



February 7, 2022 Planning Commission City Hall - Massie Chambers
5:00 PM

Agenda:

Call to Order

Approval of Agenda

1. Approval of February 7, 2022 Meeting Agenda

Approval of Meeting Minutes

2. Approval of January 3, 2022 Meeting Minutes

Individual Review of Regular Agenda Items

3. IFP Realty, LLC /AZIM Tech Engineering: Requests site plan approval for a 12,000 sq. ft. office and service center on 1.52 acres on Windsor Green Ct. Property is zoned GOPUD, General Office Planned Unit Development and is referenced as Davidson County Tax Map/Parcel# 026060B02400CO. Property Owner: IFP Realty, LLC (#1-22)
4. Publix/Caldwell Square/Ravenbolt: Requests review of required screening requirements for an additional back-up generator at 460 Long Hollow Pike (SR 174). Property is zoned CPUDL, Commercial Planned Unit Development Limited and is referenced as Sumner County Tax Map/Parcel 143JG001.00000. Property Owners: PSM Tennessee Holdings LLC
5. ABG Caulking & Waterproofing/ Thomas L. Anderson, Architects, Inc: Request site plan for alterations of existing building and parking for an additional 4,966 sq. ft. of building area and revised parking area layout on 1.22 acres at 861 Springfield Hwy 41 (SR 11). Property is zoned CG, Commercial General and is referenced as Sumner County Tax Map/Parcel# 141MA 00100000. Property Owners: ABGFLP NO 1 LP / ARLES B GREENE. (#2-22)
6. McBee's Coffee 'N Carwash / Davidson Architecture & Engineering, LLC: Request site plan approval for a 6,335 sq.ft. automated car wash facility on 1.47 acres at 155 Long Hollow Pike. Property is zoned CPUD, Commercial Planned Unit

Development and is referenced as Davidson County Tax Map/Parcel# 02601015400. Property Owner: McBee Coffee N' Carwash, Inc. (#3-22)

7. Dry Creek Villages/ Wamble & Associates: Requests final master plan approval for thirty-seven (37) townhouses on 11.00 acres on Dry Creek Road. Property is referenced as Davidson County Tax Map/Parcel# 03300020500 and is zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Gallardia Properties, LLC (#12-21) *Preliminary Master Plan approved as Dry Creek Townhomes*
8. Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-206 Commercial District Regulations to add section (8) Main Street Mixed Use Overlay
9. Bratcher Property Goodlettsville: Request recommendation to the City Commission to amend the Zoning Map to designate the Main Street Mixed Use Overlay onto 1.25 acres on N. Main Street which is zoned CS, Commercial Services. Property referenced as Davidson County Tax Map/Parcel# 01816022100. Property Owner: Billy Joe Bratcher
10. WES Outdoor Power Equipment: Request designation of a proposed lawn mower sales and service facility as a general retail trade use in the CPUD, Commercial Planned Unit Development Zoning District at 122 Two Mile Pike. Property referenced as Davidson County Tax Map/Parcel# 0260101050. Property Owner: Square One Properties LLC

DISCUSSION ITEM:

11. West Monticello Avenue- High Density Residential Planned Unit Development Zoning-Mixed Use Setting
12. East Cedar/Long Hollow Pike- Retail Sales/Event Trailer Proposal

Public Forum on Planning Related Topics

For more information regarding this agenda, please contact the city recorder by email at:

amccormick@goodlettsville.gov

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CITY OF GOODLETTSVILLE PLANNING COMMISSION

STAFF RECOMMENDATION REPORT

Monday February 7, 2022 5:00 PM

ITEM#1 Approval of Agenda

STAFF NOTES: The Parkview Preserve Phase Two (2) item included in the previous advertised agenda was removed due to remaining improvements required.

STAFF RECOMMENDATION: Approval

ITEM#2 Approval of January 3, 2022 Meeting Minutes

STAFF NOTES: N/A

STAFF RECOMMENDATION: Approval

ITEM#3 IFP Realty, LLC /AZIM Tech Engineering: Requests site plan approval for a 12,000 sq. ft. office and service center on 1.52 acres on Windsor Green Ct. Property is zoned GOPUD, General Office Planned Unit Development and is referenced as Davidson County Tax Map/Parcel# 026060B02400CO. Property Owner: IFP Realty, LLC (#1-22)

STAFF NOTES:

The project is part of the North Creek Commons commercial development that included a shared storm water quantity detention pond. The site will drain to the shared detention pond. An individual storm water quality design will be required with the project. The City's Engineer consultant submitted outstanding comments regarding storm water and other minor plan details.

STAFF RECOMMENDATION: Approval with stipulation of remaining engineering plan comments be confirmed by City Engineer consultant prior to land disturbance/grading permit issuance

ITEM#4 Publix/Caldwell Square/Ravenbolt: Requests review of required screening requirements for an additional back-up generator at 460 Long Hollow Pike (SR 174). Property is zoned CPUDL, Commercial Planned Unit Development Limited and is referenced as Sumner County Tax Map/Parcel 143JG001.00000. Property Owners: PSM Tennessee Holdings LLC

STAFF NOTES:

The request is for an additional emergency generator to be installed for expanded generator operating capacity. The request would be a minor master plan amendment proposal. The proposed additional generator is on the north-east side of the building along the existing side parking lot. The proposed generator would include reduced parking as shown on proposed plan, but the proposal would not create a minimum parking violation for the Publix center. During the initial review of the proposal, staff requested a type of screen wall along the side of the proposed generator due to increased visibility of the proposal. The applicant originally requested the generator to be along the perimeter parking spaces in this area (initial plan attachment) but based

on the proposed diesel fuel tank with the generator, the City's Zoning Ordinance requires the fuel tank to be located outside the front yard. Per the CPUDL, Commercial Planned Unit Development Limited zoning and project master plan the front setback is forty (40') feet off the Loretta Drive right-of-way. The Planning Commission in review of alterations to master plans in planned unit development zoned properties may review variances or alternatives to zoning requirements.

STAFF RECOMMENDATION: Per original staff request, approval of proposal with a type of screen wall between the proposed generator and adjacent parking area and the revised generator location along the building.



ITEM#5 ABG Caulking & Waterproofing/ Thomas L. Anderson, Architects, Inc: Request site plan for alterations of existing building and parking for an additional 4,966 sq. ft. of building area and revised parking area layout on 1.22 acres at 861 Springfield Hwy 41 (SR 11). Property is zoned CG, Commercial General and is referenced as Sumner County Tax Map/Parcel# 141MA 00100000. Property Owners: ABGFLP NO 1 LP / ARLES B GREENE. (#2-22)

STAFF NOTES:

The proposal is to alter the existing parking, removal of an existing building at the back of the property, and exterior storage area to include a building expansion. The applicant has requested an extension of the metal building wall materials of the adjacent building area. The proposal would include a design variance from the Design Guidelines regarding the proposed expansion of the exterior metal building materials currently at the rear of the building.

STAFF RECOMMENDATION:

Approval with stipulation that parking area be altered to include no increased impervious area due to existing drainage complaints and issues unless a storm water detention pond design is included to control the increased drainage from the proposed limited parking expansion

Due to existing building design, staff would recommend proposal for expansion of the metal exterior building materials.





ITEM#6 McBee's Coffee 'N Carwash / Davidson Architecture & Engineering, LLC:

Request site plan approval for a 6,335 sq.ft. automated car wash facility on 1.47 acres at 155 Long Hollow Pike. Property is zoned CPUD, Commercial Planned Unit Development and is referenced as Davidson County Tax Map/Parcel# 02601015400. Property Owner: McBee Coffee N' Carwash, Inc. (#3-22)

STAFF NOTES:

The site plan includes an alteration of the existing Long Hollow Pike driveway to include curb radius for improved access in and out of the site. Due to existing property conditions and FEMA flood plain and stream bank buffer designs, the revised design includes underground storm water detention and water quality designs. The site design includes reduced stream buffers due to existing driveway and site access conditions.

STAFF RECOMMENDATION:

Approval with stipulation of remaining engineering plan comments be confirmed by City Engineer consultant prior to land disturbance/grading permit issuance

ITEM#7 Dry Creek Villages/ Wamble & Associates: Requests final master plan approval for thirty-seven (37) townhouses on 11.00 acres on Dry Creek Road. Property is referenced as Davidson County Tax Map/Parcel# 03300020500 and is zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Gallardia Properties, LLC (#12-21) *Preliminary Master Plan approved as Dry Creek Townhomes*

STAFF NOTES:

The City's Engineer consultant has requested additional information regarding detention pond design outlet location and design. Per the Preliminary Master Plan approval, the townhouses will

include fifty (50%) percent brick or stone on all walls of the first floor and the remaining walls areas include forty-five (45%) percent cement fiber board siding, and five (5%) percent of vinyl siding and treatments for decorative gable areas. The finished floor elevations of the town house units range from 514' to 519.33' and finished grade around units ranges from 510' to 516'. The adjacent FEMA flood plains base flood elevation is 494'. The city requires all residential floor elevations to be a minimum of two (2') feet above the FEMA base flood elevation.

STAFF RECOMMENDATION:

Approval with stipulation of remaining engineering plan comments be confirmed by City Engineer consultant prior to land disturbance/grading permit issuance

ITEM#8 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-206 Commercial District Regulations to add section (8) Main Street Mixed Use Overlay

STAFF NOTES: Per discussion at the January Planning Commission meeting, the following proposed ordinance is to create a North Main Street Overlay section of the Zoning Ordinance to permit upper-level residential uses for the commercial properties along N. Main Street as listed in the proposed ordinance. The overlay is based on the existing Commercial Core Overlay but with a reduced maximum density from forty (40) units per acre to fifteen (15) unit per acre and reduced focus on an urban building design. The intention is to create the Zoning Ordinance section and either designate individual requested properties to be included within the area defined by the proposed ordinance section or at one time designate the entire corridor area within the overlay. Per Item#9 staff recommends initially designating the property requested within the overlay area. The overlay is not a typical rezoning of the property since the overlay does not remove current permitted uses in the CS, Commercial Services or CSL, Commercial Services Limited uses since the ordinance amendment includes the upper-level residential uses. The proposed overlay is based on the defined area of North Main Street being an entry corridor to the Town Center/Commercial Core area of the city and the overlay zone being an area that can support the residential density. The CSL zoning district permits five (5) story buildings, and the CS zoning district permits four (4) story buildings.

STAFF RECOMMENDATION: Approval

Proposed Ordinance:

(8) North Main Street overlay district. This district is intended to define the northern boundary of a mixed-use development corridor from the city center and the CCO, Commercial Core Overlay and Town Center area to implement the use provisions of the Goodlettsville streetscape plan. The design features and standards included are to establish mixed use development types including defined residential uses.

(a) Application. The standards of the North Main Street overlay shall be applied to those parcels with property frontage to N. Main Street and within a commercial base zoning district. The

overlay area is defined along N. Main Street from the Myers Street and Moncrief Street intersections to the N. Main Street/Fannin Drive intersection. The North Main Street overlay on the official zoning map shall supersede any requirements that are in conflict with the commercial base zoning district of the properties within the overlay.

(b) Use provisions. In addition to the permitted uses of the commercial base zone districts, permanent residential uses are permitted above a non-residential/commercial use ground floor story per the maximum story height of the commercial base zoning district. The entire ground floor building area (except for access to the upper levels) is only for the non-residential/commercial use. The residential density is permitted at a maximum density of fifteen (15) residential units per acre. The permitted residential use shall only be within a principal building including a ground floor non-residential/commercial use. The minimum square footage of a residential unit shall be 600 square feet. The non-residential/commercial use area of the building or buildings including residential units shall be a minimum of twenty-five (25%) percent of the total building or buildings area. The calculation shall not include any access areas to the upper levels.

(c) Parking lot design. Parking lots are encouraged to be located along the side or rear of the principal building. The minimum required number of parking spaces for the residential use shall be provided on-site and shall be separate from the minimum required number of parking spaces and loading and service areas for the non-residential use. The residential parking area shall be designed, constructed, and maintained to be available only for the residential use. The parking lot shall include lighting per city standards designed for each section of the parking area. Exterior lighting fixtures, standards and exposed accessory lighting shall be compatible with the building design and shall be designed to direct the light downward unless decorative standards are utilized.

(d) Sidewalks. The development of each site shall include a sidewalk along the public street frontage with connection to internal building pedestrian walks and building access points.

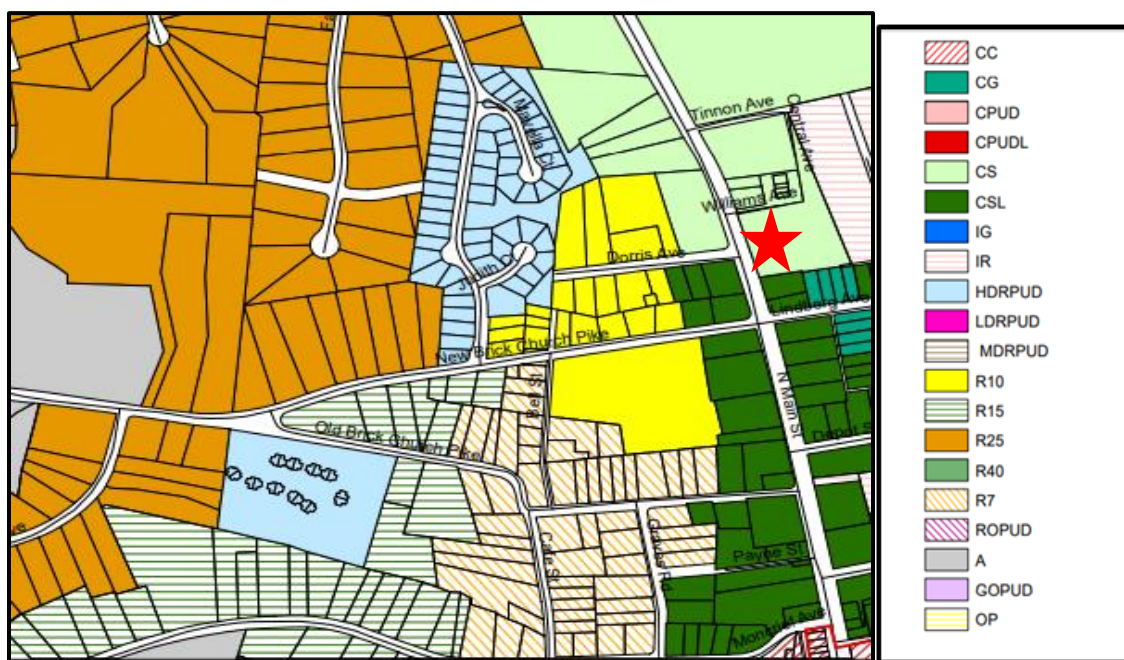
(k) Utilities. All new utility services shall be underground.

ITEM#9 Bratcher Property Goodlettsville: Request recommendation to the City Commission to amend the Zoning Map to designate the Main Street Mixed Use Overlay onto 1.25 acres on N. Main Street which is zoned CS, Commercial Services. Property referenced as Davidson County Tax Map/Parcel# 01816022100. Property Owner: Billy Joe Bratcher

STAFF NOTES:

The property was discussed at the January Planning Commission. The applicant has submitted a preliminary sketch of the proposed site and building design. If the overlay amendment and property designation is approved, a site plan would be required to be reviewed by the Planning Commission. The preliminary sketch is only for information and an example of what would be permitted with the proposed ordinance and map amendments.

STAFF RECOMMENDATION: Approval



ITEM#10 WES Outdoor Power Equipment: Request designation of a proposed lawn mower sales and service facility as a general retail trade use in the CPUD, Commercial Planned Unit Development Zoning District at 122 Two Mile Pike. Property referenced as Davidson County Tax Map/Parcel# 0260101050. Property Owner: Square One Properties LLC

STAFF NOTES:

The applicant is requesting approval of the proposed use prior to purchasing the property for a development. The project would be relocating an existing business on Dickerson Road across along the southern edge of the city limits. The CPUD, Commercial Planned Unit Development zoning district permits general retail trade including hardware stores and lawn and garden supplies. The zoning district permits consumer repair shops including lawn mower repair shops. The CPUD district does not permit vehicle sales. The request is to determine if the proposed use would be a permitted use within the Commercial Planned Unit Development zoning district. The Planning Commission with the project site plan which functions as a master plan can require special use conditions and building and site designs to ensure a compatible design with the area and other permitted uses within the CPUD zoning district. The existing planned unit development property zoning does not include a master plan for this property and area.

The key for the proposed development at this location to be compatible with adjacent area and other proposed uses would be for the sales and service to be limited to mowers and associated equipment not including agricultural tractors and agricultural and construction equipment. The mowers and associated equipment and repair and service would be restricted to being included within either the interior of building or under building roof or canopies and all service and loading areas be fully screened from both Two-Mile Pike and Long Hollow Pike. The applicant submitted examples of similar local site developments.

STAFF RECOMMENDATION: Approval with the following stipulations being defined and maintained per the project plans that would be reviewed by the Planning Commission:

1. Use limited to lawn mower and related equipment not agricultural tractors and equipment and construction equipment
2. Equipment displays, storage, and service and repair to be limited to building interior or under defined building roofs and canopies per Planning Commission reviewed building design and site plan
3. Equipment storage, service, repair, and loading areas to be fully screened by combination fence/wall and landscaping or solid landscape berms from both Two Mile Pike and Long Hollow Pike

Referenced Zoning Ordinance Sections:

f) **Consumer repair services** includes the servicing and repair of appliances, furniture, and equipment generally used or owned by individuals.

- (i) Electrical repair shops
- (ii) Furniture repair, upholstery and refinishing shops
- (iii) Gunsmith shops
- (iv) Instrument repair shops
- (v) Lawn mower repair shops
- (vi) Locksmith shops
- (vii) Office equipment cleaning and repair
- (viii) Refrigeration and air conditioning repair
- (ix) Saddlery repair shops

General retail trade includes the retail sales or rental from the premises, primarily for personal or household use, of goods and/or services but excluding goods and services listed in the other classifications herein

- (xxi) Hardware store
- (xxv) Lawn and garden supplies, retail nurseries

(v) Vehicular, craft, and related equipment includes the retail or wholesale sale or rental from the premises of watercraft, vehicular and related equipment with incidental maintenance.

- (i) Boat and motor dealers
- (ii) Mobile home dealers
- (iii) Motor vehicle dealers
- (iv) Motorcycle dealers
- (v) Motor vehicle leasing
- (vi) Recreational vehicles, including All-Terrain Vehicles (ATV) and utility trailer dealers

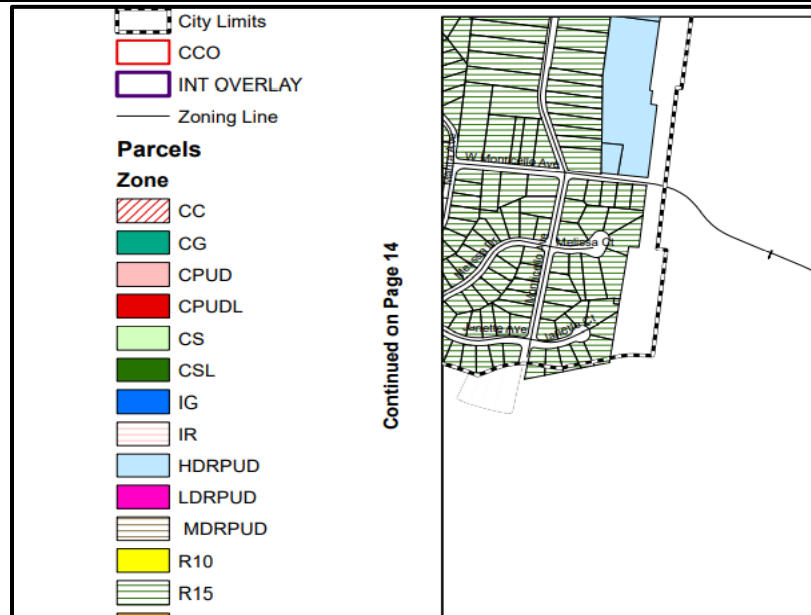


DISCUSSION ITEMS

-West Monticello Avenue- High Density Residential Planned Unit Development Zoning- Mixed Use Setting

STAFF NOTES:

The 5.69-acre vacant property on West Monticello Avenue is zoned HDRPUD, High Density Residential Planned Unit Development. The current zoning permits a residential density of seven (7) unit per acre. The Zoning Ordinance includes a section that permits an increased residential density of up to fifteen (15) units per acre when the Planning Commission and City Commission determines with the preliminary master plan that the proposal is either a mixed-use project design or within a mixed-use setting. Staff received a request for the discussion item to determine if the adjacent and recently constructed community college and commercial frontage uses along Gallatin Road would permit the property to be considered a mixed use setting per the Zoning Ordinance. The property is across the railroad tracks from the community college and Gallatin Road frontage properties. The property is the boundary line of the city limits. Staff does not have a record of a master plan associated with the current property High Density Residential Planned Unit zoning. A preliminary master plan and final master plan would be required to be reviewed by the Planning Commission. The City Commission would also have to review the preliminary master plan if the project master plan includes a proposed increased density above seven (7) units per acre.



-East Cedar/Long Hollow Pike- Retail Sales/Event Trailer Proposal

STAFF NOTES:

Staff received a request for a train caboose designed trailer be permitted to be set up for retail sales and small events including candle making and sales. The City's Zoning Ordinance does not permit portable type buildings to be used for permanent commercial buildings or permitted for occupancy. The discussion item is to determine if a Zoning Ordinance amendment is a possibility to permit the proposed use. Currently the proposal would be permitted as a temporary use for sixty (60) days a year. The property owner requests the use to attract more business to the adjacent restaurant and coffee shop and the proposed trailer train caboose design would be connected to the adjacent railroad tracks. Staff has received numerous requests for business in portable type building and any Zoning Ordinance amendment would need to define when and what type of temporary building would be permitted. The ADA access requirements would apply to any building intended for customer access and occupancy.

Referenced Zoning Ordinance Section:

Portable building regulations. A portable building is defined as any structure enclosed by walls and a roof designed to be transported on its own wheels or on a flatbed truck or trailer and delivered to a site ready for occupancy or use. This definition shall not include mobile homes as defined elsewhere herein or factory manufactured modular units which comply with the International Code Council (ICC). (i) In any residential zone, a portable building shall be an accessory use and used only for storage of materials commonly incidental to the occupancy of the principal residential use. Such portable buildings shall meet all requirements for setbacks and building coverage. The use of a movable trailer or a metal storage structure brought into an area by truck shall not be allowed as an accessory portable building included in this section. Such movable trailers or metal storage structures may be utilized for temporary storage during remodeling or for household moves but shall be located on the premises no longer than sixty (60) days. (ii) ***In all other districts, no portable building may be used for any kind of human occupancy. Such buildings may be used for storage in zoning districts that permit outside storage as otherwise permitted herein provided all site planning and architectural review standards are met.***

High Density Development Moratorium

The City Commission at the January 27th meeting approved a ninety (90) day moratorium for new high density residential project rezoning applications. The moratorium was approved with the possibility of the timeline being expanded by the City Commission. The moratorium is to permit the Planning Commission and City Commission time to review and approve Zoning Ordinance amendments to address recent issues with new developments including parking design, street tree landscaping, building design, buffers, and minimum commercial area components for proposed mixed use development projects. Staff will present additional information at the next meeting for Planning Commission review.

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

January 3, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Tony Espinosa, Vice Chairman Scott Trew, Mayor Rusty Tinnin, Jeff Duncan, Grady McNeal, Jeff Parnell, Judy Wheeler

Absent: N/A

Also Present: Addam McCormick (Staff), City Manager Tim Ellis, Russell Freeman, Mary Laine Hucks, and Sharon Reed

Espinosa called the meeting to order and Trew offered prayer.

Espinosa acknowledged the reduced Planning Commission membership from eleven (11) to seven (7) members. Espinosa thanked the two (2) expired members Mr. Jim Hitt and Mr. Bob Whittaker for their commitment to the board and for their service to the Goodlettsville community.

Item #1 Approval of Agenda: Tinnin made a motion to approve the agenda, Duncan seconded the motion. The motion passed.

Item #2 Approval of December 6, 2021 Meeting Minutes: Wheeler made a motion to approve the minutes of the December 6, 2021 meeting, Tinnin seconded the motion. Parnell abstained since he was absent at meeting. Motion passed.

Item #3 Annual Chair and Vice-Chair Officer Election

Trew made a motion to nominate Tony Espinosa for Chairman. Duncan made a motion to suspend nominations and appoint by acclamation. Parnell seconded the motion. The motion passed unanimously. Members voted unanimously to approve Tony Espinosa Chairman of the Goodlettsville Planning and Zoning Commission.

Espinosa thanked the members for the opportunity to continue as Chairman of the Goodlettsville Planning and Zoning Commission.

Tinnin made a motion to nominate Scott Trew for Vice-Chairman. Wheeler seconded the motion. Parnell made a motion to close nominations seconded by McNeal. The motion passed unanimously. Members voted unanimously to approve Scott Trew for Vice-Chairman of the Goodlettsville Planning and Zoning Commission. Vice-Chairman Trew thanked the Commission and accepted the position.

AGENDA

Item #4 Parkview Preserve Phase One - Insight Properties LLC: Requests Recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning staff to define final improvement completion status.

Item Representative: N/A

Staff Discussion:

-Project Status: Thirty-seven (37) of the thirty-seven (37) single family dwellings units are

completed and ninety-four (94) of ninety-four (94) single family townhouse dwelling units are completed. Total phase one (100%) percent lot construction completed.

-Subdivision Plat Information: Parkview Preserve 1A Recorded April 15, 2019 and Parkview Preserve 1B Recorded July 2, 2019

-Subdivision Roadways: Section of French Street, Wicklow Drive, South Downs Circle, Dartmoor Place, and Killarney Park

-Subdivision Bond Information: Performance Bond \$ 420,000 February 2, 2022 expiration

-Remaining Improvements:

-Any needed asphalt binder layer repair on two (2) sections of private streets in the townhouse area

-Asphalt surface layer on two (2) sections of private streets in the townhouse area

-Sections of sidewalk and curb repair

-Storm water finish grading including reestablishing detention ponds bottom grades

-Roadway and parking space striping

-Landscaping – street tree landscaping

-Remaining Improvement Cost Estimate: \$ 150,000

-The developer has requested the Planning Commission to discuss the plan specified street tree plantings.

-The final master plan includes trees along the section of the project with single family lots including a tree behind the sidewalk between the homes.

-The street tree specified on the plan is a Bloodgood London Planetree. The non-native tree is a fast-growing large canopy tree with spreads of fifty (50') to seventy (70') feet and is considered a city durable type due to tolerance for compacted soils and air pollutants but also noted than can include surface roots.

-Due to the limited setback between the sidewalk and house and underground electric service connections and water and sewer meters in area of the specified planting

-Staff would recommend approval with stipulations

-Stipulation-The developer is proposing acceptance of French Street (public street) by the City Commission at the January 27, 2022 meeting and approval of all other improvements including private streets, storm water, walking trail, and landscaping.

-Stipulation-The developer is planning to complete the remaining improvements for acceptance. If the remaining improvements are completed, inspected, and approved prior to the City Commission meeting then staff would recommend acceptance with a one-year \$ 60,000 maintenance bond for the public street/improvements.

-Stipulation-If the improvements are not completed, then staff would recommend a maximum one-year extension and bond reduction at \$ 200,000.

Planning Commission Discussion:

-Trew questioned staff how many trees are being planted, location of trees and who is responsible for the trees

-Staff responded approximately forty (40) to forty-five (45) trees, planting behind the sidewalk, and if planted on private property the homeowner will be responsible

-Trew discussed going forward the trees should be on the homeowner's property and not on City property for the City to maintain

-Freeman asked if the original plans show the plantings between the sidewalk and the curb

-Staff responded the final plans were approved with the planting behind the sidewalk on property lines

-Staff responded with street tree plantings going forward a horticulturist recommends three (3) or

four(4) different species

-Parnell discussed a resident asking him about trees being planted around the single-family homes and the electrical station

-Staff responded they will verify with the developer planting landscape in that area is within the second phase requirements.

Motion: Motion by Trew to approve the request with stipulations referenced in meeting, seconded by Tinnin. The motion passed unanimously.

Item #5 Dry Creek Commons: Vastland, Eatherly. McClung Development LLC -Performance Bond Extension

Item Representative: N/A

Staff Discussion:

-Project Status: Forty (40) of the forty (40) units in phase one are either completed or near completion.

-Subdivision Plat Information: Phase One Horizontal Property Regime Master Deed—recorded May 29, 2020

-Subdivision Roadways: Dry Creek Commons Private Drive

-Subdivision Bond Information: Performance Bond \$ 115,000 January 30, 2022 Expiration

-Remaining Improvements:

-Any applicable concrete curb and asphalt binder surface repairs due to construction

-Asphalt surface and pavement striping

-Landscaping

-Sidewalk construction with remaining unit construction completion

-Remaining Improvement Cost Estimate: \$ 60,000

-Staff would recommend approval of one-year extension of the current bond. The developer has discussed extending the bond for the phase two (2) improvements based on the improvements remaining at the time of recording of the master deed for phase two (2).

Motion: Trew made a motion to approve the request, seconded by Duncan. The motion passed unanimously.

Item #6 AL. Neyer- Scott Martsof: Request recommendation to the City Commission to rezone 26.48 acres at 1016 A and B Louisville Hwy 31W from A, Agricultural and CG, Commercial General to IG, Industrial General. Properties referenced as Sumner County Tax Map/Parcels# 141 058.00 000, 141 058.02 000, 141 059.00 000. Property Owners: Nancy P. Neely and Karen Neely Mullins.

Item Representative: Jeremy Westmoreland

Staff Discussion:

-The request is to rezone the entire area of the listed properties from CG, Commercial General and Agricultural to IG, Industrial General.

-The properties contain an existing non-conforming industrial business on the back portion of the properties in the currently Agricultural zoning area.

-Due to the recent land use study completed by the City including a defined use and intended area of the defined use within the IG, Industrial General District, staff requests instead of zoning the properties to Industrial General per the City's Comprehensive Land Use plan to instead create a new Industrial Commercial district and rezone the properties to this new zoning classification.

- The applicant is not requesting the defined use included in the recent study (adult oriented business) referenced above as part of the development proposal. -Staff has recommended with the rezoning request based on the City's Comprehensive Land Use Plan to maintain a 250' section of Commercial General zoning along Louisville Hwy 31W to provide consistent land use and commercial developments design along the streetscape frontage with the other Commercial General zoned properties.
- The Industrial Commercial district would include expanded commercial uses and permitted defined industrial uses.
- The Industrial Commercial section of the properties would still be under the industrial section of the City's Design Guidelines.
- Staff's recommendation is to submit to the City Commission a revised proposal to amend the Zoning Ordinance to create the Industrial Commercial zoning district and designate a majority of the properties requested (except for front 250' section) to the Industrial Commercial zoning district.
- The revised land use chart, minimum setbacks, and zoning district requirements included in the meeting packet would be part of the amendments creating the Industrial Commercial zoning district.
- Staff would recommend approval to the City Commission based on the City's Comprehensive Land Use plan designation to amend the Zoning Ordinance to include the Industrial Commercial zoning district and designate the property zoning to the Industrial Commercial zoning district except for the front 250' Louisville Hwy roadway frontage section of the property, which is recommended to remain the zoned CG, Commercial General.

Planning Commission Discussion:

- Duncan commented he likes the creative plan with more flexibility for the Board and City
- Parnell commented he agrees with Duncan's comments and discussed the Industrial Commercial, Commercial General, and the front 250' zoning
- Westmoreland responded they are requesting re-zoning and front will be access
- Parnell asked if this would be first reading
- Staff responded that what the Planning Commission recommends would go before the City Commission for the final decision
- Espinosa asked Freeman how the motion for an amendment would read
- Freeman responded with a recommendation to create a new district as a motion and rezone the properties to the new zoning classification
- Staff responded and discussed the proposed Industrial Commercial and Commercial General zoning
- Westmoreland responded their preference would be to keep the front 250' Commercial zoning and rezone everything past the front 250' Industrial Commercial
- Ellis discussed the new zoning recommendations and expressed concern with complicating the request
- Parnell discussed rezoning the commercial properties along Louisville Hwy. 31 W
- Westmoreland responded their request appears to be in compliance with the City's Comprehensive land use plan
- Parnell discussed rezoning for the entire area from Agricultural to Commercial Industrial and including a provision that requires consistent building materials requirements of the commercial design guidelines and possibility of adding other properties in the rezoning
- Staff recommend this request go forward and the City could notify the other property owners the rezoning available if interested and that typically the city does not rezone property without request of the property owner but this option would be recommended as a separate review
- Espinosa asked Freeman if there would be an issue with a motion to rezone the 26.48 acres
- Freeman responded no issue with splitting parcels

- Trew asked if the request would be spot zoning
- Staff responded not in this circumstance
- Duncan discussed the recommendation creating the Industrial Commercial zoning for the City Commission's approval
- Parnell asked what is the rear set-back for Industrial Commercial zoning
- Staff responded the new Industrial Commercial and Industrial General thirty (30') feet
- Parnell asked if the setback is sufficient
- Staff discussed setback being consistent with the current IG zoning requirements

Motion: Parnell made a motion to amend the Zoning Ordinance to create the Industrial Commercial zoning district referenced in meeting, seconded by Duncan. The motion passed unanimously.

Motion: Duncan made a motion to approve the Zoning request to Industrial Commercial referenced in the previous motion, except for the front 250' which will remain zoned Commercial General, seconded by Parnell. The motion passed unanimously.

Item #7 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-307. Nonconforming Sign Provisions to permit multiple non-conforming signs to be altered to install one sign with a defined percentage combined sign square footage

Item Representative: Mr. Cummings, Lamar Advertising

Staff Discussion:

- The Planning Commission at the December meeting discussed the possibility of a Zoning Ordinance amendment per the request received for 707 Rivergate Parkway.
- After the December 2021 meeting, staff prepared the proposed Zoning Ordinance amendment regarding alteration of multiple non-conforming signs on a property.
- The intention of the ordinance is to encourage reducing the number of non-conforming signs on a property to a single pole or ground type sign with a defined maximum increase of the currently permitted sign area and at a minimum less than the existing sign area square footage.
- The proposed amendment is limited to a signage proposal based only on the existing signs on the property per Commission discussion at the December meeting.
- The altered sign would be required to meet the City's current minimum sign setbacks and maximum sign height.
- The property includes two (2) interstate high rise type signs at sixty (60') feet in height totaling 324 square feet in sign area. (144 and 180 sq. ft.) Based on the maximum sign square footage permitted in the Interstate Sign District based on the proposed sign location and spacing from Rivergate Parkway (228 sq. ft.), then with the proposed ordinance amendment the sign area permitted for one sign (replacing existing signs) would be 296 total sq. ft. This square footage is thirty (30%) percent above the maximum sign area permitted for a new sign on the property and less than the existing square footage of the existing two (2) signs.
- Staff presented the amended proposal

Planning Commission Discussion:

- Freeman discussed the time statute for nonconforming signs

-Staff responded the use of the property is conforming the accessory signs are nonconforming and once the existing signs are removed voluntarily by the owner and replaced with a revised sign the original non-conforming status would lapse

Motion: Wheeler made the motion to approve the request, seconded by Tinnin. The motion passed unanimously.

Item #8 Planning and Development Services Staff: Requests approval of the 2021 Planning Commission Annual Report

Staff Discussion:

-In 2022 plan on working on residential planned unit development regulations, parking, design, and street landscaping and reviewing the Comprehensive Land Use plan for needed updates and revisions

Motion: Duncan made the motion to approve the request, seconded by Wheeler. The motion passed unanimously.

Espinosa opened the Public Forum on Planning Related Topics

No one requested to speak at the meeting. The public forum was closed.
Tinnin made a motion to close the public forum, seconded by Trew.

DISCUSSION ITEM:

N. Main Street Mixed Use Development/Extension of Commercial Core Overlay

Staff received a request for a commercial center site development including residential second story units on N. Main Street. The 1.25-acre property is zoned CS, Commercial Services. The zoning district does not permit the second level residential use. The property is south of the recently approved 619 N. Main Street/Stone Bridge Lofts project including 310 apartments and commercial frontage. The City's CCO, Commercial Core Overlay permits the second level residential, but the overlay district stops south of the property at the N. Main Street/Moncrief/Myers intersections. The discussion item is to determine if the project is feasible which would require staff to administer the request with either a Zoning Map or Zoning Ordinance amendment.

Duncan discussed the future Main Street project and additional commercial space in the walkable corridor

Freeman responded this property is included in the Main Street project but sidewalk with the property is across the street in this location

Staff responded the developer of the 619 N. Main street project has discussed extending the sidewalks to the 619. Main Street project

Duncan explained the vision for the future Main Street project

Trew questioned the status of the nonconforming duplex issue on Moss Trail discussed a few meetings ago

Staff responded the violation notice prepared by the City's Codes Director is still open and the owner was sent an email after the Planning Commission meeting with the burden for the owner to approve the request was within the non-conforming use regulations

Tinnin expressed his thanks to the previous and current board members, Mr. Garrett, Mr. Hitt, Mr. Lynn, Mr. Whittaker for their service.

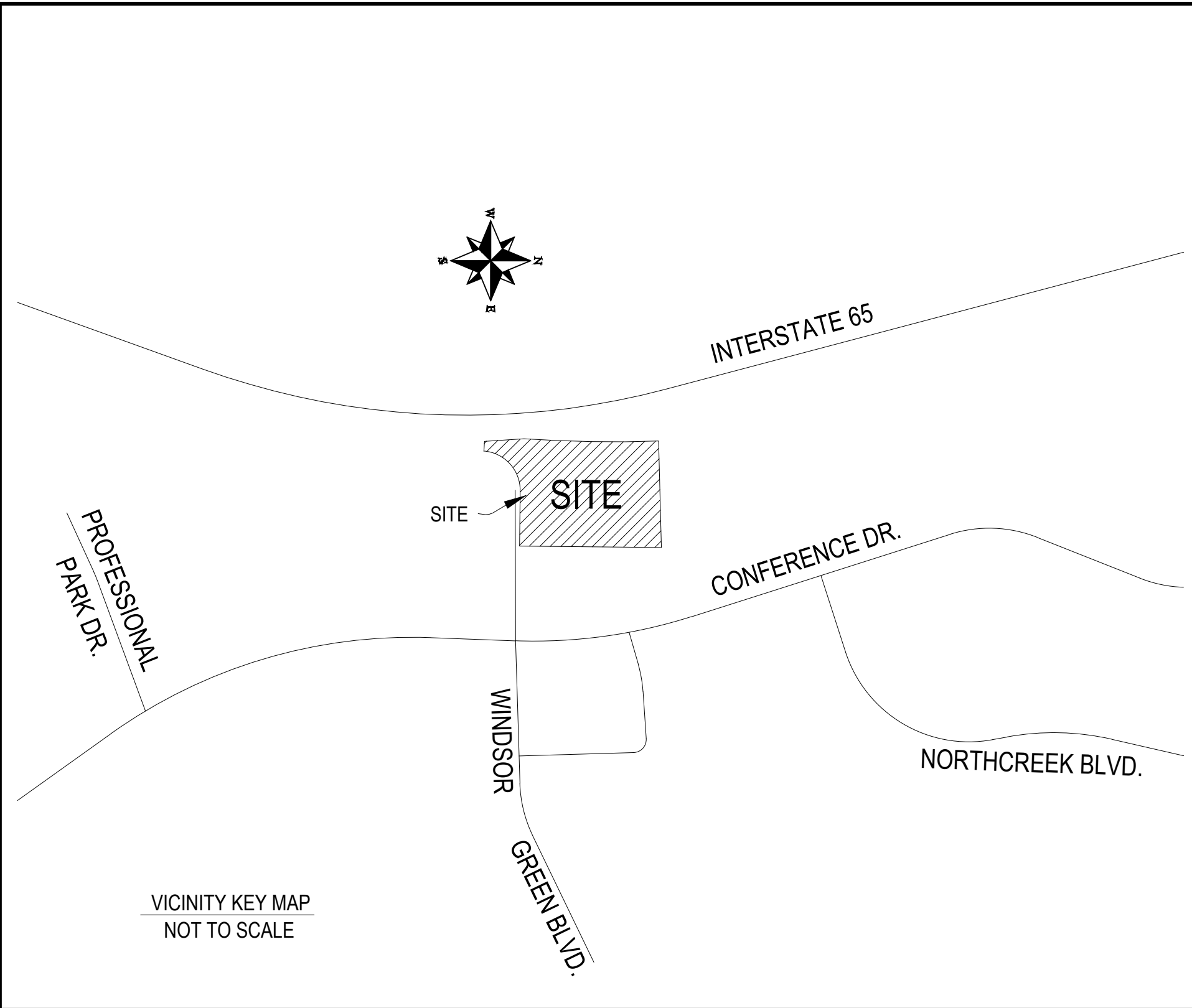
Wheeler expressed her thanks to the staff for the Planning Commission Annual Report.

With no further business, the meeting adjourned at 6:12 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant

DRAFT



LOT 24 NORTHCREEK COMMONS
NEW CONSTRUCTION BUILDING & SITE
OWNER: IFP REALTY, LLC
0 WINSOR GREEN CT.,
GOODLETTSVILLE, TENNESSEE 37072
PARCEL ID: 026060B02400CO
ZONED 6ZZ



Development Summary	
• Council District Number	10
• Council District Council Member	Zach Young
• Owners Of Record	IFP REALTY, LLC
• Owners Of Record Address	1031 FIRESTONE DR. FRANKLIN, TN 37067
• Owners Of Record Phone Number	800-554-9683
• Overlay District Name	N/A
• PUD Name	Lot 24, REPLAT, NORTHCREEK COMMONS
• Design Professional	11/4/2021
	Name: S. ALI KOLEINI, P.E.
	Address: 3360 SAWTELLE BLVD. #101 LOS ANGELES, CA 90066
	Phone Number: 615-347-7903
• u.s. FEMA FIRM Community Map Number	Office Number: 615-299-7388
	47037C0129H
	4/5/2017
• u.s. FEMA FIRM Community Map Date	
• u.s. FEMA FIRM Flood Zone	AE

CONTACTS

OWNER / DEVELOPER
IFP REALTY, LLC
1031 FIRSTONE DR.
FRANKLIN, TN 37067
615-278-4811

CIVIL PLANS
ALI S. KOLEINI P.E.
3360 SAWTELLE BLVD. #101
LOS ANGELES, CA 90066
CELL: 615-347-7903
OFFICE: 615-299-7388

STRUCTURAL ENGINEER
ALI S. KOLEINI P.E.
3360 SAWTELLE BLVD. #101
LOS ANGELES, CA 90066
CELL: 615-347-7903
OFFICE: 615-299-7388

LANDSCAPE ARCHITECT
ROBERT BRAIN WRAY.
cumberlandesign@bellsouth.net
CELL: 615-512-3018
OFFICE: 615-333-4636

ARCHITECT
ROLANDO SANTOS AQUINO
azimtech.eng@gmail.com
OFFICE: 615-299-7388

SHEET	DESCRIPTION
CV	COVER SHEET
C1.0	EXISTING CONDITION, INITIAL EROSION CONTROL & SEDIMENT PLAN & NOTES
C1.1	STORMWATER MANAGEMENT PLAN (SWPPP)
C1.2	PROPOSED UTILITY & SITE LAYOUT PLAN
C2	SITE GRADING & DRAINAGE PLAN
C2.1	INTERMEDIATE EROSION CONTROL PLAN
C2.2	FINAL EROSION CONTROL PLAN
C3	SITE DETAILS
C4	SITE DETAILS
C5	SITE DETAILS
L1	LANDSCAPING SITE PLAN
P1	SITE LIGHTING PLAN
A1	FIRST FLOOR PLAN
A2	LIFE & SAFETY PLAN
A3	NORTH & WEST EXTERIOR ELEVATIONS
A4	SOUTH & EAST EXTERIOR ELEVATIONS
A5	BUILDING SECTIONS

GENERAL NOTES

- THE CONTRACTOR IS TO CHECK AND VERIFY ALL BOUNDARY SURVEY, CORNERS, SETBACKS MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR SAME.
- ALL TREES, STUMPS, OBSTRUCTIONS, ETC. REMOVE FROM THE RIGHT-OF-WAY AND BORROW AREAS ARE TO BE DISPOSED OF BY CONTRACTOR AS APPROVED BY THE OWNER, SO AS TO CAUSE NO POLLUTION TO THE ENVIRONMENT.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKED LOT CORNERS DURING THE CONSTRUCTION OF HIS WORK AND SHALL BEAR THE COST OF REPLACING SAME.
- CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
- THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE BUILDING LAWS, ORDINANCES, OR REGULATIONS.
- THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION WARNING LIGHTS AND BARRICADES, ETC. AS MANY AS MAY BE NECESSARY FOR THE PROTECTION SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL PROVIDE PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR ENDANGERING LIFE AND PROPERTY.
- THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES 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 CONTRACTOR SHALL CONTACT EACH OF THE UTILITY COMPANIES AND TENNESSEE "ONE CALL" (800) 351-1111 PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF APPROACH TO SUCH LINES.
- 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 LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
- THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL CONTACT TENNESSEE ONE CALL 800-351-1111 FOR MARKING ALL UTILITY LINES LOCATIONS BEFORE PERFORMING ANY DIGGING.
- ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.



PROJECT DESCRIPTION:
LOT 24 NORTHCREEK COMMONS
IFP REALTY, LLC
0 WINSOR GREEN CT., GOODLETTSVILLE, TN 37072



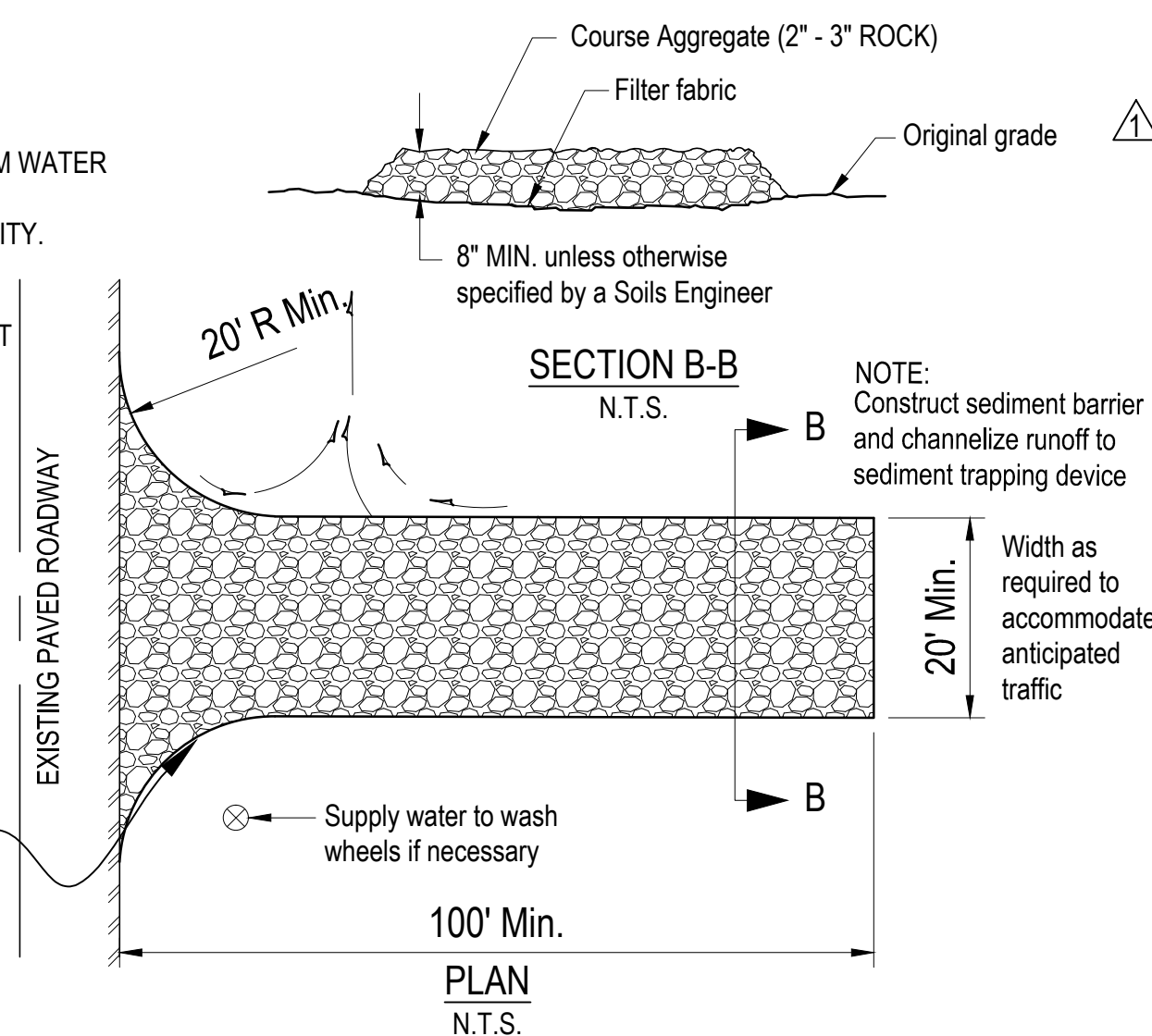
DATE	11/29/2021
DESCRIPTION	REVISED PER PLANNING COMMISSION COMMENTS
REV.	1

DESIGNED BY :	A.K.
DRAWN BY :	R.L.
SCALE :	NOT TO SCALE
PROJECT NO.	
DATE :	11/5/2021
ISSUED FOR :	APPROVAL SET
DRAWING TITLE :	

COVER SHEET

DRAWING NO.

CV



Note: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

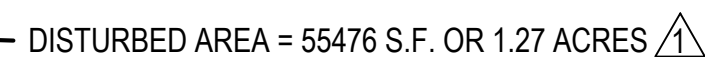
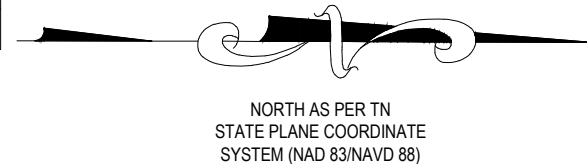
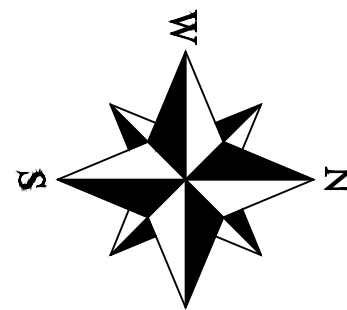
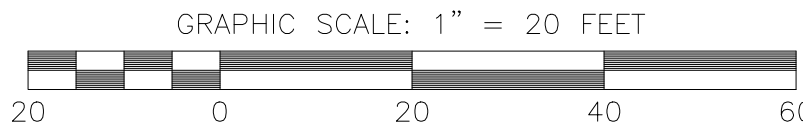
THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF
FOR SUBMITTAL REQUIREMENTS.

SCALE: N.T.S. SEE METRO STORM WATER MANAGEMENT MANUAL VOLUME 4, TCP-03

NOTE: CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13 RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.

CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	81.00'	122.08'	S 43°16'30" W	110.85'	86°21'18"
C2	2871.43'	277.70'	N 03°10'19" W	277.59'	5°32'28"



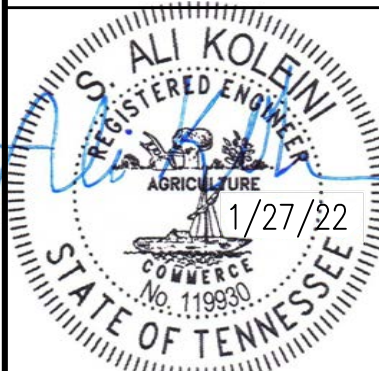
NOTE: ALL SILT FENCING SHOWN ON THIS PROJECT SHALL BE DOUBLE STACKED FOR ADEQUATE PROTECTION.

Ali Koh
SIGNATURE

○	Existing Iron Rod I.R.(O)
□	Existing Conc. Mon. C.M.(O)
●	Iron Rod (Set) I.R.(N)
⊗	Water Valve
⊠	Water Meter
⦿	Fire Hydrant
∅	Utility Pole
←	Anchor / guy wire
-W-	Water Line
-GAS-	Gas Line
-OHL-	Overhead Utility Line
CMP	Corrugated Metal Pipe
RCP	Reinforced Concrete Pipe
SS	Sanitary Sewer
R.O.W.	Right Of Way
↑	Hose Bibb (H.B.)
○↕	Clean-Out

PROPERTY LINE	_____	.	_____	.	_____
1" WATER	_____		1 W		_____
WATER	_____	W		W	_____
FENCING	_____		X		_____
OVERHEAD ELECTRIC	_____		OHE		_____
SANITARY SEWER	_____	SS		SS	_____
6" SANITARY SEWER	_____	SS 6		SS 6	_____
STORM DRAIN PIPE	_____	SD		SD	_____
SEDIMENT TUBES	_____	ST		ST	_____
BUILDING OUTLINE	_____				
SILT FENCING	_____	SF		SF	_____
RIGHT OF WAY	_____				
EXISTING MINOR CONTOURS	-----				
EXIST. MAJOR CONTOURS	-----				
PROPOSED CONTOURS	_____				
CENTER OF ROAD	_____				

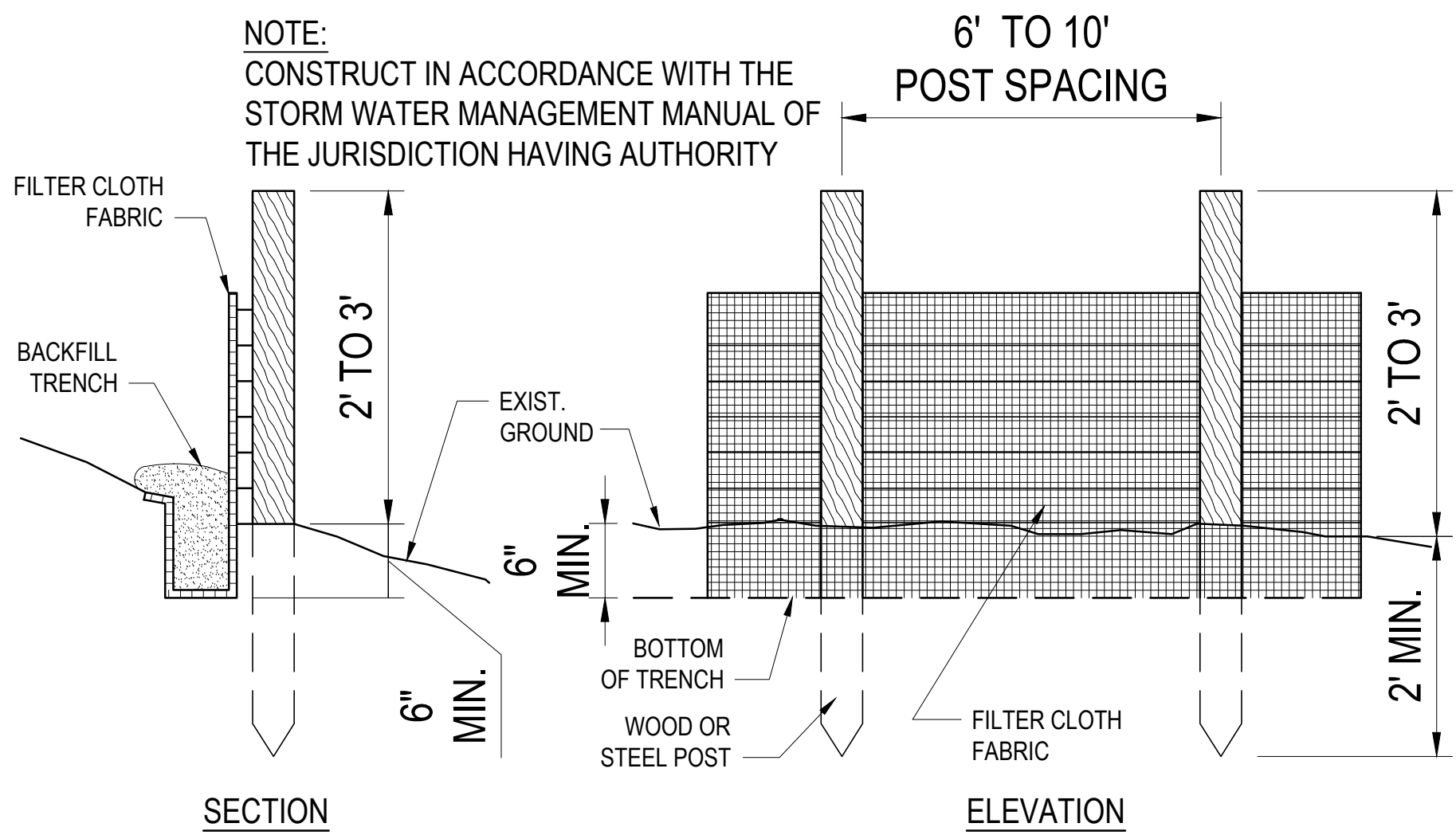
0 WINSOR GREEN CT., GOODLETTSVILLE, TN 37072



DESCRIPTION	DATE
REVISED PER PLANNING COMMISSION COMMENTS	11/29/2021

DESIGNED BY :	A.K.
DRAWN BY :	R.L.
SCALE :	1" = 20' - 0"
PROJECT NO.	
DATE :	1/27/2022
ISSUED FOR :	
APPROVAL SET	
DRAWING TITLE :	
INITIAL EROSION & SEDIMENT CONTROL PLAN	
DRAWING NO.	

C1.0



TEMPORARY SILT FENCE

SCALE: N.T.S.

METRO STD. TCP-13

SEE METRO STORM WATER
MANAGEMENT MANUAL
VOLUME 4 SECTION TCP-13

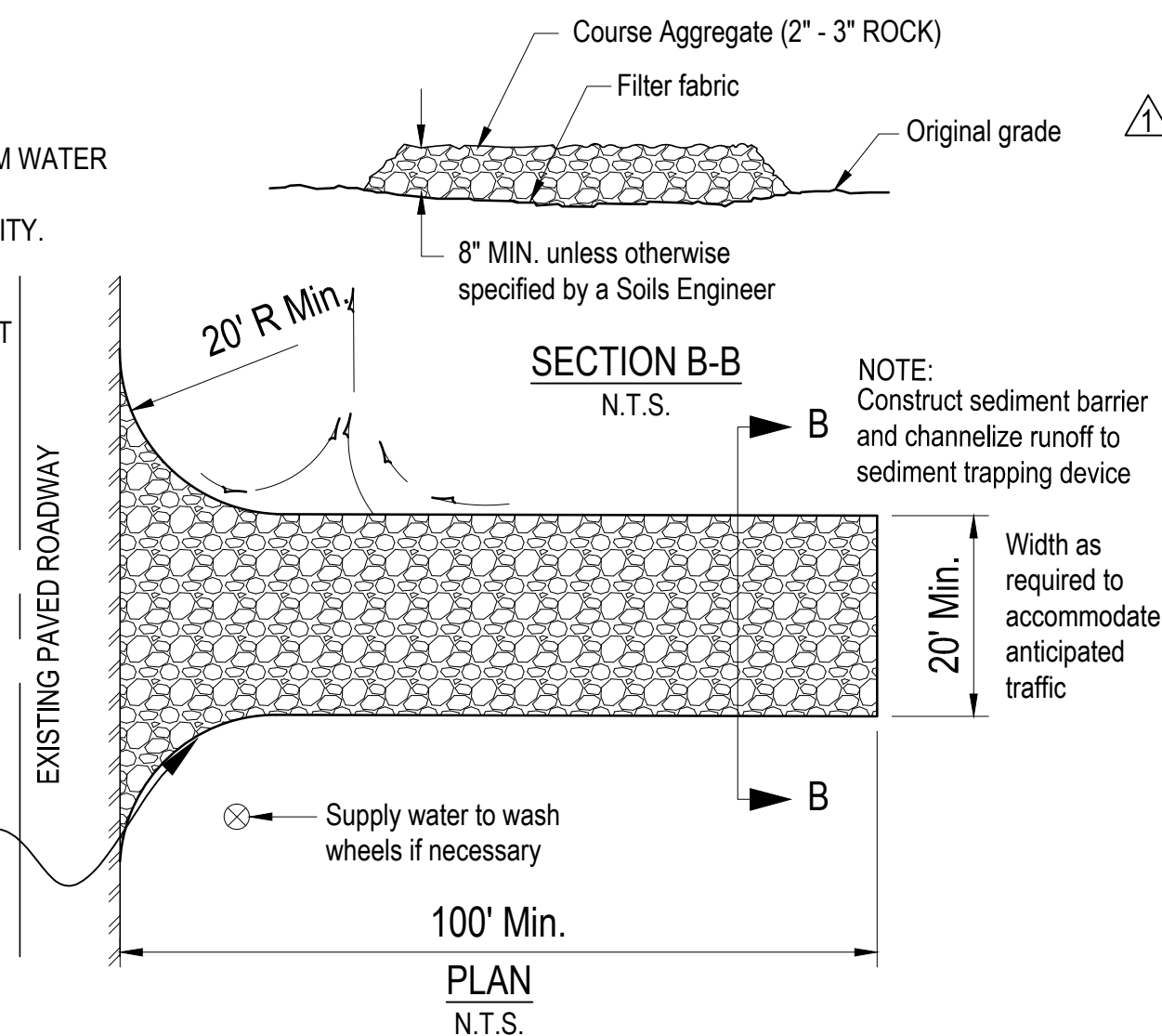
LINE DATA		
LINE	BEARING	DISTANCE
L1	S 89°19'17" W	20.49'

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	81.00'	122.08'	S 43°16'30" W	110.85'	86°21'18"
C2	2871.43'	277.70'	N 03°10'19" W	277.59'	5°32'28"

NOTES:

1. ALL MATERIALS, DETAILS, AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT MANUAL OF THE JURISDICTION HAVING AUTHORITY.
2. STONE IS TO BE MAINTAINED IN A CONDITION AS TO PREVENT MUD TRACKING FROM TIRES BY CONSTRUCTION TRAFFIC
3. TO BE USED AT ALL TEMPORARY EXITS

EXTEND OR ADD
CULVERT IF NEEDED



STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

SEE METRO STORM WATER MANAGEMENT MANUAL VOLUME 4, TCP-03

NOTE: CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13 RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.

Tennessee Construction Permit Notice of Coverage (NOC) Certification:

The project associated with these submitted plans is covered under Tennessee Construction General Permit TN T.B.D. The Total Disturbed Area is: 1.27 acres.

Check all that apply: This site discharges into waters identified by TDEC as:

☐ Impaired for siltation ☐ Impaired for habitat alterations ☐ Exceptional

Signature: Ali Koh Date: 1/27/2022

Circle one: Developer ☒ Project Engineer ☐ Other

Please attached a copy of the Notice of Coverage under the Construction general permit.

Note: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

AS-BUILT NOTE:

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT.

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

STORM WATER POLLUTION PREVENTION NOTES (TENNESSEE)

1. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION-ACTIVITY STORM WATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOP SOILING AND SEEDING.
3. THE APPROXIMATE TOTAL AREA OF THE SITE IS 1.52 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 1.27 ACRES DISTURBED.
4. THE INCREASE IN POST-CONSTRUCTION IMPERVIOUS AREA IS 0.00ACRES. THE ESTIMATED VOLUME OF RUNOFF FROM THE SITE DUE TO A ONE INCH RAINFALL IS 0.04 ACRE-FEET.
5. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR SHOT ROCK MATERIALS.
6. THE RECEIVING WATER/STORM SEWER OPERATOR IS METRO WATER SERVICES.
7. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 14 DAY CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS AFTER ANY RAINFALL EXCEEDING 0.5 INCH WITHIN A 24 HOUR PERIOD.
8. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
9. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED FOR MORE THAN 15 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
10. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER CONSTRUCTION COMPLETION.
11. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:
JAN 1 - MAY 1 ITALIAN RYE/KOREAN LESPEDEZA/SUMMER OATS
MAY 1 - JULY 15 SUDAN OR STARR MILLET
JULY 15 - JAN 1 BALBOA RYE/ITALIAN RYE
12. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
13. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT SWALES AND ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
14. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
15. THE CONTRACTOR IS TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13 RESPECTIVELY. THE CONTRACTOR IS TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
16. I CERTIFY UNDER PENALTY OF THE LAW THAT THESE STORM WATER POLLUTION PREVENTION PLANS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION, AND BY QUALIFIED PERSONNEL WHO PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTED FALSE INFORMATION, INCLUDING THE POSSIBILITY OF A FINE AND IMPRISONMENT.

Signature: Ali Koh

DATE: 1/27/22

DISTURBED AREA = 55,476 S.F. OR 1.27 ACRES

TN ONE CALL NOTE:
PRIOR TO ANY EXCAVATING THE CONTRACTOR IS RESPONSIBLE TO CALL TN ONE CALL TO LOCATE UNDERGROUND STRUCTURES PRIOR TO DIGGING.
Tennessee One-Call System, Inc.
Phone: 800-351-1111
Alternate: 615-366-1987
www.tnonecall.com

LEGEND

- Existing Iron Rod I.R.(O)
- Existing Conc. Mon. C.M.(O)
- Iron Rod (Set) I.R.(N)
- ⊙ Water Valve
- ⊙ Water Meter
- ⊙ Fire Hydrant
- ⊙ Utility Pole
- ⊙ Anchor / guy wire
- W — Water Line
- GAS - Gas Line
- OHL - Overhead Utility Line
- CMP Corrugated Metal Pipe
- RCP Reinforced Concrete Pipe
- SS Sanitary Sewer
- R.O.W. Right Of Way
- ↑ Hose Bibb (H.B.)
- Clean-Out
- STORMWATER FLOW DIRECTION ARROW

NOTE: ALL SILT FENCING SHOWN ON THIS PROJECT SHALL BE DOUBLE STACKED FOR ADEQUATE PROTECTION.

LINETYPE LEGEND

PROPERTY LINE	---	---
1" WATER	---	1 W
WATER	---	W
FENCING	---	X
OVERHEAD ELECTRIC	---	OHE
SANITARY SEWER	---	SS
6" SANITARY SEWER	---	SS 6
STORM DRAIN PIPE	---	SD
SEDIMENT TUBES	---	ST
BUILDING OUTLINE	---	---
SILT FENCING	---	SF
RIGHT OF WAY	---	---
EXISTING MINOR CONTOURS	---	---
EXIST. MAJOR CONTOURS	---	---
PROPOSED CONTOURS	---	---
CENTER OF ROAD	---	---



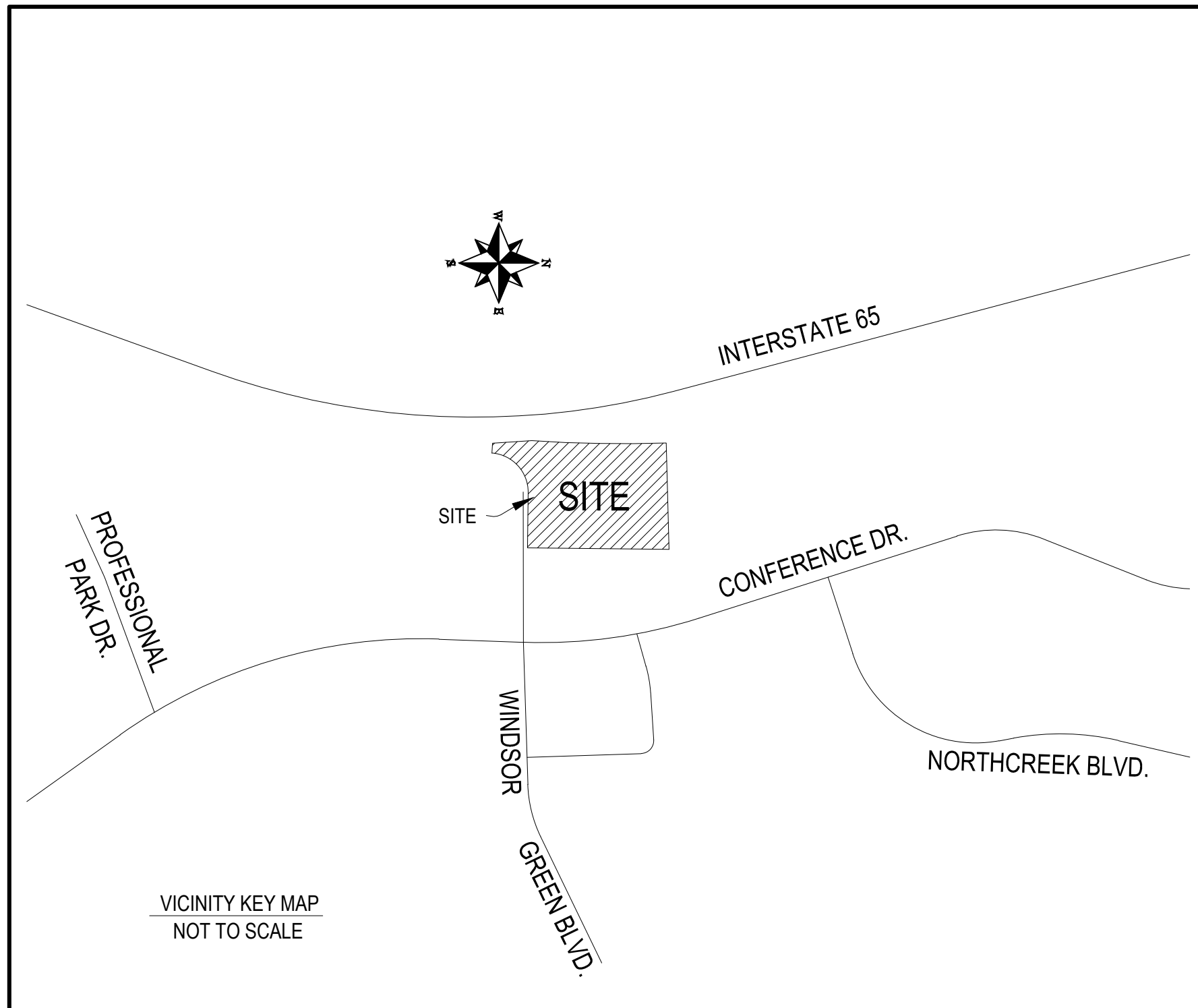
PROJECT DESCRIPTION:
LOT 24 NORTHCREEK COMMONS
IFP REALTY, LLC
0 WINSOR GREEN CT., GOODLETTSVILLE, TN 37072



REV.	DATE	DESCRIPTION
1	1/29/2021	REVISED PER PLANNING COMMISSION COMMENTS

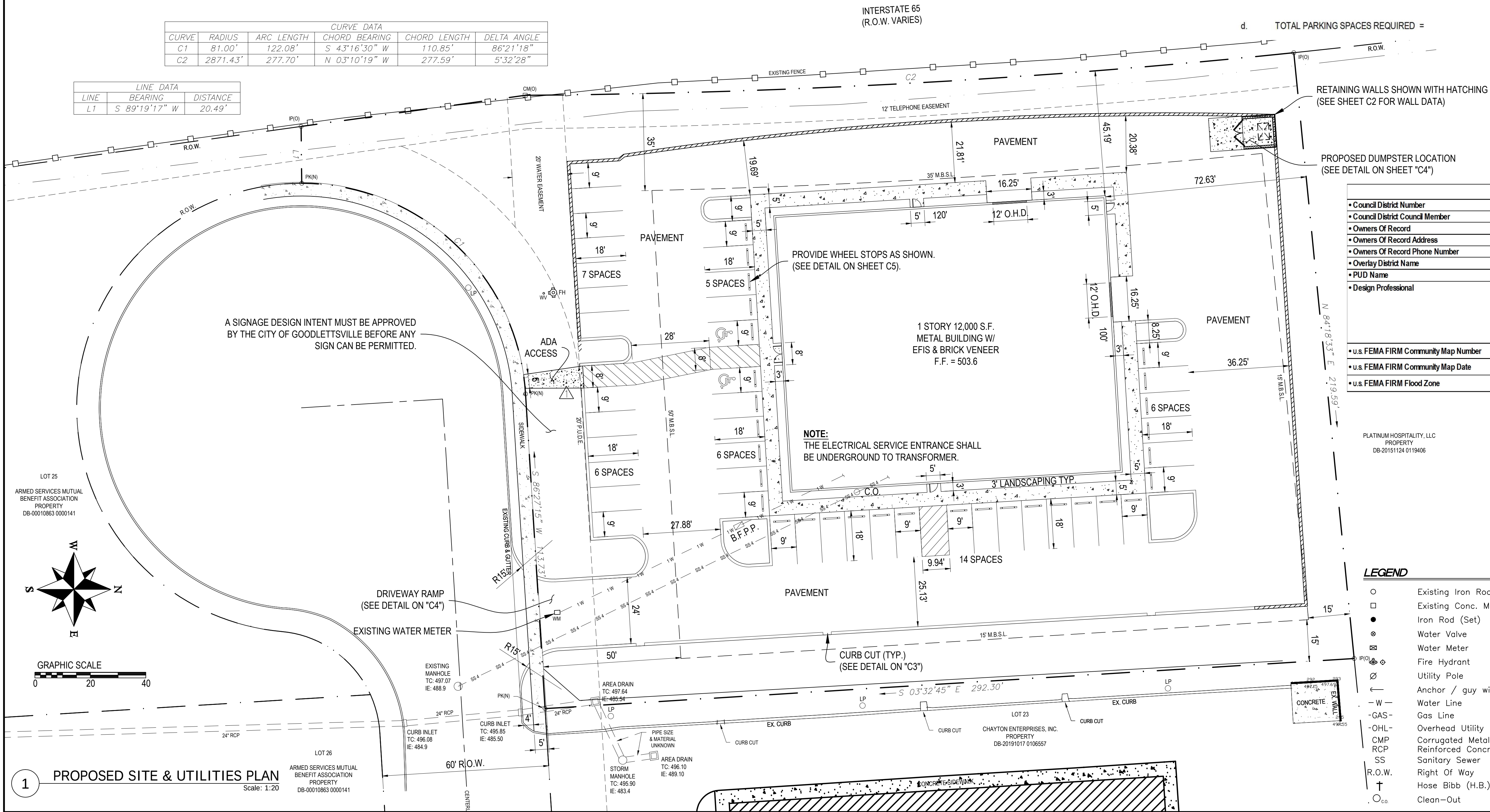
DESIGNED BY: A.K.
DRAWN BY: R.L.
SCALE: 1" = 20' - 0"
PROJECT NO.
DATE: 1/27/2022
ISSUED FOR: APPROVAL SET
DRAWING TITLE: STORMWATER MANAGEMENT SWPPP PLAN
DRAWING NO.

C1.1



CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	81.00'	122.08'	S 43°16'30" W	110.85'	86°21'18"
C2	2871.43'	277.70'	N 03°10'19" W	277.59'	5°32'28"

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 89°19'17" W	20.49'



- 8) PARKING PROVIDED:
- a. STANDARD SPACES 45 SPACES
- b. COMPACT SPACES 0 SPACES
- c. ADA SPACES 2 SPACES
- TOTAL PROVIDED : 47 SPACES PROVIDED
- 9) PROPOSED BUILDING EAVE HEIGHT 25 FT. ABOVE ADJACENT GRADE < 35'
- 10) MAX FLOOR AREA RATIO (FAR) 0.182 = 18.2 % < 60.0 %
- 11) MAX IMPERVIOUS AREA RATIO (ISR) 0.710 = 71.0 % < 90.0 %
- 12) LANDSCAPE AREA RATIO (LAR) 0.290 = 29.0 % > 10.0 %
- 13) DENSITY: Does Not Apply
- 14) DWELLING UNITS: Does Not Apply.
- 15) PLEASE SEND ALL CORRESPONDENCE TO ENGINEER:
S. ALI KOLEINI, P.E.
33060 SAWTELLE BLVD. #101
LOS ANGELES, CA 90066
PHONE: (615) 347-7903

DEVELOPMENT / SITE DATA

- 1) THE PURPOSE OF THIS SITE PLAN IS TO CONSTRUCT A NEW BUILDING & SITE LAYOUT
- 2) SUBJECT PROPERTY IS PARCEL ID: 026060B02400CO & PRESENTLY ZONED 6ZZ.
THE INTENDED USE OF A OFFICE & WAREHOUSE BUILDING IS PERMITTED.
- 3) THE SUBJECT PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON INFORMATION
TAKEN FROM F.E.M.A FLOOD ZONE MAP # 47037C0129H EFFECTIVE DATE: 4/5/2017 AE
- 4) MINIMUM REQUIRED SETBACKS :
- a. FRONT 35' WINSOR GREEN CT.
- b. RIGHT SIDE 15' PARCEL ID 026060B02300CO
- c. LEFT SIDE 35' INTERSTATE 65
- d. REAR 15' PARCEL ID 02600018100
- 5) LOT AREA: 66,029 SQ. FT. 1.52 ± ACRE
- 6) PROPOSED SITE COVERAGE:
- a. BUILDING AREA 12,000 SQ. FT.
- b. ASPHALT PARKING & SIDEWALKS 34,895 SQ. FT.
- c. LANDSCAPE 19,134 SQ. FT.
- 7) PARKING TABULATION:
- a. OFFICE / WAREHOUSE
- b. WAREHOUSE = 1 PER 2,500 S.F.; 7,108 S.F. + 2500 = 2.843 OR 3 SPACES REQUIRED
- c. OFFICE = 1 PER 300 S.F.; 4,892 S.F. + 300 = 16.307 OR 17 SPACES REQUIRED
- d. TOTAL PARKING SPACES REQUIRED = 20 SPACES REQUIRED

Development Summary	
• Council District Number	10
• Council District Council Member	Zach Young
• Owners Of Record	IFP REALTY, LLC
• Owners Of Record Address	1031 FIRESTONE DR. FRANKLIN, TN 37067
• Owners Of Record Phone Number	800-554-9683
• Overlay District Name	N/A
• PUD Name	Lot 24, REPLAT, NORTHCREEK COMMONS
• Design Professional	Name: S. ALI KOLEINI, P.E. Address: 3360 SAWTELLE BLVD. #101 LOS ANGELES, CA 90066 Phone Number: 615-347-7903 Office Number: 615-299-7388
• u.s. FEMA FIRM Community Map Number	47037C0129H
• u.s. FEMA FIRM Community Map Date	4/5/2017
• u.s. FEMA FIRM Flood Zone	AE

NOTE:
NO OUTDOOR STORAGE OF ANY BUILDING MATERIALS
SHALL BE PERMITTED PER GENERAL OFFICE UNIT
DEVELOPMENT ZONING ORDINANCE.

LINETYPE LEGEND

PROPERTY LINE	
1" WATER	1 W
WATER	W W
FENCING	X
OVERHEAD ELECTRIC	OHE
SANITARY SEWER	SS SS
6" SANITARY SEWER	SS 6 SS 6
STORM DRAIN PIPE	SD SD
SEDIMENT TUBES	ST ST
BUILDING OUTLINE	
SILT FENCING	SF SF
RIGHT OF WAY	
EXISTING MINOR CONTOURS	
EXIST. MAJOR CONTOURS	
PROPOSED CONTOURS	
CENTER OF ROAD	

LEGEND

- Existing Iron Rod I.R.(O)
- Existing Conc. Mon. C.M.(O)
- Iron Rod (Set) I.R.(N)
- ⊙ Water Valve
- ⊙ Water Meter
- ⊙ Fire Hydrant
- ⊙ Utility Pole
- ⊙ Anchor / guy wire
- W — Water Line
- GAS — Gas Line
- OHL — Overhead Utility Line
- CMP — Corrugated Metal Pipe
- RCP — Reinforced Concrete Pipe
- SS — Sanitary Sewer
- R.O.W. — Right Of Way
- ⊙ Hose Bibb (H.B.)
- Clean-Out

Tennessee Construction Permit Notice of Coverage (NOC) Certification:

The project associated with these submitted plans is covered under Tennessee Construction General Permit TN T.B.D. . The Total Disturbed Area is: 1.27 acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☐ Impaired for habitat alterations ☐ Exceptional

Signature: Ali Koh Date: 1/27/2022

Circle one: Developer ☒ Project Engineer ☐ Other

Please attached a copy of the Notice of Coverage under the Construction general permit.

Note: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

AS-BUILT NOTE:

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS: MMS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

GRADING / EROSION CONTROL NOTES CONT.

- FILL TO BE COMPACTED TO A MINIMUM IF 95% STANDARD PROCTOR.
- ALL WORK TO BE PERFORMED AND COMPLETED IN ABSOLUTE COMPLIANCE WITH THE RULES AND REGULATIONS AS SET FORTH IN THE DAVIDSON COUNTY / METRO SPECIFICATIONS.
- CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS AND PAY ANY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. CONTRACTOR SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE LAWS AND ORDINANCES OR REGULATIONS RELATING TO HIS PORTION OF THE WORK.
- ANY RETAINING WALL GREATER THAN 30" IN HEIGHT WILL REQUIRE A PEDESTRIAN BARRIER FOR SAFETY. SEE DETAIL SHEET FOR GUARDRAIL DETAIL.
- ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.
- USE S150 STRAW BLANKETS FOR 3:1 GRADE SLOPES.GRADING PERMITEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
- STEEP SLOPES ARE TO BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

GRADING / EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR KEEPING DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER METHODS.
- ALL CUT AND FILL AREAS SHALL HAVE A MINIMUM OF 6" TOP SOIL, SHALL RECEIVE 12 POUNDS PER 1000 S.F. OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS).
- DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND LOCATION OF EXISTING UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
- ANY ACCESS ROAD TO THE SITE SHALL BE BASED ON CRUSHED ASTM #1 STONE, 100' LONG BY 20' WIDE AND 6" DEEP.
- THE PLACING AND SPREADING IF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT TO HORIZONTAL LAYERS OF 8" LIFTS.
- THE FILL MATERIALS TO BE FREE OF ROOTS, SOD, FROZEN SOIL OR DECOMPOSABLE MATERIALS.

STORM WATER POLLUTION PREVENTION NOTES (TENNESSEE)

- THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION-ACTIVITY STORM WATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOP SOILING AND SEEDING.
- THE APPROXIMATE TOTAL AREA OF THE SITE IS 1.52 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 1.27 ACRES DISTURBED.
- THE INCREASE IN POST-CONSTRUCTION IMPERVIOUS AREA IS 0.00ACRES. THE ESTIMATED VOLUME OF RUNOFF FROM THE SITE DUE TO A ONE INCH RAINFALL IS 0.04 ACRE-FEET.
- THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR SHOT ROCK MATERIALS.
- THE RECEIVING WATER/STORM SEWER OPERATOR IS METRO WATER SERVICES.
- CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 14 DAY CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS AFTER ANY RAINFALL EXCEEDING 0.5 INCH WITHIN A 24 HOUR PERIOD.
- THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
- PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED FOR MORE THAN 15 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
- THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER CONSTRUCTION COMPLETION.
- TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:
JAN 1 - MAY 1 ITALIAN RYE/KOREAN LESPEDEZA/SUMMER OATS
MAY 1 - JULY 15 SUDAN OR STARR MILLET
JULY 15 - JAN 1 BALBOA RYE/ITALIAN RYE
- MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT SWALES AND ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
- STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
- THE CONTRACTOR IS TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13 RESPECTIVELY. THE CONTRACTOR IS TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
- I CERTIFY UNDER PENALTY OF THE LAW THAT THESE STORM WATER POLLUTION PREVENTION PLANS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION, AND BY QUALIFIED PERSONNEL WHO PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTED FALSE INFORMATION, INCLUDING THE POSSIBILITY OF A FINE AND IMPRISONMENT.

Signature: Ali Koh Date: 1/27/22

TN ONE CALL NOTE:
PRIOR TO ANY EXCAVATING THE CONTRACTOR IS RESPONSIBLE TO CALL TN ONE CALL TO LOCATE UNDERGROUND STRUCTURES PRIOR TO DIGGING.
Tennessee One-Call System, Inc.
Phone: 800-351-1111
Alternate: 615-366-1987
www.tnonecall.com

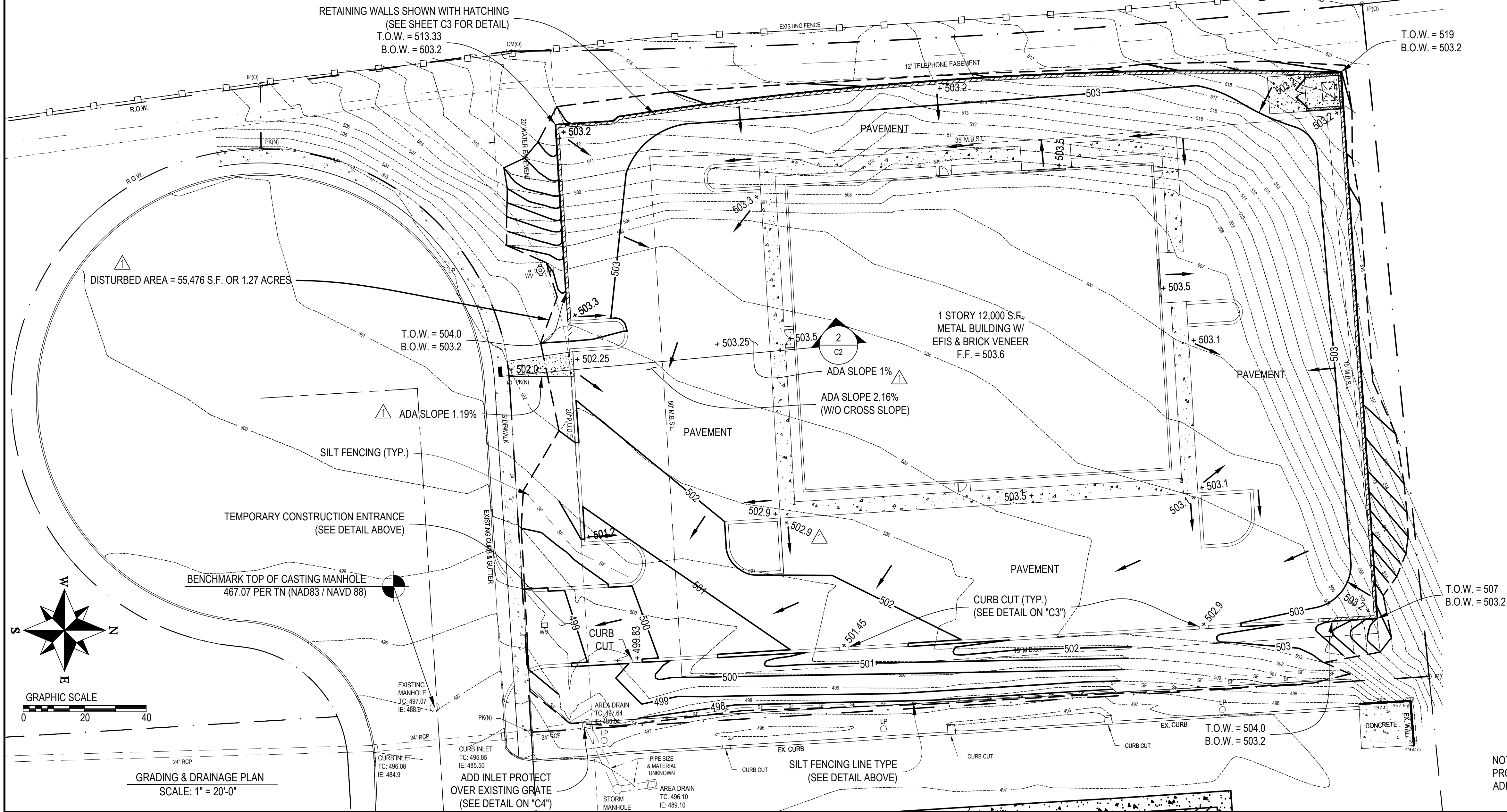
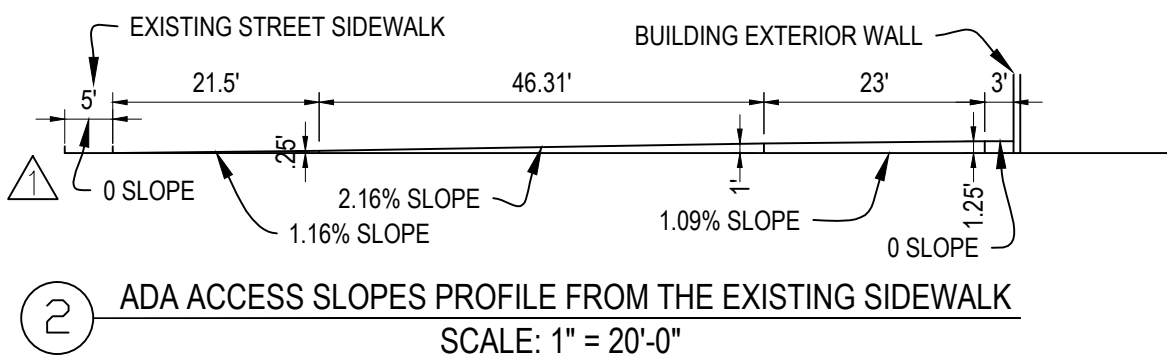
LEGEND

- Existing Iron Rod I.R.(O)
- Existing Conc. Mon. C.M.(O)
- Iron Rod (Set) I.R.(N)
- Water Valve
- Water Meter
- Fire Hydrant
- Utility Pole
- Anchor / guy wire
- Water Line
- Gas Line
- Overhead Utility Line
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Sanitary Sewer
- Right Of Way
- Hose Bibb (H.B.)
- Clean-Out
- STORMWATER FLOW DIRECTION ARROW

NOTE: ALL SILT FENCING SHOWN ON THIS PROJECT SHALL BE DOUBLE STACKED FOR ADEQUATE PROTECTION.

LINETYPE LEGEND

PROPERTY LINE	---	---
1" WATER	---	1 W
WATER	---	W
FENCING	---	X
OVERHEAD ELECTRIC	---	OHE
SANITARY SEWER	---	SS
6" SANITARY SEWER	---	SS 6
STORM DRAIN PIPE	---	SD
SEDIMENT TUBES	---	ST
BUILDING OUTLINE	---	---
SILT FENCING	---	SF
RIGHT OF WAY	---	---
EXISTING MINOR CONTOURS	---	---
EXIST. MAJOR CONTOURS	---	---
PROPOSED CONTOURS	---	---
CENTER OF ROAD	---	---



Construction Management Techniques:

- ### Site Assessment Assurance Criteria:

The Site Assessment Findings Shall Be Documented And The documentation Kept with The SWPPP At The Site. At A Minimum, The Documentation Shall Include Information Included In The Inspection Form Provided In Appendix C Of The General NPDES Permit.

Vegetative Controls:

- ### Structural Controls:

- (j) All Surface Water Flowing Toward The Construction Area Shall Be Diverted By Using Berms, Channels, Or Sediment Traps, As Necessary.
- (k) Erosion And Sediment Control Measures Shall Be Designed According To The Size And Slope Of Disturbed Or Drainage Areas, To Detain Runoff And Trap Sediment.
- (l) Discharges From Sediment Basins And Traps Must Be Through A Pipe Or Lined Channel So The Discharge Does Not Cause Erosion.
- (m) Muddy Water To Be Pumped From Excavation And Work Areas Must Be Held In Settling Basins Or Treated By Filtration Prior To Its Discharge Into Surface Waters. Water Must Be Discharged Through A Pipe Or Lined Channel So That The Discharge Does Not Cause Erosion And Sedimentation.

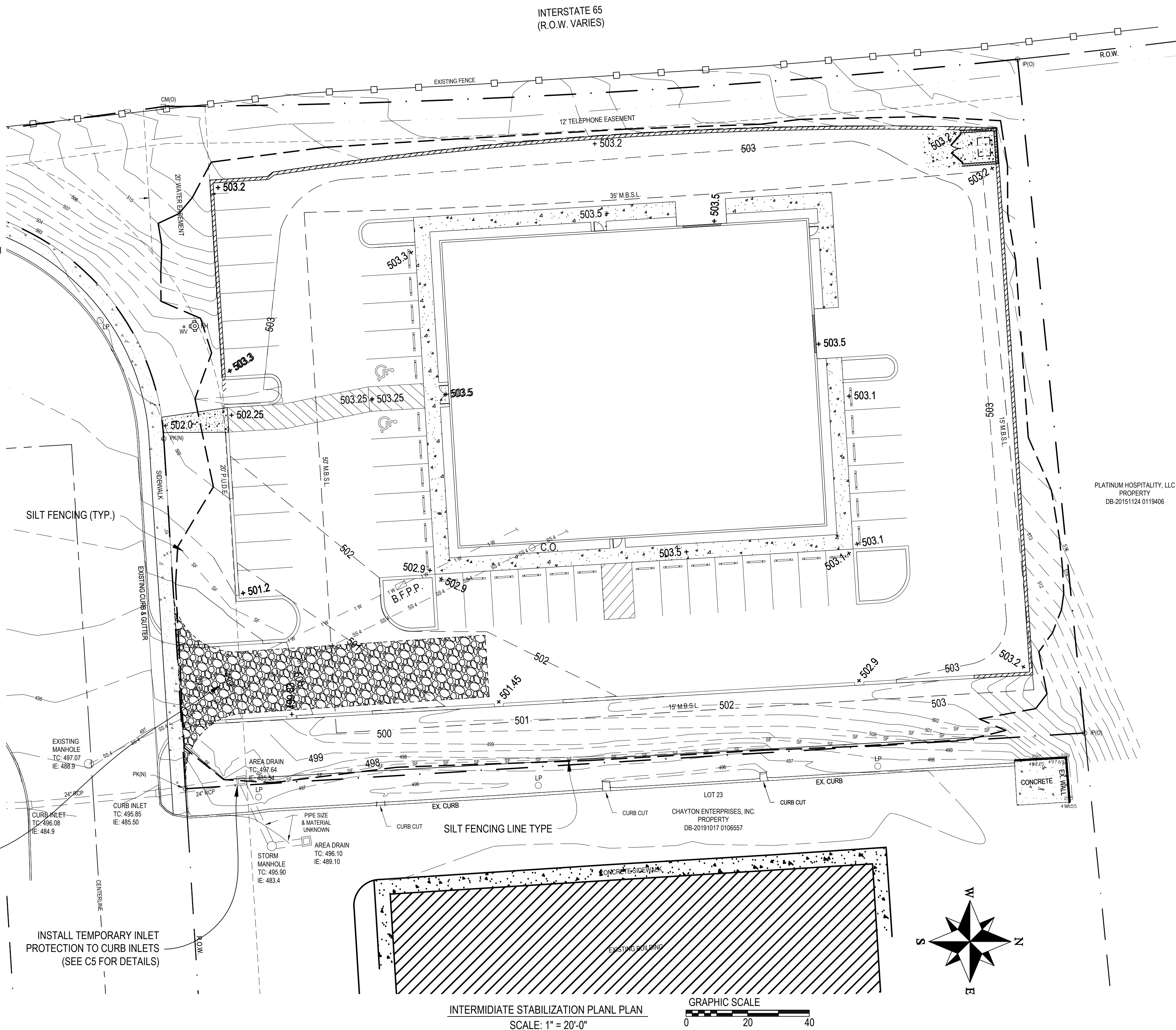
Discharge Quality:

- (n) There Shall Be No Distinctly Visible Floating Scum, Oil Or Other Matter Contained In The Stormwater Discharge.
- (o) The Stormwater Discharge Must Not Cause An Objectionable Color Contrast In The Receiving Stream.
- (p) The Stormwater Discharge Must Result In No Materials In Concentrations Sufficient To Be Hazardous Or Otherwise Detrimental To Humans, Livestock, Wildlife, Plant Life, Or Fish And Aquatic Life In The Receiving Stream.
- (q) Reporting And Record Keeping Requirements.
- (r) The Permittee Shall Maintain Records Of Checks And Repairs On Site Or At A Nearby Office.
- (s) Records And Information Resulting From The Monitoring Activities Required By This Rule Shall Be Retained For A Minimum Of Three (3) Years, Or Longer If Requested By The Division Of Water Pollution Control.
- (t) Knowingly Making Any False Statement On Any Report Required By This Rule May Result In The Imposition Of Criminal Penalties As Provided For In Section 309 Of The Federal Water Pollution Control Act and in Section 69-3-115 Of The Tennessee Water Quality Control Act.

The Design Storm

NOTE: CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13 RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.

CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.



Erosion and Sediment Control Note:

All development shall be conducted in a manner that minimizes soil erosion and resulting sedimentation. Construction may not, under any circumstance, allow sediments to leave a construction site in a way that would be a violation of the site's Grading Permit or of Metro's NPDES MS4 permit. Site-specific variables such as topography, soil erodibility, stormwater management features, and vegetation shall be considered when developing an erosion control plan. The exposed area of any disturbed land shall be limited to the smallest practical area for the shortest possible period of time. New development and areas of significant redevelopment shall be required to fulfill the provisions in Section 6.10 of this volume. This includes the use of sediment detention ponds and traps at the fringes of cleared areas along with silt fences and/or berms, as appropriate. The detention shall be sized to control runoff and silt for the duration of the project.

AS-BUILT NOTE:

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL,
VOLUME 1, SECTION 3.9, AS-BUILD CERTIFICATIONS, MWS STORMWATER
DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF
THE USE & OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

GENERAL NOTES:

- 1 All Erosion Prevention And Sediment Control Work Shall Be Performed In Accordance With The Standard Specifications And Details Of The Metro Nashville Stormwater Management Manual, And The Tennessee Department of Environment and Conservation General NPDES Permit No. TNR 100000 issued on May 23, 2011.
- 2 All Erosion Prevention And Sediment Control Measures Shall Be Removed Prior To As-Built Approvals.

CONTRACTOR MANAGEMENT PRACTICE NOTES

- Contractor Shall Perform All Work Shown On Plans In Accordance With Metro Nashville, Stormwater Management Manual, Section 2 Entitled "Contractor Management Practices".
- Contractor Shall Schedule Construction Activities In A Manner That Will Minimize The Exposure Of Disturbed Soils To Wind, Rain, Run-On And Run-Off To Reduce The Discharge Of Pollutants To The Storm Drain System Or Watercourses As Defined In More Detail In CP-01.
- Contractor Shall Perform Dewatering Operation By Using Sediment Controls To Prevent Or Reduce The Discharge Of Pollutants To Stormwater And Test The Groundwater For Pollutant Accumulation As Defined In More Detail In CP-02.
- Contractor Shall Perform Paving Operation In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants From Paving Operation As Defined In More Detail In CP-03.
- Contractor Shall Perform Structure Construction And Painting In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-04.
- Contractor Shall Deliver, Store And Use Materials In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-05.
- Contractor Shall Prevent And Control Construction Spills In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-06.
- Contractor Shall Manage Solid Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-07.
- Contractor Shall Manage Hazardous Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-08.
- Contractor Shall Manage Contaminated Soil In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-09.
- Contractor Shall Manage Concrete Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-10.
- Contractor shall manage sanitary and/or septic waste in a manner that will prevent or reduce the discharge of pollutants to stormwater as defined in more detail in CP-11.
- Contractor Shall Manage Vehicle And Equipment Cleaning, Fueling And Maintenance In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-12, CP-13 And CP-14.
- Contractor Shall Manage His Employees And Subcontractors In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-15.
- Contractor Shall Manage Pesticides, Herbicides And Fertilizer Use In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-16.
- Contractor Shall Use Dust Control Measures To Stabilize Soil From Wind And Stormwater Run-Off Erosion And Reduce Dust Generated By Construction Activities As Defined In More Detail In CP-17.
- Contractor Shall Maintain Collection Facilities And Appurtenances On A Regular Basis To Remove Pollutants As Defined In More Detail In CP-18.
- Contractor Shall Practice Preservation And Maintenance Of Existing Vegetation To Prevent Or Reduce Erosion Of Soil As Defined In More Detail In CP-19.
- Contractor Shall Manage System Flushing In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-20.

LEGEND

- | | |
|-----------------|-----------------------------|
| ○ | Existing Iron Rod I.R.(O) |
| □ | Existing Conc. Mon. C.M.(O) |
| ● | Iron Rod (Set) I.R.(N) |
| ⊗ | Water Valve |
| ⊗ | Water Meter |
| ⊗ | Fire Hydrant |
| ⊗ | Utility Pole |
| — | Anchor / guy wire |
| -W- | Water Line |
| -GAS- | Gas Line |
| -OHL- | Overhead Utility Line |
| CMP | Corrugated Metal Pipe |
| RCP | Reinforced Concrete Pipe |
| SS | Sanitary Sewer |
| R.O.W. | Right Of Way |
| ↑ | Hose Bibb (H.B.) |
| ○ _{co} | Clean-out |

LINETYPE LEGEND

PROPERTY LINE	_____	.	_____	.	_____
1" WATER	_____		1 W		_____
WATER	_____	W	_____	W	_____
FENCING	_____		X		_____
OVERHEAD ELECTRIC	_____		OHE		_____
SANITARY SEWER	_____	SS	_____	SS	_____
6" SANITARY SEWER	_____	SS 6	_____	SS 6	_____
STORM DRAIN PIPE	_____	SD	_____	SD	_____
SEDIMENT TUBES	_____	ST	_____	ST	_____
BUILDING OUTLINE	_____				
SILT FENCING	_____	SF	_____	SF	_____
RIGHT OF WAY	_____		_____		_____
EXISTING MINOR CONTOURS	-----				
EXIST. MAJOR CONTOURS	-----				
PROPOSED CONTOURS	-----				
CENTER OF ROAD	_____				



PROJECT DESCRIPTION:
LOT 24 NORTHCREEK COMMONS
IFP REALTY, LLC
90 WINSOR GREEN CT GOODLETTSVILLE TN 37072



REV.	DESCRIPTION	DATE
1	REVISED PER PLANNING COMMISSION COMMENTS	11/29/2021

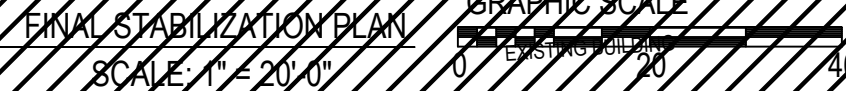
DESIGNED BY :	A.K.
DRAWN BY :	R.L.
SCALE :	1" = 20'
PROJECT NO.	
DATE :	1/27/2022
ISSUED FOR :	
APPROVAL SET	
DRAWING TITLE :	
INTERMEDIATE STABILIZATION PLAN	
DRAWING NO.	

C2.1

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILD CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

- THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF
FOR SUBMITTAL REQUIREMENTS.

INTERSTATE 65
(R.O.W. VARIES)



Construction Management Techniques:

- ### Site Assessment Assurance Criteria:

- A Licensed Professional Engineer or Landscape Architect
- A Certified Professional In Erosion And Sediment Control (CPESC); Or
- A Person That Successfully Completed The "Level II Design Principles For Erosion Prevention And Sediment Control For Construction Sites" Course.

The Site Assessment Findings Shall Be Documented And The documentation Kept with The SWPPP At The Site. At A Minimum, The Documentation Shall Include Information Included In The Inspection Form Provided In Appendix C Of The General NPDES Permit.

Vegetative Controls:

- ### Structural Controls:

- (j) All Surface Water Flowing Toward The Construction Area Shall Be Diverted By Using Berms, Channels, Or Sediment Traps, As Necessary.
- (k) Erosion And Sediment Control Measures Shall Be Designed According To The Size And Slope Of Disturbed Or Drainage Areas, To Detain Runoff And Trap Sediment.
- (l) Discharges From Sediment Basins And Traps Must Be Through A Pipe Or Lined Channel So The Discharge Does Not Cause Erosion.
- (m) Muddy Water To Be Pumped From Excavation And Work Areas Must Be Held In Settling Basins Or Treated By Filtration Prior To Its Discharge Into Surface Waters. Water Must Be Discharged Through A Pipe Or Lined Channel So That The Discharge Does Not Cause Erosion And Sedimentation.

Discharge Quality:

- | | |
|-----|---|
| (n) | There Shall Be No Distinctly Visible Floating Scum, Oil Or Other Matter Contained In The Stormwater Discharge. |
| (o) | The Stormwater Discharge Must Not Cause An Objectionable Color Contrast In The Receiving Stream. |
| (p) | The Stormwater Discharge Must Result In No Materials In Concentrations Sufficient To Be Hazardous Or Otherwise Detrimental To Humans, Livestock, Wildlife, Plant Life, Or Fish And Aquatic Life In The Receiving Stream. |
| (q) | Reporting And Record Keeping Requirements. |
| (r) | The Permittee Shall Maintain Records Of Checks And Repairs On Site Or At A Nearby Office. |
| (s) | Records And Information Resulting From The Monitoring Activities Required By This Rule Shall Be Retained For A Minimum Of Three (3) Years, Or Longer If Requested By The Division Of Water Pollution Control. |
| (t) | Knowingly Making Any False Statement On Any Report Required By This Rule May Result In The Imposition Of Criminal Penalties As Provided For In Section 309 Of The Federal Water Pollution Control Act and in Section 69-3-115 Of The Tennessee Water Quality Control Act. |

The Design Storm:

As Specified In the General NPDES Permit In Section 3.5.3.3 The Erosion Prevention And Sediment Prevention Measures Have Been Designed To Minimize Erosion And Maximize Sediment Removal Resulting From A 2-Year, 24-Hour Storm.

- 1 All Erosion Prevention And Sediment Control Work Shall Be Performed In Accordance With The Standard Specifications And Details Of The Metro Nashville Stormwater Management Manual, And The Tennessee Department of Environment and Conservation General NPDES Permit No. TNR 100000 issued on May 23, 2011.
- 2 All Erosion Prevention And Sediment Control Measures Shall Be Removed Prior To As-Built Approvals.

CONTRACTOR MANAGEMENT PRACTICE NOTES:

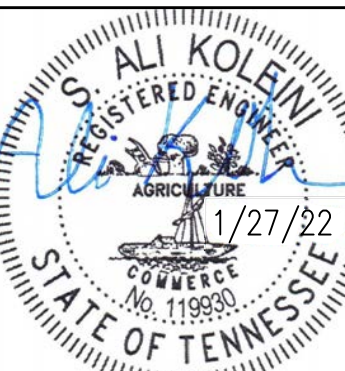
- Contractor Shall Perform All Work Shown On Plans In Accordance With Metro Nashville, Stormwater Management Manual, Section 2 Entitled "Contractor Management Practices".
- 2 Contractor Shall Schedule Construction Activities In A Manner That Will Minimize The Exposure Of Disturbed Soils To Wind, Rain, Run-On And Run-Off To Reduce The Discharge Of Pollutants To The Storm Drain System Or Watercourses As Defined In More Detail In CP-01.
- 3 Contractor Shall Perform Dewatering Operation By Using Sediment Controls To Prevent Or Reduce The Discharge Of Pollutants To Stormwater And Test The Groundwater For Pollutant Accumulation As Defined In More Detail In CP-02.
- 4 Contractor Shall Perform Paving Operation In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants From Paving Operation As Defined In More Detail In CP-03.
- 5 Contractor Shall Perform Structure Construction And Painting In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-04.
- 6 Contractor Shall Deliver, Store And Use Materials In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-05.
- 7 Contractor Shall Prevent And Control Construction Spills In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-06.
- 8 Contractor Shall Manage Solid Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-07.
- 9 Contractor Shall Manage Hazardous Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-08.
- 10 Contractor Shall Manage Contaminated Soil In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-09.
- 11 Contractor Shall Manage Concrete Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-10.
- 12 Contractor shall manage sanitary and/or septic waste in a manner that will prevent or reduce the discharge of pollutants to stormwater as defined in more detail in CP-11.
- 13 Contractor Shall Manage Vehicle And Equipment Cleaning, Fueling And Maintenance In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-12, CP-13 And CP-14.
- 14 Contractor Shall Manage His Employees And Subcontractors In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-15.
- 15 Contractor Shall Manage Pesticides, Herbicides And Fertilizer Use In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-16.
- 16 Contractor Shall Use Dust Control Measures To Stabilize Soil From Wind And Stormwater Run-Off Erosion And Reduce Dust Generated By Construction Activities As Defined In More Detail In CP-17.
- 17 Contractor Shall Maintain Collection Facilities And Appurtenances On A Regular Basis To Remove Pollutants As Defined In More Detail In CP-18.
- 18 Contractor Shall Practice Preservation And Maintenance Of Existing Vegetation To Prevent Or Reduce Erosion Of Soil As Defined In More Detail In CP-19.
- 19 Contractor Shall Manage System Flushing In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-20.

PROPERTY LINE	_____	_____	_____
1" WATER	_____	1 W	_____
WATER	_____	W	_____
FENCING	_____	X	_____
OVERHEAD ELECTRIC	_____	OHE	_____
SANITARY SEWER	_____	SS	_____
6" SANITARY SEWER	_____	SS 6	_____
STORM DRAIN PIPE	_____	SD	_____
SEDIMENT TUBES	_____	ST	_____
BUILDING OUTLINE	_____		
SILT FENCING	_____	SF	_____
RIGHT OF WAY	_____		_____
EXISTING MINOR CONTOURS	-----		
EXIST. MAJOR CONTOURS	-----		
PROPOSED CONTOURS	_____		
CENTER OF ROAD	_____		

PROJECT DESCRIPTION:

LOT 24 NORTHCREEK COMMONS
IFP REALTY, LLC

0 WINSOR GREEN CT., GOODLETTSVILLE, TN 37072



DESCRIPTION	DATE
REVISED PER PLANNING COMMISSION COMMENTS	11/29/2021

DESIGNED BY : A.K.

DRAWN BY : R.L.

SCALE : 1" = 20'

PROJECT NO.

DATE :

ISSUED FOR :

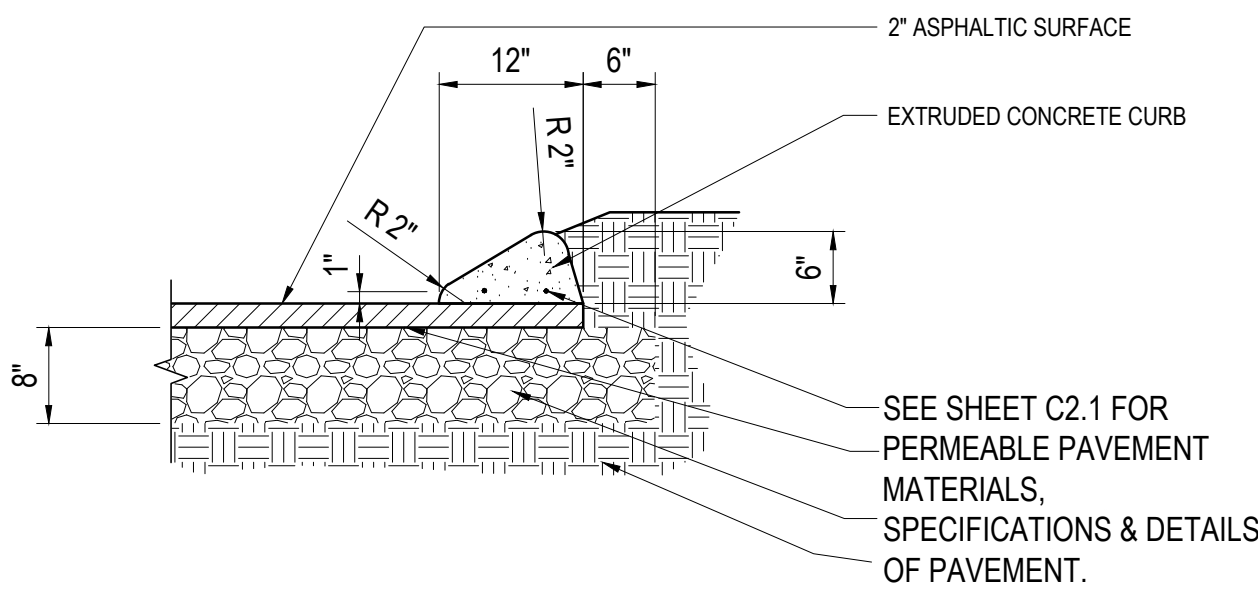
APPROVAL SET

DRAWING TITLE

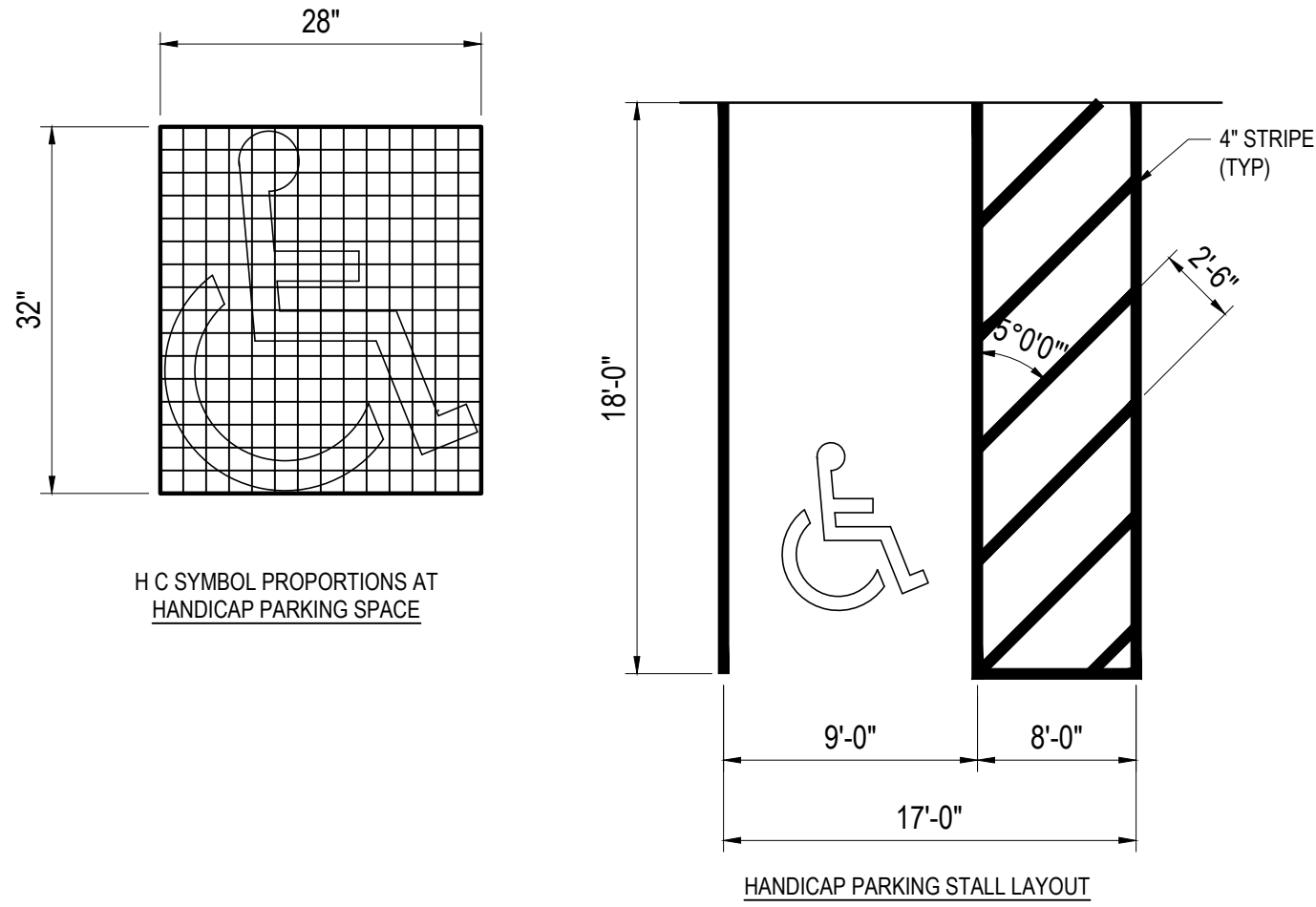
FINAL STABILIZATION PLAN

DRAWING NO.

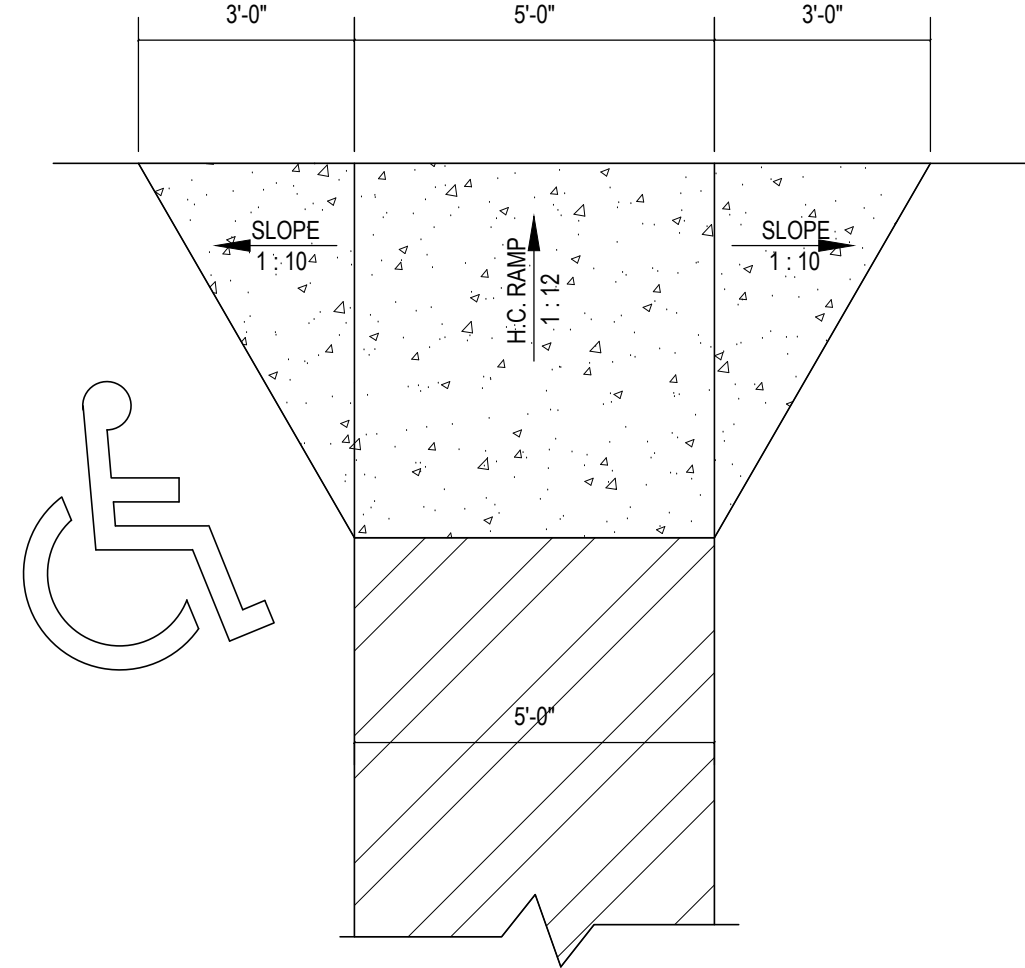
C2.2



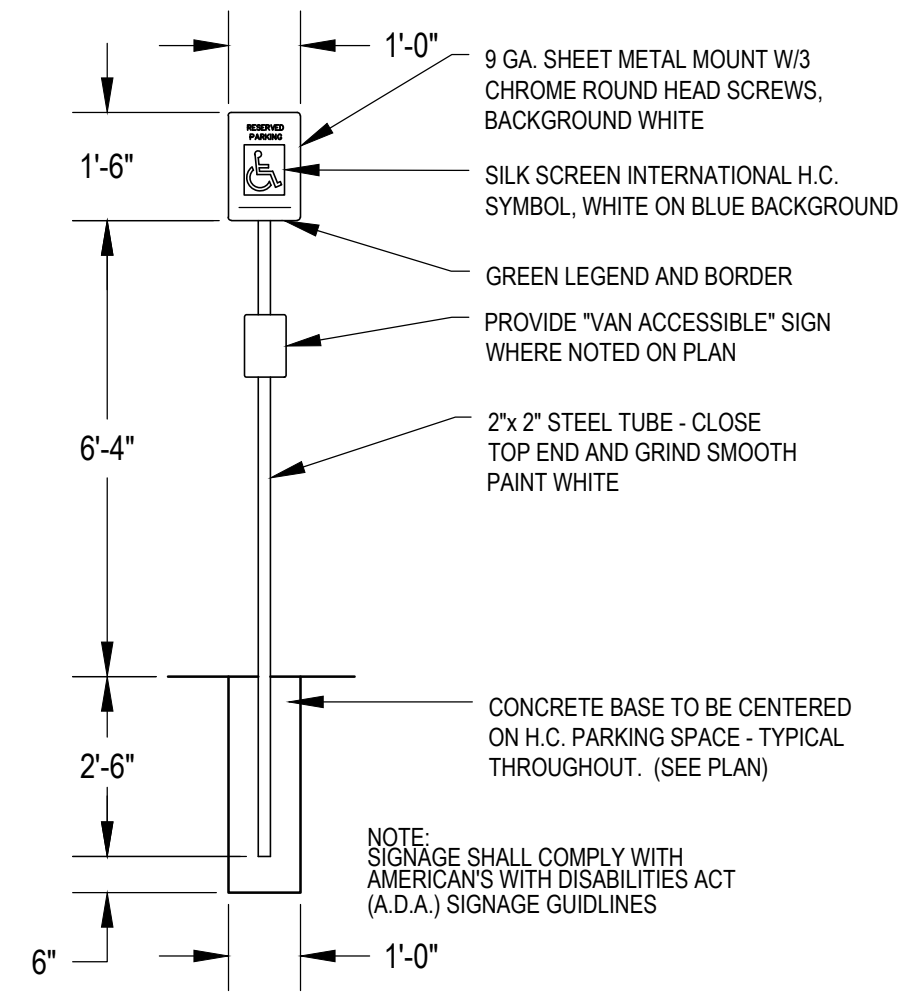
1 EXTRUDED CURB & LIGHT DUTY PAVEMENT DETAIL
C1.2 NOT TO SCALE



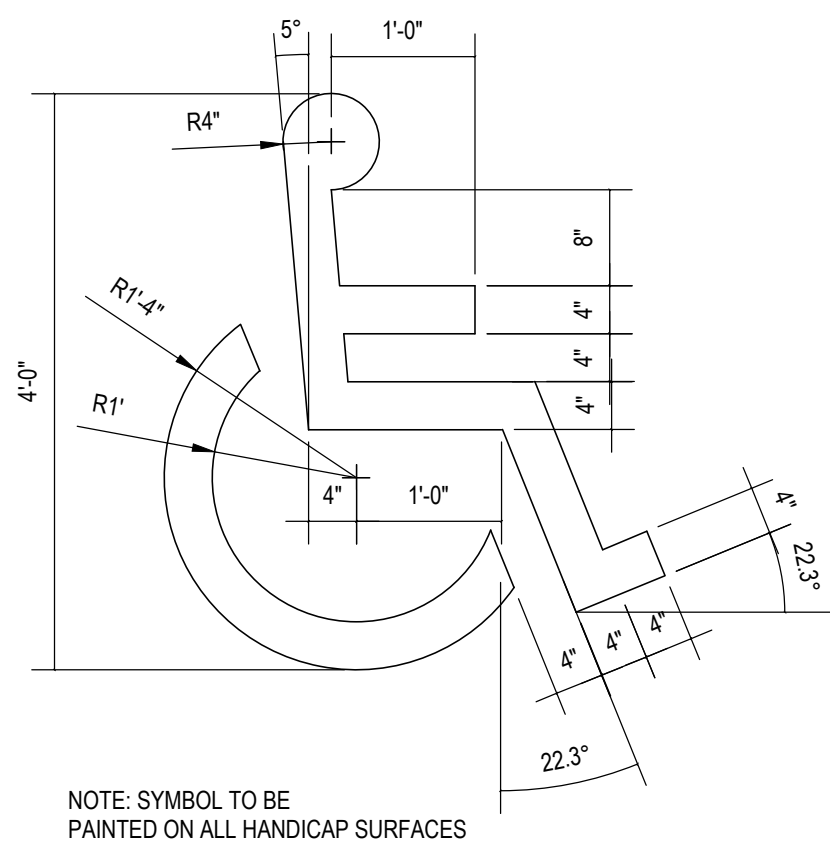
2 HANDICAP STALL PARKING
C1.2 SCALE: N.T.S.



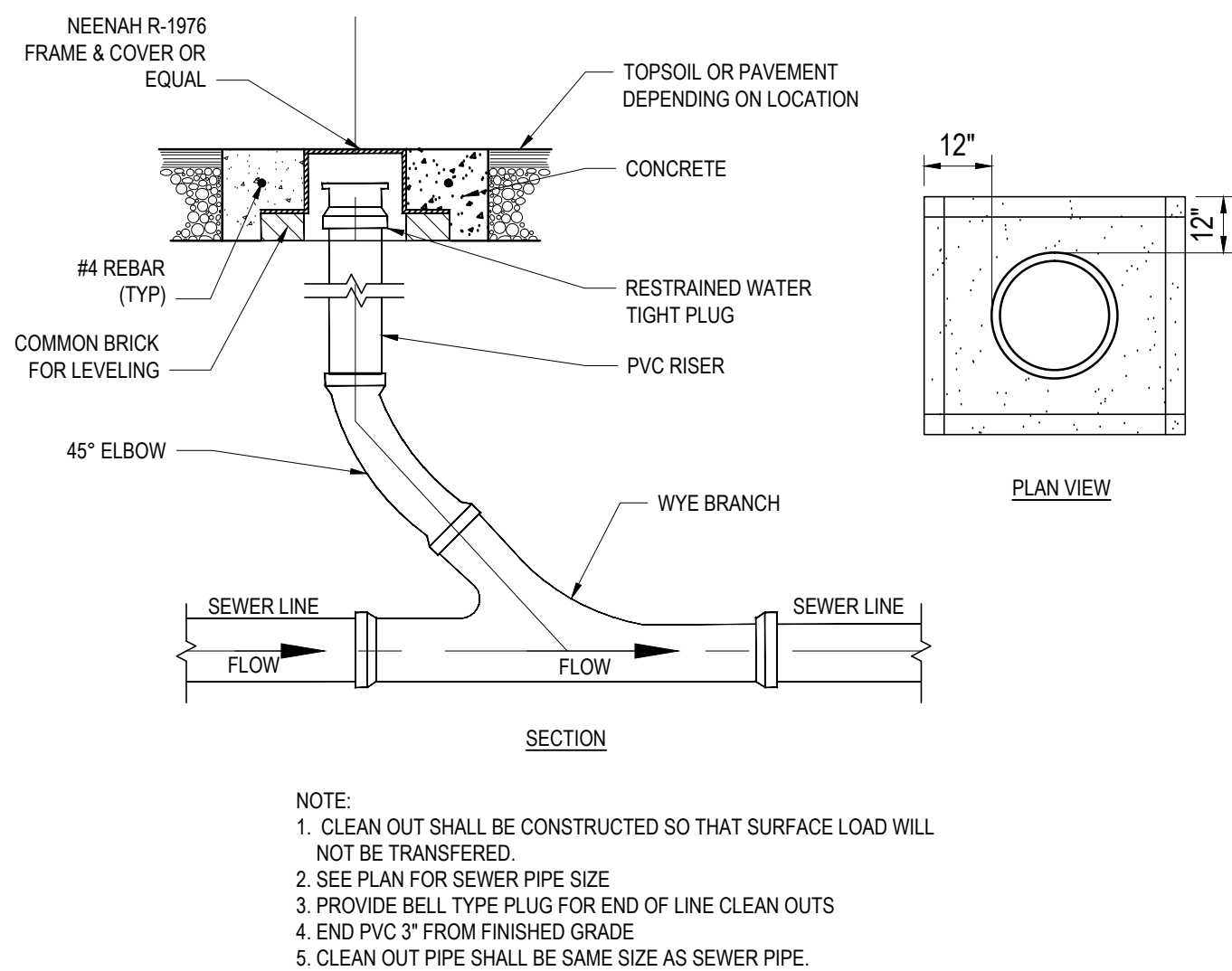
3 DETAIL @ HANDICAP RAMP
C1.2 SCALE: N.T.S.



4 EXTERIOR HANDICAP SIGN
C1.2 SCALE: N.T.S.

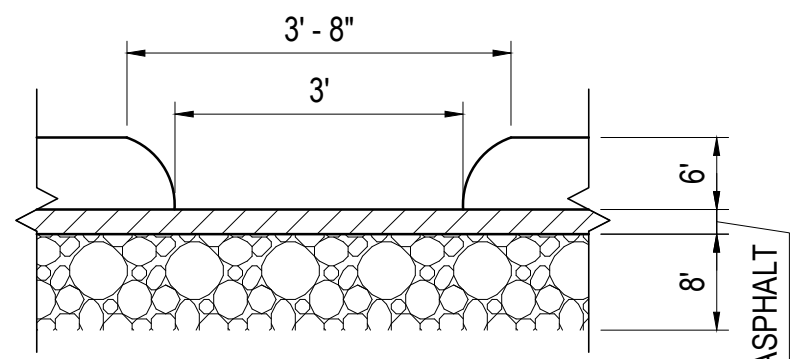


5 PAINTED HANDICAP SYMBOL
C1.2 SCALE: N.T.S.

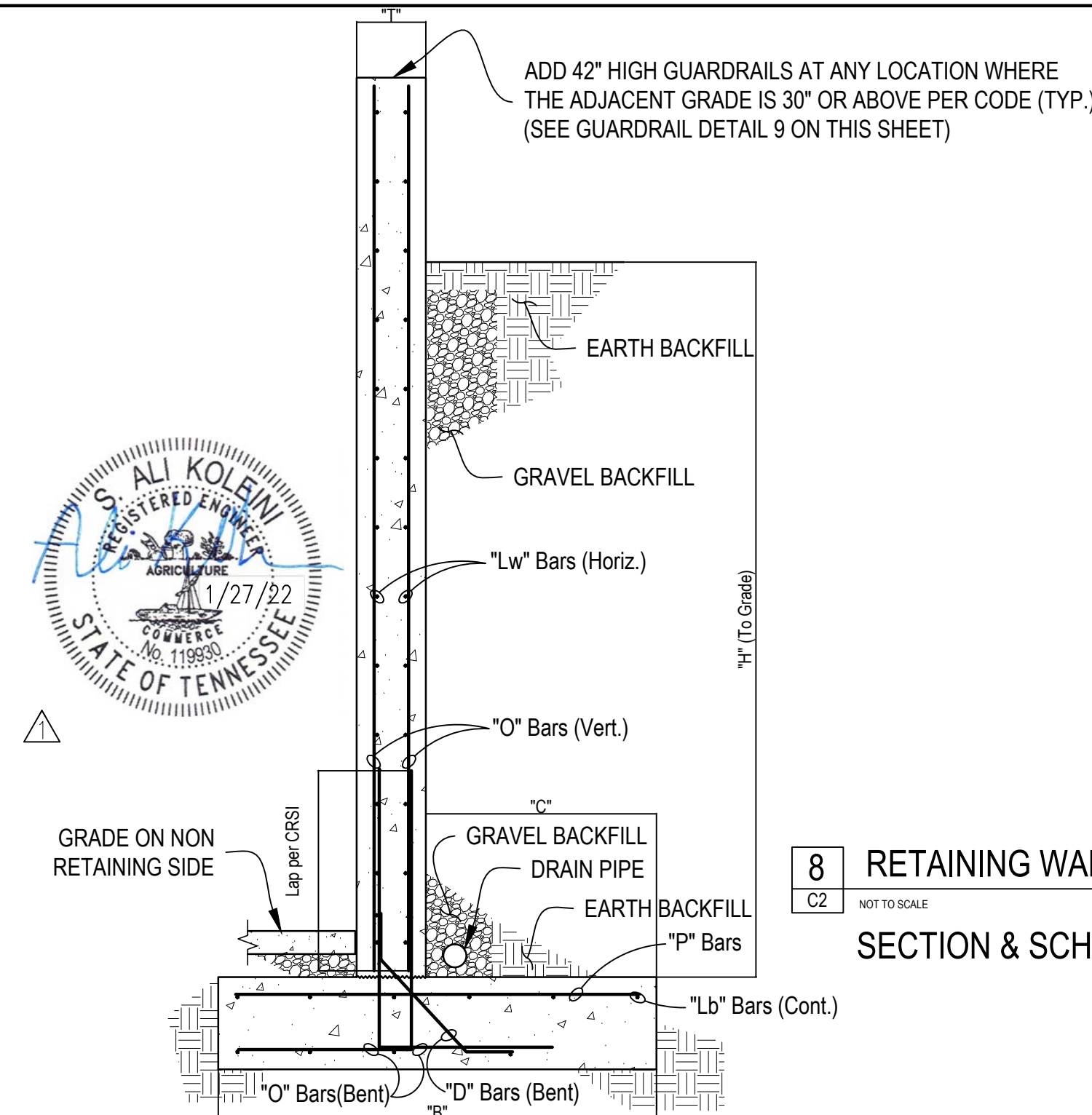


6 SANITARY SEWER CLEANOUT
C1.2 SCALE: N.T.S.

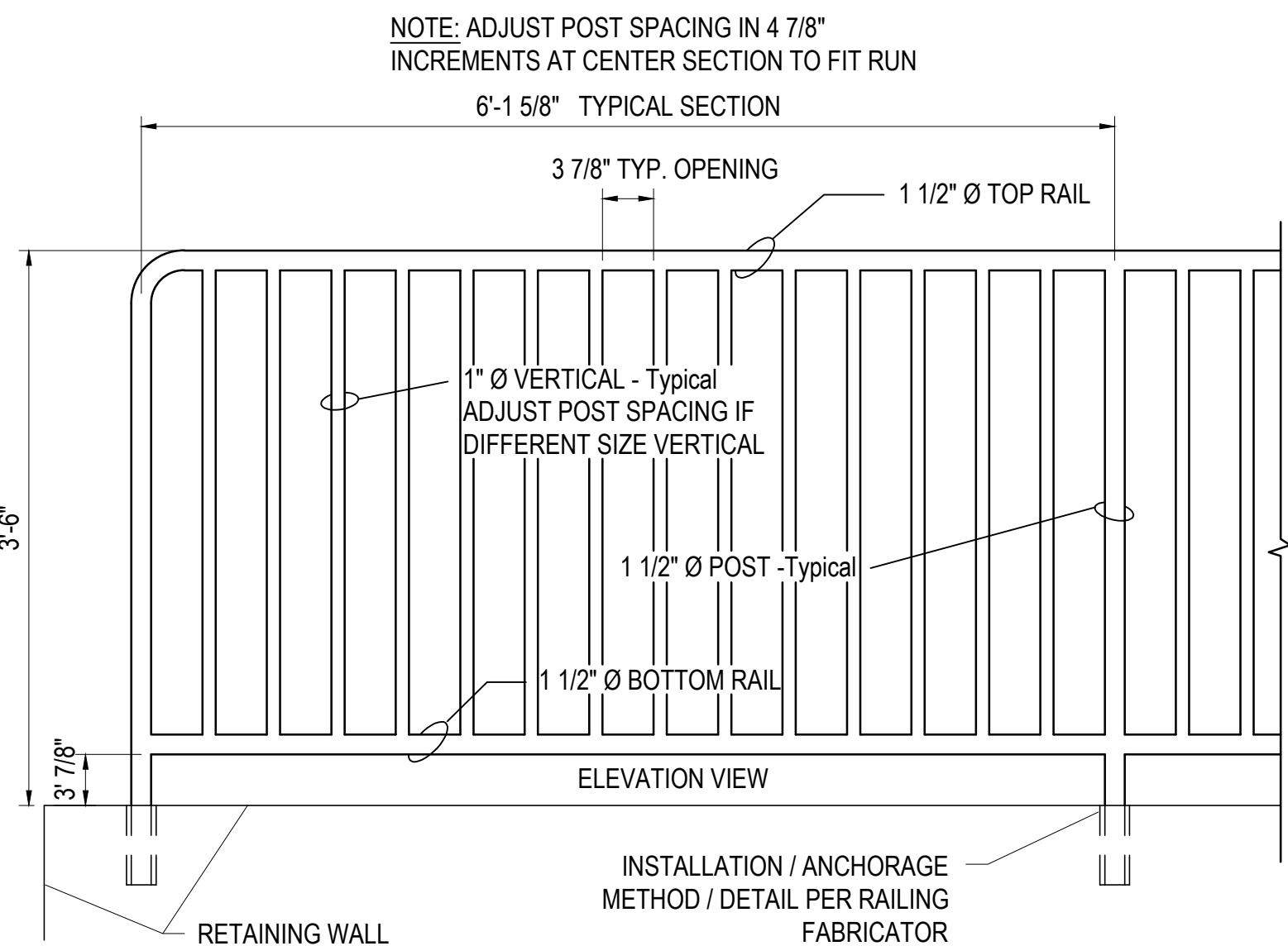
NOTE:
ADD RIP RAP APRON AT ALL CURB CUT LOCATIONS.
(SEE APRON DETAIL ON SHEET "C5")



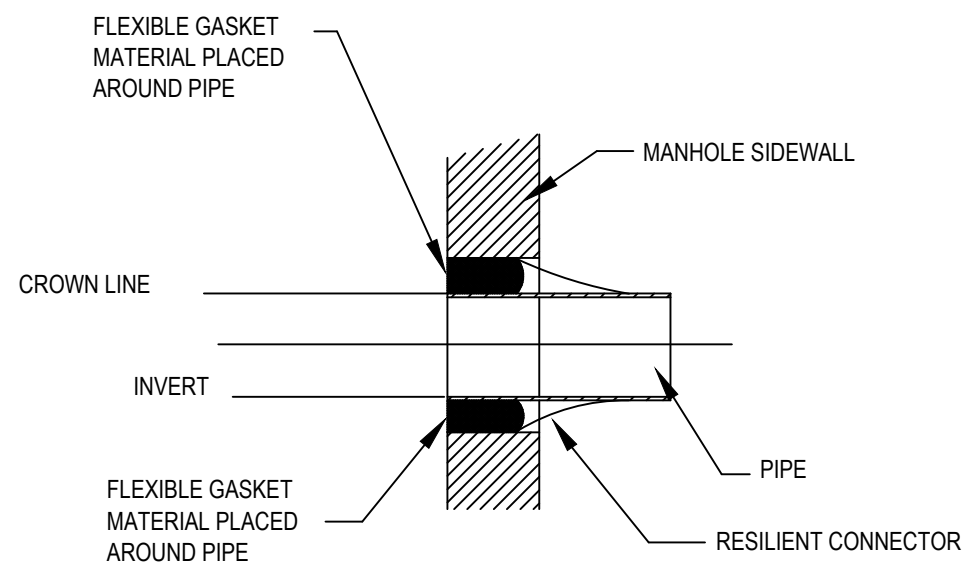
7 DETAIL @ CURB CUT (TYP)
C2 NOT TO SCALE



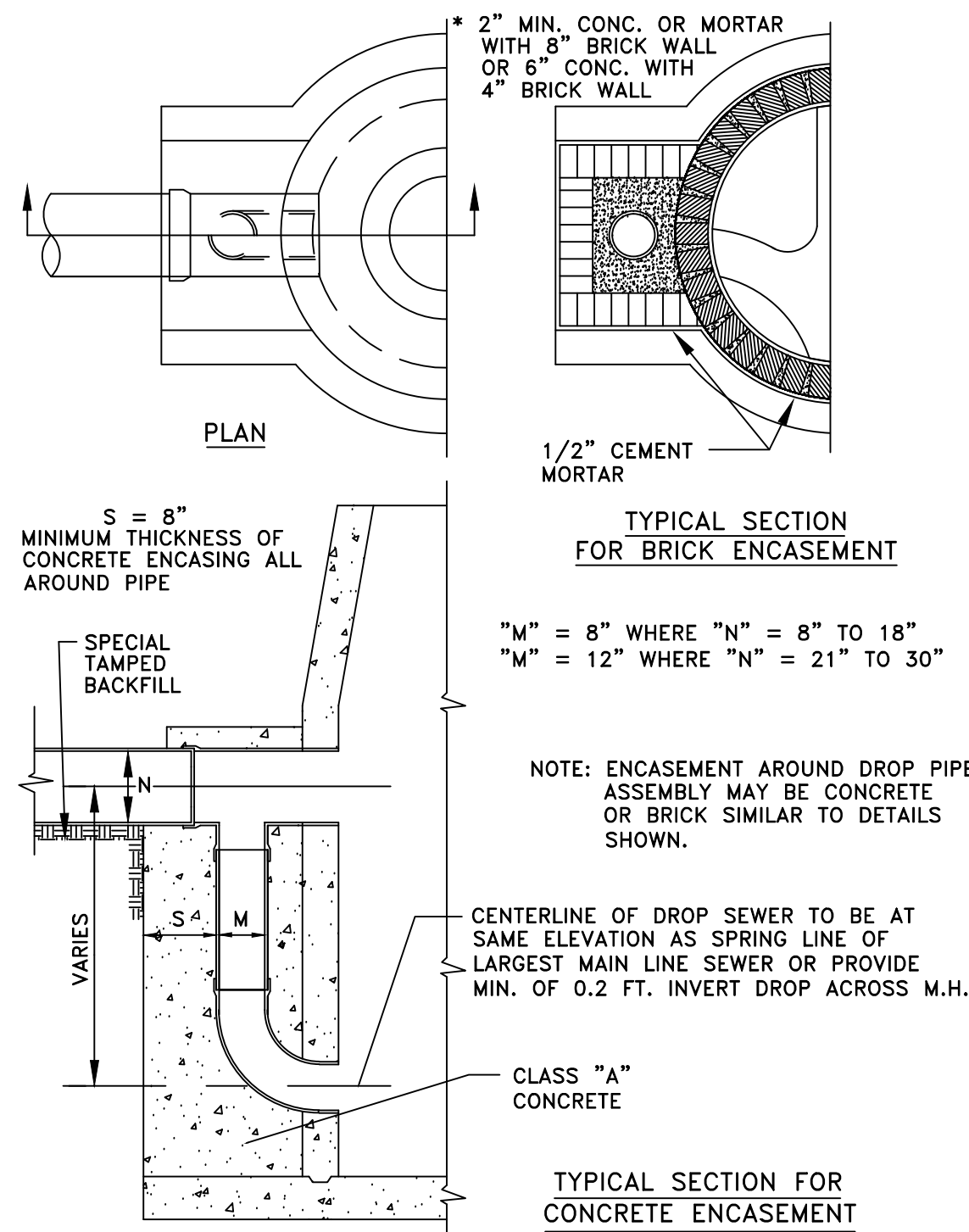
8 RETAINING WALL
C2 NOT TO SCALE



9 GUARD RAIL DETAIL (AT RETAINING WALL)
C2 NOT TO SCALE



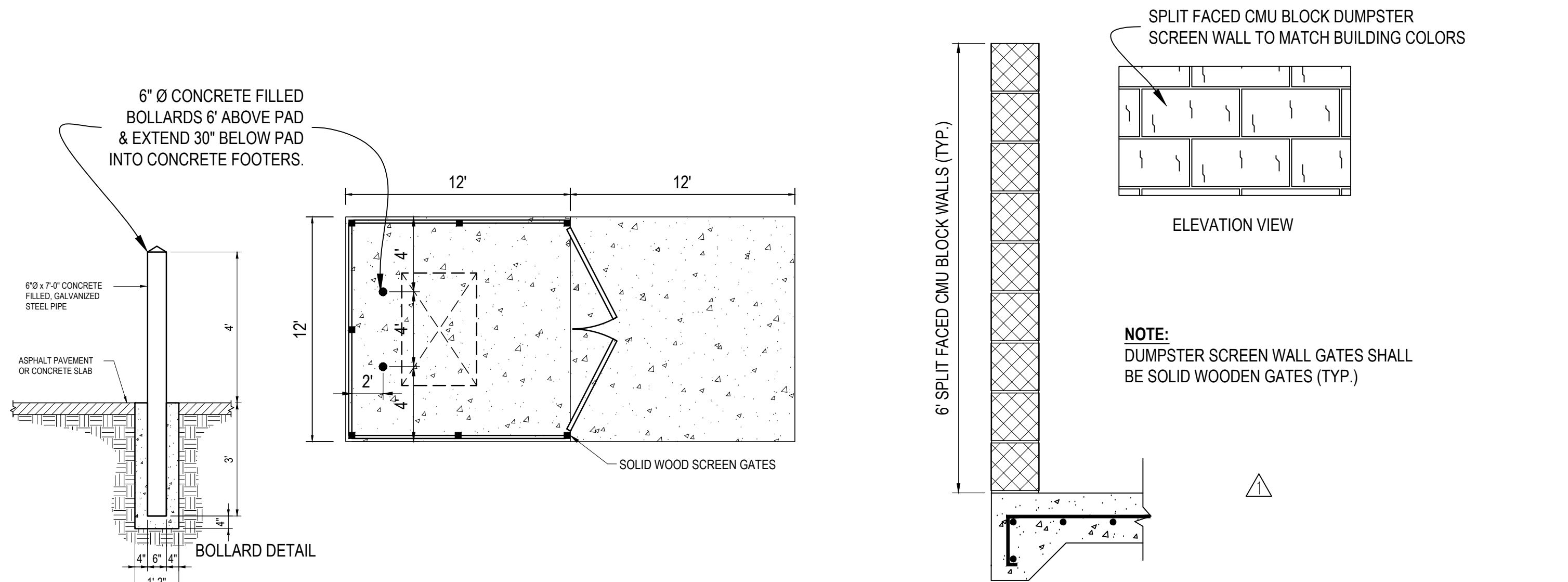
10 RESILIENT CONNECTOR FOR PIPE TO MANHOLE CONNECTION
C1.2 N.T.S.



11 DROP ASSEMBLY FOR STANDARD MANHOLES
C1.2 NOT TO SCALE

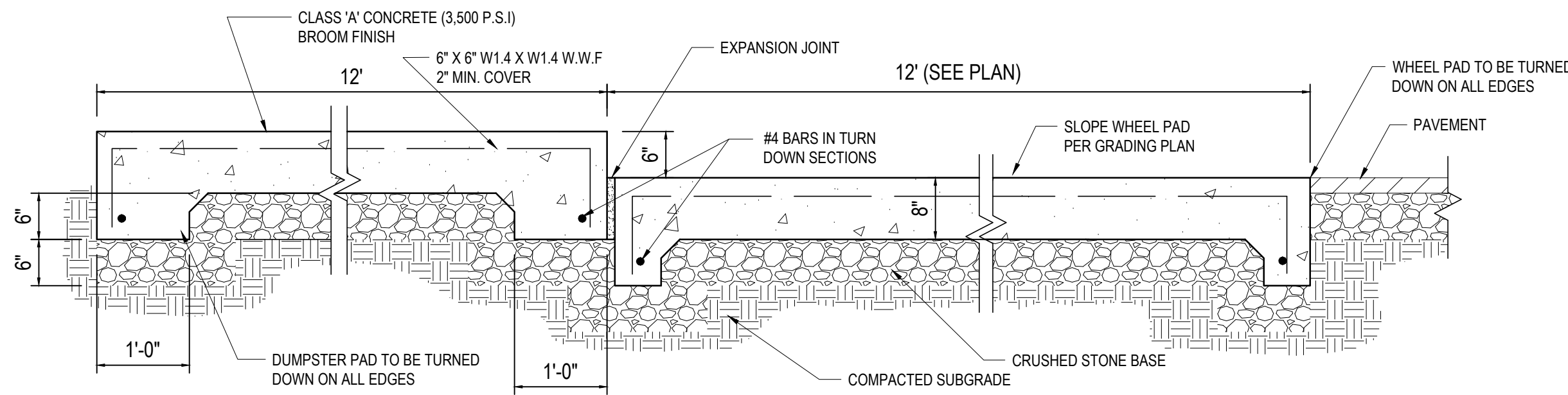
CANTILEVERED RETAINING WALL														
BACKFILL SLOPE: LEVEL														
CONCRETE DIMENSIONS					STEM REINFORCEMENT					BASE REINFORCEMENT				
Height Above Base (h _{av})	Stem Thickness (A _{stem})	Heel (C)	Width of Base (W)	Base Depth (A _{base})	Key (t x k)	"O" Bars	Dowels Into Stem	"M" Bars	"D" Bars	"Lw" Bars	"P" Bars	"Lb" Bars	"K" Bars	
ft	in.	ft-in.	ft-in.	in.	in. x in.	Size @ in.	ft-in.	Size @ in.	Size @ in.	Size @ in.	No. Size	Size @ in.		
3	8	1-0	2-8	12	None	H#4@9	None	None	#4@9	#4@12	#4@9H	5#4	None	
4	8	1-0	2-8	12	None	H#4@9	None	None	#4@9	#4@12	#4@9H	5#4	None	
5	8	1-6	3-2	12	None	H#4@9	None	None	#4@9	#4@12	#4@9	5#4	None	
6	8	1-8	3-7	12	None	H#4@9	None	None	#4@9	#4@12	#4@9	5#4	None	
7	8	2-4	4-5	12	None	#4@9	None	None	#4@9	#4@12	#4@9	6#4	None	
8	8	3-0	5-4	12	None	#4@9	None	None	#4@9	#4@12	#4@9	7#4	None	
9	8	3-8	6-2	12	None	#6@15	None	None	#4@15	#4@12	#6@15	8#4	None	
10	8	4-2	6-10	12	None	#8@18	None	None	#5@18	#4@12	#6@18	9#4	None	
11	10	4-8	7-9	12	None	#6@9	2-2	#6@18	#4@9	#5@12	#5@9	7#5	None	
12	11	5-2	8-6	12	None	#6@9	2-2	#6@18	#4@9	#5@12	#6@9	5#6	None	
13	12	5-8	9-4	12	None	#5@6	1-10	#5@12	#4@6	#5@12	#5@6	8#5	None	
14	13	6-2	10-1	14	None	#7@9	2-5	#6@18	#5@9	#6@12	#7@9	7#6	None	
15	14	6-8	10-10	14	None	#7@9	3-2	#7@18	#5@9	#6@12	#7@9	17#4	None	
16	15	7-1	11-7	16	None	#8@9	3-2	#7@18	#5@9	#6@11	#7@9	20#4	None	
17	17	7-4	12-2	18	None	#8@9	3-2	#7@18	#6@9	#7@14	#7@9	6#8	None	
18	18	7-10	13-0	18	None	#8@9	3-2	#7@18	#6@9	#8@17	#8@9	26#4	None	
19	19	8-4	13-9	20	None	#7@6	2-5	#6@12	#5@6	#8@16	#7@6	10 #7	None	

(1) "H" designates a standard hook or headed bar. If an "H" flag appears before "O" or "P" bar callout, then use hook or headed bar in toe of base. If "H" appears after "P" bar callout, then use hook or headed bar in heel of base. Alternatively, designer to resize bar.
(2) Design is based on minimum soil bearing capacity of 3000 psf. Owner shall provide soil test report to prove the bearing capacity of the soil is more than 3000 psf.
(3) Retaining wall rebar shop drawings shall be approved by EOR before construction.

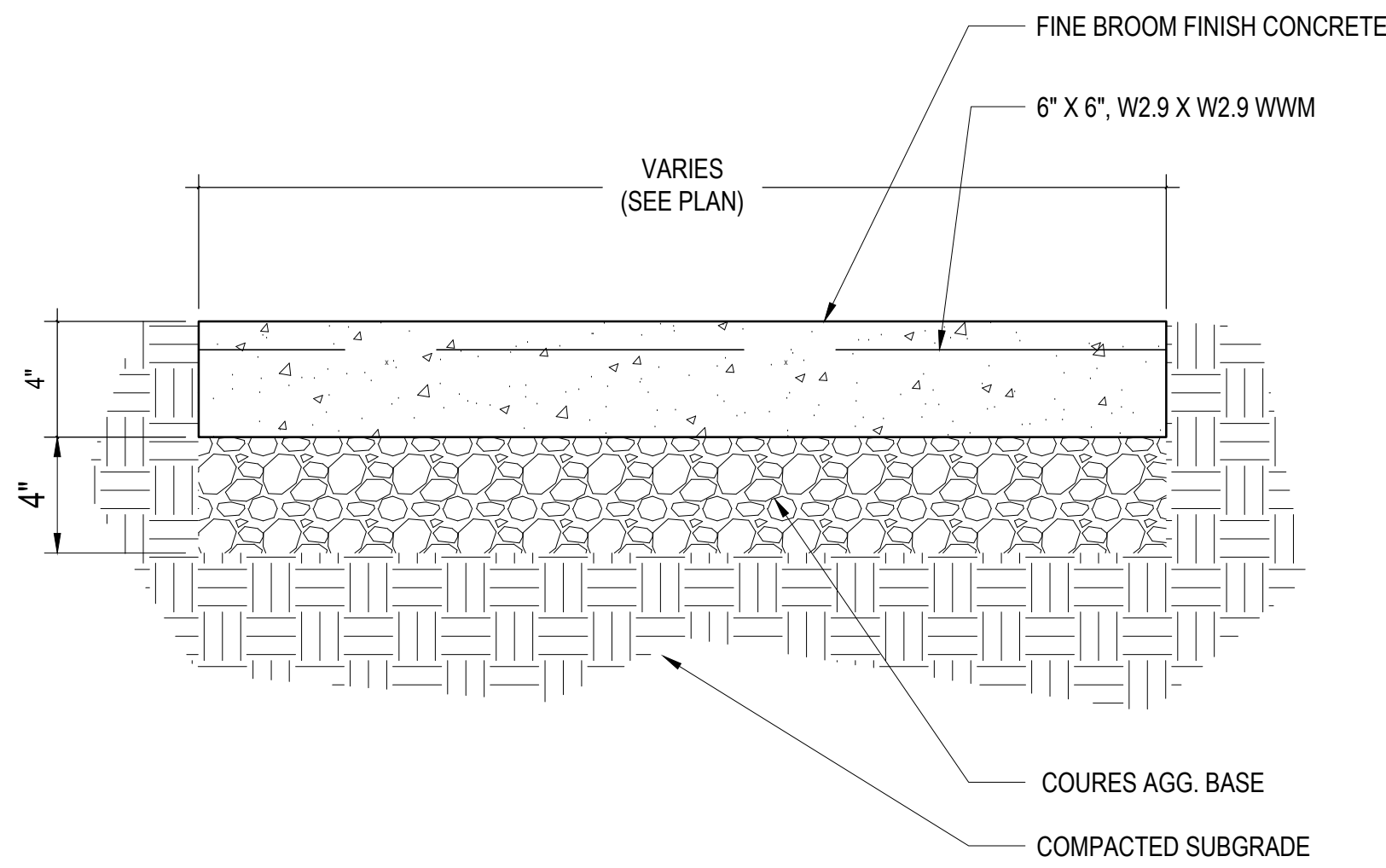


1 DUMPSTER BALLORD DETAILS
C1.2 SCALE: N.T.S.

1A DUMPSTER SCREEN WALL DETAIL
C1.2 SCALE: N.T.S.

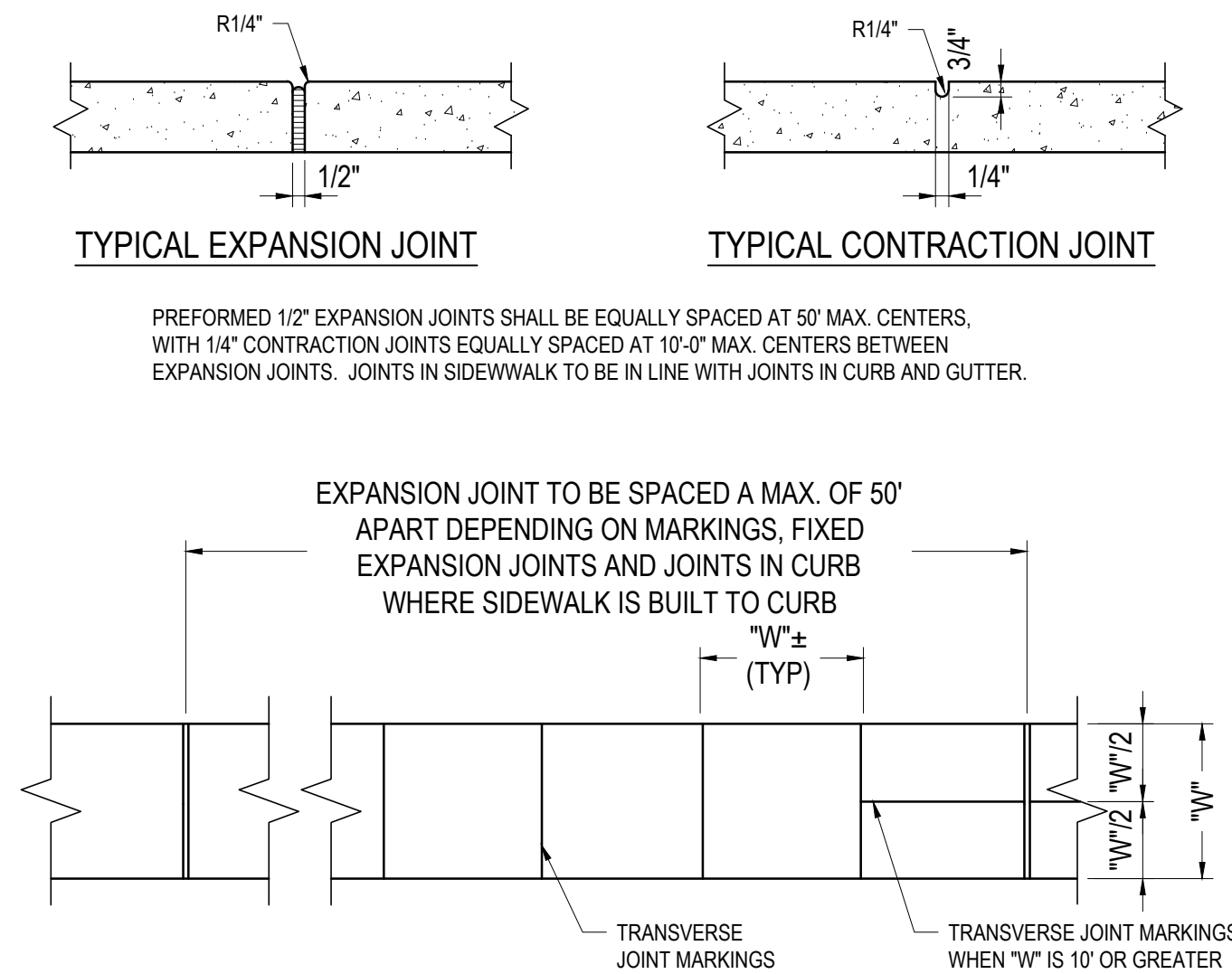


2 DUMPSTER PAD SECTION DETAIL
C1.2 SCALE: N.T.S.

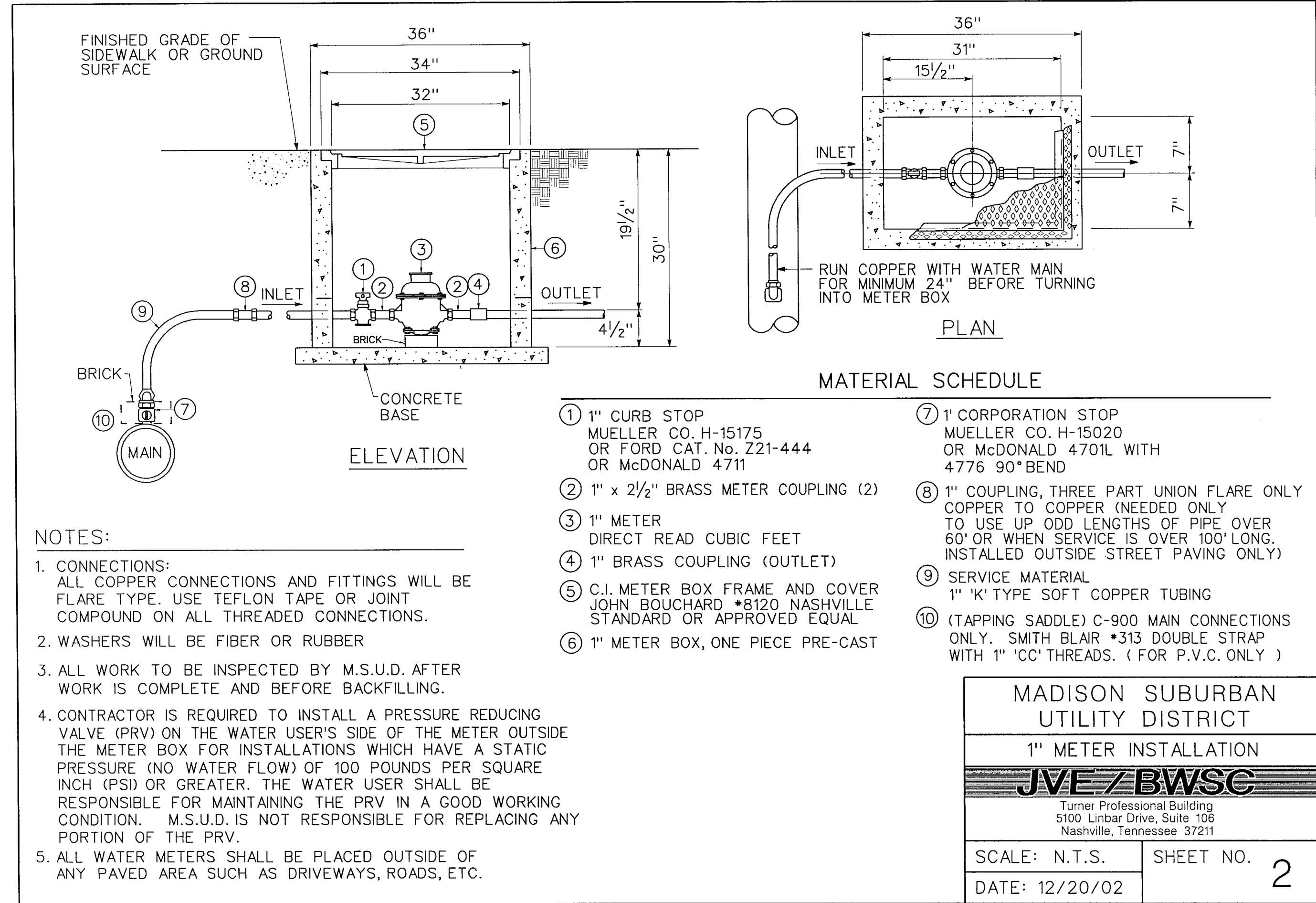


NOTE:
SLOPE ALL ON SITE SIDEWALKS AWAY FROM BUILDING @ MIN. 1" PER 48" TYPICAL.

3 SIDEWALK CROSS SECTION
C1.2 N.T.S.



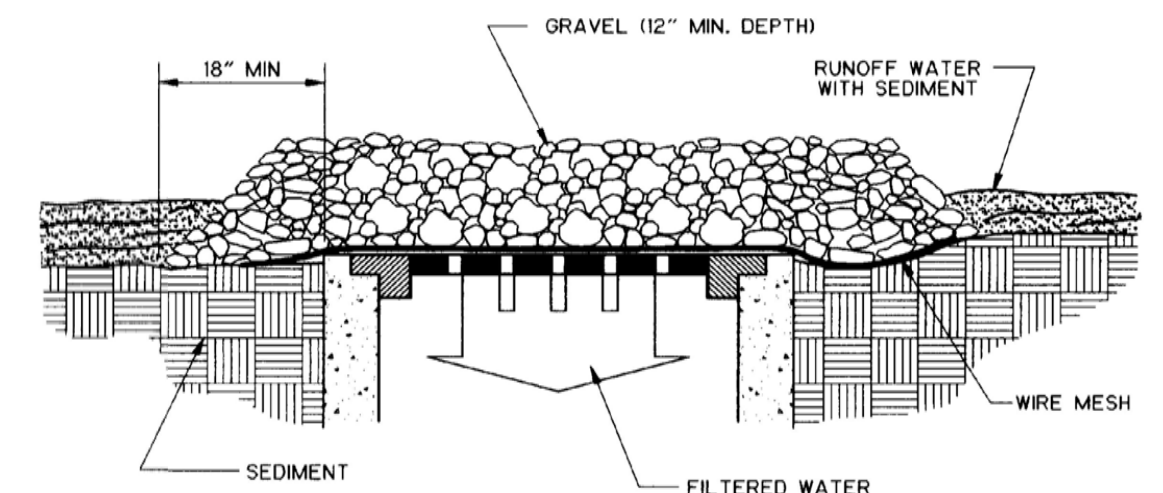
4 SIDEWALK JOINT DETAILS
C1.2 N.T.S.



- NOTES:
1. CONNECTIONS:
ALL COPPER CONNECTIONS AND FITTINGS WILL BE FLARE TYPE. USE TEFLON TAPE OR JOINT COMPOUND ON ALL THREADED CONNECTIONS.
 2. WASHERS WILL BE FIBER OR RUBBER
 3. ALL WORK TO BE INSPECTED BY M.S.U.D. AFTER WORK IS COMPLETE AND BEFORE BACKFILLING.
 4. CONTRACTOR IS REQUIRED TO INSTALL A PRESSURE REDUCING VALVE (PRV) ON THE WATER USER'S SIDE OF THE METER OUTSIDE THE METER BOX FOR INSTALLATIONS WHICH HAVE A STATIC PRESSURE (NO WATER FLOW) OF 100 POUNDS PER SQUARE INCH (PSI) OR GREATER. THE WATER USER SHALL BE RESPONSIBLE FOR MAINTAINING THE PRV IN A GOOD WORKING CONDITION. M.S.U.D. IS NOT RESPONSIBLE FOR REPLACING ANY PORTION OF THE PRV.
 5. ALL WATER METERS SHALL BE PLACED OUTSIDE OF ANY PAVED AREA SUCH AS DRIVEWAYS, ROADS, ETC.

ACTIVITY: Temporary Inlet Protection

TCP - 24



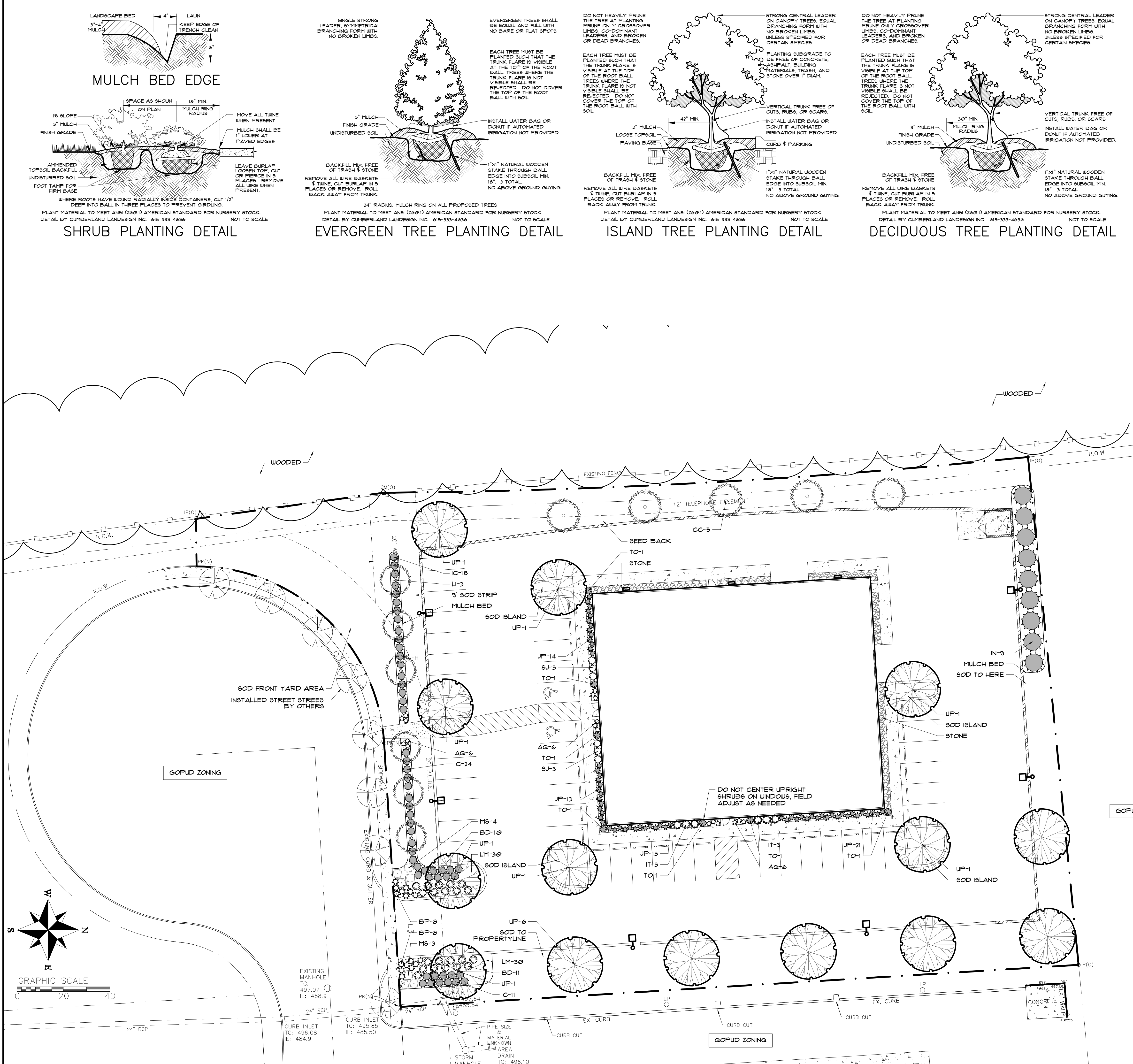
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATION FLOWS ARE EXPECTED, BUT NOT WHERE FLOODING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE AND UNPROTECTED AREAS.

Figure TCP-24-4
Wire Mesh and Gravel Inlet Filter

Volume 4:
Stormwater Best Management Practices -
Temporary Construction Management Practices TCP-24-8 September 2013

DATE	11/29/2021
DESCRIPTION	REVISED PER PLANNING COMMISSION COMMENTS
REV.	1
DESIGNED BY:	A.K.
DRAWN BY:	R.L.
SCALE:	AS NOTED
PROJECT NO.	
DATE:	1/27/2022
ISSUED FOR:	APPROVAL SET
DRAWING TITLE:	SITE PLAN DETAILS
DRAWING NO.	C4



MATERIALS SCHEDULE							
KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES	
TREES							
CC	5	Cercis canadensis / Eastern Redbud	6' Min.	2'-3'	2.0"		
LI	6	Lagerstroemia indica/ Crape Myrtle	5' Min.	3'-4'	3.0"	1" Cone, 1" Each	
IN	9	Ilex x 'Nellie'/ Nellie Holly	7' Min.	2'-3'	2.0"	FTB	
UP	14	Ulmus parvifolia 'UPMTF'/ Bosque Elm	13'-15'	7'-8'	3.0"		
SHRUBS							
AG	18	Abelia x 'Rose Creek'/ Rose Creek Abelia	15" Min.	15"-18"	F.T.B.	Or Equal	
BD	21	Buddleja x 'Blue Chip'/ Dwarf Butterfly Bush	15" Min.	15"-18"	F.T.B.	Or Equal	
BP	16	Berberis thunbergii 'Monlers'/ Golden Nugget Barberry	18" Min.	15"-18"	F.T.B.	Or Equal	
IC	53	Ilex cornuta 'Burfordii Nana'/ Dwarf Burford Holly	24" Min.	18"-24"	F.T.B.		
IT	6	Itea virginica 'Spritch'/ Dwarf Itea	18" Min.	15"-18"	F.T.B.	Or Equal	
JP	61	Juniperus horizontalis 'Andorra'/ Andorra Juniper	6" Min.	12"-15"	F.T.B.		
SJ	6	Spiraea japonica 'Walburna'/ Magic Carpet Spirea	15" Min.	15"-18"	F.T.B.	Or Equal	
TO	7	Thuja occidentalis 'Smaragd'/ Emerald Green Arborvitae	48" Min.	15"-18"	F.T.B.	Single Leader	
GRASSES							
MS	7	Miscanthus sinensis 'Adagio'/ Adagio Maiden Grass	5 Gallon			Or Equal	
GROUND COVER							
LM	60	Liriope muscari/ Liriope			Plugs at 18" O.C. in triangular pattern.		
TURF							
SOD		Rebel II Fine Bladed Sod 11,500 sf			Install where shown.		
SEED		Rebel II Fine Bladed Fescue 5,000 sf			Seed at 5 lbs per 1,000 sf Install w/ weed free Straw		
MISCELLANEOUS							
Mulch Bed		Hardwood Bark Mulch			REMARKS	Minimum 3" depth throughout.	
STONE		Decorative River Stone 550 sf area				2"-4" diameter installed 6" deep over weed barrier fabric.	
NOTES							
FTB = Full To Bottom							
THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS							

PRIOR TO EXCAVATION AND INSTALLATION FIELD VERIFY ALL UTILITIES.

REMOVE STONE OVER 1/4", CLAY POCKETS, & FINE GRADE ALL PLANTING AREAS.

NEW PLANTING AREAS SHALL BE FERTILIZED WITH 12# 10-10-10 S.F. OF 10-10-10 FERTILIZER OR CONTAIN 30% ADDED 'HOLY COW' (OR EQUAL) MIX TOPSOIL AMENDMENT.

NEW PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED BARK MULCH. FINELY GROUND, NO NUGGETS, 1/2" DIAMETER MAX. PIECES. REFUSE & STONE FREE. FINE STRAW ACCEPTABLE PER CLIENT APPROVAL. NO FINE NUGGETS OR SYNTHETIC MULCH.

VERIFY ALL QUANTITIES. IN THE EVENT OF A DISCREPANCY, CONTACT THE DESIGNER.

NOTIFY THE LANDSCAPE ARCHITECT OF ANY FEATURES SUCH AS WALKWAYS, WINDOWS, OR BUILT ELEMENTS WHICH CONFLICT WITH THE PLANTING PLAN.

ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.

NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION.

PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.

WIRE BASKETS SHALL BE COMPLETELY REMOVED, BURLAP SHALL BE CUT TOP TO BOTTOM IN 5 PLACES. BURY NATURAL TWINE. DISPOSE OF SYNTHETIC ROPE AND TRUNK WRAP OFFSITE.

SUB-GRADE STAKE TREES IN PLACE PER DETAIL - NO GUYING, NO ABOVE GROUND STAKES.

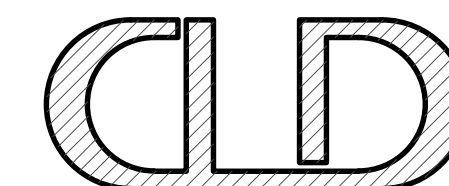
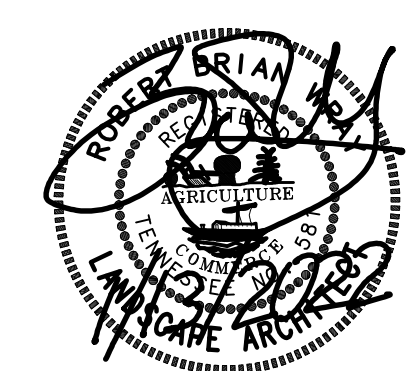
NO CANOPY TREE SHALL BE LOCATED WITHIN 20' OF AN OVERHEAD UTILITY, POWER LINE, OR LIGHT POLE (UNLESS SPECIFIC VERTICAL / NARROW CULTIVAR (10')).

NO CANOPY TREE SHALL BE LOCATED WITHIN A GAS, WATER, SEWER, UNDERGROUND ELECTRIC, CABLE, FIBER, OR PUBLIC UTILITY EASEMENT WITHOUT SIGNING OF A RELEASE WAIVER AND APPROVAL BY THE EASEMENT HOLDER.

LOCATING PLANT MATERIALS WITHIN DRAINAGE IS ACCEPTABLE. MATERIALS SHALL BE NO CLOSER THAN 3' FROM THE CENTER OF FLOWLINE.

ADHERE TO THESE NOTES TO FACILITATE DESIGNER, MUNICIPALITY, AND CLIENT APPROVAL.

REQUIREMENTS	
PARCEL ID #	026060B02400C0
PROPERTY ZONE:	GOPUD
AREA OF LOT:	1.51 ACRES
CALIPER INCHES	70.0
REQUIRED CALIPER INCH:	105.7
TREES TO BE REMOVED	0.0
REPLACEMENT INCHES REQUIRED	0.0
EXISTING STREET TREES	8 x 3 = 24.0
PROPOSED NEW TREES:	
3" CALIPER TREES	14 x 3 = 42.0
2" CALIPER TREES	20 x 2 = 40.0
CREDIT FOR NEW TREES:	106.0
TRANSITIONAL BUFFERYARDS	NA
UTILITY & LOADING SCREENING	SATISFIED
50% OF TREES 3" IN CALIPER	SATISFIED
MIN. 2" CALIPER TREES	SATISFIED
20%-50% TREES UNDERSTORY	SATISFIED
24" SHRUB ROW AT PARKING	SATISFIED
FOUNDATION PLANTING AT BUILDING	SATISFIED



cumberlanddesign@bellsouth.net
615-333-4636 615-512-3018
www.landscapearchitect-tn.com

PROJECT DESCRIPTION:

LOT 24 NORTHCREEK COMMONS

IFP REALTY, LLC

0 WINSOR GREEN CT., GOODLETTSVILLE, TN 37072

DATE	REVISION	COMMENTS
11/29/2021		

DESIGNED BY	A.K.
DRAWN BY	R.L.
SCALE	1" = 20' - 0"
PROJECT NO.	
DATE	11/5/2021
ISSUED FOR	
APPROVAL SET	
DRAWING TITLE :	
LANDSCAPE PLAN	
DRAWING NO.	
L1	



KEY	TYPE	BRAND	SPECIFICATIONS:
POLE (6 TOTAL)	POLE LIGHT (WIDE)	GE	EVOLVE SCALABLE AREA HORIZONTAL AREA POLE MOUNTED 20'-0" ABOVE FINISHED GRADE. S_4 - ASYMMETRICAL FORWARD 32,800 LUMENS, 5700K (FLAT BLACK FINISH) LAMP: VOLTAGE: 35-433825-03 5700K 120V 1P 2W OTHER: 2; 210W HBLED, CLEAR SMT, VBU ADVANCE 35-225096-05, 3; 150W LED ELECTRONIC CONSTANT CURRENT Concrete foundation mounted per manuf. specs.
WALL (3 TOTAL)	WALL PACK	GE	SPECIFICATIONS: EWLS01 EVOLVE LED L-SERIES WALL PACK INSTALL 12'-0" ABOVE FFE (PER PLAN). GE LIGHTING SOLUTIONS, EWLS01D40AF750 4,000 LUMENS, 5000K, ASYMMETRIC FORWARD LAMP: VOLTAGE: WATTS GE LED 70 120V 1P 2W 38 OTHER: Reference Architectural elevations for exact wall pack installation and electrical service.

THIS PLAN PREPARED UTILIZING MANUFACTURERS IES LIGHTING DATA.

ELECTRICAL CONTRACTOR SHALL INSTALL FIXTURES PER MANUFACTURERS SPECIFICATIONS.

INSTALL SHALL MEET ALL LOCAL, STATE, AND NATIONAL ELECTRICAL CODES.

THE ELECTRICAL CONTRACTOR SHALL COORDINATE SLEEVING, CONDUIT, AND SERVICE RUNS WITH THE GENERAL CONTRACTOR.

ALL LIGHTING ON THIS PLAN IS LED.

SUBSTITUTIONS SHALL NOT BE MADE.

 cumberlanddesign@bellsouth.net
 615-333-4636  615-512-3018
 www.landscapearchitect-tn.com

PROJECT DESCRIPTION:
LOT 24 NORTHCREEK COMMONS
IFP REALTY, LLC
 90 WINSOR GREEN CT., GOODLETTSVILLE, TN 37072

0 WINSOR GREEN CT., GOODLETTSVILLE, TN 37072

PROJECT DESCRIPTION:

DATE _____

Site Lighting Plan

REV.

DESIGNED BY	A.K.
-------------	------

DRAWN BY :	R.L.
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SCALE : 1" = 20' - 0"

PROJECT NO.

DATE :	11/5/2021
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ISSUED FOR :

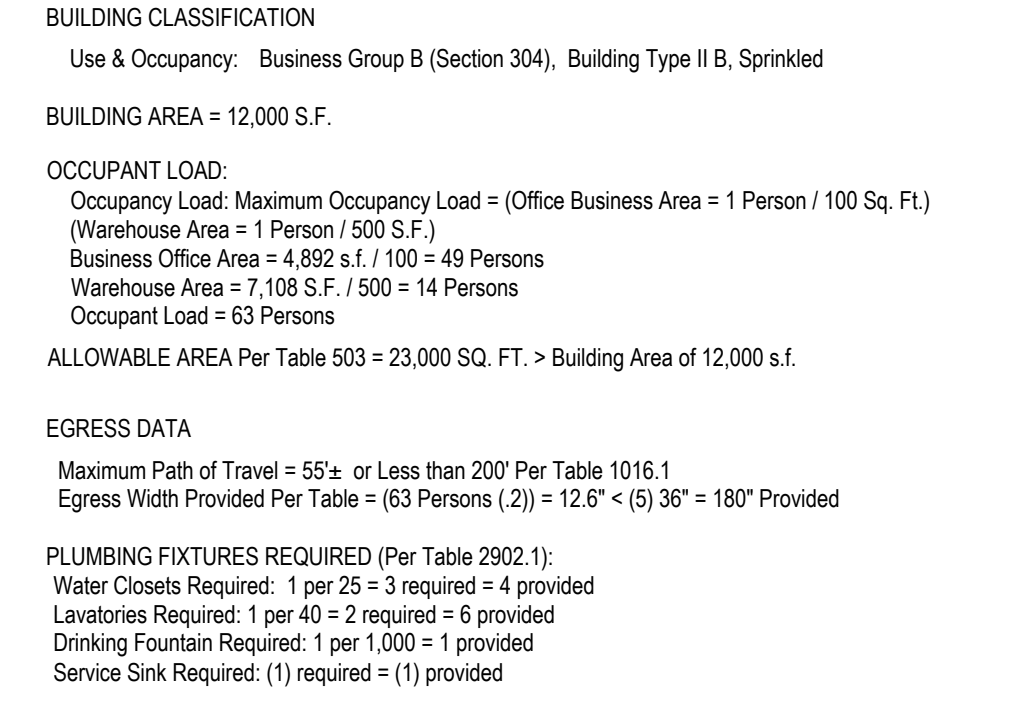
APPROVAL SET

DRAWING TITLE :

SITE LIGHTING PLAN

DRAWING NO.

P1



APPLICABLE CODES

This List is Provided As A Convenience To The Contractor And Is Not To Be Considered To Be All Inclusive Of Codes And Regulations That May Apply To The Work. The Contractor Shall Comply With All Applicable Codes, Standards, Regulations, And Laws.

All code books are available from the model code organizations.

List of code editions adopted by the Local Government:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 ICC/ANSI A-117-1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 LIFE SAFETY CODE (NFPA 101)

Use & Occupancy: Business Group B (Section 304), Building Type II B, Sprinkled

OCCUPANT LOAD:
 Occupancy Load: Maximum Occupancy Load = (Office Business Area = 1 Person / 100 SQ. Ft.
 Warehouse Area = 1 Person / 500 S.F.)
 Business Office Area = 4,892 s.f. / 100 = 49 Persons
 Warehouse Area = 7,108 S.F. / 500 = 14 Persons
 Occupant Load = 63 Persons
ALLOWABLE AREA Per Table 503 = 23,000 SQ. FT. > Building Area of 12,000 s.f.

EGRESS DATA

Maximum Path of Travel = 60'± or Less than 200' Per Table 1016.1

Egress Width Provided Per Table = (63 Persons (.2)) = 12.6" < (5) 36" = 180" Provided

PLUMBING FIXTURES REQUIRED (Per Table 2902.1):
 Water Closets Required: 1 per 25 = 3 required = 4 provided
 Lavatories Required: 1 per 40 = 2 required = 6 provided
 Drinking Fountain Required: 1 per 1,000 = 1 provided
 Service Sink Required: (1) required = (1) provided

 BATTERY POWERED EMERGENCY EGRESS LIGHT FIXTURE
 COMBINATION BATTERY POWERED EMERGENCY EGRESS LIGHT FIXTURE & BATTERY POWERED EXIT SIGN (ARROW DENOTES DIRECTION)
 CEILING MOUNTED FIXTURE & BATTERY POWERED EXIT SIGN (ARROW DENOTES DIRECTION)
 FIRE EXTINGUISHER - TYPE PER FIRE MARSHAL'S REQUEST
 MAXIMUM EGRESS PATH OF TRAVEL
 139' PATH OF EGRESS TRAVEL DISTANCE WITH MAXIMUM FOOTAGE INDICATED
 DESIGNATES NUMBER OF OCCUPANTS AT EXIT (ARROW DENOTES EXIT DIRECTION)
 DESIGNATES OCCUPANT CAPACITY OF EXIT PER CODE
 WALL TYPE LABEL (SEE WALL ASSEMBLIES ON SHEET A1)
 SMOKE DETECTORS PER CODES (SEE ELECTRICAL PLANS FOR SPECS.)
 SITE LIGHTING APPROXIMATE LOCATIONS
 OCCUPANT LOAD PER SPACE

SCALE: 1/8" = 1'-0"



REV.	DATE	DESCRIPTION

DESIGNED BY :	R.S.A.
DRAWN BY :	M.R.B.
SCALE :	$\frac{1}{8}" = 1' - 0"$
PROJECT NO.	
DATE :	1/27/2022
ISSUED FOR :	
APPROVAL SET	
DRAWING TITLE :	

EXTERIOR
ELEVATIONS

DRAWING NO.

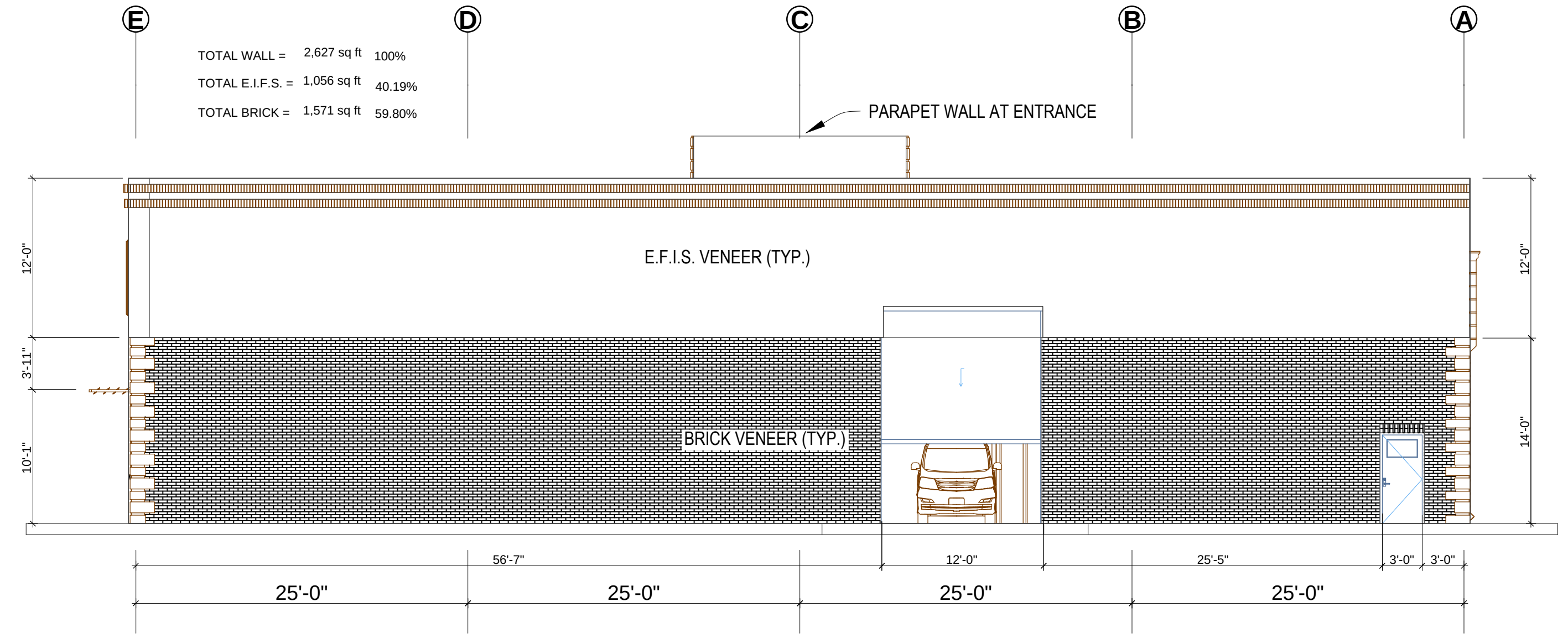
A3

GENERAL NOTES

1. THE CONTRACTORS SHALL INSURE THAT ALL CONSTRUCTION LOADS DO NOT EXCEED THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS AND THAT THESE LOADS ARE NOT PUT ON THE STRUCTURAL MEMBERS PRIOR TO THE TIME THAT ALL FRAMING MEMBER AND THEIR CONNECTIONS ARE IN PLACE. ,
2. THE OWNER AND CONTRACTOR SHALL EXAMINE THE STRUCTURE AND INFORM THE STRUCTURAL ENGINEER IN WRITING OF ANY LOADS NOT LISTED ABOVE. NO RESERVE LOAD CAPACITY EXIST FOR CONVERSION TO OTHER USES IF NOT NOTED ABOVE.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, HORIZONTAL AND VERTICAL DIMENSIONS AND COORDINATION OF ARCHITECTURAL AND STRUCTURAL DRAWINGS. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. SEE STRUCTURAL DRAWINGS FOR ELEVATION NOT SHOWN AND FOR EXACT LOCATIONS OF ALL SLAB DEPRESSIONS. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL SECTIONS WITH THE ARCHITECTURAL SECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO FABRICATING OR INSTALLING STRUCTURAL MEMBERS.
5. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. THE DETAILS SHOWN ON THE STRUCTURAL DRAWINGS DESIGNATED AS "TYPICAL DETAILS" APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS.
7. INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING AND ADVISE THE ENGINEER OF ALL INTERFERENCES.

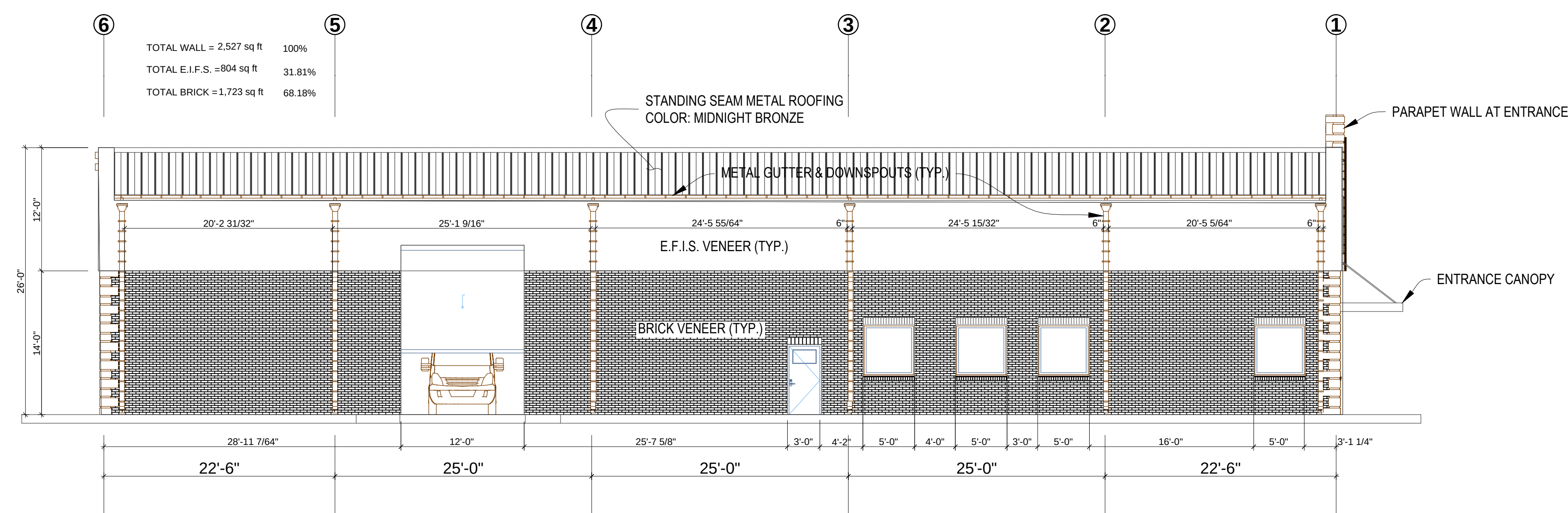
CONSTRUCTION NOTES

1. NO SET OF CONTRACT DOCUMENTS IS EXHAUSTIVE OR PERFECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL LABOR AND INSTALL ALL MATERIAL CALLED FOR IN THE CONTRACT DOCUMENTS PER LOCAL CODE REQUIREMENT AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. THE CONTRACTOR'S INSTALLATION SHALL INCLUDE ALL REQUIRED ROUGH-INS, DUCTWORK, PIPING OR ELECTRICAL WIRING INCLUDING DEVICES (GAGES, VALVES, DISCONNECTS, STARTERS, ETC.) NEEDED FOR ALL SYSTEMS TO BE COMPLETE AND ALL FULLY OPERATIONAL WHETHER OR NOT SHOWN OF NOTED ON THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR'S BID SHALL INCLUDE ALL SUCH ITEMS REASONABLY INFERRED OR REQUIRED FOR COMPLETE SYSTEMS. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PROMPTLY OF ANY CONFLICT BETWEEN BUILDING CODES AND/OR THE MANUFACTURE'S INSTALLATION INSTRUCTIONS AND THE CONTRACT DOCUMENTS.
4. NO DEVIATIONS OR ADJUSTMENTS SHALL BE MADE TO THE CONTRACT DOCUMENTS WITHOUT COORDINATION AND THE APPROVAL OF THE DESIGN ENGINEER. ANY SUCH APPROVED DEVIATIONS OR ADJUSTMENTS TO THE CONTRACT DOCUMENTS SHALL BE MARKED ON A SET OF RECORD DRAWINGS BY THE CONTRACTOR. THE RECORD AS-BUILT DRAWINGS SHALL BE TURNED OVER TO THE DESIGN ENGINEER AT THE COMPLETION OF CONSTRUCTION.



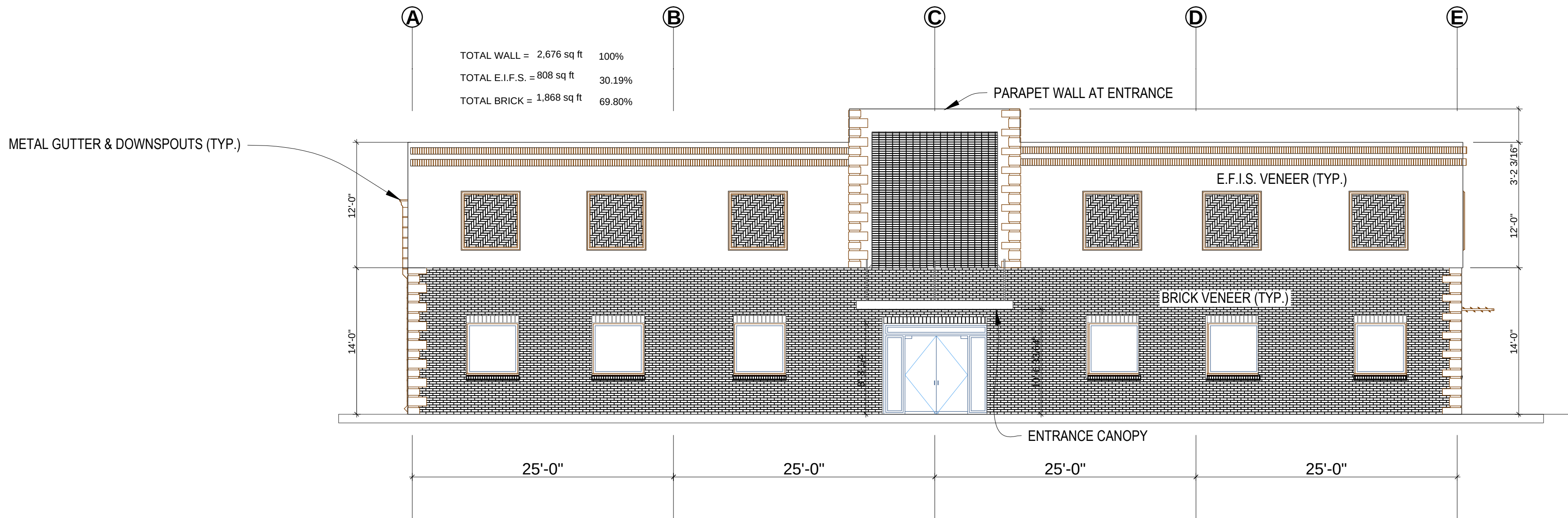
NORTH BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

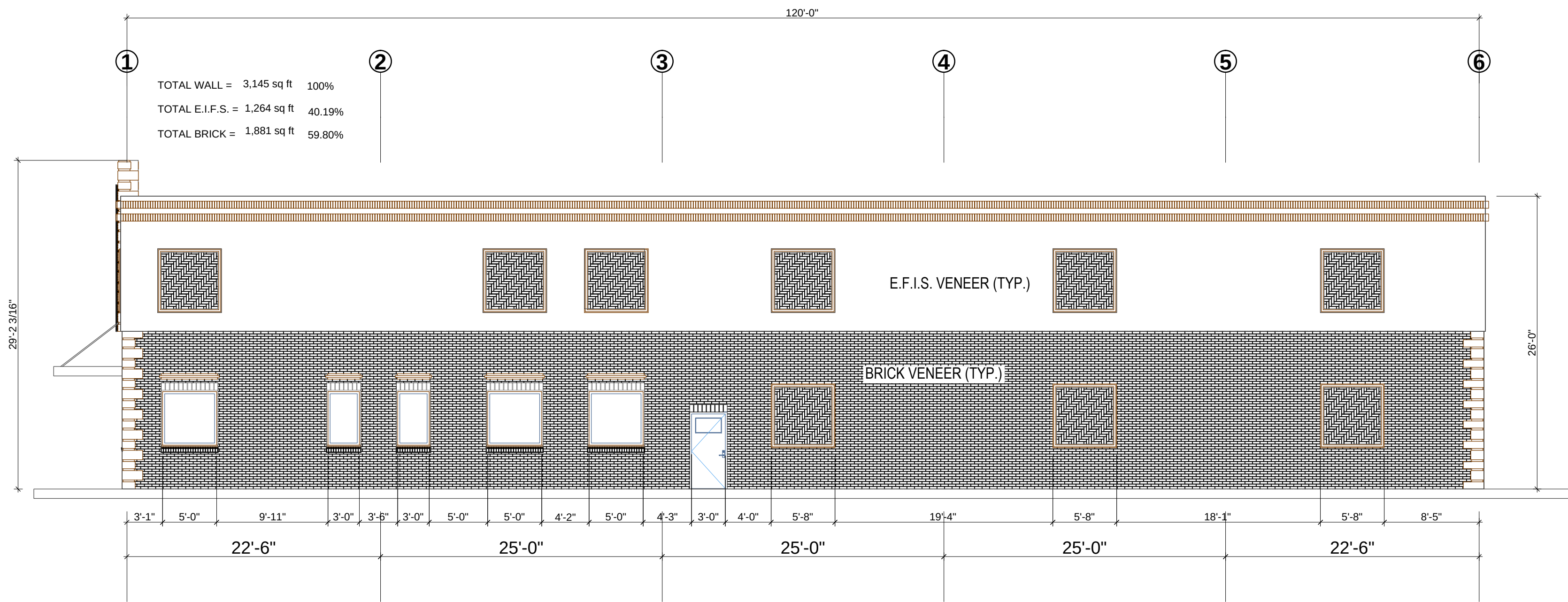


WEST BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. THE CONTRACTORS SHALL INSURE THAT ALL CONSTRUCTION LOADS DO NOT EXCEED THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS AND THAT THESE LOADS ARE NOT PUT ON THE STRUCTURAL MEMBERS PRIOR TO THE TIME THAT ALL FRAMING MEMBER AND THEIR CONNECTIONS ARE IN PLACE. ,
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CONSTRUCTION NOTES

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REV.	DATE	DESCRIPTION

DESIGNED BY :	R.S.A.
DRAWN BY :	M.R.B.
SCALE :	1/8" = 1' - 0"
PROJECT NO.	
DATE :	1/27/2022
ISSUED FOR :	APPROVAL SET

DRAWING TITLE :
EXTERIOR ELEVATIONS

DRAWING NO.
A4

PROJECT DESCRIPTION:
LOT 24 NORTHCREEK COMMONS
IFP REALTY, LLC
0 WINSOR GREEN CT., GOODLETTSVILLE, TN 37072

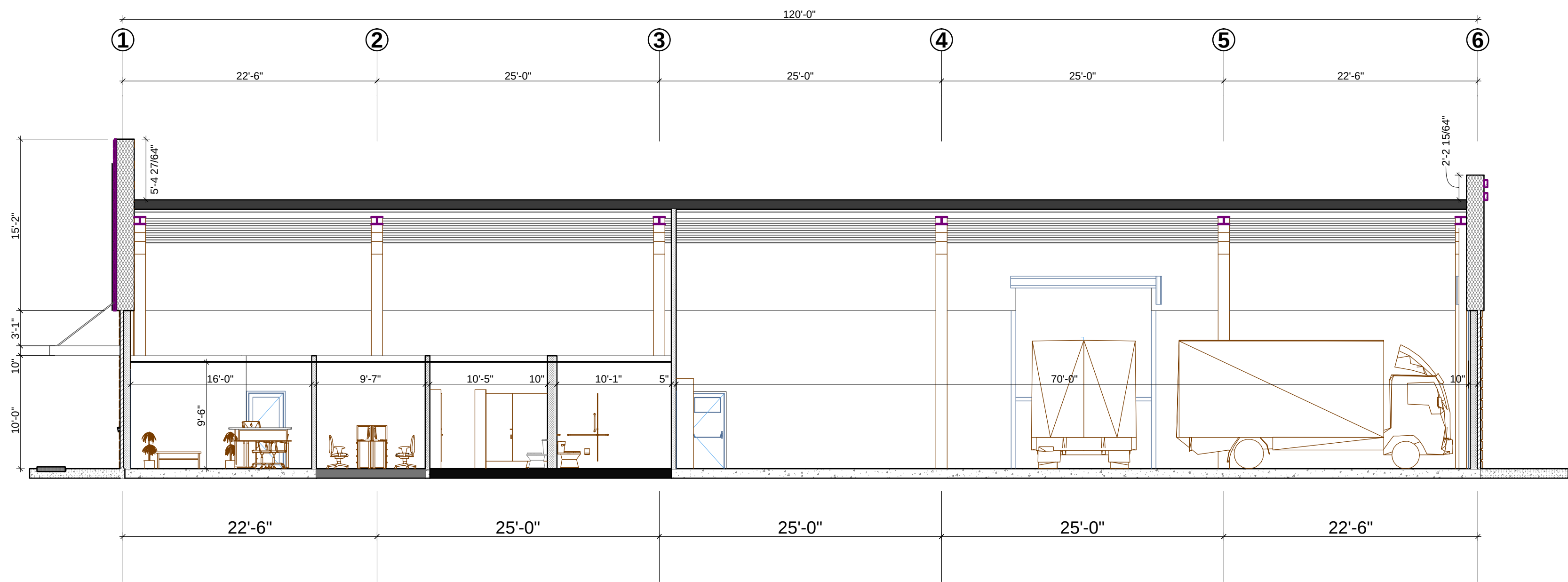


REV.	DATE	DESCRIPTION

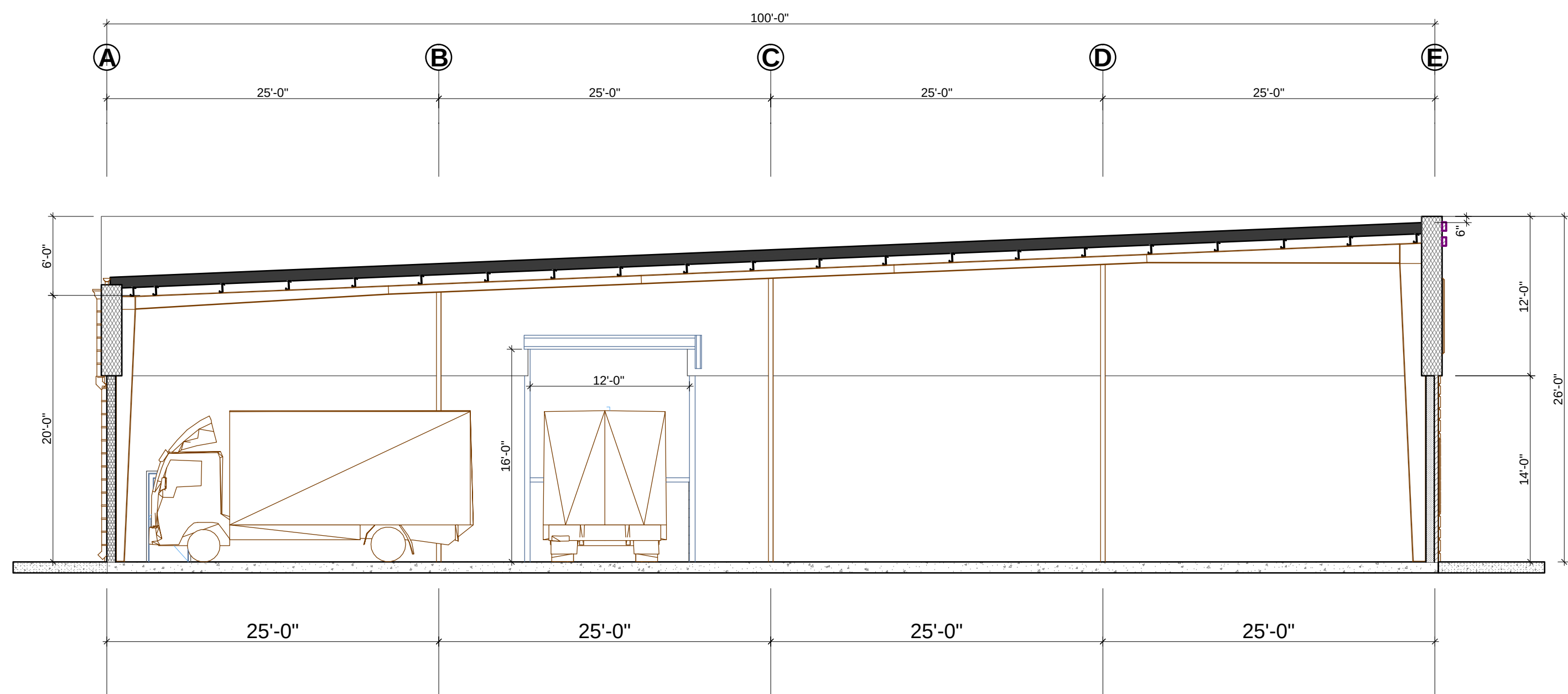
DESIGNED BY : R.S.A.
DRAWN BY : M.R.B.
SCALE : $\frac{1}{8}" = 1' - 0"$
PROJECT NO.
DATE : 1/27/2022
ISSUED FOR :
APPROVAL SET

DRAWING TITLE :
**BUILDING
SECTIONS**

DRAWING NO.
A5



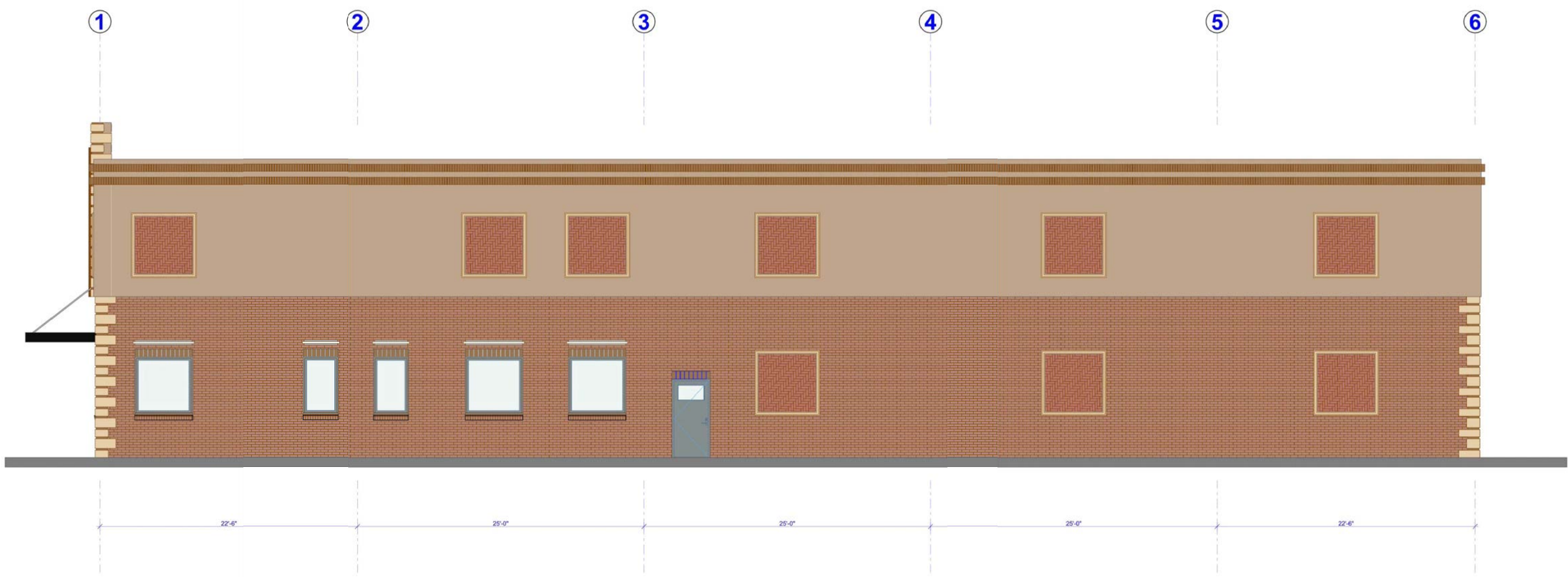
1 BUILDING CROSS SECTION
SCALE: 1/8" = 1'-0"



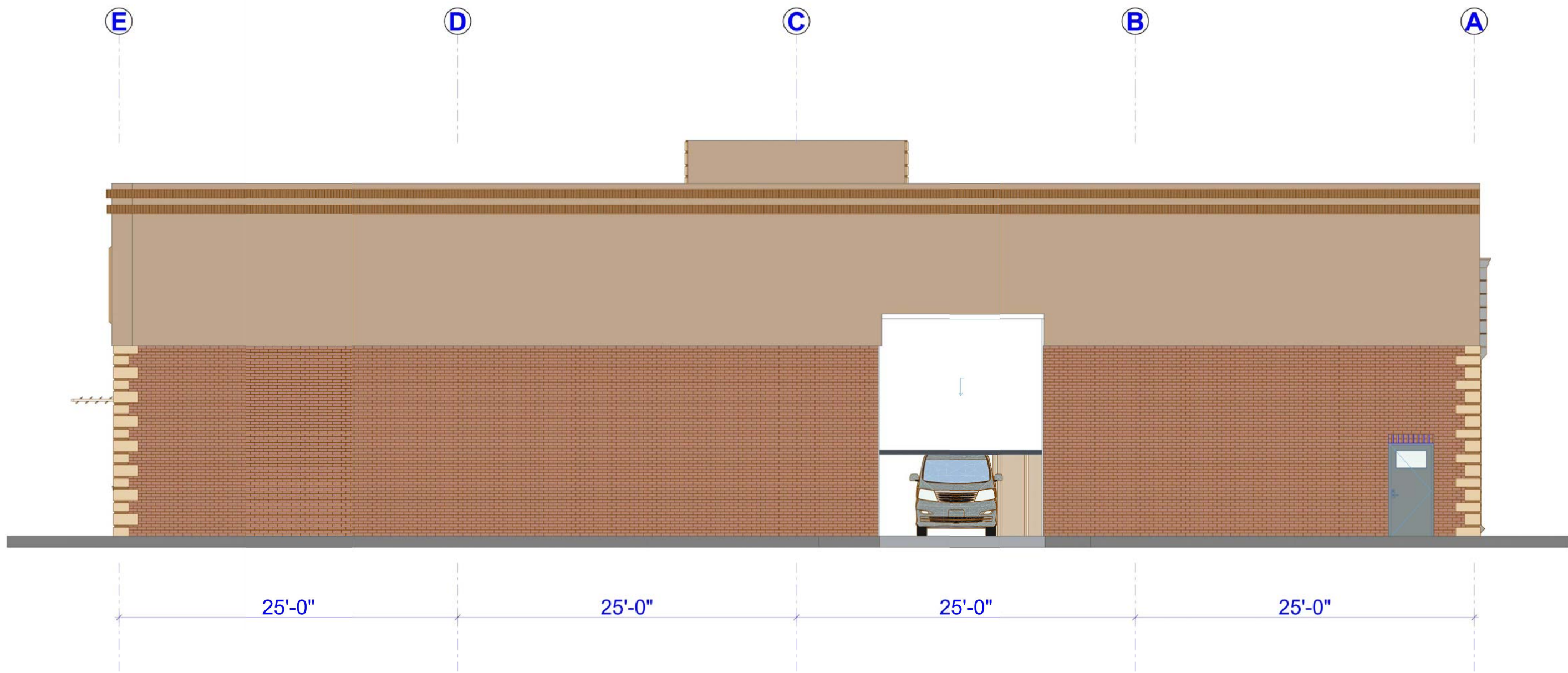
2 BUILDING CROSS SECTION
SCALE: 1/8" = 1'-0"



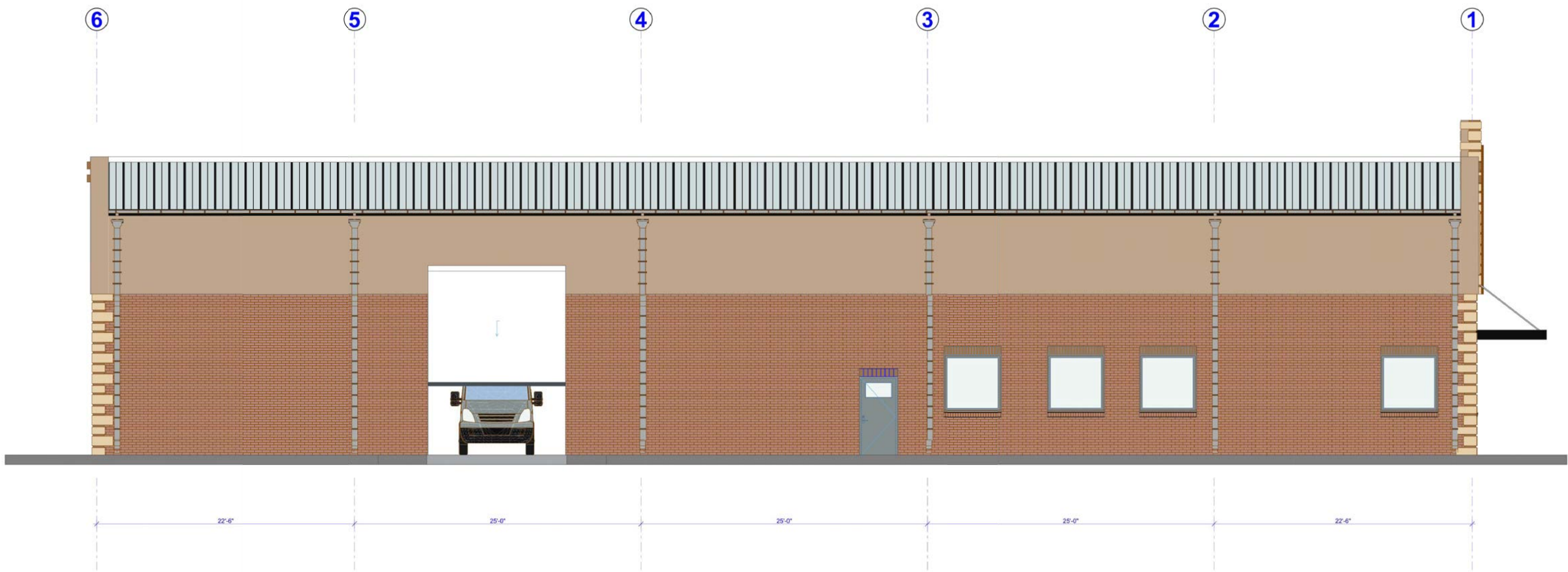
SOUTH ELEVATION VIEW
NOT TO SCALE



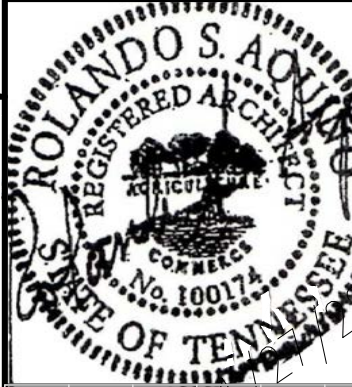
EAST ELEVATION VIEW
NOT TO SCALE



NORTH ELEVATION VIEW
NOT TO SCALE



WEST ELEVATION VIEW
NOT TO SCALE



REV.	DESCRIPTION	DATE

DESIGNED BY :	R.S.A.
DRAWN BY :	M.R.B.
SCALE :	NOT TO SCALE
PROJECT NO.	
DATE :	1/27/2022
ISSUED FOR :	APPROVAL SET
DRAWING TITLE :	

ELEVATION
RENDERINGS

DRAWING NO.

A6



KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
TREES						
CC	5	Cercis canadensis / Eastern Redbud	6' Min.	2'-3'	2.0"	
LI	6	Lagerstroemia indica/ Crape Myrtle	5' Min.	3'-4'	3 Canes, 1" Each	
IN	9	Ilex x 'Nellie'/ Nellie Holly	7' Min.	2'-3'	2.0"	FTB
UP	14	Ulmus parvifolia 'UPMFT'/ Bosque Elm	13'-15'	7'-8'	3.0"	
SHRUBS						
AG	18	Abelia x 'Rose Creek'/ Rose Creek Abelia	15" Min.	15"-18"	F.T.B.	Or Equiv
BD	21	Buddleja x 'Blue Chip'/ Dwarf Butterfly Bush	15" Min.	15"-18"	F.T.B.	Or Equiv
BP	16	Barberis thunbergii 'Monliers'/ Golden Nugget Barberry	18" Min.	15"-18"	F.T.B.	Or Equiv
IC	53	Ilex cornuta 'Burfordii Nana'/ Dwarf Burford Holly	24" Min.	18"-24"	F.T.B.	
IT	6	Itea virginica 'Spritch'/ Dwarf Itea	18" Min.	15"-18"	F.T.B.	Or Equiv
JP	61	Juniperus horizontalis 'Andorra'/ Andorra Juniper	6" Min.	12"-15"	F.T.B.	
SJ	6	Spiraea japonica 'Walburna'/ Magic Carpet Spirea	15" Min.	15"-18"	F.T.B.	Or Equiv
TO	7	Thuja occidentalis 'Smaragd'/ Emerald Green Arborvitae	48" Min.	15"-18"	F.T.B.	Single Leader
GRASSES						
MS	7	Miscanthus sinensis 'Adagio'/ Adagio Maiden Grass	5 Gallon			Or Equiv
GROUND COVER						
LM	60	Liriope muscari/ Liriope			Plugs at 18" O.C. in triangular pattern.	
TURF						
SOD		Rebel II Fine Bladed Sod 11,500 sf			Install where shown.	
SEED		Rebel II Fine Bladed Fescue 5,000 sf			Seed at 5 lbs per 1,000 sf Install w/ weed free Straw	
MISCELLANEOUS			REMARKS			
Mulch Bed		Hardwood Bark Mulch			Minimum 3" depth throughout.	
STONE		Decorative River Stone 550 sf area			2"-4" diameter installed 6" deep over weed barrier fabric.	
NOTES						
FTB = Full To Bottom						
THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS						

PARCEL ID #	026060B02400CO
PROPERTY ZONE:	GOPUD
AREA OF LOT:	1.51 ACRES
CALIPER INCHES	x 70.0
REQUIRED CALIPER INCH:	105.7
TREES TO BE REMOVED	0.0
REPLACEMENT INCHES REQUIRED	0.0
EXISTING STREET TREES	8 x 3 = 24.0
PROPOSED NEW TREES:	
3" CALIPER TREES	14 x 3 = 42.0
2" CALIPER TREES	20 x 2 = 40.0
CREDIT FOR NEW TREES:	106.0
TRANSITIONAL BUFFERYARDS	NA
UTILITY & LOADING SCREENING	SATISFIED
50% OF TREES 3" IN CALIPER	SATISFIED
MIN. 2" CALIPER TREES	SATISFIED
20%-50% TREES UNDERSTORY	SATISFIED
24" SHRUB ROW AT PARKING	SATISFIED
FOUNDATION PLANTING AT BUILDING	SATISFIED

PROJECT DESCRIPTION:

LOT 24 NORTH CREEK COMMONS

WILSON REALTY, LLC

00 WINSOR GREEN CT., GOODLETTSVILLE, TN 37072



KEY	TYPE	BRAND
POLE (6 TOTAL)	POLE LIGHT (WIDE)	GE

SPECIFICATIONS:

EVOLVE SCALABLE AREA HORIZONTAL AREA
POLE MOUNTED 201-0" ABOVE FINISHED GRADE.
S_4 - ASYMMETRICAL FORWARD
32,800 LUMENS, 5700K (FLAT BLACK FINISH)

LAMP: VOLTAGE:
35-43825-03 5700K 120V 1P 2W

OTHER:
2; 210W HBLED, CLEAR SMT, VBU
ADVANCE 35-225096-05, 3;
150W LED ELECTRONIC CONSTANT CURRENT
Concrete foundation mounted per manuf. specs

WALL (3 TOTAL)	WALL PACK	GE
-------------------	-----------	----

SPECIFICATIONS:
EWLS01 EVOLVE LED L-SERIES WALL PACK
INSTALL 12"–0" ABOVE FFE (PER PLAN).
GE LIGHTING SOLUTIONS, EWLS01D40AF750
4,000 LUMENS, 5000K, ASYMMETRIC FORWARD

LAMP:	VOLTAGE:	WATTS
GE LED 70	120V 1P 2W	38

OTHER:

Reference Architectural elevations for exact wall pack installation and electrical service.

THIS PLAN PREPARED UTILIZING MANUFACTURERS IES
LIGHTING DATA.

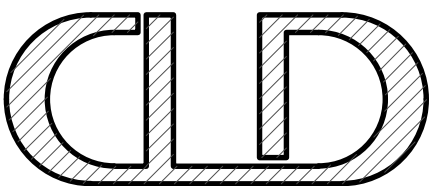
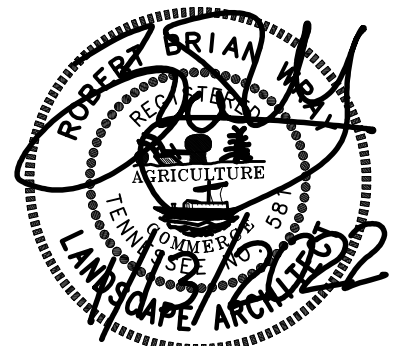
ELECTRICAL CONTRACTOR SHALL INSTALL FIXTURES PER MANUFACTURERS SPECIFICATIONS.

INSTALL SHALL MEET ALL LOCAL, STATE, AND NATIONAL ELECTRICAL CODES.

THE ELECTRICAL CONTRACTOR SHALL COORDINATE SLEEVING, CONDUIT, AND SERVICE RUNS WITH THE GENERAL CONTRACTOR.

ALL LIGHTING ON THIS PLAN IS LED.

SUBSTITUTIONS SHALL NOT BE MADE



 cumberlanddesign@bellsouth.net
 615-333-4636  615-512-3018
 www.landscapearchitect-tn.com



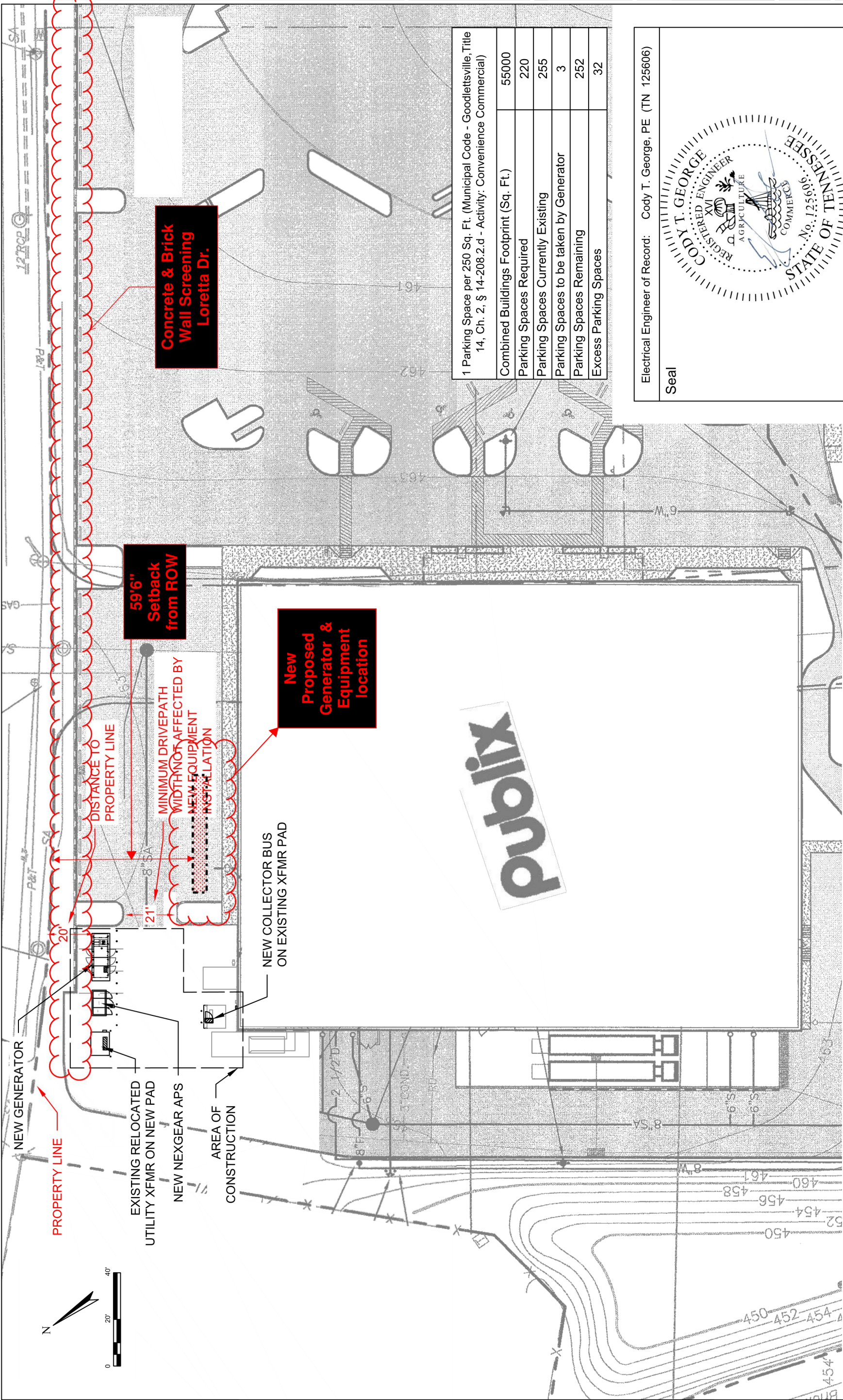
PROJECT SITE

PUBLIX - STORE 1141
460 LONG HOLLOW PIKE
GOODLETTSVILLE, TN
37072

REVISION HISTORY		
REV	REVISION DESCRIPTION	DATE
1	RELEASE FOR PERMITTING	11/17/2021

DESIGNED BY: RAVEN VOLT	REVIEWED BY: E. SCANLON
DRAWN BY: J. HUNT	

SHEET TITLE	
SITE REFERENCE PLAN	
DRAWING NUMBER	E3
THIS DRAWING IS 11"x17" AT FULL SIZE	
SHEET ID: 1141	SHEET 5 OF 12



500 KW STANDBY / 455KW PRIME
STANDBY GENERATOR SYSTEM

FOR



STORE #1141

460 LONG HOLLOW PIKE
GOODLETTSVILLE, TN 37072



CONTACT:
Dylan Jackson, PM
RavenVolt, Inc.
Cell: (706) 936-4321
djackson@ravenvolt.com

PROJECT SHEET INDEX	
SHEET #	DESCRIPTION
G1	COVER PAGE & CONTACT INFORMATION
E1	PROJECT SCOPE & OPERATION
E1.1	PROJECT SPECIFICATIONS
E2	SYSTEM ONE-LINE
E3	SITE REFERENCE PLAN
E4	PARTIAL SITE PLAN, EQUIPMENT LAYOUT
E4.1	PARTIAL SITE PLAN, CONDUIT LAYOUT
E5	GROUNDING PLAN
E6	SYSTEM CONTROL DIAGRAM
E7	PAD & BOLLARD DETAILS
E7.1	UTILITY XFMR PAD DETAILS
D1	FUEL TANK DETAIL

Electrical Engineer of Record: Cody T. George, PE (TN 125606)

Seal

This document has been electronically signed and sealed by Cody T. George, PE on the date and time shown on the signature using a SHA authentication code. Printed copies of this document are not considered signed and sealed, and the SHA authentication code must be verified on any electronic copies.

PROJECT SITE

PUBLIX - STORE 1141
460 LONG HOLLOW PIKE
GOODLETTSVILLE, TN
37072

REVISION HISTORY

REV	REVISION DESCRIPTION	DATE
1	RELEASE FOR PERMITTING	11/17/2021
2	GENERATOR RELOCATION FOR SETBACK	01/25/2022

DESIGNED BY: RAVEN VOLT
DRAWN BY: J. HUNT

REVIEWED BY: E. SCANLON

SHEET TITLE

COVER PAGE & CONTACT INFORMATION

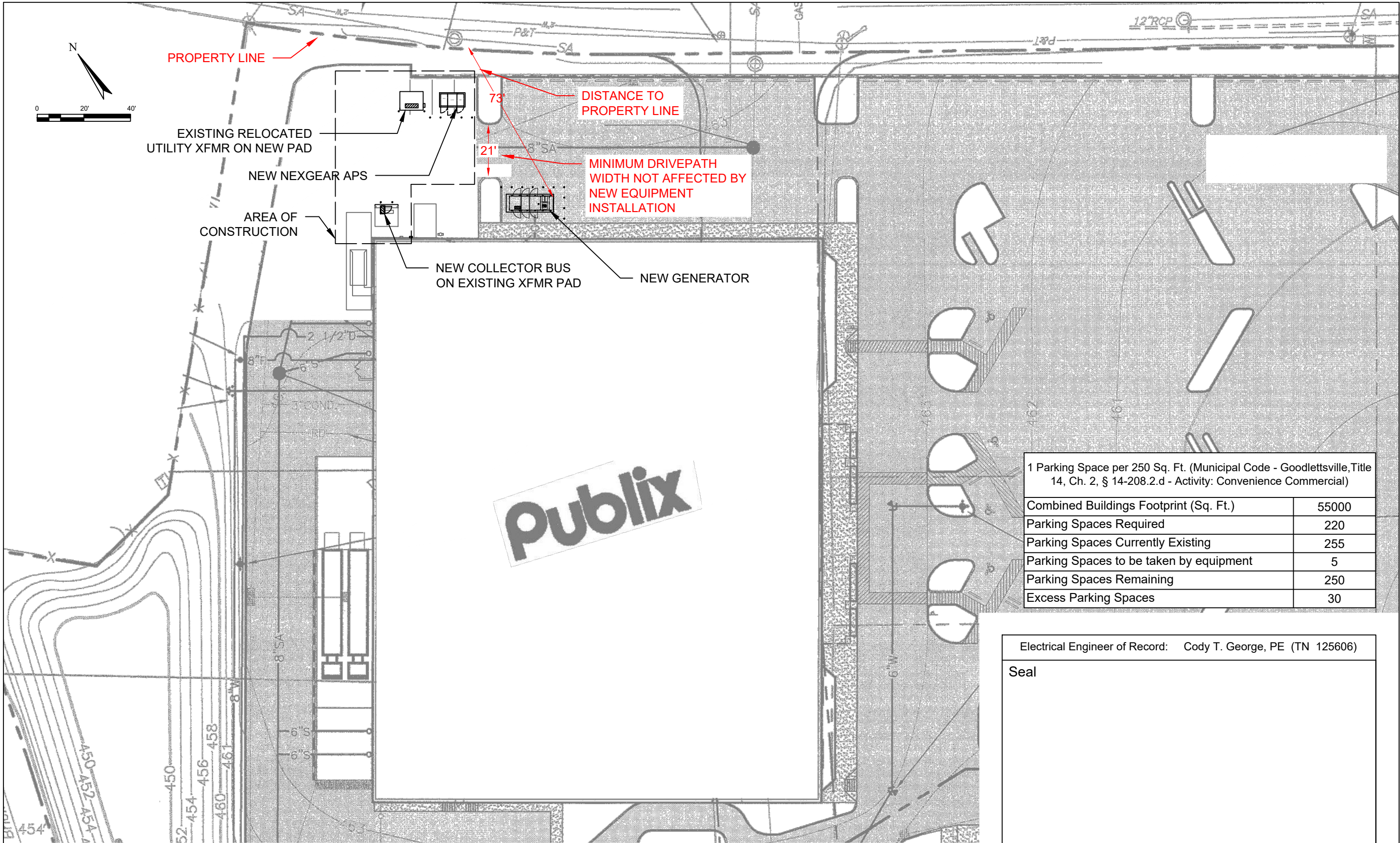
DRAWING NUMBER

G1

THIS DRAWING IS 11"x17" AT FULL SIZE

SITE ID: 1141

SHEET 1 OF 12



SITE REFERENCE PLAN

SCALE: 1" = 40' - 0"

1
E3

1 Parking Space per 250 Sq. Ft. (Municipal Code - Goodlettsville, Title 14, Ch. 2, § 14-208.2.d - Activity: Convenience Commercial)

Combined Buildings Footprint (Sq. Ft.)	55000
Parking Spaces Required	220
Parking Spaces Currently Existing	255
Parking Spaces to be taken by equipment	5
Parking Spaces Remaining	250
Excess Parking Spaces	30

Electrical Engineer of Record: Cody T. George, PE (TN 125606)

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PROJECT SITE
PUBLIX - STORE 1141
460 LONG HOLLOW PIKE
GOODLETTSVILLE, TN
37072

REVISION HISTORY

REV	REVISION DESCRIPTION	DATE
1	RELEASE FOR PERMITTING	11/17/2021
2	GENERATOR RELOCATION FOR SETBACK	01/25/2022

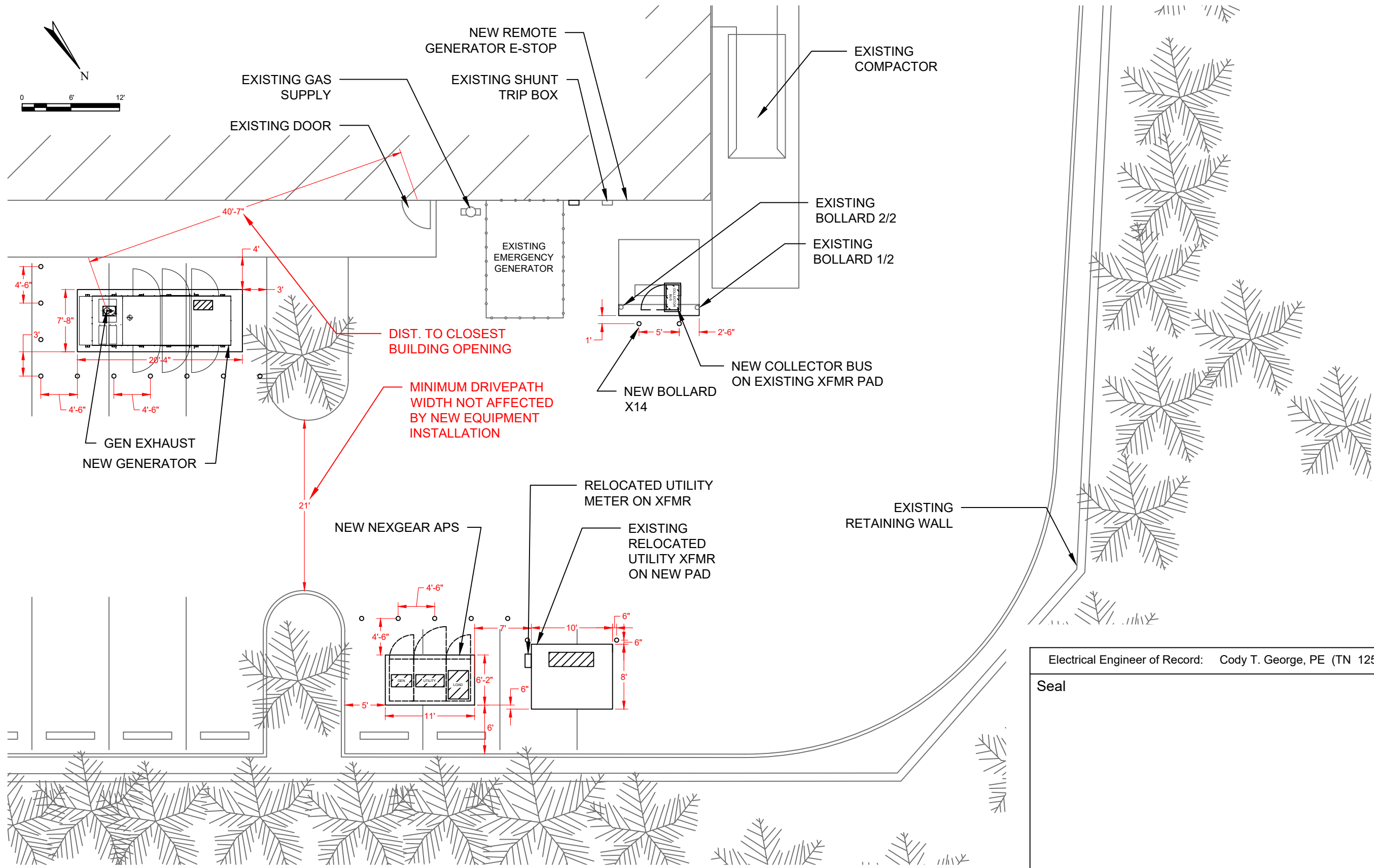
DESIGNED BY:
RAVEN VOLT
DRAWN BY:
J. HUNT
REVIEWED BY:
E. SCANLON

SHEET TITLE
SITE REFERENCE PLAN

DRAWING NUMBER
E3

THIS DRAWING IS 11"x17" AT FULL SIZE

SITE ID: 1141 SHEET 5 OF 12



ENLARGED PARTIAL SITE PLAN
SCALE: 1" = 12' - 0"

1
E4

Electrical Engineer of Record: Cody T. George, PE (TN 125606)

Seal

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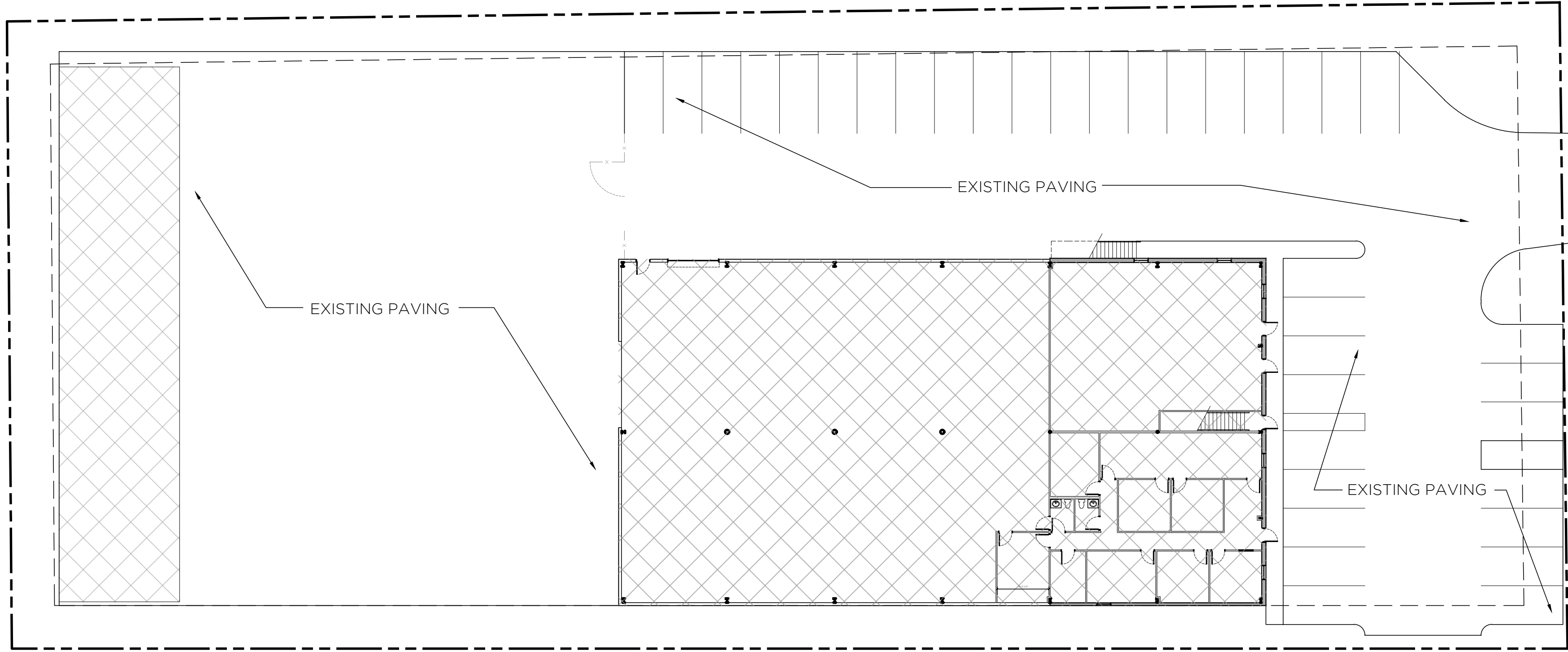


PROJECT SITE
PUBLIX - STORE 1141
460 LONG HOLLOW PIKE
GOODLETTSVILLE, TN
37072

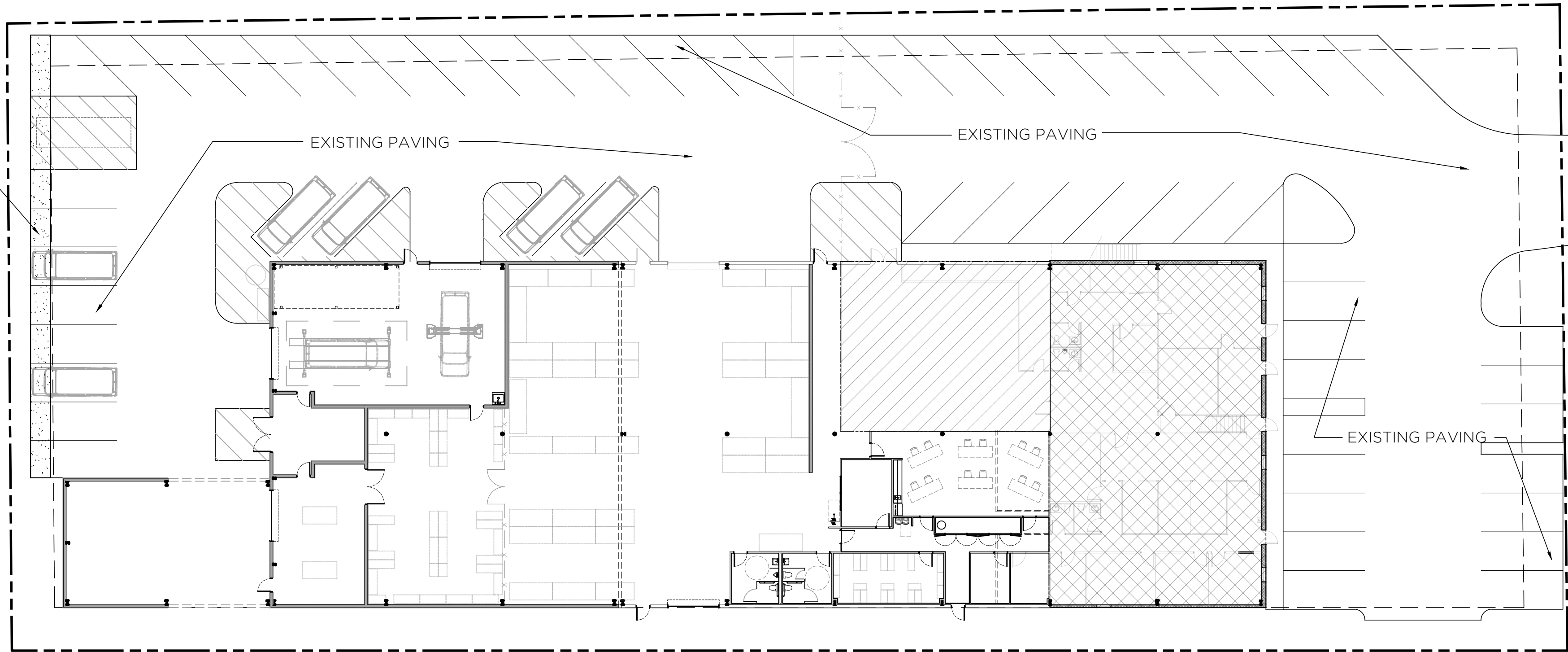
REVISION HISTORY		
REV	REVISION DESCRIPTION	DATE
1	RELEASE FOR PERMITTING	11/17/2021
2	GENERATOR RELOCATION FOR SETBACK	01/25/2022

DESIGNED BY: RAVEN VOLT	REVIEWED BY: E. SCANLON
DRAWN BY: J. HUNT	

SHEET TITLE PARTIAL SITE PLAN, EQUIPMENT LAYOUT	
DRAWING NUMBER E4	
THIS DRAWING IS 11"x17" AT FULL SIZE	
SITE ID: 1141	SHEET 6 OF 12



1 EXISTING SITE LAYOUT
A0.0 SCALE: 1" = 20' - 0"
SCALE: 1" = 20'



2 PROPOSED SITE LAYOUT
A0.0 SCALE: 1" = 20' - 0"
SCALE: 1" = 20'

PARKING TABULATION

EXISTING SPACES	36
NEW SPACES PROVIDED	21
TOTAL SPACES PROVIDED	57

PAVING TABULATION

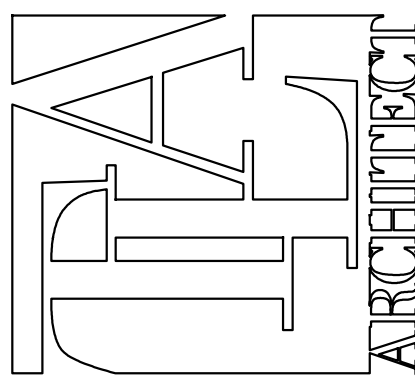
AREA OF PAVING (PRE-CONST.)	29,679 s.f.
TOTAL AREA OF EXISTING PAVING TO REMAIN	25,395 s.f.
TOTAL AREA OF NEW PAVING	772 s.f.
TOTAL PAVED AREA AFTER CONST.	26,167 s.f.

BUILDING AREA

EXISTING (PRE CONST.)	15,020 s.f.
EXISTING TO REMAIN	12,038 s.f.
ADDITION	7,948 s.f.
TOTAL FOOTPRINT	19,986 s.f.
TOTAL NET INCREASE	4,966 s.f. 0.248 %

THIS ADDITION WILL BE CONSTRUCTED WITHIN THE BOUNDS OF THE EXISTING STRUCTURE AND/OR PAVED AREA.WITH NO ADDITIONAL RUNOFF.

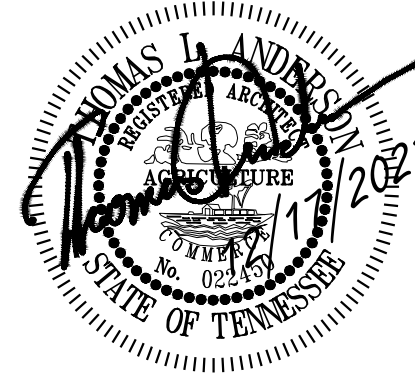
THOMAS L. ANDERSON,
ARCHITECT, Inc.
303A SOUTH MAIN STREET
GOODLETTSVILLE,
TENNESSEE 37072
PHONE: (615) 448-6848
FAX: (615) 448-6850
E-MAIL: info@tlaa.com



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shown, verify correct dimensions with Architect. Contractor shall
check and verify all dimensions and conditions at the job site.

ABG CAULKING &
WATERPROOFING

861 SPRINGFIELD HIGHWAY
GOODLETTSVILLE, TENNESSEE 37072
PROJECT NO.: 21230



EXISTING AND PROPOSED
SITE LAYOUTS

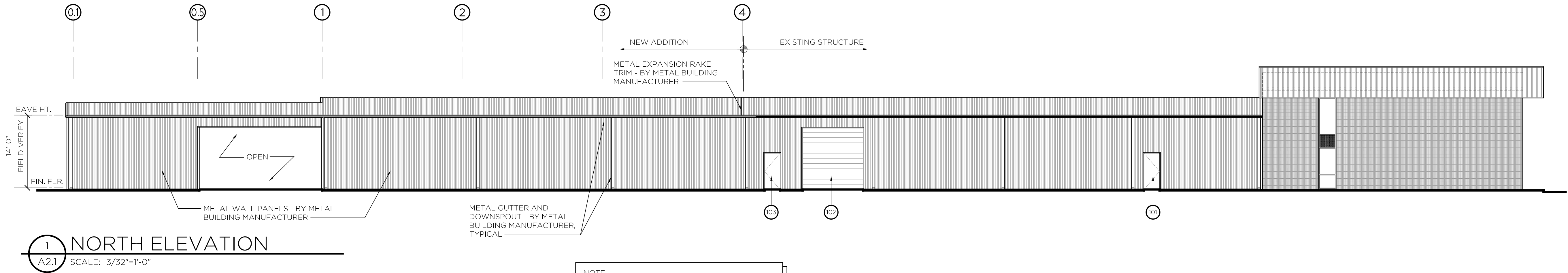
REVISIONS:

DRAWN BY: CHKD BY:

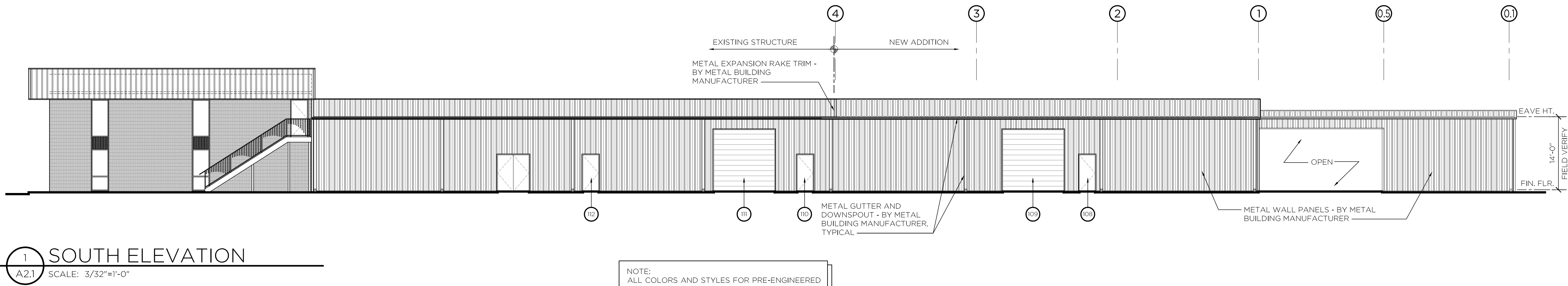
DATE: 17 December 2021

SHEET:

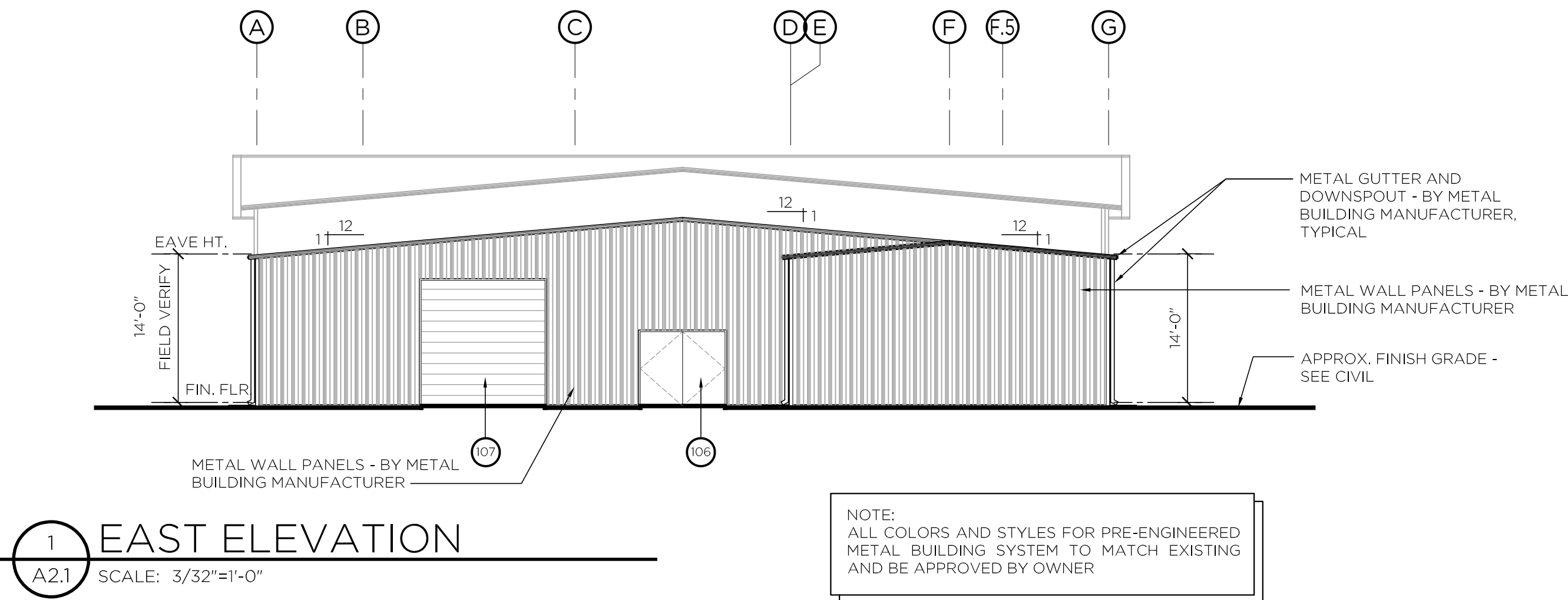
A0.0



NOTE:
ALL COLORS AND STYLES FOR PRE-ENGINEERED
METAL BUILDING SYSTEM TO MATCH EXISTING
AND BE APPROVED BY OWNER



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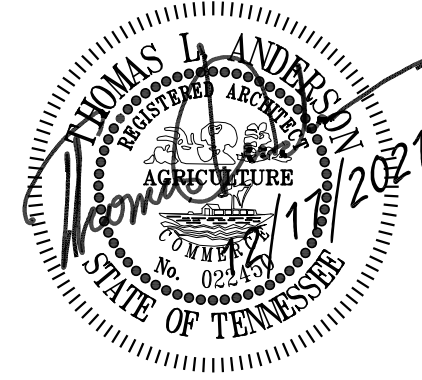
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T&A
ARCHITECT

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Inc. Do not scale drawings. Use given dimensions only. If not
shown, verify correct dimensions with installed. Contractor shall
check and verify all dimensions and conditions at the job site.

ABG CAULKING &
WATERPROOFING

861 SPRINGFIELD HIGHWAY
GOODLETTSVILLE, TENNESSEE 37072
PROJECT NO.: 21230



EXTERIOR ELEVATIONS

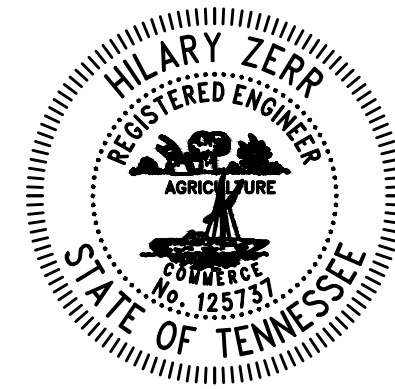
REVISIONS:

DRAWN BY: CHKD BY:

DATE: 17 December 2021

SHEET:

A2.1



a new development for
McBee's Coffee 'N Carwash
155 Long Hollow Pike
Goodlettsville, Tennessee 37072

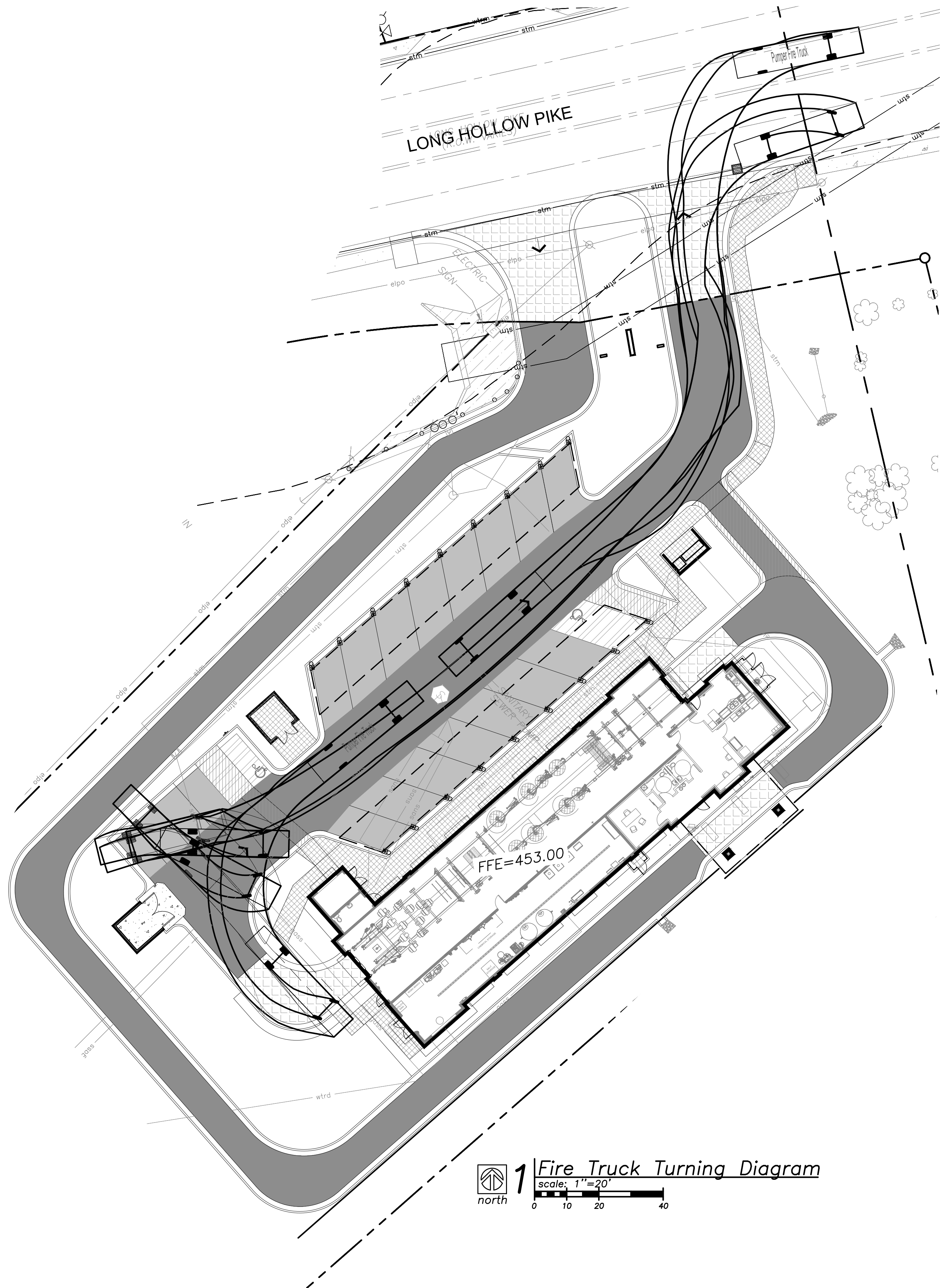
date
01.03.2022
drawn by
HAZ
checked by
DAE
revisions

sheet number

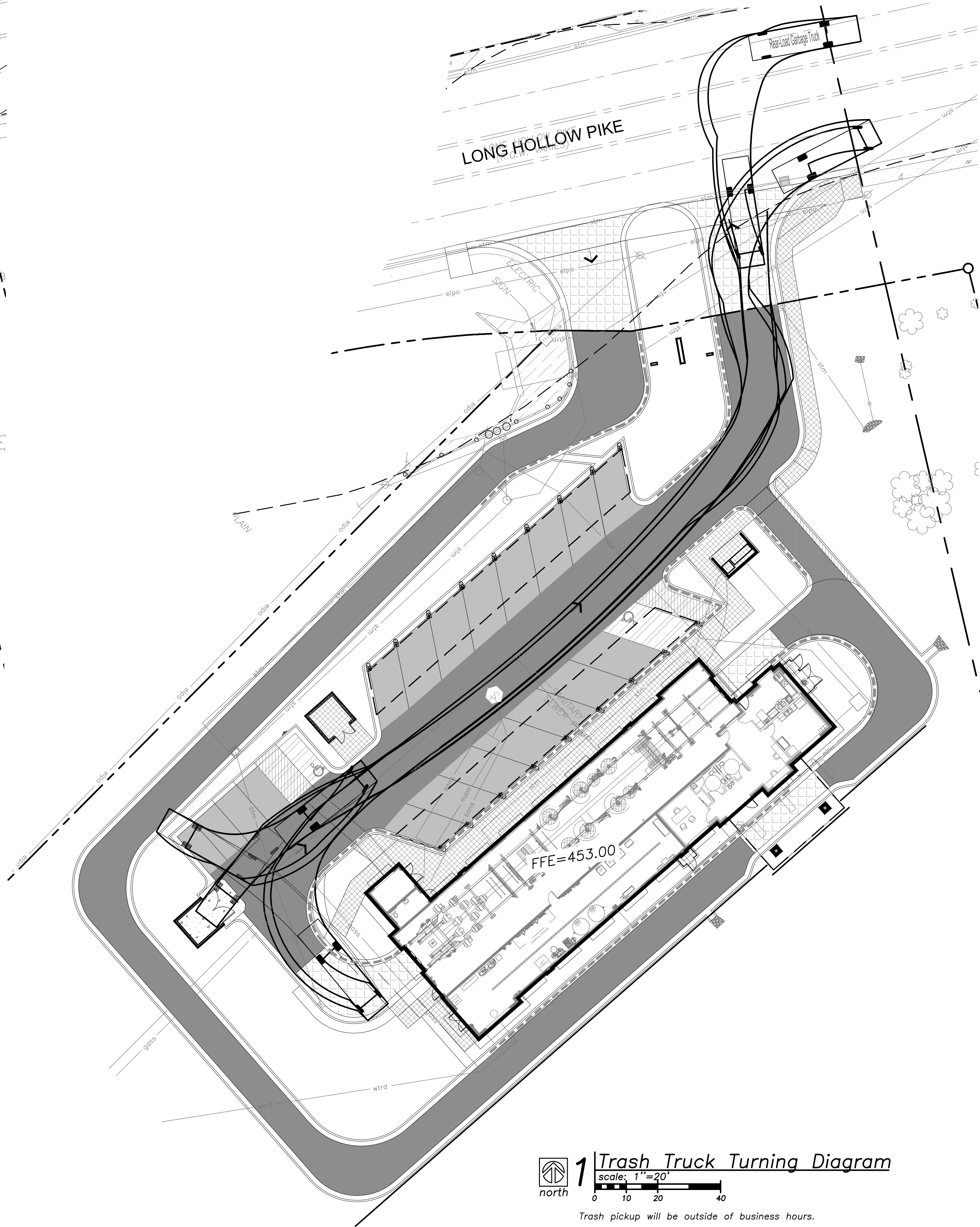
Ex. 1

drawing type
planning

project number
21072-11



1 Fire Truck Turning Diagram
scale: 1"=20'



1 Trash Truck Turning Diagram
scale: 1"=20'

Trash pickup will be outside of business hours.

General Notes:

- The Contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- All materials, workmanship, and construction shall meet or exceed the city standards. Where there is conflict between these plans and standards, the higher quality standard as determined by the engineer shall apply. All work shall be inspected and approved by contractor.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized in writing by the owner or the owner's representative prior to work being completed.
- The work associated with and based on these plans, shall be subject to the requirements of, and conform to, the Municipal Code of Goodlettsville, TN, and the standards and specifications in current use. The standards, specifications, details, and procedures sub-referenced therein are hereby incorporated by reference.
- Lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
- No geological information is shown in these plans.
- Prior to commencement of work, the contractor shall notify all utility companies which have facilities in the near vicinity of the construction to be performed.
- All waste material resulting from the project shall be disposed of off-site in an approved landfill. All excavation shall be unclassified. No separate payment will be made for rock excavation. Contractor is responsible for all haul off material.
- The Contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- All mud, dirt, and debris tracked onto the parking lot or any roadway shall be removed immediately by the contractor.
- The Contractor shall be responsible for keeping the public streets in the vicinity of the job site clean and free of rocks, soil and debris. Streets and/or parking areas will be scraped and swept on a daily basis by the general contractor.
- The Contractor shall protect from damage all survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Tennessee, at the contractor's expense.
- Paving shall conform to the geotechnical report and these drawings, any identified discrepancies shall be brought to the attention of the engineer immediately. If no geotech. report is provided for the project, the contractor shall use the minimum design standards as required by the city.
- The Contractor shall provide 48-hour notification to the city engineering division or proper city staff to schedule all required inspections.
- All concrete for public improvements shall comply with the city standards and specifications. If no city standards and specifications are provided, then the contractor shall comply with the standards and specifications of the Tennessee DOT unless otherwise noted. Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead-ins, signal poles, etc (offsite and onsite). Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- All work within the road right-of-way shall conform to the technical specifications and design criteria for public improvement projects of the city of Goodlettsville, TN or the transportation department of Tennessee. A right-of-way work permit and/or street excavations permit shall be obtained by the contractor if required to complete all work within the public right-of-way.
- All traffic control in connection with construction in the right-of-way shall be in conformance with the Manual of Uniform Traffic Control Devices and/or the jurisdictional authority. It is the contractor's responsibility to obtain a traffic control permit if required.
- All waste materials, trash and construction debris shall be collected and stored in dumpsters. No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations. Site personnel shall be instructed in these practices, and the construction manager shall be responsible for seeing that these practices are followed.
- Recommendations made by the geotechnical engineer, to be retained by the owner, and contained in the geotechnical report shall govern project conditions unless noted otherwise. Paving shall conform to the geotechnical report. Any discrepancies shall be brought to the attention of the engineer.
- The Contractor shall grade areas to provide positive drainage.
- The contractor shall be responsible for the coordination of work between suppliers and subcontractors involved in the project, including staging of construction details.
- All disturbed areas shall be maintained for dust control. Sprinkling tank trucks shall be available at all times & used on on-site disturbed areas, and other areas where dust becomes a problem as a result of construction activity.
- Nothing indicated on these drawings shall relieve the contractor from complying with appropriate safety regulations.

Utility Notes:

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to contract "One Call" and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities. Utilities include but are not limited to a service such as electricity, communication, water, public transportation (including traffic signals), storm systems, and items provided by a public utility.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.
- Refer to mechanical, electrical, and plumbing (MEP) plans for utility service sizes and exact locations. Refer to site electric plans for electric construction details.
- Provide temporary support for existing utility lines that are encountered during construction until backfilling is complete.
- Backfill all utility trenches according to the most recent edition of the jurisdictional standards.
- All utilities shall be brought within 5' of the building to connect to plumbing contractors work unless otherwise specified.
- The Contractor shall adjust all utility fixtures, manholes and inlets to finished grade as required.
- The Contractor shall maintain 18" minimum vertical clearance between storm sewer and sanitary sewer pipes and 18" minimum vertical clearance between sanitary sewer and water main unless otherwise specified.
- Contractor shall prevent entry of mud, dirt, debris, and other material into new and existing storm sewer systems. Should any contamination occur during construction, the contractor shall clean at contractor's expense. Upon completion of all storm sewer improvements, all new and existing pipe and structures shall be cleaned out.
- Electrical, lighting, and data conduit layout shown is for graphical purposes only. See MEP plans for more detail.
- The Contractor shall provide all temporary power, process, and utility service bypasses and connections as required.

Erosion Control Notes:

- The installation of the silt fencing, the maintenance of the drainage swales, and the construction of the stabilized entrance shall be completed prior to any clearing and grading of any portions of the site. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with permanent seeding no later than 14 days after the last construction activity, refer to SWPPP. Roadway swales shall be stabilized with Erosion Control Devices. Once construction activity ceases permanently in an area, that area shall be stabilized with permanent seed and mulch. Only after the entire site has been stabilized, the silt fencing shall be removed.
- The general contractor, or designated Erosion Control Contractor, shall be responsible for construction and maintenance of erosion control devices and practices. The contractor shall be responsible for implementation of, and ensuring compliance of, the project Storm Water Pollution Prevention Plan (SWPPP), a copy of which shall be obtained from the Design Engineer. The SWPPP shall be maintained on site per NPDES requirements and shall be available for review at any time, by any authorized Federal, State, or local review official, as well as the Design Engineer. The general contractor, or designated Erosion Control Contractor, shall also be responsible for ensuring compliance with, and paying any fees associated with, the State of Tennessee General Permit for Stormwater Runoff associated with construction activities, a copy of which shall be maintained in the aforementioned SWPPP.
- This project shall be constructed in compliance with the soil erosion and sedimentation control permit, and conform to the standards and specifications of the city of Goodlettsville, TN, prior to any land disturbance changes.
- Erosion and any sedimentation from work on this site shall be contained on the site and not allowed to collect on any offsite areas or in waterways. Waterways include both natural and man-made open ditches, streams, storm drains, lakes and ponds. Refer to erosion control plans for more information.
- The contractor shall be responsible to control downstream erosion and siltation during all phases of construction. Erosion Control work and procedures shall be in place prior to beginning excavation/construction activities. To ensure progressive stabilization of disturbed earth, Erosion control devices shall be staged, installed and maintained throughout land disturbance activities as directed in the drawings, project manual and in accordance with all federal, state and local standards until the site is stabilized.
- The contractor shall implement and maintain Erosion Control Devices as shown in the drawings and project manual before, and at all times during the construction of this project. Any modifications to the devices due to construction or changed conditions shall be complied with as required or as directed by the city of Goodlettsville, TN.
- The contractor shall be responsible for installation and maintenance of all Erosion Control Devices. This includes providing berms, silt fence, or other means to prevent erosion from reaching the right of way and offsite boundaries. In the event the prevention measures are not effective, the contractor shall remove any debris and erosion, restoring the right of way to original or better condition.
- Contractor is to provide erosion protection for all storm sewer inlets.
- If any of the Erosion Control Devices on the site are deemed inadequate or ineffective, the city of Goodlettsville, TN has the right to require additional Erosion Control measures at the expense of the general contractor.
- If any pump-driven dewatering is needed, it shall be discharged through a filter bag over a well-vegetated area. The pump must discharge at a non-erosive velocity. If necessary, an approved energy dissipater may be used.
- Permanent BMP's for any disturbed land area shall be completed by the general contractor within 5 calendar days after final grading or the final earth change has been completed. When it is not possible to permanently stabilize a disturbed area after land disturbance activity ceases, temporary Erosion control devices shall be implemented immediately. All temporary Erosion Control Devices shall be maintained until permanent BMP devices are implemented. All permanent BMP's will be implemented and established before a certificate of compliance is issued.
- Strip topsoil only from those areas that will be disturbed by excavation, filling, road building, or compaction by equipment. Refer to the geotechnical report for depths of stripping. Put sediment basins, diversions, and other controls into place before stripping.
- When topsoiling, maintain needed erosion control practices such as diversions, grade stabilization structures, berm, dikes, level spreaders, waterways and sediment basins.
- Grades on the areas to be topsoiled which have been previously established shall be maintained.

- Bonding – Immediately prior to dumping and spreading of topsoil, loosen the subgrade by discing or scarifying to a depth of at least 4", to permit bonding of the topsoil and subsoil.

The general contractor shall ensure proper installation, maintenance, and overall effectiveness or erosion prevention and sediment controls (EPSCs) by performing twice weekly site inspections. Inspections must verify and document the functionality and performance of the EPSC measures described in the SWPPP. Initial inspections shall also indicate if all EPSCs have been installed as designed in the submitted SWPPP and EPSC plans; and, if not, measures that need to be taken so those EPSCs meet the design specification in the field SWPPP and EPSC plans.

Refer to section 5.5.3.11 Schedule of inspections in the TN General NPDES TNR100000 Stormwater Discharges from Construction Activities for detailed inspection information

- Install silt fence, inlet filters, and other Erosion Control Devices as indicated in the drawings, per APWA and authority regulations, and at additional affected areas as necessary. Build-up of sediment shall be removed promptly per authorities regulations. If silt fence decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the silt fence shall be replaced promptly. Sediment shall be removed from sediment traps or basins when design capacity has been reduced to 50%. Contractor shall flare the ends of the silt fence uphill in order to temporarily impound runoff.
- Earthen berms shall be regularly inspected, and inspected after each rainfall event. Repairs to earthen berms shall be made immediately. If the earthen berm shows signs of erosion, and it is determined that material must be added to fix the berm, the material shall be properly placed, compacted and reseeded. The berm shall be reseeded and stabilized, as needed, to maintain its soundness whether or not there has been any rainfall.
- Drainage swales shall be inspected regularly and after every rainfall event. Repairs to drainage swales shall be made immediately. If the flow channel and/or outlets show signs of deficiency, the damaged area(s) shall be restabilized and reseeded, as needed, to prevent further damage. If additional measures are needed to eliminate issues, contractor shall notify the engineer for possible modifications.
- Refer to the jurisdictional authority for temporary gravel construction entrance details. If not specified, refer to APWA standards. The entrance and exit areas of the project shall be cleared of all vegetation, roots, and other objectionable material. The gravel shall be placed to the proper dimensions and graded to a smooth and even slope. Construction entrance drainage shall be provided to carry water to a sediment trap or other suitable outlet.

Stockpiling Notes:

- Select stockpile location to avoid slopes and natural drainageways, avoiding traffic routes. On large sites, re-spreading is easier and more economical where topsoil is stockpiled in small piles located near areas where they will be used.
- Sediment Barriers – Use sediment fences or other barriers where necessary to retain sediment.
- Temporary Seeding – Protect topsoil stockpiles by temporarily seeding as soon as possible, not to exceed 14 days, weather permitting, after the formation of the stockpile.
- Temporary or permanent soil stabilization at the site must be completed within 2 weeks after construction activity in that portion of the site has temporarily or permanently ceased. Cases where temporary stabilization measures are not required are listed in the TN General NPDES TNR100000 section 5.5.3.4
- All stockpiled soils shall be maintained in such a way as to prevent erosion from leaving the site. Silt fence must be installed around the perimeter of the stockpile.

Seeding Notes:

- Seeding shall be as follows unless otherwise stated in the landscape plans.
- Annual rye grass, wheat, or oats should be used for temporary seeding. Apply rye grass at 120lbs. per acre, wheat or oats at 100lbs. per acre.
- A mixture of 65% kentucky bluegrass and 35% chewing fescue or creeping red fescue should be used for permanent seeding. Apply the mixture at 2lbs. per 1000ft².
- Seedbed preparation-Install necessary mechanical erosion and sedimentation control practices before seeding, and complete grading according to the approved plan. Lime and fertilizer needs should be determined by soil test. Apply the lime and fertilizer evenly and incorporate into the top 4"-6" of soil by discing or other suitable means.
- All seeding shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by owner's representative. The contractor assumes full and complete responsibility for all such plantings and operations.
- Seed should be labeled in accordance with U.S. Department of Agriculture rules and regulations under the federal seed act and comply with the requirements of the Tennessee seed law. Labels contain important information on seed purity, germination, and presence of weeds. Weed seed should not exceed 1.0% by weight of the mixture.
- Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydroseeder. Small grains should be planted no more than 1" deep, and grasses and legumes no more than ½".
- Generally, a permanent stand of vegetation cannot be determined to be fully established until soil cover has been maintained for one full year from planting. Inspect seeded areas for failure and make necessary repairs and re-seedings within the same season, if possible.
- The Contractor shall seed all disturbed areas unless otherwise noted by landscape plans. Immediately after seeding, mulch all seeded areas with unweathered small grain straw, spread uniformly at the rate of 1-2 tons per acre or 100lbs (2-3 bales) per 1000ft². The mulch should be anchored with disc type mulch anchoring tool or other means as approved by the jurisdictional authority. Mulch matting may be used in lieu of loose mulch.
- The Contractor shall sod all disturbed areas within the public street right-of-way. Refer to city and state standards for proper installation.

Demolition Notes:

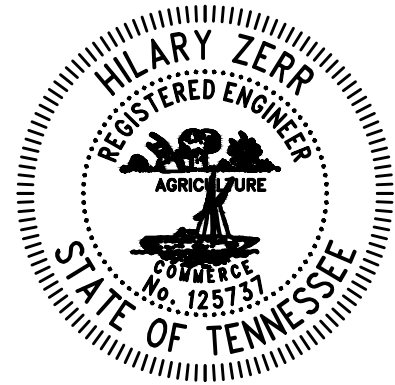
- At the site, the Contractor shall maintain the required documents for immediate review, included but not limited to: Site Safety Plan, Demolition Permits, Street Closure Permits, Contract Documents, Demolition Plans, Salvage Verification Forms, SWPPP Etc.
- The Contractor shall notify all utility companies for field verification and disconnection of utilities prior to any work. Coordination is required for both temporary and permanent utility services that serve the site including, but not limited to: water lines, power, telephone, cable, storm sewer, sanitary sewer with the city and/or respective utility.
- The Contractor is specifically cautioned that the locations and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. Contractor shall contact One Call utility information service for utility locates. The Contractor must call the appropriate utility companies at least 72 hours before any excavation to request exact field location of utilities. The Contractor shall also coordinate and allow access for utility companies to perform any disconnection or relocation activities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Remaining building structures and remaining utility services shall be protected from damage. Damage to any existing features to remain will be replaced at the Contractor's expense.
- Areas disturbed during demolition shall be thoroughly evaluated by the geotechnical engineer responsible for site preparation prior to placement of structural fill. All disturbed soils shall be undercut prior to placement of structural fill, per the geotechnical recommendations. Contractor shall notify the geotechnical engineer at least 72 hours prior to placement of structural fill.
- Excavations created by the removal of any existing utility lines that extend below design grades shall be cut wide enough to allow use of heavy construction equipment to compact the fill. Base of the excavations shall be thoroughly evaluated by the geotechnical engineer prior to placement of fill. If existing utilities are to be left in-place, existing trench backfill shall be evaluated in accordance with the recommendations of evaluation of existing fill.
- The Contractor shall be responsible for obtaining all Federal, State, and local permits, obtaining all inspections, and shall conform to all governing codes and regulations required to perform necessary abatement during demolition, should hazardous materials be encountered.
- Contractor is responsible for legally disposing of all materials and associated cost of interim storage facilities.
- For tree & stump removal, the Contractor shall remove all root systems from the site not designated to be saved. Materials disturbed during removal of stumps shall be undercut and replaced with structural fill. A zone of desiccated soils may exist in the vicinity of the trees. The desiccated soils have a higher swell potential and shall be undercut and replaced with structural fill.
- No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations.

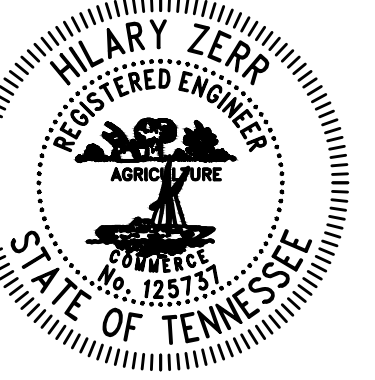
Retaining Wall Notes:

- Site retaining wall improvements shall be designed by a licensed professional engineer retained by the contractor. The wall engineer and contractor shall satisfy themselves of the conditions of the surrounding site features and any interactions with the proposed improvements.
- Retaining wall design drawings and specifications shall be provided to the owner and owner's representative for review and approval. All retaining wall designs shall be signed and sealed by a registered Professional Engineer licensed in the state of Tennessee. Design services shall be included in retaining wall pricing.
- Refer to Retaining Wall drawings for wall information. Civil plan set shall only be used for general location and spot elevations.
- The Contractor is responsible for coordinating all inspections, certifications, permits, fees and close out of the wall unless otherwise determined. Contractor shall notify wall design engineer for final inspection. Contractor shall include in construction cost for all of the above items related to the installation of the retaining wall.
- Any wall shown is a schematic representation of the proposed walls. The spot elevations denoting retaining walls are provided on the site grading plan.
- If the wall is greater than 30" and is in an accessible area, guard rails are required per code.

Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.





McBee's Coffee 'N Carwash
155 Long Hollow Pike
Goodlettsville, Tennessee 37072

1.03.2022	
drawn by	
HAZ	
checked by	
DAE	
revisions	
01.27.2022	1

Sheet number
C1.2
Drawing type
Planning
Project number
1072-11

1. Construct standard curb & gutter or dog curb & gutter where indicated, typ. (see legend).
2. Contractor may use straight curb if standard for this location. 
3. Construct light-duty asphalt pavement, (see legend).
4. Construct heavy-duty asphalt pavement, (see legend).
5. Construct light-duty concrete pavement, (see legend), for ADA parking stalls.
6. Construct heavy-duty concrete pavement.
7. Construct heavy-duty concrete pavement with snow melt system, per MEP plans.
8. Construct extra heavy-duty concrete pavement, (see legend).
9. Construct private concrete sidewalk, (see legend).
10. Re-construct existing heavy-duty concrete commercial entrances per TDOT standards to match existing location and elevations.
TDOT entrance shall be minimum 6" thick with Class A concrete. Concrete can be used up to edge of paved shoulder. A full depth TDOT pavement section must be used on commercial driveways and shall extend from the edge of the travel lane (white line) to the ROW line.
11. Proposed striping: parking, hatching, accessible aisles, loading zone, and universal symbol per Arch. Plans, typ.
12. Caulk joint at perimeter of building around sidewalk, typical. Color to match building color.
13. Trash enclosures with concrete dumpster pad. Refer to Arch. plans.
14. Install monument sign per architectural drawings.
15. Reconstruct public concrete sidewalk per TDOT standards with ramps to match existing elevations,  wide.
16. Vacuum canopy. Refer to Arch. Plans.
17. Reclaim water system per MEP Plans.
18. Dog wash unit. Refer to Arch. Plans for information.
19. Proposed detention basin and storm sewer, typ. per storm water plans.
20. Install handicap parking signs per Arch. plans.
21. Existing Drainage easement.
22. Install permanent riprap.
23. Install 2' wide, 5' long curb cut and concrete flume.
24. Install 2' wide, 2' long curb cut and concrete flume.
25. Install 2' wide, curb cut and concrete flume.
26. Site lighting per photometric plan, typ.
27. ~~Vacuum~~  ~~tying enclosure~~ per Arch. plans.
28. Install mountable curb. Refer to detail on C4 sheets.
29. Install detectable warning pads, per TDOT requirements.
30. Existing curb cut to be replicated at same location. New concrete to tie into existing.
31. Install 77.5' long landscape wall, less than 30" tall.

Local Benchmarks:

BM-#

BM-1: Found Iron Pipe, NE corner of property.
Elevation: 451.10'
N: 724763.1480
E: 1759698.2750

BM-2: Found Iron Rod, SW Corner of property.
Elevation: 453.62
N: 424657.5360
E: 1759326.6690

Property Legend

right of way
property lines
easements
setbacks

Grading Legend

existing minor contour
existing major contour
proposed minor contour
proposed major contour

Utility Legend

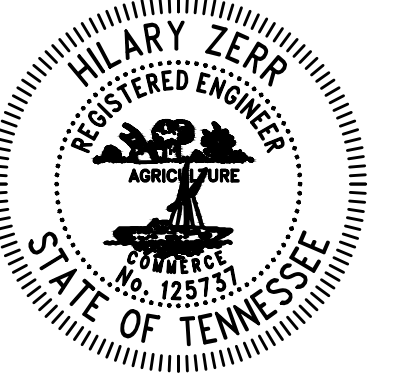
existing
proposed

Linetypes

sanm sanitary main
sans sanitary service
stm storm sewer (existing)
stm storm sewer (solid wall, proposed)
stm storm sewer (solid wall, proposed)
stm storm sewer (perforated, proposed)
wtrm water main
wtrf water service (fire)
wtrd water service (domestic)
wtri water service (irrigation)
gasm natural gas main
gass natural gas service schematic
elpu underground primary electric
elsu underground secondary electric
elpo overhead electric
datu underground cable/phone/data
datsu underground cable/phone/data service
fence-chainlink
fence-wood
fence-barbed wire
treeline

Symbols

sanitary manhole
service cleanout
force main release valve
rectangular structure
circular structure
fire hydrant
water valve
water meter
backflow preventer
natural gas meter
service transformer (pad mount)
primary switch gear
light pole
cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section



McBee's Coffee 'N Carwash

155 Long Hollow Pike
Goodlettsville, Tennessee 37072

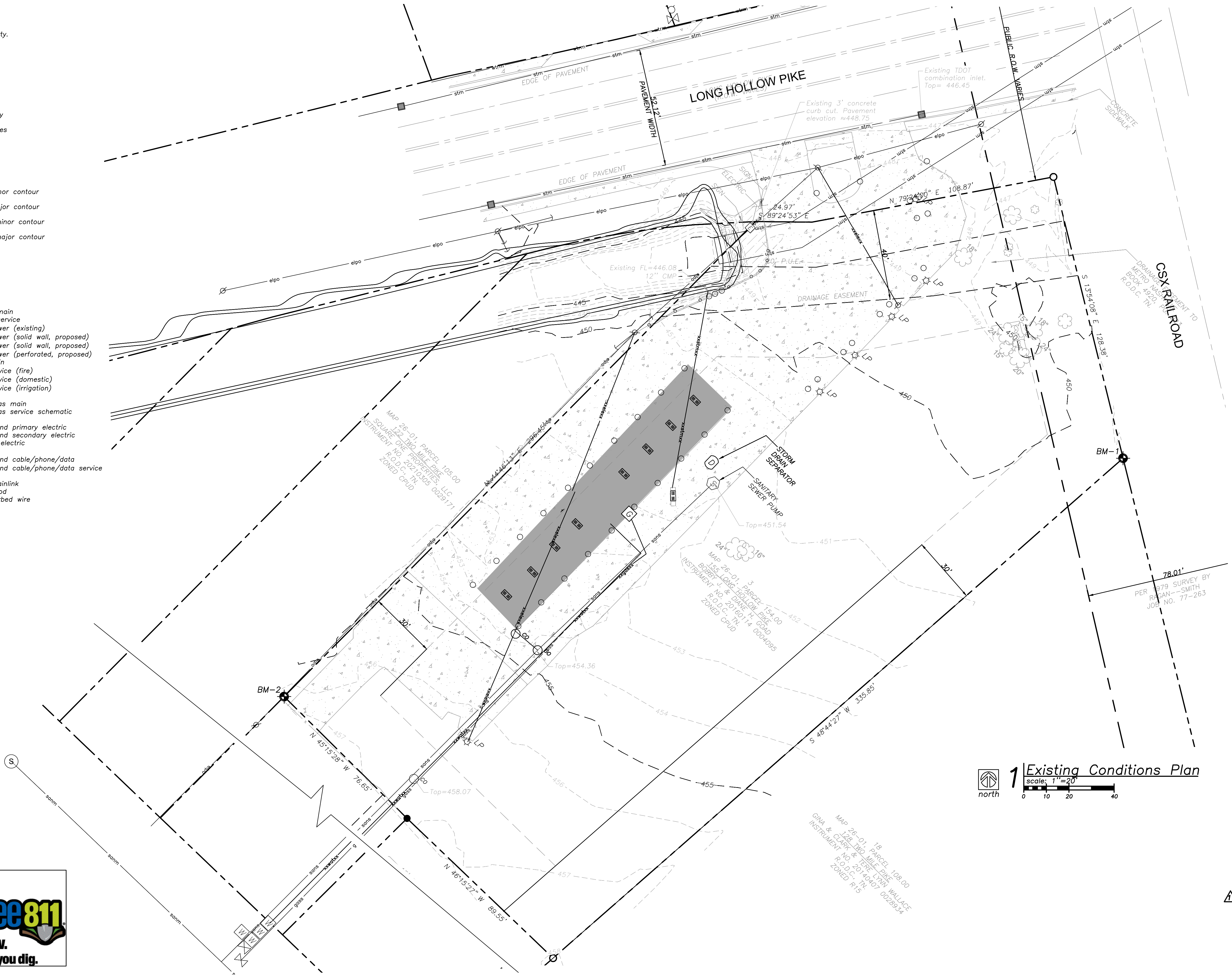
a new development for

date 01.03.2022
drawn by HAZ
checked by DAE
revisions 01.27.2022 1

sheet number

C1.3a

drawing type
planning
project number
21072-11



1 Existing Conditions Plan
scale: 1"=20'

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Property Legend

right of way
property lines
easements
setbacks

Grading Legend

existing minor contour
existing major contour
proposed minor contour
proposed major contour

Utility Legend

existing
proposed

Linetypes

sanm sanitary main
sans sanitary service
stm storm sewer (existing)
stms storm sewer (solid wall, proposed)
stmp storm sewer (solid wall, proposed)
stmr storm sewer (perforated, proposed)
wtrm water main
wlrf water service (fire)
wtrd water service (domestic)
wtri water service (irrigation)
gasm natural gas main
gass natural gas service schematic
elpu underground primary electric
elsu underground secondary electric
elpo overhead electric
datu underground cable/phone/data
datsu underground cable/phone/data service
fence-chainlink
fence-wood
fence-barbed wire
treeline

Symbols

sanitary manhole
service cleanout
force main release valve
rectangular structure
circular structure
fire hydrant
water valve
water meter
backflow preventer
natural gas meter
service transformer (pad mount)
primary switch gear
light pole
cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section

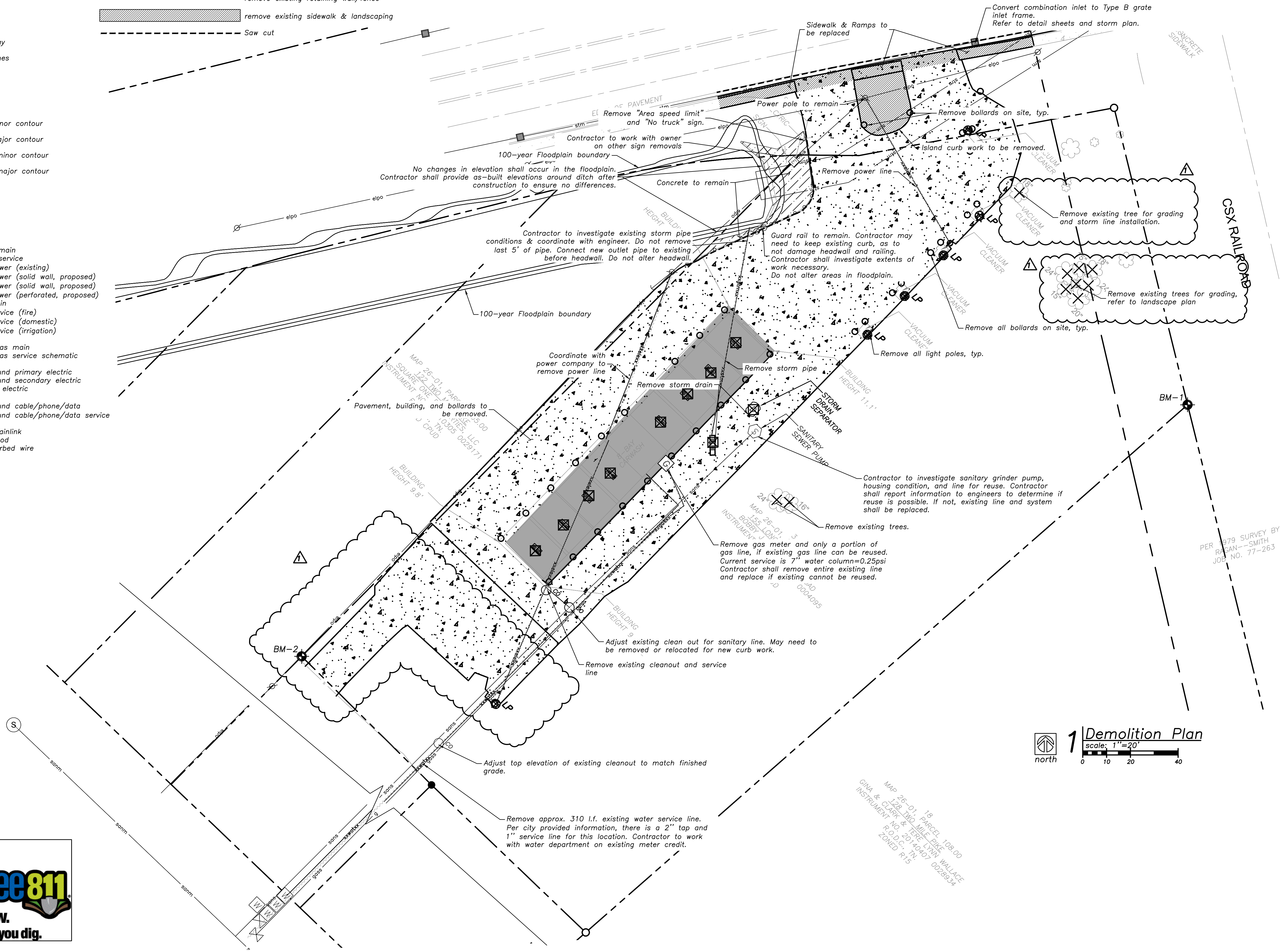
Demolition Legend

remove existing structures and associated pipe
remove existing power/light pole and associated wiring
remove existing trees

existing building demolition
remove full depth existing pavement and curb & gutter
remove existing retaining wall/fence
remove existing sidewalk & landscaping
Saw cut

Demolition Legend

Coordinate removal of existing/former gas main with utility.
Coordinate removal of existing/former sanitary sewer lines with city.
Coordinate removal of existing/former water lines with utility.
Remove full existing storm sewer lines and structures as shown.
Coordinate removal of existing/former telecom/data with utility
Coordinate removal of existing primary & secondary electrical with utility



Local Benchmarks:

BM-#

BM-1; Found Iron Pipe, NE corner of property.
Elevation: 451.10'
N: 724763.1480
E: 1759698.2750

BM-2; Found Iron Rod, SW Corner of property.
Elevation: 453.62
N: 424657.5360
E: 1759326.6690

Property Legend

— right of way
--- property lines
--- easements
--- setbacks

Utility Contacts

Storm Sewer:
City of Goodlettsville Public Works
Michael Walrand
615-851-2200
105 S. Main Street
Clarksville, TN 37072

Water Service:
Madison Suburban
615-868-3201
108 W Webster Street
Madison, TN 37115

Sanitary Sewer:
Goodlettsville Sewer Department
Steve Diviney
615-851-2200
215 Cartwright Street
Goodlettsville, TN 37072

Electric Service:
Nashville Electric Service
615-736-6900
1214 Church St.
Nashville, TN 37246

Gas Service:
Piedmont Gas
1-800-752-7504
1259 S. Dickerson Rd.
Goodlettsville, TN 37072

Floodplain Note:

A small portion of this property lies within an area designated as Zone AE, base flood elevation 445.4', with the majority in Zone X as shown on FEMA FIRM Community Panel no. 47039C0129J, revised 02-25-2022.

Utility Legend

— existing
--- proposed

Linetypes

sanm sanitary main
sans sanitary service
stm storm sewer (existing)
stm storm sewer (solid wall, proposed)
stm storm sewer (solid wall, proposed)
stm storm sewer (perforated, proposed)
wtrm water main
wtrf water service (fire)
wtrd water service (domestic)
wtri water service (irrigation)
gasm natural gas main
gass natural gas service schematic
elpu underground primary electric
elsu underground secondary electric
elpo overhead electric
datu underground cable/phone/data
datsu underground cable/phone/data service
fence-chainlink
fence-wood
fence-barbed wire
treeline

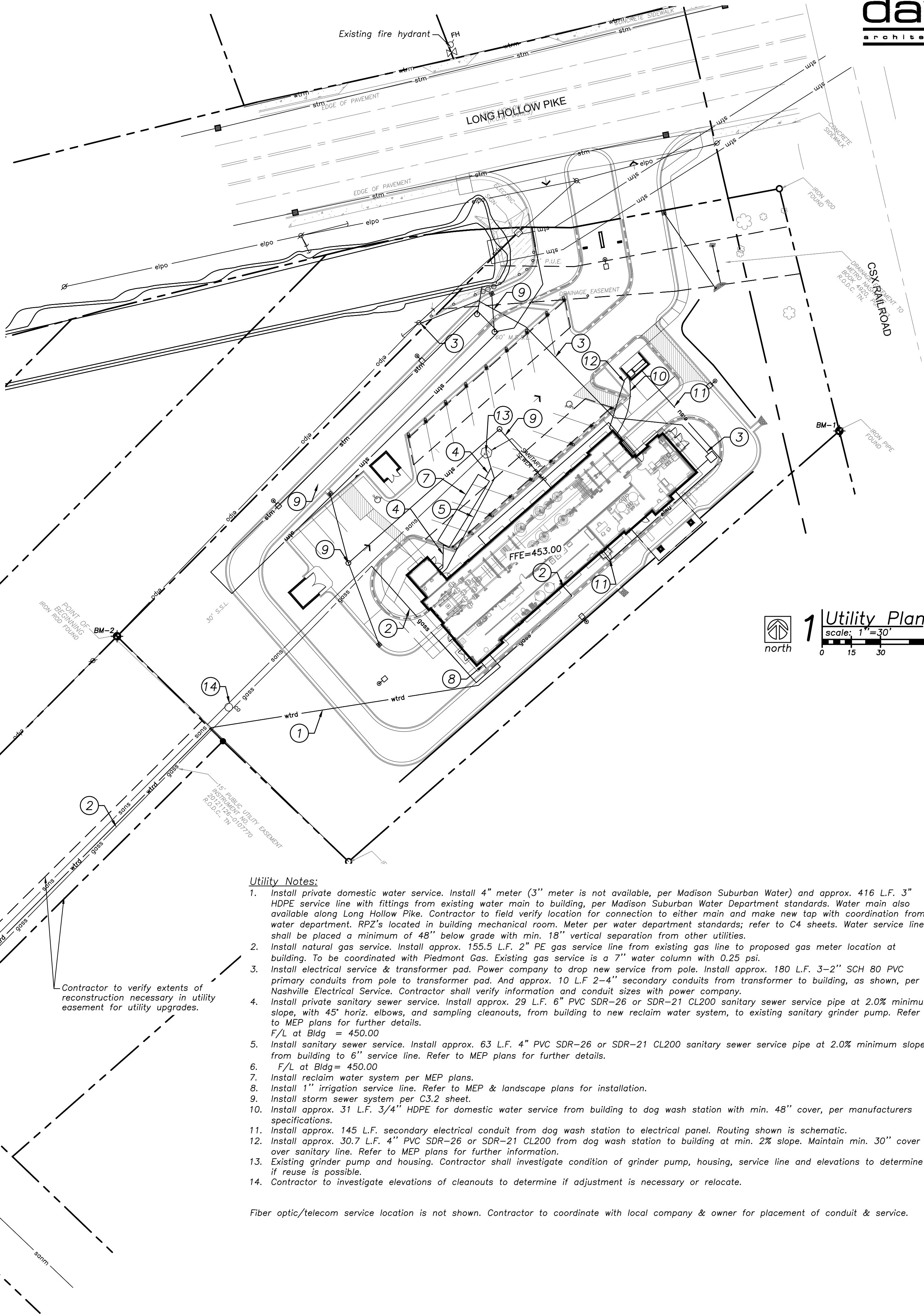
Symbols

Sanitary manhole
Service cleanout
Force main release valve
Rectangular structure
Circular structure
Fire hydrant
Water valve
Water meter
Backflow preventer
Natural gas meter
Service transformer (pad mount)
Primary switch gear
Light pole
Cable/phone/data junction box
Street light
Pedestrian street light
Electric pole
Guy wire
End section



Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.



Utility Plan
scale: 1"=30'
0 15 30 60

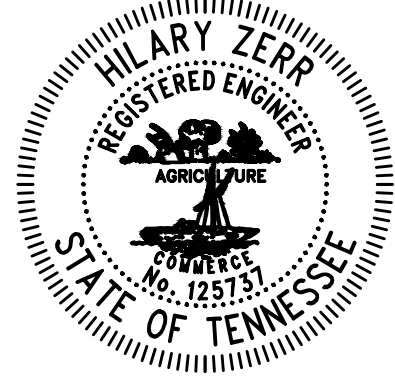
Utility Notes:

- Install private domestic water service. Install 4" meter (3" meter is not available, per Madison Suburban Water) and approx. 416 L.F. 3" HDPE service line with fittings from existing water main to building, per Madison Suburban Water Department standards. Water main also available along Long Hollow Pike. Contractor to field verify location for connection to either main and make new tap with coordination from water department. RPZ's located in building mechanical room. Meter per water department standards; refer to C4 sheets. Water service line shall be placed a minimum of 48" below grade with min. 18" vertical separation from other utilities.
- Install natural gas service. Install approx. 155.5 L.F. 2" PE gas service line from existing gas line to proposed gas meter location at building. To be coordinated with Piedmont Gas. Existing gas service is a 7" water column with 0.25 psi.
- Install electrical service & transformer pad. Power company to drop new service from pole. Install approx. 180 L.F. 3-2" SCH 80 PVC primary conduits from pole to transformer pad. And approx. 10 L.F. 2-4" secondary conduits from transformer to building, as shown, per Nashville Electrical Service. Contractor shall verify information and conduit sizes with power company.
- Install private sanitary sewer service. Install approx. 29 L.F. 6" PVC SDR-26 or SDR-21 CL200 sanitary sewer service pipe at 2.0% minimum slope, with 45' horiz. elbows, and sampling cleanouts, from building to new reclaim water system, to existing sanitary grinder pump. Refer to MEP plans for further details.
- Install sanitary sewer service. Install approx. 63 L.F. 4" PVC SDR-26 or SDR-21 CL200 sanitary sewer service pipe at 2.0% minimum slope, from building to 6" service line. Refer to MEP plans for further details.
- F/L at Bldg = 450.00
- Install reclaim water system per MEP plans.
- Install 1" irrigation service line. Refer to MEP & landscape plans for installation.
- Install storm sewer system per C3.2 sheet.
- Install approx. 31 L.F. 3/4" HDPE for domestic water service from building to dog wash station with min. 48" cover, per manufacturers specifications.
- Install approx. 145 L.F. secondary electrical conduit from dog wash station to electrical panel. Routing shown is schematic.
- Install approx. 30.7 L.F. 4" PVC SDR-26 or SDR-21 CL200 from dog wash station to building at min. 2% slope. Maintain min. 30" cover over sanitary line. Refer to MEP plans for further information.
- Existing grinder pump and housing. Contractor shall investigate condition of grinder pump, housing, service line and elevations to determine if reuse is possible.
- Contractor to investigate elevations of cleanouts to determine if adjustment is necessary or relocate.

Fiber optic/telecom service location is not shown. Contractor to coordinate with local company & owner for placement of conduit & service.

davidson
architecture & engineering

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com



a new development for
McBee's Coffee 'N Carwash
155 Long Hollow Pike
Goodlettsville, Tennessee 37072

date
01.03.2022

drawn by
HAZ

checked by
DAE

revisions

01.27.2022

1

sheet number

C1.4

drawing type
planning

project number
21072-11

Local Benchmarks: BM-#

BM-1: Found Iron Pipe, NE corner of property.
Elevation: 451.10'
N: 724763.1480
E: 1759698.2750

BM-2: Found Iron Rod, SW Corner of property.
Elevation: 453.62
N: 424657.5360
E: 1759326.6690

Floodplain Note:

A small portion of this property lies within an area designated as Zone AE, base flood elevation 445.4', with the majority in Zone X as shown on FEMA FIRM Community Panel no. 47039C0129J, revised 02-25-2022.

Grading Legend

existing minor contour
existing major contour
proposed minor contour
proposed major contour

Utility Legend

existing
proposed

Linetypes

sanm sanitary main
sans sanitary service
storm sewer (existing)
storm sewer (solid wall, proposed)
stm storm sewer (solid wall, proposed)
storm sewer (perforated, proposed)
wtrm water main
wtrf water service (fire)
wtrd water service (domestic)
wtri water service (irrigation)
gasm natural gas main
gass natural gas service schematic
elpu underground primary electric
elsu underground secondary electric
elpo overhead electric
datu underground cable/phone/data
datsu underground cable/phone/data service
fence-chainlink
fence-wood
fence-barbed wire
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Symbols

sanitary manhole
service cleanout
force main release valve
rectangular structure
circular structure
fire hydrant
water valve
water meter
backflow preventer
natural gas meter
service transformer (pad mount)
primary switch gear
light pole
cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section

Erosion Control Legend

Phase I Silt fence
Phase I Inlet protection
limits of disturbance
construction entrance
rock check dam
topsoil stockpile area
concrete washout area
construction fencing with screening fabric

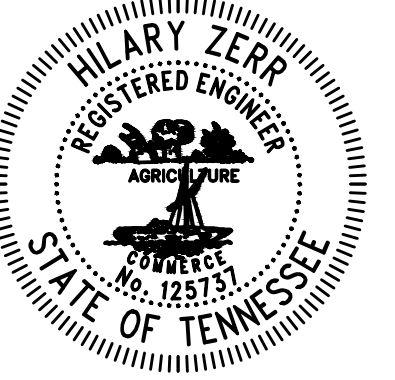
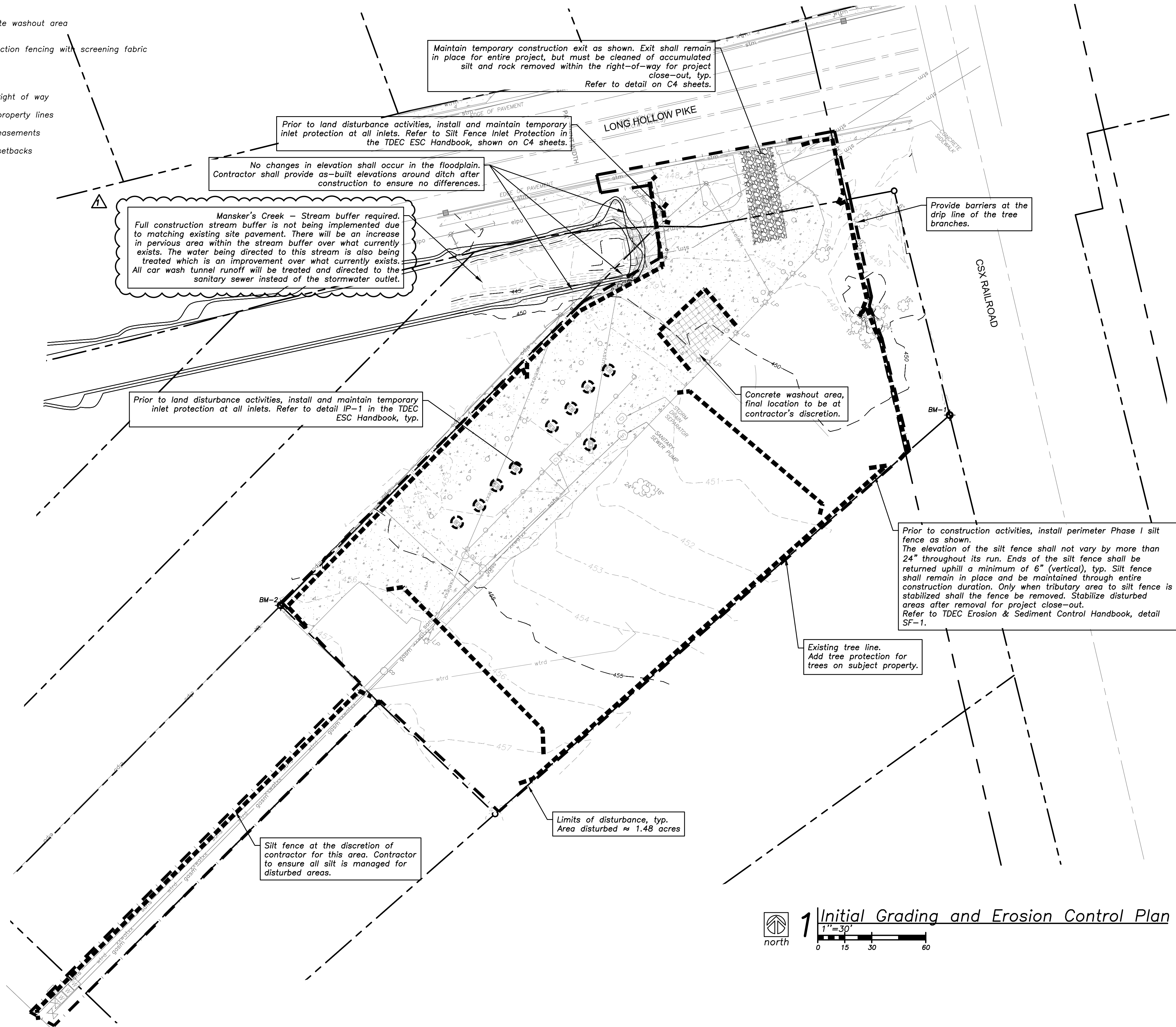
Property Legend

right of way
property lines
easements
setbacks

Contractor shall follow guidelines outlined in Tennessee General Permit No. TNR100000 Stormwater Discharges from Construction Activities

Temporary or permanent soil stabilization at the construction site must be completed within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased (Refer to Section 5.5.3.4 of the Tennessee Construction General Permit).

Steep slopes (greater than 35%) shall be stabilized within one week after construction activity on the slope has temporarily or permanently ceased (Refer to section 5.5.3.4 of the Tennessee Construction General Permit).



a new development for
McBee's Coffee 'N Carwash
155 Long Hollow Pike
Goodlettsville, Tennessee 37072

date 01.03.2022
drawn by HAZ
checked by DAE
revisions

01.27.2022 1

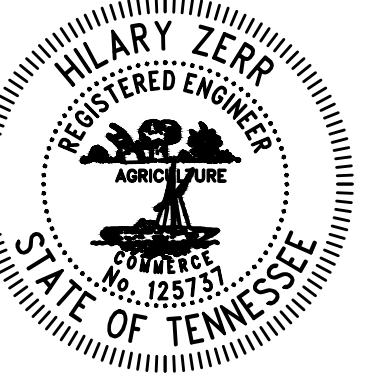
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C2.1

drawing type
planning

project number
21072-11





a new development for

McBee's Coffee 'N Carwash

155 Long Hollow Pike
Goodlettsville, Tennessee 37072

date	
01.03.2022	
drawn by	
HAZ	
checked by	
DAE	
revisions	
01.27.2022	1

sheet number

C2.2

drawing type

planning

project number

21072-11

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Local Benchmarks: BM-#

BM-1: Found Iron Pipe, NE corner of property.

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E: 1759698.2750

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Floodplain Note:

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Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

- sanm sanitary main
- sans sanitary service
- ssm storm sewer (existing)
- ssm storm sewer (solid wall, proposed)
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- ssm storm sewer (perforated, proposed)
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- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

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- force main release valve
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- circular structure
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- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

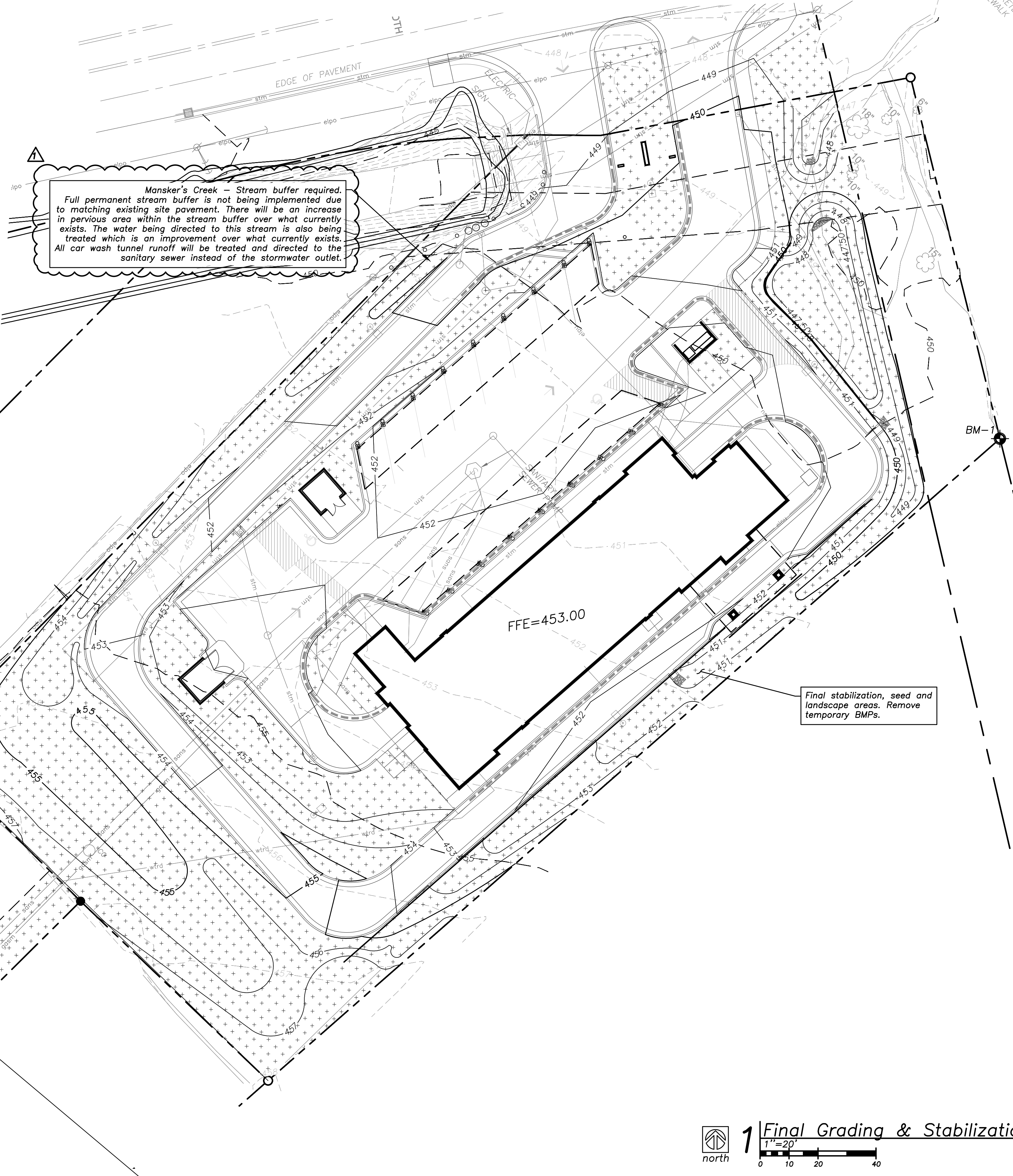
Erosion Control Legend

- Phase I Silt fence
- Phase I Inlet protection
- Phase II Silt fence
- Phase II Inlet protection
- limits of disturbance

- construction entrance
- topsoil stockpile area
- concrete washout area
- seed

Property Legend

- right of way
- property lines
- easements
- setbacks



1 Final Grading & Stabilization Plan
1"=20'



a new development for
McBee's Coffee 'N Carwash
155 Long Hollow Pike
Goodlettsville, Tennessee 37072

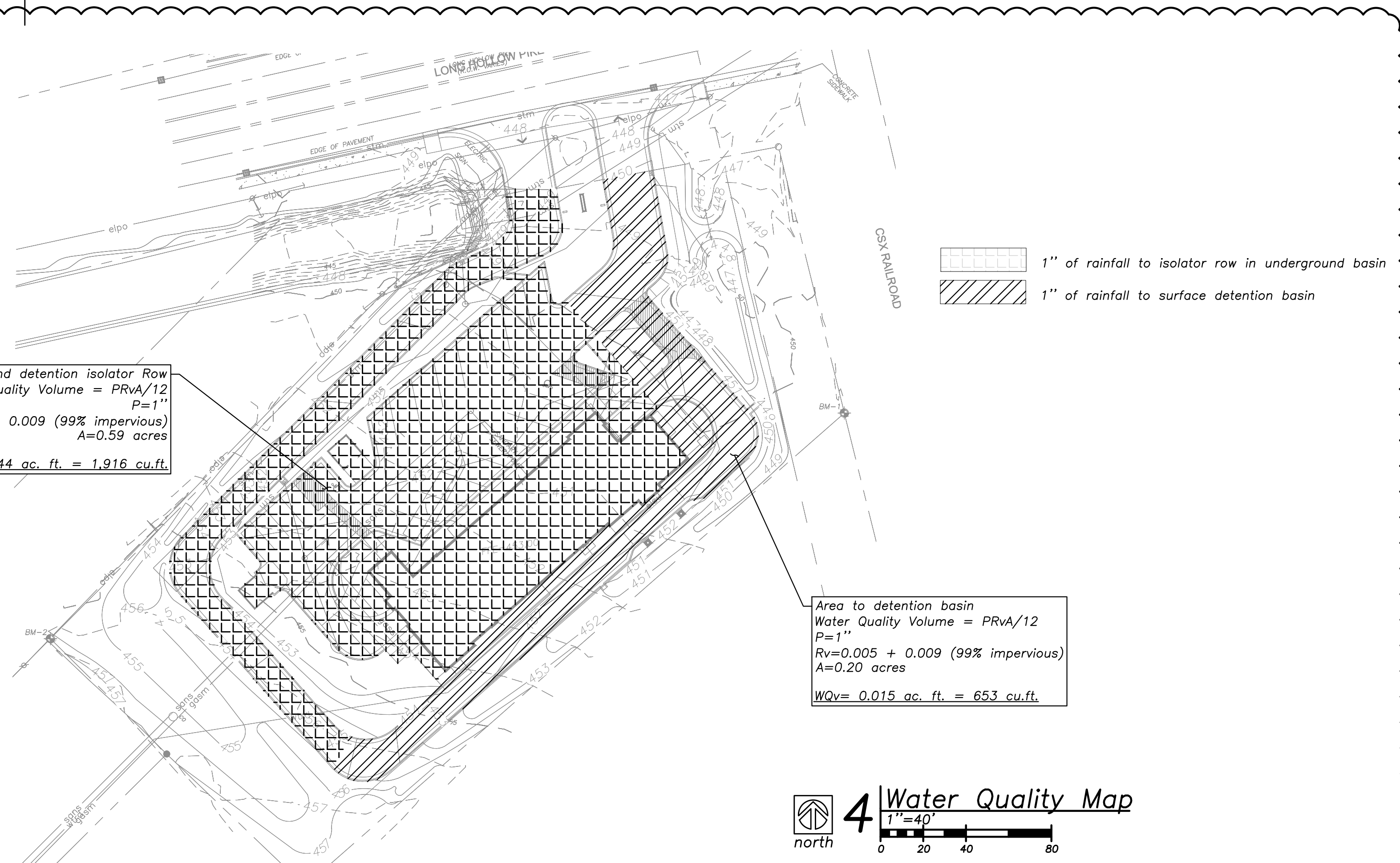
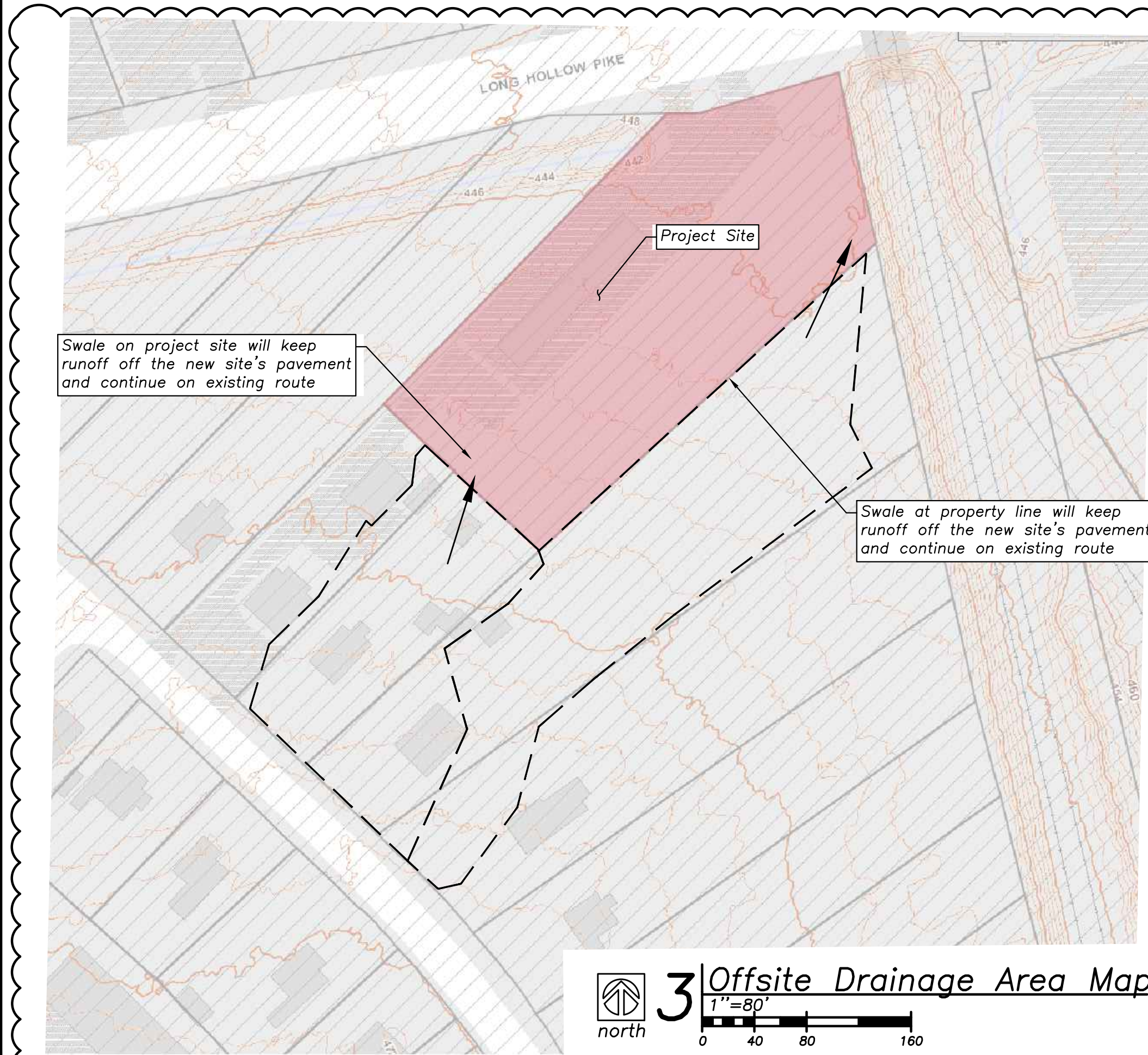
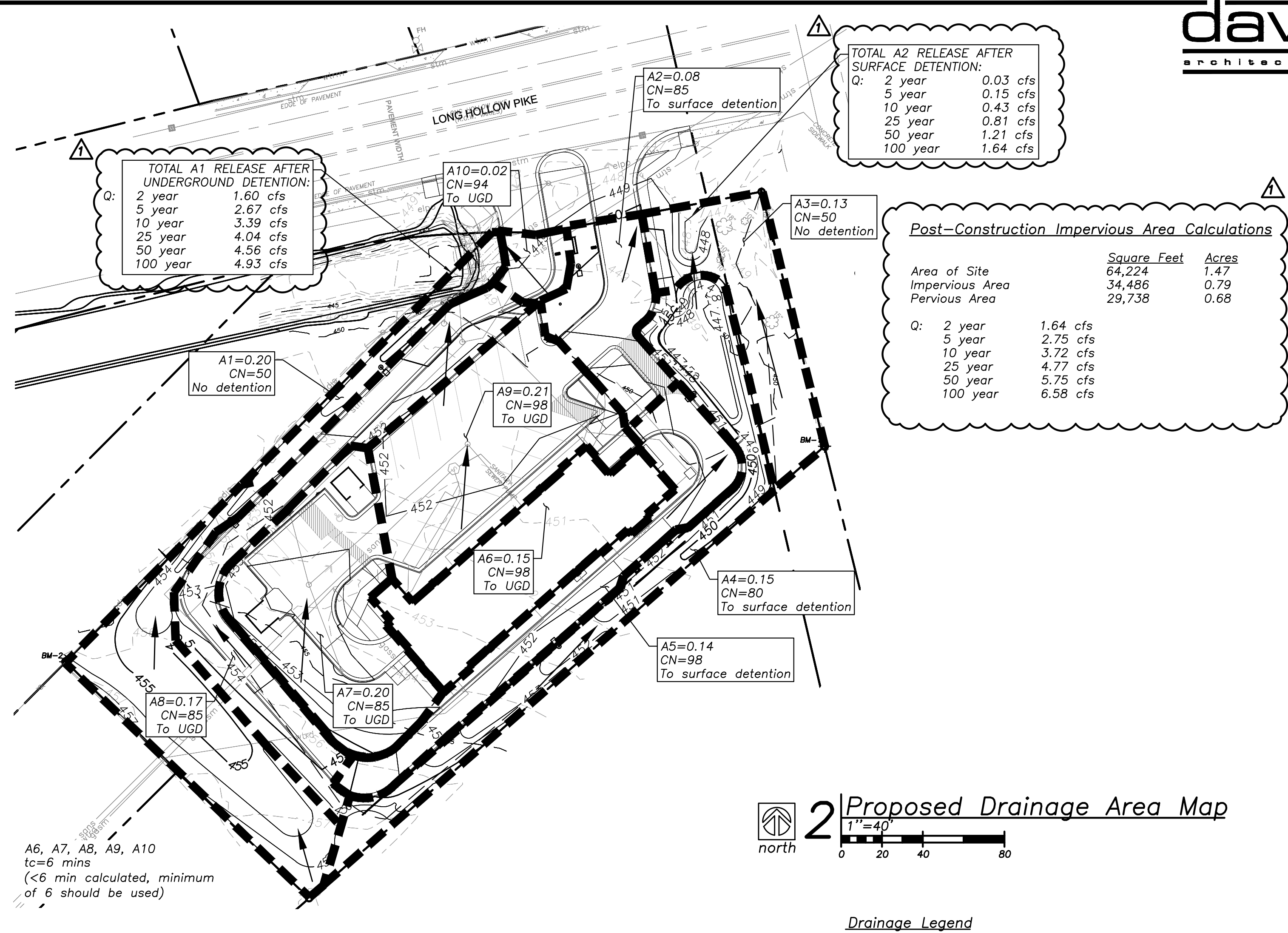
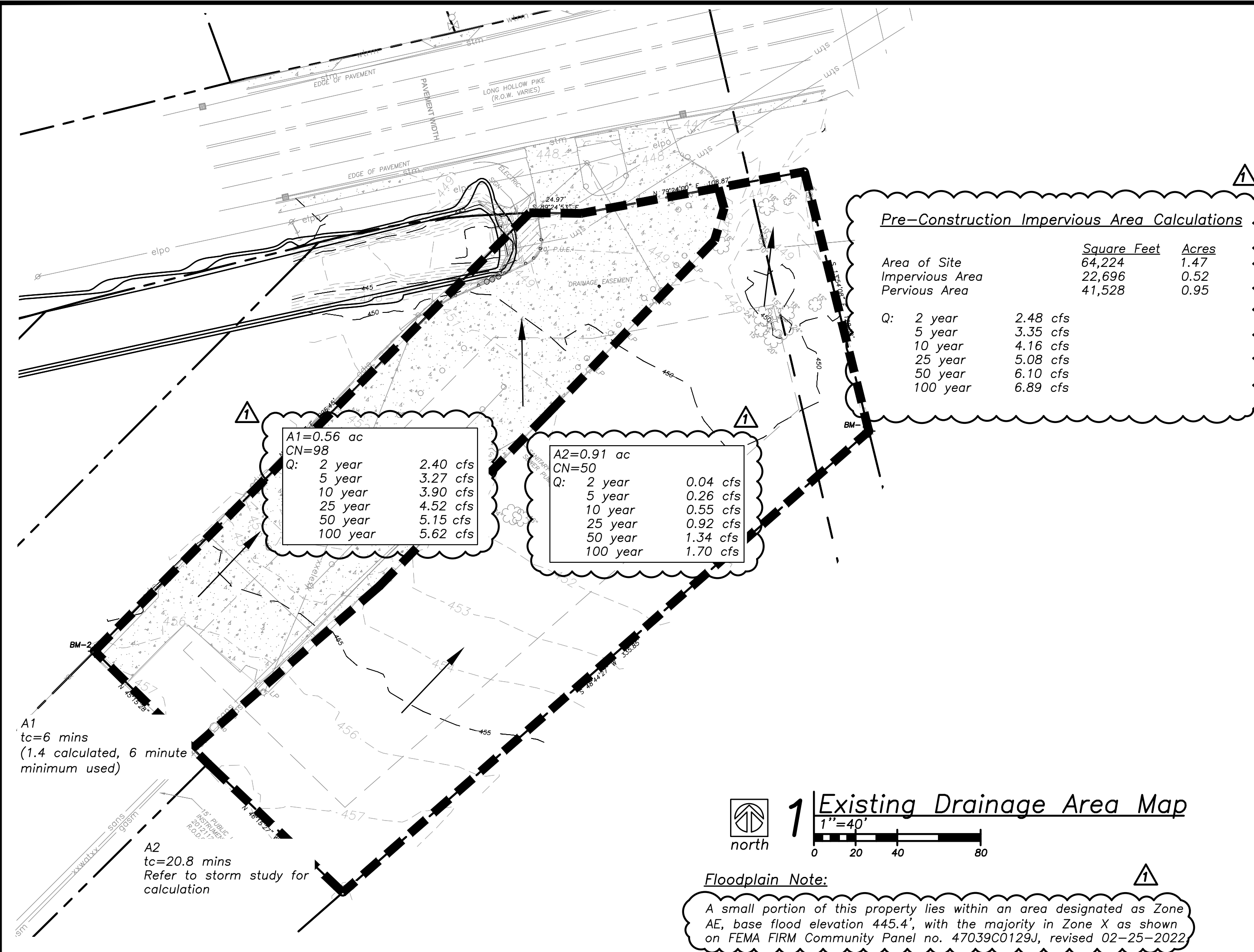
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drawn by HAZ
checked by DAE
revisions

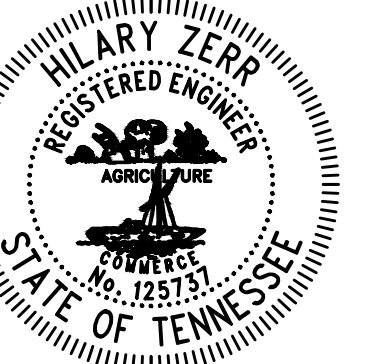
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sheet number

C2.3

drawing type
planning
project number
21072-11





McBee's Coffee 'N Carwash
155 Long Hollow Pike
Goodlettsville, Tennessee 37072

Date
 01.03.2022
 Drawn by
 HAZ
 Checked by
 DAE
 Revisions 
 01.27.2022 1

Sheet number

C3.2

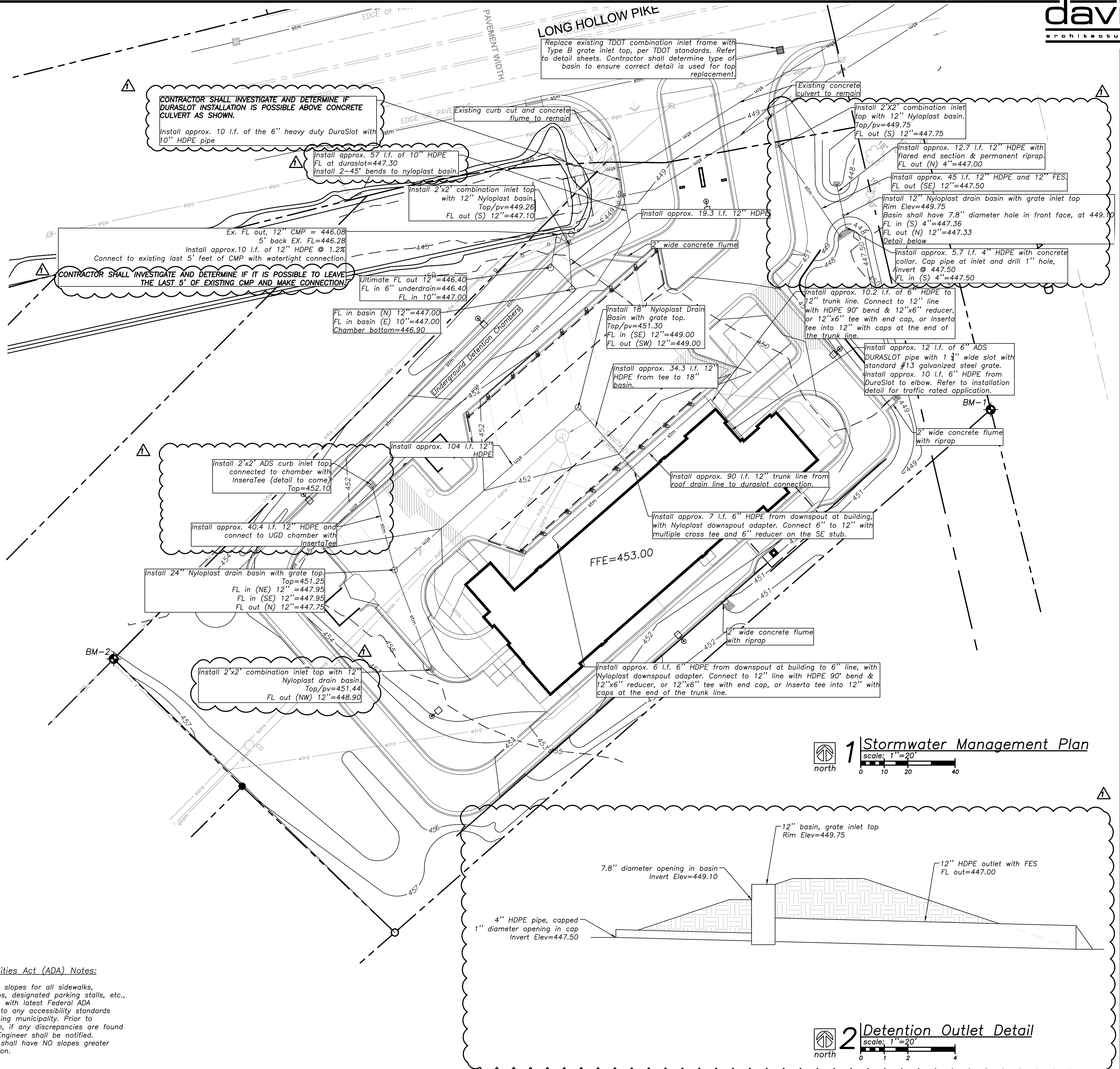
drawing type
planning
project number
1072-11

Page 59 of 109



Tennessee 811

Know what's **below.**
Call before you dig.





THE ISOLATOR® ROW PLUS

INTRODUCTION

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row PLUS is a technique to inexpensively enhance Total Suspended Solids (TSS) and Total Phosphorus (TP) removal with easy access for inspection and maintenance.

THE ISOLATOR ROW PLUS

The Isolator Row PLUS is a row of StormTech chambers, either SC-160, SC-310, SC-310-3, SC-740, DC-780, MC-3500 or MC-4500 models, that is surrounded with filter fabric and connected to a closely located manhole for easy access. The fabric-wrapped chambers provide for settling and filtration of sediment as storm water rises in the Isolator Row PLUS and ultimately passes through the filter fabric. The open bottom chambers and perforated sidewalls (SC-310, SC-310-3 and SC-740 models) allow storm water to flow both vertically and horizontally out of the chambers. Sediments are captured in the Isolator Row PLUS protecting the storage areas of the adjacent stone and chambers from sediment accumulation.

ADS geotextile fabric is placed between the stone and the Isolator Row PLUS chambers. The woven geotextile provides a media for stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during high pressure jetting. A non-woven fabric is placed over the chambers to provide a filter media for flows passing through the perforations in the sidewall of the chamber. The non-woven fabric is not required over the SC-160, DC-780, MC-3500 or MC-4500 models as these chambers do not have perforated side walls.

The Isolator Row PLUS is designed to capture the "first flush" runoff and offers the versatility to be sized on a volume basis or a flow-rate basis. An upstream manhole not only provides access to the Isolator Row PLUS but includes a high/low concept such that stormwater flow rates or volumes that exceed the capacity of the Isolator Row PLUS bypass through a manifold to the other chambers. This is achieved with either an elevated bypass manifold or a high-flow weir. This creates a differential between the Isolator Row PLUS row of chambers and the manifold to the rest of the system, thus allowing for settlement time in the Isolator Row PLUS. After Stormwater flows through the Isolator Row PLUS and into the rest of the StormTech chamber system it is either exfiltrated into the soils below or passed at a controlled rate through an outlet manifold and outlet control structure.

The Isolator Row FLAMP™ (patent pending) is a flared end ramp apparatus that is attached to the inlet pipe on the inside of the chamber end cap. The FLAMP provides a smooth transition from pipe invert to fabric bottom. It is configured to improve chamber function performance over time by enhancing outflow of solid debris that would otherwise collect at an end of the chamber. It also serves to improve the fluid and solid flow into the access pipe during maintenance and cleaning and to guide cleaning and inspection equipment back into the inlet pipe when complete.

The Isolator Row PLUS may be part of a treatment train system. The design of the treatment train and selection of pretreatment devices by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, the Isolator Row PLUS is recommended by StormTech as an effective means to minimize maintenance requirements and maintenance costs.

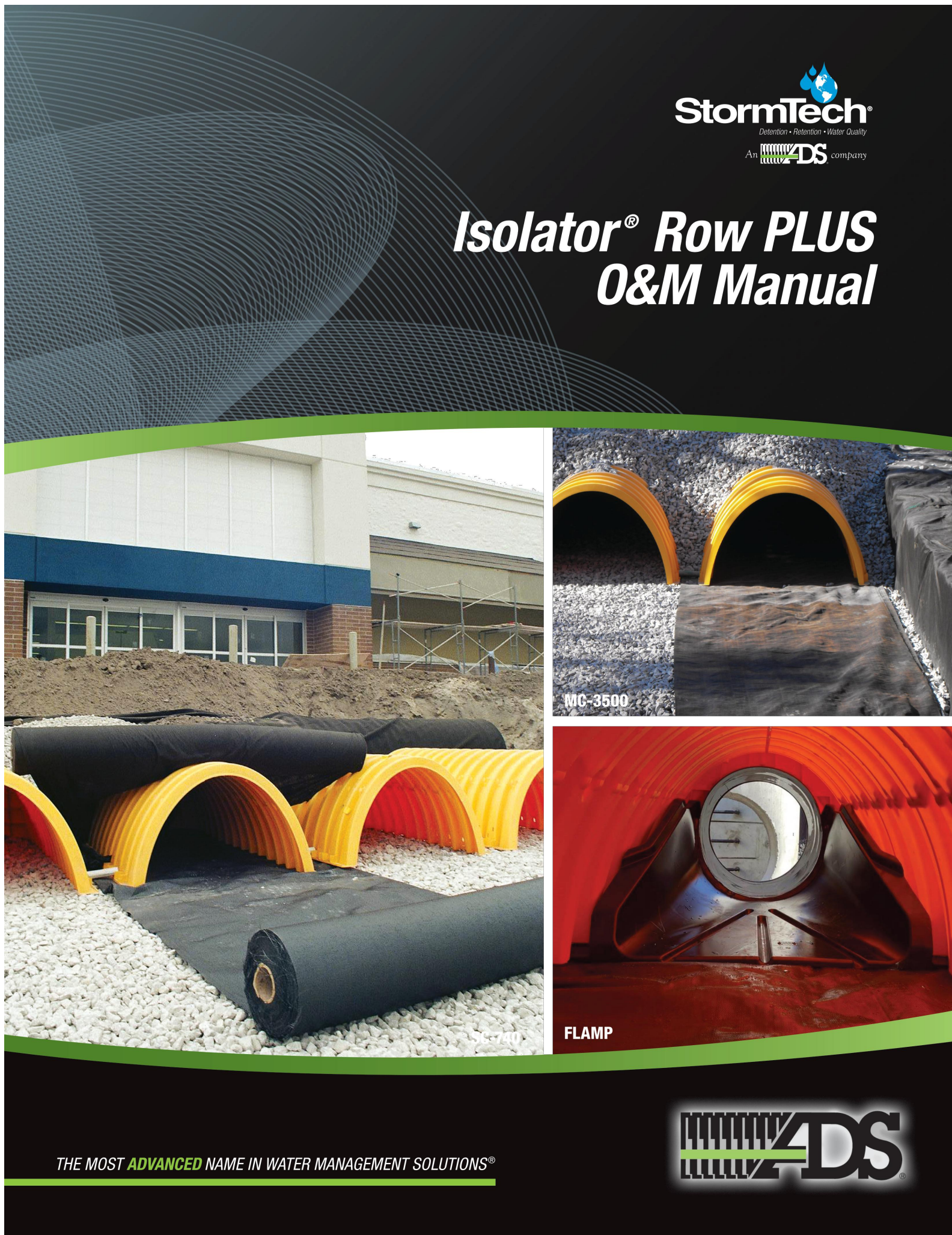
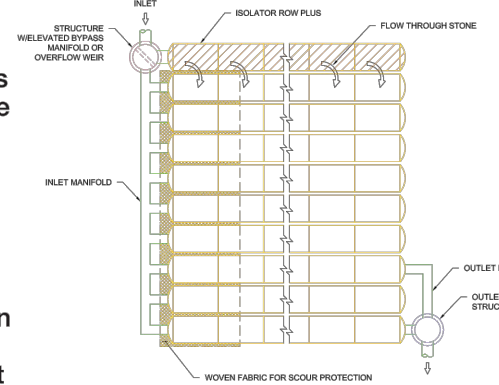
Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row PLUS.



Looking down the Isolator Row PLUS from the manhole opening, ADS PLUS Fabric is shown between the chamber and stone base.



StormTech Isolator Row PLUS with Overflow Spillway (not to scale)



THE MOST ADVANCED NAME IN WATER MANAGEMENT SOLUTIONS®



ISOLATOR ROW PLUS INSPECTION/MAINTENANCE

INSPECTION

The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row PLUS should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row PLUS incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the Isolator Row PLUS, clean-out should be performed.

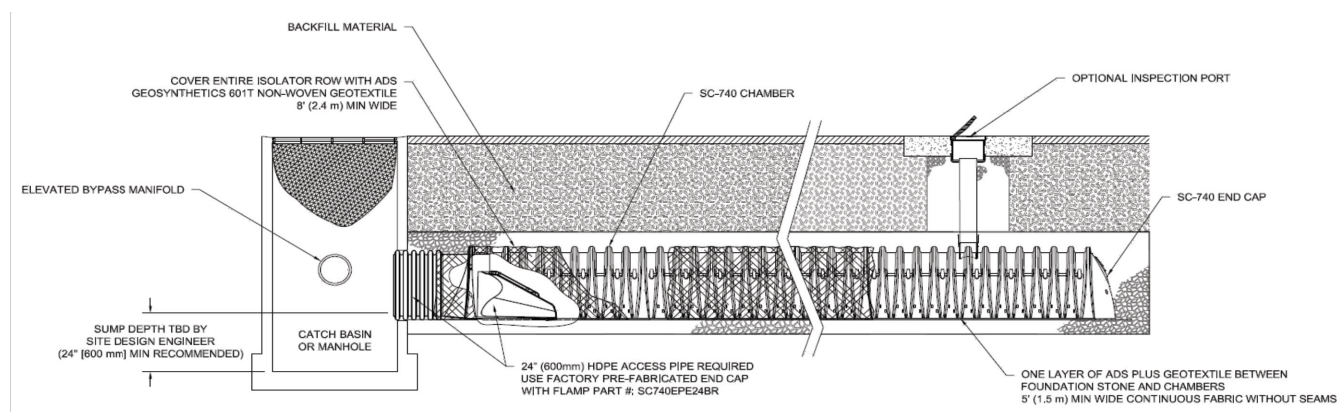
MAINTENANCE

The Isolator Row PLUS was designed to reduce the cost of periodic maintenance. By "isolating" sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entries.

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row PLUS while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45° are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. Most JetVac reels have 400 feet of hose allowing maintenance of an Isolator Row PLUS up to 50 chambers long. The JetVac process shall only be performed on StormTech Isolator Row PLUS that have ADS PLUS Fabric (as specified by StormTech) over their angular base stone.

StormTech Isolator Row PLUS (not to scale)

Note: Non-woven fabric is only required over the inlet pipe connection into the end cap for SC-160LP, DC-780, MC-3500 and MC-4500 chamber models and is not required over the entire Isolator Row PLUS.



ISOLATOR ROW PLUS STEP BY STEP MAINTENANCE PROCEDURES

STEP 1 Inspect Isolator Row PLUS for sediment.

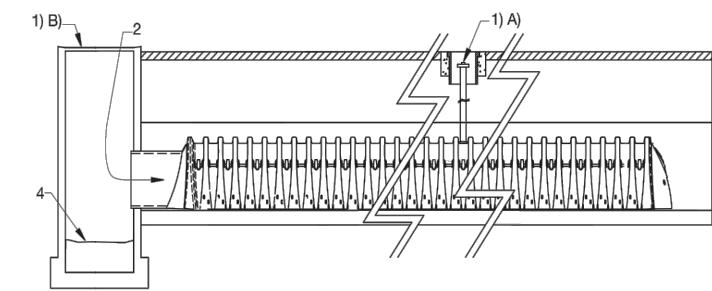
- Inspection ports (if present)
 - Remove lid from floor box frame
 - Remove cap from inspection riser
 - Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
 - If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.
- All Isolator Row PLUS
 - Remove cover from manhole at upstream end of Isolator Row PLUS
 - Using a flashlight, inspect down Isolator Row PLUS through outlet pipe
 - Mirrors on poles or cameras may be used to avoid a confined space entry
 - Follow OSHA regulations for confined space entry if entering manhole
 - If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2. If not, proceed to Step 3.

STEP 2 Clean out Isolator Row PLUS using the JetVac process.

- A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
- Apply multiple passes of JetVac until backflush water is clean
- Vacuum manhole sump as required

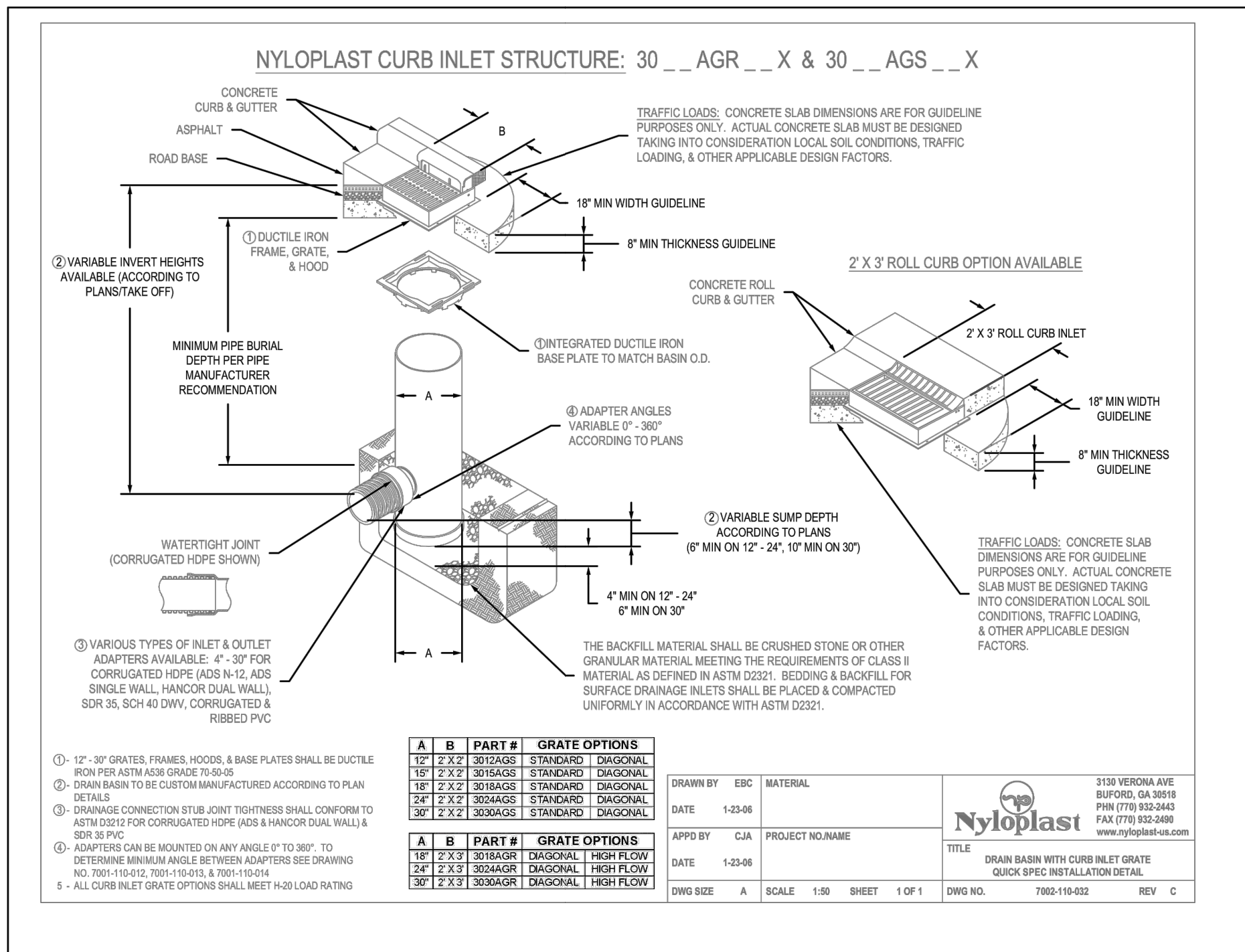
STEP 3 Replace all caps, lids and covers, record observations and actions.

STEP 4 Inspect & clean catch basins and manholes upstream of the StormTech system.

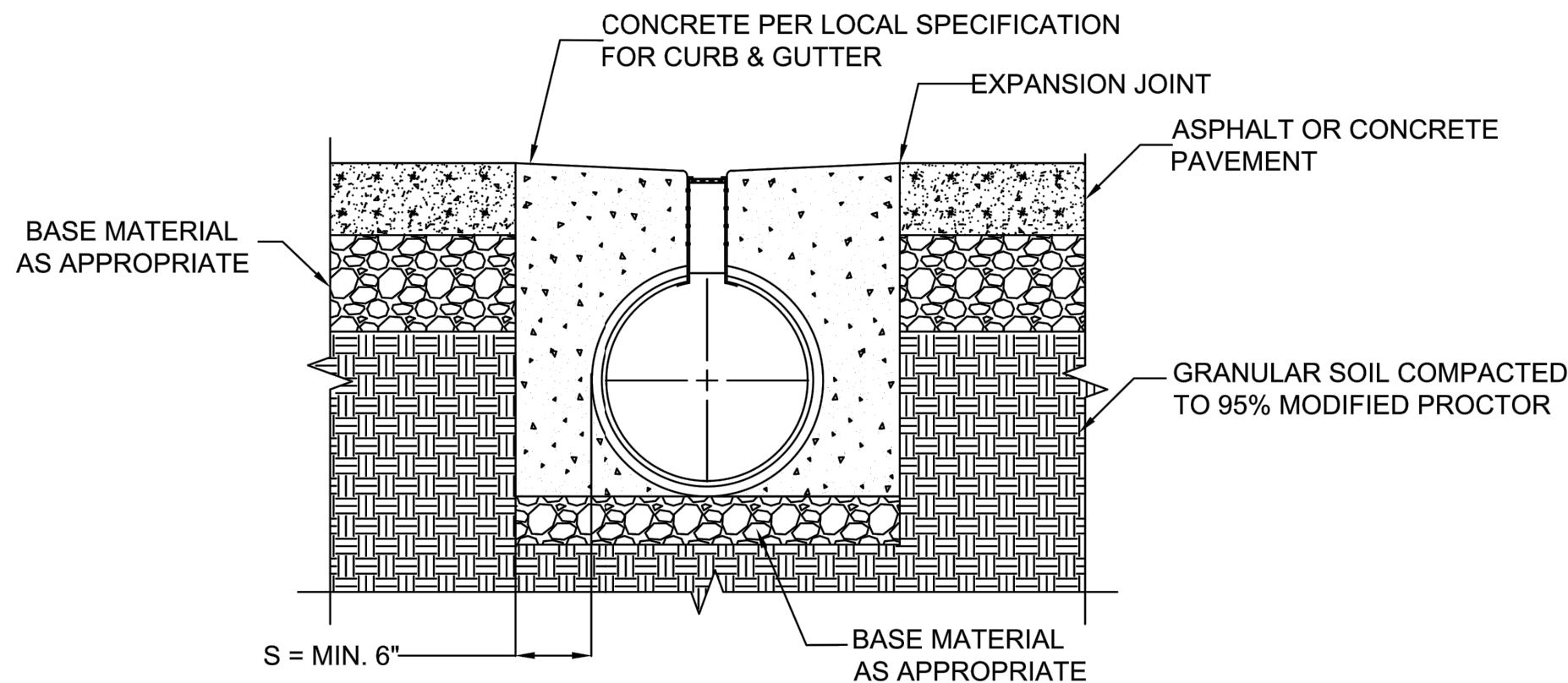


SAMPLE MAINTENANCE LOG

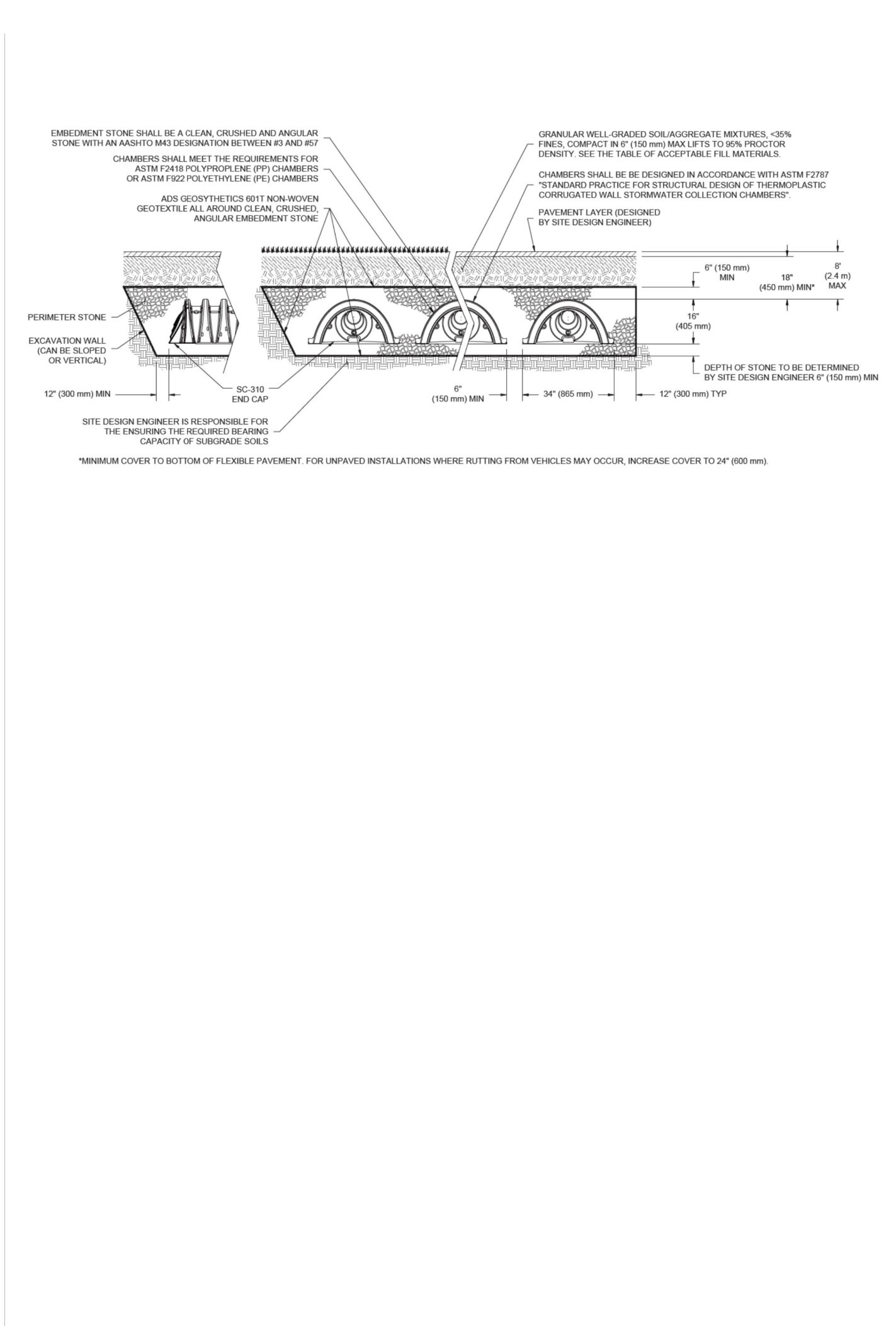
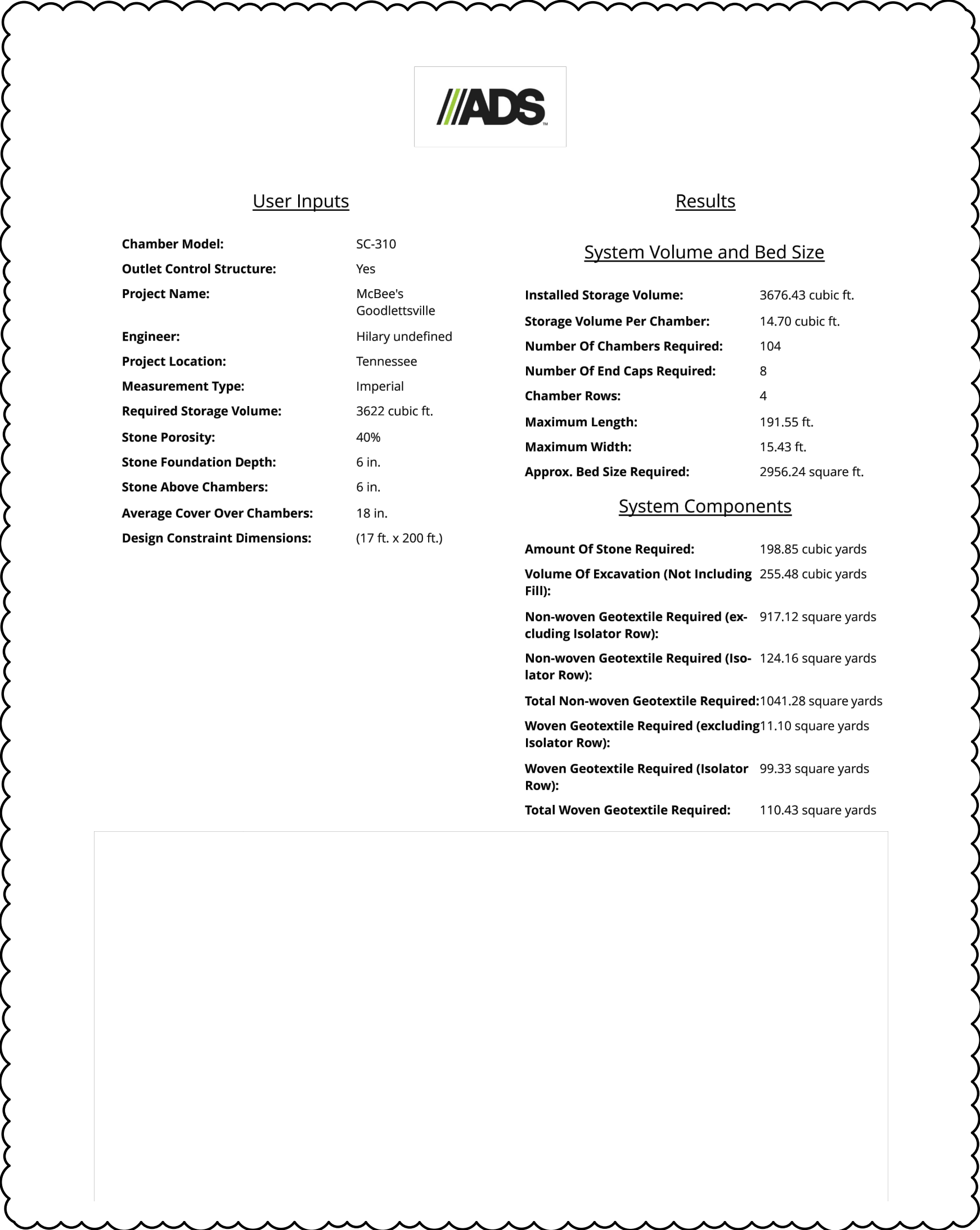
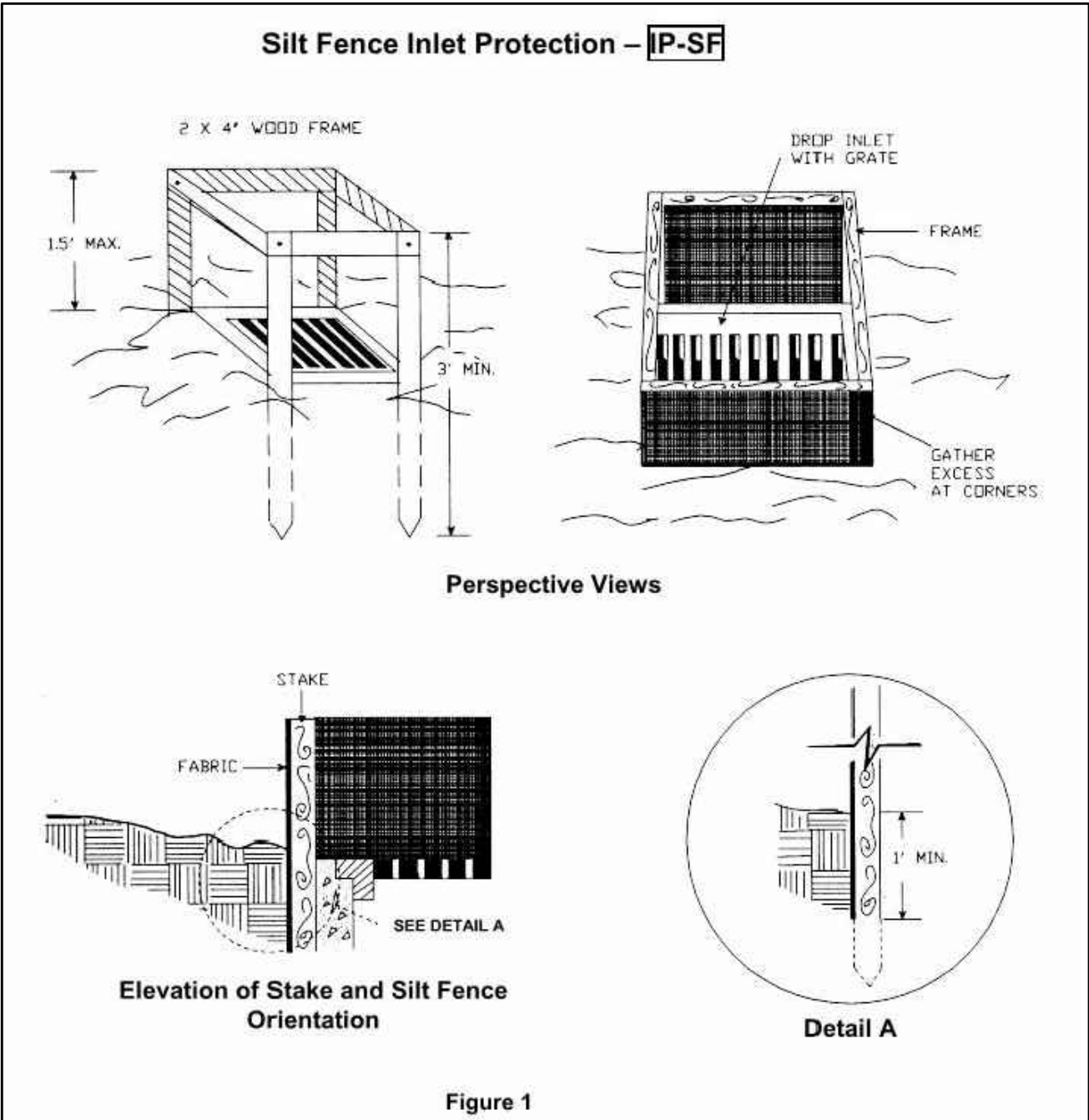
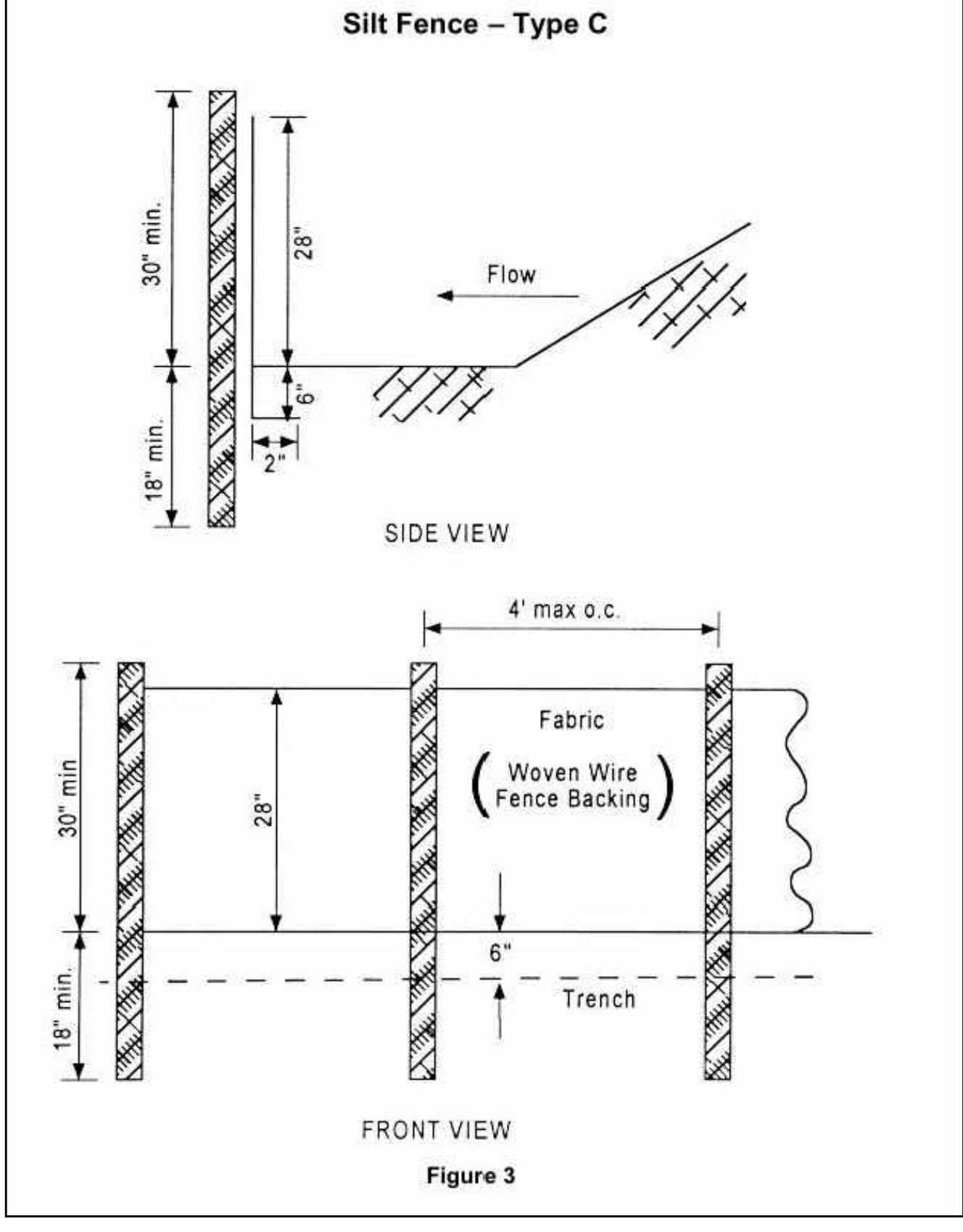
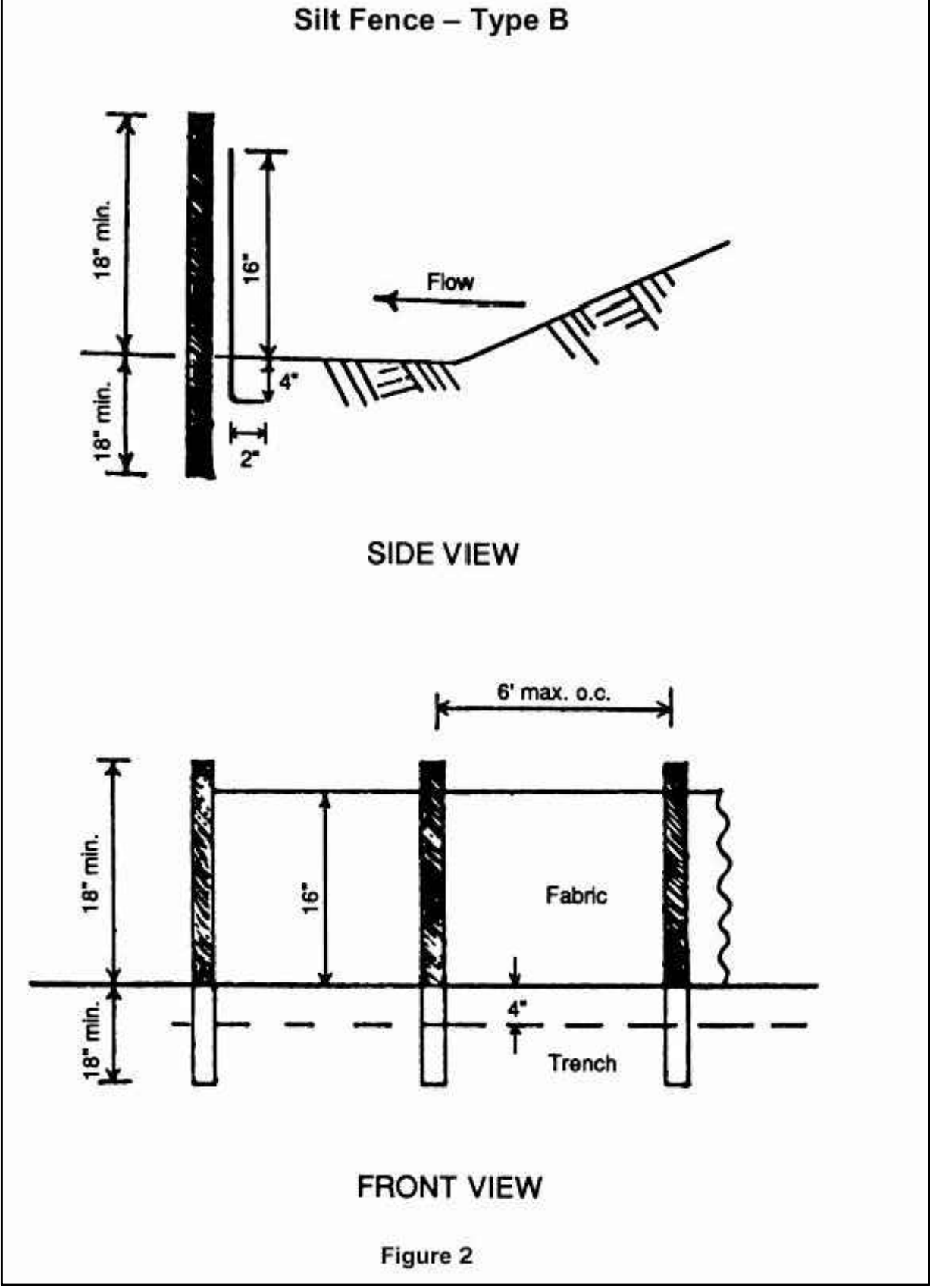
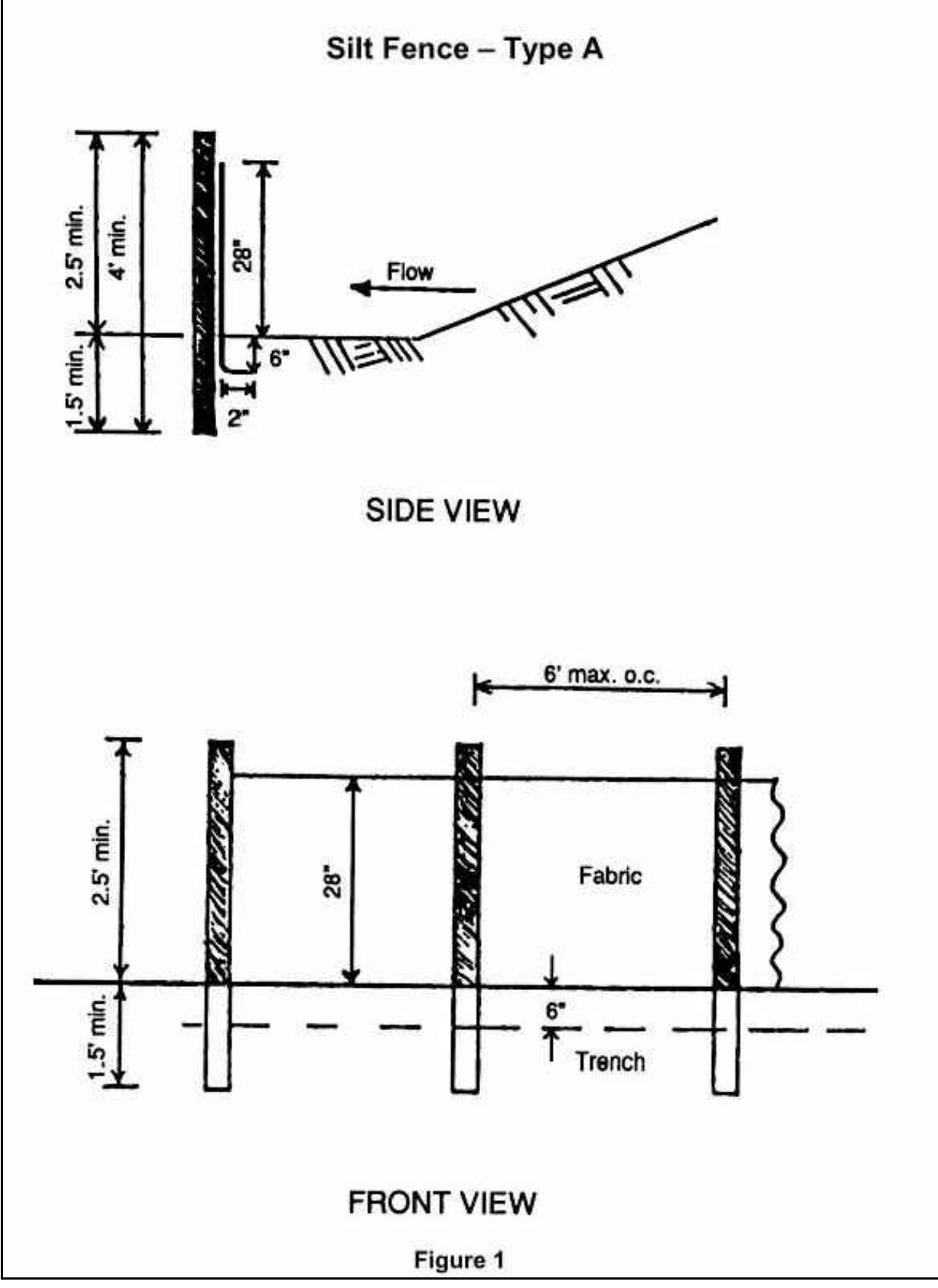
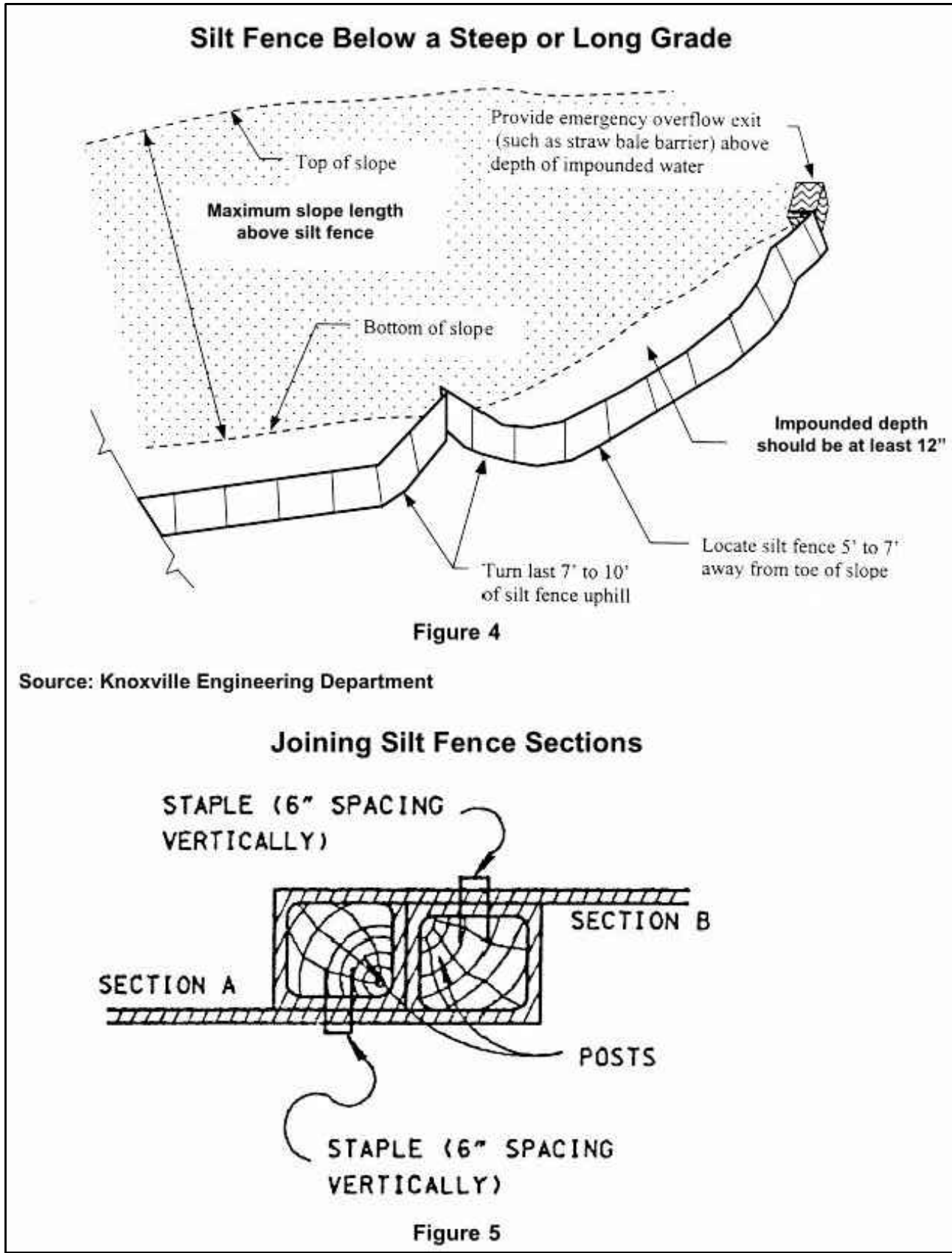
Date	Stadia Rod Readings Fixed point to chamber bottom (1) Fixed point to top of sediment (2)	Sediment Depth (1)-(2)	Observations/Actions	Inspector
3/15/11	6.3 ft none		New installation. Fixed point is C1 frame at grade.	TSM
9/24/11	6.2	0.1 ft	Some grit felt	SM
6/20/13	5.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row PLUS, maintenance due.	NV
7/7/13	6.3 ft	0	System jetted and vacuumed	TSM

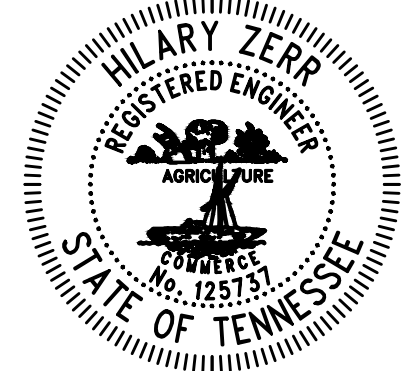


HEAVY TRAFFIC DURASLOT® INSTALLATION



Heavy Traffic - surrounded by concrete for critical loading applications. This would include frequent high-speed, H-20 traffic (i.e. highways, loading docks, etc.). The 'S' dimension is generally 6" depending on the specific conditions for the project (design layout, traffic patterns, soil properties, etc.). Expansion joints and concrete and/or asphalt pavement is to be designed by others.





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155 Long Hollow Pike
Goodlettsville, Tennessee 37072

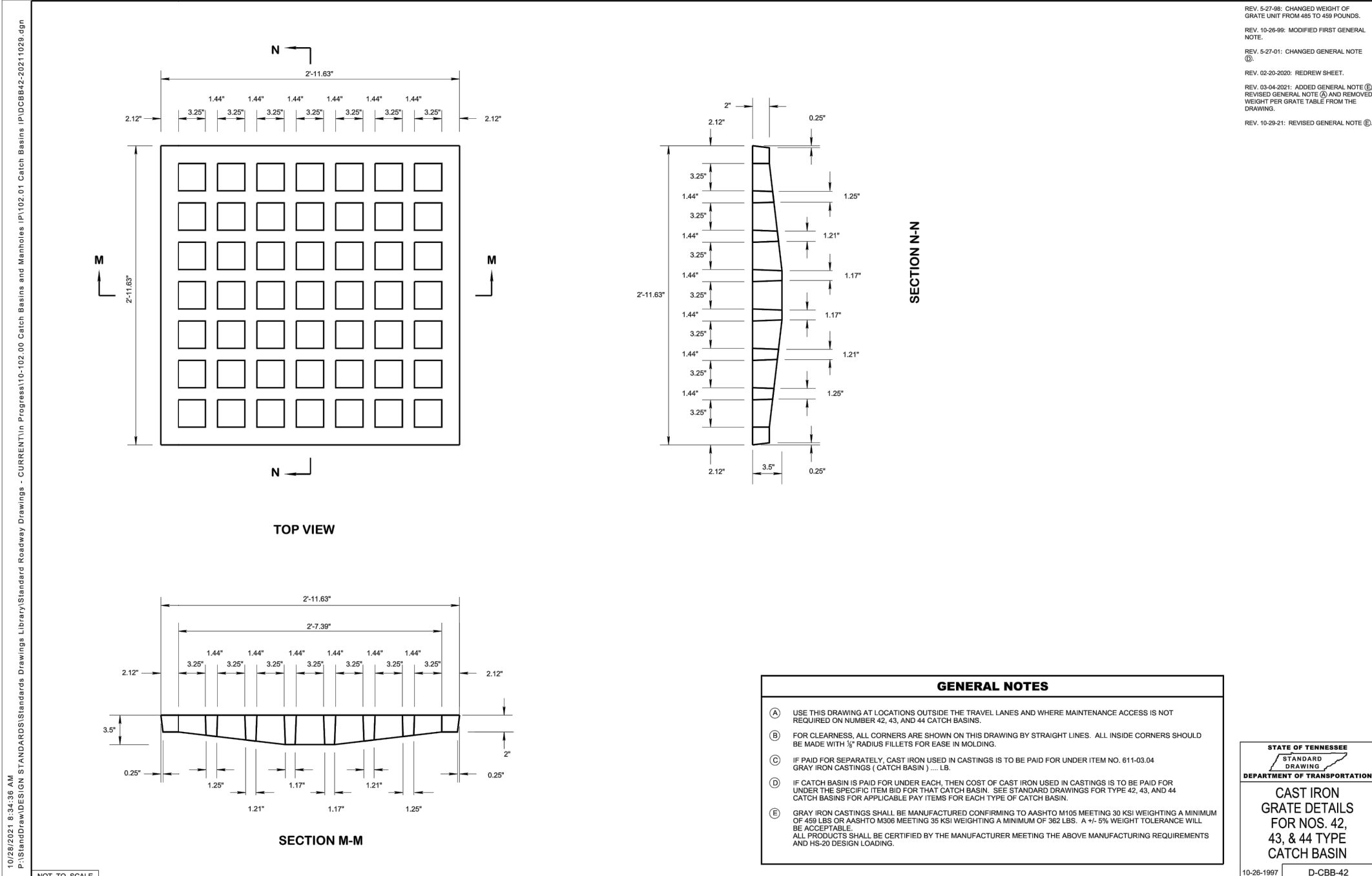
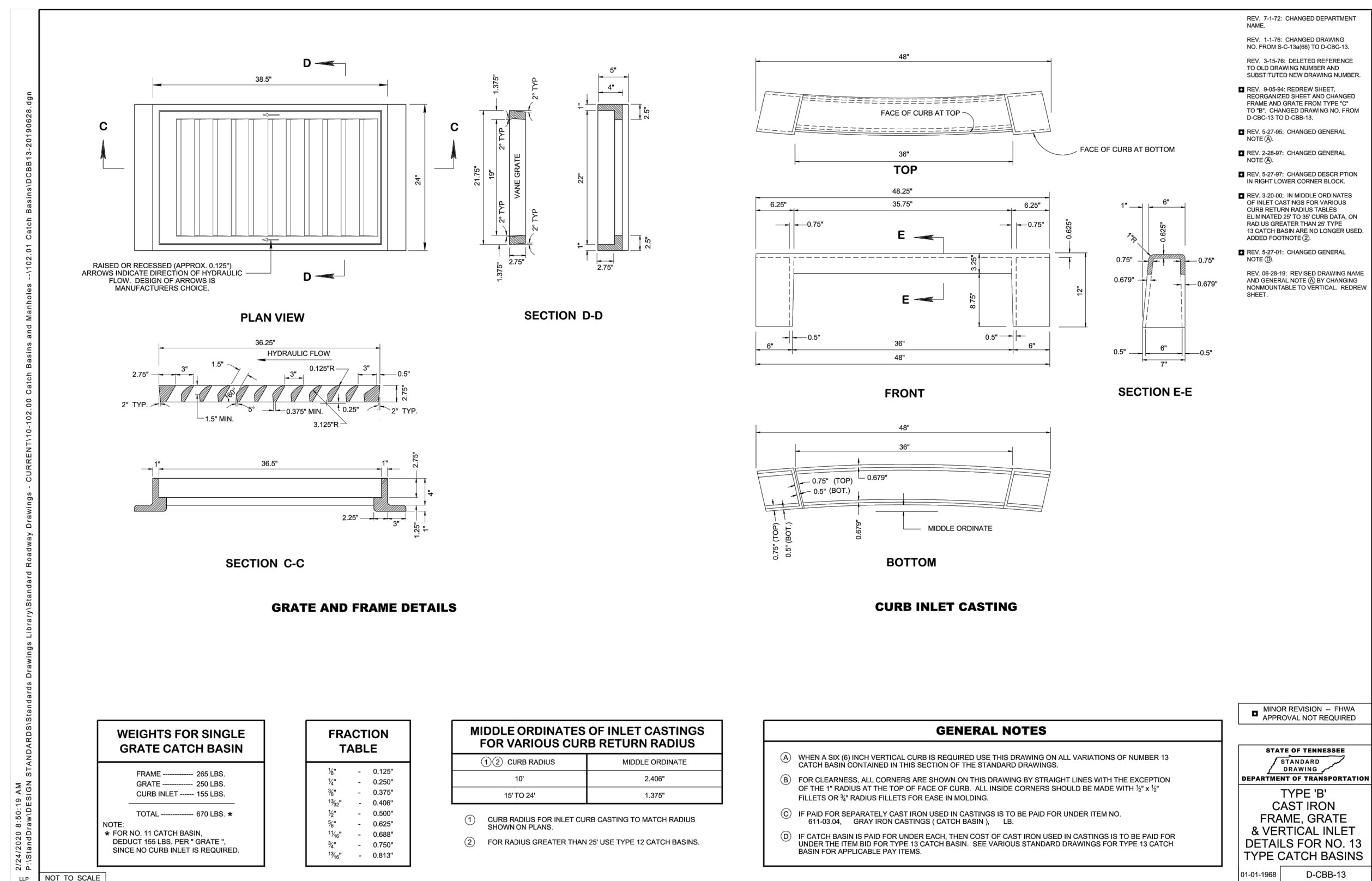
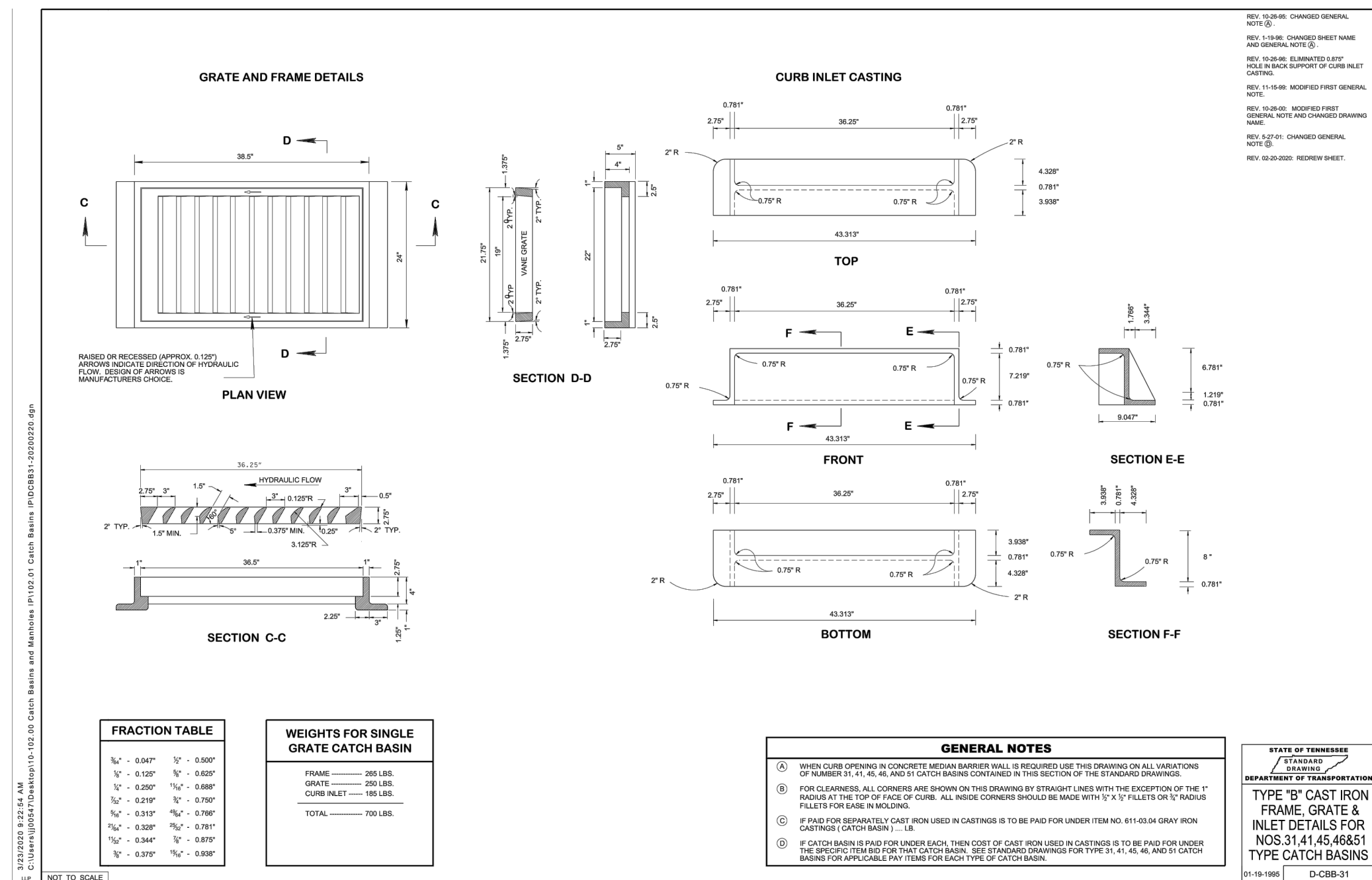
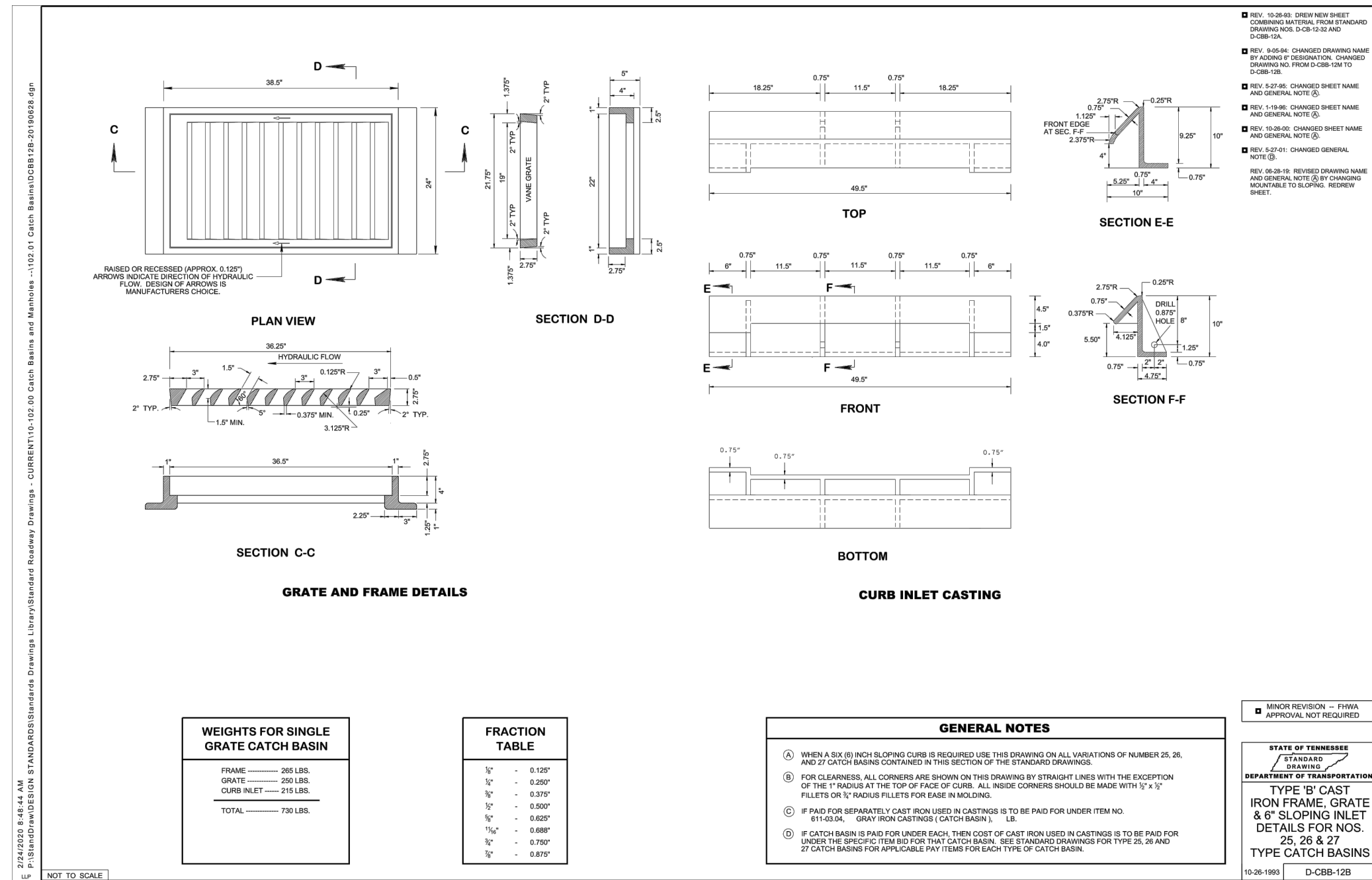
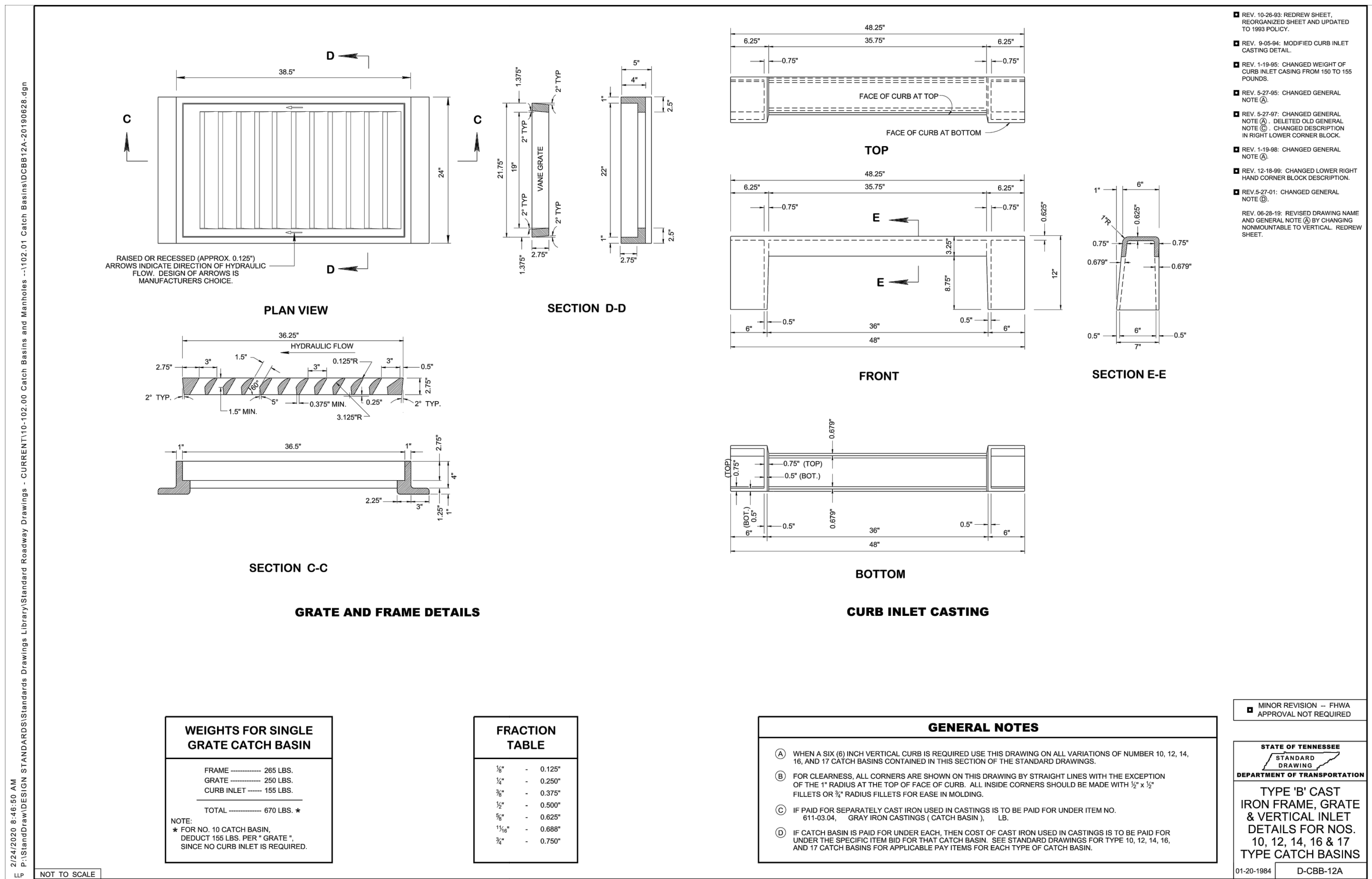
date 01.03.2022
drawn by HAZ
checked by DAE
revisions

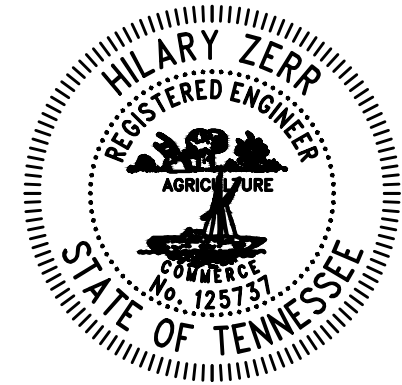
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drawing type
project
project number
21072-11





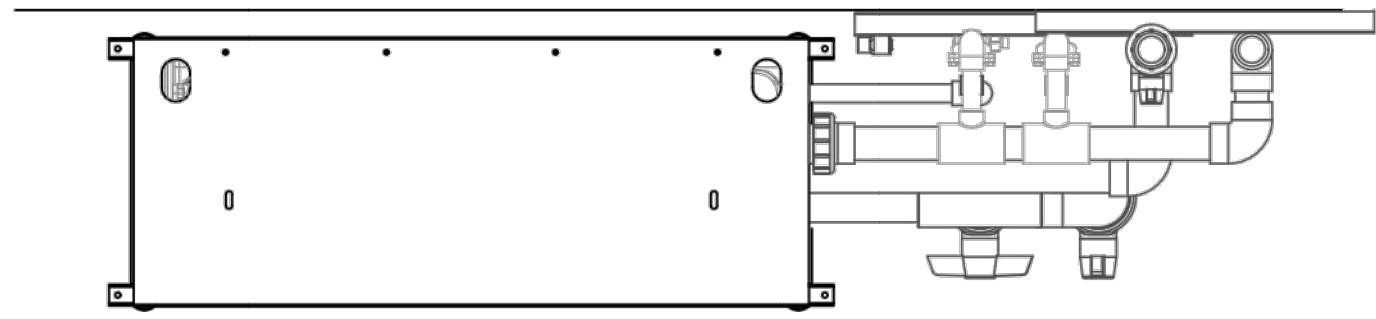
a new development for
McBee's Coffee 'N Carwash
155 Long Hollow Pike
Goodlettsville, Tennessee 37072

date 01.03.2022
drawn by HAZ
checked by DAE
revisions
01.27.2022 1

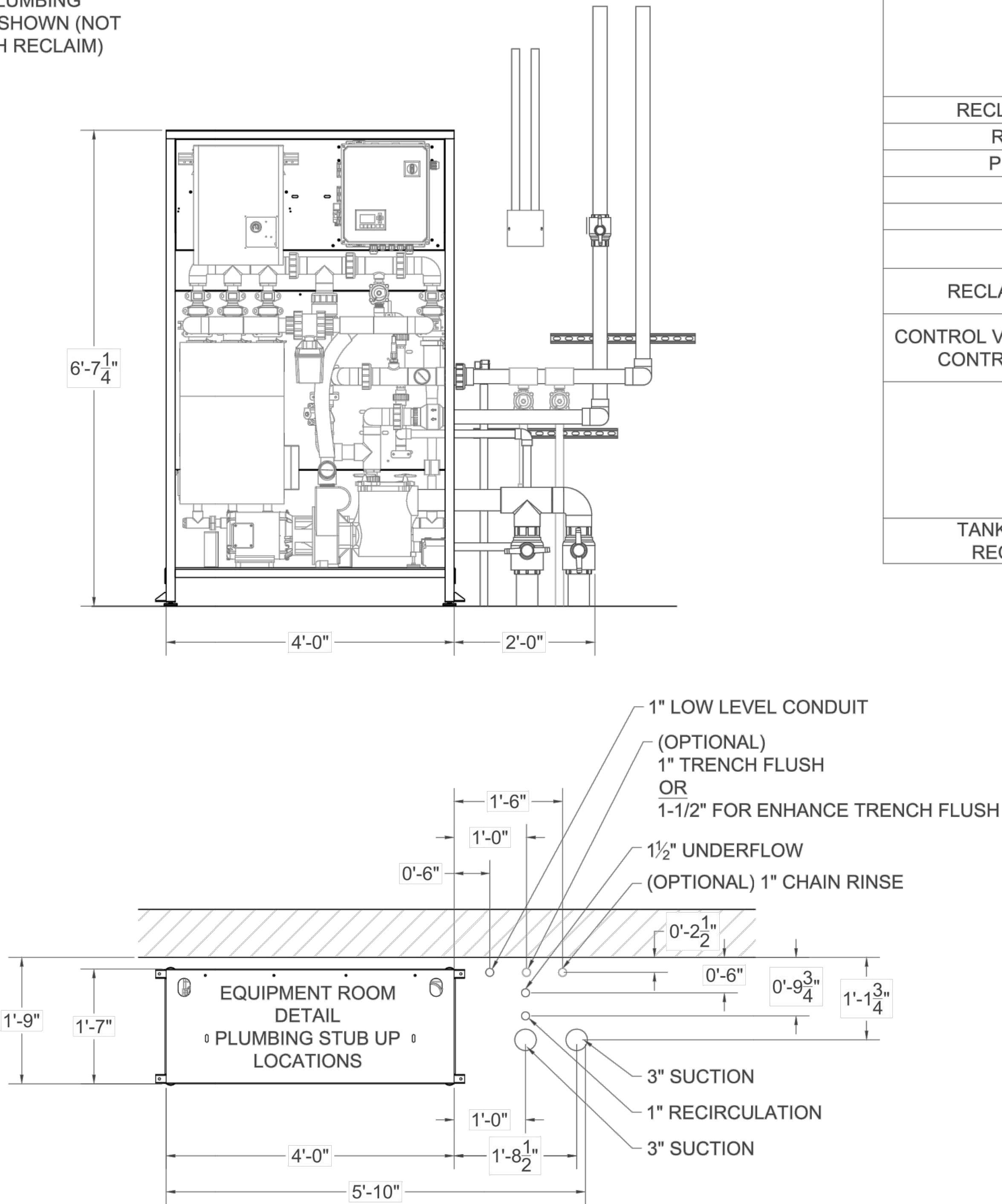
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drawing type
planning
project number
21072-11

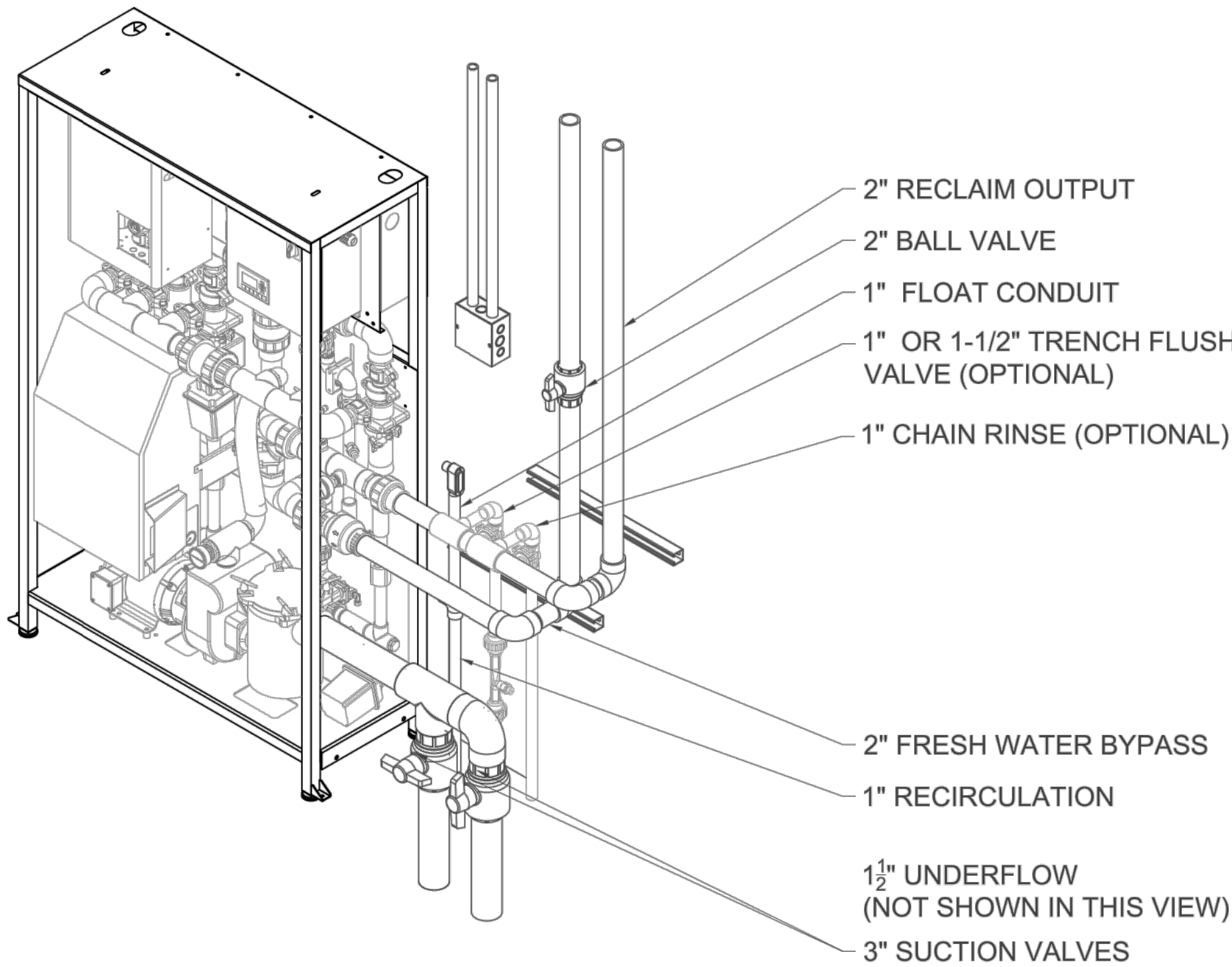


NOTE:
SUGGESTED PLUMBING
INSTALLATION SHOWN (NOT
INCLUDED WITH RECLAIM)



STUB UP DETAIL

SPECIFICATIONS	PW350-5M120, PW350-5M240
WATER REQUIREMENTS	
PVC	(2) 3" PVC SUCTION LINES, ONE FOR USE AND ONE FOR SPARE, TO COME UP FROM SETTLING TANKS TO THE RIGHT OF THE RECLAIM WITH 3" PVC FULL FLAPPER CHECK VALVE AT THE WET END, 3" UNIONS ABOVE WATER LINE. (1) 2" OUT TO THE WASH MANIFOLD. (1) 1" LINE TO RETURN TO THE FIRST CHAMBER OF THE THIRD RECLAIM TANK FOR OZONE. TERMINATE LINE BELOW WATER LEVEL WITH A 1" HORIZONTAL TEE 24" FROM THE TANK FLOOR. (1) 2" FRESHWATER LINE (40PSI) TO THE RIGHT OF THE SYSTEM FIVE FEET UP FROM THE FINISHED FLOOR. (1) 1-1/2" LINE TO RETURN TO THE CATCH BASIN FOR THE UNDERFLOW OF THE PURWATER SUCCESSION FILTERS.
RECLAIM MAX OUTPUT	120 GPM
RECLAIM PUMP	5HP - AMP DRAW AT (208/230 V = 13) / 5HP - AMP DRAW AT (460/480 V = 6.1)
PUMP VOLTAGE	208-230 V OR 460-480 V (DEPENDING ON SITE SPECIFICATIONS)
DIMENSIONS	48" WIDE X 80" TALL X 19" DEEP
NET WEIGHT	960 LBS. (INCLUDING CRATE)
ELECTRICAL REQUIREMENTS	
RECLAIM PUMP AND VFD	(1) 208/230 VOLTS 30 AMP OR 460/480 VOLT 20 AMP 3PH CIRCUITS TO BE HARD WIRED 5 FEET UP FROM THE FLOOR TO THE RIGHT OF THE SYSTEM
CONTROL VOLTAGE FOR PLC LOGIC CONTROLLER AND OZONE	(1) 120 VOLT 20 AMP SINGLE PHASE
CONDUIT	(1) 1" CONDUIT FROM RECLAIM EQUIPMENT CONTROL BOX TO FRONT OF THE LAST TANK (FOR FLOATS). (1) 1/2" CONDUIT FROM EACH CARWASH EQUIPMENT CONTROL BOX TO SEND A CONTROL VOLTAGE SIGNAL TO PURWATERS RECLAIM SYSTEM CONTROL BOX. CONTROL WIRING FROM CARWASH CONTROLLER (110VAC 24AC AND 24VDC AVAIL) TO BE WIRED INTO CONTROL BOX OF FRAME.
TANK CONFIGURATION RECOMMENDATION	TRIPLE OR QUADRUPLE TANK CONFIGURATION



REV	DESCRIPTION	BY

PURCLEAN™
SPOT-FREE RINSE SYSTEMS

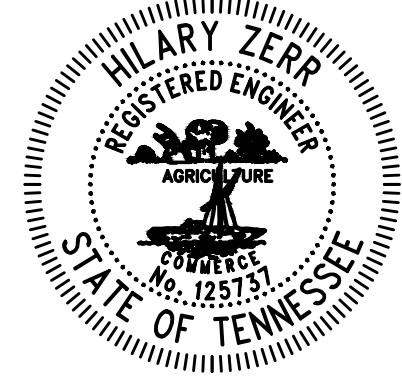
PURWATER™
WATER RECOVERY SYSTEMS

NEW WAVE INDUSTRIES
3315 Orange Grove Ave
North Highlands, CA 95660
t: 800.882.8854
f: 916.978.9995
www.purclean.com

PW3505M240 TF CR REQ
PURWATER
PW3505M240
RECLAIM WATER SYSTEM

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APPROVED BY:	J. OYOG
DATE:	2/14/20
SCALE:	1"=1'-0"
MATERIAL / FINISH:	N/A
SHEET:	1 OF 2



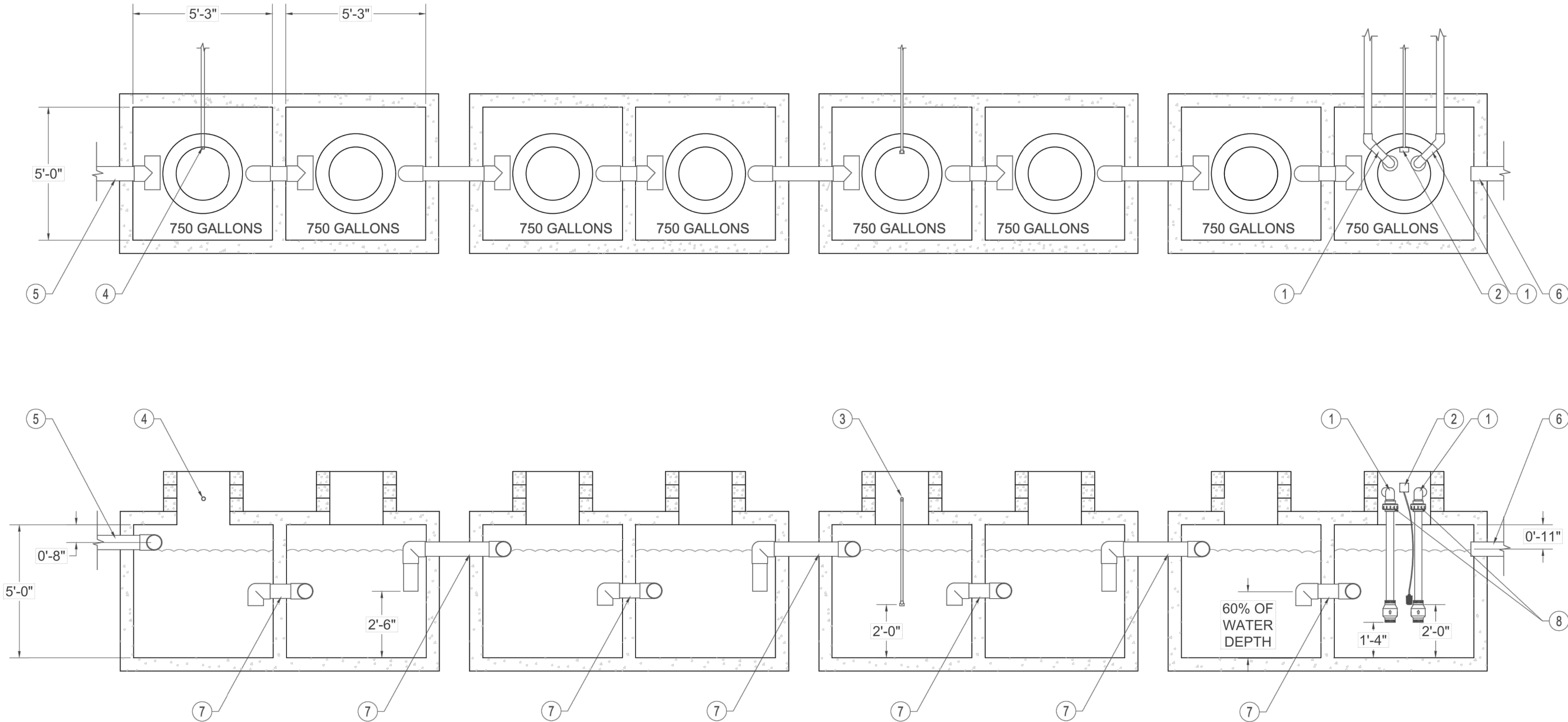
a new development for
McBee's Coffee 'N Carwash
155 Long Hollow Pike
Goodlettsville, Tennessee 37072

date 01.03.2022
drawn by HAZ
checked by DAE
revisions
01.27.2022 1

sheet number

C4.5

drawing type
planning
project number
21072-11



NOTE:
TANKING SHOWN FOR ILLUSTRATIVE PURPOSE ONLY

LEGEND:

- ① 3" SCH 80 PVC SUCTION LINES FOR RECLAIM WATER PUMPING STATION. QTY (2) INCLUDING ONE SPARE LINE. SUCTION LINES TO BE EQUIPPED W/ FOOT VALVES. PRESSURE TEST THE LINE FOR 24 HRS AT 30 PSI BEFORE POURING CONCRETE. PROTECT LINES FROM FREEZING.
- ② WATERTIGHT JUNCTION BOX FOR LOW LEVEL FLOAT. (LOCATED ABOVE WATER LINE)
- ③ RECLAIM RECIRCULATION. 1" SCH. 80 PVC WITH 90 DEGREE ELBOW, TERMINATE WITH A HORIZONTAL TEE 24" FROM THE TANK FLOOR.
- ④ RECLAIM UNDERFLOW 1 1/2" PVC SCH. 80. (USE SANITARY 90'S WHENEVER POSSIBLE)
- ⑤ 6" TRENCH DRAIN FROM WASH BAY
- ⑥ 6" DISCHARGE TO SEWER.
- ⑦ 6" SCH 80 PVC CROSS OVER PIPES. INLET SIDE TO BE PROVIDED WITH A DOWNWARD FACING ELBOW AND A HORIZONTAL TEE TO PROVIDE CIRCULATION IN THE TANK.
- ⑧ 3" UNIONS LOCATED ABOVE WATER LINE.

NOTES:

- 1. POSITION TANKS SO THAT PLUMBING IS BELOW FROST LINES IN AREAS WHERE FREEZING MAY OCCUR.
- 2. PLUMBING LINES MUST BE RUN BELOW FROST LINE, LINES MAY BE RUN INTO THE SIDE OF THE TANK IF MANWAY IS TOO CLOSE TO FROST LINE.
- 3. DRAWING ARE FOR REFERENCE ONLY. CONSULT WITH TANK MANUFACTURER TO IDENTIFY STANDARD CONFIGURATIONS FOR APPROVED APPLICATIONS.
- 4. SEAL ALL TANK PENETRATIONS TO PREVENT LEAKAGE INTO SOIL.
- 5. IT IS RECOMMENDED THAT A BACK FLOW PREVENTER BE INSTALLED IN APPLICATIONS THAT ARE AT RISK OF HAVING SEWAGE BACKING UP INTO THE RECLAIM TANKING SYSTEM.
- 6. AN ADDITIONAL SAND/OIL SEPARATOR TO BE ADDED TO TANKING CONFIGURATION PER CITY/STATE REQUIREMENTS.

REV	DESCRIPTION	BY

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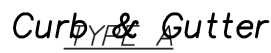
4-1.5K O3 3SUC
4 1500 GALLON
TANKS WITH OZONE
3" SUCTION

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APPROVED BY:	J. OYOG
DATE:	02/14/20
SCALE:	1/2"=1'-0"
MATERIAL / FINISH:	N/A
SHEET:	2 OF 2

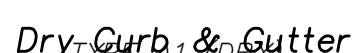


Page 65 of 109



NOTES:

1. 1/2" PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT POINTS OF CURVATURE, CURB RETURNS, CURB INLETS, AND AT 250' CENTERS. CONTRACTION JOINTS SHALL BE 2" DEEP AND PLACED AT 10' INTERVALS EQUALLY SPACED BETWEEN EXPANSION JOINTS.



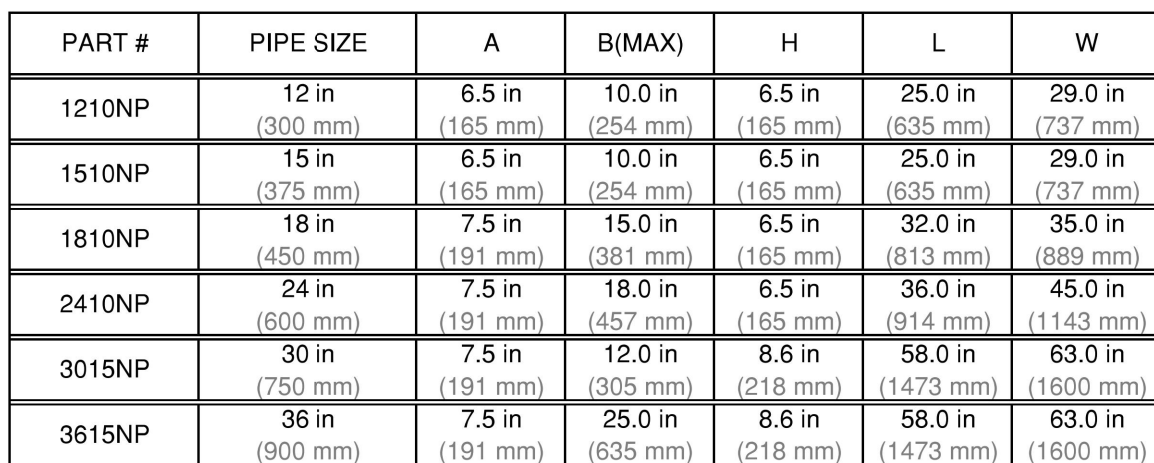
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NOTE: ALL DIMENSIONS ARE NOMINAL



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DRAWN BY:	JCB	01.17.07
APPROVED BY:	JCB	06.28.07
REVISIONS:	NJP	06.20.07



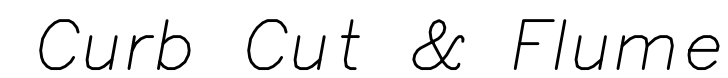
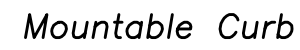
NOTES:

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NOTES:

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not to scale

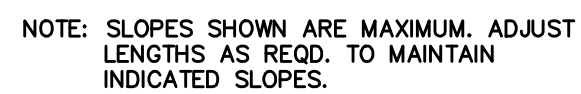
Riprap Aprons for Low Tailwater (downstream flow depth < 0.5 x pipe diameter)																
Culvert Diameter	Lowest value			Intermediate values to interpolate from										Highest value		
	Q ₁₅	L ₁₅	D ₃₀	Q ₁₅	L ₁₅	D ₃₀	Q ₁₅	L ₁₅	D ₃₀	Q ₁₅	L ₁₅	D ₃₀	Q ₁₅	L ₁₅	D ₃₀	
12"	4	7	2.5	6	10	3.5	9	131	6	12	16	7	14	17	8.5	
15"	6.5	8	3	10	12	5	15	16	7	20	18	10	25	20	12	
18"	10	9	3.5	15	14	5.5	20	17	7	30	22	11	40	25	14	
21"	15	11	4	25	18	7	35	22	10	45	26	13	60	29	18	
24"	21	13	5	35	20	8.5	50	26	12	65	30	16	80	33	19	
27"	27	14	5.5	50	24	9.5	70	29	14	90	34	18	110	37	22	
30"	36	16	6	60	25	9.5	90	33	15.5	120	38	20	140	41	24	
36"	56	20	7	100	32	13	140	40	18	180	45	23	220	50	28	
42"	82	22	8.5	120	32	12	160	39	17	200	45	20	260	52	30	
48"	120	26	10	170	37	14	220	46	19	270	54	23	320	64	37	

Riprap Aprons for High Tailwater (downstream flow depth > 0.5 x pipe diameter)																		
Culvert Diameter	Lowest value			Intermediate values to interpolate from												Highest value		
	Q	L _A	D ₅₀	Q	L _A	D ₅₀	Q	L _A	D ₅₀	Q	L _A	D ₅₀	Q	L _A	D ₅₀	Q	L _A	D ₅₀
	Cfs	Ft	In	Cfs	Ft	In	Cfs	Ft	In	Cfs	Ft	In	Cfs	Ft	In	Cfs	Ft	In
12"	4	8	2	6	18	2.5	9	28	4.5	12	36	7	14	40	8			
15"	7	8	2	10	20	2.5	15	34	5	20	42	7.5	25	50	10			
18"	10	8	2	15	22	3	20	34	5	30	50	9	40	60	11			
21"	15	8	2	25	32	4.5	35	48	7	45	58	11	60	72	14			
24"	20	8	2	35	36	5	50	55	8.5	65	68	12	80	80	15			
27"	27	10	2.5	45	41	6	65	65	10	75	80	14	100	100	17			
30"	36	11	2	60	42	7	80	64	11	120	80	15	140	90	18			
36"	56	13	2.5	100	60	7	140	85	13	180	104	18	220	120	23			
42"	82	15	2.5	150	50	6	160	75	10	200	96	14	260	120	19			
48"	120	20	2.5	170	58	7	220	85	12	270	105	16	320	120	20			

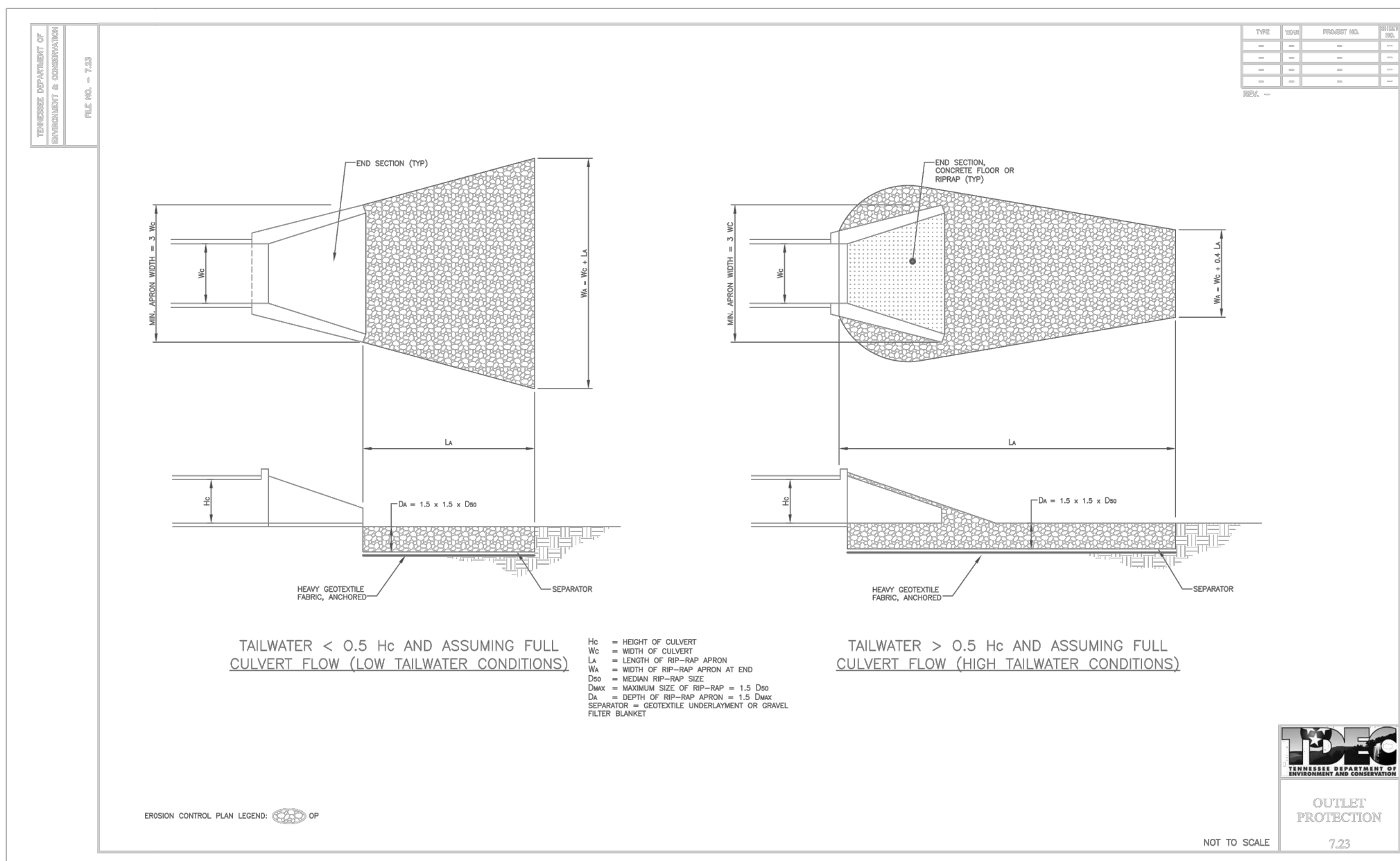
Table 7.23-1 Riprap outlet protection design parameters for low tailwater and high tailwater conditions (Source: Knoxville Engineering Department)

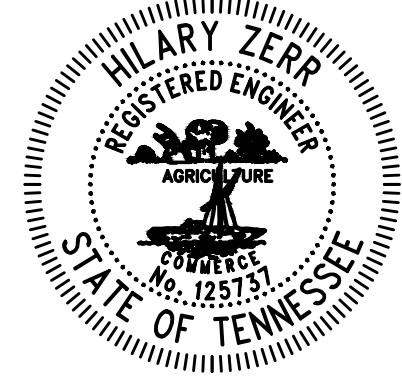
Note that the above table is intended to select two parameters for the design of riprap outlet protection, based upon outlet velocities that correspond with circular culverts flowing full. Flow values less than the lowest value for the culvert size usually indicate a full-flow velocity less than 5 feet per second, for which riprap is usually not necessary. Flow values more than the highest value for the culvert size usually indicates that a concrete stilling basin or energy dissipater structure is necessary.

Adjust values upward if the circular culvert is not flowing full based upon outlet conditions. For noncircular pipes, convert into an equivalent cross-sectional area of circular culvert to continue design.



Handicap Ramp
not to scale

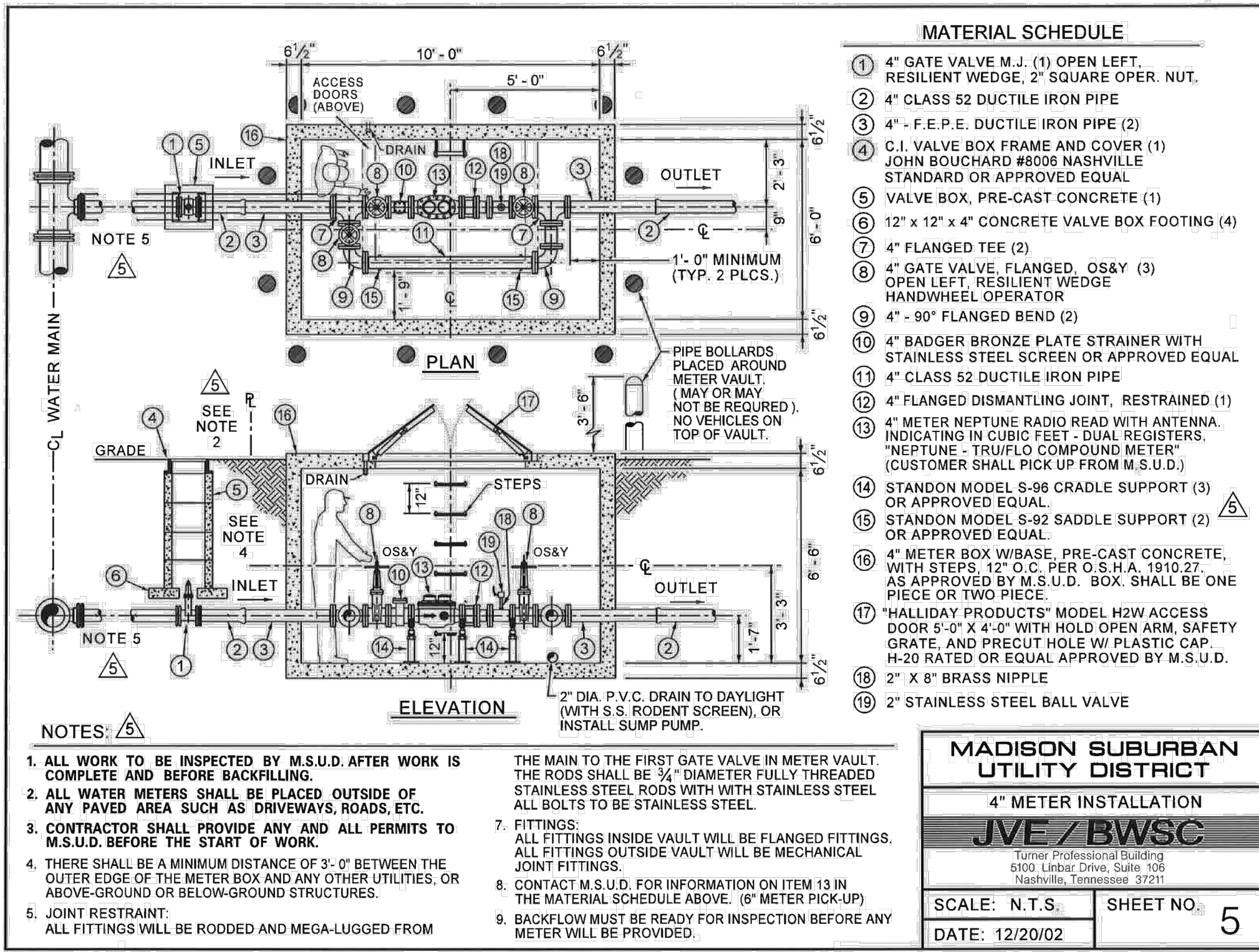




a new development for
McBee's Coffee 'N Carwash
155 Long Hollow Pike
Goodlettsville, Tennessee 37072

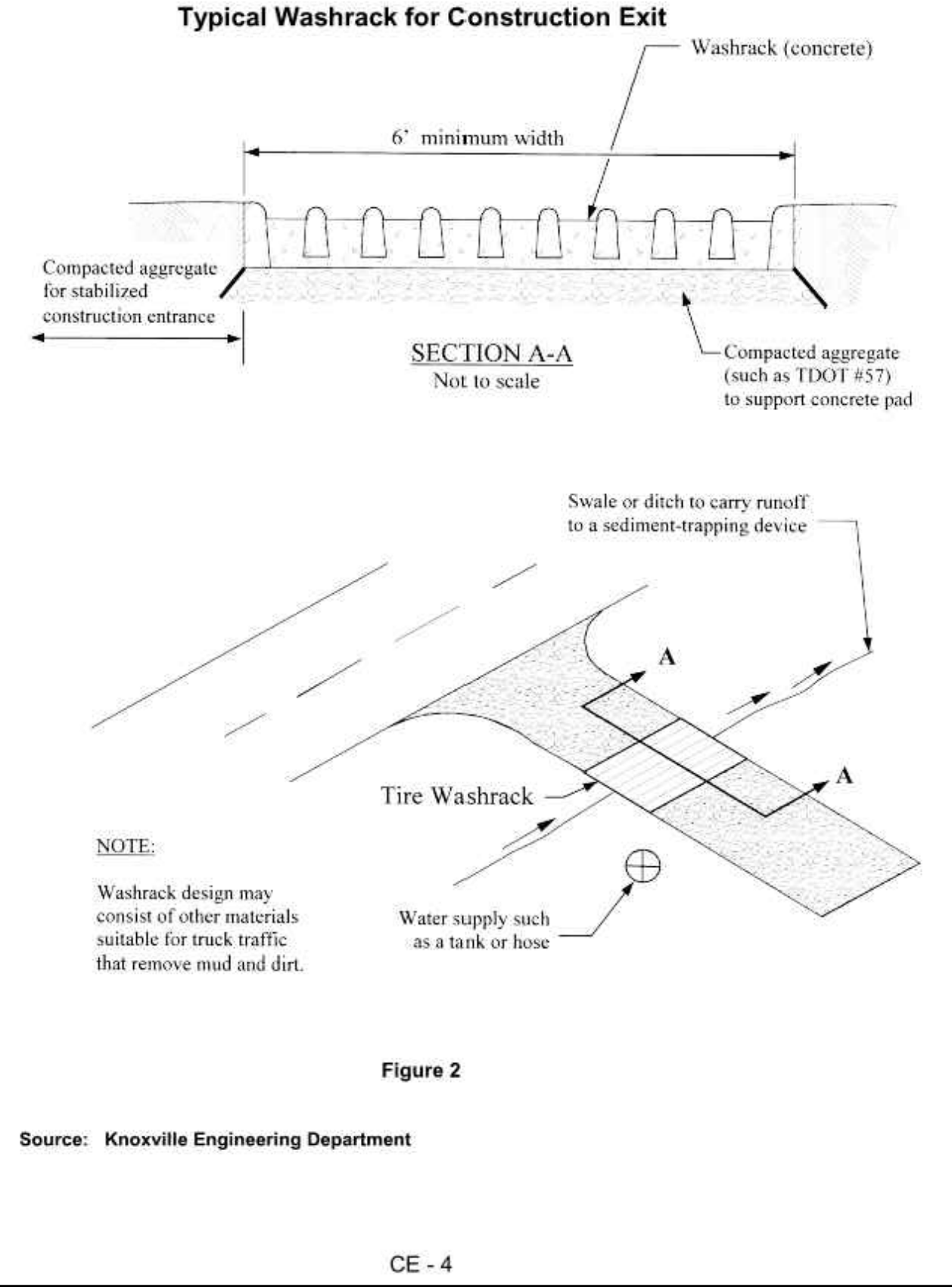
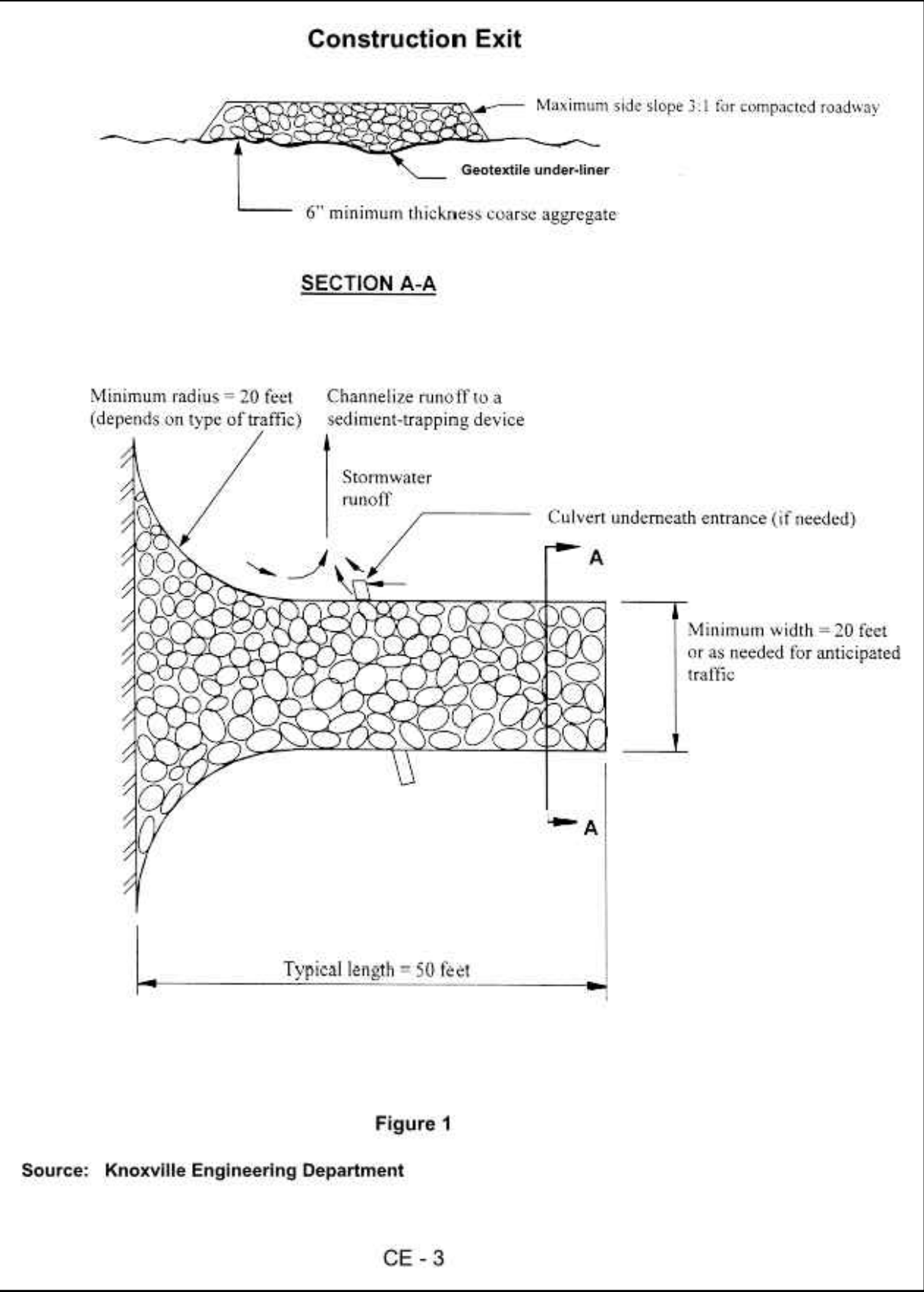
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01.03.2022
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DAE
revisions
01.27.2022 1

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drawing type
planning
project number
21072-11



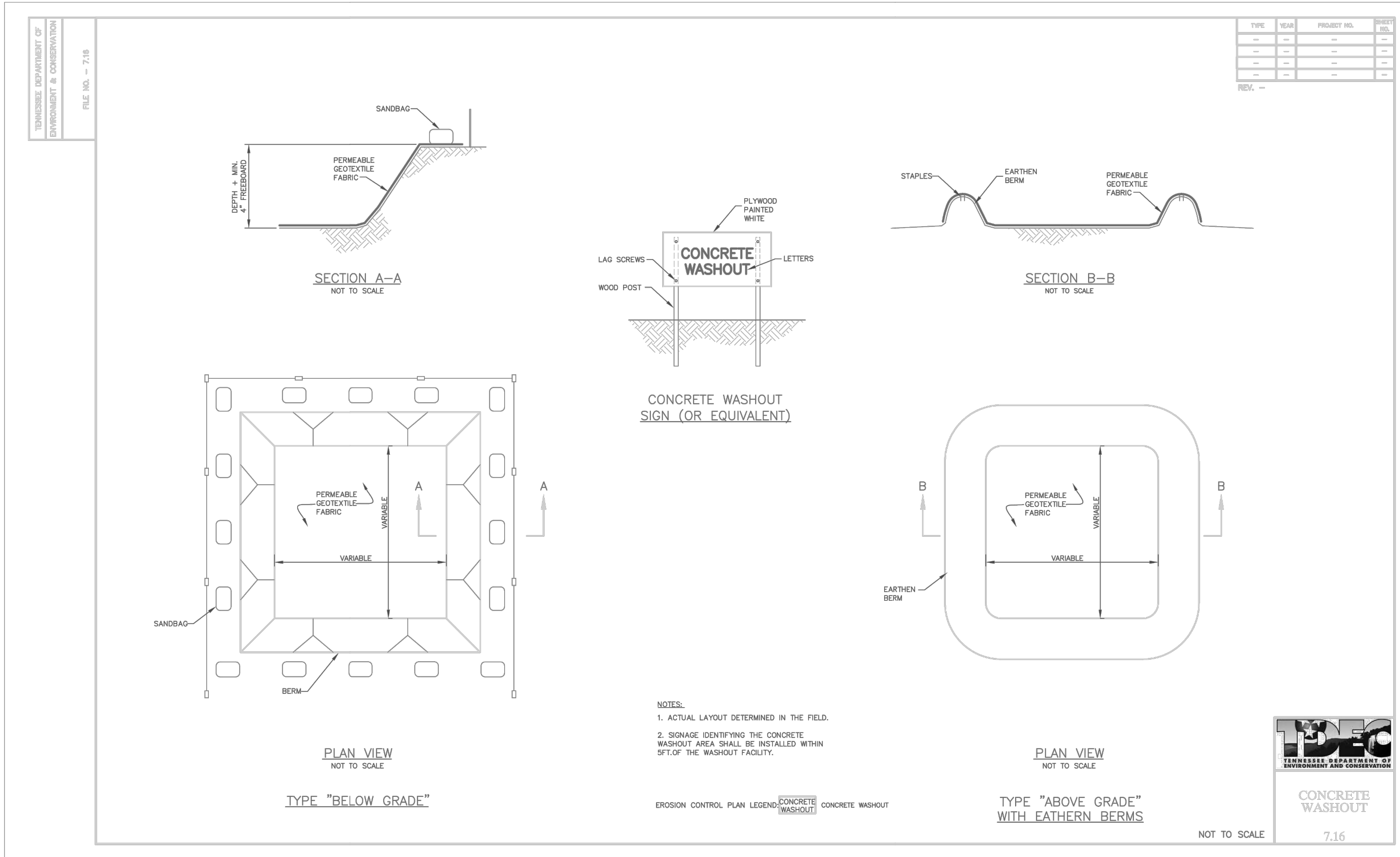
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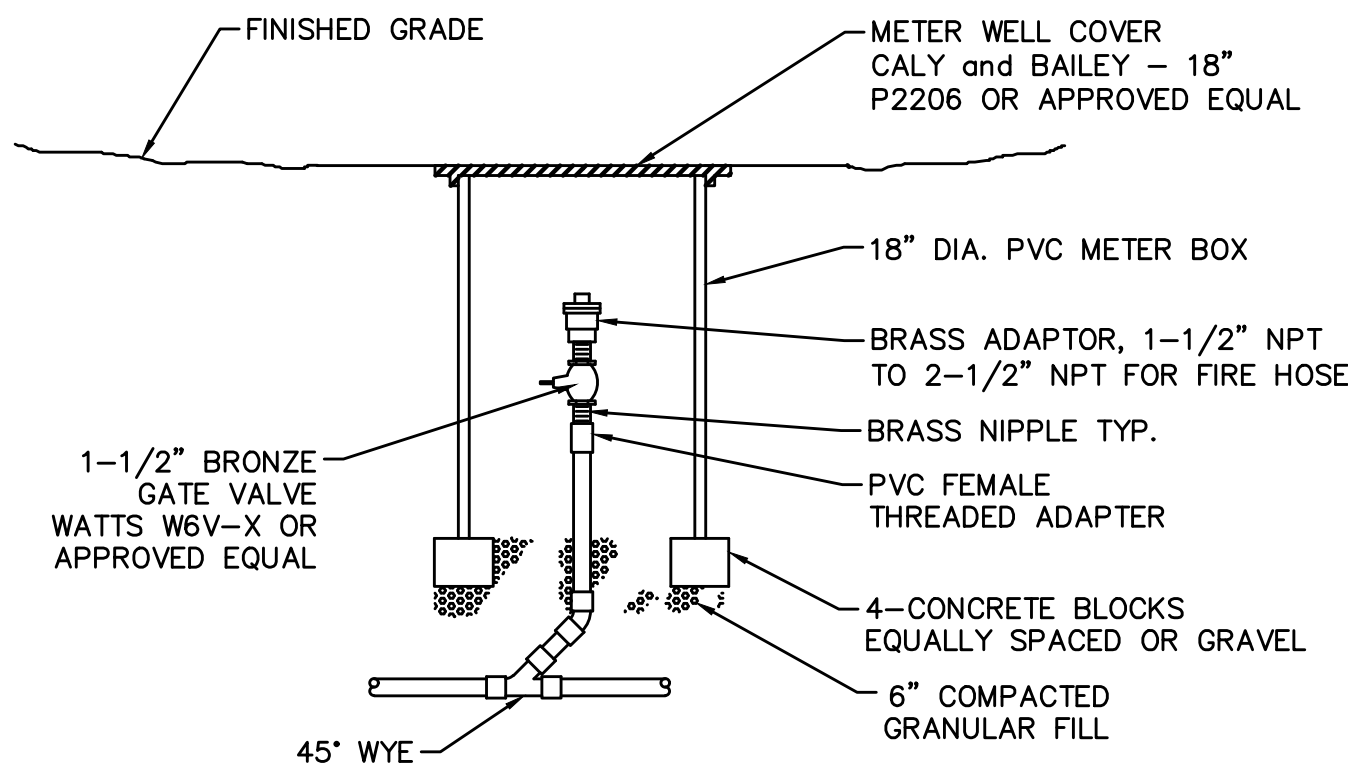
Contractor should refer to the Madison Suburban Utility District's "Standard Specifications for Water Main Material & Installation for the Madison Suburban Utility District Madison, Tennessee" for complete set of water specifications.



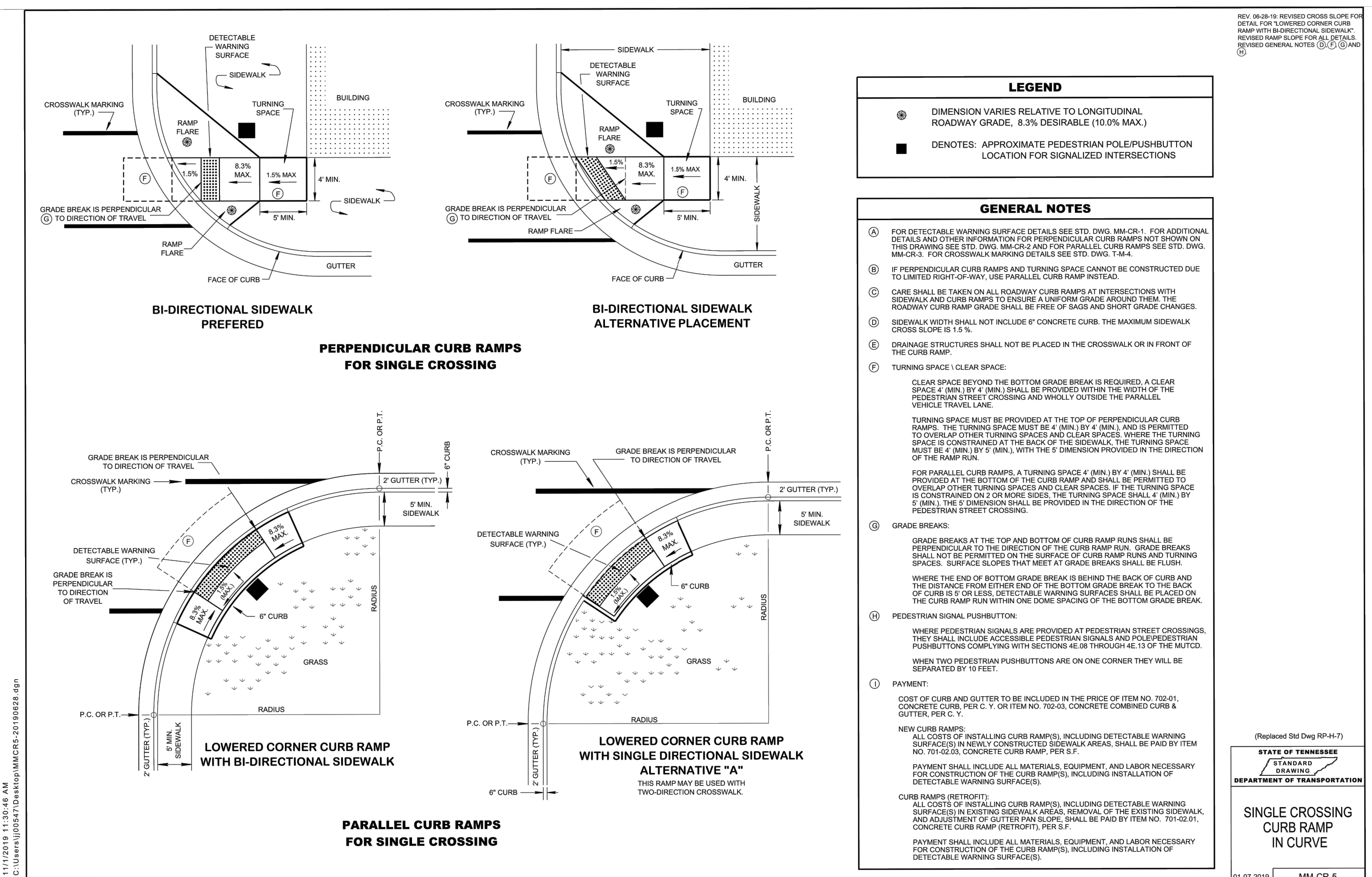
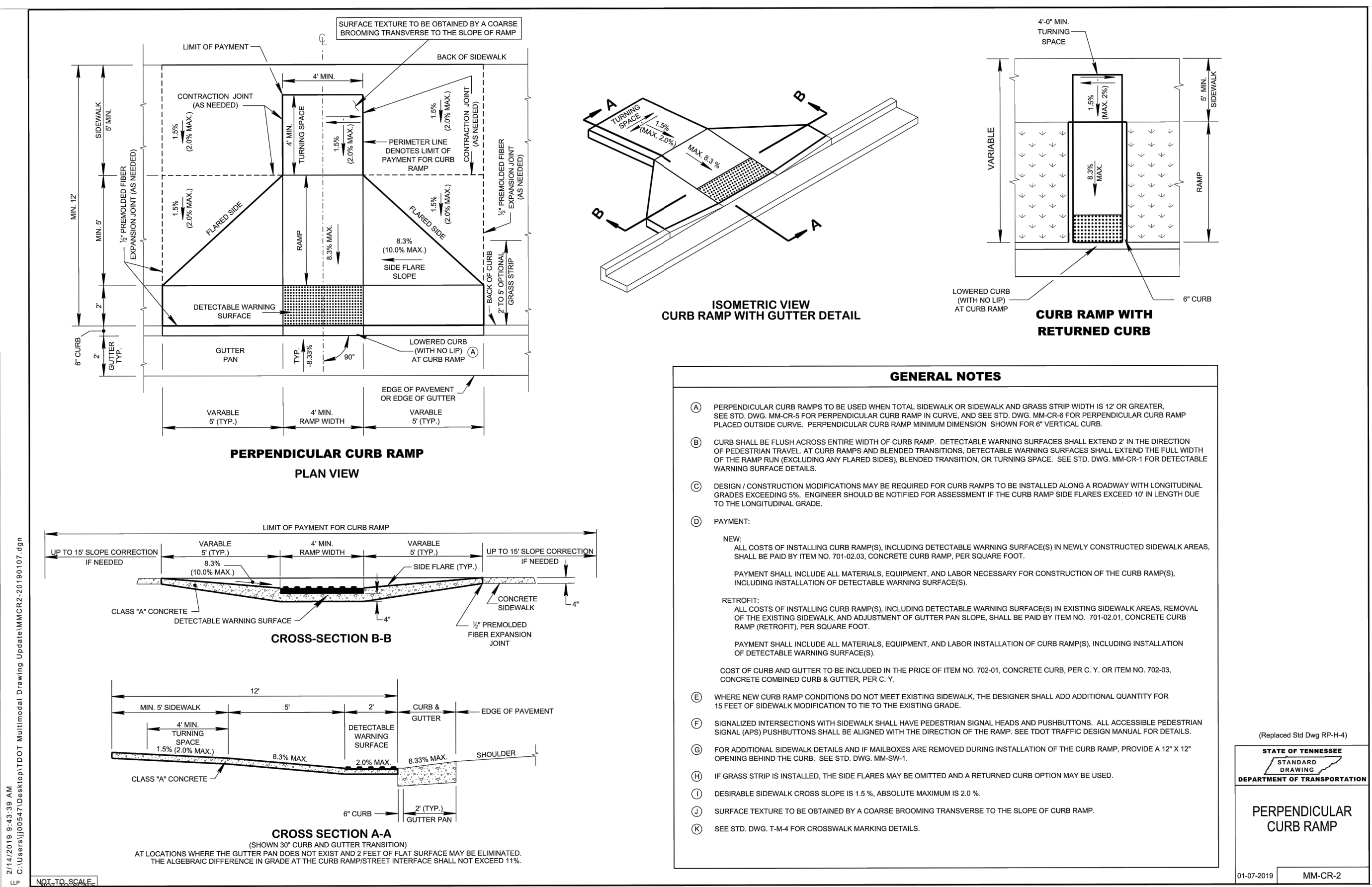
MADISON SUBURBAN UTILITY DISTRICT CONNECTION FEES
Adopted December 2004
Effective January 1, 2005

METER SIZE	MADISON WATER/CONNECTION	OWNER	RENTER
Res. 3/4"	\$50.00	\$100.00	
1"	\$100.00	\$100.00	
Comm. 3/4"	100.00		
1"	125.00		
1 1/2"	150.00		
2"	200.00		
3"	300.00		
4"	450.00		
6"	600.00		
8"	800.00		





Sanitary Force main Cleanout Assembly
not to scale



a new development for

McBee's Coffee 'N Carwash

155 Long Hollow Pike
Goodlettsville, Tennessee 37072

date 01.03.2022
drawn by HAZ
checked by DAE
revisions

01.27.2022

1

sheet number

C4.8

drawing type

planning

project number

21072-11

project synopsis:

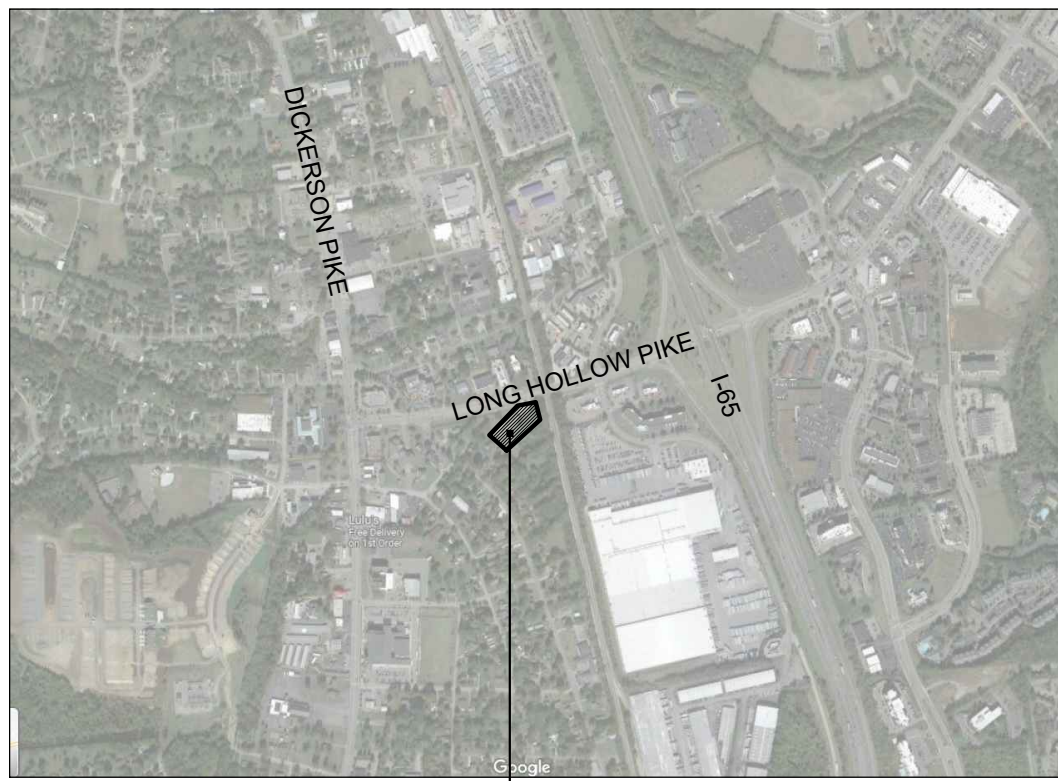
Project Location:	155 Long Hollow Pike	Proposed Imperv. Area:	32,459 sq. ft. (0.745 acres)	50.5%
Lot Number:	Lot 3	Proposed Green Space:	31,764 sq. ft. (0.729 acres)	49.5%
Governing Municipality:	Goodlettsville, Tennessee	Parking:	1 space for each employee plus 4 spaces for each service bay (4 employees proposed)	
Governing Code:	2012 International Building Code		15 standard vacuum bays 1 handicap vacuum bay 4 standard employee spaces 1 handicap employee space Total = 21 spaces provided	
Project Manager / Point of Contact:	Johnathon R. Phillips Davidson Architecture & Engineering 4301 Indian Creek Parkway Overland Park, Kansas 66207 p: 913.451.9390			
Owner:	McBee Coffe 'N' Carwash, Inc. 103 Industrial Parkway Gallatin, MO 64640	FAR Allowed (max.):	1.0	
		FAR Proposed:	0.098	
		Lot Coverage Allowed:	40%	
		Lot Coverage Prop.:	9.8%	
Civil Engineer:	Hilary Zerr, PE Davidson Architecture & Engineering 4301 Indian Creek Parkway Overland Park, Kansas 66207 p: 913.451.9390	Building Height Allowed:	7 stories	
		Building Height Prop.:	1 story w/ mezz. (26'-0")	
Site Area:	64,223 sq. ft., +/- 1.47 acres			
Building Area:	6,335 sq. ft.			
Zoning:	CPUD			

general notes:

- All construction shall conform to the standards and specifications of Goodlettsville, Tennessee.
- The general contractor shall contact all utility companies prior to the start of construction and verify the location and depth of any utilities that may be encountered during construction.
- The contractor shall field verify exist. surface & subsurface ground conditions prior to start of construction.
- Slopes shall maintain a maximum 3:1 slope.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- General contractor and all subcontractors must register with the Building Department before issuance of permit.
- Energy code requirements and inspections are to be performed by a third party inspector, supplied by General Contractor and/or owner. The City will not perform energy related inspections, however, documentation is required to verify compliance of the energy code requirements.
- Place silt fence per civil for erosion control.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent road.
- Prior to installing any structure on a public storm sewer, the contractor shall submit shop drawings for the structure(s). Installation shall not occur until drawings have been approved by public works.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage to the storm system) contact the city for inspection of the work. Contact must be made at least 48 hours prior to the start of work.
- Connections to the public storm sewer between structures will not be permitted.
- All exterior utility services shall be painted to match the primary building color.
- Prior to final inspection, the general contractor shall meet with the Goodlettsville Fire Department to designate fire lane and fire lane sign locations to be installed per Fire Department direction and requirements.
- A Knox Box will be installed on the front of the building facing the street or road.
- Caulk joint at perimeter of building around sidewalk. Color to match building colors. GC shall take care not to seal any exterior finish drainage elements.

construction notes: (#)

- Monument sign per detail on sheet A3.2 (7' maximum height a.f.g.). Footing by GC and sign by signage supplier. GC shall install electrical per electrical drawings.
- Pay station equipment by others. Footings by GC and equipment by supplier. GC shall install electrical per electrical drawings.
- Trash enclosure per detail on sheet A1.2.
- Directional sign (THANK YOU / DO NOT ENTER) per detail on sheet A3.2.
- Directional sign (WELCOME) per detail on sheet A3.2.
- ADA parking stall per civil drawings.
- 4" solid white striping typ.
- Light pole and base per electrical drawings.
- White thermoplastic directional markings per detail.
- Furnish and install standard depth concrete curb and gutter per civil drawings.
- Concrete paving to meet Geotechnical specifications and per civil drawings.
- Asphalt paving to meet Geotechnical specifications and per civil drawings.
- Snow melt system at carwash entry and exit per plumbing drawings.
- New concrete sidewalk per civil.
- Handicap parking sign per detail on sheet A1.3.
- Accessible ramp at sidewalk per civil.
- Furnish and install a Knox Box at 60" a.f.g. for fire department access. Contact Fire Marshal for ordering information and to coordinate location prior to installation.
- Downspout to tie into storm system per civil drawings.
- Furnish and install mechanical screen per details on sheet A1.2.
- Vacuum canopy above per vacuum equipment supplier.
- Approximate transformer location per civil drawings.
- Furnish and install self contained dog wash unit, vending machine and canopy enclosure provided by owner supplied vendor. GC shall install concrete pad and utilities as required per vendor requirement.
- Vacuum turbine enclosure per detail on sheet A1.2.
- 60' front building setback line.
- 30' side and rear building setback line.
- Painted striped pedestrian path at accessible sidewalk connection.
- Furnish and install 30' flag pole with direct ground mounted up-light per electrical drawings.
- Painted striped no parking area with 4" solid white striping at 12" spacing.
- Concrete fume per civil drawings.
- Furnish and install approximately 242 L.F. of pre-cast masonry screen wall at 6'-0" in height. Utilize Superior Concrete Product pre-cast panels in color: charcoal as basis of design.

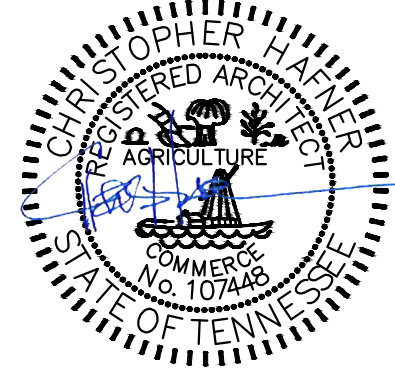


PROJECT LOCATION

2 vicinity map
not to scale



1 site plan
scale: 1" = 20'-0"

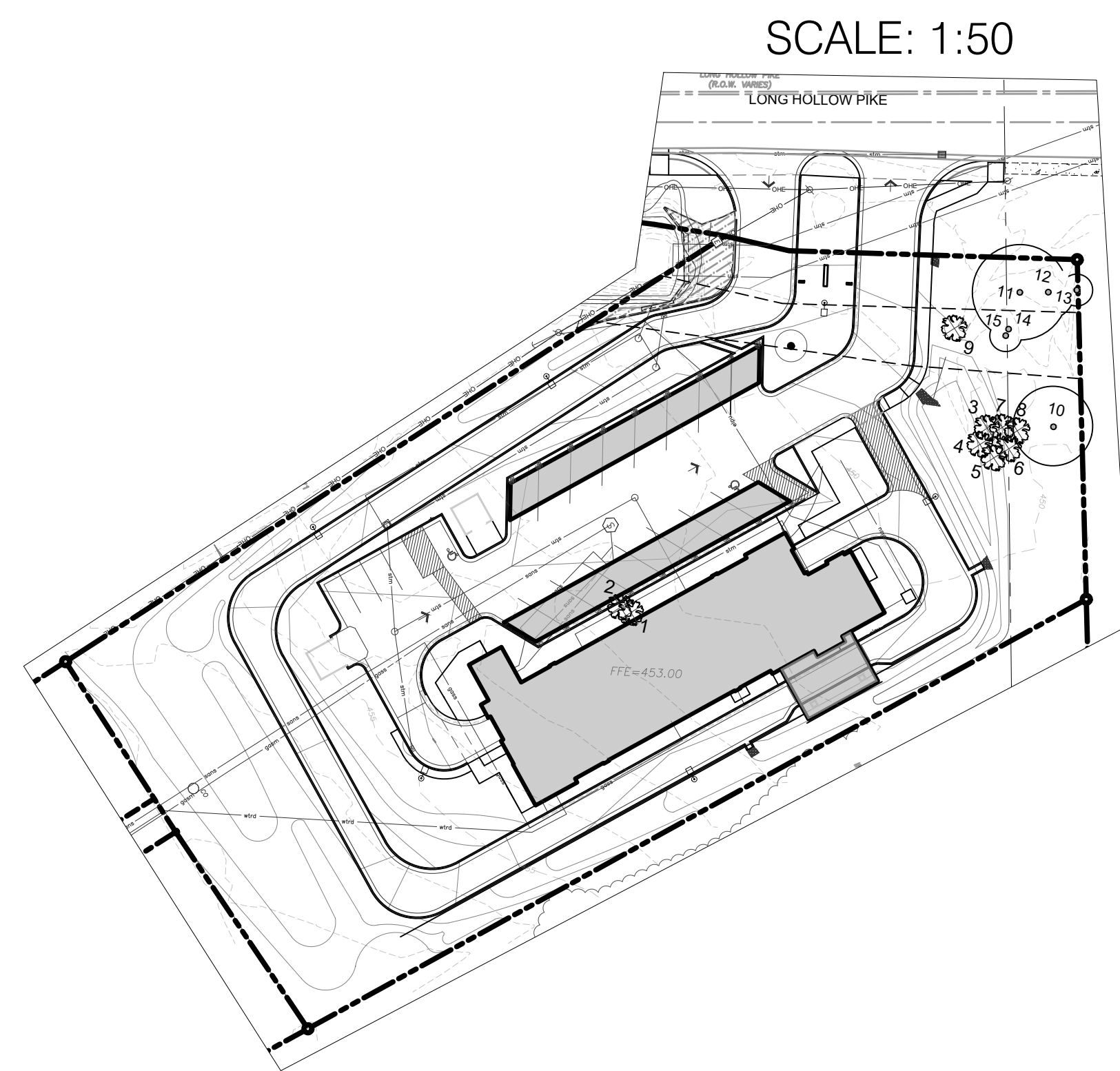


January 03, 2022

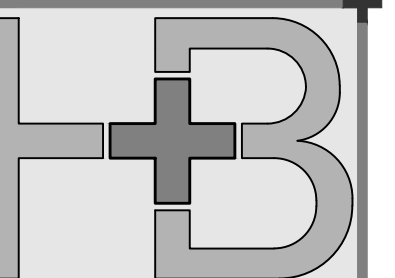
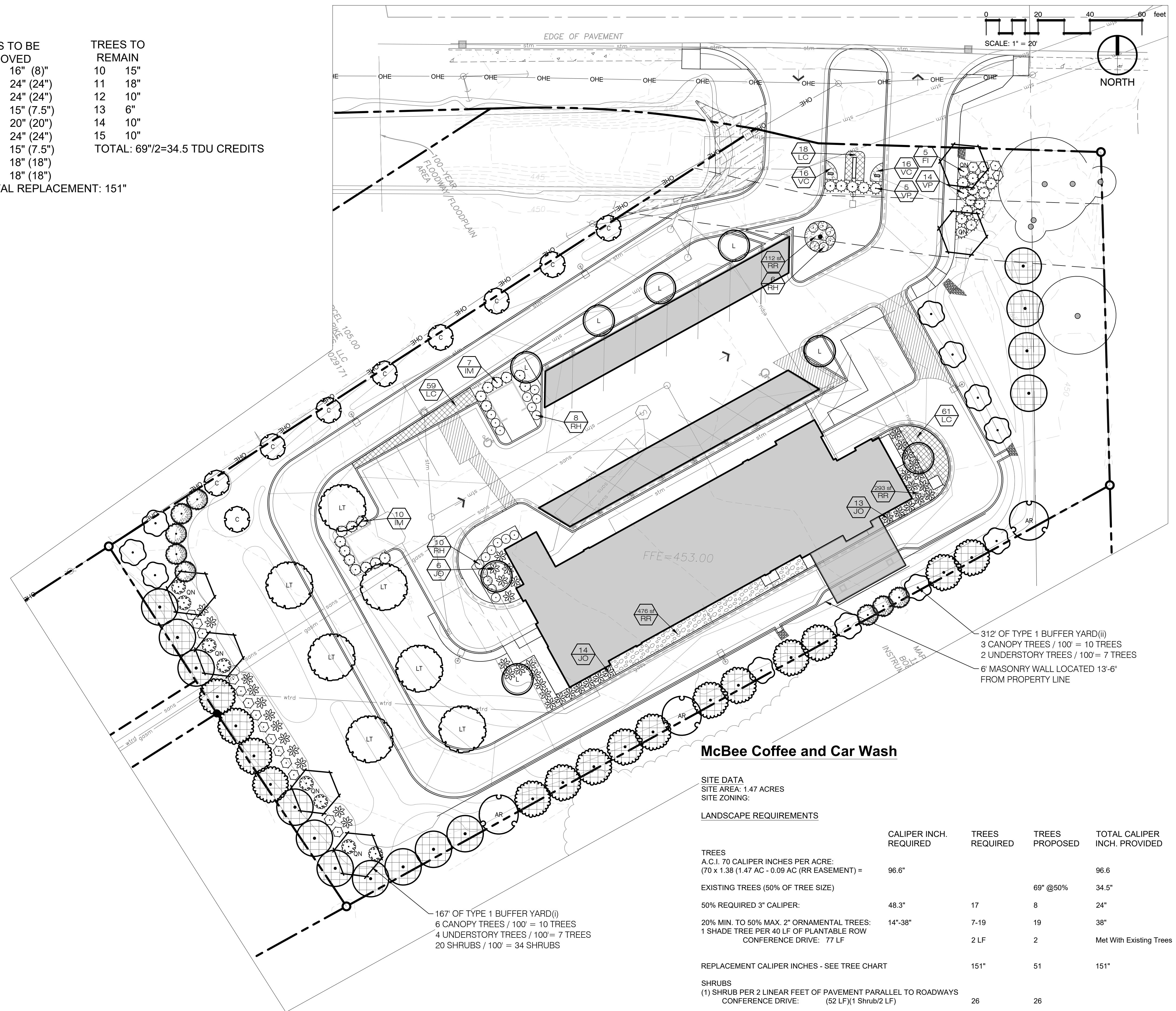
a new development for
McBee's Coffee 'N' Carwash
155 Long Hollow Pike
Goodlettsville, Tennessee 37072

date 01.03.2021
drawn by DAE
checked by DAE
revisions
01.27.2022 1

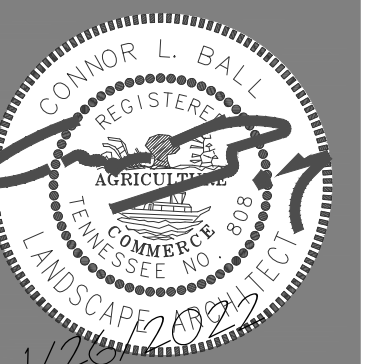
sheet number
A1.1
drawing type
planning
project number
21072-11



TREES TO BE REMOVED	TREES TO REMAIN
1 16" (8")	10 15"
2 24" (24")	11 18"
3 24" (24")	12 10"
4 15" (7.5")	13 6"
5 20" (20")	14 10"
6 24" (24")	15 10"
7 15" (7.5")	TOTAL: 69"/2=34.5 TDU CREDITS
8 18" (18")	
9 18" (18")	
TOTAL REPLACEMENT: 151"	



McBEE COFFEE AND CAR WASH
GOODLETTSVILLE, TENNESSEE



11

REV 1: 06/10/2020

1.0

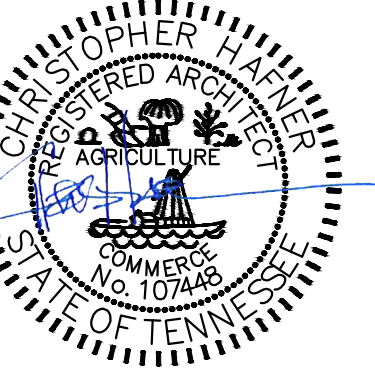
LANDSCAPE PLAN



RELEASE DATE: 06/16/2020

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a new development for
McBee's Coffee 'N Carwash
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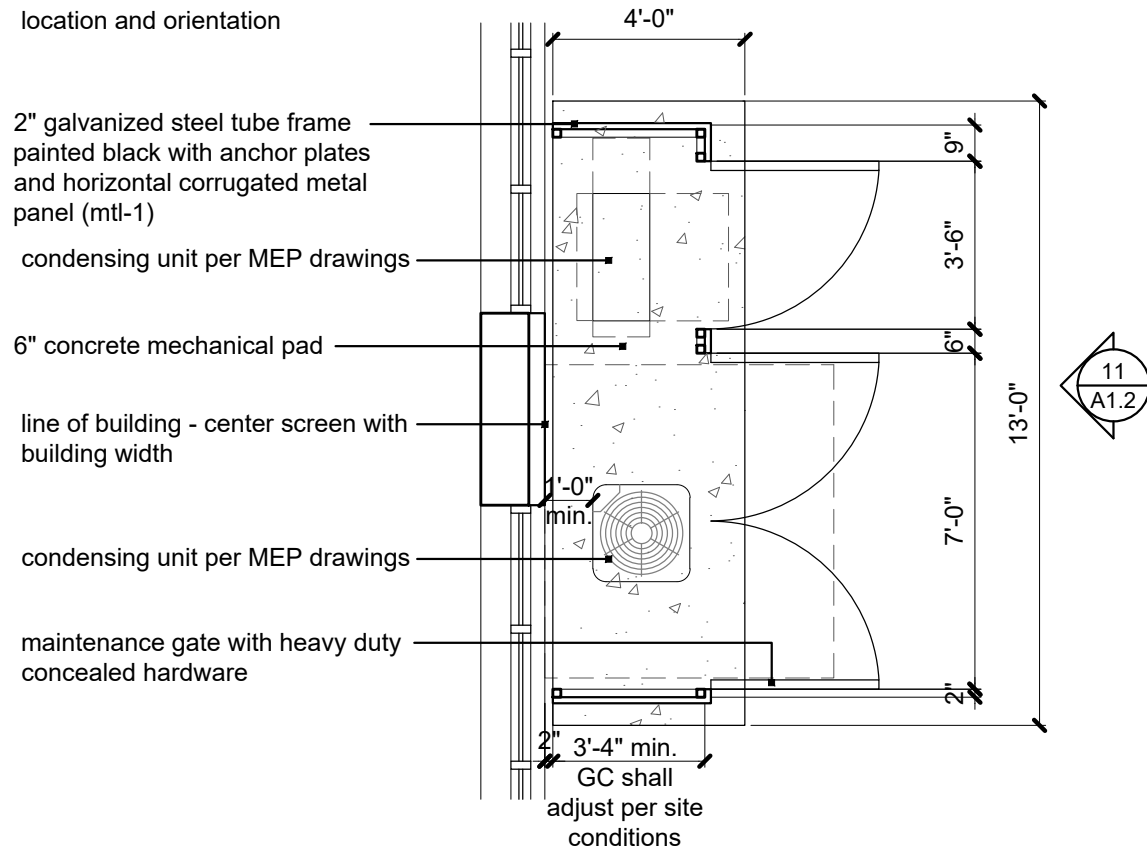
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01.03.2022
drawn by
DAE
checked by
DAE
revisions

sheet number

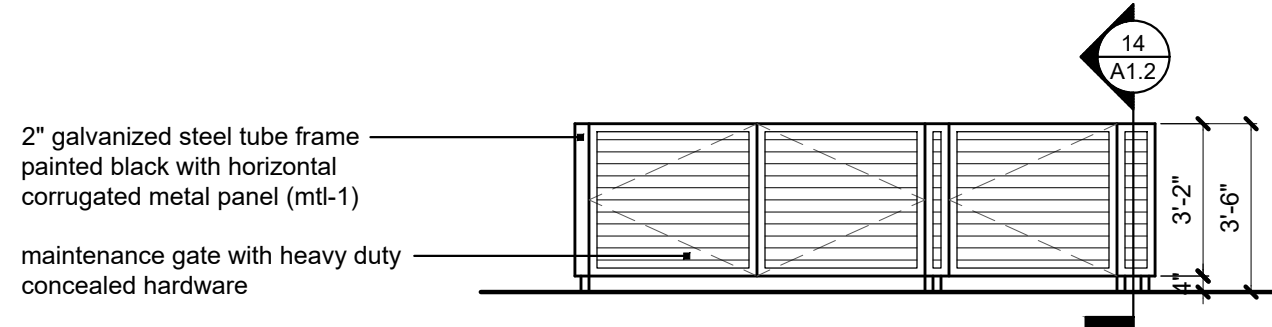
A1.2

drawing type
planning
project number
21072-11

* refer to building drawings
for mechanical screen
location and orientation

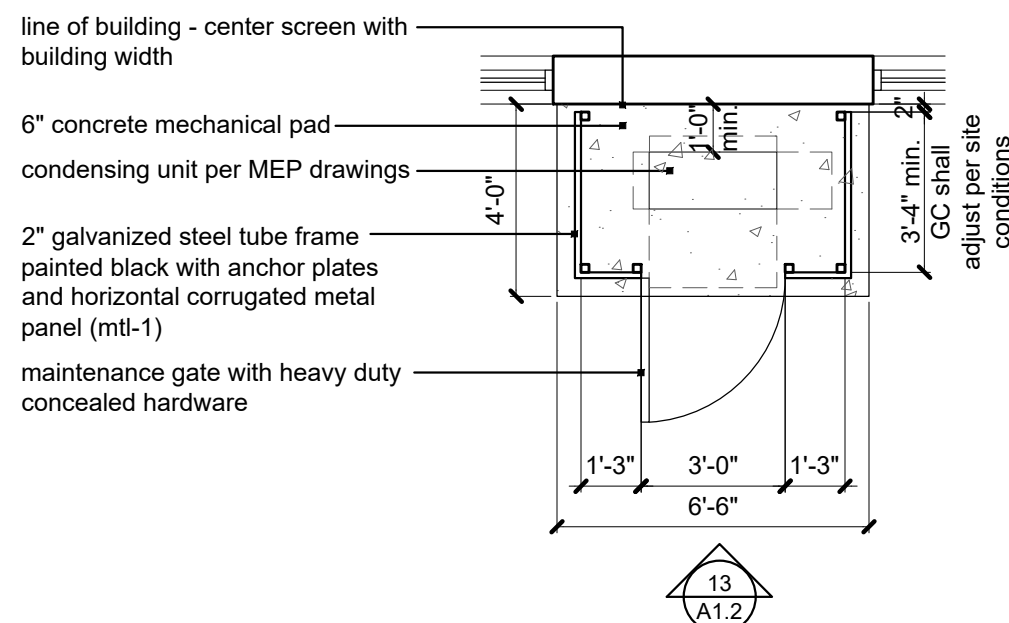


10 mechanical screen plan
scale: 1/4" = 1'-0"

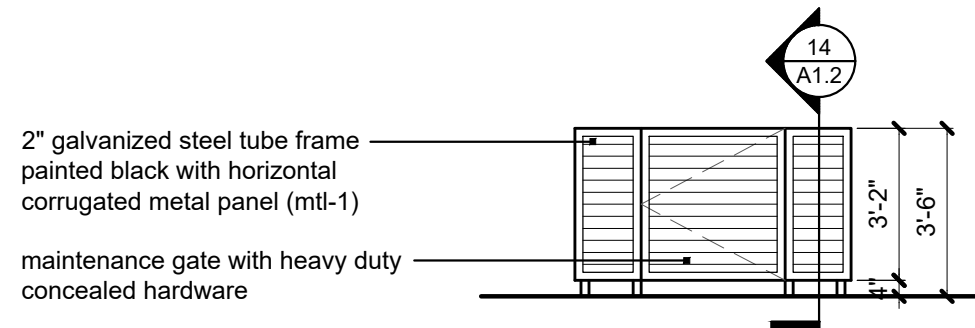


11 mechanical screen elevation
scale: 1/4" = 1'-0"

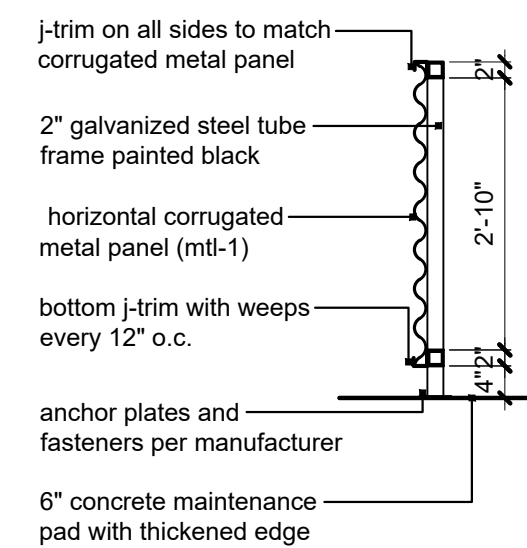
* refer to building drawings
for mechanical screen
location and orientation



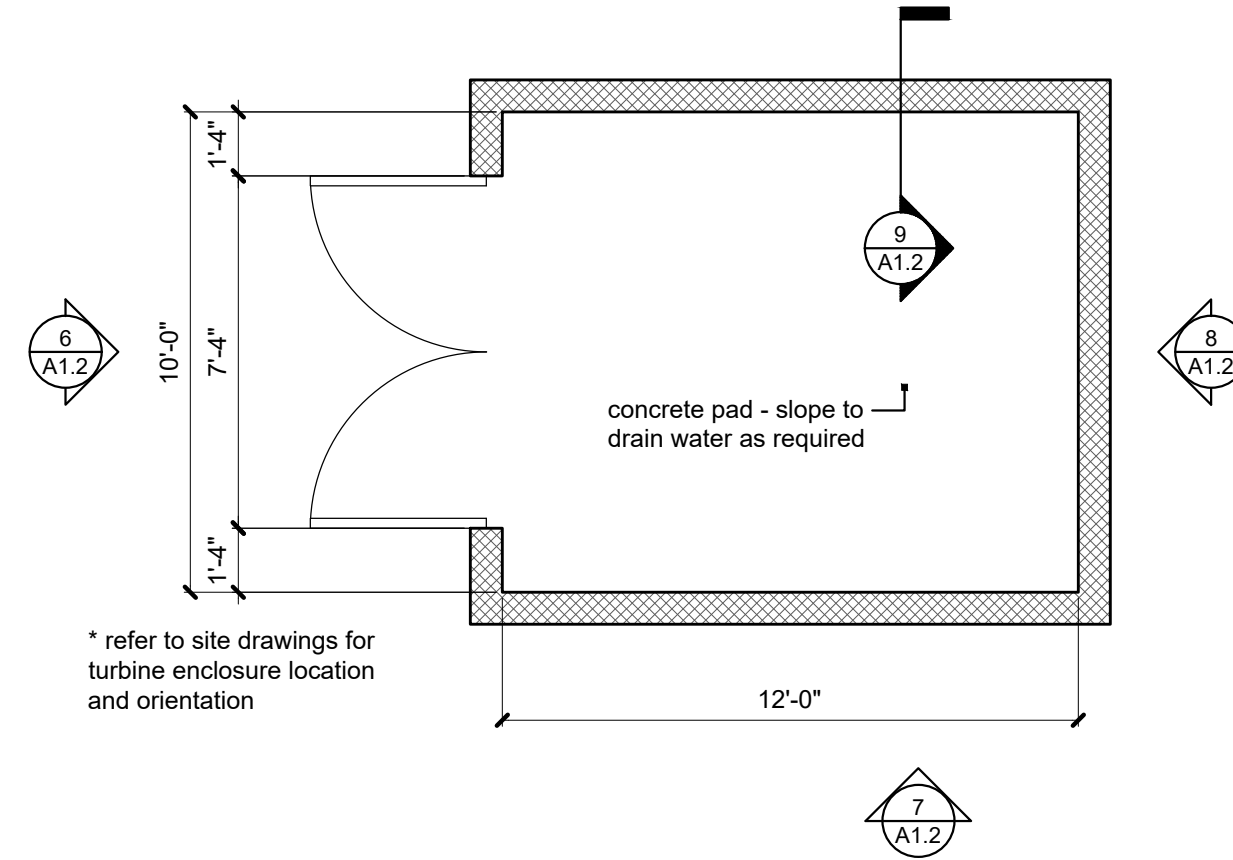
12 mechanical screen plan
scale: 1/4" = 1'-0"



13 mechanical screen elevation
scale: 1/4" = 1'-0"



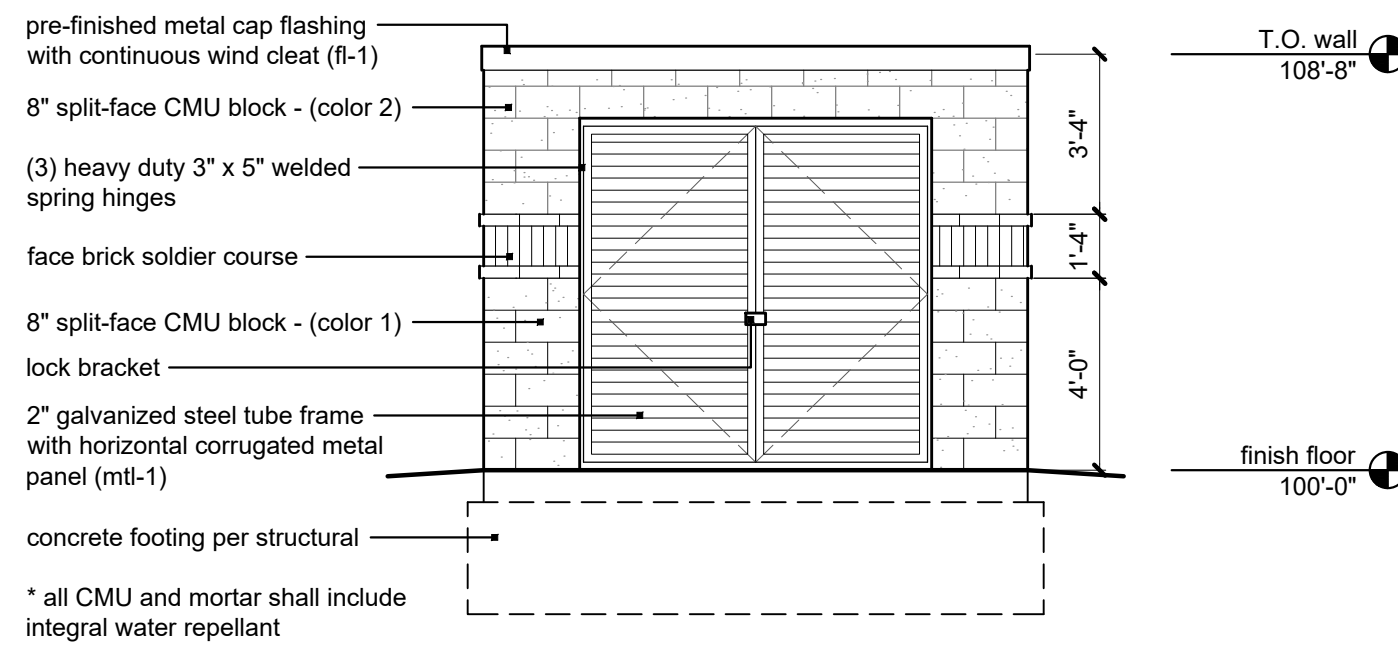
14 mechanical screen section (typ)
scale: 1/4" = 1'-0"



* refer to site drawings for
turbine enclosure location
and orientation

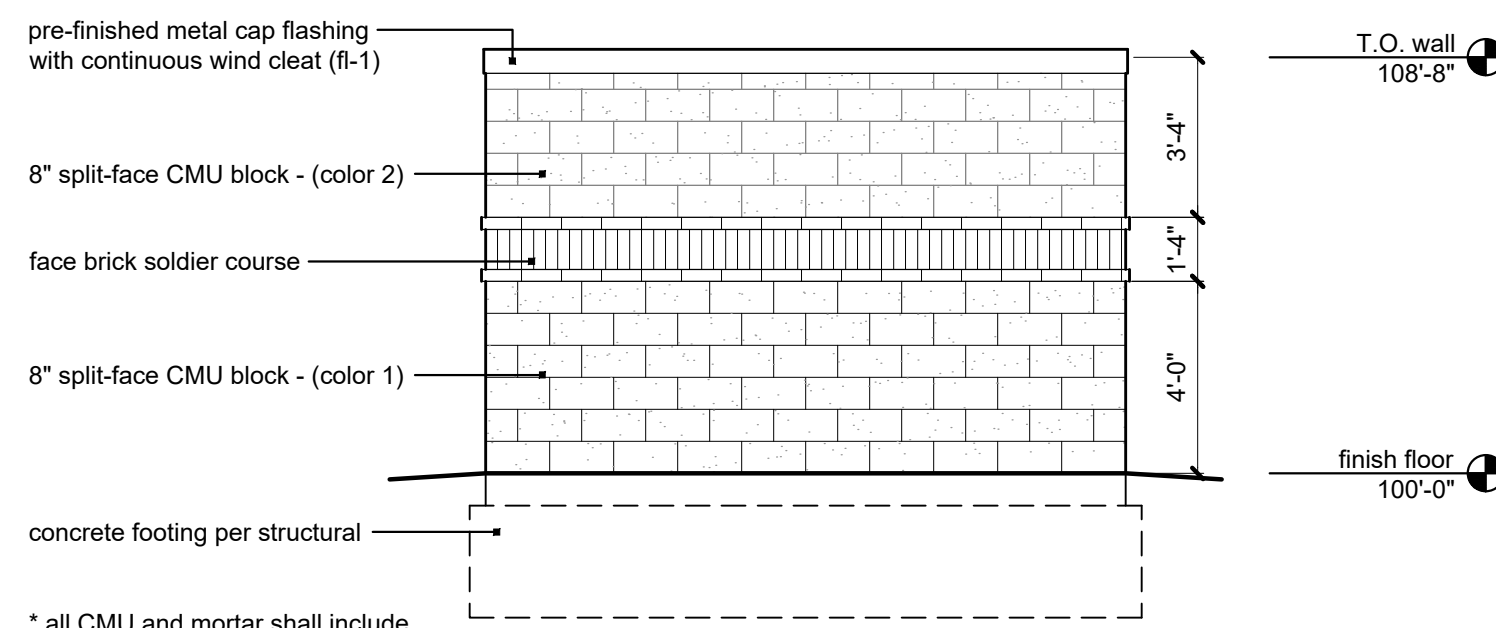
5 vacuum turbine enclosure plan
scale: 1/4" = 1'-0"

* all field welds on galvanized
steel shall be ground smooth and
covered in galvanized spray prior
to paint finish



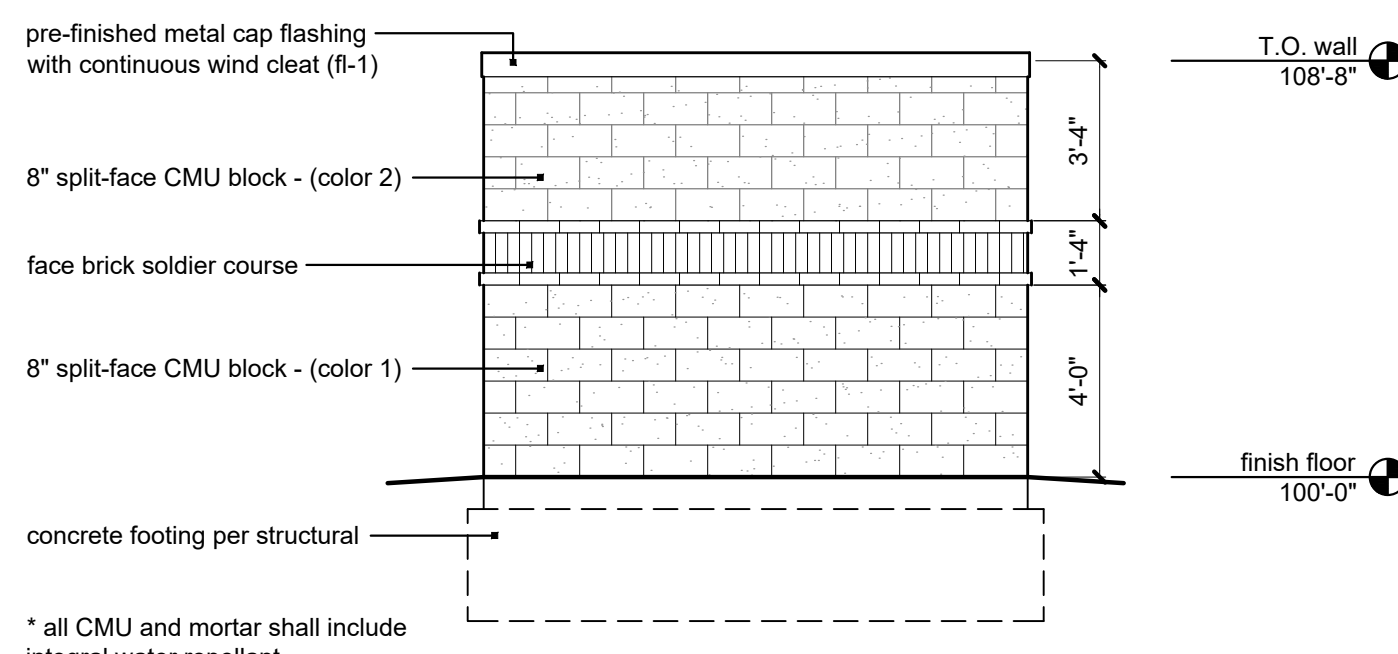
* all CMU and mortar shall include
integral water repellent

6 vacuum turbine enclosure elevation
scale: 1/4" = 1'-0"



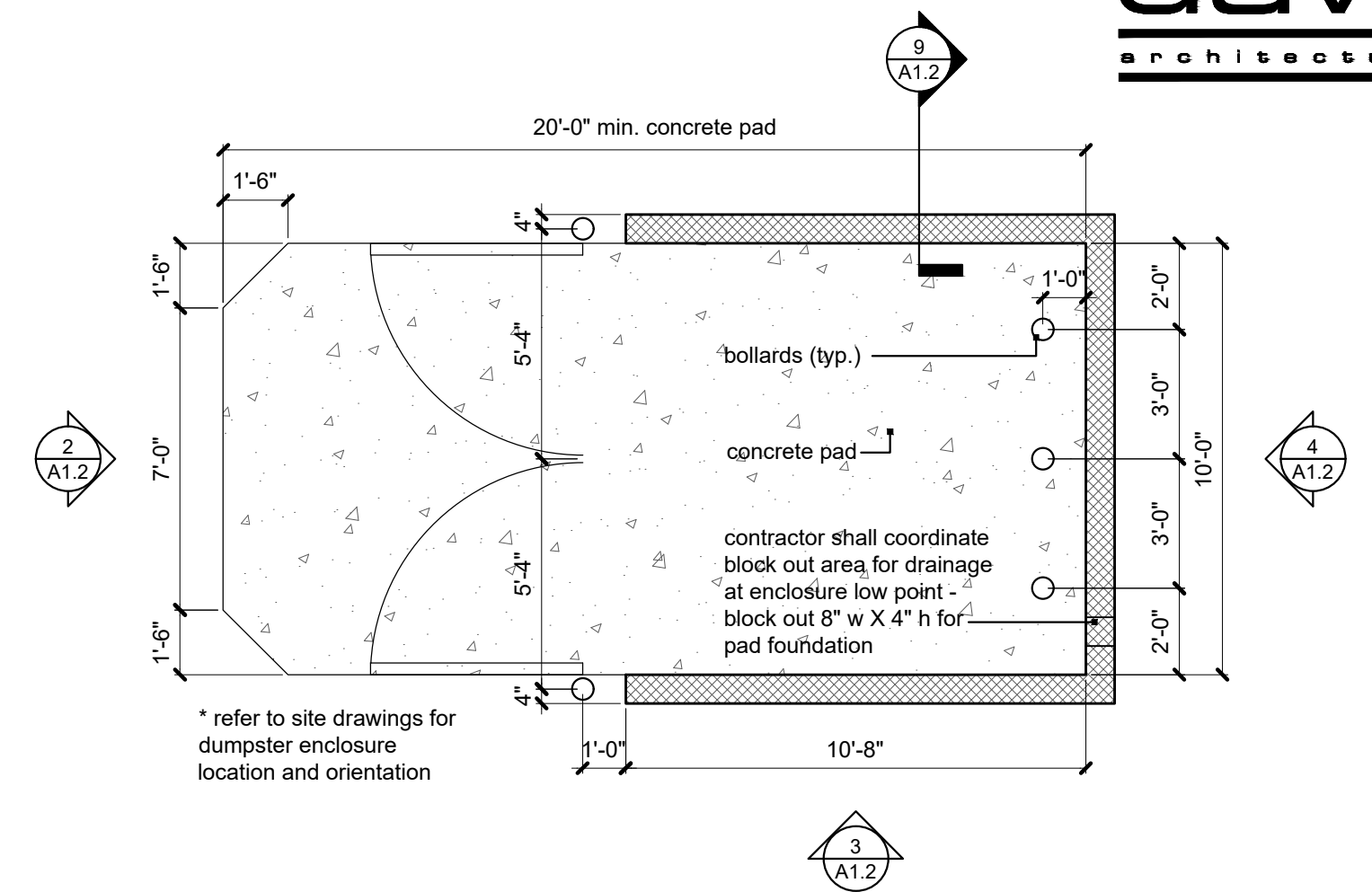
* all CMU and mortar shall include
integral water repellent

7 vacuum turbine enclosure elevation
scale: 1/4" = 1'-0"



* all CMU and mortar shall include
integral water repellent

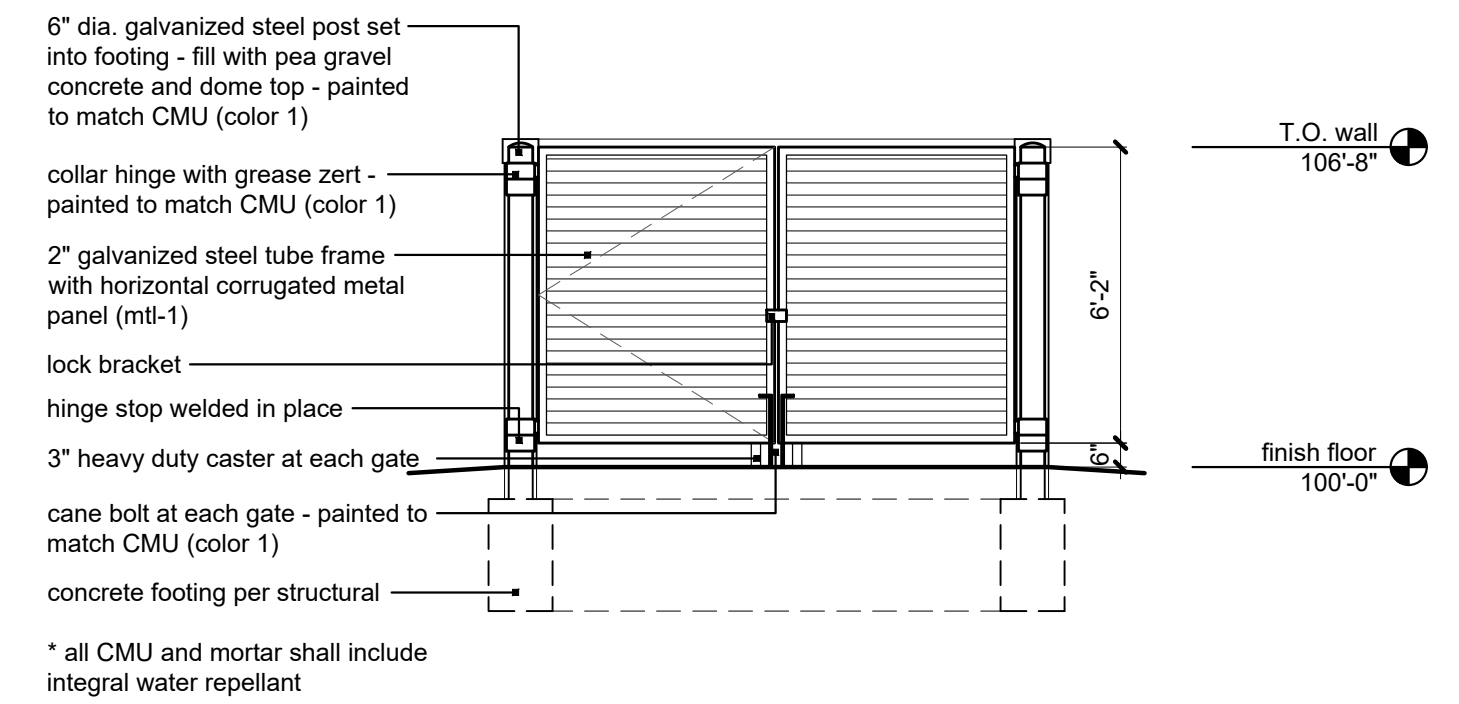
8 vacuum turbine enclosure elevation
scale: 1/4" = 1'-0"



* refer to site drawings for
dumper enclosure location
and orientation

1 trash enclosure plan
scale: 1/4" = 1'-0"

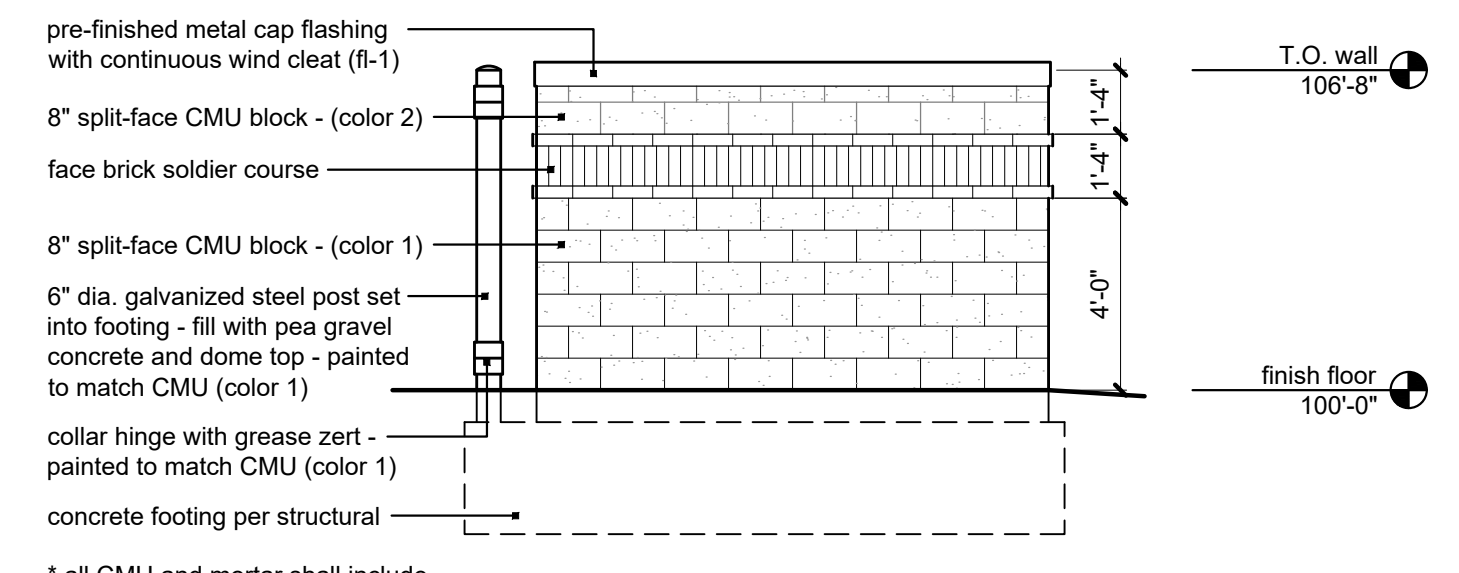
* all field welds on galvanized
steel shall be ground smooth and
covered in galvanized spray prior
to paint finish



* all CMU and mortar shall include
integral water repellent

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

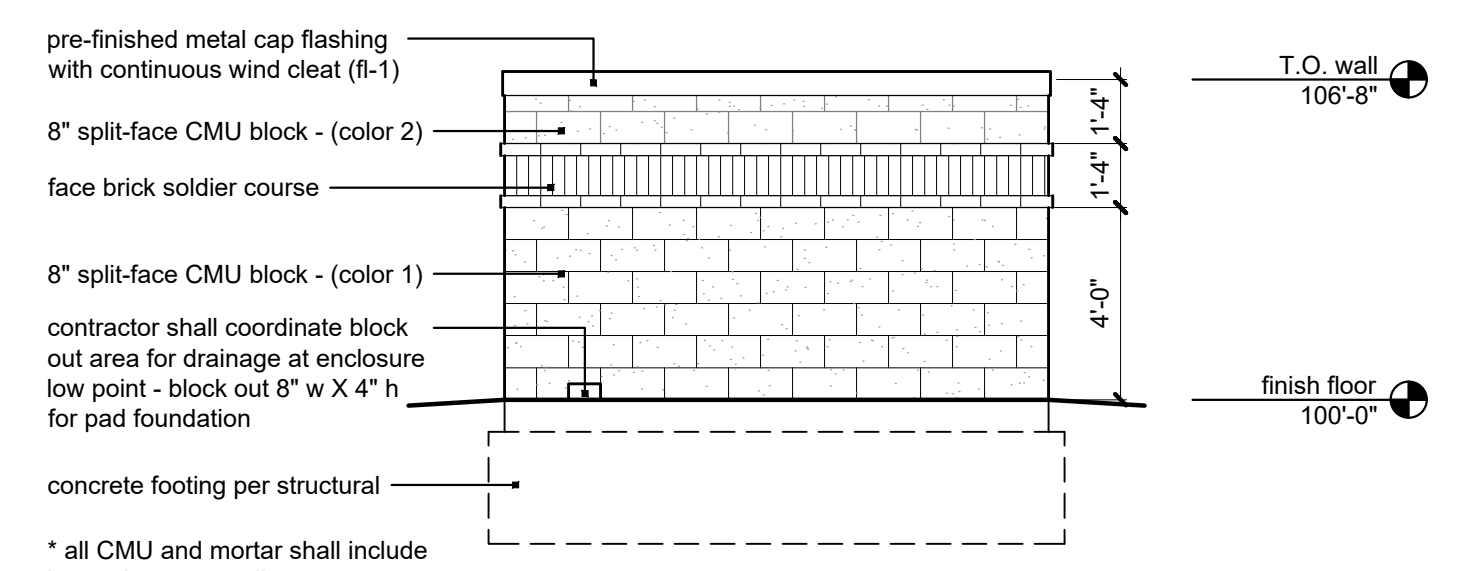
* all field welds on galvanized
steel shall be ground smooth and
covered in galvanized spray prior
to paint finish



* all CMU and mortar shall include
integral water repellent

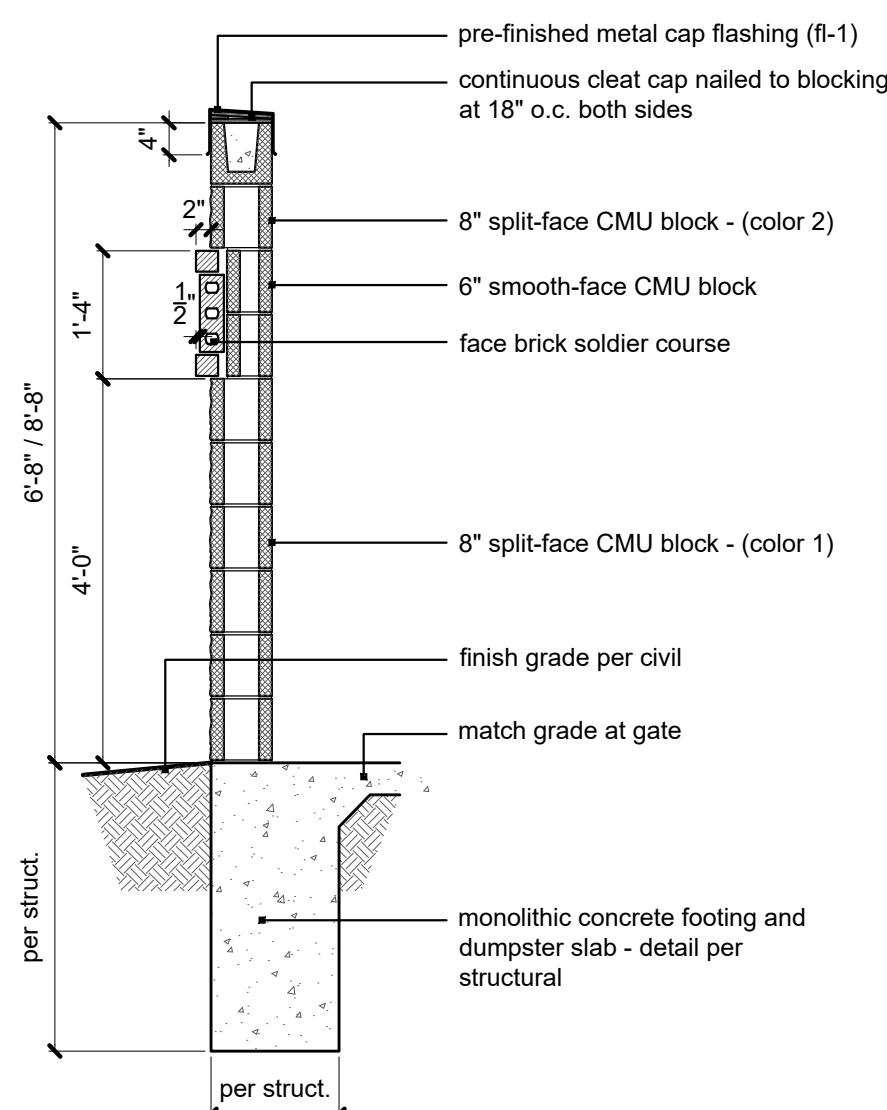
3 trash enclosure elevation
scale: 1/4" = 1'-0"

* all field welds on galvanized
steel shall be ground smooth and
covered in galvanized spray prior
to paint finish

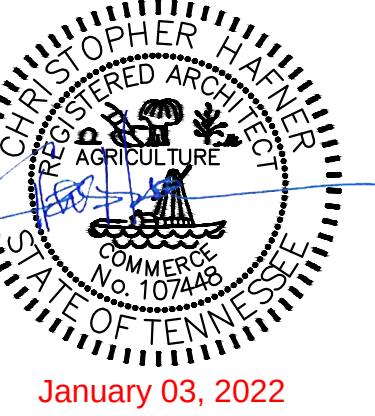


* all CMU and mortar shall include
integral water repellent

4 trash enclosure elevation
scale: 1/4" = 1'-0"



9 typical enclosure section
scale: 1/2" = 1'-0"



McBee's Coffee 'N Carwash

155 Long Hollow Pike
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a new development for

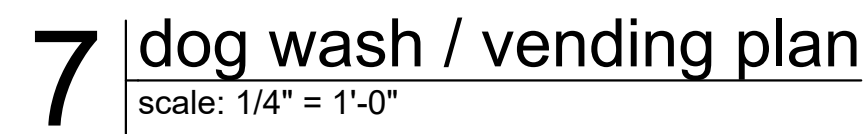
date
01.03.2022
drawn by
DAE
checked by
DAE
revisions
01.27.2022

sheet number

A1.3

drawing type
planning
project number
21072-11

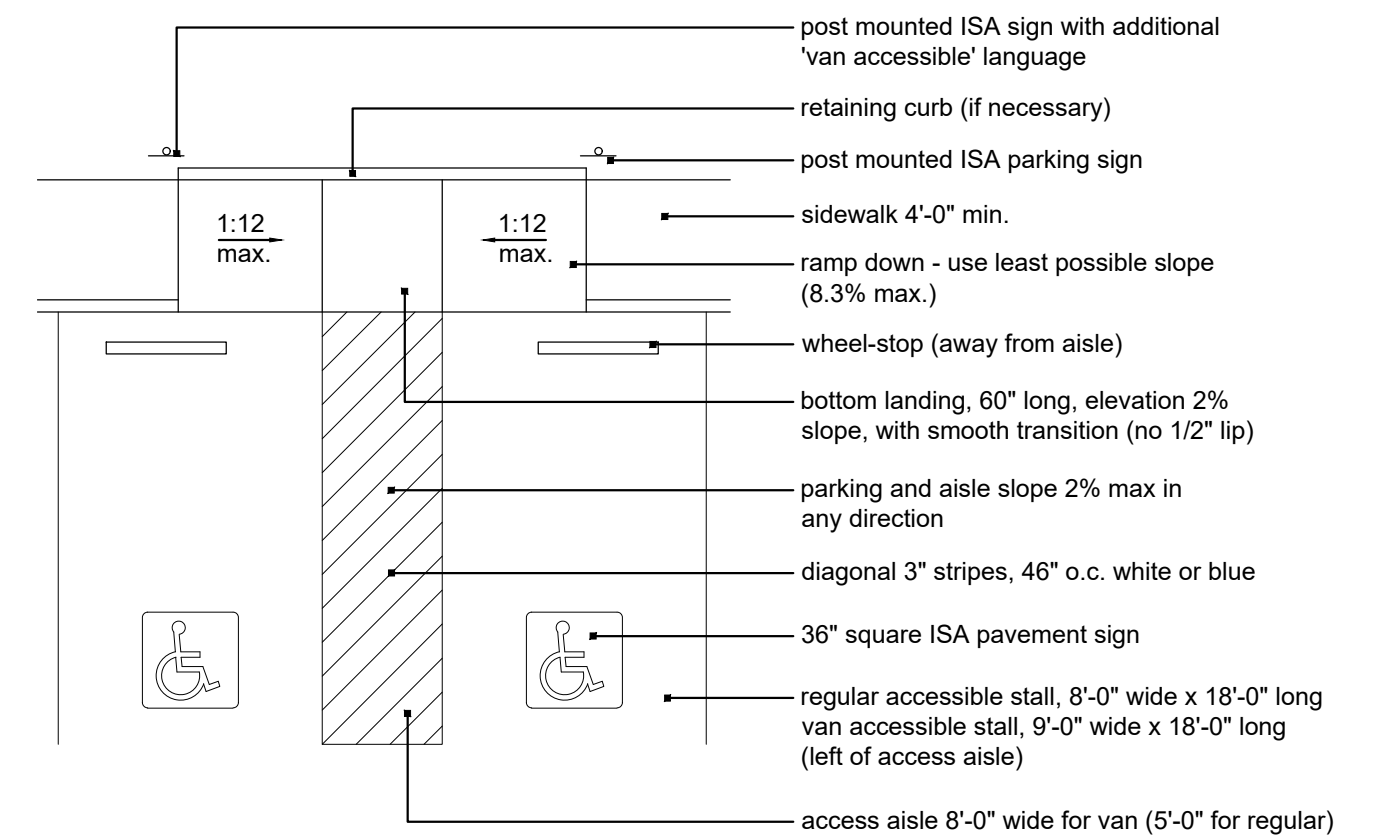
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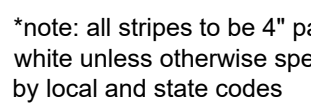
9 dog wash / vending perspective
scale: 1/4" = 1'-0"



8 | dog wash / vending perspective
scale: 1/4" = 1'-0"

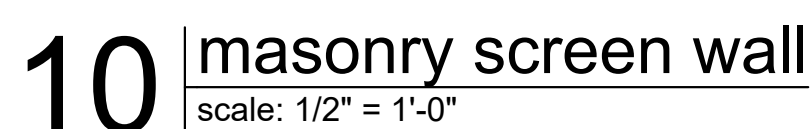
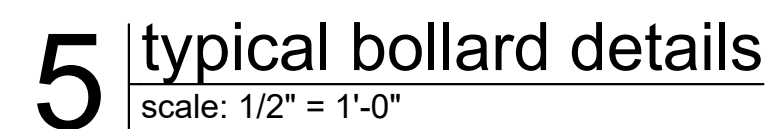


1 typical accessible parking stall detail



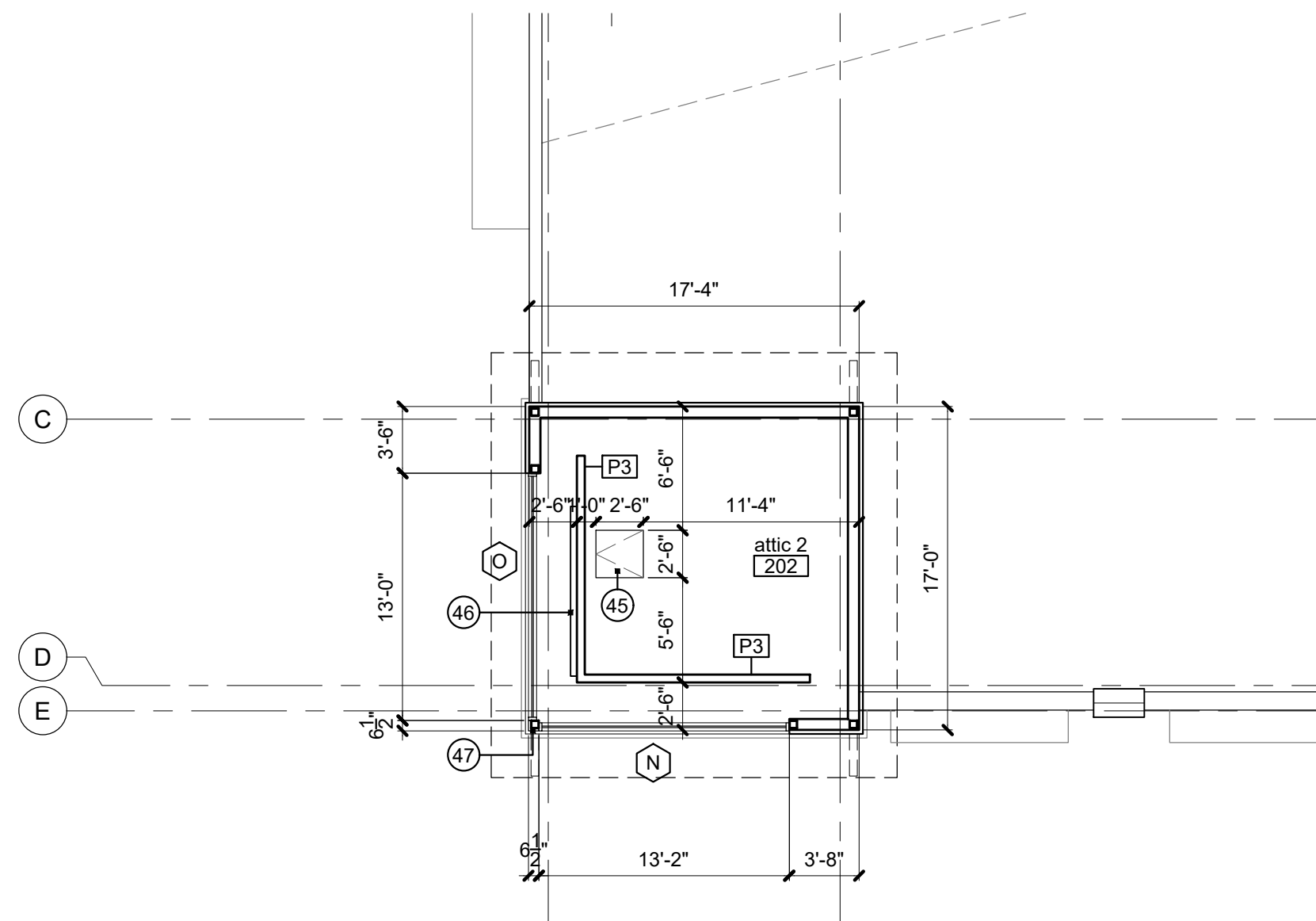
2 | painted handicap symbol detail

scale: 3/8" = 1'-0"

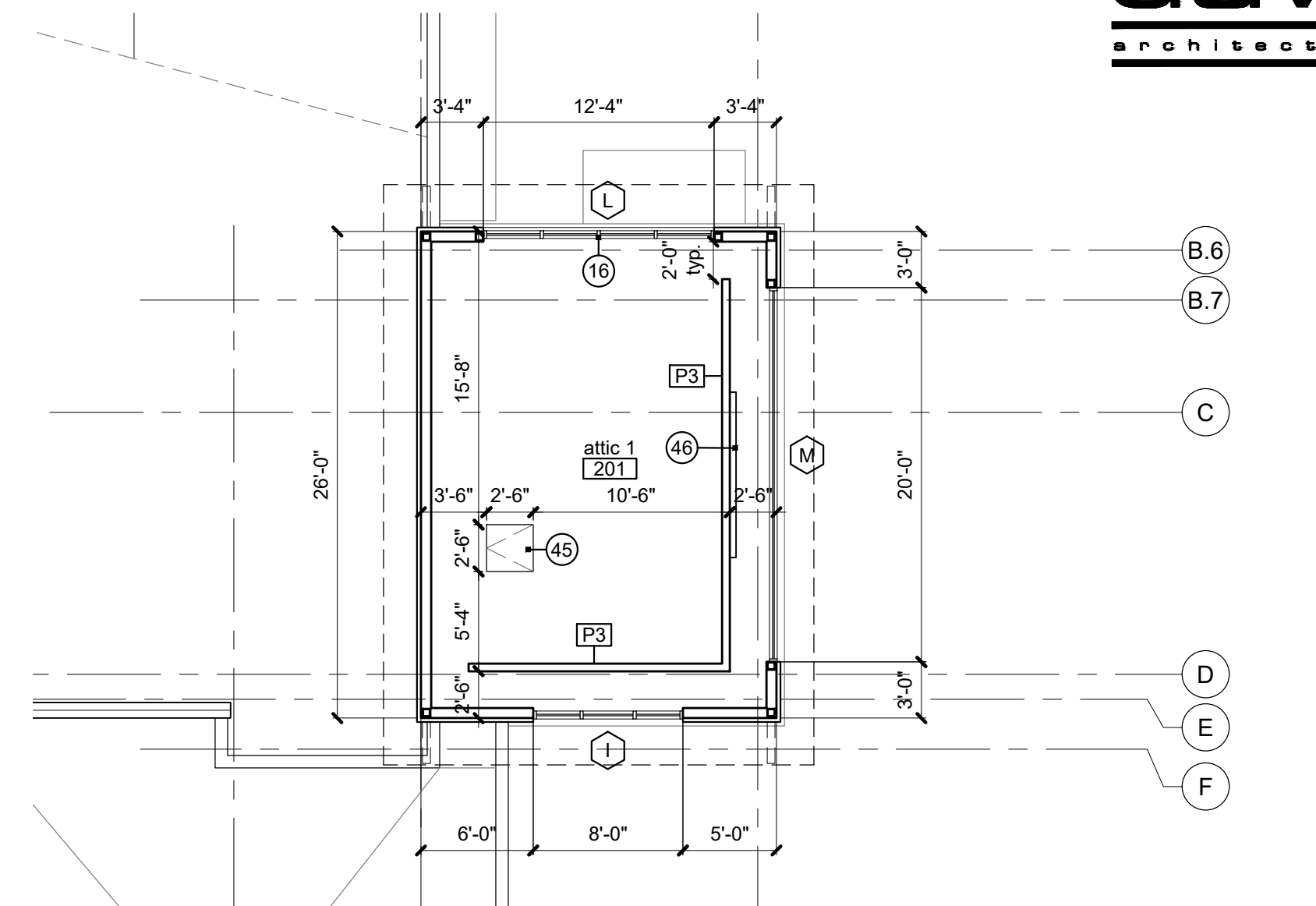


- All construction shall conform to the standards and specifications of Belton, Missouri.
- Doubled geyser locks are not permitted on any required or marked exit.
- Provide 3A-40BC fire extinguishers (min. 5 lb.) - location & quantity per Fire Marshal.
- Exit / emergency lighting are subject to an on site inspection.
- Furnish and install approved address numbers on front and rear of building (5" white vinyl numbers to contrast).
- HVAC system to have approved interconnected, smoke detector activated, automatic shutoffs with the detectors located in the return duct.
- Building construction must fully comply with all requirements of ADA accessibility guidelines.
- Provide 3-1/2" batt insulation in wall construction between conditioned & unconditioned spaces. Insulation to have a minimum R-13 value.
- Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort.
- Provide electrical outlets at 15' a.f.f. to the lowest outlet per ADA.
- Furnish and install supply and return per MEP drawings.
- Excess illumination will be provided at an intensity of not less than 1 foot candle at floor level & at the exterior of the building.
- Provide 1/4" tempered glass in all interior windows & sidelights (typical unless noted otherwise).
- Provide 44" min. clear in all exit passageways.
- Any new exterior utility service equipment shall be painted to match the building standard colors.
- Furnish and install horns & strobes as required.
- All electrical outlets within 6'-0" of any sink or water source to be GFCI protected.
- Furniture to be provided by the tenant throughout.
- Furnish and install adequate power for owner supplied equipment. Verify requirement with owner.
- All interior materials exposed within plenums shall be noncombustible or shall have a flame spread rating of not more than 25 and a smoke developed rating of not more than 50.
- All low voltage wire and cable, optical fiber, pneumatic tubing, and all ducts and duct coverings, linings and connectors installed within plenum areas must be rated for plenum use.
- The general contractor shall contact all utility companies prior to start of construction and verify the location and depth of any utilities that may be encountered during construction.
- The contractor shall field verify existing surface and subsurface ground conditions prior to start of construction.

room name	room tag		elevation tag
	door tag		
	construction note		wall section tag
	partition tag		
	window tag		enlarged detail
	RCP note		column tag



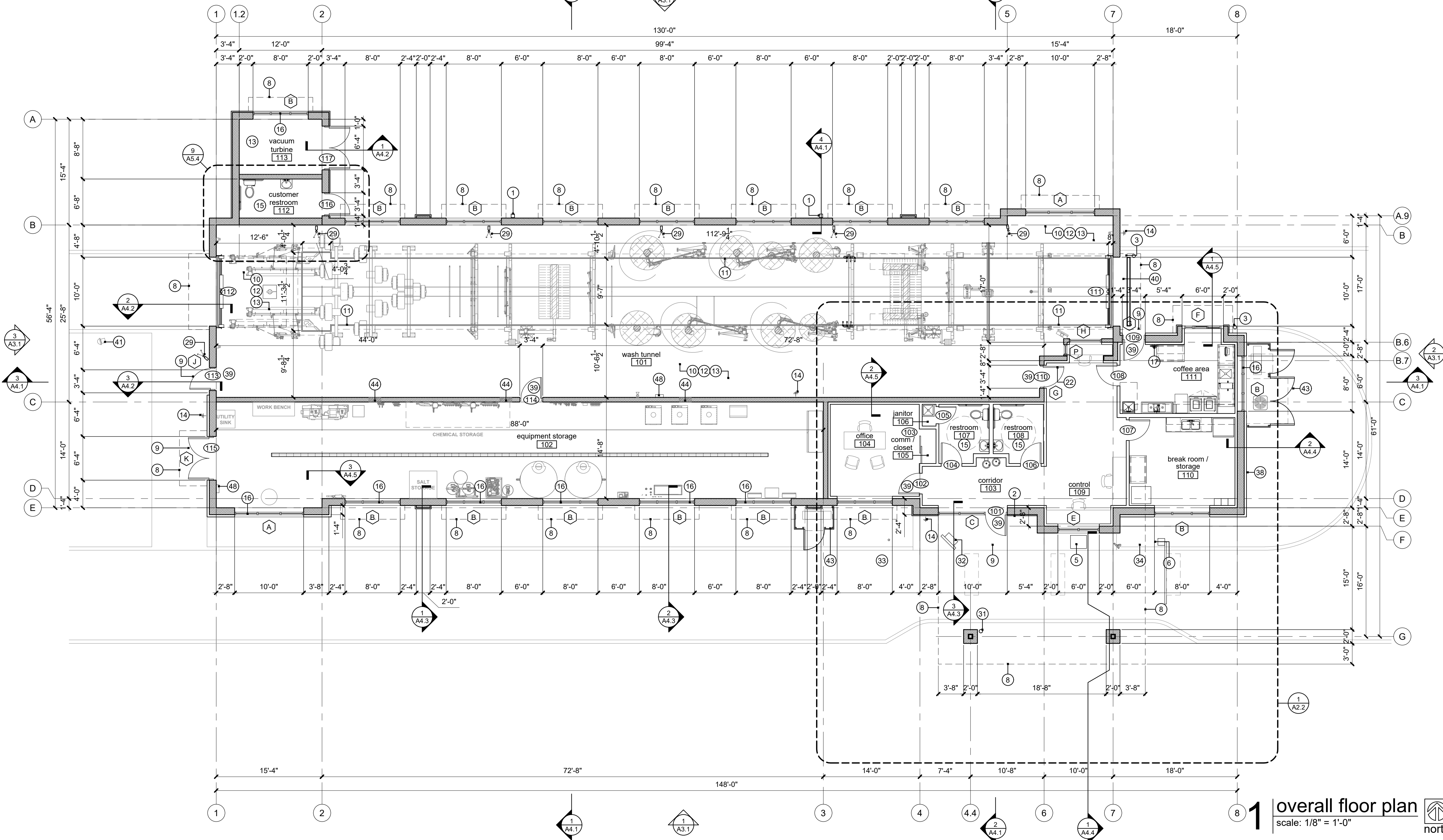
3 | attic 2 plan
scale: 1/8" = 1'-0"



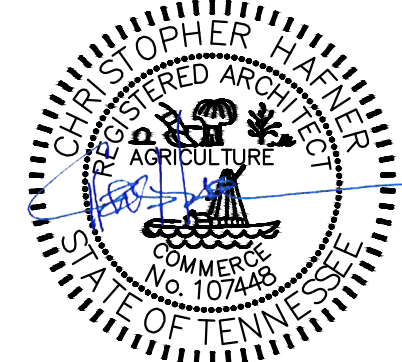
2 | attic 1 plan
scale: 1/8" = 1'-0"



1. Furnish and install pre-finished metal collector box and 6x6 downspout to tie into storm drain per civil drawings.
2. Furnish and install Knox Box at 6'-0" a.f.f. - verify location with Fire Marshal.
3. Furnish and install 6" dia. pea gravel concrete filled galvanized steel pipe bollard per detail - to be painted.
4. Furnish and install 4" dia. pea gravel concrete filled galvanized steel pipe bollard to 38" a.f.f. per detail - to be painted. GC shall coordinate final location with pay station equipment drawings by vendor.
5. Pay station kiosks by supplier. GC shall provide footing per structural drawings and power per electrical drawings.
6. Pay station gate by supplier. GC shall provide footing per structural drawings and power per electrical drawings.
7. Loop detector requirements by supplier. GC to install.
8. Line of canopy above.
9. Furnish and install concrete stoop to frost depth per structural.
10. Slope floor to drain at 1/8" per foot minimum.
11. Install concrete pit per structural drawings and details on sheet A4. Route system through oil / sand interceptor. Tie into sanitary as required per MEP drawings.
12. Coordinate lighting, electrical and plumbing requirements at car wash tunnel with supplier.
13. Car wash equipment shown for reference only, final equipment layout per equipment supplier.
14. Furnish and install EasyWash cleaning system. Provide adequate power and plumbing per MEP drawings.
15. Furnish and install handrails with 5' dia. turning radius of wall. Wall mount sink at 2'-10" a.f.f. per ADA, 36" & 42" horizontal grab bars at 33-36" a.f.f. - 6" & 12" from corner respectively and 18" vertical grab bar per detail. Include 24" x 48" mirror and paper towel dispenser with trash receptacle. Double roll toilet paper dispenser and wall mounted soap dispenser., Provide treated wood blocking in wall for all wall mounted items.
16. Furnish and install double glass on lower panel of glass below 7'-0".
17. Furnish and install 3A-40BC rated fire extinguisher (min. 5 lb.) on hook - mount no higher than 5'-0" to top of extinguisher. Verify quantity and final location with Fire Marshal and conform with architect.
18. Furnish and install janitor mop basin, hose extension and mop rack. Install full height FRP on end wall.
19. Furnish and install h / low drinking fountain at 34" a.f.f. to support with forward controls per ADA.
20. Furniture shown for reference only, will be provided by owner throughout.
21. Owner furnished and installed 12'w. x 12'd., four-tier metal lockers.
22. Furnish and install sign on coffee side of door stating: (THIS IS NOT AN EXIT)
23. Furnish and install upper and lower plastic laminating (pl-1) casework at 2'-10" a.f.f. with double basin stainless steel sink with goose neck faucet and plastic laminating (pl-2) countertop. Provide adequate electrical and plumbing for full height refrigerator with ice maker and microwave.
24. Furnish and install double glass on upper panel of glass mounting locations.
25. Stainless steel corner guard. Install from top of base to bottom of ceiling.
26. POS provided by owner. GC shall provide adequate power and data per electrical drawings.
27. Furnish and install manual open / self closing, single panel slider, drive-thru window (Ready Access model #2753 - color black anodized to match storefront system).
28. Furnish and install stainless steel hand sink at 2'-10" a.f.f. with soap dispenser, hand sanitizer dispenser and paper towel dispenser mounted above. Provide blocking in wall as required and seal around sink to walls.
29. Furnish and install adequate power for tunnel sensor cameras per supplier verify final quantity and location with supplier.
30. Furnish and install plastic laminating (pl-2) sill.
31. Route 3" roof drain through truss and down back side of CMU column to the storm system per civil drawings. Paint downspout blue to match metal.
32. Smart signage by supplier. GC shall provide footing per structural drawings and power per electrical drawings.
33. Fast ID Camera by supplier. GC shall provide footing per structural drawings and power per electrical drawings.
34. FastPass reader by supplier. GC shall provide footing per structural drawings and power per electrical drawings.
35. Stacked electrical washer / dryer. Provide adequate plumbing and electrical per MEP drawings.
36. Furnish and install Mecho Shade (or approved equal) manual roller shades at exterior window. Confirm 3% openness factor - color TBD.
37. Continue 2x4 wood stud wall and gypsum board across window opening to 7'-2" a.f.f.
38. Approximate location of electrical gear per electrical drawings.
39. Furnish and install access control per Owner requirements and hardware schedule.
40. Furnish and install trench drain at carwash entry door per civil drawings.
41. Stop and Go traffic light GC shall provide power per electrical drawings.
42. Furnish and install plastic laminate work top at 2'-6" a.f.f. with metal brackets support painted black per details.
43. Furnish and install metal mechanical screen per details on sheet A1.2.
44. Provide 8" x 1'-10" wall penetration at 11'-0" a.f.f. for equipment. GC shall verify final size and height with carwash equipment supplier.
45. Furnish and install 30" x 30" maintenance access hatch to upper attic space. Coordinate exact location with truss / pre-fabricated concrete slab layout.
46. Building signage mounted to full height interior wall. Verify signage is mounted at height for optimal visibility from building exterior.
47. Furnish and install 3A-40BC rated fire extinguisher (min. 5 lb.) in cabinet - mount no higher than 5'-0" to top of extinguisher. Verify quantity and final location with Fire Marshal and conform with architect.



or plan



January 03, 2022

McBee's Coffee 'N Carwash

date
01.03.2022
drawn by
DAE
checked by
DAE
revisions

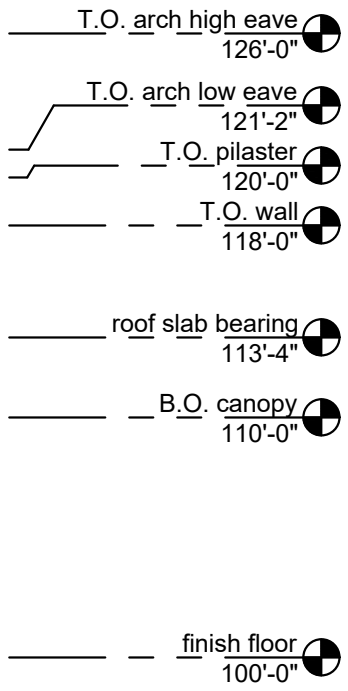
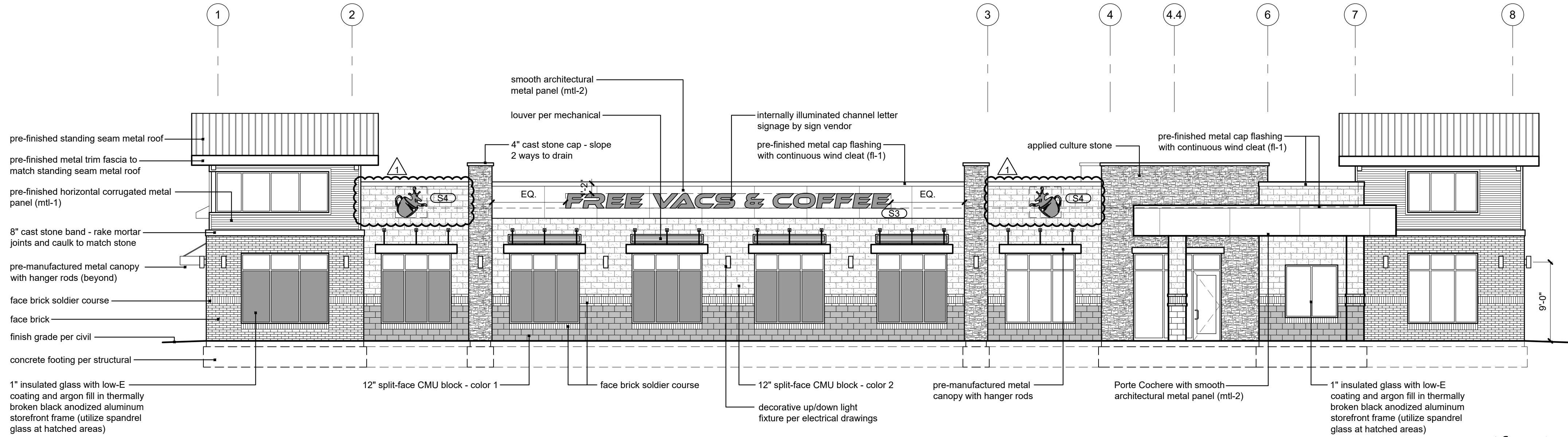
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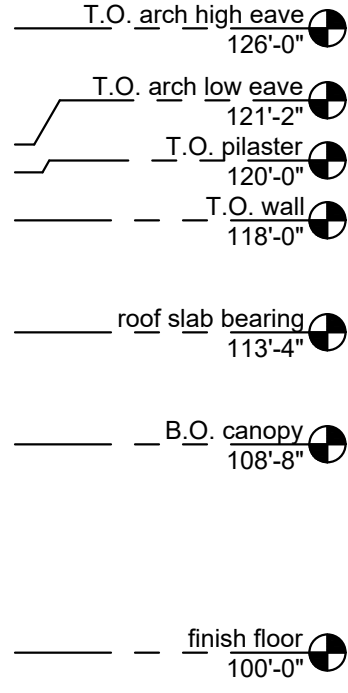
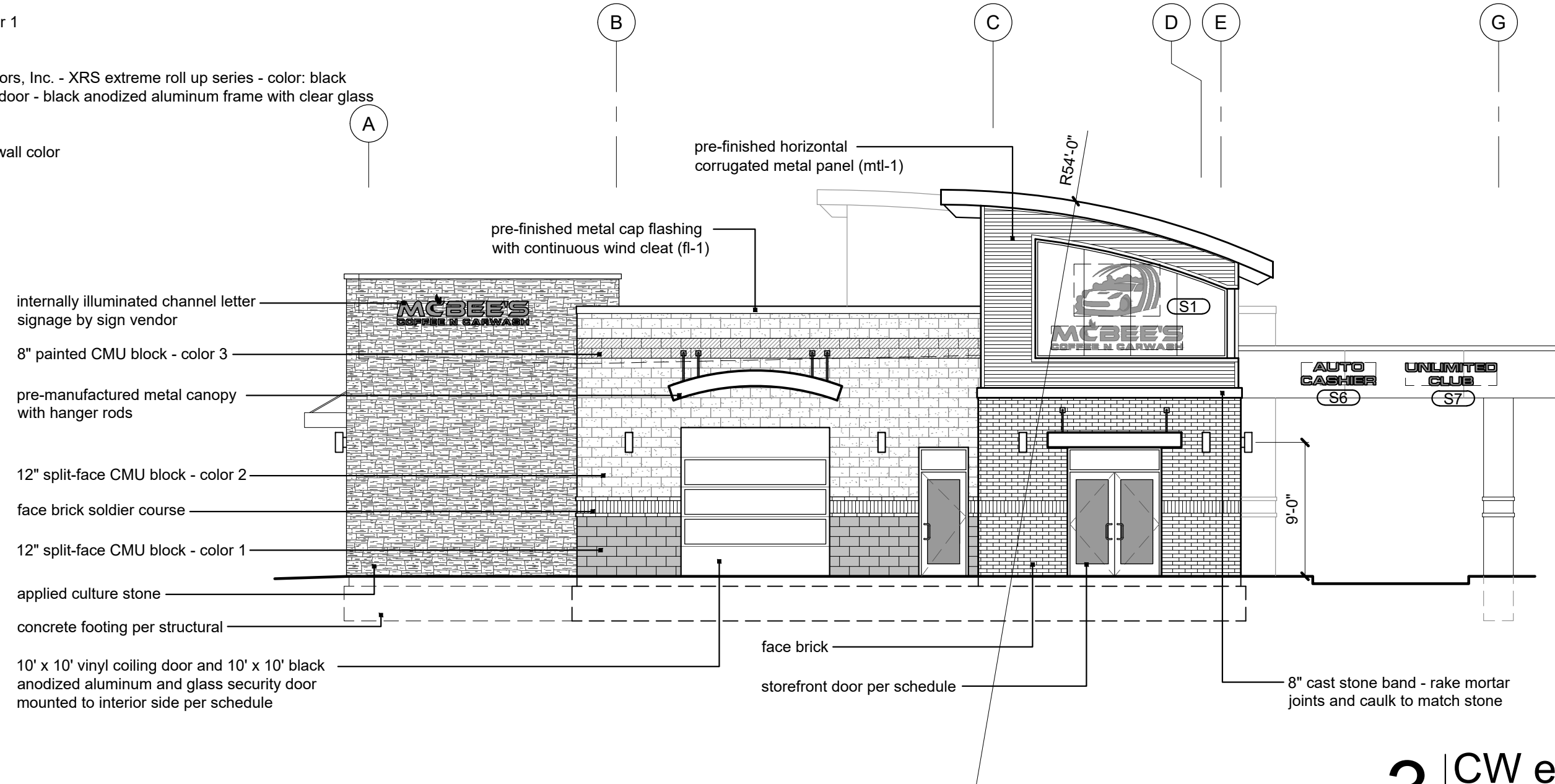
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preliminary
project number
21072-11

exterior materials and finishes:

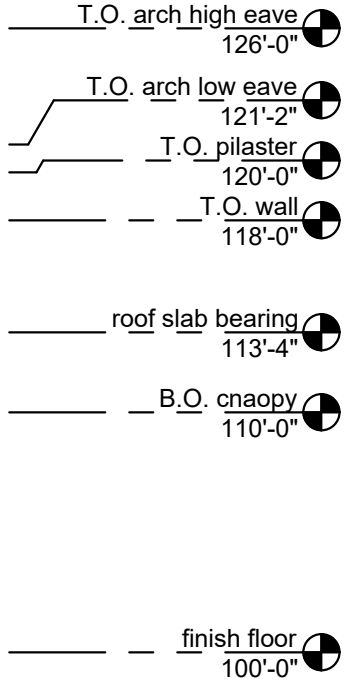
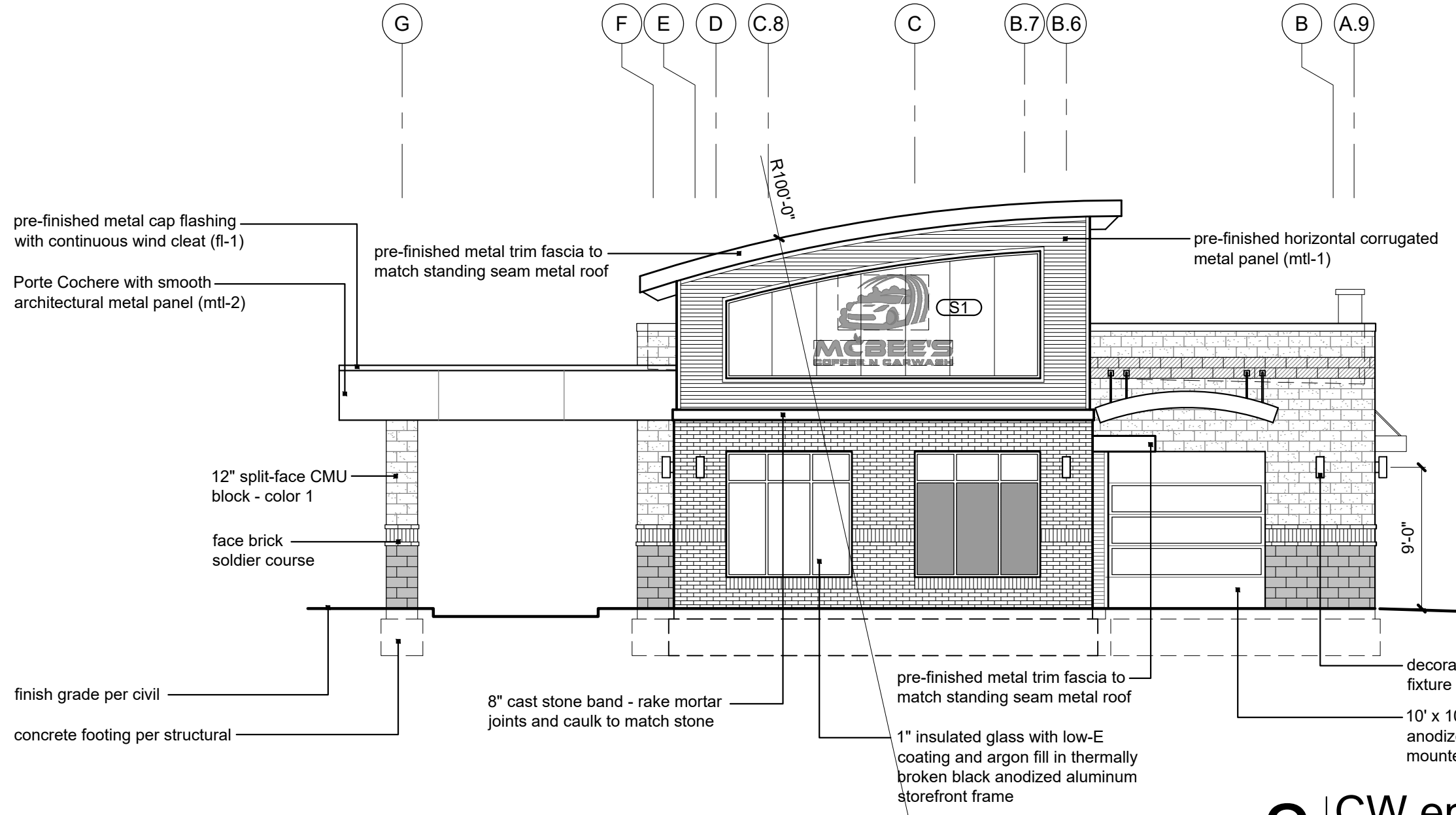
- Brick:
face brick - Blico Brick - color: Gettysburg
* or approved equal
- CMU:
color 1 - Echelon, split-face - color: deep coal
color 2 - Echelon, smooth-face and split-face - color: limestone
color 3 - Echelon, smooth-face, painted block - paint color to match [mtl-2]
* 8" and 12" CMU block, utilize split-face and smooth-face block
* all block and mortar shall include integral water repellant.
- Stone:
applied culture stone - Centurion - stack, color: Norris Gray
* or approved equal
- Stone Cap & Sill:
cast stone - Midwest Cast stone - color: 1A
* or approved equal
- Mortar:
integral color: buff
- Exterior Metal Panels:
mtl-1 - horizontal corrugated metal panel - Berridge - HC-16 - 7/8" corrugated - color: charcoal gray
mtl-2 - smooth architectural metal panel - regional supplier - color: custom match to Pac-Clad Berkshire Blue
mtl-3 - pre-finished soffit panel - Pac-Clad - solid soffit panel - color: Berkshire Blue
- Standing Seam Roof:
Pac-Clad - Snap-Clad standing seam - 12" spacing - color: Berkshire Blue
- Storefront Frame:
black anodized aluminum frame
- Glass:
clear glass - 1" insulated, low-E glass with argon fill
spandrel glass - 1" insulated, low-E glass with argon fill, color - charcoal (spandrel glass locations are noted by hatch in elevations) [provide samples to architect for final approval]
* utilize Solarban 60 (2) - clear as basis of design
* or approved equal to meet U-value of 0.29 and SHGC of 0.39
- Flashing:
fl-1 - metal cap flashing - Pac-Clad - continuous cleat - color: Berkshire blue
- Caulk:
to match adjacent wall
- Canopy:
pre-finished Lumishade sun control canopies - Mapes Industries - color: custom color to match (mtl-2)
- Bollards:
4" & 6" diameter galvanized steel pipe bollard - painted blue to match (mtl-2)
- Hollow Metal Doors:
painted to match CMU color 1
- Overhead Door:
vinyl roll up door - Airlift Doors, Inc. - XRS extreme roll up series - color: black aluminum and glass panel door - black anodized aluminum frame with clear glass
- Louver:
painted to match adjacent wall color



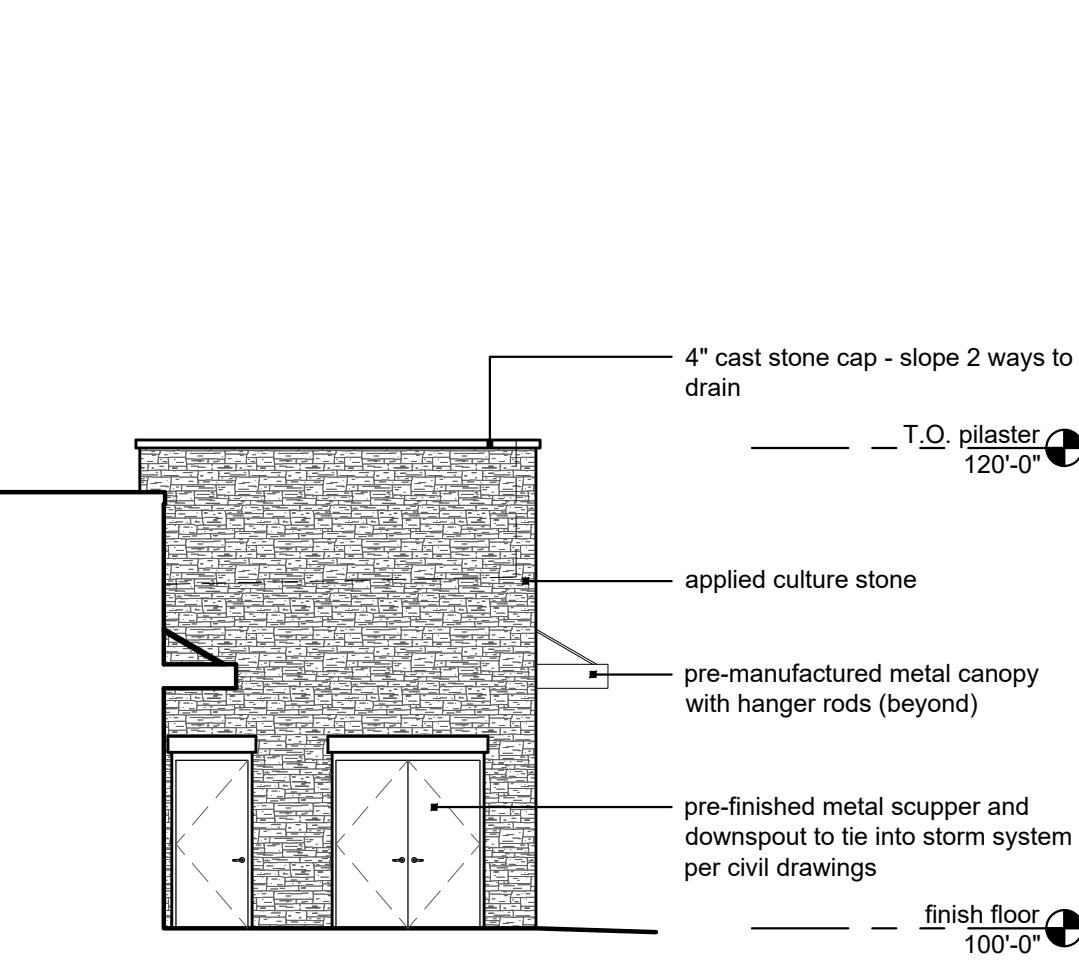
1 front elevation
scale: 1/8" = 1'-0"



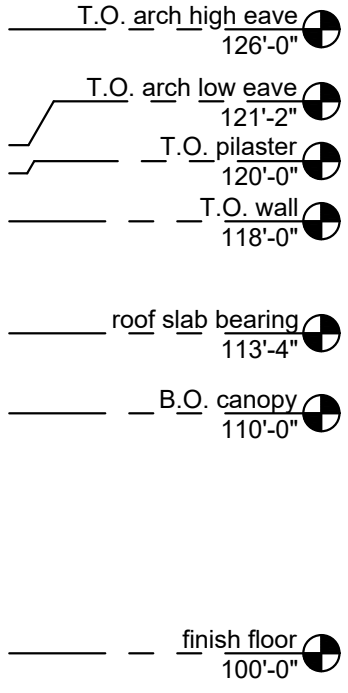
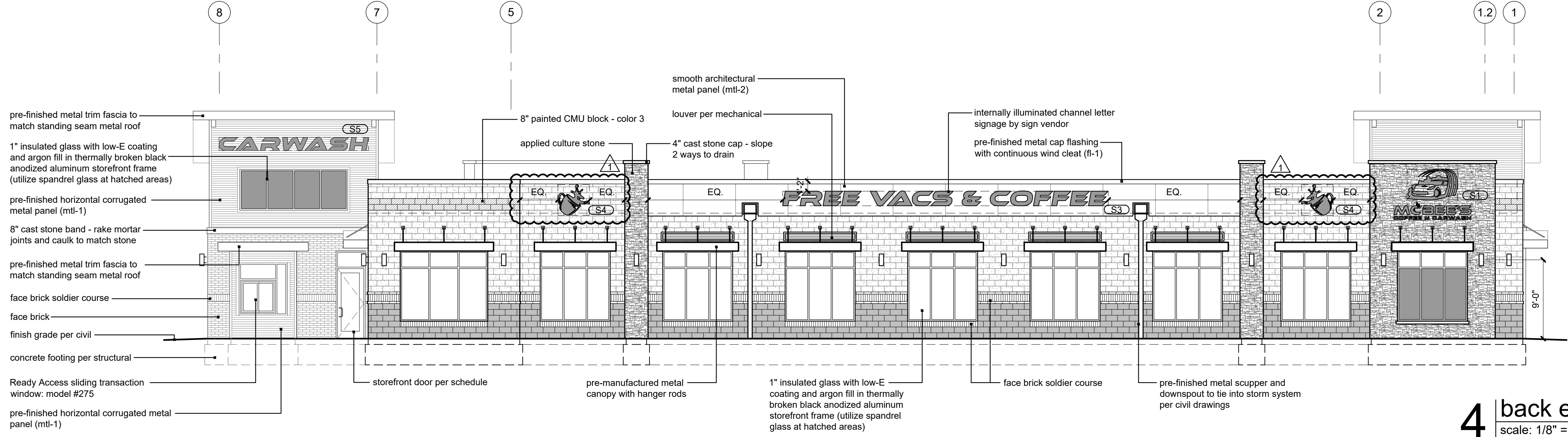
3 CW exit elevation
scale: 1/8" = 1'-0"



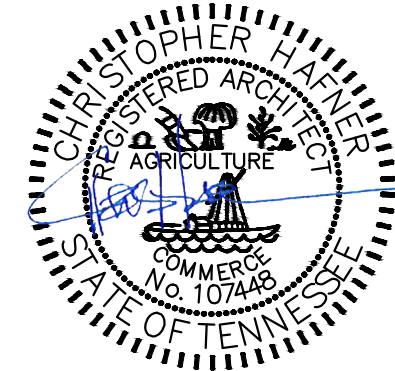
2 CW entry elevation
scale: 1/8" = 1'-0"



5 restroom/turbine back elevation
scale: 1/8" = 1'-0"



4 back elevation
scale: 1/8" = 1'-0"

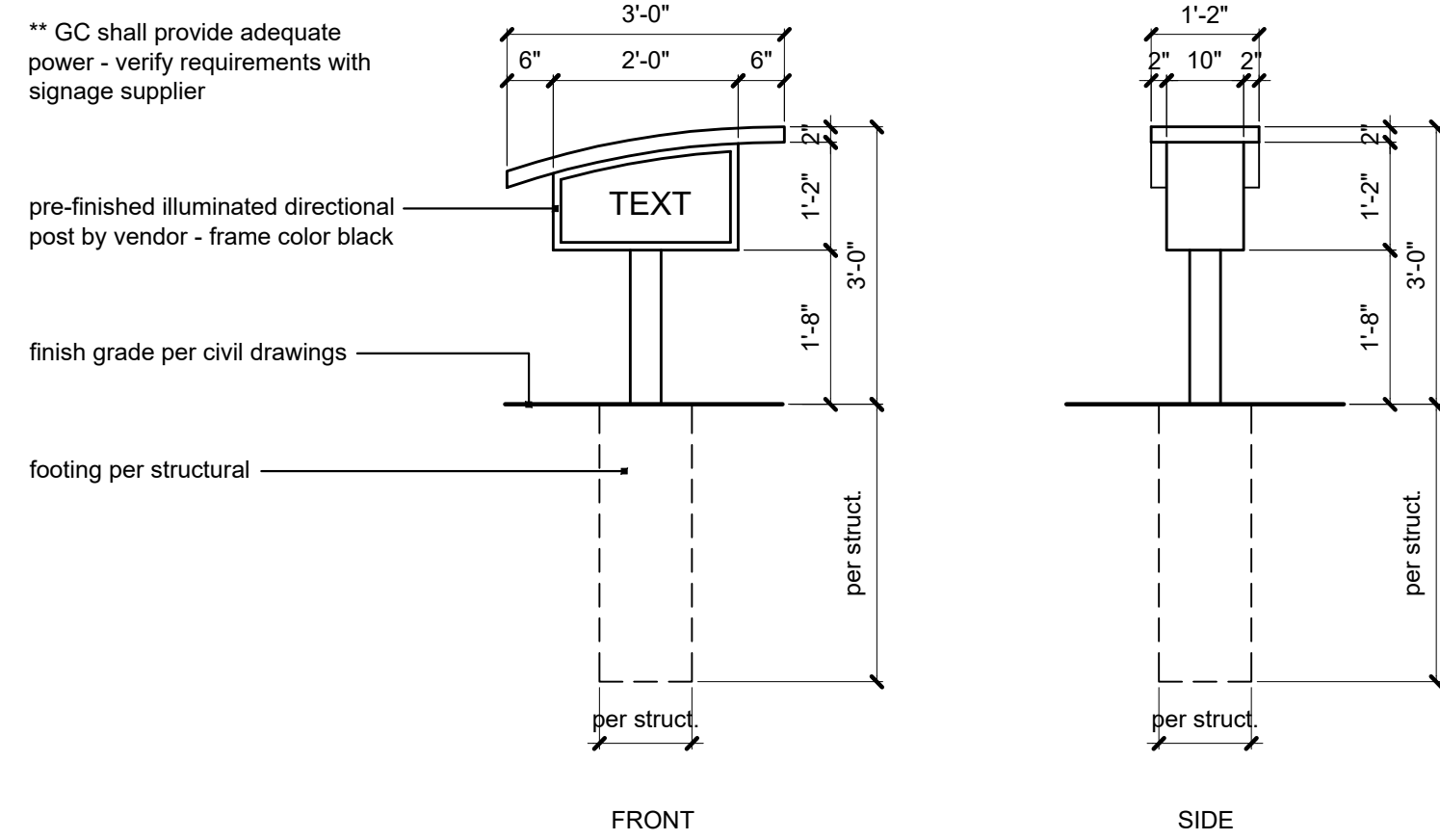


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a new development for
McBee's Coffee 'N Carwash
155 Long Hollow Pike
Goodlettsville, Tennessee 37072

date 01.03.2022
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01.27.2022 1

sheet number
A3.1
drawing type planning
project number 21072-11



1 directional sign

scale: 1/2" = 1'-0"

exterior material calculations:

- Minimum 50% masonry (brick and natural or masonry stone) required on all exterior walls.
- Metal roofs and decorative metal wall materials used as accents to create interest shall not exceed fifteen (15%) percent of building walls.
- Glass but excluding opaque or reflective window tints and glazes may be permitted up to seventy-five (75%) percent of building walls when used in combination with brick, natural or masonry stone

front elevation:
(faces southeast)

masonry area = 1,574 s.f. (54%)
decorative metal area = 151 s.f. (5%)
primary color metal area = 435 s.f. (15%)
glazing area = 745 s.f. (26%)
total wall area = 2,905 s.f.

CW entry elevation:
(faces southwest)

masonry area = 727 s.f. (52%)
metal panel area = 151 s.f. (11%)
primary color metal area = 122 s.f. (8%)
hollow metal doors = 71 s.f. (5%)
glazing area = 366 s.f. (25%)
total wall area = 1,437 s.f.

CW exit elevation:
(faces northeast)

masonry area = 876 s.f. (63%)
metal panel area = 102 s.f. (7%)
primary color metal area = 134 s.f. (10%)
glazing area = 273 s.f. (20%)
total wall area = 1,385 s.f.

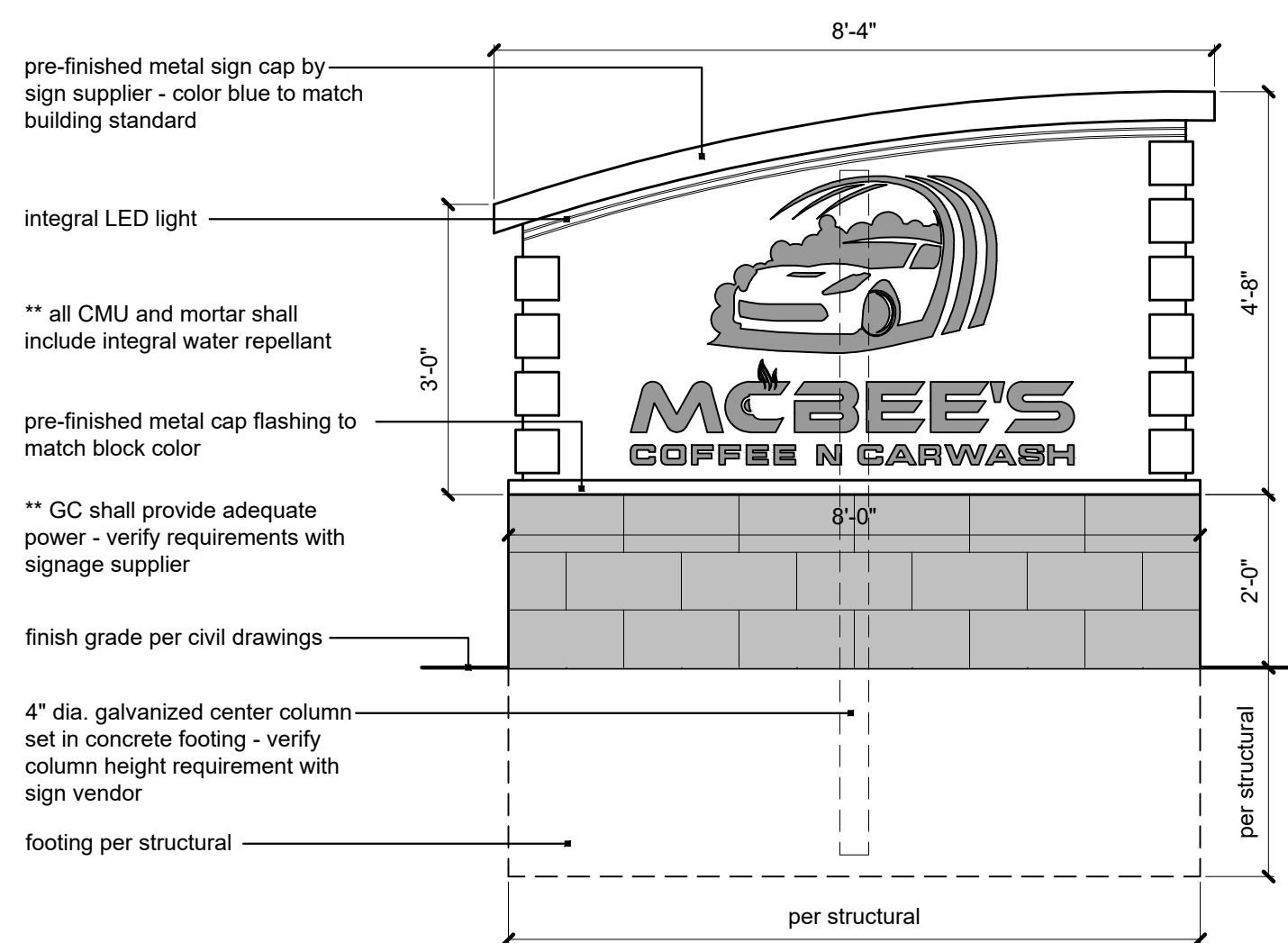
back elevation:
(faces northwest)

masonry area = 1,575 s.f. (51%)
metal panel area = 308 s.f. (10%)
primary color metal area = 445 s.f. (15%)
glazing area = 716 s.f. (23%)
total wall area = 3,044 s.f.

Signage Coverage			
elevation	elevation sqft.	signage sqft.	coverage %
front	3,061	87.2	2.84%
CW entry	1,057	34.2	3.23%
CW exit	1,245	48.2	3.87%
back	2,429	147	6.05%

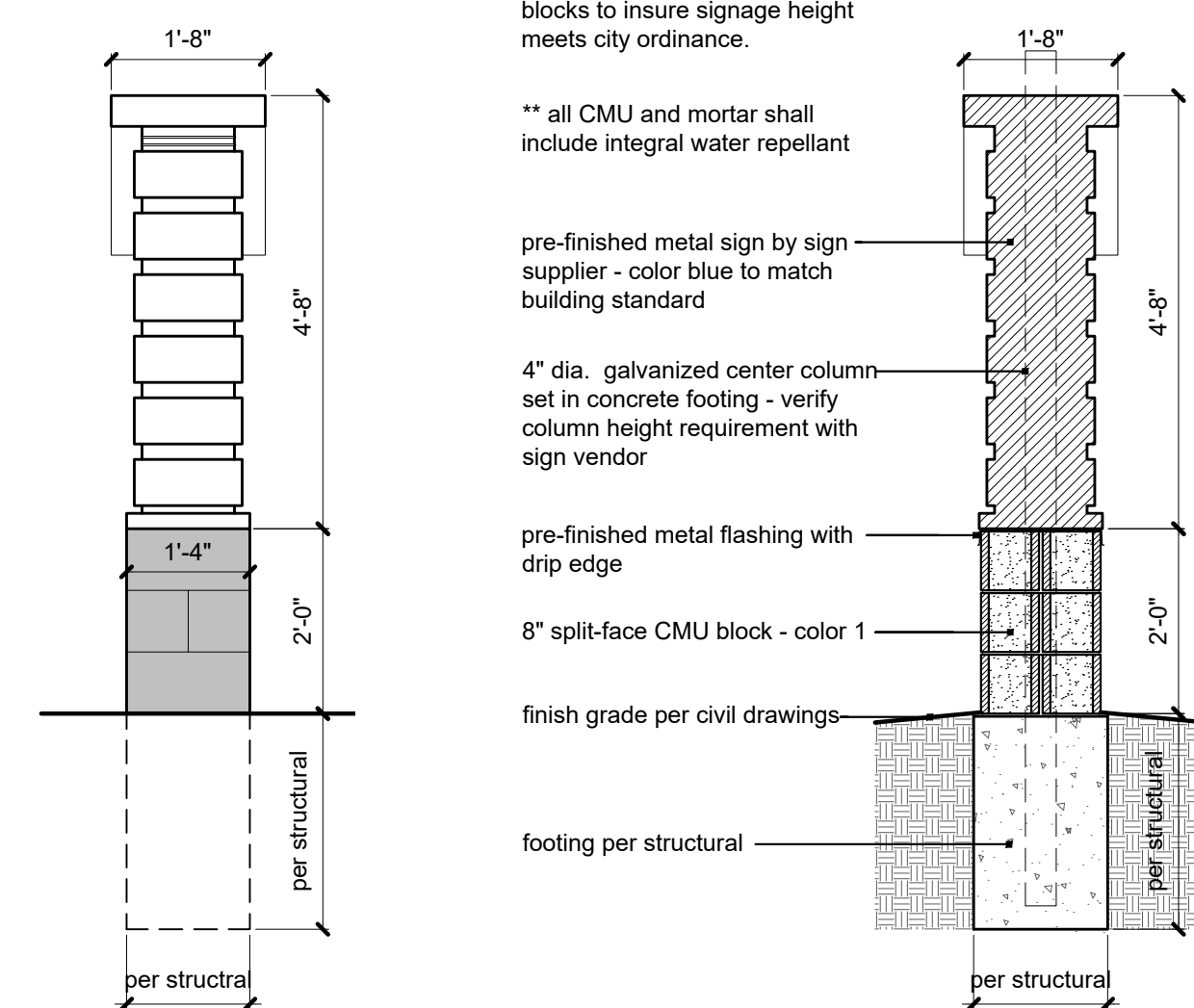
Building Signage (internally lit)

sign	overall size	sign sqft.
main logo w/ tagline (S1)	8'-10" X 5'-9"	34.2
McBee Coffee N' Carwash (S2)	8'-10" X 1'-7"	14
free vacs & coffee (S3)	37'-2 1/2" X 1'-8"	62
coffee cup (S4)	3'-7 1/4" X 3'-6"	12.6
carwash (S5)	17'-1" X 1'-6"	25.6
monument sign	7'-8" x 4'-4"	30 / side
directional sign	2'-0" X 1'-0"	2
auto cashier (S6)	5'-1/4" X 1'-6"	7.5
unlimited club (S7)	6'-1 3/4" X 1'-6"	9.2
doghead sign (S8)	2'-6" X 3'-0"	7.5
dogwash sign (S9)	10'-0" X 1'-0"	10



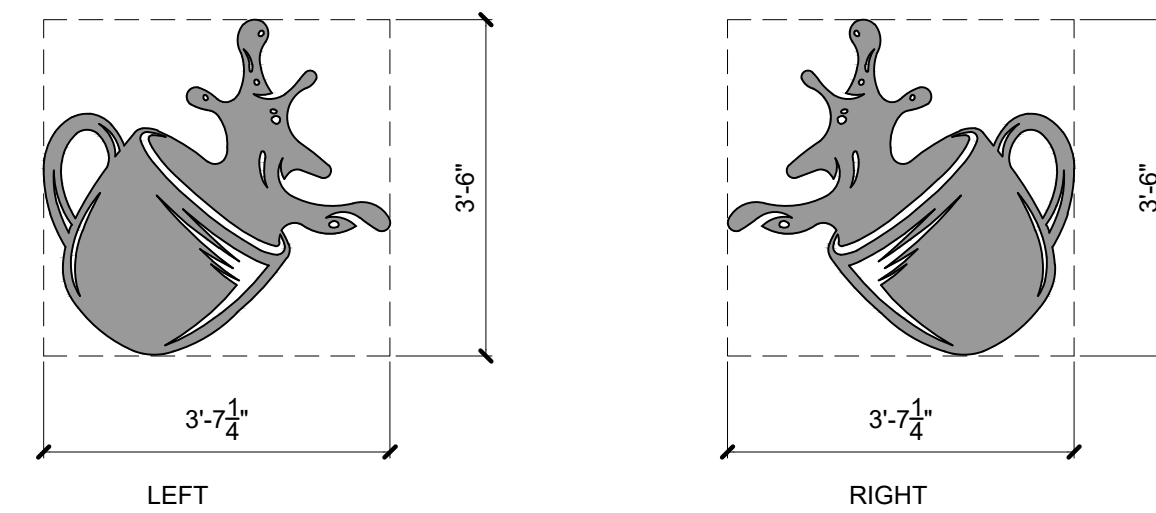
3 monument sign elevation

scale: 1/2" = 1'-0"

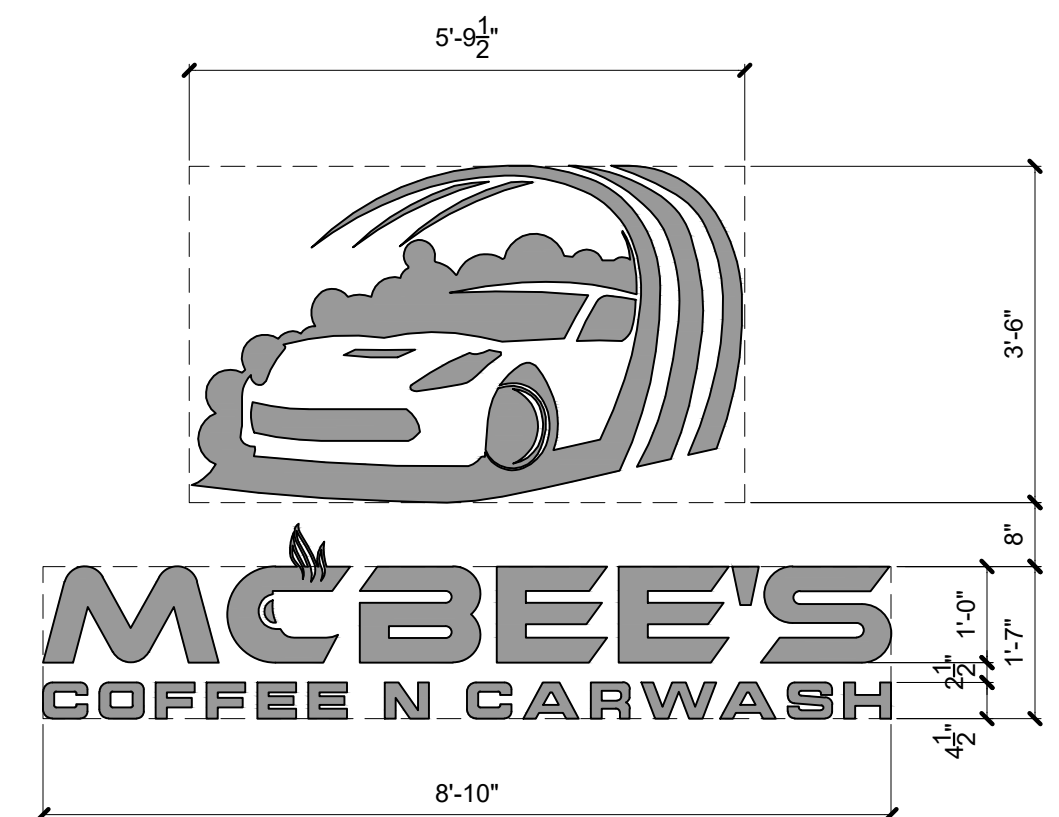


2 monument sign section

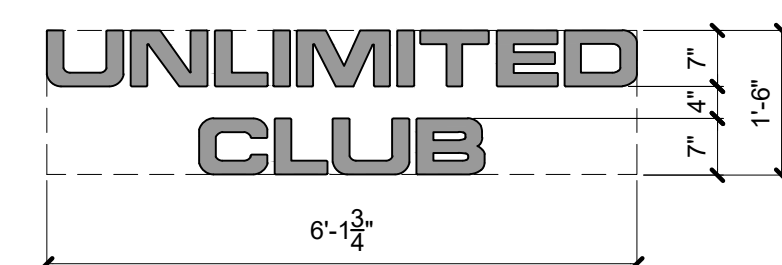
scale: 1/2" = 1'-0"



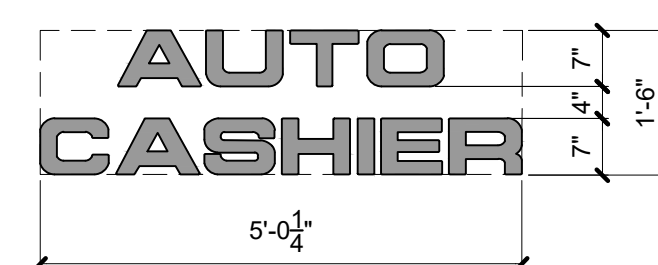
S4: Coffee Cup logo - internally lit sign
scale: 1/2" = 1'-0"



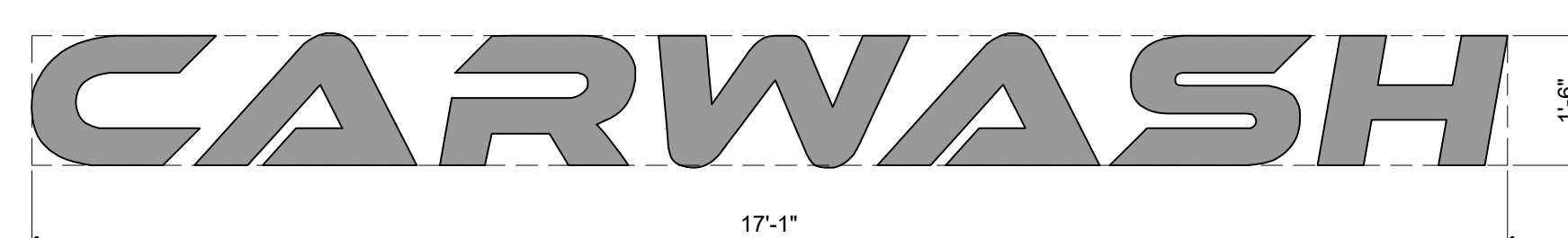
S1: main logo with tagline - internally lit sign
scale: 1/2" = 1'-0"



S7: Unlimited Club sign
scale: 1/2" = 1'-0"



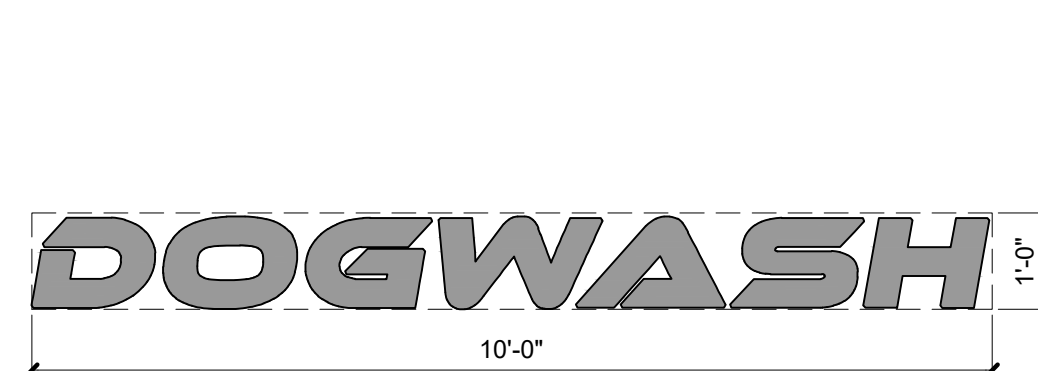
S6: Auto Cashier sign
scale: 1/2" = 1'-0"



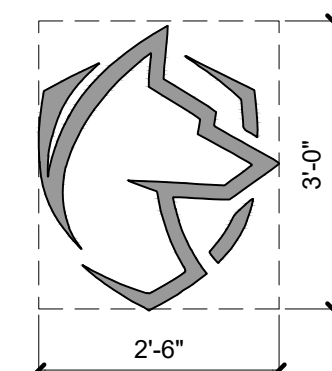
S5: Carwash logo - internally lit sign
scale: 1/2" = 1'-0"



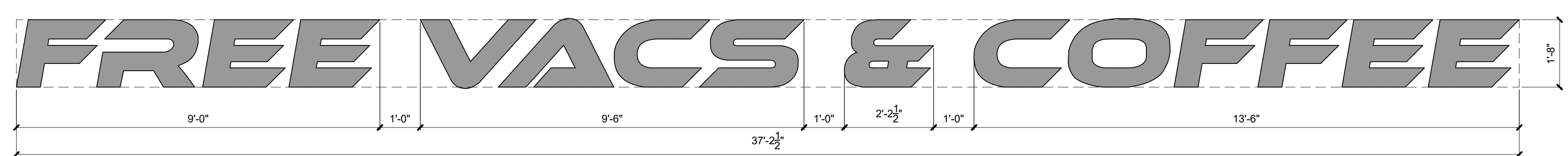
S2: McBee Coffee N' Carwash - internally lit sign
scale: 1/2" = 1'-0"



S9: dogwash sign - internally lit
scale: 1/2" = 1'-0"



S8: dog head sign
scale: 1/2" = 1'-0"



S3: McBee Coffee N' Carwash - internally lit sign
scale: 1/2" = 1'-0"

a new development for

McBee's Coffee 'N Carwash

155 Long Hollow Pike
Goodlettsville, Tennessee 37072

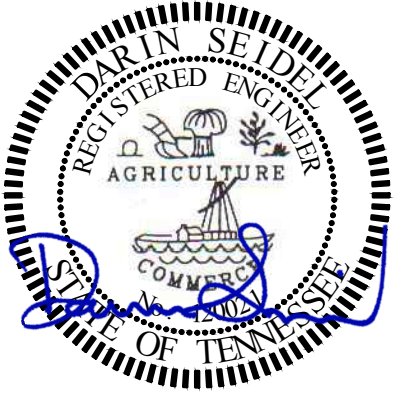
date 01.03.2022
drawn by DAE
checked by DAE
revisions
01.27.2022 1

sheet number

A3.2

drawing type planning
project number 21072-11

12/29/2021



a new development for
McBee's Coffee 'N Carwash
155 Long Hollow Pike
Goodlettsville, Tennessee 37072

date
01.03.2022
drawn by
BH
checked by
DS
revisions



sheet number

PH1

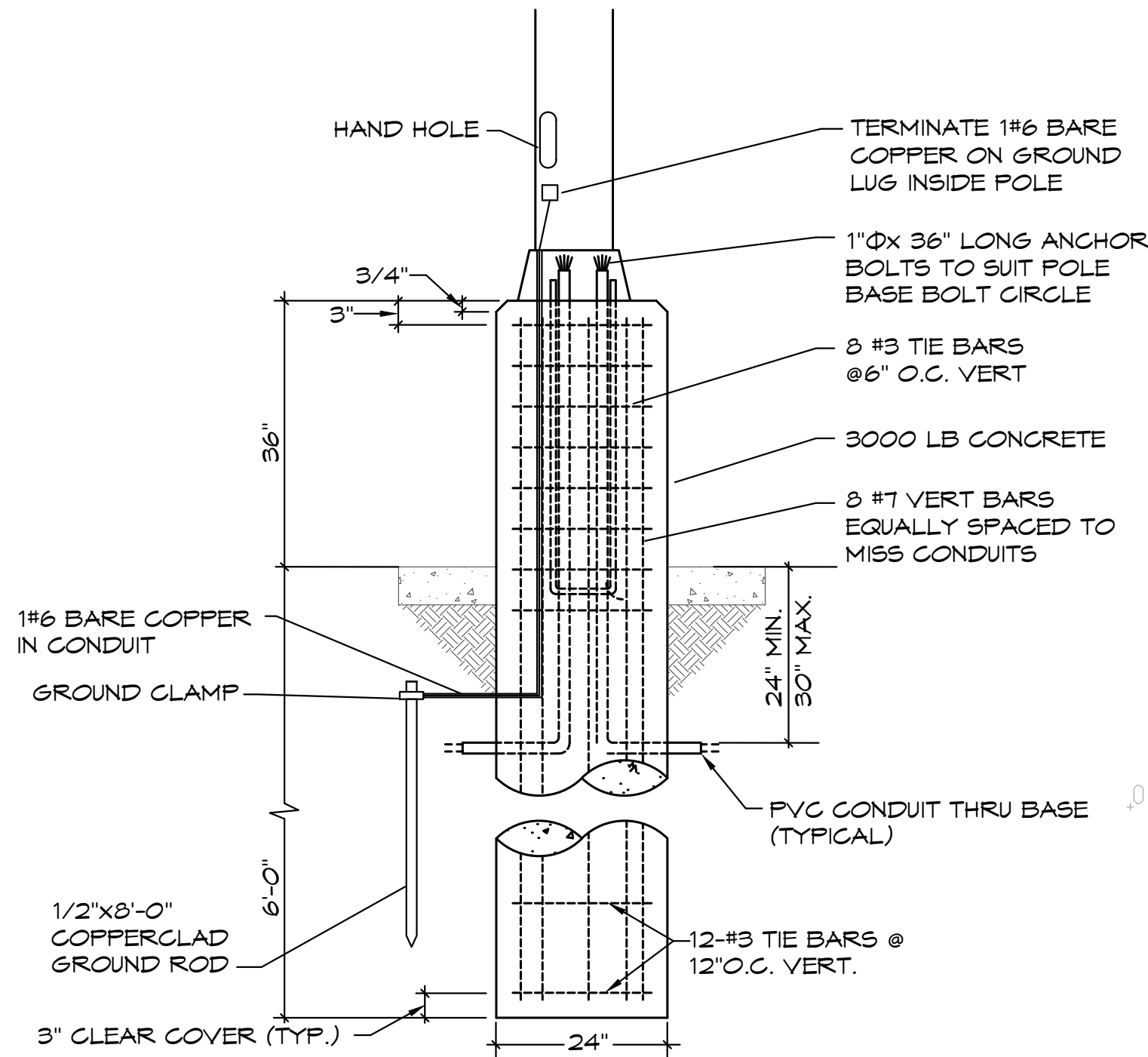
drawing type
preliminary

project number
21072-11

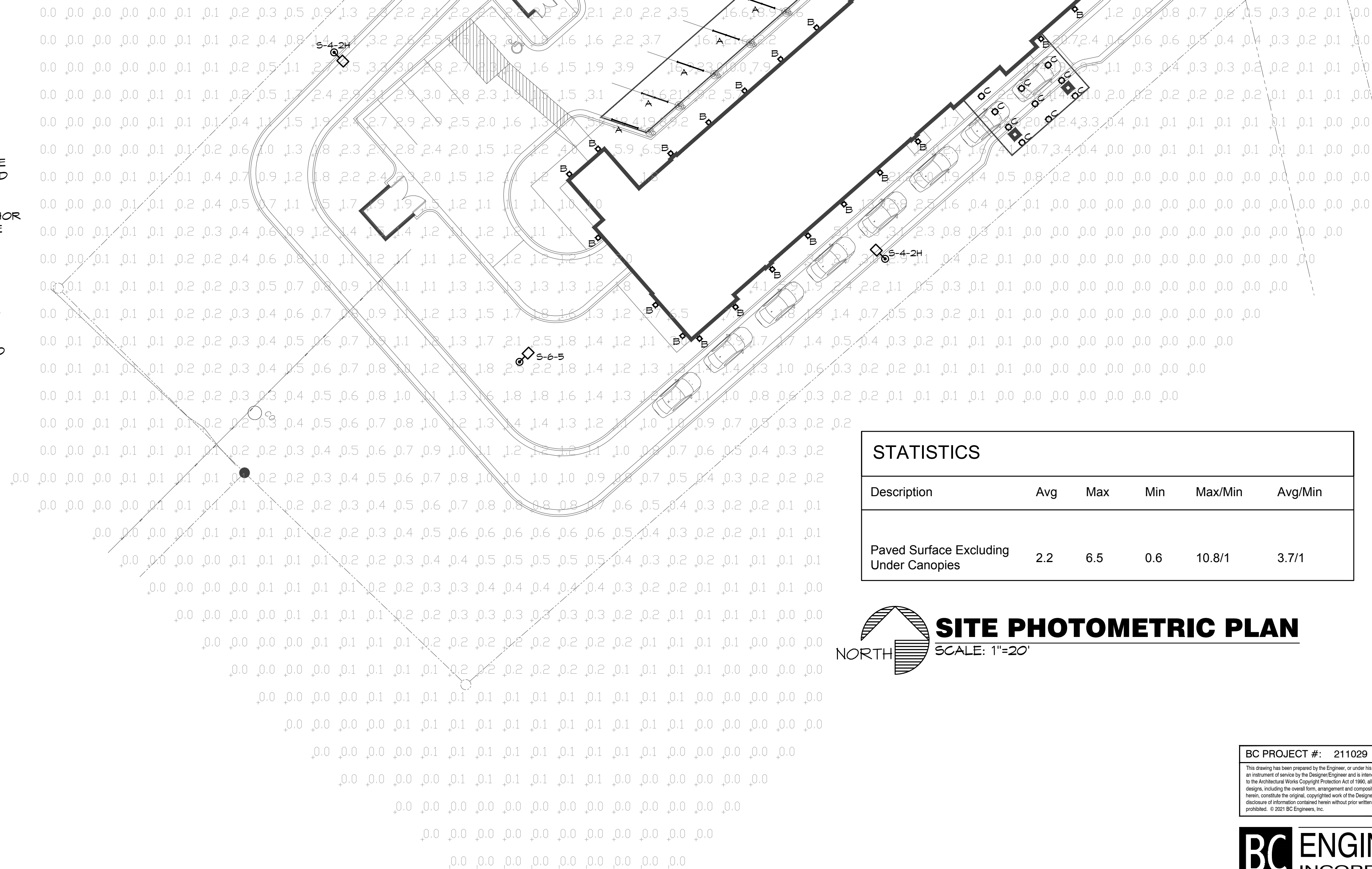
LIGHT FIXTURE SCHEDULE

MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LIGHT SOURCE	DESCRIPTION	EQUIVALENT MANUFACTURERS
A	8' LED STRIP PROVIDED BY VACUUM CANOPY MANUFACTURER	277 60	LED 4000K	8' LED STRIP PROVIDED BY VACUUM CANOPY MANUFACTURER	-
B	LUMINIS L2L20/R6BW-R30-27T-XXX	277 43	LED - 4000K 4315 LUMS	EXTERIOR RATED LED - RGBW UP/DOWN CYLINDER. VERIFY FINISH WITH ARCH/OWNER. REFER TO ARCH ELEVATIONS FOR MOUNTING HEIGHT	OR EQUAL APPROVED BY ARCH/ENGINEER
C	LITHONIA LDN6-40/15-L04-CR-LSS-MVOLT-GZ10-TRN	UNV 17.5	LED - 4000K 1500 LUMS	6" LED CAN LIGHT WITH CLEAR SEMI-SPECULAR REFLECTOR AND WHITE FLANGE. NET LOCATION LISTED	HEIN, SIGNIFY, OR EQUAL
S-4-2H	LITHONIA DSX1-P4-40K-T2M-MVOLT-SPA-HS-DDBXD W/ SSS-20-4C-DM19AS-VD-DDBXD POLE	277 125	LED 4000K 13500 LUMS	POLE MOUNTED LED FIXTURE WITH TYPE 2 DISTRIBUTION, BRONZE FINISH. FIXTURE TO BE MOUNTED ON 20' SQUARE STEEL POLE W/ BRONZE FINISH AND VIBRATION DAMPER ON 3' CONCRETE BASE. SEE POLE BASE DETAIL ON THIS SHEET. HOUSE SIDE SHIELD	OR EQUAL APPROVED BY ARCH/ENGINEER
S-4-3H	LITHONIA DSX1-P4-40K-T3M-MVOLT-SPA-HS-DDBXD W/ SSS-20-4C-DM19AS-VD-DDBXD POLE	277 125	LED 4000K 13500 LUMS	POLE MOUNTED LED FIXTURE WITH TYPE 3 DISTRIBUTION, BRONZE FINISH. FIXTURE TO BE MOUNTED ON 20' SQUARE STEEL POLE W/ BRONZE FINISH AND VIBRATION DAMPER ON 3' CONCRETE BASE. SEE POLE BASE DETAIL ON THIS SHEET. HOUSE SIDE SHIELD	OR EQUAL APPROVED BY ARCH/ENGINEER
S-5-4H	LITHONIA DSX1-P5-40K-TFTM-MVOLT-SPA-HS-DDBXD W/ SSS-20-4C-DM19AS-VD-DDBXD POLE	277 139	LED 4000K 15000 LUMS	POLE MOUNTED LED FIXTURE WITH TYPE 4 DISTRIBUTION, BRONZE FINISH. FIXTURE TO BE MOUNTED ON 20' SQUARE STEEL POLE W/ BRONZE FINISH AND VIBRATION DAMPER ON 3' CONCRETE BASE. SEE POLE BASE DETAIL ON THIS SHEET. HOUSE SIDE SHIELD	OR EQUAL APPROVED BY ARCH/ENGINEER
S-6-5	LITHONIA DSX1-P6-40K-T5W-MVOLT-SPA-DDBXD W/ SSS-20-4C-DM19AS-VD-DDBXD POLE	277 163	LED 4000K 18000 LUMS	POLE MOUNTED LED FIXTURE WITH TYPE 5 DISTRIBUTION, BRONZE FINISH. FIXTURE TO BE MOUNTED ON 20' SQUARE STEEL POLE W/ BRONZE FINISH AND VIBRATION DAMPER ON 3' CONCRETE BASE. SEE POLE BASE DETAIL ON THIS SHEET.	OR EQUAL APPROVED BY ARCH/ENGINEER

NOTES: ALL LIGHT FIXTURES SHALL BE OWNER FURNISHED AND CONTRACTOR INSTALLED



POLE FOUNDATION DETAIL
SCALE: NONE



STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Paved Surface Excluding Under Canopies	2.2	6.5	0.6	10.8/1	3.7/1



SITE PHOTOMETRIC PLAN

SCALE: 1"=20'

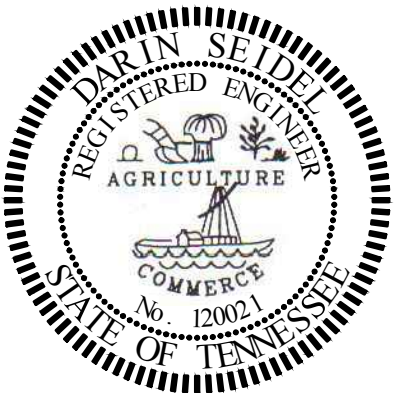
BC PROJECT #: 211029

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BC ENGINEERS INCORPORATED

5720 Reeder Shawnee, Ks. 66203 (913)262-1772

12/29/2021



a new development for
McBee's Coffee 'N Carwash
155 Long Hollow Pike
Goodlettsville, Tennessee 37072

date
01.03.2022
drawn by
BH
checked by
DS
revisions



BC PROJECT #: 211029

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sheet number

PH2

drawing type
preliminary

project number
21072-11

Contractor Select™
XVML
LED Vapor Tight

Catalog Number

Notes

Type

These fully gasketed, wet-location, and code-compliant vapor-tights are DLC® listed and IP65 and IP66 rated. They can be surface mounted on the ceiling or wall and are designed for continuous row mounting. The XVML vapor-tights are ideal for outdoor venues, canopies and locker rooms.

FEATURES:

- The fully gasketed, polycarbonate housing with ten polycarbonate captive latches provides a water-tight seal and stands up to dust and dirt with its IP65 and IP66 ratings.
- Provides the performance you need with the UV-stabilized, high-impact, frosted polycarbonate lens for uniform light output and high impact resistance.
- Quick and simple to install with the snap-lock tool-less access.

Accessories: Order as separate catalog numbers.

XVML LATO-STL Stainless steel latch kit (Set of 10)

XVML JSL Junction box mount

XVML ANG-BTS Angle mount bracket (Set of 2)

NOTES

- To enter tempering, stainless steel latches can accommodate #8-32x1/2" temper resistant fasteners (not provided). Kit includes 10 latches.
- IP66 rated. Not compatible with angle mount bracket. Required to be used in center of fixture with supplied brackets for additional mounting support.
- For use with applications where ceiling meets wall at a 90° angle. See drawing on page 3 for more information.

Operational Data

XVML L48 3500LM MVOLT (80CRI)

	Lumens	Wattage	LPW	Comparable Light Source
40K	3,558	33	106.6	2-3278 lamps
50K	3,642	33	110.4	

XVML L48 5000LM MVOLT (80CRI)

	Lumens	Wattage	LPW	Comparable Light Source
40K	5,362	49	109.6	3-3278 lamps, 2-547030 lamps
50K	5,534	49	112.9	

CONTRACTOR SELECT XVML

Page 1 of 2

SY802 SERIES
SYRIOS • LED
8" WALL UP/DOWN LIGHT

TYPE: QUANTITY: PROJECT:

CATALOG NUMBER: FIXTURE SUFFIX REFLECTOR VOLTAGE FINISH OPTION OPTION OPTION

1- Cast aluminum driver housing. Includes galvanized steel wall mount pressure plate.

2- Seamless extruded aluminum cylindrical housing.

3- Fully sealed cast aluminum up/down light assembly.

4- Sealed cast aluminum lens frame.

5- Clear tempered glass lens.

6- Faceted specular aluminum reflector.

7- Optional 360° adjustable rotation.

All stainless steel hardware.

Syrios LED light module is designed with a tilting mechanism allowing forward and back light adjustability. The 350° directional module allows to aim the light beam in the desired direction, without disturbing the luminaire mounting. The module can be secured using the built in locking mechanism.

Fully adjustable 360° rotation also available, see option A360.

Other adjustment factory set positions are available. Please consult factory.

MATERIALS

Syrios LED is made of corrosion resistant 356 aluminum alloy with a copper (Cu) content of less than 0.1%.

The main housing is made of seamless extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance.

Syrios LED is standard with a unique proprietary design allowing the sealed LED module to tilt within the cylindrical housing.

Syrios LED SY802 series is standard with 28° optics. See options section for alternate selection.

ELECTRICAL

DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with: 100-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C/-40°F to 55°C/131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED Standard 4000K/80CRI. Optional 2700K, 3000K & 3500K. Optional Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE 60,000hrs L₇₀B₅₀ (based on IESNA TM-21 Test Method and LM-80 data). Up to 135,000hrs L₇₀B₅₀ (calculated projection from LM-80 data).

FINISH Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

Luminaires may be altered for design improvement or discontinued without prior notice.

LUMINIS.COM

1

LDN6
6" Open and Wall/Wash LED
Non-IC
New Construction Downlight

Catalog Number

Notes

Type

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame, galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by tension springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out), No. 12 AWG conductors, rated for RPT.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

OPTICS — LEDs are aimed via a 3-way SDCAL 30 CRI minimum, 90 CRI optional. LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged avoid/diffuse reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP25 rated. ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.aaculbrands.com/support/warranty/terms-and-conditions

Notes: Actual performance may differ as a result of end-user environment and application. All values are design typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

4" Capable options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: LDN6 35/15 LOGAR LSS MVOLT E210

Series	Color temperature	Lumens	Aperture/Trim Color	Finish	Voltage
LDN6 6" round	27° 2700K 30° 3000K 35° 3500K 40° 4000K 50° 5000K	05 590 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens	L06 Downlight L06 Wallwash L06 Wallwash L06 Wallwash L06 Wallwash	AR Clear WR® White BR® Black	LSS Semi-specular LD Matte-diffuse LS Specular

Driver

Options	Options
G210 0-10V driver dims to 10%	52° Single fuse
G21 0-10V driver dims to 1%	70W® White painted flange
E10 Minimum dimming 10%	70W® Black painted flange
E1 Minimum dimming 1%	Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEBS
E210 0-10V eLED driver with smooth and flicker-free deep dimming performance down to 10%	EL8® Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEBS
E21 0-10V eLED driver with smooth and flicker-free deep dimming performance down to 1%	EL850® Emergency battery pack with self-diagnostics, remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEBS
EDAB eLED DALI DALI DRIVE dim to dark	EDWOP® Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEBS
	EDWOPR® Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEBS
	NPP160® nLight® network power/playback pack with 0-10V dimming for non-eLED drivers (G210, G21)
	NPP160ER® nLight® network power/playback pack with 0-10V dimming for non-eLED drivers (G210, G21). ER controls features on emergency circuit.

Notes

- Overall height varies based on lumen package; refer to dimensional chart on page 3.
- Not available with finishes.
- Not available with emergency systems.
- Must specify voltage 120V or 277V.
- Available with clear (AR) reflector only.
- 12.5" of plenum depth or top access required for battery pack maintenance.
- Specify voltage. ER for use with generator supply EM power. Will require an emergency hot lead and normal hot lead.
- Fixture begins at 80% light level. Must be specified with LP-S082 or HP-S082 ER. Only available with E210 and E21 drivers.
- Not available with CP, NPS082, NPS082ER, NPP160, NPP160ER or NPS082.
- ULTRAR, ULTRAREZ and ULTRAREZ2 not recommended for metal ceiling installation.
- Fixture height is 6.5" for all lumen packages with R&D.
- Must specify voltage for 2000lm and above. 5000lm with marked spacing 24" x 24" W x H. Not available with emergency battery pack option.
- Must specify 277V or 120V. Not available with metal ceiling installation. Not for use with emergency backup power systems other than battery packs.

Accessories: Order as separate catalog number.

PS1050CP	PMK Power Sentry battery pack, 120 compliant, field installable. The constant power.
EAC/CSM 125	Compact interruptible emergency AC power system
GRAB-IZ	Over-sized trim ring with 8" outside diameter

DOWNLIGHTING

LDN6

D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

Type

Specifications

EPA: 1.01 ft² (0.09m²)

Length: 33" (83.8cm)

Width: 13" (33.0cm)

Height H1: 7-1/2" (19.0cm)

Height H2: 3-1/2" (9.1cm)

Weight (max): 27 lbs (12.3kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

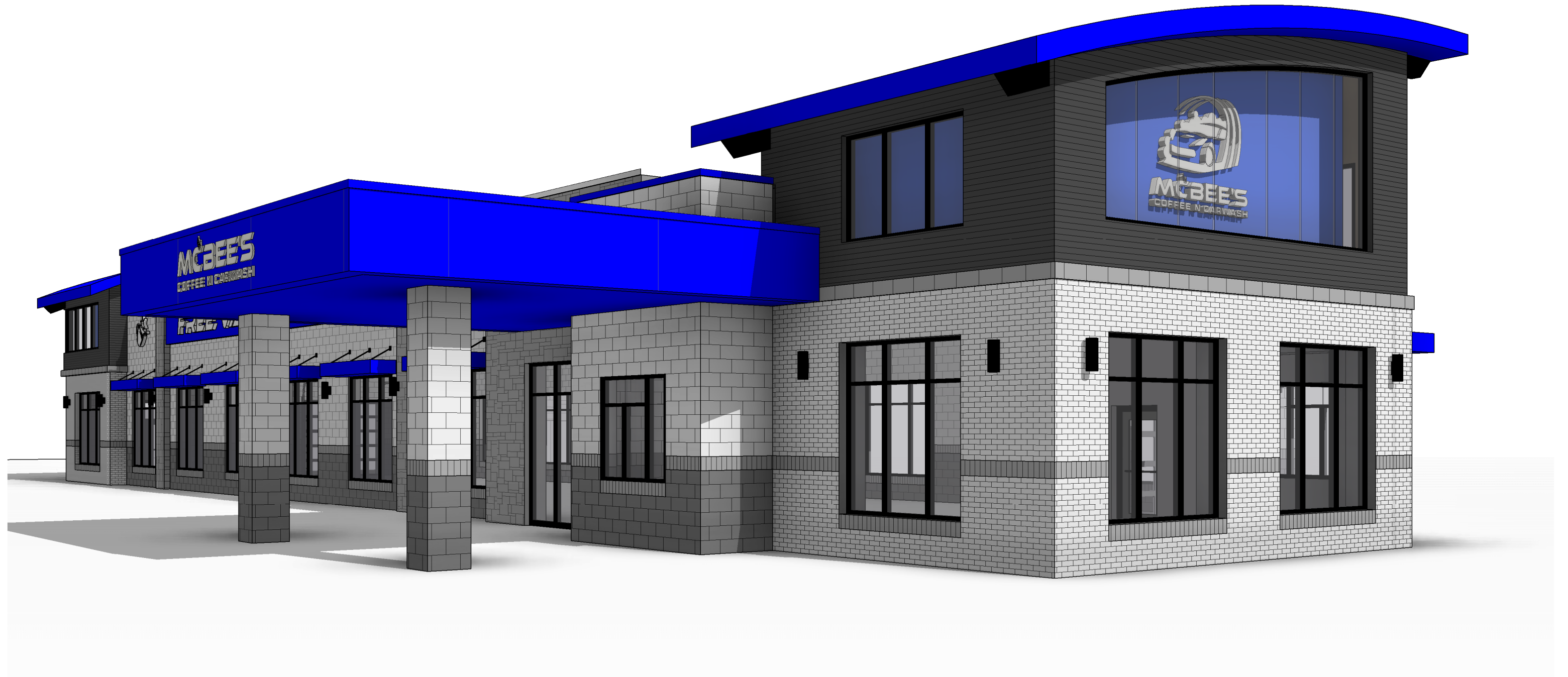
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXD

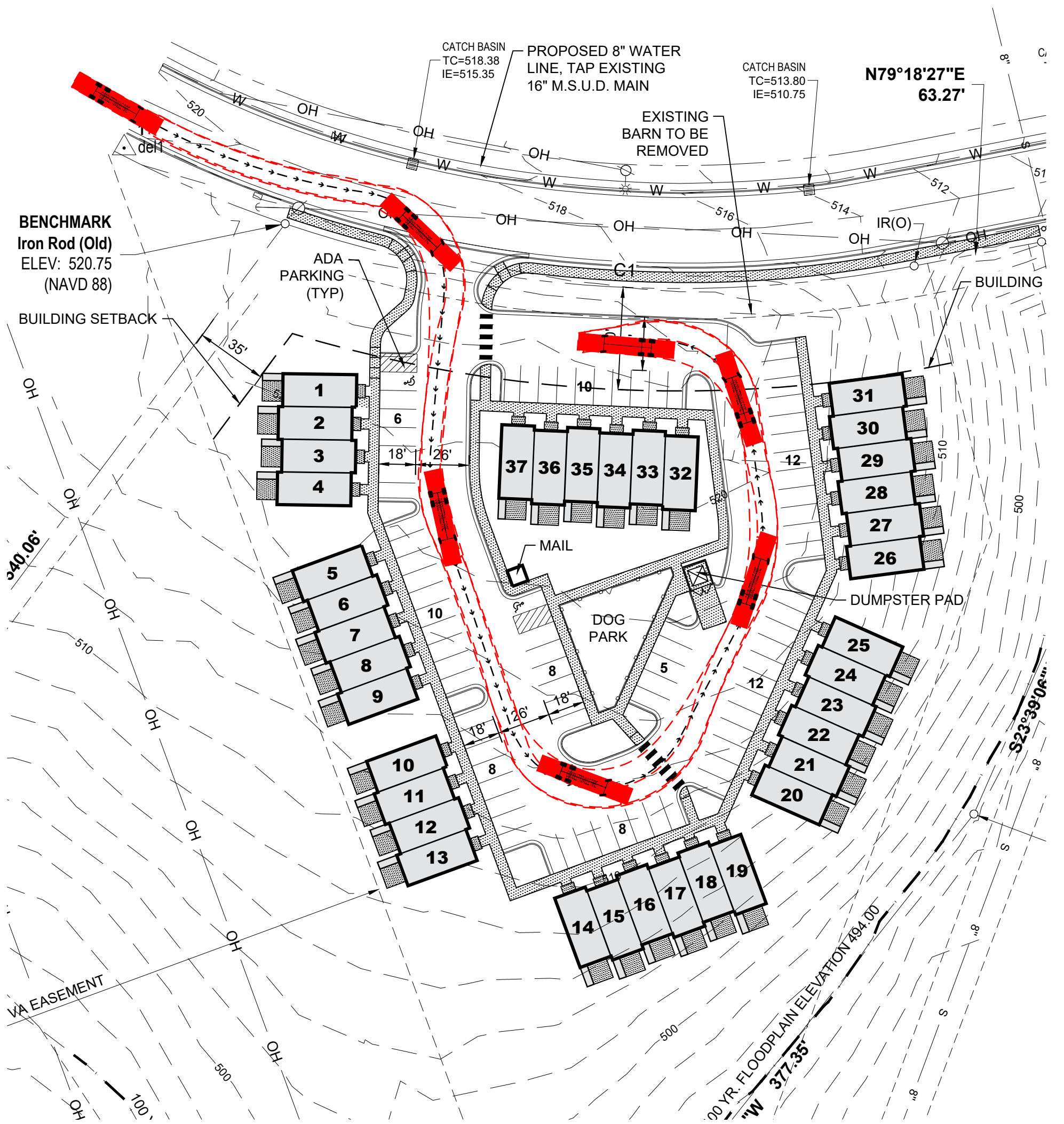
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P6 P3 P6 P5 P10 P12 P11 P13	30K 3000 K 40K 4000 K 50K 5000 K	T15 Type I short (Automotive) T25 Type II short T35 Type III short T45 Type IV short T55 Type V short T65 Type VI short T75 Type VII short T85 Type VIII short T95 Type IX short T105 Type X short T115 Type XI short T125 Type XII short T135 Type XIII short T145 Type XIV short T155 Type XV short T165 Type XVI short T175 Type XVII short T185 Type XVIII short T195 Type XIX short T205 Type XX short T215 Type XXI short T225 Type XXII short T235 Type XXIII short T245 Type XXIV short T255 Type XXV short T265 Type XXVI short T275 Type XXVII short T285 Type XXVIII short T295 Type XXIX short T305 Type XXX short	120V 120V 277V 277V 480V 480V 600V 600V 720V 720V 840V 840V 960V 960V 1080V 1080V 1200V 1200V 1320V 1320V 1440V 1440V 1560V 1560V 1680V 1680V 1800V 1800V 1920V 1920V 2040V 2040V 2160V 2160V 2280V 2280V 2400V 2400V 2520V 2520V 2640V 2640V 2760V 2760V 2880V 2880V 3000V 3000V 3120V 3120V 3240V 3240V 3360V 3360V 3480V 3480V 3600V 3600V 3720V 3720V 3840V 3840V 3960V 3960V 4080V 4080V 4200V 4200V 4320V 4320V 4440V 4440V 4560V 4560V 4680V 4680V 4800V 4800V 4920V 4920V 5040V 5040V 5160V 5160V 5280V 5280V 5400V 5400V 5520V 5520V 5640V 5640V 5760V 5760V 5880V 5880V 6000V 6000V 6120V 6120V 6240V 6240V 6360V 6360V 6480V 6480V 6600V 6600V 6720V 6720V 6840V 6840V 6960V 6960V 7080V 7080V 7200V 7200V 7320V 7320V 7440V 7440V 7560V 7560V 7680V 7680V 7800V 7800V 7920V 7920V 8040V 8040V 8160V 8160V 8280V 8280V 8400V 8400V 8520V 8520V 8640V 8640V 8760V 8760V 8880V 8880V 9000V 9000V 9120V 9120V 9240V 9240V 9360V 9360V 9480V 9480V 9600V 9600V 9720V 9720V 9840V 9840V 9960V 9960V 10080V 10080V 10200V 10200V 10320V 10320V 10440V 10440V 10560V 10560V 10680V 10680V 10800V 10800V 10920V 10920V 11040V 11040V 11160V 11160V 11280V 11280V 11400V 11400V 11520V 11520V 11640V 11640V 11760V 11760V 11880V 11880V 12000V 12000V 12120V 12120V 12240V 12240V 12360V 12360V 12480V 12480V 12600V 12600V 12720V 12720V 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Site Construction Plans

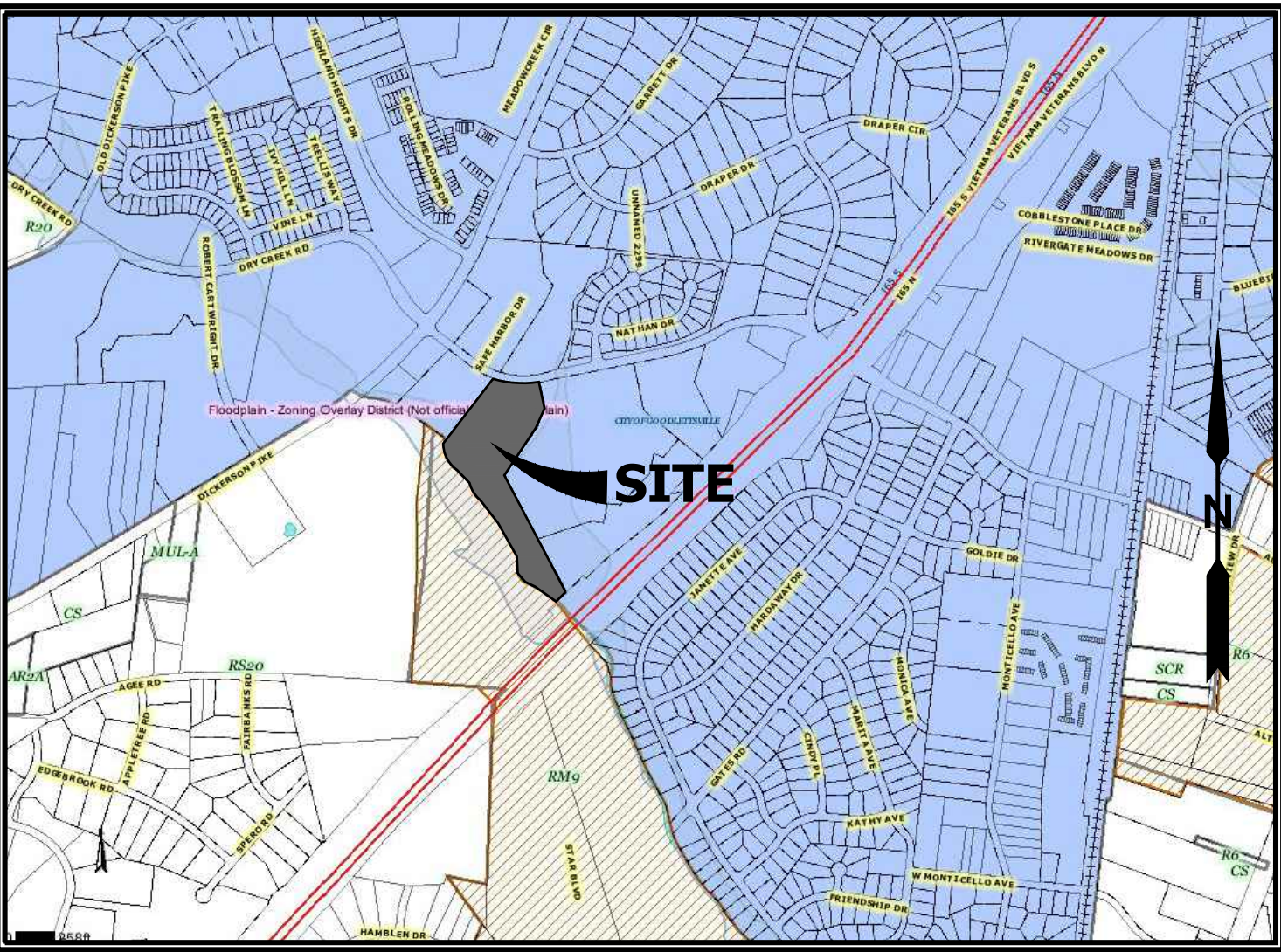
Dry Creek Village

Goodlettsville, Davidson County, Tennessee

Owner/Developer:
GALLARDIA PROPERTIES, LLC.

1720 West End Ave., Suite 600
Nashville, Tennessee 37203

Contact: Clay Cauble- (615) 329-1720 Ext. 276
email: clayc@vastland.com



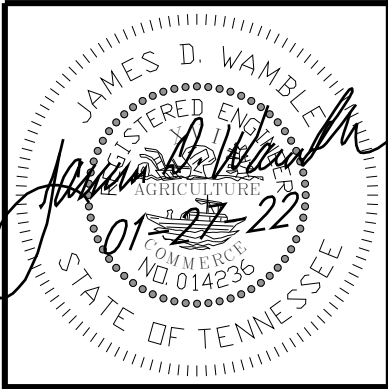
SITE LOCATION MAP
NOT TO SCALE

Civil Engineering & Land Surveying:
Wamble & Associates, PLLC
40 Middleton Street Nashville, Tennessee 37210

Contact: James D. Wamble, PE, RLS - (615) 251-9555

Landscape Architect:
Cumberland Landesign
104 Leeward Point, Hendersonville, Tennessee 37075
Contact: Robert "Brian" Wray - (615) 333-4636

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS
C-2.0	SITE PLAN
C-3.0	GRADING AND DRAINAGE PLAN
C-4.0	INITIAL SWPPP
C-4.1	INTERIM SWPPP
C-4.2	FINAL SWPPP
C-4.3	SWPPP DETAILS
C-4.4	SWPPP DETAILS
C-5.0	SANITARY SEWER PLAN AND PROFILE
C-5.1	SANITARY SEWER DETAILS
C-6.0	WATERLINE PLAN
C-7.0	SITE DETAILS
C-7.1	SITE DETAILS
C-8.0	MSUD DETAILS
C-8.1	MSUD DETAILS
C-8.2	MSUD DETAILS
C-9.0	INTERSECTION SIGHT DISTANCE
L-1.0	TREE PROTECTION - REMOVAL PLAN
L-2.0	LANDSCAPE COMPLIANCE PLAN
L-3.0	SITE LIGHTING PLAN

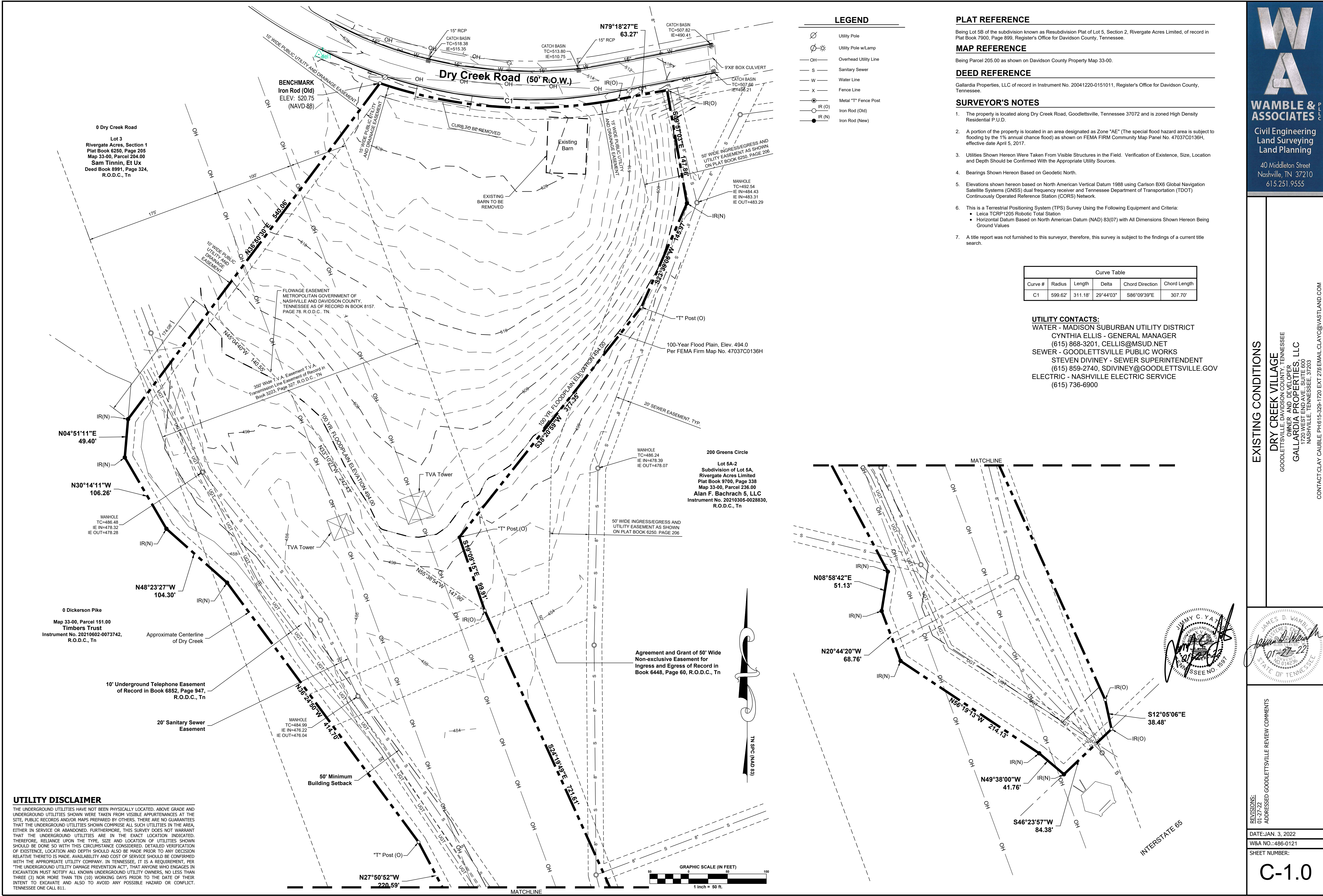


REVISIONS:
01-27-22
01-27-22
ADDRESSED GOODLETTSVILLE REVIEW COMMENTS

DATE: JAN. 3, 2022
W&A NO.: 486-0121
SHEET NUMBER:

C-0.0

NOTE: ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH
CURRENT CITY OF GOODLETTSVILLE STANDARDS AND REGULATIONS.



UTILITY DISCLAIMER

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LEGEND	
	Utility Pole
	Utility Pole w/Lamp
	Overhead Utility Line
	Sanitary Sewer
	Water Line
	Fence Line
	Metal "T" Fence Post
	Iron Rod (Old)
	Iron Rod (New)

PLAT REFERENCE

Being Lot 5B of the subdivision known as Resubdivision Plat of Lot 5, Section 2, Rivergate Acres Limited, of record in Plat Book 7900, Page 899, Register's Office for Davidson County, Tennessee.

MAP REFERENCE

Being Parcel 205.00 as shown on Davidson County Property Map 33-00.

DEED REFERENCE

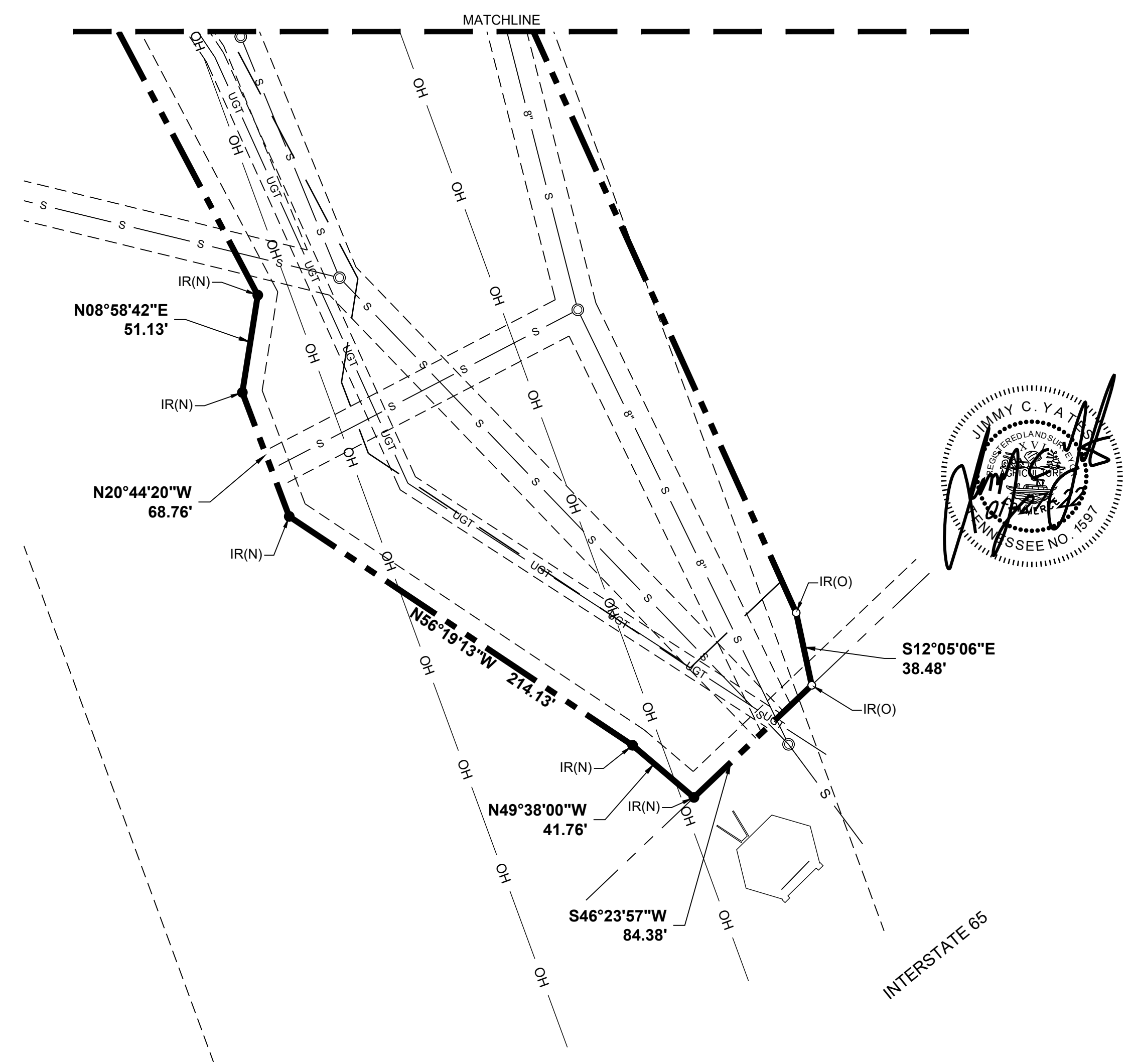
Gallardia Properties, LLC of record in Instrument No. 20041220-0151011, Register's Office for Davidson County, Tennessee.

SURVEYOR'S NOTES

- The property is located along Dry Creek Road, Goodlettsville, Tennessee 37072 and is zoned High Density Residential P.U.D.
- A portion of the property is located in an area designated as Zone "AE" (The special flood hazard area is subject to flooding by the 1% annual chance flood) as shown on FEMA FIRM Community Map Panel No. 47037C0136H, effective date April 5, 2017.
- Utilities Shown Hereon Were Taken From Visible Structures in the Field. Verification of Existence, Size, Location and Depth Should be Confirmed With the Appropriate Utility Sources.
- Bearings Shown Hereon Based on Geodetic North.
- Elevations shown hereon based on North American Vertical Datum 1988 using Carlson BX6 Global Navigation Satellite Systems (GNSS) dual frequency receiver and Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network.
- This is a Terrestrial Positioning System (TPS) Survey Using the Following Equipment and Criteria:
 - Leica TCPR1205 Robotic Total Station
 - Horizontal Datum Based on North American Datum (NAD) 83(07) with All Dimensions Shown Hereon Being Ground Values
- A title report was not furnished to this surveyor, therefore, this survey is subject to the findings of a current title search.

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	599.62'	311.18'	29°44'03"	S86°09'39"E	307.70'

UTILITY CONTACTS:
WATER - MADISON SUBURBAN UTILITY DISTRICT
CYNTHIA ELLIS - GENERAL MANAGER
(615) 868-3201, CELLIS@MSUD.NET
SEWER - GOODLETTSVILLE PUBLIC WORKS
STEVEN DIVINEY - SEWER SUPERINTENDENT
(615) 859-2740, SDIVINEY@GOODLETTSVILLE.GOV
ELECTRIC - NASHVILLE ELECTRIC SERVICE
(615) 736-6900



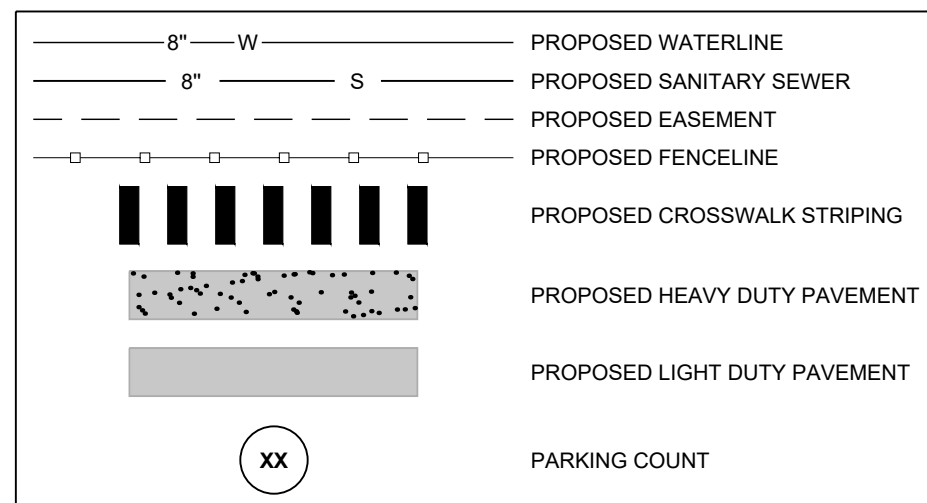
WAMBLE & ASSOCIATES
Civil Engineering
Land Surveying
Land Planning
40 Middleton Street
Nashville, TN 37210
615.251.9555

EXISTING CONDITIONS
DRY CREEK VILLAGE
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE
OWNER AND DEVELOPER
GALLARDIA PROPERTIES, LLC
1720 WEST END AVE., SUITE 600
NASHVILLE, TENNESSEE, 37203
CONTACT CLAY CAUBLE PH:615-328-1720 EXT 27@EMAIL.CLAUY@VASTLAND.COM

REVISIONS:
01-27-22
ADDRESSED GOODLETTSVILLE REVIEW COMMENTS

DATE: JAN. 3, 2022
W&A NO.: 486-0121
SHEET NUMBER:
C-1.0

PROPOSED FEATURES LEGEND



SITE DATA TABLE

DAVIDSON CO PARCEL ID	03300020500
EXISTING ZONING	HDPUD
PROPOSED ZONING	HDPUD
TOTAL SITE AREA	11.00 ACRES
BUILDABLE SITE AREA	2.50 ACRES
TOTAL UNITS	37
DENSITY ON TOTAL SITE	3.36 UNITS AN ACRE
DENSITY ON BUILDABLE AREA	14.8 UNITS AN ACRE
MAX DENSITY ALLOWED ON TOTAL SITE BY ZONING	7 UNITS PER ACRE
HOUSING TYPE	ATTACHED TOWNHOMES
BUILDING HEIGHT	2 STORY
PARKING SPACES REQUIRED	74 (2.0 SPACES PER UNIT)
PARKING SPACES PROVIDED	79 (2.13 SPACES PER UNIT)

GENERAL NOTES:

- This Property Is Located In Davidson County, Tennessee With The Corporate Limits Of The City Of Goodlettsville.
- The Purpose Of This Plan Is To Obtain Final Approval From The City Of Goodlettsville To Develop 37 Attached 2-story Townhouse Units In 7 Buildings.
- Public Sanitary Sewer Service Will Be Provided By The City Of Goodlettsville.
- Public Water Service Will Be Provided By The Madison Suburban Utility District.
- Each Unit Shall Have An Individual Water Service With Meter And A Sanitary Sewer Service Connection.
- The Roads Will Be Private.
- This Entire Tract Is Located Within Zone "x" (Areas Outside 500 Yr Flood Plain) As Shown On FEMA Firm Community Panel No. 47037C0337 H Effective Date April 5th, 2017.
- Electric Service To Be Provided By Nashville Electric Service With Primary And Secondary Service To Each Unit Underground. Street Lights To Be Installed On Poles as shown on sheet P1.0.

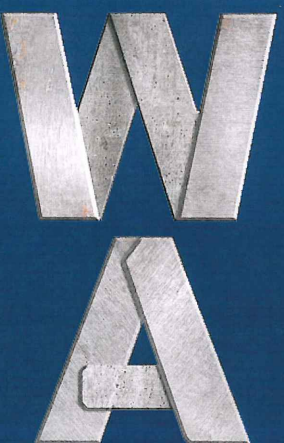
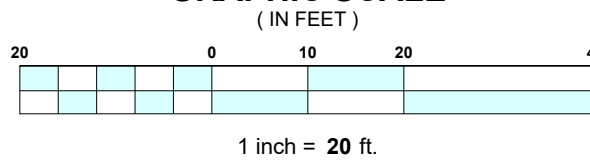
NOTE:
ALL WORK IN TVA EASEMENT
TO BE APPROVED BY TVA
PRIOR TO CONSTRUCTION

UTILITY DISCLAIMER

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GRAPHIC SCALE



WAMBLE & ASSOCIATES

Civil Engineering
Land Surveying
Land Planning

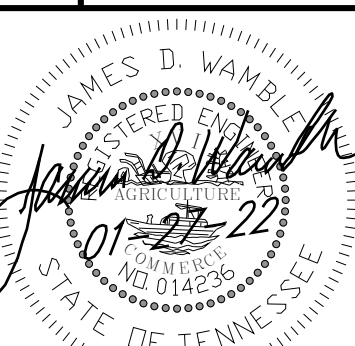
40 Middleton Street
Nashville, TN 37210
615.251.9555

SITE PLAN

DRY CREEK VILLAGE

GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE
OWNER AND DEVELOPER
GALLARDIA PROPERTIES, LLC
1720 WEST END AVE., SUITE 600
NASHVILLE, TENNESSEE, 37203

CONTACT CLAY CAUBLE PH:615-328-1720 EXT 278 EMAIL:CLAYC@VASTLAND.COM



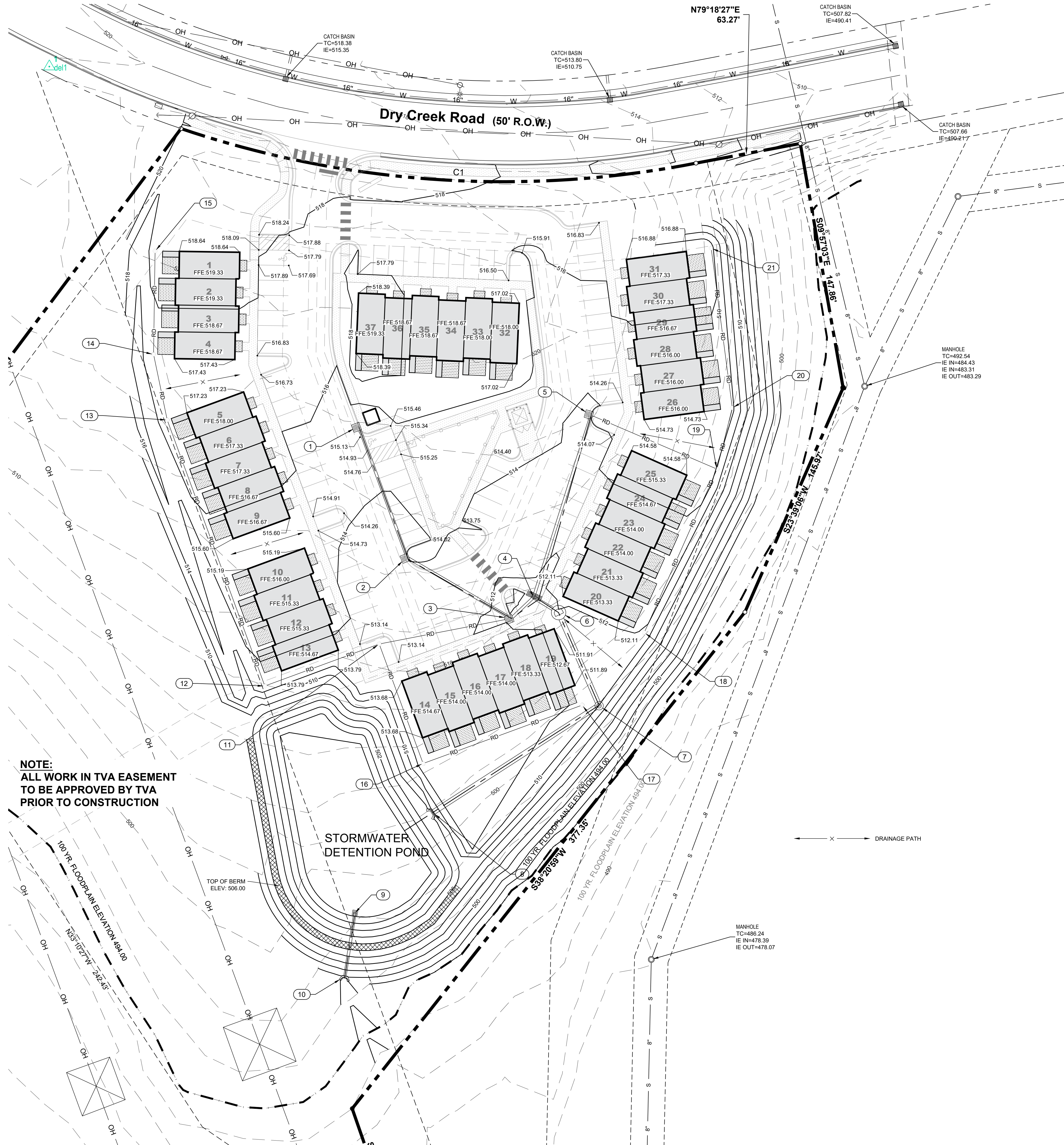
REVISIONS:
01-27-22
ADDRESSED GOODLETTSVILLE REVIEW COMMENTS

DATE: JAN. 3, 2022

W&A NO.: 486-0121

SHEET NUMBER:

C-2.0



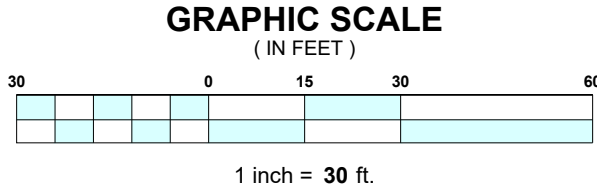
STRUCTURE TABLE				
STRUCTURE	DESCRIPTION	GRATE	DEPTH	DETAIL
1	CURB INLET	515.23	4.7'	DETAIL 5_C-7.1
2	CURB INLET	513.57	5.4'	DETAIL 5_C-7.1
3	CURB INLET	511.44	4.7'	DETAIL 5_C-7.1
4	TRIPLE INLET	511.38	4.9'	DETAIL 4_C-7.1
5	CURB INLET	513.93	6.3'	DETAIL 5_C-7.1
6	WATER QUALITY UNIT	511.97	6.0'	DETAIL 1_C-7.1
7	JUNCTION BOX	509.88	4.6'	DETAIL 10_C-7.1
8	HEADWALL	---	---	DETAIL 6_C-7.1
9	OUTLET CONTROL STRUCTURE	505.00	8.0'	DETAIL 7_C-7.1
10	HEADWALL	---	---	DETAIL 6_C-7.1
11	CLEAN OUT	513.28	4.5'	DETAIL 9_C-7.1
12	CLEAN OUT	513.55	1.7'	DETAIL 9_C-7.1
13	CLEAN OUT	517.10	4.4'	DETAIL 9_C-7.1
14	CLEAN OUT	517.35	1.8'	DETAIL 9_C-7.1
15	CLEAN OUT	518.52	2.6'	DETAIL 9_C-7.1
16	CLEAN OUT	513.26	3.7'	DETAIL 9_C-7.1
17	CLEAN OUT	511.74	2.0'	DETAIL 9_C-7.1
18	CLEAN OUT	511.86	1.7'	DETAIL 9_C-7.1
19	CLEAN OUT	513.70	4.1'	DETAIL 9_C-7.1
20	CLEAN OUT	514.48	2.3'	DETAIL 9_C-7.1
21	CLEAN OUT	516.63	3.4'	DETAIL 9_C-7.1

PIPE TABLE							
PIPE	SIZE	LENGTH	SLOPE	MATERIAL	START IE	END IE	
1 - 2	18"	83.3'	2.78%	RCP	510.52	508.21	
2 - 3	18"	71.9'	2.06%	RCP	508.21	506.72	
3 - 4	18"	18.3'	1.08%	RCP	506.72	506.53	
3 - 11	12"	80.2'	0.50%	Dual Wall HDPE	508.39	508.79	
4 - 5	18"	113.8'	1.00%	RCP	506.53	507.67	
4 - 6	24"	17.5'	0.82%	RCP	506.53	506.38	
5 - 19	10"	81.6'	0.50%	Dual Wall HDPE	509.20	509.61	
6 - 7	36"	60.3'	1.00%	RCP	505.99	505.38	
7 - 8	36"	118.0'	1.06%	RCP	505.29	504.04	
9 - 10	18"	38.7'	3.87%	RCP	497.00	495.50	
11 - 12	10"	72.6'	0.50%	Dual Wall HDPE	511.46	511.82	
11 - 16	8"	75.9'	0.50%	Dual Wall HDPE	509.14	509.52	
12 - 13	8"	168.9'	0.50%	Dual Wall HDPE	511.82	512.67	
13 - 14	8"	40.0'	0.50%	Dual Wall HDPE	515.38	515.58	
14 - 15	8"	61.6'	0.50%	Dual Wall HDPE	515.64	515.94	
16 - 17	8"	101.0'	0.50%	Dual Wall HDPE	509.52	510.03	
19 - 18	8"	106.6'	0.50%	Dual Wall HDPE	509.61	510.15	
19 - 20	8"	37.6'	0.50%	Dual Wall HDPE	511.99	512.18	
20 - 21	8"	96.0'	0.50%	Dual Wall HDPE	512.76	513.24	

- GRADING AND DRAINAGE NOTES:**
- All Grading And Drainage Work Shall Be Performed In Accordance With The Standard Specifications And Details Of The City Of Goodlettsville Department Of Public Works.
 - Proposed Contours And Elevations Indicate Finished Surface Grade.
 - No Work Shall Be Performed Outside The Project Construction Limits Without Proper Agreements With Property Owners.
 - Prior To Construction Of The Proposed Improvements, Any Basements Or Depressed Areas Shall Be Filled With Engineered Fill. Any Unsuitable Silt Or Muck Shall Be Excavated From The Site And May Be Used For Topsoil Spread Only.
 - The Entire Property Located in an Area Designated as Zone "X" (Areas Determined to be Outside of the 0.2% annual floodplain) on the Most Recent FEMA FIRM Community Map Panel No. 47037C0137 H Effective Date April 5th, 2017.
 - No Floodplain or Floodway Alterations are Proposed for this Development.

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W

A

WAMBLE & ASSOCIATES

Civil Engineering
Land Surveying
Land Planning

40 Middleton Street
Nashville, TN 37210
615.251.9555

GRADING AND DRAINAGE PLAN

DRY CREEK VILLAGE

GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

OWNER AND DEVELOPER

GALLARDIA PROPERTIES, LLC

1720 WEST END AVE., SUITE 600
NASHVILLE, TENNESSEE, 37203

CONTACT CLAY CAUBLE PH615-328-1720 EXT 278 EMAIL CLAYC@VASTLAND.COM

JAMES D. WAMBLE

REGISTERED PROFESSIONAL ENGINEER

01-27-22

014236

STATE OF TENNESSEE

REVISIONS:

01-27-22

ADDRESSED GOODLETTSVILLE REVIEW COMMENTS

DATE: JAN. 3, 2022

W&A NO.: 486-0121

SHEET NUMBER:

C-3.0

T.D.E.C. NOTES:

Construction Management Techniques:

- Clearing And Grubbing Must Be Held To The Minimum Necessary For Grading And Equipment Operation.
- Construction Must Be Sequenced To Minimize The Exposure Time Of Cleared Surface Area.
- Construction Must Be Staged Or Phased For Large Projects. Areas Of One Phase Must Be Stabilized Before Another Phase Can Be Initiated. Stabilization Shall Be Accomplished By Temporarily Or Permanently Protecting The Disturbed Soil Surface From Rainfall Impacts And Run-Off.
- Erosion And Sediment Control Measures Must Be In Place And Functional Before Earth Moving Operations Begin, And Must Be Constructed And Maintained Throughout The Construction Period. Temporary Measures May Be Removed At The Beginning Of The Work Day, But Must Be Replaced At The End Of The Work Day. All Control Measures Shall Be Checked, And Repaired As Necessary, Weekly In Dry Periods And Within 24 Hours After Any Rainfall Of 0.5 Inches Within A 24 Hour Period. During Prolonged Rainfall, Daily Checking And Repairing Is Necessary. The Permittee Shall Maintain Records Of Checks And Repairs.
- A Specific Individual Shall Be Designated To Be Responsible For Erosion And Sediment Controls on each project site.
- As Specified In The NPDES General Permit In Section 3.5.3.1.e, Sediment Shall Be Removed From Sediment Traps, Silt Fence, Sediment Ponds, When Design Capacity Has Been Reduced By 50 Percent.
- As Specified In The NPDES General Permit In Section 3.5.8.2.a, Inspections Of The Outfall And EPSC Measures Shall Be Performed At Least Twice Every Week And At Least 72 Hours Apart.

The Design Storm:

As Specified In the General NPDES Permit In Section 3.5.3.3 The Erosion Prevention And Sediment Prevention Measures Have Been Designed To Minimize Erosion And Maximize Sediment Removal Resulting From A 2-Year, 24-Hour Storm, And A Impaired Stream Must Be Designed For A 5 Year, 24 Hour Storm As Specified In The General Permit In Section 3.5.4.1.a.

CONTRACTOR MANAGEMENT PRACTICE NOTES:

- Contractor Shall Perform All Work Shown On Plans In Accordance With City of Goodlettsville, Stormwater Division.
- Contractor Shall Schedule Construction Activities In A Manner That Will Minimize The Exposure Of Disturbed Soils To Wind, Rain, Run-Off And Run-Off To Reduce The Discharge Of Pollutants To The Storm Drain System Or Watercourses.
- Contractor Shall Perform Dewatering Operation By Using Sediment Controls To Prevent Or Reduce The Discharge Of Pollutants To Stormwater And Test The Groundwater For Pollutant Accumulation.
- Contractor Shall Perform Paving Operation In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater.
- Contractor Shall Perform Structure Construction And Painting In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater.
- Contractor Shall Deliver, Store And Use Materials In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater.
- Contractor Shall Prevent And Control Construction Spills In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater.
- Contractor Shall Manage Solid Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater.
- Contractor Shall Manage Hazardous Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater.
- Contractor Shall Manage Contaminated Soil In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater.
- Contractor Shall Manage Concrete Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater.
- Contractor shall manage sanitary and/or septic waste in a manner that will prevent or reduce the discharge of pollutants to stormwater.
- Contractor Shall Manage Vehicle And Equipment Cleaning, Fueling And Maintenance In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater.
- Contractor Shall Manage His Employees And Subcontractors In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater.
- Contractor Shall Manage Pesticides, Herbicides And Fertilizer Use In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater.
- Contractor Shall Use Dust Control Measures To Stabilize Soil From Wind And Stormwater Run-Off Erosion And Reduce Dust Generated By Construction Activities.
- Contractor Shall Maintain Collection Facilities And Appurtenances On A Regular Basis To Remove Pollutants.
- Contractor Shall Practice Preservation And Maintenance Of Existing Vegetation To Prevent Or Reduce Erosion Of Soil.
- Contractor Shall Manage System Flushing In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater.

Site Assessment Assurance Criteria:

Quality Assurance Of Erosion Prevention And Sediment Controls Shall Be Done By Performing Site Assessment At The Construction Site. The Site Assessment Shall Be Conducted At Each Outfall Within A Month Of Construction Commencing. The Site Assessment Shall Be Performed By One Of The Following Individuals:

- A Licensed Professional Engineer or Landscape Architect
- A Certified Professional In Erosion And Sediment Control (CPESC); Or
- A Person That Successfully Completed The "Level II Desing Principles For Erosion Prevention And Sediment Control For Construction Sites" Course.

Site Assessment Should Be Performed To Verify The Installation, Functionality And Performance Of The EPSC Measures Described In The SWPPP, And Should Include A Review And Update (If Applicable) Of The SWPPP.

The Site Assessment Findings Shall Be Documented And The documentation Kept with The SWPPP At The Site. At A Minimum, The Documentation Shall Include Information Included In The Inspection Form Provided In Appendix C Of The General NPDES Permit.

OUTFALLS		
LOCATION	TYPE	ACRES
1	CREEK	7.82
2	SHEET FLOW @ PROPERTY LINE	3.19

EROSION CONTROL LEGEND

CODE	PRACTICE
CE	CONSTRUCTION EXIT- SEE DETAIL 3, SHEET C-4.3
CIP	CURB INLET PROTECTION - SEE DETAIL 7, SHEET C-4.3
CBP	CATCH BASIN INLET PROTECTION - SEE DETAIL 4, SHEET C-4.3
OP	OUTLET PROTECTION
SF	SILT FENCE - SEE DETAIL 2, SHEET C-4.3
ST	SEDIMENT TUBE - SEE DETAIL 1, SHEET C-4.4
LOD	LIMITS OF DISTURBANCE
CD	ROCK CHECK DAM - SEE DETAIL 6, SHEET C-4.3

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" CURRENT EDITION AND THE CITY OF GOODLETTSVILLE.

NOTE: STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT SOIL STABILIZATION AT THE CONSTRUCTION SITE (OR A PHASE OF THE PROJECT) MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

Vegetative Controls:

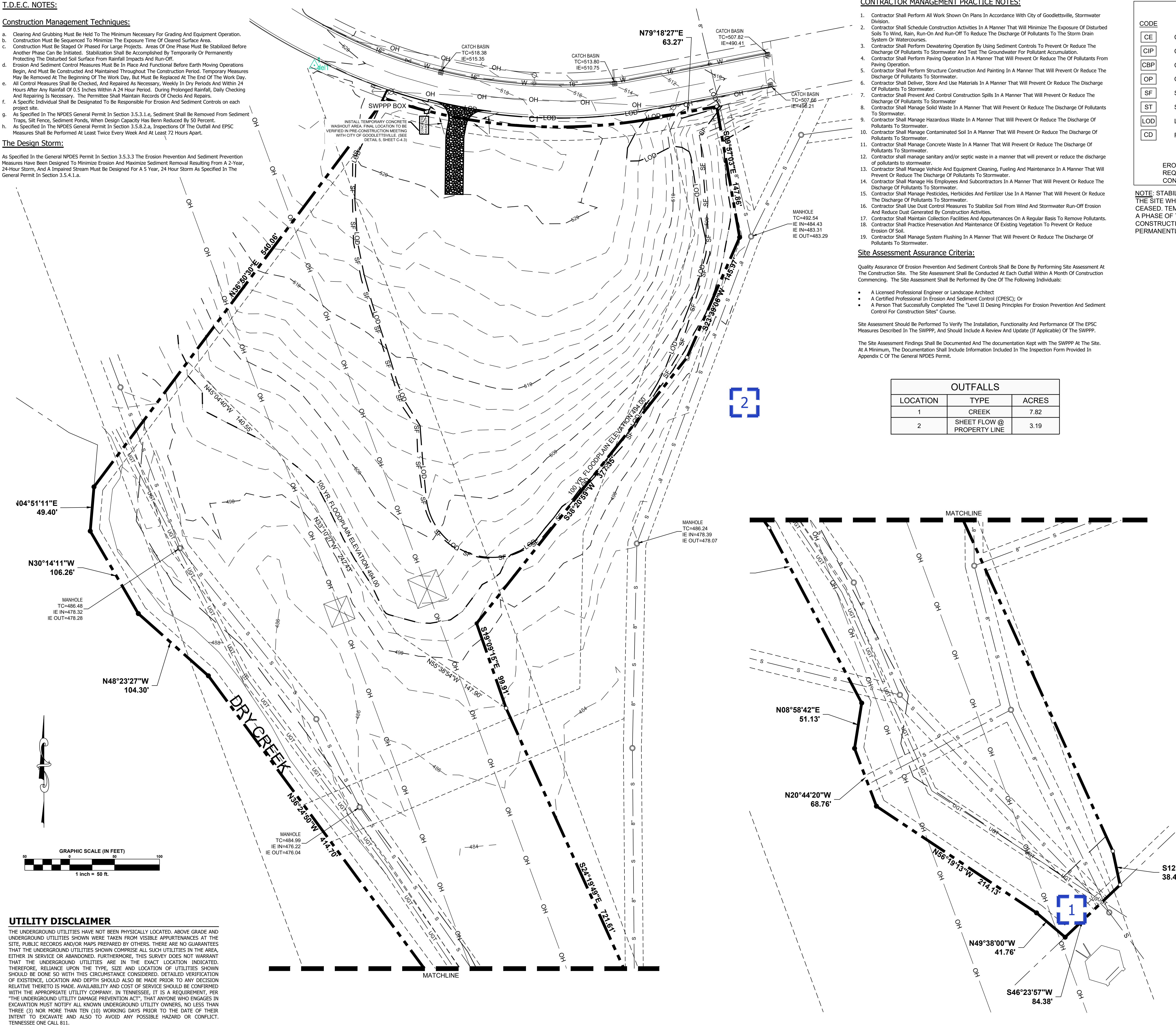
- Pre-Construction Vegetative Ground Cover Shall Not Be Destroyed, Removed Or Disturbed More Than 20 Calendar Days Prior To Grading Or Earth Moving.
- As Specified In The NPDES General Permit In Section 3.5.7 And 3.5.8.2.a, Vegetation, EPSC And Other Protective Measures Are Repaired, Replaced, Or Modified Within 7 Days.
- Permanent Soil Stabilization With Perennial Vegetation Shall Be Applied As Soon As Practical After Final Grading.

Structural Controls:

- All Surface Water Flowing Toward The Construction Area Shall Be Diverted By Using Berms, (I) Channels, Or Sediment Traps, As Necessary.
- Erosion And Sediment Control Measures Shall Be Designed According To The Size And Slope (k) Of Disturbed Or Drainage Areas, To Detain Runoff And Trap Sediment.
- Discharges From Sediment Basins And Traps Must Be Through A Pipe Or Lined Channel So The Discharge Does Not Cause Erosion.
- Muddy Water To Be Pumped From Excavation And Work Areas Must Be Held In Settling Basins (m) Or Treated By Filtration Prior To Its Discharge Into Surface Waters. Water Must Be Discharged Through A Pipe Or Lined Channel So That The Discharge Does Not Cause Erosion And Sedimentation.

Discharge Quality:

- There Shall Be No Distinctly Visible Floating Scum, Oil Or Other Matter Contained In The Stormwater Discharge.
- The Stormwater Discharge Must Not Cause An Objectionable Color Contrast In The Receiving Stream.
- The Stormwater Discharge Must Result In No Materials In Concentrations Sufficient To Be Hazardous Or Otherwise Detrimental To Humans, Livestock, Wildlife, Plant Life, Or Fish And Aquatic Life In The Receiving Stream.
- Reporting And Record Keeping Requirements.
- The Permittee Shall Maintain Records Of Checks And Repairs On Site Or At A Nearby Office.
- Records And Information Resulting From The Monitoring Activities Required By This Rule Shall Be Retained For A Minimum Of Three (3) Years, Or Longer If Requested By The Division Of Water Pollution Control.
- Knowingly Making Any False Statement On Any Report Required By This Rule May Result In (t) The Imposition Of Criminal Penalties As Provided For In Section 309 Of The Federal Water Pollution Control Act and in Section 69-3-115 Of The Tennessee Water Quality Control Act.



UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

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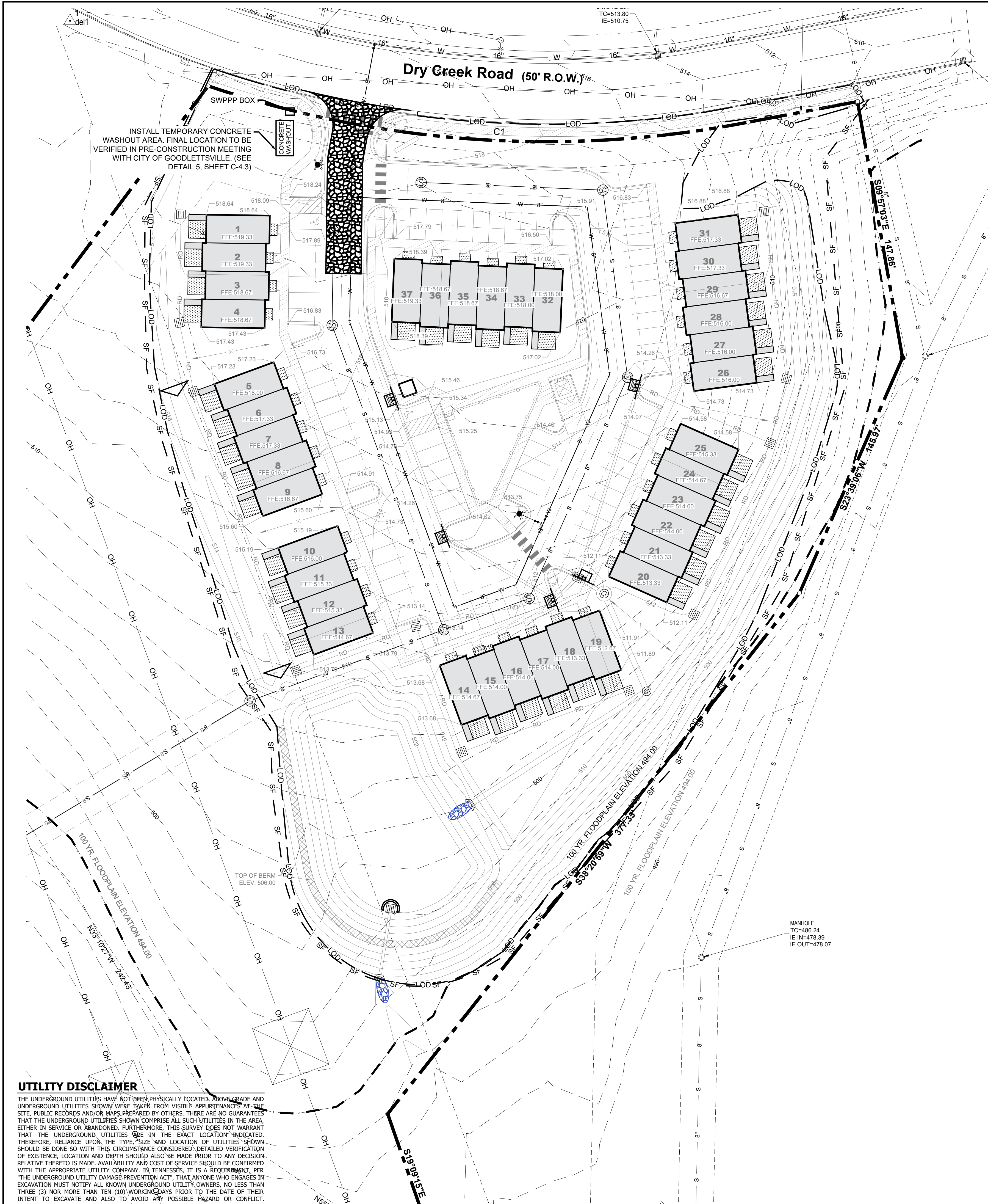
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JAMES D. WAMBLE
REGISTERED PROFESSIONAL ENGINEER
No. 014236
STATE OF TENNESSEE
01-27-22

REVISIONS:
01-27-22
ADDRESSED GOODLETTSVILLE REVIEW COMMENTS

DATE: JAN. 3, 2022
W&A NO.: 486-0121
SHEET NUMBER:

C-4.0



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- The Permittee Shall Maintain Records Of Checks And Repairs On Site Or At A Nearby Office.
- Records And Information Resulting From The Monitoring Activities Required By This Rule Shall Be Retained For A Minimum Of Three (3) Years, Or Longer If Requested By The Division Of Water Pollution Control.
- Knowingly Making Any False Statement On Any Report Required By This Rule May Result In (I) The Imposition Of Criminal Penalties As Provided For In Section 309 Of The Federal Water Pollution Control Act and in Section 69-3-115 Of The Tennessee Water Quality Control Act.

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The Site Assessment Findings Shall Be Documented And The documentation Kept with The SWPPP At The Site. At A Minimum, The Documentation Shall Include Information Included In The Inspection Form Provided In Appendix C Of The General NPDES Permit.

The Design Storm:

As Specified In The General NPDES Permit In Section 3.5.3.3 The Erosion Prevention And Sediment Prevention Measures Have Been Designed To Minimize Erosion And Maximize Sediment Removal Resulting From A 2-Year, 24-Hour Storm, And A Impaired Stream Must Be Designed For A 5 Year, 24 Hour Storm As Specified In The General Permit In Section 3.5.4.1.a.

EROSION CONTROL LEGEND

CODE	PRACTICE
CE	CONSTRUCTION EXIT- SEE DETAIL 3, SHEET C-4.3
CIP	CURB INLET PROTECTION - SEE DETAIL 7, SHEET C-4.3
CBP	CATCH BASIN INLET PROTECTION - SEE DETAIL 4, SHEET C-4.3
OP	OUTLET PROTECTION
SF	SILT FENCE - SEE DETAIL 2, SHEET C-4.3
ST	SEDIMENT TUBE - SEE DETAIL 1, SHEET C-4.4
LOD	LIMITS OF DISTURBANCE
CD	ROCK CHECK DAM - SEE DETAIL 6, SHEET C-4.3
FR	FILTER RING

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" CURRENT EDITION AND THE CITY OF GOODLETTSVILLE.

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T.D.E.C. NOTES:

Construction Management Techniques:

- Clearing And Grubbing Must Be Held To The Minimum Necessary For Grading And Equipment Operation.
- Construction Must Be Sequenced To Minimize The Exposure Time Of Cleared Surface Area.
- Construction Must Be Staged Or Phased For Large Projects. Areas Of One Phase Must Be Stabilized Before Another Phase Can Be Initiated. Stabilization Shall Be Accomplished By Temporarily Or Permanently Protecting The Disturbed Soil Surface From Rainfall Impacts And Run-Off.
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- All Control Measures Shall Be Checked, And Repaired As Necessary, Weekly In Dry Periods And Within 24 Hours After Any Rainfall Of 0.5 Inches Within A 24 Hour Period. During Prolonged Rainfall, Daily Checking And Repairing Is Necessary. The Permittee Shall Maintain Records Of Checks And Repairs.
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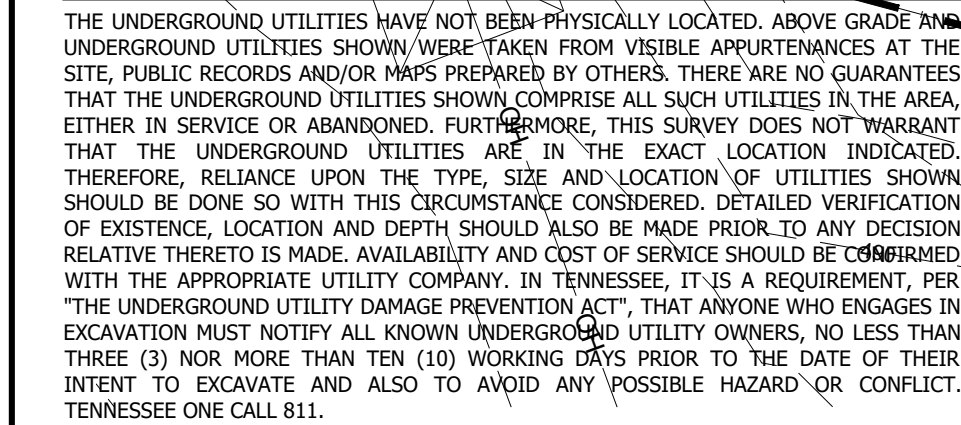
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INTERIM SWPPP
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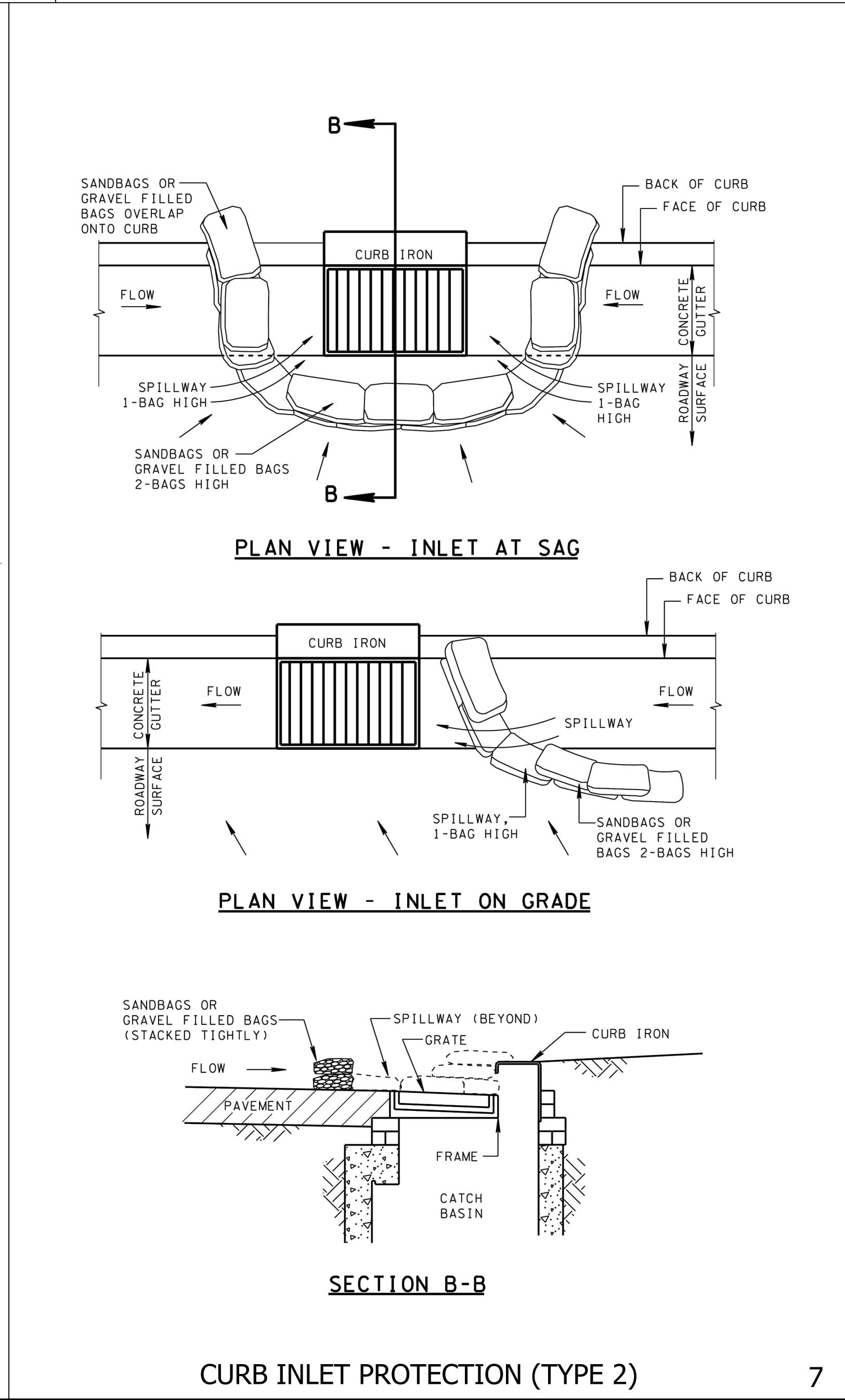
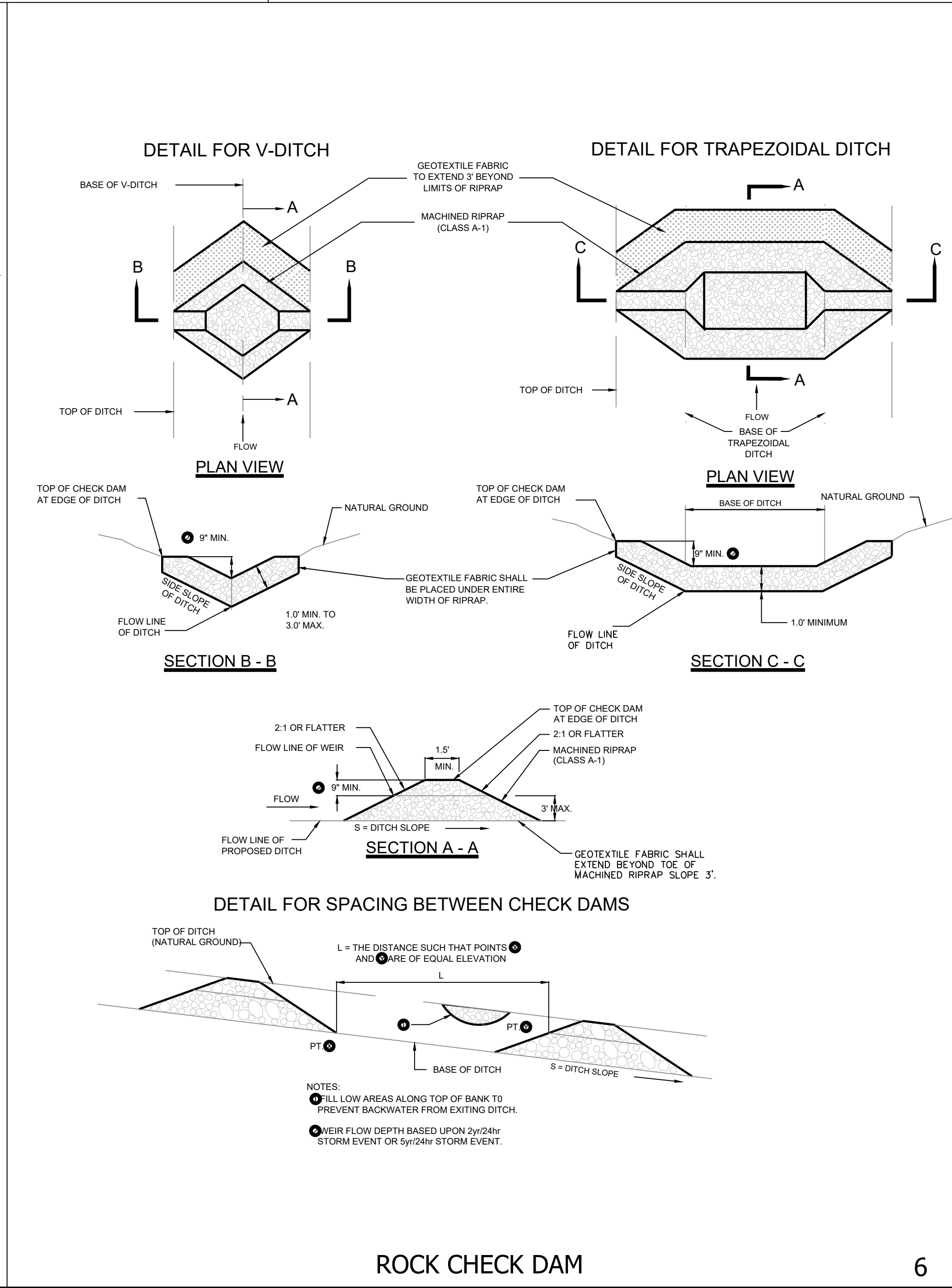
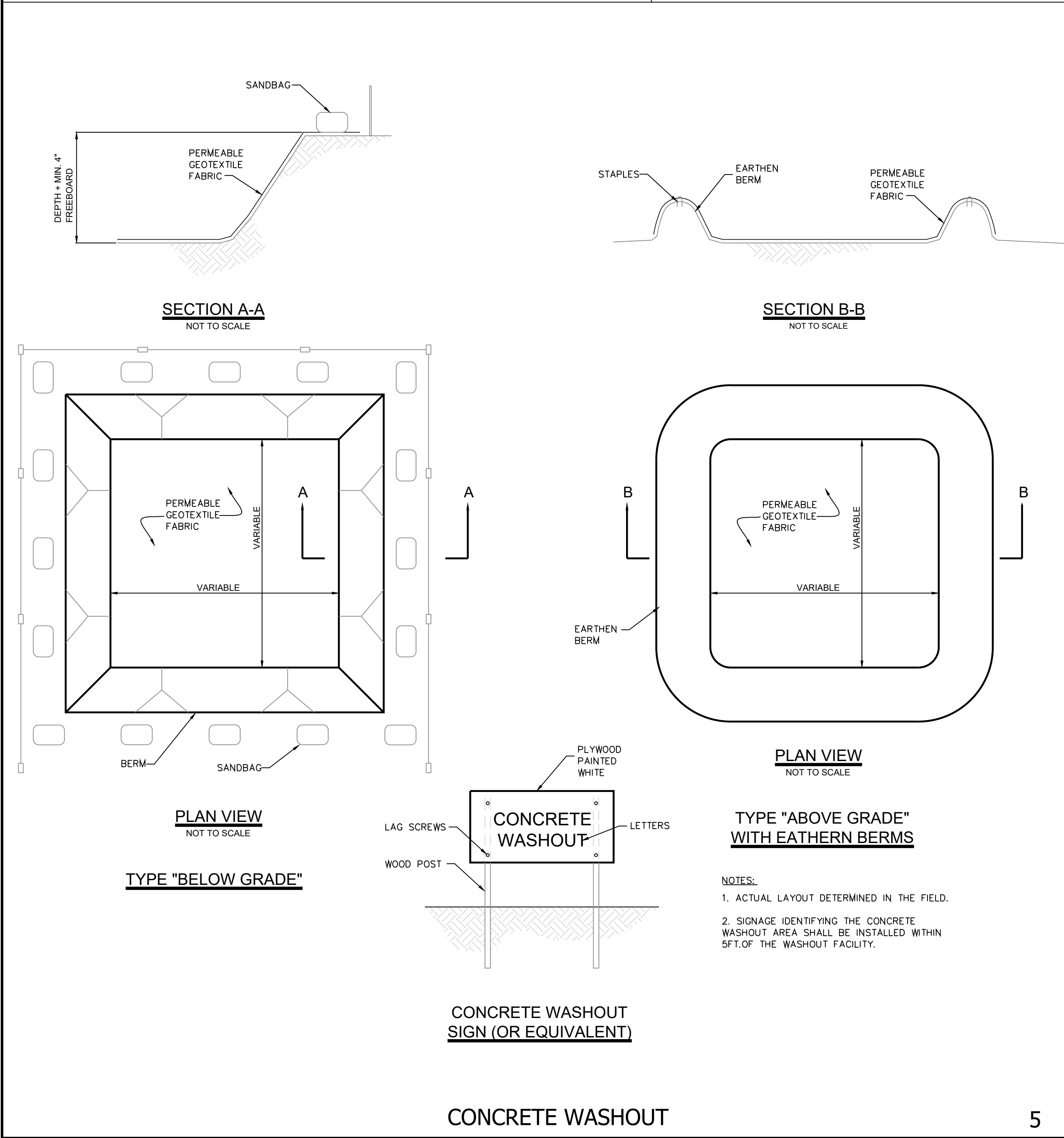
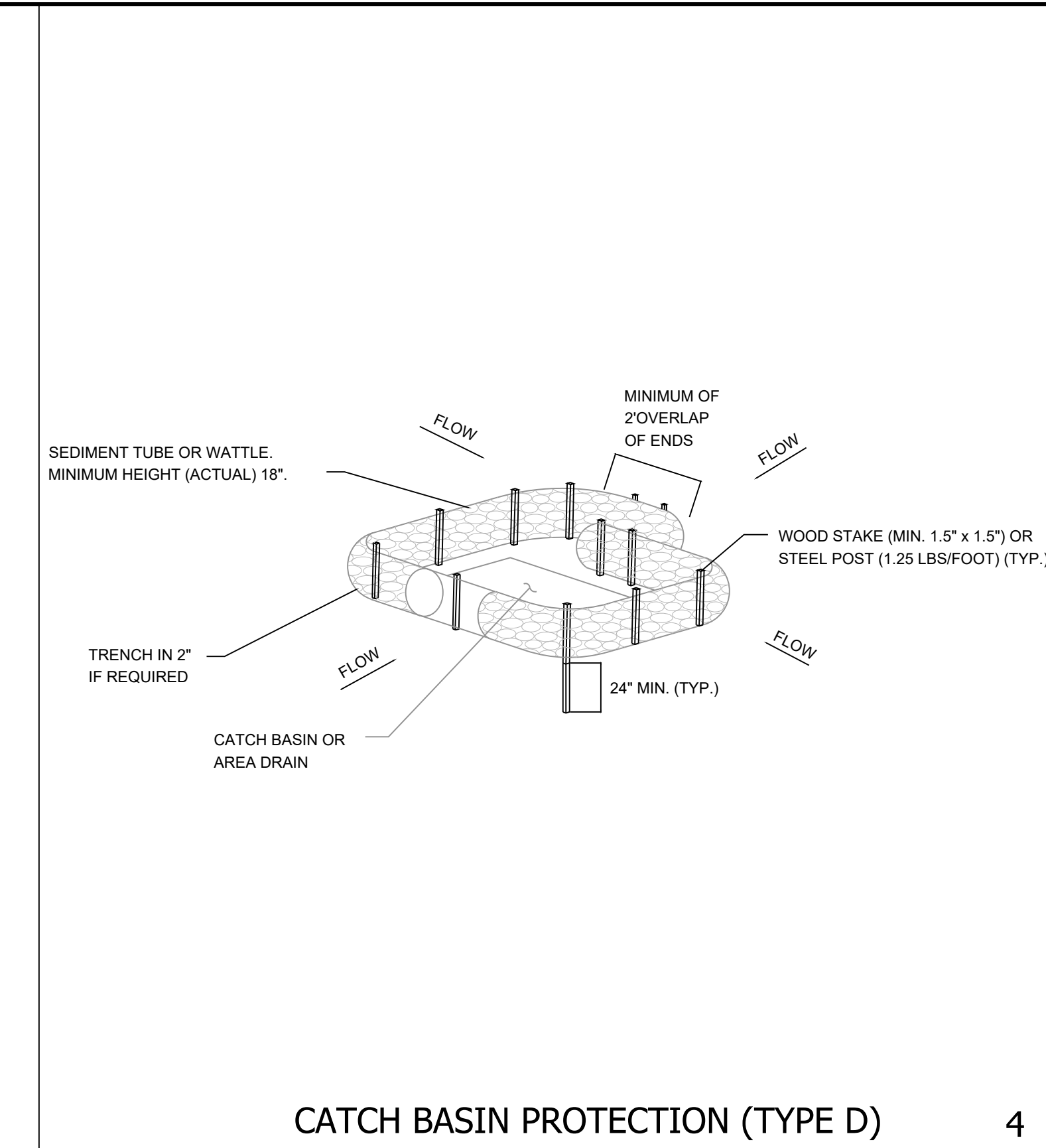
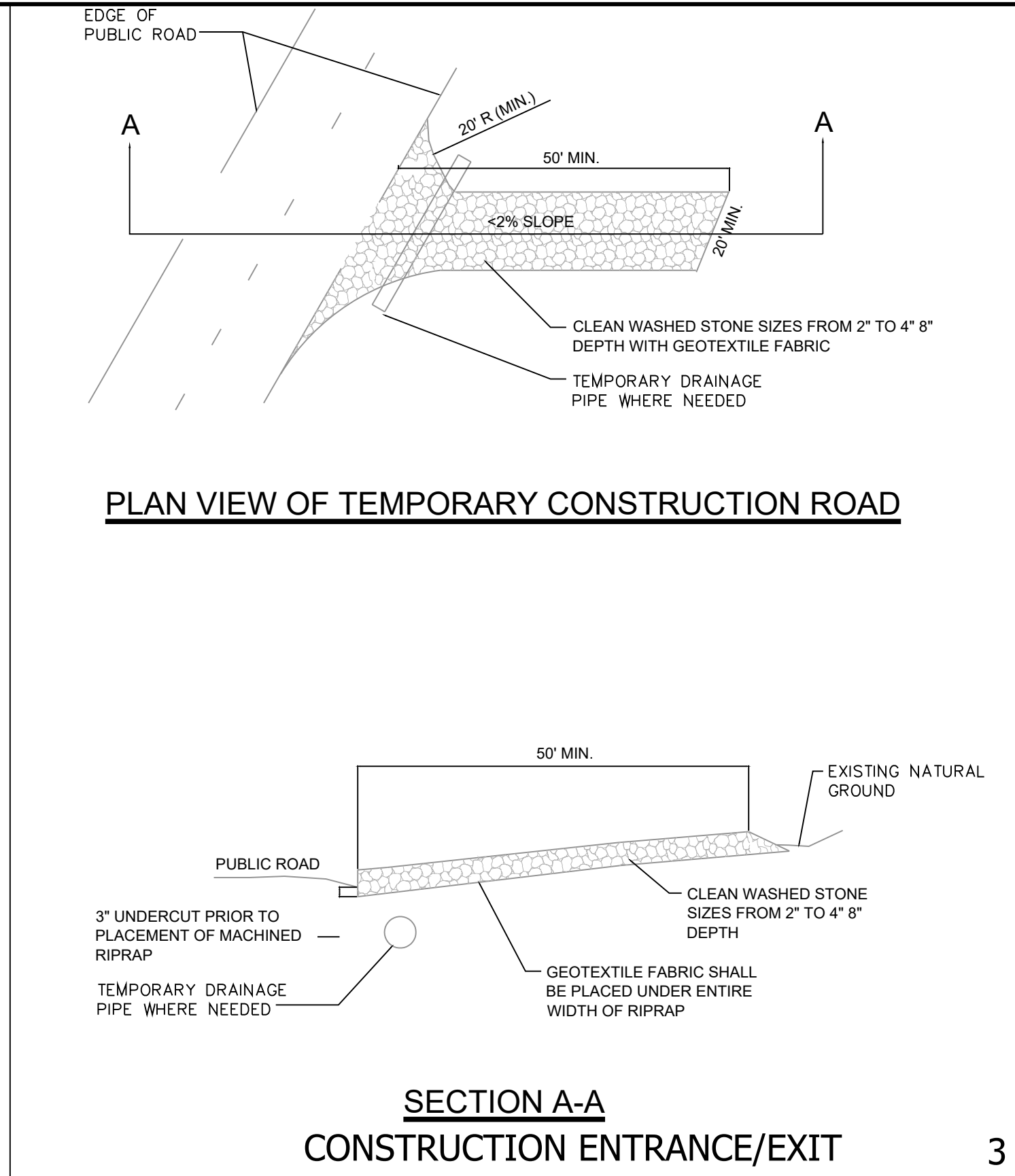
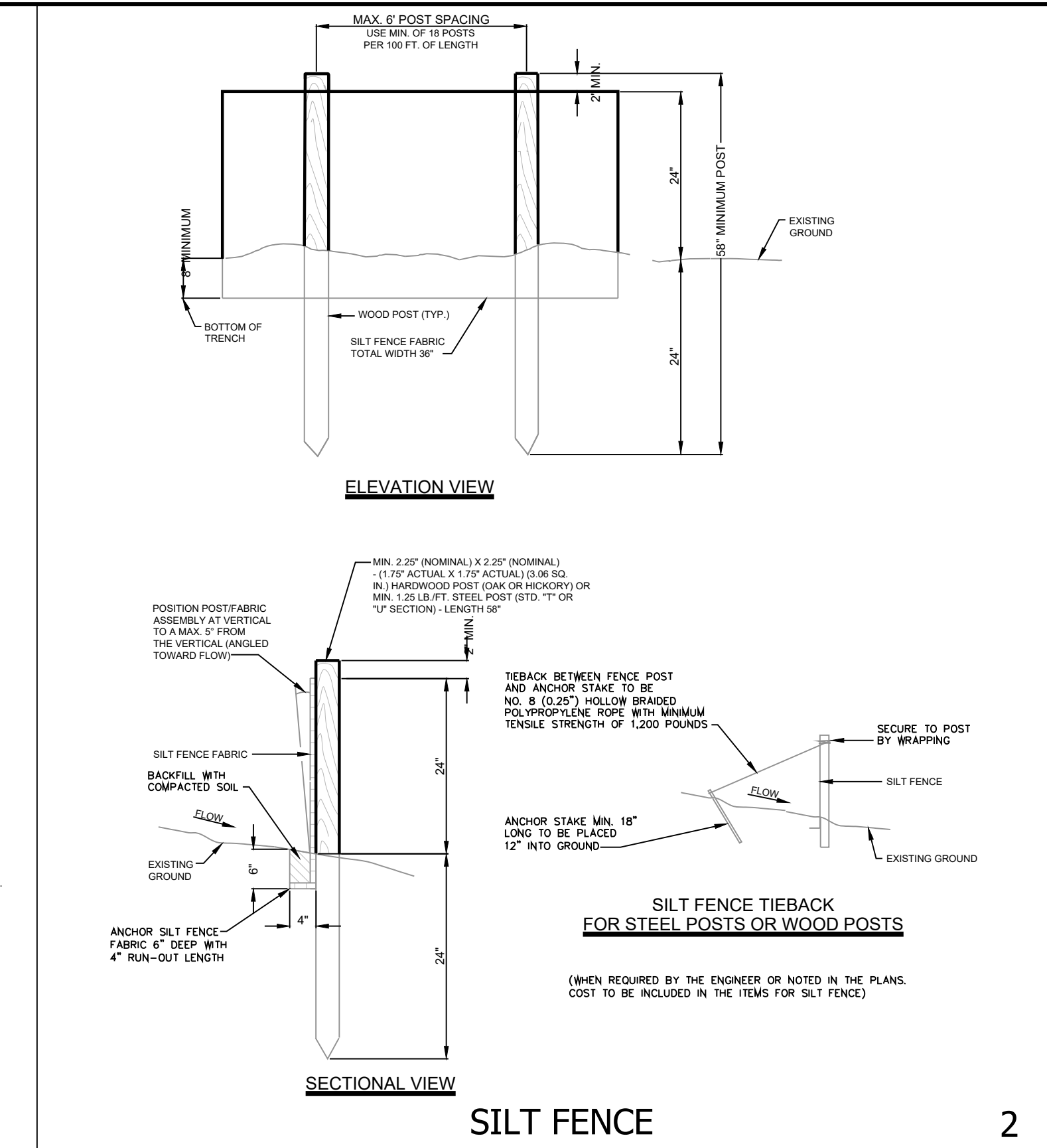
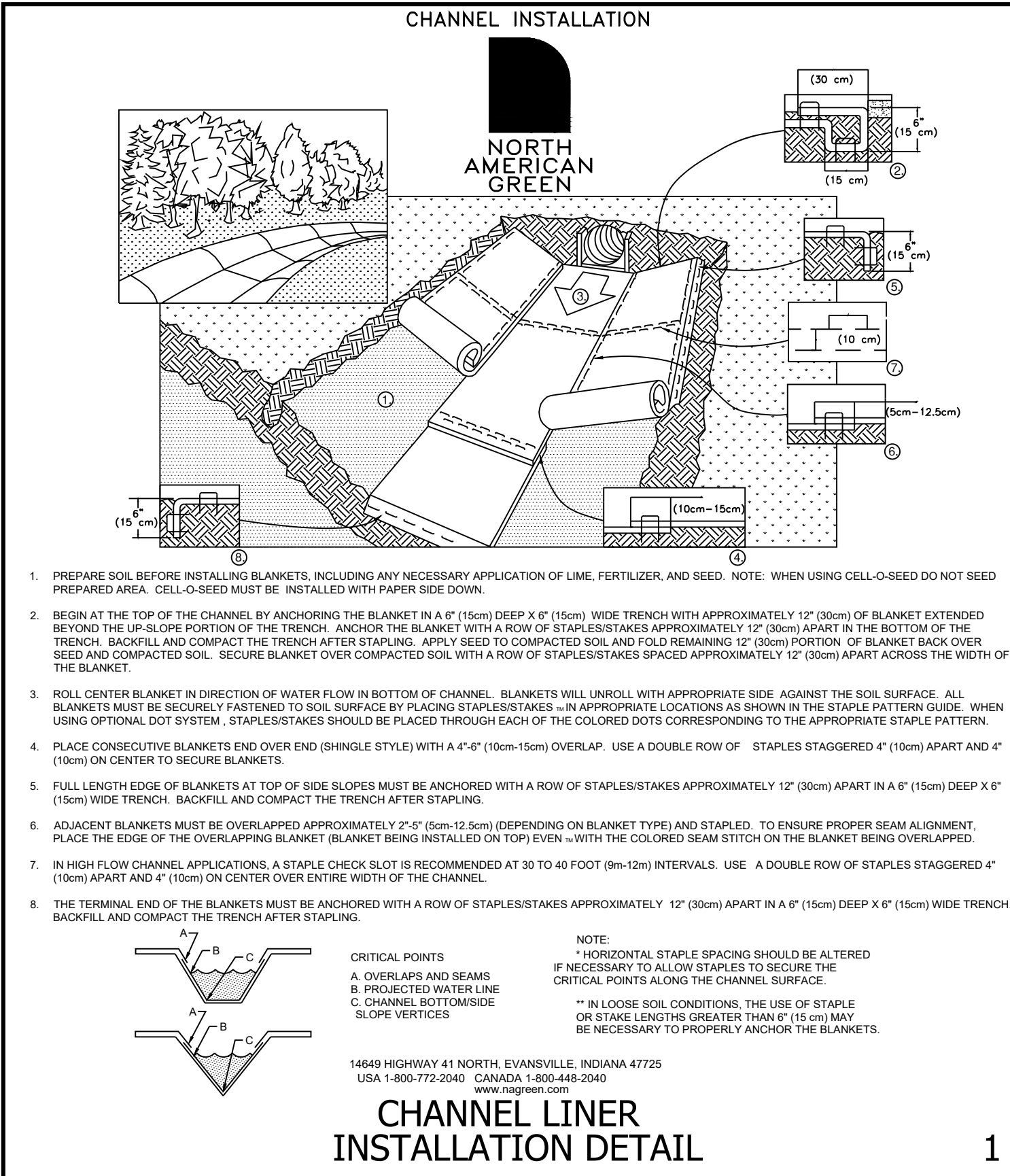
DATE: JAN. 3, 2022
W&A NO.: 486-0121
SHEET NUMBER:

C-4.1



As Specified In The General NPDES Permit In Section 3.5.3.3 The Erosion Prevention And Sediment Prevention Measures Have Been Designed To Minimize Erosion And Maximize Sediment Removal Resulting From A 2-Year 24-Hour Storm, And A Impaired Stream Must Be Designed For A 5 Year, 24 Hour Storm As Specified In The General Permit In Section 3.5.4.1.a.

C-4.2



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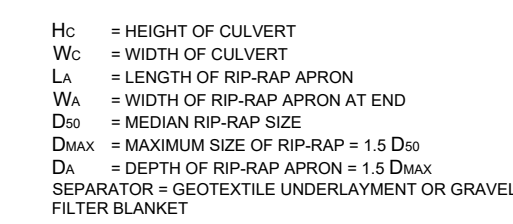
SWPPP DETAILS

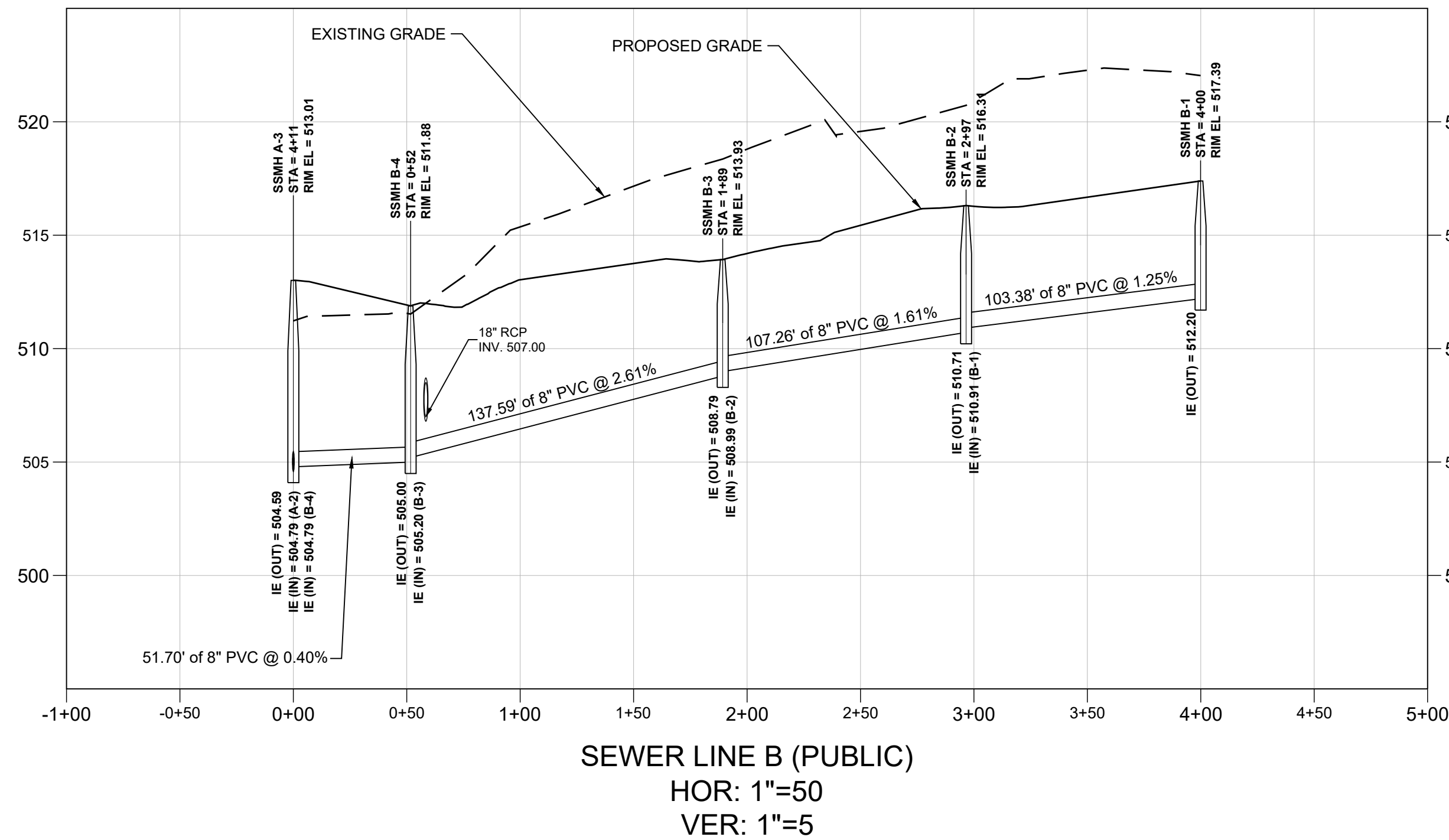
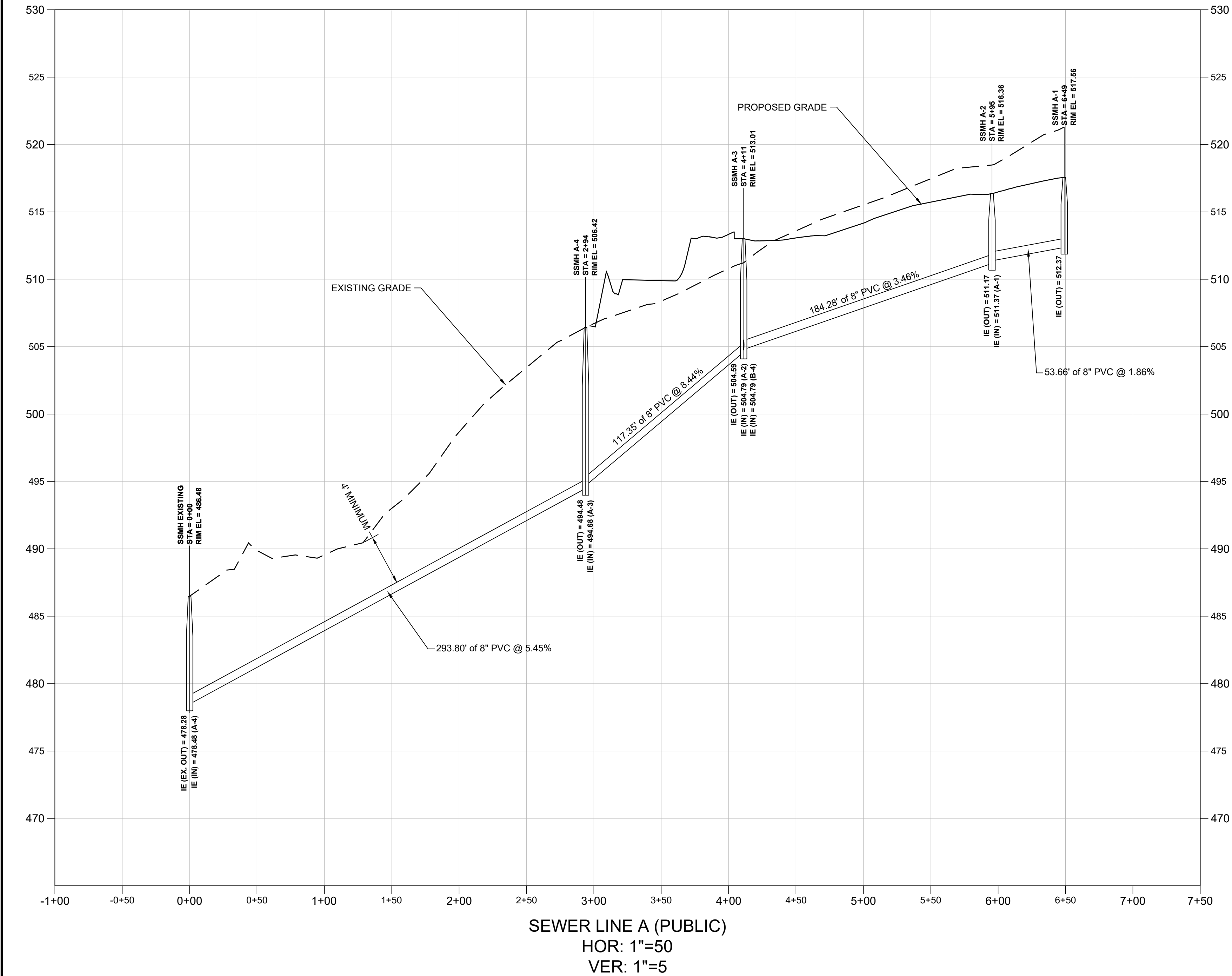
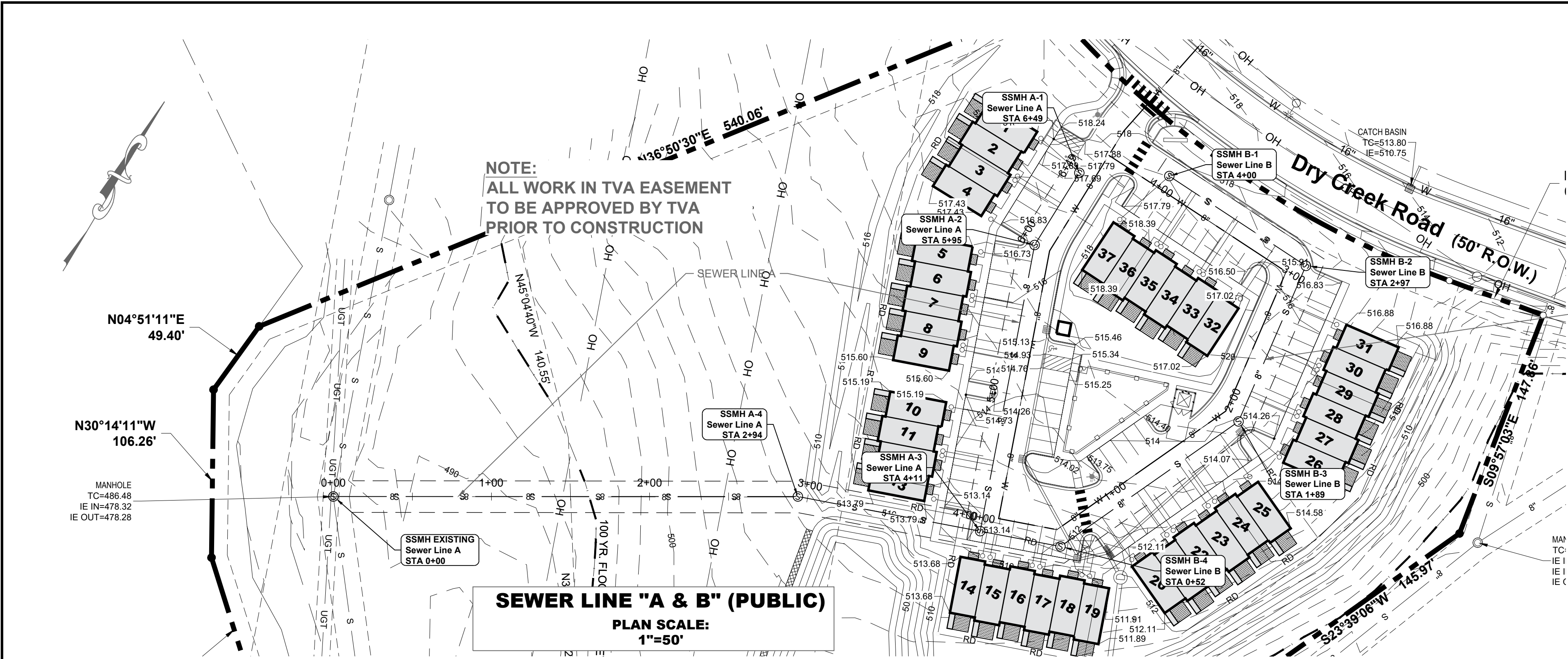
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C-4.3





SANITARY SEWER NOTES:

- All Sewer Construction And Materials Shall Be In Accordance With The Standard Specification and Details Of The City Of Goodlettsville Wastewater Services.
- All Connections To Existing Manhole(s) Shall Be By Coring And Resilient Connector Method.
- The Contractor Shall Field Verify The Exact Location And Size Of All Existing Utilities. If Any Existing Lines Are Found During Excavation That Are Not Shown On The Drawing, The Engineer Shall Be Notified Immediately.
- All Water And Sewer Construction Shall Be Performed In A Manner That Will Provide At A Minimum 10' Horizontal And/Or 18" Vertical Separation.
- The Property Is Parcel ID's: 03304007200.
- All Sanitary Sewer Manholes Shall Have 24" Openings. All 8" P.V.C. Sanitary Sewer Lines To Be Schedule 35 And All Sewer Services To Be Tie Connected.

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THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

SHEETING, SHORING, AND BRACING NOTES:

- Take Special Care To Avoid Damage Wherever Excavation Is Being Done. Sufficiently Sheet, Shore, And Brace The Sides Of All Excavations To Prevent Slides, Cave-Ins, Settlement, Or Movement Of The Banks And To Maintain The Specified Trench Widths. Use Solid Sheets In Wet, Saturated, Or Flowing Ground. All Sheeting, Shoring, And Bracing Shall Have Enough Strength And Rigidity To Withstand The Pressures Exerted, To Keep The Walls Of The Excavation Properly In Place, And To Protect All Persons And Property From Injury Or Damage. Separate Payment Will Not Be Made For Sheeting, Shoring, And Bracing, Which Are Considered An Incidental Part Of The Excavation Work.
- Wherever Employees May Be Exposed To Moving Ground Or Cave-Ins, Shore And Lay Back Exposed Earth Excavation Surfaces More Than 5' High To A Stable Slope, Or Else Provide Some Equivalent Means Of Protection. Effectively Protect Trenches Less Than 5' Deep When The Walls And Faces Of All Excavations In Which Employees Are Exposed To Danger From Moving Ground By A Shoring System, Sloping Of The Ground, Or Some Equivalent Protection. Comply With All OSHA Standards In Determining Where And In What Manner Sheeting, Shoring, And Bracing Are To Be Done. The Sheeting, Shoring, And Bracing System Shall Be Designed By A Professional Engineer Licensed In The State Of Tennessee And Shall Be Subject To Approval By The A/E. However, Such Approval Does Not Relieve The Contractor Of The Sole Responsibility For Safety Of All Employees, The Effectiveness Of The System, And Any Damages Or Injuries Resulting From The Lack Or Inadequacy Of Sheeting, Shoring, And Bracing.

WAMBLE & ASSOCIATES
Civil Engineering
Land Surveying
Land Planning
40 Middleton Street
Nashville, TN 37210
615.251.9555

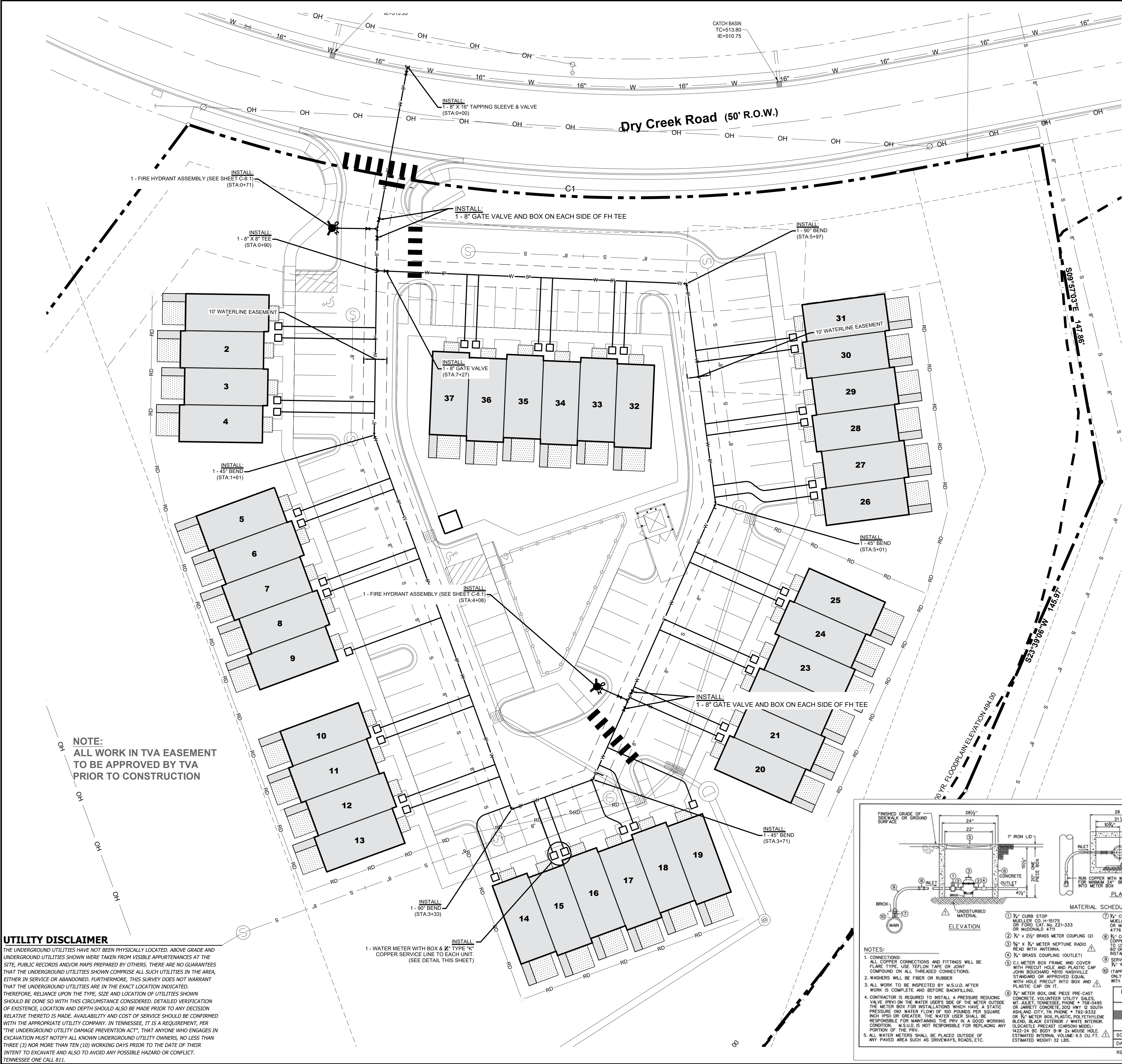
SANITARY SEWER PLAN AND PROFILE
DRY CREEK VILLAGE
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE
OWNER AND DEVELOPER
GALLARDIA PROPERTIES, LLC
1720 WEST END AVE., SUITE 600
NASHVILLE, TENNESSEE, 37203
CONTACT: CLAY CAUBLE PH: 615-325-1720 EXT 278 EMAIL: CLAYC@VASTLAND.COM

SEAL AND SIGNATURE OF JAMES D. WAMBLE, LICENSED PROFESSIONAL ENGINEER, STATE OF TENNESSEE, NO. 014236, DATE 01-27-22.

REVISIONS:
01-27-22
ADDRESSED GOODLETTSVILLE REVIEW COMMENTS

DATE: JAN. 3, 2022
W&A NO.: 486-0121
SHEET NUMBER:

C-5.0



- NOTES:**
1. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO GAS LINES, WATER LINES, STORM SEWER LINES, TELEPHONE LINES, AND ELECTRICAL LINES BEFORE EXCAVATING.
 2. THE CONTRACTOR SHALL FOLLOW ALL GUIDELINES AND PROCEDURES SET DOWN IN THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION CONTINGENCY CONTROL HANDBOOK, FOURTH EDITION - AUGUST 2012 AND SHALL HAVE THE HANDBOOK AT THE CONSTRUCTION SITE AT ALL TIMES.
 3. THE CONTRACTOR SHALL ALSO FOLLOW ALL GUIDELINES AND PROCEDURES SET DOWN IN THE METRO STORMWATER MANAGEMENT MANUAL IN APPLYING TEMPORARY AND PERMANENT CONSTRUCTION SITE PRACTICES FOR THIS PROJECT.
 4. THE EROSION CONTROL MEASURES SHOWN ARE NOT TO BE CONSIDERED EXACT OR EXHAUSTIVE. THEY ARE SHOWN ONLY TO INDICATE POTENTIAL AREAS THAT REQUIRE THE NEED FOR EROSION CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL AREAS BESIDES THOSE SHOWN AND PROVIDING A COMPLETE AND CONCISE EROSION CONTROL PLAN FOR THIS PROJECT. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL DEVICES REQUIRED PER LOCAL AND / OR STATE REGULATIONS PRIOR TO START OF ANY CLEARING OR GRADING OPERATIONS. SEE NOTES 2 & 3. SEE DWGS. 1318B-C28 TO 1318B-C29.
 5. ALL VALVES SHALL OPEN BY TURNING TO THE LEFT AND BE SECURED USING MEGA-LUGS. ALL PIPE FITTINGS SHALL BE SECURED USING MEGA-LUGS.
 6. ALL BENDS, TEES, CROSSES, PLUGS, AND PRESSURE CONNECTIONS, ETC., SHALL BE BACKED UP AND ANCHORED WITH CONCRETE BLOCKING.
 7. CONTRACTOR SHALL NOT DEFLECT PIPE IN EXCESS OF AWWA REGULATIONS.
 8. UNFORESEEN FIELD CONDITIONS MAY DICTATE THE USE OF VERTICAL BENDS. THE CONTRACTOR SHALL DETERMINE THE DEGREE AND LOCATION OF ALL VERTICAL BENDS. ALL VERTICAL BENDS SHALL UTILIZE RESTRAINED JOINTS AND / OR THRUST BLOCKS SIZED BY THE ENGINEER.
 9. CONTRACTOR SHALL FOLLOW M.S.U.D. STANDARD SPECIFICATIONS FOR WATER MAIN MATERIAL AND INSTALLATION.
 10. FIBER OPTIC AND COMMUNICATIONS CABLES MAY BE LOCATED IN THIS AREA. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF ALL COMMUNICATIONS CABLES AND BE THE RESPONSIBLE PARTY FOR OBTAINING ANY AND ALL PERMITS REQUIRED FOR EXCAVATION AND WORKING IN THIS AREA. SEE GENERAL NOTES ON DRAWING 1318B-G02. NOTE 14.
 11. SEWER SERVICE LATERALS HAVE NOT BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SEWER SERVICE LATERALS BEFORE EXCAVATING. SEE NOTE 1. SEE DWGS 1318B-C14 THRU 1318B-C15.
 12. A SURVEY WAS DONE ON PARCEL 75 (3465 DICKERSON PIKE) BY BWSC IN 2015 FOR THE PREVIOUS OWNER AND DEVELOPER. ALL OTHER TOPOGRAPHY (2'-0" INCREMENTS), PROPERTY LINES, STRUCTURES, ROADWAYS, TREELINES, SEWER LINES, DITCHES, POWER POLES AND CULVERTS WERE TAKEN FROM METRO PLANNING GIS MAPS OR M.W.S. SEWER MAPS AND ARE NOT SURVEYED. EXISTING WATER LINES WERE TAKEN FROM M.S.U.D. WATER MAPS / FIELD MARKINGS AND ARE NOT SURVEYED. GAS MAINS ARE FROM A PIEDMONT GENERAL LOCATION MAP AND ARE NOT SURVEYED. THE CONTRACTOR SHALL REFER TO NOTE 1. ADDITIONAL SURVEYING INCLUDING CONCEPTUAL WATER MAIN ROUTING BY WAMBLE & ASSOCIATES.
 13. THE CONTRACTOR SHALL LOCATE IN THE FIELD AND STAKEOUT USING PROPER SURVEY METHODS THE EXISTING PROPERTY LINES, RIGHT-OF-WAY LINES, CENTER LINE OF NEW 8" WATER MAIN, AND ANY NEW EASEMENTS PRIOR TO CONSTRUCTION. COORDINATE WITH THE ENGINEER AND M.S.U.D.
 14. LANDSCAPED TREES AND SHRUBS, REMOVED OR DAMAGED (PER ENGINEER'S OPINION), SHALL BE REPLACED WITH LIKE KIND, PER SPECIFICATION 02200 - EARTHWORK.
 15. DRAINAGE FROM OLD DUE WEST AVENUE FLOWS WEST TO DICKERSON PIKE AND THEN NORTH TO THE NORTH FORK OF EIVING CREEK.
 16. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS SET DOWN IN SPECIFICATION SECTIONS 01550 AND 01570 FOR TEMPORARY CONTROLS AND TRAFFIC REGULATIONS.
 17. REFERENCE A.R.A.P. PERMIT No. NR1704-020

- GENERAL NOTES**
1. Contractor to keep detailed notes during construction that will aid engineer in meeting the requirements shown below for as-built plans.
 2. All utility locations, as shown, are approximate. It is the responsibility of the contractor to verify the location of all utilities prior to construction. Prior to commencing work, the contractor shall contact each utility owner and request that they properly locate their respective utility on the ground. The contractor shall notify each individual utility owner of his plan of operation in the area of utilities. This notification shall be given at least three (3) business days prior to commencement of operations around the utility. Some utilities can be located by calling Tennessee One Call 811.
 3. The contractor shall be responsible for coordinating with local utilities for any adjustment or relocation work required. The contractor shall include cost of "make ready" work, if any, in the bid.
 4. Take Special Care To Avoid Damage Wherever Excavation Is Being Done. Sufficiently Shet, Shore, And Brace The Sides Of All Excavations To Prevent Slides, Cave-Ins, Settlement, Or Movement Of The Banks And To Maintain The Specified Trench Widths. Use Solid Sheets In Wet, Saturated, Or Flowing Ground. All Sheeting, Shoring, And Bracing Shall Have Enough Strength And Rigidity To Withstand The Pressures Exerted. To Keep The Walls Of The Excavation Property In Place, And To Protect All Persons And Property From Injury Or Damage. Separate Payment Will Not Be Made For Sheeting, Shoring, And Bracing, Which Are Considered An Incidental Part Of The Excavation Work.
 5. Wherever Employees May Be Exposed To Moving Ground Or Cave-Ins, Shore And Lay Back Exposed Earth Excavation Surfaces More Than 5' High To A Stable Slope, Or Else Provide Some Equivalent Means Of Protection. Effectively Protect Trenches Less Than 5' Deep When The Walls And Faces Of All Excavations In Which Employees Are Exposed To Danger From Moving Ground By A Shoring System, Sloping Of The Ground, Or Some Equivalent Protection. Comply With All OSHA Standards In Determining Where And In What Manner Sheeting, Shoring, And Bracing Are To Be Done. The Sheeting, Shoring, And Bracing System Shall Be Designed By A Professional Engineer Licensed In The State Of Tennessee And Shall Be Subject To Approval By The A/E. However, Such Approval Does Not Relieve The Contractor Of The Sole Responsibility For The Safety Of All Employees, The Effectiveness Of The System, And Any Damages Or Injuries Resulting From The Lack Or Inadequacy Of Sheeting, Shoring, And Bracing.
 6. Contractor Shall Comply With All Pertinent Provisions Of The "Manual Of Accident Prevention In Construction" Issued By AGC Of America, Inc. And The Safety And Health Regulations For Construction Issued By The U.S. Department Of Labor, And TDOT Work Zone Safety & Mobility Manual.
 7. For The Work On The State Or County Right-Of-Way, The Contractor Shall:
 - A. Not Store Materials, Excess Dirt Or Equipment On The Shoulders Or Pavement In Case Of Multi-Lane Highways, In The Median Strips. The Pavement Shall Be Kept Free From Any Mud Or Excavation Waste From Trucks Or Other Equipment. On Completion Of The Work, All Excess Material Shall Be Removed From The Right-Of-Way.
 - B. Shall Provide All Necessary And Adequate Safety Precautions Such As Flags, Signs, Lights, Barricades And Flagmen As Required By The Manual On Uniform Traffic Control Devices. The Contractor Shall Be Solely Responsible For And Hold Harmless The State Of Tennessee Department Of Transportation, Town Of Nolensville, The Owner And Engineer From Any Claims For Damages Done To Existing Private Property, Public Utilities Or To The Traveling Public.
 - C. Obtain Any Additional Permits Required.

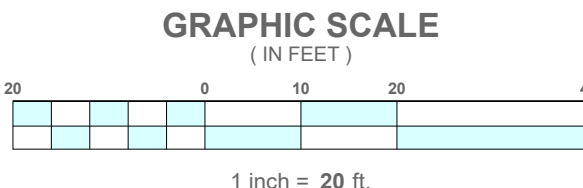
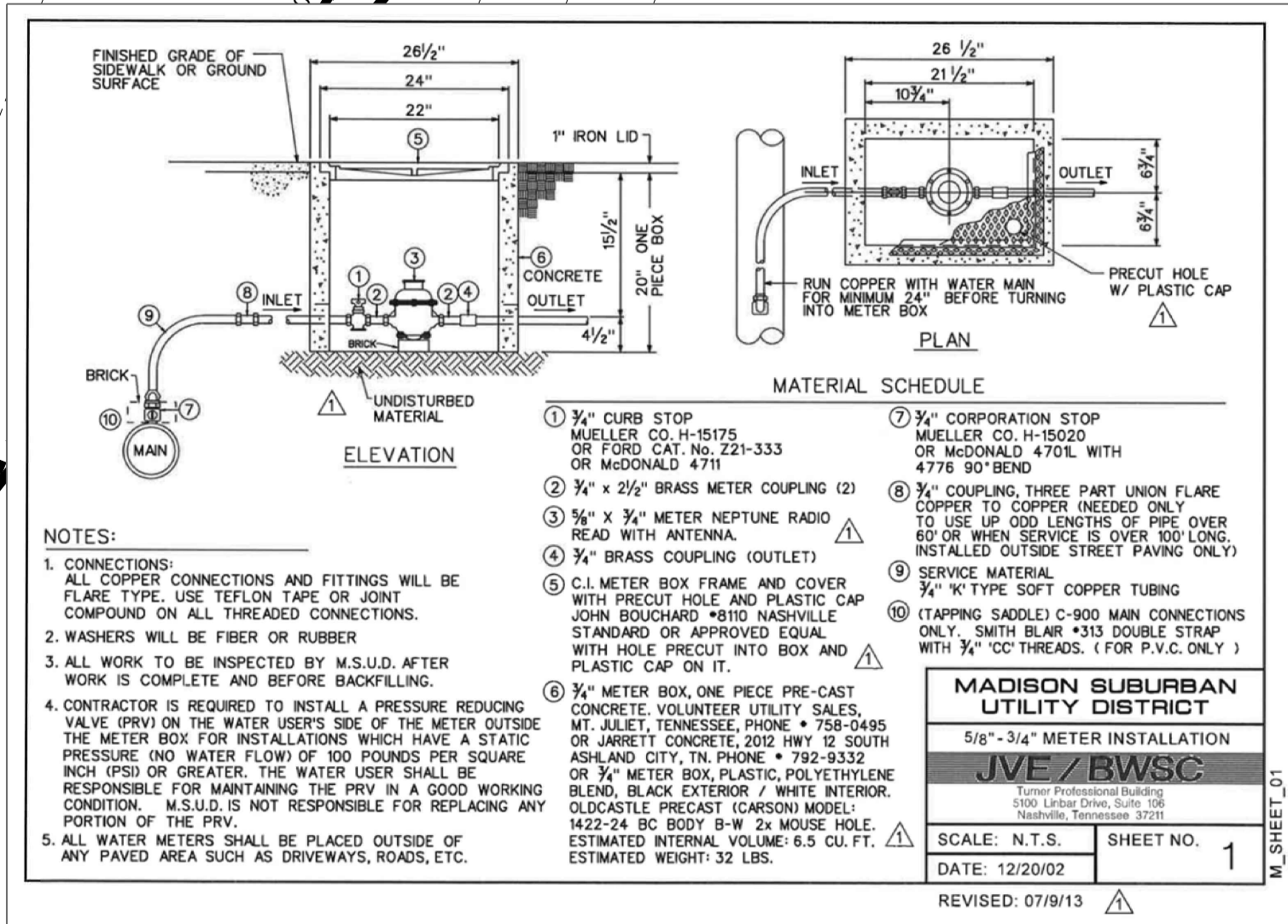
NOTE:
THE CONTRACTOR IS CAUTIONED THAT THE UTILITIES SHOWN MAY NOT BE EXACT OR COMPLETE. THE CONTRACTOR SHALL REFER TO NOTE 1 AND 10 THIS SHEET. ALSO REFER TO GENERAL NOTES ON DRAWING 1318B-G02.

NOTE:
THE CONTRACTOR SHALL IDENTIFY ALL UTILITIES BOTH ABOVE AND BELOW GROUND AND SHALL VERIFY THE OWNERSHIP OF EACH UTILITY FOUND.

NOTE:
THE CONTRACTOR SHALL COORDINATE WITH M.S.U.D. AND THE ENGINEER IN LOCATING AND STAKING OUT THE ACTUAL CENTERLINE OF THE NEW 8" WATER MAIN, VALVES AND APPURTENANCES BEFORE EXCAVATING.

NOTE:
TRENCH SIDE SLOPES SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.

WATER UTILITY:
MADISON SUBURBAN UTILITY DISTRICT (MSUD)
CONTACT: MR. CLAYTON SEARS, SYSTEM MANAGER. PHONE: 615-593-4822

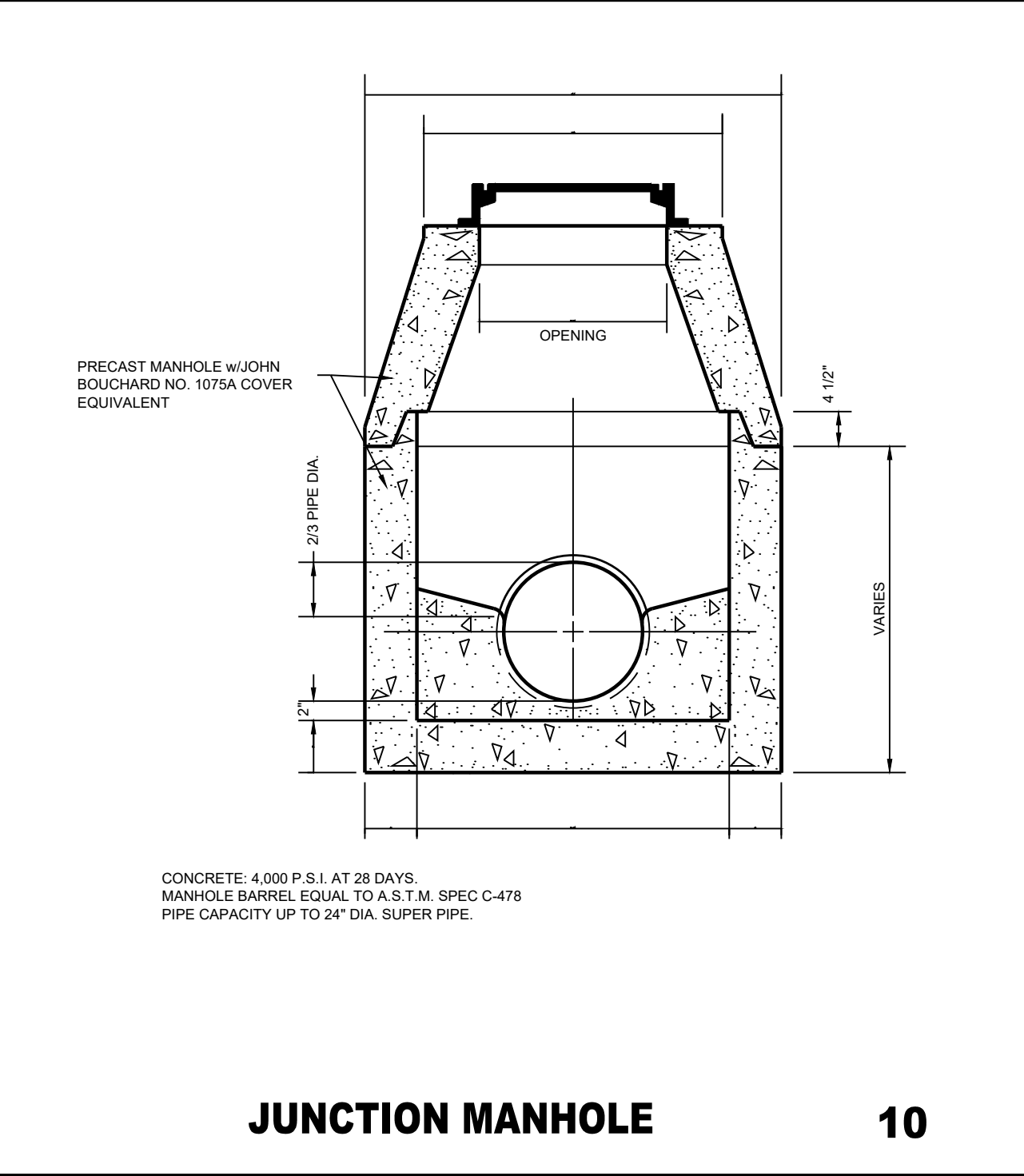
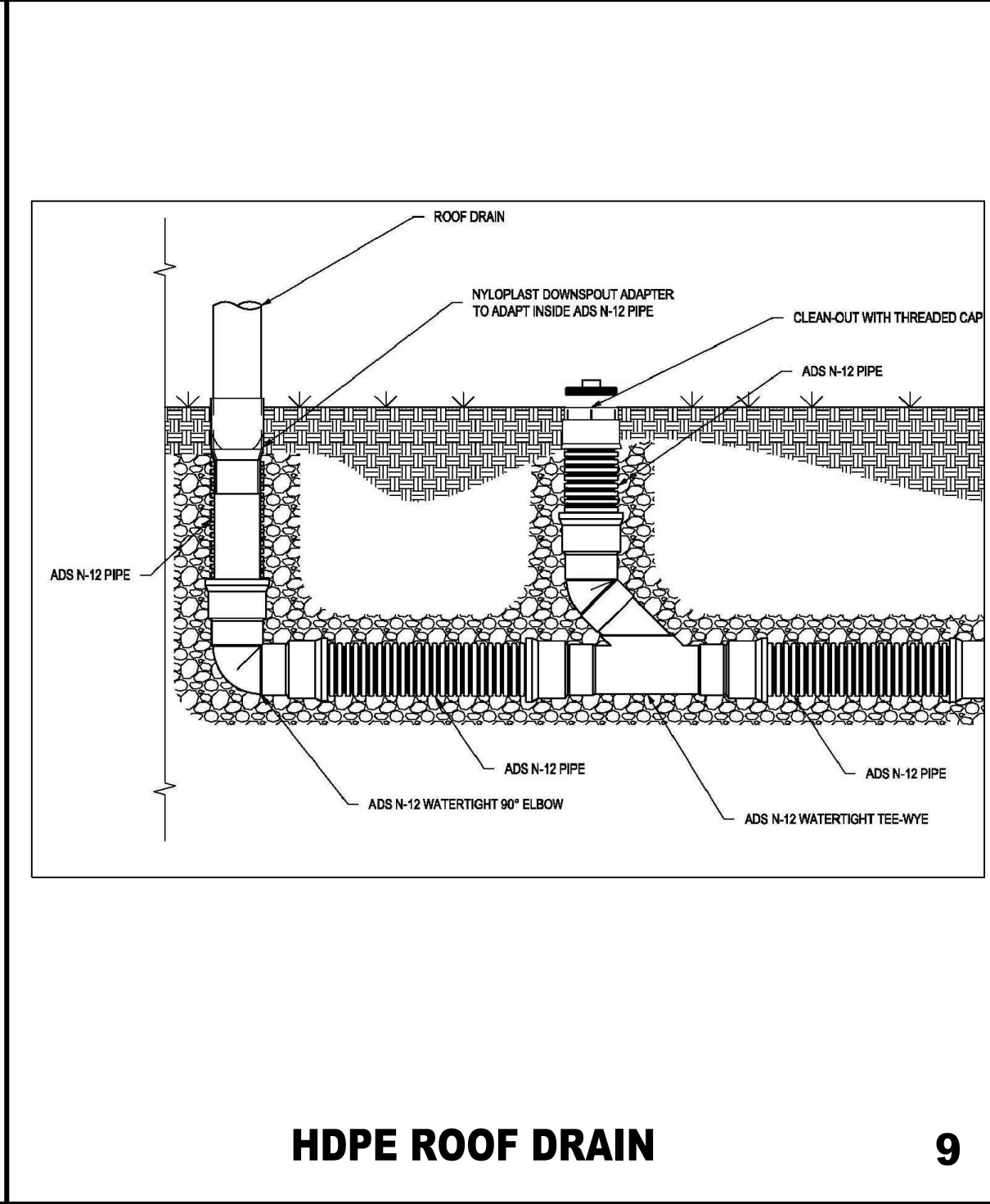
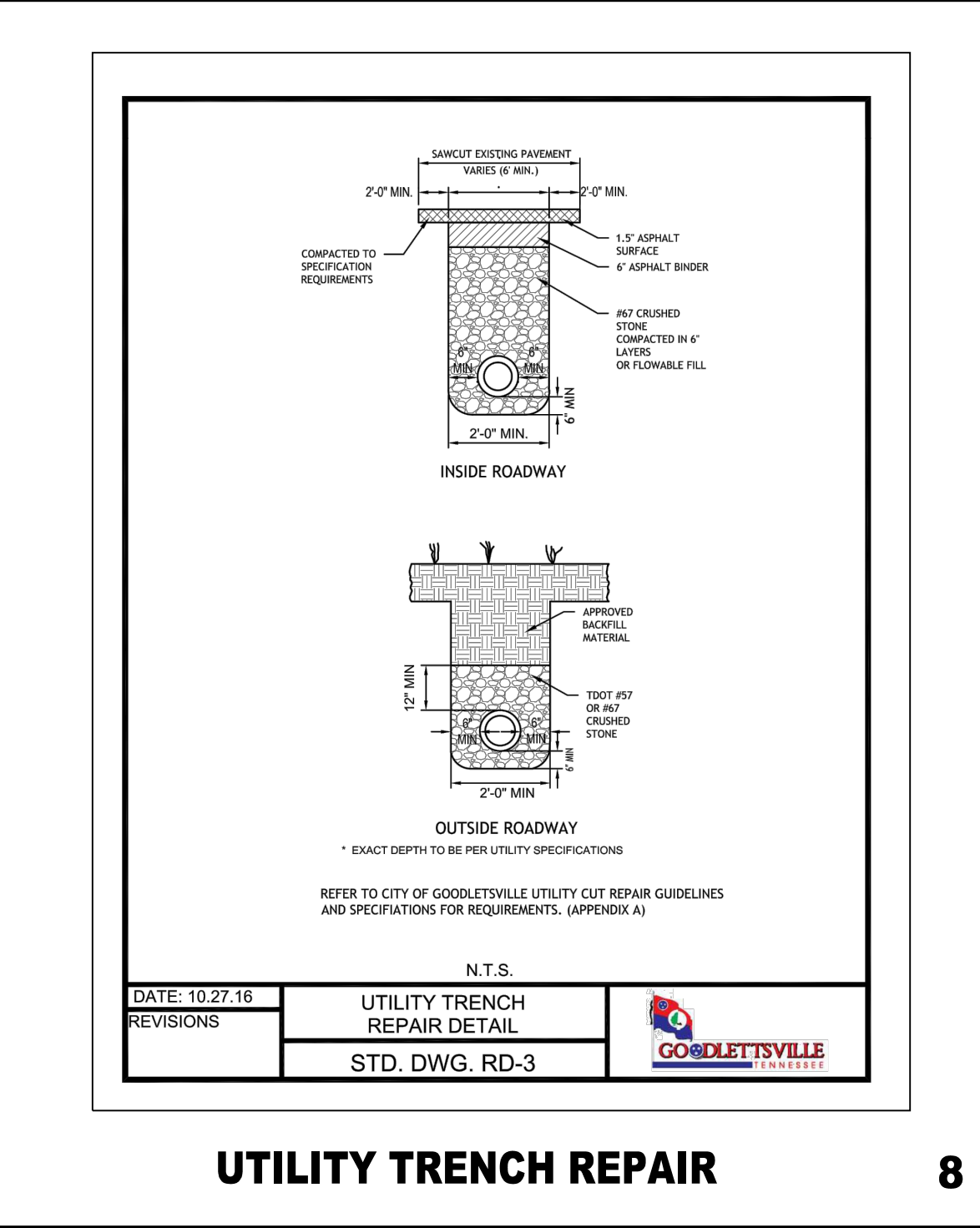
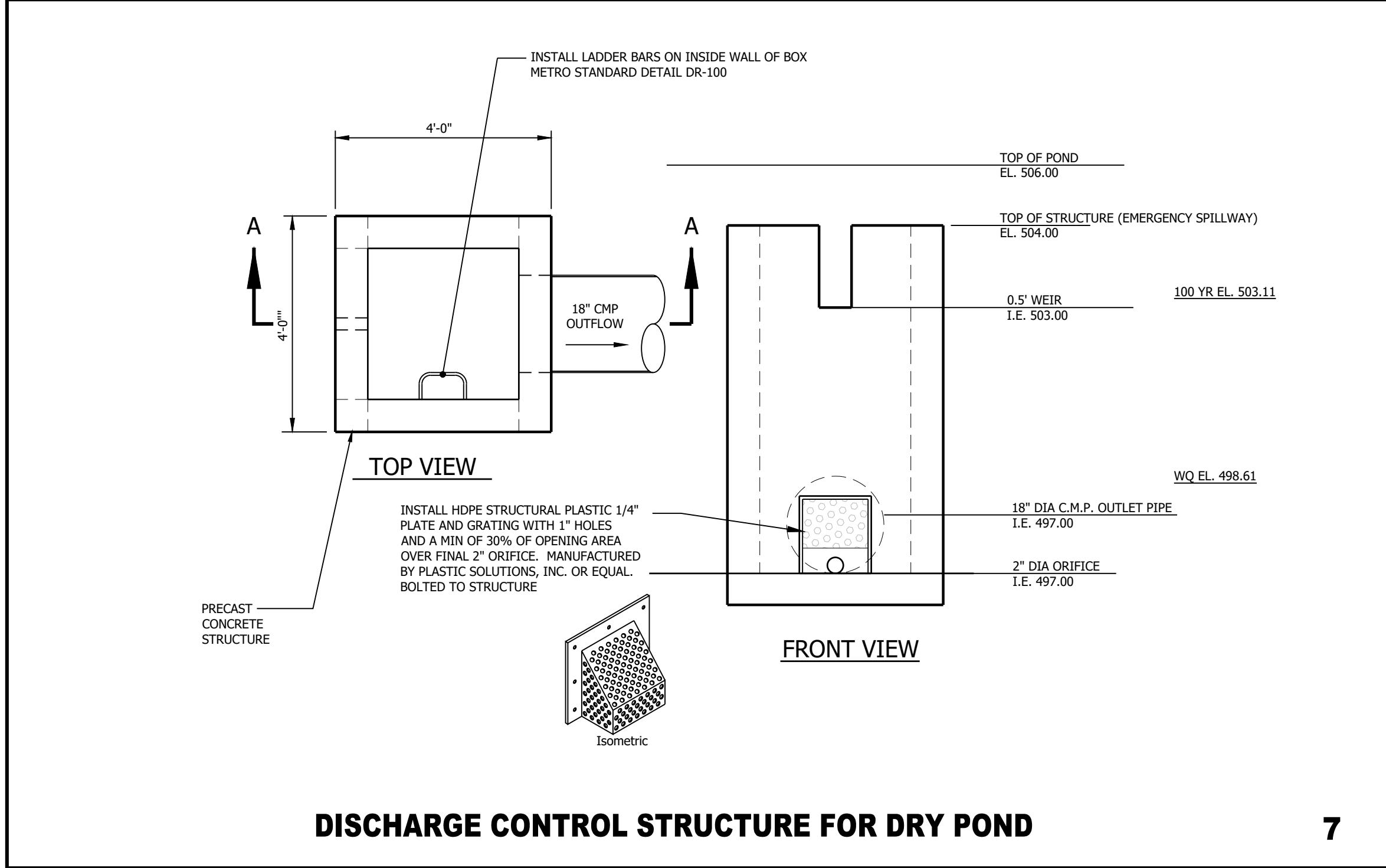
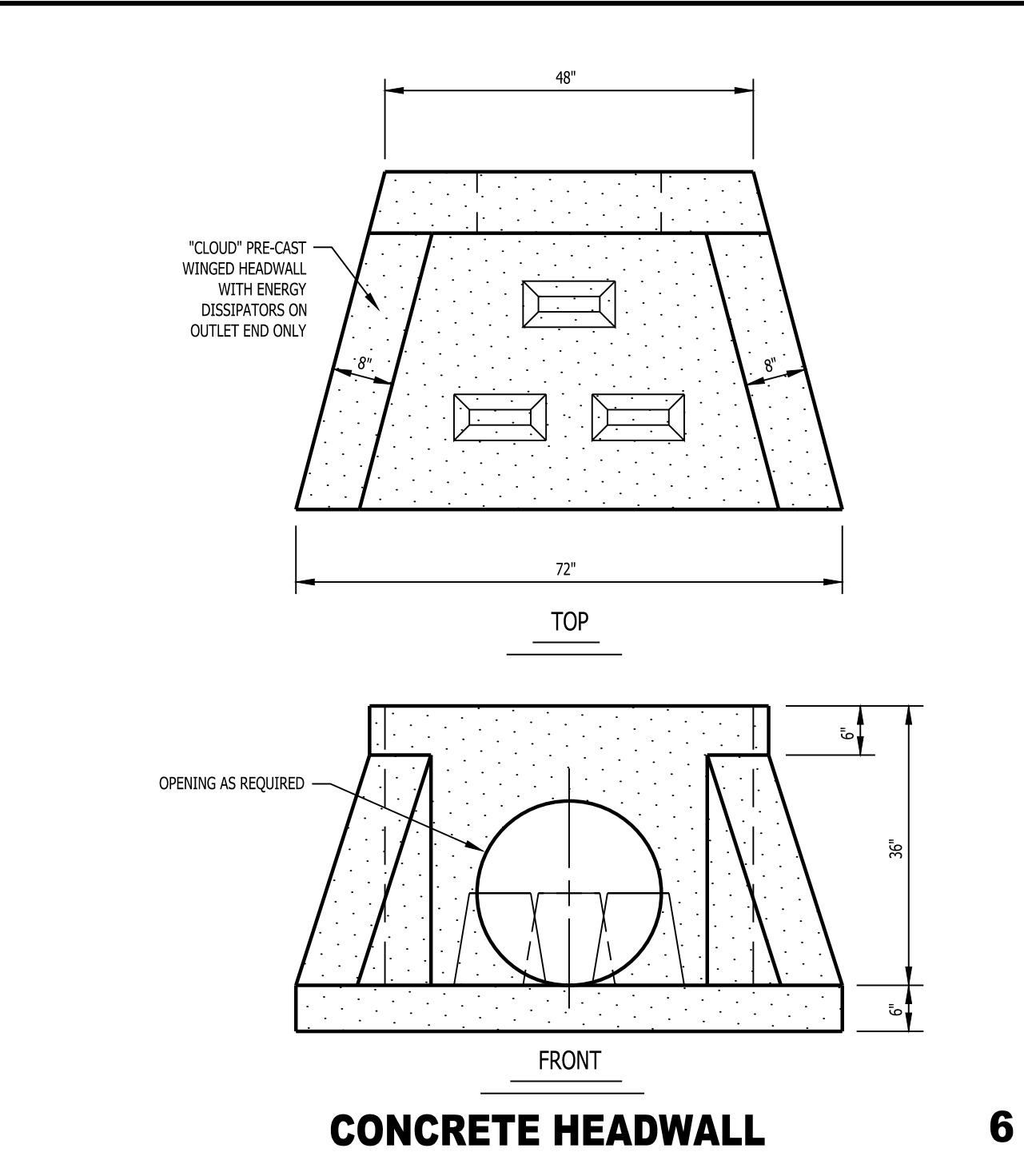
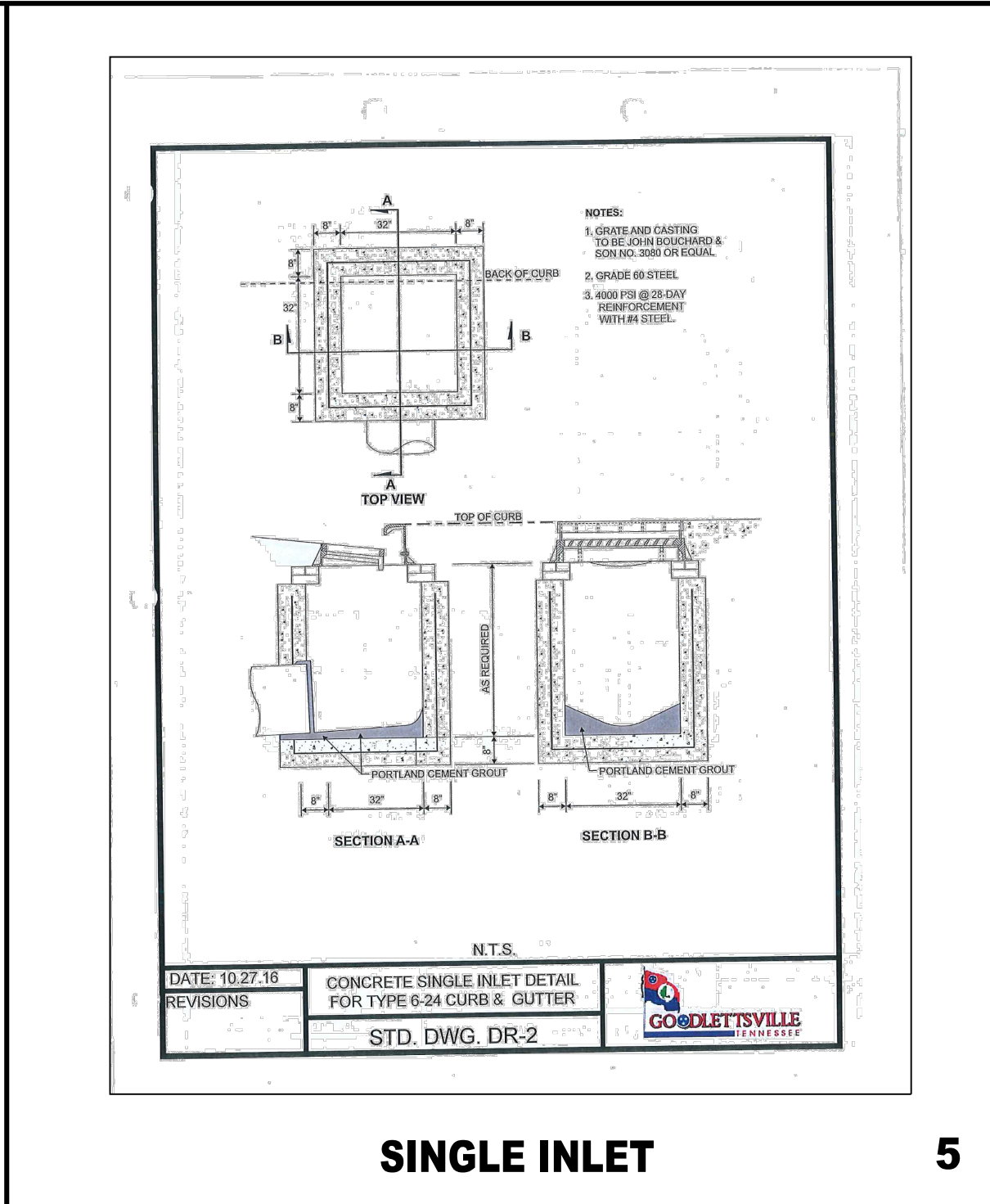
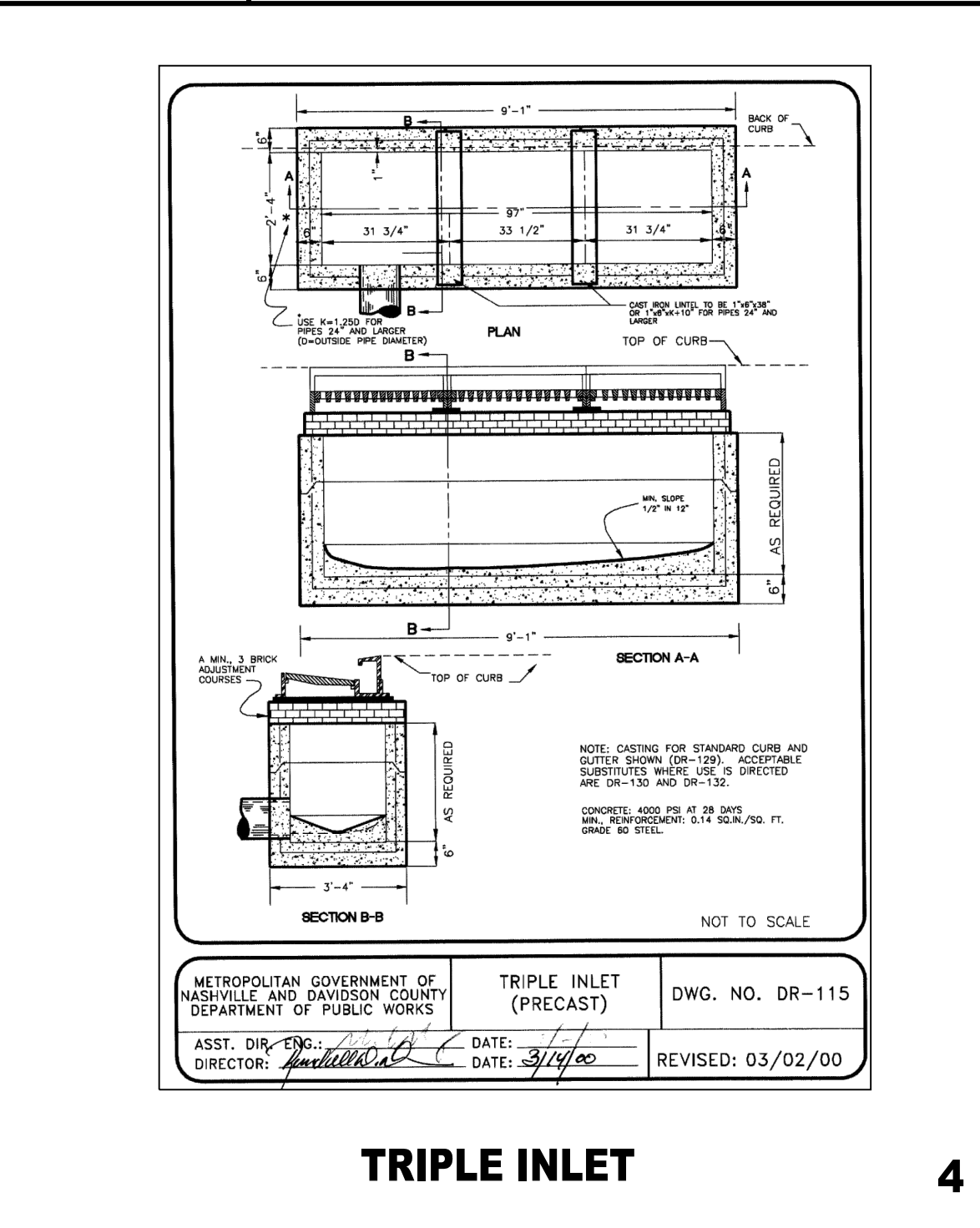
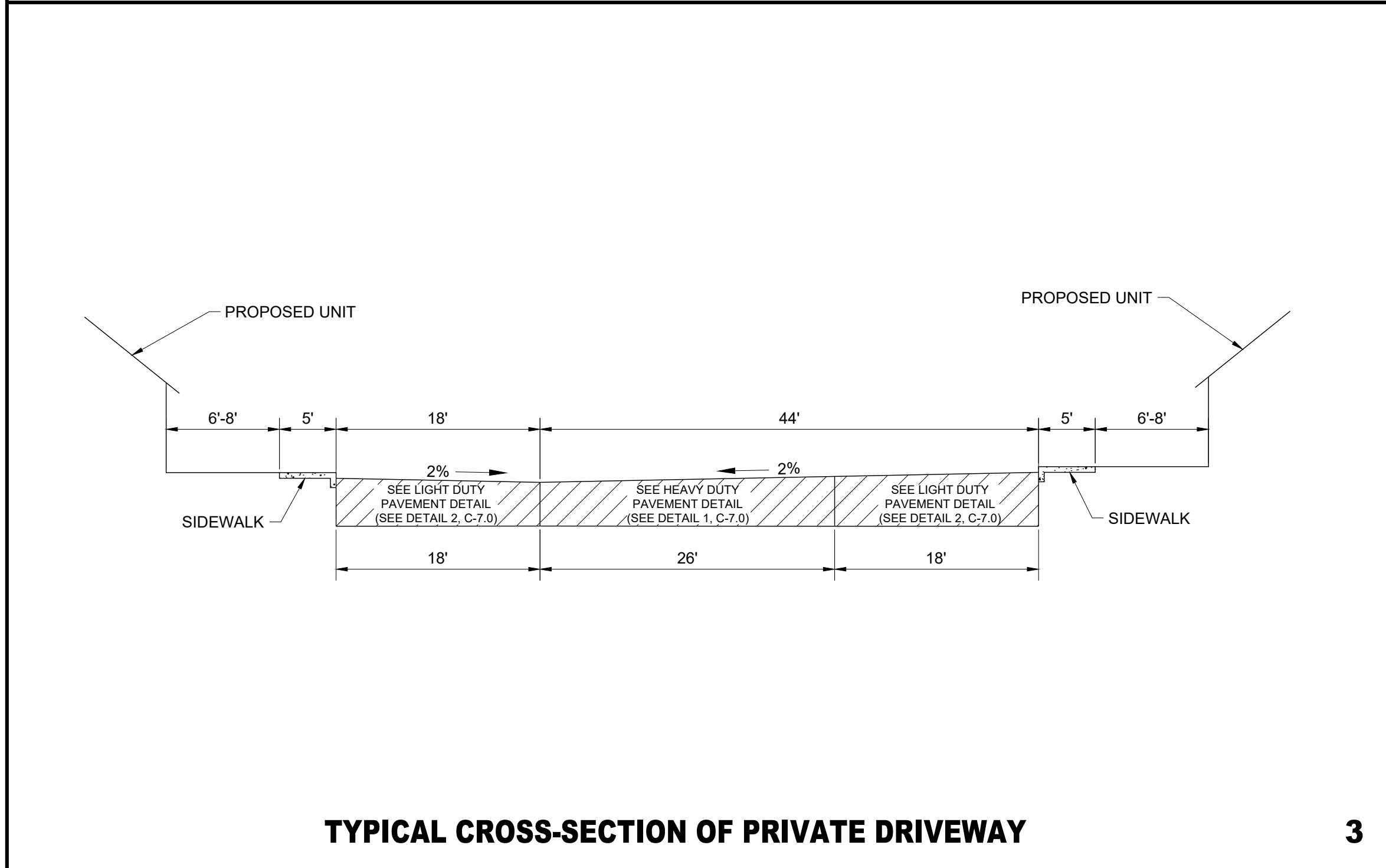
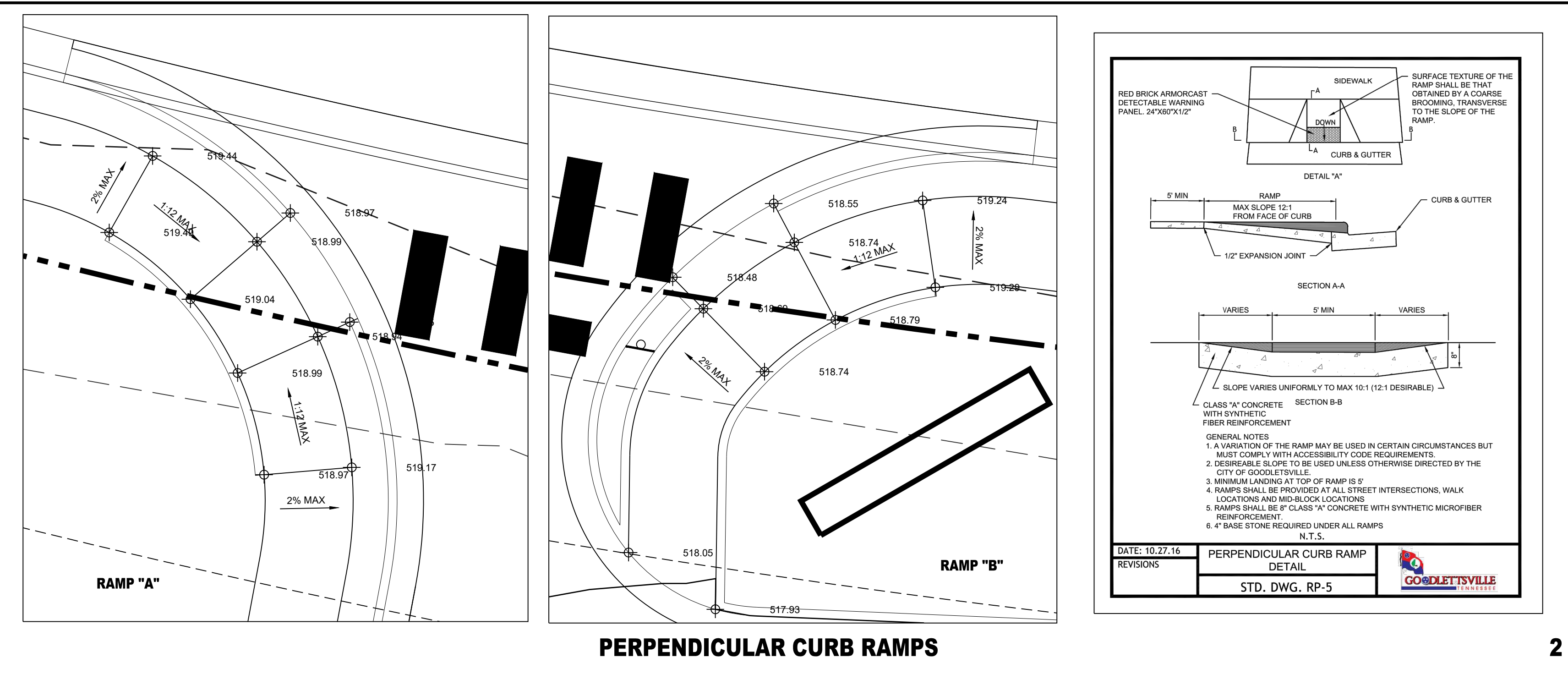
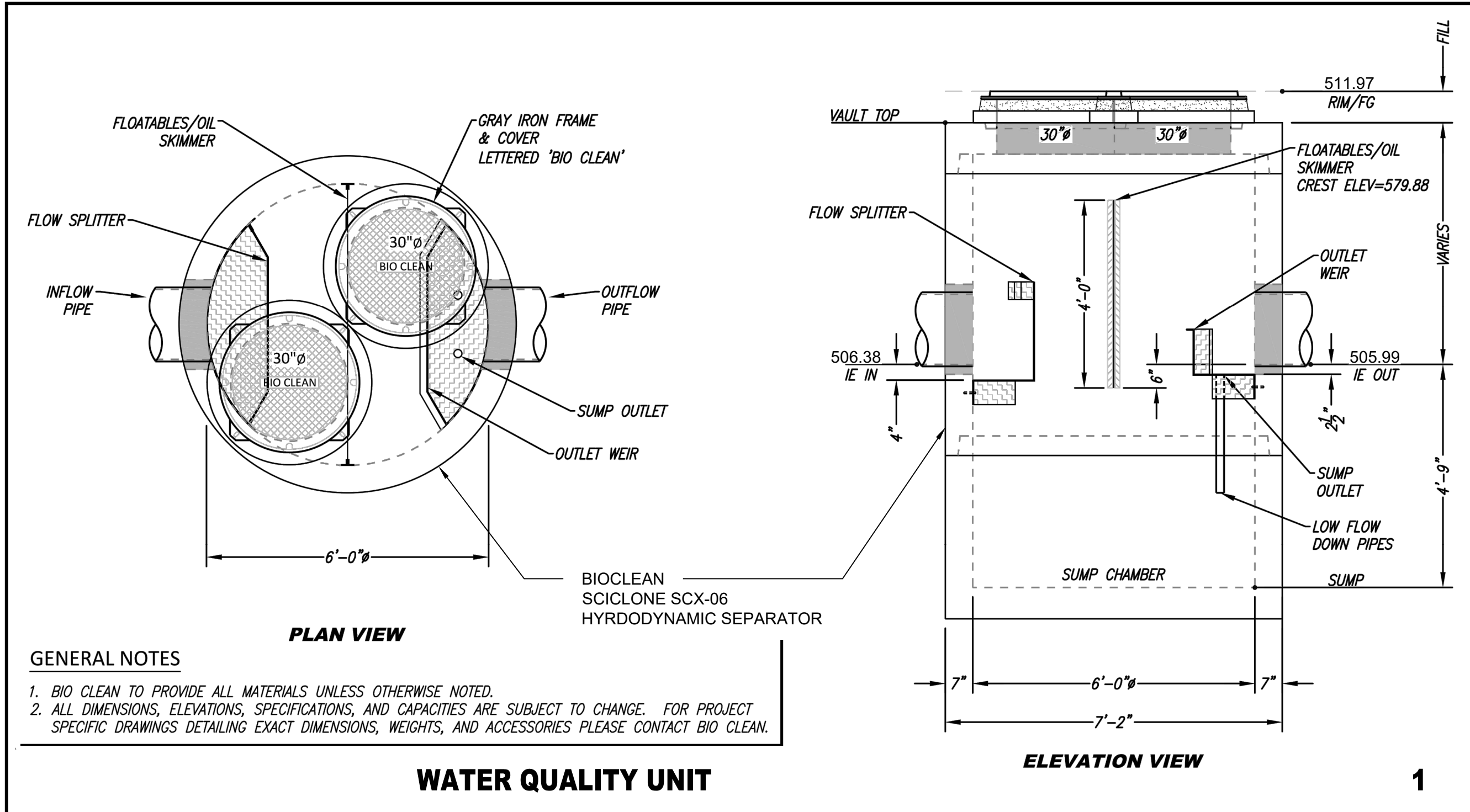


WAMBLE & ASSOCIATES
Civil Engineering
Land Surveying
Land Planning
40 Middleton Street
Nashville, TN 37210
615.251.9555

WATERLINE PLAN
DRY CREEK VILLAGE
GODDLETSVILLE, DAVIDSON COUNTY, TENNESSEE
OWNER AND DEVELOPER
GALLARDIA PROPERTIES, LLC
1720 WEST END AVE., SUITE 600
NASHVILLE, TENNESSEE, 37203
CONTACT: CLAY CAUBLE PH: 615-328-1720 EXT 278 EMAIL: CLAYC@VASTLAND.COM

REVISIONS:
01-27-22
ADDRESSED GOODLETSVILLE REVIEW COMMENTS

DATE: JAN. 3, 2022
W&A NO.: 486-0121
SHEET NUMBER:
C-6.0



WAMBLE & ASSOCIATES

Civil Engineering
Land Surveying
Land Planning

40 Middleton Street
Nashville, TN 37210
615.251.9555

SITE DETAILS

DRY CREEK VILLAGE

GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

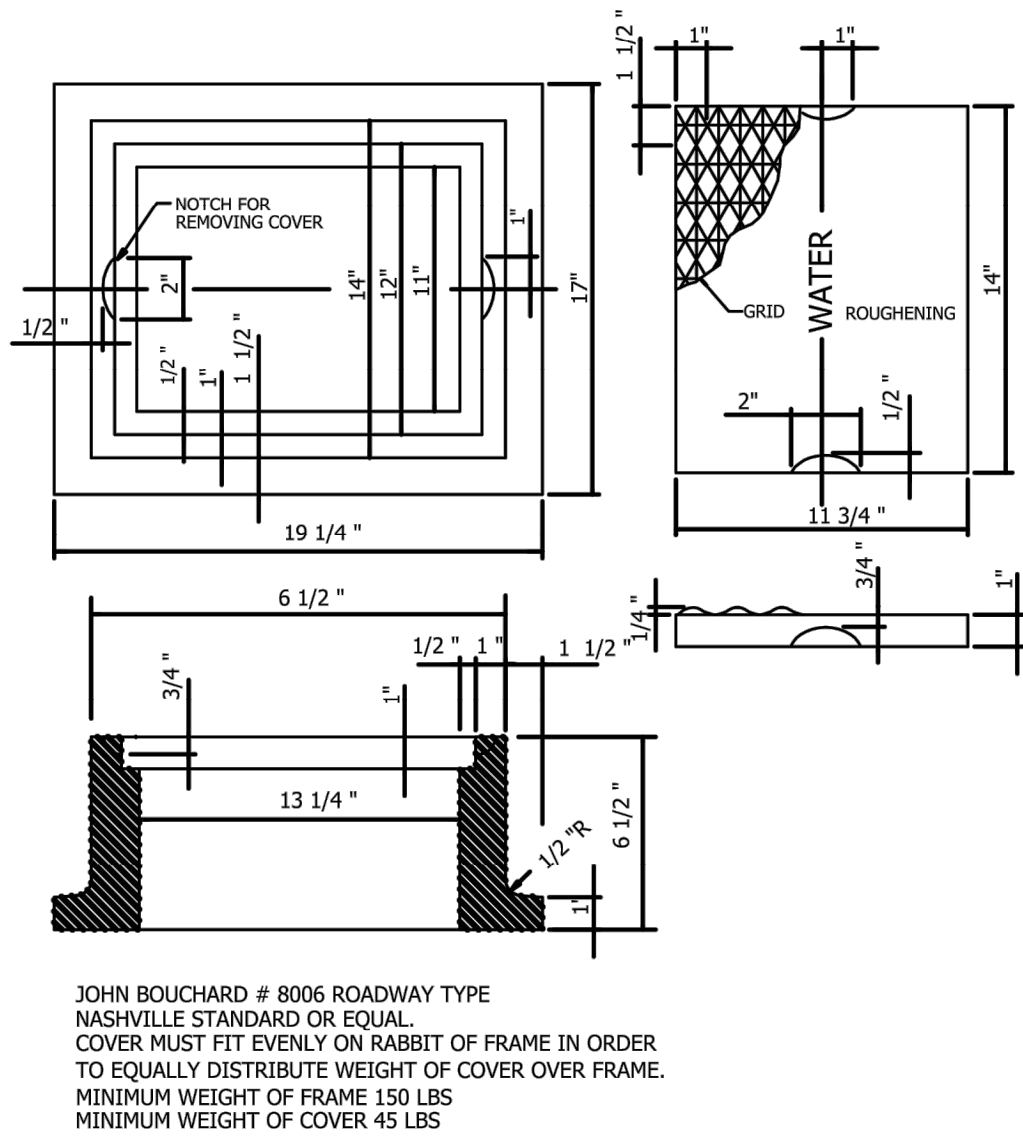
OWNER AND DEVELOPER
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1720 WEST END AVE., SUITE 600
NASHVILLE, TENNESSEE, 37203

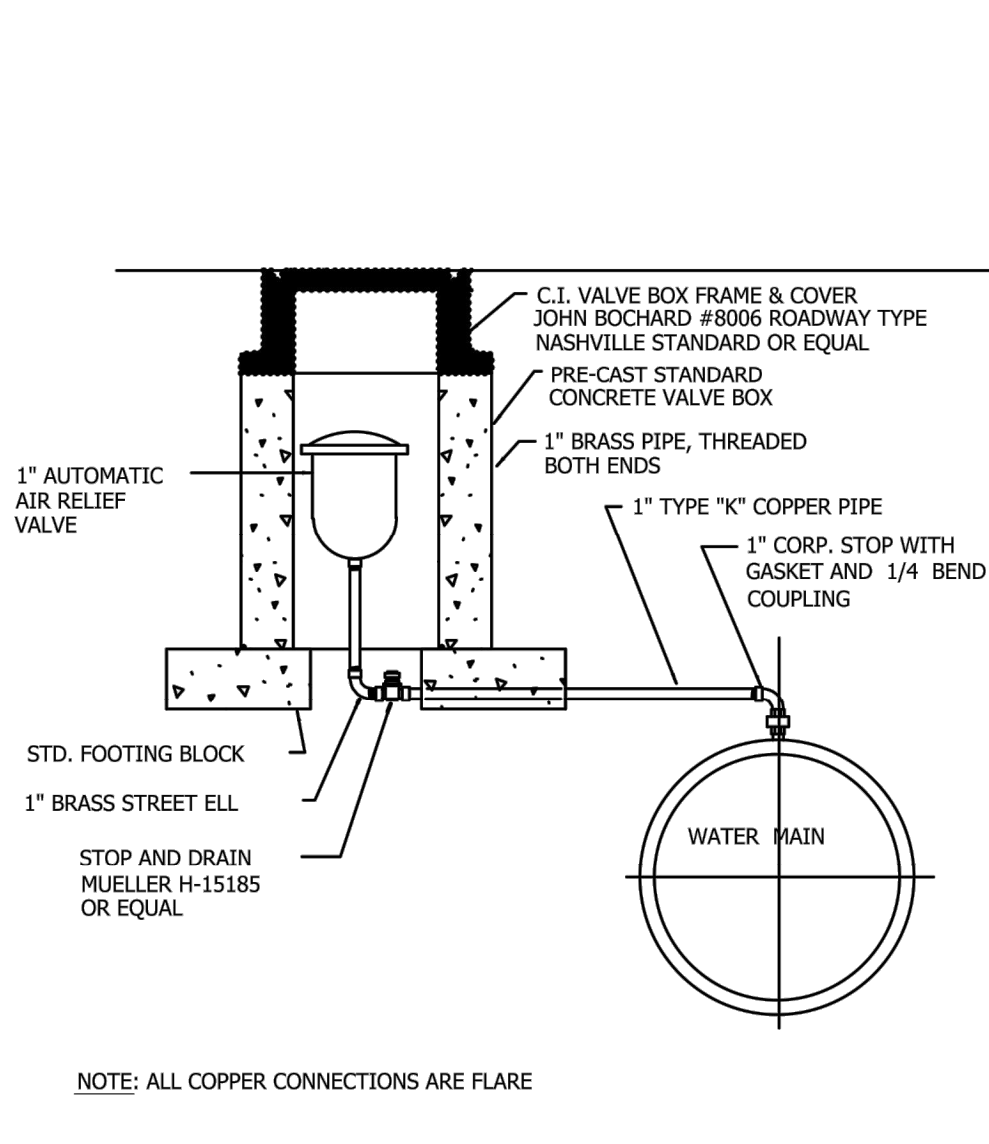
CONTACT CLAY CAUBLE PH:615-328-1720 EXT 278 EMAIL:CLAYC@VASTLAND.COM

REVISIONS:
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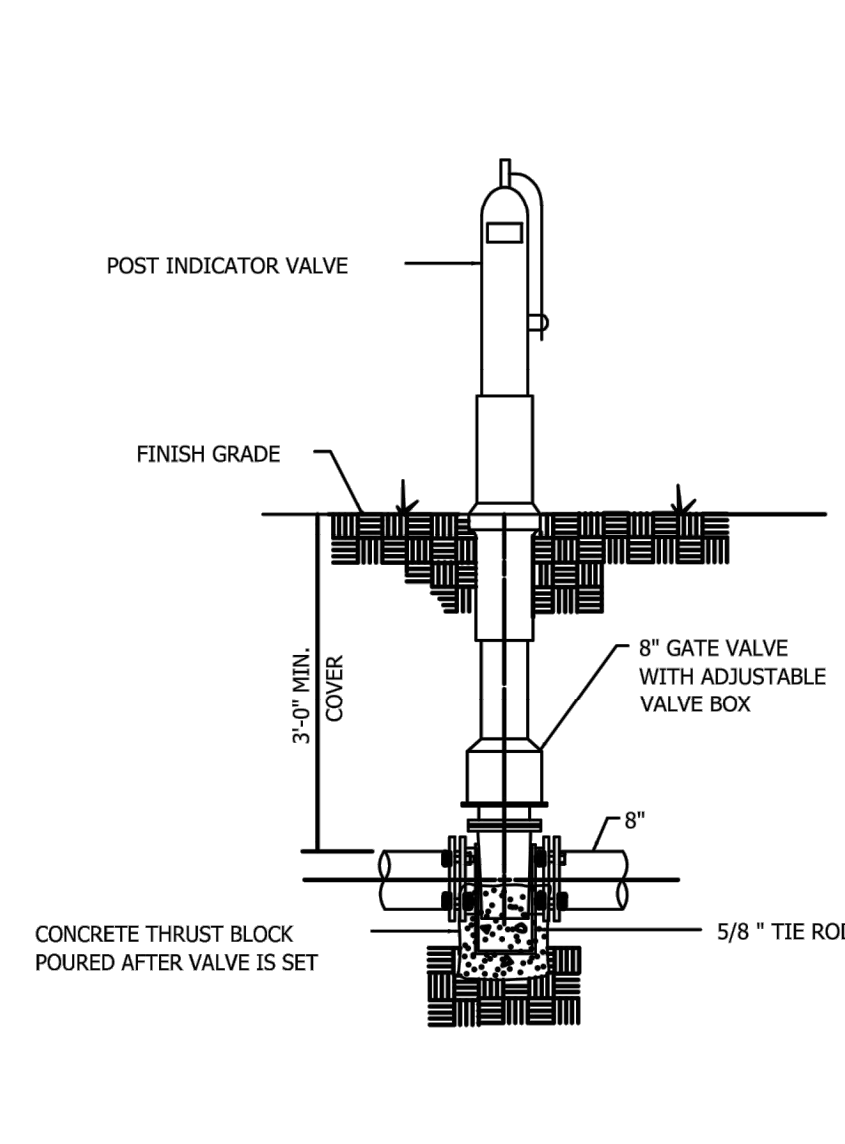
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W&A NO.: 486-0121
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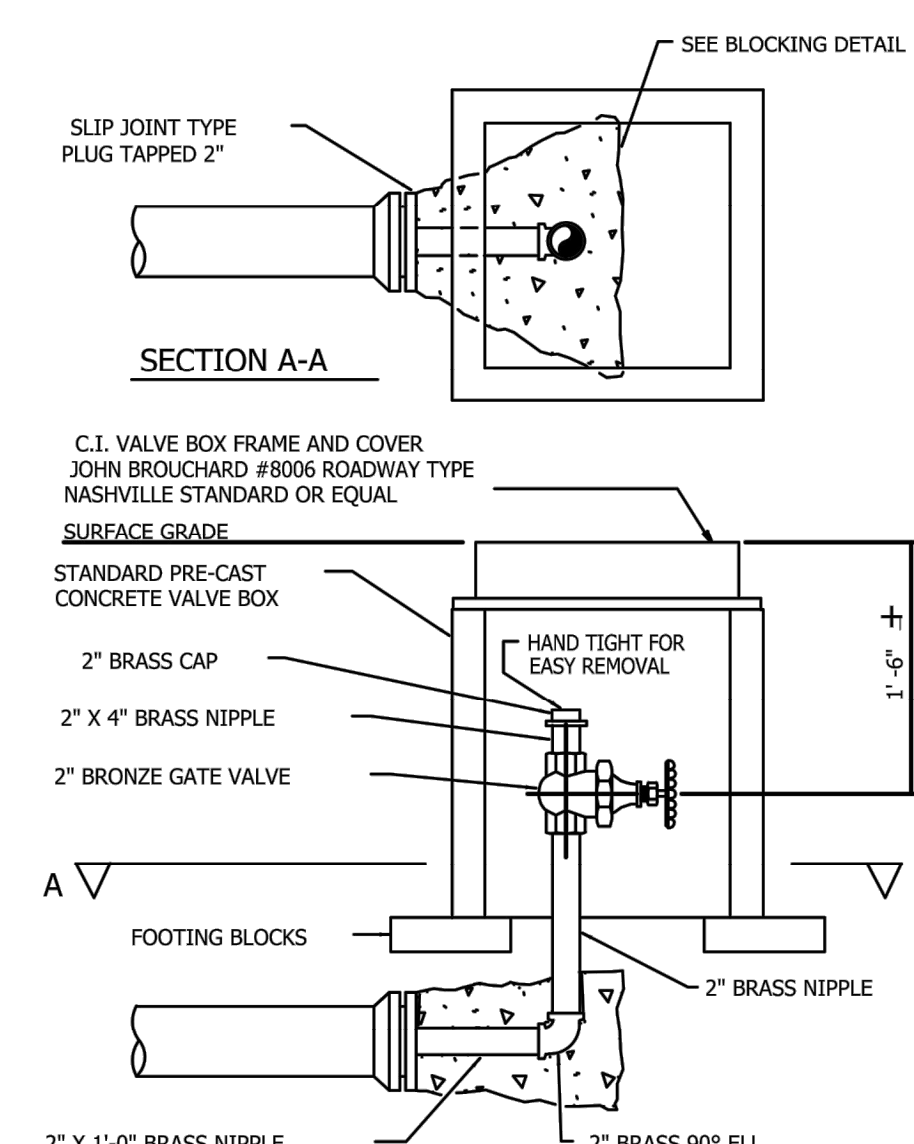
CAST IRON VALVE BOX
FRAME AND COVER



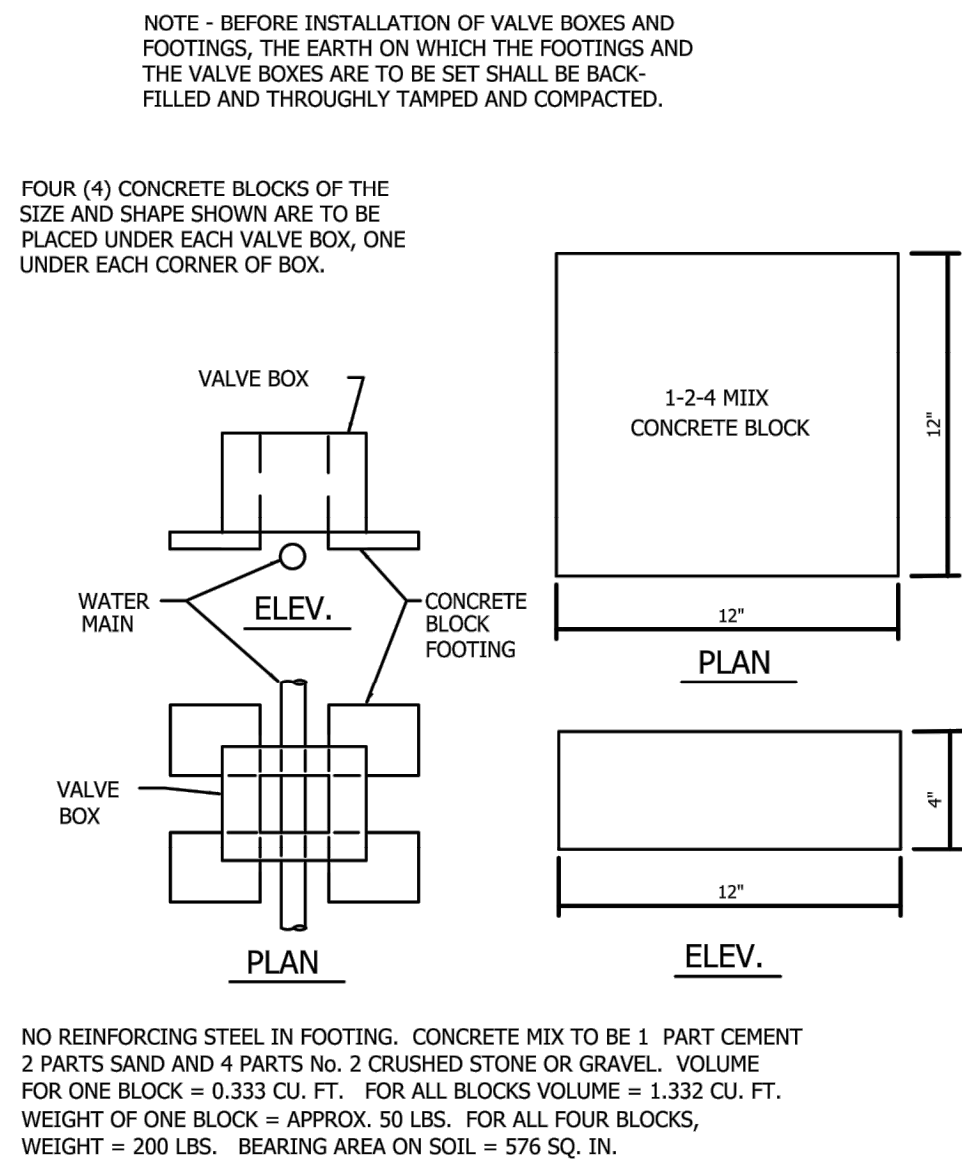
1" AIR RELIEF VALVE



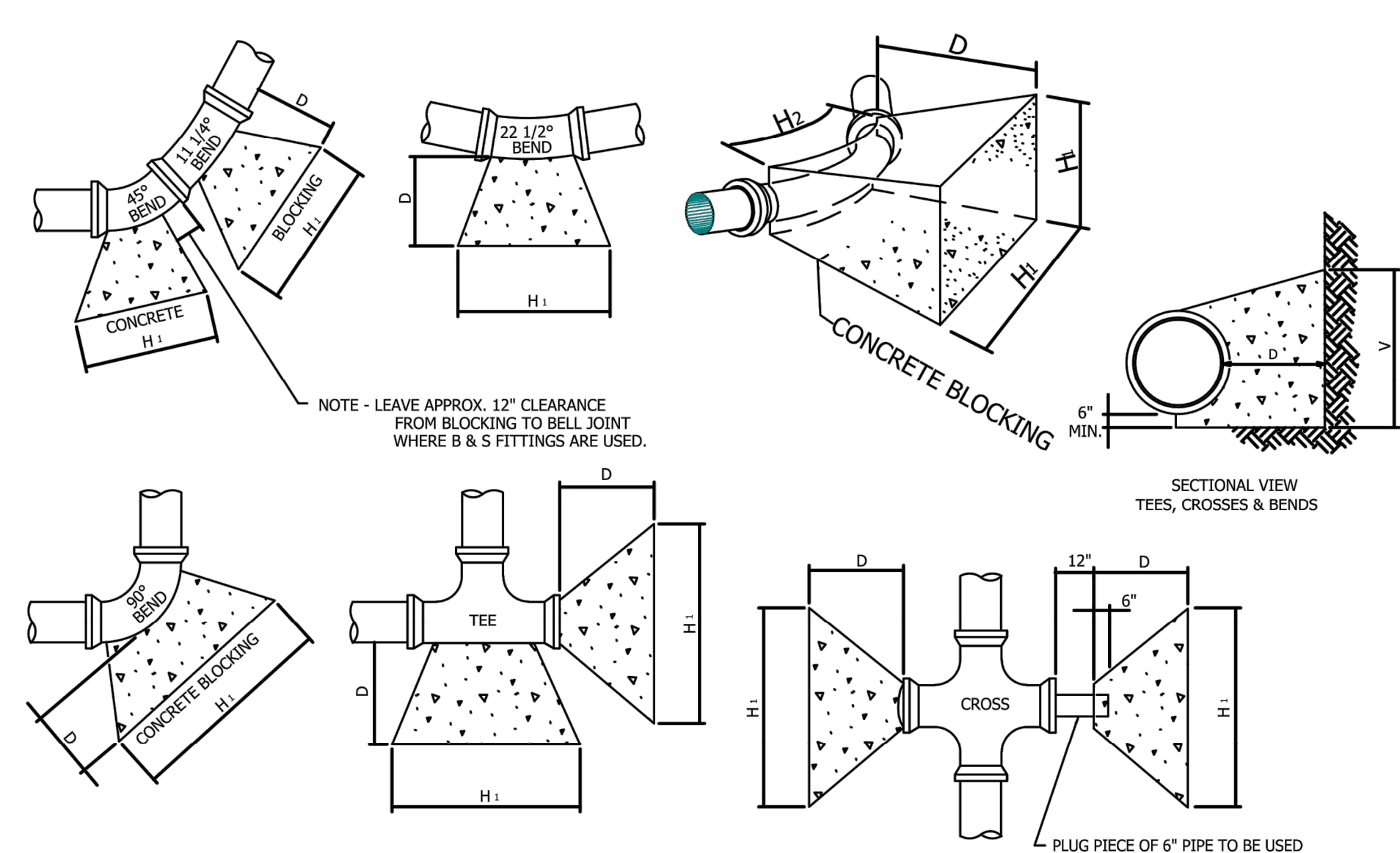
POST INDICATOR VALVE



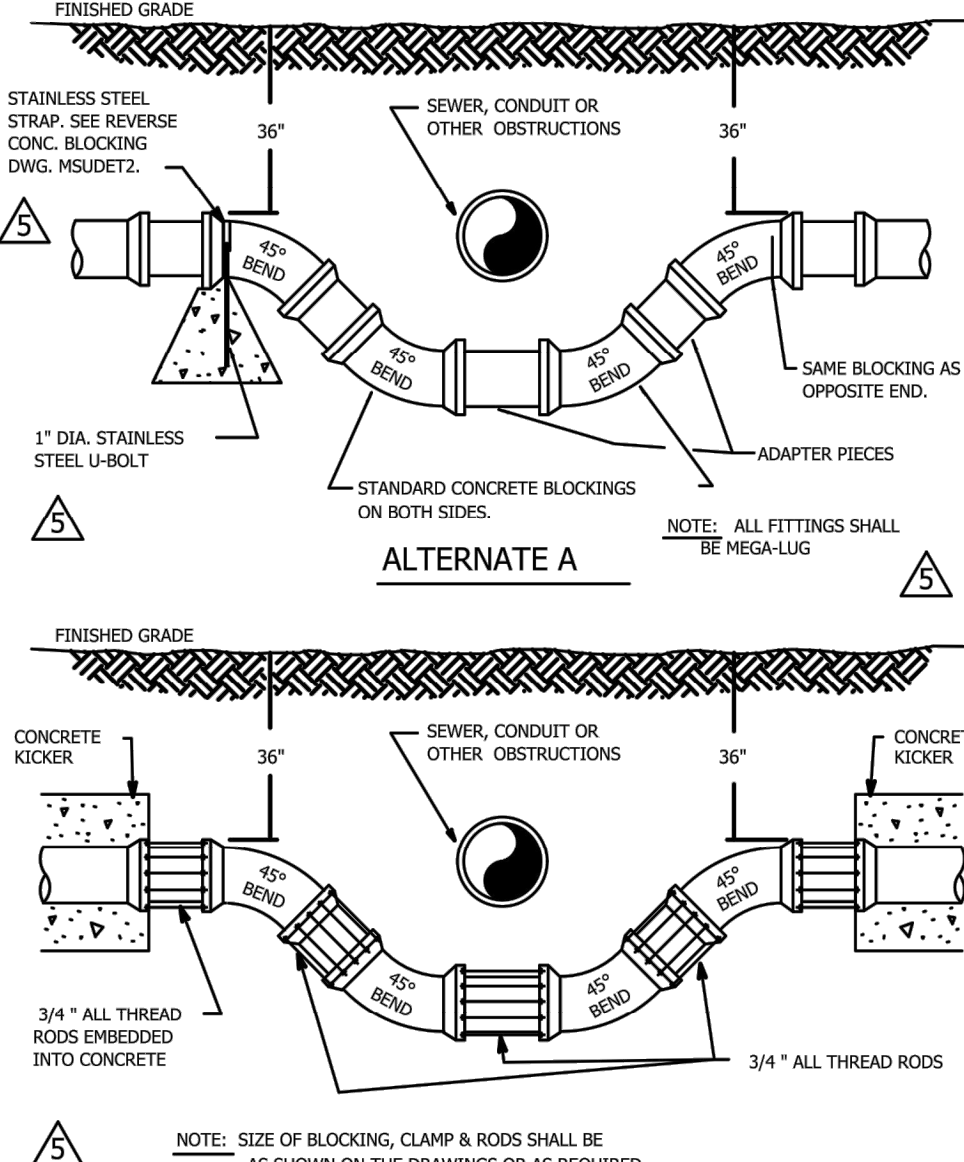
2" BLOW-OFF



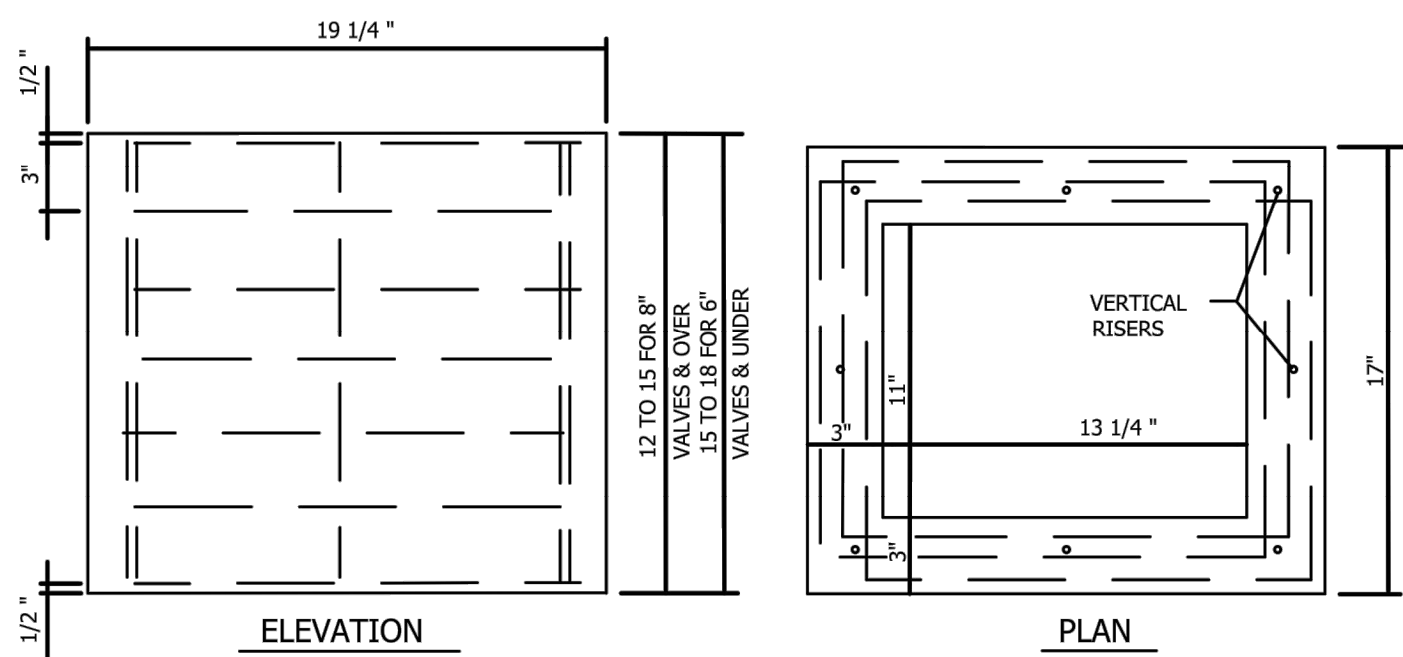
CONCRETE VALVE
BOX FOOTING



CONCRETE BLOCKING



METHOD OF CROSSING
UNDER OBSTRUCTION



NOTE: REINFORCING TO BE 1/4" STEEL REINFORCING RODS PLACED HORIZONTALLY IN SQUARES 16 1/4" X 14" AND TO BE STAGGERED APPROXIMATELY AS SHOWN ON PLAN VIEW, ONE FOR EVERY 3" OF HEIGHT OF BOX. VERTICAL RISERS ARE TO BE SHORTER THAN THE HEIGHT OF THE BOX AND SHALL BE PLACED IN EACH CORNER OF THE BOX AND AT THE HALF WAY POINT OF EACH SIDE OF THE BOX USING 8 RISERS TO THE BOX.

TOTAL LENGHT OF REINFORCING RODS FOR BOX APPROX. 47 FEET

CONCRETE MIXTURE TO BE 1 PART CEMENT 2 PARTS SAND & 4 PARTS No. 2 CRUSHED STONE OR GRAVEL.

TOTAL VOLUME OF MIXTURE FOR BOX - APPROX. 2 CU. FT.

CONCRETE VALVE BOX

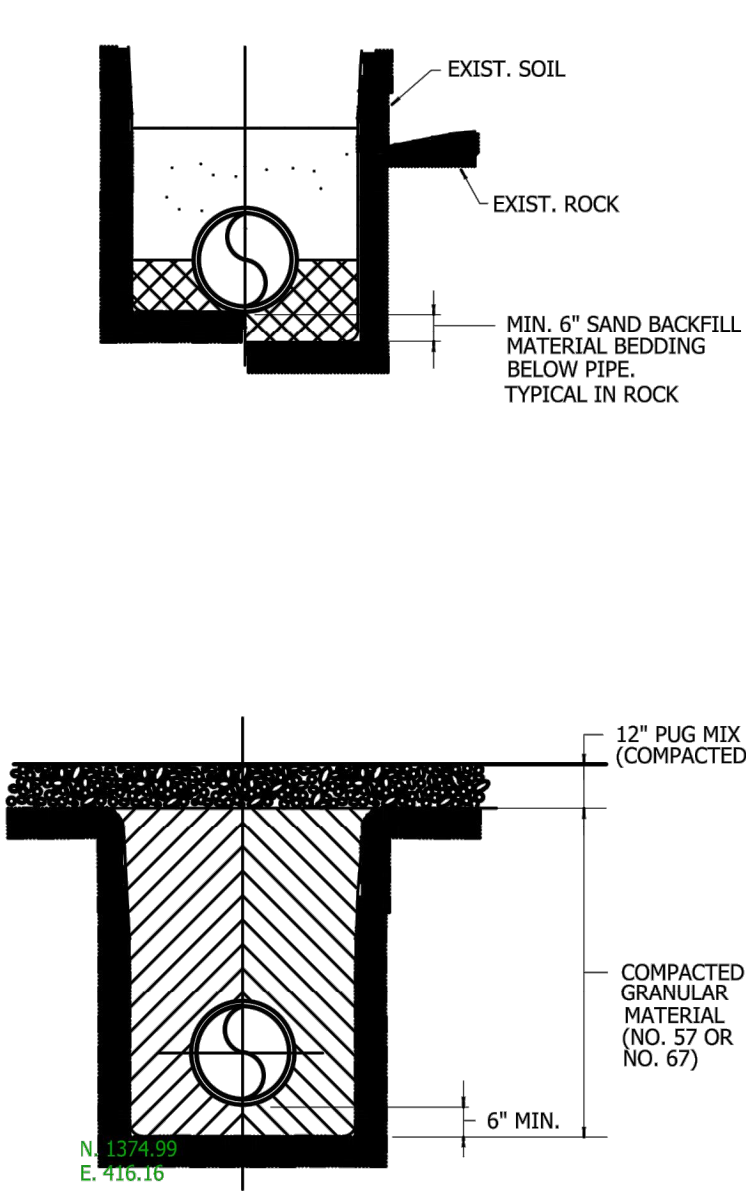
TABLE OF DIMENSIONS FOR CONCRETE BLOCKING																									
SIZE OF PIPE	TAPPING SLEEVES TEES & PLUGS				90° BENDS				45° BENDS				22 1/2 ° BENDS				11 1/4 ° BENDS								
	H ₁	H ₂	V	D	C.U. FT.	H ₁	H ₂	V	D	C.U. FT.	H ₁	H ₂	V	D	C.U. FT.	H ₁	H ₂	V	D	C.U. FT.	H ₁	H ₂	V	D	C.U. FT.
2"x82 1/4"	18"	10"	12"	18"	1.90	18"	10"	12"	18"	1.90	18"	6"	12"	18"	1.50	18"	6"	12"	18"	1.50	18"	6"	12"	18"	1.50
3"x84"	24"	12"	12"	18"	2.25	24"	12"	12"	18"	2.25	18"	8"	12"	18"	1.60	18"	8"	12"	18"	1.60	18"	8"	12"	18"	1.60
6"	24"	16"	18"	18"	3.50	30"	16"	18"	18"	4.05	24"	10"	16"	18"	3.20	24"	10"	16"	18"	3.20	24"	10"	16"	18"	3.20
8"	36"	18"	18"	18"	5.05	39"	18"	24"	18"	7.30	30"	11"	18"	18"	3.95	24"	11"	18"	18"	3.40	24"	11"	16"	18"	3.40
10"	48"	24"	18"	24"	7.15	54"	32"	12"	18"	10.25	24"	18"	21"	18"	4.60	24"	18"	21"	18"	4.60	24"	18"	21"	18"	4.60
12"	54"	30"	24"	24"	13.4	54"	36"	26"	24"	18.15	42"	18"	24"	24"	9.60	24"	18"	24"	24"	6.80	24"	18"	21"	24"	6.10
16"	66"	34"	36"	24"	22.5	69"	48"	48"	24"	29.0	48"	30"	36"	24"	17.0	24"	30"	27"	24"	11.8	27"	24"	27"	24"	9.10
24"	84"	48"	46"	30"	75.6	88"	68"	68"	36"	126.8	60"	36"	42"	36"	48.0	36"	30"	42"	36"	22.7	36"	30"	42"	36"	22.7

TABLE IS BASED ON 22.5 P.S.I. OR 150 P.S.I. WORKING PRESSURE PLUS 50% WATER HAMMER.

NOTE: CONCRETE USED FOR BLOCKING SHALL BE 3500#/sq. in

EARTH PRESSURES ARE FIGURED AT 4000# PER SQ. FT. BEARING AREA OF KICKERS SHALL BE INCREASED WHEN POURED AGAINST SAND, LOOSE FILL, WET EARTH, CINDERS, ETC.

TABLE OF DIMENSIONS
FOR CONCRETE BLOCKING



TRENCH DETAILS

GENERAL NOTES FOR WATER LINE CONSTRUCTION

- ALL WATER LINE CONSTRUCTION AND MATERIALS WILL BE IN STRICT COMPLIANCE WITH THE CURRENT APPROVED SPECIFICATIONS FOR THE MADISON SUBURBAN UTILITY DISTRICT (MSUD) AS ON FILE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER QUALITY CONTROL.
- BEFORE ANY WATER LINE WORK IS INITIATED ON THIS PROJECT, THE CONTRACTOR SHOULD CONTACT MSUD AND SATISFY ALL REQUIREMENTS OF MSUD. UPON COMPLETION OF THE WATER LINE INSTALLATION, THE CONTRACTOR WILL PERFORM A PRESSURE TEST AND DISINFECT THE LINE UNDER THE INSPECTION OF MSUD. THE OWNER / DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF REASONABLE INSPECTION FEES OF MSUD.
- ANY AND ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION AND ARE TO BE OBTAINED AND PAID PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST THEREFORE WILL BE BORNE BY THE CONTRACTOR.
- MSUD WILL SUPPLY THE APPROPRIATE WATER METER(S) AND SHALL BE REIMBURSED BY THE CONTRACTOR FOR MATERIAL COSTS.
- WATER LINE CONSTRUCTION IS TO BE COMPLETED BY THE CONTRACTOR EXCEPT FOR THE ACTUAL CONNECTIONS TO EXISTING WATER LINE. AT LEAST 72 HOURS PRIOR TO CONNECTING PROPOSED WATER LINE TO THE SYSTEM, THE CONTRACTOR WILL NOTIFY MSUD AND COORDINATE METHOD OF CONNECTION AND TIME TO SHUT DOWN EXISTING WATER LINE IF REQUIRED.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
- WATER LINE MATERIAL WILL BE DUCTILE IRON PIPE, CLASS #52 WITH DUCTILE IRON FITTINGS AND DUCTILE IRON OR BRASS TAPS AS APPROPRIATE.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL NEW TIE-INS, FITTINGS, VALVES, VAULTS, PRESSURE REDUCING VALVES, WATER UTILITY CROSSINGS OF OTHER UTILITIES OR STREAMS, CASING PIPE ENDS, CONCRETE ENCASMENT ENDS, AND FIRE HYDRANTS UTILIZING THE GLOBAL POSITIONING SYSTEM (GPS). POINTS ON THE WATER MAIN EVERY 50 FEET BETWEEN THESE ITEMS SHALL ALSO BE LOCATED. ELEVATIONS AND COORDINATES (NORTHING AND EASTING BASED UPON THE TENNESSEE RECTANGULAR GRID SYSTEM, 1983 NORTH AMERICA DATUM OR UPDATED VERSION) OF EACH OF THESE ITEMS SHALL BE OBTAINED AND PROVIDED TO THE MADISON SUBURBAN UTILITY DISTRICT. THIS GPS INFORMATION SHALL INCLUDE REAL TIME SIGNAL CORRECTION. THE CONTRACTOR SHALL COORDINATE THE DEVELOPMENT OF THIS DATA WITH THE M.S.U.D. PROJECT INSPECTOR. FINAL ACCEPTANCE OF THE NEW FACILITIES BY M.S.U.D. IS CONTINGENT UPON RECEIPT OF THIS INFORMATION. TWO (2) 24" X 36" HARD COPIES AND ONE (1) ELECTRONIC COPY (MICROSTATION OR AUTOCAD) OF THE AS-BUILT PLANS, INCLUDING THIS GPS DATA, ARE TO BE PROVIDED TO M.S.U.D., ONCE CONSTRUCTION IS COMPLETED. THE ELECTRONIC COPY SHALL BE UTILIZED SOLELY FOR THE PURPOSE OF TRANSFERRING AS-BUILT INFORMATION TO M.S.U.D.'S WATER SYSTEM DISTRIBUTION MAPS.
- ALL BENDS, TEES, CROSSES, PLUGS, AND PRESSURE CONNECTIONS, ETC., SHALL BE BACKED UP AND ANCHORED WITH CONCRETE BLOCKING.
- BACKFLOW PREVENTER ARE TO BE INSTALLED BY TENNESSEE CERTIFIED INSTALLERS WHO SPECIALIZE IN BACKFLOW PREVENTION. ALL INSTALLATIONS ARE TO MEET M.S.U.D.'S REQUIREMENTS. ALSO, THE CONTRACTOR MUST SCHEDULE A TIME FOR TESTING OF THE DEVICE WITH THE DISTRICT'S INSPECTOR BEFORE COMPLETION OF THE PROJECT. IT IS NECESSARY FOR THE CONTRACTOR TO BE PRESENT DURING THIS TEST IN ORDER TO CORRECT ANY POTENTIAL PROBLEMS PRIOR TO OCCUPANCY OF THE PROPERTY.
- BE SURE TO NOTIFY THE STATE, WHEN REQUIRED BY STATE REGULATIONS, BEFORE YOU BEGIN ANY WATER LINE CONSTRUCTION.
- ALL VALVES SHALL OPEN BY TURNING TO THE LEFT AND BE SECURED USING MEGA-LUGS. ALL PIPE FITTINGS SHALL BE SECURED USING MEGA-LUGS.
- IF STATE REVIEW AND APPROVAL REQUIRED, OWNER/DEVELOPER SHALL SUBMIT A STATE APPROVED SET OF PLANS TO M.S.U.D. A MINIMUM OF TWO (2) WEEKS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN A SET OF STATE APPROVED PLANS AND SPECIFICATIONS ON THE PROJECT SITE AT ALL TIMES.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, ALL WATER METERS SHALL BE PLACED IN AN ALIGNMENT THAT IS PERPENDICULAR TO THE ROAD FRONTING THE STRUCTURE BEING SERVED; THEY SHALL BE PLACED A MINIMUM OF 2'-0" FROM ANY STRUCTURE, INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, MAILBOXES, TREES, ETC.; AND THEY SHALL BE LOCATED AT THE FRONT OF THE STRUCTURE.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO FIRE HYDRANTS SHALL BE PLACED BETWEEN A SIDEWALK AND THE ROAD OR CURBING.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER MAINS SHALL BE PLACED UNDER A SIDEWALK, EXTENDING PARALLEL TO THE SIDEWALK.
- ANY WATER MAINS INSTALLED CROSSING UNDER PAVEMENT CARRYING VEHICULAR TRAFFIC SHALL BE BACKFILLED WITH STONE, PER MSUD TRENCH DETAIL - TYPE B. ANY PAVEMENT CARRYING VEHICULAR TRAFFIC, PLACED OVER EXISTING WATER MAINS, SHALL REQUIRE THE MAIN TO BE BEDDED WITH STONE, PER MSUD TRENCH DETAIL-TYPE B.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER VALVES SHALL BE PLACED IN SIDEWALKS OR RESIDENTIAL DRIVEWAYS.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, WATER MAINS IN RESIDENTIAL DEVELOPMENTS SHALL BE PLACED IN THE MIDDLE OF ONE LANE OF A STREET.
- ON-SITE MSUD APPROVAL OF A PART OF A PROJECT'S WATER SYSTEM INSTALLATION DOES NOT CONSTITUTE THE DISTRICT'S APPROVAL OF ALL OF THE PROJECT'S WATER SYSTEM INSTALLATION. FINAL ON-SITE APPROVAL OF THE PROJECT'S TOTAL WATER SYSTEM INSTALLATION MUST BE OBTAINED BEFORE THE MSUD WILL RECEIVE OWNERSHIP OF THAT WATER SYSTEM. FROM THE TIME OF THE ON-SITE INSPECTION AND FINAL APPROVAL OF THE TOTAL WATER SYSTEM INSTALLATION BY A REPRESENTATIVE OF THE MSUD, FURTHER CHANGES IMPACTING THE CONDITIONS OF OR THE ACCESSIBILITY TO THE WATER SYSTEM FACILITIES ARE STRICTLY FORBIDDEN, WITHOUT THE PRIOR APPROVAL OF THE MSUD. THESE INCLUDE, BUT ARE NOT LIMITED TO, CHANGES IN OVERBURDEN SLOPE OR DEPTH ON THE WATER MAIN, CHANGES THAT ADVERSELY EFFECT, IN THE OPINION OF THE MSUD, VEHICULAR OR EQUIPMENT ACCESS TO THE WATER MAINS, THE PLANTING OF TREES, SHRUBS, ETC. IN THE WATER UTILITIES EASEMENT OR THE LATER CONSTRUCTION OR PLACEMENT OF STRUCTURES CONSTRUCTING THE WIDTH OF THE WATER UTILITIES EASEMENT. SHOULD THESE OR OTHER TYPES OF CHANGES BE MADE WITHOUT PRIOR APPROVAL OF THE MSUD, THEY SHALL BE RETURNED BACK TO THE ORIGINAL CONDITIONS AT THE TIME OF FINAL APPROVAL, AT THE COST OF THE PROPERTY OWNER DURING THOSE CHANGES.
- THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM INSTALLATION SHALL BE RESPONSIBLE FOR INSURING THAT THOSE PLANS INCLUDE ALL ASPECTS OF THE PROJECT IMPACTING THE WATER SYSTEM ADDITIONS OR MODIFICATIONS. ANY SUBSEQUENT CHANGES IN PLANS, ADVERSELY IMPACTING THE WATER SYSTEM INSTALLATION, IN THE OPINION OF THE MSUD, AFTER APPROVAL OF THE ORIGINAL PLANS SUBMITTED TO THE MSUD, SHALL NEGATE THE PRIOR APPROVAL AND GIVE CAUSE FOR A RESUBMITTAL OF THE REVISED PLANS TO THE MSUD FOR APPROVAL. THE PLAN SHEETS OF THE WATER SYSTEM ADDITIONS OR MODIFICATIONS SHALL BE THE CONTROL SHEETS FOR THE REVIEW OF THE MSUD FOR APPROVAL AND SHALL INCLUDE ALL PROPER CROSS-REFERENCE NOTES TO ANY OTHER SHEETS SHOWING INFORMATION RELATED TO PIPE DEPTH, GROUND SLOPE, ETC. THE WATER MAIN DEPTH, AT ALL TIMES, SHALL BE THREE (3) FEET FROM THE GROUND ELEVATION TO THE TOP OF THE PIPE, UNLESS OTHER PROJECT ISSUES, SUCH AS EXISTING UTILITIES, ETC., REQUIRE A GREATER DEPTH FOR THE WATER MAIN. UNLESS APPROVAL HAS BEEN PROVIDED BY THE MSUD, NO WATER MAIN DEPTH SHALL BE GREATER THAN SIX (6) FEET UPON FINAL CONSTRUCTION OF THE PROJECT.
- THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM FIRE SPRINKLER INSTALLATION SHALL INCLUDE ON THE UTILITY DRAWINGS A SPRINKLER HEAD SCHEDULE WHICH SHALL INCLUDE SIZES AND QUANTITIES OF SPRINKLER HEADS.
- NEW WATER MAINS TO BE OWNED AND MAINTAINED BY THE M.S.U.D. OUTSIDE OFF-ROAD RIGHT-OF-WAYS, SHALL NOT BE INSTALLED UNDER PAVEMENT AND / OR CONCRETE. IN PRIVATE PROPERTY, UNLESS THERE ARE NO OTHER OPTIONS FOR THE ROUTE OF THE MAIN, SHOULD THE WATER MAIN HAVE TO BE INSTALLED UNDER PAVEMENT AND / OR CONCRETE, OUTSIDE OF THE ROAD RIGHT-OF-WAY, THE PROPERTY OWNER AGREES TO ASSUME ALL COSTS AND RESPONSIBILITIES OF RESTORING THE PAVEMENT AND / OR CONCRETE. SHOULD THE M.S.U.D. BE REQUIRED TO ACCESS THE WATER MAIN FOR MAINTENANCE, REPAIR OR REVISION.

MADISON SUBURBAN UTILITY DISTRICT
MADISON, TENNESSEE

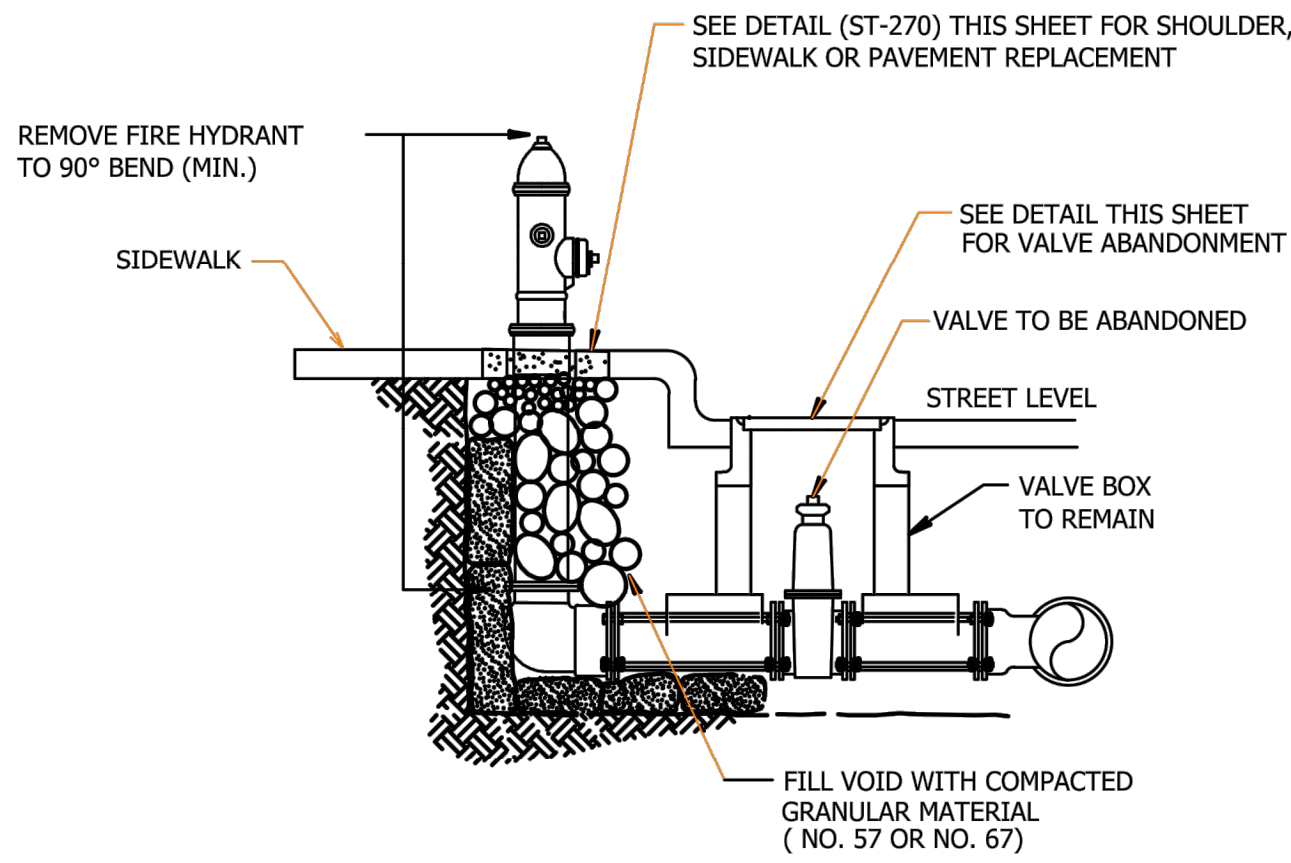
GENERAL DETAILS

JVE / BWSC

Turner Professional Building
5100 Linbar Drive, Suite 106
Nashville, Tennessee 37211
Phone (615) 781-8725 Fax (615) 781-8727

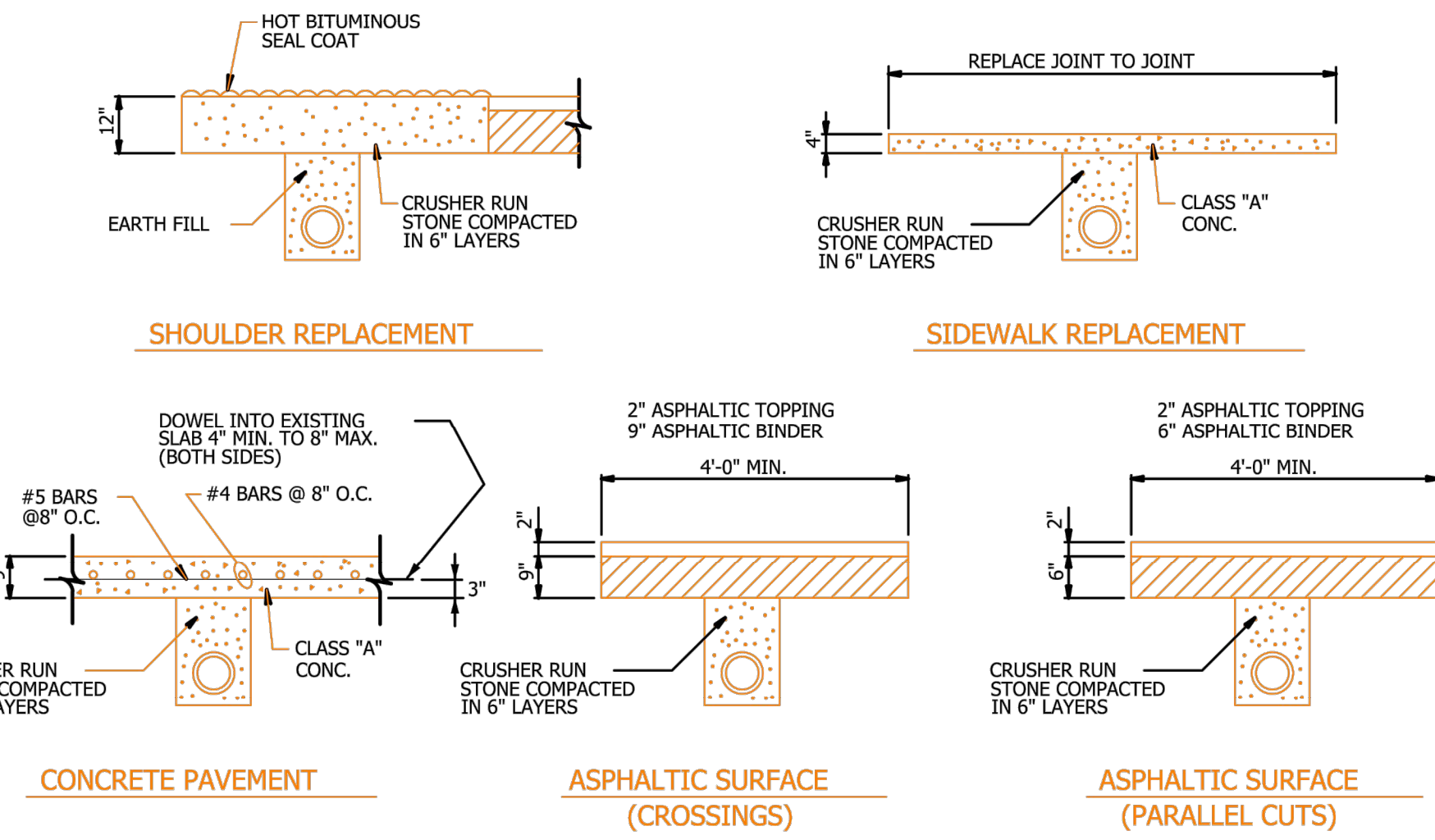
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CHECKED: DRAWING NO.

C-8.0



FIRE HYDRANT REMOVAL

N.T.S.



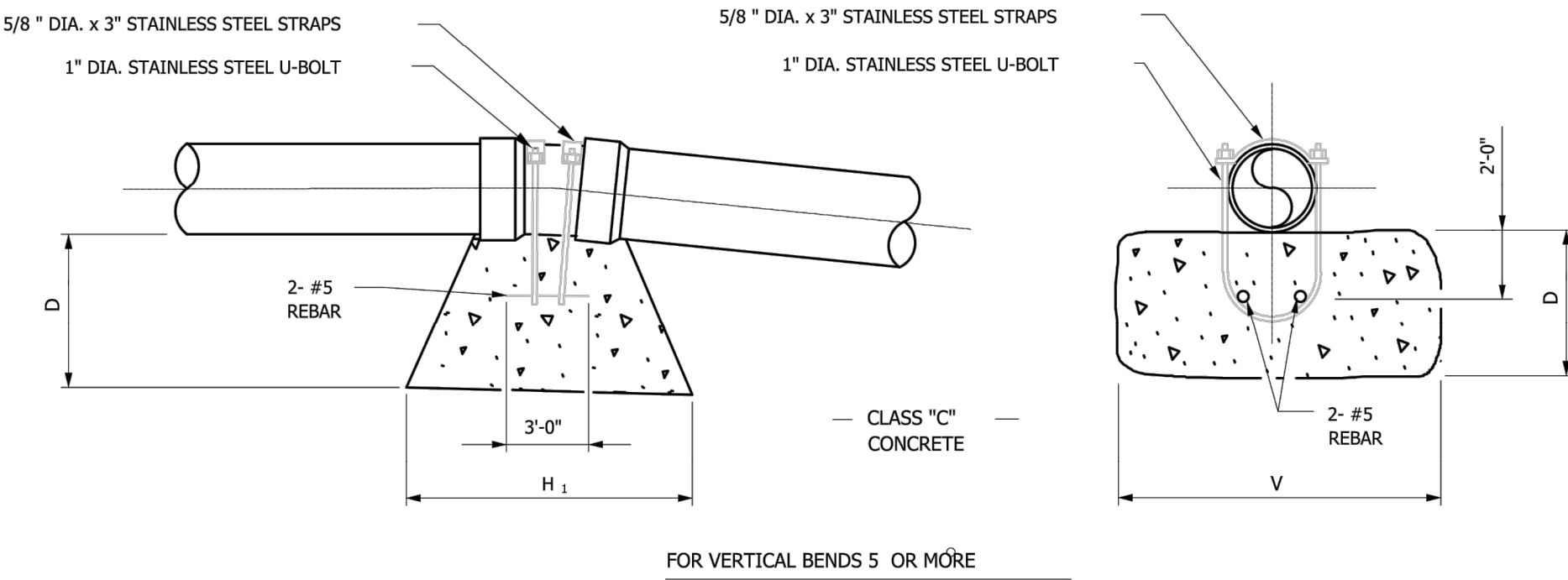
TRENCH PAVEMENT REPAIR (ST-270)

NOT TO SCALE

- NOTES:
1. ALL WORK SHALL BE FIELD CHECKED AND APPROVED BY THE METROPOLITAN PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING AND AFTER COMPLETION THEREOF.
 2. INSPECTION PERSONNEL OF THE DEPARTMENT SHALL BE NOTIFIED AT LEAST TWO(2) DAYS PRIOR TO COMMENCING WORK.
 3. THE WORK SPECIFIED HEREON SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION.
 4. EXISTING PAVEMENTS, BASES, CURBS AND GUTTERS AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE BY USE OF AN AIR HAMMER OR OTHER SUITABLE EQUIPMENT. EXPANSION JOINTS REMOVED SHALL BE REPLACED.
 5. THE MINIMUM WIDTH TO BE TRIMMED ON EACH SIDE OF THE TRENCH LINE, AS SEEN IN THE SECTION MAY BE WAIVED OR AMENDED UPON APPROVAL OF THE INSPECTOR, HOWEVER, A MINIMUM WIDTH OF REPLACEMENT SHALL BE 4'-0" TO ALLOW FOR A ROLLER.
 6. IF PERMANENT PAVEMENT REPAIRS CANNOT BE MADE AT THE END OF EACH WORKING DAY, THEN TEMPORARY REPLACEMENT SHALL BE MADE WITH 3" COLD MIX OR HOT BITUMINOUS SEAL COAT OVER COMPACTED CRUSHER RUN STONE.
 7. ALL EXCAVATIONS MADE WITHIN PUBLIC RIGHT-OF-WAY REQUIRE EXCAVATIONS AND STREET CLOSURE PERMITS FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING WORK.

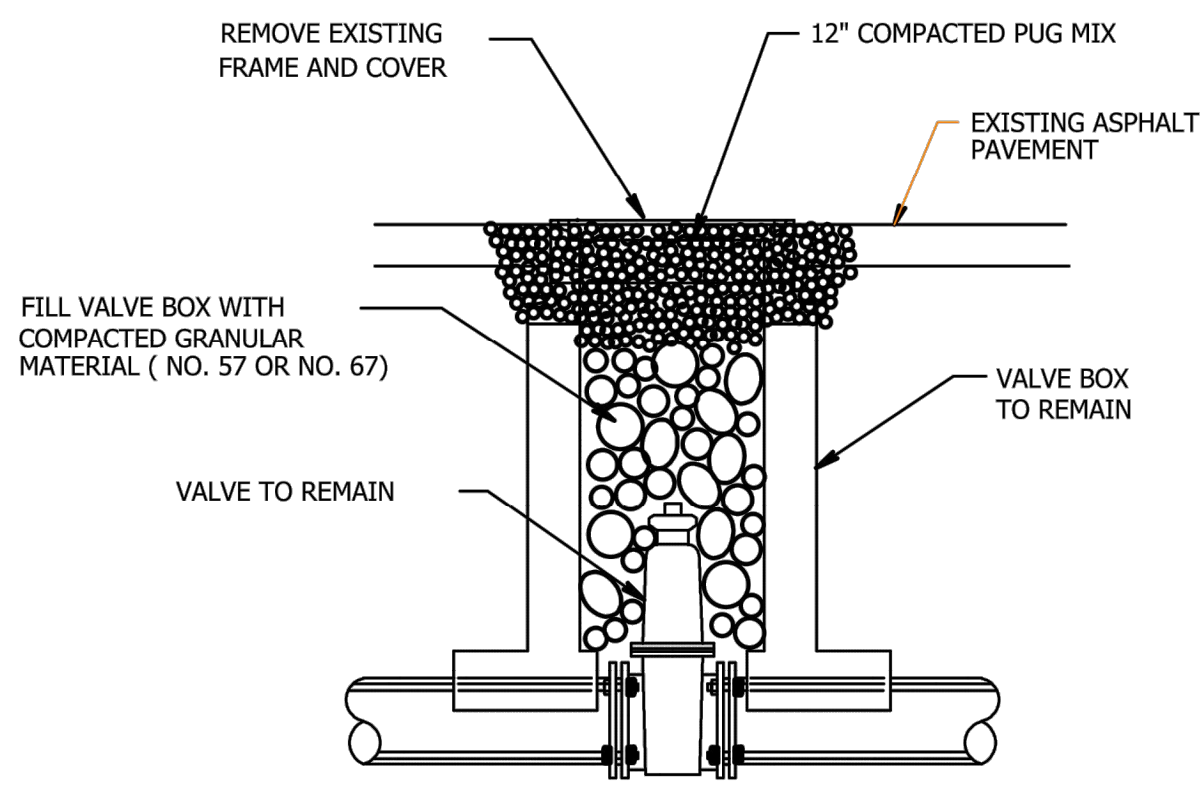
SEE DETAIL FOR CROSSING STATE OR U.S. HIGHWAYS. DRAWING MSUDET3.

- CONCRETE THRUST BLOCK NOTES -
1. THE CONTRACTOR SHALL INSTALL CONCRETE THRUST BLOCKS AT EACH BEND IN THE PIPELINE OF FIVE (5) DEGREES OR GREATER TO WITHSTAND THE PRESSURE RATING OF THE PIPE.
 2. FOR CONCRETE BLOCKING DIMENSIONS AND NOTES, REFER TO TABLE OF DIMENSIONS FOR CONCRETE BLOCKING ON DRAWING MSUDET1.
 3. ALL FITTINGS SHALL BE DOUBLE POLYWRAPPED. CARE SHALL BE TAKEN TO AVOID DAMAGING POLYWRAP.
 4. CONCRETE THRUST BLOCKS SHALL BE ALLOWED TO CURE, BEFORE BACKFILLING.
 5. ALL THRUST BLOCKS REQUIRED AT BENDS IN THE HORIZONTAL PLANE SHALL BE FORMED WITH PLYWOOD TO PREVENT CONCRETE FROM ENVELOPING THE JOINT.
 6. ALL THRUST BLOCKS SHALL BE KEVED INTO THE TRENCH WALL, EXTENDING INTO UNDISTURBED MATERIAL.
 7. WHEN VERTICAL BENDS ARE CALLED FOR ON THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL SUBMIT THE BLOCKING DESIGN, INCLUDING CALCULATIONS, TO THE DESIGN ENGINEER FOR REVIEW AND ACCEPTANCE. ANCHORAGES SHALL BE DESIGNED TO RESIST THRUST CAUSED BY INTERNAL TEST PRESSURE WITHIN THE PIPE. PROTECTION AGAINST CORROSION SHALL BE INHERENT IN THE DESIGN. THE BLOCKING DESIGN SHALL BE SEALED, SIGNED, AND DATED BY A PROFESSIONAL ENGINEER.
 8. ALL VERTICAL BENDS TO HAVE STAINLESS STEEL STRAPS ANCHORING THE PIPE TO THE BLOCKING.
 9. ALL PIPE JOINTS OR FITTINGS SHALL BE WRAPPED IN POLYETHYLENE SHEET PLASTIC PRIOR TO THE KICKER BEING POURED.



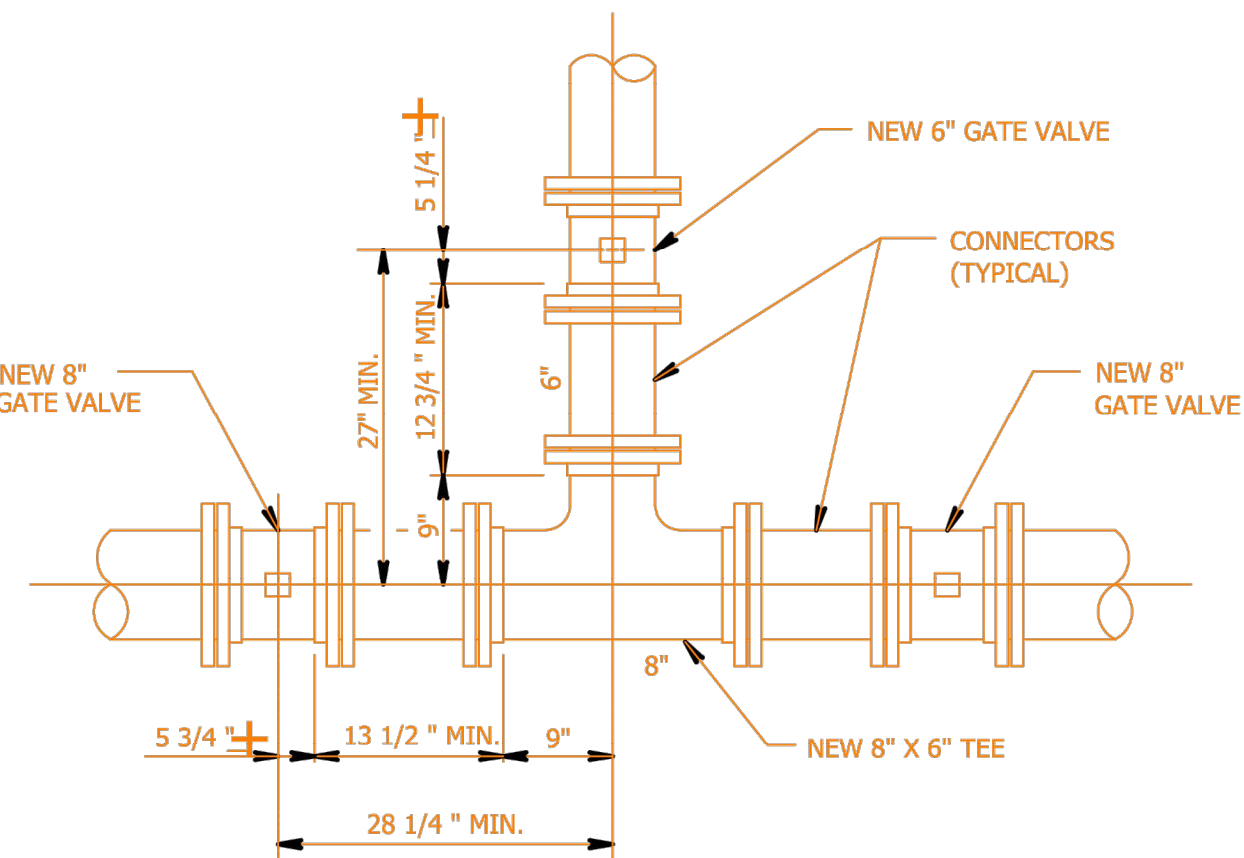
NOTE: FOR CONCRETE BLOCKING DIMENSIONS AND NOTES, REFER TO TABLE OF DIMENSIONS FOR CONCRETE BLOCKING ON DRAWING MSUDET1.

REVERSE CONCRETE BLOCKING



EXISTING VALVES TO BE ABANDONED

N.T.S.

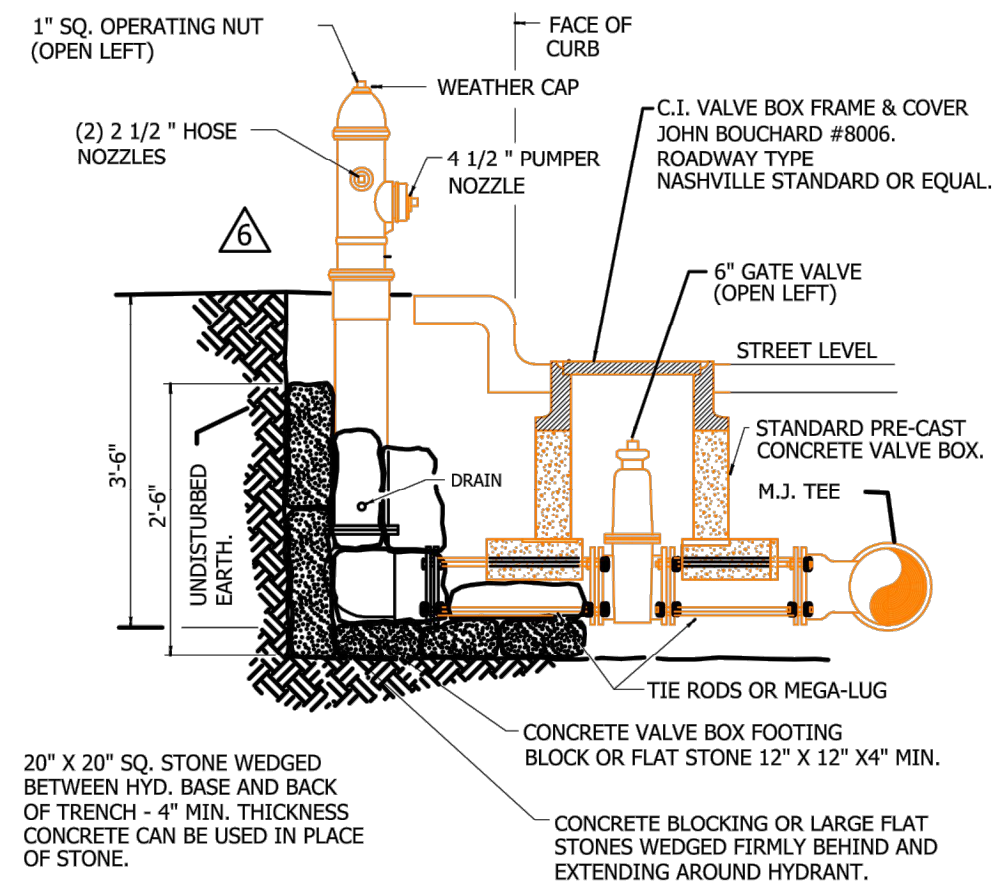


TYPICAL VALVE SPACING

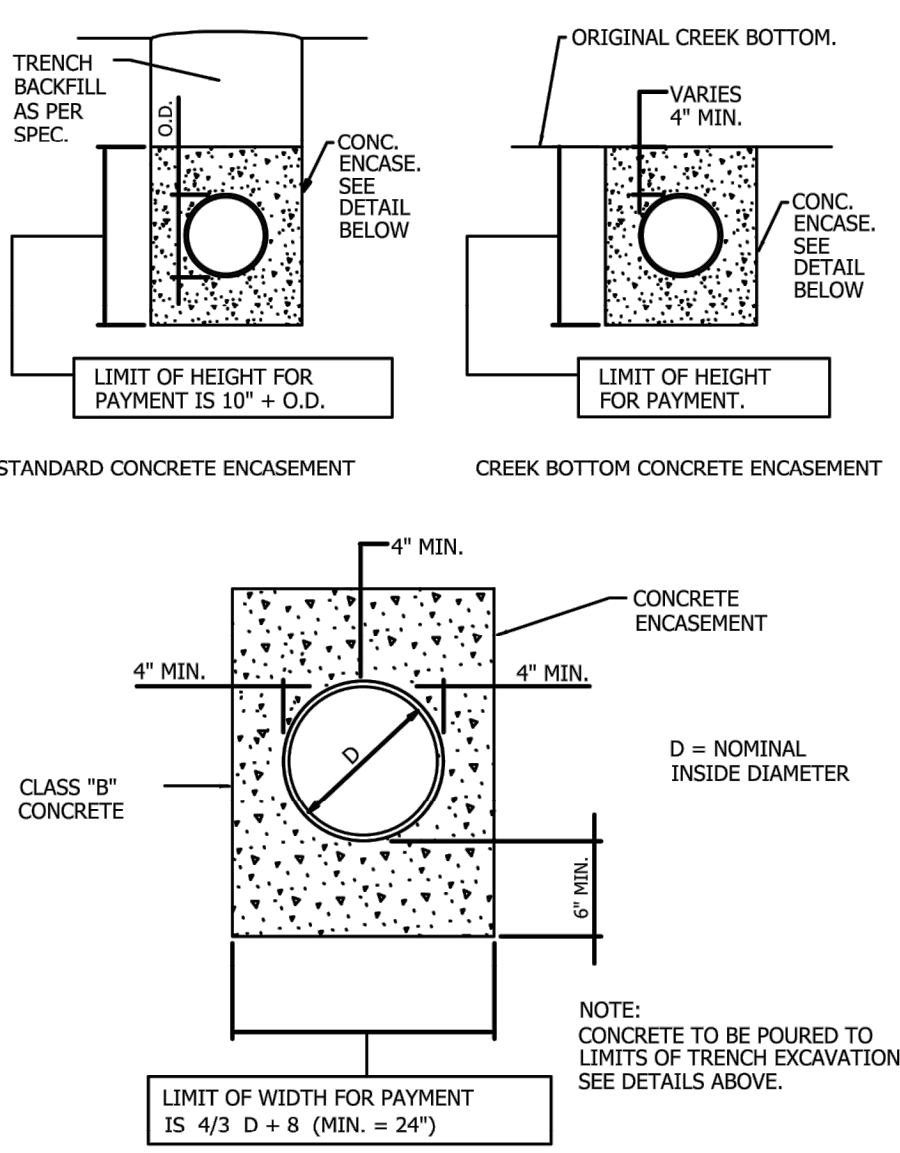
N.T.S.

PUSH ON PIPE JOINT			
PIPE SIZE IN INCHES	MAXIMUM OFFSET IN INCHES LAYING LENGTH = 18 FEET	MAXIMUM OFFSET IN INCHES LAYING LENGTH = 20 FEET	MAXIMUM DEFLECTION ANGLE IN DEGREES
3	19	21	5
4	19	21	5
6	19	21	5
8	19	21	5
10	19	21	5
12	19	21	5
14	11	12	3
16	11	12	3
18	11	12	3
20	11	12	3
24	11	12	3
30	11	12	3
36	11	12	3
42	11	12	3
48	—	12	3
54	—	12	3
60	—	12	3

MAXIMUM FULL LENGTH PIPE DEFLECTION



FIRE HYDRANT INSTALLATION



CONCRETE ENCASEMENT

- REVISED 10/29/09
REVISED 03/19/09
REVISED 09/15/04
REVISED 04/15/04
REVISED 03/04/04
REVISED 02/20/04
REVISED 06/23/03
REVISED 05/16/03
REVISED 04/02/03

MADISON SUBURBAN UTILITY DISTRICT
MADISON, TENNESSEE

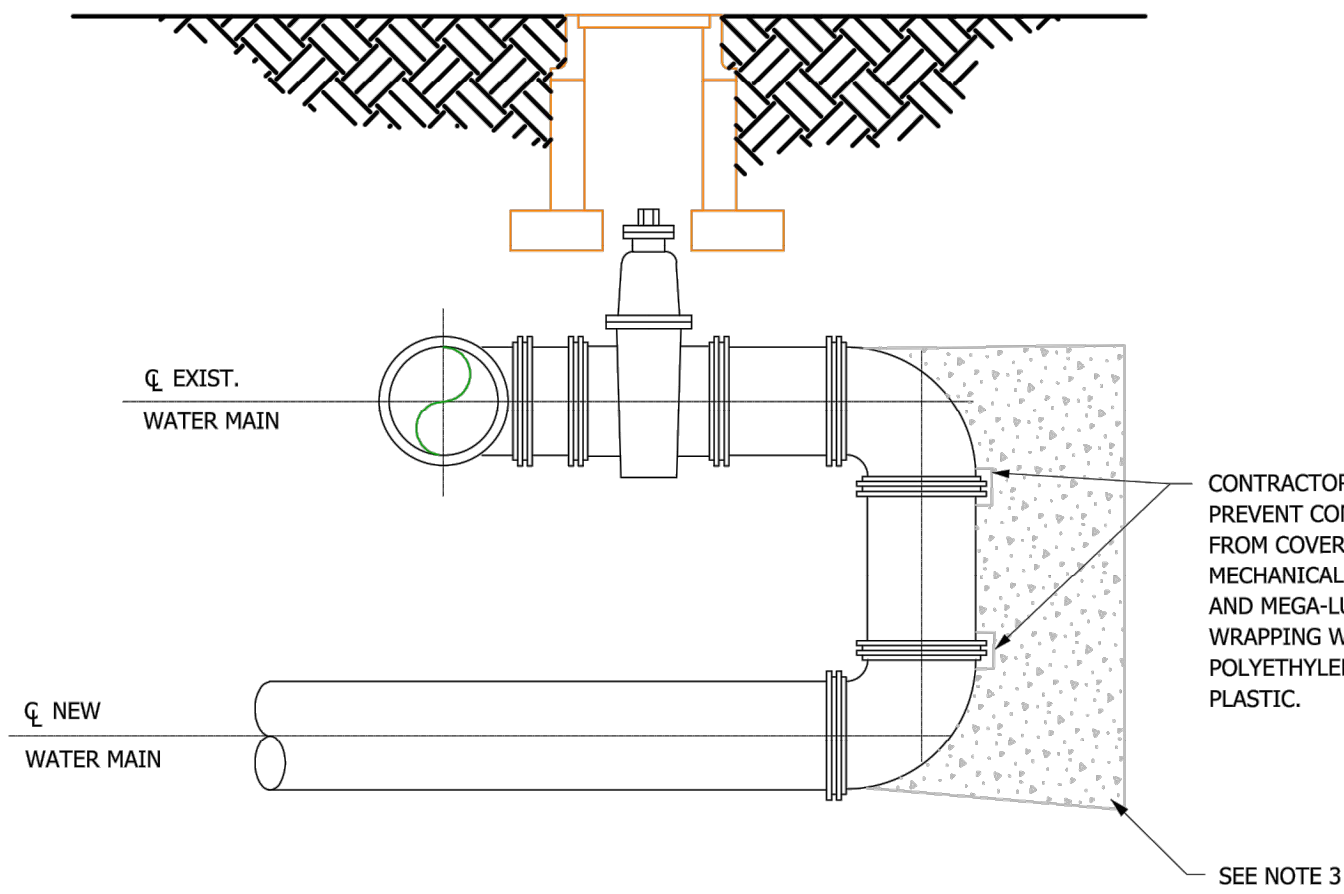
GENERAL DETAILS

JVE / BWSC

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5100 Linbar Drive, Suite 106
Nashville, Tennessee 37211
Phone (615) 781-8725 Fax (615) 781-8727

DRAWN: DECEMBER 2, 2002
CHECKED:
DRAWING NO.

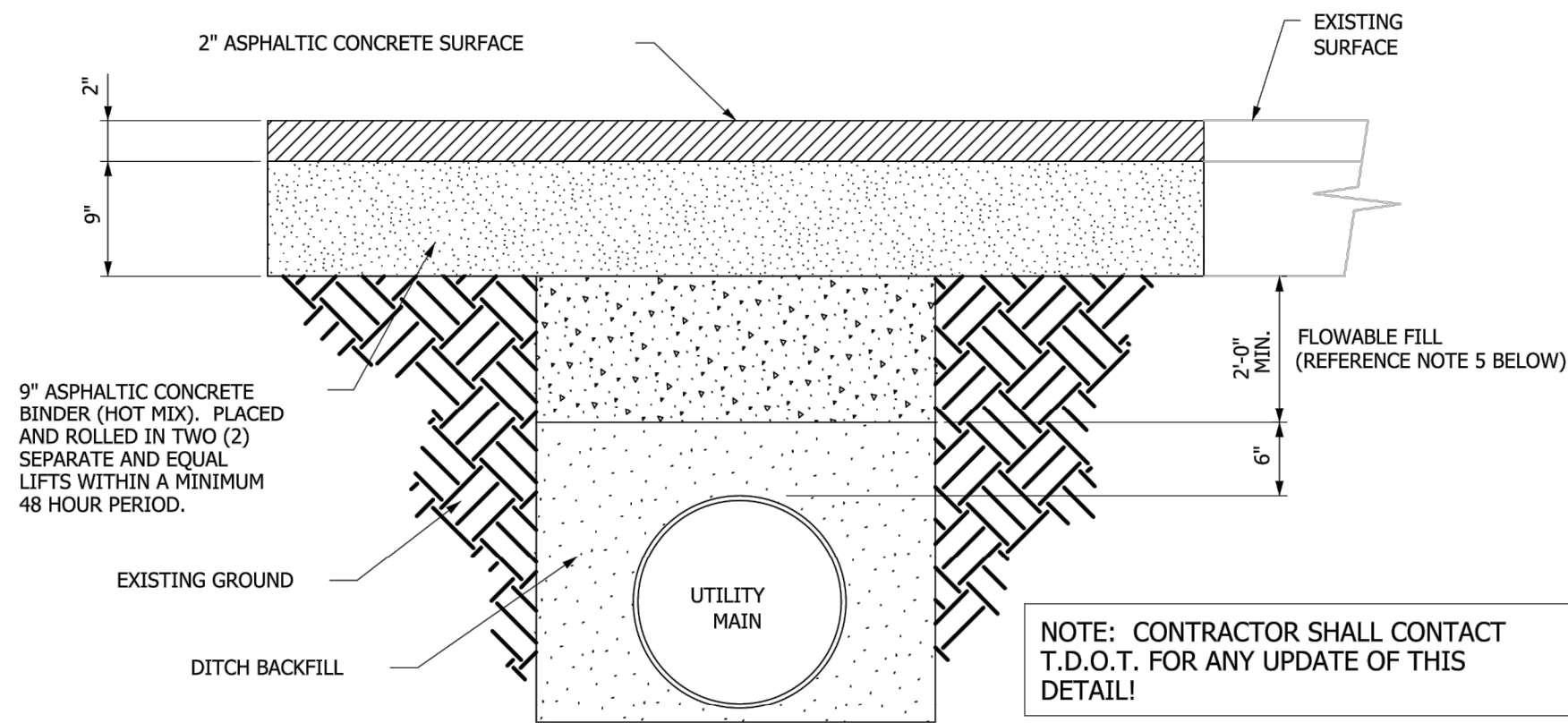
C-8.1



- NOTE:
1. SEE M.S.U.D. DETAIL FOR VALVE SPACING. MEGA-LUG ALL VALVES AND FITTINGS.
 2. NEW WATER MAIN CAN EITHER BE CUT INTO EXISTING MAIN WITH NEW TEE (DRY TAP) OR CONNECTED USING TAPPING SLEEVE AND VALVE ASSEMBLY (WET TAP) PER M.S.U.D. DIRECTION.
 3. CONCRETE KICKER SHALL BE THE EQUIVALENT OF 3 TIMES THE MASS OF KICKER FOR 90° ELBOW AND PLACED AGAINST UNDISTURBED SOIL OR ROCK...

REVERSE TIE-IN

N.T.S.



STREET REPAIR DETAIL FOR PLACING PIPE WITHIN THE RIGHT-OF-WAY OR CROSSING STATE AND / OR U.S. HIGHWAYS.

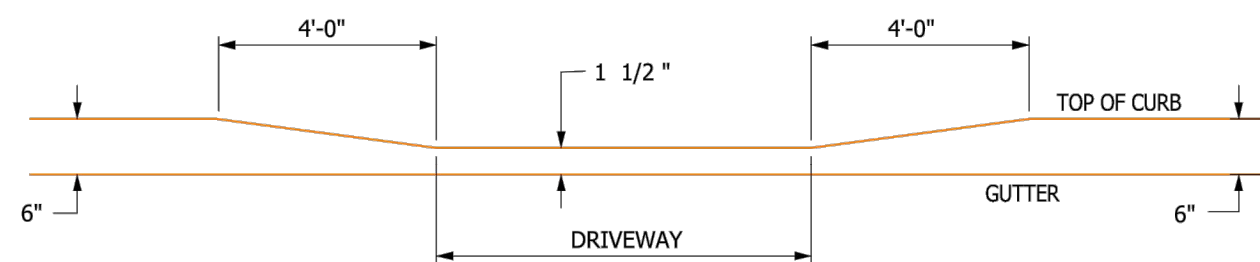
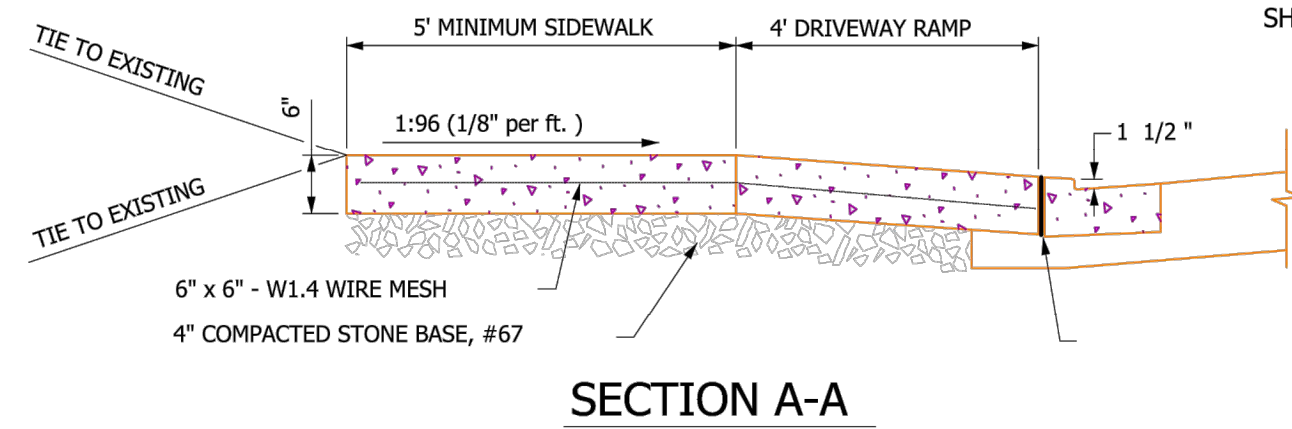
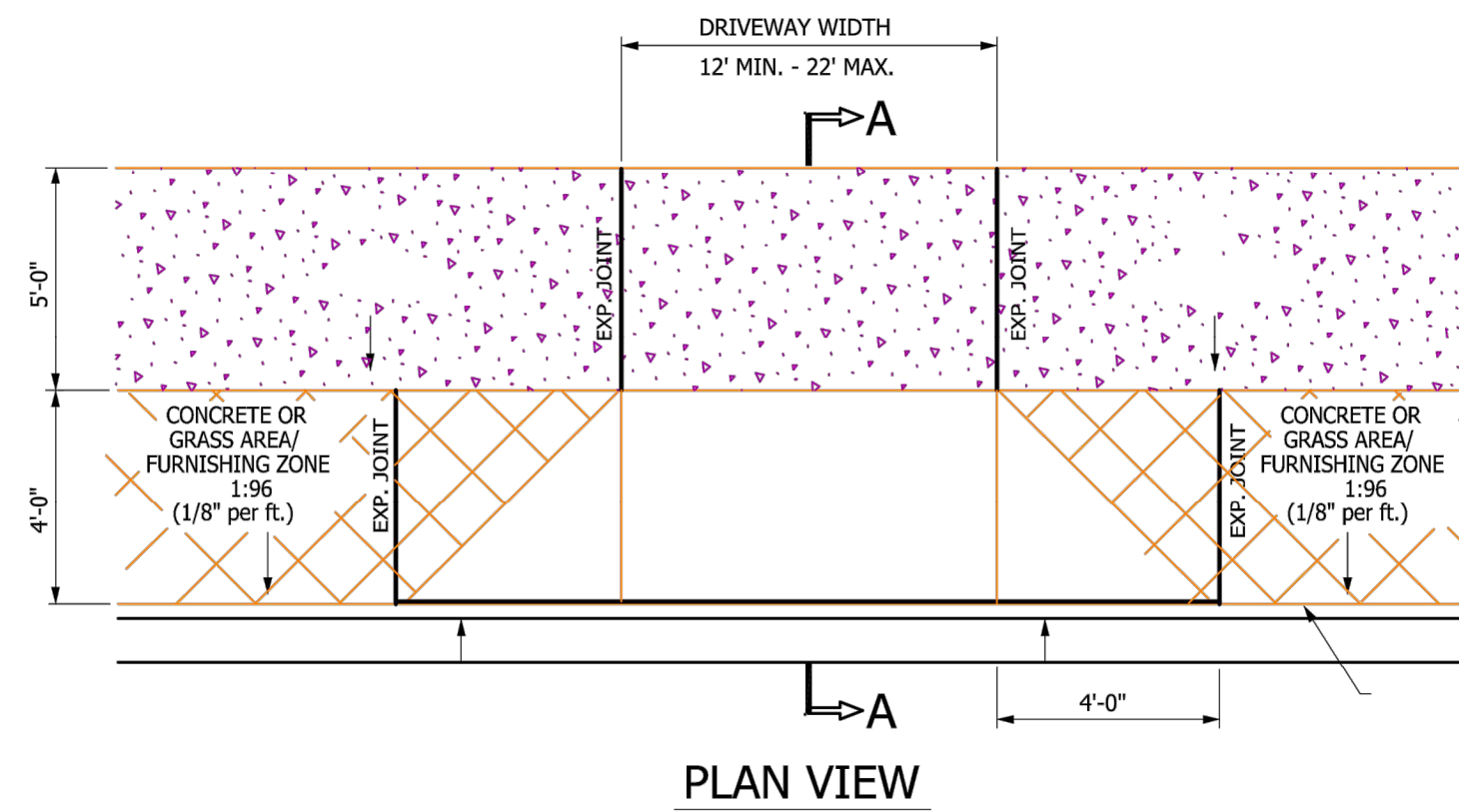
N.T.S.

1. ALL TRENCH EXCAVATION WITHIN THE RIGHT-OF-WAY AND NOT UNDER PAVEMENT SHALL BE BACKFILLED BY TAMPING IN 6" LAYERS. ALL SURPLUS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY AND THE EXCAVATION FINISHED FLUSH WITH THE SURROUNDING GROUND.
2. WHERE OPEN CUT IS ALLOWED THE FOLLOWING CONDITIONS WILL BE MET:
 - (A) ALL BACKFILL MATERIAL WILL BE STABILIZED WITH PORTLAND CEMENT AND MIXED IN A CONCRETE MIXER. IF SOIL IS USED, IT SHALL BE A SANDY MATERIAL FREE FROM LUMPS OR CLODS, AND SHALL BE STABILIZED WITH TWO (2) SACKS OF CEMENT PER CUBIC YARD OF SOIL. IF SAND AND GRAVEL ARE USED, PIT RUN MATERIAL MAY BE USED AND IT SHALL BE STABILIZED WITH ONE (1) SACK OF CEMENT PER CUBIC YARD. BACKFILL MUST BE TAMPED IN A MOIST CONDITION.
 - (B) ONE HALF OF THE TRAVELED PORTION OF PAVING MUST BE OPEN TO TRAFFIC AT ALL TIMES.
 - (C) OPEN CUTTING OF PAVEMENT SHALL BE DONE IN THE MANNER AND SEQUENCE AS PER TYPICAL HIGHWAY CROSSING OPEN CUT DETAIL.
3. WHERE SODDING IS DISTURBED BY EXCAVATION OR BACKFILL OPERATION, SUCH AREAS SHALL BE RESEEDDED IN ACCORDANCE WITH SECTION 801 OF THE TENNESSEE DEPT. OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION (LATEST EDITION). A SEPARATE PAYMENT SHALL BE MADE FOR SEEDING.
4. CONTRACTOR MUST HAVE ACQUIRED TENNESSEE DEPARTMENT OF TRANSPORTATION PERMIT FOR TRENCH EXCAVATION PRIOR TO OPENING TRENCH.
5. WHEN REQUIRED BY THE PLANS, BACKFILL MATERIAL (FLOWABLE FILL) WILL BE PLACED AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. MATERIALS USED IN THE PLACEMENT OF FLOWABLE FILL SHALL MEET THE FOLLOWING T.D.O.T. SPECIFICATION REQUIREMENTS;

MATERIAL	SUBSECTION	
PORTLAND CEMENT, TYPE I	901.01	
FLY ASH, CLASS C OR CLASS F	AASHTO M 295	
WATER	918.01	
CHEMICAL ADDITIVES	918.09	
AIR ENTRAINING ADMIXTURES	918.09	

THE FINE AGGREGATE OF THE FLOWABLE FILL SHALL CONFORM TO THE REQUIREMENTS OF SUBSECTION 903.01-FINE AGGREGATE FOR CONCRETE. FLOWABLE FILL SHALL BE PROPORTIONED AS FOLLOWS:

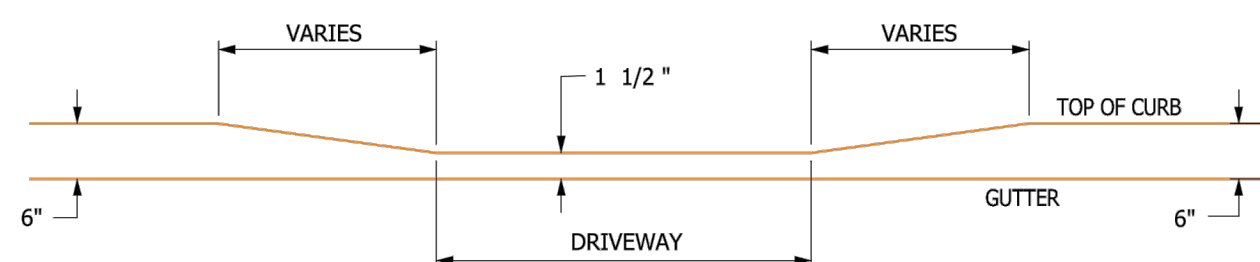
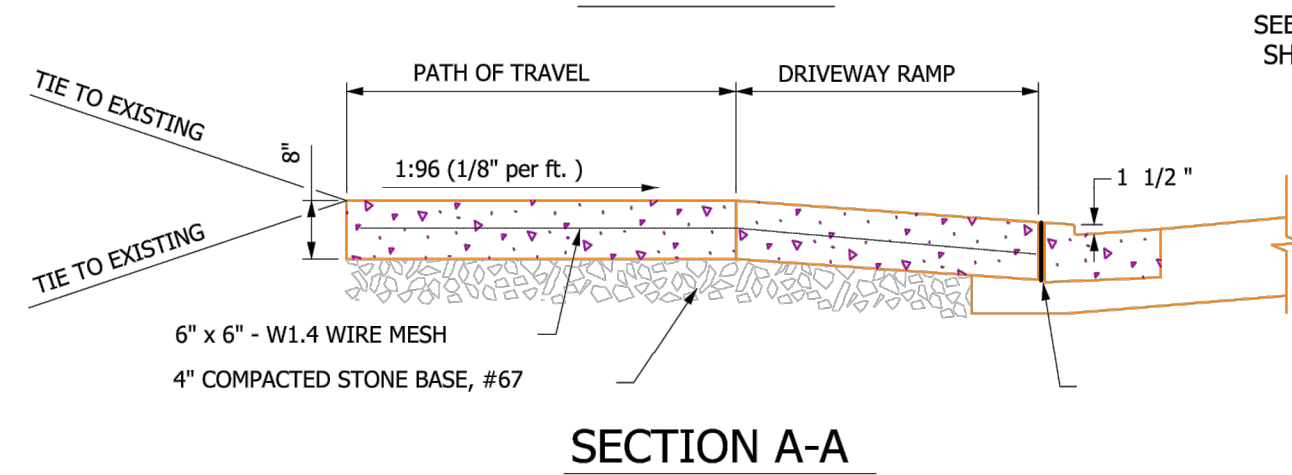
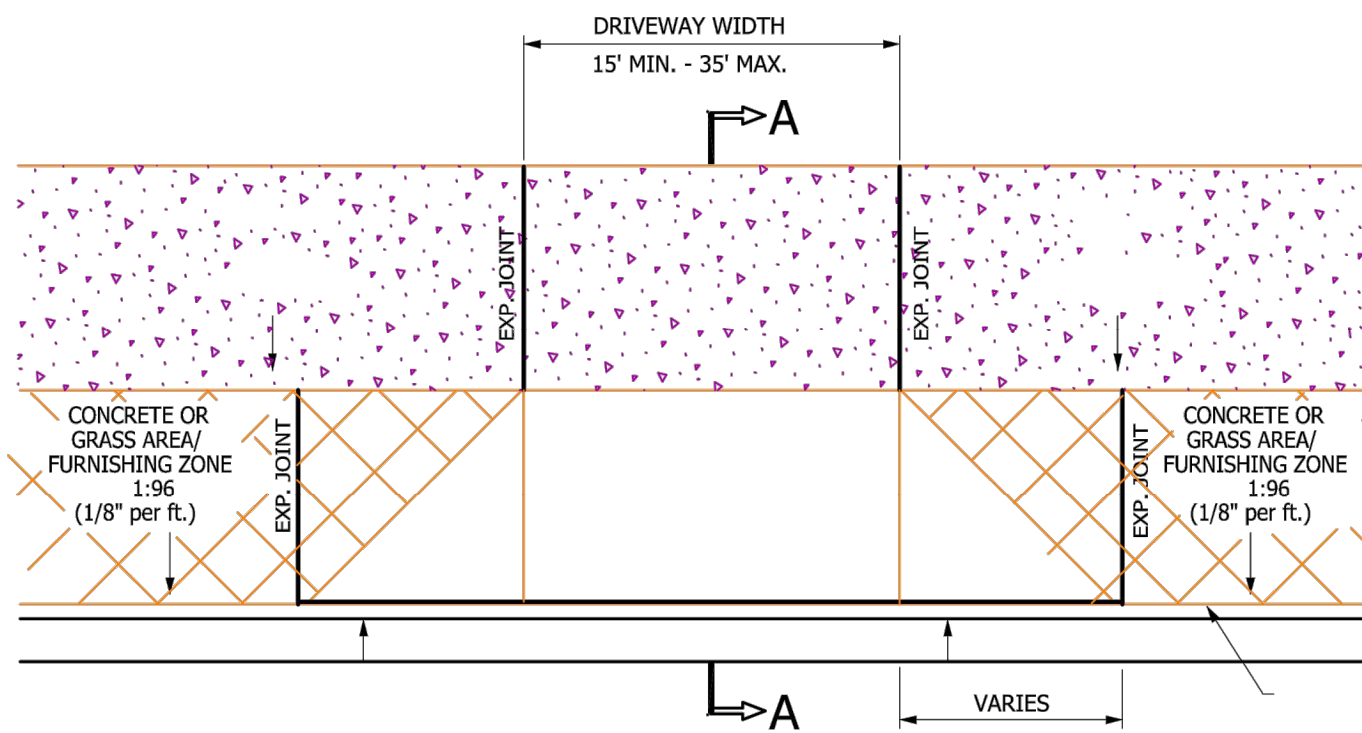
MATERIAL	PER CUBIC YARD (CUBIC YARD)	
PORTLAND CEMENT, TYPE I	60 kg (100 lbs)	
FLY ASH, CLASS C OR CLASS F	150 kg (MINIMUM) (250 lbs)	
FINE AGGREGATE	1660 kg (2800 lbs)	
WATER	300 liters (APPROX.) (60 gal.)	



RESIDENTIAL CONCRETE DRIVEWAY RAMP (ST-313)

NOTE: CROSS-SLOPE OF SIDEWALK SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL)

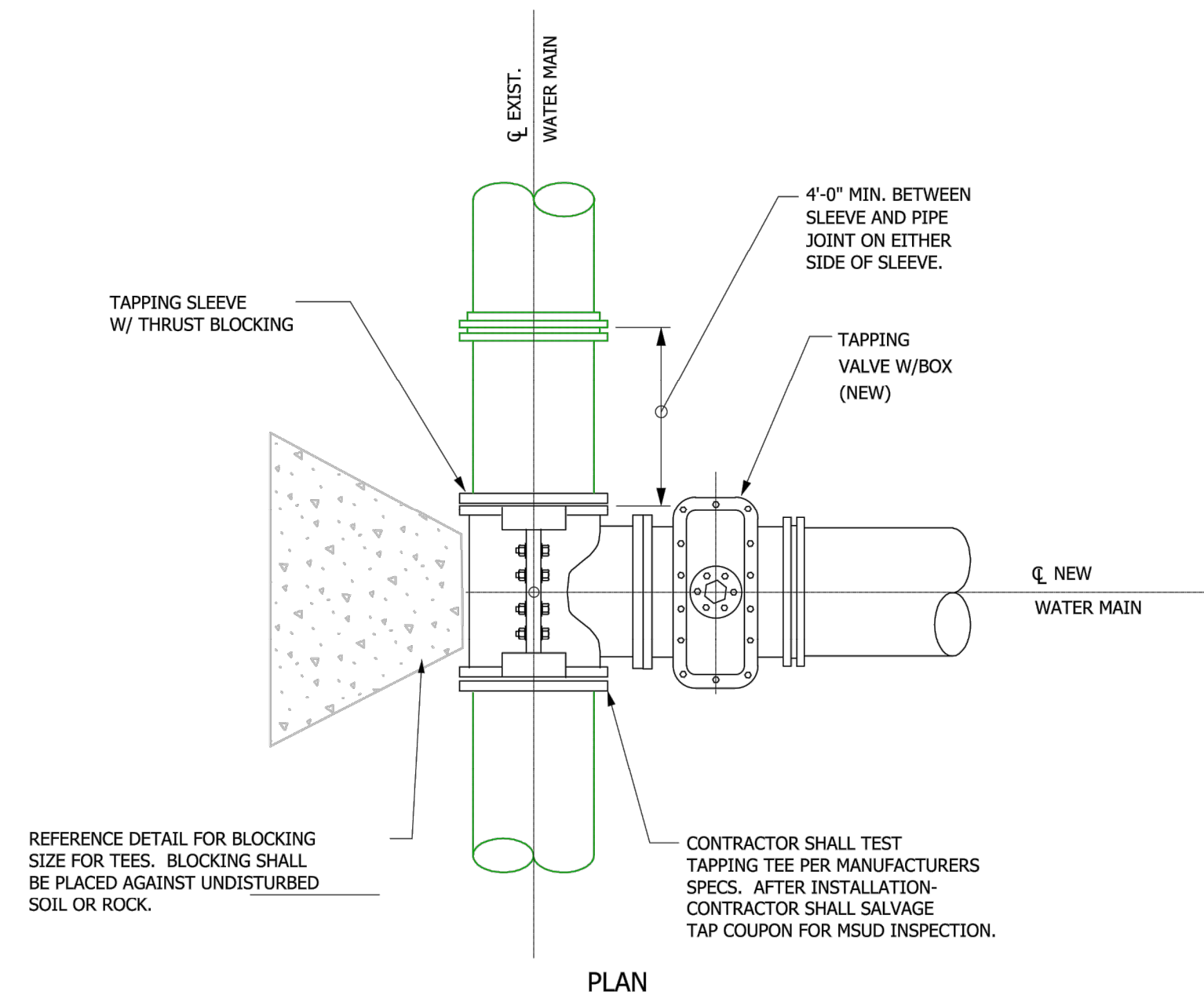
NOT TO SCALE



COMMERCIAL CONCRETE DRIVEWAY RAMP (ST-314)

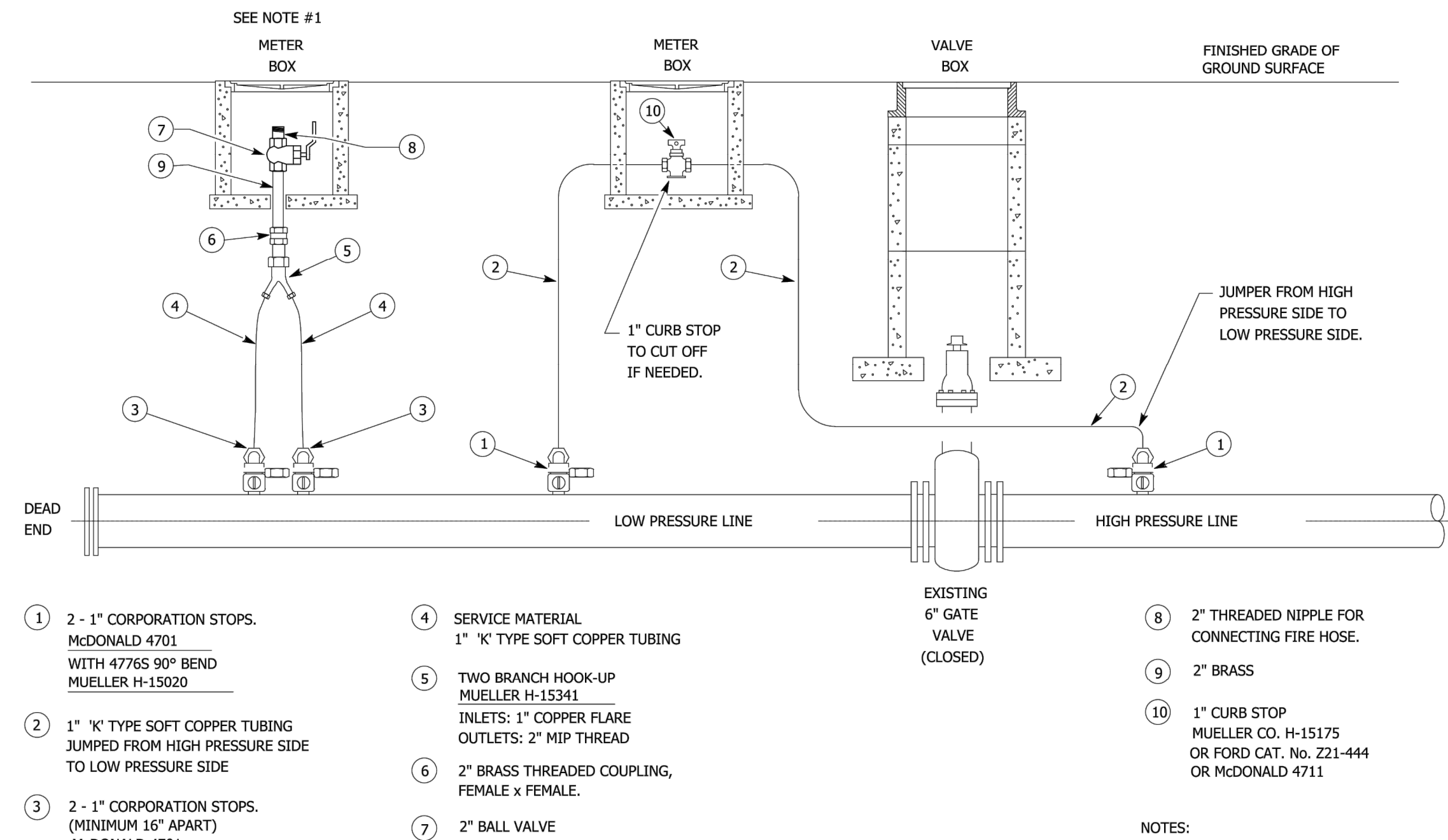
NOTE: CROSS-SLOPE OF SIDEWALK SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL)

NOT TO SCALE



TAPPING SLEEVE & VALVE

N.T.S.



1. 2 - 1" CORPORATION STOPS. McDONALD 4701 WITH 4776S 90° BEND MUELLER H-15020
2. 1" "K" TYPE SOFT COPPER TUBING JUMPED FROM HIGH PRESSURE SIDE TO LOW PRESSURE SIDE
3. 2 - 1" CORPORATION STOPS. (MINIMUM 16" APART) McDONALD 4701 WITH 4776S 90° BEND MUELLER H-15020
4. SERVICE MATERIAL 1" "K" TYPE SOFT COPPER TUBING
5. TWO BRANCH HOOK-UP MUELLER H-15341 INLETS: 1" COPPER FLARE OUTLETS: 2" MIP THREAD
6. 2" BRASS THREADED COUPLING, FEMALE x FEMALE.
7. 2" BALL VALVE
8. 2" THREADED NIPPLE FOR CONNECTING FIRE HOSE.
9. 2" BRASS
10. 1" CURB STOP MUELLER CO. H-15175 OR FORD CAT. No. Z21-444 OR McDONALD 4711

- NOTES:
1. BLOW OFF ASSEMBLY MAY BE PLACED ON EITHER THE LOW PRESSURE LINE OR THE HIGH PRESSURE LINE.

REVISED 10/29/09
REVISED 08/17/06

MADISON SUBURBAN UTILITY DISTRICT
MADISON, TENNESSEE

GENERAL DETAILS

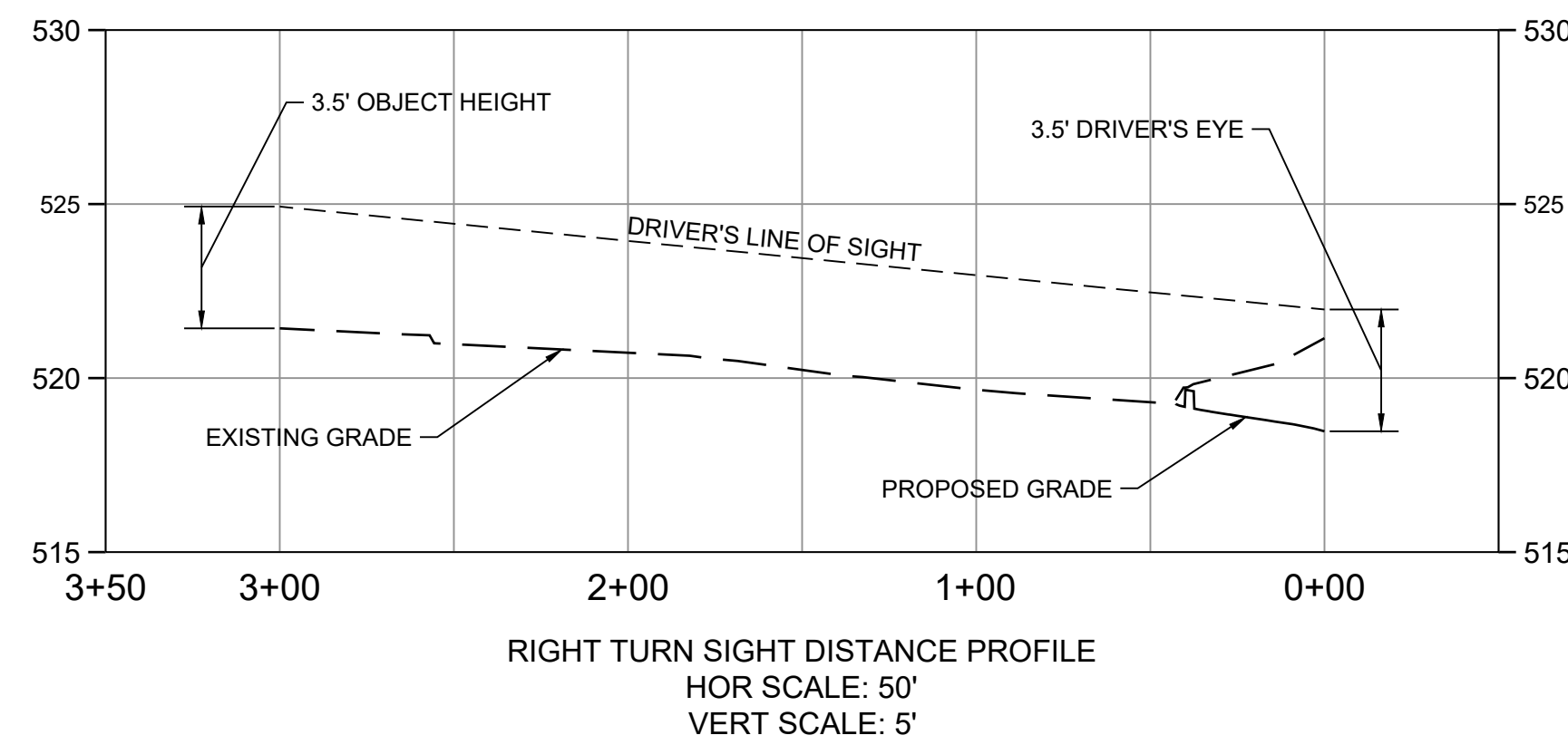
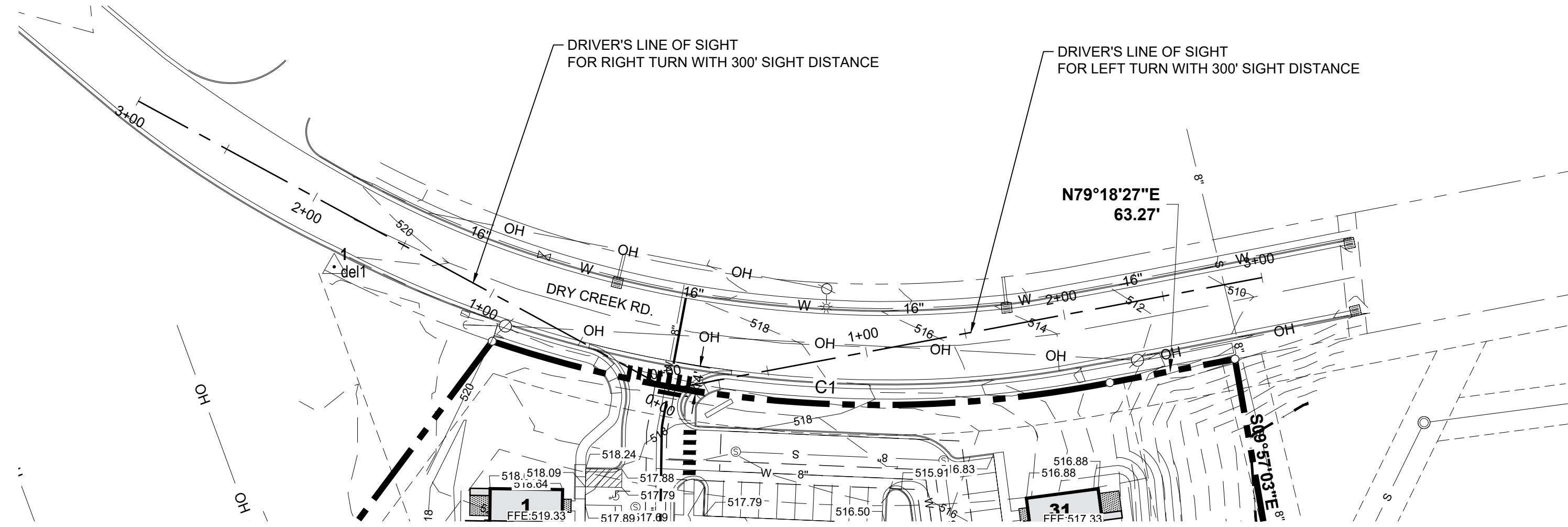
JVE / BWSC

Turner Professional Building
5100 Linbar Drive, Suite 106
Nashville, Tennessee 37211
Phone (615) 781-8725 Fax (615) 781-8727

DRAWN:
DATE: SEPTEMBER 15, 2004

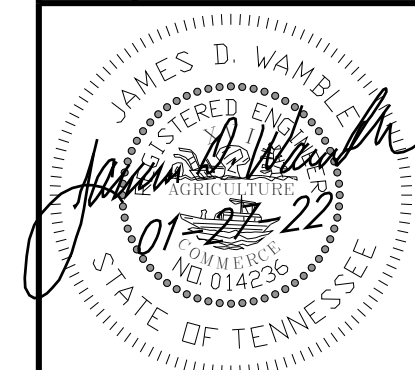
CHECKED:
DRAWING NO.

C-8.2



INTERSECTION SIGHT DISTANCE

DRY CREEK VILLAGE
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE
OWNER AND DEVELOPER
GALLARDIA PROPERTIES, LLC
1720 WEST END AVE., SUITE 600
NASHVILLE, TENNESSEE, 37203
CONTACT: CLAY CAUBLE PH: 615-328-1720 EXT 278 EMAIL: CLAYC@VASTLAND.COM



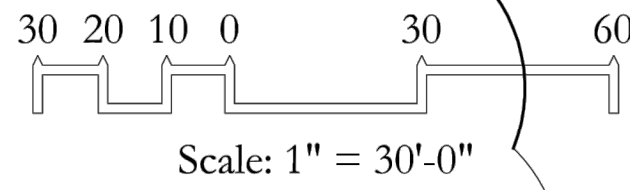
REVISIONS:
01-27-22
ADDRESSED GOODLETTSVILLE REVIEW COMMENTS

DATE: JAN. 3, 2022
W&A NO.: 486-0121
SHEET NUMBER:

C-9.0



CALL BEFORE
YOU DIG



FIELD TREE SURVEY PERFORMED BY
CUMBERLAND LANDESIGN INC. GPS
LOCATION SOFTWARE UTILIZED TO
LOCATE TREES. SPECIES IDENTIFIED
BY STAFF.

TREE CHART

STANDARD TREES TO BE REMOVED:

CALIPER	QUANTITY	INCHES
8"	27	216
10"	8	80
12"	12	144
16"	1	16

TOTAL: 456"

50% REPLACEMENT: 228"

SPECIMEN TREES TO BE REMOVED:

CALIPER	QUANTITY	INCHES
18"	5	90
20"	1	20
24"	1	24
28"	2	56

TOTAL: 190"

TREES TO REMAIN:

CALIPER	QUANTITY	INCHES
8"	7	56
12"	7	60
26"	1	26

TOTAL: 142"

CREDIT: 71"
(50%)

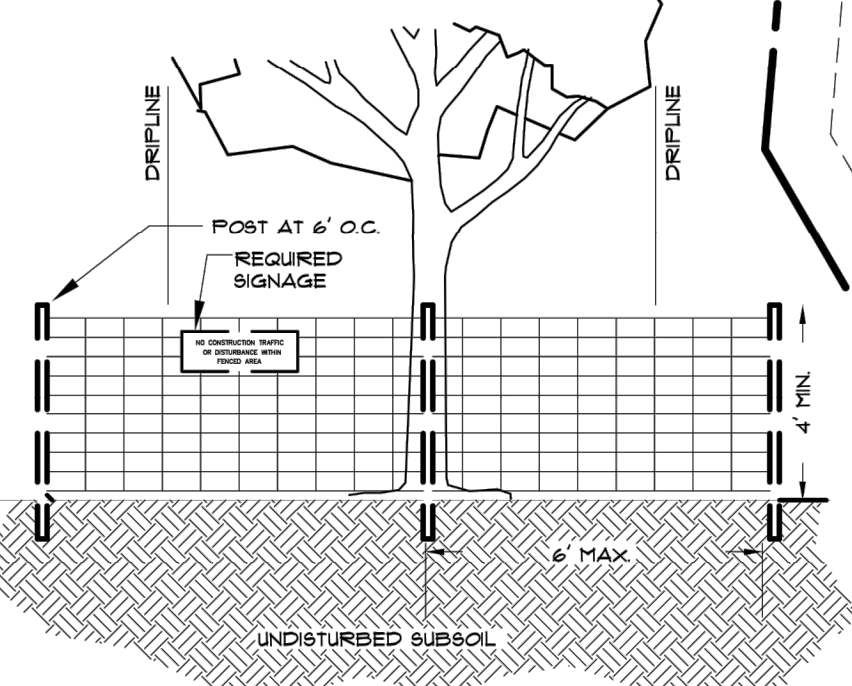
NOTE:

SIGNAGE SHALL BE INSTALLED
AT EVERY FOURTH POST.
SIGNAGE SHALL READ:
"NO CONSTRUCTION TRAFFIC
OR DISTURBANCE WITHIN
FENCED AREA"

FENCING SHALL BE
4' HIGH PLASTIC
ORANGE FLEXIBLE
BARRIER MATERIAL.

STEEL "T" POSTS SHALL
BE ORANGE OR SPRAY
PAINTED ORANGE
FLUORESCENT PAINT OR
CITY APPROVED EQUAL.

"T" POSTS CAN BE USED
TO SUPPORT BOTH
EROSION CONTROL FABRIC,
CONSTRUCTION LIMITS
FENCING, AND / OR TREE
PROTECTION FENCING.



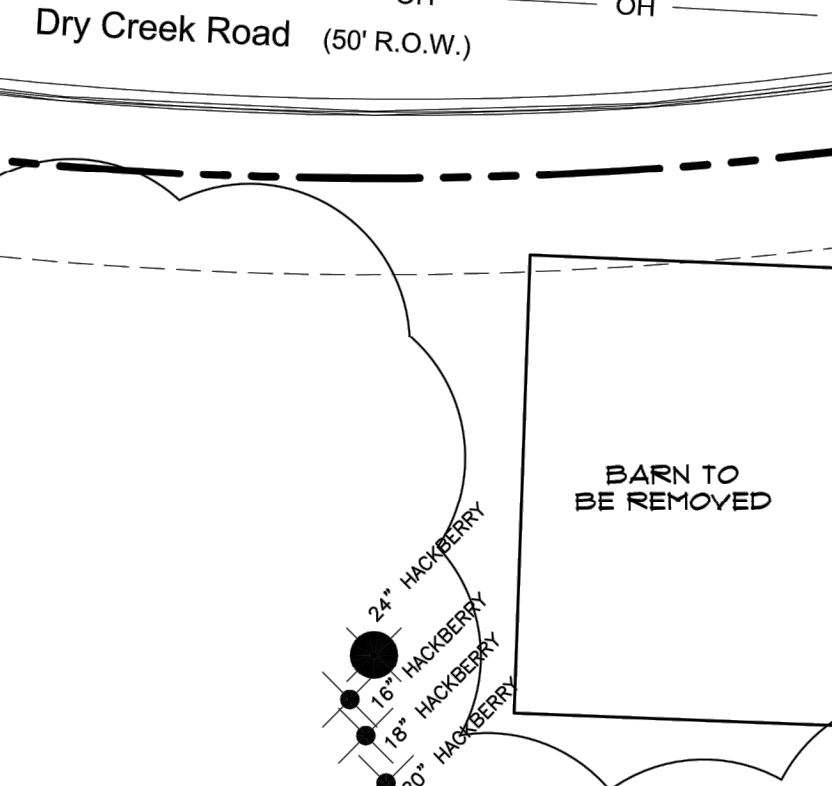
TREE PROTECTION FENCING DETAIL

BENCHMARK
Iron Rod (Old)
ELEV: 520.75
(NAVD 88)

350' Wide T.V.A. Easement T.V.A. Transmission Line Easement of Record in Book 3223, Page 327, R.O.D.C., TN

10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT

FLOWAGE EASEMENT
METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY,
TENNESSEE AS OF RECORD IN BOOK 8157.
PAGE 78. R.O.D.C.. TN.

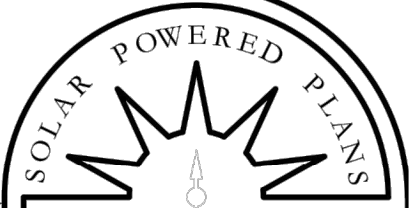


TREES TO
BE REMOVED

MULTIPLE CEDAR
8" OR LESS CALIPER

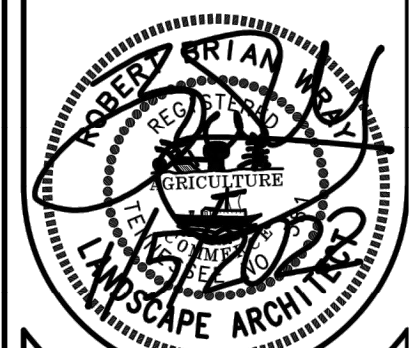
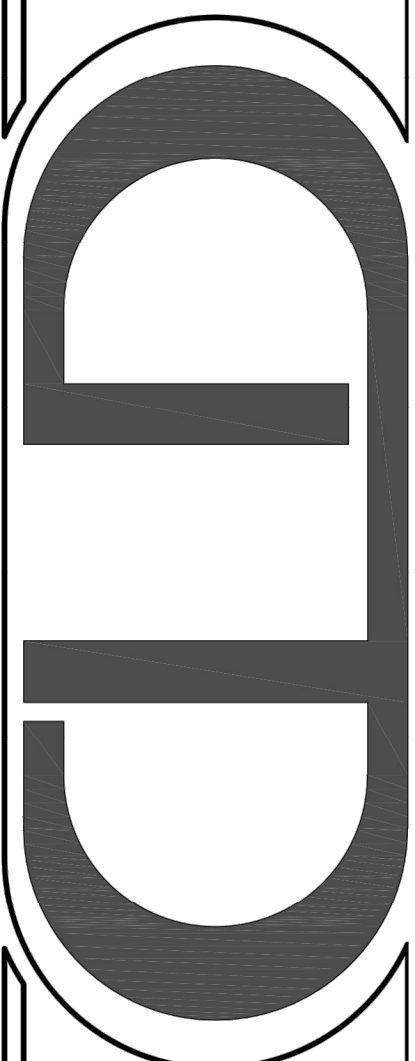
20' SEWER EASEMENT, TYP.

50' WIDE INGRESS/EGRESS AND UTILITY EASEMENT AS



Date: 01-05-2022
Revisions:
00-00-2022

Tree Protection / Removal Plan for:
Dry Creek Village
Goodlettsville, Tennessee



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PRIOR TO EXCAVATION AND INSTALLATION FIELD VERIFY ALL UTILITIES.

REMOVE STONE OVER 1/4", CLAY POCKETS, & FINE GRADE ALL PLANTING AREAS.

NEW PLANTING AREAS SHALL BE FERTILIZED WITH 12# / 1000 S.F. OF 10-10-10 FERTILIZER OR CONTAIN 30% ADDED 'HOLY COW' (OR EQUAL) MIX TOPSOIL AMENDMENT.

NEW PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED BARK MULCH. FINELY GROUND, NO NUGGETS, 1/2" DIAMETER MAX. PIECES. REFUSE & STONE FREE. NO PINE NUGGETS OR SYNTHETIC MULCH.

IF A DISCREPANCY, CONTACT THE DESIGNER.

NOTIFY THE LANDSCAPE ARCHITECT OF ANY FEATURES WHICH CONFLICT WITH THE PLAN.

EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE.

ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.

PLANT SIZES SHOWN ARE MINIMUMS REQUIRED.

WIRE BASKETS SHALL BE COMPLETELY REMOVED, BURLAP SHALL BE CUT TOP TO BOTTOM IN 5 PLACES. BURY NATURAL TWINE. DISPOSE OF SYNTHETIC ROPE AND TRUNK WRAP OFFSITE.

SUB-GRADE STAKE TREES IN PLACE PER DETAIL - NO GUYING, NO ABOVE GROUND STAKES.

NO CANOPY TREE SHALL BE LOCATED WITHIN 20' OF AN OVERHEAD UTILITY, POWER LINE, OR LIGHT POLE (UNLESS SPECIFIC VERTICAL / NARROW CULTIVAR (10')).

NO CANOPY TREE SHALL BE LOCATED WITHIN A GAS, WATER, SEWER, UNDERGROUND ELECTRIC, CABLE, FIBER, OR PUBLIC UTILITY EASEMENT WITHOUT SIGNING OF A RELEASE WAIVER AND APPROVAL BY THE EASEMENT HOLDER.

NOTE:

ALL PARKING ISLANDS ARE TO BE INSPECTED AND APPROVED BY THE CITY OF GOODLETTSVILLE PLANNING DEPARTMENT PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OR SOIL.

A TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF GOODLETTSVILLE BEFORE DISTURBING EXISTING TREES.

REQUIREMENTS

PARCEL # 03300020500
PROPERTY ZONE: 6ZZ

AREA OF LOT: 11.00 AC
POWERLINE EASEMENT: - 7.48 AC
ADJUSTED AREA: = 3.52 AC
CALIPER INCHES x 70.0
ACI: 246.4

EXISTING TREE CREDIT:
50% CREDIT X 110 = 71.0
ADJUSTED ACI: 175.0

PROPOSED NEW TREES:
3" CALIPER TREES 47 x 3 = 141.0
2" CALIPER TREES 18 x 2 = 36.0
CREDIT FOR NEW TREES: 177.0

TREE STANDARD REPLACEMENT:
50% OF 456 = 228.0

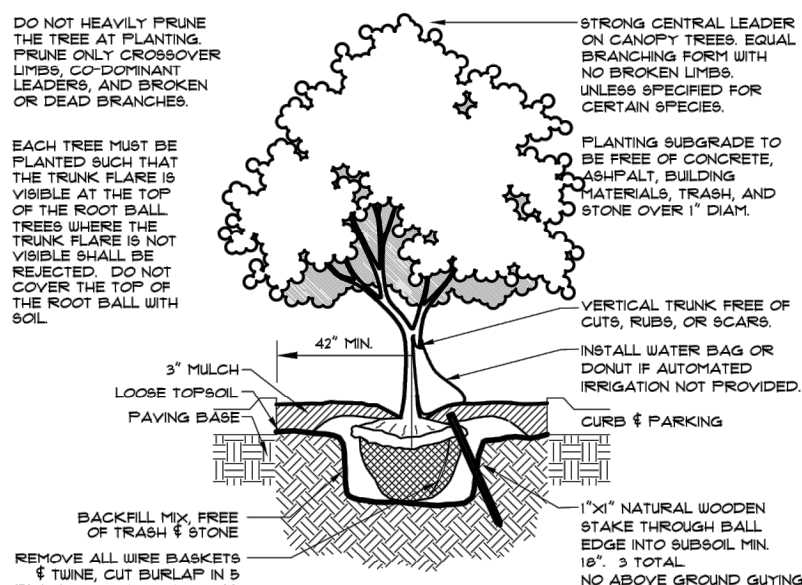
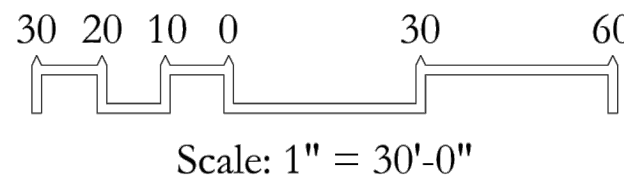
TREE SPECIMIN REPLACEMENT:
100% OF 190 = 190.0
TOTAL: 418.0
REQUIRED: *262.5 (150% ACI)

*IT IS REQUESTED THAT REPLACEMENT TREES BE PAID INTO THE TREE BANK.

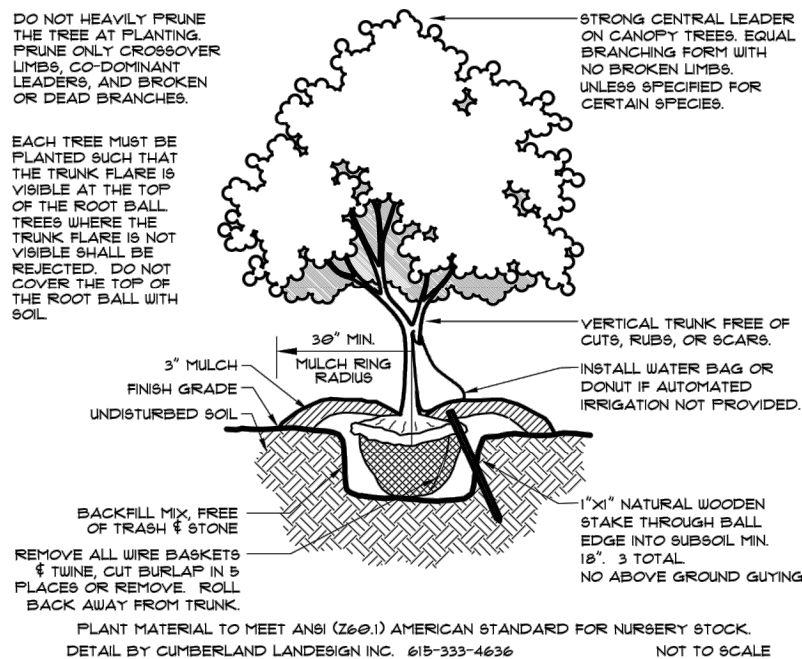
PARKING LOT TREES:
80 STALLS / 15 = 6 TREES

STREET YARD LANDSCAPING:
175 LF / 2 = 88 SHRUBS
175 LF / 40 = 5 TREES

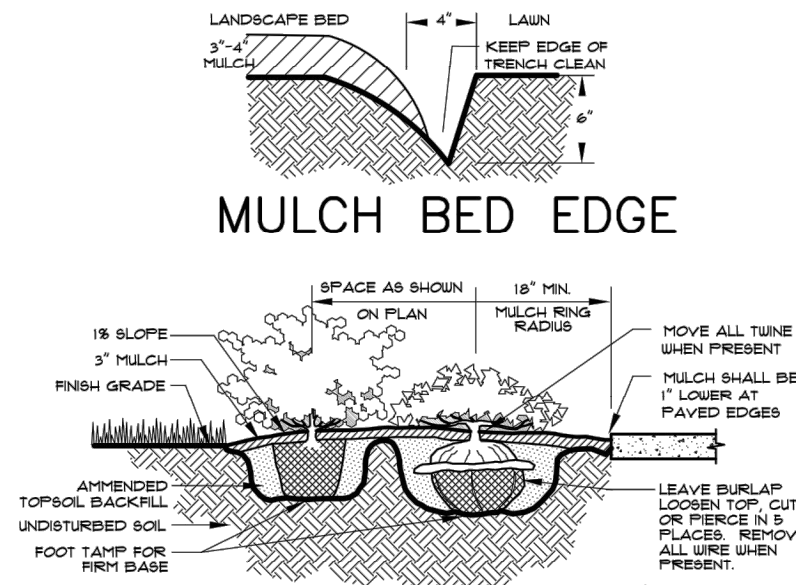
TRANSITIONAL BUFFERYARDS NA
UTILITY & LOADING SCREENING SATISFIED
50% OF TREES 3" IN CALIPER SATISFIED
MIN. 2" CALIPER TREES SATISFIED
20%-50% TREES UNDERSTORY SATISFIED
75% NATIVE TREES SATISFIED
24" SHRUB ROW AT PARKING SATISFIED
FOUNDATION PLANTING NA
35 MINIMUM ACI PROVIDED SATISFIED
6' CLEAR AT STREET SATISFIED



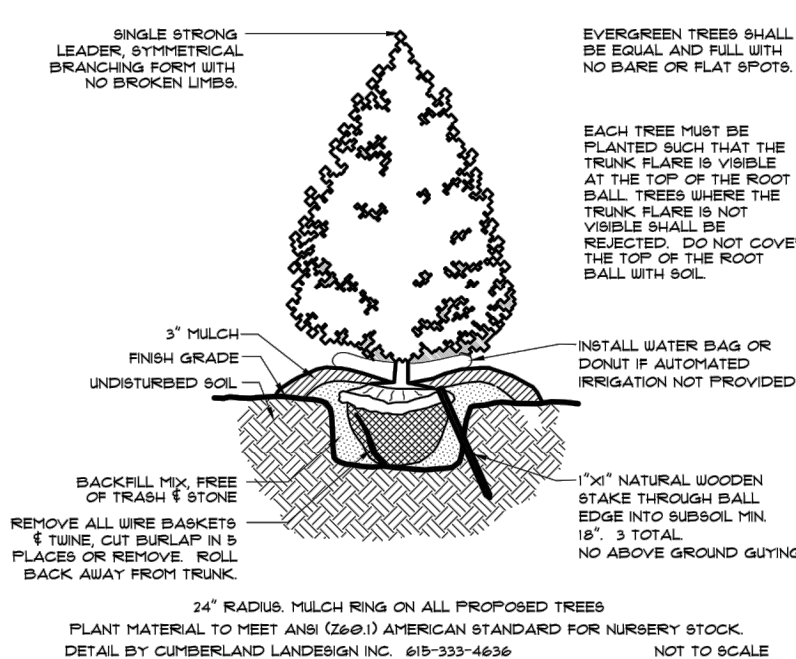
ISLAND PLANTING DETAIL



DECIDUOUS PLANTING DETAIL



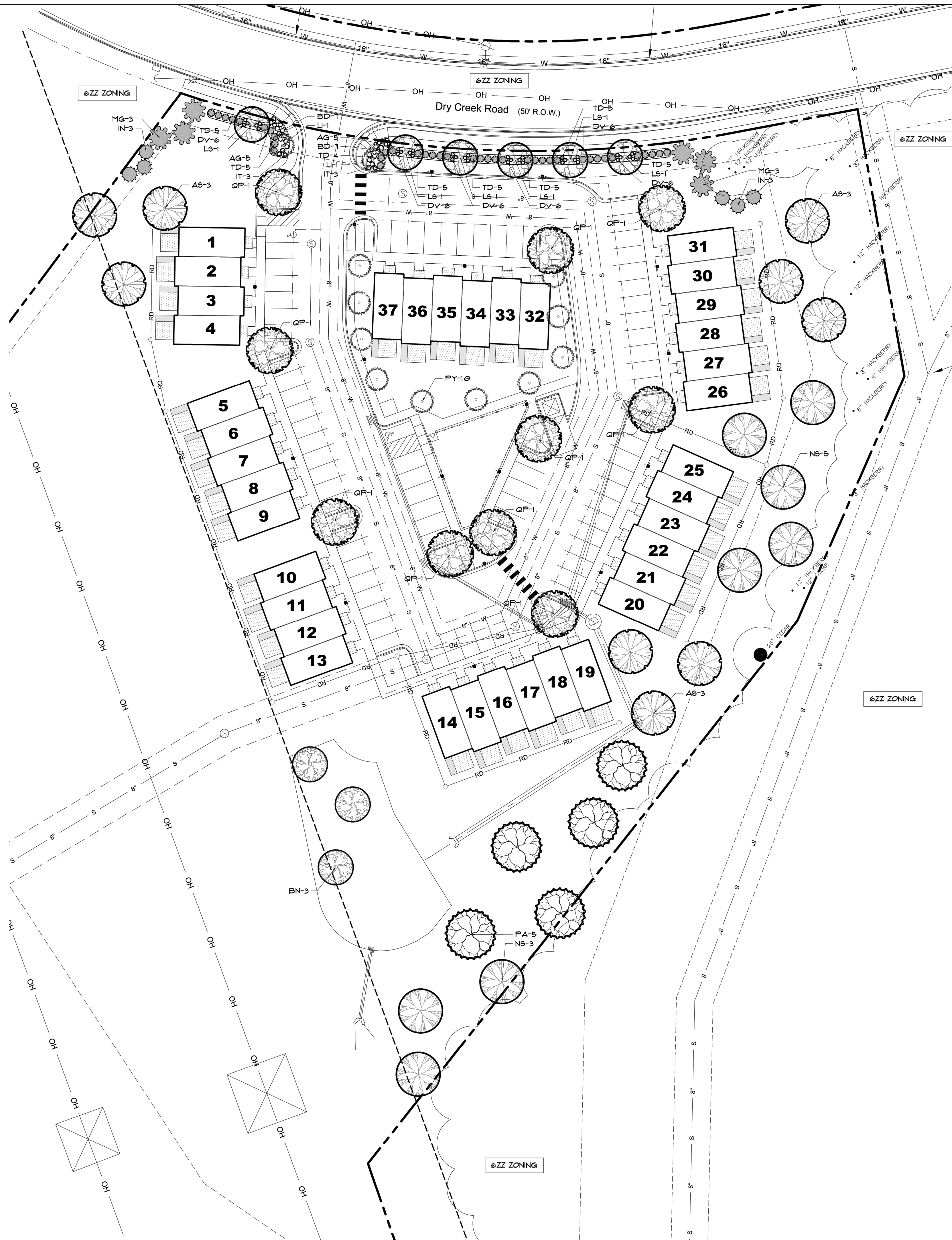
SHRUB PLANTING DETAIL



EVERGREEN PLANTING DETAIL

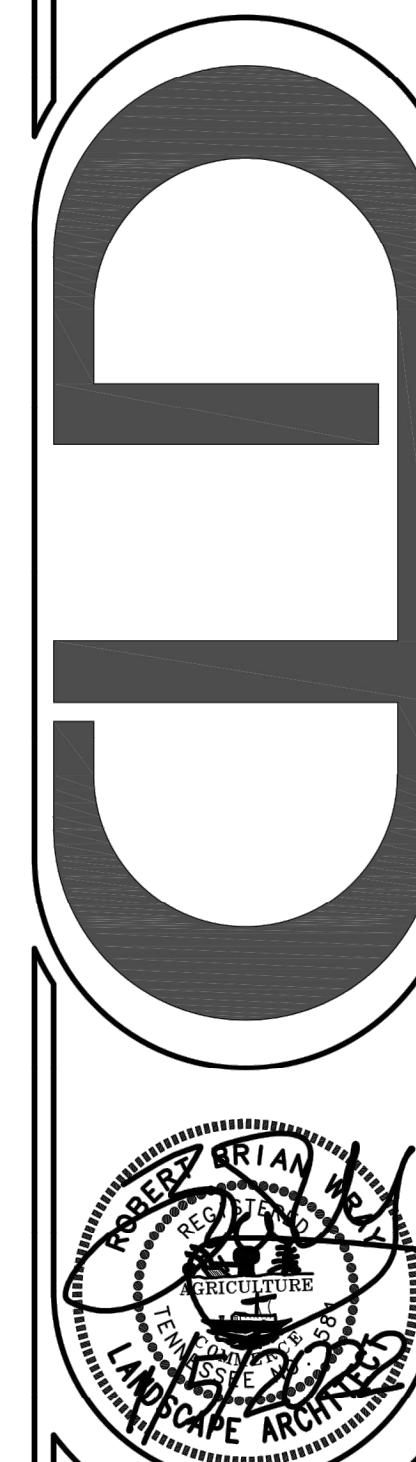
MATERIALS SCHEDULE

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	ACI	NOTES
SITE TREES							
AS	9	Acer saccharum/ Sugar Maple	13'-15'	7'-8'	3.0"	27.0	Or Equal Maple
BN	3	Betula nigra/ River Birch	10'-12'	5'-6'	3 Cane, 1" Each	9.0	
IN	6	Ilex x 'Nellie'/ Nellie Holly	6' Min.	2'-3'	FTB	12.0	
LI	2	Lagerstroemia indica 'Tuscarora'/ Tuscarora Crape Myrtle	6' Min.	2'-3'	3 Cane, 3/4" Each	4.0	Or Equal Myrtle
LS	6	Liquidambar styraciflua 'Rotundiloba' / Sweetgum	13'-15'	7'-8'	3.0"	18.0	Matched, Strong Leader, Specimen
MG	6	Magnolia grandiflora 'Little Gem'/ Dwarf Southern Magnolia	9' Min.	2'-3'	FTB	18.0	Or Equal Dwarf Magnolia
NS	8	Nyssa sylvatica/ Blackgum	10'-12'	6'-7'	3.0"	24.0	Strong Leader, Natural Form
PA	5	Platanus occidentalis / American Sycamore	13'-15'	7'-8'	3.0"	15.0	Strong Leader, Natural Form
PY	10	Prunus serrulata 'Kwanzan'/ Kwansan Cherry	6' Min.	3'-4'	2.0"	20.0	Symmetrical, Matched
QP	10	Quercus palustris/ Pin Oak	13'-15'	6'-7'	3.0"	30.0	Or Equal Oak
TOTAL:						177.0	
SHRUBS							
AG	10	Abelia grandiflora 'Funshine' / Funshine Abelia	12" Min.	15"-18"	F.T.B.		Or Equal Dwarf Abelia
BD	14	Buddleia x 'Ruby Chip' / Ruby Chip Butterfly Bush	12" Min.	15"-18"	F.T.B.		Or Equal Dwarf Buddleia
DV	36	Diervilla x 'Kodiak Fresh' / Kodiak Fresh Diervilla	18" Min.	15"-18"	F.T.B.		Or Equal Dwarf Diervilla
IT	6	Itea virginica 'Little Henry' / Dwarf Virginia Sweetpire	18" Min.	15"-18"	F.T.B.		Or Equal Dwarf Itea
TD	39	Taxus x 'Densiformis' / Dense Yew	24" Min.	18"-24"	F.T.B.		Or Equal Compact Yew
TURF							
SOD		Rebel II Fine Bladed Sod	Install where shown.				
SEED		Rebel II Fine Bladed Fescue	Seed at 5 lbs per 1,000 sf Install w/ weed free Straw				
MISCELLANEOUS							
Mulch Bed		Hardwood Bark Mulch	REMARKS Minimum 3" depth throughout.				
NOTES							
FTB = Full To Bottom							



SOLAR POWERED PLANS
N
Date: 01-05-2022
Revisions: 00-00-2022

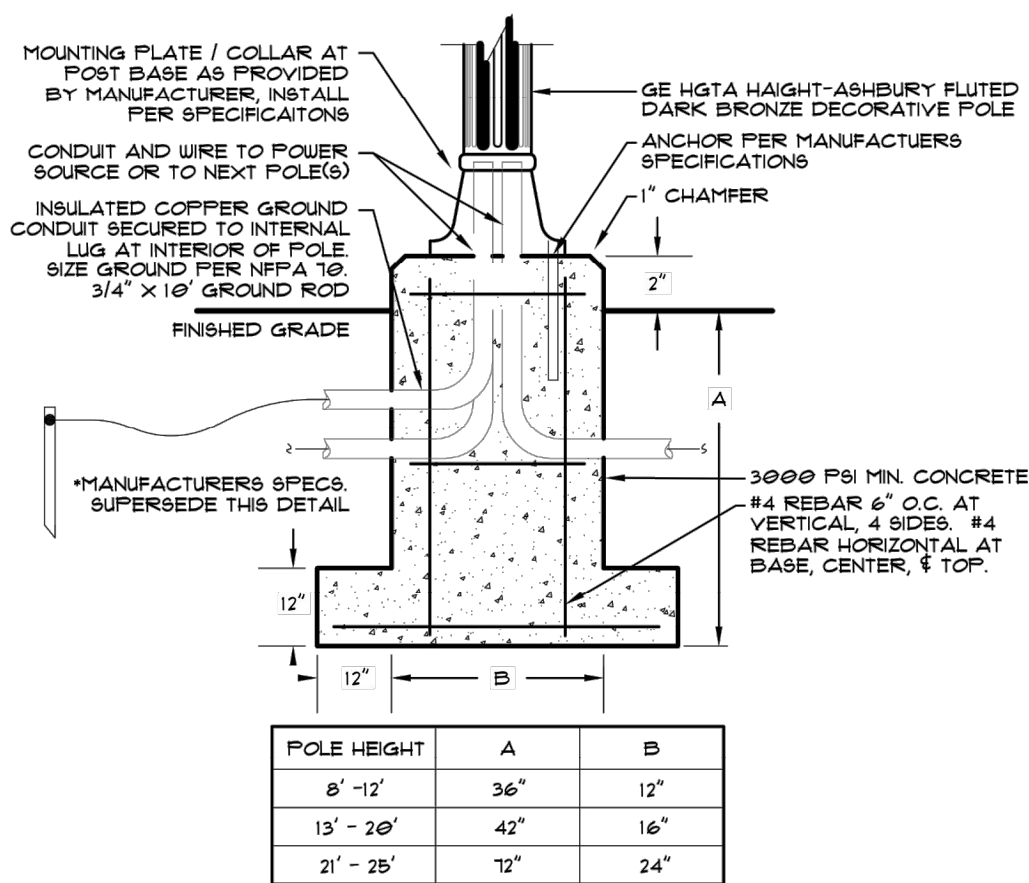
Landscape Compliance Plan for:
Dry Creek Village
Goodlettsville, Tennessee



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CALL BEFORE
YOU DIG



TYPICAL POLE MOUNT DETAIL



LIGHTING SCHEDULE

KEY BRAND
POST ROUND GE
(4 TOTAL)

SPECIFICATIONS:

SYMMETRICAL ROUND LIGHT PATTERN
EVOLVE POST TOP TOWN & COUNTRY - 16'-0" TALL
GE LIGHTING SOLUTIONS, EPTT01_07CN40
8,030 LUMENS, 4000K, 73 WATTS
DARK BRONZE POLE BY GE: HGTA (HAIGHT-ASHBURY FLUTED)

POST FRONT GE
(13 TOTAL)

SPECIFICATIONS:

FORWARD CAST LIGHT PATTERN
EVOLVE POST TOP TOWN & COUNTRY - 16'-0" TALL
GE LIGHTING SOLUTIONS, EPTT01_07DN40
7,440 LUMENS, 4000K, 73 WATTS
DARK BRONZE POLE BY GE: HGTA (HAIGHT-ASHBURY FLUTED)

GENERAL NOTES

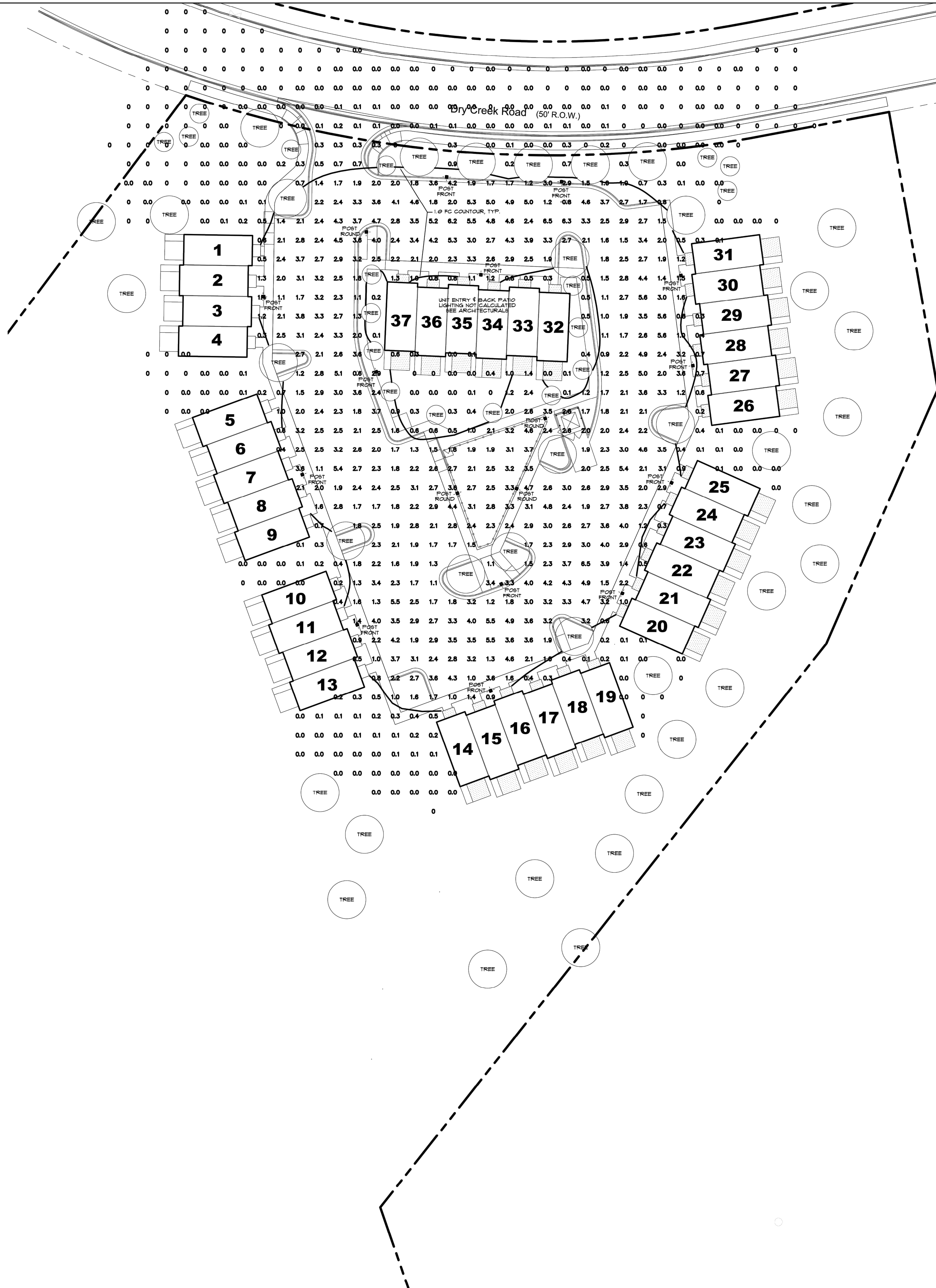
THIS PLAN PREPARED UTILIZING MANUFACTURERS IES LIGHTING DATA.

ELECTRICAL CONTRACTOR SHALL INSTALL FIXTURES PER MANUFACTURERS SPECIFICATIONS. INSTALL SHALL MEET ALL LOCAL, STATE, AND NATIONAL ELECTRICAL CODES.

THE ELECTRICAL CONTRACTOR SHALL COORDINATE SLEEVING, CONDUIT, AND SERVICE RUNS WITH THE GENERAL CONTRACTOR.

ALL LIGHTING ON THIS PLAN IS LED.

SUBSTITUTIONS SHALL NOT BE MADE.



SOLAR POWERED PLANS

N

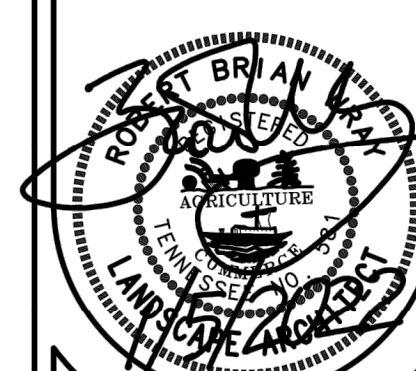
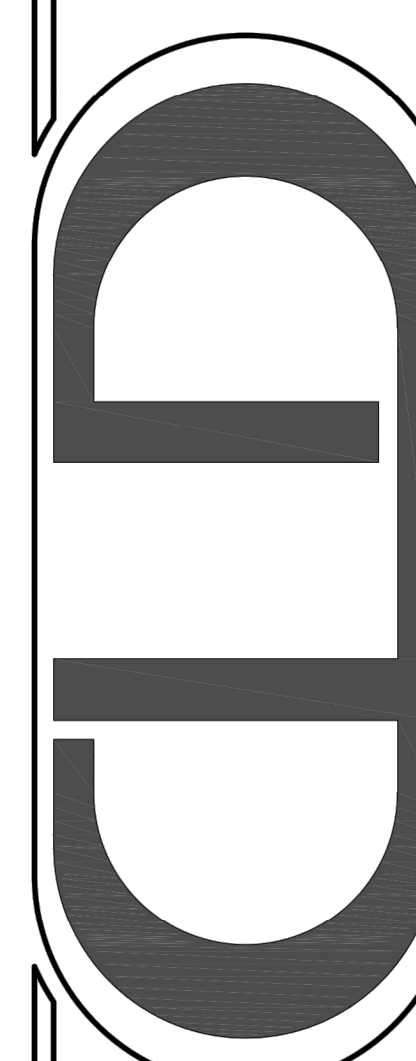
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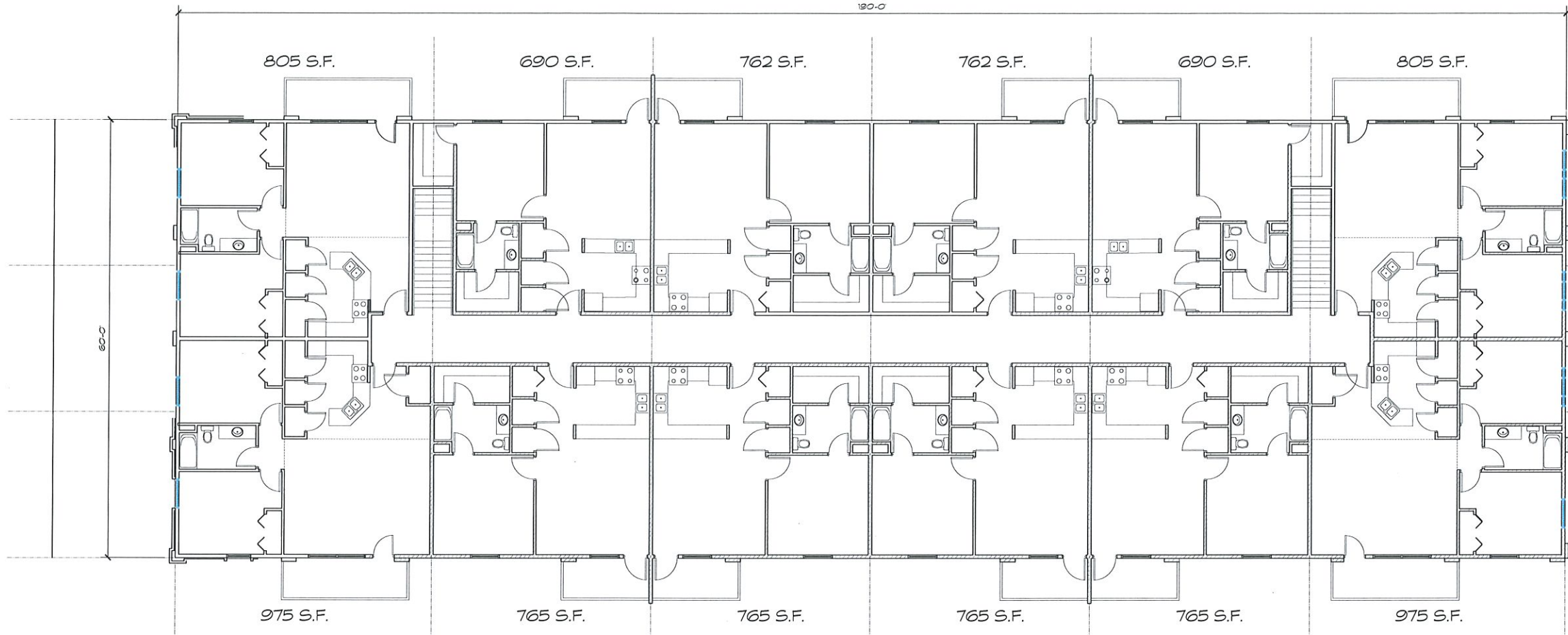
Sight Lighting Plan for:

Dry Creek Village

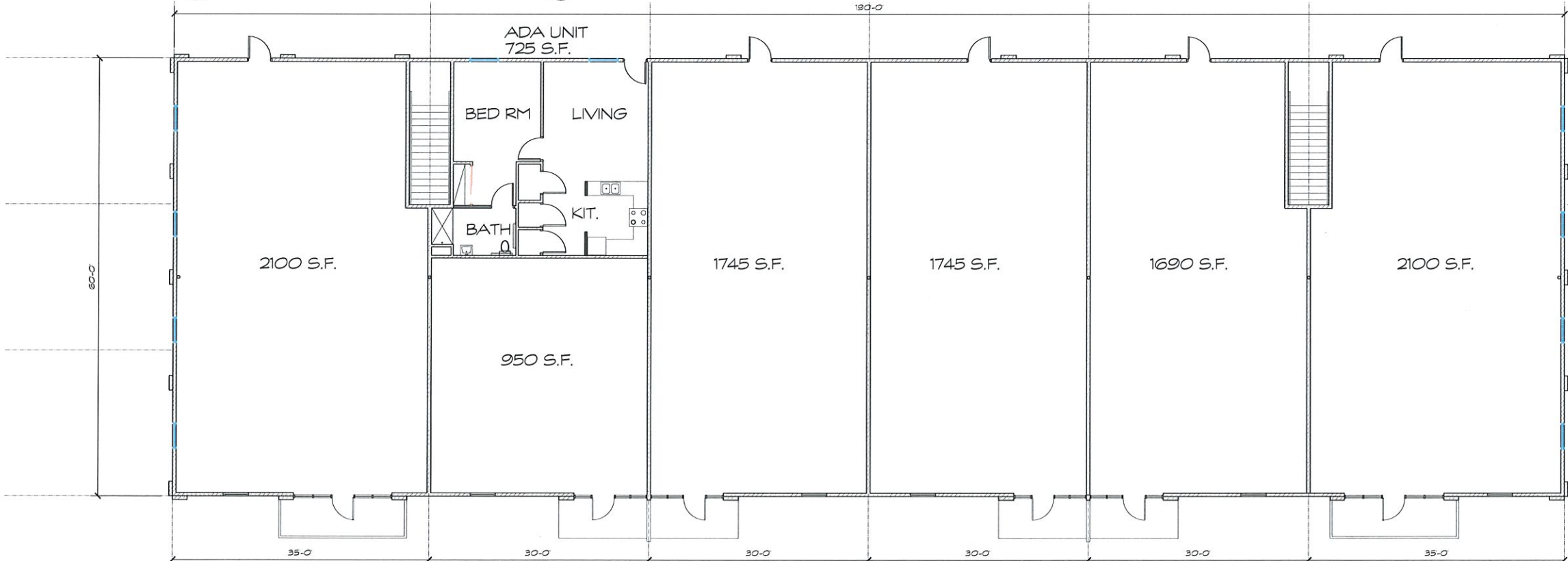
Goodlettsville, Tennessee



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2 FLOOR PLAN - APARTMENT LEVEL
A1.1 SCALE 1/8"=1'-0"



1 FLOOR PLAN - RETAIL LEVEL
A1.1 SCALE 1/8"=1'-0"

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BRATCHER PROPERTY
GOODLETTSVILLE, TN

601 NORTH MAIN STREET

PROJECT NO.:

FLOOR PLANS

REVISIONS

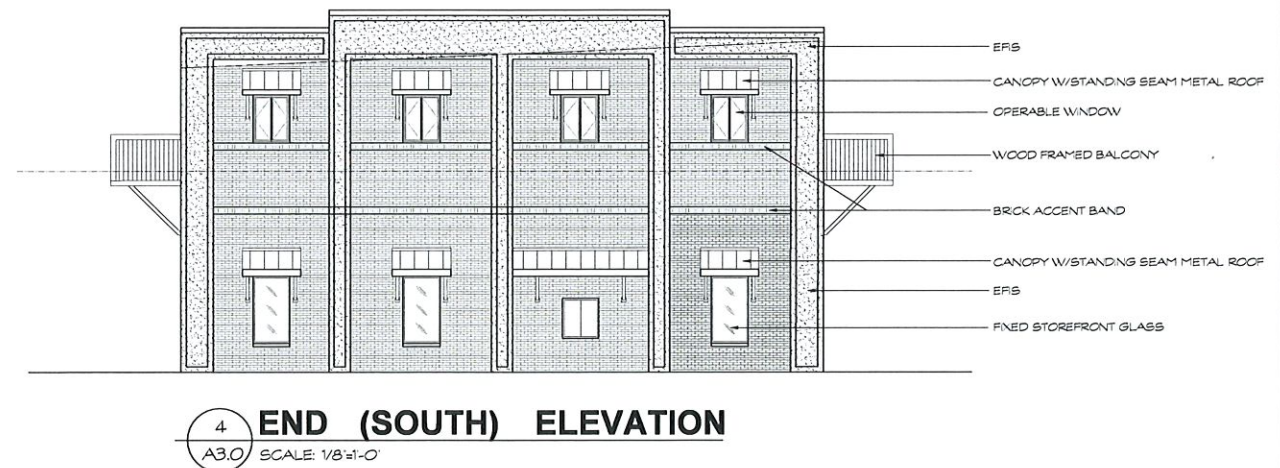
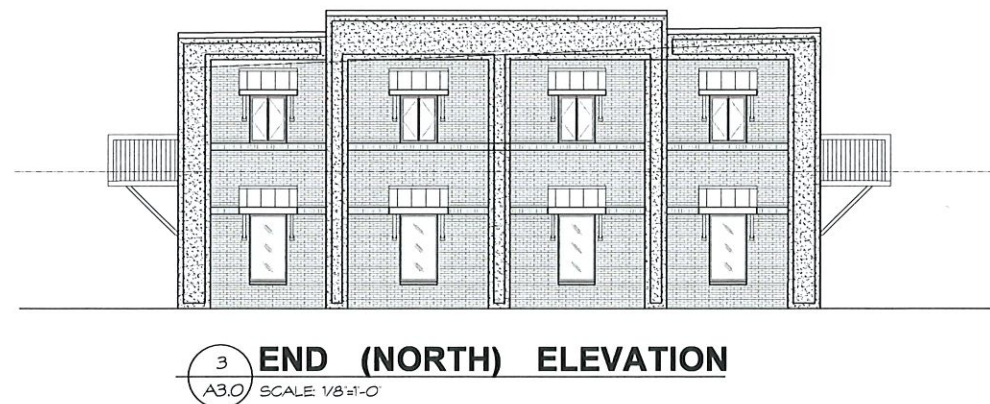
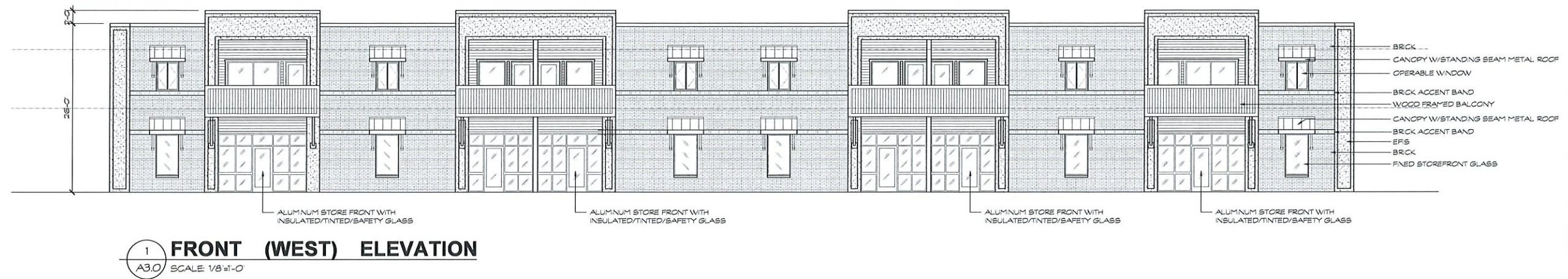
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DATE:

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TH ARCHITECT

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BRATCHER PROPERTY
GOODLETTSVILLE, TN

601 NORTH MAIN STREET

PROJECT NO.:

EXTERIOR ELEVATIONS

REVISIONS

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