



The Columbia Architectural Design Review Team will meet on November 7, 2023 at **8:00 a.m.** 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
- IV. New Business
 1. Request from Rachel Bovee for facade renovation approval within a Special District at [2412 Precast Drive](#).
 2. Request from Allison Corolla for new construction facade approval of an indoor facility within a Planned Unit Development at [Tax Map 42 Parcels 13, 13.07 and 13.09, off Hospitality Drive](#).
 3. Request from Brookstone Group, LLC for facade modification approval within a Planned Unit Development at Tax Map 42 Parcel 13.08, being [2500-2524 Hospitality Drive](#).
 4. Request from Greg Gamble for new construction facade approval within a Planned Unit Development at [400 Bear Creek Pike](#).
 5. Request from Derek Ransom for facade modification to proposed structure within a Planned Unit Development at [322 E. James M. Campbell Blvd](#).
- V. Adjourn

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

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

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

City of Columbia
ARCHITECTURAL DESIGN REVIEW TEAM
October 10, 2023

CALL TO ORDER

The October 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

Quorum present and included the following:

Present were: Mr. James Sloan
 Ms. Kara Williams

Absent was: Mr. Joerdan Simpson

Others attending: Mr. Austin Brass, Planner
 Mrs. Sandra Richardson, Secretary
 Mrs. Melissa Sanders, Planner I
 Mr. Douglas Toney, Assistant City Engineer

II. APPROVAL OF MINUTES

Mr. Sloan made the motion to approve the September minutes, with Ms. Williams seconding the motion. The motion to approve passed with a vote of two to zero.

III. OLD BUSINESS

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.

Staff Recommendation:

Mr. Brass gave the details of the staff report.

Discussion and Motion:

Mr. Ryan Kuse, and Mr. Louis Sloyan, were present to answer questions. Discussion included material type, and usage. Mr. Sloan stated the primary question was visibility, they wanted to know what would be visible from the highway, from the on ramp. The applicant stated that the Quonset hut is back up in there. He shared a small site plan, and he pointed out the RV parking, and the Quonset hut location. Mr. Sloan asked in the RV park will there actually be RV's. Mr. Kuse stated yes. Mr. Sloan asked if it was for boats, or is it for anything big. Mr. Kuse stated yes. It will be anything that you don't want to see in driveways. Ms. Williams asked if this is a part of Duck River Estates, or is it separate. Mr. Brass stated that it is separate. It is a new development plan. Further discussion included subdividing it, and building permits. Mr. Sloan asked what will go in the Quonset huts. The applicant stated more or less storage that you can lock up. Mr.

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Sloan also stated that he feel that this will be visible from Nashville Highway. The applicant stated that you will not be able to see the Quonset huts. Mr. Brass stated for the purposes of the zoning code this is what we would consider outdoor storage as a principal use. The only district that allows outdoor storage as a principal use is the Industrial District. You wouldn't see this in another zoning designation in the City. That is why it is here before the Board today. Mr. Sloan stated that the materials are different to in the district. Mr. Brass stated that is correct it permits the metal out right where other districts it does not. Mr. Sloan stated noting that much of this is not going to be visible from the main thoroughfare, and the materials are Amendable to the zoning Ordinance he moved to approve. Ms. Williams seconded the motion. The motion to approve passed two to zero.

IV. New Business

AGENDA ITEM #IV.1

Case #23-0367

Request from WES Engineers & Surveyors for façade approval of new construction within a PUD off Cayer Lane.

Staff Recommendation:

The applicant has withdrawn this request.

Discussion and Motion:

V. OTHER BUSINESS:

Mr. Sloan asked when will there be an additional member. Mr. Brass stated that the reason why this Board has such a limited number of members is because the new updated zoning code specified how many members could be on each board. That is something that staff will have to add to the list in the zoning code update that we are about to bring to Council that the Board would like to have another member. Mr. Sloan asked if staff knows when that take place. Mr. Brass stated hopefully before the end of the year. He also stated that another revision that staff would like to make is taking out the Special District requirement for Industrial.

VI. ADJOURNMENT:

Mr. Sloan moved to adjourn with Ms. Williams seconding. The motion to adjourn passed three to zero. The meeting adjourned at 9:12 a.m.



CONTACT INFORMATION

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

DOCKET/CASE/APPLICATIO
 N NUMBER

ART 23-0424

APPLICANT/OWNER

S & G Construction LLC/ Rachel & Daniel Bovee

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

2412 Precast Drive/ Tax Map 114 Parcel 018.29

PROJECT DESCRIPTION: 2349 Park Plus Drive Building Addition

The applicant is requesting façade approval for the construction of a 4,480 SF building addition that will consist of an EIFS façade with stone base at the frontage elevation. In addition, corrugated metal will primary the façade material on all secondary elevations. This addition is located within an SD LI Character District.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
SD-LI (Special District Light Industrial)	Auto Body Repair Shop	SD-LI/ Industrial & PUD R (Townhomes)	4,4480 SF Building Addition	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.

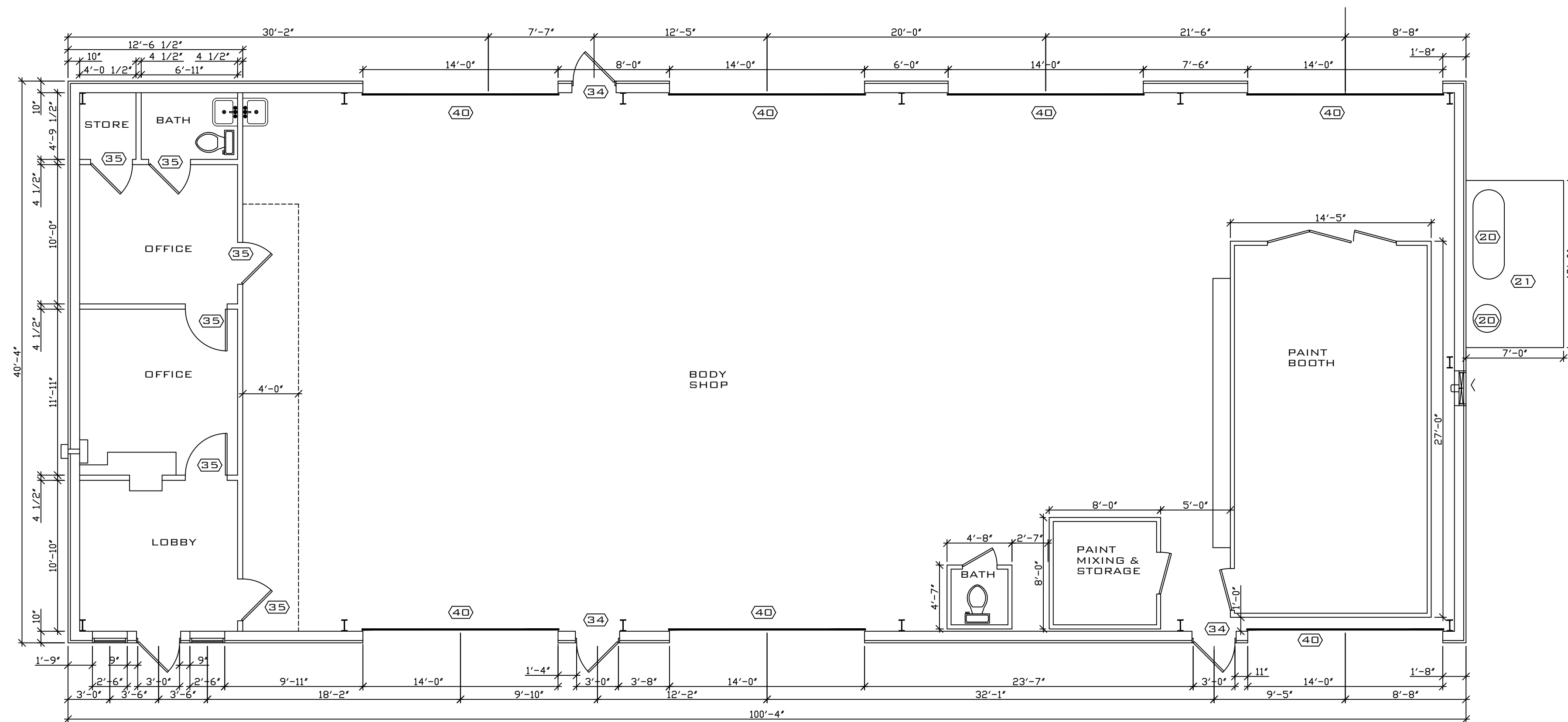
G. Powers & Duties.

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

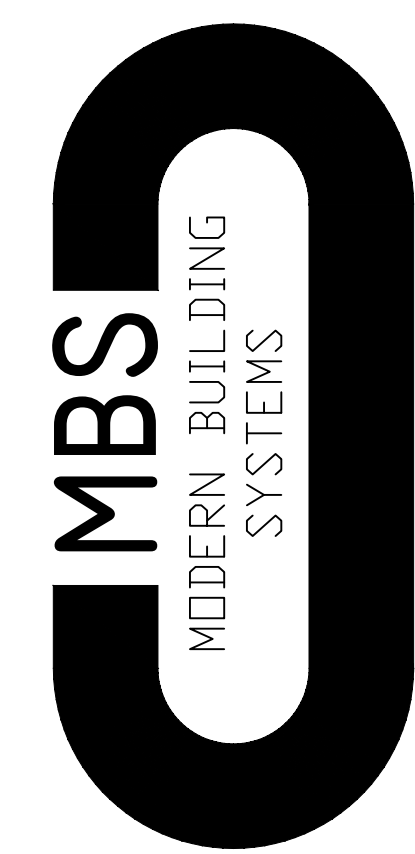
PLANNING STAFF EVALUATION:

This proposed building addition will consist align with the current height of the building at 15’ 8’’. The frontage addition will consist of an EIFS cladding with stone veneer base. 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.



- KEY NOTES**
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 - (12) CABINET
 - (13) DRUMS WITH SHELVES ABOVE
 - (14) SHELVES OVER EXHAUST DUCT
 - (15)
 - (16) 50 CFM EXHAUST FAN
 - (17) 3.5" METAL FRAMING
 - (18) 7" METAL FRAMING
 - (19) SHEET ROCK CEILING
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 - (24) 10' HIGH CURTAIN WITH WALL ABOVE
 - (25) RELOCATE EXISTING WALL & GARAGE DOOR TO HERE
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Jim Rodgers 1704 N. MAIN ST. - COLUMBIA, TN 38401



931-384-6395 jimrodger@gmail.com

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SHOP WITH ADDITION
NEW FLOOR PLAN

Project Title:
DANS COLLISION CENTER
2412 PRECAST DR. COLUMBIA TN

Dwn By: JTR

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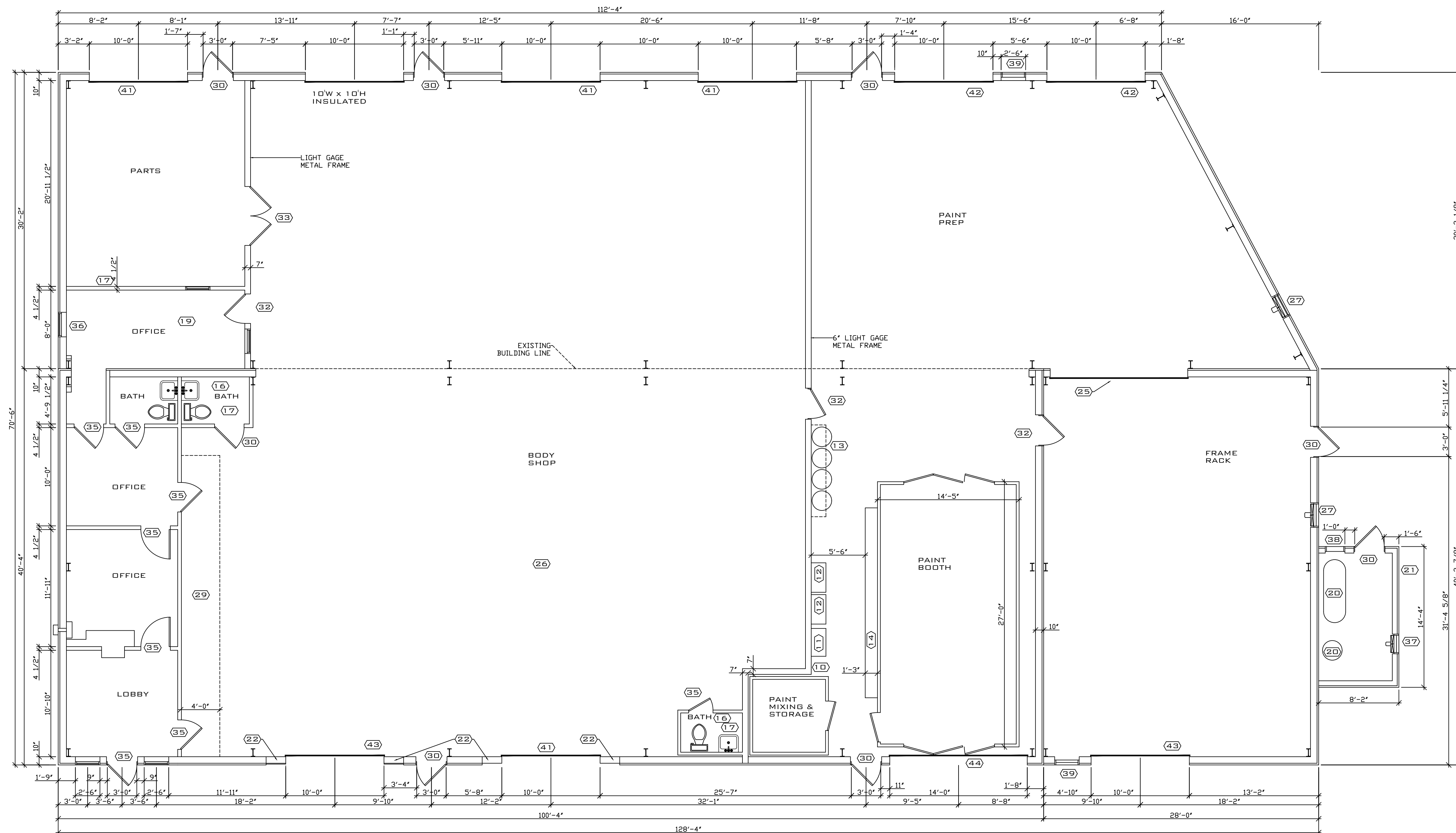
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Scale: 9-26-23

Date: 10-15-23

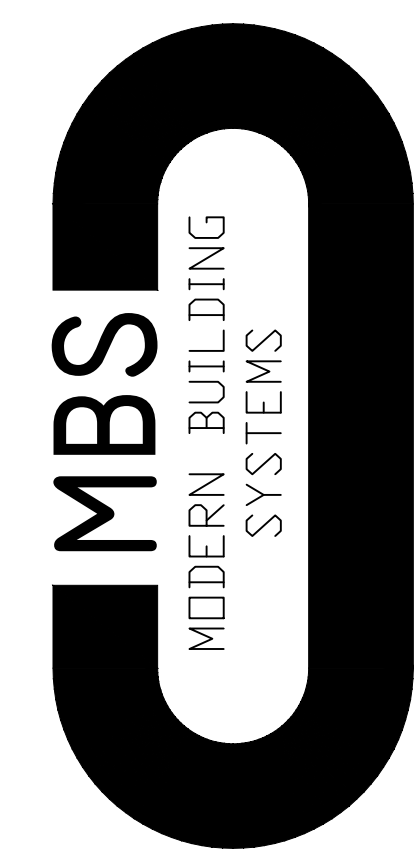
JOB NUMBER

Sheet No.: A1



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Jim Rodgers 1704 N. MAIN ST. - COLUMBIA, TN 38401



931-384-6395 jimrodger@gmail.com

Sheet Title:
SHOP WITH ADDITION
NEW FLOOR PLAN

Project Title:
DANS COLLISION CENTER
2412 PRECAST DR. COLUMBIA TN

Dwn By: JTR

Dwn By: JTR

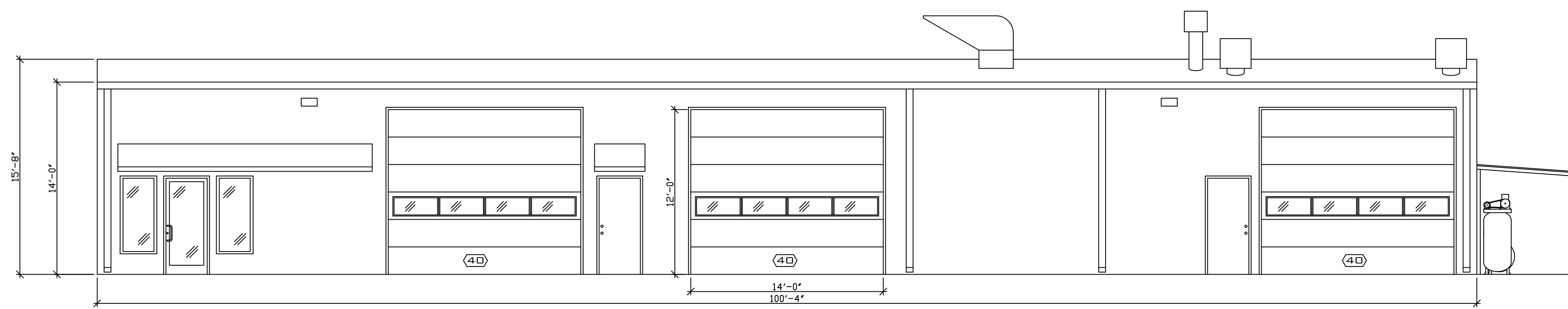
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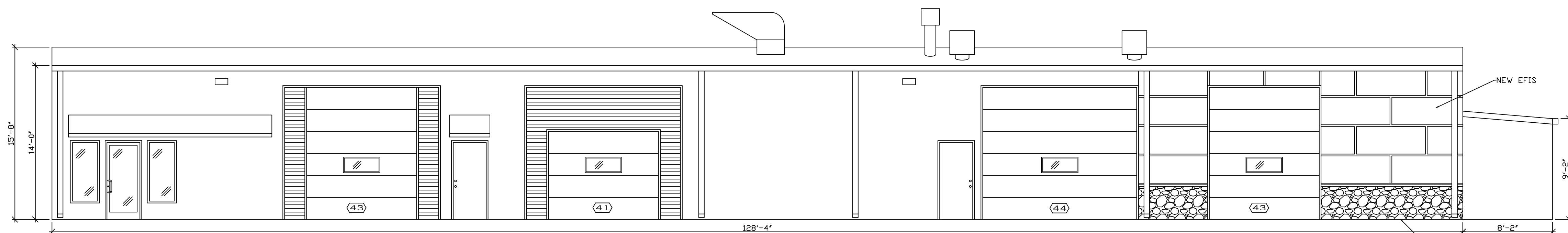
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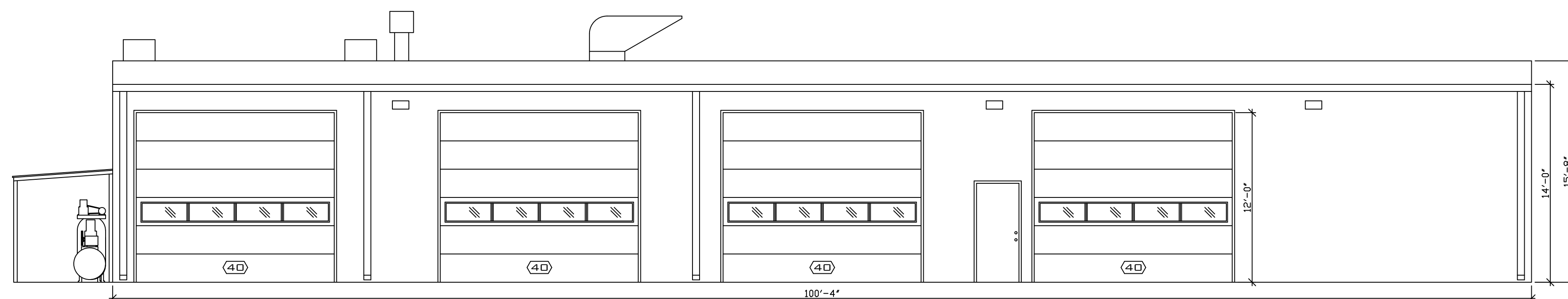
Sheet No.: A2



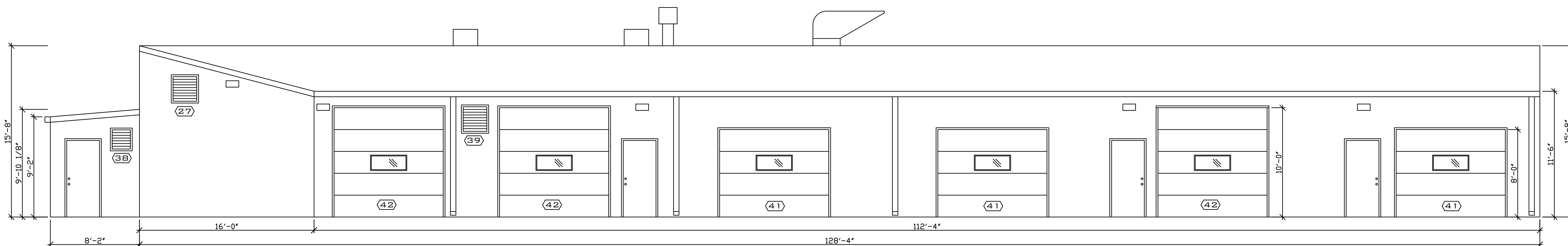
A EXTERIOR ELEVATION
A3 FRONT EXISTING



B EXTERIOR ELEVATION
A3 FRONT AFTER RENOVATION



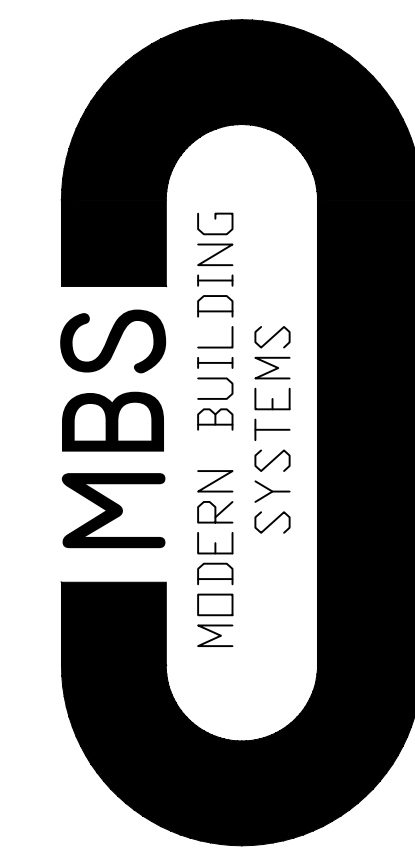
C EXTERIOR ELEVATION
A3 BACK EXISTING



D EXTERIOR ELEVATION
A3 BACK AFTER RENOVATION

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jimrodgerst@gmail.com
931-384-6395

Sheet Title:
SHOP WITH ADDITION
FRONT AND BACK ELEVATIONS

Project Title:
DANS COLLISION CENTER
2412 PRECAST DR. COLUMBIA TN

Dwn By: JTR

Chk By:

Scale: 3/16" = 1'

Date: 10-15-23

JOB NUMBER

Sheet No.: A3

NOTES:
 1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE DEED BOOK R2265, PAGE 1361, PLAT BOOK P12, PAGE 29 WITH IMPROVEMENTS AND PROPOSED BUILDING. THIS SURVEY IS PROVIDED TO DANIEL & RACHEL BOVEE

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY MADE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 A. TYPE OF SURVEY: RTK
 B. POSITIONAL ACCURACY: 0.05'
 C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
 D. GEOID MODEL: GEOID 18
 E. DATUM/EPOCH: NAD83(2011)

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0285E DATED 4/16/2007.

4. PROPERTY IS ZONED SD-LI CITY OF COLUMBIA ZONING ORDINANCE.
 BUILDING SETBACKS:
 FRONT 40'
 REAR 30'
 SIDE 10'

5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.

6. OWNER & PROPERTY ADDRESS:
 DANIEL B. & RACHEL A. BOVEE
 2412 PRECAST DR
 COLUMBIA TN 38401

7. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

8. ELECTRIC & WATER PROVIDED BY COLUMBIA POWER AND WATER
 201 PICKENS LN
 COLUMBIA, TN 38401

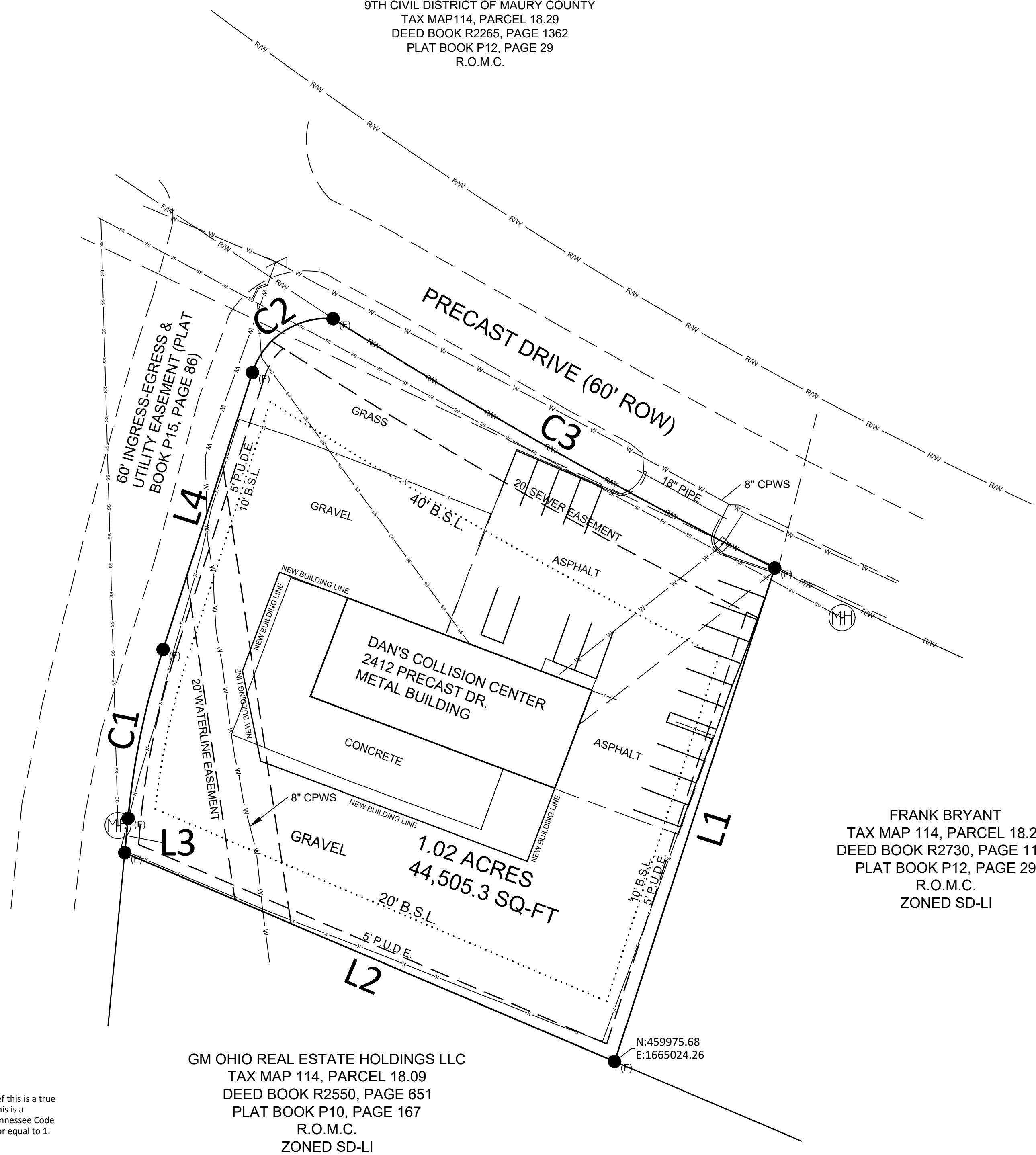
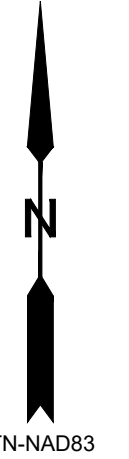
9. 10' PUDE ON PARALLEL OR ABUTTING STREET AND 5' PUDE ON INTERIOR LOT LINES.

SURVEY PLAT

OF THE
 DANIEL B. & RACHEL A. BOVEE PROPERTY
 9TH CIVIL DISTRICT OF MAURY COUNTY
 TAX MAP 114, PARCEL 18.29
 DEED BOOK R2265, PAGE 1362
 PLAT BOOK P12, PAGE 29
 R.O.M.C.

OBS\2023\58-2023 BOVEE\SITE\SITE

VICINITY MAP
 (NOT TO SCALE)



FRANK BRYANT
 TAX MAP 114, PARCEL 18.28
 DEED BOOK R2730, PAGE 1165
 PLAT BOOK P12, PAGE 29
 R.O.M.C.
 ZONED SD-LI

LEGEND

- SEWER MANHOLE
- IRON PIN FOUND
- IRON PIN SET
- WATER METER
- WATER VALVE
- UTILITY POLE
- OVERHEAD POWER
- UNDERGROUND TELE
- WATER LINE
- RIGHT OF WAY
- ZONING SETBACK
- FENCE
- EASEMENT

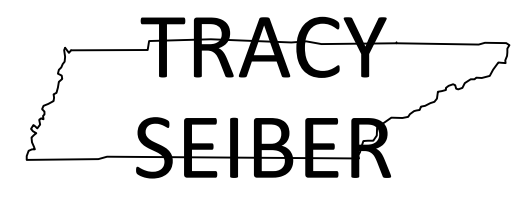
GM OHIO REAL ESTATE HOLDINGS LLC
 TAX MAP 114, PARCEL 18.09
 DEED BOOK R2550, PAGE 651
 PLAT BOOK P10, PAGE 167
 R.O.M.C.
 ZONED SD-LI

N:459975.68
 E:1665024.26

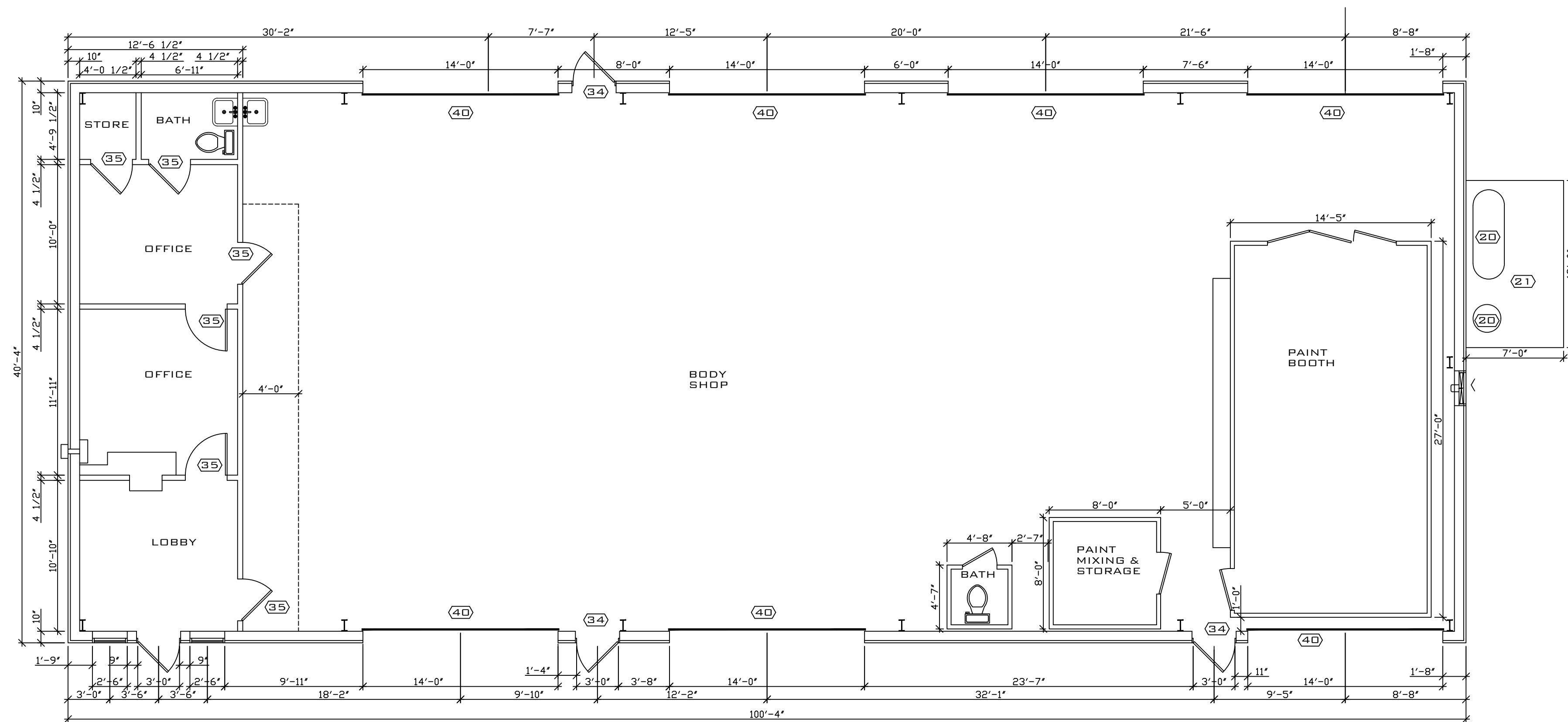


CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "C" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

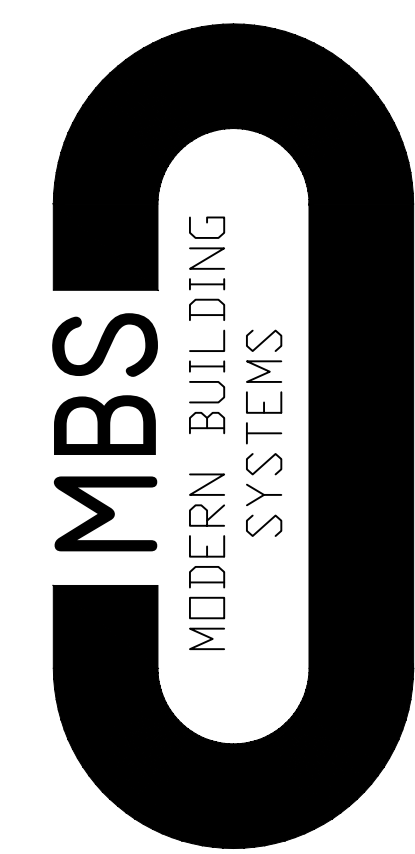


102 AVALON DRIVE
 COLUMBIA, TN 38401
 SEIBERSURVEYING@GMAIL.COM (931)446-6677
 DRAWING BY: T. SEIBER DATE: 9/22/2023
 SCALE: 1"=30' JOB NO.: 58-2023
 RO Page 10 of 149



- KEY NOTES**
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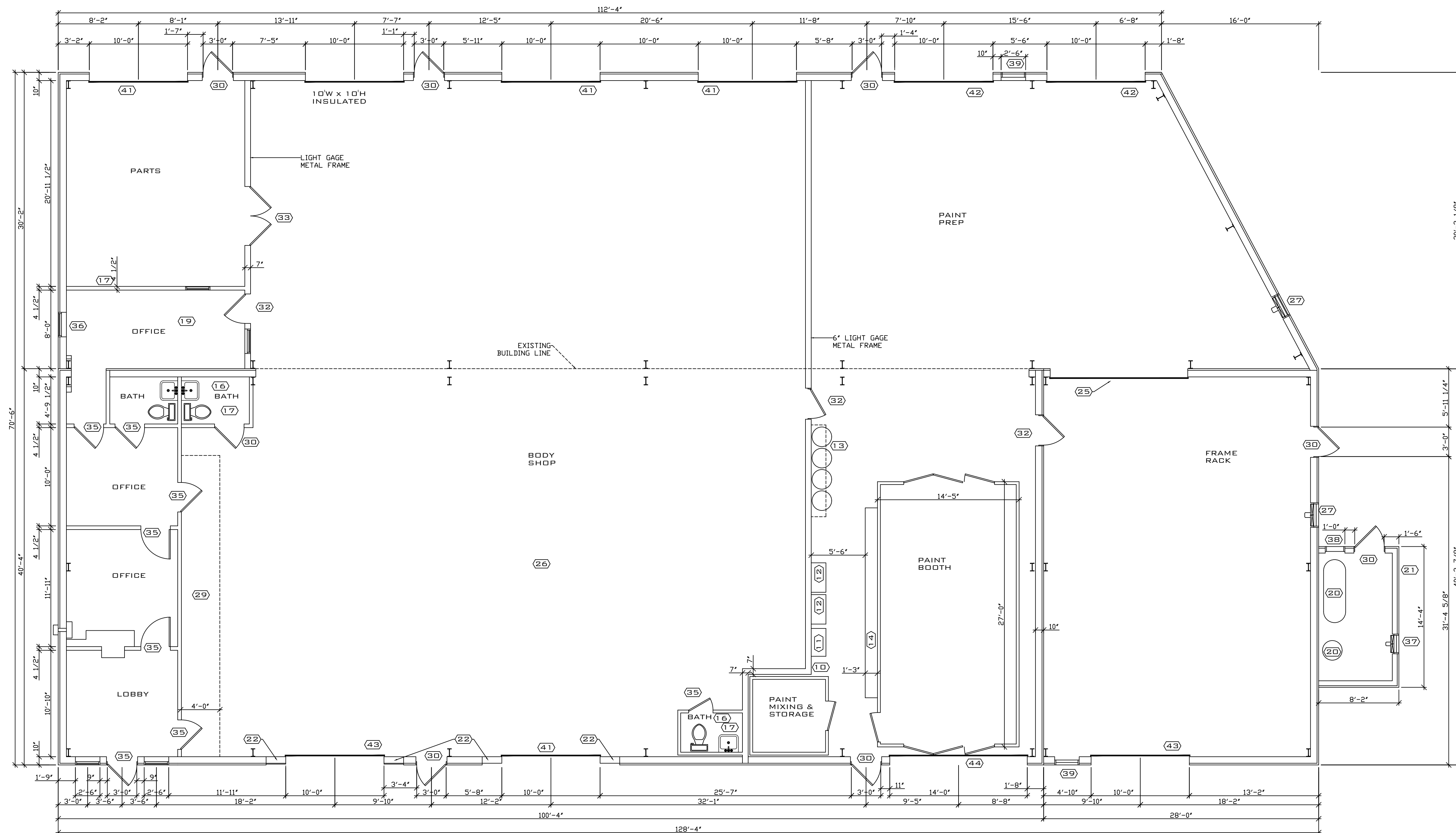
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 - (25) EXISTING AIR COMPRESSOR
 - (26) 6" METAL FRAMING, INSULATED WITH METAL CLADDING ON BOTH SIDES
 - (27) FILL IN OPENING WITH 8" METAL STUDS, USED METAL CLADDING
 - (28) FILL IN OPENING WITH 6" METAL STUDS, USED METAL CLADDING
 - (29) 10' HIGH CURTAIN WITH WALL ABOVE
 - (30) RELOCATE EXISTING WALL & GARAGE DOOR TO HERE
 - (31) INSTALL 20,000 CFM ROOF EXHAUST FAN
 - (32) INSTALL 4,000 CFM WALL MOUNT EXHAUST FAN WITH GRAVITY SHUTTERS, LOUVERS & WALL SWITCH
 - (33) INSTALL RUBBER FLOOR IN THIS BAY TO WORK ON ELECTRIC VEHICLES
 - (34) EXISTING DECK ABOVE
 - (35) NEW 3'X7' INSULATED METAL DOOR
 - (36) EXISTING 3'X7' METAL DOOR
 - (37) RELOCATE EXISTING 3'X7' METAL DOOR TO HERE AND INSTALL HALF GLASS
 - (38) NEW 6' DOOR FRAME WITH 2 - 3'X7' METAL DOORS
 - (39) NEW 3'X7' METAL DOOR WITH HALF GLASS
 - (40) EXISTING DOOR
 - (41) NEW 36" W X 48" T WINDOW
 - (42) INSTALL 1,000 CFM WALL MOUNT EXHAUST FAN WITH GRAVITY SHUTTERS, LOUVERS & WALL SWITCH
 - (43) INSTALL 1,000 CFM LOUVERS & MOTORIZED SHUTTERS TO OPEN WHEN FAN IS ENERGIZED
 - (44) INSTALL 4,000 CFM LOUVERS & MOTORIZED SHUTTERS TO OPEN WHEN FAN IS ENERGIZED
 - (45) EXISTING 14" W X 12" NON INSULATED OVERHEAD GARAGE DOOR
 - (46) NEW 10' W X 8' H INSULATED OVERHEAD GARAGE DOOR
 - (47) NEW 10' W X 10' H INSULATED OVERHEAD GARAGE DOOR
 - (48) NEW 10' W X 12' H INSULATED OVERHEAD GARAGE DOOR
 - (49) NEW 14' W X 12' H INSULATED OVERHEAD GARAGE DOOR

Sheet Title:
SHOP WITH ADDITION
NEW FLOOR PLAN

Project Title:
DANS COLLISION CENTER
2412 PRECAST DR. COLUMBIA TN

Dwn By: JTR

Dwn By: JTR

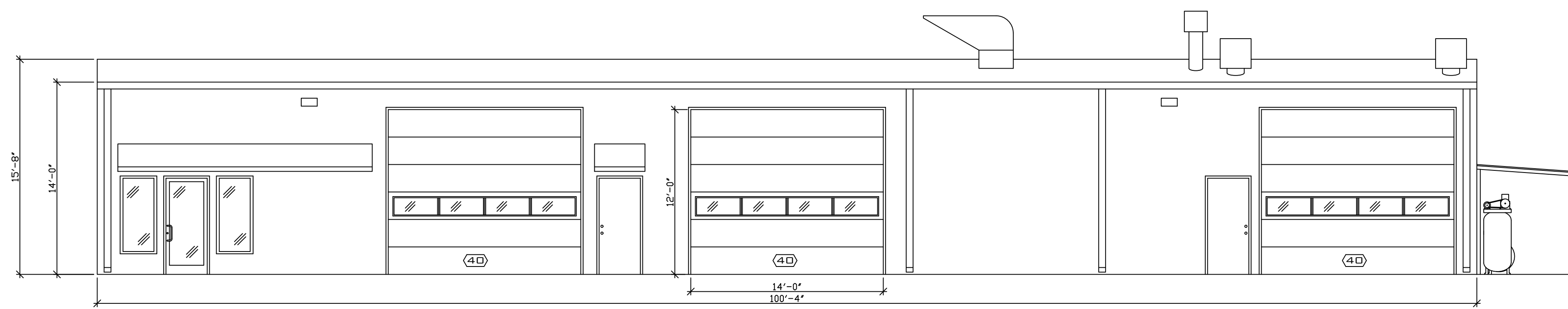
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Scale: 9-26-23

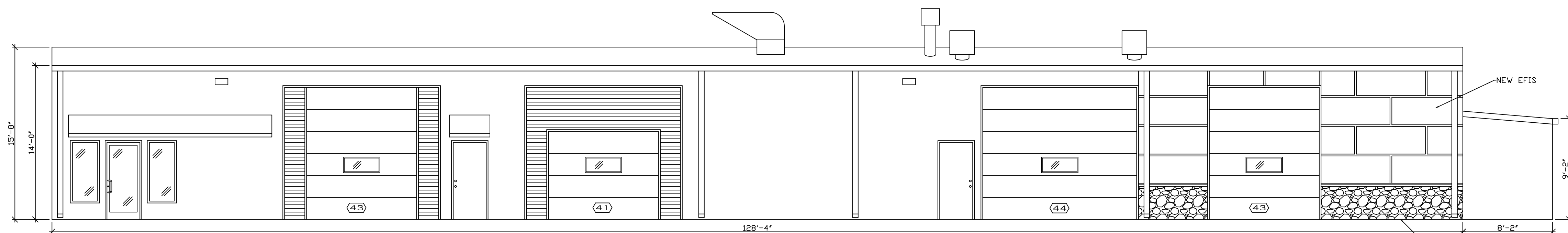
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JOB NUMBER

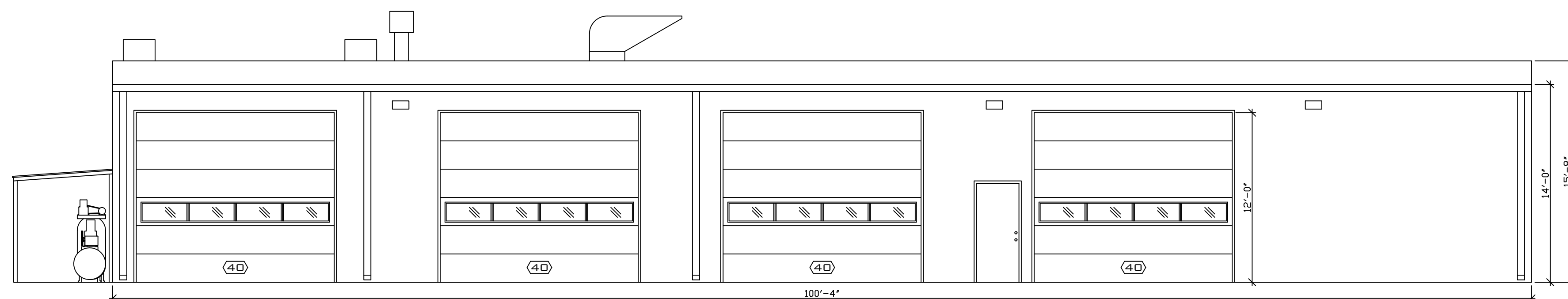
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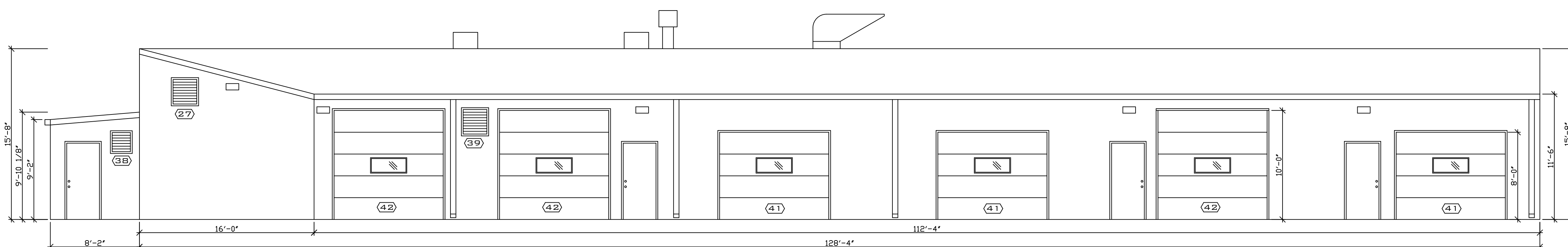
A EXTERIOR ELEVATION
A3 FRONT EXISTING



B EXTERIOR ELEVATION
A3 FRONT AFTER RENOVATION



C EXTERIOR ELEVATION
A3 BACK EXISTING

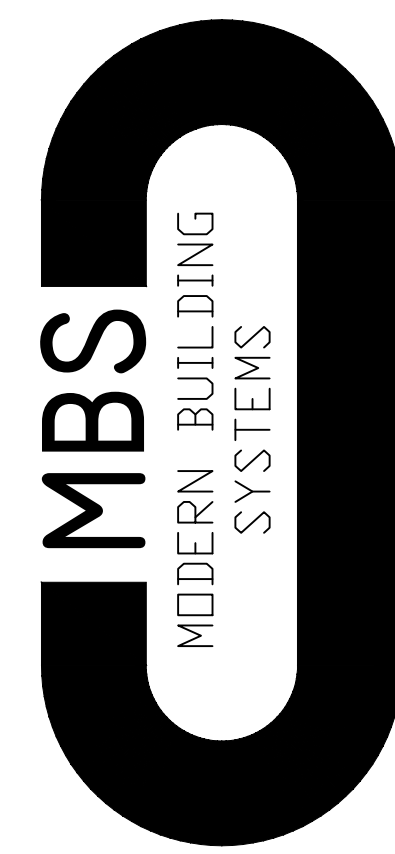


D EXTERIOR ELEVATION
A3 BACK AFTER RENOVATION

KEY NOTES

- (1) WALL MOUNTED EYE WASH
- (2) PAINT MIXING
- (3) CABINET
- (4) DRUMS WITH SHELVES ABOVE
- (5) SHELVES OVER EXHAUST DUCT
- (6) 50 CFM EXHAUST FAN
- (7) 3.5" METAL FRAMING
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- (34) NEW 14' W X 12' H INSULATED OVERHEAD GARAGE DOOR

Jim Rodgers 1704 N. MAIN ST. - COLUMBIA, TN 38401



jimrodgerst@gmail.com

931-384-6395

Sheet Title:
SHOP WITH ADDITION
FRONT AND BACK ELEVATIONS

Project Title:
DANS COLLISION CENTER
2412 PRECAST DR. COLUMBIA TN

Dwn By: JTR

Chk By:

Scale: 3/16" = 1'

Date: 10-15-23

JOB NUMBER

Sheet No.: A3

NOTES:
 1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE DEED BOOK R2265, PAGE 1361, PLAT BOOK P12, PAGE 29 WITH IMPROVEMENTS AND PROPOSED BUILDING. THIS SURVEY IS PROVIDED TO DANIEL & RACHEL BOVEE

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY MADE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 A. TYPE OF SURVEY: RTK
 B. POSITIONAL ACCURACY: 0.05'
 C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
 D. GEOID MODEL: GEOID 18
 E. DATUM/EPOCH: NAD83(2011)

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0285E DATED 4/16/2007.

4. PROPERTY IS ZONED SD-LI CITY OF COLUMBIA ZONING ORDINANCE.
 BUILDING SETBACKS:
 FRONT 40'
 REAR 30'
 SIDE 10'

5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.

6. OWNER & PROPERTY ADDRESS:
 DANIEL B. & RACHEL A. BOVEE
 2412 PRECAST DR
 COLUMBIA TN 38401

7. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

8. ELECTRIC & WATER PROVIDED BY COLUMBIA POWER AND WATER
 201 PICKENS LN
 COLUMBIA, TN 38401

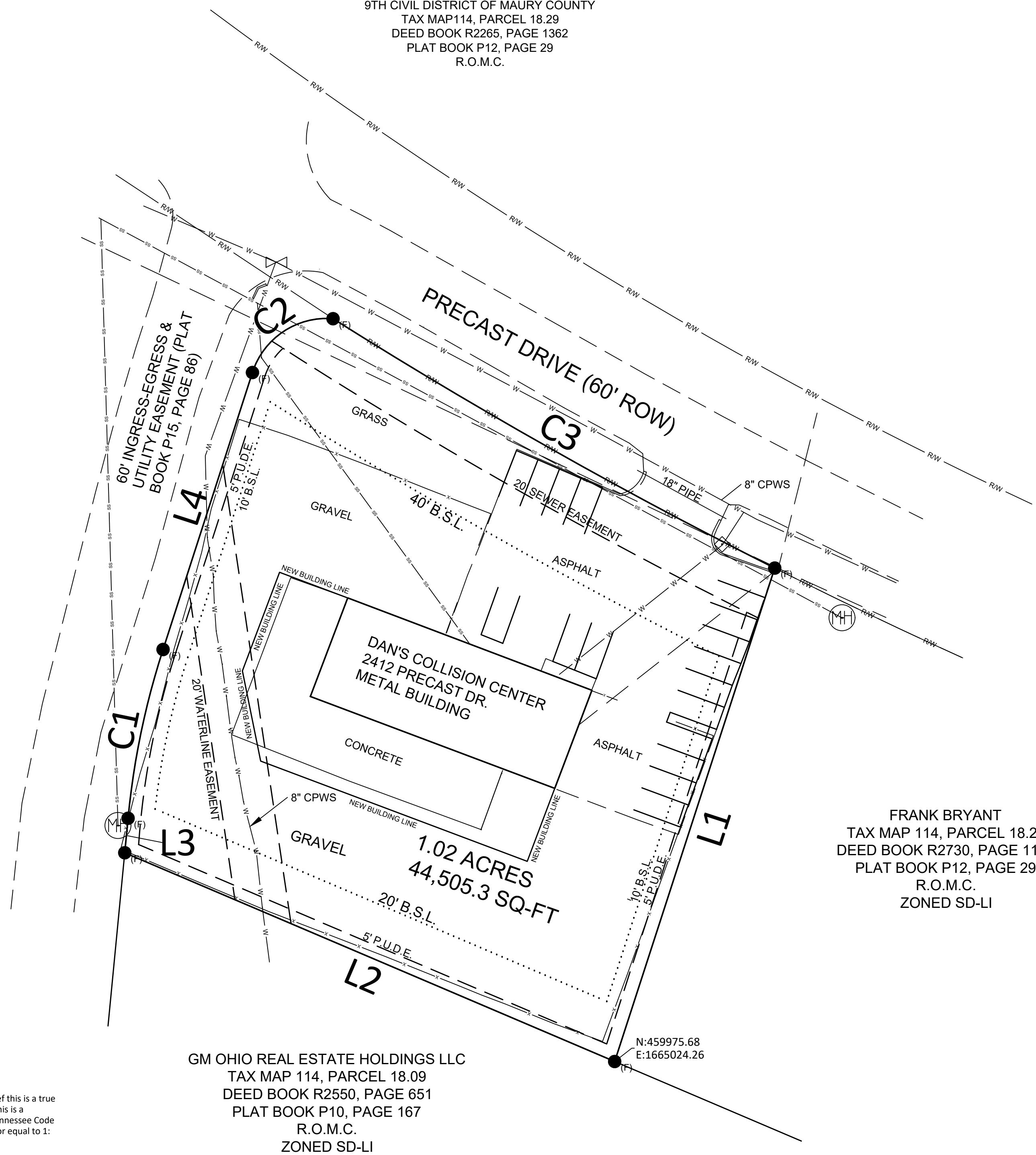
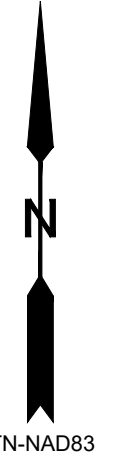
9. 10' PUDE ON PARALLEL OR ABUTTING STREET AND 5' PUDE ON INTERIOR LOT LINES.

SURVEY PLAT

OF THE
 DANIEL B. & RACHEL A. BOVEE PROPERTY
 9TH CIVIL DISTRICT OF MAURY COUNTY
 TAX MAP 114, PARCEL 18.29
 DEED BOOK R2265, PAGE 1362
 PLAT BOOK P12, PAGE 29
 R.O.M.C.

OBS\2023\58-2023 BOVEE\SITE\ITEM SITE

VICINITY MAP
 (NOT TO SCALE)



FRANK BRYANT
 TAX MAP 114, PARCEL 18.28
 DEED BOOK R2730, PAGE 1165
 PLAT BOOK P12, PAGE 29
 R.O.M.C.
 ZONED SD-LI

LEGEND

- SEWER MANHOLE
- IRON PIN FOUND
- IRON PIN SET
- WATER METER
- WATER VALVE
- UTILITY POLE
- OVERHEAD POWER
- UNDERGROUND TELE
- WATER LINE
- RIGHT OF WAY
- ZONING SETBACK
- FENCE
- EASEMENT



CERTIFICATE OF SURVEY ACCURACY

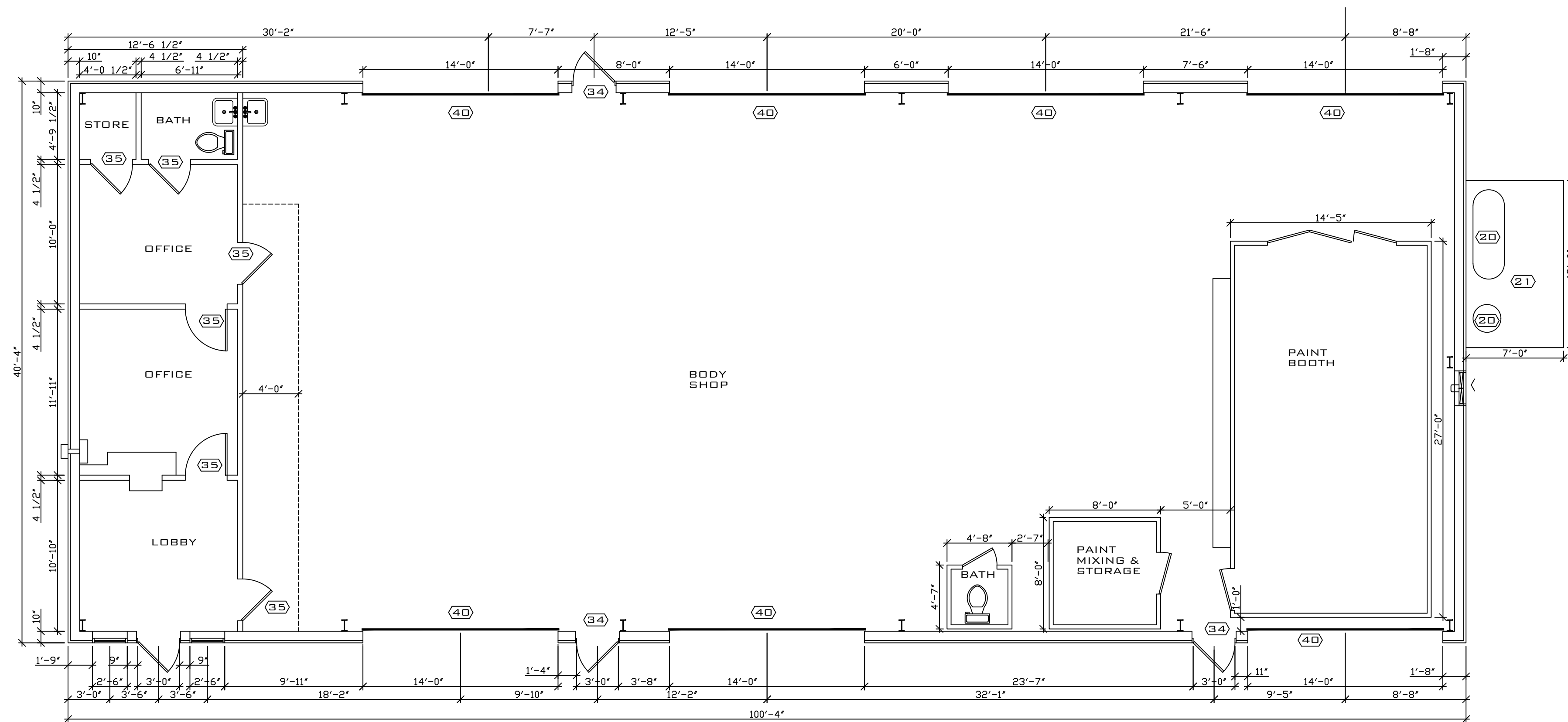
I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "C" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

GM OHIO REAL ESTATE HOLDINGS LLC
 TAX MAP 114, PARCEL 18.09
 DEED BOOK R2550, PAGE 651
 PLAT BOOK P10, PAGE 167
 R.O.M.C.
 ZONED SD-LI

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 E:1665024.26

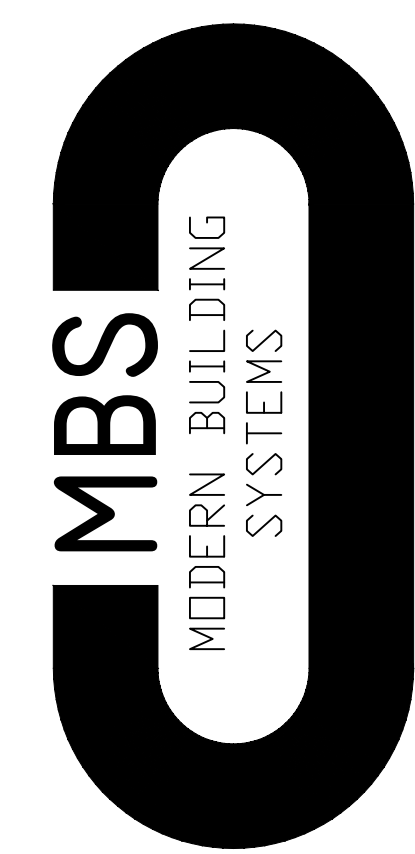


102 AVALON DRIVE
 COLUMBIA, TN 38401
 SEIBERSURVEYING@GMAIL.COM (931)446-6677
 DRAWING BY: T. SEIBER DATE: 9/22/2023
 SCALE: 1"=30' JOB NO.: 58-2023
 RO Page 14 of 149



- KEY NOTES**
- (10) WALL MOUNTED EYE WASH
 - (11) PAINT MIXING
 - (12) CABINET
 - (13) DRUMS WITH SHELVES ABOVE
 - (14) SHELVES OVER EXHAUST DUCT
 - (15)
 - (16) 50 CFM EXHAUST FAN
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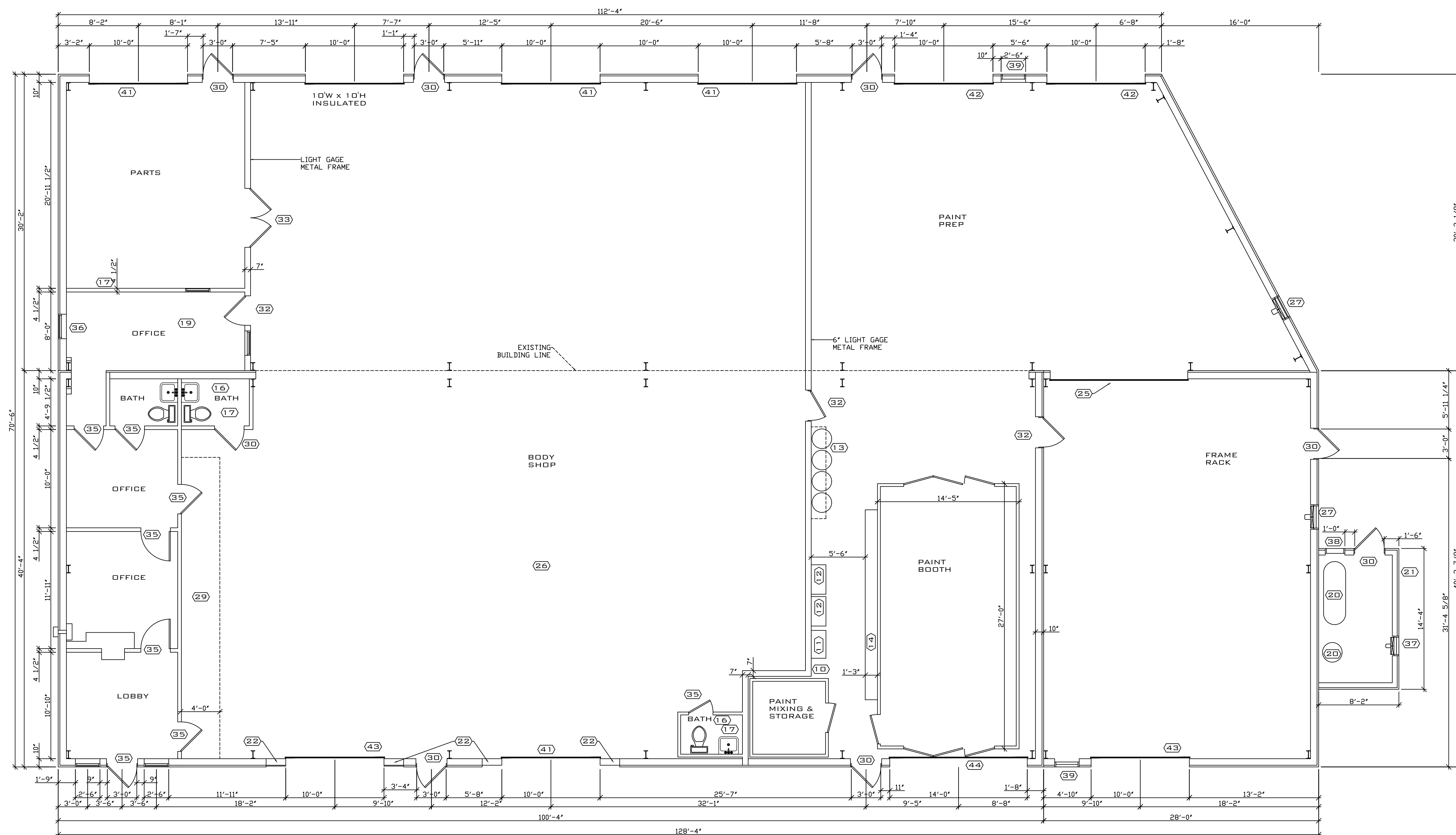
Jim Rodgers 1704 N. MAIN ST. - COLUMBIA, TN 38401



931-384-6395 jimrodgerst@gmail.com

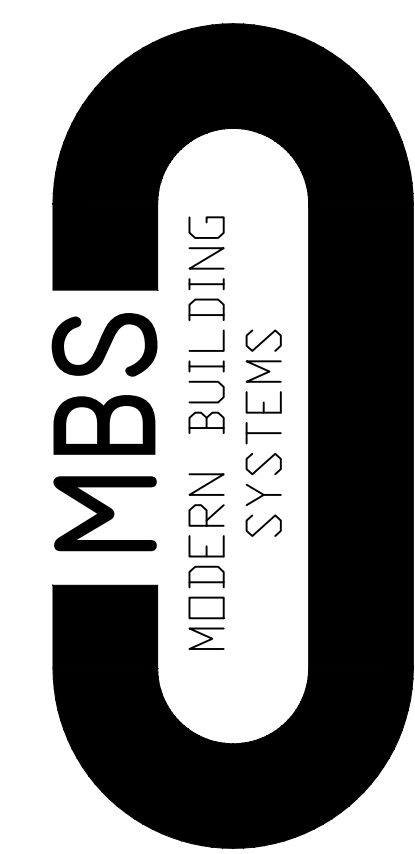
Sheet Title:
 SHOP WITH ADDITION
 NEW FLOOR PLAN
 Project Title:
 DANS COLLISION CENTER
 2412 PRECAST DR. COLUMBIA TN

Dwn By: JTR
 Dwn By: JTR
 Chk By: 3/16" = 1'
 Scale: 9-26-23
 Date: 10-15-23
 JOB NUMBER
 Sheet No.: A1



- KEY NOTES**
- (1) WALL MOUNTED EYE WASH
 - (1) PAINT MIXING
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 - (3) DRUMS WITH SHELVES ABOVE
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Jim Rodgers 1704 N. MAIN ST. - COLUMBIA, TN 38401



931-384-6395 jimrodger@gmail.com

Sheet Title:
**SHOP WITH ADDITION
 NEW FLOOR PLAN**

Project Title:
**DANS COLLISION CENTER
 2412 PRECAST DR. COLUMBIA TN**

Dwn By: JTR

Dwn By: JTR

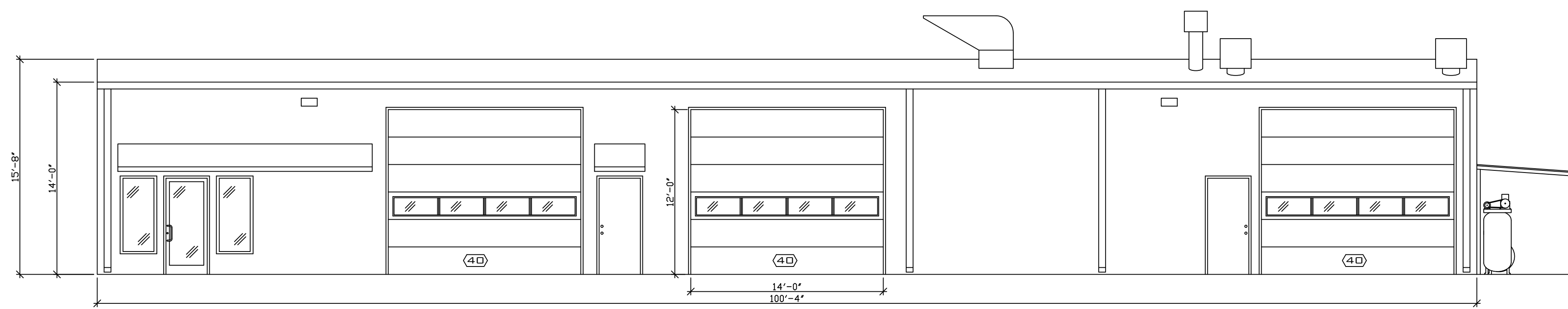
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Scale: 9-26-23

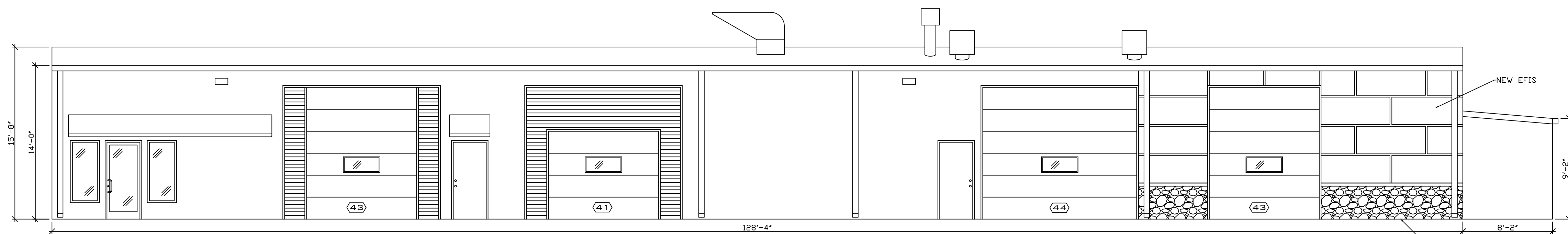
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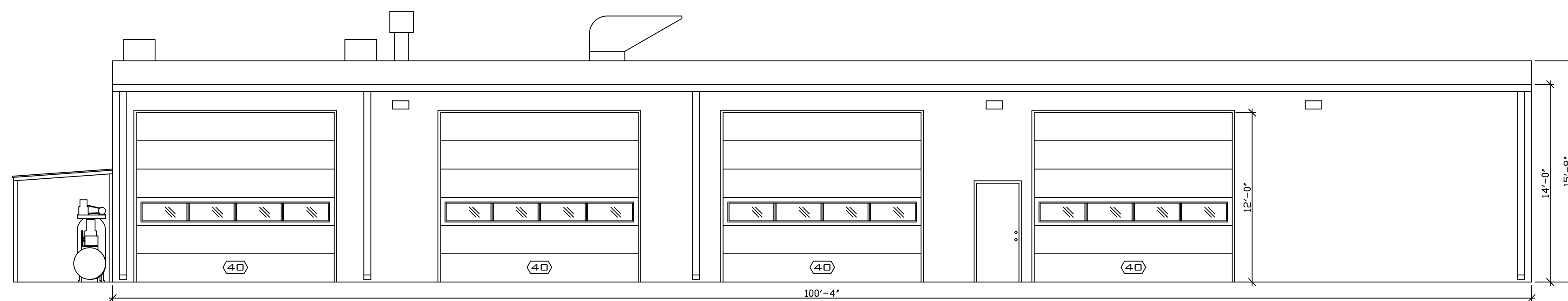
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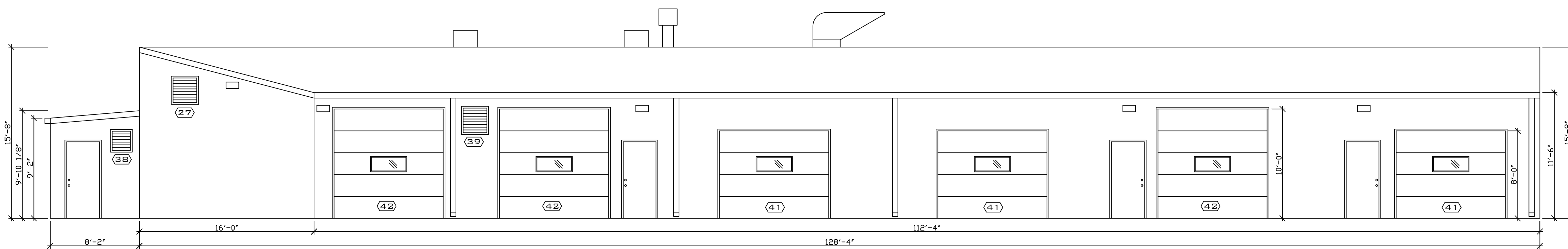
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A3 FRONT EXISTING



B EXTERIOR ELEVATION
A3 FRONT AFTER RENOVATION



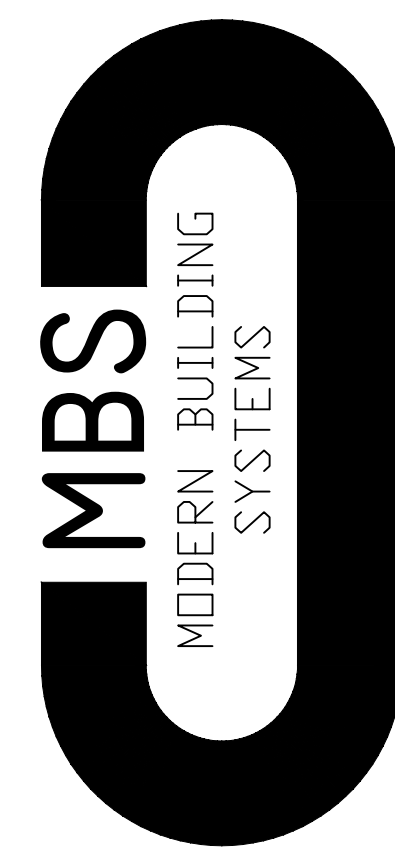
C EXTERIOR ELEVATION
A3 BACK EXISTING



D EXTERIOR ELEVATION
A3 BACK AFTER RENOVATION

- KEY NOTES**
- (1) WALL MOUNTED EYE WASH
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Jim Rodgers 1704 N. MAIN ST. - COLUMBIA, TN 38401



jimrodgerst@gmail.com 931-384-6395

Sheet Title:
SHOP WITH ADDITION
FRONT AND BACK ELEVATIONS

Project Title:
DANS COLLISION CENTER
2412 PRECAST DR. COLUMBIA TN

Dwn By: JTR

Chk By:

Scale: 3/16" = 1'

Date: 10-15-23

JOB NUMBER

Sheet No.: A3

NOTES:
 1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE DEED BOOK R2265, PAGE 1361, PLAT BOOK P12, PAGE 29 WITH IMPROVEMENTS AND PROPOSED BUILDING. THIS SURVEY IS PROVIDED TO DANIEL & RACHEL BOVEE

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY MADE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 A. TYPE OF SURVEY: RTK
 B. POSITIONAL ACCURACY: 0.05'
 C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
 D. GEOID MODEL: GEOID 18
 E. DATUM/EPOCH: NAD83(2011)

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0285E DATED 4/16/2007.

4. PROPERTY IS ZONED SD-LI CITY OF COLUMBIA ZONING ORDINANCE.
 BUILDING SETBACKS:
 FRONT 40'
 REAR 30'
 SIDE 10'

5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.

6. OWNER & PROPERTY ADDRESS:
 DANIEL B. & RACHEL A. BOVEE
 2412 PRECAST DR
 COLUMBIA TN 38401

7. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

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 COLUMBIA, TN 38401

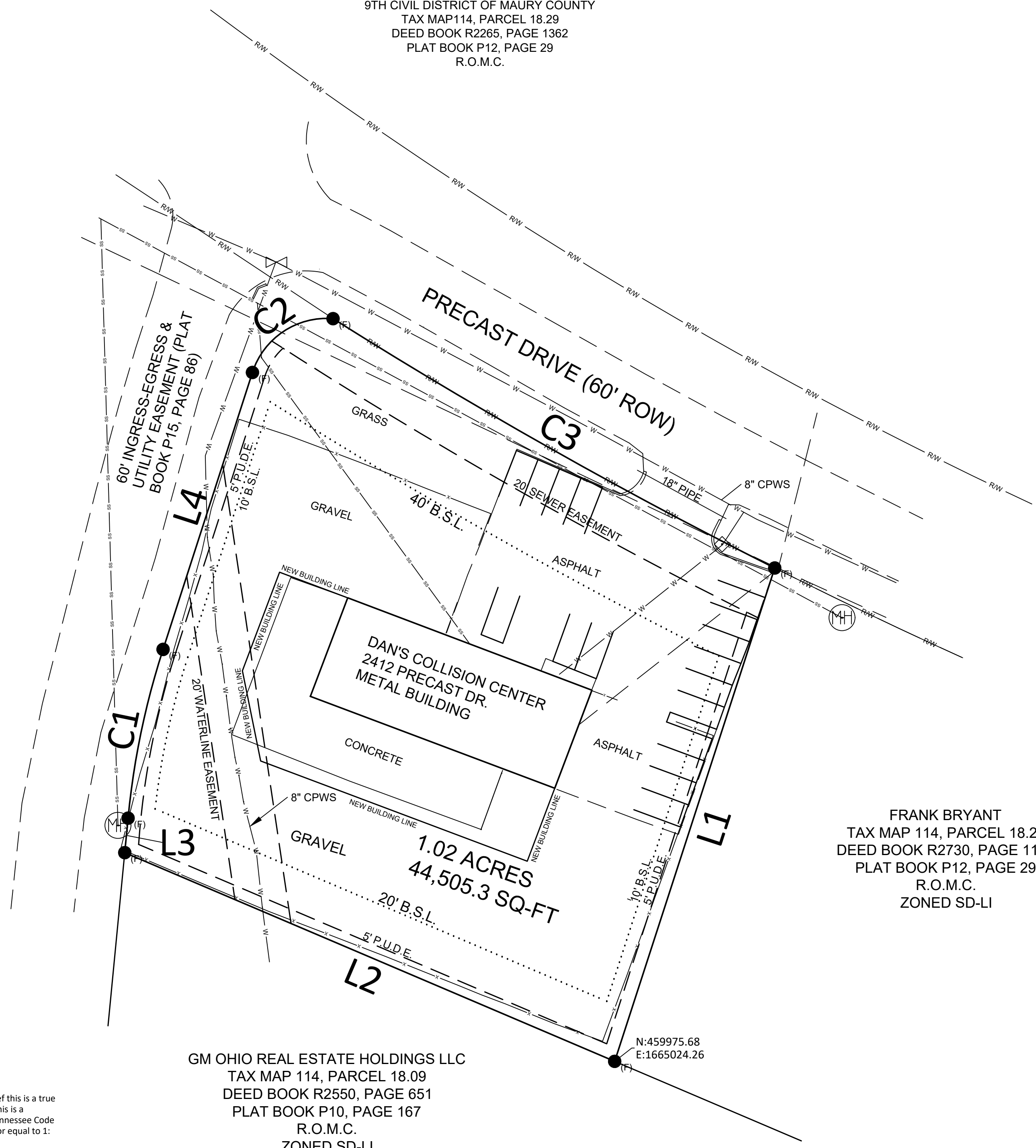
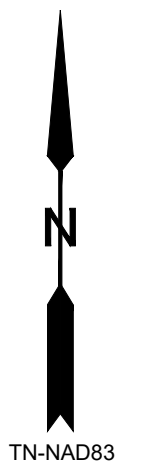
9. 10' PUDE ON PARALLEL OR ABUTTING STREET AND 5' PUDE ON INTERIOR LOT LINES.

SURVEY PLAT

OF THE
 DANIEL B. & RACHEL A. BOVEE PROPERTY
 9TH CIVIL DISTRICT OF MAURY COUNTY
 TAX MAP 114, PARCEL 18.29
 DEED BOOK R2265, PAGE 1362
 PLAT BOOK P12, PAGE 29
 R.O.M.C.

OBS\2023\58-2023 BOVEE\SITE\SITE

VICINITY MAP
 (NOT TO SCALE)



FRANK BRYANT
 TAX MAP 114, PARCEL 18.28
 DEED BOOK R2730, PAGE 1165
 PLAT BOOK P12, PAGE 29
 R.O.M.C.
 ZONED SD-LI

LEGEND

- SEWER MANHOLE
- IRON PIN FOUND
- IRON PIN SET
- WATER METER
- WATER VALVE
- UTILITY POLE
- OVERHEAD POWER
- UNDERGROUND TELE
- WATER LINE
- RIGHT OF WAY
- ZONING SETBACK
- FENCE
- EASEMENT

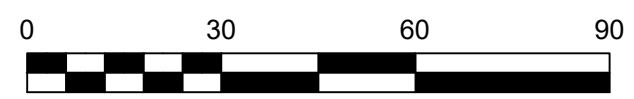
GM OHIO REAL ESTATE HOLDINGS LLC
 TAX MAP 114, PARCEL 18.09
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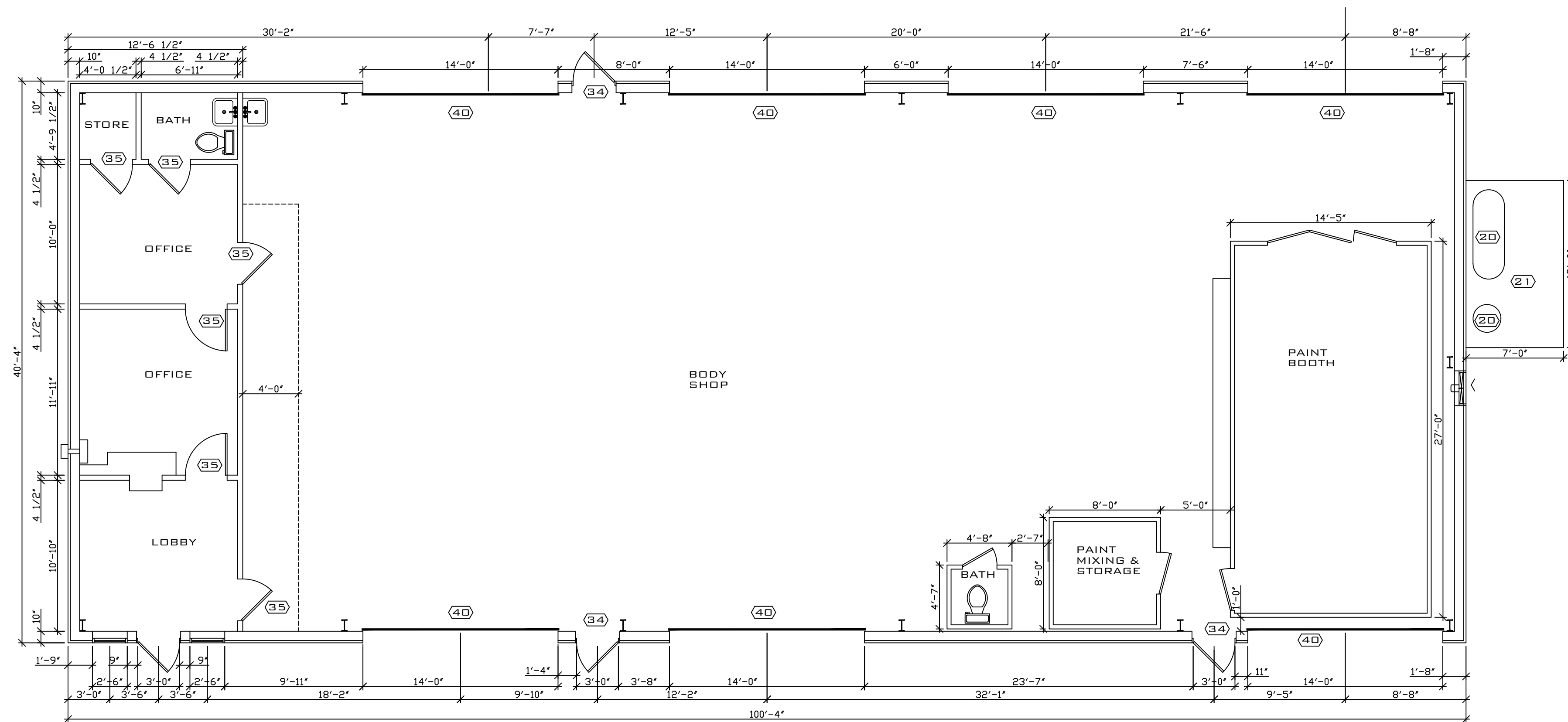
CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "C" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date _____ TRACY SEIBER, RLS #2397

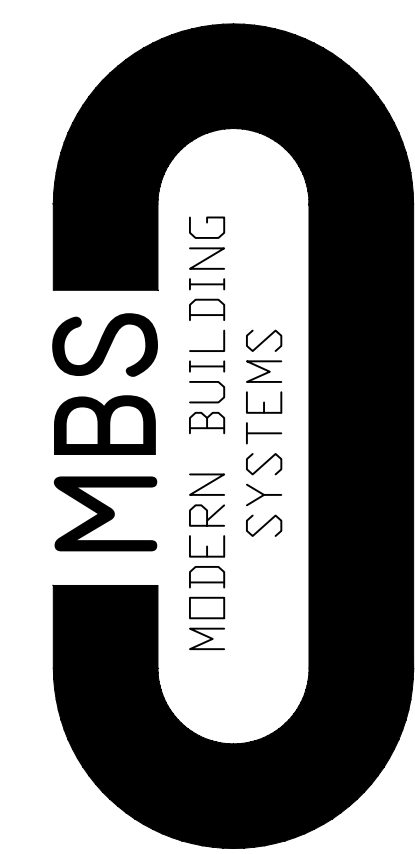


102 AVALON DRIVE
 COLUMBIA, TN 38401
 SEIBERSURVEYING@GMAIL.COM (931)446-6677
 DRAWING BY: T. SEIBER DATE: 9/22/2023
 SCALE: 1"=30' JOB NO.: 58-2023
 RO Page 18 of 149



- KEY NOTES**
- (10) WALL MOUNTED EYE WASH
 - (11) PAINT MIXING
 - (12) CABINET
 - (13) DRUMS WITH SHELVES ABOVE
 - (14) SHELVES OVER EXHAUST DUCT
 - (15)
 - (16) 50 CFM EXHAUST FAN
 - (17) 3.5" METAL FRAMING
 - (18) 7" METAL FRAMING
 - (19) SHEET ROCK CEILING
 - (20) EXISTING AIR COMPRESSOR
 - (21) 6" METAL FRAMING, INSULATED WITH METAL CLADDING ON BOTH SIDES
 - (22) FILL IN OPENING WITH 8" METAL STUDS, USED METAL CLADDING
 - (23) FILL IN OPENING WITH 6" METAL STUDS, USED METAL CLADDING
 - (24) 10' HIGH CURTAIN WITH WALL ABOVE
 - (25) RELOCATE EXISTING WALL & GARAGE DOOR TO HERE
 - (26) INSTALL 20,000 CFM ROOF EXHAUST FAN
 - (27) INSTALL 4,000 CFM WALL MOUNT EXHAUST FAN WITH GRAVITY SHUTTERS, LOUVERS & WALL SWITCH
 - (28) INSTALL RUBBER FLOOR IN THIS BAY TO WORK ON ELECTRIC VEHICLES
 - (29) EXISTING DECK ABOVE
 - (30) NEW 3'X7' INSULATED METAL DOOR
 - (31) RELOCATE EXISTING 3'X7' METAL DOOR TO HERE
 - (32) RELOCATE EXISTING 3'X7' METAL DOOR TO HERE AND INSTALL HALF GLASS
 - (33) NEW 6' DOOR FRAME WITH 2 - 2'X7' METAL DOORS
 - (34) EXISTING 3'X7' METAL DOOR
 - (35) EXISTING DOOR
 - (36) NEW 36"W X 48"H WINDOW
 - (37) INSTALL 1,000 CFM WALL MOUNT EXHAUST FAN WITH GRAVITY SHUTTERS, LOUVERS & WALL SWITCH
 - (38) INSTALL 1,000 CFM LOUVERS & MOTORIZED SHUTTERS TO OPEN WHEN FAN IS ENERGIZED
 - (39) INSTALL 4,000 CFM LOUVERS & MOTORIZED SHUTTERS TO OPEN WHEN FAN IS ENERGIZED
 - (40) EXISTING 14"W X 12"H NON INSULATED OVERHEAD GARAGE DOOR
 - (41) NEW 10'W X 8'H INSULATED OVERHEAD GARAGE DOOR
 - (42) NEW 10'W X 10'H INSULATED OVERHEAD GARAGE DOOR
 - (43) NEW 10'W X 12'H INSULATED OVERHEAD GARAGE DOOR
 - (44) NEW 14'W X 12'H INSULATED OVERHEAD GARAGE DOOR

Jim Rodgers 1704 N. MAIN ST. - COLUMBIA, TN 38401



931-384-6395 jimrodgerst@gmail.com

Sheet Title:
 SHOP WITH ADDITION
 NEW FLOOR PLAN

Project Title:
 DANS COLLISION CENTER
 2412 PRECAST DR. COLUMBIA TN

Dwn By: JTR

Dwn By: JTR

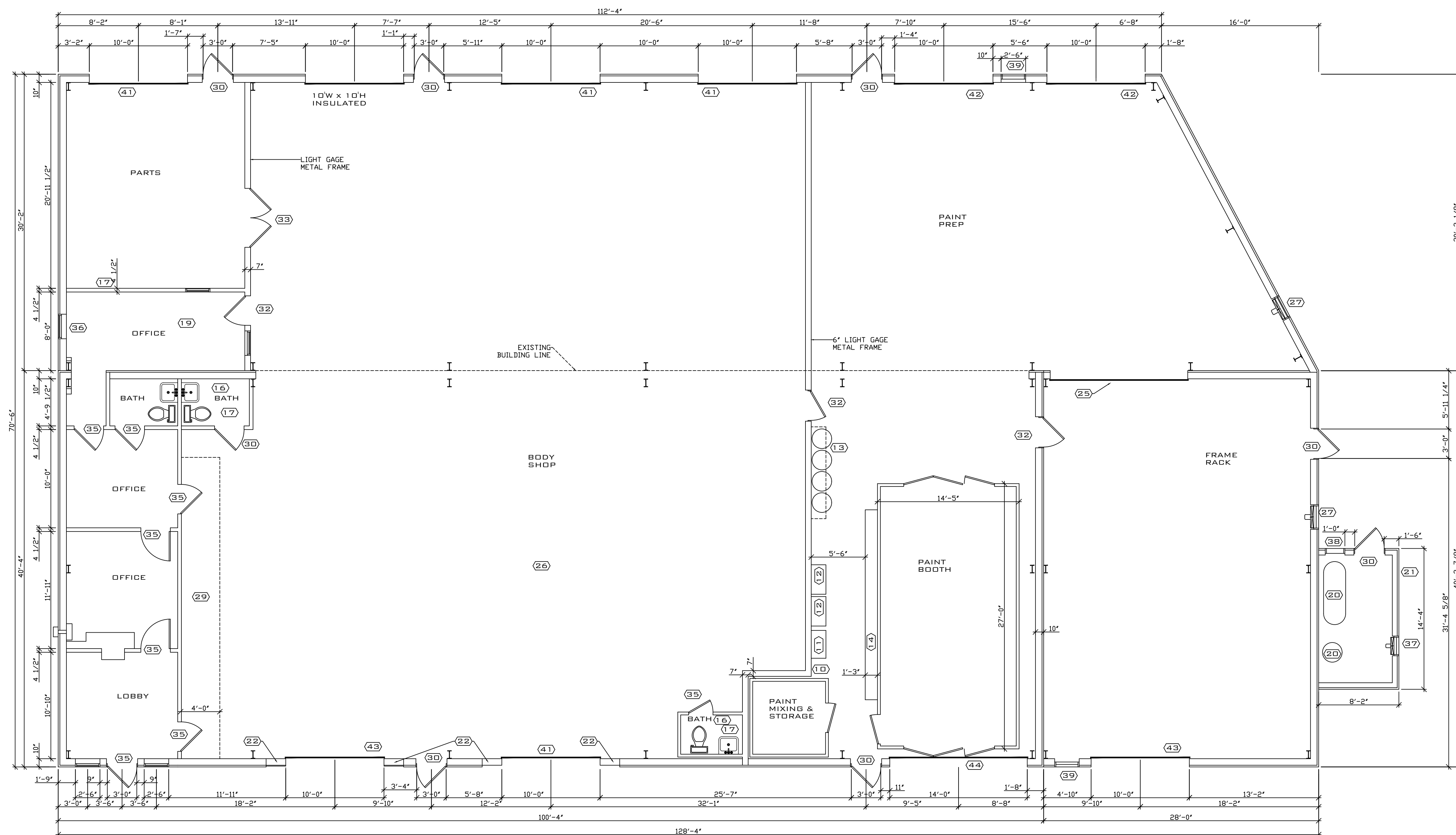
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Scale: 9-26-23

Date: 10-15-23

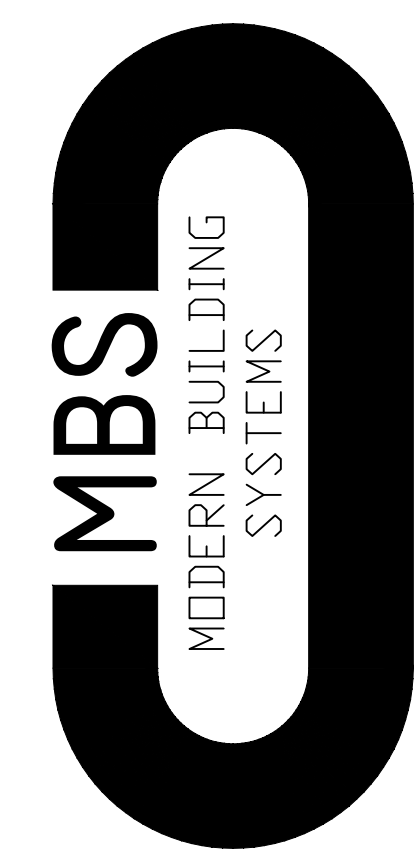
JOB NUMBER

Sheet No.: A1



- KEY NOTES**
- (1) WALL MOUNTED EYE WASH
 - (1) PAINT MIXING
 - (2) CABINET
 - (3) DRUMS WITH SHELVES ABOVE
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 - (5)
 - (6) 50 CFM EXHAUST FAN
 - (7) 3.5" METAL FRAMING
 - (8) 7" METAL FRAMING
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 - (20) EXISTING AIR COMPRESSOR
 - (21) 6" METAL FRAMING, INSULATED WITH METAL CLADDING ON BOTH SIDES
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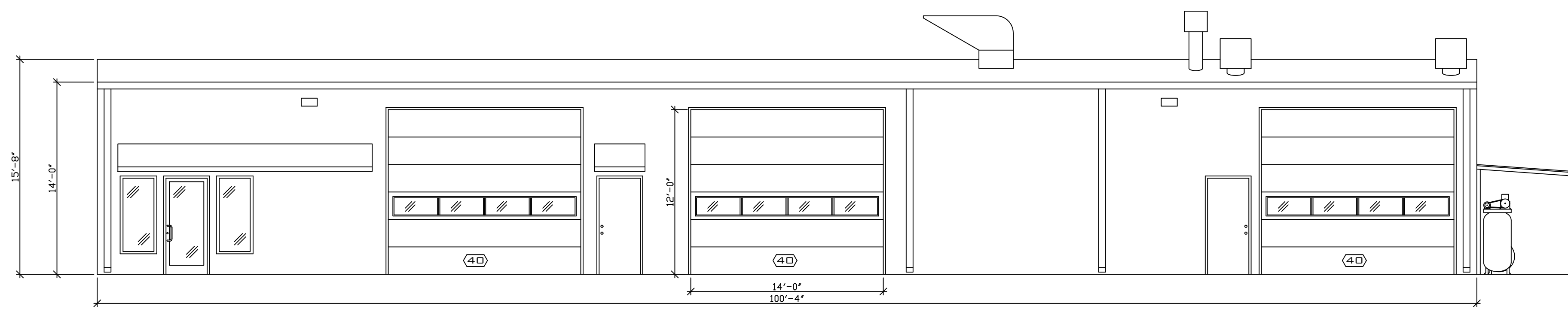
Jim Rodgers 1704 N. MAIN ST. - COLUMBIA, TN 38401



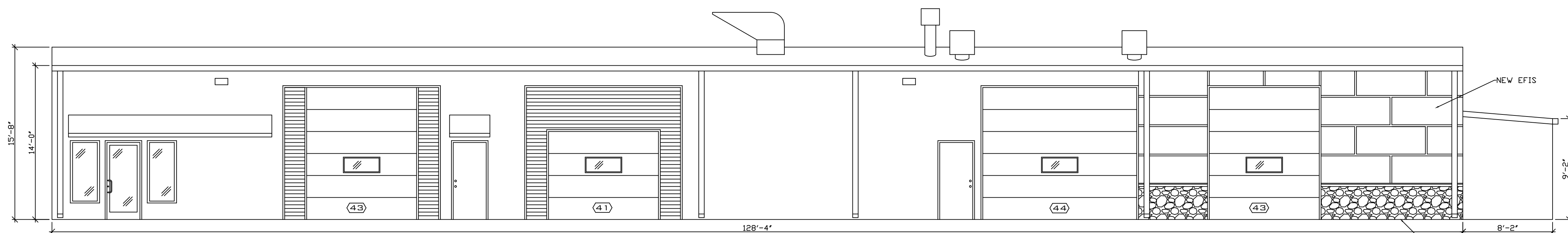
931-384-6395 jimrodger@gmail.com

Sheet Title:
 SHOP WITH ADDITION
 NEW FLOOR PLAN
 Project Title:
 DANS COLLISION CENTER
 2412 PRECAST DR. COLUMBIA TN

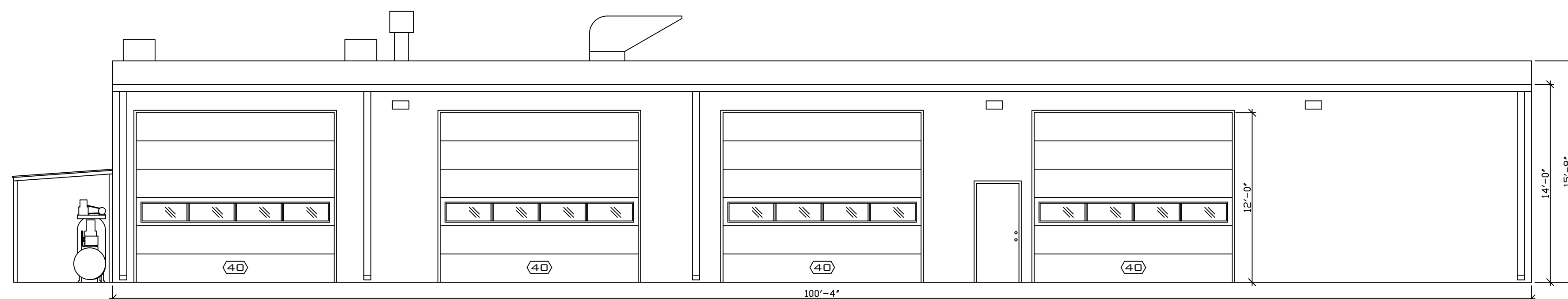
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 Dwn By: JTR
 Chk By: 3/16" = 1'
 Scale: 9-26-23
 Date: 9-26-23
 JOB NUMBER
 Sheet No.: A2



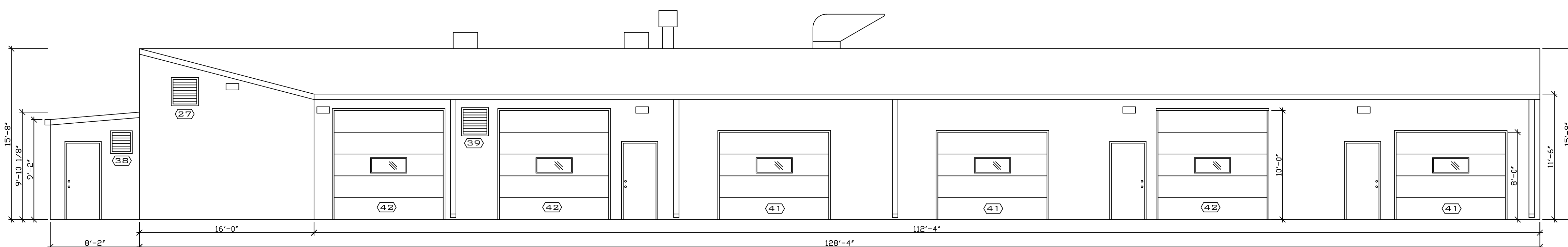
A EXTERIOR ELEVATION
A3 FRONT EXISTING



B EXTERIOR ELEVATION
A3 FRONT AFTER RENOVATION



C EXTERIOR ELEVATION
A3 BACK EXISTING

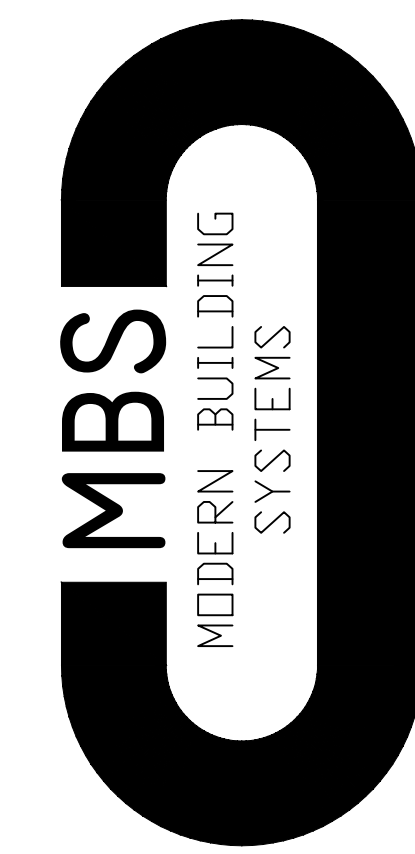


D EXTERIOR ELEVATION
A3 BACK AFTER RENOVATION

KEY NOTES

- (1) WALL MOUNTED EYE WASH
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Jim Rodgers 1704 N. MAIN ST. - COLUMBIA, TN 38401



jimrodgerst@gmail.com
931-384-6395

Sheet Title:

SHOP WITH ADDITION
FRONT AND BACK ELEVATIONS

Project Title:

DANS COLLISION CENTER
2412 PRECAST DR. COLUMBIA TN

Dwn By: JTR

Chk By:

Scale: 3/16" = 1'

Date: 10-15-23

JOB NUMBER

Sheet No.:

A3

NOTES:
 1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE DEED BOOK R2265, PAGE 1361, PLAT BOOK P12, PAGE 29 WITH IMPROVEMENTS AND PROPOSED BUILDING. THIS SURVEY IS PROVIDED TO DANIEL & RACHEL BOVEE

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY MADE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 A. TYPE OF SURVEY: RTK
 B. POSITIONAL ACCURACY: 0.05'
 C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
 D. GEOID MODEL: GEOID 18
 E. DATUM/EPOCH: NAD83(2011)

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0285E DATED 4/16/2007.

4. PROPERTY IS ZONED SD-LI CITY OF COLUMBIA ZONING ORDINANCE.
 BUILDING SETBACKS:
 FRONT 40'
 REAR 30'
 SIDE 10'

5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.

6. OWNER & PROPERTY ADDRESS:
 DANIEL B. & RACHEL A. BOVEE
 2412 PRECAST DR
 COLUMBIA TN 38401

7. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

8. ELECTRIC & WATER PROVIDED BY COLUMBIA POWER AND WATER
 201 PICKENS LN
 COLUMBIA, TN 38401

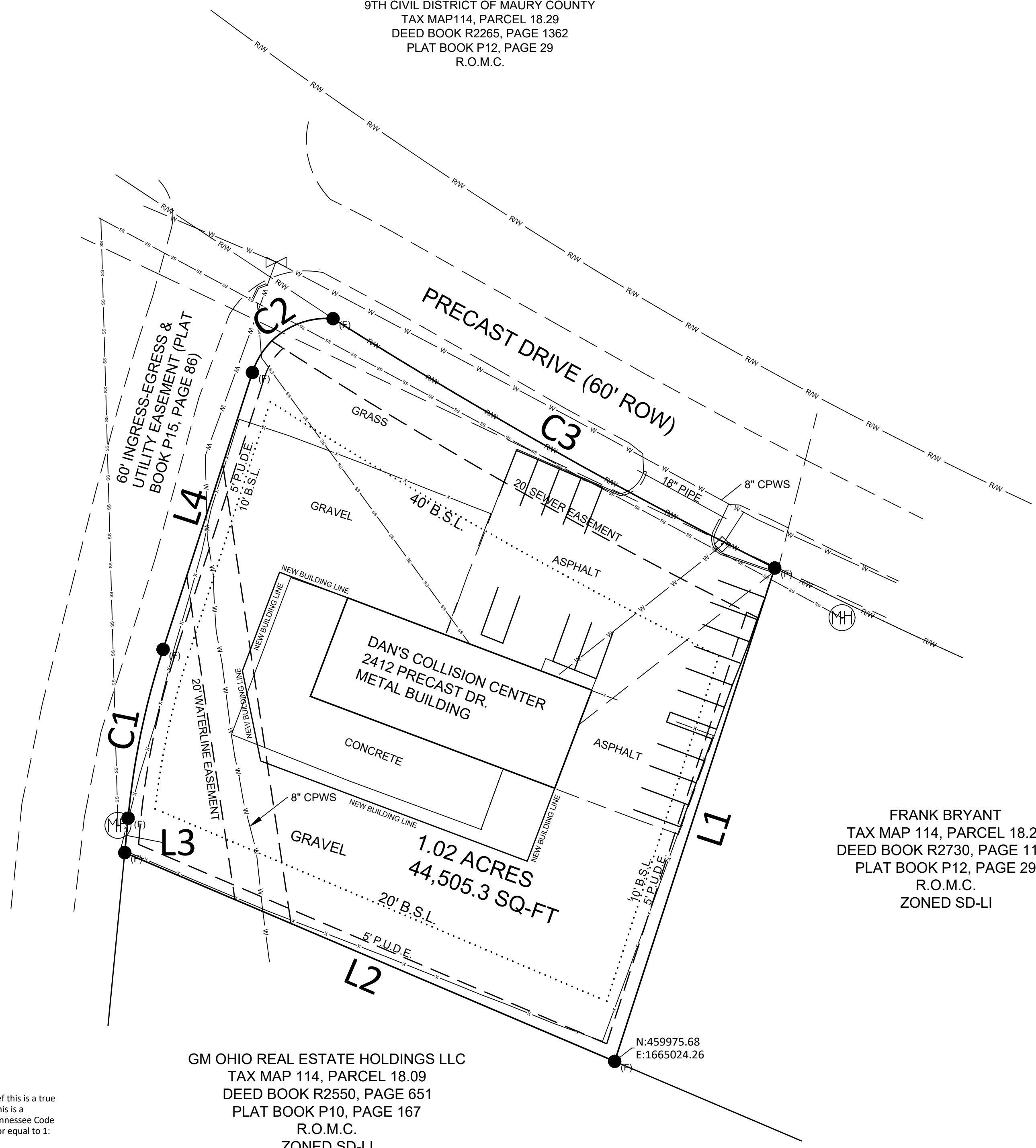
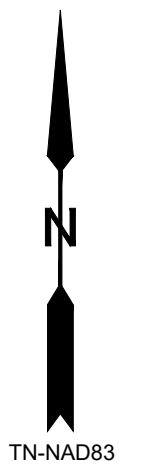
9. 10' PUDE ON PARALLEL OR ABUTTING STREET AND 5' PUDE ON INTERIOR LOT LINES.

SURVEY PLAT

OF THE
 DANIEL B. & RACHEL A. BOVEE PROPERTY
 9TH CIVIL DISTRICT OF MAURY COUNTY
 TAX MAP 114, PARCEL 18.29
 DEED BOOK R2265, PAGE 1362
 PLAT BOOK P12, PAGE 29
 R.O.M.C.

OBS\2023\58-2023 BOVEE\SITE\ SITE

VICINITY MAP
 (NOT TO SCALE)



FRANK BRYANT
 TAX MAP 114, PARCEL 18.28
 DEED BOOK R2730, PAGE 1165
 PLAT BOOK P12, PAGE 29
 R.O.M.C.
 ZONED SD-LI

LEGEND

- SEWER MANHOLE
- IRON PIN FOUND
- IRON PIN SET
- WATER METER
- WATER VALVE
- UTILITY POLE
- OVERHEAD POWER
- UNDERGROUND TELE
- WATER LINE
- RIGHT OF WAY
- ZONING SETBACK
- FENCE
- EASEMENT

GM OHIO REAL ESTATE HOLDINGS LLC
 TAX MAP 114, PARCEL 18.09
 DEED BOOK R2550, PAGE 651
 PLAT BOOK P10, PAGE 167
 R.O.M.C.
 ZONED SD-LI

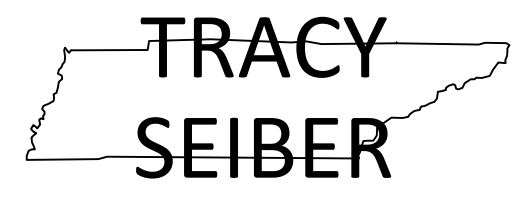
N:459975.68
 E:1665024.26



CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "C" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date _____ TRACY SEIBER, RLS #2397



102 AVALON DRIVE
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 SEIBERSURVEYING@GMAIL.COM (931)446-6677
 DRAWING BY: T. SEIBER DATE: 9/22/2023
 SCALE: 1"=30' JOB NO.: 58-2023
 RO Page 22 of 149

Your reference code is **1557QG**

Application Summary

Type: Addition
Location: 2412 Precast Dr
Property Owner: Bovee Daniel B Etux Rachel A
Description: Zoned industrial, building is currently a collision center and use will remain the same. This is a request for adding on to the original building. Per CPWS, they requested we stay 8' from the water line coming across back corner of property. The enclosed plans reflect an addition with 8' easement, measured from the lines both 811 and CPWS marked on property. We are discussing with CPWS the cost to move this waterline to the public easement area on side of property, if we come to agreement the building would then just be squared off in back instead of the angled wall. Plans, plot and elevations are enclosed.
Created By: publicweb

Status Information

Name	Complete	Date
Application Submittal	Yes	10/16/2023
Completeness Review	No	10/19/2023
Staff Review	No	11/2/2023
Confirmation	No	11/3/2023
Approval	No	11/6/2023
Issuance	No	11/7/2023
Inspections Complete	No	5/8/2024
Certificate of Completion	No	5/9/2024

Fees

Type	Amount	Paid
Building	\$2,205.00	No
Plan Check	\$1,102.50	No
Technology Fee	\$20.00	No
Zoning Compliance	\$300.00	No

Inspections

Type	Date	Status
Wall Bracing	Unscheduled	Unscheduled
Footing	Unscheduled	Unscheduled
Foundation Wall	Unscheduled	Unscheduled
Slab	Unscheduled	Unscheduled
UG Plumbing	Unscheduled	Unscheduled
Above Ceiling Building	Unscheduled	Unscheduled
Firewall	Unscheduled	Unscheduled
Framing Building	Unscheduled	Unscheduled
Insulation	Unscheduled	Unscheduled
Final Fire	Unscheduled	Unscheduled
Final Building	Unscheduled	Unscheduled

Inspection Correction Items

Contractors

Name	License
------	---------

Details

Name	Value
Fire Sprinkler	No
Hood Suppression System	No
Wastewater	No
Carport	No
Porch	No
Fire Alarm	No
Fireplace	No
Deck	No
Number of Bathrooms	1.0
Number of Bedrooms	0
1st Floor Area (ft ²)	4,480.00
2nd Floor Area (ft ²)	0.00
3rd Floor and Above Area (ft ²)	0.00
Basement Area Finished (ft ²)	0.00
Basement Area Unfinished (ft ²)	0.00
Number of Floors	1
Total Construction Area (ft ²)	4,480.00
Total Project Construction Value	\$400,000.00
Existing 1st Floor Area (ft ²)	4,000.00
Existing 2nd Floor Area (ft ²)	0.00
Existing 3rd Floor and Above Area (ft ²)	0.00



CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 23-0417

APPLICANT/OWNER

Brookstone Group, LLC/ Greg Smith

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

2500 & 2501 Hospitality Drive/ Tax Map 042, Parcel 042 013.0800

PROJECT DESCRIPTION: Façade Modification

This request is for a modification that was made from a previous request in ART 22-0327 that was approved for the replacement of a corrugated metal on the front façade parapet with wood grain siding and new gooseneck & wall mounted light fixtures. The initial request showed the front façade painted white with wall mounted door way lighting. This revised request indicates the front façade painted dark gray with the removal of doorway mounted up-lighting fixtures.



<u>EXISTING ZONING</u>	<u>EXISTING LAND USE</u>	<u>SURROUNDING ZONING & LAND USE</u>	<u>SITE IMPROVEMENTS</u>	<u>Historic District</u>
PUD	Commercial Shopping Center	PUD	Façade Modification of Existing Commercial Strip Center	N/A

Building Façade 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
	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.					
P	Permitted	NP	Not Permitted	NA	Not Applicable
R	Required	NR	Not Regulated		

PLANNING STAFF EVALUATION:

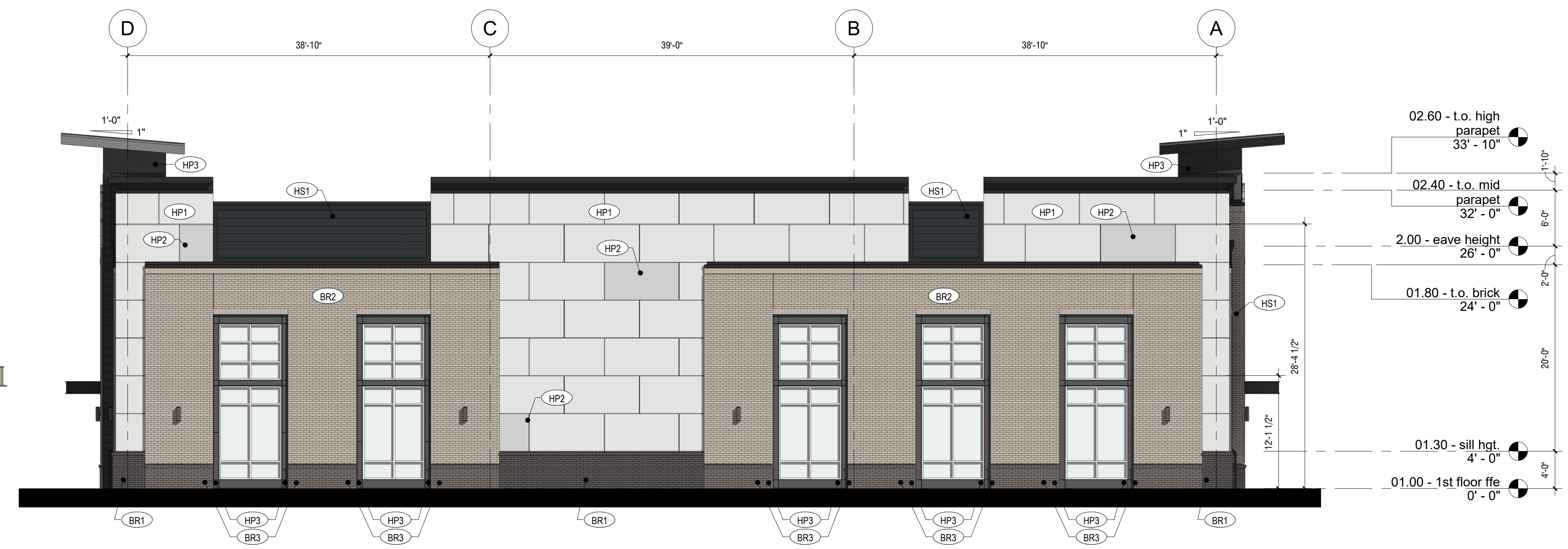
- This façade modifications included the replacement of non-conforming metal siding to be replaced with NICHIIHA siding (wood grain fiber cement board siding) on the upper parapet. All modifications have been installed per the approvals with the minor exception of a paint color change from white to dark gray with the removal of wall mounted light scones.



1 plan north elevation
1/8" = 1'-0"
SCALE FEET



2 a400 NE perspective



3 plan east elevation
1/8" = 1'-0"
SCALE FEET



4 northeast perspective #2

material legend

- BR1 MANUFACTURER: GLEN-GERY
SIZE: MODULAR
COLOR NAME: CARBON BLACK VELOUR
<https://www.glengery.com/brick-catalog/carbon-black>
- BR2 MANUFACTURER: GLEN-GERY
SIZE: MODULAR
COLOR NAME: CASABLANCA
<https://www.glengery.com/brick-catalog/casablanca-aztec>
- BR3 MANUFACTURER: GLEN-GERY
SIZE: MODULAR
COLOR NAME: BLACKHILLS SMOOTH
<https://www.glengery.com/brick-catalog/black-hills-smooth>
- HP1 MANUFACTURER: HARDIE REVEAL PANEL SYSTEM
SIZE: 3'-11 1/2" X 7'-11 1/2" PANELS | 7/16" THICK
PANEL W/ 1/2" JOINT (REVEAL)
COLOR: SHERWIN WILLIAMS SW 6252
COLOR NAME: ICE CUBE
- HP2 ACCENT COLOR
MANUFACTURER: HARDIE REVEAL PANEL SYSTEM
SIZE: 3'-11 1/2" X 7'-11 1/2" PANELS | 7/16" THICK
PANEL W/ 1/2" JOINT (REVEAL)
COLOR: SHERWIN WILLIAMS SW 7072
COLOR NAME: ONLINE
- HP3 ACCENT COLOR
MANUFACTURER: HARDIE REVEAL PANEL SYSTEM
SIZE: 3'-11 1/2" X 7'-11 1/2" PANELS | 7/16" THICK
PANEL W/ 1/2" JOINT (REVEAL)
COLOR: SHERWIN WILLIAMS SW 7674
COLOR NAME: PEPPERCORN
- HS1 MANUFACTURER: HARDIE PLANK LAP SIDING
FINISH: SMOOTH | THICKNESS: 0.312
EXPOSURE: 10.75" | WIDTH: 12"
COLOR: INKWELL

elevation keynotes

- 1 PREFINISHED ALUMINUM COPING. COLOR: **TBD**
- 2 PREFINISHED ALUMINUM FLASHING TRANSITION.
- 3 MAPES ARCHITECTURAL CANOPIES - SUPER LUMINODECK FLAT SOFFIT | 4'-0" CANTILEVER PROJECTION. UNDERSIDE TO ALUMINUM FRAT SOFFIT INTERLOCKING DECKING. DRAINAGE VIA DIVERTEC PLATE | 1" C-CHANNEL FASGIA - REFER TO **XXXXX**
- 4 BRICK SOLDIER COURSE - COLOR: TO MATCH ADJACENT BRICK.
- 5 BRICK ROWLOCK - COLOR TO MATCH ADJACENT BRICK.
- 6 MASONRY CONTROL JOINT - REFER TO DETAIL **XXXXX**
- 7 PREFINISHED ALUMINUM COLLECTOR HEAD WITH DOWNSPOUT.
- 8 OVERFLOW SCUPPER
- 9 STANDING SEAM METAL ROOF
- 10 1x6 HARDIE TRIM - **COLOR TBD**
- 11 HARDIE PANEL REVEALS - **REFER TO DETAIL XXXXX**

zone 4 - building envelope requirements fenestration

METAL FRAMING	0.38
FIXED FENESTRATION	0.45
OPERABLE FENESTRATION	0.77
ENTRANCE DOORS	0.77

zone 4 - building envelope requirements

ROOFS	R-30 CONTINUOUS
INSULATION ENTIRELY ABOVE DECK	R-30 CONTINUOUS
WALLS ABOVE GRADE	R-19+R-7.5 CONTINUOUS
METAL FRAMED	R-19+R-7.5 CONTINUOUS
SLAB-ON-GRADE FLOORS	R-10 FOR 24IN. BELOW
UNHEATED SLABS	R-10 FOR 24IN. BELOW
OPAQUE DOORS	U-0.70
SWINGING	U-0.70

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (3) CLEAR

planning commission note

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF COLUMBIA'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/STAFF OF MURFREESBORO. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED AT GRADE AND ADEQUATELY SCREENED BY LANDSCAPING ELEMENTS.

tenant identification

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percentage of exterior materials

CODE	DESCRIPTION	NORTH ELEV.	NORTH %	WEST ELEV.	WEST %	SOUTH ELEV.	SOUTH %	EAST ELEV.	EAST %	TOTAL MAT. SF	OVERALL %
BR1	Glen Gery Carbon Black Velour	218.92	3.27%	115.10	3.11%	219.21	3.27%	115.10	3.11%	668.33	3.21%
BR3	Glen Gery SB Black Hills Smooth	199.57	2.98%	139.19	3.77%	199.48	2.97%	139.19	3.77%	677.43	3.26%
BR2	Glen Gery Casablanca	1,942.40	29.03%	1,279.72	34.62%	1,946.73	29.01%	1,279.72	34.62%	6,448.57	31.01%
HS1	Hardie Plank 10" EXP Ink Well SW6992	531.20	7.94%	199.36	5.39%	437.15	6.53%	199.36	5.39%	1,367.07	6.57%
HP1	Hardie Panel Ice Cube SW 6252	2,182.90	32.62%	1,216.71	32.91%	2,291.66	34.15%	1,216.71	32.91%	6,907.98	33.22%
HP3	Hardie Panel Peppercorn SW 7674	688.87	10.29%	213.33	5.77%	688.87	10.27%	213.33	5.77%	1,804.40	8.68%
	Glazing	927.56	13.86%	533.33	14.43%	927.47	13.82%	533.33	14.43%	2,921.69	14.05%
	Elevation Totals	6,691.42	100.00%	3,696.74	100.00%	6,710.57	100.00%	3,696.74	100.00%	20,795.47	100.00%



2 a401 SW perspective



4 southwest perspective #2

material legend

- BR1 MANUFACTURER: GLEN-GERY
 SIZE: MODULAR
 COLOR NAME: CARBON BLACK VELOUR
<https://www.glen-gery.com/brick-catalog/carbon-black>
- BR2 MANUFACTURER: GLEN-GERY
 SIZE: MODULAR
 COLOR NAME: CASABLANCA
<https://www.glen-gery.com/brick-catalog/casablanca-aztec>
- BR3 MANUFACTURER: GLEN-GERY
 SIZE: MODULAR
 COLOR NAME: BLACKHILLS SMOOTH
<https://www.glen-gery.com/brick-catalog/black-hills-smooth>
- HP1 MANUFACTURER: HARDIE REVEAL PANEL SYSTEM
 SIZE: 3'-11 1/2" X 7'-11 1/2" PANELS | 7/16" THICK
 PANEL W/ 1/2" JOINT (REVEAL)
 COLOR: SHERWIN WILLIAMS SW 6252
 COLOR NAME: ICE CUBE
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 SIZE: 3'-11 1/2" X 7'-11 1/2" PANELS | 7/16" THICK
 PANEL W/ 1/2" JOINT (REVEAL)
 COLOR: SHERWIN WILLIAMS SW 7072
 COLOR NAME: ONLINE
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 SIZE: 3'-11 1/2" X 7'-11 1/2" PANELS | 7/16" THICK
 PANEL W/ 1/2" JOINT (REVEAL)
 COLOR: SHERWIN WILLIAMS SW 7674
 COLOR NAME: PEPPER CORN
- HS1 MANUFACTURER: HARDIE PLANK LAP SIDING
 FINISH: SMOOTH | THICKNESS: 0.312
 EXPOSURE: 10.75" | WIDTH: 12"
 COLOR: INKWELL

elevation keynotes

- 1 PRE-FINISHED ALUMINUM COPING. COLOR: TBD
- 2 PREFINISHED ALUMINUM FLASHING TRANSITION.
- 3 MAPES ARCHITECTURAL CANOPIES - SUPER LUMIDECK FLAT SOFFIT | 4'-0" CANTILEVER PROJECTION. UNDERSIDE TO ALUMINUM FRAM SOFFIT. INTERLOCKING DECKING. DRAINAGE VIA INVERTER PLATE | 1" C-CHANNEL FASCIA - REFER TO XX.XXXX
- 4 BRICK SOLDIER COURSE - COLOR: TO MATCH ADJACENT BRICK.
- 5 BRICK ROWLOCK - COLOR TO MATCH ADJACENT BRICK.
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- 8 OVERFLOW SCUPPER
- 9 STANDING SEAM METAL ROOF
- 10 1x6 HARDIE TRIM - COLOR TBD
- 11 HARDIE PANEL REVEALS - REFER TO DETAIL XXXXX

zone 4 - building envelope requirements fenestration

METAL FRAMING	0.38
FIXED FENESTRATION	0.45
OPERABLE FENESTRATION	0.77
ENTRANC DOORS	
SHGC - ALL FRAME TYPES	
SHGC: PF < 0.25	0.36 (SEW) 0.48 (N)
SHGC: 0.25 < PF < 0.5	0.43 (SEW) 0.53 (N)
SHGC: PF > 0.5	0.58 (SEW) 0.58 (N)

zone 4 - building envelope requirements

ROOFS	
INSULATION ENTIRELY ABOVE DECK	R-30 CONTINUOUS
WALLS ABOVE GRADE	
METAL FRAMED	R-19 + R-7.5 CONTINUOUS
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW
OPAQUE DOORS	
SWINGING	U-0.70

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (3) CLEAR.

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hvac screening

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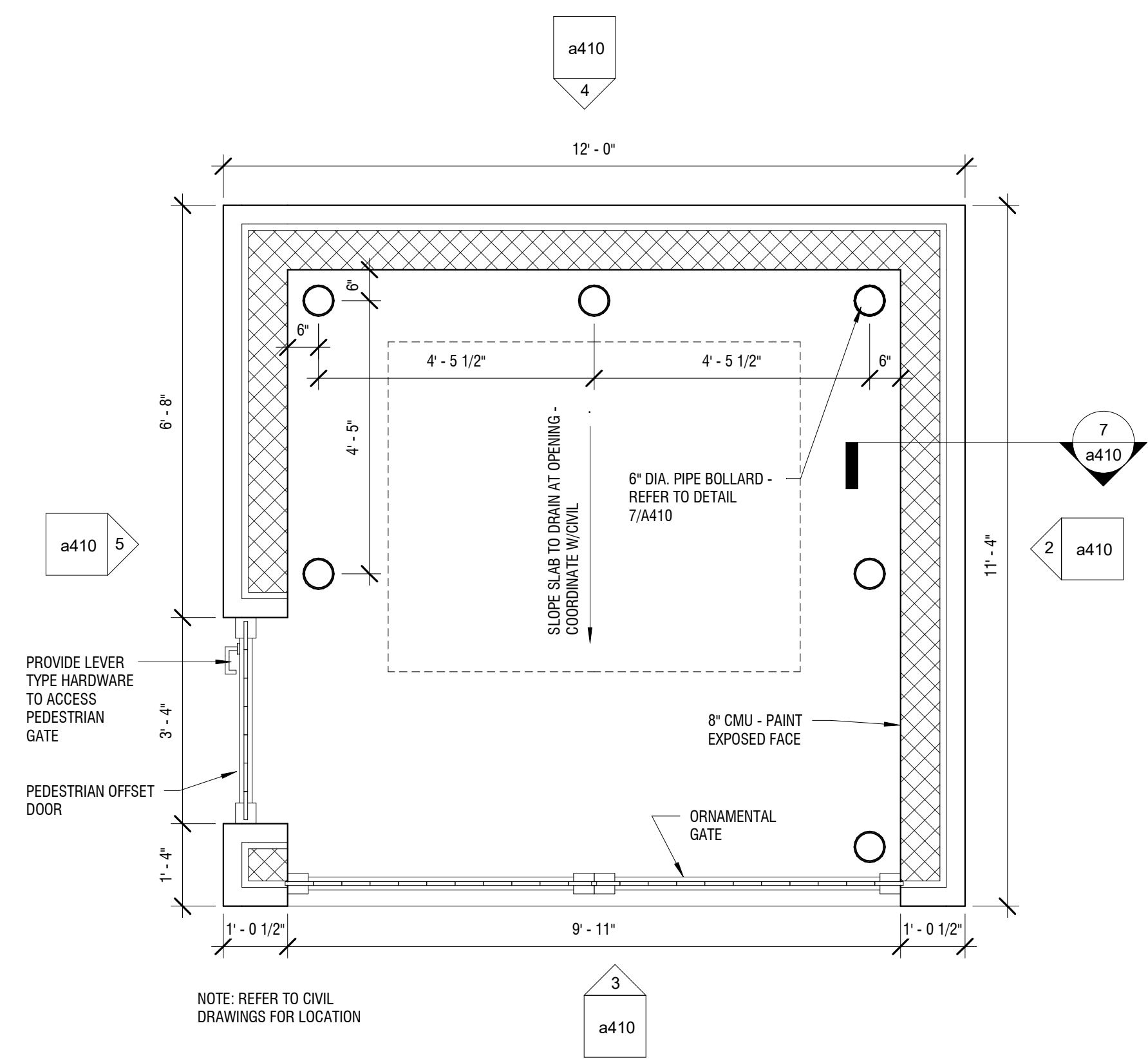
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revisions

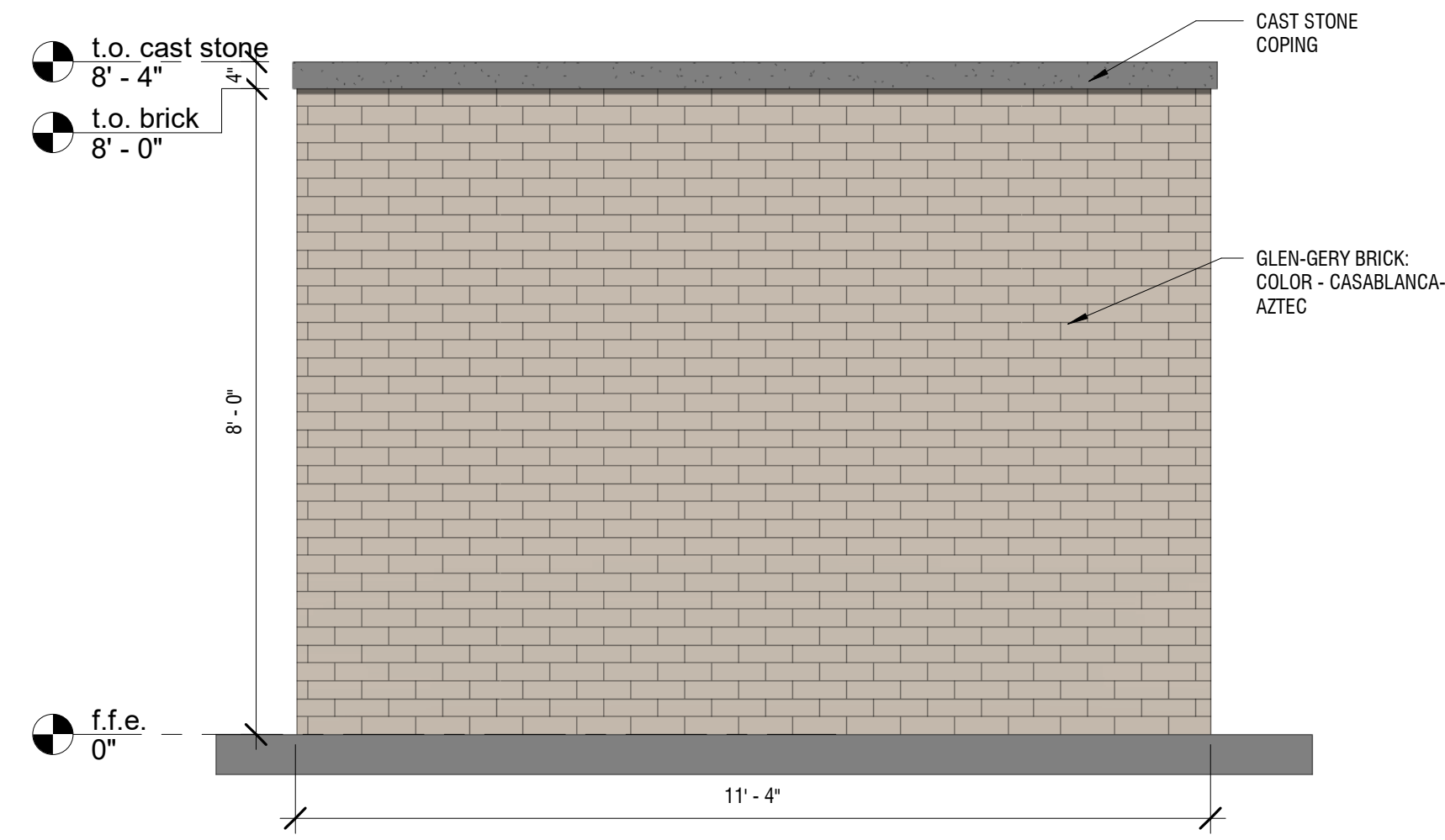
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building elevations

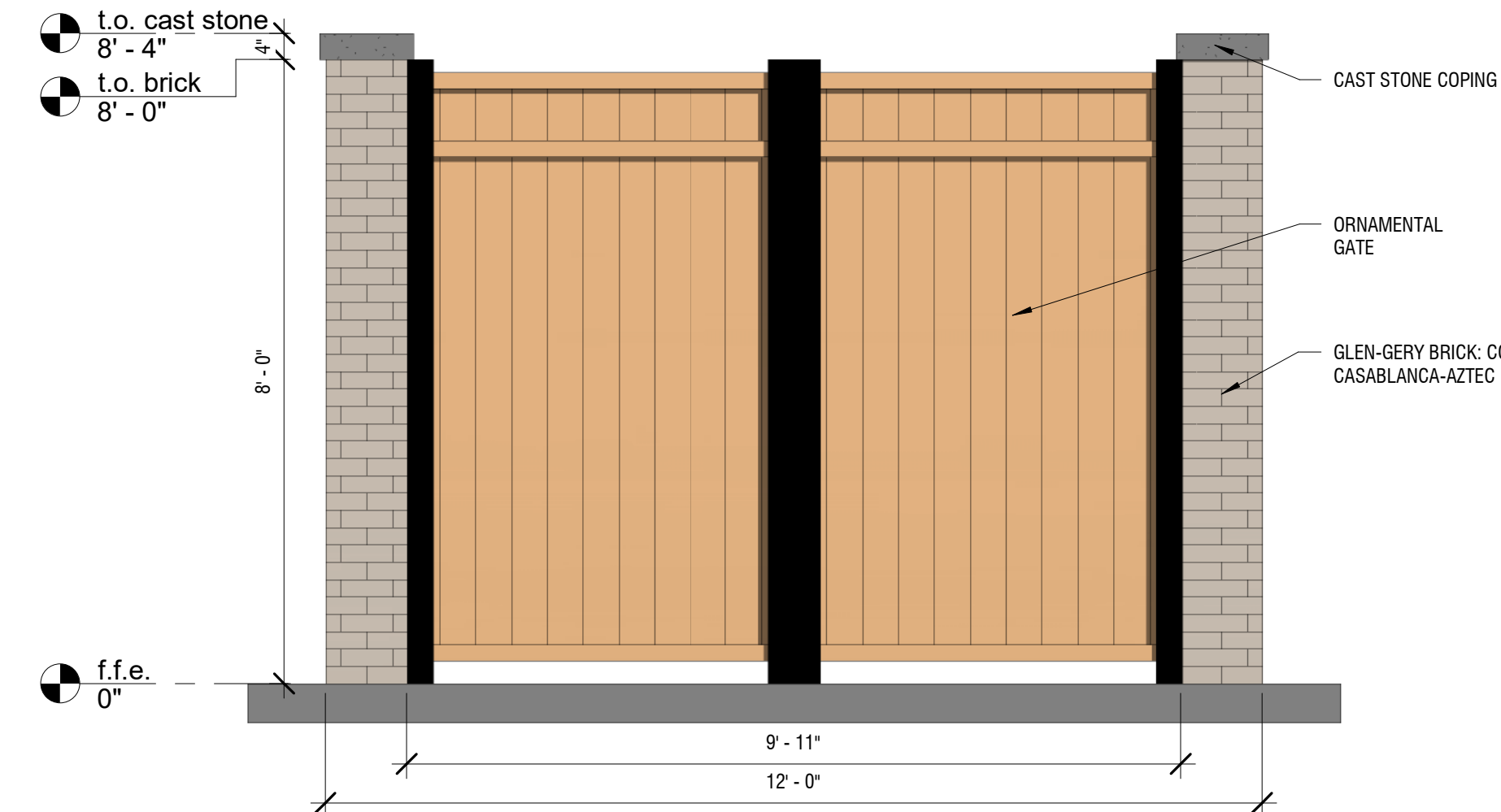
a401



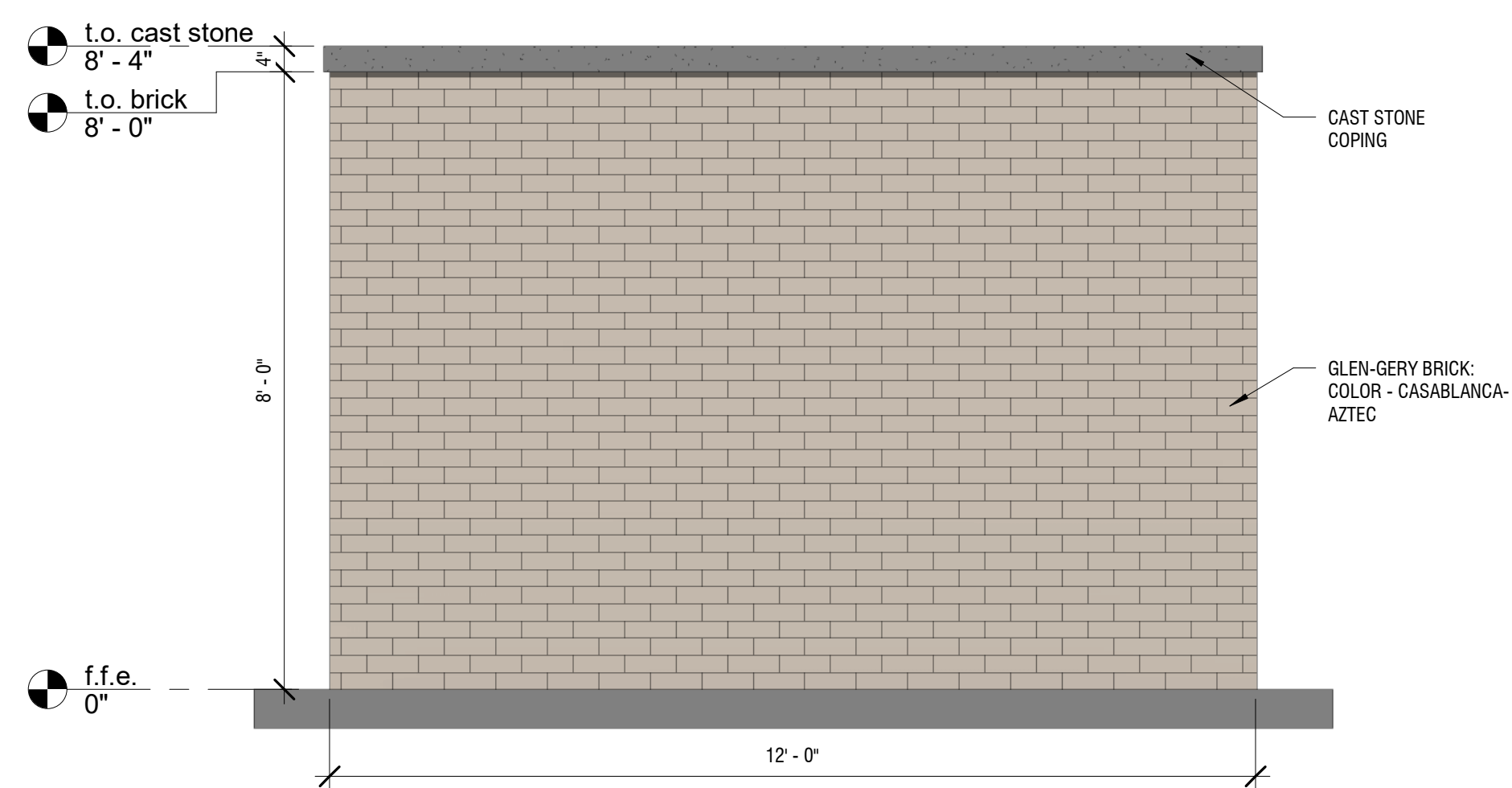
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1/2" = 1'-0"



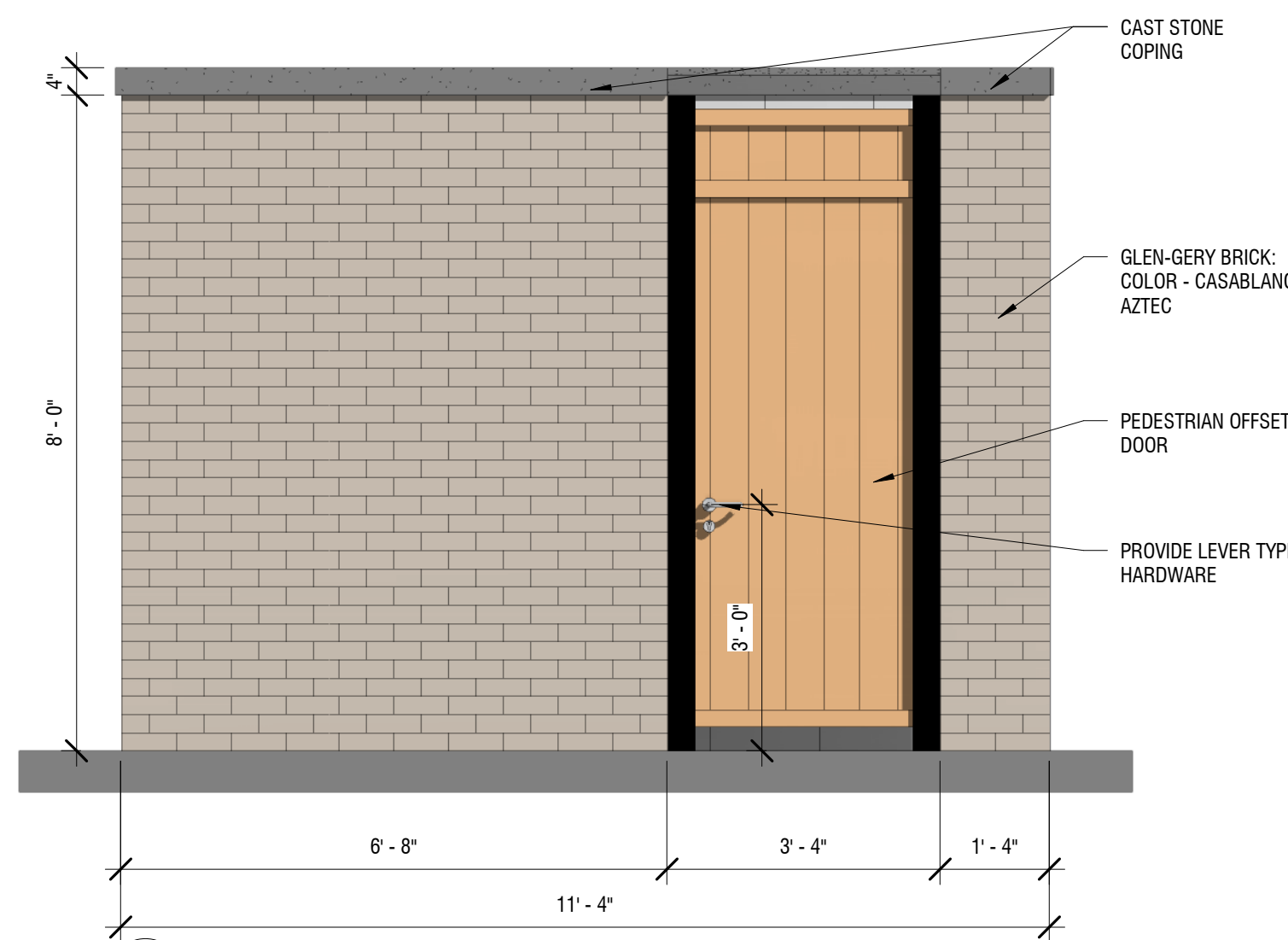
2 trash enclosure - side elevation
1/2" = 1'-0"



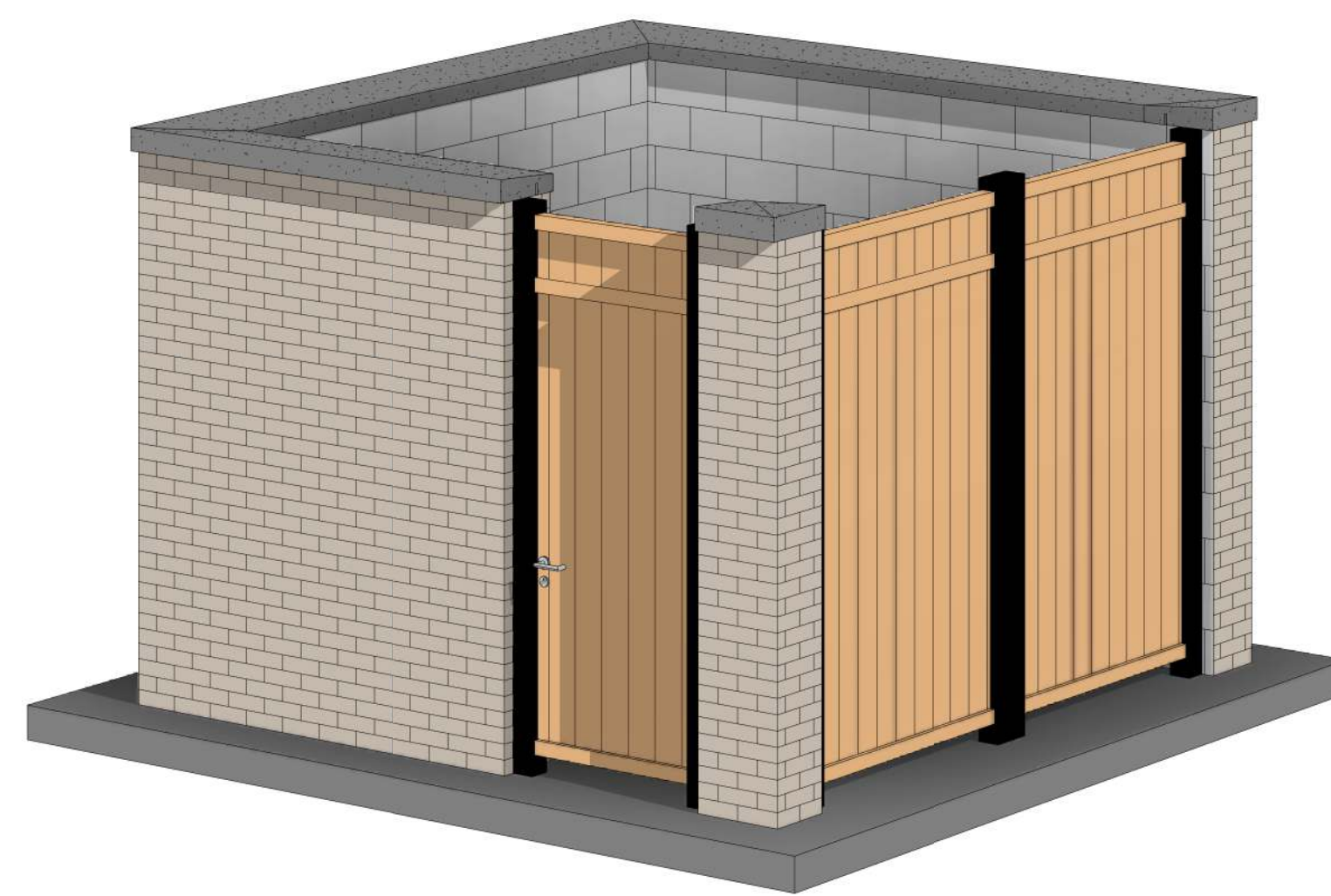
3 trash enclosure - front elevation
1/2" = 1'-0"



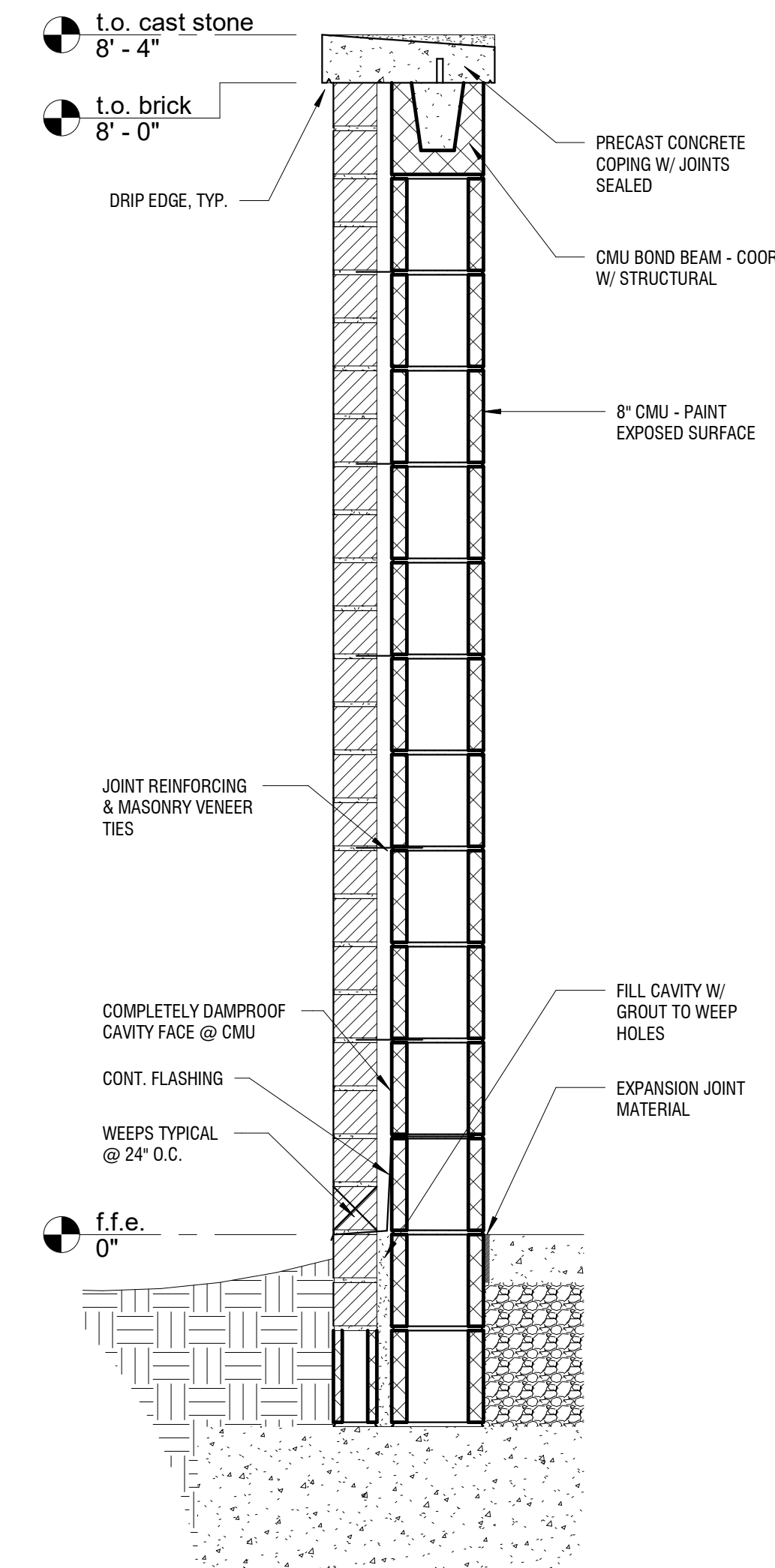
4 trash enclosure - rear elevation
1/2" = 1'-0"



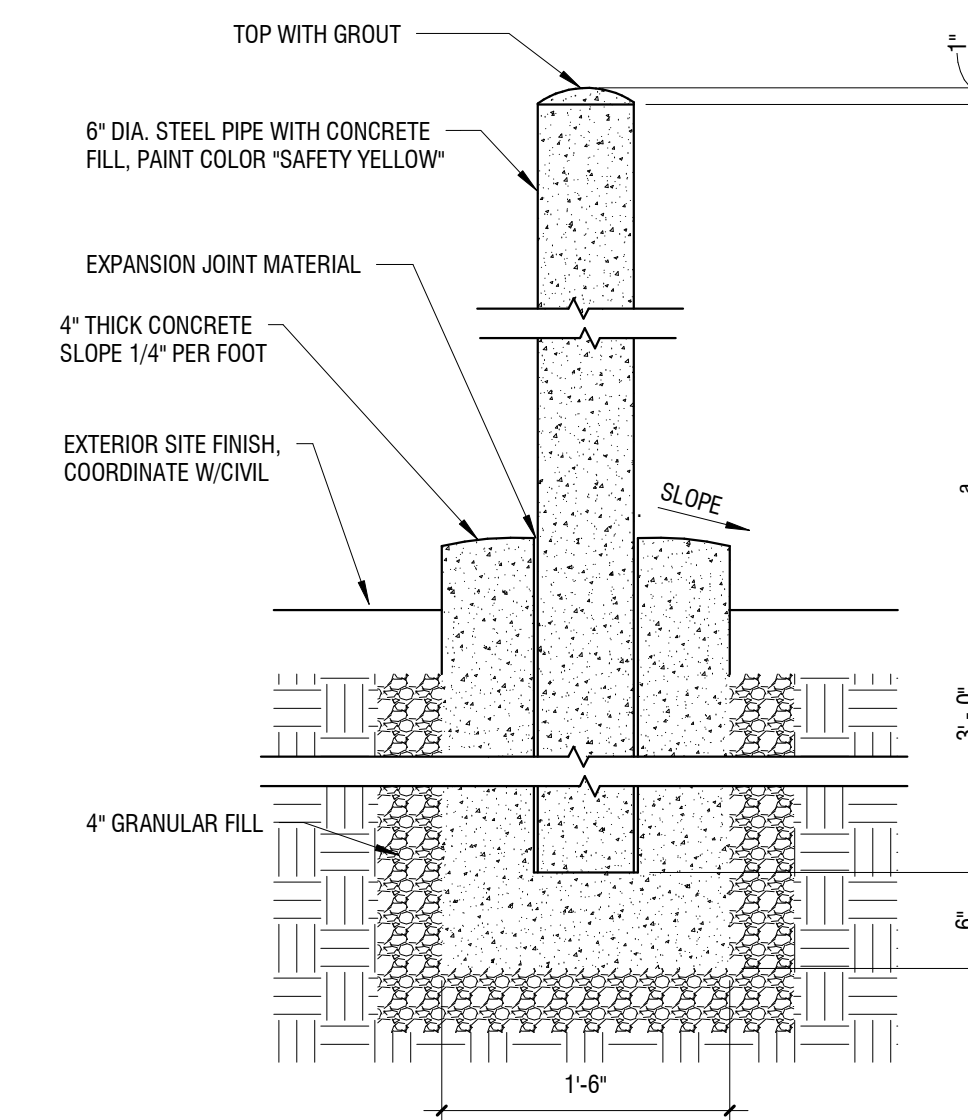
5 trash enclosure - side elevation (man door)
1/2" = 1'-0"



6 trash enclosure - perspective



7 trash enclosure - wall section
1" = 1'-0"



8 pipe bollard
1" = 1'-0"



1 plan northeast perspective



2 plan northwest perspective



3 plan southeast perspective



4 plan southwest perspective

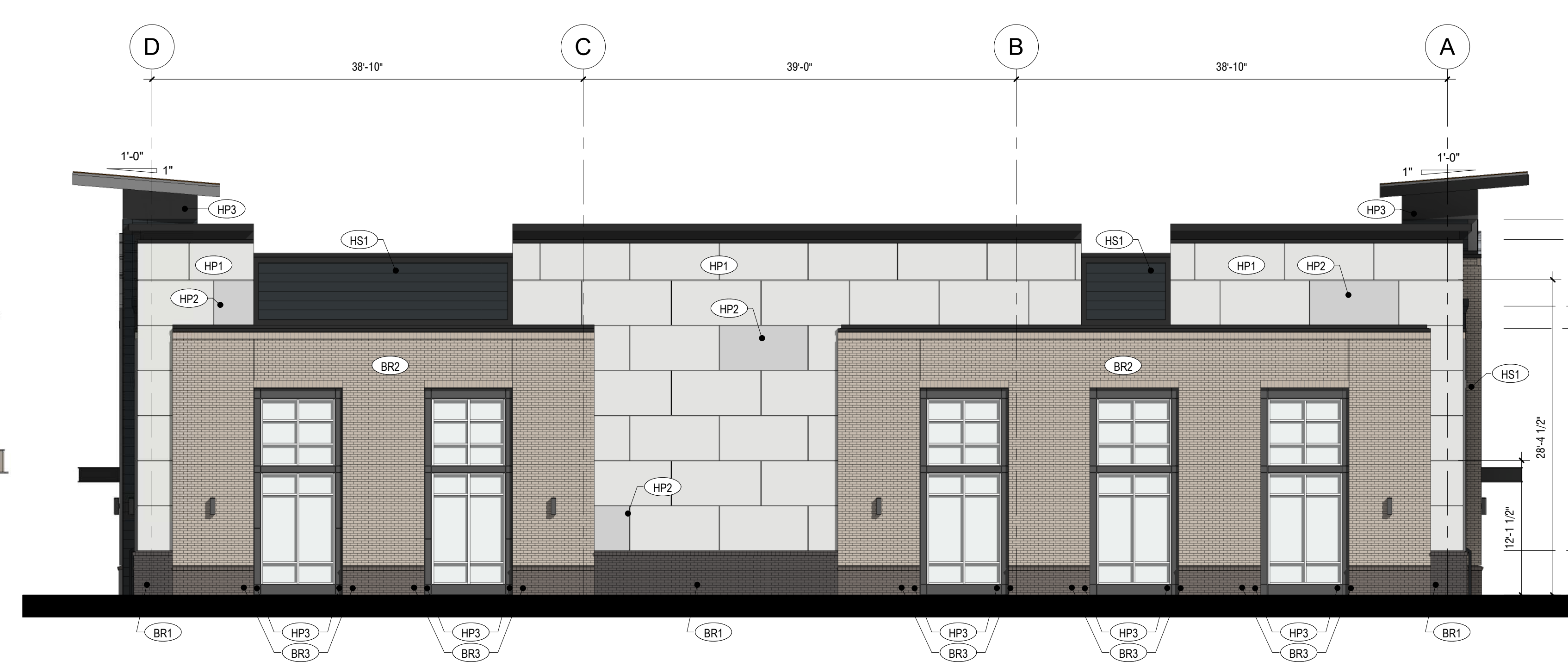


1 plan north elevation
1/8" = 1'-0"
SCALE FEET

02.60 - t.o. high parapet 33' - 10"
02.40 - t.o. mid parapet 32' - 0"
2.00 - eave height 26' - 0"
01.80 - t.o. brick 24' - 0"
01.30 - sill hgt. 4' - 0"
01.00 - 1st floor ffe 0' - 0"



2 a400 NE perspective



3 plan east elevation
1/8" = 1'-0"
SCALE FEET

02.60 - t.o. high parapet 33' - 10"
02.40 - t.o. mid parapet 32' - 0"
2.00 - eave height 26' - 0"
01.80 - t.o. brick 24' - 0"
01.30 - sill hgt. 4' - 0"
01.00 - 1st floor ffe 0' - 0"



4 northeast perspective #2

material legend

- BR1 MANUFACTURER: GLEN-GERY
SIZE: MODULAR
COLOR NAME: CARBON BLACK VELOUR
<https://www.glengery.com/brick-catalog/carbon-black>
- BR2 MANUFACTURER: GLEN-GERY
SIZE: MODULAR
COLOR NAME: CASABLANCA
<https://www.glengery.com/brick-catalog/casablanca-aztec>
- BR3 MANUFACTURER: GLEN-GERY
SIZE: MODULAR
COLOR NAME: BLACKHILLS SMOOTH
<https://www.glengery.com/brick-catalog/black-hills-smooth>
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COLOR: SHERWIN WILLIAMS SW 6252
COLOR NAME: ICE CUBE
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COLOR NAME: ONLINE
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FINISH: SMOOTH | THICKNESS: 0.312
EXPOSURE: 10.75" | WIDTH: 12"
COLOR: INKWELL

elevation keynotes

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zone 4 - building envelope requirements fenestration

METAL FRAMING	0.38
FIXED FENESTRATION	0.45
OPERABLE FENESTRATION	0.77
ENTRANC DOORS	0.77

zone 4 - building envelope requirements

ROOFS	R-30 CONTINUOUS
INSULATION ENTIRELY ABOVE DECK	R-30 CONTINUOUS
WALLS ABOVE GRADE	R-19+R-7.5 CONTINUOUS
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SLAB-ON-GRADE FLOORS	R-10 FOR 24IN. BELOW
UNHEATED SLABS	R-10 FOR 24IN. BELOW
OPAQUE DOORS	U-0.70
SWINGING	U-0.70

general elevation notes

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project:

shell building || sky zone trampoline park
24,960 gross sf shell retail building
2500 hospitality drive || columbia, tennessee 38401

revisions

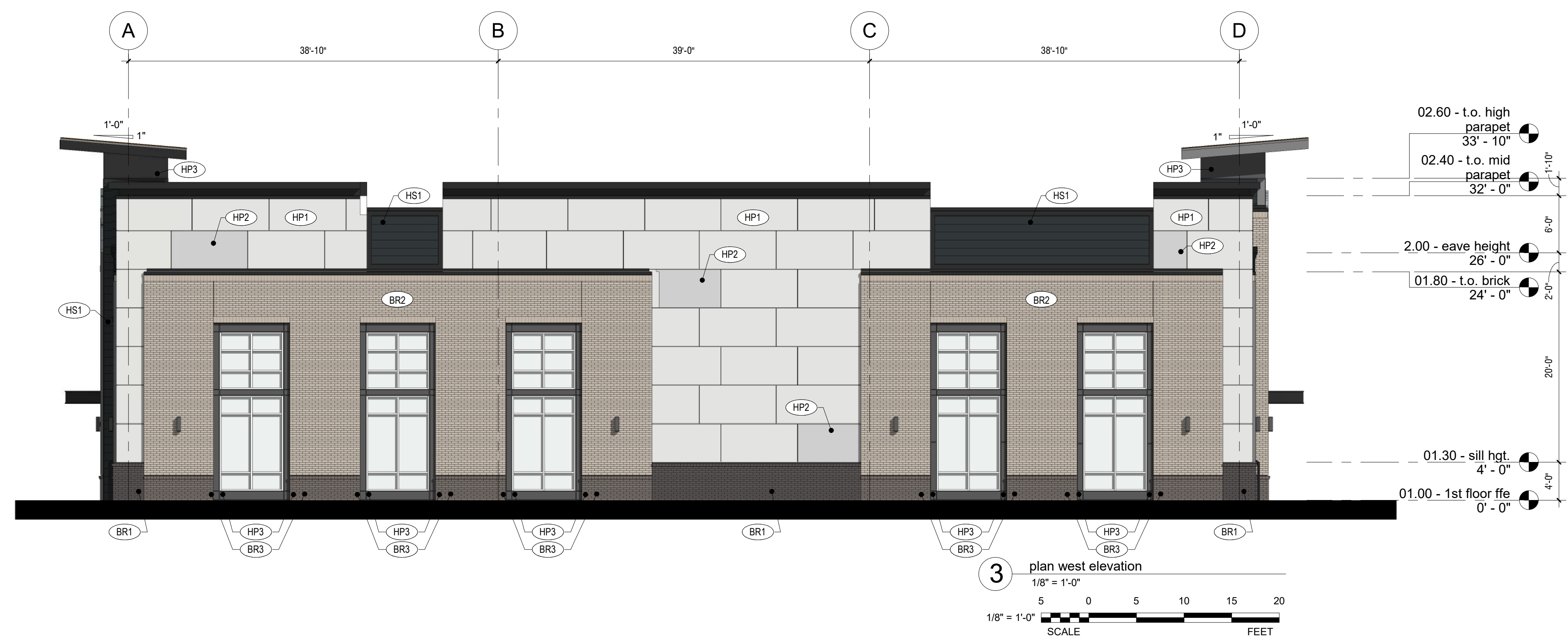
date: 10.13.2023
project no.: c23050.00

building elevations

a400



2 a401 SW perspective



4 southwest perspective #2

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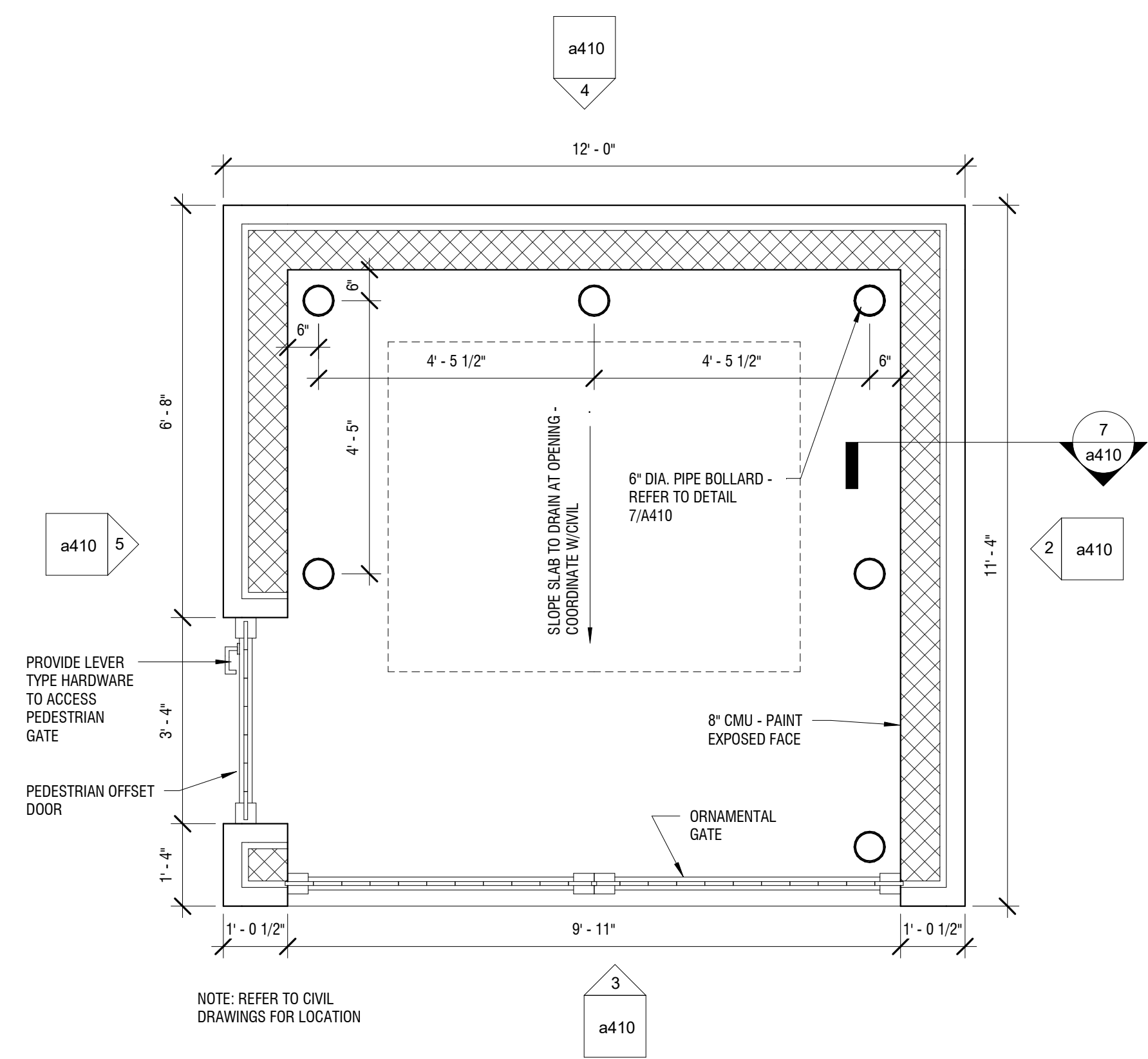
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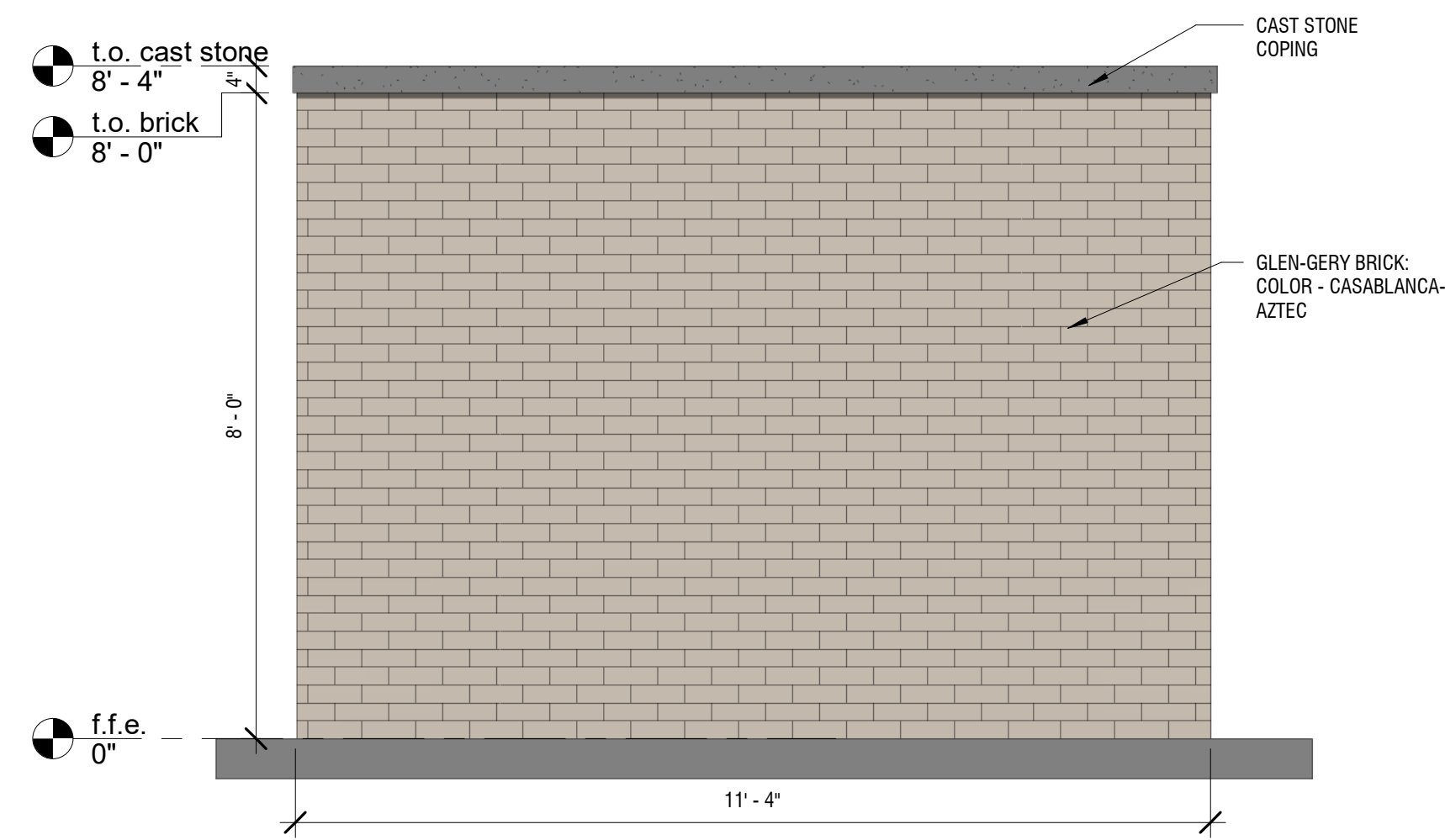
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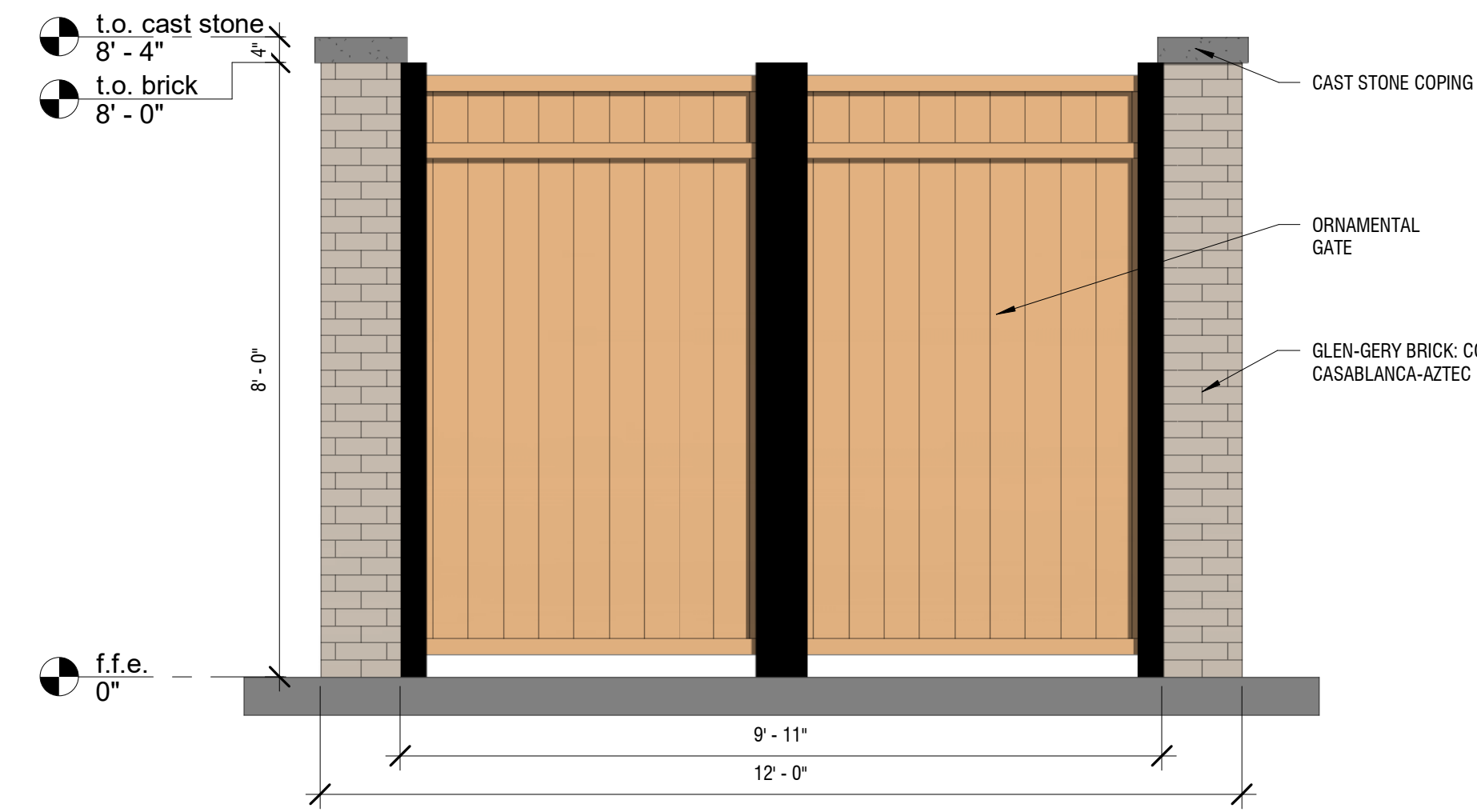
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BR3	Glen Gery SB Black Hills Smooth	199.57	2.98%	139.19	3.77%	199.48	2.97%	139.19	3.77%	677.43	3.26%
BR2	Glen Gery Casablanca	1,942.40	29.03%	1,279.72	34.62%	1,946.73	29.01%	1,279.72	34.62%	6,448.57	31.01%
HS1	Hardie Plank 10" EXP Ink Well SW6992	531.20	7.94%	199.36	5.39%	437.15	6.51%	199.36	5.39%	1,367.07	6.57%
HP1	Hardie Panel Ice Cube SW 6252	2,182.90	32.62%	1,216.71	32.91%	2,291.66	34.15%	1,216.71	32.91%	6,907.98	33.22%
HP3	Hardie Panel Peppercorn SW 7674	688.87	10.29%	213.33	5.77%	688.87	10.27%	213.33	5.77%	1,804.40	8.68%
	Glazing	927.56	13.86%	533.33	14.43%	927.47	13.82%	533.33	14.43%	2,921.69	14.05%
	Elevation Totals	6,691.42	100.00%	3,696.74	100.00%	6,710.57	100.00%	3,696.74	100.00%	20,795.47	100.00%



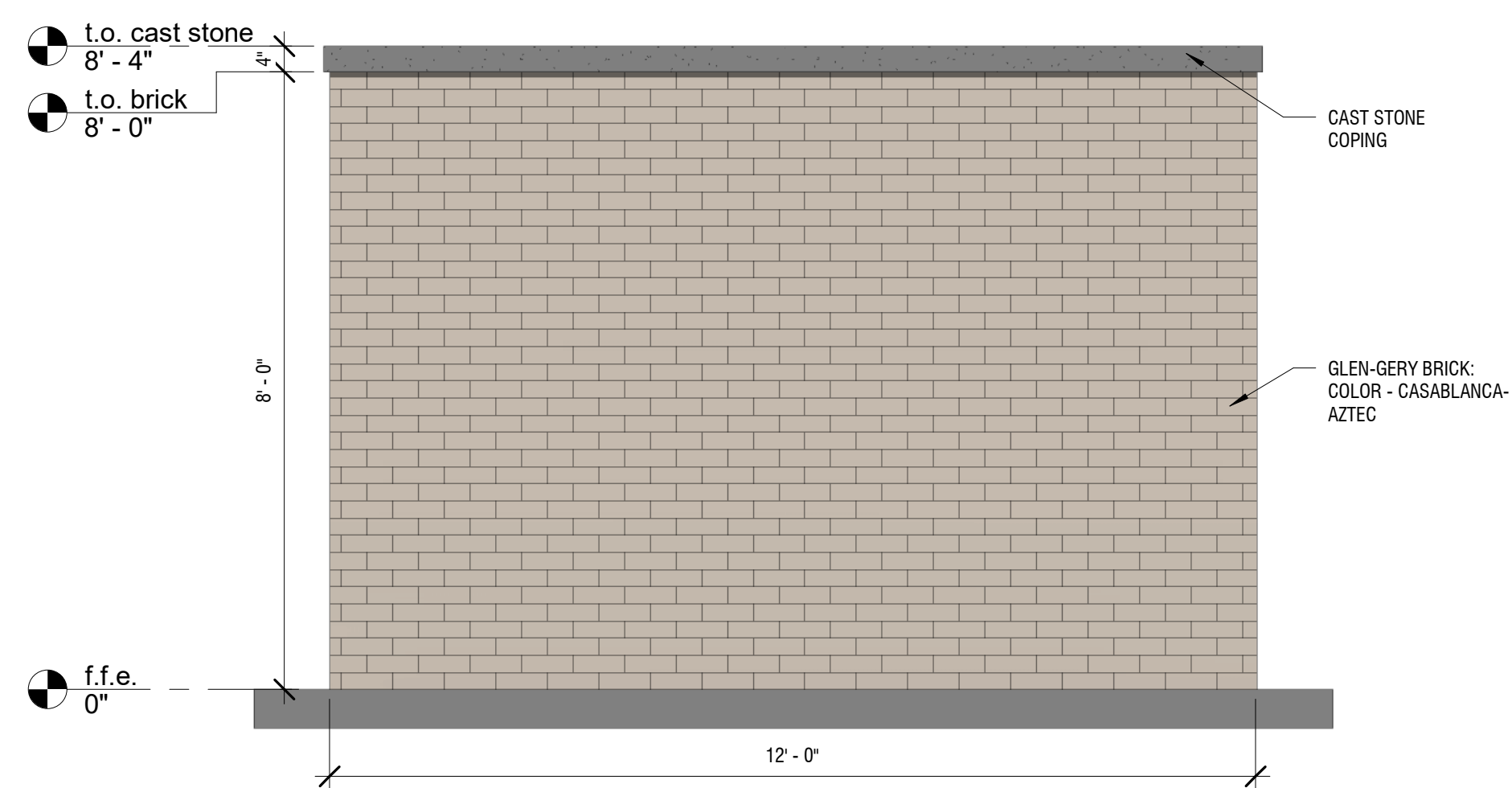
1 trash enclosure - floor plan
1/2" = 1'-0"



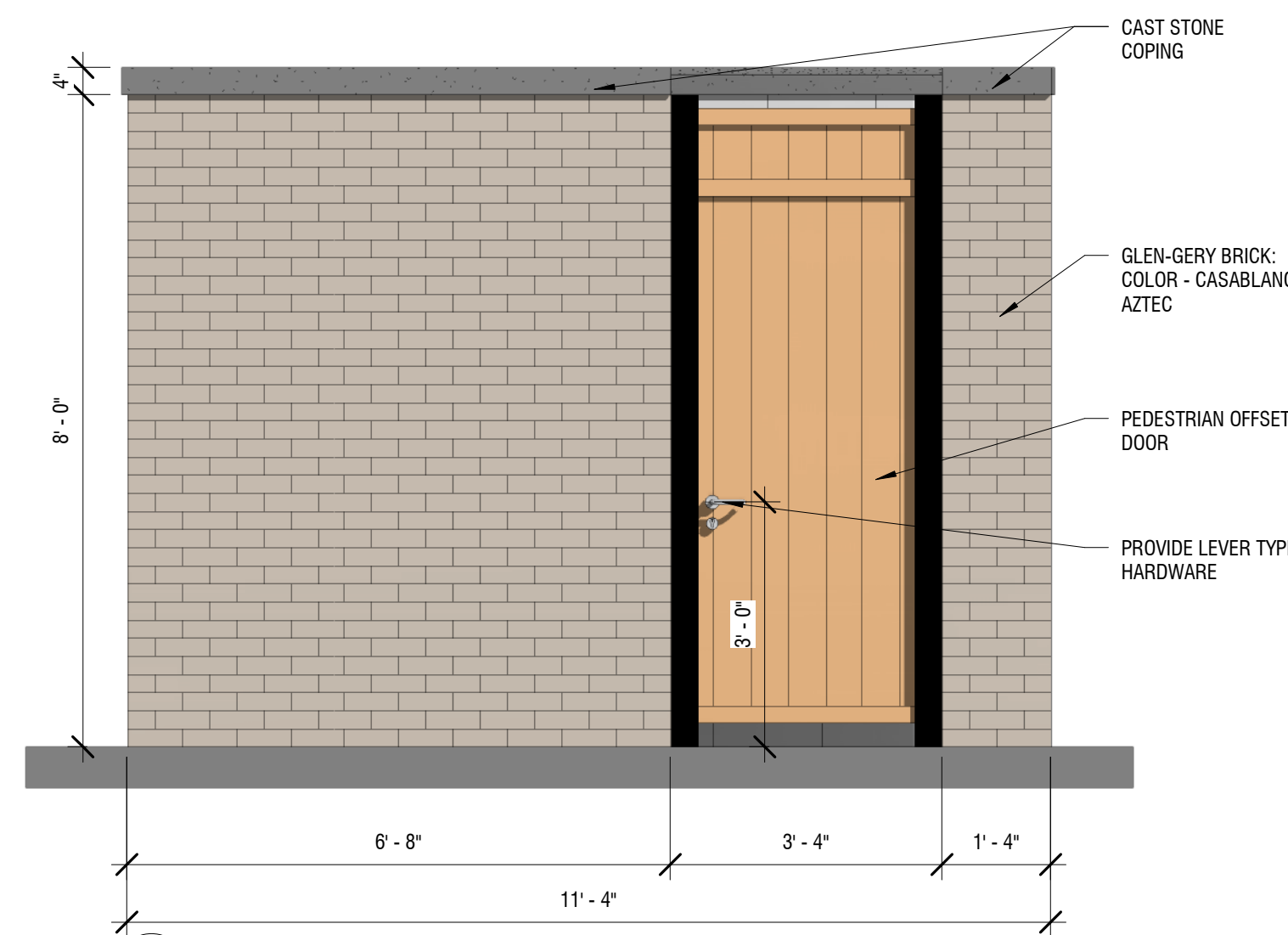
2 trash enclosure - side elevation
1/2" = 1'-0"



3 trash enclosure - front elevation
1/2" = 1'-0"



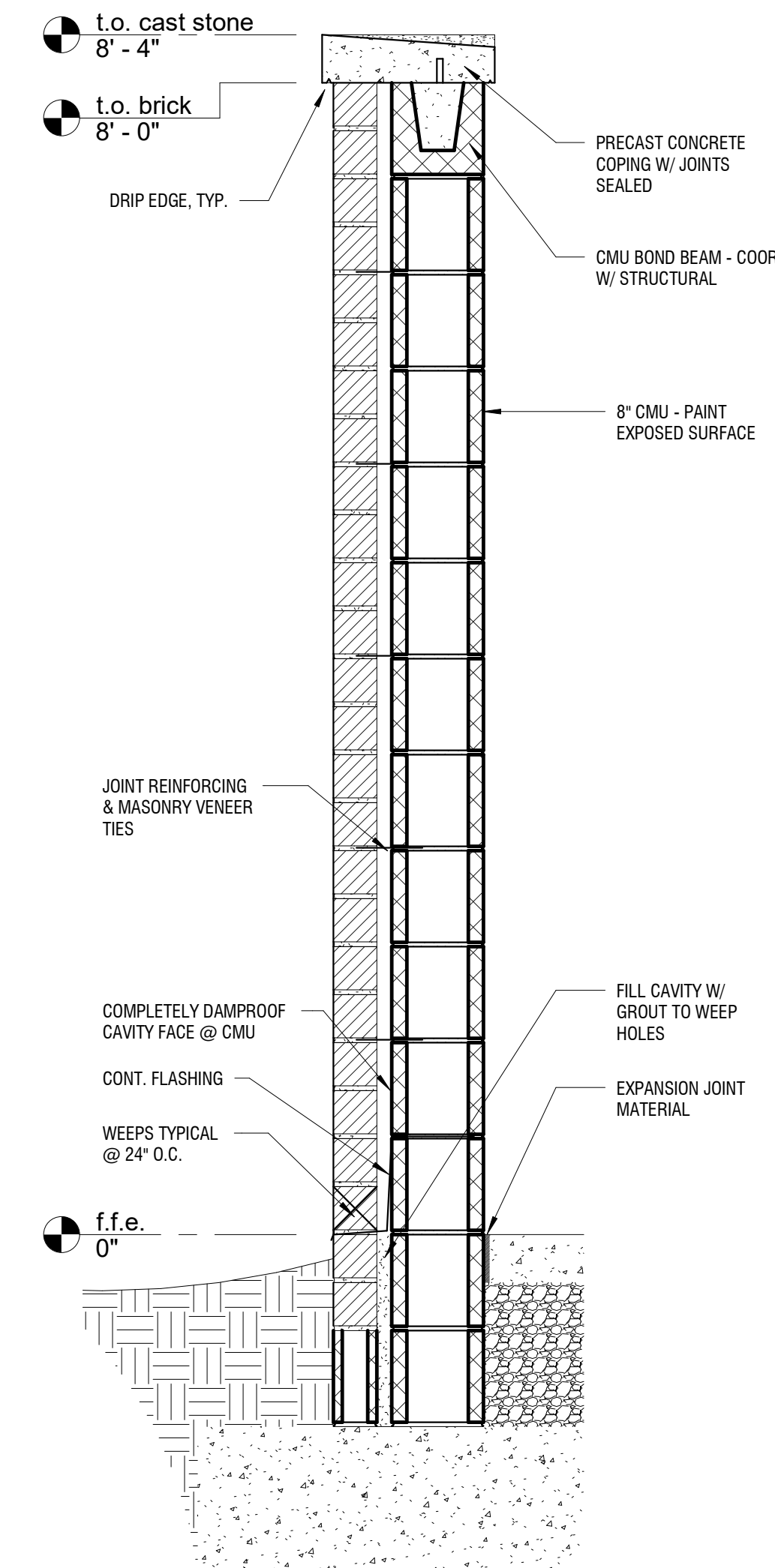
4 trash enclosure - rear elevation
1/2" = 1'-0"



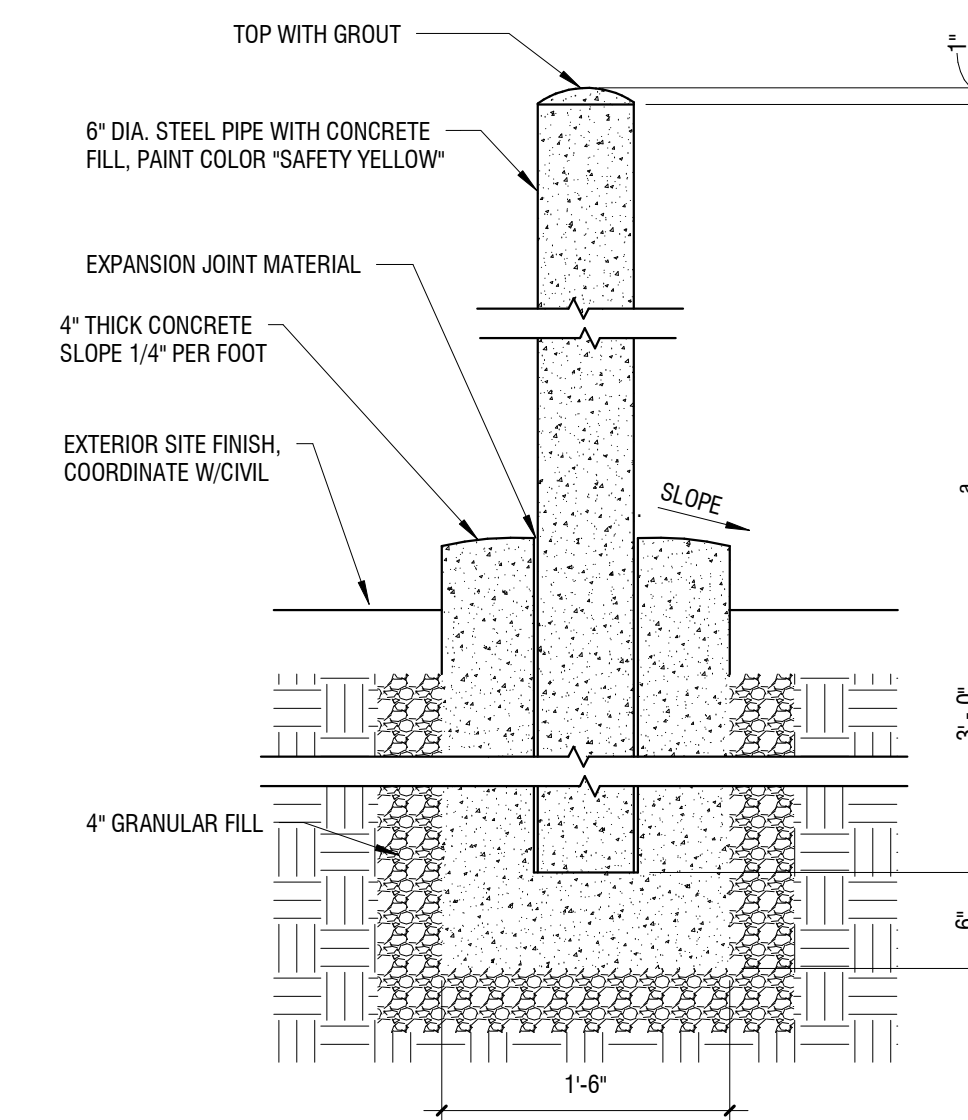
5 trash enclosure - side elevation (man door)
1/2" = 1'-0"



6 trash enclosure - perspective



7 trash enclosure - wall section
1" = 1'-0"



8 pipe bollard
1" = 1'-0"



1 plan northeast perspective



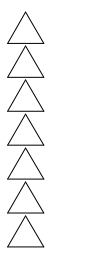
2 plan northwest perspective

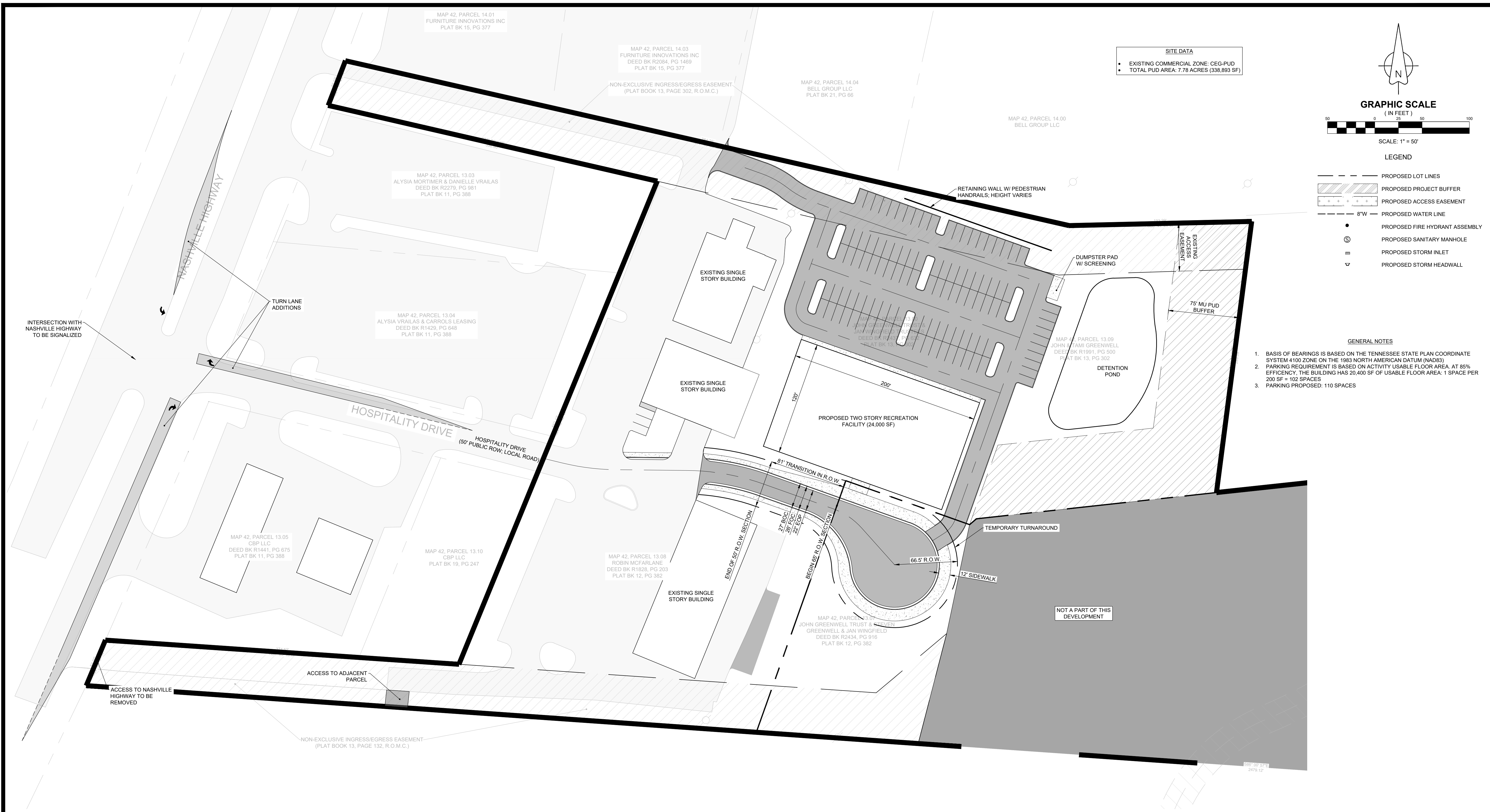


3 plan southeast perspective

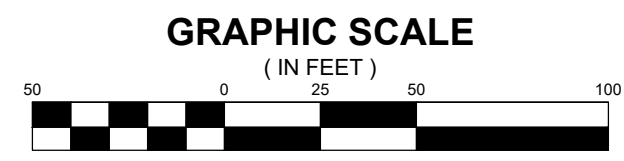
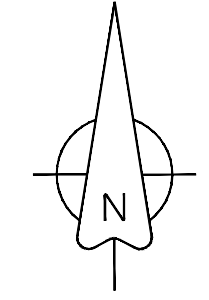


4 plan southwest perspective





SITE DATA
 • EXISTING COMMERCIAL ZONE: CEG-PUD
 • TOTAL PUD AREA: 7.78 ACRES (338,893 SF)



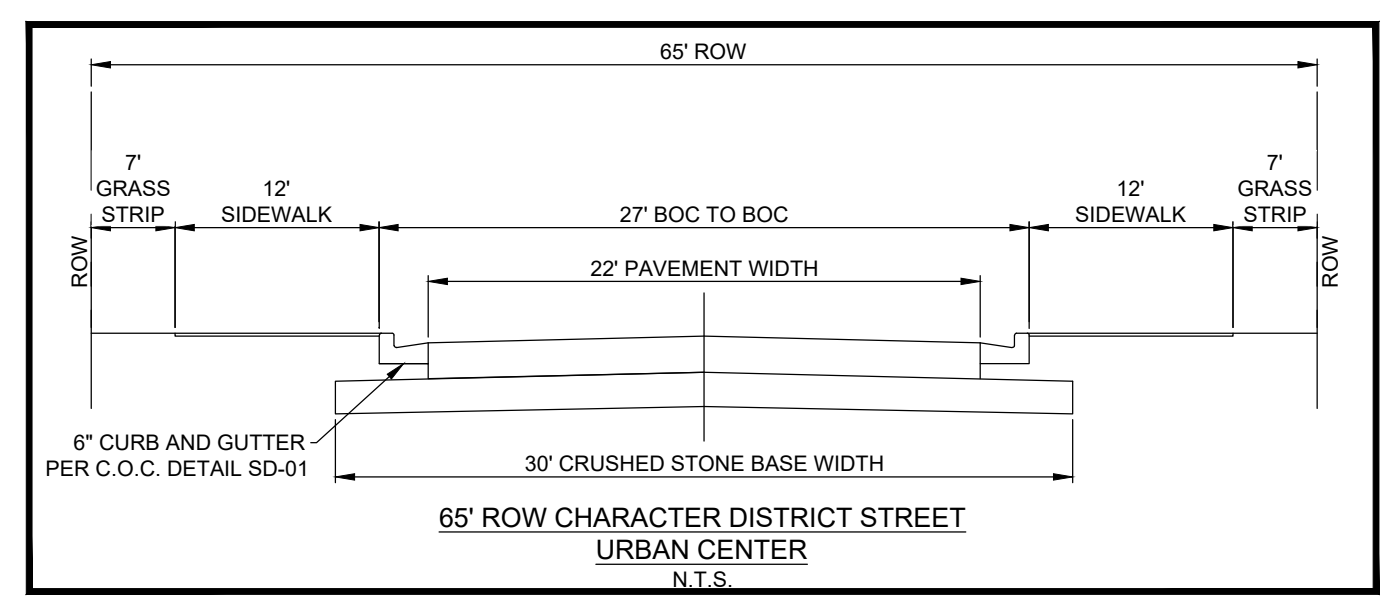
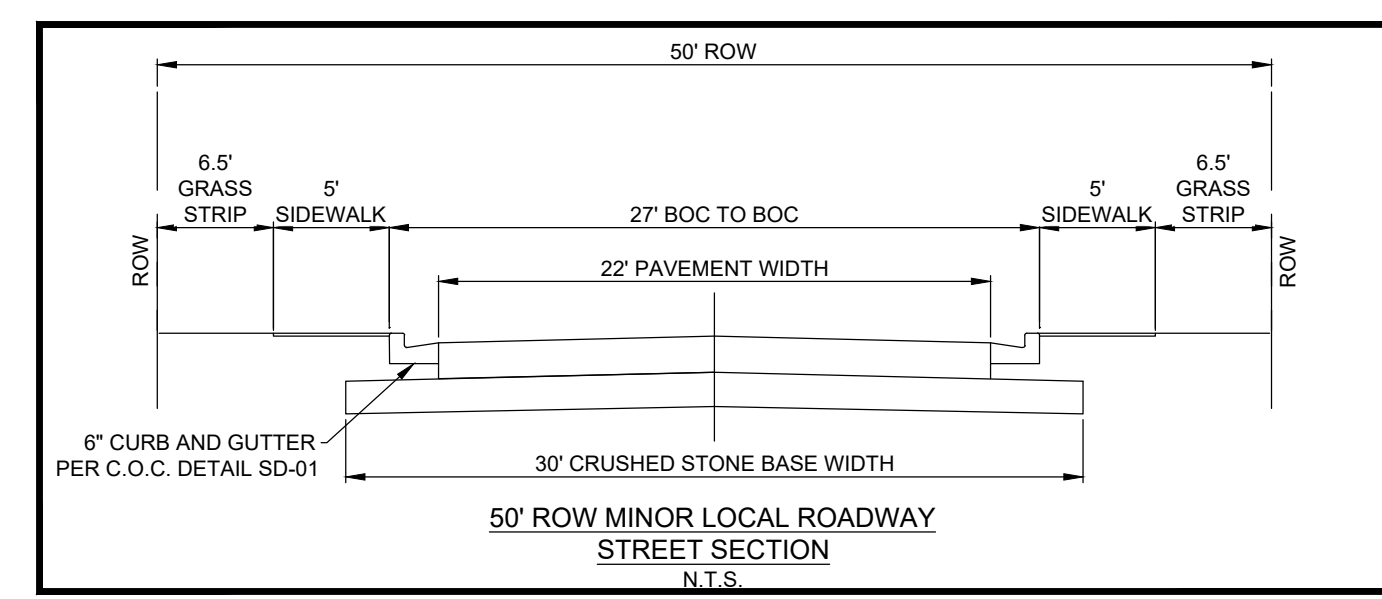
- LEGEND**
- PROPOSED LOT LINES
 - ▨ PROPOSED PROJECT BUFFER
 - PROPOSED ACCESS EASEMENT
 - 8"W PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - ⊙ PROPOSED SANITARY MANHOLE
 - PROPOSED STORM INLET
 - ▭ PROPOSED STORM HEADWALL

- GENERAL NOTES**
1. BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLAN COORDINATE SYSTEM 4100 ZONE ON THE 1983 NORTH AMERICAN DATUM (NAD83)
 2. PARKING REQUIREMENT IS BASED ON ACTIVITY USABLE FLOOR AREA AT 85% EFFICIENCY. THE BUILDING HAS 20,400 SF OF USABLE FLOOR AREA. 1 SPACE PER 200 SF = 102 SPACES
 3. PARKING PROPOSED: 110 SPACES

REVISIONS	
NO.	DATE

PRELIMINARY MASTER PUD DEVELOPMENT PLAN
 MAP 42, PARCELS 13.00, 13.02, 13.07, 13.08, 13.09
 COLUMBIA, TENNESSEE

WYNSONG VALLEY



FLOOD NOTE
 NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #47119C0180E OF MAURY COUNTY, TN. DATED 04/16/2007.

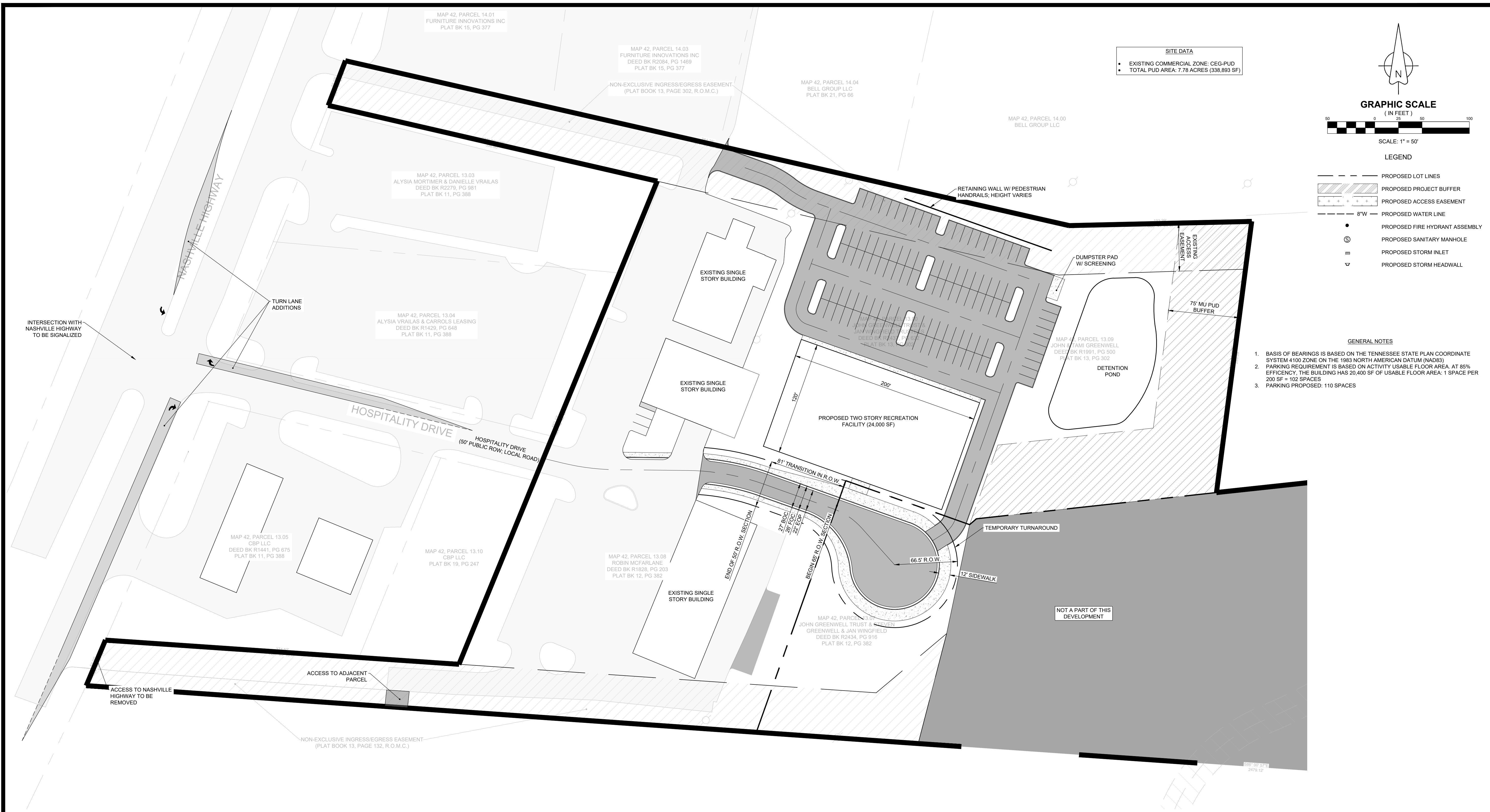
OWNER OF RECORD
 PARCEL 13.00: JOHN GREENWELL TRUST
 PARCEL 13.02: DEAN AND JULIE NORTON
 PARCEL 13.07: JOHN GREENWELL TRUST AND JAN WINGFIELD
 PARCEL 13.08: ROBIN MCFARLANE
 PARCEL 13.09: JOHN AND TAMM GREENWELL

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

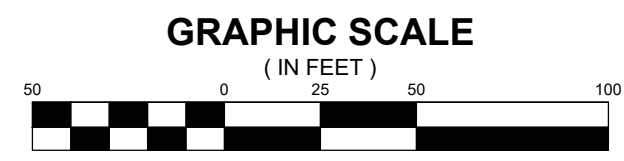
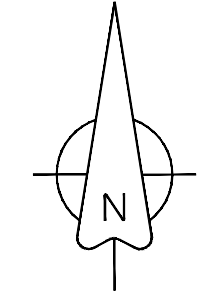
PROJECT
 22-0335

SHEET
 C-2.0





SITE DATA
 • EXISTING COMMERCIAL ZONE: CEG-PUD
 • TOTAL PUD AREA: 7.78 ACRES (338,893 SF)



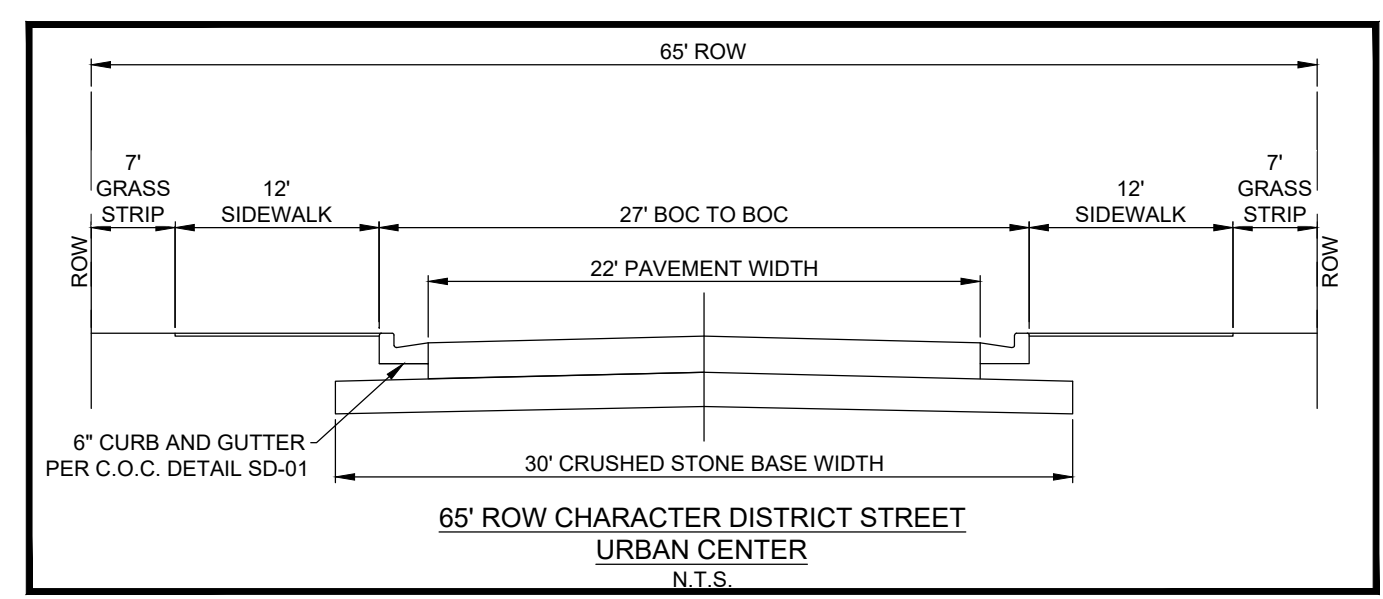
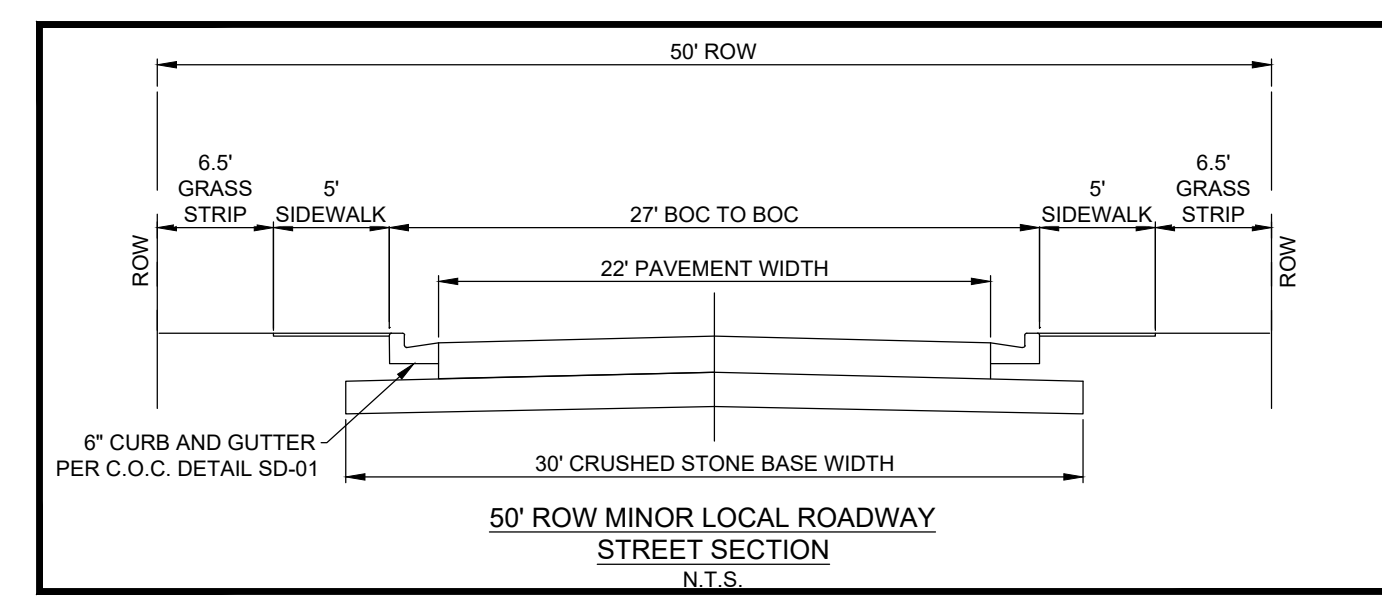
- LEGEND**
- PROPOSED LOT LINES
 - ▨ PROPOSED PROJECT BUFFER
 - - - PROPOSED ACCESS EASEMENT
 - 8" W PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT ASSEMBLY
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 3. PARKING PROPOSED: 110 SPACES

REVISIONS	
NO.	DATE

PRELIMINARY MASTER PUD DEVELOPMENT PLAN
 MAP 42, PARCELS 13.00, 13.02, 13.07, 13.08, 13.09
 COLUMBIA, TENNESSEE

WYNSONG VALLEY



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 PARCEL 13.09: JOHN AND TAMM GREENWELL

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



PROJECT 22-0335
SHEET C-2.0

P:\Projects\2022-0335\6559 Nashville Hwy - Creg Smith\Production\22-0335 Preliminary PUD Plan.dwg, 10/11/2023 3:06:08 PM



ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION

ADDRESS/LOCATION	Hospitality Drive		
	TAX MAP: 42	GROUP:	PARCEL: P/O 13.00, P/O 13.07, & 13.09
SUMMARY OF NATURE OF REQUEST AND WORK	This request is for the review of a single building, Sky Zone Trampoline Park.		

DATE OF PRE-APPLICATION MEETING	9/27/2023
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SUBMITTAL REQUIREMENTS

*Please submit the Application online at [City of Columbia | Permitting \(onlama.com\)](http://City of Columbia | Permitting (onlama.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
<input type="checkbox"/> Building in a Special District <input checked="" type="checkbox"/> Building in a Planned Unit Development <input type="checkbox"/> Other: _____	<ul style="list-style-type: none"> • 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	Allison Corolla	PHONE	615.678.8212
ADDRESS	1329 West Main Street, Franklin, TN	EMAIL	Allison.Corolla@T2-Eng.com

PROPERTY OWNER

NAME	Gregory Smith	PHONE	615-970-1483
ADDRESS	PO Box 680336, Franklin TN 37068	EMAIL	greg@brookstonegrouppllc.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.

Allison Corolla

Allison Corolla

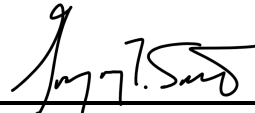
10/16/23

APPLICANT NAME

APPLICANT SIGNATURE

DATE

Gregory Smith



10-16-23

PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

DATE

CONTACT INFORMATION

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

DOCKET/CASE NUMBER

ART 23-0419

APPLICANT/OWNER

**Allison Corolla (T-Square Engineering)/
Gregory Smith**

MEETING DATE

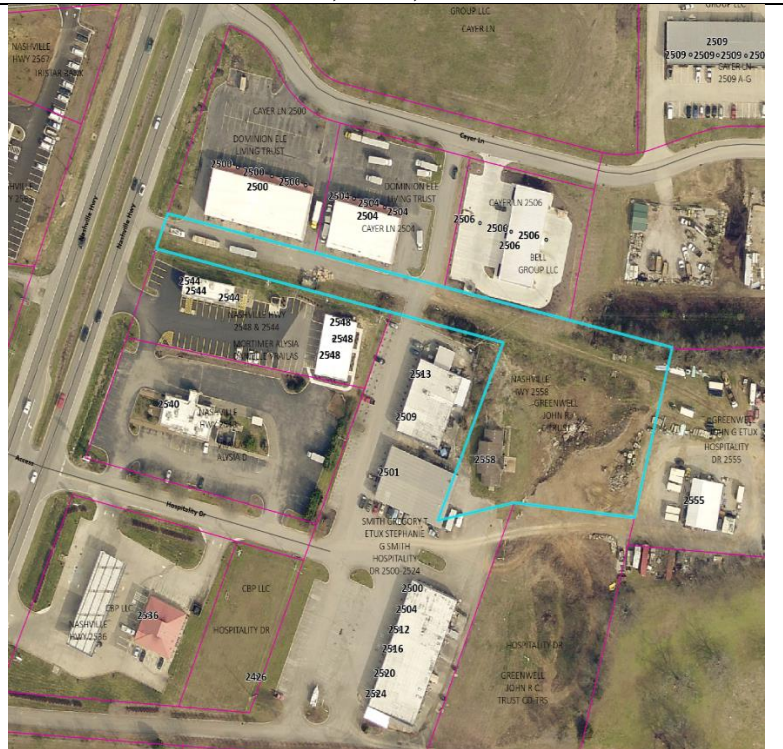
N/A

PROPERTY ADDRESS/LOCATION

**Hospitality Drive/ Tax Map 042, Parcel
13.00, 13.07, & 13.09**

PROJECT DESCRIPTION: *New Construction in Mixed Use Planned Unit Development*

This request is for façade approval for a 24,000 SF two story indoor recreation facility that will consist of primary building materials of brick and cementous siding. This proposed building is located within an MU PUD requiring a recommendation of design review per the prescribed standards as outlined in the zoning code.



<u>EXISTING ZONING</u>	<u>EXISTING LAND USE</u>	<u>SURROUNDING ZONING & LAND USE</u>	<u>SITE IMPROVEMENTS</u>	<u>Historic District</u>
MU-PUD	Vacant Land	PUD/ Commercial	24,000 SF Indoor Recreation Facility	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.

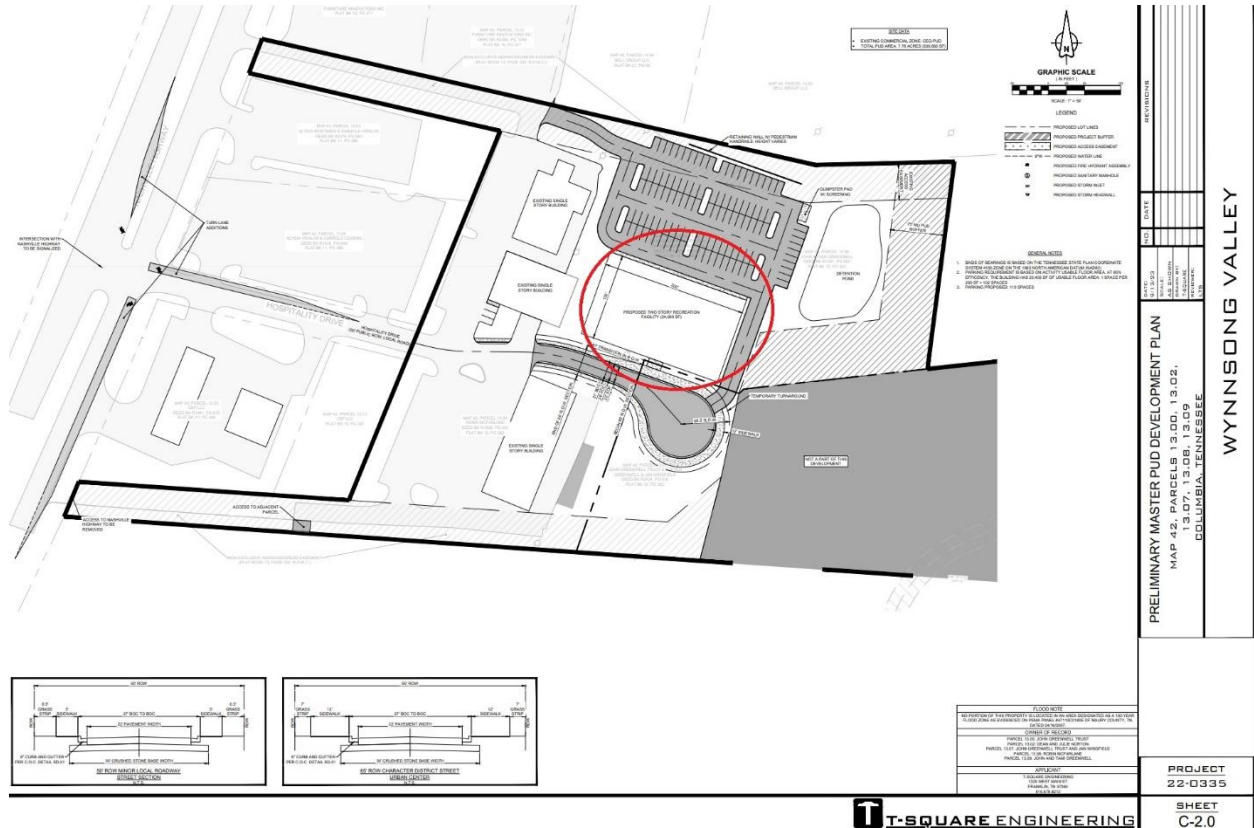
Prior to issuance of a Building Permit, Design Review shall be required for the following:

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
	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	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

PLANNING STAFF EVALUATION:

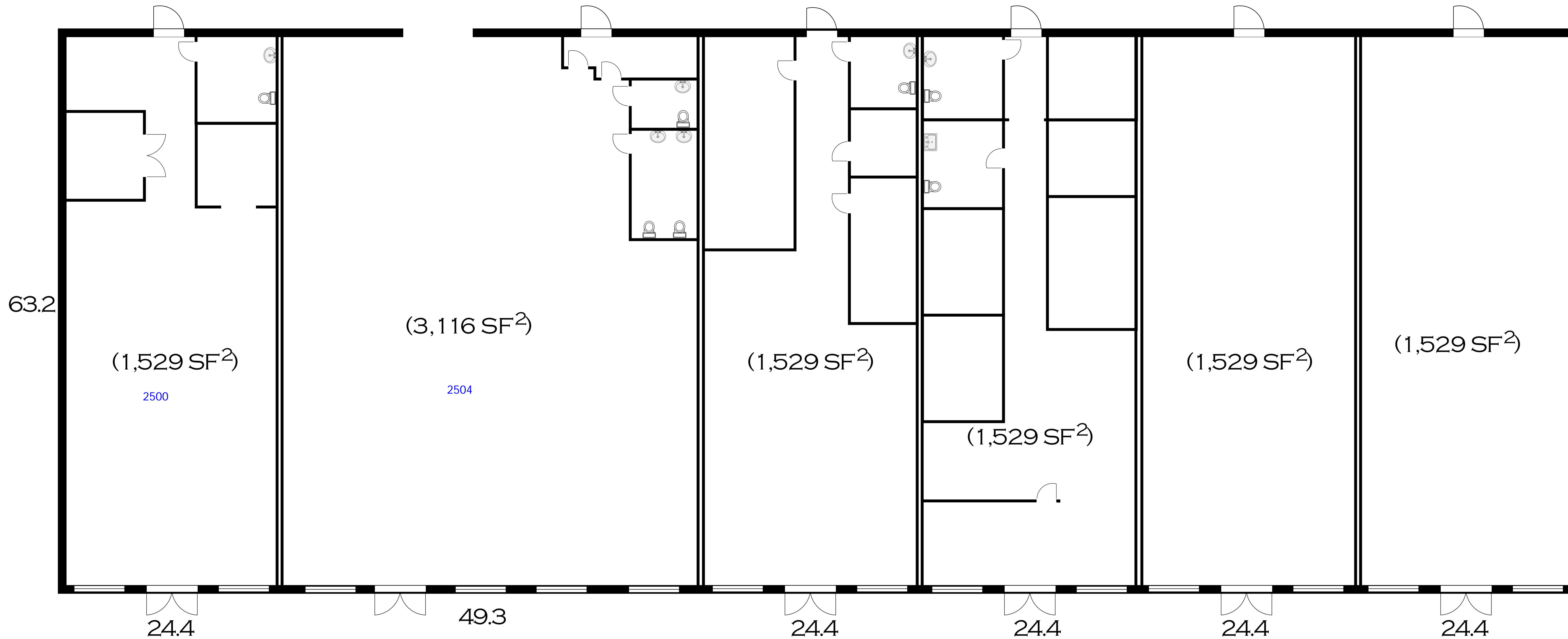
(PUD MU) District Design Standards		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	Base consists of brick with a defined middle and cap.
Finished Floor Elevation:	Max 48 in above finished grade at façade	1 ft (12in)
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. In addition, facades greater than 100' in width must be differentiated so that it appears to be comprised of two or more adjacent buildings by dividing façade into changes with shape, sill, details, size, rhythm, wall material and/or color, cornice height, change in pilasters, columns, or other façade elements.	The principal frontage fronts a new throughfare street section (<i>extension of Hospitality Drive</i>). The main entrance fronts this street section with an additional entrance provided at the rear elevation fronting the parking lot area. The entire width of the frontage is 200' with the code requiring the façade to be differentiated every 100'. This change is provided by a series of insets, brick, pilaster heights, and material changes from brick with fiber cement panels.

Façade Openings:	20 ft. or less spacing for windows/doors	20 ft.
Façade Glazing:	20-60 % for non-shopfront/ 70 percent total facade for shopfront frontage	Façade glazing proposed at south (shopfront elevation) is 13.82% with an overall glazing of all elevations being 14.05% total.
Window Shape:	Square or vertical proportions	Proposed windows are square and vertical in proportion.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper floor windows align with windows on the first floor.
Window Types:	Except in Shopfront or Gallery Frontage, Single-hung, double-hung, Casement	Fixed glass windows are utilized for the frontage shopfront elevation including windows on all other elevations.
Window Glazing Material:	Clear	Clear
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rollock course below sill	Window trim and brick rollock around windows are provided
Shutters:	Functional to cover half of window width/ shutter dogs	N/A
Façade Window Sill Height:	5' min shopfront frontages at knee wall	This shopfront frontage is not achieved in full scale; thus, the knee wall is omitted.
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	N/A
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	This is a single site building with one façade. The faced is articulated with a variety of design elements including a mixture of cementous siding and brick materials including raised parapets and recessed insets.
Roof Type & Pitch:	Hip/ Gable/Flat	Flat
Primary Building Materials:	Brick, Fiber Cement Board, Wood	Brick & Hardie reveal panel fiber cement board.
Foundation Cladding:	Brick or Natural Stone	Brick
Porch Pier/ Chimney Cladding:	Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney	N/A
Building Height:	2 Stories min- 4 Stories max	2 stories



Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors	No more than 3 colors are utilized with brick and Hardie panels utilizing natural "earth tone" colors.
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This proposal for a 2-story 24,000 square foot indoor trampoline facility is located with an existing Planned Unit Development with a master plan that has since expired. This proposal is being reviewed by the Architectural Review Team as a requirement for architectural design review within a PUD per Zoning Ordinance 4400. It has been noted in the perspective standards above those overall materials and articulation would adhere to the code however; there are several unique anomalies when applying the design standards for buildings in an MU PUD district to a big-box use such as proposed. The following two primary items for discussion in this proposal are glazing proposed for shopfront elevation not meeting the 70 percent requirements, and additional glazing on other elevations below 20 percent. As noted, this is a Planned Unit Development with any design exception being made as a recommendation to Planning Commission for the overall site development approval.



Site: 2500 Hospitality Dr Columbia TN

Drawing: 01530

Project: 01530

Drawn: J. Bann

Total:
 Main Floor = SF²
 2nd Floor = SF²
 Total = SF²
 Unfinished Below Grade = SF²

Scale: 1/4":1'0"

Date: 05/23/2022



Buy The Square Foot
 Thompsons Stn TN
 BuyTheSquareFoot.com

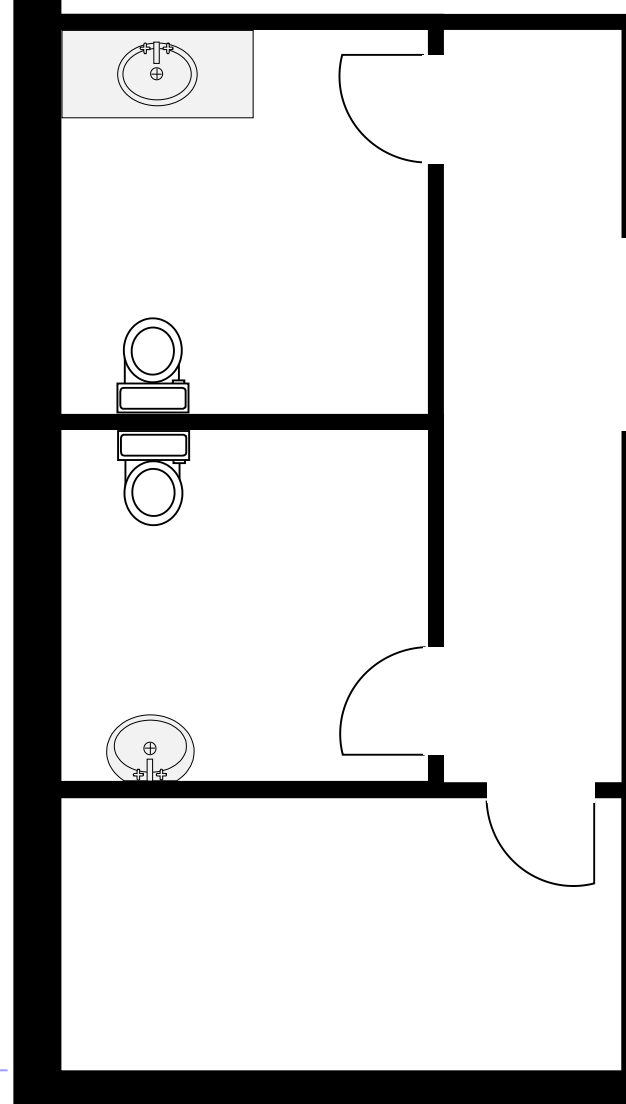
71' 7"


97' 6"

(6981 SF²)

97' 6"

71' 7"



Site:	2500 Hospitality Dr Columbia TN	Drawing: 01530	Project: 01530	Drawn: J. Bann		Buy The Square Foot Thompsons Stn TN
Total:	Main Floor = SF ² 2 nd Floor = SF ² Total = SF ² Unfinished Below Grade = SF ²	Scale: 1/4":1'0"	Date: 05/23/2022			BuyTheSquareFoot.com



FUTURE ELEVATION (FRONT)

Nichiha Vintagewood
AWP 1818 Spruce

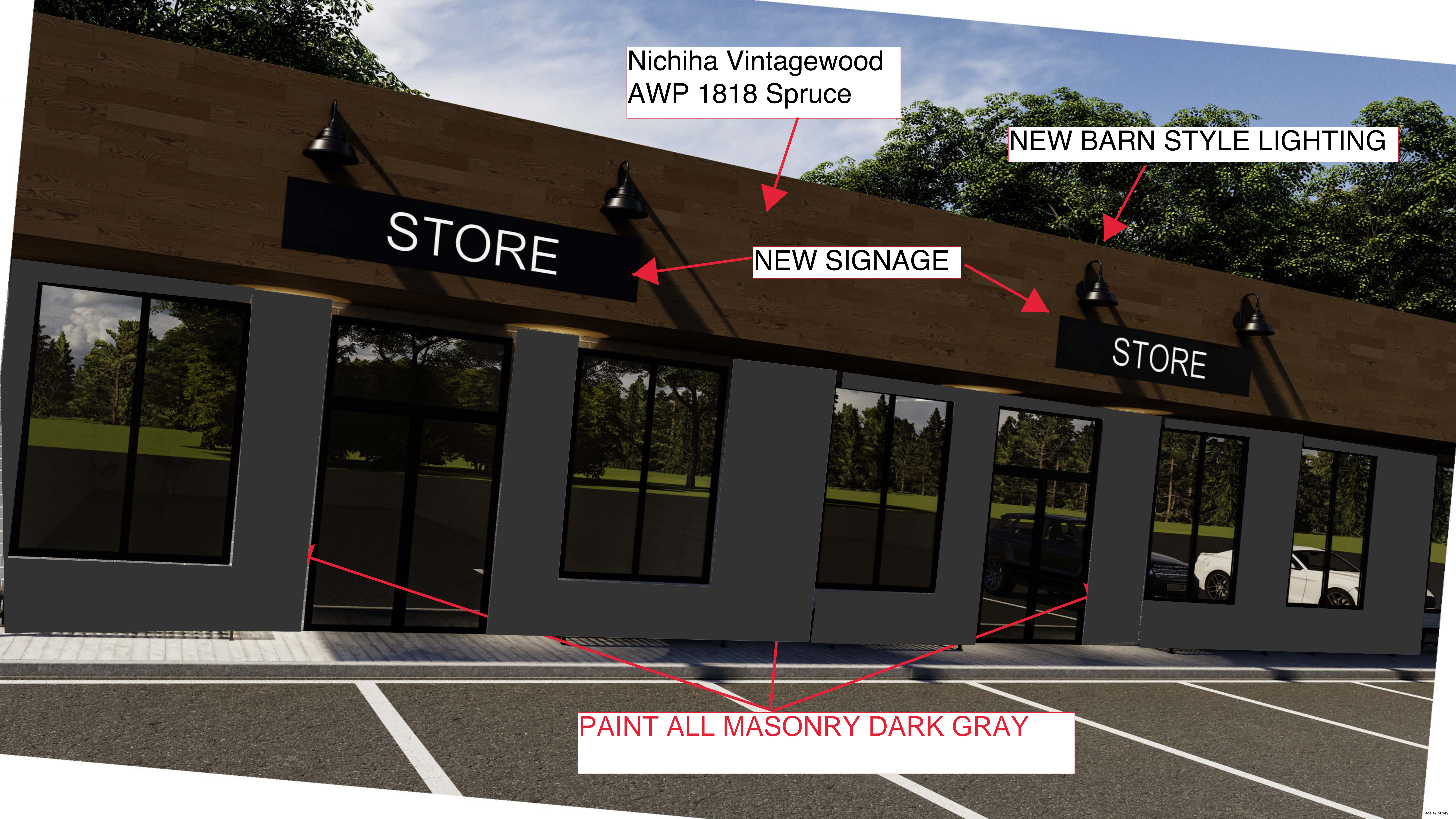
NEW BARN STYLE LIGHTING

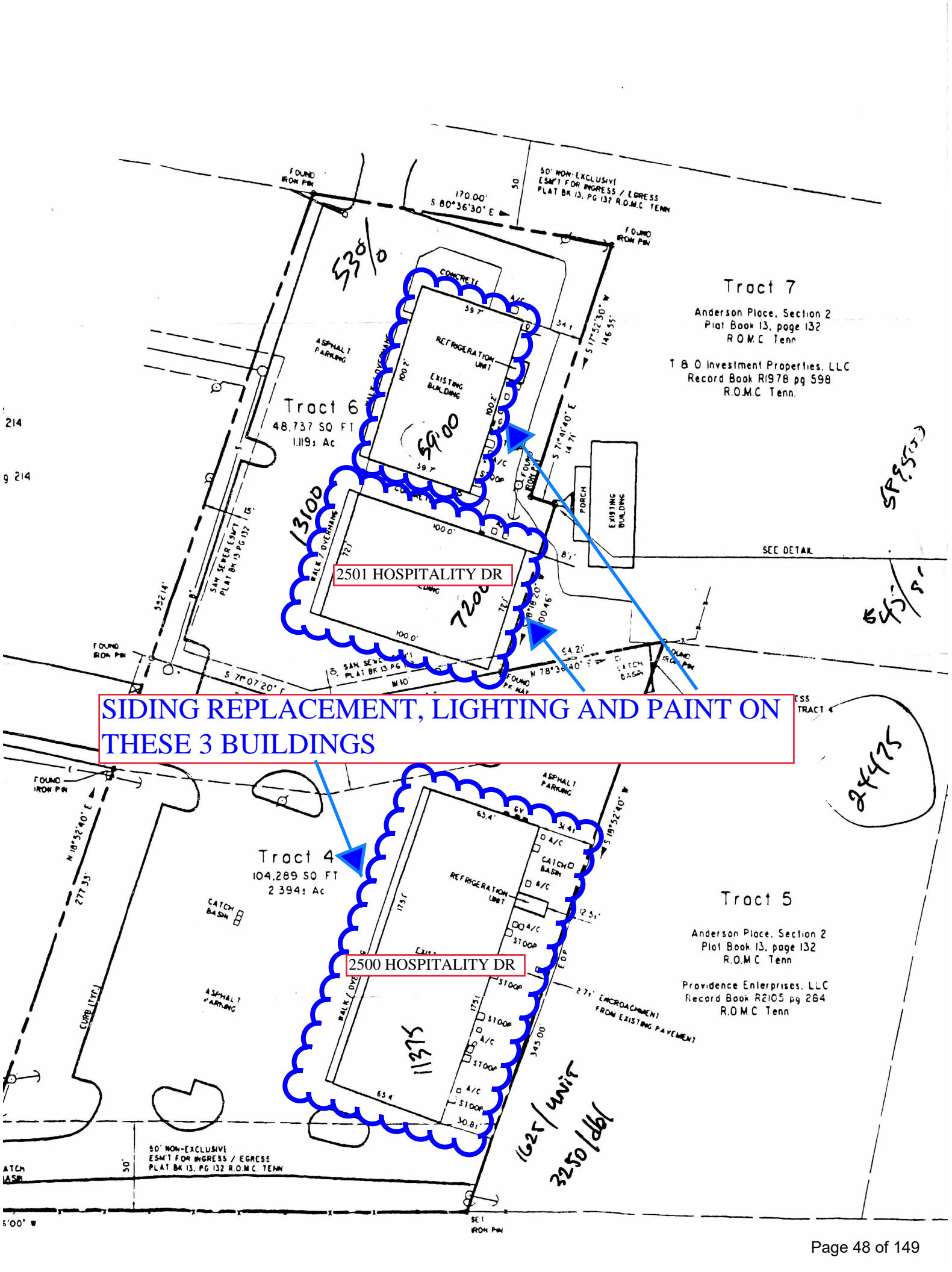
NEW SIGNAGE

STORE

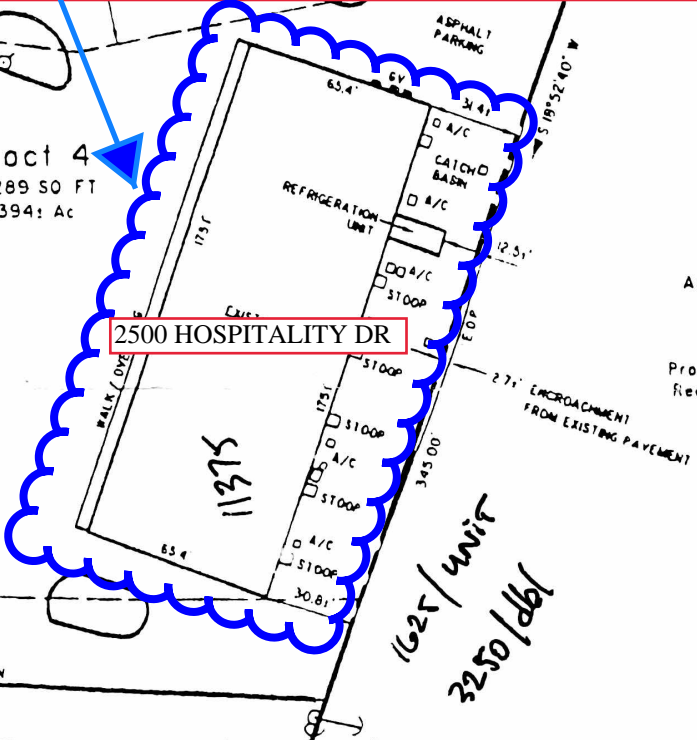
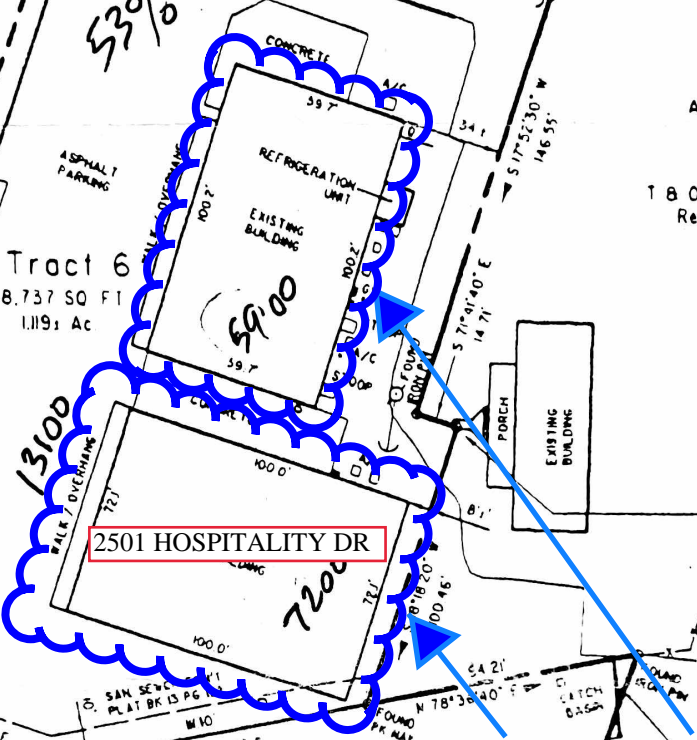
STORE

PAINT ALL MASONRY DARK GRAY





SIDING REPLACEMENT, LIGHTING AND PAINT ON THESE 3 BUILDINGS



Tract 7

Anderson Place, Section 2
Plat Book 13, page 132
R.O.M.C Tenn

T B O Investment Properties, LLC
Record Book R1978 pg 598
R.O.M.C Tenn.

SEE DETAIL

Tract 5

Anderson Place, Section 2
Plat Book 13, page 132
R.O.M.C Tenn

Providence Enterprises, LLC
Record Book R2105 pg 264
R.O.M.C Tenn

24475

579,500

845/8

1625 / unit
3250 / dbl



CITY OF
COLUMBIA
TENNESSEE

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

BUILDING PERMIT

23-0993-REN

Travis Neas

Issued: 4/26/2023

Travis Neas
Building Official

Site Address: 2513 Hospitality Dr

Case Type: Remodel / Repair

Land Use: Commercial

Description: Removal of exterior metal facade and replacement with new siding on parapet wall in front of building only. No structural changes other than installing extra backing to support new siding.

This permit must be posted securely, be visible from the street, and be protected from weather. It is required on all construction, alterations, and repair work. Removal, alteration, or mutilation of this sign, until completion of such work, is in violation of the law. Inspections will not be performed if this permit is not posted on the job site.



Building Permit

DEVELOPMENT SERVICES – CODE ADMINISTRATION DIVISION

Date Issued: 4/26/2023

Permit Number: 23-0993-REN

IMPORTANT-CALL 24 HOURS IN ADVANCE FOR INSPECTIONS AS FOLLOWS:

- FOOTING – After excavation is completed, reinforcing steel laid, if required, and before pouring concrete.
- FOUNDATION – After setting anchor bolts and before starting framing.
- PLUMBING – Inspected with framing, if applicable, unless under slab, then before pouring concrete.
- MECHANICAL AND/OR GAS – Before covered.
- FRAMING – After roof covered and before any part of framework is covered inside building. Electrical must have been inspected and approved prior to framing inspection.
- INSULATION
- SHEETROCK – (Commercial Projects Only) – Rated walls only, after handing, before taping and filling.
- FINAL – After the building and site is completed being ready for occupancy. Upon satisfactory completion of all work, a Certificate of Occupancy will be issued. Multiple divisions may be reviewing the final, tracking of inspections are hosted on your LAMA account. AT LEAST 2 FULL BUSINESS DAYS NOTICE REQUIRED FOR FINAL INSPECTION.

- Call (931) 560-1560 for Building, Mechanical, Plumbing or Gas Inspections by the Development Services – Code Administration Division.
- Call (931) 560-1560 for Site Inspections by the City of Columbia Engineering Department.
- Call (931) 560-1001 for Sewer Inspections by the City of Columbia Wastewater Department
- Call (931) 560-1740 for Fire Code Inspections, if applicable, by the City of Columbia Fire Marshall.
-

If required, the following must be submitted to the Development Services – Code Administration Division before final inspection is requested:

- TERMITE PRETREATMENT- Submit letter from vendor.
- INSULATION – Submit letter from insulation vendor.
- TRUSS DESIGN LETTER – If trusses used.
- BLOWER DOOR and/or DUCT BLASTER
- Call Columbia Power & Water Systems (931) 388-4833 for requirements for Electrical & Water Inspections.
- Call Atmos Energy 1-888-286-6700 for natural gas service.
- Contact other utilities which are not members of One Call.

CALL BEFORE YOU DIG – IT’S THE LAW!
ONE CALL 1-800-351-1111

BUILDING SHALL NOT BE OCCUPIED UNTIL A

CERTIFICATE OF OCCUPANCY IS ISSUED

This permit must be posted securely, be visible from the street, and be protected from weather.

It is required on all construction, alterations, and repair work. Removal, alteration, or mutilation of this sign, until completion of such work, is in violation of the law.

INSPECTIONS WILL NOT BE PERFORMED IF THIS PERMIT IS NOT POSTED ON JOB SITE.



FUTURE ELEVATION (FRONT)

Nichiha Vintagewood
AWP 1818 Spruce

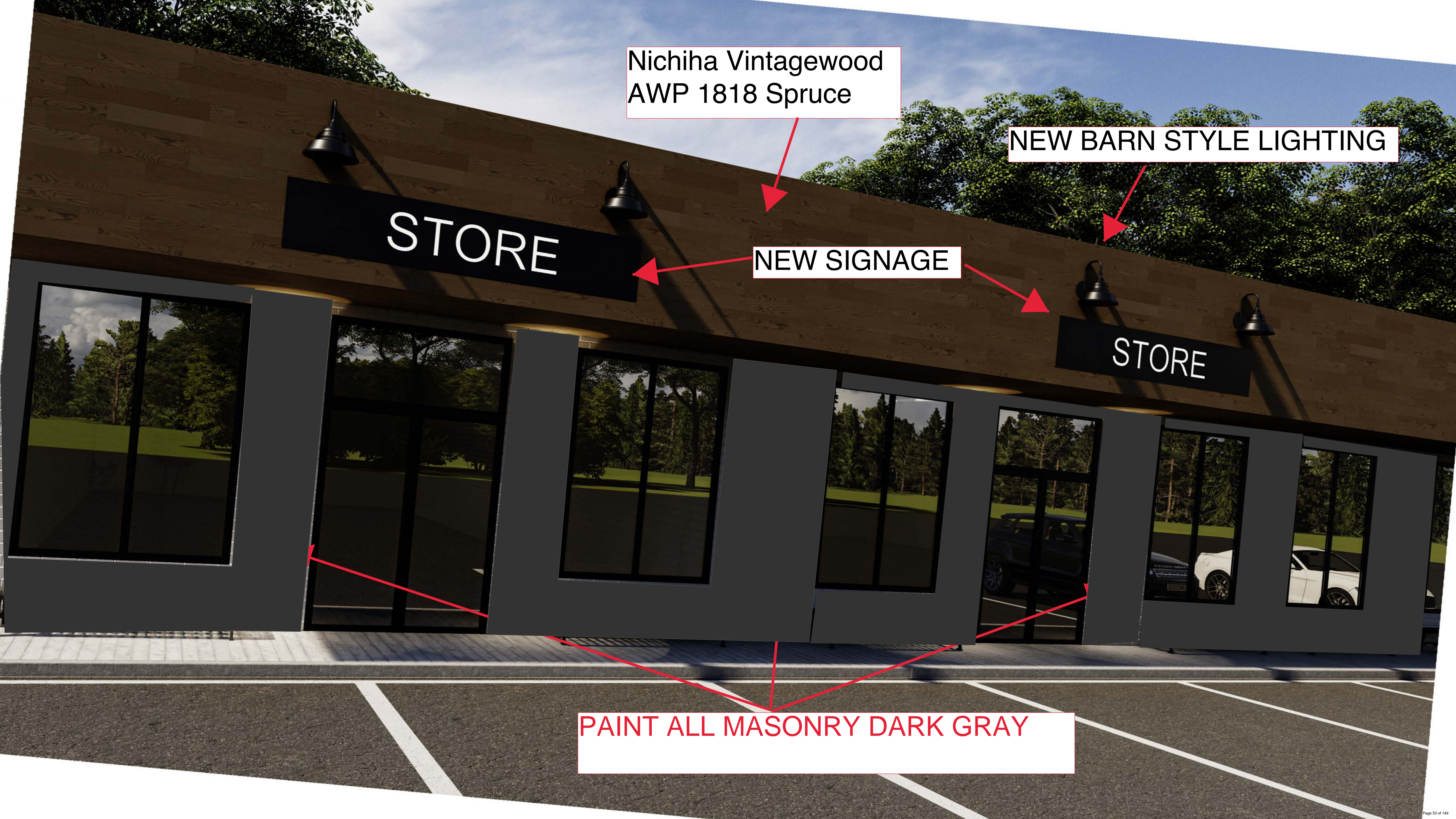
NEW BARN STYLE LIGHTING

NEW SIGNAGE

STORE

STORE

PAINT ALL MASONRY DARK GRAY





ARCHITECTURAL REVIEW TEAM
 PROJECT DEVELOPMENT APPLICATION

ADDRESS/LOCATION	2500, 2513 & 2501 Hospitality Dr, Columbia, TN 38401-0216		
	TAX MAP: 042	GROUP:	PARCEL: 042 013.0800
SUMMARY OF NATURE OF REQUEST AND WORK	This is a request for modification of the past submittal related to Building Permits 23-0993-REN and 22-2587-REN. Remove existing blue metal facing on front parapet wall, replace with NICIHA siding Add can lights under canopy overhang & paint exterior dark gray Add new tenant signage and lighting above each tenant sign		

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
<input checked="" type="checkbox"/> Façade Approval <input checked="" type="checkbox"/> Alternative Compliance Requested <input type="checkbox"/> Other: _____	<ul style="list-style-type: none"> • 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.

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 23-0429

APPLICANT/PROPERTY OWNER

Derek Ransom / Brandee & Derek Ransom

MEETING DATE

November 2023

PROPERTY ADDRESS/LOCATION

730 Mooresville Pike/ Tax Map 114 Parcel 074.00

PROJECT DESCRIPTION: Freestanding Canopy Structure Modification:

This design review proposal is for the second revision of a previously approved open air freestanding canopy structure that will serve a proposed go-kart track for the storage and queuing of go-kart vehicles. The most recent approval from ART 23-0239 was for an open-air freestanding pavilion that consisted of a metal truss with 8 wood columns with column surrounds wrapped with a brick surround of no less than 12 inches and no more than 16 inches at the posts base. The approval included all bases to have an artificial stone cap. This revision is modifying that previous approval to ten (10) steel posts including four (4) of the steel posts to consist of a 16 X 24' brick column surround. The design elevation utilizes wood trusses with purlins and a standing seam metal roof.

The structure is part of a Planned Unit Development approved under the previous ordinance. The Design Review Team approved the design in September of 2022. The proposed revision is minor in scope and does not fundamentally modify the PUD. The proposed revision is subject to the procedures for review under the current Ordinance (4400) and the substantive standards of the previous Ordinance and the PUD Master Plan.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS
Other-PUD (CEG) Planned Unit Development	Indoor Recreation	SD-LI/ CD-2	Canopy Structure

Building Facade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards (of Ordinance 3638)

B. Standards

1. All facades shall be constructed of one or a combination of the following materials: concrete aggregate, stucco, brick, stone, glass or wood, faced concrete block.
2. No portion of building constructed of unadorned (un-faced) concrete masonry units or corrugated and/or sheet metal shall be used.
3. Monolithic buildings are prohibited and no single façade extending unbroken more than approximately 35 feet in a horizontal plane may be visible from a public roadway. Compliance may be obtained through the following:
 - a. The use of projections or recesses (articulation).
 - b. The use of architectural detail to provide visual interest including but not limited to: columns, large windows, entry ways, beams, poles, or glass.

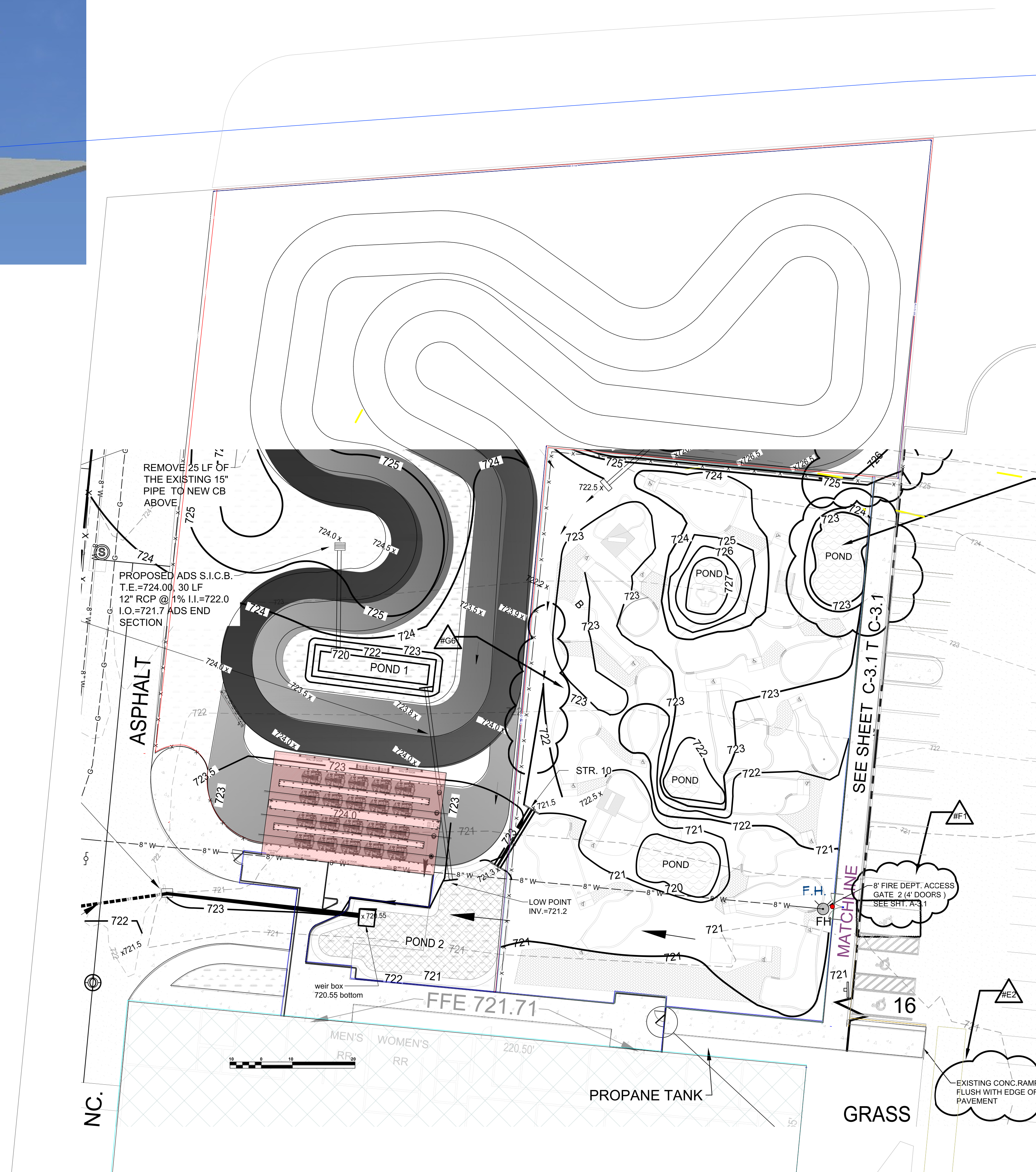
C. Alternative Compliance

Alternative Compliance may be obtained using the Design Review process. In such cases, the Architectural Design Review Team shall have the authority to approve the following:

1. Materials of construction not listed, provided the materials used are implemented in a manner that enhances the surrounding area and complies with the intent of the code.

PLANNING STAFF EVALUATION:

- This design review approved a design for the construction of a 15-foot-tall freestanding canopy structure to serve as go-kart the storage. The Design Review Team conditioned approval on the partial cladding of the columns with brick and a stone cap. This revision modifies the previous approval with only (4) of the columns containing a brick base. The previous approval was conditioned that all columns have a brick clad base on the exterior of the structure. This request utilized steel columns in lieu of wood columns in the previous request.



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

BUILDING LOCATION ON SITE

PRELIMINARY NOT FOR CONSTRUCTION



6/20/23

Number	Date	Description

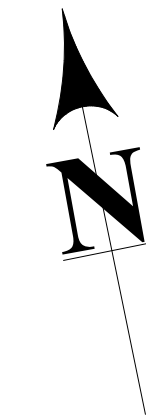
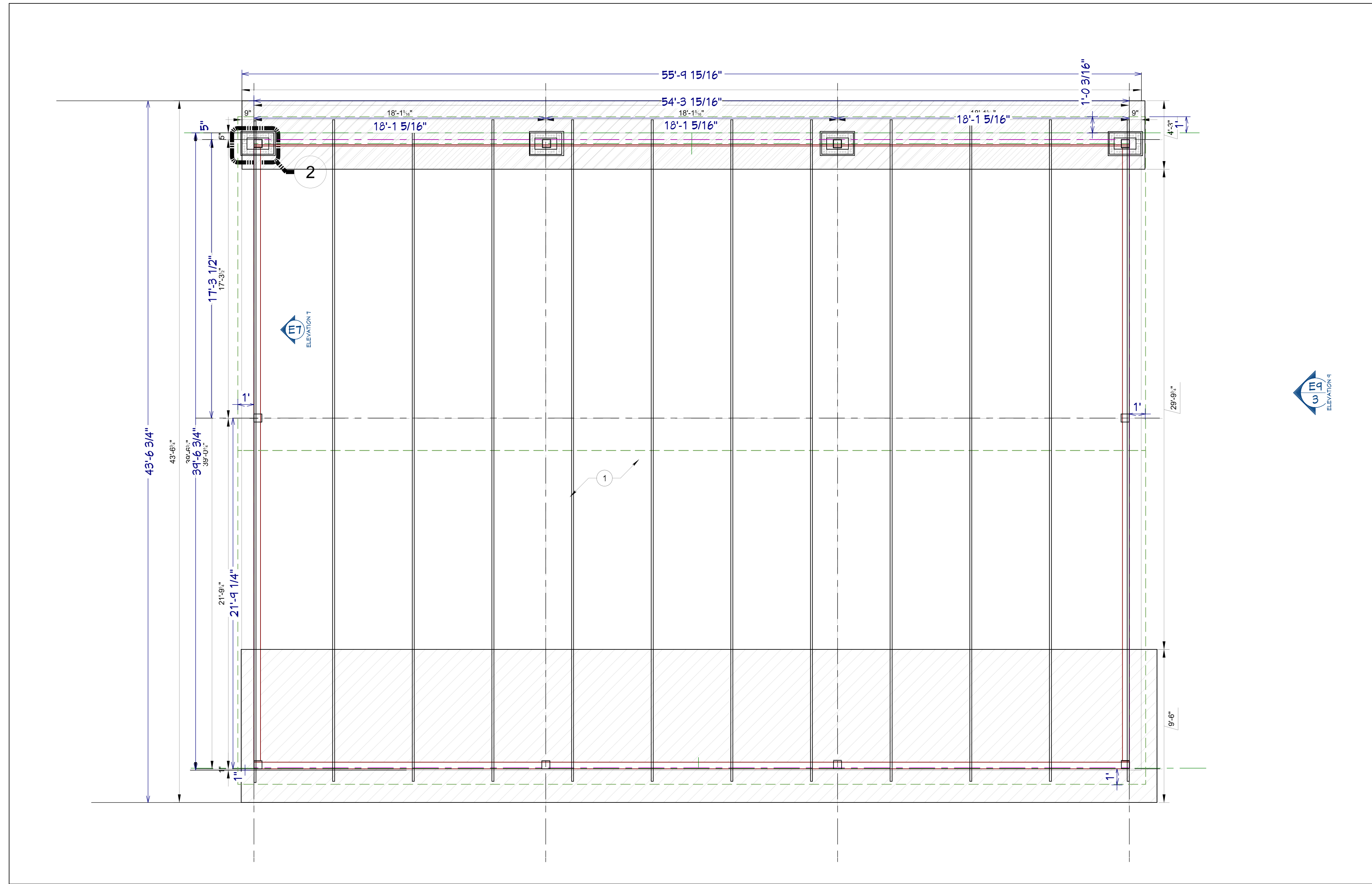
SITE PLAN - GOCART BUILDING

Tenn Pin Alley
 130 Mooresville Pike
 Columbia, TN 38401

C. D. Johns Architect
 606 Riverside Drive
 Columbia, TN 38401
 615.332.4531 615.943.1362

DATE:	10/18/2023
SCALE:	1" = 20'-0"
SHEET #:	1

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



BUILDING FLOOR PLAN

PRELIMINARY NOT FOR CONSTRUCTION



6-20-23

Number	Date	Description

**FLOOR PLAN -
GOCART BUILDING**

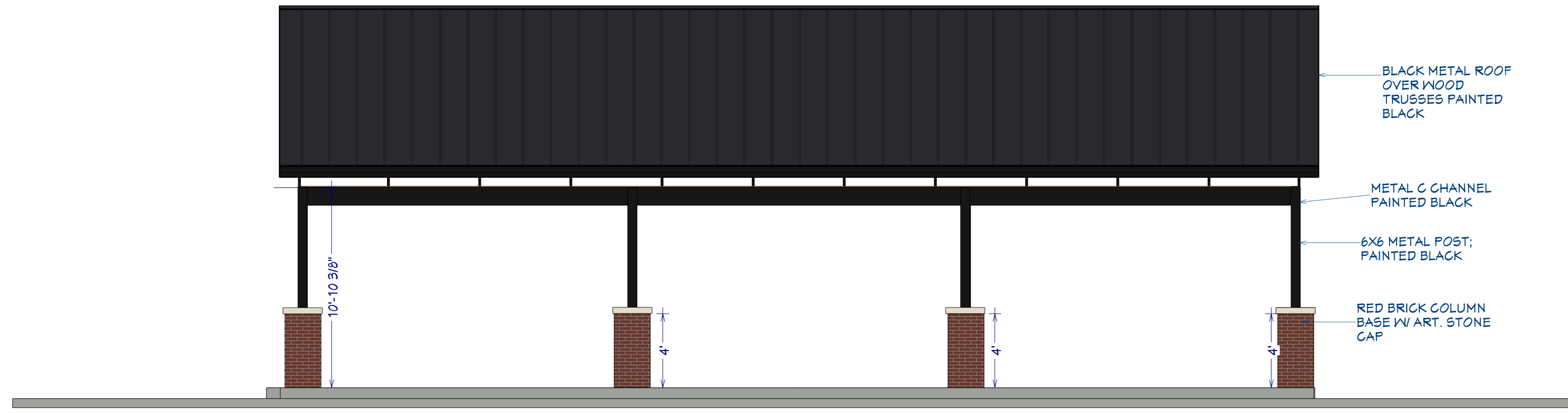
Tenn Pin Alley
730 Mooresville Pike
Columbia, TN 38401

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

DATE:
10/18/2023

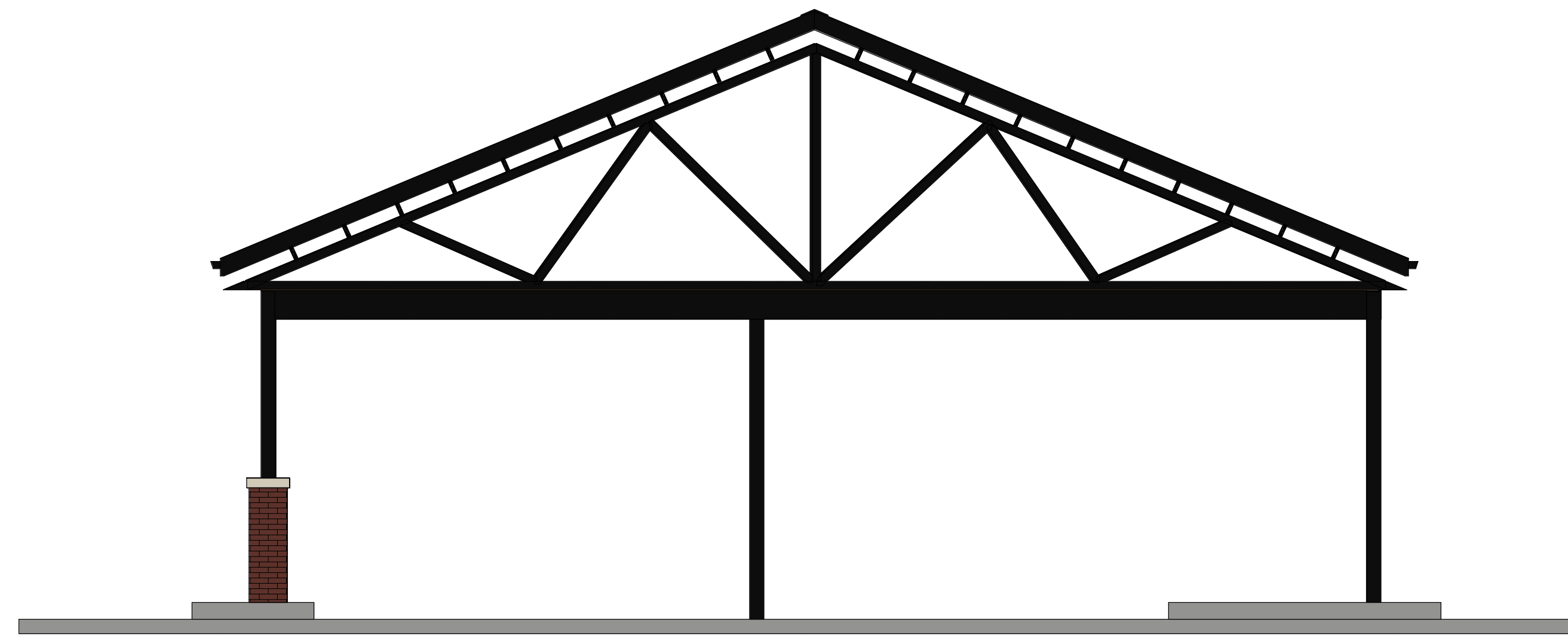
SCALE:
1/4" = 1'0"

SHEET #:
2

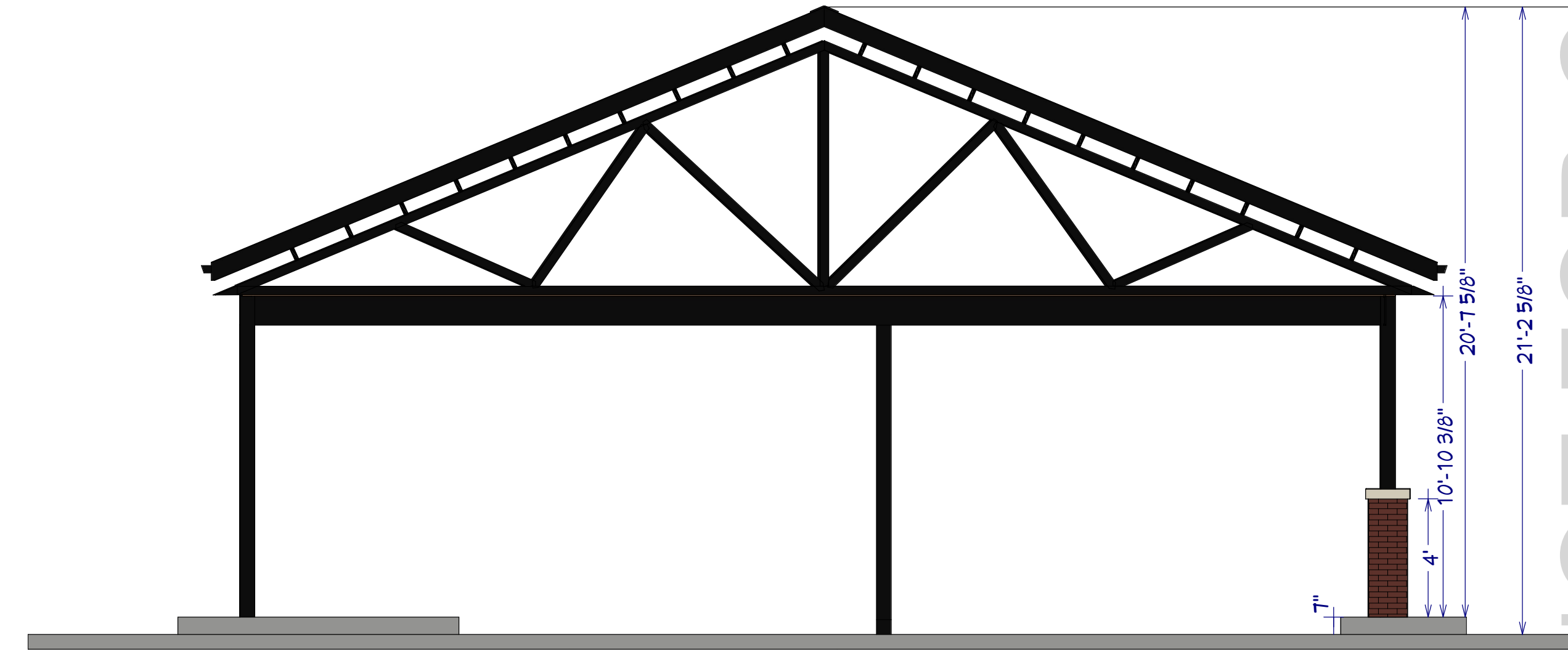


NORTH ELEVATION

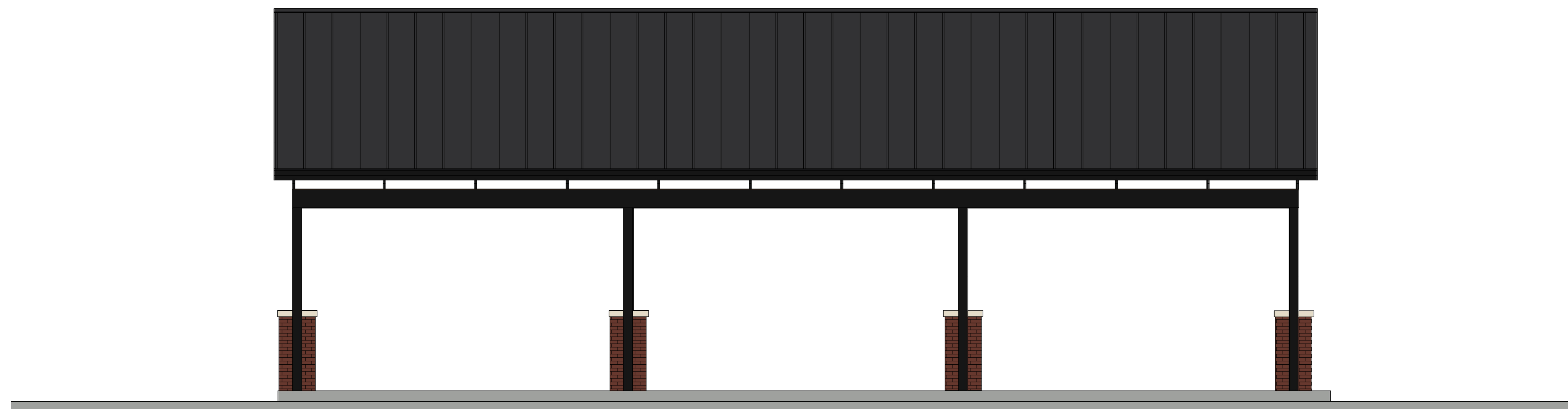
- BLACK METAL ROOF OVER WOOD TRUSSES PAINTED BLACK
- METAL C CHANNEL PAINTED BLACK
- 6X6 METAL POST; PAINTED BLACK
- RED BRICK COLUMN BASE W/ ART. STONE CAP



WEST ELEVATION



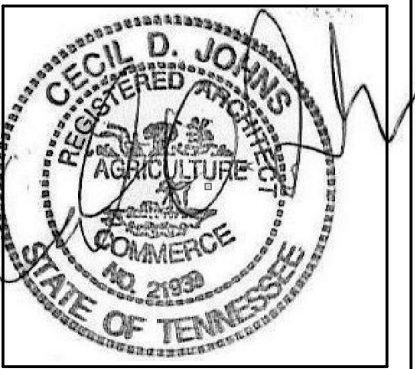
EAST ELEVATION



SOUTH ELEVATION

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PRELIMINARY NOT FOR CONSTRUCTION



6-20-23

Number	Date	Description

ELEVATIONS -
GOCART BUILDING

Tenn Pin Alley
730 Mooresville Pike
Columbia, TN 38401

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

C.D. Johns

DATE:
10/18/2023

SCALE:
1/4" = 1'0"

SHEET #:
3

E. JAMES CAMPBELL BOULEVARD

RIGHT OF WAY VARIES

BRANDEE & DEREK RANSOM
730 MOOREVILLE PIKE
COLUMBIA, TN 38401
PH # OFFICE 931.381.2895
CELL 615.423.2567
EMAIL: brandee@mcswengroup.com
derek@tenpin.com



ENGINEER:
RE
RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL,
SITE DEVELOPMENT, WATER/WASTEWATER

By Rhodes Engineering & Environmental Services, LLC.
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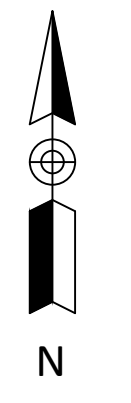
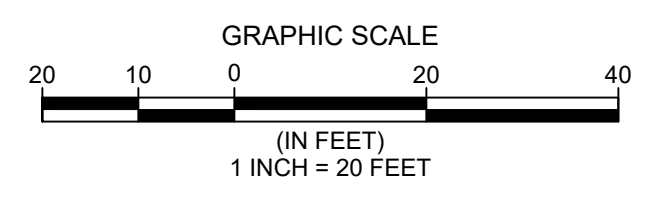
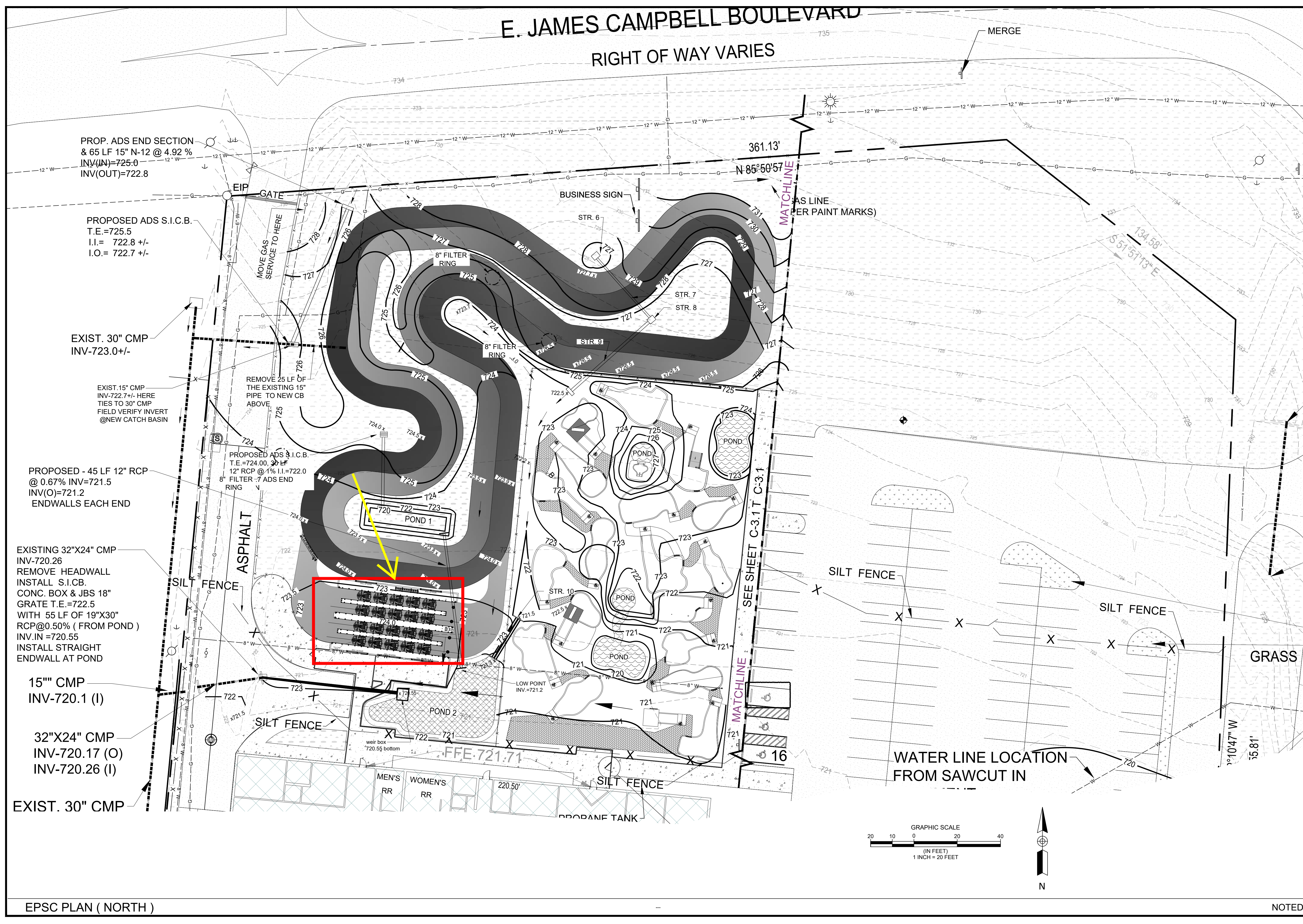
DATE	DRAWN	CHKD	DESIGN	APPROV

APPROVAL	
DRAWN	PWB
DESIGN	
CHECKED	
APPROVED	
SAVED DATE: 4/18/2023 11:00:29 AM Rhoda	

BRANDEE & DEREK RANSOM
TENN-PIN ALLEY BOWLING CENTER
730 MOOREVILLE PIKE, COLUMBIA, TN 38401
CONSTRUCTION SET FOR PRE-CON

EPSC PLAN (NORTH)

DWG. No.
C-3.4
SCALE: NOTED
CADFILE:
JOB No.
REV.



EPSC PLAN (NORTH)

NOTED



ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION

ADDRESS/LOCATION	322 East James Campbell Blvd		
	TAX MAP: 114	GROUP: N/A	PARCEL: 074.00
SUMMARY OF NATURE OF REQUEST AND WORK	Request approval of the submitted plan, pages 1,2, & 3 Construct a canopy atop Go Kart Pit Area, protecting vehicles & equipment. Four (4) 16" by 24" brick column surrounds on front sidewall approximately 48" above finished floor level with cast in place 4" concrete cap. Fabricated steel frame, ten (10) steel posts with wood trusses, wood purlins, solid wood deck and steel standing seam interlocking roof. Sidewall elevation will be 10.86' +/- above FFE. Apex of roof 20' +/- above FFE.		

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
<input checked="" type="checkbox"/> Façade Approval <input type="checkbox"/> Alternative Compliance Requested <input checked="" type="checkbox"/> Other: <u>Approval of architecture</u>	<ul style="list-style-type: none"> • 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.



CITY OF COLUMBIA TENNESSEE
 ARCHITECTURAL DESIGN REVIEW
 STAFF REPORT

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 23-0416

APPLICANT/OWNER

Gamble Design / HK Big Bear Bluffs, LLC

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

400 Bear Creek Pike/ Tax Map 90, Parcel 12.01

PROJECT DESCRIPTION: Façade Design Approval for Single-Family Homes, Townhomes, Amenity Ares, and Daycare Facility

The applicant is requesting façade approval for single-family home, townhome, and commercial daycare to be included within a proposed Master Planned Unit Development of 866 residential lots with included infrastructure and civic spaces. All standards of Zoning Ordinance 4000 shall be applicable that include architectural design elements as cited in Article 4, Development Standards for PUD-R Character District.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
CD-2 & CD-4/ County Zoning	Vacant Land	Unincorporated Maury County/ Single-Family Homes	Single-Family Homes/ Townhomes/ Day Care Facility	409+/- Acres

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 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.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R TABLE 4.3.1-K DISTRICT STANDARDS: PLANNED UNIT DEVELOPMENT - RESIDENTIAL DISTRICT						
Building Standards						
Building Height*						
Principal Building	1-2 Stories for House and Duplex Building Types; 2-3 Stories for Townhouse, Live / Work and Small Multifamily Building Types; 2- 4 Stories for Large Multifamily Building Type					
Accessory Building	2 Stories max; Allowed in 3rd Layer only.					
*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.						
Building Composition						
Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap					
Finished Floor Level	Min. 18 in. above finished grade at Facade					
Facade						
Main Entrance	Main Entrance must be in Facade of Principal Frontage.					
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					
Facade Articulation	Expect for House Building Types, 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)					
LEGEND The following notations are utilized in this table. <table border="0" style="display: inline-table; vertical-align: middle;"> <tr> <td style="text-align: center;">P Permitted</td> <td style="text-align: center;">NP Not Permitted</td> <td style="text-align: center;">NA Not Applicable</td> <td style="text-align: center;">R Required</td> <td style="text-align: center;">NR Not Regulated</td> </tr> </table>		P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated		

ARTICLE 4



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R TABLE 4.3.1-K DISTRICT STANDARDS:
 PLANNED UNIT DEVELOPMENT –RESIDENTIAL DISTRICT

Building Standards (continued)

Facade (continued)

Facade Openings	Facade windows and/or doors must be spaced ≤ 20 ft. apart. In Stories above first, Facade openings must be ≤ 50% of total Facade area.
Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area, min. for Shopfront.
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 ≤ 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
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	NP
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.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-K DISTRICT STANDARDS:**
PLANNED UNIT DEVELOPMENT - RESIDENTIAL DISTRICT

Building Standards (continued)

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			

Building Types

House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	P	Flex	NP
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	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).

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

**TABLE 4.3.1-K DISTRICT STANDARDS:
 PLANNED UNIT DEVELOPMENT –RESIDENTIAL DISTRICT**

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
All Vehicles	P	P in any Required Yard, unless specifically prohibited

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete or other hard surface	
Garage Location	P in 3rd Layer only	
	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space.	
Garage Design	If Garage faces Street: max. Garage door width 33% of total of Garage + Facade width. Garage must be detailed, finished, & designed like rest of Building with carriage house doors; max. Garage door width 9 ft.; each Garage door must have ornamental lighting fixture above it; min. 2 ft. separation between Garage doors	
Driveway/Vehicular Entrance Location	P in any Layer	
Driveway/Vehicular Entrance Maximum Width	10 ft max. in 1st Layer if Residential; 24 ft max. in 1st Layer if non-Residential, regardless if shared or not	
Parking Structures	P , if Screened from Frontage by Liner Buildings	
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage	

Bicycle Parking

See Section 4.3.13

Thoroughfares & Internal Drive Types*

**Only applicable to Development Parcels.*

See Article 5 (Development Parcel Standards) for additional requirements.

LEGEND

The following notations are utilized in this table.

P	Permitted	NP	Not Permitted	NA	Not Applicable	R	Required	NR	Not Regulated
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PLANNING STAFF EVALUATION:

(PUD-R) District Standards : Single-Family Homes		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	Some elevations do not indicate a defined base. This may be achieved by adding a brick rowlock course at foundations for brick elevations or adding a brick or stone base for non-brick elevations.
Finished Floor Elevation:	Min 18 inches above finished grade	Elevations did not indicate FFE.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	All lots/home sites front a street section.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 %	Glazing appears to be at least 20 percent.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	There is a slight alignment with some upper-level windows that may not align with lower-level windows.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details and rowlock course below window sills and soldier course above windows for brick elevations.
Shutters:	Functional to cover half of window width/ shutter dogs	Details were not given on functionality of shutters including details of shutter dogs.
Façade Window Sill Height:	5 ft. min above grade	Details were not given on façade window sill height 5' min above grade
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	All elevations when utilizing a porch indicate a porch width minimum of 6'.
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	A detail has been provided to indicate variety of facades to ensure that a façade is not present more than once on a block face or in view of the same façade.

Roof Type & Pitch:	Hip/ Gable	All roofs appear to be of a hip and gable design.
Primary Building Materials:	Brick, Fiber Cement Board, Wood	All elevations indicate a primary façade material of brick & fiber cement board.
Foundation Cladding:	Brick or Natural Stone	Some elevations that are fiber cement board do not indicate a foundation cladding of brick or natural stone
Porch Pier/ Chimney Cladding:	Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney	Some elevations do not indicate a porch pier that is clad in brick or natural stone.
Garage Location:	3 rd Layer (20 ft. behind primary façade)	Elevations do not indicate that garages are located in the 3 rd layer.
Garage Design:	Min. interior dimensions 10 X 20 per vehicle Parking Space. Garage door must have ornamental lighting above with a carriage house door design.	Details were not given on interior garage dimensions. Some elevations do not have an ornamental light above the carriage house door design.
Garage Door Width:	9ft width with 2ft separation between door	Elevations exceed the 9' garage door width requirement.

(PUD R) District Standards : Townhomes		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	Some elements of the townhome design do not indicate a defined base
Finished Floor Elevation:	Min 18 inches above finished grade	Details of the FFE were not given.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	All townhomes enfront a street section
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 %	Glazing appears to be at least 20 percent.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All windows align with those on the first floor.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.

Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details and rowlock course below window sills and soldier course above windows for brick elevations.
Shutters:	Functional to cover half of window width/ shutter dogs	Details were not given on functionality of shutters including details of shutter dogs. An element on one elevation indicates shutters being used in non-functional way that does not cover a window but rather used as a decorative element.
Façade Window Sill Height:	5 ft. min above grade	Details were not given on façade window sill height 5' min above grade.
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	Details were not given for minimum 6 ft. depth on townhome elevations that indicate a porch.
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	A detail has been provided to indicate variety of facades to ensure that a façade is not present more than once on a block face or in view of the same façade for single-family homes. This detail was not provided for the townhome section but can apply.
Roof Type & Pitch:	Hip/ Gable	Hip & gable elements are provided for roof type and pitch.
Primary Building Materials:	Brick, Fiber Cement Board, Wood	Brick and fiber cement board have been indicated as the primary materials for townhomes.
Foundation Cladding:	Brick or Natural Stone	Some elevations that are fiber cement board do not indicate a foundation cladding of brick or natural stone.
Porch Pier/ Chimney Cladding:	Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney	Some elevations do not indicate a porch pier that is clad in brick or natural stone.
Garage Location:	3 rd Layer (20 ft. behind primary façade)	All townhomes are proposed to be rear loaded with garages being located in the 3 rd layer in adhered to this design standard.
Garage Design:	Min. interior dimensions 10 X 20 per vehicle Parking Space. Garage door must have ornamental lighting	Details were not given on interior garage dimensions. In addition, details shall be given that garage door width does not exceed 33% of

	above with a carriage house door design.	the overall façade width of all single-family homes when utilizing a front-loaded garage.
Garage Door Width:	9ft width with 2ft separation between door	N/A, garages located in 3 rd layer.

(PUD R) District Standards : Day Care Facility		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	All structure indicates a defined base, middle, and cap.
Finished Floor Elevation:	Min 18 inches above finished grade	Details of the FFE were not given
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	The proposed daycare enfronts a proposed street section with entrance.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades
Façade Glazing:	20-60 % (70% glazing for shopfront elevation)	Shopfront elevation does not indicate 70 percent glazing requirement.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All windows align with those on the first floor.
Window Types:	Single-hung, double-hung, casement except in shopfront or galley	Windows appear to be fixed glass at all elevations
Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details and rowlock course below window sills and soldier course above windows for brick elevations.
Shutters:	Functional to cover half of window width/ shutter dogs	N/A
Façade Window Sill Height:	5 ft. min above grade	Details were not given on façade window sill height 5' min above grade.

Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	N/A
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	This use proposed is a single site use that consist of one façade.
Roof Type & Pitch:	Hip/ Gable	Roof type & pitch proposed is hip & gable
Primary Building Materials:	Brick, Fiber Cement Board, Wood	Elevations consists of a primary façade material of brick with a stone base including fiber cement board
Foundation Cladding:	Brick or Natural Stone	Foundation cladding indicated is stone
Porch Pier/ Chimney Cladding:	Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney	Porch piers indicate a stone base
Building Height:	2 Stories min- 4 stories max	2 stories

(PUD) District Standards : Clubhouse Facility		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	This structure indicates a defined base, middle, and cap.
Finished Floor Elevation:	Min 18 inches above finished grade	Details of the FFE were not given.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	The proposed clubhouse enfronts a street section.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 % (70% glazing for shopfront elevation)	Shopfront elevation does not indicate 70 percent glazing requirement.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper story windows align with those on the first floor.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.

Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details.
Shutters:	Functional to cover half of window width/ shutter dogs	N/A
Façade Window Sill Height:	5 ft. min above grade	Details were not given on façade window sill height 5' min above grade.
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	Details were not given regarding porch depth of 6'.
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	This use proposed is a single site use that consists of one façade.
Roof Type & Pitch:	Hip/ Gable	Roof type & pitch proposed is hip & gable
Primary Building Materials:	Brick, Fiber Cement Board, Wood	Elevations consists of a primary façade material of fiber cement board including a stone base
Foundation Cladding:	Brick or Natural Stone	Foundation cladding indicated is stone
Porch Pier/ Chimney Cladding:	Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney	Porch piers do not appear to be cladded in brick of natural stone, but rather a single composite post.
Building Height:	2 Stories min- 4 stories max	2 stories

COLUMBIA

City of Columbia, Tennessee

BLUFFS



Architectural Review Team Submittal



COLUMBIA BLUFFS ARCHITECTURE

DEVELOPER

JIM HARVEY
KOLTER LAND
14025 RIVEREDGE DRIVE, SUITE 175
TAMPA, FL 33637

KOLTERLAND

ENGINEER

JIM HARRISON
CIVIL SITE DESIGN GROUP
2305 KLINE AVENUE, SUITE 300
NASHVILLE, TN 37211



LANDSCAPE ARCHITECT

GREG GAMBLE
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069

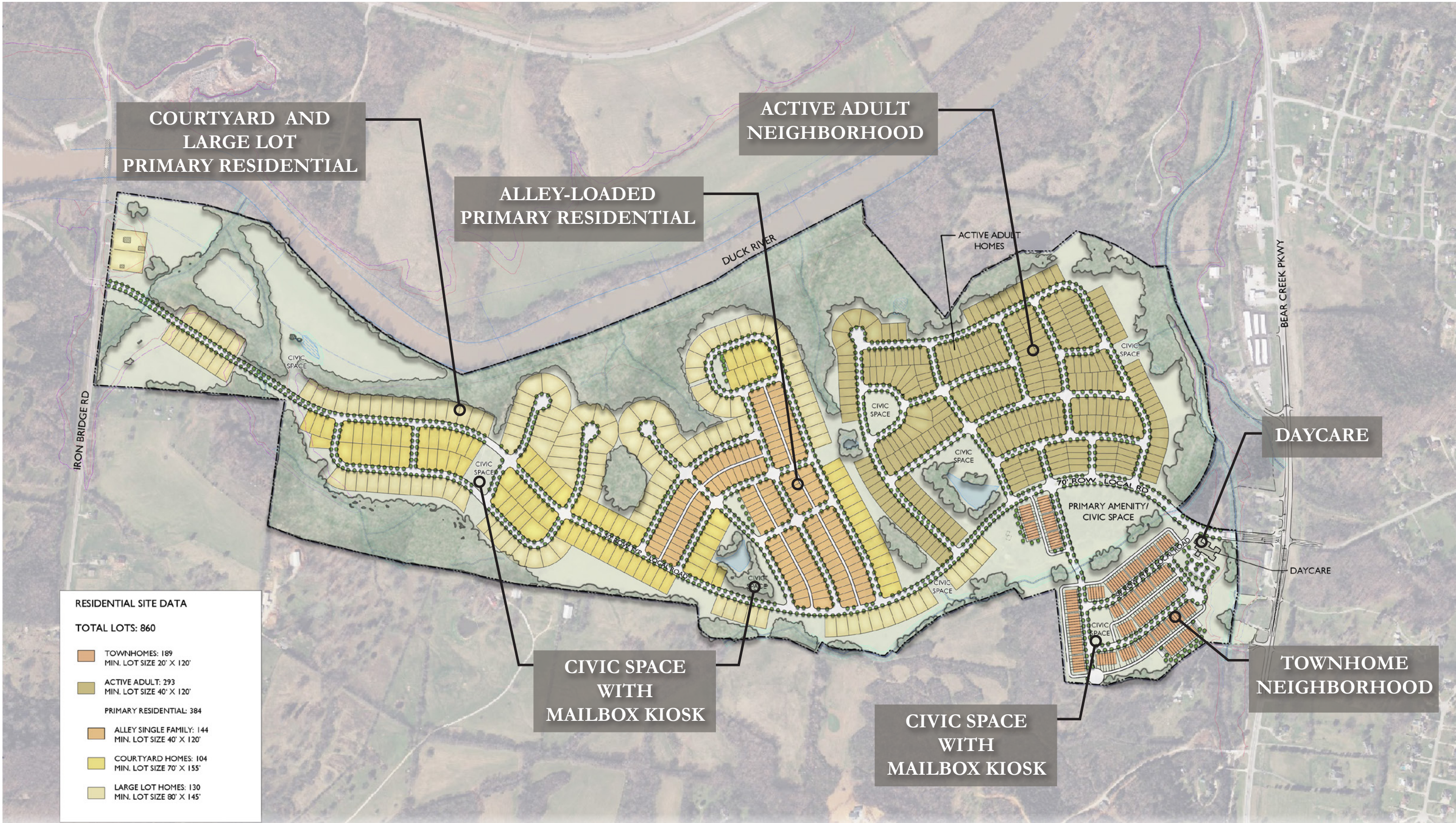


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- 6. ACTIVE ADULT NEIGHBORHOOD
- 8. COURTYARD AND LARGE LOT HOMES
- 11. ALLEY-LOADED PRIMARY RESIDENTIAL
- 13. TOWNHOMES
- 15. DAYCARE
- 11. MAIN AMENITY ARCHITECTURE
- 12. CIVIC SPACE ARCHITECTURE

SUBMITTED: 10/16/2023

DEVELOPMENT TEAM



MASTER DEVELOPEMNT PLAN



Single Family & Townhomes

Active Adult Single Family

Building Height and Massing	<ul style="list-style-type: none"> Primarily a mix of 1-story and 2-story, with a maximum of 3-story Attached garages encouraged 	
Building Separation	<ul style="list-style-type: none"> Single Family: 10' minimum Townhomes: 15' minimum 	<ul style="list-style-type: none"> Single Family: 10' minimum
Street Facades	<ul style="list-style-type: none"> Maximize frontage and orientation onto residential streets Porches should orient to residential streets Entries visible from residential streets 	<ul style="list-style-type: none"> Maximize frontage and orientation onto residential streets Porches should orient to residential streets Entries visible from residential streets
Building Entries	<ul style="list-style-type: none"> Porches minimum 6' deep and 6' wide 	

Roof Forms	<ul style="list-style-type: none"> Roofs may vary in style, but should be designed to create unity to the full community All roof forms to be reviewed and approved by the master developer 	<ul style="list-style-type: none"> Roofs may vary in style, but should be designed to create unity to the full community All roof forms to be reviewed and approved by the master developer
Roof Detail	<ul style="list-style-type: none"> All roofs should create eaves for shadow and rain protection Where used, gutters should be expressed as positive elements adding desirable detail 	<ul style="list-style-type: none"> All roofs should create eaves for shadow and rain protection Where used, gutters should be expressed as positive elements adding desirable detail
Parking	<ul style="list-style-type: none"> Garage-parked Garages minimum depth of 22' Garage doors with windows required 	<ul style="list-style-type: none"> Garage-parked Garages minimum depth of 22' Garage doors should have windows

ARCHITECTURAL GUIDELINE NOTE:

The architectural guidelines and conceptual elevations are intended to convey the architectural quality and design intent. Final elevations and color schemes will be brought back to be approved by the ADRT at final PUD-R Development Plan.

COMPLIANCE NOTE:

The architectural guidelines as shown in this pattern book represent compliance with the standards set by the Zoning Ordinance except in areas requesting a modification of standards which are requested to be approved through the PUD-R Preliminary Development Plan process.

Architectural Building Materials

In keeping with the upscale project image, the materials used for structures at Columbia Bluffs should be appropriate for the individual building design concepts and shall be consistent with the project theme. Materials shall be selected and used with consideration to building scale, color scheme, mass, and the surrounding environment.

Roofing Materials

Permitted:

- Dimensional Asphalt Shingles
- Laminated Shingles
- Copper Finishes
- Standing Seam Metal Roofs

Not Permitted:

- Rolled Asphalt
- Asbestos Cement Shingles
- Brightly Colored Metal Roofing

Exterior Siding Materials

Permitted:

- Brick
- Stone
- Natural Wood Accents
- Stucco
- Hardie Plank/Panels
- Cementitious Fiber Siding/Cladding

Not Permitted:

- All Plastics (including vinyl)
- Plywood
- Exposed Concrete Block

Awnings

Permitted:

- High Quality Heavy Canvas
- Illuminated Awnings
- Metal Awnings

Colors

Permitted:

- Muted
- Natural
- Earth Tones

Conditional Permitted:

- Bright
- Primary Colors (per review and approval of the Master Developer)

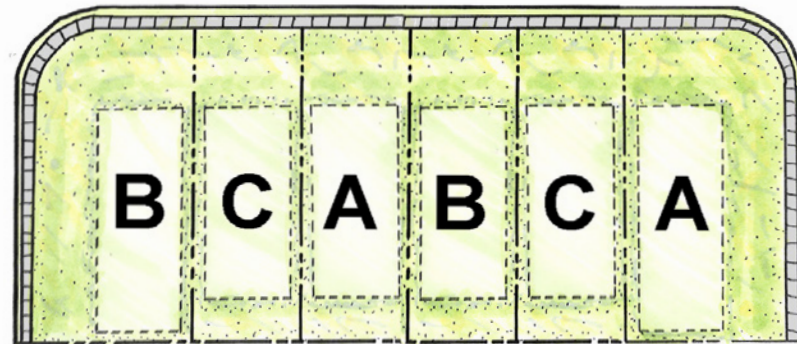
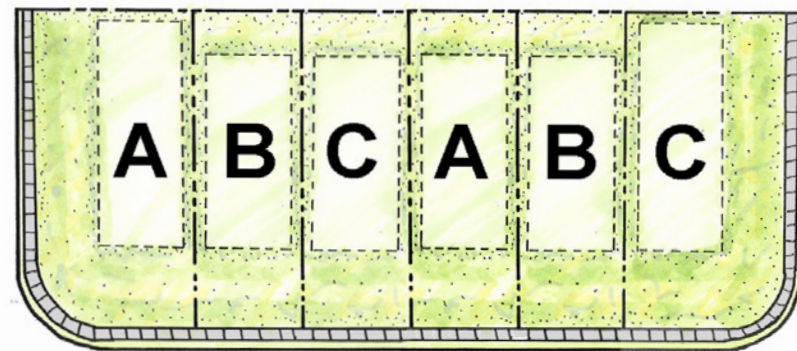
Building Requirements:

- Maximum Height (Stories) 3 stories





IMAGE OF HOMES REPRESENT AN EXAMPLE OF FACADE VARIETY ALONG SAME STREET. FINAL SELECTION OF MATERIALS AND STYLES TO BE APPROVED AT FMDP.



In order to avoid monotony of architectural design, no approval shall be issued for the construction of a dwelling if it is substantially like any proposed neighboring building for which on approval has already been issued or is being concurrently considered.

- A building shall be considered neighboring if it fronts on the same street as the building under construction or an intersecting street; no building elevation may be repeated across from, adjacent to, or diagonal to a similar building elevation. There shall be a minimum of a 2-lot gap between each similar building elevation (see diagram to above in which A, B, and C represent different elevation styles).
- Vary garage door locations to the front facade of the house when possible. Avoid continuous runs of garages in the same unbroken plain.
- Vary roof orientation, ridge lines, and eave heights between each lot when possible.
- Building facade colors and design elements should vary between each lot with a variation of massing and architectural details on each block.
- Landscaping should vary in composition from building to building when possible.

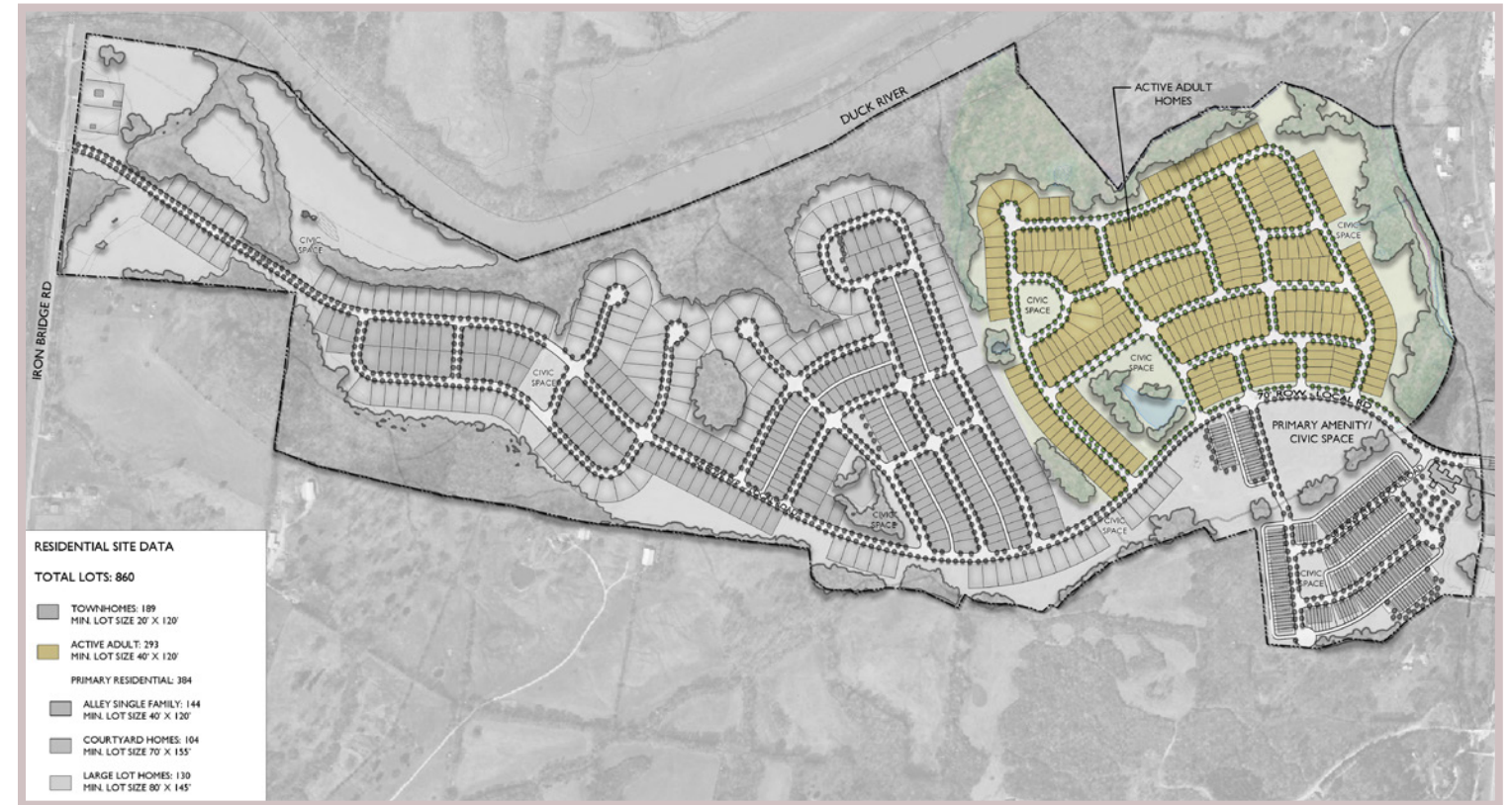
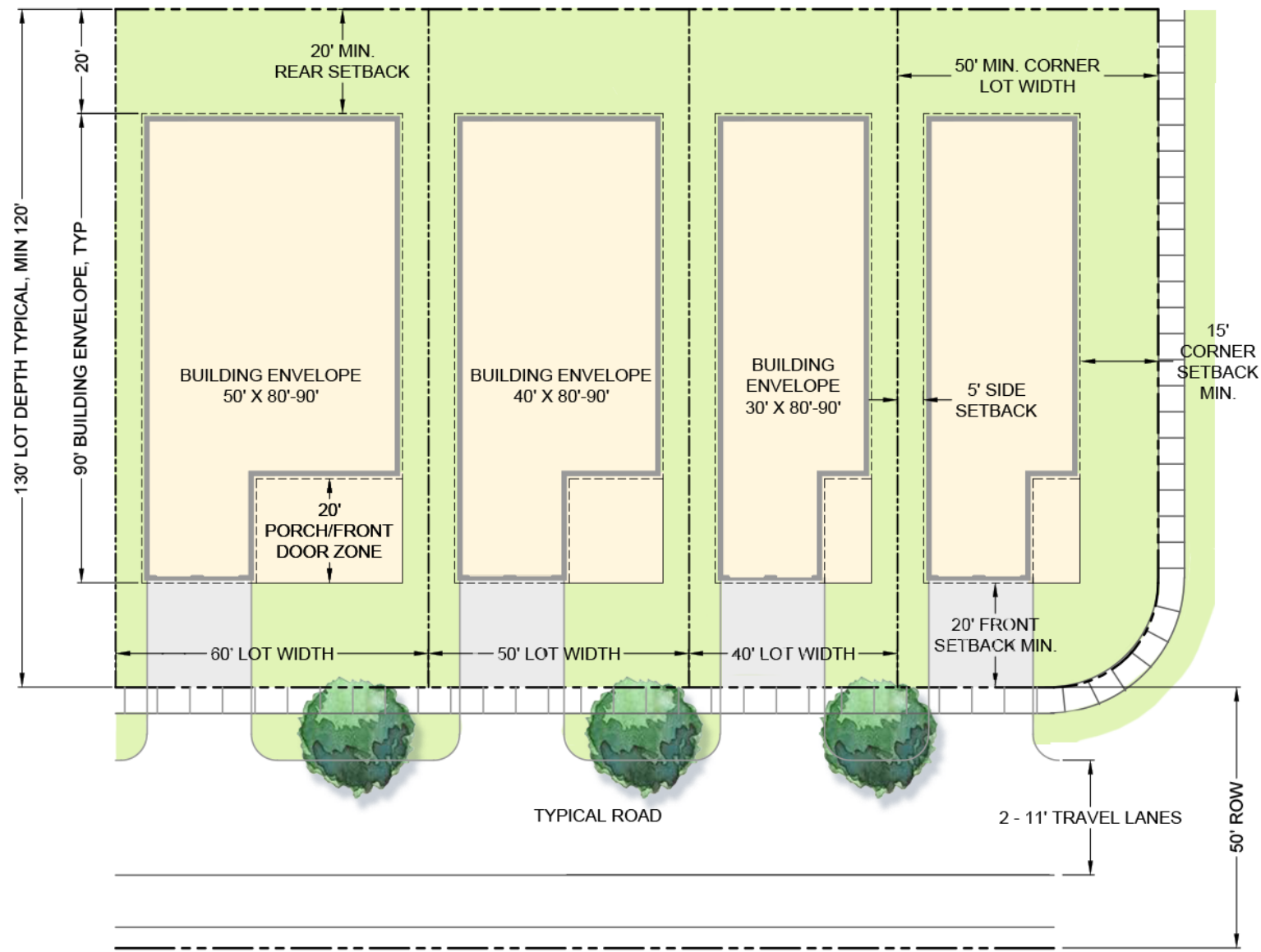
Final determination of the appropriate elevation pattern and variety is subject to review by the Architectural Design Review Team.

FACADE VARIETY



ACTIVE ADULT SINGLE FAMILY

COLOR RENDERING PRESENTS AN
ILLUSTRATIVE DEPICTION OF ARCHITECTURE
AND LANDSCAPE MATERIAL



LOT RANGE: 40'-60'
208 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	5'
CORNER:	15'

ALL LOTS TO HAVE FRONT LOADED GARAGES
 - MINIMUM 20' OF DRIVEWAY ON LOT
 - MINIMUM 22' DEPTH FOR ALL GARAGES

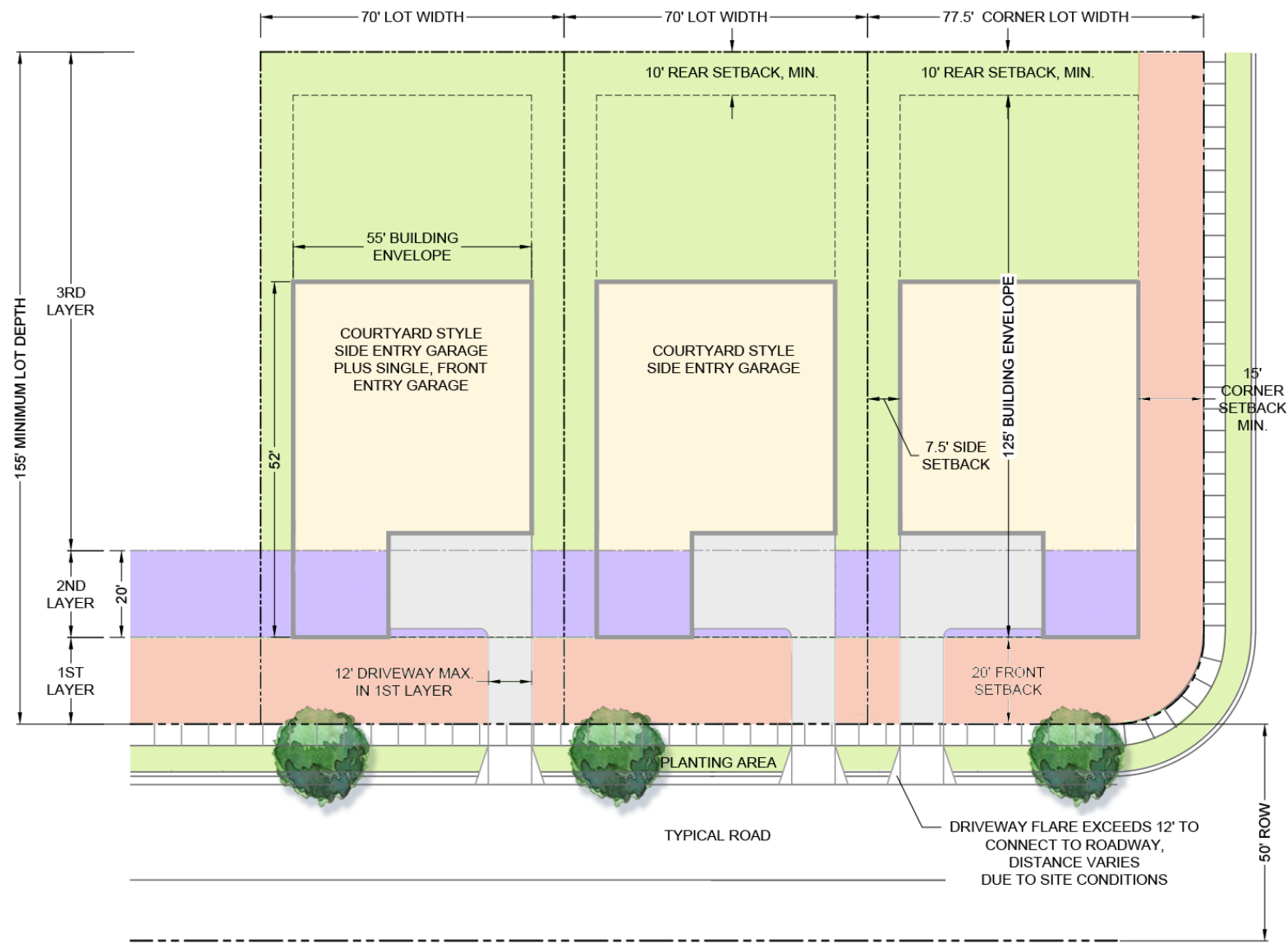
SITE SETBACKS ARE DUE TO ALL INCLUSIVE MAINTENANCE APPLICATION GOVERNED BY THE PROPOSED HOA, TO BE DEED RESTRICTED.

ACTIVE ADULT SINGLE FAMILY



COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL

COURTYARD HOMES



LOT: 70' MINIMUM
104

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	15'

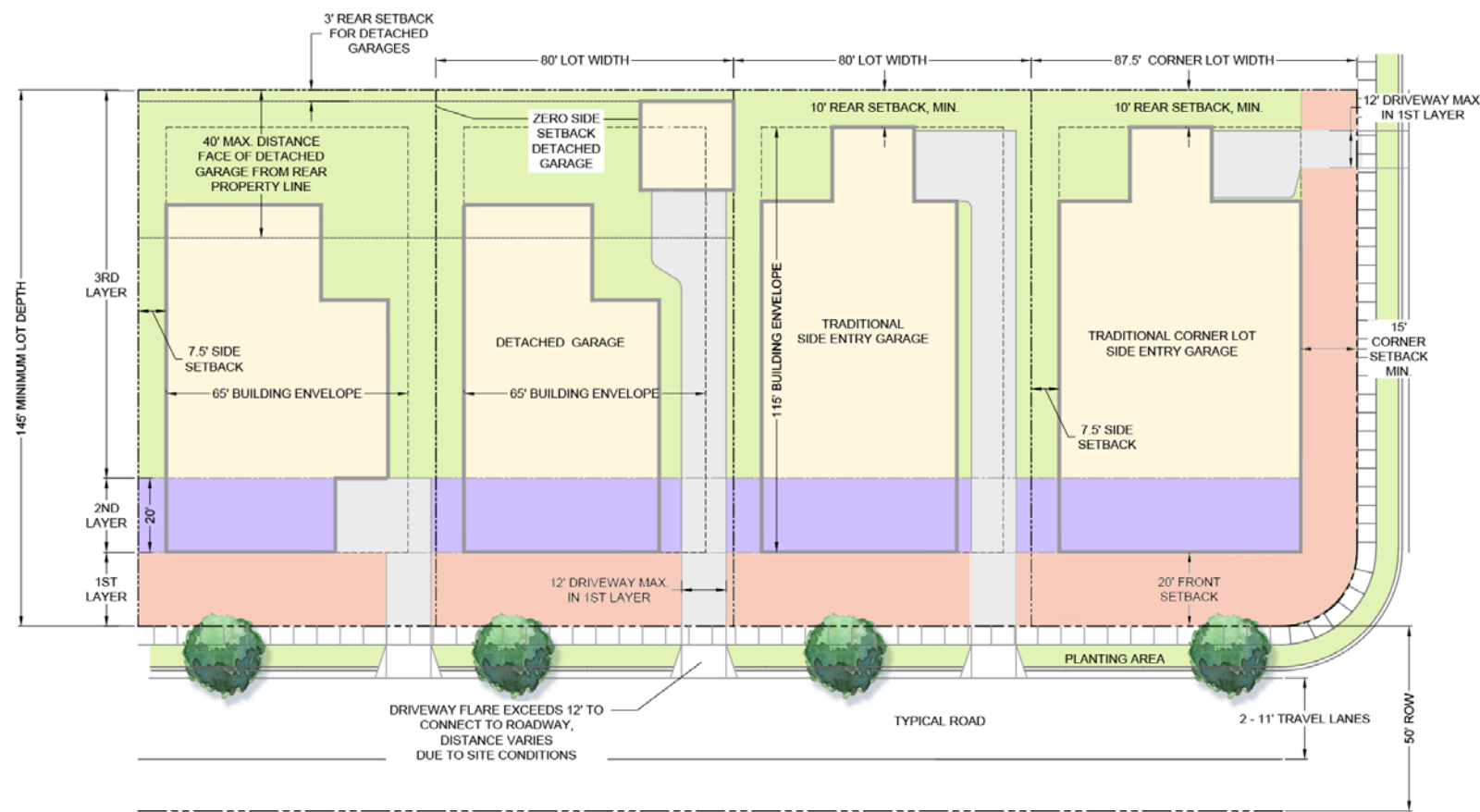
ALL LOTS TO HAVE SIDE LOADED GARAGES WITH THE OPTION OF A SINGLE, FRONT-LOADED GARAGE IN THE 3RD LAYER.

- MINIMUM 20' LENGTH OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES



LARGE LOT HOMES

COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL



**LOTS: 80' MINIMUM
130 HOMES**

- BUILDING SETBACKS:
- FRONT: 20'
 - REAR: 20'
 - SIDE: 7.5'
 - CORNER: 15'

LOTS WILL HAVE A MIX OF GARAGE LOCATIONS, ATTACHED AND DETACHED

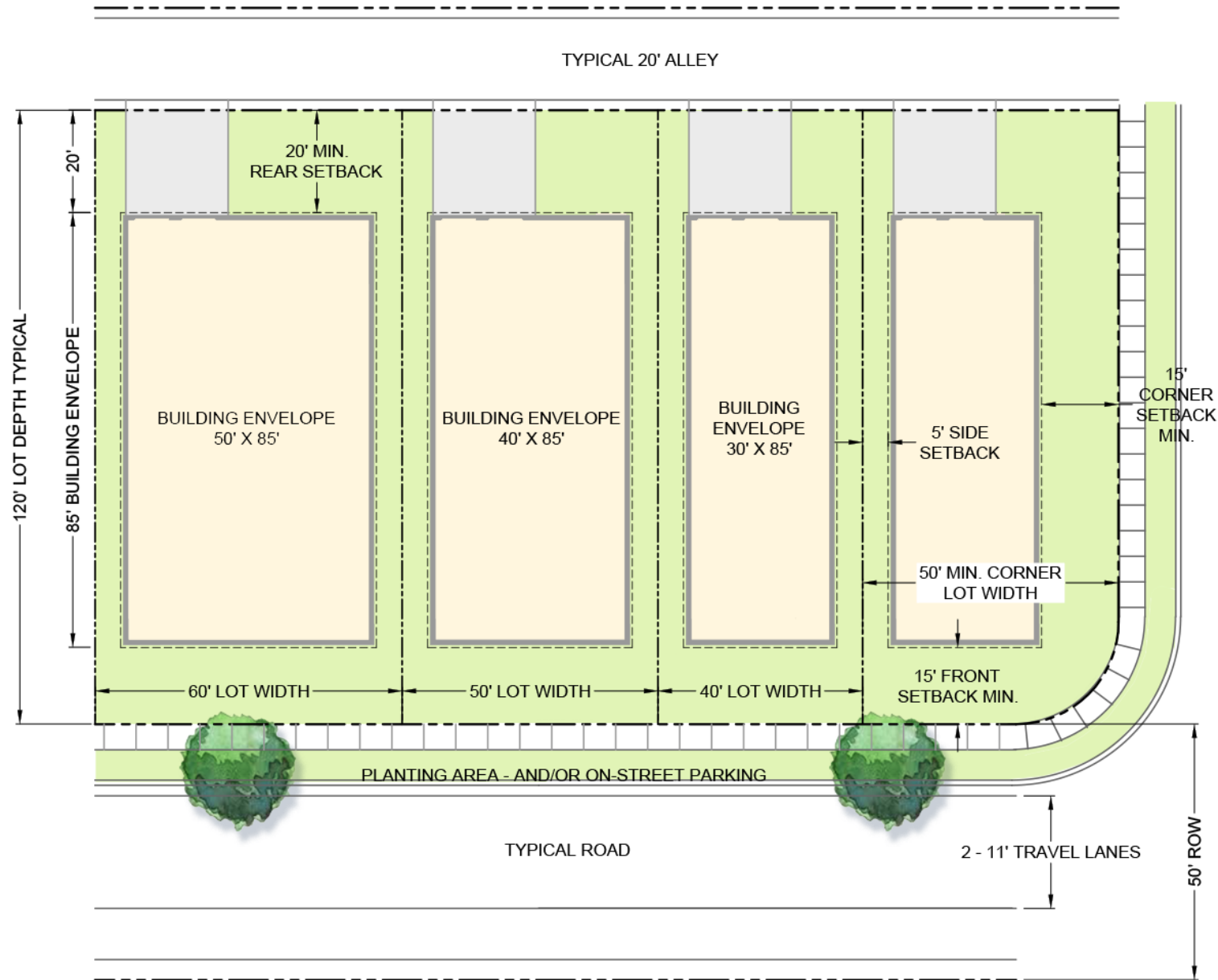
- MINIMUM 20' OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES

LARGE LOT HOMES



SINGLE-FAMILY ALLEY LOADED

COLOR RENDERING PRESENTS AN
ILLUSTRATIVE DEPICTION OF ARCHITECTURE
AND LANDSCAPE MATERIAL



LOT RANGE: 40'-60'
144 HOMES

BUILDING SETBACKS:

FRONT:	15'
REAR:	20'
SIDE:	5'
CORNER:	15'

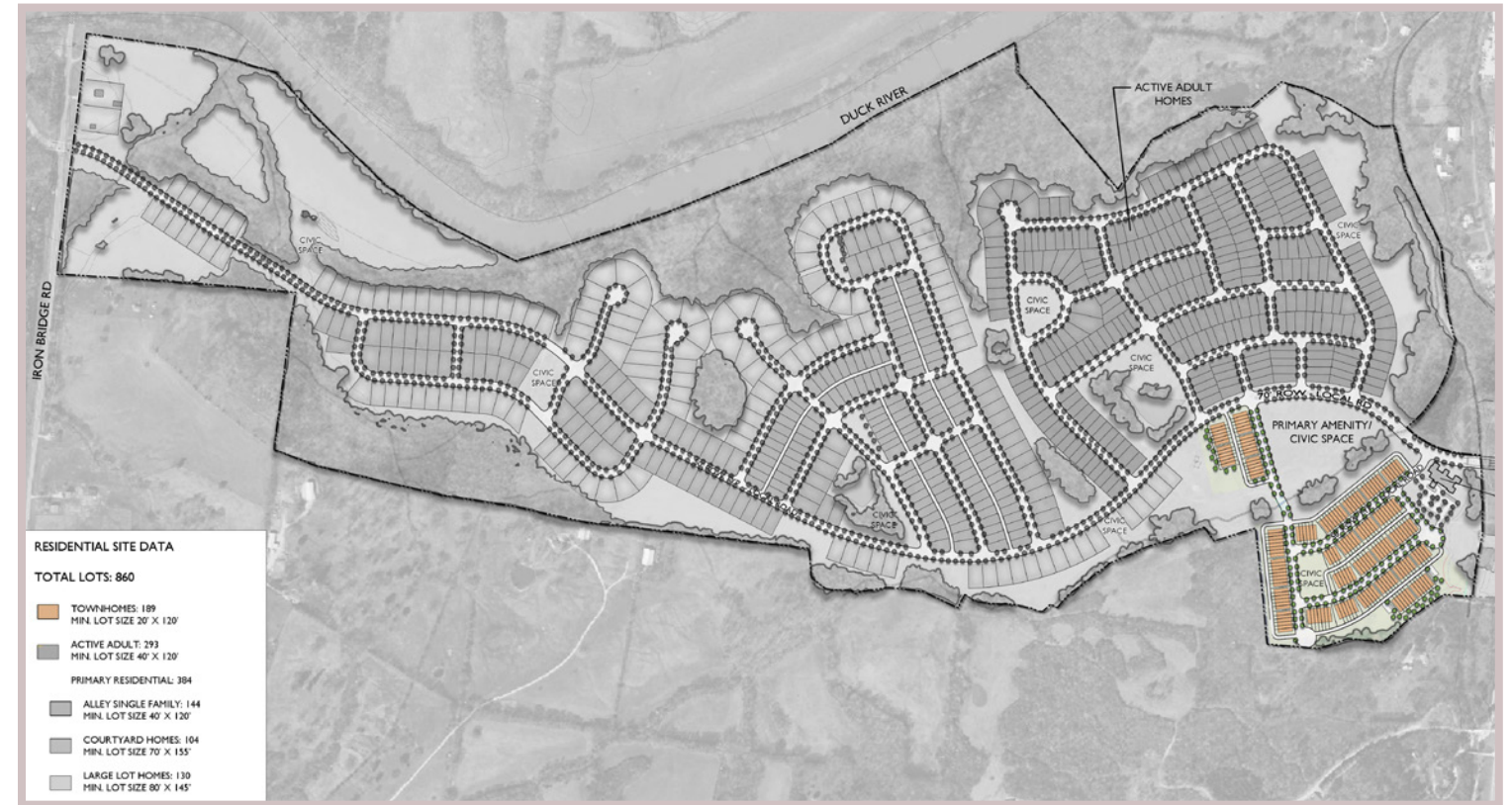
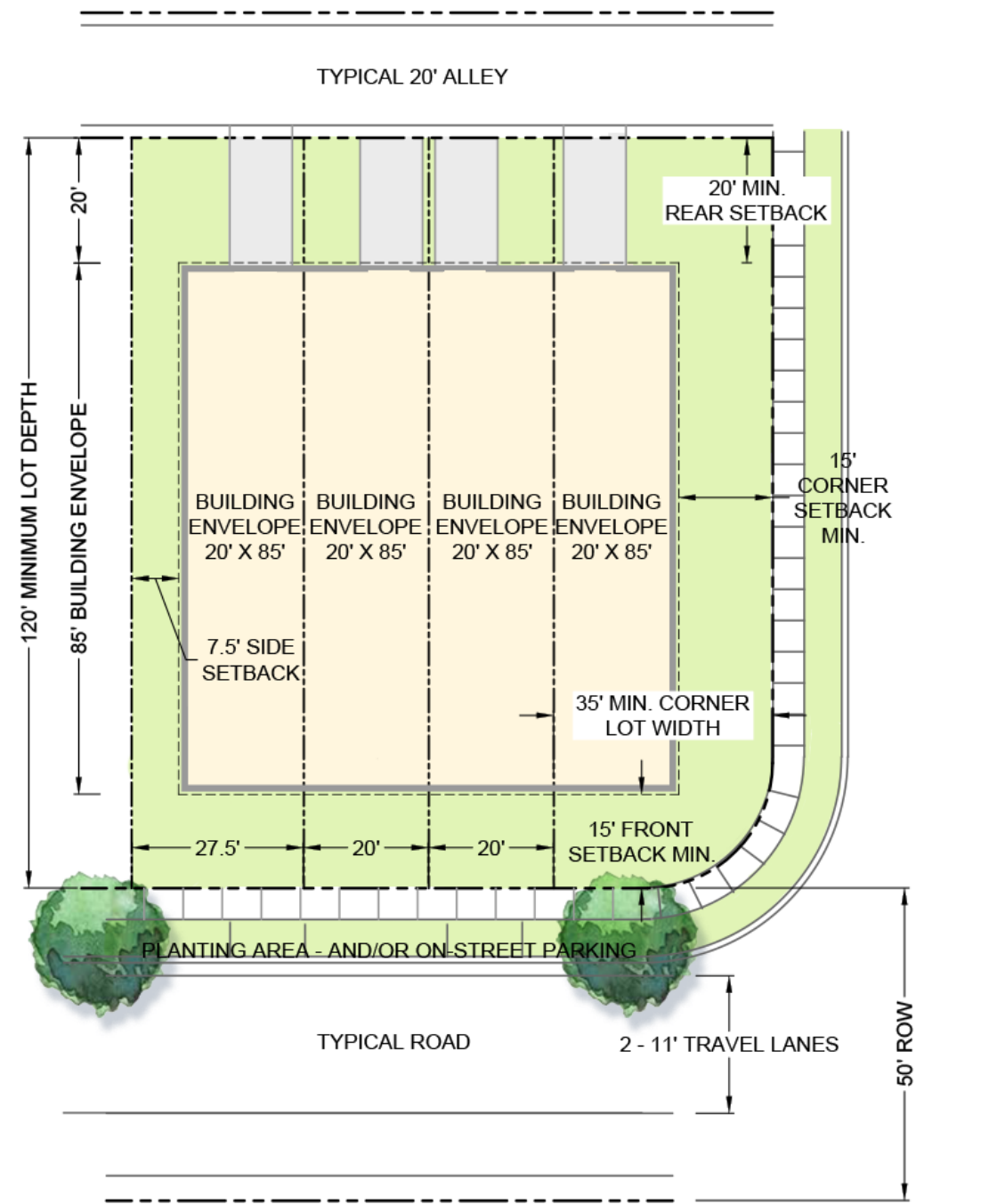
- ALL LOTS TO HAVE REAR LOADED GARAGES
- MINIMUM 20' LENGTH OF DRIVEWAY ON LOT
 - MINIMUM 22' DEPTH FOR ALL GARAGES

SINGLE-FAMILY ALLEY LOADED



COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL

TOWNHOMES



**LOTS: 20' MINIMUM
189 HOMES**

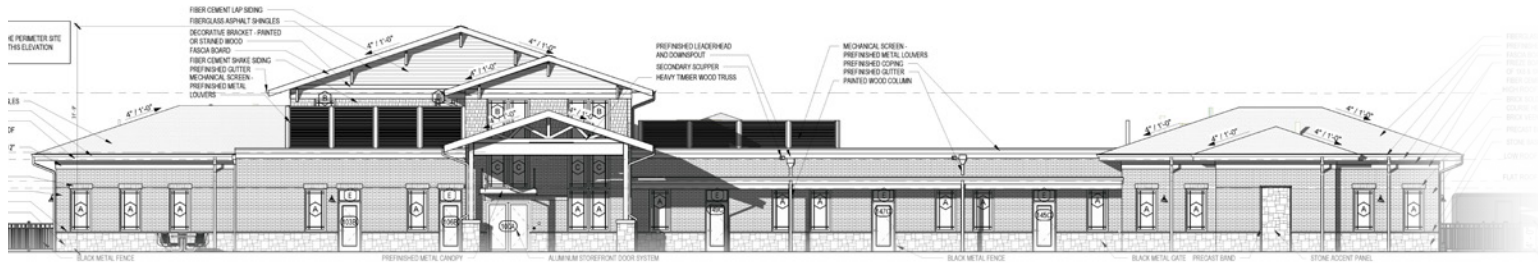
BUILDING SETBACKS:

FRONT:	15'
REAR:	20'
SIDE:	7.5'
CORNER:	15'

ALL LOTS TO HAVE REAR LOADED GARAGES
 - MINIMUM 20' LENGTH OF DRIVEWAY ON LOT
 - MINIMUM 22' DEPTH FOR ALL GARAGES

TOWNHOME BUILDINGS WILL CONSIST OF 4, 6, 7, AND 8 UNIT BUILDINGS.

DAYCARE ELEVATIONS



WEST ELEVATION



EAST ELEVATION

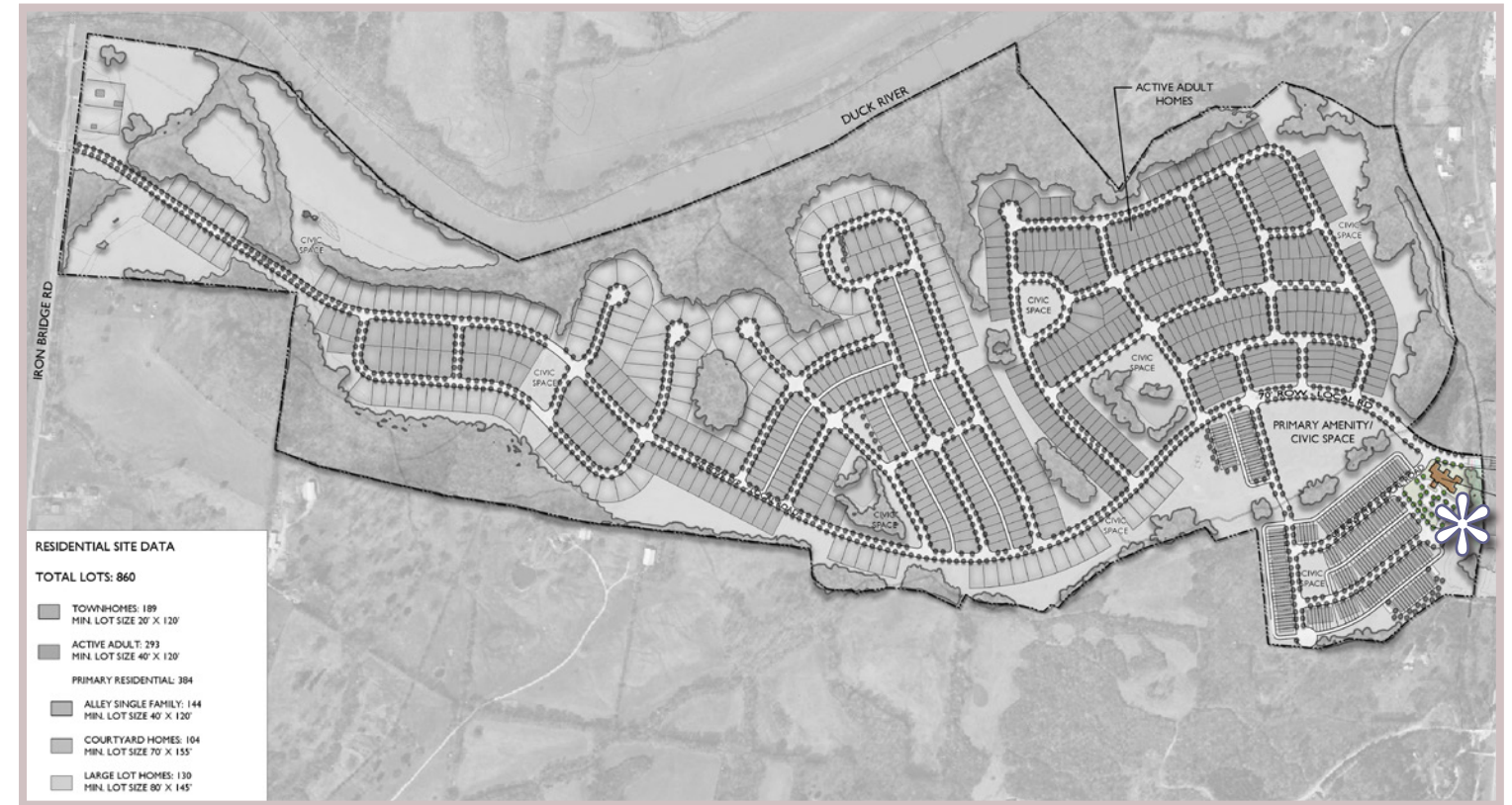


SOUTH ELEVATION



NORTH ELEVATION

ELEVATIONS ARE CONCEPTUAL.
FINAL APPROVALS TO BE DETERMINED WITH FMDP.



DAYCARE

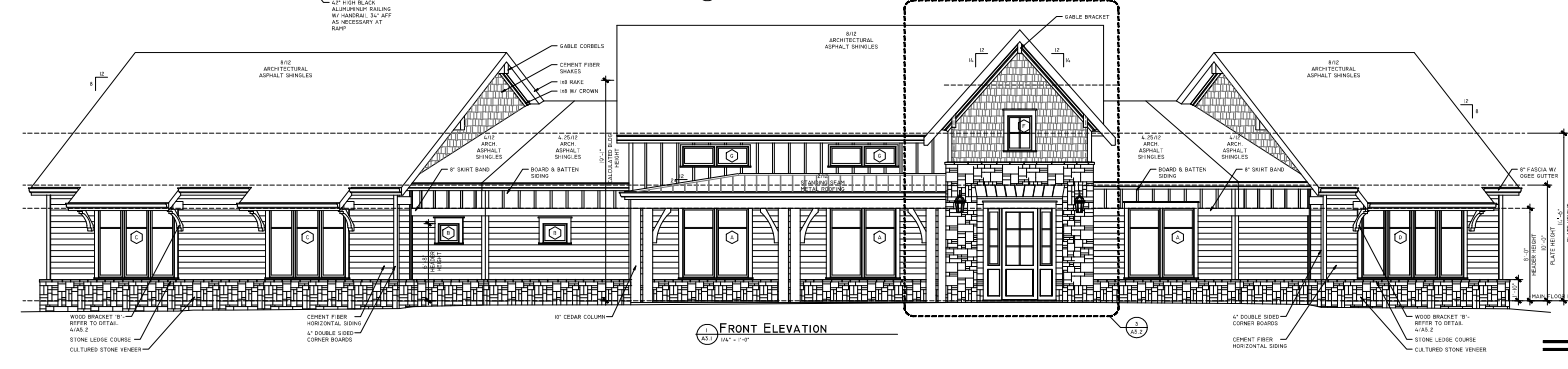
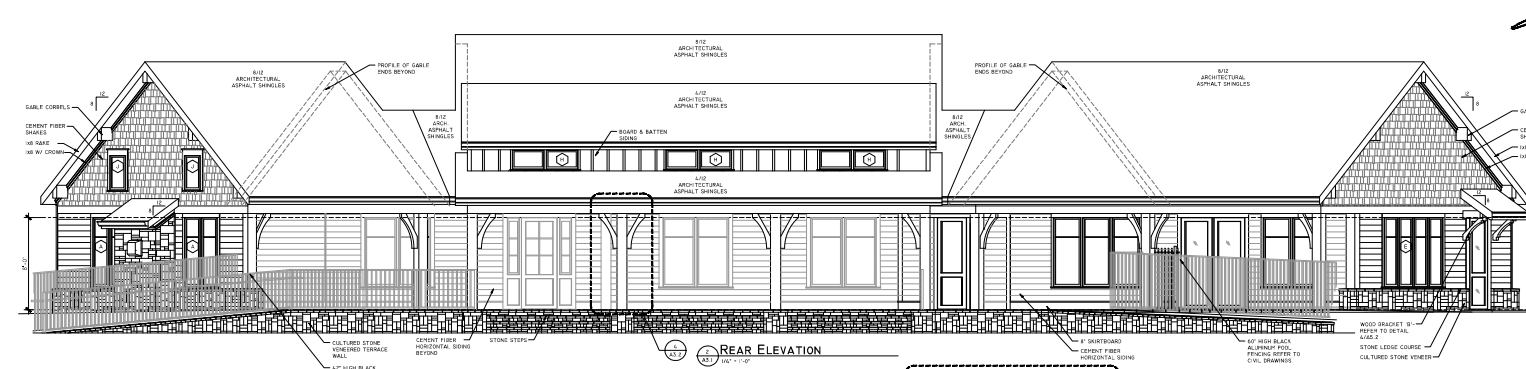
CHILD DAYCARE TO BE APPROXIMATELY 12,000-14,000 SQFT., AND WILL SERVE AS A BENEFIT NOT ONLY TO THE LOCAL NEIGHBORHOOD BUT TO THE COMMUNITY AS WELL.

AMENITY PHOTOGRAPHS



POOL AND CLUBHOUSE FROM SIMILAR KOLTER PROJECT

AMENITY ELEVATIONS



IMAGES AND ELEVATIONS ARE CONCEPTUAL.
FINAL APPROVALS TO BE DETERMINED WITH FMDP.

MAIN AMENITY ARCHITECTURE



5 CIVIC SPACES ARE PLANNED FOR THIS SITE.
 THREE OF THESE SITES WILL HAVE COVERED MAILBOX KIOSKS. COVERED SEATING WILL BE PROVIDED IN MOST PARKS.

IMAGES ARE TO PROVIDE EXAMPLES OF TYPES OF COVERED SEATING AND MAILBOX KIOSKS, BUT COULD BE SUBJECT TO REVISIONS AT FMDP APPROVALS.

CIVIC SPACE ARCHITECTURE

COLUMBIA

City of Columbia, Tennessee

BLUFFS



Architectural Review Team Submittal



COLUMBIA BLUFFS ARCHITECTURE

DEVELOPER

JIM HARVEY
KOLTER LAND
14025 RIVEREDGE DRIVE, SUITE 175
TAMPA, FL 33637

KOLTERLAND

ENGINEER

JIM HARRISON
CIVIL SITE DESIGN GROUP
2305 KLINE AVENUE, SUITE 300
NASHVILLE, TN 37211



LANDSCAPE ARCHITECT

GREG GAMBLE
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3020 STANSBERRY LANE, SUITE 201
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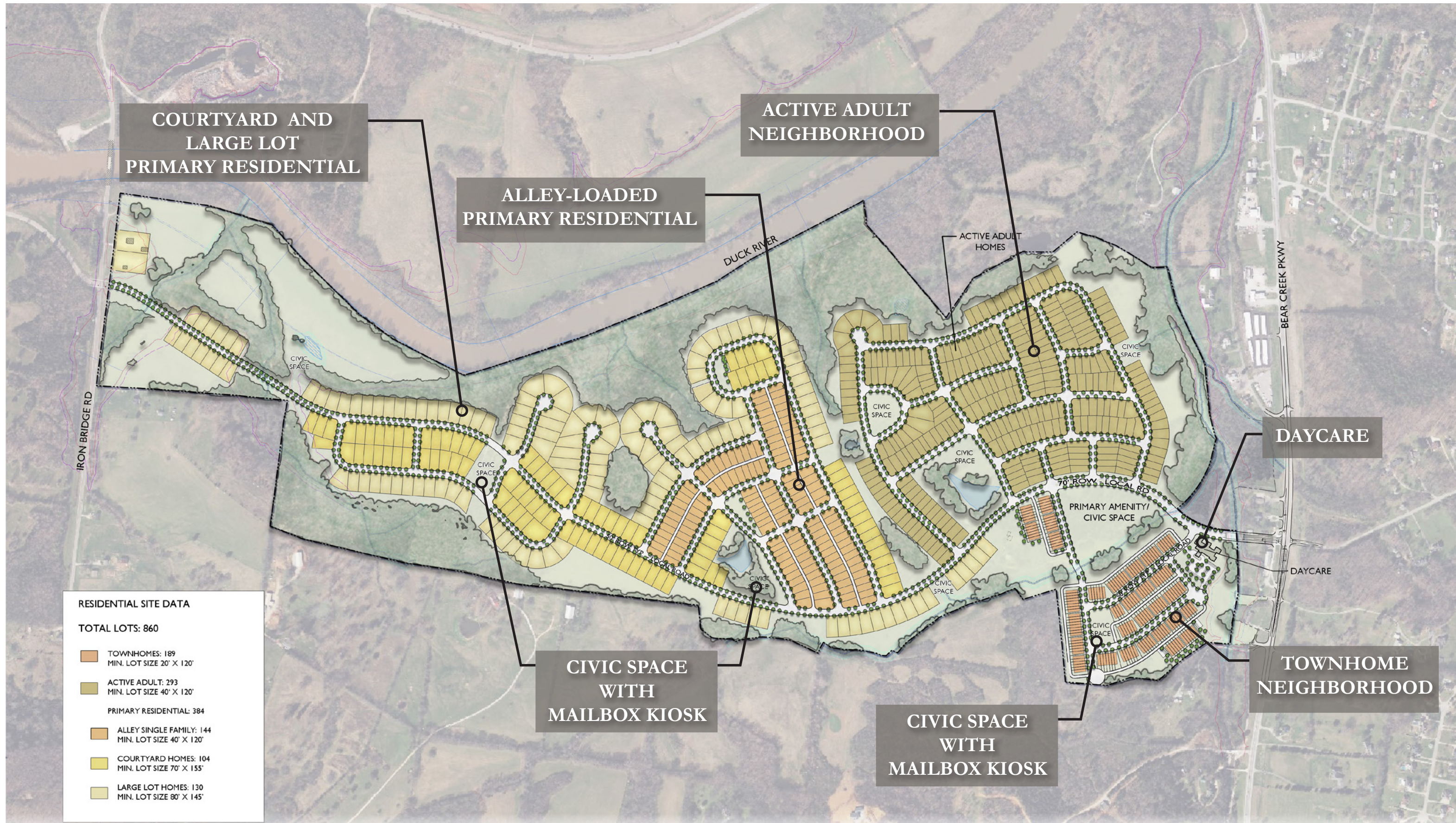


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- 12. CIVIC SPACE ARCHITECTURE

SUBMITTED: 10/16/2023

DEVELOPMENT TEAM



MASTER DEVELOPEMNT PLAN

Single Family & Townhomes

Active Adult Single Family

Building Height and Massing	<ul style="list-style-type: none"> Primarily a mix of 1-story and 2-story, with a maximum of 3-story Attached garages encouraged 	
Building Separation	<ul style="list-style-type: none"> Single Family: 10' minimum Townhomes: 15' minimum 	<ul style="list-style-type: none"> Single Family: 10' minimum
Street Facades	<ul style="list-style-type: none"> Maximize frontage and orientation onto residential streets Porches should orient to residential streets Entries visible from residential streets 	<ul style="list-style-type: none"> Maximize frontage and orientation onto residential streets Porches should orient to residential streets Entries visible from residential streets
Building Entries	<ul style="list-style-type: none"> Porches minimum 6' deep and 6' wide 	

Roof Forms	<ul style="list-style-type: none"> Roofs may vary in style, but should be designed to create unity to the full community All roof forms to be reviewed and approved by the master developer 	<ul style="list-style-type: none"> Roofs may vary in style, but should be designed to create unity to the full community All roof forms to be reviewed and approved by the master developer
Roof Detail	<ul style="list-style-type: none"> All roofs should create eaves for shadow and rain protection Where used, gutters should be expressed as positive elements adding desirable detail 	<ul style="list-style-type: none"> All roofs should create eaves for shadow and rain protection Where used, gutters should be expressed as positive elements adding desirable detail
Parking	<ul style="list-style-type: none"> Garage-parked Garages minimum depth of 22' Garage doors with windows required 	<ul style="list-style-type: none"> Garage-parked Garages minimum depth of 22' Garage doors should have windows

ARCHITECTURAL GUIDELINE NOTE:

The architectural guidelines and conceptual elevations are intended to convey the architectural quality and design intent. Final elevations and color schemes will be brought back to be approved by the ADRT at final PUD-R Development Plan.

COMPLIANCE NOTE:

The architectural guidelines as shown in this pattern book represent compliance with the standards set by the Zoning Ordinance except in areas requesting a modification of standards which are requested to be approved through the PUD-R Preliminary Development Plan process.

Architectural Building Materials

In keeping with the upscale project image, the materials used for structures at Columbia Bluffs should be appropriate for the individual building design concepts and shall be consistent with the project theme. Materials shall be selected and used with consideration to building scale, color scheme, mass, and the surrounding environment.

Roofing Materials

Permitted:

- Dimensional Asphalt Shingles
- Laminated Shingles
- Copper Finishes
- Standing Seam Metal Roofs

Not Permitted:

- Rolled Asphalt
- Asbestos Cement Shingles
- Brightly Colored Metal Roofing

Exterior Siding Materials

Permitted:

- Brick
- Stone
- Natural Wood Accents
- Stucco
- Hardie Plank/Panels
- Cementitious Fiber Siding/Cladding

Not Permitted:

- All Plastics (including vinyl)
- Plywood
- Exposed Concrete Block

Awnings

Permitted:

- High Quality Heavy Canvas
- Illuminated Awnings
- Metal Awnings

Colors

Permitted:

- Muted
- Natural
- Earth Tones

Conditional Permitted:

- Bright
- Primary Colors (per review and approval of the Master Developer)

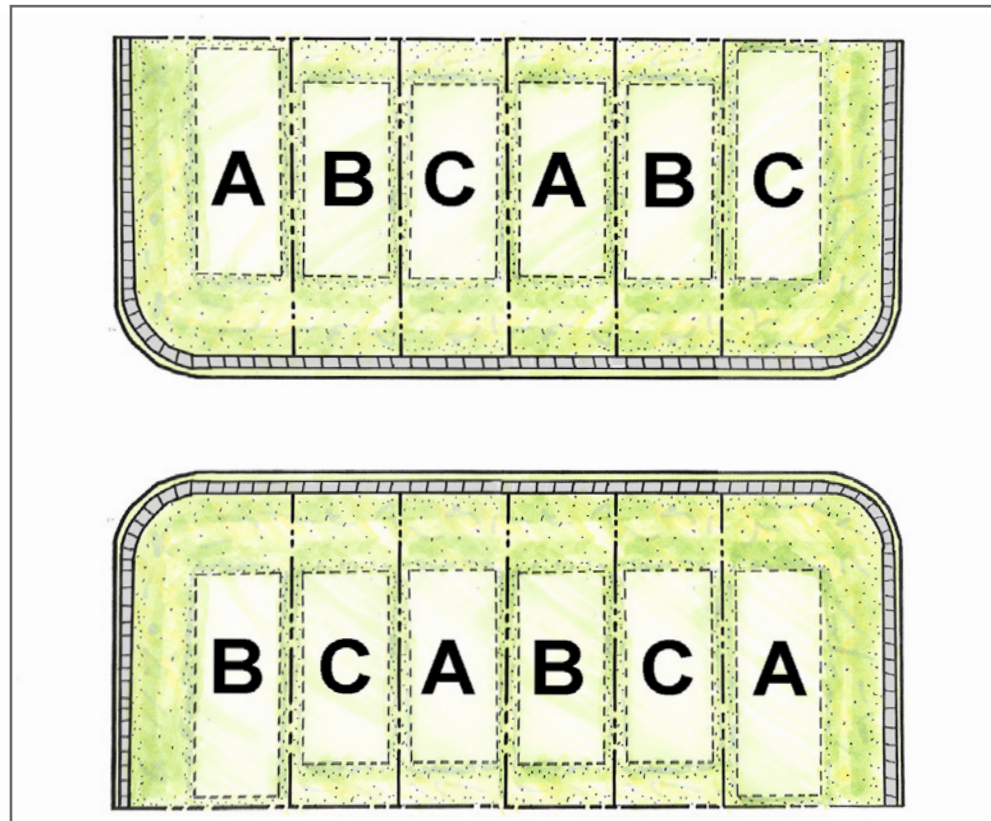
Building Requirements:

- Maximum Height (Stories) 3 stories





IMAGE OF HOMES REPRESENT AN EXAMPLE OF FACADE VARIETY ALONG SAME STREET. FINAL SELECTION OF MATERIALS AND STYLES TO BE APPROVED AT FMDP.



In order to avoid monotony of architectural design, no approval shall be issued for the construction of a dwelling if it is substantially like any proposed neighboring building for which on approval has already been issued or is being concurrently considered.

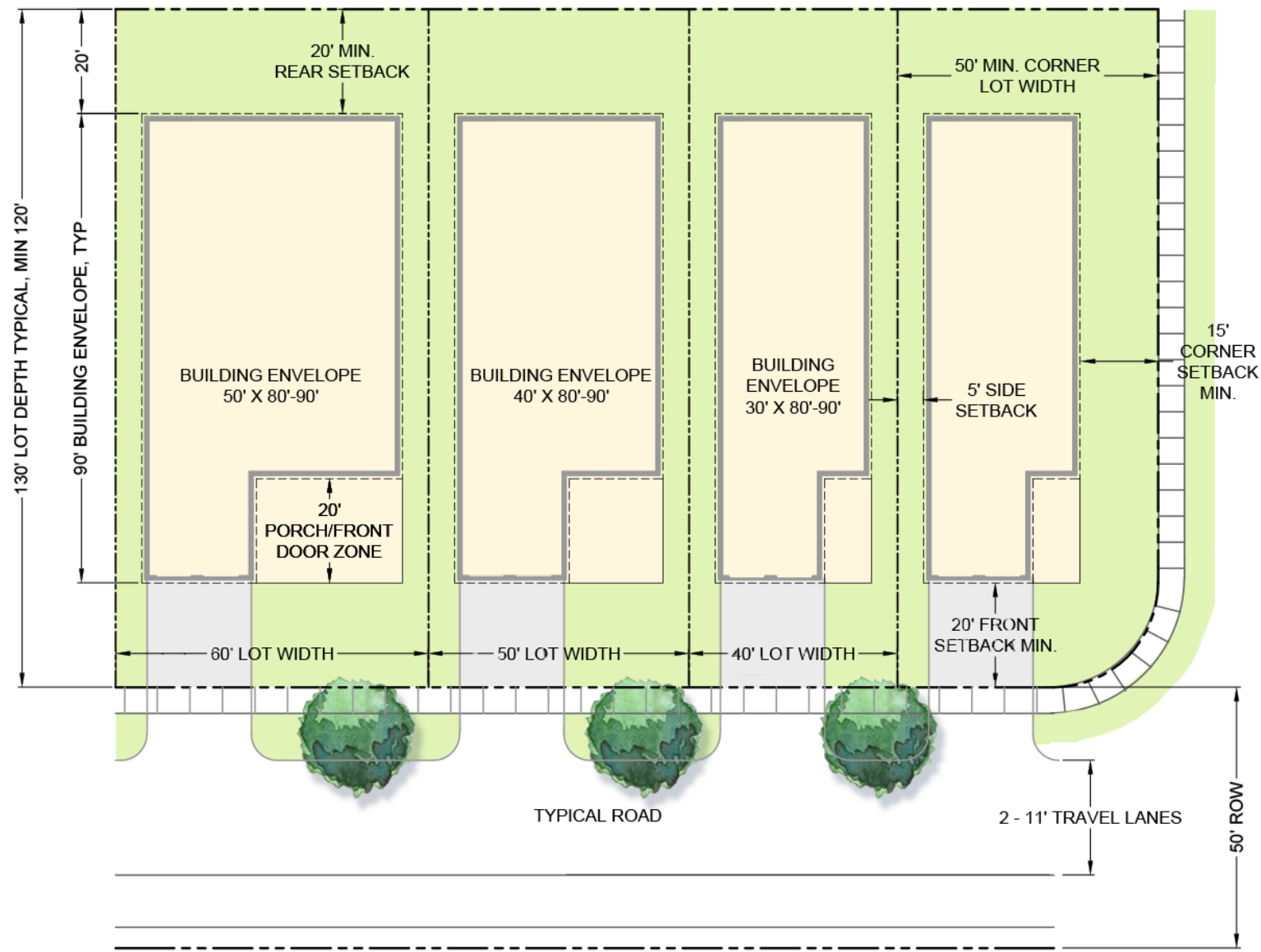
- A building shall be considered neighboring if it fronts on the same street as the building under construction or an intersecting street; no building elevation may be repeated across from, adjacent to, or diagonal to a similar building elevation. There shall be a minimum of a 2-lot gap between each similar building elevation (see diagram to above in which A, B, and C represent different elevation styles).
- Vary garage door locations to the front facade of the house when possible. Avoid continuous runs of garages in the same unbroken plain.
- Vary roof orientation, ridge lines, and eave heights between each lot when possible.
- Building facade colors and design elements should vary between each lot with a variation of massing and architectural details on each block.
- Landscaping should vary in composition from building to building when possible.

Final determination of the appropriate elevation pattern and variety is subject to review by the Architectural Design Review Team.



ACTIVE ADULT SINGLE FAMILY

COLOR RENDERING PRESENTS AN
ILLUSTRATIVE DEPICTION OF ARCHITECTURE
AND LANDSCAPE MATERIAL



LOT RANGE: 40'-60'
208 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	5'
CORNER:	15'

ALL LOTS TO HAVE FRONT LOADED GARAGES
 - MINIMUM 20' OF DRIVEWAY ON LOT
 - MINIMUM 22' DEPTH FOR ALL GARAGES

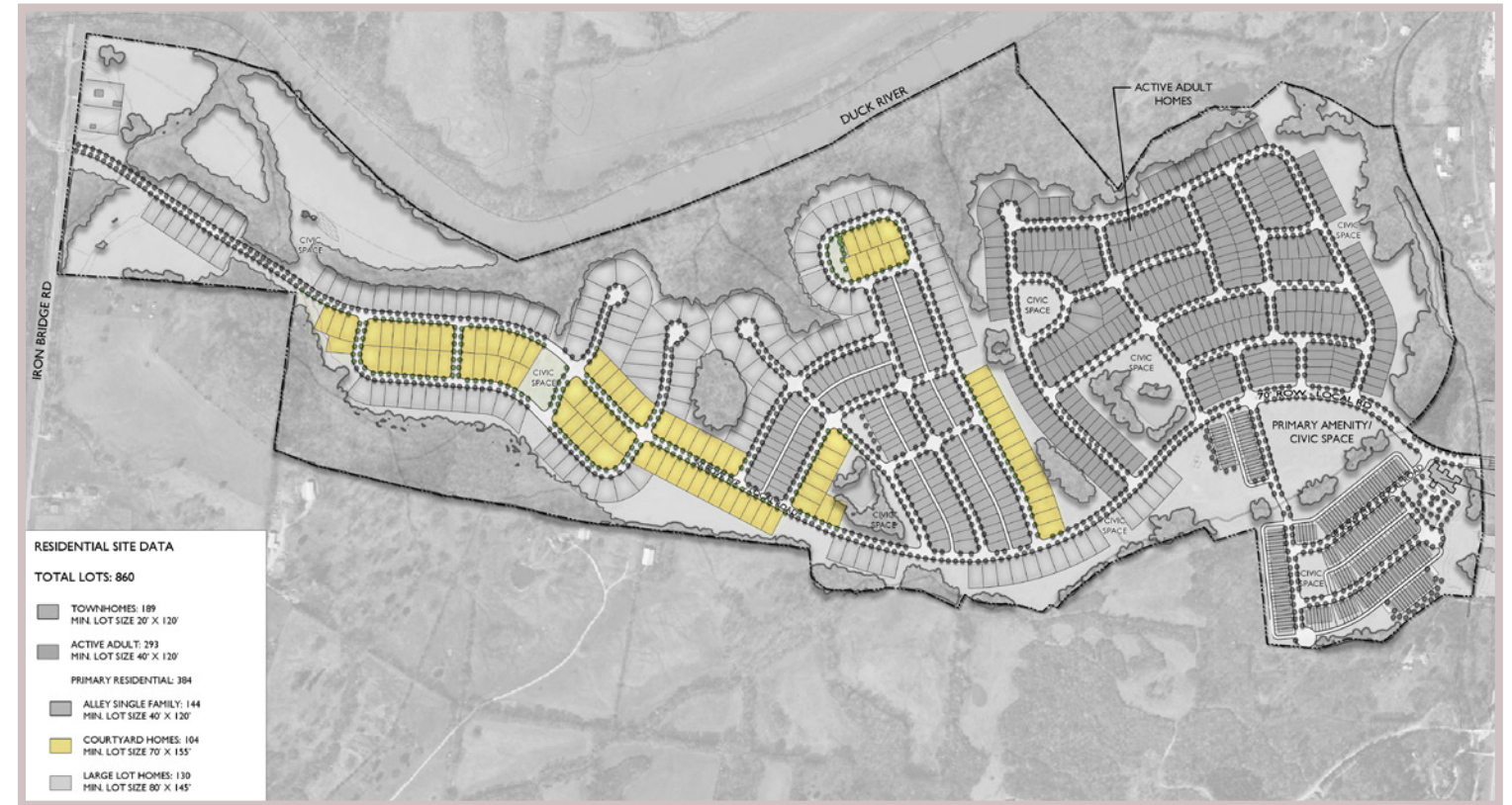
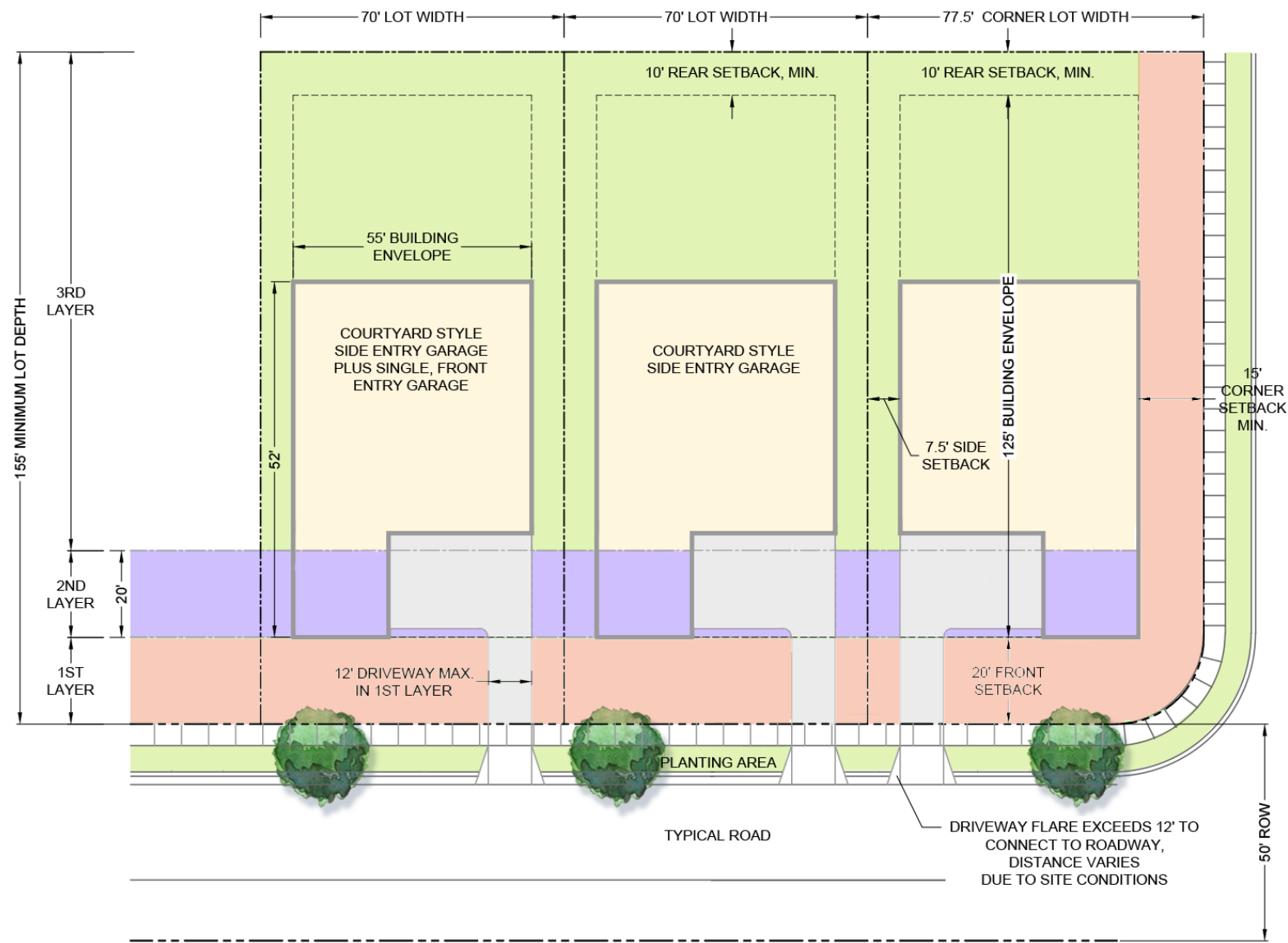
SITE SETBACKS ARE DUE TO ALL INCLUSIVE MAINTENANCE APPLICATION GOVERNED BY THE PROPOSED HOA, TO BE DEED RESTRICTED.

ACTIVE ADULT SINGLE FAMILY



COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL

COURTYARD HOMES



LOT: 70' MINIMUM
104

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	15'

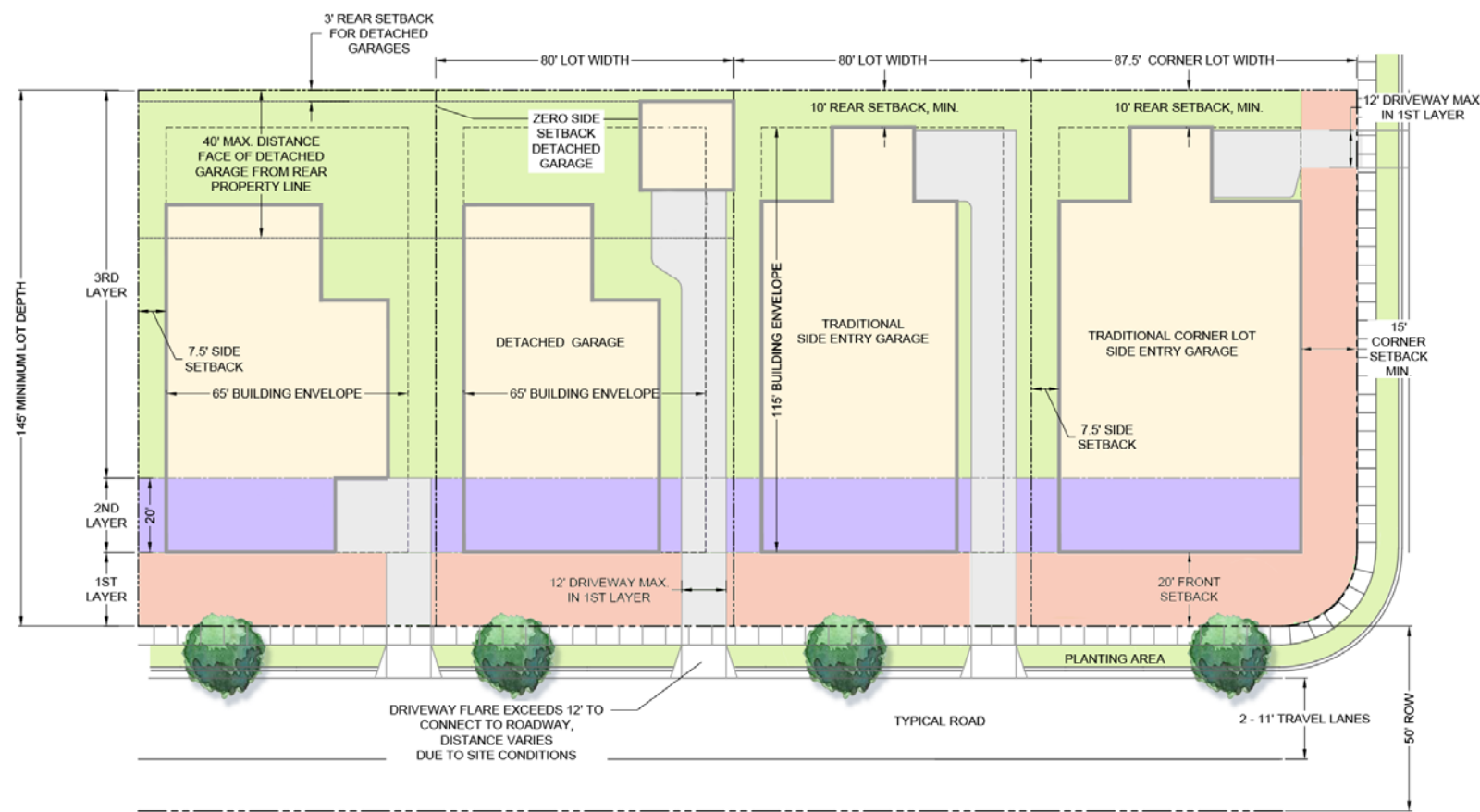
ALL LOTS TO HAVE SIDE LOADED GARAGES WITH THE OPTION OF A SINGLE, FRONT-LOADED GARAGE IN THE 3RD LAYER.

- MINIMUM 20' LENGTH OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES



LARGE LOT HOMES

COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL



**LOTS: 80' MINIMUM
130 HOMES**

- BUILDING SETBACKS:
- FRONT: 20'
 - REAR: 20'
 - SIDE: 7.5'
 - CORNER: 15'

LOTS WILL HAVE A MIX OF GARAGE LOCATIONS, ATTACHED AND DETACHED

- MINIMUM 20' OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES

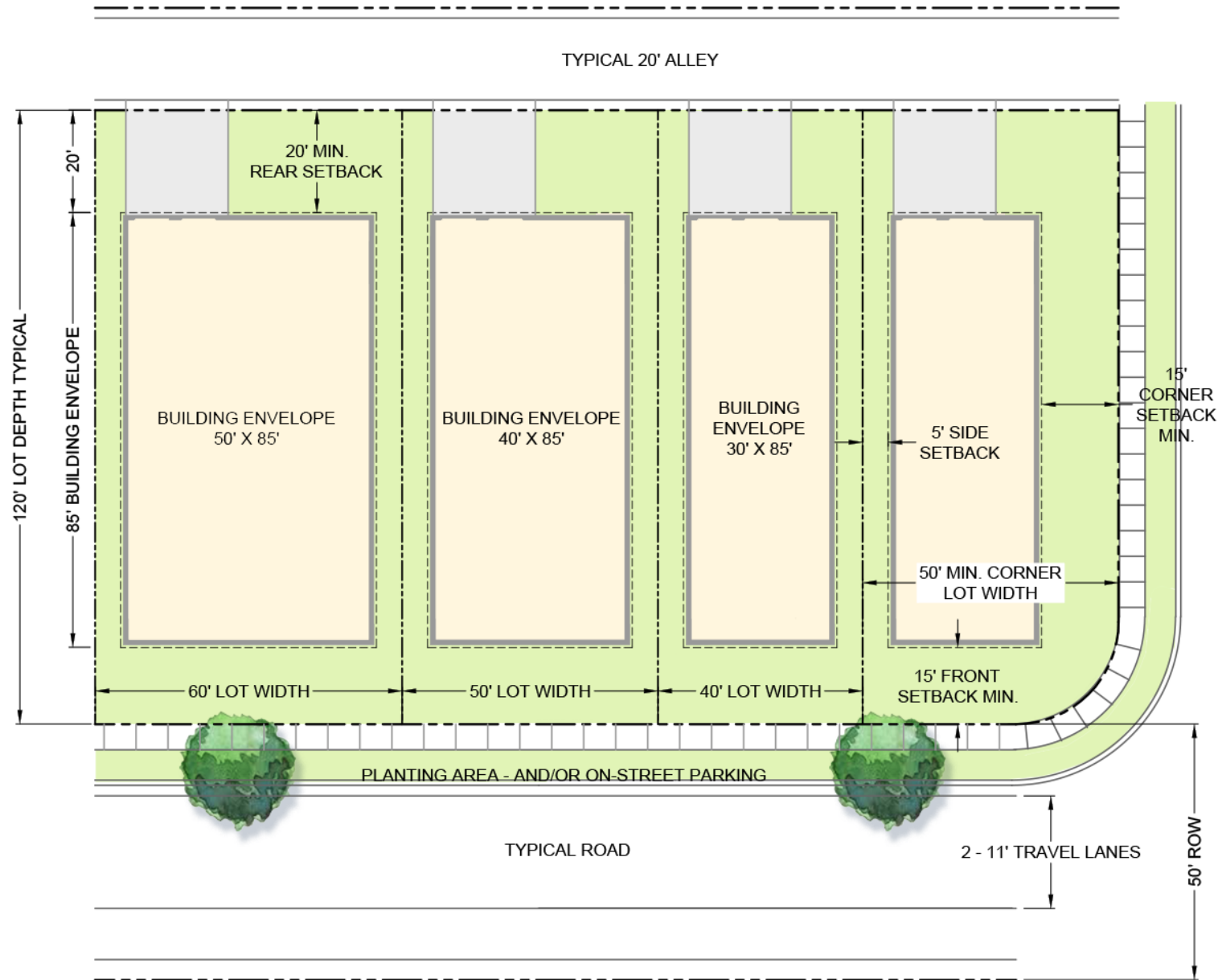
LARGE LOT HOMES



SINGLE-FAMILY ALLEY LOADED

COLOR RENDERING PRESENTS AN
ILLUSTRATIVE DEPICTION OF ARCHITECTURE
AND LANDSCAPE MATERIAL

KOLTERLAND COLUMBIA BLUEFS 12



LOT RANGE: 40'-60'
144 HOMES

BUILDING SETBACKS:

FRONT:	15'
REAR:	20'
SIDE:	5'
CORNER:	15'

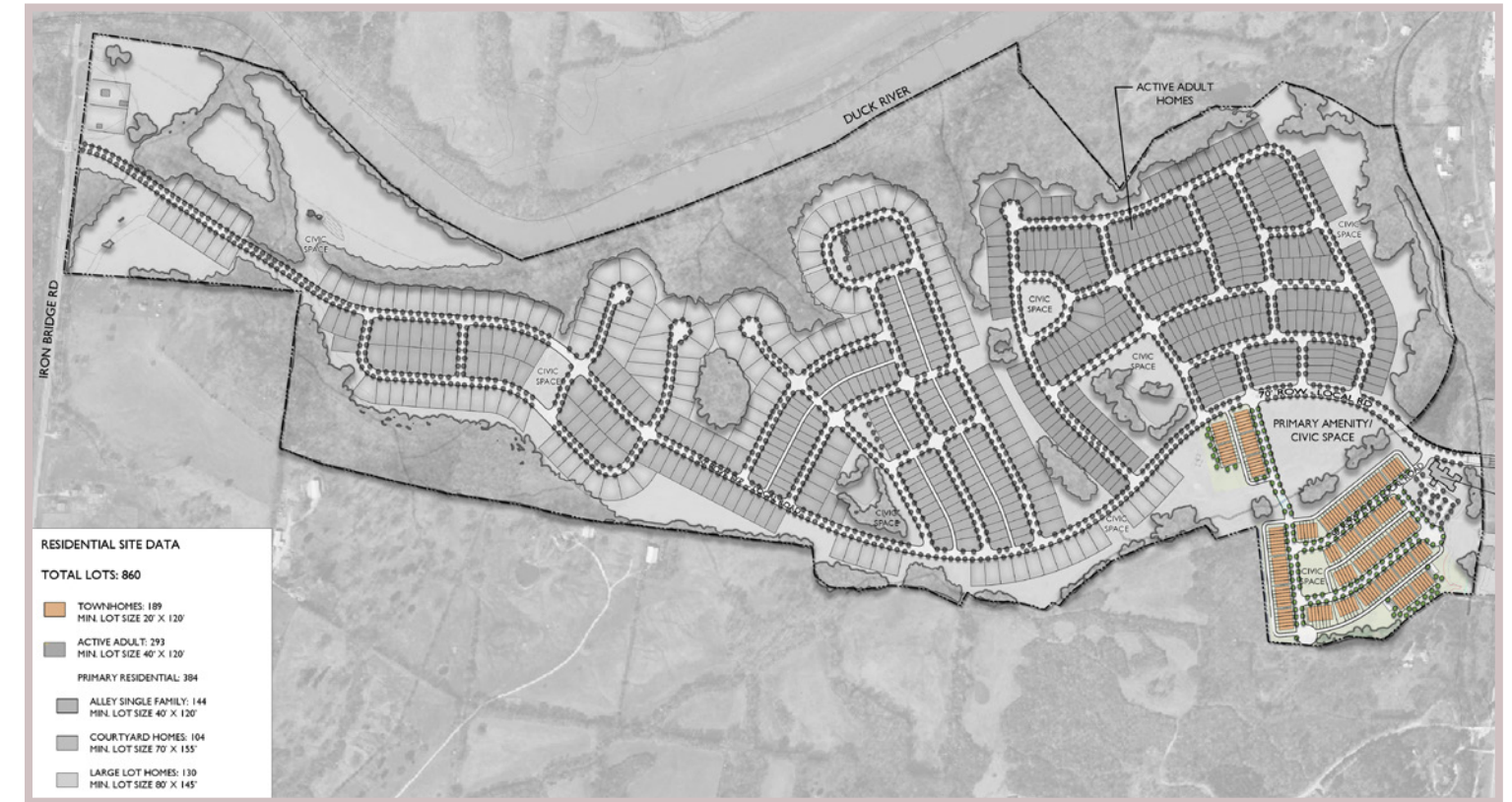
- ALL LOTS TO HAVE REAR LOADED GARAGES
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SINGLE-FAMILY ALLEY LOADED



COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL

TOWNHOMES



**LOTS: 20' MINIMUM
189 HOMES**

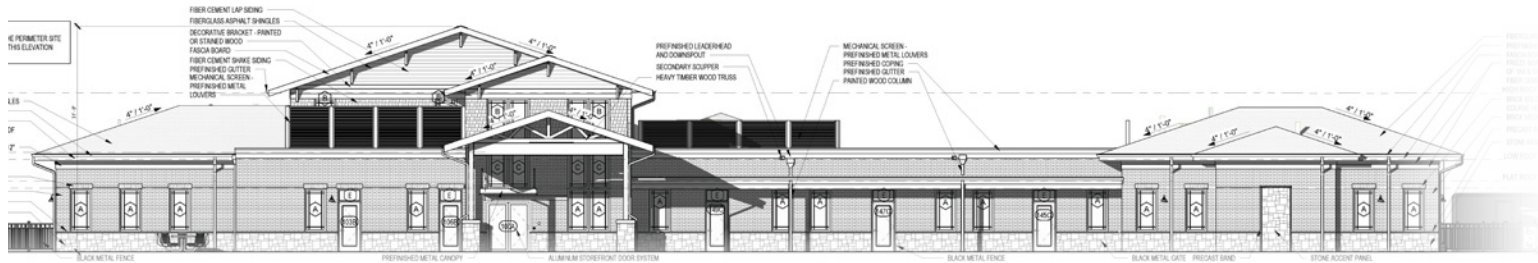
BUILDING SETBACKS:

FRONT:	15'
REAR:	20'
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CORNER:	15'

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TOWNHOME BUILDINGS WILL CONSIST OF 4, 6, 7, AND 8 UNIT BUILDINGS.

DAYCARE ELEVATIONS



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

ELEVATIONS ARE CONCEPTUAL.
FINAL APPROVALS TO BE DETERMINED WITH FMDP.



DAYCARE

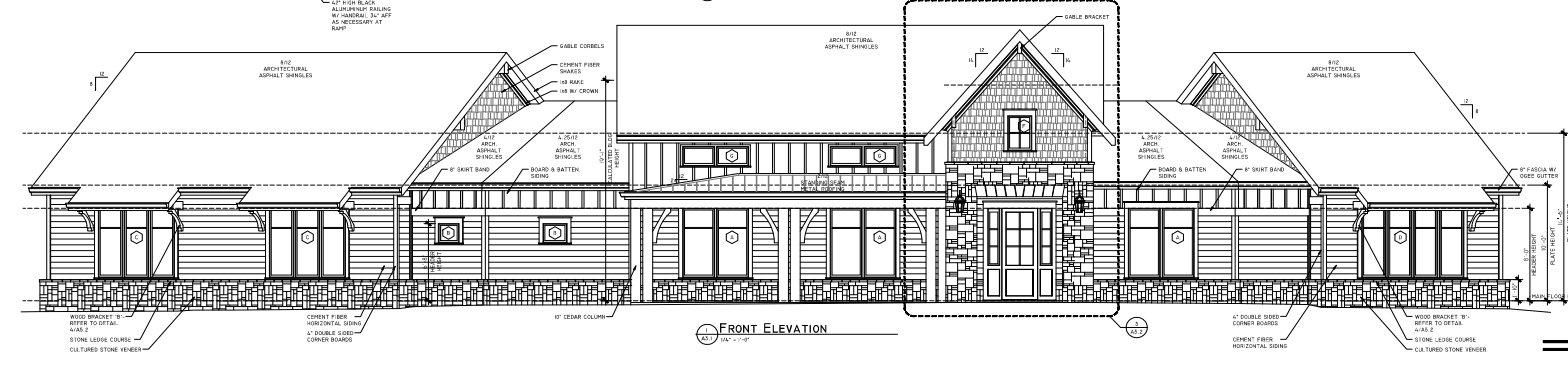
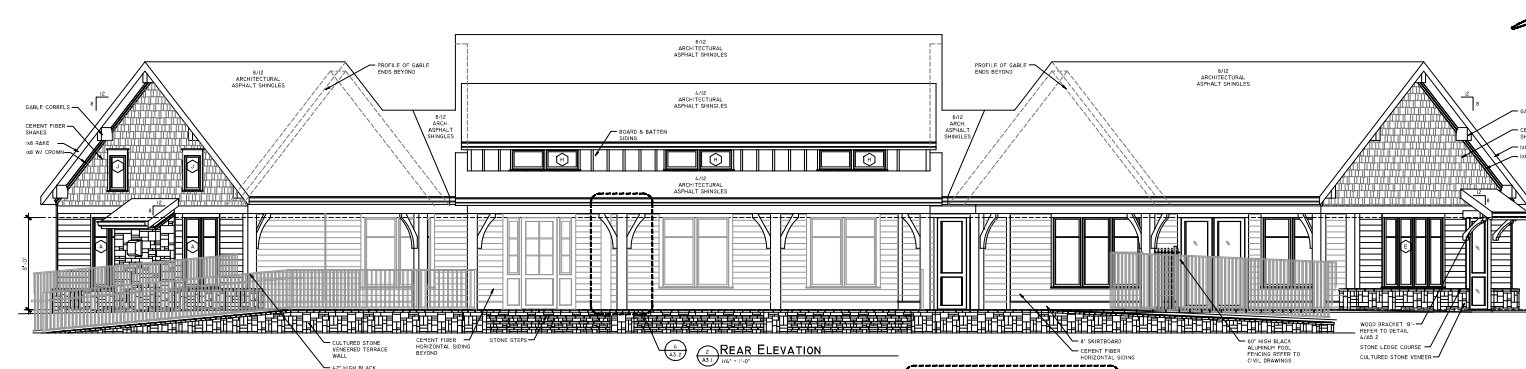
CHILD DAYCARE TO BE APPROXIMATELY 12,000-14,000 SQFT., AND WILL SERVE AS A BENEFIT NOT ONLY TO THE LOCAL NEIGHBORHOOD BUT TO THE COMMUNITY AS WELL.

AMENITY PHOTOGRAPHS



POOL AND CLUBHOUSE FROM SIMILAR KOLTER PROJECT

AMENITY ELEVATIONS



IMAGES AND ELEVATIONS ARE CONCEPTUAL.
FINAL APPROVALS TO BE DETERMINED WITH FMDP.

MAIN AMENITY ARCHITECTURE



5 CIVIC SPACES ARE PLANNED FOR THIS SITE.
 THREE OF THESE SITES WILL HAVE COVERED MAILBOX KIOSKS. COVERED SEATING WILL BE PROVIDED IN MOST PARKS.

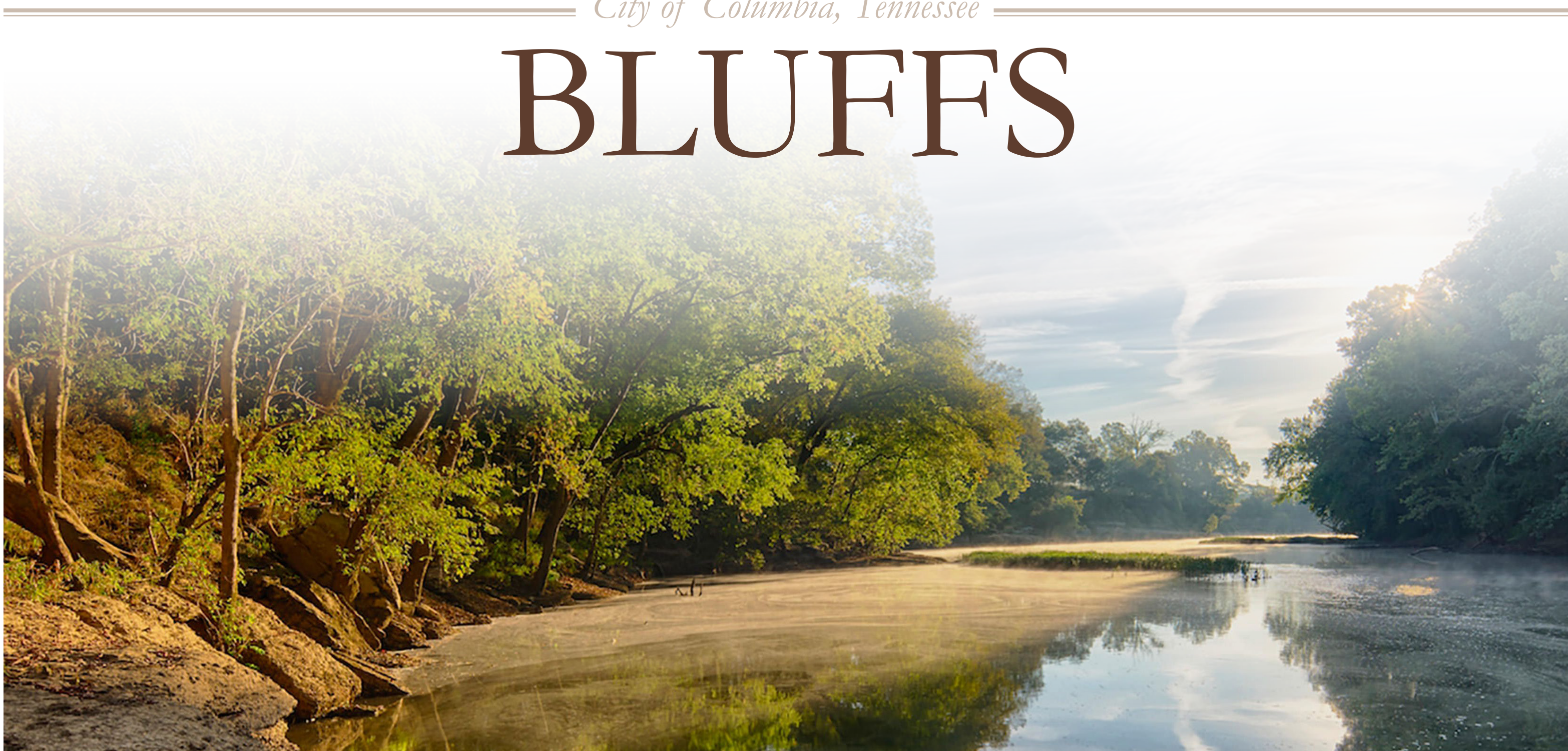
IMAGES ARE TO PROVIDE EXAMPLES OF TYPES OF COVERED SEATING AND MAILBOX KIOSKS, BUT COULD BE SUBJECT TO REVISIONS AT FMDP APPROVALS.

CIVIC SPACE ARCHITECTURE

COLUMBIA

City of Columbia, Tennessee

BLUFFS



Architectural Review Team Submittal



COLUMBIA BLUFFS ARCHITECTURE

DEVELOPER

JIM HARVEY
KOLTER LAND
14025 RIVEREDGE DRIVE, SUITE 175
TAMPA, FL 33637

KOLTERLAND

ENGINEER

JIM HARRISON
CIVIL SITE DESIGN GROUP
2305 KLINE AVENUE, SUITE 300
NASHVILLE, TN 37211



LANDSCAPE ARCHITECT

GREG GAMBLE
GAMBLE DESIGN COLLABORATIVE
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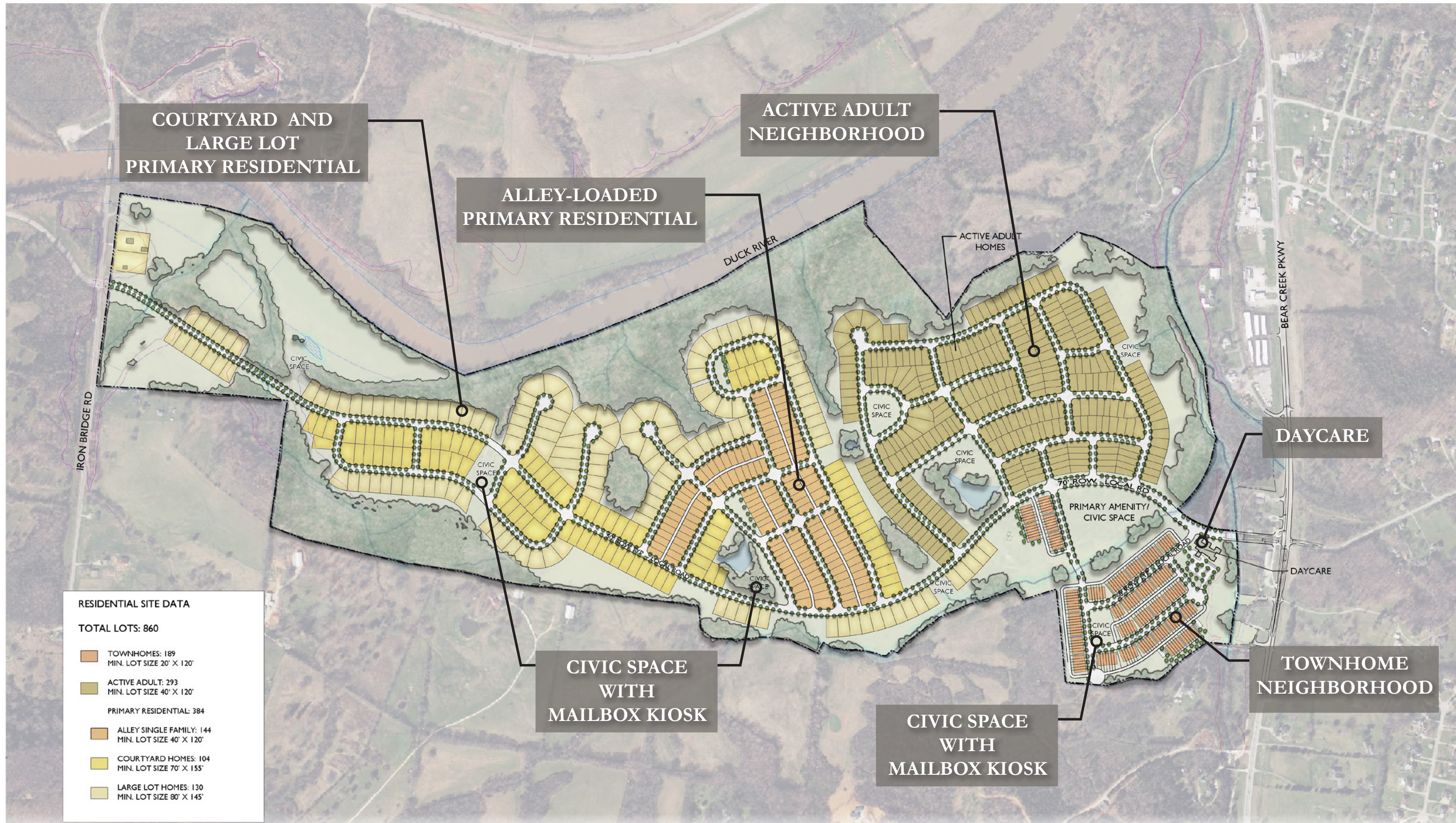


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- 8. COURTYARD AND LARGE LOT HOMES
- 11. ALLEY-LOADED PRIMARY RESIDENTIAL
- 13. TOWNHOMES
- 15. DAYCARE
- 11. MAIN AMENITY ARCHITECTURE
- 12. CIVIC SPACE ARCHITECTURE

SUBMITTED: 10/16/2023

DEVELOPMENT TEAM



MASTER DEVELOPEMNT PLAN



Single Family & Townhomes

Active Adult Single Family

Building Height and Massing	<ul style="list-style-type: none"> Primarily a mix of 1-story and 2-story, with a maximum of 3-story Attached garages encouraged 	
Building Separation	<ul style="list-style-type: none"> Single Family: 10' minimum Townhomes: 15' minimum 	<ul style="list-style-type: none"> Single Family: 10' minimum
Street Facades	<ul style="list-style-type: none"> Maximize frontage and orientation onto residential streets Porches should orient to residential streets Entries visible from residential streets 	<ul style="list-style-type: none"> Maximize frontage and orientation onto residential streets Porches should orient to residential streets Entries visible from residential streets
Building Entries	<ul style="list-style-type: none"> Porches minimum 6' deep and 6' wide 	

Roof Forms	<ul style="list-style-type: none"> Roofs may vary in style, but should be designed to create unity to the full community All roof forms to be reviewed and approved by the master developer 	<ul style="list-style-type: none"> Roofs may vary in style, but should be designed to create unity to the full community All roof forms to be reviewed and approved by the master developer
Roof Detail	<ul style="list-style-type: none"> All roofs should create eaves for shadow and rain protection Where used, gutters should be expressed as positive elements adding desirable detail 	<ul style="list-style-type: none"> All roofs should create eaves for shadow and rain protection Where used, gutters should be expressed as positive elements adding desirable detail
Parking	<ul style="list-style-type: none"> Garage-parked Garages minimum depth of 22' Garage doors with windows required 	<ul style="list-style-type: none"> Garage-parked Garages minimum depth of 22' Garage doors should have windows

ARCHITECTURAL GUIDELINE NOTE:

The architectural guidelines and conceptual elevations are intended to convey the architectural quality and design intent. Final elevations and color schemes will be brought back to be approved by the ADRT at final PUD-R Development Plan.

COMPLIANCE NOTE:

The architectural guidelines as shown in this pattern book represent compliance with the standards set by the Zoning Ordinance except in areas requesting a modification of standards which are requested to be approved through the PUD-R Preliminary Development Plan process.

Architectural Building Materials

In keeping with the upscale project image, the materials used for structures at Columbia Bluffs should be appropriate for the individual building design concepts and shall be consistent with the project theme. Materials shall be selected and used with consideration to building scale, color scheme, mass, and the surrounding environment.

Roofing Materials

Permitted:

- Dimensional Asphalt Shingles
- Laminated Shingles
- Copper Finishes
- Standing Seam Metal Roofs

Not Permitted:

- Rolled Asphalt
- Asbestos Cement Shingles
- Brightly Colored Metal Roofing

Exterior Siding Materials

Permitted:

- Brick
- Stone
- Natural Wood Accents
- Stucco
- Hardie Plank/Panels
- Cementitious Fiber Siding/Cladding

Not Permitted:

- All Plastics (including vinyl)
- Plywood
- Exposed Concrete Block

Awnings

Permitted:

- High Quality Heavy Canvas
- Illuminated Awnings
- Metal Awnings

Colors

Permitted:

- Muted
- Natural
- Earth Tones

Conditional Permitted:

- Bright
- Primary Colors (per review and approval of the Master Developer)

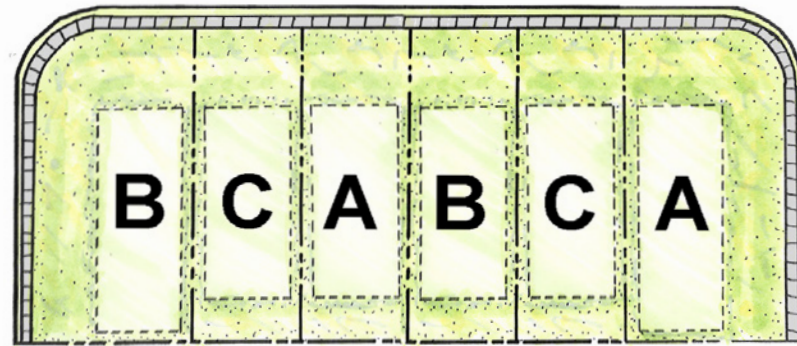
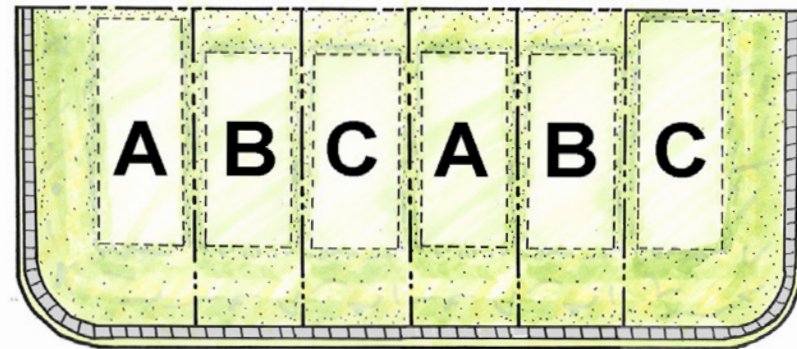
Building Requirements:

- Maximum Height (Stories) 3 stories





IMAGE OF HOMES REPRESENT AN EXAMPLE OF FACADE VARIETY ALONG SAME STREET. FINAL SELECTION OF MATERIALS AND STYLES TO BE APPROVED AT FMDP.



In order to avoid monotony of architectural design, no approval shall be issued for the construction of a dwelling if it is substantially like any proposed neighboring building for which on approval has already been issued or is being concurrently considered.

- A building shall be considered neighboring if it fronts on the same street as the building under construction or an intersecting street; no building elevation may be repeated across from, adjacent to, or diagonal to a similar building elevation. There shall be a minimum of a 2-lot gap between each similar building elevation (see diagram to above in which A, B, and C represent different elevation styles).
- Vary garage door locations to the front facade of the house when possible. Avoid continuous runs of garages in the same unbroken plain.
- Vary roof orientation, ridge lines, and eave heights between each lot when possible.
- Building facade colors and design elements should vary between each lot with a variation of massing and architectural details on each block.
- Landscaping should vary in composition from building to building when possible.

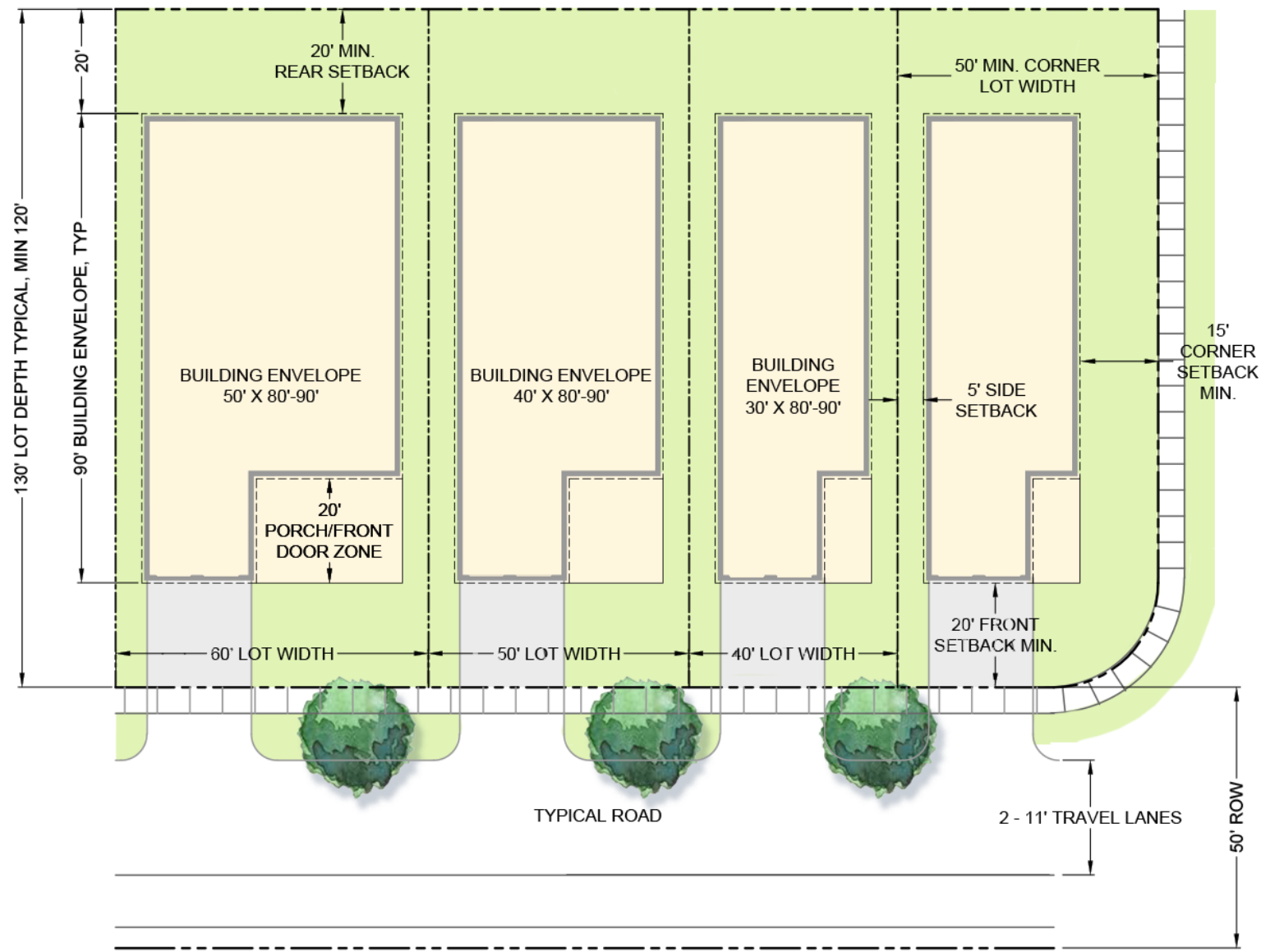
Final determination of the appropriate elevation pattern and variety is subject to review by the Architectural Design Review Team.

FACADE VARIETY



ACTIVE ADULT SINGLE FAMILY

COLOR RENDERING PRESENTS AN
ILLUSTRATIVE DEPICTION OF ARCHITECTURE
AND LANDSCAPE MATERIAL



LOT RANGE: 40'-60'
208 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	5'
CORNER:	15'

ALL LOTS TO HAVE FRONT LOADED GARAGES
 - MINIMUM 20' OF DRIVEWAY ON LOT
 - MINIMUM 22' DEPTH FOR ALL GARAGES

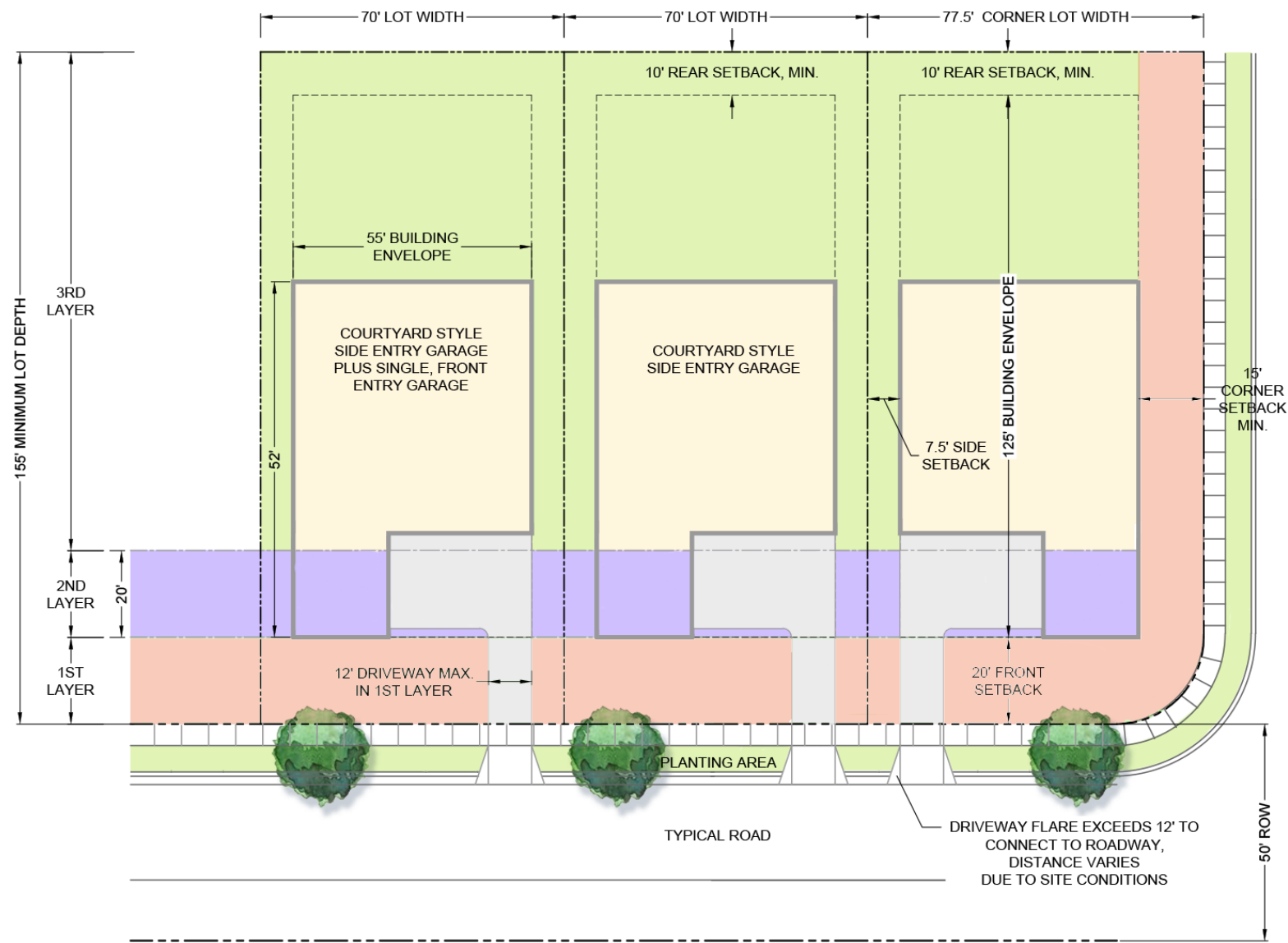
SITE SETBACKS ARE DUE TO ALL INCLUSIVE MAINTENANCE APPLICATION GOVERNED BY THE PROPOSED HOA, TO BE DEED RESTRICTED.

ACTIVE ADULT SINGLE FAMILY



COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL

COURTYARD HOMES



LOT: 70' MINIMUM
104

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	15'

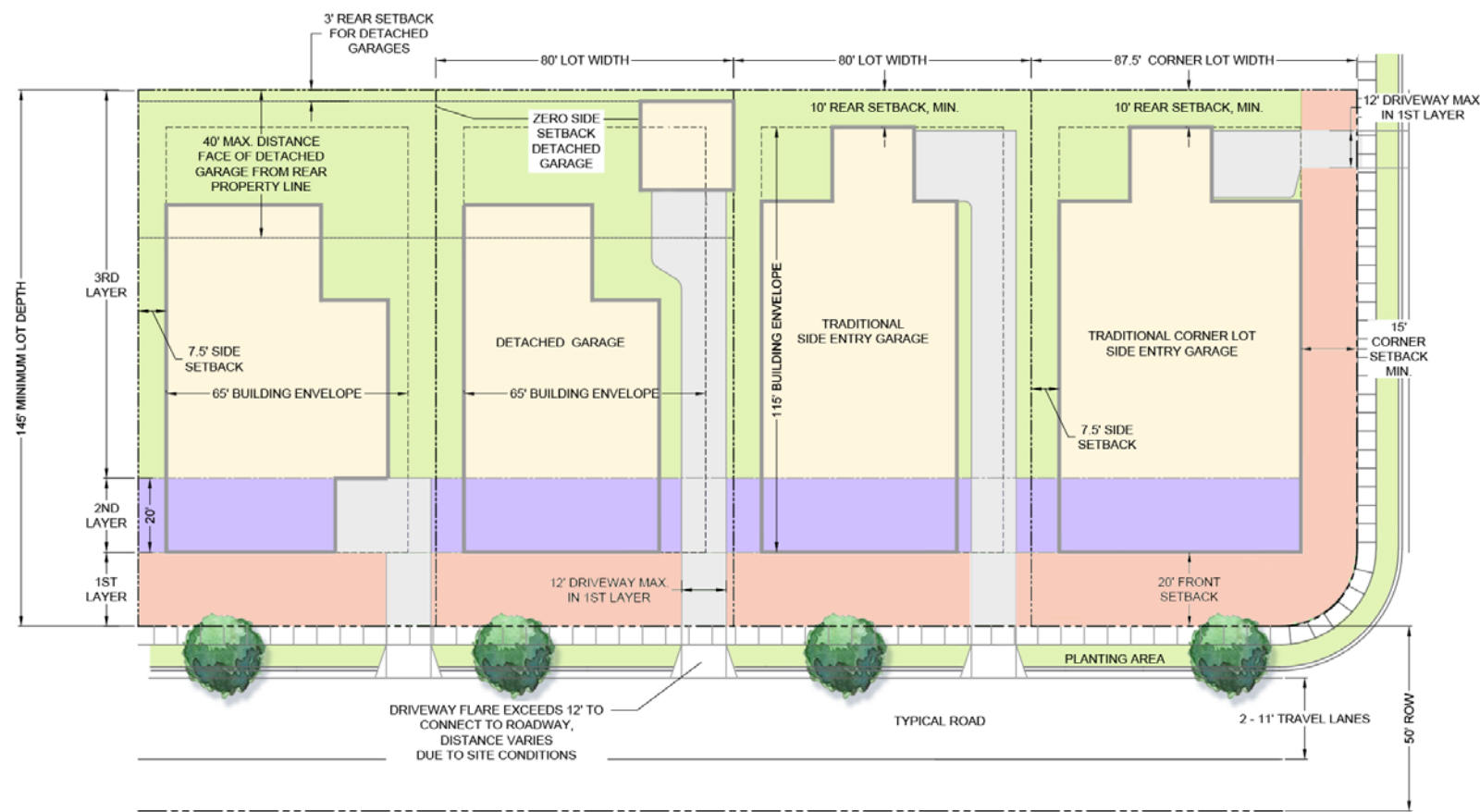
ALL LOTS TO HAVE SIDE LOADED GARAGES WITH THE OPTION OF A SINGLE, FRONT-LOADED GARAGE IN THE 3RD LAYER.

- MINIMUM 20' LENGTH OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES



LARGE LOT HOMES

COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL



**LOTS: 80' MINIMUM
130 HOMES**

- BUILDING SETBACKS:**
- FRONT: 20'
 - REAR: 20'
 - SIDE: 7.5'
 - CORNER: 15'

LOTS WILL HAVE A MIX OF GARAGE LOCATIONS, ATTACHED AND DETACHED

- MINIMUM 20' OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES

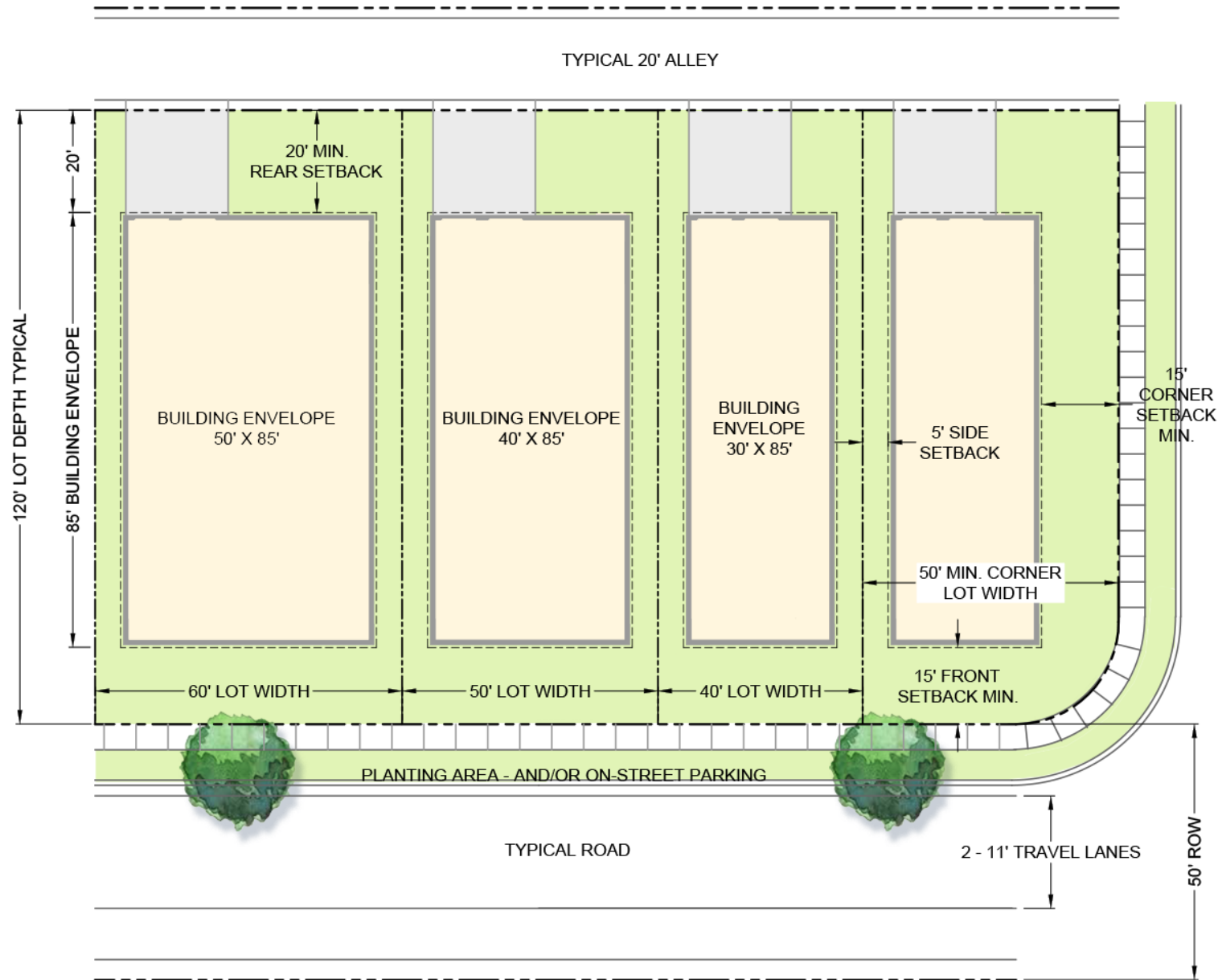
LARGE LOT HOMES



SINGLE-FAMILY ALLEY LOADED

COLOR RENDERING PRESENTS AN
ILLUSTRATIVE DEPICTION OF ARCHITECTURE
AND LANDSCAPE MATERIAL

KOLTERLAND COLUMBIA BLUEFS 12



LOT RANGE: 40'-60'
144 HOMES

BUILDING SETBACKS:

FRONT:	15'
REAR:	20'
SIDE:	5'
CORNER:	15'

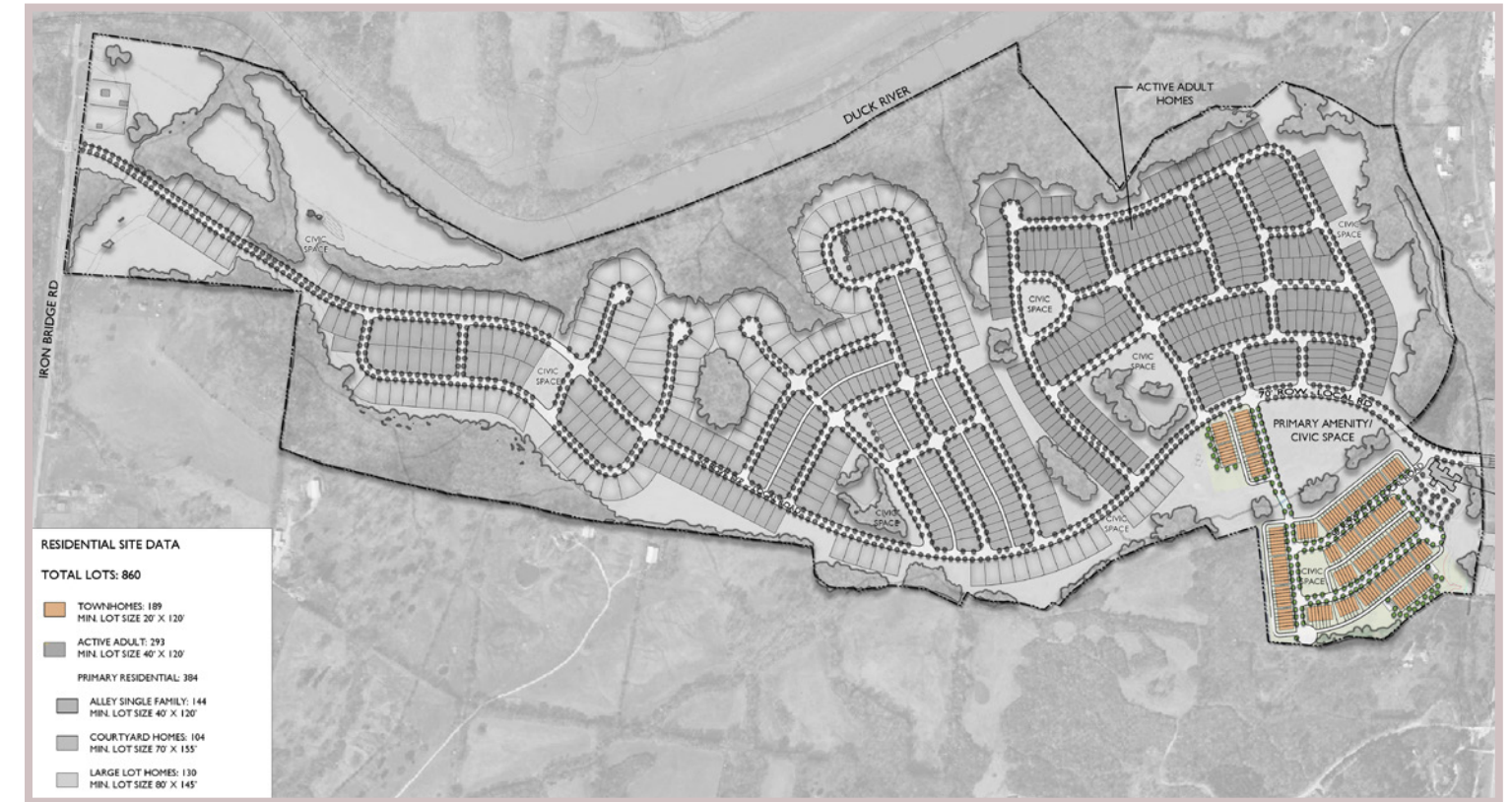
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SINGLE-FAMILY ALLEY LOADED



COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL

TOWNHOMES



**LOTS: 20' MINIMUM
189 HOMES**

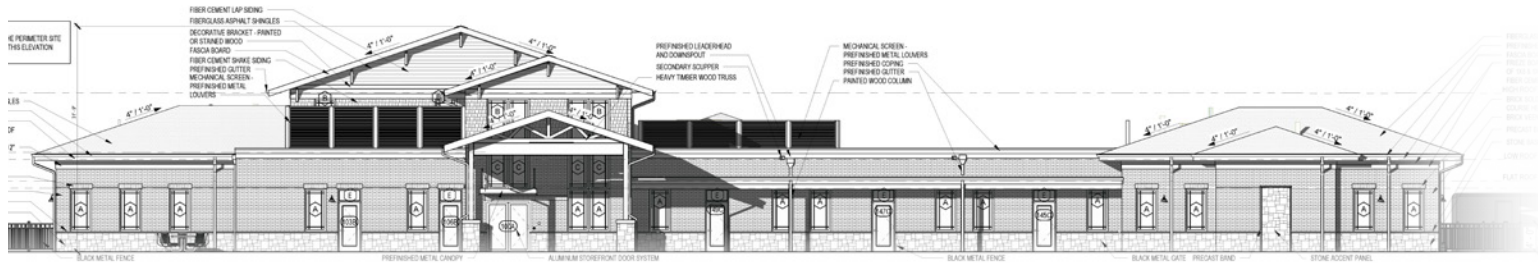
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TOWNHOME BUILDINGS WILL CONSIST OF 4, 6, 7, AND 8 UNIT BUILDINGS.

DAYCARE ELEVATIONS



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

ELEVATIONS ARE CONCEPTUAL.
FINAL APPROVALS TO BE DETERMINED WITH FMDP.



RESIDENTIAL SITE DATA

TOTAL LOTS: 860

- TOWNHOMES: 189
MIN. LOT SIZE 20' X 120'
- ACTIVE ADULT: 293
MIN. LOT SIZE 40' X 120'
- PRIMARY RESIDENTIAL: 384
- ALLEY SINGLE FAMILY: 144
MIN. LOT SIZE 40' X 120'
- COURTYARD HOMES: 104
MIN. LOT SIZE 70' X 155'
- LARGE LOT HOMES: 130
MIN. LOT SIZE 60' X 145'



DAYCARE

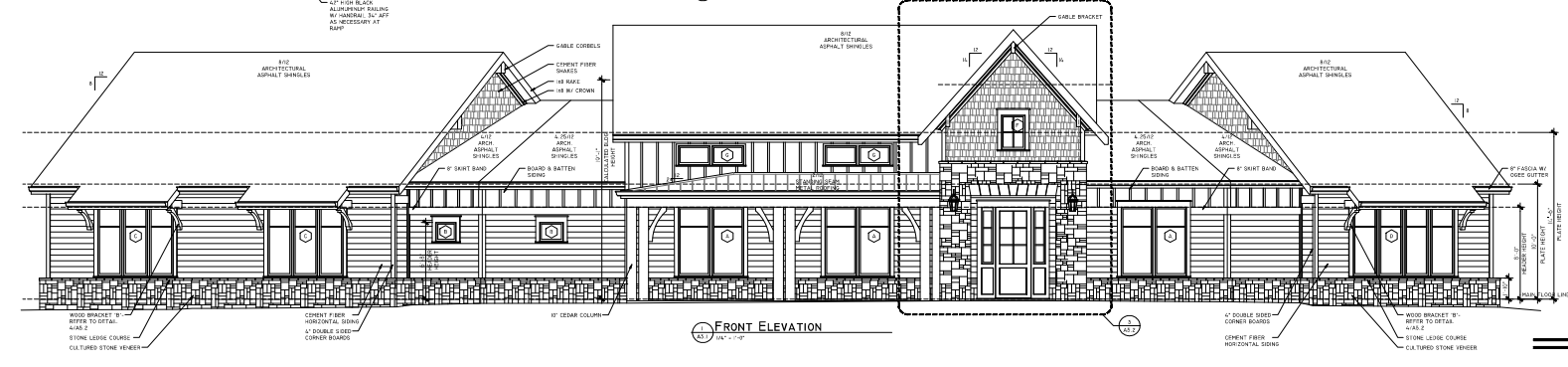
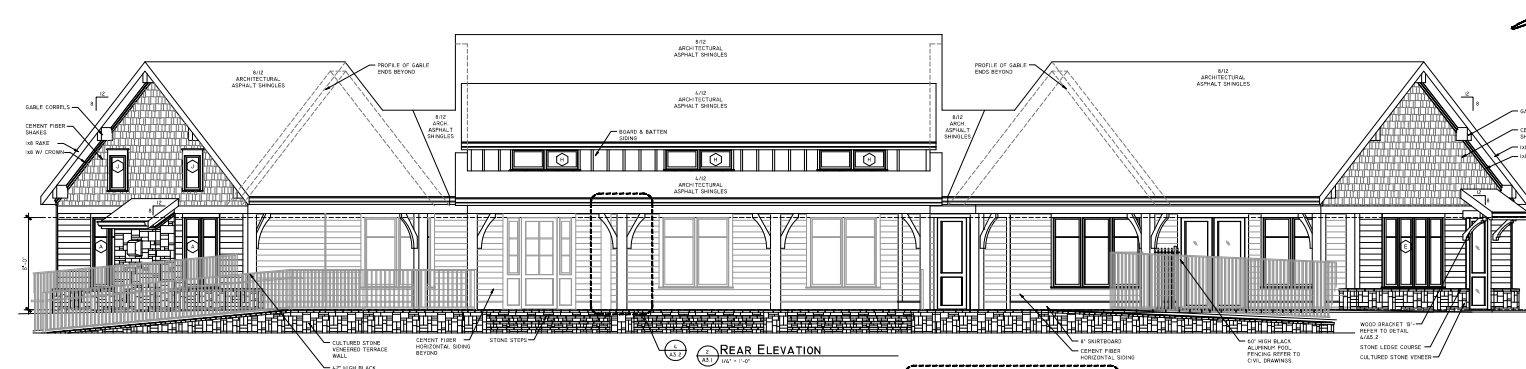
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AMENITY PHOTOGRAPHS



POOL AND CLUBHOUSE FROM SIMILAR KOLTER PROJECT

AMENITY ELEVATIONS



IMAGES AND ELEVATIONS ARE CONCEPTUAL.
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MAIN AMENITY ARCHITECTURE



5 CIVIC SPACES ARE PLANNED FOR THIS SITE.
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IMAGES ARE TO PROVIDE EXAMPLES OF TYPES OF COVERED SEATING AND MAILBOX KIOSKS, BUT COULD BE SUBJECT TO REVISIONS AT FMDP APPROVALS.

CIVIC SPACE ARCHITECTURE

COLUMBIA

City of Columbia, Tennessee

BLUFFS



Architectural Review Team Submittal



COLUMBIA BLUFFS ARCHITECTURE

DEVELOPER

JIM HARVEY
KOLTER LAND
14025 RIVEREDGE DRIVE, SUITE 175
TAMPA, FL 33637

KOLTERLAND

ENGINEER

JIM HARRISON
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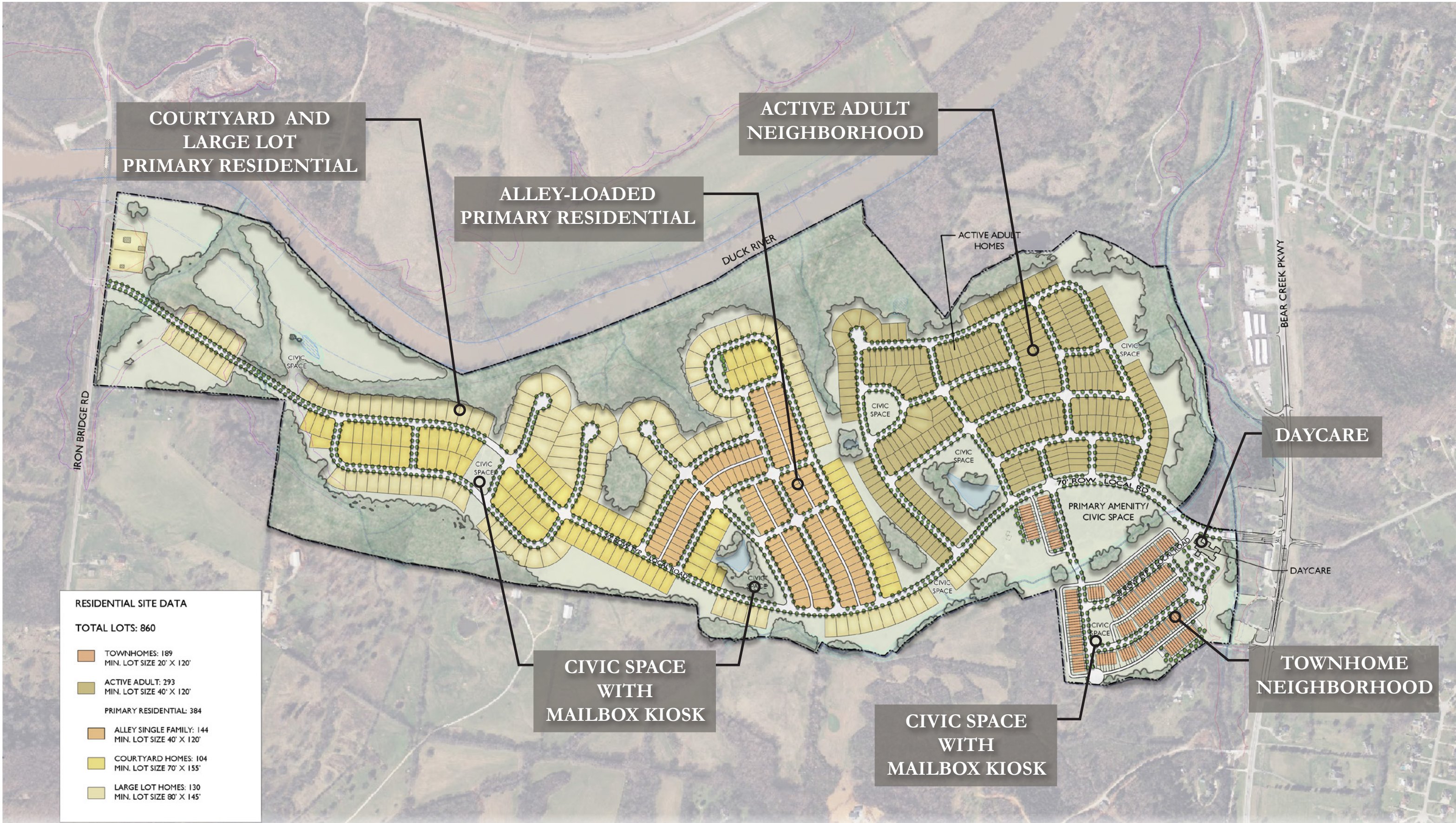


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SUBMITTED: 10/16/2023

DEVELOPMENT TEAM



MASTER DEVELOPEMNT PLAN

Single Family & Townhomes

Active Adult Single Family

Building Height and Massing	<ul style="list-style-type: none"> Primarily a mix of 1-story and 2-story, with a maximum of 3-story Attached garages encouraged 	
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- Laminated Shingles
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- Standing Seam Metal Roofs

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- Asbestos Cement Shingles
- Brightly Colored Metal Roofing

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- Stone
- Natural Wood Accents
- Stucco
- Hardie Plank/Panels
- Cementitious Fiber Siding/Cladding

Not Permitted:

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- Plywood
- Exposed Concrete Block

Awnings

Permitted:

- High Quality Heavy Canvas
- Illuminated Awnings
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Colors

Permitted:

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- Natural
- Earth Tones

Conditional Permitted:

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- Primary Colors (per review and approval of the Master Developer)

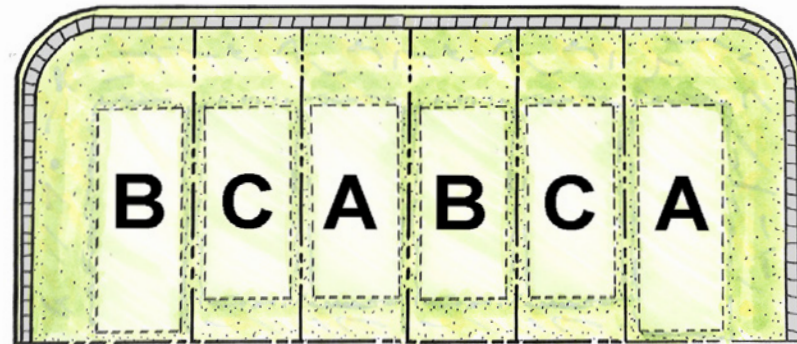
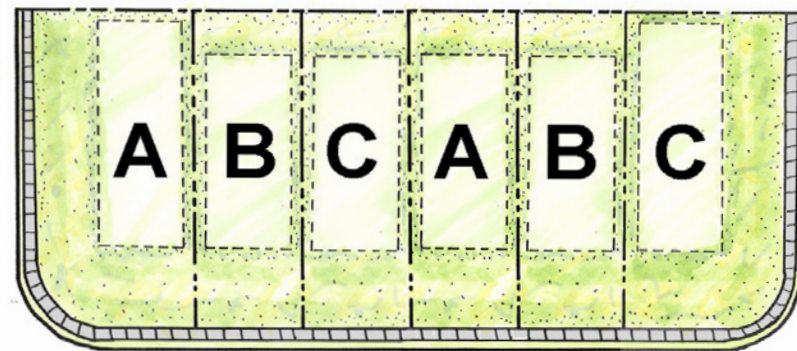
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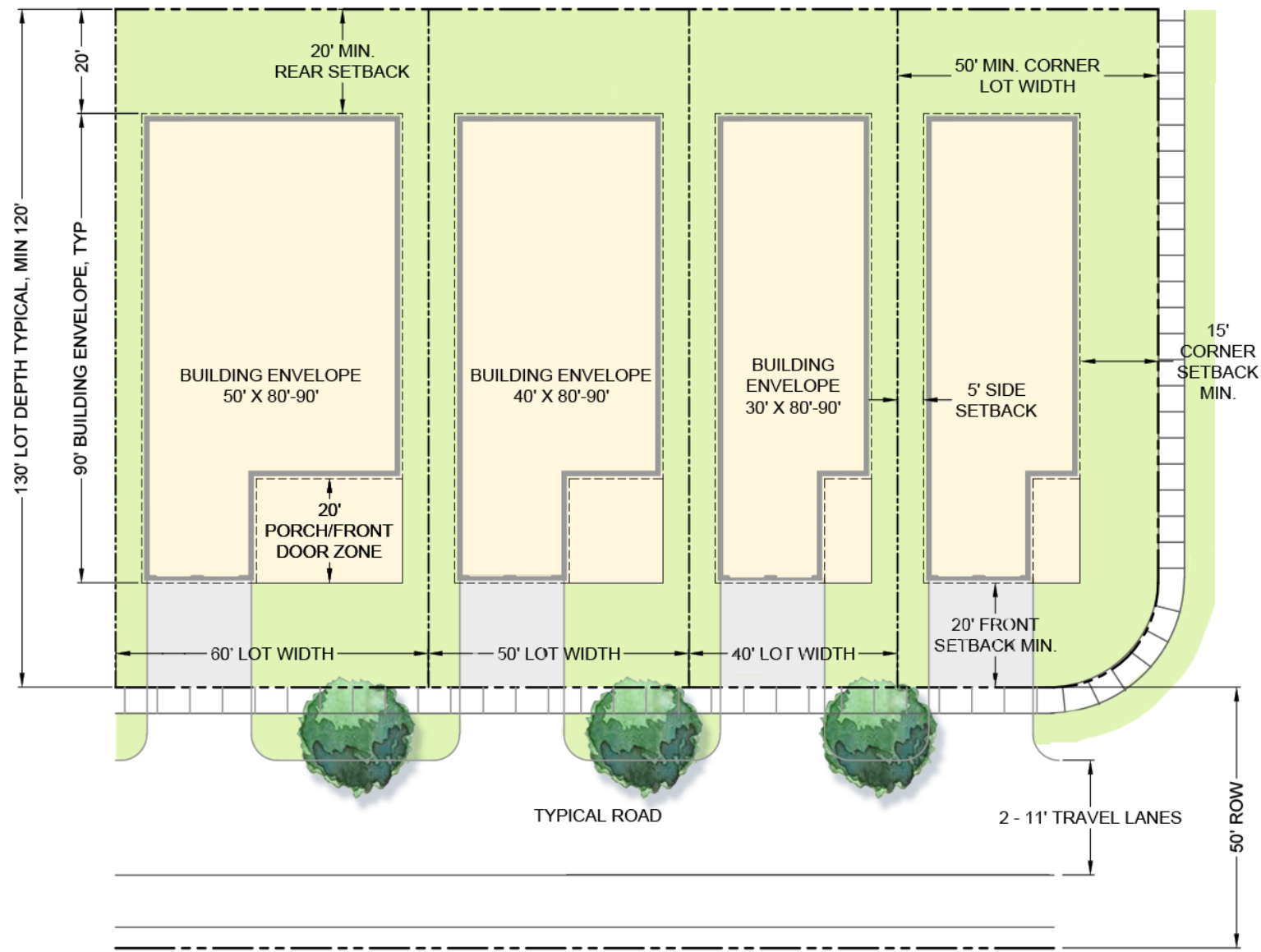
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- Vary roof orientation, ridge lines, and eave heights between each lot when possible.
- Building facade colors and design elements should vary between each lot with a variation of massing and architectural details on each block.
- Landscaping should vary in composition from building to building when possible.

Final determination of the appropriate elevation pattern and variety is subject to review by the Architectural Design Review Team.



ACTIVE ADULT SINGLE FAMILY

COLOR RENDERING PRESENTS AN
ILLUSTRATIVE DEPICTION OF ARCHITECTURE
AND LANDSCAPE MATERIAL



LOT RANGE: 40'-60'
208 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	5'
CORNER:	15'

ALL LOTS TO HAVE FRONT LOADED GARAGES
 - MINIMUM 20' OF DRIVEWAY ON LOT
 - MINIMUM 22' DEPTH FOR ALL GARAGES

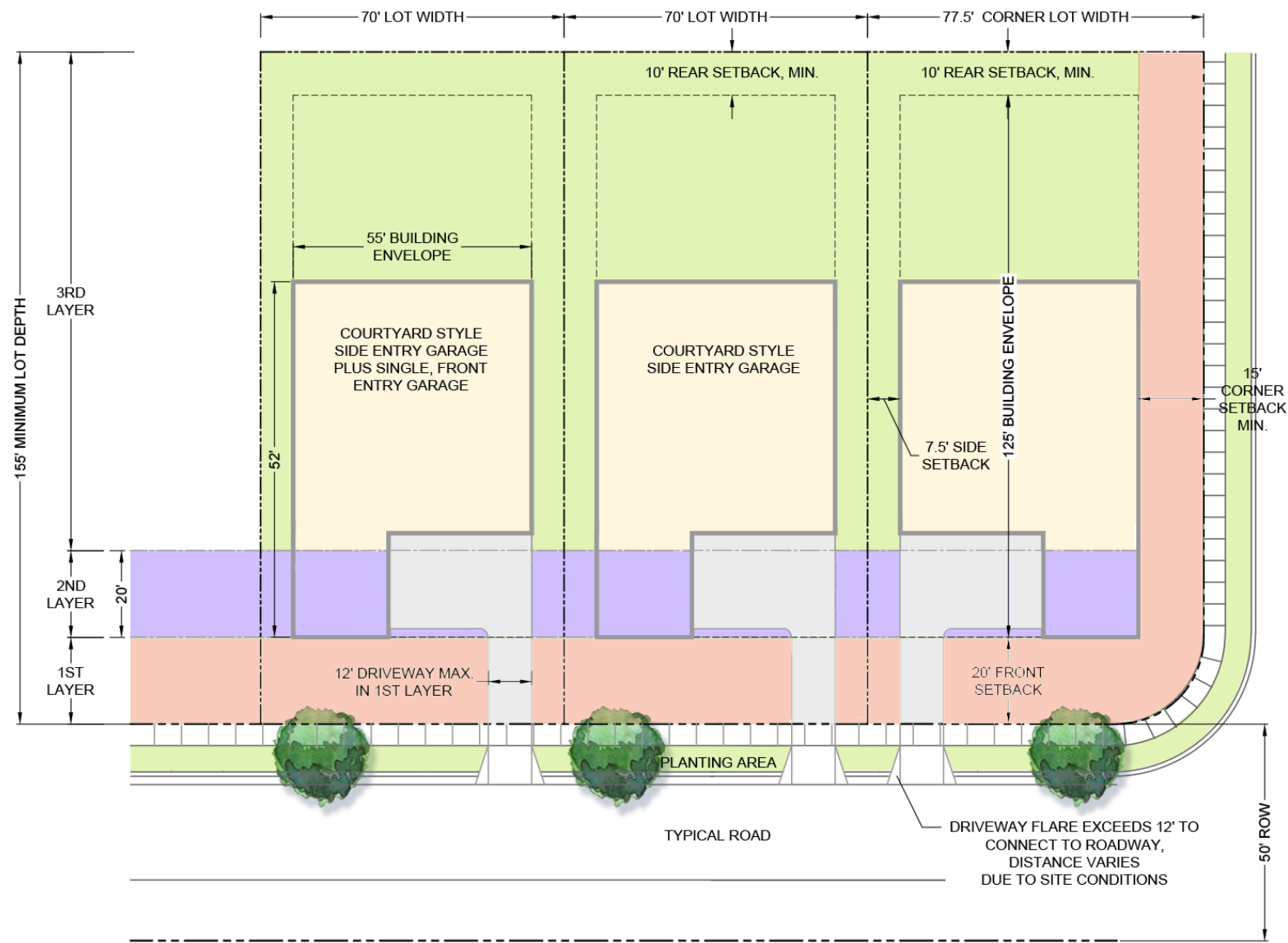
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ACTIVE ADULT SINGLE FAMILY



COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL

COURTYARD HOMES



LOT: 70' MINIMUM

104

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	15'

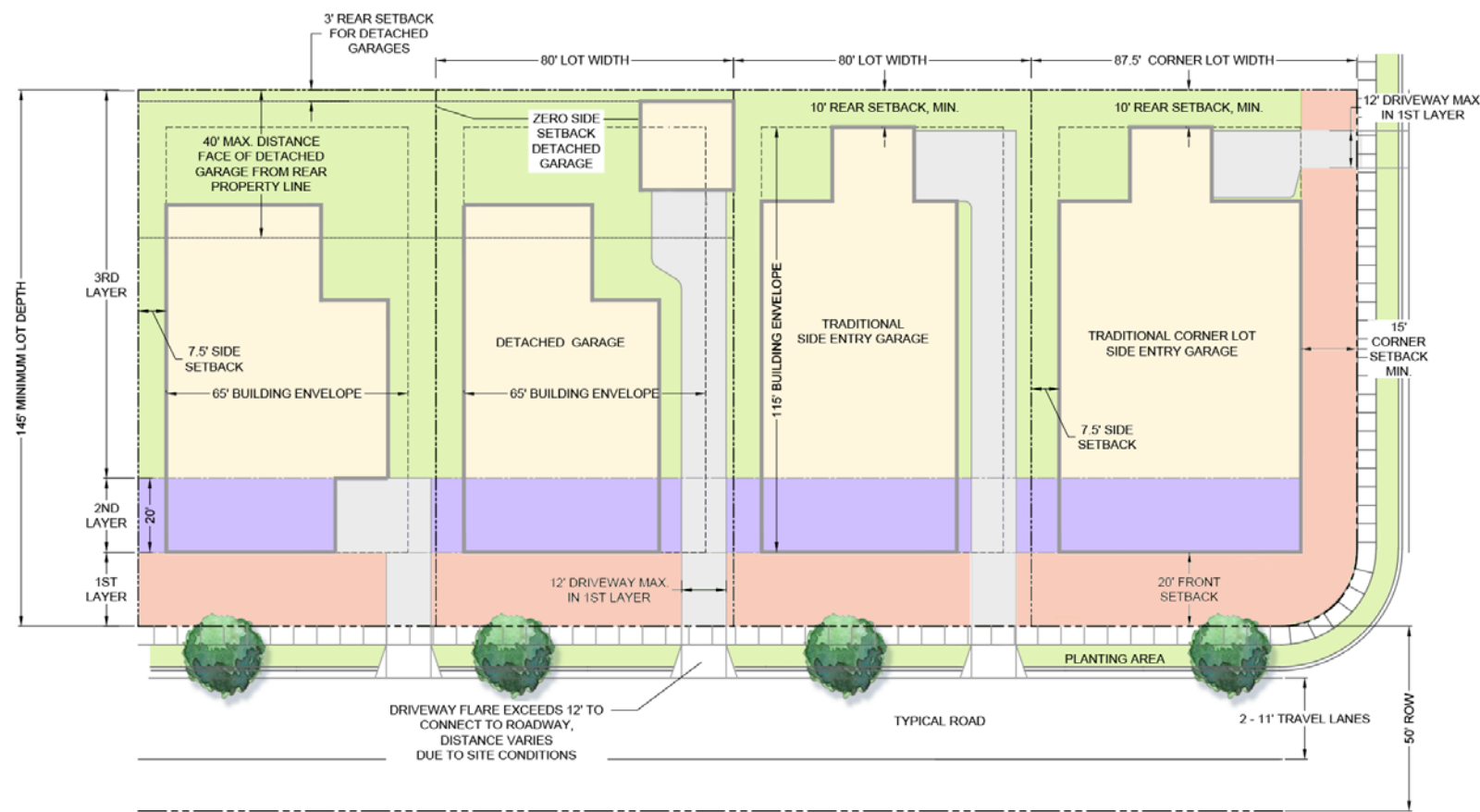
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LARGE LOT HOMES

COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL



**LOTS: 80' MINIMUM
130 HOMES**

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 - CORNER: 15'

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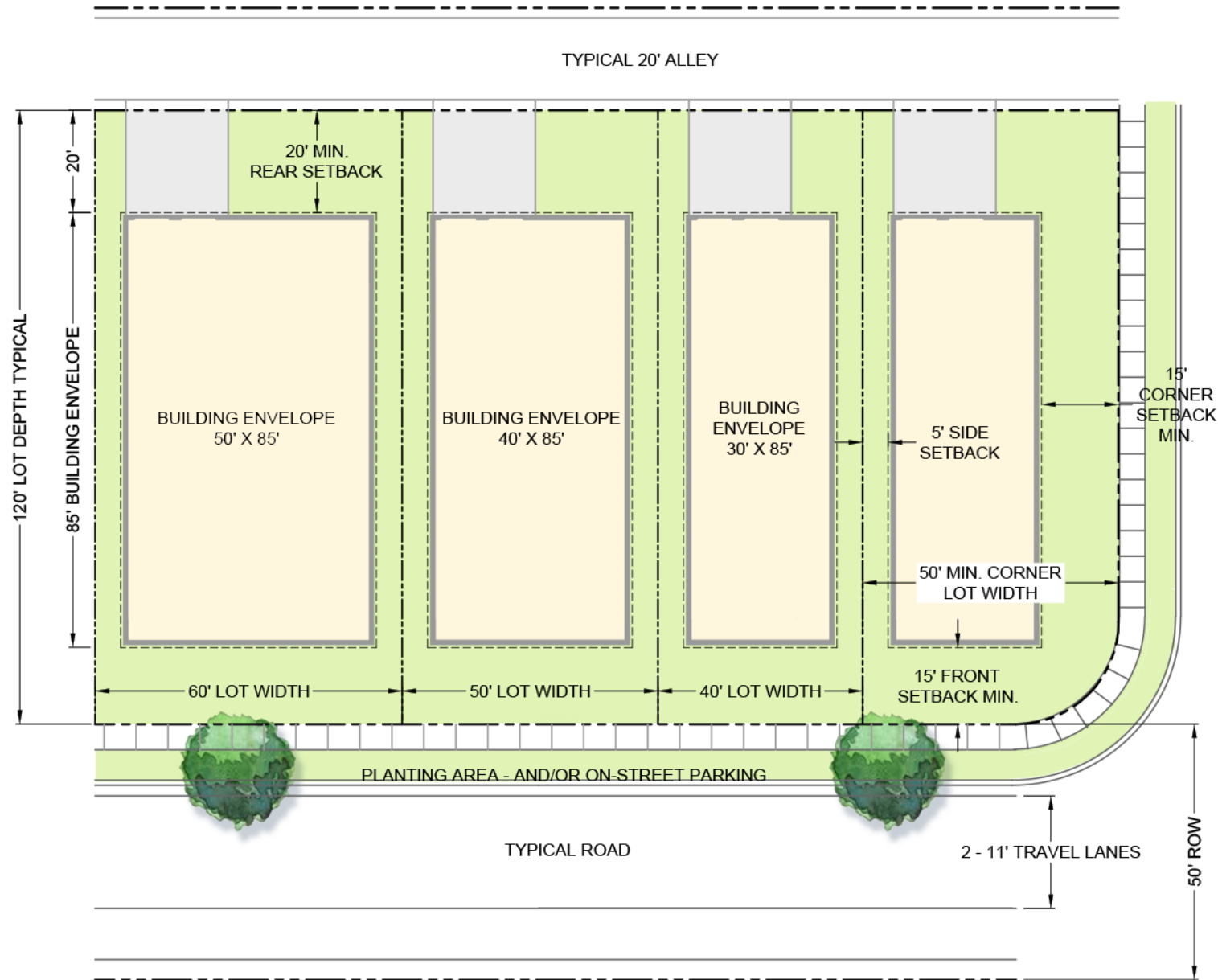
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LARGE LOT HOMES



SINGLE-FAMILY ALLEY LOADED

COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL



LOT RANGE: 40'-60'
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FRONT:	15'
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CORNER:	15'

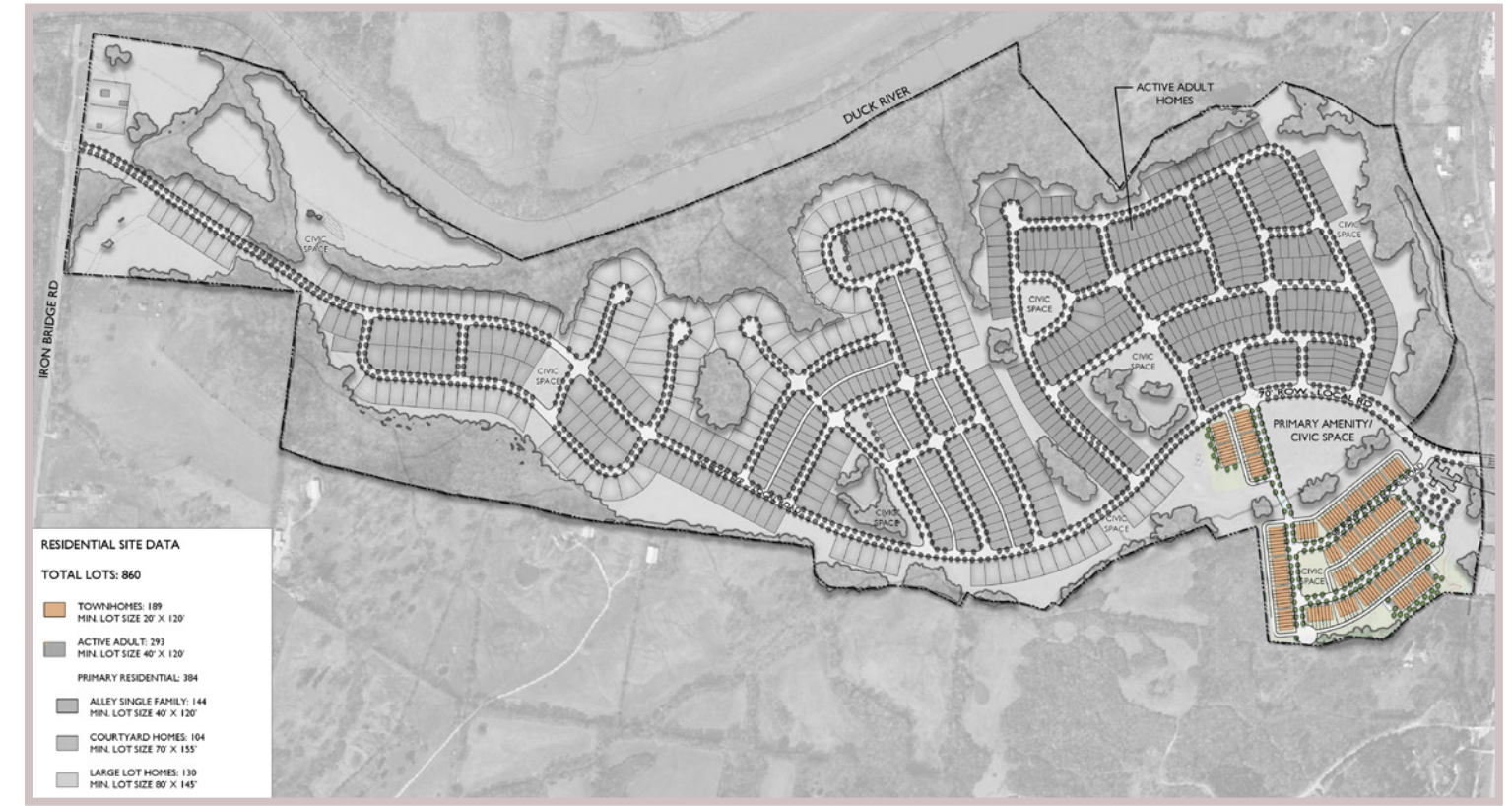
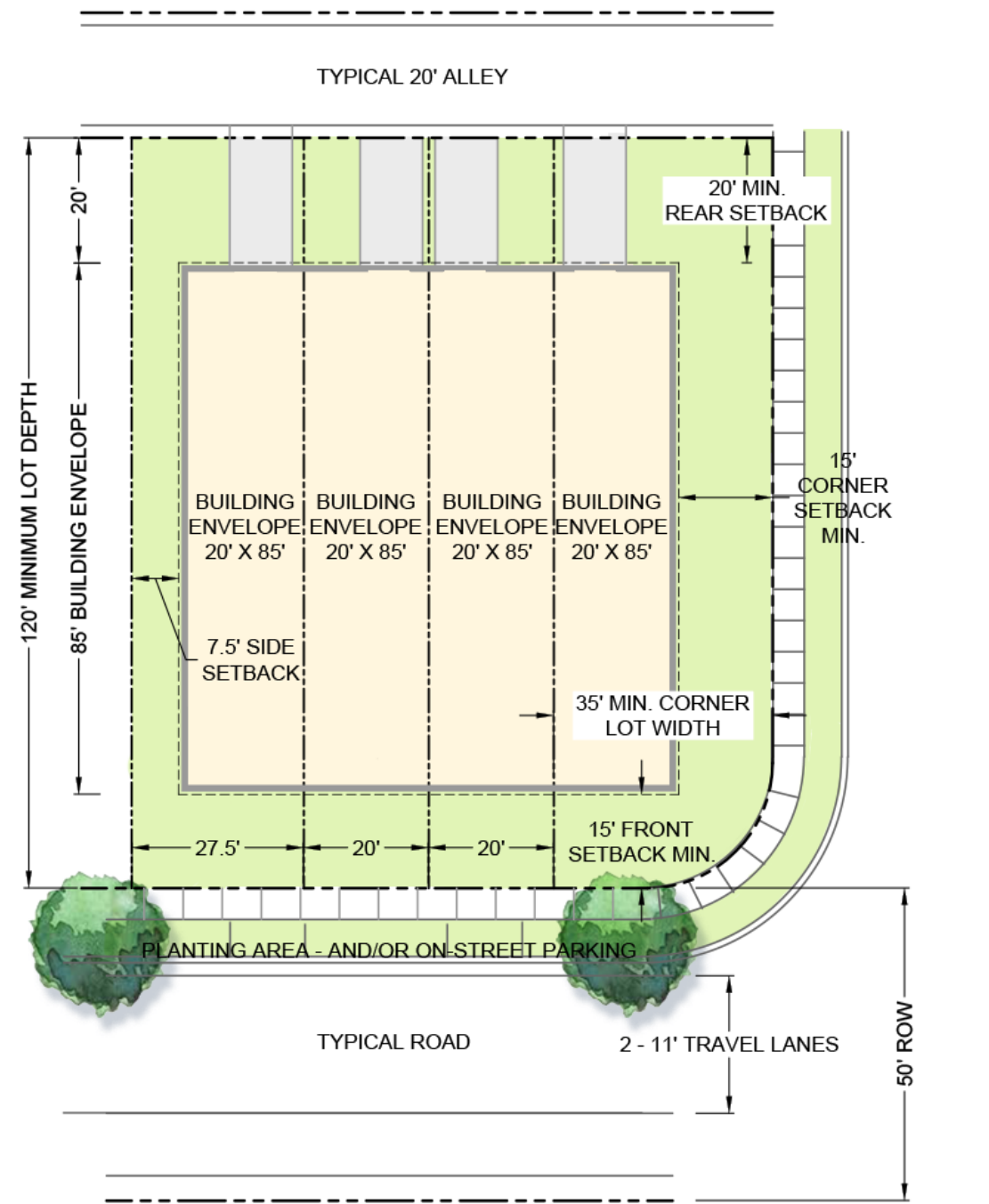
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- MINIMUM 20' LENGTH OF DRIVEWAY ON LOT
 - MINIMUM 22' DEPTH FOR ALL GARAGES

SINGLE-FAMILY ALLEY LOADED



COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL

TOWNHOMES



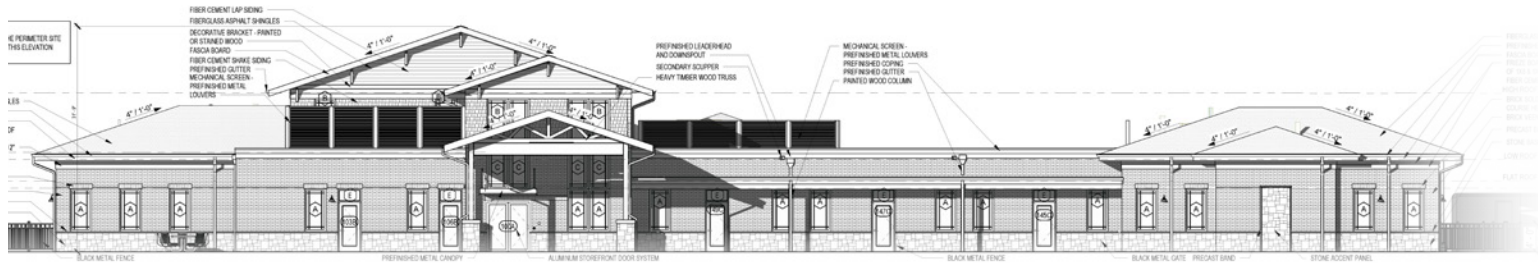
**LOTS: 20' MINIMUM
189 HOMES**

BUILDING SETBACKS:
 FRONT: 15'
 REAR: 20'
 SIDE: 7.5'
 CORNER: 15'

ALL LOTS TO HAVE REAR LOADED GARAGES
 - MINIMUM 20' LENGTH OF DRIVEWAY ON LOT
 - MINIMUM 22' DEPTH FOR ALL GARAGES

TOWNHOME BUILDINGS WILL CONSIST OF 4, 6, 7, AND 8 UNIT BUILDINGS.

DAYCARE ELEVATIONS



WEST ELEVATION



EAST ELEVATION

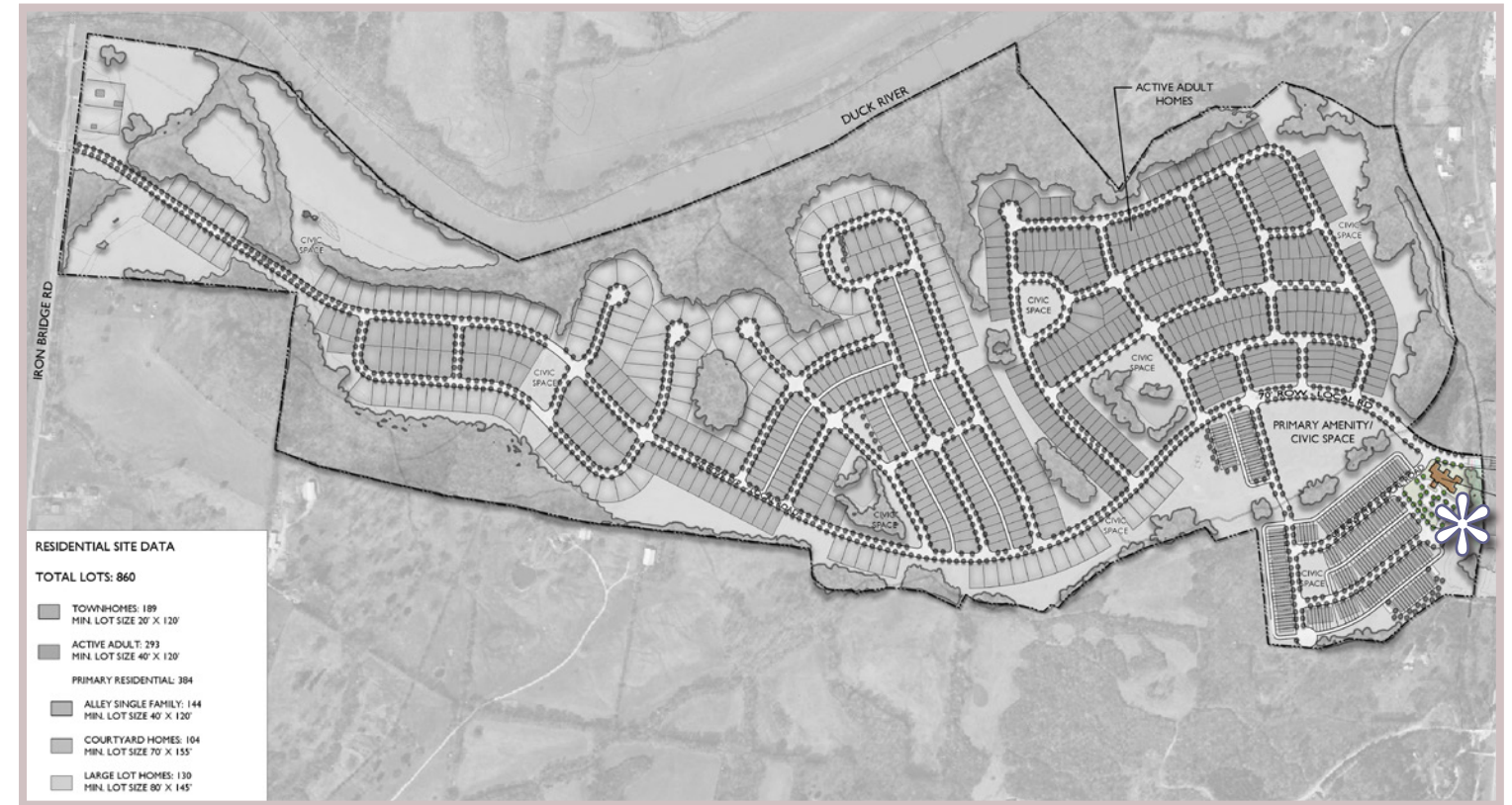


SOUTH ELEVATION



NORTH ELEVATION

ELEVATIONS ARE CONCEPTUAL.
FINAL APPROVALS TO BE DETERMINED WITH FMDP.



RESIDENTIAL SITE DATA

TOTAL LOTS: 860

- TOWNHOMES: 189
MIN. LOT SIZE 20' X 120'
- ACTIVE ADULT: 293
MIN. LOT SIZE 40' X 120'
- PRIMARY RESIDENTIAL: 384
- ALLEY SINGLE FAMILY: 144
MIN. LOT SIZE 40' X 120'
- COURTYARD HOMES: 104
MIN. LOT SIZE 70' X 155'
- LARGE LOT HOMES: 130
MIN. LOT SIZE 60' X 145'



DAYCARE

CHILD DAYCARE TO BE APPROXIMATELY 12,000-14,000 SQFT., AND WILL SERVE AS A BENEFIT NOT ONLY TO THE LOCAL NEIGHBORHOOD BUT TO THE COMMUNITY AS WELL.

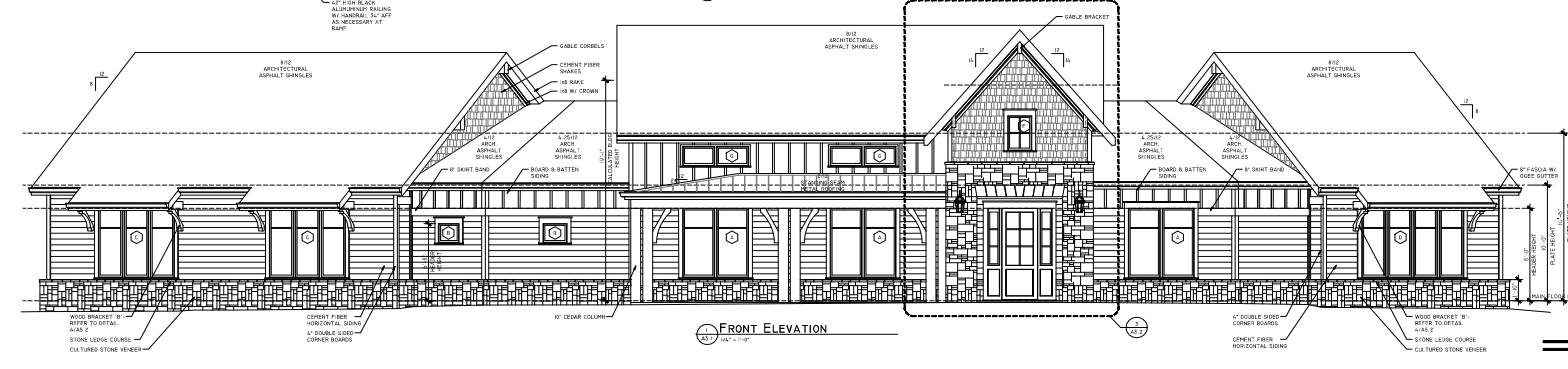
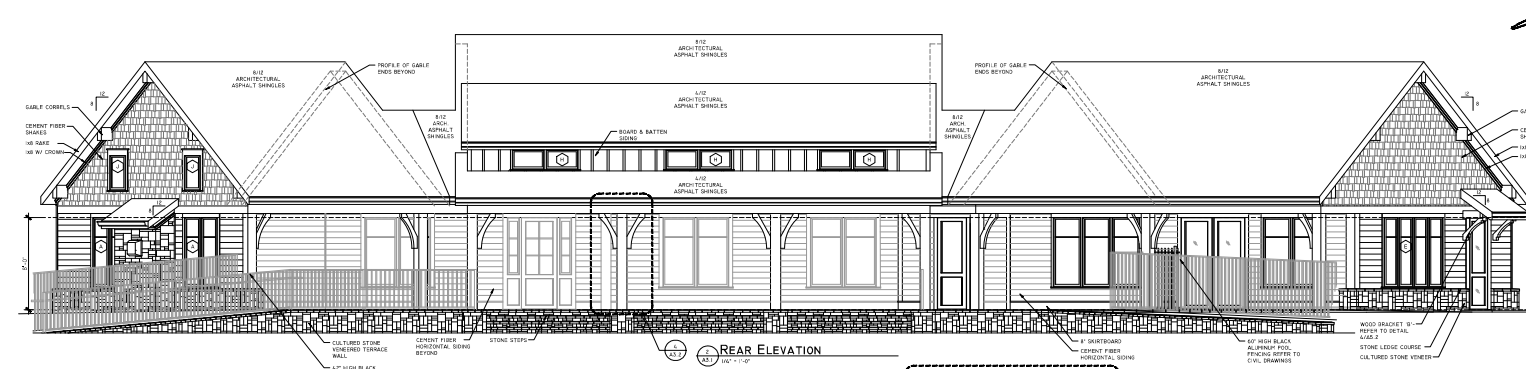
DAYCARE

AMENITY PHOTOGRAPHS



POOL AND CLUBHOUSE FROM SIMILAR KOLTER PROJECT

AMENITY ELEVATIONS



IMAGES AND ELEVATIONS ARE CONCEPTUAL.
FINAL APPROVALS TO BE DETERMINED WITH FMDP.

MAIN AMENITY ARCHITECTURE



5 CIVIC SPACES ARE PLANNED FOR THIS SITE.
 THREE OF THESE SITES WILL HAVE COVERED MAILBOX KIOSKS. COVERED SEATING WILL BE PROVIDED IN MOST PARKS.

IMAGES ARE TO PROVIDE EXAMPLES OF TYPES OF COVERED SEATING AND MAILBOX KIOSKS, BUT COULD BE SUBJECT TO REVISIONS AT FMDP APPROVALS.

CIVIC SPACE ARCHITECTURE



ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION

ADDRESS/LOCATION	400 Bear Creek Pike		
	TAX MAP: 90	GROUP:	PARCEL: 12.01
SUMMARY OF NATURE OF REQUEST AND WORK	Columbia Bluffs PUD-R Preliminary Master Development Plan requests review and approval of the conceptual elevations and design guidelines for the homes proposed in the Preliminary Master Development Plan. Homes include single-family detached front and alley loaded homes, Active Adult single-family detached homes, Townhomes and civic space structures.		

DATE OF PRE-APPLICATION MEETING	8/30/2023
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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
<input type="checkbox"/> Building in a Special District <input checked="" type="checkbox"/> Building in a Planned Unit Development <input type="checkbox"/> Other: _____	<ul style="list-style-type: none"> • 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	Greg Gamble - Gamble Design	PHONE	615-975-5765
ADDRESS	3020 Stansberry Lane, Suite 201, Franklin	EMAIL	info@gdc-tn.com

PROPERTY OWNER

NAME	HK Big Bear Bluffs, LLC	PHONE	813-615-1244
ADDRESS	14025 Riveredge Dr. Ste 175 Tampa FL 33637	EMAIL	jgibbs@kolter.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>Greg Gamble</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>10/16/2023</u> DATE
HK Big Bear Bluffs LLC James P. Harvey <u>PROPERTY OWNER NAME</u>	 PROPERTY OWNER SIGNATURE	<u>10/10/2023</u> DATE