

City of Columbia

Municipal Planning Commission

August 11, 2021

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CITY OF COLUMBIA

TENNESSEE

DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: August 11, 2021 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, August 4th for study session and August 11th 2021 voting session at 4:00 P.M., in the Council Chambers at City Hall to consider the following:

AGENDA

Call to Order.....Chairman

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

CONSENT

- **Request from T-Square Engineering for Final Plat approval with surety in the amount of $185,000 for Quail Run Meadows Phase 1B off Lasea Road.**
- **Request from Dana Jorgensen for Final Plat approval at the corner of West 12th and Haley Street.**
- **Request from Ragan Smith Associates for Final Plat approval with surety in the amount $48,000 for Taylor Landing Phase 5A off River Road.**
- **Request from Ragan Smith Associates for Final Plat approval with surety in the amount of $78,000 for Taylor Landing Phase 4B off River Road.**
- **Request from Ken Shreeve for Final Plat approval of Cottage of Bear Creek Phase 1 off Tom Sharp Road.**

DISCUSSION

3. **Request from Land Solutions Company to annex with a zone of RS-10 with a plan of services for 626 Baker Road being Tax Map 74 Parcel 37.**
4. **Request from Columbia Nashville Highway, LLC for a revised Master Plan at 2504 and 2524 Nashville Highway being Tax Map 42 Parcel 28.00 and Tax Map 51 Parcel 6.00**
8. **Request from HuLew Investments to rezone a portion of 1203 South James Campbell Boulevard being Tax Map 100 O Group A Parcel 33.09 from RS-20 to General Commercial Service.**

9. **Request from HuLew Investments to rezone property at the corner of Wedgewood Drive and South James Campbell Boulevard being Tax Map 100 O Group C Parcel 1.00 from RS-20 to General Commercial Service.**

11. **Request from Andrew Wiseman for Final Site Plan approval of Village at Carter's Creek multi-family development at 2425 Nashville Highway.**

CITY OF COLUMBIA

TENNESSEE

DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: August 11, 2021 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, August 4th for study session and August 11th 2021 voting session at 4:00 P.M., in the Council Chambers at City Hall to consider the following:

AGENDA

Call to Order.....Chairman

Roll Call.....Secretary

Approval of Minutes.....Commission Members

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

1. **Review of Bonds and/or Letters of Credit.**
2. **Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.**
3. **Request from Land Solutions Company to annex with a zone of RS-10 with a plan of services for 626 Baker Road being Tax Map 74 Parcel 37.**
4. **Request from Columbia Nashville Highway, LLC for a revised Master Plan at 2504 and 2524 Nashville Highway being Tax Map 42 Parcel 28.00 and Tax Map 51 Parcel 6.00**
5. **Request from T-Square Engineering for Final Plat approval with surety in the amount of $185,000 for Quail Run Meadows Phase 1B off Lasea Road.**
6. **Request from Dana Jorgensen for Final Plat approval at the corner of West 12th and Haley Street.**
7. **Request from Ragan Smith Associates for Final Plat approval with surety in the amount $48,000 for Taylor Landing Phase 5A off River Road.**
8. **Request from HuLew Investments to rezone a portion of 1203 South James Campbell Boulevard being Tax Map 100 O Group A Parcel 33.09 from RS-20 to General Commercial Service.**

9. **Request from HuLew Investments to rezone property at the corner of Wedgewood Drive and South James Campbell Boulevard being Tax Map 100 O Group C Parcel 1.00 from RS-20 to General Commercial Service.**

10. **Request from Ragan Smith Associates for Final Plat approval with surety in the amount of $78,000 for Taylor Landing Phase 4B off River Road.**

11. **Request from Andrew Wiseman for Final Site Plan approval of Village at Carter's Creek multi-family development at 2425 Nashville Highway.**

12. **Request from Ken Shreeve for Final Plat approval of Cottage of Bear Creek Phase 1 off Tom Sharp Road.**

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

City of Columbia

MUNICIPAL PLANNING COMMISSION

July 14, 2021

CALL TO ORDER:

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

ROLL CALL:

Quorum present and included the following:

Present were:	Mr. Charlie Goatz Mr. Thomas Hutto Mayor Chaz Molder Mr. Randy McBroom Mr. Ray Pace Councilman Ken Wiles
Absent was:	Dr. Rose McClain
Other attendees:	Mr. Austin Brass, City Planner Mr. Glenn Harper, City Engineer Mr. Paul Keltner, Development Services Director Mr. Tony Massey, City Manager Mrs. Sandra Richardson, Secretary Mrs. Melissa Sanders, Planning Associate Mr. Douglas Toney, Assistant City Engineer

APPROVAL OF MINUTES:

The June minutes were presented for approval. Councilman Wiles moved to approve with Mayor Molder seconding. Motion to approve the minutes passed with a vote of 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 there were a few items that were reviewed by City Council. The rezoning on West 12th Street and Hampshire Pike next to Ladue Manor were approved on the first reading. The Columbia Rock Road and Bear Creek Pike Master Plan and annexation was also approve on first reading, along with the Master Plan, and rezoning along Williamsport Pike.

AGENDA ITEM #3
Case #21-0084

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

Staff Recommendation:

Mr. Keltner presented the details of the deferral request. The applicant is making adjustments to the concept plan from what was heard from City Council and public meetings.

Discussion:

Mayor Molder made the motion to defer, with Mr. Hutto seconding. Motion to defer passed six to zero.

AGENDA ITEM #4
Case #21-0095

Request from Crunk Engineering to rezone Tax Map 90 Parcel 1.00 off Bear Creek Pike to RM-1 PUD being High Density Residential Planned Unit Development.

Staff Recommendation:

Mr. Keltner presented the details of the staff report. There was a new submittal emailed out.

Discussion:

Mr. Adam Crunk, Crunk Engineering, was present to answer questions. Discussion included the unit count, the retainer wall, material, landscaping, the stub road should be constructed, and the variances. Mr. Walter Clot, 806 Cheairs Circle expressed concerns of the abundance of townhomes existing and being built, property current owner, and the sink hole. Mr. Gary Martin, owner to the property next door inquired about the comprehension plan, and Suburban Corridor. He stated that it makes sense to him to have the density along the state designated four lane highway. Mr. Goatz asked Mr. Crunk about the sink hole. Mr. Crunk stated that they had a technical engineer to walk the site, and they did

find one possible area that will need to be further investigated to see if it is truly a sink hole. The location was on the northern portion of the property. Mr. Goatz asked about the density on the four lane highway that Mr. Martin brought up, and also asked if that is a standard thing putting more density on the four lane highways. Mr. Keltner stated that not necessarily a four lane highway, but arterial highways or roadway classification roads that looks for that transition of high density into lower density. He said staff has been thinking about Nashville Highway and Bear Creek the more important thing is the access and how this is going to play out moving forward. A person could do density in a lot of places in Columbia, but how it affects the roadway that we are hearing more and more about how protective we should be of the capacity of the roadway should be emphasized. Further discussion included trying to get ingress, egress to neighborhoods verses having to come off of Bear Creek Pike. Mr. Keltner stated that it is a separate piece of property back behind them, but it is the same ownership. There is a descent amount of grade there, if a building can be constructed there is a possibility of a road there. Additional discussion included high density residential, and mixture of use. Mr. Phil Bossingham, 955 Crosby Court, shared concerns of setbacks, high density, buffer, requirements, vegetations, and who makes the determination. Ms. Cynthia Lunn, Crestland Drive, expressed concerns with sink holes, and traffic. Mr. Goatz inquired about the dictation of a traffic study. Mr. Harper gave the report of the study.
Mr. Hutto moved to approve subject to technical comments. Motion to approve died due to a lack of a second. Mr. Goatz made the motion to deny due to density, with Mr. McBroom seconding. The motion to deny passed with a vote of four to two, with Mr. Hutto, and Mayor Molder voting nay. Mr. Keltner stated the motion to deny is a just a recommendation it is up to the applicant if they would like to proceed forward to City Council. The dates for Council were in the notification letters that were sent out to adjoining property owners.

AGENDA ITEM #5
Case #21-0119

Request from Civil Design Consultants to annex with a plan of services 221 Porter Circle and 911 Baker Road being Tax Map 75 Parcels 51.06 and 17.00 with an amendment to the Comprehensive Plan from Suburban to Urban Neighborhood and a zoning of RM-1 High Density Residential.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Jared Gray, Civil Design Consultant, was present to answer questions. Mr. Goatz wanted to clarify that the staff comment pertaining to the areas that the Commission is reviewing Section 3.19.6 and Section 3.18.7 reiterated that the comprehensive plan does not support the request of today. Mr. Bob Squires, 408

Willis Way, presented a petition. His concerns included density, infrastructure and traffic. Ms. Elizabeth O'Hair, 440 Willis Way, turned in a petition, expressed concerns in reference to decisions being made, she asked the board if the following is true. It was brought to her attention by a credible source that the City has already purchased the property rights for the proposed land from the County for an undisclosed amount of money in order for the city to annex the land into the city. The city will recoup the money by raising taxes in the area. Mr. Keltner stated that he was not clear of the question. Mayor Molder stated that he would be glad to speak to that. He stated he was not in favor of this project, but she was losing his support when making an allegation such as that. Mayor Molder stated that this is not true. To come up here and try to spread a rumor about something that is totally false is not helping the case, and so I am against this project and I will let that be known on the record, but he was offended that she would come and spread a rumor that she has not done any research to confirm. Ms. O'Hair stated her source is somebody in the county that is very credible. Mayor Molder stated that is categorically false. He asked Ms. O'Hair to have that person come and talk with him, because it is not true. Mr. Pace stated that the board serves at the request of the Mayor at their own expense, and we openingly make decisions for the betterment of the city. He was offended by what was said. Mr. Hutto said whoever said that have no concept of how land transactions work. Mr. Marc Munkers, 940 Crosby Court, expressed concerns living in a suburban area, land use plans, entrances and exits, safety, property values going down, infrastructure, right of ways, and traffic. Mr. Brian McKelvy, 935 Nash Nook, County Commissioner District 5, stated for the record, as far as he knows there have been no dealing between the county and the city on any property. He also stated that he thinks the townhome idea is a bad idea. He expressed concerns with the property values going down and traffic. Ms. Jessica Akers, 428 Willis Way, expressed concerns of sidewalks, traffic, children, and safety. Mr. Chris Coin, 948 Crosby Court expressed concern in the dynamiting. Mr. Jared Gray requested a deferral to allow time to come back with something more in line with what they are hearing tonight. They will have to do a traffic study, in regard to property value the product is not a cheap product, plans to have a large buffer area, and tax revenue is important. They are requesting to defer to bring back a different plan, a different classification. Mr. Goatz inquired that if an applicant is asking to defer, can the Commission make a decision on what has been presented tonight. Mr. Keltner stated yes, but keep in mind that they are only talking about the zoning not necessarily requiring the concept portion of it, in order to do something different it would go into a different zone and it would end up having to have to be re-advertised. The deferral would not help anything if there is a change the classifications of the request. We would need to start that over. Mr. Goatz made the motion to deny the request. Mr. McBroom seconded. Mayor Molder asked if there was a distinction between the applicant not getting a deferral as requested versus him withdrawing the item from the agenda. Mr. Keltner stated no and that only if Council denied something does it have a time frame associated with it. Motion to deny passed six to zero. Mr.

Goatz stated there is an opportunity for the applicant to proceed forward to City Council.

AGENDA ITEM #6
Case #20-0120

Request from T-Square Engineering for Preliminary Plat approval of the Highlands Subdivision Phase 6 off Monsanto Road.

Staff Recommendation:

Mr. Keltner presented the staff report. Staff finds this request to be compatible with the City Zoning Ordinance, subject to Technical comments.

Discussion:

Ms. Allison Baldwin, T-Square Engineering, was present to answer questions. Discussion included this has been seen as a sketch plan. Mayor Molder moved to approve subject to Technical comments, and Mr. McBroom seconded the motion. Further discussion included the pump station, sewer line, water was approved in phase one, this is approving the layout, and construction. Motion to approve passed six to zero.

AGENDA ITEM #7
Case #21-0123

Request from Sound Investment Concept for multi-family site plan approval of properties off East 9th Street being Tax Maps 99H Group G Parcels 4,5, and 6.00 with access management exception.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Charles Phillips, Phillips Development Group, and Mr. Brett Smith, Ragan Smith Associates, were present to answer questions. Discussion included an approval going to BZA, creating an HPR, handouts, parking appearance, status on the north side, delayed material orders eight weeks out, meeting requirements, variances, open space, full transparency, parking, urban infill project, tightening up the location, walking downtown, HOA, two car garages, work session, price point, and providing a product that people want downtown. Chery Barton, 106 East 9th Street, stated that she is in favor of this project. Mr. Steve Porter, 104 East 5th Street, stated that he is in support of this project. He is behind this caliber of a project, and the price point that it is going to offer. He also thinks it is going to change the demographics of the downtown area. Ralph Terry, Owner of Southern Tre Restaurant, stated that the need of businesses to come here and flourish, and the need for residential in the downtown area to be a support on a day to day basis, not just the weekend. He said he is in support of this upscale project. Mayor Molder

stated that he is a big supporter of downtown density, and this project is a support of that. Mayor Molder made the motion to approve, with Mr. Hutto seconding. Mr. McBroom stated that he wants to make sure that everyone understands that tomorrow the parking could change. Further discussion included downtown growth, the applicant being gone and the city having to take care of the parking in the future, parking on the street, and a better product. Mr. Goatz inquired if there is enough street traffic space on 9th street. Mr. Harper stated that there is parking allowed on both sides of the street currently. Mr. Phillips stated that there is parking there, but he honestly doesn't think people should park on 9th street, and he believe people will park in their garages. Mr. Goatz reiterated that the motion could be changed by the Board of Zoning Appeals. Motion to approve passed six to zero.

AGENDA ITEM #8
Case #21-0124

Request from Martin Engineering to rezone a portion of property off Bear Creek Pike being Tax Map 72 Parcel 53.00 from Commercial to Mixed Residential Commercial.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The applicant is requesting to rezone the property to match the surrounding MRC zoning that is currently there to allow for townhome development in the future.

Discussion:

Mr. Gary Martin, Martin Engineering was present to answer questions. Discussion included the material, price point, straight zoning, traffic, density, additional townhomes, open space, and parking. Mr. Goatz made the motion to approve with Mr. McBroom seconding. Motion to approve passed six to zero.

AGENDA ITEM #9
Case #21-0100

Request from Columbia Nashville Highway, LLC for a revised Master Plan at 2504 and 2524 Nashville Highway being Tax Map 42 Parcel 28.00 and Tax Map 51 Parcel 6.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. This item came in as two different properties and one request. The original requests were known as the Hood Property on the northern side and the southern property was the Foster property.

Discussion:

Mr. Clint Camp, Civil Engineer, WA Engineering, and Patrick Carter, Esquire, were present to answer questions. Mr. Goatz stated that post the study session, counsel for the applicant called him, and he just wanted to ask what the

Commission's concerns were and he expressed to him the concerns from the study session. The discussions leaned to traffic and density. Mr. Goatz wanted to disclose that he did have a conversation with Mr. Carter on that. Mr. Keltner asked if Mr. Goatz had any biases to the project and if he planned on voting. Mr. Goatz stated there were no biases. Mr. Camp stated to address some of the concerns there is a handout for tonight to address some of the road work alignment as well as show some additional connectivity. Discussion included the points of connections, numbers revised downward, and preserved commercial space in the front. Mr. Harper gave the results of the traffic study. Further discussion included offsite improvements, stub roads, base zoning, reduced density, traffic wait times, driving through Grove Park, buffers, variance, patios, future development and hitting limits on Nashville Highway. Mr. Patrick Carter stated that the reason why the base zoning is important here is because the base zoning allows many more units than what is being requested with this PUD. There is more control over a PUD. Mr. Carter stated that the original master plan is approved. Mr. Keltner stated that the master plan was expired after three years. Mr. Keltner stated, it is required to be a Planned Unit Development as the Ordinance has it, and it would have to come through this body and City Council for approval. Mr. Carter stated that Nashville Highway is a problem for Spring Hill and Columbia. The issue is any development along this corridor is going to be problematic, because everyone is going to have to go through these lights. This project is an applicant who has applied and has greatly reduced the numbers. He has proposed many offsite improvements to address this intersection. This is the same intersection that the other half is being addressed by the apartment complex across the street, so what this plan does is it offers the ability to get that intersection in a much approved state. The developers agree to do that, it is less dense than he is permitted, and I understand that density is an issue. Mr. Pace stated that we owe some responsibility to Grove Park. Additional discussion included growth, price point, interconnection, TDOT, and this is the best plan the developer was able to put forward with the best product in that location. Mr. Camp stated, in reference to the impact to Grove Park, they are following through with previous connectivity that was identified showing the current connections into Persimmons Lane that was offered. That is the connects that we have to connect to between the two properties in order to make that work. Mr. Goatz inquired about the buffers not showing, the density may go down slightly by working with staff. Mr. Keltner stated the north side is the side they looked at the closest. It only show the ten feet, but it is going to be double if not more than that. Mr. Goatz discussed showing the true buffers to see what the density will be. Mr. Keltner stated that yes we should be sure of what we are recommending to City Council or we should have something that can identify, it is hard to tell on the spot right now, and at this scale if that is actually feasible or not. Mr. Goatz made the motion to defer to allow the applicant to work with staff, with Mr. Hutto seconding the motion. The motion to defer passed five to one, with Mr. McBroom voting nay.

OTHER BUSINESS:

The Commission discussed the update on the Columbia Mall area.

ADJOURNMENT:

Mayor Molder made the motion to adjourn, with Mr. McBroom seconding the motion. Motion passed six to zero. Meeting adjourned at 5:57 p.m.

_____ _____

Planning Commission Chairman Date

CURRENT LETTERS OF CREDIT

JULY 28, 2021

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subidivison, Section 1 (rds/drainage)	$ 44,502.69	9/15/2015	$44,502.69
2	08.25.2018	Shaw Enterprises - (cashier's check)	The Landings Subdivision, Phase 2, Section 2	$ 108,000.00	10/10/2017	$108,000.00
3	12.13.2018	Honey Farms Management, LLC	Honey Farm Townhomes- Phase 1A (completion of roads)	$ 20,000.00	1/11/2017	$20,000.00
4	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	$ 40,000.00		$40,000.00
5	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
6	05.05.2020	Charles Raines Construction, LLC	Honey Farms Subdivsion, Phase 2, Section 8	$ 145,000.00	5/14/2019	$145,000.00
7	05.23.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 10	$ 103,000.00	6/21/2019	$103,000.00
8	06.06.2020	SDHomes of Nashville, LLC	Autumn Brook Subdivision - (roads and drainage)	$ 10,000.00	6/5/2019	$103,000.00
9	09.11.2020	Shaw Enterprises, LLC	Elan Subdivision, Phase 1 (roads & drainage)	$ 157,000.00	9/30/2019	$157,000.00
10	11.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	$ 118,500.00	1/15/2020	$118,500.00
11	03.07.2021	LPT, LLC	Greystone Subdivision	$ 166,500.00	5/18/2017	$166,500.00
12	04.25.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	$ 105,000.00	8/1/2018	$105,000.00
13	04.27.2021	Howell Home Builders, LLC	Baker Landing Subdivision, Phase 1, Section 1	$ 13,900.00	7/31/2020	$13,900.00
14	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	$ 188,000.00	5/14/2020	$188,000.00
15	05.09.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	$ 106,000.00	6/26/2018	$106,000.00
16	05.23.2021	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	$ 28,000.00	9/19/2019	$28,000.00
17	06.12.2021	FP, TCI, CCS, LLC	Homestead @ Carter's Station, Section 4 , Phase 2	$ 121,000.00	6/21/2019	$121,000.00
18	09.11.2021	FP TCI CCS, LLC	Homestead @carter's Station Section 2, Phase 2B	$ 111,000.00	9/19/2019	$111,000.00
19	09.15.2021	Pulte Homes Tennessee Partnership	Independence @Carter's Station, Section 3, Phase 1	$ 390,000.00	9/21/2020	$390,000.00
20	09.28.2021	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	$ 45,000.00	12/17/2007	$160,260.00
21	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
22	11.17.2021	P & L Development	Summerdale, Phase 1 (roads & drainage)	$ 135,000.00	12/11/2019	$135,000.00
23	11.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 4A (roads and drainage)	$ 121,000.00	1/15/2021	$121,000.00
24	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
25	12.16.2021	Quail Run Development Co., LLC	Quail Run Subudivision, Phase 1 (roads & drainage)	$ 157,000.00	1/15/2021	$157,000.00
26	12.17.2021	P & L Development	Summerdale Subdivision, Phase 3 (roads & drainage)	$ 97,000.00	1/5/2021	$97,000.00
27	12.20.2021	FP, TCI, CCS, LLC	Homestead at Carter's Station , Sectin 2, Phase 1	$ 141,000.00		$141,000.00
28	01.04.2022	Shaw Enterprises	Elan Subdivision, Phase 2 (roads and drainage)	$ 142,000.00	12/21/2020	$142,000.00
29	01.24.2022	FP, TCI,CCS,LLC	Homestead at Carter's Station, Secion 2, Phase 2A	$ 87,000.00	3/13/2018	$87,000.00
30	01.26.2022	P & L Development, LLC	Summerdale Subdivision, Phase 3B (roads & drainage)	$ 17,000.00	1/13/2021	$17,000.00
31	2.03.2022	Columbia Properties, LLC	Polk Place PUD Subdivsion, Section 2A (roads & drainage)	$ 55,000.00	1/22/2021	$55,000.00
32	02.05.2022	Fortuna Capital,LLC	Grove Park Subdivision, Phase 5 (roads & drainage)	$ 10,000.00		$102,000.00
33	03.13.2022	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	$ 21,000.00	6/22/2017	$121,000.00
34	03.19.2022	P & L Development	Summerdale Subdivision, Phase 4 (roads & drainage)	$ 64,000.00	2/22/2021	$64,000.00
35	03.22.2022	J & B Estate	Hatton Hills Subdivision (roads & drainage)	$ 32,000.00	3/19/2021	$32,000.00
36	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Bend Road - roads & drainage	$ 183,000.00	11/18/2019	$303,000.00
37	09.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 1A (roads & drainage)	$ 22,500.00	9/26/2019	$90,000.00
38	04.05.2022	Lennar Homes of Tenn, LLC	Honey Farms , Phase 2, Section 3	$ 50,000.00	2/25/2021	$50,000.00
39	04.16.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1B	$ 65,000.00		$65,000.00
40	04.16.2022	Pulte Homes Tennessee Partnership	Homestead @Carter's Station, 5.2 and 6.1	$ 254,000.00	3/23/2021	$254,000.00
41	05.14.2022	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision (roads & drainage)	$ 75,500.00	4/8/2020	$75,500.00
42	05.21.2022	FP TCI CCS, LLC	Homestead at Carter's Station. Section 4, Phase 1A	$ 134,000.00	6/29/2018	$134,000.00
43	05.21.2022	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 9	$ 9,600.00	8/7/2019	$96,000.00
44	05.21.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 4, Phase 1 B	$ 120,000.00	6/29/2018	$120,000.00
45	06.12.2022	FP TCI CCS, LLC	Homestead at Carter's Station , Section 4, Phase 2	$ 121,000.00		$121,000.00
46	06.03.2022	P & L Development, LLC	Summerdale Subdivision, Phase 2 (roads & drainage)	$ 105,000.00	7/21/2020	$105,000.00
47	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5A (roads & drainage)	$ 48,000.00		$48,000.00
48	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5B (roads & drainage)	$ 72,000.00		$72,000.00
49	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 4B, (roads & drainage)	$ 78,000.00		$78,000.00
50	07.08.2022	FP,TCI,CCS,LLC	Homestead @Carter's Station Subdivision, Section 4 Ph 3	$ 160,000.00	6/12/2020	$160,000.00
51	07.09.2022	Fortuna Capital, LLC	Grove Park Subdivision, Phase 6 (roads & drainage)	$ 12,000.00	10/2/2018	$120,000.00
52	07.31.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 3 (roads & drainage)	$ 117,000.00	9/10/2020	$117,000.00
53	08.14.2022	James Davis, Sr.	Valley View Subdivision, (roads and drainage)	$ 258,000.00	10/5/2020	$258,000.00
54	08.11.2022	Quail Run Development Co., LLC	Quail Run Subdivision, Phase 1B (roads & drainage)	$ 185,000.00		$185,000.00

Case Number:

21-0084

Request:

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

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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

DOCKET/CASE/APPLICATION NUMBER
21-0084

APPLICANT/PROPERTY OWNER
Land Solutions Company/ Victor Beck

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
626 Baker Road, Map 074 Parcel 037

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

This request is for the **Annexation with Plan of Services & RS-10 (Cluster Development) Zoning** of a 98.5+/- acre tract located on the east side of Baker Road just north of Bear Creek Pike and bounded by a tributary of Bear Creek. An attached concept plan in support of this annexation and rezone indicate a development proposal of 240 single-family residential lots in a cluster development pattern with lots meeting the base zoning consisting of 12,000 SF (+) nearest to the perimeters of the development tract including lots fronting Baker Road with rear access from a private alley way.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Not in City Limits, County Zoning	Vacant Land/ Single-Family Home	RS 40/CEG PUD & Vacant Land/Single-Family Residential	240 single-family residential building lots.	98.5 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

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

PROPERTY HISTORY:

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

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A conceptual site plan has been submitted for this request in support of the proposed Annexation & RS-10 zoning being proposed in a cluster development. As highlighted, 240 single-family residential building lots are being proposed on a 98.5 +- acre tract. Out of the total lots, 118 are proposed at 6,240 SF; 36 at 12,750 SF; 37 at 12,000 SF; and 46 lots at 5,520 SF. A proposed amenity area and interior green space is shown within the concept plan. See technical comments.

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

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

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

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

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

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

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

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

All future development of the property will be required to conform to the zoning

ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

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

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

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

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

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

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

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

   The Comprehensive Plan designates the subject property as Rural Countryside. The request would agree with such designation with RS-10 being the densest residential district in allowed for such future land use. The Zoning Ordinance does allow for a Cluster Development Pattern under RS-10 Zoning as proposed in site concept plan.

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

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

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

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

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

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

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

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

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

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

LAND SOLUTIONS

April 16, 2021

Melissa Sanders
City of Columbia
development@columbiatn.com

RE: Staff Comments 2021-04-14 – 626 Baker Road Annexation
Item No. 21-0084

We are in agreement with all comments in the above referenced letter titled "Staff Comments" dated April 14, 2021.

Please feel free to contact us if you have any questions, comments, or need additional information at this time.

Sincerely,

Lynn Ealey, PE
Land Solutions Company

2925 BERRY HILL DRIVE 2ND FLOOR • NASHVILLE, TN • 37204
PHONE: (615)712-7497

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, April 13, 2021
ITEM NO.
21-0084

DESCRIPTION: Request from Lynn Ealey for annexation with zoning to RS-10 cluster subdivision of 626 Baker Road, being Tax Map 74 Parcel 37.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

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

Engineering

3. No comments on annexation and rezoning.
4. preliminary plat and subsequent to be subject to traffic improvements and construction plans
5. All roadways to meet access management and subdivision regulation standards.

Wastewater

6. At this time the property denoted as 626 Baker Road does not have sewer service available. Easements would have to be obtained by the owner/developer to cross the area needed to obtain service. No definitive sewer plans have been presented to our department at this time.

Building

7. No comments.

Police

8. No comments provided.

Public Works

9. No comments.

Columbia Power

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

Columbia Water

11. Maury County Water supplies water to this area.

Atmos Energy

12. No comments provided.

Maury County E911

13. No comments provided.

Maury County Schools

14. No comments provided.

Maury County Highway Department

15. There is 20' of right-of-way and it is 20' of road. Highway Dept. would like to see 50' of right-of-way and upgrade the road.

Maury County Water System

16. Maury Co. Water system intends to provide domestic water service and fire protection to this property. A review application has been submitted by the developer and a letter of water availability is pending.

Planning

17. no comments

ATTACHMENTS: Concept Plan.

PLAN OF SERVICES

FOR ANNEXATION
626 Baker Road PROPERTY
+/-98 ACRES,
BEING
TAX MAP 74 PARCEL 37.00

A. Water

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

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

B. Sewer

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

2. At this time the property denoted as 626 Baker Road does not have sewer service available. Easements would be required and is the responsibility of the owner/developer.

C. Police

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

D. Fire and Rescue

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

2. The proposed annex will be located on the property at 626 Baker Road, Tax Map 74 Parcel 37 in Columbia, Tennessee. This location is approximately 1.4 miles from Columbia Fire Station, #3 located at 705 Tom Sharp Road, 4.9 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 12.4 miles from Fire Station #5 located at 2633 Nashville Hwy. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

3. The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, you should insist that fire sprinkler systems be installed in future homes.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

2. The property shall be zoned RS-10 (Single-Family Low Density Residential) upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

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

F. Streets

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

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

G. Parks and Recreation

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

H. Refuse Collection

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

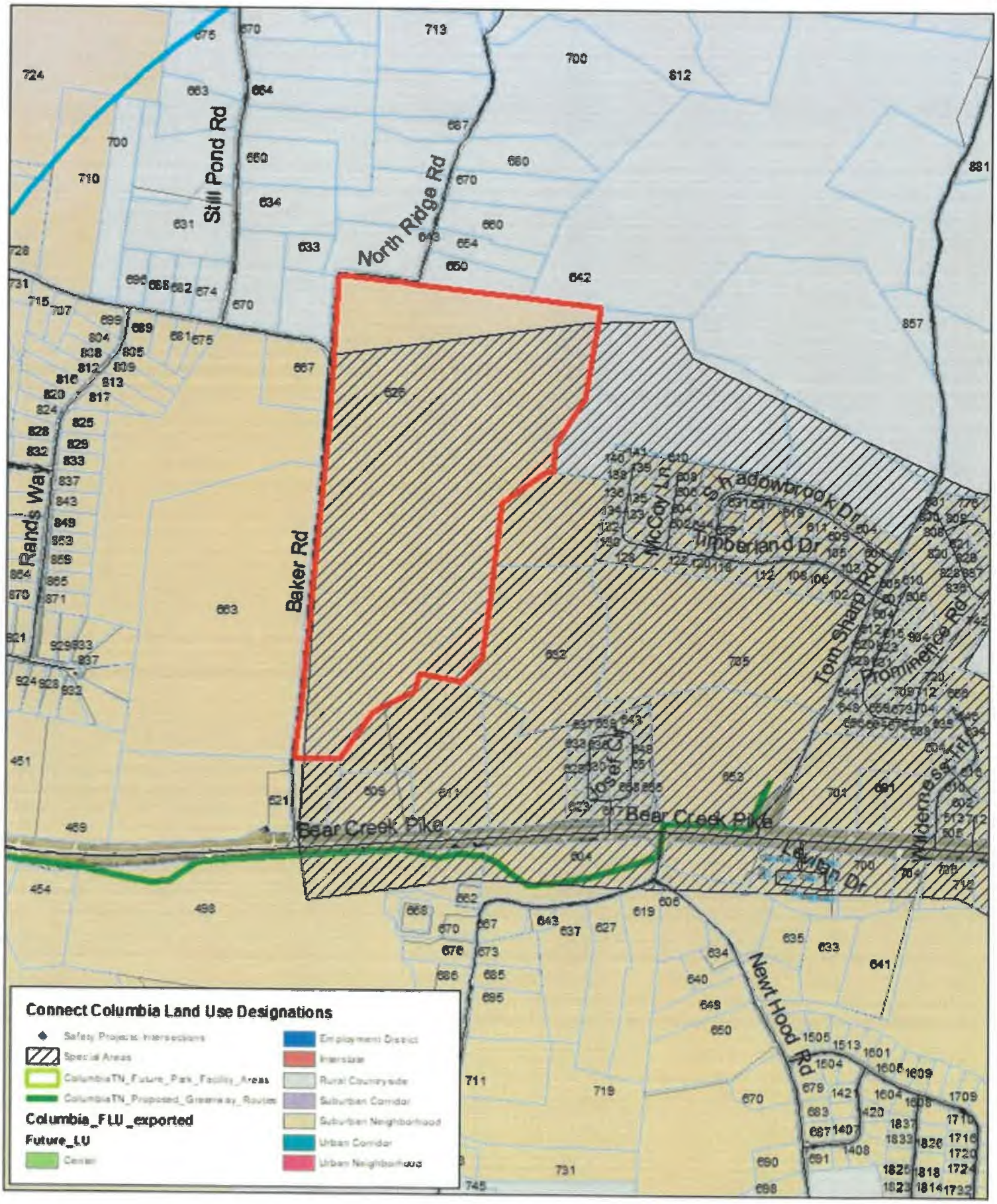
I. Power

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

J. Schools

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

Case #21-0084
626 Baker Rd.



Case #21-0084
626 Baker Rd.



SITE DATA

	17 - 160' Lots
	16 - 80' Lots
	120 - 52' Lots
	66 - 45' Lots
	219 - Total Lots

BAKER ROAD

ROW DEDICATION

SW

SW

SW

SW

SW

COTTAGES OF BEAR CREEK
(UNDER CONSTRUCTION)

BAKER ROAD

BEAR CREEK PIKE

N

0 200 400
GRAPHIC SCALE

HERITAGE GREEN
REVISED CONCEPT PLAN
July 21, 2021

RECEIVED
JUL 21 2021
By: 84



HERITAGE GREEN
CONCEPTUAL STREETSCAPE
July 21, 2021

Case Number:

21-0100

Request:

Request from Columbia Nashville Highway, LLC for a revised Master Plan at 2504 and 2524 Nashville Highway being Tax Map 42 Parcel 28.00 and Tax Map 51 Parcel 6.00.

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
20-0100

APPLICANT/PROPERTY OWNER
Mark McDonald/ Renee Adams

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
2504 and 2524 Nashville Hwy/ Tax Map 42 Parcel 28.00 and Tax Map 51 Parcel 6.00

SUMMARY OF REQUEST: **Planned Unit Development (PUD) Master Development Plan (*McClure Farms PUD*)**

This request is for a revised Planned Unit Development master development plan for the development of 368 townhome units including 116 single-family homes on a 101.07+/- acre tract located on the east side of Nashville Hwy. An additional frontage parcel at Nashville Hwy will remain as an existing CEG (Commercial) PUD lot.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CEG PUD/ RM-1 PUD/ RS-6 PUD	Vacant Land	RS 10 PUD & CEG PUD/Single-Family Residential	368 townhome units & 116 single-family residential building lots	101.07 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood/ Corridor.

PROPERTY HISTORY:

August 2nd, 2007. Ord 3697. Rezoning of Foster Property to RS-6 PUD with master development plan.

February 15th, 2007. Ord 3686. Rezoning of Hood Property to CEG PUD & RM-1 PUD with master development plan.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A master plan indicates a site development plan for 368 townhome units including 116 single-family residential lots including an existing commercial lot fronting Nashville Hwy. Access to the proposed site includes stub outs to the existing Grove Park Subdivision at the south and existing Hospitality Drive commercial development at the north with a limited right turn outbound access; left turn inbound access from Nashville Hwy. Front loaded townhomes include the use of brick, stone, and fiber cement siding with accent shutters and craftsman style doors and window grids. Single-family residential homes include the use of brick facades with stone façade accent elements. As noted, the typical lot layout for a single-family includes a 30' front setback with 7.5 side setback meeting the

base standard for an R-6 zoning classification. 2 story elevations include brick, stone, and shake siding.

See technical comments attached regarding revisions addressed from previous submittal.

ATTACHMENTS (CIRCLE)

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

TECHNICAL MEETING
Tuesday, June 8, 2021
ITEM NO.
21-0100

DESCRIPTION: Request from Columbia Nashville Highway, LLC for Master PUD revision of Hood Property PUD now known to be the McClure Farms PUD with undeveloped commercial frontage and 500 residential lots.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comment.

Police

2. No comments provided.

Columbia Power

3. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential 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

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Columbia Water

7. Two places on Nashville Highway to connect to. One at intersection of Grove Park Way and one at property line of 2536 Nashville Highway. (Both 8" DI) - Stub out off Persimmon Street can be connected (8" PVC).

Public Works

8. Trashcans will be issued to single family homes by Public Works. Private sanitation services are an option for multi-family apartments and townhomes, or our Department can service them. For 381 multi-family units, we recommend six (6)8-yd dumpster if serviced 5 days a week or nine (9) 8-yd dumpsters if serviced 3 days a week. Please see attached dumpster guidelines. Please note section SW1-3E for accessibility requirements.

Engineering

9. Subject to construction plans and TIS
10. All roadway geometry to meet standards.
11. Minimum horizontal curve radius of 125'
12. Maximum road grade of 14%. Engineering recommends 10% or less for townhome development because of the density of driveways.
13. Proposed grading is incomplete and difficult to read.
14. CBU box locations do not comply with MD-07 (Cluster Box Unit Detail)
15. Cul-de-sac required for Road M.
16. Maximum grade on cul-de-sacs of 5%
17. Remove parking in cul-de-sac.
18. Entrance Road A does not align and show the proposed improvements necessary to provide the restricted access of right out only with a left turn lane in.
19. TDOT roadway improvements subject to TDOT approval
20. Provide 4' grass strip
21. Provide roadway cross sections
22. Provide aquatic buffer around Wetland 1 and all other water resources.
23. Provide proposed storm infrastructure
24. Provide a geotech report on existing pond. Will the existing pond provide sufficient volume for increased stormwater volumes? Will the pond be modified?
25. Vertical curves do not appear to meet K value restrictions.
26. 70 degree maximum skew on intersections.
27. 150' minimum offset for intersections.
28. If landscaped median along Nashville Hwy is disturbed, then relocation or new plantings will be required to offset
29. Add standard PUDE note: 5' sides 10' front/rear

Wastewater

30. Wastewater approves this request.

Planning

31. Parking is only showing 1 per unit will need 2
32. Layout is showing 30' separation between buildings but several closer
33. Lot 1 and 2 rear facing Nashville Highway is showing a 80 buffer but it will need to be on a separate lot preserved by the HOA
34. Show the sides and rear of Single Family homes
35. Due to the density and visibility of the Townhomes sides and rear would recommend carrying some of the front architectural features along the side and rear.
36. Show park details
37. Label project buffer landscaping quantity or opacity number
38. Show the 500 sq ft of private yard space for townhomes.

Fire

39. Shall work with the water department and obtain required fire flow. Shall contact the Fire Marshal's Office for a fire flow letter.

ATTACHMENTS: Master Plan

Case #21-0100
McClure Farms PUD

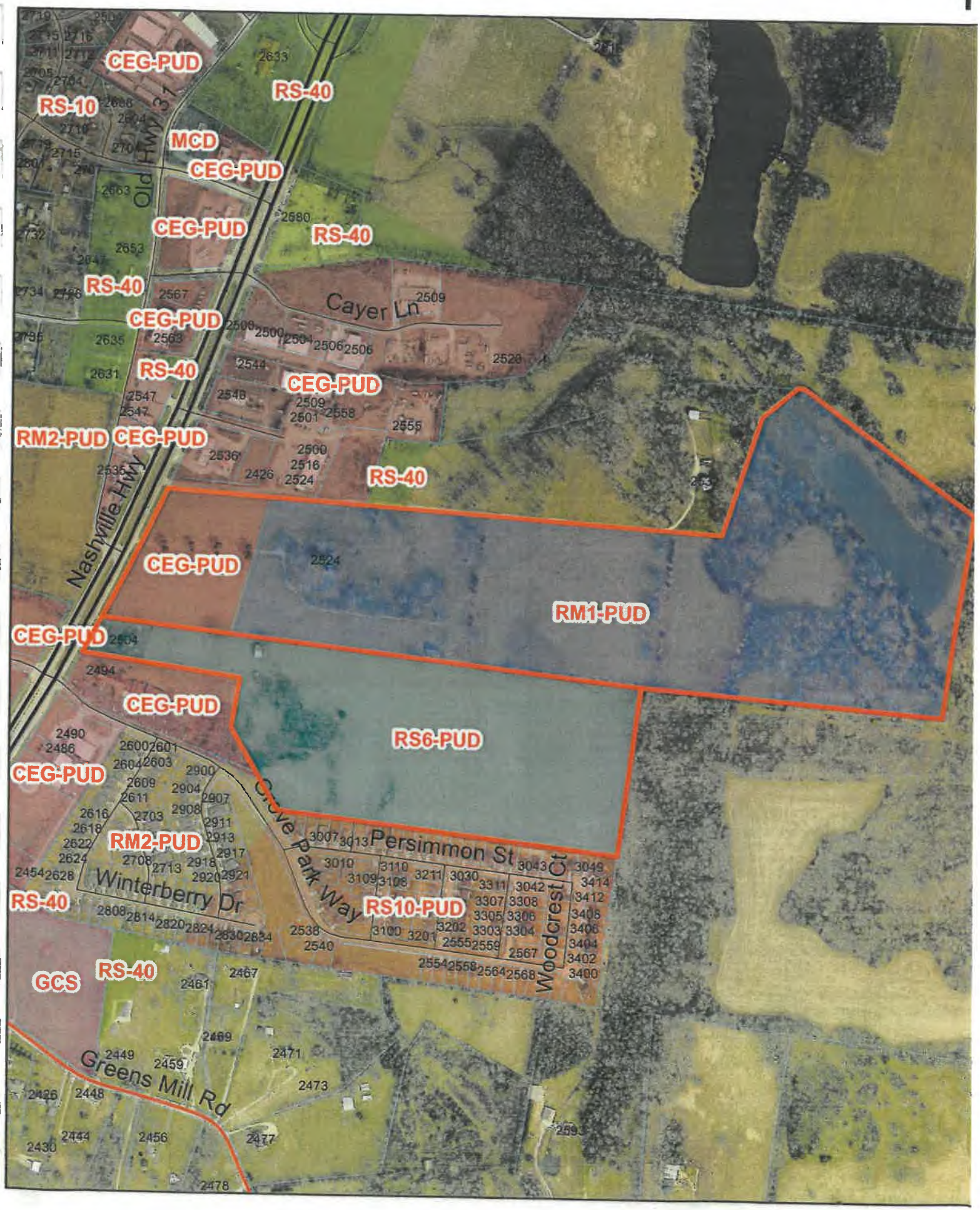
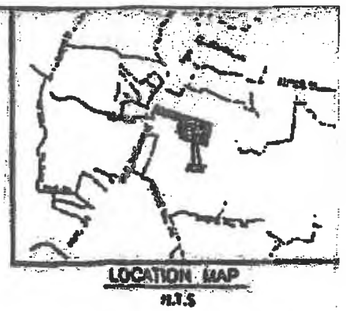
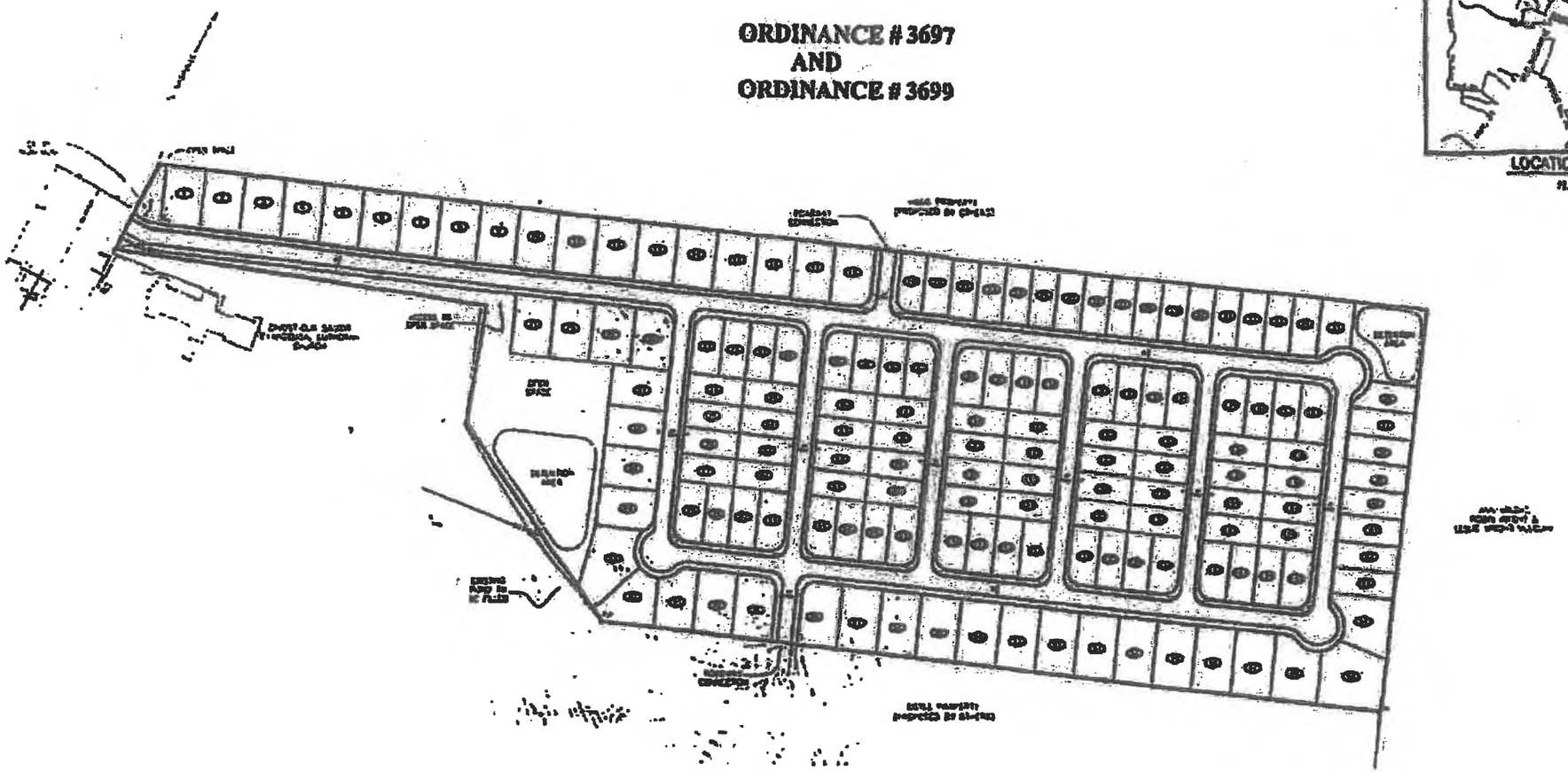
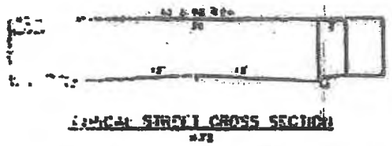


EXHIBIT "C"

ORDINANCE # 3697
AND
ORDINANCE # 3699







50' WIDE LOTS:	105
75' WIDE LOTS:	46
TOTAL LOTS:	151



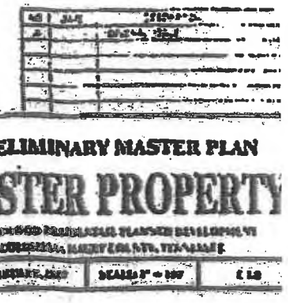
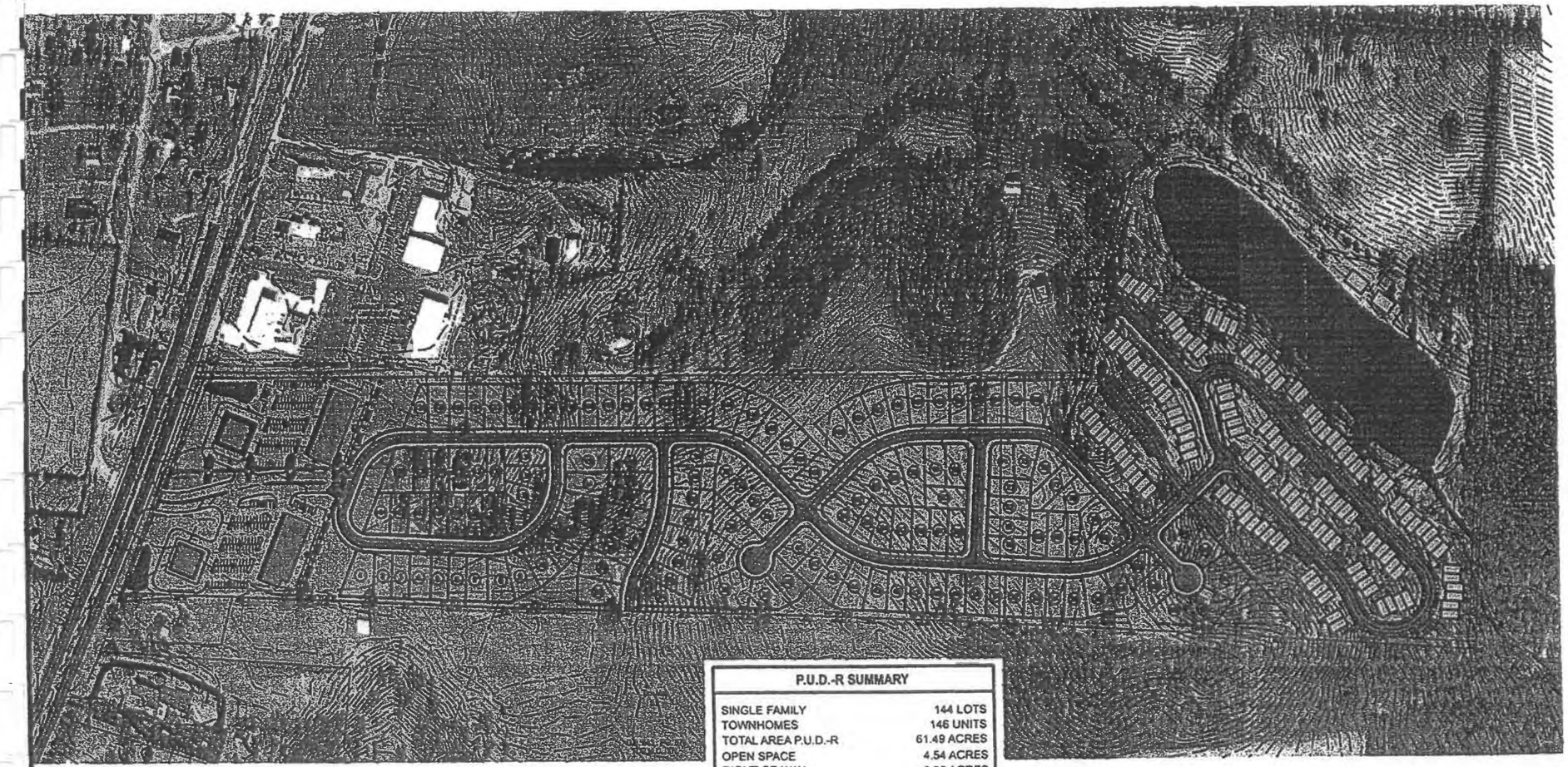
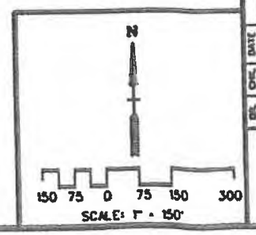


Exhibit C



P.U.D.-R SUMMARY	
SINGLE FAMILY	144 LOTS
TOWNHOMES	146 UNITS
TOTAL AREA P.U.D.-R	61.49 ACRES
OPEN SPACE	4.54 ACRES
RIGHT-OF-WAY	9.39 ACRES
APPROX. POND AREA	5.89 ACRES
NET AREA P.U.D.-R	41.67 ACRES
DENSITY = 6.96 UNITS PER ACRE	



JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications

OVERALL PLAN

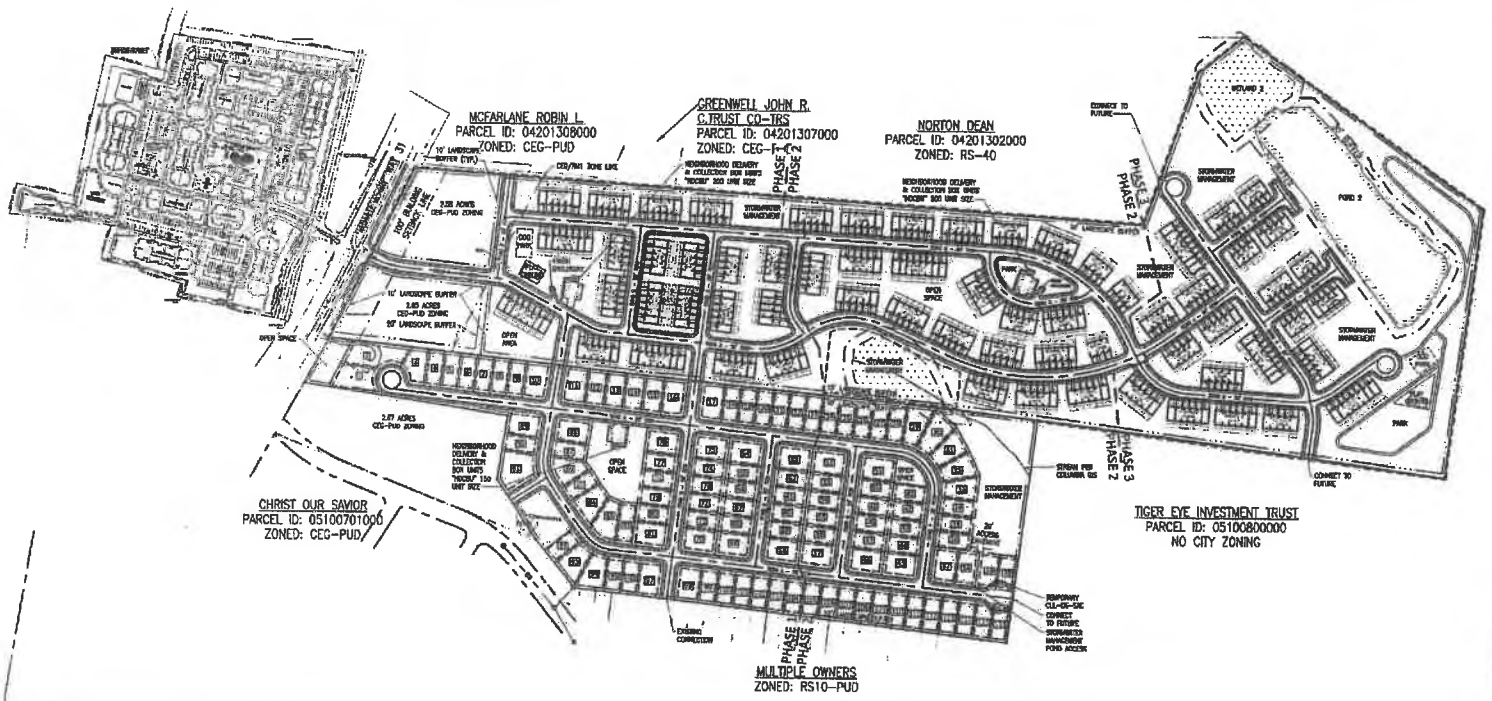
PRELIMINARY PUD MASTER DEVELOPMENT PLAN
HOOD PROPERTY
COLUMBIA, MAURY COUNTY, TENNESSEE
FOR LOUIS RICCI, DEVELOPER

BIL	CHK	DATE	DESCRIPTION
AMJ	BMJ	10.5.06	PRELIMINARY
AMJ	BMJ	11.21.06	GENERAL REVISION
AMJ			

2

FILE NO. 1550-01

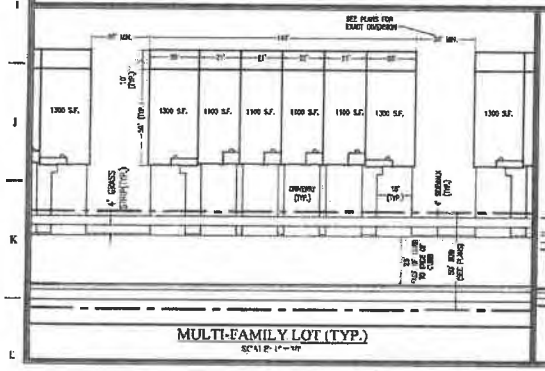
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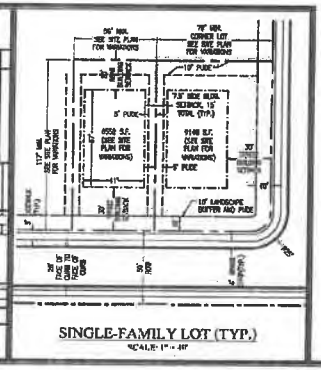
LAND USE AREA TABLE	
LAND USE	AREA (ACRES)
SINGLE FAMILY LOTS (116 MAX)	35.41
MULTI-FAMILY LOTS (368 MAX)	21.87
COMMERCIAL LOTS (5.0 MAX)	5.23
TOTAL AREA OF LOTS (MIN)	62.52
OPEN SPACE AREA	46.91

COMMERCIAL LOTS (AC.) – 5.23
MULTI FAMILY UNITS – 368
SINGLE FAMILY LOTS – 116

NOTE: STREET TREES SHALL BE PLANTED AT A RATE OF 1 TREE PER 50' OF LINEAR STREET FRONTAGE AS A TOTAL REQUIREMENT. STREET TREES SHALL BE ALLOWED TO VARY IN SPACING AND MAY BE PLACED IN GROUPS WHERE UNIFORM PLANTING IS UNVIABLE DUE TO CONFLICTS WITH BUILDINGS OR UTILITIES. TREES SHALL BE PLACED NO CLOSER THAN 5' FROM THE BACK OF THE SIDEWALK AND NO FURTHER THAN 15'.



MULTI-FAMILY LOT (TYP.)
SCALE: 1" = 10'



SINGLE-FAMILY LOT (TYP.)
SCALE: 1" = 10'

PROJECT DATA

PROPERTY OWNER: THE RURAL HERITAGE IMPROVEMENT ASSOCIATION
P.O. BOX 313
COLUMBIA, TN 38402
ATTN: ANNIE ADAMS, CFO
ANNIEADAMS@LIGHTUS.COM
931-980-5043 EXT. 3102

DEVELOPER: COLUMBIA BRANDVILLE HEIGHTS, LLC
3841 GREEN HILLS VILLAGE DRIVE, SUITE 400
NASHVILLE, TN 37215
ATTN: JOHN ACCARDO
JACCARDO@BUILDCREIGHTON.COM
615-371-8277

AUTHORIZED AGENT: WMA ENGINEERING
807 2ND AVENUE SOUTH
NASHVILLE, TN 37210
ATTN: CLINT CRAIG
CCRAIG@WMAENGINEERING.COM
615-412-4663

PHYSICAL ADDRESS: 2304 & 2504 NASHVILLE HIGHWAY
COLUMBIA, TN, 38401

TAX PARCEL: PORTION OF MAP 051, PARCEL 008.00 & MAP 042, PARCEL 028.00

TOTAL PROJECT ACREAGE: 30.47 ACRES & 69.99 ACRES FOR A TOTAL OF 101.02 ACRES

CONTOUR INTERVAL: 1 FOOT

BOUNDARY SURVEY: A SURVEY BY WMA ENGINEERING, DATED 09-01-2021 WAS USED IN DEVELOPING THIS SET OF PLANS.

A GEOTECHNICAL REPORT FOR THIS SITE COMPLETED BY GEOTECHNICS, LLC DATED 03-14-2021 WAS USED IN DEVELOPING THIS SET OF PLANS.

EXISTING ZONING: RSR-PUD (2304 NASHVILLE HIGHWAY) & CEG-PUD, RM1-PUD (2504 NASHVILLE HIGHWAY)

BUILDING SETBACKS MINIMUM BUILDING LANDSCAPE BUFFER IS NONE REQUIRED (FOR ALL BUILDINGS LOCATED WITHIN THE INTERNAL PORTION OF THE SITE. SETBACKS ARE TO BE EXPRESSED THROUGH REVIEW OF THE DEVELOPMENT PROPOSAL):
- BRANDVILLE HIGHWAY = 400' MIN
  - 100' X 100' OF PARKING IN BUNDY/VALLEY BUILDINGS AND 100' OF PARKING SCREENED FROM VIEW; BUILDINGS LIMITED TO ONE STORY
  - 200' X PARKING IS BEHIND, BELOW, ABOVE, OR TO THE SIDE OF BUILDING AND 70' OF PARKING SCREENED FROM VIEW; BUILDINGS LIMITED TO TWO STORIES
  - 300' X MIN 30% OF PARKING IS IN FRONT OF BUILDING AND 30% OF PARKING SCREENED FROM VIEW; BUILDINGS LIMITED TO THREE STORIES
- FRONT/STREET YARD (COLLECTOR STREET) = 30' (RS-40, 35' (RM-1)
- FRONT/STREET YARD (INTERNAL STREET) = 40' (RS-40 & RM-1)
- SIDE YARD =
  - 7' SINGLE FAM. 15' TOTAL (RS-8 & RM-1, TWO STORIES OR LESS)
  - 10' SINGLE FAM. 25' TOTAL (RS-8, THREE OR MORE STORIES); 40' SINGLE FAM. 30' TOTAL (RM-1, THREE OR MORE STORIES)
- REAR YARD = 25' (RS-8 & RM-1)
- CEG-PUD SETBACKS ARE SET DURING PLAN REVIEW AND APPROVAL

LANDSCAPE BUFFERS: (BASED UPON GROUPS, MIXED USE, OR POWERLINE COVERAGE WILL ALTERNATIVE AVAILABLE AS NOTED)

ZONING	FRONT/STREET	CEG-PUD	RM1-PUD/RM1	RM1-PUD	RM2-PUD	RS10-PUD
RSR-PUD	15'	10'(30'SIDE)	15'(25'SIDE)	15'	0'	10'(25' TOT.)
RM1-PUD	15'	10'(30'SIDE)	20'(30'SIDE)	25'	15'(25' TOT.)	10'(15' TOT.)
CEG-PUD	15'	10'(30'SIDE)	30'(30'SIDE)	N/A	20'(30' TOT.)	20'(30' TOT.)

EXISTING USE: SINGLE FAMILY RESIDENTIAL

EXISTING BUILDING SF: EXISTING BUILDING SF: 1,498 S.F. (2504 NASHVILLE HIGHWAY) & 3,266 S.F. (2324 NASHVILLE HIGHWAY)

EXISTING PARKING: N/A

PROPOSED USE: MIXED USE – RESIDENTIAL, MULTIFAMILY, COMMERCIAL

MINIMUM FOOTPRINT SIZE:
COMMERCIAL ENTERPRISE/GENERAL (CEG-PUD) = 40,000 S.F.

MINIMUM LOT AREA:
RSR – 8,000 S.F.
RM1 – 2,000 S.F.

PROPOSED BUILDING SF: 439,600 S.F. (FAR = 0.10, MAX LOT COVERAGE = 0.25 (RS-40) or 0.50 (RM-1), LOT COVERAGE = 0.15)

BUILDING HEIGHT: 35'-0" AT TOP OF ROOF, MAX BUILDING HEIGHT OF 35' BY R-PUD WAIVER APPROVED BY CITY FIRE DEPARTMENT

PARKING REQUIREMENT, MINIMUM 738:
ALL SINGLE-FAMILY RESIDENTIAL HOUSEHOLD LIVING = 1.5 SPACES PER UNIT
MULTIFAMILY/APARTMENT = 2 SPACES PER 3 BEDROOM UNITS, MIN. 738 REQUIRED BASED ON 368 UNITS
ALL RETAIL SALES AND SERVICE = 1 SPACE PER 400 SF FLOOR AREA MIN. 980 BASED ON 1200 SQ. FT. OF AREA

ACCESSIBLE PARKING:
REQUIRED = 100 (2 VAN SPACES) PER ADA
PROVIDED = 100 (2 VAN SPACES)

PROPOSED PARKING: 738 WALKABLE TOTAL SPACES, INCLUDING 8 ADA SPACES.

OPEN SPACE USE REQUIREMENT: 30% MINIMUM OF TOTAL OPEN SPACE MUST BE USABLE (INCLUDES TWO SPACES AND PONDS/A, WHICH CANNOT BE COMBINED TOWNHOME BUILDING THIS REQUIREMENT EXCEPT IN THE R/PD-40 DISTRICT. ALL RECREATIONAL PROJECTS LESS THAN 25 ACRES IN SIZE AND/OR 100 DWELLING UNITS (WHICHEVER IS LESS) SHALL BE EXEMPT FROM OPEN SPACE REQUIREMENTS SHOWN BELOW:
RS-8 – 10% OF GROSS AREA
RM-1 – 15% OF GROSS AREA

FLOOD PLAIN: NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 47119C0360E DATED 04/16/2007.

THERE ARE SOME WATERS ON-SITE.

THERE ARE TWO AREAS CLASSIFIED AS PUBLIC FRESHWATER FORESTED/SHRUB WETLAND MARSHES & ONE AREA CLASSIFIED AS A RIVER FRESHWATER FORESTED/SHRUB WETLAND MARSH TO BE DELINEATED ON-SITE. THERE IS A FLOOD FRESHWATER POND ON-SITE. THERE IS ALSO A FLOOD FRESHWATER POND & A SINGLE RIVERINE CONNECTION OF THE POND.

WATER SUPPLY: COLUMBIA POWER & WATER SYSTEMS

SEWAGE DISPOSAL: COLUMBIA WASTEWATER SYSTEM

NATURAL GAS: ATMOS ENERGY CORPORATION

SOLID WASTE: CITY OF COLUMBIA SANITATION DIVISION

POWER: COLUMBIA POWER & WATER SYSTEMS

OTHER UTILITIES: TELEPHONE, CABLE TV

SITE DRAINAGE: THE OVERALL SITE DRAINS TO THE SOUTHEAST TO AN EXISTING STREAM LEADING TO BIGBENDING CREEK. THE SOIL IS MOSTLY UNDISTURBED WITH NO MAJOR CHANGE OF GRADES CURRENTLY PROPOSED. A STORMWATER POND TO THE NORTHEAST COLLECTS DRAINAGE FROM THE NORTH.

CITY OF COLUMBIA NOTES
1. THE OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL PERMITS, ENTITIES.
2. ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF COLUMBIA ZONING ORDINANCE, ARTICLE 12, SECTION 6.
3. CONSTRUCTION ANTICIPATED TO BE COMPLETED BY 2027.

PUD MASTER PLAN
FOR
McCLURE FARMS
2504 & 2524 NASHVILLE HWY
COLUMBIA, MAURY COUNTY, TN 38401

101.07-ACRE SITE
ISSUED 04-19-2021
W&A PROJECT # 20312

CLINTON R. CAMP
REGISTERED ENGINEER
AGRICULTURE
No. 112040
STATE OF TENNESSEE
4/21/2021

Sheet List Table	
Sheet Number	Sheet Title
CVR	COVER
C100	OVERALL EXISTING CONDITIONS
C101	EXISTING CONDITIONS
C102	EXISTING CONDITIONS
C103	EXISTING CONDITIONS
C200	OVERALL SITE PLAN
C201	SITE PLAN
C202	SITE PLAN
C203	SITE PLAN
C300	OVERALL GRADING PLAN
C301	GRADING PLAN
C302	GRADING PLAN
C303	GRADING PLAN
C901	DETAILS
–	MASTER PLAN RENDERING
TOWNHOMES:	
1	EXTERIOR FINISH SCHEDULE
2	5–PLEX ELEVATIONS
3	MULTI–PLEX ELEVATIONS
4	1770 FLOORPLAN
5	1769 FLOORPLAN
6	1471 FLOORPLAN
7	MAIL CENTER
8	COMPACTOR ENCLOSURE
SINGLE FAMILY:	
1	2618 FLOORPLAN & ELEVATIONS
2	2540 FLOORPLAN & ELEVATIONS
3	2282 FLOORPLAN & ELEVATIONS
4	2187 FLOORPLAN & ELEVATIONS
5	1989 FLOORPLAN & ELEVATIONS
6	1726 FLOORPLAN & ELEVATIONS
7	1624 FLOORPLAN & ELEVATIONS



VICINITY MAP
SCALE: NTS

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

TOTAL PROJECT AREA
101.07 ACRES
TOTAL DISTURBED AREA (EST.)
80.86 ACRES TOTAL

24 HR CONTACT:
COLUMBIA NASHVILLE HIGHWAY, LLC
3841 GREEN HILLS VILLAGE DRIVE, STE. 400
NASHVILLE, TN 37215
ATTN: MARK MCDONALD
615-351-8277
SHOULD 24 HOUR CONTACT CHANGE, NOTIFICATION MUST BE MADE TO BUILDING INSPECTOR IMMEDIATELY.

W&A Engineering
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE
SURVEYING · SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING · ECONOMIC DEVELOPMENT

807 2ND AVENUE SOUTH
Nashville, TN 37210
P: (615) 610-1023
waengineering.com

OWNER:

TN RURAL HEALTH IMPROVEMENT ASSOCIATION
P.O. BOX 313
COLUMBIA, TN 38402
ATTN: RENEE ADAMS, CFO
931-560-0041 EXT. 3108

DEVELOPER:

COLUMBIA NASHVILLE HIGHWAY, LLC
3841 GREEN HILLS VILLAGE DRIVE, STE. 400
NASHVILLE, TN 37215
ATTN: MARK MCDONALD
615-351-8277

ENGINEER:

W & A ENGINEERING
807 2ND AVENUE SOUTH
NASHVILLE, TN 37210
ATTN: CLINT CAMP, PE
615-610-1023

SURVEYOR:

W & A ENGINEERING
807 2ND AVENUE SOUTH
NASHVILLE, TN 37210
ATTN: ADAM BLEDSOE, PLS
615-610-1023

ACADEMY AT NOLENSVILLE DAYCARE - PRJ # 20019

GENERAL NOTES

1. THE FOLLOWING NOTES ARE APPLICABLE TO ALL CIVIL DOCUMENTS.
2. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC. DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN OWNER'S AND ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS AND BOND, IF REQUIRED, PRIOR TO BEGINNING WORK.
4. ALL RADII SHALL BE 3' MIN. UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
5. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A LAND SURVEYOR.
6. THE SITE LAYOUT IS BASED ON THE CONTROL POINTS OR SITE DIMENSIONS AS NOTED.
7. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AS APPLICABLE.
8. DO NOT SCALE DRAWING AS THEY ARE REPRODUCTION AND SUBJECT TO DISTORTION.
9. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE STARTING ANY WORK. DAMAGES TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED ACCORDING TO LOCAL STANDARDS AND SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
10. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATIONS AND LIAISON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATING, RELOCATION, AND TIE-IN TO PUBLIC UTILITIES. ALSO, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL INSPECTORS A MINIMUM 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY WITH GOVERNING AGENCY.
11. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
12. CONCRETE WALKS AND PADS SHALL HAVE A LIGHT BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (3,000 P.S.I.), UNLESS OTHERWISE NOTED. PREFORMED RECYCLED RUBBER EXPANSION JOINTS (1/2") ARE TO BE USED AT ALL LOCATIONS, WITH A MAXIMUM SPACING OF 30'O.C. TRANSVERSE JOINT MARKINGS SHALL BE MADE TO FORM BLOCKS AS NEARLY SQUARE AS POSSIBLE.
13. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
15. FOR ANY WORK PERFORMED IN EASEMENTS OR RIGHTS-OF-WAYS, THE CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
16. THESE PLANS, PREPARED BY W&A ENGINEERING, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF W&A ENGINEERING REGISTERED PROFESSIONAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND /OR LOCAL REGULATIONS.
17. ALL ACCESSIBLE RAMPS SHALL CONFORM TO ADA STANDARDS OR LOCAL BUILDING CODE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
18. ON-SITE PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS AND THE GEOTECHNICAL ENGINEERING REPORT. ALL PAVING WORK WITHIN PUBLIC RIGHT-OF-WAY MUST MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION, AND TESTING REQUIREMENTS OF THE GOVERNING MUNICIPALITY'S STANDARDS & SPECIFICATIONS.
19. THIS SITE CONTAINS WETLANDS AS SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY.
20. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
21. UNLESS NOTED, SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS FOR REVIEW. DESIGN DRAWINGS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
22. ALL REQUIRED TESTING REPORTS SHALL BE MADE AVAILABLE AT THE JOB SITE.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF TENNESSEE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED AND PAID FOR BY THE CONTRACTOR.
24. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CURRENT CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED PERMITS.
25. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN THE RIGHT-OF-WAY (ROW) SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNING AGENCY SPECIFICATIONS AND STANDARDS (LATEST EDITION).
26. ANY WELLS DISCOVERED ON SITE THAT HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED AND REPORTING TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

GRADING NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING VEGETATION

UTILITY NOTES:

1. PROPER FITTINGS SHALL BE USED THROUGHOUT PROJECT. TAPPING IS NOT PERMITTED EXCEPT ON EXISTING MAIN AND ONLY APPROVED WITH PROPER TAPPING SLEEVE AND VALVE AS APPROVED BY THE COLUMBIA POWER & WATER SYSTEMS SPECIFICATIONS.
2. FRAMES AND COVERS SHALL BE CAST IRON, AS APPROVED BY COLUMBIA POWER & WATER SYSTEMS.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LICENSES, PERMITS, ETC., AND PAY ANY FEES OR COSTS ASSOCIATED THEREWITH INCLUDING COSTS OF INSPECTIONS FROM GOVERNMENTAL AND UTILITY AGENCIES WITH SUCH REQUIREMENTS PRIOR TO START OF CONSTRUCTION.
4. NOTIFICATION SHALL BE GIVEN TO PROPER AUTHORITIES PRIOR TO CONSTRUCTION OF WATER OR SEWER LINES AND APPURTENANCES.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE REQUIRED CONSTRUCTION IDENTIFICATION SIGNS FOR PRIVATE DEVELOPMENT AS APPROVED BY THE HARPETH VALLEY UTILITY DISTRICT.
6. MATERIALS AND WORKMANSHIP SHALL BE IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS OF THE LOCAL UTILITY, OR OTHER GOVERNING AGENCY OR DEPARTMENT, AND ANY CONFLICT APPEARING IN THESE PLANS OR ITEMS NOT MENTIONED WILL BE GOVERNED BY SAID SPECIFICATIONS.
7. ANY PIPE LENGTHS SHOWN ARE APPROXIMATE AND SHALL NOT BE USED UNTIL VERIFIED IN THE FIELD FROM OFF-SET MEASUREMENTS.
8. LAY SANITARY SEWER AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. IF THIS IS NOT PRACTICAL, THE SANITARY SEWER MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN PROVIDED IT IS LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE TOP OF THE WASTEWATER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN.
9. WHERE A SANITARY SEWER LINE CROSSES UNDER WATER MAINS, THE TOP OF THE SANITARY SEWER SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF THE ELEVATION OF THE WASTEWATER CANNOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, RELOCATE THE WATER MAIN TO PROVIDE THIS SEPARATION, OR ELSE RECONSTRUCT WITH MECHANICAL JOINT DUCTILE IRON PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE WASTEWATER WITH A FULL JOINT OF THE WATER MAIN CENTERED OVER THE WASTEWATER, AND ENCASED IN CONCRETE.
10. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF MECHANICAL JOINT DUCTILE IRON PIPE, AND PRESSURE TEST EACH.
11. PROVIDE CONCRETE CAP OR DUCTILE IRON PIPE FOR SECTIONS OF SANITARY SEWER LINE WITH LESS THAN 2.5 FEET OF COVER IN NON-TRAFFIC AREAS AND 4 FEET OF COVER IN TRAFFIC AREAS WHEN COMPLETED.
12. LINES CROSSING A CREEK, STREAM, OR DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH LATEST REQUIREMENTS OF THE LOCAL UTILITY.
13. ALL APPURTENANCES SHALL BE FLUSH WITH FINISH GRADE.
14. A MINIMUM VERTICAL SEPARATION OF 24" IS REQUIRED AT ANY LOCATION WHERE A WATER LINE CROSSES A STORM SEWER LINE.
15. WATER/SEWER LINE TRENCHES IN EXISTING DRIVEWAYS OR STREETS SHALL BE BACKFILLED WITH CRUSHED STONE TO THE TOP OF THE TRENCH.
16. SEWER LINE TRENCHES OUTSIDE EXISTING DRIVEWAYS OR STREETS SHALL BE BACKFILLED WITH CRUSHED STONE TO 12" ABOVE THE PIPE AND BACKFILLED WITH A MIXTURE OF CLEAN EARTH, FREE OF ROCK NO LARGER THAN 1 INCH SQ. AND DEBRIS, FROM THAT POINT TO THE TOP OF THE TRENCH. WHERE THE UTILITIES ARE LOCATED BENEATH OR NEAR PAVEMENT, BACKFILL THE TRENCHES WITH CRUSHED STONE TO SUBGRADE.
17. SANITARY SEWER LINES SHALL BE SDR 35 PVC WITH GASKET JOINTS, PER ASTM D3034, OR DUCTILE IRON SEWER PIPE CONFORMING TO ANSI 21.51/AWWA C151 FOR CENTRIFUGALLY CAST IN METAL OR SAND-LINED MOLDS. THICKNESS CLASS 51 FOR GRAVITY SEWERS.
18. SANITARY SEWER LINES THAT ARE 12 FEET DEEP OR GREATER ON AVERAGE SHALL BE DUCTILE IRON PIPE, OTHERWISE USE PVC.
19. PVC CONDUIT, SCHEDULE 40, ELECTRICAL GRADE SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS AT 24"-30" DEPTH BELOW SUBGRADE FOR FUTURE UTILITIES INSTALLATION. CONDUITS SHALL BE TRENCH BACKFILLED. LENGTH OF THE CONDUIT SHALL EXTEND TO 2 FEET BEYOND THE CURB AND GUTTER OR SIDEWALK UNLESS OTHERWISE INDICATED ON THE PLANS AND ENDS TAPED W/ DUCT TAPE. A PULL STRING OR WIRE SHALL BE INSTALLED IN THE CONDUIT. THE CONTRACTOR SHALL MARK LOCATIONS OF BURIED CONDUIT BY A SCORE LINE IN THE TOP OF THE CURB DURING PAVING OPERATIONS.
20. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
21. WATER LINES 3" OR LARGER TO BE CLASS 52 DUCTILE CAST IRON PIPE MADE OF GOOD QUALITY DUCTILE IRON THAT MEETS THE REQUIREMENTS FOR MODULAR IRON CASTINGS OF ASTM E8. IT SHALL BE PLAIN END DUCTILE IRON PIPE WITH PUSH-ON, SINGLE GASKET JOINTS. THE DESIGN THICKNESS SHALL BE THAT SPECIFIED BY ANSI A21.50/AWWA C150. DEPTH TO TOP OF PIPE WILL BE NO LESS THAN 36". UNLESS OTHERWISE SPECIFIED ON THE PLAN.
22. WATER LINES 2" OR SMALLER TO BE SDR 26 PVC PIPE, DEPTH OF PIPE IS TO BE NO LESS THAN 36" AND NO MORE THAN 42" UNDERGROUND.
23. TELEPHONE UTILITY CONSTRUCTION SHALL COMPLY WITH LOCAL UTILITY SPECIFICATIONS.
24. ELECTRIC UTILITY CONSTRUCTION SHALL COMPLY WITH LOCAL UTILITY SPECIFICATIONS.
25. THRUST BLOCKS W/ RESTRAINT DEVICES SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS, ETC.
26. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.

W&A Engineering
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT
807 2nd Avenue South
Nashville, TN 37210
P: (615) 610-1023
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

McCLURE FARMS
PUD MASTER PLAN

COLUMBIA, MAURY COUNTY, TN 38401
2504 & 2524 NASHVILLE HIGHWAY - 101.07 ACRES

DATE: 04/19/2021

REVISIONS

DATE	COMMENT
6/21/21	PUD REVIEW COMMENTS
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CLINTON R. CAMP
REGISTERED ENGINEER
AGRICULTURE
COMMERCIAL
NO. 112057
STATE OF TENNESSEE
6/21/21

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

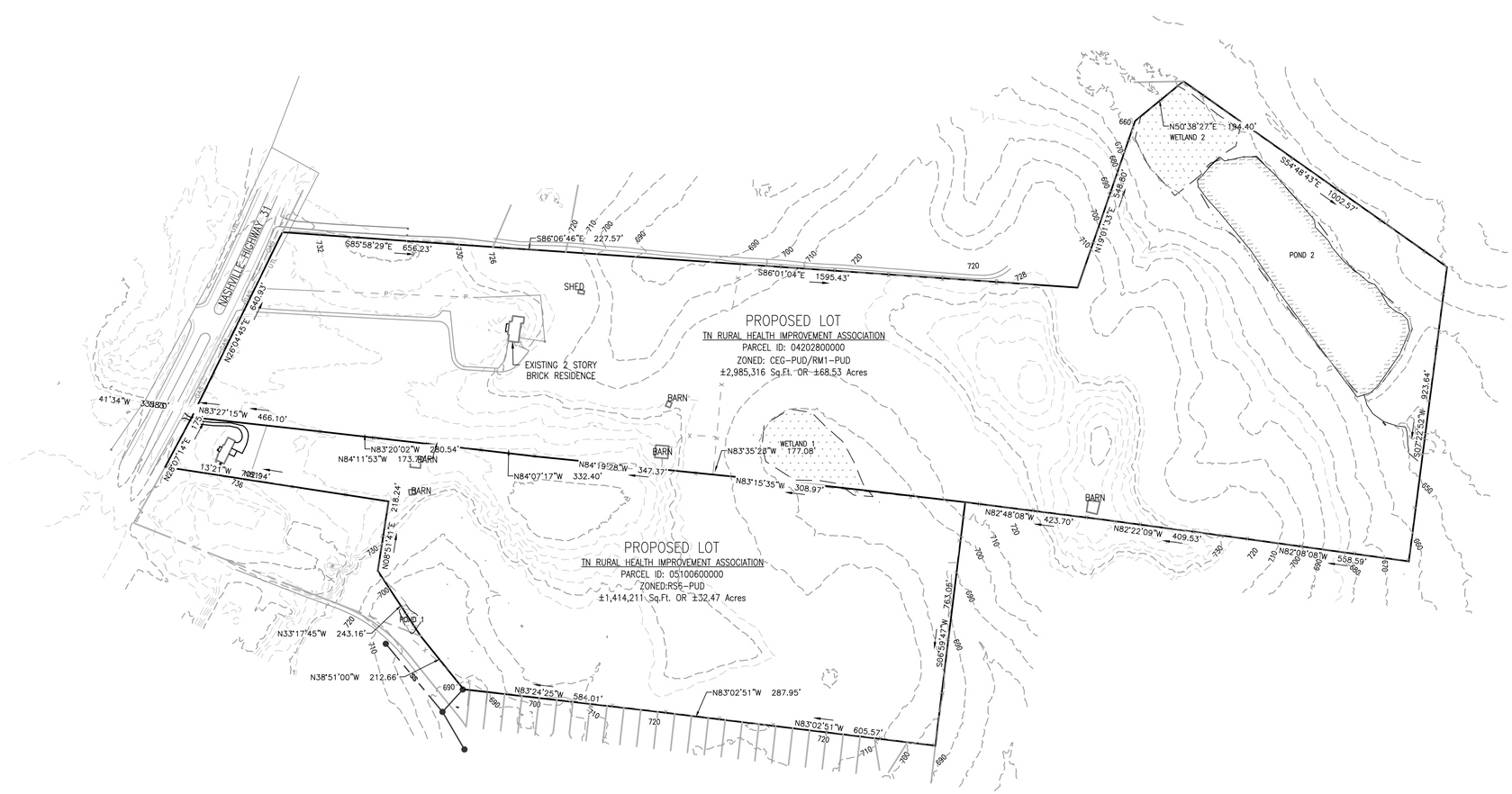
PUD SUBMITTAL

W&A JOB. NO. 20312

PROJECT NOTES

C002

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W&A Engineering
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE
SURVEYING · SOIL AND ENVIRONMENTAL CONSULTING
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McCLURE FARMS
PUD MASTER PLAN

COLUMBIA, MAURY COUNTY, TN 38401

2504 & 2524 NASHVILLE HIGHWAY- 101.07 ACRES

DATE: 04/19/2021

REVISIONS

DATE	COMMENT
6/21/21	PUD REVIEW COMMENTS
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Tennessee811 Know what's below. Call before you dig.

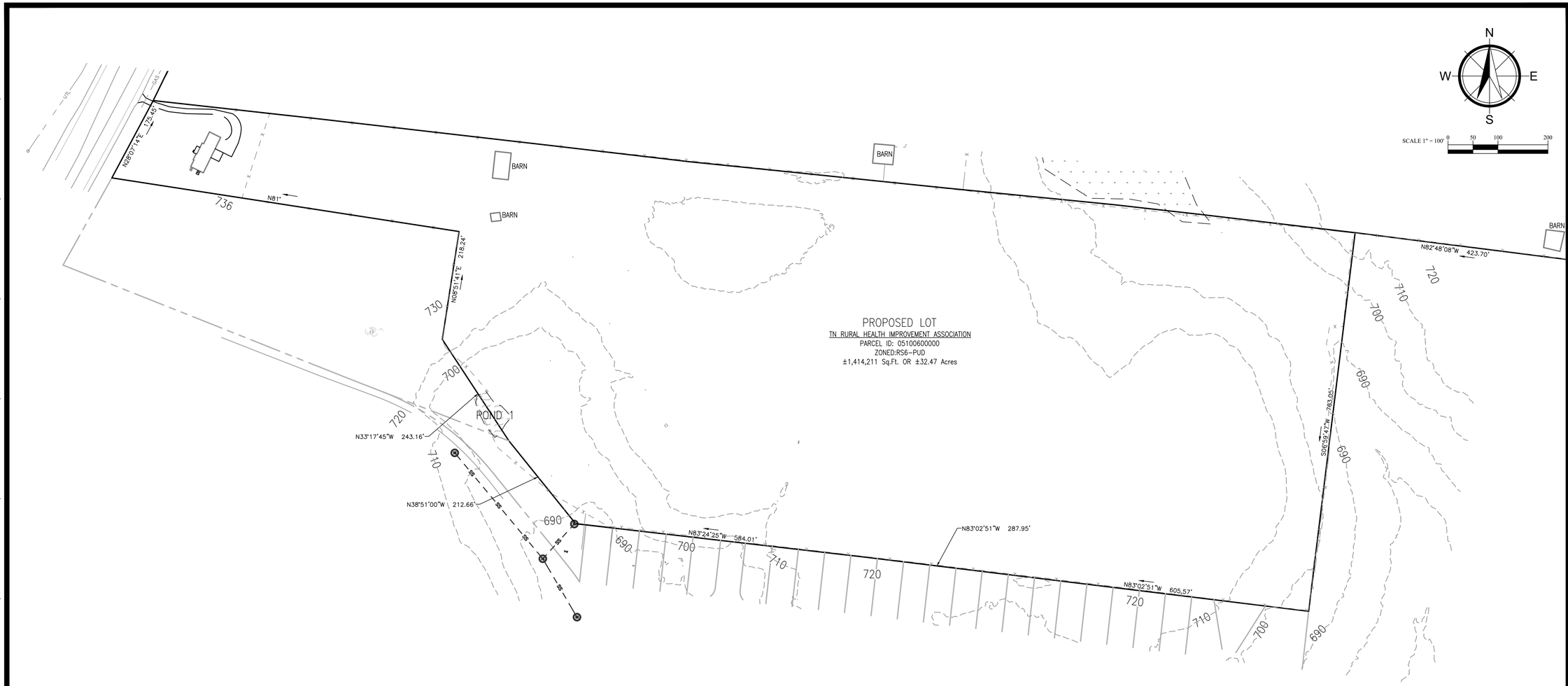
PUD SUBMITTAL

W&A JOB. NO. 20312

OVERALL EXISTING CONDITIONS

C100

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PUD MASTER PLAN

COLUMBIA, MAURY COUNTY, TN 38401

2504 & 2524 NASHVILLE HIGHWAY- 101.07 ACRES

DATE: 04/19/2021

REVISIONS

DATE	COMMENT
6/21/21	PUD REVIEW COMMENTS
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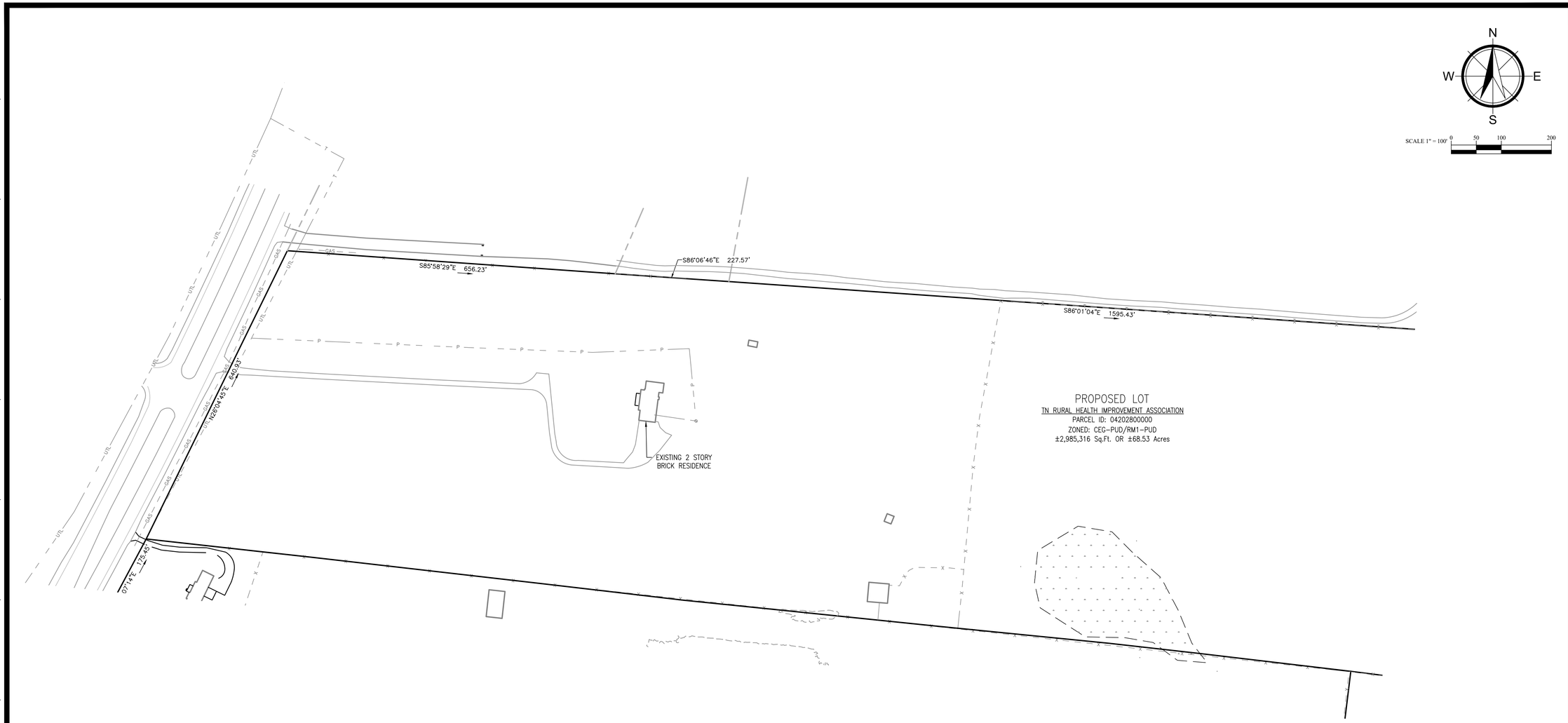
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EXISTING CONDITIONS

C101

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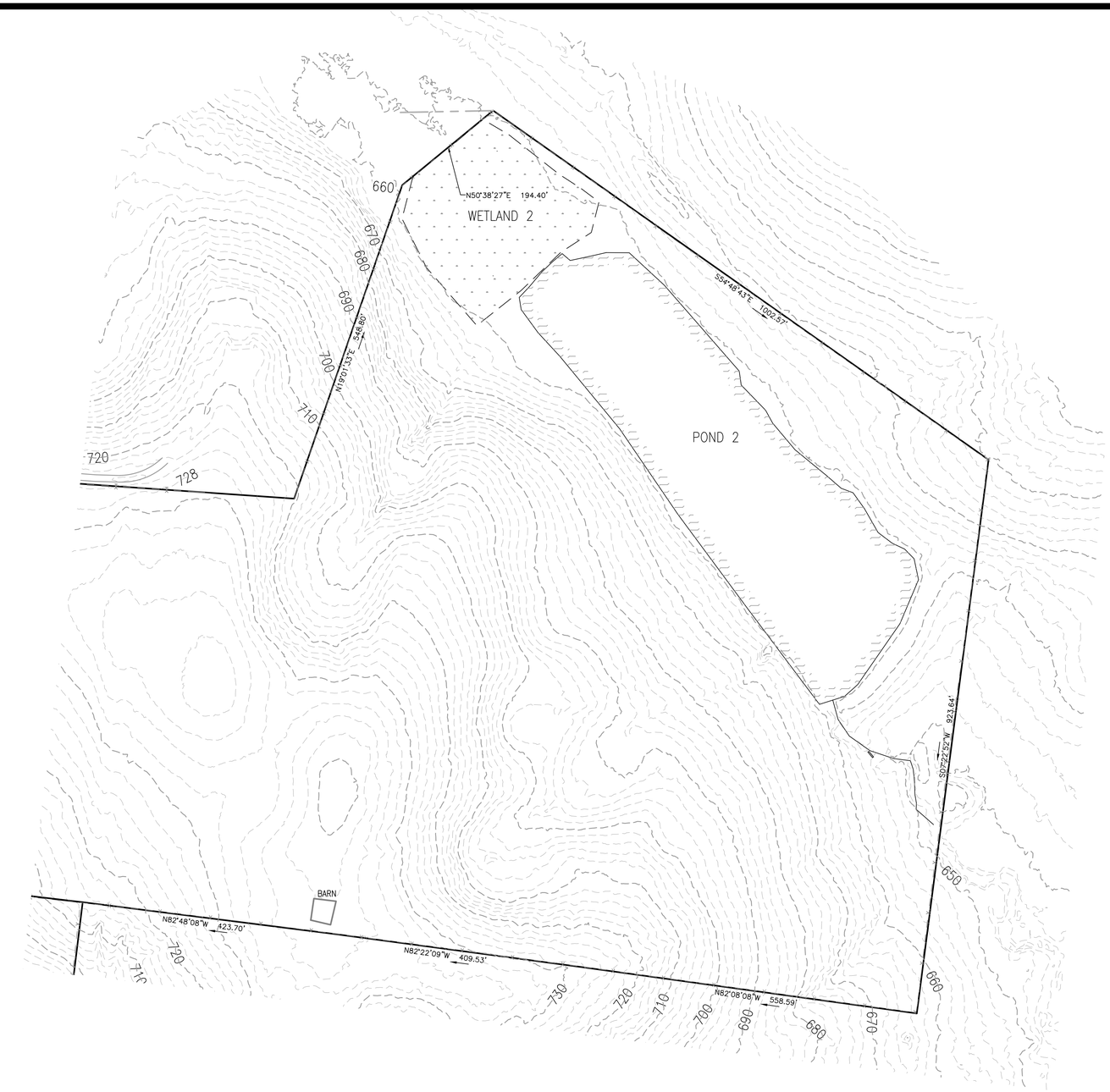
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EXISTING CONDITIONS

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SCALE 1" = 100' 0 50 100 200

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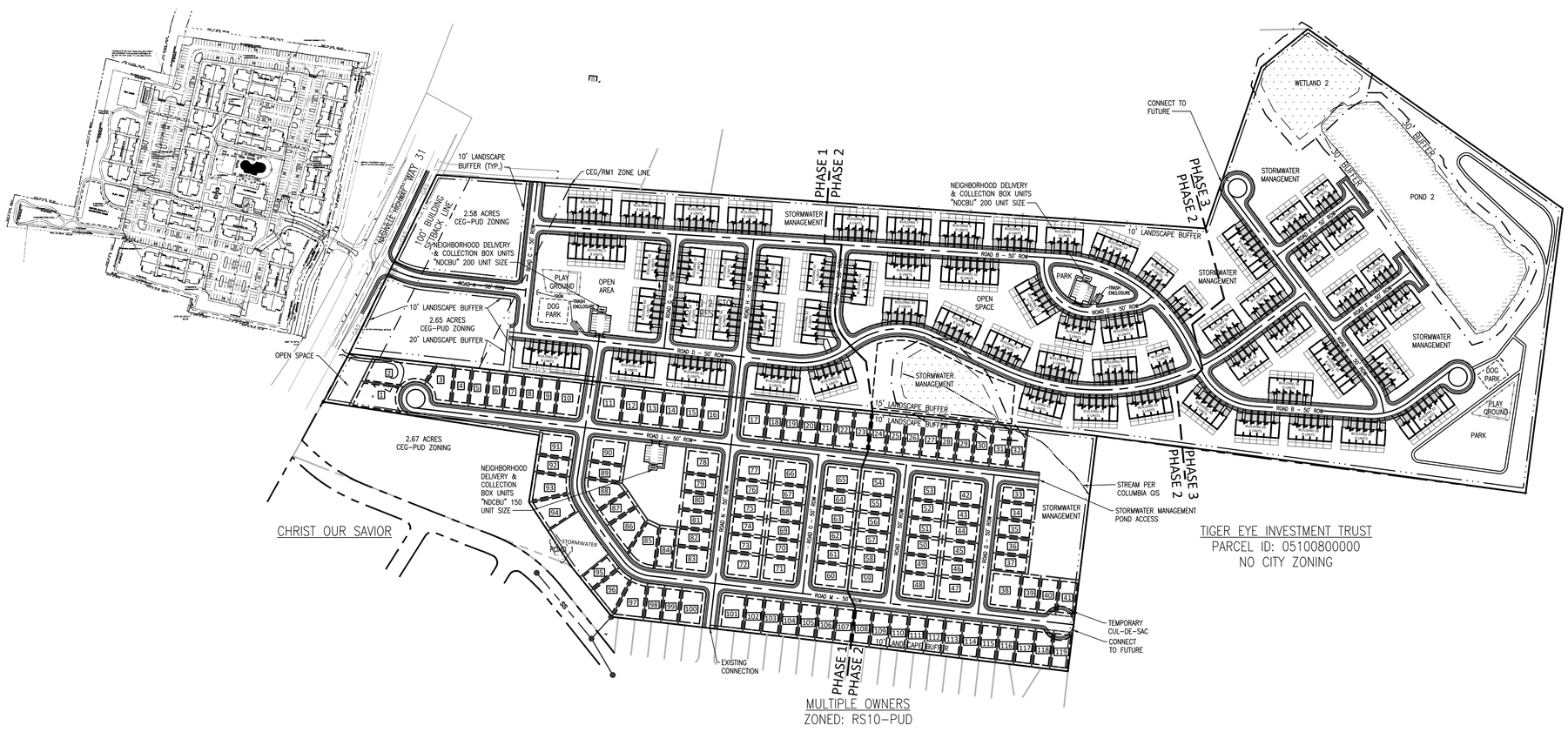
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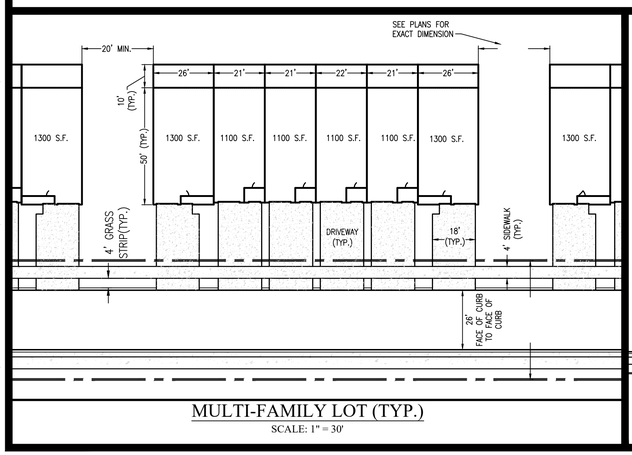
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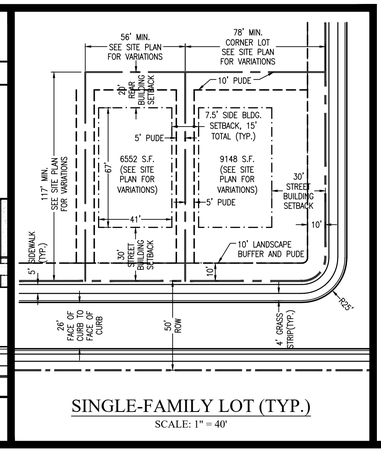
LAND USE AREA TABLE	
LAND USE	AREA (ACRES)
SINGLE FAMILY LOTS (NO ROW)	25.41
MULTI-FAMILY LOTS (NO ROW)	51.67
COMMERCIAL LOTS (NO ROW)	5.23
TOTAL RIGHT-OF-WAY (ROW)	18.76
OPEN SPACE AREA	46.51

COMMERCIAL LOTS (AC.) – 5.23
MULTI FAMILY UNITS – 370
SINGLE FAMILY LOTS – 119

NOTE: STREET TREES SHALL BE PLANTED AT A RATE OF 1 TREE PER 50' OF LINEAR



MULTI-FAMILY LOT (TYP.)
SCALE: 1" = 30'



SINGLE-FAMILY LOT (TYP.)
SCALE: 1" = 40'

PROJECT DATA

PROPERTY OWNER: TN RURAL HEALTH IMPROVEMENT ASSOCIATION
P.O. BOX 313
COLUMBIA, TN 38402
ATTN: RENEE ADAMS, CFO
RADAMS@FBHEALTHPLANS.COM
931-560-0041 EXT. 3108

DEVELOPER: COLUMBIA NASHVILLE HIGHWAY,LLC
3841 GREEN HILLS VILLAGE DRIVE, SUITE 400
NASHVILLE, TN 37215
ATTN: *MARK MCDONALD*
MMCDONALD@OLDACREMCDONALD.COM
615-351-8277

AUTHORIZED AGENT: W&A ENGINEERING
807 2ND AVENUE SOUTH
NASHVILLE, TN 37210
ATTN: CLINT CAMP
CCAMP@WAENGINEERING.COM
615-610-1023

PHYSICAL ADDRESS: 2504 & 2524 NASHVILLE HIGHWAY
COLUMBIA, TN, 38401

TAX PARCEL: PORTION OF MAP 051, PARCEL 006.00 & MAP 042, PARCEL 028.00

TOTAL PROJECT ACREAGE: 32.47 ACRES & 68.60 ACRES FOR A TOTAL OF 101.07 ACRES

CONTOUR INTERVAL: 1 FOOT

BOUNDARY SURVEY: A SURVEY BY W&A ENGINEERING, DATED 02-01-2021 WAS USED IN DEVELOPING THIS SET OF PLANS.

A GEOTECHNICAL REPORT FOR THIS SITE COMPLETED BY GEOSERVICES, LLC DATED 01-14-2021 WAS USED IN DEVELOPING THIS SET OF PLANS.

EXISTING ZONING: RS6-PUD (2504 NASHVILLE HIGHWAY) & CEG-PUD, RM1-PUD (2524 NASHVILLE HIGHWAY)

BUILDING SETBACK MINIMUM UNLESS LANDSCAPE BUFFER IS MORE RESTRICTIVE (FOR ALL BUILDINGS LOCATED WITHIN THE INTERNAL PORTION OF THE SITE, SETBACKS ARE TO BE ESTABLISHED THROUGH REVIEW OF THE DEVELOPMENT PROPOSAL):
- NASHVILLE HIGHWAY = 400' MAX
  - 100' IF 100% OF PARKING IS BEHIND/BELOW BUILDINGS AND 100% OF PARKING SCREENED FROM VIEW; BUILDINGS LIMITED TO ONE STORY
  - 200' IF PARKING IS BEHIND, BELOW, ABOVE, OR TO THE SIDE OF BUILDINGS AND 75% OF PARKING SCREENED FROM VIEW; BUILDINGS LIMITED TO TWO STORIES
  - 300' IF MAX 50% OF PARKING IS IN FRONT OF BUILDING AND 50% OF PARKING SCREENED FROM VIEW; BUILDINGS LIMITED TO THREE STORIES
- FRONT/STREET YARD (COLLECTOR STREET) = 30' (RS-6), 35' (RM-1)
- FRONT/STREET YARD (ARTERIAL STREET) = 40' (RS-6 & RM-1)
- SIDE YARD =
  - 7' SINGLE SIDE, 15' TOTAL (RS-6 & RM-1, TWO STORIES OR LESS)
  - 12' SINGLE SIDE, 35' TOTAL (RS-6, THREE OR MORE STORIES); 10' SINGLE SIDE, 30' TOTAL (RM-1, THREE OR MORE STORIES)
- REAR YARD = 20' (RS-6 & RM-1)
- CEG-PUD SETBACKS ARE SET DURING PLAN REVIEW AND APPROVAL

LANDSCAPE BUFFERS: (BASED UPON CANOPY, MIXED TREE, OR POWERLINE COVERAGE. WALL ALTERNATIVE AVAILABLE AS NEEDED)

ZONING	FRONT/STREET	CEG-PUD	RS40(DEVELOPED)	RS40(UNDEVELOPED)	RS6-PUD	RM1-PUD	RS10-PUD
RS6-PUD	10'	10'(30'TOT.)	15'(25'TOT.)	15'	0'	10'(25' TOT.)	10'(15' TOT.)
RM1-PUD	10'	10'(30'TOT.)	20'(30'TOT.)	25'	15'(25' TOT.)	10'(15' TOT.)	N/A
CEG-PUD	10'	10'(15'TOT.)	20'(30'TOT.)	N/A	20'(30' TOT.)	20'(30' TOT.)	N/A

EXISTING USE: SINGLE FAMILY RESIDENTIAL

EXISTING BUILDING SF: EXISTING BUILDING SF: 1,498 S.F. (2504 NASHVILLE HIGHWAY) & 3,366 S.F. (2524 NASHVILLE HIGHWAY)

EXISTING PARKING: N/A

PROPOSED USE: MIXED USE – RESIDENTIAL, MULTIFAMILY, COMMERCIAL

MINIMUM REQUIRED SITE:
COMMERCIAL ENTERPRISE-GENERAL (CEG-PUD) – 40,000 S.F.
MINIMUM LOT AREA:
RS6 – 6,000 S.F.
RM1 – 6,000 S.F.

PROPOSED BUILDING SF: 441,252 S.F. (FAR = 0.30, MAX LOT COVERAGE = 0.35 (RS-6) or 0.50 (RM-1), LOT COVERAGE = 0.15)

BUILDING HEIGHT: 28'-9" AT TOP OF ROOF, MAX BUILDING HEIGHT OF 35' IN R-PUD UNLESS APPROVED BY CITY FIRE DEPARTMENT

PARKING REQUIREMENT: MINIMUM 740
ALL SINGLE-FAMILY RESIDENTIAL HOUSEHOLD LIVING – 1.5 SPACES PER UNIT
MULTIFAMILY/APARTMENT – 2 SPACES PER 3 BEDROOM UNITS; MIN. 740 REQUIRED BASED ON 370 UNITS
ALL RETAIL SALES AND SERVICE – 1 SPACE PER 400 SF FLOOR AREA; MIN. TBD BASED ON TBD SQ. FT. OF AREA

ACCESSIBLE PARKING:
REQUIRED – TBD (0 VAN SPACES) PER ADA.
PROVIDED – TBD (0 VAN SPACES)

PROPOSED PARKING: 740 MULTIFAMILY TOTAL SPACES, INCLUDING 0 ADA SPACES.

OPEN SPACE USE REQUIREMENT: 33% MINIMUM OF TOTAL OPEN SPACE MUST BE USEABLE (REQUIRED YARD SPACES AND INDIVIDUAL YARDS CANNOT BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT EXCEPT IN THE R/RS-40 DISTRICT). ALL RESIDENTIAL PROJECTS LESS THAN 25 ACRES IN SIZE AND/OR 100 DWELLING UNITS (WHICHEVER IS LESS) SHALL BE EXEMPT FROM OPEN SPACE REQUIREMENTS SHOWN BELOW:
RS-6 – 9% OF GROSS AREA
RM-1 – 12% OF GROSS AREA

FLOOD PLAIN: NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 47119C0180E DATED 04/16/2007.

THERE ARE STATE WATERS ON-SITE.

THERE ARE TWO AREAS CLASSIFIED AS PSS1C FRESHWATER FORESTED/SHRUB WETLAND HABITATS & ONE AREA CLASSIFIED AS A PF01A FRESHWATER FORESTED/SHRUB WETLAND HABITAT TO BE DELINEATED ON-SITE. THERE IS A PUBHx PFRESHWATER POND ON-SITE. THERE IS ALSO A PUBHh FRESHWATER POND ON-SITE. TWO AREAS CLASSIFIED AS R2UBH & R5UBH RIVERINES ARE UPSTREAM OF THE FRESHWATER PUBHh POND & A SINGLE R2UBH RIVERINE DOWNSTREAM OF THE PUBHh POND.

WATER SUPPLY: COLUMBIA POWER & WATER SYSTEMS

SEWAGE DISPOSAL: COLUMBIA WASTEWATER SYSTEM

NATURAL GAS: ATMOS ENERGY CORPORATION

SOLID WASTE: CITY OF COLUMBIA SANITATION DIVISION

POWER: COLUMBIA POWER & WATER SYSTEMS

OTHER UTILITIES: TELEPHONE, CABLE TV

SITE DRAINAGE: THE EXISTING LOT DRAINS TO THE SOUTHEAST TO AN EXISTING STREAMS LEADING TO RUTHERFORD CREEK. THE SITE IS MOSTLY UNDEVELOPED WITH NO WATER QUALITY OR QUANTITY CURRENTLY PROVIDED. A FRESHWATER POND TO THE NORTHEAST COLLECTS DRAINAGE FROM THE NORTH.

CITY OF COLUMBIA NOTES:
1. THE OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.
2. ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF COLUMBIA ZONING ORDINANCE, ARTICLE 12, SECTION B.
3. CONSTRUCTION ANTICIPATED TO BE COMPLETED BY 2027.

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2504 & 2524 NASHVILLE HIGHWAY- 101.07 ACRES

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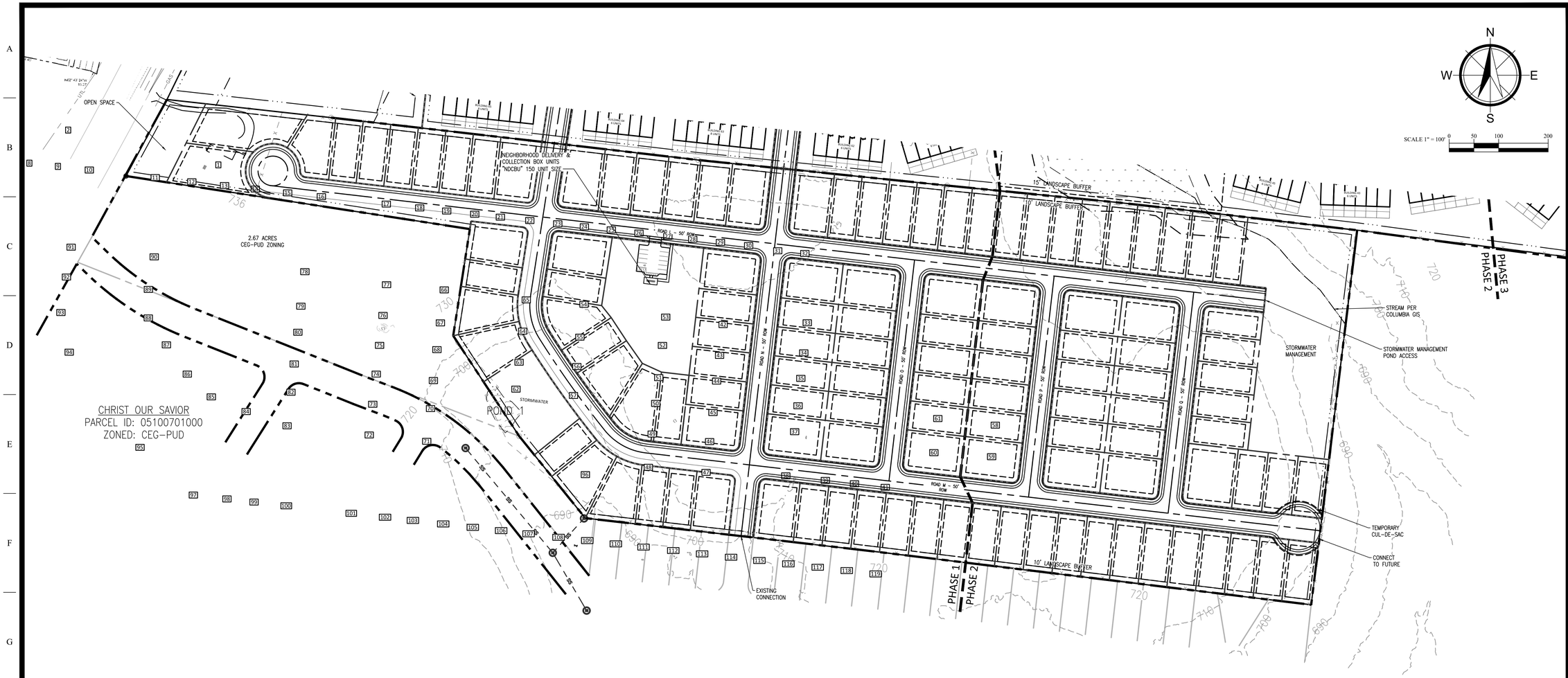
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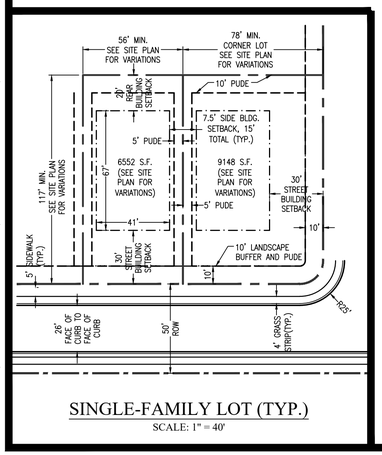
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OVERALL SITE PLAN

C200

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SINGLE-FAMILY LOT (TYP.)
SCALE: 1" = 40'

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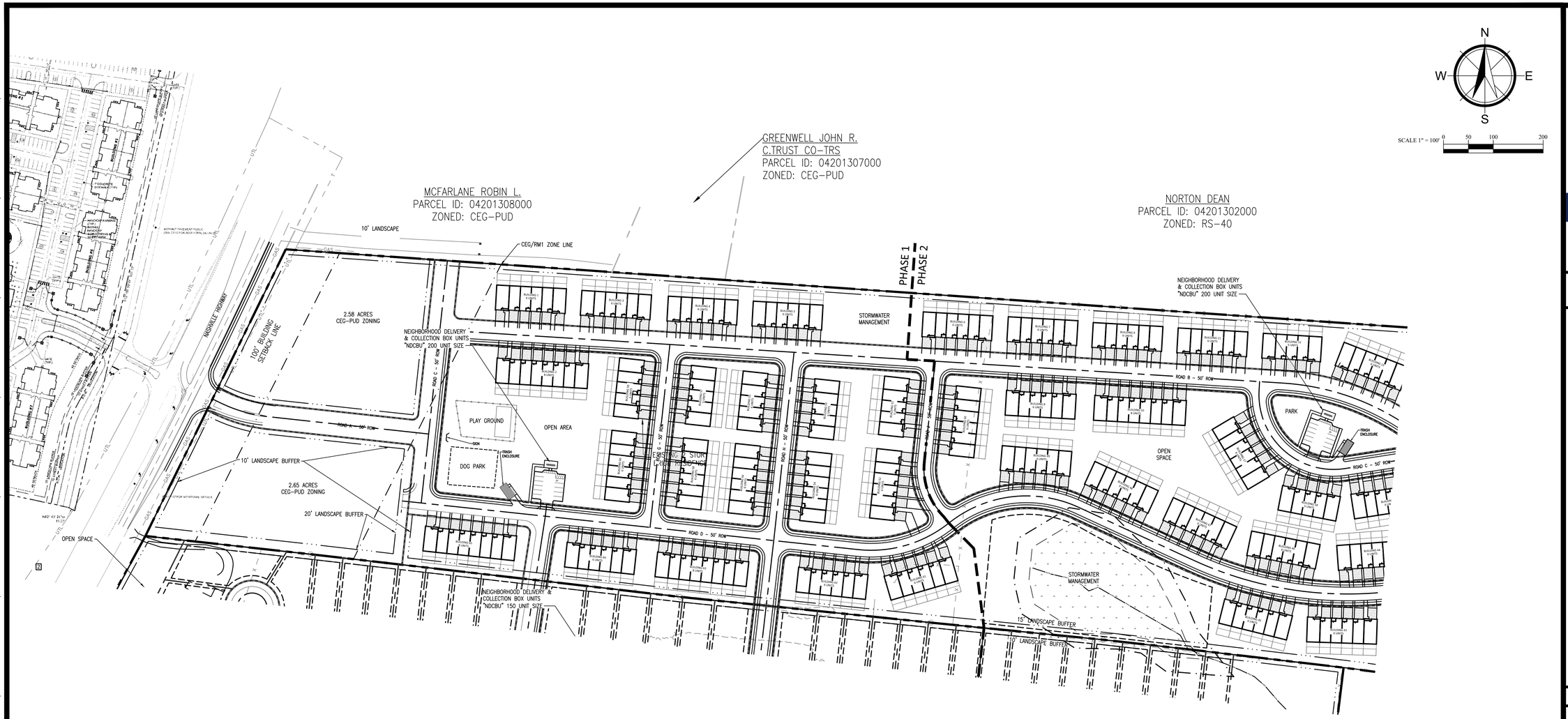
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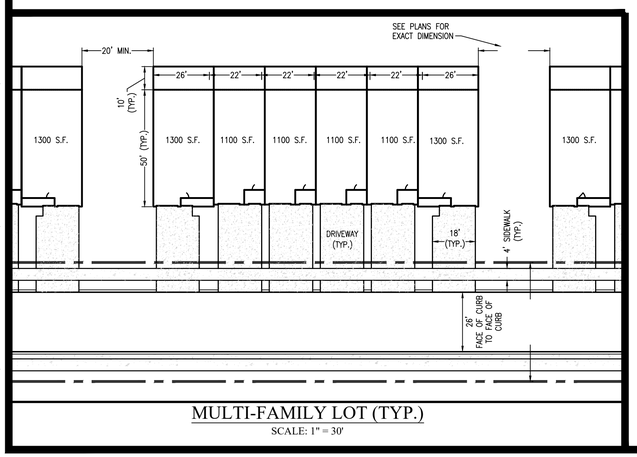
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SITE PLAN

C201

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MULTI-FAMILY LOT (TYP.)
SCALE: 1" = 30'

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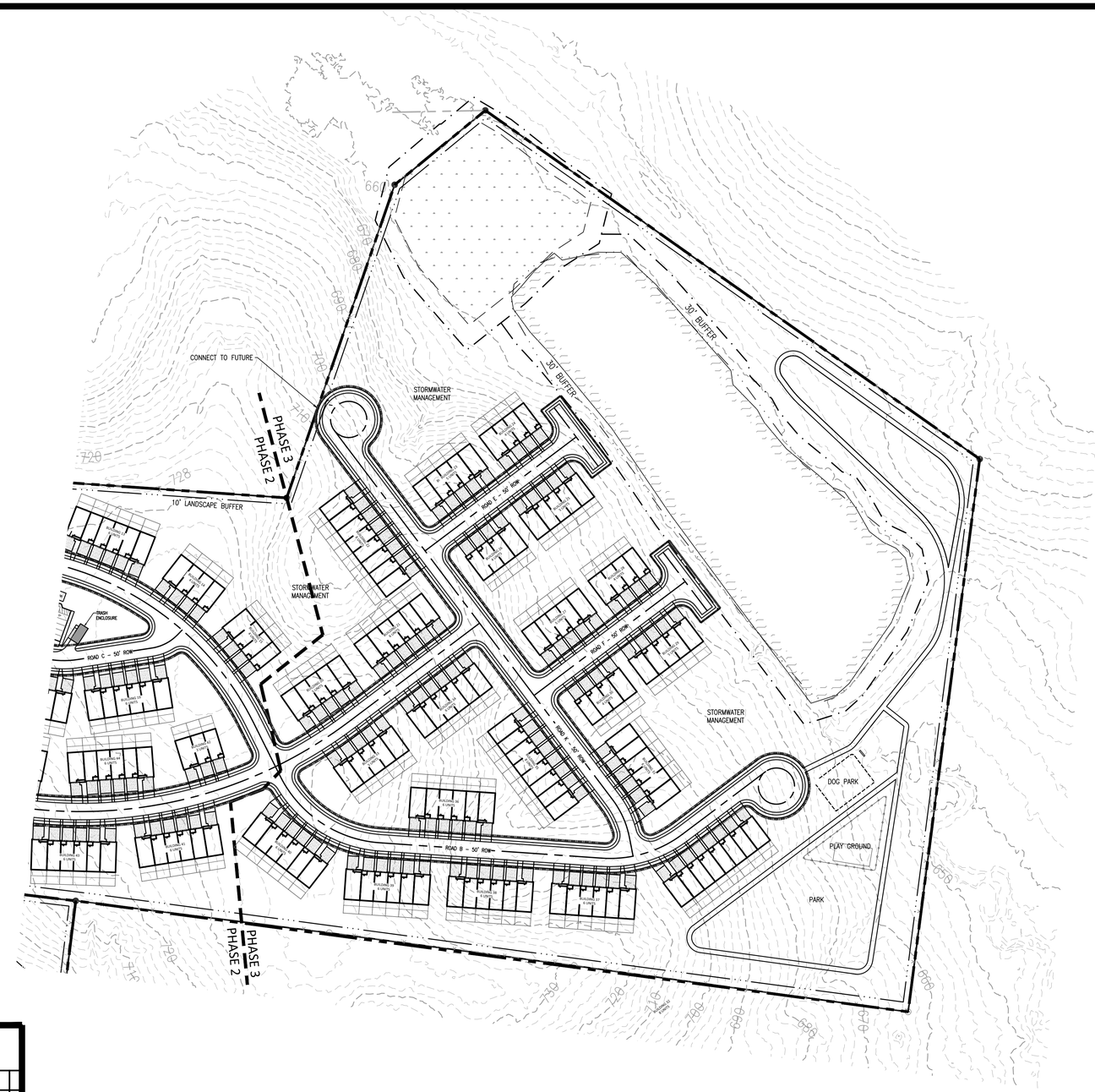
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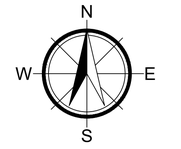
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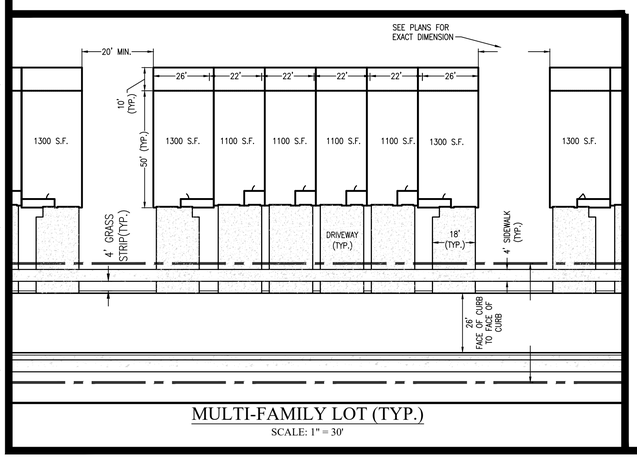
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SCALE 1" = 100'



MULTI-FAMILY LOT (TYP.)

SCALE: 1" = 30'

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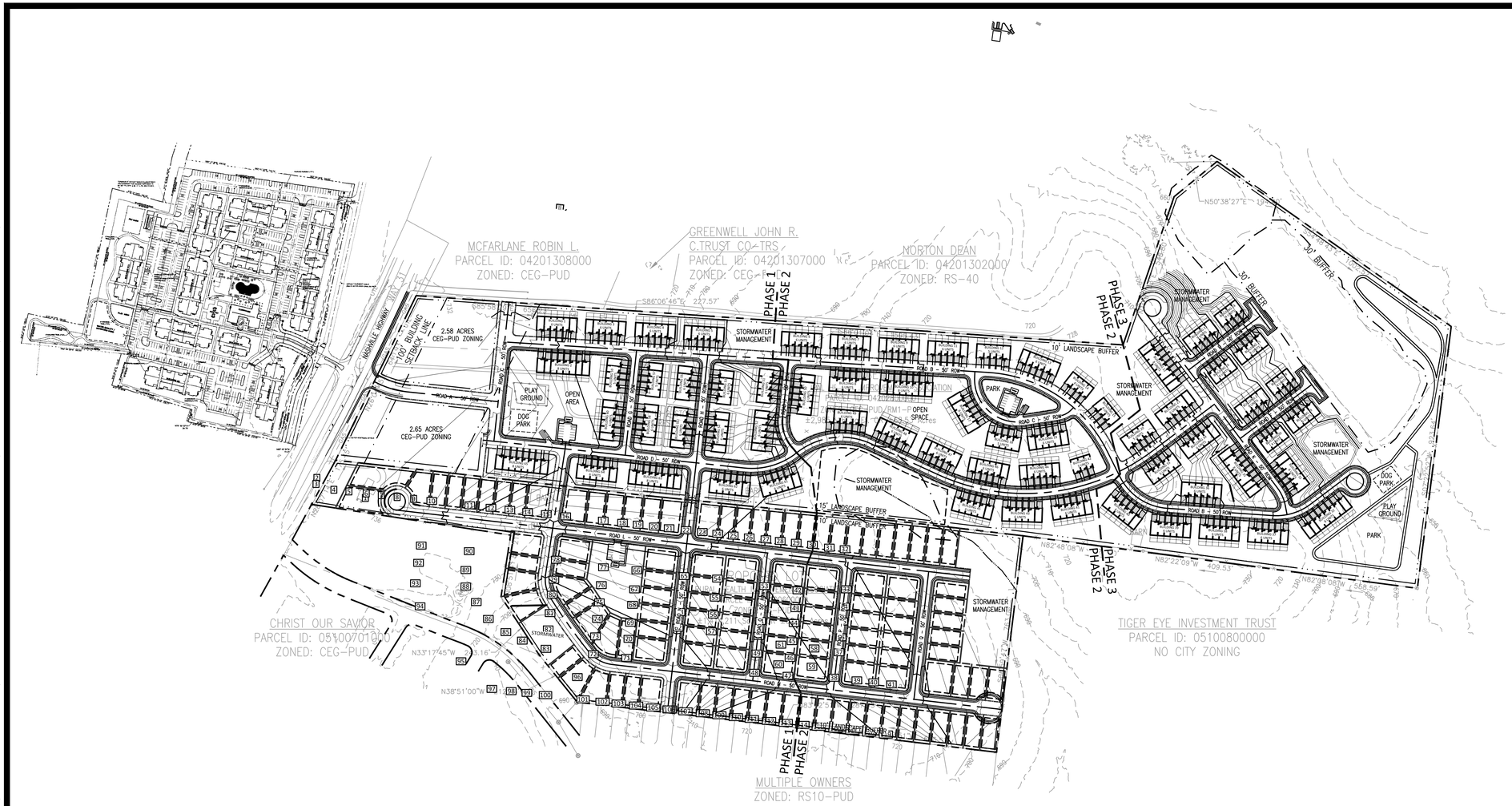
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SITE PLAN

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SCALE 1" = 200' 0 100 200 400

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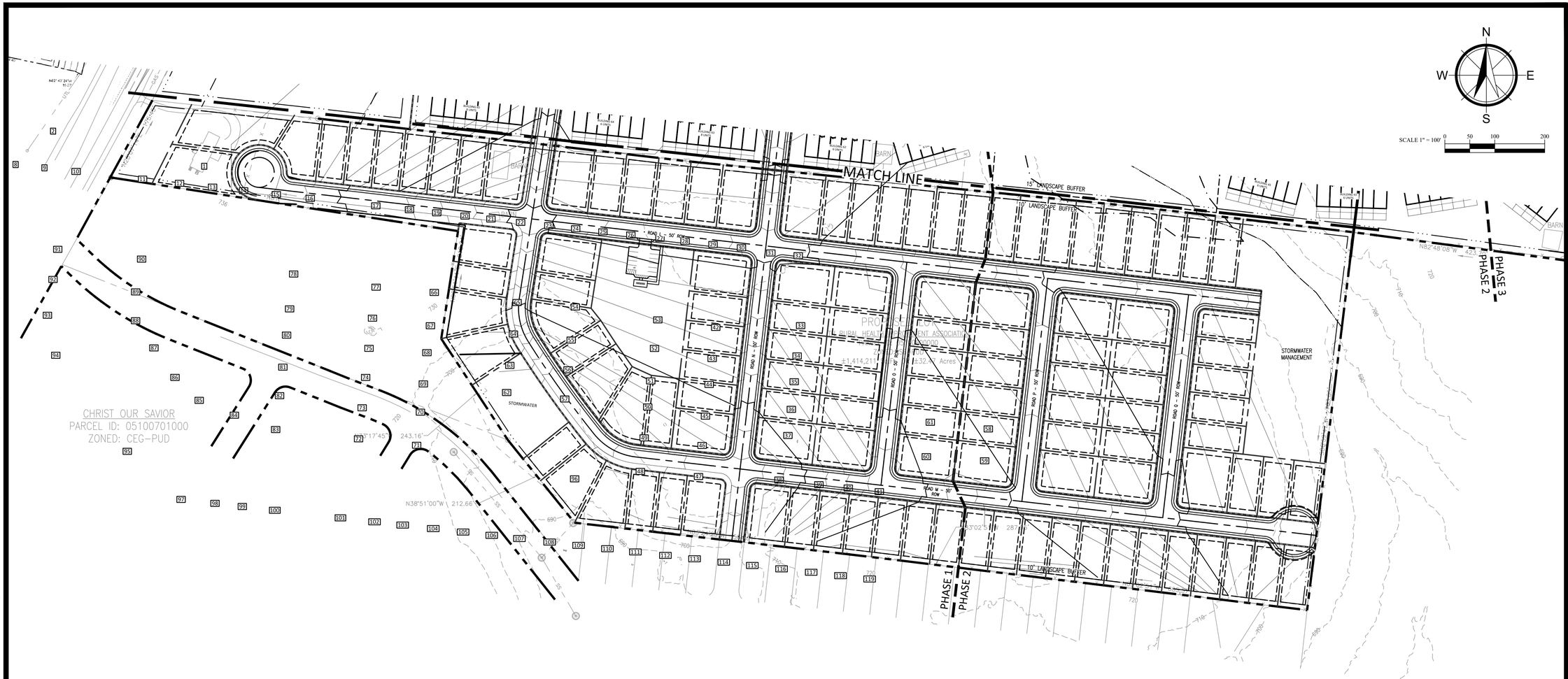
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OVERALL GRADING & DRAINAGE PLAN

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McCLURE FARMS
PUD MASTER PLAN

COLUMBIA, MAURY COUNTY, TN 38401

2504 & 2524 NASHVILLE HIGHWAY - 101.07 ACRES

DATE: 04/19/2021

REVISIONS

DATE	COMMENT
6/21/21	PUD REVIEW COMMENTS
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AGRICULTURE
CIVIL
COMMERCE
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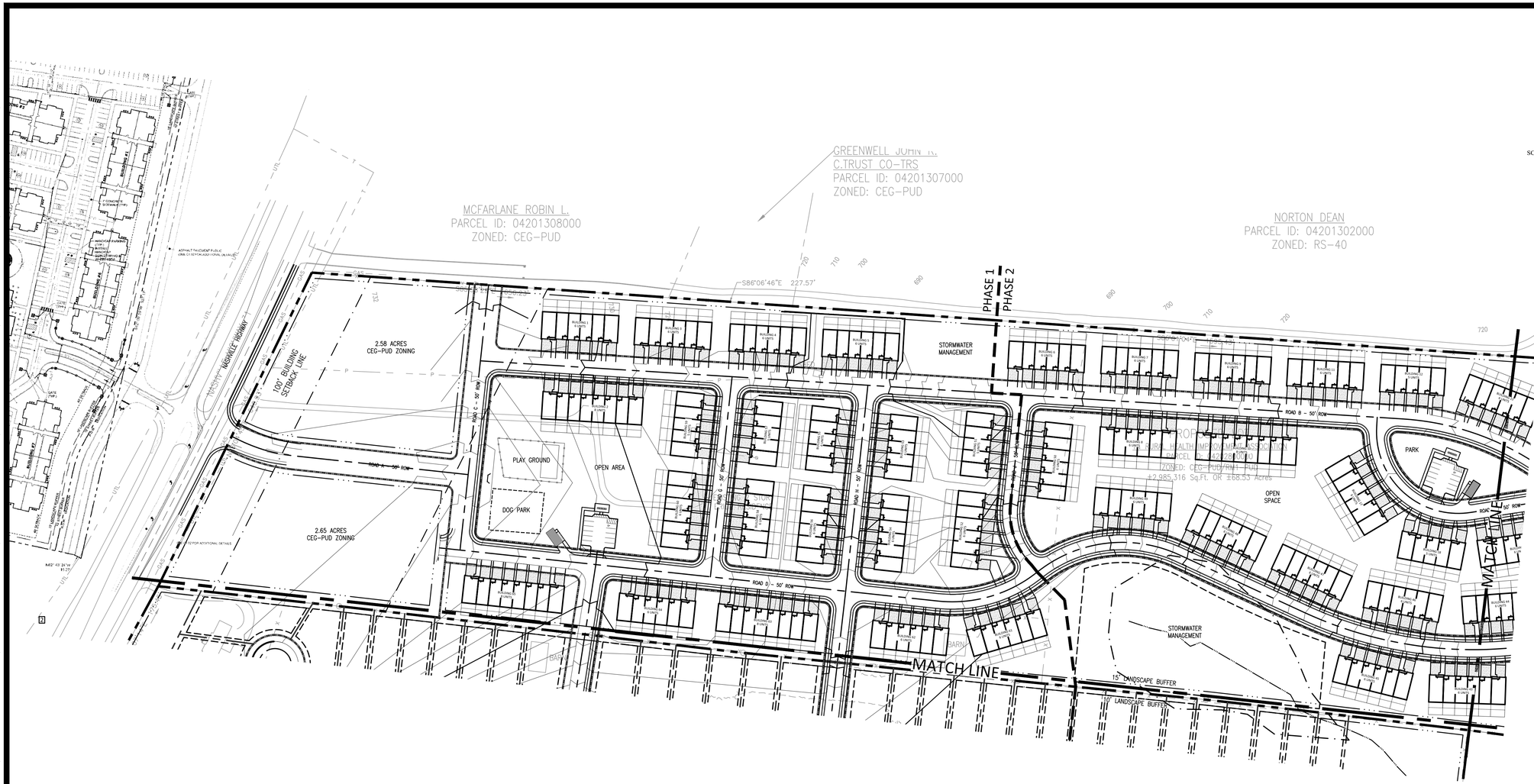
PUD SUBMITTAL

W&A JOB. NO. 20312

GRADING AND DRAINAGE PLAN

C301

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PUD MASTER PLAN

COLUMBIA, MAURY COUNTY, TN 38401

2504 & 2524 NASHVILLE HIGHWAY- 101.07 ACRES

DATE: 04/19/2021

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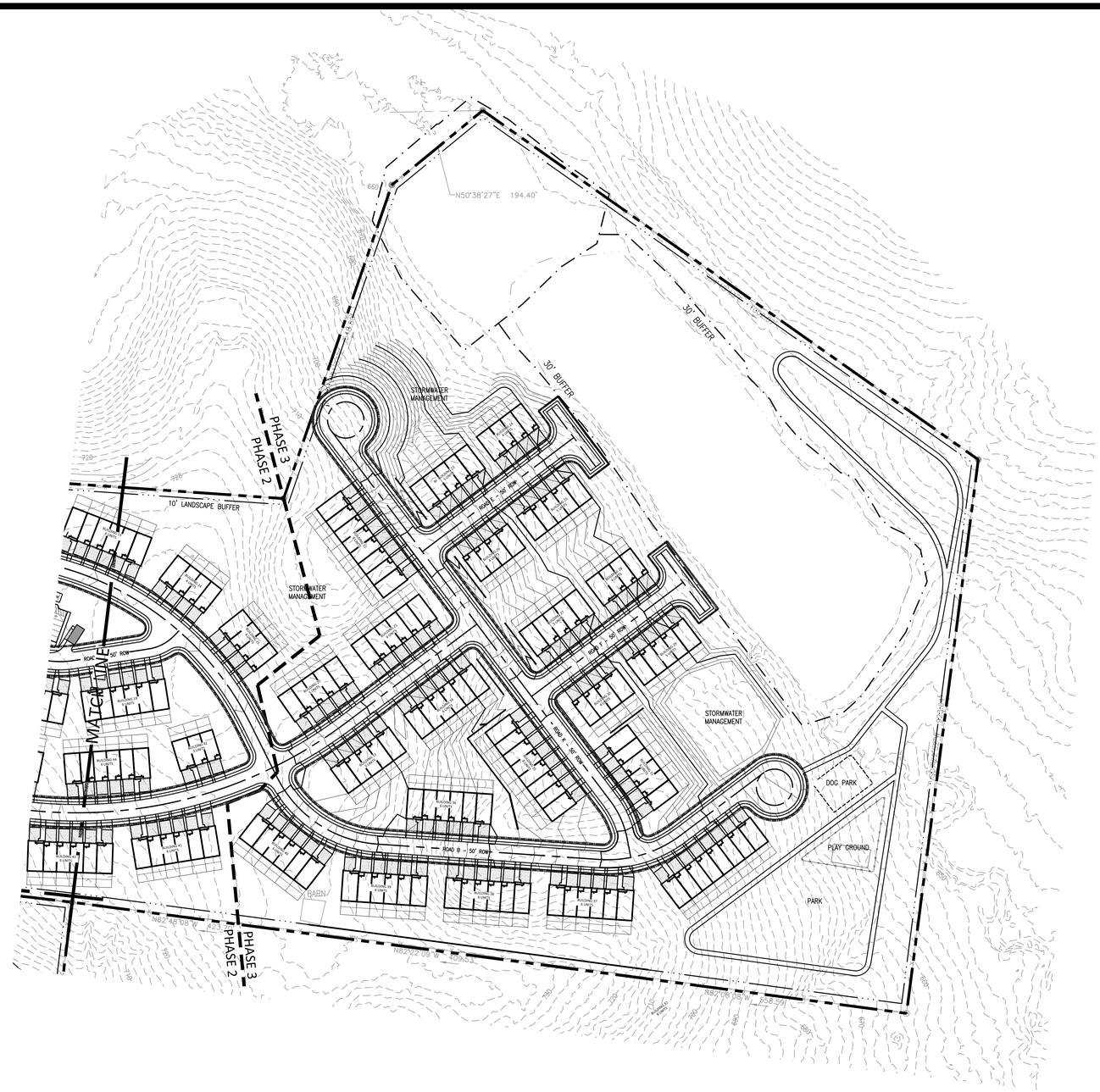
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W&A JOB. NO. 20312

GRADING AND DRAINAGE PLAN

C302

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SCALE 1" = 100' 0 50 100 200

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COLUMBIA, MAURY COUNTY, TN 38401

2504 & 2524 NASHVILLE HIGHWAY- 101.07 ACRES

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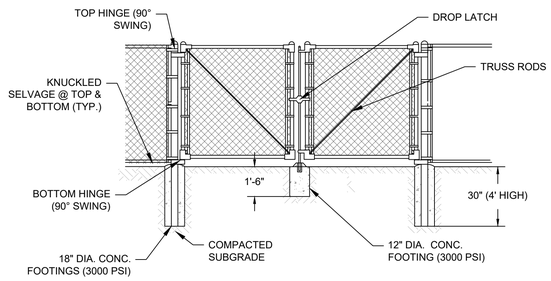
PUD SUBMITTAL

W&A JOB. NO. 20312

GRADING AND DRAINAGE PLAN

C303

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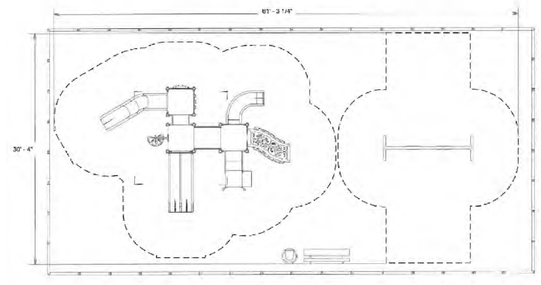


NOTES:

1. ALL CONCRETE FOOTINGS AROUND POSTS AT GROUND LINE SHALL BE MOUNDED & SLOPED FOR POSITIVE DRAINAGE.
2. FRAMING MEMBERS (INCLUDING POST, RAILS, BRACES, GATE FRAMES) SHALL BE TYPE 1 PIPE, SCHEDULE 40. POSTS AND RAILS SHALL HAVE CAPS TO EXCLUDE MOISTURE; RAILS SHALL BE ATTACHED TO POSTS W/ MALLEABLE RAIL END CAPS W/ 7/8" BEVELED STEEL BRACE BAND.
3. ALL MATERIALS (POSTS, RAILS, CAPS, TENSION BARS, BANDS, FABRIC, ETC.) SHALL HAVE AN OUTER PVC COATING IN ACCORDANCE WITH ASTM F 1043, 7. COLOR TO BE BLACK.

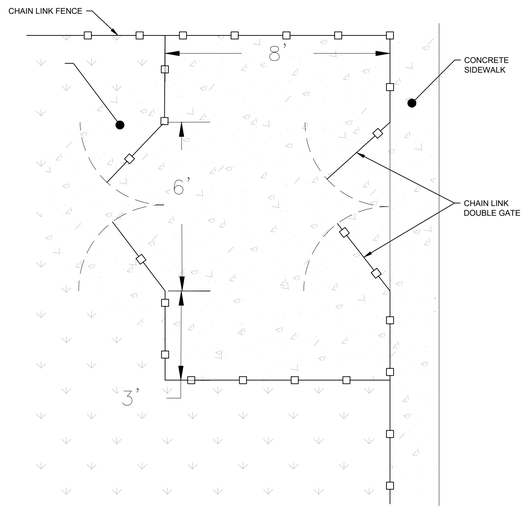
3 CHAIN LINK DOUBLE GATE

N.T.S.



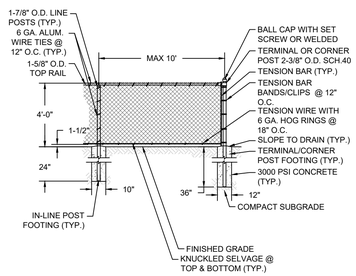
PLAYGROUND DETAIL

NTS



1 DOUBLE GATE ENTRANCE PLAN

N.T.S.

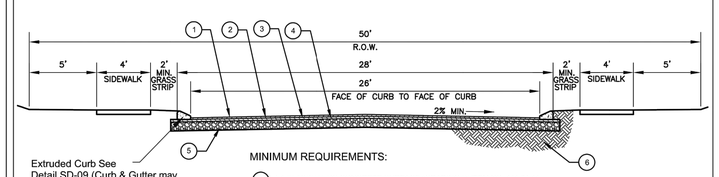


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3. ALL MATERIALS (POSTS, RAILS, CAPS, TENSION BARS, BANDS, FABRIC, ETC.) SHALL HAVE AN OUTER PVC COATING IN ACCORDANCE WITH ASTM F 1043, 7. COLOR TO BE BLACK.

2 CHAIN LINK FENCE

N.T.S.



Extruded Curb See Detail SD-09 (Curb & Gutter may be used in place of Extruded Curb See Detail SD-10)

MINIMUM REQUIREMENTS:

1. 1 1/2" ASPHALTIC CONCRETE SURFACE (GRADING E) ITEM NO. 411-01.11
2. TACK COAT (RS-2) ITEM NO. 403-01
3. 2" ASPHALTIC CONCRETE BASE (GRADING B) ITEM NO. 307-01.06
4. PRIME COAT (AE-P) ITEM NO. 402-01
5. 8" STONE (GRADING D PUG MILL MIX) ITEM NO. 303-01
6. APPROVED COMPACTED SUBGRADE

ITEM NUMBERS ARE TO MEET TDOT SPECIFICATIONS

Notes:

Additional right-of-way may be required near intersections.

Elements of this typical section may be revised if approved by the City Engineer.

CITY OF COLUMBIA TENNESSEE

RESIDENTIAL LOCAL STREET

(NTS)

DATE 9-10-2014

DWG. NO. SD-04

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McCLURE FARMS
PUD MASTER PLAN

COLUMBIA, MAURY COUNTY, TN 38401

2504 & 2524 NASHVILLE HIGHWAY - 101.07 ACRES

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McClure Farms Master Plan

2504 & 2524 Nashville Hwy, Columbia, TN



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McClure Farms Exterior Finishes

(Other Designer Color Combinations may also be available.)



EXTERIOR TRIM

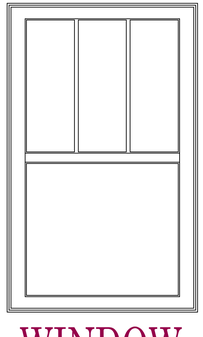


BRICK

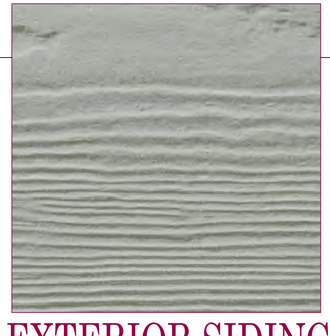


ROOF SHINGLES





WINDOW GRIDS



EXTERIOR SIDING



EXTERIOR DOORS & SHUTTERS



STONE

- Fiber Cement Siding - Pearl Gray
- Trim and Columns - Artic White
- Brick - Gray Hawk
- Stone - Rustic Ledgestone Onyx
- Garage Doors - White
- Shutters & Front Doors -Tuxedo Gray
- White Windows
- Architectural Shingles - Gray
- Metal Roofing - Charcoal Smoke

REVISIONS

O·L·E SOUTH PROPERTIES, INC.

262 ROBERT ROSE DRIVE
SUITE 300
MURFREESBORO, TN 37129
(615) 896-0019

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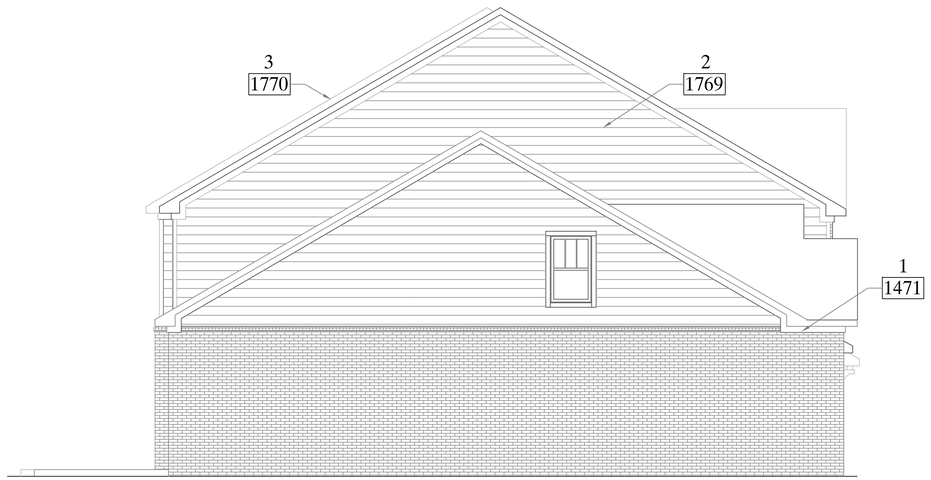
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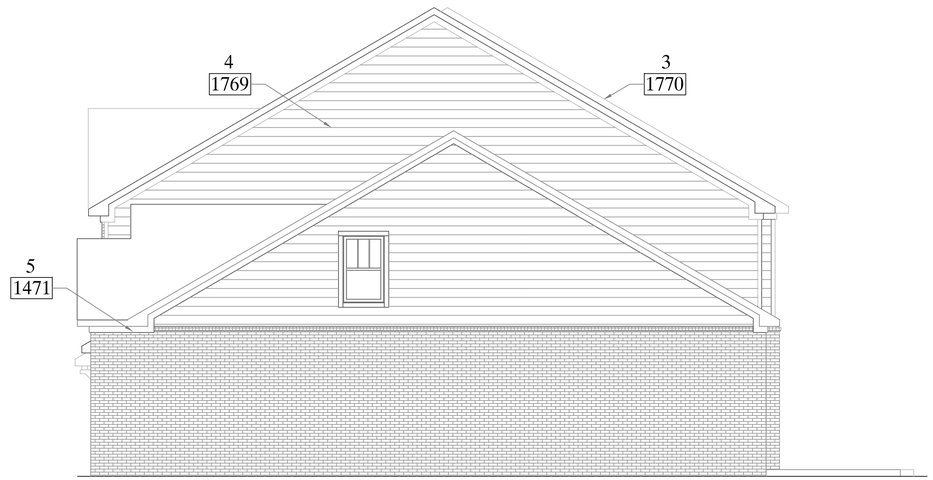
FRONT ELEVATION

SCALE 3/16"=1'-0"



LEFT SIDE ELEVATION

SCALE 3/16"=1'-0"



RIGHT SIDE ELEVATION

SCALE 3/16"=1'-0"



REAR ELEVATION

SCALE 3/16"=1'-0"

GENERAL FRAMING NOTES:

1. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.
2. ALLOW 4" FOR ALL BRICK VENEER
3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
4. ALL FIRST FLOOR WALLS ARE 9'-1 1/8"
5. ALL SECOND FLOOR WALLS ARE 8'-1 1/8"

McClure Farms Townhomes
1-5 MASTER PLAN
MULTIPLEX-001 / 5-UNIT

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8-PLEX FRONT ELEVATION

SCALE 1/8"=1'-0"



6-PLEX FRONT ELEVATION

SCALE 1/8"=1'-0"



4-PLEX FRONT ELEVATION

SCALE 1/8"=1'-0"



3-PLEX FRONT ELEVATION

SCALE 1/8"=1'-0"

GENERAL FRAMING NOTES:

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McClure Farms Townhomes
1-5 MASTER PLAN
MULTIPLEX-001 / 5-UNIT

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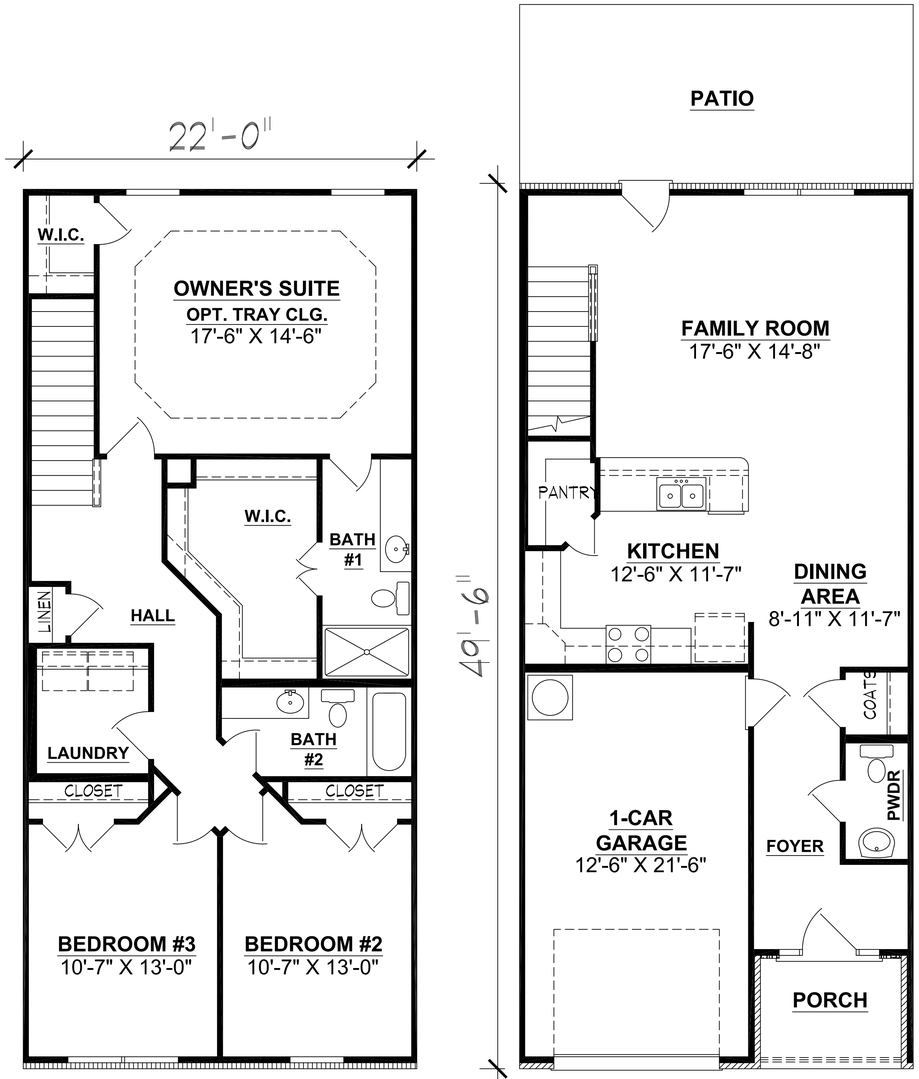
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1770 Plan



GENERAL FRAMING NOTES:

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McClure Farms Townhomes
1-5 MASTER PLAN
MULTIPLEX-001 / 5-UNIT

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(615) 896-0019

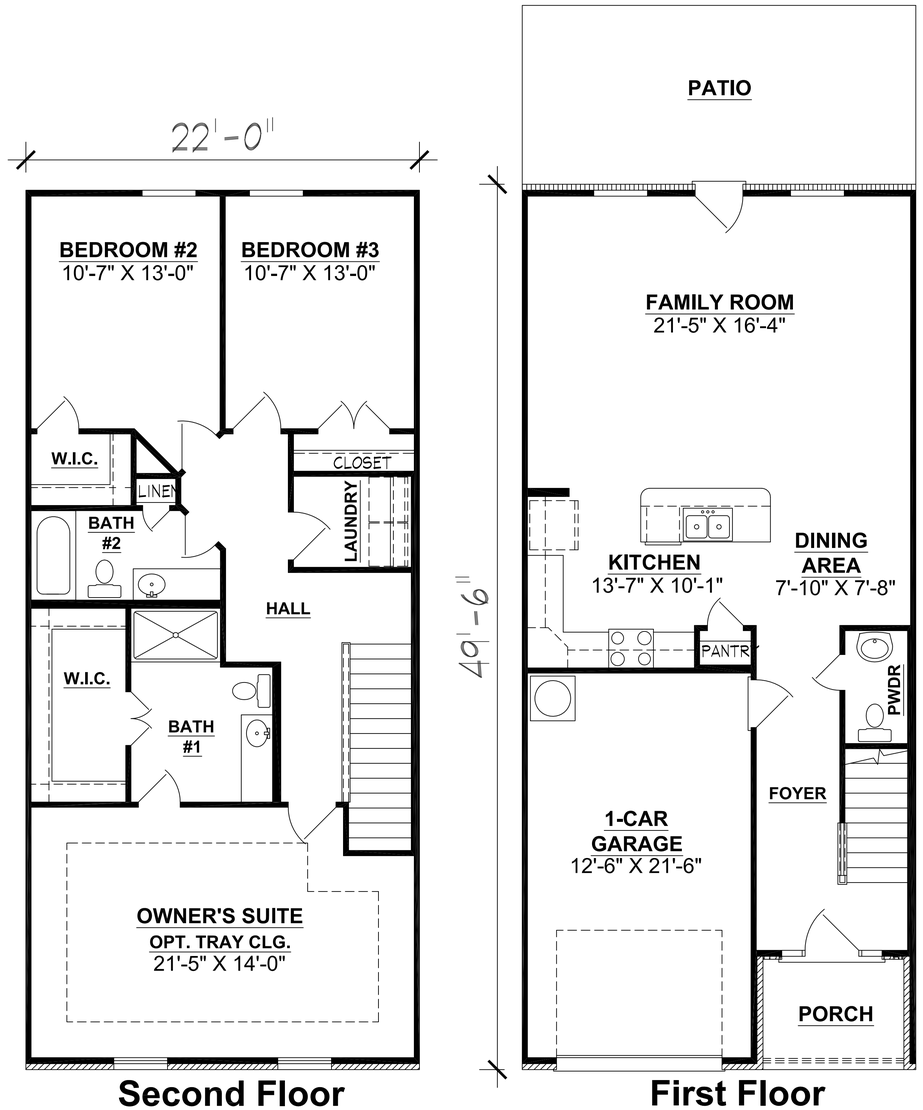
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1769 Plan



Second Floor **First Floor**

GENERAL FRAMING NOTES:

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McClure Farms Townhomes
1-5 MASTER PLAN
MULTIPLEX-001 / 5-UNIT

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(615) 896-0019

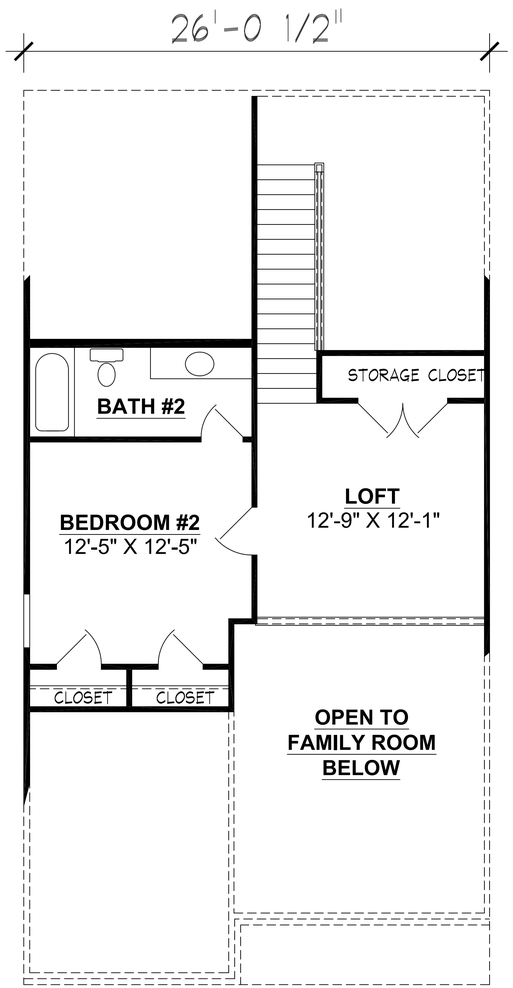
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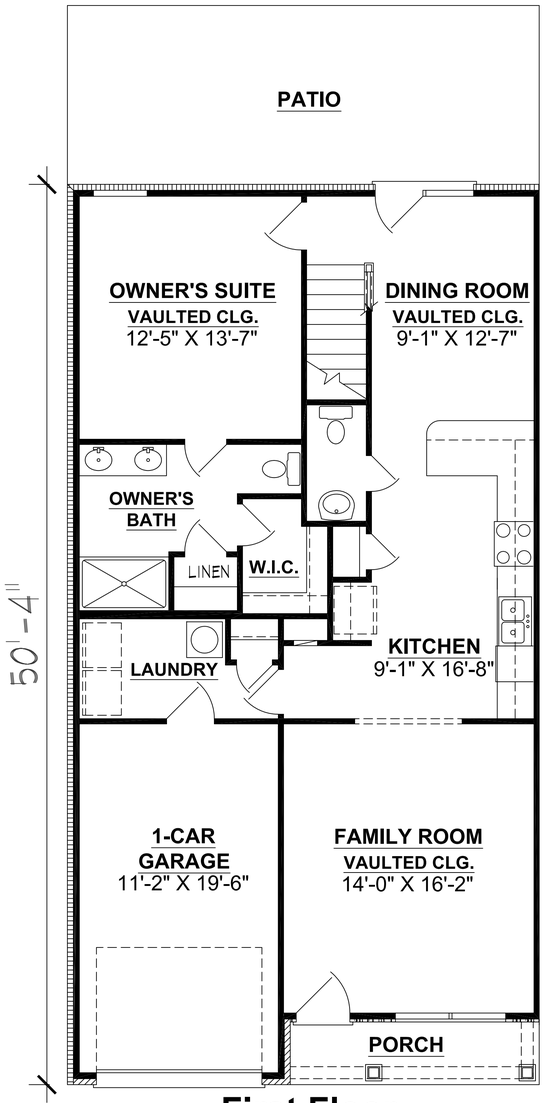
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1471 Plan



Second Floor



First Floor

GENERAL FRAMING NOTES:

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McClure Farms Townhomes
1-5 MASTER PLAN
MULTIPLEX-001 / 5-UNIT

REVISIONS

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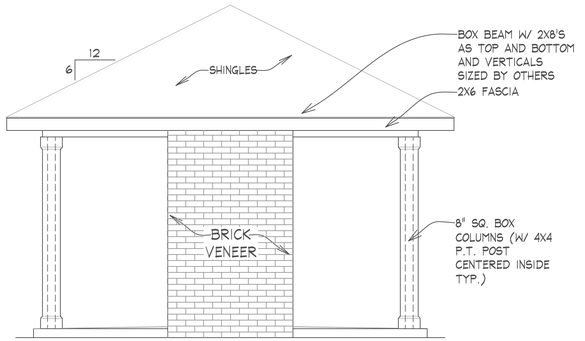
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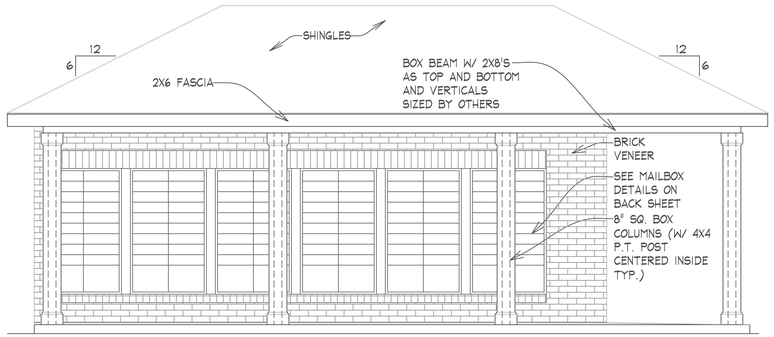
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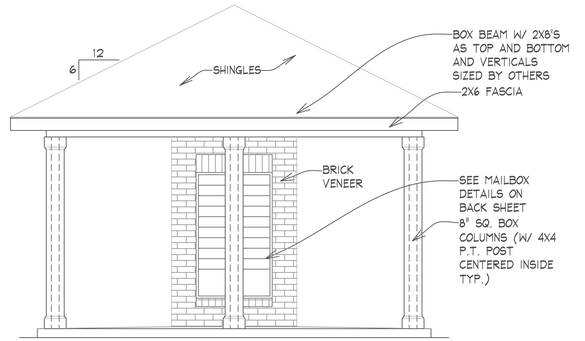
REAR ELEVATION

SCALE 3/8"=1'-0"



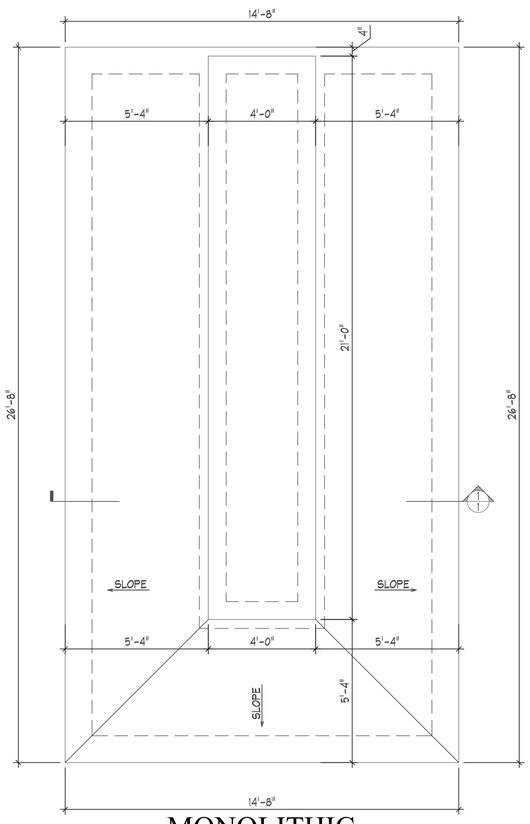
SIDE ELEVATIONS

SCALE 3/8"=1'-0"



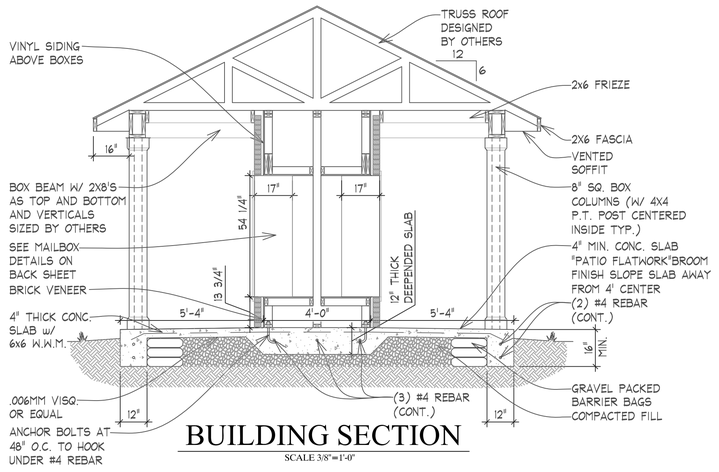
FRONT ELEVATION

SCALE 3/8"=1'-0"



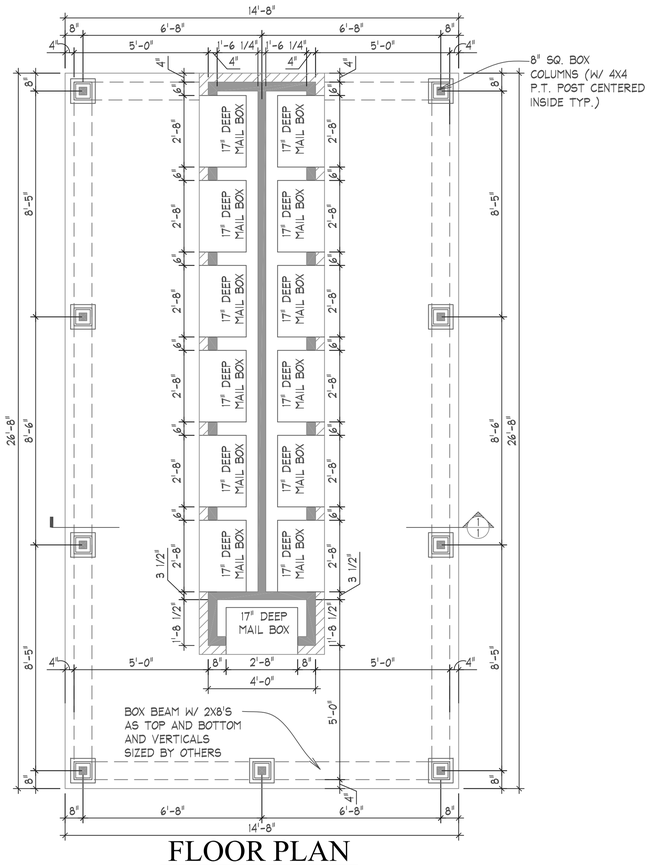
MONOLITHIC FOUNDATION PLAN

SCALE 3/8"=1'-0"



BUILDING SECTION

SCALE 3/8"=1'-0"



FLOOR PLAN

SCALE 3/8"=1'-0"

GENERAL FRAMING NOTES:

1. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.
2. ALLOW 4" FOR ALL BRICK VENEER
3. WALLS ARE 8'-1 1/8"

McClure Farms Townhomes
Mail Center

REVISIONS

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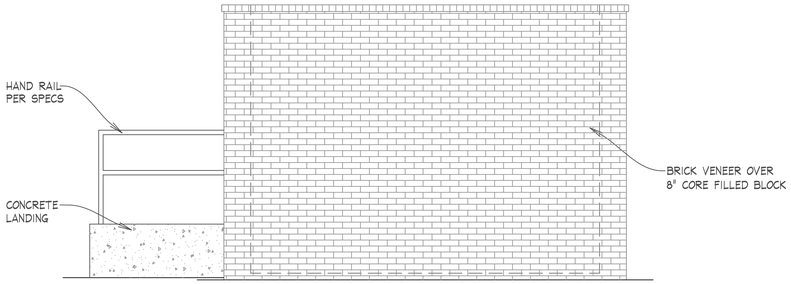
262 ROBERT ROSE DRIVE
SUITE 300
MURFREESBORO, TN 37129
(615) 896-0019

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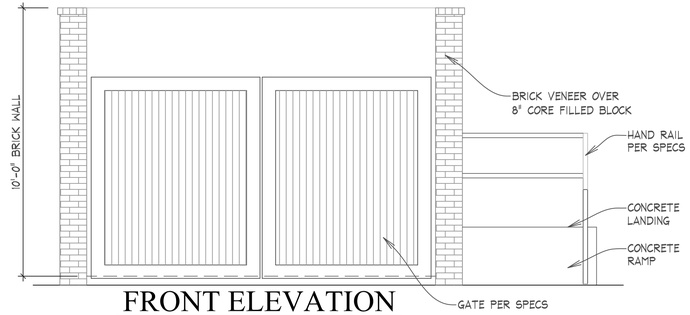
DATE
6-17-21
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ADA
JOB NO.
Multiplex Townhomes 001
SHEET
7

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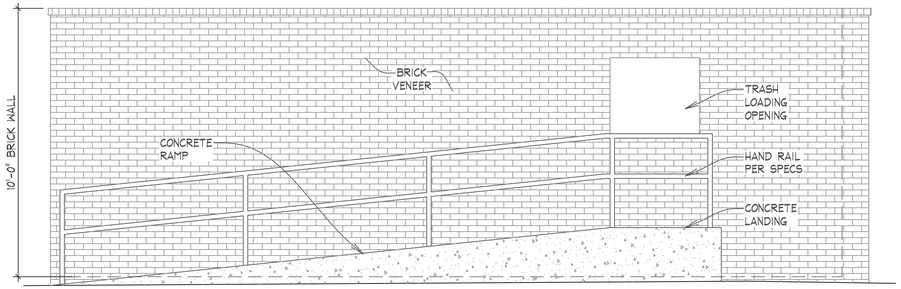
REAR ELEVATION

SCALE 3/8"=1'-0"



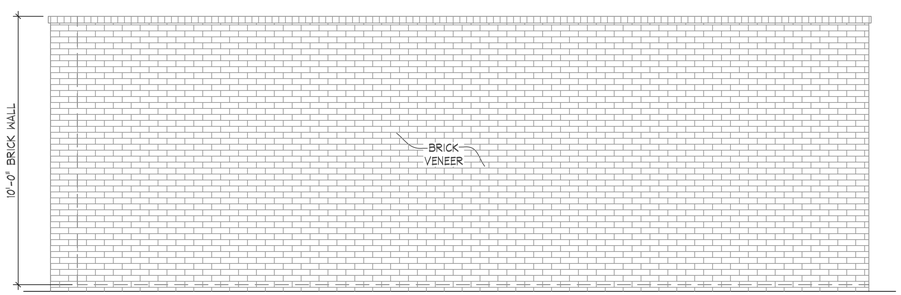
FRONT ELEVATION

SCALE 3/8"=1'-0"



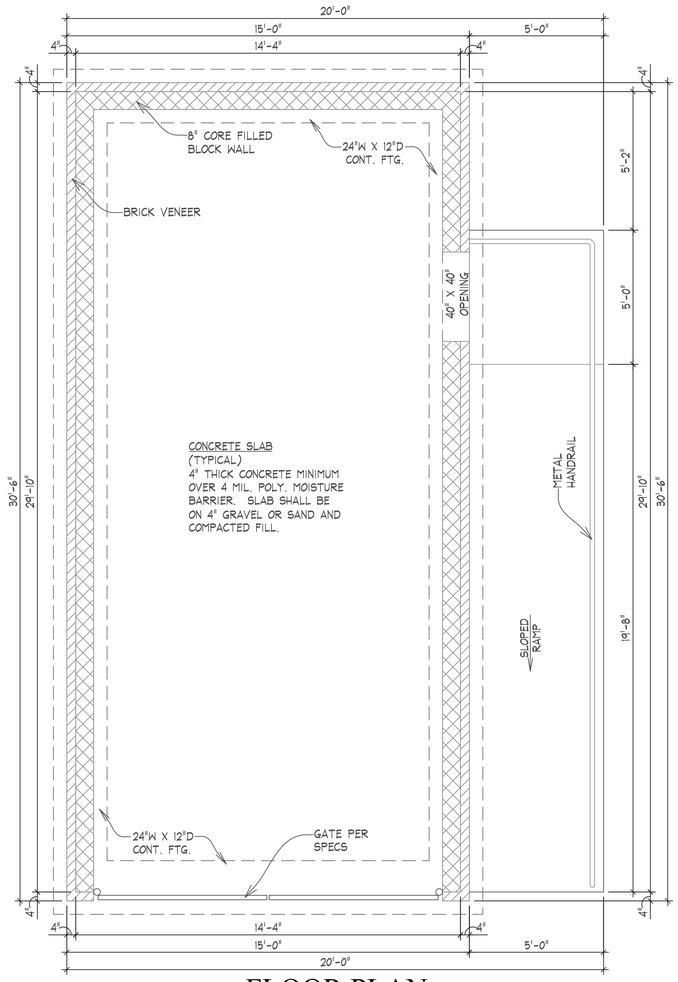
RIGHT SIDE ELEVATION

SCALE 3/8"=1'-0"



LEFT SIDE ELEVATION

SCALE 3/8"=1'-0"



FLOOR PLAN

SCALE 3/8"=1'-0"

McClure Farms Townhomes

Compactor Enclosure

REVISIONS

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262 ROBERT ROSE DRIVE
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ELEVATION "G"



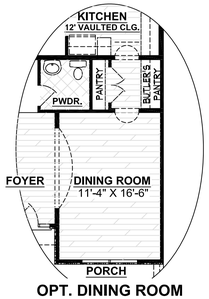
ELEVATION "H"



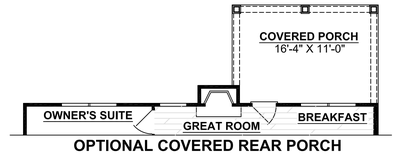
ELEVATION "I"



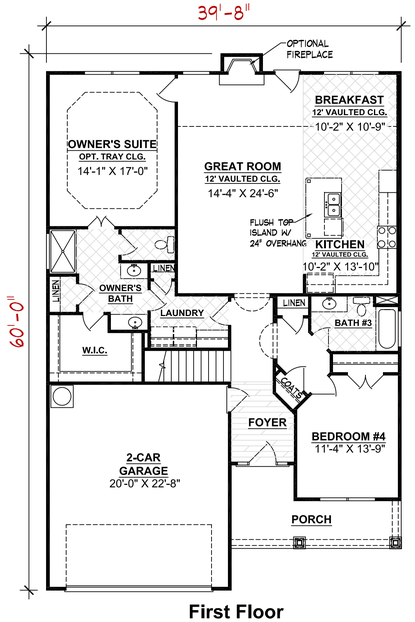
OPTIONAL GLAMOUR OWNER'S BATH



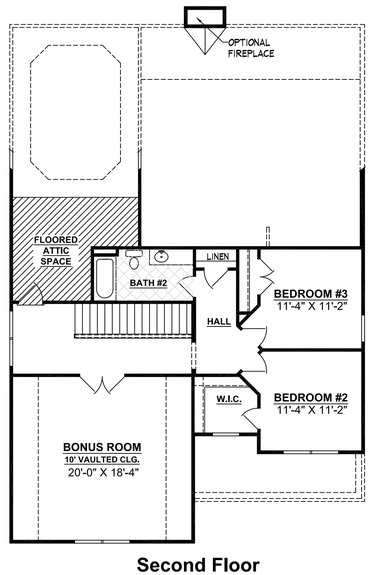
OPT. DINING ROOM



OPTIONAL COVERED REAR PORCH



First Floor



Second Floor

McClure Farms
2618 Plan

REVISIONS

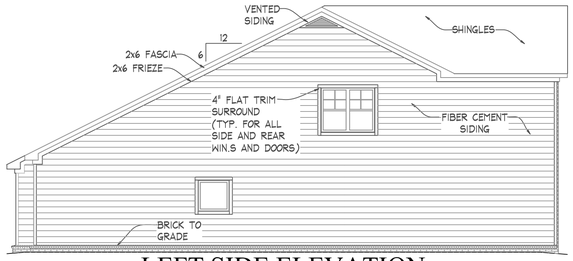
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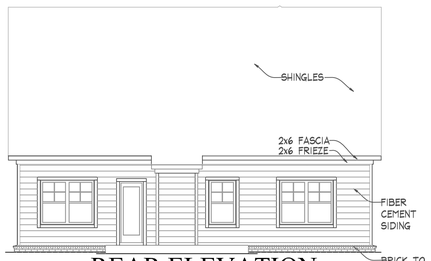
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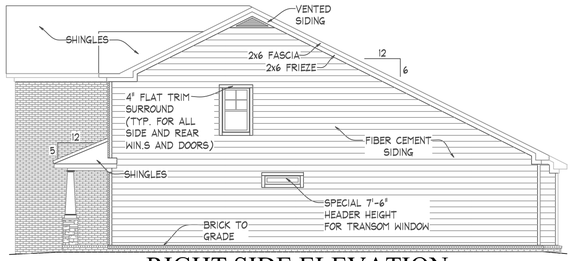
LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



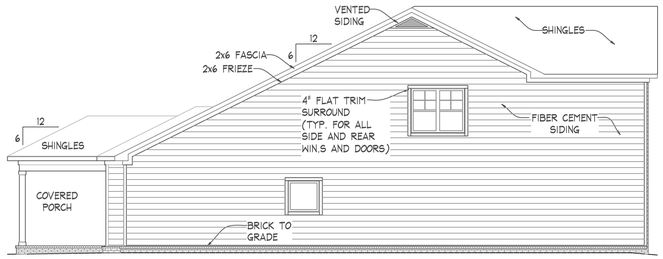
REAR ELEVATION

SCALE 1/8" = 1'-0"



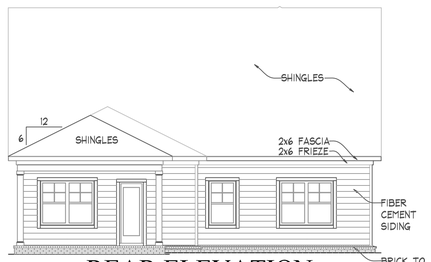
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



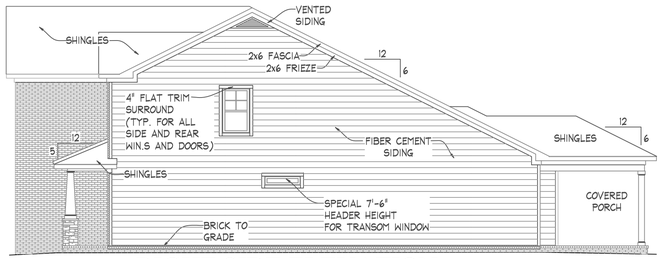
LEFT SIDE ELEVATION
w/ OPT. COVERED PORCH

SCALE 1/8" = 1'-0"



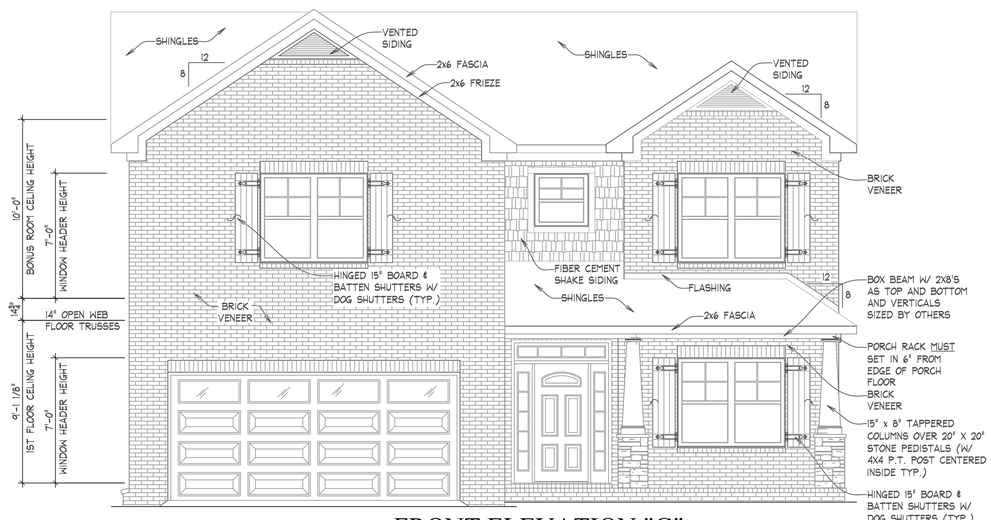
REAR ELEVATION
w/ OPT. COVERED PORCH

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
w/ OPT. COVERED PORCH

SCALE 1/8" = 1'-0"



FRONT ELEVATION "G"

SCALE: 1/4"=1'-0"

GENERAL FRAMING NOTES:

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6. ALL FLOORS TO BE 14" DEEP OPEN WEB TRUSSES

Cottage Collection
2618 PLAN
ELEVATION "G"

REVISIONS

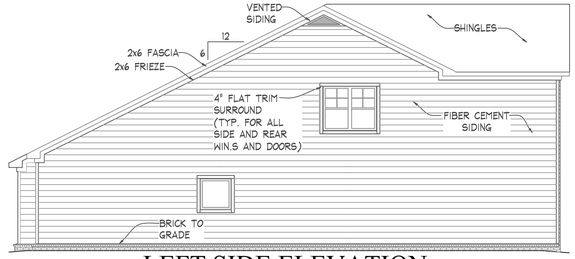
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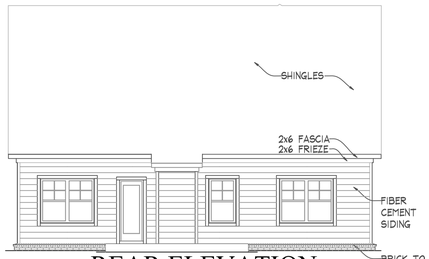
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DRAWN ADA
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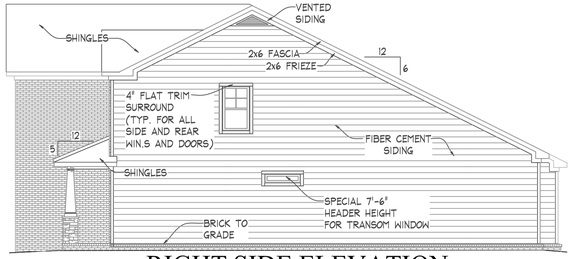
LEFT SIDE ELEVATION

SCALE 1/8 "=1'-0"



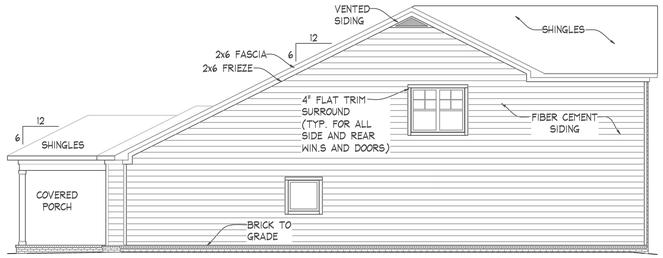
REAR ELEVATION

SCALE 1/8 "=1'-0"



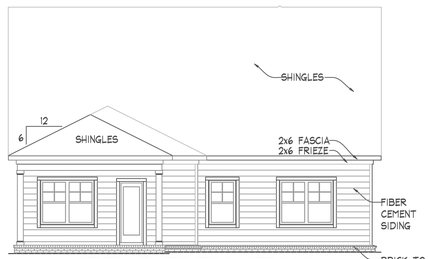
RIGHT SIDE ELEVATION

SCALE 1/8 "=1'-0"



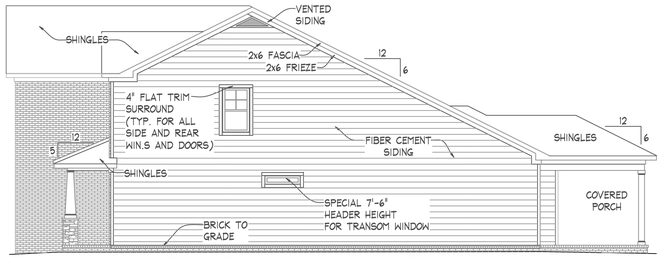
LEFT SIDE ELEVATION w/ OPT. COVERED PORCH

SCALE 1/8 "=1'-0"



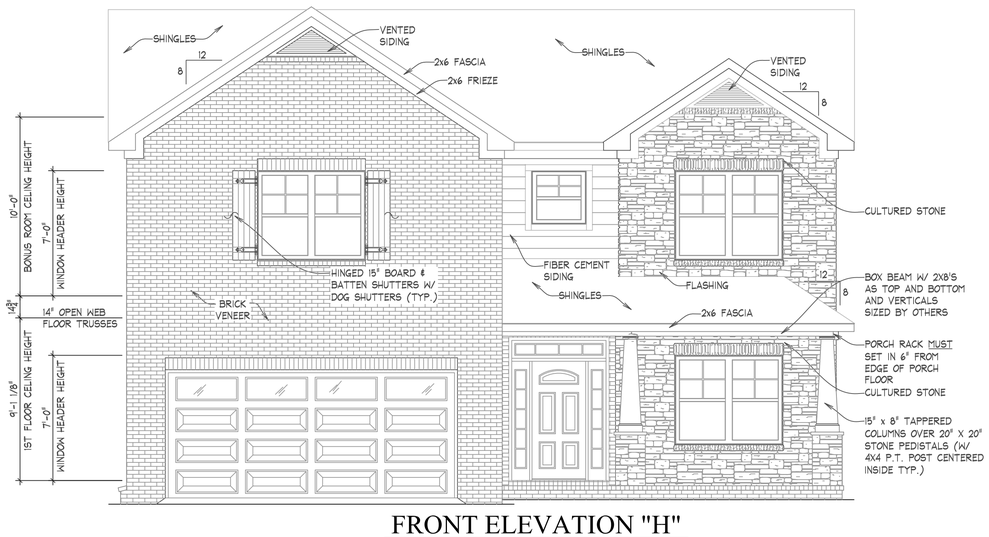
REAR ELEVATION w/ OPT. COVERED PORCH

SCALE 1/8 "=1'-0"



RIGHT SIDE ELEVATION w/ OPT. COVERED PORCH

SCALE 1/8 "=1'-0"



FRONT ELEVATION "H"

SCALE 3/8"=1'-0"

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6. ALL FLOORS TO BE 14" DEEP OPEN WEB TRUSSES

Cottage Collection
2618 PLAN
ELEVATION "H"

REVISIONS

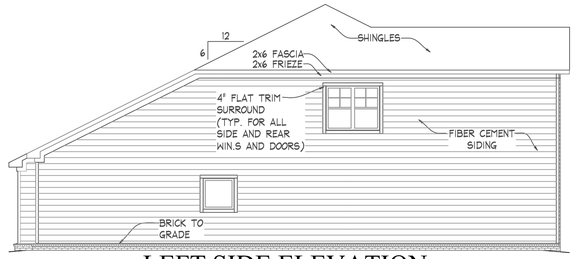
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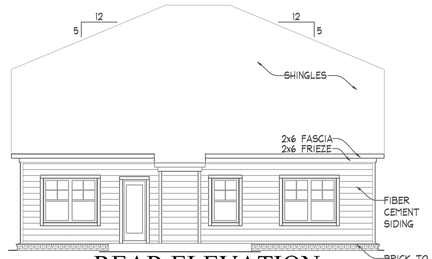
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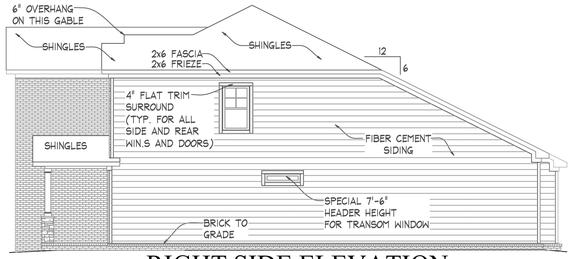
LEFT SIDE ELEVATION

SCALE 1/8 "=1'-0"



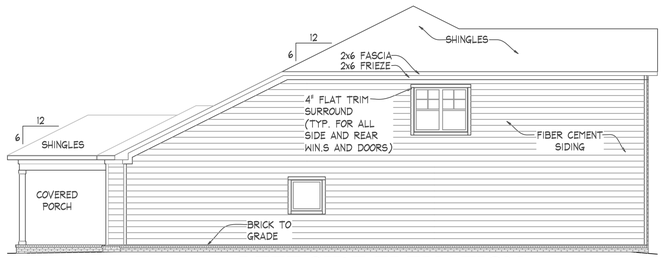
REAR ELEVATION

SCALE 1/8 "=1'-0"



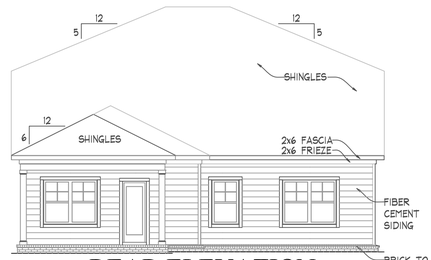
RIGHT SIDE ELEVATION

SCALE 1/8 "=1'-0"



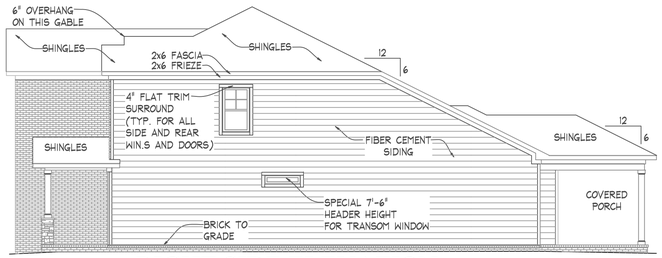
LEFT SIDE ELEVATION
w/ OPT. COVERED PORCH

SCALE 1/8 "=1'-0"



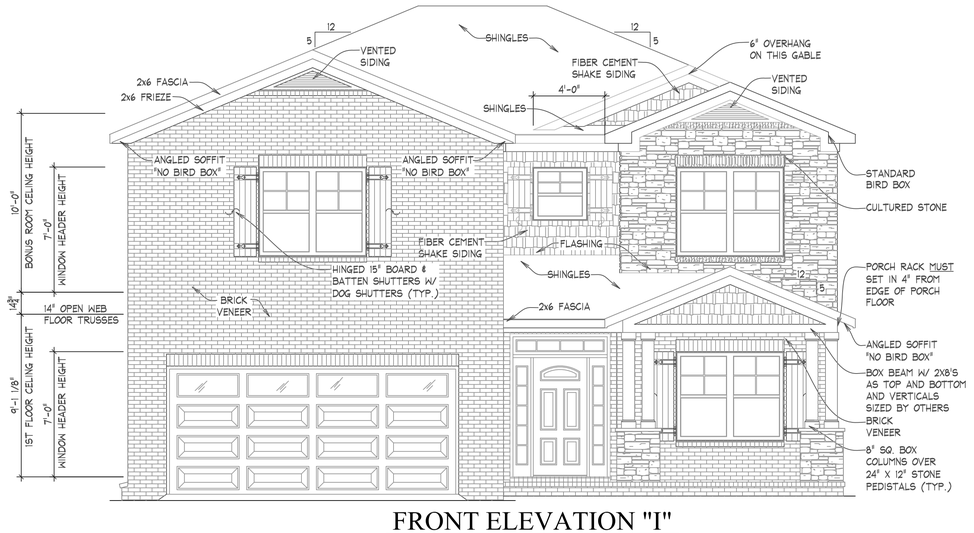
REAR ELEVATION
w/ OPT. COVERED PORCH

SCALE 1/8 "=1'-0"



RIGHT SIDE ELEVATION
w/ OPT. COVERED PORCH

SCALE 1/8 "=1'-0"



FRONT ELEVATION "I"

SCALE 1/4"=1'-0"

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Cottage Collection
2618 PLAN
ELEVATION "I"

REVISIONS

OLE SOUTH PROPERTIES, INC.

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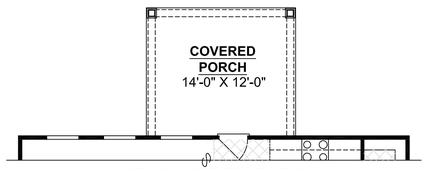
ELEVATION "G"



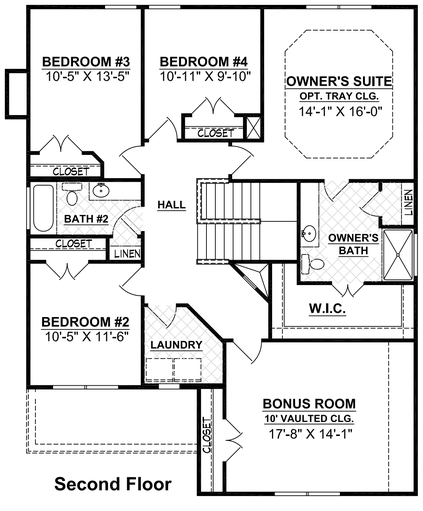
ELEVATION "H"



ELEVATION "I"



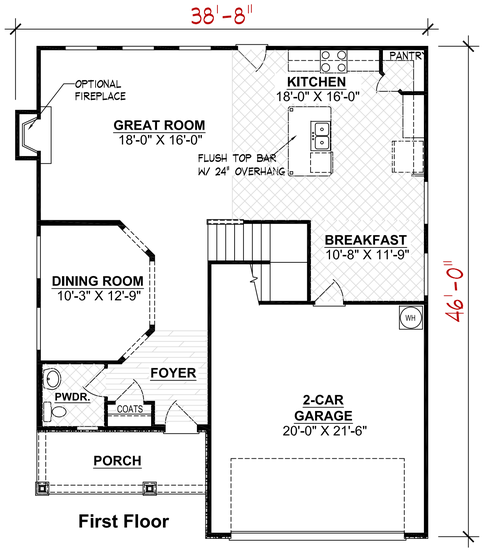
OPT. COVERED PORCH



Second Floor



OPTIONAL GLAMOUR
OWNER'S BATH



First Floor

McClure Farms
2540 Plan

REVISIONS

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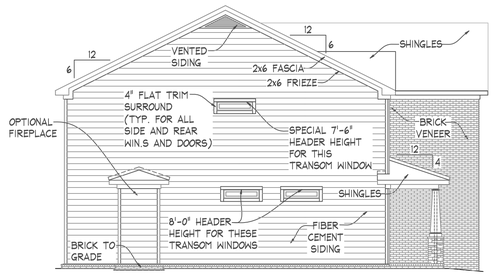
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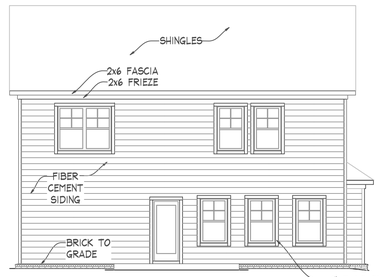
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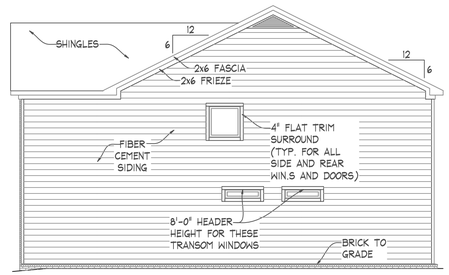
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



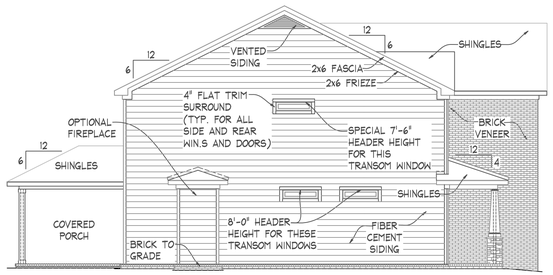
REAR ELEVATION

SCALE 1/8"=1'-0"



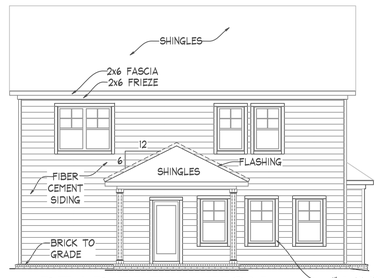
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



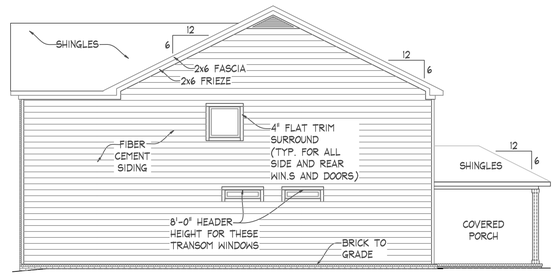
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



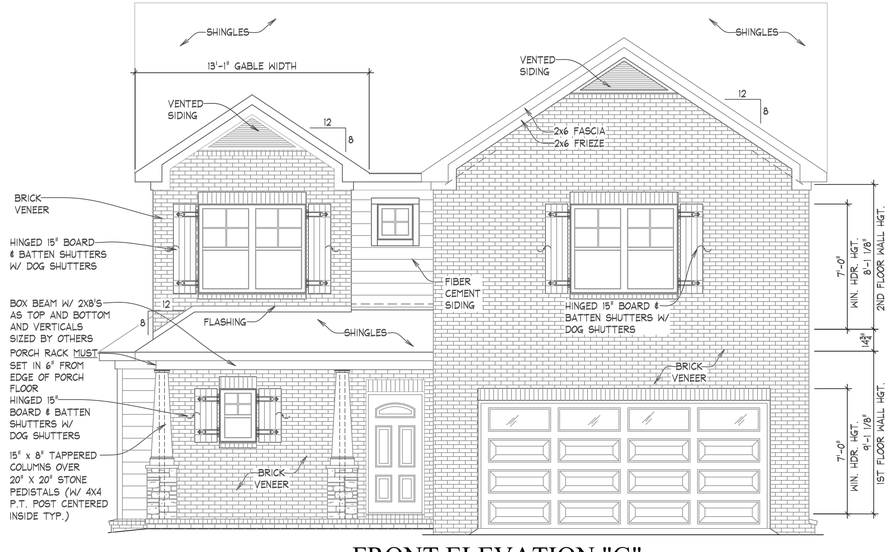
REAR ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



FRONT ELEVATION "G"

SCALE 1/4"=1'-0"

GENERAL FRAMING NOTES:

1. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.
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3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
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5. ALL SECOND FLOOR WALLS ARE 8'-1 1/8"
6. ALL FLOORS TO BE 14" DEEP OPEN WEB TRUSSES

Cottage Collection
2540 PLAN
ELEVATION "G"

REVISIONS

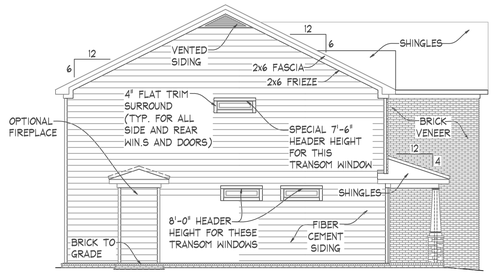
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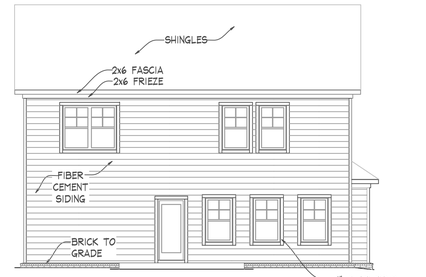
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JOB NO. 2540
SHEET 1

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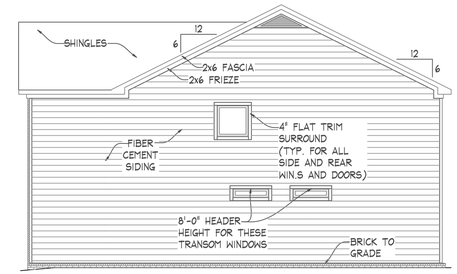
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



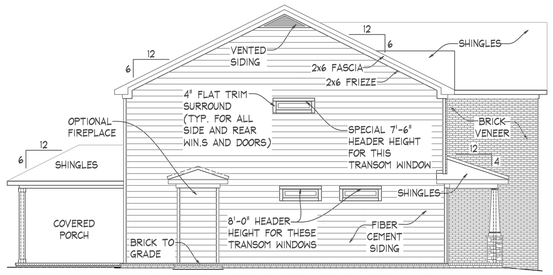
REAR ELEVATION

SCALE 1/8"=1'-0"



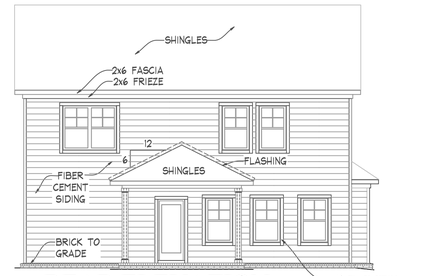
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



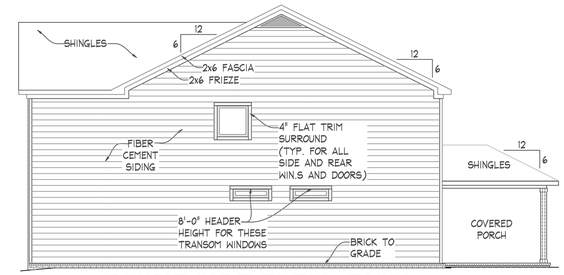
LEFT SIDE ELEVATION W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



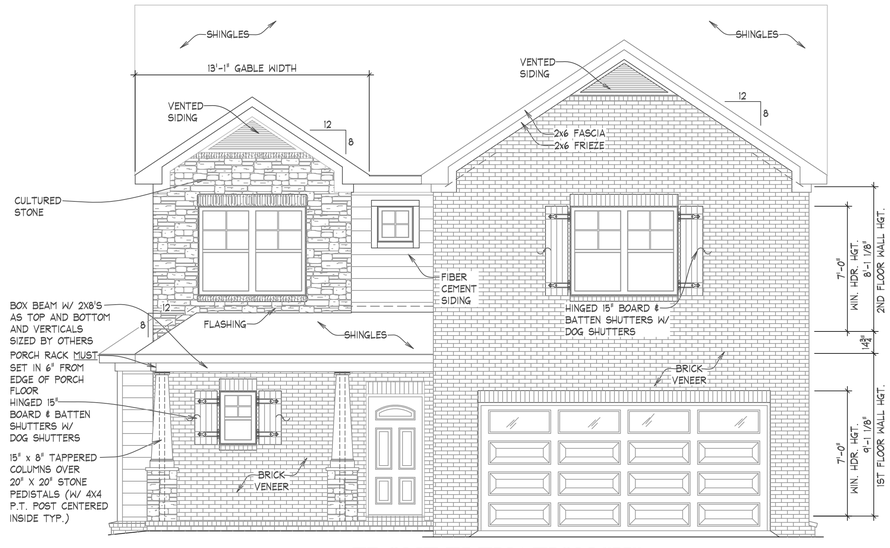
REAR ELEVATION W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



FRONT ELEVATION "H"

SCALE 1/4"=1'-0"

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Cottage Collection 2540 PLAN ELEVATION "H"

REVISIONS

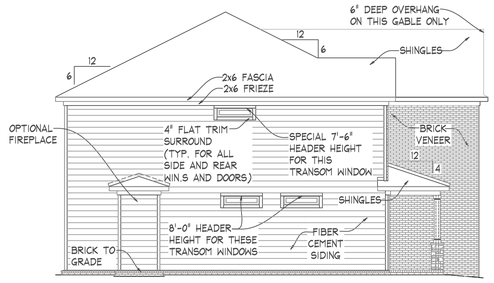
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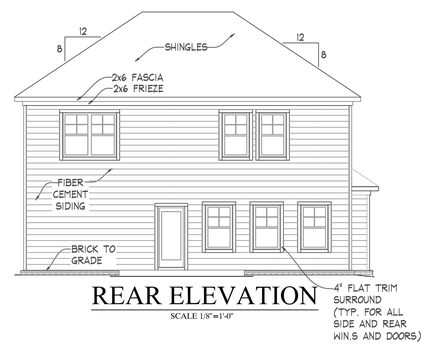
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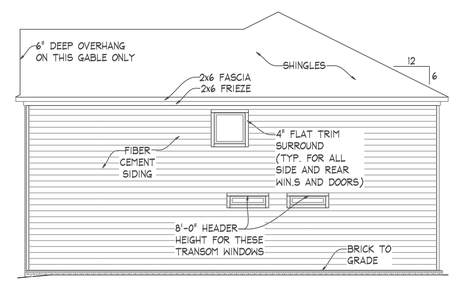
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



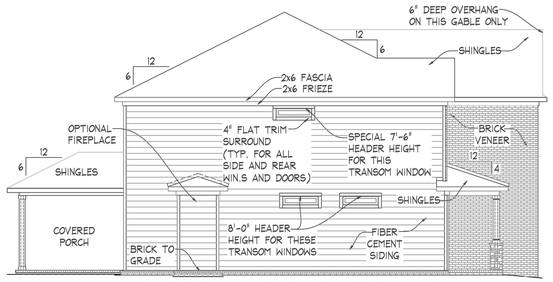
REAR ELEVATION

SCALE 1/8"=1'-0"



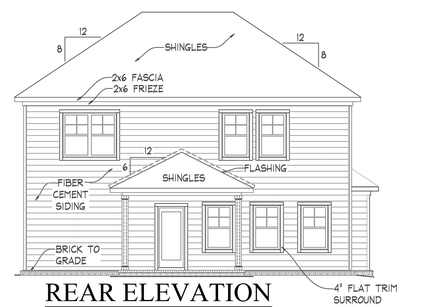
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



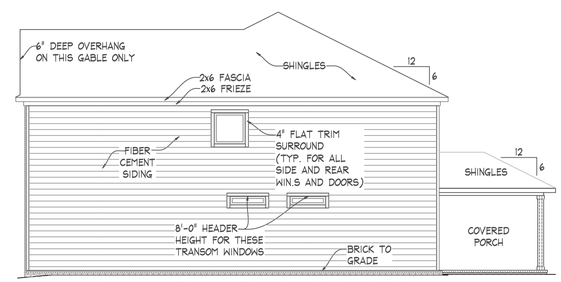
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



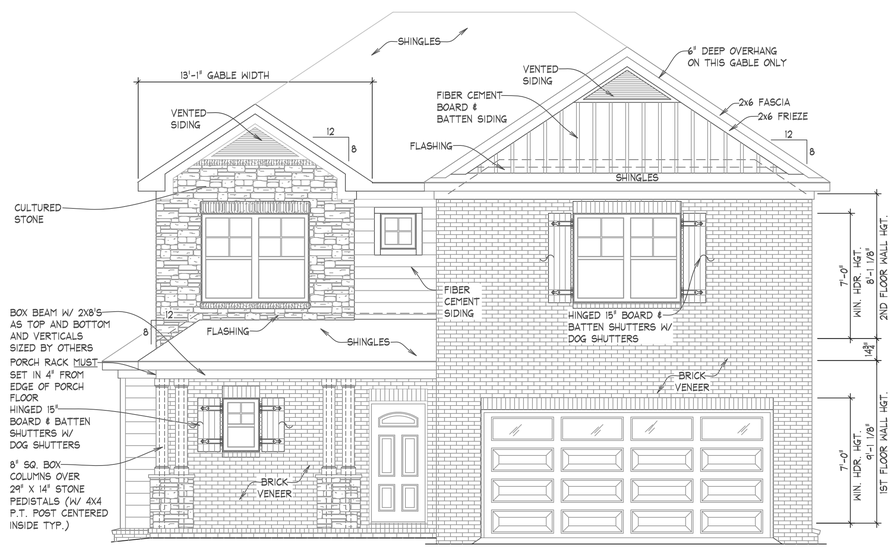
REAR ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



FRONT ELEVATION "I"

SCALE 1/4"=1'-0"

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Cottage Collection
2540 PLAN
ELEVATION "I"

REVISIONS

OLE SOUTH PROPERTIES, INC.

262 ROBERT ROSE DRIVE
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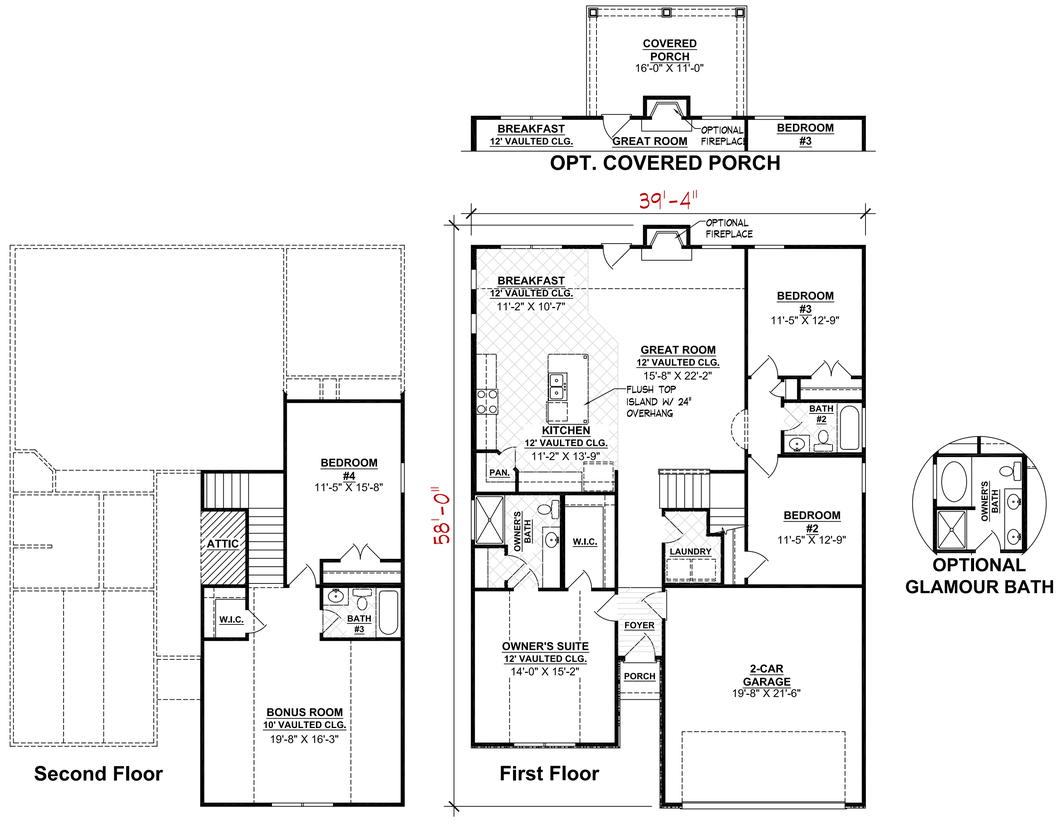
ELEVATION "G"



ELEVATION "H"



ELEVATION "I"



McClure Farms
2282 Plan

REVISIONS

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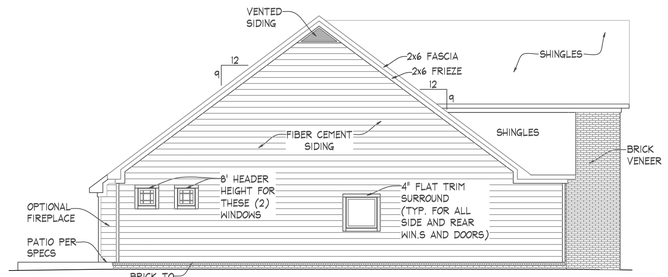
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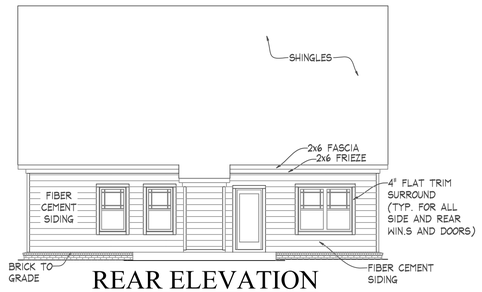
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2282
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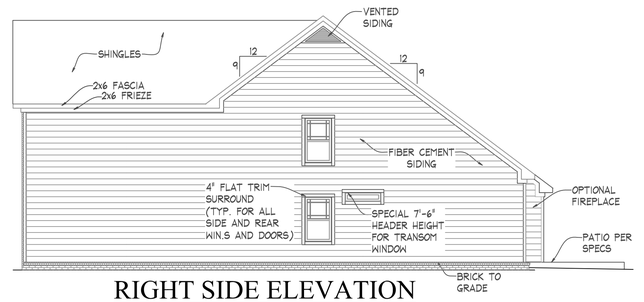
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



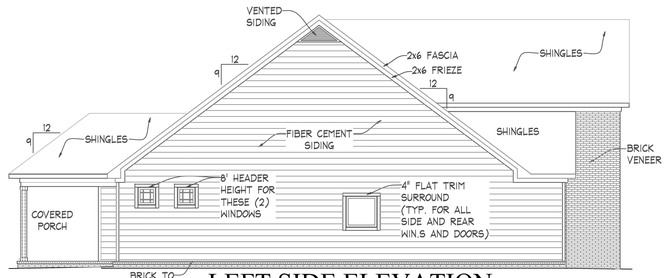
REAR ELEVATION

SCALE 1/8"=1'-0"



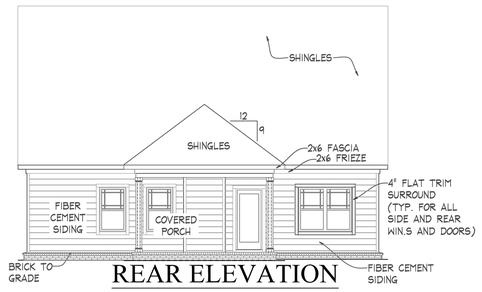
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



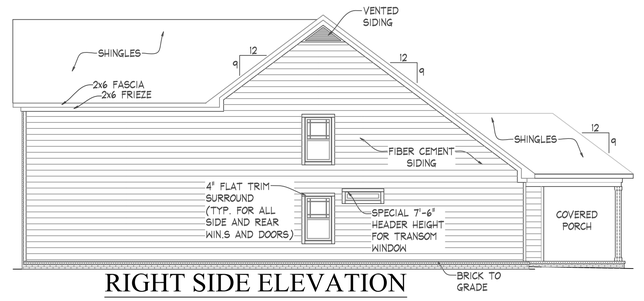
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



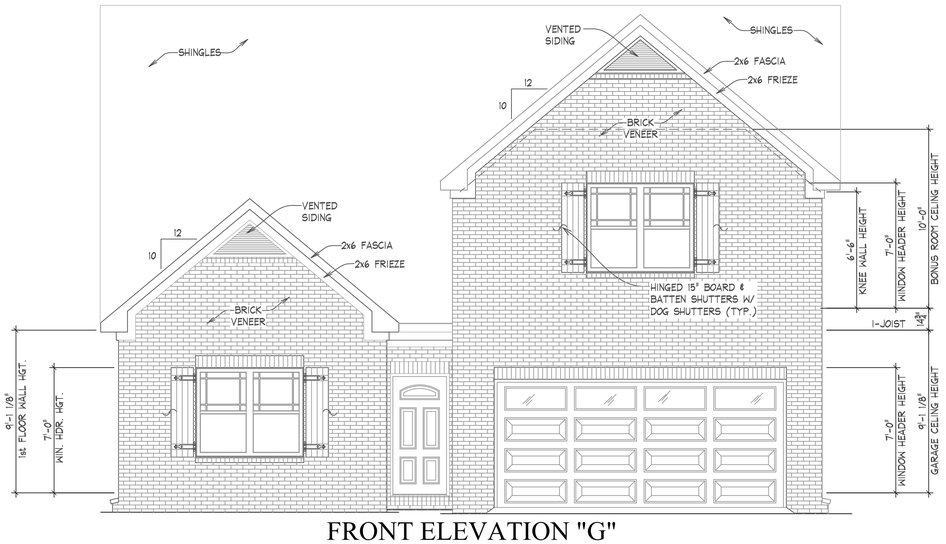
REAR ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



FRONT ELEVATION "G"

SCALE 1/8"=1'-0"

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Cottage Collection
2282 PLAN
ELEVATION "G"

REVISIONS

OLE SOUTH PROPERTIES, INC.

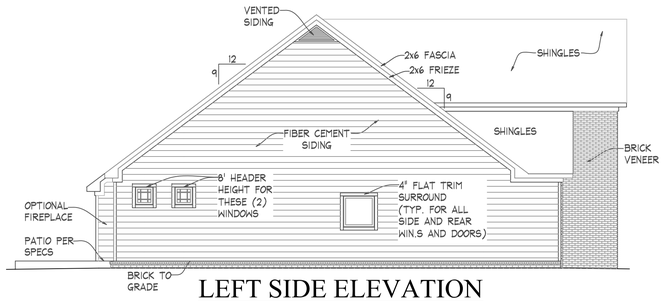
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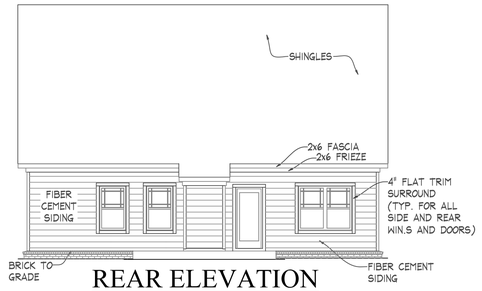
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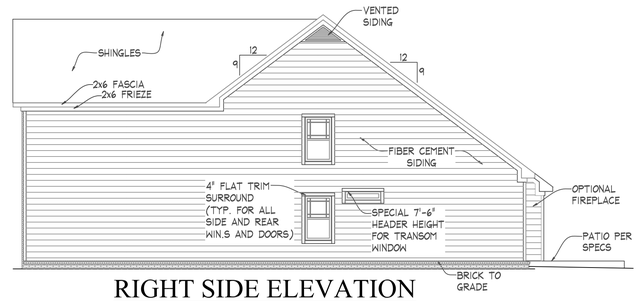
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



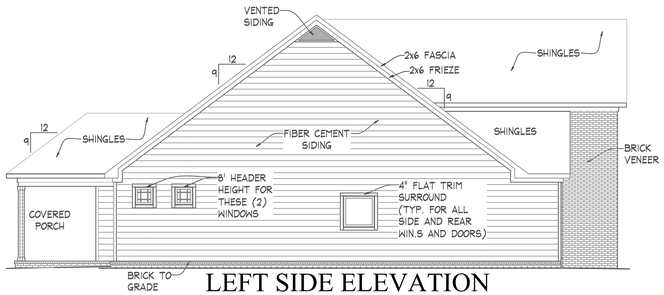
REAR ELEVATION

SCALE 1/8"=1'-0"



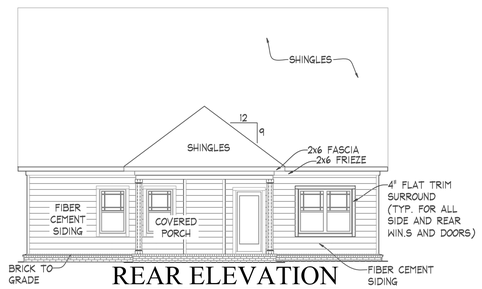
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



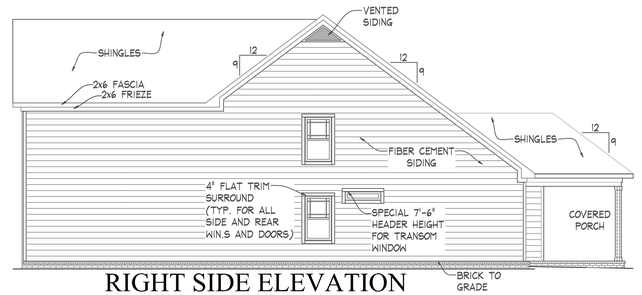
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



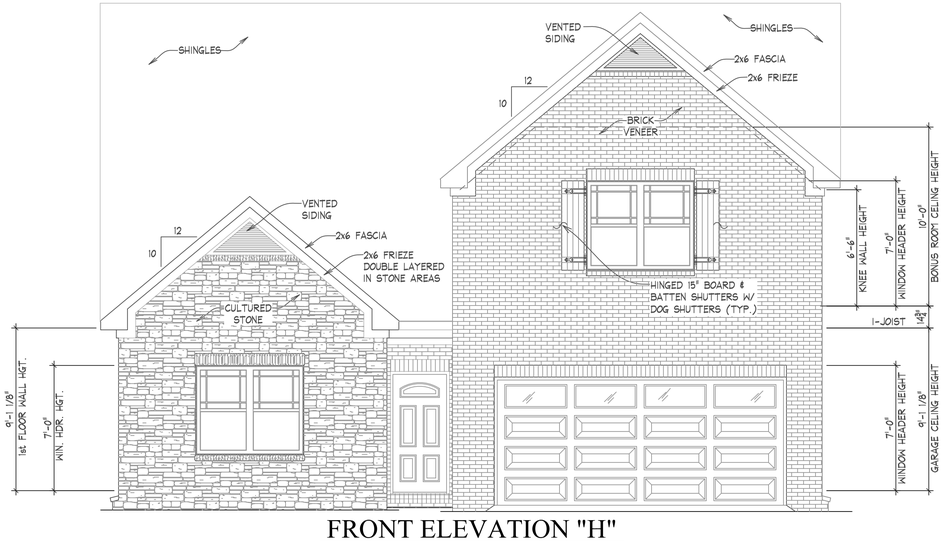
REAR ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



FRONT ELEVATION "H"

SCALE 1/4"=1'-0"

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Cottage Collection
2282 PLAN
ELEVATION "H"

REVISIONS

OLE SOUTH PROPERTIES, INC.

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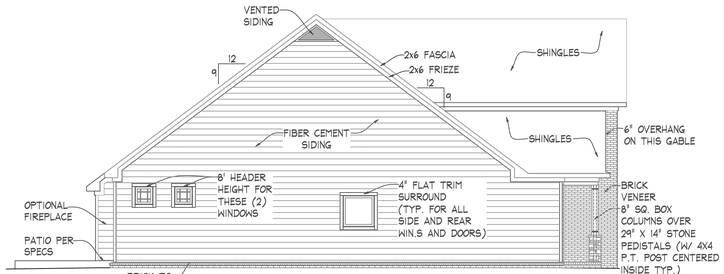
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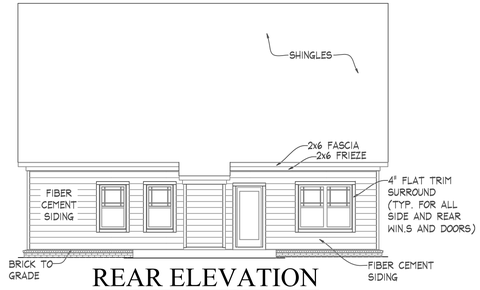
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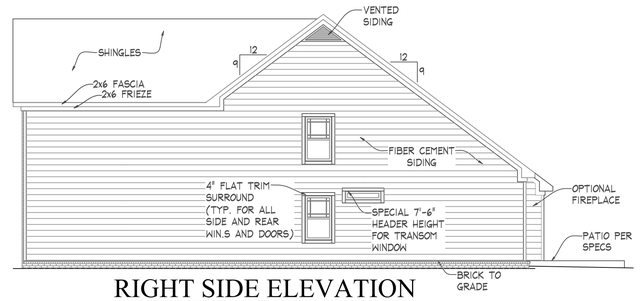
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



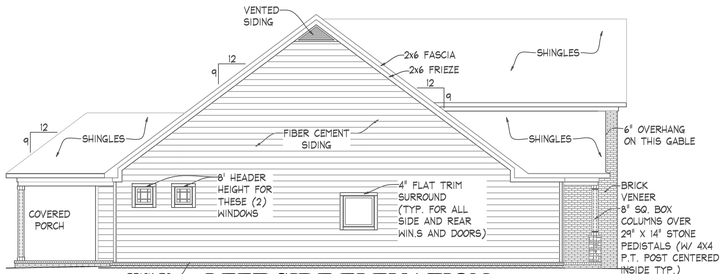
REAR ELEVATION

SCALE 1/8"=1'-0"



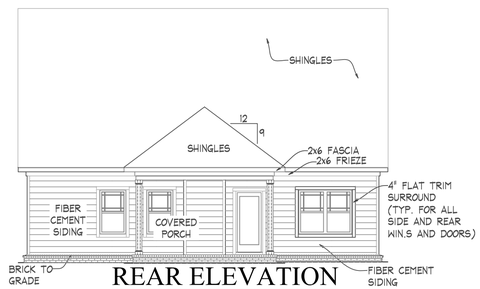
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



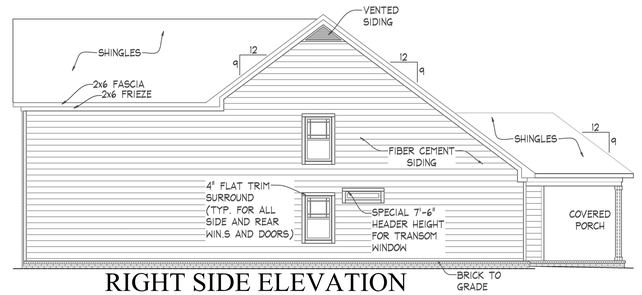
LEFT SIDE ELEVATION W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



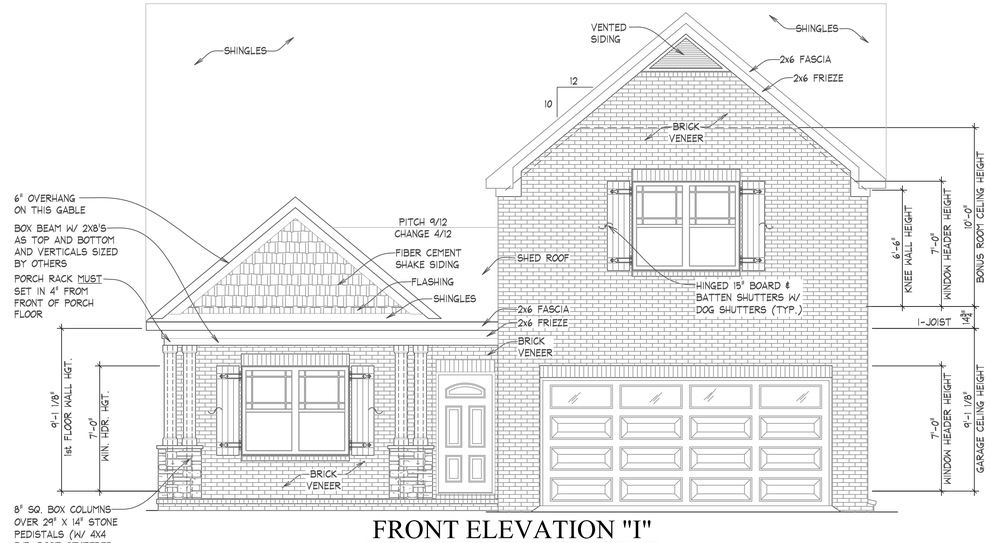
REAR ELEVATION W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



FRONT ELEVATION "I"

SCALE 1/4"=1'-0"

GENERAL FRAMING NOTES:

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3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
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5. ALL SECOND FLOOR WALLS ARE 8'-1 1/8" UNLESS OTHERWISE NOTED.

Cottage Collection
2282 PLAN
ELEVATION "I"

REVISIONS

OLE SOUTH PROPERTIES, INC.

262 ROBERT ROSE DRIVE
SUITE 300
MURFREESBORO, TN 37129
(615) 896-0019

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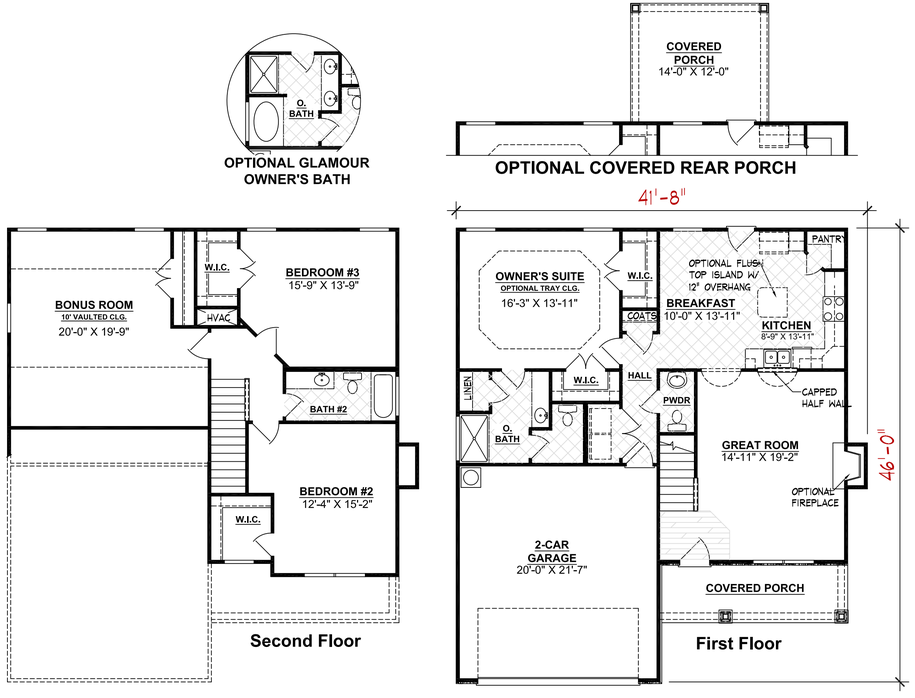
ELEVATION "G"



ELEVATION "H"



ELEVATION "I"



McClure Farms
2187 Plan

REVISIONS

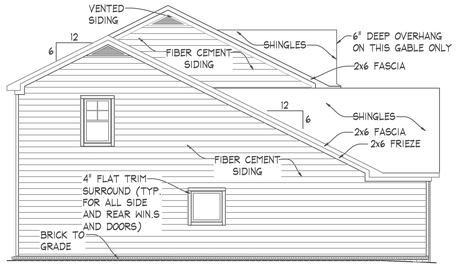
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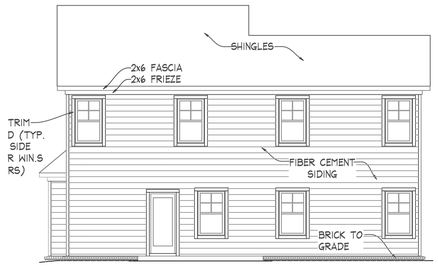
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ADA
JOB NO.
2187
SHEET
3

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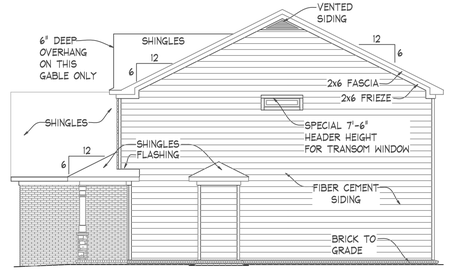
LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



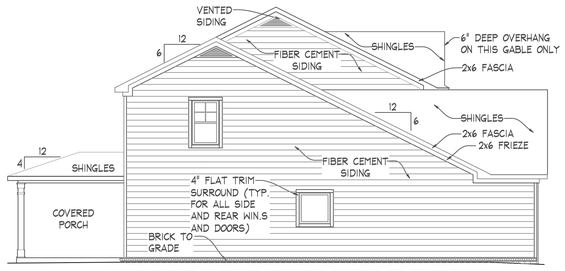
REAR ELEVATION

SCALE 1/4"=1'-0"



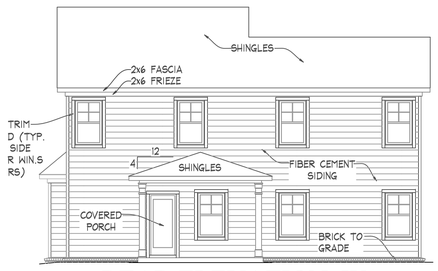
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



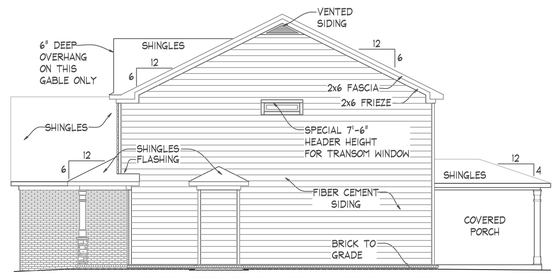
LEFT SIDE ELEVATION W/ COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



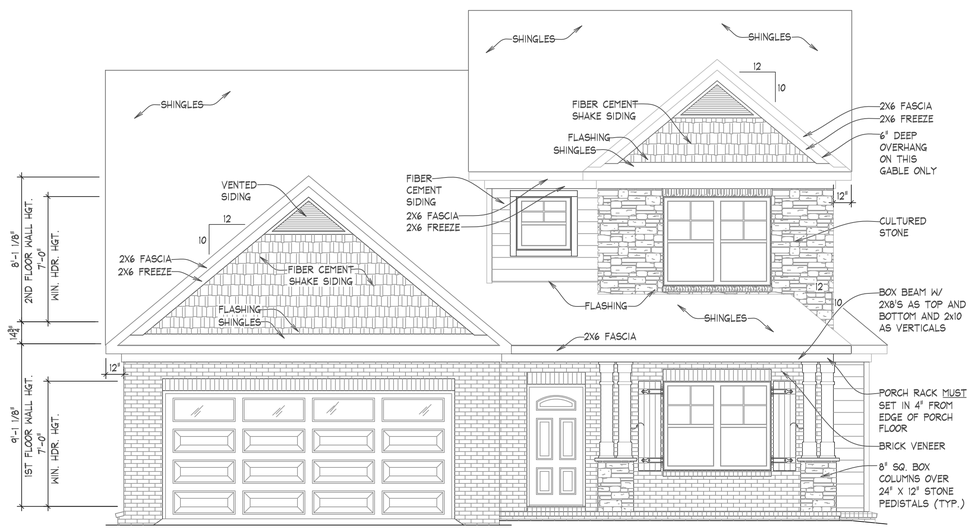
REAR ELEVATION W/ COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION W/ COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



FRONT ELEVATION "G"

SCALE 3/8"=1'-0"

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Cottage Collection
2187 PLAN
ELEVATION "G"

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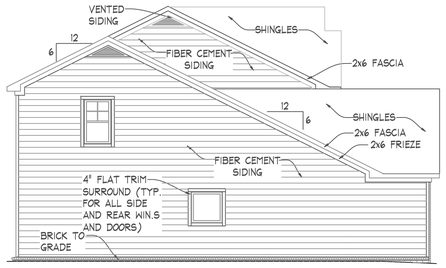
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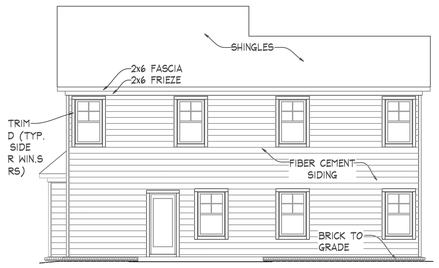
JOB NO. 2187

SHEET 1



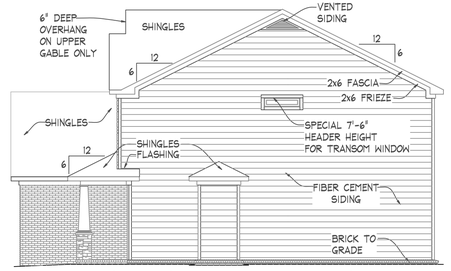
LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



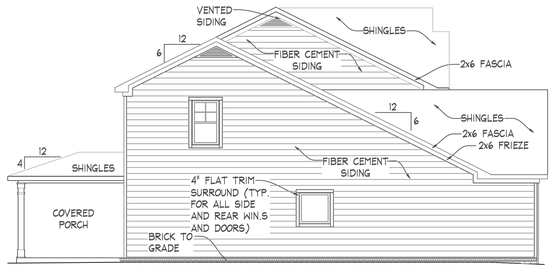
REAR ELEVATION

SCALE 1/4"=1'-0"



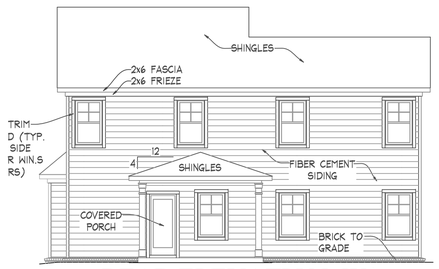
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



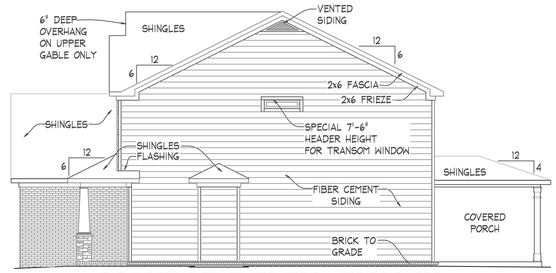
LEFT SIDE ELEVATION W/
COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



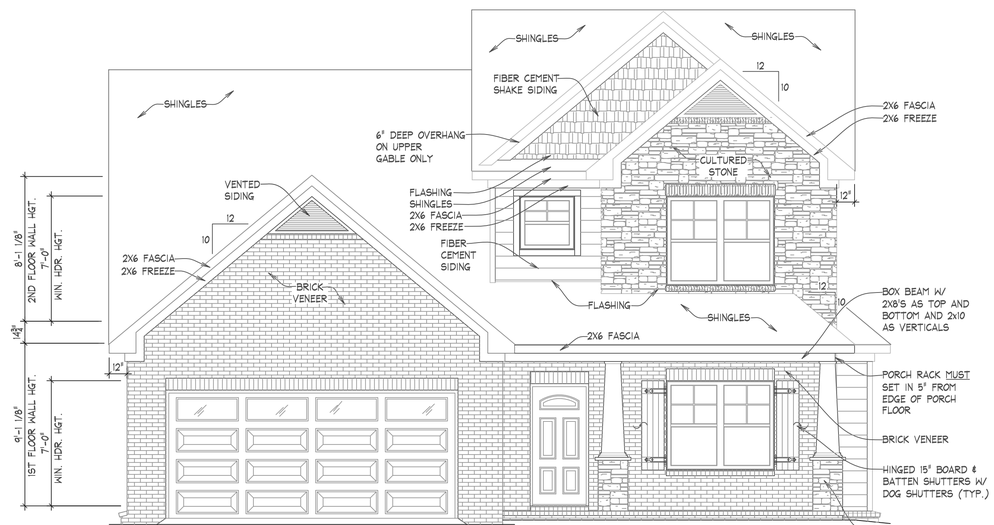
REAR ELEVATION W/
COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION W/
COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



FRONT ELEVATION "H"

SCALE 1/4"=1'-0"

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Cottage Collection
2187 PLAN
ELEVATION "H"

REVISIONS

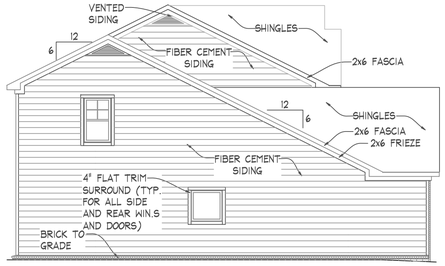
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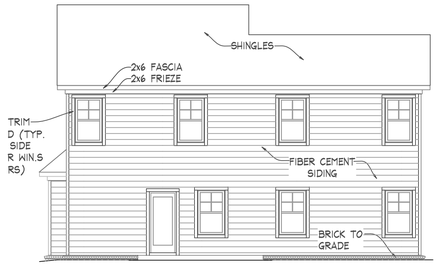
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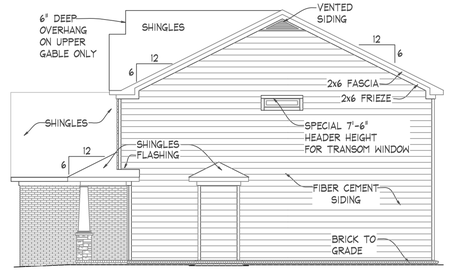
LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



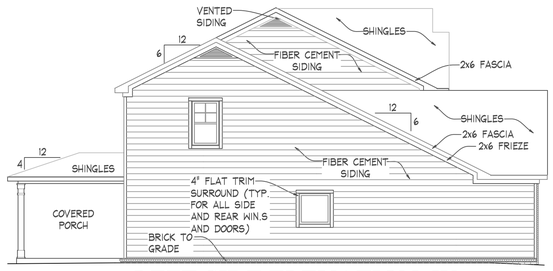
REAR ELEVATION

SCALE 1/4"=1'-0"



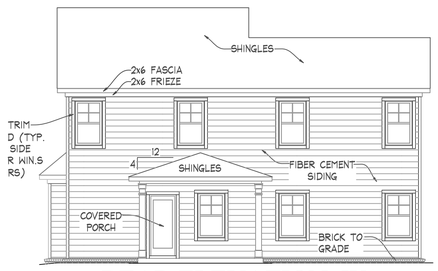
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



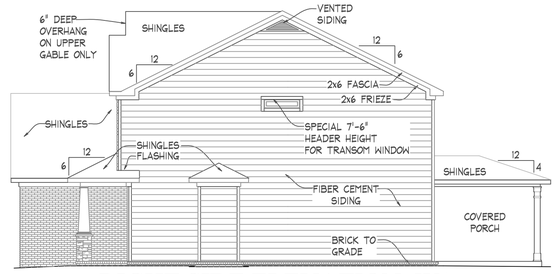
LEFT SIDE ELEVATION W/
COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



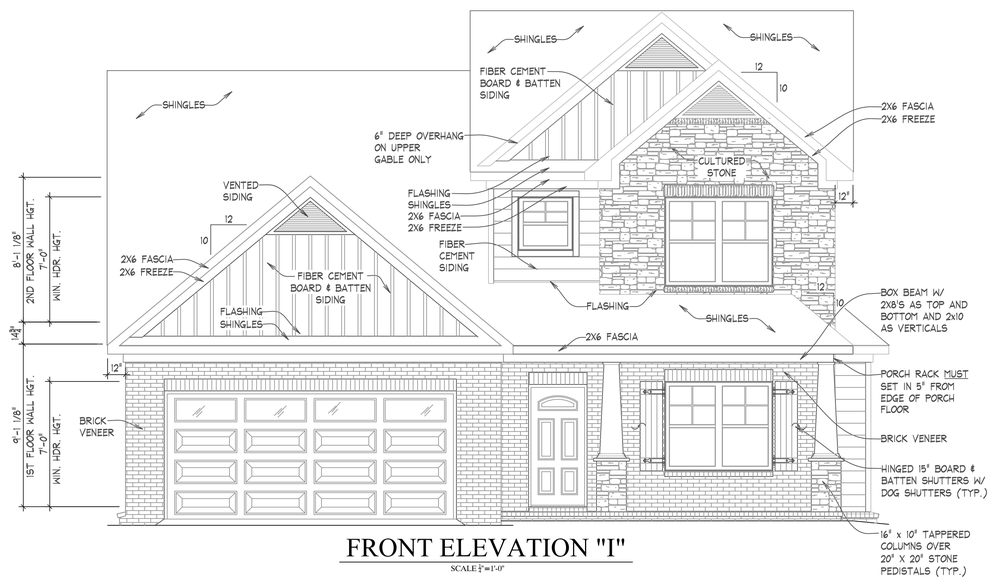
REAR ELEVATION W/
COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION W/
COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



FRONT ELEVATION "I"

SCALE 1/4"=1'-0"

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Cottage Collection
2187 PLAN
ELEVATION "I"

REVISIONS

OLE SOUTH PROPERTIES, INC.

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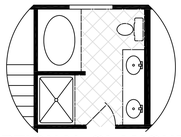
ELEVATION "G"



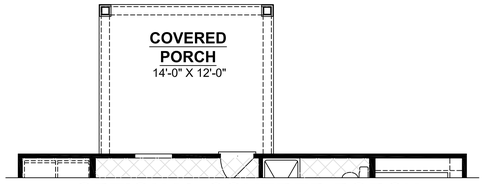
ELEVATION "H"



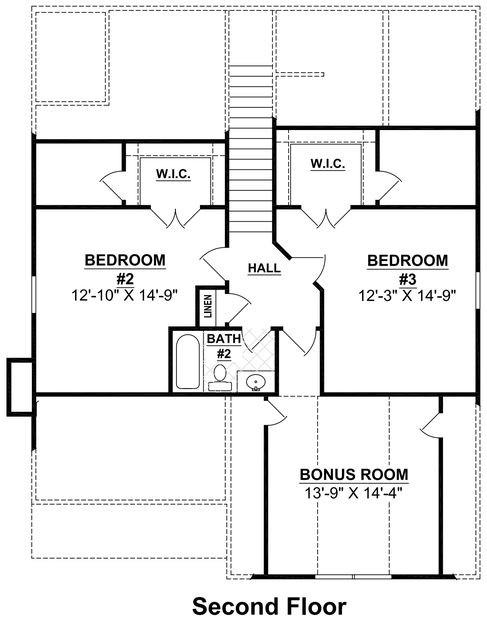
ELEVATION "I"



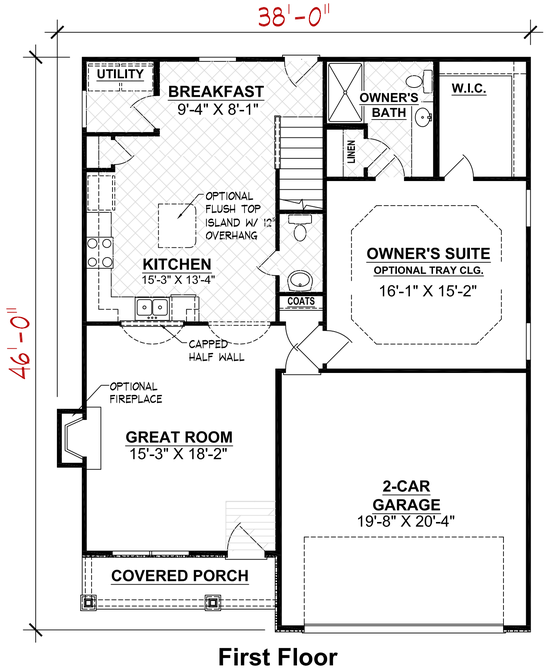
OPTIONAL GLAMOUR OWNER'S BATH



OPTIONAL COVERED PORCH



Second Floor



First Floor

McClure Farms
1989 Plan

REVISIONS

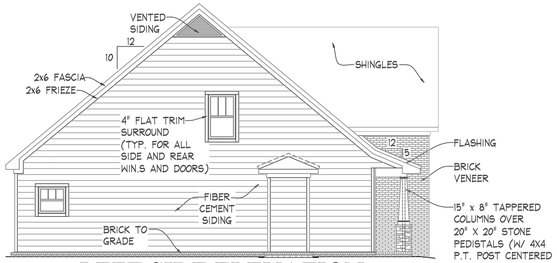
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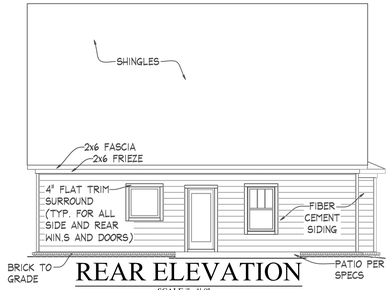
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ADA
JOB NO.
1989
SHEET
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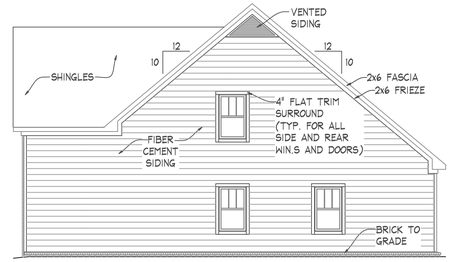
LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



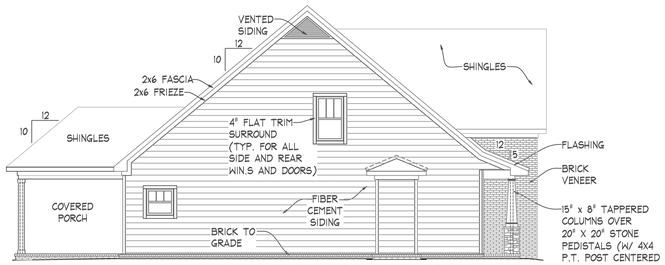
REAR ELEVATION

SCALE 1/4"=1'-0"



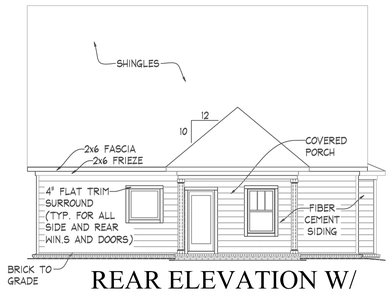
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



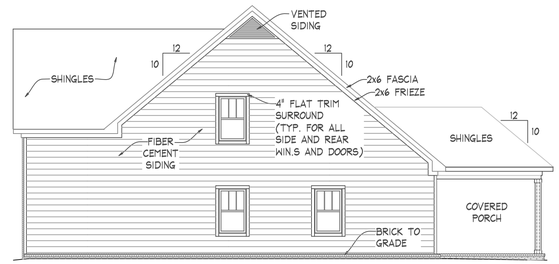
LEFT SIDE ELEVATION W/
COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



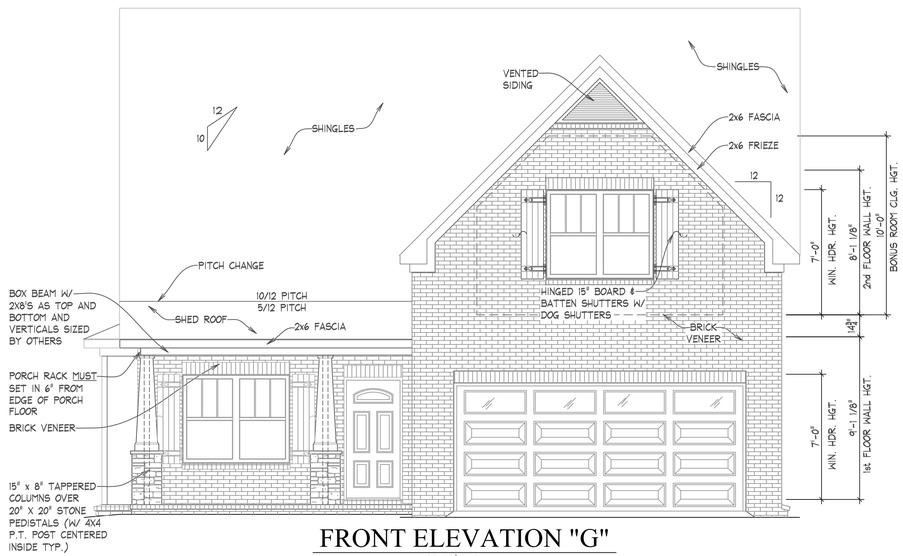
REAR ELEVATION W/
COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION W/
COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



FRONT ELEVATION "G"

SCALE 1/4"=1'-0"

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Cottage Collection
1989 PLAN
ELEVATION "G"

REVISIONS

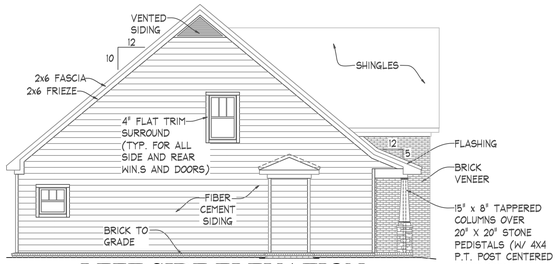
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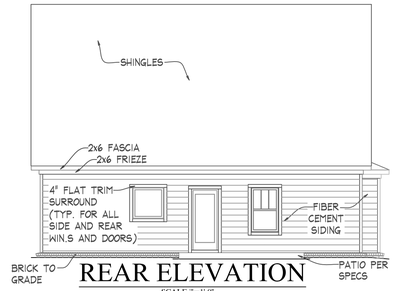
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JOB NO. 1989
SHEET 1

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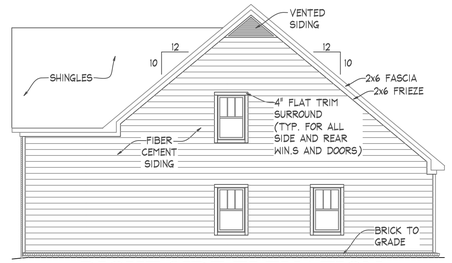
LEFT SIDE ELEVATION

SCALE:1"=1'-0"



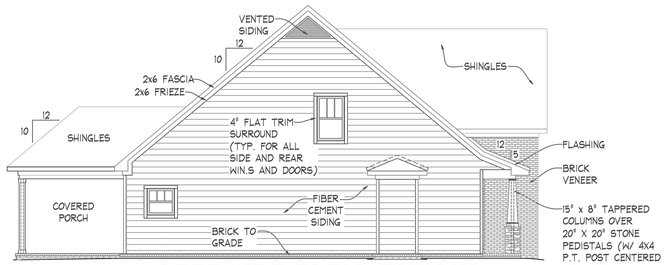
REAR ELEVATION

SCALE:1"=1'-0"



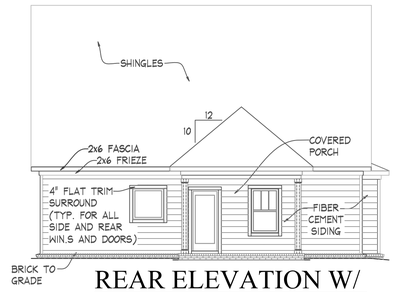
RIGHT SIDE ELEVATION

SCALE:1"=1'-0"



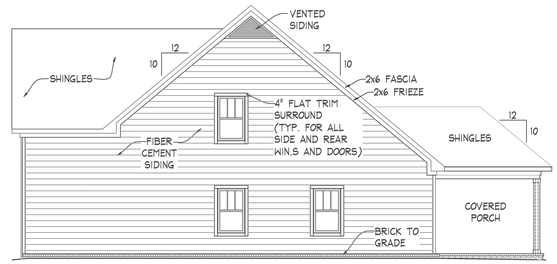
LEFT SIDE ELEVATION W/ COVERED REAR PORCH OPTION

SCALE:1"=1'-0"



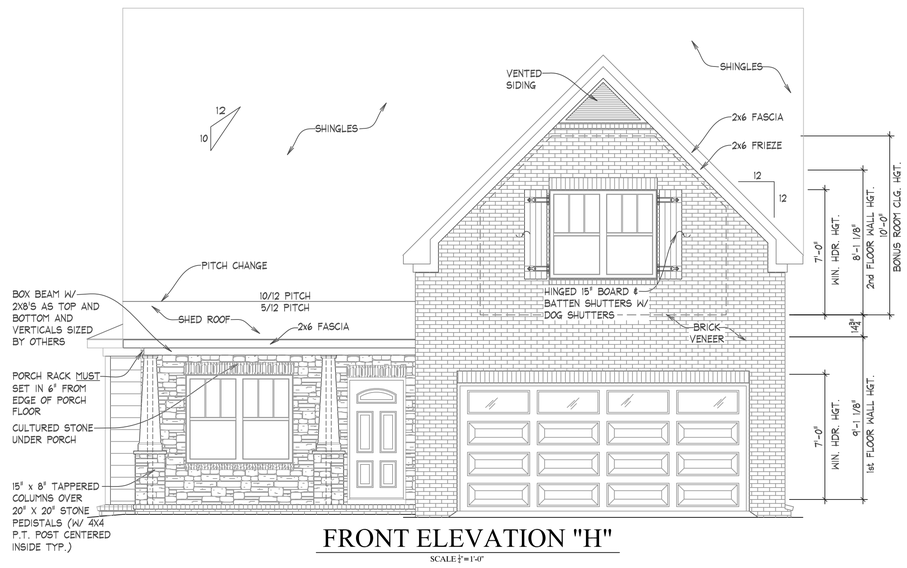
REAR ELEVATION W/ COVERED REAR PORCH OPTION

SCALE:1"=1'-0"



RIGHT SIDE ELEVATION W/ COVERED REAR PORCH OPTION

SCALE:1"=1'-0"



FRONT ELEVATION "H"

SCALE:1/4"=1'-0"

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6. ALL FLOORS TO BE 14" DEEP OPEN WEB TRUSSES

Cottage Collection 1989 PLAN ELEVATION "H"

REVISIONS

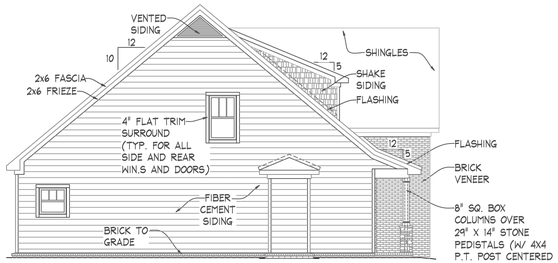
OLE SOUTH PROPERTIES, INC.

262 ROBERT ROSE DRIVE
SUITE 300
MURFREESBORO, TN 37129
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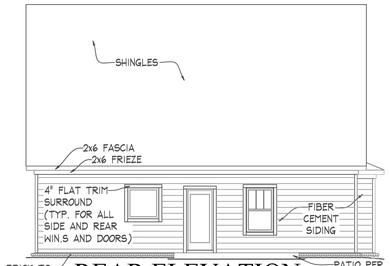
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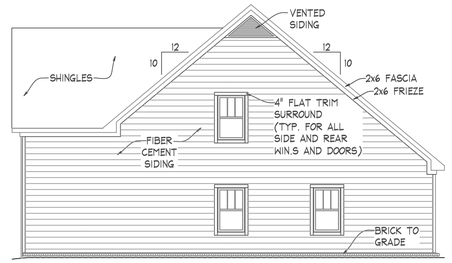
LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



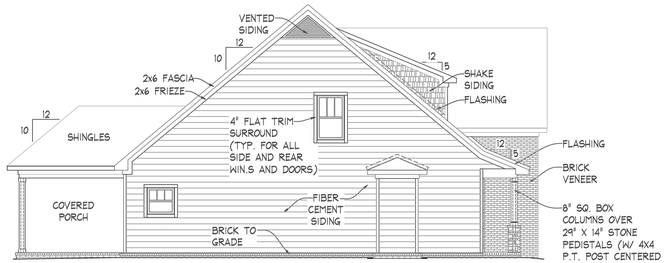
REAR ELEVATION

SCALE: 1/4"=1'-0"



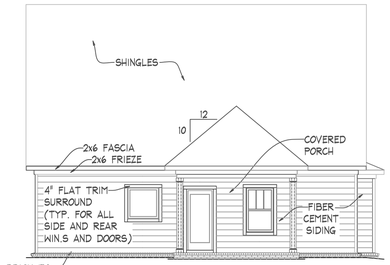
RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



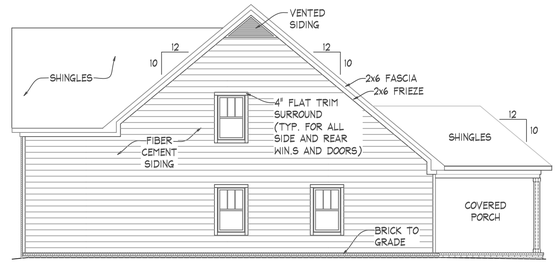
LEFT SIDE ELEVATION W/
COVERED REAR PORCH OPTION

SCALE: 1/4"=1'-0"



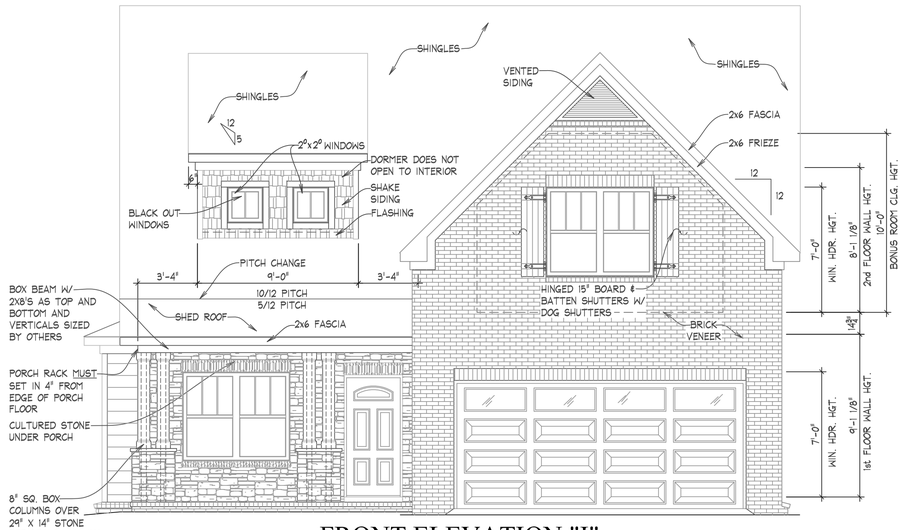
REAR ELEVATION W/
COVERED REAR PORCH OPTION

SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION W/
COVERED REAR PORCH OPTION

SCALE: 1/4"=1'-0"



FRONT ELEVATION "I"

SCALE: 1/4"=1'-0"

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Cottage Collection
1989 PLAN
ELEVATION "I"

REVISIONS

OLE SOUTH PROPERTIES, INC.

262 ROBERT ROSE DRIVE
SUITE 300
MURFREESBORO, TN 37129
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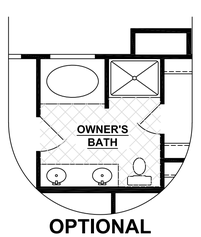
ELEVATION "G"



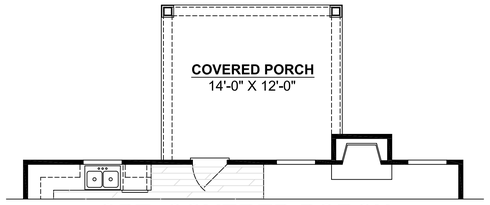
ELEVATION "H"



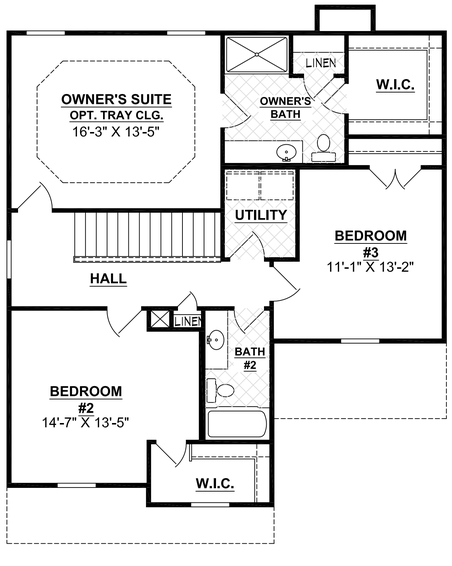
ELEVATION "I"



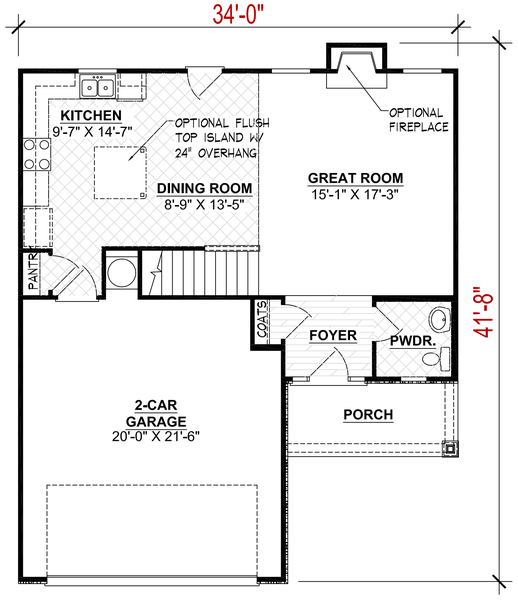
OPTIONAL
GLAMOUR BATH



OPT. COVERED PORCH



Second Floor



First Floor

McClure Farms
1726 Plan

REVISIONS

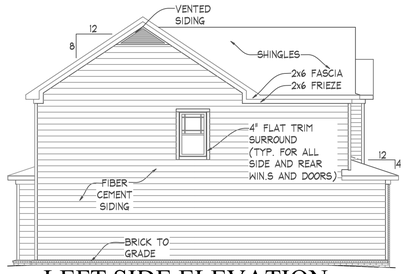
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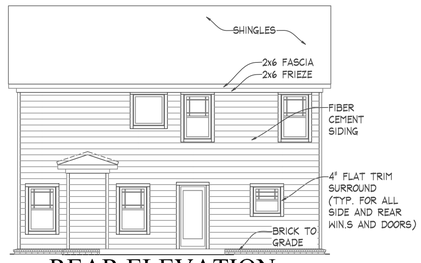
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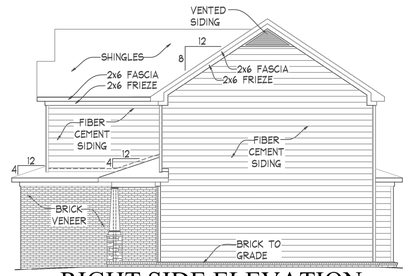
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



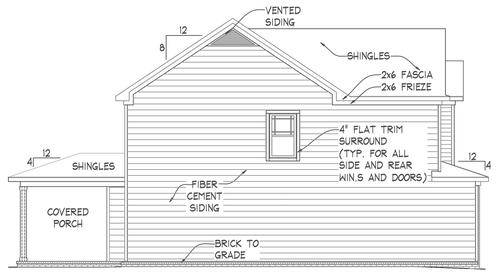
REAR ELEVATION

SCALE 1/8"=1'-0"



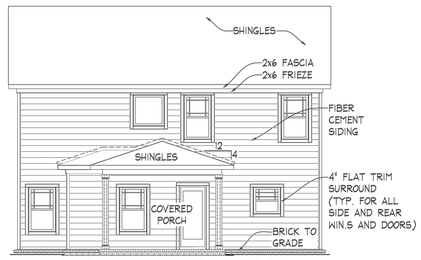
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



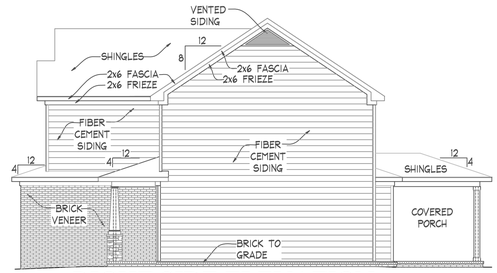
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



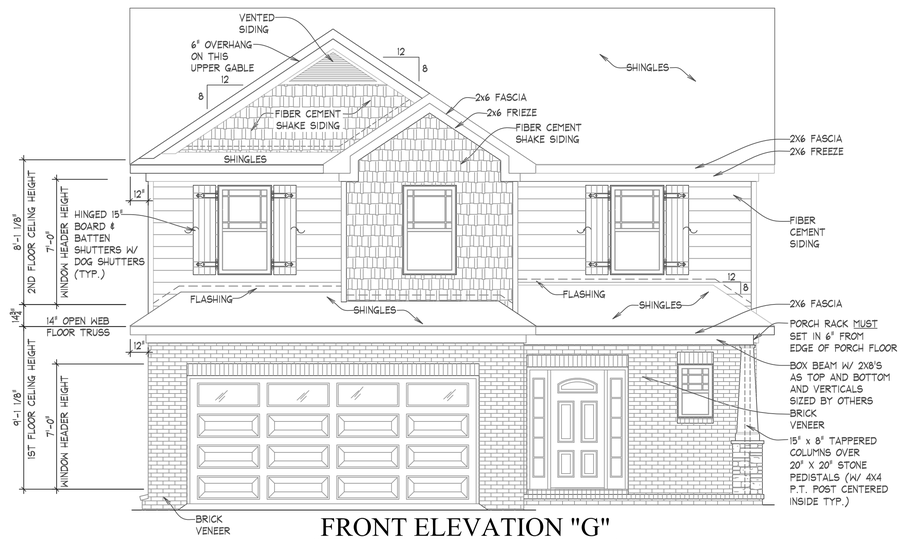
REAR ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



FRONT ELEVATION "G"

SCALE 1/4"=1'-0"

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Cottage Collection
1726 PLAN
ELEVATION "G"

REVISIONS

OLE SOUTH PROPERTIES, INC.

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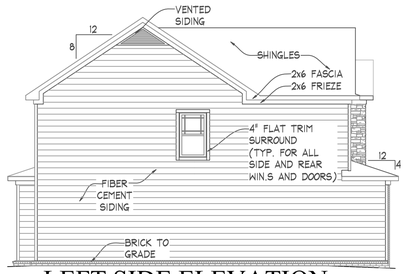
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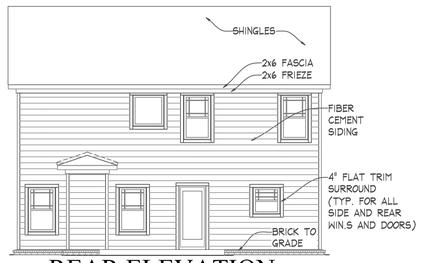
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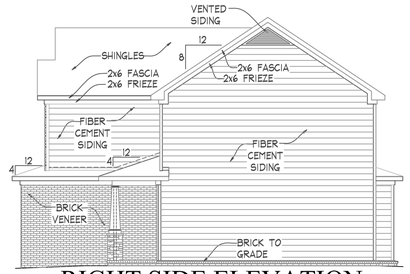
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



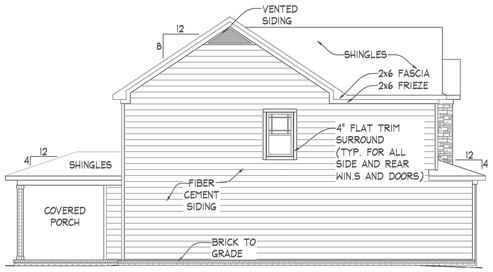
REAR ELEVATION

SCALE 1/8"=1'-0"



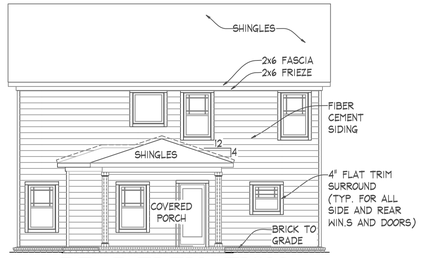
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



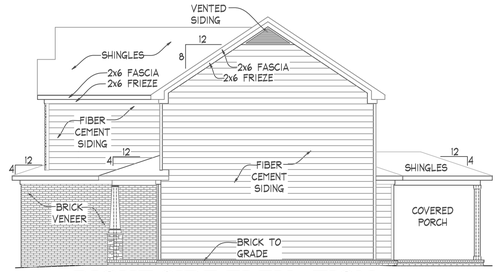
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



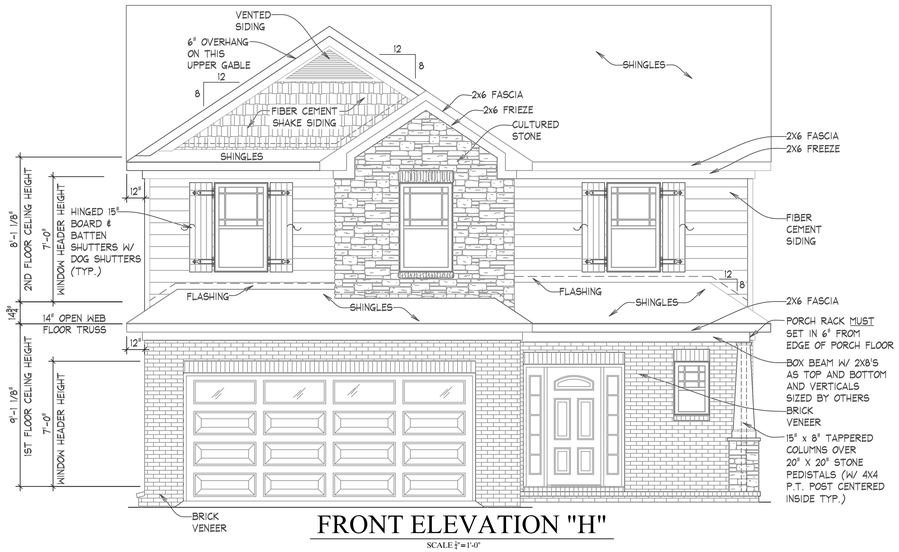
REAR ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



FRONT ELEVATION "H"

SCALE 1/4"=1'-0"

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Cottage Collection
1726 PLAN
ELEVATION "H"

REVISIONS

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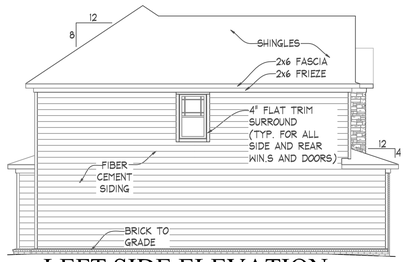
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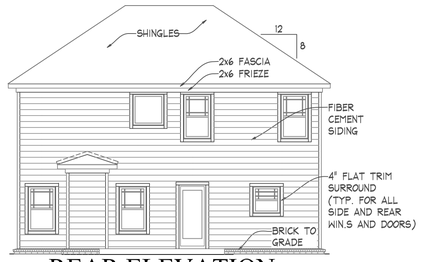
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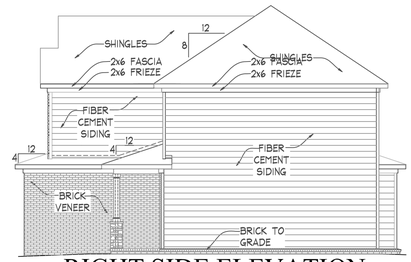
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



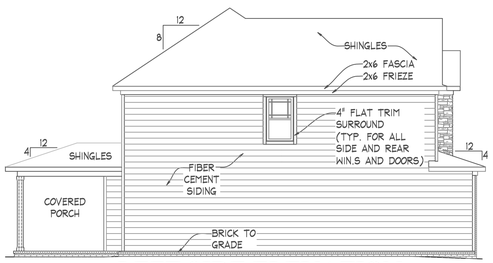
REAR ELEVATION

SCALE 1/8"=1'-0"



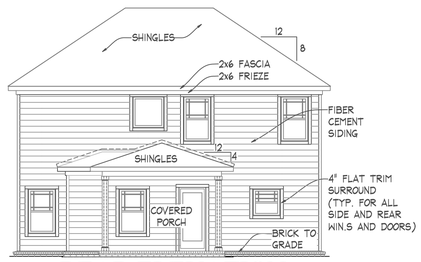
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



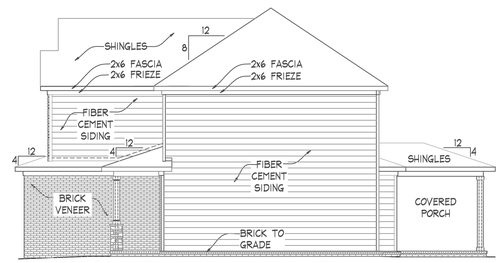
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



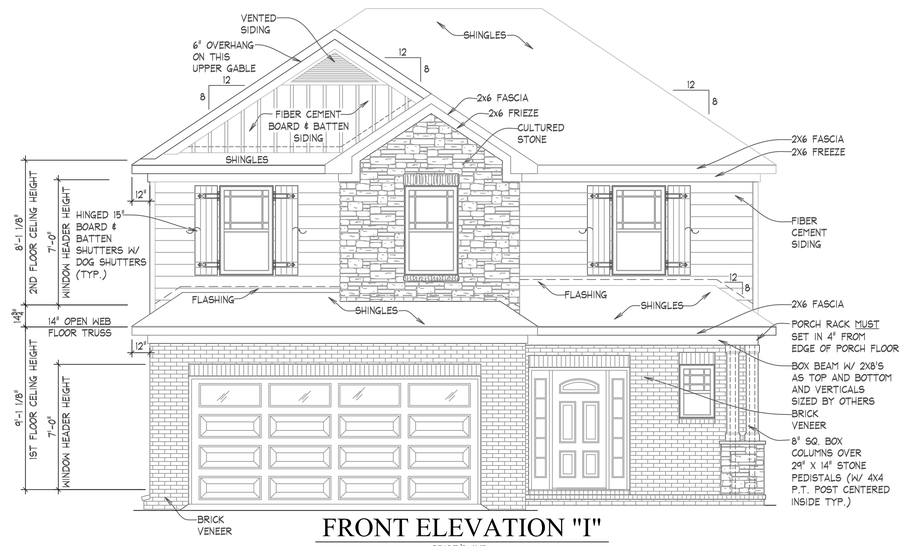
REAR ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



FRONT ELEVATION "I"

SCALE 1/4"=1'-0"

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Cottage Collection
1726 PLAN
ELEVATION "I"

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REVISIONS

O·L·E SOUTH PROPERTIES, INC.

262 ROBERT ROSE DRIVE
SUITE 300
MURFREESBORO, TN 37129
(615) 896-0019

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DATE 6-18-21 | C
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JOB NO. 1726
SHEET 1



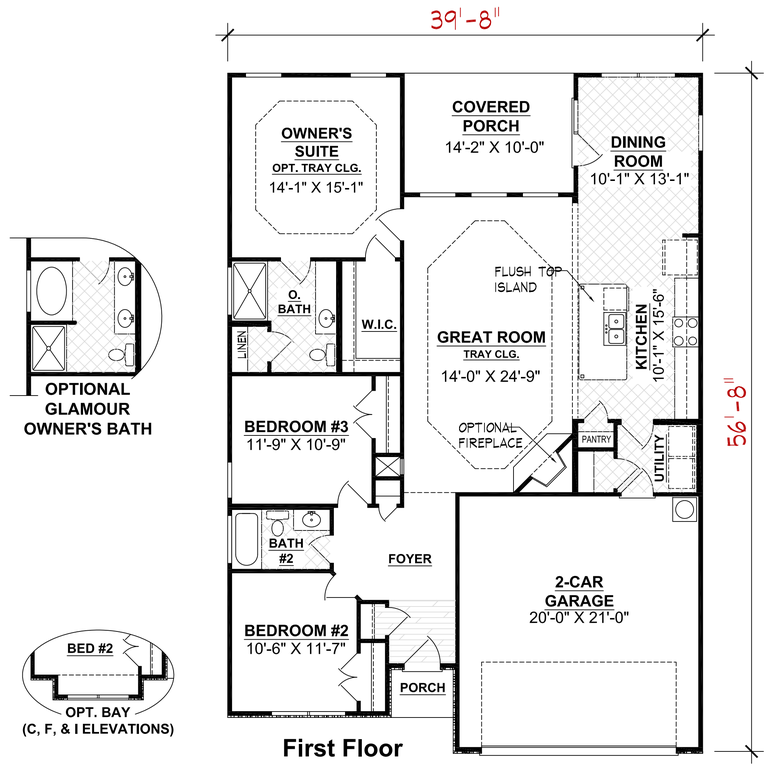
ELEVATION "G"



ELEVATION "H"



ELEVATION "I"



First Floor

McClure Farms
1624 Plan

REVISIONS

O·L·E SOUTH PROPERTIES, INC.

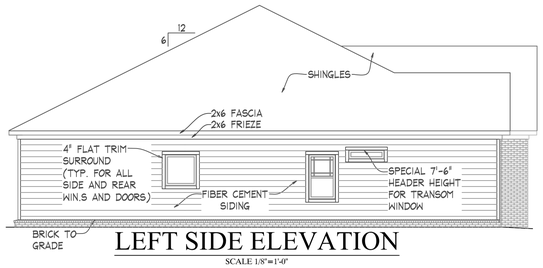
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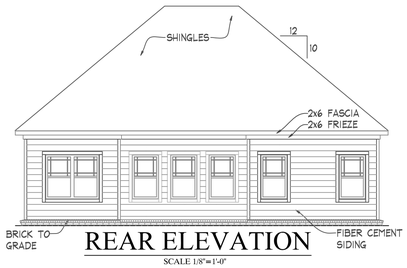
DATE
4-16-21
DRAWN
ADA
JOB NO.
1624
SHEET
7

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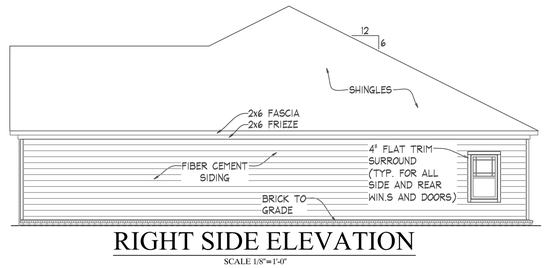
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



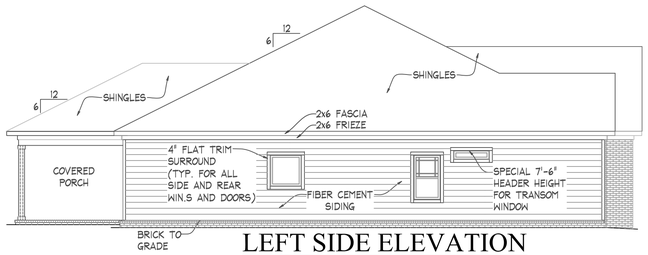
REAR ELEVATION

SCALE 1/8"=1'-0"



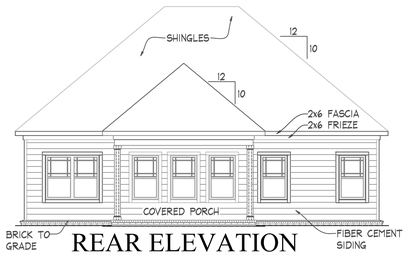
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



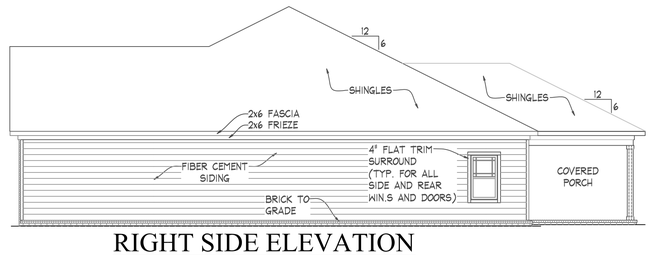
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



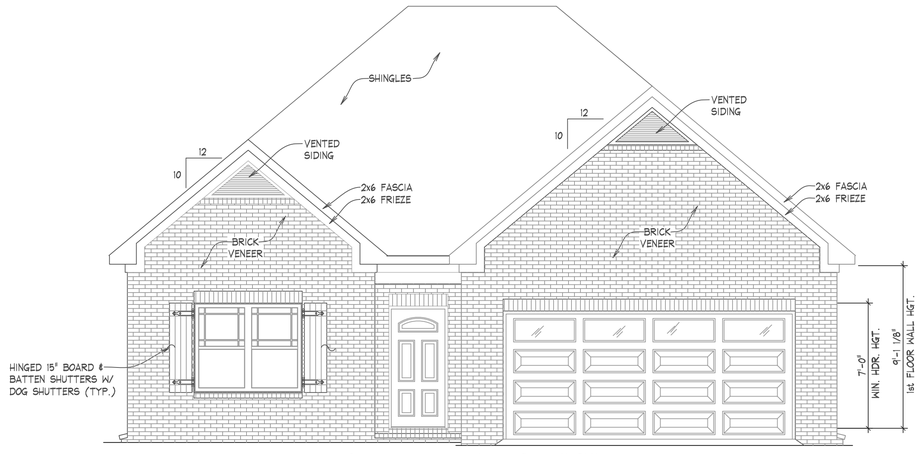
REAR ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



FRONT ELEVATION "G"

SCALE 1/4"=1'-0"

GENERAL FRAMING NOTES:

1. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.
2. ALLOW 4" FOR ALL BRICK VENEER
3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
4. ALL FIRST FLOOR WALLS ARE 9'-1 1/8"
5. CROSSHATCHED AREA IN ATTIC TO BE DECKED FOR HVAC

Cottage Collection
1624 PLAN
ELEVATION "G"

REVISIONS

OLE SOUTH PROPERTIES, INC.

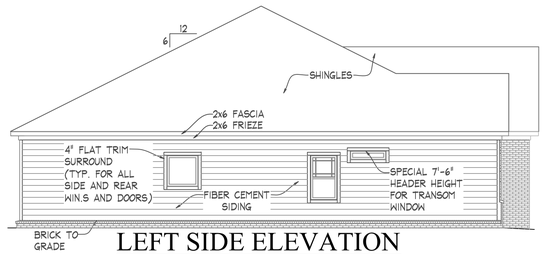
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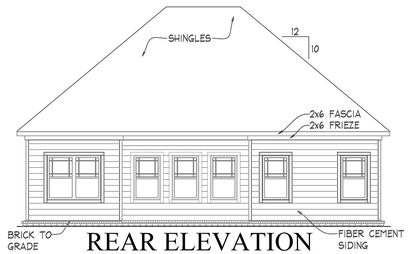
DATE 6-18-21
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C
JOB NO. 1624
SHEET 1

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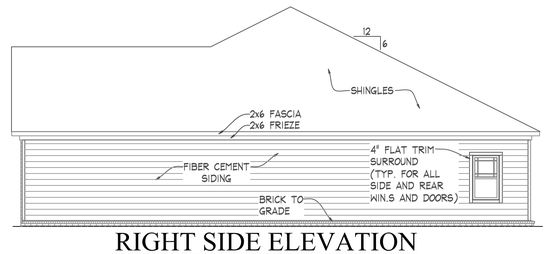
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



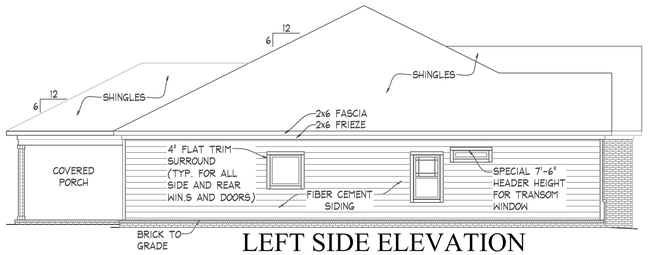
REAR ELEVATION

SCALE 1/8"=1'-0"



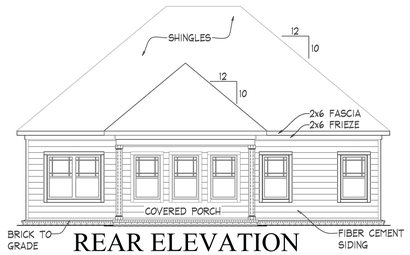
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



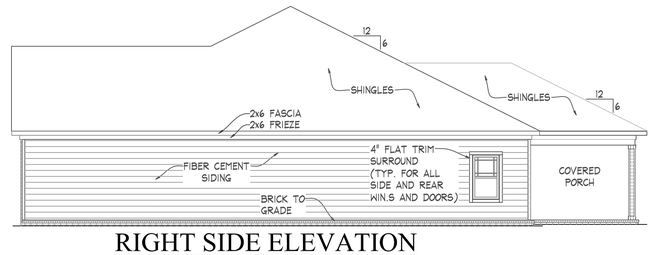
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



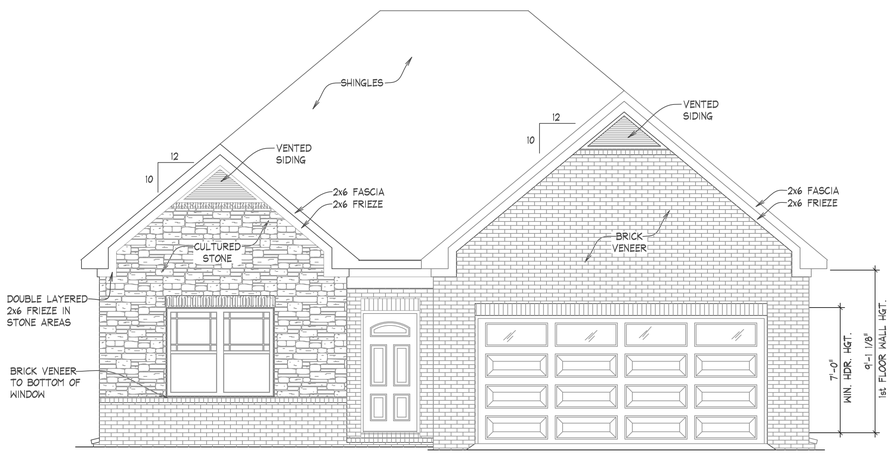
REAR ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



FRONT ELEVATION "H"

SCALE 1/4"=1'-0"

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Cottage Collection
1624 PLAN
ELEVATION "H"

REVISIONS

OLE SOUTH PROPERTIES, INC.

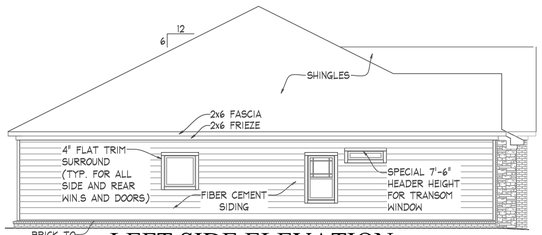
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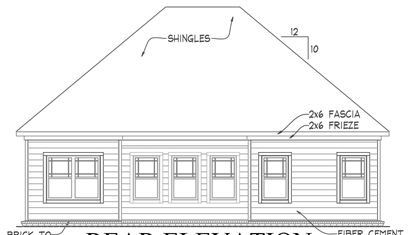
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SHEET 1

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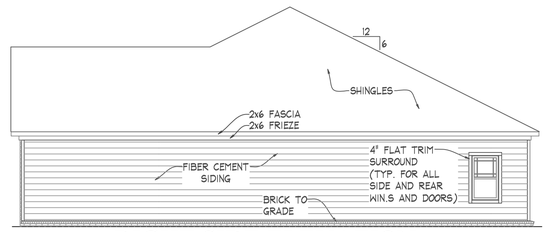
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



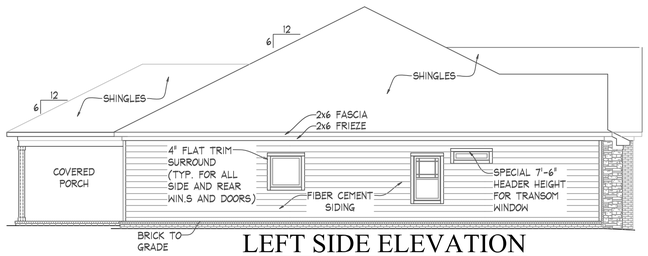
REAR ELEVATION

SCALE 1/8"=1'-0"



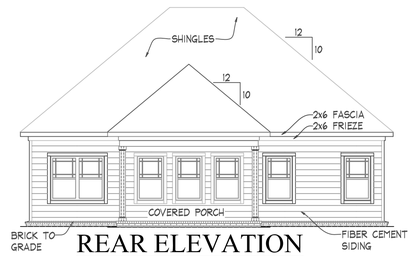
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



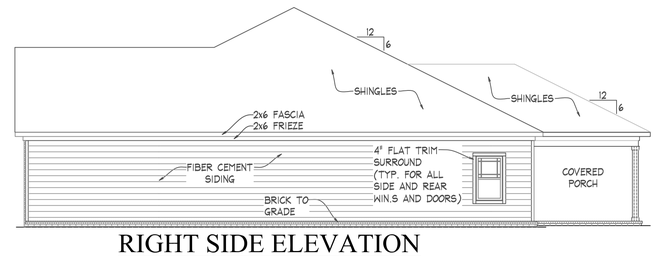
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



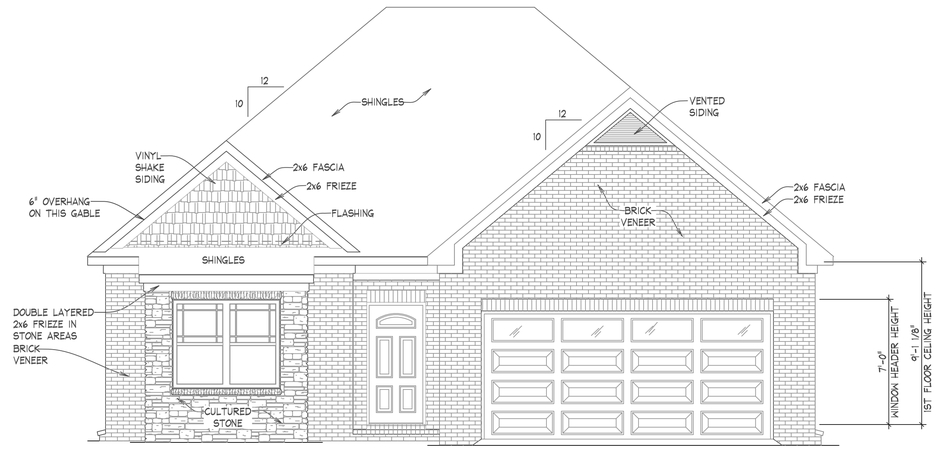
REAR ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



FRONT ELEVATION "I"

SCALE 1/4"=1'-0"

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Case Number:

21-0121

Request:

Request from T-Square Engineering for Final Plat approval with surety in the amount of $185,000 for Quail Run Meadows Phase 1B off Lasea Road.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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

DOCKET/CASE/APPLICATION NUMBER
21-0121

APPLICANT/PROPERTY OWNER
T-Square Engineering/ Joey Smith

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
1628 Lesea Rd/ Tax Map 73 Parcel 17

SUMMARY OF REQUEST: **Final Plat (Quail Run Meadows Phase 1B).**

This request is for a **Final Plat** approval for Quail Run Meadows Phase 1B that will consist of 23 single-family residential lots conforming to all standards of the R-6 zoning district with proposed lots having access and frontage from Quail Run Way & Brunswick Grove.



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	RS-40/ R-6 (Vacant Land)	Single-Family Residential	58.18 acres +/- / 6.95 +/- acres in phase area.

COMPATIBILITY with the COMPREHENSIVE PLAN:

N/A.

PROPERTY HISTORY:

AN 2017-06
CZ 2017-26
LP 2017-11. Request from Preston Ayer to rezone 58 acres to R-6 (Single-Family Residential) including a comprehensive plan amendment to suburban neighborhood.

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

C

T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

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

July 15th, 2021

City of Columbia Staff

Comment Response Letter – Final Plat – Quail Run Meadows Subdivision, Phase 1B

Project Number – 21-0121
Project Name – Quail Run Meadows Subdivision, Phase 1B
Project Engineer – T-Square Engineering – Nathan McVey, nathan.mcvey@t2-eng.com/ 615.678.8212
Project Developer – Joey Smith

Building

1. No comments.

Police

2. No comments provided.

Columbia Power

3. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area.
4. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area.

Atmos Energy

5. No comments provided.

Maury County E911

6. No comments provided.

Maury County Schools

7. No comments provided.

Columbia Water

8. Water has been installed - needs pressure tested - Bacteria samples - Water line agreement.
   Noted. Contractor will contact the inspector for inspection.

RECEIVED
JUL 19 2021
By: 121

Public Works

9. No comments.

Engineering

10. Show revised storm design approved with Phase 2 Construction Plans.
    Revised storm designs are now shown and included in this phase.
11. Provide LOC in the amount of $185,00 by 7/19/21.
    The LOC has been provided.
12. Install Binder and Curbing by 7/19/21.
    Binder and curbing are installed.
13. Include lots 38, 39, and 40.
    Lots are now included.
14. Reference stormwater maintenance agreement book/page
    The agreement is now referenced.

Wastewater

15. Wastewater approves this request.

Planning

16. No comment, water and fire will be looking for water facilities to be completed and live before permits.

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, July 13, 2021
ITEM NO.
21-0121

DESCRIPTION: Request from T-Square Engineering for final plat approval of Quail Run Meadows Subdivision Ph 1B being 26 lots off Lasea Road.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Power

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ATTACHMENTS: Final Plat

Case #21-0121
Quail Run Meadows
Phase 1B

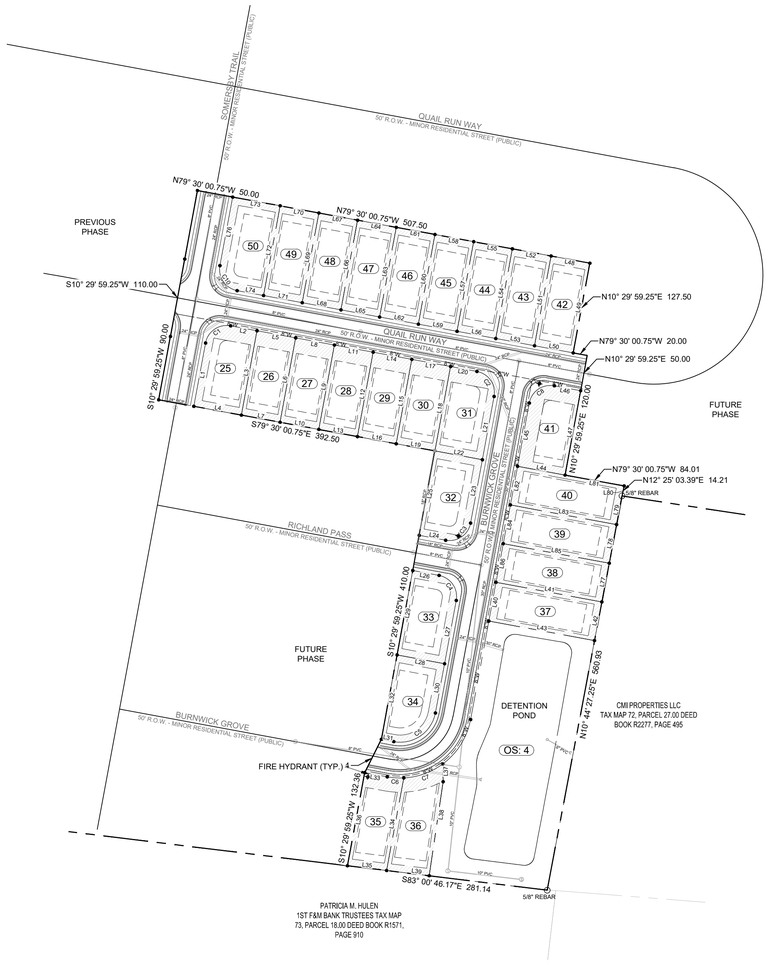


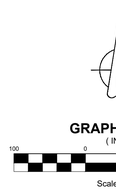
Parcel Line Table		
Line #	Length	Direction
L1	90.00	N10° 29' 59.25"E
L2	37.50	S79° 30' 00.75"E
L3	120.00	N10° 29' 59.25"E
L4	67.50	N79° 30' 00.75"W
L5	55.00	S79° 30' 00.75"E
L6	120.00	N10° 29' 59.25"E
L7	55.00	N79° 30' 00.75"W
L8	55.00	S79° 30' 00.75"E
L9	120.00	N10° 29' 59.25"E
L10	55.00	N79° 30' 00.75"W
L11	55.00	S79° 30' 00.75"E
L12	120.00	N10° 29' 59.25"E
L13	55.00	N79° 30' 00.75"W
L14	55.00	S79° 30' 00.75"E
L15	120.00	N10° 29' 59.25"E
L16	55.00	N79° 30' 00.75"W
L17	55.00	S79° 30' 00.75"E
L18	120.00	S10° 29' 59.25"W
L19	55.00	N79° 30' 00.75"W
L20	37.50	S79° 30' 00.75"E
L21	90.00	S10° 29' 59.25"W
L22	67.50	S79° 30' 00.75"E
L23	90.00	S10° 29' 59.25"W
L24	37.50	N79° 30' 00.75"W
L25	120.00	N10° 29' 59.25"E
L26	37.50	S79° 30' 00.75"E
L27	90.00	S10° 29' 59.25"W
L28	67.50	N79° 30' 00.75"W
L29	120.00	N10° 29' 59.25"E
L30	70.00	S10° 29' 59.25"W
L31	17.50	N79° 30' 00.75"W
L32	120.00	N10° 29' 59.25"E
L33	31.95	S79° 30' 00.75"E
L34	131.66	S10° 29' 59.25"W
L35	55.10	N83° 01' 00.03"W
L36	132.35	N10° 29' 59.25"E
L37	24.71	S11° 00' 20.87"E
L38	132.93	S8° 23' 13.58"W
L39	60.01	S83° 00' 33.47"E
L40	55.00	S10° 29' 59.25"W
L41	150.40	N79° 30' 00.75"W
L42	55.00	N10° 44' 27.25"E
L43	150.17	S79° 30' 00.75"E

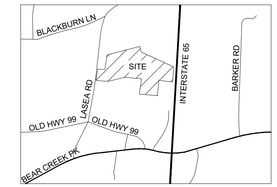
Parcel Line Table		
Line #	Length	Direction
L44	67.50	S79° 30' 00.75"E
L45	90.00	S10° 29' 59.25"W
L46	37.50	N79° 30' 00.75"W
L47	120.00	N10° 29' 59.25"E
L48	55.00	S79° 30' 00.75"E
L49	127.50	S10° 29' 59.25"W
L50	55.00	N79° 30' 00.75"W
L51	127.50	N10° 29' 59.25"E
L52	55.00	S79° 30' 00.75"E
L53	55.00	N79° 30' 00.75"W
L54	127.50	N10° 29' 59.25"E
L55	55.00	S79° 30' 00.75"E
L56	55.00	N79° 30' 00.75"W
L57	127.50	N10° 29' 59.25"E
L58	55.00	S79° 30' 00.75"E
L59	55.00	N79° 30' 00.75"W
L60	127.50	N10° 29' 59.25"E
L61	55.00	S79° 30' 00.75"E
L62	55.00	N79° 30' 00.75"W
L63	127.50	N10° 29' 59.25"E
L64	55.00	S79° 30' 00.75"E
L65	55.00	N79° 30' 00.75"W
L66	127.50	S10° 29' 59.25"W
L67	55.00	S79° 30' 00.75"E
L68	55.00	N79° 30' 00.75"W
L69	127.50	N10° 29' 59.25"E
L70	55.00	S79° 30' 00.75"E
L71	55.00	N79° 30' 00.75"W
L72	127.50	N10° 29' 59.25"E
L73	67.50	S79° 30' 00.75"E
L74	37.50	N79° 30' 00.75"W
L76	97.50	N10° 29' 59.25"E
L77	55.00	N10° 46' 07.56"E
L78	55.00	N10° 46' 07.56"E
L79	40.80	N10° 39' 56.81"E
L80	14.21	N12° 25' 03.39"E
L81	84.01	N79° 30' 00.75"W
L82	55.00	S10° 29' 59.25"W
L83	150.91	S79° 30' 00.75"E
L84	55.00	S10° 29' 59.25"W
L85	150.65	S79° 30' 00.75"E
L86	55.00	S10° 29' 59.25"W

Lot Table		
Parcel #	Area SF	Area AC
25	7906.86	0.18
26	6600.00	0.15
27	6600.00	0.15
28	6600.00	0.15
29	6600.00	0.15
30	6600.00	0.15
31	7906.86	0.18
32	7906.86	0.18
33	7906.86	0.18
34	7563.50	0.17
35	7206.86	0.17
36	8120.40	0.19
37	8265.45	0.19
38	8278.91	0.19
39	8293.12	0.19
40	8307.68	0.19
41	7906.86	0.18
42	7012.50	0.16
43	7012.50	0.16
44	7012.50	0.16
45	7012.50	0.16
46	7012.50	0.16
47	7012.50	0.16
48	7012.50	0.16
49	7012.50	0.16
50	8413.11	0.19

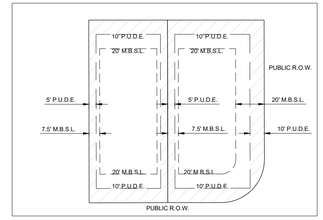
Open Space Table		
OPEN SPACE	Area SF	Area AC
OS: 4	57487.50	1.32







VICINITY MAP
NOT TO SCALE



TYPICAL LOT
NOT TO SCALE

SITE DATA	
CURRENT ZONING:	R6
MINIMUM BUILDING SETBACKS:	
FRONT:	20'
REAR:	20'
SIDE:	7.5'
TOTAL PHASE AREA:	7.52 ACRES
TOTAL PROPERTY AREA:	58.18 ACRES
NEW STREETS:	1.77 ACRES
OPEN SPACE:	1.32 ACRES

LEGEND

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

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO 26 LOTS AND DEDICATE OPEN SPACE AREAS AND RIGHT-OF-WAY AND EASEMENTS.
2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
3. SUBJECT PROPERTY IS PARCEL 17.00, 17.04, 17.05 AS SHOWN ON MAURY COUNTY TAX MAP 73.
4. DEED REFERENCE: RECORD BOOK R2497, PAGE 1113, BOOK R2518, PAGE 161, AND BOOK R2518, PAGE 172, REGISTER'S OFFICE OF MAURY COUNTY, TN.
5. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS) USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4100, NAD83. DRONE AERIAL PHOTOMETRY WAS ALSO USED TO SURVEY SOME ELEMENTS.
6. NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. THE TOTAL AREA OF THE PROPERTY SURVEYED IS 58.18 +/- ACRES.
8. THE NEW RIGHT-OF-WAY DEDICATION AREA IS 1.77 +/- ACRES.
9. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E WITH AN EFFECTIVE DATE OF 4/16/2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 119C, PANEL NO. 0195 SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
10. THIS PROPERTY IS ZONED R6.
11. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
12. ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
13. THIS SURVEY HAS BEEN SIGNED AND SEALED DIGITALLY.
14. DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION IS THE POWER PROVIDER.
15. STORM WATER MANAGEMENT OPERATION AND MAINTENANCE WILL BE GOVERNED BY THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORM WATER MANAGEMENT FACILITIES, DATED _____ IN RECORD BOOK ____, PAGE ____, REGISTER'S OFFICE OF MAURY COUNTY, TN.

SPECIAL UTILITY NOTE

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

Tennessee 811

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

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

_____, 20____
DATE — MAURY E911

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

_____, 20____
DATE — DIRECTOR OF COLUMBIA WASTEWATER DEPARTMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN IN BOOK NUMBER R2497, PAGE 1113, BOOK 2518, PAGE 161, AND BOOK 2518, PAGE 172, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

_____, 20____
DATE — OWNER

CERTIFICATE OF SURVEY ACCURACY

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

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

CERTIFICATE OF COMPLIANCE

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

_____, 20____
DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

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

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

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

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

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE AND UTILITIES DESIGNATED IN QUAIL RUN MEADOWS SUBDIVISION (PHASE 1B) HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $_____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____, 20____
DATE — CITY ENGINEER

OWNER OF RECORD
LASEA LAND GROUP MAP 073 PARCEL ID: 17.00, 17.04 & 17.05
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS

DATE: 7-19-21
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: JF

PHASE 1B FINAL PLAT
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

QUAIL RUN MEADOWS SUBDIVISION

JAMES RYAN FISHER — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2539

7-19-21

PROJECT
17-0707

SHEET
1 OF 1

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

P:\Projects\2017\17-0707 (NVR Lasea rd Site)\production\Phase1\17-0707 Phase 1B Final Plat.dwg, FINAL PLAT 1, 7/15/2021 3:05:36 PM

Case Number:

21-0131

Request:

Request from Dana Jorgensen for Final Plat approval at the corner of West 12th and Haley Street.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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

DOCKET/CASE/APPLICATION NUMBER
21-0131

APPLICANT/PROPERTY OWNER
Dana Jorgensen/ Recurve LLC

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
700 West 12th Street / Tax Map 100 E Group F Parcel: 25.00 & 25.01

SUMMARY OF REQUEST: **Final Plat, 700 West 12th Street.**

This request is for Final Plat approval for the creation of 3 single-family residential lots conforming to all standards of the R-6 Zoning District. It shall be noted that lot 1 will remain with existing single-family home however, shares ownership with adjacent lots numbered 2,3 & 4 as listed on plat that will be subdivided out from one L shaped lot.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6	Single-Family Residential	R-6/ R-MHP (Single-Family Residential)	N/A	1.13 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood. Proposed Preliminary and Final plat has an existing zoning designation of R-6.

PROPERTY HISTORY:

20-0280, Preliminary plat approved for 3 single-family residential lots within an R-6 Zoning District. Final plat not approved as requested due to infrastructure placement at time of request.

COMPATIBILITY with the ZONING ORDINANCE:

See 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

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, July 13, 2021
ITEM NO.
21-0131

DESCRIPTION: Split one lot into three lots.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Columbia Water

2. Approved.

Maury County Schools

3. No comments provided.

Police

4. No comments provided.

Atmos Energy

5. No comments provided.

Maury County E911

6. No comments provided.

Engineering

7. No comments

Columbia Power

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

Wastewater

9. Wastewater approves this request.

Public Works

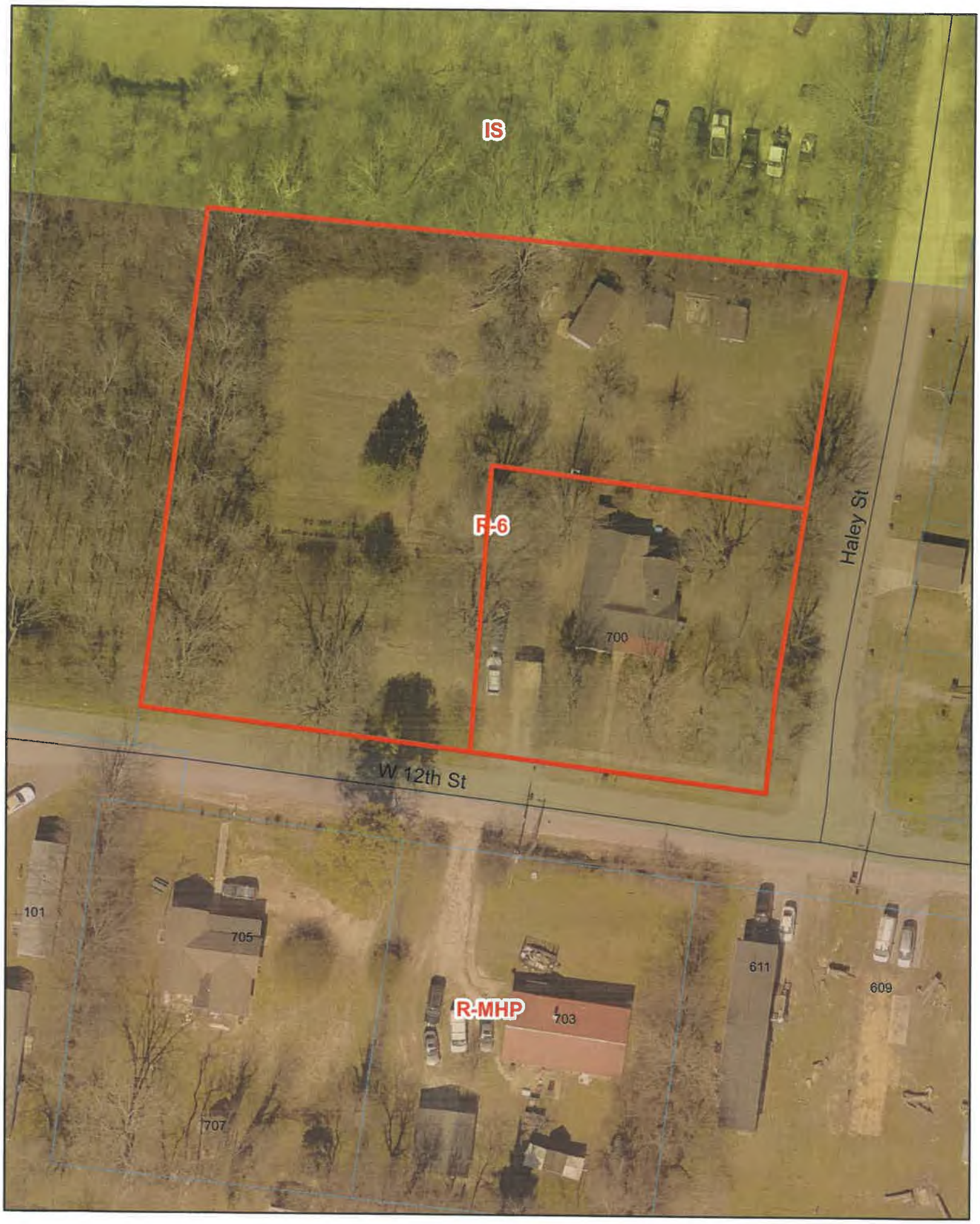
10. No comments.

Planning

11. no comments

ATTACHMENTS: Final Plat

Case #21-0131
W 12th Street



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 _____, page _____, 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, utilities, and other facilities have been filed.

_____, 20__ _____

Date

_____

Title (if action for partnership or corporation)

Certificate of Survey Accuracy

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

JUNE 2, 2021. _____ TN PLS# 1859

Date Registered Land Surveyor Number

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled _____ 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.

_____, 20__ _____

Date Name, Title, Agency of Authorized Approving Agent

Certificate of Approval of Streets, Drainage, and Utilities

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

_____ _____

City Engineer Date
Columbia, Tennessee

Certificate of Approval for Recording

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

_____ _____

Secretary, Planning Commission Date
Columbia, Tennessee

Certificate of Approval of Subdivision Name and Street Names

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

_____ _____

Maury County E911 Date

Certificate of Approval for Sewer System

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

_____ _____

Director of Wastewater Department Date
Columbia, Tennessee

Certificate of Compliance

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

_____ _____

City Engineer Date
Columbia, Tennessee

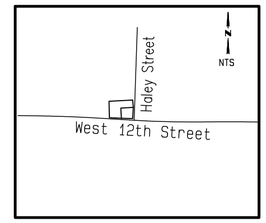
Lot Area		
Lot 1	10099 sf	0.23 Acres
Lot 2	12291 sf	0.28 Acres
Lot 3	12025 sf	0.28 Acres

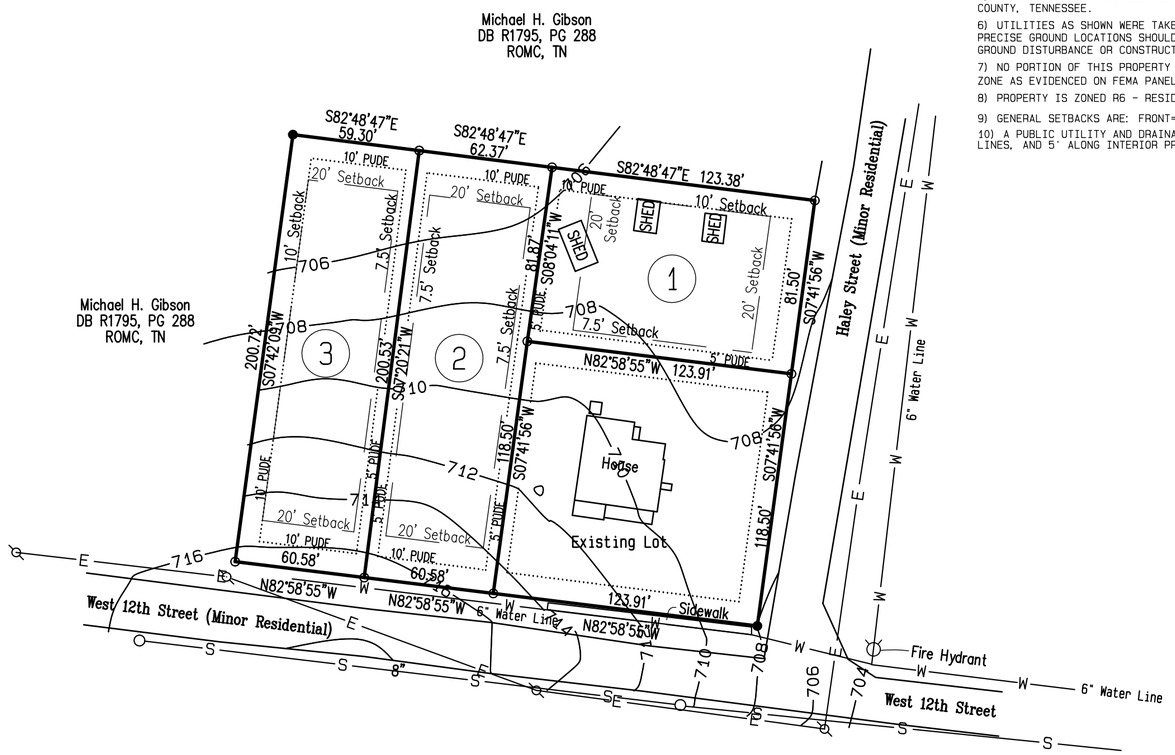
LEGEND
- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- SS MANHOLE
- PUDE LINE
- E ELECTRIC LINE
- W WATER LINE
- S SANITARY SEWER LINE

PUDE= PUBLIC UTILITY & DRAINAGE EASEMENT

GRAPHIC SCALE 1: 50

0 50 100





GENERAL NOTES

1) THE PURPOSE OF THIS PLAT IS TO DIVIDE PARCEL 25.01 OF MAP 100E INTO 3 LOTS.
2) BEARINGS ARE BASED ON GPS.
3) THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS OF RECORD. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE SEARCH.
4) ALL DEED BOOK REFERENCES PERTAIN TO REGISTER'S OFFICE OF MAURY, TENNESSEE.
5) SUBJECT PROPERTY IS LOCATED IN THE CITY OF COLUMBIA, 9TH CIVIL DISTRICT, MAURY COUNTY, TENNESSEE.
6) UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.
7) NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #47119C0285E OF MAURY COUNTY, TN, DATED 04/16/2007.
8) PROPERTY IS ZONED R6 - RESIDENTIAL
9) GENERAL SETBACKS ARE: FRONT=20'; SIDES=7.5'; REAR=20'.
10) A PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) 10' ALONG FRONT AND REAR PROPERTY LINES, AND 5' ALONG INTERIOR PROPERTY LINES IS REQUIRED FOR THIS SITE.



6/2/2021

CITY OF COLUMBIA MUNICIPAL PLANNING COMMISSION
STATE OF TENNESSEE

FINAL PLAT

MINOR SUBDIVISION	
LOT 1, 2, & 3 RECURVE LLC PROPERTY	
TOTAL ACRES = 1.13	TOTAL LOTS =4
MILES NEW ROADS =0.00	ACRES NEW ROADS = 0.00
PARCEL: 25.01 OF TAX MAP: 100E GROUP: F PLAT BOOK 22, PAGE 151, LOT 1 & 2	
OWNER: RECURVE LLC 114 Churchill Place, Franklin, TN 37067	
CIVIL DISTRICT: 9TH / SCALE: 1"= 50'	CLOSURE: 1/15,000
DATE: 6/02/2021	SHEET 1 OF 1

ARROWHEAD SURVEY
4151 OLD HILLSBORO ROAD
FRANKLIN, TN 37064
615-599-7347

Case Number:

21-0141

Request:

Request from Ragan Smith Associates for Final Plat approval with surety in the amount $48,000 for Taylor Landing Phase 5A off River Road.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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

DOCKET/CASE/APPLICATION NUMBER
21-0141

APPLICANT/PROPERTY OWNER
Regan Smith Associates/ Meritage Homes of Tennessee, Inc.

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
Taylor Landing Phase 5A/ Map 90, Parcel 6.03

SUMMARY OF REQUEST: **Final Plat (Taylor Landing Phase 5A)**

This request is for a Final Plat approval for Phase 5A of the Taylor Landing Planned Unit Development. This final plat includes One multi-family lot that will consist of 16 townhome units and one open space area.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 PUD (High Density Residential Planned Unit Development	Vacant Parcel	MU PUD/ Open Space & Residential Development	16 townhome units/ open space	2.06 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:
N/A

PROPERTY HISTORY:

Preliminary Plat previously approved.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Staff recommends that plat be subject to the satisfaction of technical comments.

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

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, July 13, 2021
ITEM NO.
21-0141

DESCRIPTION: Request from Ragan Smith for final plat approval of 1 multifamily lot in Taylor Landing Phase 5A off River Road.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Water

3. Water mains on opposite side of road - No fire hydrant at River Road and Seaton Way (BLDG M).

Atmos Energy

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Engineering

7. Reference Stormwater Maintenance Agreement book and page

Columbia Power

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

Wastewater

9. Wastewater approves this request.

Public Works

10. No comments.

Planning

11. no comment

ATTACHMENTS: Final Plat

Case #21-0141
Taylor Landing Ph 5A



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 MULTI FAMILY LOT AND 1 OPEN SPACE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. THIS PROPERTY IS CURRENTLY ZONED MU-PUD – (MIXED USE – PLANNED UNIT DEVELOPMENT).
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0170E, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT/ COMMUNITY NO. 470423 & 470123, PANEL NO. 170, SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED, SAID MAP DEFINES ZONE "X" (OTHER AREAS) AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. ALL OPEN SPACES ARE ALSO TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
6. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. 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, ENTRANCE PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
8. THE RECORDING OF THIS PLAT WILL VOID, VACATE, AND SUPERSEDE THE AFFECTED PART OF THE PLAN ENTITLED "WATERS EDGE AT TAYLOR BEND" OF RECORD IN PLAT BOOK P17, PAGE 318, R.O.M.C.T., AND THE AFFECTED PART OF THE PLAN ENTITLED "PLATTING OF ROADS OF RIVERPLACE AT NORTHWAY" OF RECORD IN PLAT BOOK 10, PAGE 494, R.O.M.C.T.
9. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:56,865.

KEVIN L. BRISWOLL — REGISTERED LAND SURVEYOR — TENNESSEE, NO. 2797

DATE: JUNE 21, 2021

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 8.03 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 90.

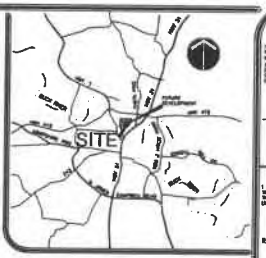
DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HERITAGE HOMES OF TENNESSEE, INC. FROM PATRICIA LEE TAYLOR CLAYBORNE, TRUSTEE OF THE CHARLES W. TAYLOR (REVOCABLE TRUST, PATRICIA LEE TAYLOR CLAYBORNE AND DAVID CHARLES TAYLOR, GLENDA KAYE TAYLOR MARSHALL AND JULIE ANN TAYLOR THOMPSON BY WARRANTY DEED OF RECORD IN DEED BOOK R2556, PAGE 1187, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

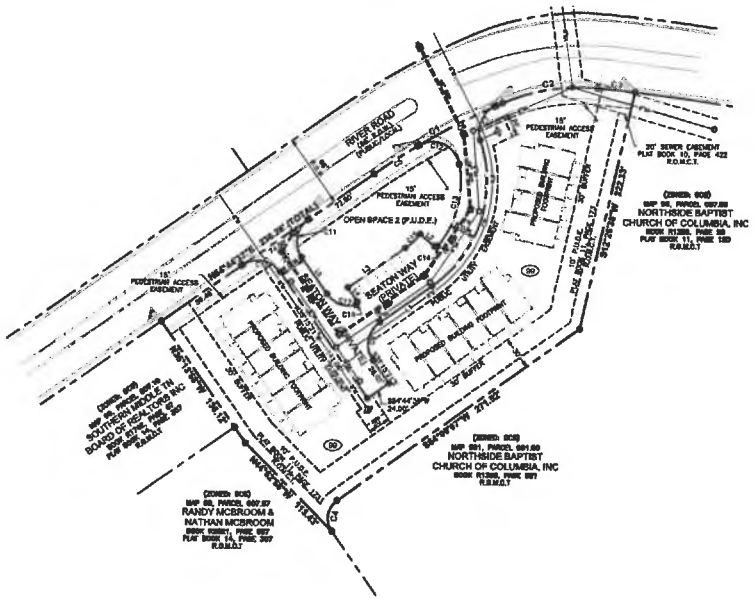
(SEE NOTE 2)

0 50 100 150

1" = 50'



LOCATION MAP
NTS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S04°42'46"E	57.82'
L2	N49°07'32"W	18.94'
L3	S04°42'48"E	53.90'
L4	S35°17'11"E	19.44'
L5	N05°15'21"W	41.26'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	664.01'	134.24'	11°35'00"	67.35	134.01'	N60°33'32"E
C2	177.28'	88.55'	28°37'02"	45.22	87.63'	N50°36'33"E
C3	1525.14'	34.54'	1°17'42"	17.27	34.54'	S84°23'05"E
C4	19.83'	31.46'	90°31'08"	20.07	28.30'	S08°48'33"W
C5	664.01'	48.27'	4°09'54"	24.15	48.26'	N88°30'08"E
C6	664.01'	83.97'	7°25'09"	43.04	86.91'	N82°38'29"E
C7	25.00'	37.17'	85°10'36"	22.88	33.84'	S23°07'49"W
C8	117.00'	151.46'	79°10'15"	88.44	141.10'	S17°37'40"W
C9	25.00'	36.25'	89°06'10"	24.99	36.28'	S09°43'44"W
C10	25.00'	39.27'	90°00'03"	25.00	35.36'	N80°15'22"W
C11	25.00'	39.27'	89°59'57"	25.00	35.36'	N09°44'38"E
C12	25.00'	48.35'	110°49'24"	36.21	41.15'	S63°41'21"E
C13	93.00'	80.01'	49°17'22"	43.07	77.56'	S14°20'03"W
C14	2.00'	3.21'	91°53'21"	2.07	2.87'	S84°55'28"W
C15	74.00'	18.88'	14°37'10"	9.49	18.83'	S47°24'14"W
C16	2.00'	3.86'	111°13'24"	2.92	3.30'	S20°18'31"W
C17	25.00'	30.02'	68°48'29"	17.12	28.25'	N68°38'34"W

SITE DATA TABLE
TOTAL LOT AREA – 1.50 AC.±
TOTAL OPEN SPACE AREA – 0.27 AC.±
TOTAL PRIVATE R.O.W. AREA – 0.29 AC.±
TOTAL PUBLIC R.O.W. AREA – 0.00 AC.±
TOTAL SITE AREA – 2.06 AC.±
TOTAL LINEAR FEET OF ALLEYS – 419 FT.±
TOTAL LINEAR FEET OF NEW ROADS – 0 FT.±
TOTAL LINEAR FEET OF EXISTING ROADS – 0 FT.±
TOTAL LINEAR FEET OF ROADS – 0 FT.±

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
89	65,441	1.50

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
2	11,804	0.27

LEGEND

■	MONUMENT (NEW) 5/8" DIAMETER ALUMINUM ROD, 18" X 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES"	—SA—	SANITARY SEWER LINE
		—W—	WATER LINE
●	IRON ROD (NEW) (1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES"	RCP SIZE±	REINFORCED CONCRETE PIPE
○	IRON ROD (OLD)	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
▩	CATCH BASIN/CURB INLET		CONCRETE SURFACE
⊙	SANITARY SEWER MANHOLE	①	LOT NUMBER
⧫	FIRE HYDRANT		
R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TN		

TOTAL AREA = 89,569 SQUARE FEET OR 2.06 ACRES±

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT," THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AS EVIDENCED BY DEED RECORDED IN DEED BOOK R2556, PAGE 1187, 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 DEDICATE TO THE USE OF APPROPRIATE DESCRIPTION FOR ALL PUBLIC STREETS, ALLEYS AND OTHER PROPERTIES SHOWN HEREON AS INTENDED BY THESE DEDICATIONS.

DATE OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT PLAT OF SURVEY AS DETERMINED BY ME; THAT THE PLAT IS A SUBDIVISION OF SURVEY AND THAT THE ERROR OF CLOSURE OF THE UNADJUSTED SURVEY IS FOUND AS SHOWN HEREON.

RAGAN – SMITH – ASSOCIATES, INC.

JUNE 21, 2021
DATE KEVIN L. BRISWOLL, RLS TN. 2797

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEMS INSTALLED AS SHOWN ON THE FINAL SUBDIVISION PLAT ENTITLED "TAYLOR LANDING, PHASE 5A" INCLUDES INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE SPECIFICATIONS, OR A SURETY BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE SUPERINTENDENT, COLUMBIA WATER SYSTEM

CERTIFICATION APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES INCLUDED IN TAYLOR LANDING, PHASE 5A, SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE SPECIFICATIONS, OR A SURETY BOND IN THE AMOUNT OF $ 0.00 HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SAID IMPROVEMENTS.

DATE CITY ENGINEER, COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

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

DATE SUPERINTENDENT, COLUMBIA WASTEWATER SYSTEM

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE SECRETARY OF THE PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE MAURY COUNTY E-911.

DATE MAURY COUNTY E-911

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS AND HAS BEEN APPROVED FOR RECORDING AND POSTING.

DATE CITY ENGINEER, COLUMBIA, TENNESSEE

FINAL PLAT

TAYLOR LANDING PHASE 5A

LOT 89 AND OPEN SPACE 2

8TH CIVIL DISTRICT OF MAURY COUNTY,
CITY OF COLUMBIA, TENNESSEE

DRAWN BY: C. KILBORN

DATE: JUNE 21, 2021 SCALE: 1"=50'
JOB NO. 18087 W.O. 1210

OWNER/DEVELOPER
HERITAGE HOMES OF TENNESSEE, INC.
C/O KRIS REDWIN
5217 MARYLAND WAY, SUITE 222
BRENTWOOD, TENNESSEE 37027
(615) 982-2099
kris.redwin@heritagehomes.com

RAGAN-SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
310 ROCKS AND ST. P.O. BOX 69849 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615)244-7729 rsinfo@ragansmith.com
CONTACT: KEVIN BRISWOLL, RLS

SHEET 1 OF 1

SAVED: C:\TN\MAURY\CITY OF COLUMBIA\TAYLOR LANDING PHASE 5A\FINAL PLAT\LAYOUT\TAYLOR LANDING PHASE 5A FINAL PLAT.DWG
PLOTTED BY: STEVE REDWINE ON JUNE 21, 2021 @ 08:39 AM
XREF: C:\TN\MAURY\CITY OF COLUMBIA\TAYLOR LANDING PHASE 5A\FINAL PLAT\LAYOUT\TAYLOR LANDING PHASE 5A FINAL PLAT.DWG

Case Number:

21-0142

Request:

Request from HuLew Investments to rezone a portion of 1203 South James Campbell Boulevard being Tax Map 100 O Group A Parcel 33.09 from RS-20 to General Commercial Service.

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
21-0142

APPLICANT/PROPERTY OWNER
HuLew Investments

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
1203 S James M. Campbell Blvd, Map 100 0 Group A 033.09

SUMMARY OF REQUEST: **Zoning Amendment (RS-20 to GCS)**

This request is for the rezoning of 0.34-acre +/- parcel from RS-20 (Single-Family Residential) to GCS (General Commercial Services. The parcel is currently a split zone between GCS and RS-20. The Current use of this property is a commercial building (*former Silver Screen Videos*).



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
GCS (General Commercial Services) & RS-20 (Single-Family Residential)	Commercial Building	GCS/ R-10	N/A	0.34 acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor. This future land use characterized for the subject property recommends commercial development including retail, restaurants, and services. A Suburban Corridor future land use would be supported by a GCS (General Services Commercial) zoning classification.

PROPERTY HISTORY:

N/A

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

This request is to rezone the subject property that currently consists of an RS-20 and GCS split zone; and to allow for the entirety of the parcel to be zoned GCS. The current use of the property as commercial use would be considered legal non-conforming within an RS-20 Zoning District. Rezoning of the subject property to GCS would bring the commercial use of the property in conformance within the section of the parcel that is currently zoned RS-20.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS | CITY MAPS | LEGAL NOTICE | LEGAL DESCRIPTION

PUBLIC | AGENCY | RESPONSE TO STANDARDS

COMMENTS COMMENTS

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 a GCS Zoning District 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 commercial fronting a major commercial arterial roadway (James M. Campbell Blvd). The proposed rezoning would be consistent with the future land use of Suburban Corridor.

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 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 (General Services Commercial) 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 use would be surrounded by commercial uses thus continuing the development pattern with a commercial corridor.

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.

   This change to the City's Zoning map would create a commercial parcel that is consistent with the goals of the Comprehensive Plan as the current zoning of RS-20 is not consistent with the future land use of the City's current Comprehensive Plan.

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

TECHNICAL MEETING
Tuesday, July 13, 2021
ITEM NO.
21-0142

DESCRIPTION: The proposed plan is to rezone GCS.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Public Works

3. No comments.

Columbia Water

4. Water Available - Item #8 & #9.

Atmos Energy

5. No comments provided.

Maury County E911

6. No comments provided.

Maury County Schools

7. No comments provided.

Engineering

8. No comments on rezoning

Columbia Power

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

Wastewater

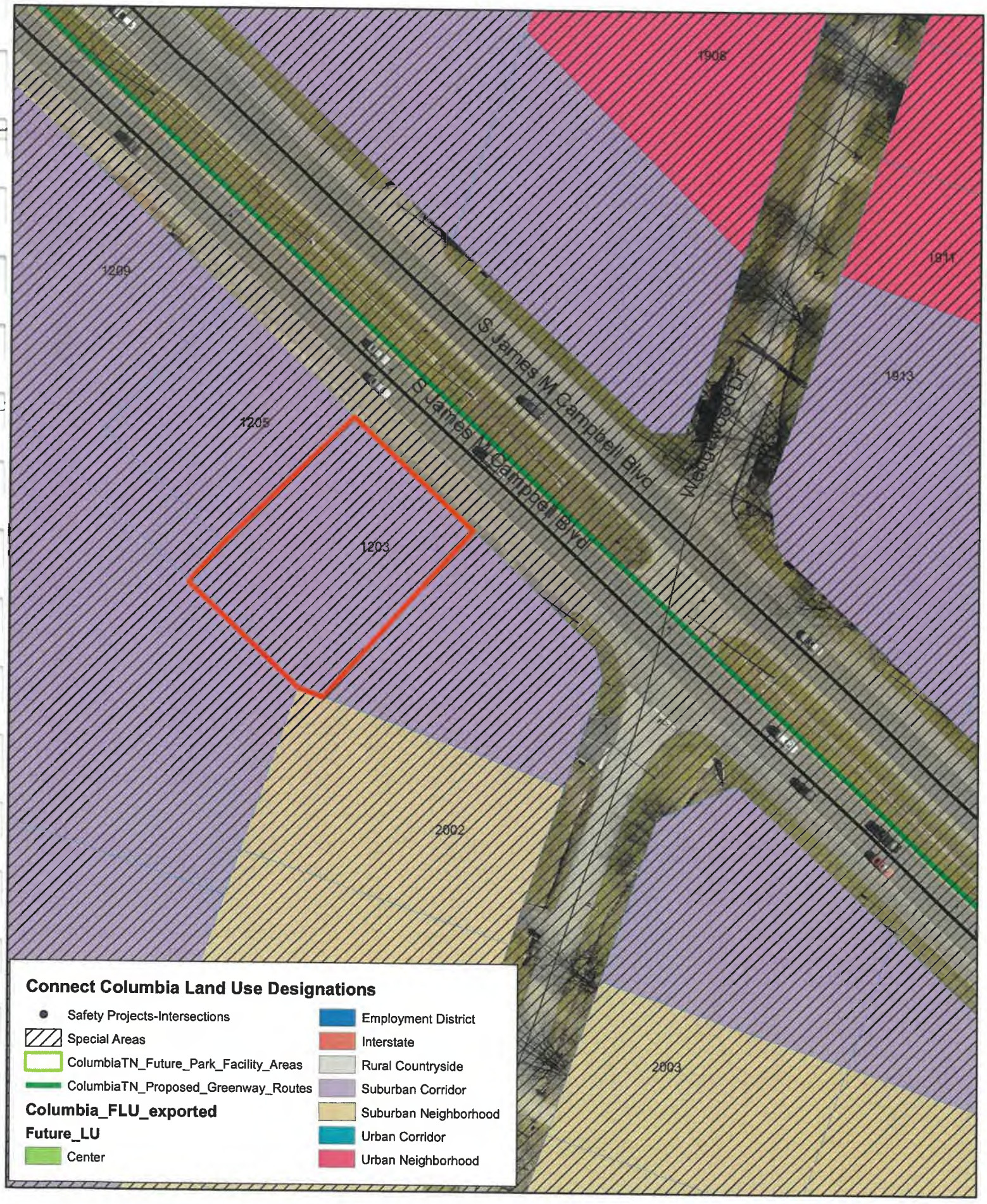
10. Wastewater approves this request.

Planning

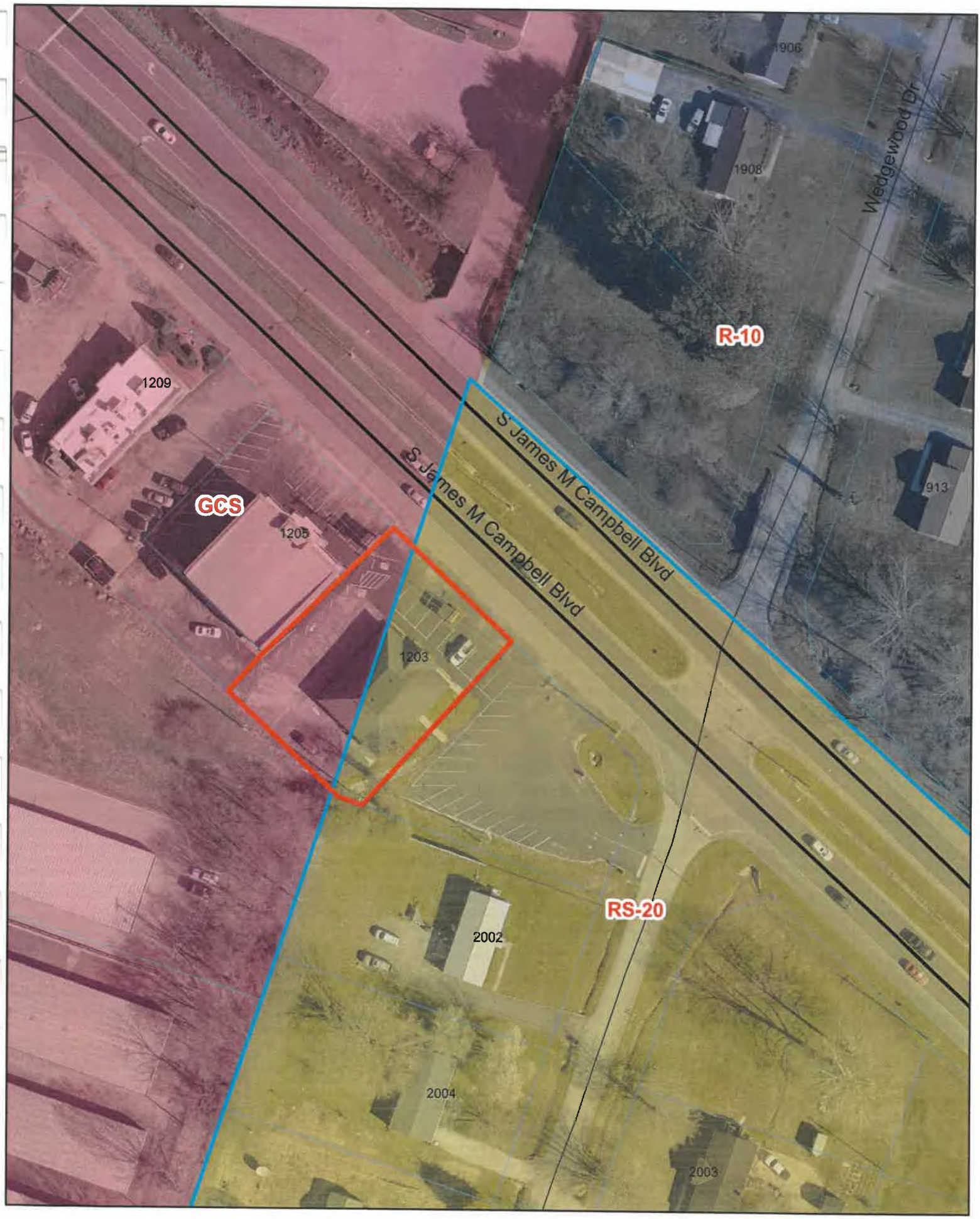
11. no comments

ATTACHMENTS: Concept Plan

Case #21-0142
1203 S JCB



Case #21-0142
1203 S JCB



Located in the Ninth (9th) Civil District of Maury County, Tennessee, and being a tract of land bounded on the North by James M. Campbell Boulevard; East by Pauline Due Campbell; West by William D. Wood and Wendy's of Columbia; South by Lot 2, Block G, West Meade Subdivision, Section 2, and Pauline Due Campbell, and being Tract 1 as shown on plat of record in Plat Book 6, Page 473-A of the Register's Office of Maury County, Tennessee, and more particularly described by metes and bounds as follows: Beginning at an iron pin in the South margin of James M. Campbell Boulevard and being the Northeast corner of William D. Wood and also being the Northwest corner of herein described tract; thence with South margin of James M. Campbell Boulevard South 46 deg. 41 min. East 110.00 feet to an iron pin; thence with Pauline Due Campbell South 43 deg. 00 min. West 144.96 feet to an iron pin; thence with Lot 2, Block G, West Meade Subdivision, Section 2 North 71 deg. 29 min. 20 sec. West 17.61 feet to an iron pin; thence with Pauline Due Campbell North 18 deg. 34 min. 30 sec. East 3.44 feet to an iron pin; thence with Pauline Due Campbell North 47 deg. 00 min. West 92.56 feet to an iron pin; thence with Wendy's of Columbia and William D. Wood North 43 deg. 00 min. East 149.72 feet to the point of beginning, containing 0.3772 acres or 16,432 square feet by survey of James D. Webb, Registered Land Surveyor, ("RLS") No. 596, Maury County, Columbia, Tennessee, dated March 1, 1984.

Being the same property conveyed to James Franklin Moody by deed of record in Book 1295, Page 343, in the Register's Office of Maury County, Tennessee.

Tax Map 100O, Group A, Parcel 33.09

RECEIVED
JUN 21 2021
By: 21-0142



PARCELS

2020_ORTHOS (Image)

MAURY COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

RECEIVED
JUN 21 2021
By: .....

21-0142

City of Columbia GIS Mapping



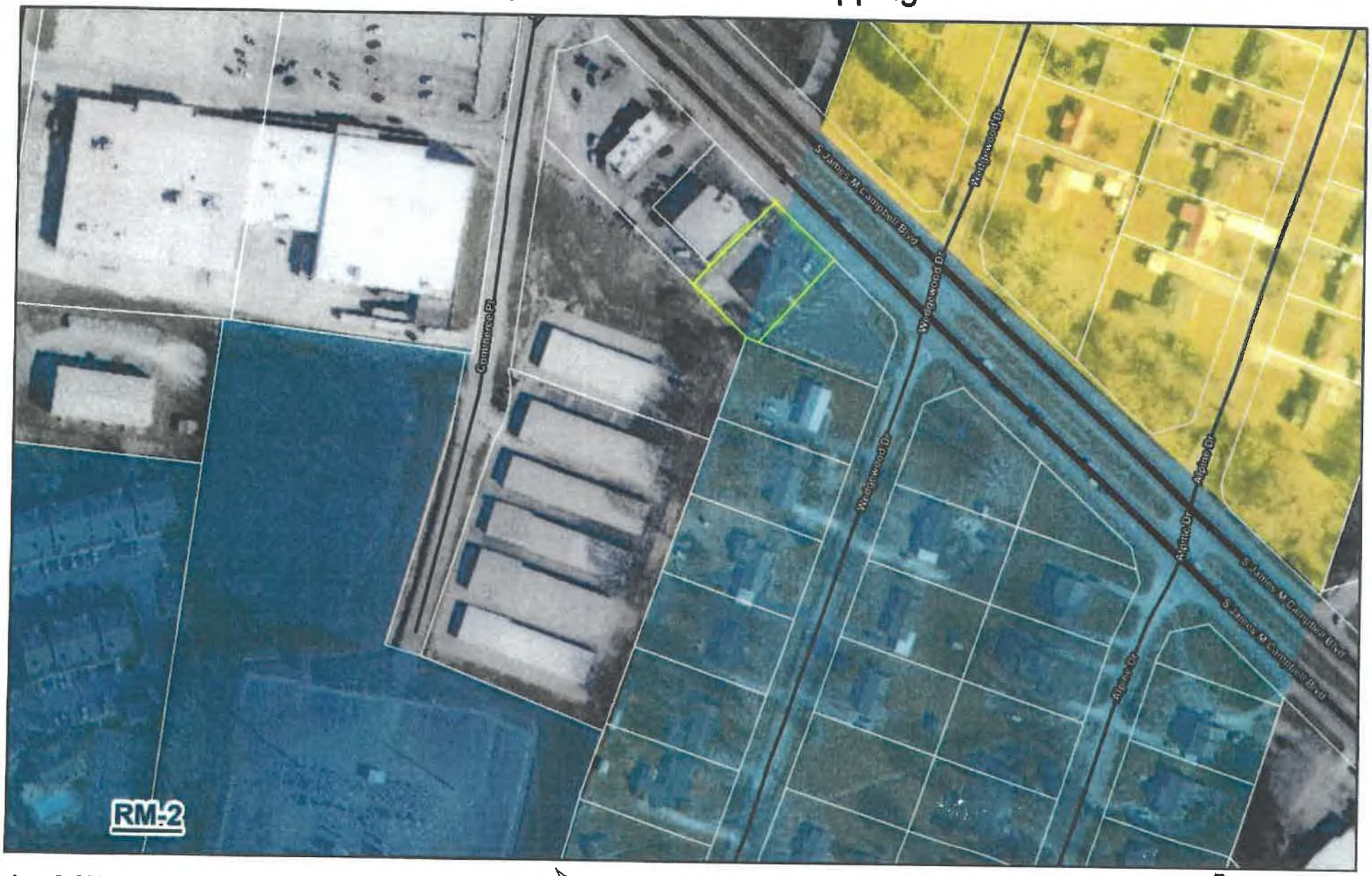
June 15, 2021

1:1,000

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

City of Columbia GIS Mapping



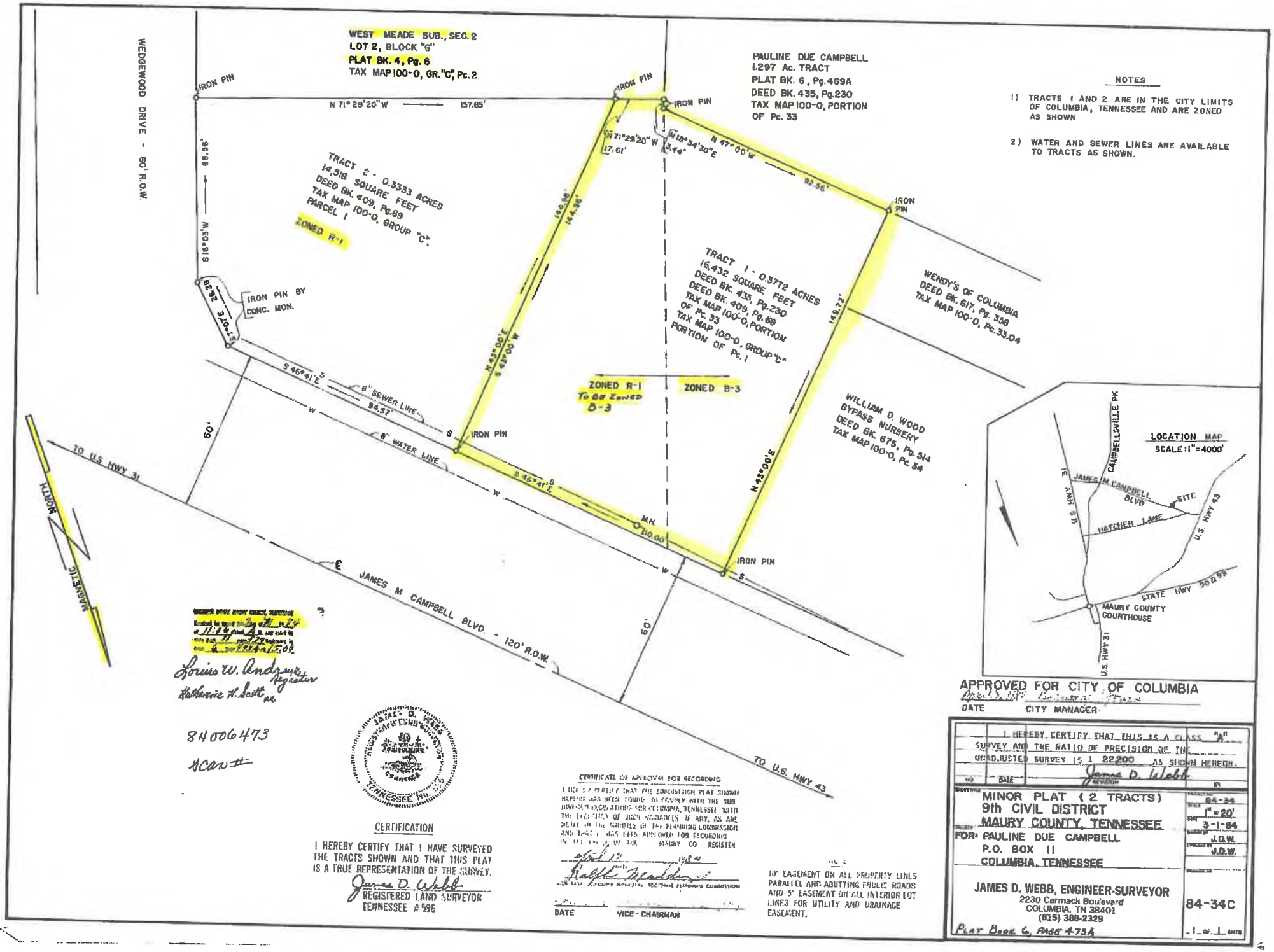
June 3, 2021

1:2,000

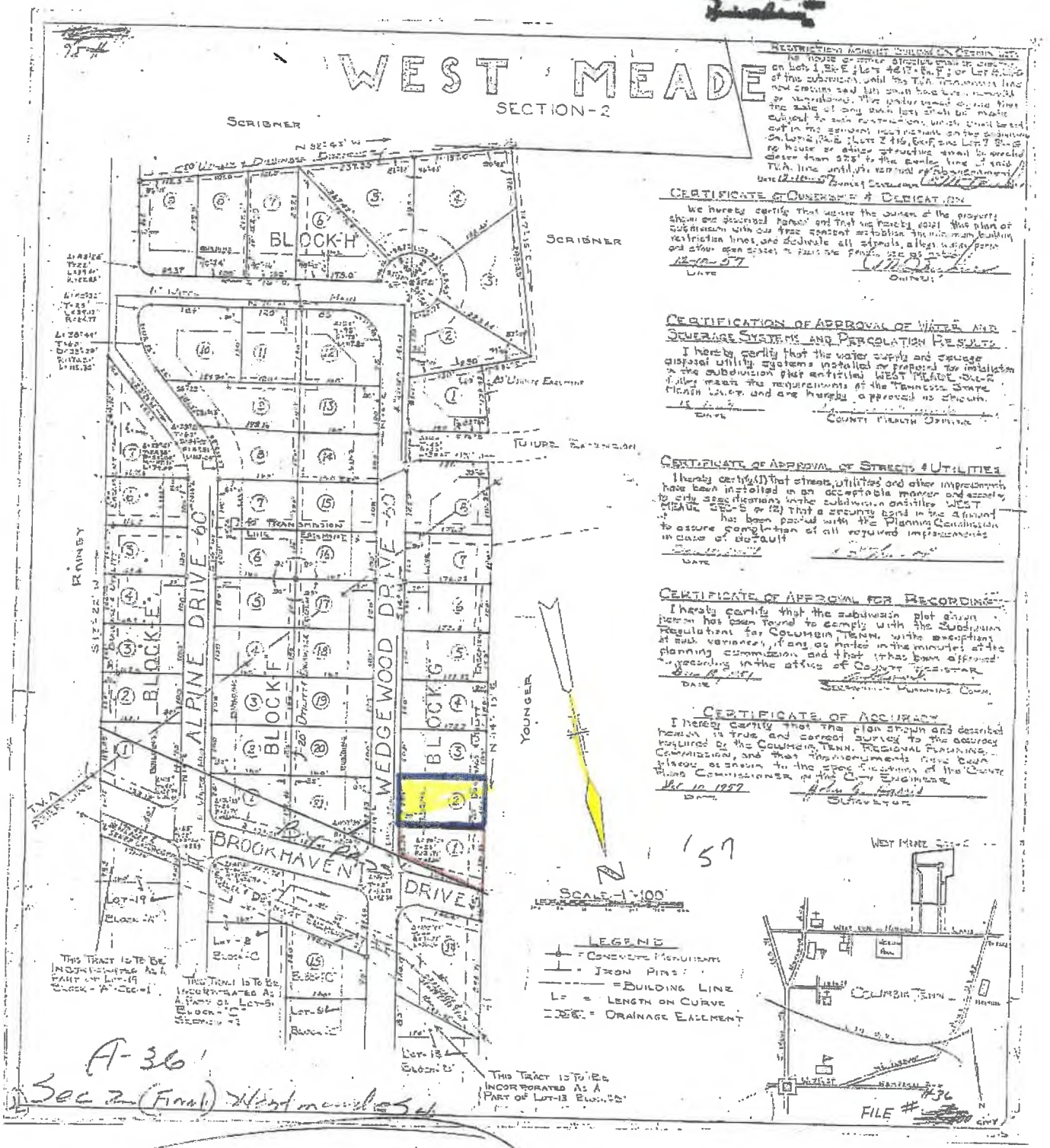
0 0.01 0.03 0.06 mi

0 0.03 0.06 0.11 km

ZONED RS-20


WEST MEADE SUB., SEC. 2
LOT 2, BLOCK "G"
PLAT BK. 4, Pg. 6
TAX MAP 100-0, GR. "C", Pc. 2
PAULINE DUE CAMPBELL
1.297 Ac. TRACT
PLAT BK. 6, Pg. 469A
DEED BK. 435, Pg. 230
TAX MAP 100-0, PORTION OF Pc. 33
NOTES
1) TRACTS 1 AND 2 ARE IN THE CITY LIMITS OF COLUMBIA, TENNESSEE AND ARE ZONED AS SHOWN
2) WATER AND SEWER LINES ARE AVAILABLE TO TRACTS AS SHOWN.
WEDGEWOOD DRIVE - 50' R.O.W.
IRON PIN
N 71° 29' 20" W 157.65'
68.96'
S 18° 03' W
TRACT 2 - 0.3333 ACRES
14,518 SQUARE FEET
DEED BK. 403, Pg. 89
TAX MAP 100-0, GROUP "C"
PARCEL 1
ZONED R-1
IRON PIN BY CONC. MON.
S 71° 29' 20" W 137.61'
N 18° 34' 30" E 3.44'
N 47° 00' W 82.56'
165.96'
144.96'
N 43° 00' E
S 43° 00' W
TRACT 1 - 0.3772 ACRES
16,432 SQUARE FEET
DEED BK. 435, Pg. 230
DEED BK. 409, Pg. 89
TAX MAP 100-0, PORTION OF Pc. 33
TAX MAP 100-0, GROUP "C" PORTION OF Pc. 1
149.72'
WENDY'S OF COLUMBIA
DEED BK. 617, Pg. 358
TAX MAP 100-0, Pc. 33.04
S 46° 41' E
8" SEWER LINE
84.57'
8" WATER LINE
ZONED R-1
To BE Zoned B-3
ZONED B-3
WILLIAM D. WOOD
BYPASS NURSERY
DEED BK. 675, Pg. 514
TAX MAP 100-0, Pc. 34
N 43° 00' E
M.H.
110.00'
60'
TO U.S. HWY 31
JAMES M CAMPBELL BLVD. - 120' R.O.W.
TO U.S. HWY 43
NORTH
LOCATION MAP
SCALE: 1" = 4000'
CAMPBELLSVILLE PK
JAMES M. CAMPBELL BLVD
SITE
HATCHER LANE
U.S. HWY 31
U.S. HWY 43
STATE HWY 50
MAURY COUNTY COURTHOUSE
U.S. HWY 31
APPROVED FOR CITY OF COLUMBIA
DATE
CITY MANAGER
Louise W. Andrews Register
Katherine H. Scott D.R.
84006473
CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACTS SHOWN AND THAT THIS PLAT IS A TRUE REPRESENTATION OF THE SURVEY.
James D. Webb
REGISTERED LAND SURVEYOR
TENNESSEE # 596
CERTIFICATE OF APPROVAL FOR RECORDING
DATE
VICE-CHAIRMAN
10' EASEMENT ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS AND 5' EASEMENT ON ALL INTERIOR LOT LINES FOR UTILITY AND DRAINAGE EASEMENT.
I HEREBY CERTIFY THAT THIS IS A CLASS "A" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 22200 AS SHOWN HEREON.
James D. Webb
DATE
MINOR PLAT (2 TRACTS)
9th CIVIL DISTRICT
MAURY COUNTY, TENNESSEE
FOR: PAULINE DUE CAMPBELL
P.O. BOX 11
COLUMBIA, TENNESSEE
JAMES D. WEBB, ENGINEER-SURVEYOR
2230 Carmack Boulevard
COLUMBIA, TN 38401
(615) 388-2329
84-34C
Plat Book 6, Page 473A
84-34
1" = 20'
3-1-84
J.D.W.
J.D.W.
1 OF 1 SHTS

INSTN 5800406
CREATED FOR SCANNING



RESTRICTIONS AGAINST BUILDING ON CERTAIN LOTS

No house or other structure shall be erected on Lots 1, 2, 3, 4, Lots 46, 47, 48, 49 or Lot 51 of this subdivision, until the TVA transmission line now crossing said lots shall be removed or abandoned. This restriction during the sale of any such lots shall be made subject to such restrictions which shall be set out in the original instrument of the subdivision. Lots 2 thru 6, Lots 7 thru 11, Lots 12 thru 15, Lots 17 thru 21, Lots 23 thru 27, Lots 29 thru 33, Lots 35 thru 39, Lots 41 thru 45, Lots 47 thru 51 shall not have or allow structures shall be erected closer than 25' to the center line of said T.V.A. line until the approval of Abandonment

Date 12-16-59 Planning Commission

CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public use forever as noted.

12-16-59
Date

Owner

CERTIFICATION OF APPROVAL OF WATER AND SEWERAGE SYSTEMS AND PERCOLATION RESULTS

I hereby certify that the water supply and sewage disposal utility systems installed or proposed for installation in the subdivision plat entitled WEST MEADE SEC-2 fully meet the requirements of the Tennessee State Health Laws and are hereby approved as shown.

12-16-59
Date

County Health Officer

CERTIFICATE OF APPROVAL OF STREETS & UTILITIES

I hereby certify (1) that streets, utilities and other improvements have been installed in an acceptable manner and according to city specifications in the subdivision entitles WEST MEADE SEC-2 or (2) that a security bond in the amount of $ has been posted with the Planning Commission to assure completion of all required improvements in case of default

Date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Columbia, Tenn. with exceptions if any as noted in the minutes of the planning commission and that it has been approved for recording in the office of County Registrar

Dec 16 1959
Date

Chairman Planning Comm.

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Columbia, Tenn. Regional Planning Commission, and that the monuments have been placed as shown to the specifications of the County Planning Commissioner & the City Engineer

Dec 16 1959
Date

Surveyor

A-36
Sec 2 (Final) West meade Sd

SEE REST. - 343/517

Property Type: 08 Commercial

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1203 S JAMES M CAMPBELL BLVD
Property Address
Ownership and Mailing Address

MOODY JAMES FRANKLIN
P O BOX 852
COLUMBIA TN 38402

Subdivision BK 6 PG 473A LOT TR 1
BK 6 PG 473A BLOCK LOT TR 1 TRACT

Alt Subdiv BK PG BLOCK LOT TRACT

Additional Description SILVER SCREEN VIDEO

Dimensions 110X149.72 IRR

TAX YEAR 2021
MAURY COUNTY

JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
060	100O	A	033.09		000

CITY 60156 COLUMBIA
SSD1
SSD2

Total Land Units 1.00
Deeded Acres 0.00
Calculated Acres 0.00

Map 100O Updated 10/26/2020
Dist 09 Printed 06/03/2021

Card 1 of 1

Page 1 of 1

COMMERCIAL BUILDING DATA

Bldg #
Yr Built 1984 Effective Year 1984
Struct Code 20 Store
Grade 1+ Average +
Identical Units 1
Market Adj
C&D 1
Bldg Value 108,680
Proration Date
Proration Factor
Imp Name
Class
Other Imps
Other Value

RCN	231,240	RCNLD	108,680	Value $/SqFt	35.01
RCN $/SqFt	74.50	%Complete		Area Sum	3,104
%Good	47	Bldg Factor	1	Bus Living Area	3,000
%Good Ovr		Cost Value	108,680		

Info Src 3 Occ 0 Rental Src Year Amount Sched

Foundation	02 Continuous Footing	Floor Finish	11 Carpet Combination
Floor System	02 Slab Above Grade	Interior Finish	10 Panel-Plast-Drywall
Party Wall	00 None	Paint/Decor	03 Average
Struct Frame	00 None	Plumbing Fix	8
Roof Framing	02 Gable/Hip	Bath Tile	00 None
Roof Cov/Deck	03 Composition Shingle	Electrical	03 Average
Cab/Millwork	03 Average	Heating/Air	08 Heat & Cooling Pkg
		Shape	01 Rectangular Design

Commercial Interior/Exterior Depr Yr 2018 County Factor 1.00
Line 1 Section 01 From 01 To 01 YrBlt EffYr Area 3,000
Use Type 20 Store WallHt 0 Exterior Wall 11 Common Brick
Structural Frame 0 None Perimeter 220 Class
Finish 100 Partition 1 Base Heat 2 Steam/Ducted Air 1 Heat/Cool Pkg
Plumbing 2 Normal Lighting 2 Normal Condition A Function A
Depr: Physical 34 Other Phys Functional 19 External %Good 47
VALUES Other Features 2,473 RCN 231,240 SqFt Rate 69.89
% Complete User Adj Cost Value 108,680

Commercial Features

Line	Int/Ext	Structure	Dim1	Dim2	Units	Elev Stops	RCN
1	1	OPF	104	1	1	0	2,473

APPRAISED VALUES

LAND	220,000
IMPROVEMENTS	114,500
TOTAL APPRAISAL	334,500
GREENBELT APR	
ASSESSMENT	133,800
ASSESSED @	40%
APPROACH	COST VALUE

Value Correlation

COST	334,500
INCOME	
MARKET	

PARCEL DATA

NBHD Z31
Review Flag
Living Units
Water/Sewer 01 Public / Public
Electricity 01 Public
Gas 01 Public - Natural Gas
Topo 0 Level
Road Type 0 Us Highway
Delete Next Year
Greenbelt Review N
Land Apr Date 01/01/2006 By 36
Improvements 1
Mobile Homes 0
NH Trend 0 Stable
Other
Land Use Code 63
Zoning GCS

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	34
01/01/2002	02 Oby Apr	01

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	AREA	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
ASP	Asphalt Paving	1994	2008	7,500	C	1	IRR		1.5587	AV	11,690	50	1		5,850

Total OBY Value 5,850

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	ZZ	10		110	150	1.00	220,000.00							100	220,000.00	220,000	
						Totals:	1.00										220,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/24/1996	1295	343	350,000	350,000	I	WD	L	MOODY JAMES FRANKLIN
06/24/1996	1295	337						CAMPBELL JAMES M JR ETUX
06/23/1996	1295	324						CAMPBELL JAMES M JR
05/19/1992	1149	260	10	10	I	QC	D	CAMPBELL JAMES M JR

NOTES

LAND PRICE, IMP TYPE, PAV R06JM*06:COND FAC FOR WATER WAY
THRU PROP*CHG FUNC R10/41JG FOR 10:CHG AREA CODE.JS
R18:CHG LND VAL, OBY EYB*JB

A. M. SCRIBNER ET AL RESTRICTIONS
WEST MEADE SUBDIVISION SECTION 2 BOOK 31[illegible] PAGE 517

* NO EXPIRATION

KNOW ALL MEN BY THESE PRESENTS, That whereas the undersigned, A. M. Scribner and Amis Paul Scribner, are the owners and developers of a certain tract of land and subdivision, known as West Meade Subdivision, Section 2, a plat of which is of record in Plat Book 4, Page 6, Register's Office, Maury County, Tennessee, and situated in the 9th Civil District of Maury County, Tennessee, and being a part of the real property conveyed to them by Soloman Shapiro and wife, by deed of record in Book 311, Page 77, said Register's Office, Maury County, Tennessee;

NOW, THEREFORE, we, A. M. Scribner and Amis Paul Scribner do hereby impose the following restrictions upon all of the property designated as West Meade Subdivision, Section No. 2, and the said restrictions are intended to be, and shall be, covenants running with the land, and said land shall be encumbered therewith, said restrictions being imposed for the benefit of all said land, and any part thereof, and for the benefit of the present and any and all future owners of said land, their heirs and assigns:

1. All lots shall be used for one or two family residence purposes only and no commercial building or activity shall be maintained on any lot.

2. No residence or building shall be placed on any lot nearer the street than the building line as shown on said Plat, and no building shall be closer than 7 feet to side lot line except a garage located on rear one-quarter of lot.

3. The floor area of a one-story residence shall be a minimum of 900 square feet, and the first floor area of a two-story residence shall be a minimum of 900 square feet; open porches, attached garages, and breezeways may not be included in computing the above minimum floor areas. No building may exceed two stories in height.

4. No trailer, basement, tent, shack, garage, barn, shed or other outbuilding located in said subdivision, at any time, shall be used as a residence temporarily or permanently, and no structure may be moved on to any lot unless it shall conform to these restrictions.

5. No residence shall be constructed on any lot which shall have an outside finish of anything other than brick, brick veneer, stone or stone veneer, beval siding, cedar shakes or vertical west coast panaling; and any other portion of the outside finish shall be clapboard. Asbestos siding, asphalt siding or concrete blocks cannot be used.

6. Only one residence shall be placed on any single lot as shown on said Plat, and no lot or group of lots shall be resubdivided so as to produce a greater number of lots than the original lots being resubdivided or so as to make any lot smaller than the front footage shown on the original Plat Plan.

DONE WHEN BY WHO WAS [illegible]

7. Right is reserved by the undersigned to cut all weeds and grass on unimproved lots.

8. No domestic animals or fowls may be kept within this subdivision except for household pets. No kennels for dogs may be maintained.

9. A perpetual easement is reserved for utility installation and maintenance in accordance with the utility easement designated on said Plat.

10. Unless public sewage system is installed, all sewage shall be disposed of througha septic tank built on each lot which shall overflow into an adequate cesspool or into open jointed tile laid under the surface of the ground, all of which shall be in accordance with the latest type approved by the Board of Health or County Officials.

11. If any one or more of the provisions of this instrument are, at any time, declared void or inoperative by any Court of competent jurisdiction, the remaining provisions shall continue in full force and effect, and shall not otherwise be affected thereby.

IN WITNESS WHEREOF, we have hereunto set our signatures this 21st day of July, 1958.

A. M. Scribner

Amis Patti Scribner

STATE OF TENNESSEE)
COUNTY OF MAURY)

Personally appeared before me, William H. Dale a Notary Public in and for said county and state, the within named A. M. Scribner and Amis Paul Scribner, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Columbia, Tennessee, on this the 21st day of July, 1958.

William H. Dale
NOTARY PUBLIC

My commission expires: July 12, 1961

RESTRICTIONS of West Meade Subdivision, Section No. 2, as shown on Plat of record in Plat Book No. ___, Page No. _____, Register's Office, Maury County, Tennessee; being restrictions set forth in instrument of A. M. Scribner and Amis Paul Scribner, executed _____, filed _____, recorded in Book No. _____, Page No. _____, said Register's Office.

Now therefore, we, the undersigned do hereby encumber all of the property now designated as the West Meade Subdivision, Section No. 2, with the following restrictive covenants, which shall be deemed to be covenants running with the land. Said restrictions may be enforced by the undersigned or by the owner or owners of any property in the West Meade Subdivision, Section No. 2, and the failure to enforce said restrictions as to any violation or violations shall not be deemed a waiver of such right to enforce as to any subsequent violation or violations, the right to enforce being a continuing one:

1. All lots, shall be used for one or two family residence purposes only and no commercial building or activity shall be maintained on any lot.

2. No residence or building shall be placed on any lot nearer the street than the building line as shown on said Plat, and no building shall be closer than 7 feet to side lot line except a garage located on rear one-quarter of lot.

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5. No residence shall be constructed on any lot which shall have an outside finish of anything other than brick, brick Veneer, stone or stone veneer, bevel siding, cedar shakes or vertical west coast paneling; and any other portion of the outside finish shall be clapboard. Asbesto siding, asphalt siding or concrete blocks cannot be used.

6. Only one residence shall be placed on any single lot as shown on said Plat, and no lot or group of lots shall be resubdivided so as to produce a greater number of lots than the original lots being re-subdivided or so as to make any lot smaller than the front footage shown on the original Plot Plan.

7. Right is reserved by the undersigned to cut all weeds and grass on unimproved lots.

8. No domestic animals or fowls may be kept within this subdivision except for house hold pets. No kennels for dogs may be maintained.

9. A perpetual easement is reserved for utility installation and maintenance in accordance with the utility easement designated on said Plat.

10. Unless public sewerage system is installed, all sewage shall be disposed of through a septic tank built on each lot which shall overflow into an adequate Cesspool or into open-jointed tile laid under the surface of the ground, all of which shall be in accordance with the latest type approved by the Board of Health or County Officials.

11. If any one or more of the provisions of this instrument are, at any time declared void or in operative by any Court of competant jurisdiction, the remaining provisions shall continue in full force and effect, and shall not otherwise be affected thereby.

A. M. Scribner
Amis Paul Scribner

MAURY COUNTY
COLUMBIA, TENNESSEE Subscribed and sworn to before me this March 26, 1958.

Witness my hand and seal of office this day Virginia Kerr
NOTARY PUBLIC

My commission expires July 12, 1961

Case Number:

21-0147

Request:

Request from HuLew Investments to rezone property at the corner of Wedgewood Drive and South James Campbell Boulevard being Tax Map 100 O Group C Parcel 1.00 from RS-20 to General Commercial Service.

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
21-0147

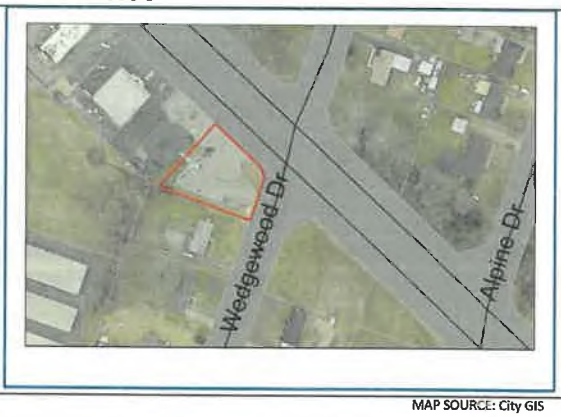
APPLICANT/PROPERTY OWNER
HuLew Investments

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
Wedgewood Drive & S James M. Campbell Blvd, Map 100 Parcel 1.00

SUMMARY OF REQUEST: **Zoning Amendment (RS-20 to GCS)**

This request is for the rezoning of 0.32-acre +/- parcel from RS-20 (Single-Family Residential) to GCS (General Commercial Services) located at the SW corner of S James M. Campbell Blvd and Wedgewood Drive. The Current use of this property is a parking lot serving an existing commercial building (*former Silver Screen Videos*) on an adjacent parcel.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-20 (Single-Family Residential)	Parking Lot	GCS/ R-10	N/A	0.32 acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor. This future land use characterized for the subject property recommends commercial development including retail, restaurants, and services. A Suburban Corridor future land use would be supported by a GCS (General Services Commercial) zoning classification.

PROPERTY HISTORY:

N/A

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

This request is to rezone the subject property from RS-20 to GCS. The current use of the property as parking lot would be considered legal non-conforming as it is currently serving a use that does not conform to an RS-20 Zoning District. Rezoning of the subject property to GCS would bring the parking lot into use conformance as a commercial serving parking lot.

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

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 a GCS Zoning District 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 commercial fronting a major commercial arterial roadway (James M. Campbell Blvd). The proposed rezoning would be consistent with the future land use of Suburban Corridor.

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 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 (General Services Commercial) 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 use would be surrounded by commercial uses thus continuing the development pattern with a commercial corridor. Any proposed use would require buffering/screening to minimize any development impacts a use may have with adjacent single-family residential homes.

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.

   This change to the City's Zoning map would create a commercial parcel that is consistent with the goals of the Comprehensive Plan as the current zoning of RS-20 is not consistent with the future land use of the City's current Comprehensive Plan.

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

TECHNICAL MEETING
Tuesday, July 13, 2021
ITEM NO.
21-0147

DESCRIPTION: Rezone with Tax Map 100 O Group A Parcel: 033.09 GCS

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Water

3. Water Available - Item #8 & #9.

Atmos Energy

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Engineering

7. No comments on rezoning

Columbia Power

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

Wastewater

9. Wastewater approves this request.

Public Works

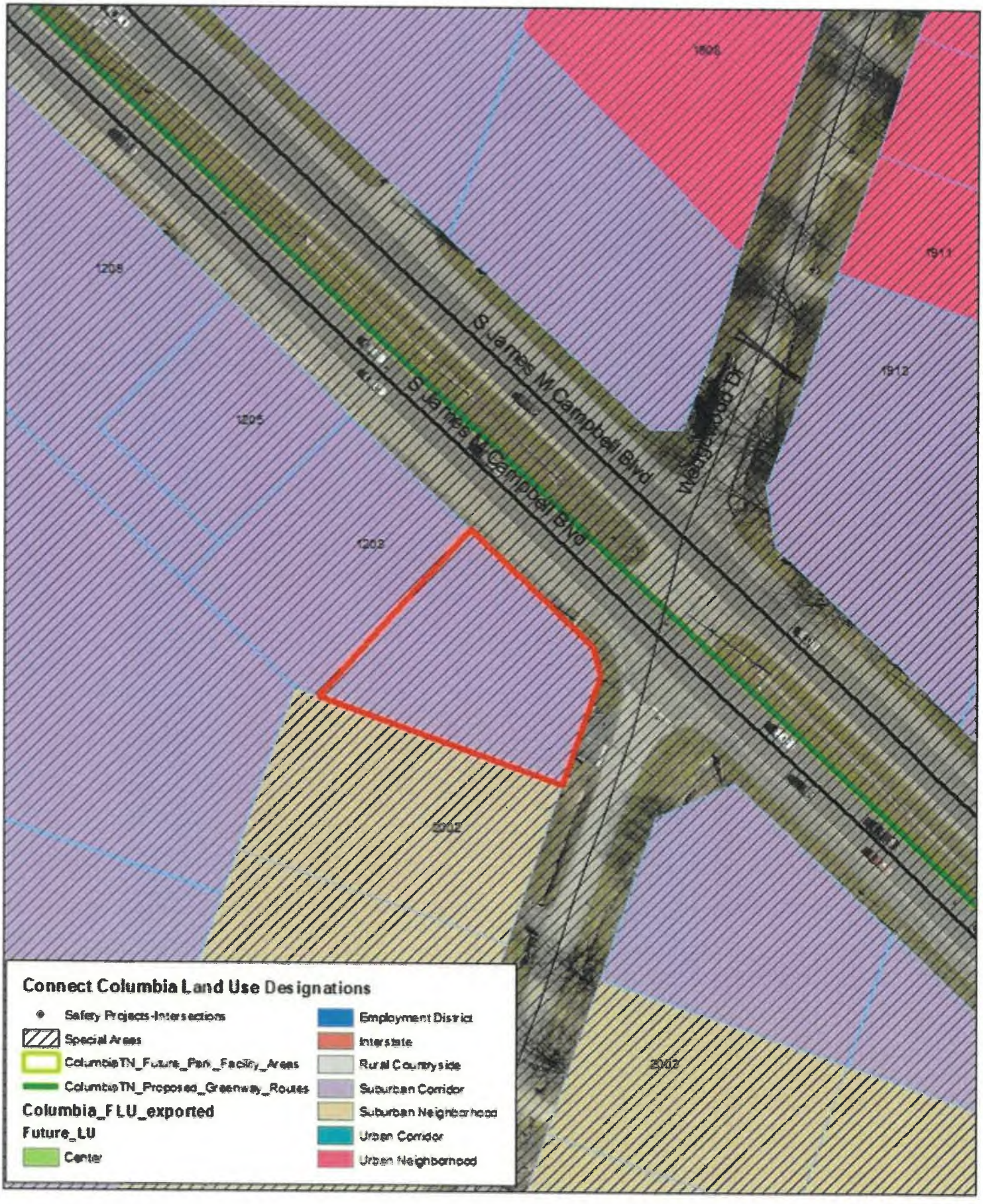
10. No comments.

Planning

11. No comments

ATTACHMENTS: Final Plat

Case #21-0147
Tax Map 100O Group C Parcel 001.00
S JCB & Wedgewood Dr.



Case #21-0147
Tax Map 100O Group C Parcel 001.00
S JCB & Wedgewood Dr.



Located in the Ninth (9th) Civil District of Maury County, Tennessee, and being Tract 2 of the Pauline Due Campbell Property as shown on plat of record in Plat Book 6, Page 473A, Register's Office of Maury County, Tennessee.

Being the same property conveyed to James Franklin Moody by deed of record in Book 1295, Page 341, in the Register's Office of Maury County, Tennessee.

Tax Map 100O, Group C, Parcel 1.00.

RECEIVED
JUN 21 2021
By: 21-0147



PARCELS

2020_ORTHOS (Image)

MAURY COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

City of Columbia GIS Mapping



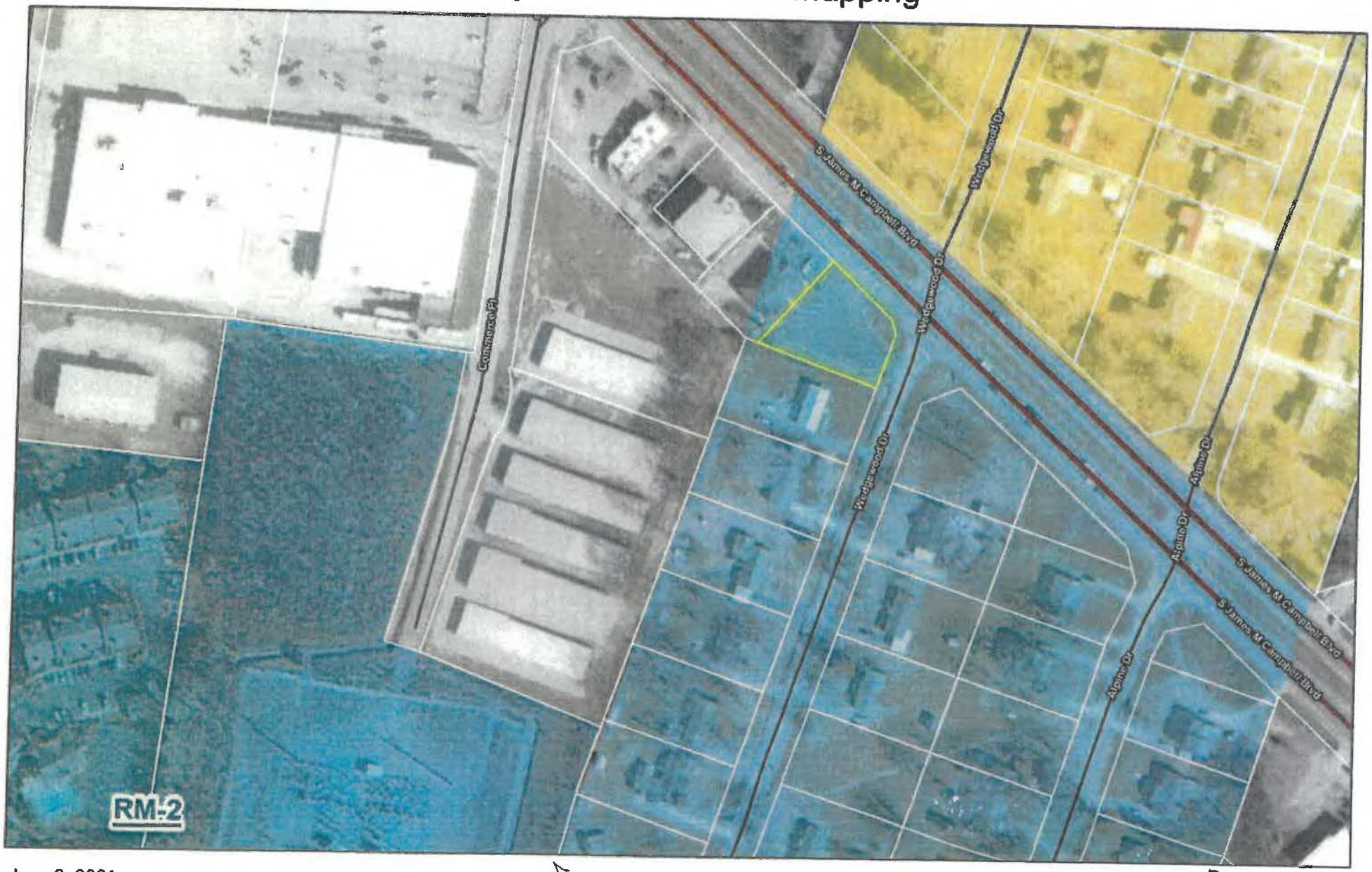
June 15, 2021

1:1,000

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

City of Columbia GIS Mapping



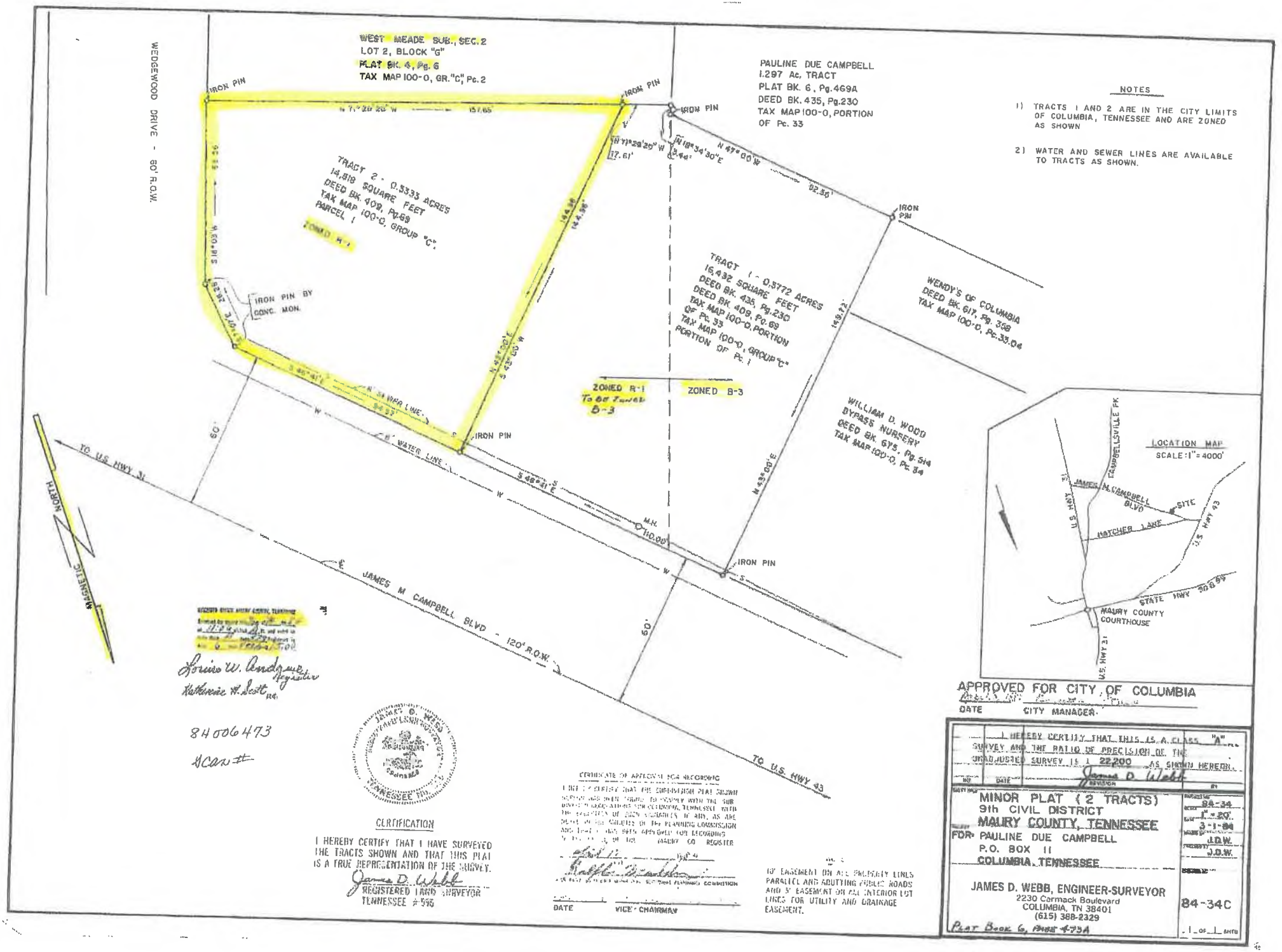
June 3, 2021

1:2,000

0 0.01 0.03 0.06 mi

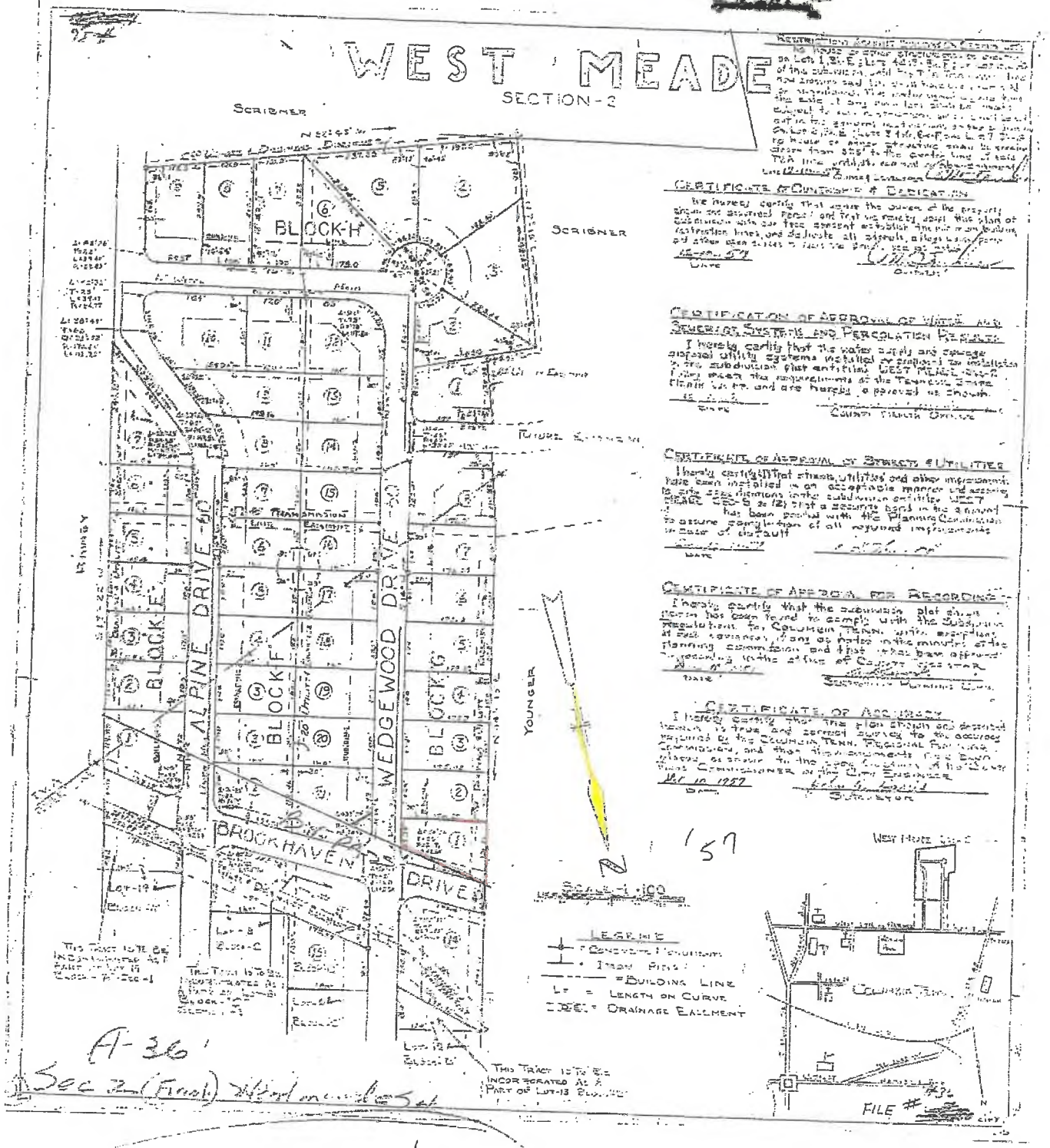
0 0.03 0.06 0.11 km

ZONED RS-10


WEST MEADE SUB., SEC. 2
LOT 2, BLOCK "G"
PLAT BK. 4, Pg. 6
TAX MAP 100-0, GR. "C", Pc. 2
PAULINE DUE CAMPBELL
1.297 Ac. TRACT
PLAT BK. 6, Pg. 469A
DEED BK. 435, Pg. 230
TAX MAP 100-0, PORTION OF Pc. 33
NOTES
1) TRACTS 1 AND 2 ARE IN THE CITY LIMITS OF COLUMBIA, TENNESSEE AND ARE ZONED AS SHOWN
2) WATER AND SEWER LINES ARE AVAILABLE TO TRACTS AS SHOWN.
WEDGEWOOD DRIVE - 60' R.O.W.
IRON PIN
N 71° 28' 29" W 157.65
TRACT 2 - 0.3333 ACRES
14,518 SQUARE FEET
DEED BK. 409, Pg. 69
TAX MAP 100-0, GROUP "C"
PARCEL 1
ZONED R-1
IRON PIN BY CONC. MON.
S 18° 03' W 53.26
S 71° 28' 29" E 17.61'
N 18° 34' 30" E 9.46'
N 47° 00' W 92.36'
TRACT 1 - 0.3772 ACRES
16,432 SQUARE FEET
DEED BK. 435, Pg. 230
DEED BK. 409, Pg. 69
TAX MAP 100-0, PORTION OF Pc. 33
TAX MAP 100-0, GROUP "C" PORTION OF Pc. 1
WENDY'S OF COLUMBIA
DEED BK. 617, Pg. 358
TAX MAP 100-0, Pc. 35.04
ZONED R-1
To be Zoned B-3
ZONED B-3
WILLIAM D. WOOD
BYPASS NURSERY
DEED BK. 675, Pg. 514
TAX MAP 100-0, Pc. 34
N 43° 00' E 149.72'
S 43° 00' W 144.98'
S 46° 41' E 94.33'
N 43° 00' E
60'
WATER LINE
M.H.
TO U.S. HWY 31
TO U.S. HWY 43
NORTH
MAGNETIC
℄ JAMES M CAMPBELL BLVD - 120' R.O.W.
LOCATION MAP
SCALE: 1" = 4000'
FRANKLIN PK.
JAMES M. CAMPBELL BLVD
SITE
HATCHER LANE
U.S. HWY 31
U.S. HWY 43
STATE HWY 30 & 99
MAURY COUNTY COURTHOUSE
U.S. HWY 31
APPROVED FOR CITY OF COLUMBIA
DATE
CITY MANAGER
I HEREBY CERTIFY THAT THIS IS A CLASS "A" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 22,200 AS SHOWN HEREON.
James D. Webb
DATE
MINOR PLAT (2 TRACTS)
9th CIVIL DISTRICT
MAURY COUNTY, TENNESSEE
FOR: PAULINE DUE CAMPBELL
P.O. BOX 11
COLUMBIA, TENNESSEE
JAMES D. WEBB, ENGINEER-SURVEYOR
2230 Cormack Boulevard
COLUMBIA, TN 38401
(615) 388-2329
Plat Book 6, Page 469A
84-34
1" = 20'
3-1-84
J.D.W.
J.D.W.
84-34C
1 OF 1 SHTS
Lorine W. Andrews Register
Katherine W. Scott DC
84006473
4 Cash
CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACTS SHOWN AND THAT THIS PLAT IS A TRUE REPRESENTATION OF THE SURVEY.
James D. Webb
REGISTERED LAND SURVEYOR
TENNESSEE #595
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR COLUMBIA, TENNESSEE, 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
MAURY CO. REGISTER
DATE
VICE-CHAIRMAN
10' EASEMENT ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS AND 5' EASEMENT ON ALL INTERIOR LOT LINES FOR UTILITY AND DRAINAGE EASEMENT.

INSTR 58004404
CREATED FOR SCANNING

WEST MEADE
SECTION - 2



CERTIFICATE OF OWNERSHIP & DEDICATION

CERTIFICATION OF APPROVAL OF WATER AND SEWERAGE SYSTEMS AND PERCOLATION RESULTS

CERTIFICATE OF APPROVAL OF STREETS & UTILITIES

CERTIFICATE OF APPROVAL FOR RECORDING

CERTIFICATE OF ACCURACY

A-36'

Sec 2 (Final) Map on microfilm set

SEE REST. - 343/517

Property Type: **08 Commercial**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

S JAMES M CAMPBELL BLVD
Property Address

Ownership and Mailing Address

MOODY JAMES FRANKLIN
P O BOX 852
COLUMBIA TN 38402

Subdivision **BK 6 PG 473A LOT TR2**
BK **6** PG **473A** BLOCK LOT **TR2** TRACT

Alt Subdiv BK PG BLOCK LOT TRACT

Additional Description **PARKING**

Dimensions **94.54X144.96 IRR**

TAX YEAR 2021
MAURY COUNTY

060	1000	C	001.00	000
JUR	CONTROL MAP	GROUP	PARCEL	PI S/I

CITY **60156 COLUMBIA**
SSD1
SSD2

Total Land Units **1.00**
Deeded Acres **0.00**
Calculated Acres **0.00**

Map **1000** Updated **10/26/2020**
Dist **09** Printed **06/03/2021**

Card 1 of 1

Page 1 of 1

APPRAISED VALUES

LAND	280,000
IMPROVEMENTS	1,600
TOTAL APPRAISAL	281,600
GREENBELT APR	
ASSESSMENT	112,640
ASSESSED @	40%
APPROACH	COST VALUE

Value Correlation

COST	281,600
INCOME	
MARKET	

PARCEL DATA

NBHD **Z31**
Review Flag
Living Units

Water/Sewer
01 Public / Public
Electricity
01 Public
Gas
01 Public - Natural Gas

Topo **1 Rolling**
Road Type **6 Urban Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006 By 36**
Improvements **0**
Mobile Homes **0**
NH Trend **0 Stable**
Other
Land Use Code **11**
Zoning

ENTRANCES

Date	Code	ID
01/01/2002	02 Oby Apr	01

GREENBELT

Year Recorded
App# Book/Pg

BUILDING PERMITS

Date	Type	Status	Last Visit

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	AREA	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
ASP	Asphalt Paving	1998	2008	1,500	C	1	IRR		2.1000	AV	3,150	50		1	1,580

Total OBY Value **1,580**

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	ZZ	10		0	0	1.00	280,000.00							100	280,000.00	280,000	
						Totals:	1.00										280,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/26/1996	1295	341	45,000	45,000	I	WD	L	MOODY JAMES FRANKLIN
01/01/1000	429	343						CAMPBELL JAMES M
01/01/1000	409	69						

NOTES

LAND PRICE & COND, PAV R06JM*CHG EYB R10/41JG FOR 10:CHG ARE A CODE.JS

A. M. SCRIBNER ET AL RESTRICTIONS BOOK 317 PAGE 517
WEST MEADE SUBDIVISION SECTION 2

NO EXPIRATION

KNOW ALL MEN BY THESE PRESENTS, That whereas the undersigned, A. M. Scribner and Amis Paul Scribner, are the owners and developers of a certain tract of land and subdivision, known as West Meade Subdivision, Section 2, a plat of which is of record in Plat Book 4, Page 6, Register's Office, Maury County, Tennessee, and situated in the 9th Civil District of Maury County, Tennessee, and being a part of the real property conveyed to them by Solomon Shapiro and wife, by deed of record in Book 311, Page 77, said Register's Office, Maury County, Tennessee;

NOW, THEREFORE, we, A. M. Scribner and Amis Paul Scribner do hereby impose the following restrictions upon all of the property designated as West Meade Subdivision, Section No. 2, and the said restrictions are intended to be, and shall be, covenants running with the land, and said land shall be encumbered therewith, said restrictions being imposed for the benefit of all said land, and any part thereof, and for the benefit of the present and any and all future owners of said land, their heirs and assigns:

1. All lots shall be used for one or two family residence purposes only and no commercial building or activity shall be maintained on any lot.

2. No residence or building shall be placed on any lot nearer the street than the building line as shown on said Plat, and no building shall be closer than 7 feet to side lot line except a garage located on rear one-quarter of lot.

3. The floor area of a one-story residence shall be a minimum of 900 square feet, and the first floor area of a two-story residence shall be a minimum of 900 square feet, open porches, attached garages, and breezeways may not be included in computing the above minimum floor areas. No building may exceed two stories in height.

4. No trailer, basement, tent, shack, garage, barn, shed or other outbuilding located in said subdivision, at any time, shall be used as a residence temporarily or permanently, and no structure may be moved on to any lot unless it shall conform to these restrictions.

5. No residence shall be constructed on any lot which shall have an outside finish of anything other than brick, brick veneer, stone or stone veneer, bevel siding, cedar shakes or vertical west coast paneling; and any other portion of the outside finish shall be clapboard. Asbestos siding, asphalt siding or concrete blocks cannot be used.

6. Only one residence shall be placed on any single lot as shown on said Plat, and no lot or group of lots shall be resubdivided so as to produce a greater number of lots than the original lots being resubdivided or so as to make any lot smaller than the front footage shown on the original Plat Plan.

7. Right is reserved by the undersigned to cut all weeds and grass on unimproved lots.

8. No domestic animals or fowls may be kept within this subdivision except for household pets. No kennels for dogs may be maintained.

9. A perpetual easement is reserved for utility installation and maintenance in accordance with the utility easement designated on said Plat.

10. Unless public sewage system is installed, all sewage shall be disposed of through a septic tank built on each lot which shall overflow into an adequate cesspool or into open jointed tile laid under the surface of the ground, all of which shall be in accordance with the latest type approved by the Board of Health or County Officials.

11. If any one or more of the provisions of this instrument are, at any time, declared void or inoperative by any Court of competent jurisdiction, the remaining provisions shall continue in full force and effect, and shall not otherwise be affected thereby.

IN WITNESS WHEREOF, we have hereunto set our signatures this 21st day of July, 1958.

A. M. Scribner

Amis Paul Scribner

STATE OF TENNESSEE)
COUNTY OF MAURY)

Personally appeared before me, William H. Dale a Notary Public in and for said county and state, the within named A. M. Scribner and Amis Paul Scribner, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Columbia, Tennessee, on this the 21st day of July, 1958.

William H. Dale
NOTARY PUBLIC

My commission expires: July 12, 1961

RESTRICTIONS OF WEST MEADE SUBDIVISION
SECTION #2

RESTRICTIONS of West Meade Subdivision, Section No. 2, as shown on plat of record in Plat Book No. ___, Page No. ___, Register's Office, Maury County, Tennessee; being restrictions set forth in instrument of A. M. Scribner and Amie Paul Scribner, executed _____, filed _____, recorded in Book No. ___, Page No. ___, said Register's Office.

Now therefore, we, the undersigned do hereby encumber all of the property now designated as the West Meade Subdivision, Section No. 2, with the following restrictive covenants, which shall be deemed to be covenants running with the land. Said restrictions may be enforced by the undersigned or by the owner or owners of any property in the West Meade Subdivision, Section No. 2, and the failure to enforce said restrictions as to any violation or violations shall not be deemed a waiver of such right to enforce as to any subsequent violation or violations, the right to enforce being a continuing one:

1. All lots, shall be used for one or two family residence purposes only and no commercial building or activity shall be maintained on any lot.

2. No residence or building shall be placed on any lot nearer the street than the building line as shown on said Plat, and no building shall be closer than 7 feet to side lot line except a garage located on rear one-quarter of lot.

3. The floor area of a one-story residence shall be a minimum of 900 square feet, and the first floor area of a two-story residence shall be a minimum of 900 square feet. Open porches, attached garages, and breezeways may not be included in computing the above minimum floor areas. No building may exceed two stories in height.

4. No trailer, basement, tent, shack, garage, barn, shed or other outbuilding located in said subdivision, at any time, shall be used as a residence temporarily or permanently, and no structure may be moved on to any lot unless it shall conform to these restrictions.

5. No residence shall be constructed on any lot which shall have an outside finish of anything other than brick, brick veneer, stone or stone veneer, bevel siding, cedar shakes or vertical west coast paneling; and any other portion of the outside finish shall be clapboard. Asbesto siding, asphalt siding or concrete blocks cannot be used.

6. Only one residence shall be placed on any single lot as shown on said Plat, and no lot or group of lots shall be resubdivided so as to produce a greater number of lots than the original lots being re-subdivided or so as to make any lot smaller than the front footage shown on the original Plot Plan.

7. Right is reserved by the undersigned to cut all weeds and grass on unimproved lots.

8. No domestic animals or fowls may be kept within this subdivision except for house hold pets. No kennels for dogs may be maintained.

9. A perpetual easement is reserved for utility installation and maintenance in accordance with the utility easement designated on said Plat.

10. Unless public sewerage system is installed, all sewage shall be disposed of through a septic tank built on each lot which shall overflow into an adequate cesspool or into open-jointed tile laid under the surface of the ground, all of which shall be in accordance with the latest type approved by the Board of Health or County officials.

11. If any one or more of the provisions of this instrument are, at any time declared void or in operative by any Court of competent jurisdiction, the remaining provisions shall continue in full force and effect, and shall not otherwise be affected thereby.

A. M. Scribner
Amie Paul Scribner

MAURY COUNTY
COLUMBIA, TENNESSEE

Subscribed and sworn to before me this March 26, 1958.

Witness my hand and seal of office this day _____

My commission expires July 12, 1961

NOTARY PUBLIC
MAURY COUNTY, TENN.

Case Number:

21-0143

Request:

Request from Ragan Smith Associates for Final Plat approval with surety in the amount of $78,000 for Taylor Landing Phase 4B off River Road.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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

DOCKET/CASE/APPLICATION NUMBER
21-0143

APPLICANT/PROPERTY OWNER
Regan Smith Associates/ Meritage Homes of Tennessee, Inc.

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
Taylor Landing Phase 4B/ Map 90, Parcel 6.01

SUMMARY OF REQUEST: **Final Plat (Taylor Landing Phase 5A)**

This request is for a Final Plat approval for Phase 4B of the Taylor Landing Planned Unit Development. This final plat includes 12 single-family lots and 3 open space lots.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 PUD (High Density Residential Planned Unit Development	Vacant Land	RM1- PUD/Open Space & Residential Development	12 Single Family Homes	10.90 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:
N/A

PROPERTY HISTORY:

Preliminary Plat previously approved.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Staff recommends that plat be subject to the satisfaction of technical comments.

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

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

TECHNICAL MEETING
Tuesday, July 13, 2021
ITEM NO.
21-0143

DESCRIPTION: Request from Ragan Smith for final plat approval of Taylor Landing 4B for 12 lots off of River Road.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Water

3. Water Main (8") and fire hydrants are on opposite side of the road.

Atmos Energy

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Engineering

7. Reference stormwater maintenance agreement book/page

Columbia Power

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

Wastewater

9. Wastewater approves this request.

Public Works

10. No comments.

Planning

11. no comment

ATTACHMENTS: Final Plat

Case #21-0143
Taylor Landing Ph 4B



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 12 SINGLE FAMILY LOTS AND 3 OPEN SPACES.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. THIS PROPERTY IS CURRENTLY ZONED MG-PUD – (MIXED USE – PLANNED UNIT DEVELOPMENT).
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE" AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0172E, WITH AN EFFECTIVE DATE OF APRIL 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470433 & 470153, PANEL NO. 170, SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS BASE FLOOD ELEVATIONS DETERMINED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. ALL OPEN SPACES ARE ALSO TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
6. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. 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.
8. THE RECORDING OF THIS PLAT WILL VOID, VACATE, AND SUPERSEDE THE AFFECTED PART OF THE PLAN ENTITLED "WATERS EDGE AT TAYLOR HOMES" OF RECORD IN PLAT BOOK P17, PAGE 316, R.O.M.C.T., THE AFFECTED PART OF THE PLAN ENTITLED "PLATTING OF ROADS OF RIVERPLACE AT NORTHWAY" OF RECORD IN PLAT BOOK 10, PAGE 484, R.O.M.C.T., THE AFFECTED PART OF THE PLAN ENTITLED "SEWER EASEMENT SURVEY OF RIVERPLACE AT NORTHWAY" OF RECORD IN PLAT BOOK 10, PAGE 445, R.O.M.C.T.
9. A PUBLIC UTILITY AND DRAINAGE EASEMENT OF 5' ON ALL INTERIOR LOT LINES AND 10' ON ALL FRONT, REAR, AND ADJACENT TO STREETS SHALL BE MADE PART OF THIS PLAT.
10. THIS PROPERTY IS SUBJECT TO AN INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN DEED BOOK 2558, PAGE 1427, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
11. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:30,555.

BY: _____ DATE: 7/19/21
KEVIN E. BRADWELL, TN RLS #1797

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 6.01 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 90.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM PATRICIA LEE TAYLOR CLAYBORNE, TRUSTEE OF THE CHARLES W. TAYLOR IRREVOCABLE TRUST, PATRICIA LEE TAYLOR CLAYBORNE, AND DAVID CHARLES TAYLOR, GLENDA KAYE TAYLOR MARSHALL AND JULIE ANN TAYLOR THOMPSON BY WARRANTY DEED OF RECORD IN DEED BOOK R2558, PAGE 1187, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

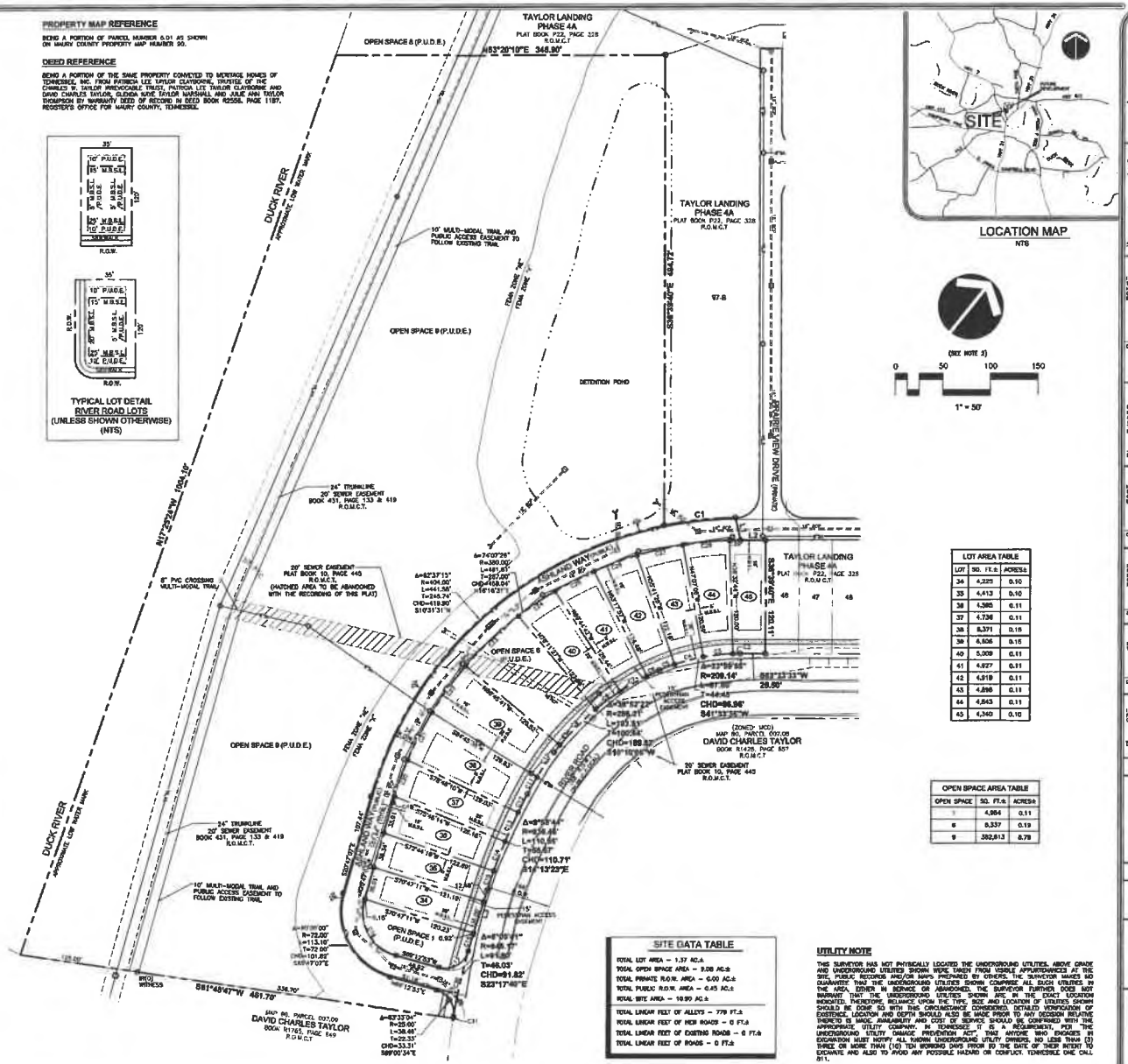
TYPICAL LOT DETAIL
RIVER ROAD LOTS
(UNLESS SHOWN OTHERWISE)
(NTS)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°42'11"E	24.60'
L2	N53°20'20"E	26.37'
L3	S19°12'49"E	48.46'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	404.00'	75.56'	10°42'58"	37.89	75.45'	N47°11'37"E
C2	209.14'	7.68'	2°06'17"	3.84	7.68'	S52°30'24"W
C3	209.14'	31.29'	8°34'22"	15.68	31.26'	S47°10'05"W
C4	209.14'	31.29'	8°34'22"	15.68	31.26'	S38°35'43"W
C5	209.14'	17.33'	4°44'54"	8.67	17.33'	S31°54'05"W
C6	265.21'	14.37'	2°53'15"	7.19	14.37'	S28°09'36"W
C7	265.21'	32.21'	6°28'11"	16.12	32.19'	S23°28'54"W
C8	265.21'	32.21'	6°28'11"	16.12	32.19'	S17°00'43"W
C9	265.21'	52.61'	10°36'32"	26.46	52.53'	S08°26'31"W
C10	265.21'	41.31'	8°17'58"	20.69	41.26'	S00°56'54"E
C11	265.21'	20.59'	4°26'14"	10.30	20.58'	S07°11'59"E
C12	636.45'	21.81'	1°57'30"	10.91	21.81'	S10°12'55"E
C13	636.45'	33.68'	3°01'55"	16.84	33.68'	S12°42'46"E
C14	636.45'	33.68'	3°01'55"	16.84	33.68'	S15°44'43"E
C15	636.45'	21.97'	1°57'04"	10.84	21.97'	S18°14'13"E
C16	845.17'	88.92'	1°48'48"	9.48	88.92'	S20°03'14"E
C17	25.00'	39.33'	90°08'31"	25.05	35.39'	S24°08'38"W
C18	48.00'	75.40'	90°00'00"	48.00	67.88'	N65°47'07"W
C19	380.00'	6.51'	0°58'52"	3.25	6.51'	N20°17'41"W
C20	380.00'	40.55'	6°06'50"	20.29	40.53'	N16°44'56"W
C21	380.00'	53.90'	8°25'45"	28.00	53.85'	N09°28'32"W
C22	380.00'	60.51'	9°07'27"	30.32	60.45'	N00°41'57"W
C23	380.00'	76.80'	11°32'58"	38.43	76.47'	N08°38'16"E
C24	380.00'	46.55'	7°01'06"	23.30	46.52'	N18°55'17"E
C25	380.00'	46.37'	6°59'29"	23.21	46.34'	N25°55'34"E
C26	380.00'	48.12'	7°15'22"	24.09	48.09'	N33°02'39"E
C27	380.00'	49.47'	7°27'30"	24.77	49.43'	N40°24'23"E
C28	380.00'	49.28'	7°25'31"	24.66	49.25'	N47°51'06"E
C29	380.00'	11.75'	1°46'19"	5.88	11.75'	N52°27'10"E
C30	845.17'	71.38'	4°50'25"	35.73	71.36'	N54°03'50"W
C31	845.17'	1.59'	0°06'29"	0.80	1.59'	S27°16'17"E

LEGEND

■	MONUMENT (NEW) OF CAPPED ALUMINUM ROD 1/2"x18" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES"	—SA—	SANITARY SEWER LINE
●	IRON ROD (NEW) (1/2" x 18" SOLID SHAPED "RAGAN SMITH & ASSOCIATES")	—W—	WATER LINE
		RCP	REINFORCED CONCRETE PIPE
○	IRON ROD (OLD)	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
■	CATCH BASIN/CURB INLET	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
○	SANITARY SEWER MANHOLE		CONCRETE SURFACE
◆	FIRE HYDRANT	(1)	LOT NUMBER
R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TN		



TOTAL AREA = 474,725 SQUARE FEET OR 10.90 ACRES±

LOCATION MAP
NTS

(SEE NOTE 2)
0 50 100 150
1" = 50'

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
34	4,225	0.10
35	4,413	0.10
36	4,385	0.11
37	4,736	0.11
38	5,371	0.19
39	6,506	0.15
40	5,009	0.11
41	4,827	0.11
42	4,919	0.11
43	4,896	0.11
44	4,843	0.11
45	6,340	0.10

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
1	4,964	0.11
6	9,337	0.19
9	382,913	8.79

SITE DATA TABLE
TOTAL LOT AREA – 1.37 AC.±
TOTAL OPEN SPACE AREA – 9.08 AC.±
TOTAL PRIVATE R.O.W. AREA – 0.00 AC.±
TOTAL PUBLIC R.O.W. AREA – 0.45 AC.±
TOTAL SITE AREA – 10.90 AC.±
TOTAL LINEAR FEET OF ALLEYS – 779 FT.±
TOTAL LINEAR FEET OF HIGH ROADS – 0 FT.±
TOTAL LINEAR FEET OF EXISTING ROADS – 0 FT.±
TOTAL LINEAR FEET OF ROADS – 0 FT.±

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE, IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS RECORDED IN BOOK R2558, PAGE 1187, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE DISPOSAL, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT DEDICATE ALL RIGHTS-OF-WAY, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, EXCEPT AS INDICATED OTHERWISE.

DATE _____ OWNER _____
TITLE: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY STATED HEREON; THAT THIS IS A DIFFERENTIAL SURVEY WITH THE ERROR OF PRECISION OF ONE UNADJUSTED SURVEY OF NOT LESS THAN 1:10,000.

RAGAN – SMITH ASSOCIATES

7/19/21
DATE KEVIN E. BRADWELL, TN RLS NO. 1797

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEMS INSTALLED OR BONDED ON THIS PLAT SUBDIVISION ARE IN ACCORDANCE WITH THE CONSTRUCTION PLANS APPROVED BY THE COLUMBIA WATER AND SEWER SYSTEM, OR A SUFFICIENT BOND OR LETTER OF CREDIT HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ SUPERINTENDENT, COLUMBIA WATER SYSTEM

CERTIFICATION APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES DESIGNATED ON THIS PLAT SUBDIVISION ARE IN ACCORDANCE WITH THE CONSTRUCTION PLANS APPROVED BY THE CITY OF COLUMBIA, TENNESSEE, OR A SUFFICIENT BOND OR LETTER OF CREDIT HAS BEEN FILED TO GUARANTEE SAID IMPROVEMENTS.

DATE _____ CITY ENGINEER, COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM INSTALLED OR BONDED ON THIS PLAT SUBDIVISION ARE IN ACCORDANCE WITH THE CONSTRUCTION PLANS APPROVED BY THE COLUMBIA WATER AND SEWER SYSTEM, OR A SUFFICIENT BOND OR LETTER OF CREDIT HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ SUPERINTENDENT, COLUMBIA WASTEWATER SYSTEM

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS FOR THE CONSTRUCTION OF SUCH THOROUGHFARES, IF ANY, AS ARE NAMED IN THE GRANTING OF THE SUBDIVISION CONDITIONS AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ REGISTER OF PLANNING COMMISSION COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE MAURY COUNTY E-911.

DATE _____ MAURY COUNTY E-911

CERTIFICATE OF COMPLIANCE

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

DATE _____ CITY ENGINEER, COLUMBIA, TENNESSEE

FINAL PLAT
TAYLOR LANDING PHASE 4B
LOTS 34-45 AND OPEN SPACES 1, 6, AND 9

9TH CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE

DRAWN BY: C. KILGORE

2ND SUBMITTAL DATE: JULY 19, 2021
DATE: JUNE 21, 2021 SCALE: 1"=50'
JOB NO. 18097 W.O. 1210

OWNER/DEVELOPER
MERITAGE HOMES OF TENNESSEE, INC.
C/O KRIS KROWN
5217 MARYLAND WAY, SUITE 222
BRENTWOOD, TENNESSEE 37027
(615) 892-2060
kris.krown@meritage-homes.com

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60910 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615)244-5729 firstname@ragansmith.com
CONTACT: KEVIN BRADWELL, RLS

SHEET 1 OF 1

S:\18097\CIVIL SURVEY\PLAT\PHASE 4B\PHASE 4B FINAL PLAT.DWG
PLOTTED BY BRADWELL, KEVIN ON 7/19/2021 9:46:01 AM
LAST MODIFIED BY KEVIN ON THURSDAY, JULY 15, 2021 4:46:04 PM

Case Number:

21-0122

Request:

Request from Andrew Wiseman for Final Site Plan approval of Village at Carter's Creek multi-family development at 2425 Nashville Highway.

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
21-0122

APPLICANT/PROPERTY OWNER
Op II Nash/ Andrew Wiseman

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
2425 Nashville Hwy Map 51/ Parcel 22

SUMMARY OF REQUEST: **Villages at Carters Creek FINAL PUD**

This request is for a Master Planned Unit Development Final Master Plan for 11 three story structures of multi-family apartment (264) units for the Villages at Carters' Creek PUD.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CRS-PUD	Vacant	CRS-PUD/ Mixed Residential & Cemetery	Multi-Family Housing (264 apartment units)	11.8 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:
Suburban Corridor. The future land use characterized for the subject property allows for a PUD as described above.

PROPERTY HISTORY:

20-0068, Villages at Carters Creek Master Planned Unit Development Revision to eliminate 59,00 SF of multi-family retail for the development proposal of (11) 3 story buildings that will consist of 24 units with each building.

A previous master plan was approved in 2017 representing the Village at Caters Stations PUD.

COMPATIBILITY with the ZONING ORDINANCE/Staff Comments:

This final Villages at Carter's Creek Master PUD creates a footprint of (11) 3 story buildings that will consist of 24 units apartments within each building for a total of 264 apartment units including a proposed clubhouse and amenity area. Design of the structures include a combination of lap siding and board & batten fiber cement panels. A shingle roof and metal railing deck accent the façade of the buildings. Furthermore, this proposal creates a new public street right-of-way with direct access from Nashville Hwy with access points to the multi-family development and the current Village at Caters Creek condo/cottage development currently under construction. Any approval would be subject to the satisfaction of technical review comments from staff.

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

July 19, 2021
Paul Keltner
City of Columbia
800 Second Avenue South
Nashville, TN, 37219

Re: Villages at Carter's Creek, Final Site Plan Comment Response
Nashville, TN

Paul,

Please see the below responses to your initial technical review comments for the Final Site Plan application for Villages at Carter's Creek received on June 10th.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments provided.

Police

2. No comments provided.

Columbia Power

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

Atmos Energy

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Columbia Water

7. 12" DI main on West side of Nashville Highway. 8" PVC (c-900) on South side of Napa Valley Way and on North side of Sonoma Way.
   Noted.

RECEIVED
JUL 19 2021
By: 21-0122

NASHVILLE | MURFREESBORO | ORLANDO
5100 Tennessee Avenue, Nashville, TN 37209
615.622.7200 | www.catalyst-dg.com

Wastewater

8. Wastewater approves this request.

Public Works

9. Private sanitation services are an option for multi-family apartments and townhomes. For 264 units we recommend a minimum of seven (7) 8-yard dumpsters if serviced 3 times a week. Please see attached dumpster guidelines.
   Noted. A Private Hauler would be utilized and ownership having multiple properties of this size is aware of waste needs and would likely increase haul days for the 4 dumpsters shown.

Engineering

10. Subject to TIS Improvements and Construction Plans
    Noted. ROW improvements are depicted in this package for turn lanes in the TIS. While the Signal improvements are currently under design to fully satisfy the TIS a note is provided that states that the TIS recommendations will be provided.
11. Provide Public Access Easement to the Northern Private Drive to the adjacent property.
    Provided.
12. Provide Cross Access/Public Access Easement to the funeral home.
    Provided.
13. Provide TOW and BOW for all retaining structures.
    Provided.
14. Show Napa Valley Way street name on site access #1
    Provided.
15. Western structures and pdf overlay do not appear to be accurately shown in relation to the property lines. This causes grading and drainage concerns.
    The documents have been updated with more appropriate layout from approved plans for this development. This shows that these structures are setback further than previously shown. Additionally, the site drainages has been designed such that less stormwater would be draining to this property in the post developed condition.

Planning

16. Provide details on retainer walls, top and bottom of bank and materials
    Provided.
17. Show typical fence detail
    Provided.
18. All parking lot landscaping islands to meet standards of 10' wide areas, planted and unobstructed by sidewalks.
    Revised.
19. Show legend for typical foundation planting
    Provided.
20. Label the details for carport construction
    Provided.
21. Show project boundary landscape buffer quantities for all sides

Provided.

22. **Buildings elevations are significantly different, brick is needed to closer imitate the original approval or request new building approvals with Planning Commission and City Council.**
    Per conversations with Paul Keltner, color elevations have been provided noting materials and pertinent information. The intent is to make clear the design intent is consistent with the originally approved PUD with merely a material change.

Fire

23. **Shall work with the water district to provide required fire flow. Contact the Fire Marshal's Office for a fire flow letter.**
    Hydrant tests have been preformed and provided to the Fire Marshall and the Flow Letter has been obtained and attached.

Best Regards,

Catalyst Design Group



Andrew Wiseman, PE
Principal | Project Manager

TECHNICAL MEETING
Tuesday, June 8, 2021
ITEM NO.
21-0122

DESCRIPTION: Request from Andrew Wiseman for Final Master PUD Plan of VIllage at Carters Station at 2425 Nashville Highway.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments provided.

Police

2. No comments provided.

Columbia Power

3. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential 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

4. No comments provided.

Maury County E911

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Maury County Schools

6. No comments provided.

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7. 12" DI main on West side of Nashville Highway. 8" PVC (c-900) on South side of Napa Valley Way and on North side of Sonoma Way.

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8. Wastewater approves this request.

Public Works

9. Private sanitation services are an option for multi-family apartments and townhomes. For 264 units we recommend a minimum of seven (7) 8-yard dumpsters if serviced 3 times a week. Please see attached dumpster guidelines.

Engineering

10. Subject to TIS Improvements and Construction Plans
11. Provide Public Access Easement to the Northern Private Drive to the adjacent property.
12. Provide Cross Access/Public Access Easement to the funeral home.
13. Provide TOW and BOW for all retaining structures.
14. Show Napa Valley Way street name on site access #1
15. Western structures and pdf overlay do not appear to be accurately shown in relation to the property lines. This causes grading and drainage concerns.

Planning

16. Provide details on retainer walls, top and bottom of bank and materials
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21. Show project boundary landscape buffer quantities for all sides
22. Buildings elevations are significantly different, brick is needed to closer imitate the original approval or request new building approvals with Planning Commission and City Council.

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23. Shall work with the water district to provide required fire flow. Contact the Fire Marshal's Office for a fire flow letter.

ATTACHMENTS: Site Plan

Case #21-0122
Village at Carter's Creek PUD



SITE PLAN

VILLAGE AT CARTER'S CREEK

COLUMBIA, MAURY COUNTY, TENNESSEE

CATALYST PROJECT NO. 20210055
JULY 19, 2021



VICINITY MAP
NOT TO SCALE

PURPOSE OF SUBMITTAL
TO REVISE THE EXISTING VILLAGE AT CARTER'S CREEK MULTI-USE DEVELOPMENT

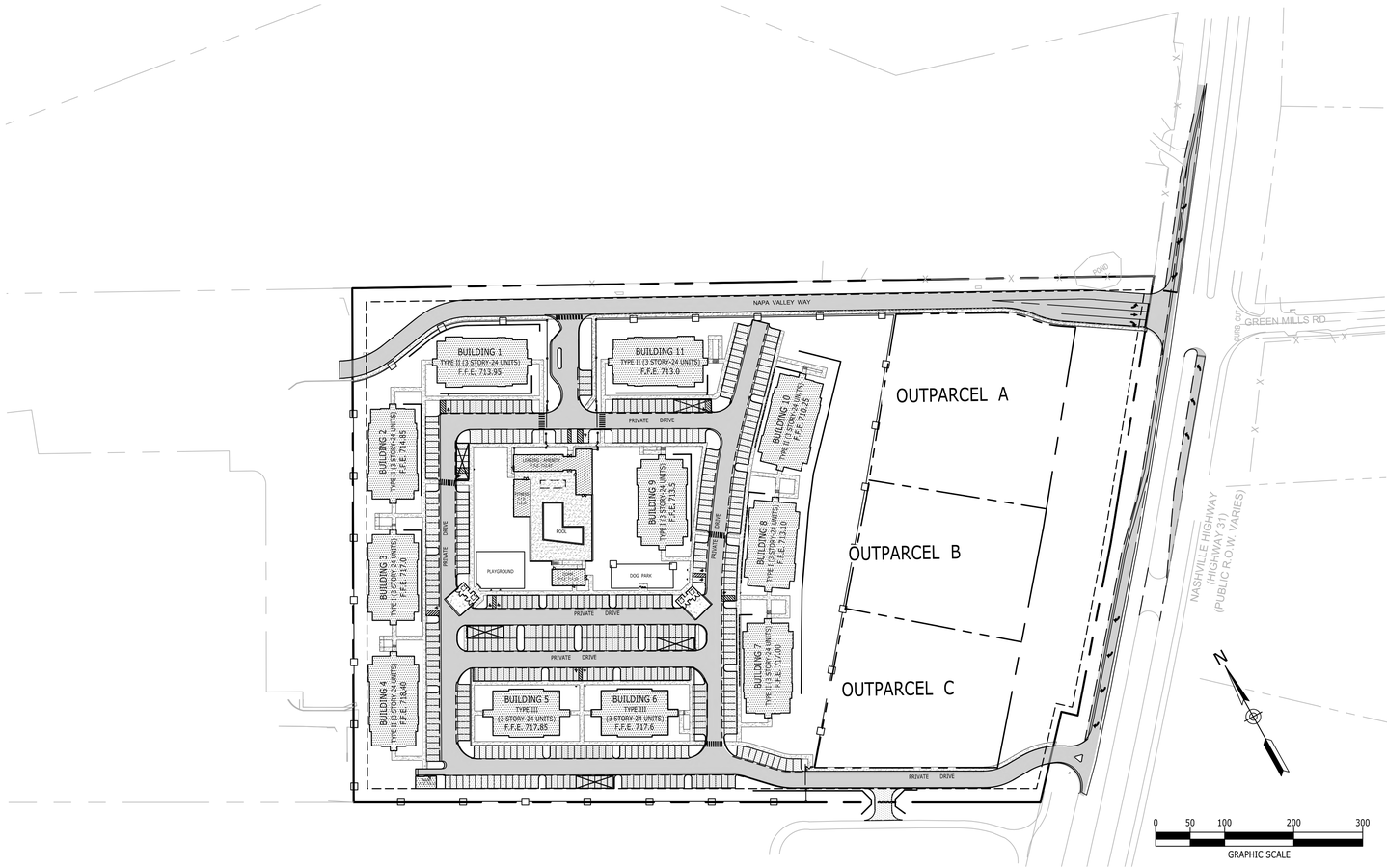
PROJECT DESCRIPTION
REMOVING 59,000 S.F. OF OFFICE AND RETAIL SPACE, AND ADDING 56 APARTMENT UNITS FOR A TOTAL OF 264 APARTMENT UNITS.

TRAFFIC IMPACT STUDY
AN EXISTING TRAFFIC IMPACT STUDY WAS SUBMITTED DURING THE PREVIOUSLY APPROVED VILLAGE AT CARTER'S CREEK MULTI-USE DEVELOPMENT. AN AMENDMENT LETTER HAS BEEN SUBMITTED WITH THIS REVISED SUBMITTAL TO CARTER'S CREEK TO UPDATE TRAFFIC VOLUME BASED ON THE REVISED PLANS.

SITE DATA

PROPOSED DEVELOPMENT:	REVISE THE APPROVED PUD PLAN TO REPLACE 181 APARTMENT UNITS AND 59,000 S.F. OF RETAIL WITH 264 APARTMENT UNITS ON APPROX. 11.8 Ac.
PROPOSED UNITS:	
ONE BEDROOM:	156
TWO BEDROOM:	108
TOTAL UNITS:	264
TOTAL BEDROOMS:	372 BEDROOMS
PARKING REQUIRED:	
1 SPACE / 1 BEDROOM (156x1)	156 SPACES
1.5 SPACES / 2 BEDROOMS (1.5x108)	162 SPACES
TOTAL PARKING REQUIRED:	318 SPACES
PARKING PROVIDED:	
COVERED PARKING	66 SPACES
SURFACE PARKING	390 SPACES
TOTAL PARKING PROVIDED:	456 SPACES
PARKING RATIO:	1.73 SP. / UNIT

OUTPARCELS	PARCEL	ACRES
	A	1.36
	B	1.15
	C	1.25
TOTAL:		3.76 ACRES



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE LAYOUT
C3.0	OVERALL SITE GRADING & DRAINAGE
C4.0	OVERALL SITE UTILITIES
L0.00	LANDSCAPE PLAN
A1	BLDG. TYPE I ELEVATIONS
A2	BLDG. TYPE II ELEVATIONS
A3	BLDG. TYPE II ELEVATIONS
A5	BLDG. TYPE III ELEVATIONS
A5	CLUB LEASING ELEVATIONS

ARCHITECT
HENSLEY LAMKIN RACHEL, INC.
14881 QUORUM DRIVE, ST. 550
DALLAS, TX 75254

PREPARED FOR
ENDEAVOR REAL ESTATE GROUP
500 WEST 5TH STREET, ST. 700
AUSTIN, TX 78701
512.532.2180

ROBERT ANDREW WISEMAN
REGISTERED ENGINEER
No. 118770
STATE OF TENNESSEE
07/19/2021

CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
(615) 622-7200

COVER

C0.0

BASE INFORMATION WAS TAKEN FROM A ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY PREPARED BY OHM ADVISORS, DATED MARCH 25, 2021. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

MATCH LINE

MAP 51, PARCEL 21
DAVID A. DANIELS
BOOK 1157, PAGE 404
(R.O.M.C.T)

MAP 51, PARCEL 22.01
VILLAGE AT CARTER'S STATION, SECTION 1
PLAT BOOK P21, PAGE 490
(R.O.M.C.T)

MAP 51, PARCEL 22.02
VILLAGE AT CARTER'S STATION, SECTION 1
PLAT BOOK P21, PAGE 490
(R.O.M.C.T)

MAP 51, PARCEL 22
NOMAU PARTNERS, LLC
BOOK R2458, PAGE 1127
(R.O.M.C.T)

MAP 51, PARCEL 23
FAMILY CARE SERVICES, LLC
BOOK1388, PAGE 191
(R.O.M.C.T)

GREEN MILLS RD

NASHVILLE HIGHWAY
(HIGHWAY 31)
(PUBLIC R.O.W. VARIES)

1-STY BRICK

LANDSCAPE EASEMENT
BOOK R 2511, PAGE 1315
R.O.M.C.T.

29' ACCESS EASEMENT
PLAT BOOK 21, PAGE 490
R.O.M.C.T.

BENCHMARK
EL: 695.86

0 30 60 120 180
GRAPHIC SCALE

N

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AUSTIN, TX 78701
512.532.2180

ROBERT ANDREW WISEMAN
REGISTERED ENGINEER
No. 118770
STATE OF TENNESSEE
7/19/2021

FINAL SITE PLAN

VILLAGE AT CARTER'S CREEK

2425 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
	07.19.2021	SITE PLAN RE-SUBMITTAL
	05.17.2021	SITE PLAN SUBMITTAL

DRAWING TITLE
EXISTING CONDITIONS

PROJECT NUMBER
20210055

DRAWING NUMBER
C1.0

P:\2021\20210055\dwg\Site Plan\20210055_C1-0_EXI.dwg-C1.0 EXISTING CONDITIONS OR SITE SURVEY Jul 16, 2021 awiseman



VICINITY MAP

NOT TO SCALE

SITE DATA

PROPOSED DEVELOPMENT:	REVISE THE APPROVED PUD PLAN TO REPLACE 181 APARTMENT UNITS AND 59,000 S.F. OF RETAIL WITH 264 APARTMENT UNITS ON APPROX. 11.8 Ac.
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SURFACE PARKING	390 SPACES
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OUTPARCELS	PARCEL	ACRES
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	B	1.15
	C	1.25
TOTAL:		3.76 ACRES

PURPOSE OF SUBMITTAL

TO REVISE THE EXISTING VILLAGE AT CARTER'S CREEK MULTI-USE DEVELOPMENT

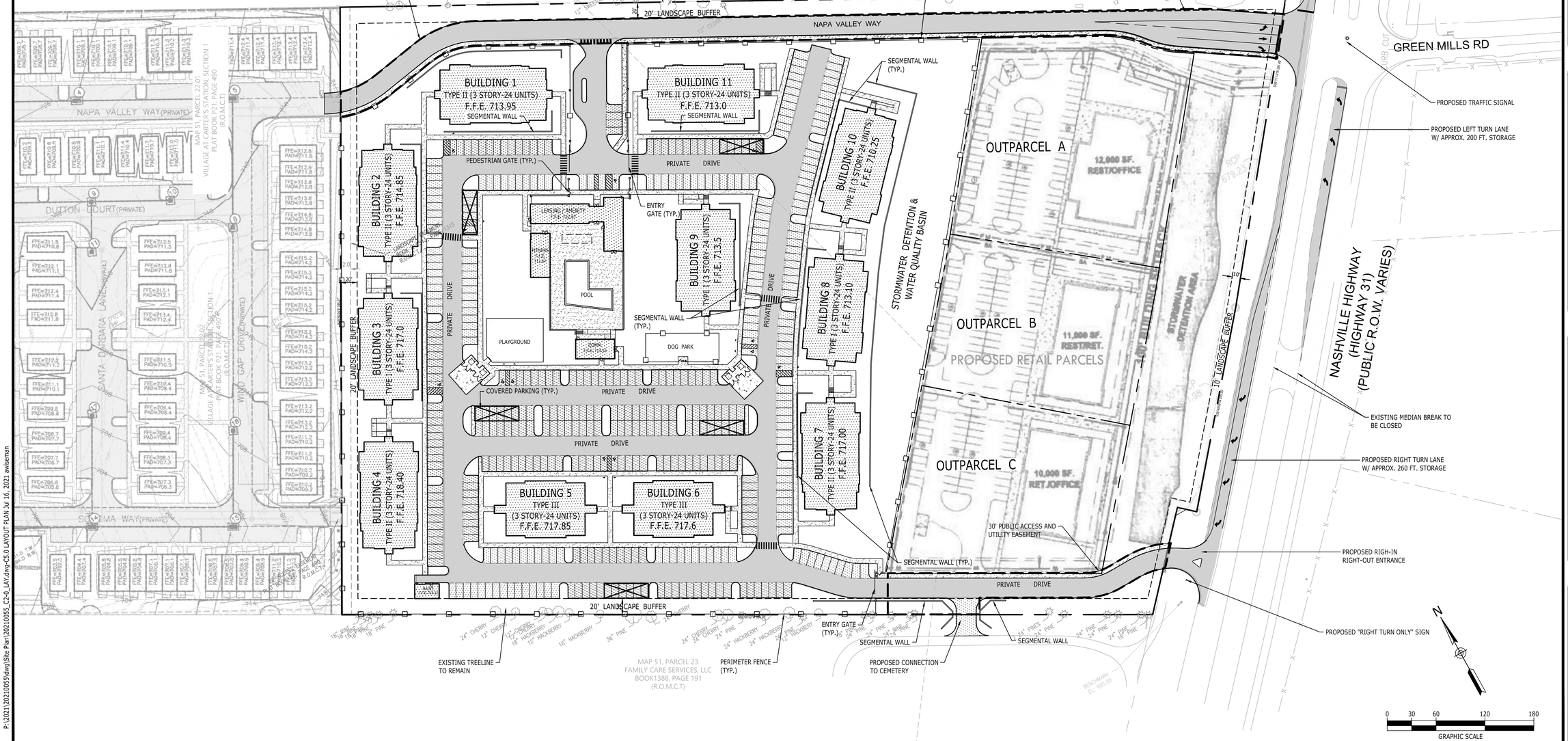
PROJECT DESCRIPTION

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TRAFFIC IMPACT STUDY

AN EXISTING TRAFFIC IMPACT STUDY WAS SUBMITTED DURING THE PREVIOUSLY APPROVED VILLAGE AT CARTER'S CREEK MULTI-USE DEVELOOPMENT. AN AMENDMENT LETTER HAS BEEN SUBMITTED WITH THIS REVISED SUBMITTAL TO CARTER'S CREEK TO UPDATE TRAFFIC VOLUME BASED ON THE REVISED PLANS.

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	



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AUSTIN, TX 78701
512.532.2180

ROBERT ANDREW WISEMAN
REGISTERED ENGINEER
No. 118761
07/19/2021
STATE OF TENNESSEE

FINAL SITE PLAN

VILLAGE AT CARTER'S CREEK

2425 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
	07.19.2021	SITE PLAN RE-SUBMITTAL
	05.17.2021	SITE PLAN SUBMITTAL

DRAWING TITLE

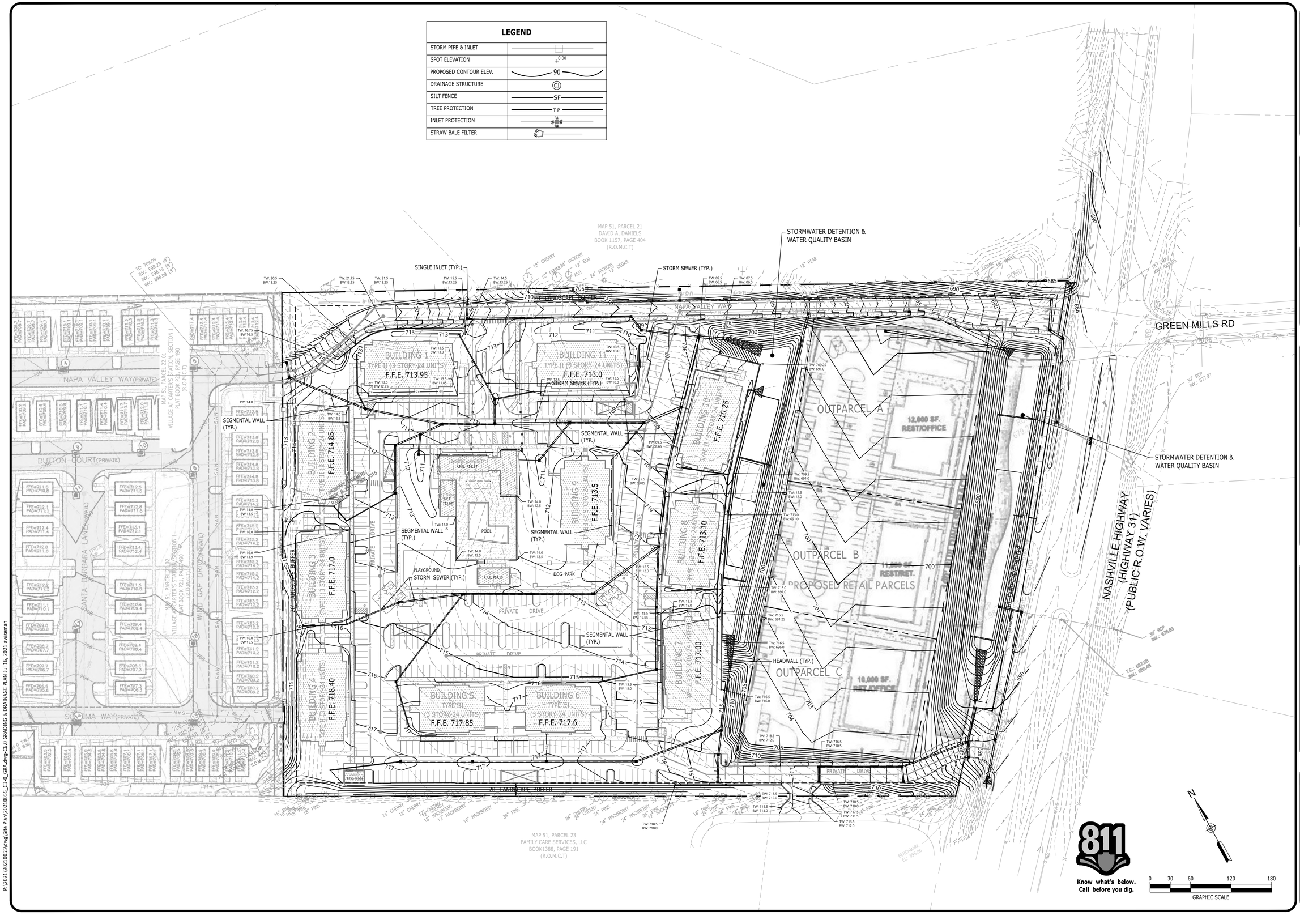
OVERALL SITE LAYOUT

PROJECT NUMBER
20210055

DRAWING NUMBER
C2.0

P:\2021\20210055\dwg\Site Plan\20210055_C2-0_LAY.dwg-C5.0 LAYOUT PLAN Jul 16, 2021 awiseman

LEGEND	
STORM PIPE & INLET	
SPOT ELEVATION	+0.00
PROPOSED CONTOUR ELEV.	90
DRAINAGE STRUCTURE	C1
SILT FENCE	SF
TREE PROTECTION	T P
INLET PROTECTION	
STRAW BALE FILTER	



Know what's below. Call before you dig.

GRAPHIC SCALE 0 30 60 120 180

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ROBERT ANDREW WISEMAN
REGISTERED ENGINEER
No. 118770
STATE OF TENNESSEE

FINAL SITE PLAN

VILLAGE AT CARTER'S CREEK

2425 NASHVILLE HIGHWAY
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DRAWING TITLE

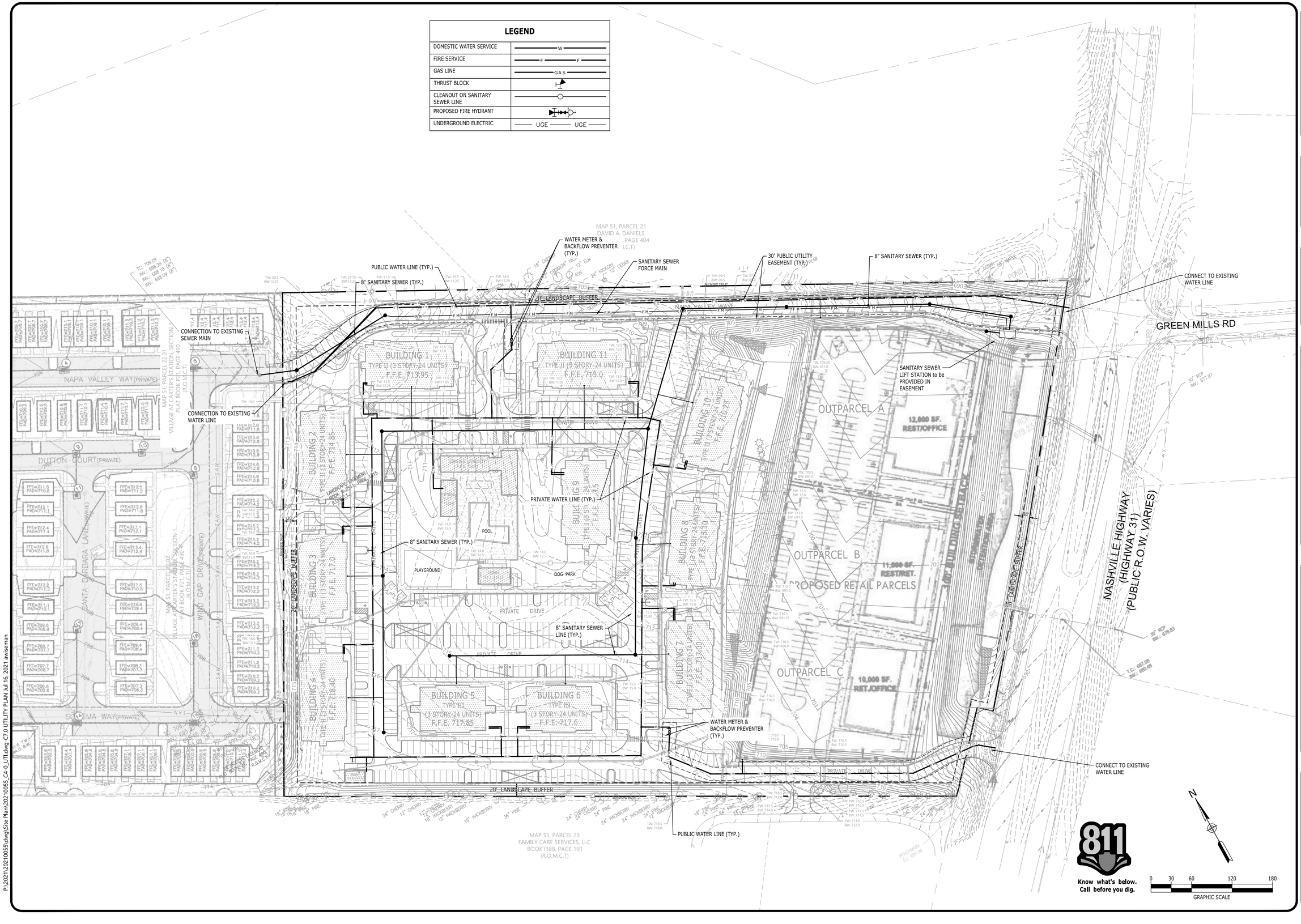
OVERALL SITE GRADING & DRAINAGE

PROJECT NUMBER
20210055

DRAWING NUMBER
C3.0

P:\2021\20210055\civil\Site Plan\20210055_C3-0_GRA.dwg-C6.0 GRADING & DRAINAGE PLAN Jul 16, 2021 awiseman

LEGEND	
DOMESTIC WATER SERVICE	W
FIRE SERVICE	F F
GAS LINE	GAS
THRUST BLOCK	
CLEANOUT ON SANITARY SEWER LINE	
PROPOSED FIRE HYDRANT	
UNDERGROUND ELECTRIC	UGE UGE



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ROBERT ANDREW WISEMAN
REGISTERED ENGINEER
No. 118770
STATE OF TENNESSEE
07/19/2021

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2425 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

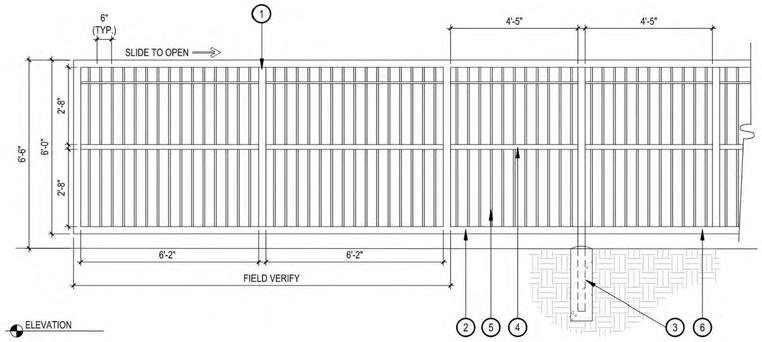
NO.	DATE	DESCRIPTION
	07.19.2021	SITE PLAN RE-SUBMITTAL
	05.17.2021	SITE PLAN SUBMITTAL

DRAWING TITLE
OVERALL SITE UTILITIES

PROJECT NUMBER
20210055

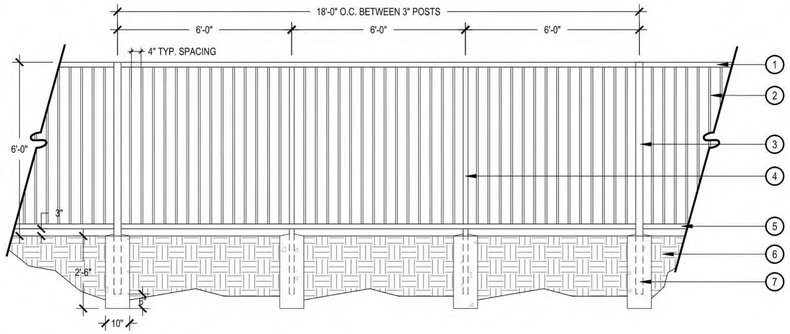
DRAWING NUMBER
C4.0

P:\2021\20210055\dwg\Site Plan\20210055_C4-0_UTL.dwg-C7.0 UTILITY PLAN Jul 16, 2021 awiseman



1. PAINTED METAL GATE
2. 3" SQUARE METAL FRAME
3. CONCRETE FOOTING REF. STRUCTURAL
4. 2" SQUARE METAL RAIL
5. 3/4" SQUARE METAL PICKET
6. PAINTED METAL FENCE

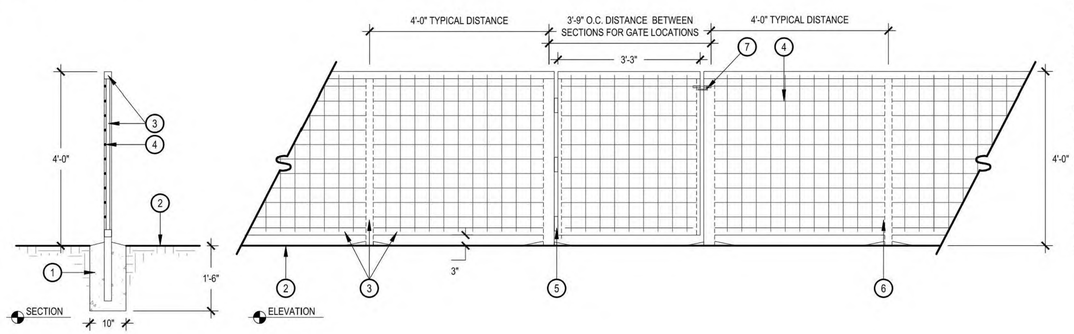
SLIDING METAL ENTRY GATE



1. 2" SQ. STEEL TUBE TOP RAIL, FIELD PAINT BLACK
2. 3/4" SQ. STEEL TUBE PICKET, FIELD PAINT BLACK
3. 3" SQ. STEEL TUBE POST, FIELD PAINT BLACK
4. 2" SQ. STEEL TUBE INTERMEDIATE POST, 6'-0" O.C.
5. 2" SQ. STEEL TUBE BOTTOM RAIL, FIELD PAINT BLACK
6. COMPACTED SUBGRADE PER GEOTECH REPORT, AS APPLICABLE
7. CONCRETE FOOTING, 1" ABOVE GRADE TO SLOPE AWAY FROM POST

NOTES:
1. ALL WELDS TO BE GROUNDED SMOOTH
2. FIELD PAINT ALL STEEL WITH (1) POLYESTER POWDERCOAT PRIMER AND (1) INDUSTRIAL ENAMEL FINISH COAT - BLACK

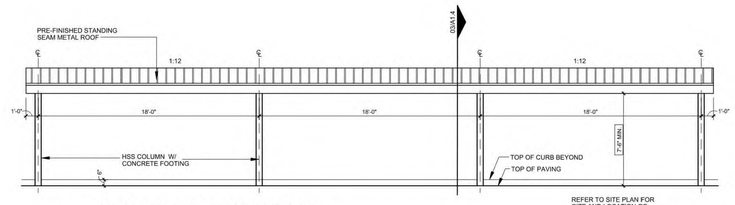
6' WROUGHT IRON PERIMETER FENCE



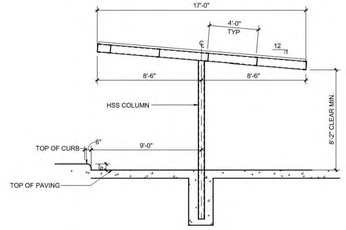
1. CONCRETE FOOTING
2. FINISH GRADE
3. 2" TUBE STEEL FRAME, POWDER COAT BLACK
4. 4" X 4" BULL WIRE, WELDED TO TUBE STEEL FRAME
5. (3 EA) SPRING LOADED HINGE
6. 4" STEEL PANEL, POWDER COAT BLACK
7. STANDARD GRAVITY LATCH

NOTE:
OPERABLE PARTS MUST BE LOCATED WITHIN 15"-48" ABOVE GROUND AND COMPLY WITH FHADM SECTION 4.2 "SPACE ALLOWANCES AND REACH RANGES"

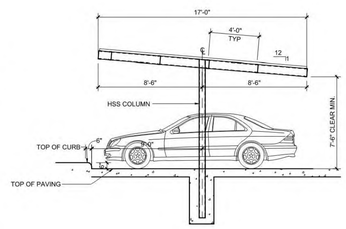
DOG PARK FENCE / GATE



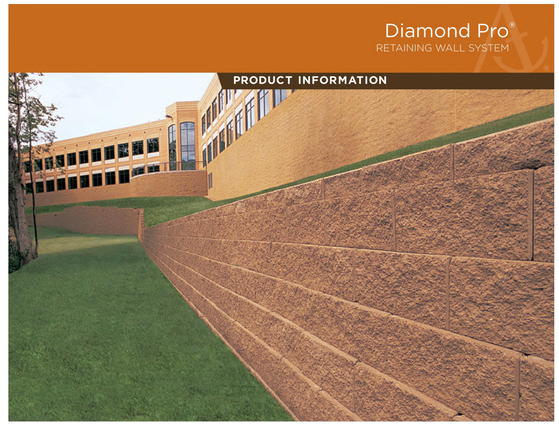
TYPICAL CARPORT ELEVATION C-1 TYPE



CARPORT SECTION
C2 - ACCESSIBLE PARKING



CARPORT SECTION
C1





See anchorwall.com for installation instructions.




Stretcher Units	Straight Face	Beveled Face
Approximate Dimensions*	8" x 18" x 12"	8" x 18" x 12"
Approximate Weight*	74 lbs.	72 lbs.
Coverage	1.00 sq. ft.	1.00 sq. ft.
Setback/System Batter	1°/7.1°	1°/7.1°




Accessory Units	Cap	Corner
Approximate Dimensions*	Front, 4" x 17¹⁄₁₆" x 10³⁄₁₆" Back, 4" x 12" x 10³⁄₁₆"	8" x 18" x 9" 8" x 18" x 9"
Approximate Weight*	47 lbs.	101 lbs.
Coverage	1.22 lin. ft.	1.50 sq. ft.

*Product dimensions are height by face length by depth. Actual dimensions and weights may vary from these approximate values due to variations in manufacturing processes. Specifications may change without notice. See your Anchor representative for details, color options, block dimensions and additional information.

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Anchor Wall Systems, Inc., 5959 Baker Road, Suite 390, Minnetonka, MN 55345.

A&B0810 73.30681 08/11 4015

ANCHORWALL.COM

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500 WEST 5TH STREET, ST. 700
AUSTIN, TX 78701
512.532.2180

ROBERT ANDREW WISEMAN — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 118770 — 07/19/2021

SITE PLAN
VILLAGE AT CARTER'S CREEK
2425 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMITTAL	05.17.2021
	SITE PLAN RE-SUBMITTAL	07.19.2021

DRAWING TITLE
FENCE & WALL DETAILS

PROJECT NUMBER
20210055

DRAWING NUMBER
C5.0

P:\2021\20210055\dwg\Site Plan\20210055_C5-0_DTL.dwg-C5.0 FENCE & WALL DETAILS Jun 18, 2021 ehill

LANDSCAPE BUFFERS:

SOUTHERN BOUNDARY: .2 OPACITY (640' LENGTH)

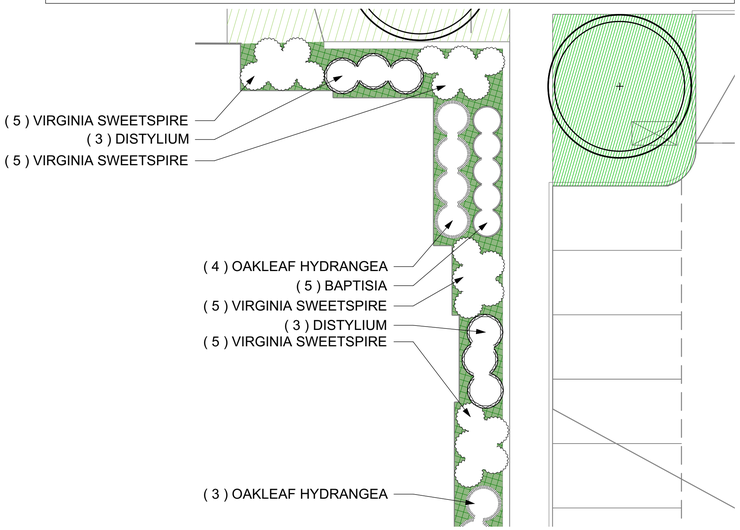
CANOPY TREES REQUIRED: (640/100=6.4) x 1 = 7 TREES
CANOPY TREES PROVIDED: 7 TREES
ACCENT TREES REQUIRED: (640/100=6.4) X 1 = 7 TREES
ACCENT TREES PROVIDED: 7 TREES
SHRUBS REQUIRED: (640/100=6.4) X 7 = 45 SHRUBS
SHRUBS PROVIDED: 47 SHRUBS

WESTERN BOUNDARY: .2 OPACITY (705' LENGTH)

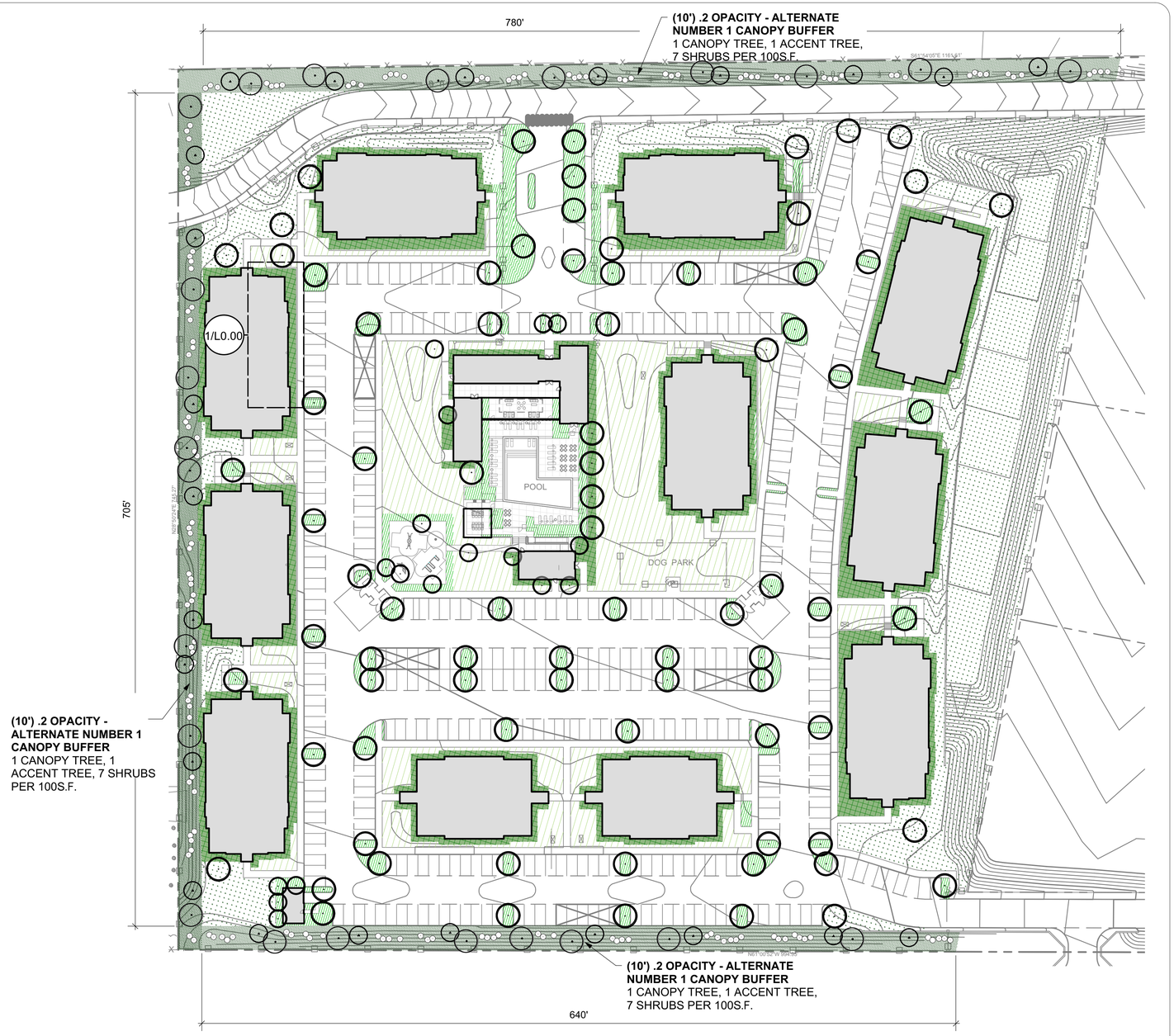
CANOPY TREES REQUIRED: (705/100=7.05) x 1 = 8 TREES
CANOPY TREES PROVIDED: 8 TREES
ACCENT TREES REQUIRED: (705/100=7.05) X 1 = 8 TREES
ACCENT TREES PROVIDED: 8 TREES
SHRUBS REQUIRED: (705/100=7.05) X 7 = 50 SHRUBS
SHRUBS PROVIDED: 51 SHRUBS

NORTHERN BOUNDARY: .2 OPACITY (780' LENGTH)

CANOPY TREES REQUIRED: (780/100=7.8) x 1 = 8 TREES
CANOPY TREES PROVIDED: 8 TREES
ACCENT TREES REQUIRED: (780/100=7.8) X 1 = 8 TREES
ACCENT TREES PROVIDED: 8 TREES
SHRUBS REQUIRED: (780/100=7.8) X 7 = 55 SHRUBS
SHRUBS PROVIDED: 56 SHRUBS



1 PLAN ENLARGEMENT: EXAMPLE FOUNDATION PLANTING
1" = 10'-0"



LEGEND:

- **ORNAMENTAL PLANTING** — MIX OF: 40% SHRUBS, 35% ORNAMENTAL GRASSES, 20% PERENNIALS, 5% GROUNDCOVERS
- **FOUNDATION PLANTING** — 100% SHRUBS. REFER TO PLAN ENLARGEMETN FOR EXAMPLE SPECIES.
- **LAWN**
- **SEED & STRAW**
- **OPACITY .2 / ALTERNATIVE 1 CANOPY BUFFER 10' WIDTH**
- **BUFFER CANOPY TREE** (1/100 s.f.) EXAMPLE SPECIES: EASTERN RED CEDAR, RED MAPLE, OVERCUP OAK
- **BUFFER ACCENT TREE** (1/100 s.f.) EXAMPLE SPECIES: RED BUD, CRAB APPLE, DOGWOOD
- **BUFFER SHRUBS** (7/100 s.f.) EXAMPLE SPECIES: SCHIP LAUREL, DISTYLIUM, OAKLEAF HYDRANGEA, PRAGUE VIBURNUM
- **ORNAMENTAL TREES**

NOTES:

1. NOTE: ALL **FOUNDATION PLANTING AREAS** REQUIRE A MINIMUM TEN SHRUBS FOR EVERY ONE HUNDRED LINERAR FEET OF BUILDING.
1. ALL LANDSCAPE AND BUFFER AREA SHALL BE MULCHED WITH A 3" DEPTH.
2. ALL LANDSCAPE TO BE IRRIGATED WITH AUTOMATICALLY CONTROLLED, HIGH EFFICIENCY IRRIGATION SYSTEM WITH POP-UP SPRAY HEADS AND DRIP IRRIGATION, WHERE APPLICABLE. BASELINE 1000 CONTROLLER SHALL BE CONSIDERED STANDARD.
3. REFER TO CIVIL DWGS FOR ALL ROADWAY LAYOUT, UTILITIES, SITE GRADING, AND DRAINAGE.

25 0 25 50 100 200

SCALE: 1" = 50'-0"

NORTH

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AUSTIN, TX 78701
512.532.2180

FINAL SITE PLAN

VILLAGE AT CARTER'S CREEK

2425 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DESCRIPTION	DATE
	PUD SITE PLAN SUBMITTAL	07/19/2021

DRAWING TITLE

SITE PLAN

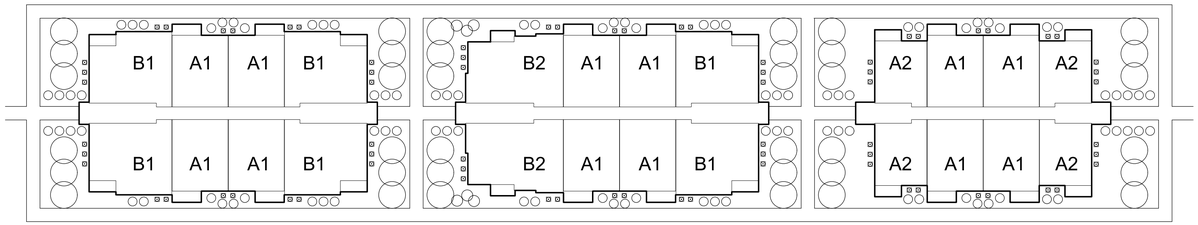
PROJECT NUMBER
20210055

DRAWING NUMBER
L0.00

/Volumes/SHARE1 on TERABOY/HPI Projects-TeraBoy/21 COMMERCIAL/21.736 Village @ Carters Creek/3_Construction Documents /Civil Files/2021-07-15 titleblock/20210055_TB_24x36.dwg-Model Jul 16, 2021 7:15

BUILDING MATERIAL ELEVATION LEGEND

1 BOARD AND BATTEN SYSTEM	3 BALCONY SYSTEM	5 PREFINISHED VINYL WINDOW OR DOOR SYSTEM	7 WOODEN AWNING
2 FIBER CEMENT SIDING	4 COMPOSITION SHINGLE ROOF	6 STEEL STAIR	8 VENTS



BLDG TYPE I

SCALE: 1/32" = 1'-0"

BLDG TYPE II

SCALE: 1/32" = 1'-0"

BLDG TYPE III

SCALE: 1/32" = 1'-0"

PROGRAM — **PROJECT: SPRING HILL**
DATE 07.16.2021 — Hensley Lamkin Rachel, Inc.

Unit Calculations

Unit	Unit Description	Net Area	BLDG TYPE I 1st	2nd	3rd	t	# of Bldgs 3 T	BLDG TYPE II 1st	2nd	3rd	t	# of Bldgs 6 T	BLDG TYPE III 1st	2nd	3rd	t	# of Bldgs 2 T	Total	Total Area		% Total %
A1	1 bed/1 bath	800 s.f.	4	4	4	12	36	4	4	4	12	72	4	4	4	12	24	132	105,600 s.f.	50.00%	59.1%
A2	1 bed/1 bath	661 s.f.	0	0	0	0	0	0	0	0	0	0	4	4	4	12	24	24	15,864 s.f.	9.09%	
B1	2 bed/2 bath	1,120 s.f.	4	4	4	12	36	2	2	2	6	36	0	0	0	0	0	72	80,640 s.f.	27.27%	40.9%
B2	2 bed/2 bath	1,274 s.f.	0	0	0	0	0	2	2	2	6	36	0	0	0	0	0	36	45,864 s.f.	13.64%	
	Total/floor		8	8	8			8	8	8			8	8	8						
	Totals:		24					24					24								100.0%

Subtotal - 'A' Units	**156**	**121,464 sf**	**778.62** (avg.)
Subtotal - 'B' Units	**108**	**126,504 sf**	**1171.33** (avg.)
Total Net	**264**	**247,968 sf**	**939.27** (avg.)
# of Beds	**372**		



02 BUILDING TYPE I - SIDE ELEVATIONS

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



01 BUILDING TYPE I - FRONT & REAR ELEVATIONS

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

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FINAL SITE PLAN

VILLAGE AT CARTER'S CREEK

2425 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
	07.19.2021	SITE PLAN RE-SUBMITTAL
	05.17.2021	SITE PLAN SUBMITTAL

DRAWING TITLE

BLDG TYPE I ELEVATIONS

PROJECT NUMBER 20210055

DRAWING NUMBER

A1

BUILDING MATERIAL ELEVATION LEGEND

1 BOARD AND BATTEN SYSTEM	3 BALCONY SYSTEM	5 PREFINISHED VINYL WINDOW OR DOOR SYSTEM	7 WOODEN AWNING
2 FIBER CEMENT SIDING	4 COMPOSITION SHINGLE ROOF	6 STEEL STAIR	8 VENTS



01 BUILDING TYPE II- REAR ELEVATION
SCALE: 1/8" = 1'-0"



01 BUILDING TYPE II- FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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FINAL SITE PLAN

VILLAGE AT CARTER'S CREEK

2425 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DESCRIPTION	DATE
	SITE PLAN RE-SUBMITTAL	07.19.2021
	SITE PLAN SUBMITTAL	05.17.2021

DRAWING TITLE

BLDG TYPE II ELEVATIONS

PROJECT NUMBER
20210055

DRAWING NUMBER
A2

BUILDING MATERIAL ELEVATION LEGEND

1 BOARD AND BATTEN SYSTEM	3 BALCONY SYSTEM	5 PREFINISHED VINYL WINDOW OR DOOR SYSTEM	7 WOODEN AWNING
2 FIBER CEMENT SIDING	4 COMPOSITION SHINGLE ROOF	6 STEEL STAIR	8 VENTS



02 BUILDING TYPE II - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



02 BUILDING TYPE II - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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ENDEAVOR REAL ESTATE GROUP
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AUSTIN, TX 78701
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FINAL SITE PLAN

VILLAGE AT CARTER'S CREEK

2425 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
	07.19.2021	SITE PLAN RE-SUBMITTAL
	05.17.2021	SITE PLAN SUBMITTAL

DRAWING TITLE
BLDG TYPE II ELEVATIONS

PROJECT NUMBER
20210055

DRAWING NUMBER
A3

BUILDING MATERIAL ELEVATION LEGEND

1 BOARD AND BATTEN SYSTEM	3 BALCONY SYSTEM	5 PREFINISHED VINYL WINDOW OR DOOR SYSTEM	7 WOODEN AWNING
2 FIBER CEMENT SIDING	4 COMPOSITION SHINGLE ROOF	6 STEEL STAIR	8 VENTS



02 BUILDING TYPE III - SIDE ELEVATIONS
SCALE: 1/8" = 1'-0"



01 BUILDING TYPE III - FRONT & REAR ELEVATIONS
SCALE: 1/8" = 1'-0"

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AUSTIN, TX 78701
512.532.2180

FINAL SITE PLAN

VILLAGE AT CARTER'S CREEK

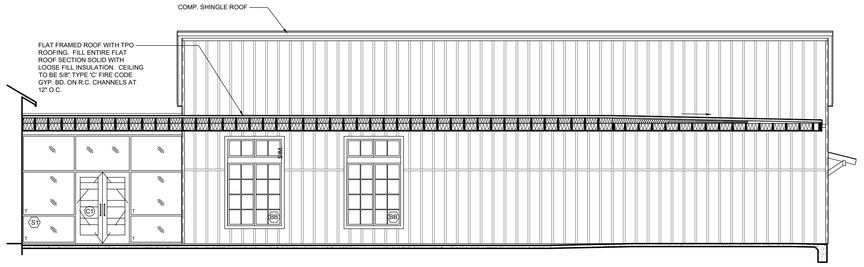
2425 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
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	05.17.2021	SITE PLAN SUBMITTAL

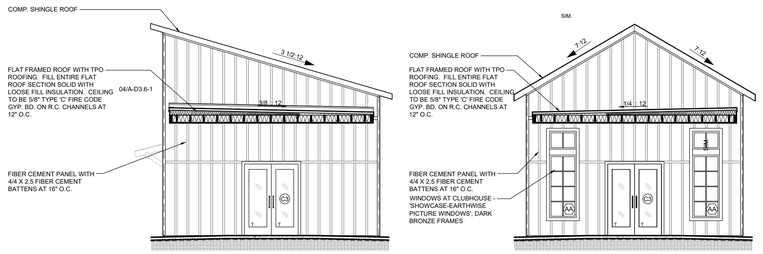
DRAWING TITLE
BLDG TYPE III ELEVATIONS

PROJECT NUMBER
20210055

DRAWING NUMBER
A4

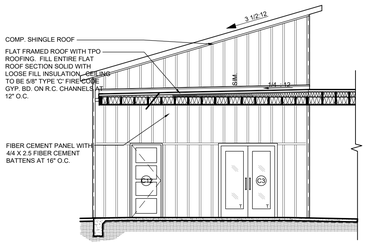


10 POOL ELEVATION
SCALE: 1/8" = 1'-0"

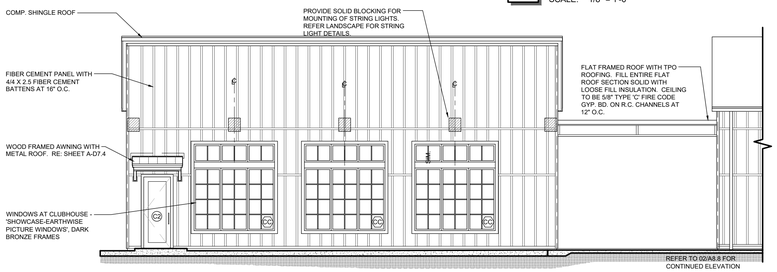


09 COMMUNITY CENTER ELEVATION
SCALE: 1/8" = 1'-0"

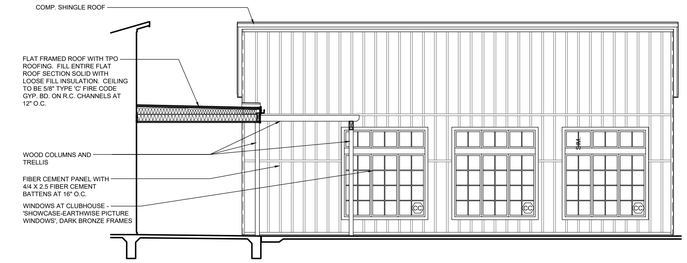
08 CLUB ELEVATION
SCALE: 1/8" = 1'-0"



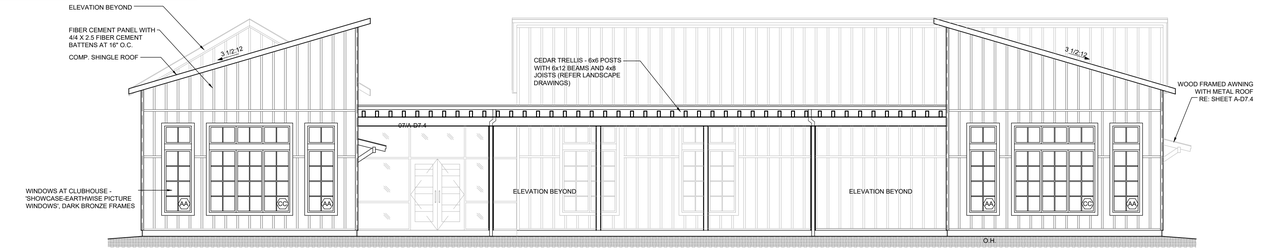
07 FITNESS ELEVATION
SCALE: 1/8" = 1'-0"



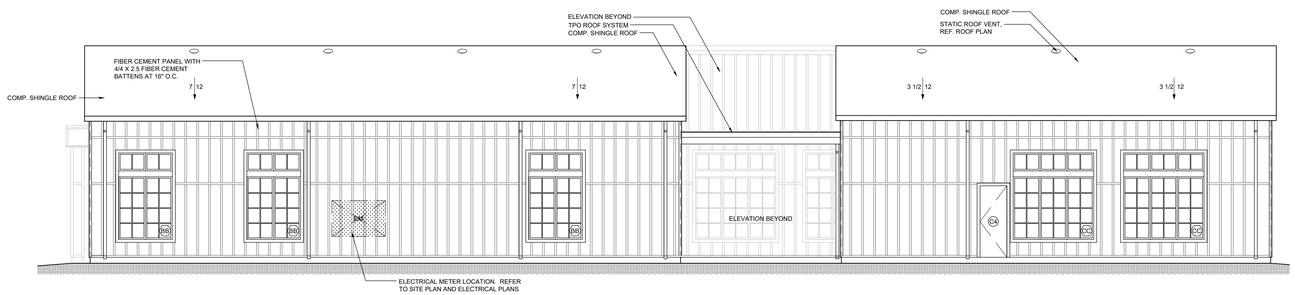
06 COMMUNITY CENTER ELEVATION
SCALE: 1/8" = 1'-0"



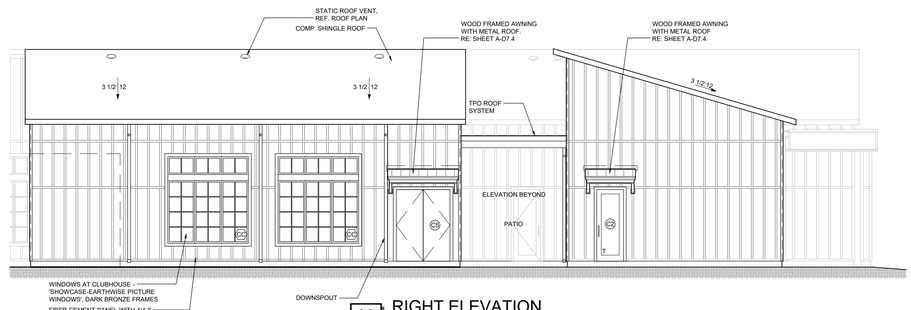
05 FITNESS ELEVATION
SCALE: 1/8" = 1'-0"



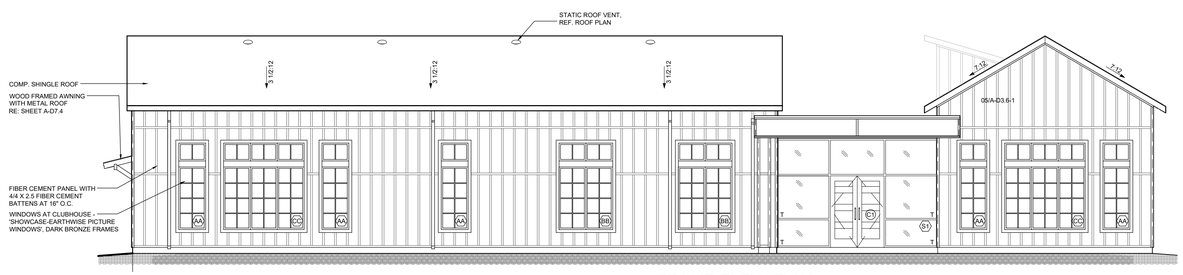
03 REAR ELEVATION
SCALE: 1/8" = 1'-0"



04 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



02 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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FINAL SITE PLAN

VILLAGE AT CARTER'S CREEK

2425 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
	07.19.2021	SITE PLAN RE-SUBMITTAL
	05.17.2021	SITE PLAN SUBMITTAL

DRAWING TITLE
CLUB LEASING ELEVATIONS

PROJECT NUMBER
20210055

DRAWING NUMBER
A5

Case Number:

21-0146

Request:

Request from Ken Shreeve for Final Plat approval of Cottages of Bear Creek Phase 1 off Tom Sharp Road.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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

DOCKET/CASE/APPLICATION NUMBER
21-0146

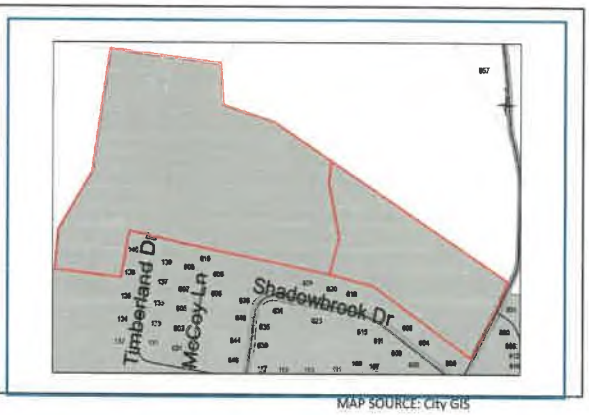
APPLICANT/PROPERTY OWNER
Ken Shreeve, PLC

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
Tom Sharp Road/ Tax Map 74 Parcel 0.37.03 & 37.04

SUMMARY OF REQUEST: **Final Plat (Quail Run Meadows Phase 1B).**

This request is for a **Final Plat** approval for the Cottage of Bear Creek that will consist of 28 single-family residential lots and open space conforming to all standards of an approved R-10 Conservation Subdivision Overlay.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-10 (Single-Family Residential)	Single-Family Residential	R-10/ RS-6 PUD (Single-Family Residential)	28 Single-Family Residential lots and open space	13.056 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

N/A.

PROPERTY HISTORY:

2019-0184, Preliminary plat approved for R-10 conservation subdivision.

COMPATIBILITY with the ZONING ORDINANCE:

See 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

THOUVENOT, WADE & MOERCHEN, INC.
FRANKLIN OFFICE
504 AUTUMN SPRINGS CT., SUITE B-14
FRANKLIN, TN 37067
615.814.7414
TWM-INC.COM

July 19, 2021

Planning Staff
City of Columbia
700 North Garden Street
Columbia, TN 38401

RE: Final Plat Re-submittal
Cottages at Bear Creek Subdivision
TWM Project ID 201287

Staff,

Included with this re-submittal please find 14 hard copies of the Final Plat revised to address all Staff comments provided in the Technical Meeting Notes dated Thursday, July 15, 2021. Staff comments are provided below along with the necessary responses by TWM. The required digital copy has been submitted via email to srichardson@columbiatn.com.

Building

1. No comments.

TWM Response: N/A

Police

2. No comments provided.

TWM Response: N/A

Columbia Water

3. 8" C-900 Main is correct. - Fire hydrants need to be put on property line of Lot 4-5 & on East property line of lot 13.

TWM Response: Fire hydrants shown on lots as requested.

Atmos Energy

4. No Comments Provided.

TWM Response: N/A

Maury County E911

5. No comments provided.

TWM Response: N/A

Maury County Schools

6. No comments provided.

TWM Response: N/A

Engineering

7. Provide $165,000 LOC by 7/19/21

TWM Response: LOC has been provided.

8. Reference recorded stormwater maintenance agreement

TWM Response: A reference to the recorded stormwater maintenance agreement has been provided on the plat to be completed prior to recordation.

9. An adequate temporary turn around shall be provided at the end of Cottage Dr

TWM Response: A temporary turn around area with a radius measuring 50 feet has been added to the end of Cottage Drive as requested.

10. Label utility size/type

TWM Response: All utilities have been described with appropriate sizes and type on the plat as requested.

11. Add Note: No Certificate of Occupancies can be granted until the right turn lane is installed along Bear Creek Pk at Tom Sharp Rd.

TWM Response: The aforementioned note addressing Certificate of Occupancies has been added to the plat as requested.

12. Add standard PUDE note: 5' sides 10' front/rear.

TWM Response: A standard PUDE note outlining typical lot easement designations has been added to the plat as requested.

Fire

13. Shall provide a fire apparatus turnaround.

TWM Response: A fire apparatus turnaround area has been added to the plat as requested.

Columbia Power

14. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential 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.

TWM Response: N/A

Wastewater

15. Wastewater approves this request.

TWM Response: N/A

Public Works

16. No comments.

TWM Response: N/A

Planning

17. no comment

TWM Response: N/A

Please let me know if you have any questions or need anything further.

Respectfully,

Thouvenot, Wade & Moerchen, Inc.

Ken Shreeve, PLS, CFS
TN Geospatial Services Manager

CC: Cole Newton (TKC A&E)

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Thursday, July 29, 2021
ITEM NO.
21-0146

DESCRIPTION: Request from Ken Shreeve for final plat approval of 28 lots and LOC _?_ in the Cottages of Bear Creek off Tom Sharp Road.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Water

3. 8" C-900 Main is correct. - Fire hydrants need to be put on property line of Lot 4-5 & on East property line of lot 13.

Atmos Energy

4. No Comments Provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Engineering

7. Provide $165,000 LOC by 7/19/21
8. Reference recorded stormwater maintenance agreement
9. An adequate temporary turn around shall be provided at the end of Cottage Dr

10. Label utility size/type
11. Add Note: No Certificate of Occupancies can be granted until the right turn lane is installed along Bear Creek Pk at Tom Sharp Rd.
12. Add standard PUDE note: 5' sides 10' front/rear

Fire

13. Shall provide a fire apparatus turnaround.

Columbia Power

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

Wastewater

15. Wastewater approves this request.

Public Works

16. No comments.

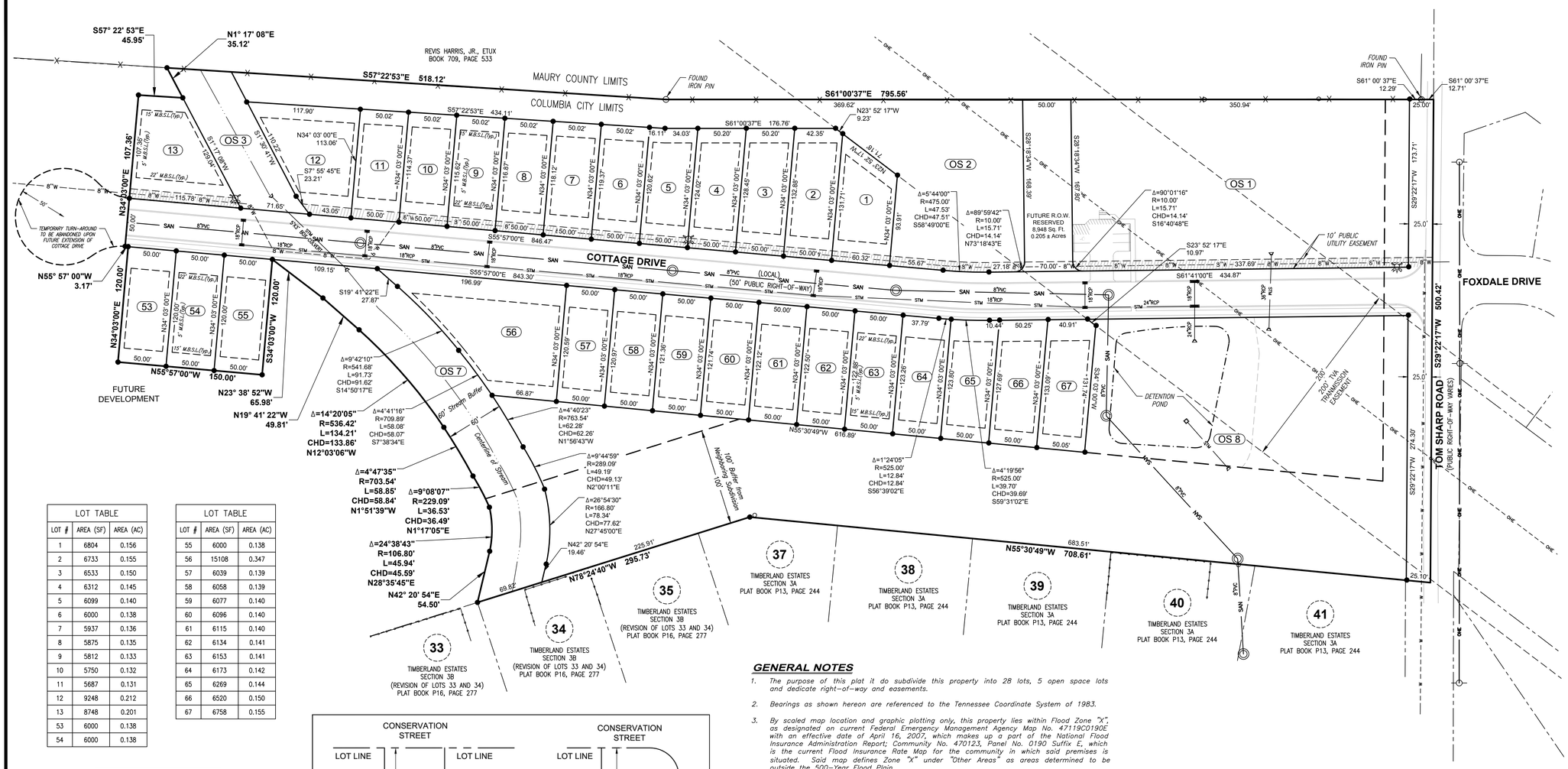
Planning

17. no comment

ATTACHMENTS: Final Plat

Case #21-0146
Cottages of Bear Creek Ph 1

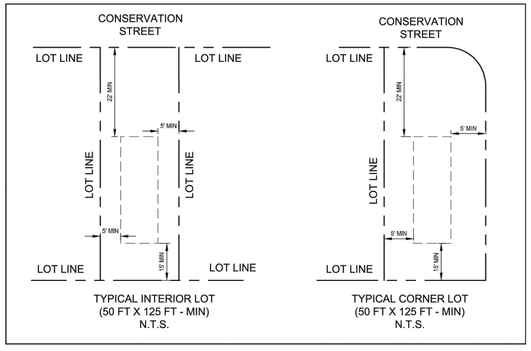




LOT TABLE		
LOT #	AREA (SF)	AREA (AC)
1	6804	0.156
2	6733	0.155
3	6533	0.150
4	6312	0.145
5	6099	0.140
6	6000	0.138
7	5937	0.136
8	5875	0.135
9	5812	0.133
10	5750	0.132
11	5687	0.131
12	9248	0.212
13	8748	0.201
53	6000	0.138
54	6000	0.138

LOT TABLE		
LOT #	AREA (SF)	AREA (AC)
55	6000	0.138
56	15108	0.347
57	6039	0.139
58	6058	0.139
59	6077	0.140
60	6096	0.140
61	6115	0.140
62	6134	0.141
63	6153	0.141
64	6173	0.142
65	6269	0.144
66	6520	0.150
67	6758	0.155

OPEN SPACE TABLE		
OPEN SPACE #	AREA (SF)	AREA (AC)
OS 1	61369	1.409
OS 2	45583	1.046
OS 3	9416	0.216
OS 7	24934	0.572
OS 8	152414	3.499



GENERAL NOTES

1. *The purpose of this plat it do subdivide this property into 28 lots, 5 open space lots and dedicate right-of-way and easements.*
2. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47119C0190E with an effective date of April 16, 2007, which makes up a part of the National Flood Insurance Administration Report; Community No. 470123, Panel No. 0190 Suffix E, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *No title report has been furnished therefore this survey is subject to the findings of an accurate title search.*
5. *This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.*
6. *All Plat and Deed recordation references shown hereon are as recorded in the Register's Office for Maury County, Tennessee.*
7. *This survey has been signed and sealed digitally.*
8. *No Certificate of Occupancies can be granted until the right turn lane is installed along Bear Creek Pike at Tom Sharp Road.*
9. *Unless otherwise noted hereon, there shall be a 5' P.U.D.E. along all interior lot lines, a 10' P.U.D.E. along all rear lot lines and a 10' P.U.D.E abutting and parallel to all right-of-way.*
10. *Storm water management operation and maintenance will be governed by the Inspection and Maintenance Agreement of Private Storm Water Management Facilities, dated _____, 2021, recorded in Record Book ____, Page ____, Register's Office of Maury County, Tennessee.*

LEGEND

- ● *Iron Pin (Set) With Cap Stamped "TWM INC"*
- *Catch Basin*
- *Sanitary Sewer Manhole*
- *Fire Hydrant*
- —W— *Water Line*
- —STM— *Storm Sewer Line*
- —SAN— *Sanitary Sewer Line*
- P.U.D.E. *Public Utility & Drainage Easement*
- M.B.S.L. *Minimum Building Setback Line (Residential)*
- RCP *Reinforced Concrete Pipe*
- (Typ.) *Typical*

SITE DATA

Current Zoning: R-10

Minimum Building Setbacks:
Front: 22 Feet
Rear: 15 Feet
Side: 5 Feet

Total Area: 13.056± Acres

New Streets: 1.814± Acres

Open Space: 6.743± Acres



VICINITY MAP
Not to Scale

(See General Note 2.)

N E W S

0' 60' 120' 180'

SCALE 1"=60'

PROPERTY MAP REFERENCE

Subject Property is Parcel Number 037.04 and a portion of 037.03 as shown on Maury County Property Map No. 074.

DEED REFERENCE

Being the same property conveyed to Rivestone Homes, LLC by Deeds of record in Book R2526, page 1479; Book R2535, page 1437; Book R2541, page 1010; Book R2677, page 30; and Book R2677, page 948; Register's Office for Maury County, Tennessee.

SPECIAL UTILITY NOTE

This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than (3) three nor more than (10) ten working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 1-615-355-1987 or 1-800-351-1111.

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 R2526, page 1479; Book R2535, page 1437; Book R2541, page 1010; Book R2677, page 30; and Book R2677, page 948; Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public ways, utilities and other facilities have been filed.

_____, 20___ _____
Date *OWNER*

_____, 20___ _____
Date *OWNER*

_____, 20___ _____
Date *OWNER*

_____
Title (if action for partnership or corporation)

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category I Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is less than or equal to 1:10000.

07/19/ , 20 21 _____
Date *Kenneth R. Shreeve, TN PLS #2298*

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____, 20___ _____
Date *Secretary, Planning Commission*

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

_____, 20___ _____
Date *Name, Title, Agency of Authorized Approving Agent*

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

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

_____, 20___ _____
Date *Maury E911*

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

_____, 20___ _____
Date *Director of Wastewater Department Columbia, Tennessee*

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

I hereby certify that the streets, drainage and utilities designated in Cottages at Bear Creek Subdivision have been installed in accordance with City specifications, or a performance surety in the amount of $ _____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

_____, 20___ _____
Date *City Engineer Columbia, Tennessee*

CERTIFICATE OF COMPLIANCE

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

_____, 20___ _____
Date *City Engineer Columbia, Tennessee*

RECORDERS INFORMATION

Revised 07-19-2021 Per Staff Comments.

KENNETH R. SHREEVE REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE 2298 TENNESSEE NO. 07/31/2021

Ken Shreeve, PLS, CFS

TWM CONSULTING ENGINEERING GEOSPATIAL SERVICES
504 Autumn Springs Ct., Ste. B-14
Franklin, TN 37067
(615) 814-7414

FINAL SUBDIVISION PLAT

MAP 074 - PARCELS 037.03 & 037.04

COTTAGES OF BEAR CREEK

CITY OF COLUMBIA
FOURTH CIVIL DISTRICT OF
MAURY COUNTY, TENNESSEE.

PREPARED FOR:
Riverstone Homes, LLC
P.O. Box 682186
Franklin, TN 37068

PROJECT I.D.: 201287

DATE: June 21, 2021

SCALE: 1" = 60'

SHEET 1 of 1