



The Columbia Architectural Design Review Team will meet on Tuesday, July 11, 2023 at 9:00 AM in Conference Room A on the basement level of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Roll Call

II. Approval of Minutes

III. Old Business

1. Case #23-0199 Request from WES Engineers & Surveyors for facade approval of new construction within a PUD located at [Tax Map 42 Parcel 14 off Cayer Lane](#).

IV. New Business

1. Case #23-0219 Request from City of Columbia for new construction in a special district located at [1244 Treatment Plant Road](#).
2. Case #23-0239 Request from Derek Ransom for new structure approval within a PUD at [322 East James Campbell Blvd](#).

V. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

The 2023 meeting schedule can be found on the City of Columbia Architectural Design Review Team webpage.

For other questions, please contact the Department of Development Services at 931-560-1560.

CONTACT INFORMATION

Kevin McCarthy, City Planner

kmccarthy@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION
NUMBER

ART 23-0199

APPLICANT/OWNER

**WES Engineers & Surveyors/ Bell Group,
LLC**

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

Cayer Lane/ Tax Map 42 Parcel 14.00

PROJECT DESCRIPTION:

The applicant is requesting façade approval for two new buildings proposed within the Beechcroft Plaza Planned Unit Development. The PUD-MU design standards are applicable. The proposed structure is a one story Commercial building (Zoning Ordinance Table 4.3.8.B, p. 216) with a Shopfront frontage (Table 4.3.7.A, p.203). The application does not indicate frontage type, but it appears to most closely match the Shopfront. The PUD-MU standards prescribe a minimum two story building height. The application depicts single story structures. Presumably the applicant will ask Planning Commission to approve a deviation from this standard as part of the revised PUD Master Plan. The applicant has provided floor plans and a site plan in addition to building elevations.

The review criteria are listed below, followed by excerpts from PUD-MU general façade and material requirements and staff comment.

Staff recommends approval subject to conditions.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
PUD-MU	Vacant lot within a Commercial PUD	CD-2/Unincorporated Vacant	Commercial Building	+/- 1.97 Acres

Building Facade Design Standards Referenced:

8.5.15.F Design Review Criteria.

1. In their consideration, the Architectural Design Review Team shall consider the following:
 - a. Compatibility with the surrounding Structures; and
 - b. Compliance with applicable design standards and requirements of this Ordinance or the applicable Development Plan or Master PUD Development Plan.

2. In rendering a decision, the Architectural Design Review Team shall be limited to the consideration of the design features and materials of construction of each Building or other Structure.
3. The Architectural Design Review Team shall not be permitted to consider aspects of a proposal not specifically related to the design features and/ or materials of construction of a Building or other Structure.



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU

TABLE 4.3.1-L DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT - MIXED USE

Building Standards

Building Height*

Principal Building 2 Stories min. – 4 stories max

Accessory Building 2 Stories max

Along any District boundary where a PUD-MU District adjoins a Residential District that is not included within a PUD-MU District no Building within the commercial planned unit Development shall project through imaginary planes starting at the maximum height permitted in the adjoining District and leaning inward from District boundaries at an angle representing an increase of 1/2 foot in height for each foot of horizontal distance perpendicular to the boundary.

*Stories and height do not include Attics and Basements, chimneys, flagpoles, towers, steeples, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit.

The Fire Department may stipulate special fire protection measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance the stipulations made by the Fire Department in accordance with the above cited codes shall be required.

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Commercial, Office, Retail/Personal Service, or Accommodation / Lodging Use, which must be a minimum of 11 ft. with a maximum of 25 ft.

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level Residential: 18 in. – 48 in. above finished grade at Facade
Non-Residential & Mixed Use: 48 in. max. above finished grade at Facade

Facade

Main Entrance Main Entrance must be in Facade of Principal Frontages. If Shopfront Frontage at corner, Main Entrance may be at Principal Frontage or at corner.

Facade Position Parallel to straight Frontage Line or to tangent of curved Frontage Line

Facade & Facade Element Design Proportions Must be vertically proportioned

Blank Walls **NP** at Frontage

LEGEND

The following notations are utilized in this table.



Permitted



Not Permitted



Not Applicable



Required



Not Regulated

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU

TABLE 4.3.1-L DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT – MIXED USE

Building Standards (continued)

Facade (continued)

Facade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Facade Openings	Windows and/or doors spaced $\leq$ 20 ft. apart. In Stories above first, Facade openings must be $\leq$ 50% of total Facade area.
Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area min. for Shopfront Frontage.
Window Shape	Square or vertical in proportion, except for transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Facade openings must be $\leq$ 50% of total Facade area.
Window Glazing Material	Clear glass R for all Elevations.
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Facade Window Sill Height	If Residential: 5 ft. min. above avg. grade at Facade. Shopfront Frontages: at knee wall.
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in.–24 in. knee wall required at Frontage
Facade Variety	No Facade may exist more than once on a Block Face or within view of the same Facade

Roof Type & Pitch

Flat

P

LEGEND

The following notations are utilized in this table.

P

Permitted

NP

Not Permitted

NA

Not Applicable

R

Required

NR

Not Regulated

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU

TABLE 4.3.1-L DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT – MIXED USE

Building Standards (continued)

Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum or vinyl siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
Changes in Building Materials	Primary materials must continue along side Elevations through 2nd Layer. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.			
Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors			
Foundation Cladding	R ; brick or natural stone			
Porch Pier Cladding	R ; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers			
Chimney Cladding	R ; brick, natural stone, or material matching primary material of Facade			

LEGEND

The following notations are utilized in this table.



Permitted



Not Permitted



Not Applicable



Required



Not Regulated

PUD-MU

TABLE 4.3.1-L DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT - MIXED USE

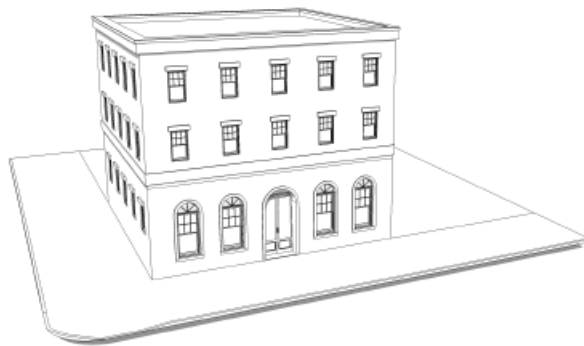
Building Types	
House	NP
Duplex	NP
Townhouse	P
Small Multifamily	P
Large Multifamily	P
Live/Work	P
Commercial	P
Mixed Use	P
Flex	P
Mid-Rise	P
Large Scale Commercial	NP
Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).



CITY OF COLUMBIA TENNESSEE ARCHITECTURAL DESIGN REVIEW STAFF REPORT

COMMERCIAL TABLE 4.3.8.B PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-LI SD-LI PUD-MU

General Description

A small- to medium-sized attached or detached non-Residential Building, typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan Uses and Office Uses.

Lot / Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Building Unrestricted, except as may be due to Building Code

Allowed Private Frontages

Stoop	P
Terrace/Lightwell	P
Shopfront	P
Officefront	P

Building Size and Massing

Height

Per District Height Standards

Width

Per District Lot/Building Site Width and Side Setback / Yard Standards

Pedestrian Access

Main Entrance Location Principal Frontage

Vehicle Access and Parking

Parking may be accessed from an Alley or from a Thoroughfare or Internal Drive at a Frontage

LEGEND

The following notations are utilized in this table.



Permitted

SHOPFRONT

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-4 CD-4C CD-5 CD-5C

SD-LI PUD-R PUD-MU

A Frontage conventional for Retail / Personal Service / Repair / Art / Artisan Use, wherein the Facade is aligned close to or at the Frontage Line with the Building entrance at Sidewalk grade. This Frontage has substantial glazing at the Sidewalk level and may include an awning overlapping the Sidewalk.



PLANNING STAFF EVALUATION:

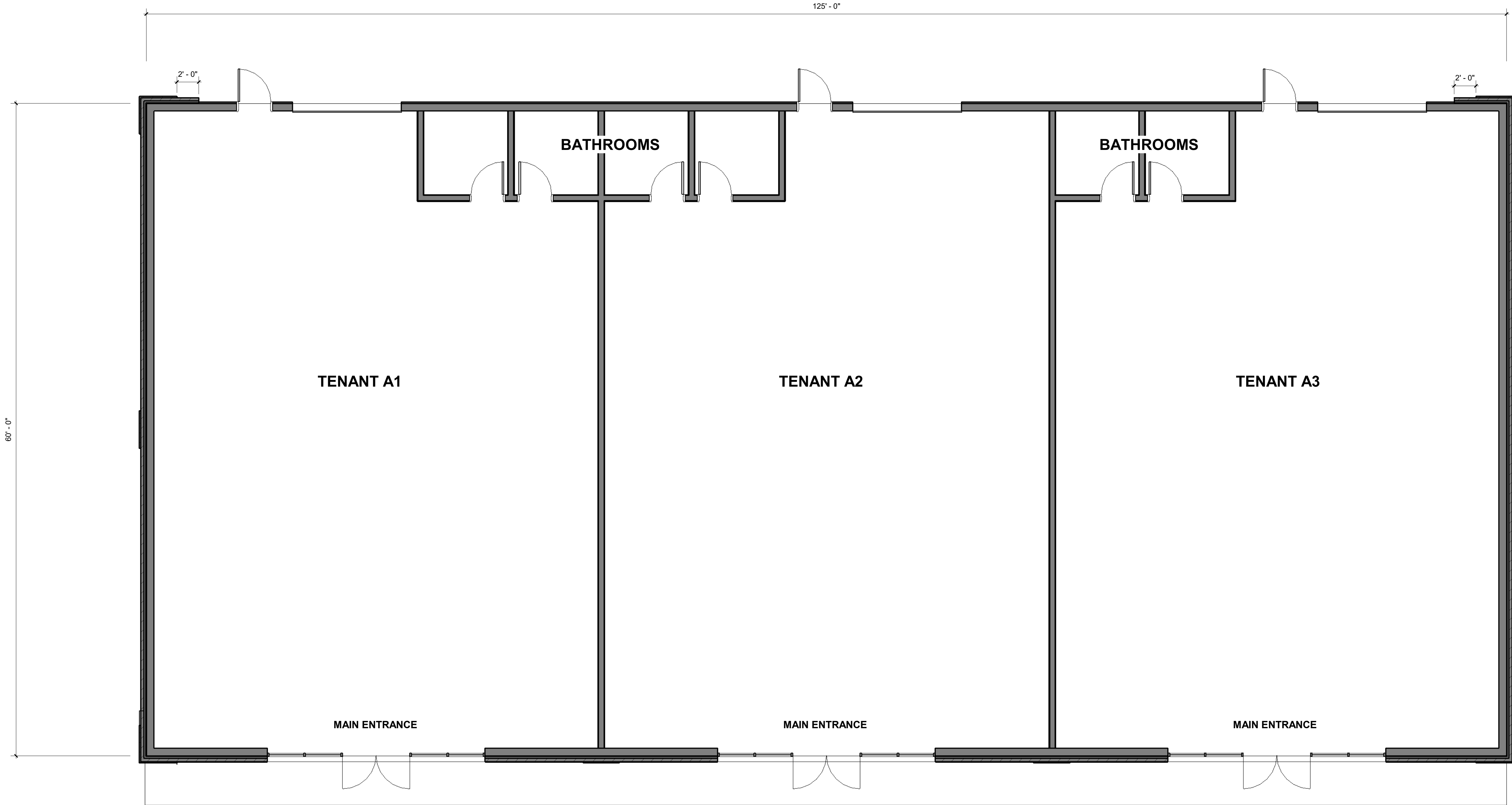
- Primary building materials on the proposed front elevations consist of brick, which is a permitted primary material for Facades in a PUD-MU.
- Rear and side elevation are metal panel siding. Primary façade materials must continue through the second layer and transitions must occur at changes in form, structure, or massing. The material changes occur beyond the corners of the structure and should be at least 20 feet beyond the façade. It is preferable for the building to completely omit the metal panel siding, especially of the side elevations.

- The Façade width is greater than 100 feet. Façade articulation is provided by partial brick pilasters.
- The Ordinance requires a ceiling height of 11 feet. The design appears to provide this ceiling height.
- The Facades of the two proposed structures are aesthetically similar but satisfy the requirement for façade variety.
- The building utilizes no more than three colors as prescribed by the ordinance.
- The proposed structures utilize a flat roof, which is permitted.
- The proposed Façade elevation does not include a knee wall. The Zoning Ordinance requires this feature is required for PUD-MU shopfronts.
- The PUD-MU standards require 70% for Shopfront frontages (20% - 60% for other frontage types). The proposed building appears to provide no more than 20% glazing.

Staff recommends approval subject to conditions:

- That the side elevations be brick rather than metal;
- The applicant confirms the finished ceiling height;
- That the glazing increase; and
- That the applicant add a knee wall to the façade.

DWG	CHK	DATE	DESCRIPTION	REV
		4-14-23	Elevations	
		6-19-23	Revised per PC Member Requests	

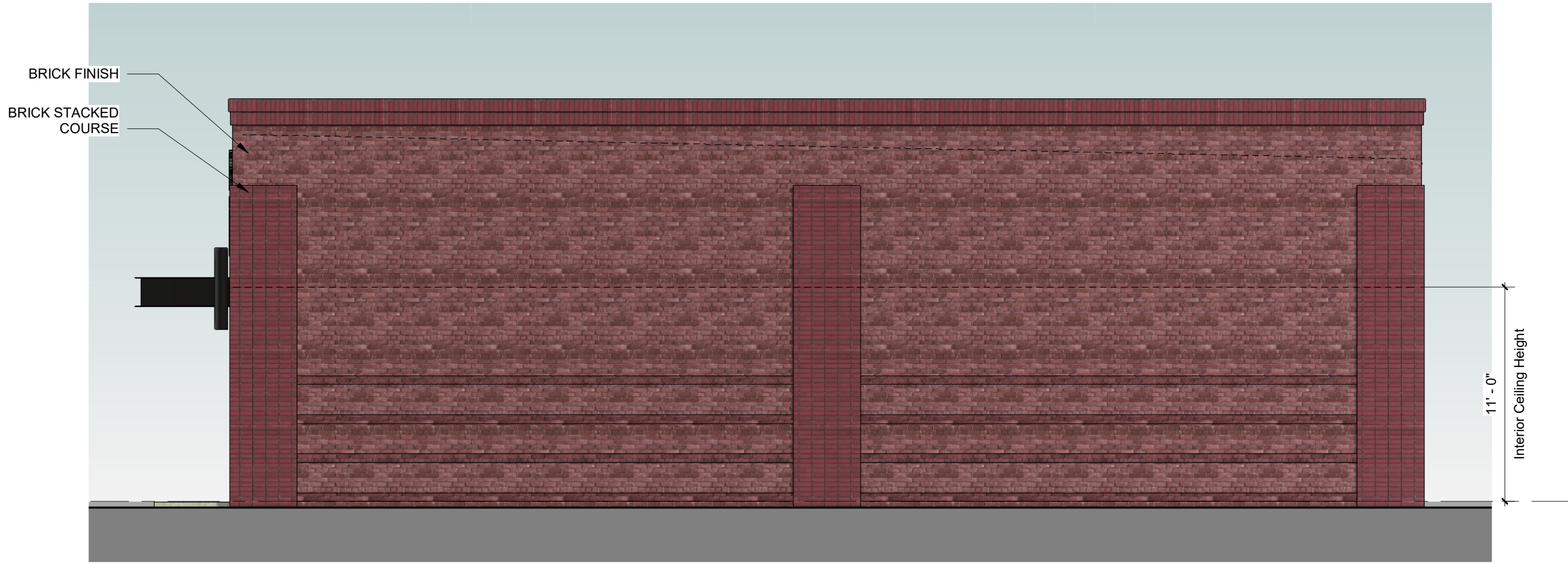


1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

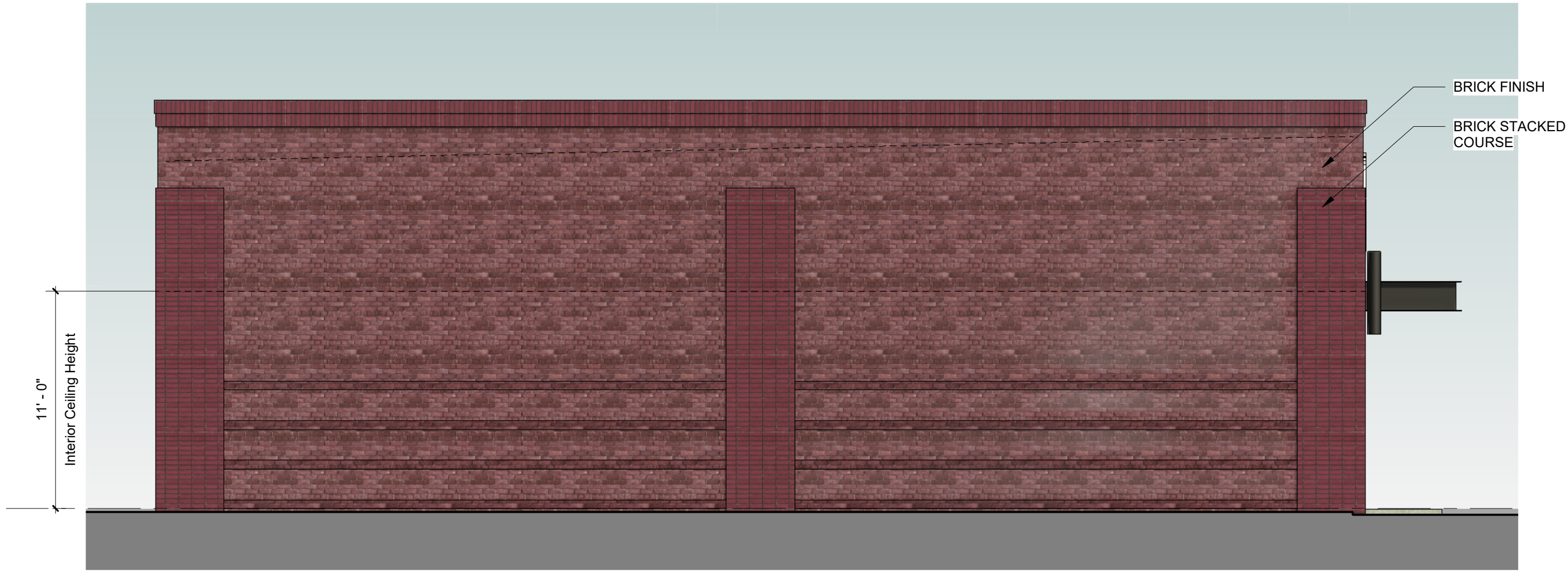


4 South Elevation
SCALE: 3/16" = 1'-0"

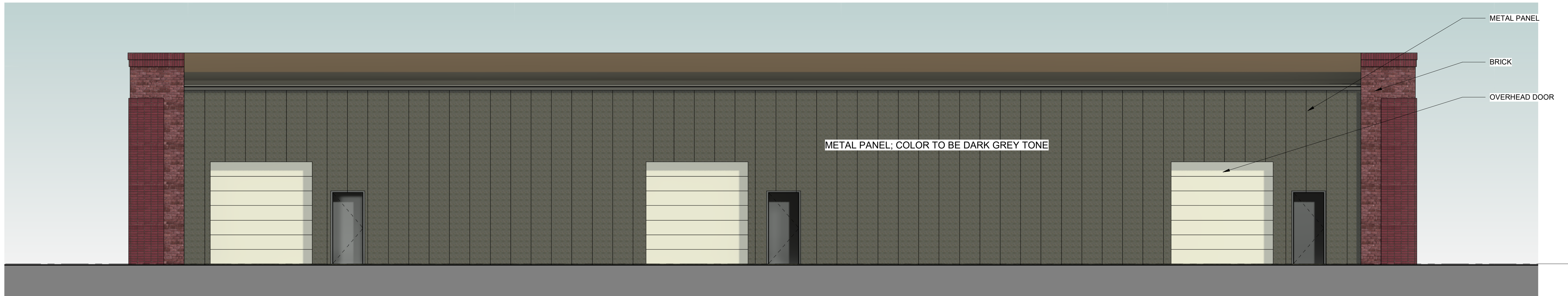
45% GLAZING



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



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

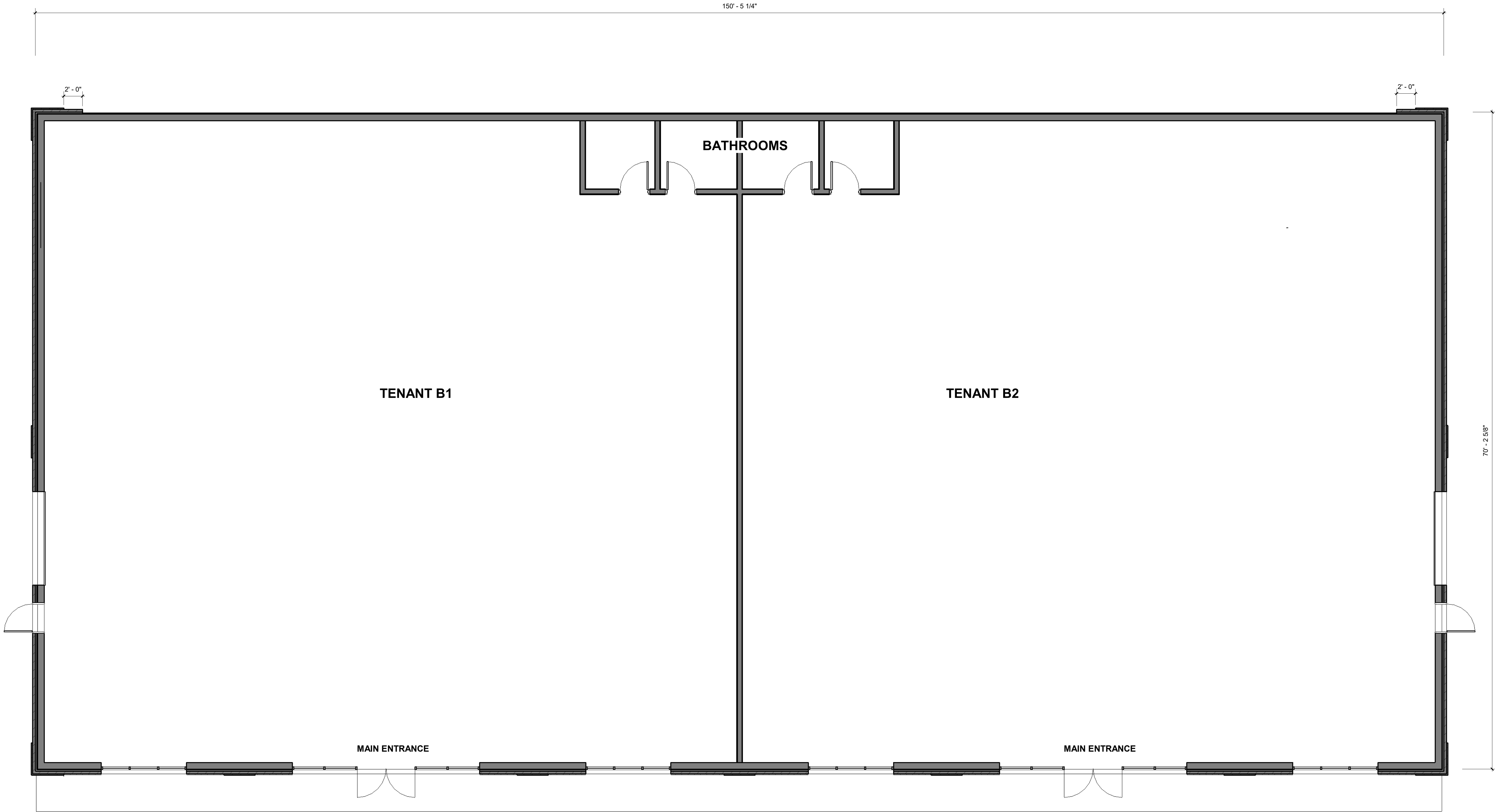


2 North Elevation
SCALE: 3/16" = 1'-0"

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REV	DESCRIPTION	DATE
1	Elevations	4-14-23
2	Revised per PC Member Requests	6-19-23

DWG	CHK	DATE	DESCRIPTION	REV
		4-14-23	Elevations	
		6-19-23	Revised Per P.C. Member Requests	

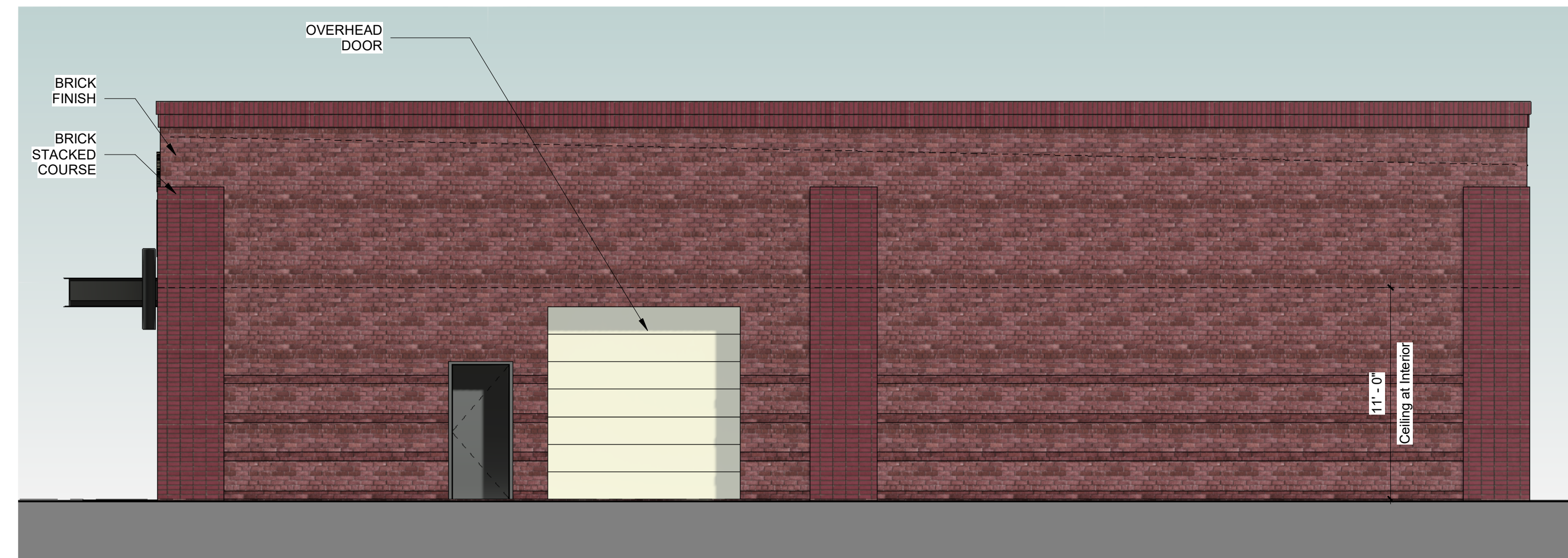


1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

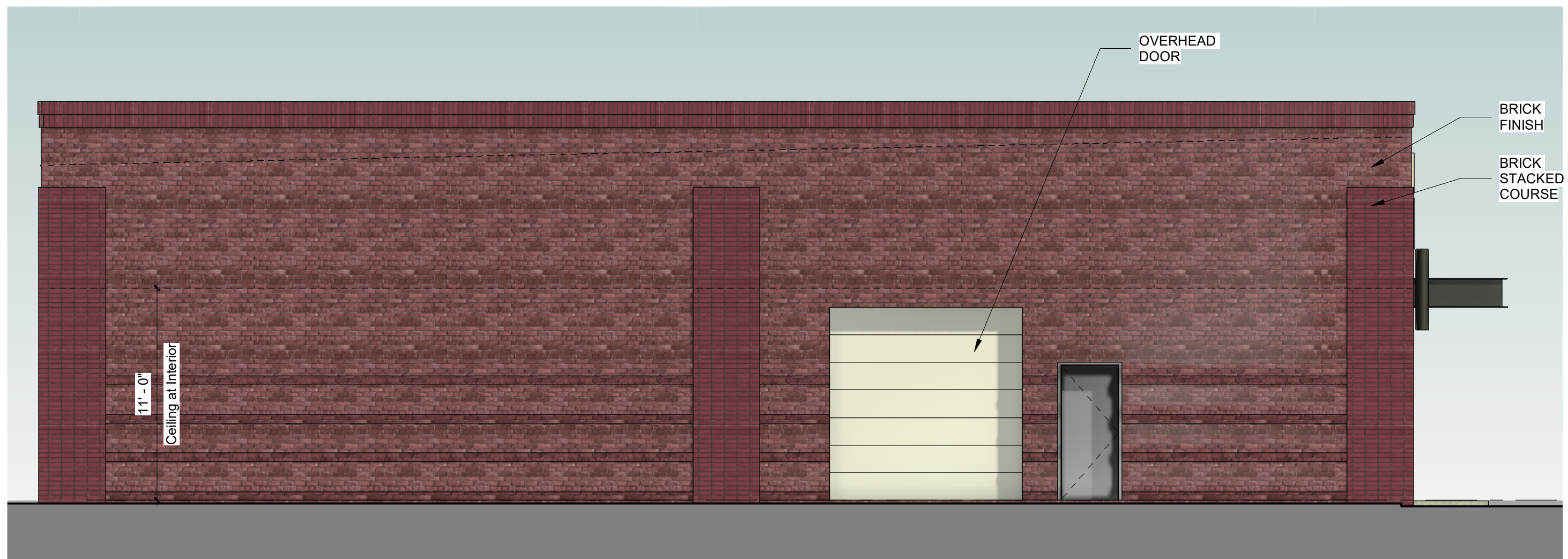


4 South Elevation
SCALE: 3/16" = 1'-0"

TOTAL GLAZING = 50%



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



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



2 North Elevation
SCALE: 3/16" = 1'-0"

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TOMMY BROWN
ARCHITECTURE,
PLLC

Project No. T#####

ELEVATIONS BUILDING B (150' x 70')

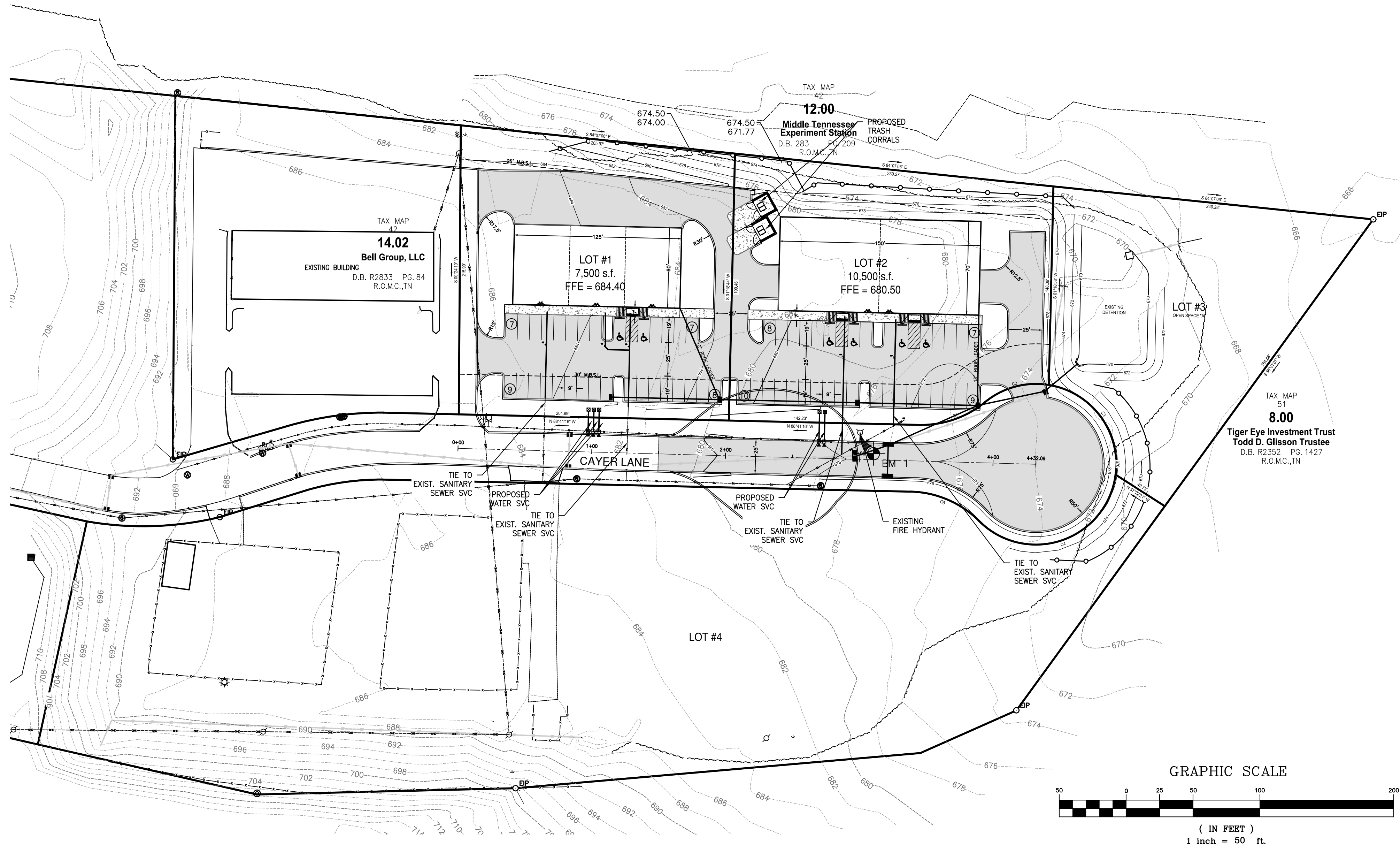
**Bell Group
New Construction**

7425 Old Hickory Blvd.
Nashville, TN 37189

REV	DESCRIPTION	DATE
1	Elevations	4-14-23
2	Revised Per P.C. Member Requests	6-19-23

A2.2

FINAL MASTER DEVELOPMENT PLAN



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00	53.23	32.12	S 70°58'52" W	40°39'43"
C2	60.00	50.91	49.40	N 74°51'43" E	48°31'09"
C3	60.00	92.29	83.46	S 36°39'59" E	88°07'50"
C4	60.00	133.64	107.88	N 71°12'27" E	127°37'02"
C5	75.00	57.21	55.83	S 66°50'09" E	43°42'14"

BENCHMARK

BENCHMARK #1

* BOLT FIRE HYDRANT

N = 502,729.50

E = 1,680,532.76

ELEV = 679.64'

TENNESSEE STATE PLANE

COORDINATE SYSTEM

NAD 83 DATUM

WARNING! UTILITY LINES!

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

UTILITY COMPANIES:

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA INCLUDE:

MUNICIPALITY:

CITY OF COLUMBIA
707 NORTH MAIN ST.
COLUMBIA, TN 38401

STORM WATER:

CITY OF COLUMBIA
ENGINEERING/INSPECTION
707 N. MAIN STREET
COLUMBIA, TN 38401
(931) 560-1530
Contact: Glenn Harper, P.E.

SANITARY:

CITY OF COLUMBIA
WASTEWATER SYSTEM
1244 TREATMENT PLANT RD.
COLUMBIA, TN 38401
(931) 560-1001
Donnie Boshers, Director

ELECTRIC:

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

WATER:

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

TELEPHONE:

AT&T
904 S. HIGH ST
COLUMBIA, TN 38401
(888) 824-3434
JAMIE WHITFIELD
(615) 975-0505
jw0972@att.com

CABLE TELEVISION:

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

CABLE TELEVISION:

CHARTER
COMMUNICATIONS
2008 S. MAIN STREET
COLUMBIA, TN 38401
(931) 388-1326

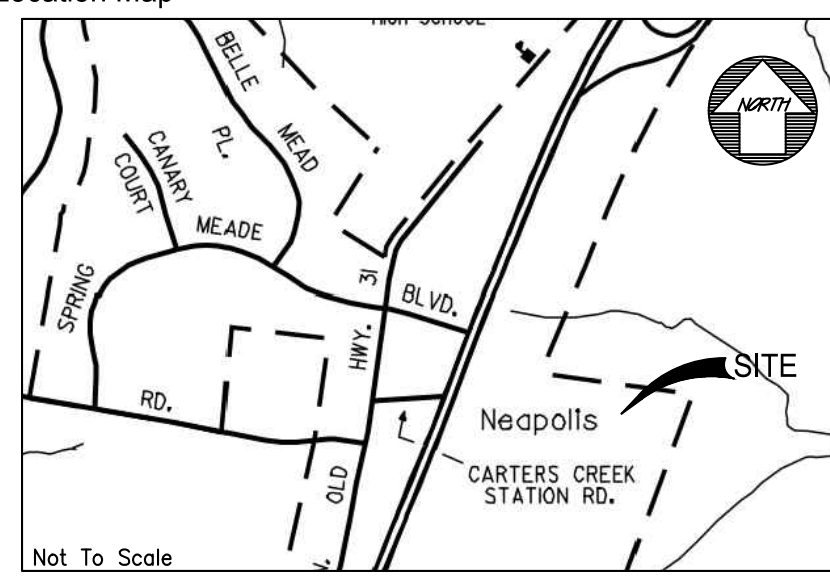
GAS:

ATMOS ENERGY
810 NASHVILLE HWY.
COLUMBIA, TN 38401
(888) 824-3434
NASHVILLE
(615) 872-5100

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2023

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

Location Map



SITE DATA:

OWNER: BELL GROUP, LLC
5016 CENTENNIAL BLVD. SUITE 200
NASHVILLE, TN 37209

PARCEL NUMBER: TAX MAP 42 PARCEL 14.00
DEED BOOK: R2833, PG 86

SUBJECT PARCEL ZONING: PUD

ACREAGE OF SITE: 85,924.29 S.F. = 1.97 ACRES

MINIMUM REQUIRED BUILDING SETBACKS:
30' FRONT
25' REAR
0' SIDE

PARKING:
1 SPACE PER 500 SF + 1 PER EMPLOYEE
WORK STATION + VEHICLE STORAGE
+ 1 PER WORK BAY.
18,000 / 500sf = 36 SPACES
7 + 9 WORK STATIONS = 16 SPACES
REQUIRED: 52 SPACES

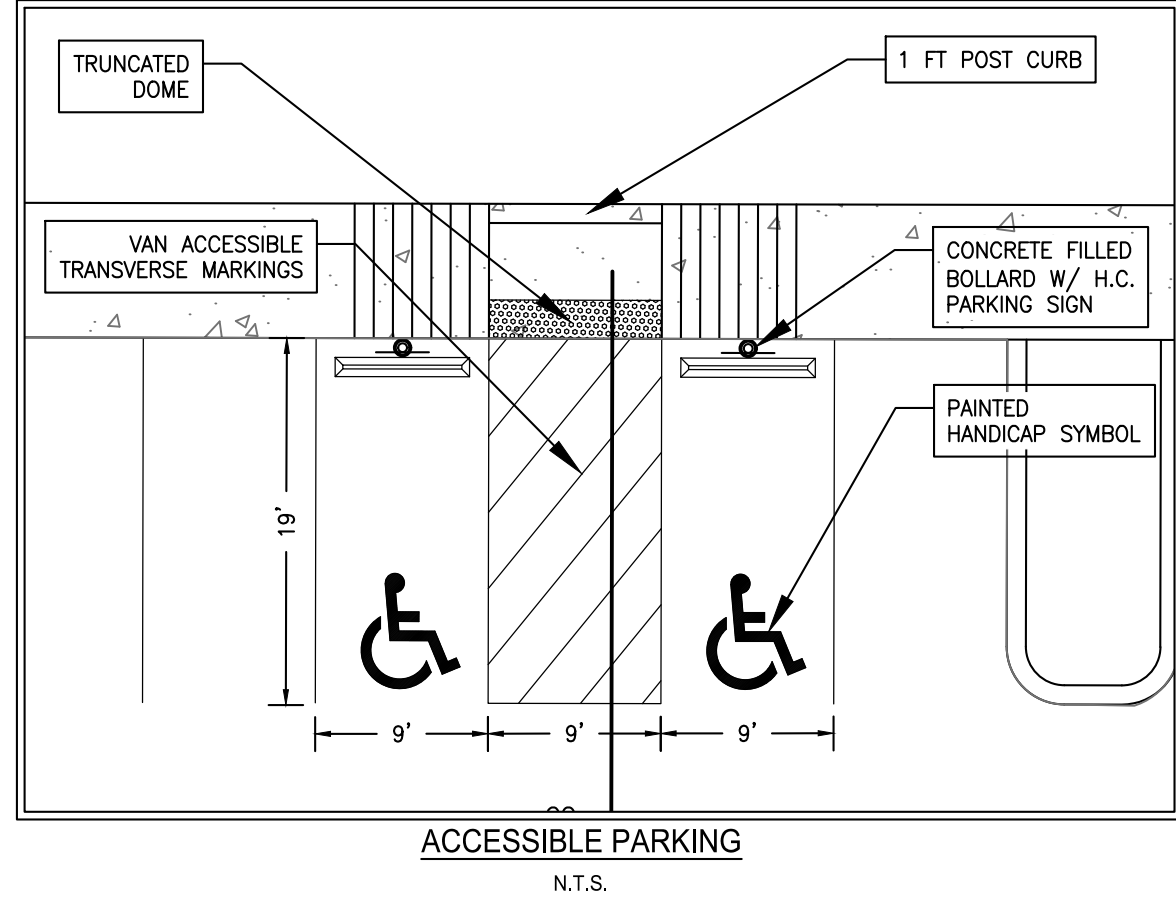
PROVIDED:
59 STANDARD SPACES
8 ACCESSIBLE SPACES
65 TOTAL SPACES

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

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

PURPOSE NOTE: CONSTRUCT SITE FOR 18,000 S.F. MULTIPLE USE BUILDINGS. BUILDINGS WILL BE 25' HIGH (MAXIMUM).

NOTES:
1. PER ZONING ORDINANCE 4.3.16.C.1, ANY FUTURE REMOVAL OF TREES DEPICTED ON THIS PLAN WILL REQUIRE APPROVAL BY PLANNING COMMISSION.
2. PER ZONING ORDINANCE 4.3.17.B, LIGHTING AT FRONTAGE LINES WILL NOT EXCEED 1.0 FOOT CANDLE AND ON-SITE OUTDOOR LIGHTING WILL CONFORM TO THE STANDARDS OF THE CODE.



GEOTECHNICAL NOTE:

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

SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM) MAP NUMBER 47117C0180E DATED APRIL 16, 2007.

gerald@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

© 2023

WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

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2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

Client
BELL GROUP, LLC
5016 CENTENNIAL BLVD. SUITE 200
NASHVILLE, TENNESSEE 37209

REVISIONS	DATE	BY	DESCRIPTION

FLEX BUILDING

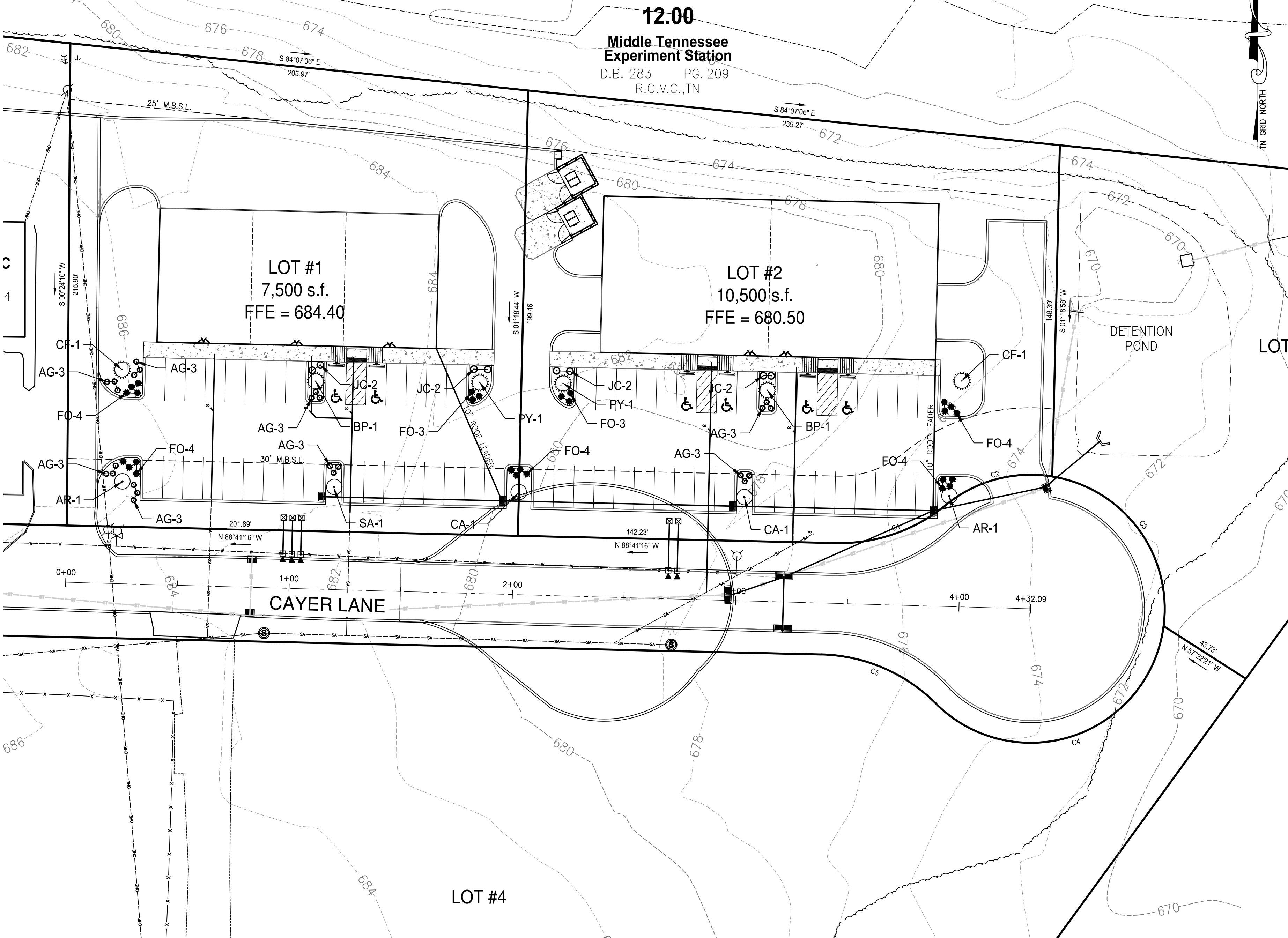
CAYER LANE

COLUMBIA, MAURY COUNTY, TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

Drawn: RP	Checked: CV	Approved: CV	Date: 04-17-2023
Job No: 16583-21	Scale: Vertical: 1"=50'	Horizontal: 1"=50'	

LANDSCAPE PLAN



BENCHMARK

BENCHMARK #1

X BOLT FIRE HYDRANT

N = 502.729.50

E = 1,680.532.76

ELEV = 679.64'

TENNESSEE STATE PLANE

COORDINATE SYSTEM

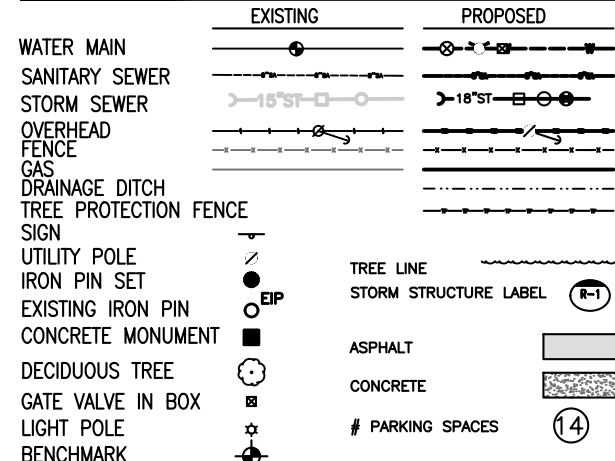
NAD 83 DATUM

WARNING! UTILITY LINES!

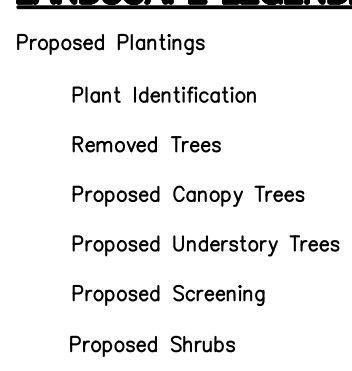
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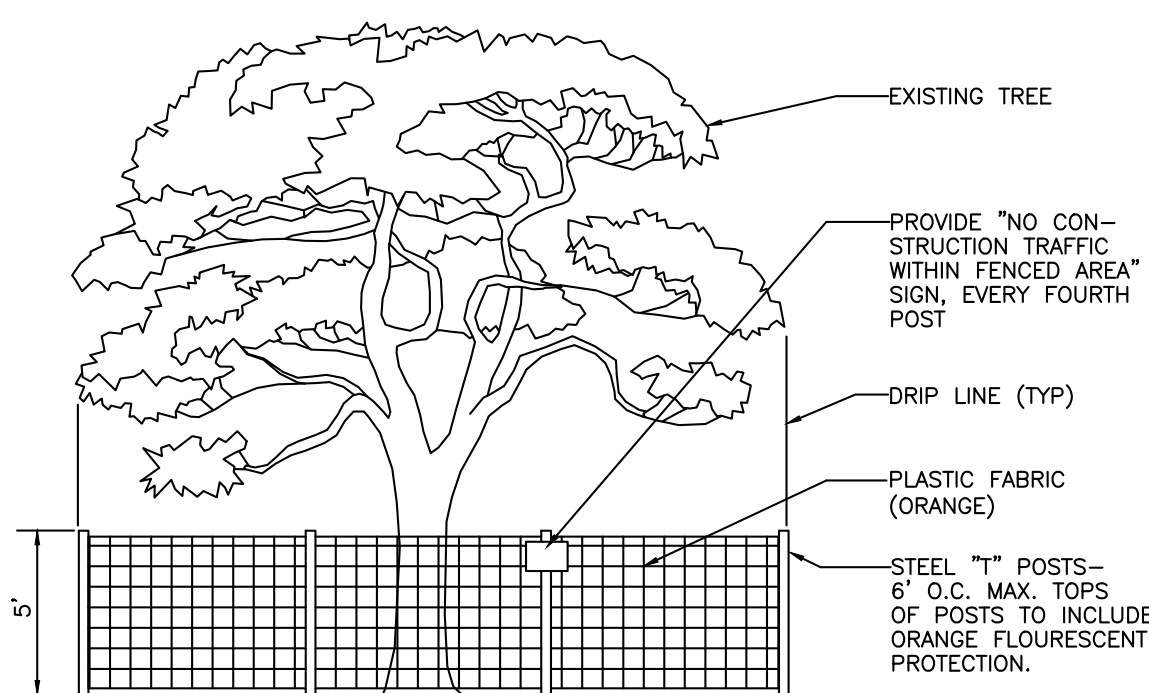
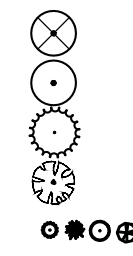
LEGEND



LANDSCAPE LEGEND:



AG-9



Tree Protection Fencing Detail

NOTE: ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

Landscape Notes:

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

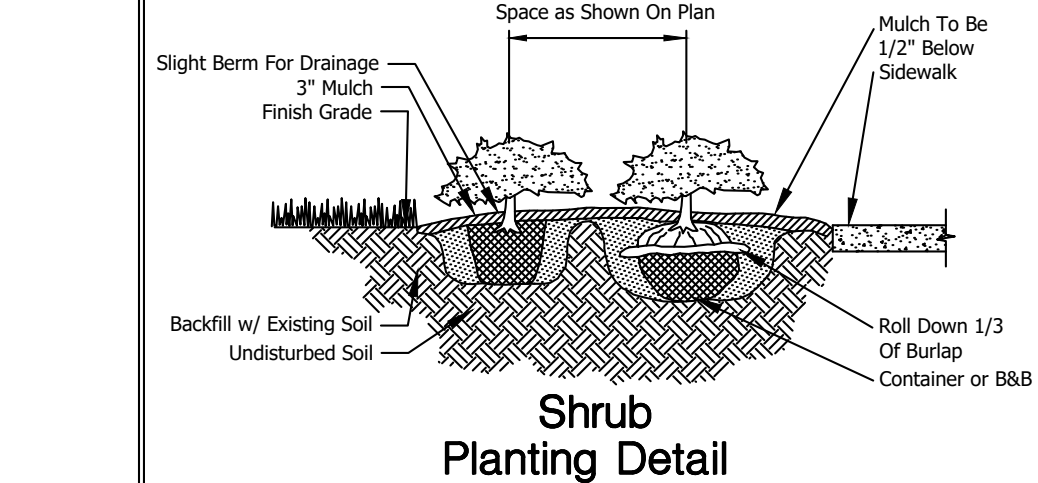
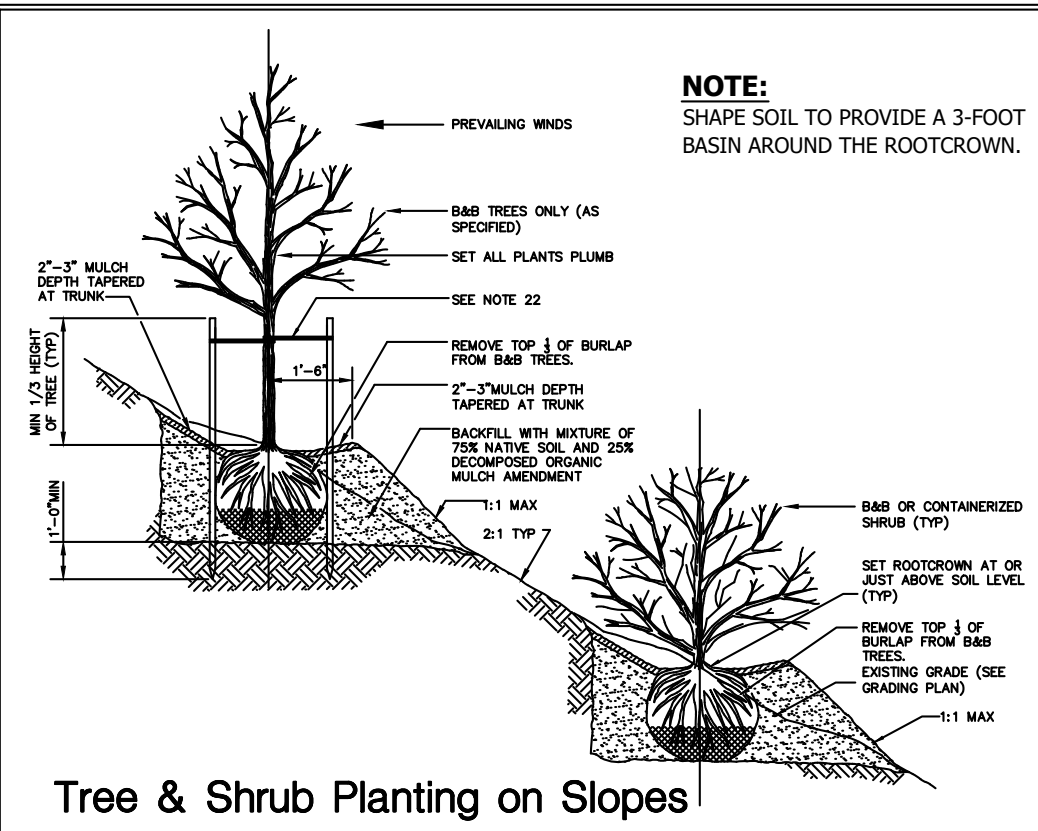
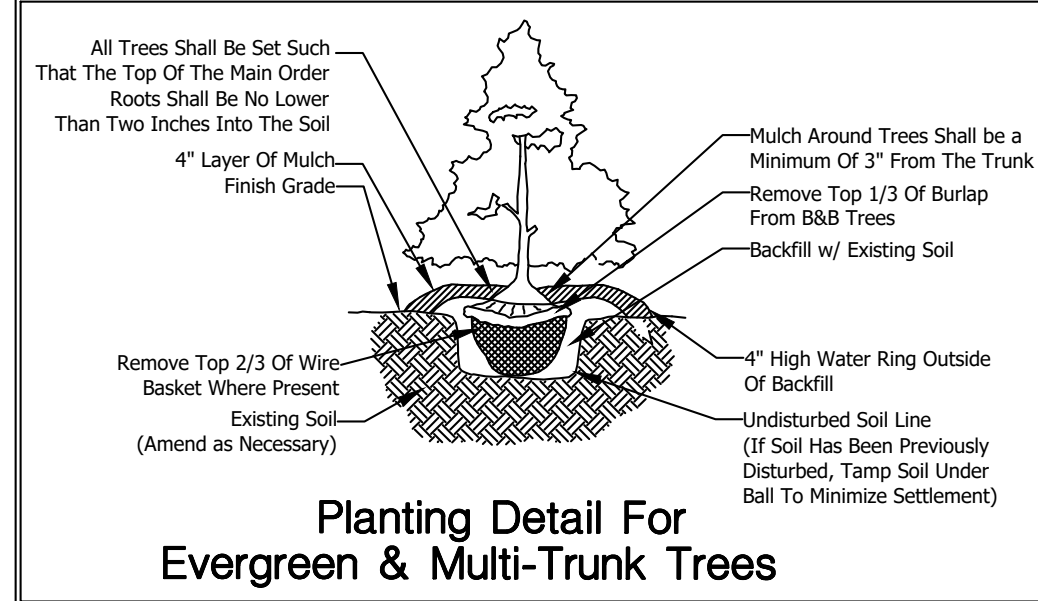
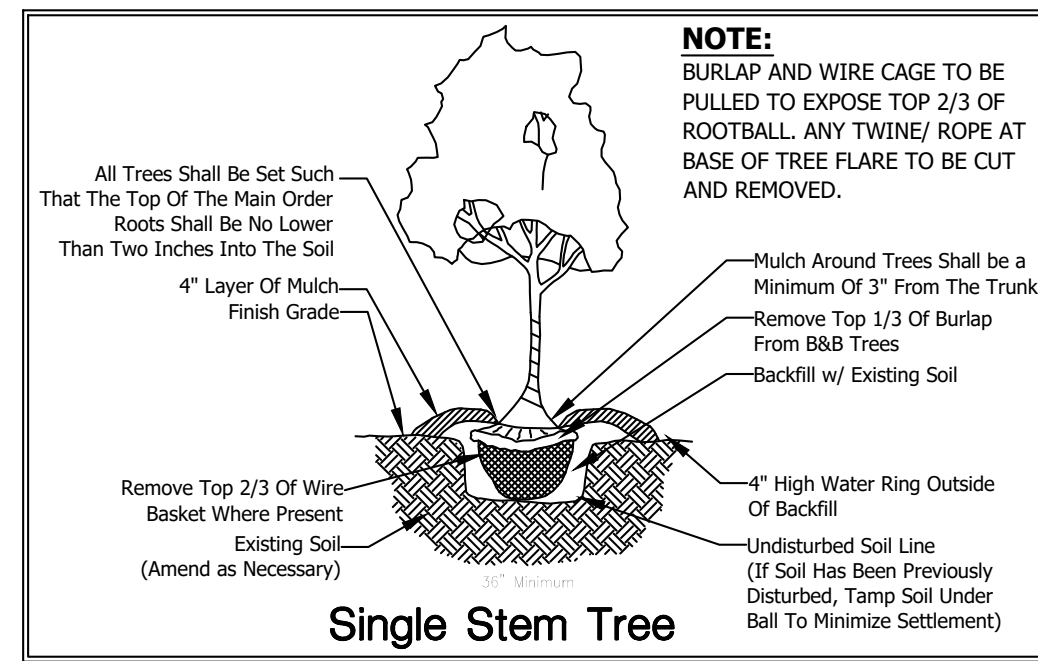
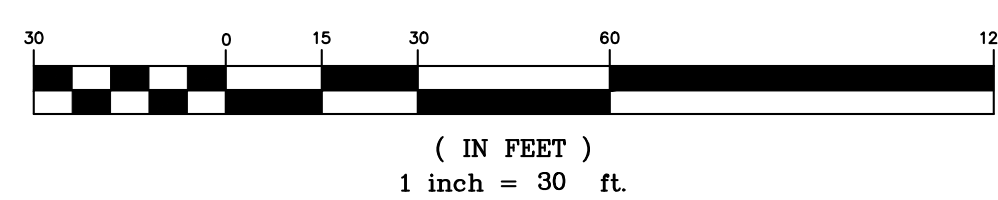
ATTENTION OWNER/INSTALLER

This landscape plan has been designed to meet the minimum requirements of the Columbia, Tennessee zoning ordinance, the approval of the planning commission, and department policy. Relocating, substituting, resizing, reducing or deleting material may cause the site to no longer conform to the requirements. **Deviation from the approved landscape plan shall not be made without first obtaining approval from either the planning commission or the planning department.**

MATERIALS SCHEDULE

CANOPY TREES							
KEY QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS	
CA	2	Carya cordiformis	Bitternut Hickory	10'-12'	4'-5'	3"	4' CLEAR TRUNK
AR	2	Acer Rubrum	Red Maple	10'-12'	4'-5'	3"	4' CLEAR TRUNK
OP	0	Quercus Phellos	Willow Oak	10'-12'	4'-5'	3"	4' CLEAR TRUNK
CL	0	Cupressocyparis leylandii	Leyland Cypress	8'-10'	4'-5'	3"	4' CLEAR TRUNK
SA	1	Sassafras albidum	Sassafras	10'-12'	4'-5'	3"	4' CLEAR TRUNK
UNDERSTORY TREES							
KEY QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS	
CF	2	Cornus Florida	White Flowering Dogwood	8'-10'	3'-4'	3"	4' CLEAR TRUNK
BP	2	Betula nigra 'Heritage'	Heritage River Birch	8'-10'	3'-4'	3"	MULTI-TRUNK
LI	0	Lagerstromia indica	Crochmeyrtle	8'-10'	3'-4'	3"	MULTI-TRUNK
PY	2	Prunus x yedoensis	Yoshino Cherry	8'-10'	3'-4'	3"	4' CLEAR TRUNK
IF	0	Ilex Attenuata 'Fosterii'	Foster Holly	8'-10'	3'-4'	3"	4' CLEAR TRUNK
IG	0	Thuja 'Green Giant'	Green Giant Arborvitae	6'-10'	3'-4'	3"	F.T.B.
SHRUBS							
KEY QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS	
AG	24	Abelia hybrid 'Edward Goucher'	Pink Abelia	24'-30'	18'-24'	F.T.B.	
AK	0	Abelia x grandiflora 'Kaleidoscope'	Abelia Kaleidoscope	24'-30'	18'-24'	F.T.B.	
FO	23	Forsythia intermedia	Forsythia	24'-30'	18'-24'	F.T.B.	
JC	8	Juniperus Chinensis 'Sea Green'	Sea Green Juniper	24'-30'	18'-24'	F.T.B.	
VB	0	Viburnum burkwodii 'Mowhawk'	Burkwood Viburnum	24'-30'	18'-24'	F.T.B.	
VP	0	Viburnum Pragnense	Prague Viburnum	24'-30'	18'-24'	F.T.B.	
VS	0	Viburnum davidii	Dwarf Viburnum	24'-30'	18'-24'	F.T.B.	
TURF							
SEED	Turf Mixture	Rebel III Turfhye Fescue	Temporary seed all disturbed areas @ 8#1,000sf.				
SOD	Fine Bladed Fescue Sod	Rebel III	Install 4' strip behind ALL curb areas & between building & curb.				
MISCELLANEOUS							
Seasonal Color			Flower Beds for Seasonal Plantings.				
Shredded Hardwood Bark Mulch			Minimum 3" depth throughout plant beds.				
NOTES							
F.T.B. = Full To Base							
EXISTING AREAS OUTSIDE OF THE PROPOSED LIMIT OF CONSTRUCTION TO REMAIN UNDISTURBED. SEE LIMIT OF CONSTRUCTION AS OUTLINED ON THIS PLAN.							

GRAPHIC SCALE



gerald@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

WES ENGINEERS & SURVEYORS

BELL GROUP, LLC
5016 CENTENNIAL BLVD, SUITE 200
NASHVILLE, TENNESSEE 37209

CLIENT	DATE	REVISIONS

FLEX BUILDING
CAYER LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
LANDSCAPE PLAN

Job no.	Drawn: RP	Checked: CV	Approved: CV	Date: 04-17-2023
16583-21				
Scale:	Vertical:	Horizontal:		
				1"=30'

L-1.0



Project No. T#####

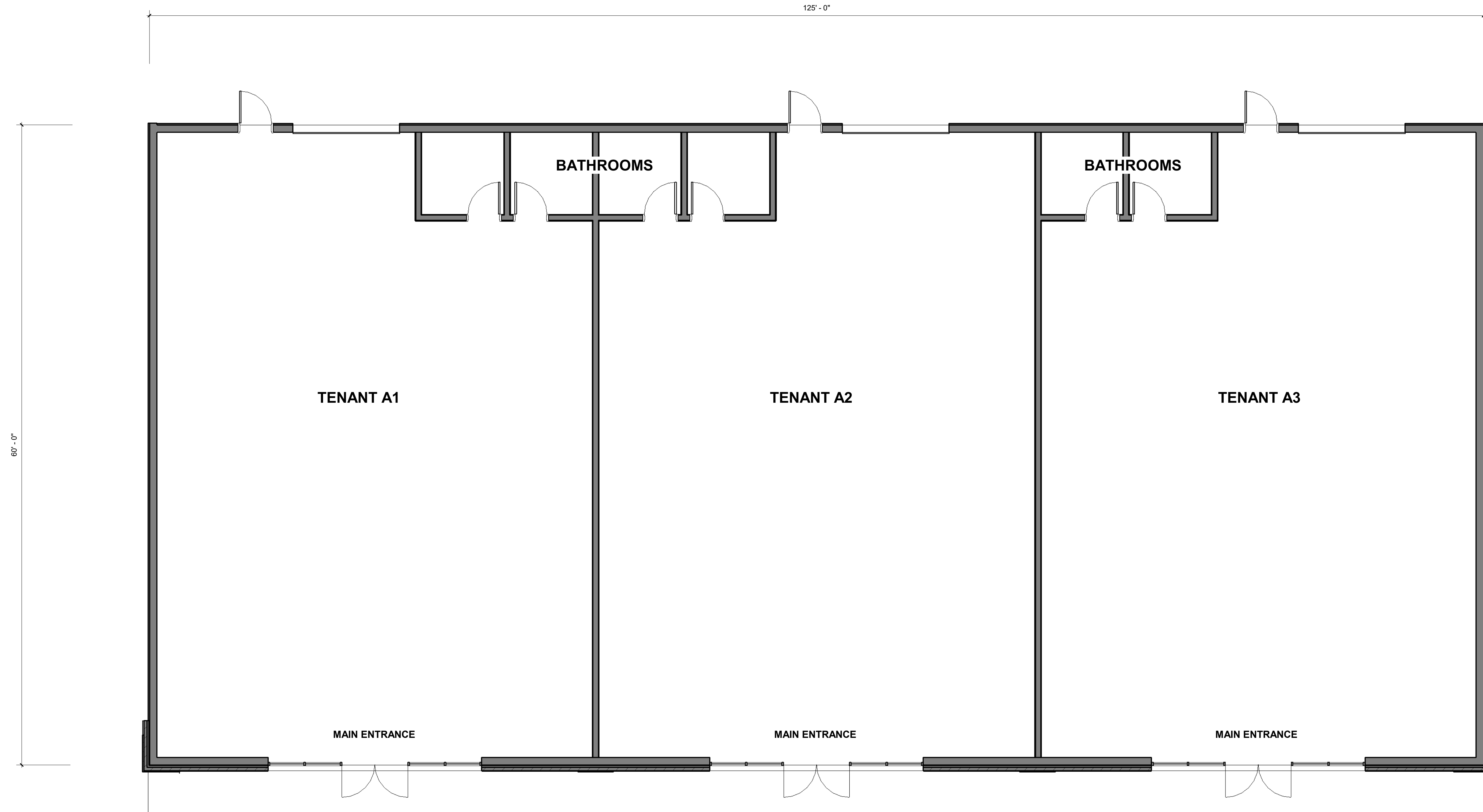
FLOOR PLAN (BUILDING A)

Bell Group New Construction

7425 Old Hickory Blvd.
Nashville, TN 37189

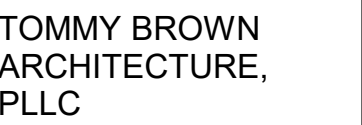
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A1.1



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

○ C THIS DRAWING AND DESIGN ARE THE PROPERTY OF THE ARCHITECT. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS STRICTLY PROHIBITED.



Project No. T#####

FLOOR PLAN (BUILDING B)

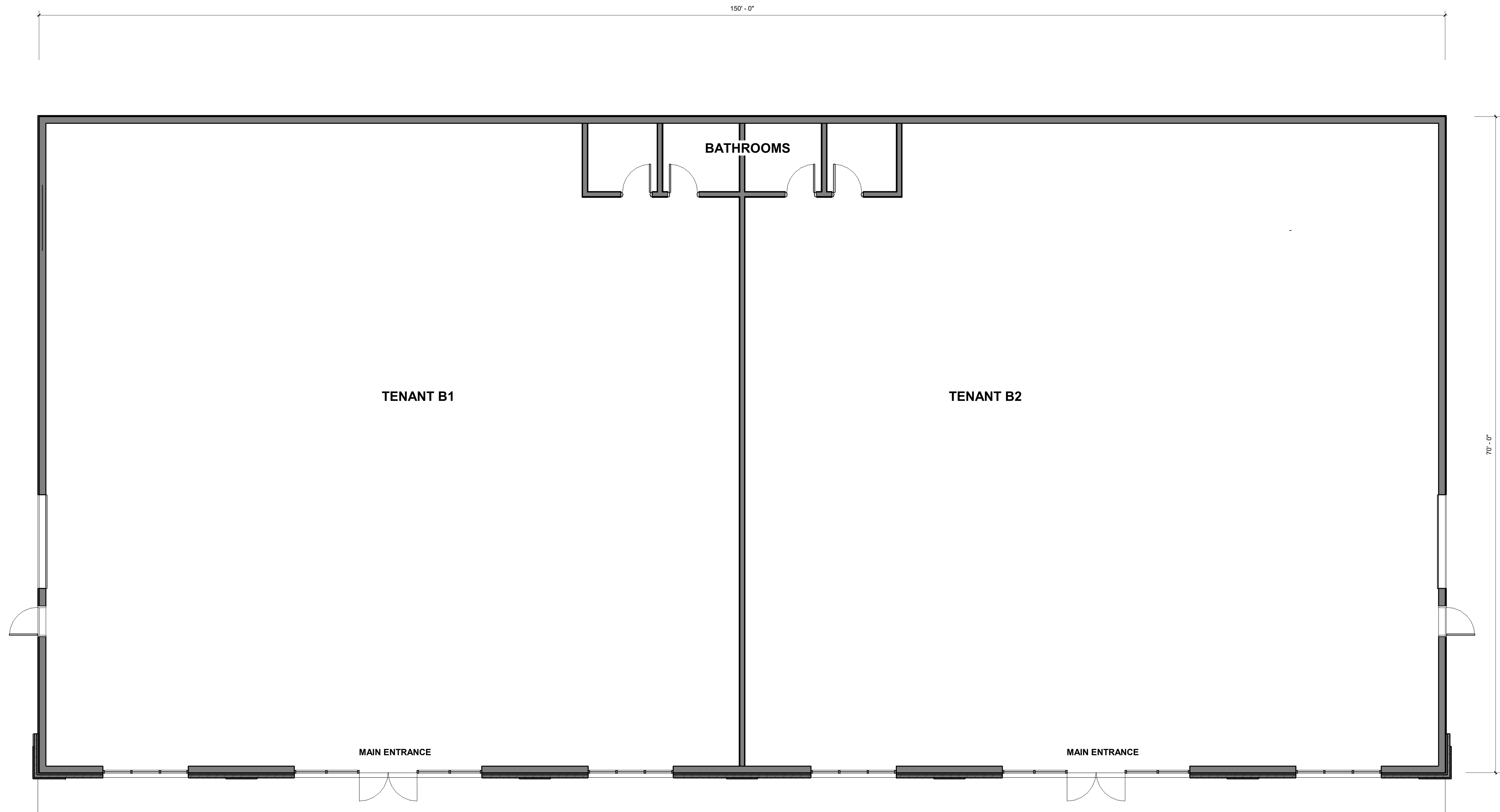
Bell Group New Construction

7425 Old Hickory Blvd.
Nashville, TN 37189

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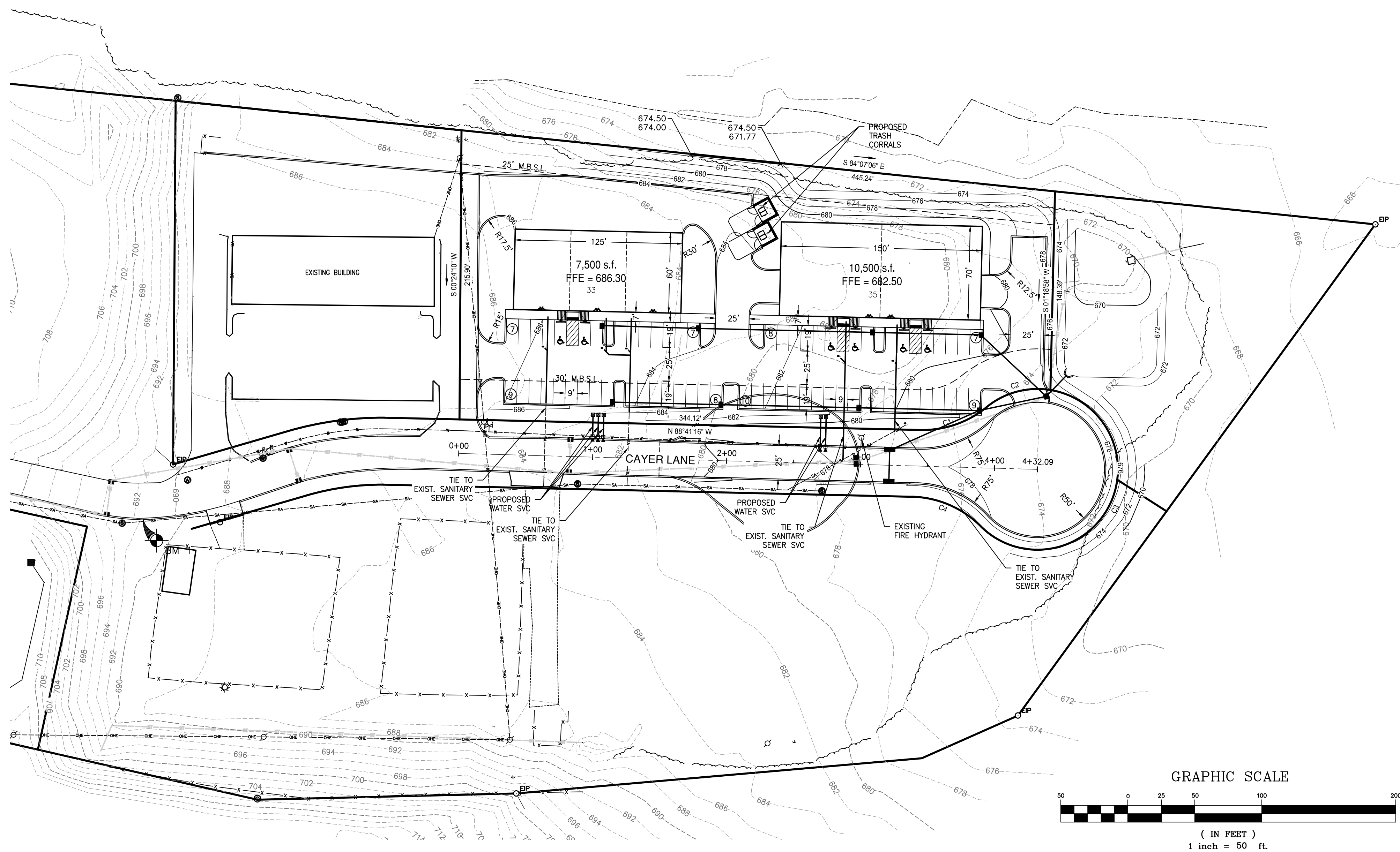
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1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

FINAL MASTER DEVELOPMENT PLAN



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	53.23'	52.12'	S 70°58'32" W	40°39'45"
C2	60.00'	46.41'	46.40'	N 74°57'07" E	48°37'07"
C3	60.00'	225.93'	114.21'	N 27°08'32" E	215°44'52"
C4	75.00'	57.21'	55.83'	S 66°50'09" E	43°42'14"

BENCHMARK
BENCHMARK #1
PK NAIL
N = 502.668.37
E = 1,679.996.89
ELEV = 691.67'
TENNESSEE STATE PLANE
COORDINATE SYSTEM
NAD 83 DATUM

WARNING! UTILITY LINES!
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UTILITY COMPANIES:

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA INCLUDE:

MUNICIPALITY:
CITY OF COLUMBIA
707 NORTH MAIN ST.
COLUMBIA, TN 38401

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

CABLE TELEVISION:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

STORM WATER:
CITY OF COLUMBIA
ENGINEERING/INSPECTION
707 N. MAIN STREET
COLUMBIA, TN 38401
(931) 560-1530
Contact: Glenn Harper, P.E.

SANITARY:
CITY OF COLUMBIA
WASTEWATER SYSTEM
1244 TREATMENT PLANT RD.
COLUMBIA, TN 38401
(931) 560-1001
Donnie Boshers, Director

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

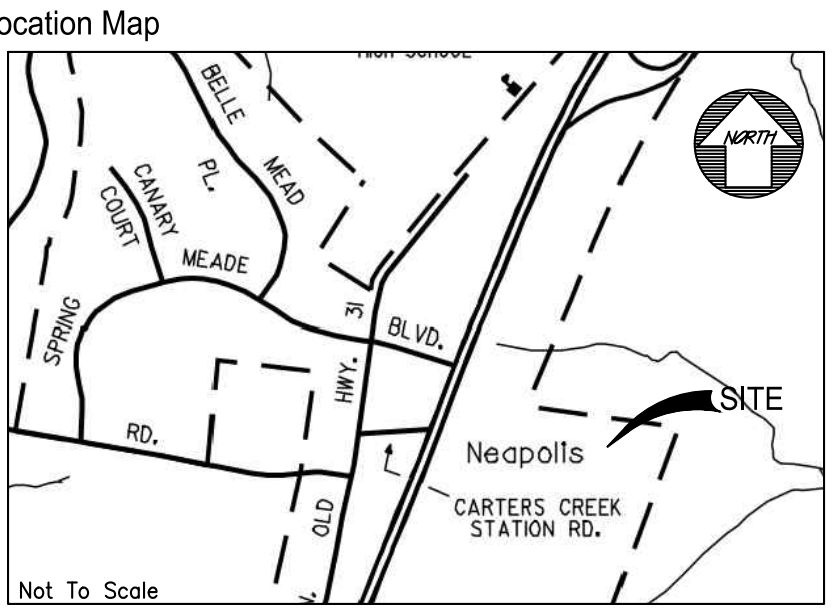
TELEPHONE:
AT&T
904 S. HIGH ST
COLUMBIA, TN 38401
(888) 824-3434
JAMIE WHITFIELD
(615) 975-0505
jw0972@att.com

CABLE TELEVISION:
CHARTER COMMUNICATIONS
2008 S. MAIN STREET
COLUMBIA, TN 38401
(931) 388-1326

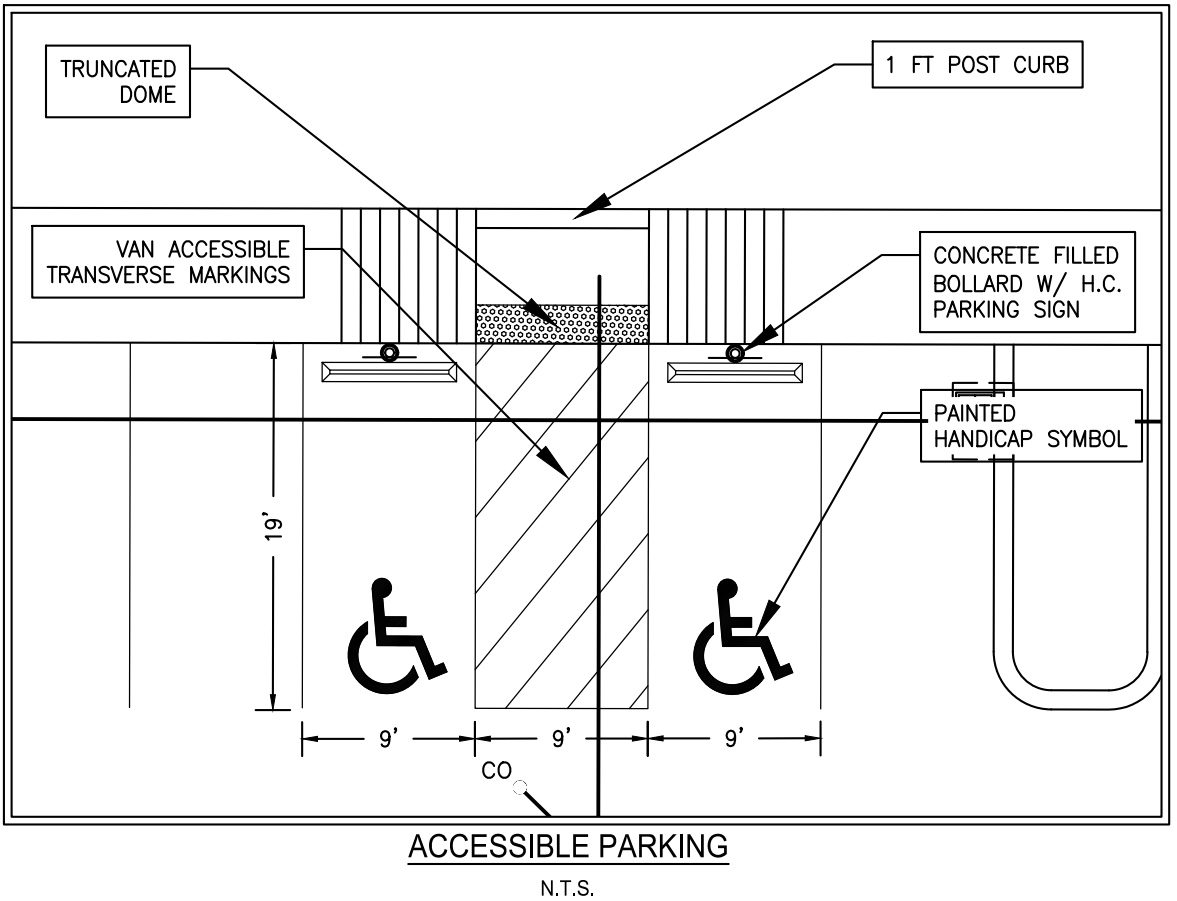
GAS:
ATMOS ENERGY
810 NASHVILLE HWY.
COLUMBIA, TN 38401
(888) 824-3434
NASHVILLE
(615) 872-5100

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2023

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



SITE DATA:
OWNER: BELL GROUP, LLC
5133 HARDING PIKE #B3
NASHVILLE, TN 37205
PARCEL NUMBER: TAX MAP 42 PARCEL 14.00
DEED BOOK: R2833, PG 86
SUBJECT PARCEL ZONING: PUD
ACREAGE OF SITE: 85,924.29 S.F. = 1.97 ACRES
MINIMUM REQUIRED BUILDING SETBACKS:
30' FRONT
25' REAR
0' SIDE
PARKING: 1 SPACE PER 500 SF + 1 PER EMPLOYEE
WORK STATION + VEHICLE STORAGE
+ 1 PER WORK BAY.
18,000 / 500sf = 36 SPACES
7 + 9 WORK STATIONS = 16 SPACES
REQUIRED: 52 SPACES
PROVIDED:
59 STANDARD SPACES
5 ACCESSIBLE SPACES
65 TOTAL SPACES
UTILITY SERVICES: WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833
ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833
PURPOSE NOTE: CONSTRUCT SITE FOR 18,000 S.F. MULTIPLE USE BUILDINGS. BUILDINGS WILL BE 25' HIGH (MAXIMUM).
NOTES:
1. PER ZONING ORDINANCE 4.3.16.C.1, ANY FUTURE REMOVAL OF TREES DEPICTED ON THIS PLAN WILL REQUIRE APPROVAL BY PLANNING COMMISSION.
2. PER ZONING ORDINANCE 4.3.17.B, LIGHTING AT FRONTAGE LINES WILL NOT EXCEED 1.0 FOOT CANDLE AND ON-SITE OUTDOOR LIGHTING WILL CONFORM TO THE STANDARDS OF THE CODE.



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

SITE BENCHMARK NOTE:
CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.
BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:
W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:
A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM) MAP NUMBER 47117C0180E DATED APRIL 16, 2007.

gerald@wesengineers.com
SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

WES E ENGINEERS & SURVEYORS

Client
BELL GROUP, LLC
5133 HARDING PIKE #B3
NASHVILLE, TENNESSEE 37205

DATE

REVISIONS

FLEX BUILDING
CAYER LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
FINAL MASTER DEVELOPMENT PLAN

Drawn: RP
Checked: CV
Approved: CV
Date: 02-28-2023

Job no. 16583-21
Scale
Vertical: 1"=50'
Horizontal:

1 of 1



ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION

ADDRESS/LOCATION	Cayer Lane, Columbia		
	TAX MAP: 42	GROUP:	PARCEL: 14.0
SUMMARY OF NATURE OF REQUEST AND WORK	Proposed building 10 and 13 for Beechcroft Plaza		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	1/25/2023	<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
---	-----------	---

SUBMITTAL REQUIREMENTS
10 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
☒ Façade Approval ☐ Alternative Compliance Requested ☐ Other: _____	• Site Plan • Building elevations for <u>all sides</u> of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required) • If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance. • Floor Plans for all new construction and façade remodels.

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. A representative for the project is required to be present at the meeting, at the request of the Commission.

APPLICANT

NAME	WES Engineers & Surveyors	PHONE	931-388-2329
ADDRESS	2486 Nashville Hwy Columbia, TN 38401	EMAIL	gerald@wesengineers.com

PROPERTY OWNER

NAME	Bell Group, LLC	PHONE	615-970-9611
ADDRESS	5133 Hardin Pike, Ste B3 Nashville, TN 37205	EMAIL	derek@bellgrouptn.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.

Gerald Vick APPLICANT NAME	 APPLICANT SIGNATURE	05/22/2023 DATE
--	---	-------------------------------------

** Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.**

Derek Bell PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	05/20/2023 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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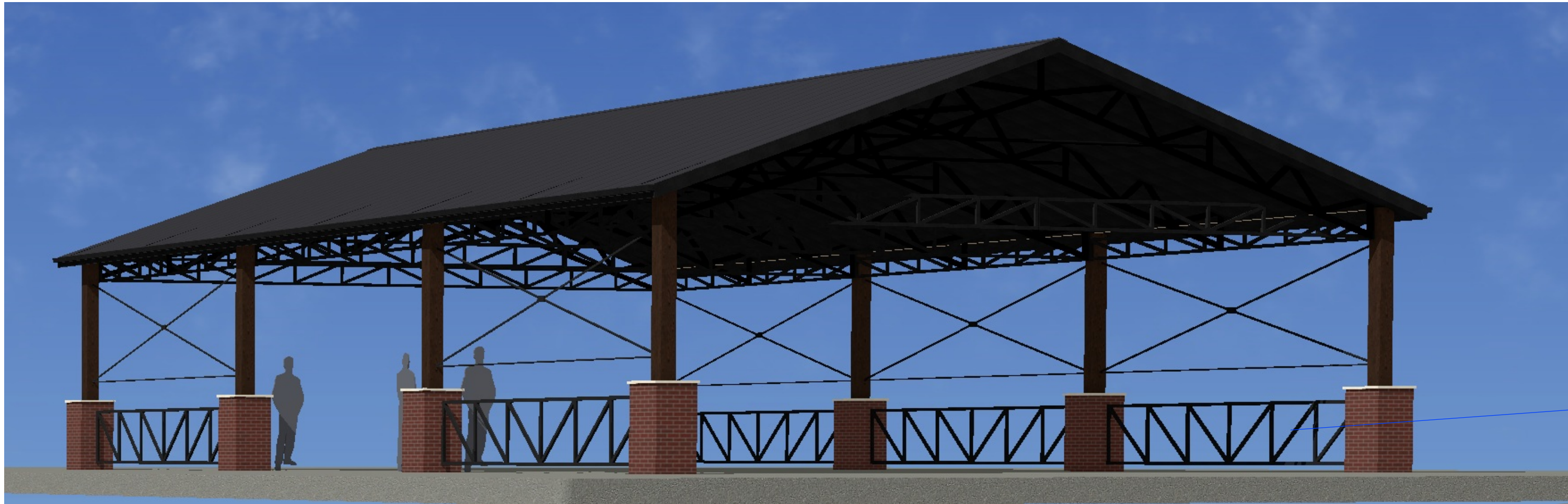
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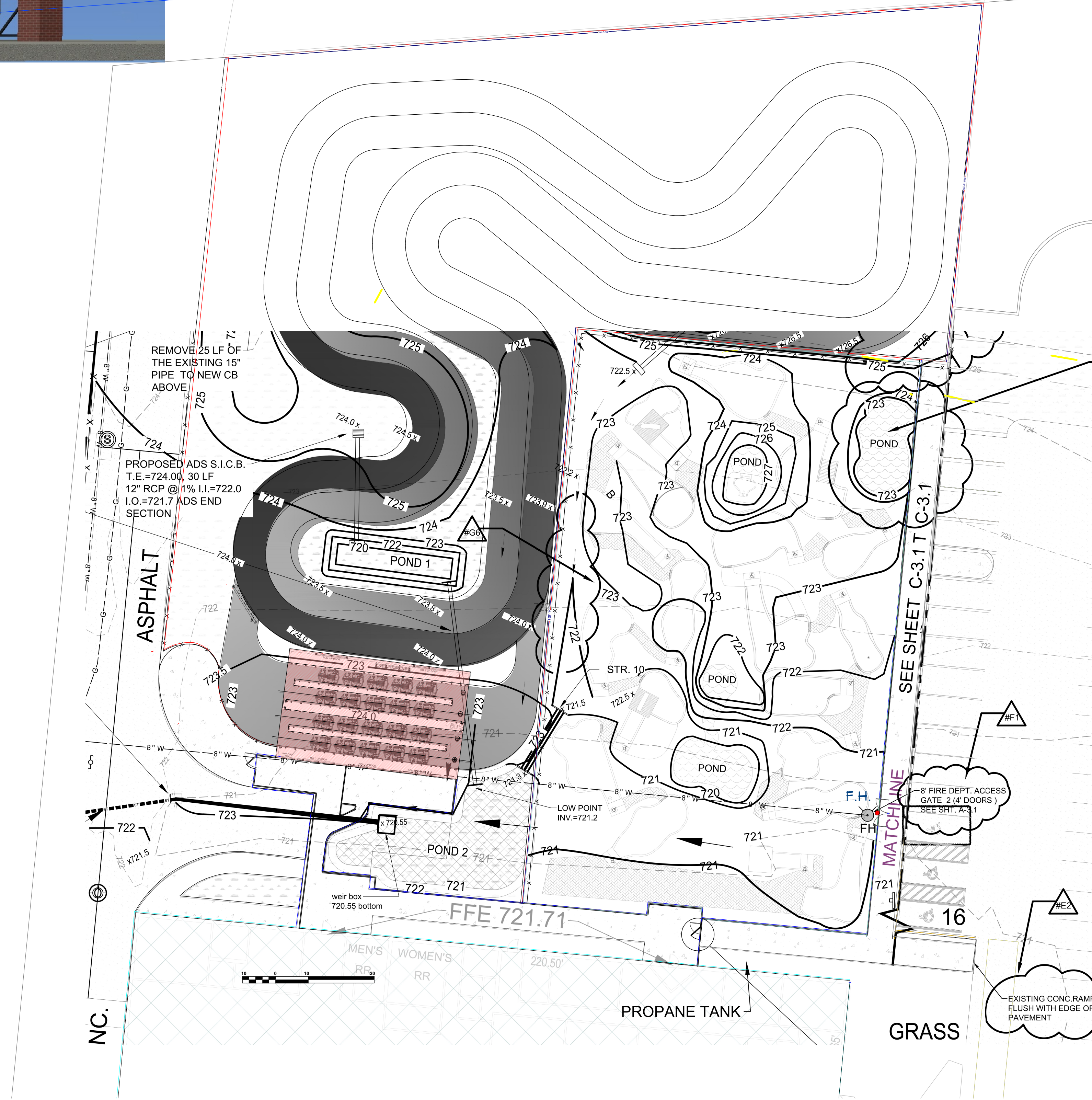
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DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



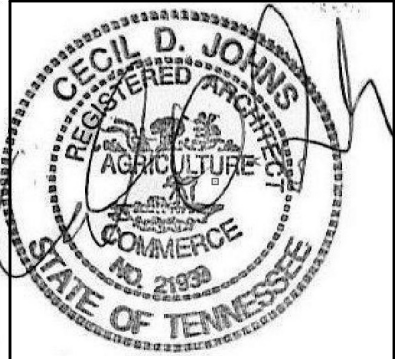
3 D VIEW

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS



BUILDING LOCATION ON SITE

PRELIMINARY NOT FOR CONSTRUCTION



6/20/23

Number	Date	Description

SITE PLAN - GOCART BUILDING

Tenn Pin Alley
T30 Mooresville Pike
Columbia, TN 38401

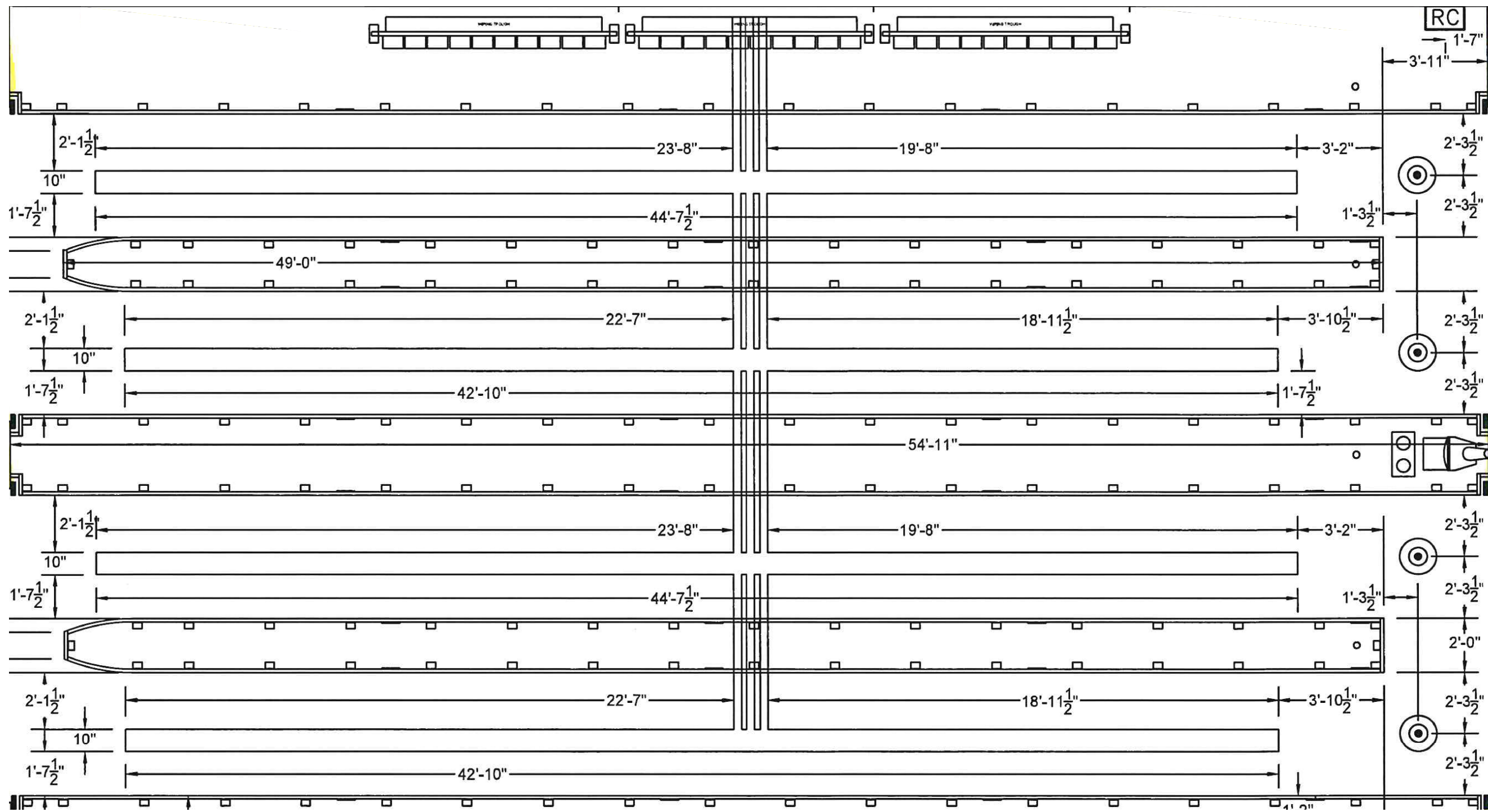
C.D. Johns Architect
606 Riverside Drive
Columbia, TN 38401
615.332.4531 615.943.7362

C.D. Johns

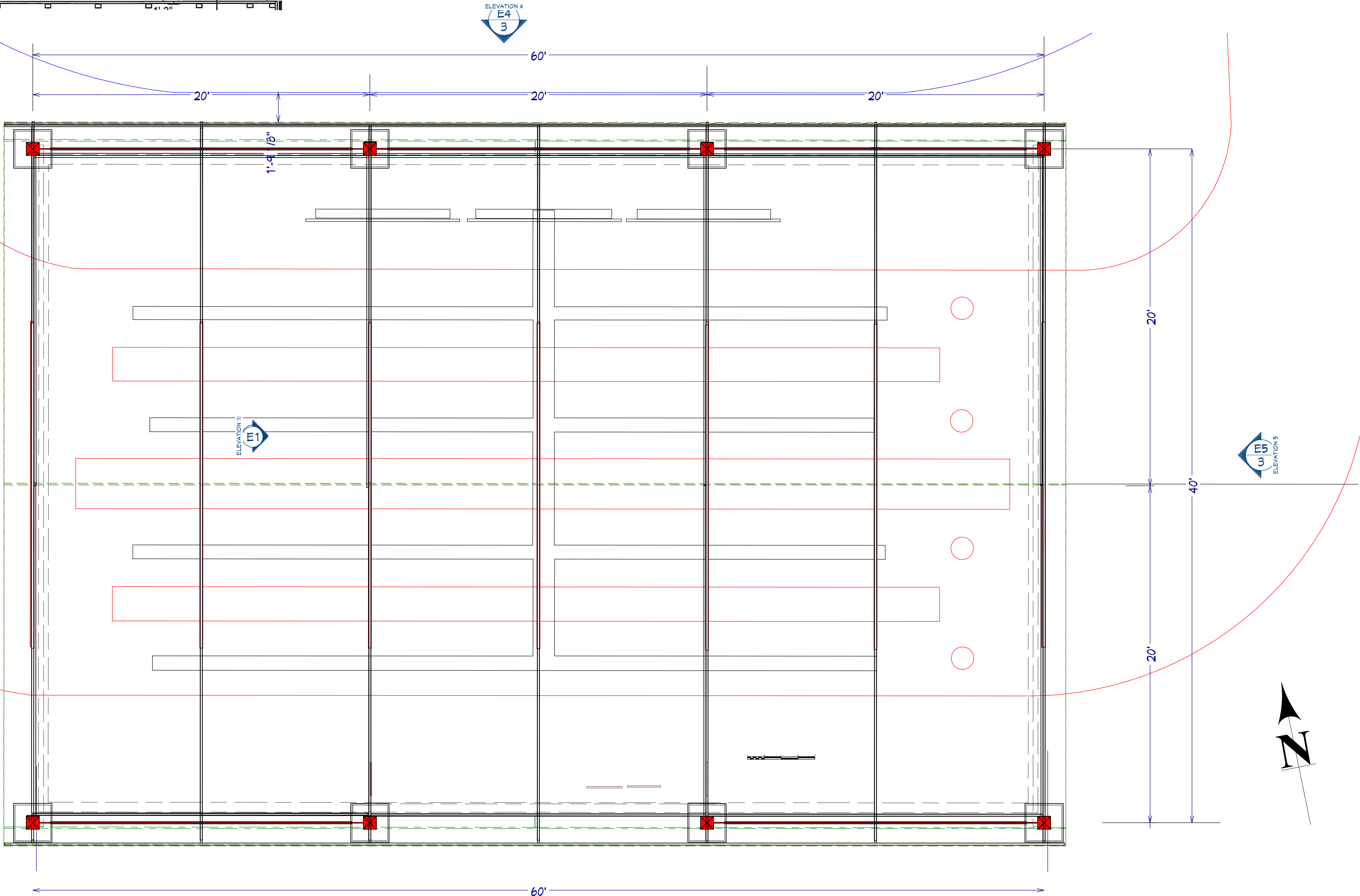
DATE:
6/20/2023

SCALE:
1" = 20'-0"

SHEET #:
1



TRACK PLAN



BUILDING FLOOR PLAN

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

PRELIMINARY NOT FOR CONSTRUCTION



REVISIONS	
Number	Description

FLOOR PLAN -
GOCART BUILDING

Tenn Pin Alley
730 Mooresville Pike
Columbia, TN 38401

C.D. Johns Architect
606 Riverside Drive
Columbia, TN 38401
615.332.4531 615.943.7362
C.D. Johns

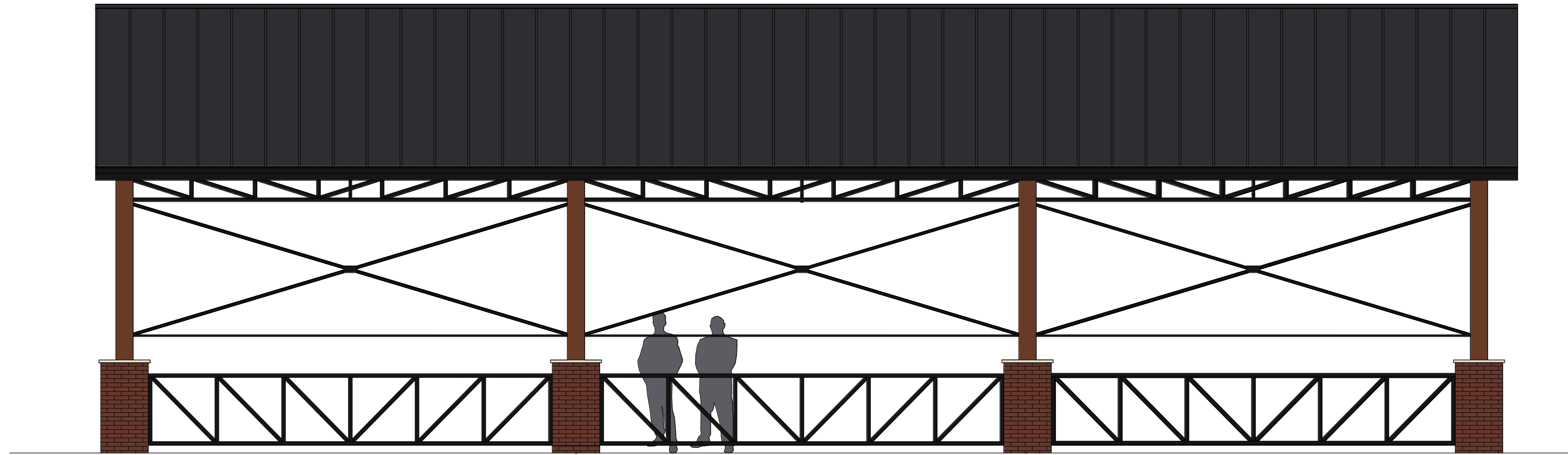
DATE:
6/20/2023

SCALE:
1/4" = 1'0"

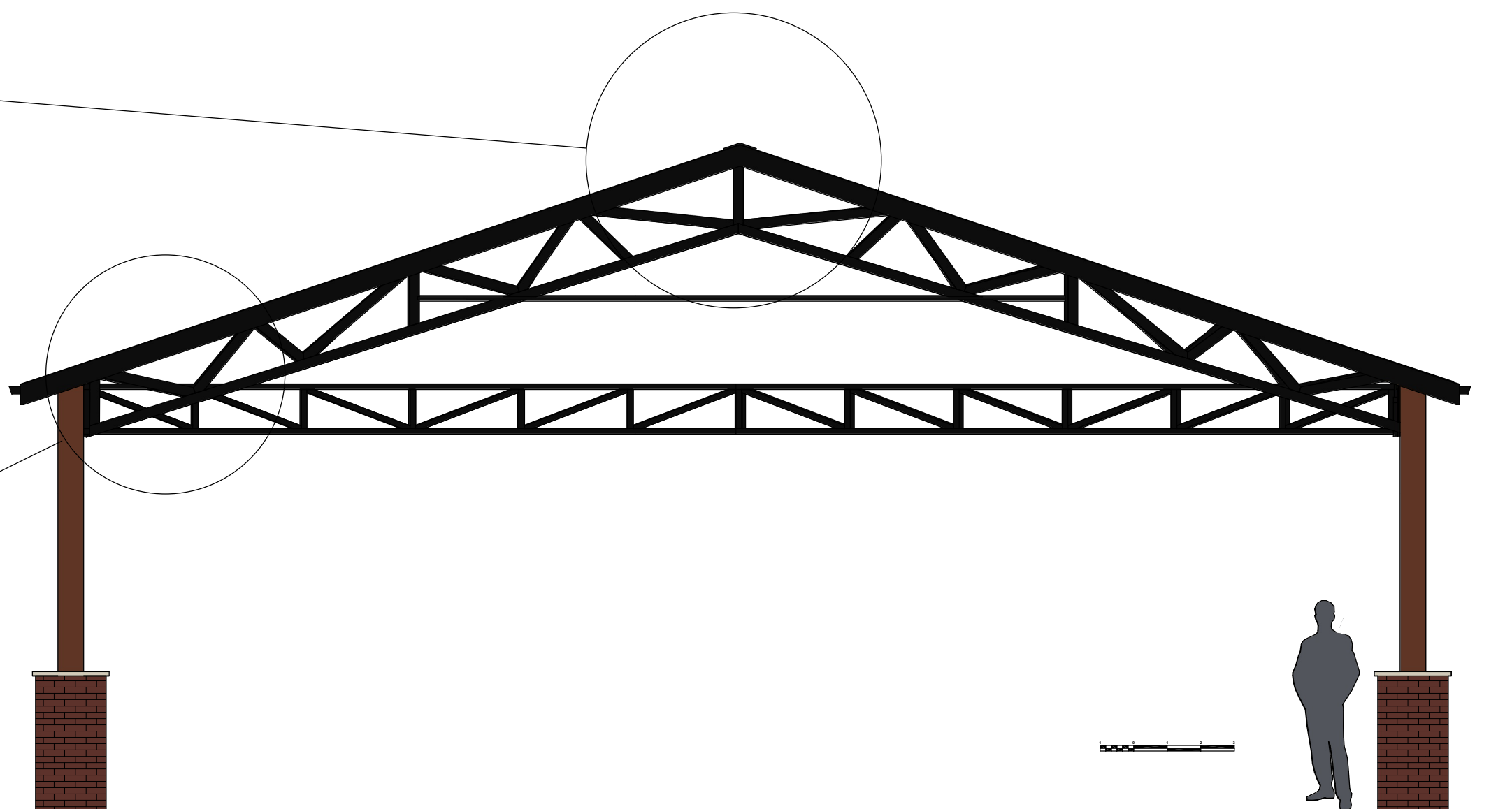
SHEET #:
2



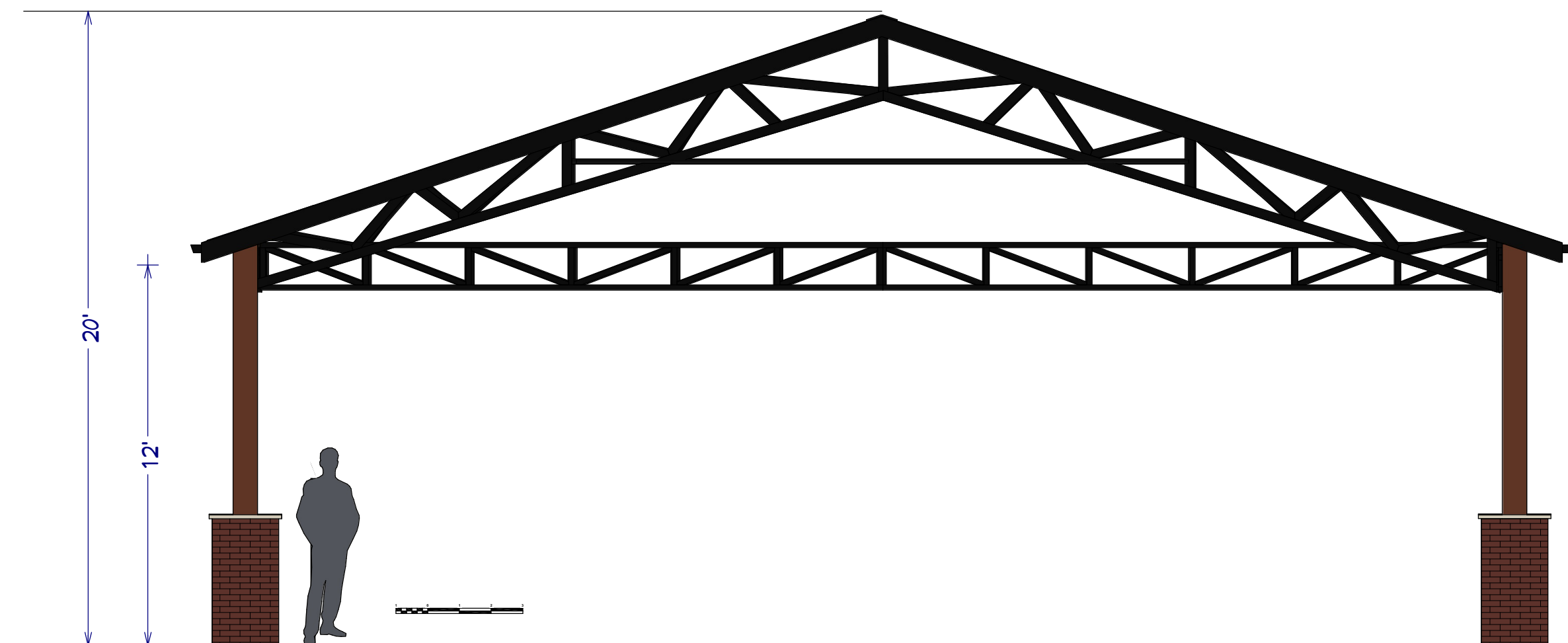
3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS



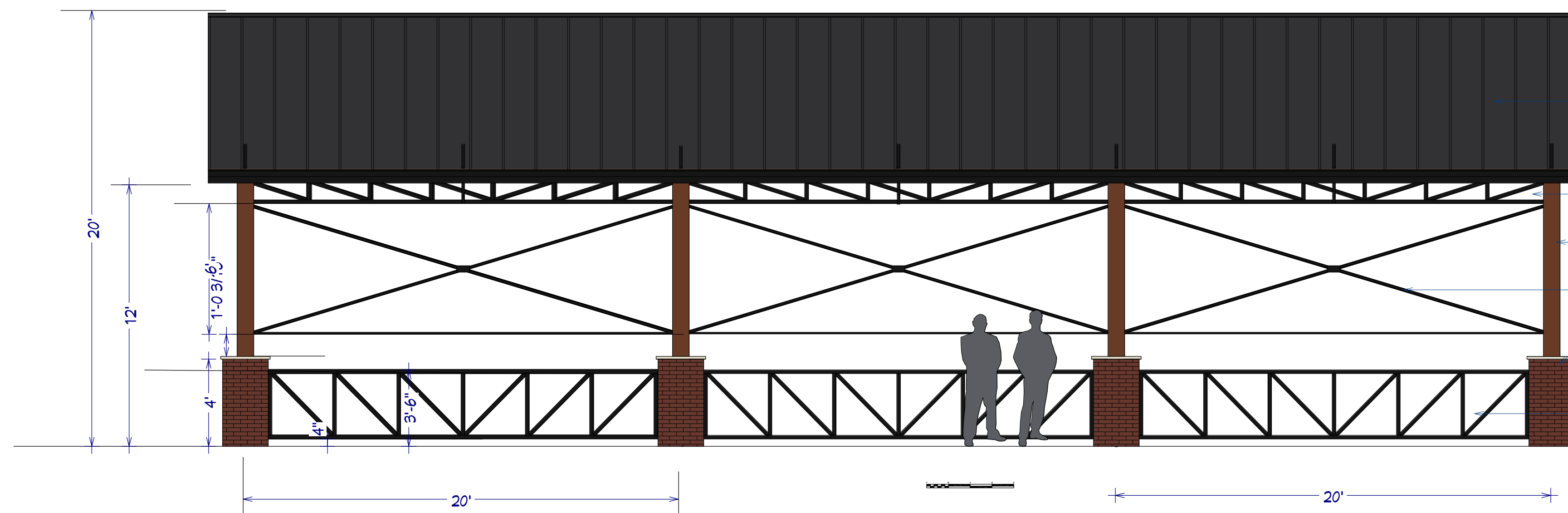
NORTH ELEVATION



WEST ELEVATION

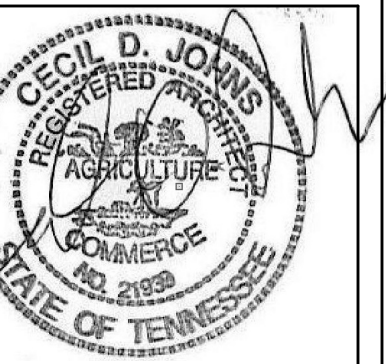


EAST ELEVATION



SOUTH ELEVATION

- BLACK METAL ROOF OVER BLACK METAL TRUSSES
- BLACK METAL GIRDER TRUSS
- 10 X 10 WOOD POST, STAINED DARK BROWN
- BLACK CROSS BRACING, ROIS
- RED BRICK COLUMN BASE W/ ART. STONE CAP
- BLACK METAL HANDRAIL



6-20-23

REVISIONS	Number	Date	Description

ELEVATIONS -
GOCART BUILDING

Tenn Pin Alley
T30 Mooresville Pike
Columbia, TN 38401

C.D. Johns Architect
606 Riverside Drive
Columbia, TN 38401
615.332.4531 615.943.7362

C.D. Johns

DATE:

6/20/2023

SCALE:

1/4" = 1'0"

SHEET #:

3



CITY OF
COLUMBIA
TENNESSEE

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

ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION

ADDRESS/LOCATION	322 East James Campbell Blvd		
	TAX MAP: 114	GROUP: N/A	PARCEL: 074.00
SUMMARY OF NATURE OF REQUEST AND WORK	The Go-Kart track best function with a shelter covering the "pit area" Request approval of the submitted plan, pages 1,2, & 3 Construct a steel structure, with black steel roof, masonry sidewalls columns (stone, architectural CMU, brick and or exterior finish) 3'-02" above finished floor elevation.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
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SUBMITTAL REQUIREMENTS

*10 copies of plan + PDF
Fold all submittals larger than 8½"x11"*

SELECT REQUEST	PLAN SHALL INCLUDE
☐ Façade Approval ☐ Alternative Compliance Requested ☒ Other: <u>Approval of structure</u>	• Site Plan • Building elevations for <u>all sides</u> of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required) • If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance. • Floor Plans for all new construction and façade remodels.

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. A representative for the project is required to be present at the meeting, at the request of the Commission.

APPLICANT

NAME	Derek Ransom	PHONE	615-423-2567
ADDRESS	322 East James Campbell Blvd	EMAIL	derekransom@bellsouth.net

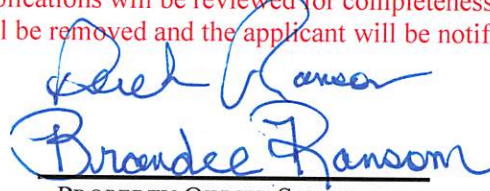
PROPERTY OWNER

NAME	Ransom Entertainment Partnership	PHONE	931-381-2695
ADDRESS	322 East James Campbell Blvd	EMAIL	derekransom@bellsouth.net

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.

<u>Derek Ransom</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>June 19, 2023</u> DATE
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** Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.**

<u>Derek and Brandee Ransom</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>June 19, 2023</u> DATE
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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			