



AGENDA

The Columbia Architectural Design Review Team will meet on Tuesday, June 7th, 2022 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

8:10 AM 22-0119 - 2008 Main Street - Modify Façade Of Existing Building
Request from Richard Thompson on behalf of Ritco Group, Inc for façade modifications at 2008 S. MAIN STREET.

. 22-0119_Staff Report

Documents:

[22-0119_STAFF REPORT 2008 MAIN STREET.DOCX](#)

8:25 AM 22-0124 - 915 S. Garden Street - Modify Façade Of Existing Building
After-the-fact request from Bobby Bishop to modify the façade of an existing commercial building at 915 S. GARDEN STREET.

. 22-0124 Staff Report

Documents:

[22-0124_STAFF REPORT 915 S GARDEN.DOCX](#)

8:40 AM 22-0128 - 400 Bear Creek Pike - Proposed Commercial Building In Planned Unit Development
Request from Greg Gamble on behalf of Big Bear Bluffs LLC for approval of

commercial facades which are proposed as part of a larger mixed-use Planned Unit Development located on [Tax Map 90 Parcels 16 and 12.01](#) at approximately 400 Bear Creek Pike.

. 22-0128_Staff Report

Documents:

[22-0128_STAFF REPORT 400 BEAR CREEK PIKE.DOCX](#)

8:55 AM 22-0137 - 1002 Carmack Blvd - Modify Façade Of Existing Building
Request from Chet Rhodes on behalf of Gholamreza Ebrahimzadeh to modify the façade of a structure at [1002 CARMACK BLVD](#) in order to convert the space from a day care to a tire shop.

. 22-0137_Staff Report

Documents:

[22-0137 STAFF REPORT 1002 CARMACK BLVD.DOCX](#)

9:10 AM 22-0139 - 376 Bear Creek Pike - Add Covered Porch To An Existing Building
Request from Cindy Lou Peowski to remove a previously approved and partially constructed pergola and add a covered porch to an existing structure at [376 BEAR CREEK PIKE](#).

. 22-0139_Staff Report

Documents:

[22-0139_376 BEAR CREEK PIKE.DOCX](#)

9:25 AM 22-0140 - 1706 Wedgewood Drive - Modify Façade Of Existing Building
Request from George Nuber to modify the facade of an existing office building located at [1706 WEDGEWOOD DRIVE](#).

22-0140 Staff Report

Documents:

[22-0140_STAFF REPORT 1706 WEDGEWOOD DRIVE.DOCX](#)

9:40 AM 22-0142 - 5000 Trotwood Avenue - New Commercial Façade
Request from Bhavin "Bobby" Patel for design review of a new retail strip center located at [5000 TROTWOOD AVENUE](#).

. 22-0142_Staff Report

Documents:

[22-0142_STAFF REPORT 5000 TROTWOOD AVE.DOCX](#)

. 22-0142 Supporting Documents

Documents:

22-0142_RETAIL ILLUSTRATION_0516.PDF
22-0142_SITE PLAN_0516.PDF
22-0142_APP_0516.PDF
22-0142_FLOOR PLAN - ELEVATIONS_0516.PDF

V. Adjourn

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

The [2022 meeting schedule](#) can be found on the City of Columbia Architectural Design Review Team [webpage](#).

For other questions, please contact the [Department of Development Services](#) at 931-560-1560.

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 22-0119

APPLICANT/OWNER

Ritco Group, inc./ Frank McBride Jr.

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

2008 South Main Street

PROJECT DESCRIPTION:

This is request is for a façade modification of an existing pre-fabricated metal building that formerly served as a Spectrum sales office.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
MCD (Mixed Commercial District)	Vacant Former Retail Use	MCD/ R-6 & Mixed Uses/ Single-Family Residential	Façade Modification	N/A

Building Façade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

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 request is for the façade modification of an existing pre-fabricated metal building. The modification consists of recladding of a corrugated metal façade with fiber cement board and additional window openings including a front tower addition.

- The front facade consists of the recladding of metal with fiber cement board and the material change from brick to a ledge stone. Alternative compliance has been requested to allow for corrugated metal accents to the front façade. These materials meet the design standards as referenced with the exception of corrugated metal.
- A left and right elevation indicate the primary facade materials of a fiber cement board and batten including fiber cement board lap siding. In addition, a metal clad awning has been added over door openings. These materials meet the design standards as referenced.
- The rear elevation consists of the primary façade materials of board and batten lap siding including horizontal siding material consisting of fiber cement board. These materials meet the design standards as referenced.
- Alternative compliance has been requested to allow for minor sections of corrugated metal to be integrated in the faced change located at a proposed tower and end cap of the elevations.

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 22-0124

APPLICANT/OWNER

Bobby Bishop

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

915 S Garden Street

PROJECT DESCRIPTION:

This request is for the removal of two garage door openings to be replaced with storefront glass and doorways located at the rear elevation.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CBD (Central Business District)	Medical Office	CBD/ GCS & Auto Sales Retail	Façade Modification	N/A

Building Façade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

B. Standards

1. All façades 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 request is for modification of two existing garage door openings to be replaced with storefront style windows and glass. This request would comply with the guidelines as cited in section 6.1

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 22-0128

APPLICANT/OWNER

Greg Gamble/ Big Bear Bluffs LLC.

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

**400 Bear Creek Pike/ Tax Map 90
Parcel 12.01 & 16.0**

PROJECT DESCRIPTION:

This request is for the new construction of a day care center to be located in a proposed mixed use planned unit development currently under review before the Planning Commission. The primary façade materials consist of brick with a stone base. Additional cladding materials of the gable consist of fiber lap siding and cedar shake siding.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
RS-40/ R-10 (Proposed RM-1/R-6 Mixed-Use PUD)	Vacant Land	County Zoning/ Vacant Land	New Construction (Day Care-Facility)	N/A

Building Facade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

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.

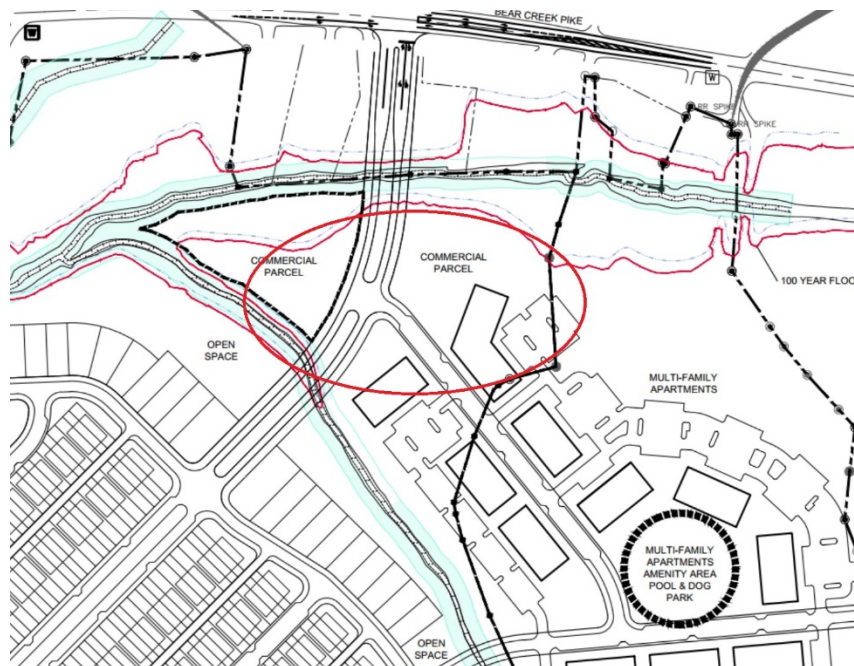
C. Alternative Compliance

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:

- The front facade (west elevation) consists of a primary material of brick accented by a stone base and fiber cement board clad gables. These materials meet the design standards as referenced with no unbroken façade plane less than 35’.
- The east elevation consists of a primary material of brick accented by a stone base. These materials meet the design standards as referenced with no unbroken façade plane less than 35’
- The south and north elevation consist of a primary façade material of brick accented by a stone base. These materials meet the design standards as referenced with no unbroken façade plane less than 35’. As noted, the mechanical units on the north elevation is proposed to be screened by prefinished metal louvers.



CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 22-0137

APPLICANT/OWNER

Rhodes Engineering/ Gholamreza Ebrahimzadeh

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

1002 Carmack Blvd

PROJECT DESCRIPTION:

This request is for the addition of a garage door opening on the front elevation of 1002 S Carmack Blvd.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
GCS (General Commercial Services)	Former Day Care	GCS & Gas Sales & Auto Repair	Façade Modification	N/A

Building Façade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

B. Standards

1. All façades 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 request is for a minor façade modification for the removal of an existing window area for the placement of a 10 X 9 garage door opening that will serve a proposed new use of a tire shop.

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 22-0139

APPLICANT/OWNER

Cindy Lou Peowski/ Rock N Roll Jesus LLC

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

376 Bear Creek Pike

PROJECT DESCRIPTION:

This request is for the addition of a covered porch with wood posts located at the front, rear, and side elevation of an existing building.

A previous request was approved for ART case 21-0264 to allow for a pergola structure.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
GCS	Commercial	GCS/ Residential	Covered Porch Addition	N/A

Building Facade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

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:

The proposal is for an attached porch addition located on the front, rear, and side elevation of 376 Bear Creek Pike. The proposed gable of the porch will be cladded in a board and batten fiber cement board including the primary gable and left and rear elevation. This material would be an approved guideline material.

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 22-0140

APPLICANT/OWNER

George Nuber/ Dr. Sam Hutton

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

1706 Wedgewood Dr

PROJECT DESCRIPTION:

This is request is for a façade modification and 333 SF addition to an existing dentistry office located at 1706 Wedgewood Drive.

This addition will be visible from Hatcher Lane, a collector street.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
RM-2	Dentistry Office	RM-2/ GCS/ Multi-Family	Façade Modification	N/A

Building Façade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

B. Standards

1. All façades 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 request is for the façade modification of an existing pre-fabricated metal building. The modification consists of recladding of a corrugated metal façade with fiber cement board and additional window openings including a front tower addition.

- The proposed west (front) building elevation will consist of new aluminum storefront infill with existing brick veneer to remain. A new addition will consist of a primary façade material of fiber cement board with a continuation of a hipped roof and matching architectural shingles. As noted, fiber cement board is an appropriate material per the design standards referenced.
- The east and south elevations consist of existing brick with new aluminum wood clad window openings.



CITY OF COLUMBIA TENNESSEE
 ARCHITECTURAL DESIGN REVIEW
 STAFF REPORT

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 22-0142

APPLICANT/OWNER

Bobby Patel/ Pranay Patel

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

**5000 Trotwood Ave/ Tax Map 112
 Parcel 4.03/ 4.04**

PROJECT DESCRIPTION:

This request is for the new construction of a 7,500 SF retail center that will consist of five tenant spaces. Primary façade materials will consist of brick with a soldiered base and cap accented by a finished cast stone rock face at the base of the pilaster columns. This request meets the design guidelines as referenced below for the use of façade materials and modulation.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
GCS (General Commercial Services)	Vacant Land	GCS/ R-10 & Single-Family Residential/ Gas Station	5 tenant retail center	N/A

Building Facade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

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.

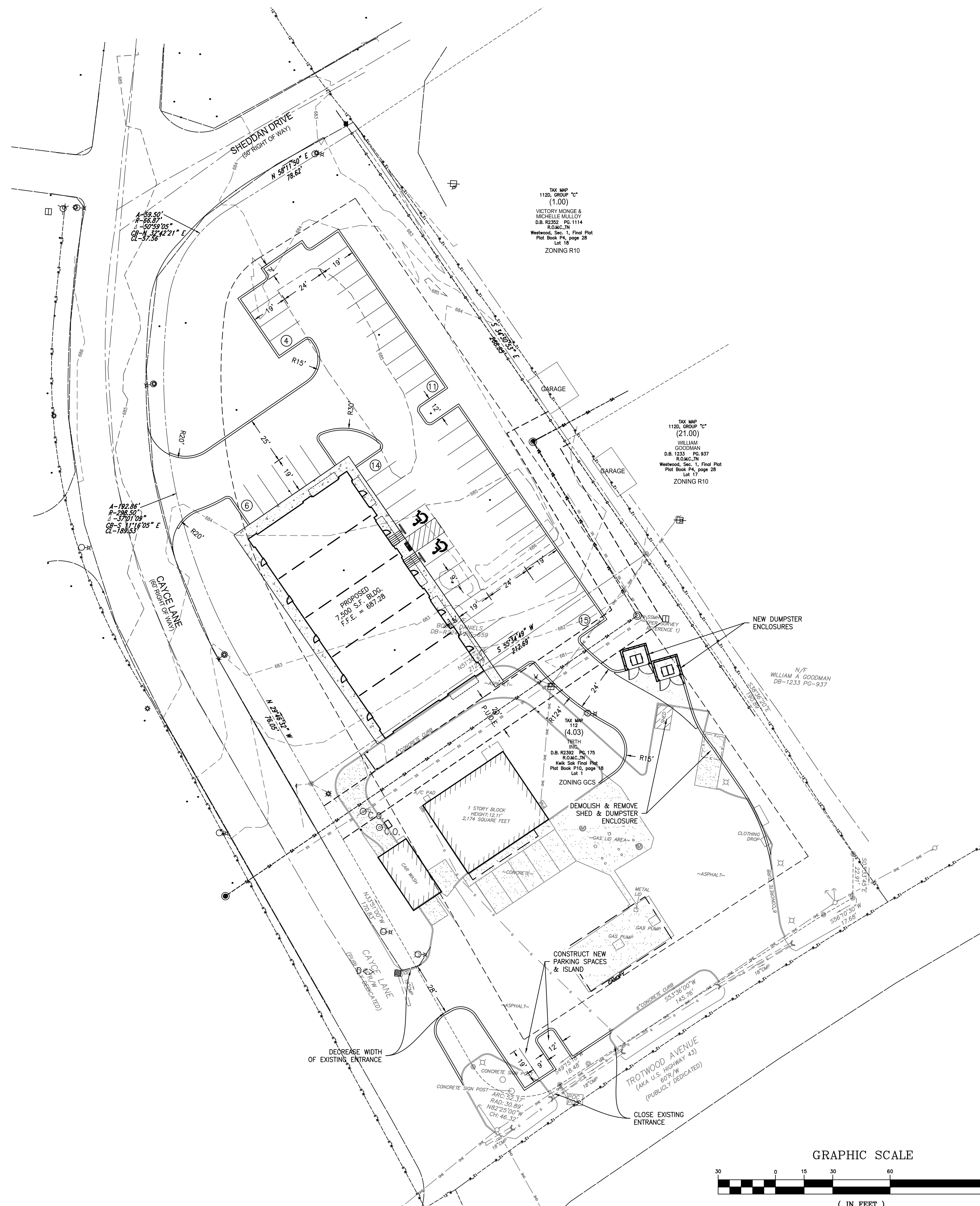
PLANNING STAFF EVALUATION:

- The proposed west (rear) building elevation will consist of a primary façade material of brick accented by brick soldiering within the base and the columns. Each individual pilaster will be accented by a stone medallion detail. Aluminum storefront windows will be facing the Cayce Lane elevations. The front elevation will consist of the same primary façade materials as the rear elevation with a combination of brick details separated by brick pilasters.
- The right and left (side) elevations will consist of a primary brick material as all other elevations with a 4' recessed parapet.
- It shall be recommended that as a condition of approval that all rooftop HVAC equipment be screened by the raised parapet with no exterior visibility.



j. **clark** architecture
+ design

SITE LAYOUT & UTILITY PLAN



GENERAL NOTES:

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

PAVING NOTES:

1. PROPOSED ASPHALT PAVEMENT CROSS-SECTION TO CONFORM TO CITY OF COLUMBIA STANDARDS. REFERENCE DETAIL PROVIDED.
2. ALL CURVE RADII = 3' (THREE FEET) UNLESS NOTED OTHERWISE.
3. SURFACES TO RECEIVE MARKING PAINT SHALL BE CLEAN, DRY AND METAL SURFACES ARE TO BE FREE FROM HEAVY RUST.
4. YELLOW CURBING AND BOLLARDS ARE TO RECEIVE 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
5. 4" WIDE TRANSVERSE PAVEMENT MARKING TO RECEIVE TOP COAT SHERWIN WILLIAMS -PRO MAR TRAFFIC MARKING PAINT.
6. YELLOW TMS495. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE) ACCESSIBLE SPACES TO RECEIVE TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

STORMWATER NOTES:

1. ROOF DRAINAGE TO SHEET FLOW ACROSS PAVEMENT AT THE REAR OF THE BUILDING INTO THE PROPOSED DRAINAGE SYSTEM.
2. SUBJECT PROPERTY IS NOT IN A FLOODPLAIN AS PER F.L.R.M. F.E.M.A. COMMUNITY PLAN # 47119C0170E, DATED APRIL 16, 2007.

WATERMAIN NOTES:

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

SANITARY SEWER LEAD NOTES:

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

ELECTRICAL CONDUIT NOTES:

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

GEOTECHNICAL NOTE:

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

SITE BENCHMARK NOTE:

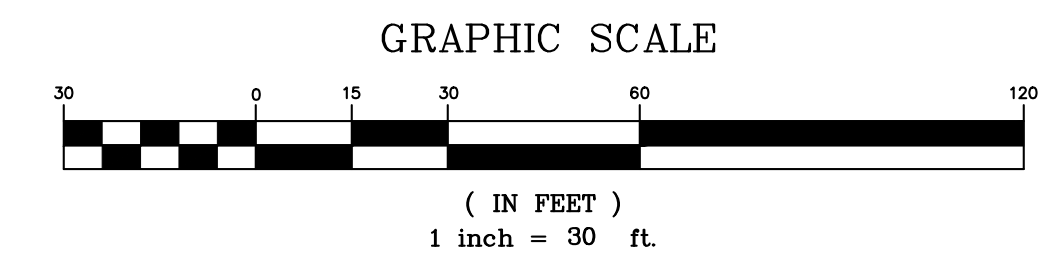
CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

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

FLOOD STUDY NOTE:

A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM) MAP NUMBER 47119C0280E DATED APRIL 16, 2007.



BENCHMARK
BENCHMARK #1
EXISTING IRON PIN
ELEV = 683.29'
N = 460.072.27
E = 1,642.756.33

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

LEGEND

EXISTING	PROPOSED
WATER MAIN	WATER MAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
OVERHEAD FENCE	OVERHEAD FENCE
S&S DRAINAGE DITCH	S&S DRAINAGE DITCH
TREE PROTECTION FENCE	TREE PROTECTION FENCE
UTILITY POLE	UTILITY POLE
IRON PIN SET	IRON PIN SET
EXISTING IRON PIN	EXISTING IRON PIN
CONCRETE MONUMENT	CONCRETE MONUMENT
DECIDUOUS TREE	DECIDUOUS TREE
GATE VALVE IN BOX	GATE VALVE IN BOX
LIGHT POLE	LIGHT POLE
BENCHMARK	BENCHMARK
TREE LINE	TREE LINE
STORM STRUCTURE LABEL	STORM STRUCTURE LABEL
ASPHALT	ASPHALT
CONCRETE	CONCRETE
# PARKING SPACES	# PARKING SPACES

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

Client
JON CLARK ARCH. & DESIGN
55 N 1ST Street Suite 300
Clarksville, TN 37040
Contact: Jon Clark AIA

TROTWOOD @ CAYCE LANE
CAYCE LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
SITE LAYOUT & UTILITY PLAN

Drawn: RP
Checked: CV
Approved: CV
Date: 5/14/2022

Job No. 21563
Scale: Vertical 1"=30'
Horizontal 1"=30'

21563
C-1.0



gerald@wesengineers.com
PRELIMINARY CONCEPT SKETCH
NOT FOR CONSTRUCTION



ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION
DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	5000 Trotwood Avenue		
	TAX MAP: 112	GROUP:	PARCEL: 4.03 / 4.04
SUMMARY OF NATURE OF REQUEST AND WORK	Request approval of proposed Strip Center located on Cayce Lane behind the existing Kwik Sak on Trotwood Lane.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	5/4/2022	<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
---	----------	---

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

SELECT REQUEST	PLAN SHALL INCLUDE
<input checked="" type="checkbox"/> Façade Approval <input 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.

APPLICANT

NAME	Bhavin (Bobby) Patel	PHONE	931-388-2329
ADDRESS	5000 Trotwood Ave, Columbia	EMAIL	Bhavin71184@yahoo.com

gerald@wesengineers.com

PROPERTY OWNER

NAME	Pranay Patel	PHONE	931-626-5244
ADDRESS	5000 Trotwood Ave, Columbia	EMAIL	pranay9809@yahoo.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.

Bhavin Patel
APPLICANT NAME

Bhavin Patel
APPLICANT SIGNATURE

5/12/22
DATE

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

Pranay Patel
PROPERTY OWNER NAME

PRANAY PATEL
PROPERTY OWNER SIGNATURE

5-12-22
DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			

**PRELIMINARY
 - NOT FOR
 CONSTRUCTION**

Jonathan W. Clark
 Lic. No.: 102567
 Exp. - February 28, 2023

PROJECT INFORMATION:
 Name:

**Trotwood
 Retail Center**

Project Address:
 5000 Trotwood,
 Columbia, Tennessee 38401

Project Number:
 22110

Drawn By:
 AKA

Date:
 05.13.2022

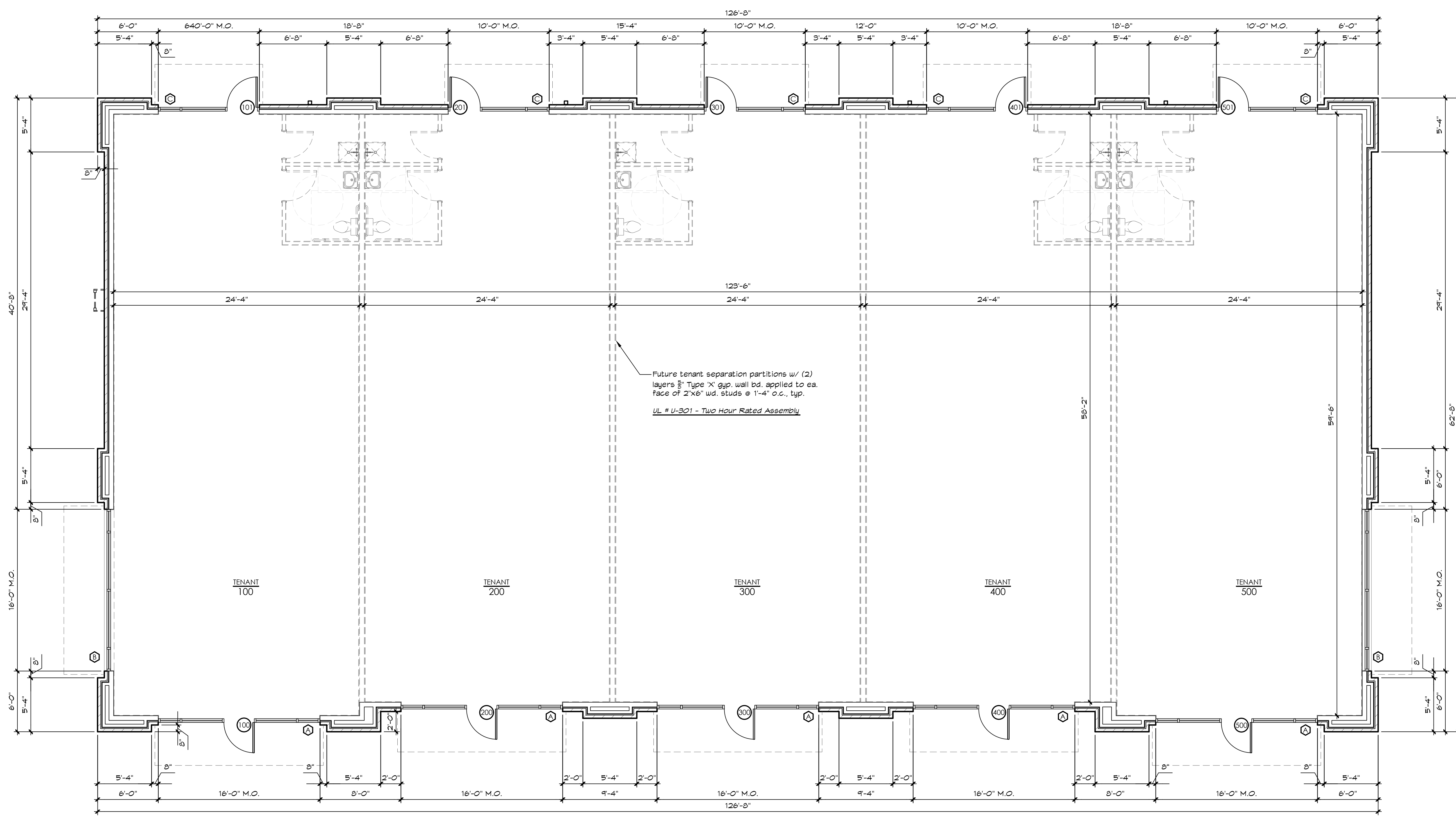
#	Revision Date:

55 North 1st Street - Suite 300
 Clarksville, Tennessee 37040
 p - 931.552.3840
 e - info@jclarkarchitecture.com

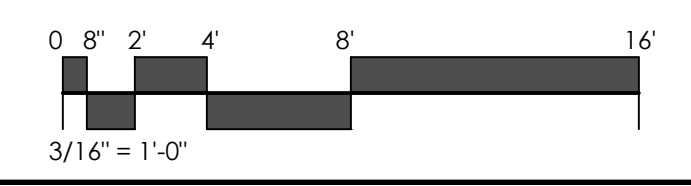
Sheet Name
FLOOR PLAN

Sheet Number
A 2.1

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1 Floor Plan
 A 2.1 3/16" = 1'-0"



**PRELIMINARY
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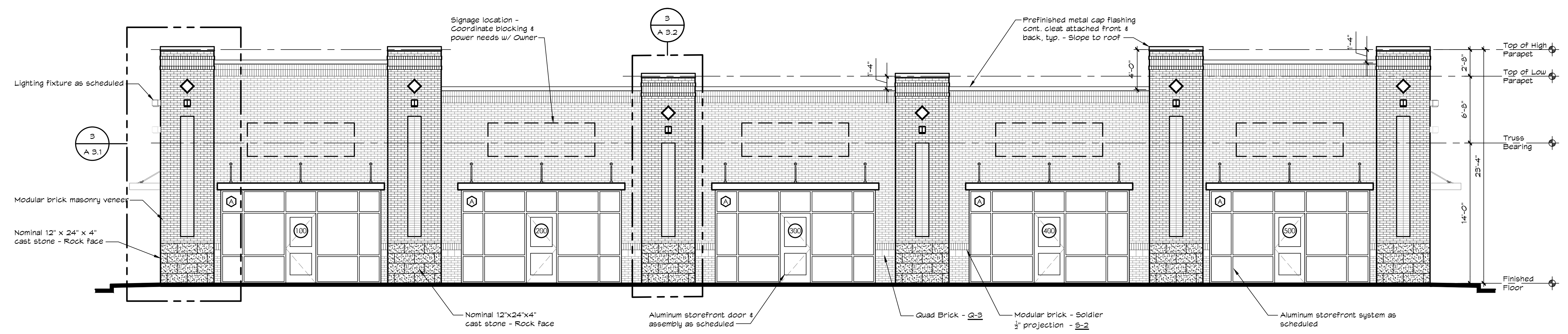
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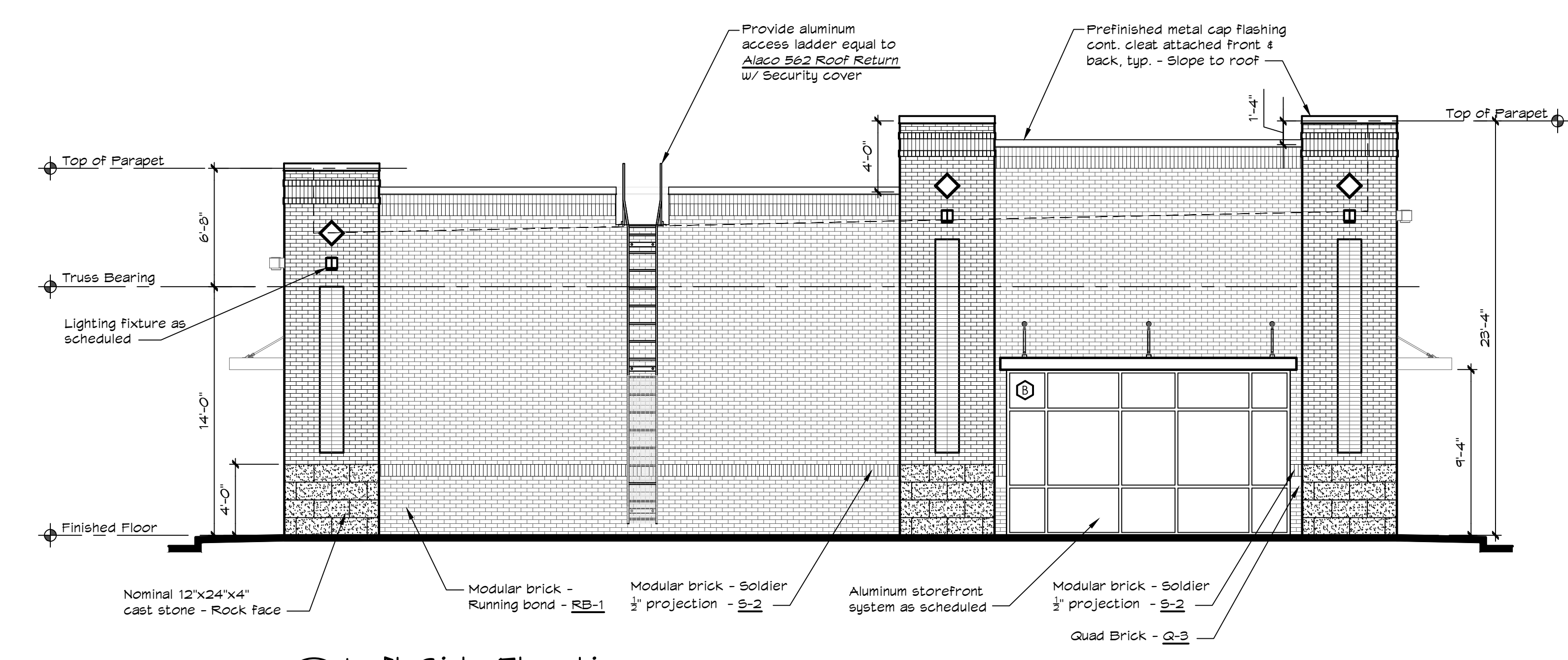
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EXTERIOR ELEVATIONS

Sheet Number
A 3.1

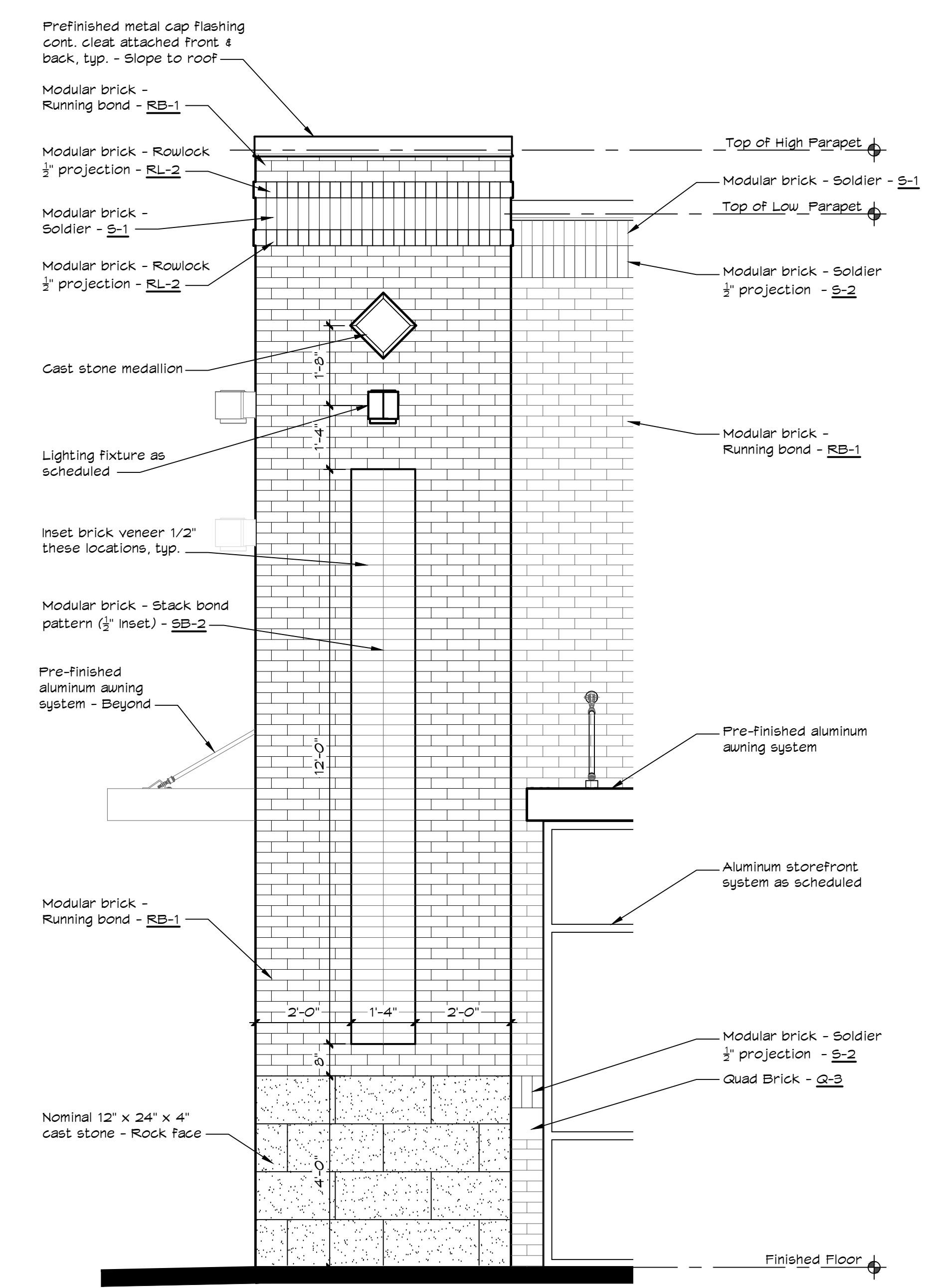
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1 Front Elevation
 A 3.1 3/16" = 1'-0"

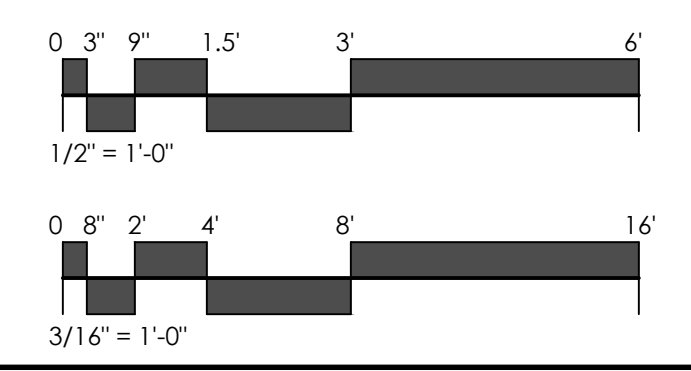


2 Left Side Elevation
 A 3.2 3/16" = 1'-0"



3 Exterior Elevation Detail
 A 3.1 1/2" = 1'-0"

- BRICK VENEER TYPES:**
- S-1** - Denotes 4" nominal brick masonry veneer soldier course(s) - *Color 1*
 - S-2** - Denotes 4" nominal brick masonry veneer soldier course(s) - *Color 2* (1/2" projection)
 - RB-1** - Denotes 4" nominal brick masonry veneer running bond pattern - *Color 1*
 - RL-2** - Denotes 4" nominal brick masonry veneer rowlock pattern - *Color 2* (1/2" projection)
 - Q-3** - Denotes special shape brick masonry veneer (8"x8"x4" Nominal) - *Color 3*
 - SB-2** - Denotes 4" nominal brick masonry veneer stack bond pattern - *Color 2* (1/2" inset)



**PRELIMINARY
 - NOT FOR
 CONSTRUCTION**

Jonathan W. Clark
 Lic. No.: 102567
 Exp. - February 28, 2023

PROJECT INFORMATION:
 Name:

**Trotwood
 Retail Center**

Project Address:
 5000 Trotwood,
 Columbia, Tennessee 38401

Project Number:
 22110

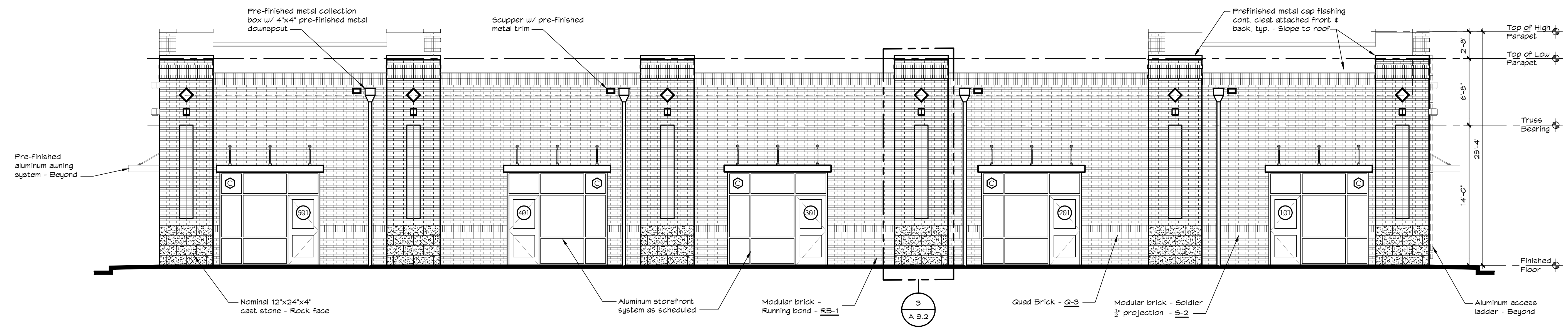
Drawn By:
 AKA
Date:
 05.13.2022

#	Revision Date:

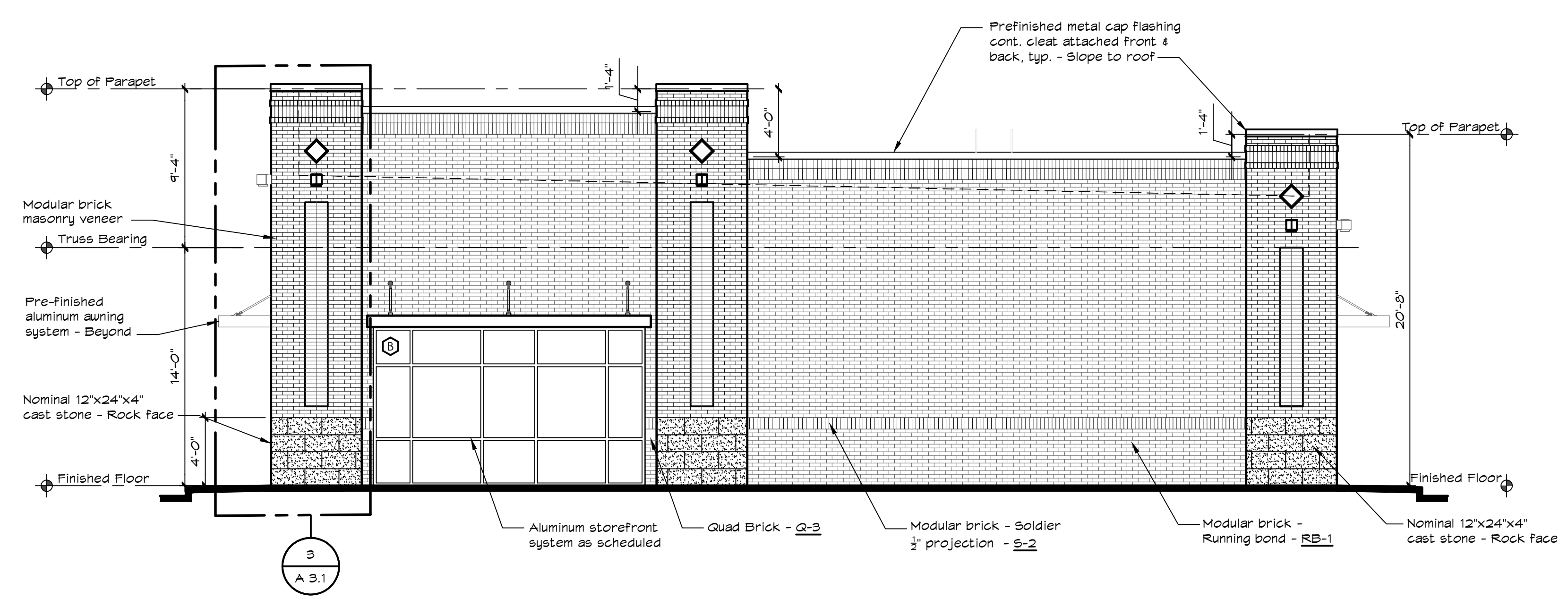
Sheet Name
**EXTERIOR
 ELEVATIONS**

Sheet Number
A 3.2

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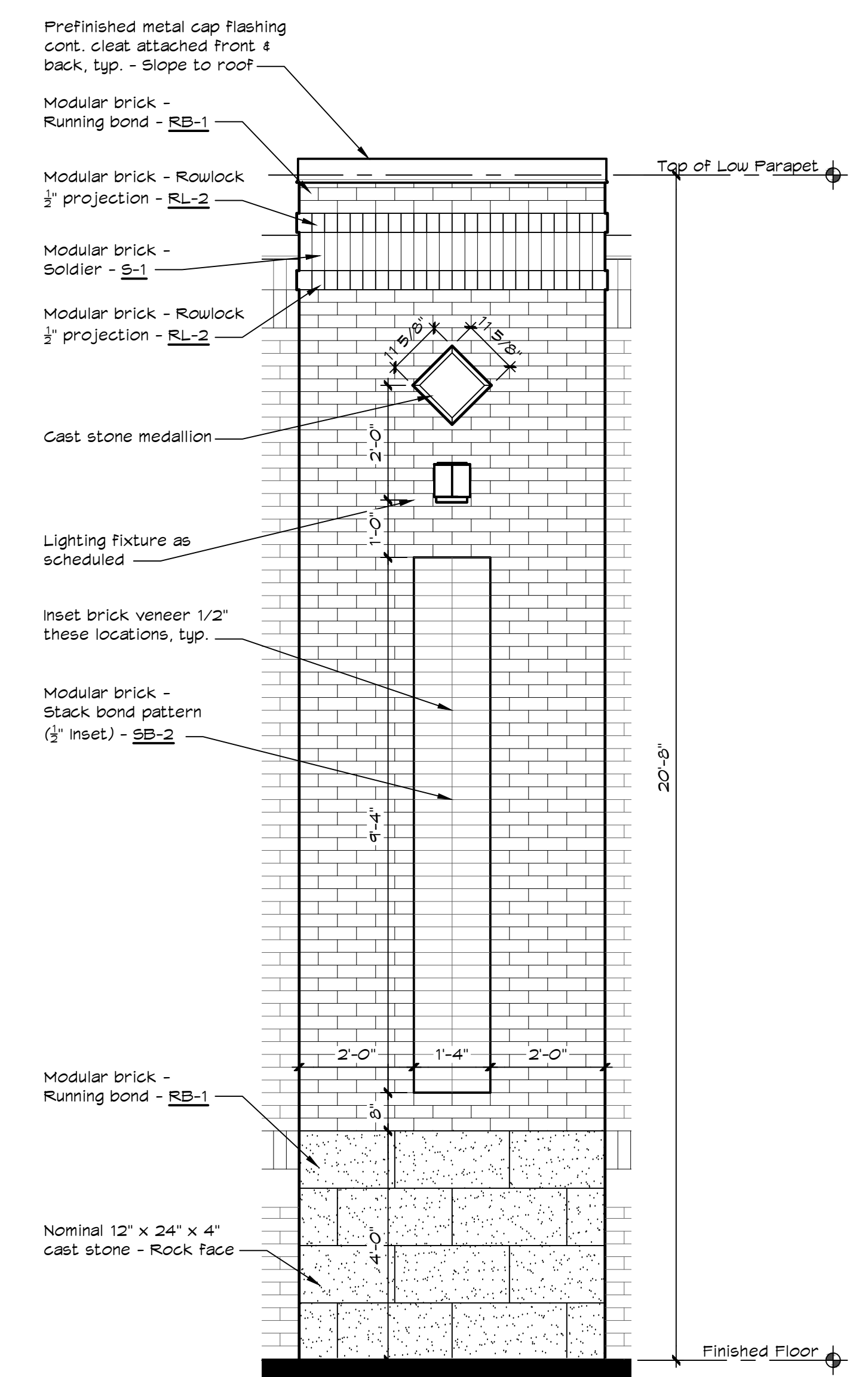
1 Rear Elevation
 A 3.2 3/16" = 1'-0"



2 Right Side Elevation
 A 3.2 3/16" = 1'-0"

BRICK VENEER TYPES:

- S-1** - Denotes 4" nominal brick masonry veneer soldier course(s) - Color 1
- S-2** - Denotes 4" nominal brick masonry veneer soldier course(s) - Color 2 (1/2" projection)
- RB-1** - Denotes 4" nominal brick masonry veneer running bond pattern - Color 1
- RL-2** - Denotes 4" nominal brick masonry veneer rowlock pattern - Color 2 (1/2" projection)
- Q-3** - Denotes special shape brick masonry veneer (8"x8"x4" Nominal) - Color 3
- SB-2** - Denotes 4" nominal brick masonry veneer stack bond pattern - Color 2 (1/2" inset)



3 Exterior Elevation Detail
 A 3.2 1/2" = 1'-0"

