



The Columbia Architectural Design Review Team will meet on Tuesday, October 10, 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 # 23-0353 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.

IV. New Business

1. Case #23-0367 Request from WES Engineers & Surveyors for facade approval of new construction within a PUD off Cayer Lane.
THE APPLICANT HAS WITHDRAWN THIS REQUEST

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.

City of Columbia
ARCHITECTURAL DESIGN REVIEW TEAM
September 12, 2023

CALL TO ORDER

The September meeting of the Architectural Design Review Team for the City of Columbia was called to order at 9:02 a.m. The meeting was held in Conference Room A, City Hall basement level.

I. ROLL CALL

All present and included the following:

Present were: Mr. Joerdan Simpson
 Mr. James Sloan
 Ms. Kara Williams

Others attending: Mr. Austin Brass, Planner
 Mr. Glenn Harper, City Engineer
 Mr. Kevin McCarthy, City Planner
 Mr. Travis Neas, Chief Building Official
 Mrs. Sandra Richardson, Secretary
 Mrs. Melissa Sanders, Planner I

II. APPROVAL OF MINUTES

The approval of the minutes was moved to the end of the meeting.

Mr. Sloan made the motion to approve the August minutes, with Mr. Simpson seconding the motion. The motion to approve passed with a vote of three to zero.

III. OLD BUSINESS

IV. New Business

AGENDA ITEM #IV.1

Case #23-0284

Request from Jonathon Clark on behalf of Urvish Patel for façade approval of new construction at Lot 212 within a PUD located at Arden Village Drive and Nashville Highway.

Staff Recommendation:

Mr. McCarthy presented the Team with the details of the staff report. This is a one story building, partially screened and partially visible. This is a double façade. Staff requests if the Board does recommend approval that it be conditioned on Planning Commission approving the singles for deviating from the PUD standards that would allow the building

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to be constructed. If they don't do that then it come back to this Board. The revisions do address the comments, it is an improvement but it is not conforming to PUD-MU standards. It is not a substantial building and it is not as active toward Nashville Highway.

Discussion and Motion:

Mr. Jonathon Clark, Architect was not present to answer questions. Discussion included the mechanical units can be screened further than what they are, it is on a hill, it is not two stories, and screening concerns. Mr. Sloan stated that he did address the glazing percentage, and he feels that it looks better with the glazing percentage. Mr. Sloan also stated that he thinks that the amount of glazing and its orientation on Nashville Highway is much better than having the back from a tenant standpoint with lots of questions. Mr. Sloan moved to defer, and Ms. Williams seconded the motion. The motion to defer passed three to zero.

AGENDA ITEM #IV.1

Case #23-0342

Request from WES Engineers and Surveyors for new construction approval at 1275 Industrial Park Road.

Staff Recommendation:

Mr. Brass presented the Team with the details of the staff report. The request is located in a special District Light Industrial. It is required to be reviewed by this board because it is a special district. The code is explicit if it is a flex building corrugated metal is an approved material type. In this case it is an industrial flex building, it is an industrial category use. Therefore, metal as a primary façade material would be approved. Staff does recommend approval of this with one discussion point regarding the three foot six inch wainscoat. Right now it is metal.

Discussion and Motion:

Gerald Vick, WES Engineers, was present to answer questions. Discussion included the wainscoat is a Maroon type color, height, twelve foot total, the windows are three feet nine inches, corrugated metal, different color, water barrier, gutter down spout, horizontal articulation, colors, brightness, it is back off the road, and compliant. Mr. Sloan moved to approve, and Mr. Simpson seconded. The motion to approve passed three to zero.

AGENDA ITEM #IV.1

Case #23-0353

Request from Louis Sloyan for façade approval of new structures within a proposed industrial park located at Tax Map 89 Parcel 46 off Industrial Park Road.

City of Columbia
ARCHITECTURAL DESIGN REVIEW TEAM
September 12, 2023

Staff Recommendation:

Mr. Brass presented the Team with the details of the staff report. The request is for a (4) four canopy structures that will serve as RV Storage shelters, non-building components. There is a proposal of (4) four cargo container structures accented by metal panels that serve as a Quonset hut for a covered lay-down area. It is zoned Special District Light Industrial. Within that zoning district there is a principal use allowance of outdoor storage. Mr. Brass also stated that Mr. Neas is in attendance and he does believe the carpet containers would need an engineer stamp of approval moving forward through codes.

Discussion and Motion:

The applicant was not present to answer questions. Discussion included Duck River Estate, the on ramp, the applicant is proposing an overall platted development with industrial type flex buildings, within the overall development there is a proposal outdoor storage, putting it in a box, other districts wouldn't allow it as a principal use, parking area, canopy structures, Quonset huts, application, additional buildings, and industrial mixed- use building. Mr. McCarthy stated that the board did see this previously on the April agenda, and now they are coming back with the building on the east side as flex building, but they don't really meet that definition. In talking with the applicant, and working with Austin they figured out it is more of a non-building structure. The special district need the board's recommendation. The rest of the site is flex buildings. Mr. Harper asked if they had made application yet. Mr. McCarthy stated that they have made application, it is objective to being complete. Mr. Harper stated the other structures would have to come to this body as well. Mr. McCarthy stated yes. Mr. Brass stated that they only submitted this time for the flex buildings. What has transpired is the item did get denied at Planning Commission. They would have to come back before this board for the other additional buildings. Mr. McCarthy stated that he wondered if they know that is how they applied. Mr. Brass stated that he wishes they were present and staff could ask them that. Mr. Sloan stated that the Quonset huts are more kind of rectilinear. Mr. Brass stated that these will be where principal buildings are going to go to industrial mixed-use buildings. The Quonset huts are proposed in the parking area. Further discussion included going to Planning Commission, storage containers, elevations, and the buildings that they were going to remove. In discussion with them in a pre-app meeting they were going to remove the eight by ten container structures. They were going to be accented by the Quonset huts between each one, fitting the area, and it will be like an enclosed storage. Mr. Sloan stated that his concern was the big old parking lot that would be beside the onramp. He would like to see parking on the other side. Mr. Brass stated that was another detail conversation that they had. When you think about the SDLI it opens up a Pandora's box of use. From his understanding it is speculative, they don't have a particular use in mind. Maybe there will be someone with a lawncare business and they would store their equipment under the Quonset hut. Mr. Brass stated that staff ideally would want to know what each one would be for each individual space. From a staff perspective that is what he struggles with. Discussion included redoing the

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September 12, 2023

site plan, reconfigured, parking lot, metal canopy, RVs, you can see the post, looking at the actual structures, material, nonbuilding structure, no walls, location, blasted stone, landscape buffer, project buffer, and this is not a part of Duck River Estates. Mr. Simpson asked what the Board is beholding to. Mr. Brass stated that for industrial type things there is not criteria, which is being discussed with the zoning code updates. Additional discussion included colors, this has a lesser visibility affect, the things it is adjacent to, use perspective, and design. Mr. Simpson stated at this time for this board the concerns are the covering of the parking lot, and the Quonset hut. Mr. McCarthy stated and the indoor storage containers. Mr. Sloan moved to defer based on the applicant not being present, and Ms. Williams seconded. The motion to defer passed three to zero.

V. OTHER BUSINESS:

Mr. McCarthy stated that there was a conversation on the last item about when, and what the Board wants to review. Staff is working on updates to the codes. The Board has asked for increasing the membership. For the organizational section of the code to match the other advisory boards so you would have an elected Chairperson. The Board was talking about what triggers the review. He would be interested in seeing what context base. Mr. Sloan stated what he has an issue with is he would feel like something that is this visible and that thoroughfare should be different than the storage building that is across the street from Metal Works. Those are two different visibility, two different thoughts. One is very industrial kind of rural, the other one is a little more urban, and it's kind of gray area industrial. To him it is like a bubble created around the City center. Mr. Brass discussed straight zone, and SDLI.

VI. ADJOURNMENT:

Mr. Sloan moved to adjourn with Ms. Williams seconding. The motion to adjourn passed three to zero. The meeting adjourned at 9:42 a.m.

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.



T-SQUARE

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

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

www.T2-Eng.com

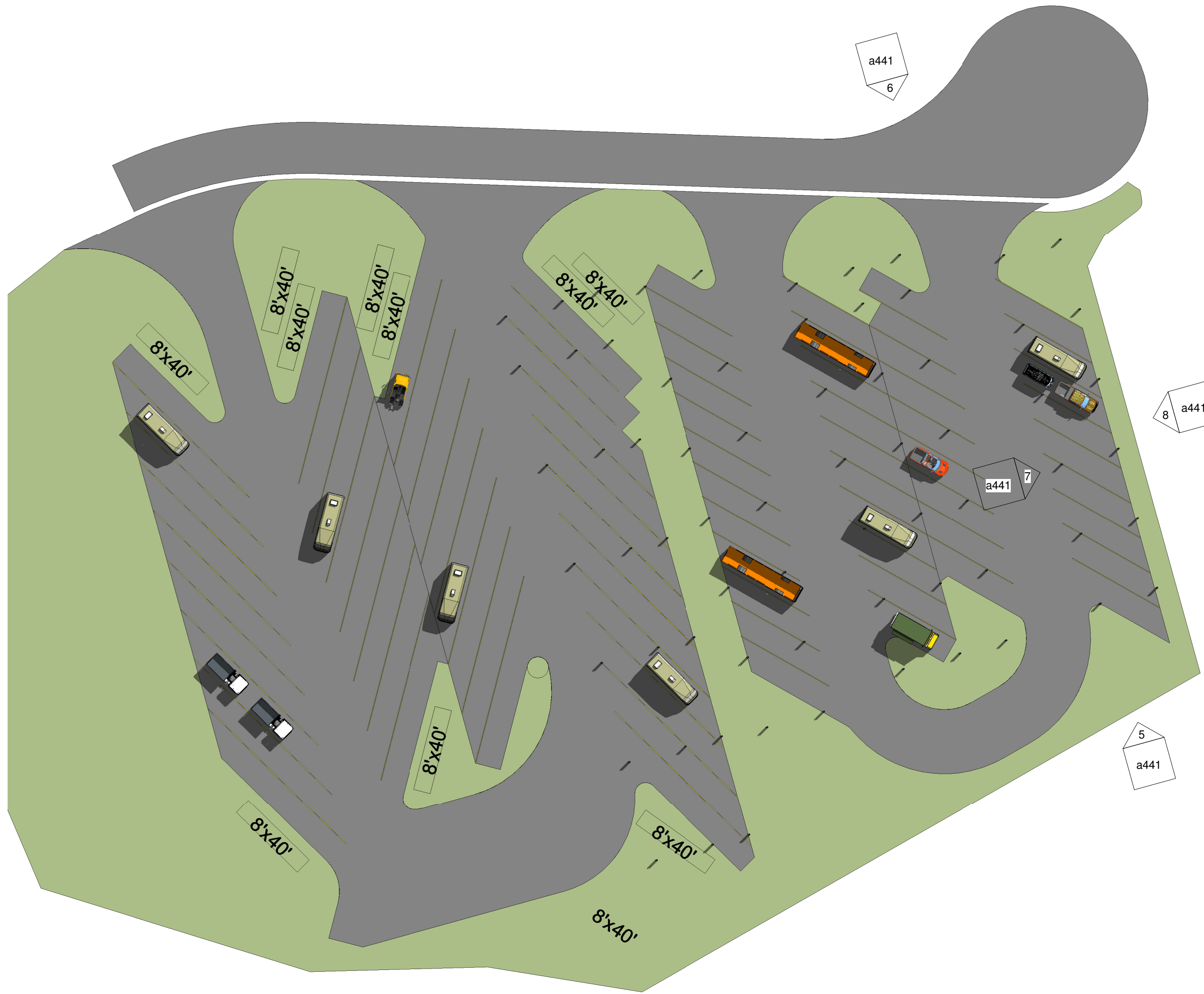
City of Columbia
700 North Garden Street
Columbia, TN 38401

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.



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
SHGC: PF > 0.5	0.58	0.58

zone 4 - building envelope requirements

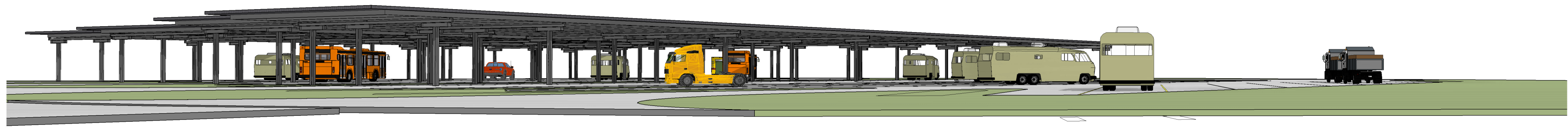
ROOFS	
INSULATION ENTIRELY ABOVE DECK	R-19+R-11 LINER SYSTEM
WALLS ABOVE GRADE	
METAL BUILDING	R-13+R-13 CONTINUOUS
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW
OPAQUE DOORS	
SWINGING	U-0.61

general elevation notes

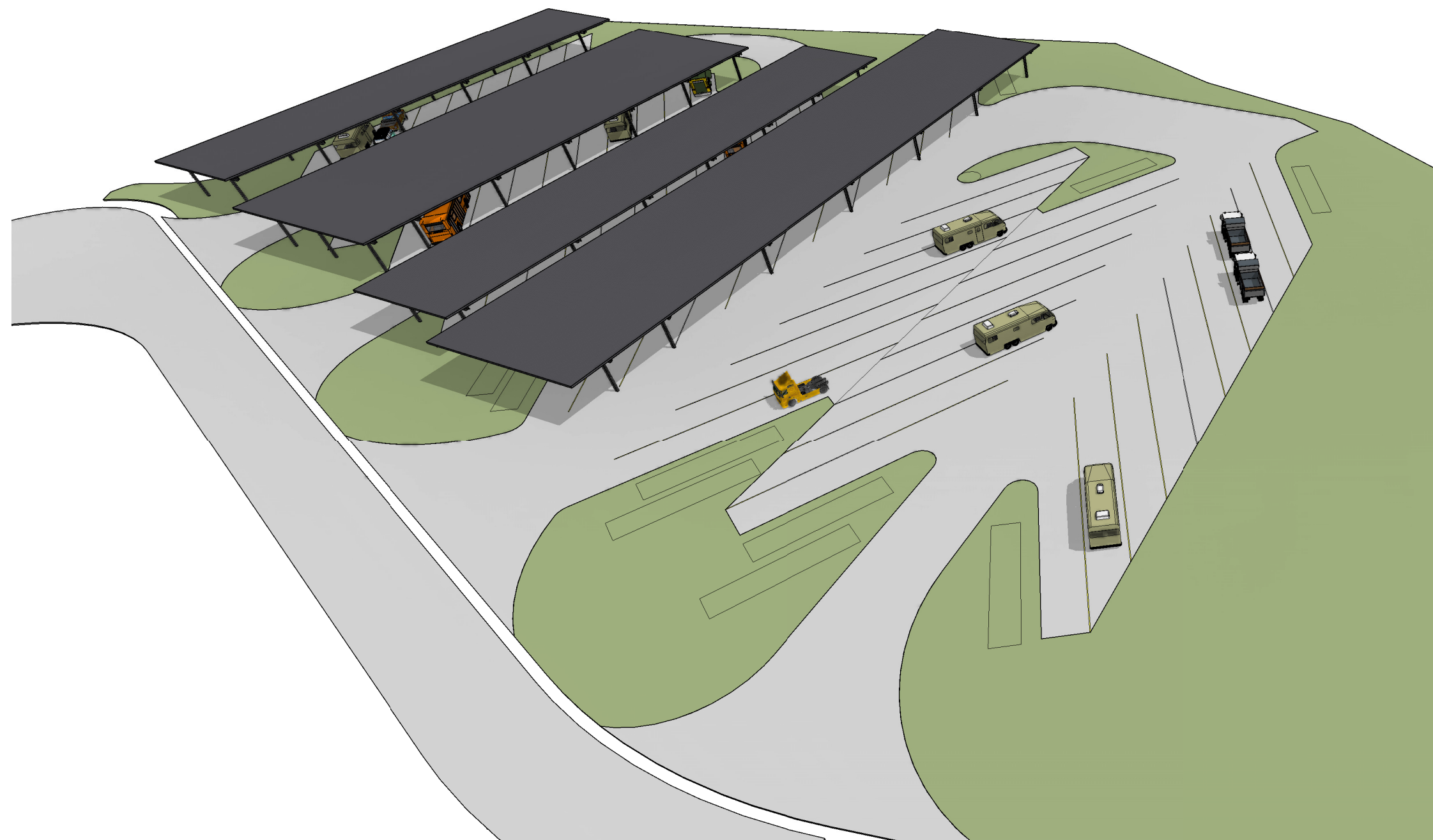
- STOREFRONT ASSEMBLIES:
- DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 29 - (BLACK ALUMINUM).
 - GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (3) CLEAR.

hvac screening

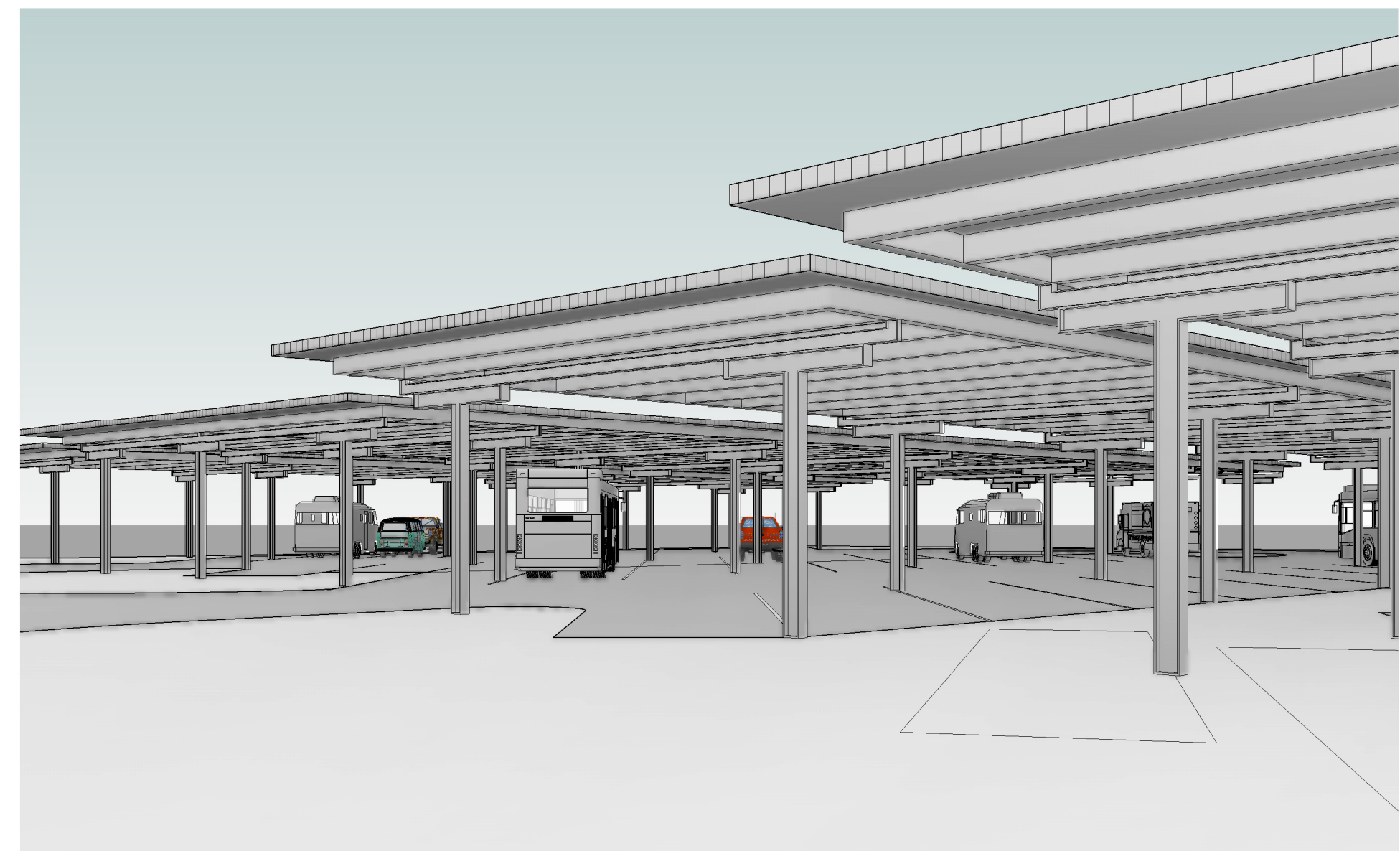
ALL HVAC EQUIPMENT WILL BE ADEQUATELY SCREENED BY LANDSCAPING OR FENCING. SEE MECHANICAL DRAWINGS FOR LOCATIONS.



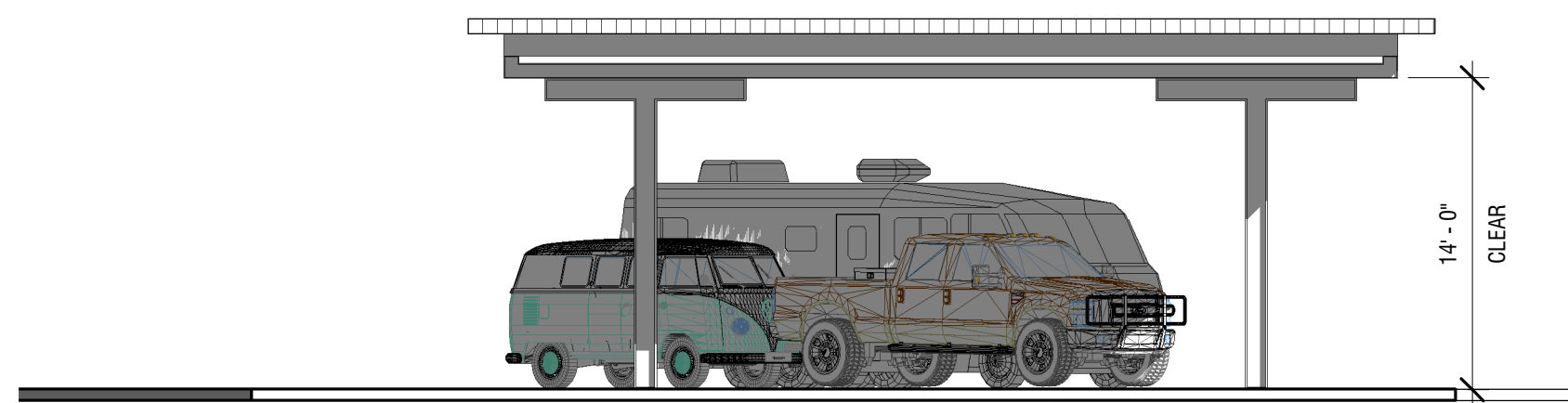
2 streetview perspective at entry to rv storage



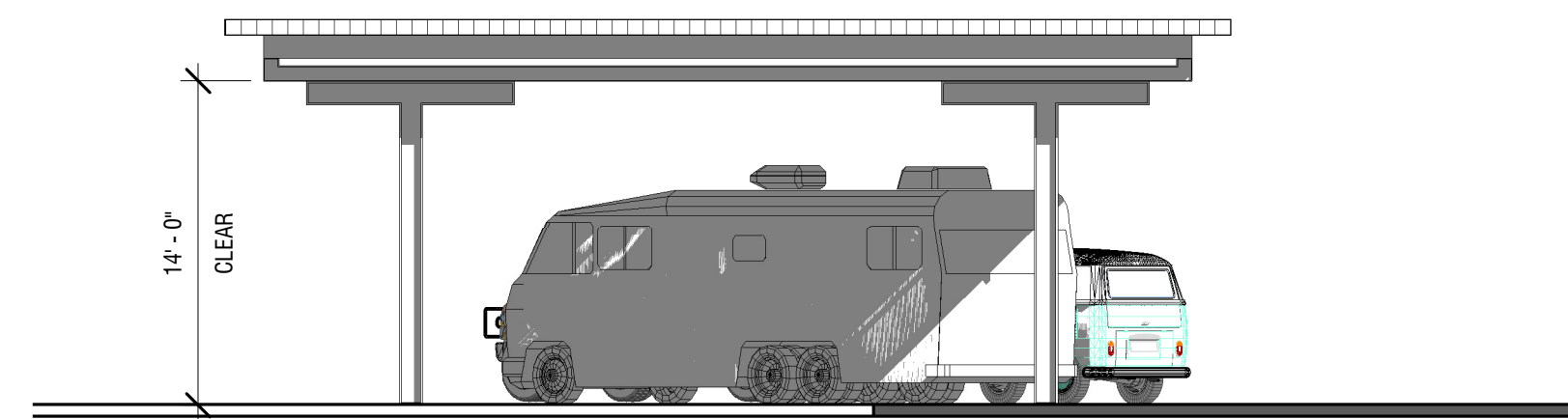
3 aerial perspective of rv storage area



4 streetview perspective detail view



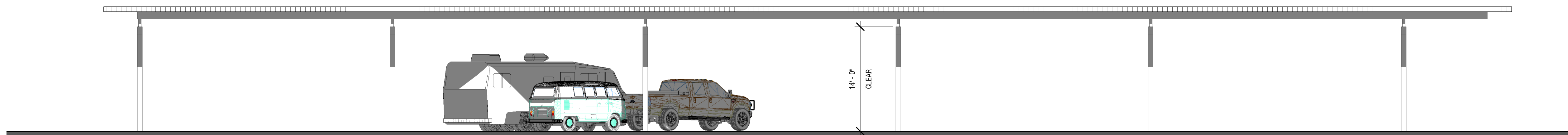
5 rv shelter 1 - plan south elevation
1/8" = 1'-0"



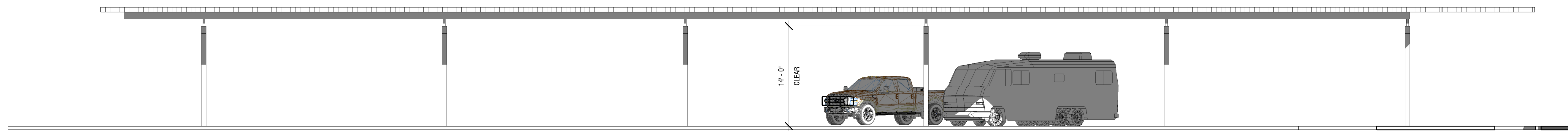
6 rv shelter 1 - plan north elevation
1/8" = 1'-0"

material legend

- MP1 MANUFACTURER: PAC-CLAD
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

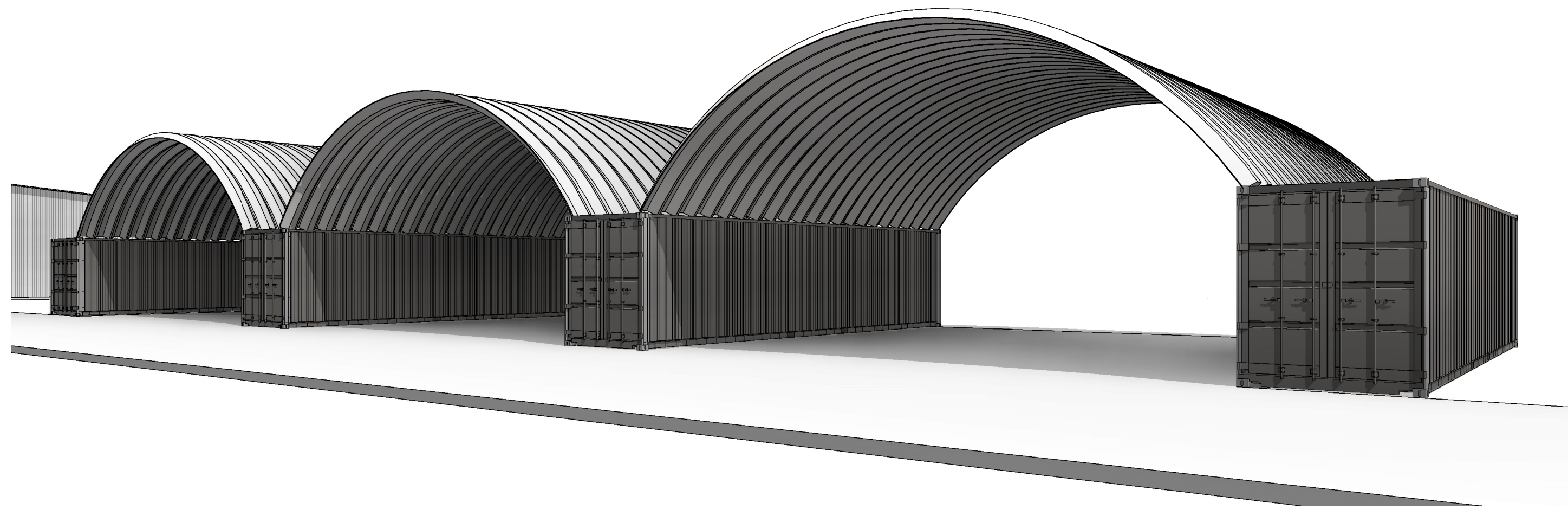
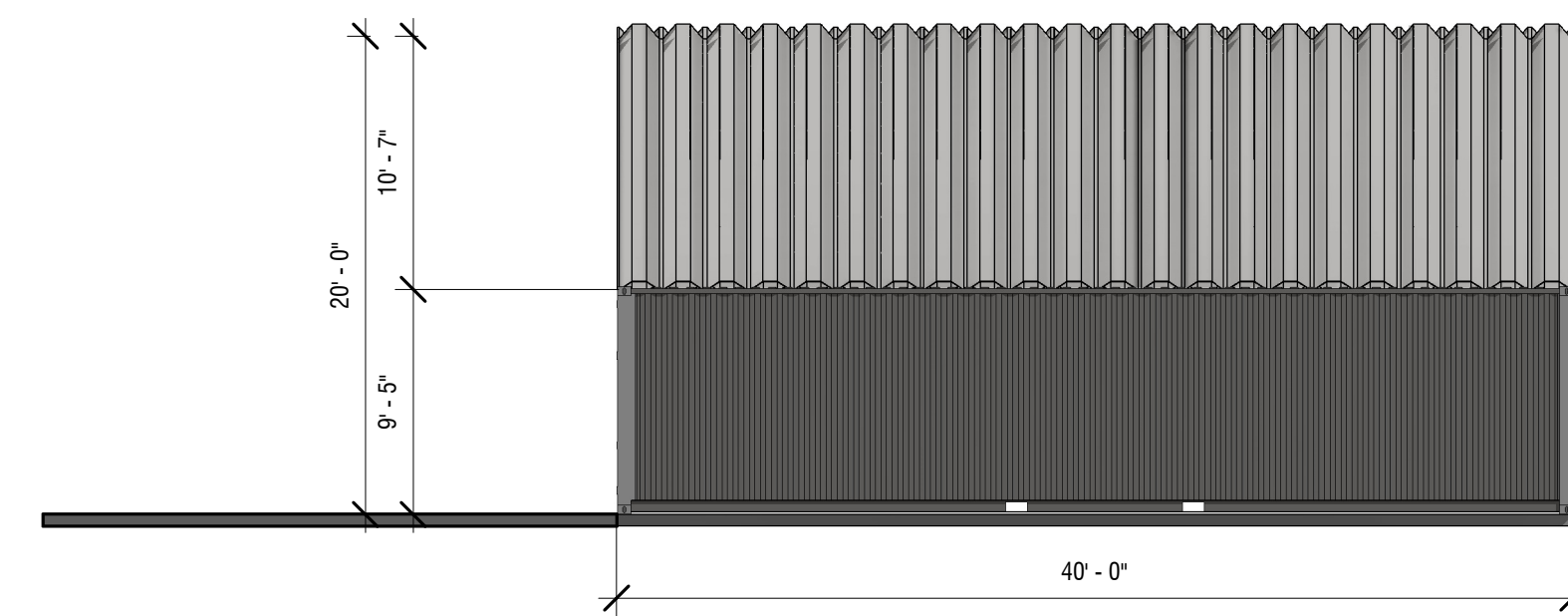
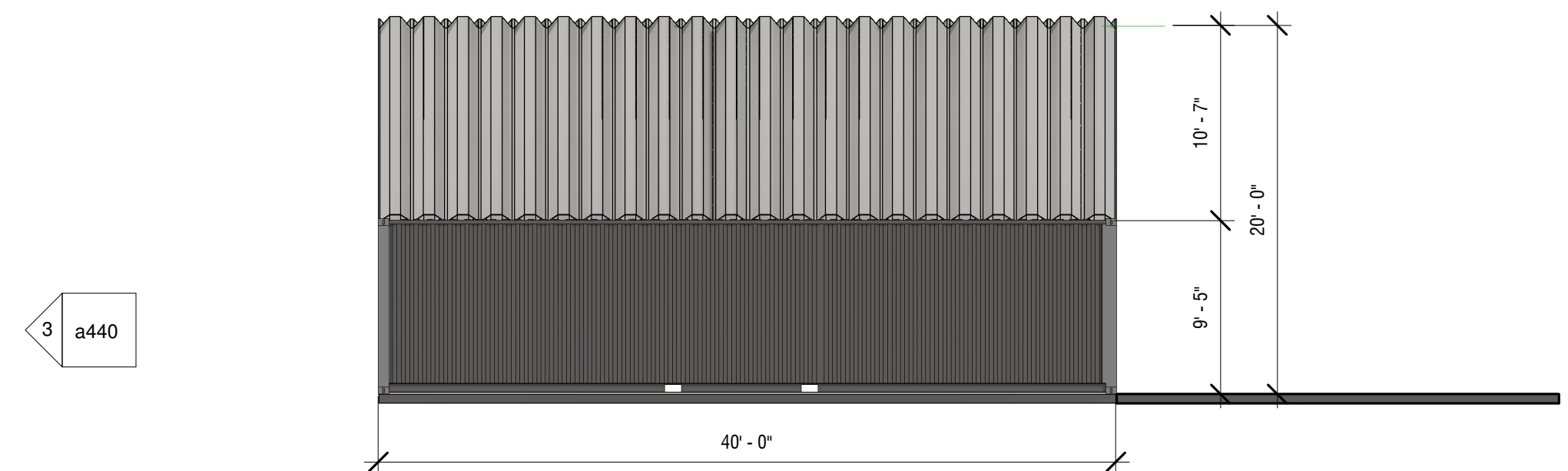
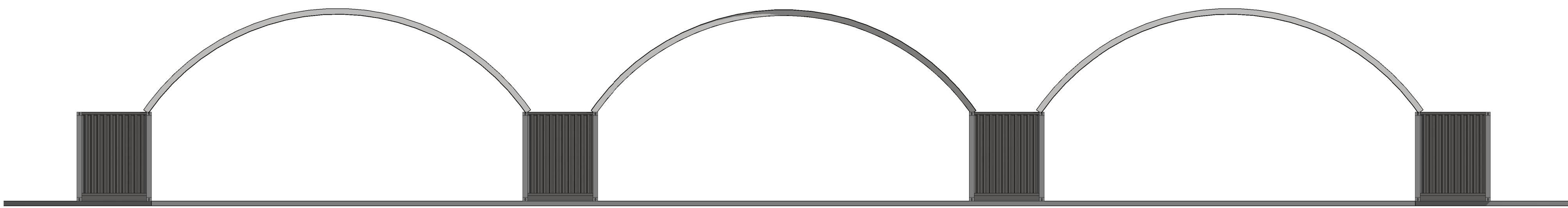
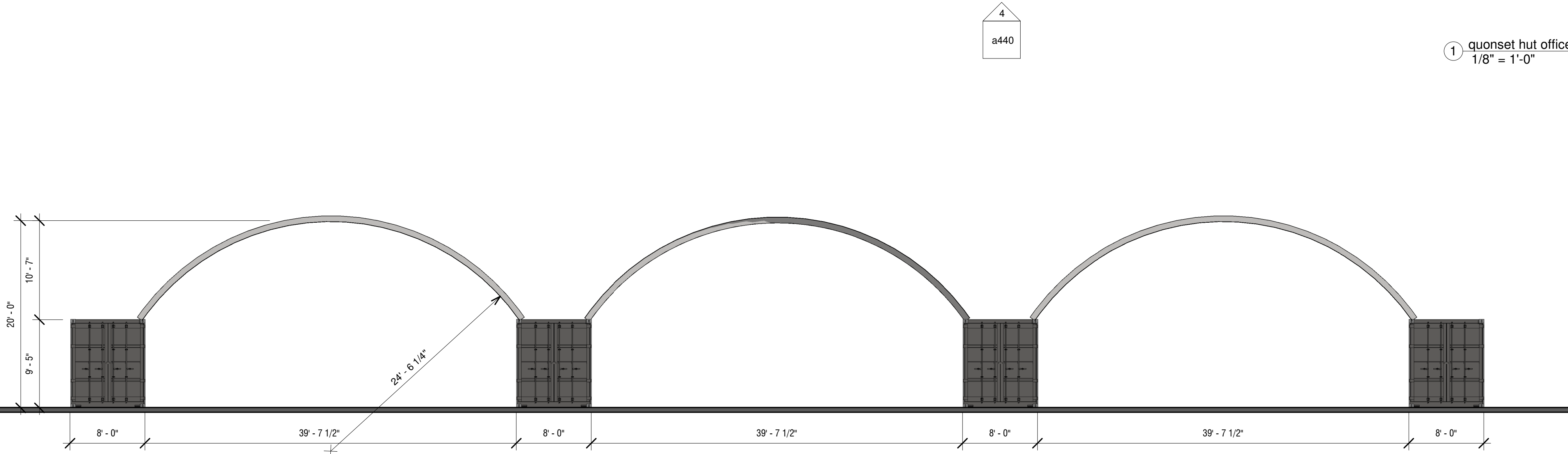
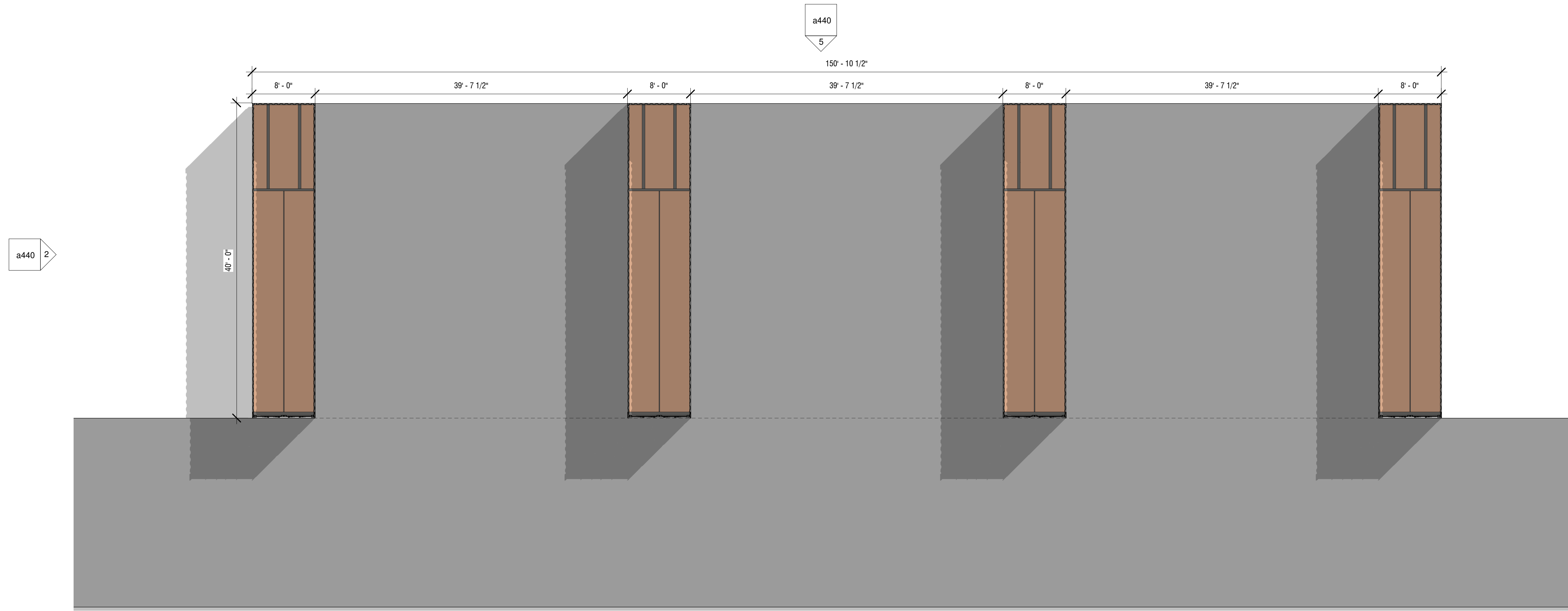
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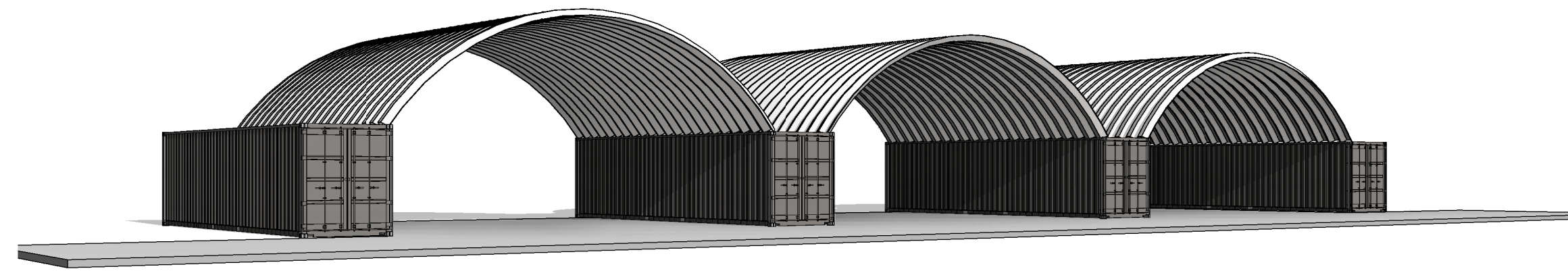
date: 03.10.2023
project no.: c23007.00

accessory
structures -
rv storage &
shelter

a441



6 detail perspective view of typical quonset bay



7 perspective view of typical quonset grouping

material legend

MP1		MANUFACTURER: PAC-CLAD PRODUCT: PRECISION SERIES HWP-12 COLOR NAME: STONE WHITE
MP2		MANUFACTURER: PAC-CLAD PRODUCT: PRECISION SERIES HWP-12 COLOR NAME: GRAPHITE
MP3		

elevation keynotes

- ENTRY CANOPY - REFER TO DETAIL X-XXX.
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zone 4 - building envelope requirements fenestration

METAL FRAMING		
FIXED FENESTRATION		0.38
OPERABLE FENESTRATION		0.45
ENTRANCE DOORS		0.77
SHGC - ALL FRAME TYPES		
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SHGC: PF < 0.20	0.36	0.48
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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

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hvac screening

ALL HVAC EQUIPMENT WILL BE ADEQUATELY SCREENED BY LANDSCAPING OR FENCING. SEE MECHANICAL DRAWINGS FOR LOCATIONS.

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

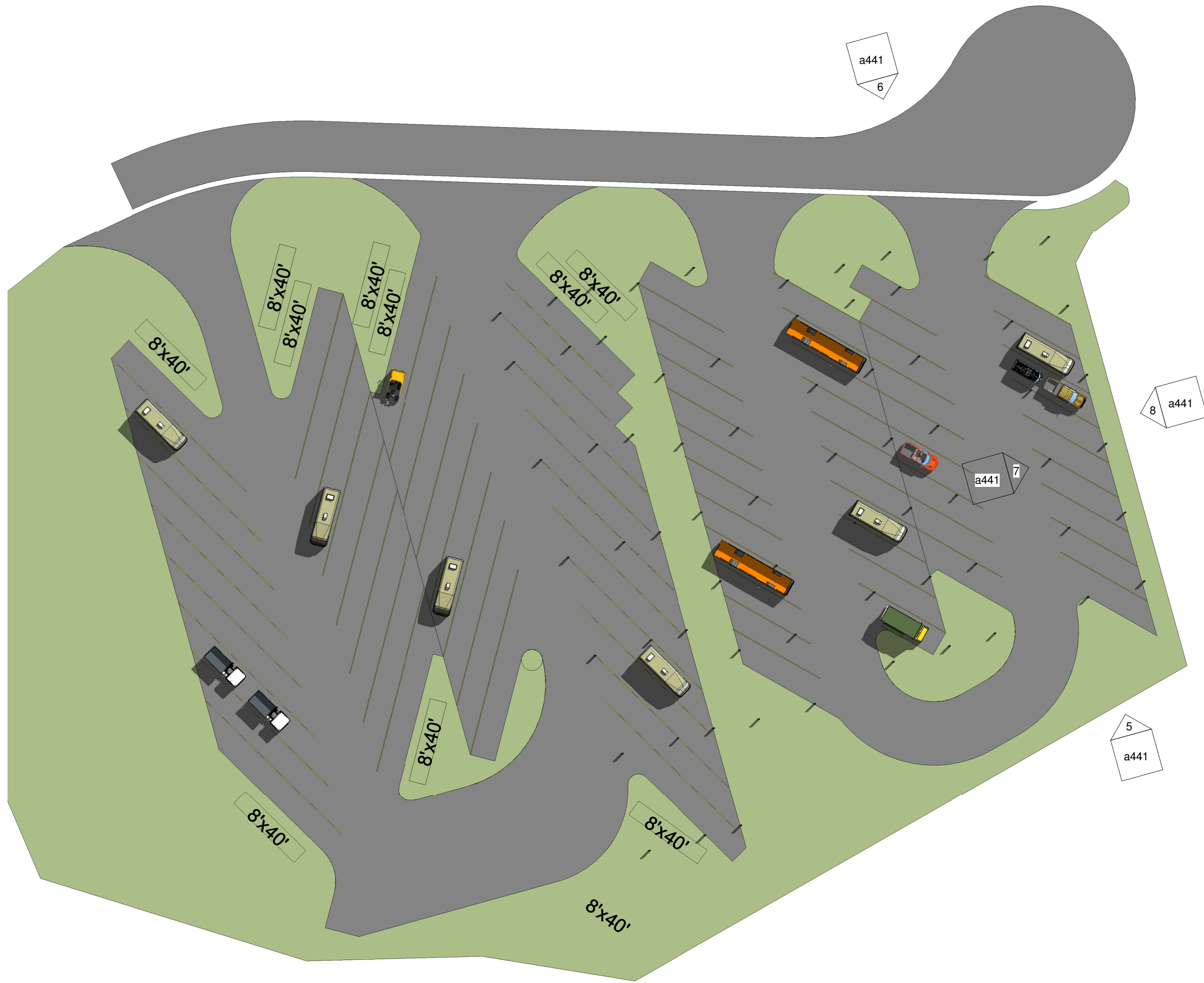
revisions



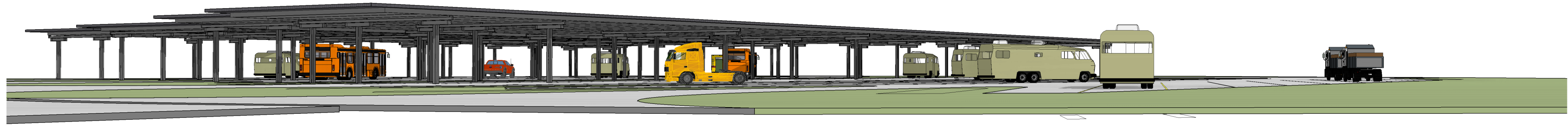
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project no.: c23007.00

accessory
structures -
quonset hut
office & lay
in

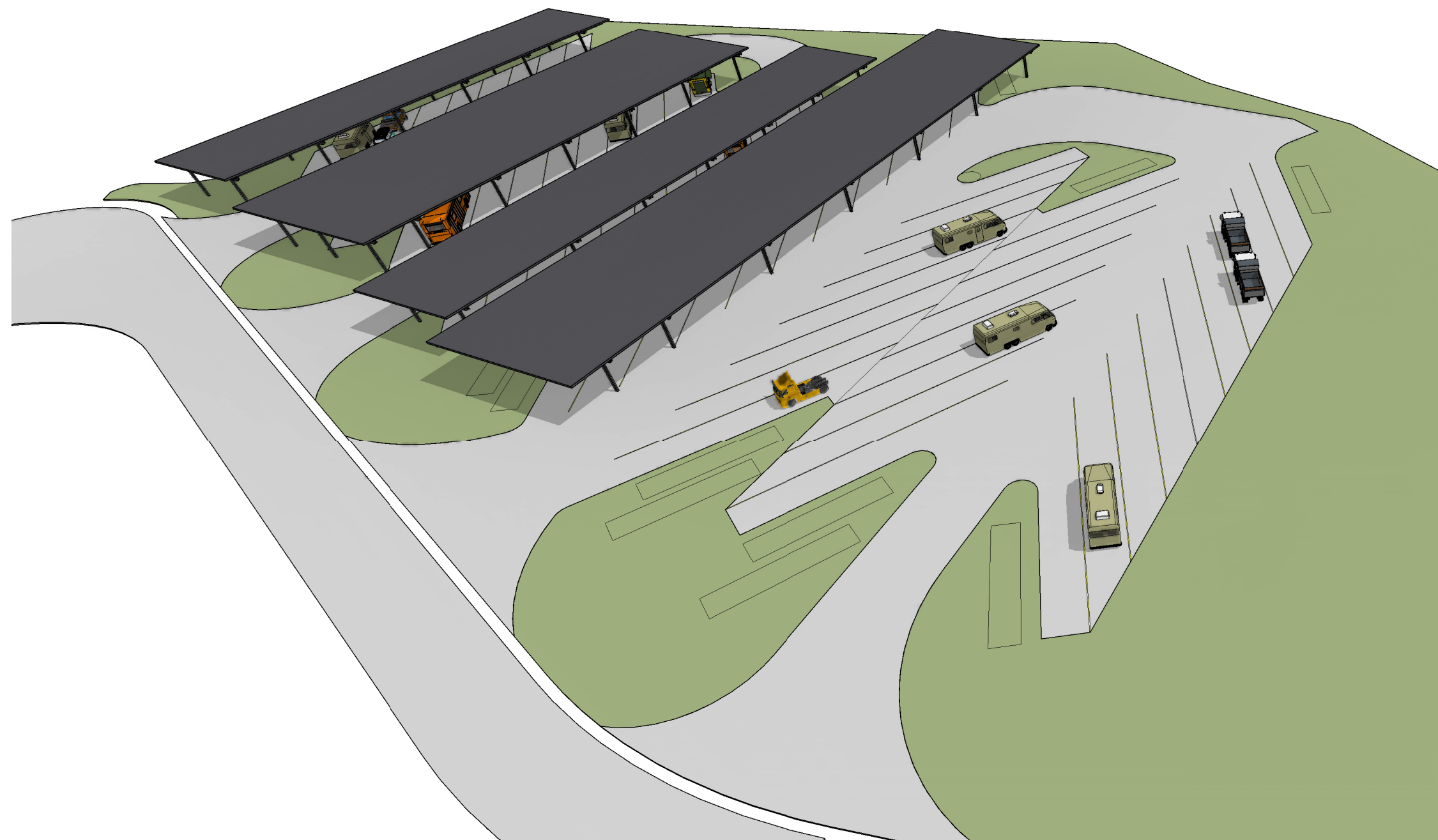
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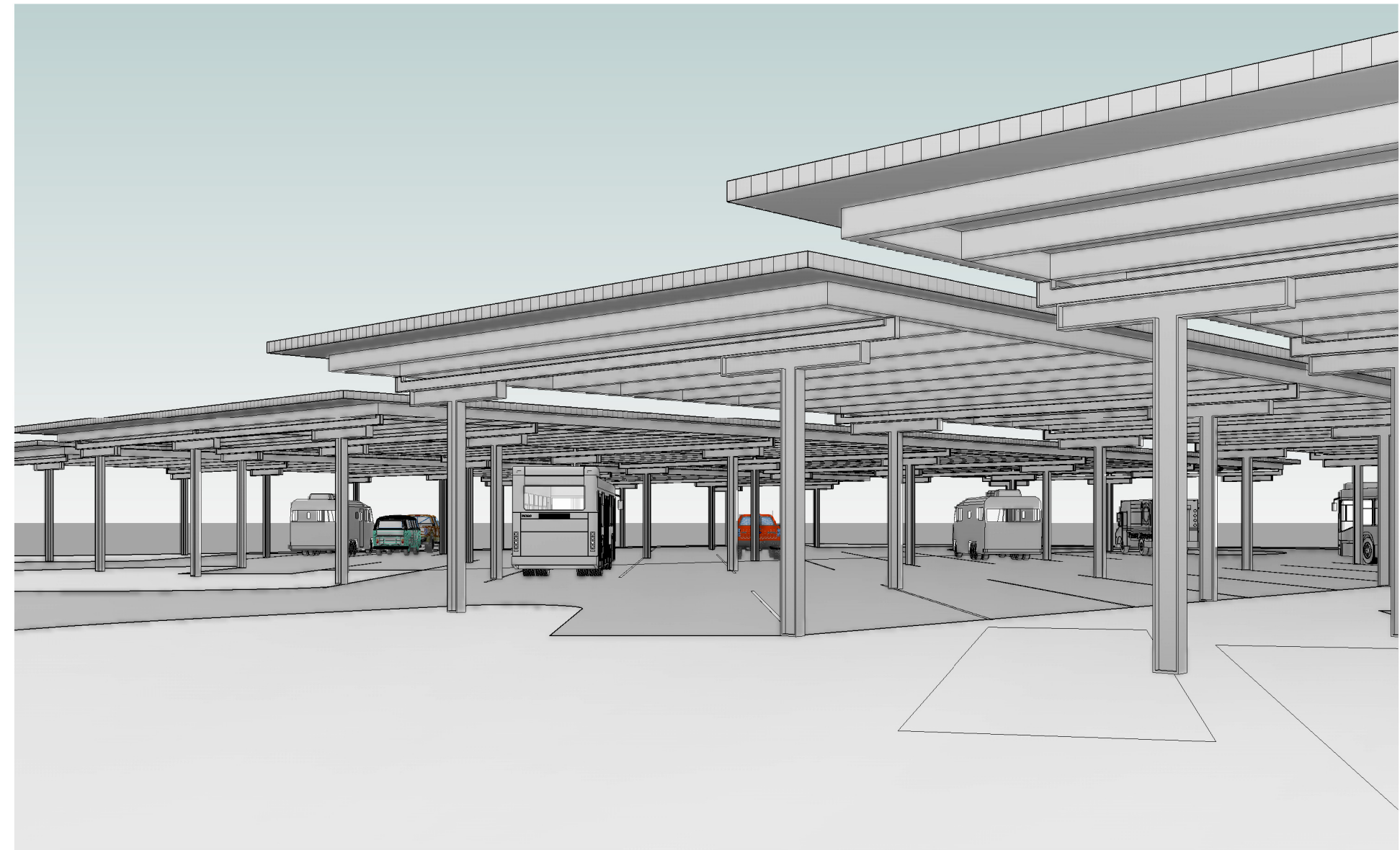
1 01.00 - 1st floor rv storage shelter area
1" = 40'-0"



2 streetview perspective at entry to rv storage



3 aerial perspective of rv storage area



4 streetview perspective detail view

elevation keynotes

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zone 4 - building envelope requirements

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OPAQUE DOORS	
SWINGING	U-0.61

general elevation notes

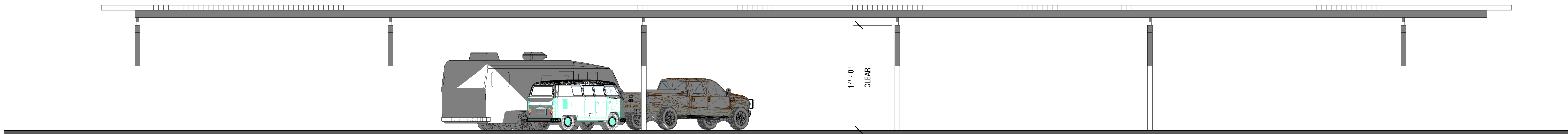
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hvac screening

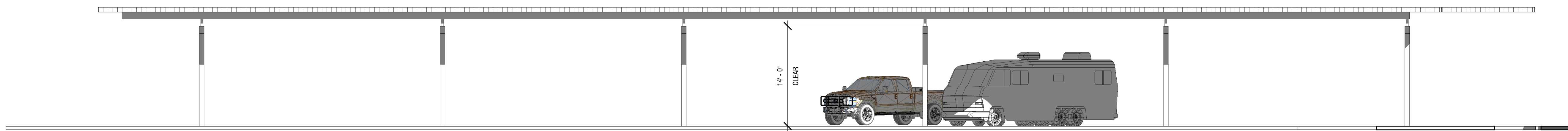
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material legend

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PRODUCT: PRECISION SERIES HWP-12
COLOR NAME: GRAPHITE
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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"

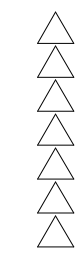
client:

KURE
PROPERTIES

project:

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

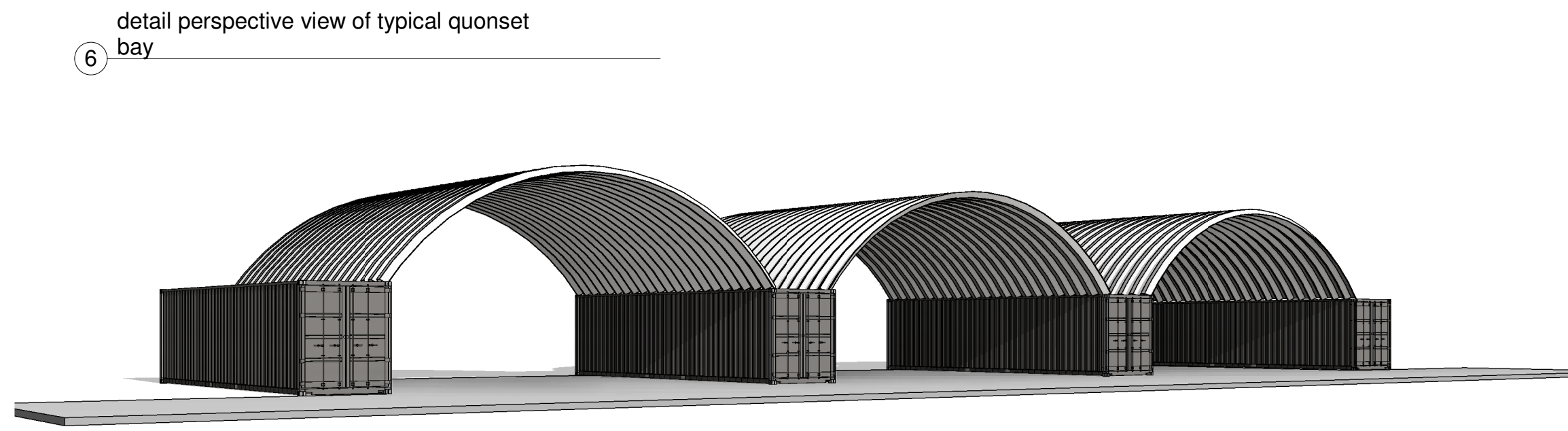
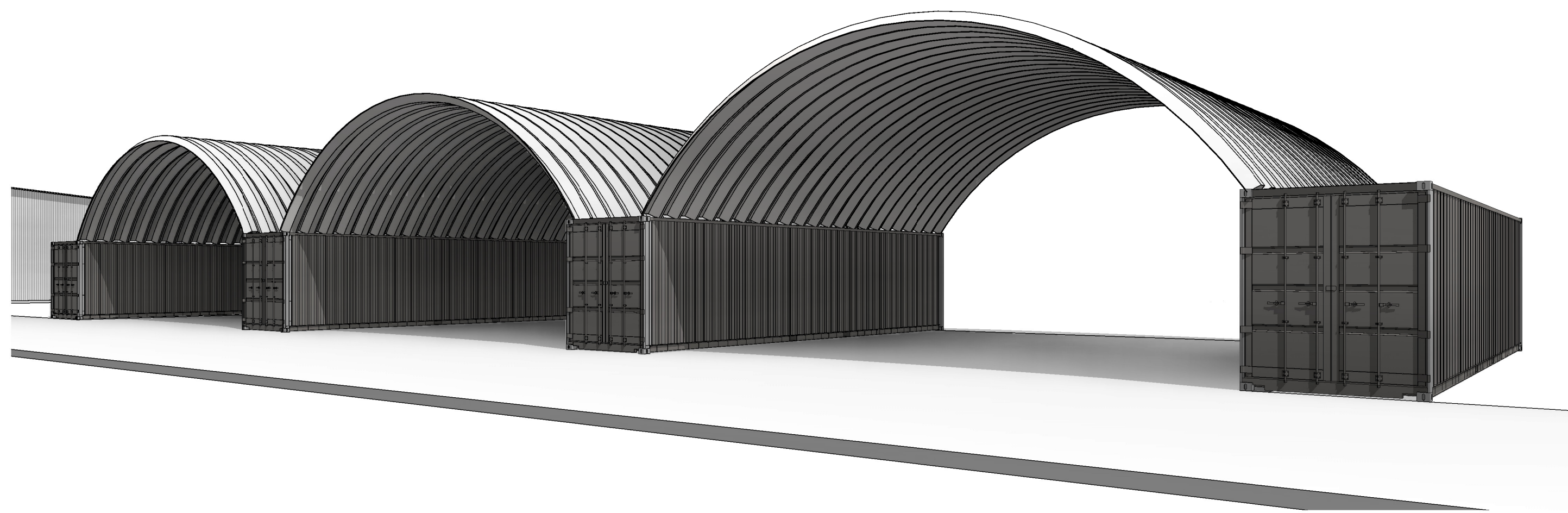
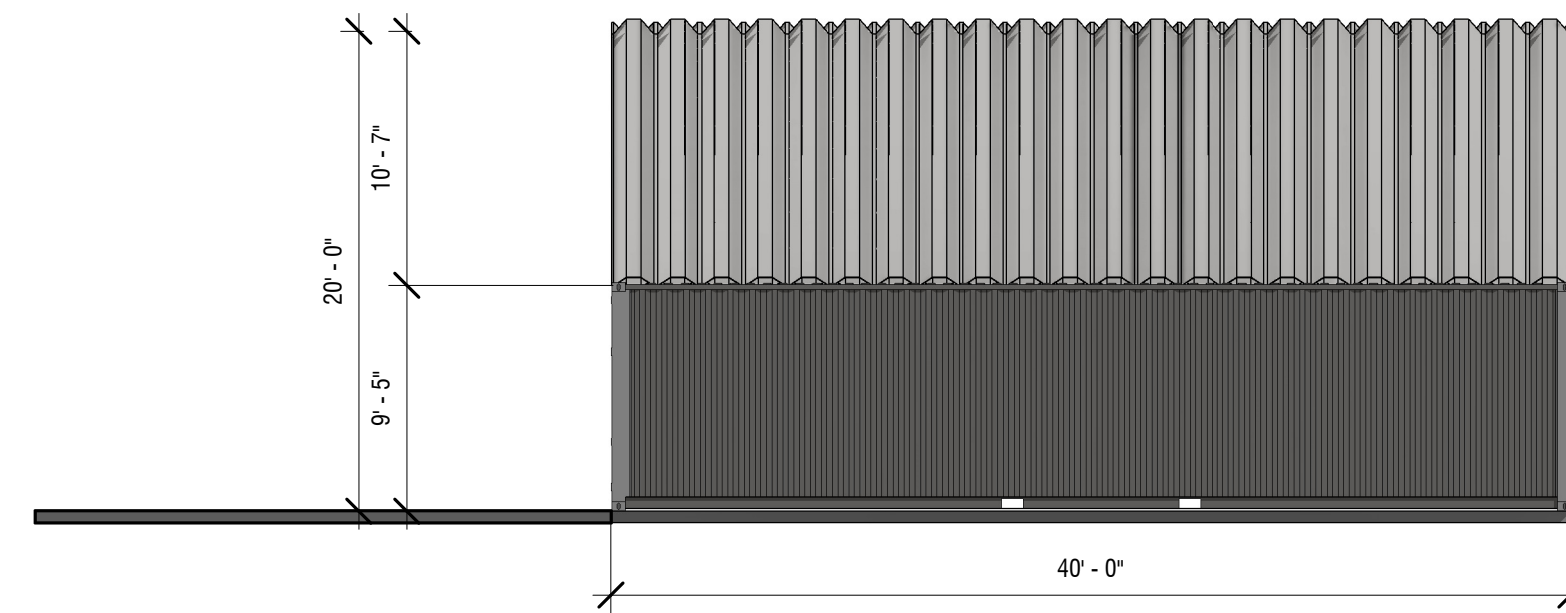
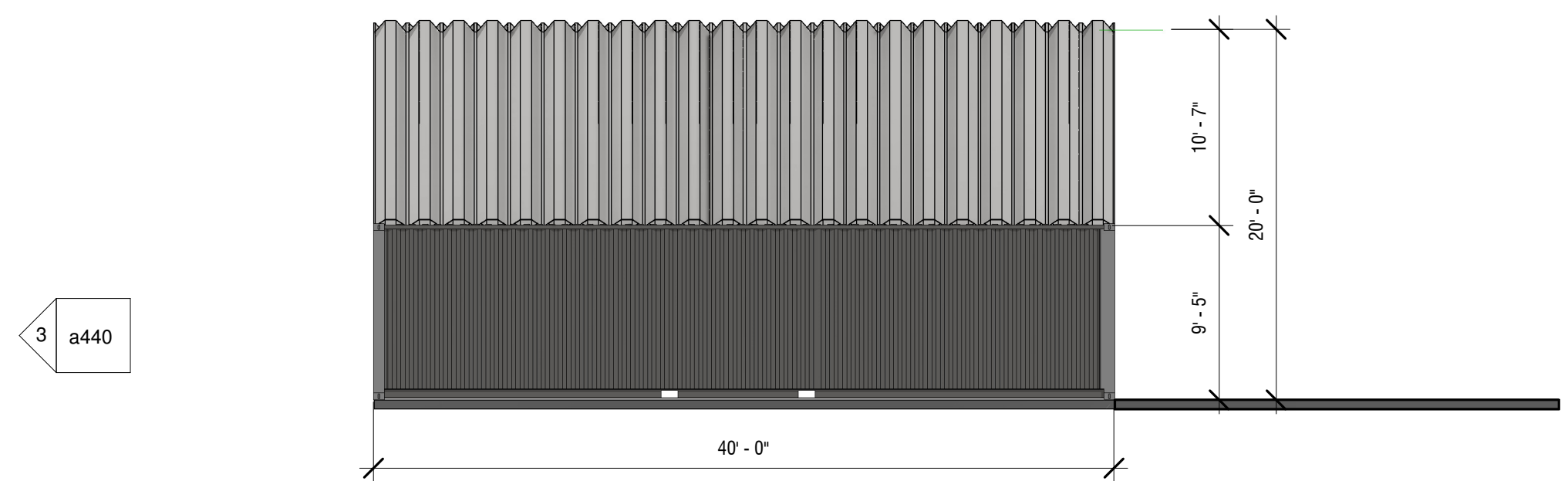
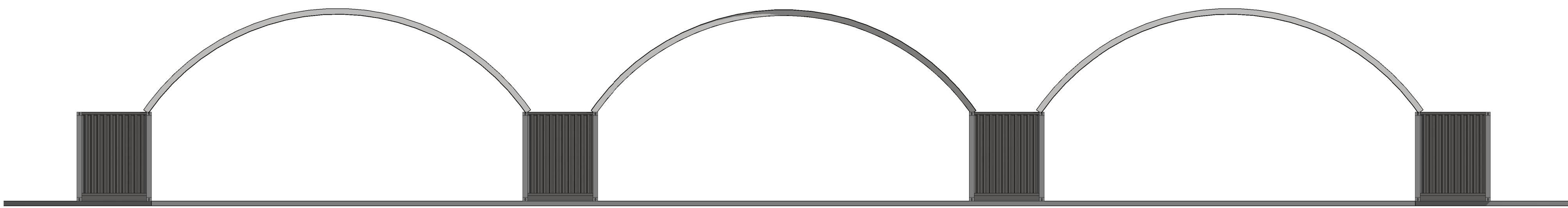
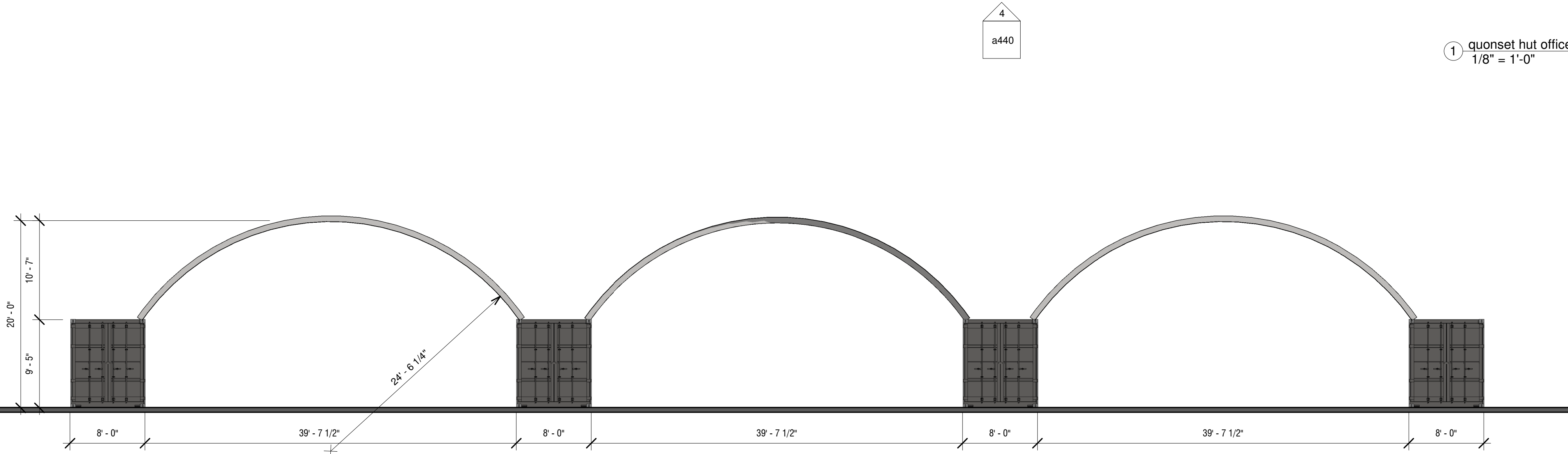
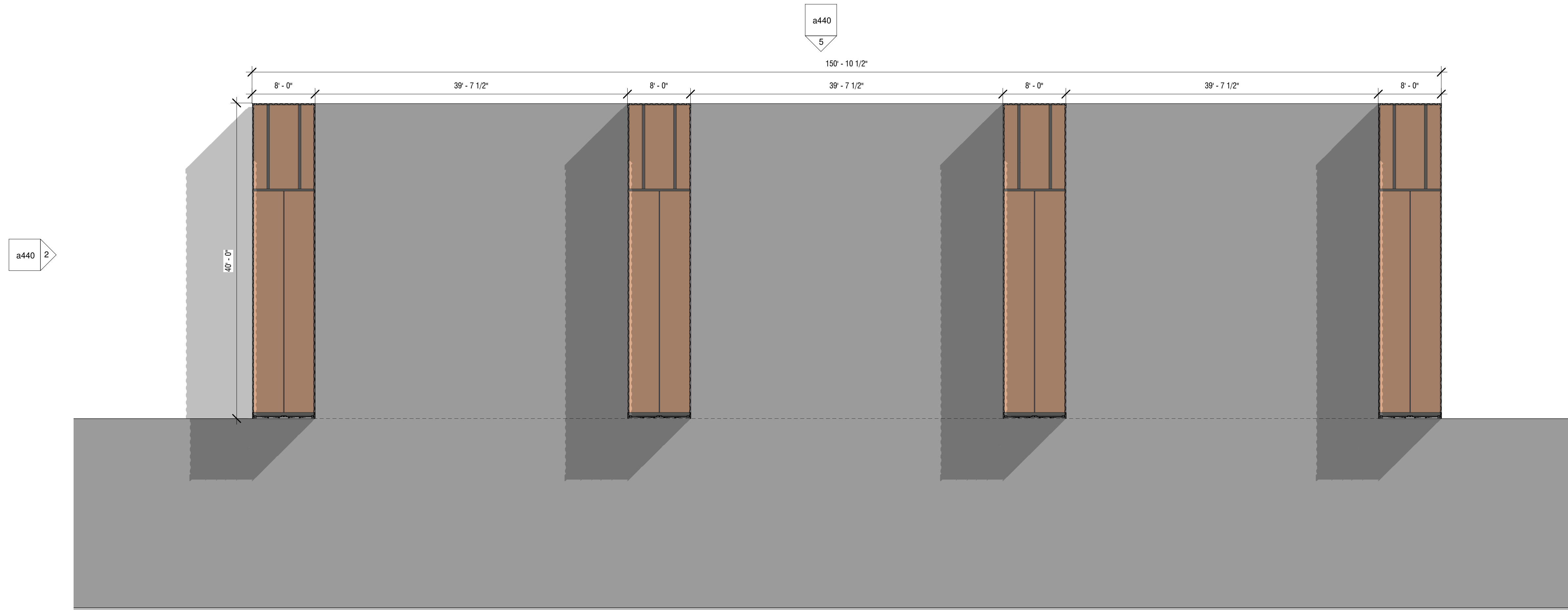
revisions



date: 03.10.2023
project no.: c23007.00

accessory
structures -
rv storage &
shelter

a441



material legend

MP1		MANUFACTURER: PAC-CLAD PRODUCT: PRECISION SERIES HWP-12 COLOR NAME: STONE WHITE
MP2		MANUFACTURER: PAC-CLAD PRODUCT: PRECISION SERIES HWP-12 COLOR NAME: GRAPHITE
MP3		

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
SHGC: PF > 0.5	0.58	0.58

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

ALL HVAC EQUIPMENT WILL BE ADEQUATELY SCREENED BY LANDSCAPING OR FENCING. SEE MECHANICAL DRAWINGS FOR LOCATIONS.

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

DATE:		NO.		DATE		REVISIONS	
08/21/2023							
SCALE:							
AS SHOWN							
DRAWN BY:							
T-SQUARE							
REVIEWER:							
FOG							

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

ZERO INDUSTRIAL PARK ROAD



08/21/2023

PROJECT
22-0431

SHEET
C-0.0

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" AND ZONE "AE" AS EVIDENCED ON FEMA PANEL # 47119C0165E 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 615.876.8312	



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

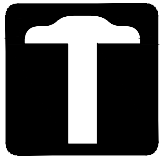
1. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT 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

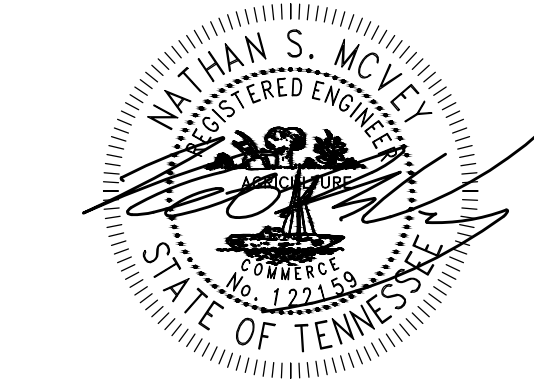
1. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE PLAN. POLYVINYLCHLORIDE (PVC) SHALL BE (SDR26). DUCTILE IRON PIPE (D.I.P.) SHALL BE CLASS 250.
2. ALL WATER LINES, SEWER LINES, AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE CITY OF COLUMBIA'S STANDARDS AND 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 MURREESBORO 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



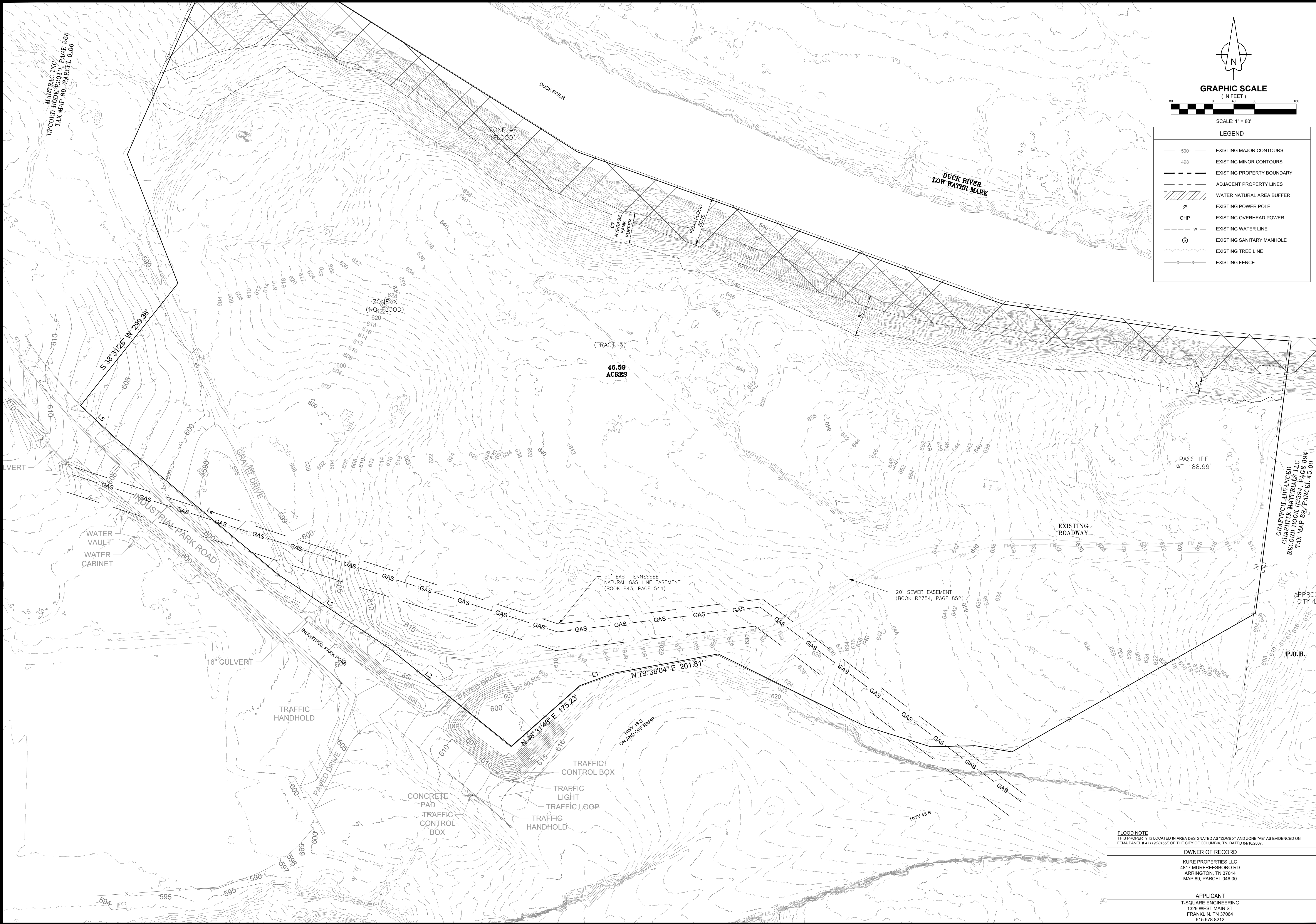
08/21/2023

PROJECT
22-0431

SHEET
C-0.1

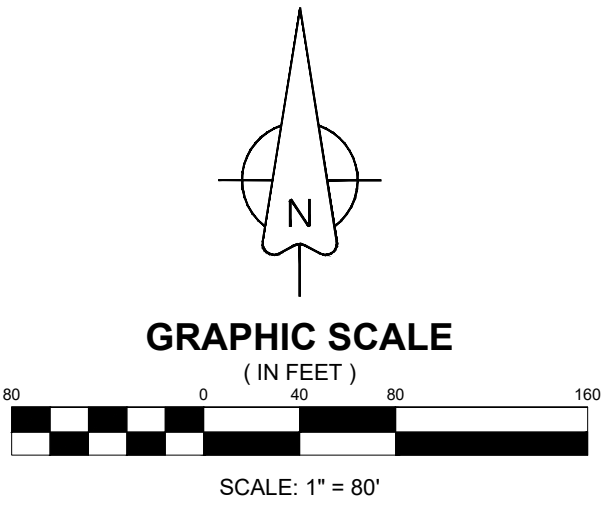
SITE NOTES
SITE DEVELOPMENT PLAN
TAX MAP 89, PARCEL 046.00
COLUMBIA, TENNESSEE

ZERO INDUSTRIAL PARK ROAD





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			



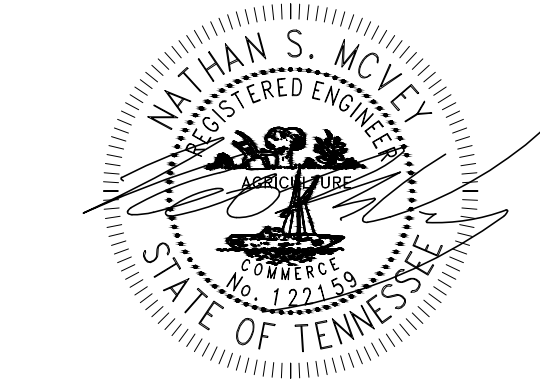
LEGEND	
---	PROPOSED LOT LINES
00	PROPOSED LOT NUMBER
---	PROPOSED BUILDING SETBACK
---	PROPOSED ACCESS EASEMENT
---	PROPOSED DRAINAGE EASEMENT
---	PROPOSED UTILITY EASEMENT
---	WATERWAY NATURAL AREA
---	PROPOSED WATER LINE
---	PROPOSED WATER SERVICE
+	PROPOSED FIRE HYDRANT ASSEMBLY
5	PROPOSED SANITARY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

REVISIONS

DATE

NO.

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



08/21/2023

PROJECT
22-0431

SHEET
C-2.1



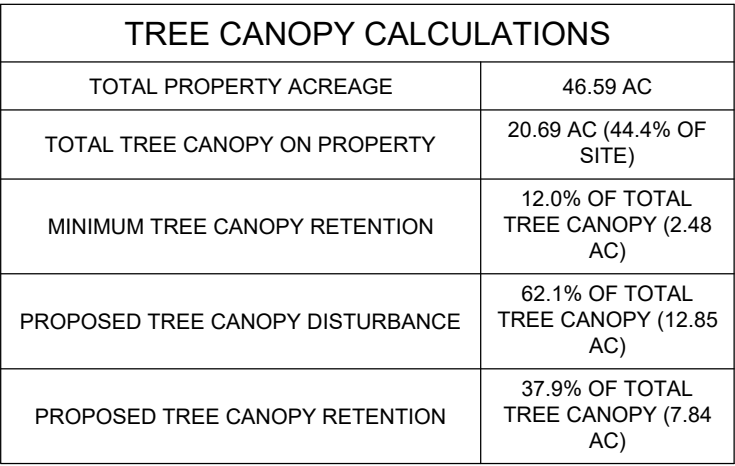
FLOOD NOTE
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OWNER OF RECORD

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



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

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

08/21/2023

PROJECT
22-0431

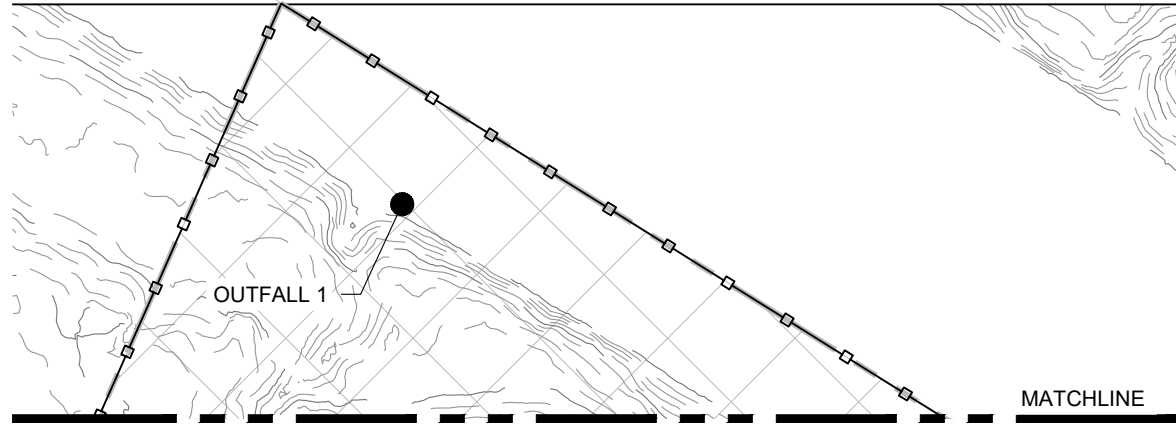
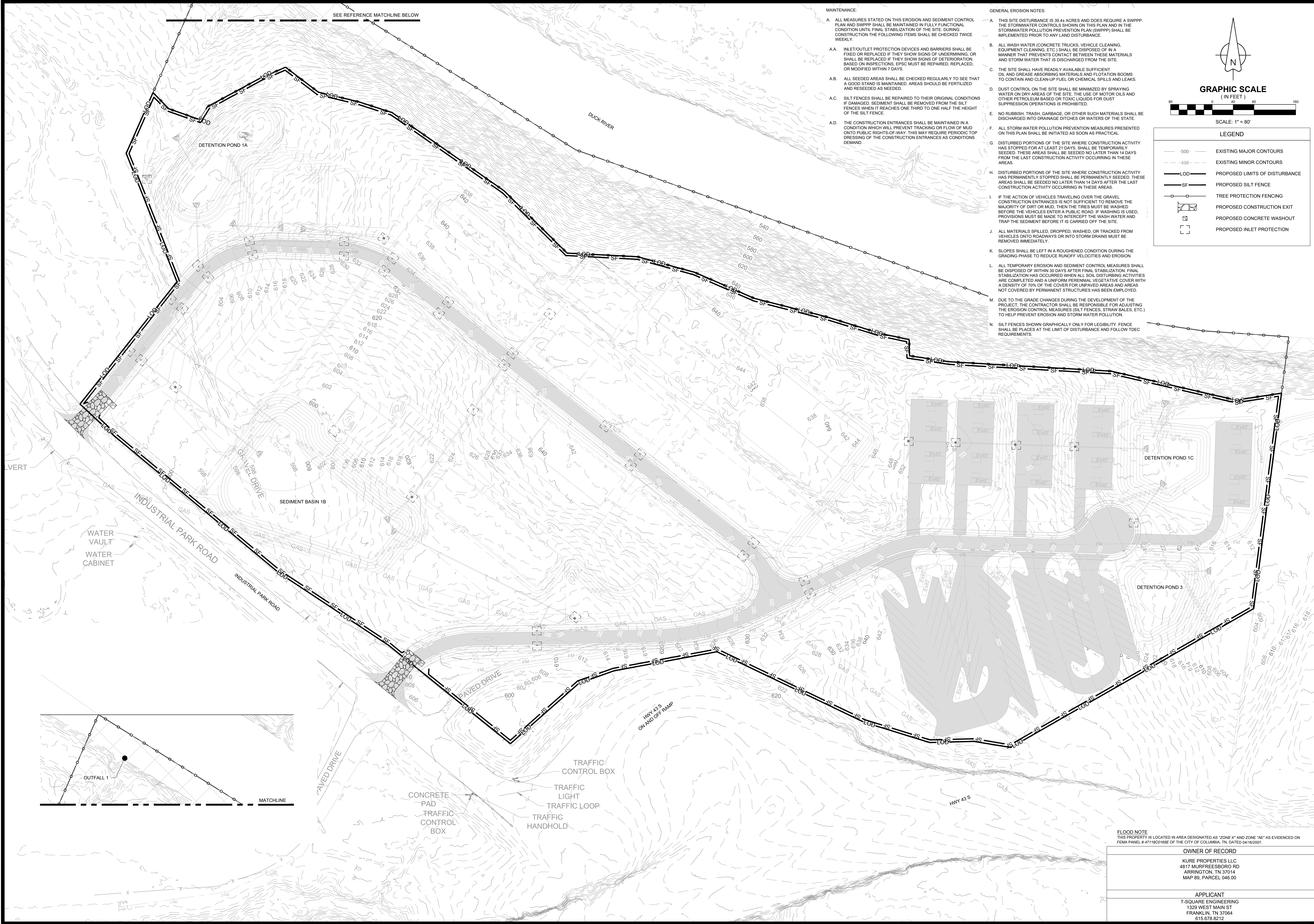
SHEET
C-1.1

T-SQUARE ENGINEERING



		08/21/2023	
<u>PROJECT</u> 22-0431		<u>SHEET</u> C-3.0	
INITIAL EROSION CONTROL SITE DEVELOPMENT PLAN TAX MAP 89, PARCEL 046.00 COLUMBIA, TENNESSEE		DATE: 08/21/2023	NO. DATE
		SCALE:	
		AS SHOWN	
		DRAWN BY:	
		T-SQUARE	
		REVIEWER:	
		FCG	
ZERO INDUSTRIAL PARK ROAD			
REVISIONS			

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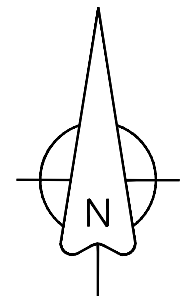


MAINTENANCE:

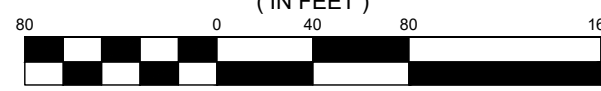
- A. ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN AND SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. DURING CONSTRUCTION THE FOLLOWING ITEMS SHALL BE CHECKED TWICE WEEKLY.
- A.A. INLET/OUTLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED 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 PLACES 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 MURFREESBORO RD
ARRINGTON, TN 37014
MAP 89, PARCEL 046.00

APPLICANT

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

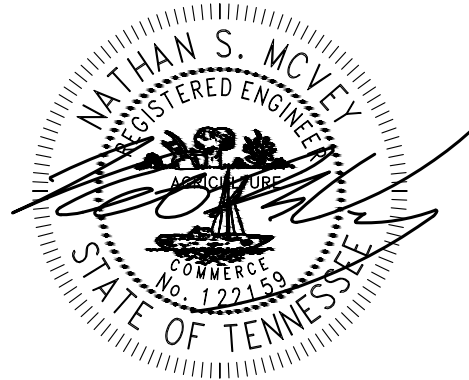
REVISIONS

DATE

NO. DATE

TEMPORARY EROSION CONTROL
SITE DEVELOPMENT PLAN

TAX MAP 89, PARCEL 046.00
COLUMBIA, TENNESSEE



08/21/2023

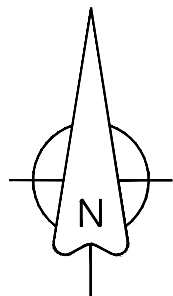
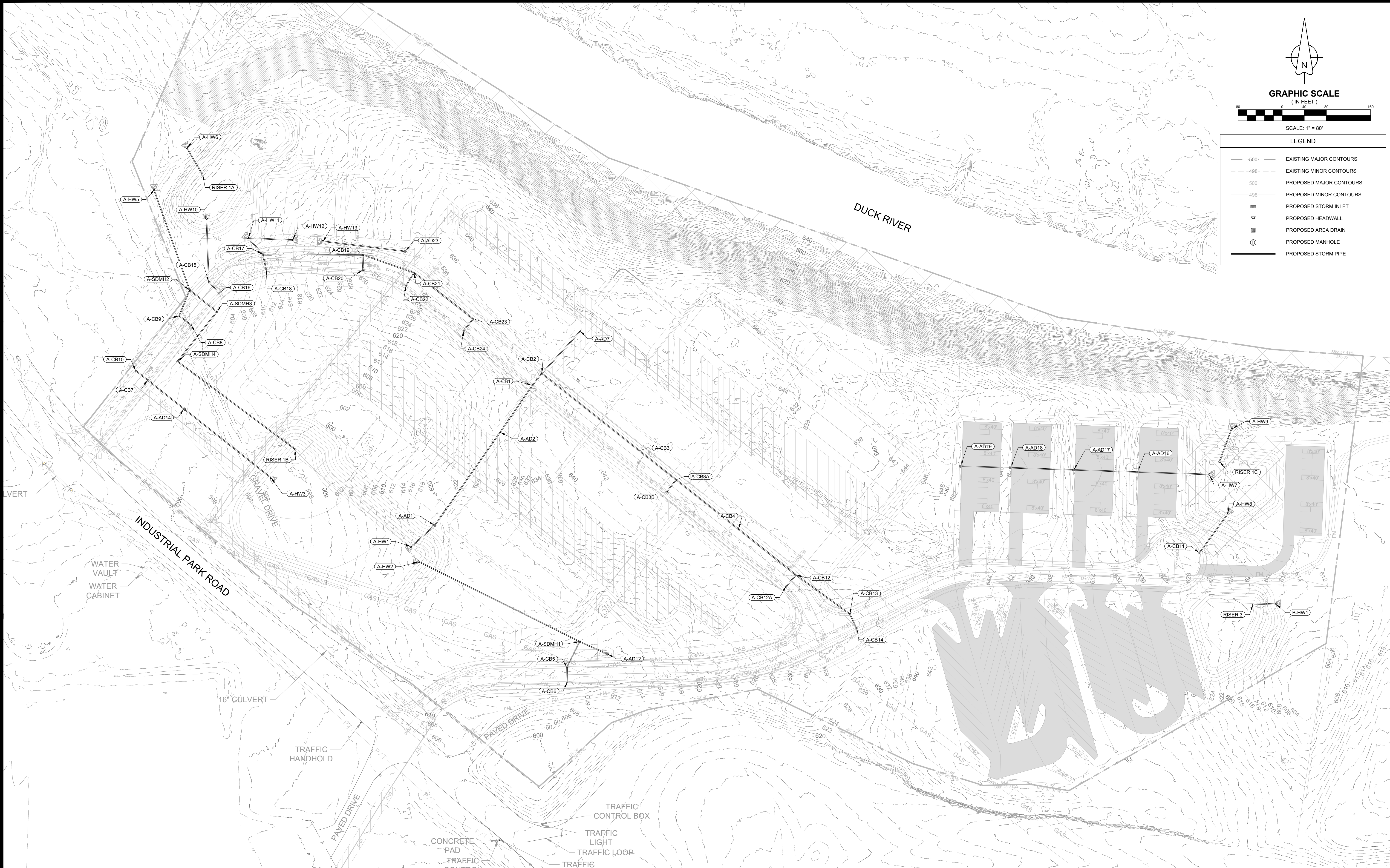
PROJECT
22-0431

SHEET
C-3.1

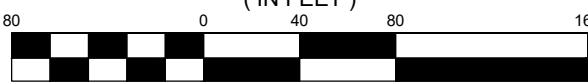


T-SQUARE ENGINEERING

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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 # 47119C0195E 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

REVISIONS

DATE

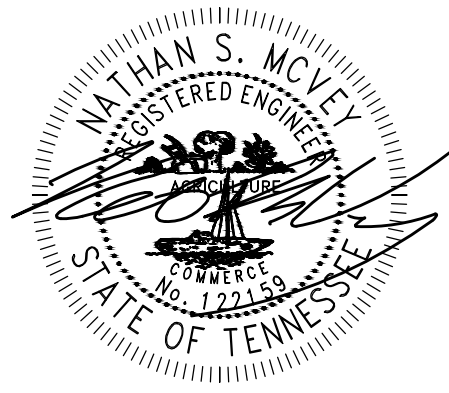
NO.

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

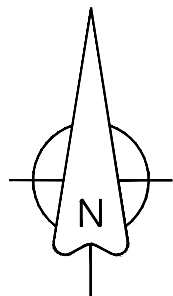
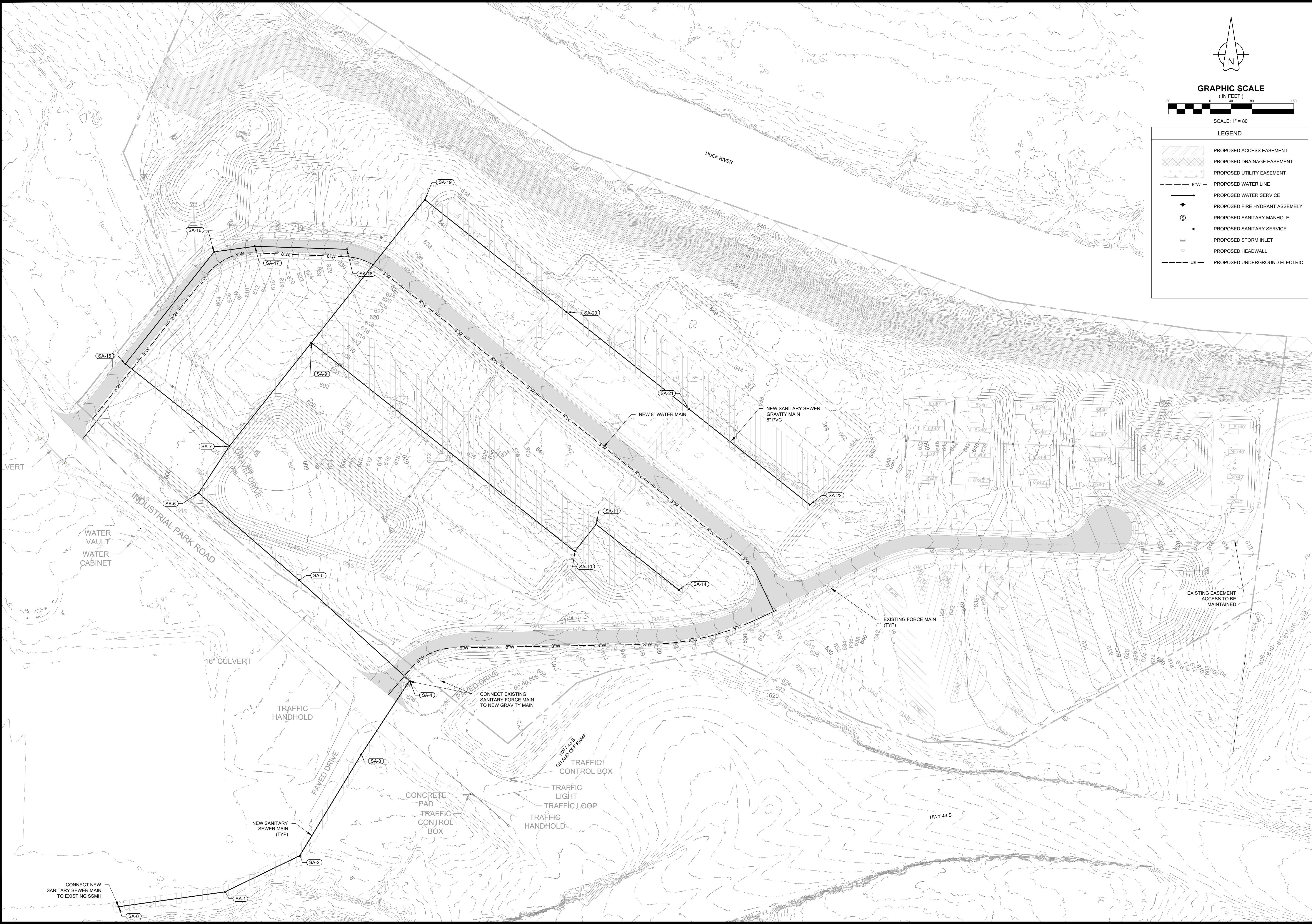
PROJECT

22-0431

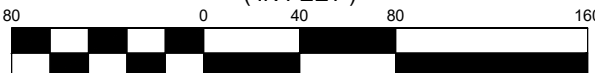
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GRAPHIC SCALE
(IN FEET)



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

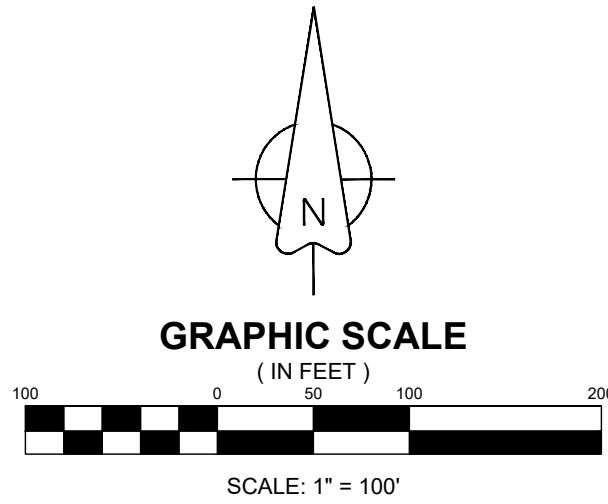
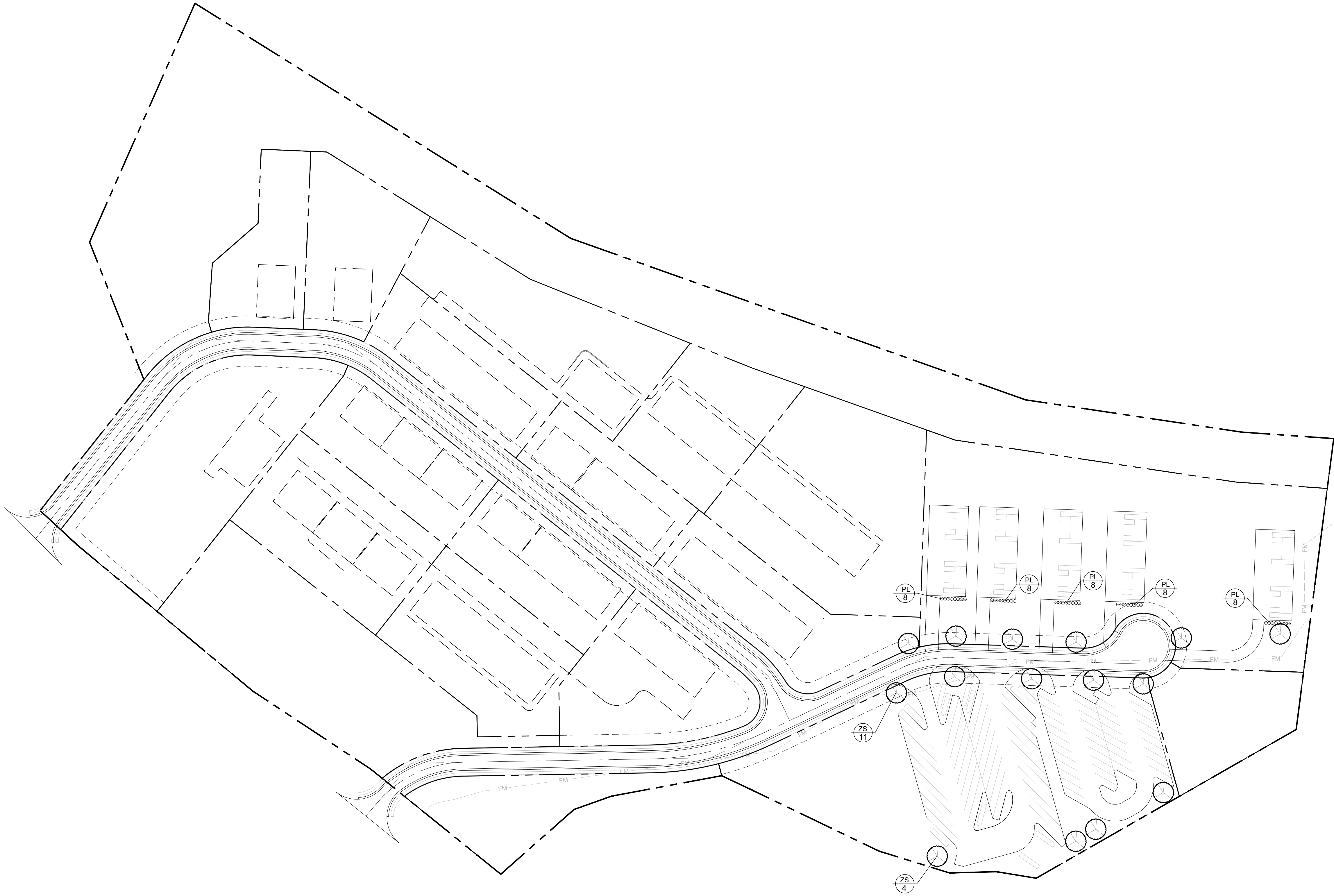


08/21/2023

PROJECT
22-0431

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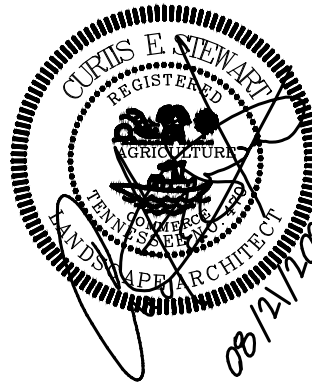




PLANT SCHEDULE								
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
SHADE TREES								
15	ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2.5 CAL.	B/B 14'-16'	DECIDUOUS	AS SHOWN	CLEAR TRUNK HEIGHT OF 4' ABOVE GROUND
SHRUBS								
40	PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	'OTTO LUYKEN' CHERRY LAUREL	3 GAL.		EVERGREEN	36" O.C.	

FLOOD NOTE
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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 615.578.8212



LANDSCAPE PLAN
MAP 89, PARCEL 046.00
COLUMBIA, TENNESSEE

REVISIONS

DATE

NO.

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

PROJECT
22-0431

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ZERO INDUSTRIAL PARK ROAD

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.

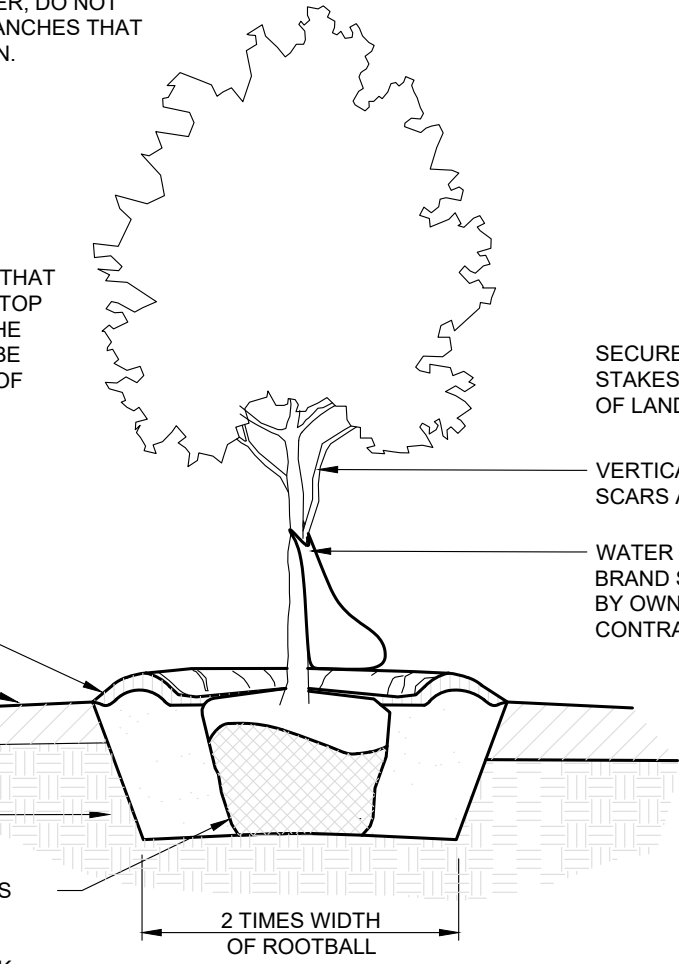
3" MULCH DEPTH

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

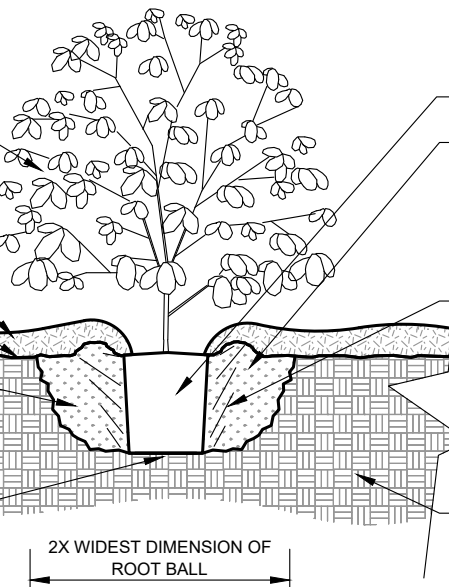
SHRUB/GROUND COVER

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 (TRIFLORALIN 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

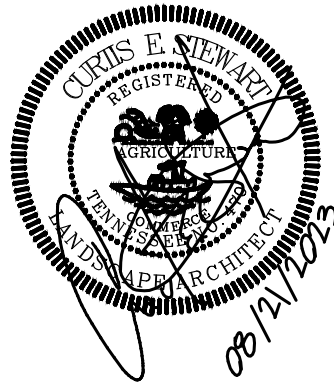
APPLICANT

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

LANDSCAPE DETAILS

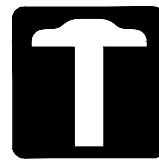
MAP 89, PARCEL 046.00
COLUMBIA, TENNESSEE

ZERO INDUSTRIAL PARK ROAD

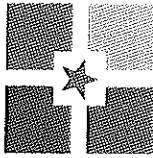


PROJECT
22-0431

SHEET
L - 2.0



T-SQUARE ENGINEERING



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
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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