



# AGENDA

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**The Columbia Planning Commission Technical Committee will meet on Tuesday, May 10, 2022 at 10:00 A.M., in Conference Room A, basement level, City Hall, to consider the following:**

1. Approval Of Minutes
2. 22-0098 - Final Plat For Ridge At Carters Station 1B  
Request from T-Square Engineering for approval of a Final Plat with surety for Phase 1B of Ridge at Carter's Station, being TAX MAP 42 PARCEL 3.13.

Documents:

[22-0098\\_APPLICATION.PDF](#)  
[22-0098\\_FINAL PLAT.PDF](#)



**DEVELOPMENT SERVICES**  
 700 NORTH GARDEN STREET  
 COLUMBIA, TN 38401  
 PHONE: (931) 560-1560  
 FAX: (931) 560-1541

**PLANNING COMMISSION  
 PROJECT DEVELOPMENT APPLICATION**

**SUBMITTAL REQUIREMENTS**

*\* 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD  
 Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	2818 Carter's Creek Station Road		
	TAX MAP: 42	GROUP:	PARCEL: 3.13
SUMMARY OF NATURE OF REQUEST AND WORK	Final Plat 1B approval for 34 single-family homes in the Ridge at Carter's Station.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: _____  <i>*File naming nomenclature examples:</i>  <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i> <i>Freedom Point Elevations</i>	<u>Annexations/Rezoning:</u> <input type="checkbox"/> Written Legal Description copy <input type="checkbox"/> Requested Zone Listed <input type="checkbox"/> Compliance with Comprehensive Plan <input type="checkbox"/> Annexation Permission Form <input type="checkbox"/> Plans and/or Plats conforming to City standards  <u>Plats/PUDs:</u> <ul style="list-style-type: none"> <li>Project Name (include Sections &amp; Phases)  <u>Ridge at Carter's Station Phase 1B</u></li> <li>Total Number of Lots  <u>34 Lots</u></li> <li>Total acreage  <u>12.36 Acres</u></li> </ul>

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

**APPLICANT**

All communications go to the Applicant's email that is provided.

NAME	T-Square Engineering	PHONE	615.678.8212
ADDRESS	1329 West Main Street, Franklin, TN	EMAIL	Allison.Baldwin@T2-Eng.com

PROPERTY OWNER NAME	Tamarack Land	PHONE	201.463.7866
ADDRESS		EMAIL	Jeff@TamarackLand.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

T-Square Engineering  
APPLICANT NAME

Allison Baldwin  
APPLICANT SIGNATURE

4/18/22  
DATE

Tamarack Land  
PROPERTY OWNER NAME

Jeff Leone  
PROPERTY OWNER SIGNATURE

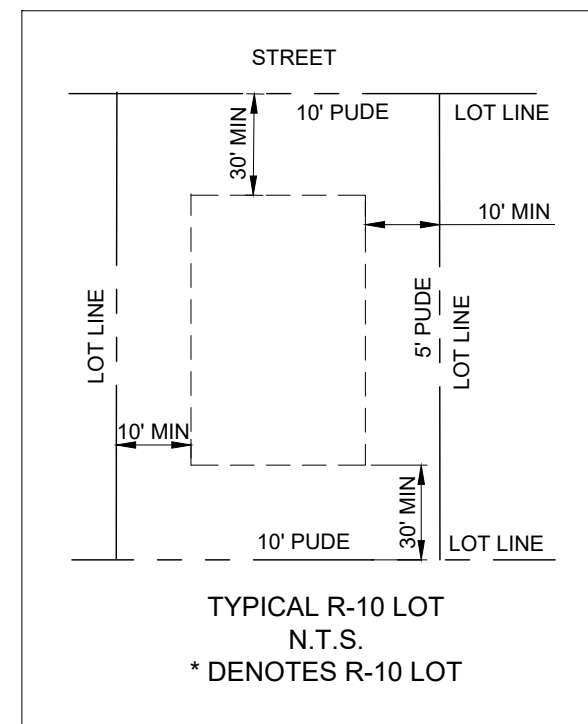
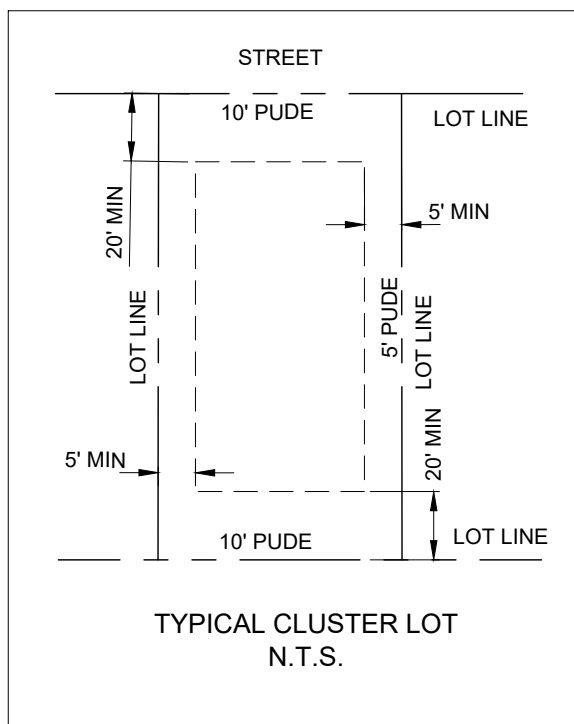
4/18/22  
DATE

*STAFF USE ONLY*

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	
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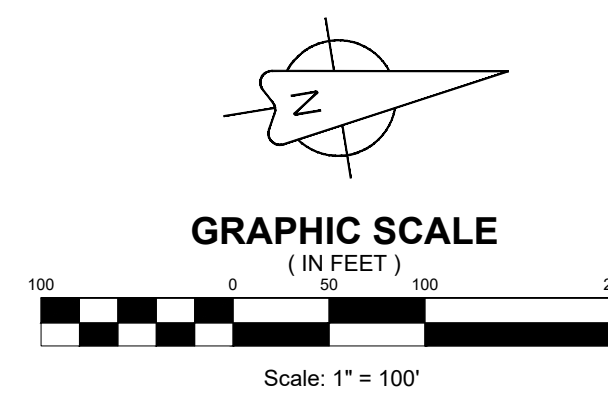


LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED BUILDING SETBACK
	WATER LINE
	FIRE HYDRANT
	STORM SEWER
	STORM INLET
	SANITARY SEWER
	SANITARY MANHOLE
	IRON PIN FOUND
	IRON PIN SET
	PHASE 1B LIMITS

SITE DATA				
	EXISTING	REQUIRED	PROPOSED OVERALL	PHASE 1B
TOTAL PROPERTY ACREAGE	42.43 ACRES	N/A	42.43 ACRES	12.36 ACRES
ZONING	R-10 (CLUSTER)	R-10 (CLUSTER)	R-10 (CLUSTER)	R-10 (CLUSTER)
MAX DENSITY	146 LOTS	N/A	124 LOTS	34 LOTS
MINIMUM LOT SIZE	N/A	10,000 SF +	10,000 SF +	10,000 SF +
MINIMUM CLUSTER LOT SIZE	N/A	5,000 SF +	5,000 SF +	5,000 SF +
PROPERTY AREA USE:				
RESIDENTIAL LOT AREA	N/A	N/A	25.28 ACRES	6.10 ACRES
R.O.W. AREA	N/A	N/A	7.30 ACRES	2.42 ACRES
OPEN SPACE AREA	42.43 ACRES	3.20 ACRES	6.62 ACRES	3.84 ACRES
EXISTING UTILITY EASEMENT	1.73 ACRES	N/A	1.73 ACRES	.73 ACRES
PERVIOUS AREA	N/A	N/A	27.77 ACRES	10.65 ACRES
IMPERVIOUS AREA	N/A	N/A	14.66 ACRES	1.71 ACRES
BUILDING SETBACKS:				
			R-10	CLUSTER
FRONT	N/A	N/A	30'	25'
REAR	N/A	N/A	30'	15'
SIDE	N/A	N/A	10'	5'
ERROR OF CLOSURE	N/A	N/A	1/10,000	1/10,000

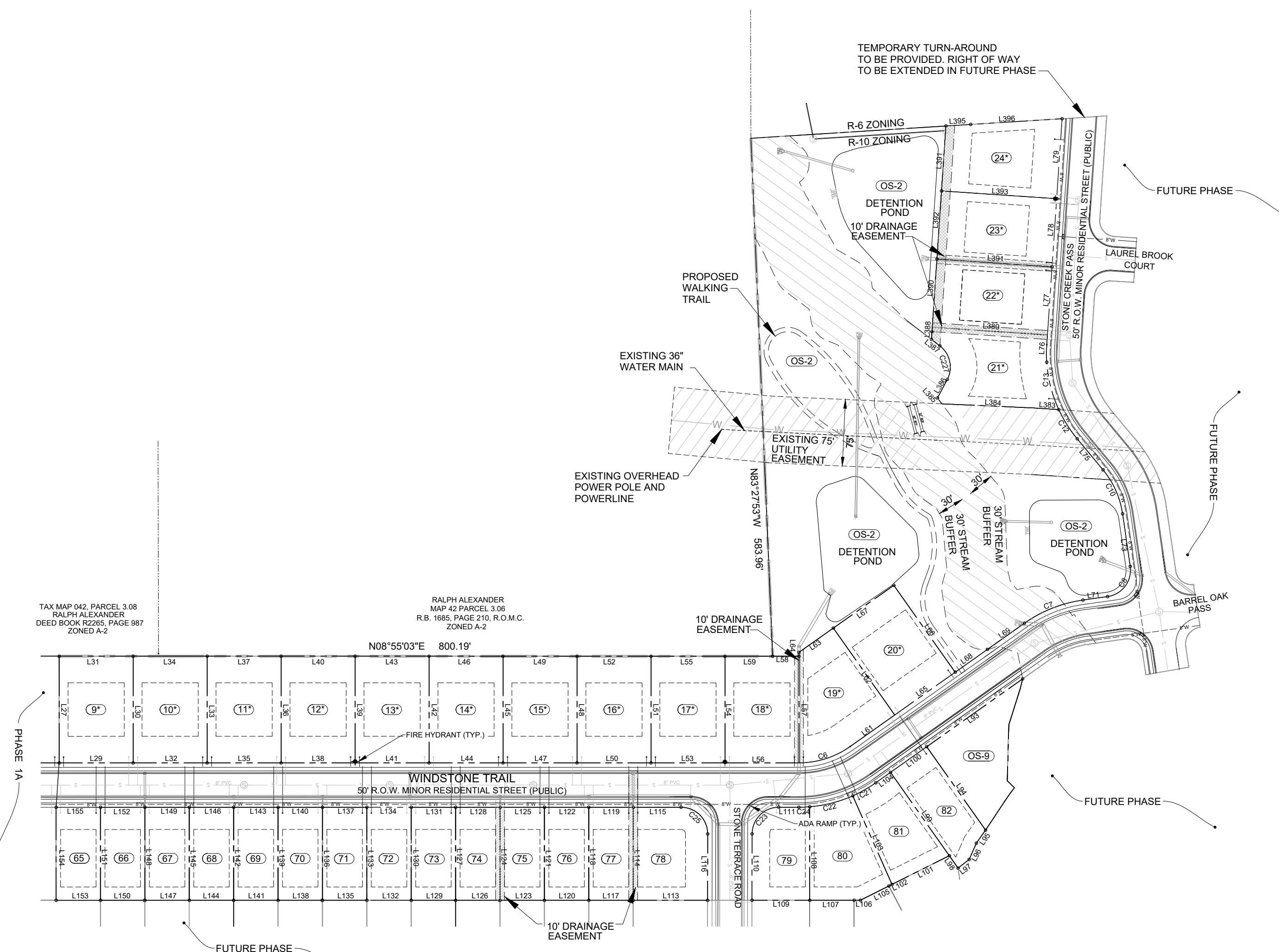
Parcel Area Table			Parcel Area Table		
PARCEL	SQ. FT.	ACRES	PARCEL	SQ. FT.	ACRES
9	10014.86	0.23	66	5237.60	0.12
10	10015.78	0.23	67	5237.98	0.12
11	10014.00	0.23	68	5238.35	0.12
12	10012.04	0.23	69	5238.73	0.12
13	10010.09	0.23	70	5239.11	0.12
14	10008.13	0.23	71	5239.48	0.12
15	10006.18	0.23	72	5239.86	0.12
16	10004.22	0.23	73	5240.24	0.12
17	10002.27	0.23	74	5240.61	0.12
18	10000.31	0.23	75	5240.99	0.12
19	10312.69	0.24	76	5241.36	0.12
20	10000.19	0.23	77	5241.74	0.12
21	10160.19	0.23	78	8600.85	0.20
22	10001.18	0.23	79	6617.86	0.15
23	10000.39	0.23	80	8007.22	0.18
24	10633.89	0.24	81	6758.48	0.16
65	5237.22	0.12	82	6256.30	0.14

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
OS-2	158945.02	3.65
OS-9	8403.07	0.19



Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L27	120.19	N81° 04' 02.21"W	L71	28.03	S0° 55' 10.40"W	L129	50.00	N8° 56' 28.84"E
L29	83.32	S8° 55' 57.79"W	L73	59.86	S89° 20' 27.86"E	L130	104.80	N81° 04' 02.20"W
L30	120.21	N81° 04' 02.21"W	L75	45.40	S59° 11' 54.84"W	L131	50.00	N8° 55' 57.79"E
L31	83.32	N8° 55' 03.32"E	L76	10.91	S77° 10' 38.16"E	L132	50.00	N8° 56' 28.84"E
L32	83.32	S8° 55' 57.79"W	L77	76.93	S77° 11' 57.16"E	L135	50.00	N8° 56' 28.84"E
L33	120.20	N81° 04' 02.21"W	L78	76.93	S77° 11' 57.16"E	L136	104.79	N81° 04' 02.21"W
L34	58.01	N8° 56' 55.88"E	L79	90.29	S77° 11' 55.18"E	L137	50.00	N8° 55' 57.79"E
L35	83.32	S8° 55' 57.79"W	L93	132.37	N26° 20' 36.73"W	L138	50.00	N8° 56' 28.84"E
L36	120.18	N81° 04' 02.21"W	L94	114.95	S63° 43' 01.33"W	L139	104.78	N81° 04' 02.21"W
L37	83.32	N8° 56' 55.88"E	L95	17.97	S46° 02' 27.18"E	L140	50.00	N8° 55' 57.79"E
L38	83.32	S8° 55' 57.79"W	L96	20.08	S57° 05' 56.80"E	L141	50.00	N8° 56' 28.84"E
L39	120.15	N81° 04' 02.21"W	L97	15.86	S28° 59' 34.48"E	L142	104.77	N81° 04' 02.21"W
L40	83.32	N8° 56' 55.88"E	L98	17.11	S63° 43' 01.33"W	L143	50.00	N8° 55' 57.79"E
L41	83.32	S8° 55' 57.79"W	L99	114.90	S63° 43' 01.33"W	L144	50.00	N8° 56' 28.84"E
L42	120.13	N81° 04' 02.21"W	L100	50.00	N26° 20' 36.73"W	L145	104.76	N81° 04' 02.21"W
L43	83.32	N8° 56' 55.88"E	L101	72.21	S17° 40' 43.62"E	L146	50.00	N8° 55' 57.79"E
L44	83.32	S8° 55' 57.79"W	L102	39.82	S17° 40' 43.62"E	L147	50.00	N8° 56' 28.84"E
L45	120.11	N81° 04' 02.21"W	L103	109.11	S75° 04' 30.26"W	L148	104.76	N81° 04' 02.21"W
L46	83.32	N8° 56' 55.88"E	L104	20.27	N26° 20' 36.73"W	L149	50.00	N8° 55' 57.79"E
L47	83.32	S8° 55' 57.79"W	L105	35.80	S17° 40' 43.62"E	L150	50.00	N8° 56' 28.84"E
L48	120.08	N81° 04' 02.21"W	L106	7.07	S8° 56' 41.04"W	L151	104.75	N81° 04' 02.21"W
L49	83.32	N8° 56' 55.88"E	L107	50.00	N8° 56' 41.04"E	L152	50.00	N8° 55' 57.79"E
L50	83.32	S8° 55' 57.79"W	L108	105.29	N81° 01' 22.27"W	L153	50.00	S8° 56' 28.84"W
L51	120.06	S81° 04' 02.21"E	L109	65.01	N8° 56' 41.04"E	L154	104.74	S81° 04' 02.21"E
L52	83.32	N8° 56' 55.88"E	L110	74.82	N80° 59' 13.79"W	L155	50.00	N8° 55' 57.79"E
L53	83.32	S8° 55' 57.79"W	L111	22.70	N8° 55' 57.79"E	L383	27.26	S12° 48' 59.40"W
L54	120.03	N81° 04' 02.21"W	L116	74.81	S80° 59' 13.79"E	L384	104.59	S11° 30' 01.47"W
L55	83.32	N8° 56' 55.88"E	L117	50.00	N8° 56' 28.84"E	L385	8.19	S61° 48' 02.31"W
L56	83.32	S8° 55' 57.79"W	L118	104.83	N81° 04' 02.21"W	L386	23.54	N53° 13' 32.01"W
L57	120.01	S81° 04' 02.21"E	L119	50.00	N8° 55' 57.79"E	L387	11.95	S46° 24' 46.98"W
L58	29.59	N8° 56' 55.88"E	L120	50.00	N8° 56' 28.84"E	L388	13.84	N77° 11' 53.06"W
L61	61.46	S26° 20' 36.73"E	L121	104.82	N81° 04' 02.21"W	L389	130.00	S12° 48' 29.45"W
L62	119.89	S63° 43' 01.33"W	L122	50.00	N8° 55' 57.79"E	L390	76.93	N77° 11' 57.16"W
L63	47.44	N26° 16' 58.67"W	L123	50.00	N8° 56' 28.84"E	L391	130.00	S12° 48' 29.45"W
L65	83.44	S26° 20' 36.73"E	L124	104.82	N81° 04' 02.21"W	L392	76.93	N77° 11' 57.16"W
L66	119.80	N63° 43' 01.33"E	L125	50.00	N8° 55' 57.79"E	L393	130.00	S12° 48' 29.45"W
L67	83.44	N26° 16' 58.67"W	L126	50.00	N8° 56' 28.84"E	L394	73.31	N77° 11' 57.16"W
L68	44.47	S26° 20' 36.73"E	L127	104.81	N81° 04' 02.20"W	L395	28.06	N5° 21' 48.28"E
L69	51.07	N26° 20' 36.73"W	L128	50.00	N8° 55' 57.79"E	L396	103.05	N5° 21' 48.28"E

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C6	61.54	99.56	35.42	60.57
C7	49.77	148.41	19.22	49.54
C8	47.26	30.00	90.26	42.52
C9	40.97	100.00	23.47	40.68
C10	13.94	100.00	7.99	13.93
C12	39.01	150.00	14.90	38.90
C13	75.20	150.00	28.72	74.41
C21	29.83	153.32	11.15	29.78
C22	50.23	151.29	19.02	50.00
C23	47.08	30.00	89.92	42.40
C24	12.30	151.79	4.64	12.29
C25	47.17	30.00	90.08	42.46
C27	42.19	30.00	80.58	38.80



- GENERAL NOTES
- THE PURPOSE OF THIS PLAT IS TO CREATE 34 LOTS AND DEDICATE OPEN SPACE AREAS AND RIGHT-OF-WAY AND EASEMENTS.
  - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
  - SUBJECT PROPERTY IS PARCEL 3.13 AS SHOWN ON MAURY COUNTY TAX MAP 42.
  - THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOT NETWORK, TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4100, NAD83. DRONE AERIAL PHOTOOMETRY WAS ALSO USED TO SURVEY SOME ELEMENTS.
  - NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
  - THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
  - ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
  - THIS SURVEY HAS BEEN SIGNED AND SEALED DIGITALLY.
  - COLUMBIA POWER AND WATER SYSTEMS IS THE POWER PROVIDER.
  - STORM PIPES TO BE 18" RCP, UNLESS OTHERWISE NOTED.
  - STORMWATER MANAGEMENT OPERATION & MAINTENANCE WILL BE GOVERNED BY THE INSPECTION & MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES, DATED \_\_\_\_\_, RECORDED IN DEED BOOK \_\_\_\_\_, REGISTER'S OFFICE OF MAURY COUNTY, TN.

SPECIAL UTILITY NOTE

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

<b>CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES</b> SUBDIVISION NAME AND STREET NAMES ARE APPROVED BY THE CITY ENGINEERING DEPARTMENT AND MAURY COUNTY E911. DATE: 20____ MAURY E911		<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN IN BOOK R2744, PAGE 783, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED. DATE: 20____ OWNER		<b>CERTIFICATE OF APPROVAL OF WATER SYSTEM</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER. DATE: 20____ NAME, TITLE, AGENCY OF AUTHORIZED AGENT		<b>CERTIFICATE OF COMPLIANCE</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES. DATE: 20____ CITY ENGINEER	
<b>CERTIFICATE OF APPROVAL OF SEWER SYSTEM</b> I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION. DATE: 20____ DIRECTOR OF COLUMBIA WASTEWATER DEPARTMENT		<b>CERTIFICATE OF SURVEY ACCURACY</b> I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY 1 LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS LESS THAN OR EQUAL TO 1:10,000. DATE: 5-14-2022 J. MARK CANTRELL, P.L.S.		<b>CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES</b> I HEREBY CERTIFY THAT THE STREETS, DRAINAGE AND UTILITIES DESIGNATED IN THE RIDGE AT CARTER'S STATION PHASE 1B 1) HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF \$ _____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA TO ASSURE COMPLETION OF SUCH IMPROVEMENTS. DATE: 20____ CITY ENGINEER		<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER. DATE: 20____ NAME, TITLE, AGENCY OF AUTHORIZED AGENT	

FLOOD NOTE  
 NO PORTION PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #471330002E OF MAURY COUNTY, TN, DATED 04/16/2017.  
 OWNER OF RECORD  
 RICHMOND AMERICAN HOMES OF TENNESSEE, INC  
 1325 WEST MAIN ST  
 MAP 42, PARCEL 3.13  
 APPLICANT  
 T-SQUARE ENGINEERING  
 1325 WEST MAIN ST  
 FRANKLIN, TN 37064  
 615-678-9212

NO.	DATE	BY	REVISIONS PER COMMENTS
1	5-14-2022	J.M.C.	REVISED PER COMMENTS

SCALE:	TITLE:	DATE:	BY:	REVIEWER:
1" = 100'	FINAL PLAT	5-14-2022	J.M.C.	J.M.C.

FINAL PLAT  
 THE RIDGE AT CARTER'S STATION  
 CITY OF COLUMBIA, TENNESSEE  
 THE RIDGE AT CARTER'S STATION PHASE 1 B

