



City of Columbia

Municipal Planning Commission

April 14, 2021

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DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: April Study Session 7th, 2021 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, April 7th for study session and April 14th 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 Items

- **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 TriGreen Equipment for Final Master Plan Development for 271 Theta Pike being Tax Map 90 Parcel 1.01.**
- **Request from Martin Engineering and Surveying for Final Plat approval of Phase 4 Summerdale Subdivision with surety in the amount of 64,000.**
- **Request from Steve DeSoto for Preliminary Plat review of Bullock Street Townhomes development being Tax Map 89M Group A Parcel 20 and 20.01.**
- **Request from Eddie Campbell for Preliminary Plat approval off Sunset Drive for a new townhome development on Tax Map 100N Group J being Parcels 1 and 3.00.**
- **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.**
- **Request from Robert Morton for access management exception for properties 2003 and 2007 Oakland Parkway.**
- **Request from Columbia Properties for Final Plat approval of Polk Place Phase 2A off Theta Pike with surety in the amount of \$55,000.**

Discussion Items

- Request from K2 Development for revised PUD Master Plan review for Trotwood Avenue subdivision being Tax Map 112 Parcel 19.20.
- Request from Lennar Homes of Tennessee for revised Master Plan recommendation for Honey Farms Townhome development being Tax Map 57 Parcel 58.02.
- Request from Charles Phillips for revised multifamily site plan recommendation at 105-109 East 9th Street.

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



DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: April 7th (Study) and April 14th (Voting), 2021 meetings

The Columbia Municipal Planning Commission will meet on Wednesday, April 7th for study session and April 14th 2021 voting session at 4:00 P.M., in the Council Chambers at City Hall to consider the following:

AGENDA

Call to Order.....Chairman

Roll Call.....Secretary

Approval of Minutes.....Commission Members

Welcome of Visitors/ 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.**
- 4. Request from TriGreen Equipment for Final Master Plan Development for 271 Theta Pike being Tax Map 90 Parcel 1.01.**
- 5. Request from Martin Engineering and Surveying for Final Plat approval of Phase 4 Summerdale Subdivision with surety in the amount of 64,000.**
- 6. Request from Steve DeSoto for Preliminary Plat review of Bullock Street Townhomes development being Tax Map 89M Group A Parcel 20 and 20.01.**
- 7. Request from K2 Development for revised PUD Master Plan review for Trotwood Avenue subdivision being Tax Map 112 Parcel 19.20.**

8. Request from Eddie Campbell for Preliminary Plat approval off Sunset Drive for a new townhome development on Tax Map 100N Group J being Parcels 1 and 3.00.
9. 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.
10. Request from Lennar Homes of Tennessee for revised Master Plan recommendation for Honey Farms Townhome development being Tax Map 57 Parcel 58.02.
11. Request from Robert Morton for access management exception for properties 2003 and 2007 Oakland Parkway.
12. Request from Charles Phillips for revised multifamily site plan recommendation at 105-109 East 9th Street.
13. Request from Columbia Properties for Final Plat approval of Polk Place Phase 2A off Theta Pike with surety in the amount of \$55,000.

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

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 10, 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 (Zoom)
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. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate (Zoom)
Mr. Douglas Toney, Assistant City Engineer

APPROVAL OF MINUTES:

The February minutes were presented for approval. Councilman Wiles made the motion to approve with Mr. McBroom seconding. Motion to approve the minutes passed with a vote of five to zero, with Dr. McClain, and Mr. Hutto joining a few minutes late.

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 there were two items at last City Council meeting. The first reading the Tom Sharp annexation and zoning to RS-10 and master plan approval that was approved at first reading. The rezoning to RS-10 request for 413 Rutherford Lane was denied by City Council and removed from the agenda.

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Tomorrow night's City Council will conduct the second reading on Tom Sharp, the final 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:

Mr. Martin was present to answer questions. Discussion including deferring. Mr. Goatz made the motion to defer with Mayor Molder seconding. Motion to defer passed six to zero.

AGENDA ITEM #4

Case #20-0267

Request from Martin Engineering to annex with a plan of services a portion of Tax Map 88 Parcel 51.00 off Oak Springs Drive and rezoning the western portion to High Density Residential Planned Unit Development with Master Plan.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. He stated that the applicant handed out updates from the study session last week, some elevations and overall site plan for the Master Plan. In the packets are the Technical Comments, and the responses from the applicant on those comments, and the review criteria for the rezoning itself.

Discussion:

Mr. Gary Martin, and Mr. Wesley Bryant, were present to answer questions. Mr. Matt Foster, 1450 Williamsport Pike, expressed concerns of too many homes, traffic congestion, stress on schools, more people more crimes, stress on emergency services, increased taxes, and lower property value in a few years. He also stated homes should be built that will add value, and presented a petition of names for this request and agenda item number seven. Further discussion included current zoning, RS-10, RM-1 almost half and half, seeing brick on the front from the meeting last week, the sides and rear will remain vinyl, landscaping increase, traffic improvements, and the comprehensive. plan, and buffer. Ms. Sherry Woody, 1501 Williamsport Pike, concerns included children, schools and transportation, sidewalk, main highway, trash, crime, lowering home value,

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wildlife, the plans, and landscaping plan. Mr. Goatz stated that he just wanted to point out that the bulk of this is already in the City limits, and there is just a small portion being annexed. The current zoning of the east side is already a high density zoning with a RS-10 zoning on the west side. Ms. Kristen Livermore, 1425 Perkins Lane, expressed concerns of traffic, where Public Works stands, sanitation and recycling, pollution, stress on the schools, and wildlife. Mr. Goatz asked Mr. Harper to recap the traffic study. Mr. Martin also discussed the traffic study. Mr. Goatz asked Mr. Harper to confirm the overall traffic on Williamsport Pike is a potential seven to eight percent increase with this development. Mr. Harper stated the peak hour is what the TIS indicated. Mr. Martin stated that to add to that the traffic light that the development is going to install is already warranted under current conditions. Ms. Woody inquired about the traffic report. Mayor Molder asked for clarity on how this request would progress to Council. Mr. Keltner confirmed that there will be two readings and a public hearing for rezoning. Mayor Molder stated today is the first meeting in which will amount to two or three months of public hearing opportunities. Mr. Keltner stated yes, and the Master Plan will also have a public hearing. Mr. Keltner stated that this body is just making a recommendation to City Council, and City Council is the actual body that will vote on the item. Mr. Keltner stated that depending on today's vote this request will still go to Council in April for the first reading. The study session is where the citizens are encouraged to be present and speak. Further discussion included landscape buffer, not disturbing the neighbor's property without permission, construction time frame, city sanitation, no septic tanks, pump station, Wastewater will evaluate the capacity and the applicant will have to take care of the upgrade. Ms. Heather Carroll, 1413 Perkins Lane, asked for the timeline clarification. Mr. Keltner stated that the first phase will be completed in August of 2022, and the entire project in 2025. The actual grading and infrastructure work could start within a few months after the actual approval of the request. Ms. Carroll asked for clarification if most of the parcel that they are planning on building on was already zoned for high density in the past. Mayor Molder stated that he and Councilman Wiles will have the opportunity to see this through a little bit farther he is willing to move forward with the potential opportunity of having some ongoing conversations with the concerned members from today. He also restated there is already one half of this property already situated for this kind of development without having to get any further approval that doesn't include the annexation component. Mr. Keltner state that it is just the small piece. Mayor Molder made the motion to approve, with Mr. Goatz seconding. Mr. Pace discussed private roads. He stated Public Works is not servicing private streets, sewer and water, all of that will be up to the people buying these lots. Mr. Wesley Bryant, 33 Public Square, stated that the private roads will be HOA's, the townhomes, and the single-family homes are public roads. Mr. Goatz asked if it is standard for the townhomes to have private roads, or can they be public streets. Mr. Keltner stated that it is the design of the townhomes that is dictating whether or not the roads are private or public.

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Mr. Keltner stated that he doesn't want to speak for water or sewer, but typically the main trunk lines are actually maintained by the City. This may be a state law for health reasons. Mr. Pace stated the Mr. Boshers, Wastewater Director, told him this week that they will not go on a private road. Mr. Martin stated that they have increasing setbacks for the townhomes so that there is plenty room for the cars now, and more room for the utilities now. Additional discussion included PUD, variance, and garage door width. Mr. Goatz inquired about the potential intent. Mr. Bryant stated that the intent was not to go as the PUD, but with the frontloaded twenty-foot townhomes which was presented as an amendment several months ago. Further discussion including straight zoning, Zoning Ordinance, and waiver. Mr. Goatz stated that he pulled Section Seven of the Zoning Ordinance, and it does state the intent and purpose of a PUD item E says it is not the intent that the PUD district become a "loophole" designed to permit otherwise. Mr. Keltner stated that PUDs can be easily abused and almost eliminated in the new code. The task with this body and City Council is asking what makes this special to actually grant those waivers. Mr. Bryant stated that he thinks the project density is already close to the RS-10, and the applicant is paying for lighting, a traffic study improvement, and with only eight percent increase in traffic. Mr. Goatz asked for clarification if the traffic study would still be required with current zoning at the expense of the developer. Mr. Keltner stated yes. Mr. Bryant stated that this is a major project, and in a spot that is underdeveloped in the City of Columbia. Most of the high density developments are north of town. Motion to approve passed four to three, with Mr. McBroom, Mr. Pace and Mr. Goatz voting nay. Further discussion included communication in reference to the updated dates for City Council.

AGENDA ITEM #5

Case #21-0005

Request from Martin Engineering & Surveying for Preliminary Plat approval of phases 5-7 within Summerdale subdivision off Precast Drive.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The Preliminary Plat does match the Master Plan.

Discussion:

Mr. Gary Martin, Martin Engineering & Surveying, and Mr. Wesley Bryant were present to answer questions. Discussion included matching the Master Plan. Mayor Molder moved to approve with Mr. Goatz seconding. Motion to approve passed seven to zero.

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AGENDA ITEM #6

Case #21-0006

Request from Martin Engineering & Surveying for Final Plat approval of Summerdale subdivision townhomes phase 3b off Precast Drive with surety in the amount of \$17,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The Final Plat does match the Preliminary Plat.

Discussion:

Mr. Gary Martin, Martin Engineering & Surveying, and Mr. Wesley Bryant were present to answer questions. Discussion included the final plat does match the preliminary plat. Mr. Goatz made the motion to approve subject to any Technical comments. Mayor Molder seconded the motion. The motion passed seven to zero.

AGENDA ITEM #7

Case #21-0008

Request from Martin Engineering & Surveying to rezone 5.37 acres off Williamsport Pike being Tax Map 88 Parcel 51.00 from residential to commercial.

Staff Recommendation:

Mr. Keltner gave the details of the staff report which includes criteria review of the item.

Discussion:

Mr. Gary Martin, Martin Engineering & Surveying, and Mr. Wesley Bryant were present to answer questions. Mr. Matt Foster, 1450 Williamsport Pike, stated the last time this was brought up there was no information about it. He would like some information in reference to what they are planning there. Mr. Goatz stated this is a rezoning request and it allows for many things. Mr. Foster stated that is what he was afraid of, he is very much opposed to this, as it could be a strip club. Further discussion included confirmation that this project cannot be a strip club. Mr. Harper discussed the traffic study. Further discussion included the limitation on what this could be. Mr. Martin stated that whatever it is has to fit in the building, and it is not going to be a car lot. Mr. Keltner stated that it can be anything that is allowed by the use. Mr. Harper stated that the traffic study assumes what could go there, that is what they base the study on, but that could change and the study would have to be updated. Mr. Goatz stated that it could allow anything potentially, but may require a revised traffic study. Mr. Keltner stated that legally the Commission would be unable to prevent a use that is allowed, but the traffic study, as Mr. Harper stated would have to be updated if it intensified to a restaurant, or lessened in intensity to an office for example. Further discussion traffic, shopping center, HOA, Mr. Bryant stated that he just

City of Columbia
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wanted to relay the understanding that the rezoning from residential to commercial is allowed under suburban corridor in the comprehensive plan. As far as continuity, next door is to high density, and one or two lots from commercial. Further discussion included septic systems. Mr. Jeff King, 1417 Williamsport Pike, stated that he is totally against this project. Mr. Matt Foster stated that he and the City has the right to know what is going in on the property. Ms. Heather Carroll, 1413 Perkins Lane, stated that her concerns are traffic, safety, and commercialism in residential spaces. McBroom stated the Commission makes a recommendation. Mr. McBroom made a motion to deny with not knowing what is going in and the affect it will have. Motion to deny was made based on Section 3.18.7 (B) item 3. With the property surroundings being single family and multifamily it could potentially have an adverse effect. Mr. Goatz seconded the motion. Mr. Bryant responded to the motion by stating the traffic issue is addressed and it would not matter even if it was going to be a Chili's. Mr. McBroom stated that it could be a PUD. He asked for clarification of Mr. McBroom's statement. Mr. Keltner stated that this item could come back as a PUD which would guarantee what the type of use would be. Mr. Bryant stated the Commission is denying the straight zoning, because of not knowing what it is, and forcing a PUD to control what it is. In regard to the adverse effect to the property owners, the location is not next single family, but next to townhomes, across from single family, and next to that is high density and commercial thus, it would be within conformity and is within the comprehensive plan. He suggested this before the vote. Mr. Bryant stated that he wanted to make sure the Commission understood before voting, that if denied he thought it would be controversial because of what has already been approved in that area. Mr. Goatz stated we have a motion and a second call the vote. Motion to deny passed six to one, with Mr. Hutto voting nay. In further discussion, Mayor Molder stated that when the item comes to City Council, it would show that it did not receive a favorable passage from this Commission. Mr. Goatz clarified that Mr. Keltner stated letters would be sent out with the date of the Council meeting.

OTHER BUSINESS:

In other business, Councilman Wiles stated that an email was received earlier with an update on Mr. Tim Tisher, City Attorney. The Committee discussed waivers, PUDs, and referenced the new code.

ADJOURNMENT:

Mr. Goat made the motion to adjourn, with Mayor Molder seconding the motion. Motion passed seven to zero. Meeting adjourned at 5:41 p.m.

Planning Commission Chairman

Date

CURRENT LETTERS OF CREDIT

MARCH 24, 2021

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subdivison, 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 (roads/drainage)	\$ 203,500.00	6/27/2017	\$203,500.00
8	05.05.2020	Charles Raines Construction, LLC	Honey Farms Subdivison, 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 Subdivison, 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	Pulle 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 Subudivison, 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, Section 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 Subdivison, 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	03.22.2022	J & B Estate	Hatton Hills Subdivision (roads & drainage)	\$ 32,000.00		\$32,000.00
47	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Bend Road - roads & drainage	\$ 183,000.00		\$303,000.00
48	09.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 1A (roads & drainage)	\$ 22,500.00	9/26/2019	\$90,000.00

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.

Case Number:

21-0048

Request:

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



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

21-0048

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Tri Green Equipment

PROPERTY ADDRESS/LOCATION

**271 Theta Pike, Map 90/Parcel
01.01**

**SUMMARY OF REQUEST: Planned Unit
Development Final Plan**

This request is for the final approval of PUD master plan. This master plan was approved with a master plan rezoning of the subject property from R6-PUD (Single-Family Residential) to GCS PUD (General Services Commercial PUD) for a farm equipment dealership. A site plan and design rendering has been submitted in support of this request of the proposed 17,000 SF John Deere/Tri-Green Dealership. This PUD received approval from the City of Columbia City Council.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
GCS PUD	Vacant Land/ SF dwelling	R-20, GCS/ Single-Family Residential	17,000 SF + Farm Equipment Dealership	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:

CZ 2017-29 & DP 2017-52. Request for Water Crest Subdivision Master Site Plan including an RS-6 PUD Zoning Designation, approved.

20-0237, November 2020, Planned Unit Development Master Plan and Rezoning, approved.

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

A site plan including design elevations have been submitted to support the requested GCS Planned Unit Development Zoning designation for a 17,000 SF + Farm Equipment Dealership. Access to the site will be from Theta Pike with the proposed building having a hardie board (Cedarmill) siding accented by a standing seam metal roof and crossbar storefront windows. The building will have parking located in front of the building visible from Hwy 43 and Theta Pike with a vehicle storage parking area located to the west of the dealership building.

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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*).



TECHNICAL MEETING
Tuesday, March 9, 2021

ITEM NO.

21-0048

DESCRIPTION: Request from TriGreen Equipment for PUD Final Plan approval at 271 Theta Pike.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Analysis of downstream storm structures will be required for construction plans
2. Subject to construction plans.

Building

3. Building Construction plans must include: 2 hr wall detail, Brace wall plan detail.

Police

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Public Works

7. Please see attached dumpster guidelines.

Fire

8. No comments.

Wastewater

9. The Wastewater Department has a 10" gravity service line running along Theta Pike with capacity to service the proposed building. The department would like to be contacted to determine the size and scope of the oil and grit separator required to service the facility.

Columbia Water

10. 6" CI main on East side of Theta Pike. Meter that goes to 271 Theta Pike in center of property.

Atmos Energy

11. No comments provided.

Planning

12. no comment

ATTACHMENTS: Final Master Plan

March 22, 2021

Paul Keltner, ACIP
Development Services Director
Columbia, Tennessee
700 N. Garden Street
Columbia, TN 38401

RE: Tri Green
Final Master Development Plan
Responses to Staff Review Comments

Dear Paul:

On behalf of Jonathan Adams, the owner for this Proposed Development, **WES Engineers & Surveyors** would like to present this document as well as the attached information for the Columbia Planning Commission for resubmittal regarding the Final Master Development Plan. Comments are addressed as below in **GREEN**:

Engineering

1. Analysis of downstream storm structures will be required for construction plans
Analysis of downstream storm structure will be added to the calculations.
2. Subject to construction plans.
Construction plans have been submitted to Engineering for review.

Building

3. Building Construction plans must include: 2 hr wall detail, Brace wall plan detail.
Building Construction plans should include 2-hr wall detail and brace wall detail (per Architect).

Public Works

4. Please see attached dumpster guidelines.
Dumpster guidelines have been reviewed and the trash corral dimensions have been noted on the plan.

Wastewater

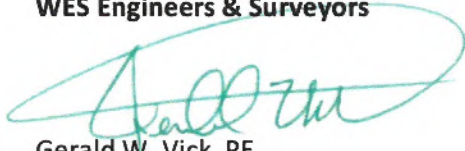
5. The Wastewater Department has a 10" gravity service line running along Theta Pike with capacity to service the proposed building. The department would like to be contacted to determine the size and scope of the oil and grit separator required to service the facility.
The existing 10" gravity main is shown on the plans. I will coordinate with the Columbia WWTP on the oil / grit separator.

Columbia Water

6. 6" CI main on East side of Theta Pike. Meter that goes to 271 Theta Pike in center of property.
Location noted on the plans.

I hope that you find this letter and the associated information attached adequately responds to the comments presented by the review. If you have any questions or comments with this resubmittal, please do not hesitate to contact me directly.

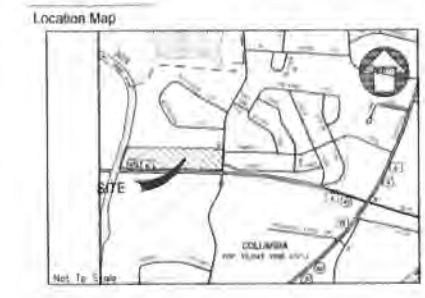
Sincerely,
WES Engineers & Surveyors



Gerald W. Vick, PE
Principal



FINAL MASTER DEVELOPMENT PLAN



© 2021

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CIVIL ENGINEERS & LAND SURVEYORS
2488 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 386-2329
www.wesengineers.com

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COLUMBIA, TN 38401
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Client: TRI GREEN EQUIPMENT
1776 TRI GREEN DRIVE
ATHENS, ALABAMA 35611
JONATHAN ADAMS

REVISION	DATE	BY	CHKD

TRI GREEN EQUIPMENT
271 THETA PIKE
COLUMBIA, MAURY COUNTY, TENNESSEE
FINAL MASTER DEVELOPMENT PLAN

Drawn: JF
Checked: JF
Approved: JF
Date: MAR 4, 2021

Job No: 20569
Scale: Vertical Horizontal
1" = 100'

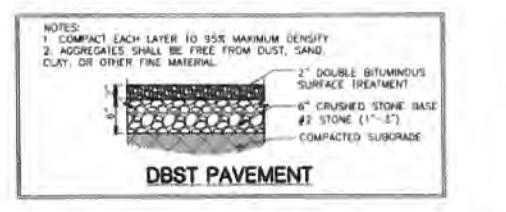
MP-3

SITE DATA
OWNER: TRI GREEN EQUIPMENT
1776 TRI GREEN DRIVE
ATHENS, AL 35611
PARCEL NUMBER: TAX MAP 96 PARCEL 01 01
DEED BOOK: R2554, PG 295
SUBJECT PARCEL ZONING: R6-PUD
PROPOSED PARCEL ZONING: GCS-PUD
ACREAGE OF SITE: 416.73 ACRES
MINIMUM REQUIRED BUILDING SETBACKS:
30' FRONT
20' REAR
20' SIDE

PARKING DATA
PROPOSED BUILDING = 17,050 S.F. (LOWER FLOOR)
11,104 S.F. (UPPER FLOOR)
28,154 S.F. TOTAL
REQUIRED 1 SPACE PER 500 S.F.
57 SPACES
PROVIDED 57 STANDARD SPACES (REQUIRED)
4 ACCESSIBLE SPACES (REQUIRED)
61 SPACES TOTAL

UTILITY SERVICES
WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 368-4933
ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 368-4933
PURPOSE NOTE: CONSTRUCT FARM EQUIPMENT SALES
DEALERSHIP BUILDING & RELATED
APPURTENANCES. INCLUDES AN ACCESS EXCEPTION
IN CLOSE PROXIMITY TO EXISTING DRIVE

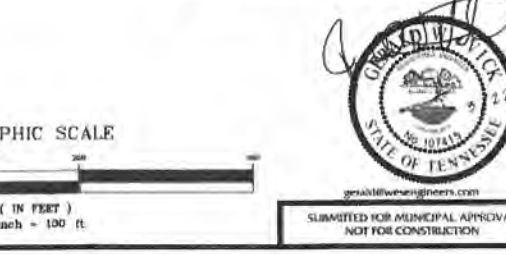
- REQUIRED PARKING
- OUTDOOR VEHICLE STORAGE
- SERVICE DEPARTMENT
(DBST SURFACE TREATMENT)



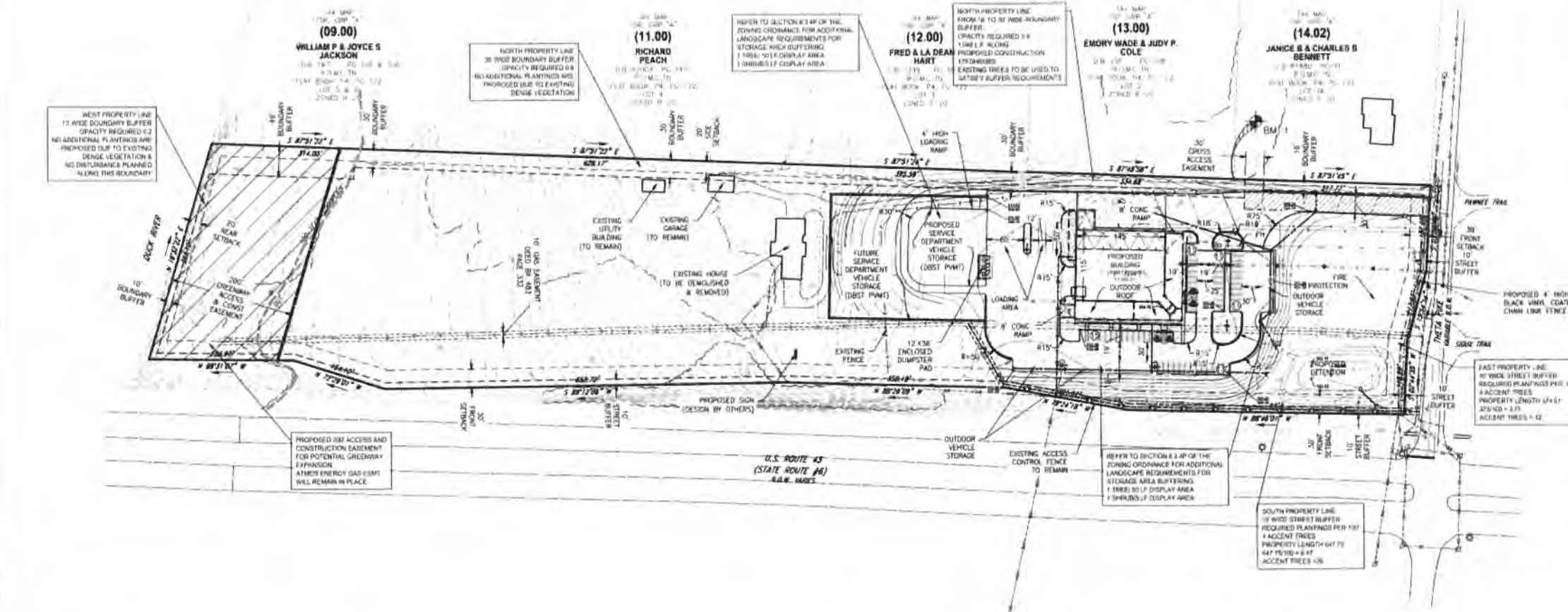
SITE BENCHMARK NOTE:
CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION.
EXISTING BENCHMARK MUST BE RE-IDENTIFIED AND APPROVED BY THE
ENGINEER SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAHIC SURVEY PROVIDED BY:
WES ENGINEERS & SURVEYORS
2488 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401
(931) 386-2329

FLOOD STUDY NOTE:
A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD
HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAPS (FIRM) MAP
NUMBER 47112C0120E DATED APRIL 16, 2007.

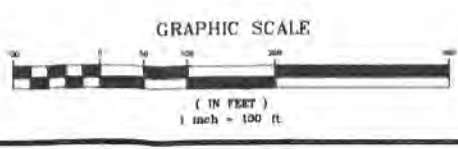
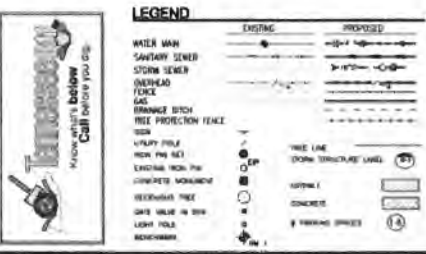


SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION



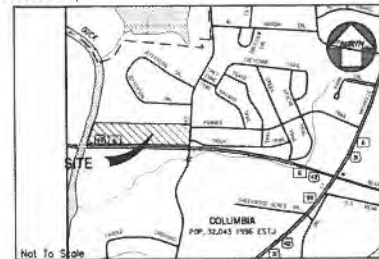
BENCHMARK
BENCHMARK #1
IRON ROD
N = 476,795.39
E = 1,642,788.46
ELV = 589.09

WARNING! UTILITY LINES!
THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN
AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT
ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE
PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY
SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES
TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT
AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF
CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS
CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE
SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO
BEGINNING CONSTRUCTION AND HAVE THEM FURNISH THE EXACT LOCATION AND
TYPE OF THEIR SERVICES.



FINAL MASTER DEVELOPMENT LANDSCAPE PLAN

Location Map



© 2021

WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2485 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

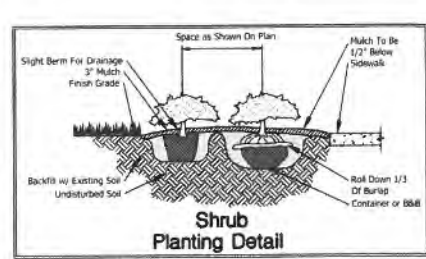
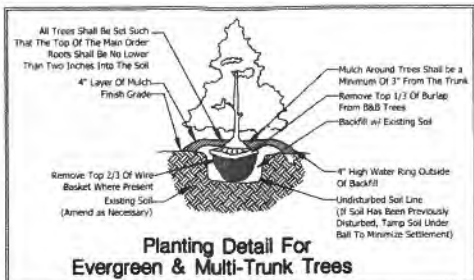
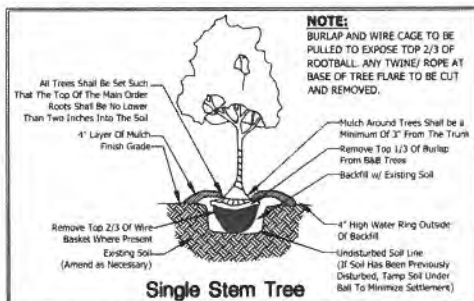
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JONATHAN ADAMS



LANDSCAPE REQUIREMENTS

STREET BUFFER (Three Pike) (4 ACCENT PER 100 L.F.)
FRONTAGE = 374.51 L.F. - 15 ACCENT
STREET BUFFER (State Route 86) (4 ACCENT PER 100 L.F.)
FRONTAGE = 647.75 L.F. - 26 ACCENT
PROJECT BOUNDARY BUFFER
(West Boundary Line) Duck River
363.10 L.F. - 4 Canopy, 4 Accent, 26 Shrubs
Existing vegetation to be used to satisfy buffer requirement
(North Boundary Line) Adjacent Zoning R-20
1,971.21 L.F. - 79 Canopy, 138 Accent, 848 Shrubs
Vehicle Use Area (1 Tree per 50 L.F. & 1 Shrub per 5 L.F.)
1,091 L.F. - 22 Trees, 219 Shrubs
Foundation Planting (10 Shrubs per 100 L.F. of Commercial Building Perimeter)
572 L.F. - 58 Shrubs
Refer to Section 8.3.4P - Note 5

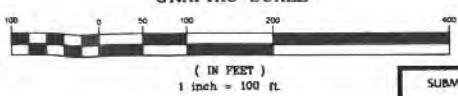
LANDSCAPE LEGEND

Proposed Plantings
Plant Identification
Removed Trees
Proposed Canopy Tree
Proposed Understory Tree
Proposed Screening
Proposed Shrubs
REQUIRED PARKING
OUTDOOR VEHICLE STORAGE
SERVICE DEPARTMENT
VEHICLE STORAGE
(DBST SURFACE TREATMENT)
SOD IN LANDSCAPE AREA

Landscape Notes:

- The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities.
- Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
- All planting and mulch beds shall be hand weeded or sprayed with round-up (contractor's option) prior to the installation of mulch.
- The landscape contractor shall be responsible for the fine grading of all planting areas.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- The landscape contractor shall be responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, etc.) of all planting areas and lawns until total acceptance of the work by the owner.
- The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
- The landscape contractor shall completely guarantee all work for a period of one year beginning at the date of acceptance. The landscape contractor shall make all replacements promptly (as per direction of owner).
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- All disturbed areas shall be planted with seed and mulched or turf as indicated on the materials schedule.
- All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
- All landscape materials to be selected by owner and must be in accordance to the Required Plant Species requirements of the Zoning Ordinance. One tree for each 50 linear feet of landscaped area required along parking area. Remaining areas to be surfaced with shrubs, ground cover, grass, or other landscape material (excluding rock). (Zoning Ordinance 10.5.5.CRD and 11.1.3.F)
- Canopy trees shall be a minimum of ten feet in height with a four to five-foot spread and a 2-inch caliper trunk at time of planting. Accent trees shall be a minimum of eight feet in height with a three to four-foot spread and a 1 1/2-inch caliper trunk at time of planting.
- Ten shrubs shall be planted for every 100 linear feet of building perimeter for nonresidential uses. All required shrubs shall be 20-inches in height in a minimum 3-gallon container. (Zoning Ordinance 11.1.3.F&I)
- Deciduous trees shall have one dominant trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
- Trees with forked trunks are acceptable if all the following conditions are met:
A. The fork occurs in the upper 1/2 of the tree.
B. One fork is less than 1/2 the diameter of the dominant fork.
C. The top 1/2 of the smaller fork is removed at the time of planting.
- No branch shall be greater than 1/2 the diameter of the trunk directly above the branch.
- Several branches shall be larger in diameter and obviously more dominant.
- Branching habit is to be more horizontal than vertical, and no branches are to be oriented nearly vertical to the trunk.
- Branches are to be evenly distributed around the trunk with no more than one major branch located directly above another and the crown is to be full of foliage evenly distributed around the tree.
- Stake all trees as shown in Planting on Slopes details.

GRAPHIC SCALE



BENCHMARK

BENCHMARK #1
IRON ROD
N = 476,795.39
E = 1,662,788.46
ELEV. = 599.09

WARNING! UTILITY LINES!

THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.



LEGEND

EXISTING
PROPOSED
WATER MAIN
SEWER
STORM SEWER
OVERHEAD
ELECTRIC
GAS
DRAINAGE DITCH
TREE PROTECTION FENCE
SIGN
UTILITY POLE
IRON PIN SET
EXISTING IRON PIN
CONCRETE WORKMANOT
DECIDUOUS TREE
GATE VALVE IN BOX
LIGHT POLE
BENCHMARK

MATERIALS SCHEDULE

CANOPY TREES					
KEY QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK
CA 1	Carya cordifolia	Bitternut Hickory	10'-12'	4'-5'	4" CLEAR TRUNK
CA 2	Aster laevis	Star Flower	10'-12'	4'-5'	4" CLEAR TRUNK
CA 3	Quercus phellos	Willow Oak	10'-12'	4'-5'	4" CLEAR TRUNK
CA 4	Quercus coccinea	Scarlet Oak	10'-12'	4'-5'	4" CLEAR TRUNK
CA 5	Quercus prinus	White Oak	10'-12'	4'-5'	4" CLEAR TRUNK
UNDERSTORY TREES					
KEY QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK
UA 1	Prunella virginiana	Black Cherry	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
UA 2	Prunella americana	Black Cherry	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
UA 3	Prunella pennsylvanica	Black Cherry	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
UA 4	Prunella virginiana	Black Cherry	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
UA 5	Prunella americana	Black Cherry	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
UA 6	Prunella pennsylvanica	Black Cherry	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
SHRUBS					
KEY QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK
SH 1	Prunella virginiana	Black Cherry	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
SH 2	Prunella americana	Black Cherry	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
SH 3	Prunella pennsylvanica	Black Cherry	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
SH 4	Prunella virginiana	Black Cherry	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
SH 5	Prunella americana	Black Cherry	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
SH 6	Prunella pennsylvanica	Black Cherry	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
TURF					
TURF 1	Grass	Grass	4'-6"	4'-6"	4'-6"
TURF 2	Grass	Grass	4'-6"	4'-6"	4'-6"
TURF 3	Grass	Grass	4'-6"	4'-6"	4'-6"
TURF 4	Grass	Grass	4'-6"	4'-6"	4'-6"
TURF 5	Grass	Grass	4'-6"	4'-6"	4'-6"
TURF 6	Grass	Grass	4'-6"	4'-6"	4'-6"
MISCELLANEOUS					
MS 1	Flower Bed	Flower Bed	4'-6"	4'-6"	4'-6"
MS 2	Flower Bed	Flower Bed	4'-6"	4'-6"	4'-6"
MS 3	Flower Bed	Flower Bed	4'-6"	4'-6"	4'-6"
MS 4	Flower Bed	Flower Bed	4'-6"	4'-6"	4'-6"
MS 5	Flower Bed	Flower Bed	4'-6"	4'-6"	4'-6"
MS 6	Flower Bed	Flower Bed	4'-6"	4'-6"	4'-6"

NOTES

1. F.T.B. = Full To Base
2. EXISTING AREAS OUTSIDE OF THE PROPOSED LIMIT OF CONSTRUCTION TO REMAIN UNDISTURBED. SEE LIMIT OF CONSTRUCTION AS OUTLINED ON THIS PLAN.

Case Number:

21-0036

Request:

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



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

21-0036

APPLICANT/PROPERTY OWNER

**Martin Engineering & Surveying, LLC/ P
& L Development, LLC**

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

**Summerdale Phase 4/ Tax Map 114
Group B Parcel 19.00**

**SUMMARY OF REQUEST: FINAL PLAT
SUMMERDALE PHASE 4**

This request is for a final plat approval for phase 4 of Summerdale consisting of 16 townhome units and 8-single family residential lots.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM1- Residential PUD	Single-Family Residential	RM-1 PUD (High Density Residential)	8 Single-Family Residential Homes/ 16 townhomes	3.80 Acres +/-

COMPATIBILITY with the COMPREHENSIVE
PLAN:

Suburban Corridor Proposed Final
plat has an existing zoning
designation of RM-1 PUD

PROPERTY HISTORY:

April 2020, Preliminary Plat for Summerdale Phase 3 & 4,
approved.

February 2019, Master Plan for Summerdale, approved.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this final plat request to be compatible with the standards of the RM-1 PUD subject to any technical comments as attached.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION



**CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT**

PUBLIC COMMENTS

AGENCY COMMENTS

**RESPONSE TO
STANDARDS**

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, March 9, 2021

ITEM NO.

21-0036

DESCRIPTION: Final Plat approval for phase 4 . 24

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Maury County E911

3. No comments provided.

Maury County Schools

4. No comments provided.

Columbia Water

5. 8" PVC c-900 available to connect to for phase 4.

Atmos Energy

6. No comment provided.

Columbia Power

7. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and

procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Engineering

8. Provide LOC in the amount of \$64,000
9. Show Sidco Drive label extending to Hanson Lane. Road name transition will be at the intersection with Hanson Lane. Lots 41 and 42 on previous plat (3A) will be addressed off Sidco Drive.
10. Record stormwater agreement. Signed and ready to be picked up.

Public Works

11. Please see attached dumpster guidelines. We recommend two 8-yard dumpsters with once a week service, or one 8-yard dumpster with twice a week service.

Fire

12. No comment.

Wastewater

13. Mr. Martin is preparing the needed items to present this phase of Summerdale to Council approval at the April 2021 Council meeting. Wastewater approves this request.

Planning

14. Please add setback table before recording

ATTACHMENTS: Final Plat

Case #21-0036 Summerdale Ph 4



PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE 8 RESIDENTIAL LOTS,
16 TOWNHOME UNITS, AND TO DEDICATE OPEN SPACE AREAS.

Surveyor's Notes

- 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.
- This property currently identified as a portion of Parcel Number 019.00 per Tax Map No. 114.
- Deed reference: Record Book R2563, page 693, Register's Office of Maury County, Tennessee.
- Bearings based on: Tennessee State Plane, as determined by GPS observation.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- Total area of property surveyed is 3.80 acres ±.
- New Right-Of-Way dedication: 0.30 acres ±.
- There is a 10 foot easement on property lines parallel to the public road for public utility and drainage easements. Additional requirements may apply based on actual field conditions.
- Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0285E dated April 16, 2007.
- Unless otherwise noted, all lot corners are marked with iron rods.
- Variable setbacks based on Master Plan.
- All townhomes to be constructed to meet the 2018 IRC.

Utility Notes

Public electric and communication utilities serving this development traverse underground and all related fixtures required for this service are encompassed by a 10-foot Public Utility Rights of Way Easement on all property lines parallel and abutting public or private roadways and 5 feet wide easement on all interior lot lines for utility and drainage easements.

Service lines and fixtures will branch from main utility line and extend to an individual multi-unit structure within this easement. The gang meter base will be attached to the exterior wall of the structure. This gang meter base will serve as a branch in which individual service lines will extend to each unit within the structure.

The gang meter base will be encompassed by a blanket utility easement for service and maintenance as needed and required. Gang meter bases, electrical service entrance conductors from transformer to gang meter bases as well as lines leaving the gang meter base to serve individual units will be the responsibility of the Home Owners Association.

Additionally, a 10-foot Public Utility Rights of Way Easement shall continue vertically from the foundation through the roof on the exterior wall at the location of the meter bases of each building.

Stormwater appurtenances as depicted on this Final Plat shall be maintained as directed in the "Inspection and Maintenance Agreement of Private Stormwater Management Facilities" as recorded in Record Book _____ pages _____ in the Register's Office of Maury County, Tennessee.

8" water line to be owned and maintained by Columbia Power and Water Systems

8" sanitary sewer line to be owned and maintained by Columbia Wastewater Systems.

Utility easements shown graphically hereon are further described as being 20 feet in width, centered on their utility lines (e.g., sanitary sewer line, storm sewer lines). 10 foot wide easement centered on water lines.

Owner:
P & L DEVELOPMENT LLC
818 S. MAIN STREET
COLUMBIA TN 38401



Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2563, page 693, 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 lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date _____ 2021 _____

Title (P & L DEVELOPMENT LLC.)

Certificate of Survey Accuracy

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

Date 2/11 2021 Bobby G. Moore 1039
Registered Land Surveyor
BOBBY G. MOORE, RLS
TENNESSEE RLS NO. 1039

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Final Plat - Summerdale - Phase 4" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date _____ 2021 _____
Superintendent, Columbia Water System

Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities designated in Summerdale - Phase 4 have been installed in accordance with City specifications, or a performance bond in the amount of \$ _____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date _____ 2021 _____
City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

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

Secretary, Planning Commission
Columbia, Tennessee
Date _____

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by Maury County E-911,
Date _____ 2021 _____
Maury County E-911

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 current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

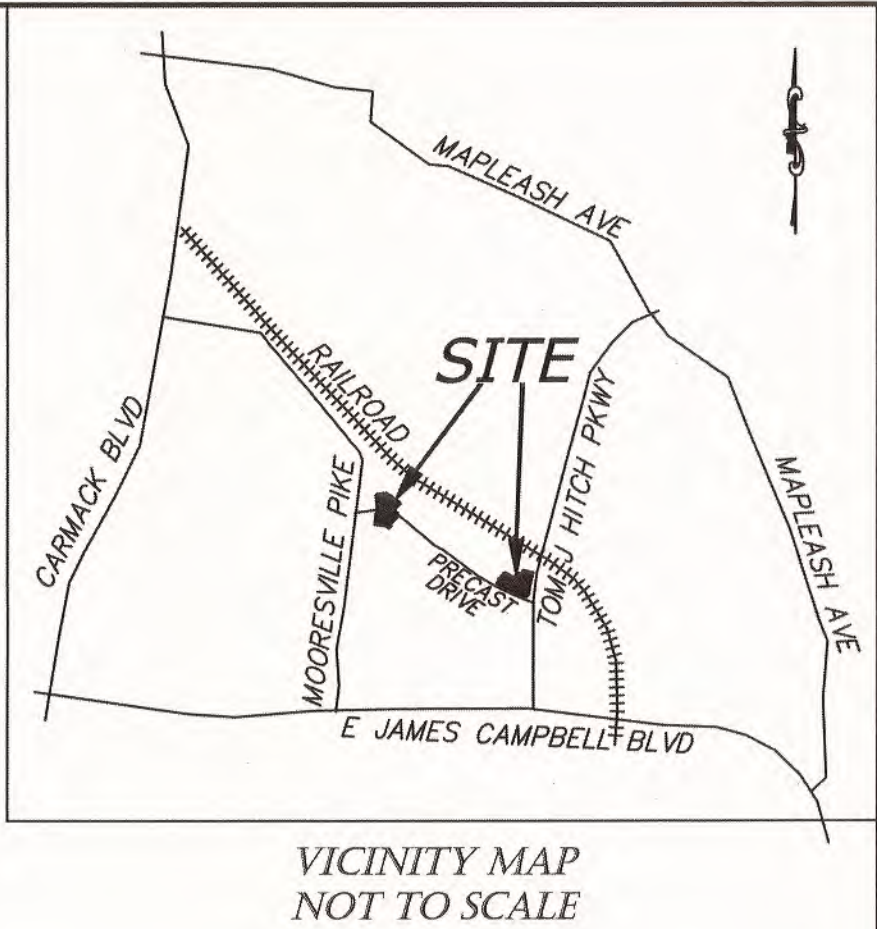
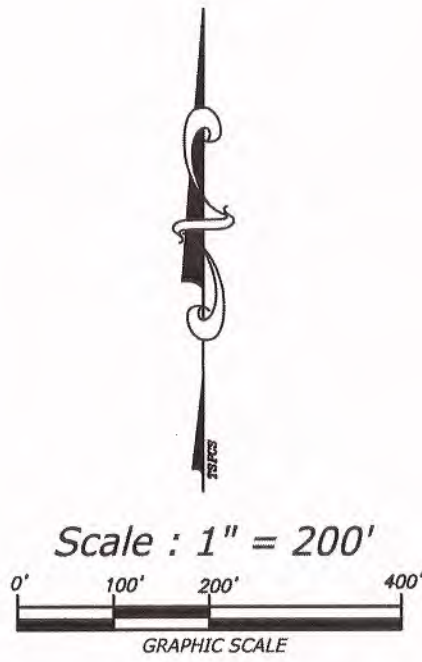
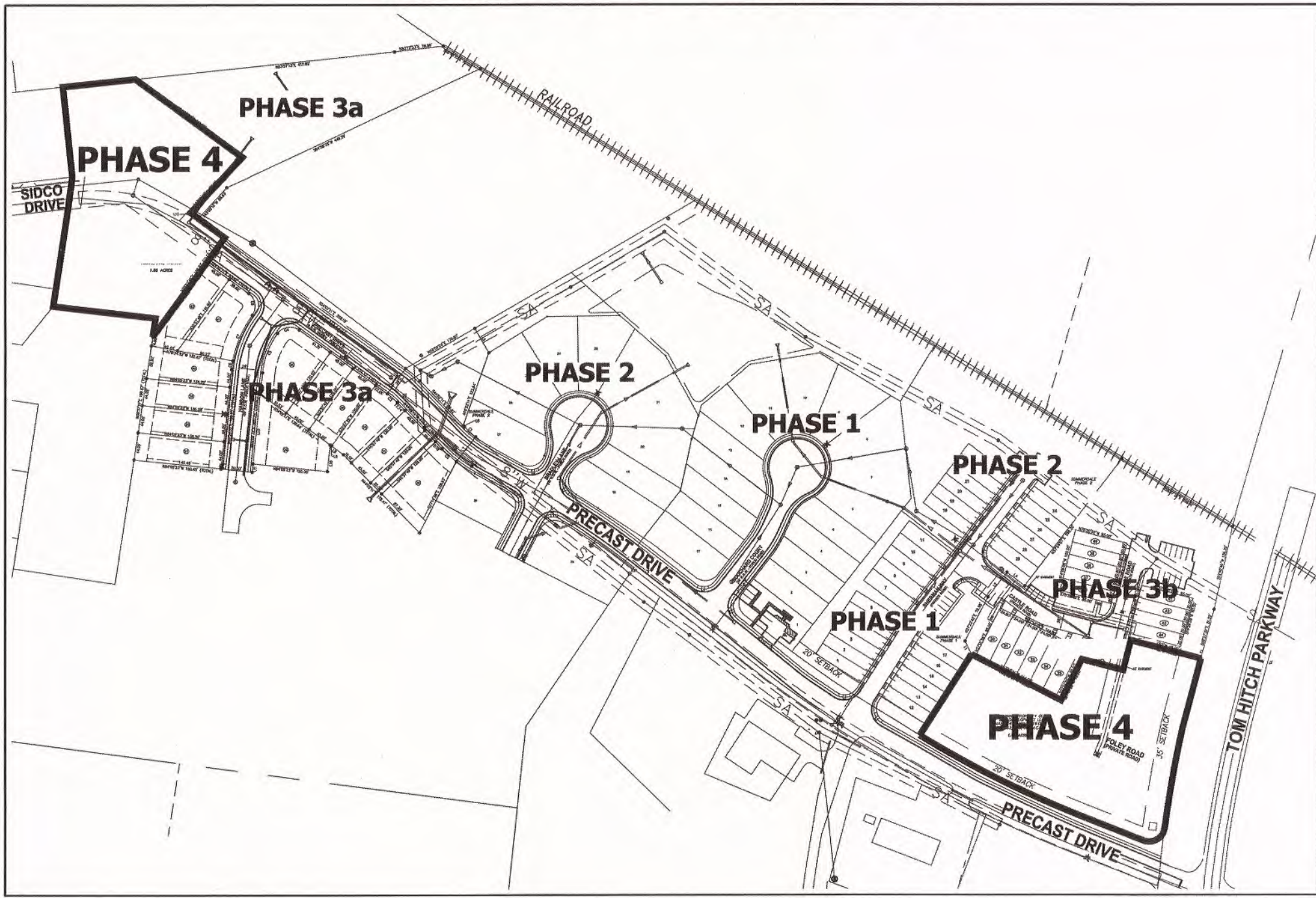
Date _____ 2021 _____
Superintendent, Columbia Wastewater System

Certificate of Compliance

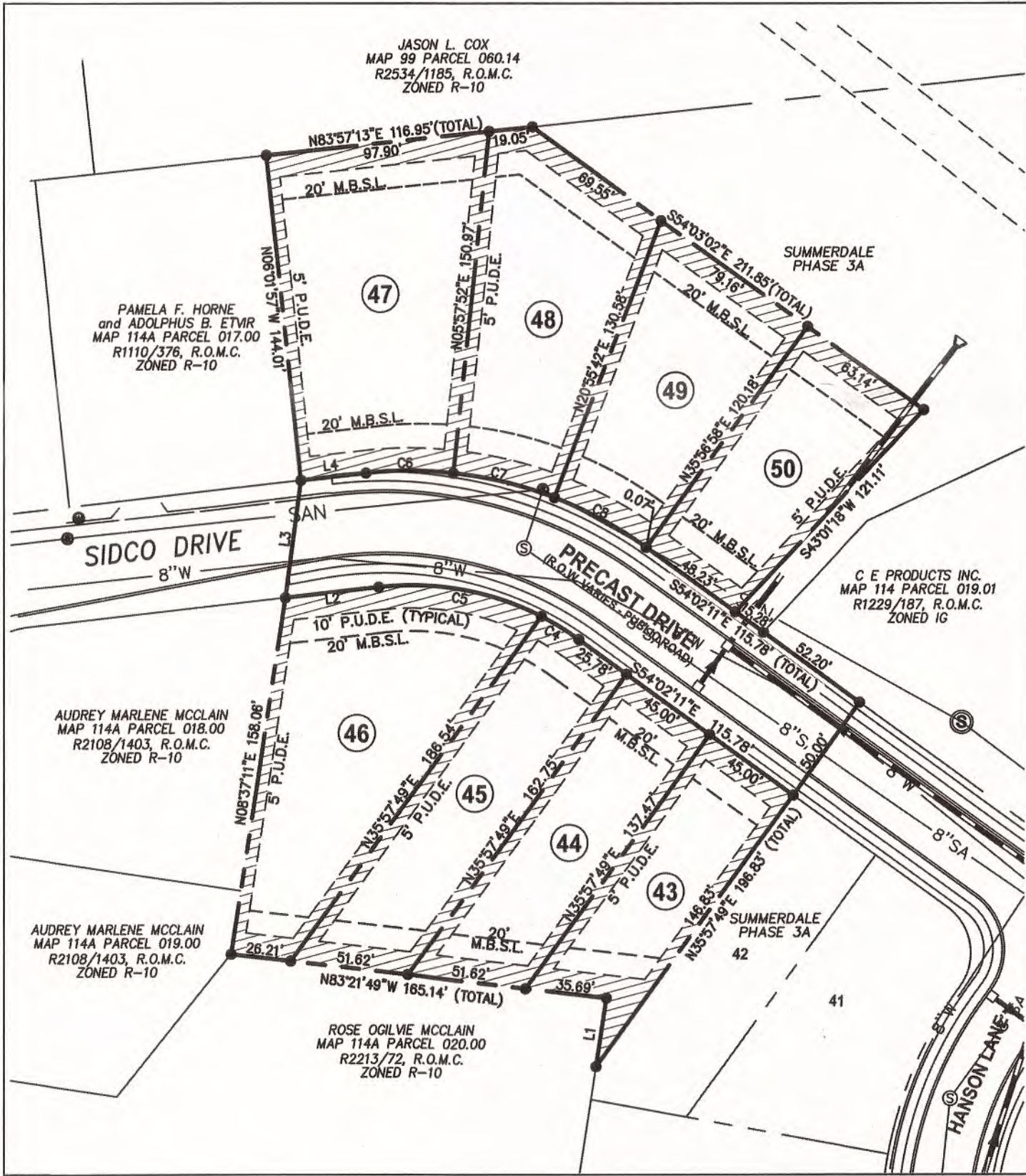
I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer
Columbia, Tennessee
Date _____

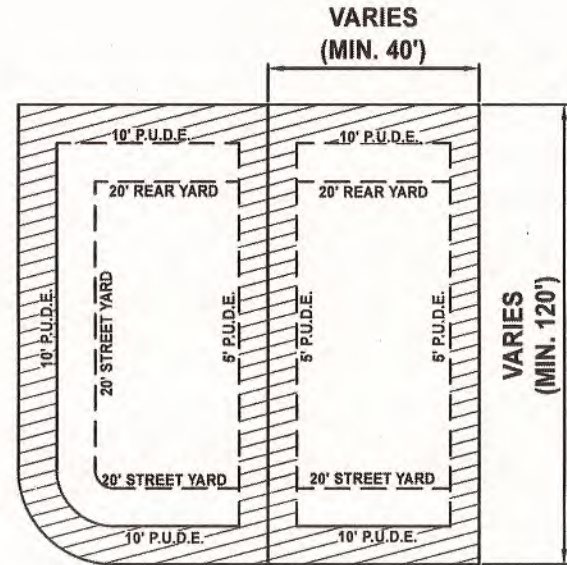
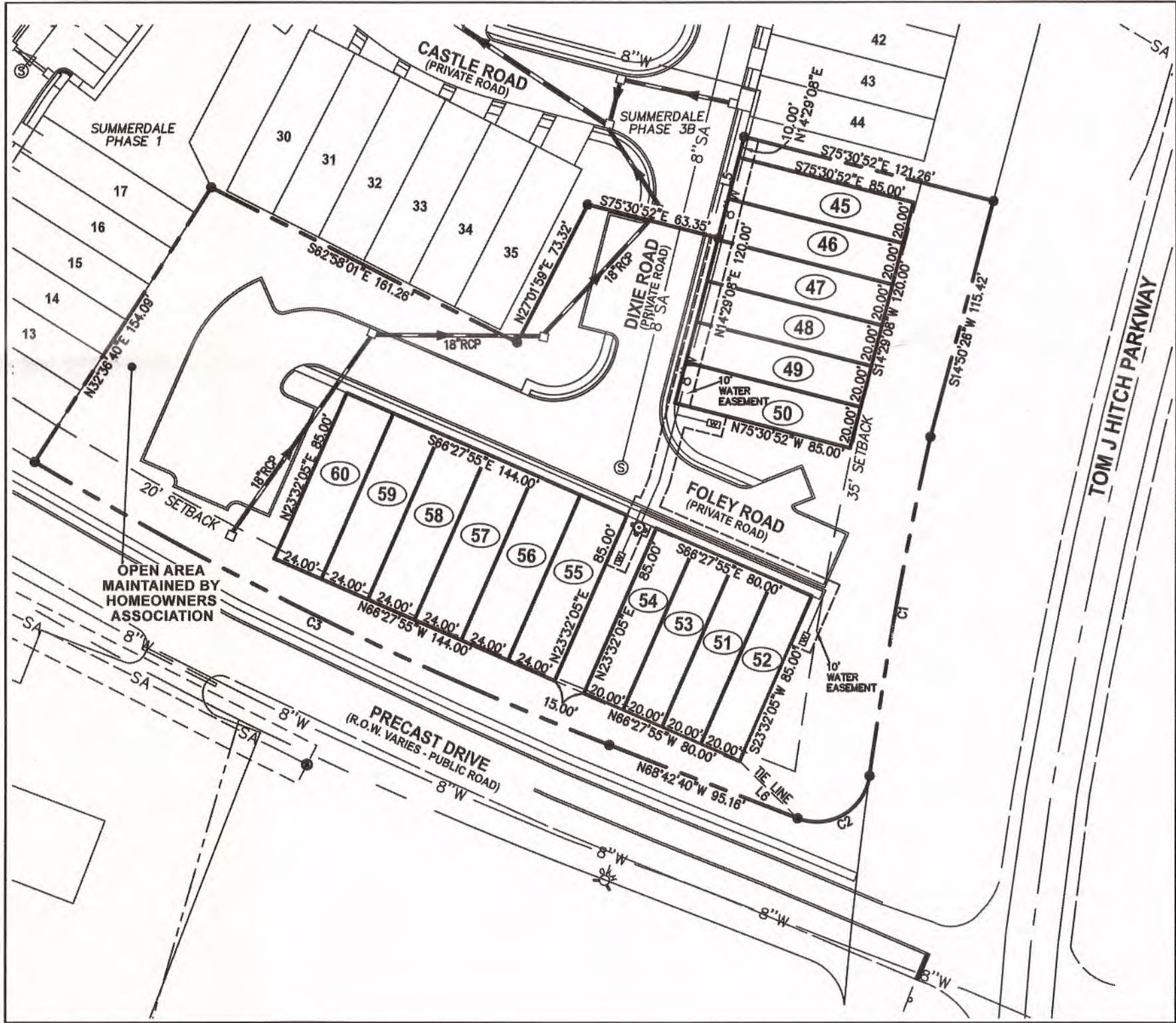
OVERALL VIEW - SCALE: 1"=200'



SCALE: 1"=60'



SCALE: 1"=60'



TYPICAL LOT CONFIGURATION
FOR LOTS 43-50
P.U.D.E.=PUBLIC UTILITY AND
DRAINAGE EASEMENT

VARIABLE SETBACKS BASED
ON MASTER PLAN.

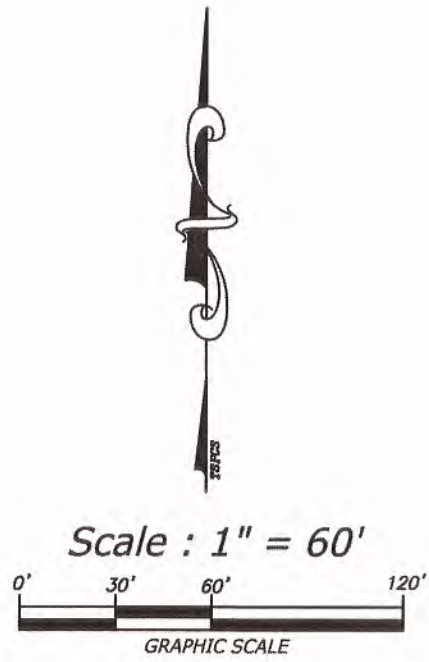
LEGEND

These standard symbols will
be found in the drawing.

- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE HYDRANT COMPLETE ASSEMBLY
- WATER METER VAULT
- BUILDING SETBACK
- EASEMENT
- PROPERTY LINE
- IRON ROD (SET)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	162.17'	1969.86'	4°43'01"	S10°10'17"W	162.12'
C2	45.15'	25.00'	103°28'33"	S59°33'03"W	39.26'
C3	301.79'	1754.44'	9°51'20"	N63°45'13"W	301.42'
C4	19.29'	125.00'	8°50'38"	S58°27'30"E	19.29'
C5	73.27'	125.00'	33°35'00"	S79°40'19"E	72.22'
C6	38.14'	175.00'	12°29'18"	S89°46'50"W	38.07'
C7	45.67'	175.00'	14°57'12"	S76°29'55"E	45.54'
C8	45.77'	175.00'	14°59'08"	S61°31'45"E	45.64'

LOT AREAS		
LOT NUMBER	SQUARE FEET	ACRES
43	5,858	0.13
44	6,755	0.15
45	7,883	0.18
46	11,661	0.27
47	11,934	0.27
48	9,300	0.21
49	7,669	0.17
50	6,692	0.15



H & H LAND
SURVEYING, INC.

612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-6928
H & H Project No. 2020-0680

Final Plat
Summerdale - Phase 4

9th CIVIL DISTRICT OF MAURY COUNTY, TN
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET 1 OF 1

TAX MAP 114, P/O PARCEL 19.00
ZONED: RM1 PUD

SCALE: 1"= 60'
AREA: 3.80 ACRES±

DATE: FEBRUARY 11, 2021

RECEIVED MAR 24 2021

Case Number:

21-0037

Request:

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

**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

21-0037

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Steve Desoto/ Bullock Street LLC

PROPERTY ADDRESS/LOCATION

**600 Bullock Street, Map
89.00/Parcel 20.00, 20.01 & 21.00**

SUMMARY OF REQUEST: Preliminary Plat

This request is for the preliminary plat approval for 16 townhome units on a parcel zoned RM-1 PUD. Access to this site will consist of a private drive with ingress/egress from Bullock Street.



MAP SOURCE: City
GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 PUD (Multi-Family Residential) R-6 (Single-Family Residential)	Vacant Land	R-6/ Vacant land	16 Townhome Units	1.63 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood This future land use characterized for the subject property is characterized by single-family & multi-family residential development.

PROPERTY HISTORY:

July 2020, Request from Steve Desoto to rezone property to RM-1 PUD, approved.

July 10th, 2019 Request from James Svarda to rezone property off Bullock Street from R-6 to RM-1, approved.

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

The proposal is for preliminary plat approval for 16 townhome units that was previously approved as part of a PUD master plan. Staff recommends approval subject to technical comments attached.

ATTACHMENTS (CIRCLE)

**SUBMITTED
PLANS**

CITY MAPS

LEGAL NOTICE

**LEGAL
DESCRIPTION**

**PUBLIC
COMMENTS**

**AGENCY
COMMENTS**

RESPONSE TO STANDARDS

Staff Report #21-0037

Page 1



**CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT**



TECHNICAL MEETING
Tuesday, March 9, 2021

ITEM NO.

21-0037

DESCRIPTION: Preliminary Plat approval for 16 townhome units

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Water

3. 6" main on east side of Bullock Street.

Atmos Energy

4. No comment provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Columbia Power

7. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and

procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Engineering

8. Subject to construction plans.

Public Works

9. Resubmitting dumpster guidelines for trash corral dimensions.

Fire

10. Provide information showing the minimum fire flow requirements are being met.

Wastewater

11. Wastewater approves this request.

Planning

12. no comment

ATTACHMENTS: Preliminary Plat

21-0037



March 22, 2021

Paul Keltner, ACIP
Development Services Director
Columbia, Tennessee
700 N. Garden Street
Columbia, TN 38401

**RE: Bullock Street Townhomes
Preliminary Plat
Responses to Staff Review Comments**

Dear Paul:

On behalf of Steve Desoto, the owner for this Proposed Residential Development, **WES Engineers & Surveyors** would like to present this document as well as the attached information for the Columbia Planning Commission for resubmittal regarding the Revised Planned Unit Development Master Plan. Comments are addressed as below in **GREEN**:

DESCRIPTION: Preliminary Plat approval for 16 townhome units

TECHNICAL AND DIVISION COMMENTS:

Columbia Water

1. 6" main on east side of Bullock Street.

Location noted on the plans

Columbia Power

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

Information noted and shared with the developer

Engineering

3. Subject to construction plans.

Construction plans are being prepared and will be submitted asap

Public Works

4. Resubmitting dumpster guidelines for trash corral dimensions.

Dumpster guidelines have been reviewed and the trash corral dimensions have been noted on the plan

Fire

5. Provide information showing the minimum fire flow requirements are being met.

Provided Public Water System Demand requirement information based on Fire Marshal's Underground Water Plan Review for Fire Protection

I hope that you find this letter along with the attached information adequately responds to the comments presented by the review. If you have any questions or comments with this resubmittal, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

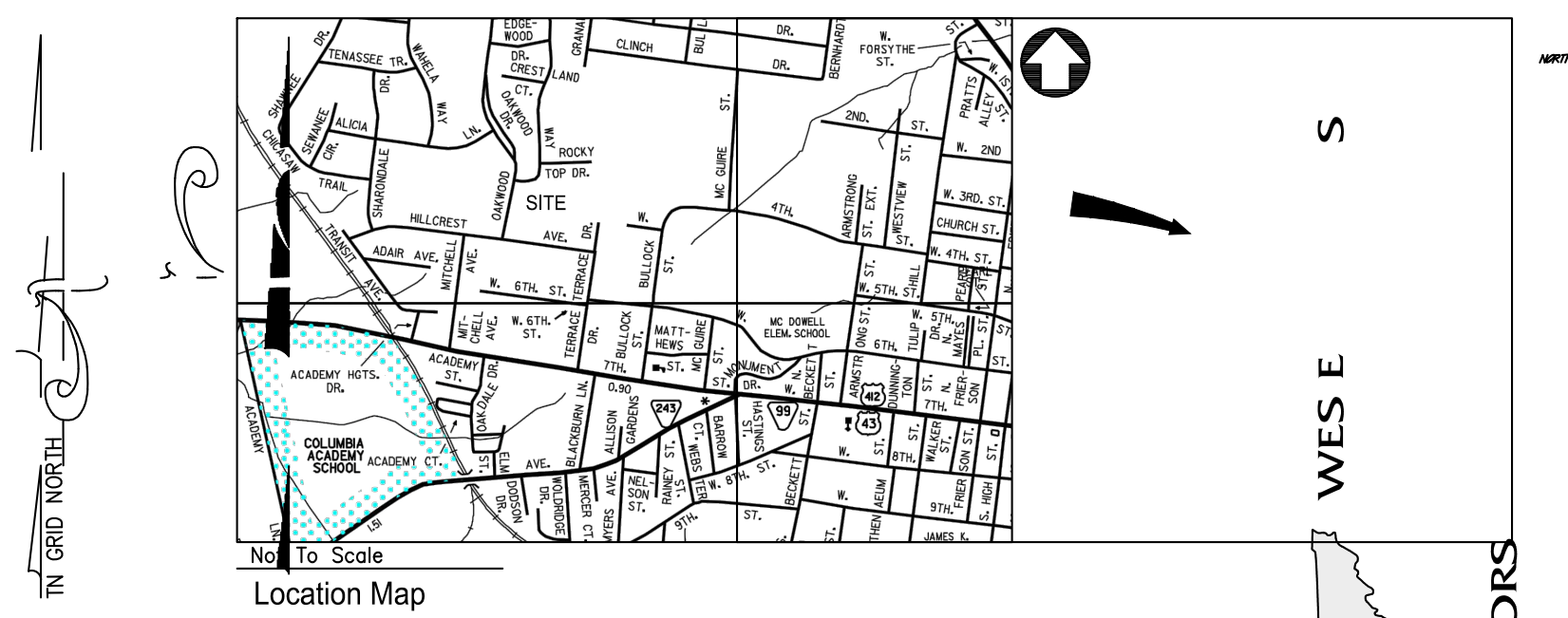


Gerald W. Vick, PE
Principal

Case #21-0037
Bullock Street Townhomes



LOT AREA TABLE		
LOT NUMBER	SQUARE FEET	ACRES
1	1005	0.023
2	1014	0.023
3	1014	0.023
4	1014	0.023
5	1005	0.023
6	1005	0.023
7	1014	0.023
8	1005	0.023
9	1005	0.023
10	1014	0.023
11	1005	0.023
12	1005	0.023
13	1014	0.023
14	1014	0.023
15	1014	0.023
16	1005	0.023



OWNER: BULLOCK STREET, LLC
1113 MURFREESBORO ROAD SUITE 106-406
FRANKLIN, TN 37064

PARCEL NUMBER: TAX MAP 89M GROUP A PARCELS 020.00& 020.01
DEED BOOK: R2537, PG 527

SUBJECT PARCEL ZONING: MAP 89M GROUP A PARCELS 020.00 & 020.01 - RM-1

PROPOSED PARCEL ZONING: RM-1 PUD

ACREAGE OF SITE: 1.63± ACRES

MINIMUM REQUIRED BUILDING SETBACKS:

20' FRONT (MINOR)
20' REAR
7.5' SIDE

UTILITY SERVICES:

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

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

PURPOSE NOTE: REZONE MAP 089M GROUP A PARCELS
020.00 AND 020.01 FROM RM-1 TO RM-1 PUD
TO CONSTRUCT 16 RESIDENTIAL UNITS WITH
RELATED APPURTENANCES

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM UNIT WIDTH IS 17'-8"
3. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY HOMEOWNERS.

PARKING DATA: MULTIFAMILY/APARTMENT 1.5 SPACES PER TWO BEDROOMS

REQUIRED PARKING
16 UNITS @ TWO BEDROOM/UNIT = 32 BEDROOMS
16 X 1.5 = 24 SPACES

PROPOSED PARKING 33 SPACES

NOTE:
PATIOS THAT FALL WITHIN THE BUILDING SETBACK WILL NOT BE PERMITTED TO
HAVE ANY VERTICAL STRUCTURES INSTALLED.

PUBLIC WATER SYSTEM DEMAND:		
NFFPA 13R		
FIRE FLOW: 2,250 GPM	DURATION: 2 HOURS	(WITHOUT SPRINKLER CREDIT)
FIRE FLOW: 1,500 GPM	DURATION: 2 HOURS	(WITH SPRINKLER CREDIT)
MINIMUM NO OF HYDRANTS:		2
SPACING BETWEEN HYDRANTS:		450 FT
MAX DISTANCE FROM FRONTAGE TO HYDRANT:		225 FT

BENCHMARK
BENCHMARK #1
X ON EXISTING FIRE HYDRANT
N=470,071.68
E=1,656,986.51
ELEV. = 708.72'

THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE NOTIFIED PRIOR TO SUCH WORK AND THE PROTECTIVE MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

WATER MAIN

SANITARY SEWER

STORM SEWER

OVERHEAD ELECTRIC GAS

DRAINAGE DITCH

THREE PROTECTION FENCE SIGN

UTILITY POLE

IRON PIN SET

EXISTING IRON PIN

CONCRETE MONUMENT

DECIDUOUS TREE

GATE VALVE IN BOX

LIGHT POLE

BENCHMARK

TRIM 1

TREE LINE

STORM STRUCTURE LABEL

PARKING SPACES

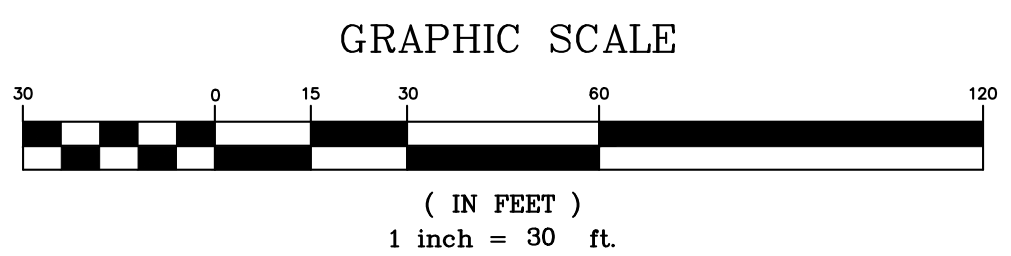
ASPHALT

CONCRETE

(14)

[illegible]

OPEN SPACE NOTE:
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE OWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE, DRAINAGE EASEMENTS AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

Case Number:

21-0038

Request:

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



**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

21-0038

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

K2 Development/ Ray Pace

PROPERTY ADDRESS/LOCATION

Trotwood Ave/ Tax Map 112 Parcel 19.20

SUMMARY OF REQUEST: RM-2 PUD Master Plan Revision.

This request is for a master plan revision to allow for 32 attached townhome villa units on a 6.38-acre parcel.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-2 PUD (High Density Planned Unit Development)	Vacant Land	CED PUD/ R2-PUD (Single-Family Residential/ Commercial Shopping Center	32 townhome units (attached villas)	6.38 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor. This future land use characterized for the subject property includes high density residential development. The proposed zoning of RM-1 PUD would be supported by the Suburban Corridor Future Land Use of *Connect Columbia*.

PROPERTY HISTORY:

N/A

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A conceptual site plan has been submitted for this request in support of an RM-1 PUD Master Plan. Proposed access to this development will be one private street from Trotwood Ave that will connect with Brookdale retirement home, and an access street that will connect with the primary drive aisle serving the adjacent Food Lion Shopping Center. Proposed home plans indicate a 34 X 58 single level design with a stone façade accented by horizontal with board and batten siding. Each unit will have a 2-car front loaded garage entry. There is a reduced landscape buffer from a 25' requirement from the existing single-family dwellings to the south to 10' buffer, a 20' reduction along the west, driveway separation and widths, building spacing between structures, along with setback



**CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT**

encroachments to the south variances being requested. **See additional technical comments attached from fire/utilities/planning & engineering.**

ATTACHMENTS (CIRCLE)

**SUBMITTED
PLANS**

CITY MAPS

LEGAL NOTICE

**LEGAL
DESCRIPTION**

**PUBLIC
COMMENTS**

**AGENCY
COMMENTS**

RESPONSE TO STANDARDS



TECHNICAL MEETING
Tuesday, March 9, 2021

ITEM NO.

21-0038

DESCRIPTION: Revise Master Plan to create 32 Villa units on approximately 6.38 acres.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Water

3. 12" main on Trotwood Avenue - 8" main on road going in to Brookdale.

Atmos Energy

4. No comment provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Columbia Power

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

Engineering

8. Provide street name. Should be able to have a single name with "Circle" suffix.
9. Subject to construction plans
10. Provide proposed height and type of retaining walls.
11. Provide dimensions on driveways, building separation, roadway,
12. Offset AC units from each other.
13. Provide explanation of ownership regime. Will the units be separate parcels or condominium style ownership.
14. Show
15. Remove sidewalk fronting Trotwood Avenue and replace with street trees.
16. Provide public access easement along roadway, and extend to eastern property line with Trinity Lutheran Church
17. Provide size of offsite storm. Provide permission for discharge into offsite storm.
18. Existing detention for Brookdale will need to be accounted for in calculating the new volume/discharge requirements.
19. Existing detention behind Food Lion discharge onto property is not accounted for.

Public Works

20. We recommend one 8 yard dumpster with three times a week collection, or two 8 yard dumpsters with twice a week collection. We advise putting dumpster pad and enclosure at the dead end by the detention pond. Please see attached dumpster guidelines.

Fire

21. Provide information showing the minimum fire flow requirements are being met.

Wastewater

22. Wastewater approves this request.

Planning

23. List variances requested with PUD
24. Identify line work, there is a dark bold line behind some of the units that may be a retaining wall ie.. Lots 23-26. If that is the case you are proposing to place retaining wall up to porches and only a couple feet away from others? What are the heights?
25. For PUD's the private yard space will be 750 sqft of private open space, some of the units on the perimeter look as though they have very little yard space.
26. What is the community area and how large of an area will that be?
27. Staff can not support such as reduction of buffer along the commercial driveway

ATTACHMENTS: PUD Master Plan



TECHNICAL MEETING
Tuesday, March 9, 2021

ITEM NO.

21-0038

DESCRIPTION: Revise Master Plan to create 32 Villa units on approximately 6.38 acres.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Water

3. 12" main on Trotwood Avenue - 8" main on road going in to Brookdale.

Atmos Energy

4. No comment provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Columbia Power

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

Engineering

8. Provide street name. Should be able to have a single name with "Circle" suffix.
Road name added to revision
9. Subject to construction plans
So noted.
10. Provide proposed height and type of retaining walls.
Walls will be segmentable block or poured in place walls. Retaining wall heights are listed on plan revision.
11. Provide dimensions on driveways, building separation, roadway,
Dimensions have been added to the plan.
12. Offset AC units from each other.
AC units have been offset as shown on plan.
13. Provide explanation of ownership regime. Will the units be separate parcels or condominium style ownership.
The ownership regime will be a Horizontal property regime with private elements with a Master deed exhibit and associated declaration of covenants, conditions and restrictions for the development and community bylaws.
14. Show
15. Remove sidewalk fronting Trotwood Avenue and replace with street trees.
So noted. Plan revised removing the sidewalk and street trees added.
16. Provide public access easement along roadway, and extend to eastern property line with Trinity Lutheran Church
A public utility drainage and access easement has been added to the eastern property line with church.
17. Provide size of offsite storm. Provide permission for discharge into offsite storm.
Offsite storm size shown on plan (30")
18. Existing detention for Brookdale will need to be accounted for in calculating the new volume/discharge requirements.
So noted.
19. Existing detention behind Food Lion discharge onto property is not accounted for.
The Food Lion discharge will need to be collected and "bypass" thru site and shown on revised plan.

Public Works

20. We recommend one 8 yard dumpster with three times a week collection, or two 8 yard dumpsters with twice a week collection. We advise putting dumpster pad and enclosure at the dead end by the detention pond. Please see attached dumpster guidelines.
A dumpster enclosure has been added near the detention pond on the revised plan.

Fire

21. Provide information showing the minimum fire flow requirements are being met.
This is ongoing and we will provide Fire chief necessary information to determine fire protection requirements.

Wastewater

22. Wastewater approves this request.

Planning

23. List variances requested with PUD

- We have identified a landscape buffer that we are proposing a reduction from 30 feet to 20 feet along the access drive to Food Lion. We are recommending eliminating rear patios from units 15-20 and utilizing the existing grass strip between extruded curb and property line with Food Lion to achieve the necessary buffer.
- These units will be "single" story units and we are showing a 15' separation between buildings.
- This will be a Horizontal Property regime with one platted lot and master deed exhibit. The community will share common elements for open space within the development.
- Units 9-11 will not have two car parking pads and additional surface parking has been added.

24. Identify line work, there is a dark bold line behind some of the units that may be a retaining wall ie.. Lots 23-26. If that is the case you are proposing to place retaining wall up to porches and only a couple feet away from others? What are the heights?

The retaining wall heights have been added to the plan.

25. For PUD's the private yard space will be 750 sqft of private open space, some of the units on the perimeter look as though they have very little yard space.

See comment above under number 23 list of variances.

26. What is the community area and how large of an area will that be?

The community common areas will mostly be in the areas near the parking near the mail pickup area, the open space next to unit 1, unit 21, and the open space adjacent to unit 32. There is approximately 0.58 ac open space combined in these designated areas.

27. Staff can not support such as reduction of buffer along the commercial driveway

Discussions with staff have occurred and we are recommending eliminating the rear patios at the rears of units 15-20 and utilizing the grass strip between Food Lion and the property line.

ATTACHMENTS: PUD Master Plan

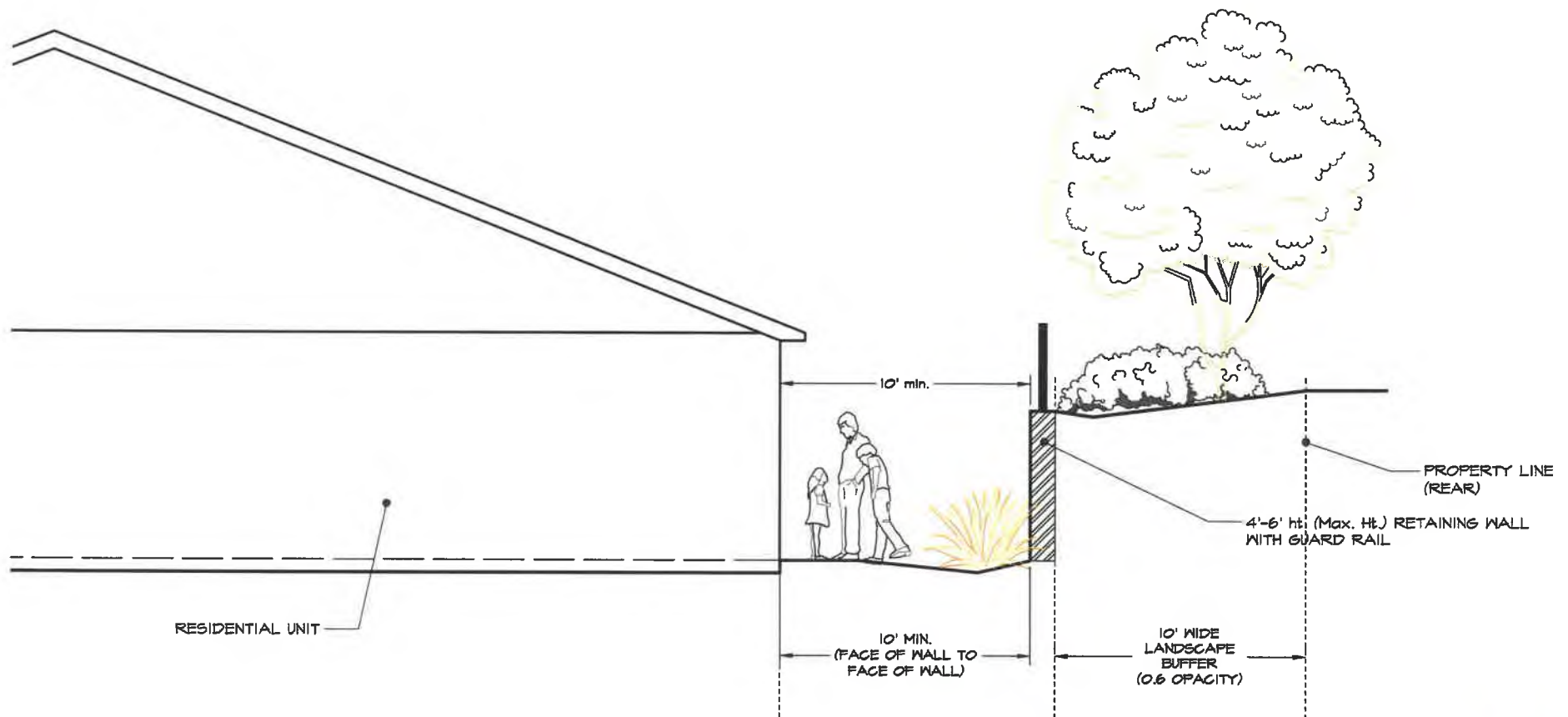


EXHIBIT: REAR YARD BUFFER CROSS SECTION (TYPICAL)
REVISED TROTWOOD PUD MASTER PLAN

COLUMBIA, TENNESSEE
 4/9/2021



S&ME PROJECT # 2100012

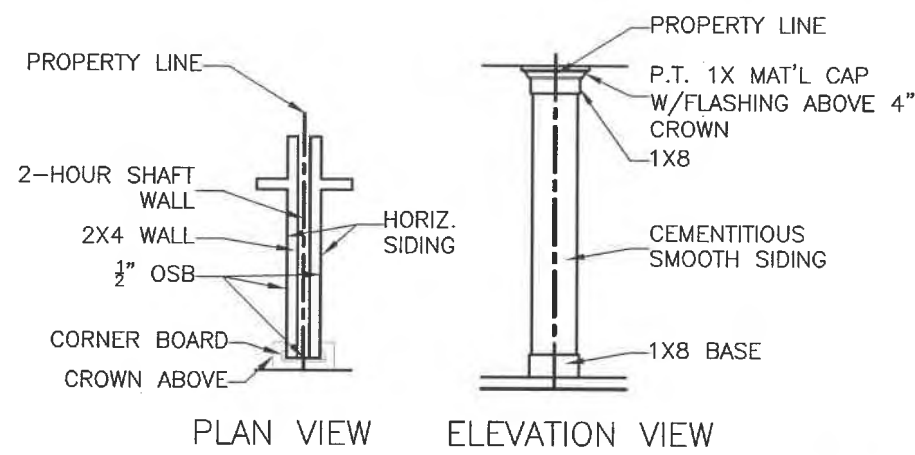
Case #21-0038
Trotwood Revised PUD



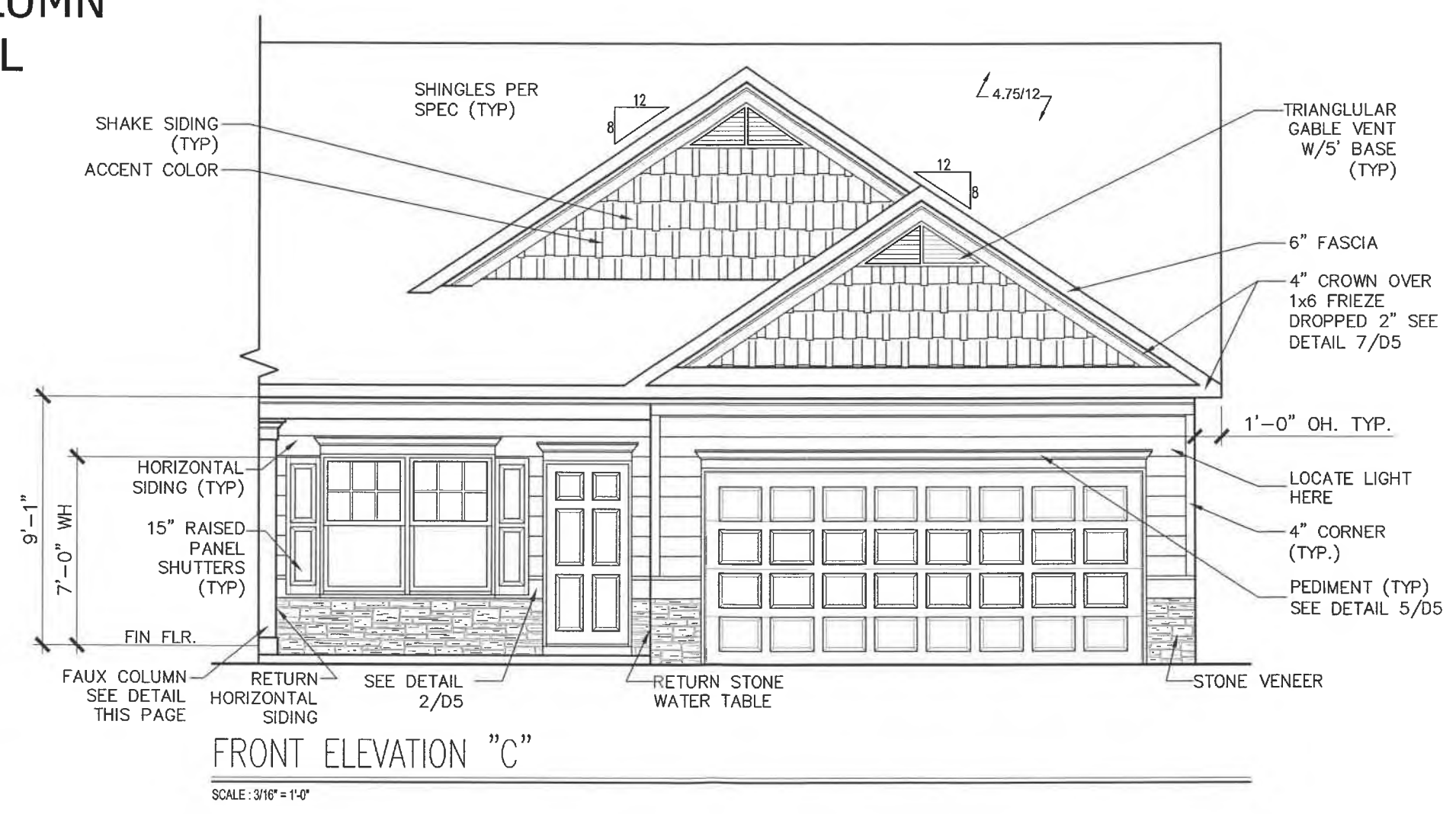


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38

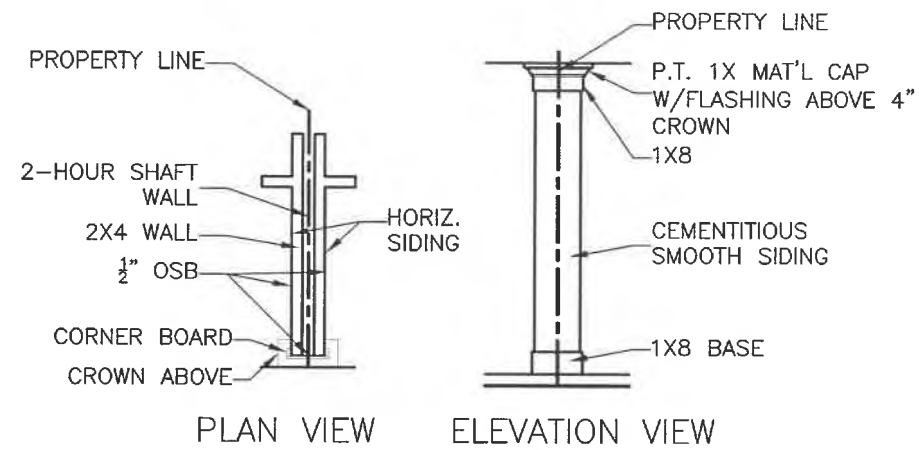


FAUX COLUMN DETAIL

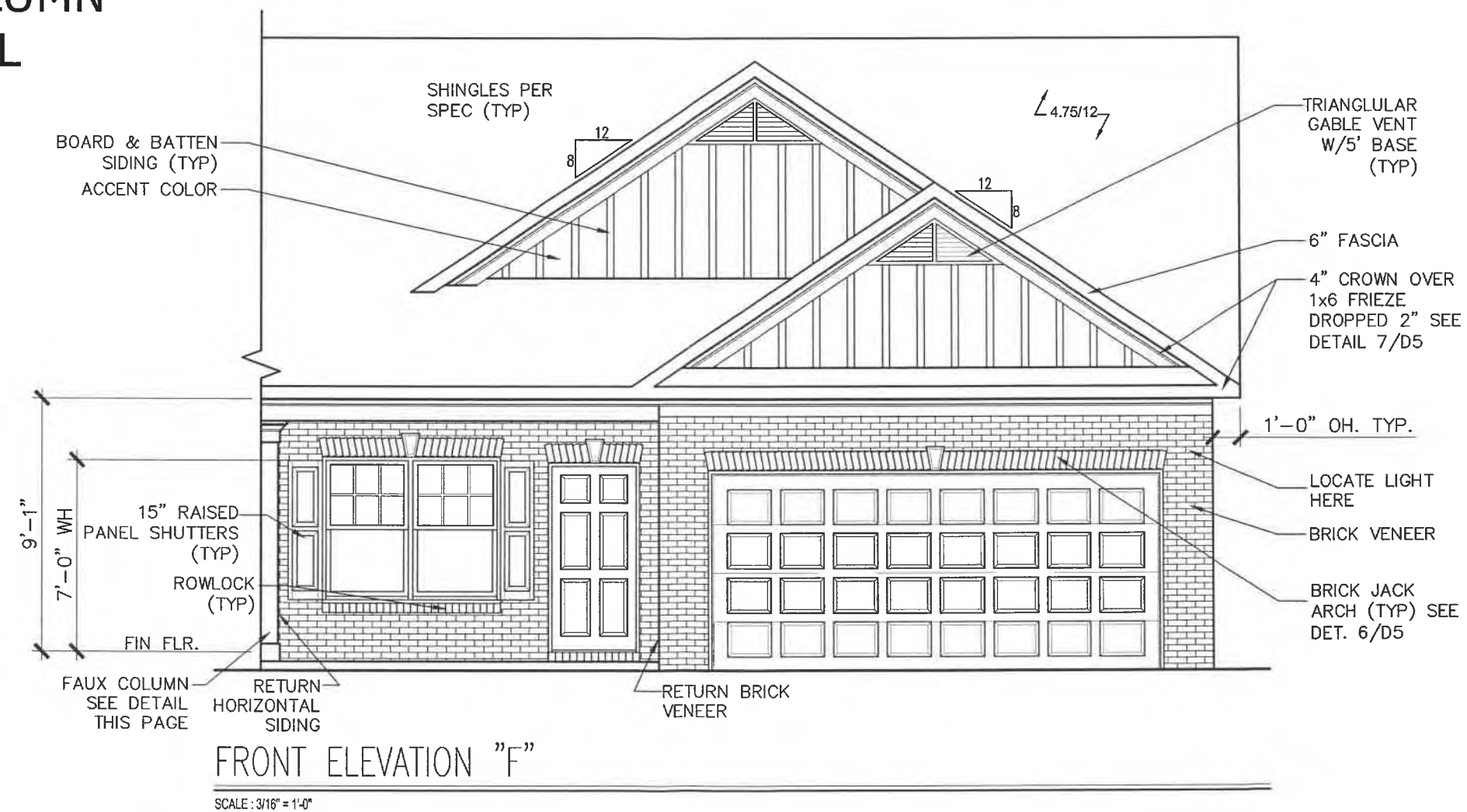


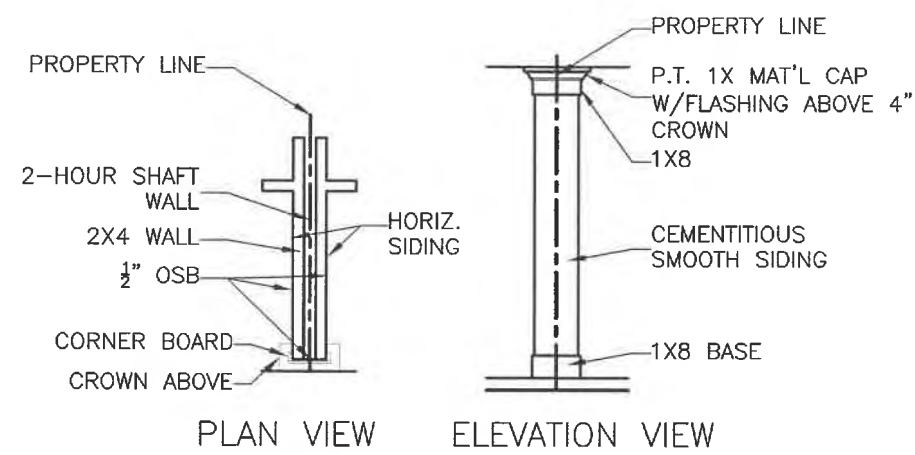
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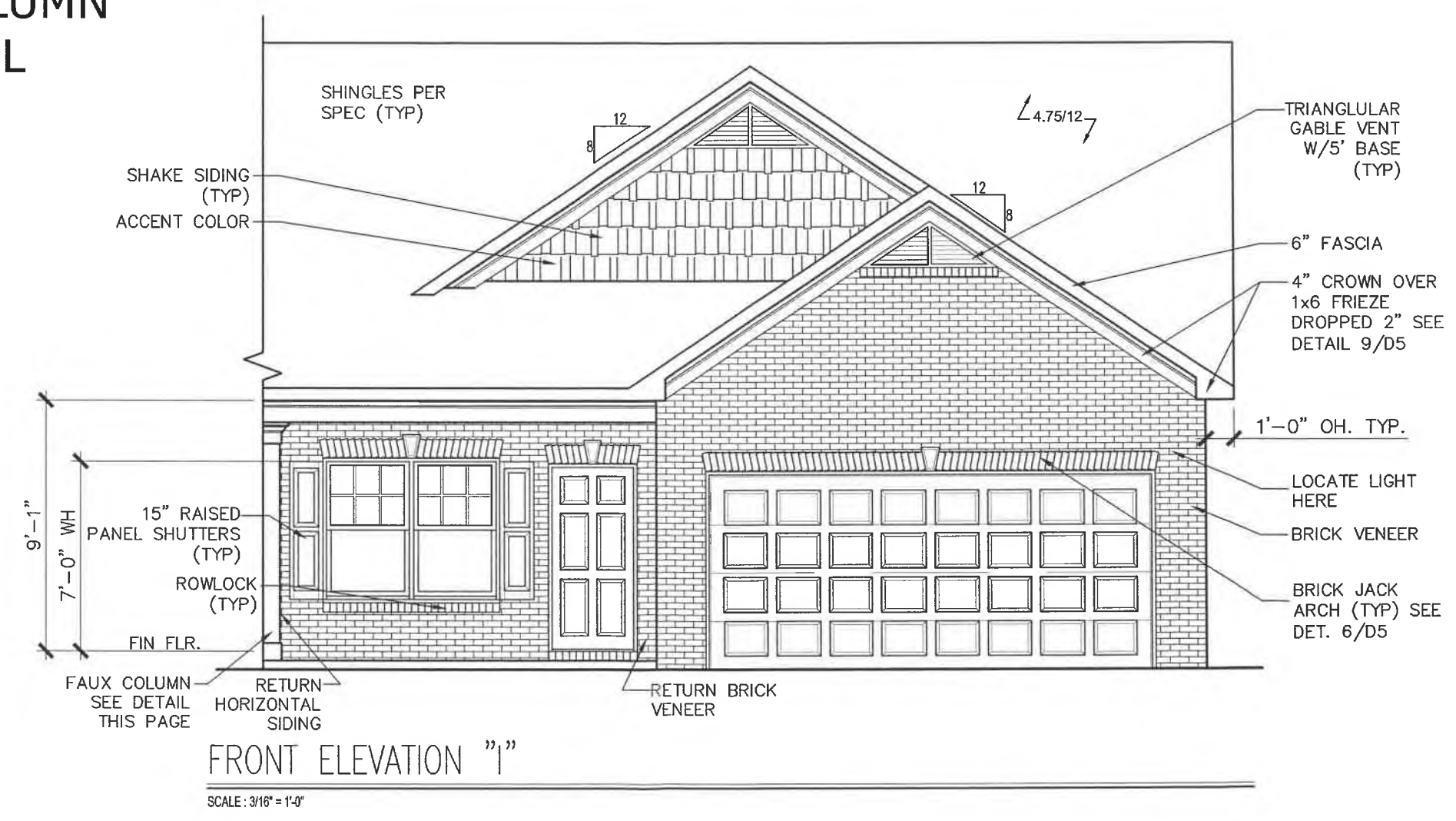


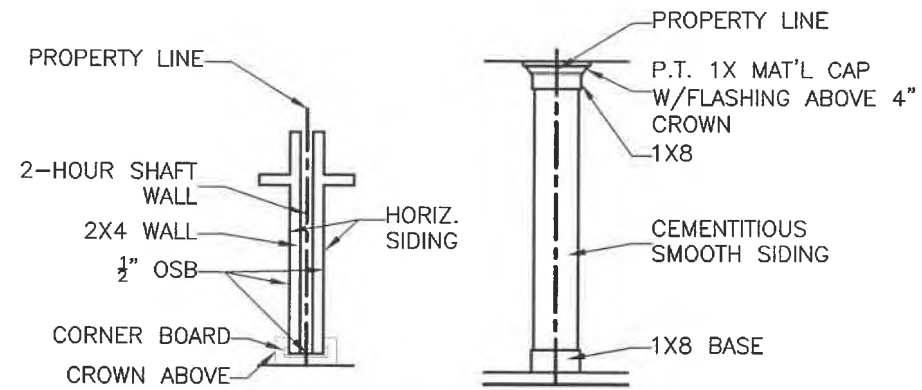
FAUX COLUMN DETAIL





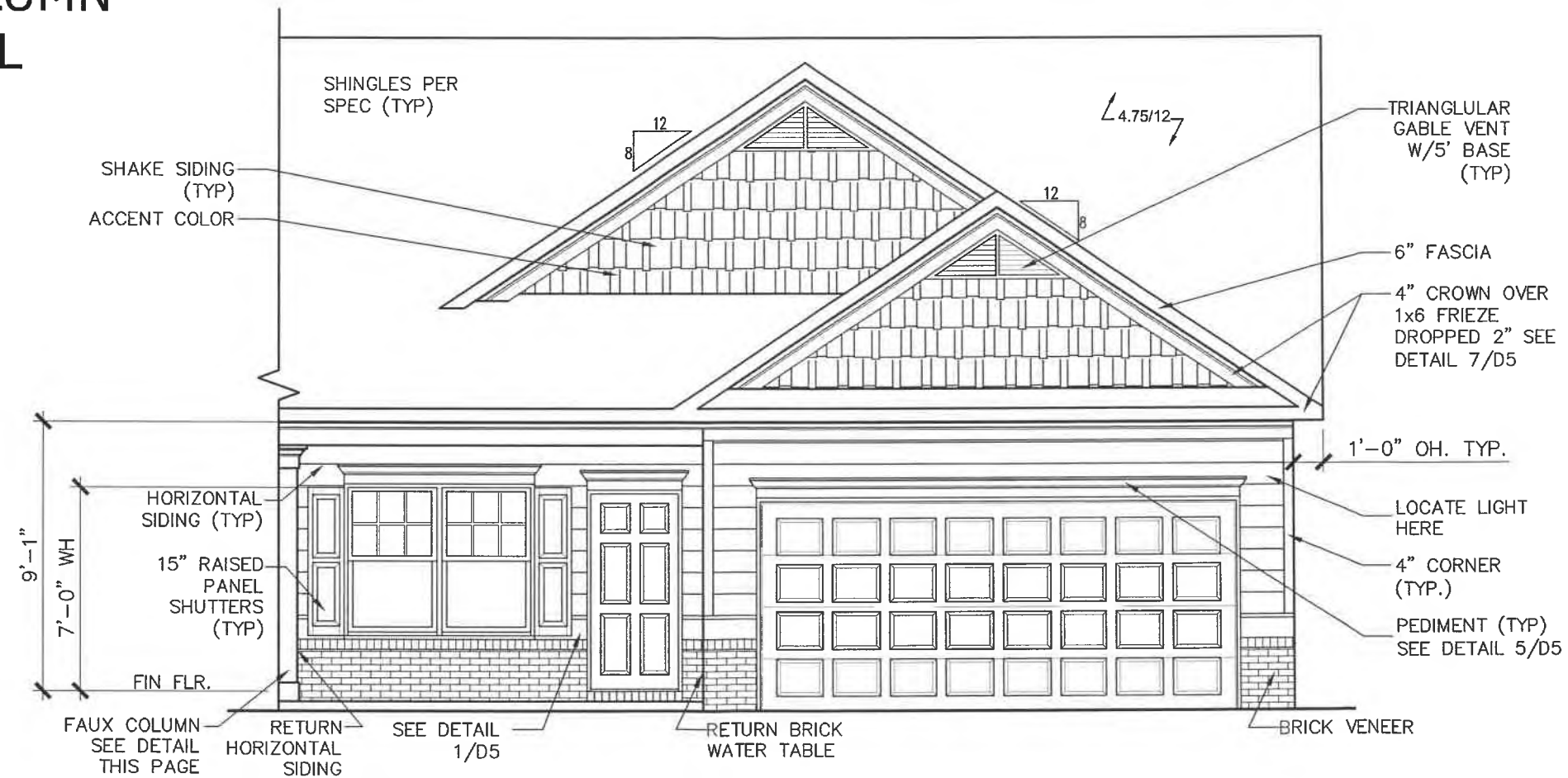
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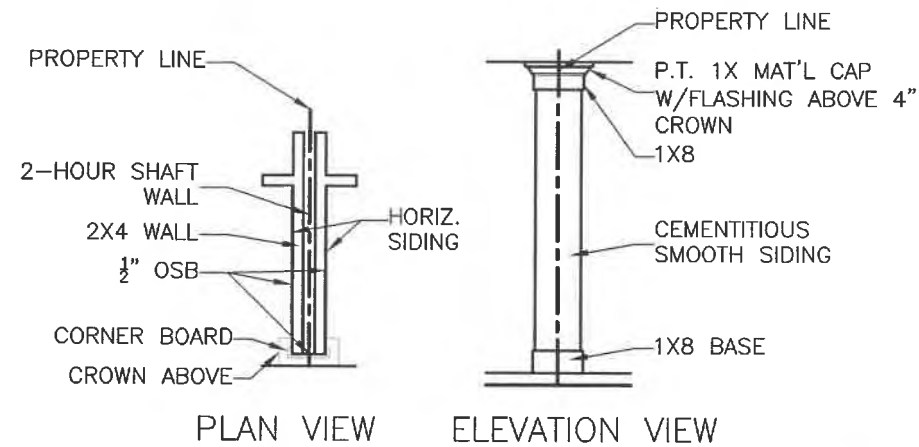
PLAN VIEW ELEVATION VIEW

FAUX COLUMN DETAIL

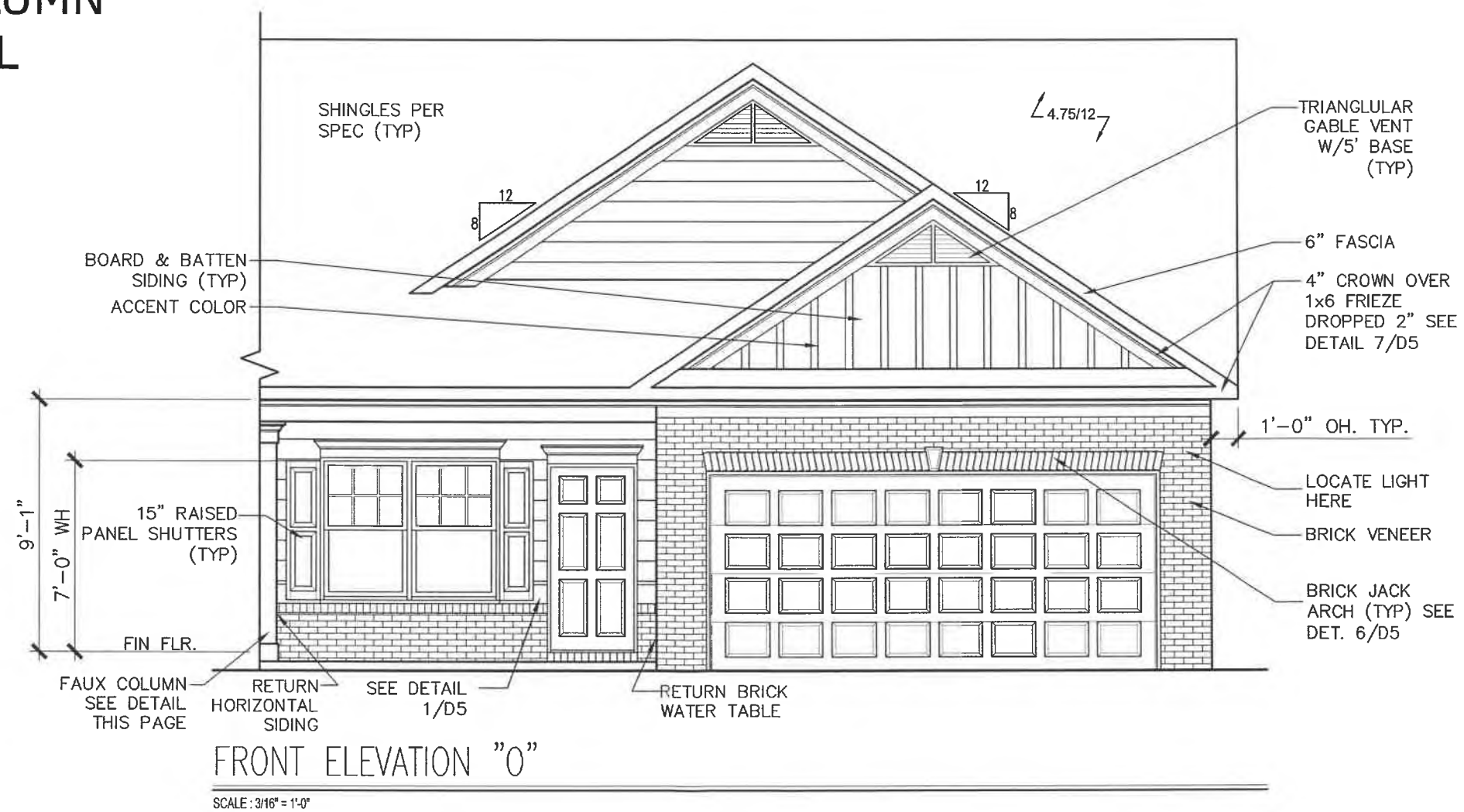


FRONT ELEVATION "L"

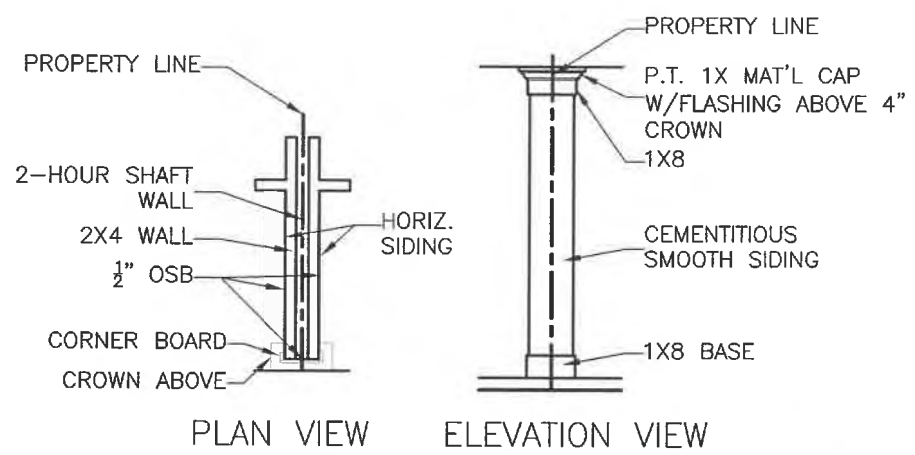
SCALE: 3/16" = 1'-0"



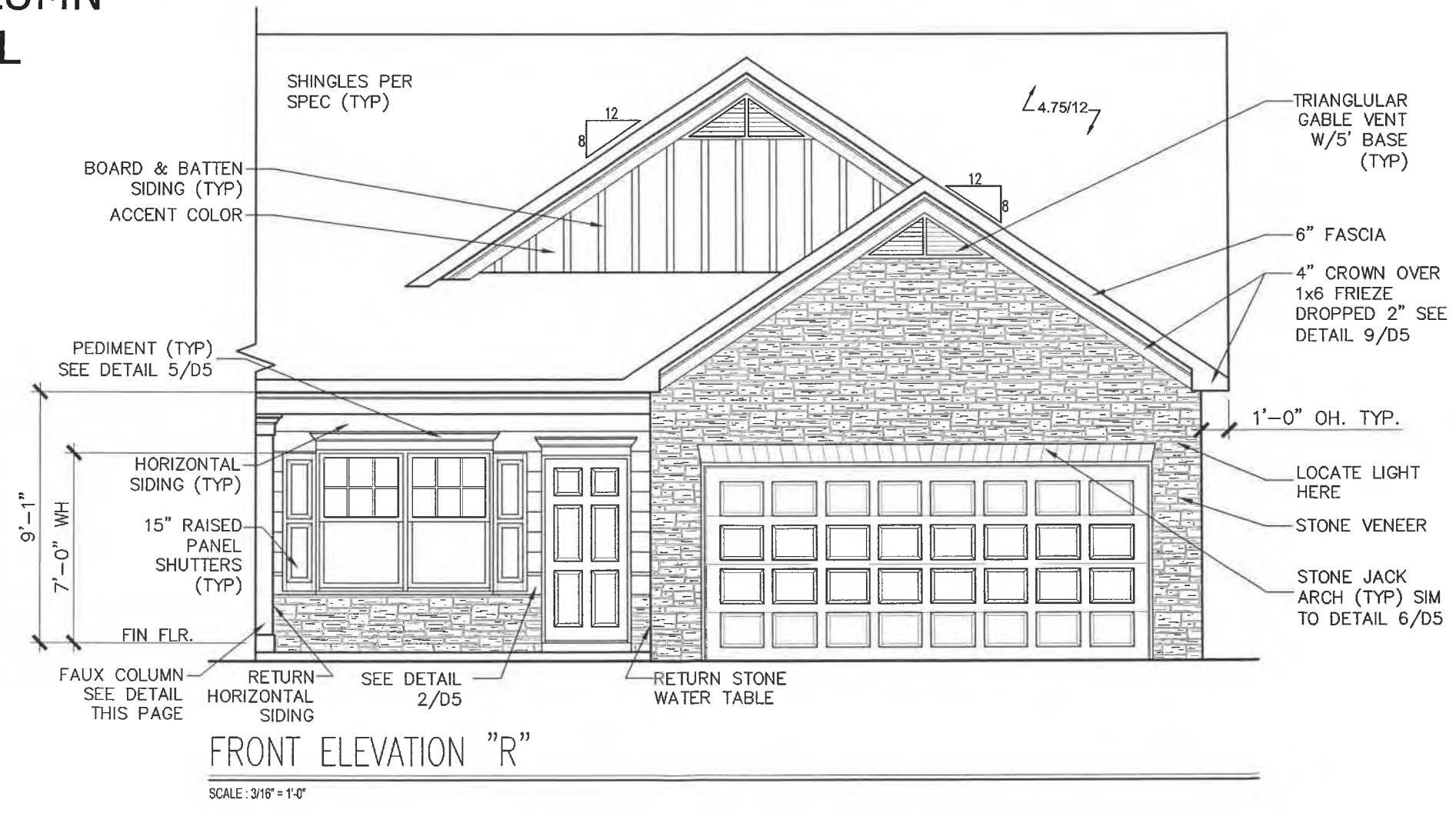
FAUX COLUMN DETAIL



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



FAUX COLUMN DETAIL





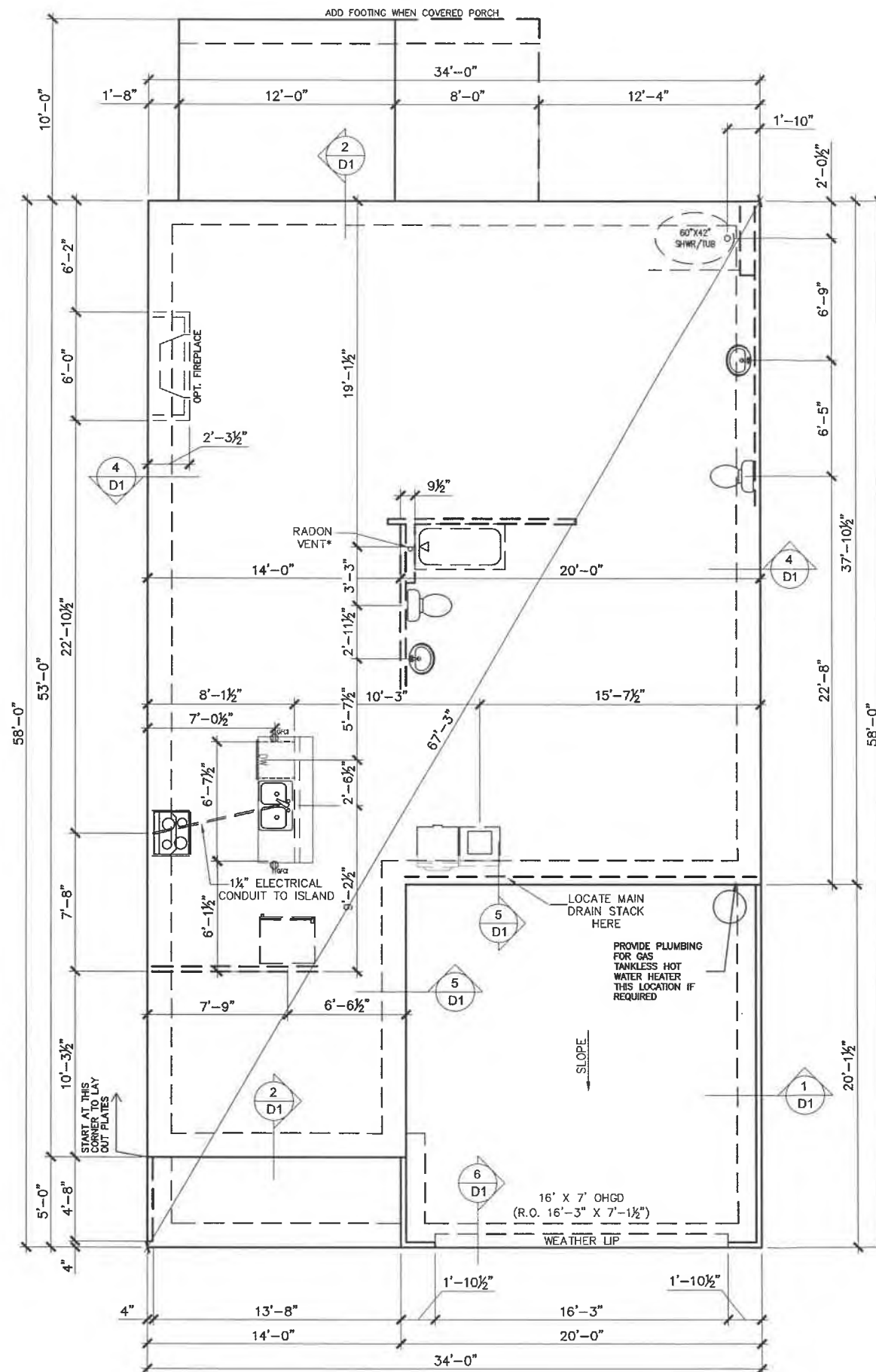
Architectural elevation drawing of a building facade. The drawing includes the following annotations and dimensions:

- SHINGLES PER SPEC (TYP)**: Annotation for the roof.
- OPTIONAL LARGE COVERED PORCH**: Annotation for a porch area.
- OPTIONAL REGULAR COVERED PORCH**: Annotation for another porch area.
- 4.75/12**: Roof pitch annotation.
- 12/4**: Roof pitch annotation.
- 9'-1" WH**, **7'-10" WH**, **7'-0" WH**: Vertical dimensions on the left side.
- 1'-0" OH. TYP.**: Annotation for a horizontal element.
- FIN. FLR.**: Annotation for the finished floor level.
- 4" CORNER (TYP.)**: Annotation for a corner detail.
- 8'-0"**, **12'-0"**: Horizontal dimensions at the bottom.
- 50/10**: Annotation for a window or door detail.

REAR ELEVATION "C F I L O R"

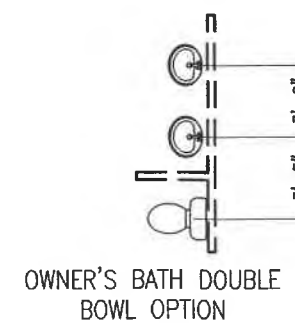
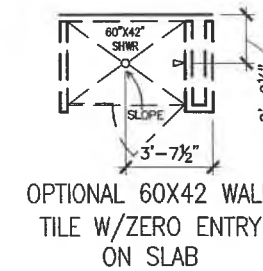
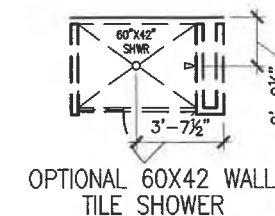
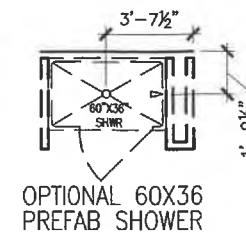
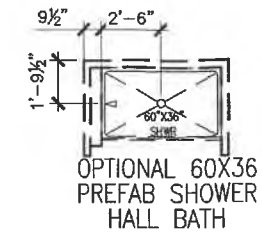
RIGHT ELEVATION "C F I L O R"

SCALE: 1/8" = 1'-0"



*RADON VENT PROVIDED PER LOCAL CODE

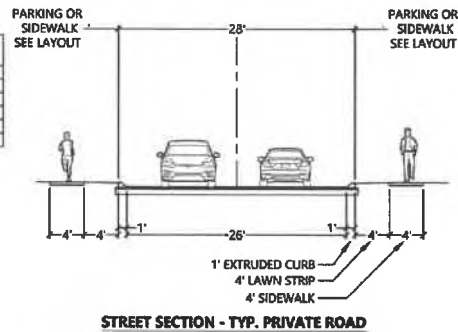
REFER TO DETAIL 3/D1 FOR BRICK LEDGE DETAIL WHEN BRICK VENEER IS CHOSEN



SLAB PLAN

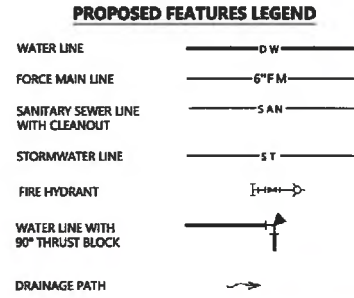
SCALE: 1/8" = 1'-0"

SITE USE SUMMARY TOWNHOMES		
USE	ACRES	% SITE
BUILDINGS	3.21	50.3 %
DRIVE/PARKING	0.88	13.8 %
DRIVEWAYS/WALKS	0.58	9.1 %
OPEN SPACE	1.71	26.8 %
TOTAL	6.38 ACRES	100 %



VILLA PARKING SUMMARY					
TYPE UNIT	UNIT QTY.	TOTAL BR'S	SAVAGE PARKING PROVIDED (10% OF TOTAL)	DRIVEWAY PARKING PROVIDED	OFF-STREET PARKING PROVIDED
VILLA	32	96	9	61	17
TOTAL PARKING PROVIDED: 9 + 61 + 17 = 87					
TOTAL PARKING REQUIRED: 84/2 = 42					

TOWNHOME OPEN SPACE SUMMARY			
OPEN SPACE	AREA (AC)	PERCENT OF SITE	
OPEN SPACE	1.72	26.9%	
PRIVATE OPEN SPACE REQUIREMENTS			
UNIT TYPE	AREA REQUIRED	TOTAL REQUIRED	TOTAL PROVIDED
ATTACHED VILLAS (P)	750 S.F./UNIT	32x 750 = 24,000 S.F.	0.58 AC.



PURPOSE OF SUBMITTAL - TO REVISE RM-2 PUD AND OBTAIN MASTER PLAN APPROVAL FOR 32 ATTACHED VILLA UNITS ON THE PROPERTY, PARCEL 19.20 IN TAX MAP 118

PROJECT DESCRIPTION - DEVELOP 32 ATTACHED VILLA UNITS ON APPROXIMATELY 6.38 ACRES OF LAND

PROPERTY OWNER - RAY G and GALE C PACE ETUX
2424 HIDDEN LAKE CIRCLE
COLUMBIA, TN 38401
TAX MAP 118 PARCEL 19.20
DEED BOOK R2677 PAGE 98

THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 47119C0280E, DATED APRIL 16, 2007.



NOTE: UNITS 15-20 WILL NO HAVE REAR PATIOS TO ALLOW FOR ADDITIONAL LANDSCAPE SCREENING

REVISED TROTWOOD PUD MASTER PLAN

PUD MASTER PLAN
COLUMBIA, TENNESSEE
APRIL 14, 2021

Case Number:

21-0042

Request:

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



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

21-0042

APPLICANT/PROPERTY OWNER

Eddie Campbell/ Campbell & Lovell Rentals

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

**Sunset Drive/ Tax Map 100 N/
Parcel 001.00, 003.008**

SUMMARY OF REQUEST: Preliminary Plat

This request is for the preliminary plat approval for 16 townhome home lots including 1 single-family lot. The site will take access from the end of Sunset Ave with a new private access drive (Vesper Court),



MAP SOURCE: City
GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 (High Density Residential)	Vacant Land	GCS/ Single-Family Homes/ Columbia Mall	16 Townhome Lots/ 1 Single-Family Residential Lot	2.09 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

N/A

PROPERTY HISTORY:

N/A

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

The proposal is for preliminary plat approval for 16 townhome units conforming to all base standards for townhomes within an RM-1 Zoning District. In addition, a single-family residential lot is proposed with an area of 9,878 SF. Staff finds this request compatible with the zoning district subject to technical comments.

ATTACHMENTS (CIRCLE)

**SUBMITTED
PLANS**

CITY MAPS

LEGAL NOTICE

**LEGAL
DESCRIPTION**

Staff Report #21-0042

Page 1



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS



TECHNICAL MEETING
Tuesday, March 9, 2021

ITEM NO.

21-0042

DESCRIPTION: Preliminary Plat approval for 16 townhome units and 1 family lot.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comment.

Police

2. No comments provided.

Public Works

3. Submitting dumpster guidelines for trash corral dimensions.

Columbia Water

4. 6" DI main on East side of Sunset Avenue.

Atmos Energy

5. No comment provided.

Maury County E911

6. No comments provided.

Maury County Schools

7. No comments provided.

Fire

8. The minimum curb radius for the hammer-head curb is 30' per the City Engineers standard SD-08. There should also be 60' length measured from centerline for the hammer-head. Please show these dimensions are being met.
9. Shall provide a life safety sheet showing how you will be painting the fire lanes and which curbs will be painted red to designate them as fire lanes.
10. Shall state if the fire hydrants will be public or private. If private, shall obtain a fire flow letter from the Fire Marshal's Office which needs to be on your plans.

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.

Engineering

12. Detention pond looks small
13. Subject to construction plans
14. Provide access easement for turnaround at end of Sunset Ave.
15. Hammerhead design to meet current standards

Wastewater

16. The Wastewater Department has an 8" gravity sewer line running along Pickens Lane as a site to connect. If an extension to the existing infrastructure is required, it will be at the cost of the developer and must abide by all state, federal and local rules and regulations. All fees must be paid for at the time of connection. No plans for an extension has been presented to the department at this time.

Planning

17. Show landscape buffers dimensions, looks as though some units will be affected
18. Would suggest open space just be called common area to avoid requirement of property lines not being in the HOA area.
19. Townhome parking requirement is different than multi-family, TH is 1.5 per unit that rounds up to 2. Table refers to multi-family.
20. Driveway shall be 24' wide in all areas.

ATTACHMENTS: Preliminary Plat

March 21, 2021

Paul Keltner, ACIP
Development Services Director
Columbia, Tennessee
700 N. Garden Street
Columbia, TN 38401

**RE: Vesper Court
Preliminary Plat
Responses to Staff Review Comments**

Dear Paul:

On behalf of Bobby Lovell, the owner for this Proposed Development, **WES Engineers & Surveyors** would like to present this document as well as the attached information for the Columbia Planning Commission for resubmittal regarding the Preliminary Plat. Comments are addressed as below in **GREEN**:

Public Works

1. Submitting dumpster guidelines for trash corral dimensions.
Dumpster Guidelines have been reviewed and the trash corral dimensions have been noted on the plan.

Columbia Water

2. 6" DI main on East side of Sunset Avenue.
Location of the 6" DI Main has been noted on the plan.

Fire

3. The minimum curb radius for the hammer-head curb is 30' per the City Engineers standard SD-08. There should also be 60' length measured from centerline for the hammer-head. Please show these dimensions are being met.
30' radii and 60' length has been labeled on the plan at the hammerhead as well as at the intersection with the extension of Sunset Ave.
4. Shall provide a life safety sheet showing how you will be painting the fire lanes and which curbs will be painted red to designate them as fire lanes.
This document will be completed and included in the Engineering Plan submittal.
5. Shall state if the fire hydrants will be public or private. If private, shall obtain a fire flow letter from the Fire Marshal's Office which needs to be on your plans.
Water Main and Fire Hydrants are proposed to be public. I will coordinate with Columbia Water on this.

Columbia Power

6. 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.

Information has been noted and will be shared with the developer.

Engineering

7. Detention pond looks small
Detention pond is proposed to be designed to provide adequate storage for the development.
8. Subject to construction plans
Construction plans are being prepared and will be submitted asap.
9. Provide access easement for turnaround at end of Sunset Ave.
I believe this has been adequately presented but clarification may be required for the final plat. I do not see any reason this would be an issue to comply with.
10. Hammerhead design to meet current standards
Hammerhead design has been adjusted to meet current standards.

Wastewater

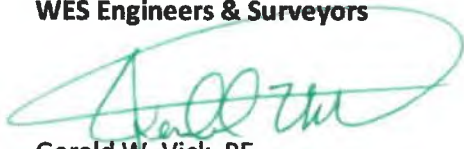
11. The Wastewater Department has an 8" gravity sewer line running along Pickens Lane as a site to connect. If an extension to the existing infrastructure is required, it will be at the cost of the developer and must abide by all state, federal and local rules and regulations. All fees must be paid for at the time of connection. No plans for an extension has been presented to the department at this time.
Construction plans for the extension of the 8" gravity sewer line to serve this development are being prepared and will be submitted to Columbia WWTP asap for review and approval.

Planning

12. Show landscape buffers dimensions, looks as though some units will be affected
Proposed landscape buffers have been shown on the plan. The buffers needed to be averaged to meet the required square footage. The average sf has been noted as well as dimensioning / labeling the buffer on the plan.
13. Would suggest open space just be called common area to avoid requirement of property lines not being in the HOA area.
All open area is referred to as Common Area / Common Space.
14. Townhome parking requirement is different than multi-family, TH is 1.5 per unit that rounds up to 2. Table refers to multi-family.
Parking Requirement Table has been adjusted as referenced and updated totals are presented in the table.
15. Driveway shall be 24' wide in all areas.
Driveways have been adjusted to be 24' minimum in all areas.

I hope that you find this letter along with the attached information adequately addresses the comments presented by the review. If you have any questions or comments with this resubmittal, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

A handwritten signature in blue ink, appearing to read "Gerald W. Vick", is written over the company name.

Gerald W. Vick, PE
Principal



PRELIMINARY PLAT

Location Map



SITE DATA:

OWNER : CAMPBELL AND LOVELL RENTALS
P.O. BOX 795
COLUMBIA, TN 38402

PARCEL NUMBER: TAX MAP 100N, PARCEL 01.00
DEED BOOK: R2576, PG. 1265
TAX MAP 100N, PARCEL 03.00
DEED BOOK: R2576, PG. 1265

SUBJECT PARCEL ZONING: RM-1

ACREAGE OF SITE: 2.09 ACRES
(PROPOSED 3,079.16 S.F. / 0.07 Ac.
RIGHT OF WAY DEDICATION)

AREA OF DISTURBANCE: 75,694.54 S.F. / 1.74 Ac.

PROPOSED BUILDING COVERAGE: 13,624 @ 30 FT. HIGH

PROPOSED IMPERVIOUS AREA: 41,311.52 S.F. / 0.95 Ac.

MINIMUM REQUIRED BUILDING SETBACKS:

20' FRONT
20' REAR
10' SIDE

UTILITY SERVICES:

WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4333

ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4333

PURPOSE NOTE: CONSTRUCT 650 L.F. OF ROADWAY AND
PROVIDE 17 RESIDENTIAL LOTS.

NOTES:

- INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH
BURIED PIPES IS PROHIBITED.
- ALL DRAINAGE SWALES AND BERMS ON INDIVIDUAL LOTS
TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.
- DRIVEWAYS TO BE LOCATED TO MINIMIZE INTERFERENCE WITH
CROSSWALKS.
- MINIMUM UNIT WIDTH IS 24'

PARKING REQUIREMENTS:

REQUIRED:
2 SPACES PER UNIT
16 UNITS @ 2 SPACE EACH = 32 SPACES

PROVIDED:
38 STANDARD PARKING SPACES
3 ACCESSIBLE SPACES
47 SPACES

NOTE:
PATIO'S THAT FALL WITHIN THE BUILDING SETBACK WILL NOT BE
PERMITTED TO HAVE ANY VERTICAL STRUCTURES INSTALLED.

LOT #	S.F.	Ac.
1	1,000.00	0.04
2	1,000.00	0.04
3	1,000.00	0.04
4	1,000.00	0.04
5	1,000.00	0.04
6	1,000.00	0.04
7	1,000.00	0.04
8	1,000.00	0.04
9	1,000.00	0.04
10	1,000.00	0.04
11	1,000.00	0.04
12	1,000.00	0.04
13	1,000.00	0.04
14	1,000.00	0.04
15	1,000.00	0.04
16	1,000.00	0.04
17	1,000.00	0.04
COMMON AREA	45,047.84	1.03

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE BEEN BASED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGES IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:

CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

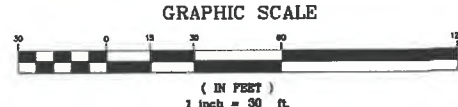
BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:



W.E.S. ENGINEERS AND SURVEYORS
2406 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 4711000000 DATED APRIL 18, 2007 (ZONE "X")



COMMON SPACE NOTE:
ALL COMMON SPACE AREAS ARE TO BE MAINTAINED BY THE OWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2021

ACTIVITY	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
TEMPORARY SEDIMENT STRUCTURES												
SEDIMENT BASINS												
DIVERSION DITCHES												
CLEARING & CHIPPING												
TOPSOIL STRIPPING AND STORAGE												
ROADWAY GRADING												
PERMANENT STORM SEWER												
UTILITIES												
TEMPORARY VEGETATION												
PAVING												
PERMANENT VEGETATION												
REMOVE TEMPORARY STRUCTURES												

LANDSCAPE BUFFER REQUIREMENTS:
SOUTHERN BOUNDARY: RM-1 TO GCS - 0.2/0.8
DEVELOPED GCS: 0.8 - 30FT BUFFER
NORTHERN BOUNDARY: RM-1 TO GCS - 0.2/0.8
DEVELOPED GCS: 0.8 - 30FT BUFFER
EASTERN BOUNDARY: RM-1 TO GCS - 0.2/0.8
DEVELOPED GCS: 0.8 - 30FT BUFFER
WESTERN BOUNDARY: 6FT STREET BUFFER
AVERAGE BUFFER:
REQUIRED: 35,832.09 PROVIDED: 35,845.33

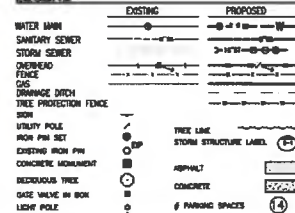
BENCHMARK

BENCHMARK #1
PK NAIL
N = 462.90142
E = 1454.92830
ELEV. = 650.02'

WARNING! UTILITY LINES!

THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES. THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

LEGEND



Submitted for Municipal Approval
NOT FOR CONSTRUCTION

Case Number:

21-0044

Request:

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.



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

21-0044

APPLICANT/PROPERTY OWNER

Lennar Home of TN/ Honey Farms Management LLC

PROPERTY ADDRESS/LOCATION

Honey Farm Way

PUBLIC HEARING DATE

N/A

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

This request is for a final plat approval for Phase 2 Section 2 to allow for a revision of 8 townhome lots to accommodate a 24 X 50 townhome unit.



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/ RM-1 PUD	8 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



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

COMMENTS



TECHNICAL MEETING
Tuesday, March 9, 2021

ITEM NO.

21-0044

DESCRIPTION: Revise previously recorded Honey Farm Phase 2 Section 2 Final Plat revising lot sizes 8 lots in original 22- lot.

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. 8" main and F.H.'s existing, Existing 4" for meter vaults.

Atmos Energy

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Columbia Power

7. 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.

Public Works

8. Jeff DeWire Public Works Director, recommends that dumpster pads/enclosures be installed. We realize that these 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.

Engineering

9. Should revise recorded plat (P21/457)
10. Missing relocated parking stalls east of lot 124.
11. Easement note should match previous plat.

Fire

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

Wastewater

13. Wastewater approves this request.

Planning

14. no comment

ATTACHMENTS: Final Plat



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 2 Revision Final Plat

TECHNICAL MEETING
Tuesday, March 9, 2021

ITEM NO.

21-0044

DESCRIPTION: Revise previously recorded Honey Farm Phase 2 Section 2 Final Plat revising lot sizes 8 lots in original 22- lot.

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. 8" main and F.H.'s existing, Existing 4" 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. 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.

(Comment noted.)

Public Works

8. Jeff DeWire Public Works Director, recommends that dumpster pads/enclosures be installed. We realize that these 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.

(A dumpster pad is being provided in Section 3 of this phase.)

Engineering

9. Should revise recorded plat (P21/457)
(The previous plat reference has been updated on this final plat.)
10. Missing relocated parking stalls east of lot 124.
(the relocated parking stalls are now shown on the final plat.)
11. Easement note should match previous plat.
(The easement note has been updated to match the previously recorded final plat.)

Fire

12. Provide fire flow information showing minimum requirements are being met.
(Comment noted.)

Case #21-0044
Honey Farm Townhomes
Phase 2 Section 2



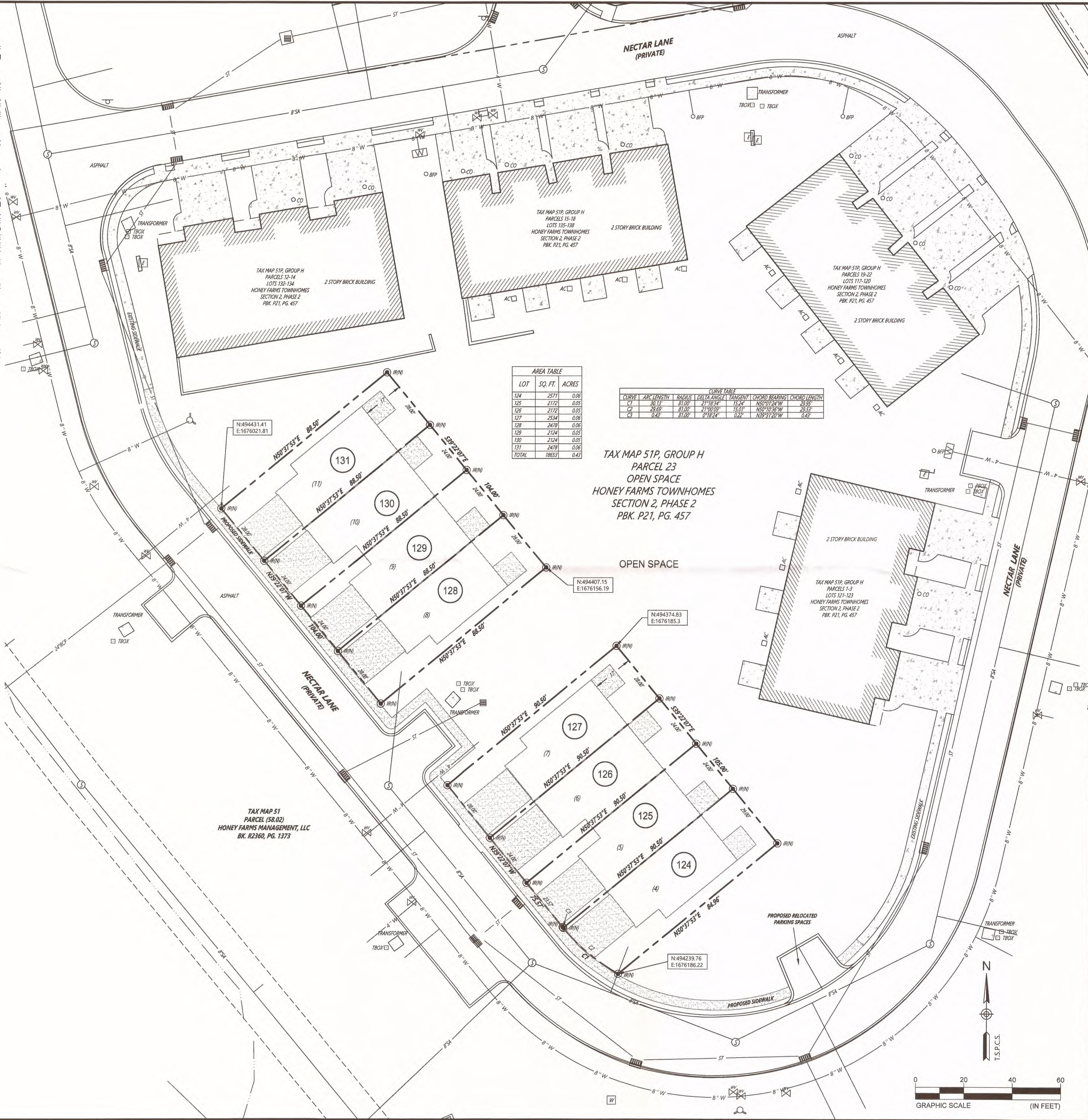
L:\2021\210176_Lennar_Honey_Farms_Columbia\CAD\Survey\Honey_Farms Section 2 Phase 2 Final Plat Revision.dwg--24x36 Mar 22, 2021 -- 10:14am zdavis

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 8 RESIDENTIAL UNITS.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOTS 124-131 OF THE HONEY FARMS TOWNHOMES SECTION 2, PHASE 2 FINAL PLAT AS RECORDED IN PLAT BOOK P21, PAGE 457, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (ROMC).
3. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
4. THIS PROPERTY CURRENTLY IDENTIFIED AS TAX MAP 51P, GROUP H, PARCELS 4-11. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 51P, GROUP H, MAURY COUNTY, TENNESSEE.
5. DEED REFERENCE: RECORD BOOK R2360, PAGE 1373, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
6. 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
7. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
8. THERE IS A 20 FOOT EASEMENT ON ALL PROPERTY LINES PARALLEL TO THE ROAD, A 5 FOOT EASEMENT ALONG THE SIDE, AND A 15 FOOT EASEMENT ALONG THE REAR OF ALL LOTS FOR UTILITY AND DRAINAGE EASEMENTS. ADDITIONAL REQUIREMENTS MAY APPLY BASED ON ACTUAL FIELD CONDITIONS.
9. 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.
10. OWNER: HONEY FARMS MANAGEMENT, LLC
2121 OLD GATESBURRY RD.
STATE COLLEGE, PA 16803
BK. R2360, PG. 1373 ROMC
11. UNLESS OTHERWISE NOTED, ALL LOT CORNERS ARE MARKED WITH IRON RODS.
12. SURVEY FIELD DATA COLLECTED ON 01/28/2021.

LEGEND

PARCEL NO.	(XX)
LOT NO.	(X)
IRON ROD (OLD)	(R/C)
IRON ROD (SET)	(R/N)
IRON PIPE (OLD)	(P/C)
P.K. NAIL (OLD)	(P/K)
CONCRETE MON (OLD)	(M/C)
PROPERTY LINE	---
FENCE LINE	-X-
OVERHEAD POWER LINE	OH.....
SANITARY SEWER LINE	---8" S AN---
STORM SEWER LINE	---15" S T---
WATER LINE	---8" W---
GAS LINE	---2" G---
WATER METER VAULT	[W]
BACKFLOW PREVENTER	(BFP)
TELEPHONE BOX	[TBOX]
TELEPHONE MANHOLE	(T)
TELEPHONE RISER	(TR)
TELEPHONE PEDESTAL	(TP)
ELECTRIC RISER	(ER)
ELECTRIC METER	[E]
TRAFFIC SIGNAL POST	[TSP]
UTILITY POLE	[UP]
GLY WIRE	[GW]
UTILITY POLE W/ LIGHT	[UPL]
SANITARY SEWER MANHOLE	(SSM)
STORM SEWER MANHOLE	(SS)
CURB INLET	[CI]
CATCH BASIN	[CB]
CLEANOUT	(CO)
FIRE HYDRANT	[FH]
WATER METER	[WM]
WATER VALVE	[WV]
IRRIGATION CONTROL VALVE	(ICV)
GAS METER	[GM]
GAS VALVE	[GV]
SIGN POST	[SP]
BOLLARD	(B)
CONCRETE	[C]



CONTROL POINT #2
N495379.05
E1675077.94
(SEE NOTE NO. 4)

VICINITY MAP
NOT TO SCALE

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 Record Book R2360, Page 1373, 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 lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date _____ Honey Farms Management, LLC

Title _____

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

Date _____ Superintendent, Columbia Wastewater System

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Honey Farms Townhomes, Section 2, Phase 2, Revision of Lots 124-131" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date _____ Superintendent, Columbia Water System

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.

Date _____ E-911 Authorized Signature

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES
I hereby certify that the streets, drainage and utilities designated in "Honey Farms Townhomes, Section 2, Phase 2, Revision of Lots 124-131" Subdivision have been installed in accordance with City specifications, or a performance surety in the amount of \$_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date _____ City Engineer
Columbia, Tennessee

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

Date _____ City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the 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.

Date _____ Secretary, Planning Commission
Columbia, Tennessee

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

JEFFREY K. KIMBRO
REGISTERED LAND SURVEYOR
MAURY COUNTY, TENNESSEE
03/22/2021

Jeff K. Kimbro, PLS, CFS Tennessee Registered Land Surveyor No. 1758

& ME

658 GRASSMERE PARK DRIVE
SUITE 100
NASHVILLE, TN 37211
(615) 385-4144

HONEY FARMS TOWNHOMES
SECTION 2, PHASE 2
REVISION OF LOTS 124-131
FINAL PLAT

COLUMBIA, 3RD DISTRICT, MAURY COUNTY, TENNESSEE

TOTAL AREA: 18,653 SQFT (0.43 AC) TOTAL LOTS: 8

DATE: 02-15-2021
DATE: 03-22-2021

S&ME PROJECT #210176 SHEET 1 OF 1

Case Number:

21-0045

Request:

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



**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

21-0045

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: RM-1 PUD Master Plan Revision.

This request is for a master plan revision of an existing RM-1 PUD to allow for a new townhome product type. This revision will be for 250 remaining townhome units.



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/ Vacant Lane	250 Townhome Units (216 Remaining)	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:

A conceptual site plan has been submitted for this request in support of an RM-1 PUD Master Plan revision. As noted on the master plan there are 34 existing townhome units that have been built within phase 2 along Nectar Ln and Drone Way. This revision included a revised townhome design for the remaining 216 units that consists of a 4 unit building with each unit consisting of 2 stories with a 24' width and front loaded 2 car garages. Façade material will consist of fiber cement siding on the front with vinyl on the rear and side elevations. In addition, a 25' wide 4-unit building is proposed with fiber cement front and brick accents with vinyl on the side and rear elevations. A revised access plan has been recommend showing a private access road connection with the existing round-about on Honey Farm Way. Likewise, a private street connection is shown with Honey Farm Way nearest to the proposed pool and clubhouse area. A 25' wide perimeter landscape buffer is shown on the south and west property lines with a 10' wide street yard landscape buffer along Honey Farm Way. **See additional technical comments attached from fire/utilities/planning & engineering.**

Staff Report #20-0045

Page 1



**CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT**

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

**LEGAL
DESCRIPTION**

PUBLIC COMMENTS

**AGENCY
COMMENTS**

RESPONSE TO STANDARDS



TECHNICAL MEETING
Tuesday, March 9, 2021

ITEM NO.

21-0045

DESCRIPTION: Revise Master PUD Plan utilizing Lennar Homes of Tennessee building product.

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" Existing 4"

Atmos Energy

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Columbia Power

7. 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.

Public Works

8. No comment provided.

Fire

9. No Comments.

Engineering

10. Provide street lighting along frontage of Honey Farm Way
11. Replace median openings at site entrances with mountable concrete end treatments on medians on Honey Farm Way.
12. Subject to construction plans
13. Eliminate parking on inside of curve along Apiary Way.
14. Provide dimensions on building separation, roadway geometry (horizontal curves).
15. Provide ROW along SE property line shared with PARID: 051P A 03200. Jerry Shrieves.
Approximately 315' x 50'
16. Appears that layout is remaining the same as previously approved preliminary plat, but the City requests the entrance be relocated off the existing traffic circle on Honey Farm Way.

Wastewater

17. (Should this be Tax Map 51) The Wastewater Department has an 8" gravity sewer line with capacity to service the proposed development.

Planning

18. recommend increasing Honey Farm Way street buffer to 25' and following 0.6 opacity within the zoning ordinance.
19. show typical driveway widths
20. label landscape quantity
21. what is the community common area, is this an active use area, just open or drainage areas?

ATTACHMENTS: Master Plan



TECHNICAL MEETING
Tuesday, March 9, 2021

ITEM NO.

21-0045

DESCRIPTION: Revise Master PUD Plan utilizing Lennar Homes of Tennessee building product.

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" Existing 4"

Atmos Energy

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Columbia Power

7. 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.

Public Works

8. No comment provided.

Fire

9. No Comments.

Engineering

10. Provide street lighting along frontage of Honey Farm Way
Street lights to be coordinated with Columbia Power and Water for setting light locations along frontage of Honey Farms Way.
11. Replace median openings at site entrances with mountable concrete end treatments on medians on Honey Farm Way.
So noted. Plan has been revised.
12. Subject to construction plans
So Noted
13. Eliminate parking on inside of curve along Apiary Way.
So noted. Plans have been revised.
14. Provide dimensions on building separation, roadway geometry (horizontal curves).
Dimensions have been added to plan and centerline. Typical building separation is 20'.
15. Provide ROW along SE property line shared with PARID: 051P A 03200. Jerry Shrieves.
Approximately 315' x 50'
Right of way dedication has been added.
16. Appears that layout is remaining the same as previously approved preliminary plat, but the City requests the entrance be relocated off the existing traffic circle on Honey Farm Way.
An entrance was added to connect to the Honey Farms Roundabout.

Wastewater

17. (Should this be Tax Map 51) The Wastewater Department has an 8" gravity sewer line with capacity to service the proposed development.

Planning

18. recommend increasing Honey Farm Way street buffer to 25' and following 0.6 opacity within the zoning ordinance.
So noted. Plan revised.

19. show typical driveway widths

See typical lot detail for typical driveway widths.

20. label landscape quantity

So noted. Prescribed buffer notes added to plan.

21. what is the community common area, is this an active use area, just open or drainage areas?

Community Open Space areas are to serve a variety of flexible uses, including passive recreation and neighborhood activities. The final programming and furnishing of these spaces will be determined by the developer and community. A community swimming pool and playground amenity are designated on the master plan.

ATTACHMENTS: Master Plan



Nashville 2-Story Front-Load 24'x50' - 4 Unit Building

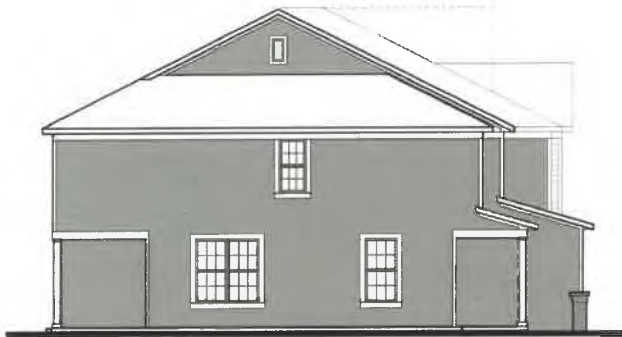


RECEIVED MAR 22 2021

45

Nashville 2-Story Front-Load 24'x50' - 4 Unit Building A

Front - Hardie with brick accent
Sides and Rear - Vinyl



SIDE ELEVATION



A Unit

B Unit

B Unit

A Unit

FRONT ELEVATION



A Unit

B Unit

B Unit

A Unit

REAR ELEVATION

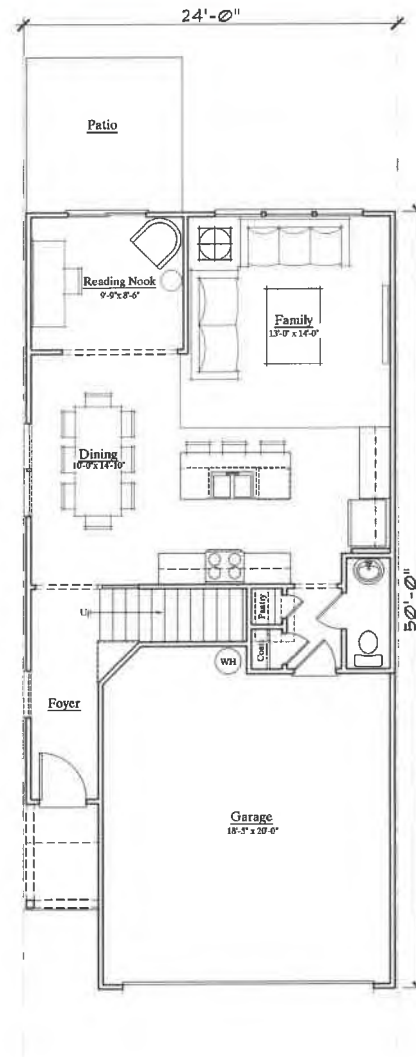
Nashville 2-Story Front-Load 24'x50' - 4 Unit Building B

1,657 / 1,745 Sq. Ft.



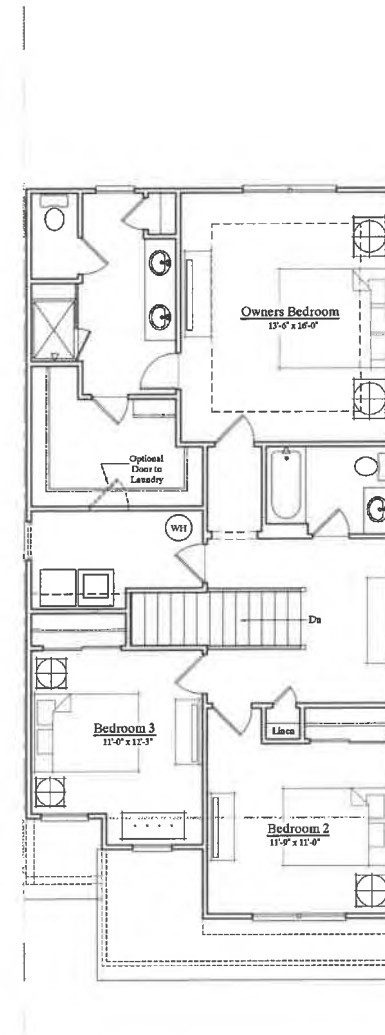
1st Floor Inset Rear Patio

1,657 Sq. Ft. Total



1st Floor - Reading Nook

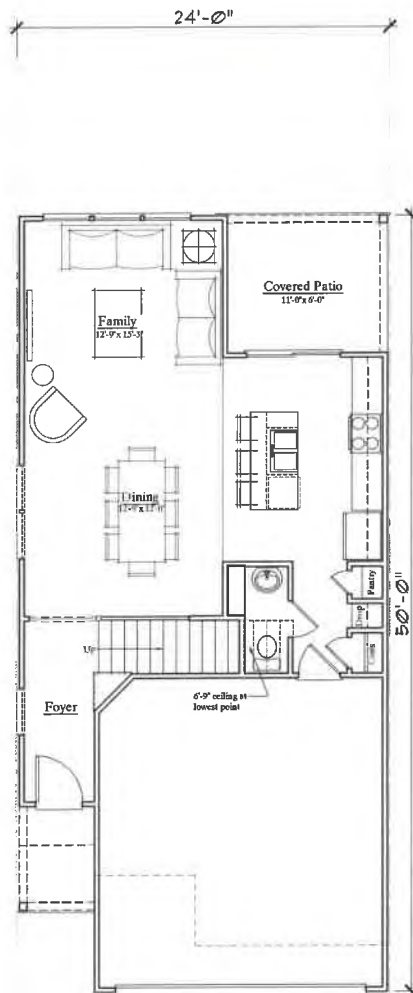
1,745 Sq. Ft. Total



2nd Floor

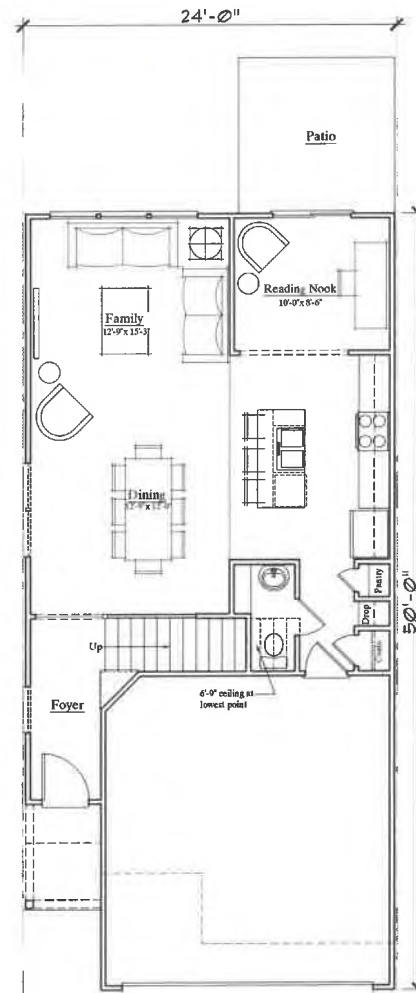
Nashville 2-Story Front-Load 24'x50' - 4 Unit Building B

1,657 / 1,745 Sq. Ft.



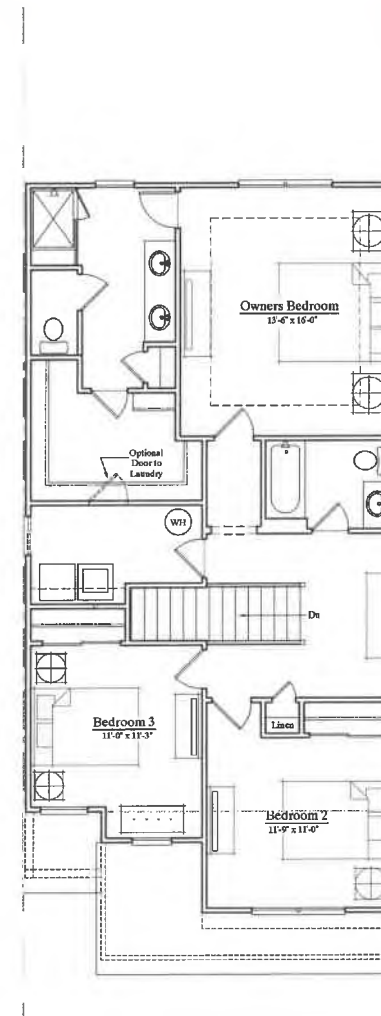
1st Floor Inset Rear Patio

1,709 Sq. Ft. Total



1st Floor - Reading Nook

1,800 Sq. Ft. Total



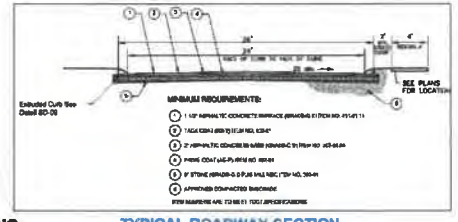
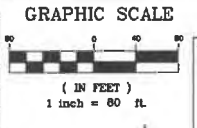
2nd Floor





CURVE TABLE

ID	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	33°47'46"	225.00'	132.68'	68.53'	N 59°16'56" W	130.77'
C2	30°18'11"	230.00'	115.01'	57.67'	N 59°16'56" W	111.88'
C3	48°54'45"	270.00'	235.21'	125.05'	N 39°16'56" W	227.84'
C4	43°58'16"	85.00'	45.89'	25.34'	N 77°16'56" W	45.87'
C5	67°18'24"	87.00'	102.83'	64.63'	N 59°16'56" W	85.03'
C6	43°18'12"	85.00'	45.89'	25.34'	N 33°16'56" W	45.87'



NOTE: CLUBHOUSE, TENNIS COURTS, BASKETBALL COURT AND SWIMMING POOL TO BE CONSTRUCTED IN PHASE 1 OF THE DEVELOPMENT.

DEVELOPMENT SUMMARY

2-UNIT BUILDINGS:	5 x 2 = 10
4-UNIT BUILDINGS:	37 x 4 = 148
6-UNIT BUILDINGS:	17 x 6 = 102
TOTAL UNITS:	260
GUEST PARKING:	104 SPACES
UNIT PARKING:	260 SPACES
TOTAL PARKING:	364 SPACES
SITE AMENITIES:	
CLUBHOUSE:	5,025 SF
SWIMMING POOL:	6,000 SF
TENNIS COURTS:	6,400 SF
BASKETBALL COURT:	4,000 SF

CONSTRUCTION PHASES

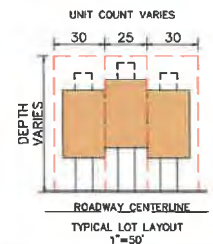
PHASE 1	UNITS 1-80 & 165-206: 122 UNITS (AMENITY AREA)
PHASE 2	UNITS 81-164: 84 UNITS (STORMWATER RETENTION)
PHASE 3	UNITS 207-260: 54 UNITS

SITE USE AND PROJECTED DEVELOPMENT SCHEDULE

PHASE	ACRES	NUMBER OF UNITS	BLDGs	COMMON SPACE	PROJECTED TIME ON LINE
PHASE 1	15.55	122	1-80, & 165-206	0.93	SPRING 2016
PHASE 2	13.09	84	1-84	1.83	SPRING 2018
PHASE 3	6.02	54	207-260	1.49	SPRING 2020
RETAINED BY OWNER	0.22				
TOTAL	35.48	260		4.22	

SITE AREAS

USE	IMPERVIOUS AREA	PERVIOUS AREA
ROADWAYS/SIDEWALKS	6.00 ACRES	
BUILDINGS	5.65 ACRES	
AMENITY AREAS	0.42 ACRES	
OPEN SPACE/DETENTION		23.41 ACRES
TOTAL	12.07 ACRES	23.41 ACRES



MARTIN CONSULTING & ENGINEERING, LLC
5228 Columbia Highway, Suite 3
Spring Hill, TN 37174
615.812.2147
gary@martincengr.com

MASTER PLAN REVISION

HONEY FARMS TOWNHOMES
COLUMBIA, TENNESSEE
MAURY COUNTY

General Notes

1	Per Prescreening comments	4/27/17
No.	Revision/Issue	Date

Date: 4/17/17
Scale: 1"= 80'

1 OF 1

DEVELOPMENT SUMMARY		
BUILDING TYPE	BUILDING TYPE	NUMBER OF MULTIFAMILY UNITS
BUILDING TYPE A 2-UNIT BUILDINGS 4-UNIT BUILDINGS 6-UNIT BUILDINGS	2 X 2 =	4
	20 X 4 =	80
	10 X 6 =	60
BUILDING TYPE B 3-UNIT BUILDINGS 4-UNIT BUILDINGS 5-UNIT BUILDINGS 6-UNIT BUILDINGS	3 X 3 =	9
	9 X 4 =	36
	3 X 5 =	15
	2 X 6 =	12
EXISTING TOTAL		34

SITE USE SUMMARY - TOWNHOMES							
USE	PHASE 1	PHASE 2 SECTION 1	PHASE 2 SECTION 2	PHASE 2 SECTION 3	PHASE 3	TOTAL	% SITE
BUILDINGS	3.15 AC.	0.41 AC.	0.32 AC.	0.88 AC.	1.51 AC.	6.27 AC.	17.8%
PAVEMENT	1.94 AC.	0.38 AC.	0.84 AC.	0.29 AC.	0.60 AC.	4.05 AC.	11.5%
DRIVEWAYS	0.83 AC.	0.12 AC.	0.19 AC.	0.29 AC.	0.42 AC.	1.85 AC.	5.2%
SIDEWALKS	0.24 AC.	0.06 AC.	0.13 AC.	0.02 AC.	0.10 AC.	0.55 AC.	1.6%
OPEN SPACE	8.61 AC.	1.10 AC.	1.86 AC.	7.66 AC.	3.32 AC.	22.55 AC.	63.9%
PHASE TOTALS (AC.)	14.77 AC.	2.07 AC.	3.34 AC.	9.14 AC.	5.95 AC.	35.27 AC.	100%

LINE TABLE		CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT
L1	S62°07'28"W	55.34	C1	49.89	65.00	43°58'21"	36.24
L2	S49°25'37"E	44.25	C2	102.83	67.00	87°56'10"	64.63
L3	S53°22'00"E	57.13	C3	49.89	65.00	43°58'21"	36.24
			C4	235.21	270.00	49°54'45"	125.65
			C5	53.06	113.00	26°54'13"	47.03
			C6	231.79	113.00	127°39'59"	229.98
			C7	94.45	225.00	25°19'47"	101.52
			C8	8.17	225.00	2°04'47"	4.08

TOWNHOME OPEN SPACE SUMMARY			
OPEN SPACE	AREA (AC)	PERCENT OF SITE	
OPEN SPACE	5.71	58.0%	
PRIVATE OPEN SPACE REQUIREMENTS			
UNIT TYPE	AREA REQUIRED	TOTAL REQUIRED	TOTAL PROVIDED
ATTACHED TOWNHOME	500 S.F./UNIT	106 x 500 = 53,000 S.F.	5.71 AC.

PROPOSED FEATURES LEGEND	
WATER LINE	D W
FORCE MAIN LINE	6" F M
SANITARY SEWER LINE WITH CLEANOUT	S A N
STORMWATER LINE	S T
FIRE HYDRANT	
WATER LINE WITH 90° THRUST BLOCK	
DRAINAGE PATH	



VICINITY MAP
NOT TO SCALE

PURPOSE OF SUBMITTAL - TO REVISE HONEY FARMS MASTER PUD PLAN FOR A TOTAL OF 250 TOWNHOME UNITS ON THE PROPERTY, PARCEL 58.02 IN TAX MAP 51

PROJECT DESCRIPTION - REVISED MASTER PUD PLAN FOR A TOTAL OF 250 ATTACHED TOWNHOME UNITS ON APPROXIMATELY 35.27 ACRES OF LAND. PHASE 2 SECTION 1 AND PHASE 2 SECTION 2 HAVE BEEN DEVELOPED WITH A TOTAL OF 34 OCCUPIED TOWNHOMES AND 42 HOMESITES NOT BUILT. PHASE 1 AND PHASE 3 TO BE DEVELOPED FOR A TOTAL OF 174 TOWNHOME SITES.

PROPERTY OWNER - HONEY FARMS MANAGEMENT, LLC
2121 OLD GATESBURY ROAD
STATE COLLEGE, PA 16803
TAX MAP 51 PARCEL 58.02 DEED BOOK R2360 PAGE 1373

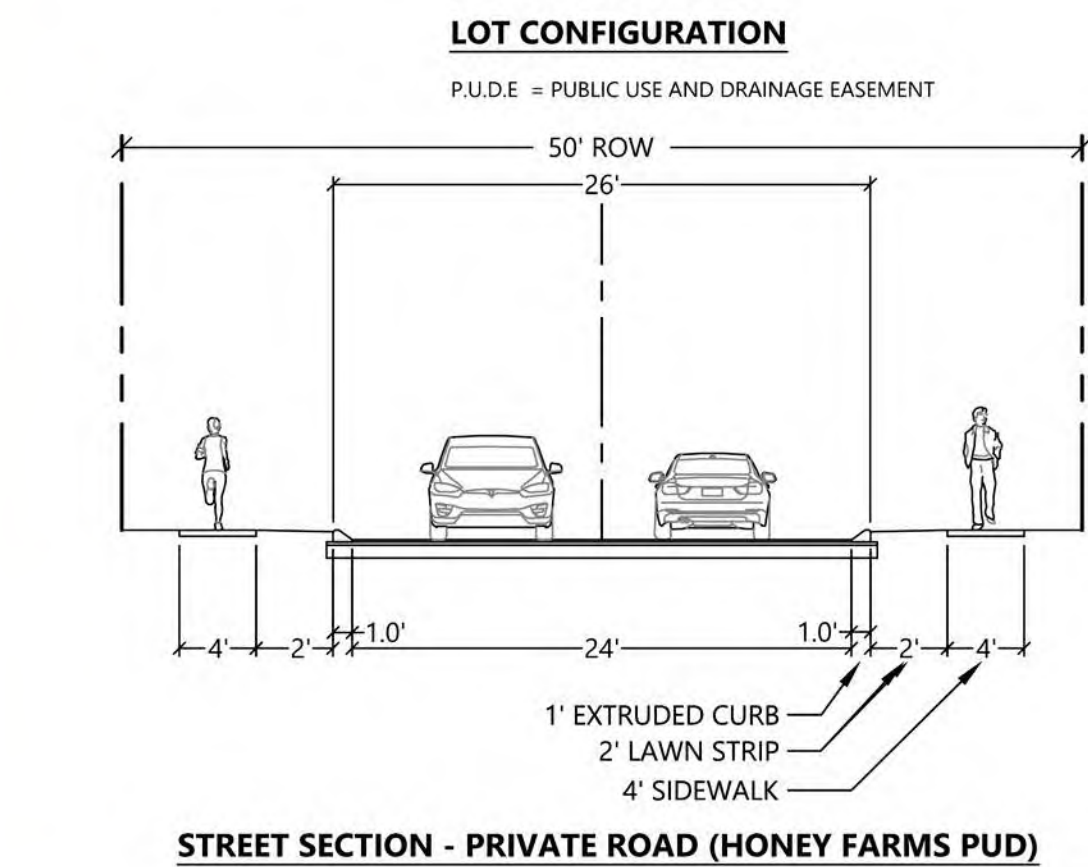
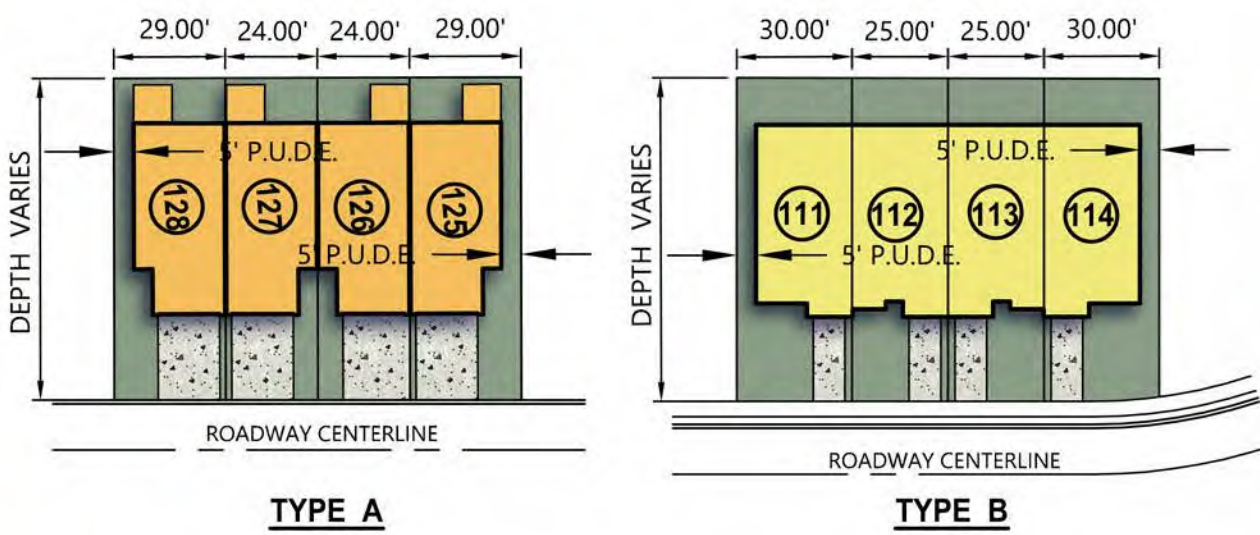
THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBERS 47119C018E AND 47119C019E, DATED APRIL 16TH, 2007.

CURRENT ZONING: MU-PUD

SITE USE AND PROJECTED DEVELOPMENT SCHEDULE				
PHASE	ACRES	UNITS	BUILDINGS	PROJECTED TIMELINE
1	14.77 AC.	118	77-194	FALL 2022
2	9.14 AC.	42	35-76	FALL 2021
3	5.95 AC.	56	195-250	FALL 2023
EXISTING PH. 2	5.41	34	1-34	-
TOTAL	35.27	250	-	-

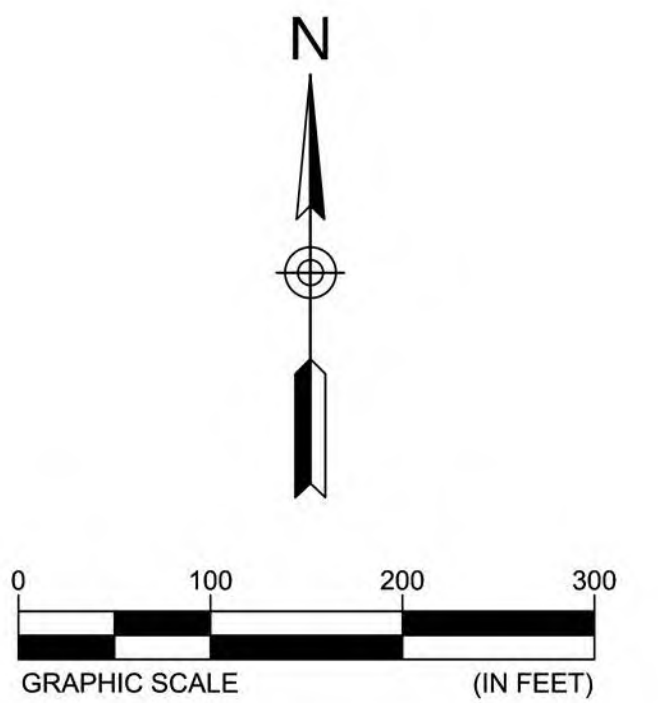
REMAINING CONSTRUCTION PHASES		
PHASE	UNITS	LOTS
1	118 UNITS	77-194 AND AMENITY
2	42 UNITS	35-76
3	56 UNITS	195-250

PARKING SUMMARY		
TYPE UNIT	UNIT QTY.	DRIVEWAY PARKING PROVIDED
PROPOSED TYPE A (2-CAR DRIVEWAY)	144	288
PROPOSED TYPE B (1-CAR DRIVEWAY)	72	72
OFFSTREET PARKING	-	101
EXISTING DRIVEWAYS	34	54
TOTAL	250	515



LEGEND	
TYPE A LOT	
TYPE B LOT	
EXISTING LOTS	
OPEN SPACE	
PROPERTY LINE	- - - - -
PHASE LINE	— — — — —

VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83/27



REVISED HONEY FARMS PUD MASTER PLAN

REVISED PUD MASTER PLAN

COLUMBIA, TENNESSEE

FEBRUARY 15, 2021



Case Number:

21-0049

Request:

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

STAFF REPORT

CASE NUMBER: 21-0049
APPLICANT: Robert G. Morton
SUBDIVISION: N/A
ZONING: IG
PROPERTY LOCATION: 2003 & 2007 Oakland Parkway
MAP NUMBER: Tax Map: 101; Parcels: 034.23 & 034.31
REQUEST: Access Management Ordinance Exception

Project Proposal

The request is for an exception to the Access Management Ordinance to allow access to 2003 & 2007 Oakland Parkway. The proposed modifications are along a collector roadway, Oakland Parkway, which has a 220' separation requirement from existing adjacent and opposite drives. The proposed substantial enlargement of floor area (15%+) invokes the requirements of the access management ordinance. The current lot cannot achieve the required separation distances without removing all drives from Oakland Parkway, which would not service the existing structures. The applicant worked with staff to eliminate one access, maintain an existing access to the existing structure, and relocate another access along Oakland Parkway across from Armstrong Ln to reduce conflicts points.

Points of Discussion

Access Management Ordinance

Public Notice

Public notice appeared in the Daily Herald two times prior to this meeting on March 29, 2021 and April 11, 2021, fulfilling notice requirements.

Review

Items for Planning Commission consideration for an exception to the provisions of the access management Ordinance are:

1. The applicant provides a notarized affidavit that affirms the information provided in the exception request is true and correct.
2. The Conditions upon the request is based are unique to this property and are not applicable to other properties throughout Columbia.
3. The specific property has exceptional narrowness, shallowness, or shape.
4. The specific property was a lot of record prior to the adoption of this ordinance.
5. The specific property has exceptional topographic conditions or other extraordinary or exceptional conditions that pertain to the physical nature of the property.
6. The strict application of this Ordinance would result in practical difficulties to or undue hardship on the owner of the property.
7. The situation is not self-created
8. The exception may be granted without substantial detriment to the public good and without sustainably impairing the intent and purpose of this Ordinance.

Based on the technical review, staff finds the access locations acceptable and compliant with required criteria for the exception.

Attachments: Request Letter, Signed Affidavit, Drive location layout



TECHNICAL MEETING
Tuesday, March 9, 2021

ITEM NO.

21-0049

DESCRIPTION: Request an exception to the city Access management ordinance for the two building additions .

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Public Works

3. No comments provided.

Columbia Water

4. Existing 12" DI main on North side of Oakland Parkway. 8" DI main feeding both locations.

Atmos Energy

5. No comments provided.

Maury County E911

6. No comments provided.

Maury County Schools

7. No comments provided.

Columbia Power

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

Fire

9. Provide more information showing the dead-end dimensions for the interior roads.
10. Provide hose pull dimensions showing the fire department can reach all sides of each structure from 150' of the fire lane.
11. Show fire flow information showing the minimum requirements are being met.

Wastewater

12. The Wastewater department currently has an 8" gravity sewer line running along Oakland PKWY that should be taken into account when work is being done near the Pkwy. Please utilize the TN811 service to locate the underground utilities.

Engineering

13. No comment

Planning

14. No comment

ATTACHMENTS: Affidavit



March 23, 2021

City of Columbia, Tennessee
Mr. Glenn Harper, P.E., City Engineer
700 North Garden Street
Columbia, TN 38401

Dear Mr. Harper:

Subject: Comment Response Letter
Planning Commission
2003 and 2007 Oakland Parkway- Access Management Exemption Request
Parcel IDs: 101 03423 000 & 101 03431 000
CEC Project 307-238

On behalf of the property developer, JC Ford Company, I am submitting this comment response letter for your review and distribution in advance of the April 14, 2021 Planning Commission meeting. The drawings originally submitted are unchanged.

Building

1. No comments.
CEC Response: Noted.

Police

2. No comments provided.
CEC Response: Noted.

Public Works

3. No comments provided.
CEC Response: Noted.

Columbia Water

4. Existing 12" DI main on North side of Oakland Parkway. 8" DI main feeding both locations.
CEC Response: Noted. Final utility design will be submitted during the technical review.

Atmos Energy

5. No comments provided.
CEC Response: Noted.

Maury County E911

6. No comments provided.
CEC Response: Noted.

Maury County Schools

7. No comments provided.
CEC Response: Noted.

Columbia Power

8. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.
CEC Response: Noted. Final electrical information and locations will be submitted during the technical review.

Fire

9. Provide more information showing the dead-end dimensions for interior roads.
CEC Response: Per conversation with Fire Marshal Stephen Otero, dead-end dimensions will be shown during the technical review to allow for adequate fire access.
10. Provide hose pull dimensions showing the fire department can reach all sides of each structure from 150' of the fire lane.
CEC Response: Per conversation with Fire Marshal Stephen Otero, hose pull dimensions for adequate access to all sides of the buildings will be shown during the technical review.
11. Show fire flow information showing the minimum requirements are being met.
CEC Response: Per conversation with Fire Marshal Stephen Otero, fire flow information will be submitted with the technical review.

Wastewater

12. The Wastewater department currently has an 8" gravity sewer line running along Oakland Pkwy that should be taken into account when work is being done near the Pkwy. Please utilize the TN811 service to locate the underground utilities.
CEC Response: Noted.

Engineering

13. No comment.
CEC Response: Noted.

Glenn Harper – City of Columbia
CEC Project 307-238
Page 3
March 23, 2021

Planning

14. No comment.

CEC Response: Noted.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read "Bert Morton", is written over the printed name.

Bert Morton, PE
Senior Project Manager



February 22, 2021

City of Columbia Tennessee
Mr. Glenn Harper, P.E., City Engineer
700 North Garden Street
Columbia, TN 38401

Dear Mr. Harper:

Subject: 2003 and 2007 Oakland Parkway- Access Management Exception Request
Parcels IDs: 101 03423 000 & 101 03431 000
CEC Project 307-238

JC Ford Company desires to expand the existing industrial buildings located on 2003 and 2007 Oakland Parkway (Parcels 101 03423 000 and 101 03431 000, respectively). Since the proposed expansion reaches the threshold given in the Access Management Ordinance, Civil & Environmental Consultants, Inc. (CEC), on behalf of JC Ford Company, requests an exception from the access management standards.

The current properties have three entrances to Oakland Parkway, which is listed as a collector road. Two of the accesses belong to the 2007 building address, and one for the 2003 building address. The existing spacing of the driveways is below the minimum required spacing of the City's ordinance. JC Ford plans an approximate 31,500 square foot expansion on building 2007, and an approximate 32,500 square foot addition to building 2003.

JC Ford would like to consolidate these parcels, remove the eastern access from the 2007 address, and align the new employee entrance across from Armstrong Lane. Their goal is to have all employee parking access through the center driveway, and direct inbound and outbound truck traffic through the eastern and western driveways. By reducing one of the access points to Oakland Parkway, and aligning the employee entrance with Armstrong Lane, this project will reduce the number of existing conflict points, improving vehicular safety on the parkway, and bringing the site more closely into compliance with the City's driveway spacing requirements. Further, vehicular traffic patterns and sight lines will not adversely affect the existing conditions.

We have attached site plan with this application that shows the proposed building additions, parking lot, and access points.

Sincerely,

Bert Morton, PE
Senior Project Manager

February 22, 2021

GENERAL AFFIDAVIT

State of Tennessee
County of Williamson

I, Robert G Morton, personally appeared before the Undersigned Notary Public, and under affirmation make the following statement(s):

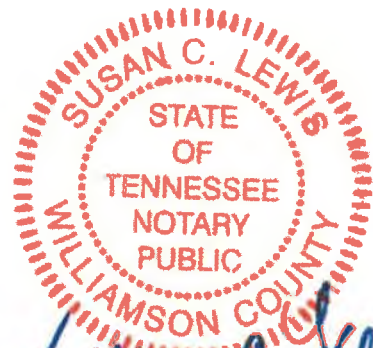
Regarding my letter dated February 12th, 2021 to the City of Columbia, 2003 and 2007 Oakland Parkway- Access Management Exception Request;

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

Dated this 22th day of February, 2021.



Robert G Morton
Project Engineer
Civil & Environmental Consultants, Inc.

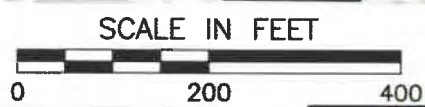
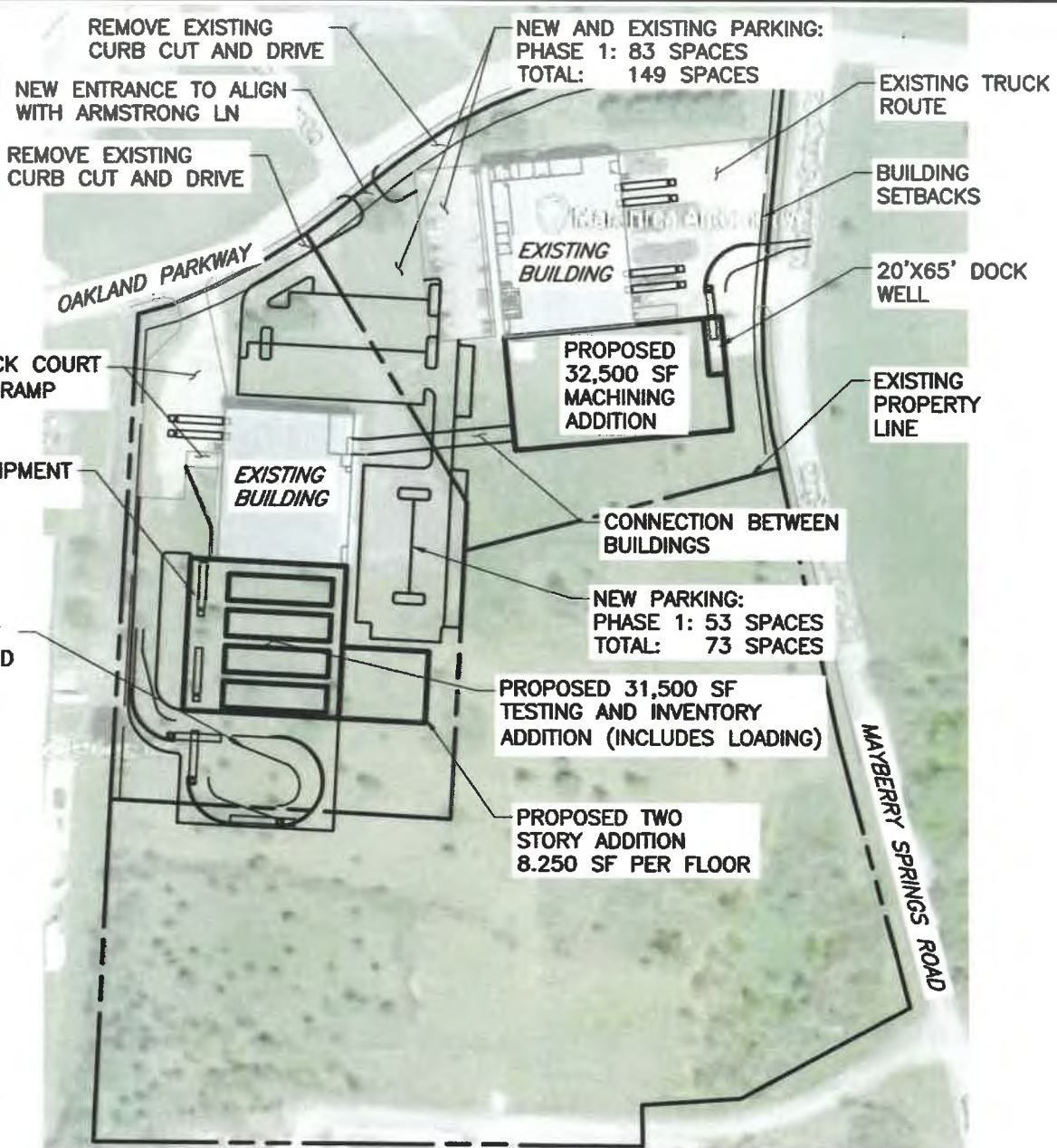


Susan C. Lewis
exp: 08/16/2022

P:\300-000\307-238\--CADD\Draw\CV000\307-238 Site Layout for Planning Commission Meeting.dwg(LAYOUT1) LS:(2/22/2021 -- mklein) - LP: 2/22/2021 8:21 AM



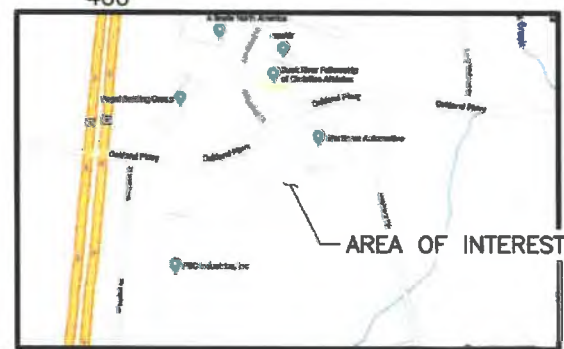
NORTH



**FRIERSON**
T.W. Frierson Contractor, Inc.

**DCi** | Design Constructors, Inc.

**Civil & Environmental Consultants, Inc.**
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com



WAREHOUSE/OFFICE EXPANSION
2003 & 2007 OAKLAND PARKWAY
COLUMBIA, MAURY COUNTY, TN

PROPOSED LAYOUT

DRAWN BY:	JMK	CHECKED BY:	RGM	APPROVED BY:	JJC	FIGURE NO.:	EXH. 1
DATE:	FEBRUARY 2021	DWG SCALE:	AS SHOWN	PROJECT NO:	307-238		



Case Number:

21-0050

Request:

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

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

21-0050

APPLICANT/PROPERTY OWNER

**Charles Phillips / Sound Inv.
 Concept**

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

105-109 East 9th Street

SUMMARY OF REQUEST: RM-2 PUD Master Plan Revision.

This request is for a site plan revision that was previously approved meeting all standards of the zoning ordinance in January 2021.



MAP SOURCE: City
GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CBD (Central Business District)	Vacant Land	CBD/ GCS	8 (attached villas)	0.74 +/- SF

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor. This future land use characterized for the subject property includes high density residential development. The proposed zoning of RM-1 PUD would be supported by the Suburban Corridor Future Land Use of *Connect Columbia*.

PROPERTY HISTORY:

20-0278, January 2021- Multi-Family Site Plan, **approved.**

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Items not meeting the multi-family zoning requirements:

- Drive aisle less than the required 24' (*Proposed Drive aisle in revision listed at 19'.*)
- Building A & B representing a separation of less than 20'. (*Proposed separation 10.5'.*)
- A reduction of required parking needing 1.5 spaces per unit. 8 exterior parking spaces have been eliminated in lieu of garage parking. Existing zoning only allows 30% of dedicated parking in garages if each garage unit is at least 15' wide and 22' deep with no obstruction and minimum door opening of 10'.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS



TECHNICAL MEETING
Tuesday, March 9, 2021

ITEM NO.
21-0050

DESCRIPTION: Request from Charles Phillips for site development plan for 105-109 E 9th Street.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Public Works

3. Public Works will issue trashcans to residents with rear load service.

Columbia Water

4. 6" CI main on North side of East 9th street. -- Existing meter boxes on site.

Atmos Energy

5. No comments provided.

Maury County E911

6. No comments provided.

Maury County Schools

7. No comments provided.

Columbia Power

8. Columbia Power System has an existing power line near your proposed development. The overhead distribution line along East 9th Street shall remain as it provides service to customer east and west of the development. Therefore, minimum setback of 20 feet from any part of buildings E and G is required to maintain NESC clearances. Canopy trees with growth more than 20 feet at maturity shall not be planted under overhead distribution.
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.

Fire

9. No comments.

Wastewater

10. Wastewater has a 12" gravity line running along E. 9th Street that should provide available capacity to service the proposed units.

Engineering

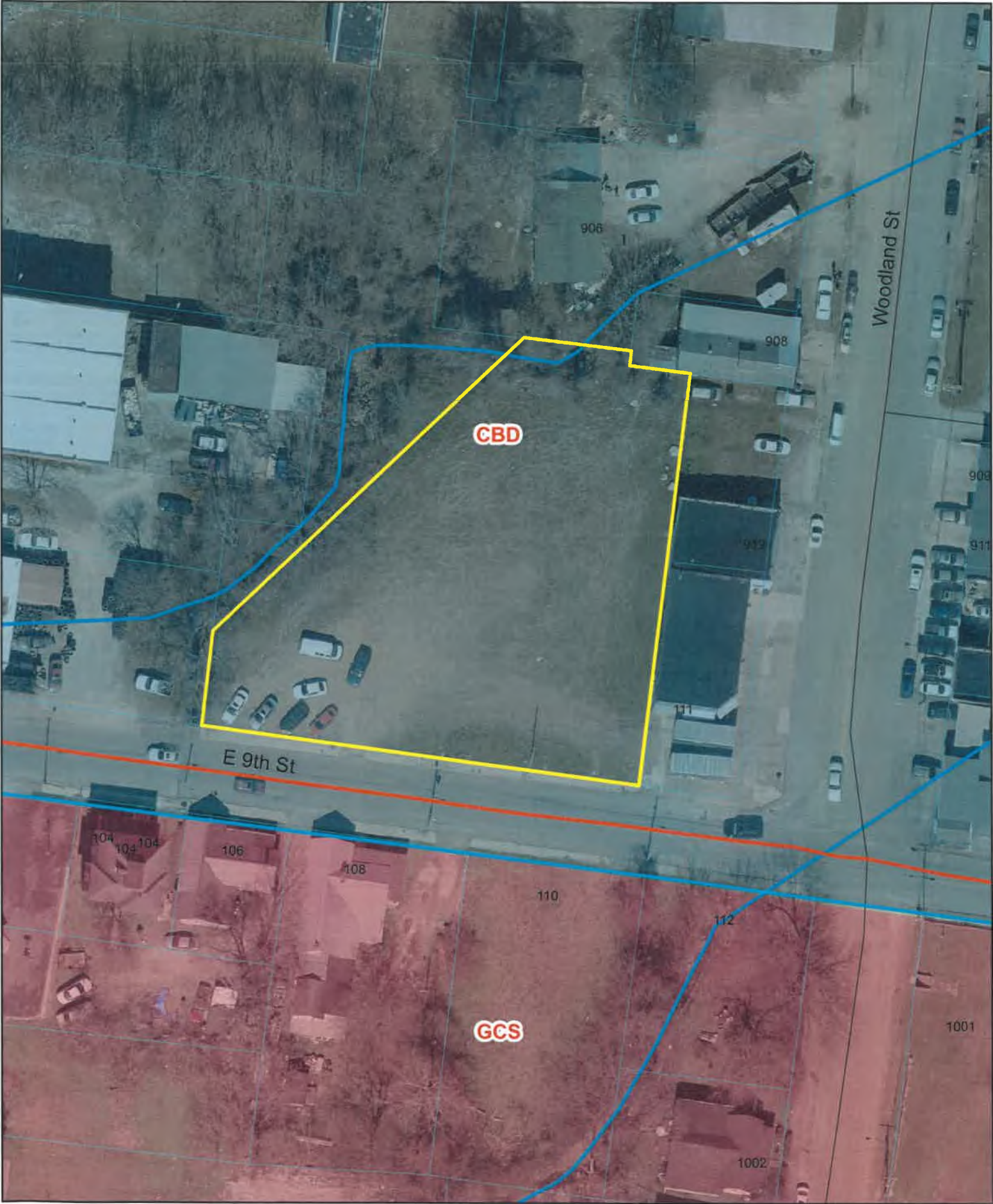
11. Subject to construction plans
12. List minimum FFEs per previous approved site development plan. (595.5 C, 594.5 D, 594 for A & B)
13. All street cuts and utility cuts shall meet utility and street cut ordinance.

Planning

14. Staff maximized allowances to make previously approved plan work and would support that layout.

ATTACHMENTS: Multifamily Site Plan

Case #21-0050
105-109 E. 9th St.



RAGAN•SMITH
AND PLANNERS • CIVIL ENGINEERS
ANDSCAPE ARCHITECTS • SURVEYORS

Chattanooga
423-450-9400

Nashville
615-244-3391

Murfreesboro
615-348-0050

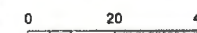
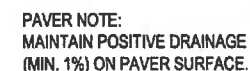
ragansmith.com

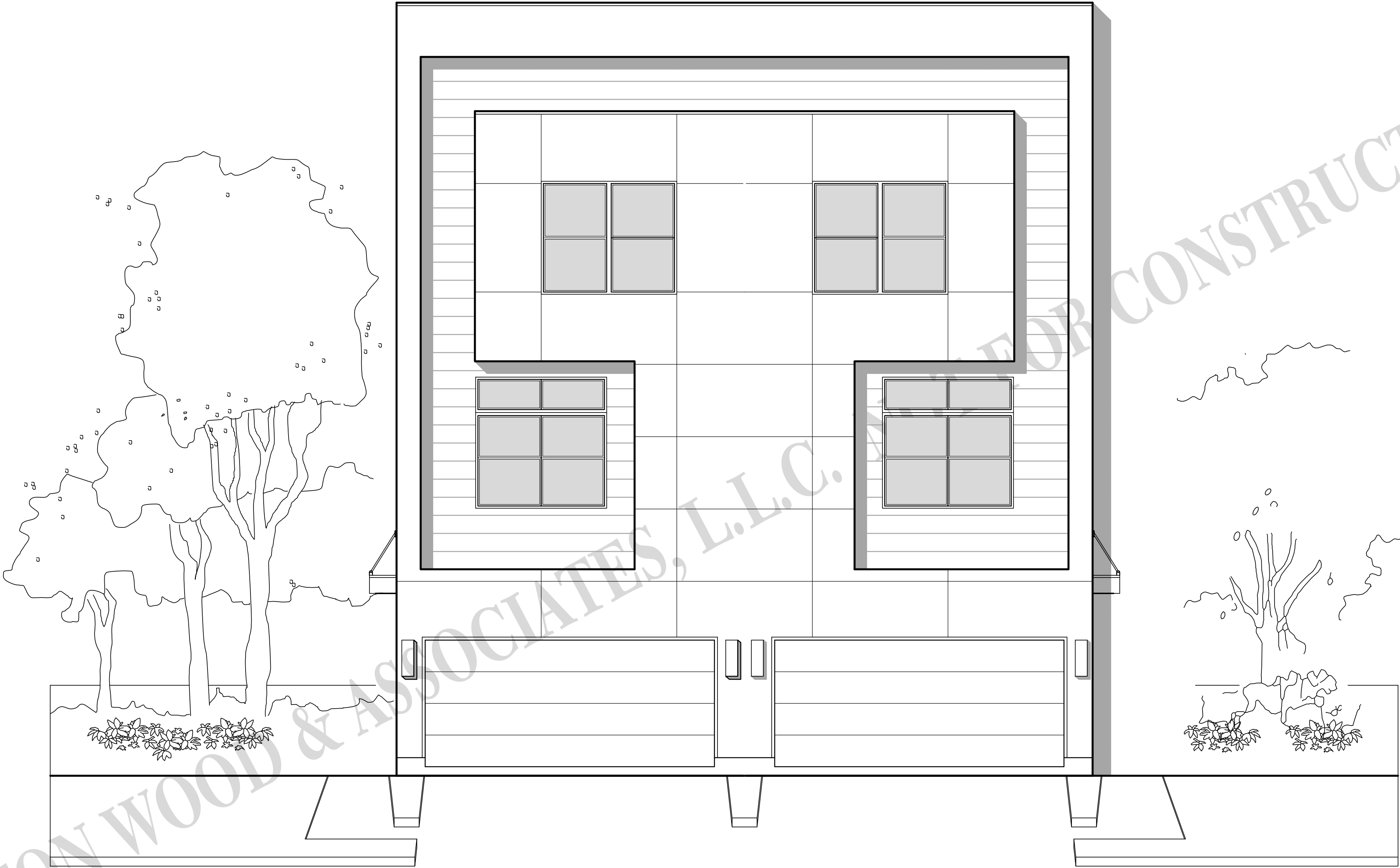


CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Q66 NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	DESCRIPTION:
20217	2101	TJM	NLF	1"=20'	REV.	JANUARY 15, 2021

C1.0

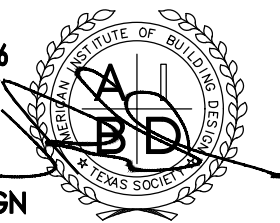




PRESTON WOOD & ASSOCIATES, L. L. C.
500 Lovett Blvd., Suite 250 Houston, TX 77006



PRESTON WOOD & ASSOCIATES, LLC
500 Lovett Blvd., Suite 250 Houston, TX 77006
phone: 713.522.2724
www.jackprestonwood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN



REDRAW #	DESIGNER	DATE	PRODUCTION 4 :	DATE
XXX	XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 1 :	DATE	XXX	SENT TO ENGINEER	DATE
XXX	X-X-XX	XXX	XXX	X-X-XX
PRODUCTION 2 :	DATE	XXX	CORRECTIONS	DATE
XXX	X-X-XX	XXX	XXX	X-X-XX
PRODUCTION 3 :	DATE	XXX	CHECKED	DATE
XXX	X-X-XX	XXX	XXX	X-X-XX

CODE INFORMATION	
BUILDING CODE:	2018 I.R.C. WITH CITY OF COLUMBIA AMENDMENTS
OCCUPANCY:	GROUP R-3 SINGLE FAMILY HOME
BUILDING CONSTRUCTION TYPE:	TYPE V-B NON-RATED
FIRE PROTECTION:	GROUP R-3 LESS THAN 4-STORIES NO FIRE SPRINKLER SYSTEM REQUIRED
ALLOWABLE HEIGHT:	2018 IBC, TABLE 503: 3 TOTAL FLOORS WITH MAXIMUM HEIGHT OF 50'-0"

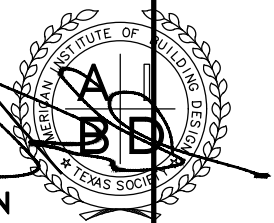
TABLE OF CONTENTS	
MASTER BUILDING:	
RENDERED FRONT	MI-1
SITE PLAN	MI-2
FRONT & REAR ELEVATION	MI-3
LEFT & RIGHT ELEVATION	MI-4
ROOF & FOUNDATION OUTLINE	MI-5
UNIT A1.1-L (LEFT):	
FIRST & SECOND FLOOR PLANS	A-5
THIRD FLOOR PLAN	A-6
MILLWORK	A-7
SECTIONS A-A & B-B	A-8
FIRST & SECOND ELECTRICAL PLNS.	A-9
THIRD ELECTRICAL PLANS.	A-10
UNIT A1.1-R (RIGHT):	
FIRST & SECOND FLOOR PLANS	A-5
THIRD FLOOR PLAN	A-6
MILLWORK	A-7
SECTIONS A-A & B-B	A-8
FIRST & SECOND ELECTRICAL PLNS.	A-9
THIRD ELECTRICAL PLANS.	A-10
STANDARD DETAILS	LAST SHEET

SOUND INVESTMENT CONCEPT, LLC.
XXXXXXXXXX
109 E. 9TH ST, COLUMBIA, TN 38401

JOB #	M1-1
F0268-MASTER-v3	
REVIEW SET	ISSUE DATE: 12 March 2021



PRESTON WOOD & ASSOCIATES, LLC
500 Lovett Blvd., Suite 250 Houston, TX 77006
phone: 713.522.2724
www.jackprestonwood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN



REDRAW #		DATE:	PRODUCTION 4 :	DATE:
DESIGNER:	XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 1 :	XXX	DATE:	SENT TO ENGINEER:	DATE:
	XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 2 :	XXX	DATE:	CORRECTIONS:	DATE:
	XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 3 :	XXX	DATE:	CHECKED:	DATE:
	XXX	X-X-XX	XXX	X-X-XX

ELEVATION NOTES

- 1) ALL DRAWINGS HERE REFERENCES THE 2018 INTERNATIONAL RESIDENTIAL CODE (W CITY OF COLUMBIA AMENDMENTS) AND THE 2018 INTERNATIONAL MECHANICAL CODE (W CITY OF COLUMBIA AMENDMENTS).
- 2) DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PROJECT ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES, DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.
- 3) ALL WRITING NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THIS DOCUMENT.
- 4) ALL EGRESS WINDOW SHALL BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR. MINIMUM WINDOW OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM 5.7 SQ. FT. NET CLEAR OPENING, WHERE DOORS ARE USED AS EGRESS, KEY LOCKING HARDWARE MAY BE USED (2018 IRC CITY OF COLUMBIA AMENDMENTS, R310.2).
- 5) ALL WINDOW HEAD HEIGHTS SHALL BE MEASURED FROM INTERIOR FLOOR LEVEL, HEAD HEIGHTS IN STAIRWELLS TAKEN FROM (FIRST) FLOOR LEVEL (AT THE STAIRWELL).
- 6) OPENINGS ON A ONE-HOUR FIRE-RATED EXTERIOR WALL SHALL BE PROTECTED WITH INTEGRAL FIRE-RESISTANT CURTAIN WALLS. RATING OF NOT LESS THAN 3/4 HOUR. (SEE IRC 2018, SECTIONS 714.3.1 AND 714.3.4 AND TABLE 714.2) EXTERIOR WALL PENETRATIONS INTO OR THROUGH FIRE-RATED WALLS SHALL BE PROTECTED WITH INTEGRAL FIRE-RESISTANT CURTAIN WALLS. FURNISH MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY (GLASS BLOCK SELECTION OF YOUR CHOICE).
- 7) PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS (R308.4):
 - a. GLAZING IN TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 36" ABOVE THE FLOOR.
 - b. GLAZING IN SIDE HINGED DOORS EXCEPT JALOUSIES.
 - c. GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.
 - d. EXPOSED EDGE OF A GLAZED PANE GREATER THAN 4 SQ. FT. FROM BOTTOM EDGE OF PANE IS LESS THAN 18" FROM FLOOR.
 - e. TOP EDGE OF PANE OF AN INDIVIDUAL PANE 36" FROM FLOOR (WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR).
 - f. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
8. GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 36" VERTICALLY FROM ANY NOSING, AND 60" HORIZONTALLY FROM ANY STAIR NOSING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.
9. ALL RAILS (WOOD, METAL OR CAST) TO HAVE 44" MAXIMUM SPACING BETWEEN BEAMS (SPACING) AND TO CONFORM WITH IRC 2018, SECTION R316. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR MINIMUM LIVE LOAD FOUND IN IRC 2018 TABLE 16.01, SECTION 16.01 AND TO CONFORM WITH THE FOLLOWING:
 - a. INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT (SECT. R316.2).
 - b. EXTERIOR GUARDS TO HAVE RAILS NO LOWER THAN 42" FROM FINISHED FLOOR, RAILS LESS THAN 36" DISTANCE FROM TOP OF GUARD TO BOTTOM OF LOWEST RUNNER, MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".
 - c. RAIL HEIGHTS TAKEN FROM NOMINAL (FIRST) FLOOR SLAB LEVEL (+0.0).
10. ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER IRC 2018, CHAPTER 10, AND U.E. AND I.C.D.B. APPROVED INSTALLATION PRACTICES. THE MANUFACTURER'S INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.
11. CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF LINE (RIDGE); SEE IRC 2018, SECTION R102.1 FOR MINIMUM CLEARANCE TO ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES.
12. PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2", MINIMUM GAP OF 3/8" AND TO CONFORM WITH IRC 2018 CHAPTER 10.
13. ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL, LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERMANENTLY TO BE NO LESS THAN 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.

PRIMARY EXTERIOR MATERIAL:	SMOOTH PANEL SIDING
SECONDARY EXTERIOR MATERIAL:	12" CEDAR WOOD
ROOF MATERIAL:	COMPOSITION SHINGLE

ALL DOOR AND WINDOW ASSEMBLIES TO HAVE
MATCHING BRICK MOLD OR EQUAL SURROUNDS.
MATCH TRANSOMS TO UNITS BELOW.
HEAD HEIGHTS TAKEN FROM IMMEDIATE
INTERIOR FLOOR LEVEL.
SOFFIT AND RIDGE VENTING PER BUILDER SPEC'S.

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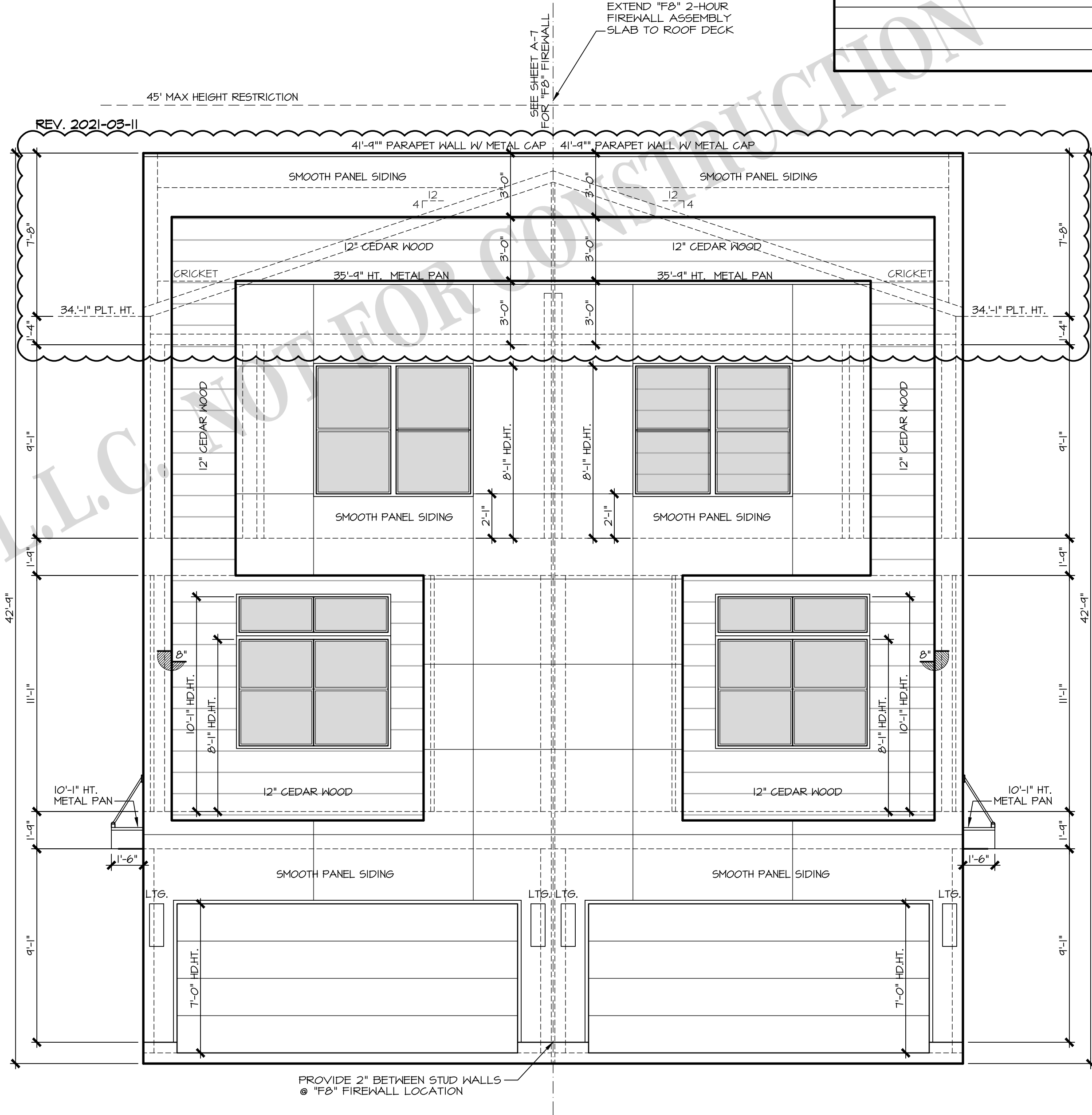
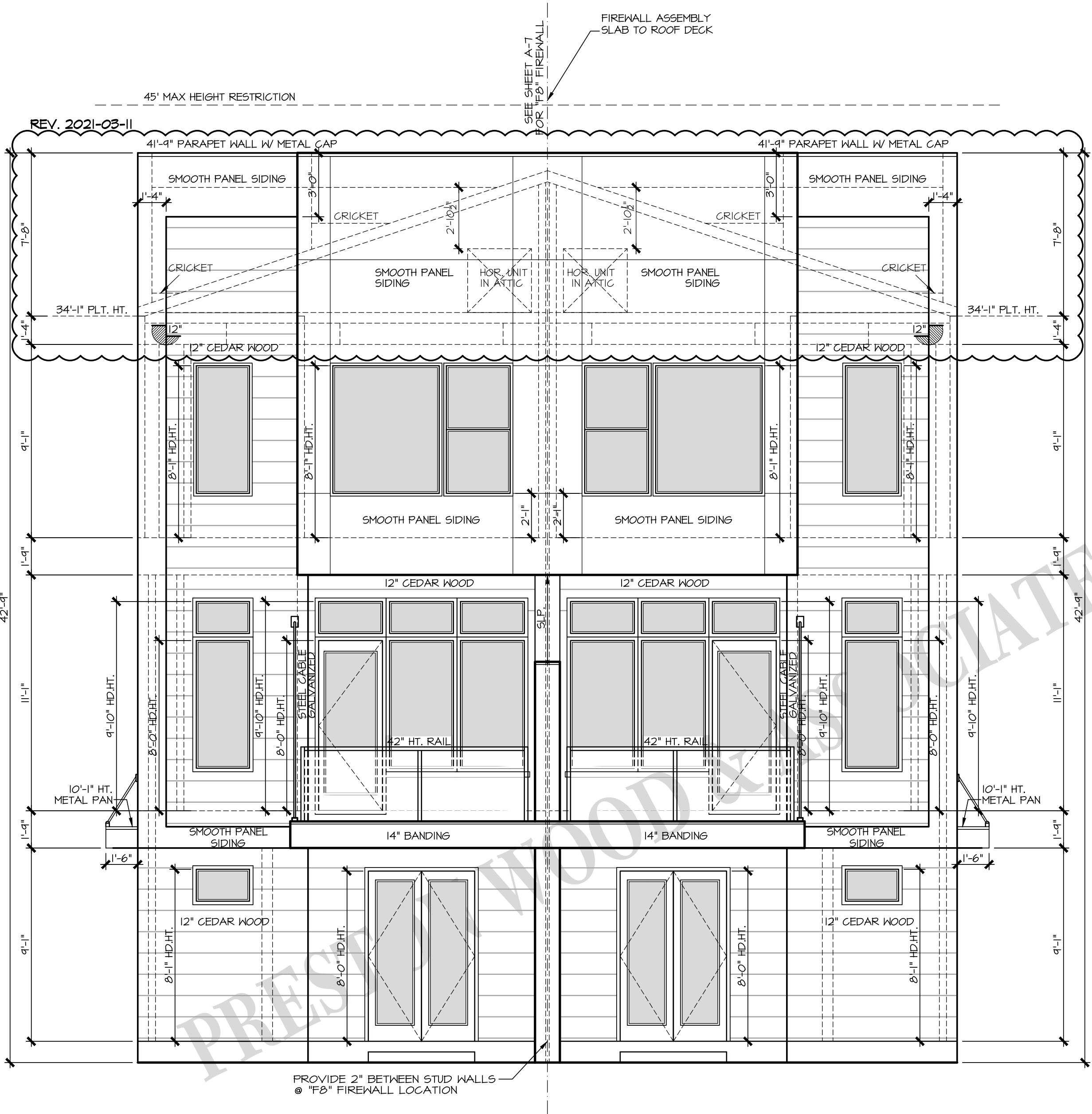
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JOB #

12 March 2021

M1-3

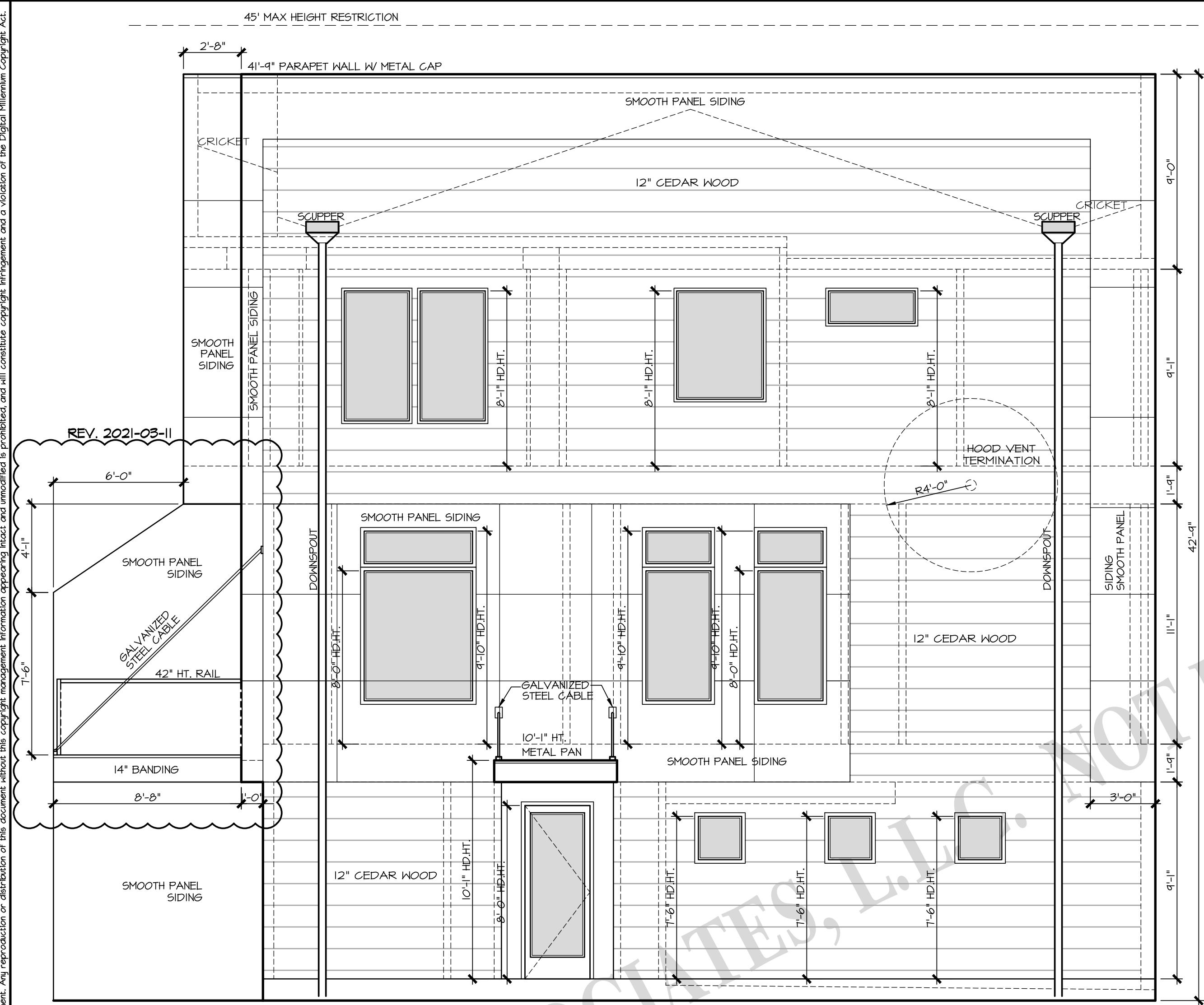
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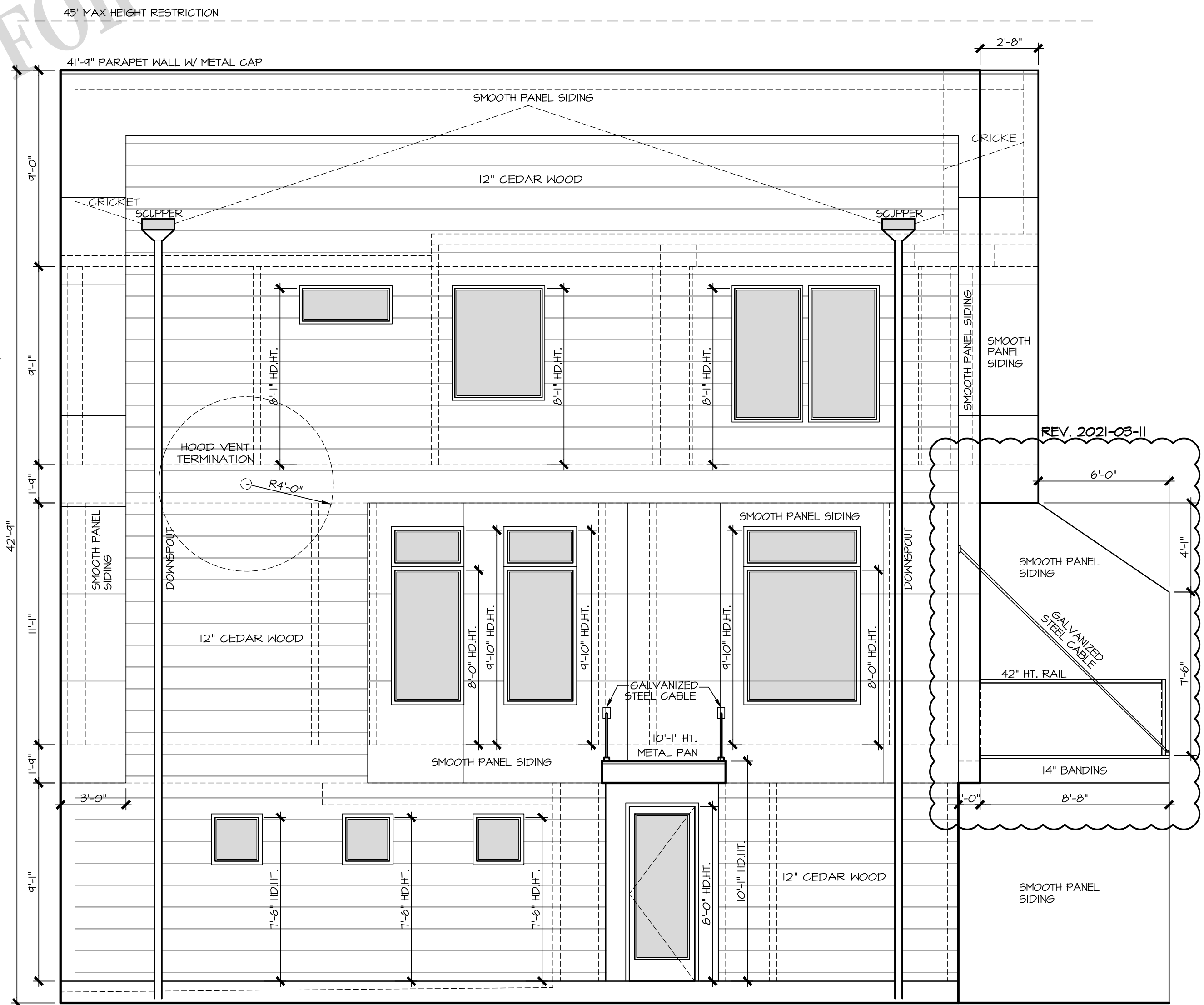
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LEFT ELEVATION

SCALE: 1/4" = 1'-0"
STUCCO CONTROL JOINT PER INDUSTRY/MANUF. STANDARDS
FIELD VERIFY ALL TRANSOMS

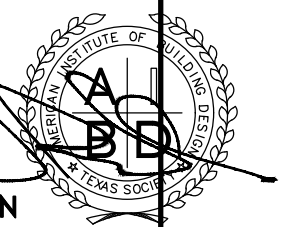


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"
STUCCO CONTROL JOINT PER INDUSTRY/MANUF. STANDARDS
FIELD VERIFY ALL TRANSOMS



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phone: 713.522.2724
www.jackprestonwood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN



DESIGNER	REDRAW #
XXX	XXX
PRODUCTION 1 :	XXX
PRODUCTION 2 :	XXX
PRODUCTION 3 :	XXX

DATE:
X-X-XX
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PRODUCTION 4 :
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CORRECTIONS:
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109 E. 9TH ST, COLUMBIA, TN 38401

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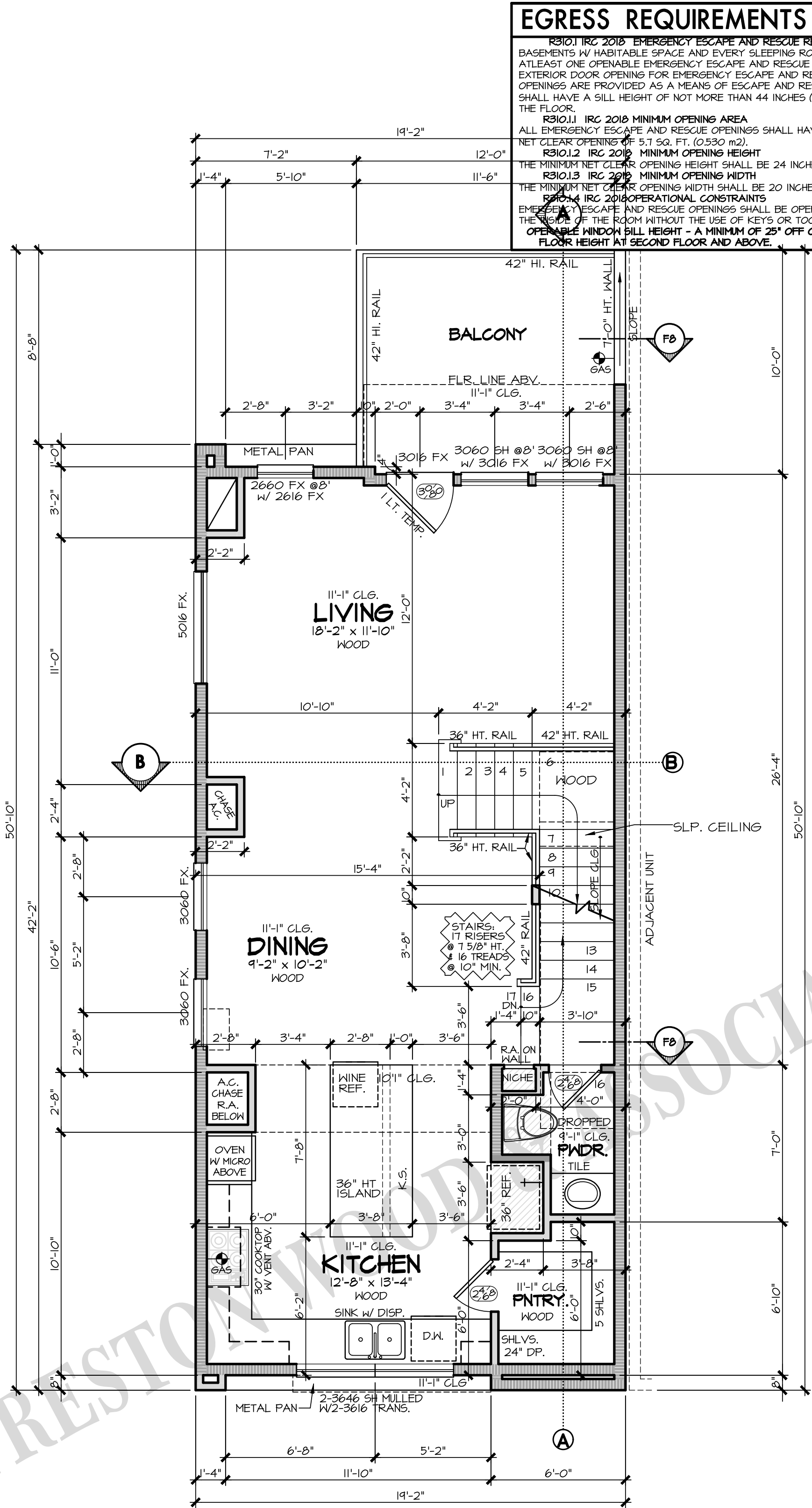
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JOB #

12 March 2021

M1-4

ISSUE DATE:



****FIRE NOTE**
1) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO THE GARAGE (4 CARPORT) SIDE OF STUDS AND JOISTS.
2) INSTALL MINIMUM 1-3/8 IN. SOLID CORE DOOR, OR SOLID OR HONEYCOMB STEEL DOOR 1-3/8 IN. THICK, OR 20 MIN. FIRE RATED DOOR WITH SELF CLOSING HARDWARE FROM GARAGE AREA TO CONDITIONED AREA. (R301.1)
3) UNRATED DISAPPEARING STAIRS IN GARAGES TO HAVE MIN. 3/8" THICK FIRE RETARDANT PLYWOOD OR MIN. 16 GA. SHEET METAL.
4) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
9'-1" STD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING: WOOD U.N.O.

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F0268-A11-L-v3

REVIEW SET

12 March 2021



PLUMBING NOTE (RATED WALLS)
IN THE INSTANCE NO SECONDARY (FURR) WALL IS SHOWN ON PLANS, NO GAS LINE AND/OR PLUMBING PENETRATIONS ARE ALLOWED IN "FI" FIRE-RATED WALLS. PLACE

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REDRAW #	DESIGNER	DATE	PRODUCTION 1 :	DATE	PRODUCTION 2 :	DATE	PRODUCTION 3 :	DATE
XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX
XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX
XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX

SCHEDULES

BUILDER AND/OR OWNER TO FILL OUT THE FOLLOWING:
DOOR SCHEDULE SIZE AS NOTED ON PLANS.
EXTERIOR DOORS ARE 1 3/4" SOLID CORE.
INTERIOR DOORS ARE 1 3/8" SOLID OR HOLLOW CORE.
DOOR GLAZING TO BE SAFETY GLASS.
WINDOW SCHEDULE SIZE AS NOTED ON PLANS.
FRAME TYPE:
FRAME COLOR:
GLAZING:
EXTERIOR TRIM:
INTERIOR TRIM:
ROOM FINISH SCHEDULE
TILE FLOORS AT ALL NET AREAS. TILE WALLS AT TUB, FULL TILE WALLS AND FLOOR IN SHOWER STALL. SYNTHETIC MARBLE OR SIM. COUNTER TOPS AND SPLASHES.
CASED OPENING TO HAVE SHEETROCK RETURNING.
RE: BUILDERS/OWNER FOR USE OF WOOD CO. RETURNING.
- OR - AS NOTED ON PLANS.
- OR - AS NOTED IN DETAILED SPECS. BETWEEN OWNER & BUILDER.

PLAN NOTES

- REFERENCING THE 2018 IRC WITH CITY OF COLUMBIA AMENDMENTS
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON WOOD & ASSOCIATES, L.L.C. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. PRESTON WOOD & ASSOCIATES, L.L.C. WILL NOT BE HELD RESPONSIBLE FOR THE CONTENTS PRESENTED BY THIRD PARTY CONSULTANTS (M.E.P., CIVIL, STRUCTURAL, ETC.).
 - ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWINGS.
 - CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.
 - ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER).
 - PROVIDE PLUMBING ACCESS PANEL AT ALL BATHUBS PER IRC 2018SECT. P2104.1.
 - ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2018SECT. R308.
 - SEE STAIR NOTES AND DETAILS - LAST SHEET. CONFORM TO IRC 2018, SECTIONS R311.5.6 AND IRC 2018, CITY OF COLUMBIA AMENDMENTS, SECTION 10029.3.11, EXCEPTION 4. PROVIDE CONTINUOUS RAILING WHEN THERE ARE 4 OR MORE RISERS.
 - PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22"x30". PROVIDE MINIMUM HEAD CLEARANCE OF 30". WHERE SERVING MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A FULL-DOWN STAIRS IS 30"x54", AND HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2018SECT. R201 AND SECT. M305.1.3.
 - LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN, WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC 2018SECT. P202.8.
 - LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
 - PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
 - ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2018SECT. R320.1.
 - PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE FLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.

SYMBOLS

SECTION CUTS	CABINET & WALL ELEVATIONS	FIRE WALL TYPE
SHEET LOCATION	SHEET LOCATION	DETAIL LOCATED LAST SHEET (U.N.O.)

LINE LEGEND

WALLS:	CELOS:
4" STUD WALL	ROD & SHELF
6" STUD WALL	WALL
CEILING:	DOUBLE ROD & SHELF
DESIGNATION FOR FURRED DOWN CLG.	WALL
DESIGNATION FOR OPEN FRAMING ABOVE (STAIR VOIDS & OPENINGS).	CABINETS:
	18" ABOVE COUNTERTOP TYP.
	COUNTERTOP @ 36" HT. TYP.

SQUARE FOOTAGES

REV. 2021-03-04	
FIRST FLOOR:	304
SECOND FLOOR:	719
THIRD FLOOR:	783
TOTAL LIVING AREA:	1866
GARAGE:	466
PORCHES:	16
TOTAL SLAB:	786
TOTAL COVER:	2348

JOB #	A-5
ISSUE DATE:	

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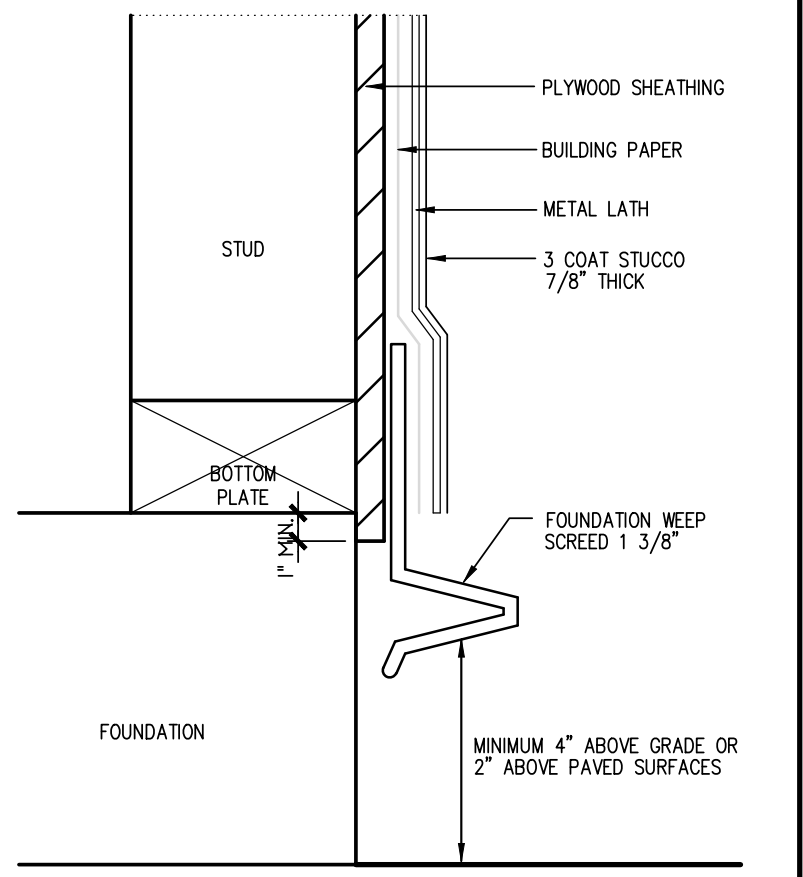
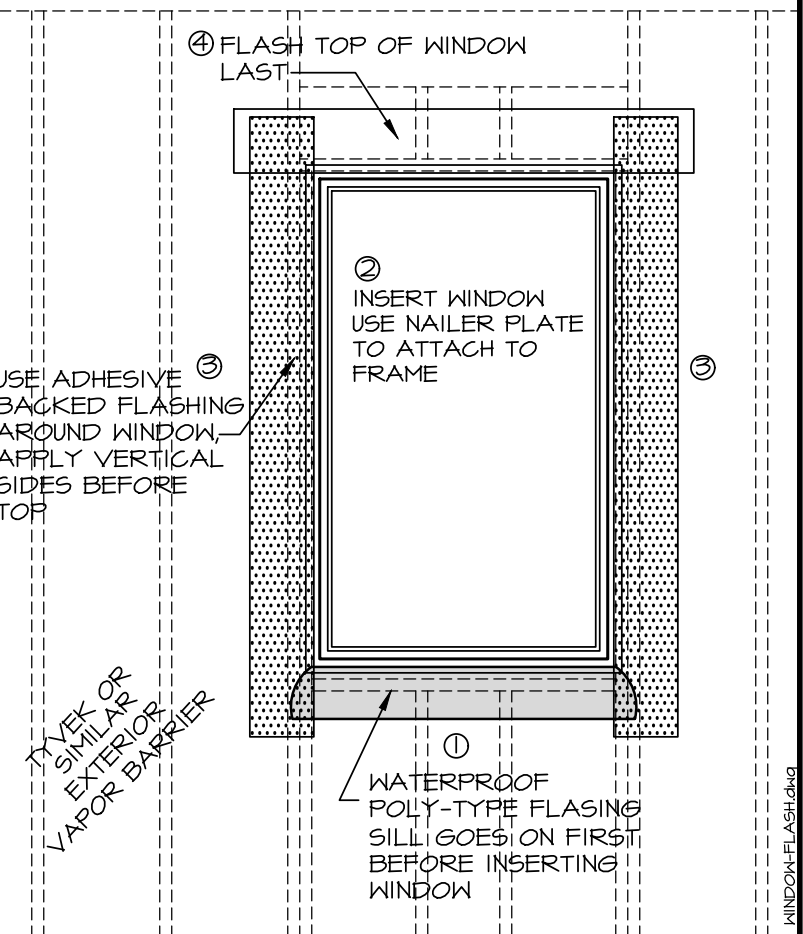
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12 March 2021



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PRODUCTION 2 :	DATE:	CORRECTIONS:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 3 :	DATE:	CHECKED:	DATE:
XXX	X-X-XX	XXX	X-X-XX

WINDOW FLASHING DETAIL



WEEP SCREED INSTALLATION DETAIL

SCALE: 2" = 1'-0"

SQUARE FOOTAGES

FIRST FLOOR:	304
SECOND FLOOR:	719
THIRD FLOOR:	783
TOTAL LIVING AREA:	1866

GARAGE:	466
PORCHES:	16
TOTAL SLAB:	786

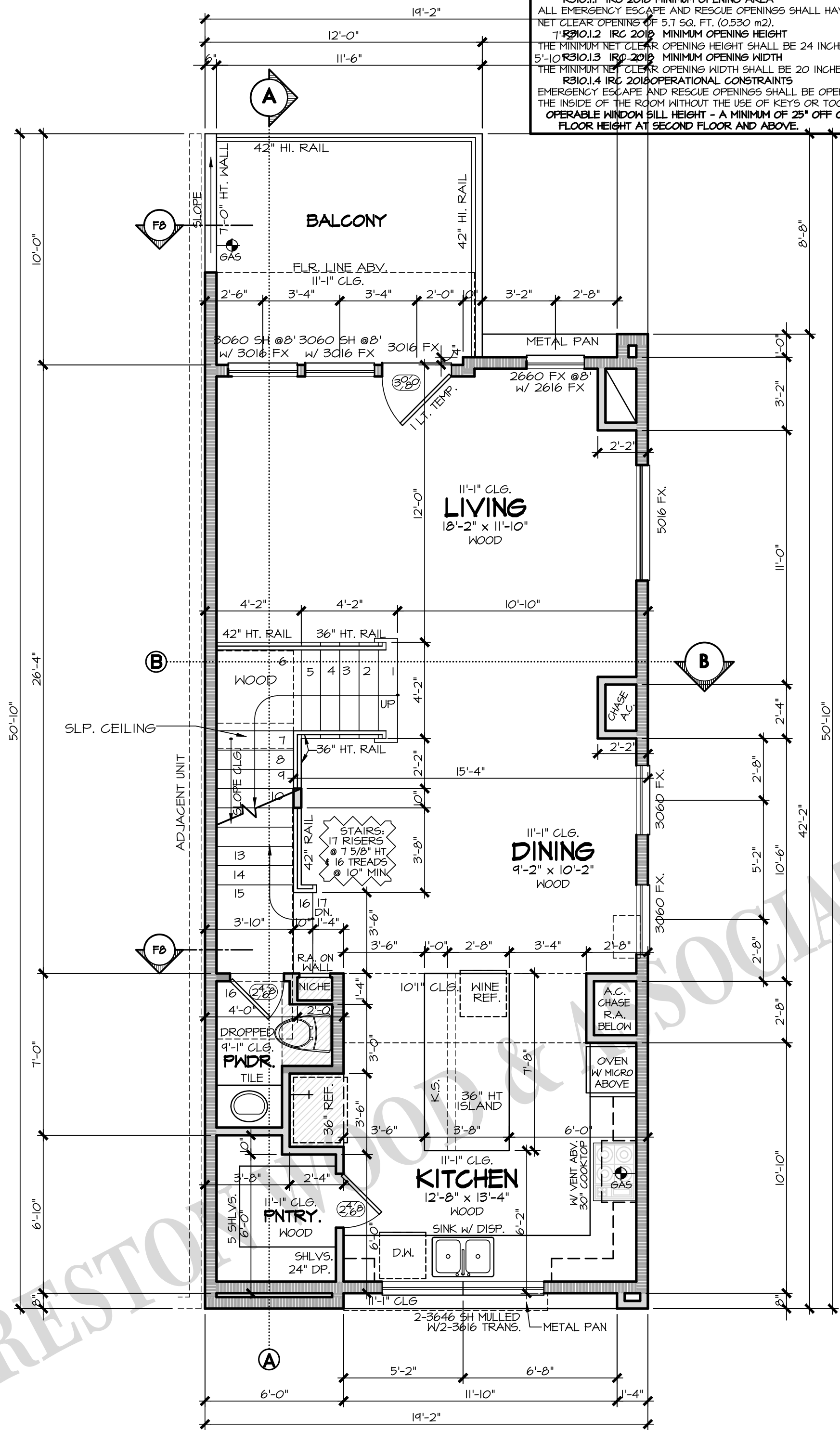
TOTAL COVER:	2348
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JOB #

A-8

ISSUE DATE:

EGRESS REQUIREMENTS 2018 I.R.C.
R301.1 IRC 2018 EMERGENCY ESCAPE AND RESCUE REQUIRED
BASEMENTS IN HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1100mm) ABOVE THE FLOOR.
R301.2 IRC 2018 MINIMUM OPENING AREA
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (0.530 m²).
R301.3 IRC 2018 MINIMUM OPENING HEIGHT
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).
R301.4 IRC 2018 MINIMUM OPENING WIDTH
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).
R301.5 IRC 2018 OPERATIONAL CONSTRAINTS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.
OPERABLE WINDOW SILL HEIGHT - A MINIMUM OF 25" OFF OF FINISH FLOOR HEIGHT AT SECOND FLOOR AND ABOVE.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
11'-1" STUD HT. WITH 2 X 6'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING: WOOD U.N.O.

SUGGESTED FLOOR SYSTEM: 20" OPEN WEB TRUSSES

** FIRE NOTE

- 1) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO THE GARAGE (A CARPORT) SIDE OF STUDS AND JOISTS.
- 2) INSTALL MINIMUM 1-3/8 IN. SOLID CORE DOOR, OR SOLID OR HONEYCOMB STEEL DOOR 1-3/8 IN. THICK, OR 20 MIN. FIRE RATED DOOR WITH SELF CLOSING HARDWARE FROM GARAGE AREA TO CONDITIONED AREA. (R301.1)
- 3) UNRATED DISAPPEARING STAIRS IN GARAGES TO HAVE MIN. 3/8" THICK FIRE RETARDANT PLYWOOD OR MIN. 16 GA. SHEET METAL.
- 4) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
9'-1" STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING: WOOD U.N.O.

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F0268-A11-R-v3

REVIEW SET

12 March 2021



PLUMBING NOTE (RATED WALLS)
IN THE INSTANCE NO SECONDARY (FURR) WALL IS SHOWN ON PLANS. NO GAS LINE AND/OR PLUMBING PENETRATIONS ARE ALLOWED IN "FIR" FIRE-RATED WALLS. PLACE IN SIDE WALLS WHERE APPLICABLE.

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www.jackprestonwood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

DESIGNER:	DATE:	PRODUCTION 4:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 1:	DATE:	SENT TO ENGINEER:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 2:	DATE:	CORRECTIONS:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 3:	DATE:	CHECKED:	DATE:
XXX	X-X-XX	XXX	X-X-XX

SCHEDULES

BUILDER AND/OR OWNER TO FILL OUT THE FOLLOWING:

DOOR SCHEDULE SIZE AS NOTED ON PLANS.
EXTERIOR DOORS ARE 1 3/4" SOLID CORE.
INTERIOR DOORS ARE 1 3/8" SOLID OR HOLLOW CORE.
DOOR GLAZING TO BE SAFETY GLASS.
SIZE AS NOTED ON PLANS.

WINDOW SCHEDULE SIZE AS NOTED ON PLANS.
FRAME TYPE:
FRAME COLOR:
GLAZING:
EXTERIOR TRIM:
INTERIOR TRIM:

ROOM FINISH SCHEDULE
TILE FLOORS AT ALL WET AREAS. TILE WALLS AT TUB, FILL TILE WALLS AND FLOOR IN SHOWER STALL. SYNTHETIC MARBLE OR SIM. COUNTER TOPS AND SPLASHES.
CASED OPENING TO HAVE SHEETROCK RETURN.
RE: BUILDERS/OWNER FOR USE OF WOOD G.O. RETURN.
- OR - AS NOTED ON PLANS.
- OR - AS NOTED IN DETAILED SPECS. BETWEEN OWNER & BUILDER.

PLAN NOTES

- REFERENCING THE 2018 IRC WITH CITY OF COLUMBIA AMENDMENTS
- 1) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON WOOD & ASSOCIATES, L.L.C. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. PRESTON WOOD & ASSOCIATES, L.L.C. WILL NOT BE HELD RESPONSIBLE FOR THE CONTENTS PRESENTED BY THIRD PARTY CONSULTANTS (M.E.P., CIVIL, STRUCTURAL, ETC.).
 - 2) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWINGS.
 - 3) CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.
 - 4) ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER).
 - 5) PROVIDE PLUMBING ACCESS PANEL AT ALL BATHS PER IRC 2018SECT. P2104.1.
 - 6) ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2018SECT. R308.
 - 7) SEE STAIR NOTES AND DETAILS - LAST SHEET. CONFORM TO IRC 2018, SECTIONS R301.5.6 AND IRC 2018, CITY OF COLUMBIA AMENDMENTS, SECTION 1009.3.3.11, EXCEPTION 4. PROVIDE CONTINUOUS RAILING WHEN THERE ARE 4 OR MORE RISERS.
 - 8) PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22"x30". PROVIDE MINIMUM HEAD CLEARANCE OF 30". WHERE SERVING MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A FULL-DOWN STAIRS IS 30"x54", AND HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2018SECT. R301 AND SECT. M305.1.3.
 - 1) LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN, WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC 2018SECT. P208.8.
 - 2) LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
 - 3) PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
 - 4) ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2018SECT. R320.1.
 - 5) PROVIDE ADEQUATE FURRING 50 VENT AND SOIL PIPES DO NOT PENETRATE FLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.

SYMBOLS

SECTION CUTS	CABINET & WALL ELEVATIONS	FIRE WALL TYPE
SHEET LOCATION	SHEET LOCATION	DETAIL LOCATED LAST SHEET (U.N.O.)

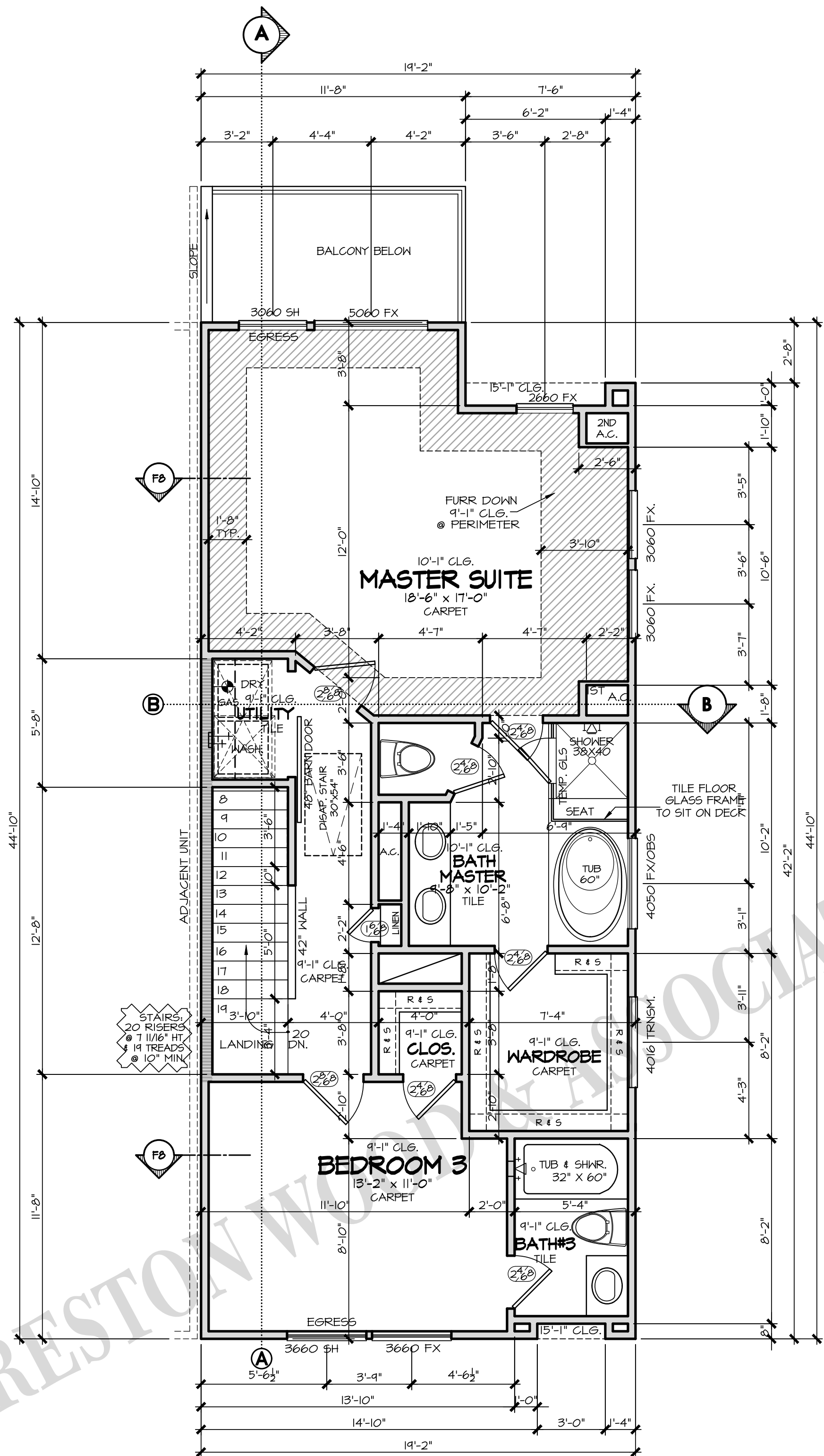
LINE LEGEND

WALLS:	CELOS:
4" STUD WALL	ROD & SHELF
6" STUD WALL	WALL
CEILING:	CABINETS:
DESIGNATION FOR FURRED DOWN CLG.	DOUBLE ROD & SHELF
DESIGNATION FOR OPEN FRAMING ABOVE, (STAIR VOIDS & OPENINGS).	18" ABOVE COUNTERTOP TYP.
	COUNTERTOP @ 36" HT. TYP.

SQUARE FOOTAGES

REV. 2021-03-04	
FIRST FLOOR:	304
SECOND FLOOR:	719
THIRD FLOOR:	783
TOTAL LIVING AREA:	1866
GARAGE:	466
PORCHES:	16
TOTAL SLAB:	786
TOTAL COVER:	2348

JOB #	A-5
ISSUE DATE:	



THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"
 9'-1" STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
 PRIMARY FLOOR COVERING: CARPET U.N.O.

*BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. PROVIDE METAL PAN W/2" DRAIN TO OUTSIDE IN UTILITY

SUGGESTED FLOOR SYSTEM:

20" OPEN WEB TRUSSES

BALCONIES:

S.F.

S.F.

S.F.

SOUND INVESTMENT CONCEPT, LLC

109 E. 9TH ST, COLUMBIA, TN 38401

F0268-A1.1-R-v3

REVIEW SET

12 March 2021

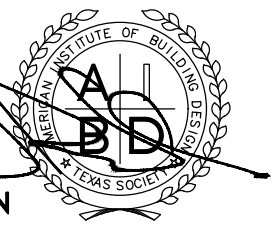
JOB #

A-6

ISSUE DATE:



PRESTON WOOD & ASSOCIATES, LLC
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Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN



REDRAW #			
DESIGNER:	DATE:	PRODUCTION 4 :	DATE:
XXXX	X-X-XX	XXXX	X-X-XX
PRODUCTION 1 :	DATE:	SENT TO ENGINEER:	DATE:
XXXX	X-X-XX	XXXX	X-X-XX
PRODUCTION 2 :	DATE:	CORRECTIONS:	DATE:
XXXX	X-X-XX	XXXX	X-X-XX
PRODUCTION 3 :	DATE:	CHECKED:	DATE:
XXXX	X-X-XX	XXXX	X-X-XX

SCHEDULES

DOOR SCHEDULE: _____ SIZE AS NOTED ON PLANS.
 EXTERIOR DOORS ARE 1 3/4" SOLID CORE.
 INTERIOR DOORS ARE 1 3/8" 18" AND 36" HOLLON CORE.
 DOOR GLAZING TO BE SAFETY GLASS.
 WINDOW SCHEDULE: _____ SIZE AS NOTED ON PLANS.
 FRAME TYPE: _____
 FRAME COLOR: _____
 GLAZING: _____
 EXTERIOR TRIM: _____
 INTERIOR TRIM: _____

ROOM FINISH SCHEDULE:
 TILE FLOORS AT ALL NET AREAS. TILE WALLS AT TUB, FULL TILE _____ WALLS AND
 FLOORS AT BATH, ENTRY, HALLS, AND _____ COUNTER TOPS AND SPLASHES.
 ALL CEASED OPERATIONS HAVE SHEETROCK RETURNS.
 RE: BUILDER/OWNER FOR USE OF MOOD C.O. RETURNS.
 - OR - AS NOTED ON PLANS.
 - OR - AS NOTED IN DETAILED SPECS. BETWEEN OWNER & BUILDER.

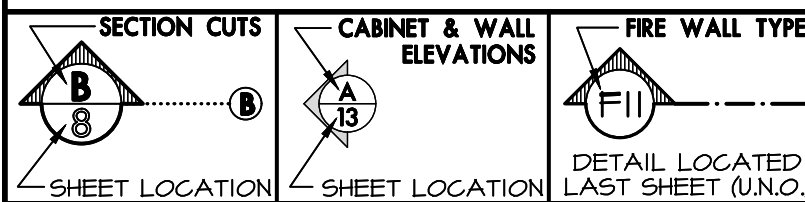
PLAN NOTES

PLAN NOTES

REFERENCING THE 2018 IRC WITH CITY OF COLUMBIA AMENDMENTS

- 1) DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON KNOX & ASSOCIATES, L.L.C. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS, PRESTON KNOX & ASSOCIATES, L.L.C. WILL NOT BE HELD RESPONSIBLE FOR THE CONTENTS PRESENTED BY THIRD PARTY CONSULTANTS (M.E.P., CIVIL, STRUCTURAL, ETC.).
- 2) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF DRAWINGS.
- 3) CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.
- 4) ALL FLOOR DRAIN TO HAVE OVERFLOW PAN WITH RELIEF LINE TO STORM SEWER. (DO NOT CORNER TO STORM SEWER).
- 5) PROVIDE FLOORING ACCESS PANEL AT ALL BATHTUBS PER IRC 2019SECT. P2704.1.
- 6) ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND COMPLY WITH IRC 2019SECT. R608.5.
- 7) SEE DETAIL NOTES R312.6 - LAST SHEET, CONFORM TO IRC 2019, SECTIONS 1003.5.1 AND IBC 2018, CITY OF COLUMBIA AMENDMENTS, SECTION 1003.5.3.1, EXCEPTION 4; PROVIDE CONTINUOUS RAIN DRAINAGE AT ALL GLASS PARTITIONS.
- 8) PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22"x30", PROVIDE MINIMUM HEAD CLEARANCE OF 30", WHERE SERVICE MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A DUCT, DRAIN, VENT, OR PIPING SHALL BE 18" MINIMUM LBS. CAPACITY OF 350 LBS. SEE IRC 2019SECT. R607 AND SECT. M305.1.3.
- 9) LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING FOOTING, IN A PAN, WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC 2019SECT. F280.3.
- 10) LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
- 11) PROVIDE 24" WIDE PLYTHOUD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
- 12) ALL EQUIPMENT SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2019SECT. R320.1.
- 13) PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE PLANE WITH A RELIEF LINE SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.

SYMBOLS



LINE LEGEND

WALLS:		CLOSETS:	WALL
	4" STUD WALL	ROD & SHELF	
	6" STUD WALL		WALL
CEILINGS		DOUBLE ROD & SHELF	
	DESIGNATION FOR FURRED DOWN CLG.		WALL
	DESIGNATION FOR OPEN FRAMING ABOVE, (STAIR VOIDS & OPENINGS).	CABINETS:	WALL
		UPPER CABINET	
		18" ABOVE COUNTERTOP TYPE	
		COUNTERTOP @ 36" H. TYP.	

SQUARE FOOTAGES

	FIRST FLOOR:	304
	SECOND FLOOR:	719
	THIRD FLOOR:	783
S.F.	TOTAL LIVING AREA:	1866
	GARAGE:	466
	PORCHES:	16
S.F.	TOTAL SLAB:	726
S.F.	TOTAL COVER:	2348

2021-12-17 10:11 AM
C:\PROJECTS\2021-12-17 10:11 AM
PLOTTER BY DESIGN RESOURCES ON 12/17/2021 10:11 AM
LAST UPDATED BY DESIGNS ON 12/17/2021 10:11 AM



SITE DATA:

ZONING INFORMATION (OVERALL):

BASE ZONING: CBD
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY ATTACHED (6.1.2)
LOT COVERAGE: N/A

BUILDING SETBACKS:

FRONT YARD (9TH STREET): 20' (16' REQUESTED)
SIDE YARD: 10'
REAR YARD: 20' MIN

MAX. BUILDING HEIGHT (FFE TO TOP OF ROOF): 45' (6.4.2)

PROPOSED BUILDING HEIGHTS: 41'-9" (PARAPET)

OVERALL GROSS S.F. PER UNIT: 1,850 S.F.

PARKING REQUIRED: 18 (1.5 SP PER 2 BEDROOMS)

PARKING PROVIDED: 18 SPACES TOTAL (16 GARAGE & 2 ON STREET)

NORTH:

PROPERTY INFORMATION:

PROJECT NAME: 9TH STREET VILLAS
ADDRESS: 105 EAST 9TH STREET
COLUMBIA, TN 38401

MAP / PARCEL: 099HA GROUP B / PARCEL 14.00

ACREAGE / SQUARE FOOTAGE OF SITE: 0.74± AC. / 32,172± SF

PROJECT INFORMATION:

SINGLE FAMILY ATTACHED: 8 UNITS (3 BEDROOMS PER UNIT)

MAX FAR: 4.5:1

PROPOSED FLOOR AREA: 0.46:1

PROPOSED IMPERVIOUS AREA: 42.6% (13,719± S.F.)

SOUTH:

PROPERTY INFORMATION:

PROJECT NAME: 9TH STREET VILLAS
ADDRESS: 105 EAST 9TH STREET
COLUMBIA, TN 38401

MAP / PARCEL: 099HA GROUP B / PARCEL 004.00, 005.00, 006.00

ACREAGE / SQUARE FOOTAGE OF SITE: 0.74± AC. / 32,172± SF

PROJECT INFORMATION:

SINGLE FAMILY ATTACHED: 7 UNITS

MAX FAR: 4.5:1

PROPOSED FLOOR AREA: 0.41:1

PROPOSED IMPERVIOUS AREA: 39% (11,398± S.F.)

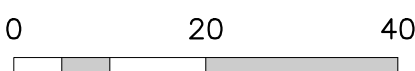
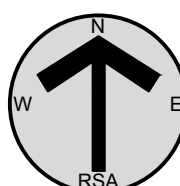
FLOOD INFORMATION:

FEMA MAP #: 47119C0285E
EFFECTIVE DATE: APRIL 16, 2007

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. 47119C0285E, WITH AN EFFECTIVE DATE OF APRIL 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 475423, PANEL NO. 0285, SUFFIX E, WHICH ARE 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 2% ANNUAL FLOODPLAIN.

PENDING URBAN - INFILL REGULATIONS COMPLIANCE (CURRENT ZONING ORDINANCE "SUPERSEDING" CITED):

- INTERNAL BUILDING TO BUILDING SETBACKS OF 10' MIN (6.3.8.D.1)
- INTERNAL DRIVE OF 18' MIN (10.2.12.A.3), NOT DEEMED FIRE LANES.
- GARAGES TO SATISFY 100% OF PARKING REQUIREMENTS (8.3.2.E.4.J).



FOR P.C. REVIEW ONLY

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LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga
Nashville
Murfreesboro
615-544-8891
615-546-6060
ragansmith.com



9TH STREET VILLAS
FOR
SOUND INVESTMENT CONCEPTS, LLC.

CITY OF COLUMBIA, MAURY COUNTY TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	REV.	#	DATE:	DESCRIPTION:
20217	2101	B. SMITH	D. SIEBERG	1"=20'	DECEMBER 16, 2020	1			
						2			PER PENDING URBAN
						3			PER STAFF REVIEW

SITE LAYOUT PLAN

C1.0





PRESTON WOOD & ASSOCIATES, L. L. C.
500 Lovett Blvd., Suite 250 Houston, TX 77006



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phone: 713.522.2724
www.jackprestonwood.com



Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

REDRAW #			
DESIGNER:	DATE:	PRODUCTION 4:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 1:	DATE:	SENT TO ENGINEER:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 2:	DATE:	CORRECTIONS:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 3:	DATE:	CHECKED:	DATE:
XXX	X-X-XX	XXX	X-X-XX

CODE INFORMATION

BUILDING CODE: 2018 I.R.C. WITH CITY OF COLUMBIA AMENDMENTS

OCCUPANCY: GROUP R-3
SINGLE FAMILY HOME

BUILDING CONSTRUCTION TYPE
TYPE V-B NON-RATED

FIRE PROTECTION: GROUP R-3
LESS THAN 4-STORIES
NO FIRE SPRINKLER SYSTEM REQUIRED

ALLOWABLE HEIGHT: 2018 IBC, TABLE 503:
3 TOTAL FLOORS WITH MAXIMUM
HEIGHT OF 50'-0"

TABLE OF CONTENTS

MASTER BUILDING:	
RENDERED FRONT	MI-1
SITE PLAN	MI-2
FRONT & REAR ELEVATION	MI-3
LEFT & RIGHT ELEVATION	MI-4
ROOF & FOUNDATION OUTLINE	MI-5

UNIT A1-I-L (LEFT):
FIRST & SECOND FLOOR PLANS A-5
THIRD FLOOR PLAN A-6
MILLWORK A-7
SECTIONS A-A & B-B A-8
FIRST & SECOND ELECTRICAL PLNS. A-9
THIRD ELECTRICAL PLNS. A-10

UNIT A11-R (RIGHT):
FIRST & SECOND FLOOR PLANS A-5
THIRD FLOOR PLAN A-6
MILLWORK A-7
SECTIONS A-A & B-B A-8
FIRST & SECOND ELECTRICAL PLNS. A-9
THIRD ELECTRICAL PLANS. A-10

STANDARD DETAILS LAST SHEET

SOUND INVESTMENT CONCEPT, LLC.
XXXXXXXXXX

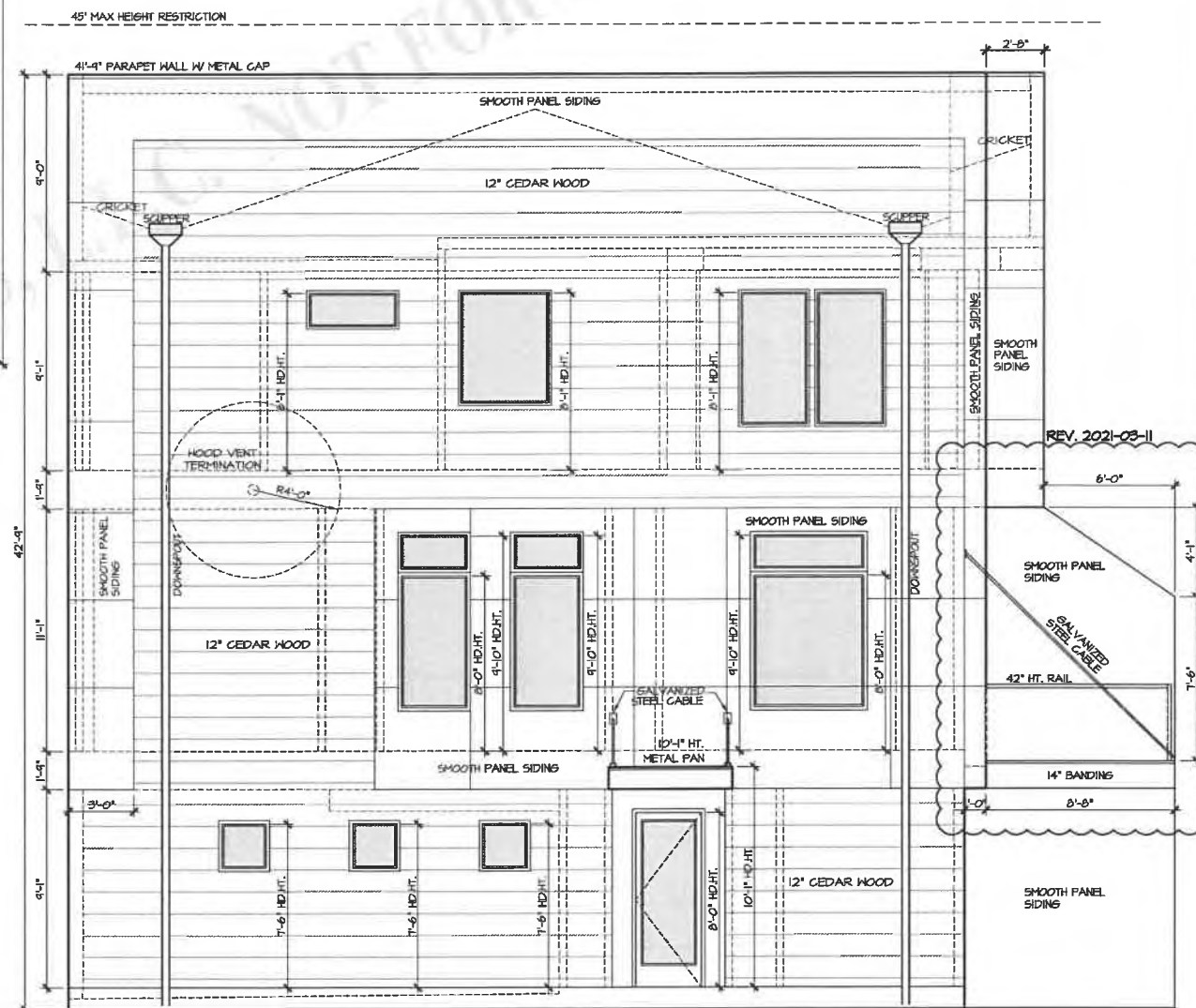
109 E. 9TH ST, COLUMBIA, TN 38401

JOB # F0268-MASTER-v3	M1-1
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REVIEW SET	ISSUE DATE:	12 March 202
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SCALE: 1/4" = 1'-0"
STUCCO CONTROL JOINT PER INDUSTRY/MANUF. STANDARDS
FIELD VERIFY ALL TRANSOMS



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"
STUCCO CONTROL JOINT PER INDUSTRY/MANUF. STANDARDS
FIELD VERIFY ALL TRANSOMS



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REDRAW			
DESIGNER	DATE	PRODUCTION 4 :	DATE
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 1 :	DATE	SENT TO ENGINEER	DATE
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 2 :	DATE	CORRECTIONS:	DATE
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 3 :	DATE	CHECKED:	DATE
XXX	X-X-XX	XXX	X-X-XX

SOUND INVESTMENT CONCEPT, LLC.
XXXXXXXXXX

109 E. 9TH ST. COLUMBIA, TN 38401

JOB #
F0268-MASTER-v3

M1-4

REVIEW SET	ISSUE DATE:	12 March 2021
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RSJ012 IRC 2010 MINIMUM OPENING HEIGHT
BASINETS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE AVAILABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR. EMERGENCY ESCAPE AND RESCUE WINDOWS OR DOORS SHALL BE OPENABLE FROM THE INTERIOR WITHOUT THE USE OF TOOLS OR KEYS. EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE. THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1116mm) ABOVE THE FINISH FLOOR.

RSJ013 IRC 2010 MINIMUM OPENING AREA
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQT. FT. (0.5356 m²).

RSJ014 IRC 2010 MINIMUM OPENING WIDTH
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).

RSJ015 IRC 2010 MINIMUM OPENING HEIGHT
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20 INCHES (508 mm).

RSJ016 IRC 2010 OPERATIONAL CONSTRAINTS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERABLE FROM THE INTERIOR OF THE ROOM WITHOUT THE USE OF TOOLS OR KEYS. OPERABLE MEANS THE WINDOW OR DOOR SHALL BE OPENED BY THE USE OF FINISH FLOOR HEIGHT AT SECOND FLOOR AND ABOVE.

PLUMBING NOTE (RATED WALLS):
IN THE INSTANCE NO SECONDARY (FURR)
WALL IS SHOWN ON PLANS, NO GAS LINE
AND/OR PLUMBING PENETRATIONS ARE
ALLOWED IN "FIR" FIRE-RATED WALLS. PLACE



SUGGESTED FLOOR SYSTEM: 20" OPEN WEB TRUSSES

- 1) PROVIDE 5/8" TYPE 'X' Gypsum BOARD TO THE GARAGE (1 CARPORT) SIDE OF STUITS AND JOISTS
- 2) INSTALL MINIMUM 1-3/8 IN. SOLID CORE DOOR, OR SOLID OR HONEYCOMB STUCCO DOOR 1-3/8 IN. THICK OR 1-1/2 IN. FIBRE RAY DOOR WITH SELF CLOSING HARDWARE FROM GARAGE AREA TO CONDITIONED AREA. (R304.1)
- 3) UNRATED DISAPPEARING STAIRS IN GARAGES TO HAVE MIN. 3/8" THICK FIRE RETARDANT PLYWOOD OR MIN. 16 GA. SHEET METAL
- 4) PROVIDE 5/8" TYPE 'X' Gypsum BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.



REDRAW #			
DESIGNEE	DATE	PRODUCTION 4 :	DATE
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 1 :	DATE	SENT TO ENGINEER	DATE
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 2 :	DATE	CORRECTIONS	DATE
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 3 :	DATE	CHECKED	DATE
XXX	X-X-XX	XXX	X-X-XX

DOOR SCHEDULES: SIZE AS NOTED ON PLANS.
EXTERIOR DOORS ARE 1 3/4" SOLID CORE.
INTERIOR DOORS ARE 1 3/8" SOLID OR HOLLOW CORE.
FINISH: 1/2" TRIM, 20% FREE GLASS, 60% GLASS.

DOOR GLAZING TO BE SAFETY GLASS.
 WINDOW SCHEDULE _____ SIZE AS NOTED ON PLANS.
 FRAME TYPE _____
 FRAME COLOR _____
 GLAZING _____
 EXTERIOR TRIM _____
 INTERIOR TRIM _____

ROOM FINISH SCHEDULES _____
 TILE FLOORS AT ALL HET AREAS. TILE WALLS AT TUB, TULL TUB, _____ HALLS AND
 FLOOR IN SHOWER STALL. SYNTHETIC MARBLE OR SIM. COUNTER TOPS AND _____ SPLASHES.
 ALL CASED OPENINGS TO HAVE SHEETROCK RETURNS.
 REB. BUILDING/OWNER FOR USE OF NOTED C.O. RETURNS.
 - OR - AS NOTED ON PLANS.
 - OR - AS NOTED IN DETAILED SPEC. BETWEEN OWNER & BUILDER.

1) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE
CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL
DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON

19. ALL VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS, PRESTON WOOD ASSOCIATES, LLC, WILL BE THE RESPONSIBILITY OF THE CLIENTS REPRESENTED BY THIRD PARTY CONSULTANTS (M.E.P., CIVIL, STRUCTURAL, ETC.).
20. ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY UNSTANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWINGS.
21. CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.
22. ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER).
23. PROVIDE FLOORING ACCESS PANEL, AT ALL BATHROOM PER IRC REQUIREMENT.
24. ALL GULLY TUBS AND SHOWERS SHALL BE THERMOSEAT SAFETY GLASS AND TO COMPLY WITH IRC 2015BCEET, R308.
25. SET STAIR NOTES AND DETAILS - LAST SHEET, CONFORM TO 2015 IRC, 2015 IBC, 2015 ASHRAE 90.1, 2015 ASHRAE 62.2, 2015 ASHRAE 189.1, 2015 ASHRAE 155, 2015 ASHRAE 154, 2015 ASHRAE 153, 2015 ASHRAE 152, 2015 ASHRAE 151, 2015 ASHRAE 150, 2015 ASHRAE 149, 2015 ASHRAE 148, 2015 ASHRAE 147, 2015 ASHRAE 146, 2015 ASHRAE 145, 2015 ASHRAE 144, 2015 ASHRAE 143, 2015 ASHRAE 142, 2015 ASHRAE 141, 2015 ASHRAE 140, 2015 ASHRAE 139, 2015 ASHRAE 138, 2015 ASHRAE 137, 2015 ASHRAE 136, 2015 ASHRAE 135, 2015 ASHRAE 134, 2015 ASHRAE 133, 2015 ASHRAE 132, 2015 ASHRAE 131, 2015 ASHRAE 130, 2015 ASHRAE 129, 2015 ASHRAE 128, 2015 ASHRAE 127, 2015 ASHRAE 126, 2015 ASHRAE 125, 2015 ASHRAE 124, 2015 ASHRAE 123, 2015 ASHRAE 122, 2015 ASHRAE 121, 2015 ASHRAE 120, 2015 ASHRAE 119, 2015 ASHRAE 118, 2015 ASHRAE 117, 2015 ASHRAE 116, 2015 ASHRAE 115, 2015 ASHRAE 114, 2015 ASHRAE 113, 2015 ASHRAE 112, 2015 ASHRAE 111, 2015 ASHRAE 110, 2015 ASHRAE 109, 2015 ASHRAE 108, 2015 ASHRAE 107, 2015 ASHRAE 106, 2015 ASHRAE 105, 2015 ASHRAE 104, 2015 ASHRAE 103, 2015 ASHRAE 102, 2015 ASHRAE 101, 2015 ASHRAE 100, 2015 ASHRAE 99, 2015 ASHRAE 98, 2015 ASHRAE 97, 2015 ASHRAE 96, 2015 ASHRAE 95, 2015 ASHRAE 94, 2015 ASHRAE 93, 2015 ASHRAE 92, 2015 ASHRAE 91, 2015 ASHRAE 90, 2015 ASHRAE 89, 2015 ASHRAE 88, 2015 ASHRAE 87, 2015 ASHRAE 86, 2015 ASHRAE 85, 2015 ASHRAE 84, 2015 ASHRAE 83, 2015 ASHRAE 82, 2015 ASHRAE 81, 2015 ASHRAE 80, 2015 ASHRAE 79, 2015 ASHRAE 78, 2015 ASHRAE 77, 2015 ASHRAE 76, 2015 ASHRAE 75, 2015 ASHRAE 74, 2015 ASHRAE 73, 2015 ASHRAE 72, 2015 ASHRAE 71, 2015 ASHRAE 70, 2015 ASHRAE 69, 2015 ASHRAE 68, 2015 ASHRAE 67, 2015 ASHRAE 66, 2015 ASHRAE 65, 2015 ASHRAE 64, 2015 ASHRAE 63, 2015 ASHRAE 62, 2015 ASHRAE 61, 2015 ASHRAE 60, 2015 ASHRAE 59, 2015 ASHRAE 58, 2015 ASHRAE 57, 2015 ASHRAE 56, 2015 ASHRAE 55, 2015 ASHRAE 54, 2015 ASHRAE 53, 2015 ASHRAE 52, 2015 ASHRAE 51, 2015 ASHRAE 50, 2015 ASHRAE 49, 2015 ASHRAE 48, 2015 ASHRAE 47, 2015 ASHRAE 46, 2015 ASHRAE 45, 2015 ASHRAE 44, 2015 ASHRAE 43, 2015 ASHRAE 42, 2015 ASHRAE 41, 2015 ASHRAE 40, 2015 ASHRAE 39, 2015 ASHRAE 38, 2015 ASHRAE 37, 2015 ASHRAE 36, 2015 ASHRAE 35, 2015 ASHRAE 34, 2015 ASHRAE 33, 2015 ASHRAE 32, 2015 ASHRAE 31, 2015 ASHRAE 30, 2015 ASHRAE 29, 2015 ASHRAE 28, 2015 ASHRAE 27, 2015 ASHRAE 26, 2015 ASHRAE 25, 2015 ASHRAE 24, 2015 ASHRAE 23, 2015 ASHRAE 22, 2015 ASHRAE 21, 2015 ASHRAE 20, 2015 ASHRAE 19, 2015 ASHRAE 18, 2015 ASHRAE 17, 2015 ASHRAE 16, 2015 ASHRAE 15, 2015 ASHRAE 14, 2015 ASHRAE 13, 2015 ASHRAE 12, 2015 ASHRAE 11, 2015 ASHRAE 10, 2015 ASHRAE 9, 2015 ASHRAE 8, 2015 ASHRAE 7, 2015 ASHRAE 6, 2015 ASHRAE 5, 2015 ASHRAE 4, 2015 ASHRAE 3, 2015 ASHRAE 2, 2015 ASHRAE 1.
26. PROVIDE CONTINUOUS RAILING WHEN THERE ARE 4 OR MORE RISERS
27. PROVIDE 36" RAILING AND 42" HIGH CLEARANCE LOW RAILING
28. PROVIDE MINIMUM HEAD CLEARANCE OF 30" WHERE SERVING MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A REFRIGERATOR SHALL BE 30" HIGH AND 36" WIDE, MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2015BCEET, R301 AND SECT. M309.13.
29. LOCATE WATER HEATERS) IN ATTIC ABOVE A LOAD BEARING FLOOR (IN A PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC 2015BCEET, P2603.
30. LOC. MECH. HVAC. EQUIPMENT IN ATTIC.
31. PROVIDE 24" WIDE FLOORWALK HALLWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MINIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 24'-0". PROVIDE 10' HIGH SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
32. ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPMENT RATING NOT TO EXCEED 450. SEE IRC 2015BCEET, R302.1.
33. PROVIDE ADEQUATE FLOORING 50 VENT AND SOIL PIPES DO NOT PENETRATE UNFLOORED ATTIC. ALL PIPES SHALL EXIT THROUGH AN UNFLOORED ATTIC PLANE THAT FLURES TO THE BACK.

SECTION CUTS: Symbol shows a triangle with 'B' and '8' inside, and a circle with 'B' next to it. SHEET LOCATION: LAST SHEET (U.N.O.)

CABINET & WALL ELEVATIONS: Symbol shows a triangle with 'A' and '3' inside, and a circle with 'A' next to it. SHEET LOCATION: LAST SHEET (U.N.O.)

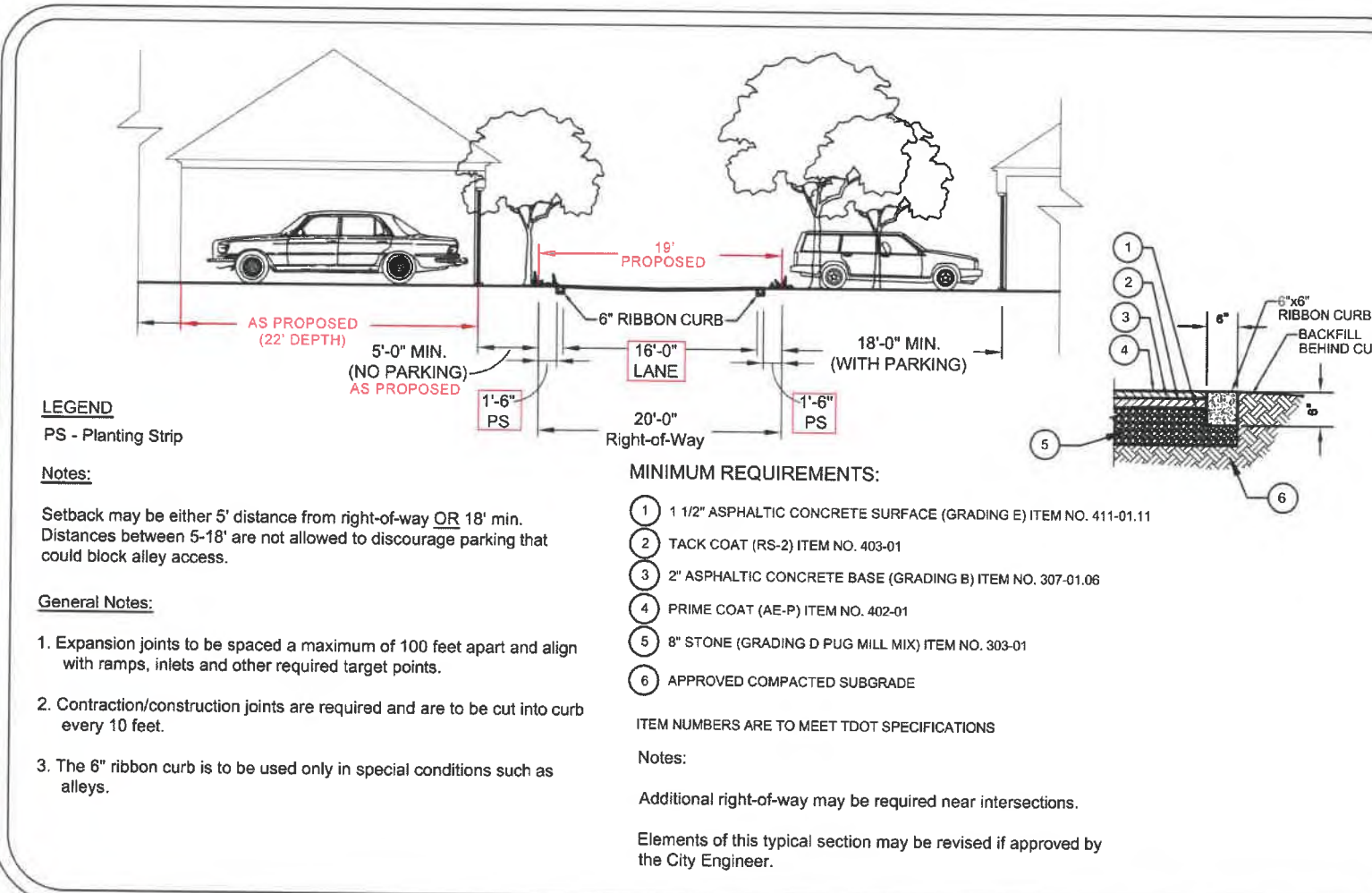
FIRE WALL TYPE: Symbol shows a triangle with 'FII' inside, and a circle with 'FII' next to it. SHEET LOCATION: LAST SHEET (U.N.O.)

WALLS:	4" STUD WALL	CLOSETS:	WALL
	6" STUD WALL		ROD & SHELF
			WALL
CEILINGS	DESIGNATION FOR FURRED DOWN CLG.		DOUBLE ROD & SHELF
	DESIGNATION FOR OPEN FRAMING ABOVE, (STAIR WALLS & OPEN SINGLES).	CABINETS:	WALL
			UPPER CABINET
			18" ABOVE COUNTERTOP
			COUNTERTOP @ 36" HT. TYP.

SQUARE FOOTAGES	
FIRST FLOOR:	304
SECOND FLOOR:	779
THIRD FLOOR:	783
TOTAL LIVING AREA:	1866 SF
GARAGE:	466
PORCHES:	16
TOTAL SLAB:	786 SF
BALCONIES:	119

109 E. 9TH ST, COLUMBIA, TN 38401	
JOB # F0268-A11-L-v3	A-5
REVIEW SET	ISSUE DATE: 12 March 2021



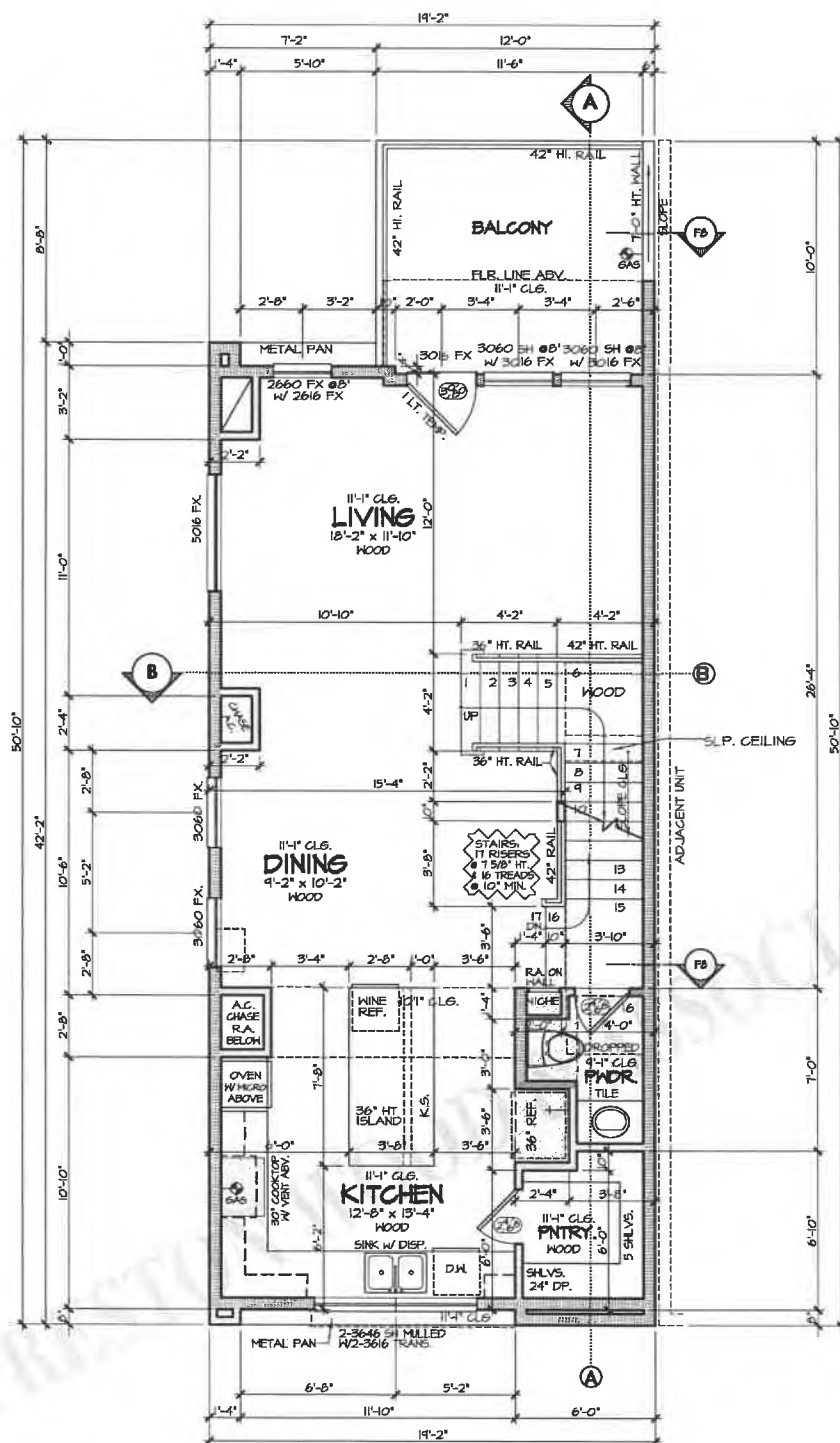


STANDARD ALLEY SECTION (NTS)

DATE 4-23-2012
DWG. NO. SD-06

9TH STREET VILLAS
105 & 110 EAST 9TH STREET





SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
11'-1" STUD HT. WITH 2 X 6'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: WOOD U.N.O.

SUGGESTED FLOOR SYSTEM: 20" OPEN WEB TRUSSES

EGRESS REQUIREMENTS 2018 I.R.C.

REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE REQUIRED

BASINETS W/ AVAILABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR IN EXISTING ROOMS OPENING FOR EMERGENCY ESCAPE AND RESCUE. THESE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1116mm) ABOVE THE FLOOR.

REQUIREMENTS FOR MINIMUM OPENING AREA

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (0.5290 m²).

REQUIREMENTS FOR MINIMUM OPENING HEIGHT

THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).

REQUIREMENTS FOR MINIMUM OPENING WIDTH

THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).

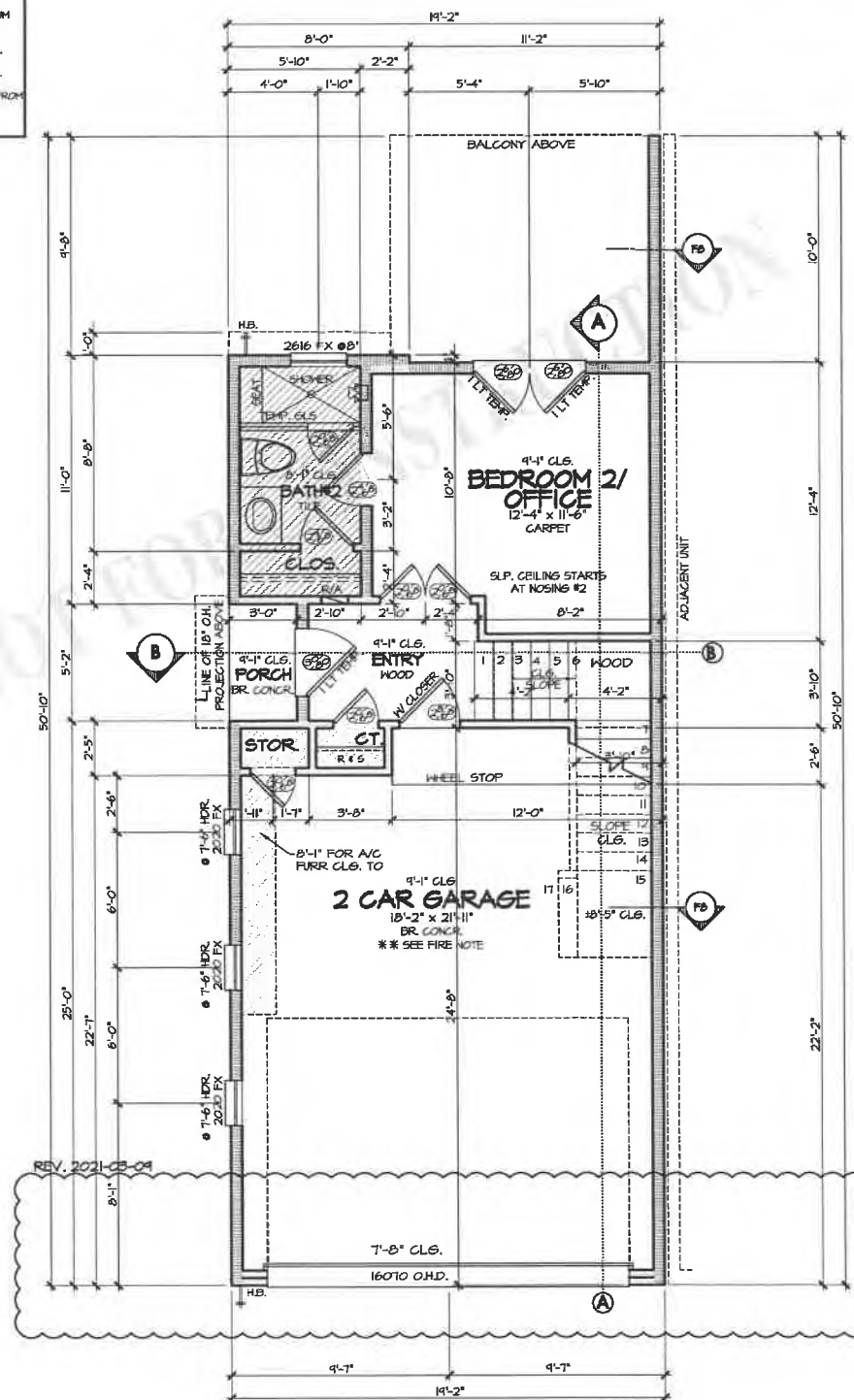
REQUIREMENTS FOR OPERATIONAL CONSTRAINTS

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

OPERABLE WINDOW SILL HEIGHT - A MINIMUM OF 25" OFF OF FINISH FLOOR HEIGHT AT SECOND FLOOR AND ABOVE.

**FIRE NOTE

- 1) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO THE GARAGE (4 CARPORT) SIDE OF STUDS AND JOISTS.
- 2) INSTALL MINIMUM 1-3/8 IN. SOLID CORE DOOR, OR SOLID OR HONEYCOMB STEEL DOOR 1-5/8 IN. THICK, OR METAL DOOR WITH STEEL CORE, LOCKING HARDWARE FROM GARAGE AREA TO CONDITIONED AREA. (R304.1)
- 3) UNRATED DISAPPEARING STAIRS IN GARAGES TO HAVE MIN. 3/8" THICK FIRE RETARDANT PLYWOOD OR MIN. 16 GA. SHEET METAL.
- 4) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
9'-1" STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: WOOD U.N.O.

PRIMARY FLOOR COVERING: WOOD U.N.O.

PLUMBING NOTE (RATED WALLS)
IN THE INSTANCE NO SECONDARY (FURR)
WALL IS SHOWN ON PLANS, NO GAS LINE
AND/OR PLUMBING PENETRATIONS ARE
ALLOWED IN "FII" FIRE-RATED WALLS. PLACE



PRESTON WOOD & ASSOCIATES, LLC
500 Lovett Blvd., Suite 250 Houston, TX 77006
phone: 713.522.2724



www.jackprestonwood.com
Jack Preston Wood PID Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

REDRAW #			
DESIGNER:	DATE:	PRODUCTION 4:	DA
XXX	X-X-XX	XXX	X-X
PRODUCTION 1:	DATE:	SENT TO ENGINEER:	DA
XXX	X-X-XX	XXX	X-X
PRODUCTION 2:	DATE:	CORRECTIONS:	DA
XXX	X-X-XX	XXX	X-X
PRODUCTION 3:	DATE:	CHECKED:	DA
XXX	X-X-XX	XXX	X-X

SCHEDULES

SCHEDULES OUT THE FOLLOWING:

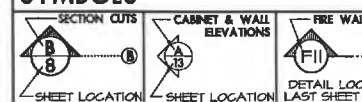
ROOF: SHINGLE. SIZE AS NOTED ON PLANS.
 EXTERIOR DOORS ARE 1 3/4" SOLID CORE.
 INTERIOR DOORS ARE 1 3/8" SOLID OR HOLLOW CORE.
 DOOR GLAZING TO BE SAFETY GLASS.
 WINDOW GLAZING. SIZE AS NOTED ON PLANS.
 FRAME TYPE:
 FRAME COLOR:
 GLAZING:
 EXTERIOR TRIM:
 INTERIOR TRIM:
 ROOM FINISH SCHEDULE:
 TILE FLOORS AT ALL WET AREAS. TILE WALLS AT TUB, FULL TILE. HALLS A
 FLOOR IN GUESTER STAIRS. CARPETING IN HALLS, CORRIDORS AND STAIRS.
 ALL CASING OPENINGS TO HAVE SEETROCK TRIM.
 RES. BUILDER/OWNER FOR USE OF MOOD C.O. RETURNS.
 - OR - AS NOTED ON PLANS.
 - OR - AS NOTED IN DETAILED SPEC'S. BETWEEN OWNER & BUILDER.

PLAN NOTES

1) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.

- 7) CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESIDENT OF ASSOCIATES, L.L.C. OF ANY VARIATIONS FROM THE DRAWINGS OR CONDITIONS SHOWN ON THESE DRAWINGS. PROVIDING AND ASSOCIATES, L.L.C. WILL NOT BE HELD RESPONSIBLE FOR THE CONTENTS PRESENTED BY THIRD PARTY CONSULTANTS IN THE DRAWINGS.
- 8) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST OF THESE DRAWINGS.
- 9) CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED PLAN.
- 10) ALL FLOOR DRAGS TO HAVE OVERLAP PLAN WITH RELIEF LIFT OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY).
- 11) PROVIDE PUNCHING ACCESS PANEL AT ALL BATHROOM PER IRC SECTION 1201.04.
- 12) ALL GLAZE AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND IN COMPLY WITH IRC SECTION 602.02. REPAIRS TO GLAZES SHALL BE DONE BY THE MANUFACTURER.
- 13) PROVIDE ATTIC VENTILATION AS REQUIRED BY CITY OF COLUMBIA ORDINANCES, SECTION 1009.03.5(1), EXCEPTION 4. PROVIDE EXHAUST FAN UNIT WITH A MINIMUM OF 1 CFM PER SQUARE FOOT.
- 14) PROVIDE ATTIC VENTILATION WITH A MINIMUM CLEARANCE OF "22" HOOD. PROVIDE MINIMUM HEAD CLEARANCE OF 30". WHERE MECHANICAL EQUIPMENT, THE MINIMIZE SIZE OF A FULL-DOWN STAIRS IS REQUIRED. HALLWAYS MUST HAVE AN OPENING CAPACITY OF 550 LBS. SEE IRC SECTION 602.02. RIGID AND SECT. 1603.05.
- 15) HOT WATER HEATERS IN ATTIC ABOVE OR LOAD BEARING PARTITION IN A PAN, WITH A RELIEF LINE TO OUTSIDE OR SEWER LINE. INSTALLATION TO CONFORM WITH IRC SECTION 602.02. PER LOCAL CODES.
- 16) LOCATE HVAC EQUIPMENT IN ATTIC.
- 17) PROVIDE 24" WIDE PLYWOOD HALFWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTAL FROM ATTIC ACCESS TO SERVICE EQUIPMENT SHALL BE 20' FROM A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE EQUIPMENT IN ATTIC.
- 18) ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT EXCEED 1 AND A SMOKE DEVELOPMENT RATING NOT TO EXCEED SEE IRC SECTION 603.01.
- 19) PROVIDE ADEQUATE FURNISHING SO VENTS AND SMALL PIPES DO NOT PENETRATE THROUGH ROOF FLASHING. SHALL EXIT THRU ROOF PLANE THAT SLOPES TO THE BACK.

SYMBOLS



LINE LEGEND

WALLS: _____
4" STUD WALL
_____ 6" STUD WALL

CEILINGS _____
DESIGNATION FOR
FURRED DOWN CLB.

DESIGNATION FOR
OPEN FRAMING
ABOVE STAIR
VOIDS (STAIR WINGS)

CLOSETS: _____
ROD & SHELF

DOUBLE ROD & SHELF

CABINETS: _____
UPPER CABINET
16" ABOVE COUNTER

COUNTER TOP @ 36" H

SQUARE FOOTAGES

REV. 10/1/85-24	
FIRST FLOOR:	304
SECOND FLOOR:	714
THIRD FLOOR:	783
TOTAL LIVING AREA:	1861
GARAGE:	461
PORCHES:	16
TOTAL SLAB:	781
BALCONIES:	11

TOTAL COVER: 2348

SOUND INVESTMENT CONCEPT,

109 E. 9TH ST, COLUMBIA, TN 38401

JOB #
F0268-A11-L-y3

A-5

REVIEW SET

ISSUE DATE:

Case Number:

21-0017

Request:

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



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

21-0017

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

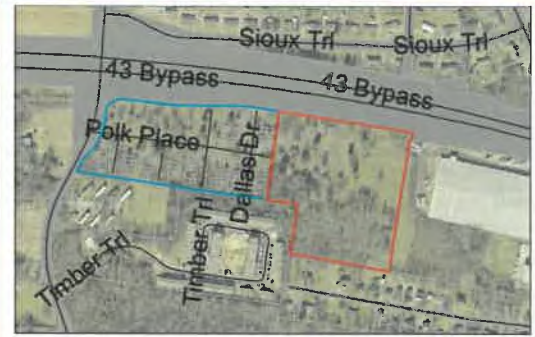
Columbia Properties, LLC

PROPERTY ADDRESS/LOCATION

Polk Place Phase 2-A

SUMMARY OF REQUEST: Final Plat (Armstrong Meadows Section 4)

This request is for a **Final Plat** of 24 townhome units lots within Polk Place Phase 2-A. Access to these lots will come off of Polk Place (Public Road) with townhomes fronting a private drive including parking.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 PUD	Townhomes	Townhomes RM-1 PUD	24 Townhome Units.	2.51 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor, Proposed Final plat has an existing zoning designation of RM-1 PUD.

PROPERTY HISTORY:

January 2018. Rezoning from GCS to RM1-PUD, approved.

January 2020. Modification of PUD requested to amend product type to allow for two-story units, approved.

March 2020. Revision to Polk Place to dedicate Polk Place from a private drive to public right-of-way, approved.

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 RM-PUD district and subject to any technical comments.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO

Staff Report #21-0017

Page 1



**CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT**

STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING

Tuesday, February 9, 2021

ITEM NO.

21-0017

DESCRIPTION: Request from Columbia Properties LLC for final plat approval of Polk Place Phase 2A consisting of 24 lots on a portion of Tax Map 90B Group B Parcel 48 off Theta Pike.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Columbia Power

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

Police

2. No comments provided.

Maury County E911

3. No comments provided.

Maury County Schools

4. No comments provided.

Wastewater

5. Wastewater approves this request.

Building

6. No comment.

TECHNICAL

21-0017

Page 1 of 2

Atmos Energy

7. No comments provided.

Engineering

8. Record and reference stormwater maintenance agreement
9. Add certificate of streets, drainage, and utilities.
10. Lot summary table: "Area" should be labeled as "Lot"

Planning

11. No comments.

Fire

12. No comments.

Public Works

13. We recommend two eight- yard dumpsters with at least once a week service. Please see the attached dumpster guidelines.

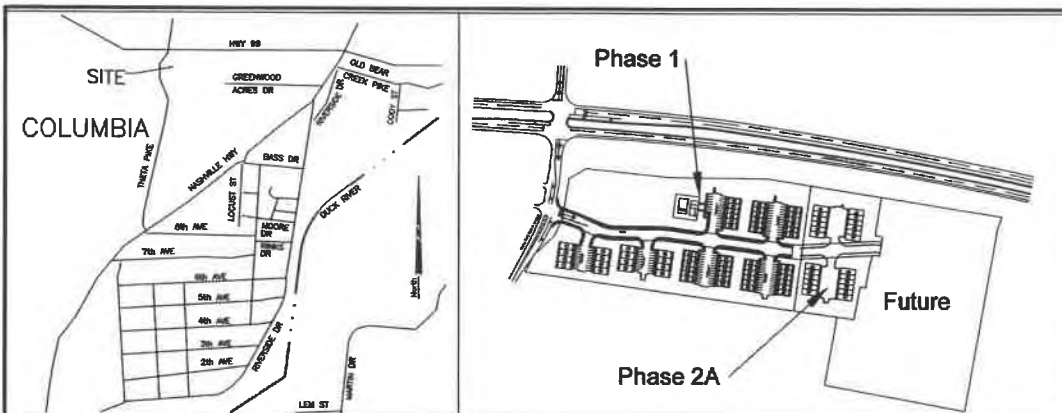
Columbia Water

14. Job is incomplete- Main installation - Vaults - Pressure Test- Bacteria Test.

ATTACHMENTS: Final Plat

Case #21-0017
Polk Place Ph 2A





Vicinity Map
not to scale

Site Map
not to scale

Owner/Developer
Columbia Properties, LLC
144 Southeast Parkway, Suite 230
PHONE (615) 567-4420
johnfranks@live.com

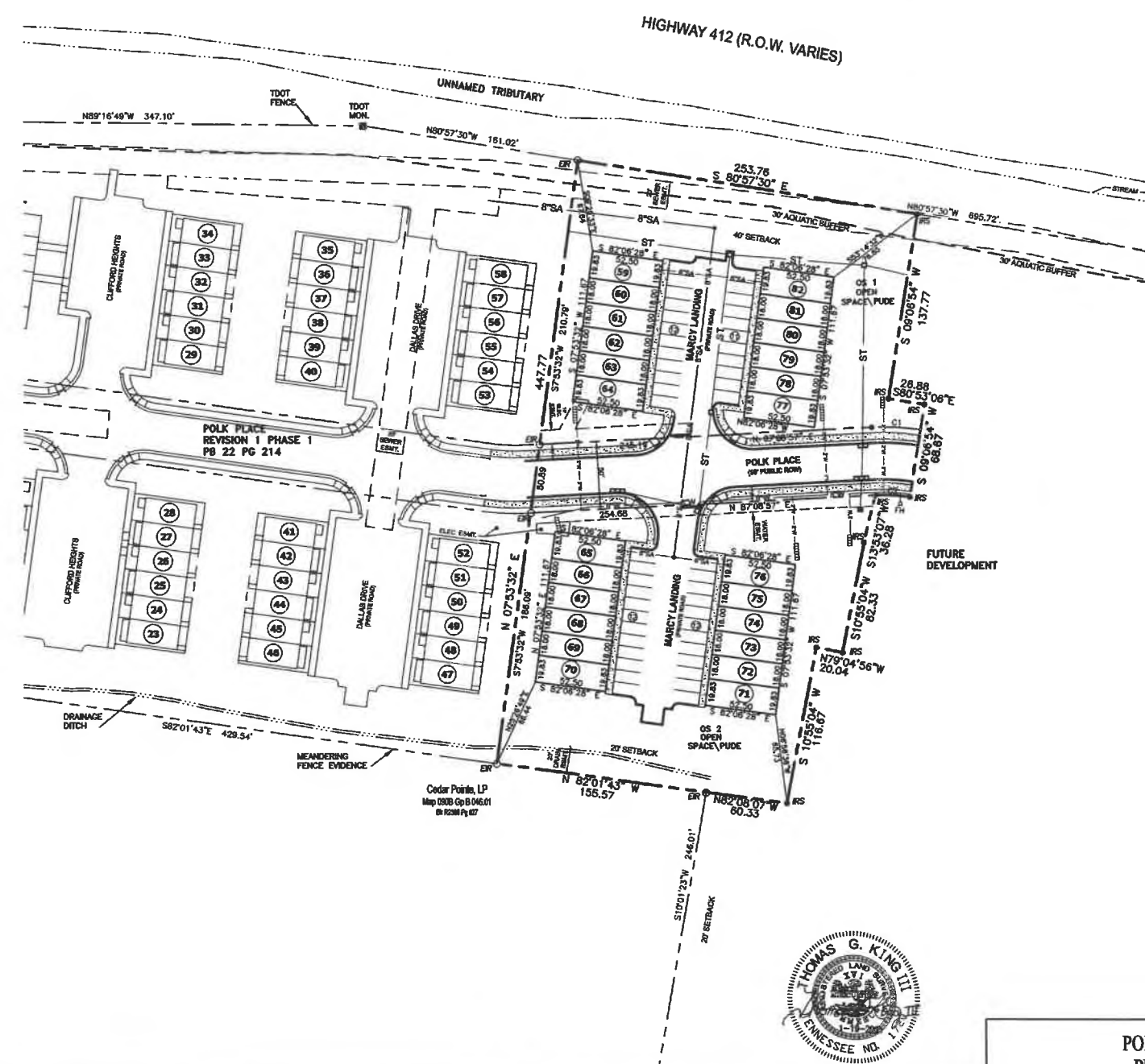
Surveyor
Thomas G. King III RLS 1720
Hyde Park Homes, LLC
144 Southeast Parkway, Suite 230
PHONE (615) 567-4420
tomking1@gmail.com

- Survey Notes:
1. This subdivision plat is based on a Site Plan "Polk Place Phase 2 & 3" Dated 9-29-20.
 2. Bearings are referenced to Plat of record titled Polk Place Phase 1 Revision to Phase 1 recorded in Plat Book P22 Page 214 R.O.M.C.T. network and Geoid Model 12B.
 3. Subject property ownership: Columbia Properties, LLC Deed Book R2468 Page 89 Maury County Register's Office
 4. Subject property is zoned GCS General Commercial Services District, City of Columbia.
 5. This property currently identified as a portion of Tax Map No. 90A, Group "B" Parcel Number 84.
 6. Subject property lies in Zone "K" as shown on the FEMA FIRM 4719C0170E, with an effective date of 4-18-2007.
 7. This surveyor does not warrant or guarantee as to the existence or non-existence of cemeteries, wetlands, least features (except as provided by CEC, see survey note 7) or any other archeologic, geologic, environmentally sensitive and/or any other protected features on the subject property. Owners/developers/contractors should contact the appropriate agencies before beginning any construction.
 8. This surveyor did not physically locate any underground utilities shown on the face of this drawing. Locations of any utilities shown were taken from above ground evidence. No reliance should be made as to the size and type of utility reported, or that all such utilities as may exist have been shown. In Tennessee it is the law to call the Tennessee One Call System at least 3 and not more than 10 days before digging. Tennessee One Call System: dial 811.
 9. Mailbox Kiosk located in pool building.
 10. Open space can be used as public utility and access easement.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00	36.55	36.48	S 86°52'04" E	11°57'57"
C2	125.00	26.11	26.06	S 86°52'04" E	11°57'57"

Area	Sq. Feet	Acres
59	1041	0.02
60	945	0.02
61	945	0.02
62	945	0.02
63	945	0.02
64	1041	0.02
65	1041	0.02
66	945	0.02
67	945	0.02
68	945	0.02
69	945	0.02
70	1041	0.02
71	1041	0.02
72	945	0.02
73	945	0.02
74	945	0.02
75	945	0.02
76	1041	0.02
77	1041	0.02
78	945	0.02
79	945	0.02
80	945	0.02
81	945	0.02
82	1041	0.02
Total	23450	0.54

OPEN SPACE OS1 35,259 SQ. FT. 0.81 AC
OPEN SPACE OS2 36,833 SQ. FT. 0.84 AC
TOTAL OPEN SPACE PHASE 2A 1.65 AC
RIGHT OF WAY 14,062 SQ. FT. 0.32 AC
TOTAL LOT AREA 23,450 SQ. FT. 0.54 AC
TOTAL AREA PHASE 2A 109,404 SQ. FT. 2.51 AC



CERTIFICATE OF COMPLIANCE I hereby certify that the subdivision plat herein has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies. _____, 20____ City Engineer	CERTIFICATE OF APPROVAL FOR SEWER SYSTEM I hereby certify that the sewer system outlined on this 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. _____ Date Director of Wastewater Department Columbia, Tennessee	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. _____ Date Maury County E911	CERTIFICATE OF APPROVAL FOR RECORDING I hereby certify that the subdivision plat shown herein 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. _____ Date Secretary, Planning Commission Columbia, Tennessee	CERTIFICATE OF APPROVAL OF WATER SYSTEMS I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Morningside 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. _____ Date Name Columbia Power & Water Systems	CERTIFICATE OF ACCURACY I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown herein; that this is a Category I Land Survey as defined in Title 62, Chapter 15, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000. 1-20-2021 _____ Date Thomas G. King III TN Registered Land Surveyor	CERTIFICATE OF OWNERSHIP AND DEDICATION I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Record Book R2468, Page 89, 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 lines, and that offers of irrevocable dedication for all public ways, public ways, utilities and other facilities have 1/20/2021 _____ Date BY: John Franks
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POLK PLACE PHASE 2A 3rd CML DISTRICT MAURY COUNTY, TENNESSEE	
FINAL SUBDIVISION PLAT CITY OF COLUMBIA MAURY COUNTY, TENNESSEE	
Total Acres = 2.51	Total Lots = 24
Acres New Streets = 0.32	Feet New Streets = 281'
Acres Open Space = 1.65	Closure Error : 1/10,000+
Scale : 1" = 50'	Date : 01/19/21
SHEET 1 OF 1	