

CITY OF COLUMBIA



T E N N E S S E E

City of Columbia

Municipal Planning Commission

March 10, 2021

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DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: March 10, 2021 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, March 10th 2021 at 4:00 P.M., in the Council Chambers at City Hall to consider the following:

AGENDA

Call to Order.....Chairman
Roll Call.....Secretary
Approval of Minutes.....Commission Members
Welcome of Visitors.....Chairman

1. Review of Bonds and/or Letters of Credit.
2. Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.
3. Request from 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 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.
5. Request from Martin Engineering & Surveying for Preliminary Plat approval of phases 5-7 within Summerdale subdivision off Precast Drive.
6. 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.
7. Request from Allen O'Leary for final plat review and approval of Armstrong Meadows Section 4 located off Hampshire Pike with surety in the amount of \$475,000.

- 8. Request from Martin Engineering & Surveying to rezone 5.37 acres off Williamsport Pike being Tax Map 88 Parcel 51.00.**
- 9. 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.***

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CALL TO ORDER:

Chairman Charlie Goatz called the February Planning Commission meeting for the City of Columbia to order at 4:03 p.m. The meeting was held in Council Chambers at City Hall.

ROLL CALL:

Quorum present and included the following:

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

Absent was: Mayor Chaz Molder

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
 Mr. Tim Tisher, City Attorney (Zoom)
 Mr. Douglas Toney, Assistant City Engineer

APPROVAL OF MINUTES:

The January minutes were presented for approval. Mr. Hutto made the motion to approve with Mr. Pace seconding. Motion to approve the minutes passed with a vote of to six to zero.

REVIEW OF BONDS:

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

OFFICIAL COMMUNICATIONS:

AGENDA ITEM #2

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

Director Keltner stated that several items have come through on final reading. The 271 Theta Pike PUD rezoning and Master Plan for John Deere

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Dealership, and the Townhome standard passed City Council on second and final reading. The Bullock Street PUD was also on final consideration and passed. 2372 Nashville highway had the annexation, and zoning, and Master Plan for the Drumright property passed on final reading. The Arden Village Master Plan revision passed on 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:

Applicant requested to defer.

Discussion:

Mr. Hutto made the motion to defer with Mr. Pace 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:

Applicant requested to defer.

Discussion:

Mr. Goatz made a motion to defer with Mr. Hutto seconding. Motion to defer the agenda item passed six to zero.

AGENDA ITEM #5

Case #20-0266

Request from Martin Engineering to rezone property off Bear Creek Pike and Harley Davidson Boulevard being Tax Maps 72 Parcel 53.00 and Map 93 parcels 2.00 and 2.01 to High Density Residential Planned Unit Development with Master Plan.

Staff Recommendation:

Mr. Keltner stated that the applicant requested this item be withdrawn. He does have an approved Preliminary Plat for this property and plans to stay with that and forgo the Planned Unit Development process.

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Discussion:

Mr. Pace inquired about deferring and withdrawing. Mr. Keltner stated that deferral is when the applicant is trying to adjust the plans to the comments that the Technical Review committee sent to him, and the request automatically goes on to the next month's agenda. Withdrawal is when the applicant is actually removing the request all together, and the request will not come back to the Commission without the applicant reapplying again.

AGENDA ITEM #6

Case #20-0276

Request from T-Square Engineering for Final Plat approval of Quail Run Phase 1A at 1628 Lasea Road with surety in the amount of \$157,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff has reviewed this, and compared it to the Preliminary Plat and finds this compatible to that which was previously approved.

Discussion:

Discussion included Technical comments, an R-6 zoning, 2017 was when it started, sewer line, and this meets all the zoning requirements of the Preliminary Plat that was previously approved. Mr. Goatz made the motion to approve subject to any Technical comments. Mr. Hutto seconded the motion. The motion passed six to zero.

AGENDA ITEM #7

Case #20-0282

Request from Ragan Smith Associates for Final Plat approval of Taylor Landing phase 4A off Taylor Bend Road with surety in the amount of \$121,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff looked at the Master Plan and the Preliminary Plat for this project and found it to be compliant.

Discussion:

Discussion included Mr. McBroom thought this was early since they are still busy working on this phase and needed seed and straw. Mr. Harper stated that the development did receive binder asphalt the first of January, the contractor did have to cut around some of the man holes, and curb ends to make adjustments. What staff look for, is binder asphalt down, and the majority of curbing on single family units on townhouses we don't do the curbing requirement, because there

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are so many cuts on it. Mr. McBroom asked what assurance does Planning Commission have. Mr. Harper stated typically there is not this number of adjustments. They are supposed to have them completed by the end of this week, early next week. Staff can hold signatures on the final plat if Commission would like, or Commission could delay them a month. Further discussion included the weather, the binder was down at application, but the elevations weren't where they wanted them to be so they had to cut out and adjust it, and stabilizing the dirt. Mr. McBroom made the motion to approve with Mr. Pace seconding. Motion to approve passed six to zero.

AGENDA ITEM #8

Case #21-0001

Request from Fulmer Lucas for driveway exception located at 2301 Carmack Boulevard.

Staff Recommendation:

Mr. Harper gave the details of the staff report. This intersection is of two major arterial roads. A major arterial requires 440 feet separation between opposite and adjacent drives, as well as a 200 foot separation from the intersection itself. This could not be achieved without seeking an exception. The applicant has agreed to provide cross access easement to the property to the east and staff is in support of them obtaining the right in, right out access off East James Campbell Boulevard contingent on TDOT approval. They do have access on Dyer Street as well.

Discussion:

Discussion included access on Carmack being removed, staff finds this compliant, and meeting the criteria. Motion to approve was made by Mr. Goatz contingent on the state approval, and seconded by Mr. McBroom. Motion to approve passed six to zero.

AGENDA ITEM #9

Case #21-0002

Request from Charles Phillips to rezone three properties being Tax Map 99H Group G Parcels 4, 5, and 6.00 off East 9th Street from Commercial to High Density Residential.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Sections 3.19.6 criteria for Planning Commission recommendations and 3.18.7 (B) in relation to this rezoning request is listed.

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Discussion:

Mr. Brett Smith, Planner landscape Architect, Ragan Smith Associates, was present to answer question. Mr. Smith presented a short video, and stated that he submitted the plat today. Discussion included stream buffer, no flooding, zone commercial, residential houses there now, and too small for a PUD. Mr. McBroom made the motion to approve, and Mr. Hutto seconded the motion. Motion passed six to zero.

OTHER BUSINESS:

In other business, the Commission discussed (A.) Study Session, and (B.) the Polk Motel site.

ADJOURNMENT:

Mr. McBroom made the motion to adjourn, with Mr. Pace seconding the motion. Motion passed six to zero. Meeting adjourned at 4:23 p.m.

Planning Commission Chairman

Date

CURRENT LETTERS OF CREDIT

FEBRUARY 22, 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 (roadsd/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	09.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1A (roads and drainage)	\$ 90,000.00	9/26/2019	\$90,000.00
16	11.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	\$ 118,500.00	1/15/2020	\$118,500.00
17	03.07.2021	LPT, LLC	Greystone Subdivision	\$ 166,500.00	5/18/2017	\$166,500.00
18	03.13.2021	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	\$ 21,000.00	8/29/2008	\$210,000.00
19	04.25.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	\$ 105,000.00	8/1/2018	\$105,000.00
20	04.27.2021	Howell Home Builders, LLC	Baker Landing Subdivision, Phase 1, Section 1	\$ 13,900.00	7/31/2020	\$13,900.00
21	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	\$ 188,000.00	5/14/2020	\$188,000.00
22	05.09.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	\$ 106,000.00	6/26/2018	\$106,000.00
23	05.20.2021	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision	\$ 75,500.00	4/8/2020	\$75,500.00
24	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
25	05.21.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 1BG89	\$ 120,000.00	6/29/2018	\$120,000.00
26	05.23.2021	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	\$ 28,000.00	9/19/2019	\$28,000.00
27	06.10.2021	P & L Development	Summerdale, Phase 2 (roads & drainage)	\$ 105,000.00	7/21/2020	\$105,000.00
28	06.12.2021	FP, TCI, CCS, LLC	Homestead @ Carter's Station, Section 4 , Phase 2	\$ 121,000.00	6/21/2019	\$121,000.00
29	07.08.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 3	\$ 160,000.00	6/12/2020	\$160,000.00
30	07.31.2021	Meritage Homes of Tenn., Inc.	Taylor Landing , Phase 3 (roads and drainage)	\$ 117,000.00	9/10/2020	\$117,000.00
31	08.14.2021	James Davis, Sr.	Valley View Subdivision, (roads and drainage)	\$ 258,000.00	10/5/2020	\$258,000.00
32	09.11.2021	FP TCI CCS, LLC	Homestead @Carter's Station Section 2, Phase 2B	\$ 111,000.00	9/19/2019	\$111,000.00
33	09.15.2021	Pulte Homes Tennessee Partnership	Independence @Carter's Station, Section 3, Phase 1	\$ 390,000.00	9/21/2020	\$390,000.00
34	09.28.2021	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	\$ 45,000.00	12/17/2007	\$160,260.00
35	10.05.2021	Fortuna Capital, LLC	Grove Park Subdivision, Phase 5 (roads & drainage)	\$ 102,000.00		\$102,000.00
36	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
37	11.17.2021	P & L Development	Summerdale, Phase 1 (roads & drainage)	\$ 135,000.00	12/11/2019	\$135,000.00
38	11.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 4A (roads and drainage)	\$ 121,000.00	1/15/2021	\$121,000.00
39	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
40	12.16.2021	Quail Run Development Co., LLC	Quail Run Subudivision, Phase 1 (roads & drainage)	\$ 157,000.00	1/15/2021	\$157,000.00
41	12.17.2021	P & L Development	Summerdale Subdivision, Phase 3 (roads & drainage)	\$ 97,000.00	1/5/2021	\$97,000.00
42	12.20.2021	FP, TCI, CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1	\$ 141,000.00		\$141,000.00
43	1/4/2022	Shaw Enterprises	Elan Subdivision, Phase 2 (roads and drainage)	\$ 142,000.00	12/21/2020	\$142,000.00
44	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
45	2.03.2022	Columbia Properties, LLC	Polk Place PUD Subdivison, Section 2A (roads & drainage)	\$ 55,000.00		\$55,000.00

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:

20-0267

Request:

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.



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

20-0267

APPLICANT/PROPERTY OWNER

**Martin Engineering & Surveying
LLC / Baxter Enterprises**

PROPERTY ADDRESS/LOCATION

**Williamsport Pike/ Oak Springs
Drive/ Tax Map 88 Parcel 51.00**

PUBLIC HEARING DATE

N/A

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

This request is for the **Annexation & RM-1 PUD (High Density Residential) Planned Unit Development** Zoning of an 84.48 +/- acre tract located on the north side of Williamsport Pike located adjacent to Twin Lakes Drive. A PUD master plan in support of this rezoning/annexation includes the proposal of 209 single-family residential lots and 204 townhome units.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-10 (Single-Family Residential); RM-1 (Multi-Family Residential). Remainder not in City Limits, County Zoning.	Vacant Land	RS 10 & RM-1 SF-Residential/ Apartments	209 Single-Family Homes/ 204 Townhome Units	84.48 +/- 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 the proposed annexation & RM-1 PUD zoning. Access to the development will be from Twin Lakes Drive & Oak Springs Drive via Williamsport Pike with two access connections within a TVA transmission line easement. An additional stub-out is indicated for the property to the west. As noted within the submitted master plan for this property, a combination of townhomes and single-family residential lots are proposed. 134 single family residential lots with a lot width of 42' are shown in all proposed 5 phases, with (75) 50' wide lots in phases 1 to 4. The average single-family residential lot dimension includes a 20' front and rear yard setback with 5' side yard setbacks with lot sizes varying from 5,040 SF to 15,557 SF.



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Proposed renderings of home designs include a combination of one- and two-story homes with vinyl at side and rear elevations and a brick/stone veneer base at the front elevation with front-loaded garages. In addition, 204 (20') wide townhome units proposed include a 1 car front loaded garage with an arts and crafts design element on a typical 20 X 79 lot. Townhome renderings indicate carriage style garage doors with a combination of vinyl siding and masonry at front elevations with rear and side elevations consisting of vinyl siding. Overall, this proposed Planned Unit Development/Rezoning varies from the base zoning of RS-10 by the reduction of lot sizes less than 10,000 SF with setbacks not being at least 30' on front, and 10' on sides. Lot widths have been reduced from a standard 75' to 42' and 50'. Moreover, townhomes do not adhere to the base zoning requirements that require a minimum 22' townhome when having a front-loaded garage such as proposed. In addition, the existing RM-1 zoning section of the property does not meet the base zoning with lots less than 6,000 SF and 5' side yard setbacks and some lot dimensions reduced to a 42' width. A 15' landscape buffer is shown whereas a base zoned would require 25' buffer between proposed development and existing single-family home to the south, and no buffering in phase 1 and 3 between existing apartments and proposed development. Additional buffering has not been extended along perimeter boundaries that would be required in a base zoning standard. **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

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

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

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

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

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



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The Comprehensive Plan designation for this property is suburban corridor which does support high-density residential development with the preservation of open space thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

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

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

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

The surrounding property is single-family residential and open space. The proposed plan will continue those established patterns within the area consisting of residential and within a pattern of transition.

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

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

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

The subject property is of adequate shape and size to accommodate a Planned Unit - Residential Development.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

The Comprehensive Plan designates the subject property as Suburban Corridor. The request would agree with such designation with RM-1 PUD future land use.

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

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

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



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

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

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

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

In the community, housing demands within the city limits have increased to a sufficient extent to warrant an annexation within the city's zoning map to fulfill that demand.

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

No reports from any facilities that the zoning request cannot be serviced.



TECHNICAL MEETING

Wednesday, February 10, 2021

ITEM NO.

20-0267

DESCRIPTION: To obtain PUD, Master plan approval for Williamsport Pike development consisting of 218 single-family residential lots and 197- Townhome units.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Subject to TIS and Construction Plan Approval
2. Continue sidewalk to along both side of Twin Lakes Drive to the Lakes of Columbia Apartments access.
3. Provide 4' grass strip
4. Show all natural features including sinkholes and ponds and creeks. No roadways or structures shall be built over existing sinkhole locations
5. Recommend oak springs drive continues unbroken to stub at Western property line.
6. Provide existing contours
7. Provide response to TIS Review Memo and clear commitment of improvements by the developer. Provide any buildout schedule or timeframe for said improvements.
8. City requests cabinet equipment upgrade at Hampshire Pike and Oak Springs Drive be provided as a part of the traffic improvements.
9. Roadway geometry to meet subdivision regulations. Minimum horizontal curve radius is 125'. Specifically see Hopper Circle.
10. Extend sidewalk from Goldsberry Drive/Oak Springs on western side of roadway to Lakes of Columbia Apartments.
11. Show intersection of Williamsport Pike and Hampshire Pike. With current/proposed improvements.
12. Show Intersection of Oak Springs Dr and Hampshire Pike with lanes.

Planning

13. Northern part of project next to Hwy 43 is not within city, will need legal description and annexation form.
14. Where will the villa homes go, lot numbers? Provide typical layout with fence detail. Recommend Villa structures to retain base zone district side setbacks
15. Are the 5' side setbacks for both 41' and 50' wide lots?
16. Please provide typical townhome lot layout.

17. Are the lots within curved areas maintaining the 41' and 50' road frontage, some of these look smaller
18. Would recommend landscaping and park like design within the open space areas on the interior of the site
19. Recommend landscape areas (Perimeter buffers) all be within HOA ownership
20. Show landscape buffering from remaining requested commercial property
21. Building material list for all homes needed
22. Would recommend townhomes facing Twin Lakes Drive be accessed from the rear
23. The collecting road of Goldsberry would recommend a street setback of 35'
24. Recommend product removal of Manchester, Greenbriar, and Ryman house plans
25. Would recommend removal of Meridian Court to eliminate the oddly shaped lots of 80 and 84.
26. Road detail of Williamsport Pike and Hampshire Pike not shown correctly at intersection.
27. Recommend front loaded garage homes have a street setback of 25'

Fire

28. These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review. Conditions are subject to final plan check and review.
29. Access During Construction (IFC 503): Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.
30. Required access (IFC 504.1): Exterior doors and openings required by this code or the International Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official
31. Key Box Required to be Installed (IFC 506.1): Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.

32. Key Box Contents (IFC 506.1): The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.
33. Dead Ends: Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around a fire apparatus.

34. Turning Radius: Fire access road turns and corners shall be designed with the City Engineers specifications.
35. Designated Fire Lanes: in private developments shall be not less than 24 feet wide (curb face to curb face) with no parking on either side and shall be identified as fire lanes with red curb, stating in white lettering " NO PARKING FIRE LANE", or by approved signage, or by both red curb with lettering and signage.
36. Fire Department Access Roads/Driveways: Shall be provided so that no portion of the exterior wall of the first floor of any building will be more than 150 feet from such roads.
37. Private Fire Hydrants: Additional private hydrants will be required
38. R313.1 Townhouse automatic fire sprinkler systems.
An automatic residential fire sprinkler system shall be installed in townhouses.

Exception: An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

Columbia Power

39. 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.

Building

40. No comments.

Police

41. No comments provided.

Public Works

42. No comments provided.

Columbia Water

43. 8' CI main on northwest side of Williamsport Pike and 8" DI main on the west side of Oak Springs.

Atmos Energy

44. No comment.

Maury County E911

45. No comments provided.

Maury County Schools

46. No comments provided.

Wastewater

47. The Wastewater Department has 8" gravity sewer available with adequate capacity to service this request as spelled out in an email from Mr. Martin dated December 02, 2020. No detailed design plans have been submitted to Wastewater for review.

ATTACHMENTS: PUD, Master Plan

PLAN OF SERVICES

FOR ANNEXATION OAK SPRINGS DRIVE PROPERTY +/-2.97 ACRES, *BEING* TAX MAP 88 PARCEL 50.01

A. Water

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

B. Sewer

1. Any extension of sanitary sewer beyond the existing infrastructure, including but not limited to the existing pump station, is the responsibility of, initiated and funded by the property owner and must comply with existing rules, regulations and policies. If the Wastewater Department determines the proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations, and policies.
New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detailed design plans for the sanitary system proposed to service this project have been presented to the Department at this time.

C. Police

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

D. Fire and Rescue

1. The City of Columbia Fire & Rescue provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The City of Columbia Fire Department currently holds an Insurance Service Organization (ISO) Class 1 rating. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.
2. The proposed annex will be located on the property at Oak Springs Drive Tax Map 88 Parcel 51.00 in Columbia, Tennessee. This location is approximately 1.6 miles from Columbia Fire Station, #2 located at 711 Lion Parkway, 3.2 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 3.3 miles from Fire Station #4 located at 5040 Trotwood Avenue. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.
3. The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, you should insist that fire sprinkler systems be installed in future homes.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
2. The property shall be zoned RM-1 (High Density Residential Districts) upon the effective date of the annexation.
3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

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

G. Parks and Recreation

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

H. Refuse Collection

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

I. Power

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

J. Schools

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

WILLIAMSPORT PIKE
SINGLE-FAMILY
50' LOTS

Bayfield – 1,642sf - 3 bedroom 2 bath

Elevation B



Elevation C



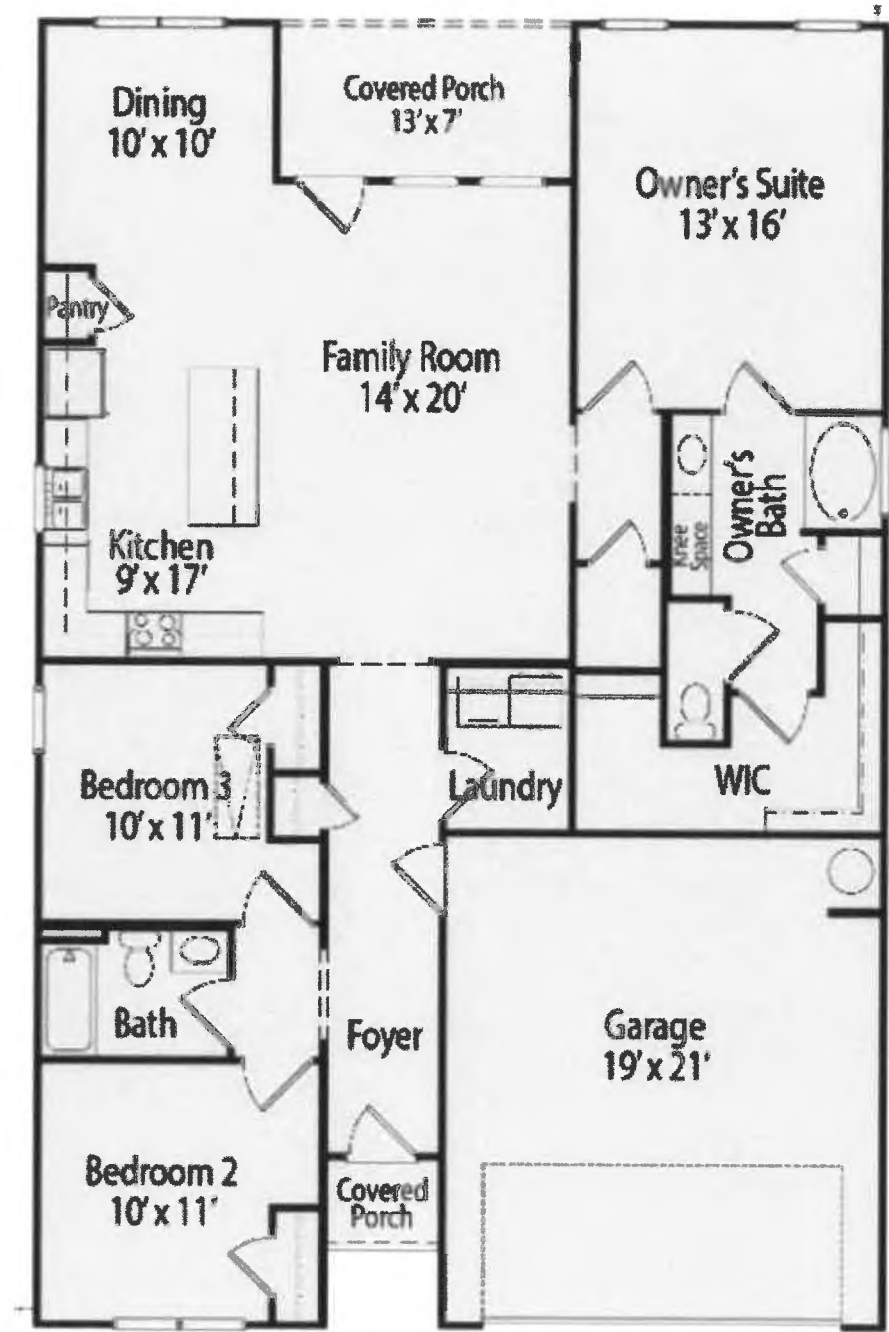
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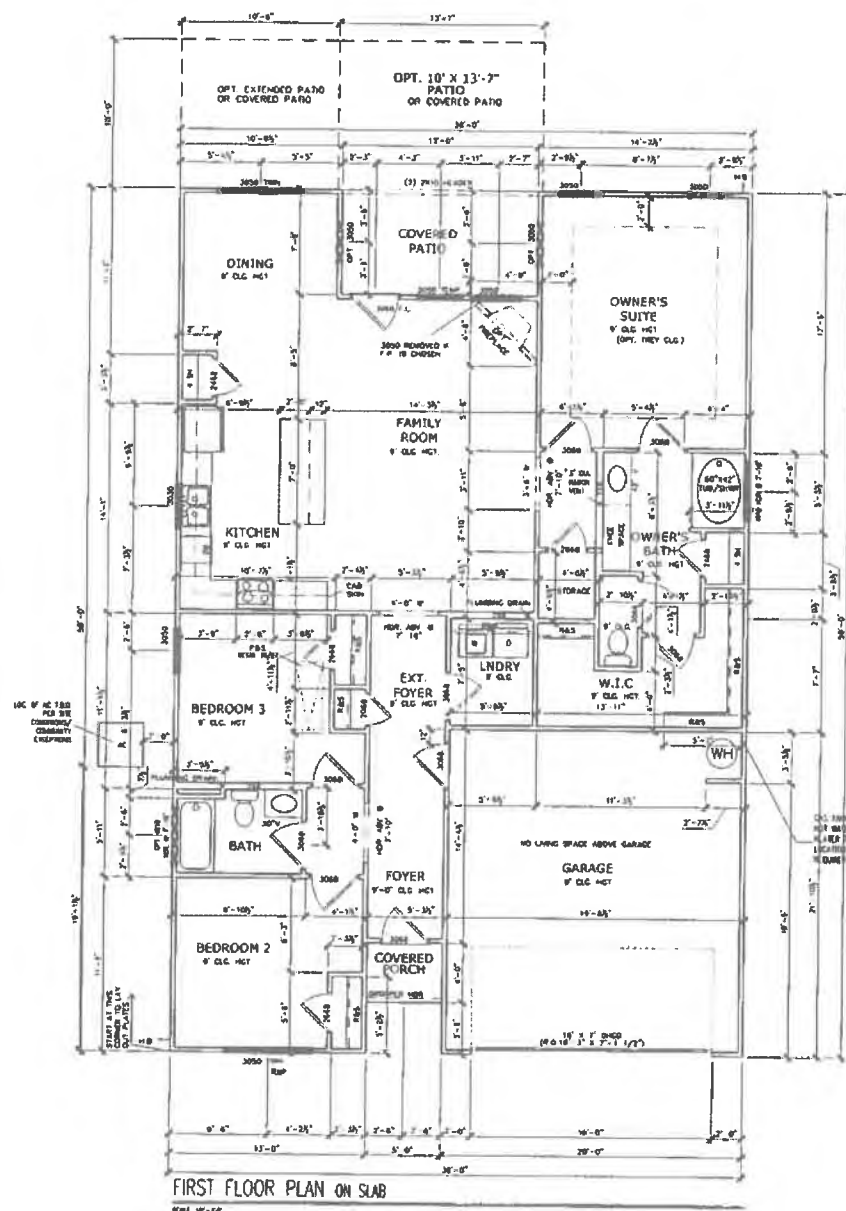
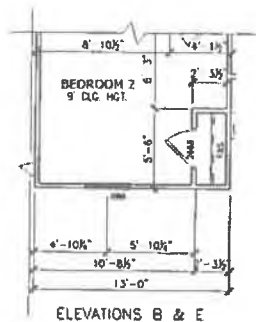


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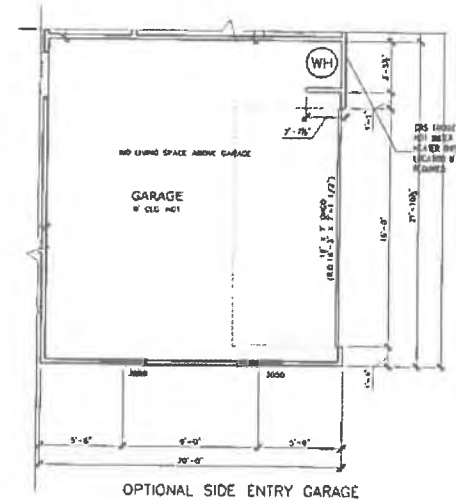
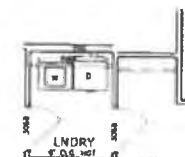
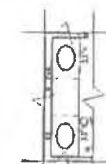
Floor Plan





SEE SHEET A5.4
FOR OWNER'S
BATH OPTIONS

*RADON VENT
PROVIDED PER
LOCAL CODE



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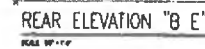
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FLOOR PLAN
FIRST FLOOR
BAYFIELD

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Buffington – 2,505sf - 4 bedroom 2.5 bath – Optional 5th Bedroom

Elevation A



Elevation B



Elevation C



Elevation D

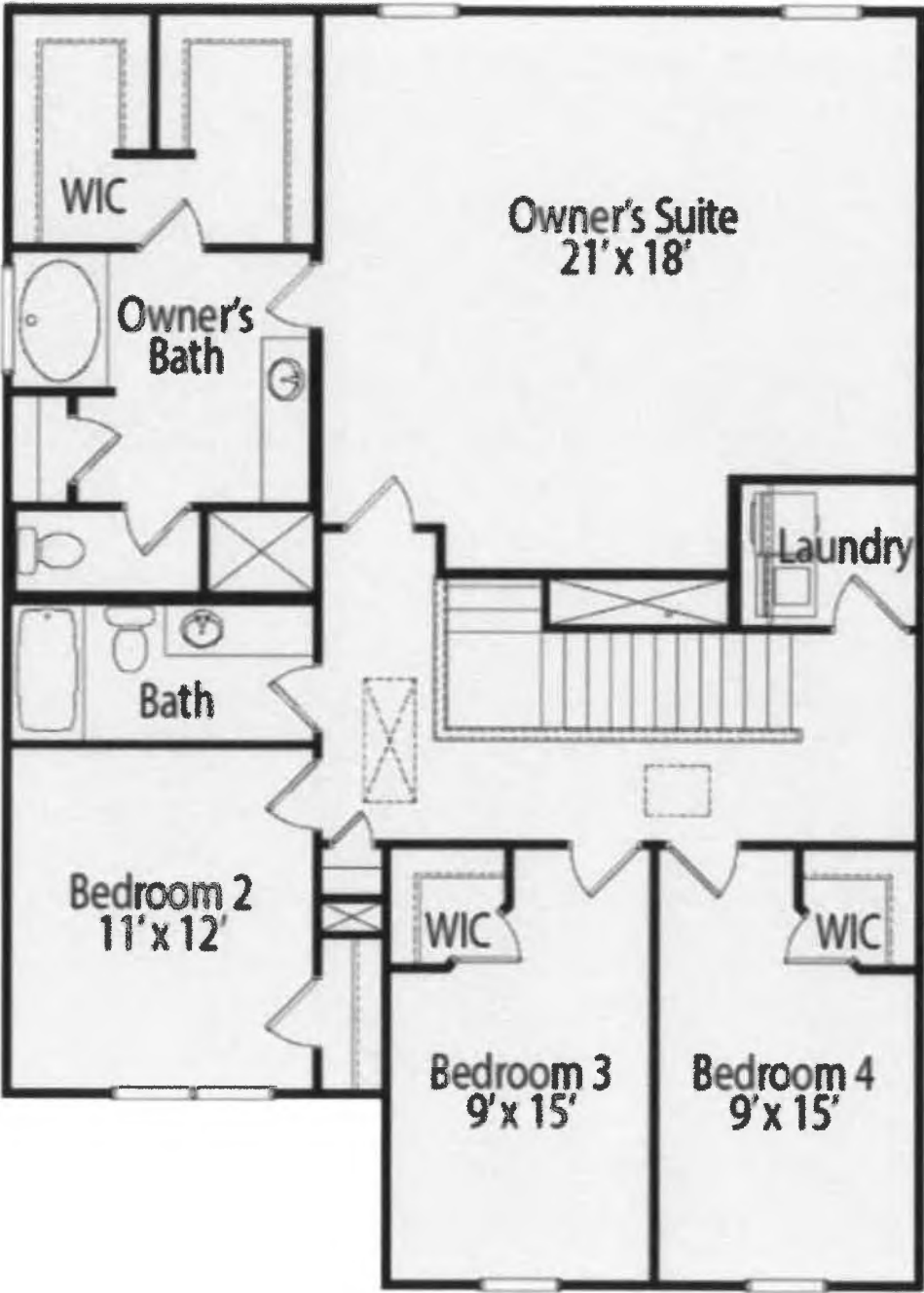


Floor Plan

First Floor



Second Floor





OPTIONAL SIDE ENTRY GARAGE
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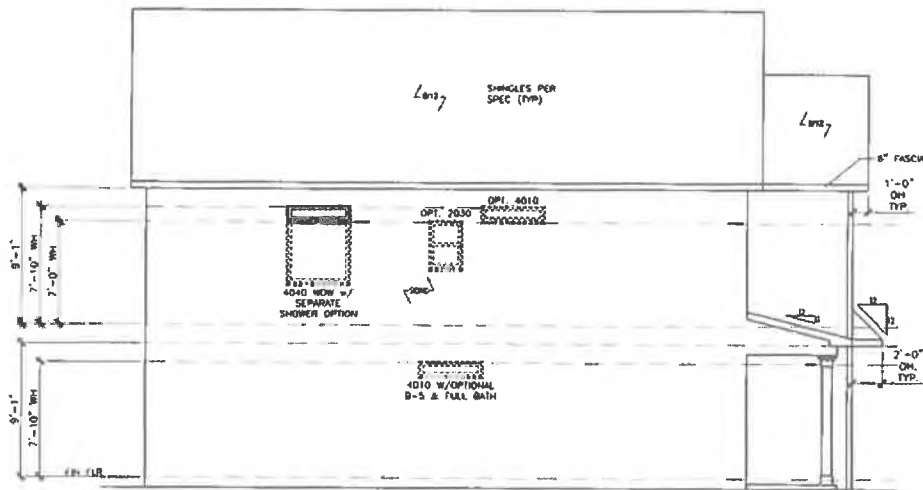
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ELEVATIONS
SIDES & REAR
BUFFINGTON

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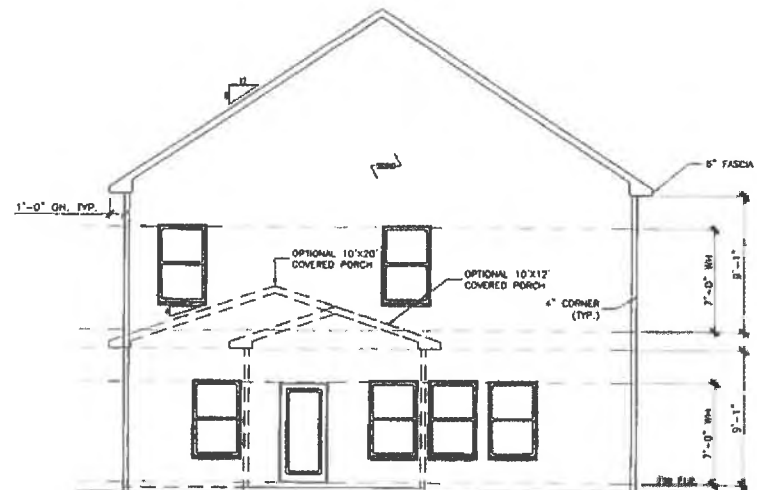
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PLATE	ALL	PLATE	ALL
PAGE NO.	A2.1		



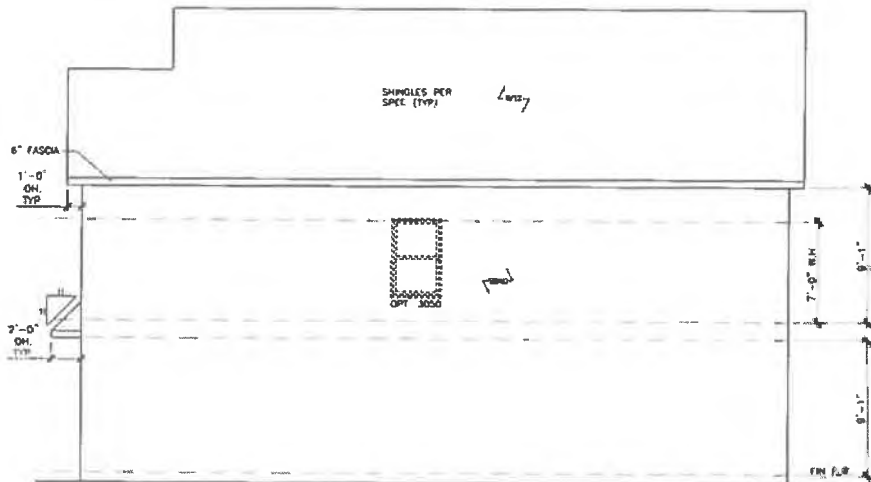
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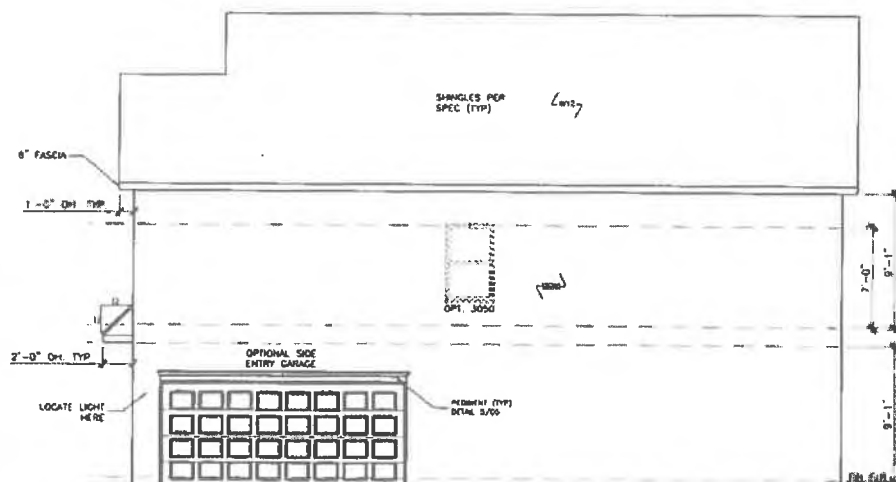
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SCALE: 1/8"=1'-0"



RIGHT ELEVATION "B E H K N Q T"

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

OPTIONAL SIDE ENTRY GARAGE

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DATE	REVISION

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SIDES & REAR
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BY		
ALL	ALL	
2020		
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OPTIONAL SIDE ENTRY GARAGE
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Cochran – 2,009sf - 4 bedroom 2.5 bath

Elevation A



Elevation B



Elevation D

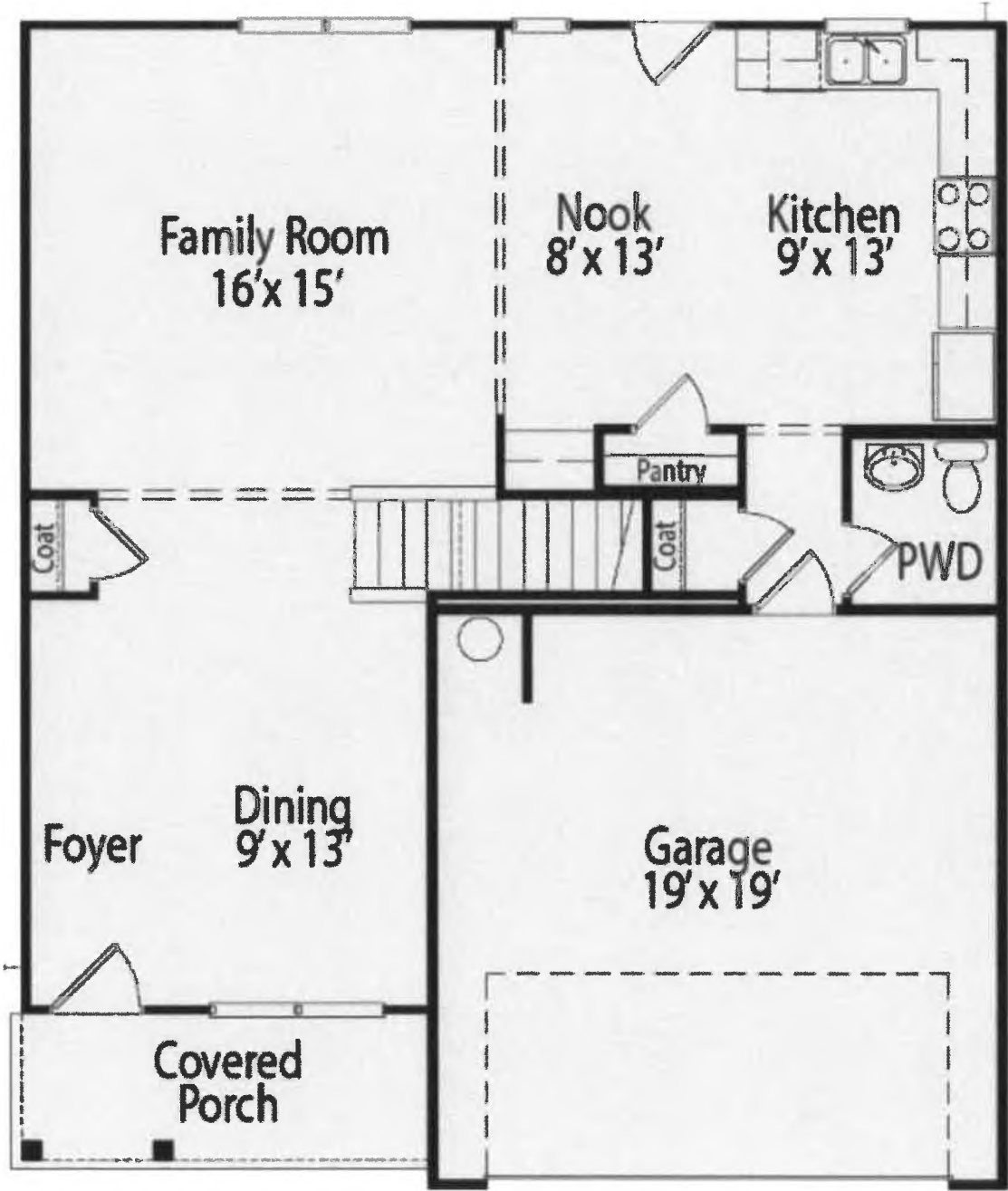


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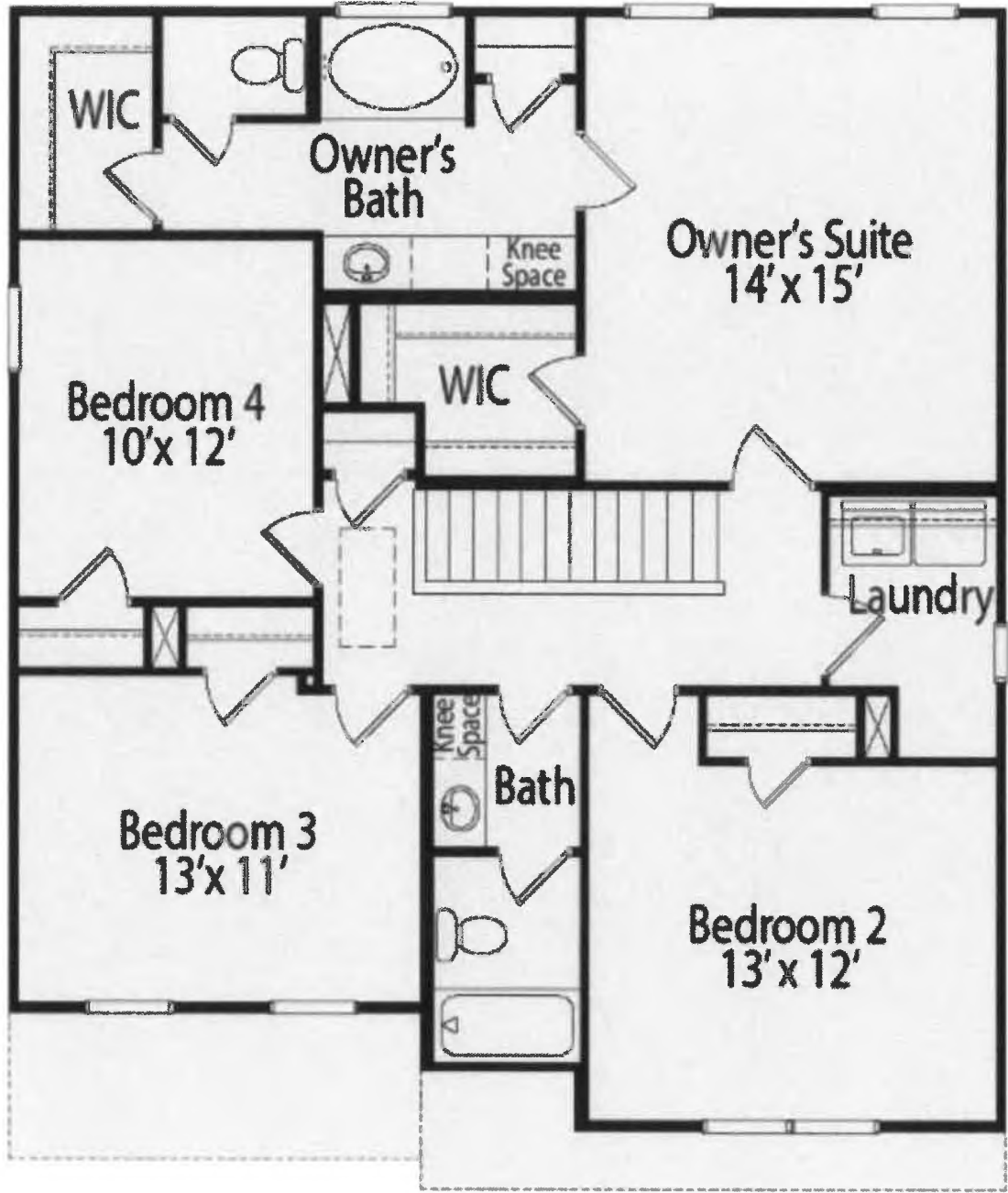


Floor Plan

First Floor



Second Floor





ANSWERS: 147 = 148

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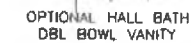
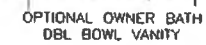
QUALITY = INTEGRITY = VALUE

FLOOR PLAN
FIRST FLOOR
COCHRAN

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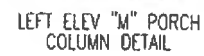
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FOR OWNER'S
BATH OPTIONS

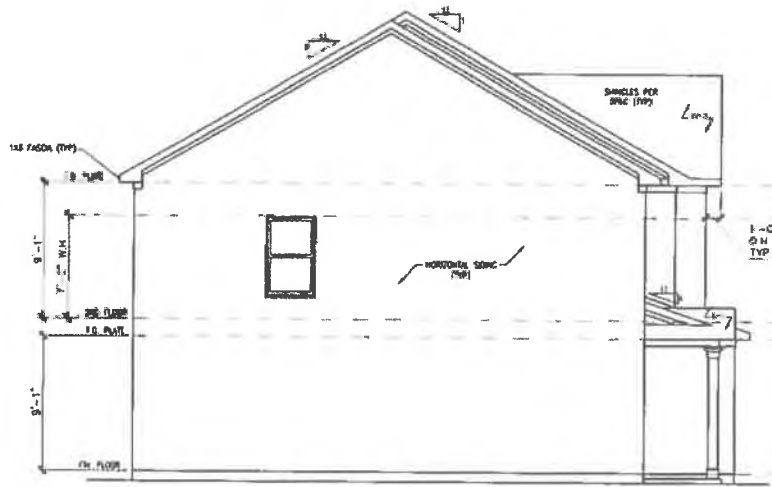


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FLOOR PLAN
SECOND FLOOR
COCHRAN

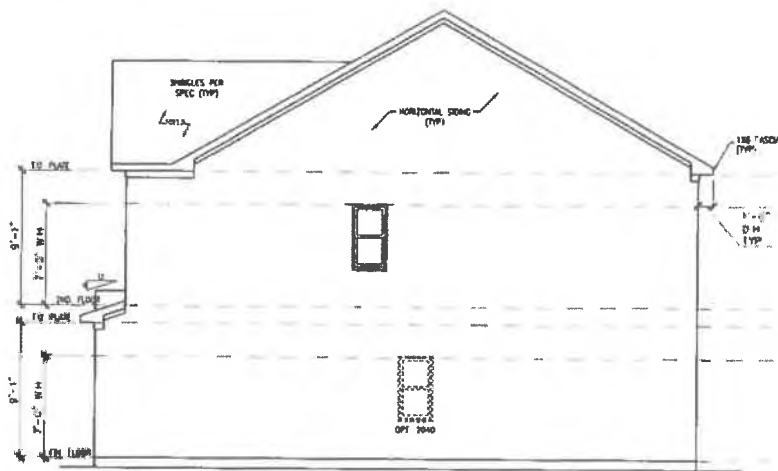
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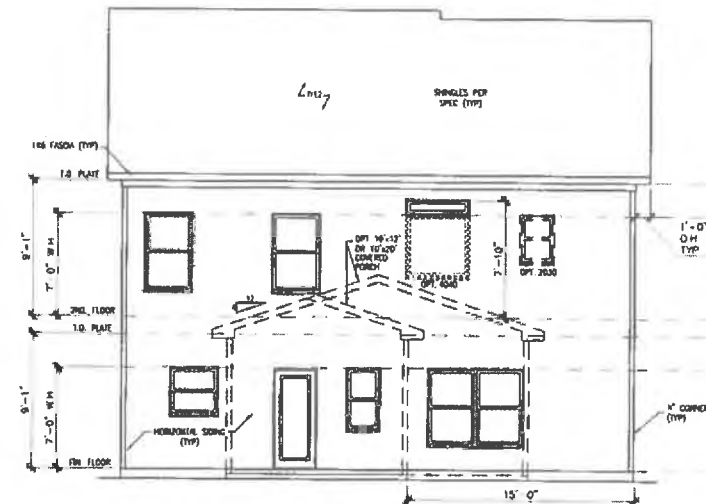
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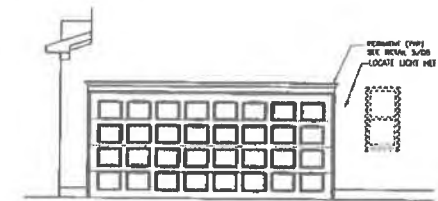
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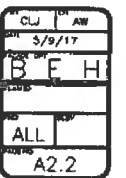
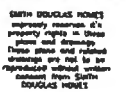
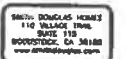


REAR ELEVATION "B E H N"

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OPTIONAL SIDE ENTRY GARAGE





Lanier – 1,725sf - 3 bedroom 2 bath

Elevation B



Elevation C



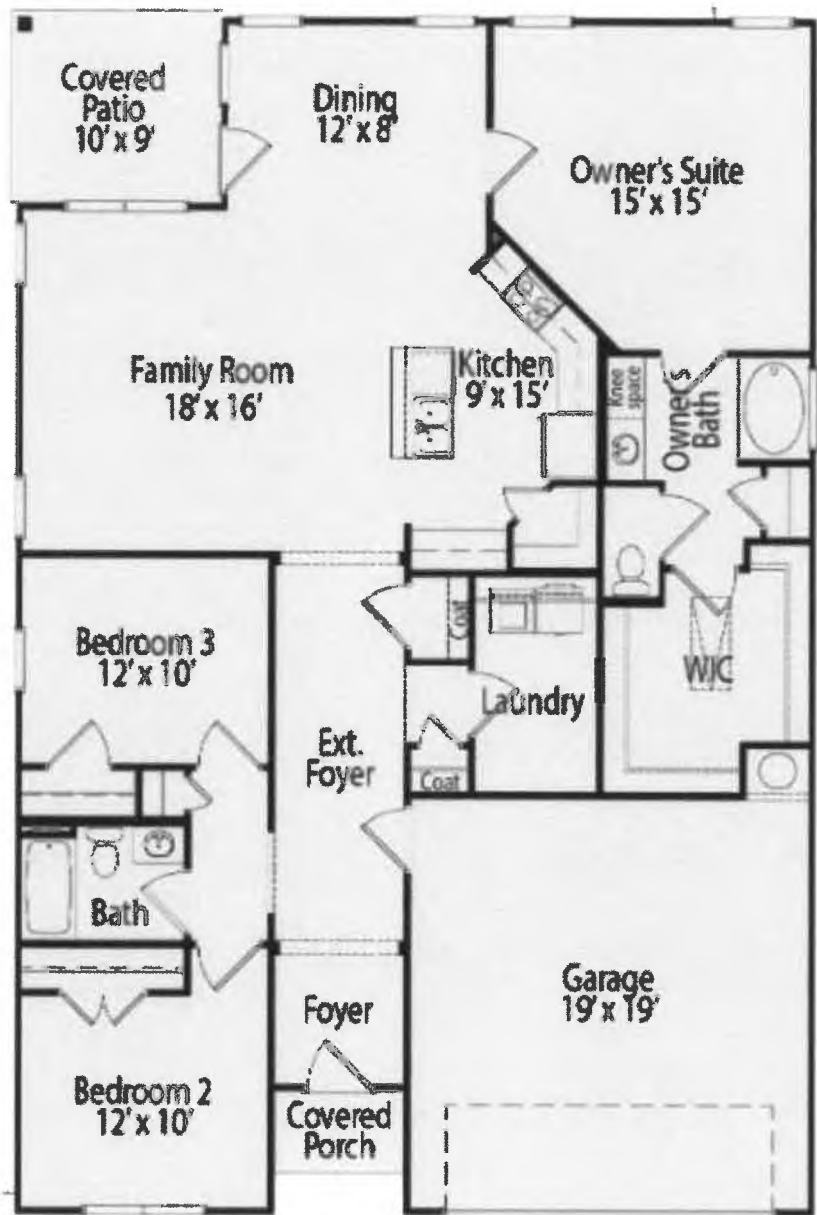
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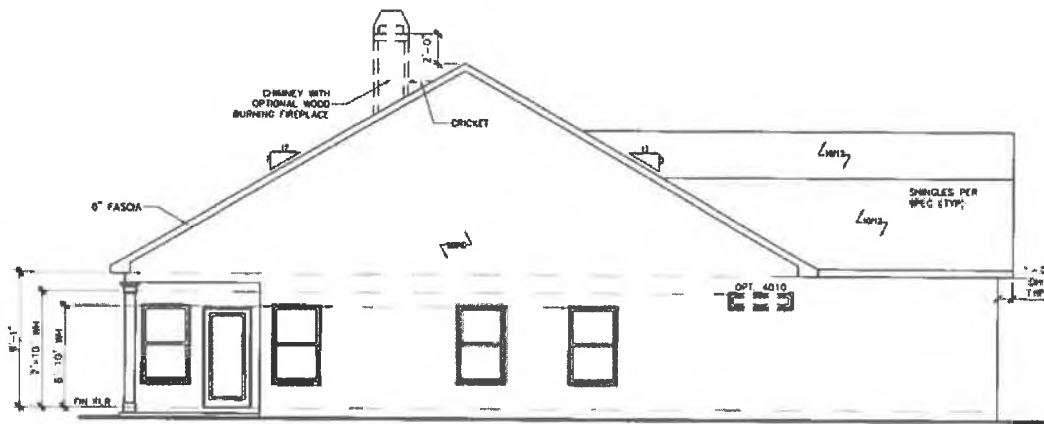


Elevation F



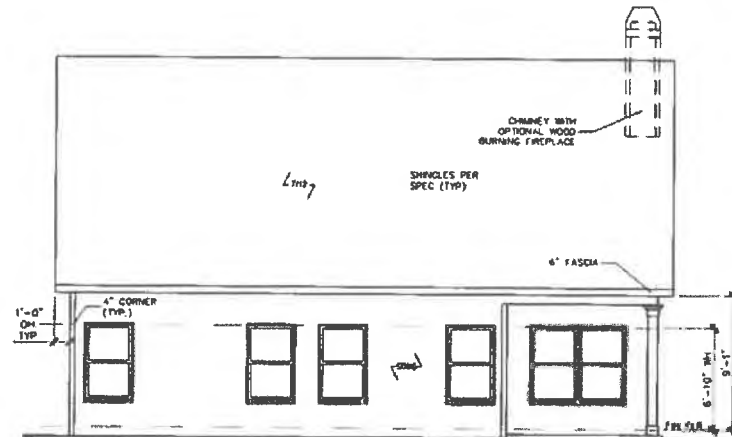
Floor Plan





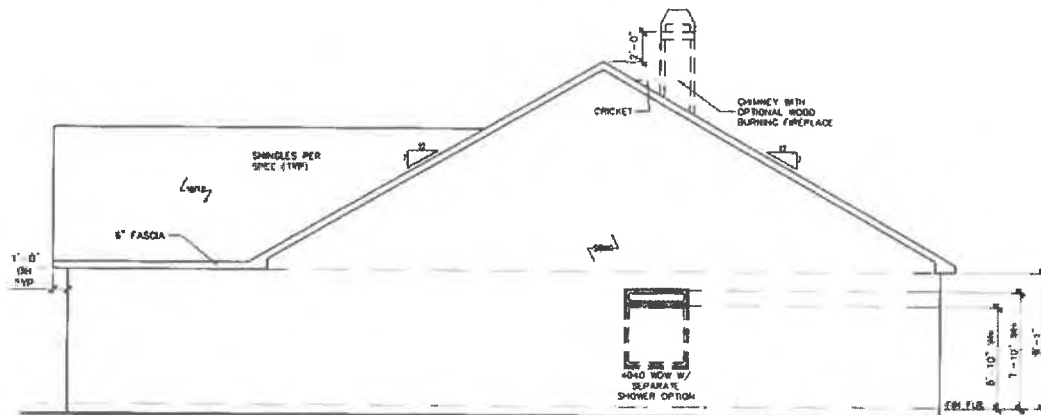
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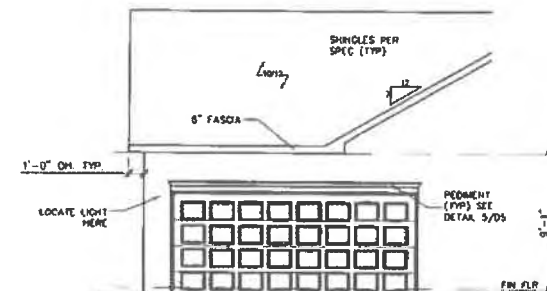
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RIGHT ELEVATION "A D G"

SCALE 1/8" = 1'-0"



RIGHT ELEVATION "A D G"
OPTIONAL SIDE ENTRY GARAGE

SCALE 1/8" = 1'-0"

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REVISION	DATE	BY	CHK

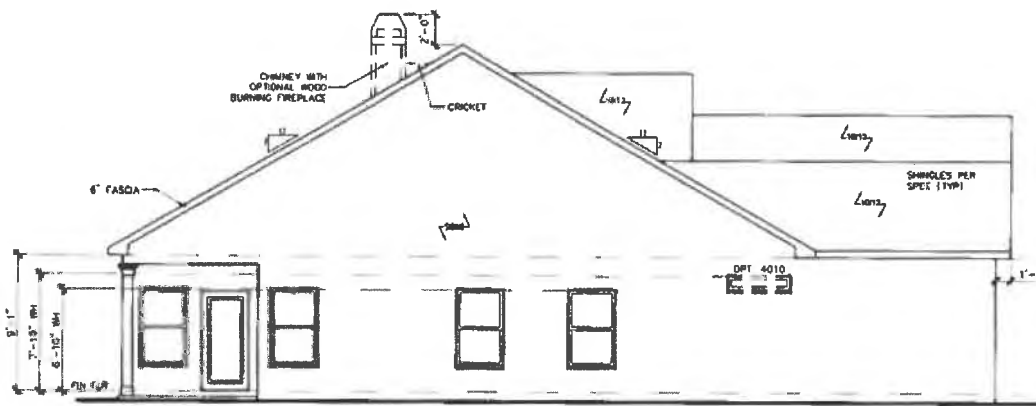
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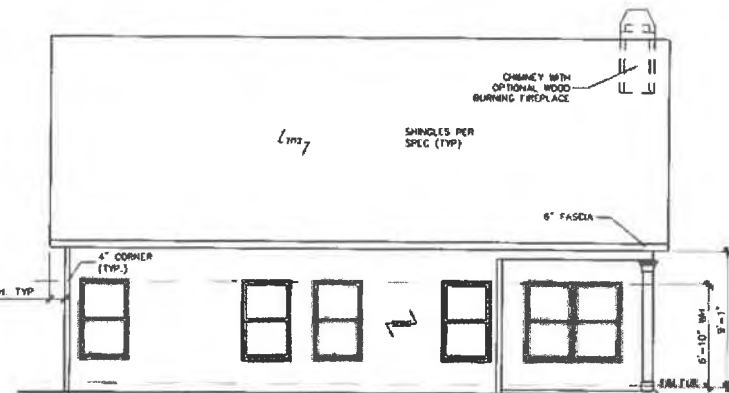
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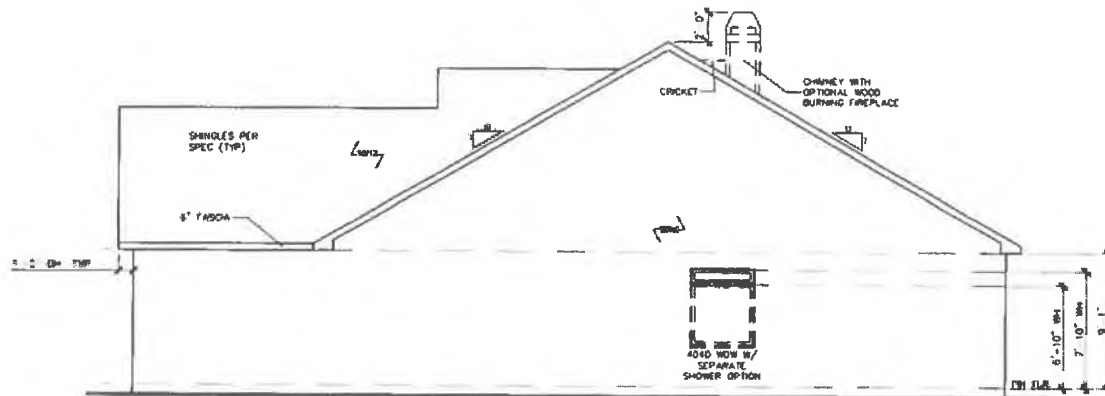
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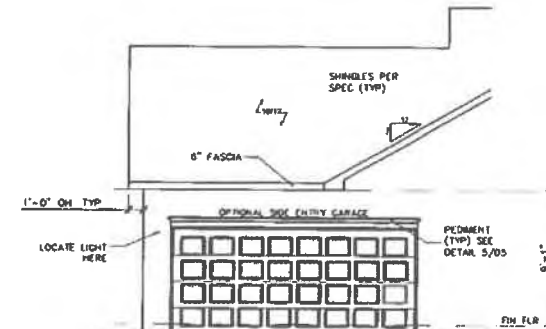
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RIGHT ELEVATION "B E H"

SCALE 1/8"=1'-0"



RIGHT ELEVATION "B E H"
OPTIONAL SIDE ENTRY GARAGE

SCALE 1/8"=1'-0"

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DATE	REVISION	BY	CHK	APP

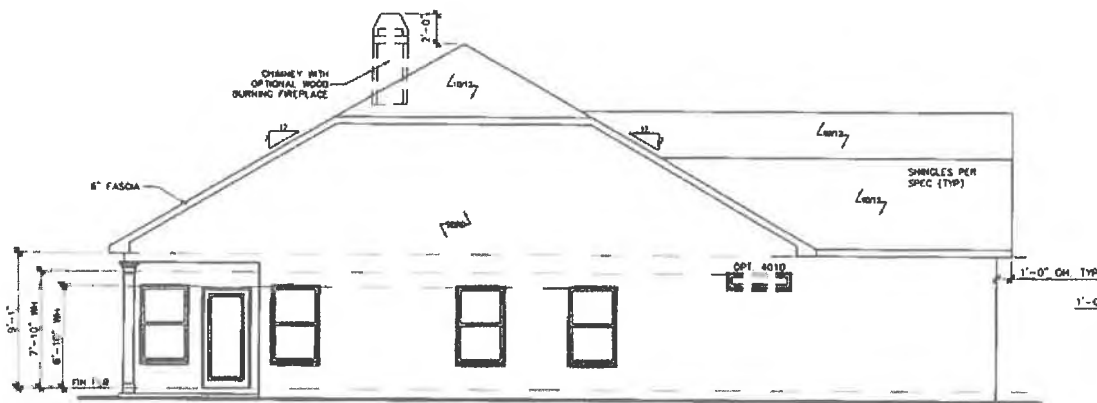
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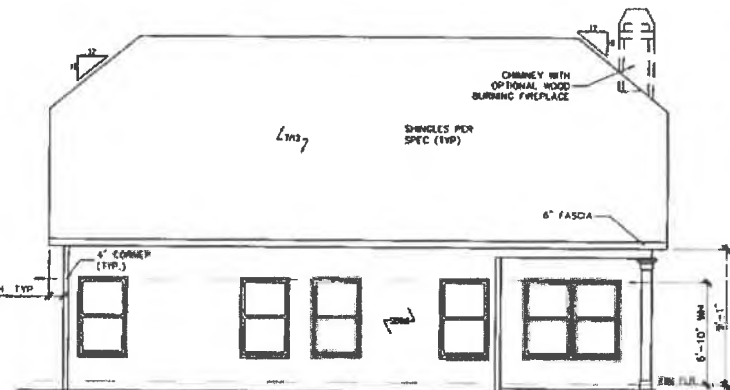
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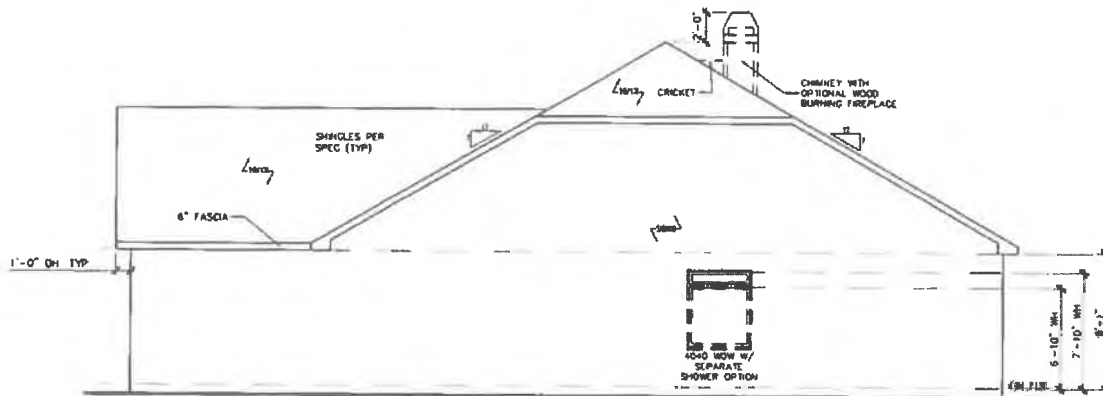
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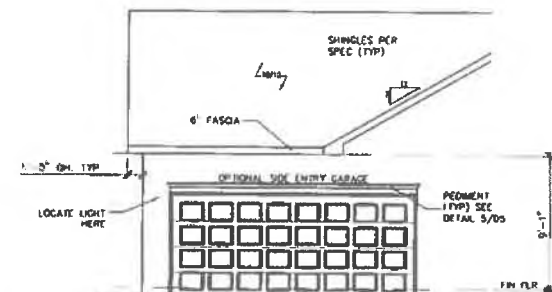
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RIGHT ELEVATION "C F 1"
SCALE 1/8" = 1'-0"



RIGHT ELEVATION "C F 1"
OPTIONAL SIDE ENTRY GARAGE
SCALE 1/8" = 1'-0"

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McGinnis – 2,360sf - 4 bedroom 2.5 bath – Optional 5th Bedroom

Elevation B



Elevation C



Elevation D

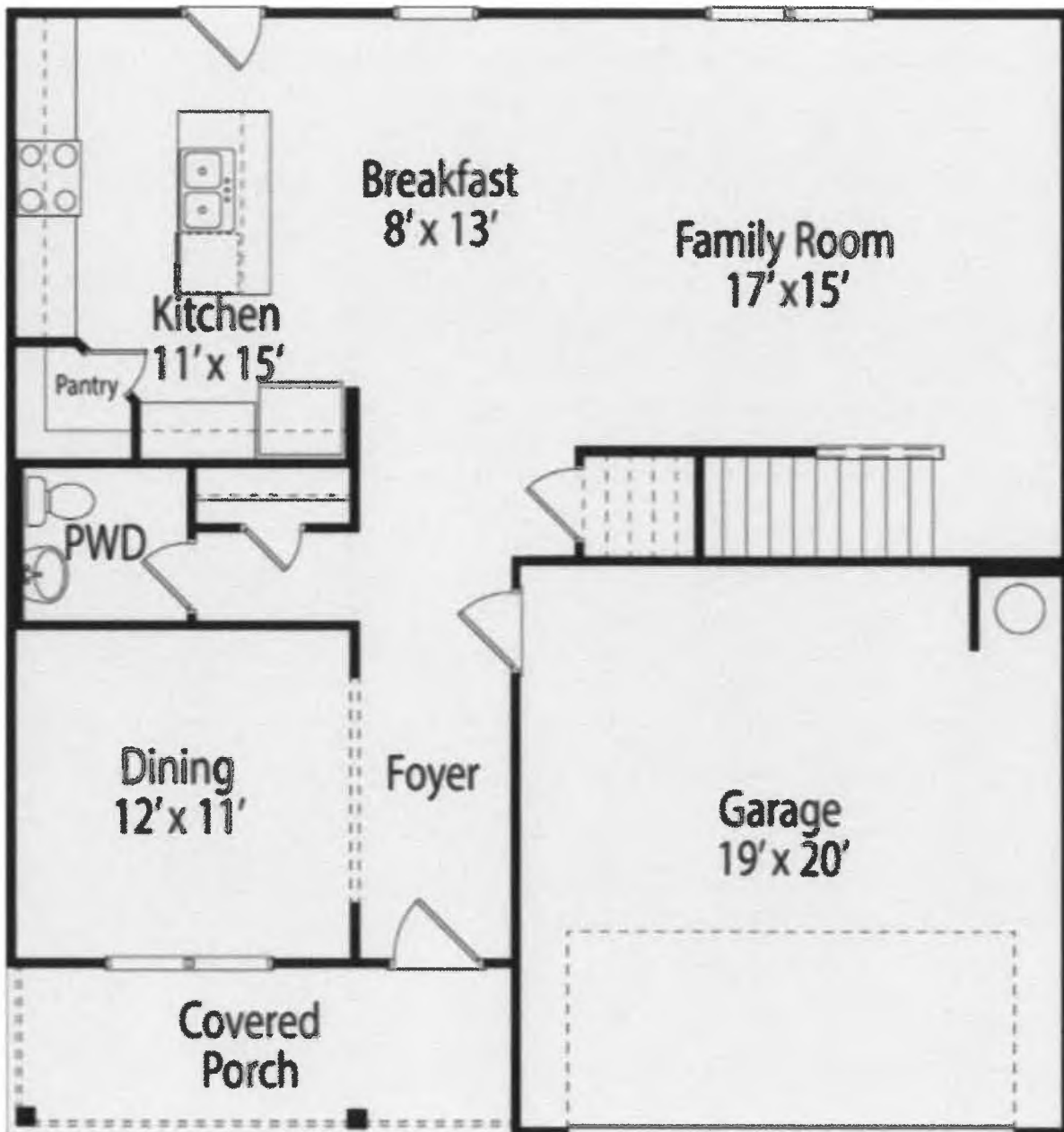


Elevation E

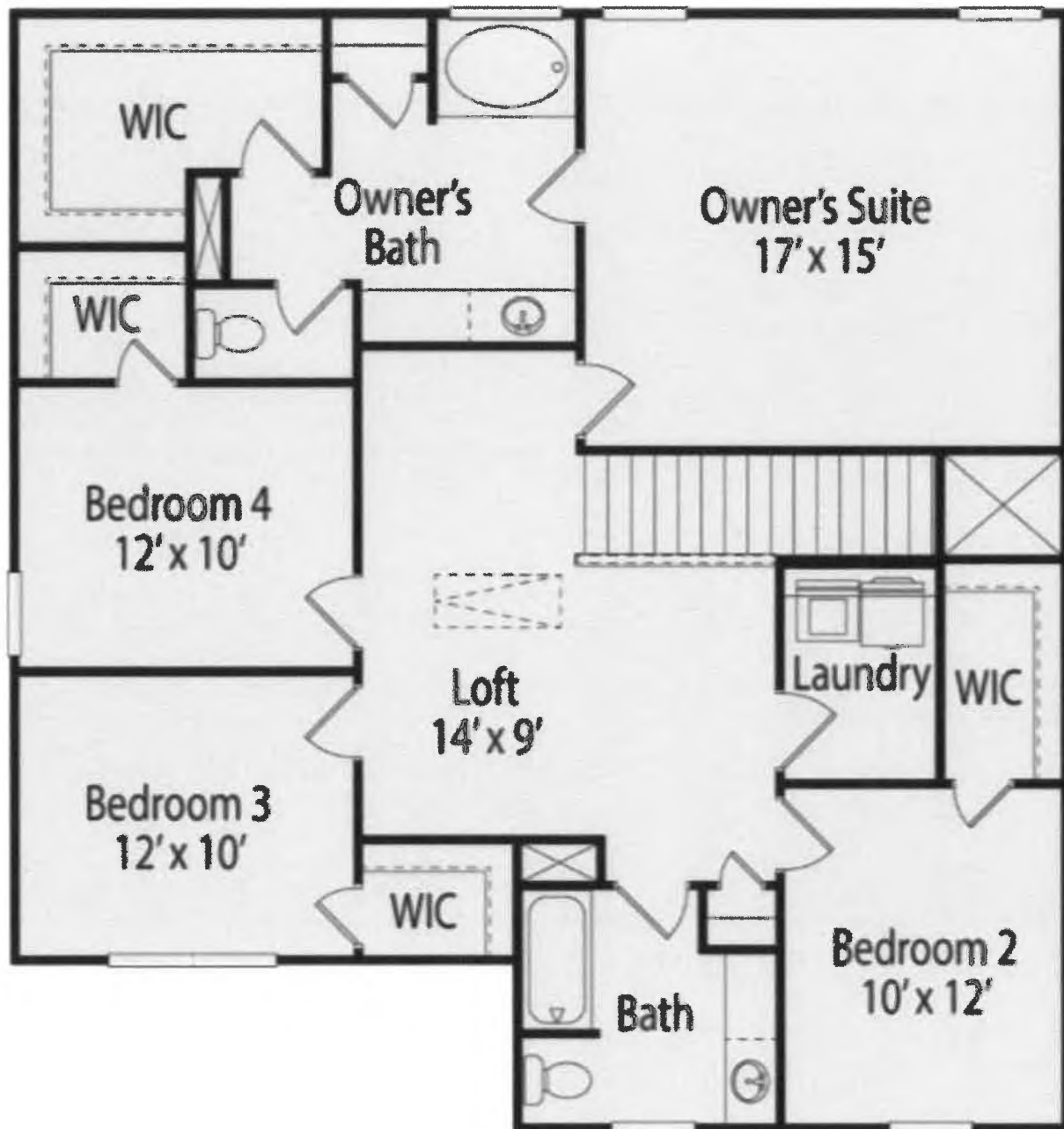


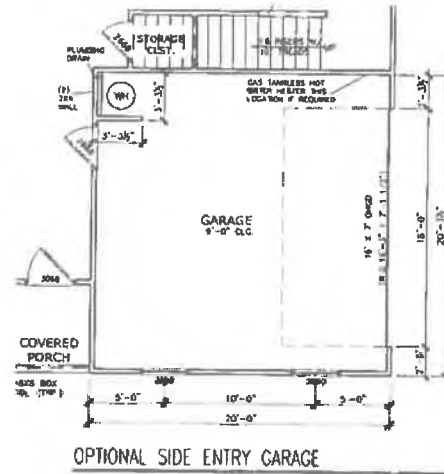
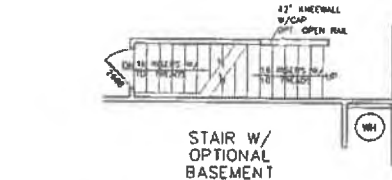
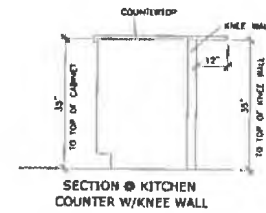
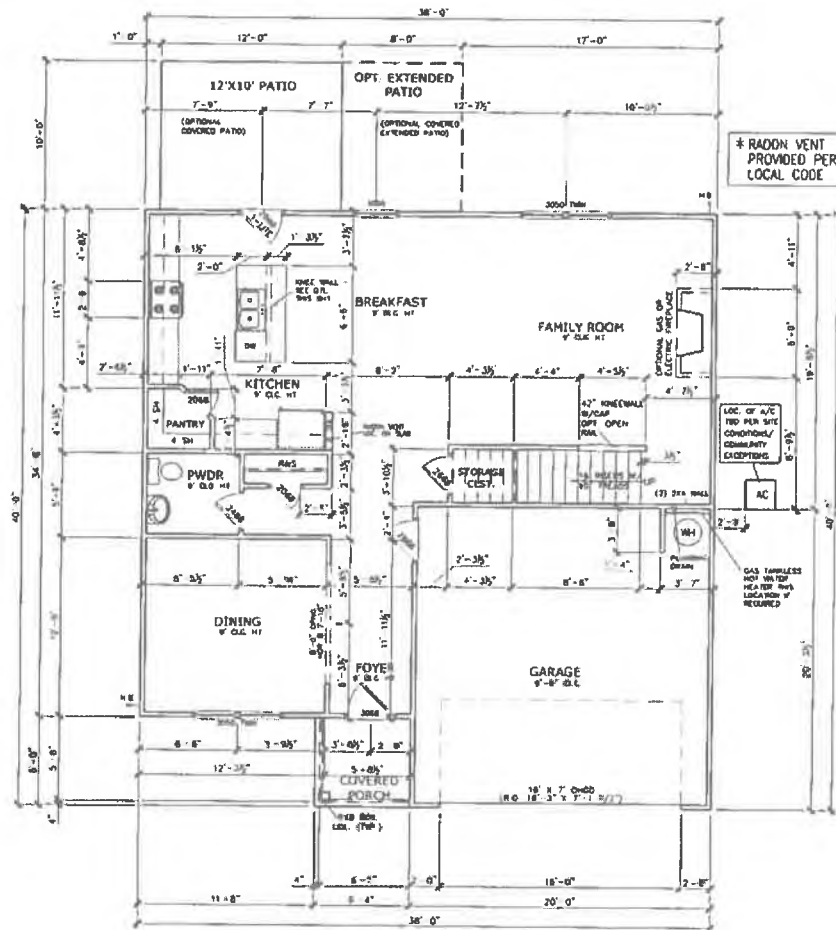
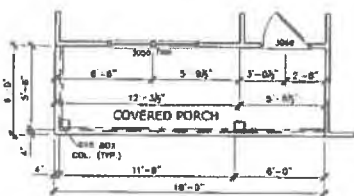
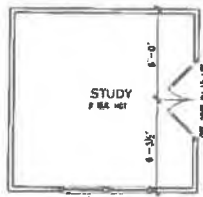
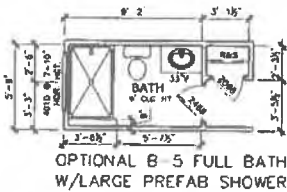
Floor Plan

First Floor



Second Floor





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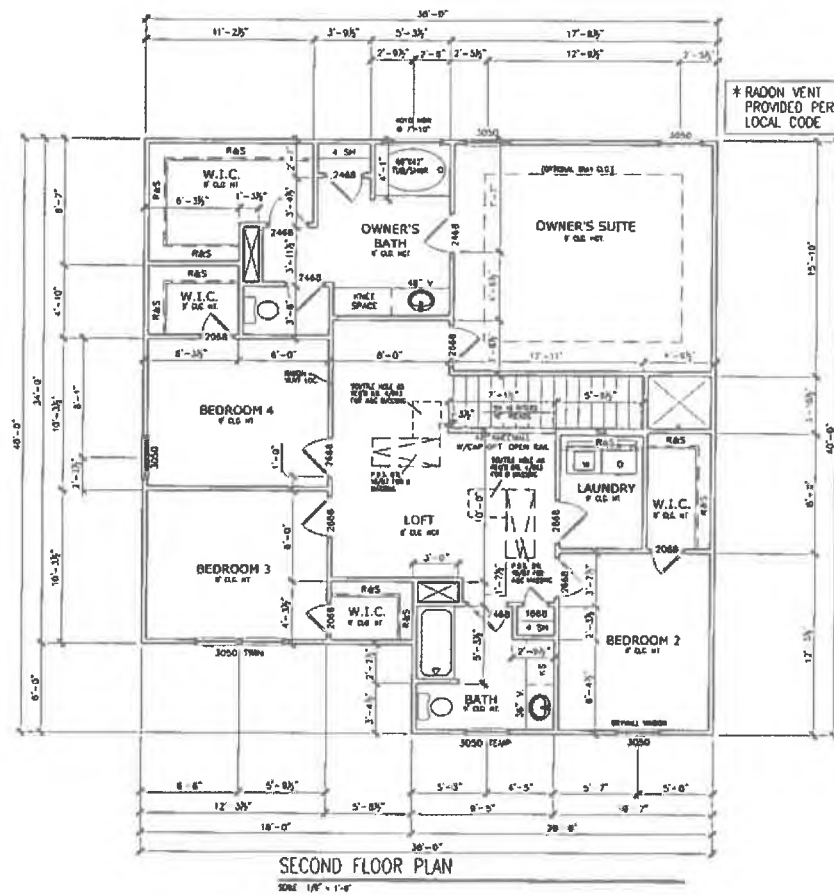
SMITH DOUGLAS HOMES
QUALITY • INTEGRITY • VALUE

FLOOR PLAN
FIRST FLOOR
MCGINNIS

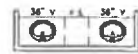
SMITH DOUGLAS HOMES
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WOODBRIDGE, GA 30180
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PROVIDED PER
LOCAL CODE

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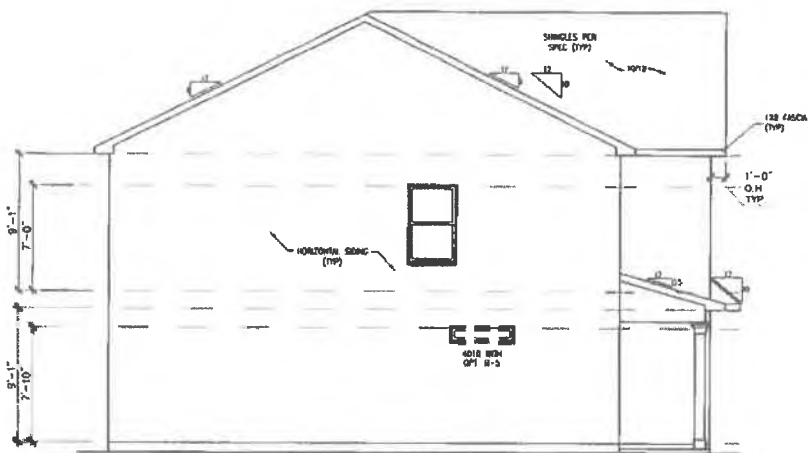
SMITH DOUGLAS HOMES

FLOOR PLAN
SECOND FLOOR
MCGINNIS

SOUTH HOUGHTON HOMES
710 VILLAGE WAY
SUITE 210
WOODSTOCK, GA 30188
www.southhoughton.com

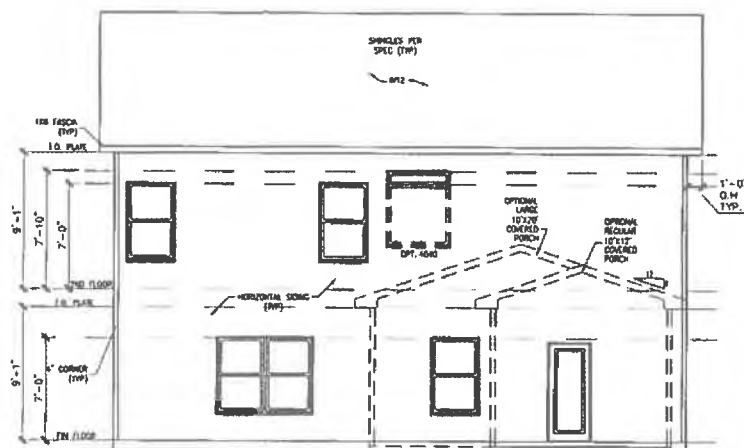
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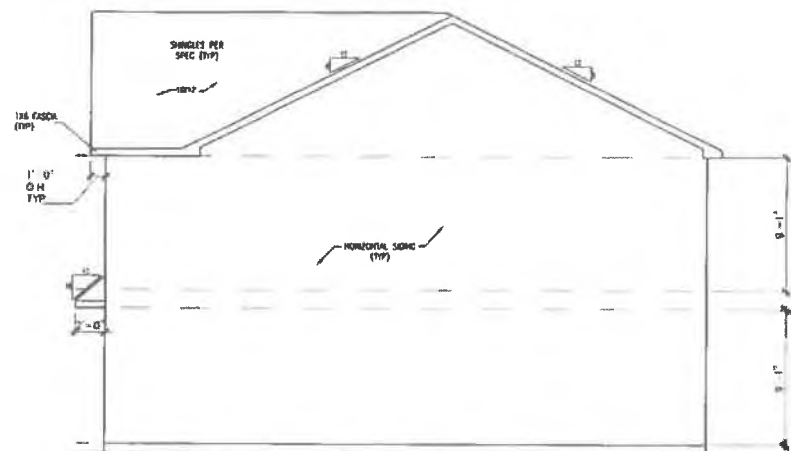
LEFT ELEVATION "A D G"

SCALE 1/8"=1'-0"



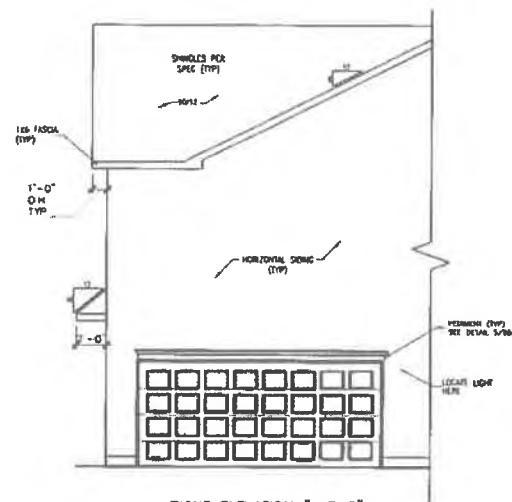
REAR ELEVATION

SCALE 1/8"=1'-0"



RIGHT ELEVATION "A D G"

SCALE 1/8"=1'-0"



RIGHT ELEVATION "A D G"
OPTIONAL SIDE ENTRY GARAGE

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NO.	DESCRIPTION	DATE
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ELEVATIONS
SIDES & REAR
MCGINNIS

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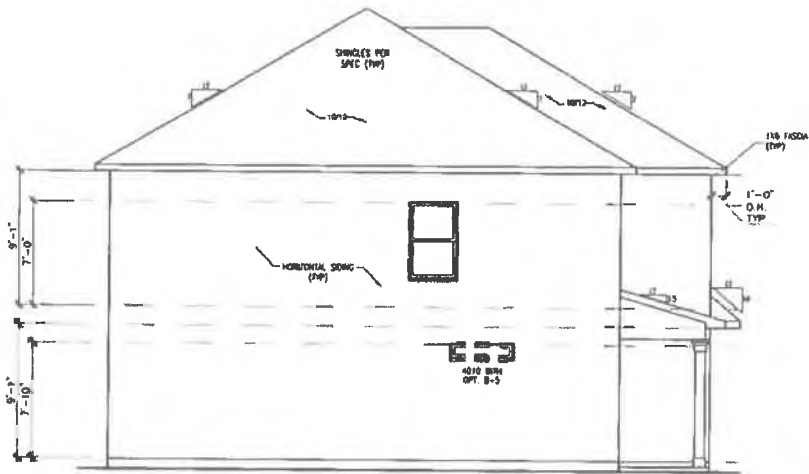
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TICKET ID 8	
PLAN B	
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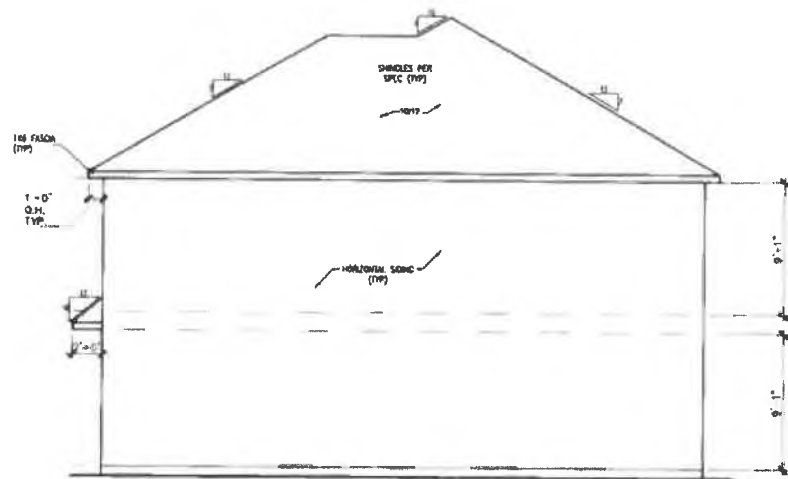
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SCALE 1/8" = 1'-0"



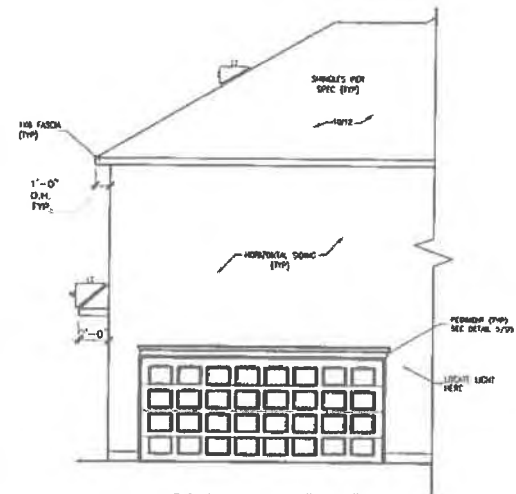
REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION "C F 1"

SCALE 1/8" = 1'-0"



RIGHT ELEVATION "C F 1"
OPTIONAL SIDE ENTRY GARAGE

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DATE	BY	CHKD	APPD

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QUALITY INTEGRITY VALUE

ELEVATIONS
SIDES & REAR
MCGINNIS

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BB	AW
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PROJECT	C
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Piedmont – 1,501sf - 3 bedroom 2 bath

Elevation B



Elevation C



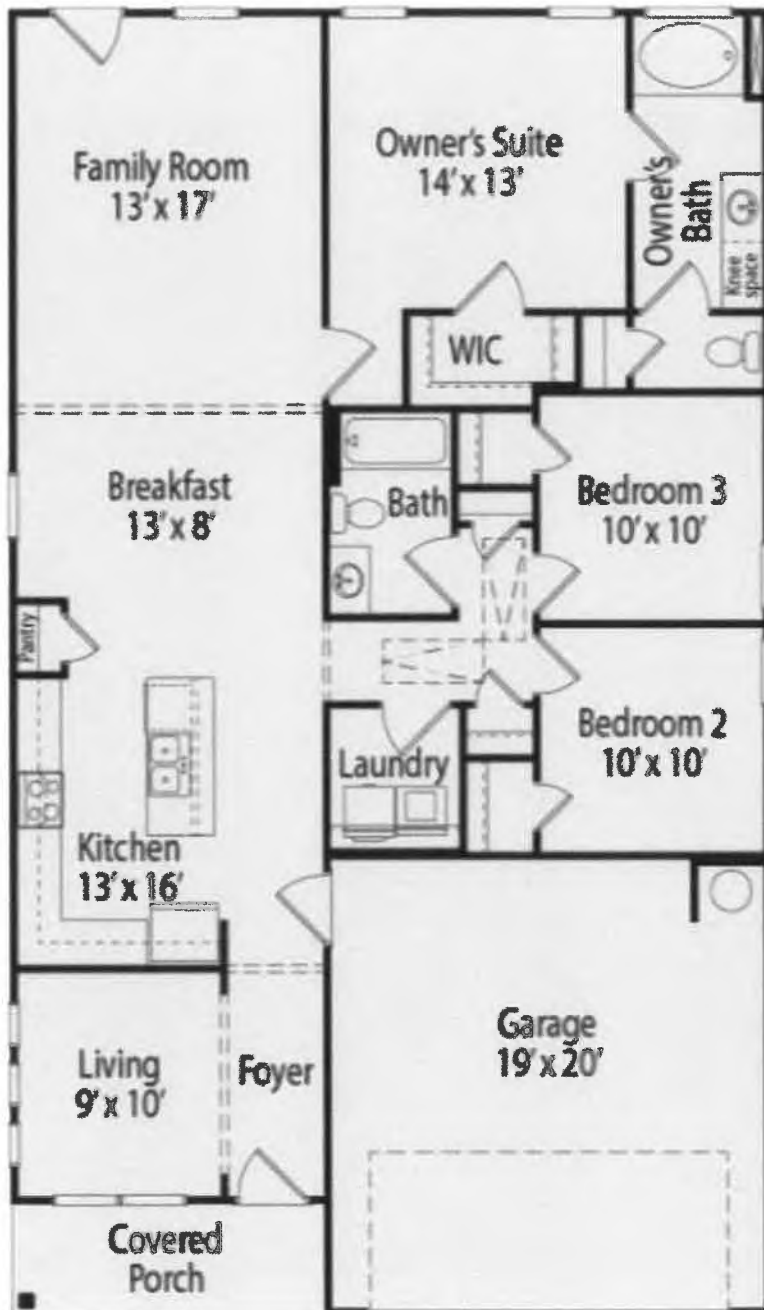
Elevation D

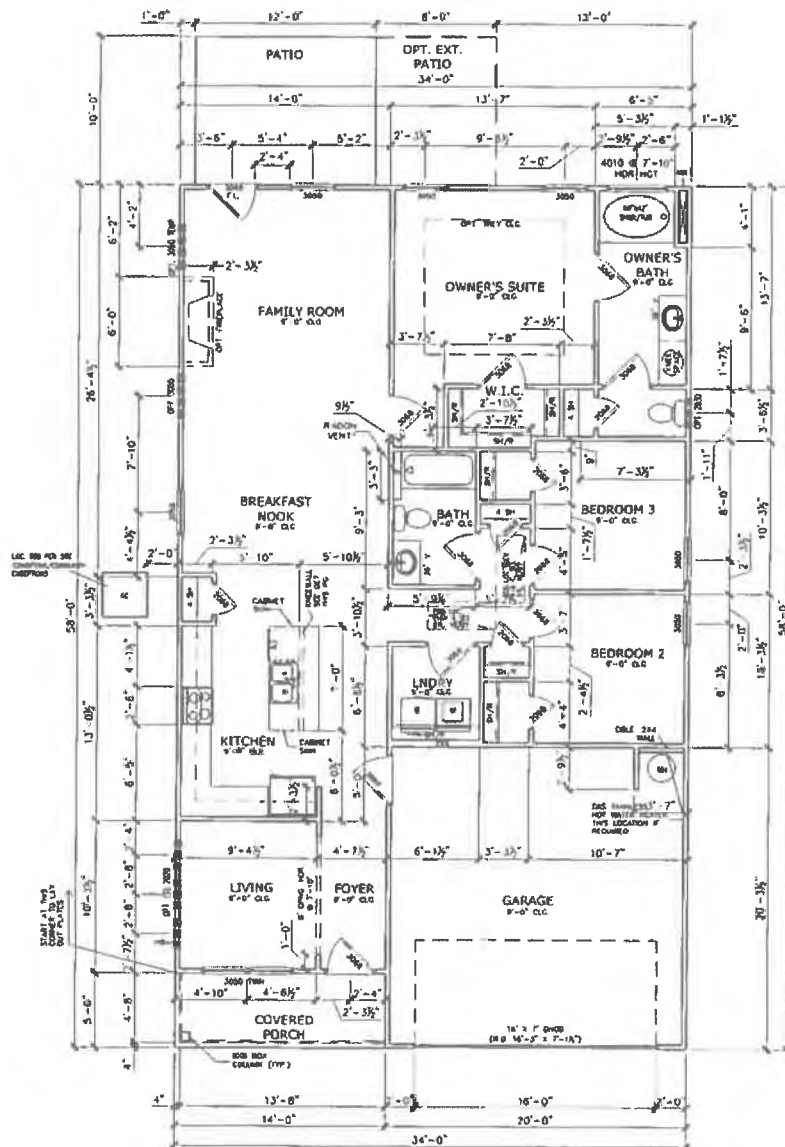


Elevation E



Floor Plan



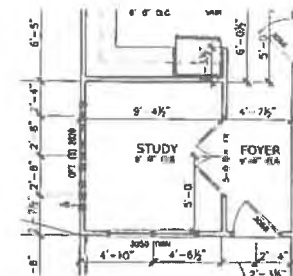


FIRST FLOOR PLAN

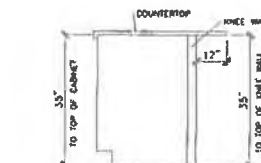
SCALE 1/8" = 1'-0"



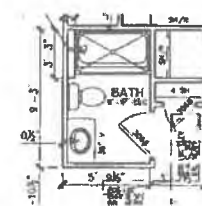
DINING ROOM I/O LIVING ROOM



STUDY ROOM I/O LIVING ROOM

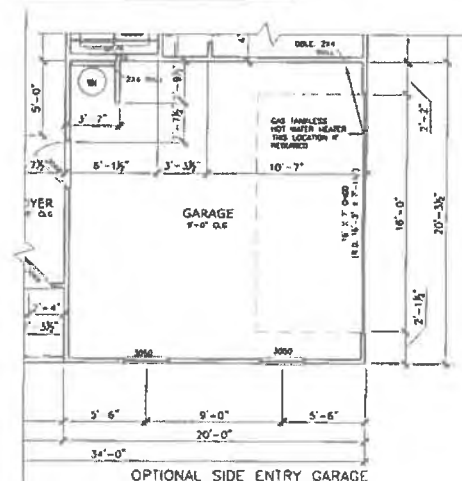


SECTION OF KITCHEN COUNTER W/KNEE WALL



OPTIONAL HALL BATH LARGE SHOWER

*RADON VENT PROVIDED PER LOCAL CODE



OPTIONAL SIDE ENTRY GARAGE

DATE	REVISION



FLOOR PLAN
FIRST FLOOR
PIEDMONT

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OPTIONAL SIDE ENTRY GARAGE

SMITH DOUGLAS HOMES 2020

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SMITH DOUGLAS HOMES
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ELEVATIONS
SIDES & REAR
PIEDMONT

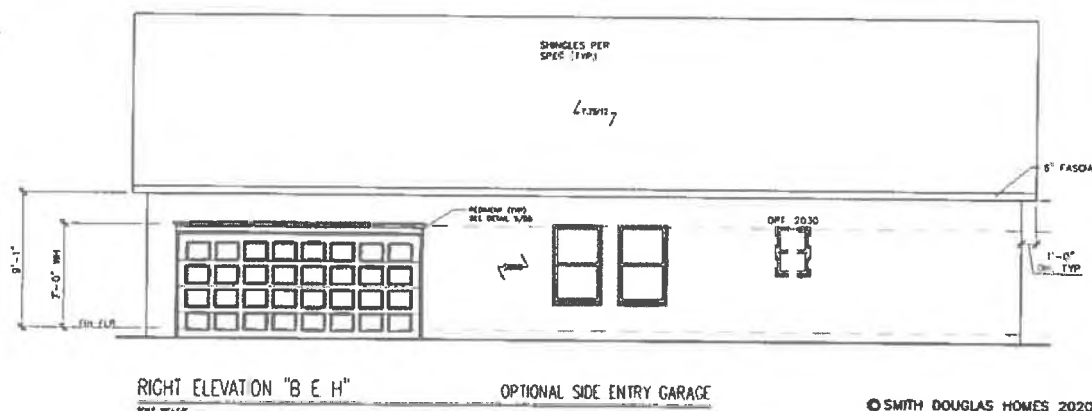
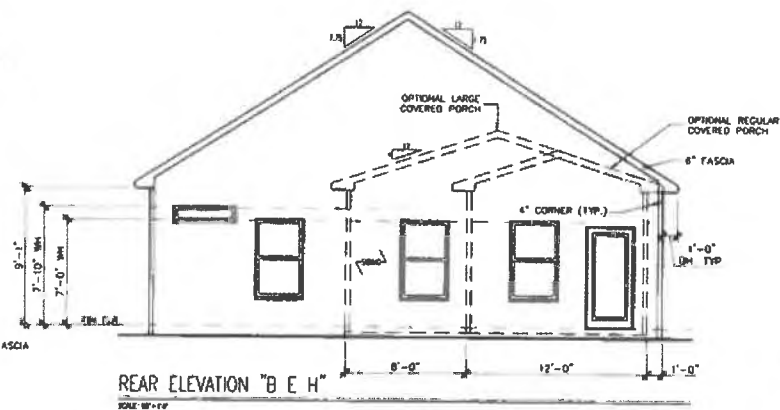
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WOODBRIDGE, GA 30188
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LEFT ELEVATION "B E H"

RIGHT ELEVATION "B E H"

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ELEVATIONS
SIDES & REAR
PIEDMONT

THOMAS DOUGLAS MORAN
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WOODSTOCK, CA 95188
609.277.0410

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68 AW
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OPTIONAL SIDE ENTRY GARAGE

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ELEVATIONS
SIDES & REAR
PIEDMONT

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WILLIAMSPORT PIKE
SINGLE-FAMILY
42' LOTS

Braselton – 1,979sf - 3 bedroom 2.5 bath, optional 4th bedroom

Elevation B



Elevation D



Elevation E

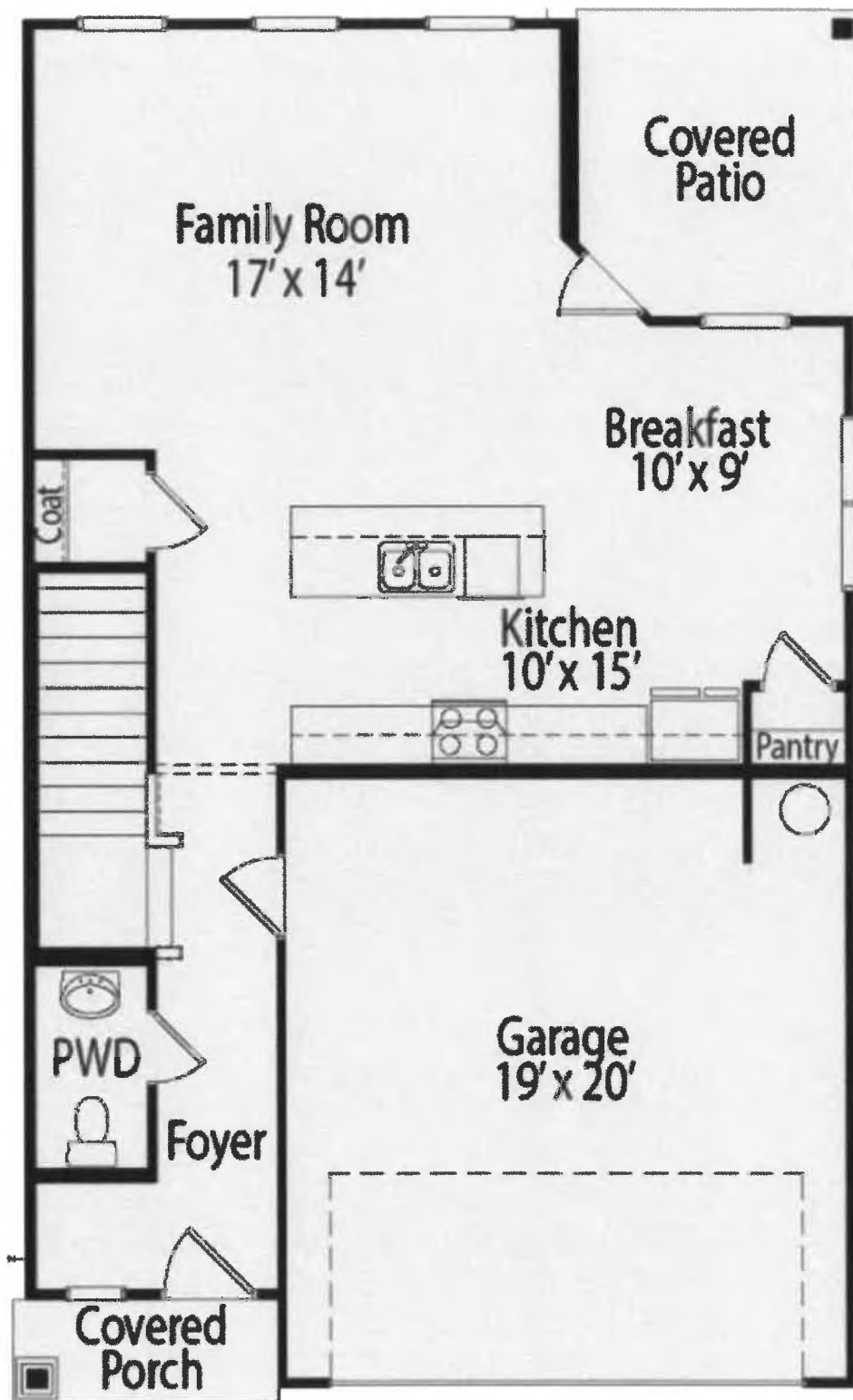


Elevation K

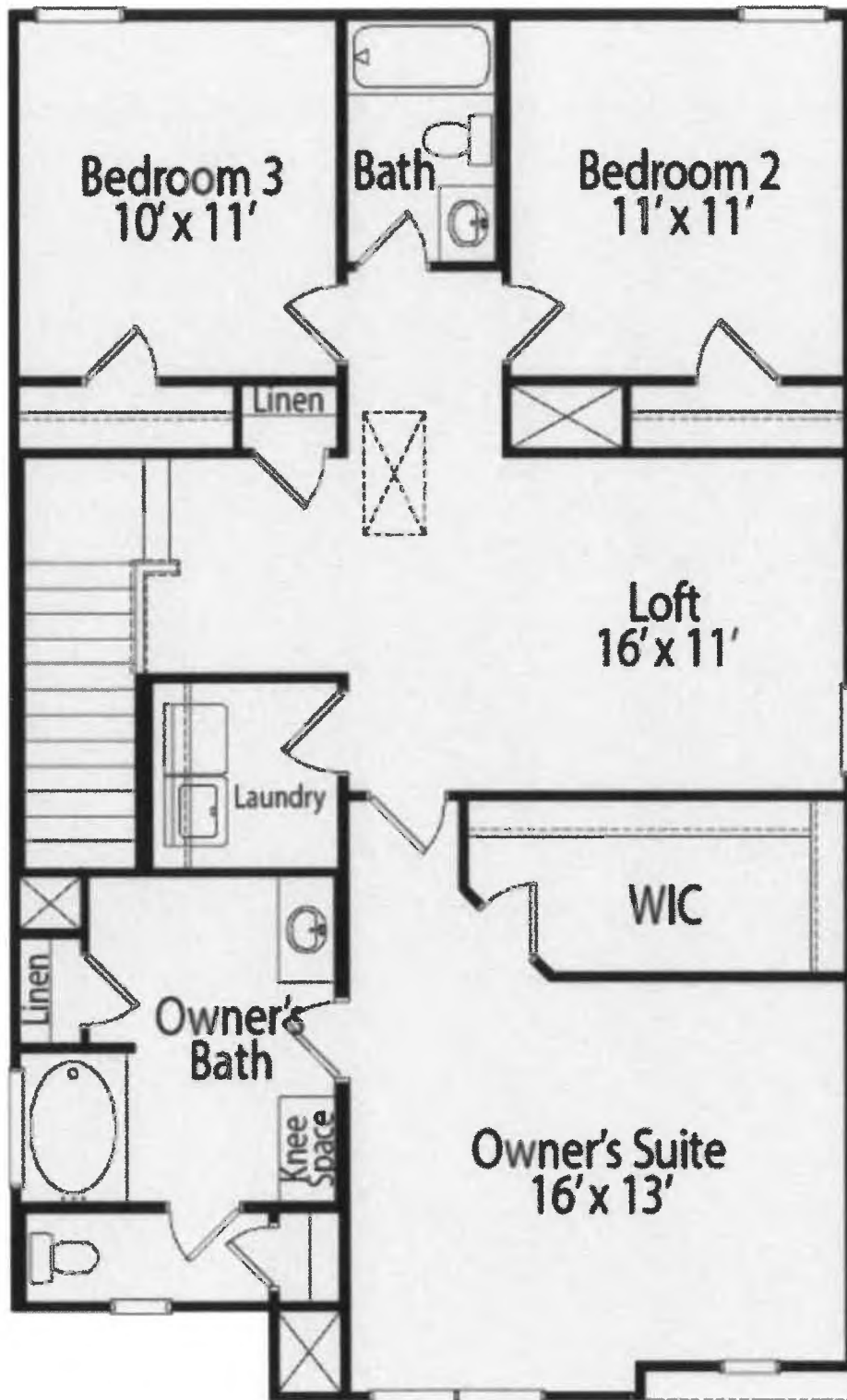


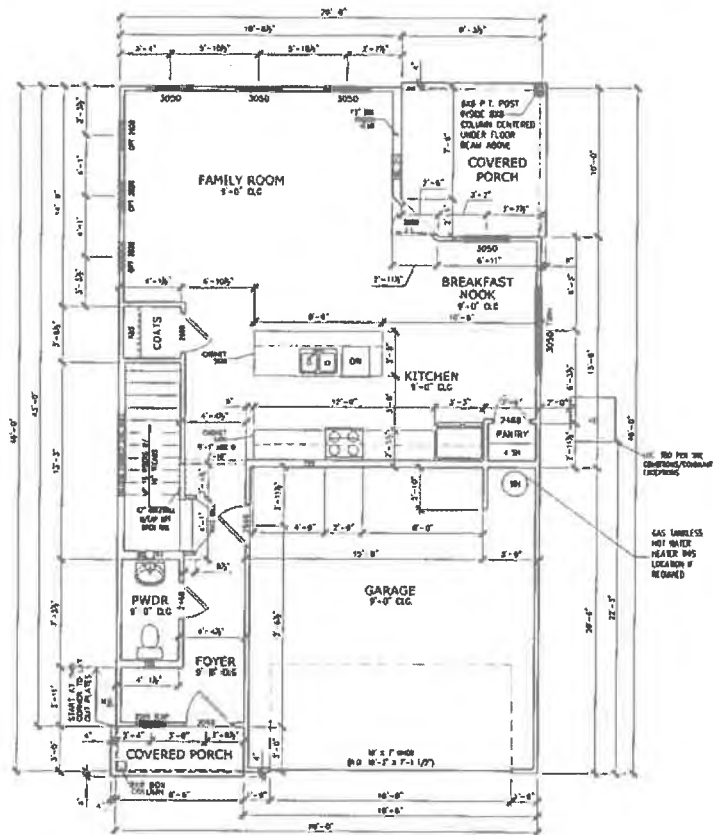
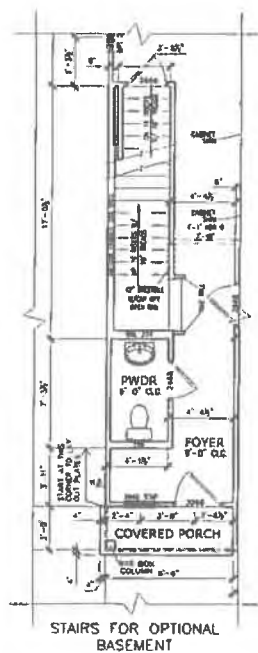
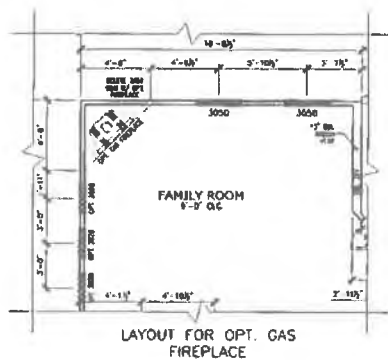
Floor Plan

First Floor



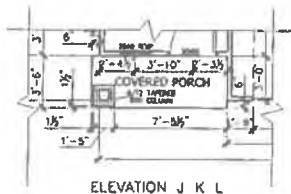
Second Floor





FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



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DATE	REVISION

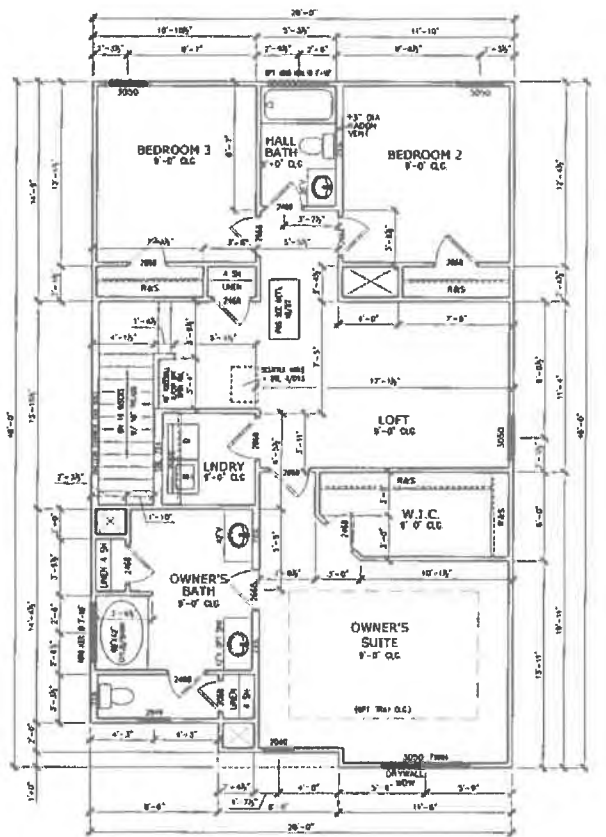


FLOOR PLAN
FIRST FLOOR
BRASELTON

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SUITE 110
ROCKSPRING, GA 30158
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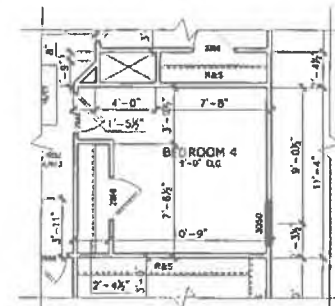


SECOND FLOOR PLAN

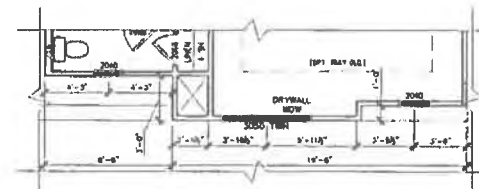
Sheet 11/11

SEE SHEET A5.4
FOR OWNER'S BATH
OPTIONS

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BEDROOM 4 I.L.O. LOFT



ELEVATION B E H K

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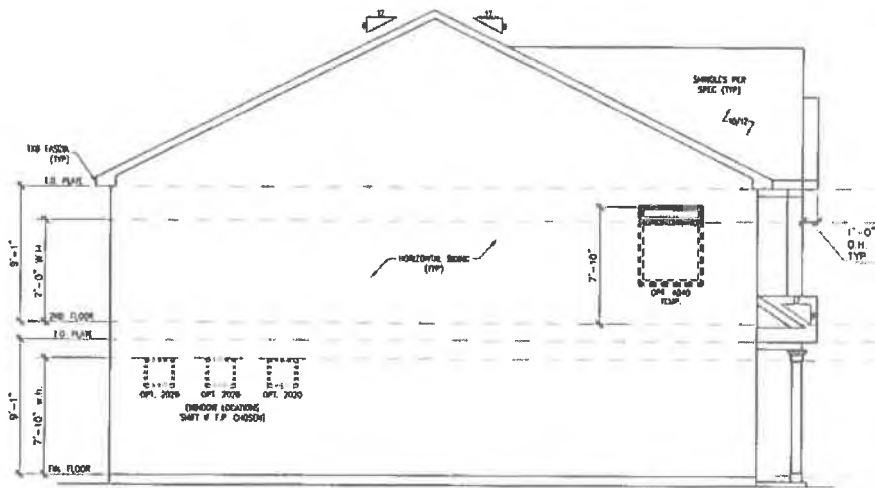


FLOOR PLAN
SECOND FLOOR
BRASELTON

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118 MILLAGE BLVD.
SUITE 110
WOODBRIDGE, VA 22191
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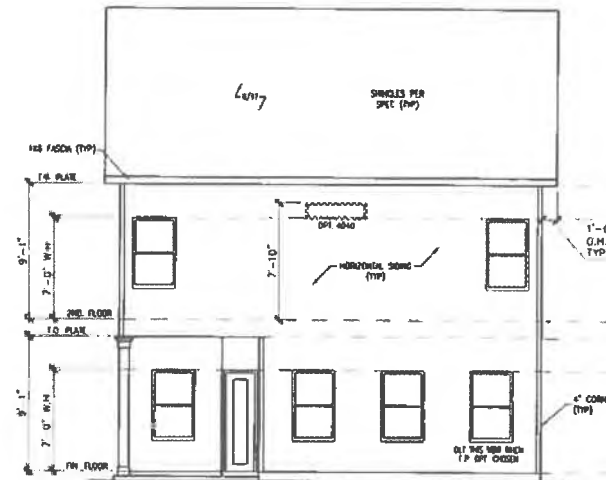
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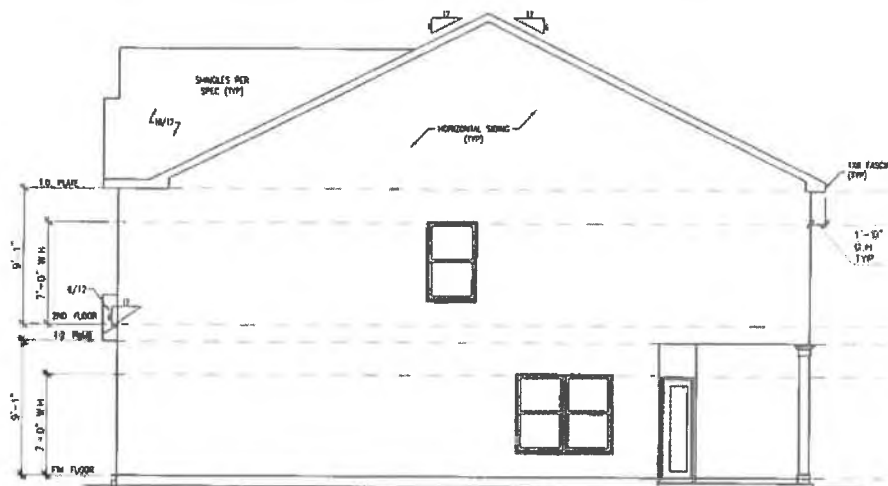
LEFT ELEVATION "A D G J"

SCALE 1/8" = 1'-0"



REAR ELEVATION "A D G J"

SCALE 1/8" = 1'-0"



RIGHT ELEVATION "A D G J"

SCALE 1/8" = 1'-0"



ELEV J PORCH

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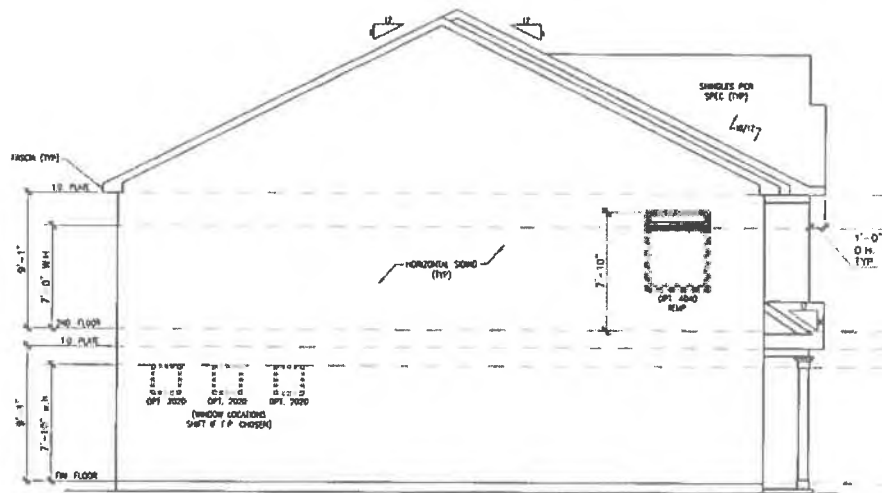
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ELEVATIONS
SIDES & REAR
BRASELTON

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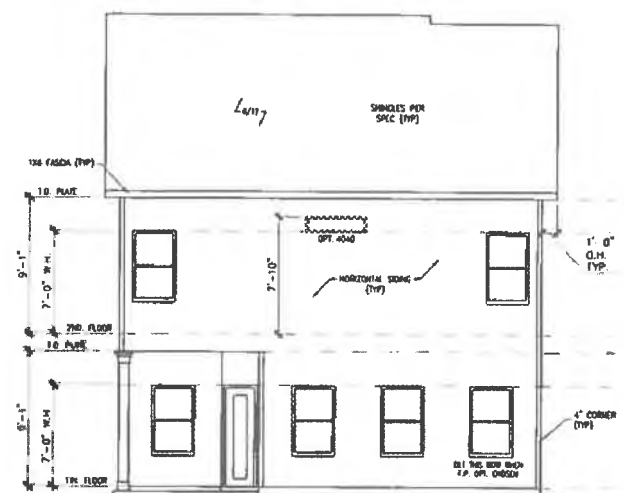
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7/21/17
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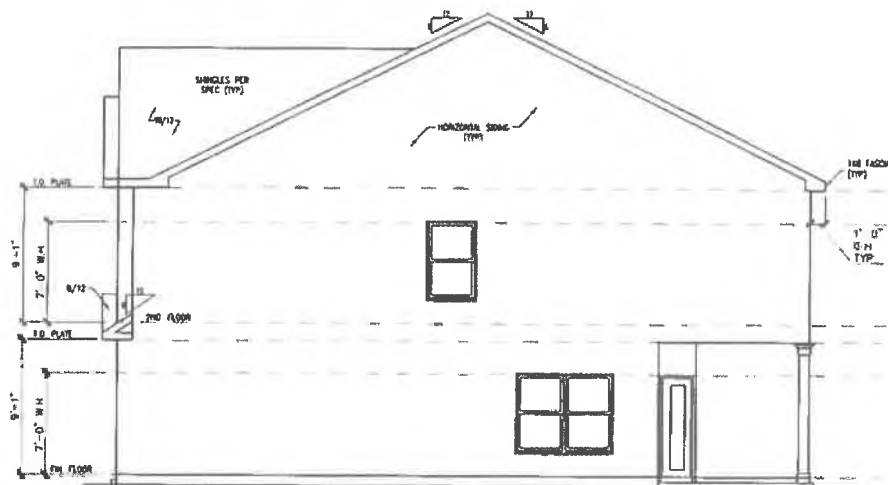
LEFT ELEVATION "B E H K"

SCALE 1/8" = 1'-0"



REAR ELEVATION "B E H K"

SCALE 1/8" = 1'-0"



RIGHT ELEVATION "B E H K"

SCALE 1/8" = 1'-0"



ELEV K PORCH

DATE	BY	CHKD	APPD



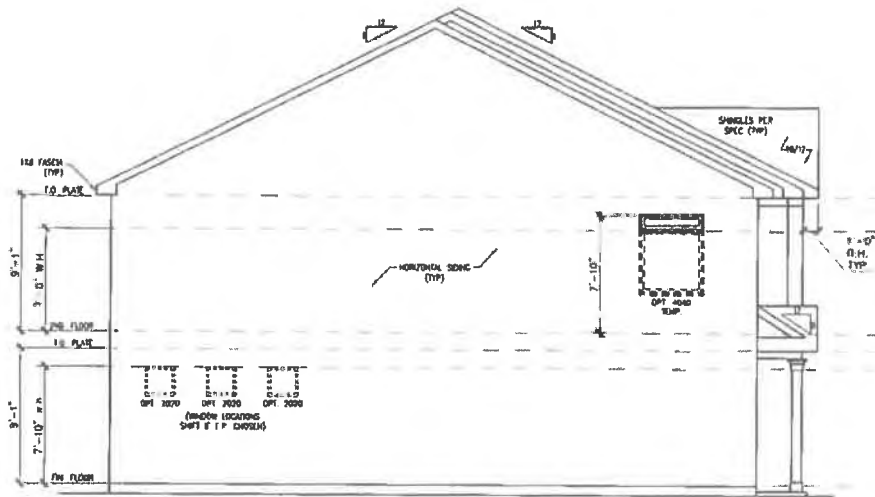
ELEVATIONS
SIDES & REAR
BRASELTON

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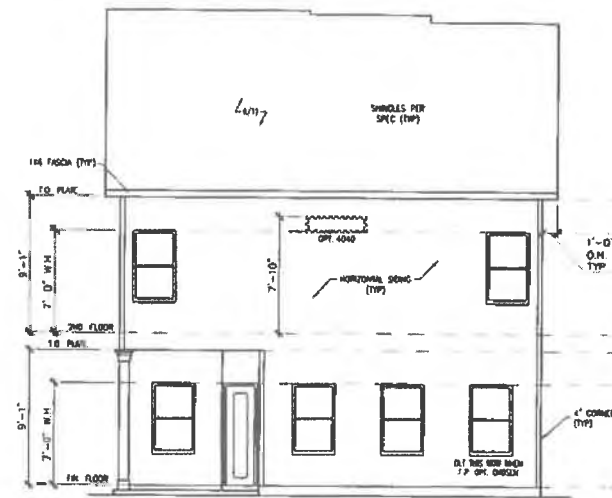
BY	CLJ	CH	AW
DATE	7/31/17		
PROJECT	B E H		
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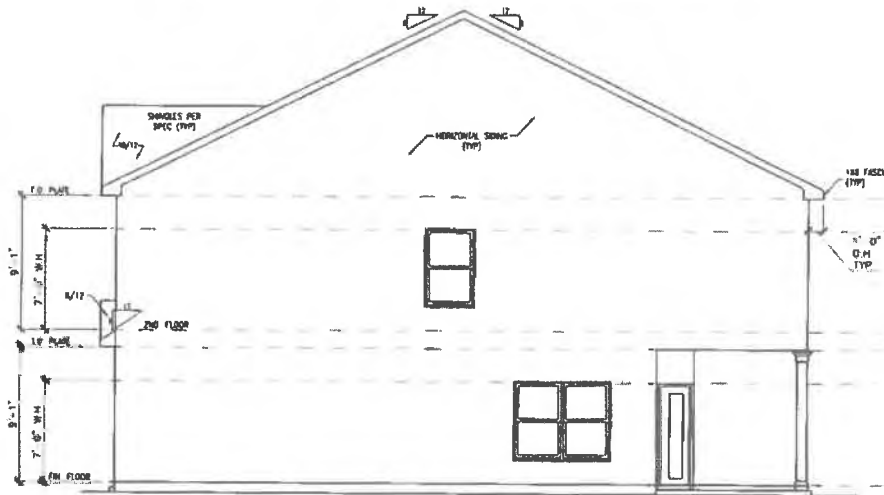
LEFT ELEVATION "C F I L"

SCALE 1/8" = 1'-0"



REAR ELEVATION "C F I L"

SCALE 1/8" = 1'-0"



RIGHT ELEVATION "C F I L"

SCALE 1/8" = 1'-0"



ELEV L PORCH

DATE	BY	CHKD	APPD
10/25/2017			



ELEVATIONS
SIDES & REAR
BRASELTON

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DATE	BY	CHKD	APPD
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Greenbriar – 2,171sf - 3 bedroom 2.5 bath, optional 4th bedroom

Elevation B



Elevation C



Elevation D

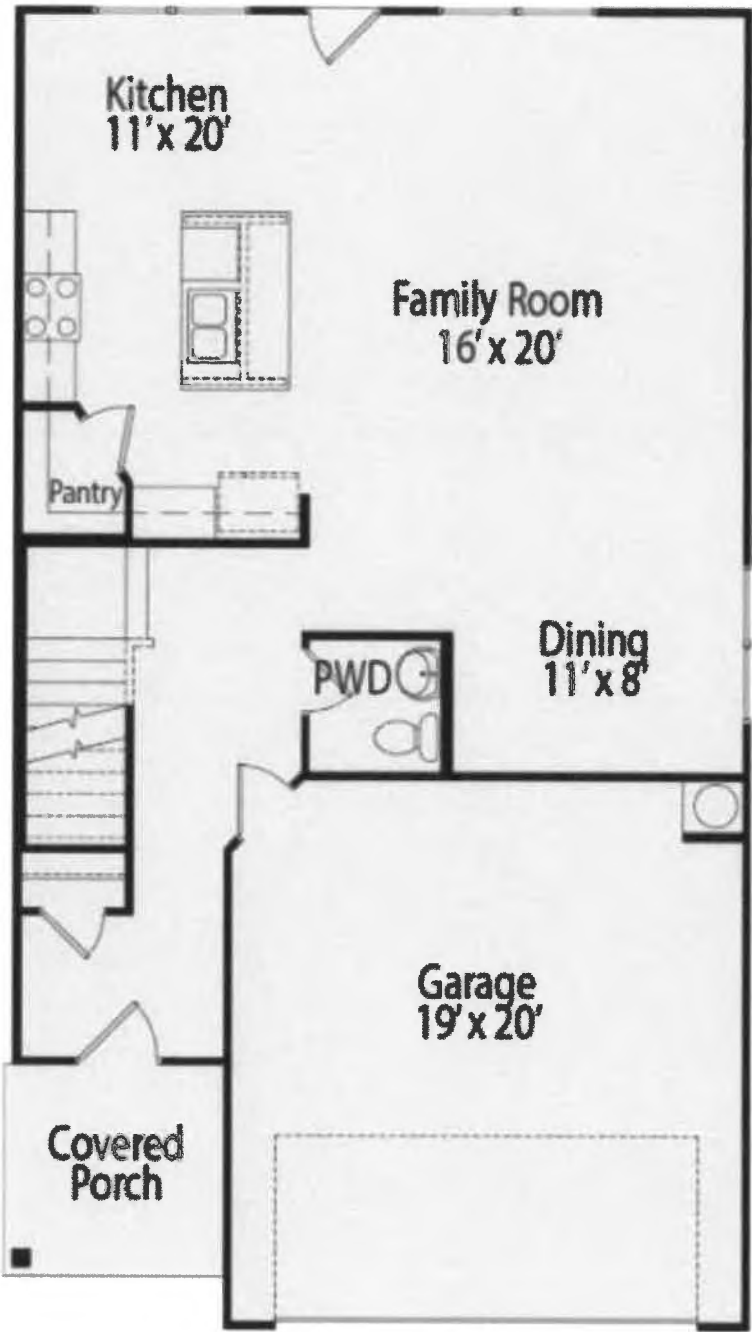


Elevation F

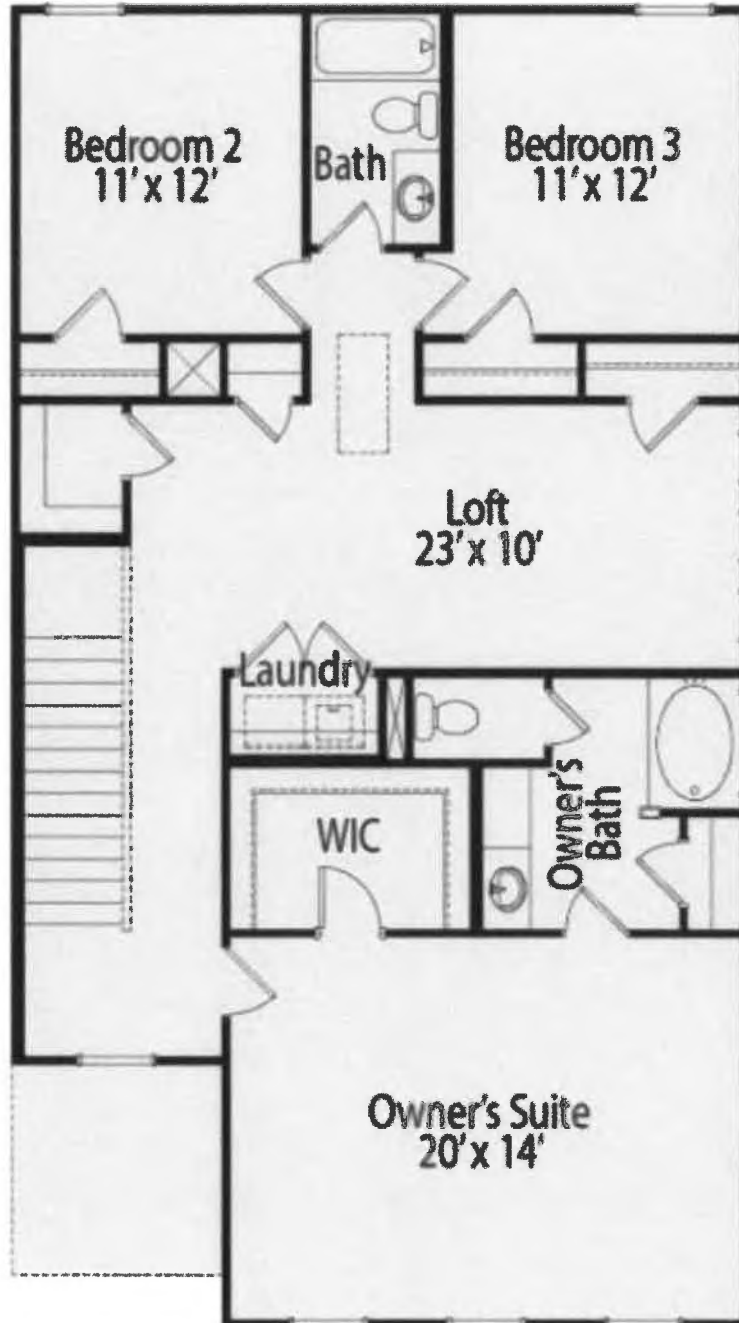


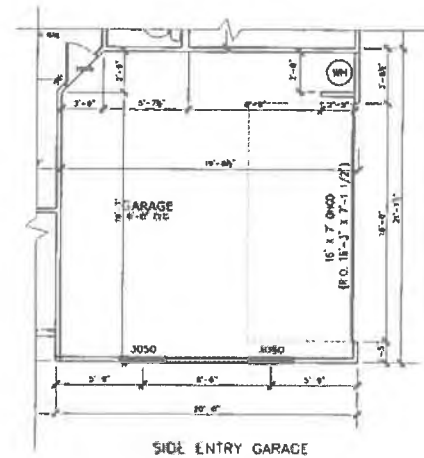
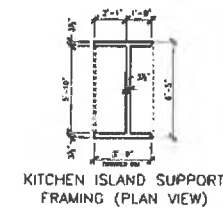
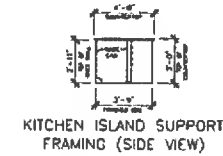
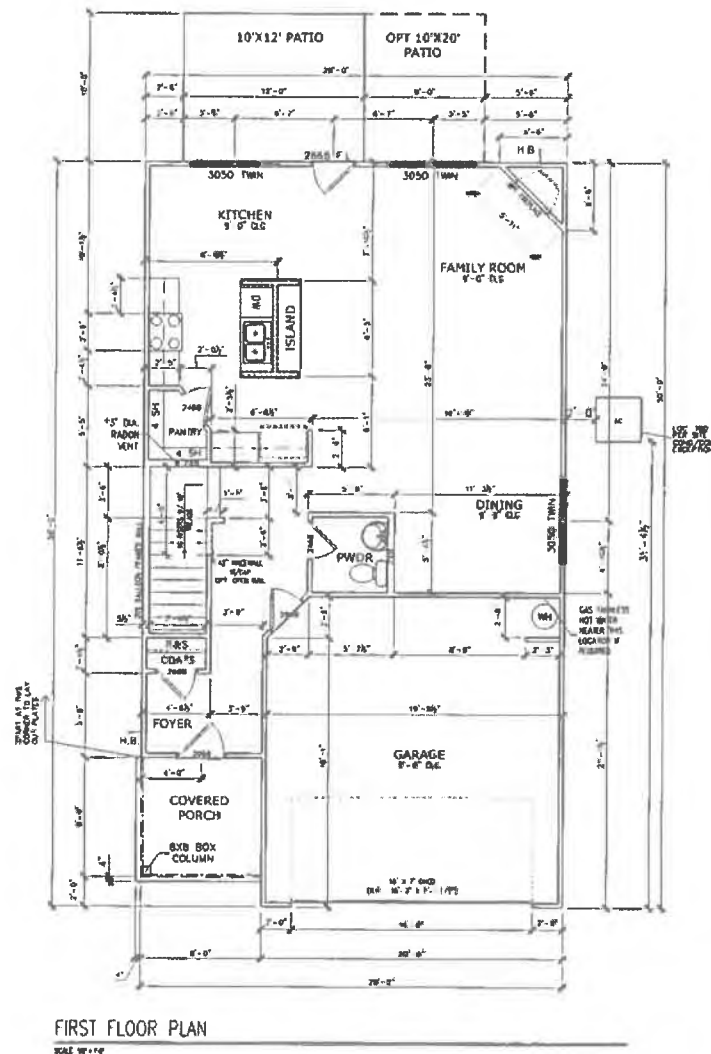
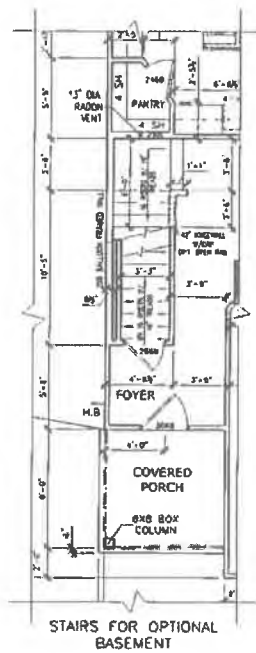
Floor Plan

First Floor



Second Floor





*RADON VENT PROVIDED PER LOCAL CODE

DATE	REVISION

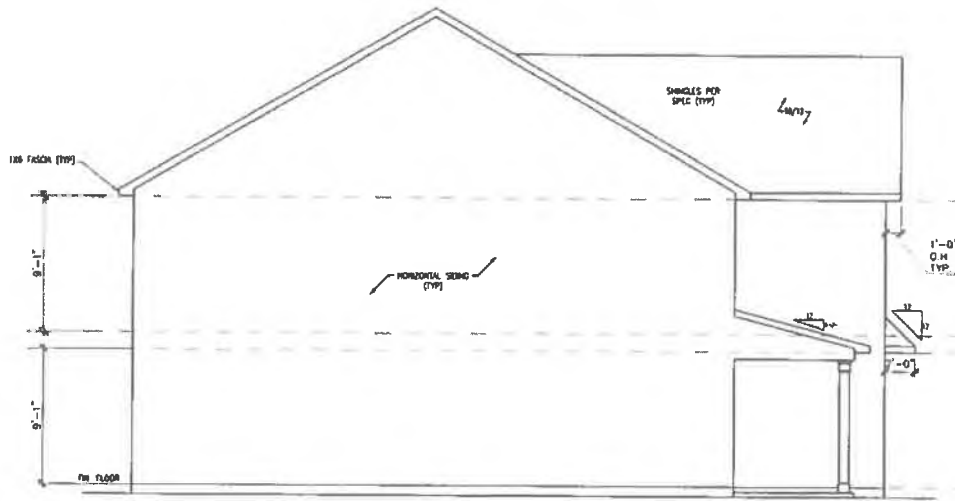


FLOOR PLAN
FIRST FLOOR
GREENBRIER

SMITH DOUGLAS HOMES
118 VILLAGE BLVD.
SUITE 112
WOODSTOCK, GA 30188
www.smithdouglashomes.com

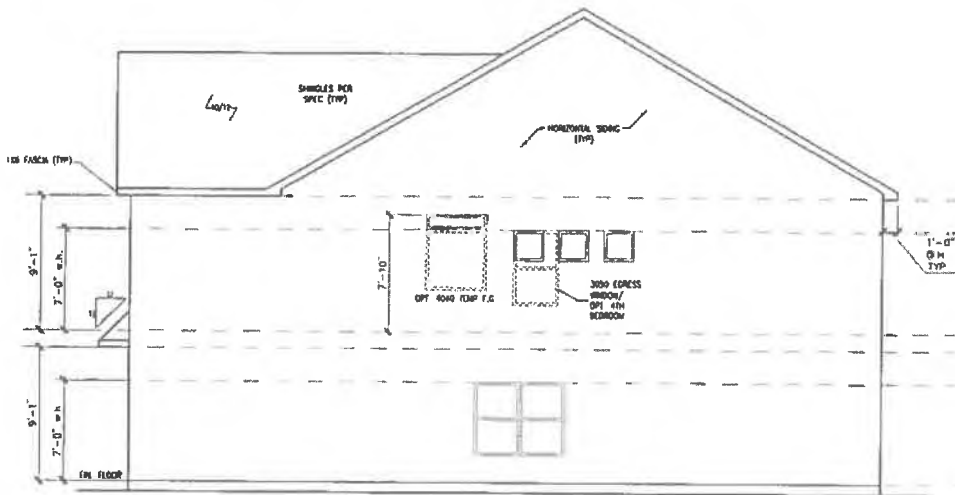
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property rights in these
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DOUGLAS HOMES.

DATE	BY	APP
6/1/2020		



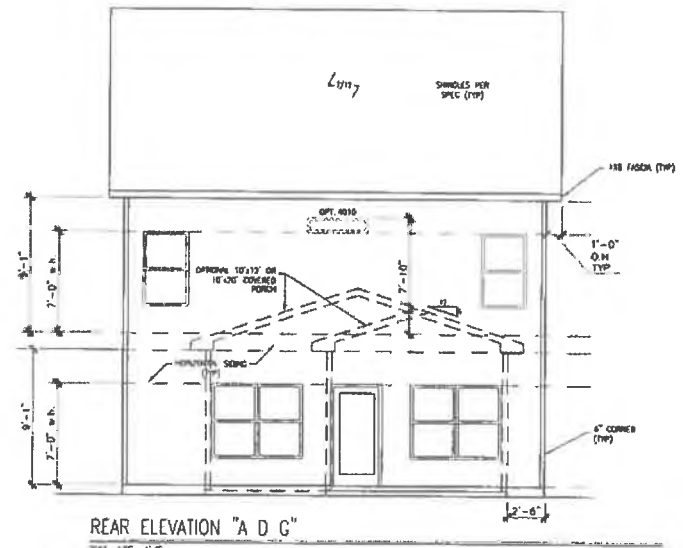
LEFT ELEVATION "A D G"

SCALE 1/8" = 1'-0"



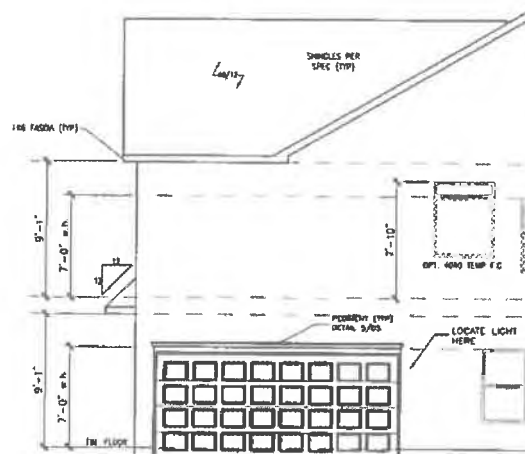
RIGHT ELEVATION "A D G"

SCALE 1/8" = 1'-0"



REAR ELEVATION "A D G"

SCALE 1/8" = 1'-0"



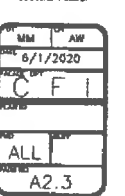
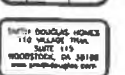
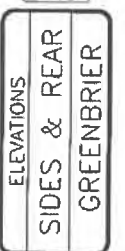
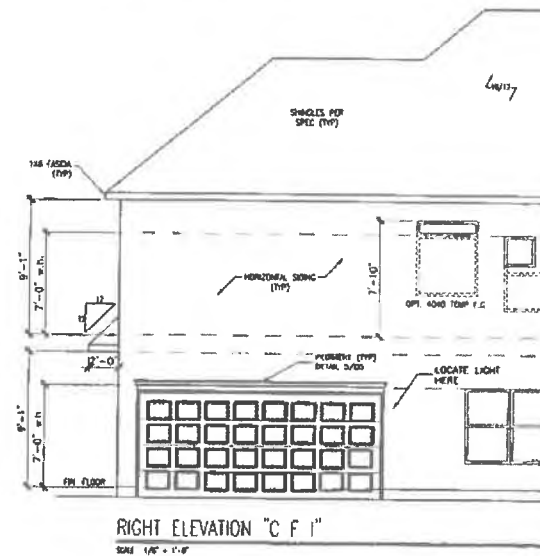
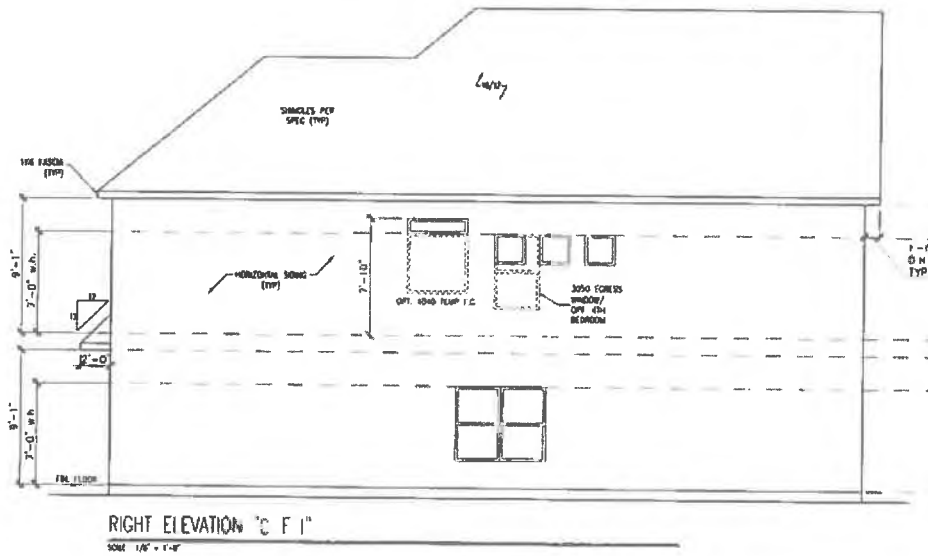
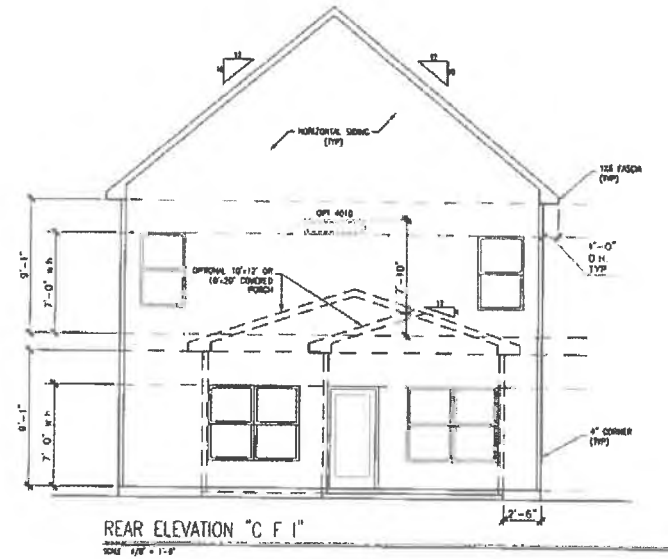
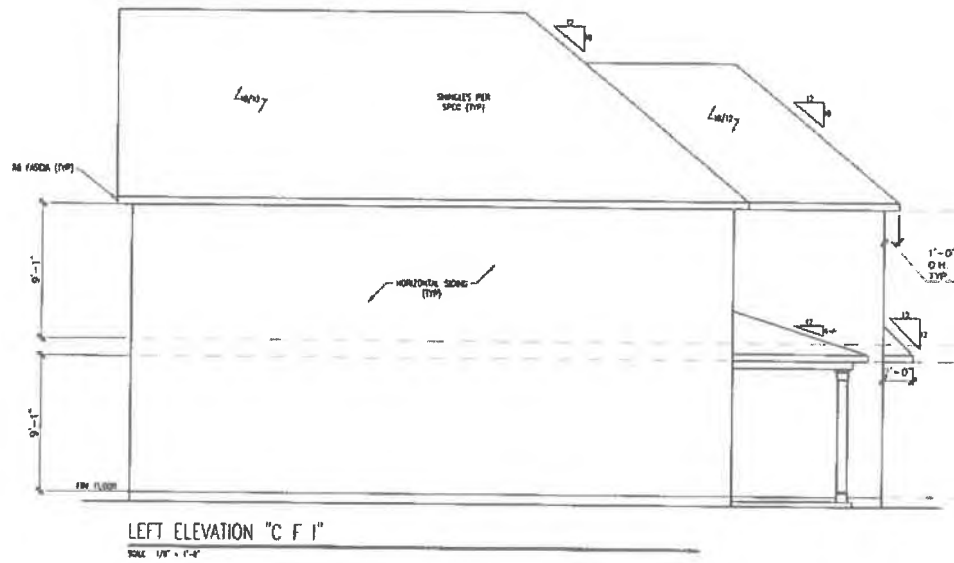
RIGHT ELEVATION "A D G"

SCALE 1/8" = 1'-0"

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Prestwick – 1,743sf - 3 bedroom 2.5 bath, master down

Elevation A



Elevation B



Elevation C

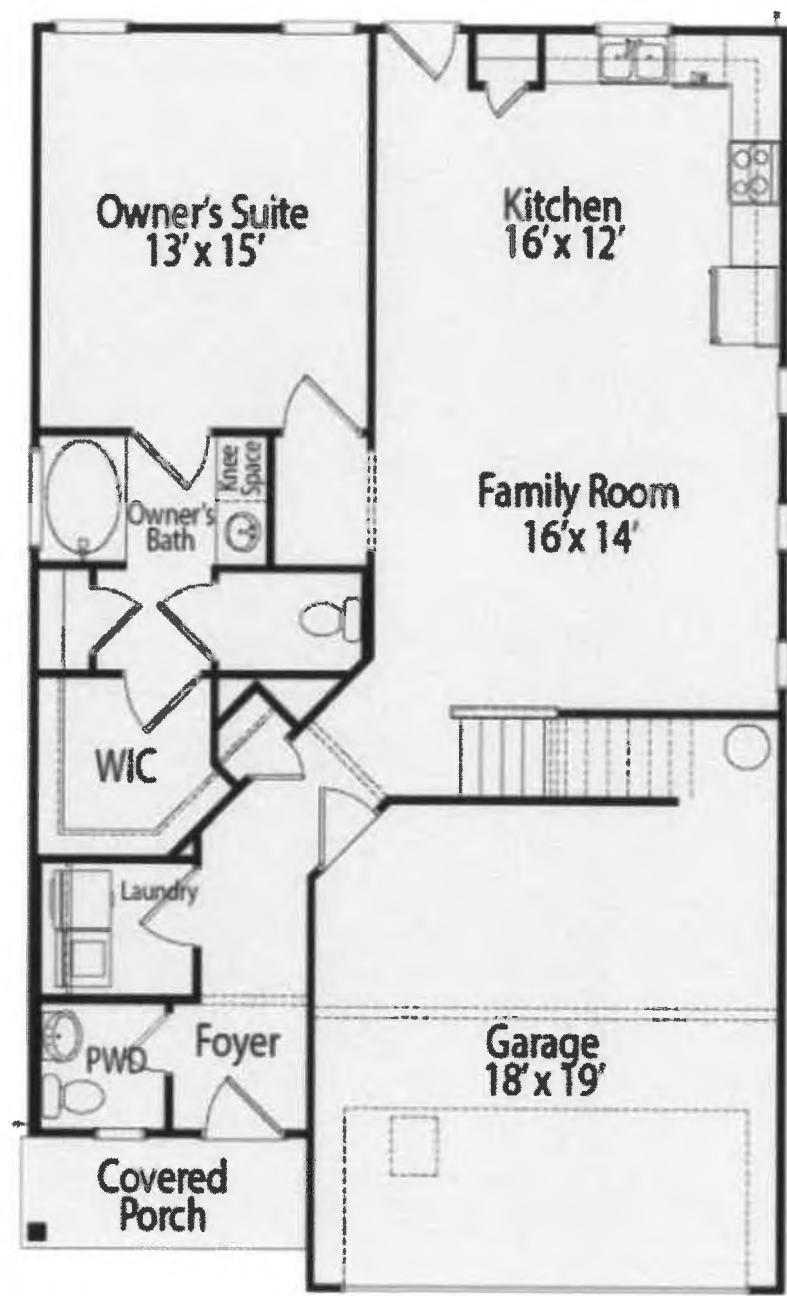


Elevation D



Floor Plan

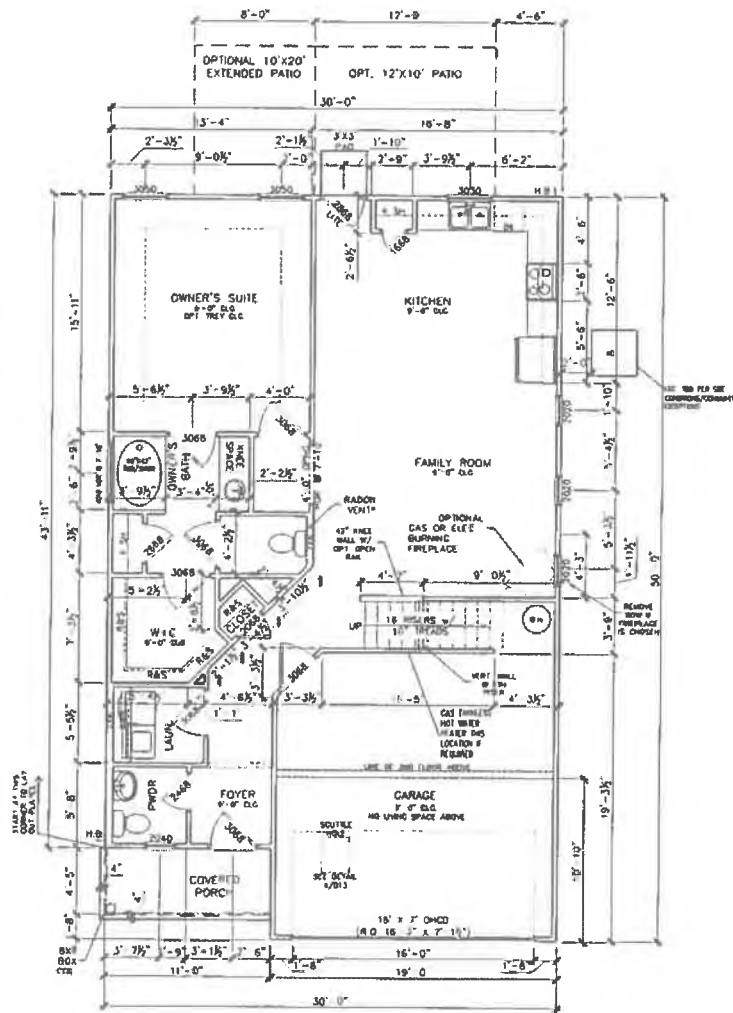
First Floor



Second Floor



SEE SHEET A4 2 1 FOR
OWNER'S BATH OPTIONS



FIRST FLOOR PLAN

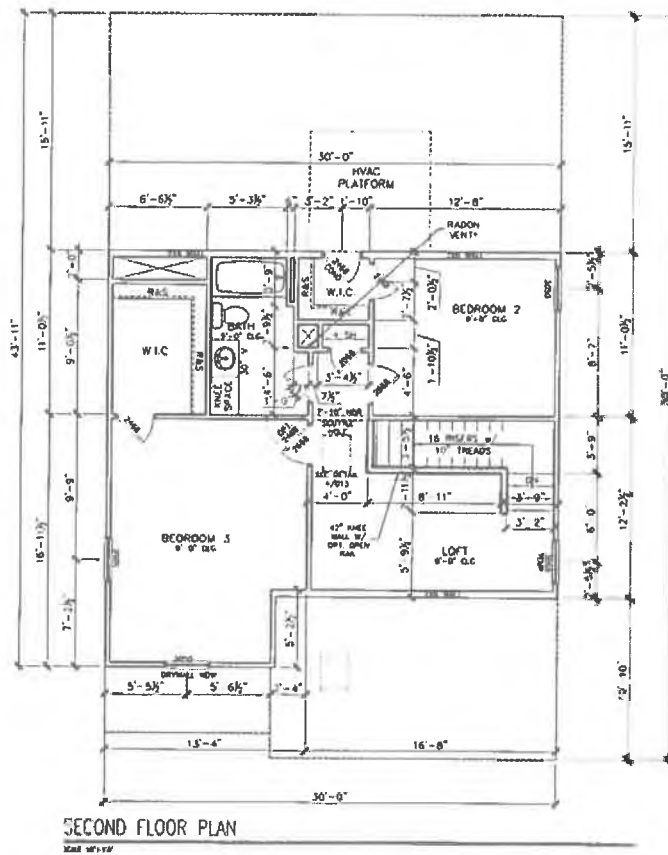
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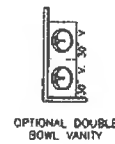
FLOOR PLAN
FIRST FLOOR
PRESTWICK

SWEET OCEAN HOMES
118 VILLAGE TRAIL
SUITE 215
WOODSTOCK, CA 94188
www.sweetoceanhomes.com

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DATE	REVISION	BY

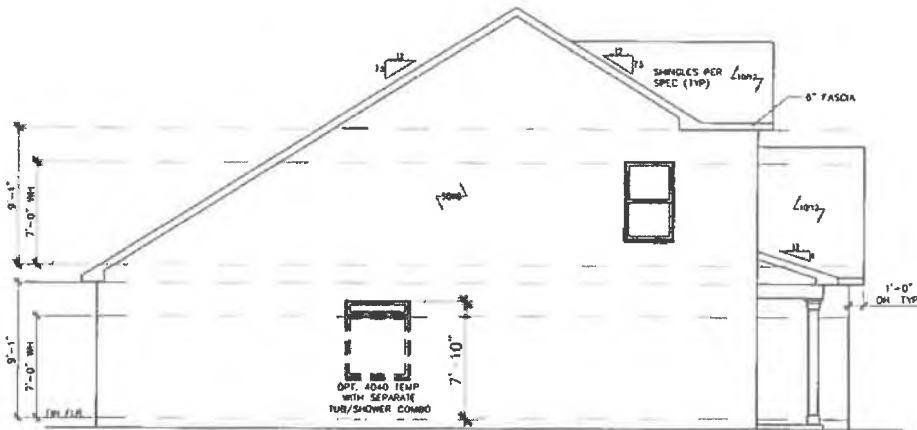
SMITH DOUGLAS HOMES
 QUANTITY: INTERIORS - 1 HALF

FLOOR PLAN
SECOND FLOOR
PRESTWICK

SMITH DOUGLAS HOMES
 110 WALLACE ROAD
 SUITE 111
 WOODBRIDGE, GA 30188
 www.smithdouglassh.com

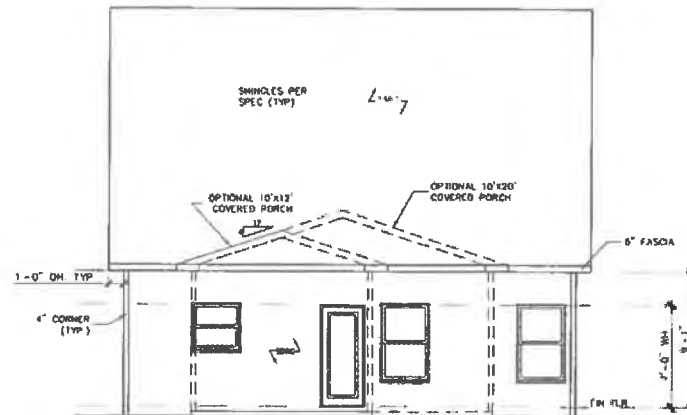
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ALL	ALL	ALL
A4.2		



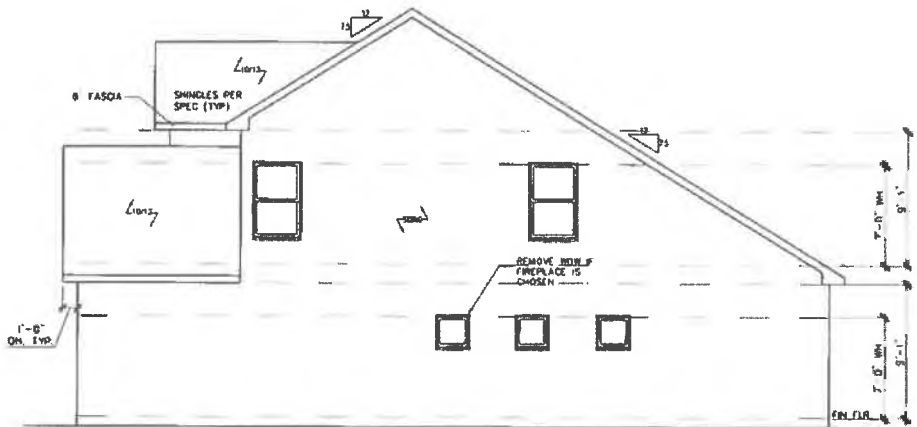
LEFT ELEVATION "A D G"

SCALE 1/8" = 1'-0"



REAR ELEVATION "A D G"

SCALE 1/8" = 1'-0"



RIGHT ELEVATION "A D G"

SCALE 1/8" = 1'-0"

DATE	11/13/2017
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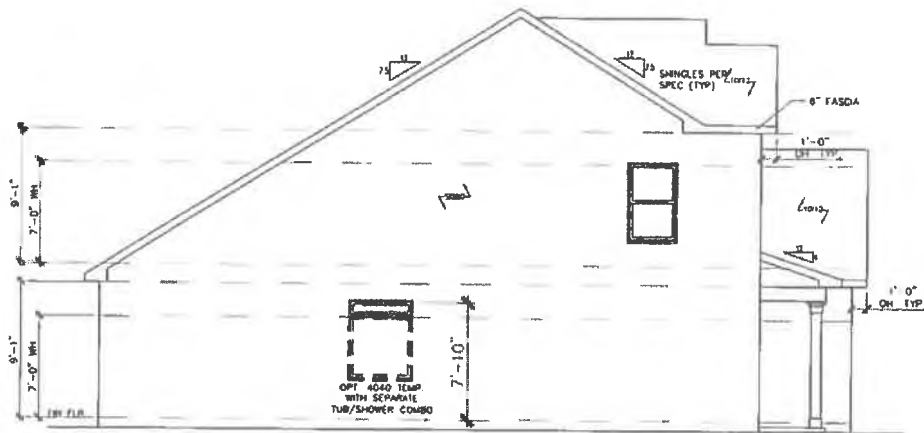
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QUALITY • INTEGRITY • VALUE

ELEVATIONS
SIDES & REAR
PRESTWICK

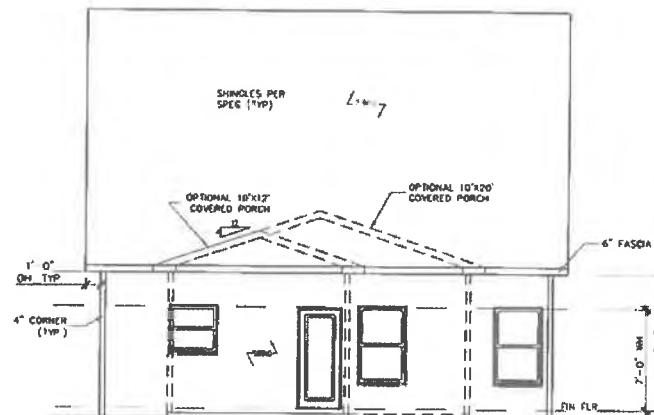
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SUITE 110
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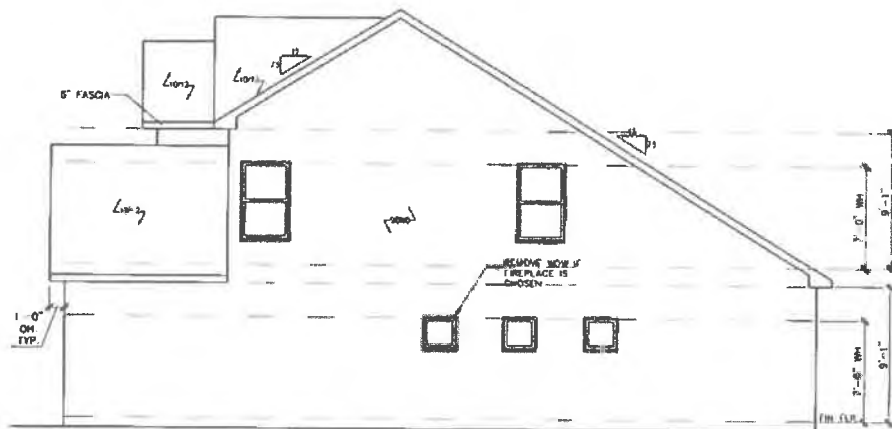
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LEFT ELEVATION "B E H"
SCALE 1/8"=1'-0"



REAR ELEVATION "B E H"
SCALE 1/8"=1'-0"



RIGHT ELEVATION "B E H"
SCALE 1/8"=1'-0"

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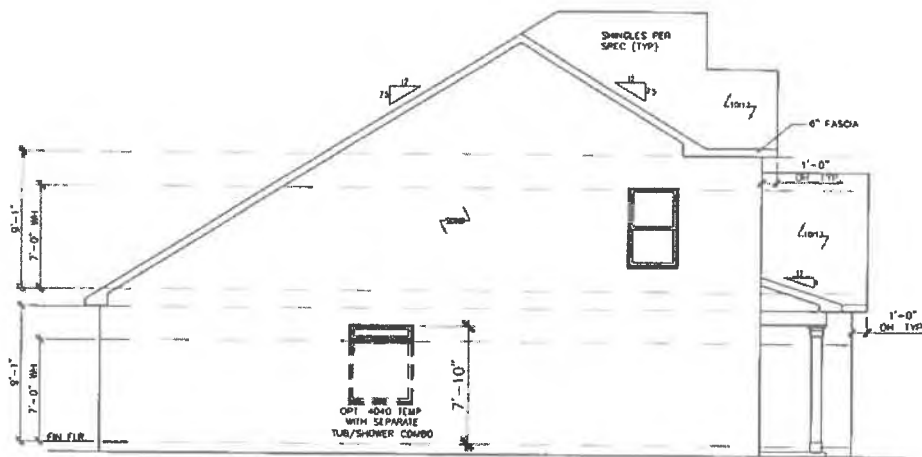
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ELEVATIONS
SIDES & REAR
PRESTWICK

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SUITE 210
WOODSTOCK, GA 30188
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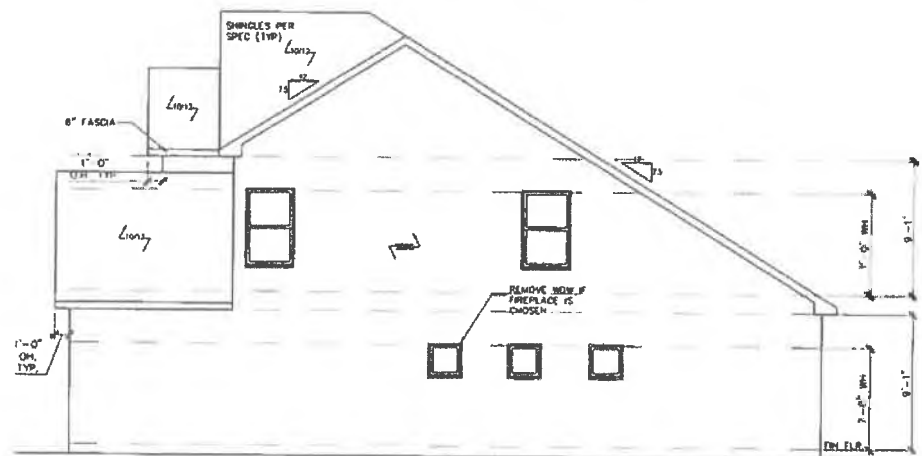
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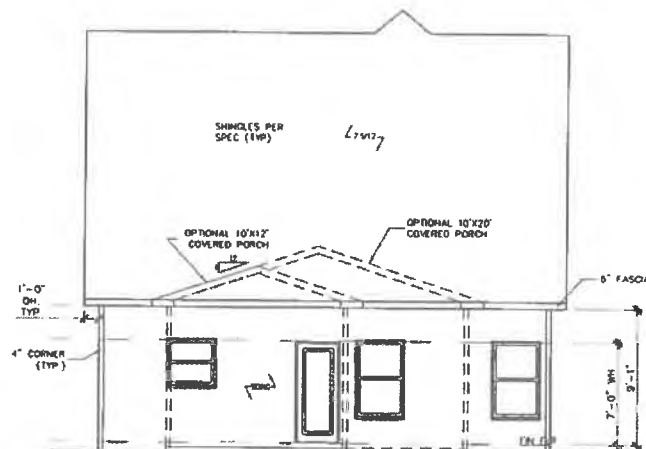
LEFT ELEVATION "C F I"

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



RIGHT ELEVATION "C F I"

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



REAR ELEVATION "C F I"

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

DATE	TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	12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Reynolds – 1,300sf - 3 bedroom 2 bath

Elevation A



Elevation B



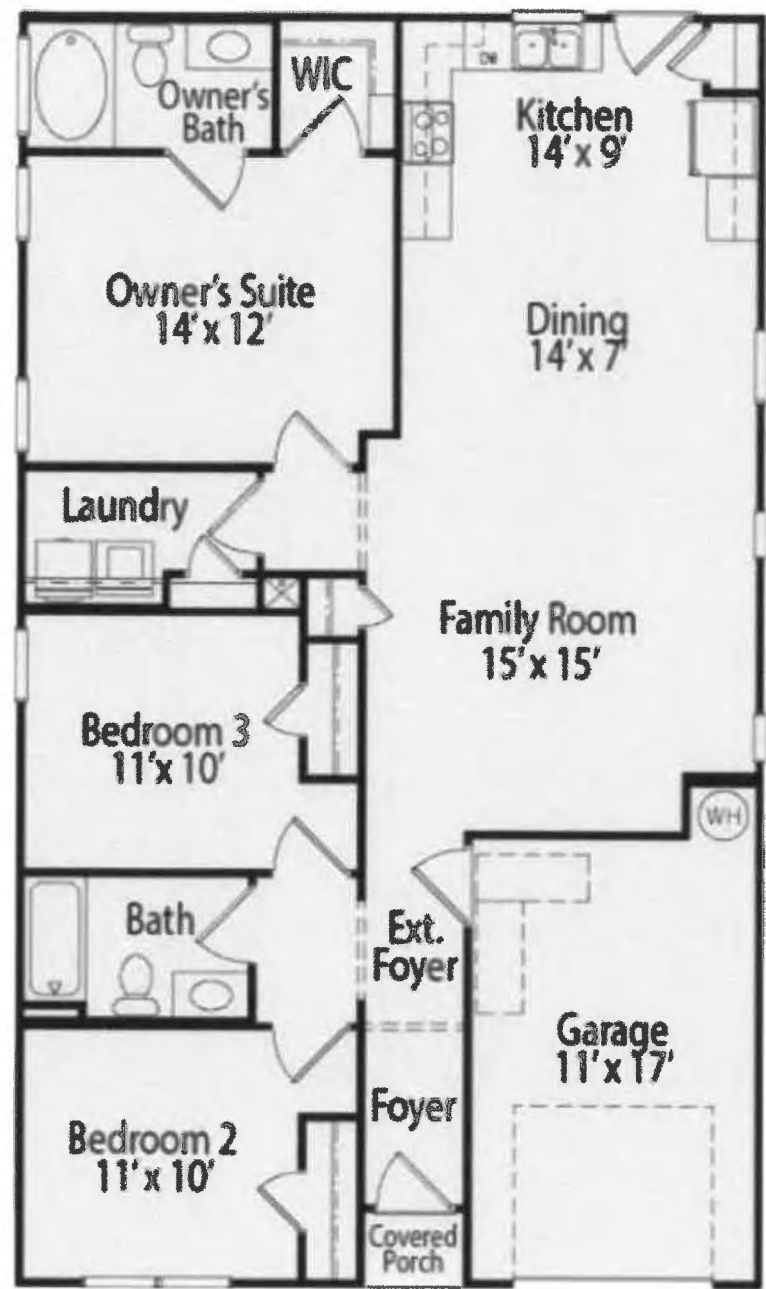
Elevation D

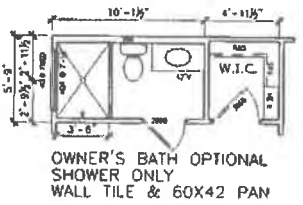
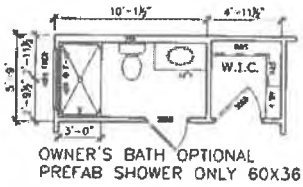


Elevation E

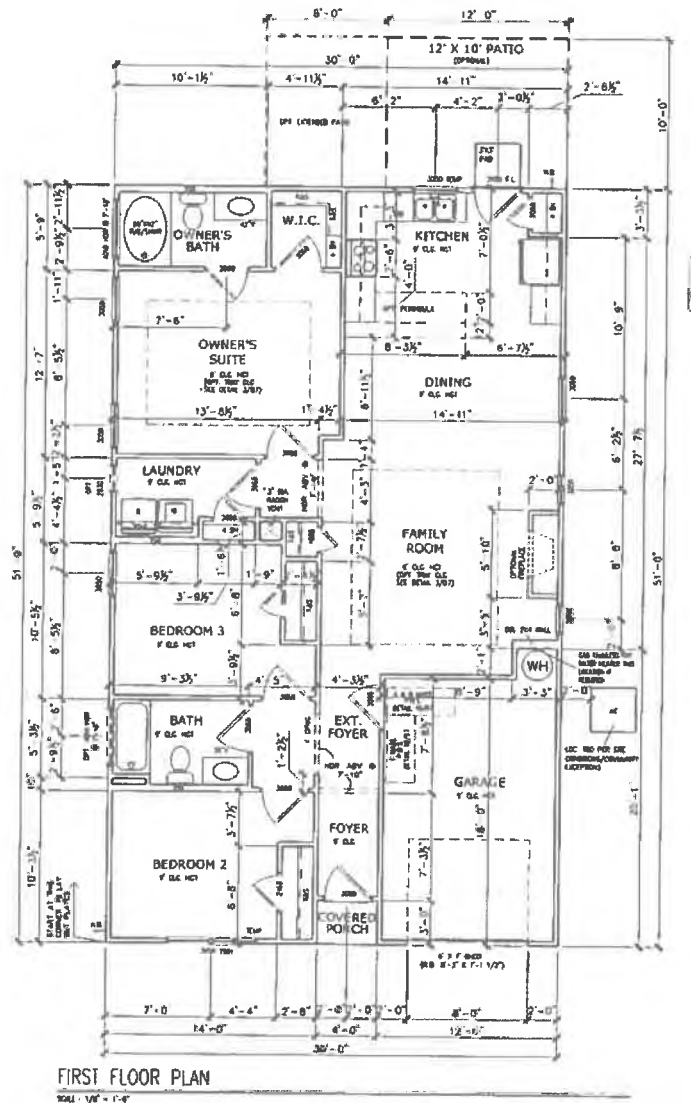
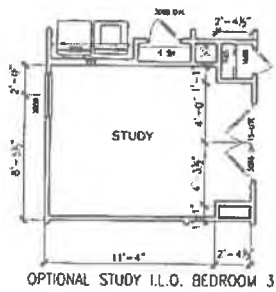


Floor Plan





REFER TO MANUFACTURER'S SPECS.
FOR DRAIN LOCATIONS ON SHEETS
012, 012.1, & 012.2



NO.	REVISION
1	
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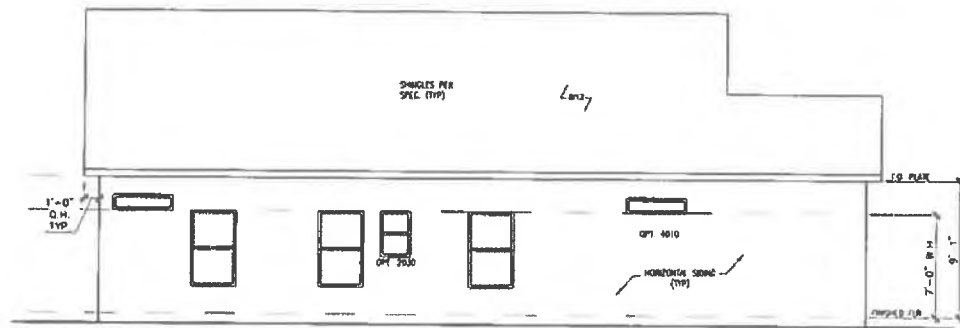
SMITH DOUGLAS HOMES
QUALITY • INTEGRITY • VALUE

FLOOR PLAN
FIRST FLOOR
REYNOLDS

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 110
WILSONVILLE, OR 97158
www.smithdouglashomes.com

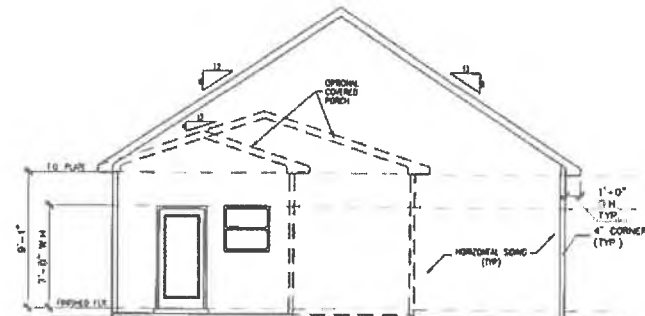
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DOUGLAS HOMES.

AK	REB
1/11/17	
PLAN NO. A	
BY	ALL
A5.1	



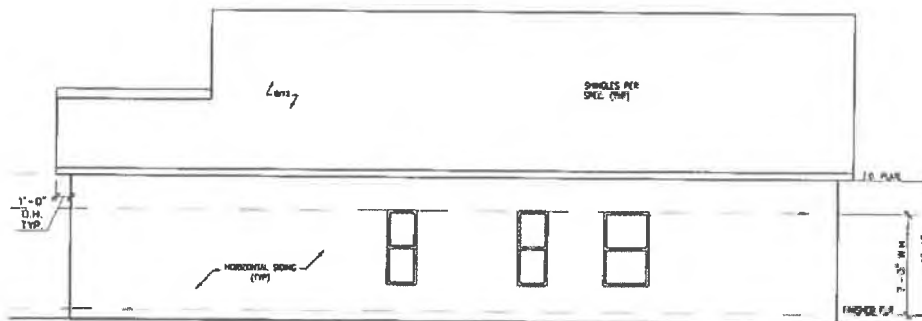
LEFT ELEVATION "A D G J"

SCALE 1/8"=1'-0"



REAR ELEVATION "A D G J"

SCALE 1/8"=1'-0"



RIGHT ELEVATION "A D G J"

SCALE 1/8"=1'-0"

ITEM	QTY	UNIT	PRICE	TOTAL
1	1	sq. ft.		
2	1	sq. ft.		
3	1	sq. ft.		
4	1	sq. ft.		
5	1	sq. ft.		
6	1	sq. ft.		
7	1	sq. ft.		
8	1	sq. ft.		
9	1	sq. ft.		
10	1	sq. ft.		
11	1	sq. ft.		
12	1	sq. ft.		
13	1	sq. ft.		
14	1	sq. ft.		
15	1	sq. ft.		
16	1	sq. ft.		
17	1	sq. ft.		
18	1	sq. ft.		
19	1	sq. ft.		
20	1	sq. ft.		
21	1	sq. ft.		
22	1	sq. ft.		
23	1	sq. ft.		
24	1	sq. ft.		
25	1	sq. ft.		
26	1	sq. ft.		
27	1	sq. ft.		
28	1	sq. ft.		
29	1	sq. ft.		
30	1	sq. ft.		
31	1	sq. ft.		
32	1	sq. ft.		
33	1	sq. ft.		
34	1	sq. ft.		
35	1	sq. ft.		
36	1	sq. ft.		
37	1	sq. ft.		
38	1	sq. ft.		
39	1	sq. ft.		
40	1	sq. ft.		
41	1	sq. ft.		
42	1	sq. ft.		
43	1	sq. ft.		
44	1	sq. ft.		
45	1	sq. ft.		
46	1	sq. ft.		
47	1	sq. ft.		
48	1	sq. ft.		
49	1	sq. ft.		
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74	1	sq. ft.		
75	1	sq. ft.		
76	1	sq. ft.		
77	1	sq. ft.		
78	1	sq. ft.		
79	1	sq. ft.		
80	1	sq. ft.		
81	1	sq. ft.		
82	1	sq. ft.		
83	1	sq. ft.		
84	1	sq. ft.		
85	1	sq. ft.		
86	1	sq. ft.		
87	1	sq. ft.		
88	1	sq. ft.		
89	1	sq. ft.		
90	1	sq. ft.		
91	1	sq. ft.		
92	1	sq. ft.		
93	1	sq. ft.		
94	1	sq. ft.		
95	1	sq. ft.		
96	1	sq. ft.		
97	1	sq. ft.		
98	1	sq. ft.		
99	1	sq. ft.		
100	1	sq. ft.		

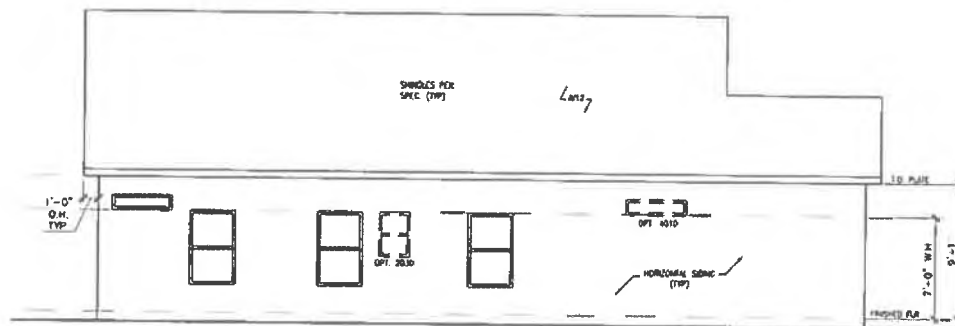
SMITH DOUGLAS HOMES
QUALITY • INTEGRITY • VALUE

ELEVATIONS
SIDES & REAR
REYNOLDS

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 110
WOODSTOCK, GA 30189
www.smithdouglashomes.com

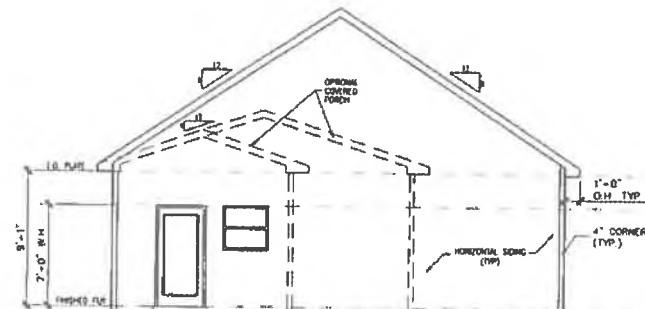
SMITH DOUGLAS HOMES
expressly reserves all
property rights in these
plans and drawings.
These plans are related
drawings and shall be
reproduced without written
consent from SMITH
DOUGLAS HOMES.

AX AW
1/11/17
A D G
ALL ADG
A2.1



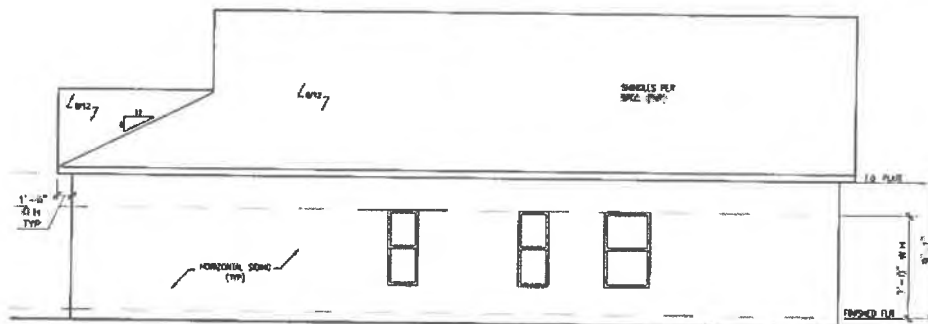
LEFT ELEVATION "B E H"

SCALE 1/8" = 1'-0"



REAR ELEVATION "B E H"

SCALE 1/8" = 1'-0"



RIGHT ELEVATION "B E H"

SCALE 1/8" = 1'-0"

REV	DATE	BY	CHKD	APP
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



ELEVATIONS
SIDES & REAR
REYNOLDS

SMITH DOUGLAS HOMES
118 VILLAGE PARK,
SUITE 110
WOODBRIDGE, GA 30188
404.494.4000

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property rights in these
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drawings are not to be
reproduced without written
consent from Smith
Douglas Homes.

DATE	REV
1/11/17	
B E H	
ALL BEH	
A2.2	



**WILLIAMSPORT PIKE
TOWNHOMES**





TWO UNIT BUILDING ELEVATION



TWO UNIT BUILDING ELEVATION



TWO UNIT BUILDING ELEVATION



FOUR UNIT BUILDING ELEVATION



THREE UNIT BUILDING ELEVATION



FIVE UNIT BUILDING ELEVATION



SIX UNIT BUILDING ELEVATION



SEVEN UNIT BUILDING ELEVATION



EIGHT UNIT BUILDING ELEVATION

REV. NO. DATE

NOTE: This drawing represents the proposed design and construction of the building. It is not to be used for construction without the approval of the local building department. The architect assumes no responsibility for the accuracy of the information provided on this drawing.



ARCHITECT: NVR
21 New Street, Suite 4
Frederick, MD 21702

SHEET NO.

REVISION

DATE

OPTION

DESCRIPTION

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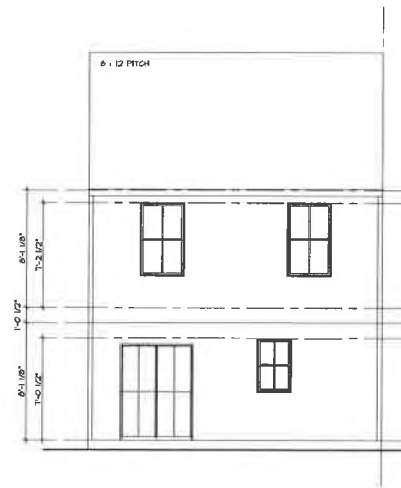
DESCRIPTION

OPTION

DESCRIPTION



END UNIT ELEVATION



REAR ELEVATION

SHEET NO.

A-1

PROJECT

FOPLAR

DATE

6-18-2020

BY

JS / RL

OPTION

OPTION

DESCRIPTION

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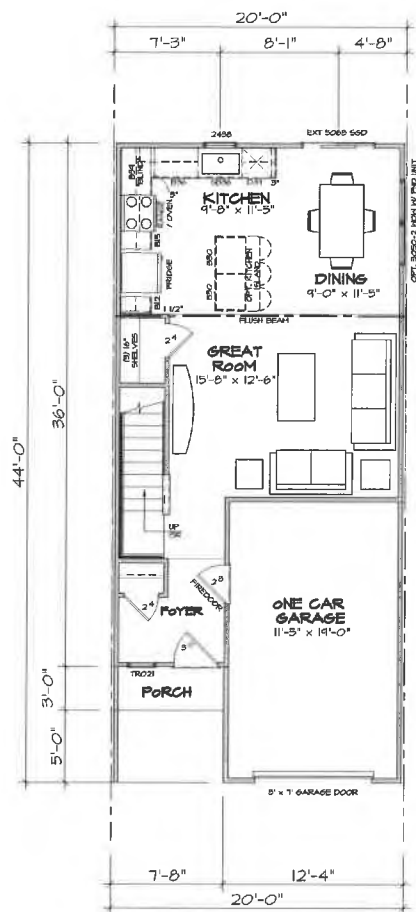
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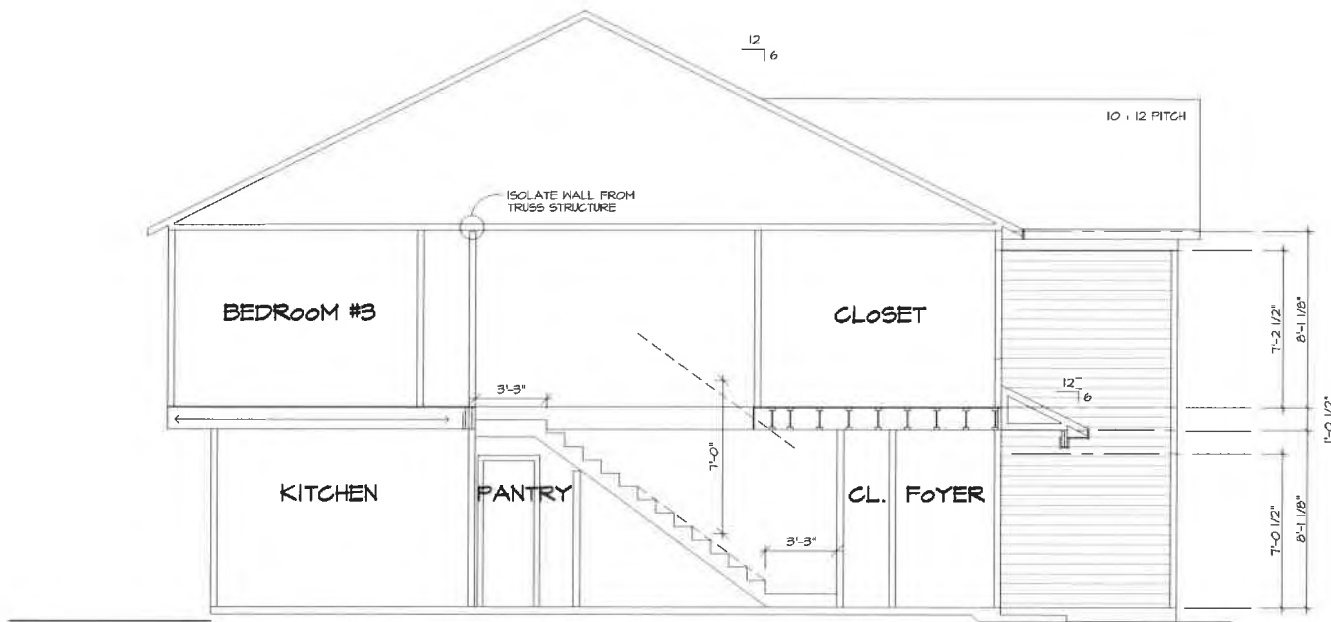
SQUARE FOOTAGE CHART	
FIRST FLOOR PLAN	584 SQUARE FEET
SECOND FLOOR PLAN	858 SQUARE FEET
SQUARE FOOTAGE TOTAL	1442 SQUARE FEET

SHEET NO.	MODEL	SET NO. POPLAR
A-1	DRAWING TITLE	VERSION
	FLOOR PLANS	DRAWN BY JC / RL
	OPTION DESCRIPTION	DATE: 6-18-2022
		OPTION



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[illegible]



DESIGN SECTION

SHEET NO.

A-1

PROJECT

FOPLAR

DATE

6-18-2020

DESIGNED BY

JC / RL

OPTION

3

DESCRIPTION

DESIGN SECTION

DATE

6-18-2020

DESIGNED BY

JC / RL

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6-18-2020

DESIGNED BY

JC / RL

OPTION

3



POPLAR DESIGN DESCRIPTION– 6/18/2020

Design Committee Members

- Product Sponsor: Kris Lightcap
 - Committee: Dan Simon (ASD), Jack Chudovan (ASD), Robert Lach (ASD), Kent Lamotta

Key Project Criteria

- 1450 SF attached SFD
- Climate Zone(s): 3, 4, 5
- Wind Zone(s): 115, 150 mph
- Snow Loads: Corporate, NE, SE

General Features

- Single Family Attached
- Cost Target: Same total cost as Juniper FTD
- Complexity Score: 20.37
- Market Brand
 - Simply Ryan
- Operation(s)
 - RHD, SEO, IND
- Base Footprint = 20'-0" x 44'-0" (not including 2' cantilever)
- Base House SF Total = 1442 SF
 - First Floor = 584 SF
 - Second Floor = 858 SF
- 3 Bedrooms / 2 Baths , opt. Powder Room
- Foundation Types
 - Slab (Mono, poured stem wall, block stem wall)

First Floor Features

Standard:

- Great Room
- Kitchen
 - Pantry closet
- Dining
- One Car Garage
- Foyer
- Front Porch

Optional:

- Kitchen island w/ seating
- Powder Room

Second Floor Features

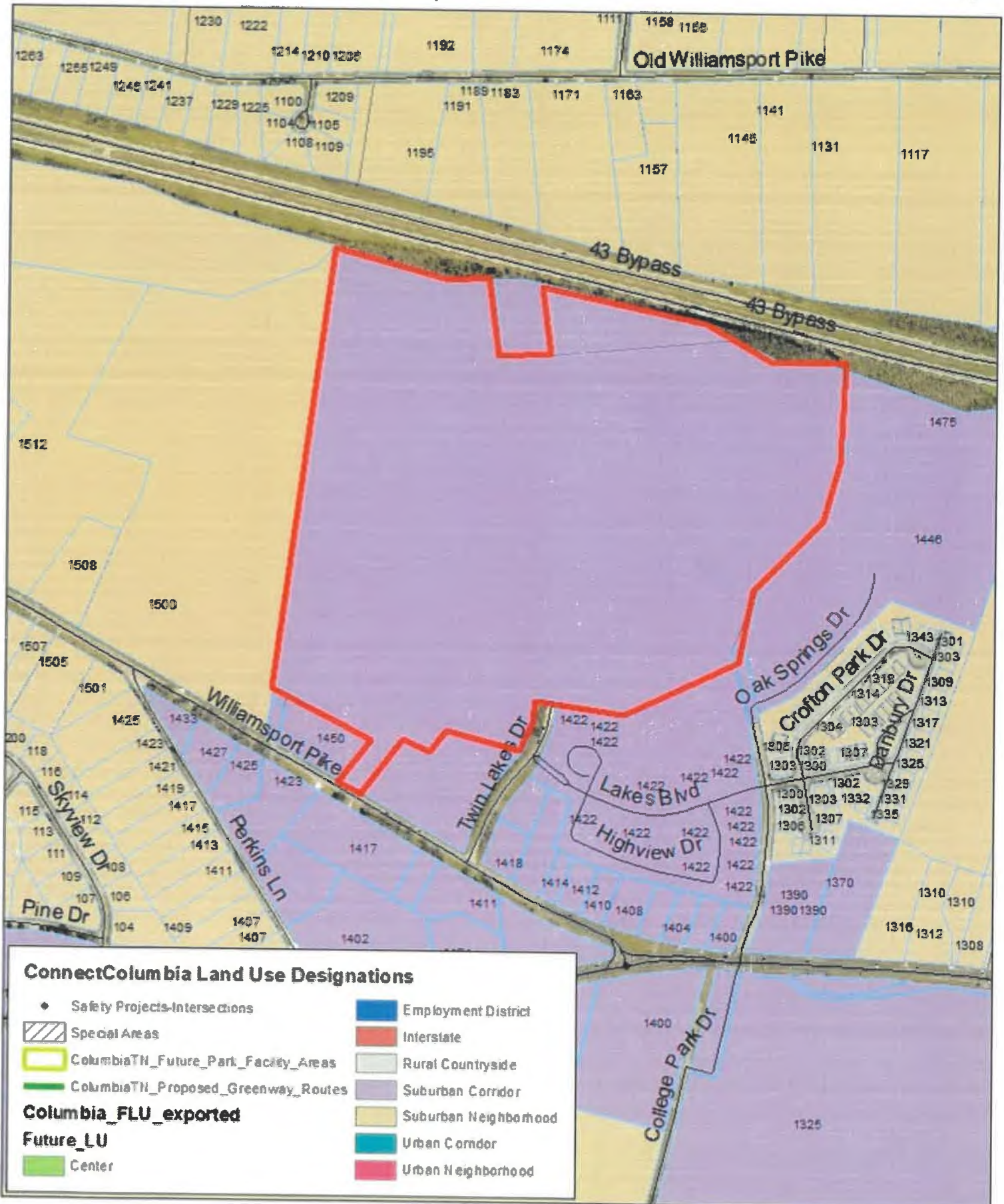
Standard:

- Laundry Closet
- Owner's Bedroom
 - WIC
- Owner's Bath
 - (2) 30" vanities
 - Linen closet
 - Tub / Shower
- Bedroom #2
- Bedroom #3
- Linen closet
- Water Heater Closet
- Bath #1
 - 30" Vanity
 - Tub / shower

Elevations

- Elevation 'A'
 - Cottage "Lite"
- Elevation 'B'
 - Cottage "Lite"
- Elevation 'C'
 - Cottage "Lite"

Case #20-0267
Williamsport Pike
Tax Map 88 Parcel 51, 84.48 acre portion of



Case #20-0267
Williamsport Pike
Tax Map 88 Parcel 51, 84.48 acre portion of

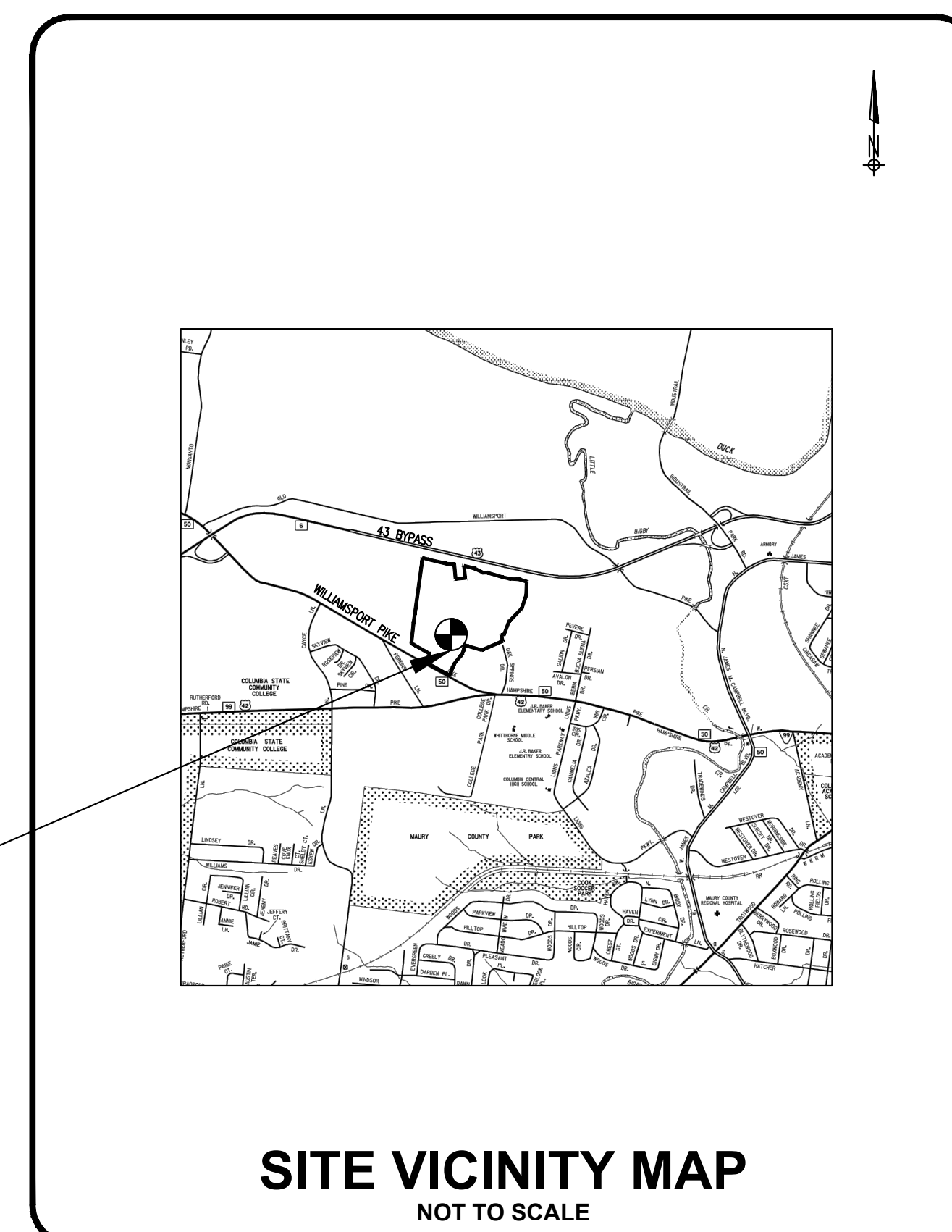


PUD MASTER PLAN

WILLIAMSPORT PIKE DEVELOPMENT

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

SITE LOCATION



SHEET INDEX

<u>SHT. NO.</u>	<u>DESCRIPTION</u>
1 OF 4	COVER SHEET
2 OF 4	ROAD IMPROVEMENTS
3 OF 4	PUD MASTER PLAN - TOWNHOMES
4 OF 4	PUD MASTER PLAN - SINGLE FAMILY LOTS

MARTIN ENGINEERING & SURVEYING, LLC

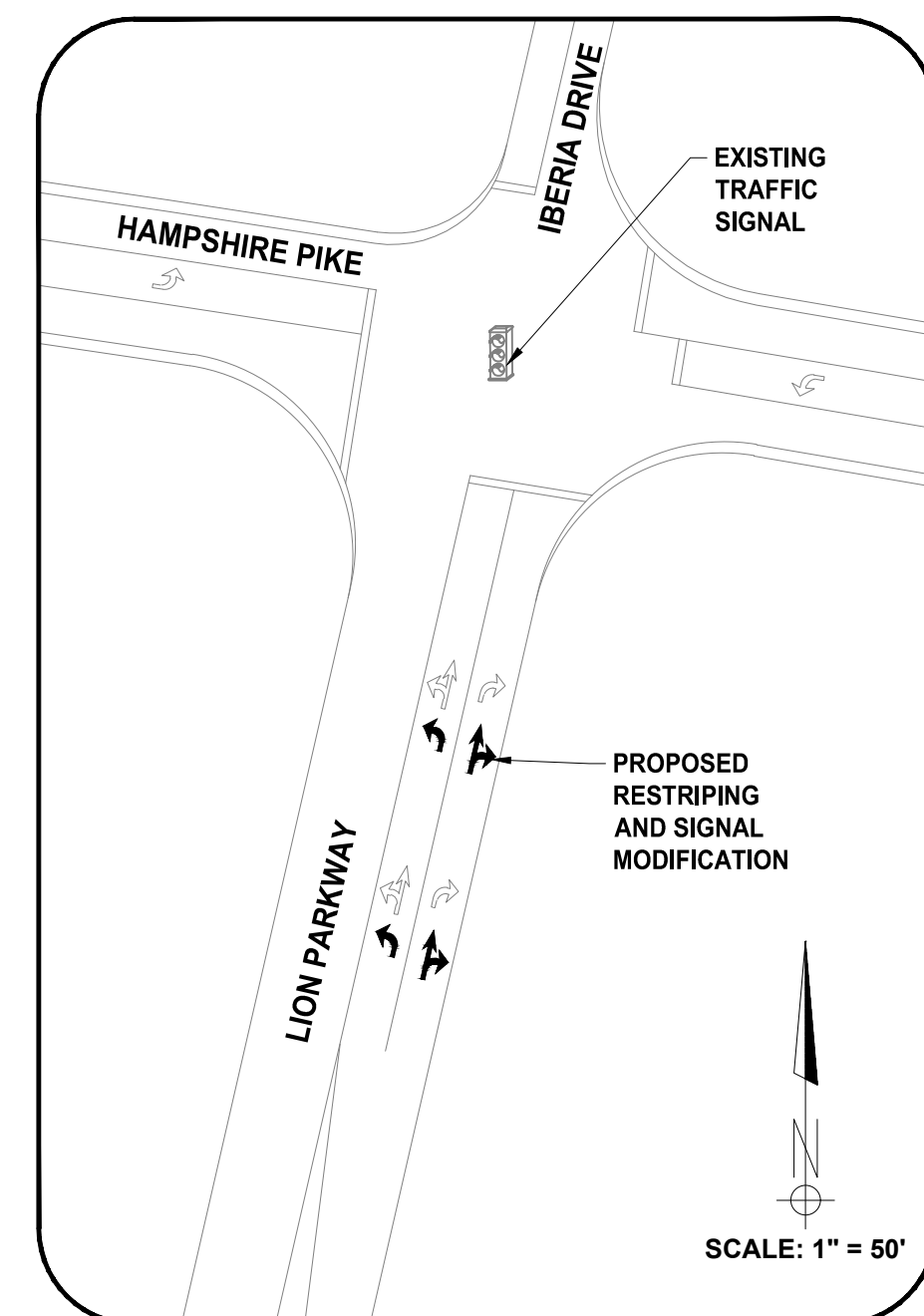
818 S. Main Street
Columbia, Tennessee 38104

Office: 615.812.2147

gary@martinengrg.com

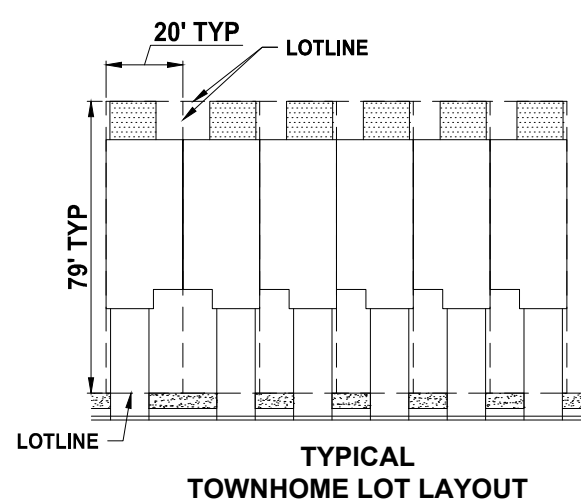
Date Feb. 12, 2021	Scale NTS
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1 OF 4

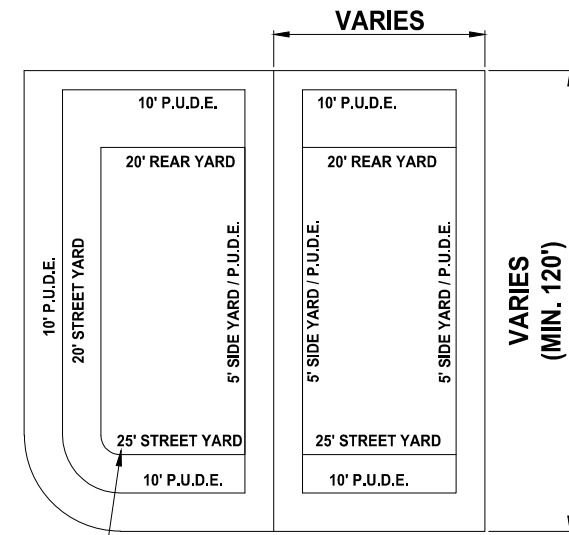


**818 S. Main Street
Columbia, TN 38401
615.812.2147
gary@martinengrg.com**

42' WIDE LOTS		42' WIDE LOTS		50' WIDE LOTS		50' WIDE LOTS	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
8	8,938	105	5,880	1	12,326	130	5,536
9	5,290	106	5,880	2	6,250	131	5,784
10	5,290	107	5,880	3	6,250	132	6,035
11	5,290	108	5,878	4	6,250	133	7,484
12	5,290	109	5,827	5	6,250	136	8,841
13	5,290	110	5,893	6	6,250	137	10,078
14	5,290	111	5,829	7	11,639	138	6,750
15	11,115	112	5,893	21	8,328	139	6,750
16	5,290	113	6,157	22	6,250	140	6,750
17	5,290	114	6,421	23	6,250	141	6,750
18	5,290	115	6,679	24	6,250	142	6,750
19	5,290	116	6,481	25	6,250	143	9,464
20	5,290	117	7,721	26	6,250	144	7,445
35	5,290	118	22,562	27	6,250	145	6,856
36	5,290	119	17,990	28	6,250	146	7,135
37	5,290	120	10,876	29	9,866	147	15,766
38	5,290	121	10,052	30	6,250	148	13,207
39	5,290	122	7,092	31	6,250	149	13,168
40	5,290	123	6,941	32	10,803	150	17,581
41	5,290	124	7,863	33	6,750	151	14,634
42	5,290	125	7,568	34	10,866	152	11,835
43	8,866	126	6,941	53	6,750	153	6,750
44	5,290	127	6,313	54	11,341	154	6,750
45	5,290	128	9,986	55	9,609	155	7,908
46	5,290	134	10,116	56	8,079	156	7,896
47	5,290	135	5,250	57	9,557	157	7,028
48	5,290	133	6,547	58	12,199	158	6,775
49	5,290	154	5,250	59	8,007	159	6,750
50	5,290	155	5,250	60	6,750	160	5,314
51	5,290	156	5,250	61	6,750	192	12,283
52	5,290	157	7,201	62	6,750	191	11,651
69	18,508	158	6,945	63	6,750	193	10,336
70	10,021	159	5,250	64	11,138	194	9,885
71	7,997	160	5,250	65	6,771	195	11,400
72	6,387	161	5,250	66	9,937	196	11,048
73	5,638	162	5,250	67	10,266	208	9,035
74	5,607	163	5,250	68	11,665	209	6,750
75	12,305	164	5,250				
76	16,715	165	5,250				
77	14,791	166	5,250				
78	9,991	167	5,250				
79	16,665	168	7,762				
80	5,253	169	5,250				
81	6,523	170	5,250				
82	7,638	171	9,120				
83	10,112	172	5,724				
84	9,099	173	5,797				
85	8,139	174	5,250				
86	8,827	175	5,250				
87	11,291	176	7,862				
88	10,518	177	5,250				
89	7,660	178	5,250				
90	6,529	179	6,926				
91	7,824	180	5,340				
92	5,756	181	5,503				
93	8,718	182	5,250				
94	10,177	197	9,218				
95	14,416	198	5,460				
96	11,206	199	5,460				
97	13,922	200	6,384				
98	18,692	201	7,520				
99	12,705	202	9,833				
100	6,917	203	13,022				
101	8,478	204	9,412				
102	5,880	205	7,168				
103	5,880	206	6,023				
104	5,880	207	13,748				



TYPICAL TOWNHOME LOT LAYOUT



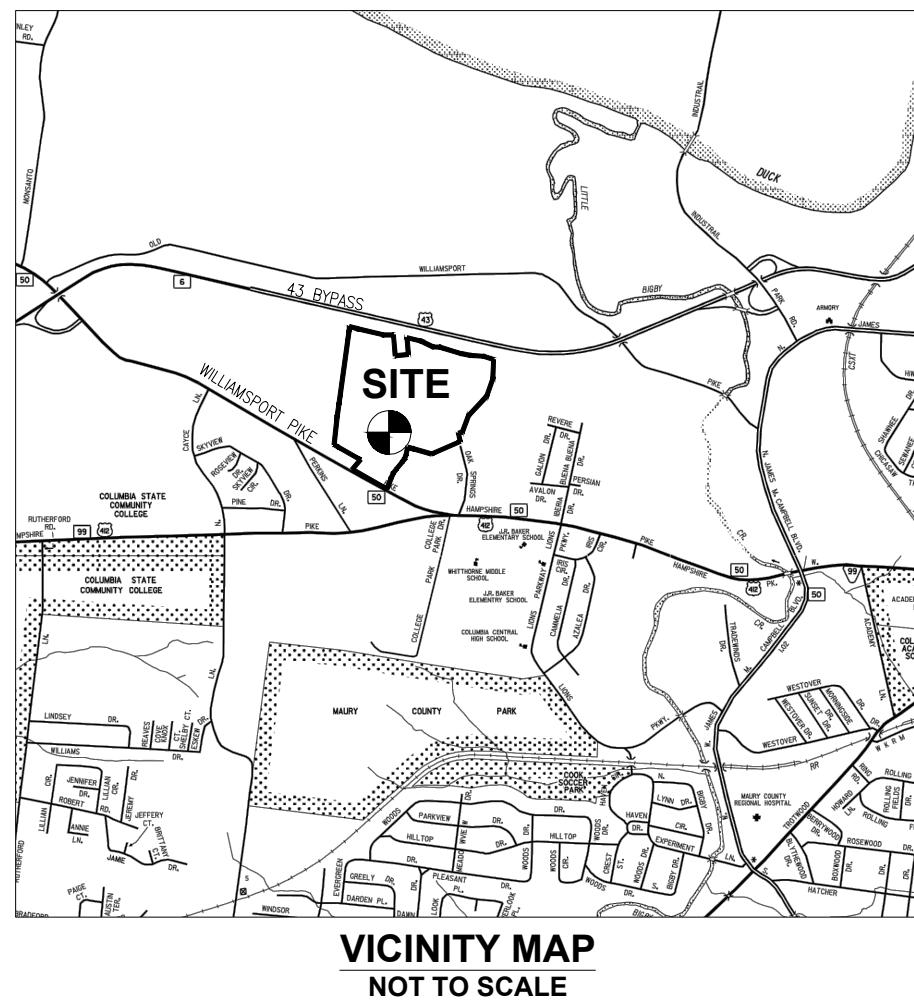
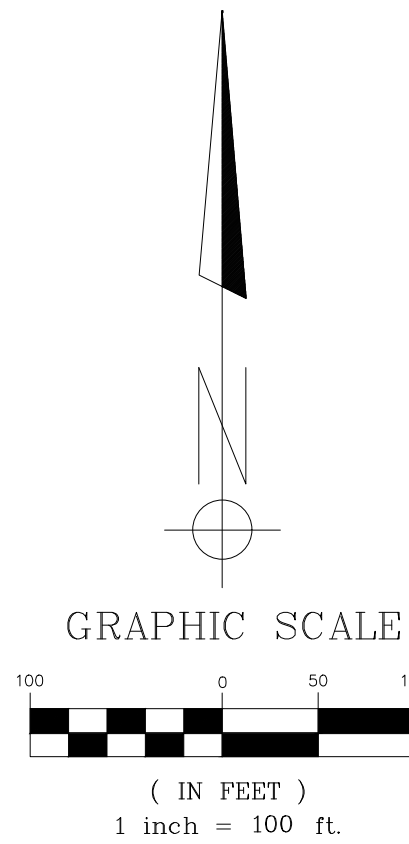
LOT CONFIGURATION
P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

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

DEVELOPMENT SCHEDULE						
PHASE	NUMBER OF TOWNHOME UNITS	UNITS	NUMBER OF 42' SINGLE-FAMILY LOTS	LOTS	NUMBER OF 50' SINGLE-FAMILY LOTS	LOTS
PHASE 1	26	210-235	13	8-20	13	1-7 & 21-26
PHASE 2	30	236-265	18	35-52	8	27-34
PHASE 3	29	266-249	11	69-79	16	53-68
PHASE 4	30	295-324	30	80-109		
PHASE 5	29	325-353	21	110-128 & 134-135	10	129-133 & 136-140
PHASE 6	34	354-387	14	153-166	12	141-152
PHASE 7	26	388-413	17	167-182	8	183-190
PHASE 8			10	197-207	8	191-196 & 208-209
TOTAL	204		134		75	

PUD MASTER PLAN WILLIAMSPORT PIKE DEVELOPMENT TOWNHOMES

COLUMBIA, TENNESSEE
MAURY COUNTY
FEBRUARY 12, 2021



PROPERTY OWNER:
BAXTER ENTERPRISES
1100 HATCHER LANE
COLUMBIA, TN 38401
TAX MAP 98 PARCEL 51.00
DEED BOOK R2351 PAGE 893

THIS PROPERTY IS LOCATED WITHIN OTHER AREAS
ZONE X (AREAS DETERMINED TO BE OUTSIDE THE
0.2% CHANCE FLOODPLAIN) AS SHOWN ON F.E.M.A.
FLOOD INSURANCE RATE MAP, COMMUNITY PANEL
NO. 4719C0165E AND NO. 4719C0280E, BOTH
DATED APRIL 16, 2007.

TOWNHOME DENSITY			
UNITS	ACRES	UNITS/AC.	
204	23.82	8.44	

TOWNHOME OPEN SPACE SUMMARY			
OPEN SPACE	AREA (AC)	PERCENT OF SITE	USABLE AREA (AC)
OPEN SPACE	10.35	43.5%	8.5
OPEN SPACE (TVA)	3.22	13.5%	0.0
TOTAL	13.57	57.0%	8.5

PRIVATE OPEN SPACE REQUIREMENTS			
UNIT TYPE	AREA REQUIRED / UNIT (SF)	TOTAL REQUIRED (SF)	TOTAL PROVIDED (SF)
ATTACHED UNITS	500	204 X 500 = 102,000	102,000

TOWNHOME PARKING SUMMARY					
TYPE UNIT	# UNITS	TOTAL BR'S	GARAGE PARKING PROVIDED	DRIVEWAY PARKING PROVIDED	OFFSTREET PARKING PROVIDED
20'X44' - 3BR (1 CAR GARAGE)	204	612	204(0)	204	
TOTAL	204	612	204(0)	204(204)	131
TOTAL PARKING PROVIDED			204 + 204 + 131 = 539		
TOTAL PARKING REQUIRED			612/2 X 1.5 = 459		
TOTAL PARKING ALLOWED BY REGS.			0 + 204 + 131 = 335		

SITE USE SUMMARY (SINGLE-FAMILY LOTS)		
USE	ACRES	SITE%
LOTS (209)	38.06	45.0%
ROAD	9.98	11.8%
DETENTION POND	5.28	6.2%
TVA ESMT.	28.44	33.7%
OPEN SPACE	2.73	3.3%
TOTAL	84.49	100%

PURPOSE OF SUBMITTAL - TO OBTAIN PUD MASTER PLAN APPROVAL FOR
204-TOWNHOME UNITS AND 209 SINGLE-FAMILY RESIDENTIAL LOTS ON THE
PROPERTY, PARCEL 51.00 IN TAX MAP 88.

PROJECT DESCRIPTION:
DEVELOP 204-TOWNHOME UNITS AND 209 SINGLE-FAMILY RESIDENTIAL LOTS ON
APPROXIMATELY 84.49 ACRES OF LAND.

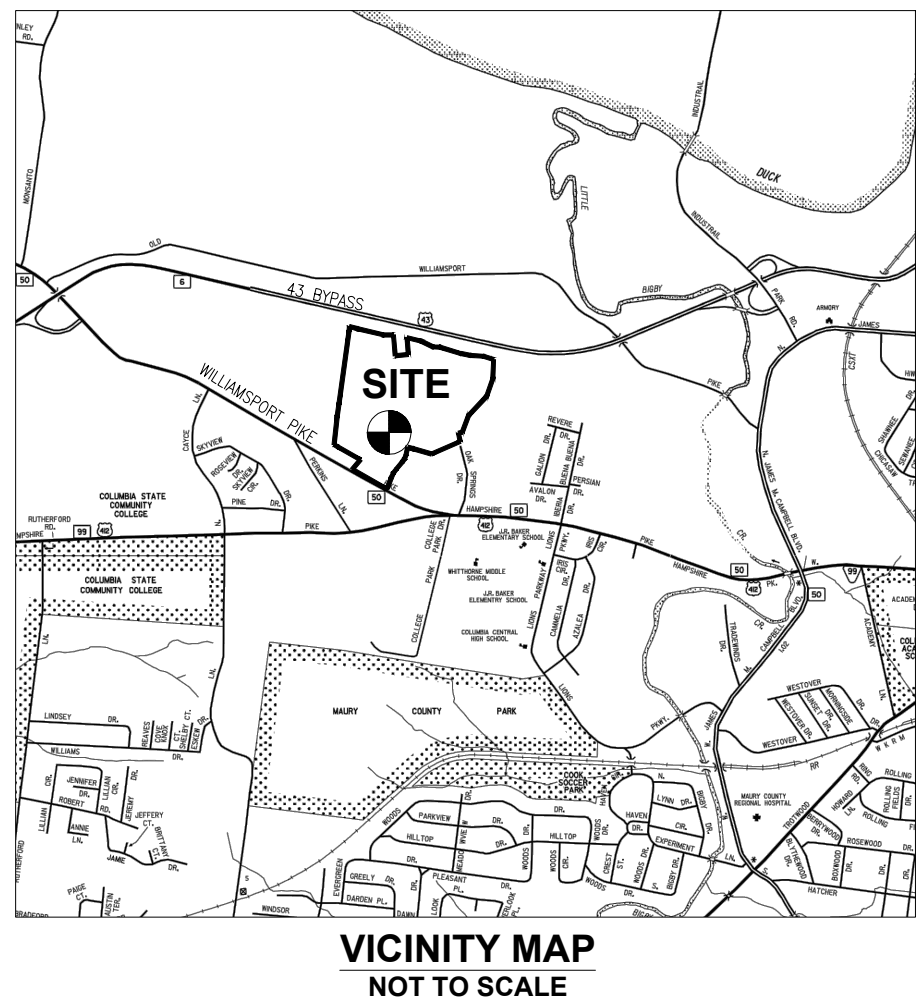
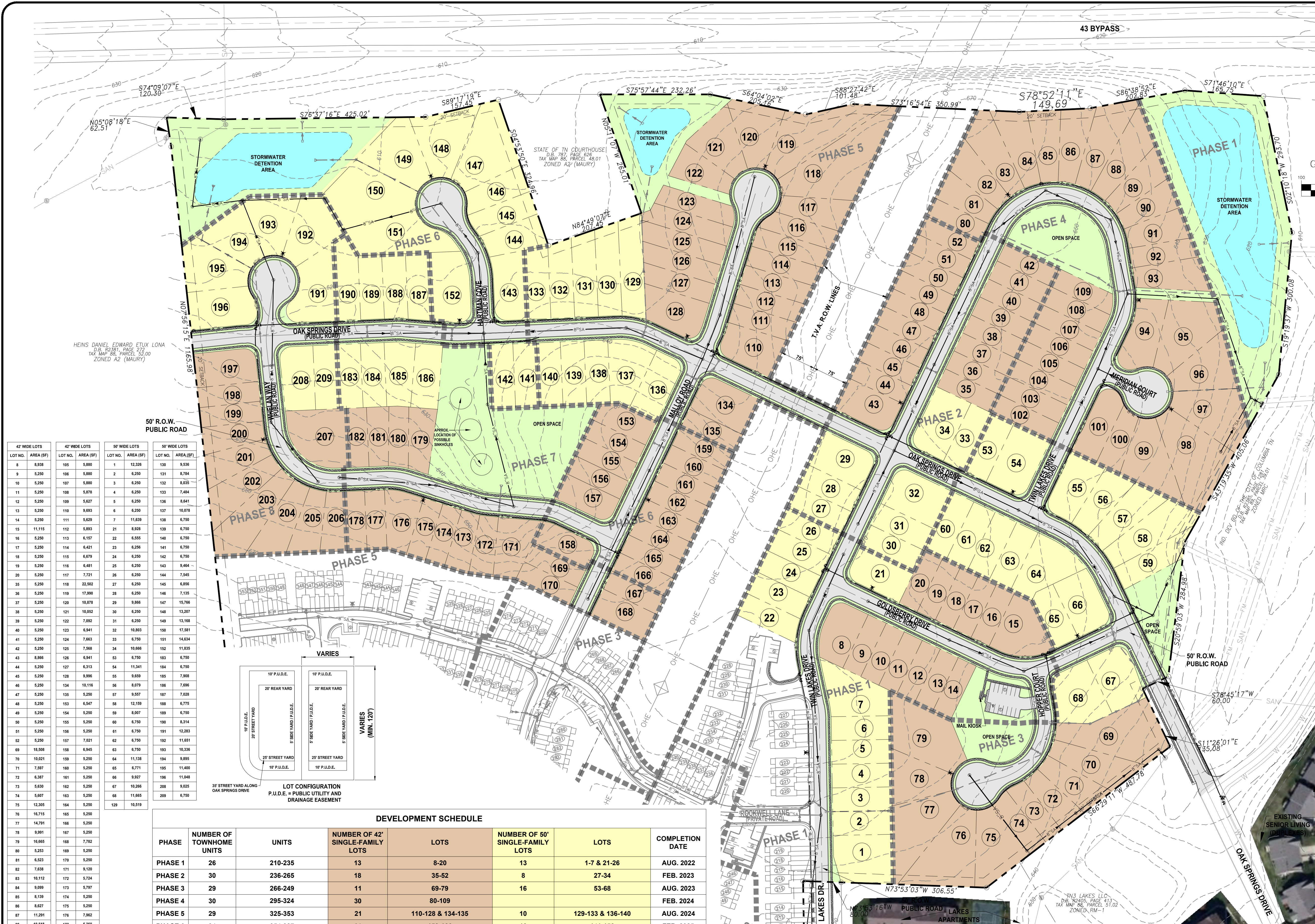
NOTE:

ALL ROAD NAMES TO BE APPROVED BY E-911.

TOWNHOMES MUST BE CONSTRUCTED IN ACCORDANCE
WITH THE 2018 IRC.

SHEET 3 OF 4

MES MARTIN ENGINEERING
& SURVEYING, LLC
818 S. Main Street
Columbia, TN 38401
615.812.2147
gary@martinengr.com



PROPERTY OWNER:
BAXTER ENTERPRISES
1100 HATCHER LANE
COLUMBIA, TN 38401
TAX MAP 88 PARCEL 51.00
DEED BOOK R2351 PAGE 693

THIS PROPERTY IS LOCATED WITHIN OTHER AREAS
ZONE X (AREAS DETERMINED TO BE OUTSIDE THE
0.2% CHANCE FLOODPLAIN) AS SHOWN ON F.E.M.A.
FLOOD INSURANCE RATE MAP, COMMUNITY PANEL
NO. 47119C0165E AND NO. 47119C0280E, BOTH
DATED APRIL 16, 2007.

TOWNHOME DENSITY			
UNITS	ACRES	UNITS/AC.	
204	23.82	8.44	

TOWNHOME OPEN SPACE SUMMARY			
OPEN SPACE	AREA (AC)	PERCENT OF SITE	USABLE AREA (AC)
OPEN SPACE	10.35	43.5%	8.5
OPEN SPACE (TVA)	3.22	13.5%	0.0
TOTAL	13.57	57.0%	8.5

PRIVATE OPEN SPACE REQUIREMENTS			
UNIT TYPE	AREA REQUIRED / UNIT (SF)	TOTAL REQUIRED (SF)	TOTAL PROVIDED (SF)
ATTACHED UNITS	500	204 X 500 = 102,000	102,000

TOWNHOME PARKING SUMMARY					
TYPE UNIT	# UNITS	TOTAL BR'S	GARAGE PARKING PROVIDED	DRIVEWAY PARKING PROVIDED	OFFSTREET PARKING PROVIDED
20'X44' - 3BR (1 CAR GARAGE)	204	612	204(0)	204	
TOTAL	204	612	204(0)	204(204)	131
TOTAL PARKING PROVIDED 204 + 204 + 131 = 539					
TOTAL PARKING REQUIRED 612/2 X 1.5 = 459					
TOTAL PARKING ALLOWED BY REGS. 0 + 204 + 131 = 335					

SITE USE SUMMARY (SINGLE-FAMILY LOTS)		
USE	ACRES	SITE%
LOTS (209)	38.06	45.0%
ROAD	9.98	11.8%
DETENTION POND	5.28	6.2%
TVA ESMT.	28.44	33.7%
OPEN SPACE	2.73	3.3%
TOTAL	84.49	100%

PURPOSE OF SUBMITTAL - TO OBTAIN PUD MASTER PLAN APPROVAL FOR
204-TOWNHOME UNITS AND 209 SINGLE-FAMILY RESIDENTIAL LOTS ON THE
PROPERTY, PARCEL 51.00 IN TAX MAP 88.

PROJECT DESCRIPTION:
DEVELOP 204-TOWNHOME UNITS AND 209 SINGLE-FAMILY RESIDENTIAL LOTS ON
APPROXIMATELY 84.49 ACRES OF LAND.

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

42' WIDE LOTS		42' WIDE LOTS		50' WIDE LOTS		50' WIDE LOTS	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
8	8,938	105	5,880	1	12,326	130	9,536
9	5,250	106	5,880	2	6,250	131	8,784
10	5,250	107	5,880	3	6,250	132	8,032
11	5,250	108	5,878	4	6,250	133	7,484
12	5,250	109	5,627	5	6,250	136	8,641
13	5,250	110	8,693	6	6,250	137	10,078
14	5,250	111	5,629	7	11,639	138	6,750
15	11,115	112	5,893	21	8,928	139	6,750
16	5,250	113	6,157	22	6,555	140	6,750
17	5,250	114	6,421	23	6,256	141	6,750
18	5,250	115	6,679	24	6,250	142	6,750
19	5,250	116	6,481	25	6,250	143	9,464
20	5,250	117	7,721	26	6,250	144	7,545
21	5,250	118	22,502	27	6,250	145	6,856
22	5,250	119	17,990	28	6,250	146	7,135
23	5,250	120	10,878	29	9,966	147	15,766
24	5,250	121	10,052	30	6,250	148	13,207
25	5,250	122	7,092	31	6,250	149	13,168
26	5,250	123	6,941	32	10,903	150	17,581
27	5,250	124	7,663	33	6,750	151	14,634
28	5,250	125	7,568	34	10,666	152	11,835
29	5,250	126	6,941	35	6,750	153	6,750
30	5,250	127	6,313	36	11,341	154	6,750
31	5,250	128	9,996	37	9,659	155	7,900
32	5,250	129	10,116	38	6,079	156	7,896
33	5,250	130	5,250	39	9,957	157	7,028
34	5,250	131	6,547	40	12,159	158	6,775
35	5,250	132	5,250	41	8,007	159	6,750
36	5,250	133	5,250	42	6,750	160	8,314
37	5,250	134	5,250	43	6,750	161	12,283
38	5,250	135	7,021	44	6,750	162	11,651
39	5,250	136	6,945	45	6,750	163	10,336
40	5,250	137	5,250	46	11,138	164	9,895
41	7,597	160	5,250	47	6,771	165	11,400
42	6,387	161	5,250	48	9,927	166	11,048
43	7,630	162	5,250	49	10,266	208	9,025
44	7,607	163	5,250	48	11,665	209	6,750
45	12,305	164	5,250	129	10,519		

Case Number:

21-0005

Request:

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



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

21-0005

APPLICANT/PROPERTY OWNER

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

PUBLIC HEARING DATE

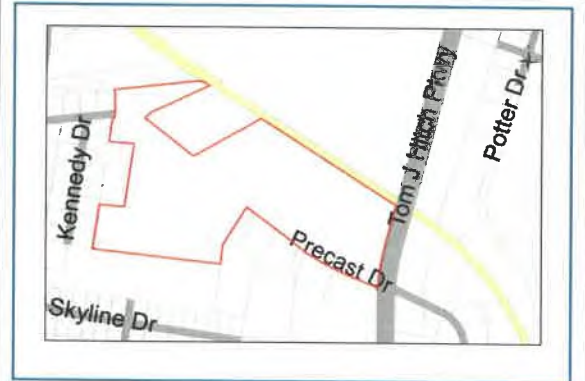
N/A

PROPERTY ADDRESS/LOCATION

**Summerdale Phase 5-7/ Tax Map 114
Group B Parcel 19.00**

SUMMARY OF REQUEST: Preliminary Plat (Summerdale Phase 5-7)

This request is for a **Preliminary Plat Approval** of 36 single-family residential lots zoned RM-1 PUD (*High Density Residential Planned Unit Development*). Lot sizes within the preliminary plat range from 5,040 SF to 13,533 SF. Lot widths range in size from a minimum of 40' ranging to 52' +. Access to proposed lots will come off of Precast drive with right-of-way extensions for Hanson Lane & Geneva Lane. In addition, a stub out connection is shown within Geneva Lane with the vacant property to the south of the site.



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 (Single-Family Residential)	Single-Family Residential Homes	8.65 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, February 9, 2021

ITEM NO.
21-0005

DESCRIPTION: Request from Martin Engineering for preliminary plat approval of 36 lots in Summerdale Subdivision Phases 5 - 7 off Geneva Lane.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Subject to construction plans
2. Turnaround required on Geneva Lane (exceeds 150')

Planning

3. No comment.

Fire

4. No Fire Comments.

Wastewater

5. Wastewater approves this request.

Building

6. No comments.

Police

7. No comments provided.

Public Works

8. No comments.

Columbia Power

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

Columbia Water

10. 8" PVC (c-900) is available to extend.

Atmos Energy

11. No comments provided.

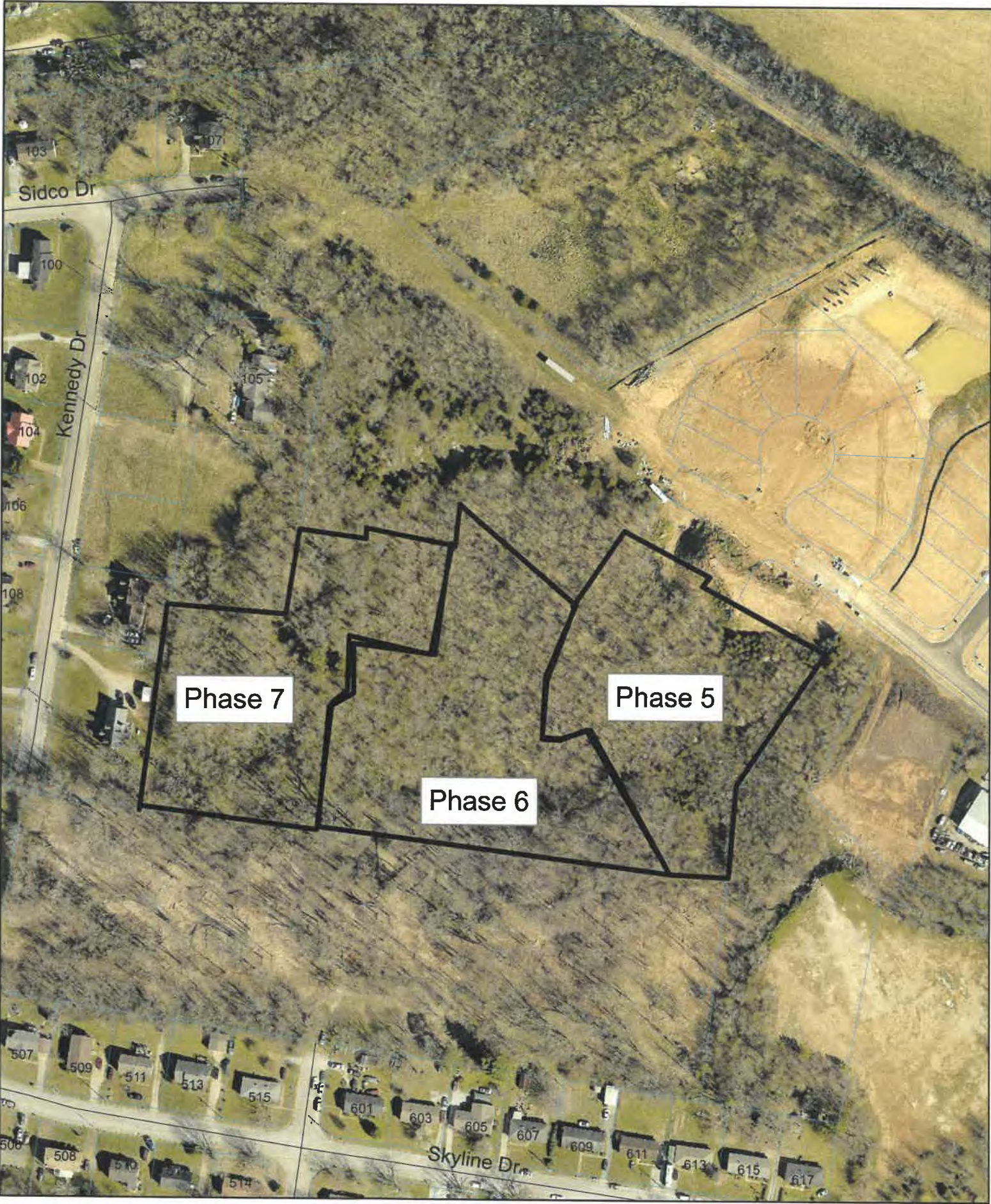
Maury County E911

12. No comments provided.

Maury County Schools

13. No comments provided.

ATTACHMENTS: Preliminary Plat



LOT NUMBER	AREA (SF)
51	8,516
52	5,040
53	5,040
54	5,040
55	5,040
56	6,744
57	6,496
58	6,247
59	7,161
60	9,534
61	13,533

LOT NUMBER	AREA (SF)
62	10,603
63	9,417
64	8,530
65	7,288
66	7,289
67	12,050
68	8,566
69	5,950
70	7,299

LOT NUMBER	AREA (SF)
71	5,627
72	5,400
73	5,400
74	5,400
75	5,400
76	6,225
77	6,317
78	6,409
79	6,500
80	14,798
81	10,805
82	9,211
83	10,854
84	9,112
85	7,779
86	13,052

LINE #	LENGTH	DIRECTION
L48	16.29	N27°14'38"E
L49	5.42	N27°14'38"E
L50	0.22	N27°14'38"E
L51	3.74	N27°14'38"E
L52	2.59	S82°24'42"E
L53	14.48	N0°34'41"E
L54	15.88	N0°34'41"E
L55	25.68	N12°24'44"W
L56	25.68	S82°24'42"E
L57	11.52	N0°34'41"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C74	184.19	150.00	79°20'40"	S82°24'38"W	172.81
C75	32.80	175.00	19°20'40"	N02°03'31"E	31.96
C76	44.28	175.00	14°41'41"	N06°04'01"E	44.76
C77	41.47	175.00	19°19'06"	N06°04'01"E	40.39
C78	41.47	175.00	19°19'06"	N07°17'38"E	40.39
C79	41.50	175.00	14°52'54"	N00°11'18"E	44.87
C80	11.57	175.00	2°58'12"	S04°23'46"E	13.02
C81	116.42	125.00	62°57'46"	N06°30'33"E	129.75
C82	17.85	125.00	7°48'54"	S06°19'18"E	17.04
C83	39.71	25.00	91°59'00"	S04°54'27"E	35.67
C84	6.31	175.00	2°41'11"	N0°19'10"E	6.32
C85	5.31	200.00	2°41'11"	N0°19'10"E	5.38
C86	7.87	150.00	2°41'11"	N0°19'10"E	7.88
C87	38.82	25.00	88°59'00"	N02°59'33"E	35.04
C88	45.82	63.00	41°40'21"	S01°31'30"E	44.82
C89	49.22	55.00	51°10'11"	N06°19'16"W	47.59
C90	57.82	55.00	61°14'53"	S03°18'12"W	55.21
C91	35.30	55.00	34°40'00"	S0°27'00"W	34.70
C92	28.80	55.00	30°00'00"	S02°55'54"E	28.47
C93	29.89	55.00	30°50'55"	S04°34'51"E	28.32
C94	52.14	55.00	54°19'14"	N02°59'34"E	50.21
C95	9.91	63.00	0°54'42"	S00°21'10"W	9.87
C96	35.80	63.00	32°41'44"	S01°14'38"W	35.48
C97	39.71	25.00	81°00'00"	N0°54'52"W	35.67
C98	38.82	25.00	88°59'00"	S03°59'33"W	35.04

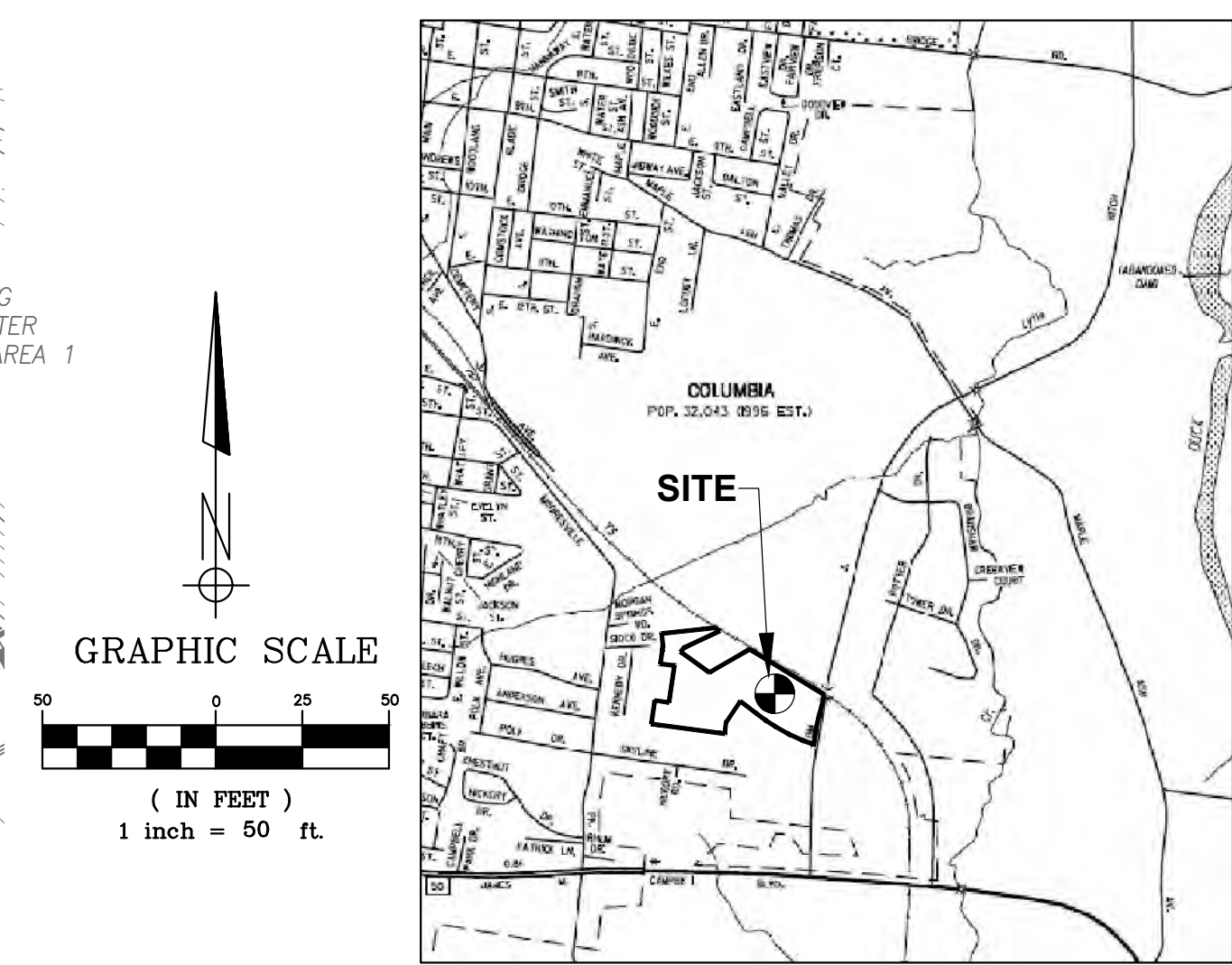
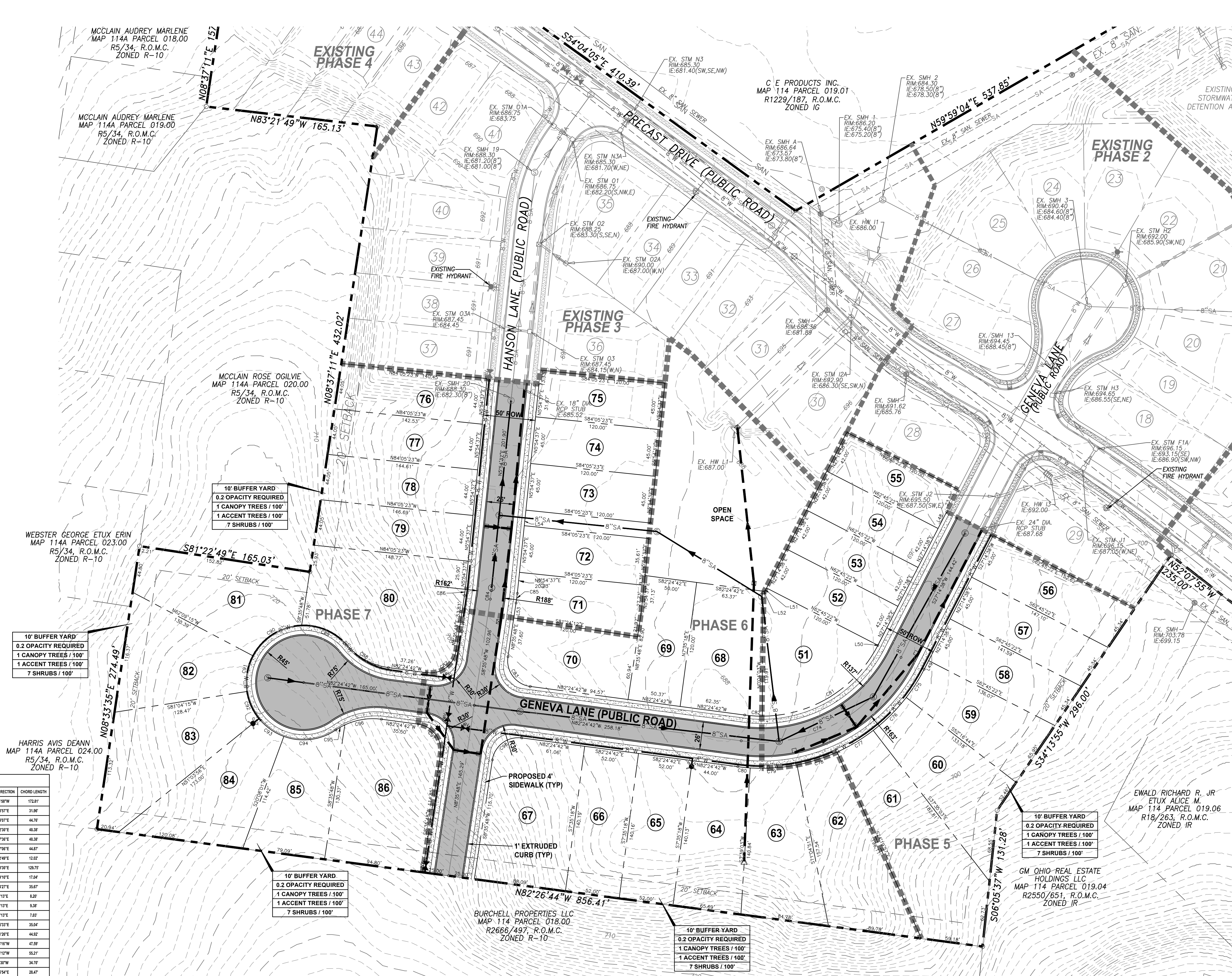
EXISTING SANITARY SEWER	8" SA
SANITARY SEWER	8" SA
WATER LINE	W
SANITARY SEWER MANHOLE	S
FIRE HYDRANT ASSEMBLY	⊕
WATER VALVE	⊕
STOP SIGN	⊕

10' BUFFER YARD
0.2 OPA CITY REQUIRED
1 CANOPY TREES / 100'
1 ACCENT TREES / 100'
7 SHRUBS / 100'

10' BUFFER YARD
0.2 OPA CITY REQUIRED
1 CANOPY TREES / 100'
1 ACCENT TREES / 100'
7 SHRUBS / 100'

10' BUFFER YARD
0.2 OPA CITY REQUIRED
1 CANOPY TREES / 100'
1 ACCENT TREES / 100'
7 SHRUBS / 100'

SUMMERDALE PRELIMINARY PLAT PHASES 5 - 7 COLUMBIA, TENNESSEE MAURY COUNTY FEBRUARY 12, 2021



LOT WIDTH	MAX. PRODUCT WIDTH	HOUSE SEPARATION (AVERAGE)
40'	28'	12.0'
40 FT. - 44 FT.	28'	14.5'
> 44 FT.	28'	16.0'

LOT CONFIGURATION
P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
(SEE LOT DEVELOPMENT SUMMARY FOR SIDE YARD INFORMATION)

USE	ACRES	SITE%
LOTS	6.51	75.2%
ROAD	1.53	17.7%
OPEN SPACE	0.61	7.1%
TOTAL	8.65	100%

PHASE	NUMBER OF SINGLE-FAMILY LOTS	LOTS	COMPLETION DATE
PHASE 5	11	51-61	MAY 2021
PHASE 6	9	62-70	SEPT. 2021
PHASE 7	16	71-86	JAN. 2022

NOTE:
ALL ROAD NAMES APPROVED BY E-911.

PROPERTY OWNER:
P & L DEVELOPMENT LLC
5226 MAIN STREET, SUITE C-3
SPRING HILL, TN 37174
TAX MAP 114, PARCEL 19.06
DEED BOOK R2563 PAGE 693

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

PURPOSE OF SUBMITTAL - TO OBTAIN PRELIMINARY PLAT APPROVAL OF 36 SINGLE-FAMILY RESIDENTIAL LOTS ON APPROXIMATELY 8.65 ACRES OF PARCEL 19.00 IN TAX MAP 114 UNDER RM-1 PUD.

PROJECT DESCRIPTION:
DEVELOP 36 SINGLE-FAMILY RESIDENTIAL LOTS ON APPROXIMATELY 8.65 ACRES OF LAND.

M E S MARTIN ENGINEERING & SURVEYING, LLC
818 S. Main Street
Columbia, TN 38401
615.812.2147
gary@martinengr.com

Case Number:

21-0006

Request:

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.



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

21-0006

APPLICANT/PROPERTY OWNER

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

PUBLIC HEARING DATE

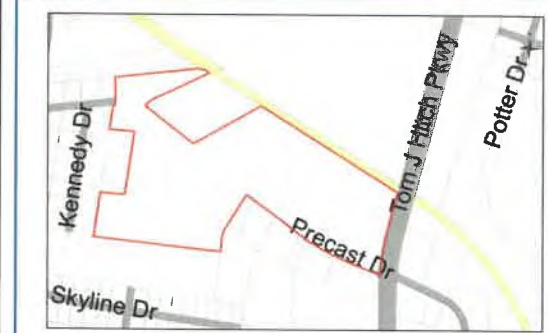
N/A

PROPERTY ADDRESS/LOCATION

**Summerdale Phase 3/ Tax Map 114
Parcel 19.00**

SUMMARY OF REQUEST: Final Plat (Summerdale Phase 3B)

This request is for a **Final Plat Approval** for 15 townhome units (units 30-44) zoned RM-1 PUD (*High Density Residential Planned Unit Development*). Lot units' sizes are 20 X 85 with a front-loaded garage. Access to proposed townhome lots will come off of Dixie Road and Castle Drive, both private access lanes that connect with Precast Drive (*Public Street*) via Sherman Way.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM1- Residential PUD	High Density Residential	RM-1 PUD (Single-Family Residential)	15 Townhome Units	2.06 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

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO



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.

21-0006

DESCRIPTION: Request from Martin Engineering for final plat and surety in the amount of \$17,000 approval of 15 townhome units located off Castle & Dixie Roads

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Provide and record stormwater maintenance agreement.
2. Provide coordinates or other means to establish location of units.
3. Label Size and material of storm pipe
4. Define the 10' easement further i.e. (PUDE, water easement, etc.)

Planning

5. no comment

Public Works

6. We recommend the following: One 8-yard dumpster with 2x 1wk service. Please see attached dumpster guidelines.

Wastewater

7. Wastewater approves this request.

Building

8. No comments.

Police

9. No comments.

Columbia Power

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

Columbia Water

11. 8" PVC (c-900) Main installed and pressure tested - need to flush and take bacteria samples.

Atmos Energy

12. No comments provided.

Maury County E911

13. No comments provided.

Maury County Schools

14. No comments provided.

Fire

15. I do not see a fire hydrant being installed on Dixie Road. Please address.
16. Ensure all fire apparatus turn-arounds meet Engineering's specs.

ATTACHMENTS: Final Plat



PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE 15 TOWNHOME UNITS.
(UNITS 30-44)

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 2.06 Acres $\pm$.
- 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.
- 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.

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 E2263, 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: 2/10/2021

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 "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date: 2/10/2021
Registered Land Surveyor: Bobby G. Moore, RLS
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 3b" 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: 2/10/2021
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 3b 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: 2/10/2021
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

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by Maury County E-911,
Date: 2/10/2021
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: 2/10/2021
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.

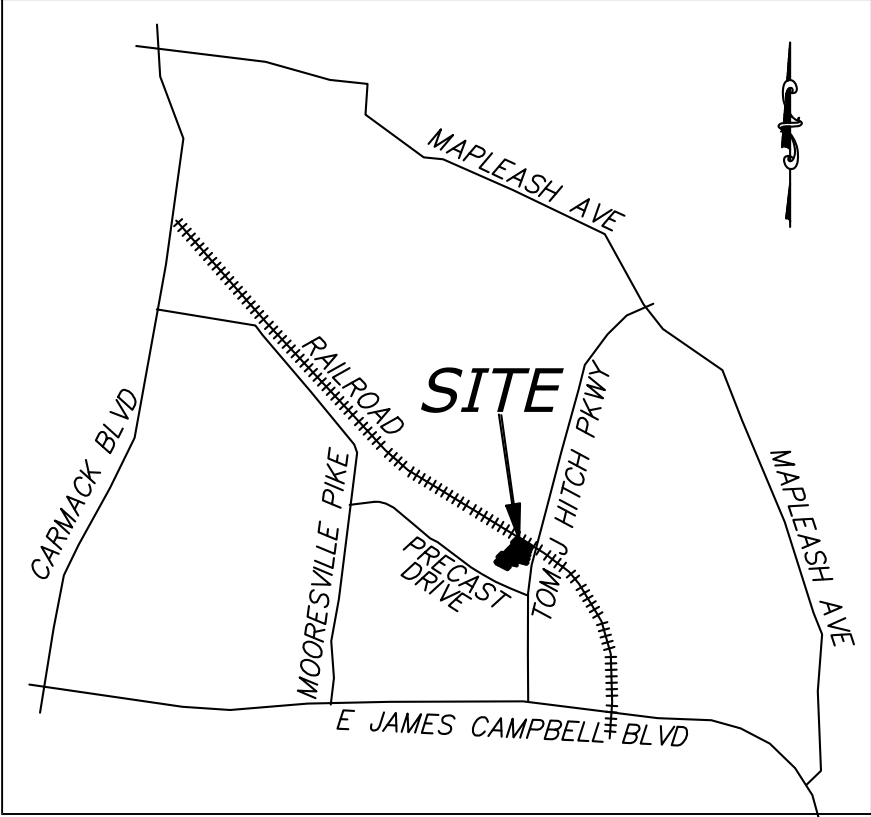
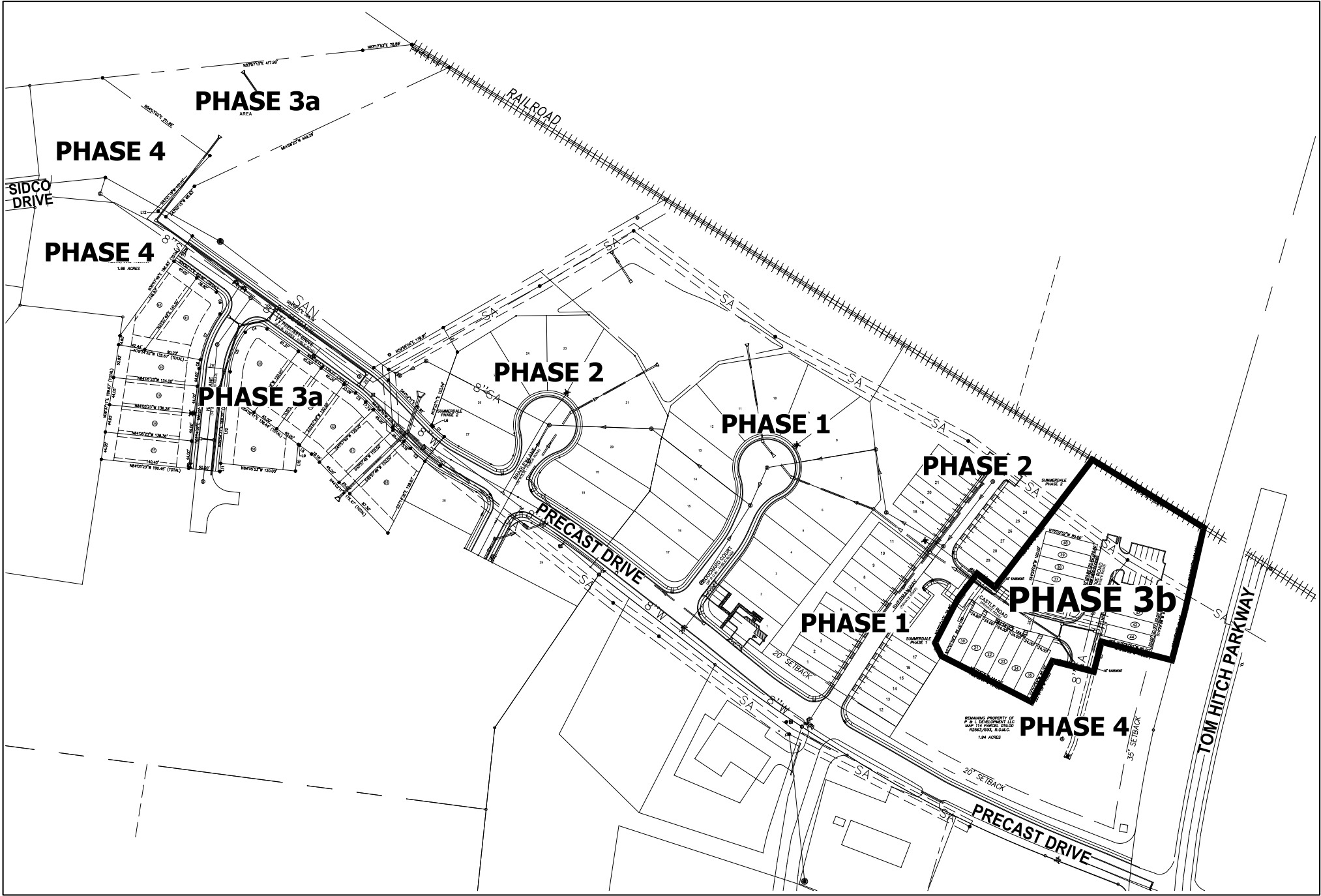
City Engineer
Columbia, Tennessee

Owner:

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



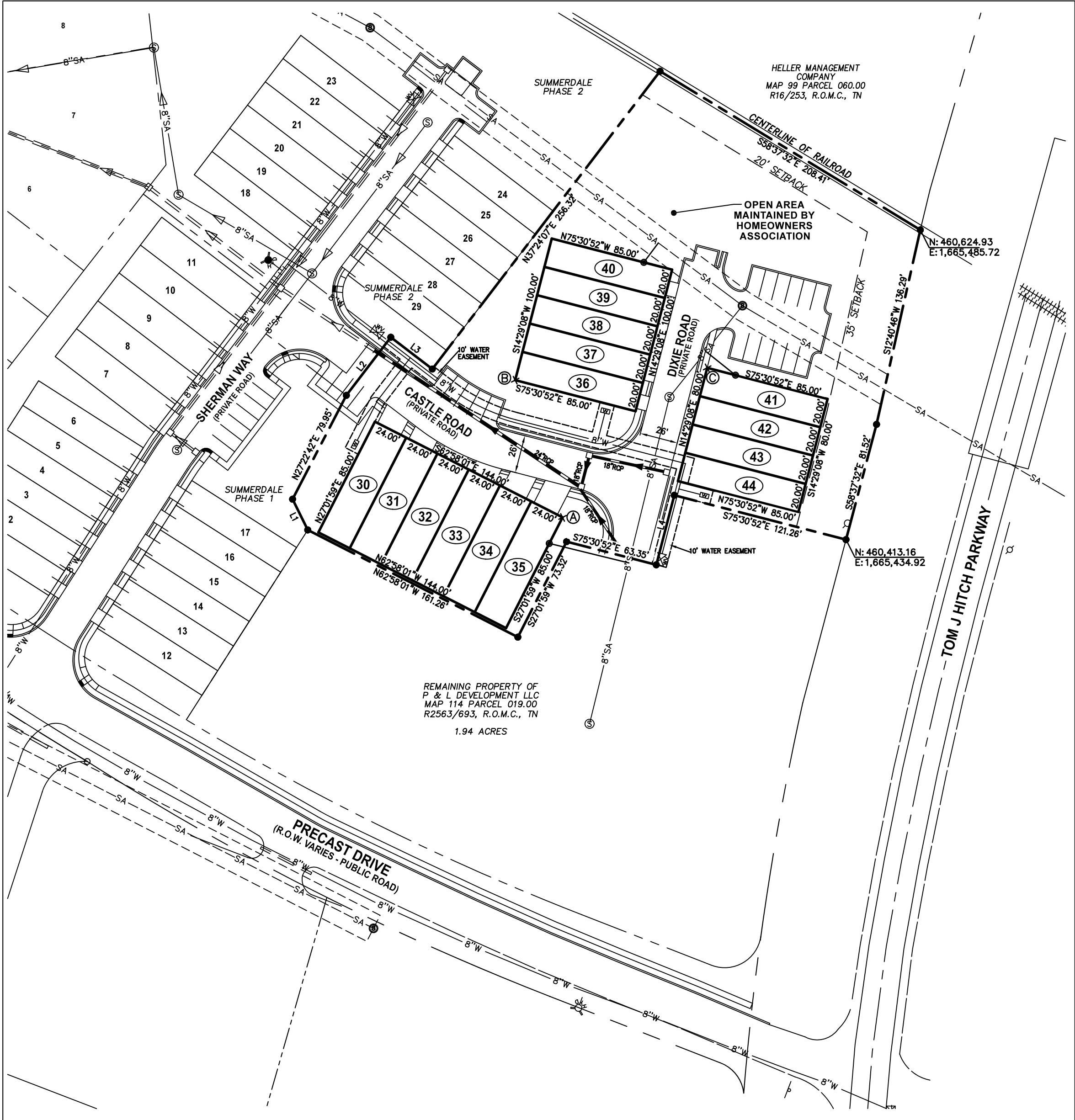
OVERALL VIEW - SCALE: 1"=200'



VICINITY MAP
NOT TO SCALE

Scale : 1" = 200'
0' 100' 200' 400'
GRAPHIC SCALE

SCALE: 1"=60'



COORDINATES OF TOWNHOME LOT CORNERS:
A = N: 460,428.36 E: 1,665,241.12
B = N: 460,522.20 E: 1,665,208.74
C = N: 460,530.64 E: 1,665,340.03

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.47'	N26°13'35"W
L2	50.00'	N37°24'07"E
L3	35.75'	S52°39'53"E
L4	49.12'	S14°29'08"W

LEGEND

These standard symbols will be found in the drawing.

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

Scale : 1" = 60'
0' 30' 60' 120'
GRAPHIC SCALE

**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 3b**

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: 2.06 ACRES $\pm$

DATE: JANUARY 13, 2021
REVISED: FEBRUARY 10, 2021

Case Number:

21-0007

Request:

Request from Allen O'Leary for final plat review and approval of Armstrong Meadows Section 4 located off Hampshire Pike with surety in the amount of \$475,000.



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

21-0007

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Allen B O'Leary/ Heller Management Co

PROPERTY ADDRESS/LOCATION

**Armstrong Meadows Section 4/ Tax Map
101 Parcel 12.00**

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

This request is for a **Final Plat** of 91 single-family residential lots conforming to all standards of the R-6 zoning district with a new 50' right-of-way extension of Sudan Road and Holdens Hollow that connect with the existing Armstrong Meadows Subdivision.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6 Single-Family Residential	Single-Family Residential	R-6(Single-Family Residential)	Single-Family Residential Homes	36.12 Acres +/-

COMPATIBILITY with the COMPREHENSIVE
PLAN:

Suburban Neighborhood

Proposed Final plat has an existing
zoning designation of R-6.

PROPERTY HISTORY:

April 2007, Armstrong Meadows Master Plan, approved.

May 2016, DP 2016-09, Preliminary Plat approved for 91
single-family lots for Armstrong Meadows Section 4.

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 R-6 zoning district and subject to any technical comments.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

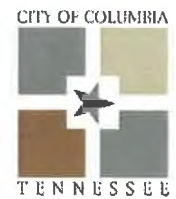
PUBLIC COMMENTS

AGENCY COMMENTS

**RESPONSE TO
STANDARDS**



OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, February 9, 2021

ITEM NO.
21-0007

DESCRIPTION: Request from Allen O'Leary for final plat and surety approval of Armstrong Meadows Section 4 consisting of 91 lots off Susan Road.

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.

Fire

5. No comments.

Engineering

6. Record and reference stormwater maintenance agreement.

7. All lots with flood concern or slopes greater than 20% shall be labeled as critical lots. Label lots 230-232,240-242,245-246,314-320 as critical.

Planning

8. no comment

Wastewater

9. My records indicate the sewer main construction has been completed, but are still lacking in some of the items needed to dedicate the extension to Council for acceptance. Please reach out to our office at (931) 560-1001 for further instructions.

Building

10. No comments.

Public Works

11. No comments.

Columbia Water

12. 8" PVC - 8" PVC (c-900) 6" PVC have been installed - Tested and Bacteria samples taken.

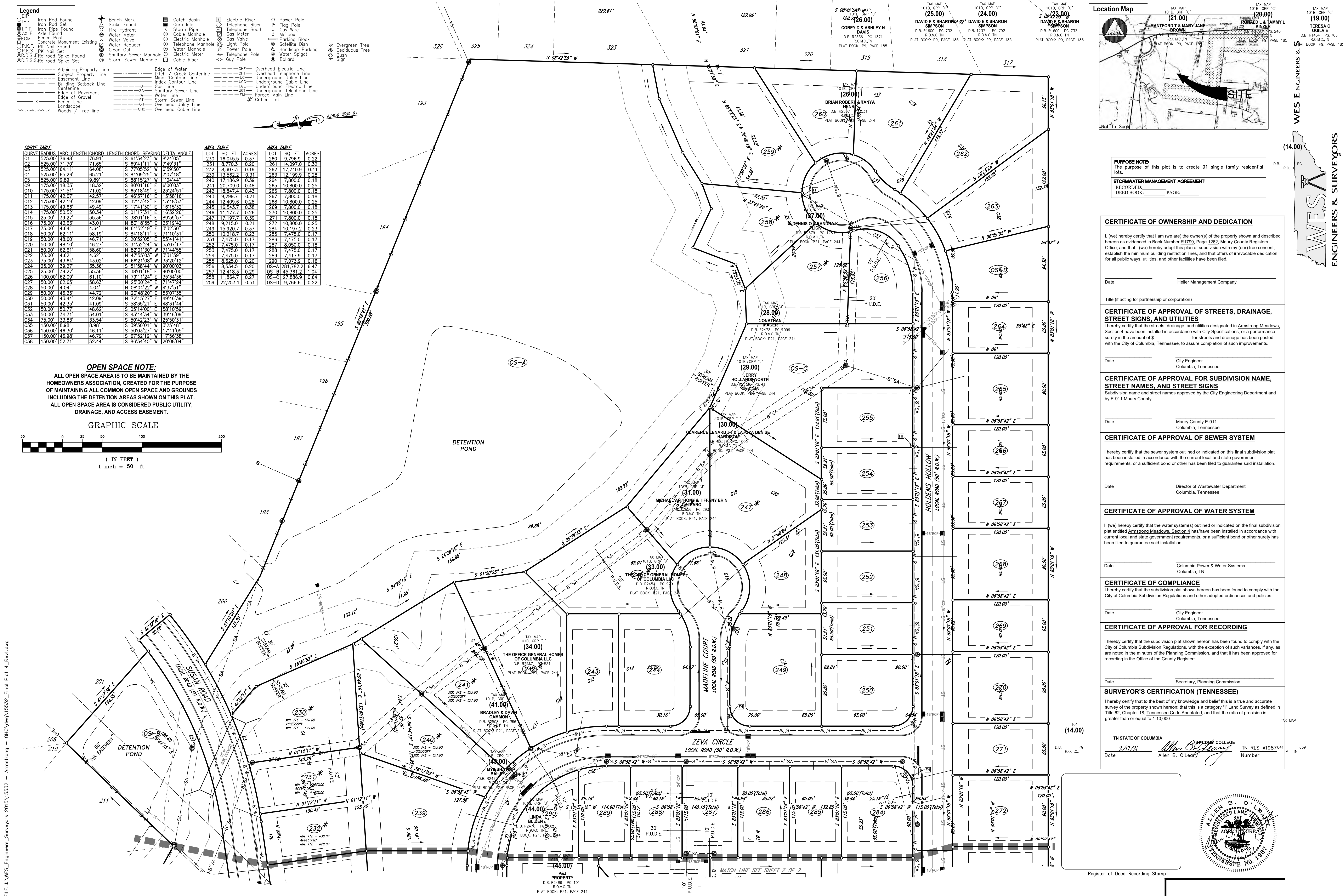
Atmos Energy

13. No comments provided.

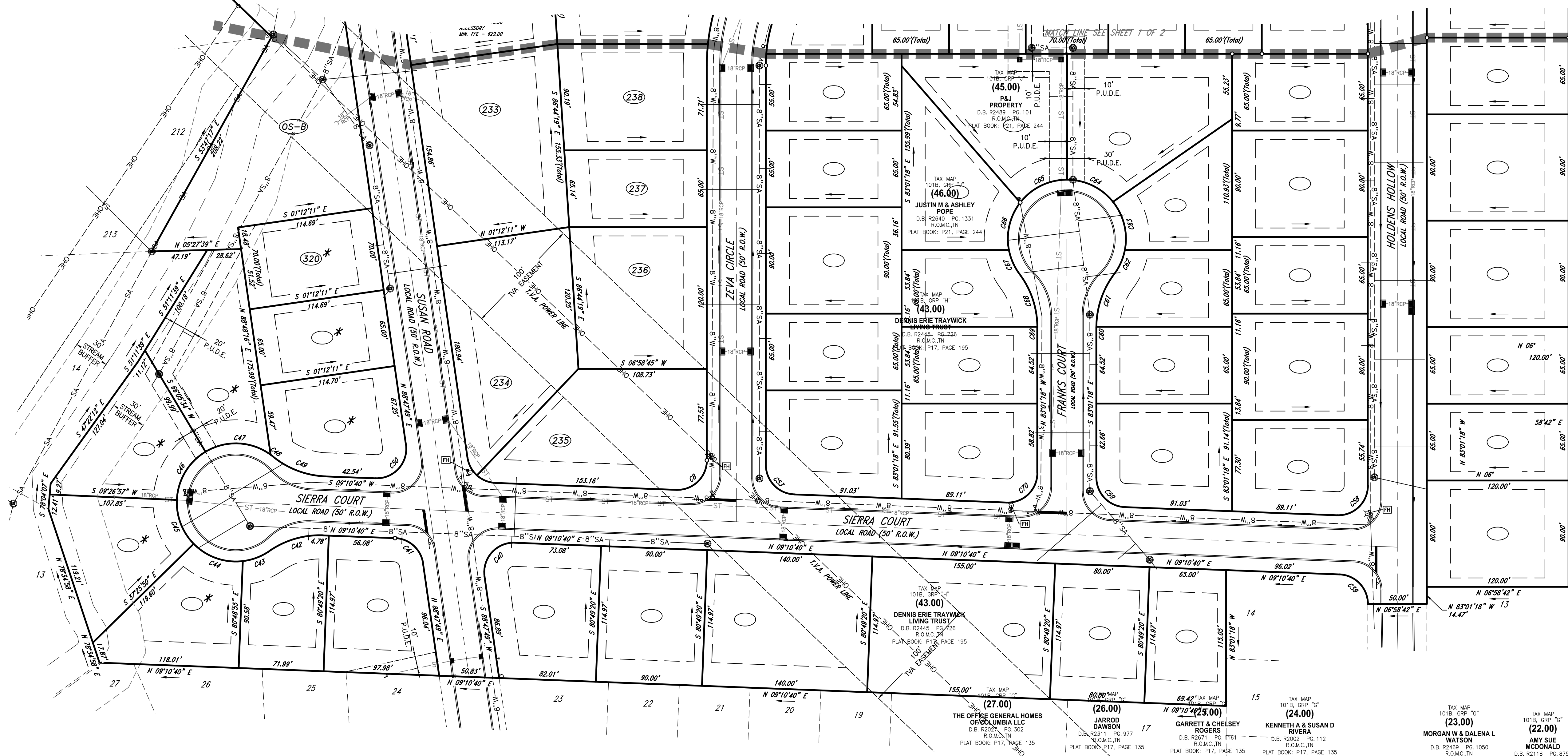
ATTACHMENTS: Final Plat

Case #21-0007
Armstrong Meadows Section 4



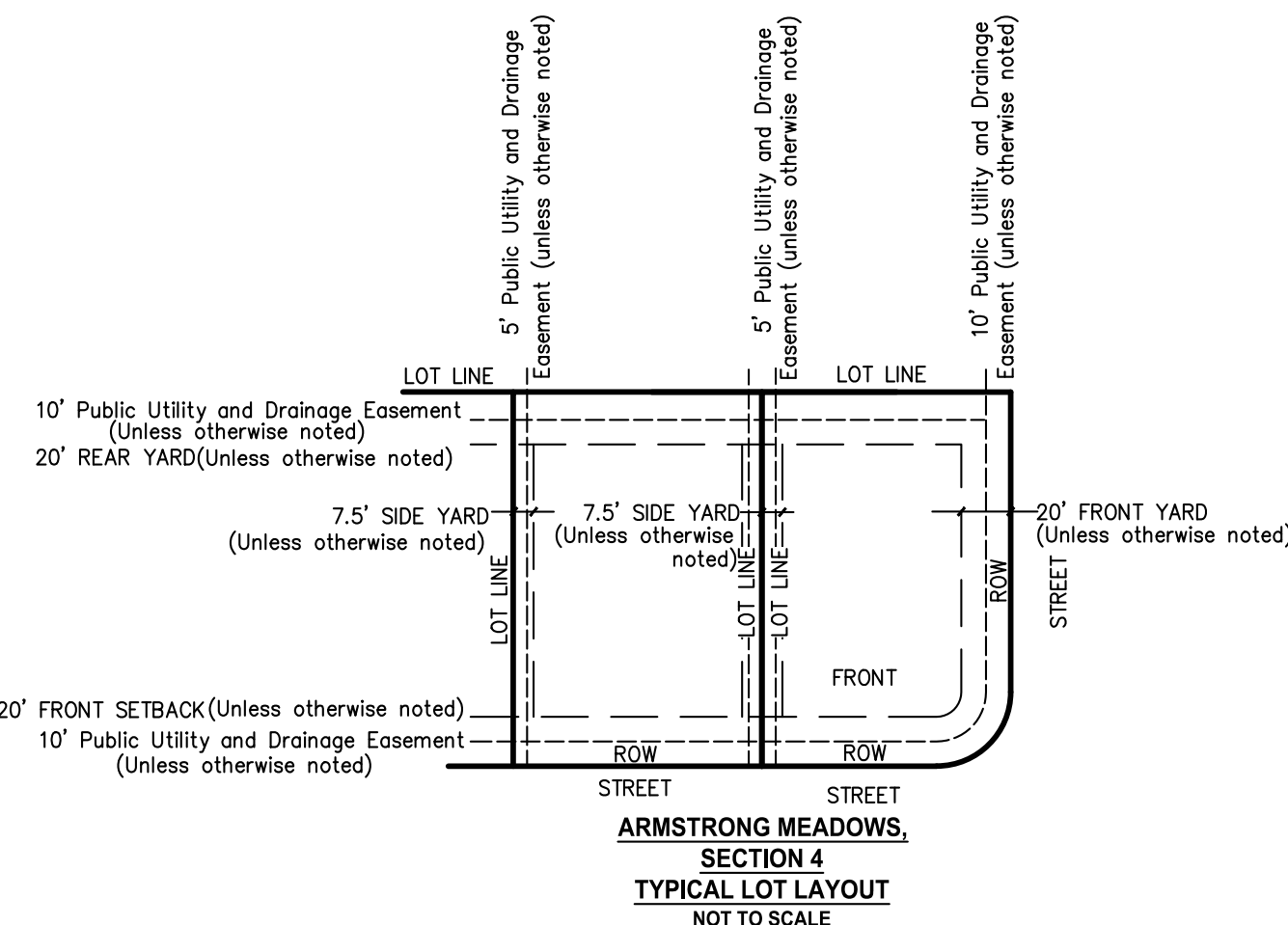


FILE: \\WES_Engineers_Surveyors 2015\\15532 - Armstrong - GNC.dwg\\15532_Final Plat_4_Ren1.dwg

[illegible]

AREA TABLE		
LOT	SQ. FT.	ACRES
233	18,461.5	0.42
234	12,200.8	0.28
235	15,375.7	0.35
236	13,515.5	0.31
237	17,111.5	0.18
238	17,365.26	0.26
273	7,800.0	0.18
274	10,800.0	0.25
275	10,800.0	0.25
276	7,800.0	0.18
277	7,800.0	0.18
278	10,800.0	0.25
279	8,996.6	0.21
280	10,350.0	0.24
281	7,475.0	0.17
282	10,350.0	0.24
283	7,475.0	0.17
291	7,473.7	0.17
292	7,475.0	0.17
293	10,350.0	0.24
294	7,475.0	0.17
295	10,151.2	0.23
296	9,351.8	0.21
297	7,475.0	0.17

AREA	TABLE
LOT	SQ. FT.
298	6,840.5
299	9,544.0
300	13,484.7
302	7,324.7
303	6,840.5
304	7,475.0
305	10,104.5
306	7,726.8
307	9,197.4
308	17,820.0
309	16,095.5
310	10,347.1
311	10,437.4
312	9,966.8
313	7,600.1
314	8,831.5
315	9,040.8
316	8,929.1
317	11,355.8
318	9,524.0
319	7,454.6
320	8,028.1



PARCEL NUMBER: TAX MAP 101, PCL 12.00

DEED BOOK: R1799, PAGE 1262

PARCEL ADDRESS:
HAMPSHIRE PIKE
COLUMBIA, TENNESSEE 38401

EXISTING ZONING: R-1

BUILDING SETBACKS:
FRONT - 20'
SIDE - 7.5'
REAR - 20'

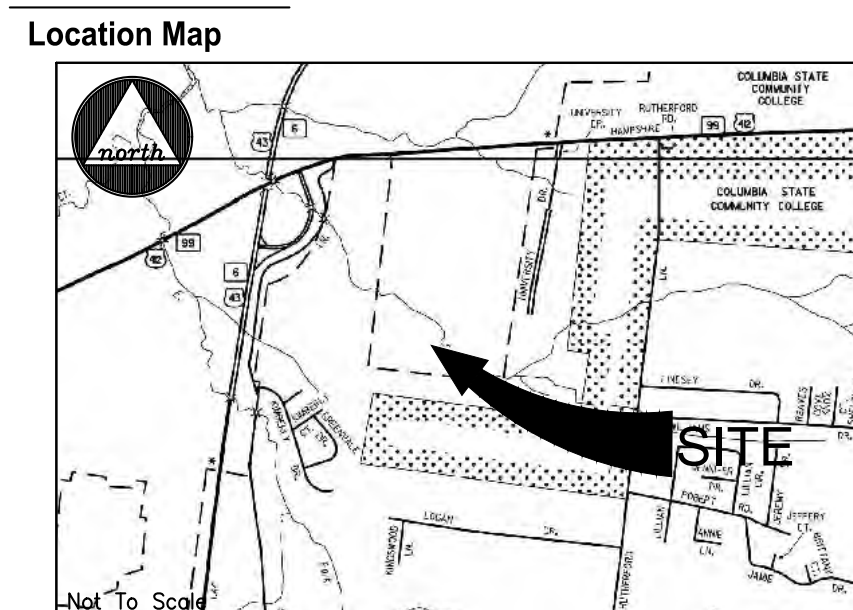
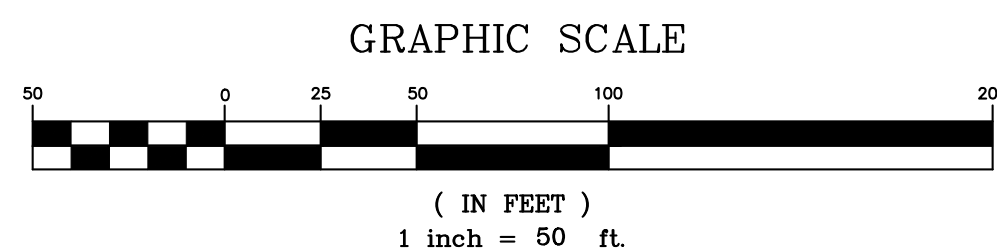
ACREAGE OF PARCEL:
±36.12 ACRE (1,573,591.6 SQFT) TOTAL
±5.73 ACRE (249,723.0 SQFT) RIGHT OF WAY DEDICATION

PROPERTY OWNER:
HELLER MANAGEMENT COMPANY
2411 PULASKI HWY
COLUMBIA, TN 38401

DENSITY: 2.52 LOTS/ACRE

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT.

101 **Surveyor's Notes**

- (14.00)
N 06°
B. 120.00
R.O. C.,
1. All distances were measured with E.D.M. equipment and have been adjusted ~~for temperature and volume measurement.~~
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
- 58' 4"
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use of enclosures, improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., shall be governed by the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon is 36.12 Acres.
7. This property currently identified as Tax Map No. 101 Parcel No. 12.000, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R1799 Page 1262
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the persons, persons, or entity, if any, named on the certification hereon. Said certificate does not constitute a warranty of any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee of accuracy.
- TAX MAP NO. 101, GPS "G"
D.B. R2225 PG. 1466
RYAN PERTZLE
D.B. R2225 PG. 1466
TAX MAP NO. 101, GPS "G"
D.B. R2225 PG. 1466
AT BOOK P17, PAGE 132
- (21.00)
THIS (20.00), is not located on a Special Flood Hazard Area 1, 2, or 3, as designated on FEMA Flood Insurance Rate Maps (FIRMs) effective April 16, 2007, and shown on the National Flood Insurance Program (NFIP) maps. The property owner hereby certifies that no other flood insurance policy has been issued for this property. If the property owner determines that the property is located on a Special Flood Hazard Area 1, 2, or 3, the property owner shall obtain a copy of the FIRMs and NFIP maps from the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP). If the property owner determines that the property is located on a Special Flood Hazard Area 1, 2, or 3, the property owner shall obtain a copy of the FIRMs and NFIP maps from the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP).
- D.B. R2225 PG. 1466
RYAN PERTZLE
D.B. R2225 PG. 1466
AT BOOK P17, PAGE 132
- NOEL NARMAN
TERESA NARMAN
SCOTT NARMAN
PEACHTREE CITY, GA
18. All property corners are 1" rebar with cap reading "WES 1987" unless otherwise noted.

PURPOSE NOTE:

The purpose of this plat is to create 91 single family residential lots.

STORMWATER MANAGEMENT AGREEMENT:

RECORDED: _____
DEED BOOK: _____ PAGE: _____

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

Date 2/17/21 Allen B. O'Leary TN RLS #1987
Number



Register of Deed Recording Stamp

FILE: J:\WES_Engineers_Surveyors 2015\15532 - Armstrong - GHC\dwg\15532_Final Plat 4_Rev1.dwg

Case Number:

21-0008

Request:

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



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

21-0008

APPLICANT/PROPERTY OWNER

**Martin Engineering & Surveying,
LLC / Baxter Enterprises**

PROPERTY ADDRESS/LOCATION

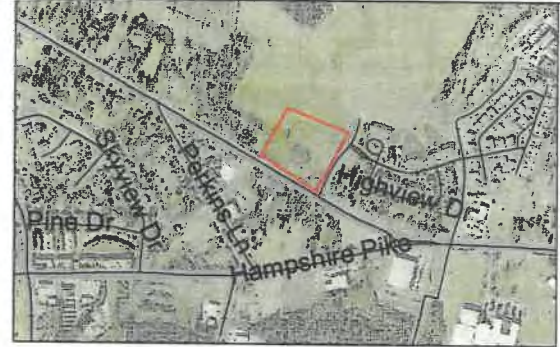
**NW Corner Williamsport Pike &
Twin Lakes Drive, Map 88/Parcel
51.00**

PUBLIC HEARING DATE

N/A

**SUMMARY OF REQUEST: Zoning Amendment, RS-10 to GCS
(General Commercial Services).**

This request is for the rezoning of the NW corner of
Twin Lakes Drive & Williamsport Pike from **RS-10
Single-Family Residential to GCS (General
Commercial Services)**.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-10 (Single-Family Residential)	Vacant Land	RS-10 RM-1, Single-Family Residential/ Multi-Family Residential	Commercial Building	5.37 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor:

This future land use characterized for the
subject property would support a GCS
zoning designation.

PROPERTY HISTORY:

N/A

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

A concept plan showing an outline of a commercial building has been submitted to support the requested GCS Zoning designation of the 5.37 +/- acre site. It shall be noted that a site-specific business has not been identified for the subject property. The GCS zoning designation allows for a variety of retail uses including but not limited to vehicle sales, restaurants, offices, and self-storage. It shall be noted that any residential use including multi-family is a prohibited use in GCS zoning.



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

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

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

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

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

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

The Comprehensive Plan designation for this property is Suburban Corridor which does support Commercial Zoning thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

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

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

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

The surrounding property is single & multi-family residential. The proposed rezoning may not be consistent with existing adjacent Land Uses.

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



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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

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

The subject property meets the minimum lot area required in the zoning ordinance.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

The Comprehensive Plan designates the subject property as "Suburban Corridor" The request would agree with an GCS Zoning Designation.

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

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

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

The surrounding properties are single-family & multi-family residential.

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

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

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

The planning commission may determine if there is sufficient extent to warrant a zoning map amendment at such location.

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

No reports from any facilities that the zoning request cannot be serviced.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT



TECHNICAL MEETING

Tuesday, February 9, 2021

ITEM NO.

21-0008

DESCRIPTION: Request from Martin Engineering for rezoning 5.37 acres from RS-10 to GCS, being a portion of Tax Map 88 Parcel 51.00 located off Williamsport Pike and Twin Lakes Drive.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. No comments on rezoning.

Planning

2. No comments.

Wastewater

3. Wastewater approves this request.

Building

4. No comments.

Police

5. No comments provided.

Public Works

6. No comments provided.

Columbia Water

7. 8" CI main on Williamsport Pike. 8" DI main on Twin Lakes Drive.

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.

Atmos Energy

9. No comments provided.

Maury County E911

10. No comments provided.

Maury County Schools

11. No comments provided.

Fire

12. No fire comments.

ATTACHMENTS: Concept Plan

Case #21-0008
Williamsport Pike & Twin Lakes Dr
5.37 acre portion of TM 88 Parcel 51



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

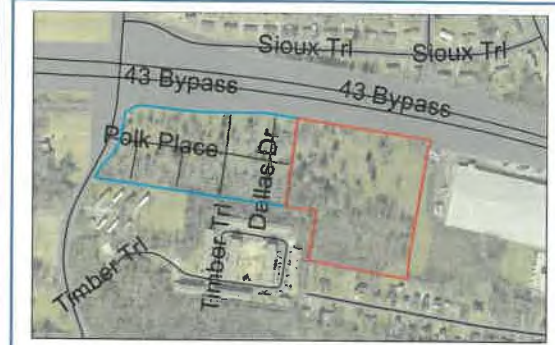
Columbia Properties, LLC

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



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.

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

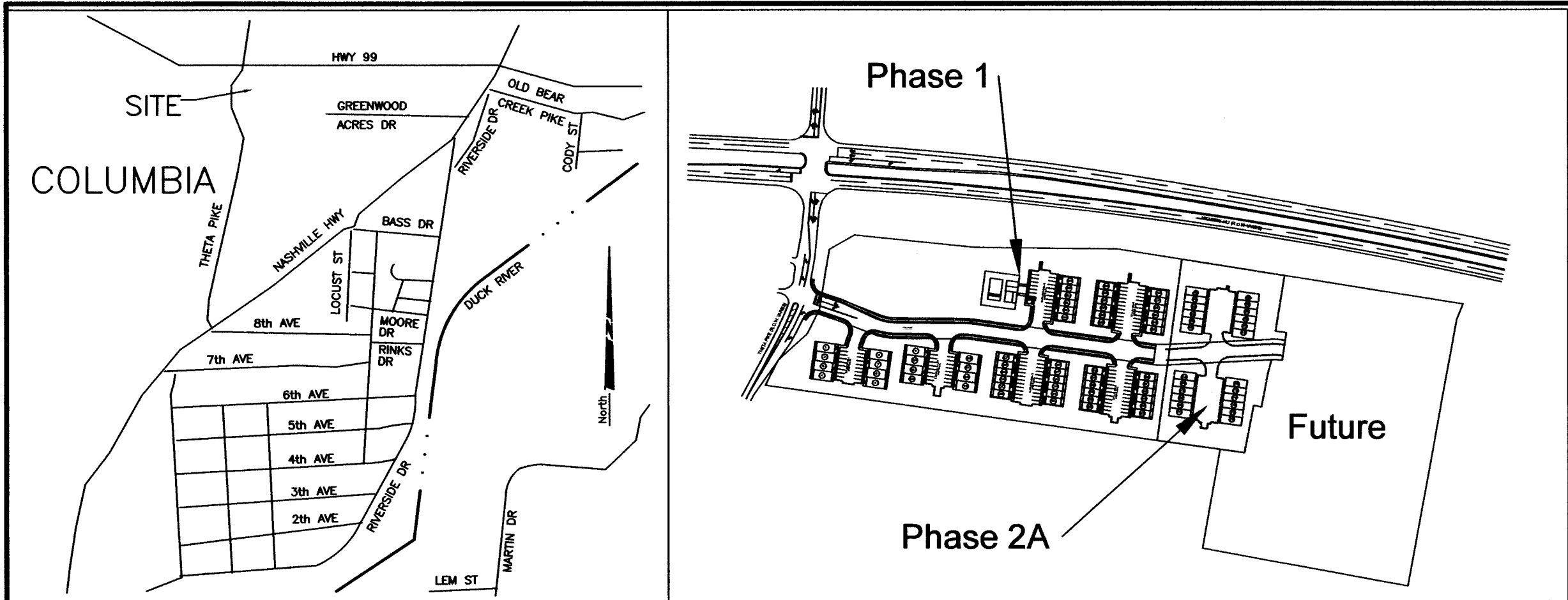
13. We recommend two eight- yard dumpsters with at least once a week service. Please see the attached dumpster guidelines.

Columbia Water

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

ATTACHMENTS: Final Plat





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

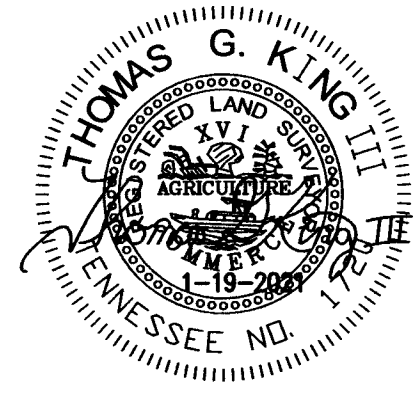
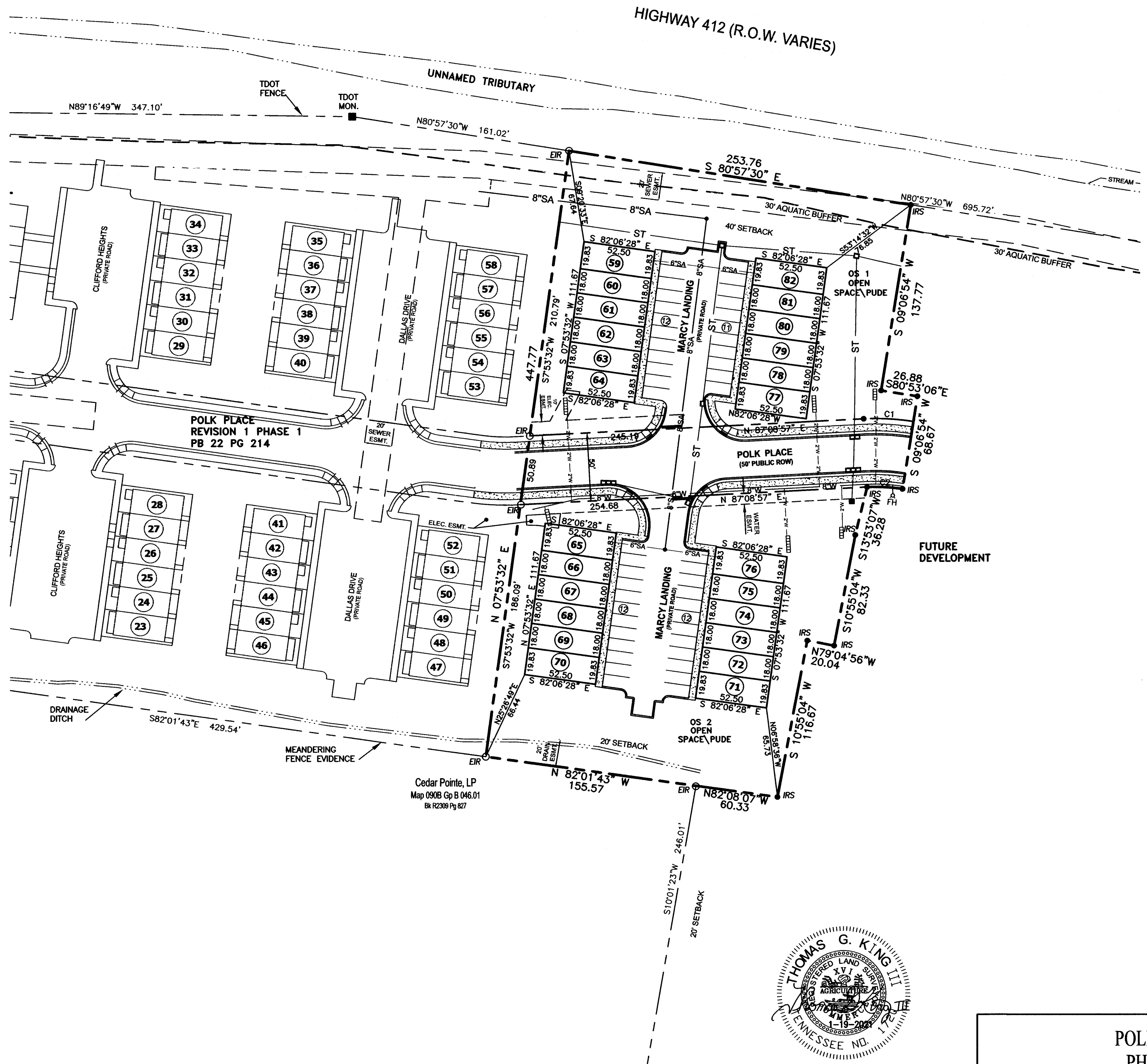
Surveyor
Thomas G. King III RLS 1720
Hyde Park Homes, LLC
144 Southeast Parkway, Suite 230
PHONE (615) 567-4420
tomking3@gmail.com

- 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 R2488 Page 89 Maury County Registers Office
 4. Subject property is zoned GCS General Commerical Services District, City of Columbia.
 5. This property currently identified as a protion of Tax Map No. 90A, Goup "B" Parcel Number 84.
 6. Subject property lies in Zone "X" as shown on the FEMA FIRM 47119C0170E, with an effective date of 4-16-2007.
 7. This surveyor does not warrant or guarantee as to the existence or non-existence of cemeteries, wetlands, karst 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 36,633 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 AEA 23,450 SQ. FT. 0.54 AC
TOTAL AREA PHASE 2A 109,404 SQ.FT. 2.51 AC



POLK PLACE
PHASE 2A

3rd CIVIL 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

CERTIFICATE OF COMPLIANCE	CERTIFICATE OF APPROVAL FOR SEWER SYSTEM	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that the subdivision plat hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies. _____, 20____ City Engineer	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	Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County. _____ Date: Maury County E911	I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Register. _____ Date Secretary, Planning Commission Columbia, Tennessee	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	I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category I Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000. 1-20-2021 _____ Date Thomas G. King, III TN Registered Land Surveyor	I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Record Bk 52488, Pg 89, Maury County Registers 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 John Franks BY: John Franks