9. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0118DE WITH AN EFFECTIVE DATE OF 4/16/2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 119C, PANEL NO. 0195 SUFFIX E. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
10. THIS PROPERTY IS ZONED RS-10 PUD.
11. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
12. ALL PLAT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
13. THIS SURVEY HAS BEEN SIGNED AND SEALED DIGITALLY.
14. COLUMBIA POWER AND WATER SYSTEMS IS THE POWER PROVIDER.
15. STORM PIPES TO BE 18" RCP, UNLESS OTHERWISE NOTED.

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DOWN SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTANCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.

Tennessee811

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES ARE APPROVED BY THE CITY ENGINEERING DEPARTMENT AND MAURY COUNTY E911.

_____, 20____ DATE — MAURY E911

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

_____, 20____ DATE — DIRECTOR OF COLUMBIA WASTEWATER DEPARTMENT

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 IN BOOK R2530, PAGE 329 AND R2549, PAGE 1250, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

_____, 20____ DATE — OWNER

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY I LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS LESS THAN OR EQUAL TO 1:10,000.

_____, 20____ DATE — JAMES R. FISHER, R.L.S

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.

_____, 20____ DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____, 20____ DATE — NAME, TITLE, AGENCY OF AUTHORIZED AGENT

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____, 20____ DATE — NAME, TITLE, AGENCY OF AUTHORIZED AGENT

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE AND UTILITIES DESIGNATED IN HOMESTEAD AT CARTER'S STATION (SECTION 5, PHASE 2A AND SECTION 6, PHASE 1) HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $ _____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____, 20____ DATE — CITY ENGINEER

OWNER OF RECORD
PULTE HOMES TENNESSEE LTD PARTNERSHIP
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • www.T2-ENG.COM

NO.	REVISIONS	DATE

DATE: 4-19-21
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: JF

HOMESTEAD AT CARTER'S STATION

SECTION 5, PHASE 2A &
SECTION 6, PHASE 1 FINAL PLAT
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

JAMES RYAN FISHER — LICENSED LAND SURVEYOR — AGRICULTURE — TENNESSEE NO. 2539

4-19-21

PROJECT
18-0514

SHEET
1 OF 1

P:\Projects\2018\18-0514 (Carters Station - Tennessee Contractors)\Sec 6\Production\18-0514 5.2 North Final Plat.dwg, FINAL PLAT, 4/14/2021 2:29:44 PM

Case Number:

21-0069

Request:

Request from Mid-South Properties for Final Master Site Plan approval of MSC Apartments – Columbia off Old Highway 31 being Tax Map 42 Parcels 24.04 and 27.00.

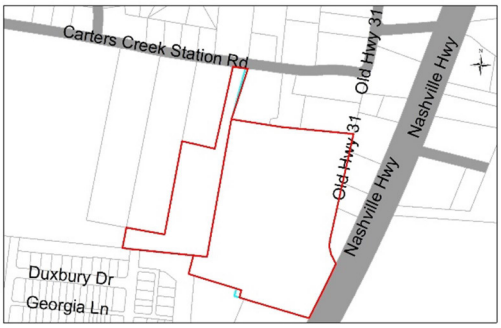
CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
21-0069	**Mid-South Companies/ PPAC Development LLC**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**Old Highway 31 / Tax Map 42 Parcels 24.94 and 27.00**

SUMMARY OF REQUEST: **Planned Unit Development Final Master Site Plan.**

This final master site plan is for the approval of a 254-unit multi-family apartment complex located on the west side of Old Hwy 31.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-2 Planned Unit Development	Vacant Land	Residential & Commercial	Multi- Family Housing (254 Apartments)	16.73 +/- Acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor: This future land use is characterized by a mix of residential, commercial, and office uses that traverse through rural and urban settings.

PROPERTY HISTORY:

August 13th, 2020. 20-0089. Approved by Columbia City Council for RM-2 PUD Master Plan including Comprehensive Plan Amendment.

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

This final master site plan for a 254-unit (11 building) apartment complex has been modified slightly indicating additional garage and carport structures. These proposed garage structures consist of a carriage style door with fiber cement lap siding and brick veneer base. Carports indicate an open frame steel column with fiber cement trim and asphalt shingles. Overall design would match the character and consistency of the primary apartment units.

ATTACHMENTS (CIRCLE) SUBMITTED PLANS CITY MAPS LEGAL NOTICE LEGAL DESCRIPTION

PUBLIC COMMENTS | AGENCY COMMENTS | RESPONSE TO STANDARDS

Section 3.20.12 of the *Columbia Zoning Ordinance*, (CZO) requires the following criteria to be reviewed and specific findings made on the following items (*Final Approval of the Proposed PUD*).

Final Master Development Plan of A PUD

The application for final approval shall be sufficiently detailed to indicate the ultimate operation and appearance of the development, or portion thereof, and shall include, but not limited to the following:

Final development plan drawings at a scale no smaller than one inch to 200 feet indicating:

a. The anticipated finished topography of the area involved (contours at vertical intervals as specified by the city engineer but not to exceed five feet.

b. A circulation diagram indicating the proposed movement of vehicles, goods and pedestrians within the PUD and to and from existing thoroughfares. This shall specifically include: Width of proposed streets; a plan of any sidewalks or proposed pedestrian ways; and any special engineering features and traffic regulation devices needed to facilitate or insure the safety of the circulation pattern.

c. An off – street parking and loading plan indicating ground coverage of parking areas.

d. Areas proposed to be conveyed, dedicated, or reserved for parks, parkways, and other public or semi – public open space uses including any improvements which are to be deeded as part of any common use area.

e. Information regarding the physical characteristics of the surrounding area and developments within 300 feet of the proposed PUD.

f. A plot plan for each building site and common open area, showing the approximate location of all buildings, structures, and improvements and indicating the open spaces around buildings and structures.

g. A plan for proposed utilities including sewers, both sanitary and storm, gas lines, water lines, fire hydrants, and electric lines showing proposed connections to existing utility systems.

A plan showing the use, height, bulk, and location of all buildings and other structures. Any drawings used to meet this requirement need not be the result of final architectural decisions and need not be in detail.

A generalized land use map and a tabulation of land area to be devoted to various uses and activities.

A tabulation of proposed densities to be allocated to various parts of the area to be developed.

A plan which indicates the location, function, and ownership of all open spaces, excepting those open spaces included in fee simple lots.

Final drafts of all proposed covenants and grants of easement (particularly those pertaining to common open space).

Items have been addressed per section described above on the Final PUD Master Plan. (*See attached Plan.*

CSDG

April 19, 2021

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

RE: *MSC Apartments - Columbia - Technical Review Comments*
Final PUD Master Plan

We are in receipt of the comments for the referenced project. We have incorporated the comments into the revised Site Plans. We offer the following detailed responses.

Fire

1. Shall provide an approved fire apparatus turn-around at all roads with a dead-end exceeding 150'. We have revised the length of the parking between buildings 2, 3 & 4 to 150'
2. Apartments will require fire sprinklers and fire alarm systems. Understood, sprinklers and fire alarm systems provided
3. Shall provide minimum fire flow. Check with CPWS. Understood, CPWS coordination is ongoing
4. Fire hydrants shall be within 400' of all structures. Fire Hydrants are located within 400' of all structures

Engineering

5. Subject to required TIS improvements. We have agreed to install the TIS improvements. TDOT has approved the plans, plan sheets included shows improvements outlined in the TIS
6. Subject to construction plans Agree, a complete set of plans were resubmitted on February 24 to Engineering that addressed Engineering and Planning comments.
7. Provide Top of Wall and Botton of Wall elevations for retaining walls. The top of walls and bottom of walls are labeled on C2.01 & C2.02

Wastewater

8. The sewer connection to service this property may require an easement as it is located on a property adjacent. The sewer connection shown for the project ties to a manhole shown to be located in public right of way

Building

9. No comments. Noted

Police

10. No comments provided. Noted

Public Works

11. No comments. Noted

Columbia Power

12. Columbia Power System has an existing power line near your proposed development. We are willing to service 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. We will provide the required information to Columbia Power as requested

Columbia Water

13. Project needs a 12" x 8" tap with manifold into 2-6" meter and RP's to provide water to this project. We have provided the tap configuration as requested

Atmos Energy
14. No comments provided. Noted

Maury County E911
15. No comments provided. Noted

Maury County Schools
16. No comments provided. Noted

Planning
17. Master Plan has been modified, provide elevations of additional garage and carport structures. All elevations are included with this submittal. Modifications to Master Plan includes adding garages and carport structures. The addition of these structures will add to the upscale design of the project and will complement the architecture of the buildings
18. Landscape islands are divided and filled with sidewalks, landscape islands to meet approved preliminary master plan. We have revised the islands with sidewalks and have provided the uninterrupted green space that was requested

Enclosed for your use are the following items:

1. Twenty-five (25) full size sets of the Final PUD Master Plan (folded)
2. CD with copies of the submittal package

We respectfully request that this project be placed on the May 12, 2021 agenda of the City of Columbia Planning Commission meeting for consideration. Please feel free to contact me if you need additional information or if you have any questions. Thank you for your assistance with this project.

Respectfully submitted,
CSDG

Burt Williams
CSDG 20-032-02

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, April 13, 2021
ITEM NO.
21-0069

DESCRIPTION: Request from Mid-South Companies for final PUD master plan approval of MSC Apartments consisting of 254 units on 16.24 acres located at Tax Map 42 Parcels 24.04 and 27 off Old Highway 31.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. Shall provide an approved fire apparatus turn-around at all roads with a dead-end exceeding 150'.
2. Apartments will require fire sprinklers and fire alarm systems
3. Shall provide minimum fire flow. Check with CPWS.
4. Fire hydrants shall be within 400' of all structures.

Engineering

5. Subject to required TIS improvements
6. Subject to construction plans
7. Provide Top of Wall and Botton of Wall elevations for retaining walls

Wastewater

8. The sewer connection to service this property may require an easement as it is located on a property adjacent.

Building

9. No comments.

Police

10. No comments provided.

Public Works

11. No comments.

Columbia Power

12. Columbia Power System has an existing power line near your proposed development. We are willing to service 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

13. Project needs a 12" x 8" tap with manifold into 2-6" meter and RP's to provide water to this project.

Atmos Energy

14. No comments provided.

Maury County E911

15. No comments provided.

Maury County Schools

16. No comments provided.

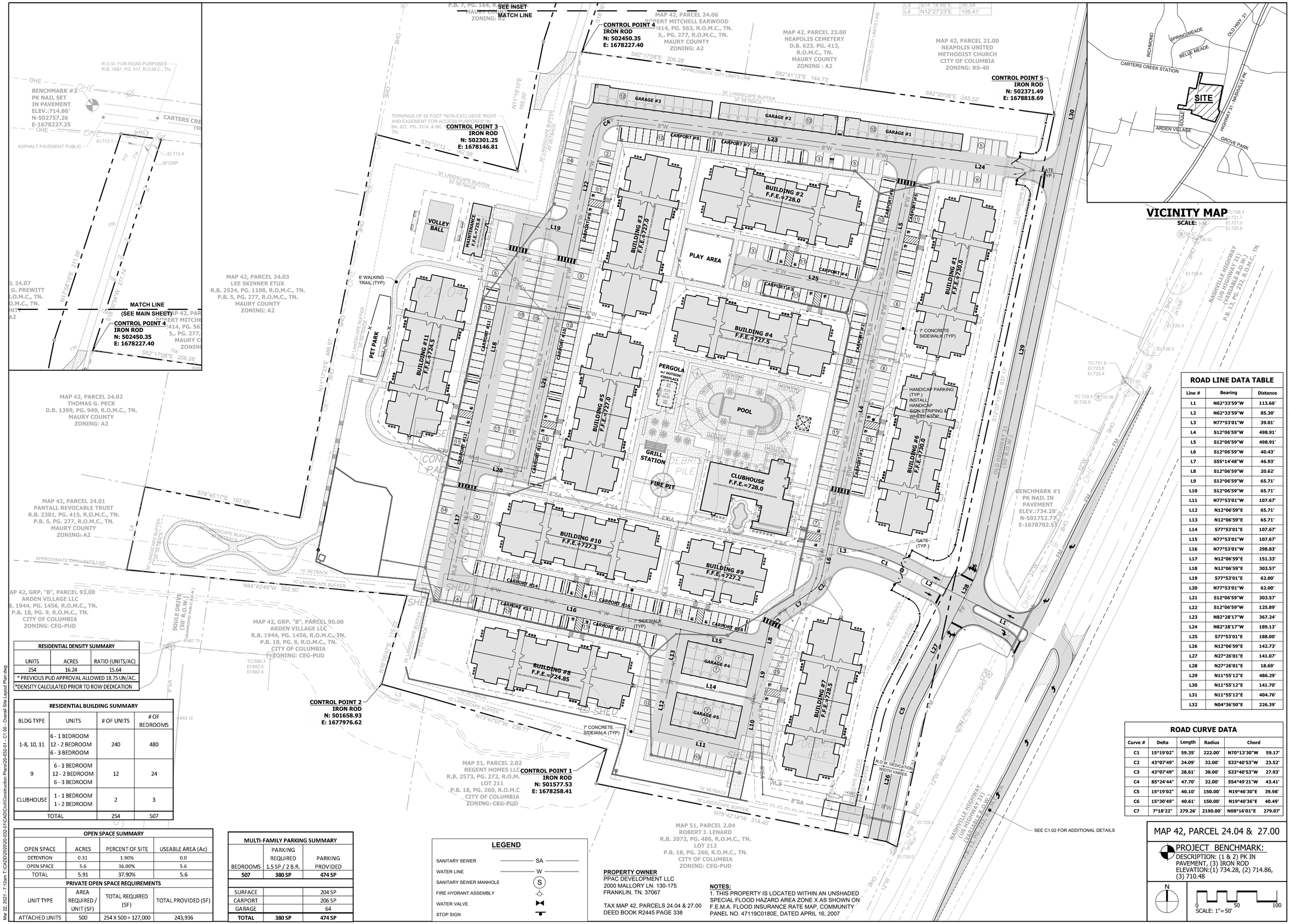
Planning

17. Master Plan has been modified, provide elevations of additional garage and carport structures.
18. Landscape islands are divided and filled with sidewalks, landscape islands to meet approved preliminary master plan.

ATTACHMENTS: Final PUD Master Plan.

Case #21-0069
MSC Apartments - Columbia





VICINITY MAP

SCALE:

RESIDENTIAL DENSITY SUMMARY		
UNITS	ACRES	RATIO (UNITS/AC)
254	16.24	15.64
* PREVIOUS PUD APPROVAL ALLOWED 18.75 UN/AC.		
*DENSITY CALCULATED PRIOR TO ROW DEDICATION		

RESIDENTIAL BUILDING SUMMARY			
BLDG TYPE	UNITS	# OF UNITS	# OF BEDROOMS
1-8, 10, 11	6 - 1 BEDROOM 12 - 2 BEDROOM 6 - 3 BEDROOM	240	480
9	6 - 1 BEDROOM 12 - 2 BEDROOM 6 - 3 BEDROOM	12	24
CLUBHOUSE	1 - 1 BEDROOM 1 - 2 BEDROOM	2	3
TOTAL		254	507

OPEN SPACE SUMMARY			
OPEN SPACE	ACRES	PERCENT OF SITE	USEABLE AREA (Ac)
DETENTION	0.31	1.90%	0.0
OPEN SPACE	5.6	36.00%	5.6
TOTAL	5.91	37.90%	5.6
PRIVATE OPEN SPACE REQUIREMENTS			
UNIT TYPE	AREA REQUIRED / UNIT (SF)	TOTAL REQUIRED (SF)	TOTAL PROVIDED (SF)
ATTACHED UNITS	500	254 X 500 = 127,000	243,936

MULTI-FAMILY PARKING SUMMARY		
BEDROOMS	PARKING REQUIRED 1.5 SP / 2 B.R.	PARKING PROVIDED
507	**380 SP**	**474 SP**
SURFACE		204 SP
CARPORT		206 SP
GARAGE		64
TOTAL	**380 SP**	**474 SP**

LEGEND

SANITARY SEWER — SA
WATER LINE — W
SANITARY SEWER MANHOLE
FIRE HYDRANT ASSEMBLY
WATER VALVE
STOP SIGN

PROPERTY OWNER
PPAC DEVELOPMENT LLC
2000 MALLORY LN. 130-175
FRANKLIN, TN. 37067

TAX MAP 42, PARCELS 24.04 & 27.00
DEED BOOK R2445 PAGE 338

NOTES:
1. THIS PROPERTY IS LOCATED WITHIN AN UNSHADED SPECIAL FLOOD HAZARD AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47119C0180E, DATED APRIL 16, 2007

ROAD LINE DATA TABLE		
Line #	Bearing	Distance
L1	N62°33'59"W	113.66'
L2	N62°33'59"W	85.30'
L3	N77°53'01"W	39.01'
L4	S12°06'59"W	498.91'
L5	S12°06'59"W	498.91'
L6	S12°06'59"W	40.43'
L7	S55°14'48"W	46.93'
L8	S12°06'59"W	20.62'
L9	S12°06'59"W	65.71'
L10	S12°06'59"W	65.71'
L11	N77°53'01"W	107.67'
L12	N12°06'59"E	65.71'
L13	N12°06'59"E	65.71'
L14	S77°53'01"E	107.67'
L15	N77°53'01"W	107.67'
L16	N77°53'01"W	298.83'
L17	N12°06'59"E	151.33'
L18	N12°06'59"E	303.57'
L19	S77°53'01"E	62.00'
L20	N77°53'01"W	62.00'
L21	S12°06'59"W	303.57'
L22	S12°06'59"W	125.89'
L23	N82°28'17"W	367.24'
L24	N82°28'17"W	189.13'
L25	S77°53'01"E	188.00'
L26	N12°06'59"E	142.73'
L27	N27°26'01"E	141.07'
L28	N27°26'01"E	18.69'
L29	N11°55'12"E	486.29'
L30	N11°55'12"E	141.70'
L31	N11°55'12"E	404.76'
L32	N04°36'50"E	226.39'

ROAD CURVE DATA					
Curve #	Delta	Length	Radius	Chord	
C1	15°19'02"	59.35'	222.00'	N70°13'30"W	59.17'
C2	43°07'49"	24.09'	32.00'	S33°40'53"W	23.52'
C3	43°07'49"	28.61'	38.00'	S33°40'53"W	27.93'
C4	85°24'44"	47.70'	32.00'	S54°49'21"W	43.41'
C5	15°19'02"	40.10'	150.00'	N19°46'30"E	39.98'
C6	15°30'49"	40.61'	150.00'	N19°40'36"E	40.49'
C7	7°18'22"	279.26'	2190.00'	N08°16'01"E	279.07'

MAP 42, PARCEL 24.04 & 27.00

PROJECT BENCHMARK:
DESCRIPTION: (1 & 2) PK IN PAVEMENT, (3) IRON ROD ELEVATION:(1) 734.28, (2) 714.86, (3) 710.48

N

0 50 100
SCALE: 1"=50'

PROJECT NO.: 20-032-01

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtn.com

SEAL

JOSEPH M. HADDIX REGISTERED PROFESSIONAL ENGINEER No. 114921 STATE OF TENNESSEE 3/22/21

MSC APARTMENTS COLUMBIA

CONSTRUCTION PLAN

HIGHWAY 31
Columbia,
Maury County,
Tennessee

ISSUE SET:
CONSTRUCTION PLANS
ISSUE DATE: 12-07-20

REVISION SCHEDULE:

No.	Description	Date
1	Site Revisions	02-12-2021
2	City Comments	02-23-2021
3	TDOT Comments	03-05-2021
4	TDOT Comments	03-09-2021
5	Owner Comments	03-22-2021

REVISION:	DRAWN:	CHECKED:
0	DDG	JMH

OVERALL SITE LAYOUT PLAN

C1.00

Mar 22, 2021 - 7:12am T:\CADD\2020\20-032-01\CADD\Civil\Construction Plans\20-032-01 - C1.00 - Overall Site Layout Plan.dwg

Site Utility Notes:

1. The sanitary sewer line shall be PVC-SDR 35. The domestic water line shall be Type K copper. The public water line and the fire service line shall be class 52 ductile iron pipe.

2. Water meters shall be no deeper than 24" from the top of meter to proposed finished grade unless otherwise required by the local water department.

3. Prior to submitting his bid, the contractor will be solely responsible for contacting owners of all affected utilities in order to determine the extent to which utility relocations and/or adjustments will have upon the schedule of work for the project. While some work may be required 'around' utility facilities that will remain in place, other utility facilities may need to be adjusted concurrently with the contractor's operations.

4. The domestic line water meter shall be a Sensus 10" fireline compact meter and shall be approved by the utilities district prior to purchase and installation. Install in a concrete box immediately prior to the pump house with dimensions approved by the district.

5. The contractor shall comply with all pertinent provisions of the manual of Accident Prevention and Construction issued by AGC of America.

6. The fire line shall be installed by a sprinkler contractor licensed in the state of Tennessee.

7. Provide a minimum 30" of cover over all water lines.

8. Repair all damage to existing features (i.e. drives, roads, yards, landscaping, etc…) to pre-construction condition.

9. The contractor shall verify required pipe lengths. Existing pipe material and sizes as shown on plans.

10. All water line services shall terminate at a meter box located 10 feet from the R.O.W. line.

11. All water lines, sewer lines, and appurtenances shall be of materials and construction that conform to the City of Columbia Services requirements and specifications.

12. Coordinate the exact location of all utiilities entering the building with the plumbing plans.

13. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utiilities, the contractor will be required to furnish such equipment at no additional cost to the owner.

14. Reduced Pressure Backflow Preventer (RPBP) or dual check will be required on all tests and fill lines (jumper) needed for water main construction and must be approved by the City of Columbia.

15. All connections to existing manholes shall be by the coring and resilient seal method.

16. Before connections are made into existing utilities, the new lines are to be flushed and tested by the contractor in accordance with the City of Columbia specifications.

17. The home builder shall verify the sanitary sewer service elevation prior to setting the finished floor elevations for all lots. The sanitary sewer main and services were designed based on setting minimum finished floor elevations on a number of critical lots. The home builder shall adhere to the minimum finished floor elevations listed on the sanitary sewer sheets.

18. The contractor shall adjust the alignment of the water lines (horizontally and/or vertically) to allow the required bracing at bends and tees.

19. The contractor shall provide all horizontal and vertical bends to attain the alignment indicated on the plans. Provide vertical bends where necessary to allow water lines to pass under or over other utility lines. (All bends and braces needed may not be actually shown). Provide bracing and/or rodding at all bends and tees as required by City of Columbia.

20. The proposed gas line construction and installation shall be coordinated with the local gas company by the contractor.

21. The proposed electric line construction and installation shall be coordinated with the local electric company by the contractor.

22. The proposed telephone line construction and installation shall be coordinated with the local telephone company by the contractor.

23. Contractor shall mark the location of all new PVC lines with #8 wire.

24. The locations of existing utilities shown on these plans are approximate only. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities. Prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.

25. Fire hydrant assemblies include the appropriate sized tee (with kicker), 6" line to hydrant, 6" gate valve (with valve box), and fire hydrant (with kicker). Hydrants shall be installed at locations shown on the plans.

26. Where drainage or utility lines occur in proposed fill areas, the fill material is to be placed and compacted to (95%) of maximum dry density according to ASTM (D-698) prior to installation of drainage or utility lines. Fill is to be inspected by a professional geotechnical engineer testing firm employed by the owner. Results of the test shall be furnished to the owner's representative. Contractor to pay for any retesting.

27. The contractor shall field verify the exact horizontal and vertical location of existing man holes or sanitary sewer lines at the point of connection prior to the commencement of ordering of materials, construction or report any discrepancies to the engineer immediately.

28. Repair existing pavement, curbs, walks, landscaping, etc. that are damaged by construction activities to a like new condition at no additional cost to the owner.

29. Sewer services to be 6" diameter PVC at a minimum slop of 1.0% unless shown otherwise on the drawings. Lines shall start 5' beyond the buildings. Coordinate connection points with the building plumbing drawings. Provide a minimum 30" of cover over all sewer services in grass areas and 48" of cover in paved areas.

30. Some utilities can be located by call the "Tennessee One Call" System, Inc. The contractor shall call "Tennessee One Call" (1-800-351-1111) 72 hours prior to proceeding with any excavation.

31. The contractor is responsible for locating all charted and uncharted utilities. Take care to protect utilities that are to remain. Repair any damage according to local standards and at the contractor's expense. Coordinate all construction with the appropriated utility company.

32. The concrete caps and encasements on water and sewer lines shall be a minimum of 6" thick. Use 3000 PSI concrete.

33. The outside of all manholes shall be coated with bituminous paint.

34. The contractor shall be responsible for coordinating the sequencing of construction for all utility lines so that water lines do not conflict with sanitary sewers, sanitary sewer services, storm sewers, or any other utility or structure, existing or proposed.

35. Siamese stand pipe to be galvanized steel.

36. Domestic water service to each building shall be 4" diameter (unless otherwise shown on plans).

37. All trenches cut in existing roads or drives shall utilize a clean saw cut and shall be backfield (100%) to final sub grade with #57 stone. Repair roads per City of Columbia requirements.

38. All sanitary sewer services shall be 6" diameter and extend 10 feet beyond the property line.

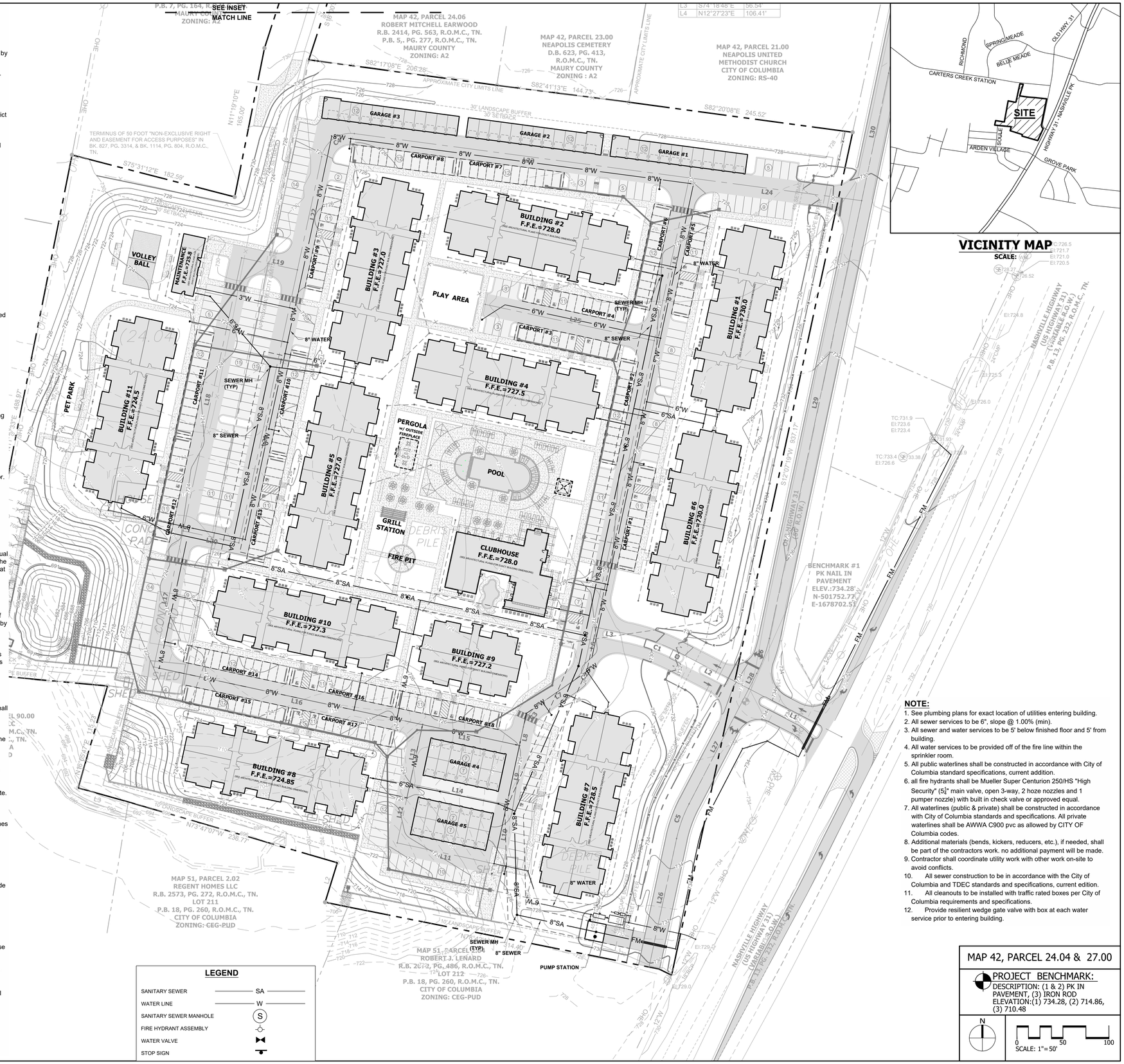
39. Existing manholes located in fill/cut areas shall be adjusted to ensure that the top of casting is flush with the finished grade.

40. The contractor shall maintain 10 feet horizontal separation between sanitary sewer lines and water lines. Where these criteria cannot be met, the contractor shall maintain 18" vertical separation between water and sewer lines.

41. All proposed lot corners shall be field staked prior to construction of sanitary sewers. Control points are as shown on the site layout plan.

42. Water services shall be ¾" Type K Copper and shall include corporation stops, curb stops, present meter box and all other fittings as required by City of Columbia.

43. Backflow prevention device for the domestic water service shall be located inside the building, see plumbing plans.


SEE INSET MATCH LINE
MAP 42, PARCEL 24.06
ROBERT MITCHELL EARWOOD
R.B. 2414, PG. 563, R.O.M.C., TN.
P.B. 5,, PG. 277, R.O.M.C., TN.
MAURY COUNTY
ZONING: A2
MAP 42, PARCEL 23.00
NEAPOLIS CEMETERY
D.B. 623, PG. 413,
R.O.M.C., TN.
MAURY COUNTY
ZONING : A2
MAP 42, PARCEL 21.00
NEAPOLIS UNITED
METHODIST CHURCH
CITY OF COLUMBIA
ZONING: RS-40
APPROXIMATE CITY LIMITS LINE
30' LANDSCAPE BUFFER
30' SETBACK
TERMINUS OF 50 FOOT "NON-EXCLUSIVE RIGHT AND EASEMENT FOR ACCESS PURPOSES" IN BK. 827, PG. 3314, & BK. 1114, PG. 804, R.O.M.C., TN.
GARAGE #3
GARAGE #2
GARAGE #1
CARPORT #8
CARPORT #7
CARPORT #6
CARPORT #5
CARPORT #4
CARPORT #3
CARPORT #2
CARPORT #1
CARPORT #9
CARPORT #10
CARPORT #11
CARPORT #12
CARPORT #13
CARPORT #14
CARPORT #15
CARPORT #16
CARPORT #17
CARPORT #18
BUILDING #1 F.F.E.=730.0
BUILDING #2 F.F.E.=728.0
BUILDING #3 F.F.E.=727.0
BUILDING #4 F.F.E.=727.5
BUILDING #5 F.F.E.=727.0
BUILDING #6 F.F.E.=730.0
BUILDING #7 F.F.E.=728.5
BUILDING #8 F.F.E.=724.85
BUILDING #9 F.F.E.=727.2
BUILDING #10 F.F.E.=727.3
BUILDING #11 F.F.E.=724.5
CLUBHOUSE F.F.E.=728.0
GARAGE #4
GARAGE #5
MAINTENANCE F.F.E.=725.8
PLAY AREA
VOLLEY BALL
PET PARK
POOL
PERGOLA w/ OUTSIDE FIREPLACE
GRILL STATION
FIRE PIT
PUMP STATION
SEWER MH (TYP)
8" WATER
8" SEWER
6"SA
6"W
8"W
8"SA
L1 S74°18'48"E 56.54'
L2 S74°18'48"E 56.54'
L3 S74°18'48"E 56.54'
L4 N12°27'23"E 106.41'
S82°17'08"E 206.28'
S82°41'13"E 144.73'
S82°20'08"E 245.52'
N11°19'10"E 165.00'
S75°31'12"E 182.59'
S12°10'04"W 937.17'
N73°47'07"W 238.17'
N16°12'53"E 490.97'
MAP 51, PARCEL 2.02
REGENT HOMES LLC
R.B. 2573, PG. 272, R.O.M.C., TN.
LOT 211
P.B. 18, PG. 260, R.O.M.C., TN.
CITY OF COLUMBIA
ZONING: CEG-PUD
MAP 51, PARCEL 2.03
ROBERT J. LENARD
R.B. 2072, PG. 486, R.O.M.C., TN.
LOT 212
P.B. 18, PG. 260, R.O.M.C., TN.
CITY OF COLUMBIA
ZONING: CEG-PUD
NASHVILLE HIGHWAY (US HIGHWAY 31) (ALTERNATE R.O.W.) P.B. 13, PG. 232, R.O.M.C., TN.
BENCHMARK #1
PK NAIL IN PAVEMENT
ELEV.:734.28'
N-501752.77
E-1678702.53
TC:726.5
EI:721.7
EI:721.0
EI:720.5
TC:731.9
EI:723.6
EI:723.4
TC:733.4
EI:726.6
EI:724.8
EI:725.5
EI:726.0
EI:729.0
EI:729.1
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EI:731.6
EI:731.7
EI:731.8
EI:731.9
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EI:732.5
EI:732.6
EI:732.7
EI:732.8
EI:732.9

CARTERS CREEK STATION ROAD
(50'R.O.W.)

CARTER'S CREEK
STATION ROAD

OHE

EI:712.1

EI:712.4

18"CMP

MAP 42, PARCEL 24.07
BILLIE F. & ANDREA G. PREWITT
D.B. 827, PG. 331, R.O.M.C., TN.
P.B. 7, PG. 164, R.O.M.C., TN.
MAURY COUNTY
ZONING: A2

MAP 42, PARCEL 24.06
ROBERT MITCHELL EARWOOD
R.B. 2414, PG. 563, R.O.M.C., TN.
P.B. 5,. PG. 277, R.O.M.C., TN.
MAURY COUNTY
ZONING: A2

MAP 42, PARCEL 23.00
NEAPOLIS CEMETERY
D.B. 623, PG. 413,
R.O.M.C., TN.
MAURY COUNTY
ZONING : A2

MAP 42, PARCEL 21.00
NEAPOLIS UNITED
METHODIST CHURCH
CITY OF COLUMBIA
ZONING: RS-40

N17°58'10"E 271.68'

S18°00'54"W 277.74'

S82°17'08"E 206.28'

S82°41'13"E 144.73'

S82°20'08"E 245.52'

N11°19'10"E
165.00'

S75°31'12"E 182.59'

N11°17'33"E 486.97'

S12°01'19"W 937.17'

30' SETBACK

30' LANDSCAPE BUFFER

BUILDING #1
F.F.E. = 730.0

BUILDING #2
F.F.E. = 728.0

BUILDING #3
F.F.E. = 727.0

BUILDING #4
F.F.E. = 727.5

BUILDING #5
F.F.E. = 727.0

BUILDING #6
F.F.E. = 730.0

BUILDING #11
F.F.E. = 724.5

MAINTENANCE
F.F.E. = 724.8

CLUBHOUSE
F.F.E. = 728.0

(SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS)

GARAGE #1

GARAGE #2

GARAGE #3

CARPORT #1

CARPORT #2

CARPORT #3

CARPORT #4

CARPORT #5

CARPORT #6

CARPORT #7

CARPORT #8

CARPORT #9

CARPORT #10

CARPORT #11

PET PARK

PLAY AREA

POOL

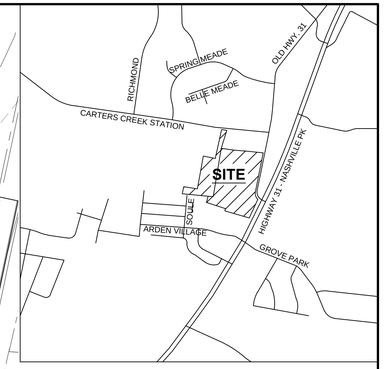
FIRE PIT

OLD HIGHWAY 31
(50' R.O.W.)

TC:731.9
EI:723.6
EI:723.4

TC:733.4
EI:726.6

VICINITY MAP
SCALE:



MAP 42, PARCEL 24.04 & 27.00

N

0 40' 80'
SCALE: 1"= 40'

Greenspace Design
Landscape Architecture
411 Maplegrove Drive • Franklin, TN 37064 • Office: 615-591-9606 • Fax: 615-591-1323

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtn.com

SEAL

JOHN B. HUMBLE
07/24/2021
REGISTERED
LANDSCAPE ARCHITECT

MSC APARTMENTS COLUMBIA

CONSTRUCTION PLAN

HIGHWAY 31
Columbia,
Maury County,
Tennessee

ISSUE SET:
CONSTRUCTION PLANS
ISSUE DATE: 12-23-20

REVISION SCHEDULE:

No.	Description	Date
1	Initial Submittal	12-23-2020
2	Site Revision	02-10-2021
3	Site Revision	02-24-2021

REVISION:	DRAWN:	CHECKED:
0	JBH	JBH

LANDSCAPE PLAN

L1.00

PROJECT NO.: 20-032-01

PLANT SCHEDULE

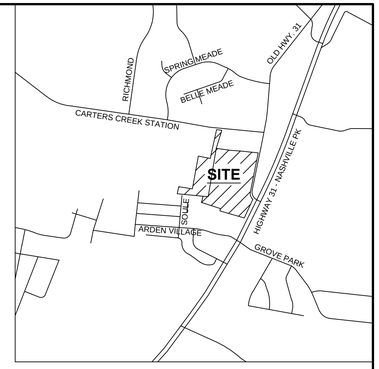
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	37	Acer rubrum `October Glory` TM	`October Glory` Maple	12`-14`	6`-7`	2"	5` Clear Trunk
	38	Liriodendron tulipifera	Tulip Poplar	12`-14`	6`-7`	2"	5` Clear Trunk
	17	Pinus strobus	White Pine	6`-8`	3`-4`	2"	F.T.B.
	21	Quercus phellos `Hightower`	Willow Oak	12`-14`	6`-7`	2"	5` Clear Trunk
	29	Ulmus parvifolia `Bosque`	Bosque Elm	12`-14`	6`-7`	2"	5` Clear Trunk
UNDERSTORY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	**TRUNK**	**REMARKS**
	34	Cercis canadensis `Forest Pansy` TM	Forest Pansy Redbud	8`-10`	4`-5`	2"	4` Clear Trunk
	35	Cornus florida `Cloud Nine`	Cloud Nine Eastern Dogwood	8`-10`	4`-5`	2"	4` Clear Trunk
	139	Ilex x `Nellie R Stevens`	Nellie Stevens Holly	6`-8`	3`-4`	2"	F.T.B.
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	**TRUNK**	**REMARKS**
	152	Ilex cornuta `Burfordii Nana`	Dwarf Burford Holly	18"-24"	12"-18"	F.T.B.	
	211	Viburnum x pragense	Prague Viburnum	18"-24"	18"-24"	F.T.B.	

TURF SEED: Turf Mixture — Rebel III Turftype Fescue. Seed all disturbed areas @ 8#/1,000sf.

MISCELLANEOUS: Shredded Hardwood Bark Mulch

REMARKS: Minimum 3" depth throughout.

NOTES
F.T.B. = Full To Base



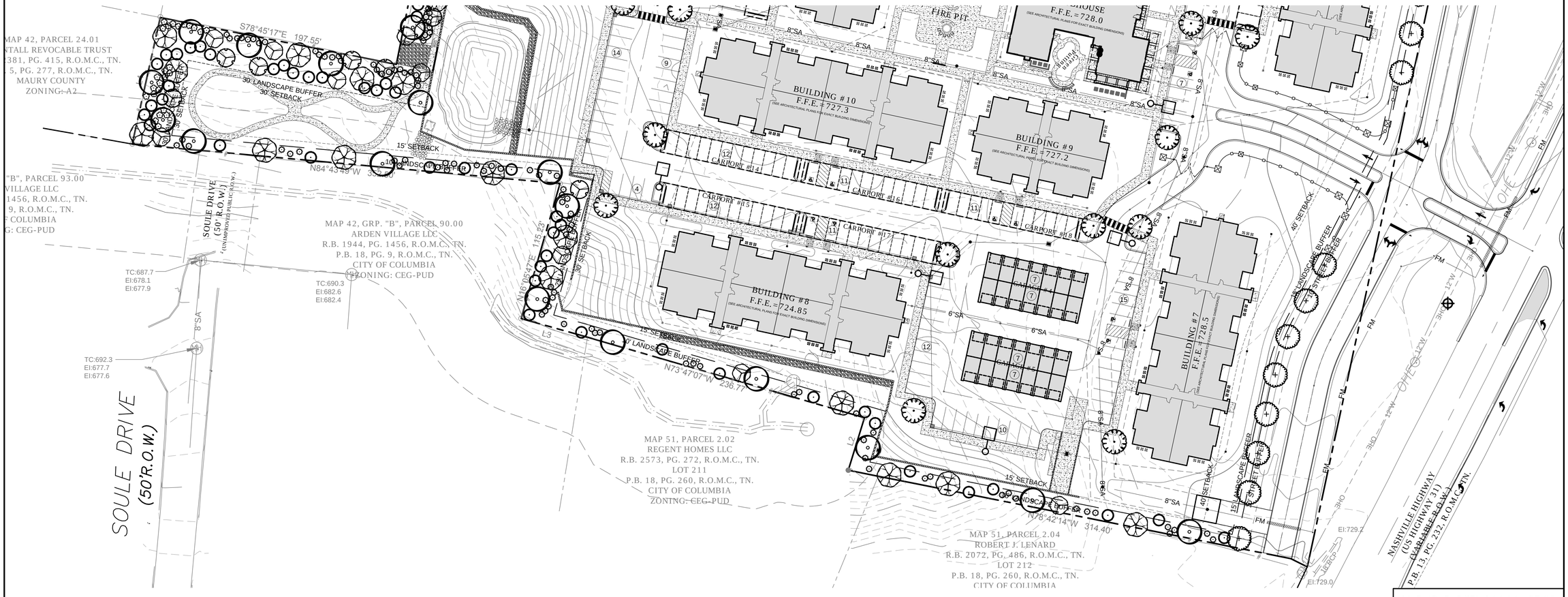
VICINITY MAP
SCALE:

Greenspace Design
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411 Maplegrove Drive • Franklin, TN 37064 • Office: 615-591-9606 • Fax: 615-591-1323

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SEAL





MAP 42, PARCEL 24.04 & 27.00

N

0 40' 80'
SCALE: 1"= 40'

MSC APARTMENTS COLUMBIA

CONSTRUCTION PLAN

HIGHWAY 31
Columbia,
Maury County,
Tennessee

ISSUE SET:
CONSTRUCTION PLANS
ISSUE DATE: 12-23-20

REVISION SCHEDULE:

No.	Description	Date
1	Initial Submittal	12-23-2020
2	Site Revision	02-10-2021
3	Site Revision	02-24-2021

REVISION:	DRAWN:	CHECKED:
0	JBH	JBH

LANDSCAPE PLAN

L1.01

PROJECT NO.: 20-032-01

Case Number:

21-0058

Request:

Request from Kellye Murphy for review and recommendation on the expansion of the Columbia Arts District.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0058

APPLICANT/PROPERTY OWNER
Kellye Murphy/ City of Columbia

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
N/A

SUMMARY OF REQUEST: **Expansion of Columbia Arts District.**

This request is for the expansion of the City of Columbia Arts District. This Arts district expansion is recommended by the Arts District Master Plan completed in 2019 by Regan Smith & Associates.

The Arts district is a special zoning overlay that allows arts related uses that the underlying zoning designation may not allow as a permitted use by right. As a condition of Arts District Overlay, off-street parking standards are not required for arts related uses that the underlying zoning designation would require.

The expansion includes properties bounded to the west side of S Garden Street from W 7th to W 8th streets, and the east side of S Garden Street from W 8th Street to the Carmack Blvd/ S Garden Street split. In addition, properties are proposed to be added on the west side of Carmack Blvd from the S Garden Street/ Carmack Blvd split to the railroad trestle bridge. Properties fronting the east side of Garden Street from W 11th street to the Carmack Blvd/ S Garden Street split will also be added.

See technical comments.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
GCS (General Commercial Services)/ CBD/ MRC	N/A	N/A	N/A	N/A

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

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, April 13, 2021
ITEM NO.
21-0058

DESCRIPTION: Request from Columbia Arts Council for overlay expansion of the Columbia Arts District that will encompass multiple properties along the 200 block of W 7th and 8th Streets, continuing south along South Garden St and west of Carmack down to the 1200 block of S. Main Street.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. No comments

Engineering

2. No Comment

Columbia Water

3. Water is available at these areas - depending on development some smaller water mains might need upgrade. Map attached.

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.

Wastewater

5. Wastewater approves this request.

Building

6. No comments

Police

7. No comments provided

Public Works

8. no comment

Atmos Energy

9. No comments provided.

Maury County E911

10. No comments provided.

Maury County Schools

11. No comments provided.

Planning

12. Arts District currently allows for any art related use to not provide site requirements such as parking for all zones in the district. Staff is concerned that expanding the district into corridor commercial areas with no site requirements will increase a growing parking issue within the district.
13. Adding more dual special districts such as Historic and Art overlays on the same property has been and will continue the confusion on land use allowances and approved construction methods and materials.

ATTACHMENTS: Arts District Maps.

Expanding the District

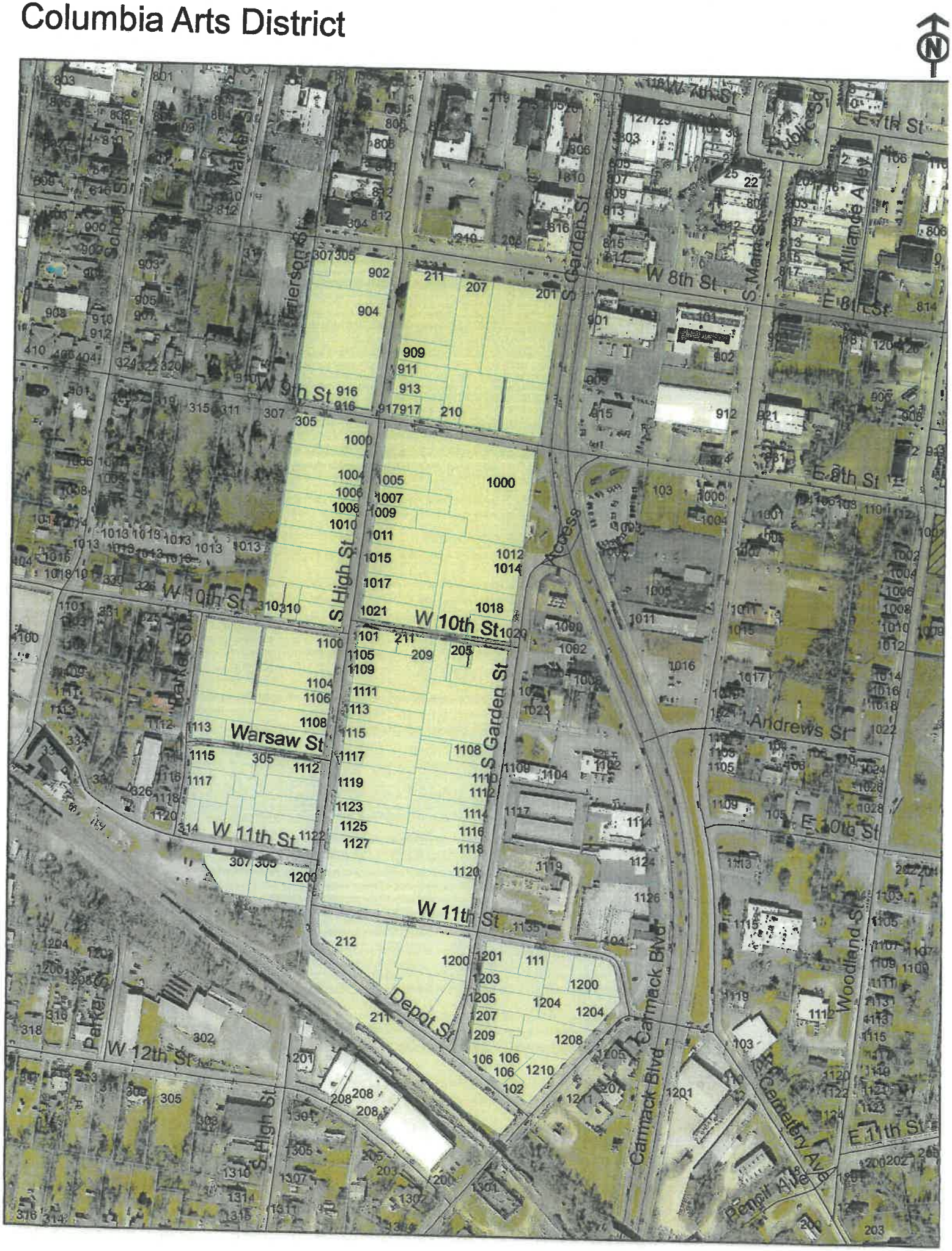


Expanding the District

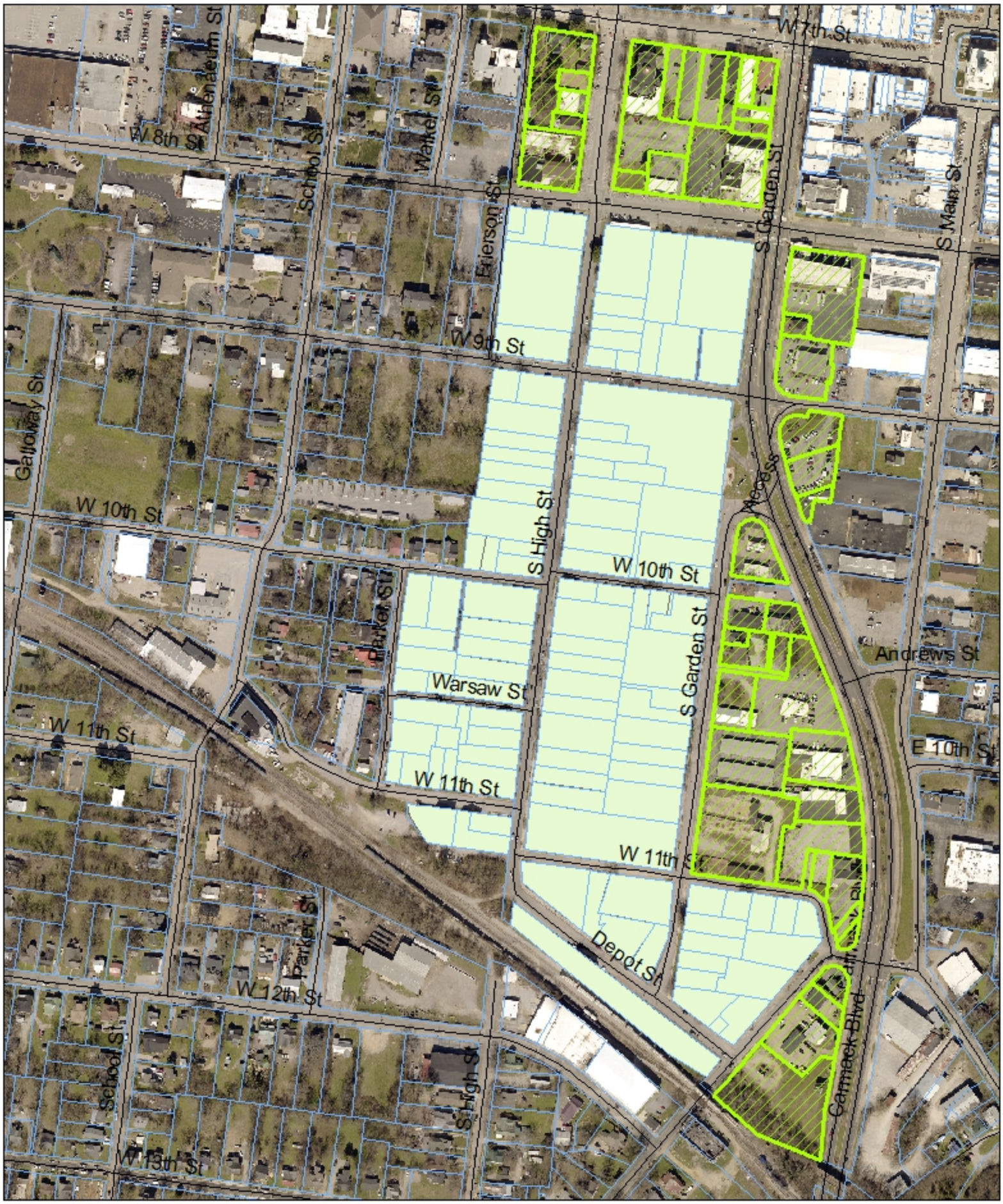
Expanding the district may have a multitude of benefits to the City, the residents, and the Arts District. Adding more land to the Columbia Arts District can capture more diverse businesses and add opportunity for re-development and increase marketability and branding.



Columbia Arts District



Case #20-0058
Columbia Arts District w/
Proposed Expansion



Case Number:

21-0070

Request:

Request from A-1 Home Builders for Preliminary Plat approval of Kinloch Village Subdivision off Tom Sharp Road.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0070

APPLICANT/PROPERTY OWNER
A-1 Home Builders/ Bobby Harmon

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
Tom Sharp Road, Map 74, 42.00

SUMMARY OF REQUEST: **Preliminary Plat/ Kinloch Village**

This request is for the **Preliminary Plat** of a 67.81 +/- acre tract located on the east side of Tom Sharp Road just north of the existing Highlands at Bear Creek Subdivision for 93 single-family residential lots conformation to all standards of the RS-10 Zoning District.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-10	Vacant Land	RS 10 & RS 6 PUD & Vacant Land/Single-Family Residential	93 single-family residential building lots/ 10,125 SF (*typical size*)	67.81 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Rural Countryside. This future land use characterized for the subject property includes single-family residential where infrastructure is available to support new development; character context of rural environs; and preservation of natural features and open space.

PROPERTY HISTORY:

December 2020, Request for annexation and plan of services for an RS-10 zoning designation, approved with subsequent approval by City Council.

May 13th, 2020, Request for annexation and plan of services with an RS-10 PUD master plan; Deferred by Planning Commission.

May 18th, 2020, Request withdrawn by applicant.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Construction drawings have been submitted with this preliminary plat for 93 single-family residential building lots being proposed with a typical lot size of 10,125 SF (75 W X 135) conforming to the standards of an RS-10 zoning district. The property has a variety of topographic variations that lend to a significant portion of the property being dedicated to undeveloped open space. The plat plan shows connectivity into the residential development with one access point at Tom Sharp road (*with improved extension to entrance as requirement for annexation for subdivision*). A stub out has been provided showing future connectivity to the property at the east of the subject property. As stated on

plat, proposed development will be divided into two development phases with phase one to begin construction in June 2021 and phase 2 in June of 2022. Any approval by Planning Commission would be recommended as subject to technical comments.

ATTACHMENTS (CIRCLE)

	SUBMITTED PLANS	CITY MAPS	LEGAL NOTICE	LEGAL DESCRIPTION
	PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS	

TECHNICAL MEETING
Thursday, April 29, 2021
ITEM NO.
21-0070

DESCRIPTION: Request from A-1 Home Builders for preliminary plat approval with road and utility improvements for 93 lots in Kinloch Village off of Tom Sharp Rd.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. Shall meet minimum fire flow requirements. Check with CPWS.
   Response: Acknowledged. CPWS confirmed adequate fire flow & have submitted for review.
2. Fire hydrants shall be within 400' of all structures.
   Response: Acknowledged/Confirmed

Engineering

3. Provide correct index on title sheet.
   Response: Revised
4. Subject to TIS and construction plans.
   Response: Acknowledged
5. Per CMPC on master plan approval, provide 4' grass strip.
   Response: Revised
6. Denote roads as Public, Local Road
   Response: Added

Wastewater

7. Wastewater approves this request. The tie in point to our existing sewer infrastructure is located along Tom Sharp Road at the corner of Foxdale Drive.
   Response: Acknowledged

Building

8. No comments.

Police

9. No comments provided.

Public Works

10. No comments.

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.
    Response: Acknowledged

Columbia Water

12. 8" PVC (C-900) will need to be extended to provide water to this project. Map attached.
    Response: Acknowledged & revised /extended

Atmos Energy

13. No comments provided.

Maury County E911

14. No comments provided.

Maury County Highway Department

15. 0.95 mile of Tom Sharp Road is in the County with 50' right-of-way. Collier Engineering, Randy Carroll, may be contacted with information. Please identify the portion that will be in the City.
    Response: reached out, have not heard back. 50ft ROW used until proposed entrance. Boundary used known deed & ROW information. Beyond appears to be 50ft as well. Will comply/adjust if needed when Mr. Carroll gets in touch.

Maury County Schools

16. No comments provided.

Planning

17. no comments

ATTACHMENTS: Preliminary Plat.

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Thursday, April 29, 2021
ITEM NO.
21-0070

DESCRIPTION: Request from A-1 Home Builders for preliminary plat approval with road and utility improvements for 93 lots in Kinloch Village off of Tom Sharp Rd.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. Shall meet minimum fire flow requirements. Check with CPWS.
2. Fire hydrants shall be within 400' of all structures.

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Maury County Schools

16. No comments provided.

Planning

17. no comments

ATTACHMENTS: Preliminary Plat.

Case #21-0070
Kinloch Village



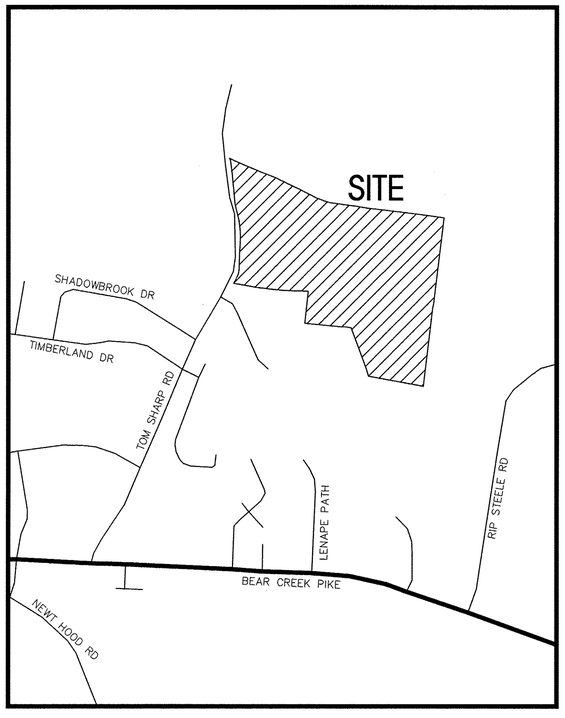
Kinloch Village

Columbia, Tennessee

Preliminary Plat

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C0.2	Master Plan
C0.3	Master Sewer Plan
C0.4	Master Drainage Plan
C2.0-2.3	Preliminary Plat
C3.2	Road Improvement Plan



Site Location Map

Not To Scale

Owner:
Bobby Harmon, Darlene Koleas, Betty Goad
604 Bear Creek Pike
Columbia, TN 38401

Developer:
Brandon Robertson
A-1 Home Builders, Inc.
2020 Fieldstone Pkwy Suite 900-220
Franklin, TN 37069

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47119C0190E, Dated April 16, 2007.

Deed Reference:
Tax Map 74, Parcel 42.00
P.Bk. R2591, Pg. 482
Zoning: RS-10 PUD
Section 1: 93 Lots on 67.81± Acres
Min. Lot Size = 10,000 Sq.Ft

Setbacks:
Front: 30'
Side: 10
Rear:30'
Min. Width: 75'

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINOR@SEC-CIVIL.COM FAX: (615) 895-2567

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COPYRIGHT SEC, INC. 2021

By: John F Miner Date: April-19-2021

John F. Miner, P.E. TN. Reg. #122194

JOHN F. MINER III — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 4-19-21 — No. 122194 — STATE OF TENNESSEE

Watershed: Bear Creek
47.07± Acres Disturbed
2-yr, 24-hr EPSC Storm Event: Not Assessed

Sheet C0.0
Kinloch Village
Preliminary Plat & Construction Drawings
S.E.C. Project #20084
Date: 3-22-2021
Revised:

Site Clearing & Demolition Notes:

1. Before starting demolition operations, refer to Existing Conditions & Initial EPSC Plan.

2. Demolition includes the following within the property lines:
   1) Transfer benchmark control to new locations outside the disturbed area prior to commencing demolition operations (when applicable)
   2) Provide temporary barricades and other forms of protection as required to protect owner's personnel property and general public from injury due to demolition work.
   3) Demolition and removal of site improvements.
   4) Disconnecting, capping or sealing, and abandoning/removing site utilities in place (whichever is applicable)

3. Promptly remove waste materials, unsuitable and excess topsoil and other clearing debris from Owner's property and dispose of off site.

4. Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain.

5. Existing foundations and utilities may be encountered across the site. If encountered, these items may require removal as indicated on the drawings. Resulting excavations should be backfilled with properly compacted select fill.

6. Removal includes digging out stumps and roots. Remove all stumps, roots over 4–inches in diameter and matted roots within the limits of grubbing to depths as follows:
   1) Footings: 18 inches
   2) Walks: 12 inches
   3) Roads: 18 inches
   4) Parking Areas: 12 inches
   5) Lawn Areas: 18 inches
   6) Fills: 12 inches

7. Remove reinstall, and relocate: items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage reinstall items in locations indicated.

8. Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving and curbs against damage from vehicular or foot traffic.
   1) Protect improvements on adjoining properties and on the Owner's property.
   2) Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.

9. Contractor shall schedule demolition activities with the construction project manager.

10. Comply with applicable requirements of federal, state and local laws, regulations and codes of the authorities having jurisdiction for the disposal of trees, shrubs and other cleared material.

11. Conduct site clearing operations to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities. Do NOT close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction.

12. Obtain approved borrow soil materials off–site when sufficient satisfactory soil materials are not available on–site.

13. Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.
   1) Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by engineer and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to owner and to governing authorities.
   2) Contractor shall coordinate with appropriate utility owner when disconnecting, removing, or relocating existing utility services.

14. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
   1) Erect temporary protection, barricades as per local governing authorities.
   2) Protect existing site improvements and appurtenances to remain.

15. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking or skinning of roots, skinning and bruising of trees by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Provide temporary guards to protect trees and vegetation to remain in place.
   1) Protect tree root systems from damage due to deleterious materials caused by run–off or spillage during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or excessive wetting.
   2) Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, tree surgeon shall cut branches and roots with sharp pruning instruments; do not break or chop.

16. Explosives: use of explosives will not be permitted.

17. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

18. Clean adjacent buildings and improvement of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing before start of demolition.

19. Damages: Promptly repair damages to adjacent facilities caused by demolition operations at the contractors cost.

20. Remove existing above–grade and below–grade improvements necessary to permit construction and other work as indicated.

21. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on–site.

22. Do NOT Burn or bury materials on site.

23. Contractor to sawcut existing pavement to remain prior to curb, gutter, pavement, etc. removal.

24. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1–800–351–1111.

25. Utilities shown are based on visual observations and utility markings. Contractor shall call TN One Call and confirm locations prior to starting work.

General Plan Notes:

1. Prior to starting construction the contractor shall be responsible for making sure that all required permits and approvals have been obtained. No construction or fabrication shall begin until the contractor has received and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.

2. All work shall be performed in accordance with these plans, specifications, and the requirements and standards of the local governing authority. The soils report and recommendations set forth therein are a part of the required construction documents and take precedence unless specifically noted otherwise on the plans. The contractor shall notify the construction/project manager of any discrepancy between soils report and plans, etc.

3. Upon receipt of point coordinate data, the contractor shall run an independent vertical control traverse to check benchmarks and a horizontal control traverse through given points to confirm geometric data and submit to the engineer prior to any construction.

4. The locations of underground facilities shown on the plan are based on field surveys and city records. It shall be the contractor's full responsibility to contact the various utility companies to locate their facilities prior to the starting construction. No additional compensation shall be paid to the contractor for work having to be redone due to information shown incorrectly on these plans if such notification has not been given.

5. All work within the rights of way shall be in accordance with the governing jurisdiction and specifications.

6. Contractor shall coordinate any maintenance of traffic with the owner's representative and the local jurisdiction prior to construction.

7. Contractor shall at all times ensure that SWPP measures protecting existing drainage facilities be in place prior to the commencement of any phase of the site construction or land alteration.

8. Upon completion of project, contractor shall clean the paved areas prior to removal of temporary sediment controls, as directed by the city and/or construction/project manager. If power washing is used, no sediment laden water shall be washed into the storm system. All sediment laden material on pavement or within the storm system shall be collected and removed from the site at contractor's expense.

9. Rock may be present requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.

10. These project construction documents shall not constitute a contractual relationship between the engineer and the contractor.

11. The engineer shall not be responsible for construction of safety means, methods, techniques, sequence's, or procedures utilized by the contractor or subcontractors.

Site Plan Notes:

1. Contractor shall immediately notify the engineer of any discrepancies found between these plans, the architectural plans, and/or field conditions prior to construction.

2. Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the owner prior to bid submittal. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.

3. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.

4. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.

5. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.

6. The contractor is responsible for the protection and replacement of all property pins on this site.

7. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.

8. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.

9. Coordinates referenced are for construction staking purposes and are site assigned. They should be considered local coordinates for this project only.

10. All parking space striping and markings on site shall be 4" wide white painted stripes. Other markings shall be as shown.

11. All dimensions and radii are given to face of curb unless otherwise noted.

12. Asphalt paving: do not apply prime and tack coats when temperature is below 50° F, or when base is wet. Apply asphalt paving only when temperature is above 40° F and when base is dry.

13. Materials:
   13A) Subgrade: Cohesive subgrade shall be compacted to 98% compaction. Cohesion less subgrade shall be compacted to 100% compaction.
   13B) Subbase: Unless otherwise noted on these plans, base shall consist of water bonded limestone, crushed rock or DGA.
   13C) Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over base, minimum temperature time of placement shall be 225° F.

14. Cast in place concrete: All concrete work shall conform to all requirements of American Concrete Institute ACI 301 and applicable sections of ASTM C–94 (latest ed.) for ready mixed concrete.

15. All concrete shall be in–transit mixed concrete, 5% air–entrained and shall attain a minimum compression strength of 4,000 p.s.i. in twenty–eight (28) days.

16. Slump: Maximum allowable slump will be five (5) inches.

17. Concrete Materials:
   17A) Portland cement: Gray portland cement, ASTM C–150 (latest ed.) type 1. All concrete shall contain not less than five bags of cement per cubic yard.
   17B) Aggregates: ASTM C–33 (latest ed.).
   17C) Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust or organic matter.
   17D) Water: Clean, potable, free from oil, acids, alkali, organic matter and other deleterious substances.
   17E) Admixture: Air type to meet ASTM C–260 (latest ed.)

18. Related Materials:
   18A) Curing Compound: "Horncure 300" as manufactured by A.C. Horn Company, (800) 654–0402. This product is not to be used on the interior floor slab.

19. Reinforcing materials shall be uncoated and free from excessive rust, mill scale, oil, grease and other deleterious matter. No. 4 Bars 16" O.C. both ways. Joints to be sawed at 15' foot centers for transverse and longitudinal joints.

20. All above grade exterior concrete surfaces shall be cured with curing compound sprayed on in strict compliance with manufacturer's directions.

21. Weather Requirements:
   21A) Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 90° F unless the following special procedures have been included in the contract and reviewed by the engineer: temperature of the concrete when placed shall not be greater than 90° F. Procedures for cooling, retarding and protecting in–place concrete during hot weather shall be in accordance with ACI 305. Provide special procedures required to control concrete temperature and to protect surfaces from drying out, mixing water may be chilled or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the contractor's option.
   21B) Cold Weather Placing: Do not mix or place when atmospheric temperature will fall below 40° F, or when conditions indicate temperature will fall below 40° F within 72 hours. Concrete deposited shall have temperature not less than 60° F. Reinforcement, forms and ground which concrete will contact shall be completely free of frost. Keep concrete and form work at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest ed.) for cold weather protection.

22. Concrete tests shall be authorized by the owner on an as needed basis.

23. All exterior curb shall have expansion joints at 100'–0" O.C., and construction joints at 10'–0" O.C. (unless otherwise specified on the detail sheets).

24. All concrete shall have a medium transverse finish.

25. Subgrade shall be free of extraneous materials. Proof–roll soil subgrade with heavy, pneumatic tired equipment immediately prior to placing stone base. Any soft or unstable zones detected thereby shall be undercut to firm soil and backfilled with engineered earth fill compacted as specified. The subgrade for all pavements shall be uniformly stable before any stone base is installed. No base materials shall be placed if the subgrade indicates pumping.

26. Surface preparation, spreading and laying, compacting and rolling operations shall conform with asphalt institute recommended specifications.

27. Inspect area to be paved and ensure that all subgrade conditions are sufficiently carried out to ensure a good paving job. A finished surface shall not vary more than 1/8" in 10 feet when tested with a straight edge applied parallel with, or at right angle, to centerline of asphalt surface. Humps or depressions which exceed specified tolerances or which retain water shall be immediately corrected by removing the defective work and replacing it with new material at the contractor's expense.

Grading And Drainage Plan Notes:

1. The site work contractor shall coordinate the installation of all underground utilities with his work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous underground utilities, devices, or structures), shall be in–place prior to the placement of base course material.

2. The contractor shall cut existing pavement as necessary to assure a smooth fit and continuous grade.

3. The contractor shall verify horizontal and vertical location of all existing storm sewer structures, pipes and all utilities prior to construction.

4. Clearing and grubbing limits shall include all areas disturbed by grading operation.

5. The soil materials shown hereon may be disturbed by cutting or filling operations performed during or before development. Therefore, the builder of any proposed structure shall investigate the current conditions and consult with a geotechnical expert or other qualified person as he deems appropriate to assure himself that the design of the proposed foundation is adequate.

6. This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47119C0190E, Dated April 16, 2007.

7. Before starting grading operations, see sheet C1.0 Existing Conditions & Initial EPSC plan notes and details.

~~8. Before starting grading operations, see landscape plan and Geotechnical Engineering report for treatment of existing grade.~~

9. Prior to site construction activity, the contractor shall install all SWPP measures to protect existing drainage facilities. Contractor shall prevent siltation from leaving the site at all times.

10. Strip building and pavement areas of all organic topsoils. Stockpile suitable topsoils for respreading onto landscape areas. All excess excavated materials shall be removed from the site at the contractor's expense. ~~See geotechnical report for stripping and topsoil requirements.~~

11. Site grading shall be performed in accordance with these plans and specifications ~~and the recommendations set forth in the Geotechnical Engineering report referenced in this plan set.~~ The contractor shall be responsible for removing all soft, yielding or unsuitable materials and replacing with suitable materials as specified by the Geotechnical Engineer.

12. Contractor shall submit a compaction report prepared by a Licensed Geotechnical Engineer, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans and specifications ~~and the recommendations set forth in the Geotechnical Engineering report.~~ Notify project engineer if any unsuitable soils are found.

13. Compaction testing is mandatory for parking lot, building slab and foundations sub–grade.

14. Fill under paved areas and slabs on grade shall be compacted per specifications and geotechnical report. Deposit fill material in horizontal layers as recommended by Geotechnical Engineer and compact each layer with a mechanical tamper. Base course pavement shall be compacted to 100% standard proctor.

15. It is the earthwork contractor's responsibility to maintain the site soils and engineered fills with a workable moisture content range to obtain the required in–place density. Scarifying and drying operation should be included in the contractor's price and should not be considered and extra for the contract. ~~The contractor shall review the Geotechnical Engineering report and be aware of all moisture concerns and soil remediations requirements.~~

16. Following grading of subsoil to subgrade elevations the contractor shall place topsoil to a depth as specified on L.A. Plans in all disturbed areas which are not to be paved. Smoothly finish grade to meet surrounding lawn areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading. Topsoils shall be free of subsoil, debris, brush and stones larger than 1" in any dimension. Rock hounding in place will not be permitted. All excess topsoil shall be legally disposed of off site.

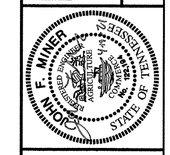
17. After fine grading topsoil, contractor shall stabilize per L.A. plans, mulch, fertilize and water until a healthy stand of grass is obtained. The restoration shall closely follow construction.

18. Elevations given are at bottom face of curb and/or finished pavement grade unless otherwise specified on grading plan. All pavement shall be laid on a straight, eve, and uniform grade with a minimum of 1% slope toward the collection points unless otherwise specified on the grading plan. DO not allow negative grades or ponding of water.

19. Contractor shall provide butt end joint to meet existing pavement in elevation at drive returns and ensure positive drainage.

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Kinloch Village
Columbia, Tennessee

REVISED:
DRAWN: SJA
DATE: 3–22–2021
CHECKED: MAT
FILE NAME: 20084project
SCALE: None
JOB NO. 20084
SHEET: C0.1

General Notes

SITE PLAN

Columbia, TN

LAND USE DATA:

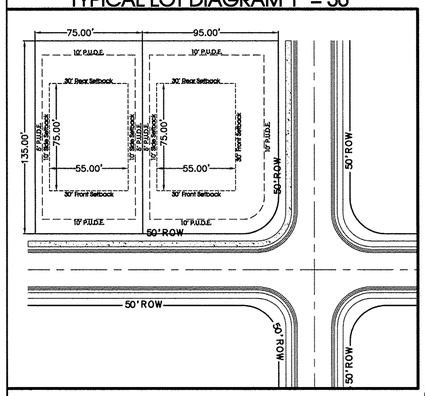
ZONING REQUEST:	RS-10 PUD
TOTAL LAND AREA:	±67.81 ACRES
TOTAL ROW AREA:	±5.55 ACRES
TOTAL RESIDENTIAL AREA:	±37.44 ACRES
DENSITY FACTOR (±62.26 AC. X 4.4 LOTS/AC.)=	274 LOTS
PROPOSED NUMBER OF LOTS:	93 LOTS
PROPOSED DENSITY: 93 LOTS/62.26 ACRES=	±1.49 LOTS/ACRE
IMPERVIOUS AREA: Roads, Curbs ,& Sidewalk	±3.93 ACRES
MINIMUM LOT SIZE:	10,000 SF.
TYPICAL LOT SIZE:	10,125 SF. (75' W X 135' D)
AVERAGE LOT SIZE WITHIN THE DEVELOPMENT:	17,031 SF.
MINIMUM LOT WIDTH AT FRONT SETBACK:	75 FEET
NO DEDICATED OPEN SPACE REQUIRED	
PROPOSED COMMON OPEN SPACE:	±24.82 ACRES (36%)
STORMWATER (TO BE FINALIZED AT SITE PLAN)	±2.54 ACRES (3.73%)

PHASING DATA:

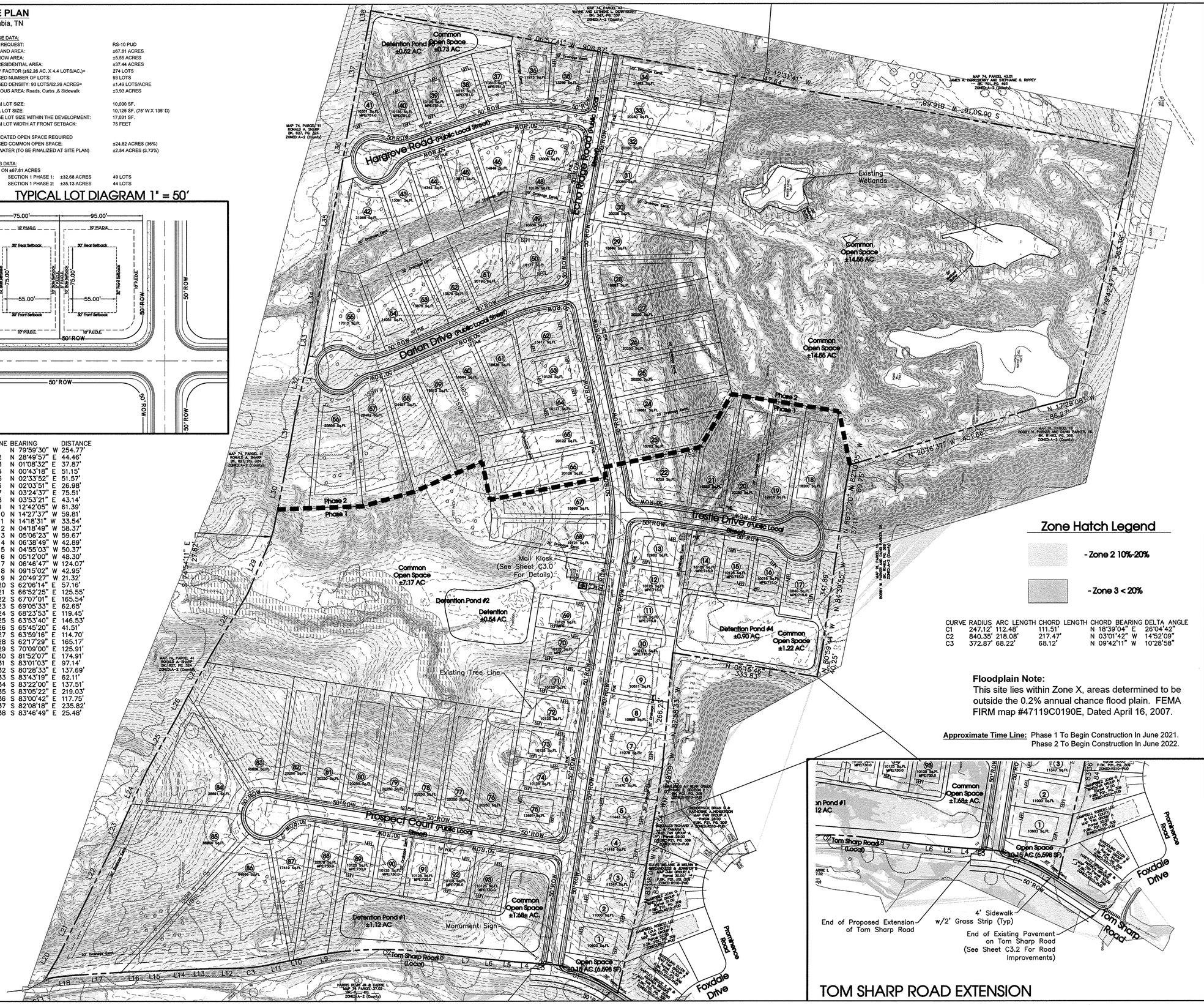
93 LOTS ON ±67.81 ACRES

SECTION 1 PHASE 1:	±32.68 ACRES	49 LOTS
SECTION 1 PHASE 2:	±35.13 ACRES	44 LOTS

TYPICAL LOT DIAGRAM 1" = 50'



LINE	BEARING		DISTANCE
L1	N	79°59'30" W	254.77'
L2	N	28°49'57" E	44.46'
L3	N	01°08'32" E	37.87'
L4	N	00°43'18" E	51.15'
L5	N	02°33'52" E	51.57'
L6	N	02°03'51" E	26.98'
L7	N	03°24'37" E	75.51'
L8	N	03°53'21" E	43.14'
L9	N	12°42'05" W	61.39'
L10	N	14°27'37" W	59.81'
L11	N	14°18'31" W	33.54'
L12	N	04°18'49" W	58.37'
L13	N	05°06'23" W	59.67'
L14	N	06°38'49" W	42.89'
L15	N	04°55'03" W	50.37'
L16	N	05°12'00" W	48.30'
L17	N	06°46'47" W	124.07'
L18	N	09°15'02" W	42.95'
L19	N	20°49'27" W	21.32'
L20	S	62°06'14" E	57.16'
L21	S	66°52'25" E	125.55'
L22	S	67°07'01" E	165.54'
L23	S	69°05'33" E	62.65'
L24	S	68°23'53" E	119.45'
L25	S	63°53'40" E	146.53'
L26	S	65°45'20" E	41.51'
L27	S	63°59'16" E	114.70'
L28	S	62°17'29" E	165.17'
L29	S	70°09'00" E	125.91'
L30	S	81°52'07" E	174.91'
L31	S	83°01'03" E	97.14'
L32	S	80°28'33" E	137.69'
L33	S	83°43'19" E	62.11'
L34	S	83°22'00" E	137.51'
L35	S	83°05'22" E	219.03'
L36	S	83°00'42" E	117.75'
L37	S	82°08'18" E	235.82'
L38	S	83°46'49" E	25.48'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	247.12'	112.48'	111.51'	N 18°39'04" E	26°04'42"
C2	840.35'	218.08'	217.47'	N 03°01'42" W	14°52'09"
C3	372.87'	68.22'	68.12'	N 09°42'11" W	10°28'58"

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47119C0190E, Dated April 16, 2007.

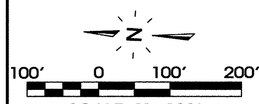
Approximate Time Line: Phase 1 To Begin Construction In June 2021.
Phase 2 To Begin Construction In June 2022.

TOM SHARP ROAD EXTENSION

Legend:

☐	EXIST. CONCRETE MONUMENT	⌜⌝	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⇦	HC SIGN
⊸	EXIST. SIGN POST	▬	HEADWALL
○	EXIST. SEWER CLEANOUT	◡	WINGED HEADWALL
◯	EXIST. MANHOLE (SEWER & PHONE)	◯	MANHOLE
⊖	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
⊗	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
[T]	EXIST. TELEPHONE RISER	◐	POST INDICATOR VALVE
[G]	EXIST. GAS RISER	▭	REDUCER
[E]	ELECTRICAL ENCLOSURE	⌜	REMOTE FIRE DEPT. CONNECTION
(W)	EXIST. WATER METER	△	REVISION NUMBER
⊹	EXIST. UTILITY POLE	❀	RIP RAP
◇	EXIST. FIRE HYDRANT	➧	RUNOFF FLOW ARROW
⊕	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
◩	BLOW OFF VALVE	➡	TRAFFIC ARROW
•	CONCRETE BOLLARD	➡	TURN LANE ARROWS
▨	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
▩	CURB INLET	[W]	WATER METER
◉	AREA DRAIN	▭	WHEEL STOP
▶	CONCRETE THRUST BLOCK	⊠	GREASE TRAP
▬	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⊰	FIRE DEPT. CONNECTION	Ⓐ	DRAINAGE PIPE DESIGNATION
▶◇	FIRE HYDRANT	⌒	CONCRETE SIDEWALK
[G]	GAS METER	═	EXTRUDED CURB
⊗	GATE VALVE & BOX	═	CURB & GUTTER
○	EXTERIOR CLEANOUT	⌒	CONCRETE SWALE
⊣▷⊢	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	8"W



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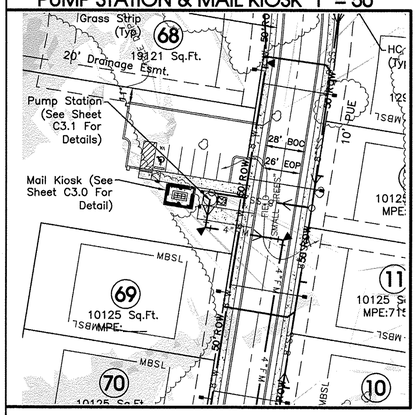
JOHN F. MINER — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

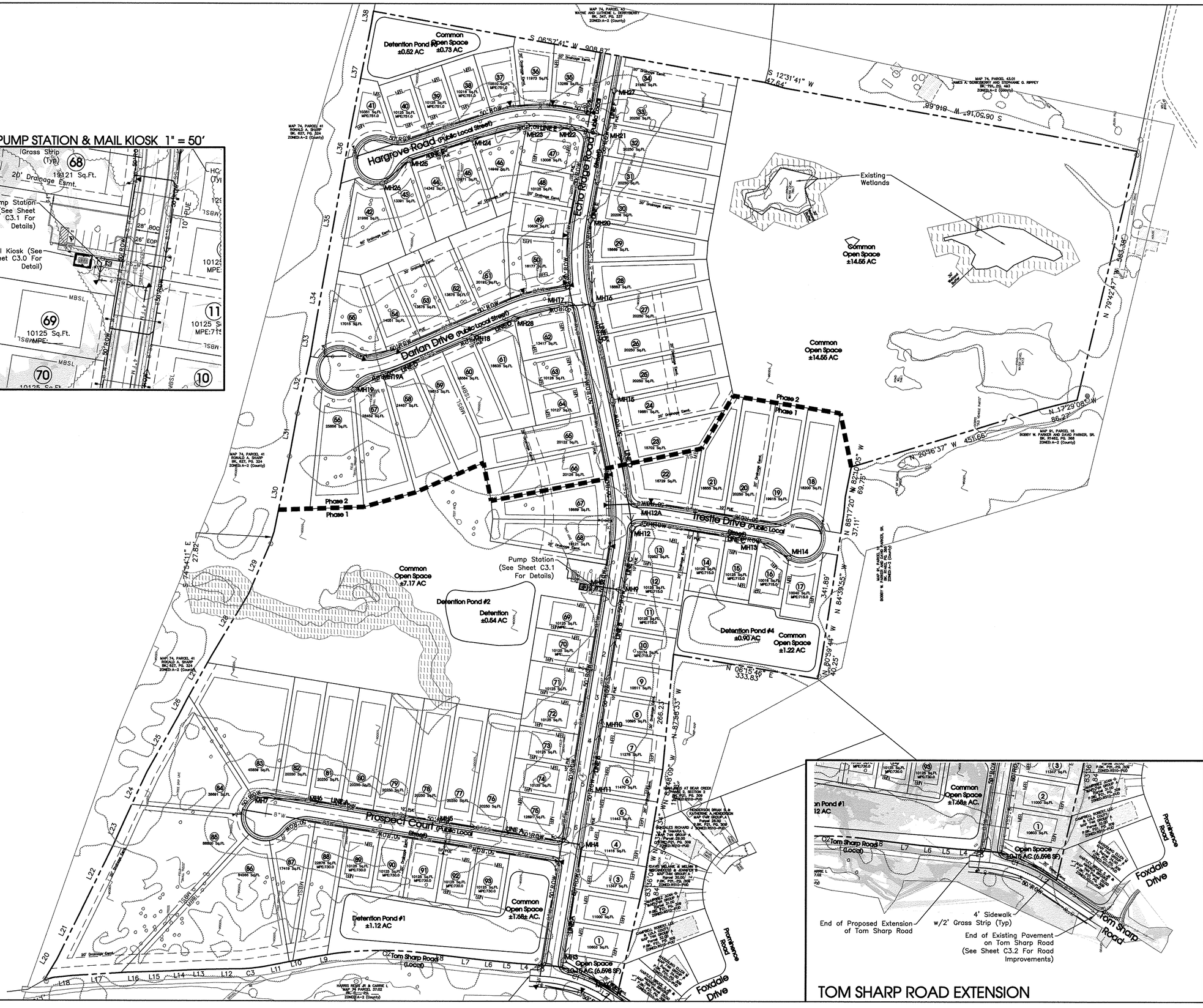
Kinloch Village
Columbia, Tennessee

REVISED:	
DRAWN: SJA	
DATE: 3-22-2021	
CHECKED: MAT	
FILE NAME: 20084project	
SCALE: 1"=100'	
JOB NO. 20084	
SHEET: C0.2	

Master Plan

PUMP STATION & MAIL KIOSK 1" = 50'





TOM SHARP ROAD EXTENSION

Legend:

■	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET	W	WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
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	FIRE DEPT. CONNECTION	Ⓐ	DRAINAGE PIPE DESIGNATION
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G	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		

EXISTING PHONE	PH
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RIGHT OF WAY	ROW
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EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	8"W

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F. MINER 141 REGISTERED ENGINEER AGRICULTURAL STATE OF TENNESSEE

Kinloch Village
Columbia, Tennessee

N
100' 0 100' 200'
SCALE: 1"= 100'

REVISED:
DRAWN: SJA
DATE: 3-22-2021
CHECKED: MAT
FILE NAME: 20084project
SCALE: 1"=100'
JOB NO. 20084
SHEET: C0.3

Master Utility Plan



TOM SHARP ROAD EXTENSION

Legend:

EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)		HC SIGN	
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BLOW OFF VALVE		TRAFFIC ARROW	
CONCRETE BOLLARD		TURN LANE ARROWS	
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CURB INLET	W	WATER METER	
AREA DRAIN		WHEEL STOP	
CONCRETE THRUST BLOCK		GREASE TRAP	
DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION	
FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION	
FIRE HYDRANT		CONCRETE SIDEWALK	
GAS METER		EXTRUDED CURB	
GATE VALVE & BOX		CURB & GUTTER	
EXTERIOR CLEANOUT		CONCRETE SWALE	
CHECK VALVE			

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	8"W

N
100′ 0 100′ 200′
SCALE: 1"= 100′

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567

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JOHN F. MINER — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

Kinloch Village
Columbia, Tennessee

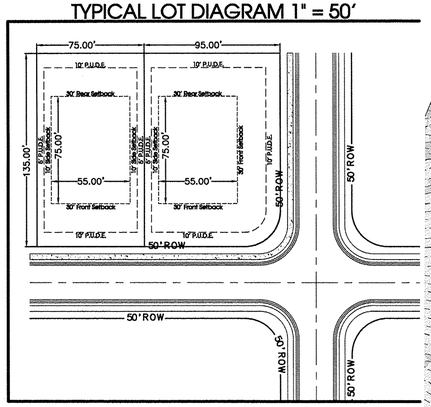
REVISED:

DRAWN: SJA
DATE: 3-22-2021
CHECKED: MAT
FILE NAME: 20084project
SCALE: 1"=100'
JOB NO. 20084

Master Grading & Drainage Plan

SHEET: C0.4

TYPICAL LOT DIAGRAM 1" = 50'



MATCHLINE SHEET C2.1

MATCHLINE SHEET C2.0

±0.54 AC

MAP 74, PARCEL 41
RONALD A. SHARP
BK. 627, PG. 324
ZONED: A-2 (County)

Prospect Court (Public Local Street)

Tom Sharp Road (Local)

Echo Ridge Road (Public Local Street)

Detention Pond #1
±1.12 AC.

Common Open Space
±1.68± AC.

Open Space
±0.15 AC (6,598 SF)

HARRIS-REVIS JR & CARRIE L
MAP 74 PARCEL 37.02
BK. P PG.
ZONED: A-2 (County)

HIGHLANDS AT BEAR CREEK
SD PHASE 2, SECTION 2
BK. P21, PG. 309
ZONED: RS10-PUD

HENDERSON B
KATHERINE A
MAP 74N G
Parcel 2
P.BK. P21,

GONZALES RICHARD J. ZONED: RS1
& TAMARA L
MAP 74N GROUP A
Parcel 29.00
P.BK. P21, PG. 309
ZONED: RS10-PUD

DAVIS MELANIE & MELVIN B
& CANDELESS & JENNIFER B
MAP 74N GROUP A
Parcel 30.00
P.BK. P21, PG. 309
ZONED: RS10-PUD

MARTINEZ JUAN O
MAP 74N GROUP A
Parcel 31.00
P.BK. P21, PG. 309
ZONED: RS10-PUD

CAMPBELL ROBERT LEE
& LULA COUNTY
MAP 74N GROUP A
Parcel 32.00
P.BK. P21, PG. 309
ZONED: RS10-PUD

MASCOLINO ELLEN M
MAP 74N GROUP A
Parcel 34.00
P.BK. P21, PG. 309
ZONED: RS10-PUD

HARTLEY BRUCE S
AMANDA B
MAP 74N Parcel
P.BK. P21, PG.
ZONED: RS10-PUD

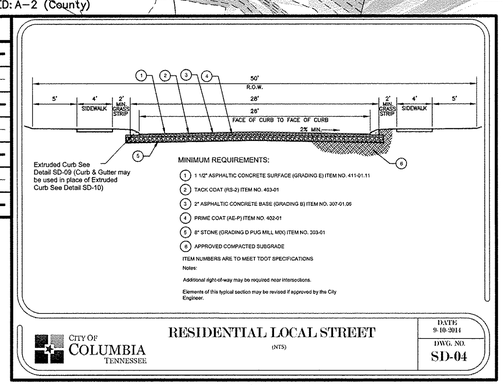
BROOKE

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM	STM
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601	
EXIST. SIGN POST		HC SIGN		REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	EASEMENTS	SS SS	EXISTING SANITARY SEWER	SS	SS
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST		CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	RIGHT OF WAY	50' ROW	PROPOSED SANITARY SEWER	8" SS	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF SF	EXISTING WATER	W	W
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	8" W	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK		FIRE HYDRANT		CATCH BASIN	EXISTING TREELINE				
EXIST. TELEPHONE RISER	T	EXTRUDED CURB		GATE VALVE & BOX		CURB INLET	EXISTING FENCELINE				
EXIST. GAS RISER	G	CURB & GUTTER		WATER METER	W	AREA DRAIN	MINIMUM BUILDING SETBACK LINE				
ELECTRICAL ENCLOSURE	E	TRAFFIC ARROW		GAS METER	G	HEADWALL	PHASE BOUNDARY				
EXIST. WATER METER	W	TURN LANE ARROWS		GREASE TRAP		WINGED HEADWALL	EXISTING GAS LINE	GAS			
EXIST. UTILITY POLE		REVISION NUMBER	1	EXTERIOR CLEANOUT ECO		CONCRETE SWALE	PROPOSED GAS LINE	GAS			
EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION	#1	MANHOLE		TYPE- X- HEADWALL	EXISTING STORM	STM STM			

Zone Hatch Legend

- Zone 2 10%-20%
- Zone 3 < 20%



Notes:
1. Two-inch conduits will be installed on all long water service lines prior to paving streets.
2. All lots are critical.

Notes:
All subdivision plats that require street name signs, temporary dead-end street signs as described in Section 4-9, and/or greenway easement signs as described in Section 4-8.6 shall require a note stating: "No building permit may be issued on any lot until street name signs, temporary dead-end street signs, or greenway easement signs are installed and verified by the Engineering Department on all streets on which the lot depends for access

N

50' 0 50' 100'

SCALE: 1"= 50'

SEC, Inc.
SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

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Kinloch Village

Columbia, Tennessee

Preliminary Plat

REVISED:	
DRAWN: SJA	
DATE: 3-22-2021	
CHECKED: MAT	
FILE NAME: 20084project	
SCALE: 1"=50'	
JOB NO. 20084	
SHEET: C2.0	

MATCHLINE SHEET C2.2

MATCHLINE SHEET C2.1

MATCHLINE SHEET C2.1

MATCHLINE SHEET C2.3

MATCHLINE SHEET C2.1

MATCHLINE SHEET C2.0

Common Open Space ±14.55 AC

Common Open Space ±7.17 AC

Detention ±0.54 AC

Detention Pond #2

Detention Pond #4 ±0.90 AC

Common Open Space ±1.22 AC

Phase 1

Phase 2

Phase 1

Phase 2

Dorian Drive (Public Local Street)

Echo Ridge Road (Public Local Street)

Trestle Drive (Public Local Street)

Cul-De-Sac STA=5+81.67

Cul-De-Sac STA=4+14.84

Intersection STA=0+79.95= STA:0+00.00

Intersection STA:10+68.26= STA:0+00.00

Infrastructure Contractor To Install Sidewalk Along Common Space

Future Potential Extension

Mail Kiosk (See Sheet C3.0 For Detail)

Pump Station (See Sheet C3.1 For Details)

1-FH Assembly
1-8" 90° Bend
1-8"x6" Reducer
1-CTB

1-8" 11.25° Bend
1-CTB

2-8" 11.25° Bend
2-CTB

1-8"x8"x8" Tee
1-8"x8"x6" Tee
1-FH Assembly
1-8" 11.25° Bend
2-8" Gate Valve
3-CTB

1-Blow-Off Valve
1-8"x8"x6" Tee
1-FH Assembly
1-8" Gate Valve & Box
1-CTB

C900 PVC

Water Service (Typ)

Sewer Service (Typ)

4' SW w/2' Grass Strip (Typ)

HC Ramp (Typ)

Stop Sign w/Street Sign

20' Drainage Esmt.

10' PUE

50' ROW

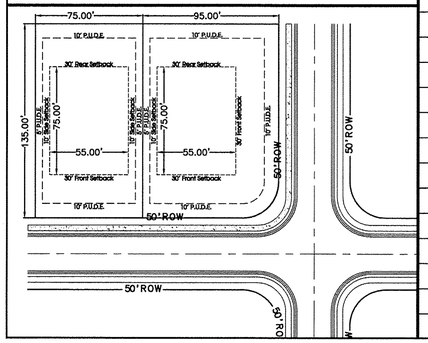
25' R (Typ)

MAP 74, PARCEL 41
RONALD A. SHARP
BK. 627, PG. 324
ZONED: A-2 (County)

MAP 91, PARCEL 16
BOBBY W. PARKER AND DAVID PARKER, SR.
BK. R1462, PG. 368
ZONED: A-2 (County)

52	13875 Sq.Ft.	53	13875 Sq.Ft.	54	14051 Sq.Ft.	55	17015 Sq.Ft.	56	25856 Sq.Ft.	57	26452 Sq.Ft.
58	24457 Sq.Ft.	59	19813 Sq.Ft.	60	16564 Sq.Ft.	61	18635 Sq.Ft.	62	13417 Sq.Ft.	63	10126 Sq.Ft.
64	10127 Sq.Ft.	65	20122 Sq.Ft.	66	20126 Sq.Ft.	67	18669 Sq.Ft.	68	19121 Sq.Ft.	69	10125 Sq.Ft. MPE:715.0
70	10125 Sq.Ft. MPE:715.0	10	10174 Sq.Ft. MPE:715.0	11	10125 Sq.Ft. MPE:715.0	12	10125 Sq.Ft. MPE:715.0	13	12952 Sq.Ft.	14	10125 Sq.Ft. MPE:715.0
15	10125 Sq.Ft. MPE:715.0	16	10016 Sq.Ft. MPE:715.0	17	10040 Sq.Ft. MPE:715.0	18	18200 Sq.Ft.	19	19915 Sq.Ft. C900 PVC	20	20250 Sq.Ft.
21	16855 Sq.Ft.	22	16729 Sq.Ft.	23	15702 Sq.Ft.	24	19881 Sq.Ft.	25	20250 Sq.Ft.	26	20250 Sq.Ft.
27	20250 Sq.Ft.	28	18883 Sq.Ft.								

TYPICAL LOT DIAGRAM 1" = 50'



Legend:

EXIST. CONCRETE MONUMENT	BENCHMARK	POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM STM
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL	BLOW OFF VALVE	RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
IRON PIN FOUND (I.P.F.)	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION	REDUCER	RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
EXIST. SIGN POST	HC SIGN	REMOTE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS SS
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST	CONCRETE THRUST BLOCK	PROPOSED SPOT ELEVATION	RIGHT OF WAY	50' ROW	PROPOSED SANITARY SEWER	8"SS
EXIST. MANHOLE (SEWER & PHONE)	CONCRETE BOLLARD	DOUBLE DETECTOR CHECK VALVE	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF SF	EXISTING WATER	W W
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP	FIRE DEPT. CONNECTION	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	8"W
EXIST. WATER/GAS VALVE	CONCRETE SIDEWALK	FIRE HYDRANT	CATCH BASIN	EXISTING TREELINE			
EXIST. TELEPHONE RISER	EXTRUDED CURB	GATE VALVE & BOX	CURB INLET	EXISTING FENCELINE			
EXIST. GAS RISER	CURB & GUTTER	WATER METER	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
ELECTRICAL ENCLOSURE	TRAFFIC ARROW	GAS METER	HEADWALL	PHASE BOUNDARY			
EXIST. WATER METER	TURN LANE ARROWS	GREASE TRAP	WINGED HEADWALL	EXISTING GAS LINE	GAS		
EXIST. UTILITY POLE	REVISION NUMBER	EXTERIOR CLEANOUT ECO	CONCRETE SWALE	PROPOSED GAS LINE	GAS		
EXIST. FIRE HYDRANT	#1 DRAINAGE STRUCTURE DESIGNATION	MANHOLE	TYPE- X- HEADWALL	EXISTING STORM	STM STM		

Notes:
1. Two-inch conduits will be installed on all long water service lines prior to paving streets.
2. All lots are critical.

Zone Hatch Legend

- Zone 2 10%-20%
- Zone 3 < 20%

Notes:
All subdivision plats that require street name signs, temporary dead-end street signs as described in Section 4-9, and/or greenway easement signs as described in Section 4-8.6 shall require a note stating: "No building permit may be issued on any lot until street name signs, temporary dead-end street signs, or greenway easement signs are installed and verified by the Engineering Department on all streets on which the lot depends for access

N

50' 0 50' 100'

SCALE: 1"= 50'

SEC, Inc.
SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567

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JAMES F. MINER — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

Kinloch Village

Columbia, Tennessee

Preliminary Plat

REVISED:

DRAWN: SJA

DATE: 3-22-2021

CHECKED: MAT

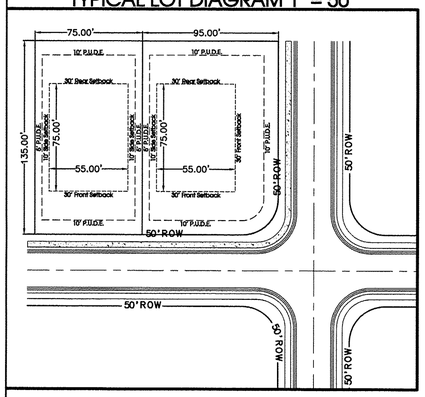
FILE NAME: 20084project

SCALE: 1"=50'

JOB NO. 20084

SHEET: C2.1

TYPICAL LOT DIAGRAM 1" = 50'



MAP 74, PARCEL 43
WAYNE AND LUTHENE L. BERRYBERRY
BK. 347, PG. 337
ZONED: A-2 (County)

MAP 74, PARCEL 41
RONALD A. SHARP
BK. 627, PG. 324
ZONED: A-2 (County)

Common Open Space ±0.73 AC

Detention Pond #3 ±0.62 AC

Common Open Space ±14.55 AC

Existing Wetlands

Hargrove Road (Public Local Street)

Echo Ridge Road (Public Local Street)

Darian Drive (Public Local Street)

Cul-De-Sac STA=5+21.54

Intersection STA:19+72.24=/ STA:0+00.00

Intersection STA:15+79.95= / STA:0+00.00

Infrastructure Contractor To Install Sidewalk Along Common Space

Future Potential Extension

1-8"x8"x6" Tee
1-FH Assembly
1-8" Plug
1-CTB

1-8"x8"x8" Tee
1-8"x8"x6" Tee
1-FH Assembly
2-8" Gate Valve
2-CTB

1-8"x8"x8" Tee
2-8" 11.25° Bend
1-FH Assembly
2-8" Gate Valve
4-CTB

2-8" 11.25° Bend
2-CTB

1-Blow-Off Valve

1-8", 11.25° Bend
1-CTB

HC Ramp (Typ)

Stop Sign w/Street Sign

Water Service (Typ)

Sewer Service (Typ)

4' SW w/2' Grass Strip (Typ)

C900 PVC

MATCHLINE SHEET C2.2
MATCHLINE SHEET C2.3

MATCHLINE SHEET C2.2
MATCHLINE SHEET C2.1

Legend:

□	EXIST. CONCRETE MONUMENT	⌖	BENCHMARK	◐	POST INDICATOR VALVE	Ⓐ	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM STM
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL	◩	BLOW OFF VALVE		RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	▭	REDUCER		RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
⊸	EXIST. SIGN POST	⊸	HC SIGN	⍜	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS
○	EXIST. SEWER CLEANOUT	⊸	PROPOSED SIGN POST	▶|	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	RIGHT OF WAY	50' ROW	PROPOSED SANITARY SEWER	8"SS
○	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD	▬	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF SF	EXISTING WATER	W
▨	EXIST. CATCH BASIN (STORM SEWER)	▭	WHEEL STOP	<	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	8"W
⊗	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	▶◀	FIRE HYDRANT	▨	CATCH BASIN	EXISTING TREELINE			
T	EXIST. TELEPHONE RISER		EXTRUDED CURB	⊗	GATE VALVE & BOX	▨	CURB INLET	EXISTING FENCELINE			
G	EXIST. GAS RISER		CURB & GUTTER	W	WATER METER	◉	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
E	ELECTRICAL ENCLOSURE	➡	TRAFFIC ARROW	G	GAS METER	—	HEADWALL	PHASE BOUNDARY			
W	EXIST. WATER METER		TURN LANE ARROWS	⊠	GREASE TRAP	◡	WINGED HEADWALL	EXISTING GAS LINE	GAS		
⊸	EXIST. UTILITY POLE	1	REVISION NUMBER	○	EXTERIOR CLEANOUT ECO	▭	CONCRETE SWALE	PROPOSED GAS LINE	GAS		
⊸	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	○	MANHOLE	⊠	TYPE- X- HEADWALL	EXISTING STORM	STM STM		

Zone Hatch Legend

- Zone 2 10%-20%
- Zone 3 < 20%

Notes:
1. Two-inch conduits will be installed on all long water service lines prior to paving streets.
2. All lots are critical.

Notes:
All subdivision plats that require street name signs, temporary dead-end street signs as described in Section 4-9, and/or greenway easement signs as described in Section 4-8.6 shall require a note stating: "No building permit may be issued on any lot until street name signs, temporary dead-end street signs, or greenway easement signs are installed and verified by the Engineering Department on all streets on which the lot depends for access

N
50' 0 50' 100'
SCALE: 1"= 50'

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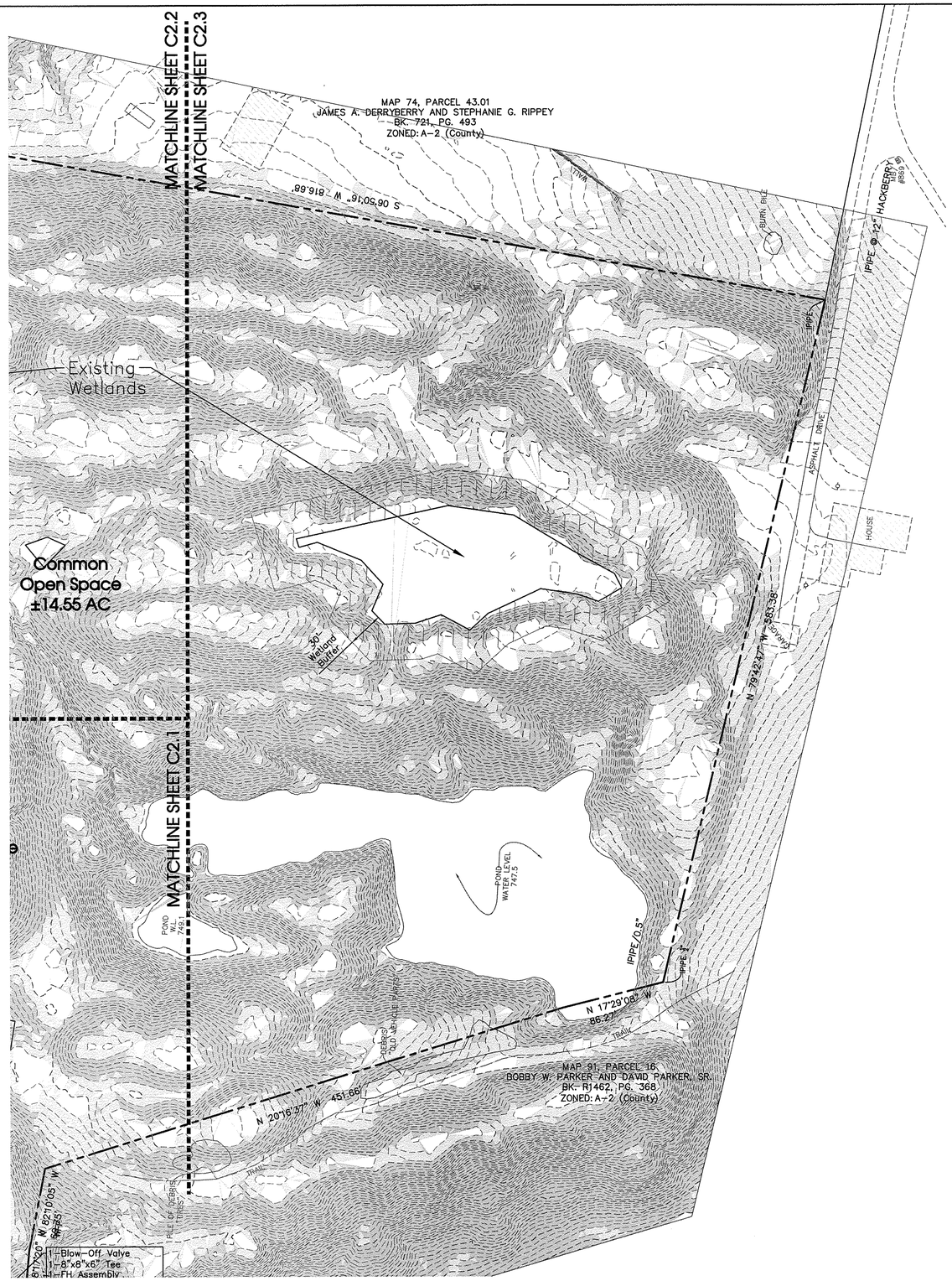
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JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

Kinloch Village
Columbia, Tennessee

Preliminary Plat

REVISED:
DRAWN: SJA
DATE: 3-22-2021
CHECKED: MAT
FILE NAME: 20084project
SCALE: 1"=50'
JOB NO. 20084
SHEET: C2.2



Zone Hatch Legend

- Zone 2 10%-20%
- Zone 3 < 20%

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	8"W

N

50' 0 50' 100'

SCALE: 1"= 50'

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567

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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the owner/developer to implement and maintain the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

JOHN F. MINER — REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE

Kinloch Village

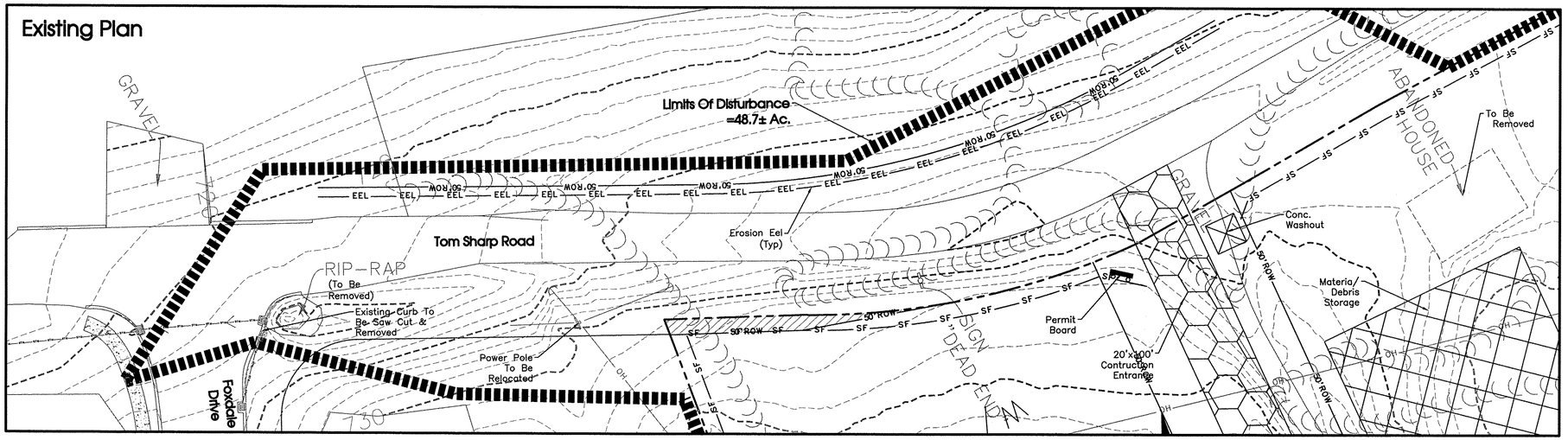
Columbia, Tennessee

Preliminary Plat

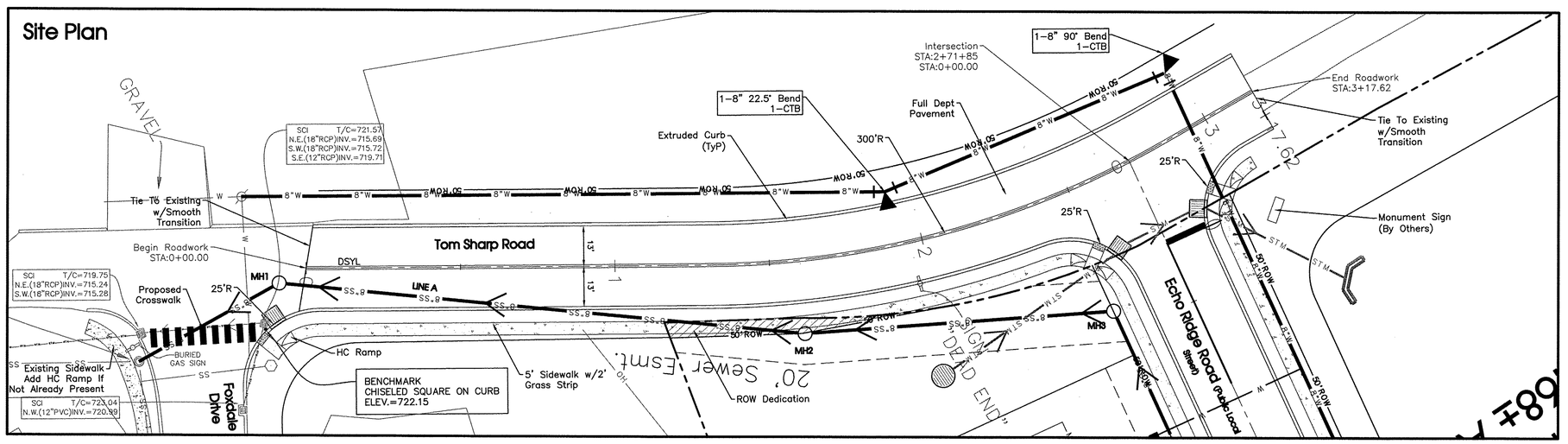
REVISED:

DRAWN: SJA
DATE: 3-22-2021
CHECKED: MAT
FILE NAME: 20084project
SCALE: 1"=50'
JOB NO. 20084
SHEET: C2.3

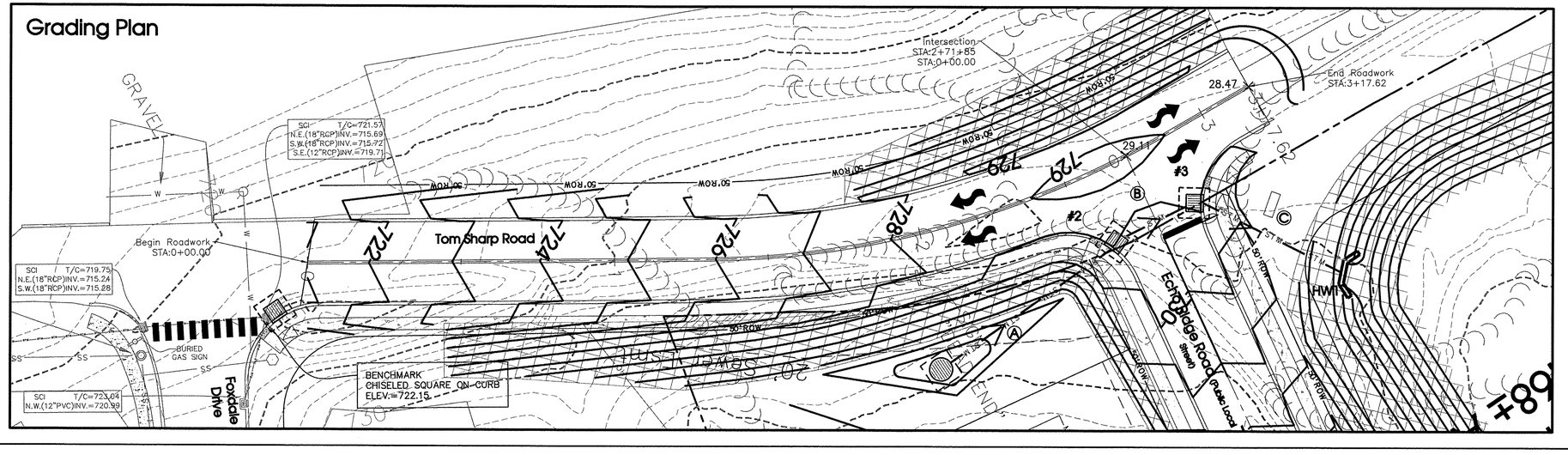
Existing Plan



Site Plan



Grading Plan



Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50'ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	8"W

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JOHN E. MINER — LICENSED PROFESSIONAL ENGINEER — AGRICULTURAL — STATE OF TENNESSEE

Kinloch Village

Columbia, Tennessee

Road Improvements Plan

REVISED:	
DRAWN: SJA	
DATE: 3-22-2021	
CHECKED: MAT	
FILE NAME: 20084project	
SCALE: 1"=20'	
JOB NO. 20084	
SHEET: C3.2	

20' 0 20' 40'

SCALE: 1"= 20'

Case Number:

21-0071

Request:

Request from Greg Gamble to annex with a plan of services 2558 Greens Mill Road being Tax Map 51 Parcel 55 with a Planned Unit Development Master Plan zoning district of RS-10.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0071

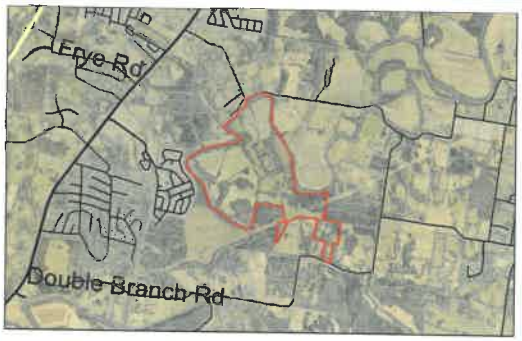
APPLICANT/PROPERTY OWNER
Greg Gamble/ Greens Mill Road LLC

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
2558 Greens Mill Road, Map 051 Parcel 55.00

SUMMARY OF REQUEST: **Zoning Amendment/ Annexation and Plan of Services.**

This request is for the **Annexation with Plan of Services & RS-10 PUD (Planned Unit Development) Zoning** of a 376.96+/- acre tract located on the south side of Greens Mill Road and bounded by Rutherford Creek. As submitted in attached concept plan for development, the petitioner is requesting this RS-10 PUD zoning designation for 745 single-family residential building lots.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Not in City Limits, County Zoning	Vacant Land	RS 10 PUD & Vacant Land/Single-Family Residential	745 single-family residential homes	376.96 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Rural Countryside. This future land use characterized for the subject property includes single-family residential where infrastructure is available to support new development; character context of rural environs; and preservation of natural features and open space.

PROPERTY HISTORY:

N/A: First request for annexation/rezoning on this property with previous deferral from planning commission (Dec 9th 2020).

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A conceptual site plan has been submitted for this request in support of the proposed Annexation & RS-10 PUD zoning. As highlighted, 766 single-family residential building lots are being proposed on a 376 +- acre tract. 178 +/- acres is being dedicated to open space, specifically, areas bounded by the perimeter of the development nearest to Rutherford Creek. Two (2) roadway connection points are indicated within the submitted sketch showing a north connection with Greens Mill Road that will cross Rutherford Creek by construction of a new bridge, and a south connection with Double Branch Road. A submitted pattern book shows details of the pool amenity area consisting of a club house, pool, dog park, and playground. An additional river access amenity and is provided. Furthermore,

proposed home elevations include a variety of façade materials per elevation including fiber cement board, vinyl, and brick. Each home elevation includes a front loaded 2 car garages with single- and two-story options with a concrete slab foundation. See technical comments for any additional items to address that this item would be subject to.

The Future Land Use Classification for this annexation would be Rural Countryside. The densest zoning that is allowed under this land use classification is RS-10 (Low Density Single Family Residential).

Requested Variances from the base RS-10 Zoning requirements include:

- 30' setback on collector streets. RS-10 Zoning requires 35' setback.
- 25' setback on local streets. RS-10 Zoning requires a 30' setback.
- 20' setback from rear lot lines. RS-10 Zoning requires a 30' setback.
- 5' side yard setbacks. RS-10 Zoning requires a 10' setback.
- A minimum lot size of 6,500 SF. RS-10 Zoning requires a minimum lot size of 10,000 SF.
- 50' minimum lot width. RS-10 Zoning requires a minimum 75' lot width.

ATTACHMENTS (CIRCLE)	SUBMITTED PLANS	CITY MAPS	LEGAL NOTICE	LEGAL DESCRIPTION
	PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS	

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 rural countryside which does

support single-family residential development with the preservation of open space 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 property is single-family residential and wooded open space & rural countryside. The proposed plan will continue those established patterns within the area consisting of single family residential and open space within a pattern of transition.

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 subject property is of adequate shape and size to accommodate a single-family residential development.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

1. The rezoning agrees with the general plan for the area;

   The Comprehensive Plan designates the subject property as Rural Countryside. The request would agree with such designation with RS-10 being the densest residential district in allowed for such future land use.

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 would be surrounded by residential uses thus continuing the development pattern thus not effecting the area.

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 similar in development and supported by the comprehensive plan in which the general public representatives confirmed.

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

   In the community, housing demands within the city limits have increased to a sufficient extent to warrant an annexation within the city's zoning map 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 from any facilities that the zoning request cannot be serviced.

gamble design collaborative

April 19, 2021

Paul Keltner, Director
Development Services
City of Columbia, TN

RE: Re-Submittal of Greens Mill PUD-R Subdivision – Annexation Request, Rezoning, and PUD Masterplan

We are submitting revised documents for the PUD Masterplan for the Green Mills PUD-R Subdivision in coordination with Crunk Engineering on behalf of Safe Harbor Development. Included in the submittal are the following documents:

1. Responses to Staff Comments (see below)
2. Fourteen (14) full-sized copies of the PUD Technical drawings
3. Fourteen (14) copies of the Greens Mill Pattern Book
4. Flash Drive with digital copy of submittal

Responses are to Staff Comments provided on April 14, 2021. Please don't hesitate to reach out if you have any additional questions.

Fire

1. Shall provide minimum fire flow. Check with CPWS.
   Crunk Engineering Response: Noted.

2. Fire hydrants shall be within 400' of all structures.
   Crunk Engineering Response: Noted.

Engineering

3. Subject to TIS and construction plans
   Crunk Engineering Response: Noted.

4. Rounadabout at Greens Mill Rd doesn't appear large enough.
   Crunk Engineering Response: Roundabout at Greens Mill Road has been designed to the minimum radius allowable for a Rural Single Lane Roundabout under AASHTO requirements.

5. Provide radii of all centerlines of horizontal curves. Minimum radius 125'.
   Crunk Engineering Response: All radii have been updated to meet 125' minimum.

6. "Eyebrow" on road O cannot meet design requirements as shown.
   Crunk Engineering Response: Eyebrow has been revised to be a culdesac.

7. Traffic circles shall be single lane.
   Crunk Engineering Response: Roundabouts shown with 1 – 13' travel lane.

Development planning, design, and management

greg.gamble@gdc-tn.com
615.975.5765 cell
324 Liberty Pike, Suite 145
Franklin, Tennessee 37064

8. Westbound Road O lane shift at intersection of Road K needs a transition so the lane shift is not within the intersection. Median can be directionalized before the intersection.
   Crunk Engineering Response: Median of Road O has been extended closer to the intersection of Road K to prevent lane shift within the intersection.

9. Roadway geometry to meet subdivision regulation standards.
   Crunk Engineering Response: Roadway geometry meets all subdivision regulations.

10. Road P, between Road S and Road U, provide ROW stub to Sourthern property line along the elevated portion of existing grade. Build 150' of roadway and intersectionalize the corner. Variance will be provided for the future connectivity.
    Crunk Engineering Response: The stub has been shown extending to the southern property line.

11. Road E, continue a stub to the southern property line
    Crunk Engineering Response: A stub has been provided to the southern property line.

12. Provide offsite grading agreement. Grading shown along Road B extends into neighboring property. Provide any other areas where offsite grading is required.
    Crunk Engineering Response: A retaining wall has been provided to prevent any grading onto the adjacent property.

13. Provide determination on all depressed areas. It looks like 4 areas in particular.
    Crunk Engineering Response: A note has been added for the depressed areas stating that a determination must be conducted where any grading is proposed.

14. Label all proposed earth retaining structures. Provide top and bottom elevations. Or extend proposed grading to tie in with existing topo.
    Crunk Engineering Response: All retaining walls have been labeled with top and bottom of wall elevations.

Wastewater

15. The Wastewater approves this request. There are several tie in points to the existing 24" gravity main located along the Rutherford Creek to obtain service for the development. Of course the Department must review the sewer plan prior to submittal to TDEC.
    Crunk Engineering Response: Noted

Building

16. No comments.
    Response: Noted

Police

17. No comments provided.
    Response: Noted

Public Works

greg.gamble@gdc-tn.com
615.975.5765 cell
324 Liberty Pike, Suite 145
Franklin, Tennessee 37064

18. Please see attached Plan of Services from Public Works.
Crunk Engineering Response: Noted

Columbia Power

19. Columbia Power System has an existing power line near your proposed development. We are willing to service 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. *(Utilities)*
Crunk Engineering Response: Noted

Columbia Water

20. CPWS cannot supply water to this project. To be able to supply water a new 12" or 8" water main will need to be extended from the Nashville Hwy. Map attached.
Crunk Engineering Response: An exhibit has been created to show the planned extension of the watermain from Nashville Hwy. See sheet C4.0.

Atmos Energy

21. No comment provided.
Response: Noted

Maury County Highway Department

22. Greens Mill Road has 50' of right-of-way with 24' of road. Double Branch Road is narrow and has 40' of right-of-way. Upgrade road to County standards from where the development is located from pin to pin. Collier Engineering, Randy Carroll, is assisting with projects and surface shall be determined by vehicle count.
Crunk Engineering Response: We have noted on the plans that Double Branch Road must be upgraded to County standards for the length of our property frontage.

Maury County E911

23. No comments provided.
Response: Noted

Maury County Schools

24. No comments provided.
Response: Noted

Planning

25. Plans not to scale, please provide plans that are drawn no smaller than 1:200
Response: Full size, scaled copies have been provided with resubmittal. All plans drawn to scale at a minimum of 1"=200'.

26. Staff recommends street setbacks of 25' on local and 30' on collector roads

greg.gamble@gdc-tn.com
615.975.5765 cell
324 Liberty Pike, Suite 145
Franklin, Tennessee 37064

Response: Setbacks have been revised to meet Staff recommendations. Please see the Pattern Book for revised lot diagrams.

27. Density calculation is on the net acreage that would be 3 DUA opposed to the 1.98 shown
Response: Net density calculation has been added to pattern book and PUD drawings.

28. The lots that are 1 acre is size are also requesting 5'side setbacks staff would recommend the standard side of 25' following RS-40 district
Response: Setbacks have been adjusted for the 1 acre lots. Side setbacks are shown at 25' as recommended. Please see Pattern Book for revised lot diagram.

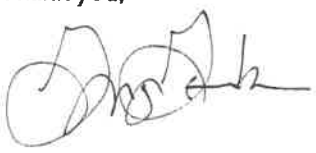
29. Building elevations shows all vinyl siding units but I see a note on a brick option please explain and as stated the homes could be all brick are all vinyl. Request some better understanding of what is being proposed.
Response: There are five (5) floorplans proposed for this community. Each floor plan will provide three (3) front façade elevation options as shown in the Pattern Book. One of these three front façade options (the Traditional) is a brick front façade option. Homes with a brick front façade will have concrete board, LP Smart Siding or vinyl on the other elevations. Vinyl may be used for a maximum of 30% of the homes. The Pattern Book has been revised to make this information more clear.

30. List all variances requested
Response: Requested variances have been listed on the Technical drawing sheets as well as the pattern book.

31. Looks as though there is some off-site grading has construction easements already been secured or negotiated.
Crunk Engineering Response: No offsite grading is proposed at this time.

If there are any questions or additional information needed, please feel free to reach out to me, or Keli Frymire (keli@gdc-tn.com) in my office.

Thank you,



Gamble Design Collaborative
Greg Gamble
144 Southeast Parkway
Suite 200
Franklin, TN 37064

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, April 13, 2021
ITEM NO.
21-0071

DESCRIPTION: Annexation, rezoning, and development plan for the Greens Mill PUD_R subdivision. This proposal is for 745 homes on 376.96 acres. A minor Collector Road is being proposed to connect Greens Mill Road and Double Branch Road.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. Shall provide minimum fire flow. Check with CPWS.
2. Fire hydrants shall be within 400' of all structures.

Engineering

3. Subject to TIS and construction plans
4. rounadabout at Greens Mill Rd doesn't appear large enough.
5. Provide radii of all centerlines of horizontal curves. Minimum radius 125'
6. "eyebrow" on road O cannot meet design requirements as shown.
7. traffic circles shall be single lane.
8. Westbound Road O lane shift at intersection of Road K needs a transition so the lane shift is not within the intersection. Median can be directionalized before the intersection.
9. Roadway geometry to meet subdivision regulation standards.
10. Road P, between Road S and Road U, provide ROW stub to Sourthern property line along the elevated portion of existing grade. Build 150' of roadway and intersectionalize the corner. Variance will be provided for the future connectivity.
11. Road E, continue a stub to the southern property line
12. Provide offsite graiding agreement. Grading shown along Road B extends into neighboring property. Provide any other areas where offsite grading is required.
13. Provide determination on all depressed areas. It looks like 4 areas in particular.
14. Label all proposed earth retaining structures. Provide top and bottom elevations. Or extend proposed grading to tie in with existing topo.

Wastewater

15. The Wastewater approves this request. There are several tie in points to the existing 24" gravity main located along the Rutherford Creek to obtain service for the development. Of course the Department must review the sewer plan prior to submittal to TDEC.

Building

16. No comments.

Police

17. No comments provided.

Public Works

18. Please see attached Plan of Services from Public Works.

Columbia Power

19. Columbia Power System has an existing power line near your proposed development. We are willing to service 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

20. CPWS cannot supply water to this project. To be able to supply water a new 12" or 8" water main will need to be extended from the Nashville Hwy. Map attached.

Atmos Energy

21. No comment provided.

Maury County Highway Department

22. Greens Mill Road has 50' of right-of-way with 24' of road. Double Branch Road is narrow and has 40' of right-of-way. Upgrade road to County standards from where the development is located from pin to pin. Collier Engineering, Randy Carroll, is assisting with projects and surface shall be determined by vehicle count.

Maury County E911

23. No comments provided.

Maury County Schools

24. No comments provided.

Planning

24. Plans not to scale, please provide plans that are drawn no smaller than 1:200
25. Staff recommends street setbacks of 25' on local and 30' on collector roads
26. Density calculation is on the net acreage that would be 3 DUA opposed to the 1.98 shown
27. The lots that are 1 acre is size are also requesting 5'side setbacks staff would recommend the standard side of 25' following RS-40 district
28. Building elevations shows all vinyl siding units but I see a note on a brick option please explain and as stated the homes could be all brick are all vinyl. Request some better understanding of what is being proposed.
29. List all variances requested
30. Looks as though there is some off-site grading has construction easements already been secured or negotiated.

ATTACHMENTS: Preliminary PUD Master Plan.

PLAN OF SERVICES

FOR ANNEXATION
2558 Greens Mill Road PROPERTY
+/-377 ACRES,
BEING
TAX MAP 51 PARCEL 55.00

A. Water

1. Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

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.

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 provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The Columbia Fire & Rescue Department currently holds an Insurance Service Organization (ISO) class 1 rating. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

2. The proposed annex will be located on the property at 2558 Greens Mill Road in Columbia, Tennessee. This location is approximately 2.2 miles from Columbia Fire Station, #5 located at 2633 Nashville Highway, 8.7 miles from Fire Station #3 located at 705 Tom Sharp Road, and 8.6 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia. 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 in 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 RS10-PUD (Single – Family Low Density Residential Planned Unit Development) 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 and curb repair, snow removal, drainage maintenance, and sidewalk repair.

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

Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

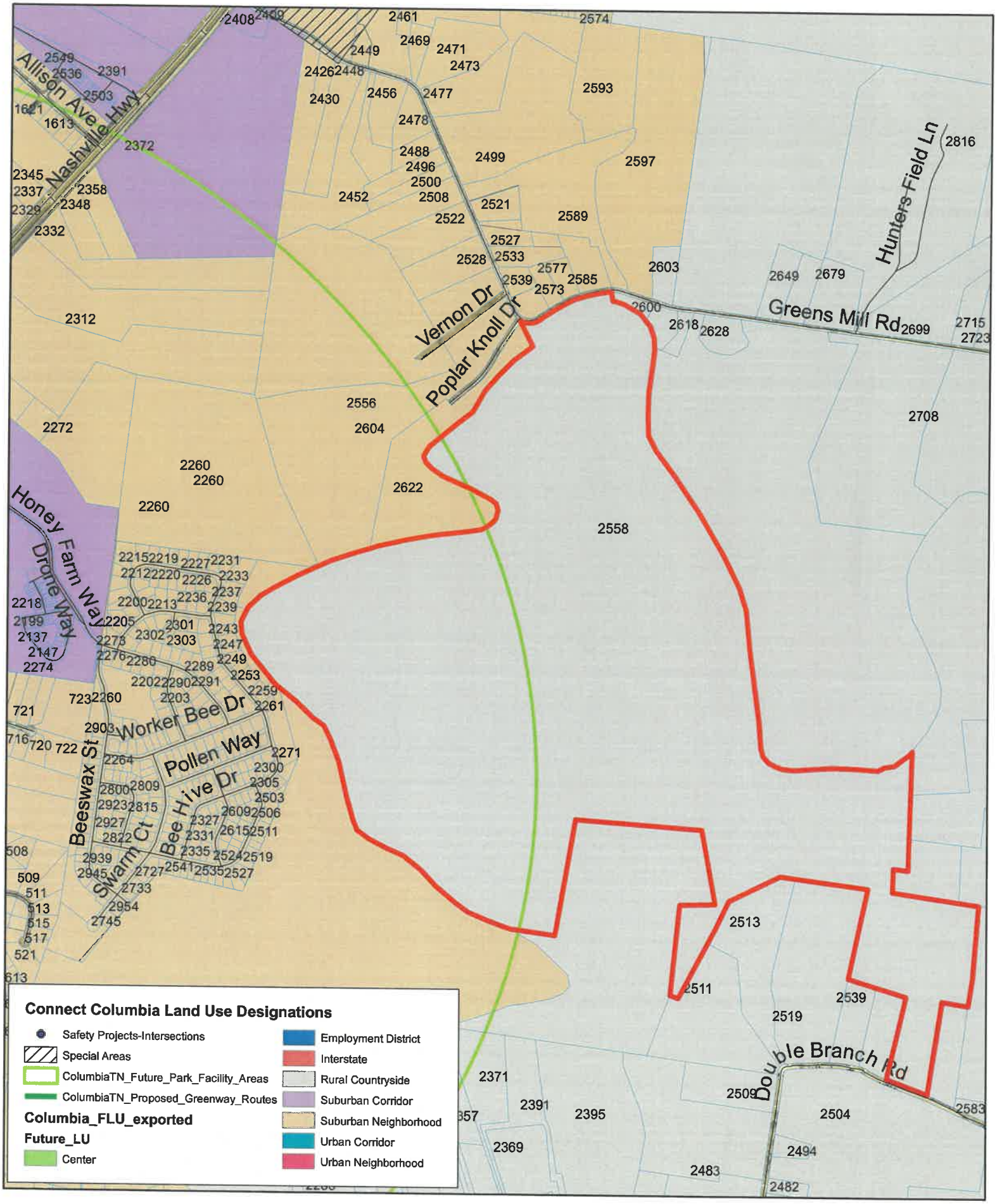
I. Power

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.

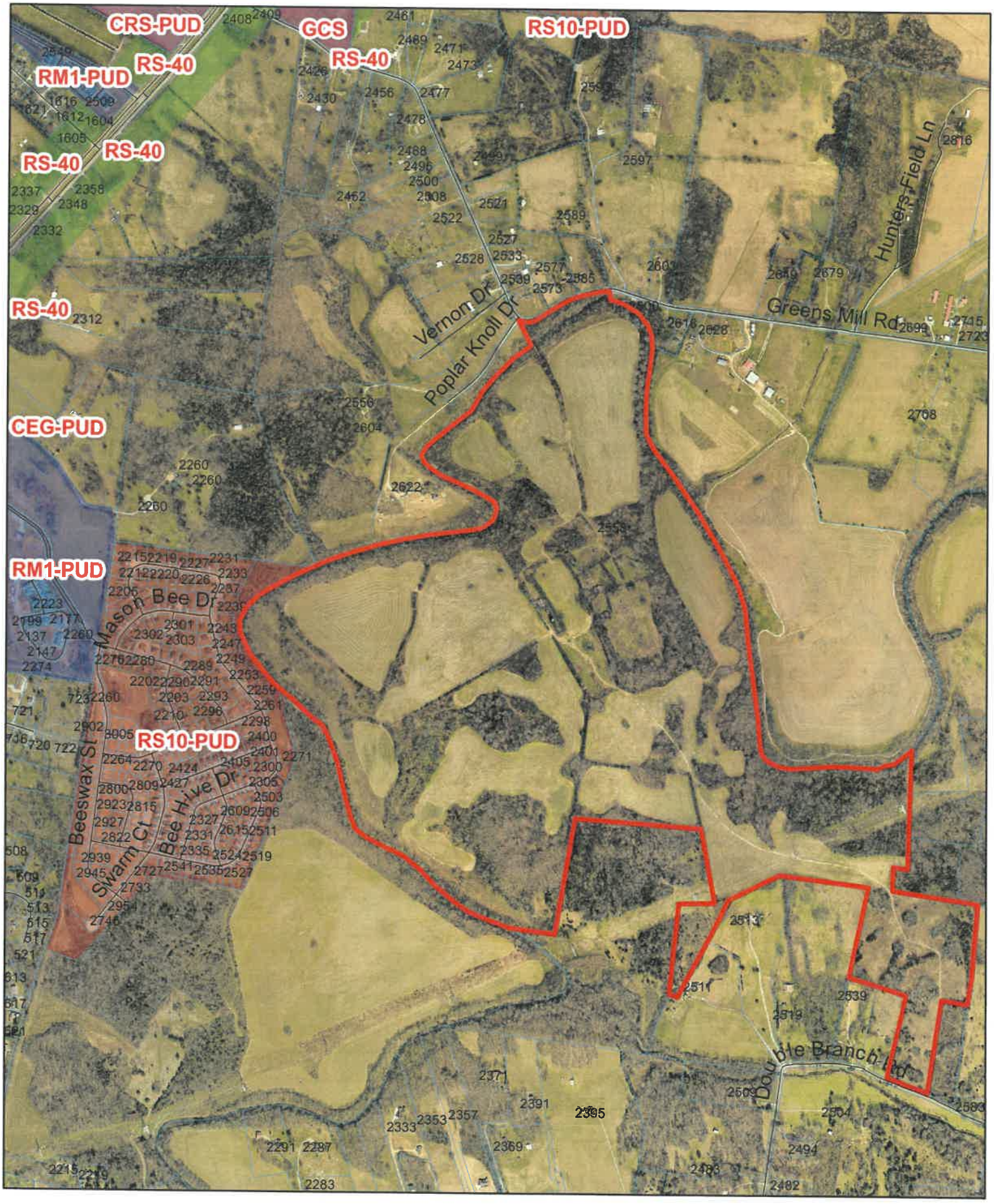
J. Schools

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

Case #21-0071
2558 Greens Mill Road



Case #21-0071
2558 Greens Mill Road



Greens Mill

Columbia, Tennessee







GREENS MILL PUD-R SUBDIVISION

DEVELOPER
CHRIS OOTEN
SAFE HARBOR DEVELOPMENT
KNOXVILLE, TN 37919

ENGINEER
ADAM CRUNK
CRUNK ENGINEERING LLC
7112 CROSSROADS BLVD SUITE 201
BRENTWOOD, TN 37027

LANDSCAPE ARCHITECT
GREG GAMBLE
GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064

Date: November 2, 2020
Revision: March 22, 2021
Revision 2: April 19, 2021

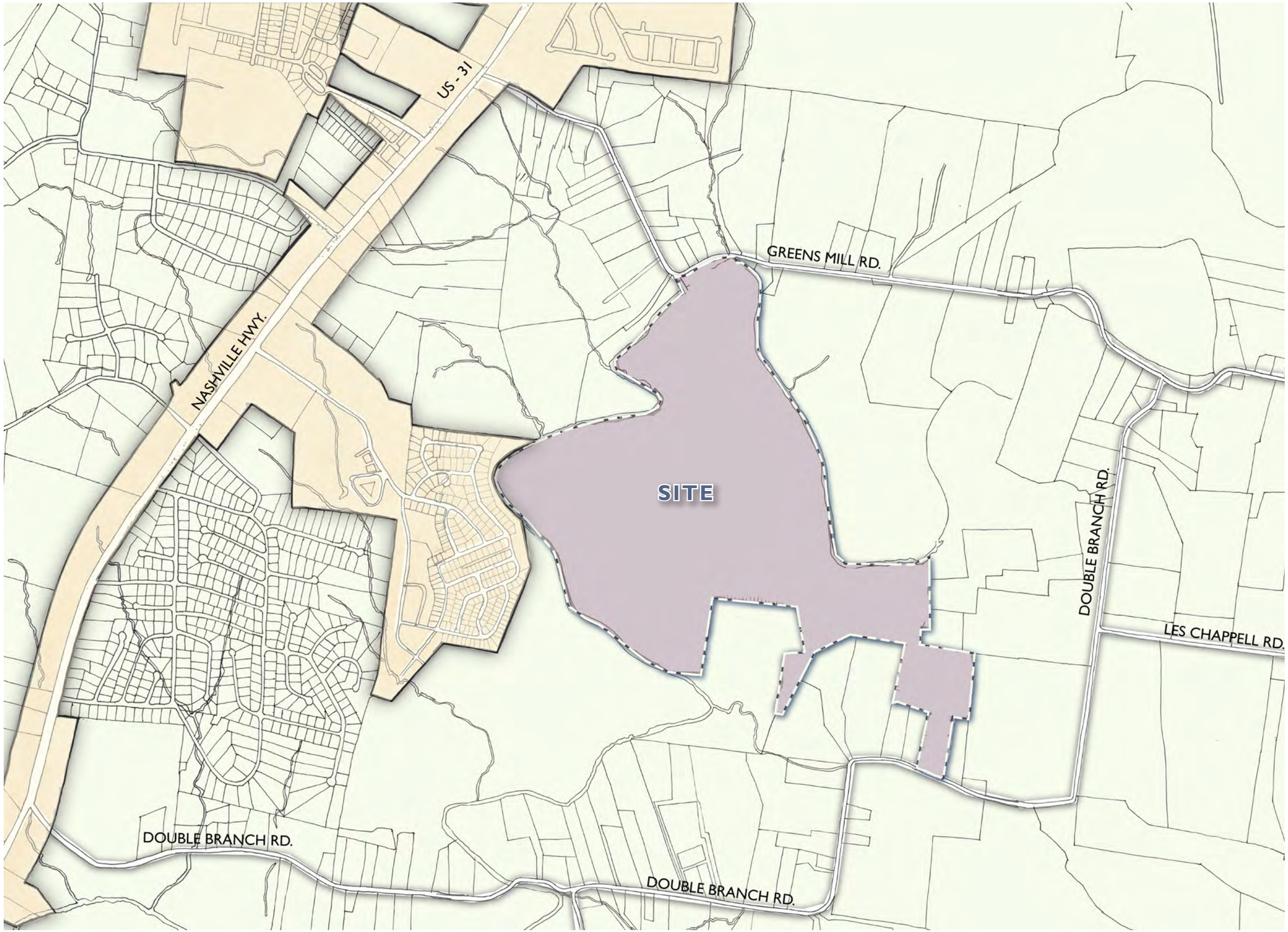


TABLE OF CONTENTS:

2 - DEVELOPMENT TEAM
3 - CONTEXT MAP
4 - MASTER PLAN
6 - OPEN SPACE OVERVIEW
8 - AMENITIES
11 - ARCHITECTURAL PALETTE
18 - LOT DIAGRAMS
21 - STREET SECTIONS





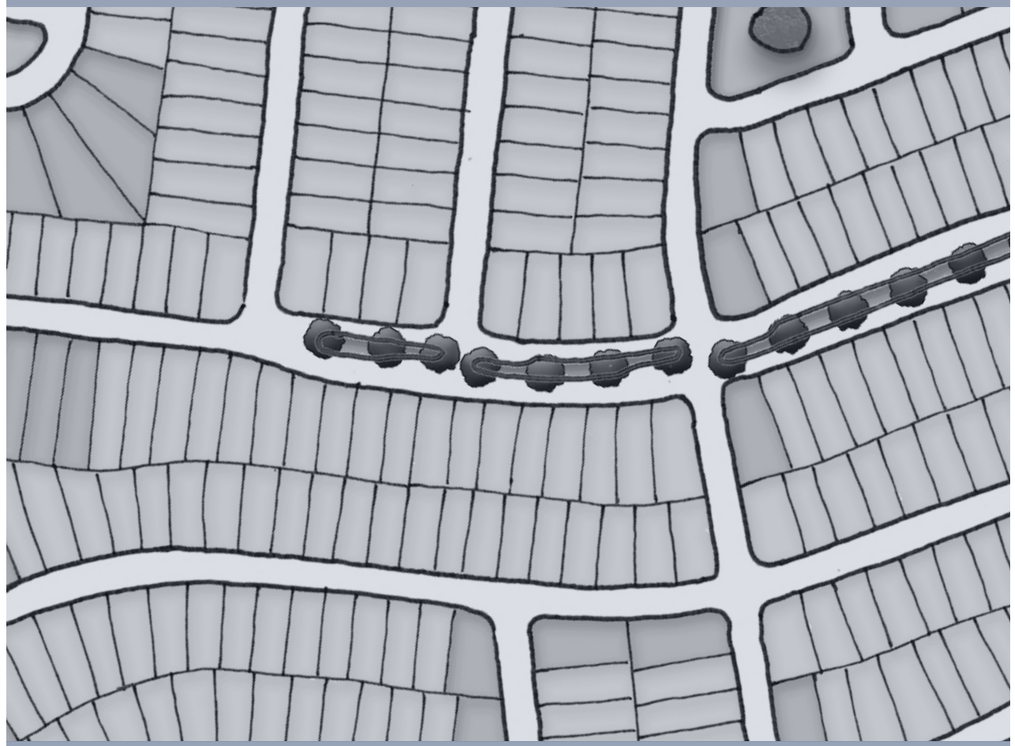


MASTER PLAN

NEIGHBORHOOD CHARACTER:

The neighborhood character is established by:

- Moderate-density development
- Clustered development to preserve large community open spaces & flood plain
- High level of connectivity
- Many variations of home styles with interchangeable floor plans, colors, and materials
- Street trees lining the boulevard and collector road
- Community amenities such as pocket parks, walking trails, a community pool, & dog park



Requested Variances:	Request	Standard	
Front Yard Setback - Collector	30’	35’	
Front Yard Setback - Local	25’	30’	
Rear Yard Setback	20’	30’	
Side Yard Setback (50’ Lots)	5’	10’	
Alternative Plan (Lot Size)	6,500 SF	10,000 SF	LOT MIN.
Alternative Plan (Lot Width)	50’	75’	LOT MIN.



DEVELOPMENT PROGRAM:

TOTAL ACREAGE:	376.96 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL
PROPOSED ZONING:	PUD-R
MAP/PARCEL NUMBERS:	051--- 05500
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL HOMES
TOTAL UNITS:	745 HOMES
AREA IN FLOOD PLAIN:	87.85 ACRES
AREA IN PROPOSED ROW:	44.7 ACRES

NET AREA CALCULATION:

376.96 AC - 87.85 AC - 44.7 AC = **244.41 AC**
TOTAL FLOOD ROW **NET**

PERMITTED DENSITY:	
MAX. UNITS:	**1,065 HOMES**
GROSS DENSITY:	2.83 DUA
NET AREA:	244.41 AC
MIN. LOT AREA:	10,000 SF

REQUESTED DENSITY:
UNITS: 745 HOMES
GROSS DENSITY: 1.98 DUA

NET DENSITY: 3.05 DUA

LOT BREAKDOWN:

		AVERAGE SIZE
LOTS 6,500-9,999 SF:	513 HOMES	7,312 SF
LOTS 10,000-20,000 SF:	210 HOMES	12,400 SF
1 AC ESTATE LOTS:	22 HOMES	
TOTAL LOTS:	745 HOMES	

YARD REQUIREMENTS: 750 SF PER HOME
*Provided on each proposed residential lot in either side or rear yard

OPEN SPACE:
750 SF x 745 HOMES = 12.83 AC MIN. OPEN SPACE (3.4% of SITE)
COMMON OS PROVIDED = 165.45 AC (43.9% of SITE)
70.19 AC USABLE OPEN SPACE



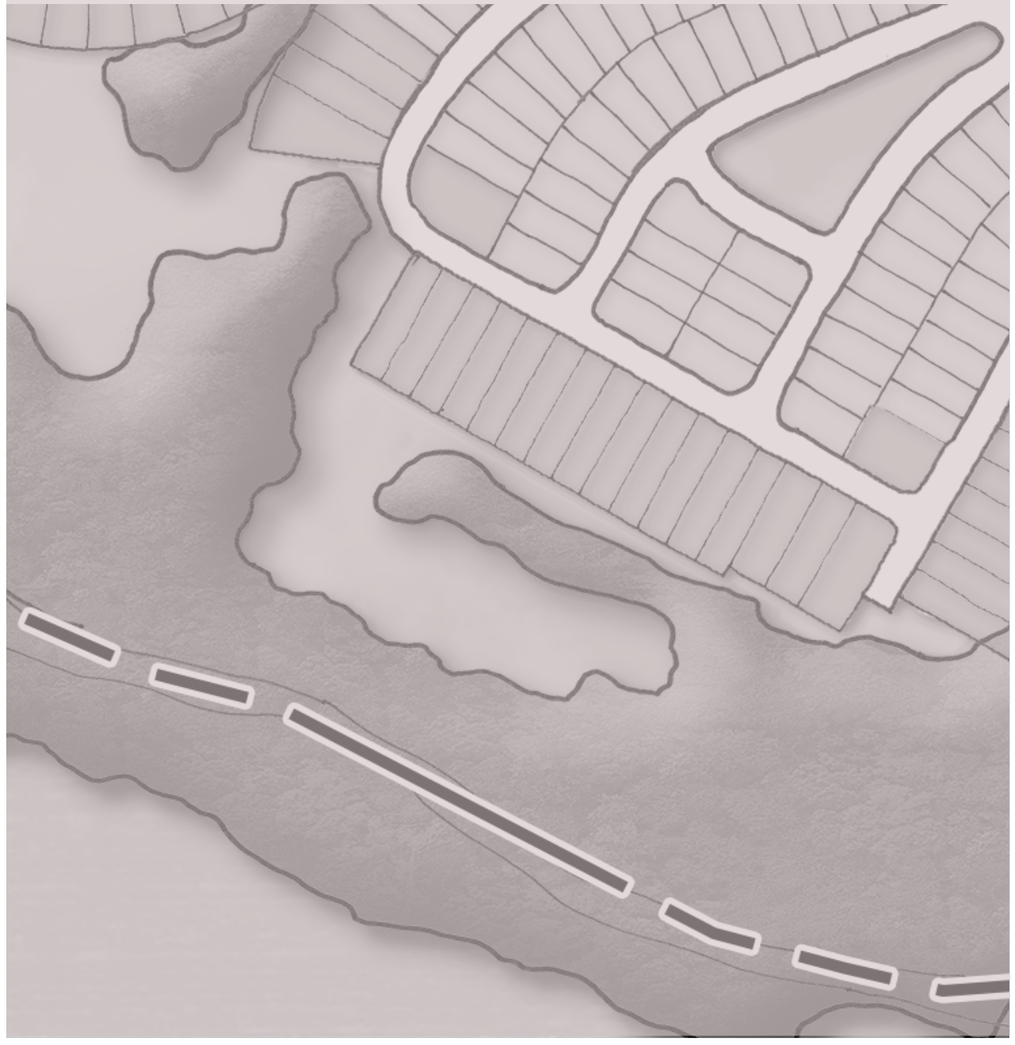


OPEN SPACE



COMMON OPEN SPACE:

- Preserved floodplain & open space along neighborhood perimeter
- Usable open space distribution throughout the development
- Street trees along collector road & boulevard
- Passive walking trails & river access
- Community amenity & play area





OPEN SPACE (OS) BREAKDOWN:

FLOOD PLAIN OPEN SPACE:	87.67 AC (53.0% of OS)
STORM WATER OPEN SPACE:	7.59 AC (4.6% of OS)
REMAINING OPEN SPACE:	70.19 AC (42.1% of OS)
TOTAL OPEN SPACE:	165.45 AC (43.9% of SITE)
TOTAL SITE ACREAGE:	376.96 AC

Total Open Space Provided:	165.45 AC (43.9% SITE)
Natural Open Space:	87.67 AC (23.3% of SITE)
Floodplain:	87.67 AC (53.0% of OS)
Other Open Space:	7.59 AC (2.0% of SITE)
Storm water:	7.59 AC (4.6% of OS)
Usable Open Space:	70.19 AC (42.1% of OS)

- Active recreation
- Walking paths
- Prepared play areas
- Pocket parks
- Pool & clubhouse





AMENITY SPACES

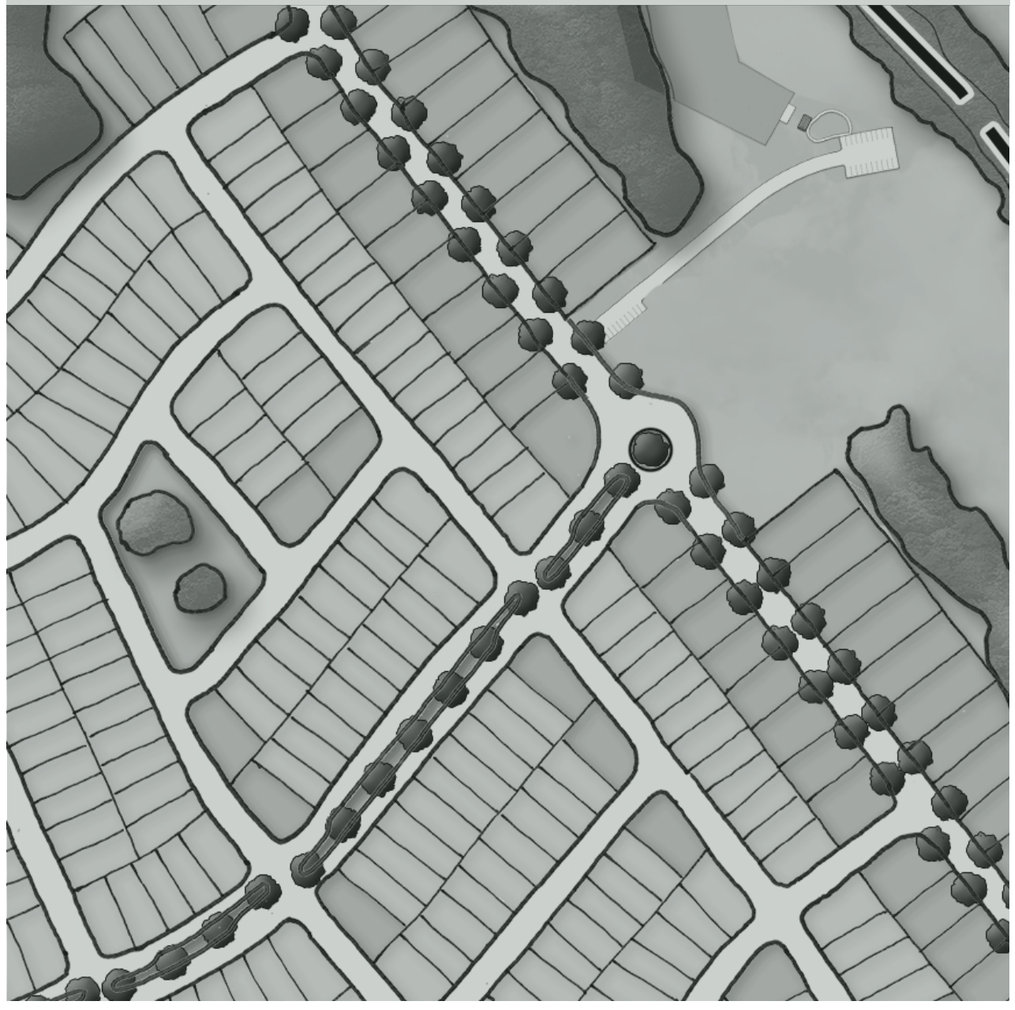


AMENITY SPACES:

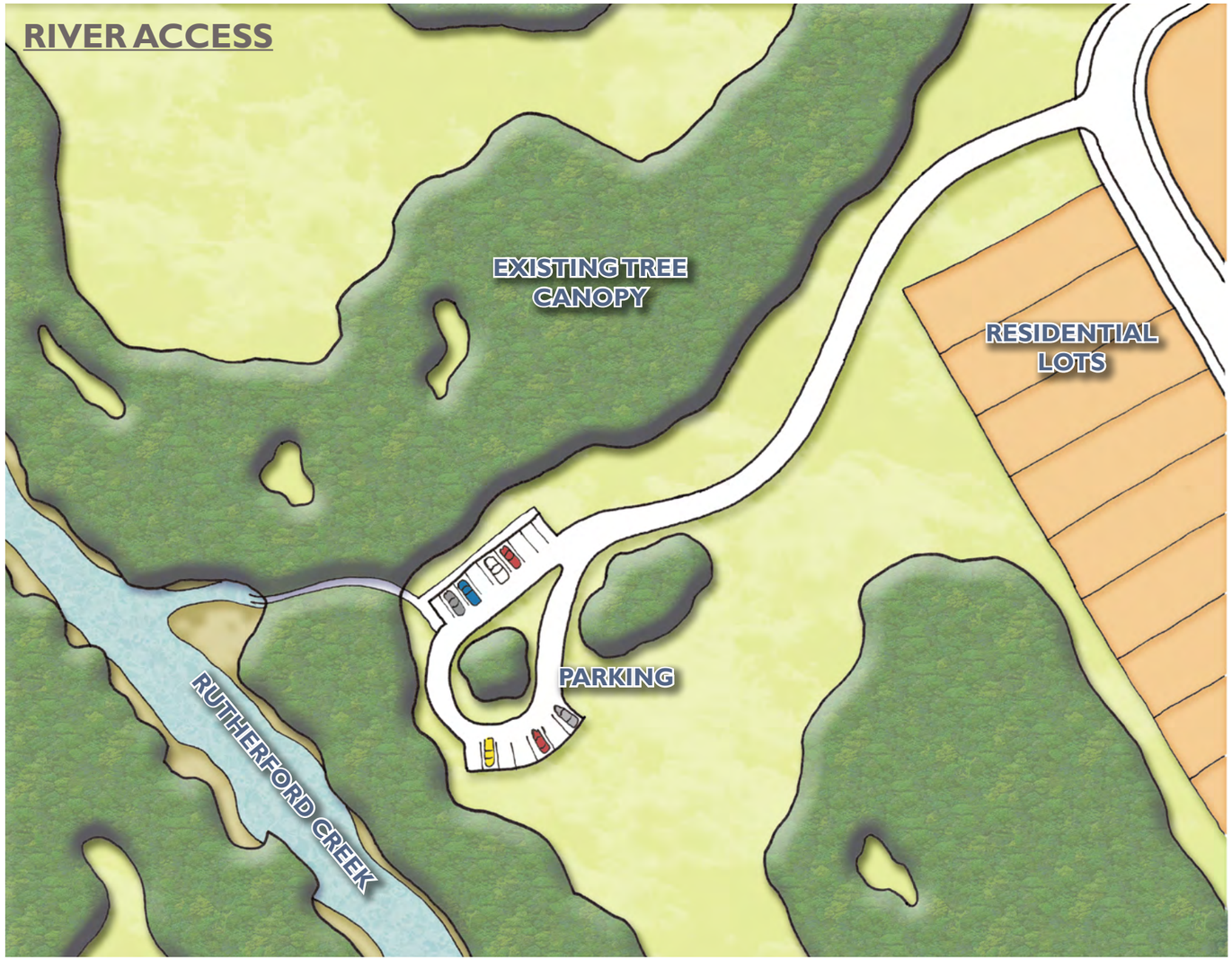
Greens Mill contains a large collection of open spaces for residents and the community. Along with the large natural open spaces, there are a few designed open spaces featuring different amenities for the residents.

Some of the amenities featured in this neighborhood are:

- Dog Park
- Pool and Clubhouse
- River Access
- Pavilions & picnic areas
- Bus stops & covered mail kiosks



RIVER ACCESS







MAIL KIOSK & BUS STOP



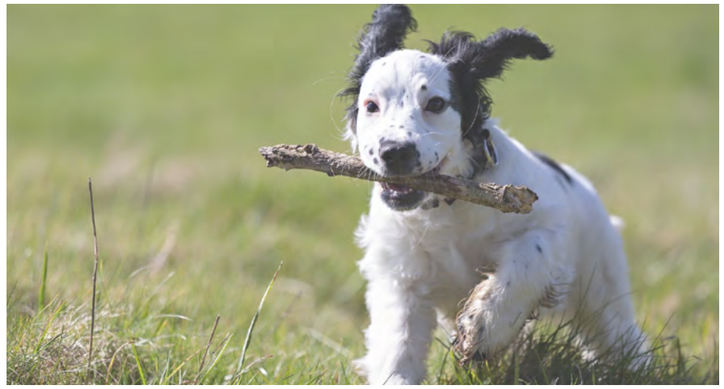






AMENITY ARCHITECTURE



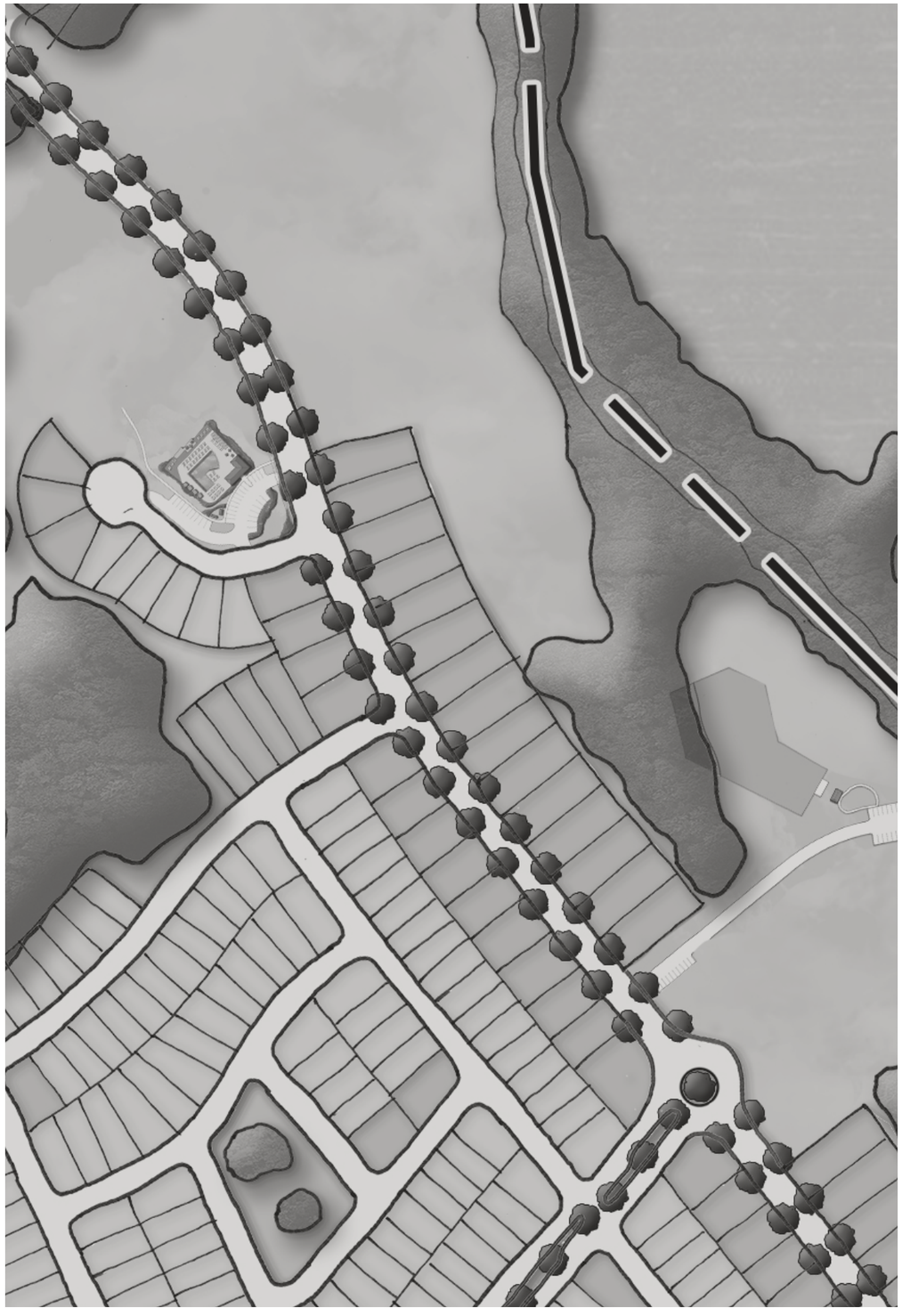






ARCHITECTURAL CHARACTER & LOT DIAGRAMS





FOUNDATIONS:
- Concrete slabs

FLATWORK:
- Driveways: Broom finish concrete.
- Sidewalks: Broom finish concrete.
- Porches/Patios: Broom finish concrete

SIDING & CORNICE:
- Fascia: Aluminum wrapped.
- Soffits: Ventilated vinyl soffits and non-ventilated vinyl soffits on the rakes.
- Porch Ceilings: Vinyl.
- Siding: Concrete board or LP Smart Siding, vinyl, horizontal lap, vertical, shake per plan elevation, brick front option

COLUMNS:
- 6"x6" posts per plans.

SHUTTERS:
- Vinyl shutters (style, size, & location per plan).

WINDOWS:
- Vinyl single hung and fixed windows per plan.
- Grid pattern: per plan elevation.

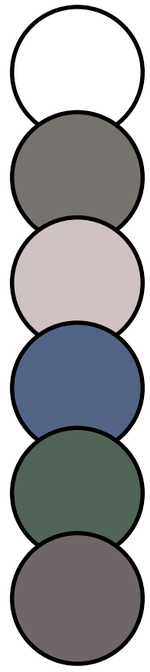
EXTERIOR DOORS:
- Front Door: Fiberglass insulated door w/adjustable threshold.
- Secondary Rear Door: Half lite insulated door.

ROOFING:
- Shingles: 3 tab asphalt shingles

GARAGE DOORS:
- 16'x7' Classic Steel per plan elevation

GUTTERS:
- 5" aluminum k-style gutters
- 3'x4" downspouts.

COLOR PALETTE OPTIONS



FLOORPLANS & FACADE STYLES

This Legacy Community will feature **5 floor plans.** Each floor plan will provide **3 separate front facade variations:**

- Classic
- Craftsmen
- Traditional - brick used only on front facade

Each of the **6 color palette options** can be applied to each facade variation. This results in a total of **90 separate home options.**

Concrete board, LP smart siding, brick, and vinyl are all permitted materials. **Vinyl** may be used for a **maximum of 30%** of homes.



CLASSIC



CRAFTSMEN



TRADITIONAL - Brick used only on front facade

GENTRY FLOORPLAN

SIDE & REAR ELEVATIONS, TYPICAL PER FLOOR PLAN







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL



CLASSIC



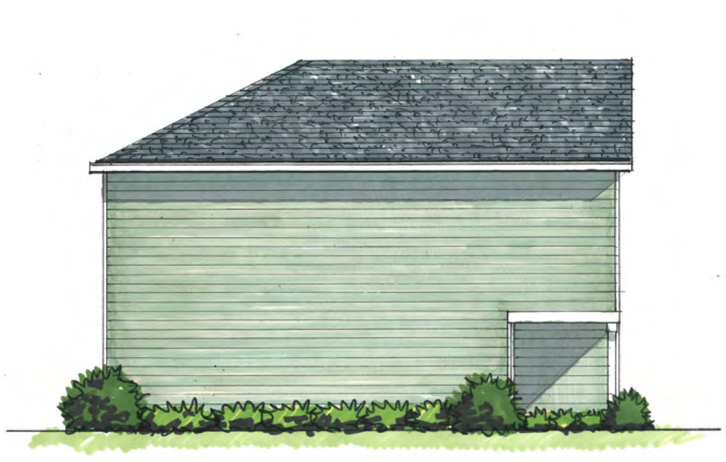
CRAFTSMEN

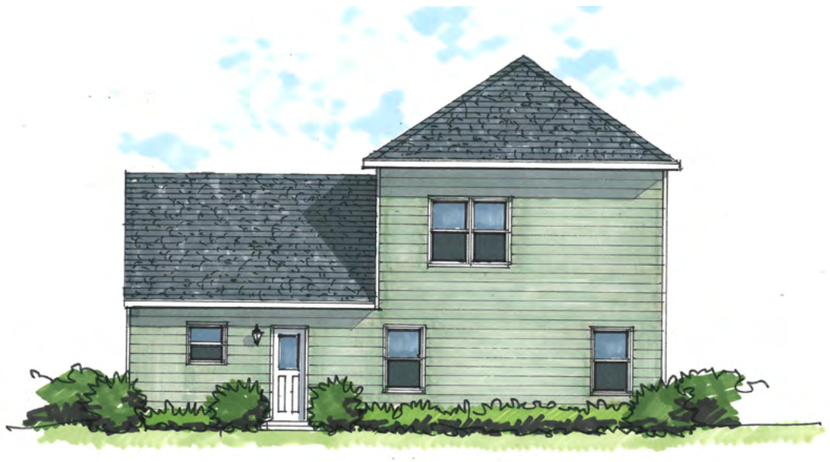


TRADITIONAL - Brick used only on front facade

CARTER FLOORPLAN

SIDE & REAR ELEVATIONS, TYPICAL PER FLOOR PLAN







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL



CLASSIC



CRAFTSMEN

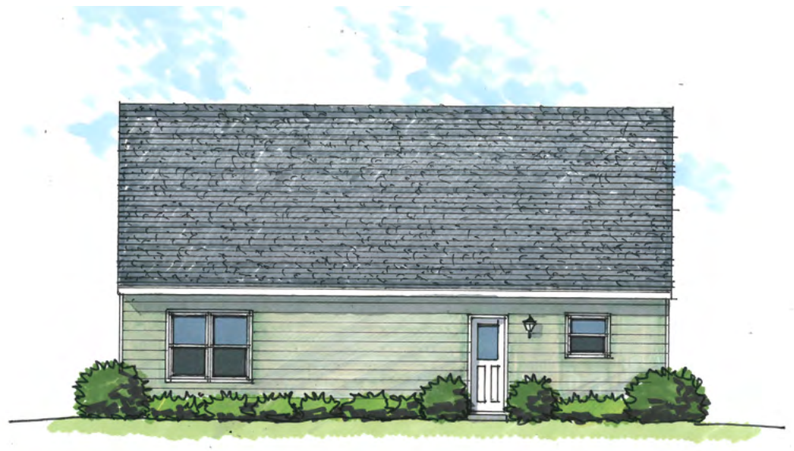


TRADITIONAL - Brick used only on front facade

HARRIS FLOORPLAN

SIDE & REAR ELEVATIONS, TYPICAL PER FLOOR PLAN







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL



CLASSIC



HOMESTEAD



TRADITIONAL - Brick used only on front facade

JACKSON FLOORPLAN

SIDE & REAR ELEVATIONS, TYPICAL PER FLOOR PLAN







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL



CLASSIC



HOMESTEAD



TRADITIONAL - Brick used only on front facade

STUART FLOORPLAN

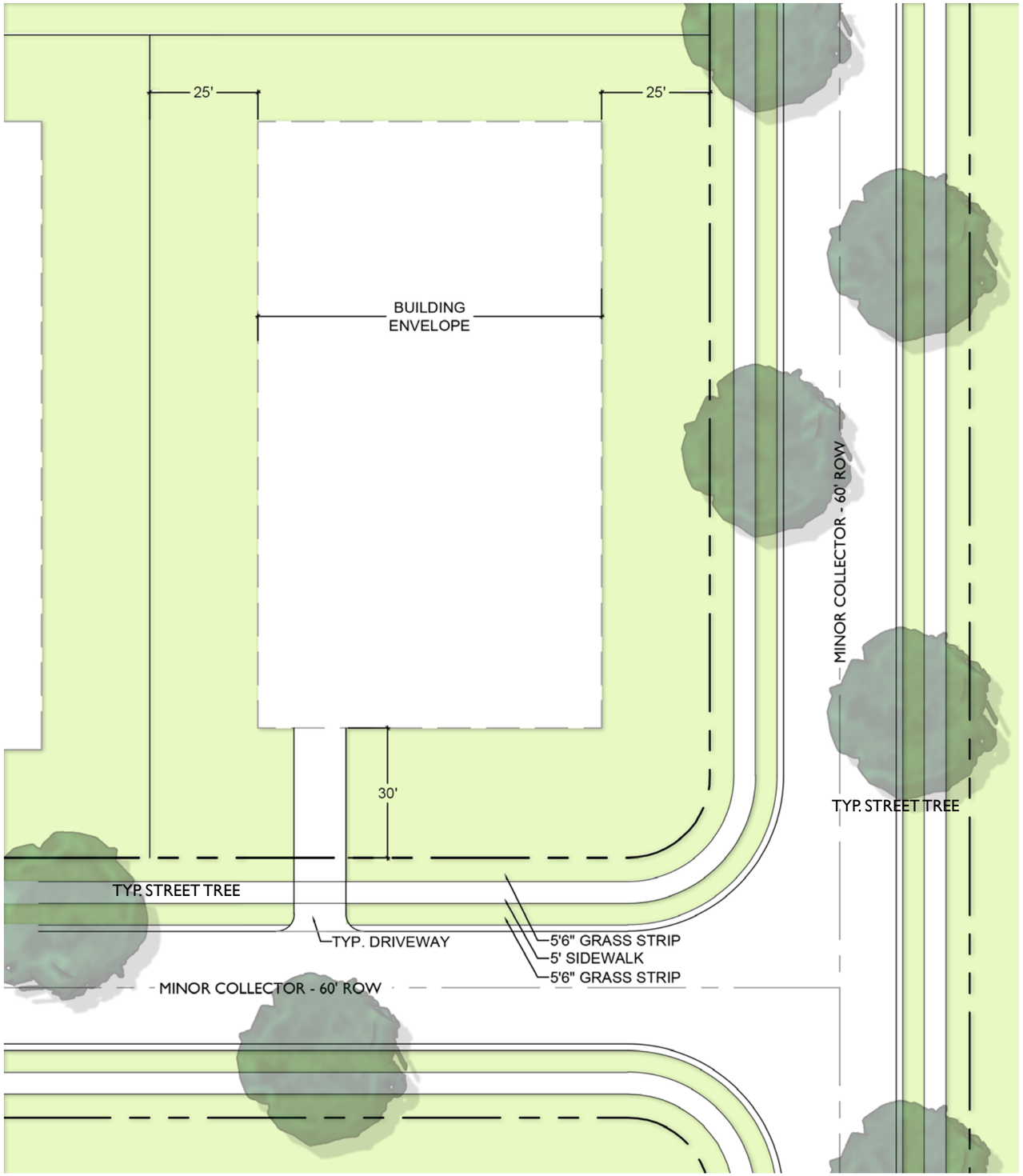
SIDE & REAR ELEVATIONS, TYPICAL PER FLOOR PLAN







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL





1 ACRE ESTATE LOTS: 22 HOMES

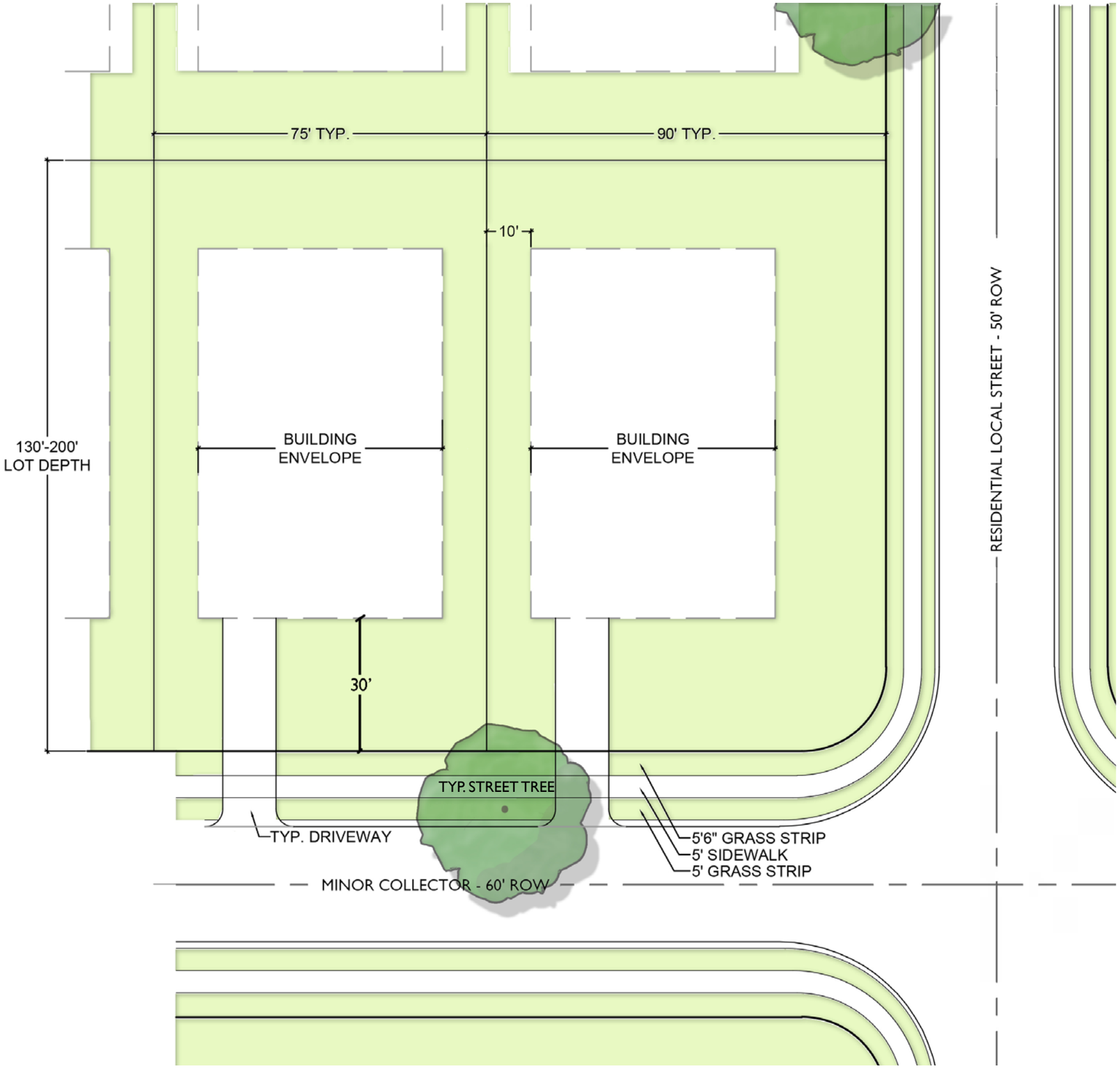
LOT SETBACKS:

FRONT:	30’
REAR:	20’
SIDE:	25’

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20’ OF DRIVEWAY ON LOT

TYPICAL LANDSCAPE:

- 1 STREET TREE
- FOUNDATION PLANTING:
  - 6 evergreen & 4 deciduous or flowering shrubs





75' MIN WIDTH: **84 HOMES**

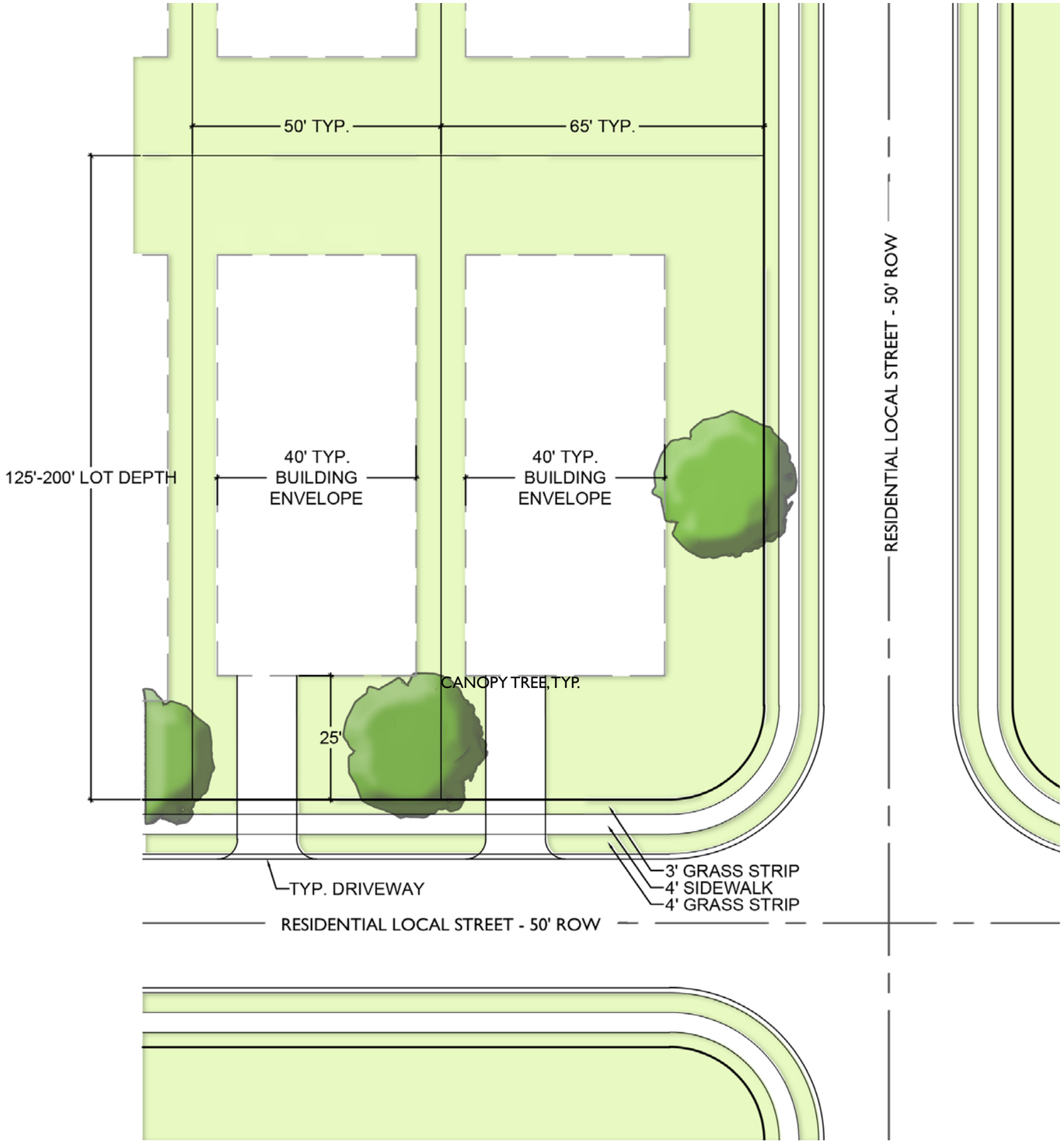
LOT SETBACKS:

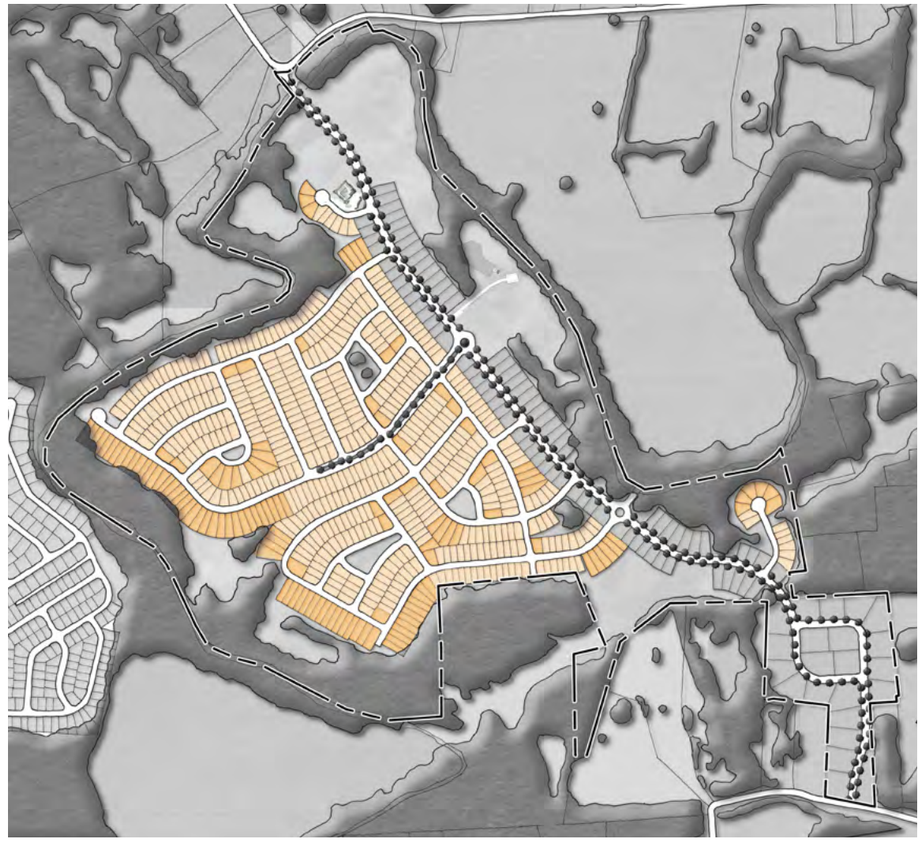
FRONT:	30'
REAR:	20'
SIDE:	10' / 25' CORNER LOTS

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

TYPICAL LANDSCAPE:

- 1 STREET TREE
- FOUNDATION PLANTING:
  - 6 evergreen & 4 deciduous or flowering shrubs





50' MIN WIDTH: **639 HOMES**

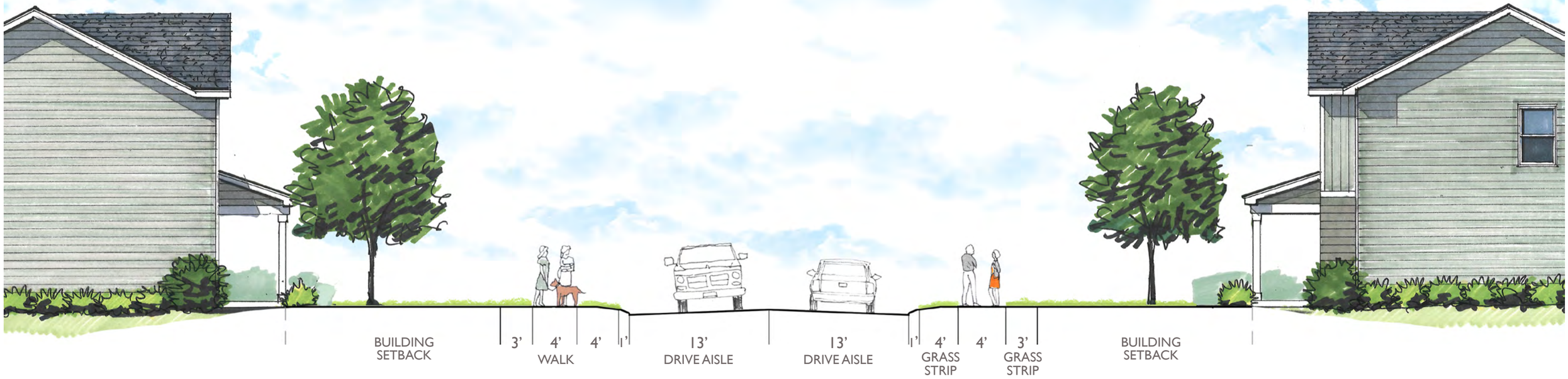
LOT SETBACKS:

FRONT:	25'
REAR:	20'
SIDE:	5' / 20' CORNER LOTS

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

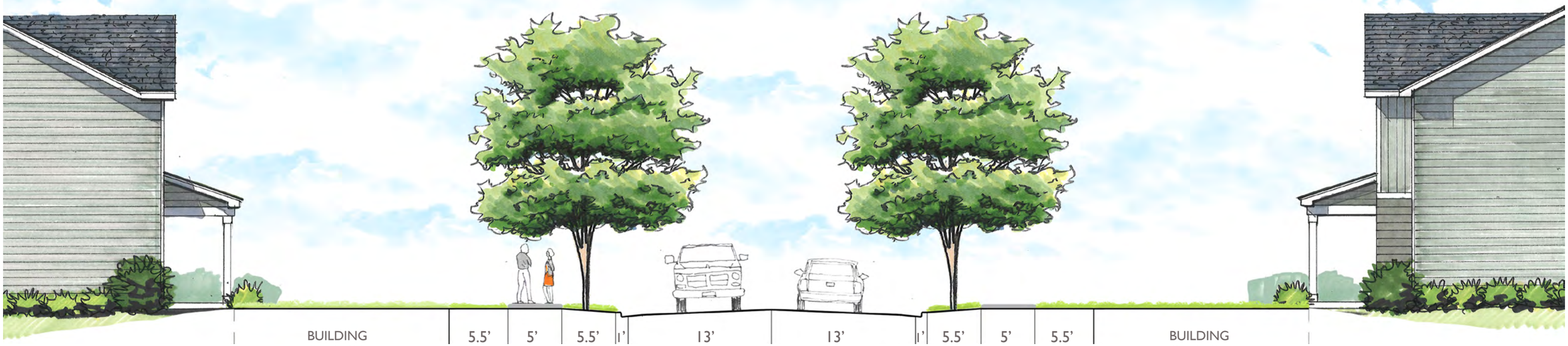
TYPICAL LANDSCAPE:

- 1 CANOPY TREE
- FOUNDATION PLANTING:
  - 6 evergreen & 4 deciduous or flowering shrubs



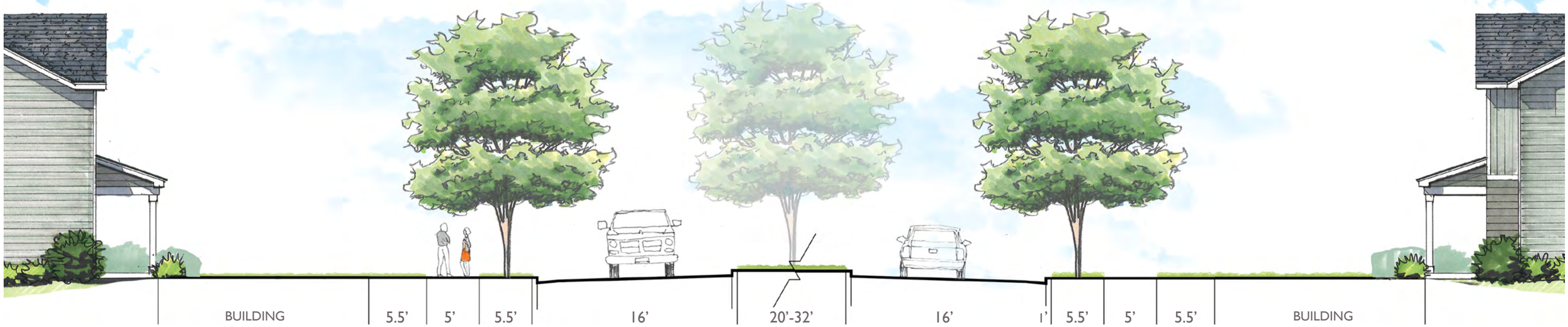
LOCAL STREET

50’ ROW



MINOR COLLECTOR ROAD

60' ROW



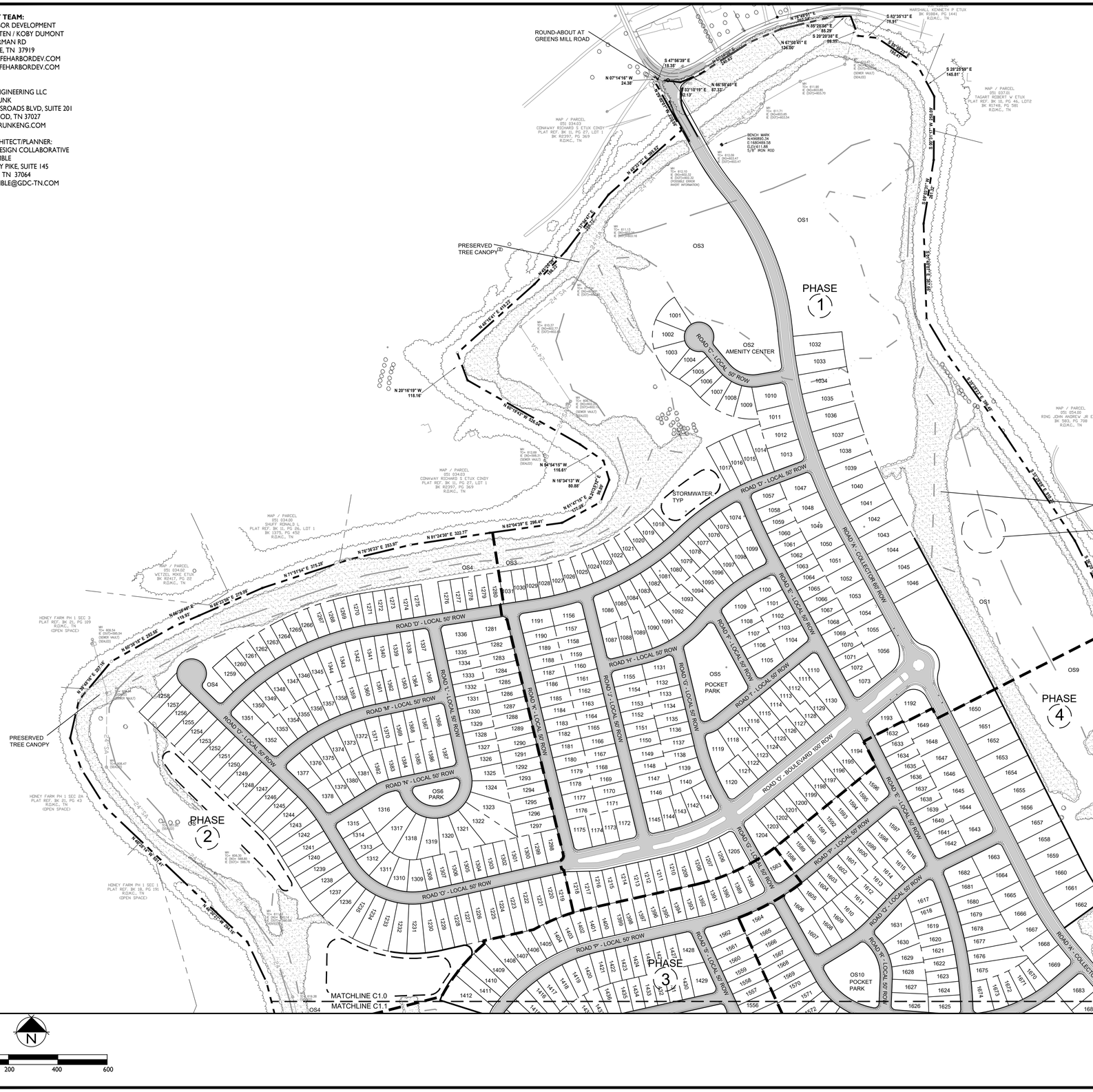
BOULEVARD

100' ROW

DEVELOPMENT TEAM:
SAFE HARBOR DEVELOPMENT
CHRIS OOTEN / KOBY DUMONT
308 LETTERMAN RD
KNOXVILLE, TN 37919
CHRIS@SAFEHARBORDEV.COM
KOBY@SAFEHARBORDEV.COM

ENGINEER:
CRUNK ENGINEERING LLC
ADAM CRUNK
7112 CROSSROADS BLVD, SUITE 201
BRENTWOOD, TN 37027
ADAM@CRUNKENG.COM

LANDSCAPE ARCHITECT/PLANNER:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
GREG.GAMBLE@GDC-TN.COM



SITE DATA:

TOTAL ACREAGE:	376.96 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL
PROPOSED ZONING:	PUD-R PLANNED UNIT DEVELOPMENT RESIDENTIAL
MAP/PARCEL NUMBERS:	051--- 05500
PROPOSED USE:	SINGLE - FAMILY DETACHED RESIDENTIAL HOMES
TOTAL UNITS PROPOSED:	745 HOMES
NET DENSITY:	3.05 DUA
TOTAL OPEN SPACE:	165.45 AC (43.9% TOTAL SITE)

NET AREA CALCULATION: 244.41 AC
TOTAL AREA (376.96 AC) - FLOOD PLAIN (87.85 AC) - PROPOSED ROW (44.7 AC) = 244.41 AC

PERMITTED DENSITY: 1065 HOMES	REQUESTED DENSITY: 745 HOMES
GROSS AREA: 376.96 AC	GROSS AREA: 376.96 AC
NET AREA: 244.41 AC	NET AREA: 244.41
MINIMUM LOT SIZE: 10,000 SF	LOTS CLUSTERED TO PRESERVE COMMON OPEN SPACE
GROSS DENSITY: 2.83 DUA	GROSS DENSITY: 1.98 DUA
NET DENSITY: 4.36 DUA	NET DENSITY: 3.05 DUA

YARD AND OPEN SPACE REQUIREMENTS:
SEE PATTERN BOOK FOR ADDITIONAL DETAILS FOR USABLE OPEN SPACE.
750 SF PER HOME REQUIRED
PROVIDED ON EACH RESIDENTIAL LOT IN SIDE OR REAR YARD

750 SF PER HOME = 12.83 ACRES (3.4% GROSS AREA, 7.8% TOTAL OPEN SPACE)

COMMON OPEN SPACE PROVIDED: 165.45 AC
NATURAL OPEN SPACE: 87.85 AC (53% OF OPEN SPACE)
FLOOD PLAIN: 87.85 AC
USABLE OPEN SPACE: 70.19 AC (42.1% OF OPEN SPACE)
OTHER OPEN SPACE: 7.59 AC (4.6% OF OPEN SPACE)
STORMWATER: 7.59 AC

RESIDENTIAL LOTS:
THREE SIZES OF RESIDENTIAL LOTS ARE BEING PROPOSED FOR THIS PUD-R DEVELOPMENT. LOT DIAGRAMS HAVE BEEN PROVIDED IN THE GREENS MILL PATTERN BOOK. LOTS HAVE BEEN CLUSTERED TO PROVIDE LARGER AMOUNTS OF COMMON OPEN SPACE.

LOT SIZE	TOTAL LOTS	AVERAGE LOT SIZE
6,500 SF - 9,999 SF	513	7,312 SF
10,000 SF - 20,000 SF	210	12,400 SF
1 ACRE ESTATE LOTS	22	
TOTAL LOTS	745	

PROPOSED BUILDING SETBACKS:

LOT TYPE:	FRONT:	REAR:	SIDE:
1 ACRE ESTATE LOT	30'	20'	25'
75' LOT	30'	20'	10'/ 25' CORNER LOT
50' LOT	25'	20'	5'/ 20' CORNER LOT

OFF STREET PARKING: 2 PARKING SPACES PROVIDED PER HOME IN GARAGE AND/OR DRIVEWAY

VARIANCE REQUESTS ASSOCIATED WITH THE GREENS MILL PUD:
SEE PATTERNBOOK FOR LOT DIAGRAMS AND STREET SECTIONS.

REQUESTED VARIANCE:	REQUEST	STANDARD
FRONT YARD SETBACK - COLLECTOR	30'	35'
FRONT YARD SETBACK - LOCAL	25'	30'
REAR YARD SETBACK	20'	30'
SIDE YARD SETBACK (50' LOTS)	5'	10'
ALTERNATIVE PLAN (LOT SIZE)	6,500 SF MINIMUM	10,000 SF MINIMUM
ALTERNATIVE PLAN (LOT WIDTH)	50' MINIMUM	75' MINIMUM

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

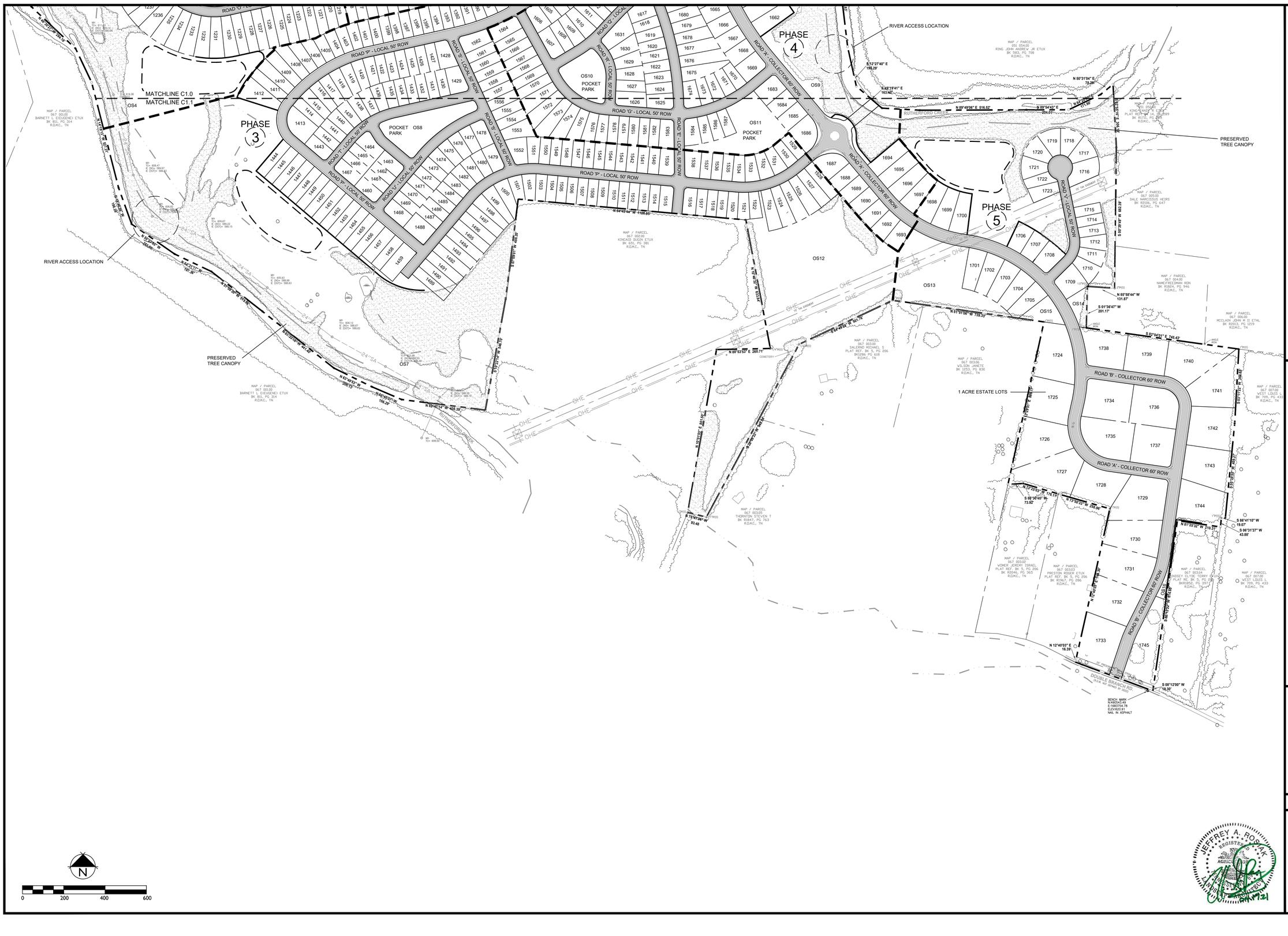
REVISIONS

No.	DATE
1.	3.22.2021
2.	4.19.2021

11/02/2020 17067

C1.0
SITE LAYOUT PLAN

JEFFREY A. ROSAK
REGISTERED
AGRICULTURAL
LANDSCAPE
ARCHITECT



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
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GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1.	3.22.2021	
2.	4.19.2021	

11/02/2020 17067

C1.1
SITE LAYOUT PLAN

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURAL
ENGINEER
TENNESSEE
4/19/21



REFER TO SHEET C2.1
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C2.2
FOR DETAILED INFORMATION
IN THIS AREA.

0 225 450 900
GRAPHIC SCALE

N

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

ANDREW L. SWIM
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
4/19/21
STATE OF TENNESSEE

GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS

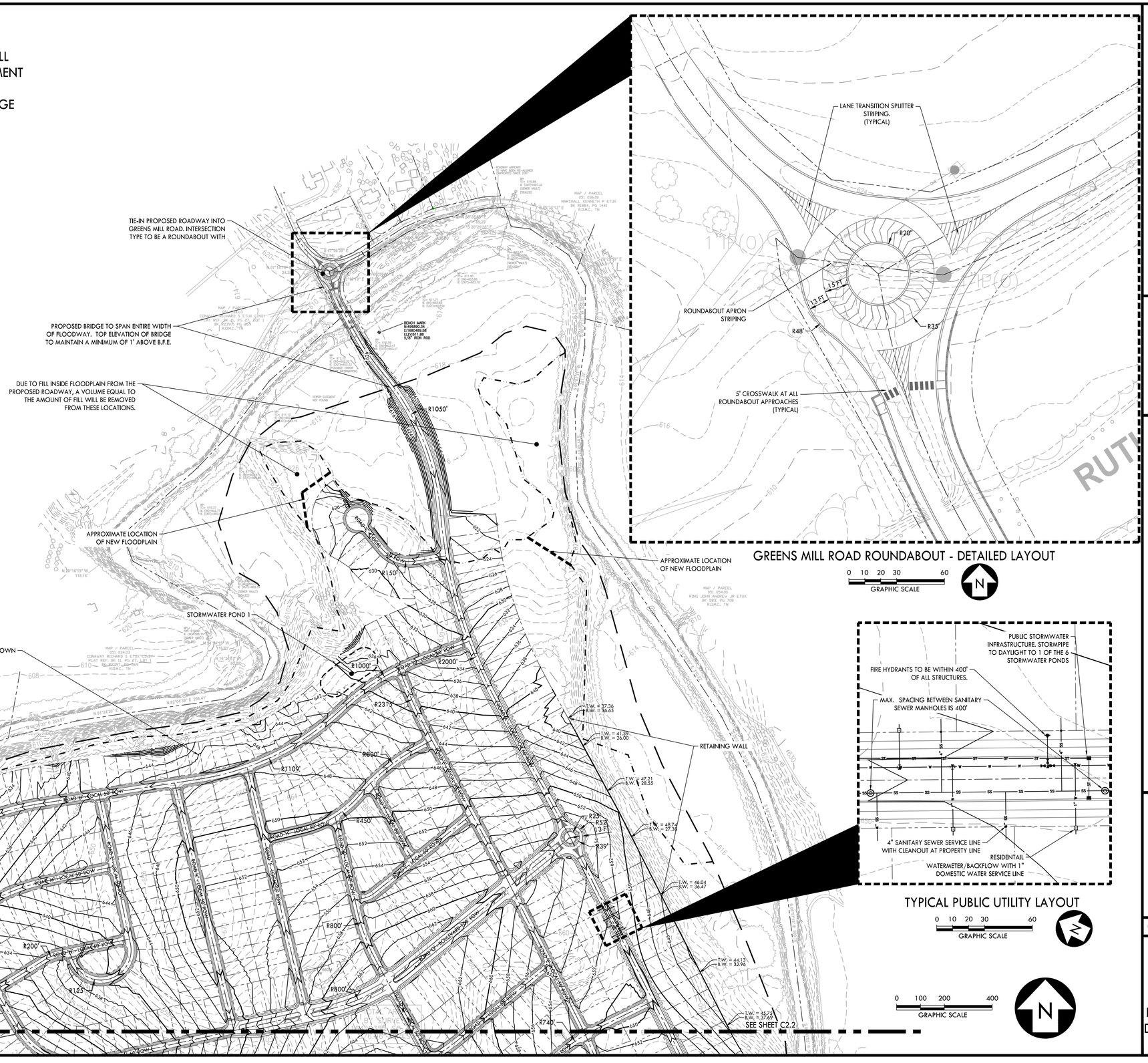
No.	DATE

04/19/21 17067

C2.0
GRADING, DRAINAGE, & UTILITY PLAN

NOTES:

1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.



GREENS MILL ROAD ROUNDABOUT - DETAILED LAYOUT

0 10 20 30 60
GRAPHIC SCALE

TYPICAL PUBLIC UTILITY LAYOUT

0 10 20 30 60
GRAPHIC SCALE

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

04/19/21 17067

C2.1

DETAILED GRADING, DRAINAGE, & UTILITY PLAN



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

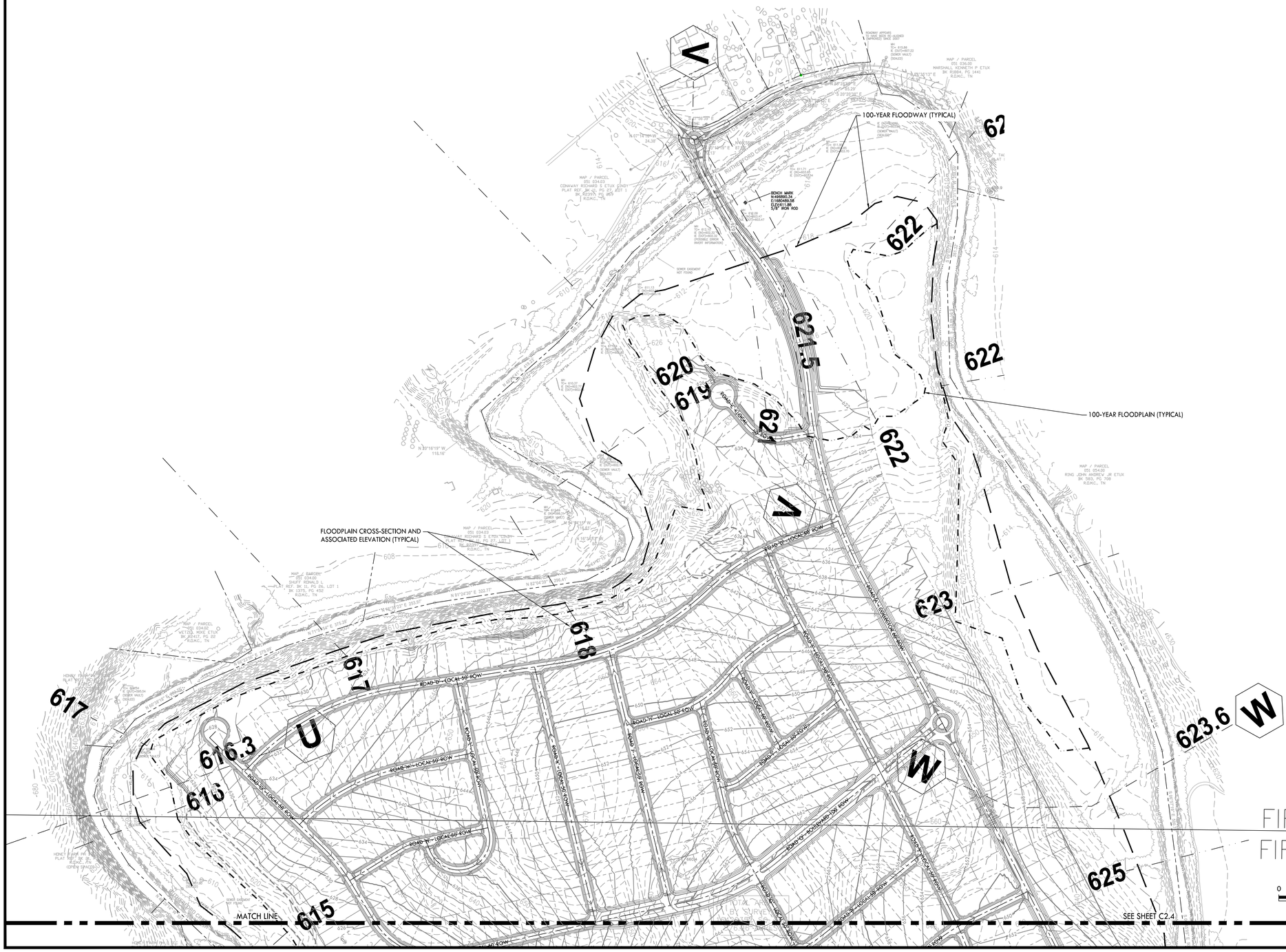
GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

04/19/21 17067

C2.2
DETAILED GRADING, DRAINAGE, & UTILITY PLAN



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ENGINEERING CRUNK

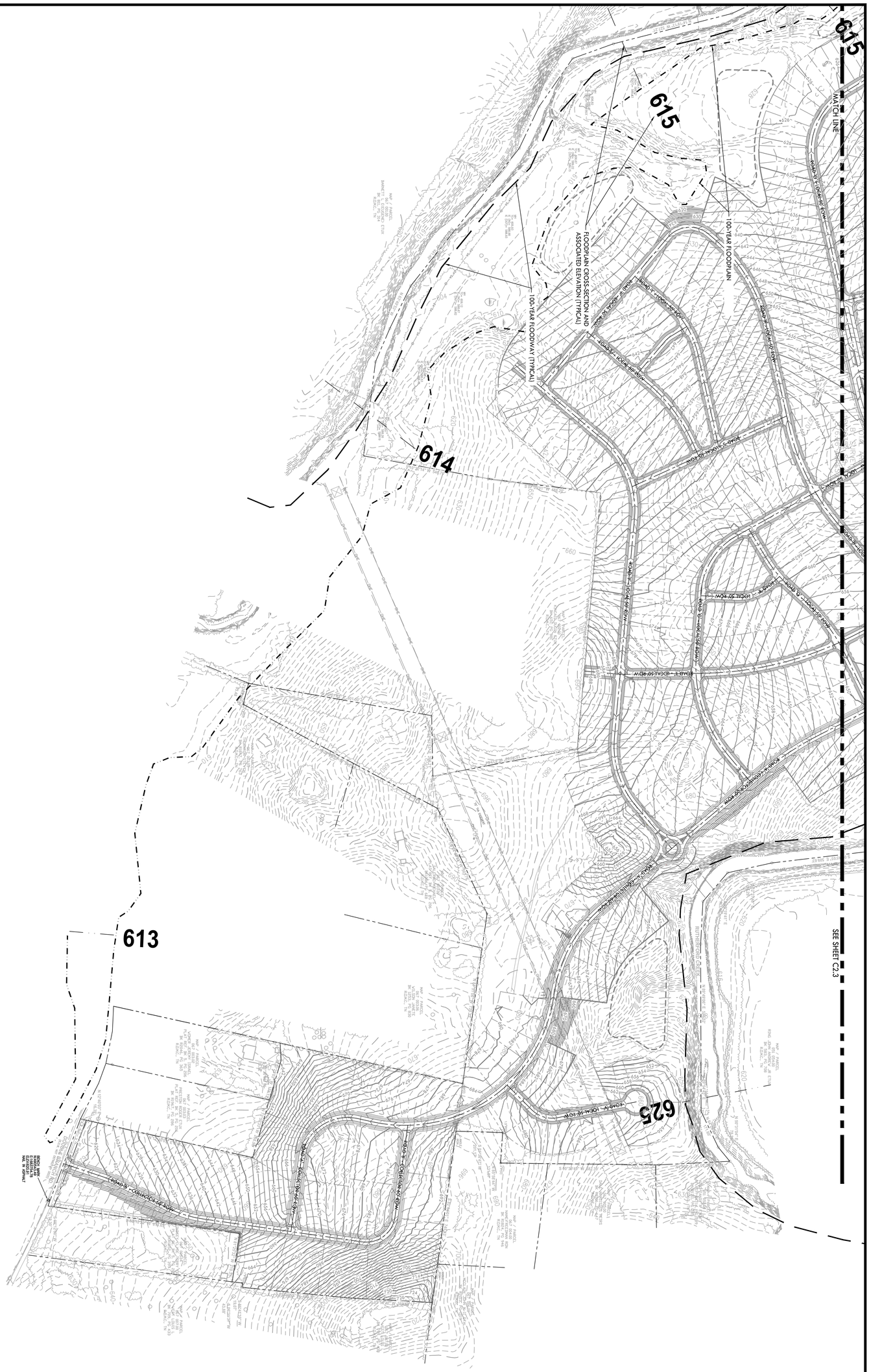
ANDREW L. WILSON
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
4/19/21
STATE OF TENNESSEE

GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

04/19/21 17067

C2.3
EXISTING FLOODPLAIN SECTIONS



0 100 200 400
GRAPHIC SCALE

N

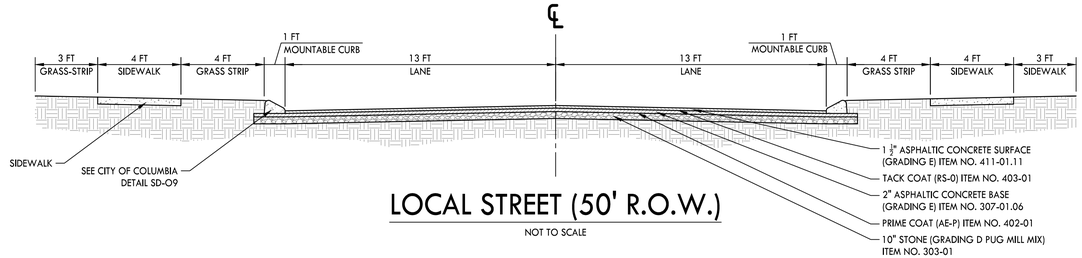
C2.4
EXISTING FLOODPLAIN SECTIONS

04/19/21
17067

REVISIONS	
No.	DATE

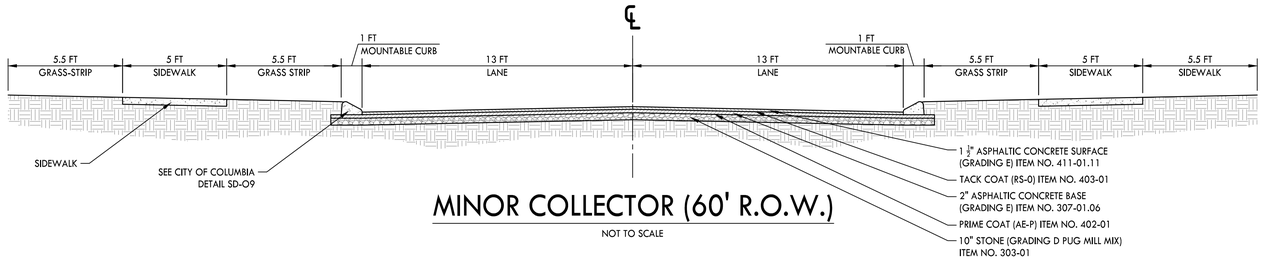
GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

CRUNK ENGINEERING LLC
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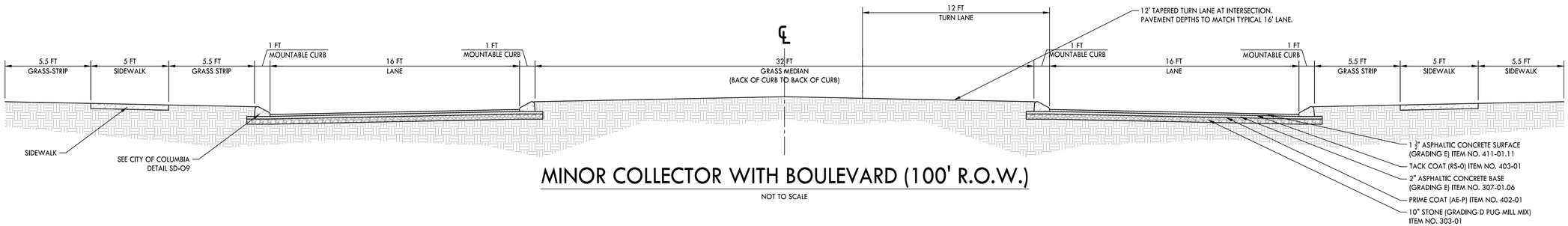
LOCAL STREET (50' R.O.W.)

NOT TO SCALE



MINOR COLLECTOR (60' R.O.W.)

NOT TO SCALE



MINOR COLLECTOR WITH BOULEVARD (100' R.O.W.)

NOT TO SCALE

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
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ENGINEERING CRUNK

ANNA WILSON CAMPBELL
REGISTERED
AGRICULTURE
4/19/21
COMMERCE
LICENSED
PROFESSIONAL ENGINEER
STATE OF TENNESSEE

GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

04/19/21 17067

C3.0

ROADWAY
CROSS-SECTIONS



NOTES:

1. WATER SERVICE TO BE PROVIDED BY CPWS THROUGH THE EXTENSION OF THE WATERMAIN SHOWN ON THIS EXHIBIT.
2. MINIMUM FIRE FLOW PROTECTION FOR THE SITE SHALL BE 1,000 GPM AT 20 psi.

0 100 200 400
GRAPHIC SCALE

N

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

ADAM WILSON CRUNK
REGISTERED
AGRICULTURE
4/19/21
ENGINEER
STATE OF TENNESSEE

GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

04/19/21 17067

C4.0
OFF-SITE WATER
LINE EXHIBIT

Case Number:

21-0076

Request:

Request from Scotty Bernick to annex with a plan of services for 1449 Rock Springs Road being Tax Map 92 Parcels 12 and 12.02 with a Planned Unit Development Master Plan for a Mixed Residential zone MRC which requires a Comprehensive Plan amendment of Rural to Center.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0076

APPLICANT/PROPERTY OWNER
Scotty Bernick/ Lisa Duvall

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
1449 Rock Springs Road, Map 092 Parcel 12 and 12.02.

SUMMARY OF REQUEST: **Zoning Amendment/ Annexation and Plan of Services/ Comprehensive Plan Amendment**

This request is for the **Annexation & Zoning for a Mixed Residential Commercial PUD (Planned Unit Development) Zoning** of a 106+/- acre tract located on the east side of Rock Springs Road just south of Bear Creek Pike. Furthermore, a Comprehensive Plan amendment from Rural Countryside to Center is being requested in support of this annexation to an MRC PUD zoning designation.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-40/ 100.3 +/- acres located within county.	Vacant Land	RS-40/ MRC/ ISD. Vacant Land	125 single-family residential building lots/ 336-unit apartments/ 234 unit attached townhomes.	106 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Rural Countryside. This future land use characterized for the subject property includes single-family residential on 10,000 SF lots. A request has been made to amend the Comprehensive Plan to a **Center Future Land Use.** This land use classification is adjacent to the subject site on current parcels zoned MRC & ISD. The Center Future Land use would support the requested MRC PUD zoning designation allowing for a mixture of single-family and multi-family within a site.

PROPERTY HISTORY:

N/A: First request for annexation/rezoning on this property.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A conceptual site plan has been submitted for this request in support of the proposed Annexation & MRC PUD zoning. As highlighted, 125 single-family residential building lots are being proposed within 35.27 acres of the overall 106-acre tract. In addition, 336-unit multi-family apartments consisting of 14 buildings, and 234 townhomes are proposed. A reminder of 20 +/- acres is dedicated to residual open space. Two (2) roadway connection points are indicated within the submitted sketch showing a north connection with Bear Creek Pike (Hwy 99) and a west connection with Rock Springs Road. Design elevations indicate one level homes with craftsman style design. In shall be noted that design materials would need to be specified by the applicant as part of the PUD submittal and agreement.

ATTACHMENTS (CIRCLE)	SUBMITTED PLANS	CITY MAPS	LEGAL NOTICE	LEGAL DESCRIPTION
	PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS	

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 rural countryside which does support single-family residential however, a comprehensive plan amendment to a center future land use would be required in order to support the proposed development with a mixture of single & multi-family residential as proposed.

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 property is single-family residential and wooded open space & rural countryside with adjacent zoning that serves interstate orientated uses. The proposed plan will add to the center future land use that is adjacent allowing for a mixture of uses on a single site.

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 subject property is of adequate shape and size to accommodate single-family and multi-family residential as a proposed Planned Unit Development.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

1. The rezoning agrees with the general plan for the area;

   The Comprehensive Plan designates the subject property as Rural Countryside. The request would require a Comprehensive Plan amendment from Rural Countryside to Center to agree with such designation as an MRC Planned Unit Development.

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 would be surrounded by residential uses thus continuing the development pattern thus not effecting the area.

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 similar in development and supported by the comprehensive plan in which the general public representatives confirmed.

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

   In the community, housing demands within the city limits have increased to a sufficient extent to warrant an annexation within the city's zoning map 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 from any facilities that the zoning request cannot be serviced.

20-216/2099

RAGAN SMITH

April 19, 2021

HAND DELIVERY

Mr. Paul Keltner
City of Columbia
Development Services
700 North Garden Street
Columbia, Tn 38401

RE: 1449 ROCK SPRINGS ROAD
COLUMBIA, TENNESSEE

Dear Paul:

Enclosed please find 14 copies of the revised plans and a CD containing digital files for the above-referenced project. In response to the comments dated April 13, 2021, we offer the following:

TECHNICAL AND DIVISION COMMENTS:

Fire

1. Shall provide fire flow. Check with CPWS.
   Response: Understood. This note was added to the utility sheet. A new proposed 12" water line is required to replace an existing 6' line along Rock Springs Road per the availability letter provided by the County.

2. Fire hydrants shall be within 400' of all structures.
   Response: Understood. This note was added to the utility sheet.

3. Shall install fire sprinklers and fire alarms in all apartments.
   Response: Understood. This note was added to the utility sheet.

Engineering

4. Subject to TIS and construction plans.
   Response: Understood. A revised TIS per 3rd party and engineering staff comments has been submitted digitally. A separate response letter is included to address the comments. Once an approved TIS is approved, a hard copy will be submitted to the City for use and file.

5. Show alignment with Lasea Road.
   Response: Agree, the aerial photograph has been extended on the overall master plan to show Lasea Road. Additionally, the alignment was drafted into the base file per aerial photography to show up on the black and white plans.

6. Traffic circle between apartments and single family needs center island directionalization or traditionally intersectionalize.
   Response: Agree, a center island has been added to show the initial intent of the traffic circle.

7. Provide phasing for specific for each housing type (single family phase 1, phase 2; apartments phase 1; townhomes etc.)
   Response: Agree, phasing has been broken out separately via different lot #'s/names per each use. Phasing and lot numbering can evolve if needed, please advise.

8. Roadway geometry to meet subdivision regulation standards. Show horizontal curve radii. 125' minimum centerline.
   Response: Agree, the minimum centerline has been adjusted to be no less than 125' per the sub regs.

RAGAN•SMITH

9. Provide sidewalks to townhouses and apartments
Response: Agree, sidewalks have been added to the townhouses and apartments.

10. Label each road as public or private.
Response: Agree, roads have been identified as "Public" or "Private".

11. Label each road with a name or placeholder name.
Response: Agree, generic placeholder names have been added to the public roads within layout.

12. roadways over 150' must have approved turnaround per subregs.
Response: Agree, turnarounds have been adjusted and/or added to meet subreg dimensions.

13. turning template appears to encroach into the parking stalls.
Response: Agree, the turning template has been adjusted to correct this conflict.

14. label all retaining walls with proposed top of wall and bottom of wall elevations.
Response: Agree, retaining wall heights have been labeled. These heights are conceptual in nature.

Wastewater

15. The Wastewater Department approves this request with the understanding that sewer service can only be accessed by an easement obtained by the developer. This has been discussed previously between our department and the developer.
Response: Understood.

Building

16. No comments.

Police

17. No comments provided.

Public Works

18. Please see attached Plan of Services from Public Works and dumpster guidelines for multi-family apartments and townhomes.
Response: Received. Dumpsters have been added to the multi-family and townhome sections of the development. Quantity and size will be verified at Final Master Plan but added per comments received at the Technical Committee review.

Columbia Power

19. Columbia Power does not have an existing power line near your proposed development and is not the service provider. DREMC will be the service provider for this area.
Response: Understood.

Columbia Water

20. County Water has more road frontage on this project. If they do not have the capacity to provide water, CPWS has a 12" DI main on the north side of Bear Creek Pike. Map attached.
Response: Understood.

RAGAN•SMITH

Maury County Water System

21. Maury County Water System intends to provide domestic water service and fire protection to this development. There is currently an active letter of water availability for this project.
Response: Agree.

Atmos Energy

22. No comments provided.

Maury County E911

23. No comments provided.

Maury County Schools

24. No comments provided.

Maury County Highway Department

25. Any portion of Rock Springs Road from development entrance to City limits (approximation of 600 feet) to be improved to department standards if not currently.
Response: Agree.

Duck River Electric Membership Corp

26. Double circuit line runs across from the development.
Response: Understood.

Planning

27. Show Lasea Rd on overall master plan
Response: Agree, the aerial photograph has been extended on the overall master plan to show Lasea Road. Additionally, the alignment was drafted into the base file per aerial photography to show up on the black and white plans.

28. Staff recommends 25' street setbacks
Response: Understood. Per conversations with staff, it's our understanding the 25' dimension being referenced is to prevent vehicles from extending into the public R.O.W. and sidewalk. The street setback for the single-family use has been increased from 20' to 22' to meet the design intent of the 25' dimension and provide adequate room for driveway parking. A 22' street setback is being requested to provide additional room/flexibility with site grading, product availability, and more rear yard space.

29. Standard is 50' lots as layout shows also but some lots scale to be less, please verify frontages
Response: Understood. Lot dimensions proposed range between 40', 45', and 50' wide. The variation in lot width allows a wider range of product types, thus diversifying the facades along the streetscape. Additionally, the proposed lot widths still offer private yard space while preserving more overall development open space which is one of the greatest amenities to this site.

30. Townhomes shall have sidewalks
Response: Agree, sidewalks have been added.

31. Townhomes should be at least 22' from back of sidewalks
Response: Agree, all townhomes with driveways have been offset a minimum of 22' from back of sidewalk to allow vehicular parking within the driveway. The other townhouse product type shown utilizes surface parking (like a parking lot). In lieu of placing the sidewalk at the drive aisle (with surface parking beyond), the sidewalk was placed between parking and townhouse to provide a more functional walk.

32. Staff recommends researching a better solution than double frontage single family lots.
Response: Understood. The design/development team adjusted the layout to pull lots further away from the main loop road "A" while creating a linear park system to buffer the rear of the adjacent lots. The design "as adjusted" and "as previously shown" is being utilized to best work with development grading. The grades will stair step between the multi-family, the main loop road, and the single-family pods. The layout allows the single-family pod to be lower in elevation by having the homes front loaded opposite the main loop drive. This also prevents a lot of curb cuts along the main entrance road. Supplemental landscape is proposed within the linear park to enhance the main entrance experience.

33. Show parking schedule for all townhome and multi-family
Response: Agree, a parking schedule for the townhome and multi-family sections is included on the cover sheet with the site data. Parking may vary at Final Master Plan, however, shall meet the minimum standards of the Zoning Ordinance.

34. Show building dimensions
Response: Agree, building dimensions have been added to overall master plan.

35. List materials of buildings and show all sides of elevations
Response: Agree, see material note on the architectural elevation sheet.

36. Define amenity area for 326 units.
Response: Agree, although the amenity area will be designed with the Final Master Plan, the development team envisions several elements such as a swimming pool, a tot lot, a dog run, and a sidewalk system that connects to the community's nature trails. A large central passive park area is located within the overall development. A vast sidewalk and nature trail system will connect all residential uses together.

37. Rear setbacks are 20' some places show 7'
Response: Agree, rear 20' minimum building setback has been applied to all external property lines except for frontage along Bear Creek Pike and Rock Springs Road.

38. Townhomes will need 750 sqft of private yard space per unit, show on typical lot layout
Response: Understood. 750 SF of private yard space/unit is being provided within and immediately adjacent to the units. Per conversations with staff, the open space area has been reflected on the overall master plan and quantified with labels. It is likely the fee simple lots may vary but the required open space per unit will be provided as shown.

39. Show landscape buffers
Response: Agree. Landscape buffers are shown along the perimeter based on proposed/adjacent zoning. A typical landscape buffer detail per 100 linear feet is included for each buffer type. A collector street buffer with supplemental planting is proposed along some of the lots adjacent to Rock Springs Road.

40. Highlight retainer walls
Response: Agree, retaining walls have been graphically adjusted to be more legible.

41. Adjust phase lines to not split buildings
Response: Agree, the phase line has been adjusted to not split a building.

42. Provide solutions to reduce impact of rear facing homes on Rock Springs Road.
Response: Agree. Supplemental vegetation (seven 6' ht. evergreens / 100 LF) along the lots immediately adjacent to Rock Springs Road is being proposed. This is in addition to the required street yard buffer of the zoning code. Ideally, existing vegetation will also be maintained where feasible and proposed utilities allow. Existing vegetation may count toward the required street yard buffer (if maintained). If existing vegetation is removed due to utilities or other unknown site elements, a proposed street buffer with the supplemental vegetation will be installed. Lots to receive supplemental vegetation are noted with an asterisk on the plan.

RAGAN•SMITH

If you have any questions or comments, please contact me.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.

Scotty M. Bernick, PLA
Associate

SMB:cmm

Enclosures

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, April 13, 2021
ITEM NO.
21-0076

DESCRIPTION: Request from Ragan Smith for annexation with plan of services approval for property at Tax Map 92 Parcels 12 & 12.02 off Rock Springs Road. This approval request includes an amendment to the Connect Columbia comprehensive plan from Rural Countryside to Center designation along with Preliminary PUD Master Plan and rezoning to MRC-PUD.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. Shall provide fire flow. Check with CPWS.
2. Fire hydrants shall be within 400' of all structures.
3. Shall install fire sprinklers and fire alarms in all apartments.

Engineering

4. Subject to TIS and construction plans.
5. Show alignment with Lasea Road.
6. Traffic circle between apartments and single family needs center island directionalization or traditionally intersectionalize.
7. Provide phasing for specific for each housing type (single family phase 1, phase 2; apartments phase 1; townhomes etc.)
8. Roadway geometry to meet subdivision regulation standards. Show horizontal curve radii. 125' minimum centerline.
9. Provide sidewalks to townhouses and apartments
10. Label each road as public or private.
11. Label each road with a name or placeholder name.
12. roadways over 150' must have approved turnaround per subregs.
13. turning template appears to encroach into the parking stalls.
14. label all retaining walls with proposed top of wall and bottom of wall elevations.

Wastewater

15. The Wastewater Department approves this request with the understanding that sewer service can only be accessed by an easement obtained by the developer. This has been discussed previously between our department and the developer.

Building

16. No comments.

Police

17. No comments provided.

Public Works

18. Please see attached Plan of Services from Public Works and dumpster guidelines for mulit-family apartments and townhomes.

Columbia Power

19. Columbia Power does not have an existing power line near your proposed development and is not the service provider. DREMC will be the service provider for this area.

Columbia Water

20. County Water has more road frontage on this project. If they do not have the capacity to provide water, CPWS has a 12" DI main on the north side of Bear Creek Pike. Map attached.

Maury County Water System

21. Maury County Water System intends to provide domestic water service and fire protection to this development. There is currently an active letter of water availability for this project.

Atmos Energy

22. No comments provided.

Maury County E911

23. No comments provided.

Maury County Schools

24. No comments provided.

Maury County Highway Department

25. Any portion of Rock Springs Road from development entrance to City limits (approximation of 600 feet) to be improved to department standards if not currently.

Duck River Electric Membership Corp

26. Double circuit line runs across from the development.

Planning

27. Show Lasea Rd on overall master plan
28. Staff recommends 25' street setbacks
29. Standard is 50' lots as layout shows also but some lots scale to be less, please verify frontages
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32. Staff recommends researching a better solution than double frontage single family lots.
33. Show parking schedule for all townhome and multi-family
34. Show building dimensions
35. List materials of buildings and show all sides of elevations
36. Define amenity area for 326 units.
37. Rear setbacks are 20' some places show 7'
38. Townhomes will need 750 sqft of private yard space per unit, show on typical lot layout
39. Show landscape buffers
40. Highlight retainer walls
41. Adjust phase lines to not split buildings
42. Provide solutions to reduce impact of rear facing homes on Rock Springs Road.

ATTACHMENTS: Preliminary PUD Master Plan.

TITLE: DUMPSTER ~~AND COMPACTOR~~ STANDARDS

SW1-3.A. GENERAL

All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

SW1-3.B. GUIDELINES FOR DUMPSTERS

The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least two (2) feet and six (6) inches of clearance on each side of the dumpster.

SW1-3.C . DUMPSTER PAD REQUIREMENTS

Dumpster Pad Requirements

1. The concrete dumpster pad shall be at least 12 ft by 12 ft.
2. The pad(s) shall be 8 inch thick concrete, reinforced with rebar to support a 30-ton load-bearing capacity.
3. A 14 ft wide by 40 ft long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of each dumpster must be at least 2 ft – 6in.
5. If a gated enclosure is utilized the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
6. Two 6 in diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 ft from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 in below the pad into concrete footers.
7. If the box is enclosed it is recommend that there be pedestrian access in addition to service gates.
8. Access area, approach, and pad must be level.
9. Standard pads with no drain should be elevated approximately 1 ½ in. above the surrounding pavement.
10. Pads with drains must be approved by Metro Water Services. These pads can be sloped up to 2% toward the drain.

SW1-3.E. ACCESSIBLITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

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

SW1-3.F. QUICK REFERENCE CHART OF DUMPSTER NEEDS OF HOUSING COMPLEXES

According to the National Solid Wastes Management Association, multi-family units produce, on average, 0.08 cubic yards of un-compacted refuse per day. During one week, a single unit will produce 0.56 cubic yards of un-compacted trash. Dumpster boxes to collect trash are made in various capacities: 2, 3, 4, 5, 6, 8 and 10 cubic yards. The following table gives the minimum number and capacity of dumpsters needed to service a given number of housing units for one week. Customers may be allowed to use fewer containers if they utilize additional disposal services during the week.

No. of Housing Units	No. and capacity of Dumpsters
5	1 x 3 cu. yd.
6	1 x 4 cu. yd.
7	1 x 4 cu. yd.
8	1 x 5 cu. yd.
9	1 x 6 cu. yd.
10	1 x 6 cu. yd.
11 to 14	1 x 8 cu. yd.
15 to 28	2 x 8 cu. yd.
29 to 42	3 x 8 cu. yd.
43 to 57	4 x 8 cu. yd.
58 to 71	5 x 8 cu. yd.
72 to 85	6 x 8 cu. yd.
86 to 100	7 x 8 cu. yd.
101 to 114	8 x 8 cu. yd.

No. of Housing Units	No. and capacity of Dumpsters
115 to 128	9 x 8 cu. yd.
129 to 142	10 x 8 cu. yd.
143 to 157	11 x 8 cu. yd.
158 to 171	12 x 8 cu. yd.
172 to 185	13 x 8 cu. yd.
186 to 200	14 x 8 cu. yd.
201 to 214	15 x 8 cu. yd.
215 to 228	16 x 8 cu. yd.
229 to 242	17 x 8 cu. yd.
243 to 257	18 x 8 cu. yd.
258 to 271	19 x 8 cu. yd.
272 to 285	20 x 8 cu. yd.
286 to 300	21 x 8 cu. yd.

PLAN OF SERVICES

FOR ANNEXATION
1449 Rock Springs Road PROPERTY
+/-106 ACRES,
BEING
TAX MAP 92 PARCELS 12 & 12.02

A. Water

1. Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

2. Maury County Water System has an active letter of water availability for this project.

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.

2. The Wastewater Department approves this request with the understanding that sewer service can only be accessed through an easement obtained by the developer.

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 provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The Columbia Fire & Rescue Department currently holds an Insurance Service Organization (ISO) class 1 rating. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

2. The proposed annex will be located on the property at 1449 Rock Springs Road, Tax Map 92 Parcels 12 and 12.02 in Columbia, Tennessee. This location is approximately 4.7 miles from Columbia Fire Station, #3 located at 705 Tom Sharp Road, 9.1 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 10.2 miles from Fire Station #5 located at 2633 Nashville Hwy. 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 in 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 MRC-PUD (Mixed Use Residential/Commercial Service Planned Unit Development) 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 and curb repair, snow removal, drainage maintenance, and sidewalk repair.

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

Single family homes will receive the following services: Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

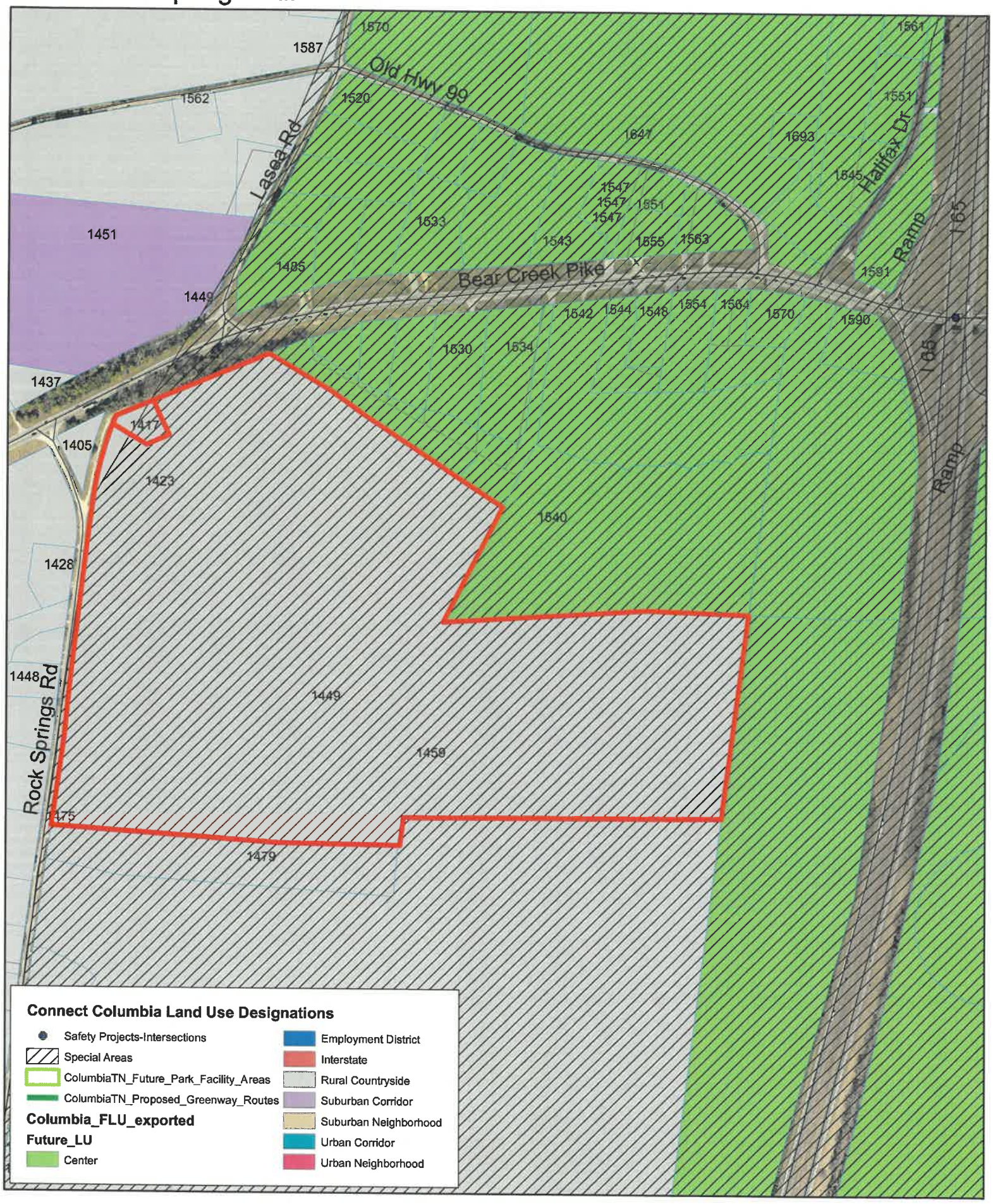
I. Power

Columbia Power System does not have an existing power line near the proposed development. Duck River Electric Membership Corp. will be the provider with a double circuit line across from this development.

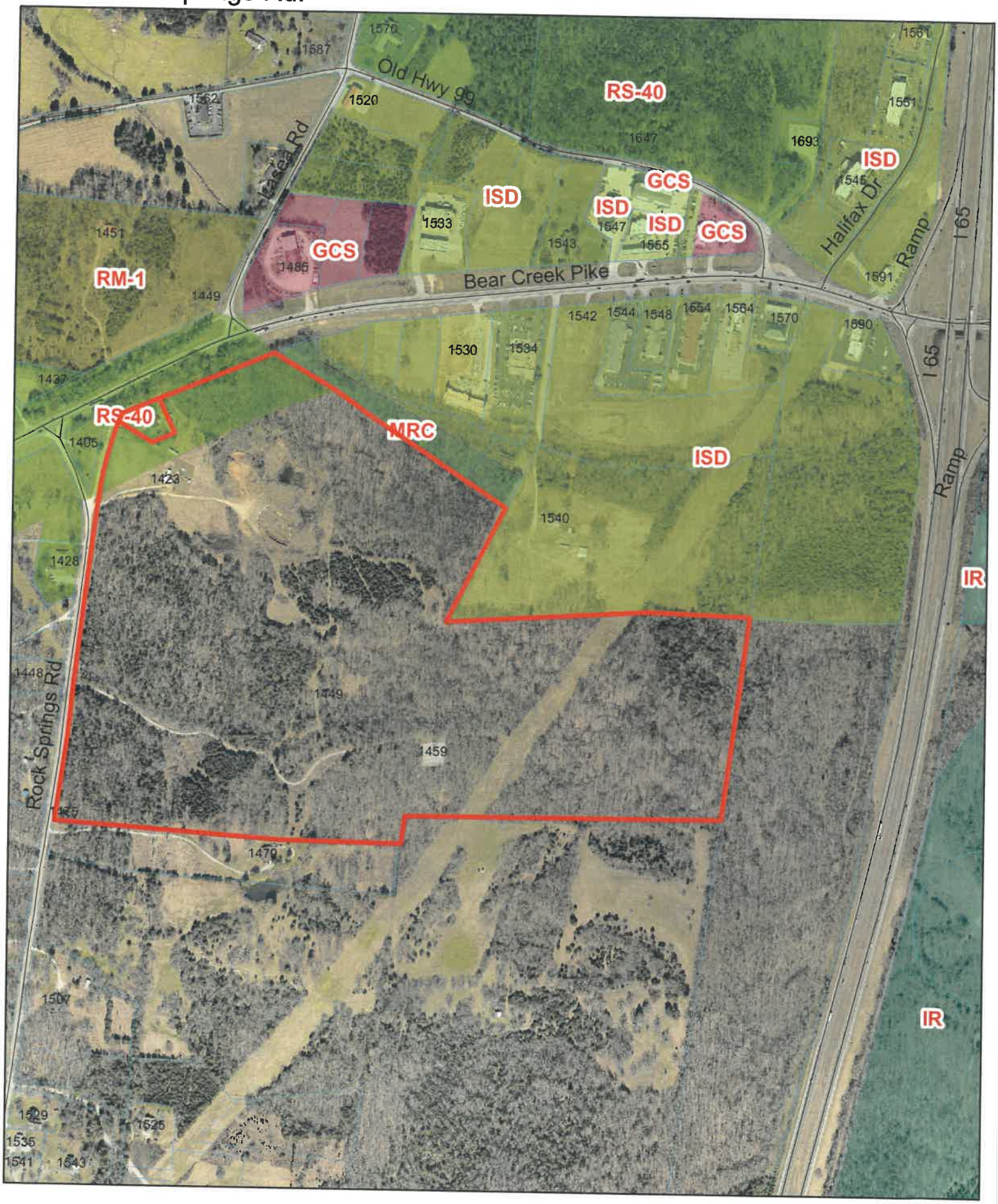
J. Schools

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

Case #21-0076
TM 92 Parcels 12 & 12.02
1449 Rock Springs Rd.



Case #21-0076
TM 92 Parcels 12 & 12.02
1449 Rock Springs Rd.



PRELIMINARY PUD PLANS
FOR
1449 ROCK SPRINGS ROAD
CPS LAND, LLC

CONTACTS

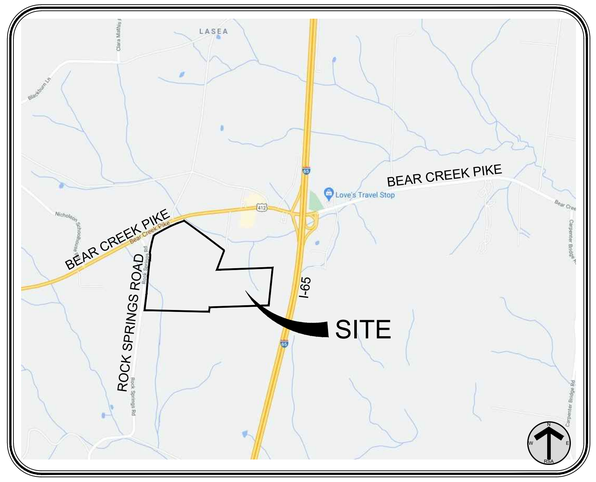
DEVELOPER
CLIFF SMITH
CPS LAND, LLC
213 OVERLOOK CIRCLE, STE B-2
BRENTWOOD, TN, 37027
(615) 376-5177
cliff.smith@li-tn.com

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RAGAN-SMITH ASSOCATES, INC.
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LAND PLANNING
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sbernick@ragansmith.com

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
CIVIL PLANS	
C1.0	ANNEXATION
C2.0	LAND USE PLAN
C3.0	REZONING EXHIBIT
C4.0	OVERALL MASTERPLAN
C5.0	ANTICIPATED PHASING PLAN
C6.0	GRADING & UTILITY PLAN
C7.0	VEHICLE TRACKING PLAN
ARCHITECTURAL PLANS	
--	ARCHITECTURAL IMAGERY



LOCATION MAP
NOT TO SCALE

SITE DATA	
SITE INFORMATION	
Project Name:	1449 Rock Springs Road
Address:	1449 Rock Springs Road Columbia, Maury County
Map / Parcel:	92 / 12 & 12.02
Acreage of Site:	105.73± Ac.
Internal Right of Way Dedication	9.5± Ac.
Adjusted Site Acreage:	96.23± Ac.
REGULATIONS	
Base Zoning:	RS-40
Proposed Zoning:	HDRPUD (MRC Base Zone)
Density:	
Allowed Units:	699 Units
Proposed Units:	695 Units
Lot Width (Single Family):	40' Front 45' Front 50' Front
Lot Size (Single Family):	5,300 SF Minimum
Lot Size (Townhouses):	2,970 SF Minimum
Setbacks:	
Street Yard (Bear Creek Road):	100'
Street Yard (Rock Springs):	20'
Street Yard (Single Family):	22'
Side Yard (Single Family):	5'
Rear Yard (Single Family):	20'
Street Yard (Multifamily/Townhouses):	22'
Side Yard (Multifamily/Townhouses):	0' Shared Sidewall, 20'
Rear Yard (Multifamily/Townhouses):	20'
Dwelling Unit Count, By Type:	
Multi-Family:	336 Units
Townhouse:	234 Units
Single Family:	125 Lots
Building Height:	
Multi-Family:	3-Stories
Townhouse:	2-Stories
Open Space Required:	14.39± Ac. (15%)
Open Space Provided:	20.33± Ac.

VARIANCE REQUEST

1. Amend 7' Side Setback to 5' Side Setback on single family lots.
2. Amend 200' Street Setback along Bear Creek Pike/HWY 99 to be 100' for 1,2, or 3-story structures
3. Internal Front Setbacks on single family lots to be amended from 30' minimum to 20' minimum.
4. Minimum lot square footage for single family lots to be amended from 6,000 square feet to 5,300 square feet.
5. Townhouses to be subdivided as fee simple.
6. Townhouses lot to be minimum 20' wide.
7. 3-Story Multifamily total side yard setback to be 20'.
8. Retaining Walls may exceed 6' in height.

Parking Calculations			
Units:	**Townhouse (Garage/Driveway**	**Townhouse (Surface Parked)**	**Multi-Family**
1-BED:	0	0	202
2-BED:	0	0	67
3-BED:	100	134	67
Total Units:	**100**	**134**	**336**
Total Parking Required:	**150**	**201**	**402.75**
Ratio (Spaces/Unit):	1.5 / Unit	1.5 Unit	75 1-Bed / 1.5 2-Bed / 2.25 3-Bed
Total Parking Provided:	**215**	**359**	**594**
Surface Provided:	15	359	594
Garage Provided:	100	0	0
Driveway Provided:	100	0	0
Ratio (Spaces/Unit):	2.15	2.68	1.77

Parking Notes:
Parking and bedroom ratio provided may vary at time of Final Master Plan, however, shall meet the minimum parking requirements of the zoning ordinance.

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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SCOTT MICHAEL BERNICK
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CONSULTANT
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LANDSCAPE ARCHITECT

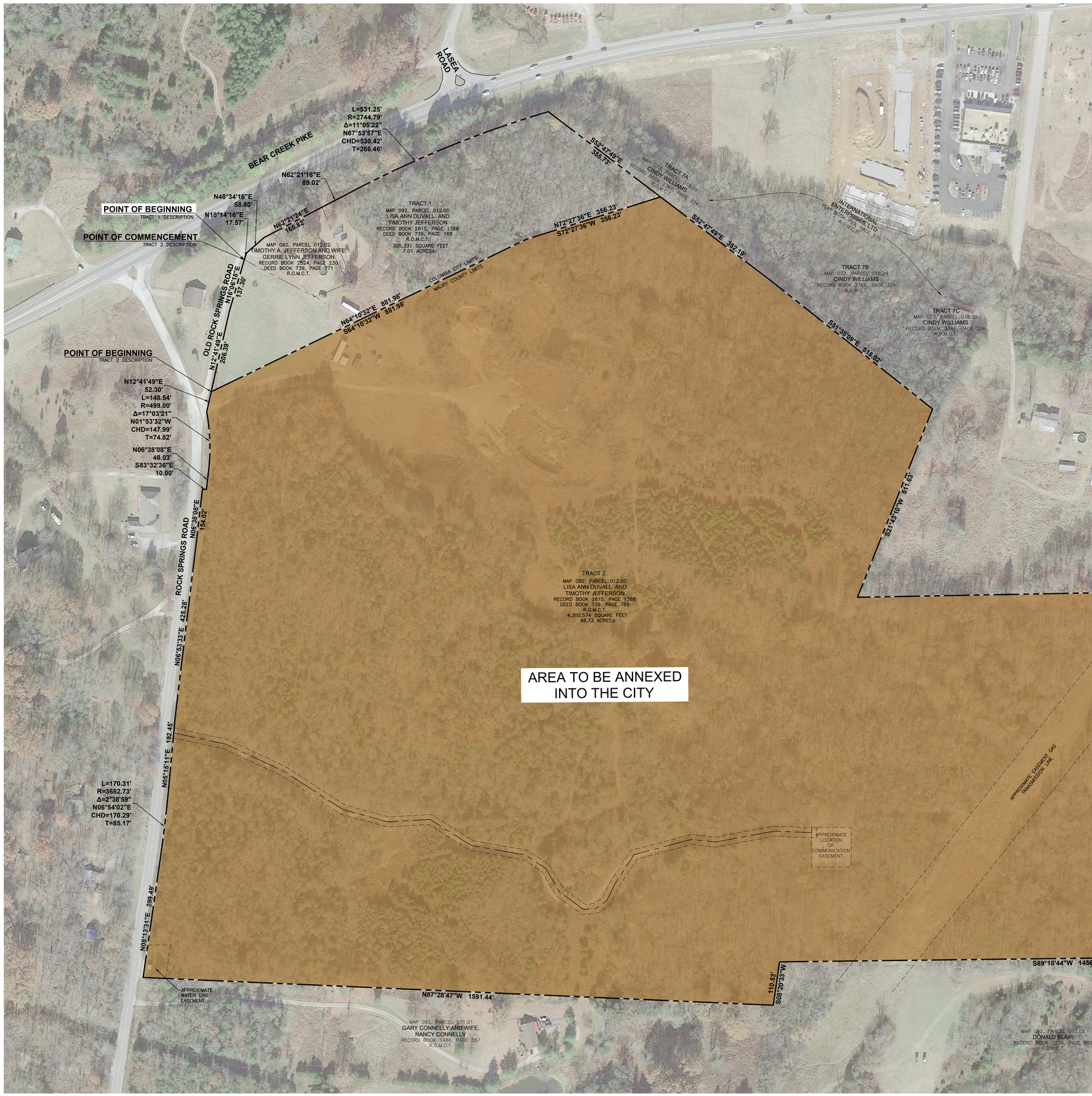
1449 ROCK SPRINGS ROAD
FOR
CPS LAND, LLC
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION
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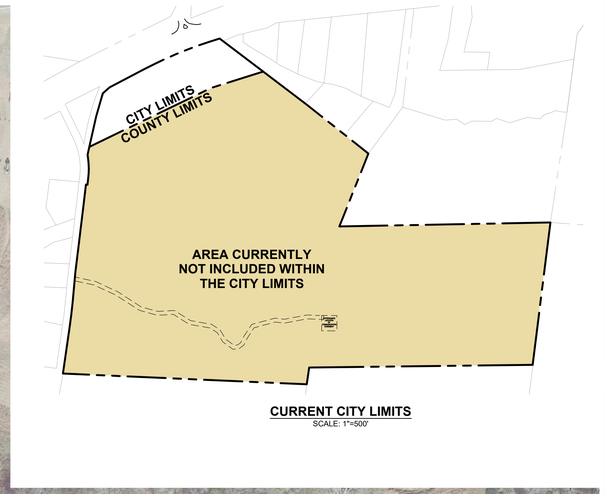
JOB NO. 20-216
WK. ORDER 2099
DESIGNED: S.BERNICK
DRAWN: K.CHOI
SCALE: NOT TO SCALE
DATE: MARCH 22, 2021

COVER

CVR



PROPOSED ANNEXATION
SCALE: 1"=100'



CURRENT CITY LIMITS
SCALE: 1"=500'

SITE DATA CHART:	
TAX MAP:	092
PARCEL:	12.0 & 12.02
ACREAGE OF SITE:	105.73± AC

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0 100 200

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ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE NO. 301
LANDSCAPE ARCHITECTURE

1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

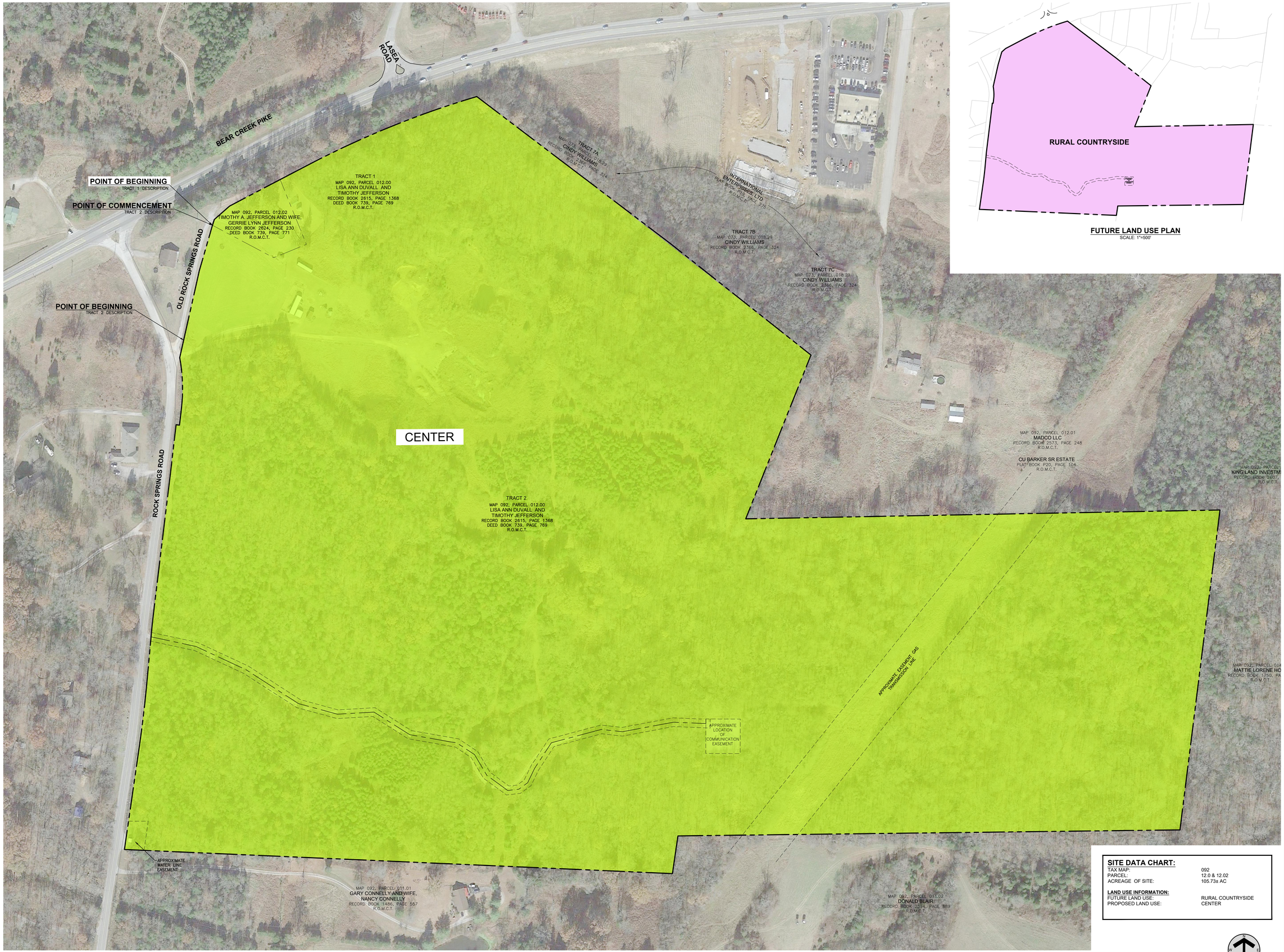
DATE:	DESCRIPTION:

JOB NO.	WK. ORDER
20-216	2099
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=100'
DATE:	MARCH 22, 2021

ANNEXATION

C1.0

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3/18/2021 4:38 PM CHOI, KAYLA (RAGAN SMITH) LAST SAVED BY: CHOI, KAYLA (RAGAN SMITH)



PROPOSED FUTURE LAND USE PLAN
SCALE: 1"=100'

FUTURE LAND USE PLAN
SCALE: 1"=500'

SITE DATA CHART:

TAX MAP:	092
PARCEL:	12.0 & 12.02
ACREAGE OF SITE:	105.73± AC
LAND USE INFORMATION:	
FUTURE LAND USE:	RURAL COUNTRYSIDE
PROPOSED LAND USE:	CENTER

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STATE OF TENNESSEE
LANDSCAPE ARCHITECT

1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

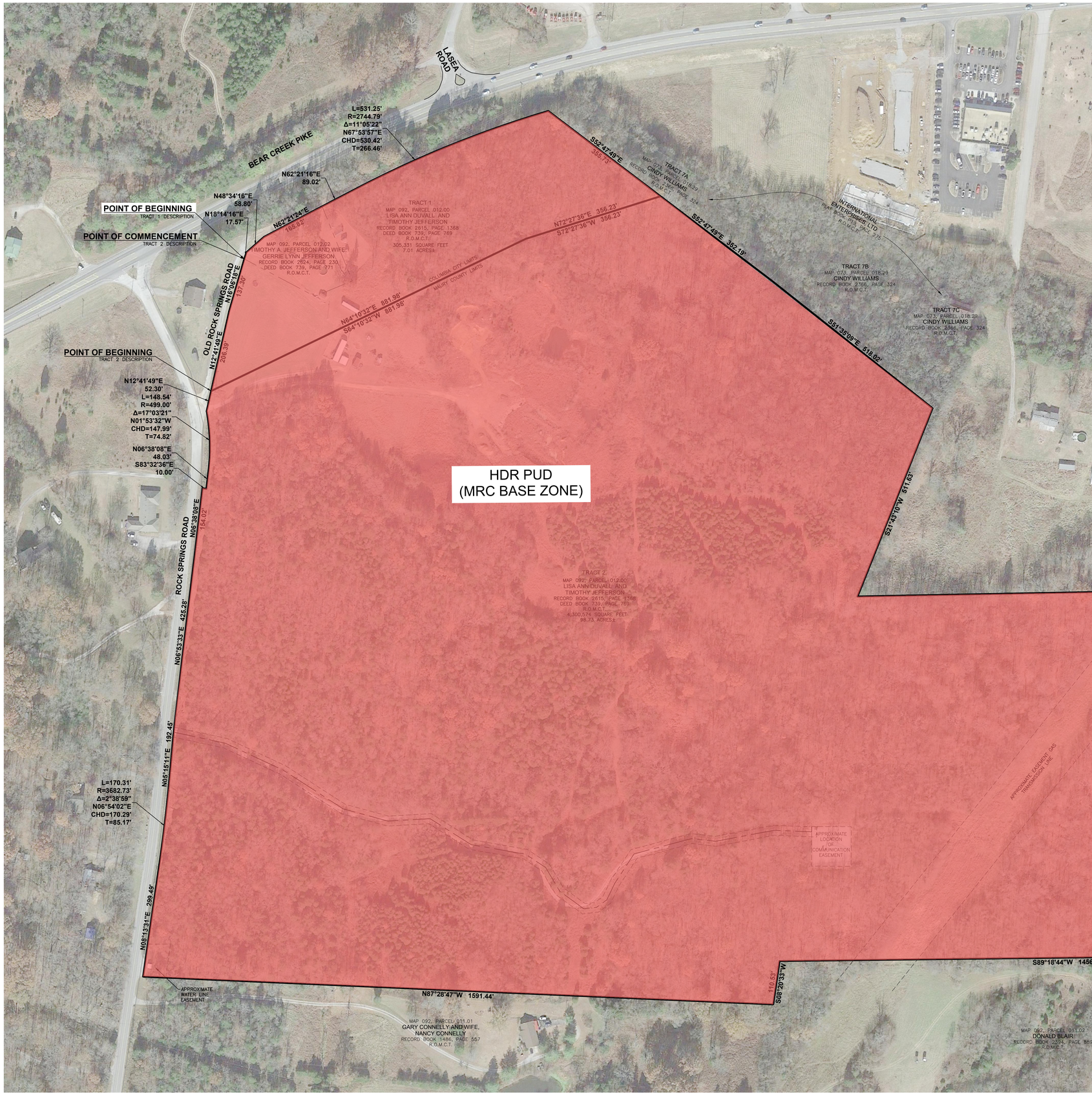
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JOB NO.	20-216
WK. ORDER	2099
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=100'
DATE:	MARCH 22, 2021

LAND USE PLAN

C2.0

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Plotted By: Kevin Choi on Mar 22, 2021 - 4:47pm
XREFs Loaded: C3D_Plan_Sheet_Styles.dwg



PROPOSED REZONING PLAN
SCALE: 1"=100'



CURRENT ZONING
SCALE: 1"=500'

SITE DATA CHART:

TAX MAP:	092
PARCEL:	12.0 & 12.02
ACREAGE OF SITE:	105.73± AC
ZONING INFORMATION:	
EXISTING ZONING:	RS-40 (LOW DENSITY RESIDENTIAL DISTRICTS)
PROPOSED ZONING:	HDRPUD (PLANNED UNIT DEVELOPMENT); BASE ZONING TO MRC

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LANDSCAPE ARCHITECT
TENNESSEE NO. 001
LANDSCAPE ARCHITECT

1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

JOB NO.	20-216	WK. ORDER	2099
DESIGNED:	S.BERNICK		
DRAWN:	K.CHOI		
SCALE:	1"=100'		
DATE:	MARCH 22, 2021		

REV.	DATE:	DESCRIPTION:

REZONING EXHIBIT

C3.0

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PLOTTED BY: KEVIN CHOI ON: MARCH 22, 2021 - 4:46 PM

LASEA ROAD TO BE ADJUSTED PER ADJACENT DEVELOPMENT PLANS. SEE TIS REPORT FOR DETAILS

LASEA RD

BEAR CREEK PIKE / HIGHWAY 99

ROCK SPRINGS ROAD

100' SETBACK (10' ARTERIAL STREET BUFFER)

30' SETBACK (0.2 TYPE 30' STREET BUFFER)

20' SETBACK (10' COLLECTOR STREET BUFFER)

AMENITY

MULTI-FAMILY APARTMENTS
16.90± ACRES
336 UNITS

SINGLE FAMILY
35.27± ACRES
125 UNITS

TOWNHOMES
33.23± ACRES
234 UNITS

OPEN SPACE
20.33± ACRES

STORM

PUBLIC ROAD A

PUBLIC ROAD B

PUBLIC ROAD C

PUBLIC ROAD D

PUBLIC ROAD E

PUBLIC ROAD F

PRIVATE DRIVE

20' SETBACK

20' SETBACK (0.2 TYPE 10' BUFFER)

20' SETBACK (0.6 TYPE 25' BUFFER)

20' SETBACK (0.8 TYPE 30' BUFFER)

30' STREAM BUFFER

PRIVATE YARD SPACE DEDICATED FOR TOWNHOMES (TYP.)

PRIMITIVE NATURE TRAIL (TYP.)

APPROX. EASEMENT LOCATION GAS TRANSMISSION LINE

APPROX. WATER LINE EASEMENT LOCATION

TRACT 7A
MAP 073, PARCEL 018.28
CINDY WILLIAMS
RECORD BOOK 2305, PAGE 324
R.O.M.C.T.

TRACT 7B
MAP 073, PARCEL 018.27
CINDY WILLIAMS
RECORD BOOK 2305, PAGE 324
R.O.M.C.T.

MAP 092, PARCEL 012.01
MADCO LLC
RECORD BOOK 2573, PAGE 248
R.O.M.C.T.

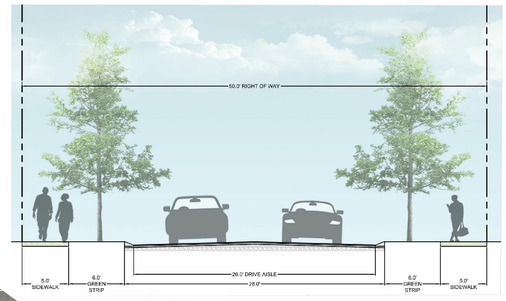
CU BARKER SR ESTATE
PLAT BOOK P20, PAGE 104
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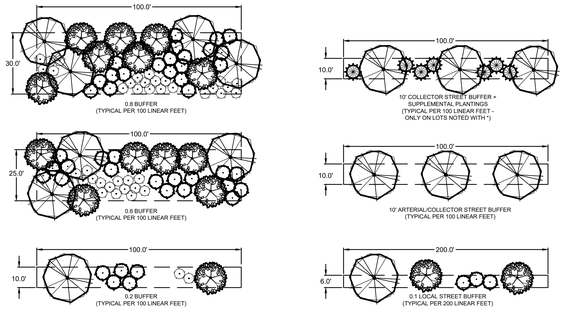
MAP 092, PARCEL 011.01
GARY CONNELLY AND WIFE, NANCY CONNELLY
RECORD BOOK 1466, PAGE 357
R.O.M.C.T.

MAP 092, PARCEL 011.02
DONALD BLAIR
RECORD BOOK 2384, PAGE 589
R.O.M.C.T.

MAP 092, PARCEL 0
MATTIE LORENE H
CORD BOOK 1750, P
R.O.M.C.T.

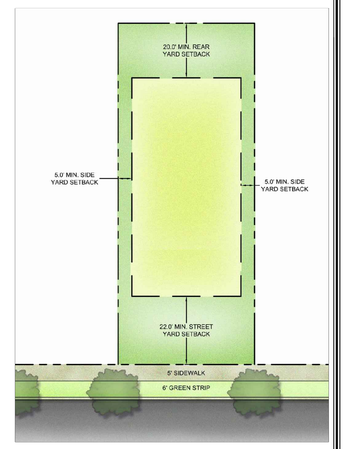
TYPICAL 50' R.O.W. CROSS SECTION
SCALE: NOT TO SCALE





LANDSCAPE BUFFER NOTE:
EXISTING VEGETATION WITHIN THE BUFFER AREAS IDENTIFIED ON THE OVERALL MASTER PLAN MAY REMAIN IN LIEU OF NEW PLANTINGS. LOTS (OR THE OPEN SPACE BETWEEN THE ROAD AND LOT) NOTED WITH (*) ALONG ROCK SPRINGS ROAD SHALL PROVIDE (7) 6' HEIGHT EVERGREEN TREES PER 100 LF IN ADDITION TO THE EXISTING VEGETATION AND/OR THE 10' COLLECTOR STREET BUFFER. THIS PLANTING DETAIL IS IDENTIFIED AS "10' COLLECTOR STREET BUFFER + SUPPLEMENTAL PLANTINGS".

TYPICAL LANDSCAPE BUFFER PLANTING
SCALE: NOT TO SCALE



TYPICAL SINGLE FAMILY LOT
SCALE: NOT TO SCALE

SINGLE FAMILY LEGEND
- 40' LOT
- 45' LOT
- 50' LOT

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TENNESSEE NO. 391
LANDSCAPE ARCHITECTURE

1449 ROCK SPRINGS ROAD
FOR
CPS LAND, LLC
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
1	2021.04.19	PER STAFF COMMENTS

JOB NO. 20-216
WK. ORDER: 2099
DESIGNED: S.BERNICK
DRAWN: K.CHOI
SCALE: 1"=100'
DATE: MARCH 22, 2021

OVERALL MASTERPLAN

C4.0

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ANTICIPATED DEVELOPMENT PHASING SCHEDULE

PHASE 1: Commence Construction 1st Quarter 2022

PHASE 2: Commence Construction 3rd Quarter 2023

PHASE 3: Commence Construction 1st Quarter 2025

PHASE 4: Commence Construction 1st Quarter 2026

BEAR CREEK PIKE / HIGHWAY 99

LASEA RD

ROCK SPRINGS ROAD

1A
1B
1C
1D
1E
1F
1G
2A
2B
2C
2D
2E
2F
2G

AMENITY

STORM

MULTI-FAMILY APARTMENTS
16.90± ACRES
336 UNITS

PHASE 2

PHASE 2
SINGLE FAMILY
(LOT #201-221)

PHASE 1
SINGLE FAMILY
(LOT #101-145)

PHASE 3
SINGLE FAMILY
(LOT #301-336)
35.27± ACRES
125 UNITS

TOWNHOMES
(UNITS #1001-1065)
234 UNITS

SINGLE FAMILY
(LOT #401-423)

PHASE 4

TOWNHOMES
(UNITS #4001-4068)

TOWNHOMES
(UNITS #3001-3035)

PHASE 2
TOWNHOMES
(UNITS #2001-2066)

OPEN SPACE
20.33± ACRES

PRIMITIVE NATURE TRAIL (TYP.)

APPROX. EASEMENT LOCATION GAS TRANSMISSION LINE

APPROX. WATER LINE EASEMENT LOCATION

PUBLIC ROAD A
PUBLIC ROAD B
PUBLIC ROAD C
PUBLIC ROAD D
PUBLIC ROAD E
PUBLIC ROAD F
PRIVATE DRIVE

20' SETBACK (10' COLLECTOR STREET BUFFER)
20' SETBACK (0.2 TYPE 10' BUFFER)
20' SETBACK (0.8 TYPE 30' BUFFER)
20' SETBACK (0.6 TYPE 25' BUFFER)
30' STREAM BUFFER

TRACT 7A
MAP 073, PARCEL 018.28
CINDY WILLIAMS
RECORD BOOK 2366, PAGE 324
R.O.M.C.T.

TRACT 7B
MAP 073, PARCEL 018.29
CINDY WILLIAMS
RECORD BOOK 2366, PAGE 324
R.O.M.C.T.

TRACT 7C
MAP 073, PARCEL 018.29
CINDY WILLIAMS
RECORD BOOK 2366, PAGE 324
R.O.M.C.T.

INTERNATIONAL ENTERPRISES, LTD
PLAT BOOK P20, PAGE 273
R.O.M.C.T.

MAP 092, PARCEL 012.01
MADCO LLC
RECORD BOOK 2573, PAGE 248
R.O.M.C.T.

CU BARKER SR ESTATE
PLAT BOOK P20, PAGE 104
R.O.M.C.T.

MAP 092, PARCEL
KING LAND INVESTI
RECORD BOOK 2507
R.O.M.C.T.

MAP 092, PARCEL 011.01
GARY CONNELLY AND WIFE,
NANCY CONNELLY
RECORD BOOK 1455, PAGE 357
R.O.M.C.T.

MAP 092, PARCEL 011.02
DONALD BLAIR
RECORD BOOK 2384, PAGE 588
R.O.M.C.T.

MAP 092, PARCEL
MATTIE LORENE H
DEED BOOK 1750,
R.O.M.C.T.

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ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
AGRICULTURE
TENNESSEE NO. 401
LANDSCAPE ARCHITECT

1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

#	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2021.04.19	PER STAFF COMMENTS

JOB NO. 20-216
WK. ORDER 2099
DESIGNED: S.BERNICK
DRAWN: K.CHOI
SCALE: 1"=100'
DATE: MARCH 22, 2021

ANTICIPATED PHASING PLAN

C5.0

E:\2020\20-216_CIVIL ENGINEERING\PLAN SHEETS\PD MASTER PLAN.DWG
ELIZABETH BOYD, 3/22/2021 1:18 PM

G:\2020\20-2099\1-CIVIL ENGINEERING\PUD\PLAN SHEETS\PUD GRADING & UTILITIES.DWG
PLOTTED BY KATE CHOI ON 4/19/2021 1:29 PM LAST UPDATED BY KCHOI ON 4/19/2021 1:02 PM

ROCK SPRINGS ROAD

OLD ROCK SPRINGS ROAD

BEAR CREEK PIKE

LASEA ROAD

APPROXIMATE WATER LINE EASEMENT

APPROXIMATE EASEMENT TRANSMISSION LINE

MAP 092, PARCEL 01.01
GARY NANCY FLOWERS WHITE
RECORD BOOK 1486, PAGE 367
R.O.M.C.T.

MAP 092, PARCEL 01.02
CLOVER MARKER SR ESTATE
PLAT BOOK P20, PAGE 104
R.O.M.C.T.

MAP 092, PARCEL 01.00
CLOVER MARKER SR ESTATE
RECORD BOOK 2031, PAGE 848
R.O.M.C.T.

MAP 092, PARCEL 01.00
KING LAND INVESTMENT
RECORD BOOK 2437
R.O.M.C.T.

MAP 092, PARCEL 01.00
MATTEL, STEVE HOLDINGS
RECORD BOOK 1750, PAGE 1
R.O.M.C.T.

MAP 073, PARCEL 018.29
CINDY WILLIAMS
RECORD BOOK 2394, PAGE 324
R.O.M.C.T.

TRACT 2B
MAP 073, PARCEL 018.29
RECORD BOOK 2394, PAGE 650
R.O.M.C.T.

TRACT 3A
MAP 073, PARCEL 018.29
RECORD BOOK 2394, PAGE 650
R.O.M.C.T.

NOTE:
1. FIRE FLOW SHALL BE PROVIDED.
2. FIRE HYDRANTS SHALL BE PROVIDED TO ALL STRUCTURES
3. THERE SHALL BE FIRE SPRINKLERS AND FIRE ALARMS IN ALL APARTMENTS

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

0 100 200

1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

C6.0

GRADING & UTILITY PLAN

JOB NO.	WK. ORDER
20-216	2099
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=100'
DATE:	MARCH 22, 2021

REV. #	DATE:	DESCRIPTION:
-	–	–
-	–	–
-	–	–
-	–	–
-	–	–
1	2021.04.19	PER STAFF COMMENTS

SCOTT MICHAEL GENDUSO — LICENSED LANDSCAPE ARCHITECT — TENNESSEE NO. 001

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9400
Nashville 615-244-8591
Murfreesboro 615-546-6050
ragansmith.com

G:\2021\6-2099\1-CIVIL ENGINEERING\PUD\EXHIBITS\2099_VEHICLE TRACKING.DWG
PLOTTED BY KATE CHOI ON 4/19/2021 1:26 PM LAST UPDATED BY KCHOI ON 4/19/2021 1:04 PM

ROCK SPRINGS ROAD

OLD ROCK SPRINGS ROAD

BEAR CREEK PIKE

LASEA ROAD

APPROXIMATE WATER LINE EASEMENT

PRIVATE DRIVE

APPROXIMATE EASEMENT FOR TRANSMISSION LINE

Tennessee One Call
Call before you dig.
811

0 100 200

1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

VEHICLE TRACKING PLAN

C7.0

JOB NO.	20-216
WK. ORDER	2099
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=100'
DATE:	MARCH 22, 2021

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
1	2021.04.19	PER STAFF COMMENTS

SCOTT MICHAEL BERNICK
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
507

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9400
Nashville 615-244-8591
Murfreesboro 615-546-6050
ragansmith.com











FRONT LOADED SINGLE FAMILY



BUILDING MATERIALS NOTE

BUILDING MATERIALS TO CONSIST OF A COMBINATION OF BRICK, STONE, COMPOSITE STONE, AND CEMENTITIOUS SIDING









TOWNHOMES









MULTI-FAMILY

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423.648.4845
Nashville 615.844.1483
Murfreesboro 615.544.5500
ragansmith.com

1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

NO.	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2021.04.19	PER STAFF COMMENTS

JOB NO. 20-216
WK. ORDER 2099
DESIGNED: S.BERNICK
DRAWN: K.CHOI
SCALE: NOT TO SCALE
DATE: MARCH 22, 2021

ARCHITECTURAL IMAGERY

--

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

G:\2016\20-216\LANDENGINEERING\PLAN SHEETS\ARCHITECTURAL ELEVATIONS.DWG
PLOTTED BY: KATHERINE CHOI ON MARCH 22, 2021 AT 12:46 PM

Case Number:

21-0084

Request:

Request from Land Solutions Company to annex with a zone of RS-10 with a plan of services for 626 Baker Road being Tax Map 74 Parcel 37.

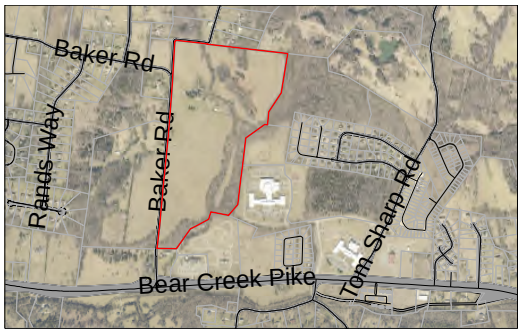
CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
21-0084	**Land Solutions Company/ Victor Beck**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**626 Baker Road, Map 074 Parcel 037**

SUMMARY OF REQUEST: **Zoning Amendment/ Annexation and Plan of Services.**

This request is for the **Annexation with Plan of Services & RS-10 (Cluster Development) Zoning** of a 98.5+/- acre tract located on the east side of Baker Road just north of Bear Creek Pike and bounded by a tributary of Bear Creek. An attached concept plan in support of this annexation and rezone indicate a development proposal of 240 single-family residential lots in a cluster development pattern with lots meeting the base zoning consisting of 12,000 SF (+) nearest to the perimeters of the development tract including lots fronting Baker Road with rear access from a private alley way.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Not in City Limits, County Zoning	Vacant Land/ Single-Family Home	RS 40/CEG PUD & Vacant Land/Single-Family Residential	240 single-family residential building lots.	98.5 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Rural Countryside. This future land use characterized for the subject property includes single-family residential where infrastructure is available to support new development; character context of rural environs; and preservation of natural features and open space.

PROPERTY HISTORY:

N/A: First request for annexation/rezoning on this property.
.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A conceptual site plan has been submitted for this request in support of the proposed Annexation & RS-10 zoning being proposed in a cluster development. As highlighted, 240 single-family residential building lots are being proposed on a 209.06 +- acre tract. Out of the total lots, 118 are proposed at 6,240 SF; 36 at 12,750 SF; 37 at 12,000 SF; and 46 lots at 5,520 SF. A proposed amenity area and interior green space is shown within the concept plan. See technical comments.

ATTACHMENTS (CIRCLE)	SUBMITTED PLANS	CITY MAPS	LEGAL NOTICE	LEGAL DESCRIPTION
	PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS	

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 rural countryside which does support single-family residential development with the preservation of open space 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 property is single-family residential and wooded open space & rural countryside. The proposed plan will continue those established patterns within the area consisting of single family residential and open space within a pattern of transition.

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 subject property is of adequate shape and size to accommodate a single-family residential development.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

1. The rezoning agrees with the general plan for the area;

   The Comprehensive Plan designates the subject property as Rural Countryside. The request would agree with such designation with RS-10 being the densest residential district in allowed for such future land use. The Zoning Ordinance does allow for a Cluster Development Pattern under RS-10 Zoning as proposed in site concept 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 use would be surrounded by residential uses thus continuing the development pattern thus not effecting the area.

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 similar in development and supported by the comprehensive plan in which the general public representatives confirmed.

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

   In the community, housing demands within the city limits have increased to a sufficient extent to warrant an annexation within the city's zoning map 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 from any facilities that the zoning request cannot be serviced.

LS LAND SOLUTIONS

April 16, 2021

Melissa Sanders
City of Columbia
development@columbiatn.com

RE: Staff Comments 2021-04-14 – 626 Baker Road Annexation
Item No. 21-0084

We are in agreement with all comments in the above referenced letter titled "Staff Comments" dated April 14, 2021.

Please feel free to contact us if you have any questions, comments, or need additional information at this time.

Sincerely,

Lynn Ealey, PE
Land Solutions Company

2925 BERRY HILL DRIVE 2ND FLOOR • NASHVILLE, TN • 37204
PHONE: (615)712-7497

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, April 13, 2021
ITEM NO.
21-0084

DESCRIPTION: Request from Lynn Ealey for annexation with zoning to RS-10 cluster subdivision of 626 Baker Road, being Tax Map 74 Parcel 37.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. Shall provide fire flow. Check with CPWS.
2. Fire hydrants shall be within 400' of all structures.

Engineering

3. No comments on annexation and rezoning.
4. preliminary plat and subsequent to be subject to traffic improvements and construction plans
5. All roadways to meet access management and subdivision regulation standards.

Wastewater

6. At this time the property denoted as 626 Baker Road does not have sewer service available. Easements would have to be obtained by the owner/developer to cross the area needed to obtain service. No definitive sewer plans have been presented to our department at this time.

Building

7. No comments.

Police

8. No comments provided.

Public Works

9. No comments.

Columbia Power

10. Columbia Power System has an existing power line near your proposed development. After annexation, 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

11. Maury County Water supplies water to this area.

Atmos Energy

12. No comments provided.

Maury County E911

13. No comments provided.

Maury County Schools

14. No comments provided.

Maury County Highway Department

15. There is 20' of right-of-way and it is 20' of road. Highway Dept. would like to see 50' of right-of-way and upgrade the road.

Maury County Water System

16. Maury Co. Water system intends to provide domestic water service and fire protection to this property. A review application has been submitted by the developer and a letter of water availability is pending.

Planning

17. no comments

ATTACHMENTS: Concept Plan.

PLAN OF SERVICES

FOR ANNEXATION

626 Baker Road PROPERTY

+/-98 ACRES,

BEING

TAX MAP 74 PARCEL 37.00

A. Water

1. Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

2. Maury County Water System has an active letter of water availability for this project.

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.

2. At this time the property denoted as 626 Baker Road does not have sewer service available. Easements would be required and is the responsibility of the owner/developer.

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 provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The Columbia Fire & Rescue Department currently holds an Insurance Service Organization (ISO) class 1 rating. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

2. The proposed annex will be located on the property at 626 Baker Road, Tax Map 74 Parcel 37 in Columbia, Tennessee. This location is approximately 1.4 miles from Columbia Fire Station, #3 located at 705 Tom Sharp Road, 4.9 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 12.4 miles from Fire Station #5 located at 2633 Nashville Hwy. 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 in 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 RS-10 (Single-Family Low Density Residential) 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 and curb repair, snow removal, drainage maintenance, and sidewalk repair.

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

Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

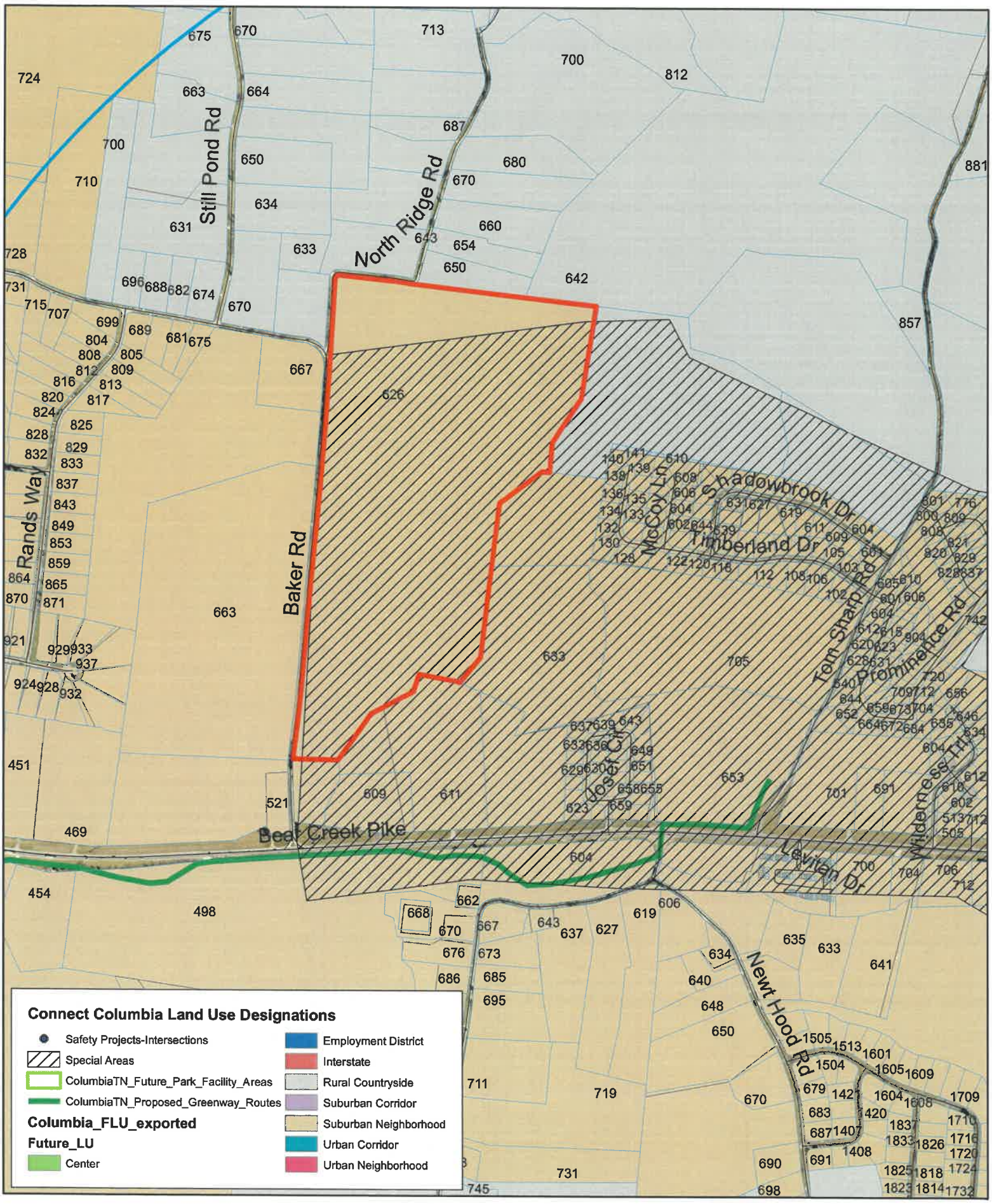
I. Power

Columbia Power System does not have an existing power line near the proposed development. Duck River Electric Membership Corp. will be the provider with a double circuit line across from this development.

J. Schools

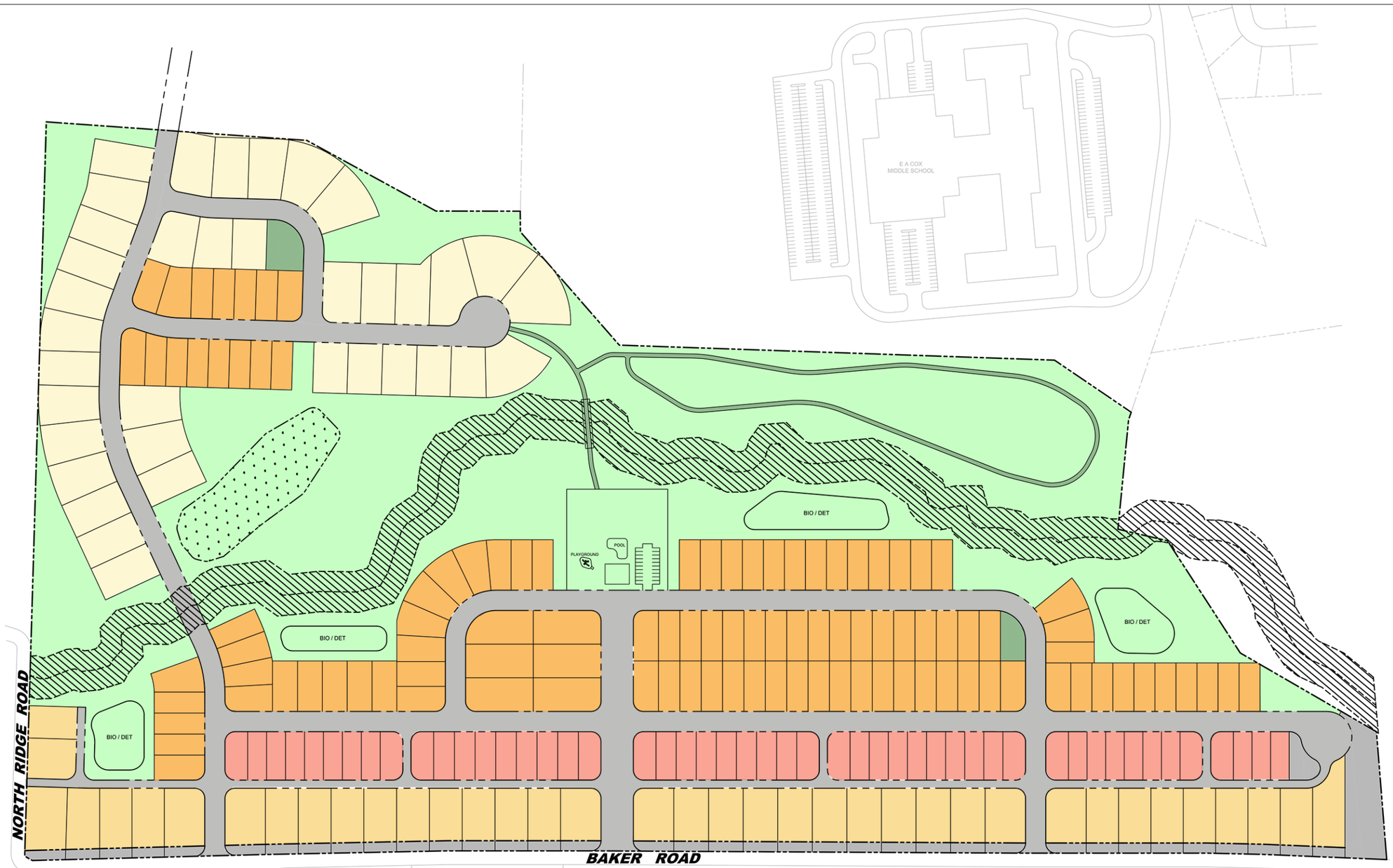
This property falls under the jurisdiction of Maury County Public School System.

Case #21-0084
626 Baker Rd.



Case #21-0084
626 Baker Rd.





LOT MATRIX		
85' x 150'	-	36
80' x 150'	-	37
52' x 120'	-	118
46' x 120'	-	49
		240

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

NORTH

120 0 60 120 240

GRAPHIC SCALE - 1 inch = 120 ft.

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

PRELIMINARY SITE PLAN
BAKER ROAD SUBDIVISION

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

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2021

A NONE
B NONE
C NONE
D NONE

PRELIMINARY SITE PLAN

EX1.0

LSC 21001

Case Number:

21-0085

Request:

Request from Lennar Homes of Tennessee for Preliminary Plat approval of Drumwright Planned Unit Development Phase 1 being Tax Map 51 Parcel 32.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0085

APPLICANT/PROPERTY OWNER
Kevin Sturgill/ Lennar Homes of TN

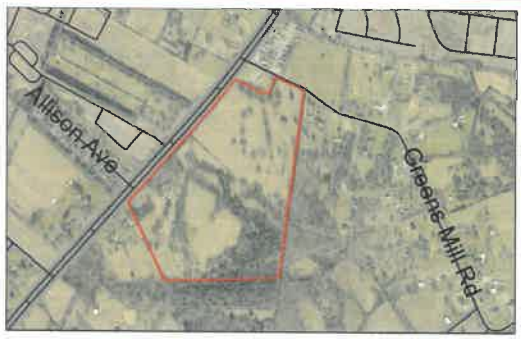
PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
2372 Nashville Hwy, Map 51/Parcel 0.32

SUMMARY OF REQUEST: **Preliminary Plat (Phase 1) :**

This Preliminary Plat request is for 57 single-family residential lots and 55 attached townhome lots with an RM-1 Planned Unit Development Zoning District.

Staff Note:
See Technical Comments.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 PUD	Vacant Land	RS-40, RM-1 PUD/ Vacant Land/Townhomes	55 attached townhomes/ 57 single-family dwellings	23.61 +/- Acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor: This future land use is characterized by a mix of residential, commercial, and office uses that traverse through rural and urban settings. This proposed RM-1 PUD would be in compatibility with this Future Land Use.

PROPERTY HISTORY:

2020- 0238- Request for annexation with a plan of services to allow for 188 single-family lots & 104 attached townhome units. Approved by City Council, January 2021.

2019-0189- Request for annexation with a plan of services to allow for 108 townhomes and 190 single-family residential lots.

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

Preliminary Plat is for 57 single-family home lots and 55 attached townhome lots. Lot sizes for the single-family homes range from 4,510 SF to 10,365 SF. Any approval would be subject to technical comments attached.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS	CITY MAPS	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS	

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, April 13, 2021
ITEM NO.
21-0085

DESCRIPTION: Request from Kevin Sturgill for Preliminary Plat approval of Drumwright PUD Phase 1 for 57 single family lots and 55 townhome units off of Drumwright Way.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. All roads that have a dead end that exceed 150' shall require an approved fire apparatus turn-around.
   A temporary cul-de-sac has been added to the temporary dead-end of Drumwright Way and is shown on sheet 4.

2. Provide fire flow information. Check with CPWS.
   Contractor is working with CPWS to procure fire flow information.

3. Fire hydrants shall be within 400' of all structures.
   Acknowledged.

Maury County E911

4. Several of these street names cannot be used.
   We will work with Maury County E911 with street names prior to Final Plat submittal.

Engineering

5. Subject to TIS and construction plans.
   Acknowledged.

6. Show anticipated final plat phasing (townhouses and single family should be on separate final plats).
   Anticipated final plat phasing is shown on all sheets.

7. Traffic improvements in TDOT ROW subject to TDOT approval.
   Acknowledged.

8. Provide location of existing signal base.

Existing signal base is shown on sheet 2 at intersection of Drumwright Way and Nashville Hwy.

9. Construct crosswalks along all legs of intersections.
   Handicap ramps have been added to radii of intersections as shown on sheets 2 and 3.

10. Extend sidewalk to ROW stub along Liam's Lane.
    Sidewalks have been extended to property line on Liam's Ln and Drumwright Way.

11. Drumwright Way requires temporary turnaround. Exceeds 150' maximum before approved turnaround.
    A temporary cul-de-sac has been added to the temporary dead-end of Drumwright Way and is shown on sheet 4.

12. Label roads as private/public.
    Labels designating roads as private and public are shown on sheets 2, 3, and 4.

13. Connect sidewalk fronting unit 54 towards dumpster enclosure and unit 55.
    Sidewalk connecting units 54 and 55 has been revised accordingly as seen on sheet 4.

Wastewater

14. The Wastewater Department approves this request. The easements required to connect to the closest existing sewer service have been obtained by the Developer. No definitive sewer plans have been submitted to our Department at this time.
    Acknowledged.

Building

15. No comments.

Police

16. No comments provided.

Public Works

17. We recommend four (4) 8-yard dumpsters serviced twice a week for 106 townhomes or three (3) 8-yard dumpsters serviced three times a week. Please see attached dumpster guidelines.
    Acknowledged. The dumpster pad in townhomes Ph. 1B has been changed to a double dumpster container as seen on sheet 4.

Columbia Power

18. 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.
Acknowledged.

Columbia Water

19. 12" DI main on west side of Nashville Hwy. Developer supplies material for development (CPWS specs). Also apartments are to be master metered. Pre-fab vaults are required for townhomes.
Acknowledged.

Atmos Energy

20. No comments provided.

Maury County Schools

21. No comments provided.

Planning

22. Adjust sidewalks to connect along western side along Nashville Highway to the south for the next phase.
Acknowledged.

ATTACHMENTS: Preliminary Plat.

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, April 13, 2021
ITEM NO.
21-0085

DESCRIPTION: Request from Kevin Sturgill for Preliminary Plat approval of Drumwright PUD Phase 1 for 57 single family lots and 55 townhome units off of Drumwright Way.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. All roads that have a dead-end that exceed 150' shall require an approved fire apparatus turn-around.
2. Provide fire flow information. Check with CPWS.
3. Fire hydrants shall be within 400' of all structures.

Maury County E911

4. Several of these street names can not be used.

Engineering

5. Subject to TIS and construction plans
6. show anticipated final plat phasing (townhouses and single family should be on seperate final plats).
7. Traffic improvements in TDOT ROW subject to TDOT approval.
8. Provide location of existing signal base.
9. construct crosswalks along all legs of intersections.
10. extend sidewalk to ROW stub along Liam's Lane
11. Drumwright Way requires temporary turnaround. Exceeds 150' maximum before approved turnaround.
12. Label roads as private/public
13. connect sidewalk fronting unit 54 towards dumpster enclosure and unit 55.

Wastewater

14. The Wastewater Department approves this request. The easements required to connect to the closest existing sewer service has been obtained by the Developer. No definitive sewer plans have been submitted to our Department at this time.

Building

15. No comments.

Police

16. No comments provided.

Public Works

17. We recommend four (4) 8-yard dumpsters serviced twice a week for 106 townhomes or three (3) 8-yard dumpsters serviced three times a week. Please see attached dumpster guidelines.

Columbia Power

18. Columbia Power System has an existing power line near your proposed development. We are willing to service 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

19. 12" DI main on west side of Nashville Hwy. Developer supplies material for developement (CPWS specs). Also apartments are to be master metered. Pre-fab vaults are required for townhomes.

Atmos Energy

20. No comments provided.

Maury County Schools

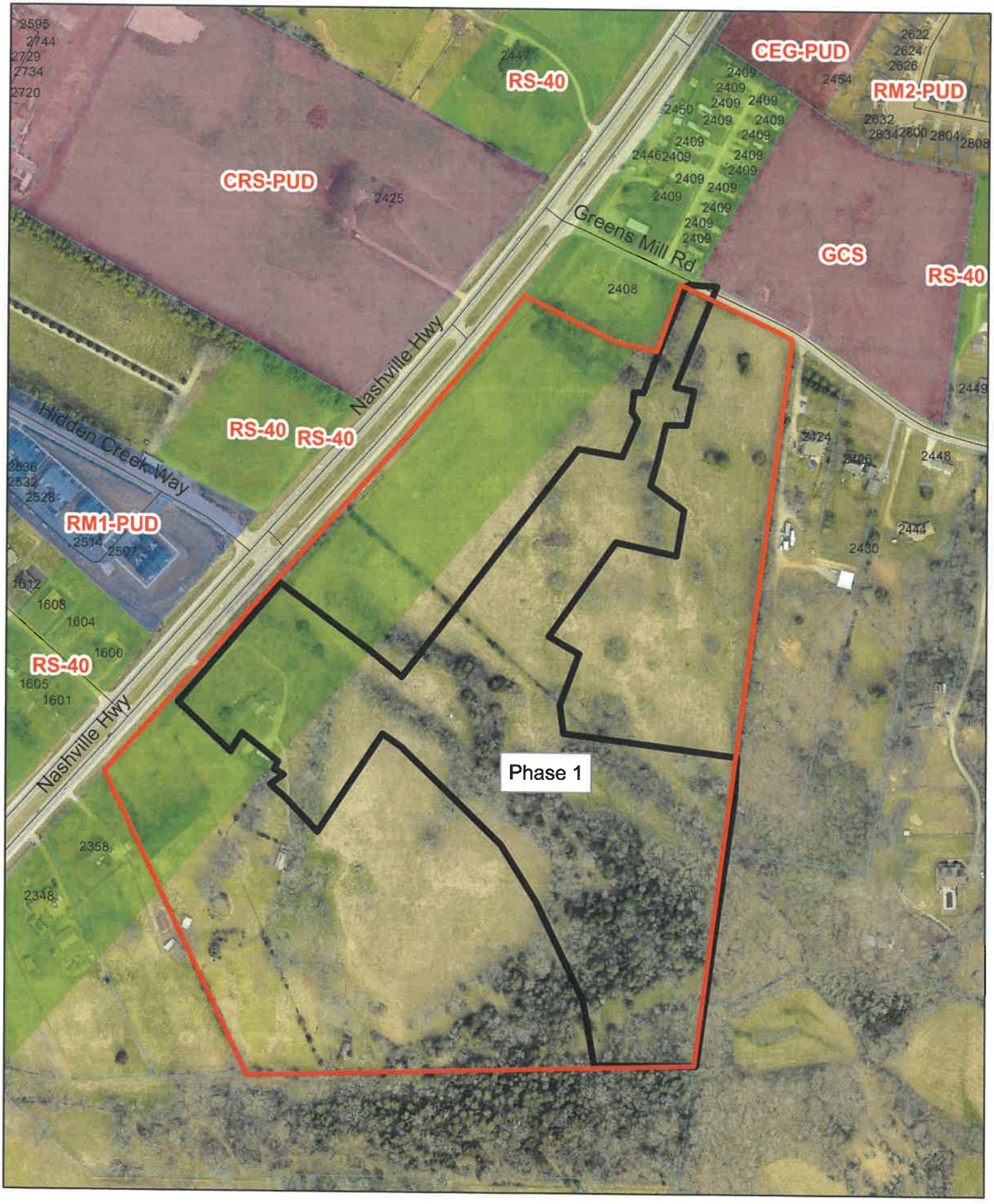
21. No comments provided.

Planning

22. Adjust sidewalks to connect across western side along nashville highway to the south for the next phase.

ATTACHMENTS: Preliminary Plat.

Case #21-0085
Drumwright Phase 1



NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 57 SINGLE FAMILY UNITS, 55 ATTACHED SINGLE FAMILY UNITS, 3 OPEN SPACE LOTS AND DEDICATE RIGHT-OF-WAY.

2. 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.

3. THIS PROPERTY CURRENTLY IDENTIFIED AS TAX MAP 051. PARCEL NUMBERS SHOWN AS THUS (32) REFER TO TAX MAP 051, MAURY COUNTY, TENNESSEE.

4. DEED REFERENCE: RECORD BOOK R2232, PAGE 489, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

5. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF 07/29/2020 UTILIZING TRIMBLE R8S OR R10 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H=0.2'/V=0.2'. THE COMBINED GRID FACTOR OF 0.99993858 WAS CALCULATED AT SURVEY CONTROL POINT No. 901, AS SHOWN HEREON.

6. UNLESS OTHERWISE NOTED, ALL LOT CORNERS ARE MARKED WITH IRON RODS.

7. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47119C010E, DATED APRIL 16, 2007.

8. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF 07/29/2020 UTILIZING TRIMBLE R8S OR R10 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H=0.2'/V=0.2'. THE COMBINED GRID FACTOR OF 0.99993858 WAS CALCULATED AT SURVEY CONTROL POINT No. 901, AS SHOWN HEREON.

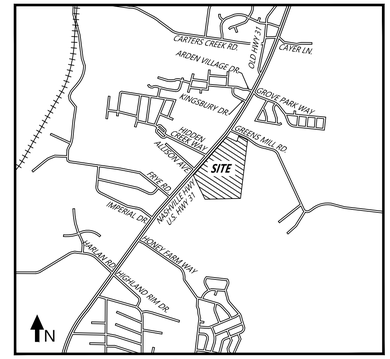
9. OWNER: KURT DRUMRIGHT & KIM DRUMRIGHT FITZGERALD
2607 HIDDEN CREEK WAY
COLUMBIA, TN 38401
BK. R2232, PG. 489 ROMC

10. SURVEY FIELD DATA COLLECTED ON 08/04/2020.

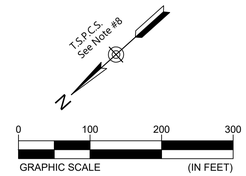
LEGEND

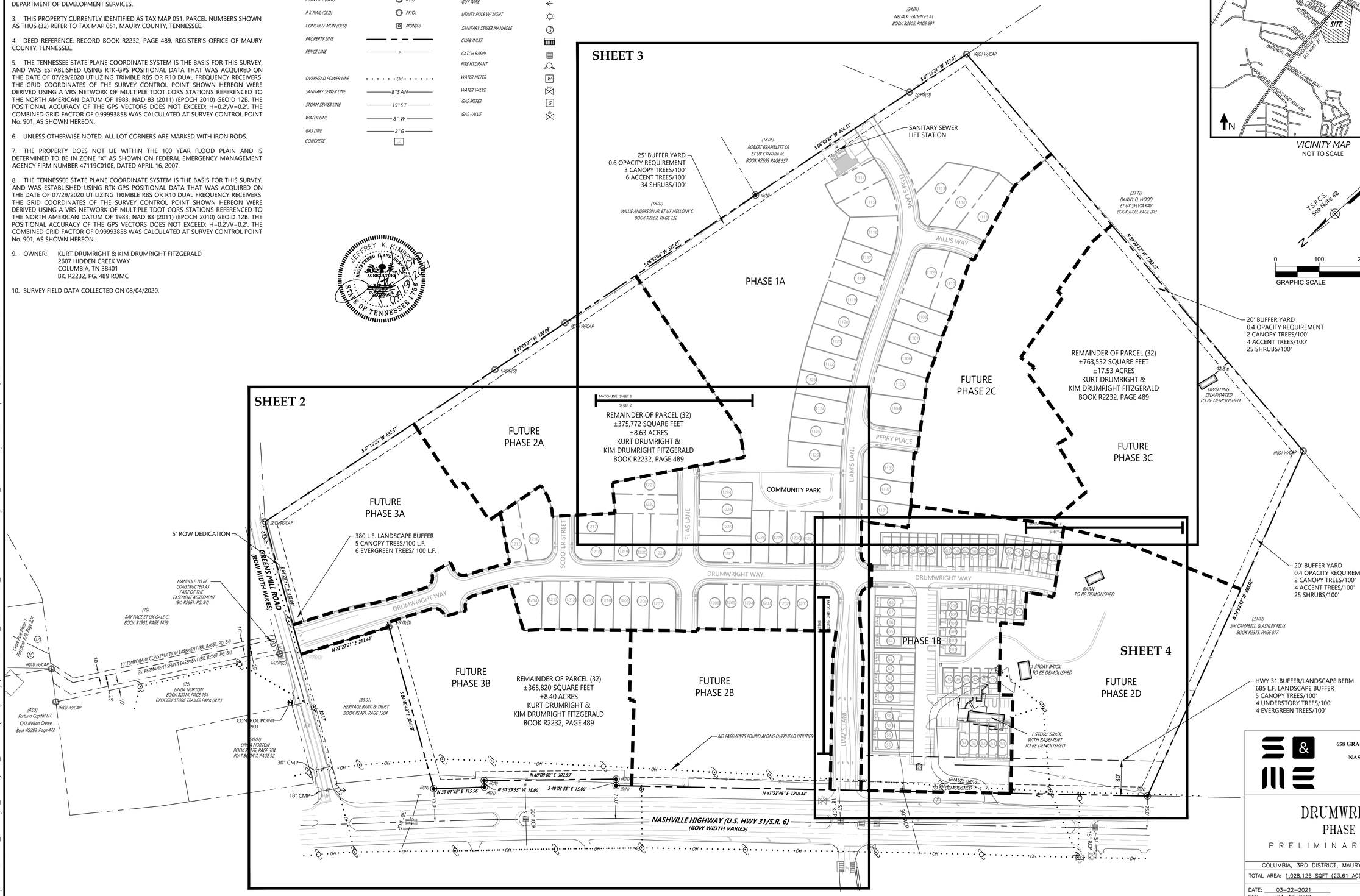
PARCEL NO.	(XX)
LOT NO.	XX
IRON ROD (OLD)	IR(O)
IRON ROD (SET)	IR(N)
IRON PIPE (OLD)	IP(O)
P.K NAIL (OLD)	PK(O)
CONCRETE MON (OLD)	MON(O)
PROPERTY LINE	
FENCE LINE	X
OVERHEAD POWER LINE	OH
SANITARY SEWER LINE	8"SAN
STORM SEWER LINE	15"ST
WATER LINE	8"W
GAS LINE	2"G
CONCRETE	

TELEPHONE MANHOLE	T
ELECTRIC METER	E
TRAFFIC SIGNAL POST	
UTILITY POLE	
GUY WIRE	
UTILITY POLE W/ LIGHT	
SANITARY SEWER MANHOLE	S
CURB INLET	
CATCH BASIN	
FIRE HYDRANT	
WATER METER	W
WATER VALVE	W
GAS METER	G
GAS VALVE	G



VICINITY MAP
NOT TO SCALE





658 GRASSMERE PARK DRIVE
SUITE 100
NASHVILLE, TN 37211
(615) 385-4144

DRUMWRIGHT
PHASE 1
PRELIMINARY PLAT

COLUMBIA, 3RD DISTRICT, MAURY COUNTY, TENNESSEE

TOTAL AREA: 1,028,126 SQFT (23.61 AC) TOTAL LOTS: 112

DATE: 03-22-2021
REV: 04-19-2021

S&ME PROJECT #5147-20-036 SHEET 1 OF 4

L:\2020\5147-20-036_Drumright_US Hwy 31_Columbia\CAD\Survey\5147-20-036_2021-03-22_Phase 1 Preliminary Plat_Sheet 1.dwg-SHEET 1 Apr 19, 2021 - 7:35am zdavis

SEE SHEET 1 0F 4 FOR GENERAL NOTES

MATCHLINE SHEET 3

SHEET 2

REMAINDER OF PARCEL (32)
±375,772 SQUARE FEET
±8.63 ACRES
KURT DRUMRIGHT &
KIM DRUMRIGHT FITZGERALD
BOOK R2232, PAGE 489

FUTURE PHASE 2A

FUTURE PHASE 3A

FUTURE PHASE 3B

FUTURE PHASE 2B

REMAINDER OF PARCEL (32)
±365,820 SQUARE FEET
±8.40 ACRES
KURT DRUMRIGHT &
KIM DRUMRIGHT FITZGERALD
BOOK R2232, PAGE 489

(18.01)
WILLIE ANDERSON JR. ET UX MELLONY S.
BOOK R2282, PAGE 132

(33.01)
HERITAGE BANK & TRUST
BOOK R2481, PAGE 1304

(20.01)
LINDA NORTON
BOOK R2176, PAGE 324
PLAT BOOK 7, PAGE 92

MANHOLE TO BE CONSTRUCTED AS PART OF THE EASEMENT AGREEMENT (INE #2661, PG. 84)

CONTROL POINT #901

GREENS MILL ROAD
(ROW WIDTH VARIES)

DRUMWRIGHT WAY
(PUBLIC ROW VARIES)

SCOOTER STREET
(50' PUBLIC ROW)

ELIAS LANE
(50' PUBLIC ROW)

LIAM'S LANE
(50' PUBLIC ROW)

COMMUNITY PARK

NASHVILLE HIGHWAY (U.S. HWY 31/S.R. 6)
(ROW WIDTH VARIES)

NO EASEMENTS FOUND ALONG OVERHEAD UTILITIES

T.S.P.C.S.
See Note #8

0 50 100 150
GRAPHIC SCALE (IN FEET)

JEFFREY K. KING
REGISTERED PLANT SOILS & AGRICULTURIST
STATE OF TENNESSEE

LEGEND

PARCEL NO.	(xx)
LOT NO.	xx
IRON ROD (OLD)	IR(O)
IRON ROD (SET)	
IRON PIPE (OLD)	IP(O)
P K NAIL (OLD)	PK(O)
CONCRETE MON (OLD)	MON(O)
PROPERTY LINE	
FENCE LINE	X
OVERHEAD POWER LINE	OH
SANITARY SEWER LINE	8"SAN
STORM SEWER LINE	15"ST
WATER LINE	8"W
GAS LINE	2"G
CONCRETE	
TELEPHONE MANHOLE	T
ELECTRIC METER	E
TRAFFIC SIGNAL POST	
UTILITY POLE	
GUY WIRE	
UTILITY POLE W/ LIGHT	
SANITARY SEWER MANHOLE	S
CURB INLET	
CATCH BASIN	
FIRE HYDRANT	
WATER METER	W
WATER VALVE	
GAS METER	G
GAS VALVE	

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	152.72'	475.00'	18°25'19"	77.03'	N32°32'45"E	152.07'
C2	38.45'	25.00'	88°08'38"	24.19'	N20°43'13"W	34.77'
C4	156.61'	775.00'	11°34'41"	78.57'	N47°40'57"E	156.34'
C5	166.33'	825.00'	11°33'06"	83.55'	N47°40'34"E	166.25'
C6	27.80'	300.00'	7°57'46"	13.92'	N27°18'59"E	27.77'
C7	39.33'	25.00'	90°08'11"	25.06'	N86°49'30"E	35.40'
C8	39.27'	25.00'	90°00'00"	25.00'	N03°06'24"W	35.36'
C9	39.27'	25.00'	90°00'00"	25.00'	S86°53'36"W	35.36'
C10	29.55'	975.00'	1°44'12"	14.78'	N47°14'18"W	29.55'
C11	41.42'	25.00'	94°56'01"	27.25'	N01°05'32"E	36.84'
C12	39.75'	25.00'	91°06'08"	25.49'	N85°53'01"W	35.69'
C13	178.24'	975.00'	10°28'26"	89.37'	N35°05'44"W	177.99'
C14	39.21'	25.00'	89°51'49"	24.94'	S01°10'30"E	35.31'
C15	326.45'	1025.00'	18°14'53"	164.62'	N38°58'57"W	325.07'
C16	199.60'	225.00'	50°48'37"	108.90'	S53°16'19"E	193.12'
C17	39.27'	25.00'	90°00'00"	25.00'	S86°53'25"W	35.36'
C18	43.23'	200.00'	12°23'07"	21.70'	S54°26'09"E	43.15'
C19	44.61'	25.00'	97°38'43"	28.58'	S25°29'18"E	37.61'
C20	12.46'	175.00'	4°04'41"	6.23'	S50°30'53"E	12.45'
C21	39.17'	25.00'	89°46'02"	24.90'	S86°36'26"W	35.28'
C22	39.27'	25.00'	90°00'00"	25.00'	S03°14'35"E	35.36'
C23	32.41'	150.00'	12°22'50"	16.27'	S54°26'09"E	32.35'
C24	39.27'	25.00'	90°00'00"	25.00'	N03°14'35"W	35.36'
C25	40.09'	25.00'	91°53'23"	25.84'	N69°16'42"E	35.93'
C26	111.59'	275.00'	23°14'56"	56.57'	N57°42'25"E	110.82'
C27	35.49'	25.00'	81°20'39"	21.48'	S86°45'16"W	32.59'
C28	138.42'	275.00'	28°50'25"	70.71'	S66°59'17"E	136.97'
C29	75.12'	124.96'	34°26'43"	38.74'	S65°41'35"E	74.00'
C30	33.14'	25.00'	75°56'28"	19.31'	N08°18'43"E	30.78'
C31	91.30'	225.00'	23°14'56"	46.29'	N57°42'25"E	90.67'
C32	37.93'	25.00'	86°55'38"	23.69'	S05°00'44"E	34.39'
C34	138.51'	525.00'	15°07'00"	69.66'	N47°53'38"E	138.11'
C35	37.05'	25.00'	84°54'42"	22.87'	S65°42'27"W	33.75'
C36	12.27'	275.00'	2°33'27"	6.14'	S72°01'53"E	12.27'
C37	39.27'	25.00'	90°00'00"	25.00'	N86°45'25"E	35.36'
C38	42.11'	525.00'	4°35'45"	21.07'	N32°37'47"E	42.10'
C39	32.29'	525.00'	3°31'26"	16.15'	N28°41'22"E	32.29'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C40	51.11'	225.00'	13°00'57"	25.67'	N60°48'25"E	51.00'
C41	9.42'	124.96'	4°19'03"	4.71'	S50°37'44"E	9.41'
C42	52.33'	275.00'	10°54'09"	26.24'	S50°01'29"E	52.25'
C43	31.54'	25.00'	76°52'41"	19.84'	S88°59'15"W	31.08'
C44	71.47'	275.00'	14°53'27"	35.94'	N61°52'09"E	71.27'
C45	8.25'	300.00'	1°34'25"	4.12'	S45°08'18"E	8.25'
C46	91.89'	225.00'	23°24'01"	46.60'	S65°12'25"E	91.26'
C47	92.45'	225.00'	23°32'34"	46.89'	S41°44'38"E	91.80'
C48	0.45'	225.00'	0°06'50"	0.22'	S29°54'56"E	0.45'
C49	49.44'	1025.00'	2°45'49"	24.72'	N46°27'49"W	49.43'
C50	50.08'	1025.00'	2°47'58"	25.05'	N43°40'55"W	50.08'
C51	50.13'	1025.00'	2°48'08"	25.07'	N40°52'53"W	50.12'
C52	50.16'	1025.00'	2°48'15"	25.09'	N38°04'42"W	50.16'
C53	50.18'	1025.00'	2°48'19"	25.10'	N35°16'27"W	50.18'
C54	50.19'	1025.00'	2°48'20"	25.10'	N32°28'08"W	50.19'
C55	21.59'	1025.00'	1°12'25"	10.80'	N30°22'42"W	21.59'
C56	67.19'	975.00'	3°56'54"	33.61'	N35°45'51"W	67.17'
C57	58.52'	975.00'	3°26'19"	29.27'	N31°59'15"W	58.51'
C58	6.97'	975.00'	0°24'34"	3.48'	N30°03'48"W	6.97'
C59	72.99'	475.00'	8°48'13"	36.56'	N33°55'07"E	72.91'
C60	28.49'	475.00'	3°26'11"	14.25'	N40°02'19"E	28.49'
C61	45.56'	975.00'	2°40'29"	22.79'	N35°59'28"W	45.56'
C62	4.67'	1025.00'	0°15'40"	2.34'	N41°58'34"W	4.67'
C63	14.80'	225.00'	3°46'12"	7.40'	S72°48'03"E	14.80'
C64	1.45'	200.00'	0°24'59"	0.73'	S60°25'13"E	1.45'
C65	40.12'	275.00'	8°21'29"	20.09'	N50°15'41"E	40.08'
C66	1.95'	25.00'	4°27'56"	0.97'	S68°18'56"W	1.95'
C67	86.10'	375.00'	13°9'6.16"	43.40'	S72°26'41"E	85.74'
C68	65.71'	124.96'	30°07'40"	33.63'	S67°51'08"E	64.95'
C69	32.27'	225.00'	8°13'39"	16.16'	N50°11'27"E	32.24'
C70	0.44'	100.00'	0°14'34"	0.22'	S29°58'50"E	0.44'
C71	64.11'	525.00'	6°59'48"	32.10'	N26°50'00"E	64.07'
C72	51.25'	475.00'	6°10'54"	25.65'	N35°25'23"E	51.22'
C73	7.92'	225.00'	2°00'59"	3.96'	N68°19'23"E	7.92'
C74	35.53'	200.00'	10°10'46"	17.81'	S55°10'20"E	35.49'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N25°13'28"E	50.00'
L2	S82°44'31"E	36.41'
L3	S23°20'06"W	39.10'
L4	S54°45'32"E	3.30'
L5	S48°38'58"E	41.00'
L6	N48°06'24"W	42.25'
L7	N48°06'24"W	42.35'
L8	N86°54'24"W	10.55'
L9	S45°54'35"E	23.08'
L10	N25°10'08"E	41.64'
L11	S46°54'57"W	19.89'
L12	N82°44'36"W	10.45'
L13	N46°04'57"E	20.95'
L14	N81°55'58"E	45.01'
L15	S23°20'06"W	4.67'
L16	N80°22'24"E	46.01'
L17	N48°06'24"W	24.59'
L18	N24°30'18"W	1.70'
L19	N50°39'55"W	15.00'
L20	S49°03'55"E	15.00'

AREA TABLE

Lot	Sq. Feet	Acres
1101	5831	0.13
1102	5800	0.13
1103	8071	0.19
1104	8698	0.20
1105	7099	0.16
1106	6489	0.15
1107	6123	0.14
1108	6177	0.14
1109	9375	0.22
1110	7165	0.16
1111	8768	0.20
1112	9140	0.21
1113	8875	0.20
1114	6869	0.15
1115	7872	0.18
1116	6771	0.15
1117	6093	0.14
1118	6120	0.14
1119	6120	0.14
1120	6230	0.14
1121	6298	0.14
1122	6310	0.14
1123	6341	0.15
1124	6392	0.15
1125	6463	0.15
1126	6711	0.15
1201	4223	0.10
1202	4223	0.10
1203	4223	0.10
1204	4223	0.10
1205	4223	0.10
1206	6149	0.14
1207	6576	0.15

AREA TABLE

Lot	Sq. Feet	Acres
1208	4510	0.10
1209	4510	0.10
1210	4510	0.10
1211	4510	0.10
1212	4510	0.10
1213	4502	0.10
1214	6235	0.14
1215	5401	0.12
1216	10365	0.24
1217	4070	0.09
1218	5495	0.13
1219	4428	0.10
1220	4428	0.10
1221	6454	0.15
1222	6442	0.15
1223	6239	0.14
1224	4559	0.11
1225	4930	0.11
1226	4920	0.11
1227	7206	0.17
1228	4920	0.11
1229	4920	0.11
1230	4920	0.11
1231	4920	0.11
OS1	213848	4.90
OS2	68369	1.56
ROW	215581	4.95
TOTAL	842743	19.35

S&ME
658 GRASSMERE PARK DRIVE
SUITE 100
NASHVILLE, TN 37211
(615) 385-4144

DRUMWRIGHT
PHASE 1
PRELIMINARY PLAT

COLUMBIA, 3RD DISTRICT, MAURY COUNTY, TENNESSEE

TOTAL AREA: 1,028,126 SQFT (23.61 AC) TOTAL LOTS: 112

DATE: 03-22-2021
REV: 04-19-2021

L:\2020\5147-20-036_Drumright_US Hwy 31_Columbia\CAD\Survey\5147-20-036_2021-03-22_Phase 1 Preliminary Plat_Sheets 2 & 3.dwg-SHEET 2 Apr 19, 2021 - 7:57am zdavis

LEGEND

PARCEL NO.	(XX)	TELEPHONE MANHOLE	T
LOT NO.	XX	ELECTRIC METER	E
IRON ROD (OLD)	IR(O)	TRAFFIC SIGNAL POST	
IRON ROD (SET)		UTILITY POLE	
IRON PIPE (OLD)	IP(O)	GUY WIRE	
P.K NAIL (OLD)	PK(O)	UTILITY POLE W/ LIGHT	
CONCRETE MON (OLD)	MON(O)	SANITARY SEWER MANHOLE	S
PROPERTY LINE		CURB INLET	
FENCE LINE	X	CATCH BASIN	
		FIRE HYDRANT	
OVERHEAD POWER LINE	OH	WATER METER	W
SANITARY SEWER LINE	8" SAN	WATER VALVE	
STORM SEWER LINE	15" S T	GAS METER	G
WATER LINE	8" W	GAS VALVE	
GAS LINE	2" G		
CONCRETE			

T.S.P.C.S. See Note #8

0 50 100 150
GRAPHIC SCALE (IN FEET)

IR(O) W/CAP

(34.01) NEIJA K. VADEN ET AL BOOK R2005, PAGE 691

S07°16'21"W 157.91'

OPEN SPACE 2

(18.06) ROBERT BRAMBLETT SR. ET UX CYNTHIA M. BOOK R2506, PAGE 557

S06°59'58"W 424.53'

S82°54'31"E 82.87'

N00°55'55"W 171.60'

LIAM'S LANE (50' PUBLIC ROW)

S13°05'07"W 128.21'

1114

S13°05'07"W 132.50'

1115

N18°54'53"W 51.00'

S38°56'43"W 108.63'

1116

S04°48'08"E 51.00'

S59°55'51"W 120.00'

1117

N60°08'29"E 120.00'

1118

N60°08'29"E 120.00'

1119

N60°08'29"E 120.00'

1120

N58°43'49"E 119.86'

1121

N56°22'55"E 119.88'

1122

N54°02'09"E 120.30'

1123

N51°41'19"E 121.12'

1124

N49°20'29"E 122.35'

1125

N46°59'39"E 123.96'

1126

S42°09'16"W 122.33'

N04°21'16"W 101.52'

1113

N04°21'16"W 101.52'

S49°49'55"W 61.31'

N55°40'50"E 59.82'

L16

S00°29'48"W 112.51'

N12°11'11"W 171.76'

1112

S17°44'43"E 104.35'

1111

N20°40'08"W 194.38'

WILLIS WAY (50' PUBLIC ROW)

1107

1106

S56°19'24"W 117.30'

1105

S48°33'55"W 122.96'

1104

S48°33'55"W 99.91'

PERRY PLACE (50' PUBLIC ROW)

N48°33'55"E 96.56'

1103

N48°33'55"E 114.67'

1102

N48°33'55"E 113.40'

1101

N48°33'55"E 107.43'

1109

1110

N29°31'31"W 139.04'

N29°31'31"W 139.11'

1108

N60°08'29"E 71.00'

S59°50'28"W 51.00'

N60°08'29"E 120.00'

S57°37'31"E 51.28'

S29°51'41"E 51.00'

N26°52'16"W 50.66'

N41°26'05"W 172.00'

S41°28'05"W 51.00'

REMAINDER OF PARCEL (32)
±763,532 SQUARE FEET
±17.53 ACRES
KURT DRUMRIGHT &
KIM DRUMRIGHT FITZGERALD
BOOK R2232, PAGE 489

(33.12) DANNY O. WOOD ET UX SYLVIA KAY BOOK R732, PAGE 203

N08°30'12"W 108.27'

(18.01) WILLIE ANDERSON JR. ET UX MELLONY S. BOOK R2262, PAGE 132

S06°53'44"W 525.61'

STORMWATER DETENTION AREA

OPEN SPACE 1

S56°47'38"E 47.40'

FUTURE PHASE 2C

FUTURE PHASE 3C

FUTURE PHASE 2A

MATCHLINE SHEET 3
SHEET 2

MATCHLINE SHEET 3
SHEET 4

REMAINDER OF PARCEL (32)
±375,772 SQUARE FEET
±8.63 ACRES
KURT DRUMRIGHT &
KIM DRUMRIGHT FITZGERALD
BOOK R2232, PAGE 489

N29°47'17"E 108.00'

S29°21'26"W 199.92'

S41°45'25"W 147.38'

S41°45'25"W 143.00'

N41°45'25"E 164.00'

N41°51'02"E 121.07'

N41°51'02"E 120.91'

N41°51'02"E 120.07'

N41°51'02"E 120.00'

S48°13'35"W 153.02'

N48°13'35"W 153.02'

S41°45'25"E 92.39'

S41°45'25"E 143.20'

N41°45'25"E 164.00'

N48°06'24"W 191.65'

S48°06'24"W 191.65'

COMMUNITY PARK

ELIAS LANE (50' PUBLIC ROW)

20' P.U.D.E.

10' P.U.D.E.

8" SAN

8" W

6" F.M.

1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231

LINE TABLE

LINE	BEARING	DISTANCE
L1	N29°11'08"E	50.00'
L2	S82°54'31"E	36.41'
L3	S23°07'08"W	39.10'
L4	S64°46'52"E	3.80'
L5	S48°08'58"E	41.00'
L6	N48°06'24"W	42.25'
L7	N48°06'24"W	42.35'
L8	N66°39'54"W	10.55'
L9	S41°59'43"E	21.08'
L10	N35°10'08"E	41.64'
L11	S46°04'57"E	19.89'
L12	N82°54'36"W	10.45'
L13	N46°04'57"E	60.95'
L14	N81°55'58"E	45.01'
L15	S23°07'08"W	38.03'
L16	N80°22'24"E	46.03'
L17	N43°06'24"W	24.59'
L18	N24°30'18"W	1.20'
L19	N50°59'55"W	15.00'
L20	S49°03'55"E	15.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	152.72'	475.00'	18°25'19"	77.03'	N32°32'45"E	152.07'
C2	38.45'	25.00'	88°06'38"	24.19'	N20°42'13"W	34.77'
C3	156.61'	775.00'	11°34'41"	78.57'	N47°40'57"E	156.34'
C4	166.53'	825.00'	11°33'56"	83.55'	N47°40'34"E	166.25'
C5	27.80'	200.00'	7°57'46"	13.92'	N27°18'59"E	27.77'
C6	39.33'	25.00'	90°08'11"	25.06'	N86°49'38"E	35.40'
C7	39.27'	25.00'	90°00'00"	25.00'	N03°08'24"W	35.35'
C8	39.27'	25.00'	90°00'00"	25.00'	S86°51'36"W	35.36'
C9	29.55'	975.00'	1°44'12"	14.78'	N47°14'18"W	29.55'
C10	41.42'	25.00'	94°56'07"	27.25'	N01°05'52"E	36.84'
C11	39.75'	25.00'	91°06'08"	25.49'	N85°52'07"W	35.69'
C13	178.24'	975.00'	10°28'26"	89.37'	N35°09'44"W	177.99'
C14	39.21'	25.00'	89°51'49"	24.94'	S01°10'30"E	35.31'
C15	636.45'	1025.00'	35°34'53"	164.64'	N38°58'57"W	626.07'
C16	199.60'	225.00'	50°49'37"	106.90'	S55°16'19"E	193.12'
C17	39.27'	25.00'	90°00'00"	25.00'	S86°45'25"W	35.36'
C18	43.23'	200.00'	12°23'07"	21.70'	S54°25'09"E	43.15'
C19	42.61'	25.00'	97°38'43"	28.58'	S25°29'16"E	37.63'
C20	13.46'	175.00'	4°24'21"	6.73'	S00°39'33"E	13.45'
C21	39.17'	25.00'	89°46'02"	24.90'	S86°58'26"W	35.28'
C22	39.27'	25.00'	90°00'00"	25.00'	S03°14'35"E	35.36'
C23	32.41'	150.00'	12°22'50"	16.27'	S54°39'09"E	32.35'
C24	39.27'	25.00'	90°00'00"	25.00'	N03°14'35"W	35.36'
C25	40.09'	25.00'	91°52'22"	25.84'	N69°18'47"E	35.93'
C26	111.59'	275.00'	23°14'56"	56.57'	N57°42'25"E	110.82'
C27	35.49'	25.00'	81°20'39"	21.48'	S86°45'16"W	32.59'
C28	138.42'	275.00'	28°50'25"	70.71'	S66°39'37"E	136.97'
C29	75.12'	124.96'	34°26'43"	38.74'	S85°41'35"E	74.00'
C30	33.14'	25.00'	75°56'28"	19.51'	N08°06'43"E	30.76'
C31	91.30'	225.00'	23°14'56"	46.25'	N57°42'25"E	90.67'
C32	37.93'	25.00'	86°55'38"	23.69'	S05°09'44"E	34.39'
C34	138.51'	525.00'	15°06'80"	69.66'	N33°16'39"E	138.11'
C35	37.05'	25.00'	84°54'42"	22.87'	S83°47'37"W	33.75'
C36	12.27'	275.00'	2°33'25"	6.14'	S73°01'55"E	12.27'
C37	39.27'	25.00'	90°00'00"	25.00'	N86°45'25"E	35.36'
C38	42.11'	525.00'	4°35'45"	21.07'	N32°37'47"E	42.10'
C39	32.29'	525.00'	3°31'26"	16.15'	N36°41'22"E	32.29'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C40	51.11'	225.00'	13°00'57"	25.72'	S80°48'25"E	51.00'
C41	9.42'	124.96'	4°19'03"	4.71'	S50°37'44"E	9.41'
C42	52.33'	275.00'	10°54'09"	26.24'	S58°01'29"E	52.25'
C43	33.54'	25.00'	76°52'41"	19.84'	S88°32'15"W	31.08'
C44	71.47'	225.00'	14°53'23"	35.94'	N61°53'09"E	71.27'
C45	6.25'	200.00'	1°47'23"	3.12'	S49°58'16"E	6.25'
C46	91.89'	225.00'	23°24'01"	46.60'	S65°12'56"E	91.26'
C47	92.45'	225.00'	23°32'34"	46.89'	S41°44'38"E	91.80'
C48	0.45'	225.00'	0°06'50"	0.22'	S28°54'56"E	0.45'
C49	49.44'	1025.00'	2°45'49"	24.72'	N46°37'49"W	49.43'
C50	50.08'	1025.00'	2°47'58"	25.05'	N44°40'56"W	50.08'
C51	50.12'	1025.00'	2°48'08"	25.07'	N46°26'53"W	50.12'
C52	50.16'	1025.00'	2°48'15"	25.09'	N38°04'42"W	50.16'
C53	50.18'	1025.00'	2°48'19"	25.10'	N35°16'26"W	50.18'
C54	50.19'	1025.00'	2°48'20"	25.10'	N32°28'06"W	50.19'
C55	21.59'	1025.00'	1°12'25"	10.80'	N30°07'43"W	21.59'
C56	97.61'	975.00'	5°44'04"	48.87'	N35°40'51"W	97.17'
C57	58.52'	975.00'	3°26'19"	29.27'	N31°59'15"W	58.51'
C58	6.95'	975.00'	0°24'34"	3.48'	N30°03'48"W	6.95'
C59	72.59'	475.00'	8°45'13"	36.36'	N33°55'07"E	72.51'
C60	28.49'	475.00'	3°26'11"	14.25'	N40°02'19"E	28.49'
C61	45.56'	925.00'	2°49'39"	22.79'	N38°53'18"W	45.56'
C62	4.6'	1025.00'	0°15'40"	2.34'	N47°58'34"W	4.60'
C63	14.80'	225.00'	3°46'12"	7.40'	S78°48'02"E	14.80'
C64	1.45'	200.00'	0°24'59"	0.73'	S01°29'13"E	1.45'
C65	40.12'	275.00'	8°21'29"	20.09'	N50°15'41"E	40.08'
C66	1.95'	25.00'	4°27'58"	0.97'	S48°18'56"W	1.95'
C67	86.10'	275.00'	17°56'16"	43.40'	S72°26'41"E	85.74'
C68	65.71'	124.96'	30°07'40"	33.63'	N67°51'06"E	64.95'
C69	32.23'	225.00'	8°12'59"	16.16'	N50°11'27"E	32.24'
C70	0.44'	105.00'	0°14'34"	0.22'	S29°56'55"E	0.44'
C71	64.11'	525.00'	6°59'48"	32.10'	N36°50'00"E	64.07'
C72	23.54'	475.00'	2°50'24"	23.65'	N39°25'23"E	51.02'
C73	7.92'	225.00'	2°00'59"	3.96'	N68°19'23"E	7.92'
C74	35.53'	200.00'	10°10'46"	17.81'	S55°07'20"E	35.49'

AREA TABLE

Lot	Sq. Feet	Acres
1101	5631	0.13
1102	5800	0.13
1103	8071	0.19
1104	8690	0.20
1105	7099	0.16
1106	6489	0.15
1107	6123	0.14
1108	6177	0.14
1109	9375	0.22
1110	7165	0.16
1111	8768	0.20
1112	9140	0.21
1113	8875	0.20
1114	6669	0.15
1115	7872	0.18
1116	8271	0.19
1117	6093	0.14
1118	6120	0.14
1119	6120	0.14
1120	6290	0.14
1121	6298	0.14
1122	6310	0.14
1123	6341	0.15
1124	6392	0.15
1125	6463	0.15
1126	6771	0.15
1201	4223	0.10
1202	4223	0.10
1203	4223	0.10
1204	4223	0.10
1205	4223	0.10
1206	6149	0.14
1207	6576	0.15

AREA TABLE

Lot	Sq. Feet	Acres
1208	4510	0.10
1209	4510	0.10
1210	4510	0.10
1211	4510	0.10
1212	4510	0.10
1213	4592	0.10
1214	6235	0.14
1215	5401	0.12
1216	10365	0.24
1217	4070	0.09
1218	5495	0.13
1219	4428	0.10
1220	4428	0.10
1221	6454	0.15
1222	6442	0.15
1223	6239	0.14
1224	4959	0.11
1225	4930	0.11
1226	4920	0.11
1227	5206	0.12
1228	4920	0.11
1229	4920	0.11
1230	4920	0.11
1231	4920	0.11
OS1	213640	4.90
OS2	68069	1.56
ROW	215581	4.95
TOTAL	842743	19.35

JEFFREY K. KIMBROUGH
REGISTERED LAND SURVEYOR
AGRICULTURE
CONSERVATION
04.1912
STATE OF TENNESSEE

S&ME
658 GRASSMERE PARK DRIVE
SUITE 100
NASHVILLE, TN 37211
(615) 385-4144

DRUMWRIGHT
PHASE 1
PRELIMINARY PLAT

COLUMBIA, 3RD DISTRICT, MAURY COUNTY, TENNESSEE

TOTAL AREA: 1,028,126 SQFT (23.61 AC) TOTAL LOTS: 112

DATE: 03-22-2021
REV: 04-19-2021

S&ME PROJECT #5147-20-036 SHEET 3 OF 4

L:\2020\5147-20-036_Drumright_US Hwy 31_Columbia\CAD\Survey\5147-20-036_2021-03-22_Phase 1 Preliminary Plat_Sheets 2 & 3.dwg-SHEET 3 Apr 19, 2021 - 7:58am zdavis

SEE SHEET 1 0F 4 FOR GENERAL NOTES

MATCHLINE SHEET 3

SHEET 4

FUTURE PHASE 3C

DRUMWRIGHT WAY (50' PUBLIC ROW)

TEMPORARY CUL-DE-SAC

OPEN SPACE

REMAINDER OF PARCEL (32)
±763,532 SQUARE FEET
±17.53 ACRES
KURT DRUMRIGHT &
KIM DRUMRIGHT FITZGERALD
BOOK R2232, PAGE 489

PRIVATE ROAD

FUTURE PHASE 2D

MATCHLINE SHEET 4

SHEET 2

LIAM'S LANE
(PUBLIC ROW VARIES)

OPEN SPACE

WALL

HWY 31 BUFFER/LANDSCAPE BERM
685 L.F. LANDSCAPE BUFFER
5 CANOPY TREES/100'
4 UNDERSTORY TREES/100'
4 EVERGREEN TREES/100'

NASHVILLE HIGHWAY (U.S. HWY 31/S.R. 6)
(ROW WIDTH VARIES)

18" RCP

30" RCP

T.S.P.C.S.
See Note #8

0 30 60 90
GRAPHIC SCALE (IN FEET)

TOWNHOME LOTS AREA TABLE		
LOT	SQ. FT.	ACRES
1	1875	0.04
2	1500	0.03
3	1500	0.03
4	1500	0.03
5	1500	0.03
6	1875	0.04
7	1875	0.04
8	1500	0.03
9	1500	0.03
10	1500	0.03
11	1500	0.03
12	1879	0.04
13	1913	0.04
14	1509	0.03
15	1501	0.03
16	1502	0.03
17	1512	0.03
18	1922	0.04
50	2197	0.05
51	1790	0.04
52	1790	0.04
53	1790	0.04
54	2148	0.05
55	2531	0.06
56	2063	0.05
57	2063	0.05
58	2531	0.06
59	2531	0.06
60	2063	0.05
61	2063	0.05
62	2063	0.05
63	2531	0.06
64	2531	0.06
65	2063	0.05
66	2063	0.05
67	2063	0.05
68	2531	0.06
69	1860	0.04
70	1507	0.03
71	1519	0.03
72	1522	0.03
73	1514	0.03
74	1866	0.04
95	1487	0.03
96	1190	0.03
97	1190	0.03
98	1190	0.03
99	1190	0.03
100	1488	0.03
101	1475	0.03
102	1180	0.03
103	1180	0.03
104	1180	0.03
105	1180	0.03
106	1475	0.03
OS	89471	2.05
TOTAL	185383	4.26

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°06'24"E	16.00'
L2	S41°53'36"W	2.05'

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	166.61'	775.00'	11°34'41"	78.5'	N47°40'57"E	156.54'
C2	166.52'	825.00'	11°33'56"	83.55'	N47°40'34"E	166.25'
C3	39.27'	25.00'	90°00'00"	25.00'	N03°06'24"W	35.36'
C4	25.00'	825.00'	1°44'12"	12.50'	N42°53'12"E	25.00'
C5	6.68'	825.00'	0°27'51"	3.34'	N41°59'14"E	6.68'
C6	25.05'	825.00'	1°44'23"	12.53'	N45°59'20"E	25.05'
C7	20.01'	825.00'	1°23'23"	10.01'	N46°58'13"E	20.01'
C8	20.00'	825.00'	1°23'21"	10.00'	N48°02'35"E	20.00'
C9	20.00'	825.00'	1°23'21"	10.00'	N49°25'56"E	20.00'
C10	20.02'	825.00'	1°23'24"	10.01'	N50°49'18"E	20.02'
C11	25.06'	825.00'	1°44'25"	12.53'	N52°23'13"E	25.06'
C12	2.91'	825.00'	0°12'07"	1.45'	N53°21'29"E	2.91'
C13	20.00'	775.00'	1°28'44"	10.00'	N42°16'05"E	20.00'
C14	20.00'	775.00'	1°28'43"	10.00'	N44°44'49"E	20.00'
C15	20.01'	775.00'	1°28'46"	10.01'	N46°13'34"E	20.01'
C16	25.05'	775.00'	1°51'07"	12.53'	N47°53'30"E	25.05'
C17	62.95'	775.00'	4°39'14"	31.49'	N51°08'40"E	62.93'
C18	1.80'	825.00'	0°07'30"	0.90'	N41°52'21"E	1.80'
C19	8.59'	775.00'	0°38'07"	4.30'	N42°12'40"E	8.59'

LEGEND

PARCEL NO.	(XX)	TELEPHONE MANHOLE	T
LOT NO.	XX	ELECTRIC METER	E
IRON ROD (OLD)	IR(O)	TRAFFIC SIGNAL POST	
IRON ROD (SET)		UTILITY POLE	
IRON PIPE (OLD)	IP(O)	GUY WIRE	
P K NAIL (OLD)	PK(O)	UTILITY POLE W/ LIGHT	
CONCRETE MON (OLD)	MON(O)	SANITARY SEWER MANHOLE	S
PROPERTY LINE		CURB INLET	
FENCE LINE	X	CATCH BASIN	
		FIRE HYDRANT	
OVERHEAD POWER LINE	OH	WATER METER	W
SANITARY SEWER LINE	8"SAN	WATER VALVE	
STORM SEWER LINE	15"ST	GAS METER	G
WATER LINE	8"W	GAS VALVE	
GAS LINE	2"G		
CONCRETE			

658 GRASSMERE PARK DRIVE
SUITE 100
NASHVILLE, TN 37211
(615) 385-4144

DRUMWRIGHT
PHASE 1
PRELIMINARY PLAT

COLUMBIA, 3RD DISTRICT, MAURY COUNTY, TENNESSEE

TOTAL AREA: 1,028,126 SQFT (23.61 AC) TOTAL LOTS: 112

DATE: 03-22-2021
REV: 04-19-2021

S&ME PROJECT #5147-20-036 SHEET 4 OF 4

JEFFREY K. KIMBRO
REGISTERED LAND SURVEYOR
AGRICULTURE
CERTIFICATE NO. 2152
04/19/2021
STATE OF TENNESSEE

L:\2020\5147-20-036_Drumright_US Hwy 31_Columbia\CAD\Survey\5147-20-036_2021-03-22_Phase 1 Preliminary Plat_Sheet 4.dwg—SHEET 4 Apr 19, 2021 — 8:10am zdavis

Case Number:

21-0035

Request:

Request from Sunil Patel for multi-family site plan approval of 1548 Bear Creek Pike.

RE Rhodes Engineering and Environmental Services, LLC

April 19, 2021

City of Columbia
Attention: Austin Brass, City Planner
700 North Garden Street
Columbia, TN 38401

Response Letter to Tuesday March 9th, 2021 Technical Meeting Comments

Items 1-11 no issues left to resolve after the meeting.

Engineering
12. Plan does not match recorded plat

Planning
13. Property Lines as shown are not the correct per the most recent minor plat, plans shall be drawn off an accurate survey to avoid conflict at construction.
14. Show rear setback

The new plat has been used to make the proposed new plan and have proposed a new boundary line and the two owners have entered into a shared and recorded joint user access (ingress and Egress) and joint/shared parking agreement which has been entered into by both parties and has been recorded at the Maury County register of deeds. A copy will be provided in pdf form along with our plans being resubmitted for consideration at the May Meeting. We are resubmitting 14 copies full size for the May meeting as requested.

Items 15 thru 17 were discussed at the meeting and we understand they do not pertain to this project at this time.

Please do not hesitate to contact me at 615-480-7535 should you have any questions and/or comments.

Sincerely,

Chet Rhodes

Chet Rhodes, PE, REPA
Rhodes Engineering and Environmental Services, LLC
Structural * Civil * Storm Water * Geotechnical

1117 Whitney Drive, Columbia, Tennessee 38401 **615 480 7535** **RhodesEngineering@gmail.com**

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, March 9, 2021
ITEM NO.
21-0035

DESCRIPTION: 1.76 Acre Tract with small change in SE Portion for Worker Housing as shown on plans.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Columbia Water

1. Existing mains on North side of buildings work to be done on south side on Private Property.

Maury County E911

2. No comments provided.

Maury County Schools

3. No comments provided.

Duck River Electric Membership Corp

4. DREMC does currently have existing power lines to serve the proposed area. DREMC will be willing to serve this development subject to all DREMC policies and procedures being met. We will require an approved final plat and DR-38 (LOAD SHEET) and CAD drawing be completed and submitted before start of construction.

Building

5. No comments.

Atmos Energy

6. No comments provided.

Police

7. No comments provided.

Columbia Power

8. Columbia Power System does not have an existing power line near your proposed development and is not the service provider. DREMC will be the service provider for this area.

Public Works

9. Please see attached dumpster guidelines.

Fire

10. No comment.

Wastewater

11. The Wastewater Department has an 8" gravity sewer line running parallel to the property line with adequate capacity to serve the proposed development. Care should be taken when excavating in the area due to underground facilities. Please notify TN811 before you dig.

Engineering

12. Plan does not match the recorded plat.

Planning

13. Property lines as shown are not the correct per the most recent minor plat, plans shall be drawn off of accurate survey to avoid conflict at construction.
14. Show rear setback.
15. Townhomes will need to be at least 22' wide.
16. Parking ration is based on multi-family, townhomes will be 2 for each unit.
17. Show 100sqft private open space for each unit.

ATTACHMENTS: Site Plan

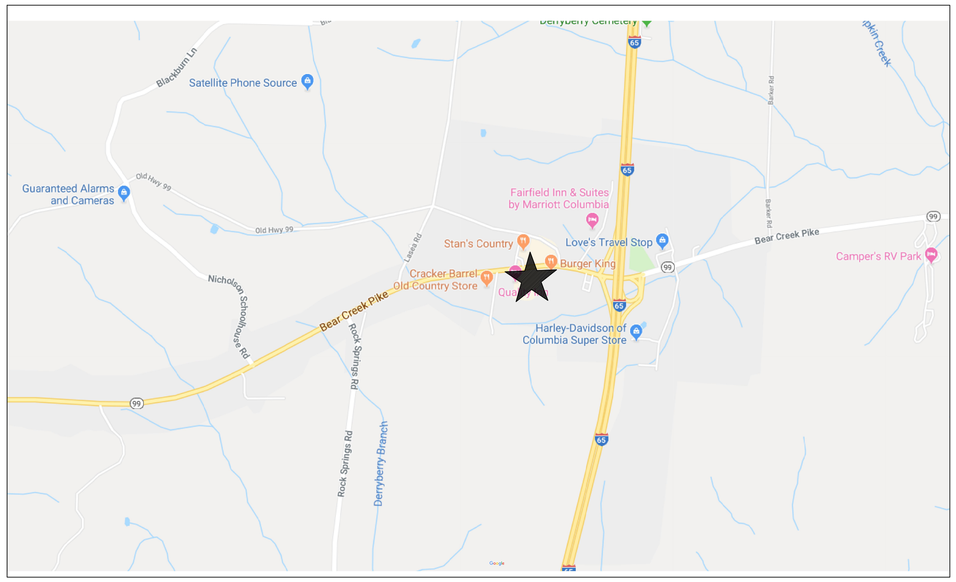
Maury County - Parcel: 073 018.20



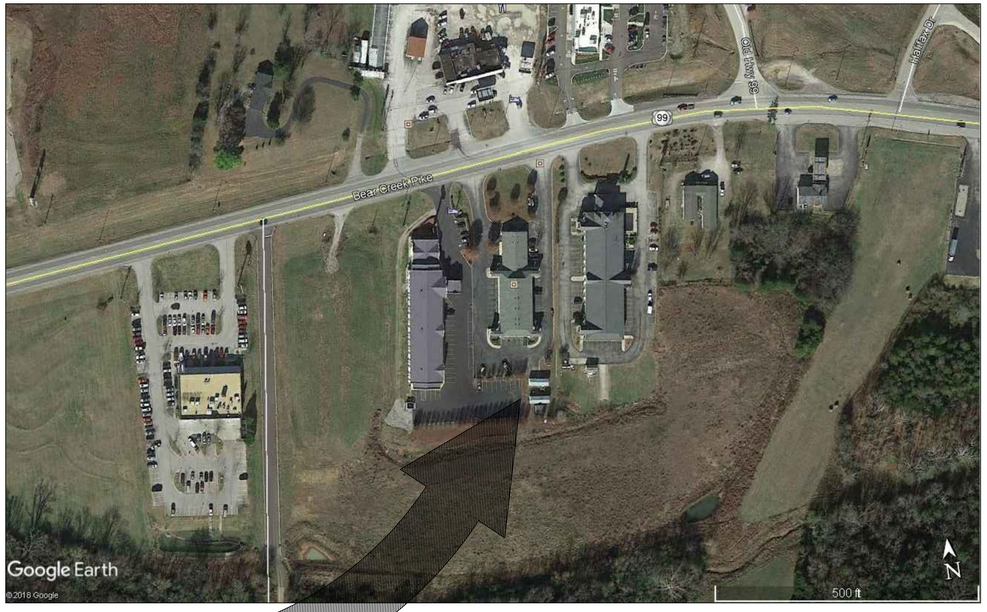
Date: February 12, 2021
County: Maury
Owner: SAADGURU KRUPA INC
Address: BEAR CREEK PIKE 1544
Parcel Number: 073 018.20
Deeded Acreage: 1.76
Calculated Acreage: 0
Date of Imagery: 2017

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



SUNIL PATEL WORKER TOWNHOMES
1544 & 1548 BEAR CREEK PIKE
COLUMBIA, TENNESSEE 38401



SITE LOCATION

SHEET INDEX

C-0.0	Cover Sheet
C-1.0	Existing Conditions
C-2.0	Site Plan
C-2.1	Site Plan w/Parking
L-1.0	Landscape Plan

DEVELOPER:
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CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURE
No. 026
STATE OF TENNESSEE

4/19/2021

SUNIL PATEL WORKER TOWNHOMES
1544 & 1548 BEAR CREEK PIKE
COLUMBIA, MAURY, TENNESSEE

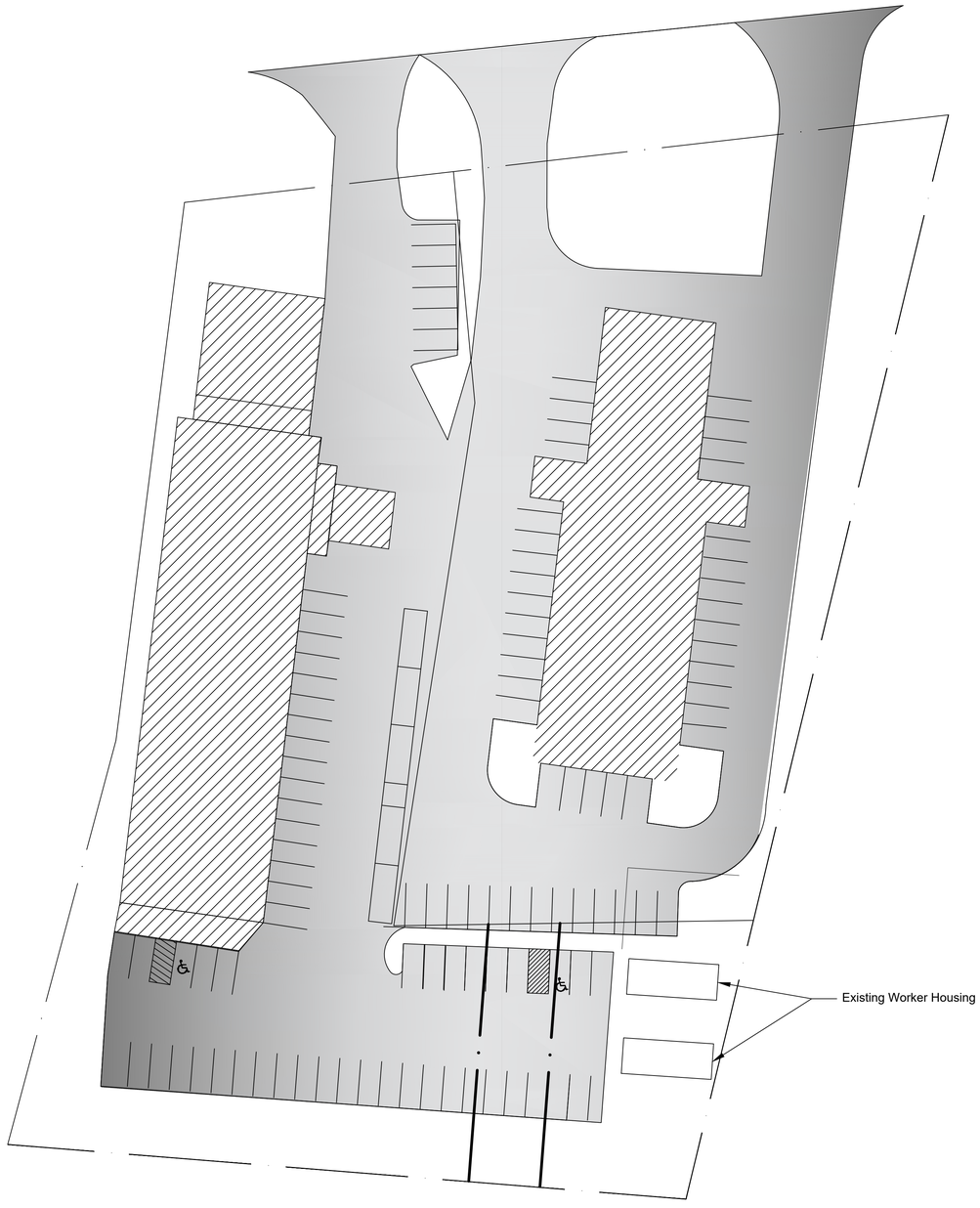
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PROJECT MANAGER:	CAR
DRAWN BY:	PWB
CHECKED BY:	CAR
DRAWING DATE:	

DESCRIPTION:

REVISIONS:	DATE:

Cover Sheet

C-0.0



30 0 15 30

SCALE: 1"= 30'

FOR 11" x 17" SHEETS, SCALE IS 1" = 67.2'.
FOR 24" x 36" SHEETS, SCALE IS 1"= 30'.

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DESCRIPTION:

REVISIONS:	DATE:

Existing Conditions

C-1.0



DEVELOPER:
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1544 & 1548 BEAR CREEK PIKE
COLUMBIA, MAURY, TENNESSEE

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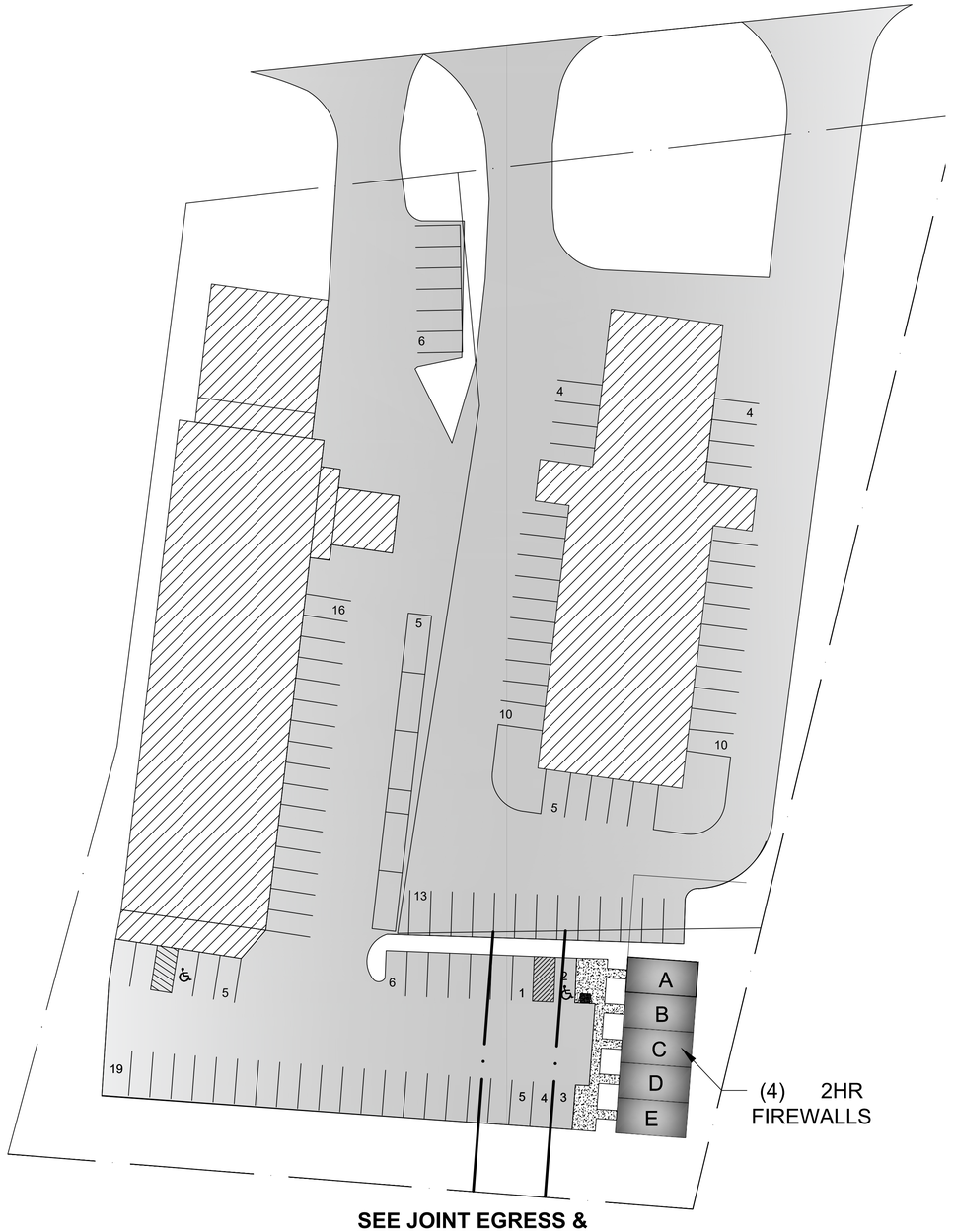
REVISIONS:	DATE:

SITE
PLAN

C-2.0

OVERALL PARKING
103 PARKING SPACES FOR COMFORT INN AND RED ROOF INN

51 SPACES FOR COMFORT INN
52 SPACES FOR RED ROOF INN



SEE JOINT EGRESS & PARKING AGREEMENT.

30 0 15 30
SCALE: 1"= 30'

FOR 11" x 17" SHEETS, SCALE IS 1" = 67.2'.
FOR 24" x 36" SHEETS, SCALE IS 1"= 30'.

TOWNHOME PARKING SUMMARY

5 BEDROOMS
1.5 SPACES REQUIRED FOR 2 BEDROOMS ROUNDING UP TO 6 BEDROOMS (ASSUMING 1 UNIT CAN BE A 2 BEDROOM UNIT)

REQUIRED
3 X 1.5 = 4.5 spaces
5 SPACES NEEDED w/ONE OF THESE BEING A HANDICAP SPACE.

PROVIDED
5 REGULAR
1 HC VAN ACCESSIBLE
DESIGNATED PARKING FOR 5 TOWNHOMES w/FIREWALL SEPARATION BETWEEN UNITS.

DEVELOPER:
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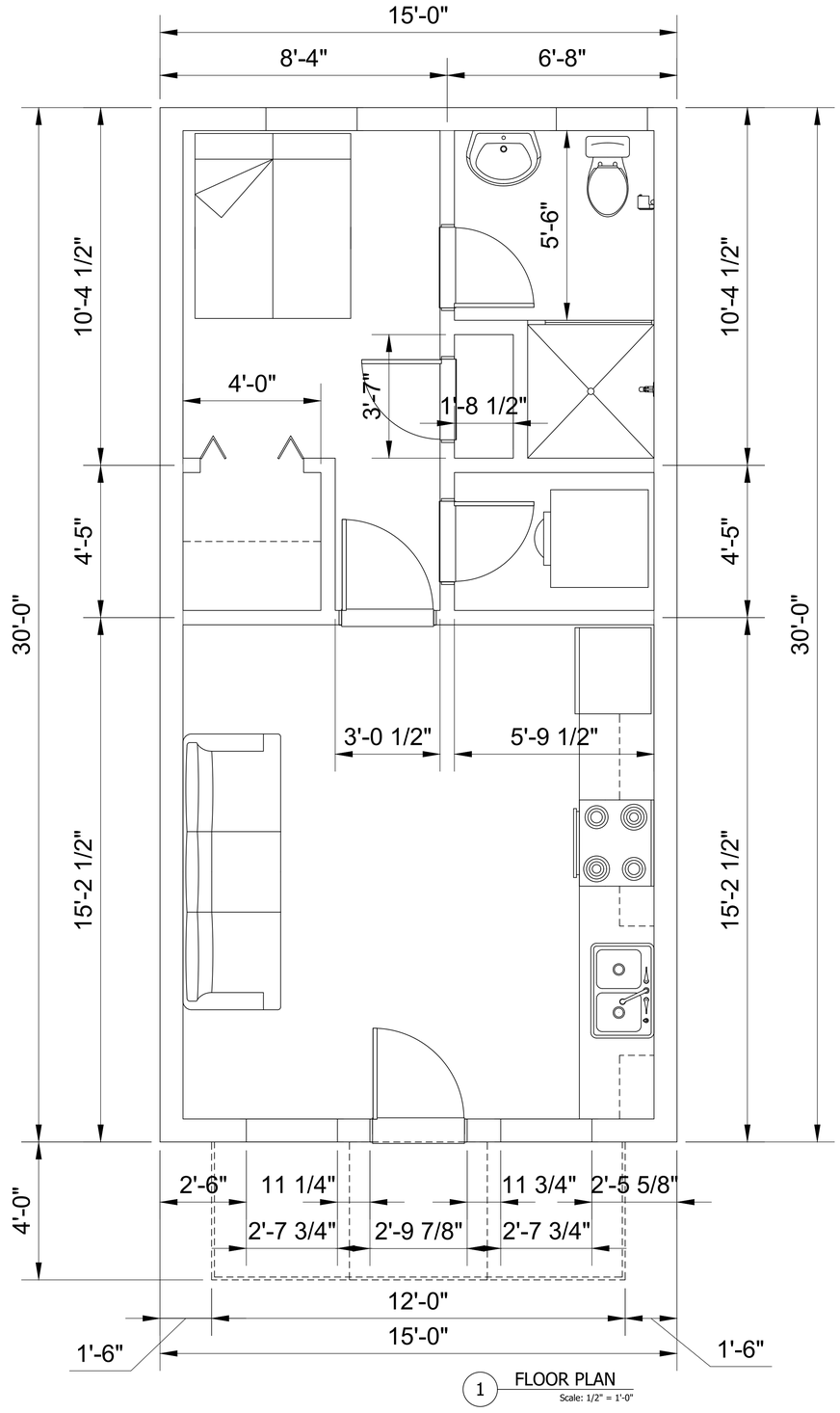
SUNIL PATEL WORKER TOWNHOMES
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Site Plan With Parking

C-2.1



1 FLOOR PLAN
Scale: 1/2" = 1'-0"

DEVELOPER:
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4/19/2021

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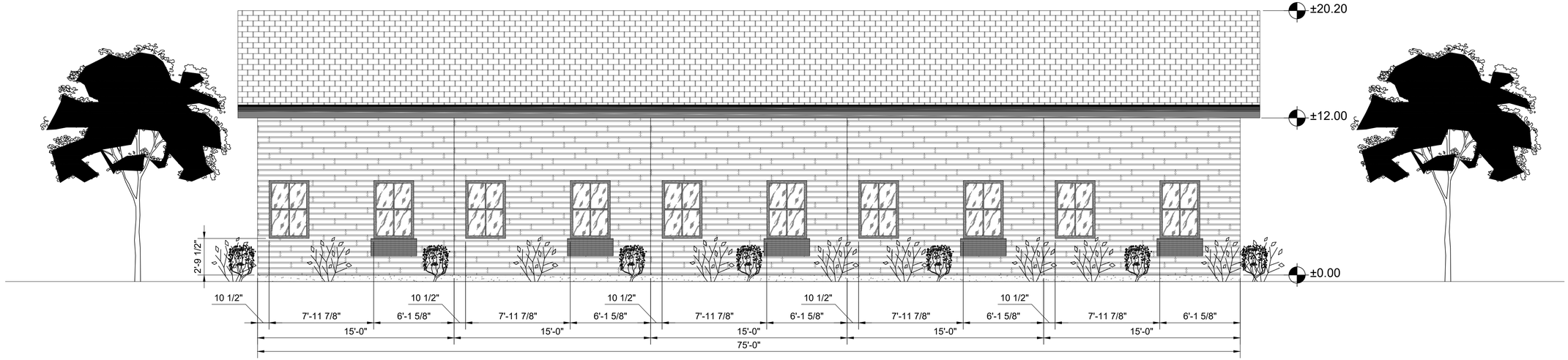
REVISIONS:	DATE:

FLOOR PLAN

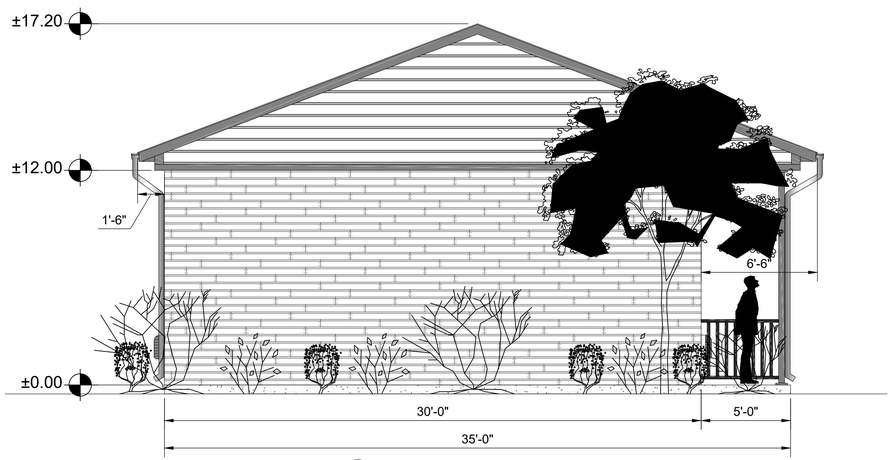
A-1.0



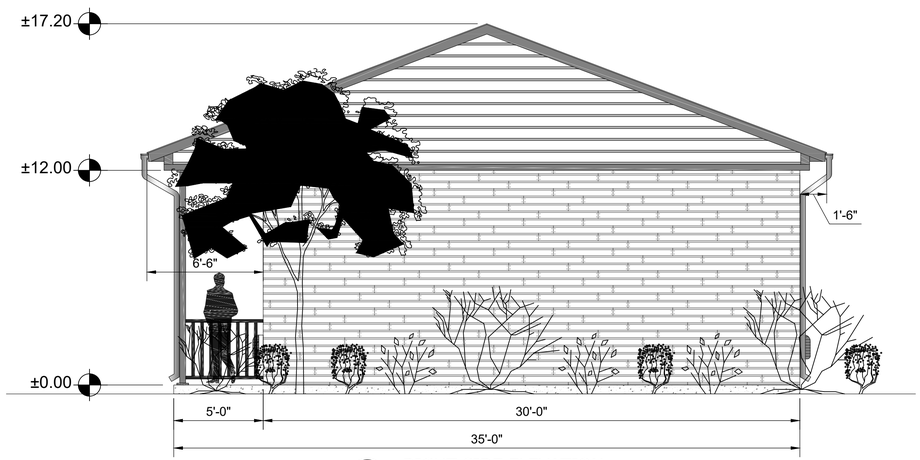
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 REAR ELEVATION
Scale: 1/4" = 1'-0"



3 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

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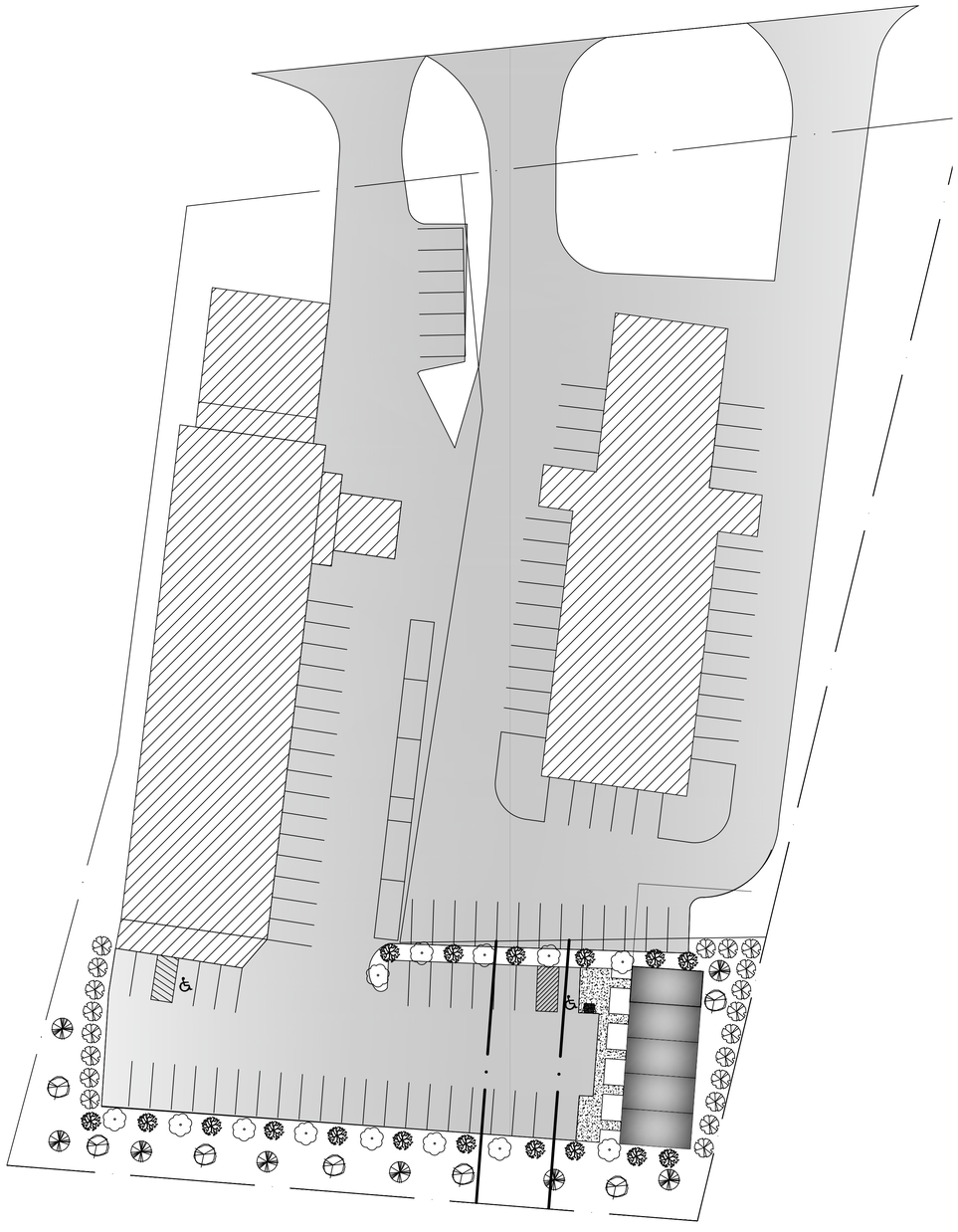
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DESCRIPTION:

REVISIONS:	DATE:

FLOOR PLAN

A-1.0

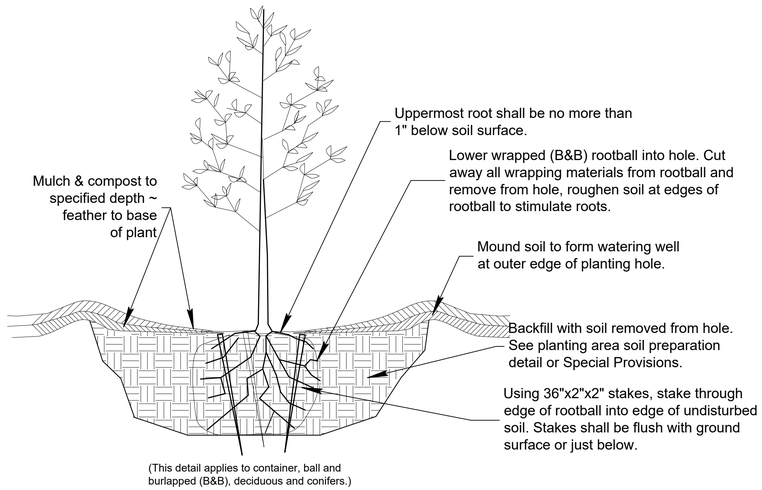


ELEV	PLAN #	IMAGE	TREE TYPE	CAL	HT	QTY
	1		JAPANESE ZELKOVA	4"	7' - 10'	8
	2		AMERICAN RED MAPLE	4"	40' - 50'	7
	3		EMERALD GREEN ARBORVITAE (EVERGREEN TREE)	3"	7' - 10'	20
	4		APHRODITE ROSE OF SHARON ALTHEA SHRUB HIBISCUS SYRIACUS 'APHRODITE'	4"	6' - 10'	13
BUSH ELEV.	5		CRIMSON PYGMY BARBERRY SHRUB BERBERIS THUNBERGII 'CRIMSON PYGMY'	3"	24"	17

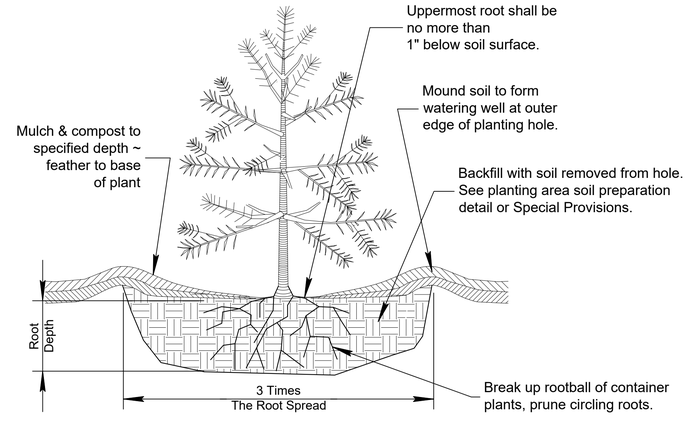
TREE LEGEND

PLANTING NOTE:
IF SOIL REMOVED FROM HOLE IS POOR QUALITY, THE LANDSCAPE AREA SHALL HAVE UN-COMPACTED. COARSE LOAM THAT IS A MINIMUM OF 12 INCHES DEEP. SOILS SHALL BE FREE OF GRAVEL STONES, RUBBLE AND/OR TRASH. ALL COMPACTED SOIL, CONTAMINATED SOIL OR ROAD BASE BILL SHALL BE REMOVED. UNDER NO CIRCUMSTANCES SHALL SOILS WITH GREATER THAN 5% OR LESS THAN 0.5% ORGANIC MATTER BE ACCEPTED.

TREE QUALITY, MATCHED. ADDITIONAL INFORMATION:
MULTI-TRUNK TREES SHALL BE HAVE A MINIMUM AND MAXIMUM NUMBER OF CANES AND A MINIMUM CALIPER INCH SIZE PER EACH CANE.
ALL PLANT MATERIALS MUST MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN ANSI Z60.1-2004 OR LATEST VERSION.



1 L-1.0 **Tree Planting and Staking Detail**
SCALE: N.T.S.



2 L-1.0 **Shrub, Tree and Ground Cover Planting Detail**
SCALE: N.T.S.

30 0 15 30
SCALE: 1"= 30'

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POWELL
No. 02419
STATE OF TENNESSEE

4/19/2021

SUNIL PATEL WORKER
TOWNHOMES
1544 & 1548 BEAR CREEK PIKE
COLUMBIA, MAURY, TENNESSEE

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Landscaping Plan

L-1.0