



The Columbia Architectural Design Review Team will meet on Tuesday, September 12, 2023 at 9:00 AM in Conference Room A on the basement level of City Hall, 700 N. Garden Street to consider the following:

I. Roll Call

II. Approval of Minutes

III. Old Business

1. Case #23-0284 Request from Jonathon Clark on behalf of Urvish Patel for facade approval of new construction at Lot 212 within a PUD located at [Arden Village Drive and Nashville Highway](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

IV. New Business

1. Case #23-0342 Request from WES Engineers and Surveyors for new construction approval at [1275 Industrial Park Road](#).
2. Case # 23-0353 Request from Louis Sloyan for facade approval of new structures within a proposed industrial park located at [Tax Map 89 Parcel 46](#) off Industrial Park Road.

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 C. McCarthy, AICP, City Planner, kmccarthy@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

ART 23-0284

APPLICANT/PROPERTY OWNER

Urvish Patel/ Urvish Patel

MEETING DATE

August 2023

PROPERTY ADDRESS/LOCATION

2497 Nashville Highway/Tax Map 51 Parcel 2.04

PROJECT DESCRIPTION: Arden Village Retail

This design review request is for a proposed retail building in a Planned Unit Development. The subject site is located at the corner of Arden Village Drive and Nashville Highway. The proposed revision to the PUD Master Plan is subject to the procedures for review under the current Ordinance (4400) and the PUD-MU standards.

The submittal depicts a Commercial Building with a Shopfront façade. The proposed design does not conform to the PUD-MU standards (see comments at end of report). Presumably, the applicant intends to request deviations from the base standards as part of the Master Plan approval. The Architectural Design Review Team may recommend approval of designs which deviate from the standards. However, if the changes are not subsequently approved by Planning Commission and City Council, the applicant will need to return to the Design Review Team with a revised concept.

The Design Review Team may defer action on the request and allow the applicant to revise the design to better conform to the PUD-MU design standards before proceeding to the Planning Commission.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS
Other-PUD (CEG) Planned Unit Development	Vacant	Other-PUD	Retail Center

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

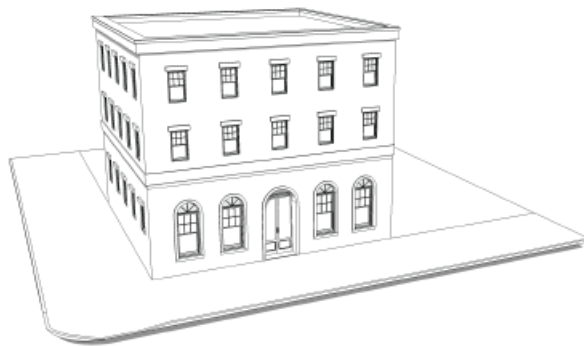
Building Types	
House	NP
Duplex	NP
Townhouse	P
Small Multifamily	P
Large Multifamily	P
Live/Work	P
Commercial	P
Mixed Use	P
Flex	P
Mid-Rise	P
Large Scale Commercial	NP
Civic	P

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:

- The PUD-MU standards require a minimum height of two stories (4.3.1-L, p. 171). The submittal depicts a single-story building which does not conform.
- The Ordinance requires a ceiling height of 11 feet. The design appears to provide this ceiling height.
- The PUD-MU standards require 70% for Shopfront frontages (20% - 60% for other frontage types). The proposed building does not meet this requirement.
- The application does not indicate primary building materials. The applicant did indicate that sample material boards would be provided at the Design Review Team meeting. The elevations appear to depict brick, which is a permitted primary material for Facades in a PUD-MU.
- Although there are entrances in the facades of the primary and secondary frontages (south and east elevations), the building is oriented away from the frontage and presents a partial blank wall on the secondary elevation and a service door on the primary elevation.
- The PUD-MU standards require a primary entrance at the corner. The proposal does not include and entrance at the corner.
- The Façade width is greater than 100 feet. Façade articulation is provided by brick pilasters with protruding bases.
- The building appears to utilize no more than three colors as prescribed by the ordinance.
- The proposed structures utilize a flat roof, which is permitted.
- The proposed Façade elevation appears to include a partial knee wall. The Zoning Ordinance requires this feature is required for PUD-MU shopfronts.

Staff recommends that the Architectural Design Review team discuss the proposal with the applicant's representative in order to better understand how the project will comply with the PUD-MU standards. It is appropriate to defer action on the request and allow the applicant to revise the design before it proceeds to the Planning Commission.

PRELIMINARY -
NOT FOR
CONSTRUCTION

Jonathan W. Clark
Lic. No.: 102567
Exp. - February 28, 2025

PROJECT INFORMATION:
Project Name:

Arden Village
Retail

Project Address:
Arden Village Drive
Columbia, Tennessee 38401

Project Number:
23112

Drawn By:
CM

Date:
8.18.2023

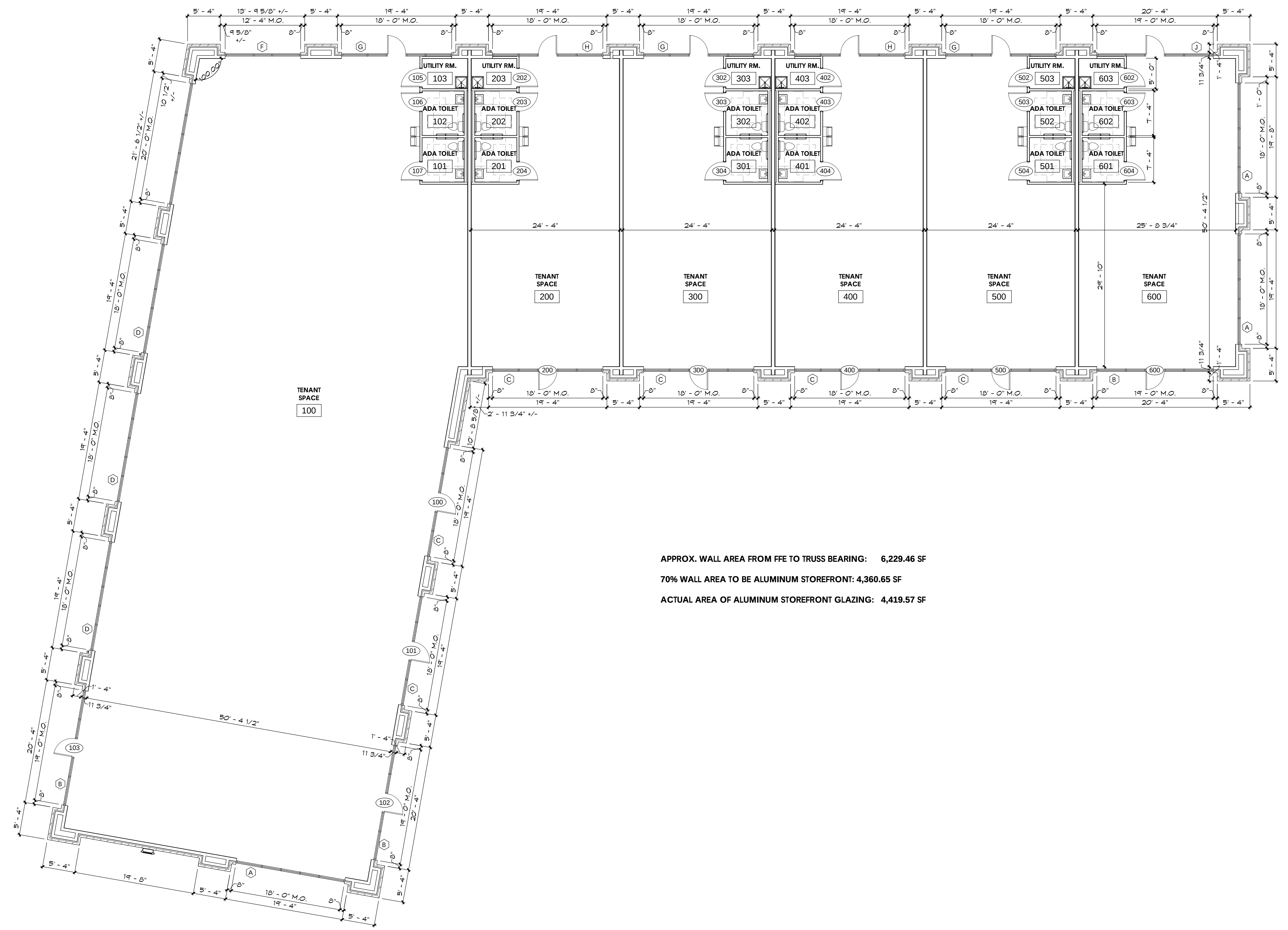
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j. clark architecture + design
55 North 1st St. - Suite 300
Clarksville, Tennessee 37040
p - 931.552.3860
e - info@clarkarchitecture.com

Sheet Name
FLOOR PLAN

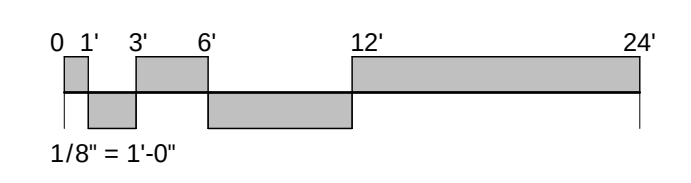
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APPROX. WALL AREA FROM FFE TO TRUSS BEARING: 6,229.46 SF
70% WALL AREA TO BE ALUMINUM STOREFRONT: 4,360.65 SF
ACTUAL AREA OF ALUMINUM STOREFRONT GLAZING: 4,419.57 SF

1 Floor Plan
A 2.1 1/8" = 1'-0"



PRELIMINARY -
NOT FOR
CONSTRUCTION

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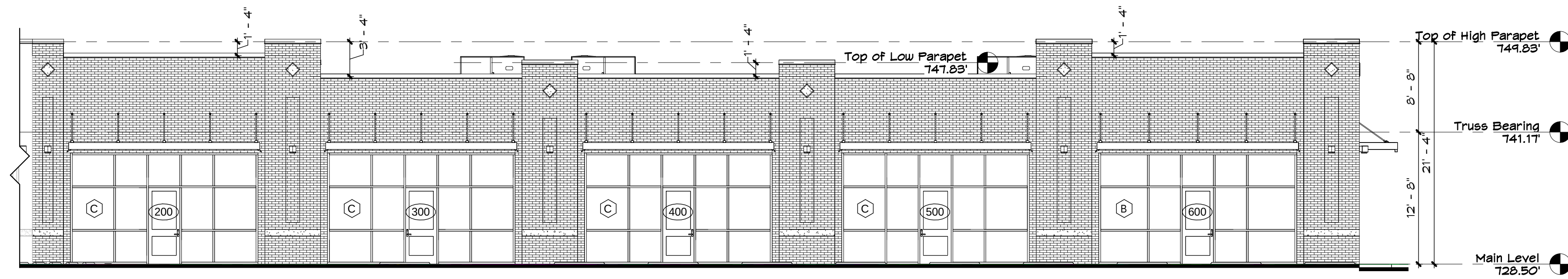
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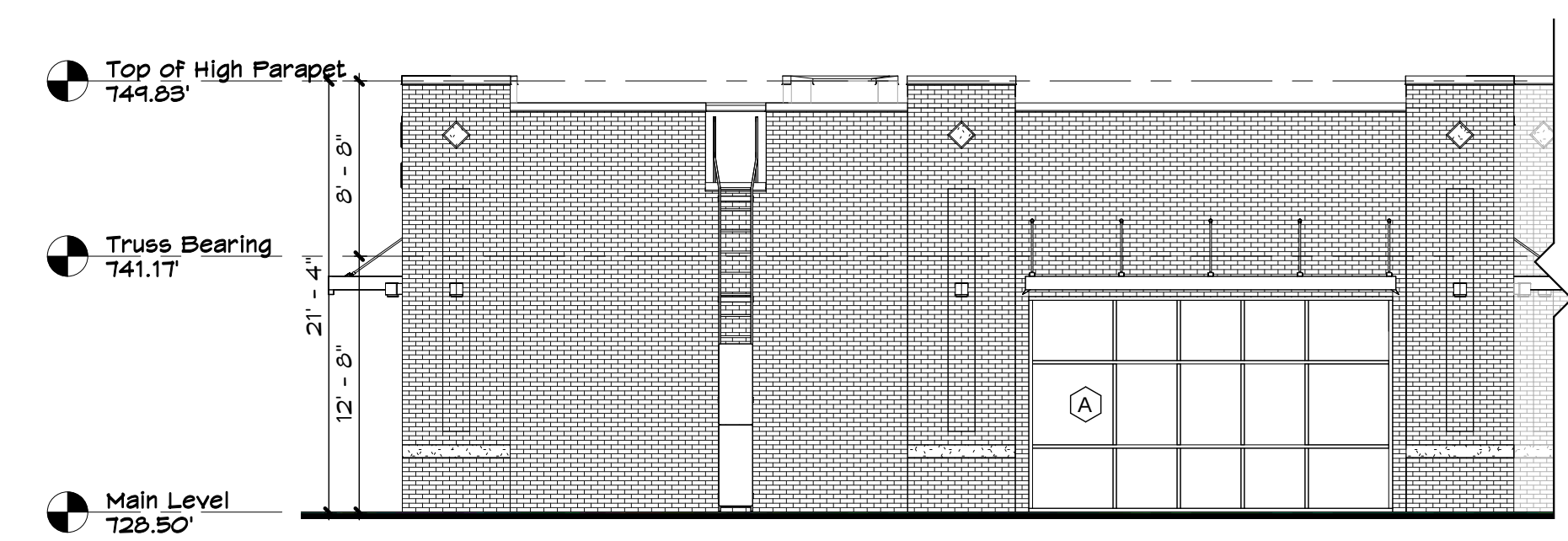
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EXTERIOR
ELEVATIONS

Sheet Number
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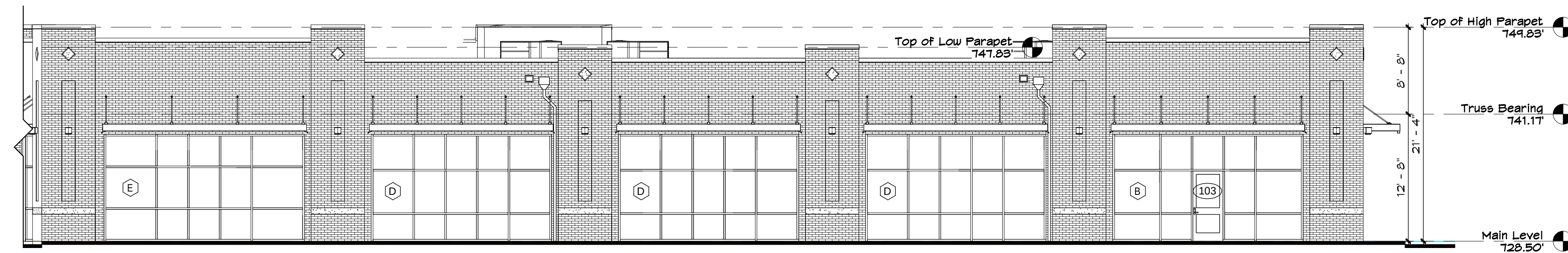
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1 North Elevation
A 3.1 1/8" = 1'-0"



2 Northeast Elevation
A 3.1 1/8" = 1'-0"

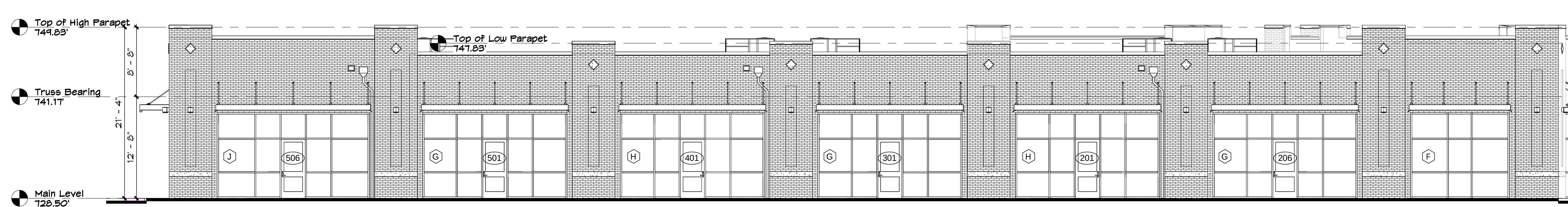


3 East Elevation
A 3.1 1/8" = 1'-0"

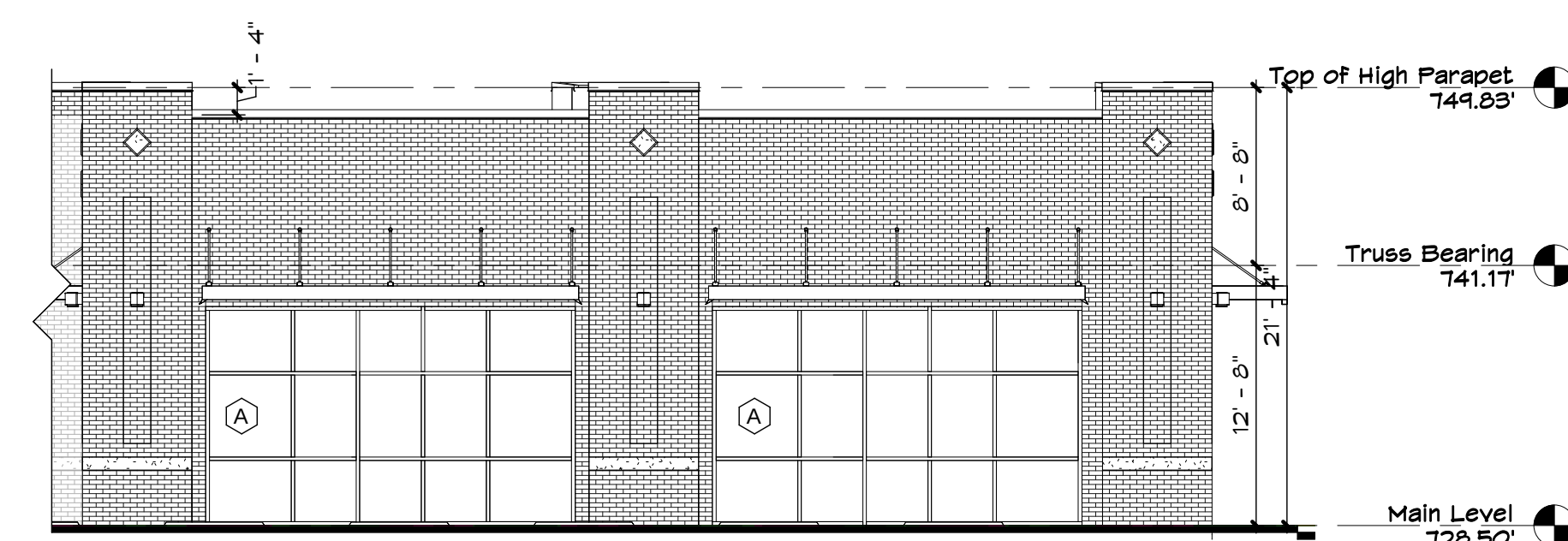
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70% WALL AREA TO BE ALUMINUM STOREFRONT: 4,360.65 SF

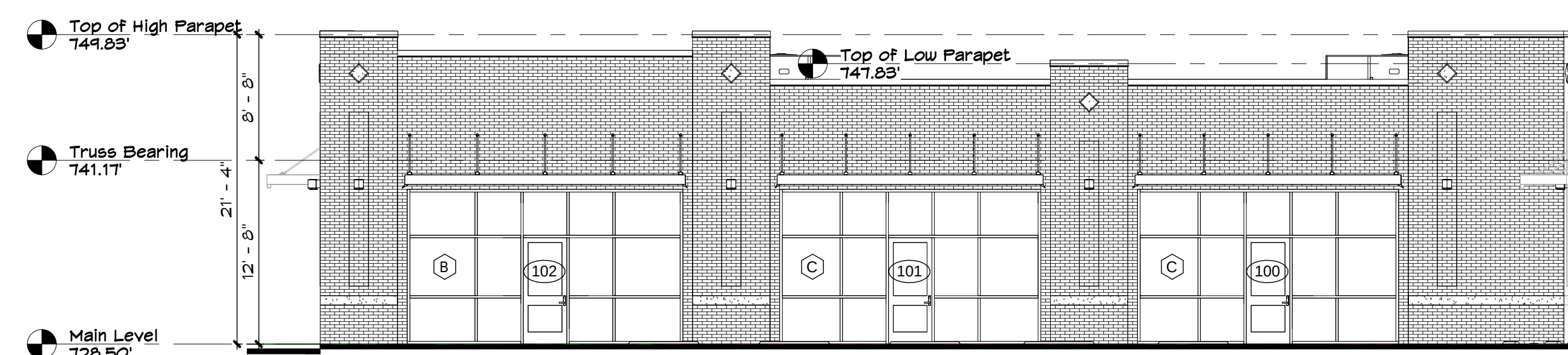
ACTUAL AREA OF ALUMINUM STOREFRONT GLAZING: 4,419.57 SF



4 South Elevation
A 3.1 1/8" = 1'-0"



5 West Elevation
A 3.1 1/8" = 1'-0"



6 Northwest Elevation
A 3.1 1/8" = 1'-0"

PRELIMINARY -
NOT FOR
CONSTRUCTION

Jonathan W. Clark
Lic. No.: 102567
Exp. - February 28, 2025

PROJECT INFORMATION:	
Project Name:	Arden Village Retail
Project Address:	Arden Village Drive Columbia, Tennessee 38401
Project Number:	23112
Drawn By:	
Author	
Date:	8.18.2023
#	Revision Date:

j. clarkarchitecture+ design

55 North 1st St. - Suite 300
Clarksville, Tennessee 37040
p - 931.552.3860
e - info@clarkarchitecture.com

Sheet Name

EXTERIOR
ELEVATIONS -
COLORED

Sheet Number

A 3.2

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1

North Elevation Color

A 3.2 1/8" = 1'-0"



2

Northeast Elevation Color

A 3.2 1/8" = 1'-0"



3

East Elevation Color

A 3.2 1/8" = 1'-0"



4

South Elevation Color

A 3.2 1/8" = 1'-0"



5

West Elevation Color

A 3.2 1/8" = 1'-0"

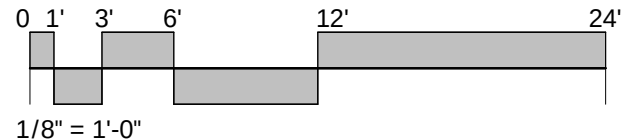


6

Northwest Elevation Color

A 3.2 1/8" = 1'-0"

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70% WALL AREA TO BE ALUMINUM STOREFRONT: 4,360.65 SF
ACTUAL AREA OF ALUMINUM STOREFRONT GLAZING: 4,419.57 SF



PROJECT INFORMATION:	
Project Name:	Arden Village Retail
Project Address:	Arden Village Drive Columbia, Tennessee 38401
Project Number:	23112
Drawn By:	WCE
Date:	8.18.2023
# Revision Date:	



1 Northeast Perspective

G 2.1 N.T.S.



2 Northwest Perspective

G 2.1 N.T.S.



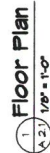
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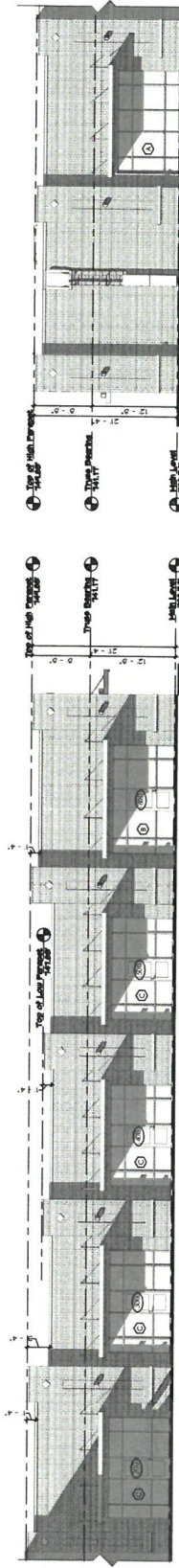
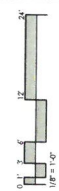
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4 East Perspective

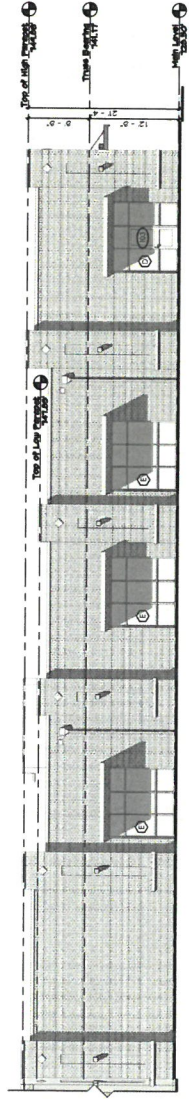
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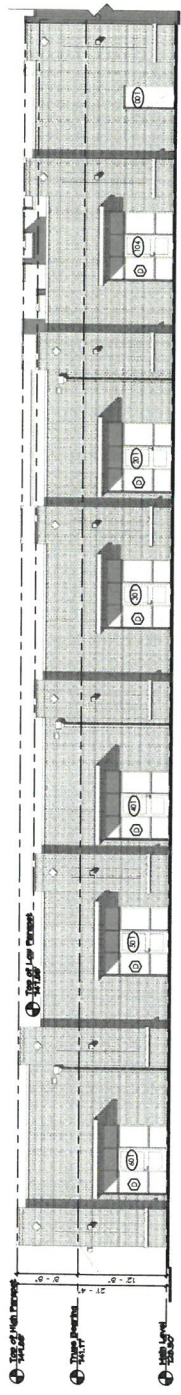


1 North Elevation
A 3.1 1/8" = 1'-0"

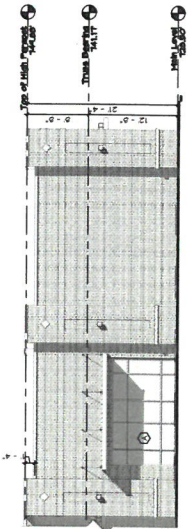
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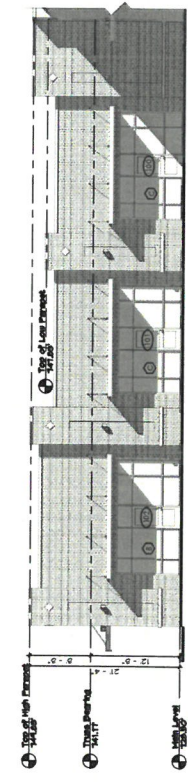
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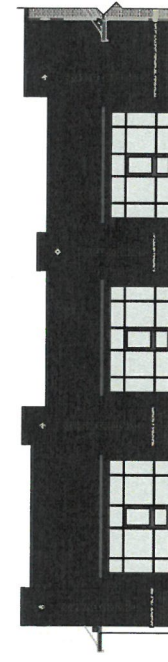
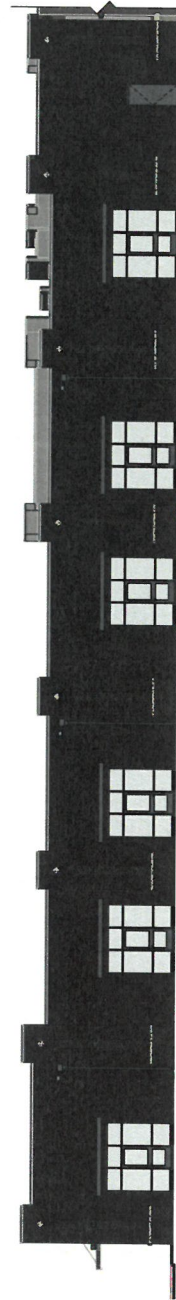
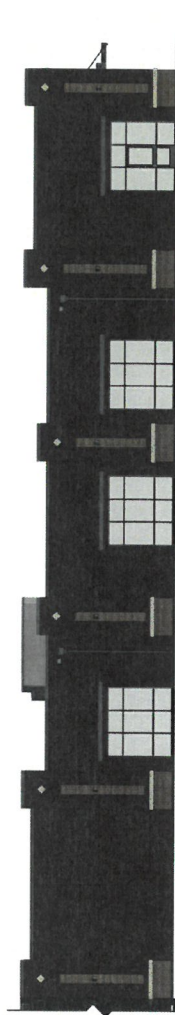
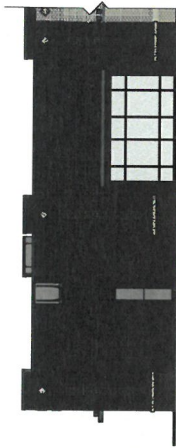
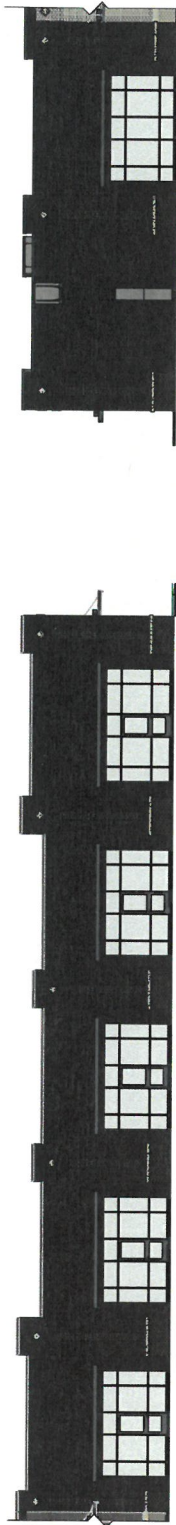
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A 3.1 1/8" = 1'-0"



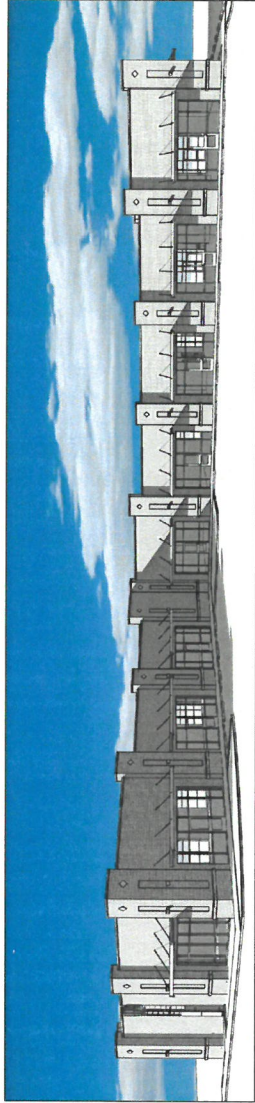
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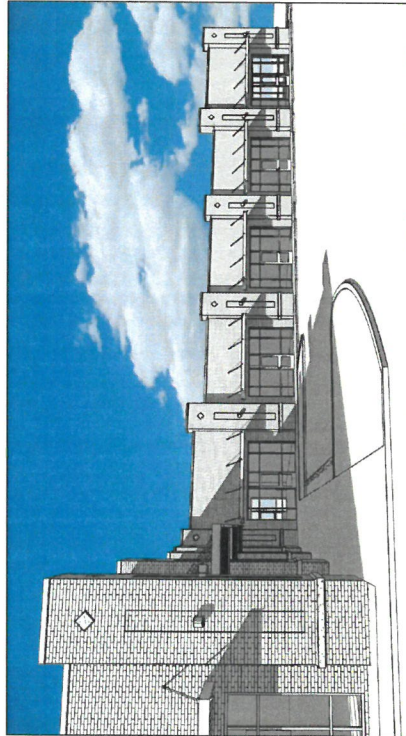
6 Northwest Elevation
A 3.1 1/8" = 1'-0"



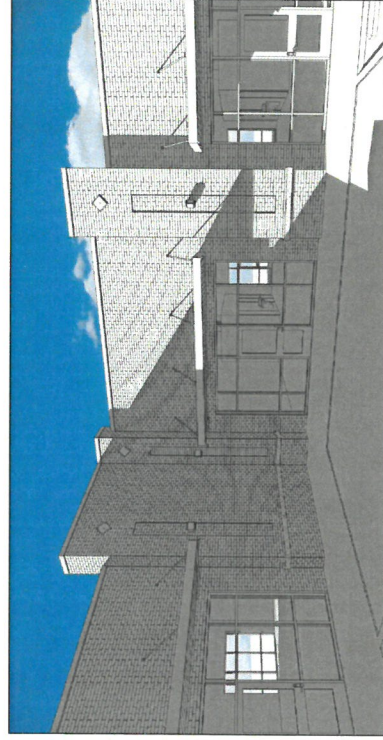
PRELIMINARY - NOT FOR CONSTRUCTION	
Jonathan W. Cook Architect Eng. - February 26, 2025	
PROJECT INFORMATION:	Project Name:
	Alden Village Retail
Project Address:	
	Alden Village Drive Columbia, Tennessee 38401
Project Number:	23112
Dwgs. By:	
Author:	
Date:	6-23-2025
#	Revision Date:
 SS Smith + S&S, Suite 300 Columbia, TN 38401 Phone: 615.355.5666 www.hillcountryclarke.com	
Sheet Name:	
EXTERIOR ELEVATIONS - COLORED	
Sheet Number:	
A 3.2	
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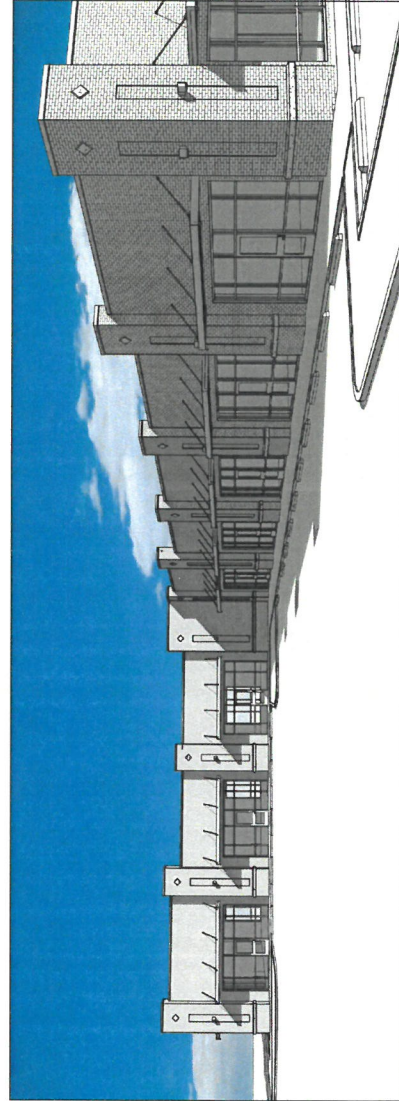
1 Northeast Perspective
G 2 / N.T.S.



2 Northwest Perspective
G 2 / N.T.S.



3 Northeast Corner Perspective
G 2 / N.T.S.



4 East Perspective
G 2 / N.T.S.

55 North First Street

Suite 300

Clarksville, TN 37040



931-552-3860

telephone

jon@jclarkarchitecture.com

email

July 14th, 2023

City of Columbia Development Services
RE: ART Submission for proposed 15,000 sq/ft
Retail Center / 2479 Arden Village Dr.,
Columbia, TN 38401

To whom this may concern,

The project summary is a proposed 15,000 +/- sq/ft retail center to be constructed per civil site plans, proposed floor plan, elevations and perspectives attached to the online submittal portal.

Material boards reflecting masonry and other color selections for the proposed project will be brought to the meeting on August 8th for the board's review.

Please let me know if you have any questions or concerns.

Thank you,

Jonathan W. Clark, AIA, NCARB





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	Arden Village Retail 2479 Nashville Hwy, Columbia, TN 38401		
	TAX MAP:	GROUP:	PARCEL:
SUMMARY OF NATURE OF REQUEST AND WORK	The Project is a 15,000 +/- retail center to be located at the above address. Site plans are attached to the submission. You may contact Jonathan Clark, AIA, NCARB for more information and Mr. Clark will be at the Design Review Board meeting on August 8th for questions. email: jon@jclarkarchitecture.com V: 931.237.4210		

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: _____	• 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.

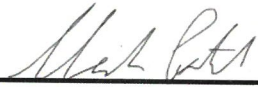
APPLICANT

NAME	Urvish Patel	PHONE	9092897317
ADDRESS	3234 Mecklenburg Dr, Columbia, TN 38401	EMAIL	Sankalpfiveinc@gmail.com

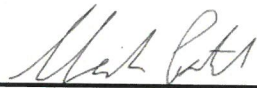
PROPERTY OWNER

NAME	Urvish Patel	PHONE	9092897317
ADDRESS	3234 Mecklenburg Dr, Columbia, TN 38401	EMAIL	Sankalpfiveinc@gmail.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.

<u>Urvish Patel</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>07/12/2023</u> 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.**

<u>Urvish Patel</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>07/12/2023</u> 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	

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION

ART 23-0342

APPLICANT/OWNER

Gerald Vick/ Charles Faulkner (*Morgan Brothers Electric*)

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

1275 Industrial Park Road/ Tax Map 76, 75.19

PROJECT DESCRIPTION: 1275 Industrial Park Road (New Construction)

The applicant is requesting façade approval for the construction of a 12' (H) 50 x 100 (5,000 SF) industrial flex building within a light-industrial special district. This building will consist of a primary façade material of corrugated metal with a full base 3'6" wainscoat. As an industrial use within a special district, the use of corrugated metal is an approved material type.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
SD-LI (Special District Light Industrial)	Vacant Parcel	SD-LI/ Industrial	5,000 SF Electrical Contractors Flex Building	N/A

Building Facade Design Standards Referenced:

Design Review by the Architectural Design Review Team is intended to protect the physical character of the City through additional review of certain proposed Developments meeting certain criteria.

B. Applicability.

Prior to issuance of a Building Permit, Design Review shall be required for the following:

1. Design of all Buildings and Structures within a Special District; and
2. Design of all Buildings and Structures Buildings

within a Planned Unit Development District.

G. Powers & Duties.

1. The Architectural Design Review Team shall be responsible for reviewing and making recommendations regarding proposals for Building Permit or Planned Unit Development approval.
2. Review by the Architectural Design Review Team shall be limited to the criteria established within this Ordinance.
3. As necessary, the Architectural Design Review Team shall periodically review and make recommendations regarding any necessary changes to the Building Facade Regulations within this Ordinance.

Building Materials			
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry P
			Exposed concrete
	Natural stone	P	P Flex Buildings with Industrial Category Use
			NP Others
	Wood	P	Aluminum or vinyl siding NP
			Corrugated and/or sheet metal
	Cementitious siding	P	P Flex Buildings with Industrial Category Use
			NP Others

PLANNING STAFF EVALUATION:

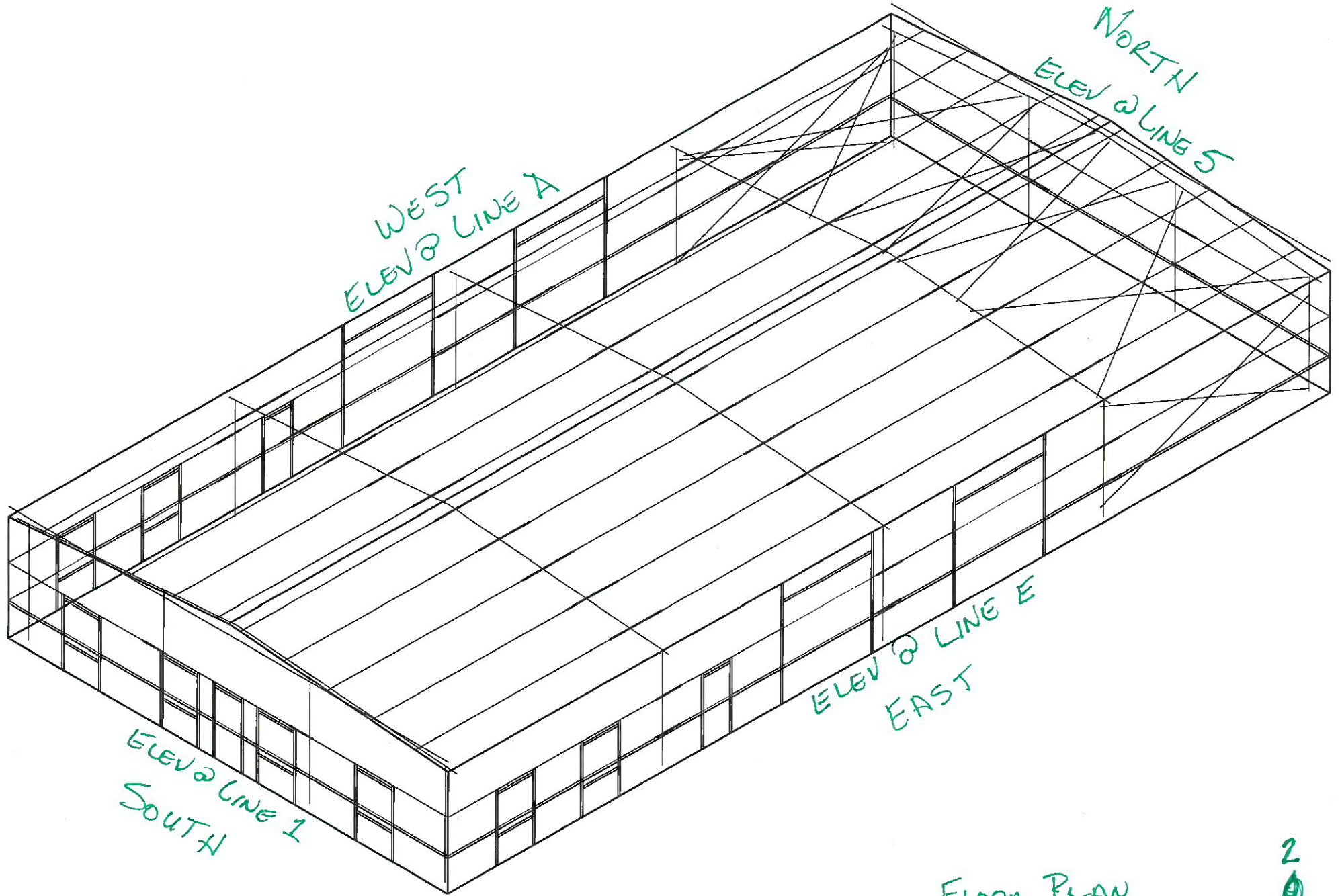
Overall façade material will consist of a corrugated metal building that complies with the building façade standards as described for structures in an SD LI zone.

Site Location View:





MORGAN BROS.
COLOR ELEVATION



FLOOR PLAN

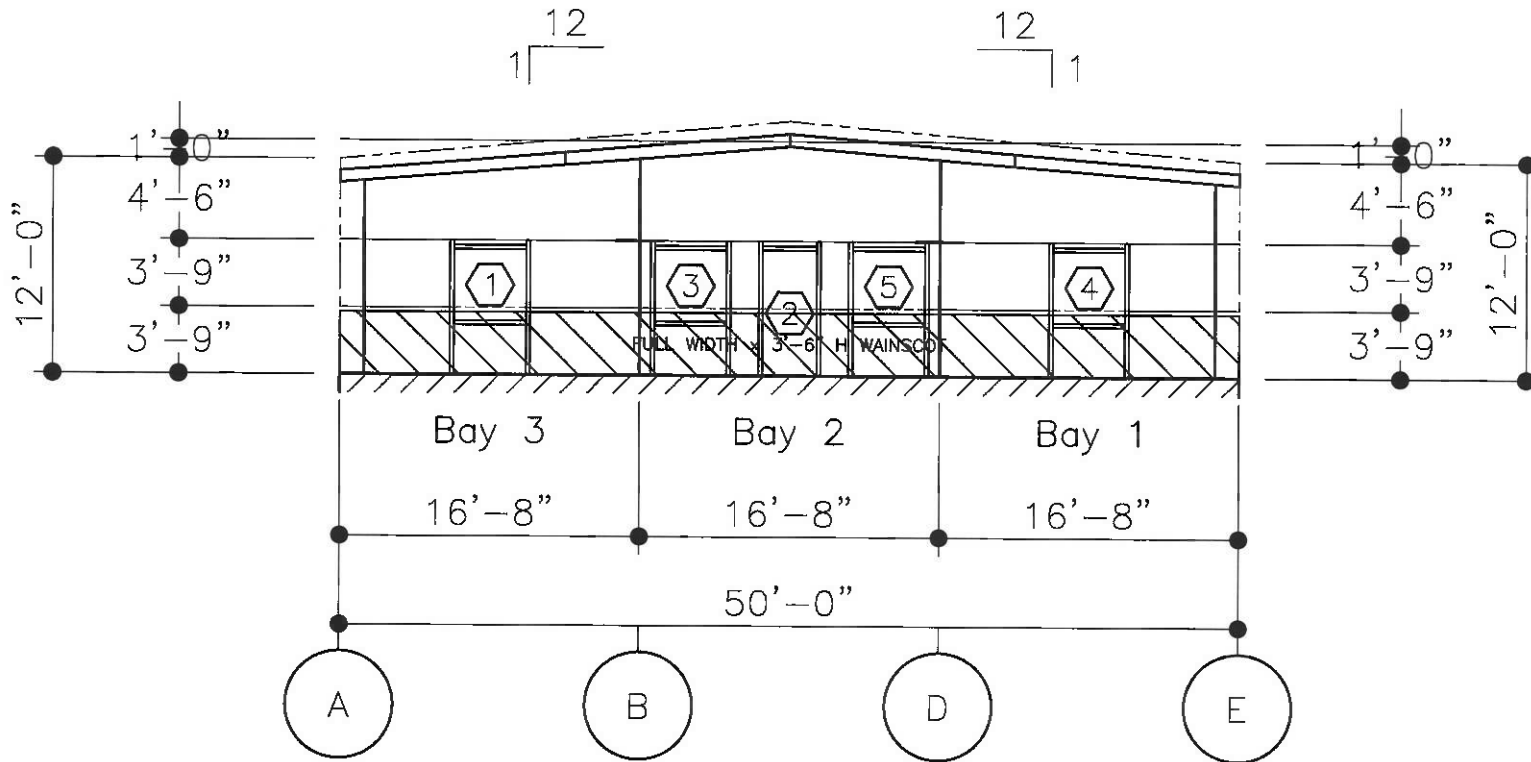
2
1

KEY PLAN

STORAGE

FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	4'-0"	4'-0"	3'-0"	FIELD
2	1	3'-0"	7'-0"	0'-0"	FIELD
3	1	4'-0"	4'-0"	3'-0"	FIELD
4	1	4'-0"	4'-0"	3'-0"	FIELD
5	1	4'-0"	4'-0"	3'-0"	FIELD



ELEVATION AT LINE 1

PROJECT NAME: MORGAN BROS ELECTRIC - REV
COLUMBIA, TN
CUSTOMER NAME: DOSS BROTHERS, INC.
LAWRENCEBURG, TN

DO NOT USE FOR FINAL CONSTRUCTION
SHEET TITLE: 4/17/2023 8:45 AM
PRELIMINARY STRUCTURAL ELEVATIONS
SHEET NUMBER: QUOTE NUMBER: STORAGE BLDG
ST5

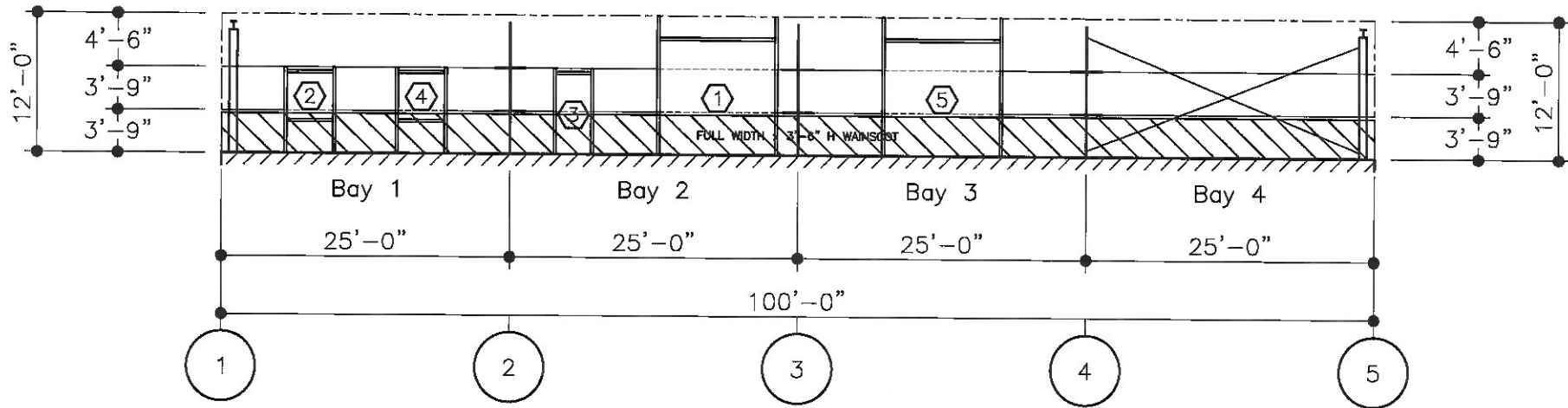
3

KEY PLAN

STORAGE

FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	3	10'-0"	10'-0"	0'-0"	FIELD
2	1	4'-0"	4'-0"	3'-0"	FIELD
3	1	3'-0"	7'-0"	0'-0"	FIELD
4	1	4'-0"	4'-0"	3'-0"	FIELD
5	3	10'-0"	10'-0"	0'-0"	FIELD



ELEVATION AT LINE E



PROJECT NAME: MORGAN BROS ELECTRIC - REV
COLUMBIA, TN

CUSTOMER NAME: DOSS BROTHERS, INC.
LAWRENCEBURG, TN

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS
4/10/2023 8:45 AM

SHEET NUMBER: ST6
QUOTE NUMBER: STORAGE BLDG

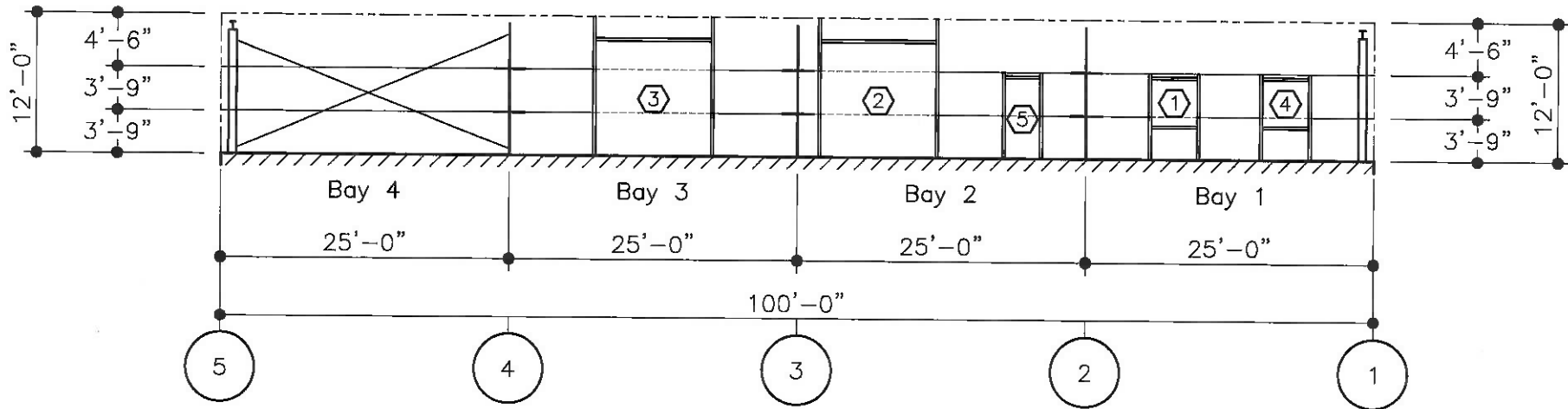
4

KEY PLAN

STORAGE

FRAMED OPENING SCHEDULE

(D)	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	4'-0"	4'-0"	3'-0"	FIELD
2	3	10'-0"	10'-0"	0'-0"	FIELD
3	3	10'-0"	10'-0"	0'-0"	FIELD
4	1	4'-0"	4'-0"	3'-0"	FIELD
5	3	3'-0"	7'-0"	0'-0"	FIELD



ELEVATION AT LINE A



PROJECT NAME:
MORGAN BROS ELECTRIC - REV
COLUMBIA, TN

CUSTOMER NAME:
DOSS BROTHERS, INC.
LAWRENCEBURG, TN

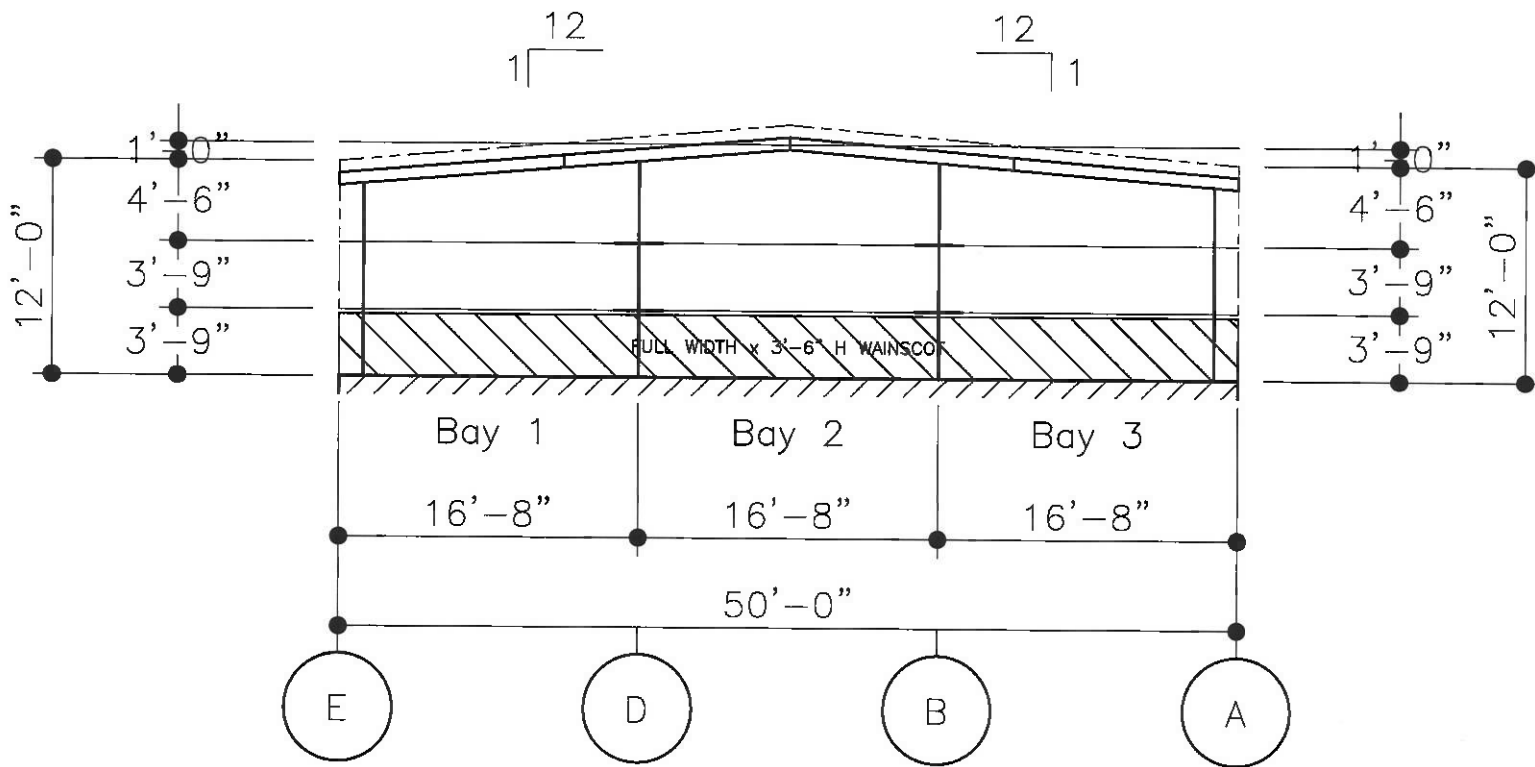
DO NOT USE FOR FINAL CONSTRUCTION
SHEET TITLE:
PRELIMINARY STRUCTURAL ELEVATIONS
4/19/2023 8:45 AM

QUOTE NUMBER:
ST8
STORAGE BLDG

5

KEY PLAN

STORAGE



ELEVATION AT LINE 5



PROJECT NAME:
MORGAN BROS ELECTRIC - REV
COLUMBIA, TN

DO NOT USE FOR FINAL CONSTRUCTION
4/19/2023 8:45 AM
PRELIMINARY STRUCTURAL ELEVATIONS

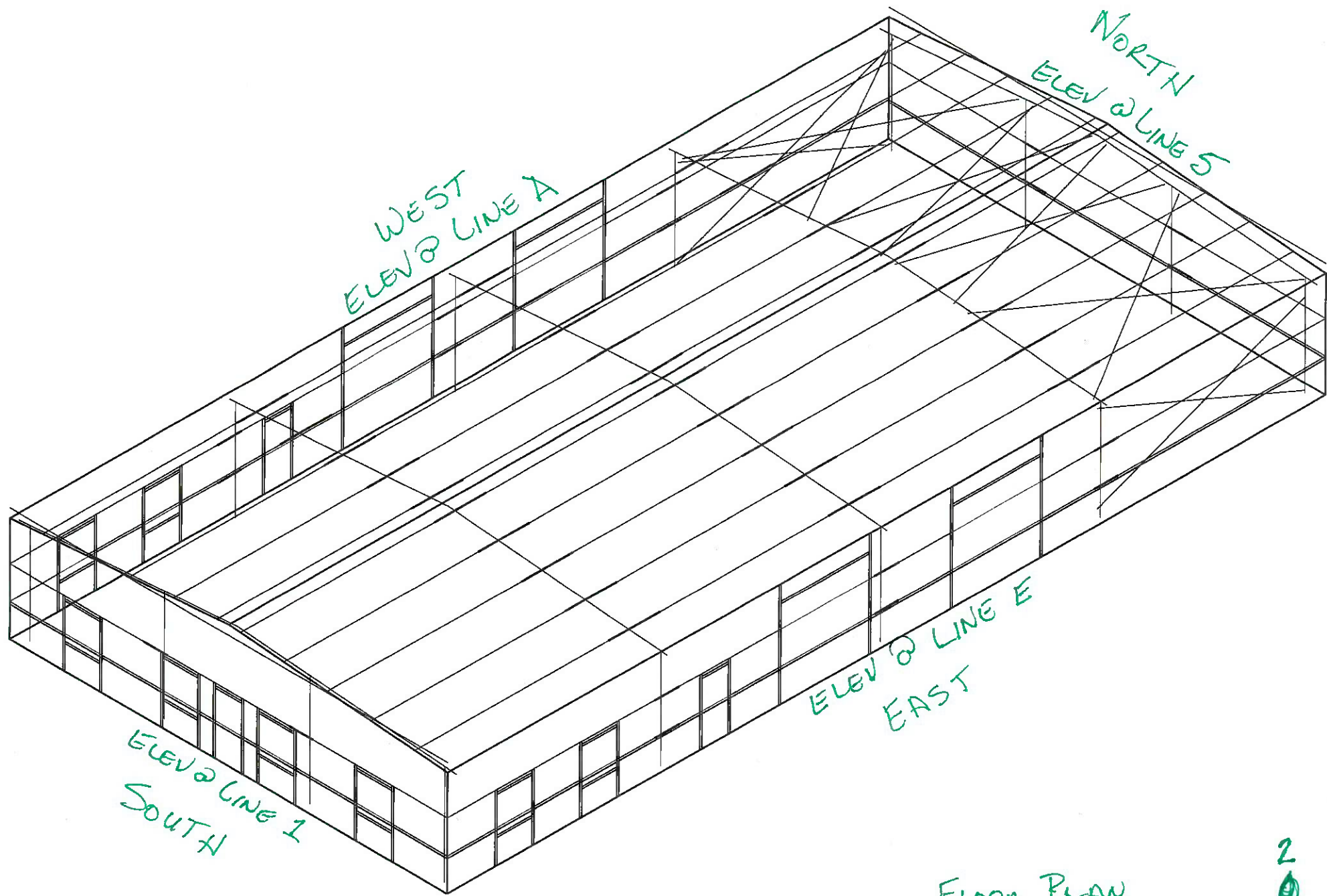
CUSTOMER NAME:
DOSS BROTHERS, INC.
LAWRENCEBURG, TN

QUOTE NUMBER:
ST7
STORAGE BLDG

6



MORGAN BROS.
COLOR ELEVATION



FLOOR PLAN

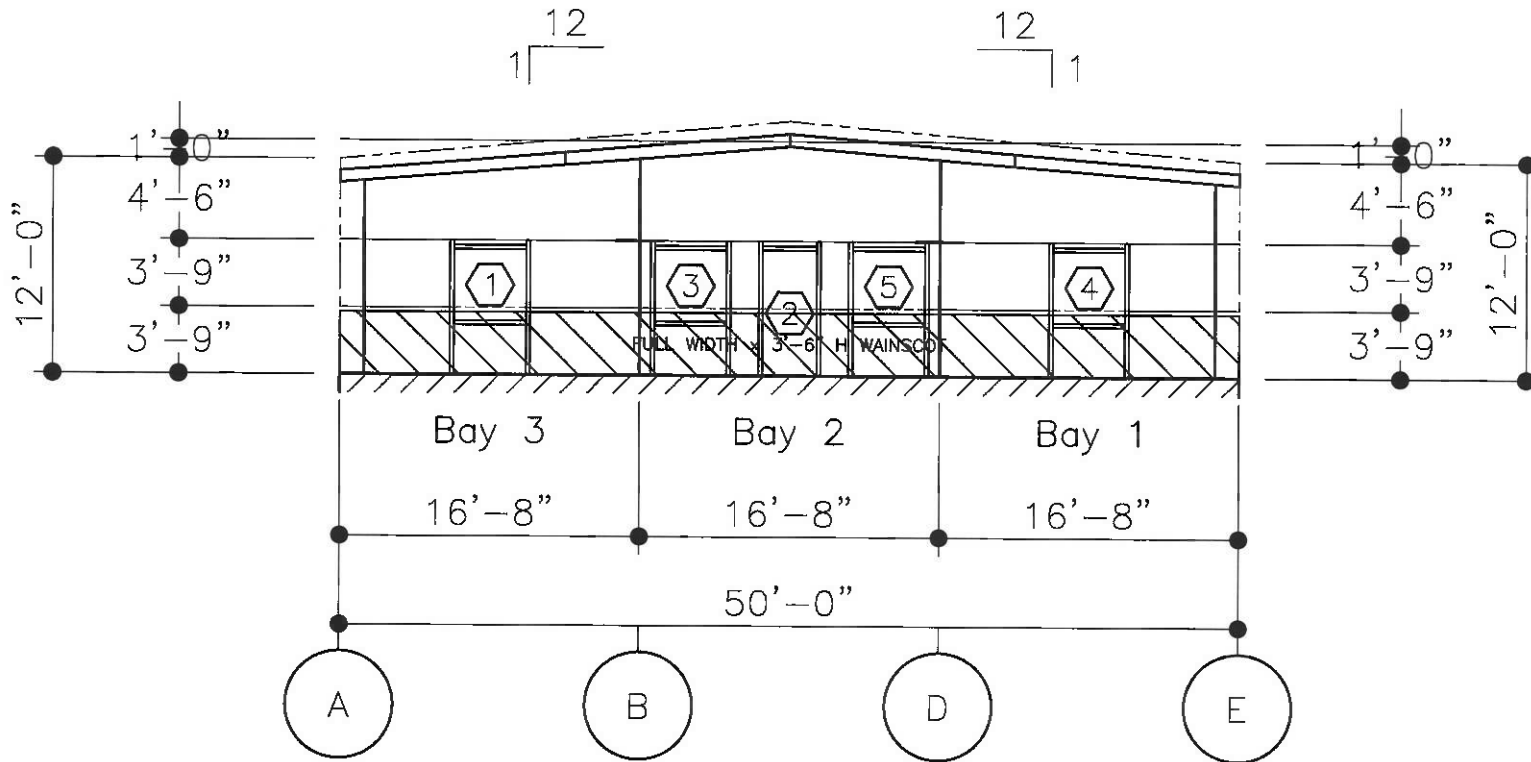
2
①

KEY PLAN

STORAGE

FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	4'-0"	4'-0"	3'-0"	FIELD
2	1	3'-0"	7'-0"	0'-0"	FIELD
3	1	4'-0"	4'-0"	3'-0"	FIELD
4	1	4'-0"	4'-0"	3'-0"	FIELD
5	1	4'-0"	4'-0"	3'-0"	FIELD



ELEVATION AT LINE 1

PROJECT NAME: MORGAN BROS ELECTRIC - REV
COLUMBIA, TN
CUSTOMER NAME: DOSS BROTHERS, INC.
LAWRENCEBURG, TN

DO NOT USE FOR FINAL CONSTRUCTION
SHEET TITLE: 4/17/2023 8:45 AM
PRELIMINARY STRUCTURAL ELEVATIONS
SHEET NUMBER: ST5
QUOTE NUMBER: STORAGE BLDG

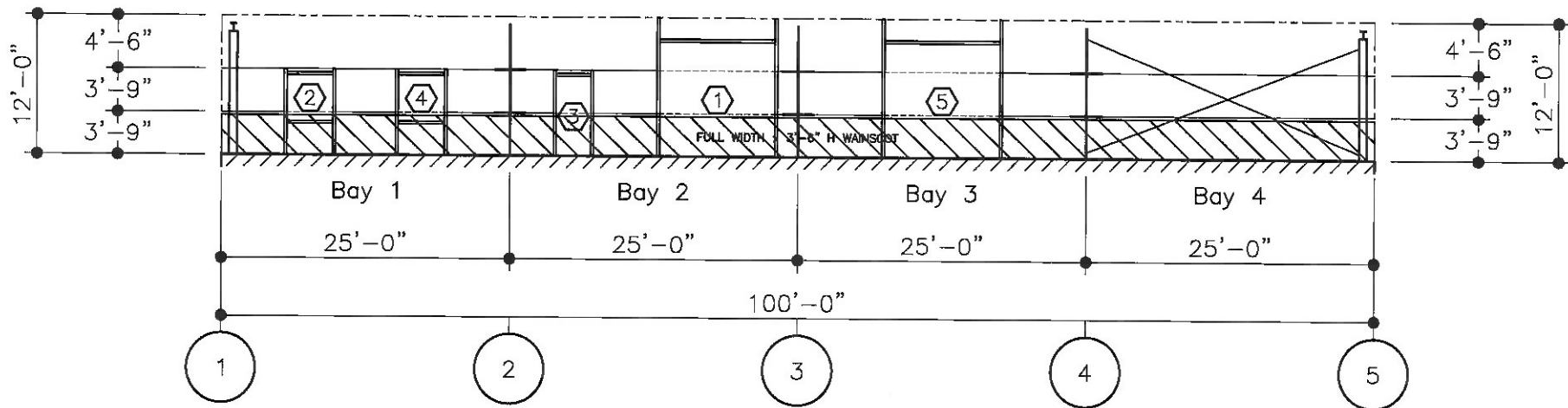
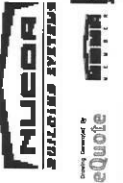
3

KEY PLAN

STORAGE

FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	3	10'-0"	10'-0"	0'-0"	FIELD
2	1	4'-0"	4'-0"	3'-0"	FIELD
3	1	3'-0"	7'-0"	0'-0"	FIELD
4	1	4'-0"	4'-0"	3'-0"	FIELD
5	3	10'-0"	10'-0"	0'-0"	FIELD

ELEVATION AT LINE E

PROJECT NAME:
MORGAN BROS ELECTRIC - REV
COLUMBIA, TN

CUSTOMER NAME:
DOSS BROTHERS, INC.
LAWRENCEBURG, TN

DO NOT USE FOR FINAL CONSTRUCTION

4/10/2023 8:45 AM

PRELIMINARY STRUCTURAL ELEVATIONS

QUOTE NUMBER:

ST6

STORAGE BLDG

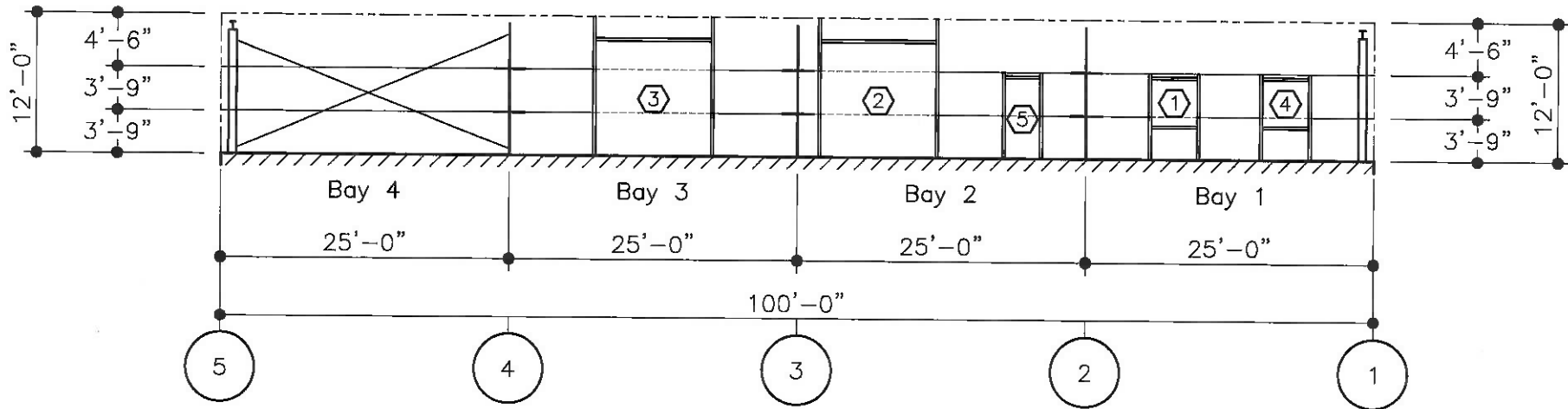
4

KEY PLAN

STORAGE

FRAMED OPENING SCHEDULE

(D)	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	4'-0"	4'-0"	3'-0"	FIELD
2	3	10'-0"	10'-0"	0'-0"	FIELD
3	3	10'-0"	10'-0"	0'-0"	FIELD
4	1	4'-0"	4'-0"	3'-0"	FIELD
5	3	3'-0"	7'-0"	0'-0"	FIELD



ELEVATION AT LINE A



PROJECT NAME: MORGAN BROS ELECTRIC - REV
COLUMBIA, TN

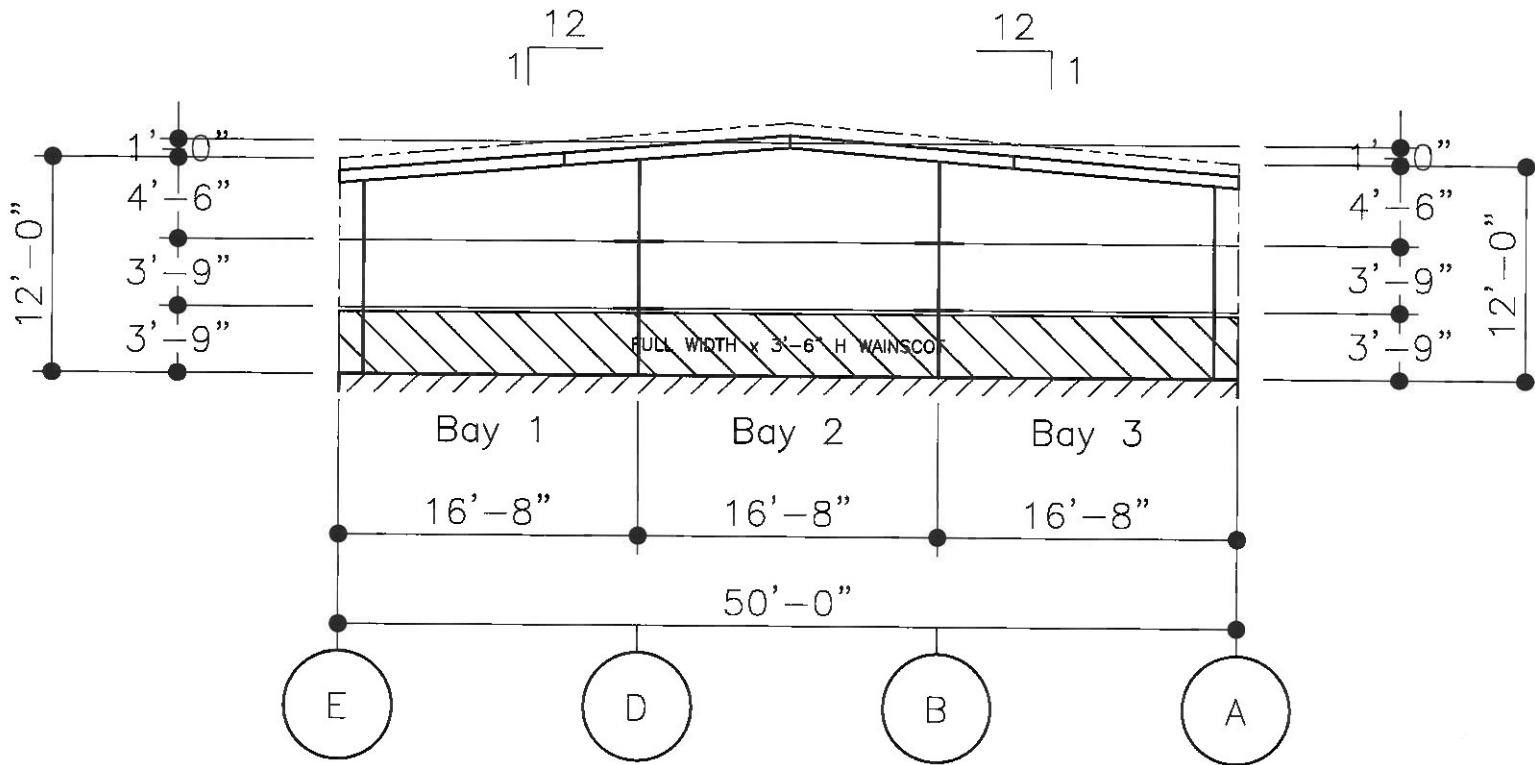
CUSTOMER NAME: DOSS BROTHERS, INC.
LAWRENCEBURG, TN

DO NOT USE FOR FINAL CONSTRUCTION
SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS
SHEET NUMBER: ST8
QUOTE NUMBER: STORAGE BLDG

5

KEY PLAN

STORAGE



ELEVATION AT LINE 5



PROJECT NAME:
MORGAN BROS ELECTRIC - REV
COLUMBIA, TN

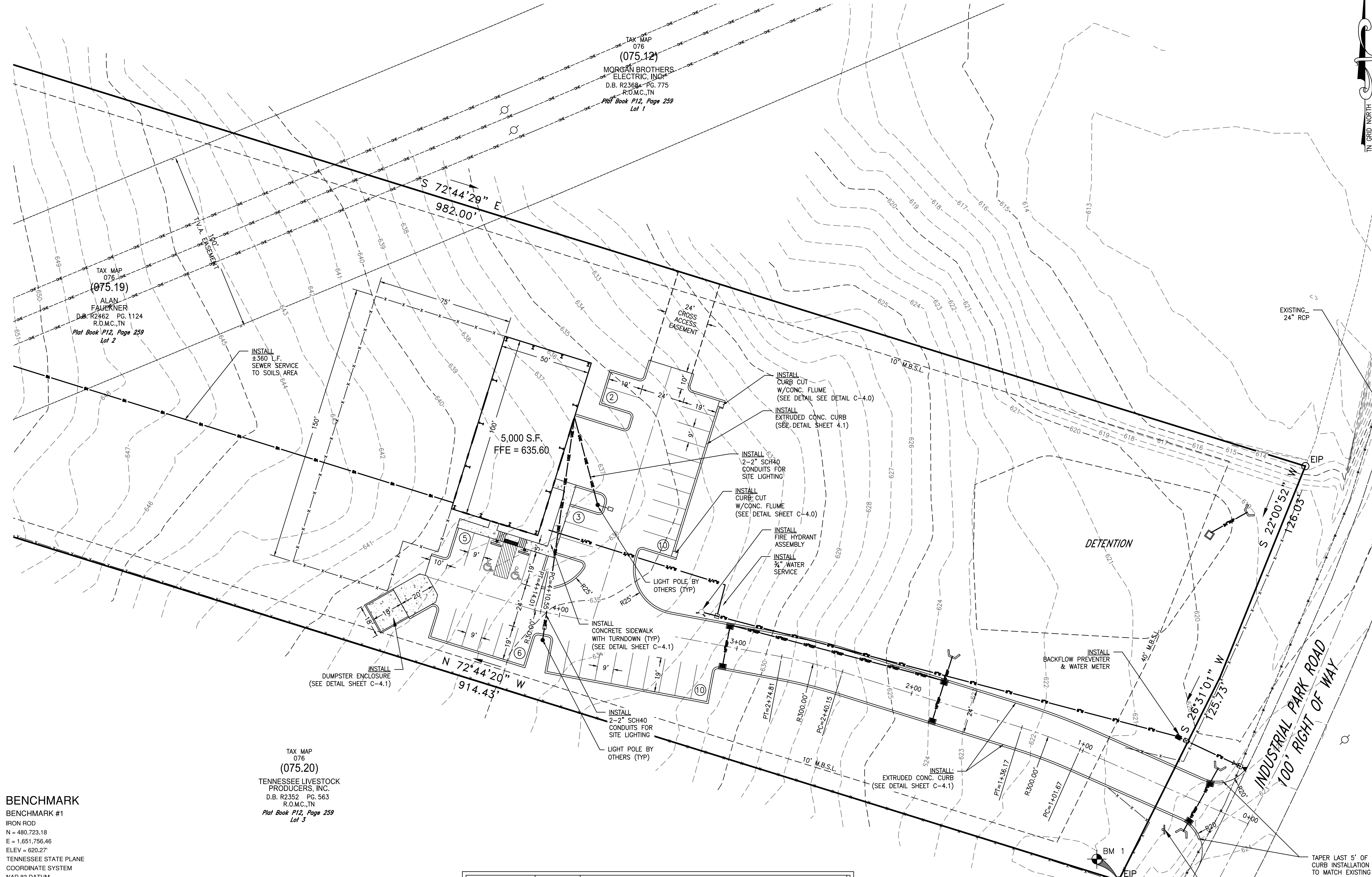
DO NOT USE FOR FINAL CONSTRUCTION
4/19/2023 8:45 AM
PRELIMINARY STRUCTURAL ELEVATIONS

CUSTOMER NAME:
DOSS BROTHERS, INC.
LAWRENCEBURG, TN

QUOTE NUMBER:
ST7
STORAGE BLDG

6

SITE LAYOUT & UTILITY PLAN



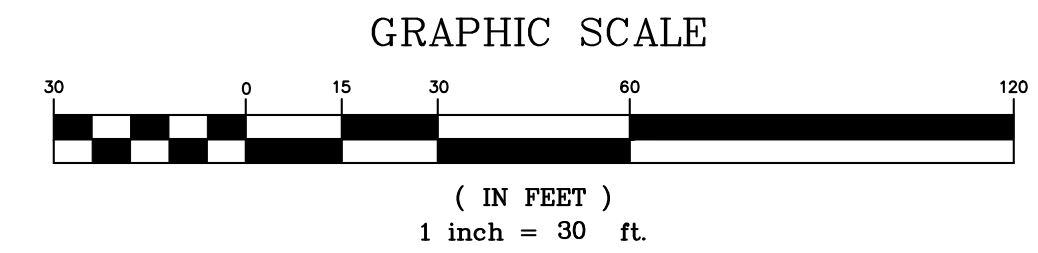
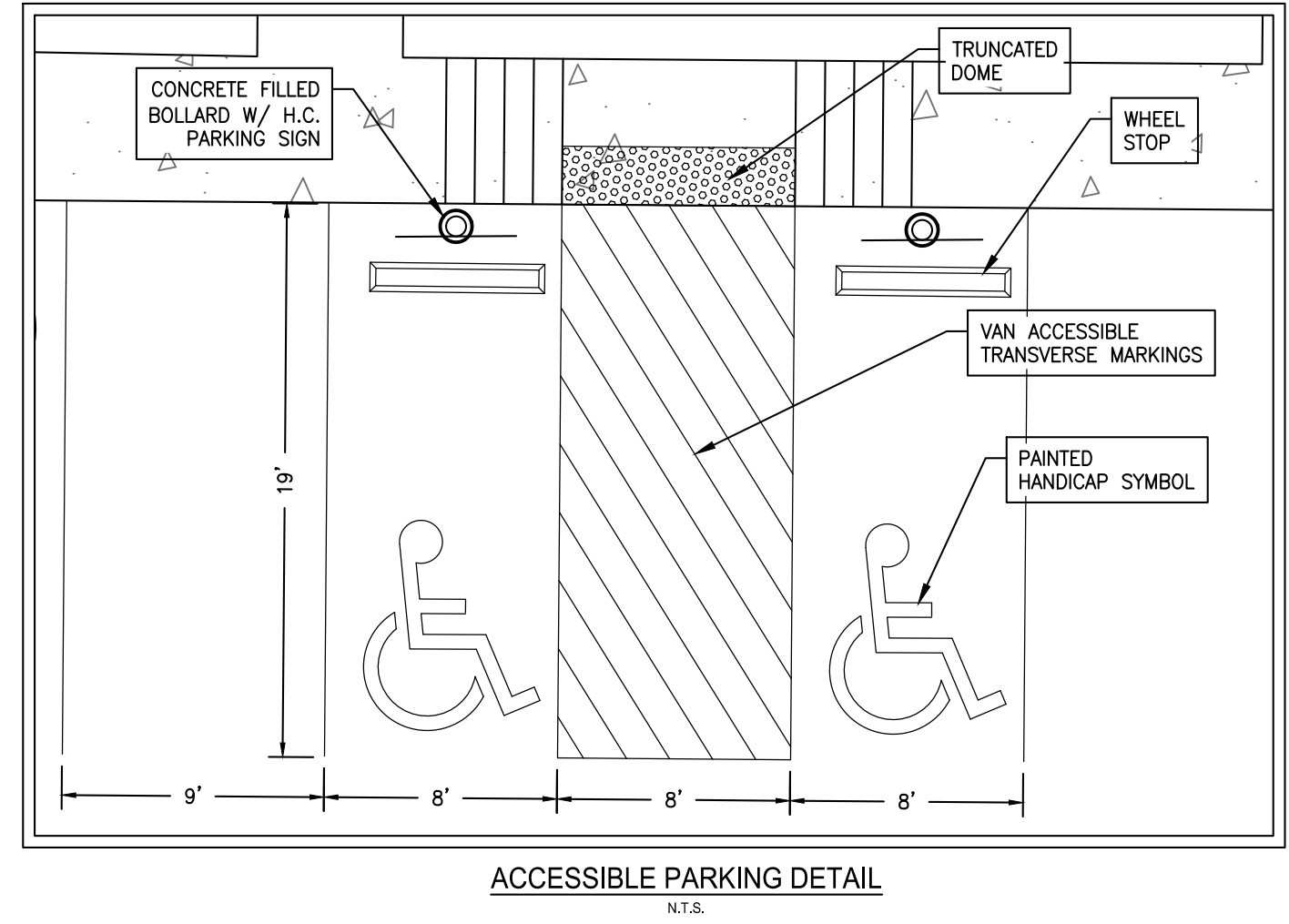
BENCHMARK
BENCHMARK #1
IRON ROD
N = 480,723.18
E = 1,551,756.46
ELEV = 620.27
TENNESSEE STATE PLANE
COORDINATE SYSTEM
NAD 83 DATUM

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.

LEGEND

EXISTING	PROPOSED
WATER MAIN	WATER MAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
OVERHEAD FENCE	OVERHEAD FENCE
GAS	GAS
DRAINAGE DITCH	DRAINAGE DITCH
TREE PROTECTION FENCE	TREE PROTECTION FENCE
UTILITY POLE	UTILITY POLE
IRON PIN SET	IRON PIN SET
EXISTING IRON PIN	EXISTING IRON PIN
CONCRETE MONUMENT	CONCRETE MONUMENT
DECIDUOUS TREE	DECIDUOUS TREE
GATE VALVE IN BOX	GATE VALVE IN BOX
LIGHT POLE	LIGHT POLE
BENCHMARK	BENCHMARK

TREE LINE
STORM STRUCTURE LABEL
ASPHALT
CONCRETE
PARKING SPACES
14



- GENERAL NOTES:**
- THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS.
 - THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FT IN WIDTH ON FRONT AND REAR PROPERTY LINES AND ON ALL PROPERTY LINES PARALLEL TO OR ABUTTING ROADS, AND THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 5 FT IN WIDTH ON ALL OTHER INTERIOR LOT LINES, EXCEPT AS OTHERWISE SHOWN.
 - TEMPORARY INLET FILTERS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS IN AREA PRIOR TO EARTH DISRUPTION.
 - EXISTING UTILITIES AS SHOWN INDICATE THE APPROXIMATE LOCATION OF FACILITIES ONLY AND NO GUARANTEE IS GIVEN TO THE COMPLETENESS OR ACCURACY THEREOF. NO EXCAVATION MAY BE MADE WITHIN 5 FEET OF THESE UTILITIES UNLESS AND UNTIL SUCH UTILITIES HAVE BEEN POSITIVELY LOCATED AS TO HORIZONTAL AND VERTICAL POSITION. CONTRACTOR SHALL CONTACT "TENNESSEE ONE CALL" AT 1-800-351-1111 THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
 - ALL RADII ARE 3' UNLESS DIMENSIONED.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND ANY UNDERGROUND ELECTRIC LINES DO NOT CONFLICT WITH SEWAGE LINES OR STORM SEWERS. INSTALL ALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
 - BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL.
 - CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC., WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
 - 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 THE ABOVE-NOTED 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. THESE UNDERGROUND CABLES AND/OR 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.
 - THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL REPAIR ANY CONTRACTOR CAUSED DAMAGE, ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE, THE CONTRACTOR SHALL ALSO COORDINATE ALL CONSTRUCTION TO MAINTAIN REQUIRED SERVICES TO THE EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(IES).

- PAVING NOTES:**
- PROPOSED ASPHALT PAVEMENT CROSS-SECTION TO CONFORM TO CITY OF COLUMBIA STANDARDS, REFERENCE DETAIL PROVIDED.
 - ALL CURVE RADI = 3' (THREE FEET) UNLESS NOTED OTHERWISE.
 - SURFACES TO RECEIVE MARKING PAINT SHALL BE CLEAN, DRY AND METAL SURFACES ARE TO BE FREE FROM HEAVY RUST.
 - YELLOW CURBING AND BOLLARDS ARE TO RECEIVE 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKID ENAMEL SAFETY YELLOW B55Y300, (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE).
 - 4" WIDE TRANSVERSE PAVEMENT MARKING TO RECEIVE TOP COAT SHERWIN WILLIAMS -PRO MAR TRAFFIC MARKING PAINT.
 - YELLOW TMS495, (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE) ACCESSIBLE SPACES TO RECEIVE TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

- STORMWATER NOTES:**
- ROOF DRAINAGE TO SHEET FLOW ACROSS PAVEMENT AT THE REAR OF THE BUILDING, INTO THE PROPOSED DRAINAGE SYSTEM.
 - SUBJECT PROPERTY IS NOT IN A FLOODPLAIN AS PER F.I.R.M., F.E.M.A., COMMUNITY PANEL # 47119C0165E, DATED APRIL 16, 2007.

- WATERMAIN NOTES:**
- REFER TO COLUMBIA POWER & WATER SYSTEM DESIGN PLANS FOR WATER DESIGN AND SERVICE LOCATIONS.
 - ALL PROPOSED WATER MAINS AND SERVICES TO BE INSTALLED PER THE STANDARD SPECIFICATIONS OF COLUMBIA POWER & WATER SERVICE.
 - SERVICES, INCLUDING LONG TAPS AND SHORT TAPS, ARE TO BE INSTALLED TO THE PROPERTY LINE. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN THE WATER SERVICE LINES AND OTHER UTILITIES WHERE FEASIBLE.

- SANITARY SEWER LEAD NOTES:**
- MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE, AND 10' HORIZONTAL CLEARANCE BETWEEN ALL UTILITIES.
 - ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LEADS SHALL BE IN STRICT COMPLIANCE WITH CURRENT CITY OF COLUMBIA WWTP STANDARDS.
 - SEWER SERVICE LEADS ARE TO BE EXTENDED TO A POINT 5'-FT. OUTSIDE THE BUILDING WHERE THE PLUMBING CONTRACTOR WILL COMPLETE THE CONNECTION TO THE BUILDING PLUMBING SYSTEM.
 - ALL SANITARY SEWER LEADS WITHIN A 1:1 INFLUENCE OF EXISTING PROPOSED, OR FUTURE PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
 - NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE PROPOSED WORK HAS BEEN COMPLETED IN COMPLIANCE WITH THE CITY OF COLUMBIA WWTP REGULATIONS.

- ELECTRICAL CONDUIT NOTES:**
- ALL BUILDERS, CONTRACTORS, AND ELECTRICIANS MUST MEET WITH CITY OF COLUMBIA POWER & WATER SERVICE BEFORE CONSTRUCTION.
 - ALL ELECTRICAL CONNECTIONS AND FACILITIES TO CONFORM TO CURRENT COLUMBIA POWER & WATER SERVICE STANDARDS.
 - ALL ELECTRICAL CONNECTIONS TO BE EXTENDED FROM WITHIN THE EXISTING BUILDING TO ADDITIONS. NO SITE CONSTRUCTION OF ELECTRICAL SERVICES IS PROPOSED.

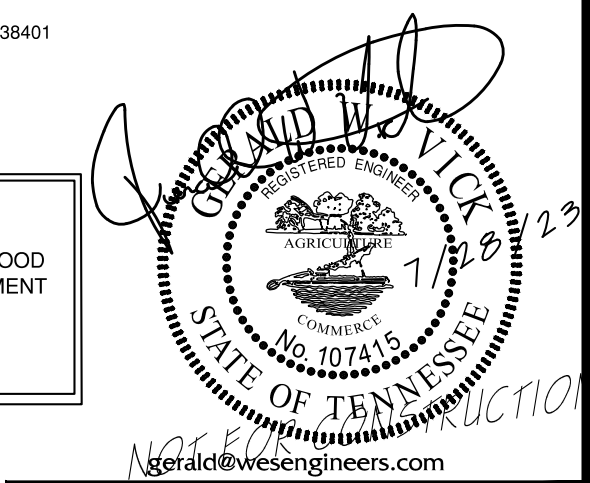
GEOTECHNICAL NOTE:
CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SELECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER. THE GEOTECHNICAL ENGINEER'S DESIGNER SHALL BE ADVISED 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 47119C0165E DATED APRIL 16, 2007



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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

WESA ENGINEERS & SURVEYORS

Client: ALAN FAULKNER
808 NORTH MAIN STREET
COLUMBIA, TN 38401

Revisions: DATE

MORGAN BROTHERS ELECTRIC
1275 INDUSTRIAL PARK ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE
SITE LAYOUT & UTILITY PLAN

Drawn: RP
Checked: CV
Approved: CV
Date: JUNE 9, 2023

19626
Scale: 1"=30'

C-1.0



ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION

ADDRESS/LOCATION	1275 Industrial Park Road 38401		
	TAX MAP: 76	GROUP:	PARCEL: 75.19
SUMMARY OF NATURE OF REQUEST AND WORK	Proposed construction of 5,000 sf building for a proposed electrical contractor business		

DATE OF PRE-APPLICATION MEETING	6/28/23
---------------------------------	---------

SUBMITTAL REQUIREMENTS

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com)).
If there is not access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy*

*Fees are due at the time of Application:
\$100 for SD-LI, SD-HI and SD-INT plus additional processing and advertising fees.
\$150 for Planned Unit Developments plus additional processing and advertising fees.*

Zoning Ordinance Article 8.5.4.C.5

SELECT REQUEST	PLAN SHALL INCLUDE
☐ Building in a Special District ☐ Building in a Planned Unit Development ☐ 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)

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.

APPLICANT

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

PROPERTY OWNER

NAME	Charles Alon Faulkner	PHONE	931-619-2805
ADDRESS	3294 Goshen Rd. Santa Fe TN 38482	EMAIL	faulknerforms67@outlook.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 W. Vick, PE

APPLICANT NAME



APPLICANT SIGNATURE

8/21/2023

DATE

Charles Alon Faulkner

PROPERTY OWNER NAME



PROPERTY OWNER SIGNATURE

8-21-23

DATE



ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION

ADDRESS/LOCATION	1275 Industrial Park Road 38401		
	TAX MAP: 76	GROUP:	PARCEL: 75.19
SUMMARY OF NATURE OF REQUEST AND WORK	Proposed construction of 5,000 sf building for a proposed electrical contractor business		

DATE OF PRE-APPLICATION MEETING	6/28/23
---------------------------------	---------

SUBMITTAL REQUIREMENTS

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com)).
If there is not access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy*

*Fees are due at the time of Application:
\$100 for SD-LI, SD-HI and SD-INT plus additional processing and advertising fees.
\$150 for Planned Unit Developments plus additional processing and advertising fees.*

Zoning Ordinance Article 8.5.4.C.5

SELECT REQUEST	PLAN SHALL INCLUDE
☐ Building in a Special District ☐ Building in a Planned Unit Development ☐ 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)

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8/21/2023

DATE

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PROPERTY OWNER SIGNATURE

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DATE

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE

ART 23-0353

APPLICANT/OWNER

T2 Engineering/ Kure Properties LLC & J&T Land Holding, LLC

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

0 Industrial Park Road/ Tax Map 89, 46.00

PROJECT DESCRIPTION: Zero Industrial Park Road (New Construction)

The applicant is requesting approval for the construction of (4) four canopy structures that will serve as RV storage shelters. These structures would be considered non-building components and serve as canopy structures to a proposed outdoor storage use. Each RV shelter will have a height of 14'. In addition, there is a proposal of 4 cargo container structures accented by metal panels that serve as a quonset hut for a covered lay-down area. The overall material of these quonset huts will consist of metal.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
SD-LI (Special District Light Industrial)	Vacant Parcel	SD-LI/ Industrial	Quonset Huts and RV Shelter Structures	N/A

Building Facade Design Standards Referenced:

Design Review by the Architectural Design Review Team is intended to protect the physical character of the City through additional review of certain proposed Developments meeting certain criteria.

B. Applicability.

Prior to issuance of a Building Permit, Design Review shall be required for the following:

1. Design of all Buildings and Structures within a Special District; and
2. Design of all Buildings and Structures Buildings within a Planned Unit Development District.

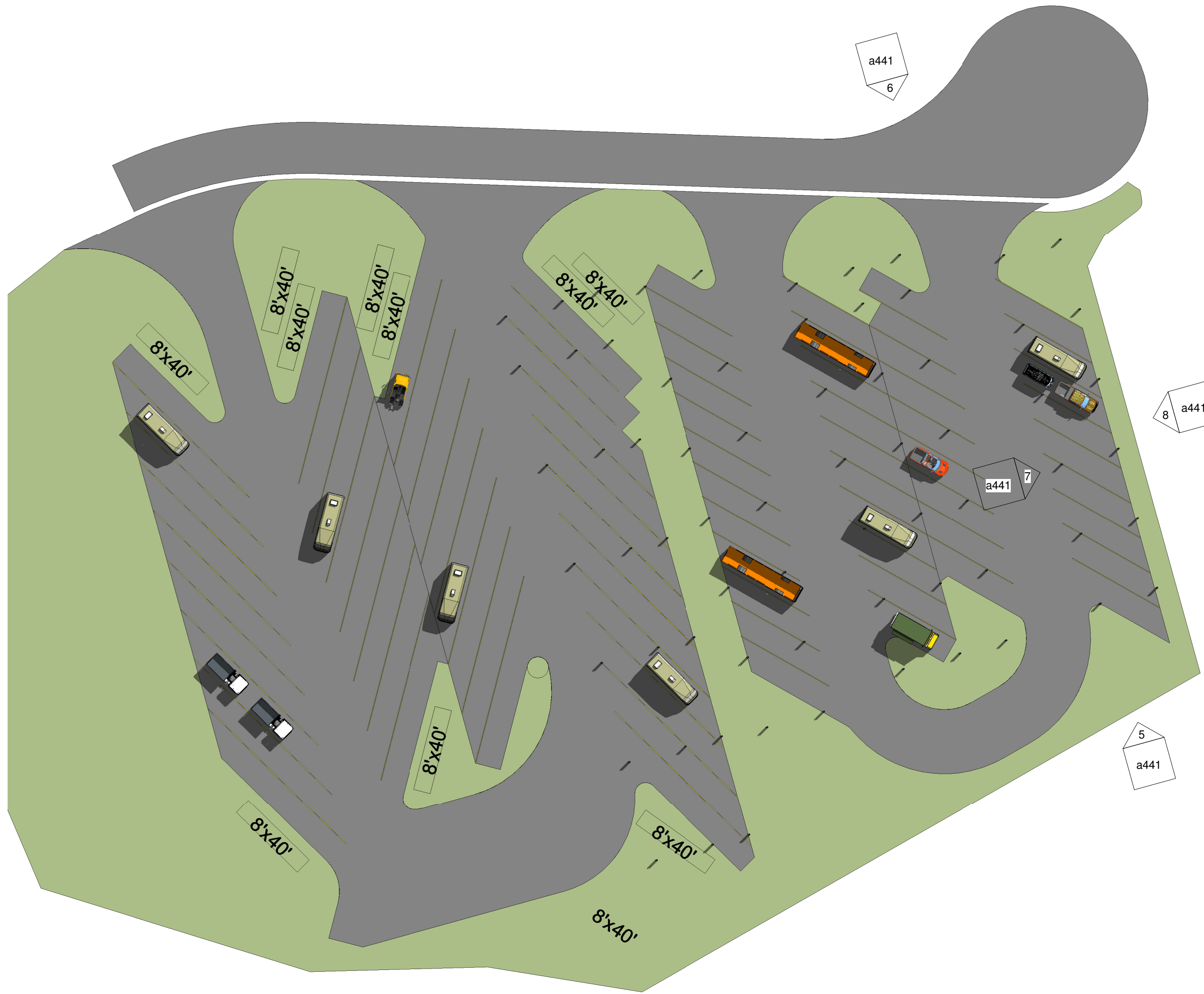
G. Powers & Duties.

1. The Architectural Design Review Team shall be responsible for reviewing and making recommendations regarding proposals for Building Permit or Planned Unit Development approval.
2. Review by the Architectural Design Review Team shall be limited to the criteria established within this Ordinance.
3. As necessary, the Architectural Design Review Team shall periodically review and make recommendations regarding any necessary changes to the Building Facade Regulations within this Ordinance.

Building Materials			
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry P
			Exposed concrete
	Natural stone	P	P Flex Buildings with Industrial Category Use
			NP Others
	Wood	P	Aluminum or vinyl siding NP
			Corrugated and/or sheet metal
	Cementitious siding	P	P Flex Buildings with Industrial Category Use
			NP Others

PLANNING STAFF EVALUATION:

Overall materials will consist of metal cargo containers serving as a non-building component to the site. In addition, RV storage area will consist of a metal roofed structure with metal posts.



1 01.00 - 1st floor rv storage shelter area
1" = 40'-0"

elevation keynotes

- ENTRY CANOPY - REFER TO DETAIL X/XXX.
- EXTERIOR LIGHTING - REFER TO ELECTRICAL.
- EXTERIOR BUILDING GRAPHICS - PAINT USING SW6924 DIRECT GREEN.
- ALUMINUM BOX GUTTER.
- ALUMINUM DOWNSPOUT.
- PEMB METAL FASCIA.
- PEMB METAL ROOF - WHITE.
- STEEL BOLLARD WITH CONCRETE FILL - SEE DETAIL X/XXX. PAINT SW6924 DIRECT GREEN.

zone 4 - building envelope requirements fenestration

METAL FRAMING		
FIXED FENESTRATION		0.38
OPERABLE FENESTRATION		0.45
ENTRANCE DOORS		0.77
SHGC - ALL FRAME TYPES		
ORIENTATION	SEW	NORTH
SHGC: PF < 0.20	0.36	0.48
SHGC: 0.20 < PF < 0.5	0.43	0.43
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zone 4 - building envelope requirements

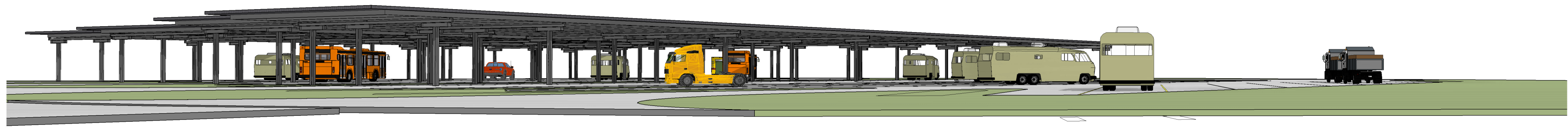
ROOFS	
INSULATION ENTIRELY ABOVE DECK	R-19 + R-11 LINER SYSTEM
WALLS ABOVE GRADE	
METAL BUILDING	R-13 + R-13 CONTINUOUS
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW
OPAQUE DOORS	
SWINGING	U-0.61

general elevation notes

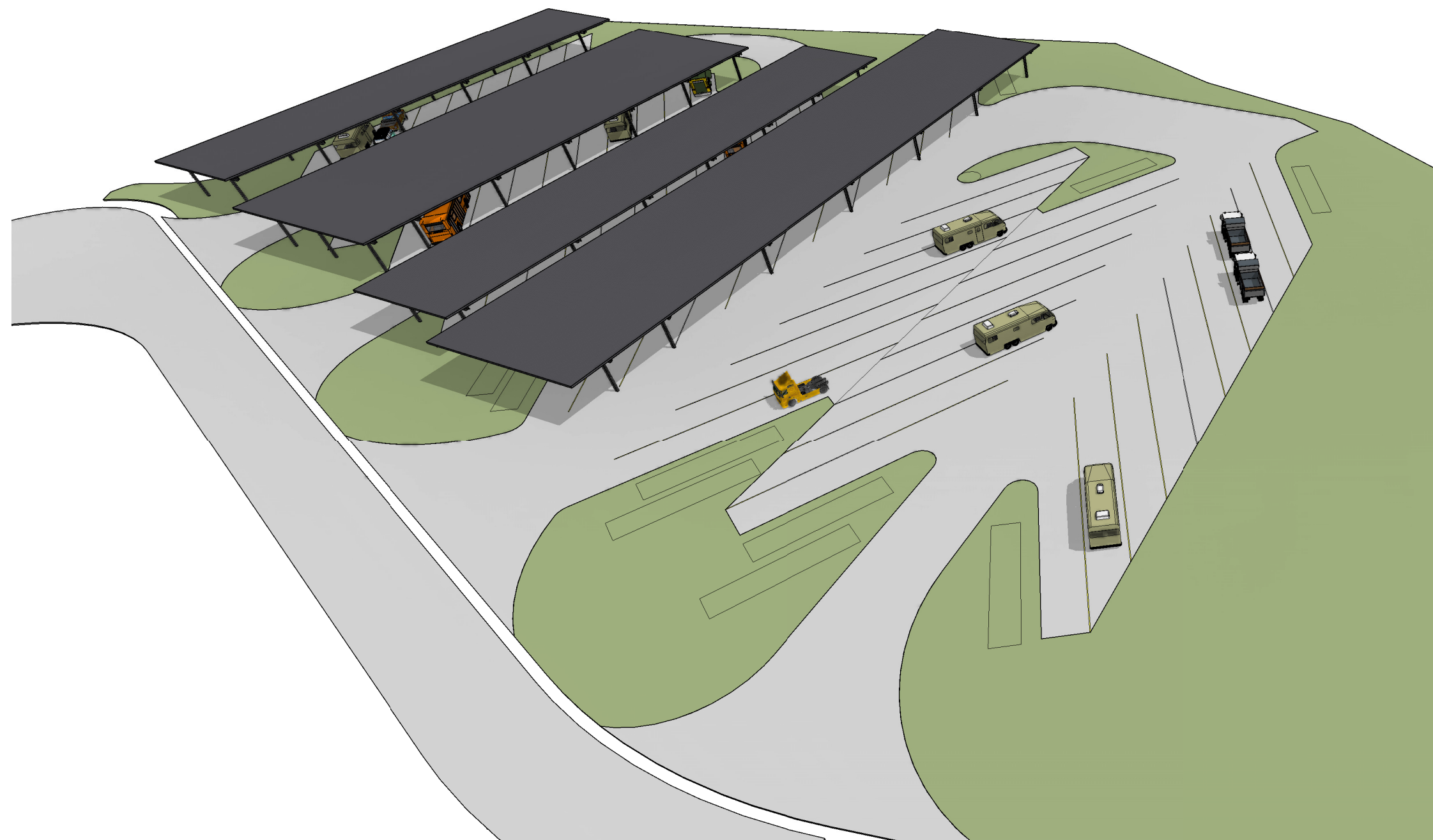
- STOREFRONT ASSEMBLIES:
- DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 29 - (BLACK ALUMINUM).
 - GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (3) CLEAR.

hvac screening

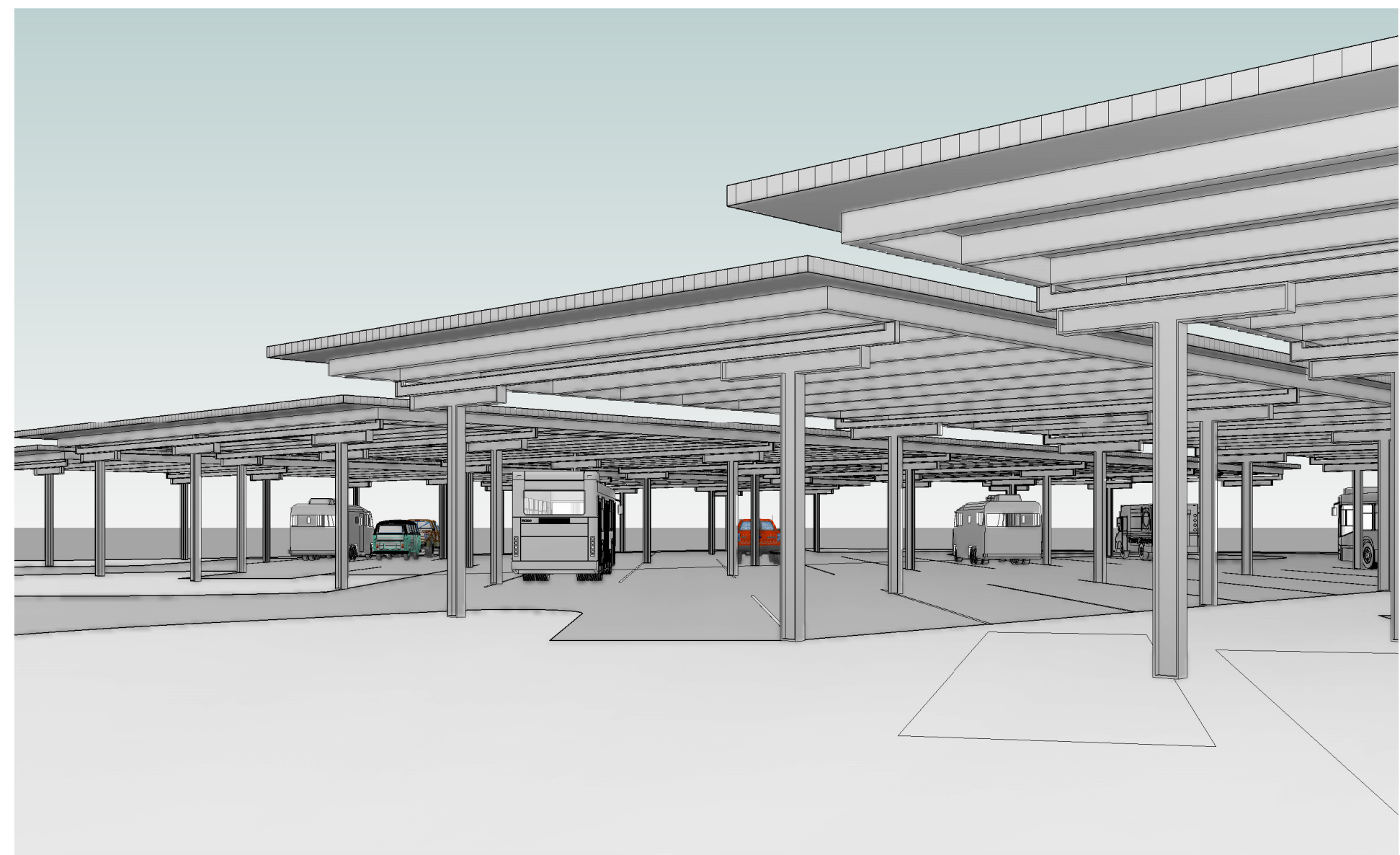
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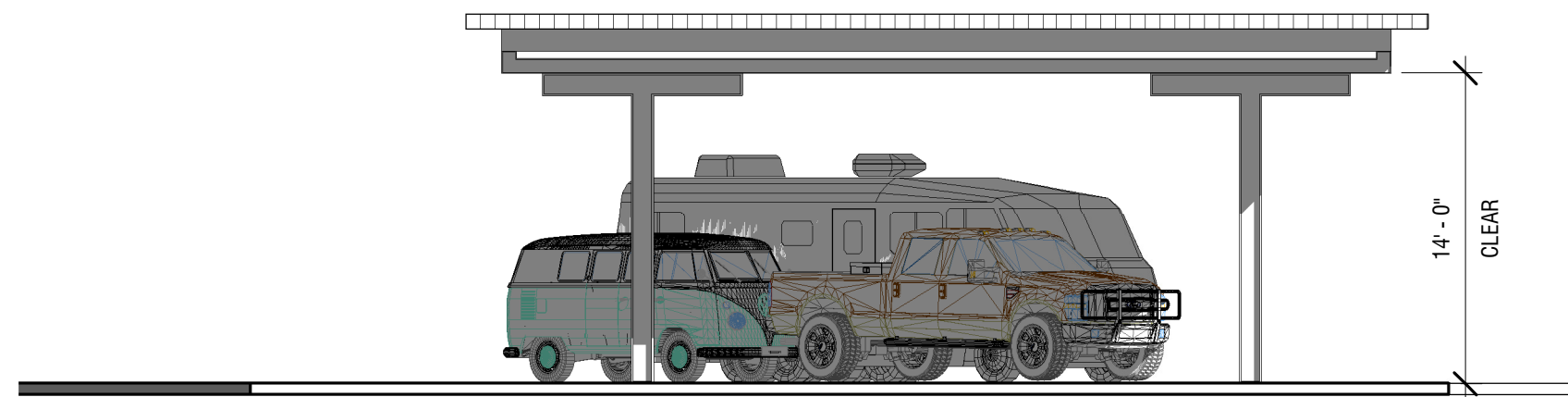
2 streetview perspective at entry to rv storage



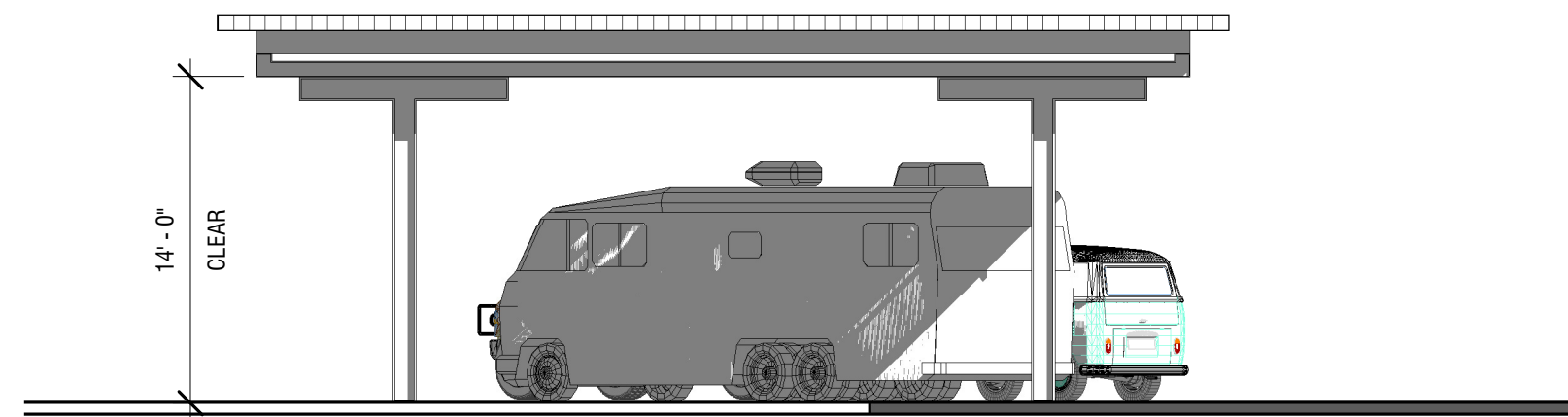
3 aerial perspective of rv storage area



4 streetview perspective detail view



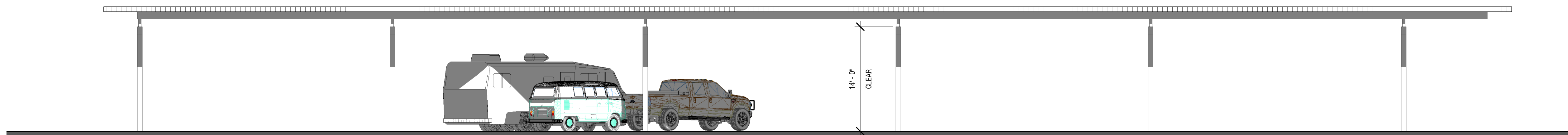
5 rv shelter 1 - plan south elevation
1/8" = 1'-0"



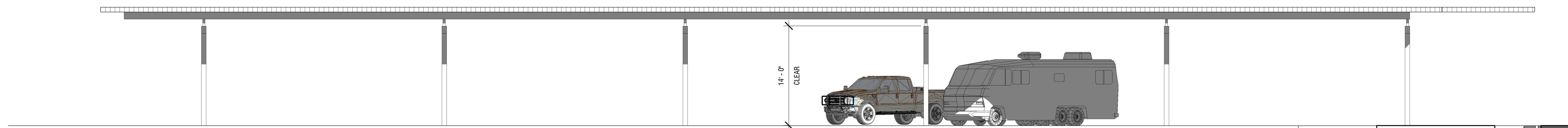
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1/8" = 1'-0"

material legend

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PRODUCT: PRECISION SERIES HWP-12
COLOR NAME: STONE WHITE
- MP2 MANUFACTURER: PAC-CLAD
PRODUCT: PRECISION SERIES HWP-12
COLOR NAME: GRAPHITE
- MP3 MANUFACTURER: PAC-CLAD
PRODUCT: 7" REVEAL WALL PANEL
COLOR NAME: SW6924 DIRECT GREEN
- MP4 MANUFACTURER: PAC-CLAD
METAL TRIM / GUTTER / DOWNSPOUT
COLOR NAME: GRAPHITE



7 rv shelter 1 - plan west elevation
1/8" = 1'-0"



8 rv shelter 1 - plan east elevation
1/8" = 1'-0"

client:

KURE
PROPERTIES

project:

zero industrial park | office - warehouse
nine-unit office warehouse | single unit office warehouse
tax map 89 | parcel 046.00 || columbia, tennessee

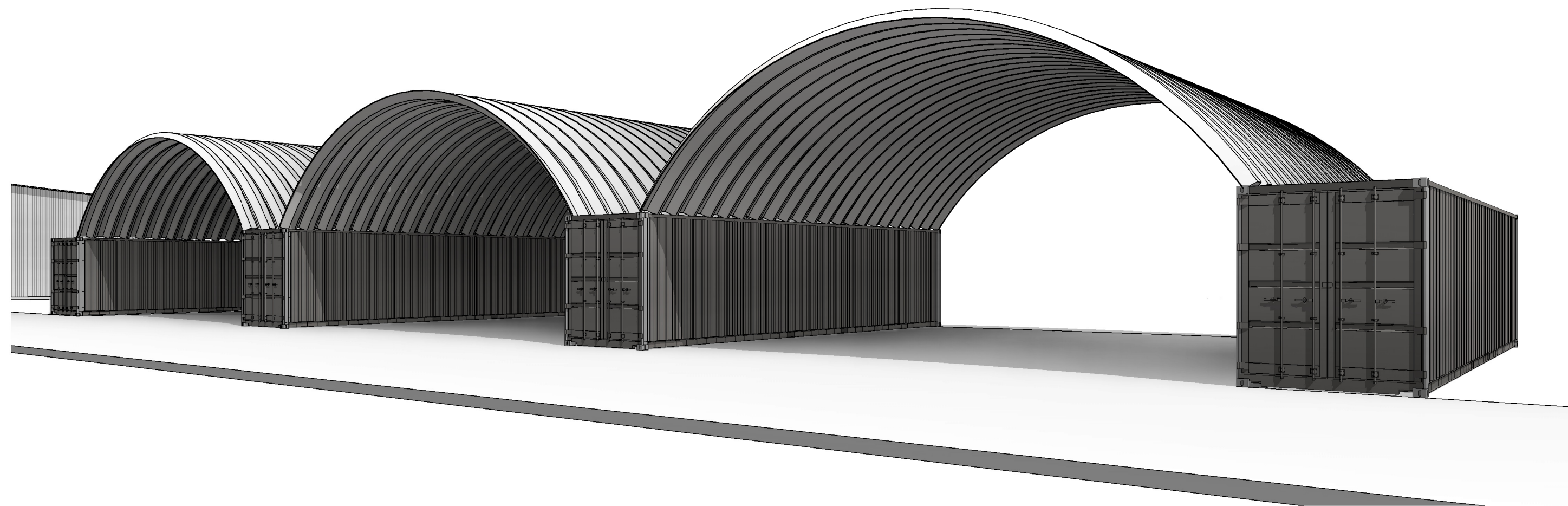
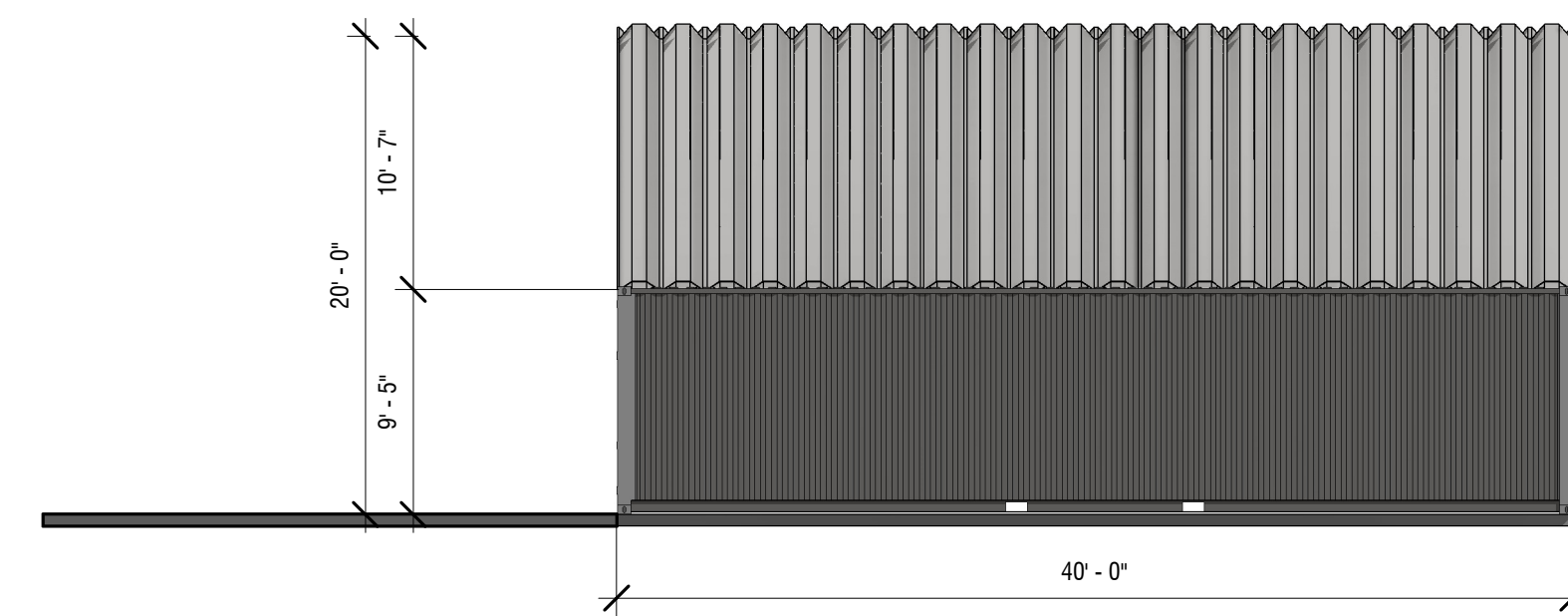
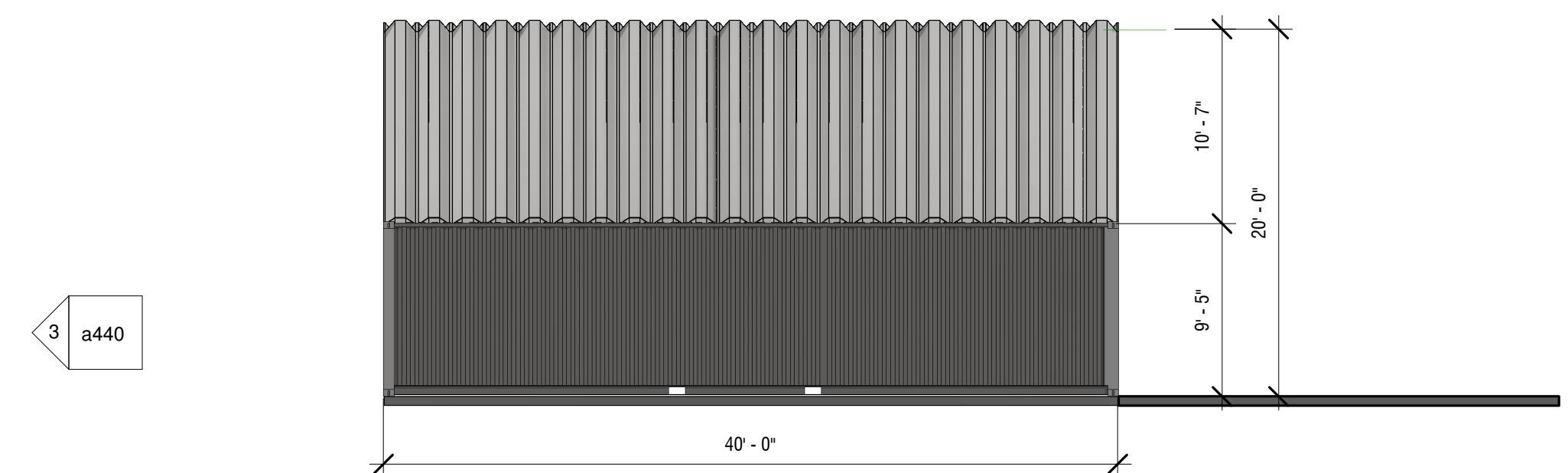
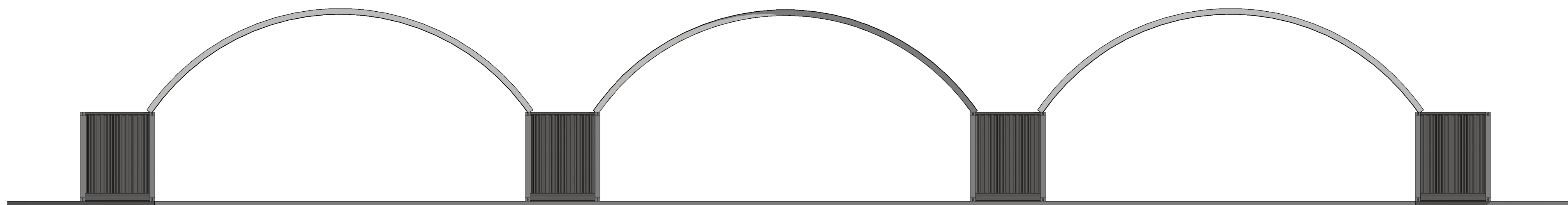
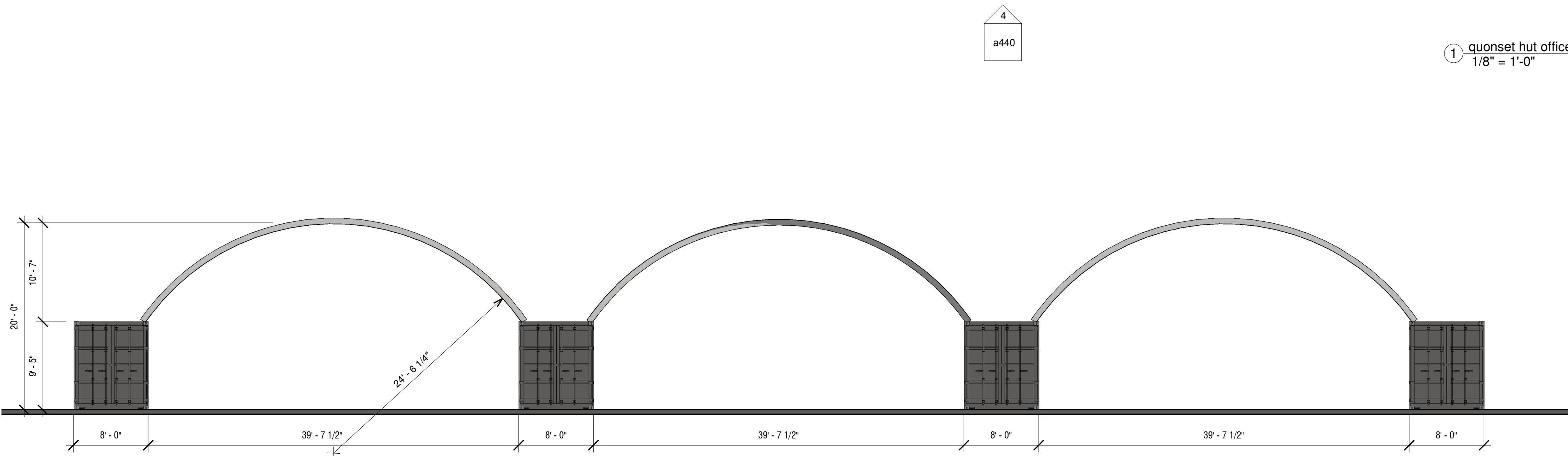
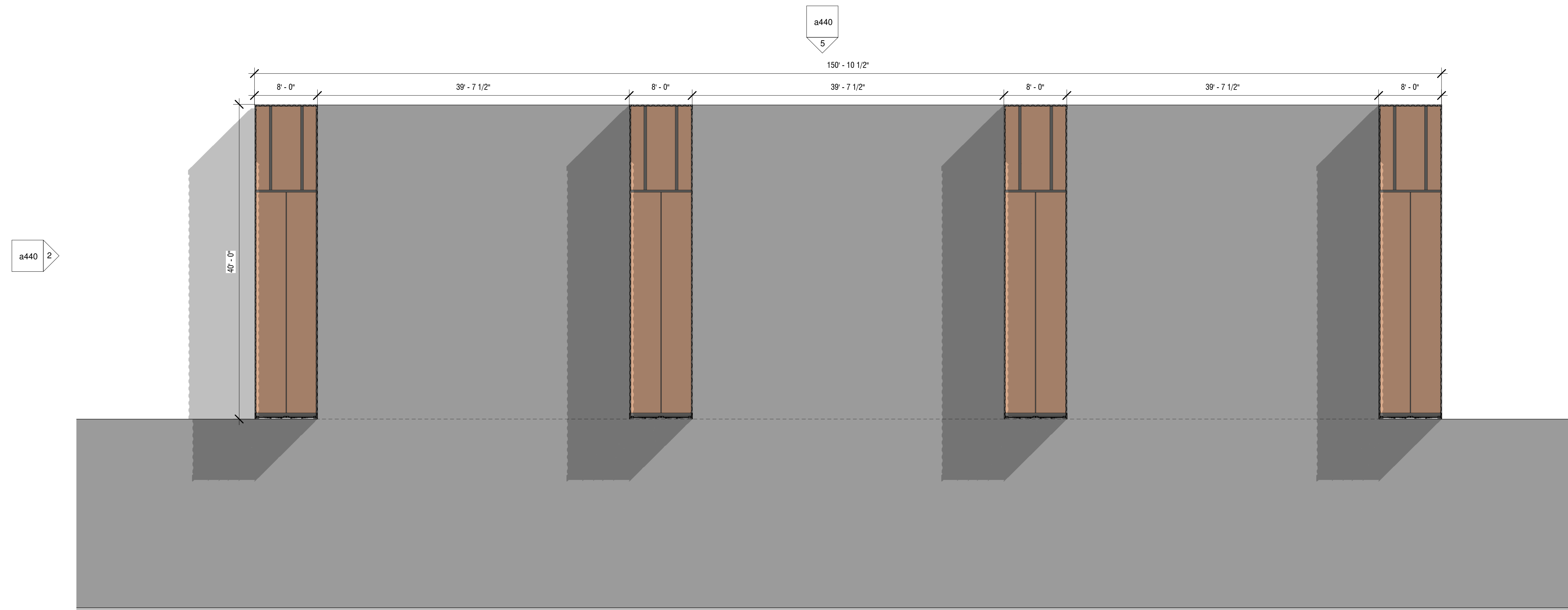
revisions



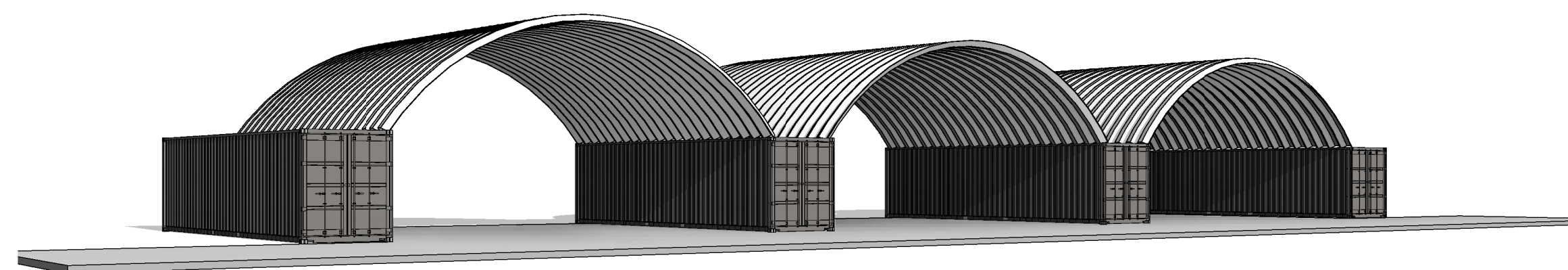
date: 03.10.2023
project no.: c23007.00

accessory
structures -
rv storage &
shelter

a441



6 detail perspective view of typical quonset bay



7 perspective view of typical quonset grouping

material legend

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MP3		MANUFACTURER: PAC-CLAD PRODUCT: 7\"/>
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elevation keynotes

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zone 4 - building envelope requirements fenestration

METAL FRAMING	0.38
FIXED FENESTRATION	0.45
OPERABLE FENESTRATION	0.77
ENTRANCE DOORS	
SHGC - ALL FRAME TYPES	
ORIENTATION	SEW NORTH
SHGC: PF < 0.20	0.38 0.48
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WALLS ABOVE GRADE	R-13 + R-13 CONTINUOUS
METAL BUILDING	
SLAB-ON-GRADE FLOORS	R-10 FOR 24IN. BELOW
UNHEATED SLABS	
OPAQUE DOORS	U-0.61
SWINGING	

general elevation notes

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hvac screening

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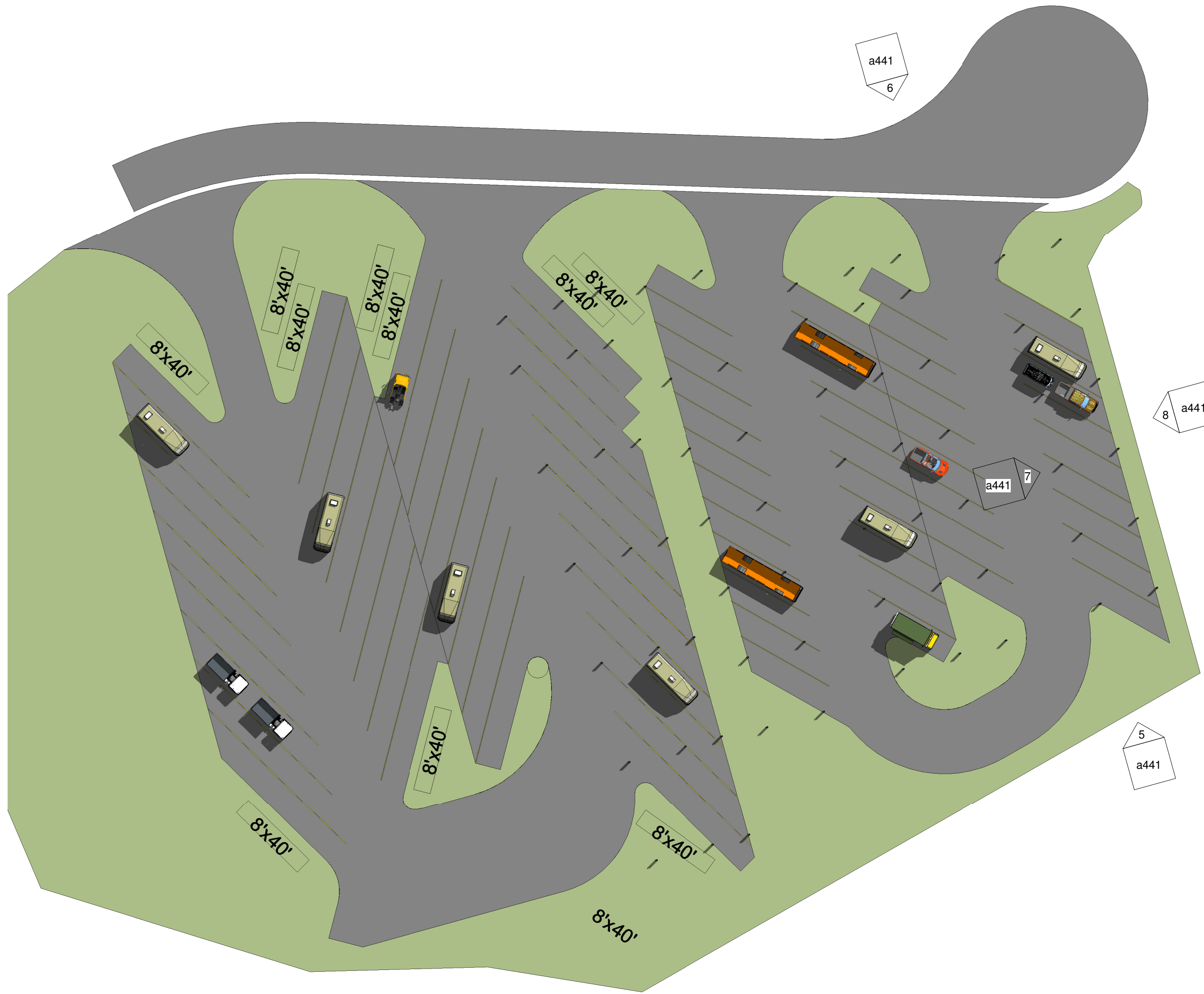
revisions



date: 03.10.2023
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accessory
structures -
quonset hut
office & lay
in

a440



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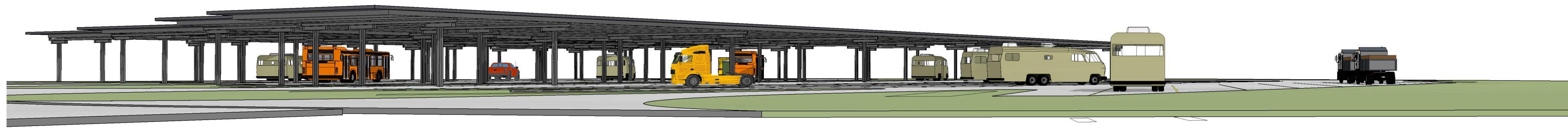
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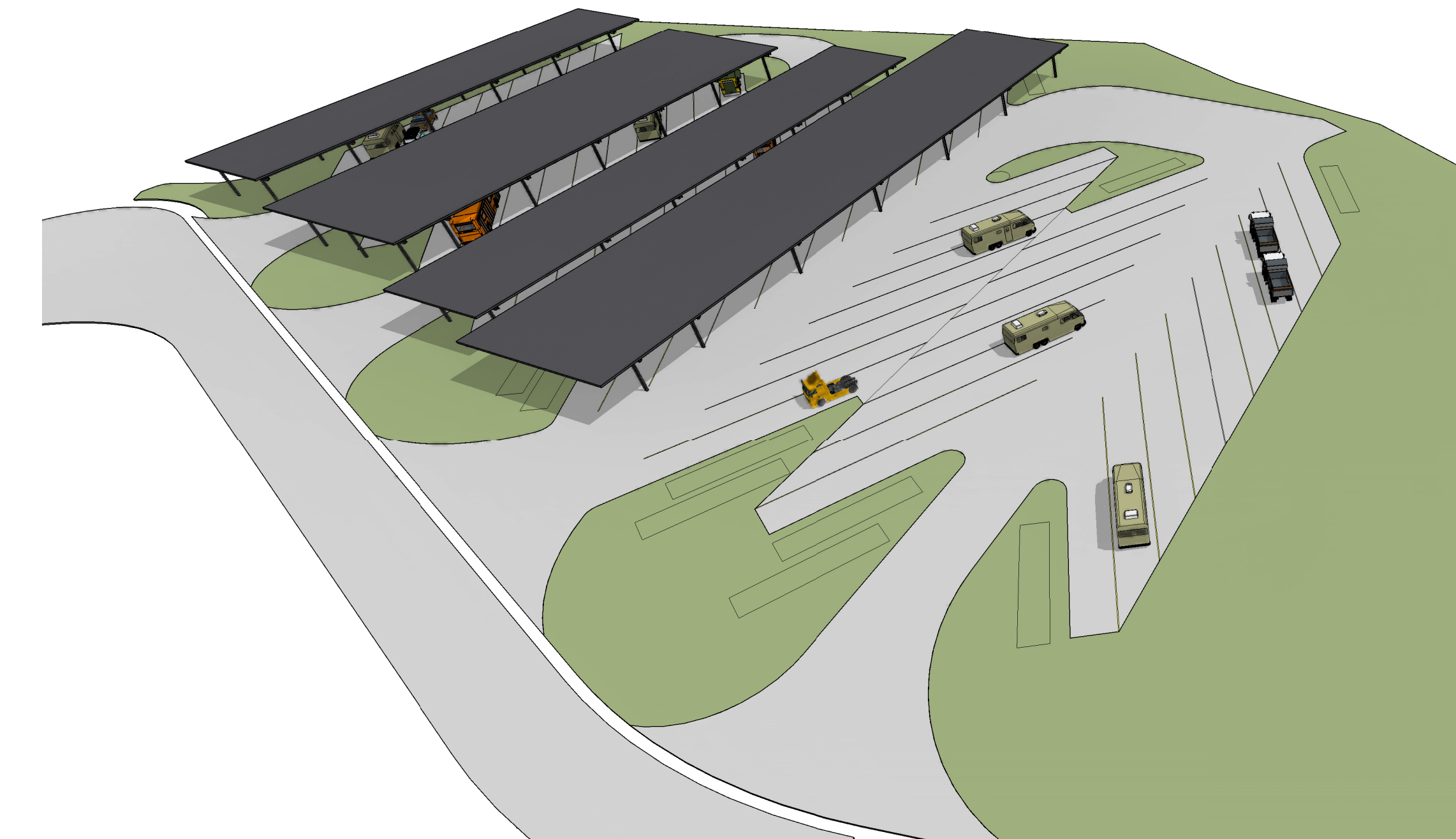
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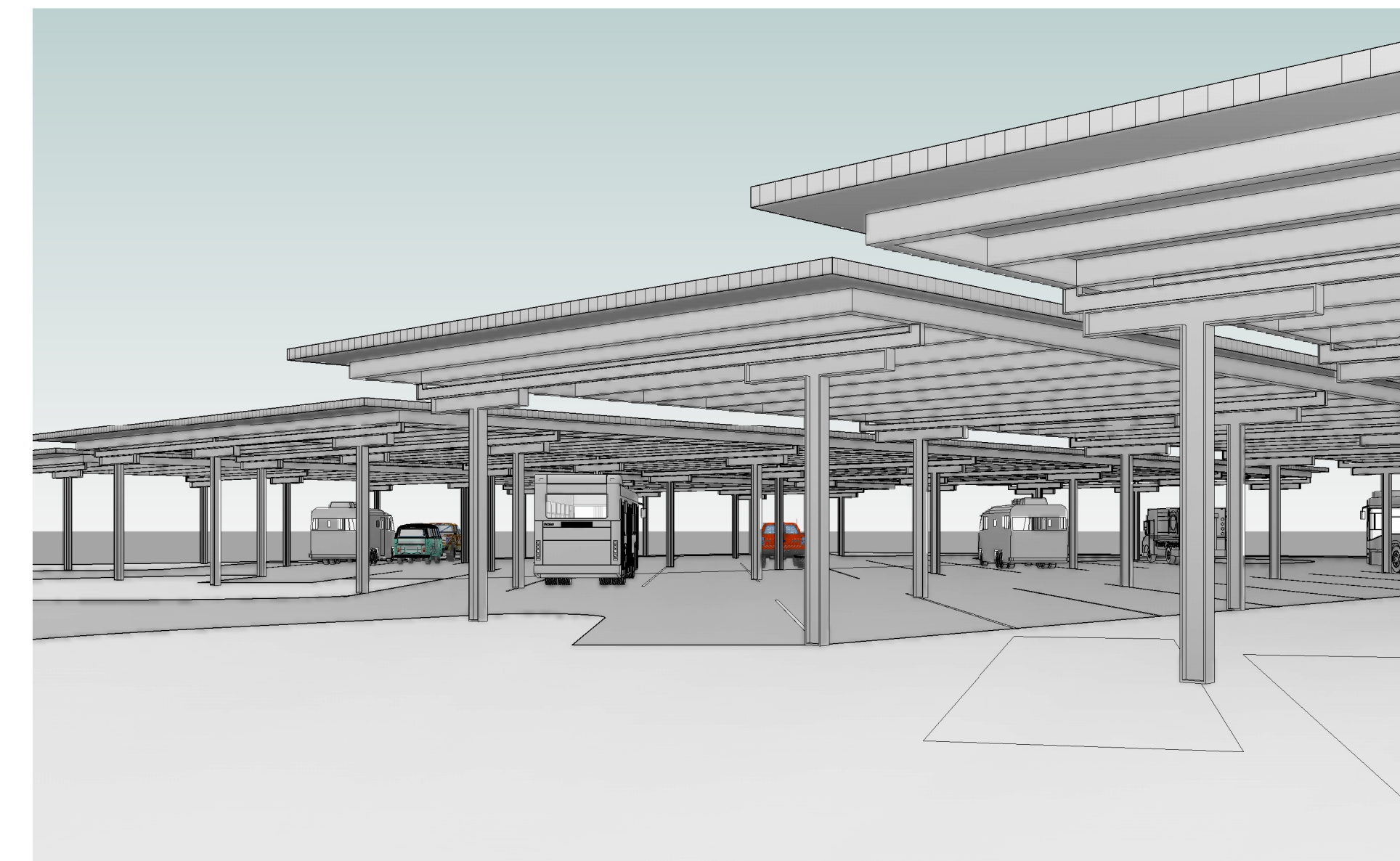
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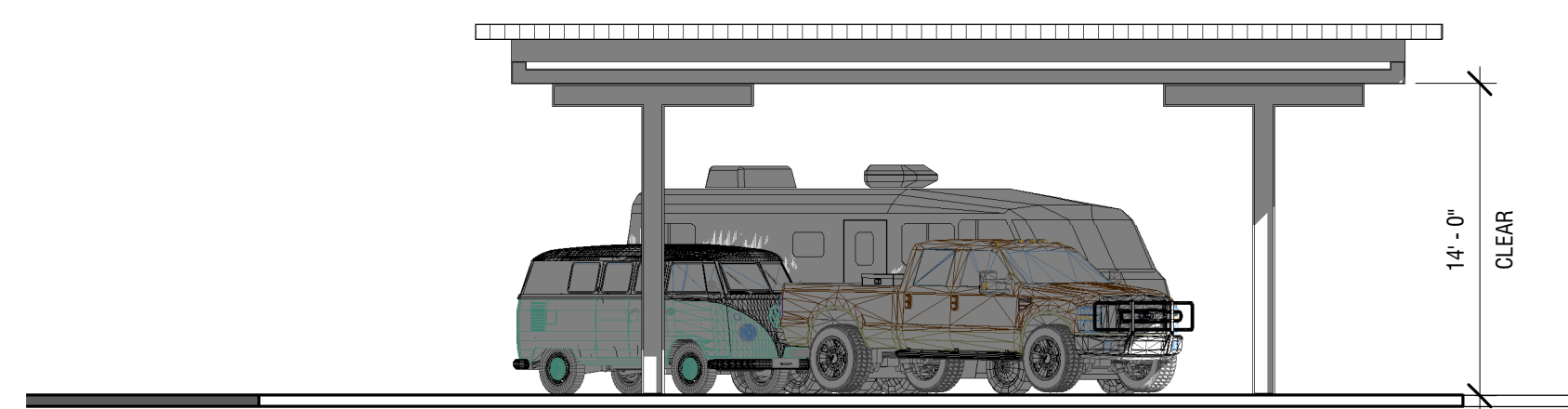
2 streetview perspective at entry to rv storage



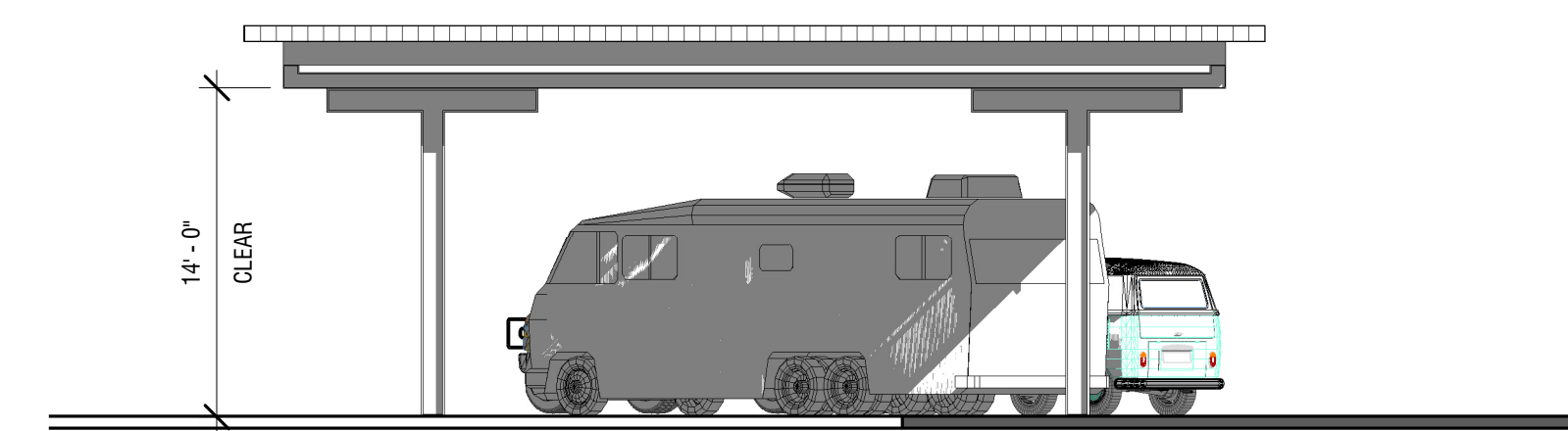
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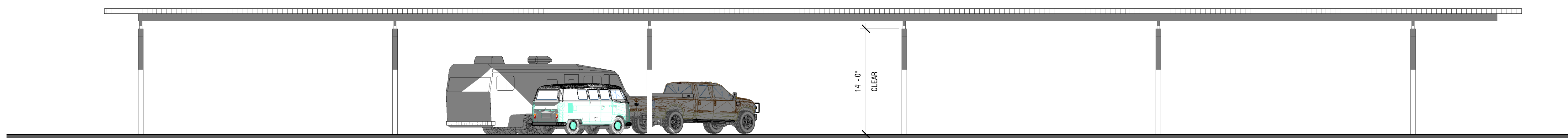
5 rv shelter 1 - plan south elevation
1/8" = 1'-0"



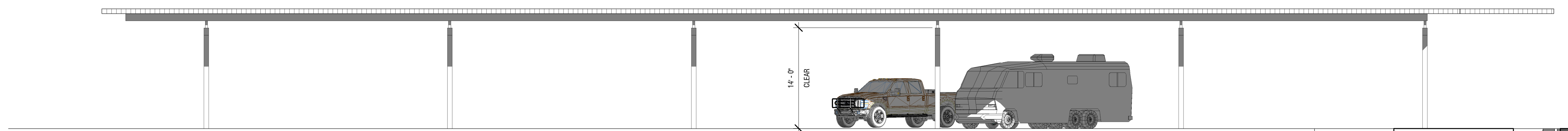
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tax map 89 | parcel 046.00 || columbia, tennessee

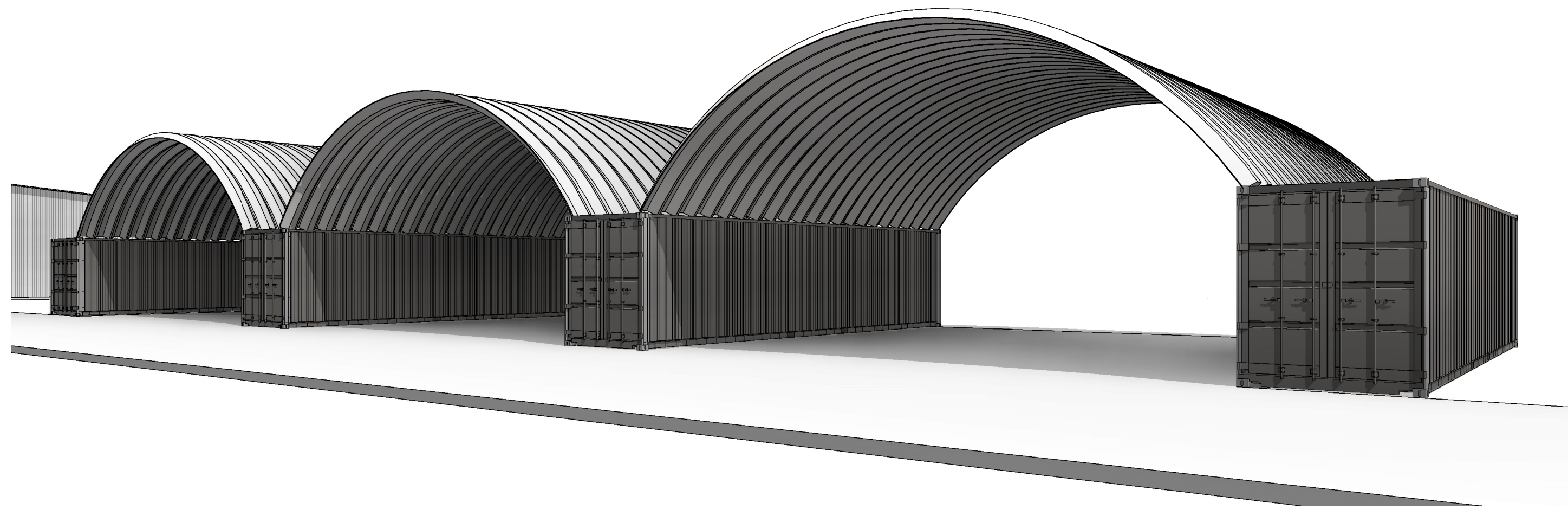
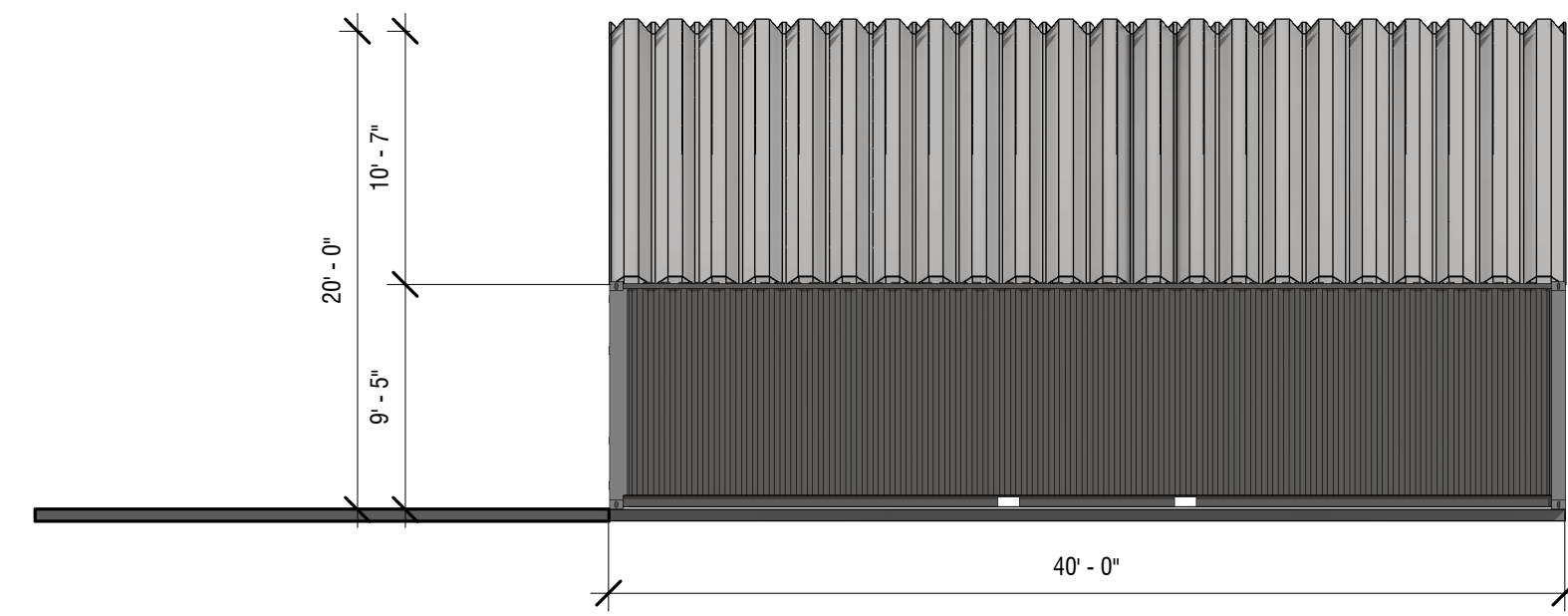
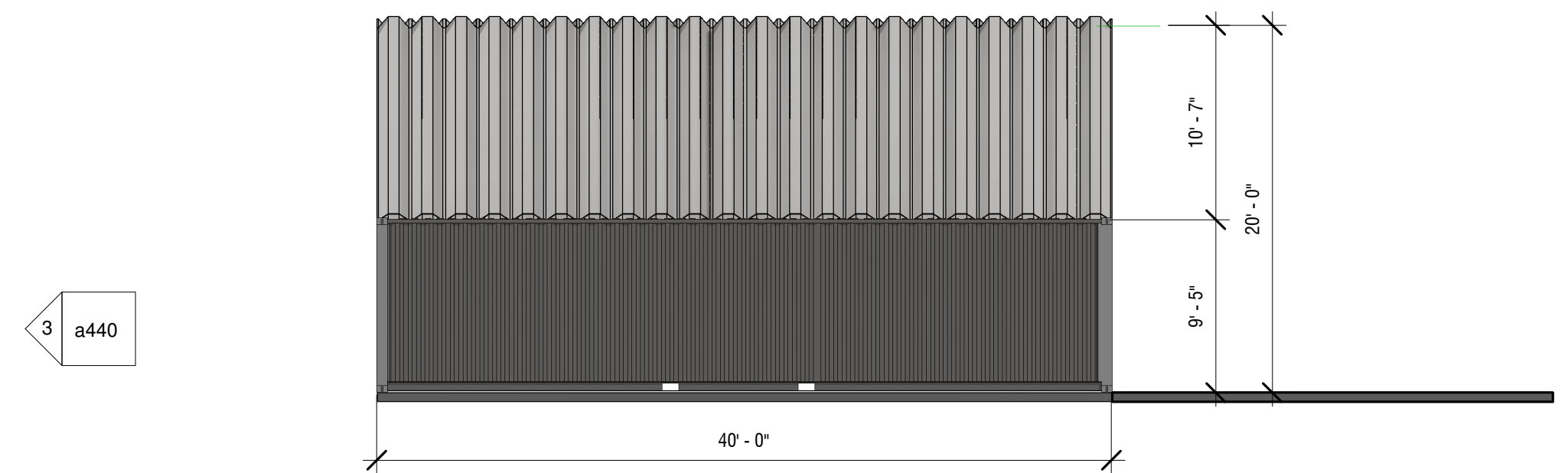
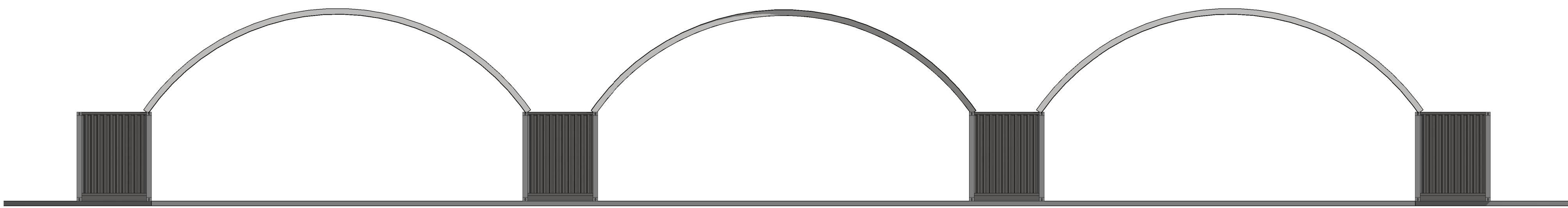
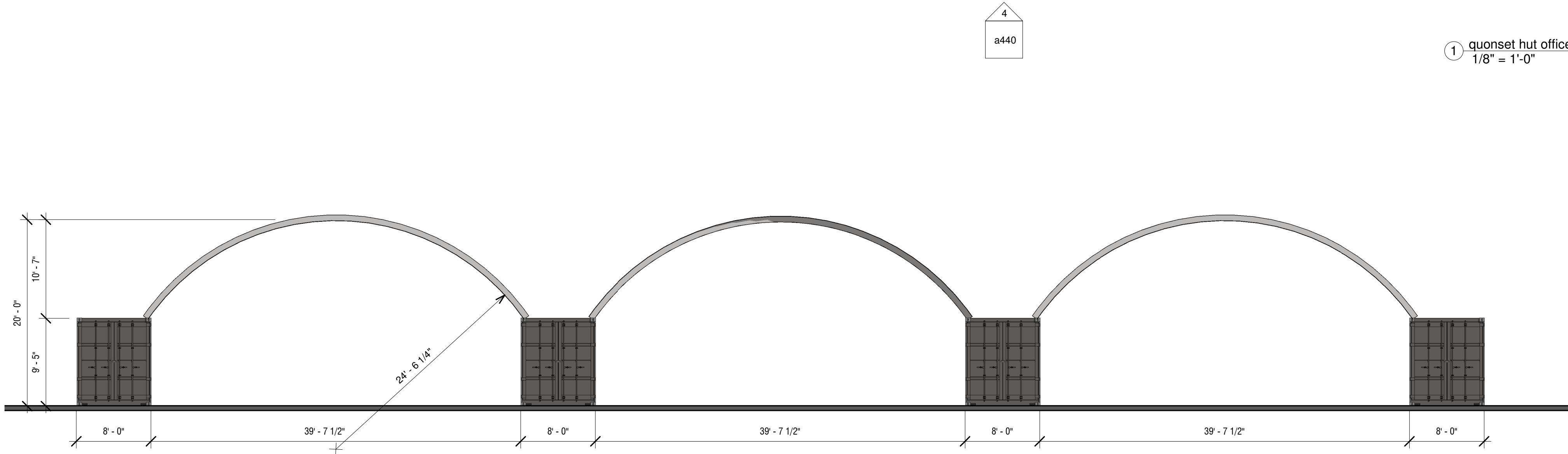
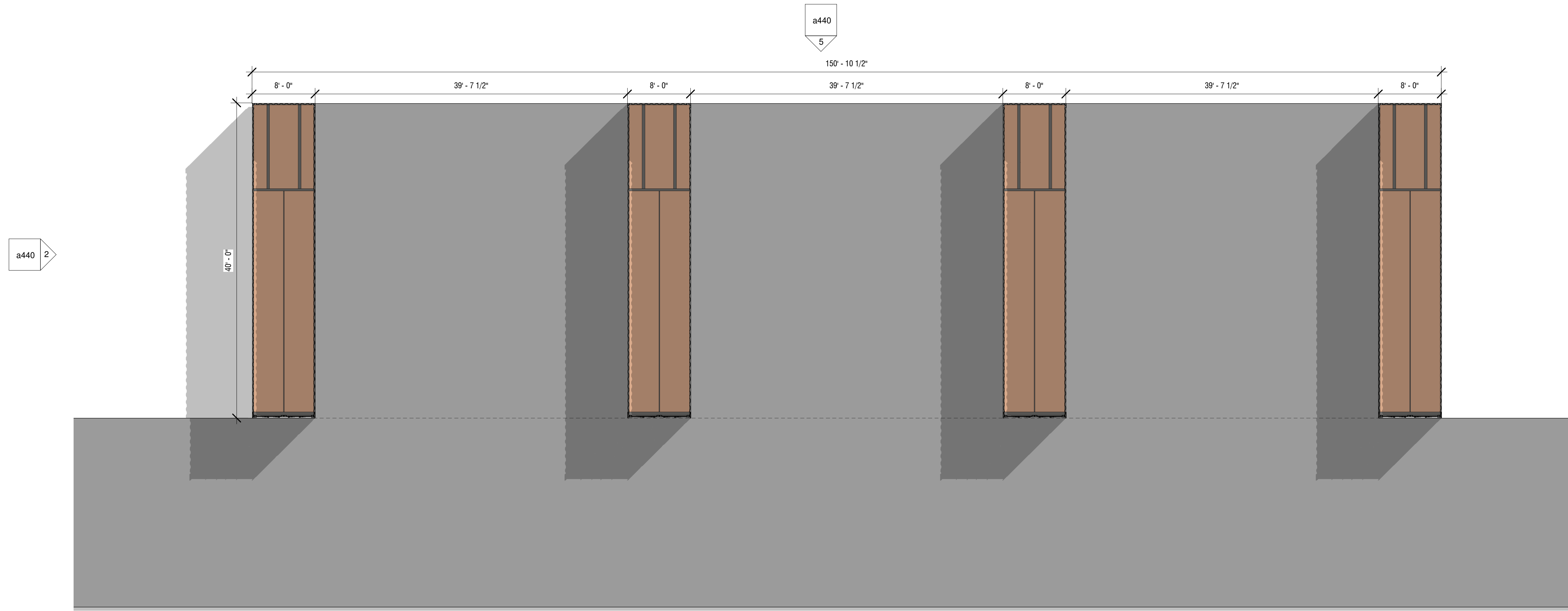
revisions



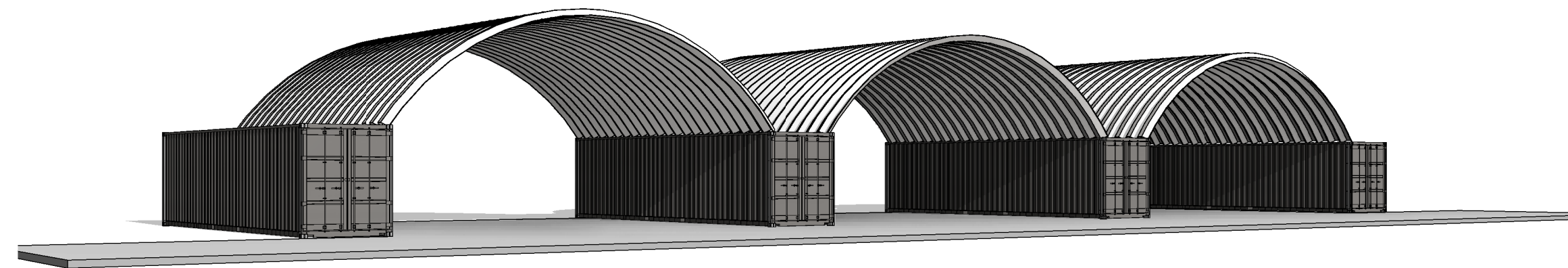
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accessory
structures -
rv storage &
shelter

a441



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zone 4 - building envelope requirements fenestration

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hvac screening

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client:

KURE
PROPERTIES

project:

zero industrial park | office - warehouse
nine-unit office warehouse | single unit office warehouse
tax map 89 | parcel 046.00 || columbia, tennessee

revisions



date: 03.10.2023
project no.: c23007.00

accessory
structures -
quonset hut
office & lay
in

a440

0 Industrial Park Road
City of Columbia, Tennessee
Tax Map 089, Parcels 046.00, 46.59 Acres

Engineer:



T-SQUARE ENGINEERING
Consulting Civil Engineering
1329 West Main St., Franklin, TN, 37064
(615)370-1443 * Email: cole.gaumnitz@t2-eng.com



VICINITY MAP
N.T.S.

- C-0.0 Cover Sheet
- C-0.1 Site Notes
- C-1.0 Existing Conditions
- C-1.1 Tree Protection Plan
- C-2.0 Site Plan
- C-2.1 Preliminary Plat
- C-3.0 Initial Erosion Control Plan
- C-3.1 Temporary Erosion Control Plan
- C-3.2 Final Erosion Control Plan
- C-4.0 PreDevelopment Stormwater Plan
- C-4.1 PostDevelopment Stormwater Plan
- C-5.0 Grading Plan
- C-5.1 Drainage Plan
- C-5.2 Storm Structure and Pipe Tables
- C-7.0 Utility Plan
- L-1.0 Landscape Plan
- L-2.0 Landscape Details

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" AND ZONE "AE" AS EVIDENCED ON FEMA PANEL # 4719C016SE OF THE CITY OF COLUMBIA, TN. DATED 04/16/2007.

FEMA PANEL # 47115C/DISE OF THE CITY OF COLUMBIA, TC DATED 04/18/2007. OWNER OF RECORD KURE PROPERTIES LLC 4817 MURFREESBORO RD AFRINGTON, TN 37014 MAP 89, PARCEL 046.00	
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.578.8312	



08/21/2023

PROJECT
22-0431

SHEET
C-0.0



ZERO INDUSTRIAL PARK ROAD

DATE:	N.D.	DATE	REVISIONS
08/21/2023			
SCALE:			
AS SHOWN			
DRAWN BY:			
T-SQUARE			
REVIEWER:			
FDG			

COVER SHEET
SITE DEVELOPMENT PLAN
TAX MAP 89, PARCEL 046.00
COLUMBIA, TENNESSEE

SITE GRADING & EROSION CONTROL NOTES

1. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
2. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED. UNLESS OTHERWISE INDICATED, CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
3. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
4. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
5. THE CONTRACTOR SHALL ADJUST THE CASTINGS OF ALL NEW AND EXISTING STRUCTURES TO MATCH PROPOSED FINISH GRADES.
6. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
7. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
8. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.
9. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0%.
10. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
11. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR THEIR REPRESENTATIVE.
12. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
13. THE GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE FROM THE OWNER. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
14. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
15. 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 CFR PART 1926) SHALL BE FOLLOWED.
16. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
17. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
18. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DETAIL, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.
19. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE JURISDICTION.
20. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXPECTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
21. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III, WALL "B".
22. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
23. THE CONTRACTOR SHALL PROVIDE AN ASBUILT SURVEY STAMPED BY A LICENSED SURVEYOR IN THE STATE OF TENNESSEE FOR ALL PUBLIC STORM SYSTEMS, ONSITE DETENTION PONDS, AND WATER QUALITY MEASURES VERIFYING COMPLIANCE WITH DESIGN DOCUMENTS.
24. THE LOCATION OF ALL DIVERSION SWALES AND DITCHES SHALL BE FIELD ADJUSTED TO AVOID TREES AS POSSIBLE. THE CONTRACTOR SHALL WALK THE ALIGNMENT OF THESE SWALES AND DITCHES IN THE FIELD TO VERIFY AVOIDANCE OF TREES.
25. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR TTHEIR TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF TTHEIR WORK.
26. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
27. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT THEIR OWN EXPENSE.
28. SEGMENTABLE AND/OR POURED IN PLACE RETAINING WALLS SHALL BE PROVIDED BY THE CONTRACTOR AS A DESIGN BUILD. WALL DESIGN PLANS STAMPED BY A STRUCTURAL REGISTERED ENGINEER IN THE STATE OF THE PROJECT SHALL BE SUBMITTED TO THE ENGINEER AS A SHOP DRAWING. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY GEOTECHNICAL INFORMATION NECESSARY TO PROPERLY DESIGN THE WALL.
29. IF ANY SINKHOLES OR VOID AREAS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH WORK. A PHASE V INJECTION WELL PERMIT WILL NEED TO BE OBTAINED FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION.

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (I.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL CALL NATIONAL ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
4. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
5. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
6. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
7. CONCRETE FOR CURBS SHALL BE 4,000 PSI AND CONCRETE FOR SIDEWALKS SHALL BE 3,500 PSI.
8. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. 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 REGISTERED LAND SURVEYOR.
10. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
11. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.
12. THE CONTRACTOR SHALL COLD PLANE IN THE DIRECTION OF TRAFFIC.
13. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
14. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF COLUMBIA.
15. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE CITY OF COLUMBIA AND TDOT REGULATIONS AND SPECIFICATIONS.
16. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING MANHOLE CASTINGS/LIDS TO PROPOSED FINISHED GRADE AS NECESSARY.

SITE UTILITY NOTES

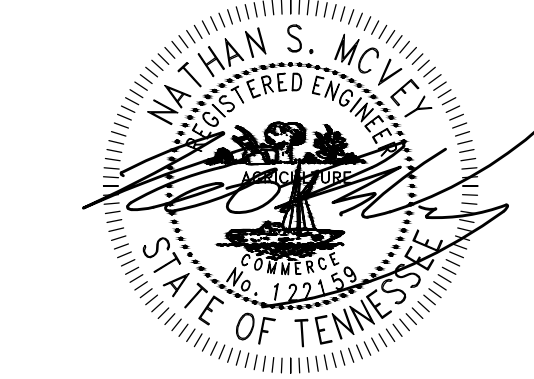
1. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE PLAN. POLYVINYLCHLORIDE (PVC) SHALL BE (SDR26). DUCTILE IRON PIPE (D.I.P.) SHALL BE CLASS 250.
2. ALL WATER LINES, SEWER LINES, AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE CITY OF COLUMBIA'S STANDARDS AND SPECIFICATIONS.
4. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.
5. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES, WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
6. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
8. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
9. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOCAL WATER AND SEWER DEPARTMENT SPECIFICATIONS.
10. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER LOCAL AGENCY REQUIREMENTS.
11. REPAIR ALL DAMAGE TO EXISTING FEATURES (I.e. DRIVES, ROADS, YARDS, LANDSCAPING, ETC.,) TO PRE-CONSTRUCTION CONDITION.
12. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY WATER DEPARTMENT.
13. WATER METERS SHALL BE AT LEAST 22" BUT NO MORE THAN 26" FROM TOP OF METER TO PROPOSED FINISHED GRADE.
14. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS. EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.
15. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
16. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY BY THE CONTRACTOR.
17. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
18. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
19. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED PER GEOTECHNICAL RECOMMENDATIONS PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
20. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
21. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
22. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.
23. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
24. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED AROUND UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.
25. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
26. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6" LINE TO HYDRANT, 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
27. THE CONCRETE CAPS AND ENCASEMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK. USE 3000 PSI CONCRETE.
28. ALL SANITARY SEWER SERVICES SHALL BE 4" DIAMETER AND EXTEND 10 FEET BEYOND THE PROPERTY LINE.
29. CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #8 WIRE.
30. ALL PROPOSED LOT CORNERS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION OF SANITARY SEWERS. CONTROL POINTS ARE AS SHOWN ON THE SITE LAYOUT PLAN.
31. THE BUILDER SHALL VERIFY THE SANITARY SEWER SERVICE ELEVATION PRIOR TO SETTING THE FINISHED FLOOR ELEVATIONS FOR ALL STRUCTURES. THE SANITARY SEWER MAIN AND SERVICES WERE DESIGNED BASED ON SETTING MINIMUM FINISHED FLOOR ELEVATIONS ON A NUMBER OF CRITICAL LOTS. THE BUILDER SHALL ADHERE TO THE MINIMUM FINISHED FLOOR ELEVATIONS LISTED ON THE SANITARY SEWER SHEETS.
32. PROVIDE A MINIMUM 30" OF COVER OVER ALL SEWER LINES IN GRASS AREAS AND 48" OF COVER IN PAVED AREAS.

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" AND ZONE "AE" AS EVIDENCED ON FEMA PANEL # 4719C0195E OF THE CITY OF COLUMBIA, TN, DATED 04/16/2007.

OWNER OF RECORD
KURE PROPERTIES LLC 4817 MURFREESBORO RD ARRINGTON, TN 37014 MAP 89, PARCEL 046.00
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212



T-SQUARE ENGINEERING



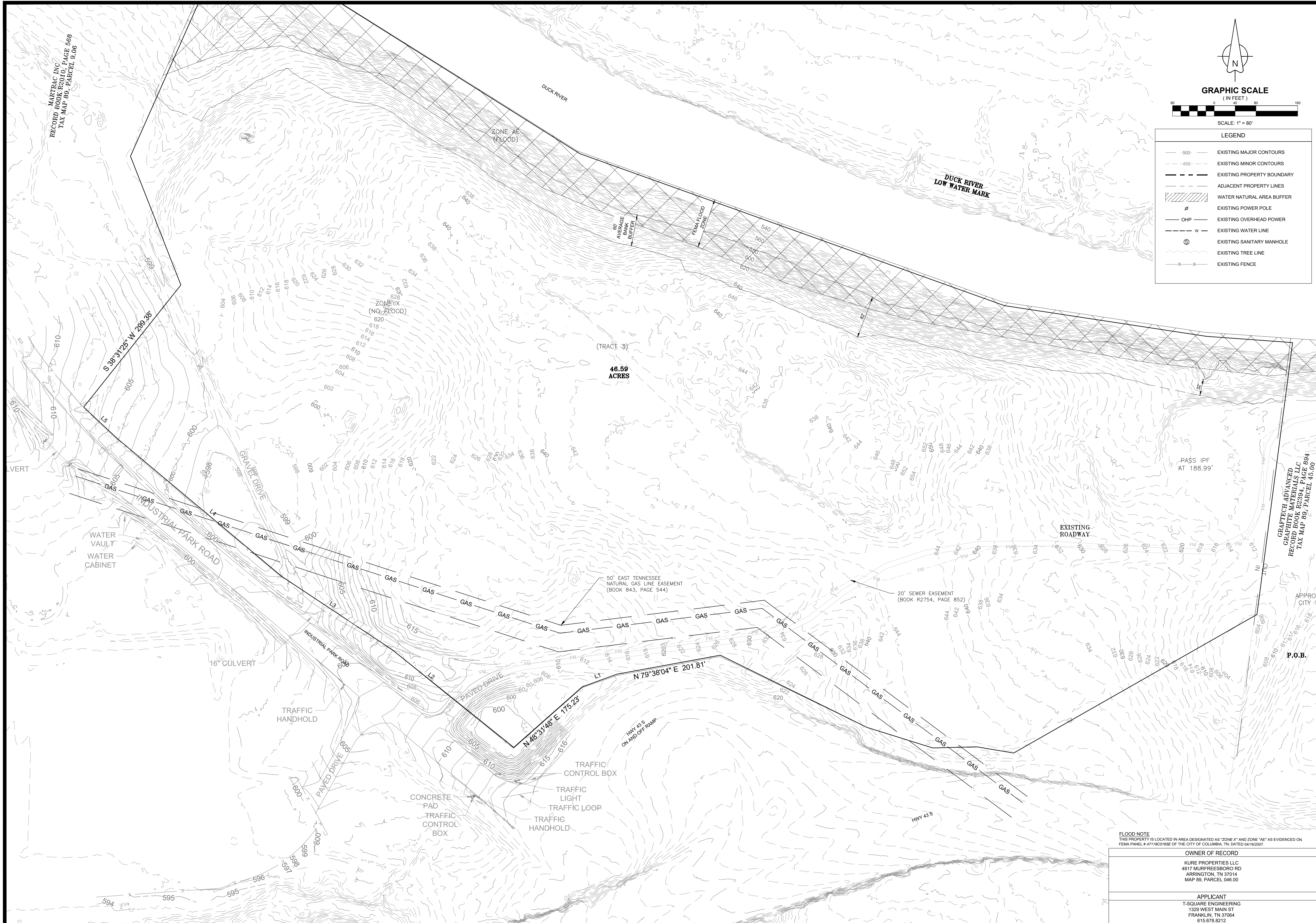
08/21/2023

PROJECT
22-0431

SHEET
C-0.1

SITE NOTES
SITE DEVELOPMENT PLAN
TAX MAP 89, PARCEL 046.00
COLUMBIA, TENNESSEE

ZERO INDUSTRIAL PARK ROAD



EXISTING CONDITIONS SITE DEVELOPMENT PLAN TAX MAP 89, PARCEL 046.00 COLUMBIA, TENNESSEE		DATE: 08/21/2023	NO.	DATE	REVISIONS
		SCALE: AS SHOWN			
		DRAWN BY: T-SQUARE			
		REVIEWER: FCG			
ZERO INDUSTRIAL PARK ROAD					



08/21/2023

PROJECT

22-0431

SHEET

C-1.0



Parcel Area Table			Open Space Areas		
PARCEL	SQ. FT.	ACRES	PARCEL	SQ. FT.	ACRES
1	206731.35	4.75	OS 1	331826.56	7.62
2	235129.53	5.40	OS 2	116114.78	2.67
3	60832.58	1.40	OS 3	41639.87	0.96
4	111815.55	2.57	OS 4	42471.23	0.98
5	41140.56	0.94			
6	53601.23	1.23			
7	46709.28	1.07			
8	78368.53	1.80			
9	49545.55	1.14			
10	40590.92	0.93			
11	109463.76	2.51			
12	68048.57	1.56			
13	50302.38	1.15			
14	68016.64	1.56			
15	47435.56	1.09			
16	65959.02	1.51			

GRAPHIC SCALE
(IN FEET)
0 40 80 160
SCALE: 1" = 80'

LEGEND

- PROPOSED LOT LINES
- PROPOSED LOT NUMBER
- PROPOSED BUILDING SETBACK
- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- WATERWAY NATURAL AREA
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL
- PROPOSED STORM MANHOLE

REVISIONS

DATE

NO.

PRELIMINARY PLAT
SITE DEVELOPMENT PLAN
TAX MAP 89, PARCEL 046.00
COLUMBIA, TENNESSEE

ZERO INDUSTRIAL PARK ROAD



08/21/2023

PROJECT
22-0431

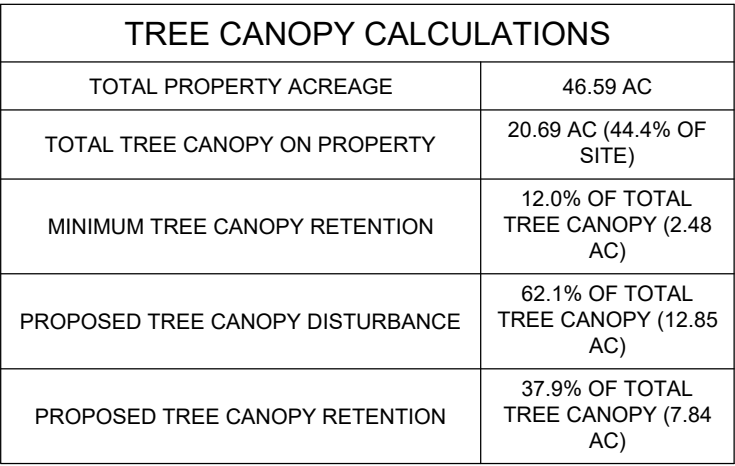
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T-SQUARE ENGINEERING

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" AND ZONE "AE" AS EVIDENCED ON FEMA PANEL # 47119C0195E OF THE CITY OF COLUMBIA, TN, DATED 04/16/2007.

OWNER OF RECORD
KURE PROPERTIES LLC
4817 MURRESBORO RD
ARRINGTON, TN 37014
MAP 89, PARCEL 046.00

APPLICANT
T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212



REVISIONS

NO.	DATE
-----	------

DATE: 08/21/2023

SCALE:

SCALE:

AS SHOWN
DRAWN BY:

T-SQUARE
REVISED:REVIEWER.
FCG

TREE PROTECTION PLAN

SITE DEVELOPMENT PLAN
TAX MAP 89, PARCEL 046.00
COLUMBIA, TENNESSEE



08/21/2023

PROJECT
22-0431

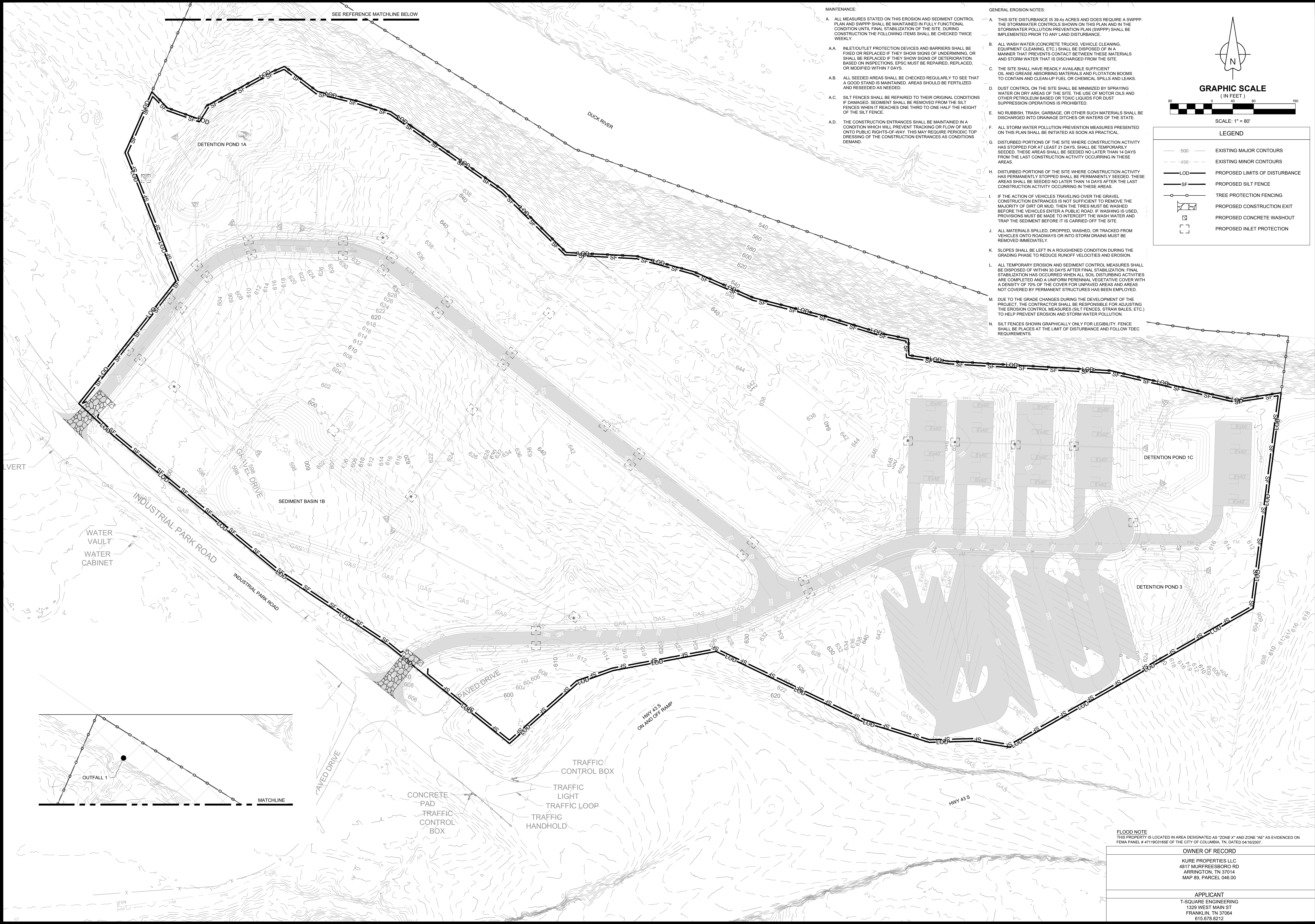
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T-SQUARE ENGINEERING

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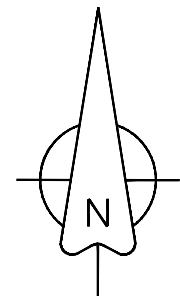


MAINTENANCE:

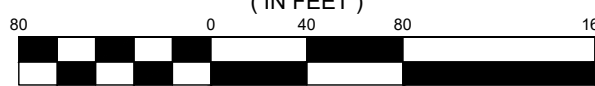
- A. ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN AND SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. DURING CONSTRUCTION THE FOLLOWING ITEMS SHALL BE CHECKED TWICE WEEKLY.
- A.A. INLET/OUTLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION BASED ON INSPECTIONS. EPSC MUST BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS.
- A.B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEED AS NEEDED.
- A.C. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE THIRD TO ONE HALF THE HEIGHT OF THE SILT FENCE.
- A.D. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

GENERAL EROSION NOTES:

- A. THIS SITE DISTURBANCE IS 39.4+ ACRES AND DOES REQUIRE A SWPPP. THE STORMWATER CONTROLS SHOWN ON THIS PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE.
- B. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- C. THE SITE SHALL HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- D. DUST CONTROL ON THE SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- E. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- F. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN SHALL BE INITIATED AS SOON AS PRACTICAL.
- G. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- I. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- J. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- K. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- L. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- M. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
- N. SILT FENCES SHOWN GRAPHICALLY ONLY FOR LEGIBILITY. FENCE SHALL BE PLACED AT THE LIMIT OF DISTURBANCE AND FOLLOW TDEC REQUIREMENTS.



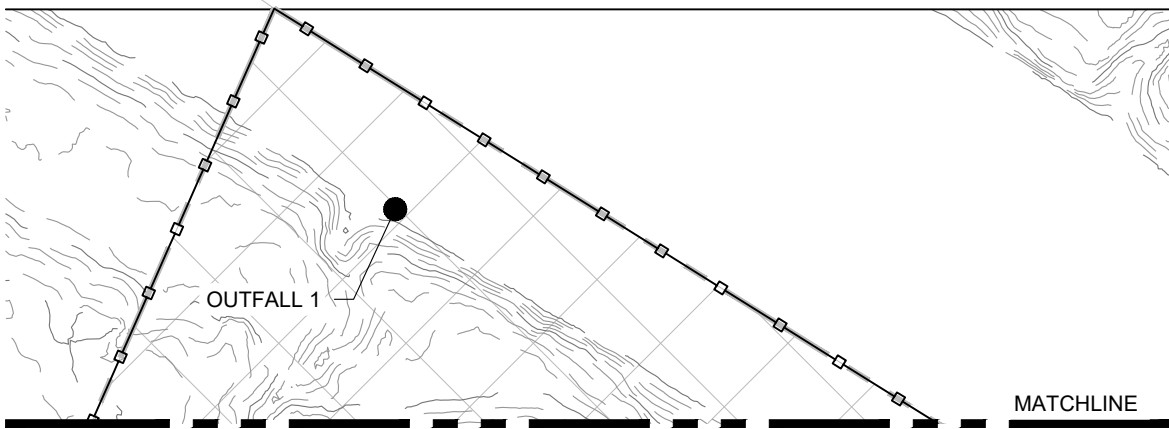
GRAPHIC SCALE
(IN FEET)



SCALE: 1" = 80'

LEGEND

- 500 — EXISTING MAJOR CONTOURS
— 498 — EXISTING MINOR CONTOURS
— LOD — PROPOSED LIMIT OF DISTURBANCE
— SF — PROPOSED SILT FENCE
— — TREE PROTECTION FENCING
— — PROPOSED CONSTRUCTION EXIT
— — PROPOSED CONCRETE WASHOUT
— — PROPOSED INLET PROTECTION



FLOOD NOTE
THIS PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" AND ZONE "AE" AS EVIDENCED ON FEMA PANEL # 4719C2195E OF THE CITY OF COLUMBIA, TN, DATED 04/16/2007.

OWNER OF RECORD

KURE PROPERTIES LLC
4817 MURRESSBORO RD
ARRINGTON, TN 37014
MAP 89, PARCEL 046.00

APPLICANT

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

TEMPORARY EROSION CONTROL

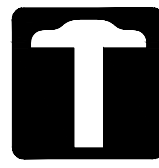
SITE DEVELOPMENT PLAN
TAX MAP 89, PARCEL 046.00
COLUMBIA, TENNESSEE



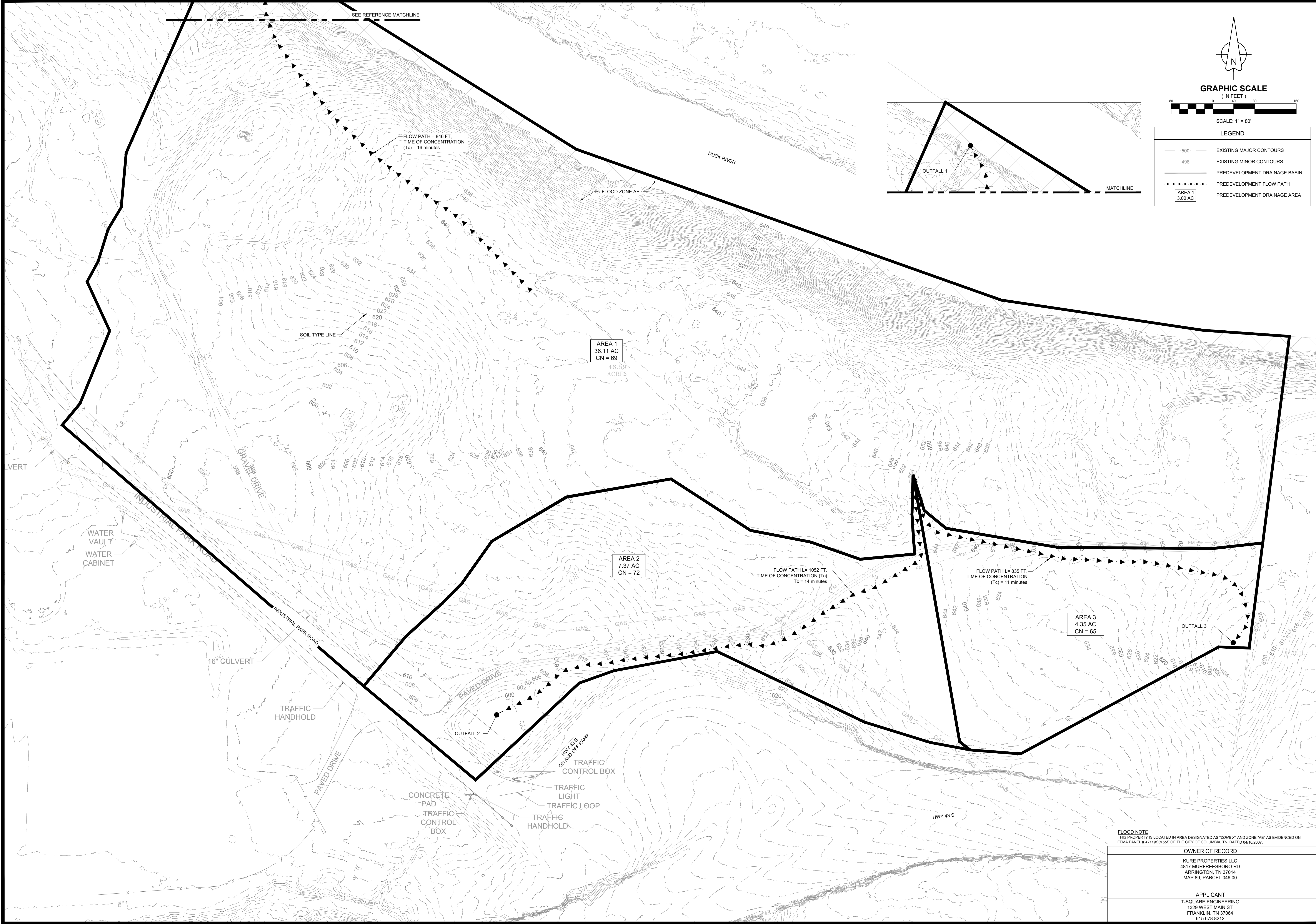
08/21/2023

PROJECT
22-0431

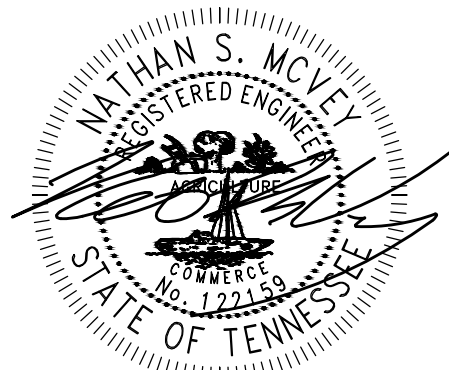
SHEET
C-3.1



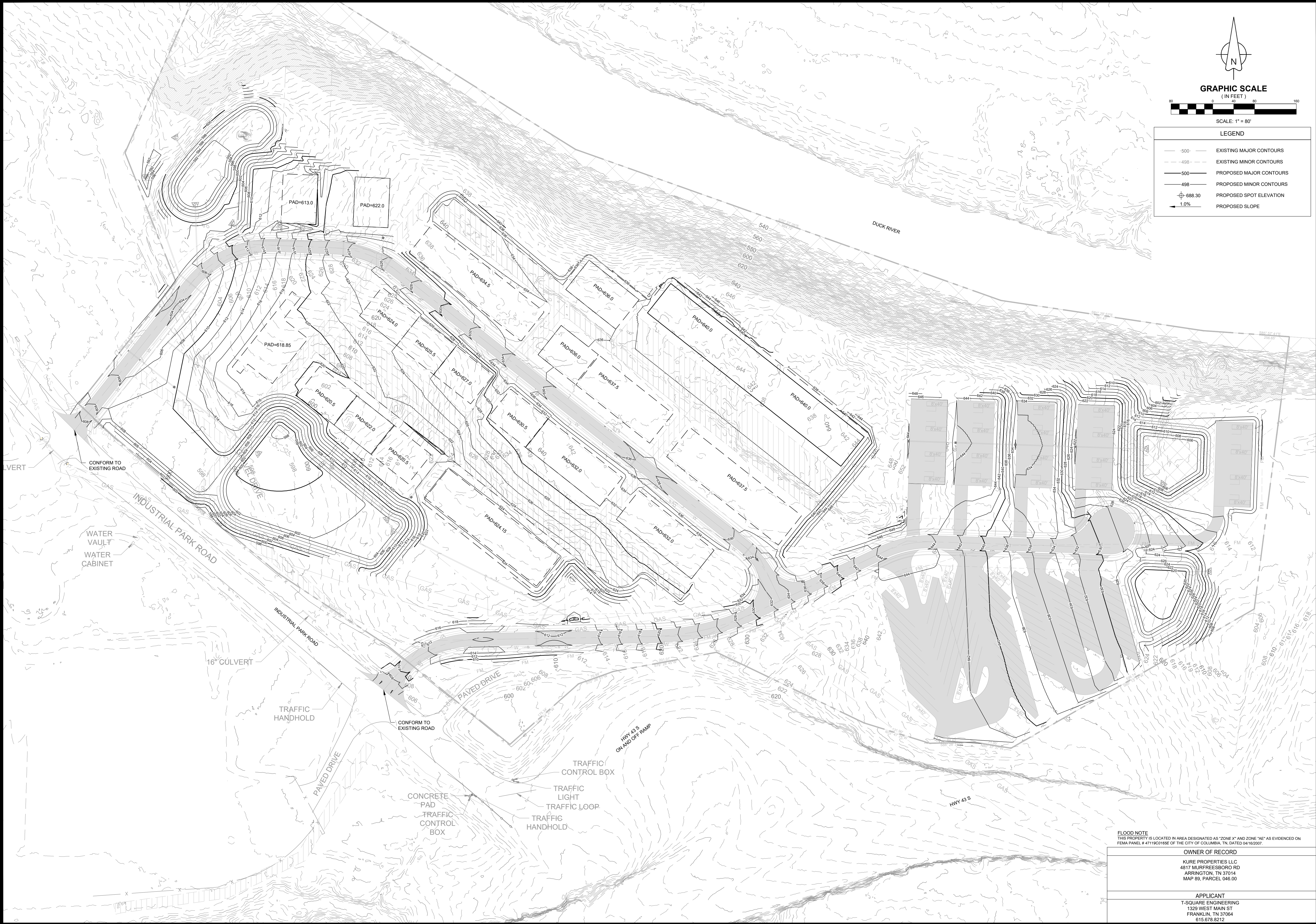
T-SQUARE ENGINEERING



FLOOD NOTE THIS PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" AND ZONE "AE" AS EVIDENCED ON FEMA PANEL # 47119C2195E OF THE CITY OF COLUMBIA, TN, DATED 04/16/2007.	
OWNER OF RECORD KURE PROPERTIES LLC 4817 MURFREESBORO RD ARRINGTON, TN 37014 MAP 89, PARCEL 046.00	
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212	

REVISONS		DATE		NO.	
DATE: 08/21/2023		SCALE: AS SHOWN		DRAWN BY: T-SQUARE	
PREDEVELOPMENT STORMWATER SITE DEVELOPMENT PLAN TAX MAP 89, PARCEL 046.00 COLUMBIA, TENNESSEE		REVIEWER: FCB			
		08/21/2023			
PROJECT 22-0431					
SHEET C-4.0					

ZERO INDUSTRIAL PARK ROAD



REVIEWS		DATE		NO.	
DATE: 08/21/2023		SCALE: AS SHOWN		DRAWN BY: T-SQUARE	
REVIEWER: FCB		DATE: 08/21/2023		NO.	
PROJECT		22-0431		SHEET	
C-5.0		PROJECT		22-0431	
SHEET		C-5.0		T-SQUARE ENGINEERING	

GRADING PLAN
SITE DEVELOPMENT PLAN
TAX MAP 89, PARCEL 046.00
COLUMBIA, TENNESSEE

08/21/2023

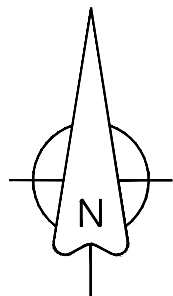
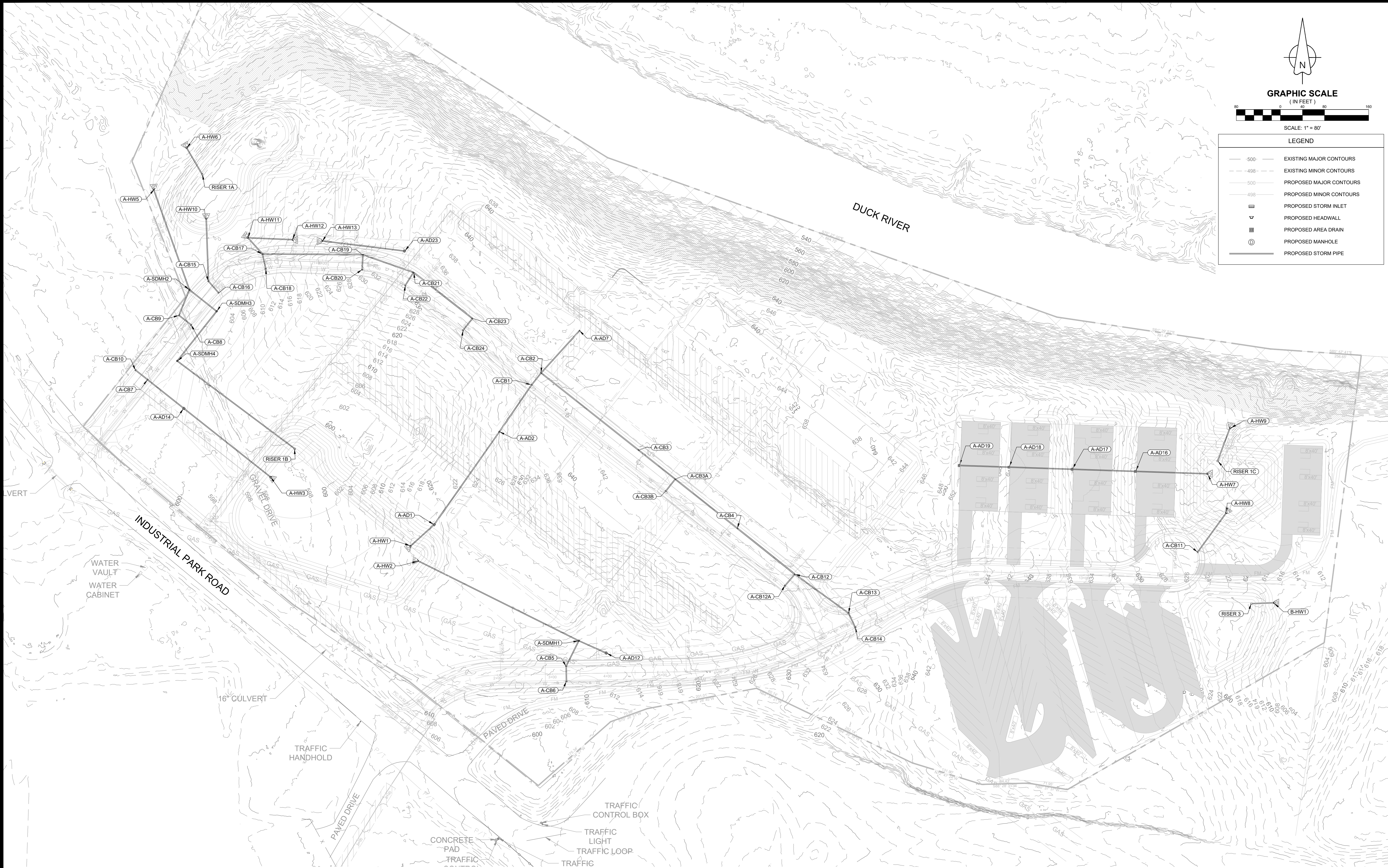
OWNER OF RECORD
KURE PROPERTIES LLC
4817 MURFREESBORO RD
ARRINGTON, TN 37014
MAP 89, PARCEL 046.00

APPLICANT
T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

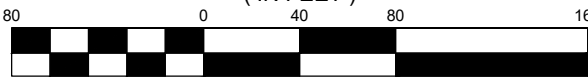
REGISTERED ENGINEER
MATTHEW S. MCVEY
No. 12223
STATE OF TENNESSEE

08/21/2023

ZERO INDUSTRIAL PARK ROAD



GRAPHIC SCALE
(IN FEET)



SCALE: 1" = 80'

LEGEND

- 500- EXISTING MAJOR CONTOURS
- 498- EXISTING MINOR CONTOURS
- 500- PROPOSED MAJOR CONTOURS
- 498- PROPOSED MINOR CONTOURS
- PROPOSED STORM INLET
- PROPOSED HEADWALL
- PROPOSED AREA DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM PIPE

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" AND ZONE "AE" AS EVIDENCED ON
FEMA PANEL # 4719C0195E OF THE CITY OF COLUMBIA, TN, DATED 04/16/2007.

OWNER OF RECORD

KURE PROPERTIES LLC
4817 MURRESSBORO RD
ARRINGTON, TN 37014
MAP 89, PARCEL 046.00

APPLICANT

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

REVISIONS

DATE

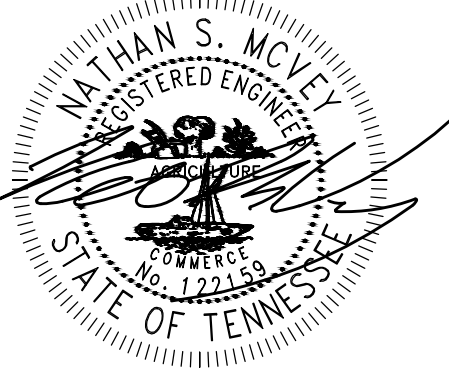
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DATE: 08/21/2023
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: FCB

DRAINAGE PLAN

SITE DEVELOPMENT PLAN

TAX MAP 89, PARCEL 046.00
COLUMBIA, TENNESSEE



08/21/2023

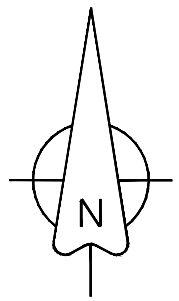
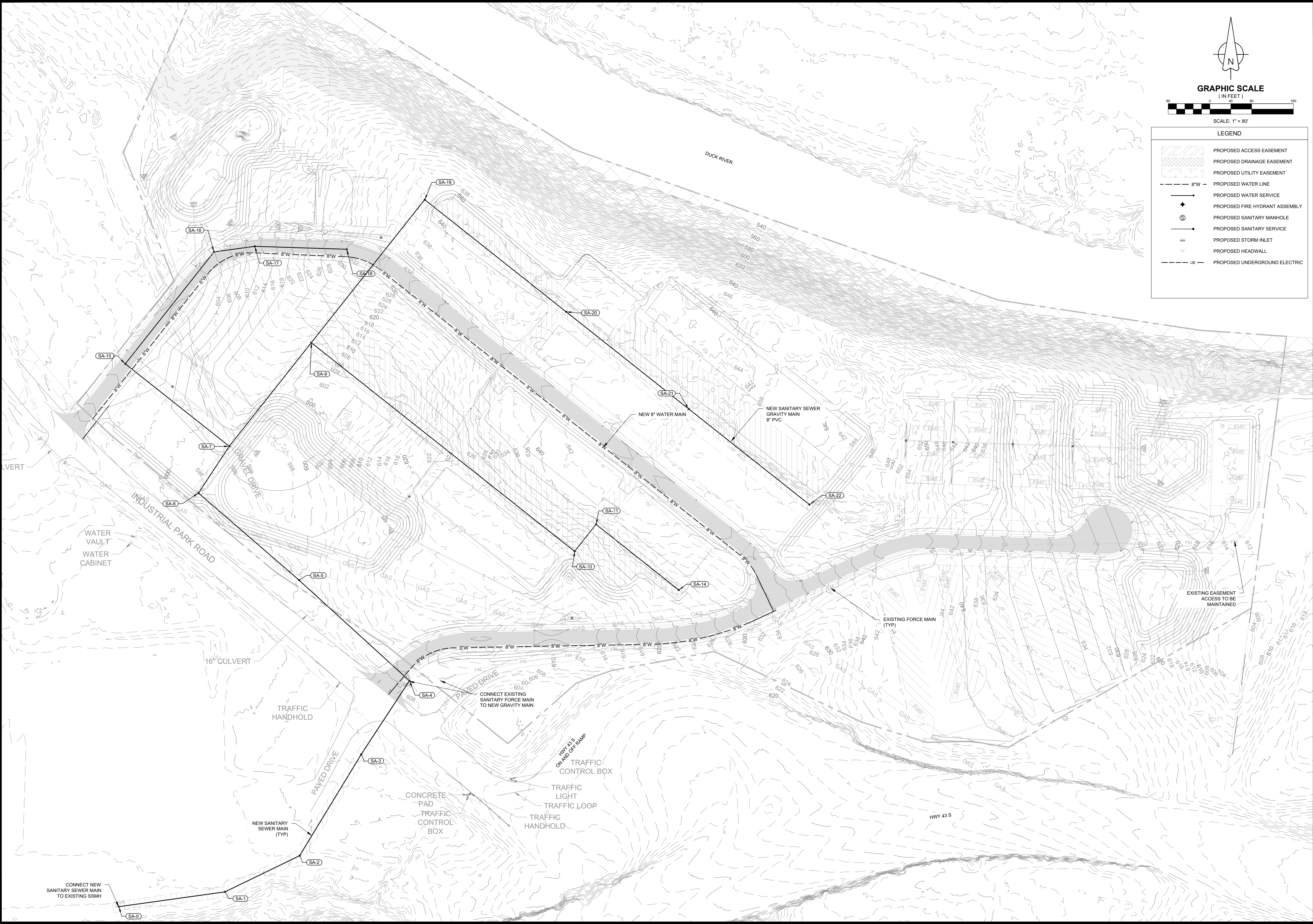
PROJECT

22-0431

SHEET

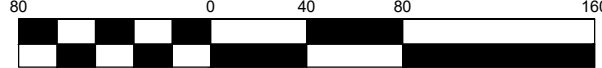
C-5.1





GRAPHIC SCALE

(IN FEET)



SCALE: 1" = 80'

LEGEND

- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- 8"W PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL
- UE PROPOSED UNDERGROUND ELECTRIC

UTILITY PLAN
SITE DEVELOPMENT PLAN
TAX MAP 89, PARCEL 046.00
COLUMBIA, TENNESSEE

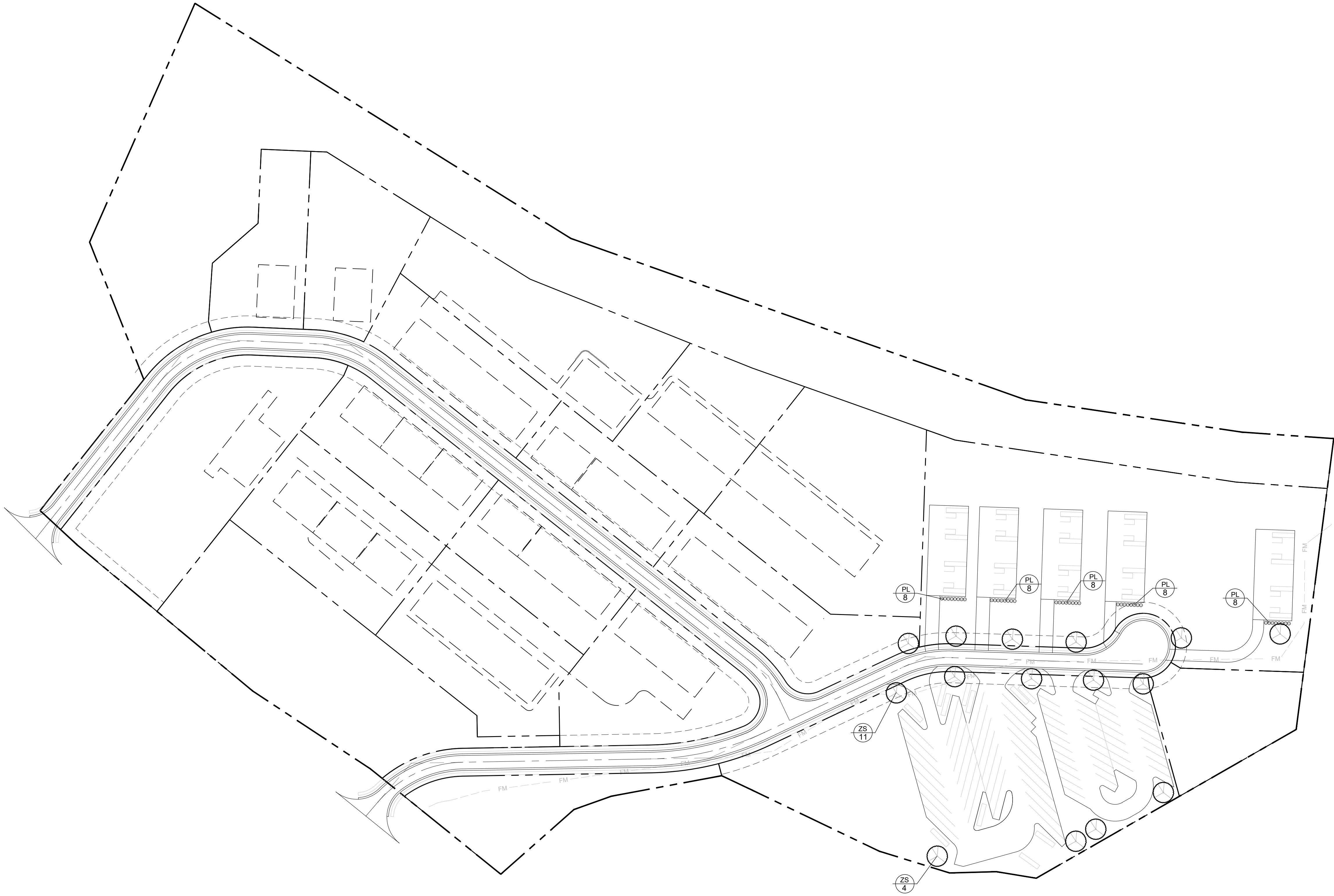


08/21/2023

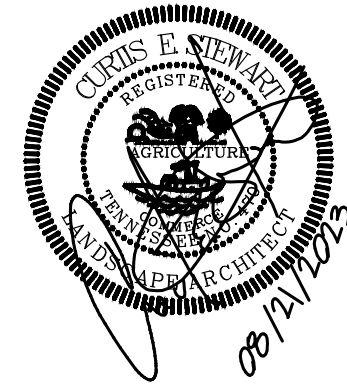
PROJECT
22-0431

SHEET
C-7.0

T-SQUARE ENGINEERING



FLOOD NOTE THIS PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE "X" AND "ZONE "AE" AS EVIDENCED ON FEMA PANEL # 47119C017056 OF THE CITY OF COLUMBIA, TN, DATED 04/16/2007.
OWNER OF RECORD KURE PROPERTIES LLC 4617 MUIRFRESSBORO RD ARRINGTON, TN 37014 MAP 89, PARCEL 046.00
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212



ZERO INDUSTRIAL PARK ROAD

[illegible]

T-SQUARE ENGINEERING

SHEET
L - 1.0

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. IF NECESSARY PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGGS & LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

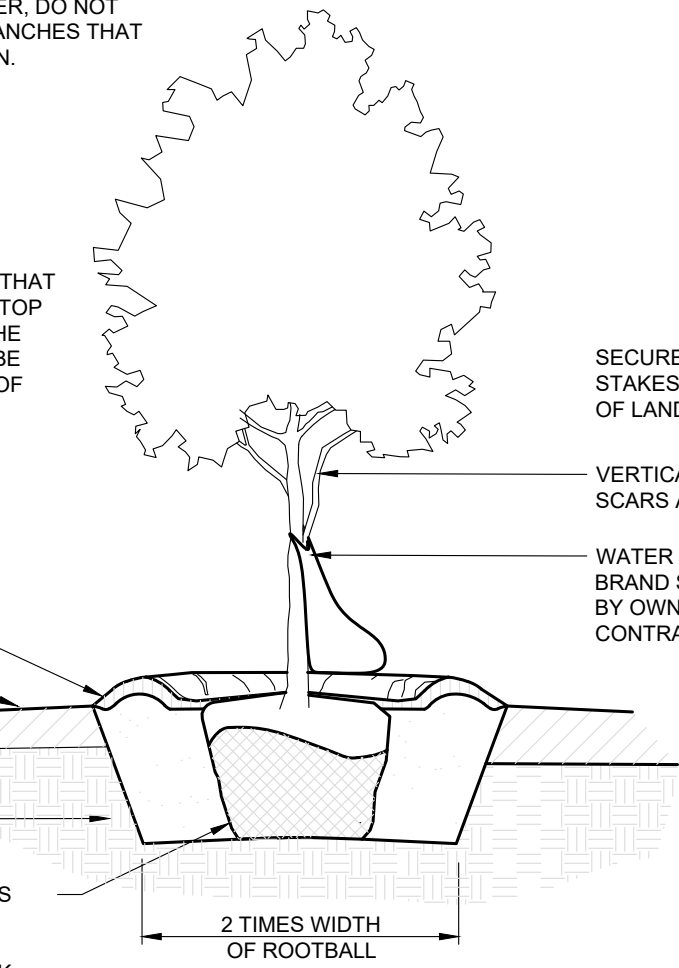
3" MULCH DEPTH

FINISHED GRADE

UNDISTURBED SOIL

BACKFILL MIX, FREE OF TRASH & STONE

REMOVE ALL WIRE BASKETS & TWINE, CUT BURLAP IN 5 PLACES OR REMOVE. ROLL BURLAP AWAY FROM TRUNK.



SECURE TREES WITH WRAPS & STAKES ONLY UPON APPROVAL OF LANDSCAPE ARCHITECT.

VERTICAL TRUNK FREE OF SCARS AND DAMAGE

WATER BAG / DONUT IF NOT IRRIGATED. BRAND SELECTION BY CONTRACTOR COST BY OWNER, INCLUDED IN PRICE BY CONTRACTOR.

ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI Z60.1, LATEST EDITION STANDARDS.

24" RADIUS MULCH RING ON ALL PROPOSED TREES
8" DIA. MULCH RING IF IN LAWN, NO MULCH AT TRUNK.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

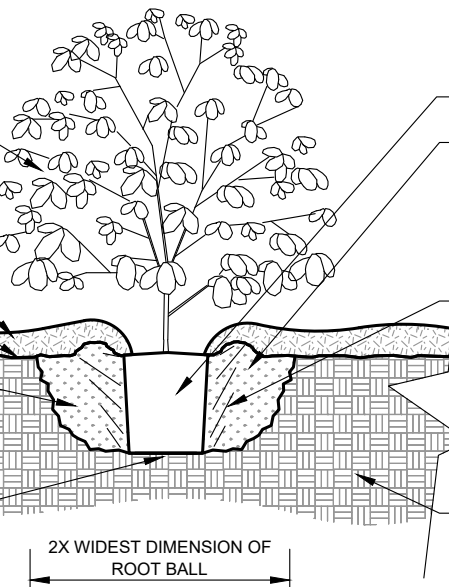
SHRUB/GROUND COVER.

3" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.

FINISHED GRADE.

SLOPE SIDES OF LOOSENED SOIL.

ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.



ROOTBALL

4" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.

PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE

EXISTING SOIL

2X WIDEST DIMENSION OF ROOT BALL

SHRUB PLANTING DETAIL

NOT TO SCALE

GENERAL NOTES:

- UTILITY SERVICES EXIST ON SITE. THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES, RIGHT-OF-WAYS, EASEMENTS, ETC., SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER AND UTILITY COMPANIES. COMMENCEMENT OF PROJECT INSTALLATION INDICATES ACKNOWLEDGMENT OF AND ACCEPTANCE BY THE CONTRACTOR OF EXISTING CONDITIONS.
- ACTUAL AS-BUILT AND/OR EXISTING SITE CONDITIONS MAY VARY AS SHOWN ON THIS PLAN.
- DAMAGE BY CONTRACTOR TO UNDISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTION PRIOR TO BIDDING WORK, TO DETERMINE SITE CONDITIONS AND AREAS TO BE IMPROVED. SUBMISSION OF BID INDICATES CONTRACTOR HAS VERIFIED SITE CONDITIONS AND PLANT MATERIAL QUANTITIES.
- FINAL ACCEPTANCE: THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE WILL PROVIDE THE FINAL INSPECTION. SHOULD THE INSPECTION FIND WORK INCOMPLETE, THE CONTRACTOR SHALL REMEDY THE DEFICIENCIES.
- DURING LANDSCAPE INSTALLATION KEEP PAVEMENTS CLEAN AND WORK AREA IN ORDERLY CONDITION. THE PROJECT SITE SHALL BE LEFT IN A CLEAN CONDITION AT THE END OF EVERY WORK DAY.
- CONTRACTOR TO REPAIR ANY PAVEMENTS, CURBS, AND OTHER IMPROVEMENTS DAMAGED AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITY.
- THE LOCATION OF ALL PLANT MATERIALS SHOWN ON THE PLAN SHALL BE FIELD LOCATED AND STAKED/FLAGGED BY THE CONTRACTOR.
- DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION FROM THE OWNER OR LANDSCAPE ARCHITECT.
- REMOVE ALL METAL BASKETS, STRINGS AND OTHER TIES FROM TREES.
- FERTILIZE ALL PLANTS WITH 16-16-16 SLOW RELEASE FERTILIZER AT THE RATE OF: 3 POUNDS PER CUBIC YARD OF SOIL MIX. 3 POUNDS PER 100 SF OF BED FOR SHRUBS AND GROUND COVER.
- ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING. AT A MINIMUM THE TOP ONE-THIRD OF THE ROOT BALL IS TO HAVE ALL BURLAP AND TWINE REMOVED. IF ROOTS ARE GIRDLING OR CIRCLING THEY MUST BE LOOSENED OR CUT.
- THE BALLS OF "B&B" PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS INSTALLED OR STORED SHALL BE WATERED BY CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.
- FOLD DOWN OR CUT THE BURLAP FROM THE TOP 1/3 OF THE BALL OR TO THE WIDEST TOP EDGE OF THE BALL IN ORDER TO EXPOSE THE TOP PLANE OF THE BALL. REMOVE ALL NAILS, STAPLES, ETC USED TO HOLD THE BALL TOGETHER.
- TREE BALLS SHALL HAVE A MINIMUM DIAMETER IN FEET EQUAL TO 10" FOR EACH CALIPER INCH OF THE TREE.
- ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT, THE ENTIRE PLANT SHALL BE PROTECTED BY TARPALINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER WIND DAMAGE IS NOT ACCEPTABLE.
- NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT DAMAGES THE BARK, BREAKS BRANCHES, OR DESTROYS ITS NATURAL SHAPE. NO PLANT MATERIAL REQUIRED TO BE BALLED AND BURLAPPED SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN REQUIRED BURLAP, STAVES, ROPES OR PLATFORM HAVE BEEN REMOVED.
- PRE-EMERGENT HERBICIDE (TREFLAN OR EQUIVALENT) SHALL BE APPLIED (ACCORDING TO MANUFACTURER'S INSTRUCTIONS) TO ALL PLANT BEDS, PRIOR TO PLANTING, FOR NOXIOUS WEED CONTROL. ALL PLANTING BEDS AND TREE AND SHRUB PLANTINGS SHALL RECEIVE A MINIMUM
- 3" DEEP SHREDDED HARDWOOD MULCH LAYER. CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL, INCLUDING GRASS AREAS, UNTIL FINAL ACCEPTANCE BY OWNER.
- WATER ALL PLANT MATERIAL AT TIME OF PLANTING. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF FINAL ACCEPTANCE.
- OWNER RETAINS THE RIGHT TO INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OR ROOT BALL, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED MATERIAL IMMEDIATELY FROM THE PROJECT SITE.
- REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES AND SHALL CONFORM TO THE STANDARDS FOR PLANT MATERIALS SPECIFIED. ALL REPLACED MATERIAL SHALL IMMEDIATELY BE REMOVED FROM THE SITE AND ALL NECESSARY REPAIRS TO PLANTS, GRADES, LAWN AREAS, PAVING, AND OTHER AREAS DAMAGED DURING REPLACEMENT SHALL BE MADE AT NO COST TO THE OWNER.
- ONLY ONE REPLACEMENT PER TREE, SHRUB, OR PLANT WILL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" AND ZONE "AE" AS EVIDENCED ON FEMA PANEL # 47119C0168E OF THE CITY OF COLUMBIA, TN, DATED 04/16/2007.

OWNER OF RECORD

KURE PROPERTIES LLC
4817 MURFREESBORO RD
ARRINGTON, TN 37014
MAP 89, PARCEL 046.00

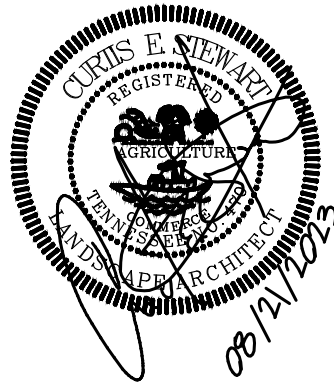
APPLICANT

T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.878.8212

LANDSCAPE DETAILS

MAP 89, PARCEL 046.00
COLUMBIA, TENNESSEE

ZERO INDUSTRIAL PARK ROAD



PROJECT
22-0431

SHEET
L - 2.0

T-SQUARE ENGINEERING



T-SQUARE

CIVIL-SITE | TRAFFIC | WASTEWATER | SURVEYING | LAND PLANNING

1329 WEST MAIN STREET
FRANKLIN, TN 37064
615-678-8212

www.T2-ENG.com

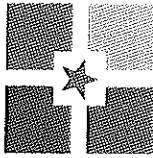
City of Columbia
700 North Garden Street
Columbia, TN 38401

RE: 0 Industrial Park Road Site Development Plan and Preliminary Plat

Staff,

The proposed site at 0 Industrial Park (Map 89, Parcel 46.00) is proposed to be divided into 16 lots and 4 open spaces with this Preliminary Plat and Site Development Plan.

Louis Sloyan, PE
Project Manager
T-Square Engineering, Inc.



ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION

ADDRESS/LOCATION	Zero Industrial Park Road		
	TAX MAP: 089	GROUP:	PARCEL: 46.00
SUMMARY OF NATURE OF REQUEST AND WORK	New Industrial Park on approximately 46.59 acres. Parcel to be subdivided into 16 lots and 4 open space lots.		

DATE OF PRE-APPLICATION MEETING	12/7/22
---------------------------------	---------

SUBMITTAL REQUIREMENTS

Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com)).
If there is not access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy

Fees are due at the time of Application:

\$100 for SD-LI, SD-HI and SD-INT plus additional processing and advertising fees.
\$150 for Planned Unit Developments plus additional processing and advertising fees.

Zoning Ordinance Article 8.5.4.C.5

SELECT REQUEST	PLAN SHALL INCLUDE
☐ Building in a Special District ☐ Building in a Planned Unit Development ☒ Other: <u>Facade Approval</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)

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.

APPLICANT

NAME	Louis Sloyan	PHONE	615-678-8212
ADDRESS	1329 W. Main Street Franklin, TN	EMAIL	louis.sloyan@t2-eng.com

PROPERTY OWNER

NAME	Kure Properties LLC & J&T Land Holdings LLC	PHONE	630-306-7000
ADDRESS	4817 Murfreesboro RD. Arrington TN. 37014	EMAIL	ryan@kureconstruction.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.

<u>Louis Sloyan</u> APPLICANT NAME	<u></u> APPLICANT SIGNATURE	<u>8/21/23</u> DATE
<u>Ryan Kure</u> PROPERTY OWNER NAME	<u></u> PROPERTY OWNER SIGNATURE	<u>8/21/23</u> DATE