

City of Columbia

Municipal Planning Commission

July 14, 2021

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CITY OF COLUMBIA

TENNESSEE

DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: July 7, 2021 MEETING

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

AGENDA

Call to Order.....Chairman

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

CONSENT

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

DISCUSSION

4. **Request from Crunk Engineering to rezone Tax Map 90 Parcel 11.00 off Bear Creek Pike to RM-1 PUD being High Density Residential Planned Unit Development.**

5. **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.**

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

8. **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.**

9. **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

DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: July 14, 2021 MEETING

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

AGENDA

Call to Order.....Chairman

Roll Call.....Secretary

Approval of Minutes.....Commission Members

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

1. **Review of Bonds and/or Letters of Credit.**
2. **Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.**
3. **Request from 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 Crunk Engineering to rezone Tax Map 90 Parcel 11.00 off Bear Creek Pike to RM-1 PUD being High Density Residential Planned Unit Development.**
5. **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.**
6. **Request from T-Square Engineering for Preliminary Plat approval of The Highlands Subdivision Phase 6 off Monsanto Road.**

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

8. **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.**

9. **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**

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

City of Columbia

MUNICIPAL PLANNING COMMISSION

June 9, 2021

CALL TO ORDER:

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

ROLL CALL:

All present and included the following:

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

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

APPROVAL OF MINUTES:

The May minutes were presented for approval. Mayor Molder made the motion to approve with Councilman Wiles seconding. Motion to approve the minutes passed with a vote of seven 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 the master plan revision of Honey Farm Townhomes, and Trotwood Avenue Saddle Tree Village were approved on the first reading.

AGENDA ITEM #3
Case #21-0071

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

Staff Recommendation:

Mr. Keltner stated that this was a deferral from the previous meeting.

Discussion:

Mr. Greg Gamble was present to answer questions. Discussion included setbacks. Mr. Goatz asked how many variances are being requested. Mr. Keltner stated that the last three variances were modified, the first three are for collector streets. Further discussion included variances request4ed to side, street, and rear setbacks, lot sizes, and lot width of an RS-10 zoning district. Mike Fussell, 2758 Green Mill Road, was concerned of developing the area consistent with the property on Greens Mill. Mike White, 2851 Double Branch, expressed concerns of lifestyle, the peacefulness, appearance, traffic, round-about, countryside, and density. Daryl Wayne, 2851 Double Branch Road, expressed concerns of blind spots, the road not wide enough, and traffic. Anara Midgett, 2860 Double Branch Road, expressed concerns of annexation, historic preservation, an African American cemetery, utility access, storm drain, traffic, no public egress from the creek, pollution, no emergency lane, no hidden driveway signs, no school bus signs, two bridges, daily usage, straight drop offs, private property infringements, and eminent domain. Jeremy Wormer, 2539 Double Branch Road, expressed concerns for wildlife, drainage, the road, and traffic. Rebecca Johnston, 3101 Greens Mill Road, expressed concerns of researching, density, water access, sewer, and flood zone. Dementri Hubbard, 2363 Double Branch Road, expressed concerns of green signs, calling the number listed and not being called back, taxes, and deferring the request. Bill Adams, 2432 Double Branch Road, expressed concerns for the community as a whole, the elderly, encroaching the homes, traffic, rural community, liabilities, traffic taxes, and those retired. Tara Ebert, 3308 Taylor Wood Lane, expressed concerns of taxes, revenue, people leaving, rural area, density, traffic, and rules about zoning. Greg Gamble, Planning Consultant for Safe Harbor, proposing the development of this property. He stated that the master plan is a mixture of different lot and homes sizes to create economic diversity within the neighborhood, developing a community. The development has forty-six percent open space. The variance that they are requesting is for smaller cluster neighborhood which allows them to provide that additional open space. The sewer is on this property, the property is adjacent to the City of Columbia city limits. They

have evaluated Greens Mill and also Double Branch Road. Cody D. Martin, with Safe Harbor, stated he talked with some of the neighbors about Double Branch Road in particular, and they do intend to make some improvements to Double Branch Road which are primarily signage, add drain tile, widen the roads in certain spots, and add some guard rails. They are working with the County to see that it gets done appropriately.
Sheryl Howell, 2567 Greens Mill Road, expressed concerns about the round-about, guidelines, and proposal. Joseph Stefanick,2826 Greens Mill Road, expressed concerns in reference to the creek, and the run off of the creek. Further discussion included traffic study being more specific to Green Mills Road, as well as along Double Branch Road. Mr. Harper gave clarification. Additional discussion included the cemetery, and location. Mr. Crunk, Crunk Engineering, stated as far as he knows the cemetery exists outside of the limits of the development, south of the TVA easement. Mr. Goatz inquired about the infrastructure and the utilities getting there. Where is the sewer, and where will the sewer be coming from to access this property? Mr. Keltner stated they have a septic on the one acre tract side, and then they will be tying in to the sewer there with a pump station. Mr. Crunk stated due to the limited lots that cannot gravity. He also stated there is gravity sewer along the entirety of the creek, but the one acre lots they would either be on septic, or they will have grinder pumps to the sewer system depending on soils, and that is to avoid a larger regional pump that the City will have to maintain. Mr. Keltner stated as far as Power and Water all utilities have said that they have adequate capacity to handle that. Mr. Goatz stated that the current city limits just touches this property at Honey Farms is that correct. Mr. Keltner stated correct, the area that is touching is the back side of Honey Farms. Mayor Molder stated for clarification the reference to spot zoning, from a legal perspective it is not deemed spot zoning. Mr. Keltner stated yes, for the annexation, you don't hear spot annexation mentioned very much, more spot zoning the annexation would make everything legal and binding. Mr. Goatz stated that this request is for the annexation and the RS-10 PUD with these six variances from the requirements of a standard RS-10 zoning. Mr. Keltner stated yes, the PUD is working both ways, the request for the Plan Unit Development is for the reduction in some of the site standards for each lot. The upside of that is that you do have control over the type of product, the size of products, material and things of that nature, whereas, straight zoning would not have any control over that. Mr. Goatz inquired if this meets the requirements of a comprehensive plan. The rule country side does say being rural countryside the density does fit that, but it could also be RS-40 which could be on the one acre tract. Mr. Keltner stated that Rural Countryside essentially allows for three different zoning types ranging from a RS-40 down to RS-10 and the lot sizes are related to that number. Mr. Goatz made the motion to deny the request based on the rule 3.19.6A, and Mr. McBroom seconded. Motion to deny failed three to four with Mr. Hutto, Dr. McClain, Mayor Molder and Mr. Pace voting nay. Mr. Hutto move to approve, with Dr. McClain seconding. Motion to approve passed with a vote of four to

three with Mr. McBroom, Councilman Wiles, and Mr. Goatz voting nay. Director Keltner stated this is a recommendation from this body to City Council. He stated that City Council is the body that would decide on the annexation process itself which will be at the July City Council meeting. Mayor Molder asked Mr. Keltner to explain the process. Mr. Keltner stated that there will be two readings at City Council, and at the second reading they will also host a public hearing at that meeting. Council does host a study session and a voting session. Mayor Molder encouraged them to come to study session for Council, but they are welcome to come to either one. Mr. Goatz stated to reiterate what was stated here what was passed was a recommendation to City Council which will be held in July. Further discussion included timeline for the minutes, names of those voting nay, and public hearing dates.

AGENDA ITEM #4
Case #21-0076

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

Staff Recommendation:

Mr. Keltner presented the details of the staff report. This is a deferral item from last Planning Commission meeting. There is one variance, and they are requesting forty-five foot wide lots instead of fifty. There is a slight decrease in the number of single-family home lots.

Discussion:

Mr. Scotty Bernick, Landscape Architect with Ragan Smith, was present to answer questions. Discussion include lot sizes, retainer wall adjustment, and material. Andrea Babcock, 1968 Wentzel Lane, expressed concerns for the amount of houses, interstate exit being dangerous, and traffic. Mr. Goatz asked Mr. Harper to reiterate the traffic study. Further discussion included the County talked about bringing Rock Spring Road up to standard, it is only a small section that is not in City limits. Mr. Harper gave the details of the traffic study report. Mr. McBroom inquired about the HOA. Mr. Bernick stated there were three separate HOA's. The HOA will take care of the private streets, the multi-family part will be separate, master association for the townhomes that will handle the front exterior, and the landscaping , the multi family is private and all the townhomes are private, the majority of the main roads will be public, the public road goes all the way through, the apartments are the only private roads, the lot width is twenty-two feet and it meets the standard code, end units are typically larger. Mr. Goatz inquired about the amenities. Mr. Bernick stated there will be a dog park, swimming pool, a large open space park, and sidewalk, and the street-scape. The pool area is more the amenity for the apartments. He provided the timeline. Additional discussion included the multi-family facing Bear Creek Pike,

rear elevations, double face, parking behind, the property in a interstate gateway, the overlay was approved by the general public, part of the property is in the city, setbacks, TDOT timeframe, Professional HOA, and widening Bear Creek. Brendon Babcock, 1814 Rock Springs Road, requested a delay of the vote to allow more time to look into this project, his concerns were the apartments, town image, infrastructure issue, and the ease of access from an interstate to the apartments. Mr. Hutto moved to approve subject to technical comments, and Mayor Molder seconded the motion. Motion to approve passed four to three with Mr. McBroom, Councilman Wiles, and Mr. Goatz voting nay. Mr. Goatz stated that this will be a recommendation to City Council at the July meeting

AGENDA ITEM #5
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 gave the details of the staff report. The applicant requested a deferral to allow for notice time for a town hall meeting. They would like to sit down with the area residents and discuss the project before coming to the Commission. The meeting is set for June 14th, City Hall, Council Chambers at 6:00 p.m.

Discussion:

Mr. McBroom made the motion to defer, with Councilman Wiles seconding. Motion to defer passed seven to zero.

AGENDA ITEM #6
Case #20-00267

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

Staff Recommendation:

Mr. Keltner presented the staff report. This is a request for a review the applicant left this body with recommendation for approval to City Council with a vote of four to three. The Townhomes were modified to be widened, and all the streets to be public. This is a request from City Council to rereview based on the changes.

Discussion:

Mr. Wesley Bryant, 32 Public Square, Representative of the developer, was present to answer questions. Discussion included the appearance, the townhome width increase, and the streets are now public, annexation and rezoning, and pump station. Mr. Keltner stated that he talked with the Wastewater Director

today about it and said he has talked with Mr. Martin about the pump station and he is aware that the facility will have to be upgraded to handle this development. The design plan is still needed. Wes Bryant stated that they sent pictures of the amenities that they added in, and they increase the townhomes to twenty-four feet, they took out all the private road, they are all public roads in there now. Mr. Bryant stated that he met with the community and went over the changes with them. Further discussion included RM-1 zoning, current zoning versus the rezone, the townhomes will be on Williamsport pike, and RS-10. Mr. Bryant stated that they are having the single-family homes in the back of the acreage, you go to the high density before you get to the lower density. Mayor Molder moved to approve and Dr. McClain seconded the motion. The motion to approve passed four to three, with Mr. McBroom, Councilman Wiles, and Mr. Goatz voting nay. Mr. Goatz stated this request will move forward to Council.

AGENDA ITEM #7
Case #21-0095

Request from Crunk Engineering to rezone Tax Map 90 Parcel 11.00 off Bear Creek Pike to RM-1 PUD being High Density Residential Planned Unit Development.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and a recap from study session. Mr. Crunk has given a new submittal.

Discussion:

Mr. Crunk, Crunk Engineering, was present to answer questions. Mr. Crunk stated the changes are in direct response to the study session. The product size was changed to twenty-two feet wide units. We are showing patios on each of the units, we updated the building product to include hardie on all sides of the building, brick on the front bottom portion, and there will be windows on the side units. Also providing the required landscape buffers, and landscape plan to the sides of the property to meet the Zoning Ordinance. We regraded the site, added some retaining walls to soften the buildings. Understanding there will be some fine grading to come, and we bring forward the final PUD plan. Additional discussion included private streets. Mr. Goatz asked if staff had a chance to review. Mr. Keltner stated today we have not. Walter Clot, 806 Cheairs Circle expressed concerns on traffic, should be four lanes, high density, would like to see single family dwellings, and the sink hole. Ed Harris, 621 Crestland Drive, expressed concerns with retention ponds, sink hole, going from commercial to high density residential, and the blasting. Mr. McBroom moved to defer to allow staff time to review the changes and present their recommendation. Councilman Wiles seconded the motion. Motion to defer passed seven to zero.

AGENDA ITEM #8
Case #21-0096

Request from Patrick Baker to rezone 705 West 12th Street, Tax Map 100E Group F Parcel 26.00 to R-6 Medium-High Density Residential.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The comprehensive plan is urban neighborhood which will support the R-6.

Discussion:

Mr. Goatz inquired about the R-6 requirements. Mr. Keltner stated fifty foot of road frontage. Mr. Goatz stated this could be divided. Mr. Keltner stated yes this could be divided into two different lots, the driveway is normally determined by the engineer based upon the Access Management. When the minor plat comes in that is when it is determined if a shared driveway is needed. This is a concept. Mr. Goatz asked if it would come back to the Commission to approve a shared driveway. Mr. Keltner stated not necessarily if it is meeting the Access Management Ordinance, it would not come back. Mr. McBroom stated that the picture shows a house on the plan will it be torn down, and Mr. Keltner answered yes. Mr. McBroom asked about the possibility of duplexes. Mr. Keltner stated yes two homes, but a manufactured home also a double wide, are considered by the State as similar to stick built homes. Further discussion included mobile homes, double wide, the front door has to face the road, the door cannot face the drive it has to face the road, setbacks, the difference between a mobile home park, Woodland mobile home park, one owner, and subdivide into two lots. The shared drive is a Concept. This is just a zoning request. Mayor Molder moved to approve, and Dr. McClain seconded the motion. Motion passed seven to zero.

AGENDA ITEM #9
Case #21-0097

Request from Pulte Homes Tennessee Limited Partnership for Master Plan revision of Independence at Carters Station Subdivision.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Nathan McVey, T-Square Engineering, was present to answer questions. Councilman Wiles moved to approve with Mr. McBroom seconding. Motion passed seven to zero.

AGENDA ITEM #10
Case #21-0098

Request from Curt Harakas to annex with a plan of services property along Hampshire Pike being Tax Map 89P Group A Parcel 39.00 with a zoning of RS-10.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The comprehensive plan for this area is Suburban Neighborhood which would support the request of RS-10.

Discussion:

Mr. Curt Harakas, Developer, was present to answer questions. Mr. Goatz stated this request did come through the Commission last year. Mr. Keltner stated that modifications were made and City Council approved it on the first reading, but the applicant chose to withdraw the item before the final and second reading on the item. When he did that, the process needed to start over again. Mr. Goatz inquired about any changes to what this Commission approved. Mr. Keltner stated the lay-out is identical to the previous request. Tracey Seiber, 102 Avalon Drive, asked that the Commission respect the LaDue neighborhood that was existing with the zoning. Lofton Tew, 111 Galion Drive, expressed concerns for traffic and safety. Mr. Goatz stated that he wanted to confirm the current zoning of LaDue Manor is an R-10, and this is an RS-10 here. Mr. Keltner stated that RS-10 is more restrictive, and it is single family only, and the R-10 does allow for detached housing. Further discussion included larger lots, what was originally approved being RS-10, this is identical to what was approved, it is more restrictive than what the current LaDue Manor would allow now, and pump station. Curt Harakas, stated that they do recognize that they will have to upgrade the pump station. Don Norman, 1316 Hampshire Pike, stated that he was the one that had the application back in 2020 which was approved at Planning Commission, and the first reading at Council and why he pulled it from Council. Kenneth Pitts, 100 Revere Drive, expressed concerns with the traffic, the effect ten years down the road, and water issues. Further discussion included an easement, stub out, and connectivity. Richard Howell, 106 Revere Drive expressed concerns for the sewer line, and water availability, Mr. Goatz stated water and sewer are available, and the pump station could require some improvements. Mr. Goatz made the motion to approve, with Mr. Hutto seconding. Motion to approve passed seven to zero. Mr. Goatz stated that this will go to City Council from here.

AGENDA ITEM #11
Case #21-0099

Request from Starling Davis to annex with a plan of services property off Theta Pike being tax Map 75 Parcel 1.03 with a zoning of RS-10.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

David Smith, representative, was present to answer questions. Mr. Goatz inquired about a traffic study being required at Preliminary Plat approval. Mr. Harper stated yes it would be required at preliminary. Mr. Goatz inquired about Columbia Rock Road lining up with Baker Road. Mr. Harper stated that was the requirement for the Fox Hill Ridge apartment site step one and they have completed that. The ultimate goal is to align Columbia Rock Road with Baker Road. Charles Newman, 242 Cross Valley Drive, expressed concerns of privacy, property lines, and the trees. Rhonda Cleman, 246 Cross Valley Drive, expressed concern with drainage, flooding, easement, setback, and impact study. Kaye Beard, 1695 Columbia Rock Road, expressed concerns with the traffic and flooding. Dan Nixon, 234 Cross Valley Drive expressed concerns with traffic and speaking at the next meeting. Further discussion included sewer line easement on the backside and a traffic study can be requested. Mr. Smith, representative for the owner of the property, stated that they are at the very beginning of this project, and before the close there will be a lot of engineering done. There is a lot of time and effort to be put into this project before it gets to the preliminary stage, this is just the very beginning. Mr. Goatz stated that Mr. Harper stated if the Commission want to require a traffic study to be done we can. Mr. Harper stated that the regulations gives him the authority to require a traffic study if deemed he said he will take planning commission recommendation as a deem in for a traffic study. The only thing is you have got to make a assumption on how many units it is going to be and how the lay out is. Typically you would have to have the layout, the unit count to perform the study. That is why on a traditional neighborhood the traffic study is on a preliminary, just like a PUD it is done at the beginning because you know exactly what the layout is. Mr. Pace asked if it was done now who would have to pay for it. Mr. Harper stated the applicant. Mr. Keltner stated looking at it would you think the 179 lot would be kind of a max scenario. Mr. Goatz asked how many lots would require the traffic study. Mr. Harper stated seventy-five. Mr. Goatz made the motion to defer requesting a traffic study, with Mr. Councilman Wiles seconding. Motion to defer failed two to five with Mr. Hutto, Mr. McBroom, Dr. McClain, Mayor Molder, and Mr. Pace voting nay. Mr. McBroom made the motion to approve as RS-10, with Mr. Hutto seconding. Motion to approve passed six to one with Mr. Goatz voting nay.

AGENDA ITEM #12
Case #21-0101

Request from Kyle Kramer for preliminary plat approval of Idlewild Farms Subdivision off Chickasaw Trail being Tax Map 89 Parcels 23.01 and 23.03.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Gerald Vick, Wes Engineering, was present to answer questions.
Discussion was inclusive of HOA, larger lots on Chickasaw Trail open space retention, larger wider lots than what is already existing, holding water no drain there, Detention pond A, density, no drain underneath the railroad, outlet structure, not proposing to develop the area, site construction plan, and road infrastructure. Mr. Vick stated that they will make sure to reduce what runs off the property, he said he have not seen where it crosses over, or where the water goes from there, but they did reserve quite a bit of open space to be able to handle anything they need to do. Mr. McBroom stated that he was concerned with it backing up in yards when there is a severe rain. Mr. Vick stated that they design it to make sure it doesn't do that. Mr. Keltner stated there is always a solution to it. The site construction plan will address that. Mr. Goatz abstained. Mayor Molder made the motion to approve with Mr. McBroom seconding. Motion to approve passed six to zero with Mr. Goatz abstaining.

AGENDA ITEM #13
Case #21-0102

Request from Crunk Engineering for preliminary plat review of Carters Station North Subdivision on Tax Map 41 Parcel 15.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. This is a mix of R-10 and R-6 zoning. Staff finds the preliminary plat compliant subject to technical comments.

Discussion:

Adam Crunk, Crunk Engineering, was present to answer questions. Mr. Goatz stated there is an update that was handed out, but staff has not had time to review it. Mr. Crunk stated that this item is a little different in response to technical comments. There are really no substantial changes. Mr. Goatz stated that this request is for approval of the cluster request the variance from the R-10 request. Mr. Keltner stated that the vast majority of the property is currently zoned R-6 and they are following those standards, and the northern portion is R-10. The exterior of the R-10 zone will have a 10,000 square foot lot. The interior is allowed to be reduced by the standards subject to the review. Mayor Molder made the motion to approve with Mr. Hutto seconding. Motion passed seven to zero.

OTHER BUSINESS:

There was new business to discuss.

ADJOURNMENT:

Mayor Molder made the motion to adjourn, with Dr. McClain seconding the motion. Motion passed seven to zero. Meeting adjourned at 6:41 p.m.

_____ _____

Planning Commission Chairman Date

CURRENT LETTERS OF CREDIT

JUNE 23, 2021

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subidivison, Section 1 (rds/drainage)	$ 44,502.69	9/15/2015	$44,502.69
2	08.25.2018	Shaw Enterprises - (cashier's check)	The Landings Subdivision, Phase 2, Section 2	$ 108,000.00	10/10/2017	$108,000.00
3	11.09.2018	McBroom Family Limited Partnership	Wellington Plac Subdivision, Section 2	$ 25,000.00	7/6/2005	$100,000.00
4	12.13.2018	Honey Farms Management, LLC	Honey Farm Townhomes- Phase 1A (completion of roads)	$ 20,000.00	1/11/2017	$20,000.00
5	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	$ 40,000.00		$40,000.00
6	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
7	05.05.2020	Charles Raines Construction, LLC	Honey Farms Subdivsion, Phase 2, Section 8	$ 145,000.00	5/14/2019	$145,000.00
8	05.23.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 10	$ 103,000.00	6/21/2019	$103,000.00
9	08.14.2019	Fortuna Capital, LLC	Grove Park Subidivison, Phase 6 (roads and drainage)	$ 120,000.00	10/2/2018	$120,000.00
10	06.06.2020	SDHomes of Nashville, LLC	Autumn Brook Subdivision - (roads and drainage)	$ 10,000.00	6/5/2019	$103,000.00
11	09.09.2020	FP,TCI,CCS,LLC	Homestead @ Carter's Station, Section 1, Phase 1C	$ 21,000.00	6/22/2017	$121,000.00
12	09.11.2020	Shaw Enterprises, LLC	Elan Subdivision, Phase 1 (roads & drainage)	$ 157,000.00	9/30/2019	$157,000.00
13	11.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	$ 118,500.00	1/15/2020	$118,500.00
14	03.07.2021	LPT, LLC	Greystone Subdivision	$ 166,500.00	5/18/2017	$166,500.00
15	04.25.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	$ 105,000.00	8/1/2018	$105,000.00
16	04.27.2021	Howell Home Builders, LLC	Baker Landing Subdivision, Phase 1, Section 1	$ 13,900.00	7/31/2020	$13,900.00
17	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	$ 188,000.00	5/14/2020	$188,000.00
18	05.09.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	$ 106,000.00	6/26/2018	$106,000.00
19	05.23.2021	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	$ 28,000.00	9/19/2019	$28,000.00
20	06.12.2021	FP, TCI, CCS, LLC	Homestead @ Carter's Station, Section 4 , Phase 2	$ 121,000.00	6/21/2019	$121,000.00
21	07.08.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 3	$ 160,000.00	6/12/2020	$160,000.00
22	08.14.2021	James Davis, Sr.	Valley View Subdivision, (roads and drainage)	$ 258,000.00	10/5/2020	$258,000.00
23	09.11.2021	FP TCI CCS, LLC	Homestead @carter's Station Section 2, Phase 2B	$ 111,000.00	9/19/2019	$111,000.00
24	09.15.2021	Pulte Homes Tennessee Partnership	Independence @Carter's Station, Section 3, Phase 1	$ 390,000.00	9/21/2020	$390,000.00
25	09.28.2021	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	$ 45,000.00	12/17/2007	$160,260.00
26	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
27	11.17.2021	P & L Development	Summerdale, Phase 1 (roads & drainage)	$ 135,000.00	12/11/2019	$135,000.00
28	11.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 4A (roads and drainage)	$ 121,000.00	1/15/2021	$121,000.00
29	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
30	12.16.2021	Quail Run Development Co., LLC	Quail Run Subudivision, Phase 1 (roads & drainage)	$ 157,000.00	1/15/2021	$157,000.00
31	12.17.2021	P & L Development	Summerdale Subdivision, Phase 3 (roads & drainage)	$ 97,000.00	1/5/2021	$97,000.00
32	12.20.2021	FP, TCI, CCS, LLC	Homestead at Carter's Station , Sectin 2, Phase 1	$ 141,000.00		$141,000.00
33	01.04.2022	Shaw Enterprises	Elan Subdivision, Phase 2 (roads and drainage)	$ 142,000.00	12/21/2020	$142,000.00
34	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
35	01.26.2022	P & L Development, LLC	Summerdale Subdivision, Phase 3B (roads & drainage)	$ 17,000.00	1/13/2021	$17,000.00
36	2.03.2022	Columbia Properties, LLC	Polk Place PUD Subdivsion, Section 2A (roads & drainage)	$ 55,000.00	1/22/2021	$55,000.00
37	02.05.2022	Fortuna Capital,LLC	Grove Park Subdivision, Phase 5 (roads & drainage)	$ 10,000.00		$102,000.00
38	03.13.2022	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	$ 21,000.00	6/22/2017	$121,000.00
39	03.19.2022	P & L Development	Summerdale Subdivision, Phase 4 (roads & drainage)	$ 64,000.00	2/22/2021	$64,000.00
40	03.22.2022	J & B Estate	Hatton Hills Subdivision (roads & drainage)	$ 32,000.00	3/19/2021	$32,000.00
41	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Bend Road - roads & drainage	$ 183,000.00	11/18/2019	$303,000.00
42	09.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 1A (roads & drainage)	$ 22,500.00	9/26/2019	$90,000.00
43	04.05.2022	Lennar Homes of Tenn, LLC	Honey Farms , Phase 2, Section 3	$ 50,000.00	2/25/2021	$50,000.00
44	04.16.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1B	$ 65,000.00		$65,000.00
45	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
46	05.14.2022	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision (roads & drainage)	$ 75,500.00	4/8/2020	$75,500.00
47	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
48	05.21.2022	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 9	$ 9,600.00	8/7/2019	$96,000.00
49	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
50	06.12.2022	FP TCI CCS, LLC	Homestead at Carter's Station , Section 4, Phase 2	$ 121,000.00		$121,000.00
51	06.03.2022	P & L Development, LLC	Summerdale Subdivision, Phase 2 (roads & drainage)	$ 105,000.00	7/21/2020	$105,000.00
52	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5A (roads & drainage)	$ 48,000.00		$48,000.00
53	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5B (roads & drainage)	$ 72,000.00		$72,000.00
54	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 4B, (roads & drainage)	$ 78,000.00		$78,000.00
55	07.31.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 3 (roads & drainage)	$117,000.00	9/10/2020	$117,000.00

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.
.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A conceptual site plan has been submitted for this request in support of the proposed Annexation & RS-10 zoning being proposed in a cluster development. As highlighted, 240 single-family residential building lots are being proposed on a 209.06 +- acre tract. Out of the total lots, 118 are proposed at 6,240 SF; 36 at 12,750 SF; 37 at 12,000 SF; and 46 lots at 5,520 SF. A proposed amenity area and interior green space is shown within the concept plan. See technical comments.

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

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

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

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

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

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

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

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

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

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

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

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

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

LS LAND SOLUTIONS

April 16, 2021

Melissa Sanders
City of Columbia
development@columbiatn.com

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

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

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

Sincerely,

Lynn Ealey, PE
Land Solutions Company

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

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

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

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

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

Engineering

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

Wastewater

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

Building

7. No comments.

Police

8. No comments provided.

Public Works

9. No comments.

Columbia Power

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

Columbia Water

11. Maury County Water supplies water to this area.

Atmos Energy

12. No comments provided.

Maury County E911

13. No comments provided.

Maury County Schools

14. No comments provided.

Maury County Highway Department

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

Maury County Water System

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

Planning

17. no comments

ATTACHMENTS: Concept Plan.

PLAN OF SERVICES

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

A. Water

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

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

B. Sewer

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

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

C. Police

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

D. Fire and Rescue

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

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

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

E. Development Services

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

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

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

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

F. Streets

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

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

G. Parks and Recreation

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

H. Refuse Collection

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

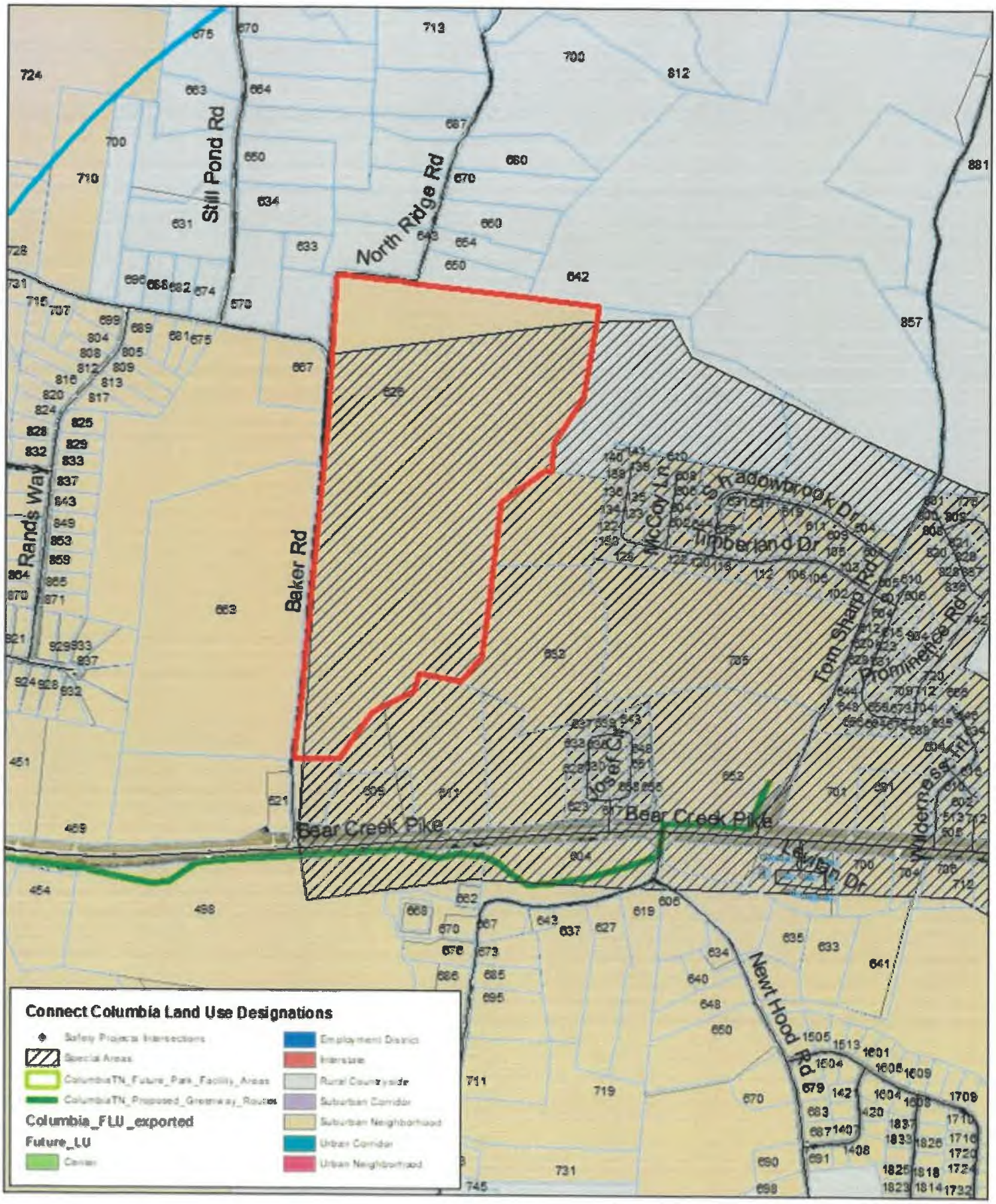
I. Power

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

J. Schools

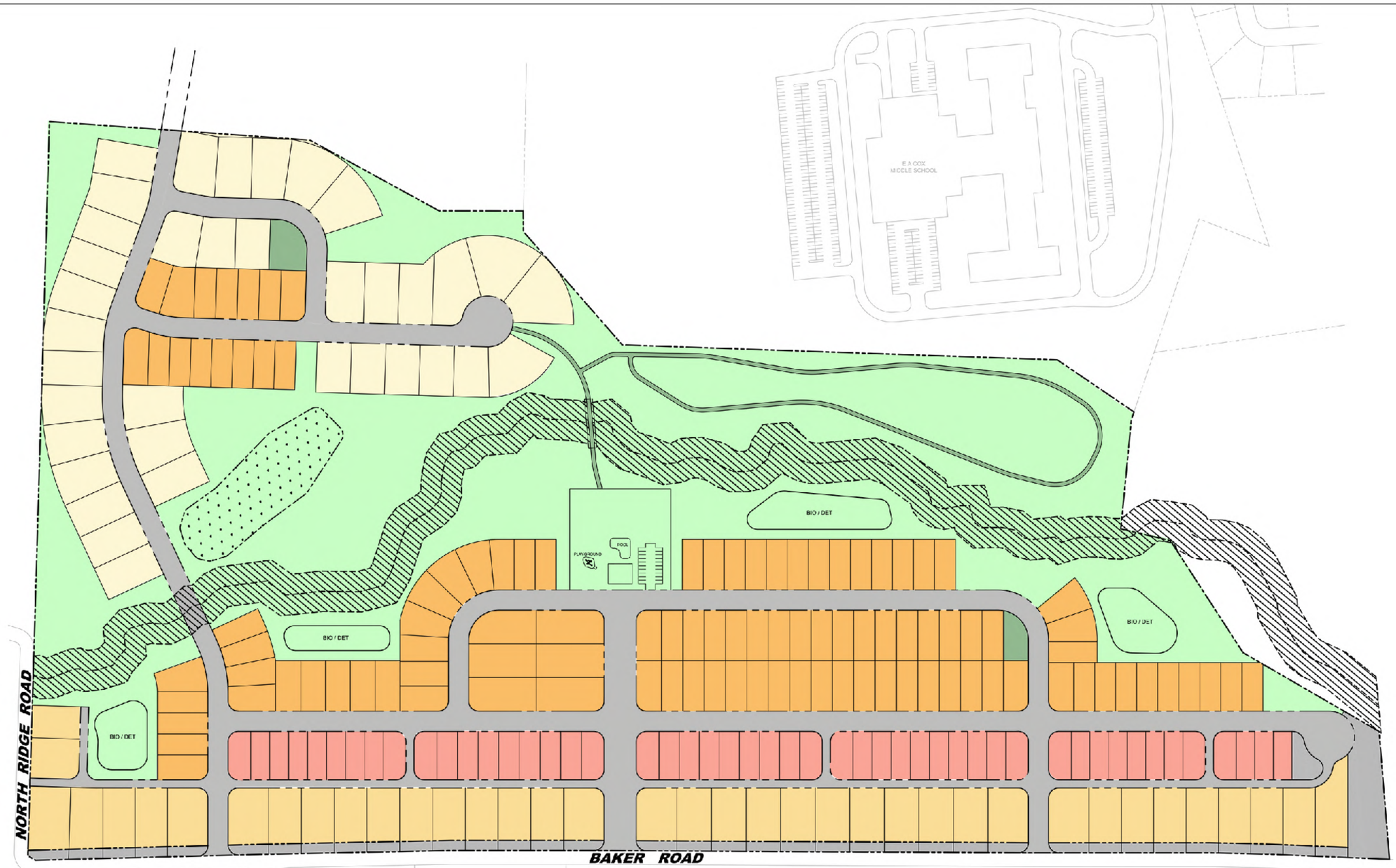
This property falls under the jurisdiction of Maury County Public School System.

Case #21-0084
626 Baker Rd.



Case #21-0084
626 Baker Rd.





LOT MATRIX		
85' x 150'	-	36
80' x 150'	-	37
52' x 120'	-	118
46' x 120'	-	49
		240

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

NORTH

120 0 60 120 240

GRAPHIC SCALE - 1 inch = 120 ft.

LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

PRELIMINARY SITE PLAN
BAKER ROAD SUBDIVISION

MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2026

A NONE
B NONE
C NONE
D NONE

PRELIMINARY SITE PLAN

EX1.0

LSC 21001

Case Number:

21-0095

Request:

Request from Crunk Engineering to rezone Tax Map 90 Parcel 11.00 off Bear Creek Pike to RM-1 PUD being High Density Residential Planned Unit Development.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Director, paul@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0095

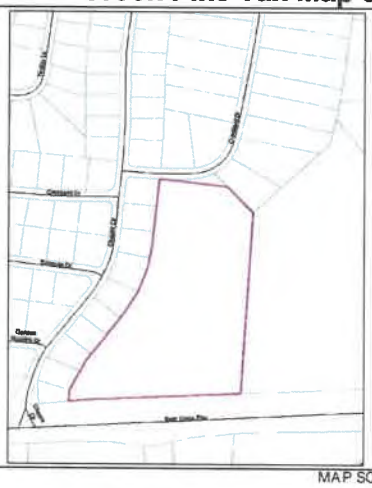
APPLICANT/PROPERTY OWNER
Crunk Engineering – Adam Crunk

PUBLIC HEARING DATE
August 12, 2021

PROPERTY ADDRESS/LOCATION
Bear Creek Pike Tax Map 90 Parcel 11

SUMMARY OF REQUEST:

This is a proposal to re-zone approximately 13 acres on Bear Creek Pike just west of Cheairs Circle from Commercial (GCS) and Low Density Residential (RS-20) to High Density Residential (RM-1) Planned Unit Development. The Master Plan for this proposal is 121 townhomes surface parked units for a density of 9.7 units per acre.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
GCS / RS-20	**Vacant**	**RS-20 / RS-40**	**Townhomes**	**12.51 Acres**

COMPATIBILITY with the COMPREHENSIVE PLAN:
Suburban Corridor. The future land use characterized for the subject property allows for all residential districts and commercial uses.

PROPERTY HISTORY:

The property is currently undeveloped green space and forest area.

COMPATIBILITY with the ZONING ORDINANCE/Staff Comments:

The site is within the Corridor district which allows for multiple zones including higher density developments such as this. A mixture of housing types and connected streets are a direct goal of Connect Columbia Comprehensive Plan.

Variances:

20' wide townhome vs 22' wide
Landscape Buffers **(Revisions made to indicate landscape buffers)**
Parking Lot Landscaping
Private Yard Space **(Revisions made to indicate rear yard space)**
Street setback of 100' for rear parking areas

Buildings notables:

3 models
All side vinyl ground to roof **(Revisions made to include fiber cement board siding on front side and rear elevations with a brick base at front elevations)**
No windows or feature on the sides **(Revisions made to include windows on side elevations)**
No patio areas

Site

Many areas are sloping to buildings creating storm water swales in limited spaces
What landscaping is proposed will be on top of a gas line.
Access to the rear would be more functional for Bear Creek future

Any approval should be subject to the review concurrence of ordinance 3.19.6 and 3.18.7 as attached.

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

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS
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 and an area of change which does support the RM-1 designation zoning request thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

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

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

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

The surrounding properties are primarily developed as residential uses or vacant land. The proposed plan will establish a transitional pattern within the area and thus be compatible.

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

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

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

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

3.18.7 ACTION BY THE PLANNING COMMISSION FOR 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 be in agreement with such district.

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

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

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

   The use would be between the state highway and low density residential thus establishing zoning best practices of transitional development patterns to limit effects within 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 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 amendment to the City's Zoning Districts within this area.

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 rezoning cannot be serviced.

May 13, 2021

City of Columbia
Technical Review Committee
700 N Garden Street
Columbia, TN 38401

RE: Damron PUD – Preliminary PUD

Below are our responses to comments received on May 11th. We believe we have satisfied all comments, but if you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

TECHNICAL AND DIVISION COMMENTS:

Wastewater

1. Wastewater approves this request.
Response: Understood.

Engineering

2. Subject to TIS and Construction Plans
Response: Understood.
3. Ensure that stub connection to Eastern property line is appropriately aligned and construct roadway.
Response: The future connection to the eastern property has been aligned appropriately to line up with the future road that will be constructed on that property.
4. Ensure that fire apparatus can make all horizontal curves.
Response: A turning movement has been performed ensuring that the fire apparatus can make all horizontal curves on site.
5. Max grade for constructed slopes is 3:1
Response: Understood. There are no grades greater than 3:1 on site.
6. Is the whole frontage of the units concrete?
Response: The frontage of the units has been revised to provide a grass strip between the buildings and the sidewalks.
7. Ditches don't meet minimum specifications.
Response: The ditches have been removed from the plan.
8. Label all contours
Response: The contours have been labeled.
9. Provide connection to Crestland Drive.
Response: The developer does not have the section of property that abuts Crestland Drive under contract and is not sure if he can get it under contract. Therefore, this connection is not presently being shown.

Planning

10. Rendering is not site accurate. The amount of green space and walkways do not match the plans.

Response: The rendering has been updated to display more accurately what will be constructed.

11. Connect sidewalks between block groups and between adjacent property along stub road.
    Response: The sidewalk has been modified to connect the block groups and between the adjacent property along stub road.
12. Are you providing yards for each unit? Grades are pretty extreme at the rear of all units
    Response: Yards are provided ensuring greater than 750 sf on average for all units.
13. Provide landscaping plan.
    Response: A landscaping plan has been provided.
14. Provide list of variances requested.
    Response: The variance being requested is listed in the site data table.
15. Show elevations for all sides with material listed
    Response: The elevations are being provided with this submission.
16. Will need legal description and remaining fee for rezoning
    Response: The legal description is being provided with this submittal.
17. Parking stalls have a depth of 19'
    Response: The parking stalls have been revised to have a depth of 19 feet.
18. Remove utilities from landscape islands
    Response: The utilities have been removed from the landscape islands.
19. Show any tree preservation areas
    Response: Tree preservation areas are now shown on the landscape plan.
20. Statement of PUD variance benefit to warrant wavier from standards.
    Response: The statement of PUD variance benefit has been added to the site data table.

Public Works

21. We recommend at least three (3) 8- yard dumpsters serviced three (3) times a week. Please see attached dumpster guidelines.
    Response: Dumpsters have been added to the plan.

Building

22. No comments.

Police

23. No comments provided.

Columbia Water

24. Water is available- Vaults will be required if townhomes or apartments 16" DI main is on North Side of Bear Creek Pike.
    Response: Understood.

Atmos Energy

25. No comments provided.

Maury County E911

26. No comments provided.

Maury County Schools

27. No comments provided.

Fire

28. Shall provide water flow information. All water must be completed and available on site being any combustible material is left at the job site.
    Response: Understood. This will be provided.

Columbia Power

29. Columbia Power System has an existing power line near your proposed 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.
    Response: Understood.

We believe that all comments have been addressed. If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,

Adam Crunk, PE
Crunk Engineering LLC

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, May 11, 2021
ITEM NO.
21-0095

DESCRIPTION: Request from Crunk Engineering for PUD master plan approval and rezoning of Tax Map 90 Parcel 11 off Bear Creek Pike

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Wastewater

1. Wastewater approves this request.

Engineering

2. Subject to TIS and Construction Plans
3. Ensure that stub connection to Eastern property line is appropriately aligned and construct roadway.
4. Ensure that fire apparatus can make all horizontal curves.
5. Max grade for constructed slopes is 3:1
6. Is the whole frontage of the units concrete?
7. Ditches don't meet minimum specifications.
8. Label all contours
9. Provide connection to Crestland Drive.

Planning

10. Rendering is not site accurate. The amount of green space and walkways do not match the plans.
11. Connect sidewalks between block groups and between adjacent property along stub road.
12. Are you providing yards for each unit? Grades are pretty extreme at the rear of all units
13. Provide landscaping plan.
14. Provide list of variances requested.
15. Show elevations for all sides with material listed
16. Will need legal description and remaining fee for rezoning
17. Parking stalls have a depth of 19'
18. Remove utilities from landscape islands
19. Show any tree preservation areas
20. Statement of PUD variance benefit to warrant wavier from standards.

Public Works

21. We recommend at least three (3) 8- yard dumpsters serviced three (3) times a week. Please see attached dumpster guidelines.

Building

22. No comments.

Police

23. No comments provided.

Columbia Water

24. Water is available- Vaults will be required if townhomes or apartments 16" DI main is on North Side of Bear Creek Pike.

Atmos Energy

25. No comments provided.

Maury County E911

26. No comments provided.

Maury County Schools

27. No comments provided.

Fire

28. Shall provide water flow information. All water must be completed and available on site being any combustible material is left at the job site.

Columbia Power

29. Columbia Power System has an existing power line near your proposed 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.

ATTACHMENTS: Concept Plan

TITLE: DUMPSTER ~~AND COMPACTOR~~ STANDARDS

SW1-3.A. GENERAL

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

SW1-3.B. GUIDELINES FOR DUMPSTERS

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

SW1-3.C . DUMPSTER PAD REQUIREMENTS

Dumpster Pad Requirements

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

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

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

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

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

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

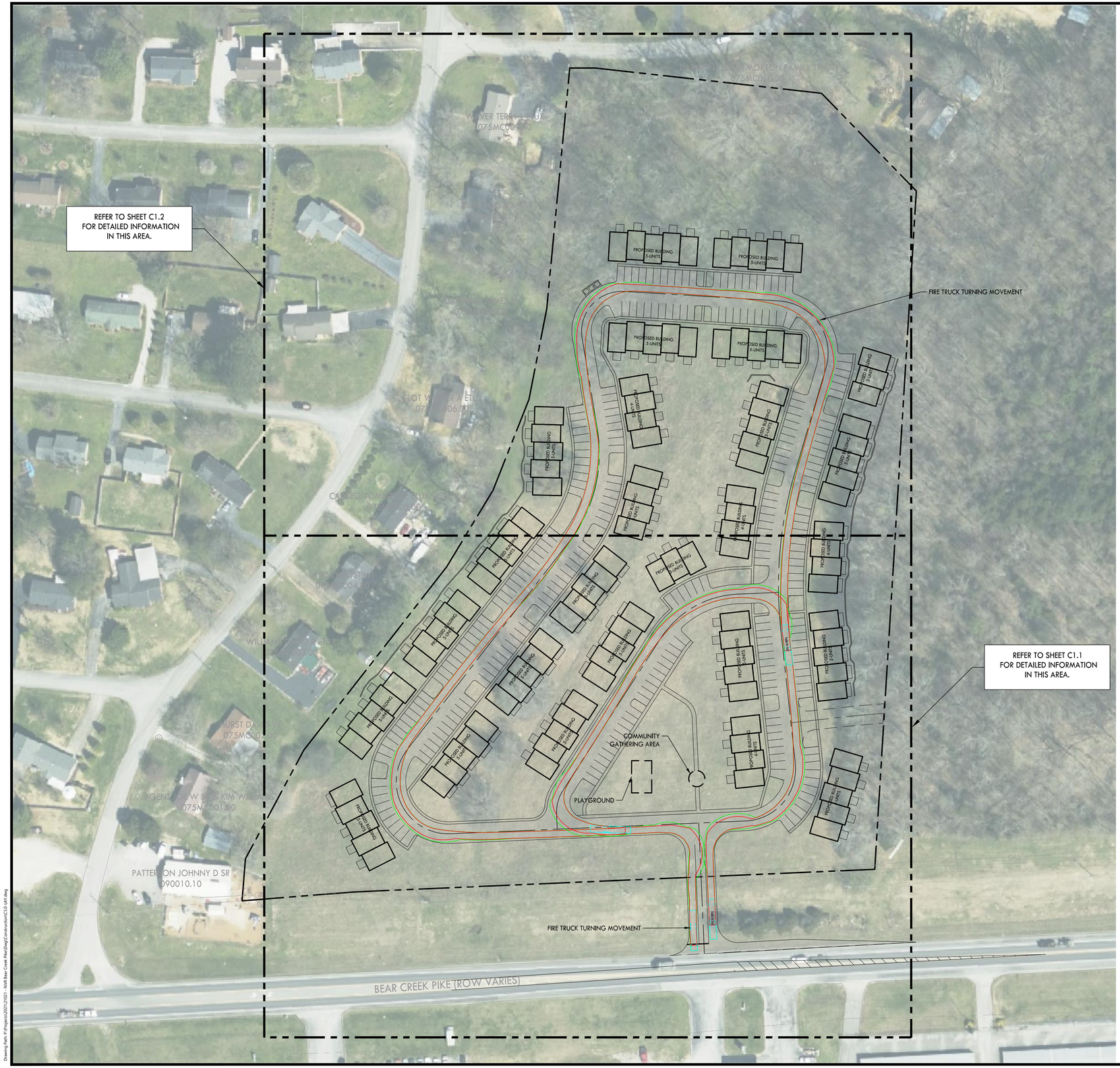
No. of Housing Units	No. and capacity of Dumpsters
115 to 128	9 x 8 cu. yd.
129 to 142	10 x 8 cu. yd.
143 to 157	11 x 8 cu. yd.
158 to 171	12 x 8 cu. yd.
172 to 185	13 x 8 cu. yd.
186 to 200	14 x 8 cu. yd.
201 to 214	15 x 8 cu. yd.
215 to 228	16 x 8 cu. yd.
229 to 242	17 x 8 cu. yd.
243 to 257	18 x 8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

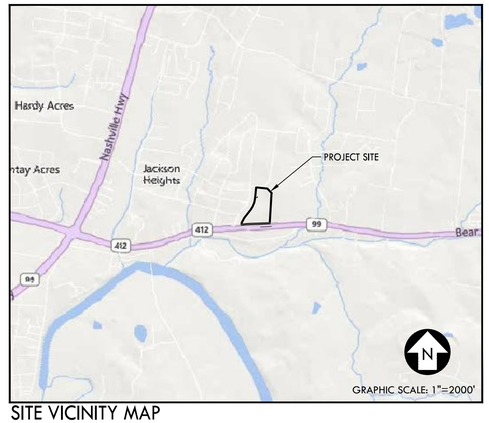
Case #21-0095
Bear Creek Pike
TM 90 Parcel 11



Case #21-0095
Bear Creek Pike
TM 90 Parcel 11







SITE VICINITY MAP

SITE DATA TABLE

SITE ACREAGE:	12.51	
EXISTING ZONING:	GCS, RS-20	
PROPOSED ZONING:	PUD - R	
PROPOSED USE:	TOWNHOMES	
BUILDING SETBACKS:		
FRONT	=	20 FT
SIDE	=	7 FT
REAR	=	20 FT
MAXIMUM BUILDING HEIGHT:		35 FT
PROPOSED BUILDING HEIGHT:		2 STORIES

PROPOSED BUILDINGS: 121 UNITS
22 FT WIDE TOWNHOMES
DENSITY OF 9.7 UNITS PER ACRE

PROVIDED PARKING: 272 SPACES

CONSTRUCTION TO BE COMPLETED IN ONE PHASE

STATEMENT OF PUD VARIANCE BENEFIT:
THE VARIANCES REQUESTED ARE TO RELIEVE THE REAR SETBACK TO PARKING REQUIREMENT AND THE PARKING LANDSCAPING REQUIREMENT. BECAUSE THE SITE IS SO STEEP THESE VARIANCES ALLOWS US MORE AREA TO PROVIDE A 22 FOOT WIDE TOWNHOME.

NOTE:

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0170E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007 & PANEL NO. 47119C0190E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007



COMMUNITY GATHERING AREA



PLAYGROUND



TOWNHOME ARCHITECTURAL RENDERING

0 30 60 120
GRAPHIC SCALE

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

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

DAMRON PROPERTY PUD

COLUMBIA, MAURY COUNTY, TENNESSEE

REVISIONS

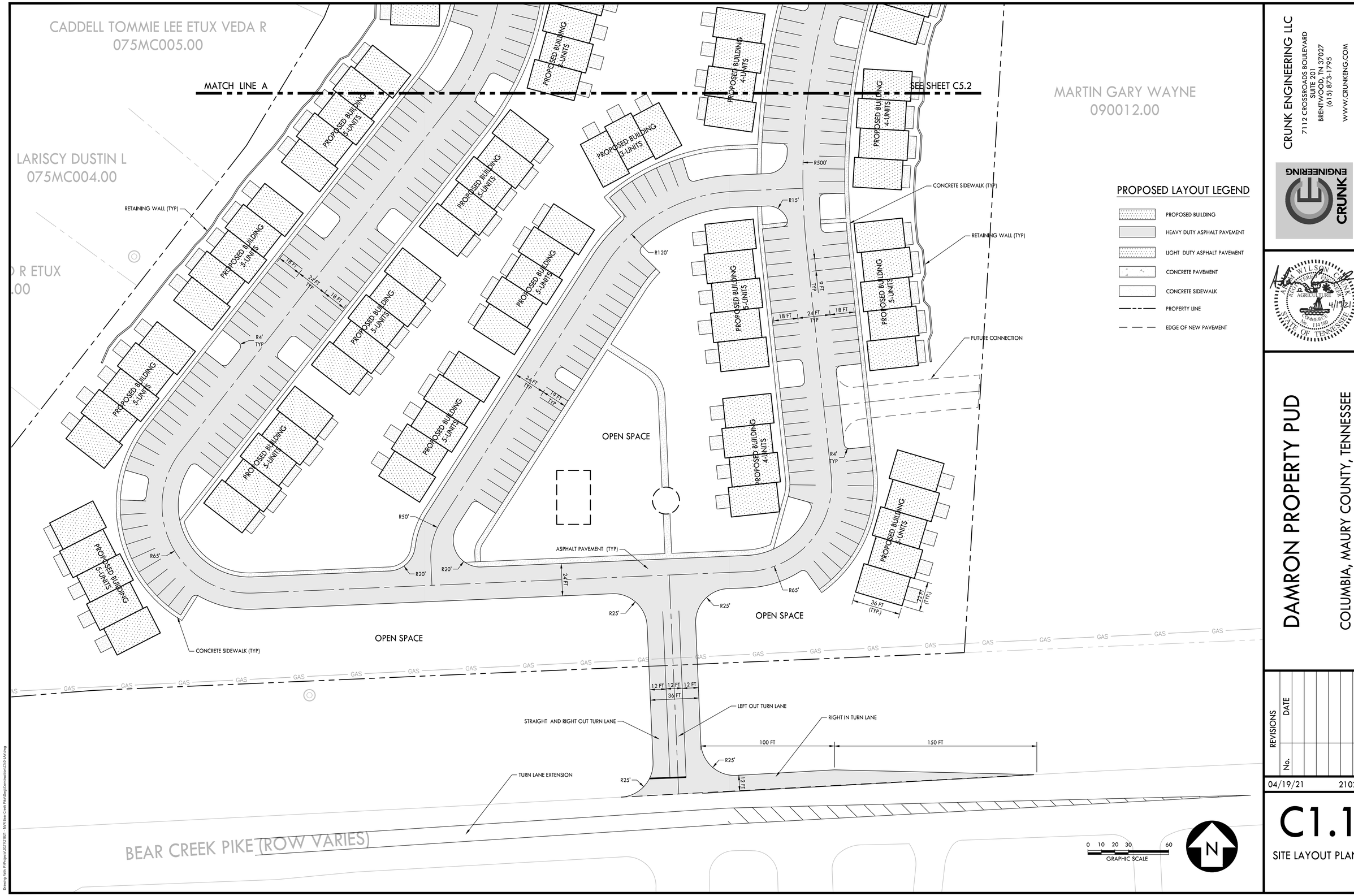
No.	DATE

04/19/21 21021

C1.0

PUD MASTER PLAN

Drawing Path: P:\Projects\2021\21021 - NVR Bear Creek Pike\Civil\Construction\C1.0 LAY.dwg



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ANDREW WILSON CANNON
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
CAMERON HILL
STATE OF TENNESSEE
4/19/21

DAMRON PROPERTY PUD

COLUMBIA, MAURY COUNTY, TENNESSEE

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No.	DATE

04/19/21 21021

C1.1

SITE LAYOUT PLAN

Drawing Path: P:\Projects\2021\21021 - NVR Bear Creek Pike\Dwg\Construction\C5.0-LAY.dwg

DARMON OSCAR MORTON FAMILY TRUST
075MC010.00

KETO SAM ETUX
075MC011.00

WAVER TERRY L ETUX
075MC009.00

RIDER LOIS JEAN
075MC008.00

CAMPBELL JAMES M
075MC007.00

CLOT WALTER A ETUX
075MC006.00

MMIE LEE ETUX VEDA R
75MC005.00

MARTIN GARY W/
090012.00

PROPOSED BUILDING
5-UNITS

PROPOSED BUILDING
5-UNITS

CONCRETE DUMPSTER PAD SIZED FOR 3 TRASH BINS

CONCRETE SIDEWALK (TYP)

R50'

R65'

ASPHALT PAVEMENT (TYP)

PROPOSED BUILDING
5-UNITS

PROPOSED BUILDING
5-UNITS

24 FT

RETAINING WALL (TYP)

RETAINING WALL (TYP)

PROPOSED BUILDING
3-UNITS

36 FT
(TYP.)

22 FT
(TYP.)

PROPOSED BUILDING
4-UNITS

OPEN SPACE

PROPOSED BUILDING
5-UNITS

19 FT

24 FT
TYP

19 FT

9 FT
TYP

RETAINING WALL (TYP)

PROPOSED BUILDING
5-UNITS

R4'
TYP

R4'
TYP

R180'

PROPOSED BUILDING
5-UNITS

PROPOSED BUILDING
4-UNITS

R500'

MATCH LINE A

SEE SHEET C5.1

PROPOSED BUILDING
5-UNITS

PROPOSED BUILDING
3-UNITS

PROPOSED BUILDING
4-UNITS

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 10 20 30 60
GRAPHIC SCALE

N

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ENGINEERING CRUNK

ADAM WILSON CAMERON
REGISTERED
AGRICULTURE
LANDSCAPE
ARCHITECT
4/19/21
STATE OF TENNESSEE

DAMRON PROPERTY PUD

COLUMBIA, MAURY COUNTY, TENNESSEE

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No.	DATE

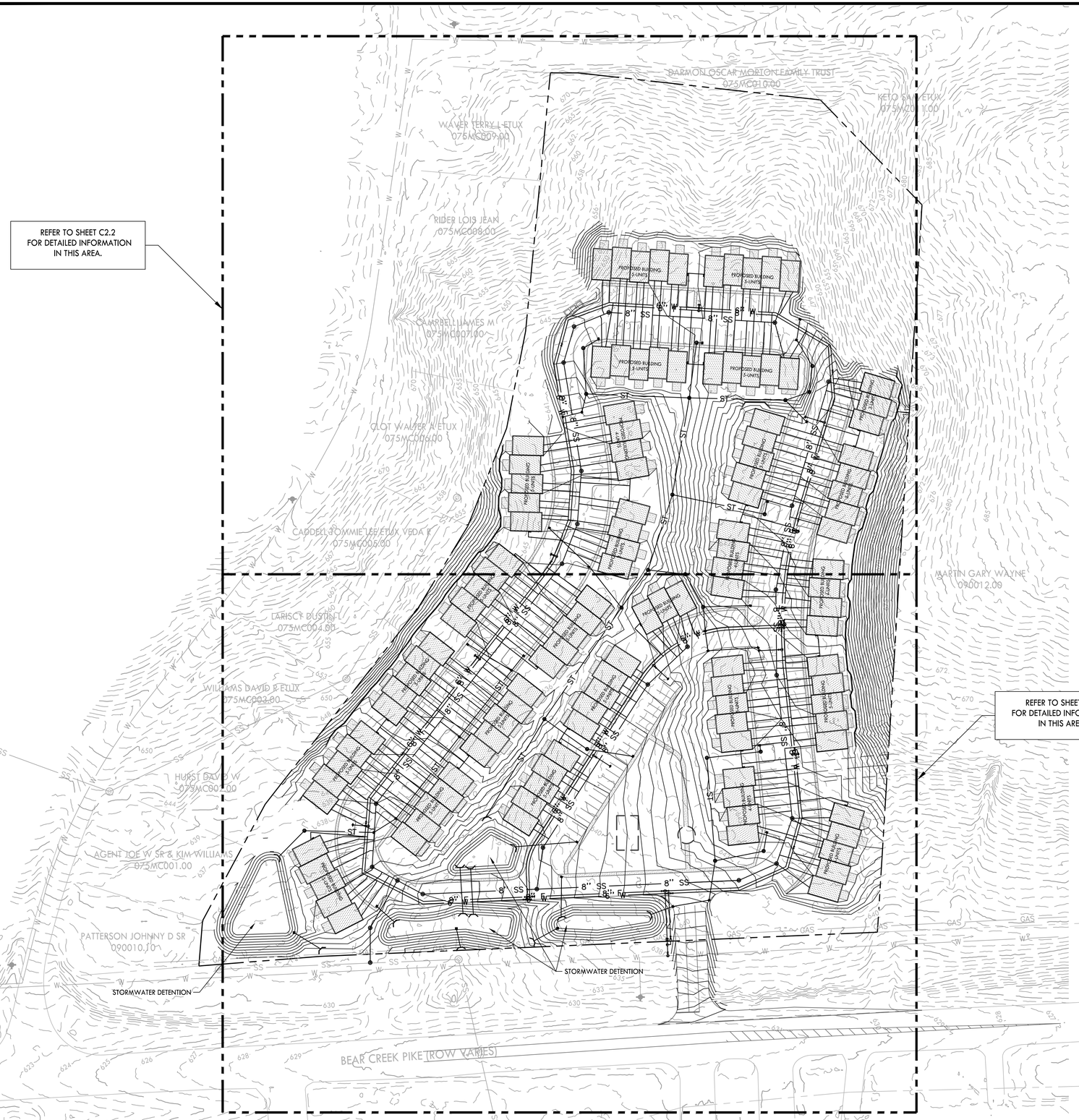
04/19/21 21021

C1.2

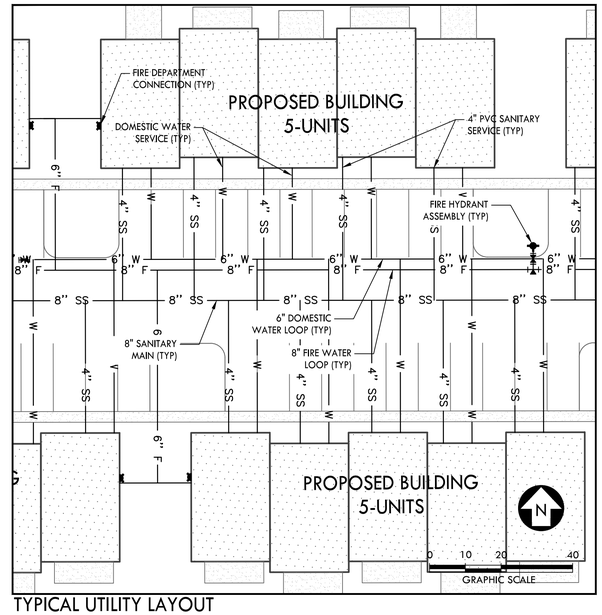
SITE LAYOUT PLAN

Drawing Path: P:\Projects\2021\21021 - NVR Bear Creek Way\Dwg\Construction\C1.0-LAY.dwg

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



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



TYPICAL UTILITY LAYOUT

0 30 60 120
GRAPHIC SCALE

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AGRICULTURE
CAMPBELL
STATE OF TENNESSEE
4/19/21

DAMRON PROPERTY PUD

COLUMBIA, MAURY COUNTY, TENNESSEE

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C2.0

OVERALL GRADING, DRAINAGE & UTILITY PLAN

Drawing Path: P:\Projects\2021\21021 - JWR Bear Creek Pike\Dwgs\Construction\GLS\ GRA.dwg

CADDELL TOMMIE LEE ETUX VEDA R
075MC005.00

LARISCY DUSTIN L
075MC004.00

WILLIAMS DAVID R ETUX
075MC003.00

DAVID W
C002.00

MATCH LINE A

SEE SHEET C2.2

PROPOSED BUILDING 5-UNITS

PROPOSED BUILDING 4-UNITS

PROPOSED BUILDING 3-UNITS

PROPOSED BUILDING 2-UNITS

FIRE HYDRANT ASSEMBLY

STORM JUNCTION (TYP)

CURB INLET (TYP)

CONCRETE HEADWALL (TYP)

8" SANITARY LINE (TYP)

SANITARY MANHOLE (TYP)

POND OUTLET (TYP)

CONNECT TO EXISTING SANITARY LINE

METER AND BACKFLOW PREVENTER

CONNECT TO EXISTING WATER LINE

STORMWATER DETENTION

BEAR CREEK PIKE (ROW VARIES)

PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- SEWER STRUCTURE LABEL

0 10 20 30 60
GRAPHIC SCALE

N

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MATTHEW WILSON CRUNK
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCIAL LAND DEVELOPMENT
STATE OF TENNESSEE
4/19/21

DAMRON PROPERTY PUD

COLUMBIA, MAURY COUNTY, TENNESSEE

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No.	DATE

04/19/21 21021

C2.1

GRADING, DRAINAGE & UTILITY PLAN

Drawing Path: P:\Projects\2021\21021 - NVR Bear Creek Pike\Dwg\Construction\CLG-GRA.dwg

WAVER TERRY L ETUX
075MC009.00

075MC011.00

RIDER LOIS JEAN
075MC008.00

CAMPBELL JAMES M
075MC007.00

CLOT WALTER A ETUX
075MC006.00

MMIE LEE ETUX VEDA R
5MC005.00

MARTIN GARY
090012.

FIRE HYDRANT ASSEMBLY
SANITARY MANHOLE (TYP)
STORM JUNCTION (TYP)
CURB INLET (TYP)
8" SANITARY LINE (TYP)
PROPOSED BUILDING 5-UNITS
PROPOSED BUILDING 4-UNITS
PROPOSED BUILDING 3-UNITS

MATCH LINE A

SEE SHEET C2.1

PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- +55.10 — PROPOSED SPOT ELEVATION
- A1 — STORM STRUCTURE LABEL
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- ELEC — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- A1 — SEWER STRUCTURE LABEL

0 10 20 30 60
GRAPHIC SCALE

N

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AGRICULTURE
CAMERON HILLS
4/19/21
STATE OF TENNESSEE

DAMRON PROPERTY PUD

COLUMBIA, MAURY COUNTY, TENNESSEE

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C2.2

GRADING, DRAINAGE & UTILITY PLAN

Drawing Path: P:\Projects\2021\21021 - NVR Bear Creek Pike\Dwgs\Construction\CLG-GRA.dwg



LANDSCAPE NOTES:

QUANTITY	TREE SELECTIONS:	
24 -	ACER FREEMANII 'AUTUMN BLAZE' MAPLE	3" CALIPER
27 -	ULMUS PARVIFOLIA 'BOSQUE' - BOSQUE ELM	3" CALIPER
33 -	CANOPY TREE	
80 -	ACCENT TREE	
151 -	SHRUB	

TOTAL - 78 TREES PROVIDED
151 SHRUBS PROVIDED

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AGRICULTURE
4/19/21
STATE OF TENNESSEE

DAMRON PROPERTY PUD

COLUMBIA, MAURY COUNTY, TENNESSEE

REVISIONS		
No.	DATE	

04/19/21 21021

L1.0

LANDSCAPE PLAN

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

0 30 60 120
GRAPHIC SCALE

N

Drawing Path: P:\Projects\2021\21021 - NOR Bear Creek Pike\Dwg\Construction\L1.0 LAN.dwg

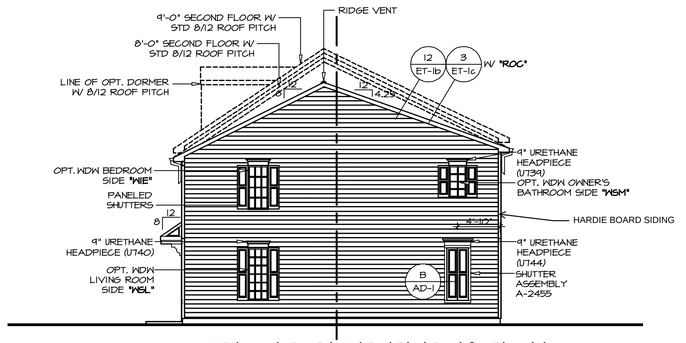




4 - UNIT BUILDING

3 / B-2

SCALE: 1/8" = 1'-0" CTB04

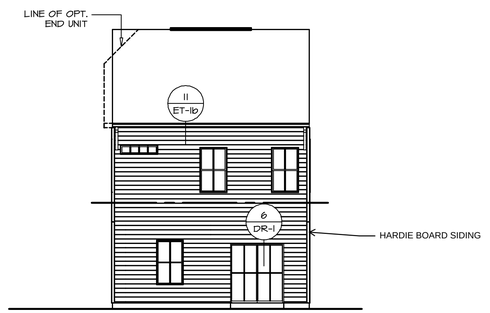


RIGHT SIDE ELEVATION

1 / A-2

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

ELEVATION A "ELA"
SIDING VENEER SIDE "EVS"



REAR ELEVATION

4 / A-2b

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

SLIDING GLASS DOOR "DGK"

REV. NO.	DATE	REMARKS

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
Attn: Architects
5285 Westview Drive, Suite 100
Frederick, MD 21703

SHEET NO. B-2

MODEL MENDELSSOHN S

DRAWING TITLE BUILDING STRIP ELEVATIONS 2, 3, 4 - UNIT BUILDINGS

OPTION DESCRIPTION PARTIAL BRICK VENEER

SET NO. CTB0_
VERSION 02

DRAWN BY NL

DATE: 06/02/18

OPTION EVO

509

J:\PROJECTS\TOWNHOMES\MENDELSSOHN S_NDL05_02\Sheets\Building\509 B-2 UNIT STRIP 2-3-4 EVO.dwg 09/06/18 - 11:34 am

Case Number:

21-0119

Request:

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 and17.00 with an amendment to the Comprehensive Plan from Suburban to Urban Neighborhood and a zoning of RM-1 High Density Residential.

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
21-0119

APPLICANT/PROPERTY OWNER
Civil Design Consultants / Alvin Luna

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
221 Porter Circle/ Map 075 Parcel 51.06 & 017

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

This request is for the **Annexation and Plan of Services including a Comprehensive Plan and Zoning Amendment to a proposed RM-1 (*High Density Residential*) Zoning District** of a 29.1+/- acre tract located north of Porter Circle bounded by Burt Drive nearest to the NW corner of the property. An attached concept plan in support of this annexation and rezone indicate a development proposal of 204 residential townhome units with street connectivity at Willis Way and Burt Drive.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Partially Not in City Limits, *County Zoning*; RS-20 (*Single-Family Residential*); R-MHP (*Residential Mobile Home Park*).	Vacant Land/ Single-Family Homes	R (RS-10); RM-1 (Multi-Family) RS-20	204 Townhome Units with supported infrastructure	29.1 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood. This future land use characterized for the subject property includes low density single-family residential where infrastructure is available to support new development with a minimum lot size of 10,000 SF. This request includes a proposal to amend the Comprehensive Plan from *Suburban Neighborhood* to **Urban Neighborhood** in order to support an RM-1 (*High Density Residential*) Zoning classification for townhome units.

PROPERTY HISTORY:

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

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A conceptual site plan has been submitted for this request in support of the proposed Annexation & RM-1 zoning being proposed for a 204-unit townhome development. An RM-1 zoning district does allow for townhome units as proposed however would require a Comprehensive Plan amendment from suburban neighborhood (*existing*) to urban neighborhood (*proposed*) to support proposed zoning designation. **Please see section 3.19.6 (Criteria Below).**

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

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

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

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

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

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

The Comprehensive Plan designation for this property is Suburban Neighborhood which does NOT support High Density residential development, thus is not meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans. As noted, a request has been made to amend the Comprehensive Plan to a Future Land Use Classification of Urban Neighborhood that does support High Density residential development.

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 majority of the surrounding property is low density single-family residential including a single site multi-family residential development. The proposed plan will not continue those established patterns of low-density single family residential 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 high-density residential development.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

   The Comprehensive Plan designates the subject property as Suburban Neighborhood in which would not agree with a proposed RM-1 (High Density Residential) 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 residential uses thus continuing the development of residential in a high-density development pattern.

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 not 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 that may 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.

C

CIVIL DESIGN CONSULTANTS, LLC

8170 Coley Davis Rd.
Nashville, TN 37221
Phone: 615-638-8207

June 21, 2021

HAND DELIVERED

Mr. Paul Keltner
City Planner
City of Columbia, TN

RE: Bakers Bridge
Annexation/Concept Plan/Community Plan Ammendment Submittal

Dear Mr. Keltner,

Attached please find fourteen (14) full size copies of the proposed concept, annexation, rezoning, and community plan amendment plans and a CD containing digital copies. These plans have been revised to addressed comments from the city staff as discussed at our technical review meetings. Additionally attached please find the general legal descriptions of the parcels as discussed. We ask that these plans be heard on the next available planning commission meeting.

If you have any questions or need additional information please call.

Sincerely,
Civil Design Consultants LLC

Jared R. Gray, PE

RECEIVED
JUN 21 2021
By: 21-0119

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, June 8, 2021
ITEM NO.
21-0119

DESCRIPTION: Request annexation, comprehensive plan amendment and concept plan approval to allow for development of single family attached homes.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

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. 8" PVC (c-900) can be connected at Willis Way. 6" PVC on E. Burt Dr. 6" CI on Porter CIR. 8" DI on Baker RD. would have to be extended.

Public Works

8. Please see the attached Plan of Services and Dumpster Guidelines.

Engineering

9. Traffic Impact Study required at Preliminary Plat.
10. Roadway geometry and layout in concept plan does not meet city standards.
11. Property included in concept plan does not match the City's property data for Alvin T. Luna. Concept plan appears to include property not owned by applicant.
12. Typical Lot layout shows 10' side setbacks and 20' wide lots on the concept plan.

Wastewater

13. 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 the proposed facilities are a logical extension of the City 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 applicable at the time of connection to the sanitary system. Wastewater approves this request with the above aforementioned conditions.

Planning

14. Noted setbacks and typical lot layout detail are not matching
15. Site details will need to comply with all city standards
16. The Willis Way extension would need to be at a public road standard

Fire

17. Shall work with the water district to provide adequate fire flow.

ATTACHMENTS: Concept Plan

Property Description for Annexation:

A parcel of property located within Maury County Tennessee within the urban growth boundary of the City of Columbia, Tennessee of record in Tax Map 75 Parcel 17 R.O.M.C. TN. Comprising 18.90+/- acres in total currently owned by Alvin T and Malinda H Luna by deed of record Book 1451 Page 540 R.O.M.C. TN.

Property Description of Existing Parcel Within City:

A parcel of property located within the jurisdictional limits of the City of Columbia, Maury County Tennessee of record in Tax Map 75 Parcel 51.06, and Plat Book 5 Page 274 R.O.M.C. TN. Comprising 9.40+/- Acres in total currently owned by Alvin T and Malinda H Luna by deed Book 763 Page 395 R.O.M.C. TN.

RECEIVED
JUN 21 2021
By: 21-0119

PLAN OF SERVICES

FOR ANNEXATION
911 Baker Road PROPERTY
+/-29 ACRES,
BEING
TAX MAP 75 PARCELS 51.06 and 17.00

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. 8" PVC (c-900) can be connected at Willis Way. 6" PVC on E. Burt Dr. 6" on Porter Circle. 8" DI on Baker Road would have to be extended.

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 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 City of 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 921 Baker Road, & portion of 911 Baker RD in Columbia, Tennessee. This location is approximately 2.8 miles from Columbia Fire Station, #3 located at 705 Tom Sharp Road, 3.8 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 5.2 miles from Fire Station #5 located at 2633 Nashville Hwy. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

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

E. Development Services

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

2. The property shall be zoned RM-1 (High 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 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.

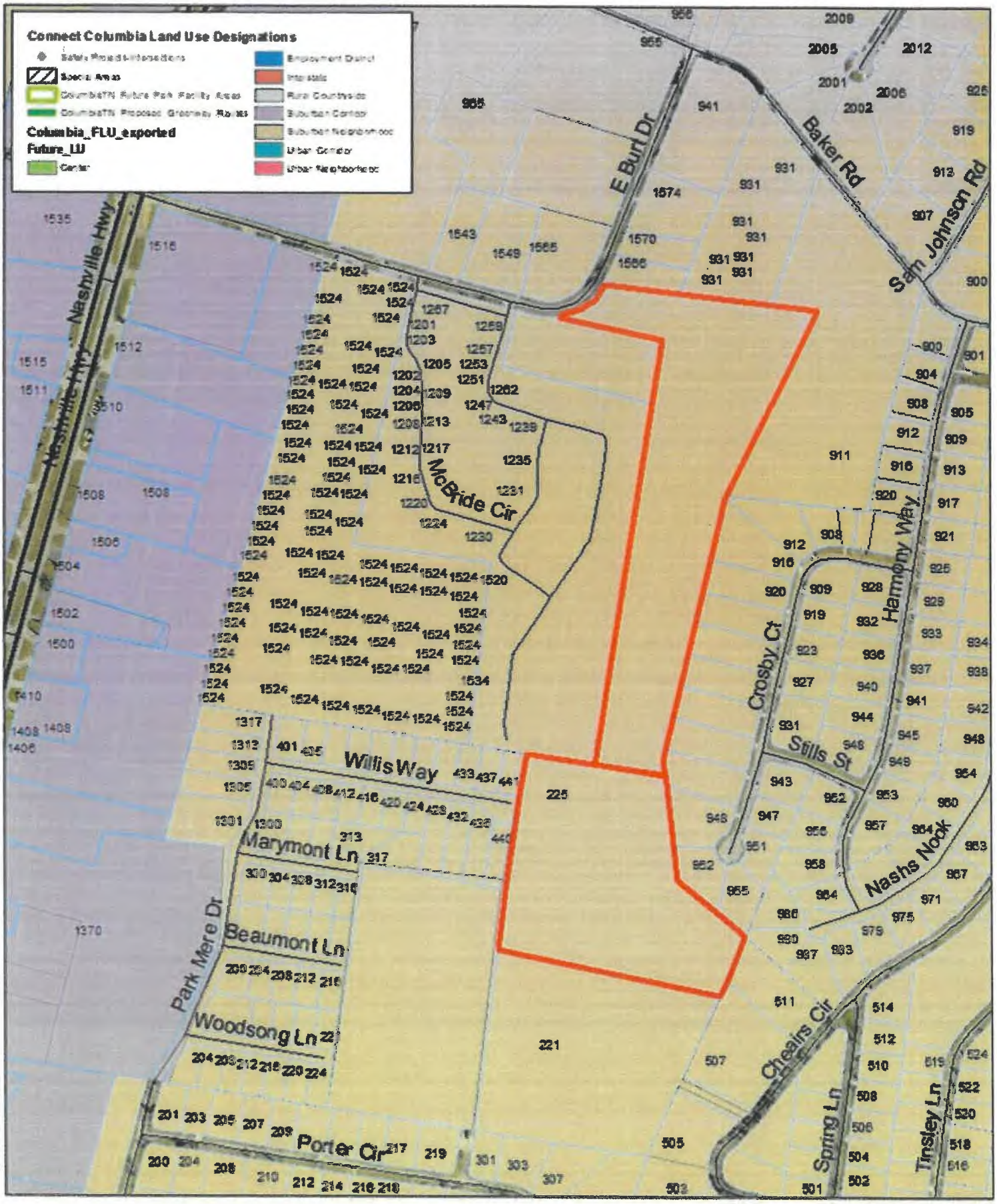
J. Schools

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

Case #21-0119
Tax Map 75 Parcel 51.06
Tax Map 75 Parcel 17, portion of

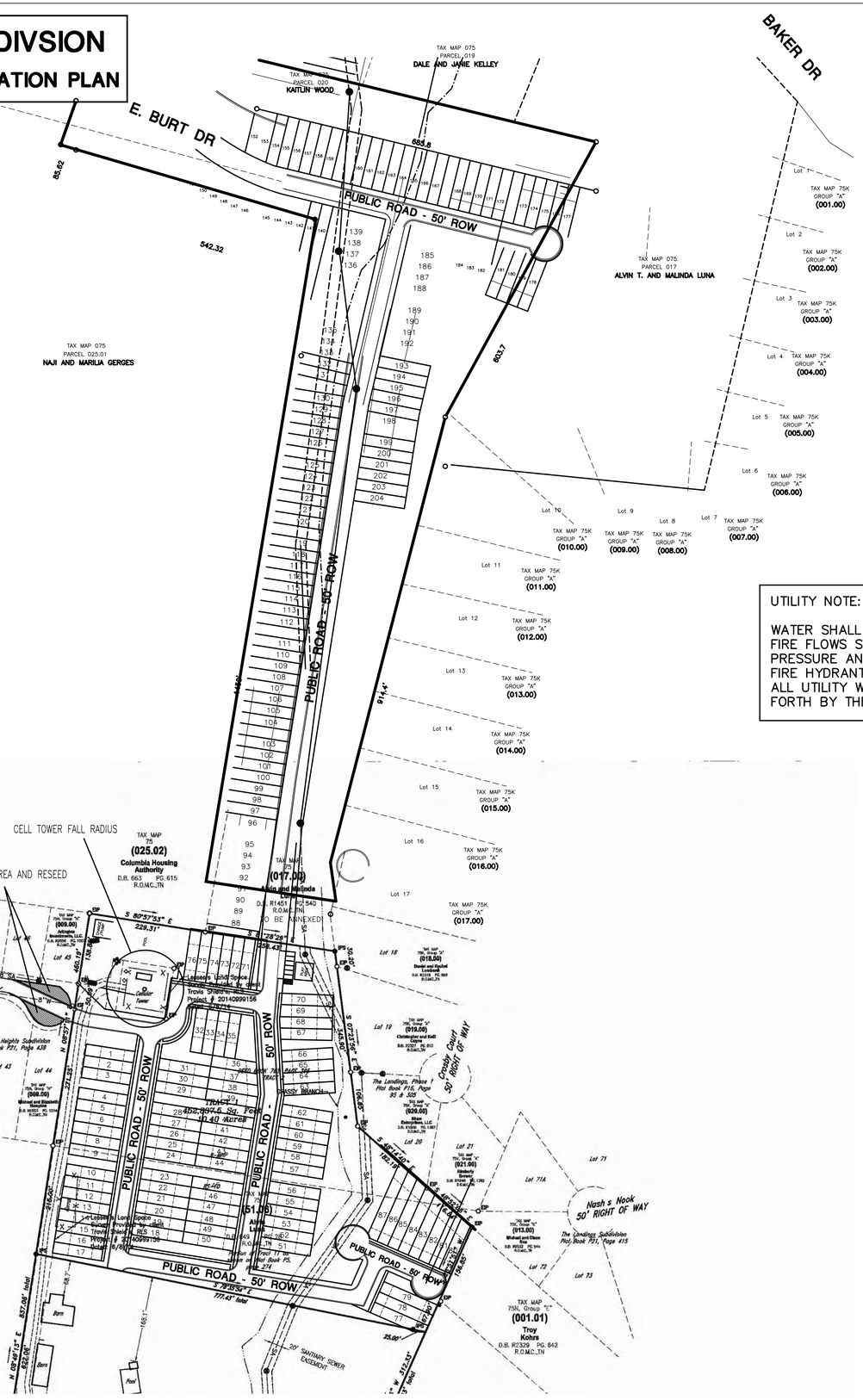


Case #21-0119
Tax Map 75 Parcel 51.06
Tax Map 75 Parcel 17, portion of



BAKERS BRIDGE SUBDIVSION

PRELIMINARY CONCEPT\ANNEXATION PLAN



LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER	15"ST	18"ST
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL

UTILITY NOTE:

WATER SHALL BE LOOPED FROM WILLIS WAY TO TIE INTO BAKER ROAD
FIRE FLOWS SHALL BE OBTAINED TO DEMONSTRATE APPROPRIATE PRESSURE AND VOLUME PRIOR TO SITE PLAN SUBMITTAL
FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED PER CITY REQUIREMENTS
ALL UTILITY WORK SHALL BE COMPLETED PER SPECIFICATIONS AS SET FORTH BY THE UTILITY HAVING JURISDICTION.



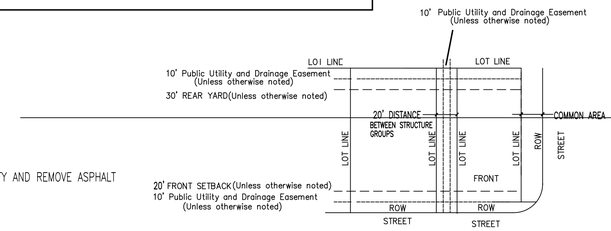
LOCATION MAP NTS

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS : LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC
1420 KIMBRO ROAD, SUITE 201
PHONE: (615) 379-2734/EMAIL: CNCLDRGS@CHARTER.NET/BILLSOLPLAT

JARED R. GRAY 6/16/21

SITE DATA:

OWNER:	ALVIN TYLER LUNA 921 BAKER RD. COLUMBIA, TN 38401
PARCEL NUMBER:	TAX MAP 75 PARCEL 17 DEED BOOK: 1451, PG 540 TAX MAP 75 PARCEL 51.06 DEED BOOK: 649 PG 28
SUBJECT PARCEL ZONING:	A-2 (COUNTY), RMHP, RS-10 CITY RM-1 (PROPOSED)
ACREAGE OF SITE:	18.9 Ac TAX MAP 75 PARCEL 17.00 10.4 Ac TAX MAP 75 GRP A PARCEL 51.06 29.1 Ac Total – 22± ACRES IN PROJECT
MINIMUM REQUIRED BUILDING SETBACKS:	20' FRONT (MINOR) 30' REAR 20' SEPARATION BETWEEN STRUCTURE GROUPS
UTILITY SERVICES:	WATER SERVICE COLUMBIA POWER & WATER SYSTEMS 201 PICKENS LANE COLUMBIA, TENNESSEE 38401 (931) 388-4833 ELECTRIC SERVICE COLUMBIA POWER & WATER SYSTEMS 201 PICKENS LANE COLUMBIA, TENNESSEE 38401 (931) 388-4833 NATURAL GAS ATMOS ENERGY 810 NASHVILLE HIGHWAY COLUMBIA, TENNESSEE 38401 (931) 388-9136



NORMAL LOT LAYOUT DETAIL
NTS

BENCHMARK
BENCHMARK TO BE SET & INSTALLED BY SURVEYOR PRIOR TO CONSTRUCTION

SURVEY PROVIDED BY WES ENGINEERS
COLUMBIA, TN PARCEL 51.07 & OTHERS

PURPOSE STATEMENT:

TO DEMONSTRATE OUR REQUEST OF ANNEXATION OF 15.64 ACRE TRACT AND CHANGE ZONING FROM A-2 – RURAL RESIDENTIAL (COUNTY ZONING) TO RM-1 (CITY ZONING) 204 LOTS – 4,416± LINEAR FEET OF ROADWAY.

TO CHANGE THE COMPREHENSIVE PLAN TO URBAN NEIGHBORHOOD.

N

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

PRELIMINARY CONCEPT/ANNEXATION PLAN
NOT FOR CONSTRUCTION SUBJECT TO CHANGE

BAKERS BRIDGE
SITE DEVELOPMENT PLAN
CITY OF COLUMBIA, MAURY COUNTY TENNESSEE
PROPOSED ANNEXATION/REZONING PLAN

J. GRAY
J. GRAY
J. GRAY
AS NOTED
MARCH 16, 2021
21-106 001
EX1

Case Number:

21-0120

Request:

Request from T-Square Engineering for Preliminary Plat approval of The Highlands Subdivision Phase 6 off Monsanto 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
21-0120

APPLICANT/PROPERTY OWNER
T-Square Engineering / Starland Company LLC

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
Monsanto Road/ Tax Map 77 Parcel 1.08, 1.09

SUMMARY OF REQUEST: **PRELIMINARY PLAT/ PHASE 6 (*The Highlands Subdivision*)**

This request is for a **Preliminary Plat Approval** of a 23.65-acre area within a 338-acre tract to allow for the development of 67 single-family residential building lots as part of phase 6 of the Highlands Subdivision. This proposed residential development will conform to all standards of the existing R-6 (*Single-Family Residential*) Zoning District and will take access from a proposed roadway that will connect the subdivision with Monsanto Road.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6, Single Family Residential	Vacant Land	RM-1 / Vacant Wooded Land	67 Single-Family Dwellings	338.95 +/- acres total (23.65 acres phase 6)

COMPATIBILITY with the COMPREHENSIVE PLAN:

Rural Countryside. Proposed preliminary plat has an existing zoning designation of R-6 (single-family residential).

PROPERTY HISTORY:

Phase 1, approved

May 13th, 2020, Site plan approval for *The Highlands of Columbia Apartments (192 units)* approved by Planning Commission subject to technical comments.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this preliminary plat request to be compatible with the standards of the zoning ordinance conforming to the standards of the R-6 zoning district. This preliminary plat is part of the first phase of the proposed residential development that will consist of additional phases. Subject to attached technical comments, staff would find this request to be compatible with the City's Zoning Ordinance.

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

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7

T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

1329 West Main Street
Franklin, TN 37064
615.678.8212

www.T2-eng.com

June 18, 2021

City of Columbia Planning Staff

Project: The Highlands – Phase 6 Preliminary Plat
Item No.: 21-0120
Comment Response

Columbia Power:

1. 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.

Columbia Water:

1. Upgrades and mains will need to be installed before this phase can be done.
   The developer will extend a 16" waterline from Montsano Road to Williamsport Pike. This main will also serve the development. Coordination with CPWS has taken place and CPWS has conducted water studies.

Engineering:

1. Phase 1 Final Plat and traffic improvements required before Phase 6 Final Plat.
   The Phase 1 Final Plat will be completed before the Phase 6 Final Plat.
2. Add standard PUDE note: 5' sides 10' front and rear.
   The note has been added to the plans.
3. Grading as shown not designed for slab type construction. If slabs are proposed revised grading will need to be provided with construction plans.
   If grading changes, the revised construction plans will be provided.

Fire:

1. Shall work with the water department and obtain required fire flow. Shall contact the Fire Marshal's Office for a fire flow letter.
   CPWS has done a water study and deems that the 16" watermain improvement provides ample fire flow pressure for single family.

RECEIVED
JUN 21 2021
By: 21-0120

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, June 8, 2021
ITEM NO.
21-0120

DESCRIPTION: Request from T-Square Engineering for preliminary plat approval of The Highlands Subdivision Phase 6 consisting of 67 lots off Monsanto Road.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Columbia Power

1. Columbia Power System has an existing power line near your proposed 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.

Building

2. No comments.

Police

3. No comments provided.

Atmos Energy

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Columbia Water

7. Upgrades and mains will need to be installed before this phase can be done.

Public Works

8. No comments.

Engineering

9. Phase 1 Final Plat and traffic improvements required before Phase 6 Final Plat
10. Add standard PUDE note: 5' sides 10' front and rear
11. Grading as shown not designed for slab type construction. If slabs are proposed revised grading will need to be provided with construction plans.

Wastewater

12. Wastewater approves this request.

Planning

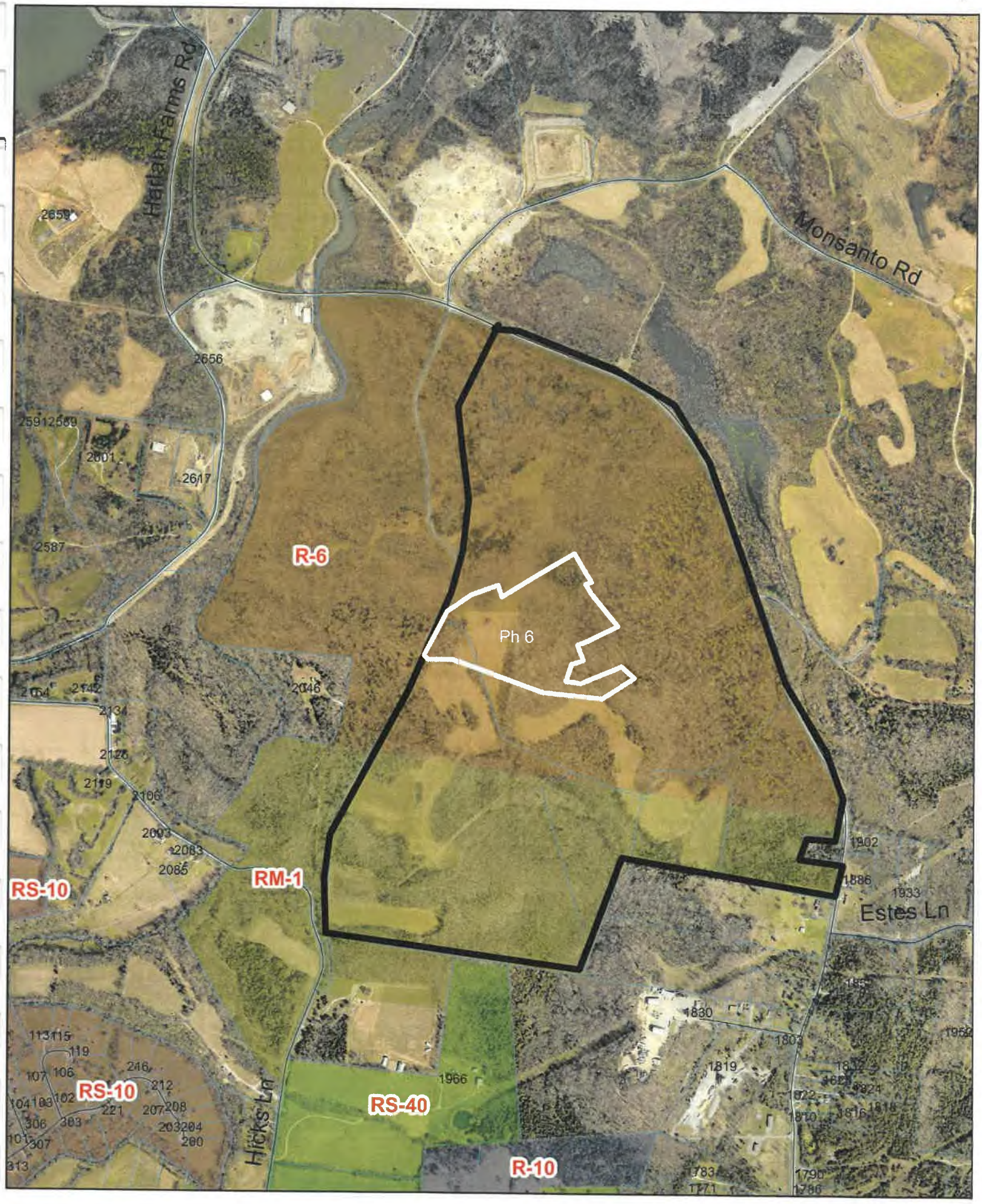
13. no comments other than observation that Phase 1 and the apartments have full approvals but no site work has started.

Fire

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

ATTACHMENTS: Preliminary Plat

Case #21-0120
The Highlands Subdivision
Phase 6



THE HIGHLANDS

SUBDIVISION
(PHASE 6)

Monsanto Rd
Columbia, Maury County, Tennessee

Tax Map 77, PARCELS 1.08, 1.09 AND A PORTION OF 1.00 +/- 338.95 ACRES

R6 ZONING

PRELIMINARY PLAT

Owner / Developer: STARLAND COMPANY
1804 Williamson Ct. Suite 101
Brentwood, TN 37027
joeysmith@me.com
615-308-1885

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

VICINITY MAP
N.T.S.

Sheet Schedule

C-0.0 Cover Sheet
C-1.0 Overall Existing Conditions
C-2.0 Overall Site Plan
C-2.1 Preliminary Plat
C-2.2 Preliminary Grading Plan

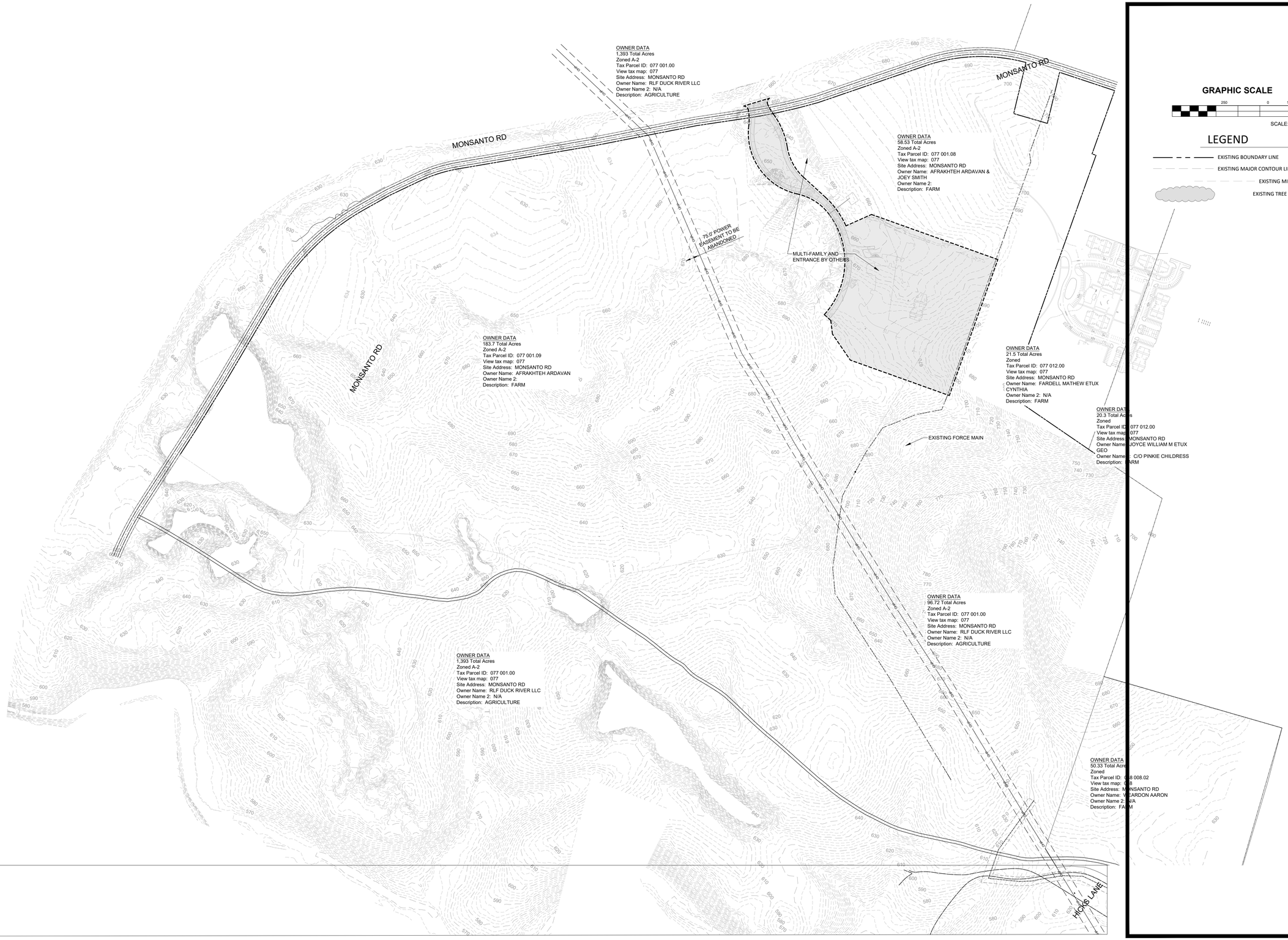
47119C0165E OF MAURY COUNTY, TN, DATED 04/16/2007.

1	6/21/2021	REVISED PER CITY COMMENTS

COVER SHEET

C-0.0

P:\Projects\2019\19-0303 (The Highlands - Joey Smith)\Phase 6\Production\Preliminary\19-0303 Ph6 Preliminary Site Plan.dwg, 0.0 CV, 6/17/2021 10:15:52 AM



GRAPHIC SCALE

250 0 125 250

SCALE: 1" = 250'

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- EXISTING TREE CANOPY

OVERALL EXISTING CONDITIONS

C-1.0

P:\Projects\2019\19-0303 (The Highlands - Joey Smith)\Phase 6\Production\Preliminary\19-0303 Ph6 Preliminary Site Plan.dwg, 1.0 OEC, 6/17/2021 10:16:01 AM

OVERALL SITE PLAN

1 6/21/2021 REVISED PER CITY COMMENTS

REVIEWER:
TET

THE HIGHLANDS SUBDIVISION PHASE 6

SUBDIVISION PLAN
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

MONSANTO RD

A PORTION OF
RLF DUCK RIVER LLC
MAP 77 PARCEL 1.00

AFRAKHTEH ARDAVAN
MAP 77 PARCEL 1.09
(183.7 ACRES)

MULTI-FAMILY
(DESIGNED BY OTHERS)

FARDELL MATHEW ETUX CYNTHIA
MAP 77 PARCEL 12.00

JOYCE WILLIAM M ETUX GEO
MAP 77 PARCEL 12.00

A PORTION OF
RLF DUCK RIVER LLC
MAP 77 PARCEL 1.00
(96.72 ACRES)

WEARDON AARON REVOCABLE TRUST AARON WEARDON
TRUSTEE
MAP 77 PARCEL 1.06

PHASE 1
103 LOTS
(APPROVED,
CONSTRUCTION NOT
STARTED)

PHASE 2
34 LOTS
(FUTURE)

PHASE 3
28 LOTS
(FUTURE)

PHASE 4
53 LOTS
(FUTURE)

PHASE 5
40 LOTS
(FUTURE)

PHASE 6
67 LOTS

PHASE 7
28 LOTS
(FUTURE)

PHASE 8
50 LOTS
(FUTURE)

PHASE 9
45 LOTS
(FUTURE)

PHASE 10
61 LOTS
(FUTURE)

PHASE 11
(FUTURE)

HICKS LANE

HICKS LANE

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE

Timothy E Turner

6/21/21

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA
DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA
PANEL # *47119C0165E* OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD

STARLAND COMPANY, LLC
1804 WILLIAMSON CT. #101, BRENTWOOD, TN

Tax Parcel ID: 077 001.08, 001.09 and a portion of 001.00

APPLICANT

T-SQUARE ENGINEERING
1329 WEST MAIN STR.
FRANKLIN, TN 37064
615.678.8212

P:\Projects\2019\19-0303 (The Highlands - Joey Smith)\Phase 6\Production\Preliminary\19-0303 PhE Preliminary Site Plan.dwg, 2.0 OSP, 6/17/2021 10:16:09 AM

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	83.88	825.00	5.83	S12° 02' 55"E	83.85
C2	37.80	25.00	86.63	S27° 25' 30"W	34.30
C3	58.97	3096.03	1.09	S70° 17' 30"W	58.97
C4	61.07	3207.41	1.09	N70° 17' 24"E	61.06
C5	58.93	3025.00	1.12	S69° 10' 52"W	58.93
C6	61.26	3145.00	1.12	N69° 10' 52"E	61.26
C7	58.93	3025.00	1.12	S68° 03' 54"W	58.93
C8	61.26	3145.00	1.12	N68° 03' 54"E	61.26
C9	58.93	3025.00	1.12	S66° 56' 56"W	58.93
C10	61.26	3145.00	1.12	N66° 56' 56"E	61.26
C11	58.93	3025.00	1.12	S65° 49' 58"W	58.93
C12	61.26	3145.00	1.12	N65° 49' 58"E	61.26
C13	58.93	3025.00	1.12	S64° 43' 00"W	58.93
C14	61.26	3145.00	1.12	N64° 43' 00"E	61.26
C15	58.93	3025.00	1.12	S63° 36' 02"W	58.93
C16	61.26	3145.00	1.12	N63° 36' 02"E	61.26
C17	44.23	3025.00	0.84	S62° 37' 20"W	44.23
C18	38.90	25.19	88.48	N73° 08' 09"W	35.14
C20	72.11	3145.00	1.31	N62° 23' 08"E	72.11
C21	37.80	25.00	86.63	S65° 56' 41"E	34.30
C22	88.35	825.00	6.14	S25° 41' 55"E	88.31
C23	55.83	3020.99	1.06	S70° 21' 03"W	55.83
C24	48.58	2975.00	0.94	N70° 16' 25"E	48.58
C25	55.77	2855.00	1.12	S69° 14' 46"W	55.77
C26	58.11	2975.00	1.12	N69° 14' 46"E	58.11
C27	55.77	2855.00	1.12	S68° 07' 37"W	55.77
C28	58.11	2975.00	1.12	N68° 07' 37"E	58.11
C29	55.77	2855.00	1.12	S67° 00' 27"W	55.77
C30	58.11	2975.00	1.12	N67° 00' 27"E	58.11
C31	55.77	2855.00	1.12	S65° 53' 18"W	55.77
C32	58.11	2975.00	1.12	N65° 53' 18"E	58.11
C33	55.77	2855.00	1.12	S64° 46' 09"W	55.77
C34	58.11	2975.00	1.12	N64° 46' 09"E	58.11
C35	55.77	2855.00	1.12	S63° 39' 00"W	55.77
C37	58.11	2975.00	1.12	N63° 39' 00"E	58.11
C38	69.80	2855.00	1.40	S62° 23' 23"W	69.80
C39	68.11	775.00	5.04	N25° 57' 31"W	68.09
C41	41.85	25.24	95.00	N19° 15' 10"E	37.22
C43	87.28	825.00	6.06	S31° 47' 50"E	87.24
C44	35.60	25.00	81.58	S5° 57' 52"W	32.67
C45	45.12	1075.00	2.40	S47° 57' 33"W	45.12
C47	31.00	955.00	1.86	N48° 13' 54"E	30.99
C48	62.68	1075.00	3.34	S50° 49' 56"W	62.68
C50	55.69	955.00	3.34	N50° 49' 56"E	55.68
C51	62.68	1075.00	3.34	S54° 10' 23"W	62.68
C53	55.69	955.00	3.34	N54° 10' 23"E	55.68
C54	62.68	1075.00	3.34	S57° 30' 51"W	62.68
C56	55.69	955.00	3.34	N57° 30' 51"E	55.68
C57	62.68	1075.00	3.34	S60° 51' 18"W	62.68
C59	55.69	955.00	3.34	N60° 51' 18"E	55.68
C60	62.68	1075.00	3.34	S64° 11' 46"W	62.68
C62	55.69	955.00	3.34	N64° 11' 46"E	55.68
C63	62.68	1075.00	3.34	S67° 32' 14"W	62.68
C65	55.69	955.00	3.34	N67° 32' 14"E	55.68
C66	62.68	1075.00	3.34	S70° 52' 41"W	62.68
C68	55.69	955.00	3.34	N70° 52' 41"E	55.68
C69	62.68	1075.00	3.34	S74° 13' 09"W	62.68
C71	55.69	955.00	3.34	N74° 13' 09"E	55.68
C72	45.30	1075.00	2.41	S77° 05' 49"W	45.30
C73	38.24	25.00	87.64	N57° 52' 27"W	34.62
C74	97.26	775.00	7.19	N17° 38' 51"W	97.20
C75	75.31	955.00	4.52	N78° 08' 55"E	75.29
C76	29.73	775.00	2.20	N22° 20' 31"W	29.73
C77	39.80	25.00	91.21	N87° 12' 02"W	35.73
C78	28.01	825.00	1.95	N42° 34' 08"W	28.01
C79	74.19	1245.00	3.41	N47° 43' 06"E	74.18
C80	43.79	1125.00	2.23	S48° 18' 37"W	43.79
C81	64.26	1245.00	2.96	S50° 54' 15"W	64.25
C82	58.07	1125.00	2.96	N50° 54' 15"E	58.06
C83	64.26	1245.00	2.96	S53° 51' 41"W	64.25

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C84	58.07	1125.00	2.96	N53° 51' 41"E	58.06
C85	64.26	1245.00	2.96	S56° 49' 08"W	64.25
C86	58.07	1125.00	2.96	N56° 49' 08"E	58.06
C87	64.26	1245.00	2.96	S59° 46' 34"W	64.25
C88	58.07	1125.00	2.96	N59° 46' 34"E	58.06
C89	64.26	1245.00	2.96	S62° 44' 01"W	64.25
C90	58.07	1125.00	2.96	N62° 44' 01"E	58.06
C91	64.26	1245.00	2.96	S65° 41' 27"W	64.25
C92	58.07	1125.00	2.96	N65° 41' 27"E	58.06
C93	64.26	1245.00	2.96	S68° 38' 54"W	64.25
C94	58.07	1125.00	2.96	N68° 38' 54"E	58.06
C95	64.26	1245.00	2.96	S71° 36' 20"W	64.25
C96	58.07	1125.00	2.96	N71° 36' 20"E	58.06
C97	64.26	1245.00	2.96	N74° 33' 46"E	64.25
C98	58.07	1125.00	2.96	N74° 33' 46"E	58.06
C99	64.83	1245.00	2.98	N77° 32' 00"E	64.83
C100	84.99	275.00	17.71	N82° 38' 34"W	84.66
C101	38.56	25.00	88.38	N34° 09' 37"E	34.85
C102	45.34	1125.00	2.31	N77° 11' 46"E	45.34
C103	97.93	275.00	20.40	N37° 56' 27"W	97.42
C104	48.02	155.00	17.75	S57° 01' 05"E	47.83
C106	85.20	275.00	17.75	N57° 01' 05"W	84.86
C107	48.02	155.00	17.75	S74° 46' 08"E	47.83
C108	85.20	275.00	17.75	N74° 46' 08"W	84.86
C109	48.02	155.00	17.75	N87° 28' 49"E	47.83
C111	85.20	275.00	17.75	S87° 28' 49"W	84.86
C113	53.87	500.00	6.17	S11° 46' 26"E	53.85
C115	66.80	620.00	6.17	N11° 46' 26"W	66.77
C116	53.87	500.00	6.17	S17° 56' 50"E	53.85
C117	66.80	620.00	6.17	N17° 56' 50"W	66.77
C118	53.87	500.00	6.17	S24° 07' 14"E	53.85
C119	66.80	620.00	6.17	N24° 07' 14"W	66.77
C120	11.07	500.00	1.27	S27° 50' 30"E	11.07
C121	13.73	620.00	1.27	N27° 50' 30"W	13.73
C122	57.81	725.00	4.57	S26° 11' 32"E	57.79
C123	48.24	605.00	4.57	N26° 11' 32"W	48.23
C124	64.98	725.00	5.14	S21° 20' 25"E	64.96
C125	54.23	605.00	5.14	N21° 20' 25"W	54.21
C126	64.98	725.00	5.14	S16° 12' 18"E	64.96
C127	54.23	605.00	5.14	N16° 12' 18"W	54.21
C128	45.64	725.00	3.61	S11° 50' 02"E	45.63
C129	38.08	605.00	3.61	N11° 50' 02"W	38.08
C131	13.12	325.00	2.31	S11° 11' 13"E	13.12
C133	17.96	445.00	2.31	N11° 11' 13"W	17.96
C135	52.81	325.00	9.31	S16° 59' 55"E	52.75
C137	72.31	445.00	9.31	N16° 59' 55"W	72.23
C138	52.81	325.00	9.31	S26° 18' 32"E	52.75
C139	72.31	445.00	9.31	N26° 18' 32"W	72.23
C140	52.81	325.00	9.31	S35° 37' 10"E	52.75
C141	72.31	445.00	9.31	N35° 37' 10"W	72.23
C142	52.81	325.00	9.31	S44° 55' 47"E	52.75
C143	72.31	445.00	9.31	N44° 55' 47"W	72.23
C144	52.81	325.00	9.31	S54° 14' 25"E	52.75
C145	72.31	445.00	9.31	N54° 14' 25"W	72.23
C146	52.81	325.00	9.31	S63° 33' 02"E	52.75
C147	72.31	445.00	9.31	N63° 33' 02"W	72.23
C148	52.81	325.00	9.31	S72° 51' 40"E	52.75
C149	72.31	445.00	9.31	N72° 51' 40"W	72.23
C150	52.81	325.00	9.31	S82° 10' 17"E	52.75
C151	72.31	445.00	9.31	N82° 10' 17"W	72.23
C152	52.81	325.00	9.31	N88° 31' 05"E	52.75
C153	72.31	445.00	9.31	S88° 31' 05"W	72.23

Parcel Line Table		
Line #	Length	Direction
L3	33.03	S70° 44' 28.94"W
L4	120.00	N19° 15' 31.06"W
L5	71.94	N70° 44' 28.94"E
L6	59.32	S70° 44' 28.94"W
L7	120.00	N19° 15' 31.06"W
L8	59.32	N70° 44' 28.94"E
L10	120.00	N20° 15' 38.97"W
L13	120.00	N21° 22' 37.00"W
L16	120.00	N22° 29' 35.03"W
L19	120.00	N23° 36' 33.06"W
L22	120.00	N24° 43' 31.09"W
L25	120.00	N25° 50' 29.13"W
L28	120.00	N26° 57' 27.16"W
L30	91.89	N28° 28' 34.72"W
L33	52.81	S61° 14' 00.32"W
L34	27.29	S70° 44' 28.94"W
L35	120.00	S19° 15' 31.06"E
L36	33.03	N70° 44' 28.94"E
L37	11.47	N70° 44' 28.94"E
L38	56.16	S70° 44' 28.94"W

Parcel Line Table		
Line #	Length	Direction
L39	120.00	S19° 15' 31.06"E
L40	56.16	N70° 44' 28.94"E
L42	120.00	S20° 11' 39.56"E
L45	120.00	S21° 18' 48.81"E
L48	120.00	S22° 25' 58.05"E
L51	120.00	S23° 33' 07.30"E
L54	120.00	S24° 40' 16.54"E
L57	120.00	S25° 47' 25.79"E
L60	120.00	S26° 54' 35.04"E
L62	26.77	N28° 28' 34.72"W
L63	42.55	N62° 46' 16.83"E
L67	120.00	S40° 50' 18.29"E
L69	120.00	S37° 29' 50.67"E
L70	120.00	S34° 09' 23.05"E
L71	120.00	S30° 48' 55.43"E
L72	120.00	S27° 28' 27.81"E
L73	120.00	S24° 08' 00.19"E
L74	120.00	S20° 47' 32.57"E
L75	120.00	S17° 27' 04.95"E
L76	120.00	S14° 06' 37.33"E

Parcel Line Table		
Line #	Length	Direction
L79	66.20	N43° 32' 29.48"W
L81	120.00	S40° 34' 28.49"E
L84	120.00	S37° 37' 02.03"E
L87	120.00	S34° 39' 35.56"E
L90	120.00	S31° 42' 09.09"E
L93	120.00	S28° 44' 42.63"E
L96	120.00	S25° 47' 16.16"E
L99	120.00	S22° 49' 49.69"E
L102	120.00	S19° 52' 23.23"E
L105	120.00	S16° 54' 56.76"E
L108	120.00	S13° 57' 30.30"E
L112	11.64	N10° 01' 49.72"W
L115	23.69	S38° 27' 50.05"E
L116	120.00	S41° 51' 25.99"W
L118	120.00	S24° 06' 23.31"W
L120	120.00	S6° 21' 20.63"W
L122	120.00	S11° 23' 42.05"E
L123	120.00	N81° 18' 45.44"E
L124	120.00	S75° 08' 21.56"W
L126	120.00	S68° 57' 57.68"W

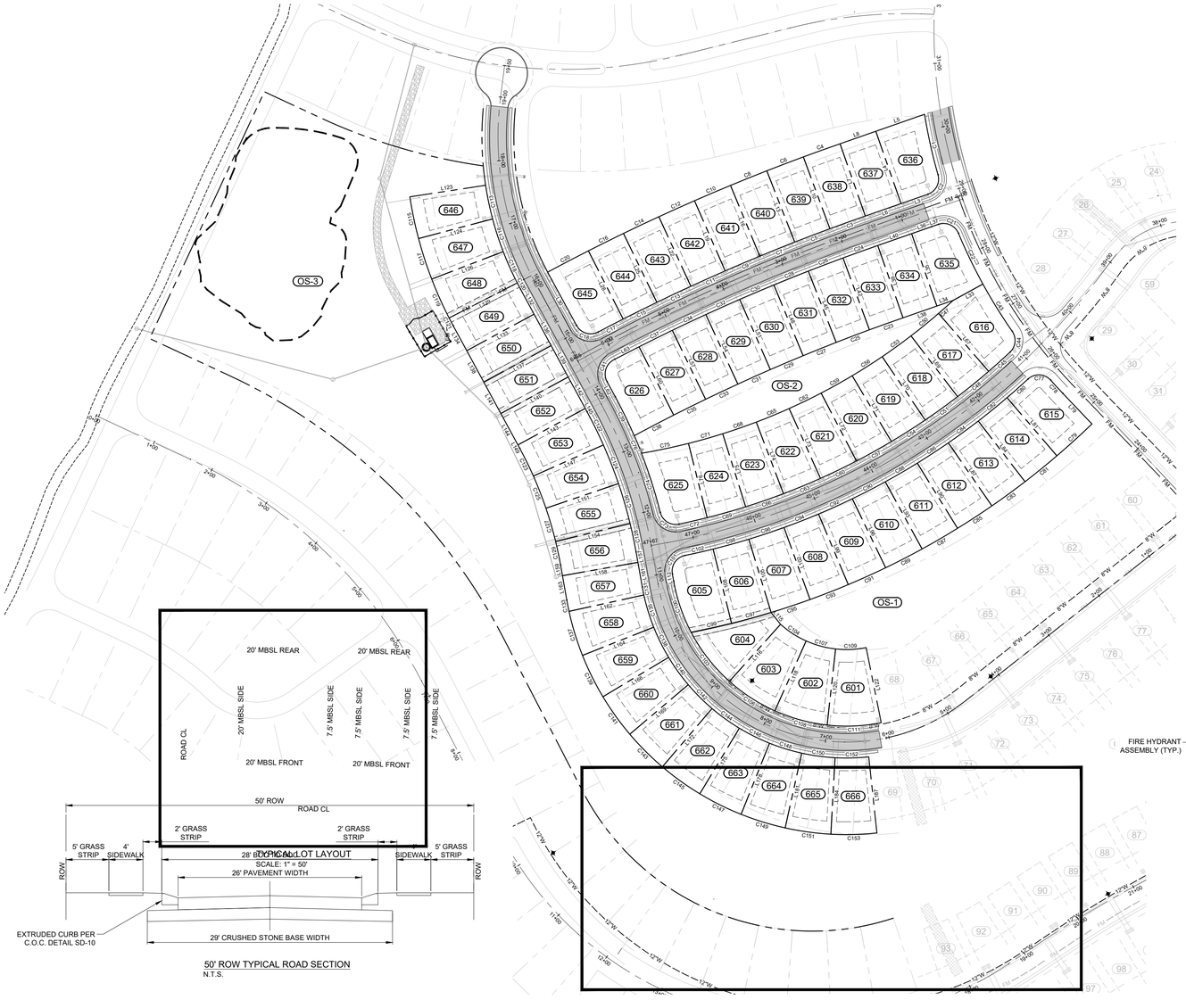
Parcel Line Table		
Line #	Length	Direction
L129	120.00	S62° 47' 33.80"W
L132	44.48	S28° 28' 34.72"E
L133	120.00	S61° 31' 25.28"W
L134	44.48	N28° 28' 34.72"W
L136	56.00	S28° 28' 34.72"E
L137	120.00	S61° 31' 25.28"W
L138	56.00	N28° 28' 34.72"W
L139	56.00	S28° 28' 34.72"E
L140	120.00	S61° 31' 25.28"W
L141	56.00	N28° 28' 34.72"W
L142	56.00	S28° 28' 34.72"E
L143	120.00	S61° 31' 25.28"W
L144	56.00	N28° 28' 34.72"W
L145	6.18	S28° 28' 34.72"E
L147	120.00	S66° 05' 31.22"W
L149	6.18	N28° 28' 34.72"W
L151	120.00	S71° 13' 38.74"W
L154	120.00	S76° 21' 46.25"W
L157	16.67	S10° 01' 49.72"E
L158	120.00	S79° 58' 10.28"W

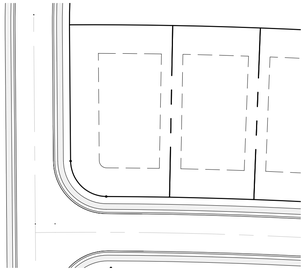
Parcel Line Table		
Line #	Length	Direction
L159	16.67	N10° 01' 49.72"W
L161	38.85	S10° 01' 49.72"E
L162	120.00	S77° 39' 24.16"W
L163	38.85	N10° 01' 49.72"W
L164	120.00	S68° 20' 46.63"W
L166	120.00	S59° 02' 09.10"W
L169	120.00	S49° 43' 31.57"W
L172	120.00	S40° 24' 54.04"W
L175	120.00	S31° 06' 16.51"W
L178	120.00	S21° 47' 38.98"W
L181	120.00	S12° 29' 01.45"W
L184	120.00	S3° 10' 23.92"W
L187	120.00	S6° 08' 13.61"E



LEGEND

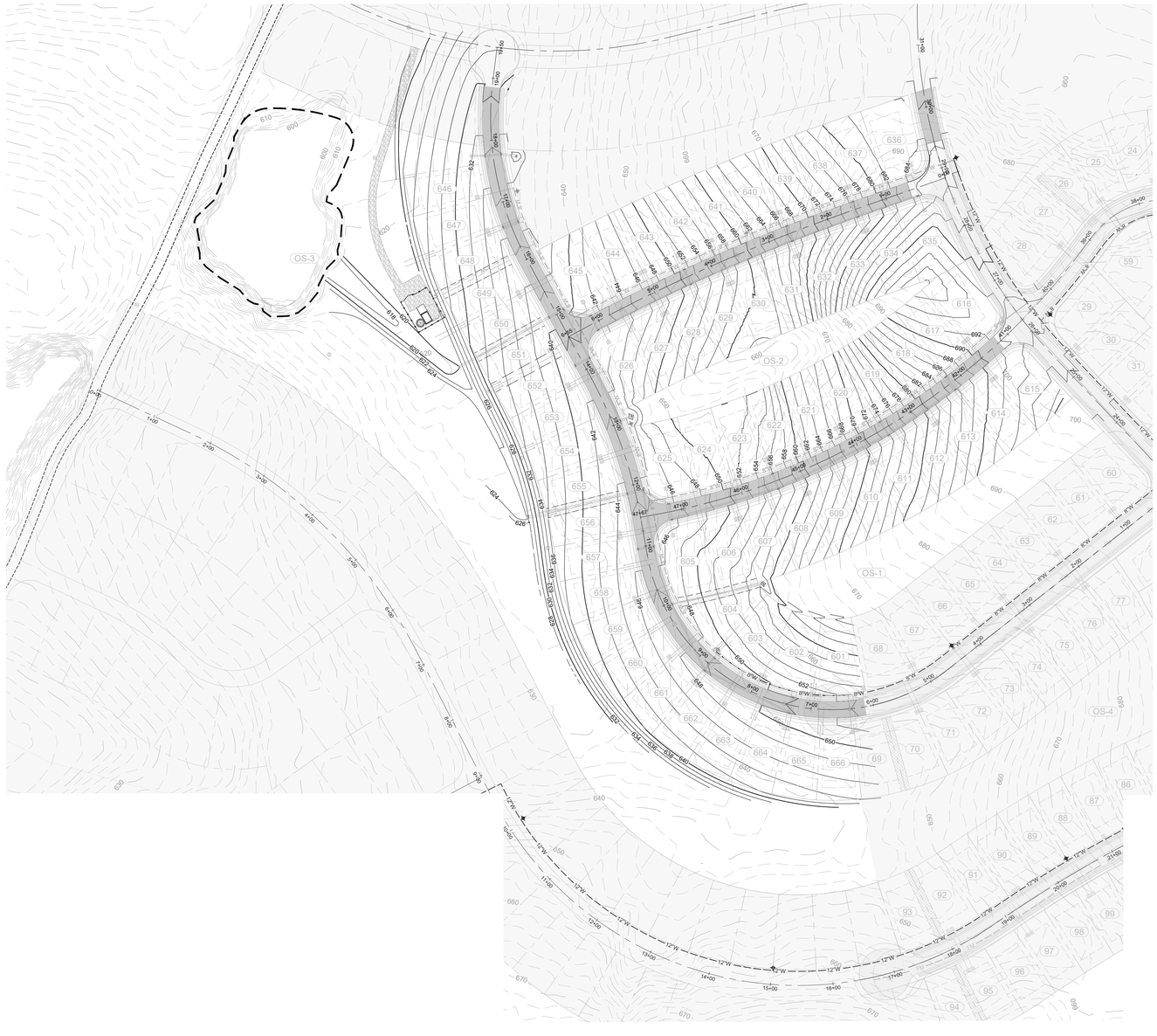
PROPOSE L
PROPOSE L





50' ROW TYPICAL ROAD SECTION
N.T.S.

P:\Projects\2019\19-0303 (The Highlands - Joey Smith)\Phase 6\Production\Preliminary\19-0303 Ph6 Preliminary Site Plan.dwg, 2.1 SP, 6/17/2021 10:16:29 AM



N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200

SCALE: 1" = 100'

LEGEND

PROPOSED L
PROPOSED L

P:\Projects\2019\19-0303 (The Highlands - Joey Smith)\Phase 6\Production\Preliminary\119-0303 Ph6 Preliminary Site Plan.dwg, 2:2 PG, 6/17/2021 10:16:54 AM

Case Number:

21-0123

Request:

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

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
21-0123

PUBLIC HEARING DATE
N/A

APPLICANT/PROPERTY OWNER
Sound Investment Concepts LLC

PROPERTY ADDRESS/LOCATION
108-112 E 9th Street, Map 99 Parcel 004.00, 005.00, 006.00

SUMMARY OF REQUEST: **Multi Family Site Plan.**

This request is for a multi-site plan approval of 8 single-family attached residential units. Each building will be 3 stories with a ground level parking garage dedicated to each unit including 2 exterior parking stalls per unit on a permeable paver surface.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-2 (High Density Residential)	Single-Family Residential	CBD & GCS (Commercial/ Single-Family Residential)	8 Residential Townhome/Villa Units	Est. 30,809 SF/ .7 Acres (*Combined Parcels*)

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood. This future land use characterized for the subject property includes high density residential development.

PROPERTY HISTORY:

Request for a Zoning Map Amendment from GCS (General Commercial Services) to RM-2 (High Density Residential) for 3 parcels located on the south side of E 9th Street., approved.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A multi-family site plan has been submitted indicating 8 attached residential units within four freestanding buildings with each building containing 2 units each. The overall scaling and mass of each structure will be 3 stories tall with a ground level 2 car parking garage. The overall design of the structures consists of a contemporary style architecture with a smoothed panel siding accented by cedar wood siding. The site will be accessed by one 24' wide drive aisle with a decorative permeable paver material of all drive surfaces including each 9 x 19 exterior parking stall. A proposed parapet wall will be added for screening along the front property line along East 9th street. In all, the standards of the site plan meet the zoning requirements for multi-family developments. It shall be noted that an application was received (*BZA 21-0148*) for requested variances to this site plan that include a reduction in drive aisle width; separation between buildings; and a reduced on-site parking standard.

This request will be heard at the July 2021 Board of Zoning Appeals Hearing. **See additional technical comments.**

ATTACHMENTS (CIRCLE)

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

RaganSmith

June 21, 2021

HAND DELIVERY

Mr. Austin Brass
City of Columbia
700 North Garden St.
Columbia, TN 38401

RE: THE ENCLAVE AT EAST 9TH
ITEM NO. 21-0123
COLUMBIA, TENNESSEE
RAGANSMITH #20217-2101

Dear Austin:

Per the email comments and per our conversation, attached are the 14 corrected copies and CD containing digital files for the July 14, 2021 Planning Commission (Item No. 21-0123).

As we discussed at the Pre-App noted on the face of the plans (and as granted on the north side), we would like to confirm the request that the street yard, along 9th Street (which is a collector), be reduced by 20% as authorized by the Zoning Ordinance 3.7.3.A.1.

Additionally, we have the following responses:

TECHNICAL AND DIVISION COMMENTS:

Columbia Power

1. 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.
   Response: Acknowledged.

Columbia Water

2. 6' CI Main in Road - Existing meters on site also.
   Response: We have surveyed the 6" main, however, the existing meters will likely be inadequate for the flow demands for current household. Additionally, they may not up to current codes and may be quite old. Consequently, we are intending to provide new meters that meet current specifications.

Maury County E911

3. No comments provided.

NASHVILLE
315 Woodland Street
Nashville, TN 37206
(615) 244-8591

MURFREESBORO
100 East Vine Street, Suite 402
Murfreesboro, TN 37130
(615) 546-6050

CHATTANOOGA
1410 Cowart Street, Suite 200
Chattanooga, TN 37408
(423) 490-9400

RECEIVED
JUN 21 2021
By: 21-0123

Maury County Schools

4. No comments provided.

Atmos Energy

5. No comments provided.

Police

6. No comments provided.

Building

7. Demo Permit required for 108 E 9th Property structure, Committee approval does not include construction of structure, building construction plans must be submitted with permit application.
   Response: Demolition permit is understood to be a separate item from this Planning Commission approval.

Public Works

8. Please see attached dumpster guidelines and note section SW1-3E regarding accessibility requirements. The current placement of the dumpster pad cannot be accessed by a front end loader (FEL). The dumpster pad needs to be square with the end of the pavement. Resident parking may also impact accessibility for the FEL (for units A-D and units E-H). We recommend one (1) 8-yard dumpster with once a week collection.
   Response: As mentioned in the Tech Committee meeting, this small development does not intend to use public trash pickup but will contract with a private service and use a correspondingly smaller, centralized bin.

Engineering

9. Minimum FFE and Mechanicals 595.0
   Response: Minimum finished floors are above the stated 595.0 as the existing public sanitary is fairly shallow (pads must be built up).

10. Minor plat for lot consolidation required prior to building permit issuance.
    Response: The minor plat for consolidation has been reviewed by staff, and upon approval by Planning Commission, will be expedited for recordation.

Wastewater

11. On page C0.2, the sanitary sewer line crossing the property is labeled a 10", but it is an 8". Sit plan is approved except for the aforementioned correction.
    Response: The existing sanitary line size is being reconciled with the field-run survey by RaganSmith.

Planning

12. Site Plan does not comply with multi-family standards such as, separation of buildings, parking spaces, drive aisle widths.
Response: Site plan has been revised with noted multi-family (RM-2 standards) including 20' minimum building separation, parking spaces required (with 30% max garages) and a 24' drive isle width. (It should be noted that there will be a BZA request for variances on some of these standards.)

13. Show rest of landscape boundary buffers.
Response: The landscape boundary buffers have been depicted and have the corresponding landscape material and/or screen walls shown accordingly.

14. Recommend removing parapet wall on the front.
Response: The parapet wall has been studied by the architects and the client and is considered an integral part of the architectural compliment to all of the existing parapet-topped buildings of the historic downtown. From the square to the corresponding site to the north, virtually all the buildings are parapet/flat roofs.

Fire

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

We look forward to continuing collaboration with staff to bring this unique and exciting infill project into this long, under-utilized portion of a downtown historic block. Please call if any additional information or corrections are needed.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.

Brett A. Smith, RLA, AICP
Vice President

BAS:cmm

Enclosures

c: Charles Phillips

RAGAN• SMITH

May 17, 2021

HAND DELIVERY

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

RE: 9TH STREET VILLAS
ACCESS EXCEPTION VARIANCE REQUEST
CITY OF COLUMBIA, TENNESSEE

Dear Mr. Harper:

Sound Investment Concepts, LLC proposes to develop property at 105 East 9th Street and at 108-114 East 9th Street with a total of 16 single-family attached homes. Both properties front East 9th Street and are shown on Maury County Map 099H Group C, Parcel 04.00. East 9th Street is shown as a collector street on the City of Columbia's Major Thoroughfare Plan in Columbia Transportation Plan that is part of *Connect Columbia* – Columbia's Comprehensive Plan. The purpose of this letter is to request an exception to the City's Access Management Ordinance due to existing access constraints created by the lot sizes and frontages of the subject and adjacent properties.

The property at 105 East 9th Street has approximately 204 feet of frontage on East 9th Street with existing accesses to adjacent properties located approximately 50 feet west of the site boundary and 10 feet east of the site boundary. The locations of access drives on the adjacent parcels are too closely spaced to provide the required separation of 220 feet between access drives on collector roadways as required by the City's Access Management Ordinance.

The property at 108-114 East 9th Street has approximately 243 feet of frontage on East 9th Street with an existing access to adjacent property located at the western site boundary. Woodland Street is located along the eastern site boundary. The locations of the access drive on the adjacent parcel and Woodland Street are too closely spaced to provide the required separation of 220 feet between access drives on collector roadways as required by the City's Access Management Ordinance.

Due to the infeasibility of complying with the City' Access Management Ordinance due to existing features at the site, the intent of the access management ordinance was considered and best practices for access management were considered in developing the proposed plan. The proposed plan by Sound Investment Concepts, LLC consolidates the accesses to these properties so that one driveway will provide access to 8 homes on the north side of East 9th Street and one driveway will provide access to 8 homes on the south side of East 9th Street. The consolidation of driveways will allow for the maximum possible spacing and corner clearance and will keep the total number of connections to East 9th Street at a minimum – one on the north side of the street and one on the south side of the street.

The proposed access driveways to 105 East 9th Street and 108-114 East 9th Street have been located to align with each other.

For the parcel at 105 East 9th Street, the following driveway access spacings will be provided to properties not part of the current development proposal by Sound Investment Concepts, LLC:

- Adjacent Left: 95 feet
- Adjacent Right: 145 feet
- Opposite Left: 185 feet corner clearance to Woodland Street
- Opposite Right: 64 feet

RAGAN• SMITH

For the parcel at 106 East 9th Street, the following driveway access spacings will be provided to properties not part of the current development proposal by Sound Investment Concepts, LLC:

- Adjacent Left: 122 feet
- Adjacent Right: 172 feet corner clearance to Woodland Street
- Opposite Left: 126 feet
- Opposite Right: 77 feet

These parcels were lots of record before the adoption of the Access Management Ordinance and the limitations of the amount of property frontage and the location of existing driveways on adjacent properties has created the need for this access exception request. Strict application of the Access Management Ordinance would result in undue hardship on the owner of these properties as well as adjacent property owners. We believe that the proposed plan attempts to honor the intent and purpose of the City's Access Management Ordinance and will not create a substantial detriment to the public good. Your review and favorable consideration of this request would be greatly appreciated.

If you have any questions or comments related to the exception request for access at the 9th Street Villas, we would be happy to discuss them at your convenience.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.

Brandon S. Baxter, P.E., PTOE
Associate

Enclosures

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, June 8, 2021
ITEM NO.
21-0123

DESCRIPTION: Request from Charles Phillips for multi family site plan and access management approvals of the E. 9th Street Villas southern project located at 108-112 E. 9th Street.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Columbia Power

1. Columbia Power System has an existing power line near your proposed 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.

Columbia Water

2. 6' CI Main in Road - Existing meters on site also.

Maury County E911

3. No comments provided.

Maury County Schools

4. No comments provided.

Atmos Energy

5. No comments provided.

Police

6. No comments provided.

Building

7. Demo Permit required for 108 E 9th Property structure, Committee approval does not include construction of structure, building construction plans must be submitted with permit application.

Public Works

8. Please see attached dumpster guidelines and note section SW1-3E regarding accessibility requirements. The current placement of the dumpster pad cannot be accessed by a front end loader (FEL). The dumpster pad needs to be square with the end of the pavement. Resident parking may also impact accessibility for the FEL (for units A-D and units E-H). We recommend one (1) 8-yard dumpster with once a week collection.

Engineering

9. Minimum FFE and Mechanicals 595.0
10. Minor plat for lot consolidation required prior to building permit issuance.

Wastewater

11. On page C0.2, the sanitary sewer line crossing the property is labeled a 10", but it is an 8". Sit plan is approved except for the aforementioned correction.

Planning

12. Site Plan does not comply with multi-family standards such as, separation of buildings, parking spaces, drive aisle widths.
13. Show rest of landscape boundary buffers.
14. Recommend removing parapet wall on the front.

Fire

15. 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 #21-0123
Enclave on E. 9th St.



SITE PLANS

FOR

THE ENCLAVE AT EAST 9TH

PHILLIPS DEVELOPMENT GROUP, LLC

SOUND INVESTMENT CONCEPTS, LLC

CONTACTS

OWNERS REPRESENATIVE

PHILLIPS DEVELOPMENT GROUP, LLC
CHARLES PHILLIPS
807 NECOMB STREET
FRANKLIN, TN
615-944-1265
CHARLESGPHILLIPS@GMAIL.COM

OWNER

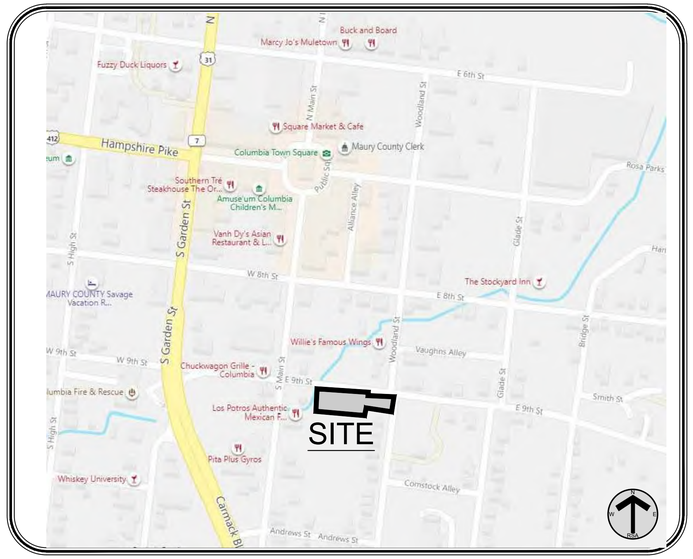
SOUND INVESTMENT CONCEPTS, LLC
CHARLES PHILLIPS
807 NECOMB STREET
FRANKLIN, TN
615-944-1265
CHARLESGPHILLIPS@GMAIL.COM

CIVIL

RAGAN SMITH
MARK MERRILL
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
MMERRILL@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

RAGAN SMITH
BRETT A SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
BSMITH@RAGANSMITH.COM



LOCATION MAP



INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
CIVIL PLANS	
C0.2	EXISTING CONDITIONS
C1.1	SITE LAYOUT PLAN
C2.1	STORM WATER POLLUTION PREVENTION PLAN
C3.1	GRADING AND DRAINAGE PLAN
C4.1	UTILITY PLAN
LANDSCAPE ARCHITECTURAL PLANS	
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE NOTES AND DETAILS
ARCHITECTURAL PLANS	
A1.1	ARCHITECTURAL ELEVATIONS
A1.2	ARCHITECTURAL ELEVATIONS
A1.3	ARCHITECTURAL ELEVATIONS
A1.4	ARCHITECTURAL ROOF AND FOUNDATION PLANS
A1.5	ARCHITECTURAL ILLUSTRATIVE

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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Nashville 615-244-8591
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THE ENCLAVE AT EAST 9TH
FOR
PHILLIPS DEVELOPMENT GROUP, LLC
SOUND INVESTMENT CONCEPTS, LLC
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2021.06.21	PER CITY COMMENTS

JOB NO.	20217
WK. ORDER	2101
DESIGNED:	B.SMITH
DRAWN:	D.SIEBERG
SCALE:	N/A
DATE:	MAY 17, 2021

COVER

CVR

G:\2021\21-0217.00\ARK\SHEETS\21-0217.00_TP.DWG
PLOTTED BY: DENNIS SIEBERG ON: 6/18/2021 1:37 PM LAST UPDATED BY: DSIEBERG ON: 6/18/2021 12:58 PM

NOTES:

1. SHADING DEPICTS AREAS WHERE ALL ASPHALT, CURBING, CONCRETE, STEPS, SIGNS, WALLS AND TREES ARE TO BE DEMOLISHED AND REMOVED.
2. WHERE PORTIONS OF EXISTING PAVEMENT AND/OR SIDEWALK ARE TO BE DEMOLISHED, SAWCUTTING SHALL BE USED TO PROVIDE CLEAN DEMO LINE.
3. EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN REFLECTS FIELD RUN SURVEY PERFORMED BY WES ENGINEERS & SURVEYORS, DATED JUNE 17, 2020.
4. SEE SHEET C2.1 FOR INITIAL EROSION CONTROL MEASURES.
5. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES.
6. NO UTILITIES TO BE DISTURBED WITHOUT PRIOR COORDINATION WITH UTILITY PROVIDER.

TO BE DEMOLISHED

THIS SECTION IS PREVIOUSLY APPROVED

N83°43'57"E 31.36'
N06°30'46"E 14.02'
S82°46'42"E 29.19'
S81°40'53"E 60.94'
S07°13'18"W 11.00'
S82°46'42"E 28.00'
N07°01'06"E 45.85'
N23°39'34"E 21.57'
N45°52'28"E 64.57'
N68°36'33"E 10.39'
N07°41'56"E 54.03'
N82°39'22"W 204.44'
S07°10'06"W 185.56'
S81°55'09"E 82.88'
S82°00'16"E 160.17' (TOTAL)
N07°51'37"E 153.11' (TOTAL)
N83°25'44"W 162.85' (TOTAL)
S07°47'44"W 88.95'
S07°51'37"W 59.99'
80.33' N82°00'16"W

5'X9' BOX CULVERT INV=590.60'
GRAVEL
PAVEMENT
36" HACKBERRY
=598.39'
=593.64'(OUT)
EAST 9TH STREET
WOODLAND STREET
RIM=591.99'
INV=590.29'(IN)E
INV=587.79'(IN)SW
INV=587.74'(OUT)
588.53'
589.06'
590.52'
591.65'
+583.06'
RIM=592.86'
INV=588.80'(IN)S
INV=588.71'(IN)W
INV=588.66'(OUT)
2.6'X1.5' CURB OPENING INV=591.60'
INV=585.93'
RIM=595.51'
INV=591.01'(IN)
INV=590.81'(OUT)
7'X7.5' BOX CULVERT INV=586.04'
RIM=595.43'
INV=593.41'
RIM=598.05'
INV=594.70'(IN)
INV=594.60'(OUT)
RIM=595.92'
INV=590.32'(IN)
INV=590.27'(OUT)
PROJECT BENCHMARK
ELEV=598.37'
PK NAIL
NAVD 88
SATELITE
MAIL BOX
1 STORY FRAME
FOOTPRINT= 2,332 SQUARE FEETS
GRAVEL
EXISTING VEGETATION TO REMAIN
EXISTING STRUCTURE TO BE REMOVED
EXISTING TREES TO BE REMOVED
BUILDING
EXISTING STRUCTURE TO BE REMOVED
EXISTING TREES TO REMAIN
FENCE POST
24" HACKBERRY
30" HACKBERRY
38" OLD SAGE ORANGE
57.06'
96.11'
43.5'
24.3'
41.8'
12.5'
6.8'
8.8'
8.4'
12"SA
8"SA
10"SA
6"SA

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THE ENCLAVE AT EAST 9TH

FOR

PHILLIPS DEVELOPMENT GROUP, LLC

SOUND INVESTMENT CONCEPTS, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

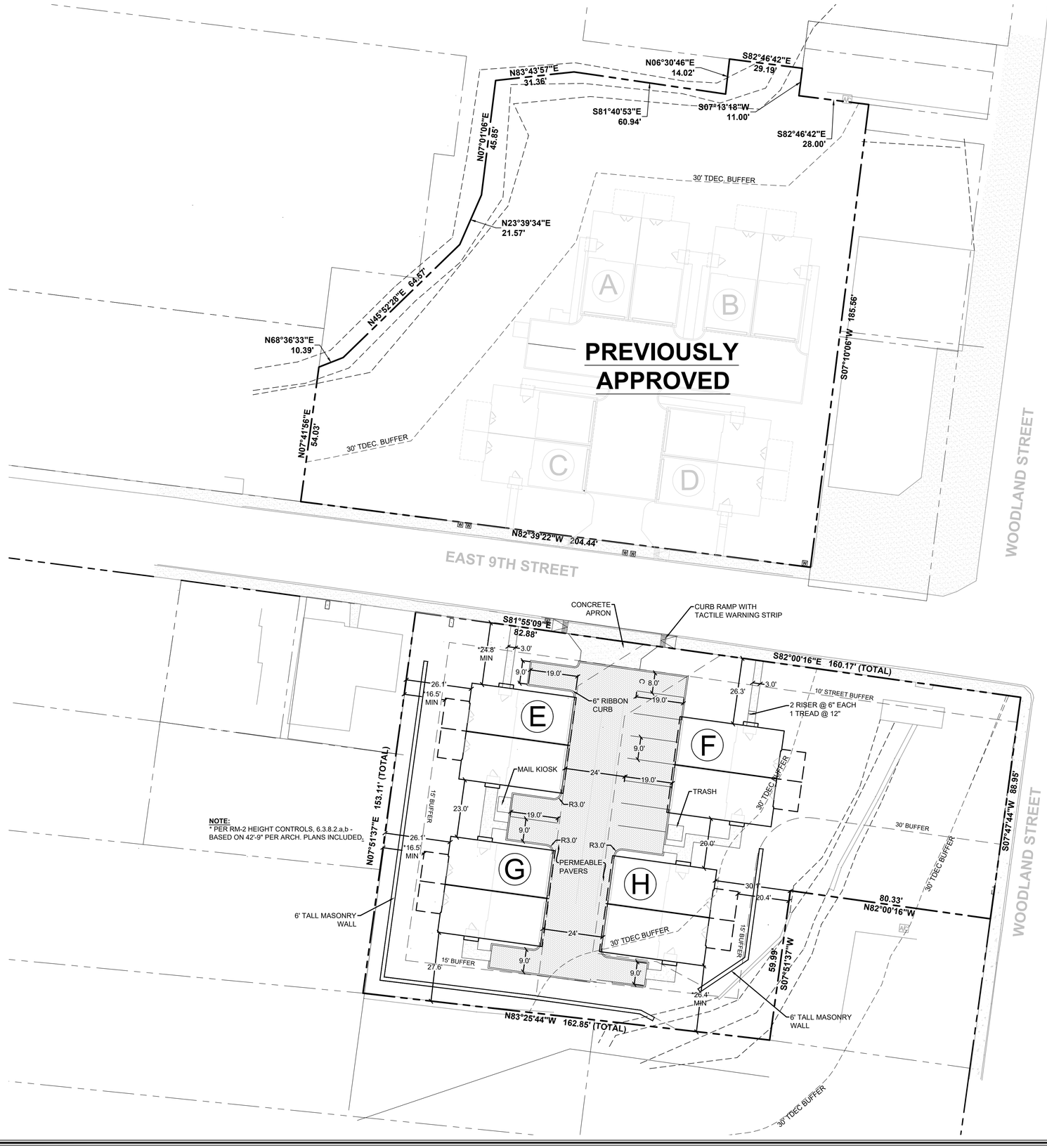
REV.	DATE:	DESCRIPTION:
1	2021.06.21	PER CITY COMMENTS

JOB NO. 20217
WK. ORDER 2101
DESIGNED: D.SIEBERG
DRAWN: XXX
SCALE: 1"=20'
DATE: MAY 17, 2021

EXISTING CONDITIONS

C0.2

G:\2017\2101\PLANNING\SOUTH\REVISED\7\2101 SOUTH EXISTING CONDITIONS.DWG
PLOTTED BY SHANE SIEBERG ON 6/18/2021 1:37 PM LAST UPDATED BY SIEBERG ON 6/18/2021 1:25 PM



SITE DATA:

NORTH:

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

BUILDING SETBACKS:
FRONT YARD (9TH STREET): 20' (16' GRANTED)
SIDE YARD: 10'
REAR YARD: 20' MIN
MAX. BUILDING HEIGHT (FFE TO TOP OF ROOF): 45' (6.4.2)
PROPOSED BUILDING HEIGHTS: 42'-9" (PARAPET)
OVERALL GROSS S.F. PER UNIT: 1,867 S.F.
PARKING REQUIRED: 18 (1.5 SP PER 2 BEDROOM)
PARKING PROVIDED: 18 SPACES TOTAL (13 SURFACE & 5 GARAGE)

THIS SECTION IS PREVIOUSLY APPROVED

PROJECT NAME: THE ENCLAVE AT EAST 9TH
ADDRESS: 105 EAST 9TH STREET
COLUMBIA, TN 38401
MAP / PARCEL: 099H GROUP G / PARCEL 004.00
ACREAGE / SQUARE FOOTAGE OF SITE: 0.74± AC. / 32,172± SF

PROJECT INFORMATION:
SINGLE FAMILY ATTACHED: 8 UNITS (3 BEDROOMS PER UNIT)
MAX FAR: 4.5:1
PROPOSED FLOOR AREA: 0.46:1
PROPOSED IMPERVIOUS AREA: 42.6% (13,719± S.F.)

SOUTH:

BASE ZONING: RM-2
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY ATTACHED (6.1.2)
LOT COVERAGE: N/A

BUILDING SETBACKS:
FRONT YARD (9TH STREET): 20' (16' REQUESTED)
SIDE YARD: 10'
REAR YARD: 20' MIN
MAX. BUILDING HEIGHT (FFE TO TOP OF ROOF): 45' (6.4.2)
PROPOSED BUILDING HEIGHTS: 42'-9" (PARAPET)
OVERALL GROSS S.F. PER UNIT: 1,867 S.F.
PARKING REQUIRED: 18 (1.5 SP PER 2 BEDROOM)
PARKING PROVIDED: ***18 SPACES TOTAL (13 SURFACE & 5 GARAGE)***

PROJECT NAME: THE ENCLAVE AT EAST 9TH
ADDRESS: 108-114 EAST 9TH STREET
COLUMBIA, TN 38401
MAP / PARCEL: 099H GROUP G / PARCEL 004.00,005.00,006.00
ACREAGE / SQUARE FOOTAGE OF SITE: 0.73± AC. / 31,724± SF

PROJECT INFORMATION:
MULTI FAMILY ATTACHED: 8 UNITS
MAX FAR: 4.5:1
PROPOSED FLOOR AREA: 0.41:1
PROPOSED IMPERVIOUS AREA: 43% (13,776± S.F.)

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

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0285E, WITH AN EFFECTIVE DATE OF APRIL 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 475423, PANEL NO. 0285, SUFFIX E, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.

VARIANCES REQUESTED:

1. ***INTERNAL BUILDING TO BUILDING SETBACKS OF 10.5' MIN (6.3.8.D.1)***
2. ***RM-2 STREET YARD HEIGHT CONTROLS WAIVED (6.3.8.A.2.a)***
3. ***GARAGES TO COUNT 100% TOWARDS PARKING REQUIREMENTS (8.3.2.E.4.J).***

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FOR P.C. / BZA REVIEW ONLY

THE ENCLAVE AT EAST 9TH

FOR

PHILLIPS DEVELOPMENT GROUP, LLC
SOUND INVESTMENT CONCEPTS, LLC
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
1	2021.06.21	PER CITY COMMENTS

JOB NO. 20217
WK. ORDER 2101
DESIGNED: D. SIEBERG
DRAWN: B. SMITH
SCALE: 1"=20'
DATE: MAY 17, 2021

SITE LAYOUT PLAN

C1.0

G:\2021\21017\01-PLANNING\SOUTH\SD\SHEETS\21017 SOUTH LAYOUT.DWG
PLOTTED BY: DEVIN SIEBERG ON: 6/18/2021 1:37 PM LAST UPDATED BY: DSIEBERG ON: 6/18/2021 12:58 PM



STORM DRAINAGE NOTES:

1. ALL STORMWATER WORKS ON THIS PROJECT WILL BE CONSTRUCTED TO BE IN COMPLIANCE WITH THE CITY OF ---- PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS.
2. TRENCHES FOR STORMWATER PIPING WILL BE BEDDED WITH 4" OF CRUSHED STONE TO RECEIVE THE CULVERT PIPE AND GIVE A UNIFORM BEARING ALONG THE RUN OF THE TRENCH. REMAINING TRENCHSECTION TO BE BACKFILLED WITH CLEANSTONE #57 TO TOP OF PIPE OR TO SUBGRADE WHEN LOCATED IN PAVEMENT.
3. TOP OF CASTING EL. REFERS TO TOP OF GRATE OF "K" AND "M" & "H" CASTINGS. DRAINAGE STRUCTURE CASTING SHALL BE DRY SET WHEN BUILT AND MORTAR SET LATER WHEN ADJUSTED TO GRADE OF FINAL SURFACE TREATMENT.
4. REFER TO SHEET C5.2 FOR STORM STRUCTURE DETAILS.
5. ALL ROOF DRAINS (MAIN BUILDINGS AND GARAGES) TO BE TIED TO STORM NETWORK @1% MINIMUM SLOPE. ROOF DRAIN PIPE ROUTES AND INVERTS TO BE COORDINATED BY FIELD CONTRACTOR. PIPES SHALL BE DOUBLE WALL PVC (SMOOTH INTERIOR) OR ENGINEER-APPROVED EQUAL.
6. ALL STORM STRUCTURE INVERT ELEVATIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

EROSION/SILTATION CONTROL NOTES:

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM WHENEVER POSSIBLE.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/ SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. SILT FENCE SHOWN THUS ▬▬ SF ▬▬ IS TO BE USED AS TEMPORARY SEDIMENT BARRIERS. SEE DETAIL FOR PROPER INSTALLATION AND MAINTENANCE.
6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
9. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
10. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.
11. EROSION CONTROL BARRIERS (SILT FENCE) SHALL BE PLACED WHERE INDICATED PRIOR TO CLEARING, GRUBBING, GRADING, FILLING. EROSION CONTROL BARRIERS (SILT FENCE) SHALL BE ADJUSTED AND PLACED ALONG NEWLY ESTABLISHED CONTOURS AS A RESULT OF THE FILL OPERATIONS.
12. INSPECTION & MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE PERFORMED ON A REGULAR BASIS.
13. EROSION CONTROL DEVICES MUST BE IN PLACE AND INSPECTED BY CITY OF HENDERSONVILLE ENGINEERING DIVISION, PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT.
14. COPIES OF THE SWPPP AND INSPECTIONS SHALL BE AVAILABLE ON SITE.
15. DURING TREE REMOVAL, SILT FENCE IS NOT TO BE REMOVED.

EROSION/SILTATION BARRIER MAINTENANCE:

1. EROSION/SILTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BARRIERS, END RUNS AND UNDERCUTTING BENEATH BARRIERS.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE EROSION/SILTATION BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

BEST MANAGEMENT PRACTICES (BMP):

LAND CLEARING SHALL TAKE PLACE ONLY IN AREAS WHERE ACTIVE CONSTRUCTION WILL BEGIN WITHIN A REASONABLE AMOUNT OF TIME. LAND CLEARING DURING THE RAINY SEASON SHALL BE AVOIDED IN SENSITIVE AREAS SUSH AS STEEP SLOPES AND BUFFERS, IF POSSIBLE.

ANY NATURAL WATERCOURSE ON SITE SHALL NOT BE DISTURBED UNLESS ABSOLUTELY NECESSARY.

DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, CHANNELS, ETC., ARE TO BE SEEDED AND MULCHED. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS. SUCH AREAS ARE TO IMMEDIATELY RECEIVE SEED AND MULCH STABILIZATION FOLLOWING THIS TIME PERIOD. ON STEEP SLOPES AND CHANNELS, SOD SHALL BE FASTENED TO THE GROUND WITH WIRE STAPLES OR WOOD PEGS. WHERE SURFACE WATER CANNOT BE DIVERTED FROM FLOWING OVER THE FACE OF SLOPES, INSTALL A STRIP OF HEAVY JUTE OR PLASTIC NETTING AND FASTEN TIGHT ALONG THE CROWN OR TOP OF THE SLOPE FOR EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD.

SUITABLE BARRICADES AND GUARDS SHALL BE ERECTED TO PREVENT EQUIPMENT OR MATERIAL FROM BEING PLACED ON ANY PLANTED AREA.

PLASTIC LINING SHALL BE USED ON ALL DITCHES AND EXPOSED SURFACES WHEN TIME DOES NOT PERMIT THE CONTRACTOR TO USE SEED AND MULCH FOR STABILIZATION.

SLOPE AND DITCHES THAT ARE CONSTRUCTED TO FINAL SUB-GRADE OR A PORTION OF ANY SLOPE OR DITCH THAT IS CONSTRUCTED TO SUB-GRADE SHALL IMMEDIATELY RECEIVE TOPSOIL AND FINAL STABILIZATION. ALL SLOPES ARE TO RECEIVE SEED AND MULCH. ALL DITCHES SHALL RECEIVE STABILIZATION AS INDICATED ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT THE SOIL FROM DRYING OUT UNTIL APPROVED AND ACCEPTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION OR ACCEPTANCE OF THIS PROJECT.

STEEP AND UNSTABLE SLOPES SHALL NOT BE DISTURBED IF THEY ARE OUTSIDE OF THE APPROVED GRADING PLAN AREA. RUNOFF SHALL BE CONVEYED FROM THE TOP OF THE SLOPE IN A SAFE MANNER ENSURING THAT THE SLOPE IS STABILIZED AS SOON AS POSSIBLE. ALL RUNOFF EXITING THE CONSTRUCTION SITE SHALL BE FREE OF EXCESSIVE SEDIMENT, AND OTHER POLLUTANTS.

EROSION CONTROL BARRIERS (SILT FENCE) SHALL BE PLACED WHERE INDICATED PRIOR TO CLEARING, GRUBBING, GRADING. EROSION CONTROL BARRIERS (SILT FENCE) SHALL BE ADJUSTED AND PLACED ALONG THE NEWLY ESTABLISHED CONTOURS UNTIL THE DEVELOPMENT IS STABILIZED (SEE EROSION/SILTATION CONTROL NOTES)

STREET AND/OR CURB INLET PROTECTION DEVICES SHALL BE PLACED AROUND ALL INLETS UPON THE CONSTRUCTION OF THE STORM WATER SEWER SYSTEM.

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THE ENCLAVE AT EAST 9TH

FOR

PHILLIPS DEVELOPMENT GROUP, LLC

SOUND INVESTMENT CONCEPTS, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

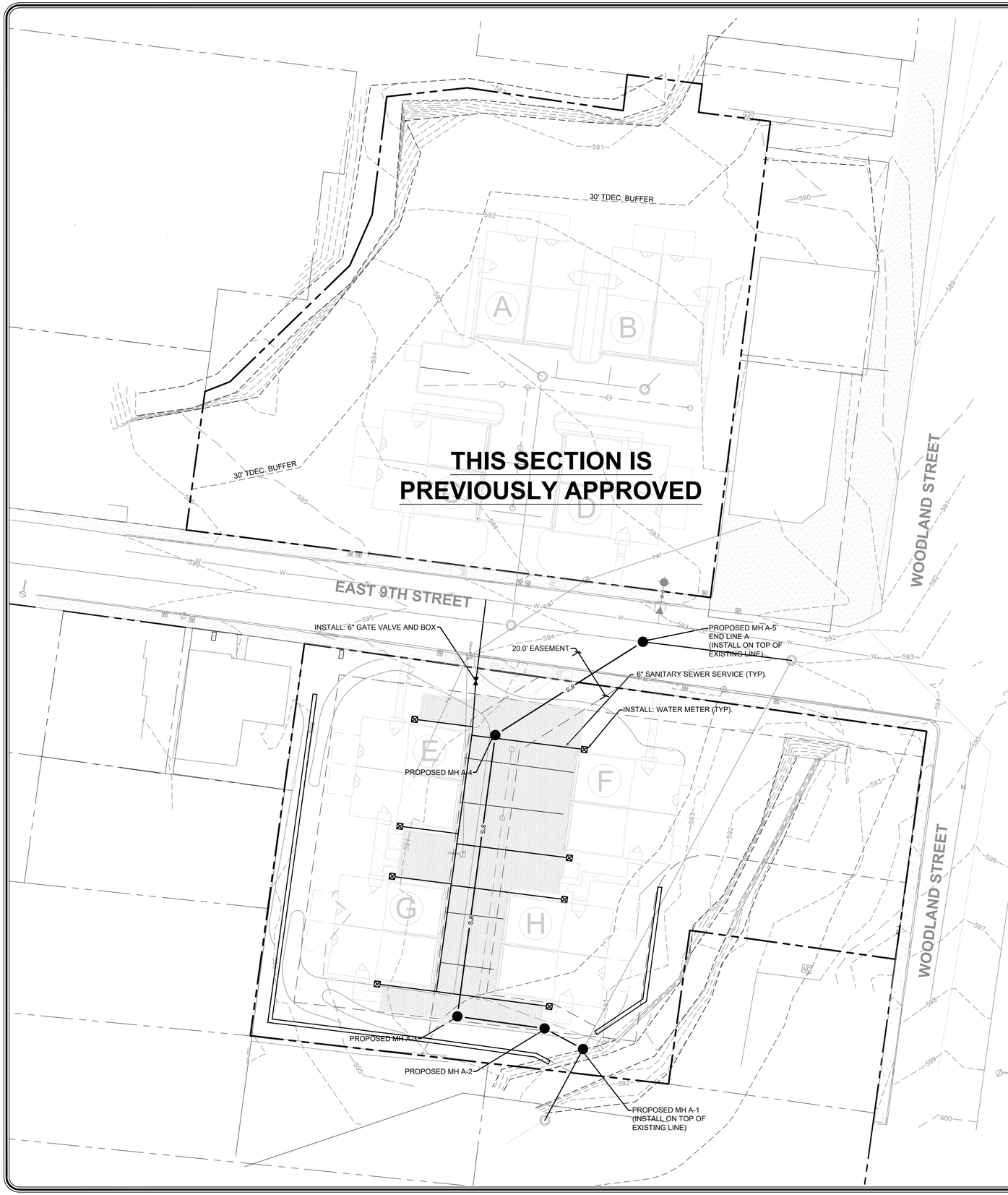
REV. #	DATE:	DESCRIPTION:
1	2021.06.21	PER CITY COMMENTS

WK. ORDER:	2101
JOB NO:	20217
DESIGNED:	B. SMITH
DRAWN:	D.SIEBERG
SCALE:	1"=20'
DATE:	MAY 17, 2021

GRADING PLAN

C3.1

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PLOTTED BY: DENNIS SIEBERG ON: 6/18/2021 1:38 PM LAST UPDATED BY: DSIEBERG ON: 6/18/2021 1:38 PM



UTILITY CONTACTS:	
WATER	COLUMBIA POWER & WATER SYSTEMS (931) 388-4833 JONATHAN HARDIN
PUBLIC WORKS	CITY OF COLUMBIA (931) 388-8650 JEFF DEWIRE
ELECTRIC	COLUMBIA POWER & WATER SYSTEMS (931) 388-4833 DOUG BURGESS
SEWER	COLUMBIA WASTEWATER SYSTEMS (931) 560-1001 DONNIE BOSHERS

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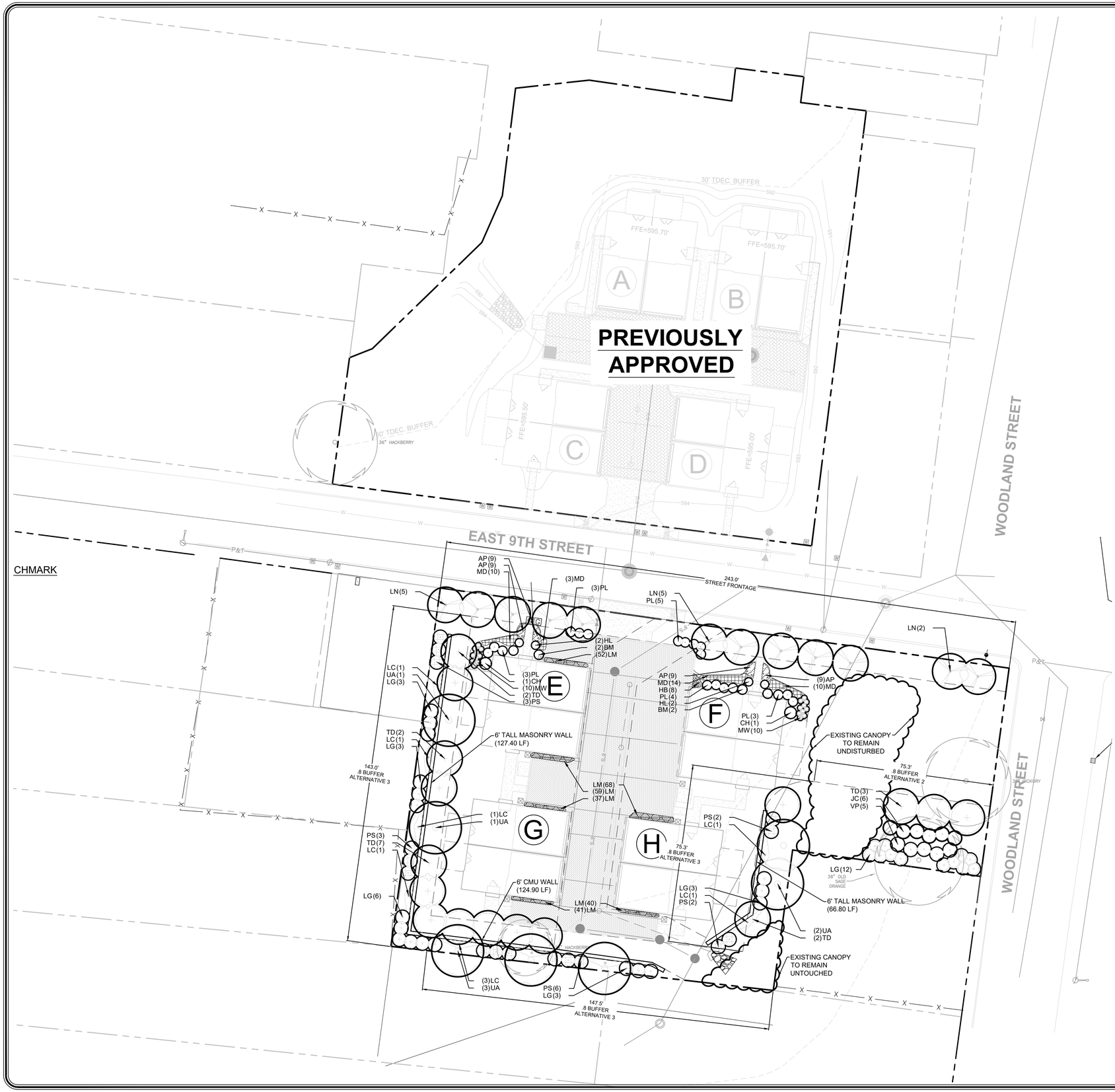
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UTILITY PLAN

C4.1

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PLOTTED BY: DENNIS SIEBERG ON: 6/18/2021 1:14 PM LAST UPDATED BY DSIEBERG ON: 6/18/2021 1:14 PM



LANDSCAPE SITE DATA

LANDSCAPE BUFFER REQUIREMENTS

WESTERN PROPERTY LINE: .8 BUFFER ALTERNATIVE 3' (143.0 LF)
- REQUIRED:
  - 6' MASONRY WALL
  - 5 CANOPY/100 LF (143.0 LF x 5 / 100 LF = 7.15)
  - 0 ACCENT/100 LF (143.0 LF x 0 / 100 LF = 0)
  - 9 SHRUBS/100 LF (143.0 LF x 9 / 100 LF = 12.87)
- PROVIDED:
  - 6' MASONRY WALL (SEE MASONRY WALL SCREENING REQUIREMENTS)
  - 8 CANOPY
  - 0 ACCENT
  - 15 SHRUBS

SOUTHERN PROPERTY LINE: .8 BUFFER ALTERNATIVE 3 (147.5 LF)
- REQUIRED:
  - 6' MASONRY WALL
  - 5 CANOPY/100 LF (147.5 LF x 5 / 100 LF = 7.38)
  - 0 ACCENT/100 LF (147.5 LF x 0 / 100 LF = 0)
  - 9 SHRUBS/100 LF (147.5 LF x 9 / 100 LF = 13.28)
- PROVIDED:
  - 6' MASONRY WALL (SEE MASONRY WALL SCREENING REQUIREMENTS)
  - 8 CANOPY
  - 0 ACCENT
  - 12 SHRUBS

EASTERN PROPERTY LINE: .8 BUFFER ALTERNATIVE 3 (75.3 LF)
- REQUIRED:
  - 6' MASONRY WALL
  - 5 CANOPY/100 LF (75.3 LF x 5 / 100 LF = 3.76)
  - 0 ACCENT/100 LF (75.3 LF x 0 / 100 LF = 0)
  - 9 SHRUBS/100 LF (75.3 LF x 9 / 100 LF = 6.78)
- PROVIDED:
  - 6' MASONRY WALL (SEE MASONRY WALL SCREENING REQUIREMENTS)
  - 4 CANOPY
  - 0 ACCENT
  - 7 SHRUBS

SOUTHERN PROPERTY LINE: .8 BUFFER ALTERNATIVE 2 (75.3 LF)
- REQUIRED:
  - 4 CANOPY/100 LF (75.3 LF x 4 / 100 LF = 3.01)
  - 10 ACCENT/100 LF (75.3 LF x 10 / 100 LF = 7.53)
  - 17 SHRUBS/100 LF (75.3 LF x 17 / 100 LF = 12.80)
- PROVIDED:
  - 3 CANOPY + EXISTING CANOPY
  - 6 ACCENT
  - 17 SHRUBS

STREET TREES: (243.0 LF)
- REQUIRED:
  - 4 ACCENT/100 LF (243.0 LF x 4 / 100 LF = 9.72)
- PROVIDED:
  - 10 ACCENT

MASONRY WALL SCREENING REQUIREMENTS

WESTERN PROPERTY LINE: 127.4 LF
- REQUIRED:
  - 1 SHRUB/8 LF (127.4 LF x 1 / 8 LF = 15.9)
  - 1 VINE/12 LF (127.4 LF x 1 / 12 LF = 10.6)
- PROVIDED:
  - 15 SHRUBS
  - 4 VINES

SOUTHERN PROPERTY LINE: 124.9 LF
- REQUIRED:
  - 1 SHRUB/8 LF (124.9 LF x 1 / 8 LF = 15.6)
  - 1 VINE/12 LF (124.9 LF x 1 / 12 LF = 10.4)
- PROVIDED:
  - 12 SHRUBS
  - 3 VINES

EASTERN PROPERTY LINE: 66.8 LF
- REQUIRED:
  - 1 SHRUB/8 LF (66.8 LF x 1 / 8 LF = 8.35)
  - 1 VINE/12 LF (66.8 LF x 1 / 12 LF = 5.6)
- PROVIDED:
  - 7 SHRUBS
  - 2 VINES

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LANDSCAPE PLAN

L1.0

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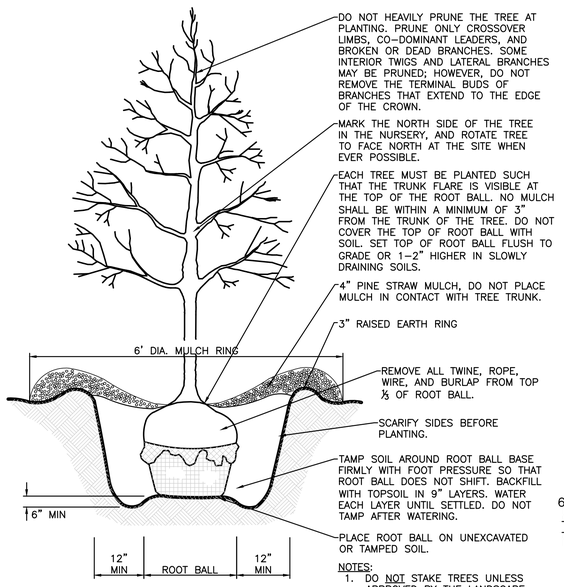
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PLOTTED BY: DENNIS SIEBERG ON: 6/18/2021 1:39 PM LAST UPDATED BY: DSIEBERG ON: 6/18/2021 1:31 PM

PLANT SCHEDULE

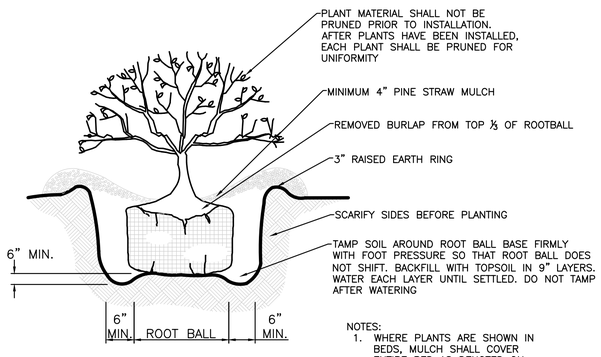
TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
LN	12	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	DECIDUOUS	2" CAL.	10–12' HT	AS SHOWN	B&B, SINGLE TRUNK
TD	16	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	COLUMNAR BALD CYPRESS	DECIDUOUS	2" CAL.	12–14' HT	AS SHOWN	B&B, FULL CANOPY, STRONG CENTRAL LEADER, WELL–MATCHED
UA	7	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	DECIDUOUS	2" CAL.	12–14' HT	AS SHOWN	B&B, FULL CANOPY, STRONG CENTRAL LEADER, WELL–MATCHED
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
JC	6	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	EVERGREEN	2" CAL.	6–8' HT	AS SHOWN	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
BM	4	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	WINTER GEM JAPANESE BOXWOOD	EVERGREEN	30" HT.	30"	AS SHOWN	B&B OR FULL CONTAINER
CH	2	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA'	UPRIGHT PLUM YEW	EVERGREEN	4' HT.	24"	AS SHOWN	B&B OR FULL CONTAINER, FULL TO BASE
HL	4	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	DECIDUOUS	18" HT	20"	AS SHOWN	FULL CONTAINER
LG	30	LOROPETALUM CHINENSE 'RUBY'	CHINESE FRINGE FLOWER	EVERGREEN	24" HT.	-----	24"O.C.	
PL	18	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	EVERGREEN	24" HT	30"	48"O.C.	FULL CONTAINER
PS	16	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIPKA ENGLISH LAUREL	EVERGREEN	36" HT.	-----	36"O.C.	
VP	5	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM	DECIDUOUS	18" HT.	-----	AS SHOWN	FULL CONTAINERS
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
MW	20	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	GRASSES	18" HT.	--	24"O.C.	TRIANGULATE SPACING
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
LC	9	LONICERA SEMPERVIRENS	TRUMPET HONEYSUCKLE	DECIDUOUS	1 GAL.	18"	AS SHOWN	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	TYPE	CONT	SPREAD	SPACING	REMARKS
AP	36	ASTER NOVAE–ANGLIAE 'PURPLE DOME'	PURPLE DOME NEW ENGLAND ASTER	GROUND COVER	4"POT	--	18"O.C.	TRIANGULATE SPACING
HB	8	HEUCHERA X 'BLACK BEAUTY'	BLACK BEAUTY CORAL BELLS	GROUND COVER	4" POT	--	18"O.C.	TRIANGULATE SPACING
LM	297	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	GROUND COVER	4"POT	-----	10" O.C.	
MD	37	MICROBIOTA DECUSSATA 'CONDREW'	DREW'S BLUE SIBERIAN CARPET CYPRESS	GROUND COVER	#1	--	24"O.C.	TRIANGULATE SPACING

NOTES:
1. ALL AREAS OTHERWISE NOT PLANTED SHALL BE SODDED PER SODDING NOTES ON THIS SHEET.



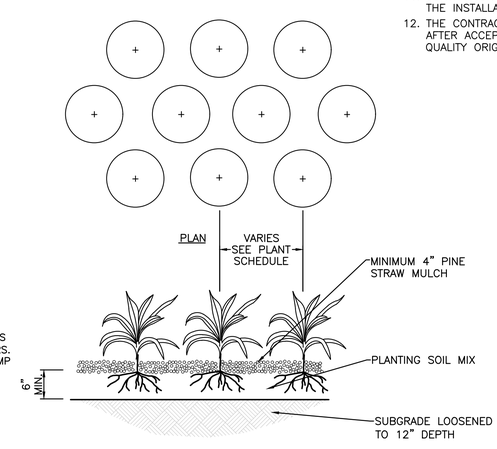
NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE WRAP AFTER PLANTING.
3. NON–BIODEGRADABLE BURLAP TO BE REMOVED OR ROLLED UNDER ROOT BALL AFTER PLANT IS PLACED IN HOLE.

TREE PLANTING
NOT TO SCALE



NOTES:
1. WHERE PLANTS ARE SHOWN IN BEDS, MULCH SHALL COVER ENTIRE BED AS DENOTED ON THE PLANS.
2. CONTAINER GROWN PLANT MATERIAL MAY BE SUBSTITUTED FOR BURLAP MATERIAL

SHRUB PLANTING
NOT TO SCALE



SECTION

GROUNDCOVER PLANTING
NOT TO SCALE

PLANTING NOTES:

1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10–10–10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5–10–5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
4. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE–INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
5. APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
6. CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL.ALL NON–BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
8. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON–BIODEGRADABLE MATERIAL.
9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
11. ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
12. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
13. TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE.
14. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
15. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

SODDING NOTES:

1. AREAS INDICATED FOR SOD SHALL BE TURF–TYPE TALL FESCUE, A BLEND OF 3–5 VARIETIES (ADDRESSING BOTH COLD HARDINESS AND DROUGHT TOLERANCE) FROM THE TOP 10% SELECTIONS IN THE NATIONAL TURFGRASS EVALUATION PROGRAM (N.T.E.P) TALL FESCUE TRIALS, MOST RECENT EVALUATION YEAR (WWW.NTEP.ORG). MINIMUM AGE SHALL BE 18 MONTHS, WITH ROOT DEVELOPMENT THAT WILL SUPPORT ITS OWN WEIGHT WITHOUT TEARING WHEN SUSPENDED VERTICALLY BY HOLDING THE UPPER TWO CORNERS.
2. SUBMIT SOD CERTIFICATION FOR GRASS SPECIES AND LOCATION OF SOD SOURCE. INCLUDE CERTIFICATION THAT SOD IS FREE OF DISEASE, NEMATODES, UNDESIRABLE INSECTS, AND QUARANTINE RESTRICTIONS.
3. SOD SHALL BE DELIVERED ON PALLETS. STORE SOD AT A LOCATION PROTECTED FROM DAMAGING WINDS.
4. APPLY 6–12–12 COMMERCIAL TYPE FERTILIZER, WITH 50% OF THE ELEMENT DERIVED FROM ORGANIC SOURCES AT A RATE RECOMMENDED BY THE MANUFACTURER. APPLY AFTER SMOOTH RAKING OF TOPSOIL AND NO MORE THAN 48 HOURS BEFORE LAYING SOD. MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL AND LIGHTLY WATER TO AID BREAKDOWN.
5. LIGHTLY MOISTEN AREA TO RECEIVE SOD IMMEDIATELY PRIOR TO LAYING SOD.
6. LAY SOD TIGHTLY WITH NO OPEN JOINTS VISIBLE AND NOT OVERLAPPING. STAGGER END JOINTS A MINIMUM OF 12 INCHES AND DO NOT STRETCH SOD PIECES.
7. ON SLOPES 6 INCHES PER FOOT AND STEEPER, LAY SOD PERPENDICULAR TO SLOPE AND SECURE EVERY ROW WITH WOODEN PEGS AT AN MAXIMUM 2 FEET O.C. DRIVE PEGS FLUSH WITH SOD PORTION OF SOD.
8. PRIOR TO PLACING SOD ON SLOPES OF 8 INCHES PER FOOT AND STEEPER, PLACE JUTE EROSION CONTROL MESH OVER TOPSOIL. SECURELY ANCHOR IN PLACE WITH PEGS SUNK FIRMLY INTO THE GROUND. CONTRACTOR SHALL SUBMIT 12" X 12" SAMPLES OF JUTE MESH FOR REVIEW TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. IMMEDIATELY AFTER INSTALLATION, WATER SODDED AREAS TO A DEPTH OF 4 INCHES.
10. AFTER SOD AND SOIL HAVE DRIED, ROLL SODDED AREAS TO ENSURE A GOOD BOND BETWEEN SOIL AND SOD. ROLLER SHALL NOT EXCEED 150 POUNDS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING (MOWING, TRIMMING, WATERING) THE SOD UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL REPLACE SOD AREAS THAT SHOW DETERIORATION FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE INSTALLATION. REPLACE DETERIORATED MATERIAL WITH SOD OF EQUAL QUALITY ORIGINALLY SPECIFIED.

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PHILLIPS DEVELOPMENT GROUP, LLC

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CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
1	2021.06.21	PER CITY COMMENTS

JOB NO.	20217
DESIGNED:	B. SMITH
DRAWN:	D.SIEBERG
SCALE:	NA
DATE:	MAY 17, 2021
WK. ORDER	2101

LANDSCAPE NOTES AND DETAILS

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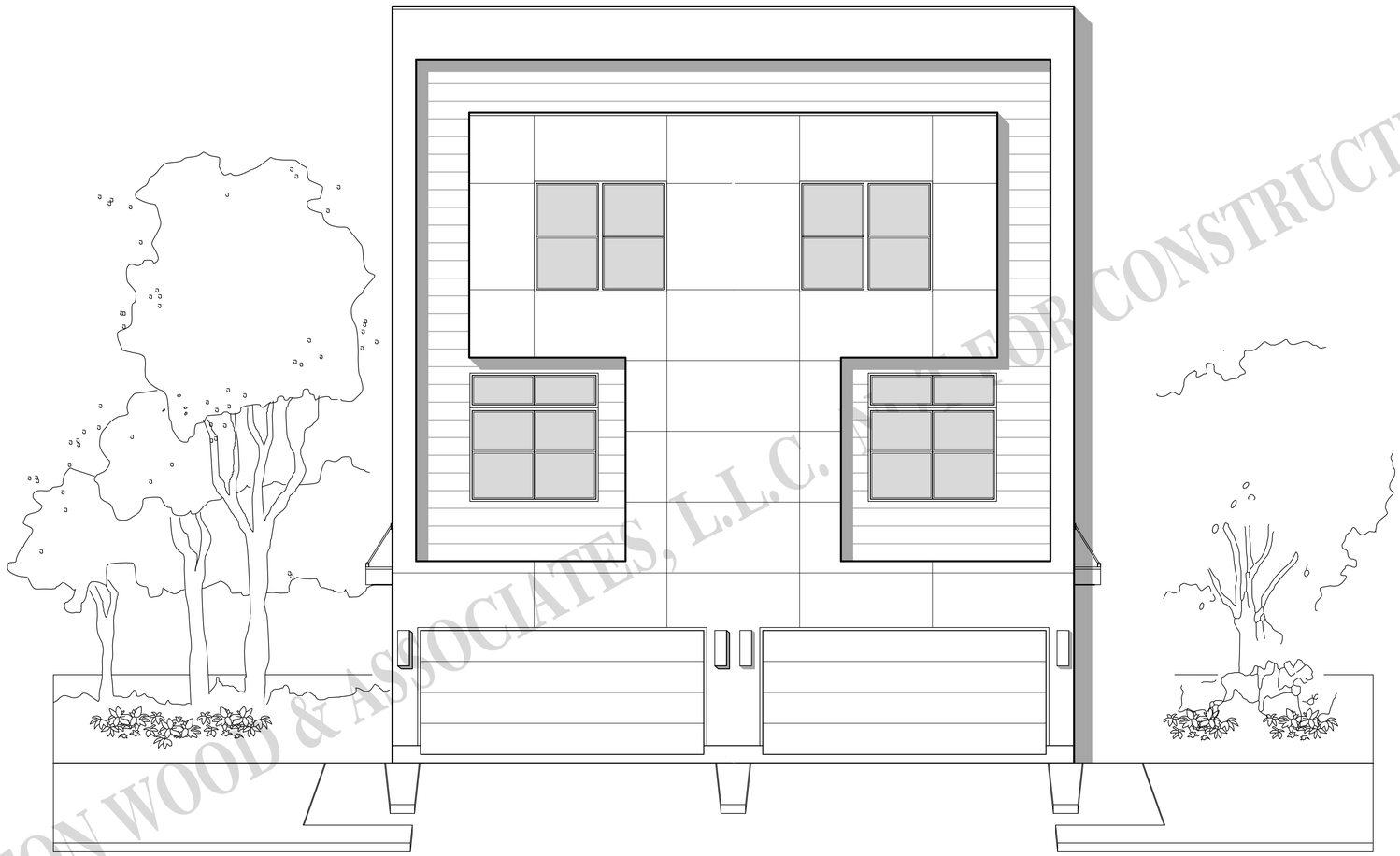
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phone: 713.522.2724
www.jackprestonwood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

REDRAW #

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

CODE INFORMATION

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

OCCUPANCY: GROUP R-3
SINGLE FAMILY HOME

BUILDING CONSTRUCTION TYPE:
TYPE V-B NON-RATED

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

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

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

JOB # F0268-MASTER-v3

M1-1

REVIEW SET ISSUE DATE: 12 March 2021

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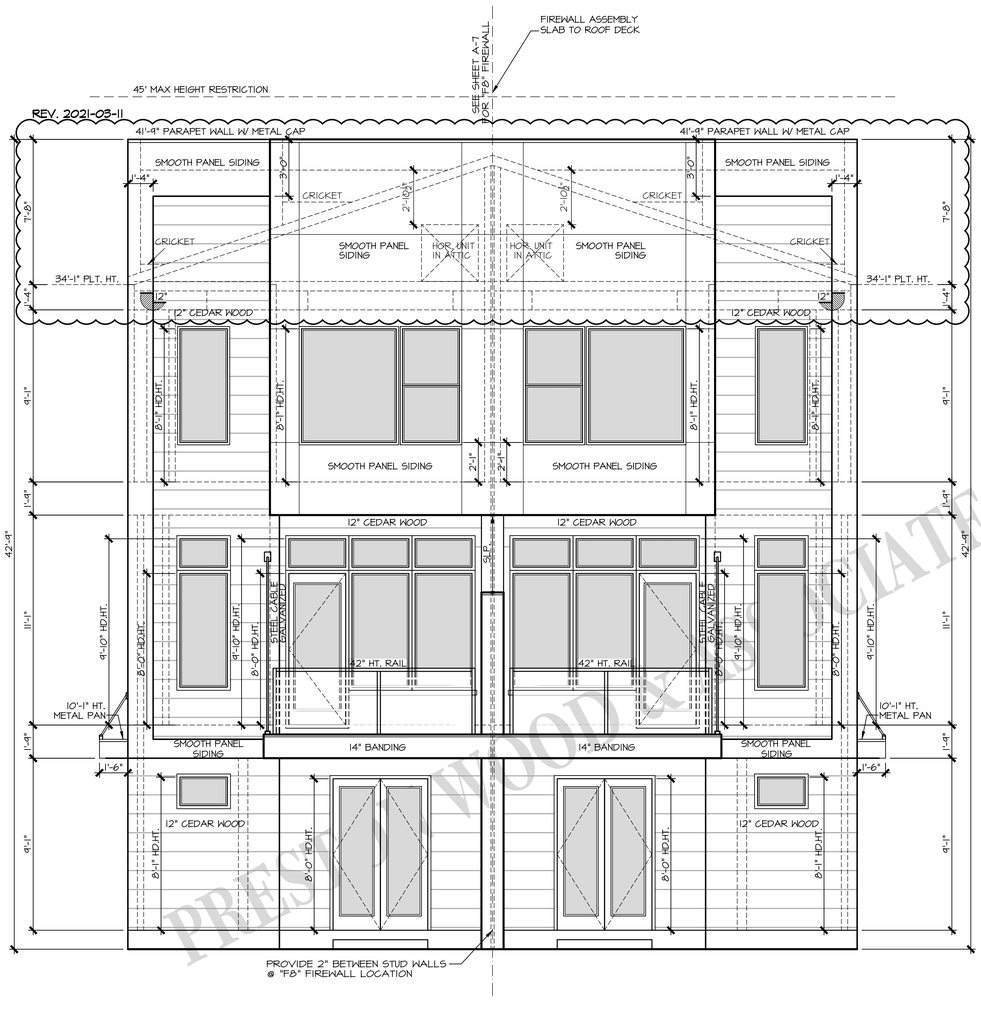
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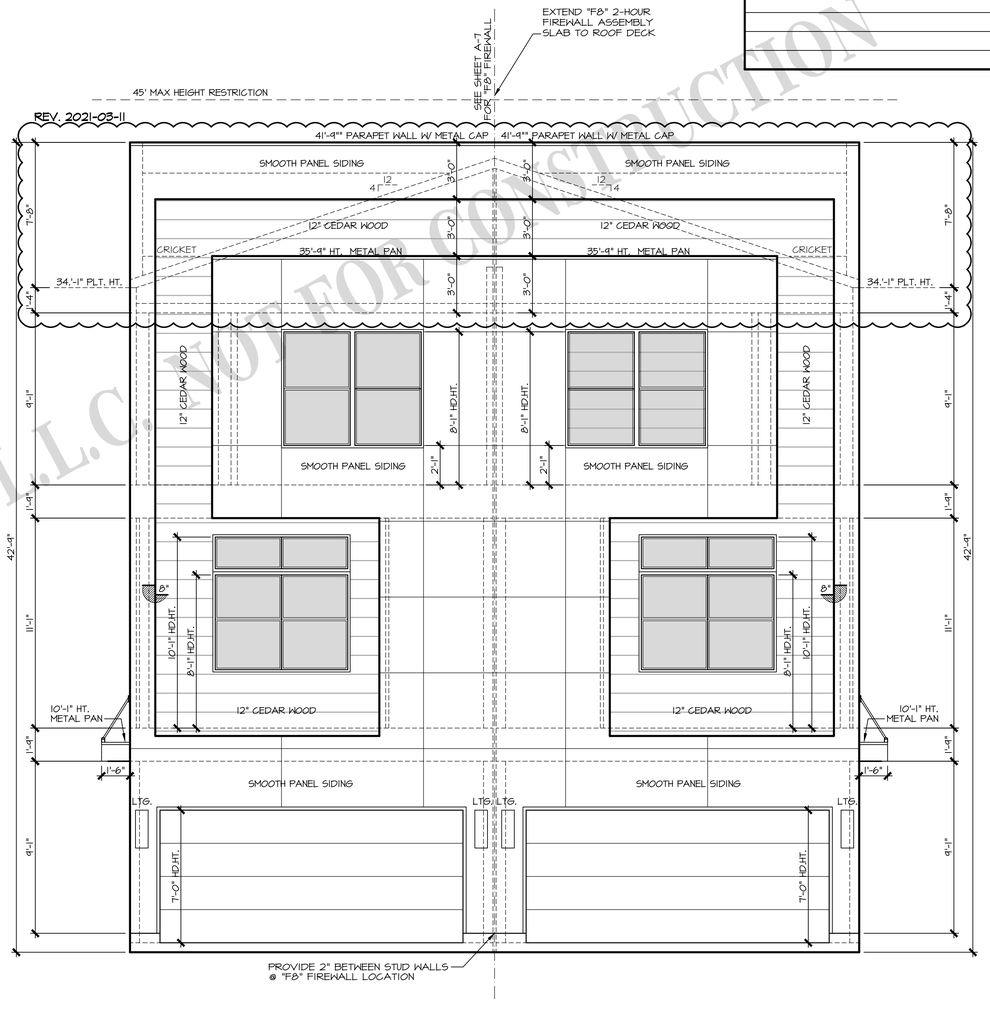
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REDRAW #			
DESIGNER: XXX	DATE: X-X-XX	PRODUCTION 4 : XXX	DATE: X-X-XX
PRODUCTION 1 : XXX	DATE: X-X-XX	SENT TO ENGINEER: XXX	DATE: X-X-XX
PRODUCTION 2 : XXX	DATE: X-X-XX	CORRECTIONS: XXX	DATE: X-X-XX
PRODUCTION 3 : XXX	DATE: X-X-XX	CHECKED: XXX	DATE: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

ELEVATION NOTES

1) ALL DRAWINGS HERE REFERENCES THE 2018 INTERNATIONAL RESIDENTIAL CODE (W/ CITY OF COLUMBIA AMENDMENTS) AND THE 2018 INTERNATIONAL BUILDING CODE (W/ COH AMENDMENTS).
2) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON WOOD & ASSOCIATES, LLC OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.
3) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THIS DOCUMENT.
4) ALL EGRESS WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR. MINIMUM WINDOW OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM 5.7 SQ. FT. NET CLEAR OPENING. WHERE DOORS ARE USED AS EGRESS, KEY LOCKING HARDWARE MAY BE USED (2018 IRC CITY OF COLUMBIA AMENDMENTS, R311.2).
5) ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM (FIRST) FLOOR LEVEL (AT THE STAIRWELL).
6) OPENINGS ON A ONE-HOUR FIRE-RATED EXTERIOR WALL SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 3/4 HOUR. SEE IBC 2018, SECTIONS 714.3.1 AND 714.3.4 AND TABLE 714.2 (EXTERIOR WALLS). PENETRATIONS INTO OR THROUGH FIRE-RATED WALLS SHALL CONFORM WITH IBC 2018, SECTION 111.3. BUILDER TO DETERMINE FINAL MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY (GLASS BLOCK SELECTION OF YOUR CHOICE).
7) PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS (R308.4).
   a. GLAZING IN TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" FROM ANY WALKING SURFACE.
   b. GLAZING IN SIDE HINGED DOORS EXCEPT JALOUSIES.
   c. GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.
   d. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
   e. BOTTOM EDGE OF A PANE IS LESS THAN 18" FROM FLOOR.
   f. TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR (WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR).
   g. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
   h. GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" VERTICALLY FROM ANY NOSING, AND 60" HORIZONTALLY FROM ANY STAIR NOSING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.
8) ALL RAILING (WOOD, METAL OR PRECAST) TO HAVE <4" MAXIMUM SPACING BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM WITH IRC 2018, SECTION R316. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR MINIMUM LIVE LOAD FOUND IN IRC 2018 TABLE R301.4, AND ON THE LAST SHEET OF THIS DOCUMENT.
   a. INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT (SECT. R316.2).
   b. EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FROM TOP OF GUARD TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".
9) ROOF PLATE HEIGHTS TAKEN FROM NOMINAL (FIRST) FLOOR (SLAB) LEVEL U.O.N.
10) ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER IRC 2018, CHAPTER 10, AND BE U.L. AND I.C.B.O. APPROVED (#_____). A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.
11) CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS, OR 3'-0" FROM ANY ROOF LINE (RIDGE). SEE IRC 2018, SECTION R1001.8. CHIMNEY PIPE(S) SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES.
12) PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2", MINIMUM GAP OF 3/8" AND TO CONFORM WITH IRC 2018 CHAPTER 10.
13) ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.

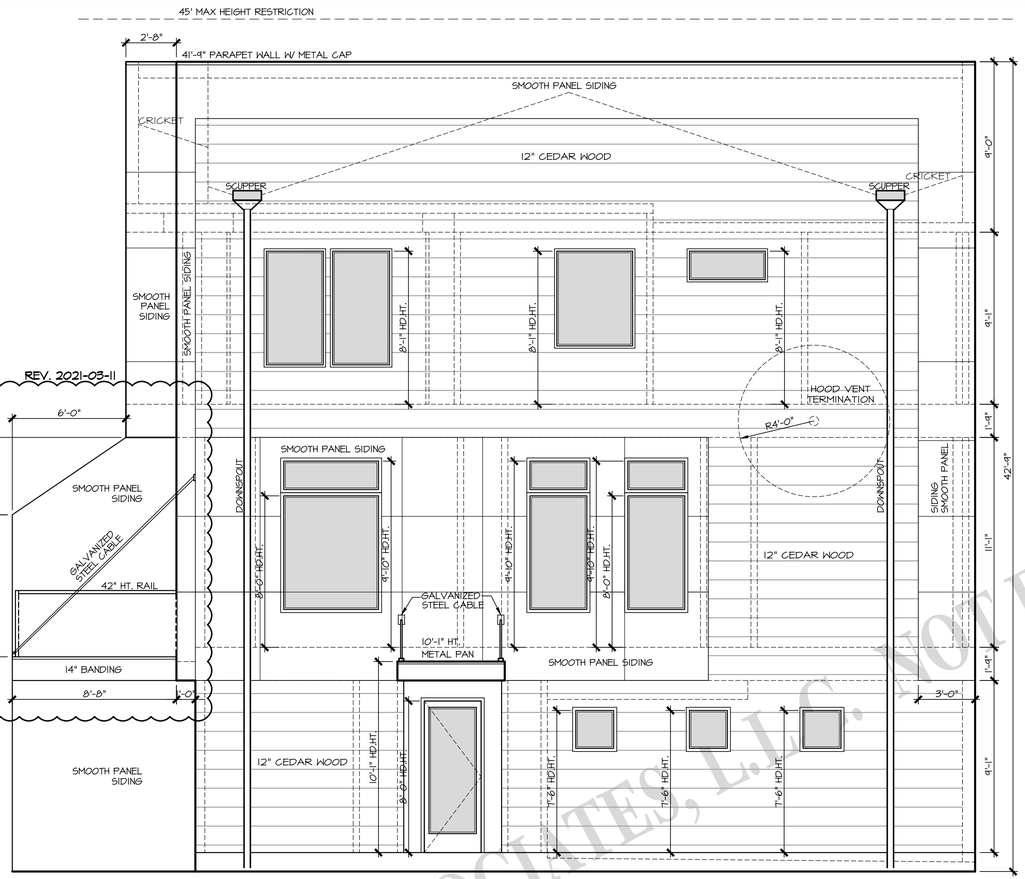
PRIMARY EXTERIOR MATERIAL:	SMOOTH PANEL SIDING
SECONDARY EXTERIOR MATERIAL:	12" CEDAR WOOD
ROOF MATERIAL:	COMPOSITION SHINGLE

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

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JOB # **M1-3**
12 March 2021 ISSUE DATE:

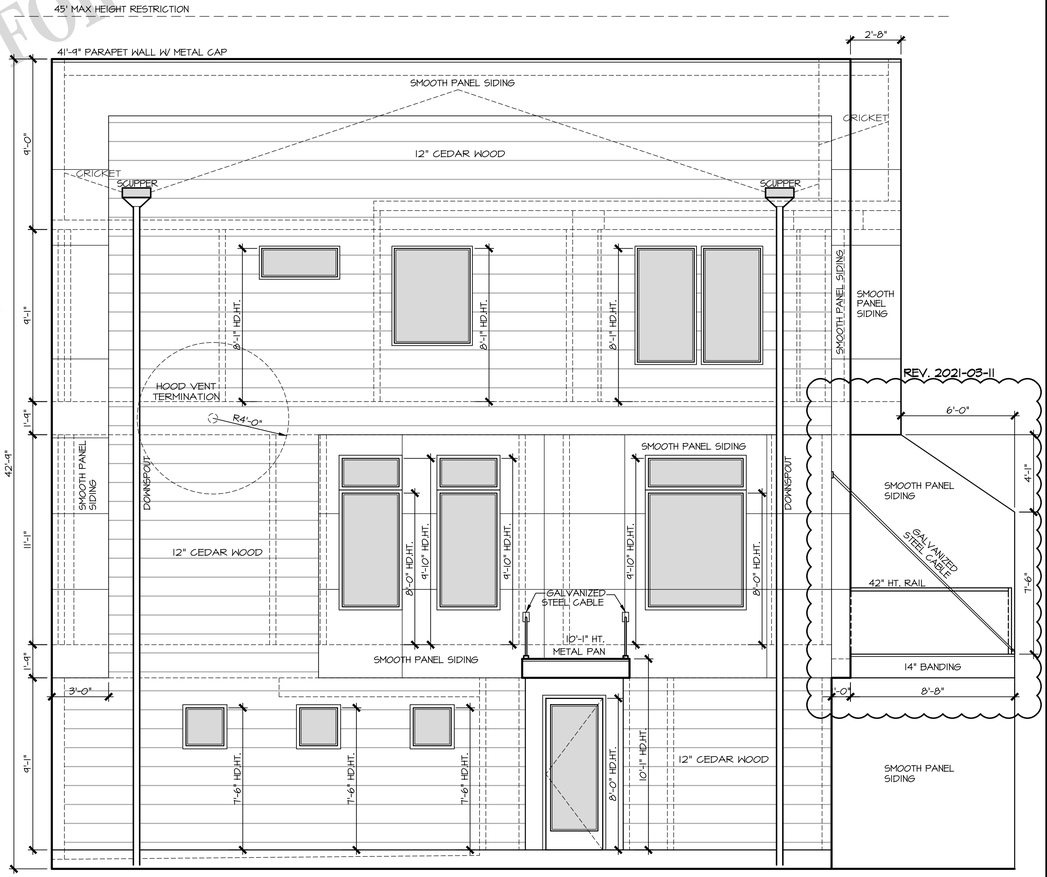


LEFT ELEVATION

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

STUCCO CONTROL JOINT PER INDUSTRY/MANUF. STANDARDS

FIELD VERIFY ALL TRANSOMS



RIGHT ELEVATION

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

STUCCO CONTROL JOINT PER INDUSTRY/MANUF. STANDARDS

FIELD VERIFY ALL TRANSOMS

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JOB # M1-4

12 March 2021 ISSUE DATE:

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MINIMUM ROOF/ATTIC VENTILATION

R806.2 EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.

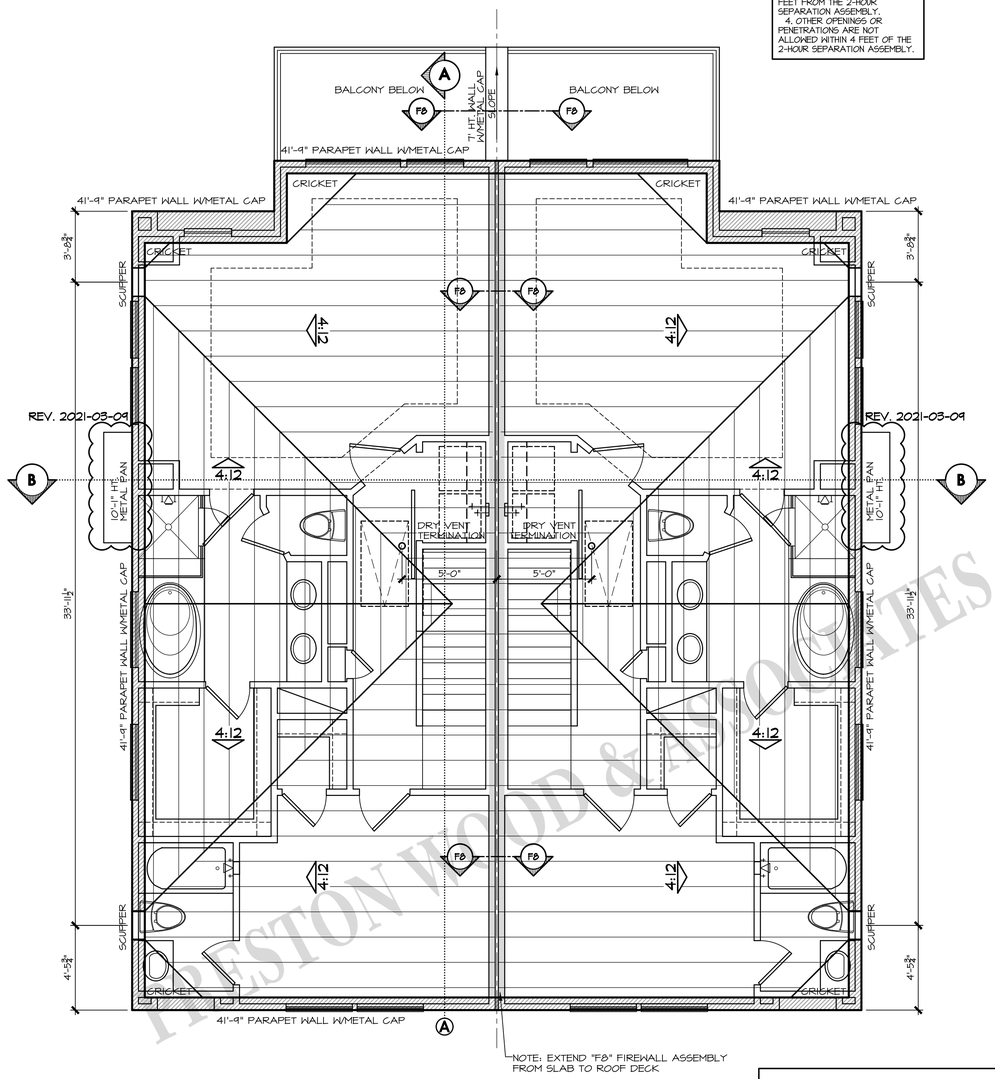
NET FREE VENTILATING AREA (NFVA)	
ATTIC AREA:	**800 sq.ft.**
MINIMUM NFVA - UPPER HALF OF ATTIC (@50%):	**192 sq.in.**
MINIMUM NFVA - LOWER HALF OF ATTIC (@50%):	**192 sq.in.**
TOTAL MINIMUM NFVA REQUIRED:	**384 sq.in.**

GAS VENT PIPE TERMINATION

1. GAS APPLIANCE VENT PIPES THAT EXIT THRU THE ROOF DECKING MUST BE A MINIMUM 5'-0" FROM ANY PROPERTY LINE OR CENTERLINE OF ANY COMMON WALL. DIRECT THE VENT PIPE TO A BACK OR SIDE ROOF PLANE.
2. GAS VENTS THAT ARE 12 INCHES OR LESS IN SIZE SHALL NOT BE LOCATED NO CLOSER THAN 8 FEET FROM A VERTICAL WALL OR SIMILAR OBSTRUCTION.
3. SEE FIGURE 624.2.1.6.3 FOR MINIMUM VERTICAL DISTANCE OF LOWEST DISCHARGE OPENING TO THE ROOF SURFACE.

COMMON WALL "F8" NOTES

1. THE 2-HOUR DWELLING SEPARATION ASSEMBLY SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF DECKING AND WITHOUT ANY PENETRATIONS.
2. PROVIDE FIRE-RETARDAND ROOF DECKING OR ONE LAYER 5/8 INCH TYPE X GYPSUM UNDER THE ROOF DECKING A MINIMUM 4 FEET EACH SIDE OF THE 2-HOUR SEPARATION ASSEMBLY.
3. PROVIDE MINIMUM CLASS C ROOF COVERING A MINIMUM OF 4 FEET EACH SIDE OF THE 2-HOUR SEPARATION ASSEMBLY.
3. GAS APPLIANCE VENT PIPES SHALL TERMINATE THRU THE ROOF DECKING A MINIMUM OF 5 FEET FROM THE 2-HOUR SEPARATION ASSEMBLY.
4. OTHER OPENINGS OR PENETRATIONS ARE NOT ALLOWED WITHIN 4 FEET OF THE 2-HOUR SEPARATION ASSEMBLY.

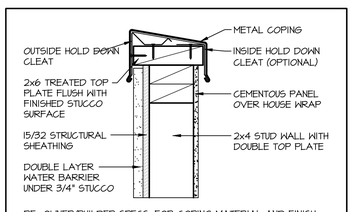


A1.1-L A1.1-R

BUBBLE NOTES:
1) ADJUST SLOPES TO MATCH RIDGES.
2) ADJUST OVERHANGS TO MATCH FASCIA.
3) ADJUST PLATE HEIGHT TO MATCH FASCIA.

ROOF PLAN

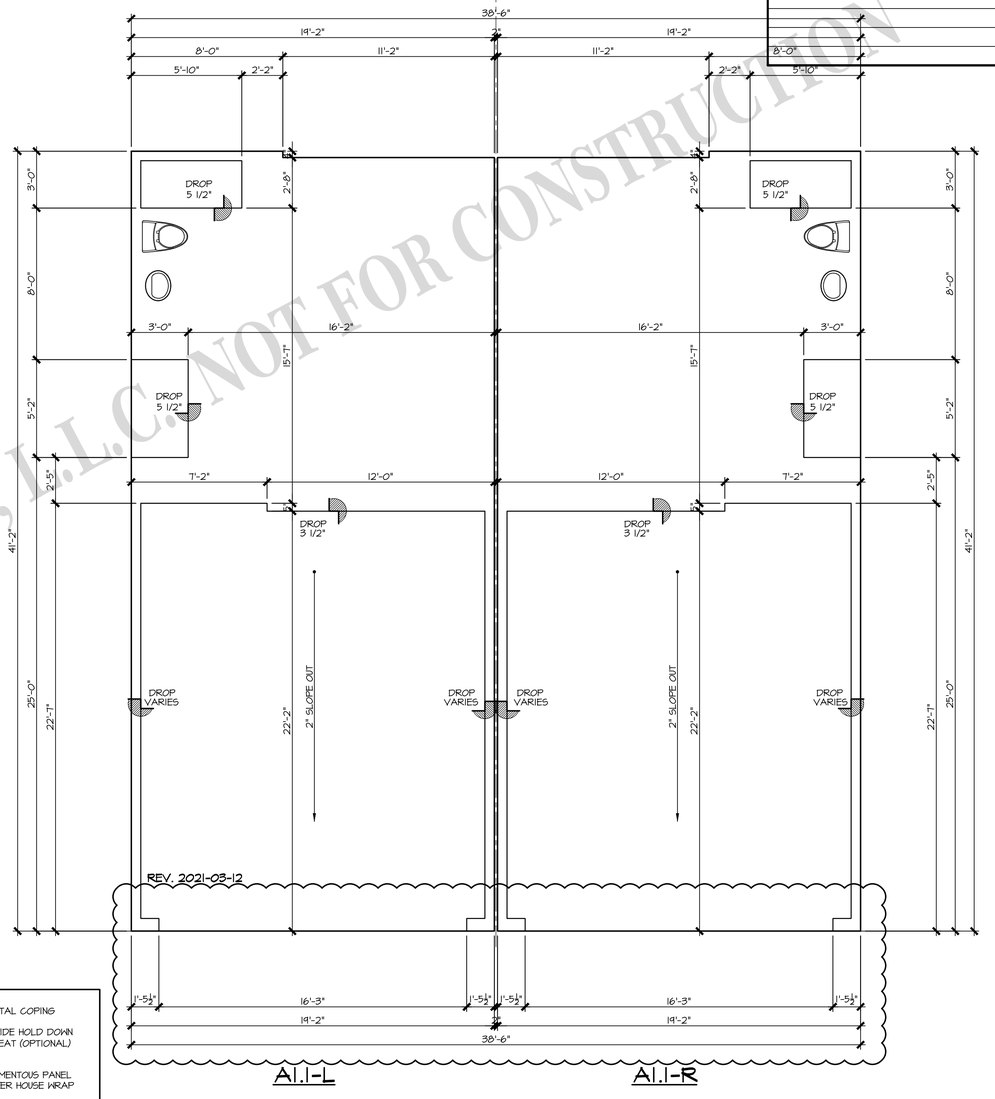
SCALE: 1/4" = 1'-0"
PLATE HEIGHTS AS NOTED.
SLOPES AS NOTED.
12" OVERHANGS FROM FRAME U.N.O.
8" OVERHANG AT GABLE ENDS U.N.O.
6" OVERHANG AT DORMERS U.N.O.
SOFFIT AND RIDGE VENTING PER BUILDER SPEC'S.
ROOF MATERIAL: **COMPOSITION SHINGLE**
PLUMBING VENTS AND ALL OTHER PENETRATIONS THROUGH ROOF DECKING SHALL BE DIRECTED TO BACK ROOF SLOPE.
MINIMIZE PLUMBING VENT PENETRATIONS THROUGH ROOF DECKING.
COLOR COORDINATE PIPING TO ROOF MATERIAL WHERE APPLICABLE.



RE: OWNER/BUILDER SPECS. FOR COPING MATERIAL AND FINISH. NAILS/SCREWS SHALL BE APPROVED FOR USE ON CHEMICALLY TREATED WOOD.

PARAPET CAP DETAIL

SCALE: 2" = 1'-0"



A1.1-L A1.1-R

FOUNDATION OUTLINE

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

DIMENSION OF DROPS AND LABELING OF SLOPES TAKES PRECEDENCE ON THIS PAGE.

DROP VALUES (U.O.N.):
3 1/2" FOR PORCHES, TIRE STOPS, SHOWER STALLS.
1 1/2" FOR OVERHEAD DOORS.
12" FOR ELEVATOR PITS.

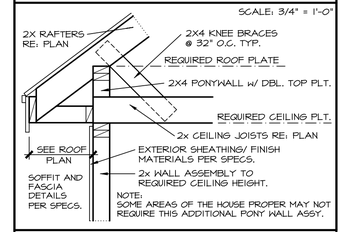
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PRODUCTION 3 : XXX	DATE: X-X-XX	CHECKED: XXX	DATE: X-X-XX

RAISED PLATE DETAIL

SCALE: 3/4" = 1'-0"



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EGRESS REQUIREMENTS 2018 I.R.C.

R310.1 IRC 2018 EMERGENCY ESCAPE AND RESCUE REQUIRED
BASEMENTS W/ HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE ATLEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118mm) ABOVE THE FLOOR.

R310.1.1 IRC 2018 MINIMUM OPENING AREA
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.1 SQ. FT. (0.530 m2).

R310.1.2 IRC 2018 MINIMUM OPENING HEIGHT
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).

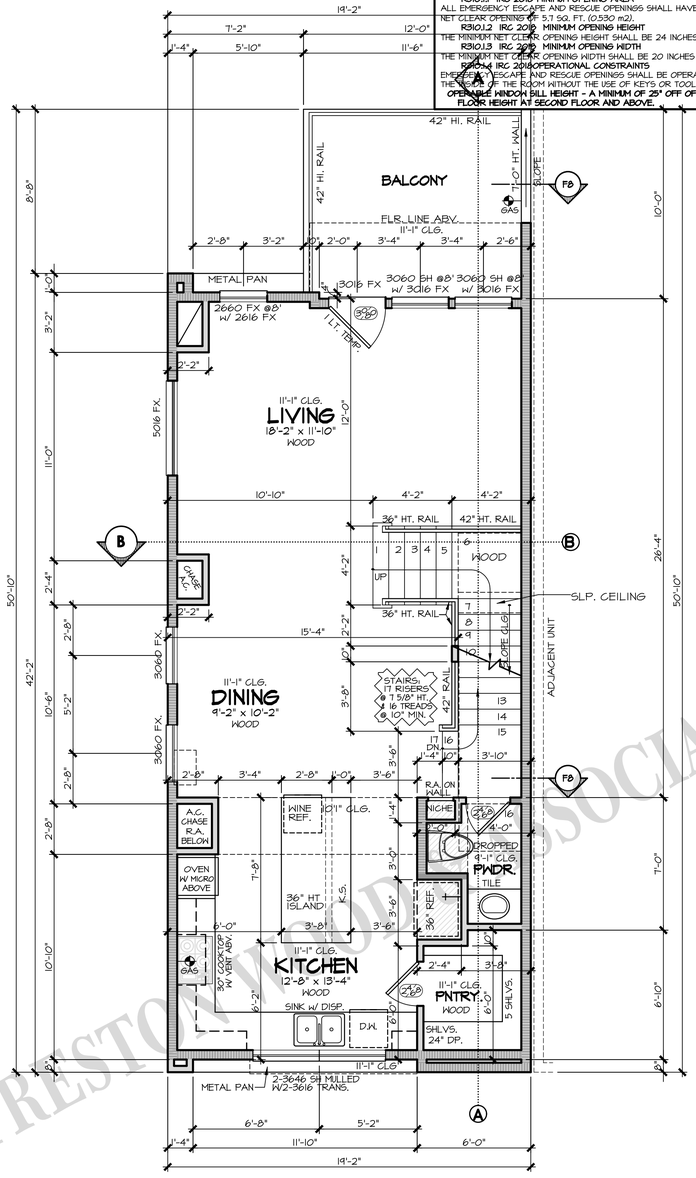
R310.1.3 IRC 2018 MINIMUM OPENING WIDTH
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).

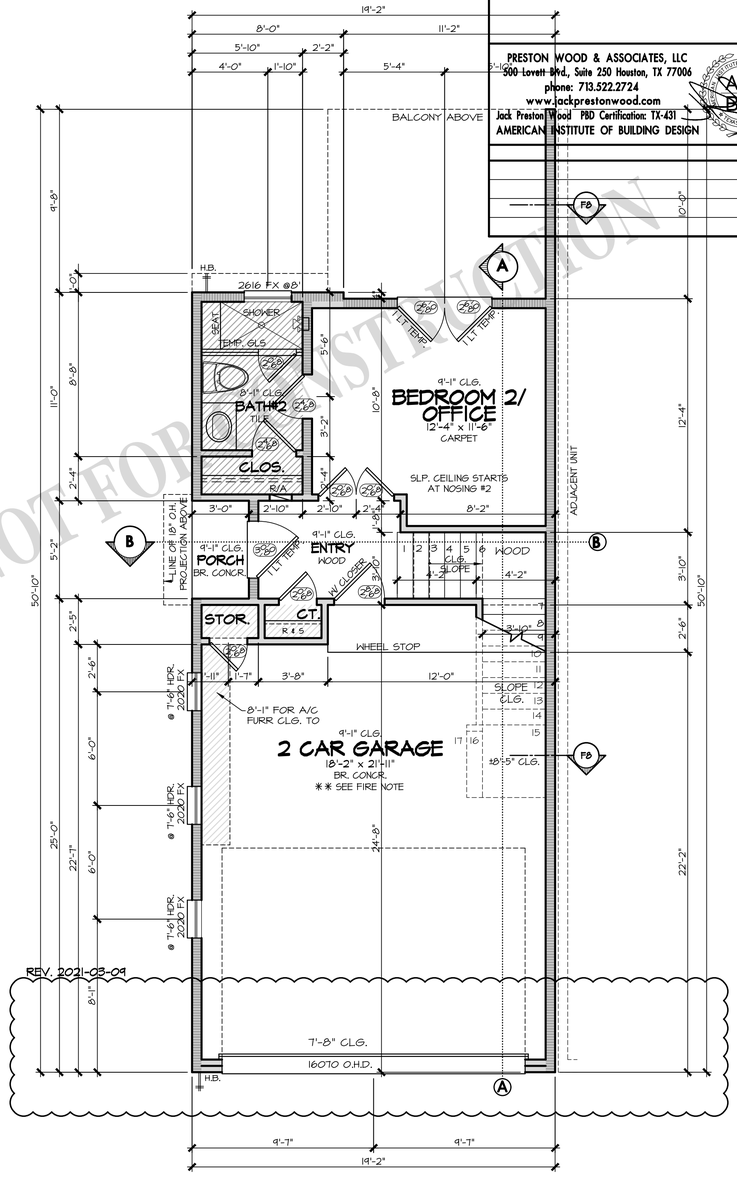
R310.1.4 IRC 2018 OPERATIONAL CONSTRAINTS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS

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

IN SIDE-WALLS WHERE APPLICABLE.

PLUMBING NOTE (RATED WALLS)
IN THE INSTANCE NO SECONDARY (FURR) WALL IS SHOWN ON PLANS, NO GAS LINE AND/OR PLUMBING PENETRATIONS ARE ALLOWED IN "F11" FIRE-RATED WALLS. PLACE





SECOND FLOOR PLAN

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

SUGGESTED FLOOR SYSTEM: 20" OPEN WEB TRUSSES

****FIRE NOTE**
1) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO THE GARAGE (1 CARPORT) SIDE OF STUDS AND JOISTS.
2) INSTALL MINIMUM 1-3/8 IN. SOLID CORE DOOR, OR SOLID OR HONEYCOMB STEEL DOOR 1-3/8 IN. THICK, OR 20 MIN. FIRE RATED DOOR WITH SELF CLOSING HARDWARE FROM GARAGE AREA TO CONDITIONED AREA. (R309.1)
3) UNRATED DISAPPEARING STAIRS IN GARAGES TO HAVE MIN. 3/8" THICK FIRE RETARDANT PLYWOOD OR MIN. 16 GA. SHEET METAL.
4) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.

FIRST FLOOR PLAN

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

BALCONIES:

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

PW+A

REDRAW #

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

SCHEDULES

BUILDER AND/OR OWNER TO FILL OUT THE FOLLOWING:

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

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

ROOM FINISH SCHEDULE:
TILE FLOORS AT ALL WET AREAS. TILE WALLS AT TUB. FULL TILE FLOOR IN SHOWER STALL. SYNTHETIC MARBLE OR SIM. COUNTER TOPS AND ALL CASED OPENINGS TO HAVE SHEETROCK RETURNS. WALLS AND SPLASHES.

RE. BUILDER/OWNER FOR USE OF HOOD C.O. RETURNS.
- OR - AS NOTED ON PLANS.
- OR - AS NOTED IN DETAILED SPECS, BETWEEN OWNER & BUILDER.

PLAN NOTES

REFERENCING THE 2018 IRC WITH CITY OF COLUMBIA AMENDMENTS

1) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON WOOD & ASSOCIATES, L.L.C. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. PRESTON WOOD AND ASSOCIATES, LLC WILL NOT BE HELD RESPONSIBLE FOR THE CONTENTS PRESENTED BY THIRD PARTY CONSULTANTS (M.E.P., CIVIL, STRUCTURAL, ETC.).
2) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWINGS.
3) CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.
4) ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER).
5) PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS PER IRC 2018SECT. P2704.1.
6) ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2018SECT. R308.
7) SEE STAIR NOTES AND DETAILS - LAST SHEET. CONFORM TO IRC 2018, SECTIONS R311.5.6 and IBC 2018, CITY OF COLUMBIA AMENDMENTS, SECTION 1009.3.3.1, EXCEPTION 4. PROVIDE CONTINUOUS RAILING WHEN THERE ARE 4 OR MORE RISERS.
8) PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22"x30". PROVIDE MINIMUM HEAD CLEARANCE OF 30", WHERE SERVICING MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A PULL-DOWN STAIRS IS 30"x54", AND HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2018SECT. R807 AND SECT. M1305.1.3.
9) LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC 2018SECT. P2803.
10) LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
11) PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
12) ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2018SECT. R320.1.
13) PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE PLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.

SYMBOLS

SECTION CUTS: B / 8 — SHEET LOCATION
CABINET & WALL ELEVATIONS: A / 13 — SHEET LOCATION
FIRE WALL TYPE: F11 — DETAIL LOCATED LAST SHEET (U.N.O.)

LINE LEGEND

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

SQUARE FOOTAGES

REV. 2021-03-09

FIRST FLOOR:	304
SECOND FLOOR:	779
THIRD FLOOR:	783
S.F. TOTAL LIVING AREA:	1866
GARAGE:	466
PORCHES:	16
S.F. TOTAL SLAB:	786
119	
S.F. TOTAL COVER:	2348

SOUND INVESTMENT CONCEPT, LLC

109 E. 9TH ST, COLUMBIA, TN 38401

F0268-A1.1-L-v3

REVIEW SET — 12 March 2021

JOB # A-5

ISSUE DATE:

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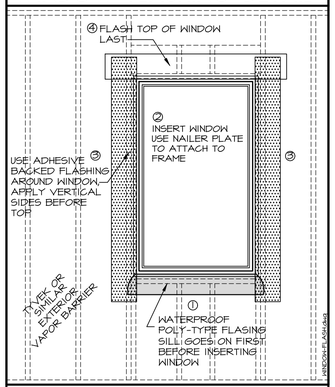
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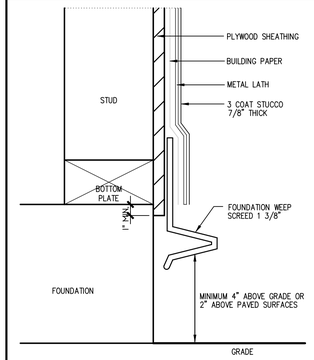
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WINDOW FLASHING DETAIL





WEEP SCREED INSTALLATION DETAIL
SCALE: 2" = 1'-0"

SQUARE FOOTAGES

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THIRD FLOOR:	783
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GARAGE:	466
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TOTAL COVER:	2348

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109 E. 9TH ST, COLUMBIA, TN 38401

F0268-A1.1-L-v3

REVIEW SET 12 March 2021 ISSUE DATE:

JOB #

A-8

D:\PRESTON WOOD & ASSOC\2020\F0268 Charles Phillips 109 East 9th Street Columbia Tn\F0268-A1.1-L-v3.dwg, 3/12/2021 11:34:41 AM, pwa, 0.25:12

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D:\PRESTON WOOD & ASSOC\2020\F0268 Charles Phillips 109 East 9th Street Columbia Tn\F0268-A1.1-R-v3.dwg, 3/12/2021 11:28:34 AM, pwa, 0.25:12

EGRESS REQUIREMENTS 2018 I.R.C.

R310.1 IRC 2018 EMERGENCY ESCAPE AND RESCUE REQUIRED
BASEMENTS W/ HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE ATLEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118mm) ABOVE THE FLOOR.

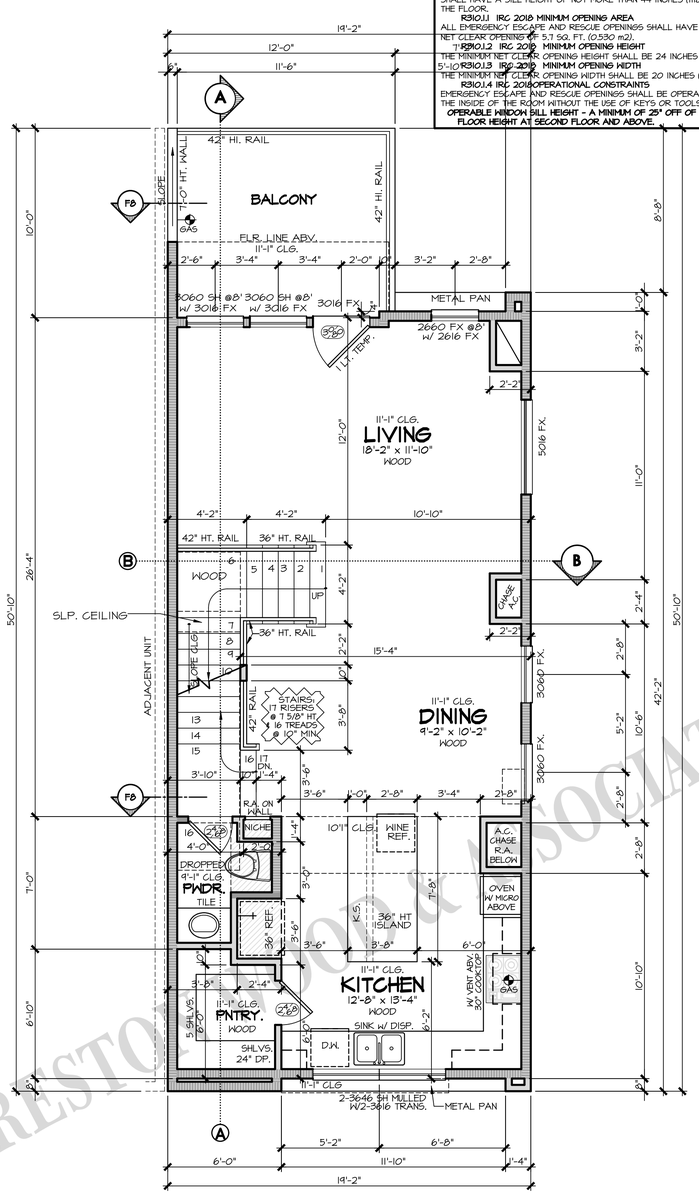
R310.1.1 IRC 2018 MINIMUM OPENING AREA
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (0.530 m2).

R310.1.2 IRC 2018 MINIMUM OPENING HEIGHT
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).

R310.1.3 IRC 2018 MINIMUM OPENING WIDTH
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).

R310.1.4 IRC 2018 OPERATIONAL CONSTRAINTS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS

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



SECOND FLOOR PLAN

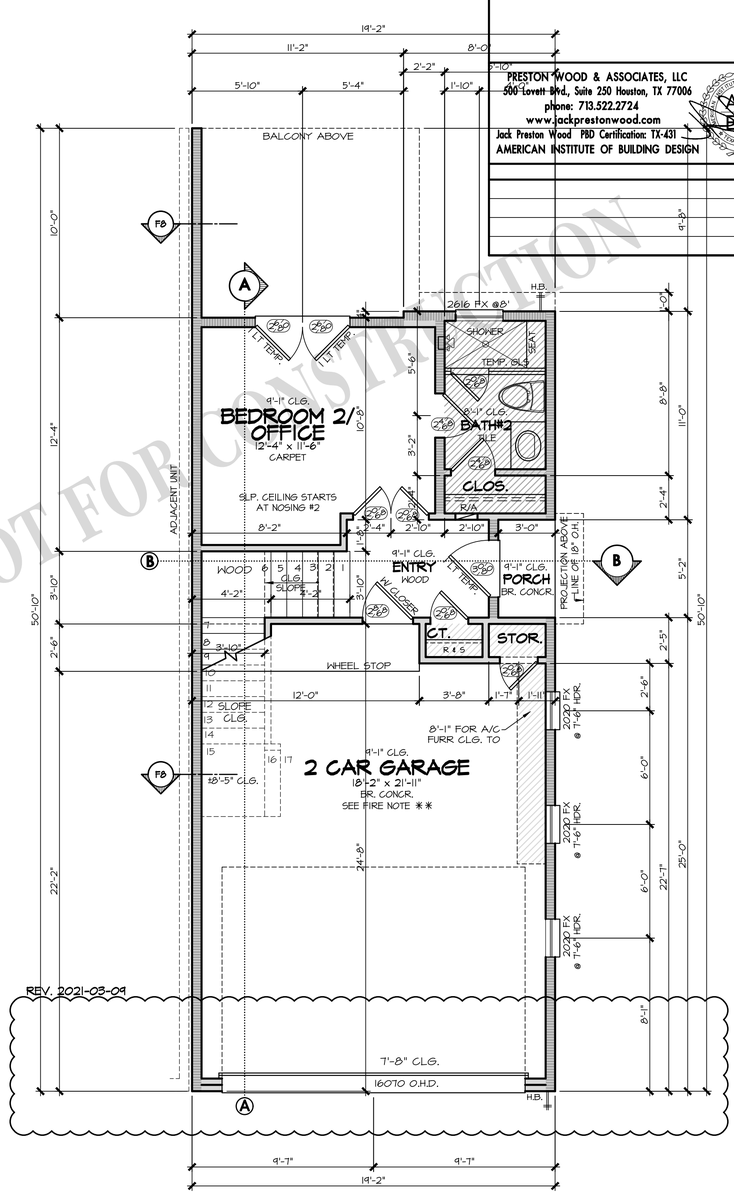
SCALE: 1/4" = 1'-0"
11'-1" STUD HT. WITH 2 X 6'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING: WOOD U.N.O.

SUGGESTED FLOOR SYSTEM: 20" OPEN WEB TRUSSES

****FIRE NOTE**

1) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO THE GARAGE (1 CARPORT) SIDE OF STUDS AND JOISTS.
2) INSTALL MINIMUM 1-3/8 IN. SOLID CORE DOOR, OR SOLID OR HONEYCOMB STEEL DOOR 1-3/8 IN. THICK, OR 20 MIN. FIRE RATED DOOR WITH SELF CLOSING HARDWARE FROM GARAGE AREA TO CONDITIONED AREA. (R309.1)
3) UNRATED DISAPPEARING STAIRS IN GARAGES TO HAVE MIN. 3/8" THICK FIRE RETARDANT PLYWOOD OR MIN. 16 GA. SHEET METAL.
4) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.

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



FIRST FLOOR PLAN

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

BALCONIES: 119 S.F.

SOUND INVESTMENT CONCEPT, LLC

109 E. 9TH ST, COLUMBIA, TN 38401

F0268-A1.1-R-v3

REVIEW SET 12 March 2021 **ISSUE DATE:**

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SCHEDULES

BUILDER AND/OR OWNER TO FILL OUT THE FOLLOWING:

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

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

ROOM FINISH SCHEDULE:
TILE FLOORS AT ALL WET AREAS. TILE WALLS AT TUB. FULL TILE WALLS AND FLOOR IN SHOWER STALL. SYNTHETIC MARBLE OR SIM. COUNTER TOPS AND SPLASHES. ALL CASED OPENINGS TO HAVE SHEETROCK RETURNS.

RE. BUILDER/OWNER FOR USE OF HOOD C.O. RETURNS.
- OR - AS NOTED ON PLANS.
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3) CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.
4) ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER).
5) PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS PER IRC 2018SECT. P2704.1.
6) ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2018SECT. R308.
7) SEE STAIR NOTES AND DETAILS - LAST SHEET. CONFORM TO IRC 2018, SECTIONS R311.5.6 and IBC 2018, CITY OF COLUMBIA AMENDMENTS, SECTION 1009.3.3.1). EXCEPTION 4. PROVIDE CONTINUOUS RAILING WHEN THERE ARE 4 OR MORE RISERS.
8) PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22"x30". PROVIDE MINIMUM HEAD CLEARANCE OF 30", WHERE SERVICING MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A PULL-DOWN STAIRS IS 30"x54", AND HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2018SECT. R807 AND SECT. M1305.1.3.
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13) PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE PLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.

SYMBOLS

SECTION CUTS — B / 8 — SHEET LOCATION
CABINET & WALL ELEVATIONS — A / 13 — SHEET LOCATION
FIRE WALL TYPE — FII — DETAIL LOCATED LAST SHEET (U.N.O.)

LINE LEGEND

WALLS:
4" STUD WALL
6" STUD WALL

CEILINGS
DESIGNATION FOR FURRED DOWN CLG.
DESIGNATION FOR OPEN FRAMING ABOVE, (STAIR VOIDS & OPENINGS).

CLOSETS: WALL
ROD & SHELF
WALL
DOUBLE ROD & SHELF

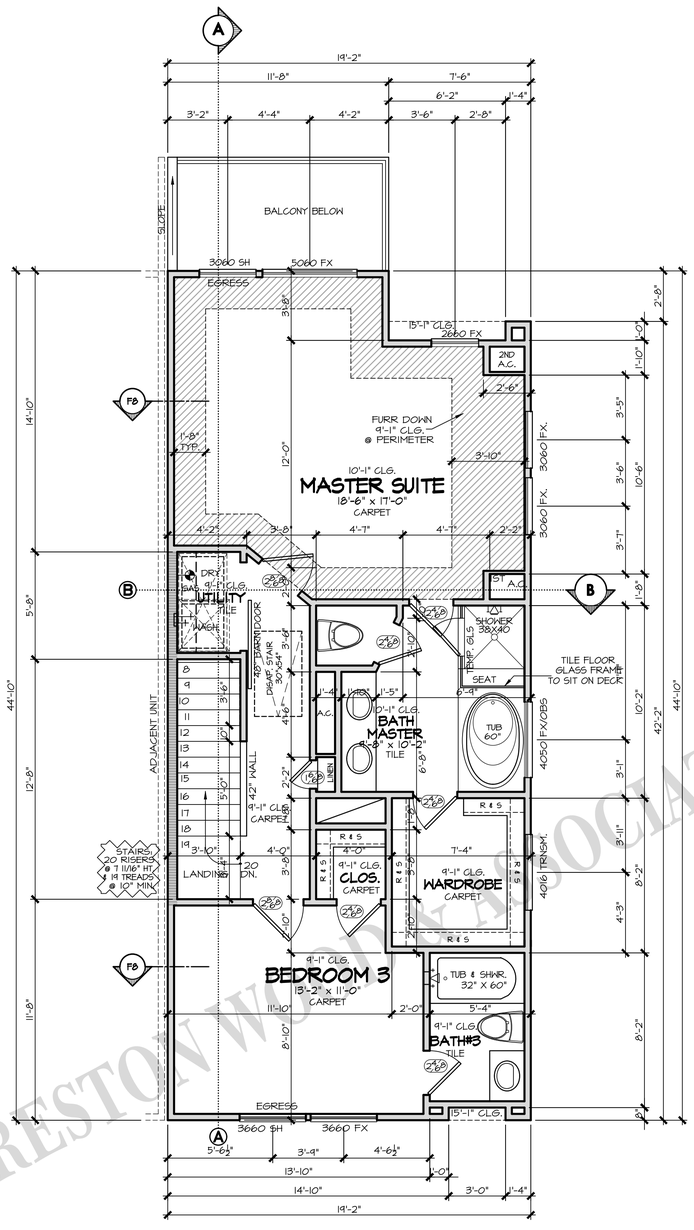
CABINETS: WALL
UPPER CABINET 18" ABOVE COUNTERTOP TYP.
COUNTERTOP @ 36" HT. TYP.

SQUARE FOOTAGES

REV. 2021-03-09

FIRST FLOOR:	304	
SECOND FLOOR:	779	
THIRD FLOOR:	783	
TOTAL LIVING AREA:	1866	S.F.
GARAGE:	466	
PORCHES:	16	
TOTAL SLAB:	786	S.F.
TOTAL COVER:	2348	S.F.

JOB # A-5



THIRD FLOOR PLAN

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

9'-1" STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)

PRIMARY FLOOR COVERING: CARPET U.N.O.

*BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE.

PROVIDE METAL PAN W/2" DRAIN TO OUTSIDE IN UTILITY

SUGGESTED FLOOR SYSTEM: 20" OPEN WEB TRUSSES

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6) ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2018SECT. R308.
7) SEE STAIR NOTES AND DETAILS - LAST SHEET. CONFORM TO IRC 2018, SECTIONS R311.5 and IBC 2018, CITY OF COLUMBIA AMENDMENTS, SECTION 1009.3.3.1, EXCEPTION 4. PROVIDE CONTINUOUS RAILING WHEN THERE ARE 4 OR MORE RISERS.
8) PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22"x30". PROVIDE MINIMUM HEAD CLEARANCE OF 30", WHERE SERVICING MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A PULL-DOWN STAIRS IS 30"x54", AND HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2018SECT. R807 AND SECT. M1305.1.3.
9) LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN, WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC 2018SECT. P2803.
10) LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
11) PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
12) ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2018SECT. R320.1.
13) PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE PLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.

SYMBOLS

SECTION CUTS — B / 8 — SHEET LOCATION

CABINET & WALL ELEVATIONS — A13 — SHEET LOCATION

FIRE WALL TYPE — F11 — DETAIL LOCATED LAST SHEET (U.N.O.)

LINE LEGEND

WALLS:
4" STUD WALL
6" STUD WALL

CEILINGS
DESIGNATION FOR FURRED DOWN CLG.
DESIGNATION FOR OPEN FRAMING ABOVE, (STAIR VOIDS & OPENINGS).

CLOSETS: WALL
ROD & SHELF
WALL
DOUBLE ROD & SHELF

CABINETS: WALL
UPPER CABINET 18" ABOVE COUNTERTOP TYP.
COUNTERTOP @ 36" HT. TYP.

SQUARE FOOTAGES

	S.F.
FIRST FLOOR:	304
SECOND FLOOR:	779
THIRD FLOOR:	783
TOTAL LIVING AREA:	1866
GARAGE:	466
PORCHES:	16
TOTAL SLAB:	786
BALCONIES:	119
TOTAL COVER:	2348

SOUND INVESTMENT CONCEPT, LLC

109 E. 9TH ST, COLUMBIA, TN 38401

F0268-A1.1-R-v3

REVIEW SET — 12 March 2021 — ISSUE DATE:

JOB #

A-6

PRESTON WOOD & ASSOCIATES, L.L.C. NOT FOR CONSTRUCTION

D:\PRESTON WOOD & ASSOC\2020\F0268 Charles Phillips 109 East 9th Street Columbia Tn\F0268-A1.1-R-v3.dwg, 3/12/2021 11:28:49 AM, pwa, 0.25:12

Case Number:

21-0124

Request:

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.

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
21-0124

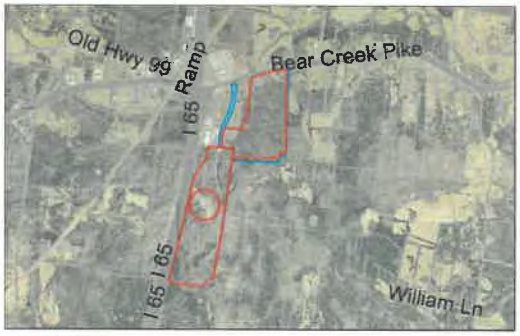
APPLICANT/PROPERTY OWNER
Martin Engineering & Surveying LLC/ CHR Land, LLC

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
Bear Creek Pike, Map 72/93 53.00/2.00/2.01

SUMMARY OF REQUEST: **Zoning Amendment (Bear Creek Glen), GCS to MRC**

This request is for the rezoning of a 9.20-acre section of a larger tract 120 +/- acre tract from GCS (*General Services Commercial*) to MRC (*Mixed Residential Commercial*) to allow for a 73-unit townhome development.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
GCS (General Services Commercial)	Vacant Land	ISD & GCS Hotel/ Motorcycle Dealership	73 Townhome Units	120.35 +/- acres (9.20 acres in request)

COMPATIBILITY with the COMPREHENSIVE PLAN:

Center. This future land use characterized for the subject property is characterized by residential development including retail. The Center future land use would support an MRC zone.

PROPERTY HISTORY:

Request for the **rezoning of a 120-acre tract from GCS (General Services Commercial) & IR (Industrial Restrictive) to MRC (Mixed-Residential Commercial) & GCS (General Services Commercial)** located on the south side of Bear Creek Pike, approved.

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

A concept plan has been submitted to support this requested MRC rezoning for 73 townhome units meeting the base zoning standards for townhomes. This request indicates street connectivity with Harley Davidson Blvd and residual sections of the development that have been previously approved for similar uses under the MRC zoning district.

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 center which does support a mixed-use development 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 and vacant land. The proposed rezoning would be consistent with the future land use of Center.

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 "Center" within an area of change. The request would agree with an MRC 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 commercial and to a lesser intense residential 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 may have increased to a sufficient extent to warrant a zoning map amendment of MRC at such location.

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

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

TECHNICAL MEETING
Tuesday, June 8, 2021
ITEM NO.
21-0124

DESCRIPTION: Request from Martin Engineering to rezone a 9.2 acre portion of Tax Map 72 Parcel 53 and Tax Map 93 Parcel 2.01 from GCS to MRC with concept of 73 townhome units, known as Bear Creek Glen development.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

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.

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 on Harley Davidson BLVD. Stubbed out for future development. 8" PVC (c-900) will be available when installed.

Public Works

8. Private sanitation services are an option for multi-family apartments and townhomes as our department cannot issue trashcans. For 73 units, we recommend two (2) 8-yd dumpsters if serviced 3 times a week. Please see attached dumpster guidelines.

Engineering

9. No comments on rezoning

Wastewater

10. Wastewater approves this request.

Planning

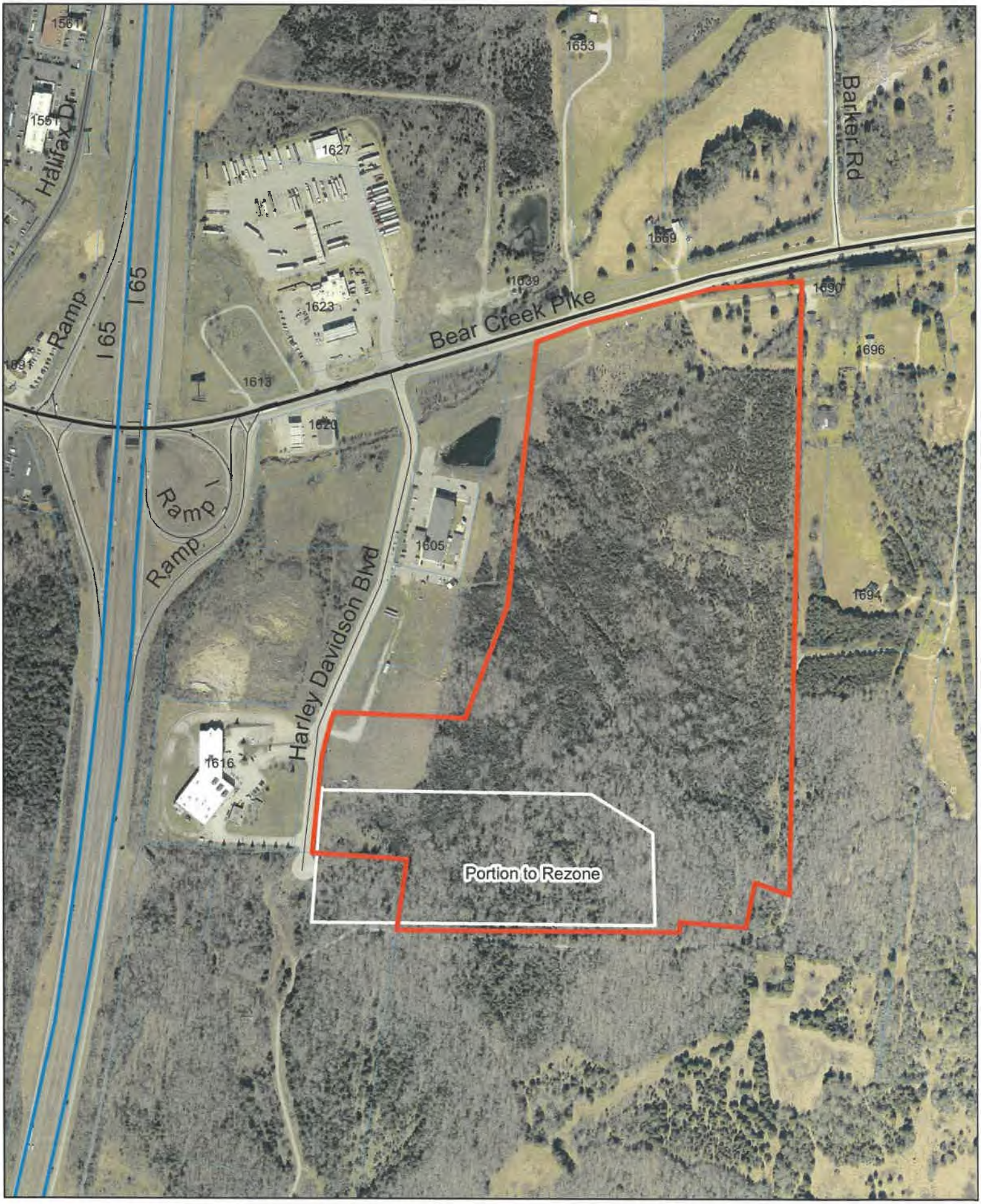
11. Provide legal description for the 9.2 acres.

Fire

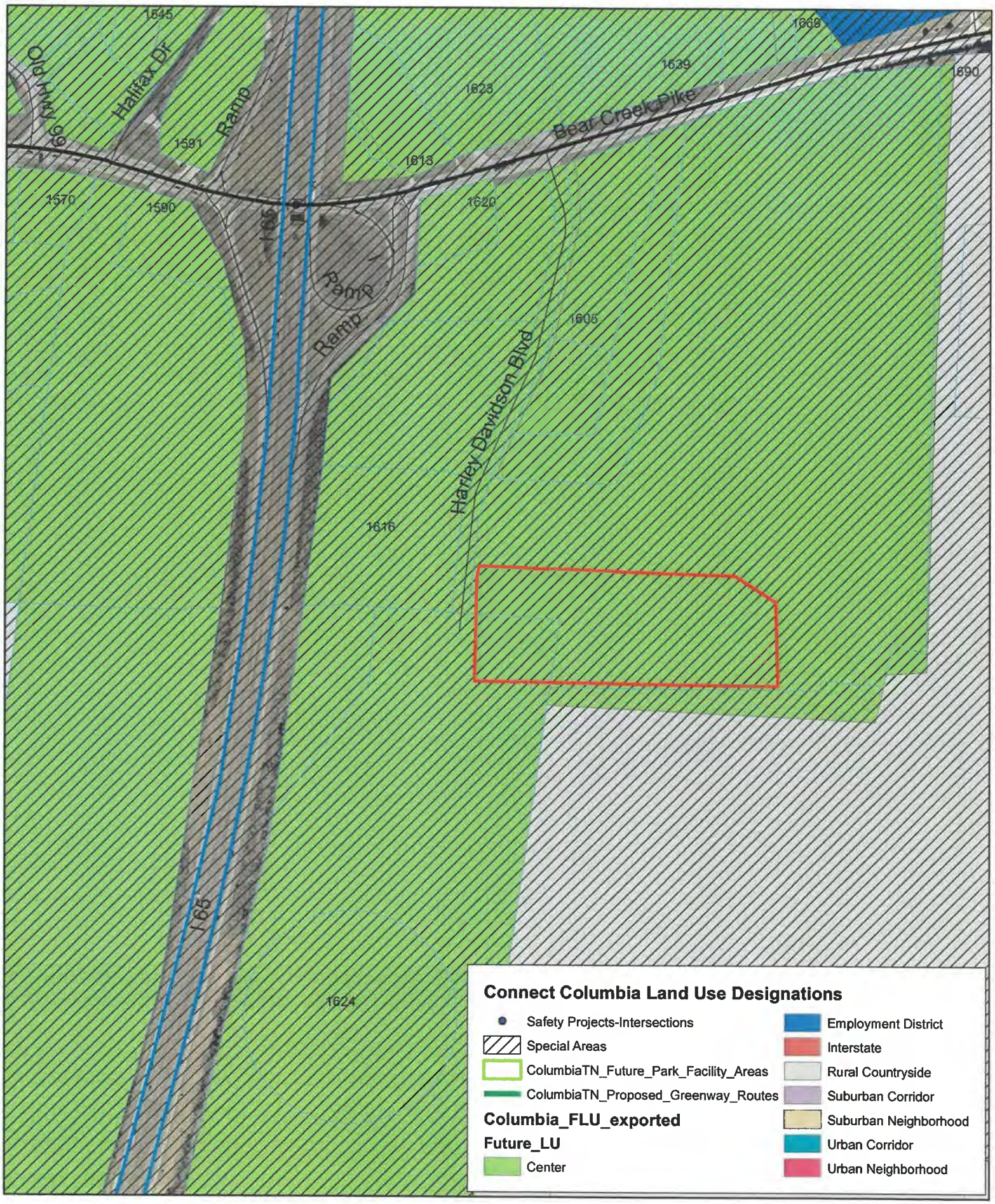
12. Shall work with the water department and obtain required fire flow. Shall contact the Fire Marshal's Office for a fire flow letter.

ATTACHMENTS: Concept Plan

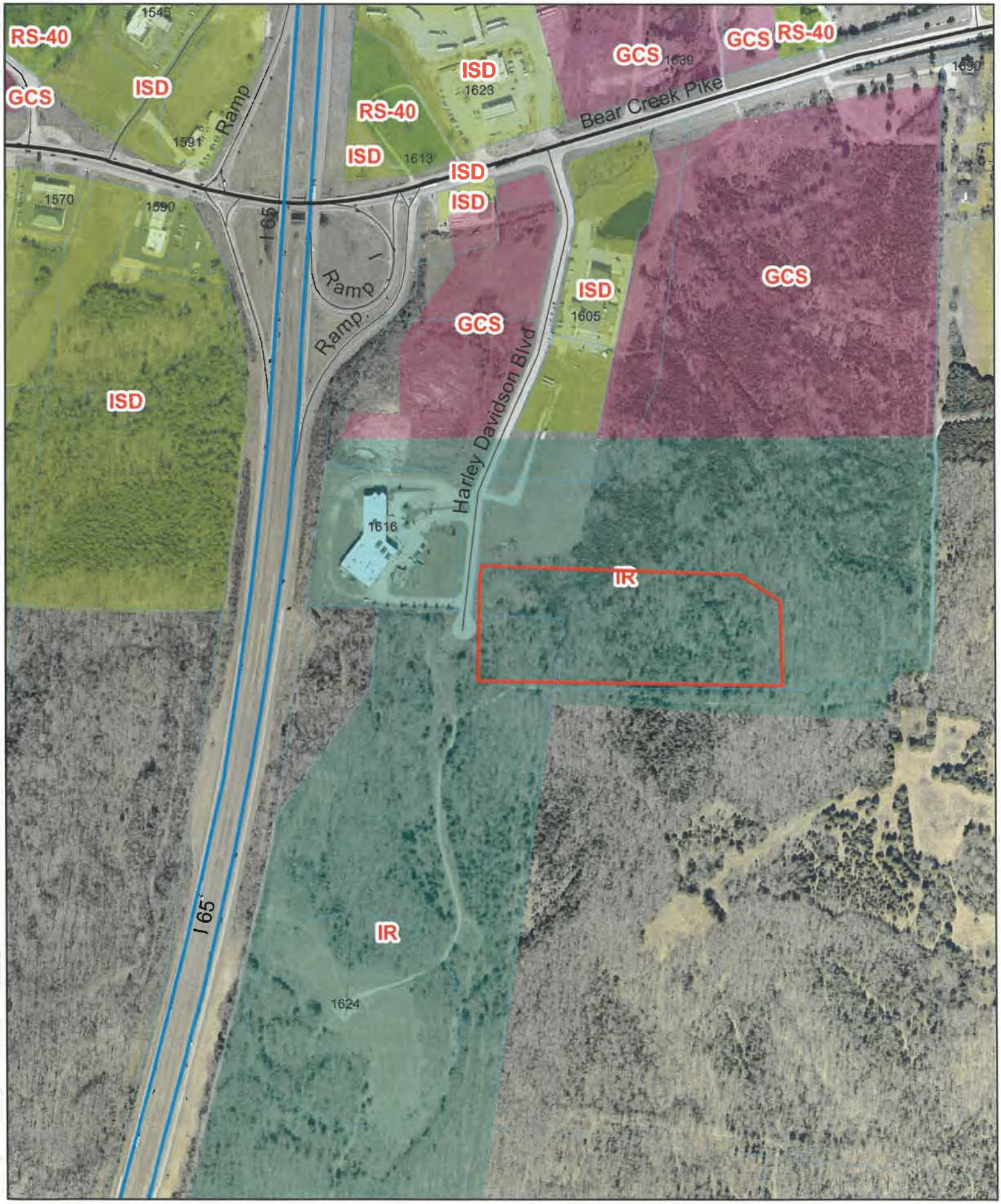
Case #21-0124
Bear Creek Glen

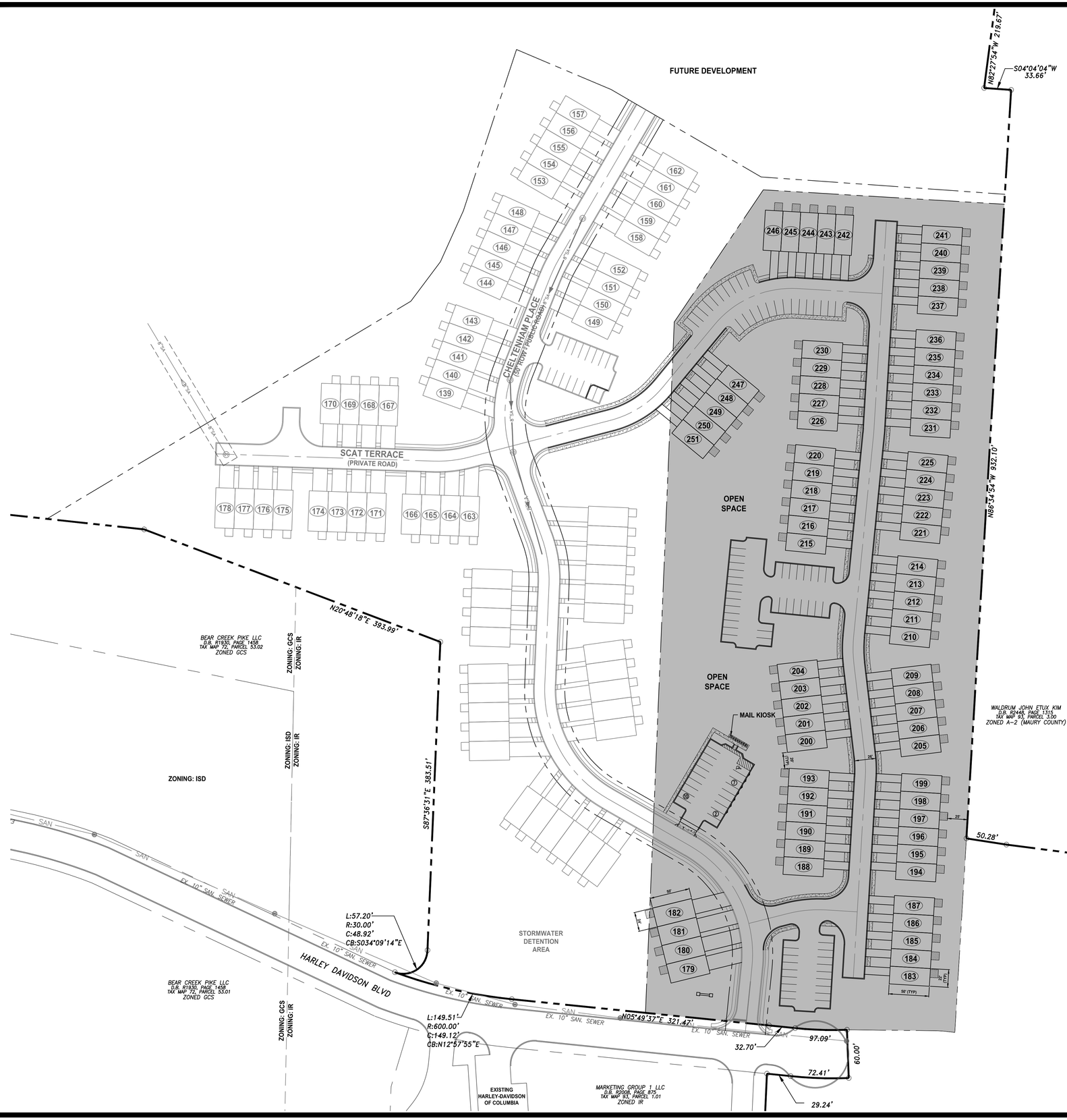


Case #21-0124
Bear Creek Glen
Bear Creek Pk & Harley Davidson Blvd



Case #21-0124
Bear Creek Glen
Bear Creek Pk & Harley Davidson Blvd

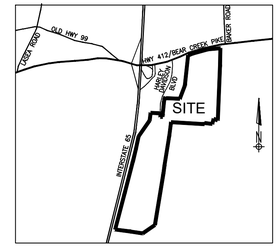




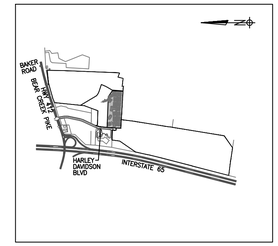
GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.



VICINITY MAP
SCALE: 1" = 2000'



I-65 EAST DEVELOPMENT AREA
SCALE: 1" = 2000'

TOWNHOME OPEN SPACE SUMMARY
TOTAL OPEN SPACE PROVIDED ---------- 4.57 ACRES
OPEN SPACE PROVIDED PER UNIT ----- 4.53 AC * 43560 / 73 = 2,700 SF
OPEN SPACE REQUIRED PER UNIT ---------- 750 SF

TOWNHOME PARKING SUMMARY

TYPE UNIT	# UNITS	UNITS	GARAGE PARKING PROVIDED	DRIVEWAY PARKING PROVIDED	OFFSTREET PARKING PROVIDED
22'X50' (1 CAR GARAGE)	69	183-251	69(0)	69	78
24'X50' (2 CAR GARAGE)	4	179-182	4(1)	8	
TOTAL	73		73(1)	77	78

TOTAL PARKING PROVIDED ---------- 1 + 77 + 78 = 156
TOTAL PARKING REQUIRED ---------- 73 X 2 = 146

TOWNHOME DENSITY		
UNITS	ACRES	UNITS/AC.
73	9.20	7.93

PURPOSE OF SUBMITTAL - TO REZONE 9.20 ACRE PORTION OF PARCEL 53.00 IN TAX MAP 72 UNDER EXISTING GCS ZONING TO MRC AND OBTAIN CONCEPT PLAN APPROVAL FOR 73- TOWNHOME UNITS.

PROPERTY OWNER:
CHR LAND, LLC
818 S. MAIN STREET
COLUMBIA, TN 38401
TAX MAP 72, PARCEL 53.00
TAX MAP 93, PARCELS 2.00 & 2.01

NOTE:

ALL ROAD NAMES TO BE APPROVED BY E-911.

TOWNHOMES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 IRC.

THIS PROPERTY IS LOCATED ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47119C0195E WHICH HAS NOT BEEN PRINTED FOR THIS LOCATION.

CONCEPT PLAN
BEAR CREEK GLEN
TOWNHOMES
BEAR CREEK PIKE
COLUMBIA, TENNESSEE
MAURY COUNTY
MAY 14, 2021

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

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

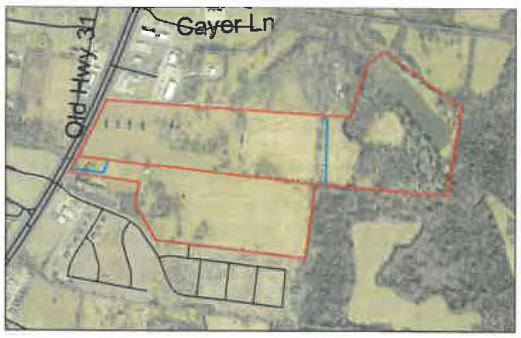
APPLICANT/PROPERTY OWNER
Mark McDonald/ Renee Adams

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 381 townhome units including 119 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	381 townhome units & 119 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 381 townhome units including 119 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. 2 story elevations include brick, stone, and shake siding.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

See technical comments attached.

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

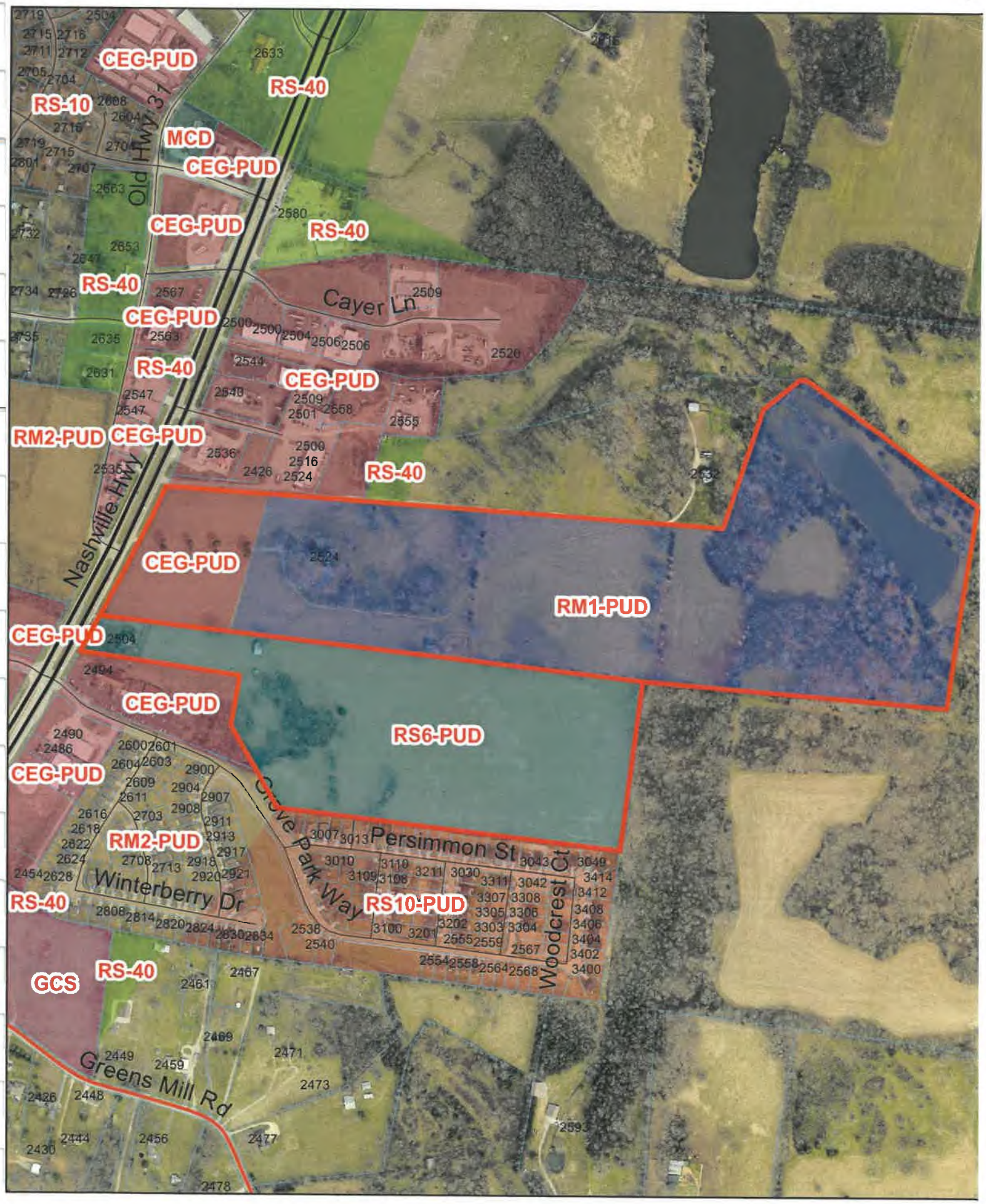
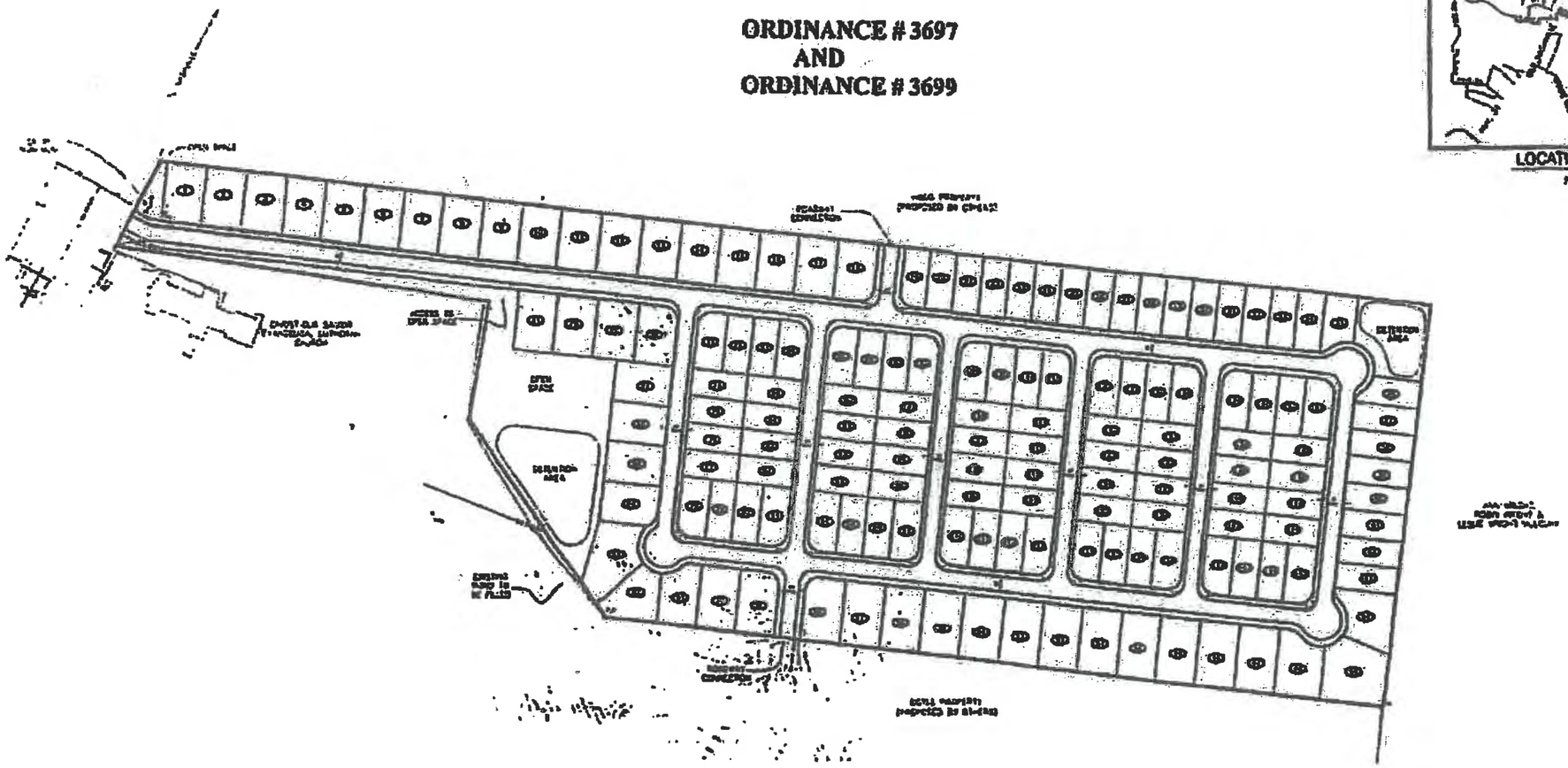


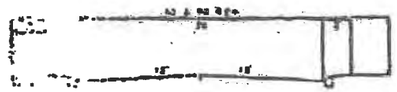
EXHIBIT "C"

ORDINANCE # 3697
AND
ORDINANCE # 3699



LOCATION MAP
N.T.S.





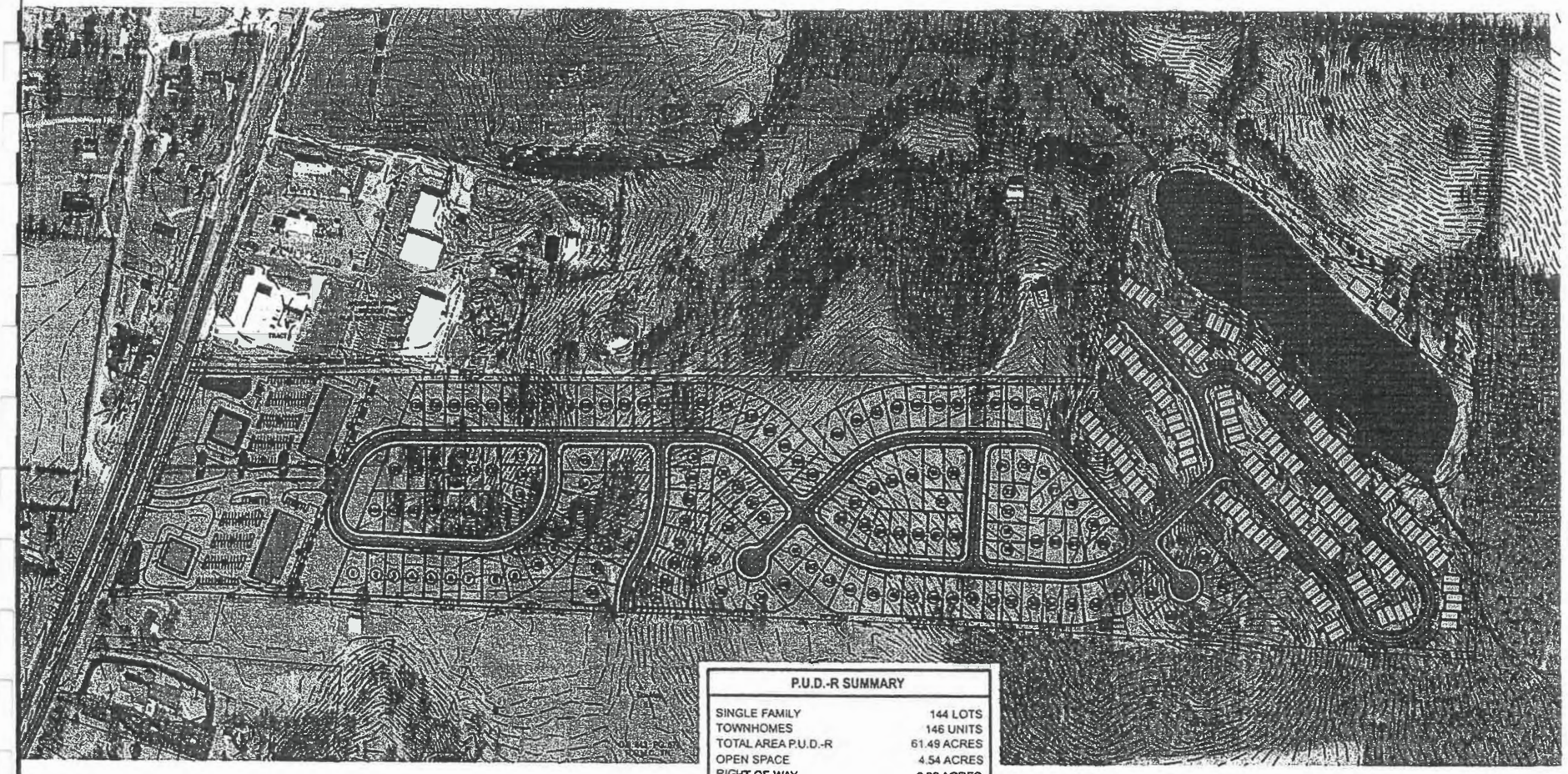
TYPICAL STREET CROSS SECTION
N.T.S.

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

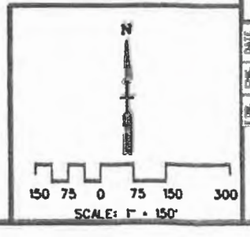
PRELIMINARY MASTER PLAN

FOSTER PROPERTY

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

DRN.	CHK.	DATE	DESCRIPTION
JMJ	RDJ	10.16.06	PRELIMINARY
JMJ	RDJ	11.21.06	GENERAL REVISION

2

FILE NO. 1550.01

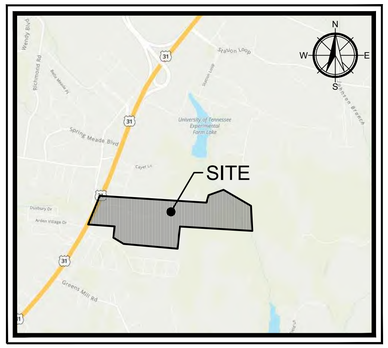
1606\CONCEPT_111606.dgn 12/6/2006 4:07:03 PM

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
COMMERCE
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 DISTURBED AREA (EST.)
80.86 ACRES TOTAL

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

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615-610-1023

SURVEYOR:

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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 DURING CONSTRUCTION. THE COST TO REPLACE OR RESTORE VEGETATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE AND/OR CITY ENGINEER. SEE LANDSCAPE PLANS FOR TREES VEGETATION TO REMAIN.
2. CONTRACTOR TO VERIFY THAT NO TOP SOILS REMAINS ON SITE AND TO NOTIFY OWNER IF TOPSOIL IS FOUND.
3. AFTER MASS GRADING IS COMPLETE, PROOF-ROLL THE EXPOSED SUBGRADE TO DETECT ANY LOOSE OR SOFT AREAS. ANY YIELDING MATERIAL SHOULD BE UNDER CUT AND COMPACTED AS NOTED BELOW.
4. FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:
   MINIMUM DRY DENSITY = 95 PCF
   LIQUID LIMIT LESS THAN 30
   PLASTICITY LIMIT LESS THAN 15
   UPPER 12" OF FILL: PARTICLE SIZE 2"ø MAXIMUM
   FILL BELOW UPPER 12": PARTICLE SIZE 8"ø MAXIMUM
   PROVIDE THE OWNER WITH TEST RESULTS OF OFF-SITE BORROW MATERIAL FOR APPROVAL PRIOR TO BRINGING SUCH MATERIAL ON-SITE.
5. COHESIVE FILL SHALL BE PLACED IN LOOSE LIFTS OF 6" TO 8" AND COMPACTED WITH VIBRATORY SHEEP'S FOOT ROLLER. CLAY FILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY, ASTM D698. GRANULAR FILL SHALL BE PLACED IN LOOSE LIFTS OF 8" TO 10" AND COMPACTED/CONSOLIDATED TO 98% MAXIMUM STANDARD PROCTOR DRY DENSITY, ASTM D1557.
6. COMPACT ALL FILL TO A MINIMUM OF 95% OF THE MAXIMUM STANDARD PROCTOR (ASTM D-698)DRY DENSITY. COMPACT THE UPPER 12" OF FILL IN NON-LANDSCAPED AREAS TO A MINIMUM OF 100% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL BE WITHIN ±2% OF THE OPTIMUM MOISTURE. THE MOISTURE CONTENT OF GRANULAR SOIL SHALL BE BETWEEN ±3% OF THE OPTIMUM MOISTURE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. SUBGRADE SOFTENED BY PERCHED WATER IN FOUNDATIONS AND PAVEMENT AREAS MUST BE UNDERCUT AND COMPACTED WITH SUITABLE FILL MATERIAL AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. TOPOGRAPHIC INFORMATION PROVIDED BY W&A ENGINEERING, XX/XX/2021. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE/SHE SHALL HAVE MADE AT HIS/HER EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER AND ENGINEER FOR REVIEW.
9. FILL ALL PLANTERS/ISLANDS TO TOP OF CONCRETE CURB WITH TOPSOIL. TOPSOIL TO BE CLEAN AND FREE OF DEBRIS GREATER THAN 1" IN DIAMETER, ETC.
10. IN NO CASE SHALL SLOPE HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED
11. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH #57 CRUSHED STONE OR AS REQUIRED BY THE LOCAL GOVERNING AGENCY.
12. MINIMUM SLOPE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0% AND A MINIMUM 0.5% SLOPE ON CURBS. THE MAXIMUM SLOPE IN ACCESSIBLE PARKING OR OTHER ADA DESIGNATED AREAS SHALL BE 2.0%.
13. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED.
14. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO ACCEPTANCE.
15. ALL LAWN/LANDSCAPE AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 8 INCHES OF TOPSOIL. CONTRACTOR TO MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
16. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL MATTING INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
17. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. SEE EROSION PROTECTION AND SEDIMENT CONTROL (EPSC) PLANS FOR ADDITIONAL INFORMATION.
18. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT (1' FOOT).
19. THIS GRADING AND DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF SURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

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.

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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

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CLINTON R. CAMP
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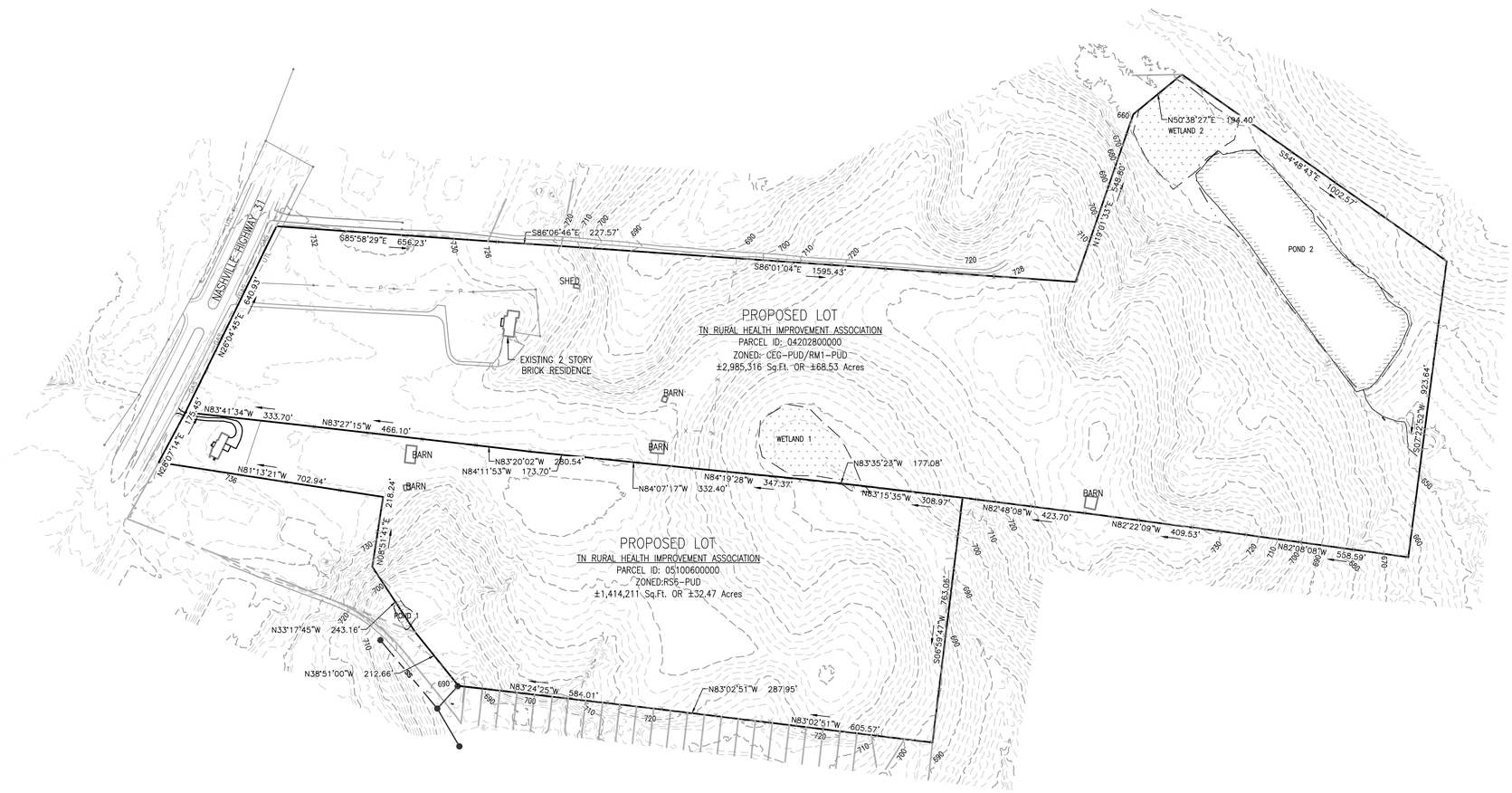
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PROJECT NOTES

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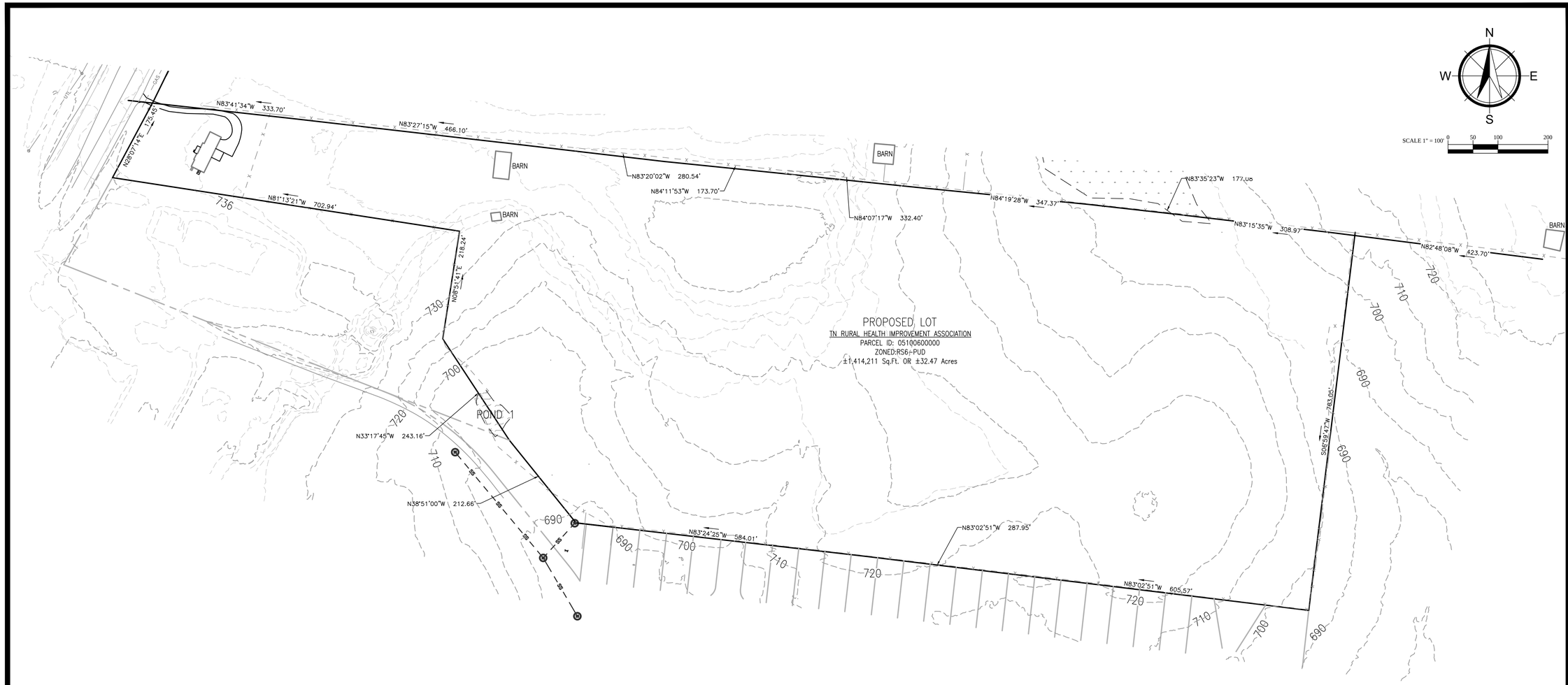
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OVERALL EXISTING CONDITIONS

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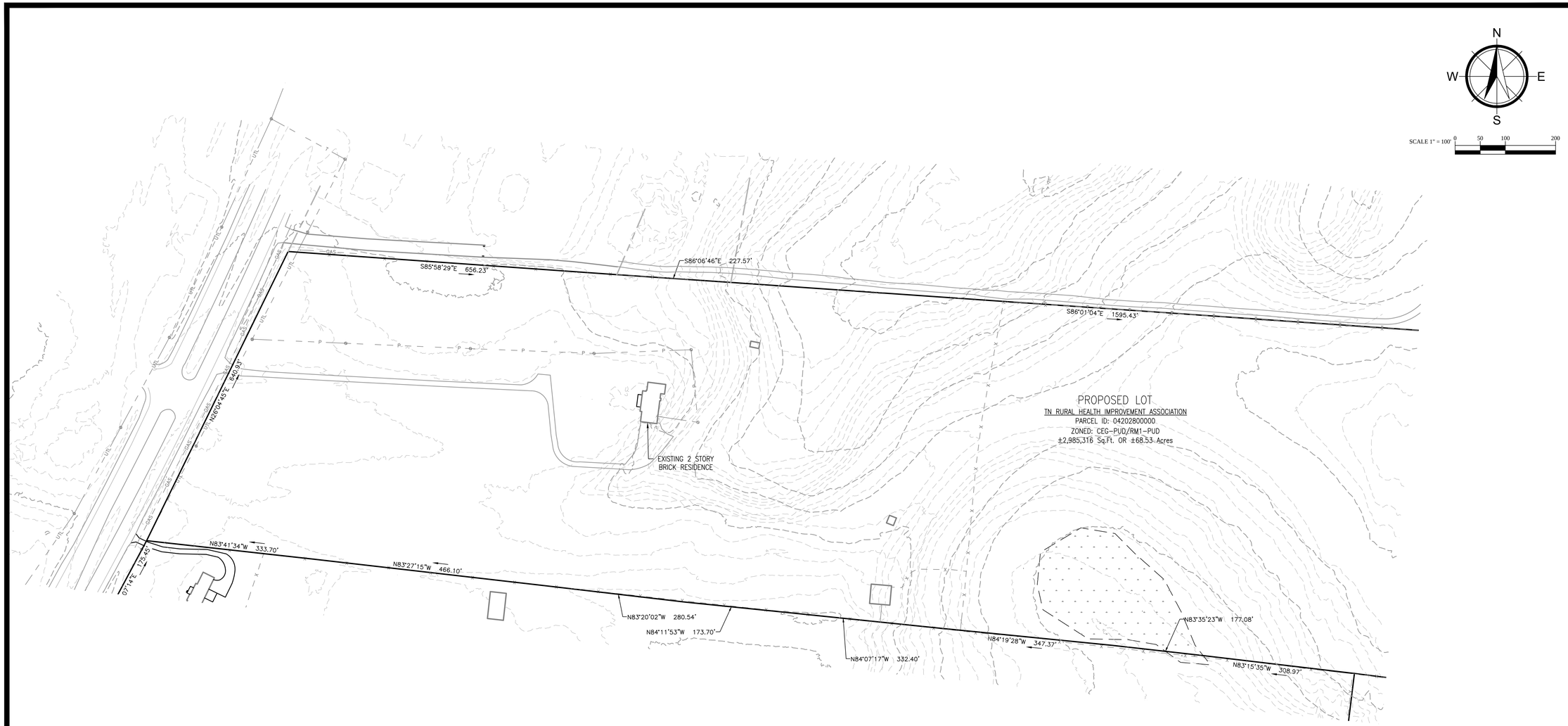
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2504 & 2524 NASHVILLE HIGHWAY- 101.07 ACRES

DATE: 04/19/2021

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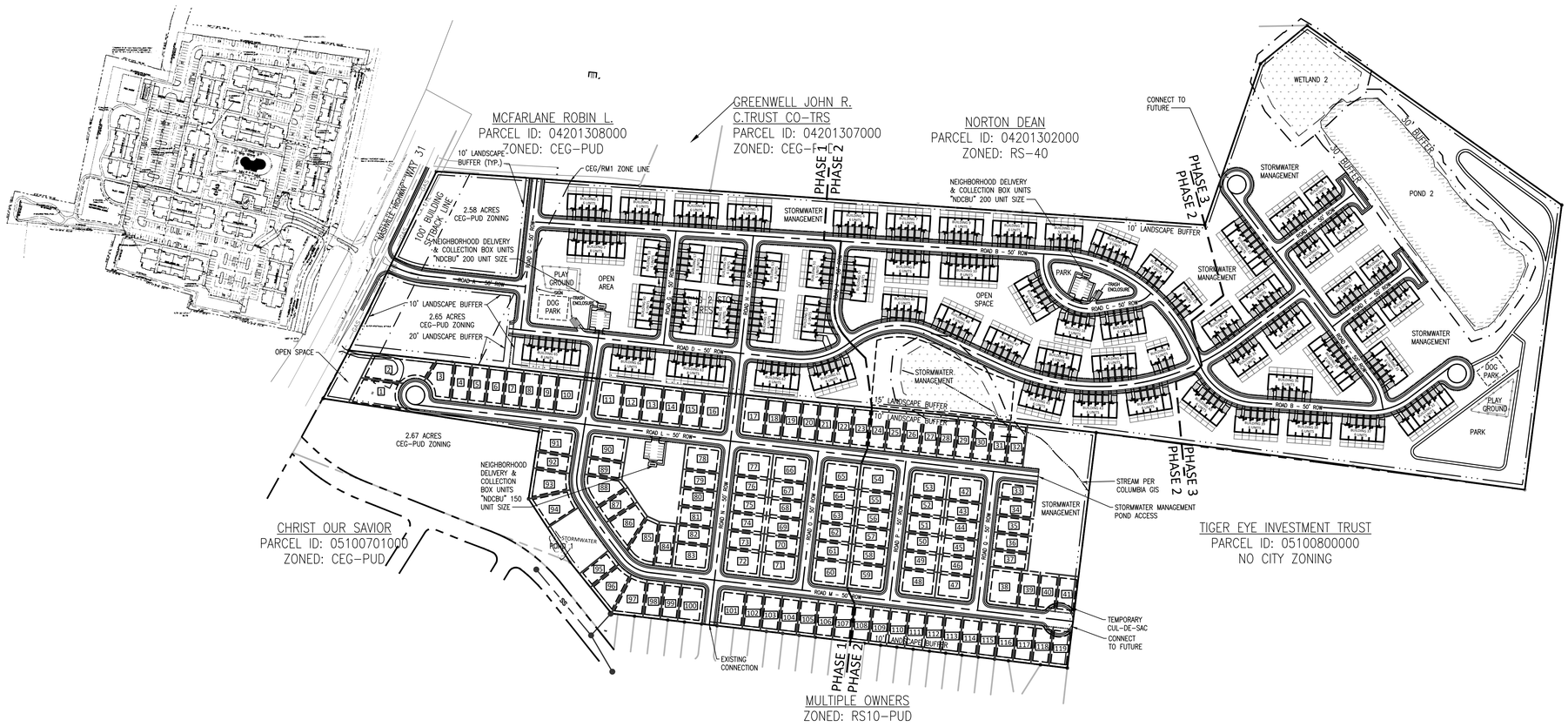
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EXISTING CONDITIONS

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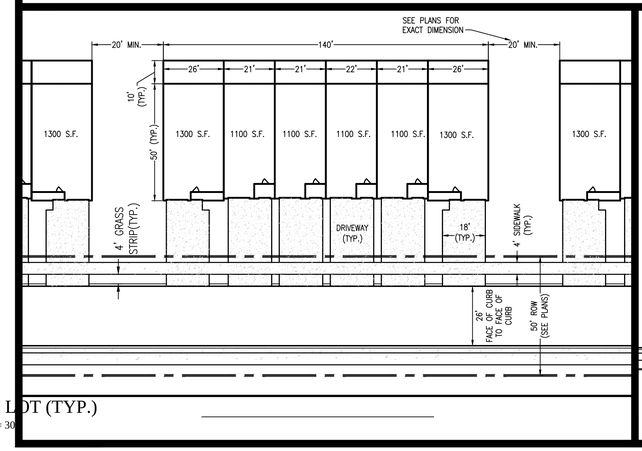
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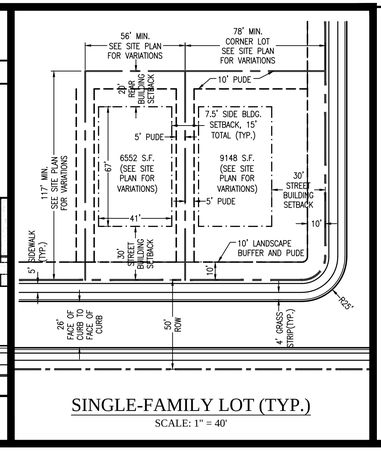
LAND USE AREA TABLE	
LAND USE	AREA (ACRES)
SINGLE FAMILY LOTS (NO ROW)	25.41
MULTI–FAMILY LOTS (NO ROW)	51.67
COMMERCIAL LOTS (NO ROW)	5.23
TOTAL RIGHT–OF–WAY (ROW)	18.76
OPEN SPACE AREA	46.51

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 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'.



I-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.

W&A Engineering
807 2nd Avenue South
Nashville, TN 37210
P: (615) 610-1023
waengineering.com

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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
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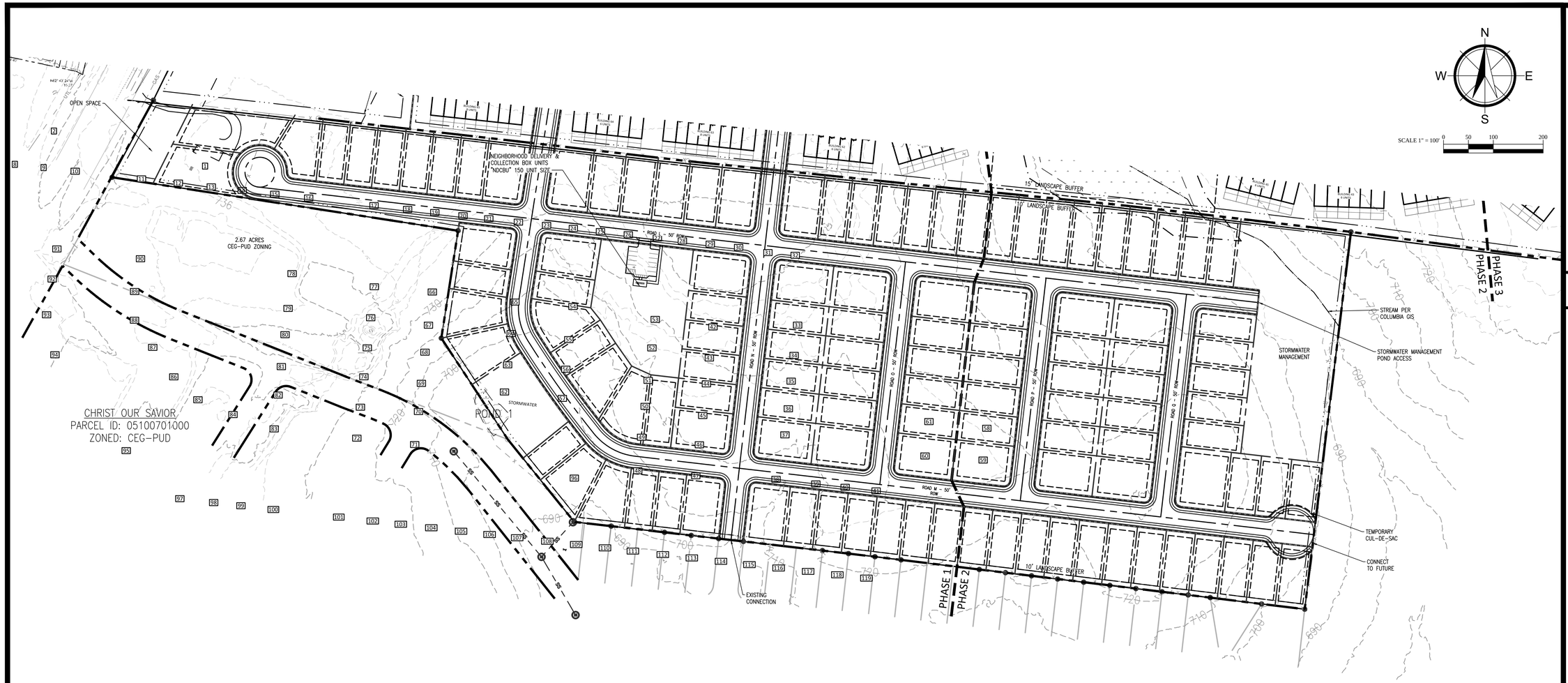
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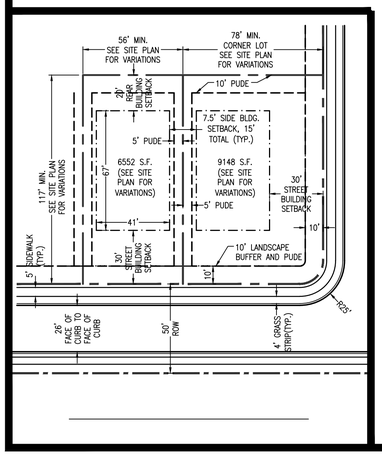
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OVERALL SITE PLAN

C200

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2504 & 2524 NASHVILLE HIGHWAY- 101.07 ACRES

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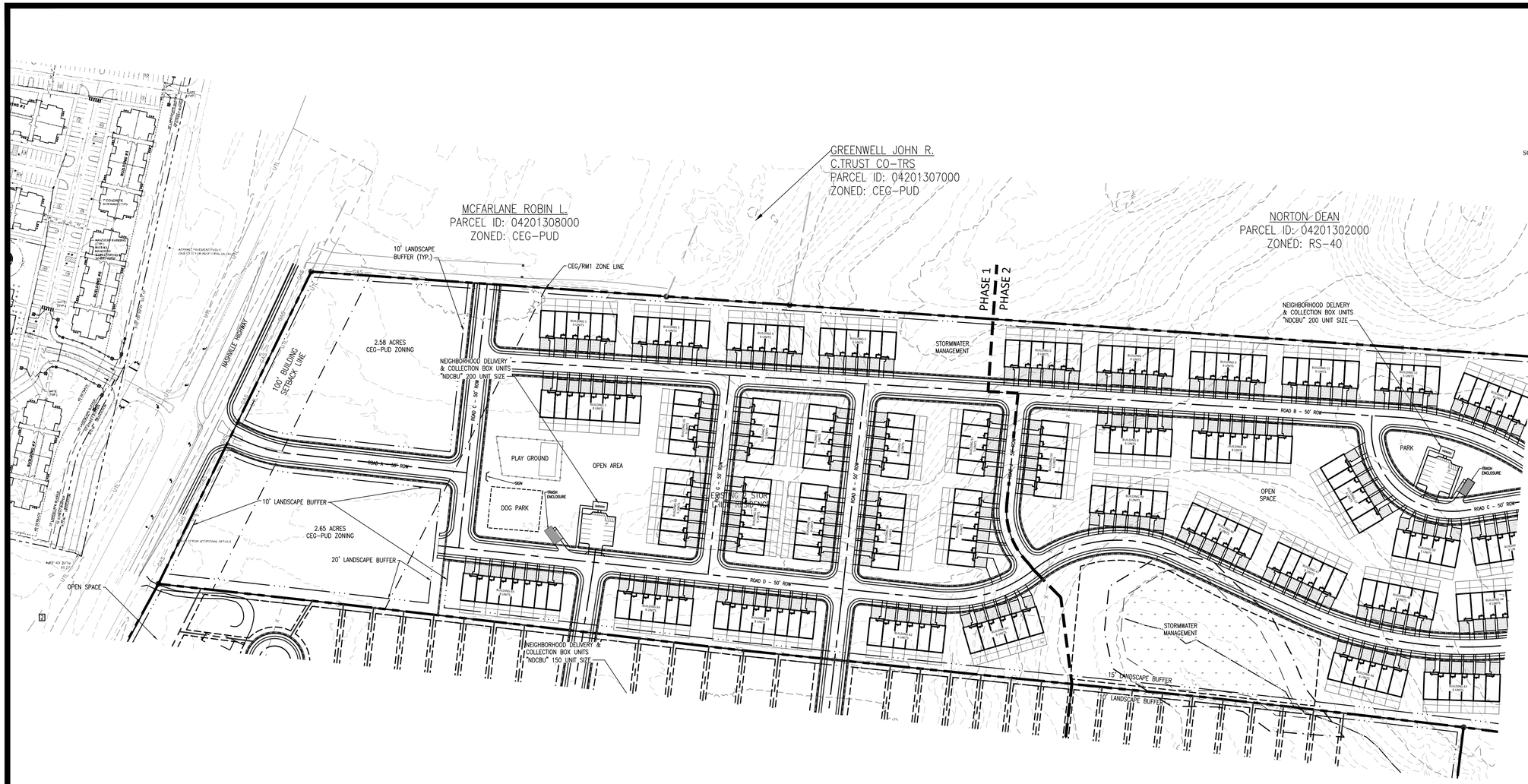
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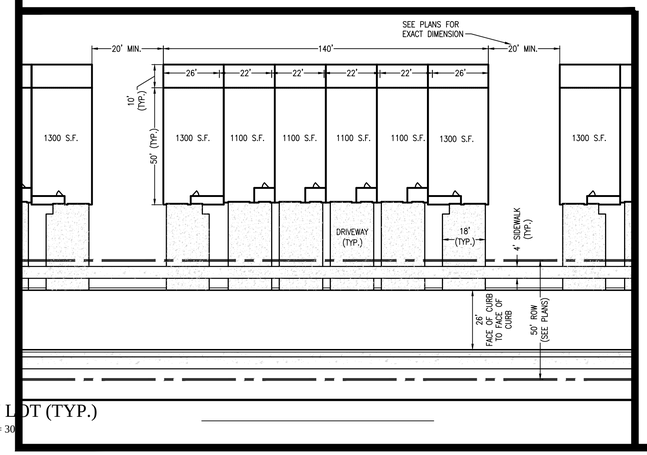
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SITE PLAN

C201

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

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2504 & 2524 NASHVILLE HIGHWAY- 101.07 ACRES

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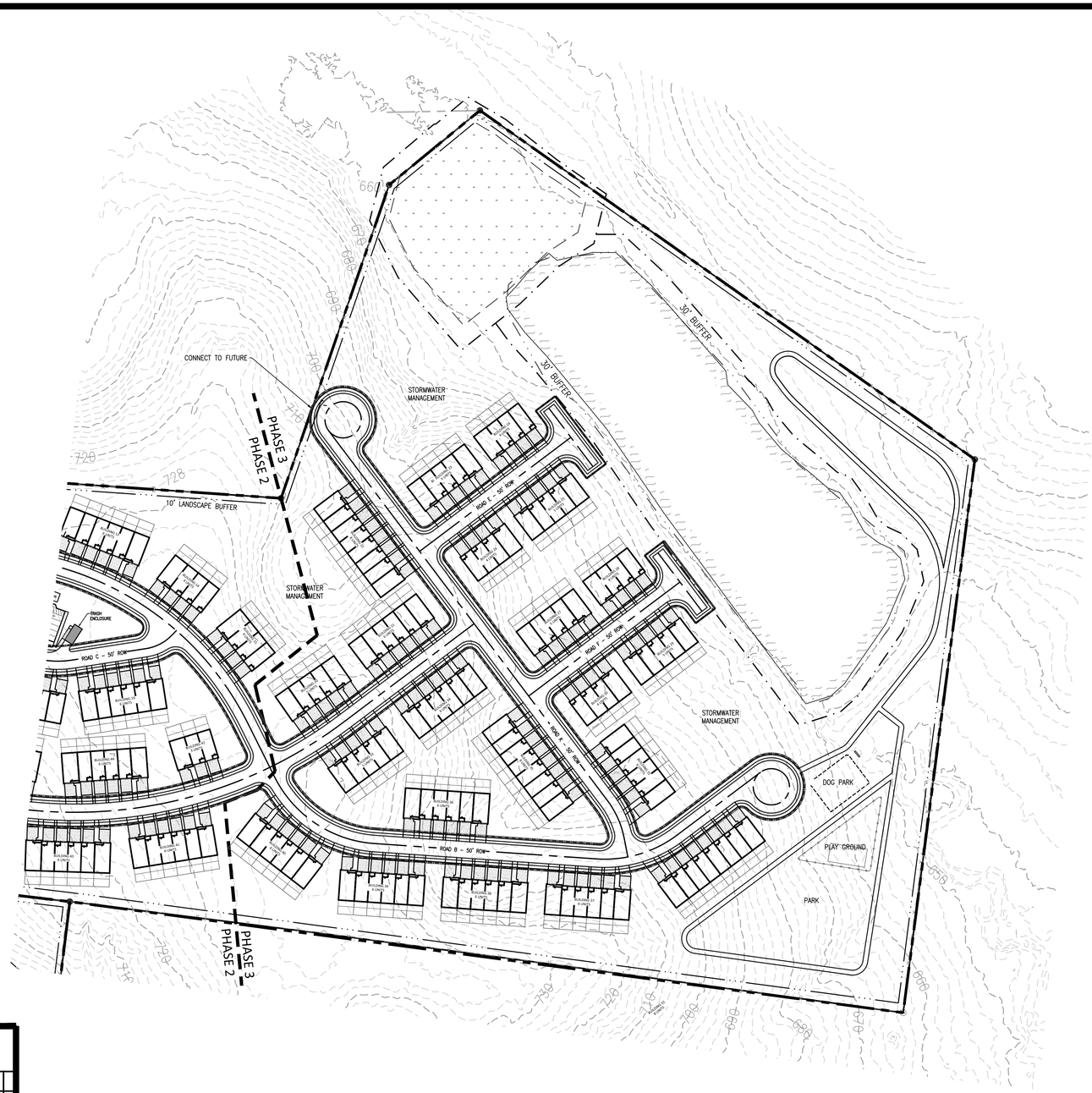
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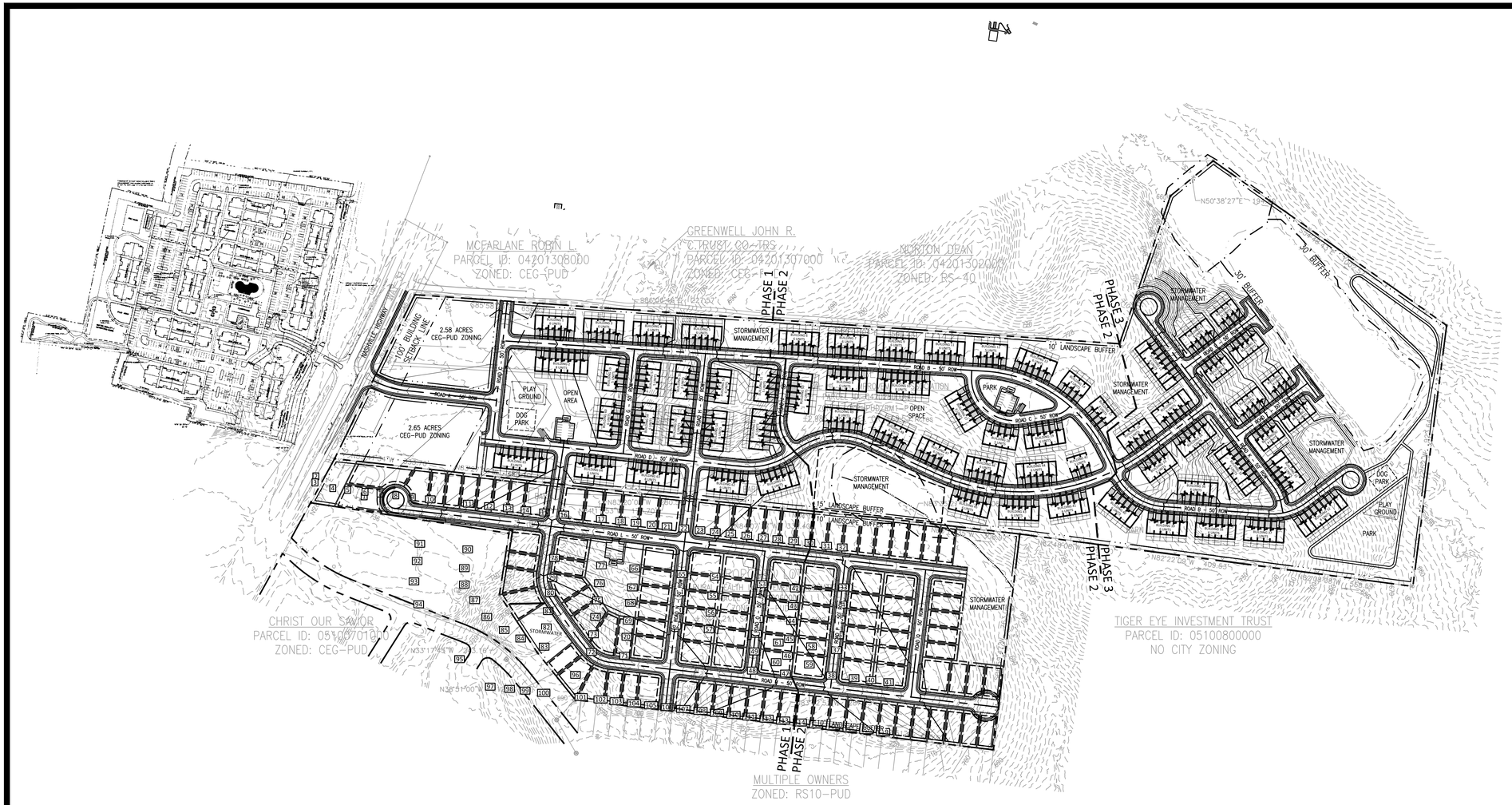
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SITE PLAN

C202

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CONNECT TO FUTURE
PHASE 3
PHASE 2
10' LANDSCAPE BUFFER
STORMWATER MANAGEMENT
30' BUFFER
ROAD C - 50' ROW
ROAD F - 50' ROW
ROAD K - 50' ROW
ROAD B - 50' ROW
TRASH ENCLOSURE
DOG PARK
PLAY GROUND
PARK
BUILDING 1 (TYP.)
BUILDING 2 (TYP.)
BUILDING 3 (TYP.)
BUILDING 4 (TYP.)
BUILDING 5 (TYP.)
BUILDING 6 (TYP.)
BUILDING 7 (TYP.)
BUILDING 8 (TYP.)
BUILDING 9 (TYP.)
BUILDING 10 (TYP.)
BUILDING 11 (TYP.)
BUILDING 12 (TYP.)
BUILDING 13 (TYP.)
BUILDING



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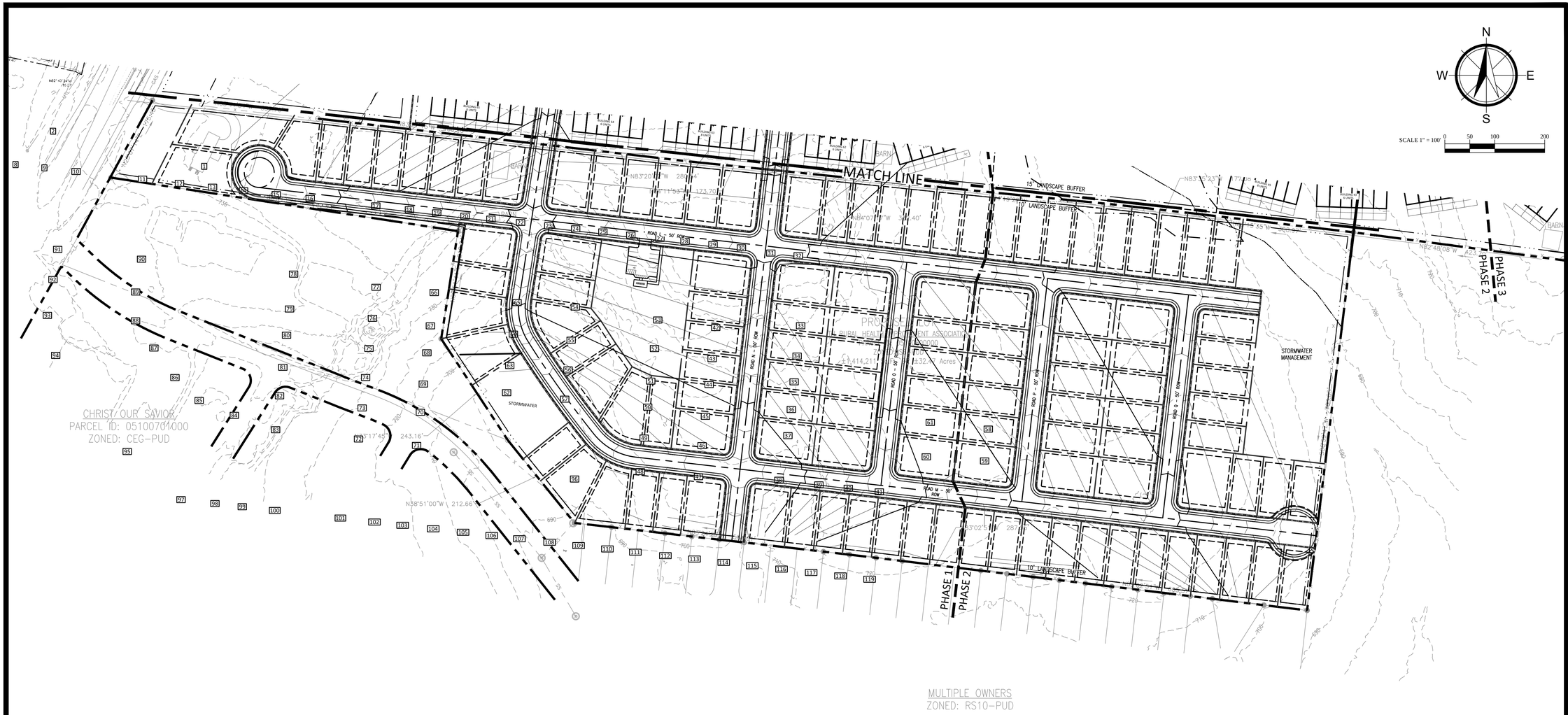
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OVERALL GRADING & DRAINAGE PLAN

C300

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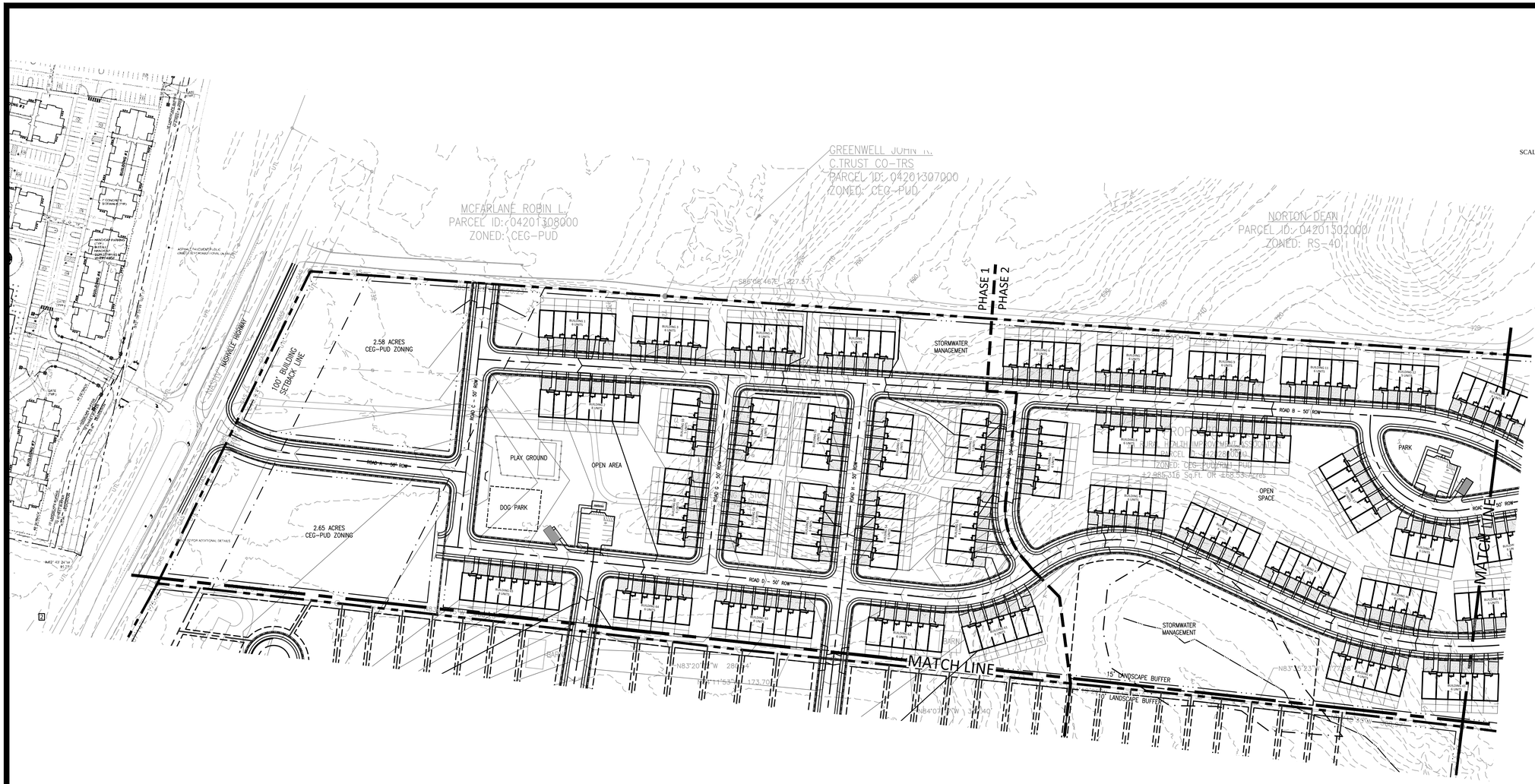
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GRADING AND DRAINAGE PLAN

C301

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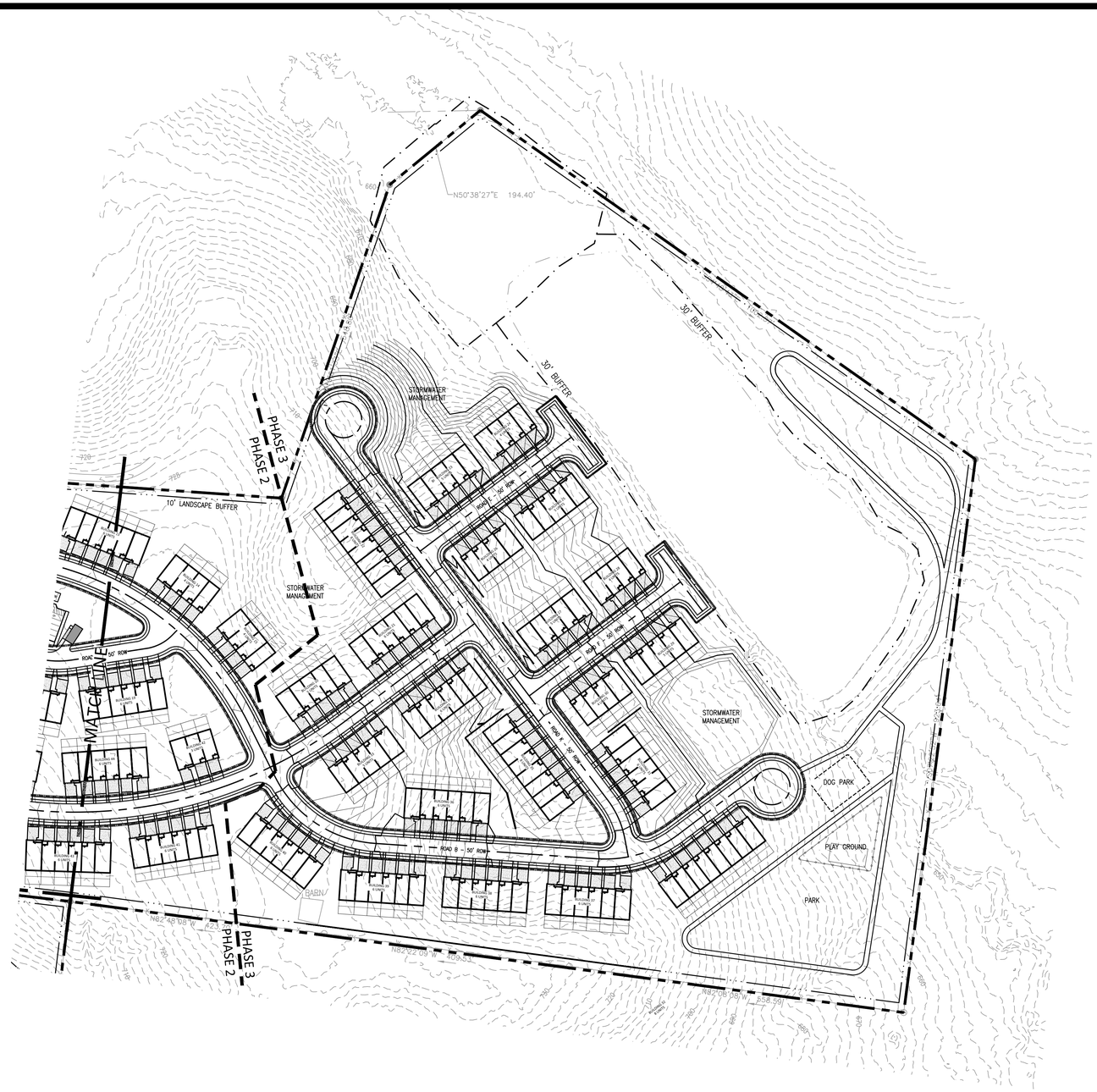
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GRADING AND DRAINAGE PLAN

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SCALE 1" = 100' 0 50 100 200

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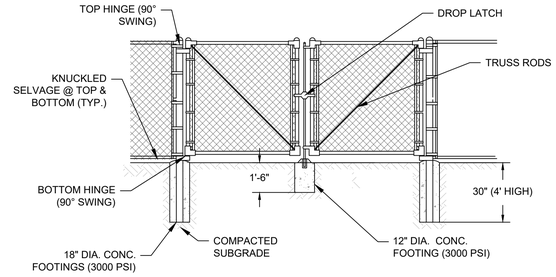
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GRADING AND DRAINAGE PLAN

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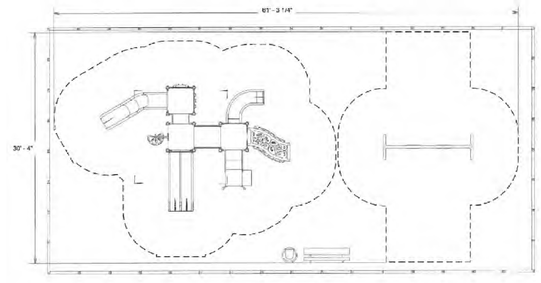


NOTES:

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.

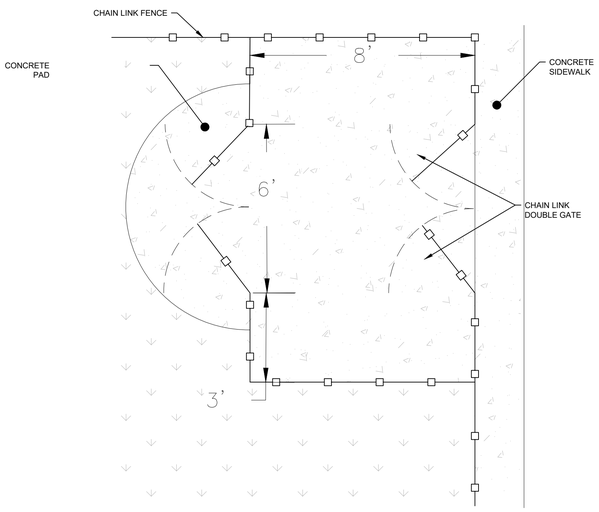
3 CHAIN LINK DOUBLE GATE

N.T.S.



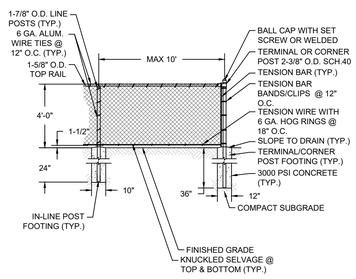
PLAYGROUND DETAIL

NTS



1 DOUBLE GATE ENTRANCE PLAN

N.T.S.

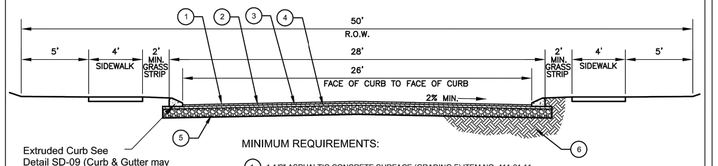


NOTES:

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.

2 CHAIN LINK FENCE

N.T.S.



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

W&A Engineering

807 2nd Avenue South
Nashville, TN 37210
P: (615) 610-1023
waengineering.com

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McCLURE FARMS
PUD MASTER PLAN

COLUMBIA, MAURY COUNTY, TN 38401

2504 & 2524 NASHVILLE HIGHWAY- 101.07 ACRES

CLINTON R. CAMP
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 112064 6/21/21
STATE OF TENNESSEE

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

DATE: 04/19/2021

REVISIONS

DATE	COMMENT
6/21/21	PUD REVIEW COMMENTS
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PUD SUBMITTAL

W&A JOB. NO. 20312

DETAILS

C901

X:\Projects\20312-Green Mill Columbia\Design\Concept\PUD Submittal\20312-DETAILS.dwg 6-21-21 12:02:15 PM klao

McClure Farms Master Plan

2504 & 2524 Nashville Hwy, Columbia, TN



W&A Engineering

CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
TRAFFIC ENGINEERING • ECONOMIC DEVELOPMENT

McClure Farms Exterior Finishes

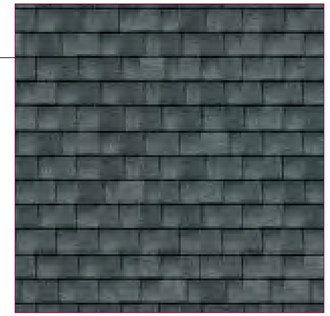
(Other Designer Color Combinations may also be available.)



EXTERIOR TRIM

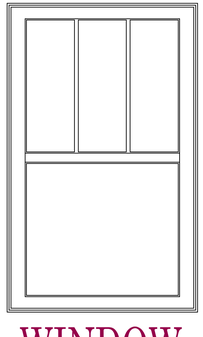


BRICK



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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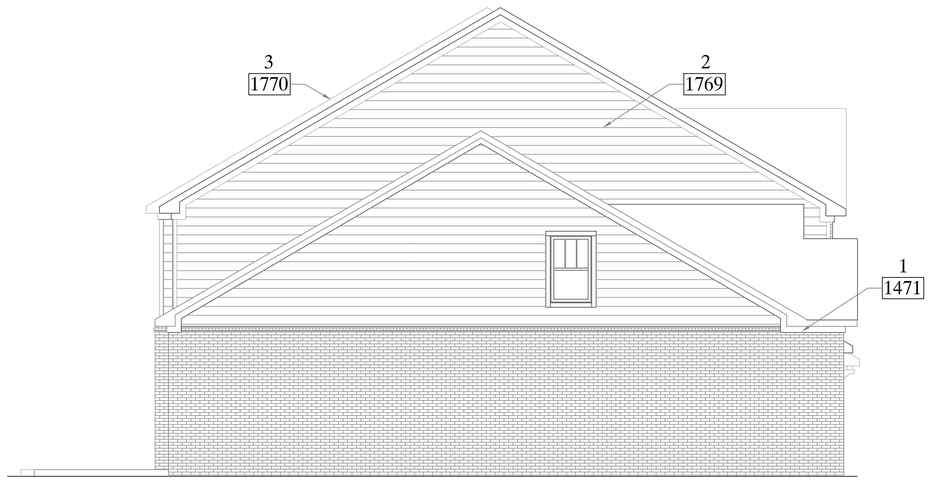
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4-14-21
DRAWN
ADA
JOB NO.
Multiplex Townhomes 001
SHEET
1

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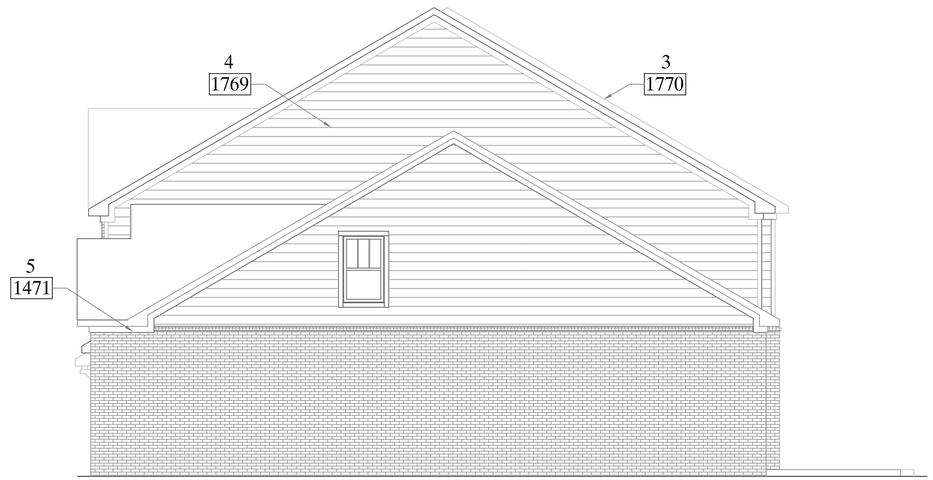
FRONT ELEVATION

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

REVISIONS

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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"

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

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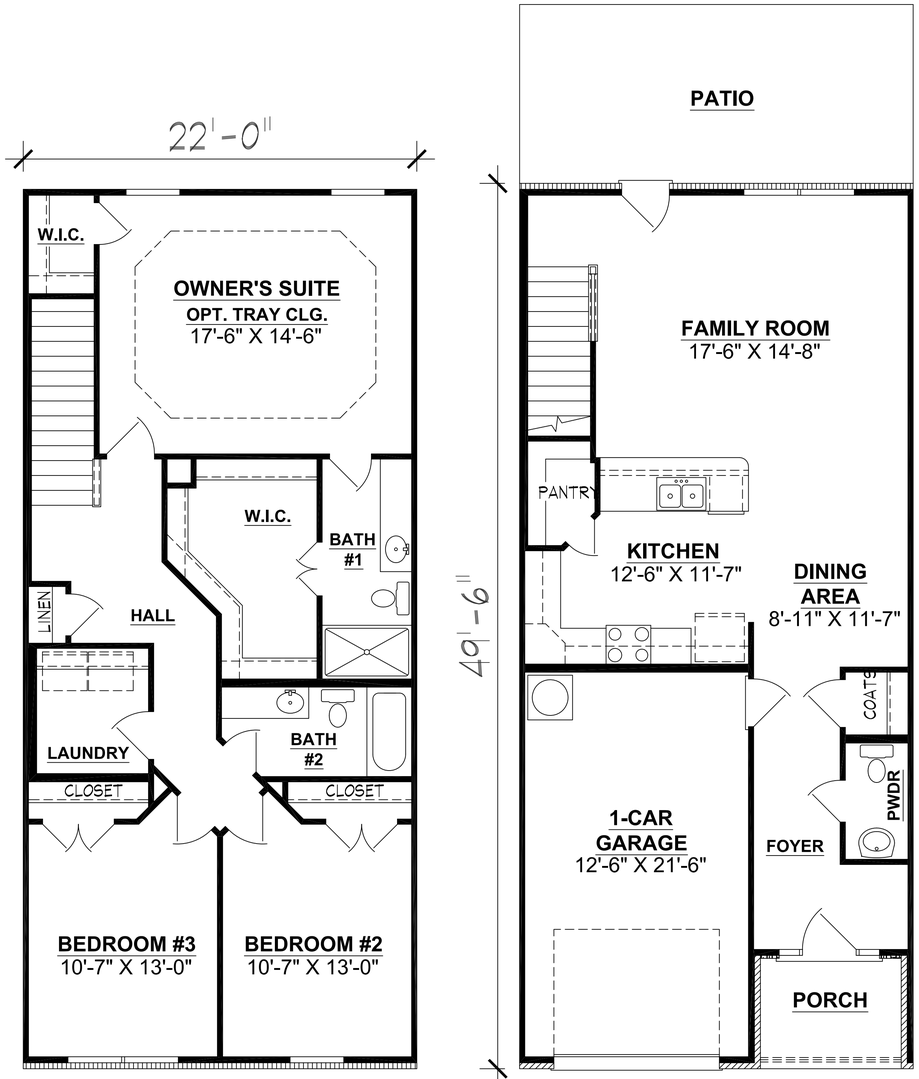
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(615) 896-0019

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1770 Plan



GENERAL FRAMING NOTES:

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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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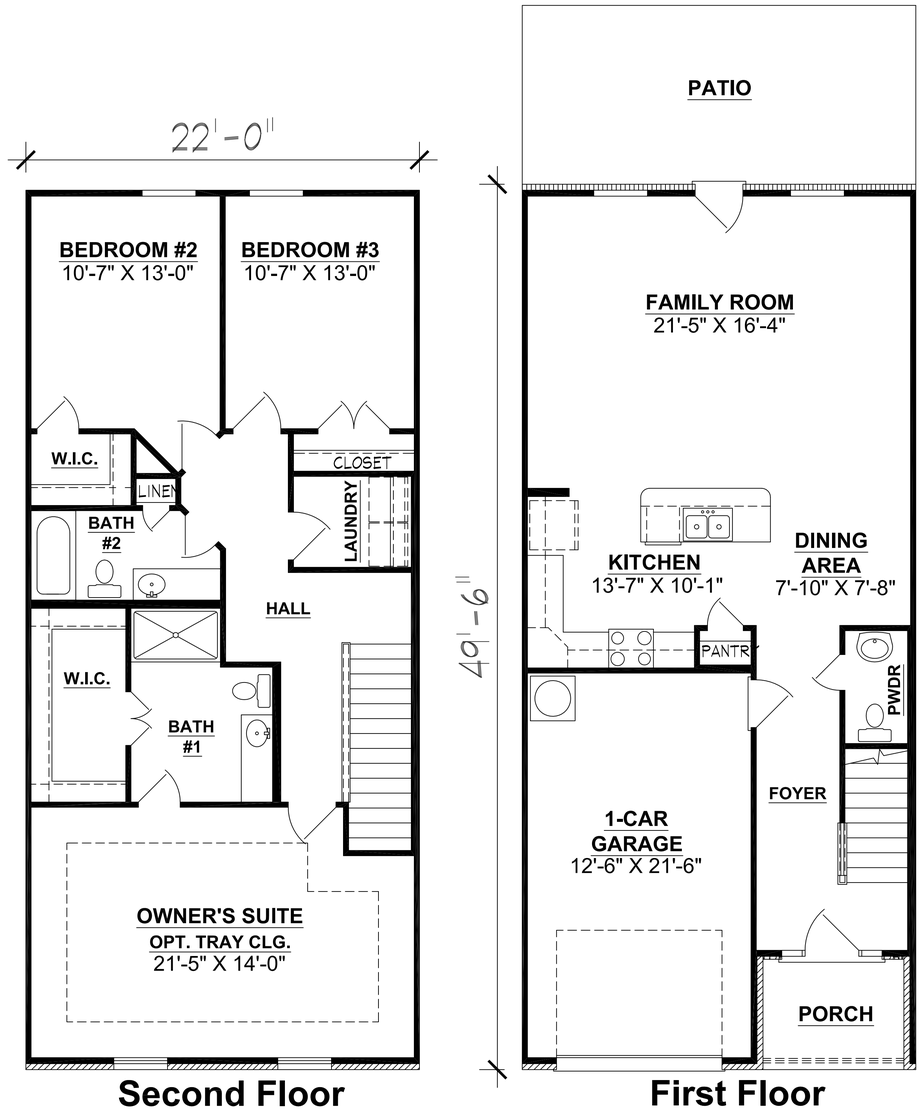
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1769 Plan



Second Floor **First Floor**

GENERAL FRAMING NOTES:

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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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SUITE 300
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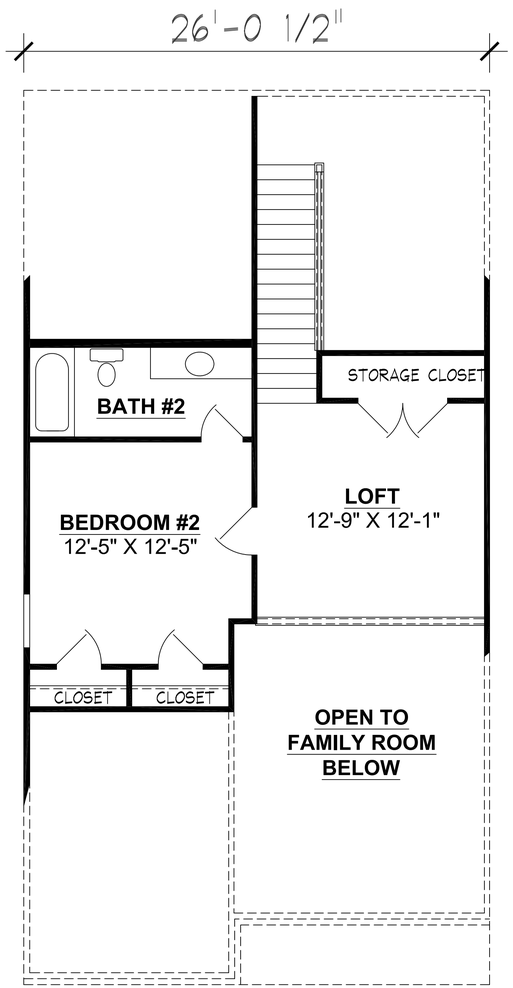
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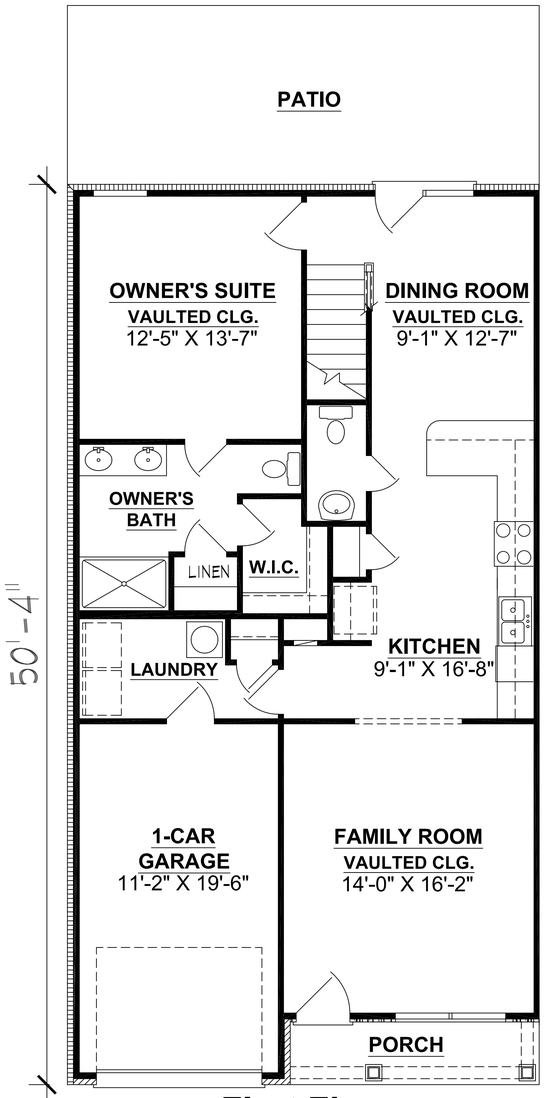
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1471 Plan



Second Floor



First Floor

GENERAL FRAMING NOTES:

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

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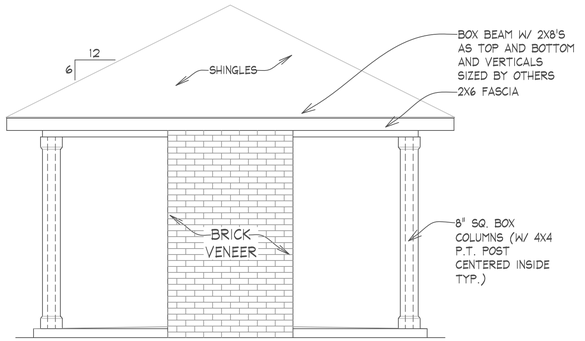
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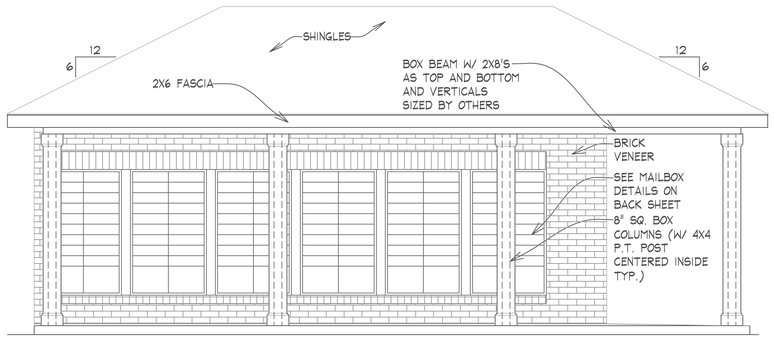
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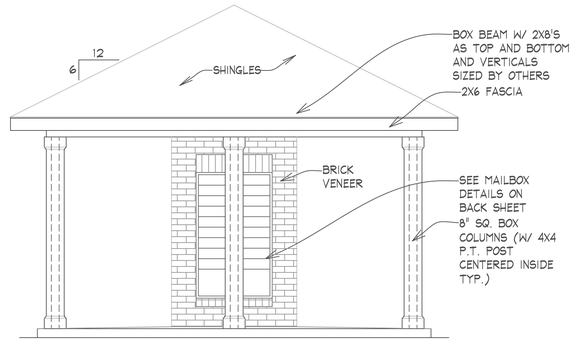
REAR ELEVATION

SCALE 3/8"=1'-0"



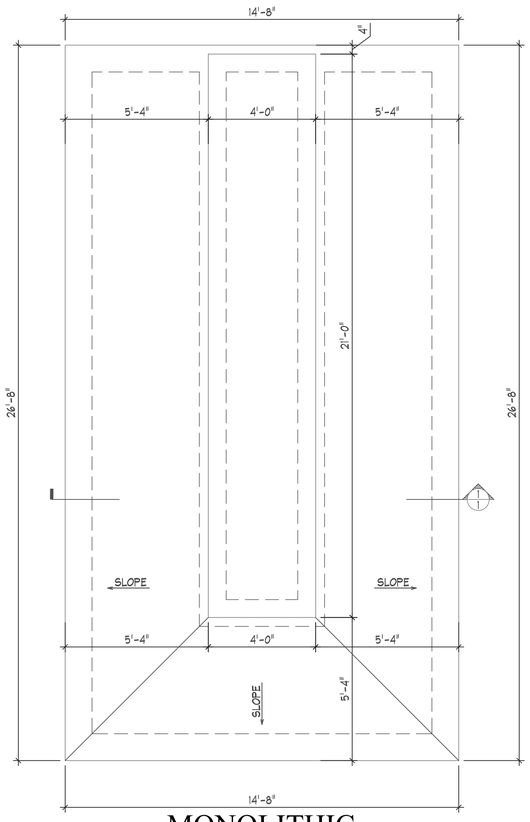
SIDE ELEVATIONS

SCALE 3/8"=1'-0"



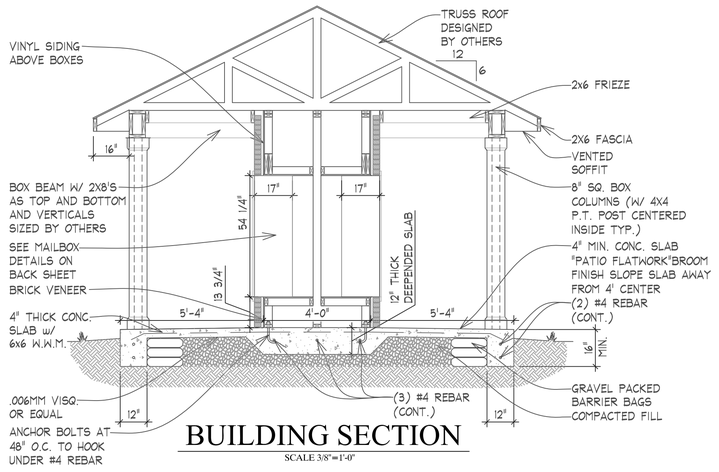
FRONT ELEVATION

SCALE 3/8"=1'-0"



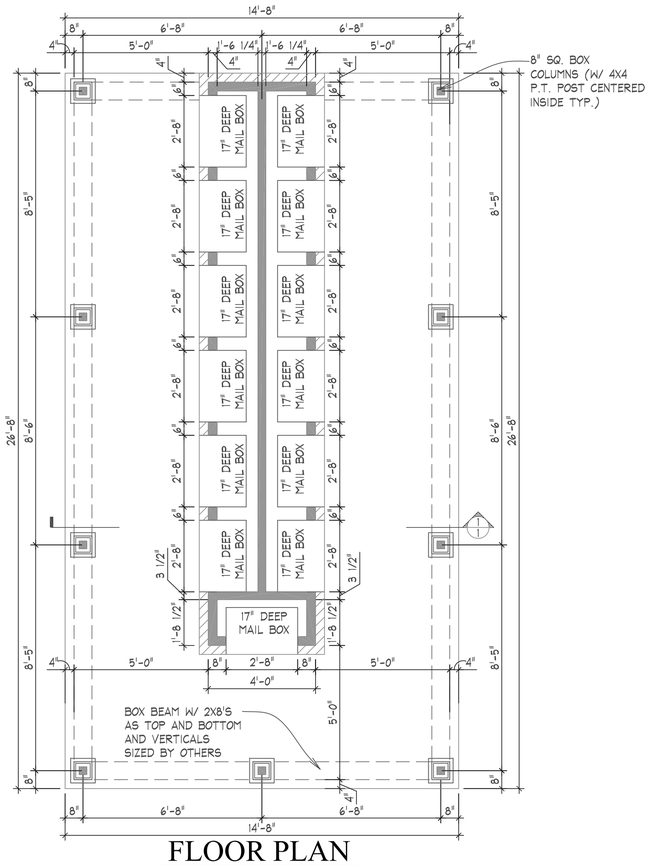
MONOLITHIC FOUNDATION PLAN

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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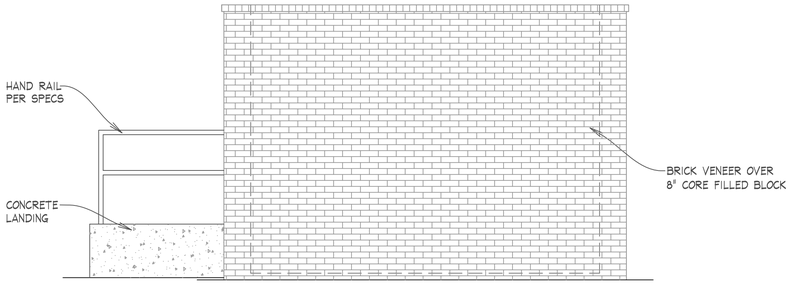
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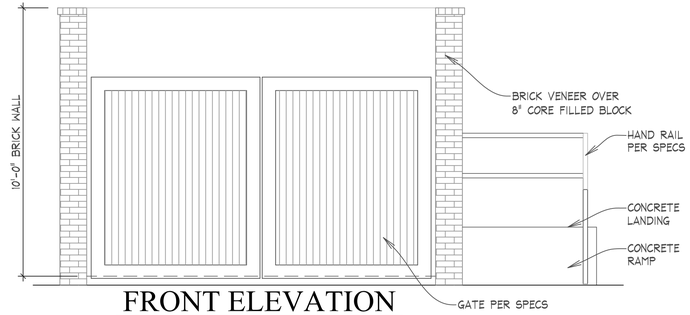
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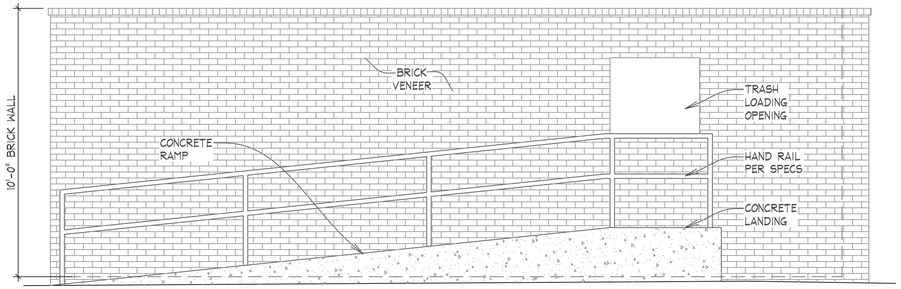
REAR ELEVATION

SCALE 3/8"=1'-0"



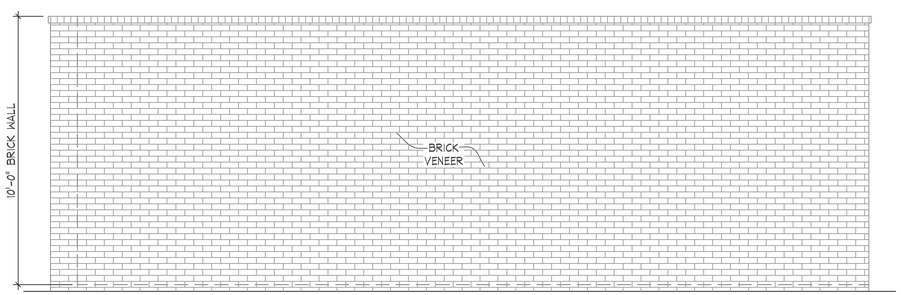
FRONT ELEVATION

SCALE 3/8"=1'-0"



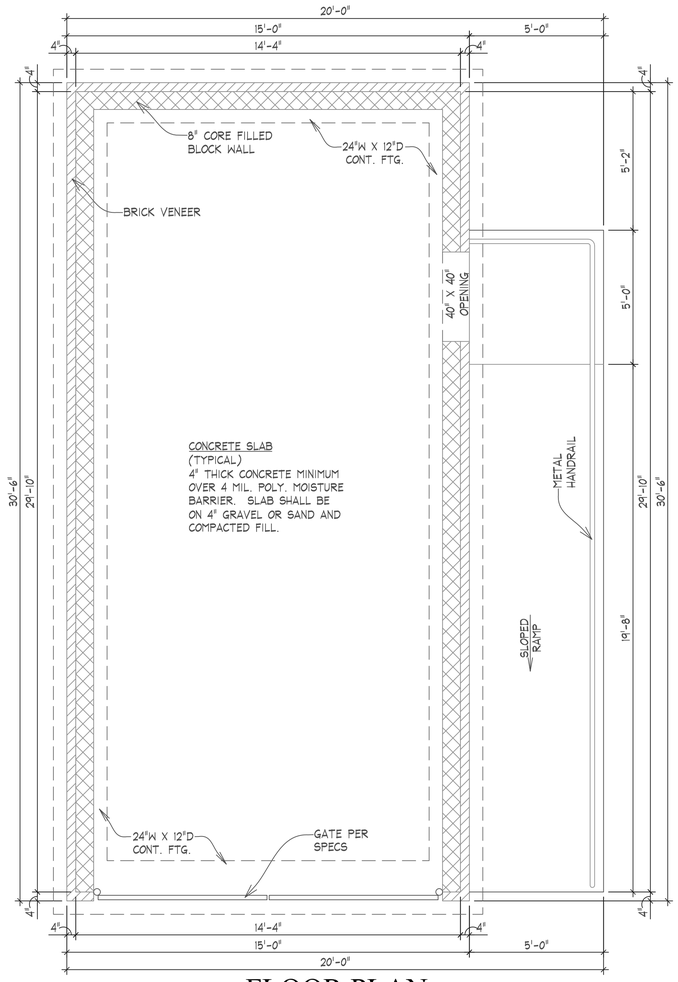
RIGHT SIDE ELEVATION

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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ELEVATION "G"



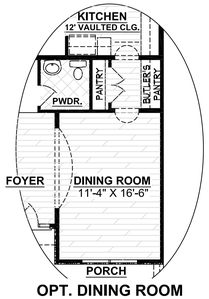
ELEVATION "H"



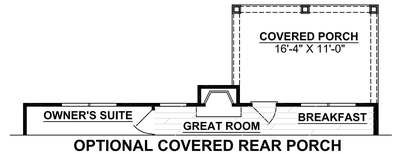
ELEVATION "I"



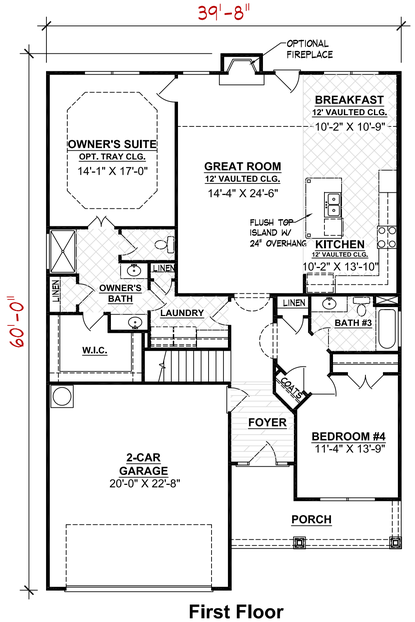
OPTIONAL GLAMOUR OWNER'S BATH



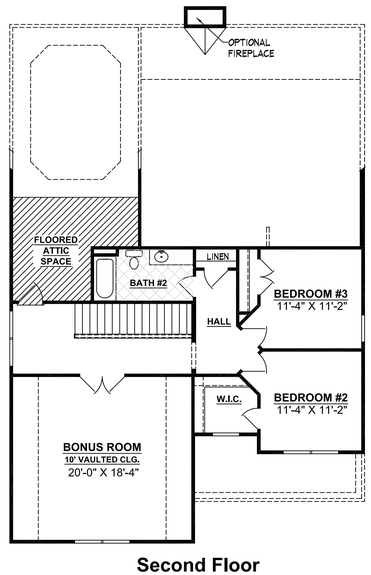
OPT. DINING ROOM



OPTIONAL COVERED REAR PORCH



First Floor



Second Floor

McClure Farms
2618 Plan

REVISIONS

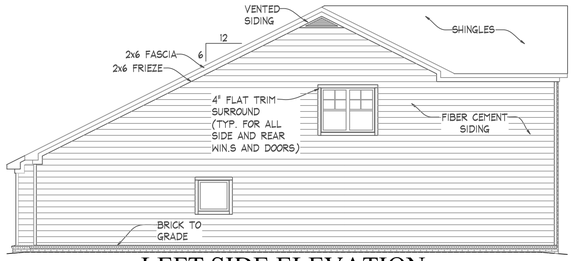
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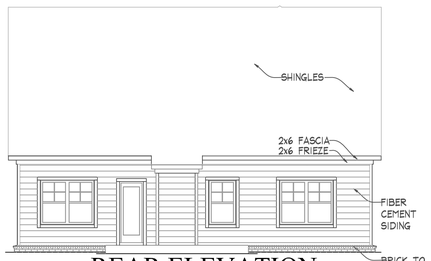
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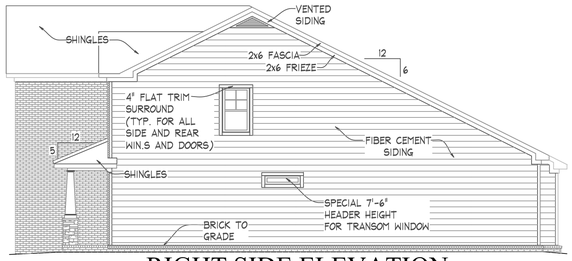
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



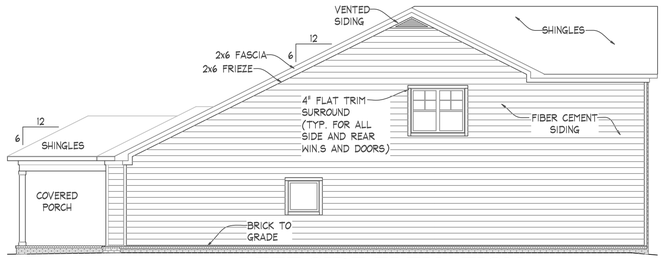
REAR ELEVATION

SCALE 1/8"=1'-0"



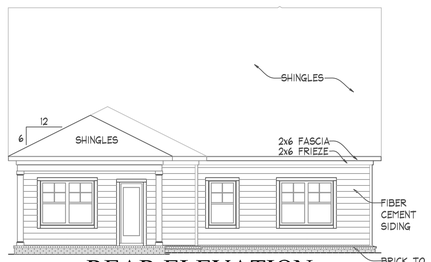
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



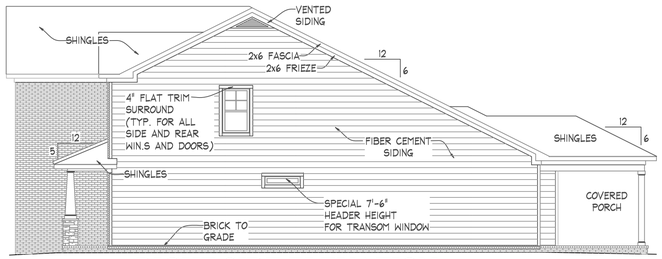
LEFT SIDE ELEVATION
w/ OPT. COVERED PORCH

SCALE 1/8"=1'-0"



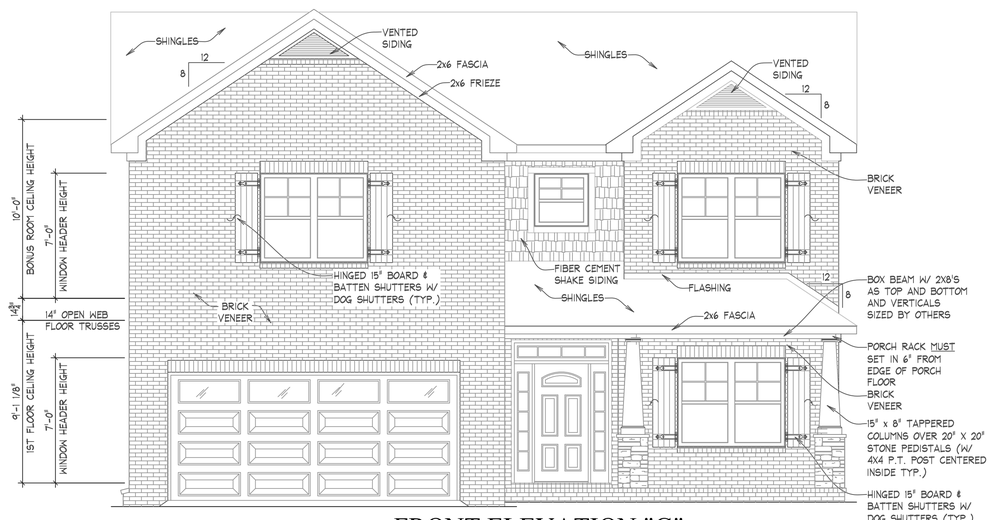
REAR ELEVATION
w/ OPT. COVERED PORCH

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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2. ALLOW 4" FOR ALL BRICK VENEER
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4. ALL FIRST FLOOR WALLS ARE 9'-1 1/8"
5. ALL SECOND FLOOR WALLS ARE 8'-1 1/8"
6. ALL FLOORS TO BE 14" DEEP OPEN WEB TRUSSES

Cottage Collection
2618 PLAN
ELEVATION "G"

REVISIONS

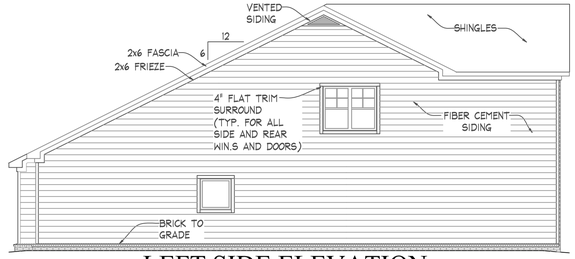
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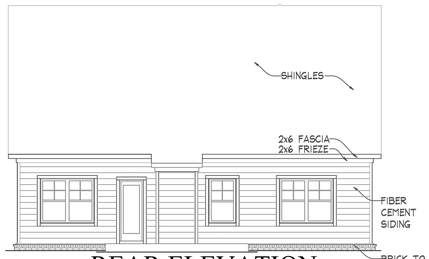
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JOB NO. 2618
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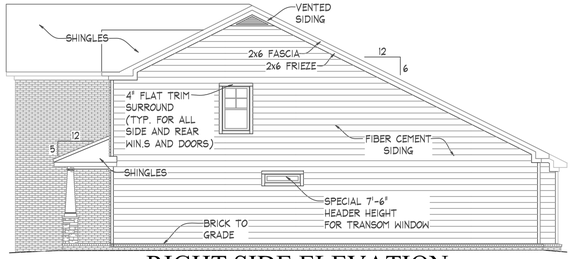
LEFT SIDE ELEVATION

SCALE 1/8 "=1'-0"



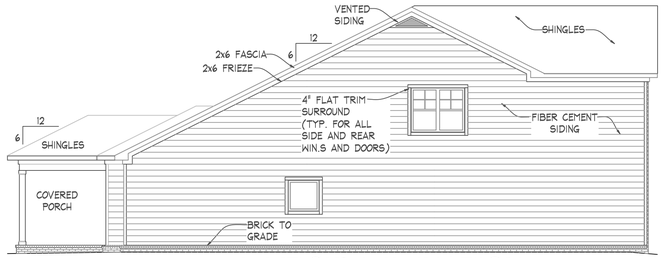
REAR ELEVATION

SCALE 1/8 "=1'-0"



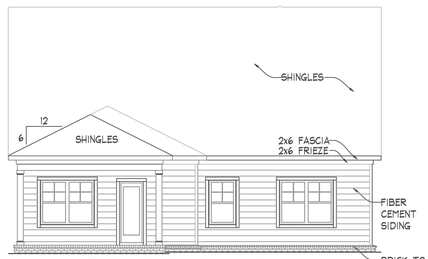
RIGHT SIDE ELEVATION

SCALE 1/8 "=1'-0"



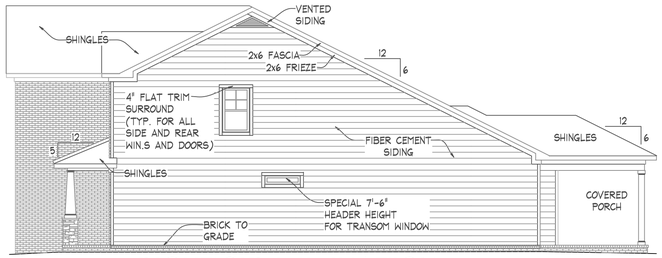
LEFT SIDE ELEVATION
w/ OPT. COVERED PORCH

SCALE 1/8 "=1'-0"



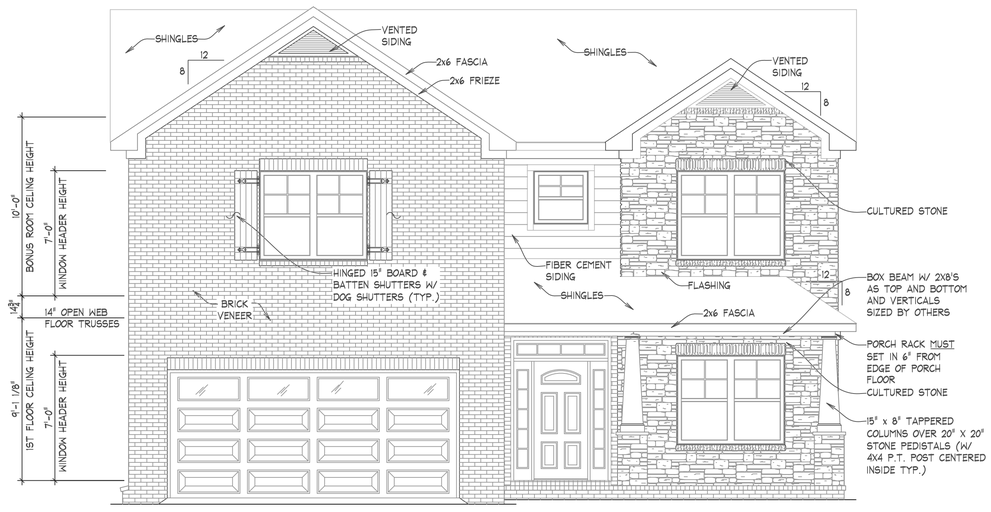
REAR ELEVATION
w/ OPT. COVERED PORCH

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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Cottage Collection
2618 PLAN
ELEVATION "H"

REVISIONS

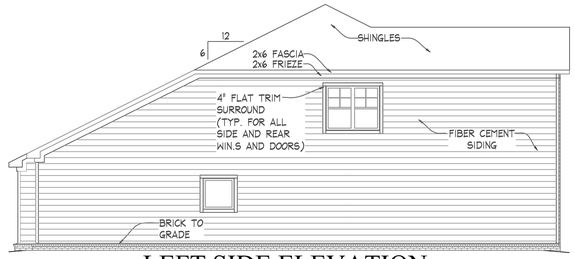
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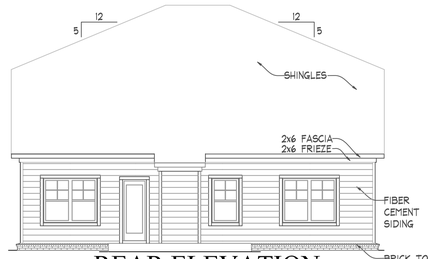
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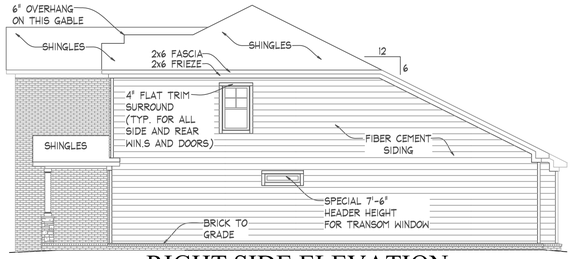
LEFT SIDE ELEVATION

SCALE 1/8 "=1'-0"



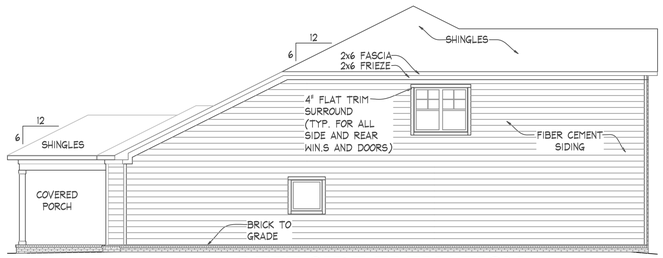
REAR ELEVATION

SCALE 1/8 "=1'-0"



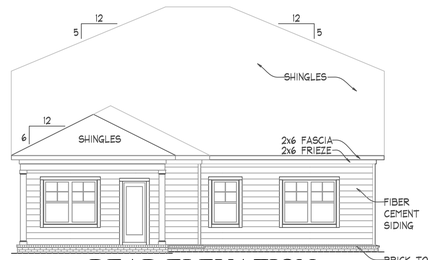
RIGHT SIDE ELEVATION

SCALE 1/8 "=1'-0"



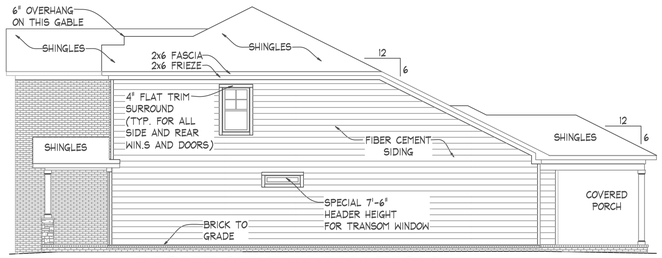
LEFT SIDE ELEVATION
w/ OPT. COVERED PORCH

SCALE 1/8 "=1'-0"



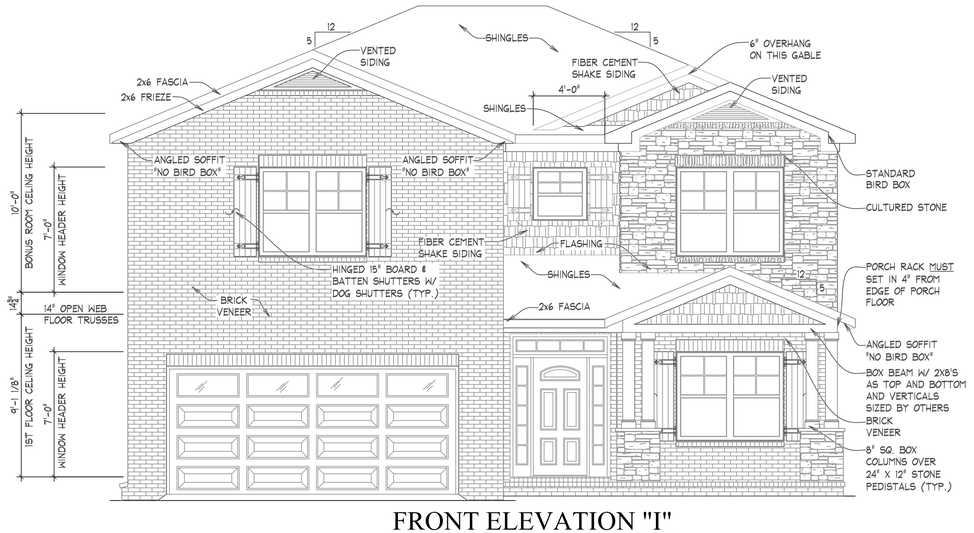
REAR ELEVATION
w/ OPT. COVERED PORCH

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

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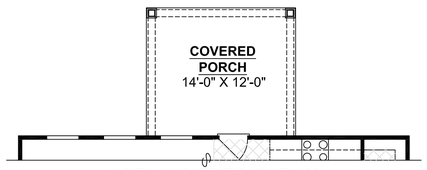
ELEVATION "G"



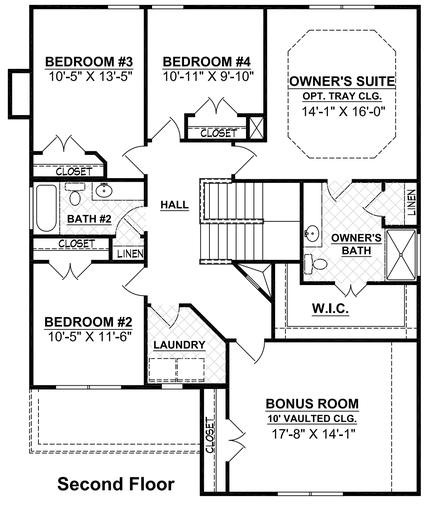
ELEVATION "H"



ELEVATION "I"



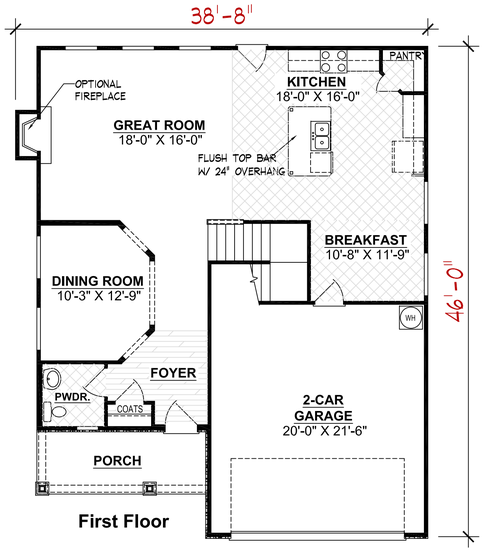
OPT. COVERED PORCH



Second Floor



OPTIONAL GLAMOUR
OWNER'S BATH



First Floor

McClure Farms
2540 Plan

REVISIONS

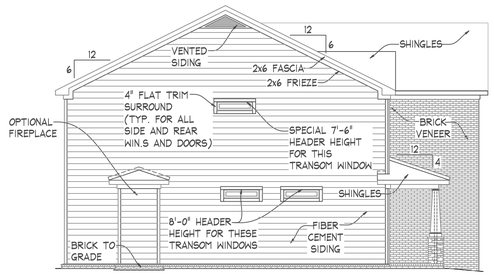
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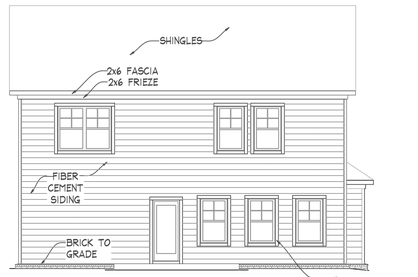
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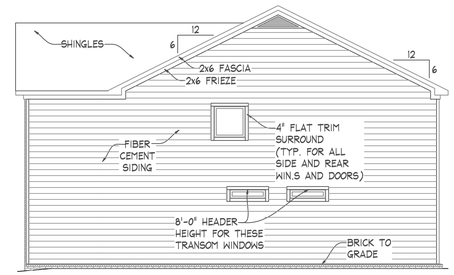
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



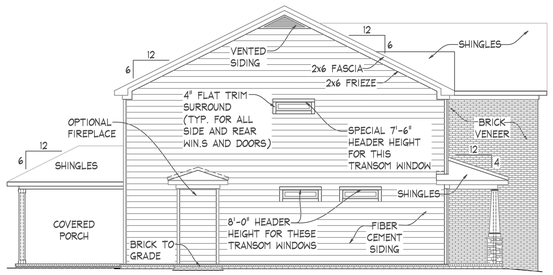
REAR ELEVATION

SCALE 1/8"=1'-0"



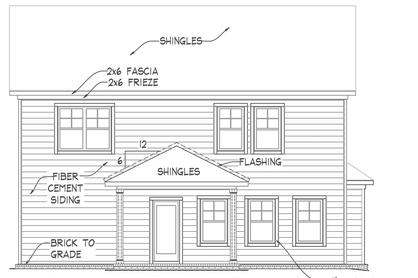
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



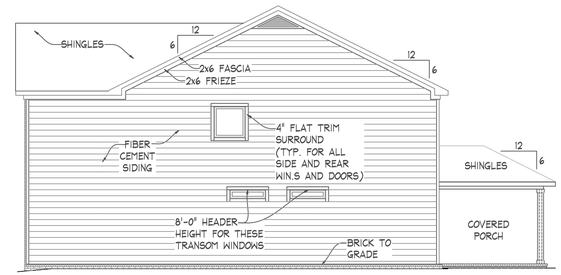
LEFT SIDE ELEVATION W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



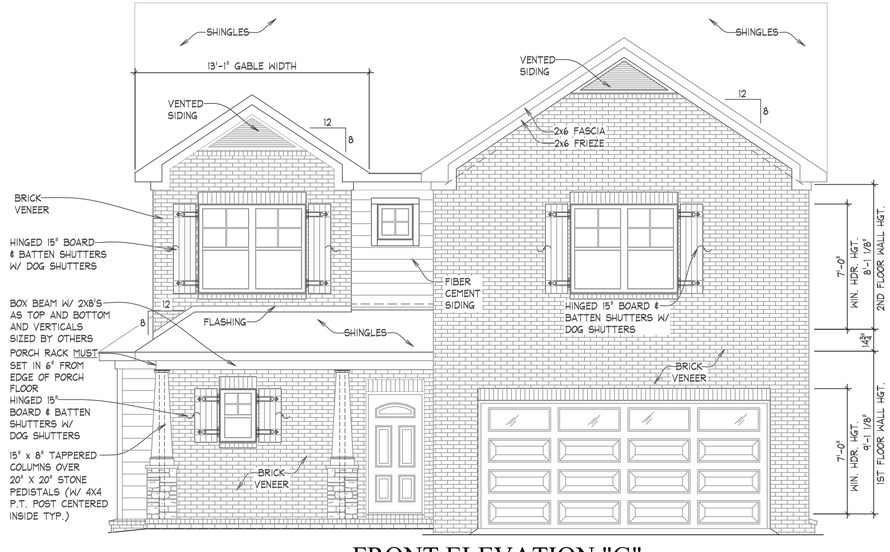
REAR ELEVATION W/ COVERED REAR PORCH

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 2540 PLAN ELEVATION "G"

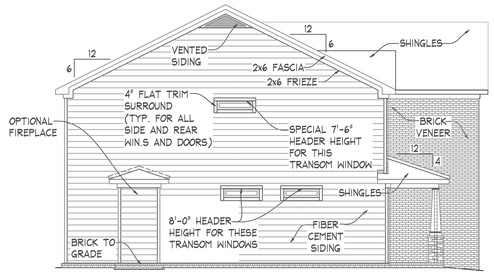
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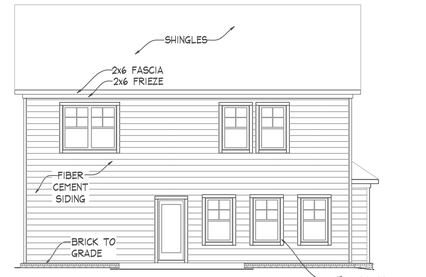
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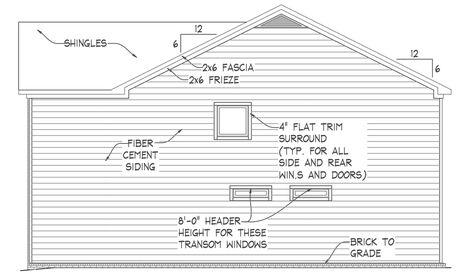
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



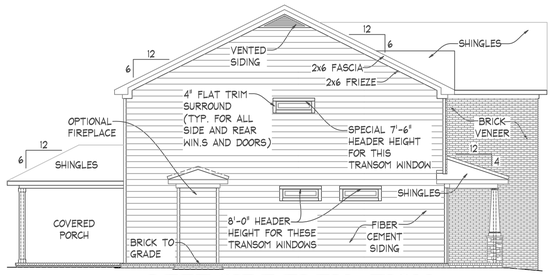
REAR ELEVATION

SCALE 1/8"=1'-0"



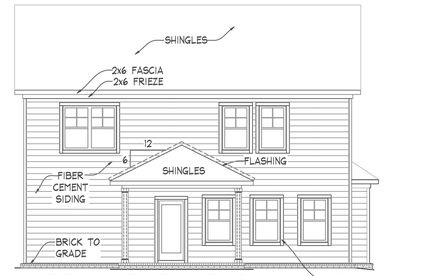
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



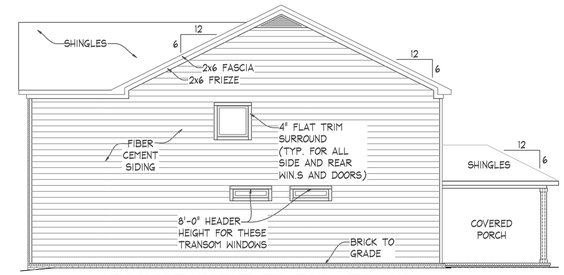
LEFT SIDE ELEVATION W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



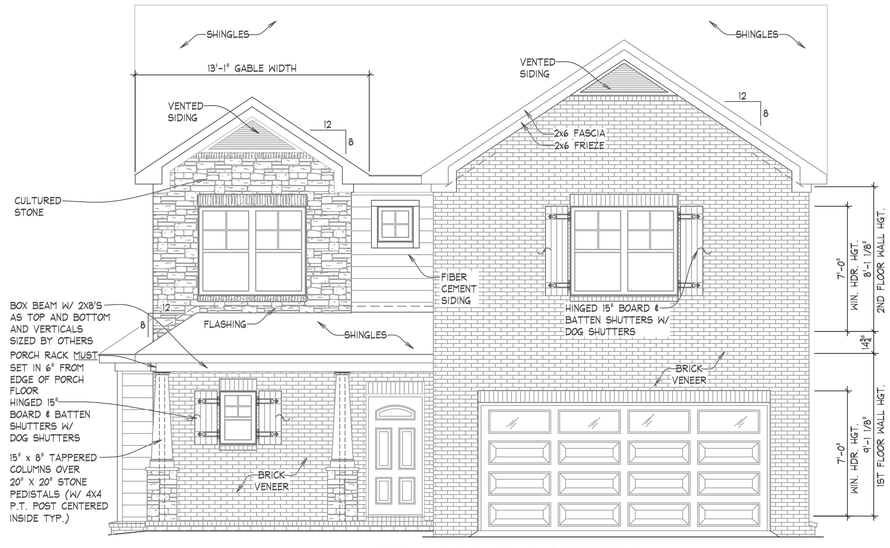
REAR ELEVATION W/ COVERED REAR PORCH

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 2540 PLAN ELEVATION "H"

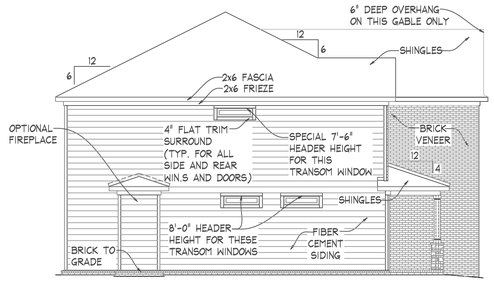
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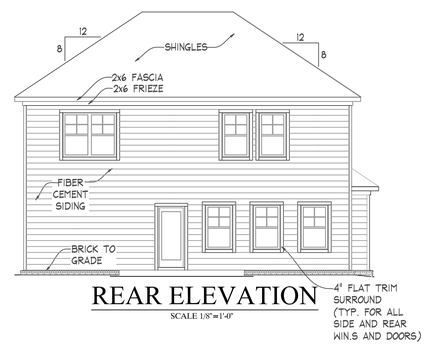
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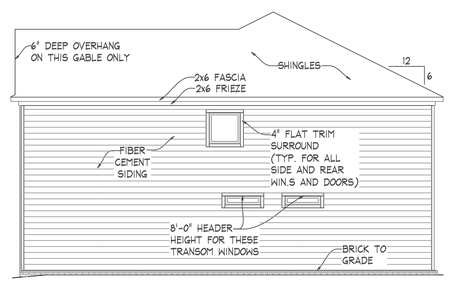
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



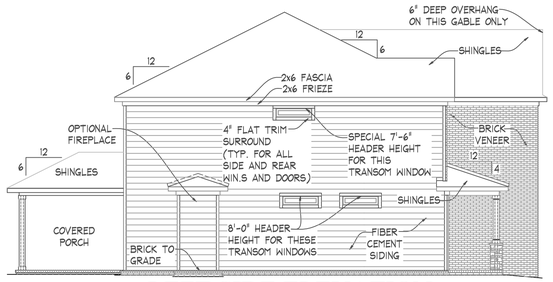
REAR ELEVATION

SCALE 1/8"=1'-0"



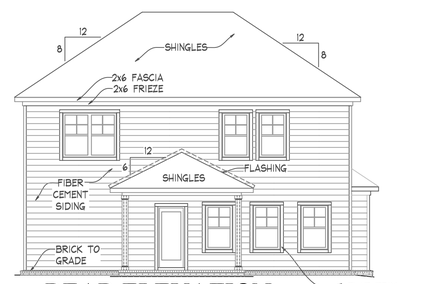
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



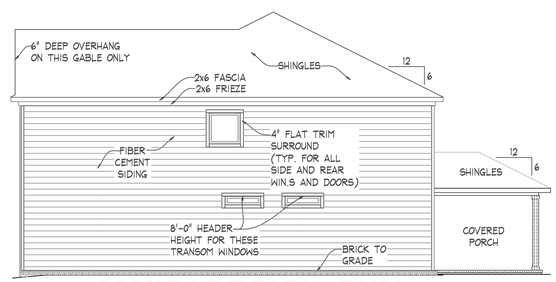
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



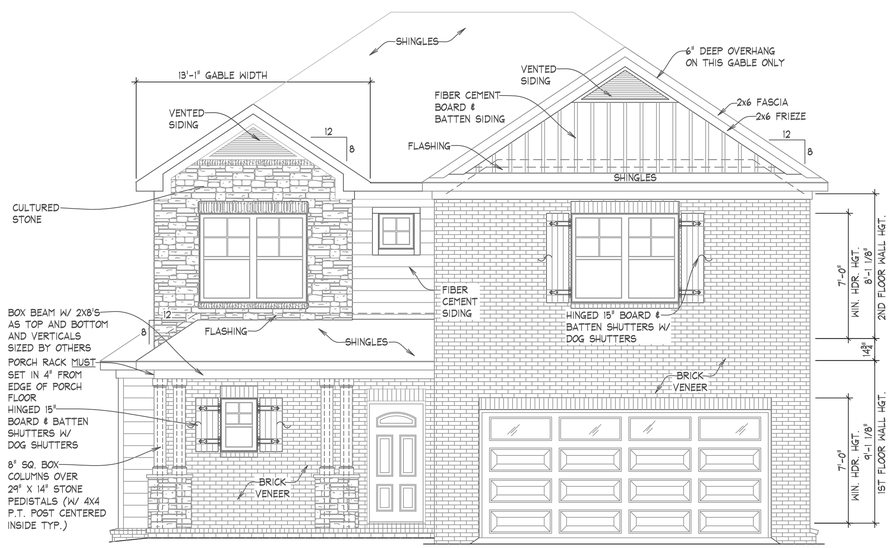
REAR ELEVATION
W/ COVERED REAR PORCH

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:

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

Cottage Collection
2540 PLAN
ELEVATION "I"

REVISIONS

OLE SOUTH PROPERTIES, INC.

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

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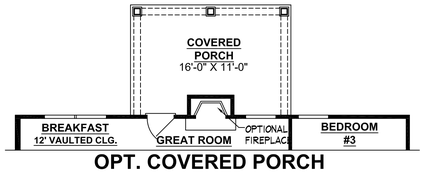
ELEVATION "G"



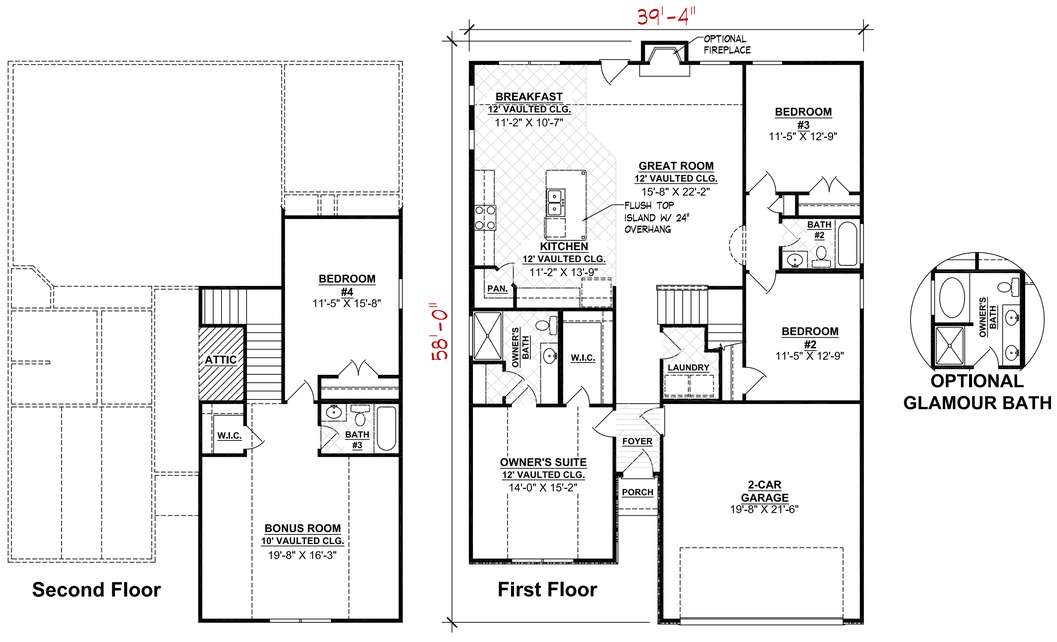
ELEVATION "H"



ELEVATION "I"



OPT. COVERED PORCH



Second Floor

First Floor

OPTIONAL
GLAMOUR BATH

McClure Farms
2282 Plan

REVISIONS

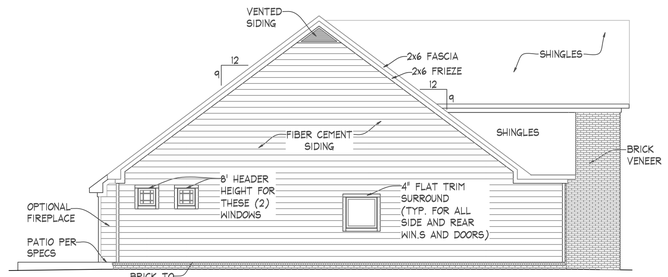
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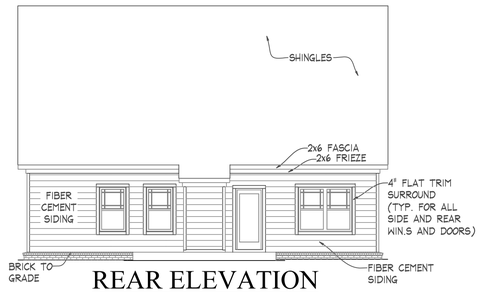
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ADA
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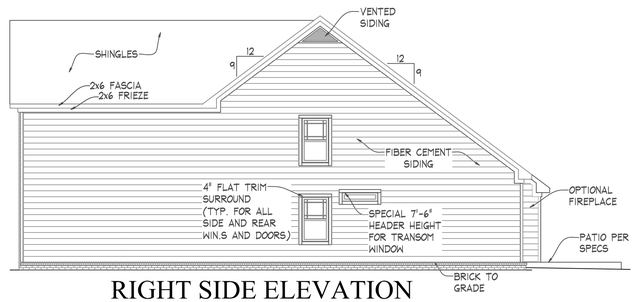
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



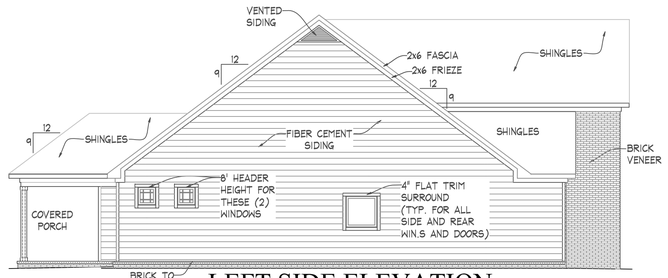
REAR ELEVATION

SCALE 1/8"=1'-0"



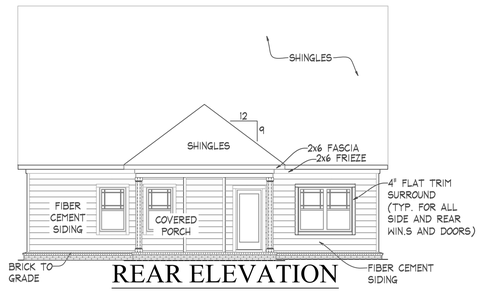
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



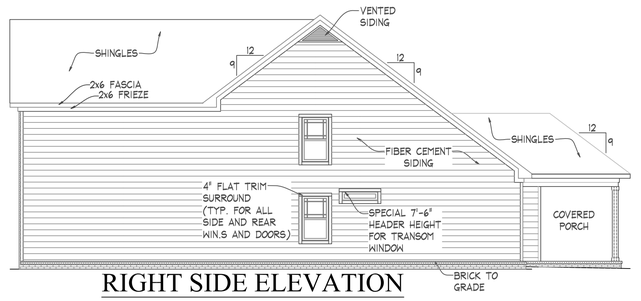
LEFT SIDE ELEVATION W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



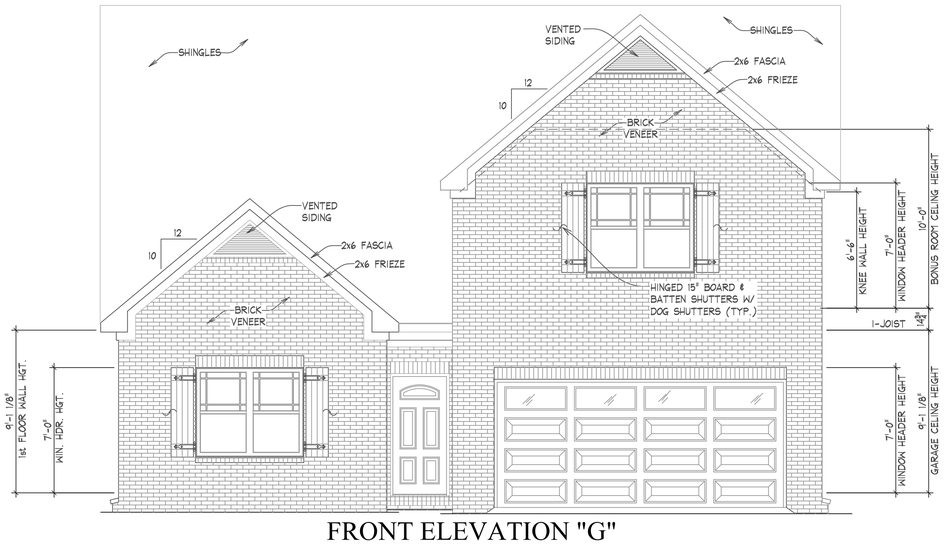
REAR ELEVATION W/ COVERED REAR PORCH

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"

GENERAL FRAMING NOTES:

1. ALL EXTERIOR WALLS ARE 4" 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 "G"

REVISIONS

O·L·E SOUTH PROPERTIES, INC.

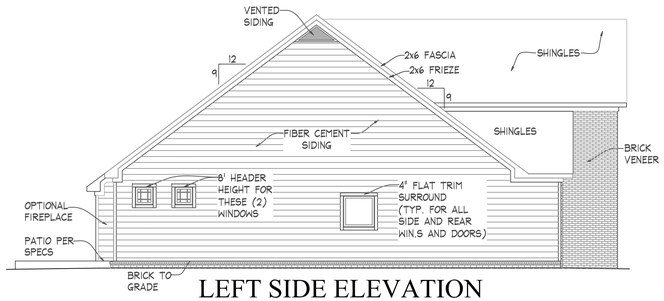
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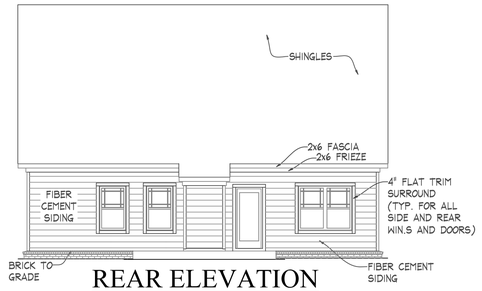
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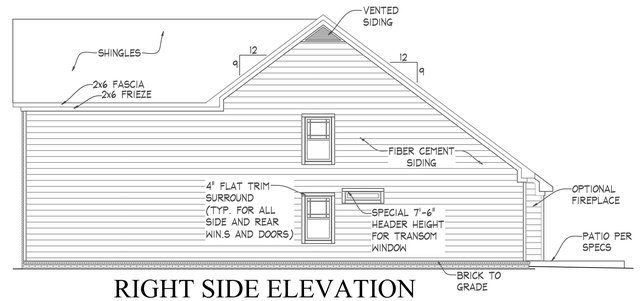
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



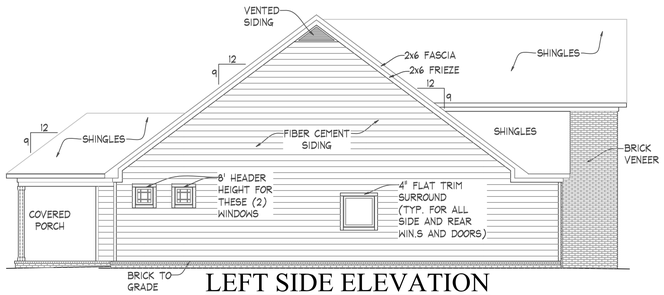
REAR ELEVATION

SCALE 1/8"=1'-0"



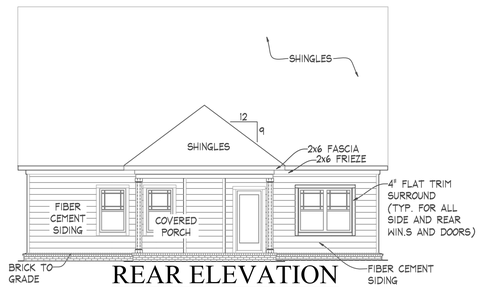
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



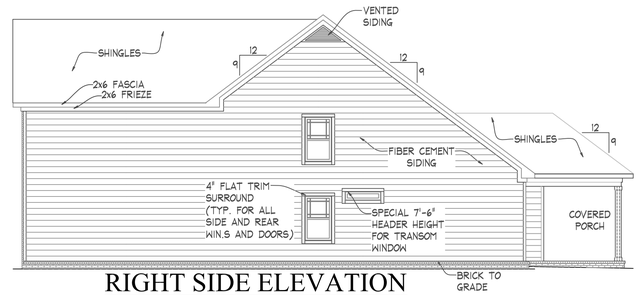
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



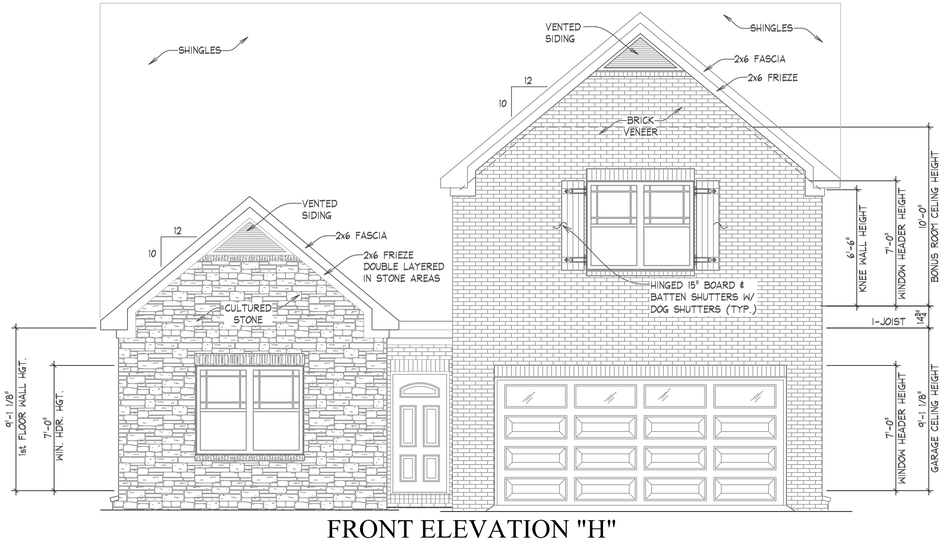
REAR ELEVATION
W/ COVERED REAR PORCH

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"

GENERAL FRAMING NOTES:

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Cottage Collection
2282 PLAN
ELEVATION "H"

REVISIONS

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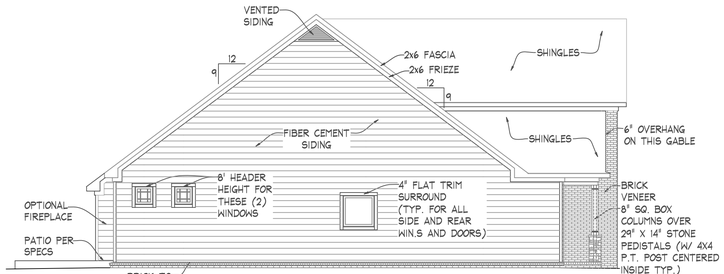
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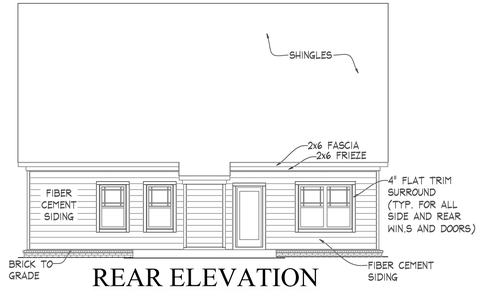
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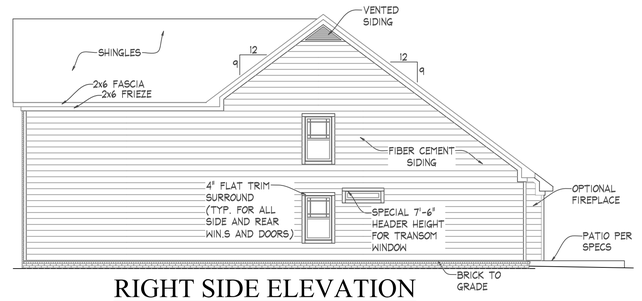
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



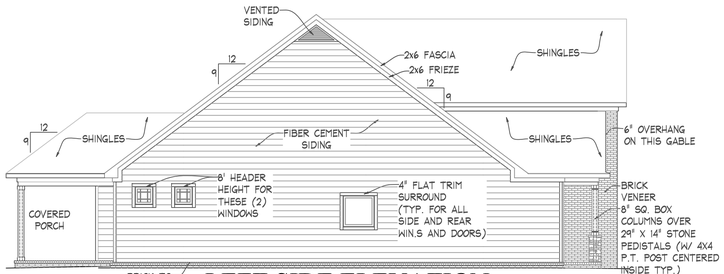
REAR ELEVATION

SCALE 1/8"=1'-0"



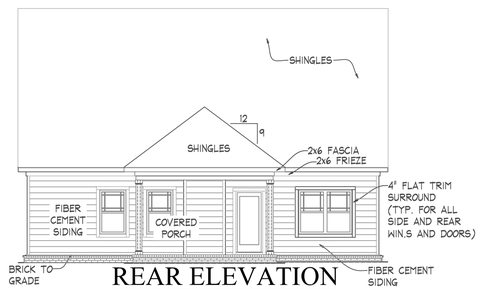
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



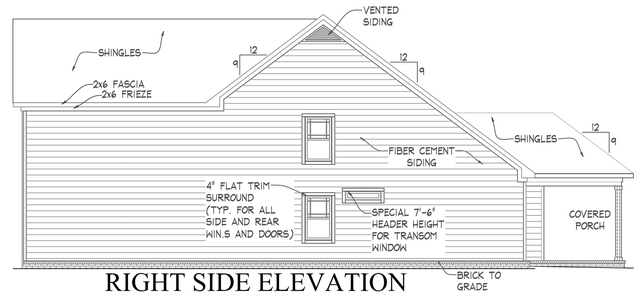
LEFT SIDE ELEVATION W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



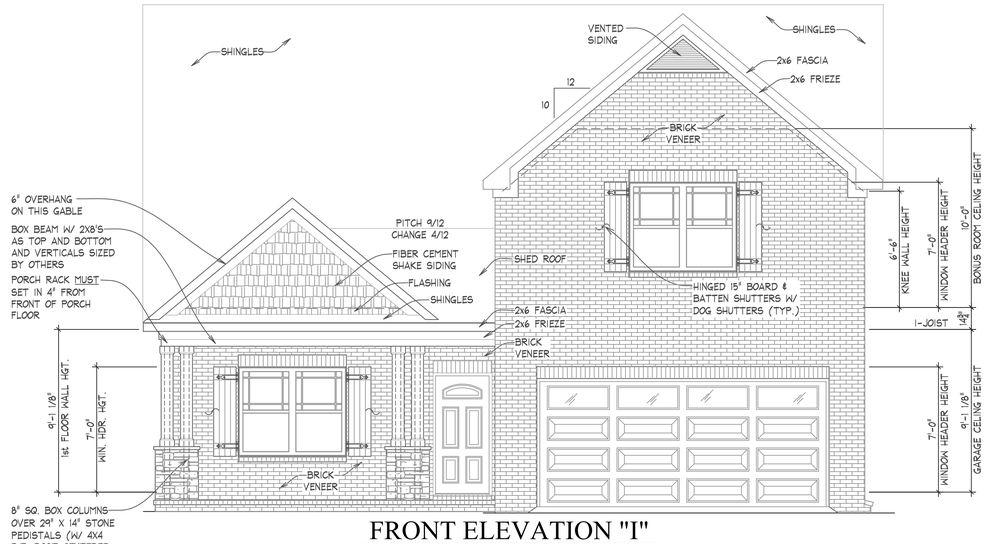
REAR ELEVATION W/ COVERED REAR PORCH

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"

GENERAL FRAMING NOTES:

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Cottage Collection
2282 PLAN
ELEVATION "I"

REVISIONS

OLE SOUTH PROPERTIES, INC.

262 ROBERT ROSE DRIVE
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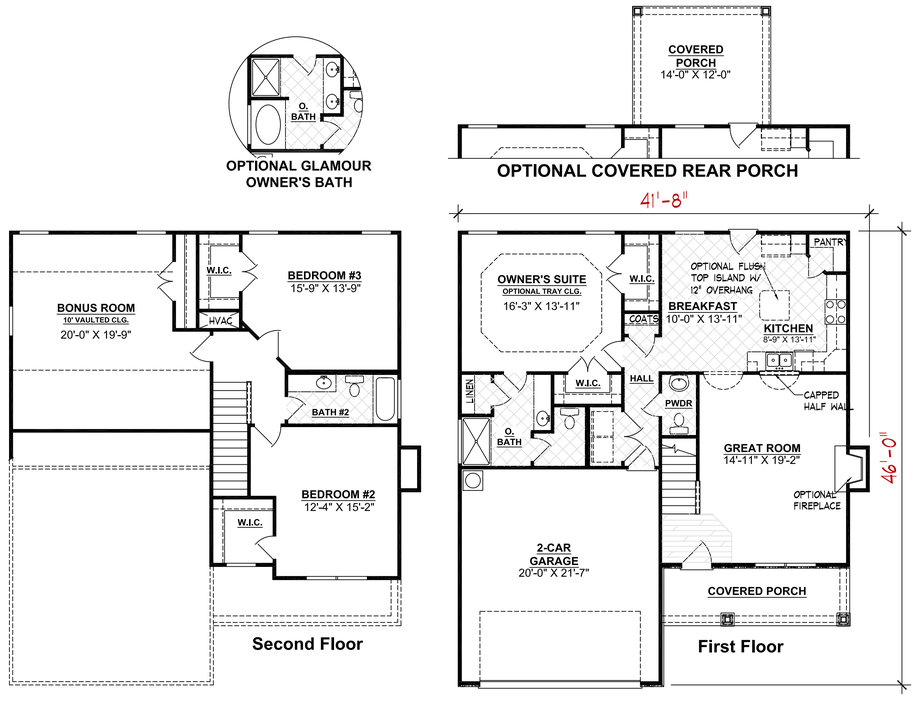
ELEVATION "G"



ELEVATION "H"



ELEVATION "I"



McClure Farms
2187 Plan

REVISIONS

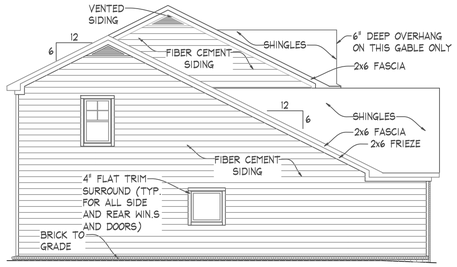
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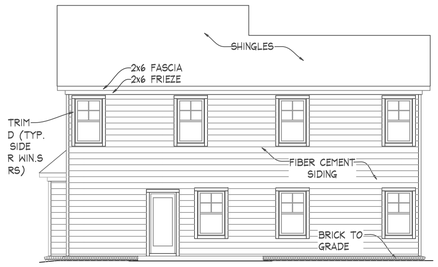
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SHEET
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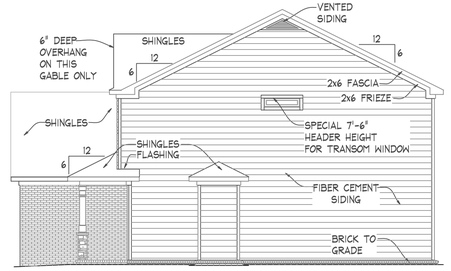
LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



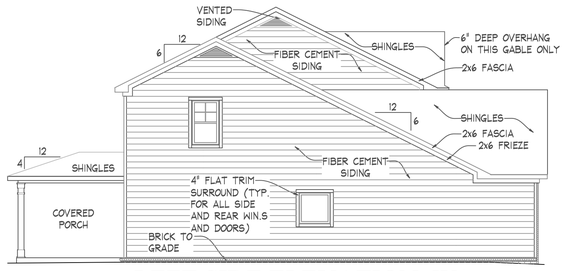
REAR ELEVATION

SCALE 1/4"=1'-0"



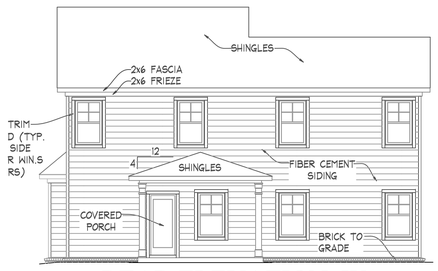
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



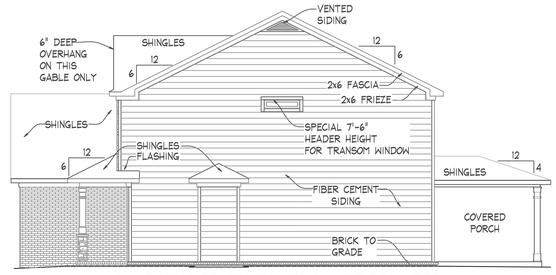
LEFT SIDE ELEVATION W/ COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



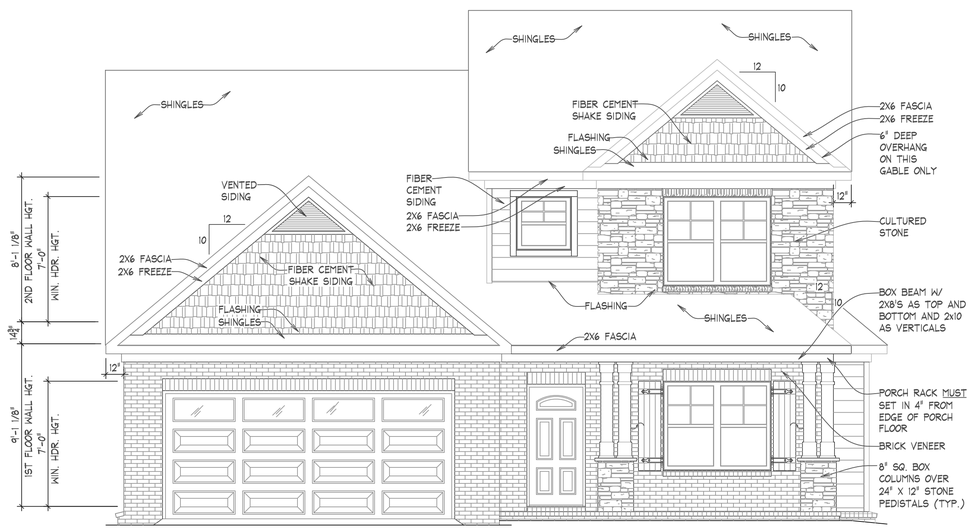
REAR ELEVATION W/ COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION W/ COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



FRONT ELEVATION "G"

SCALE 3/8"=1'-0"

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Cottage Collection
2187 PLAN
ELEVATION "G"

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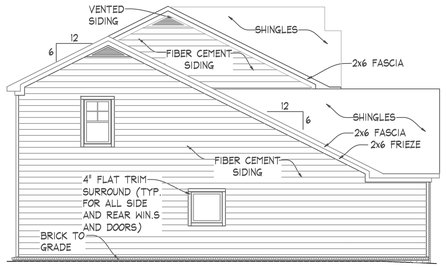
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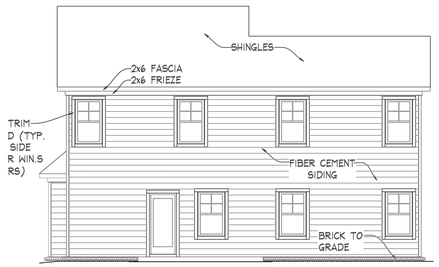
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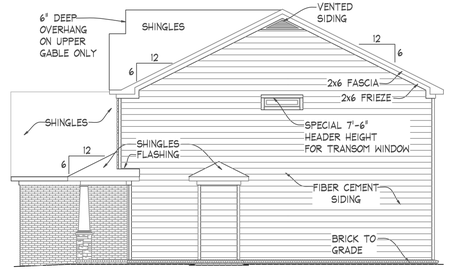
LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



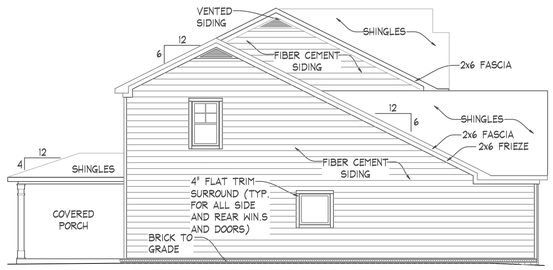
REAR ELEVATION

SCALE 1/4"=1'-0"



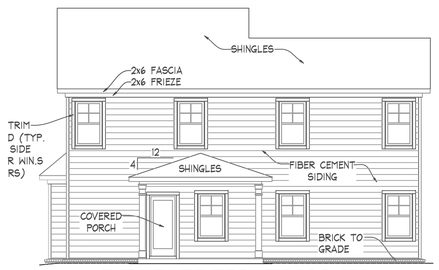
RIGHT SIDE ELEVATION

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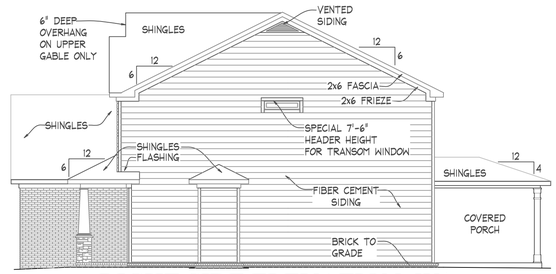
LEFT SIDE ELEVATION W/
COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



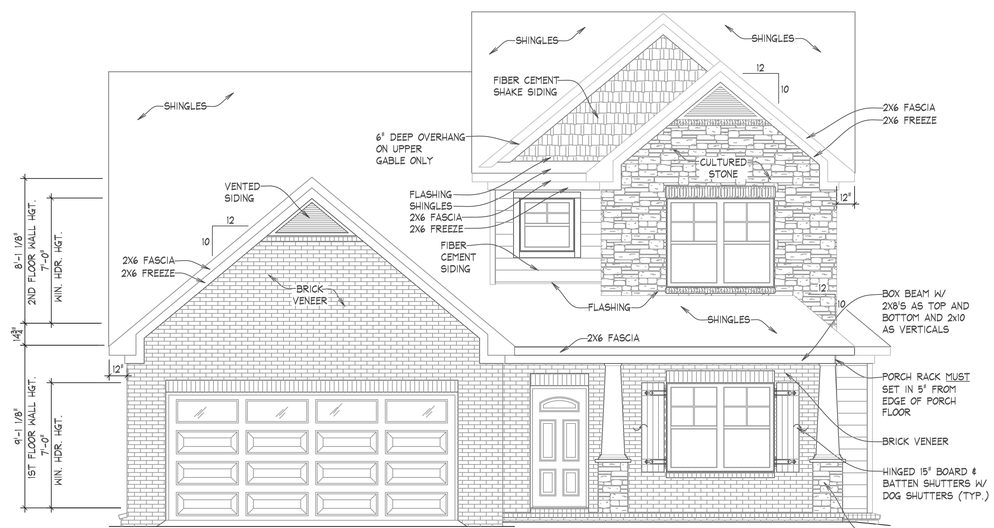
REAR ELEVATION W/
COVERED REAR PORCH OPTION

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"

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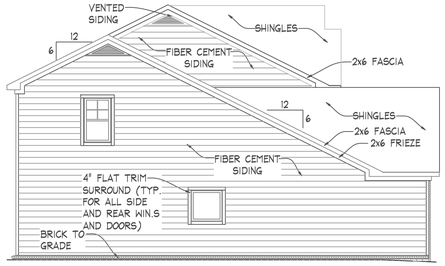
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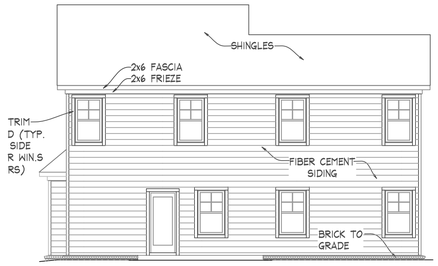
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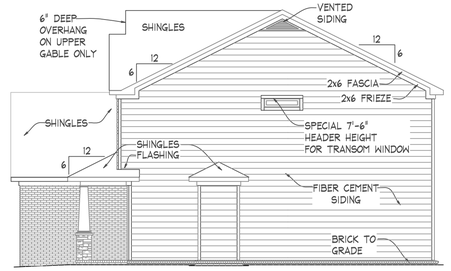
LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



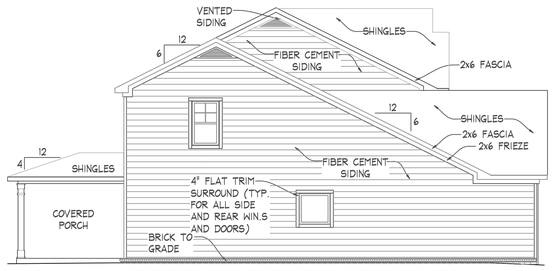
REAR ELEVATION

SCALE 1/4"=1'-0"



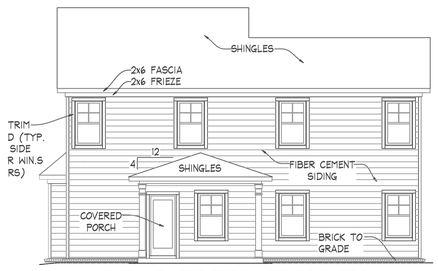
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



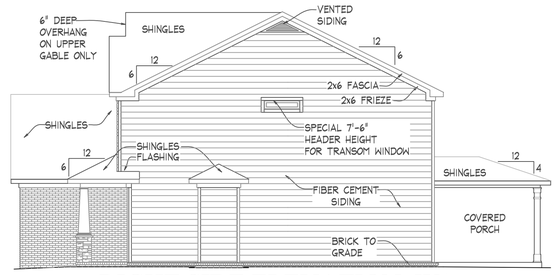
LEFT SIDE ELEVATION W/
COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



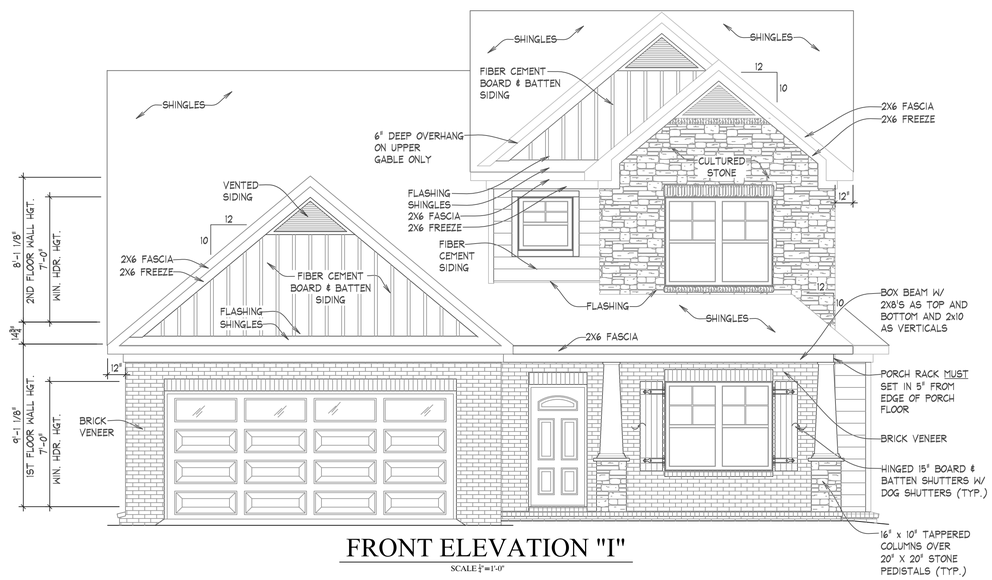
REAR ELEVATION W/
COVERED REAR PORCH OPTION

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"

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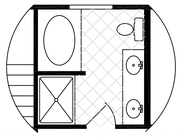
ELEVATION "G"



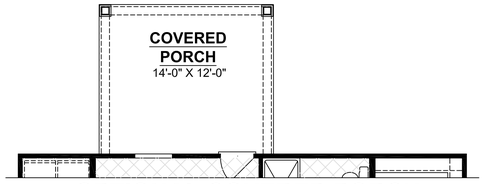
ELEVATION "H"



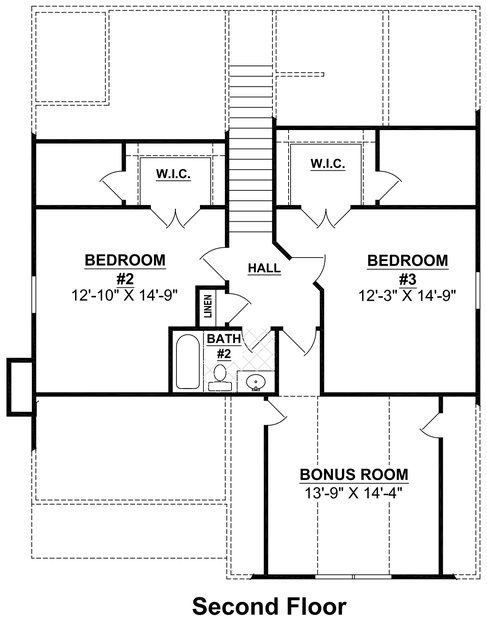
ELEVATION "I"



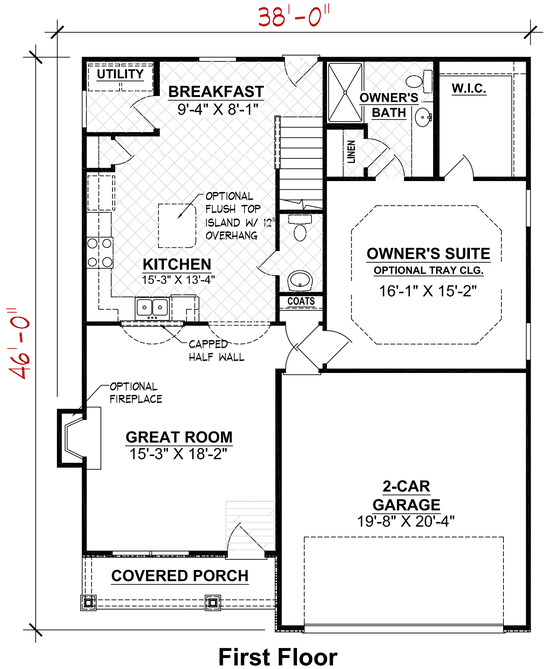
OPTIONAL GLAMOUR OWNER'S BATH



OPTIONAL COVERED PORCH



Second Floor



First Floor

McClure Farms
1989 Plan

REVISIONS

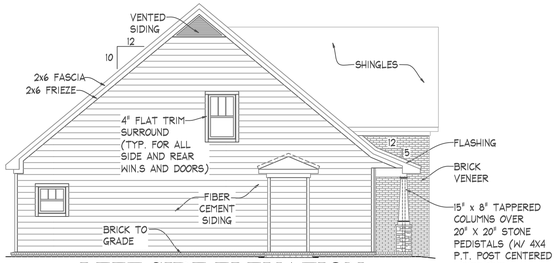
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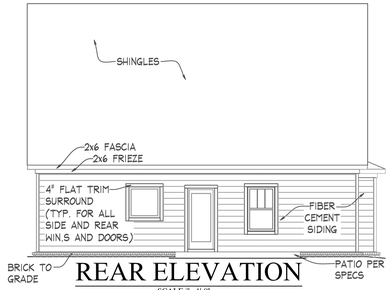
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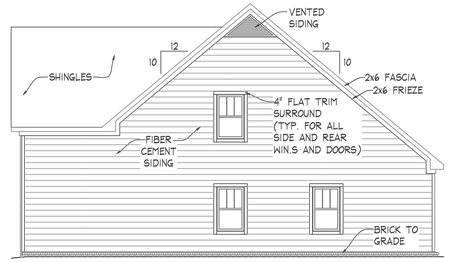
LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



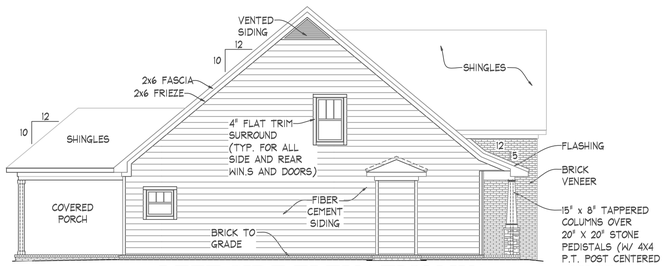
REAR ELEVATION

SCALE 1/4"=1'-0"



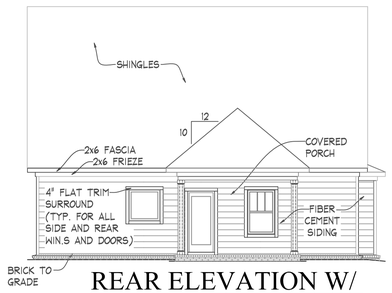
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



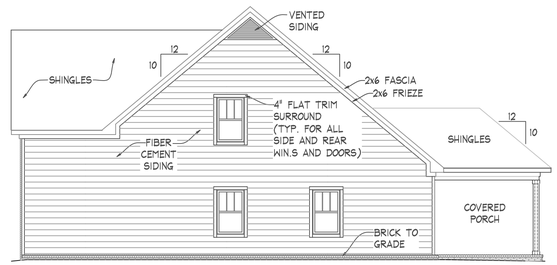
LEFT SIDE ELEVATION W/
COVERED REAR PORCH OPTION

SCALE 1/4"=1'-0"



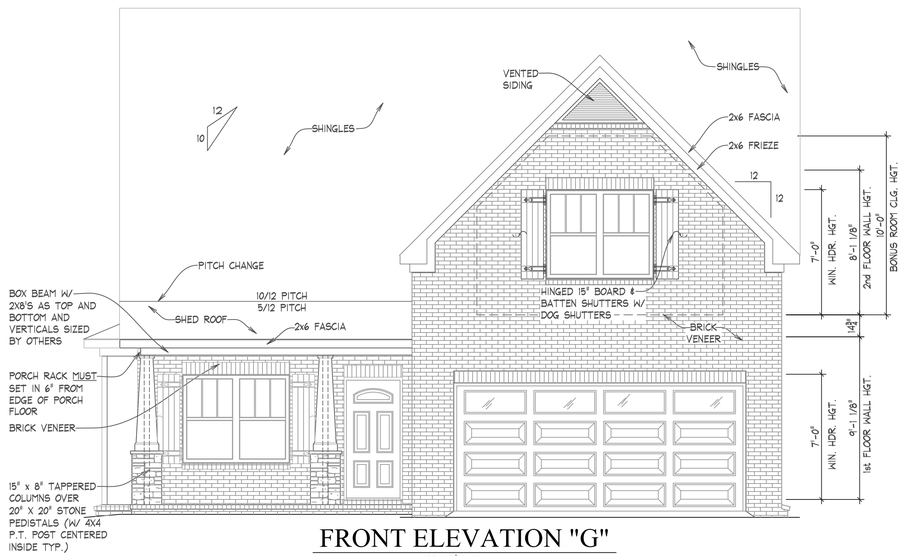
REAR ELEVATION W/
COVERED REAR PORCH OPTION

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"

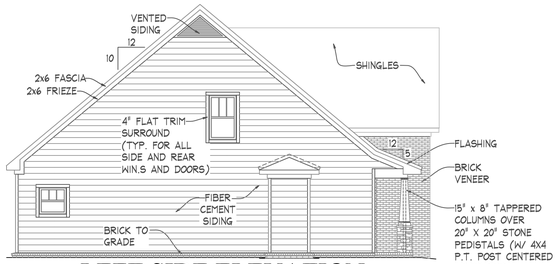
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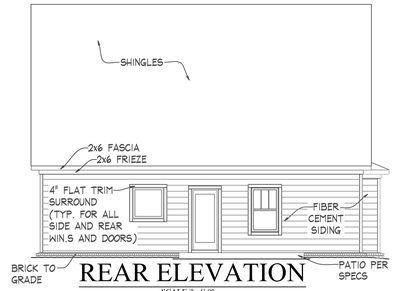
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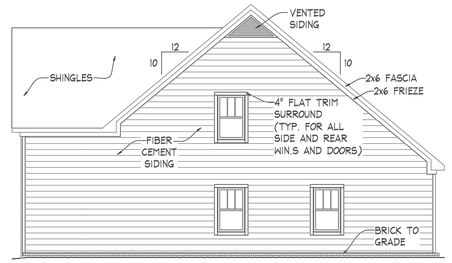
LEFT SIDE ELEVATION

SCALE:1"=1'-0"



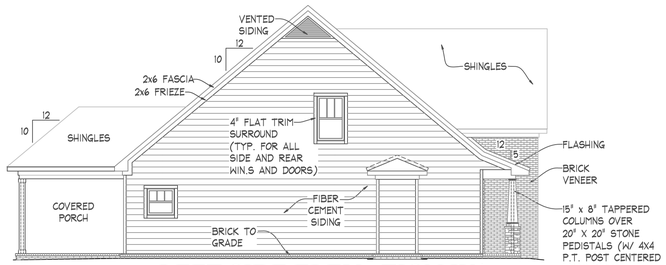
REAR ELEVATION

SCALE:1"=1'-0"



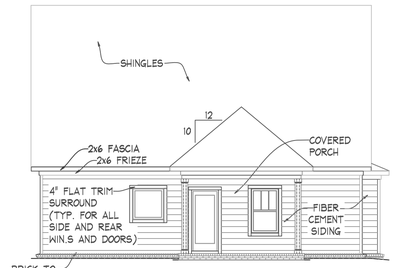
RIGHT SIDE ELEVATION

SCALE:1"=1'-0"



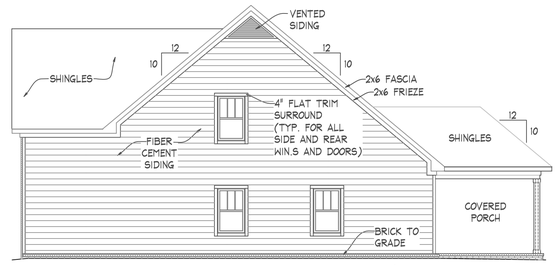
LEFT SIDE ELEVATION W/ COVERED REAR PORCH OPTION

SCALE:1"=1'-0"



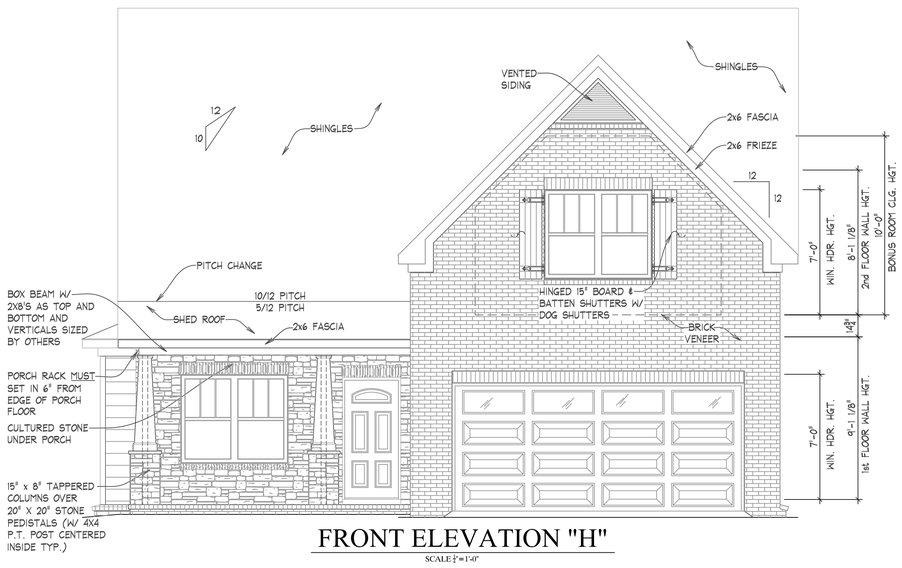
REAR ELEVATION W/ COVERED REAR PORCH OPTION

SCALE:1"=1'-0"



RIGHT SIDE ELEVATION W/ COVERED REAR PORCH OPTION

SCALE:1"=1'-0"



FRONT ELEVATION "H"

SCALE:3/8"=1'-0"

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Cottage Collection 1989 PLAN ELEVATION "H"

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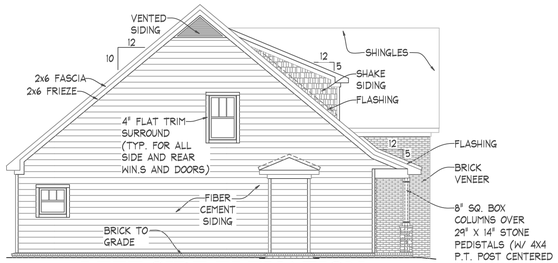
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JOB NO. 1989

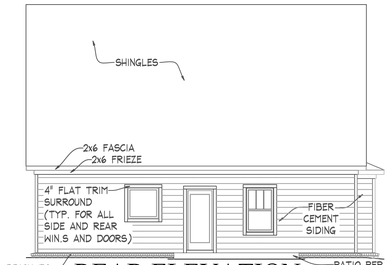
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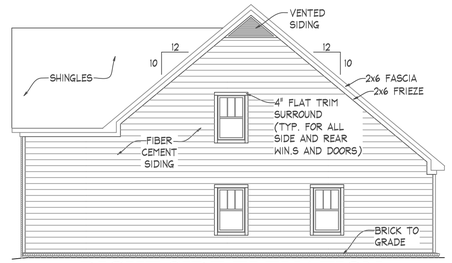
LEFT SIDE ELEVATION

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



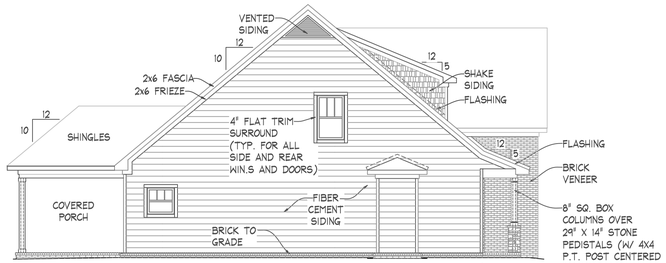
REAR ELEVATION

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



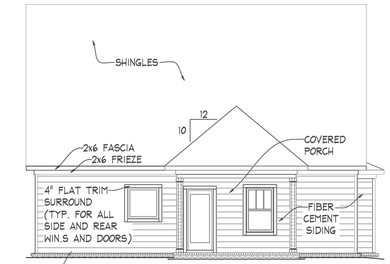
RIGHT SIDE ELEVATION

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



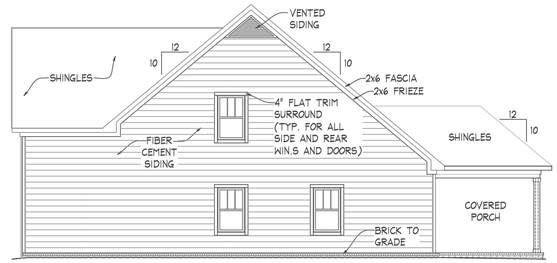
LEFT SIDE ELEVATION W/
COVERED REAR PORCH OPTION

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



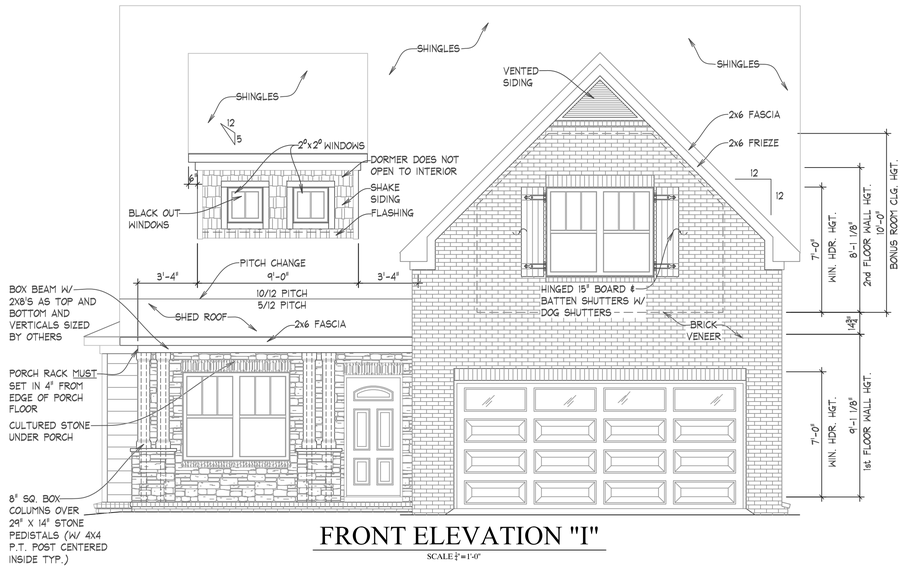
REAR ELEVATION W/
COVERED REAR PORCH OPTION

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"

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

Cottage Collection
1989 PLAN
ELEVATION "I"

REVISIONS

OLE SOUTH PROPERTIES, INC.

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

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C

JOB NO. 1989

SHEET 1

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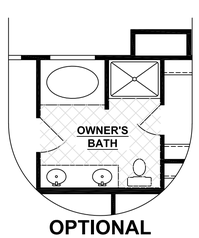
ELEVATION "G"



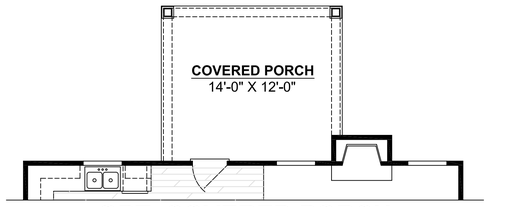
ELEVATION "H"



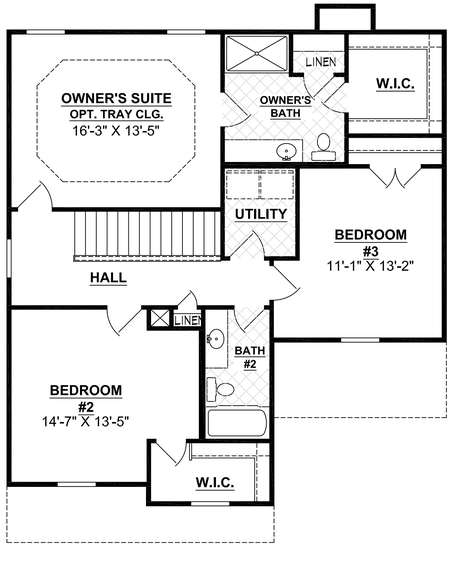
ELEVATION "I"



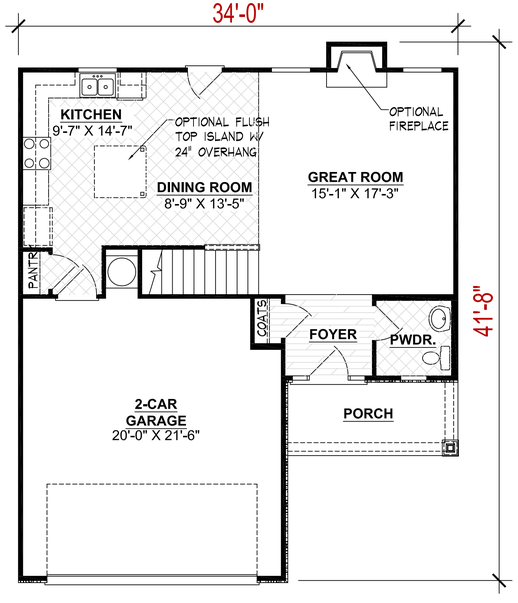
OPTIONAL
GLAMOUR BATH



OPT. COVERED PORCH



Second Floor



First Floor

McClure Farms
1726 Plan

REVISIONS

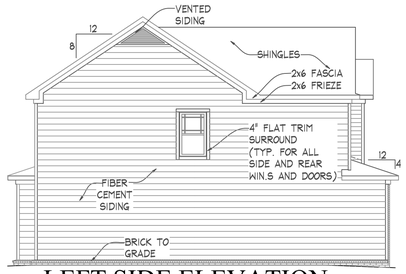
O·L·E SOUTH PROPERTIES, INC.

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

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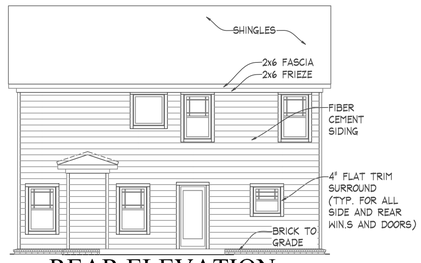
DATE
4-16-21
DRAWN
ADA
JOB NO.
1726
SHEET
6

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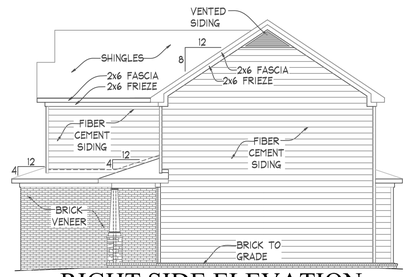
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



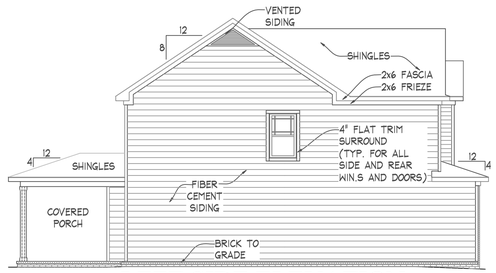
REAR ELEVATION

SCALE 1/8"=1'-0"



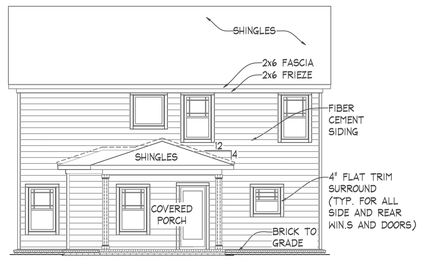
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



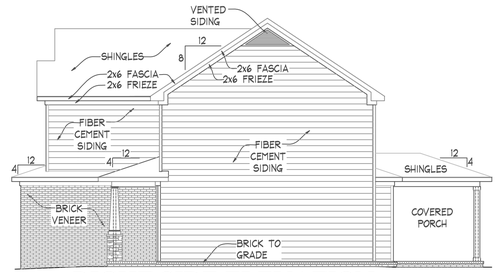
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



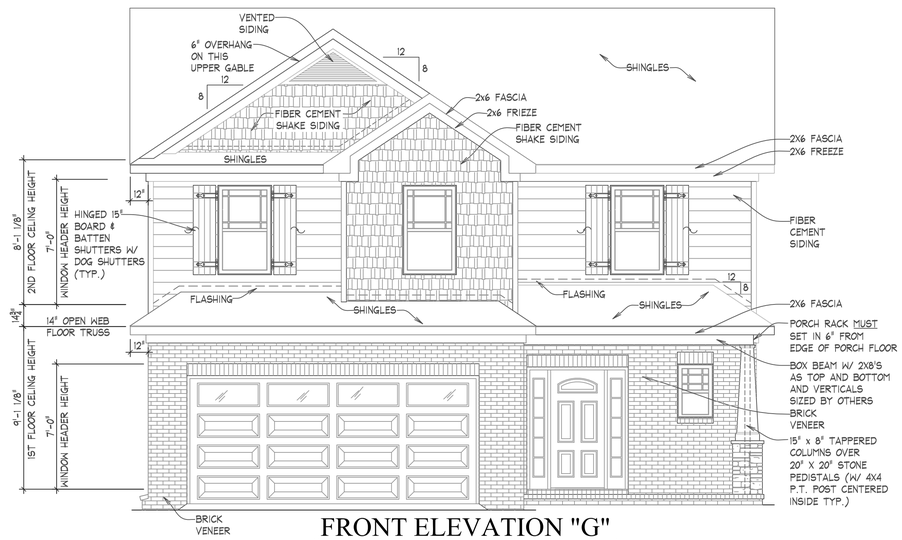
REAR ELEVATION
W/ COVERED REAR PORCH

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

Cottage Collection
1726 PLAN
ELEVATION "G"

REVISIONS

O·L·E SOUTH PROPERTIES, INC.

262 ROBERT ROSE DRIVE
SUITE 300
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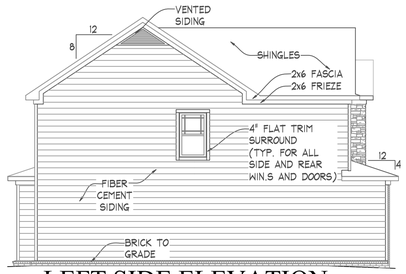
DATE 6-18-21 | C

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JOB NO. 1726

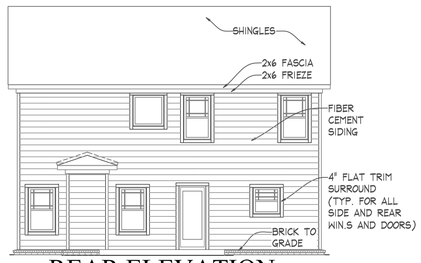
SHEET 1

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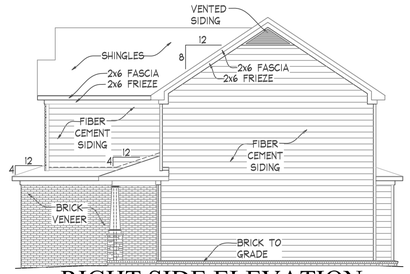
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



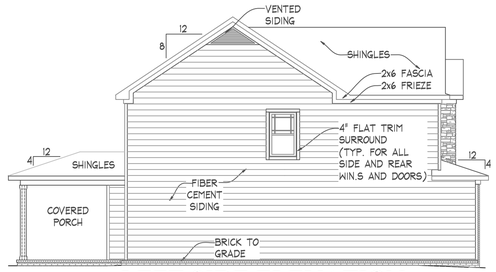
REAR ELEVATION

SCALE 1/8"=1'-0"



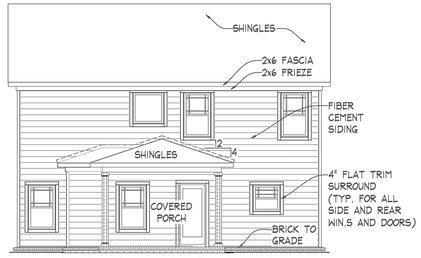
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



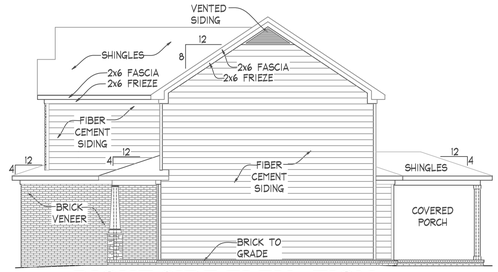
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



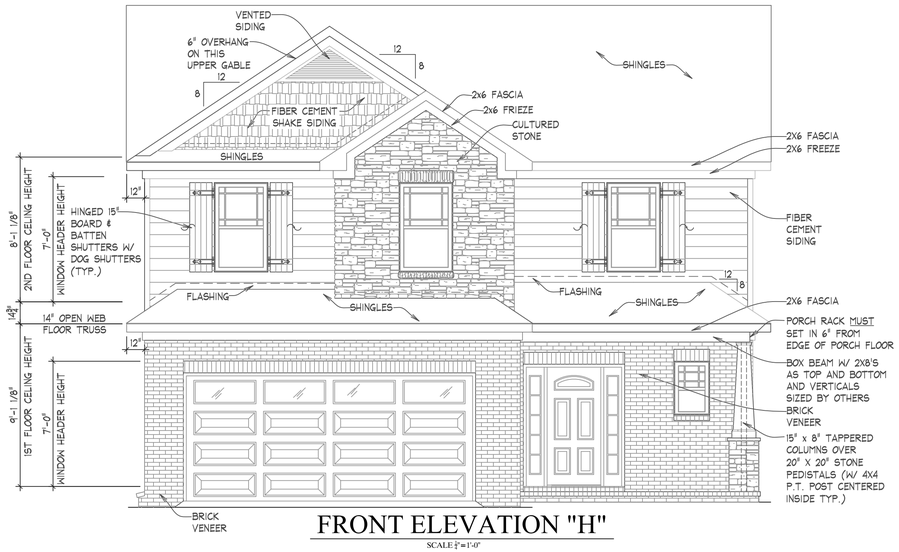
REAR ELEVATION
W/ COVERED REAR PORCH

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"

GENERAL FRAMING NOTES:

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

Cottage Collection
1726 PLAN
ELEVATION "H"

REVISIONS

O·L·E SOUTH PROPERTIES, INC.

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

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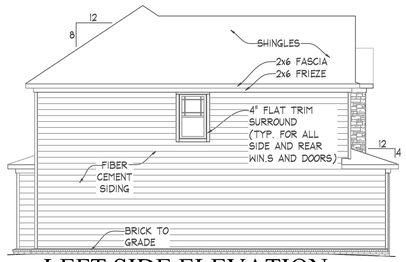
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JOB NO. 1726

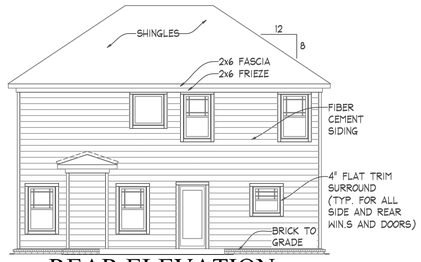
SHEET 1

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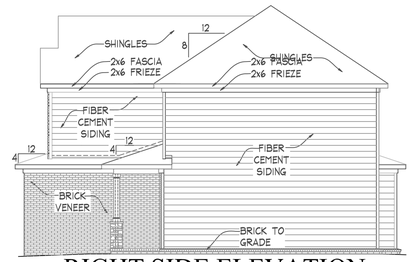
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



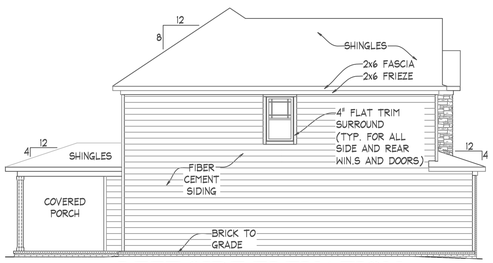
REAR ELEVATION

SCALE 1/8"=1'-0"



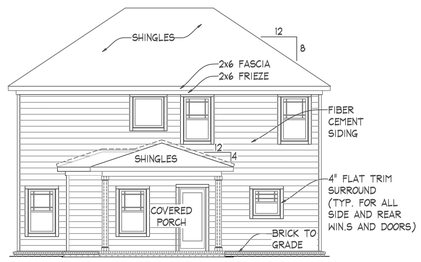
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



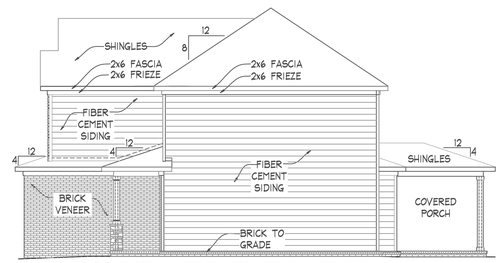
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



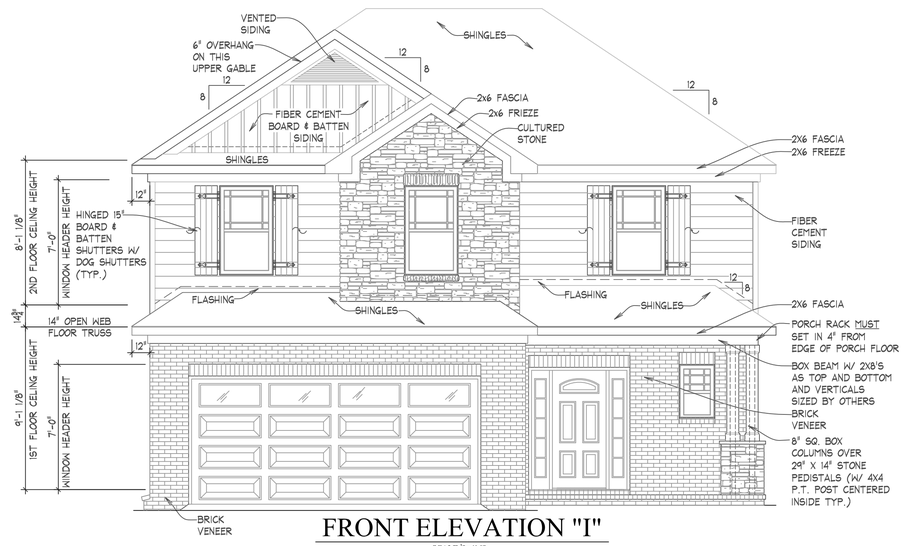
REAR ELEVATION
W/ COVERED REAR PORCH

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"

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

Cottage Collection
1726 PLAN
ELEVATION "I"

REVISIONS

O·L·E SOUTH PROPERTIES, INC.

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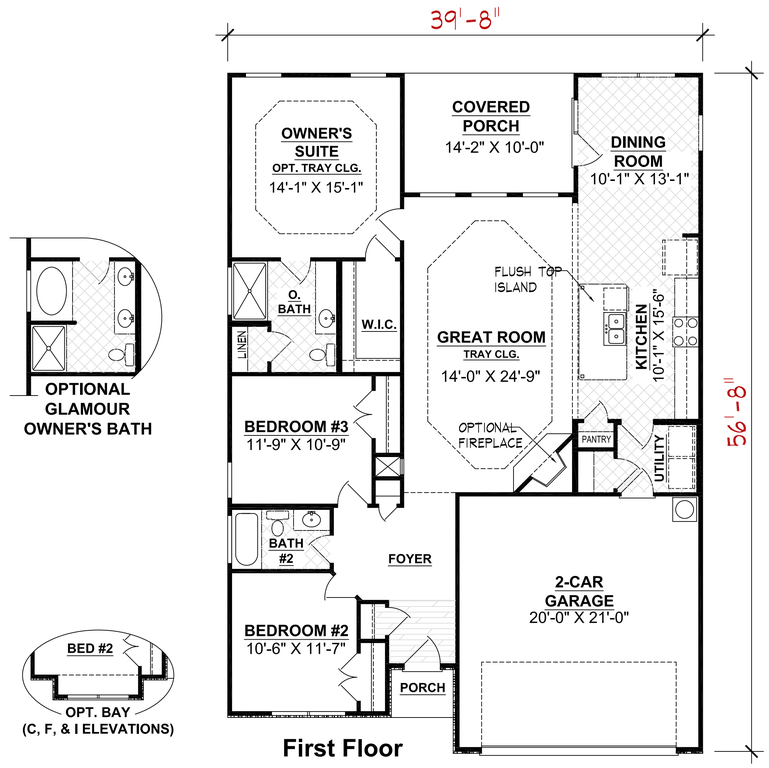
ELEVATION "G"



ELEVATION "H"



ELEVATION "I"



First Floor

OPTIONAL GLAMOUR OWNER'S BATH

OPT. BAY
(C, F, & I ELEVATIONS)

McClure Farms
1624 Plan

REVISIONS

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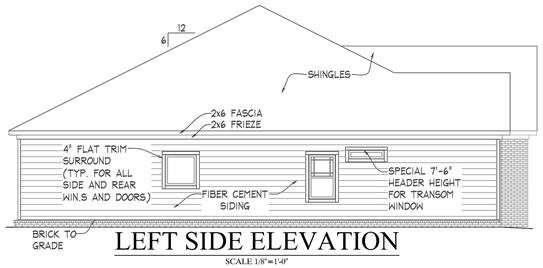
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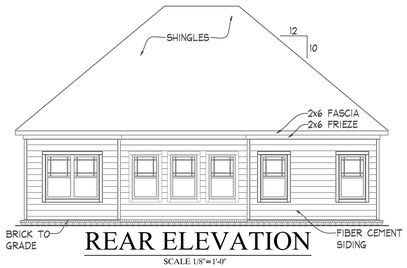
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1624
SHEET
7

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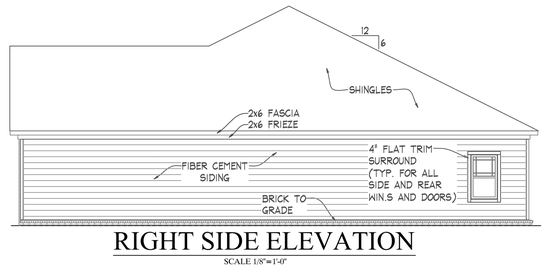
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



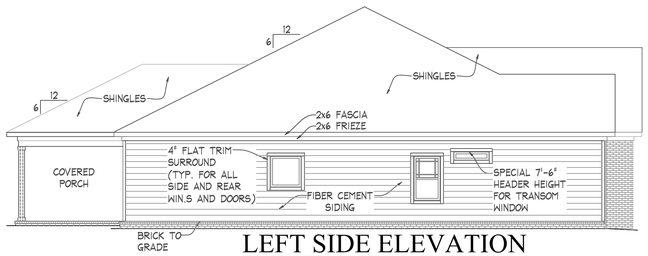
REAR ELEVATION

SCALE 1/8"=1'-0"



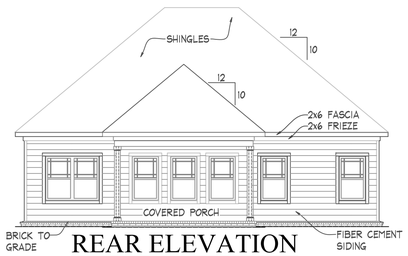
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



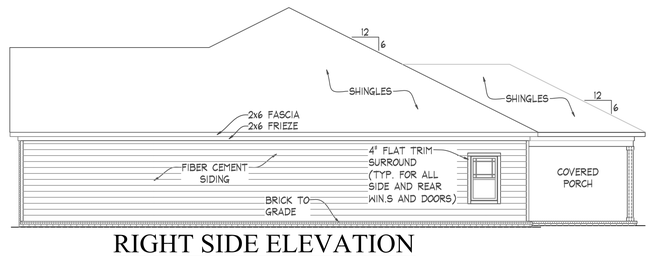
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



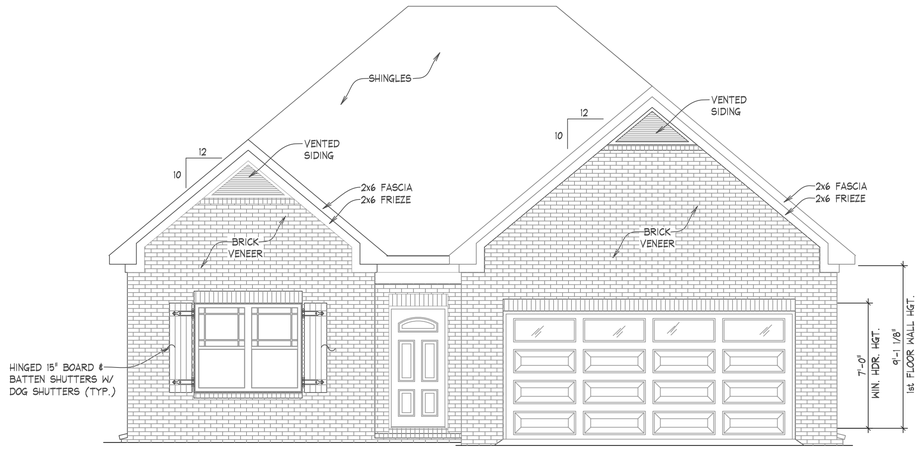
REAR ELEVATION
W/ COVERED REAR PORCH

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:

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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

O·L·E SOUTH PROPERTIES, INC.

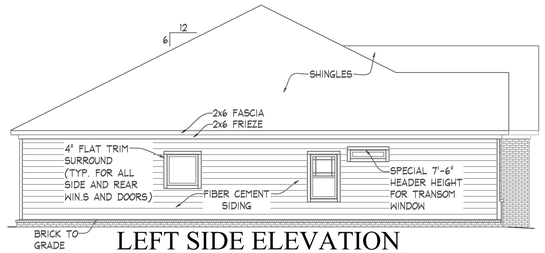
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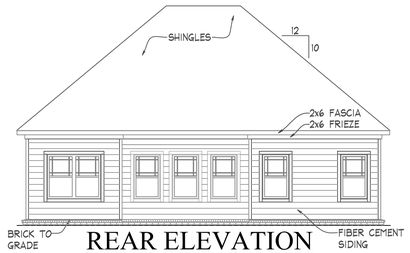
DATE 6-18-21
DRAWN ADA
C
JOB NO. 1624
SHEET 1

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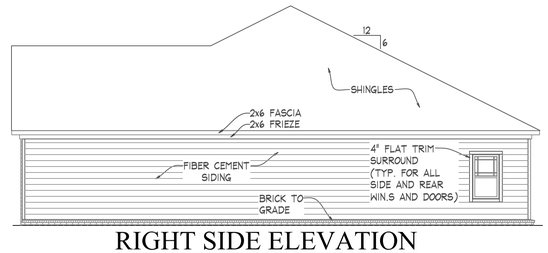
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



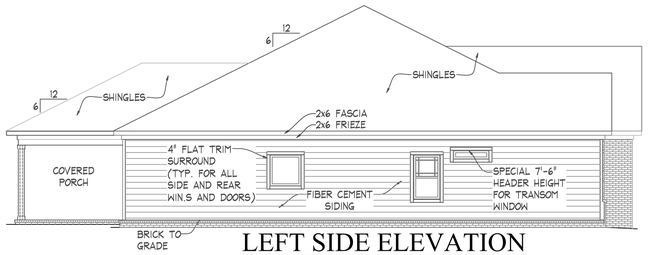
REAR ELEVATION

SCALE 1/8"=1'-0"



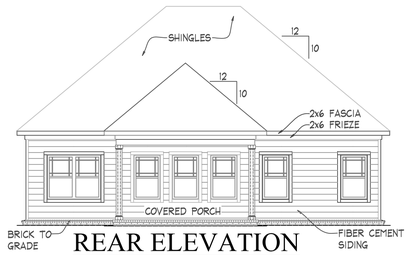
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



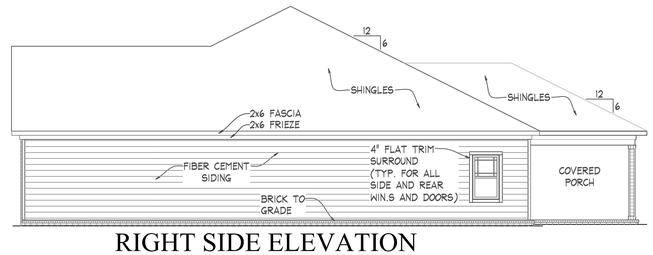
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



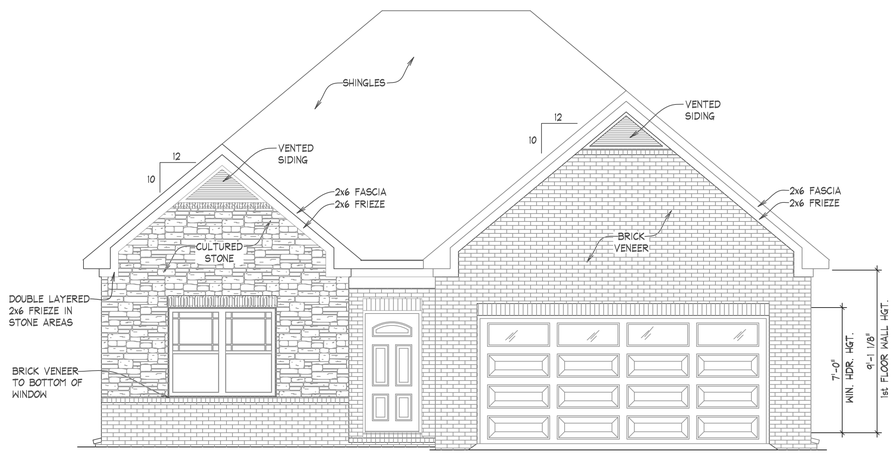
REAR ELEVATION
W/ COVERED REAR PORCH

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"

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 "H"

REVISIONS

OLE SOUTH PROPERTIES, INC.

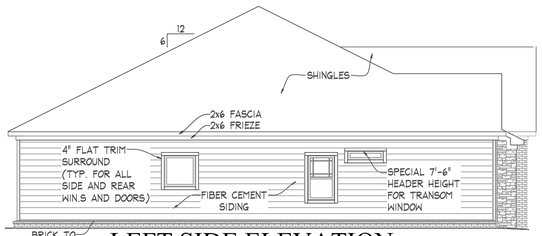
262 ROBERT ROSE DRIVE
SUITE 300
MURFREESBORO, TN 37129
(615) 896-0019

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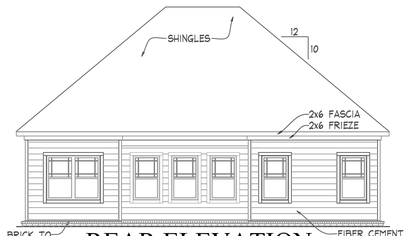
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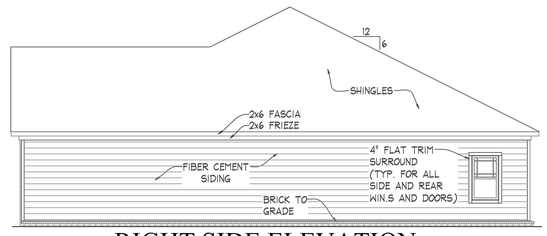
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



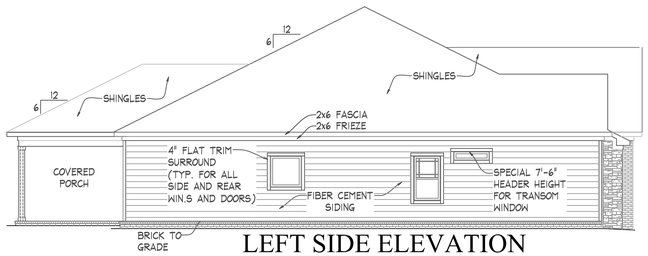
REAR ELEVATION

SCALE 1/8"=1'-0"



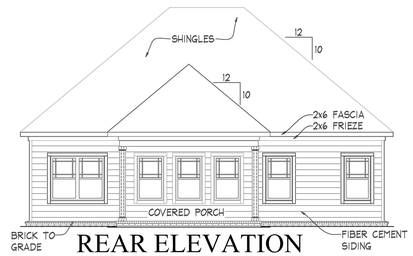
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



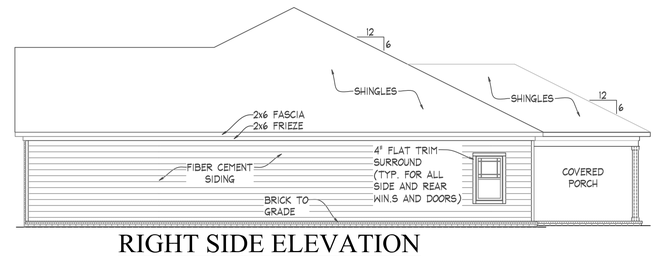
LEFT SIDE ELEVATION
W/ COVERED REAR PORCH

SCALE 1/8"=1'-0"



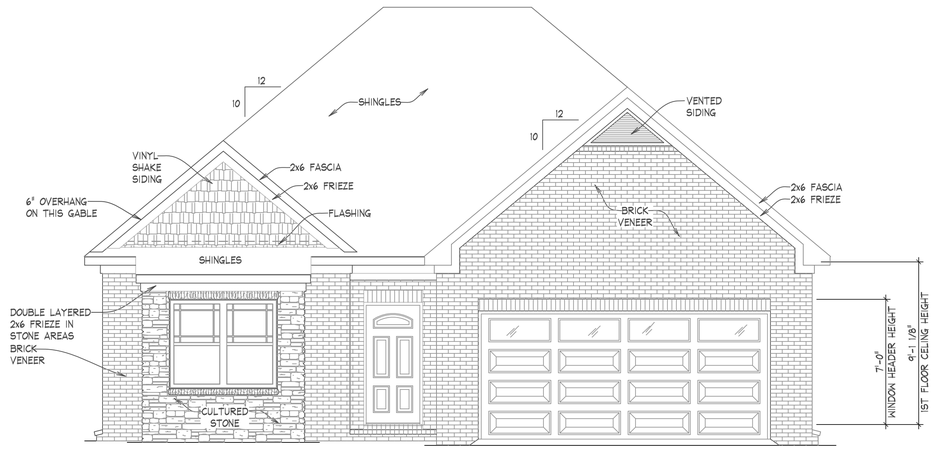
REAR ELEVATION
W/ COVERED REAR PORCH

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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