



April 4, 2022 Planning Commission City Hall - Massie Chambers
5:00 PM

Agenda:

Call to Order

Approval of Agenda

1. Approval of April 4, 2022 Meeting Agenda

Approval of Meeting Minutes

2. Approval of March 7, 2022 Meeting Minutes

Individual Review of Regular Agenda Items

3. 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
4. Range USA/ Development Management Group, LLC: Requests site plan approval for a 14,933 sq. ft. commercial building with retail, classrooms, and indoor shooting ranges at 300 Cartwright Street and East Cedar Street. The request also includes a minor final subdivision plat to combine three (3) properties into one. Properties are zoned CS, Commercial Services and are referenced as Davidson County Tax Map/Parcels# 01913007400, 1913009700, and 01913009800. Property Owner: Unique Omega LLC (#4-22)
5. Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Sections 14-206 Commercial Core Overlay District (6) and 14-208 (1)(r)(ii) to expand the permitted use and location of portable non-residential buildings within a defined Arts District and define the Commercial Core Overlay District as an Arts District
6. Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-304 Signs Permitted

in Residential and Agricultural Districts to permit limited application electronic changeable copy signs

DISCUSSION ITEM:

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

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 April 4, 2022 5:00 PM

ITEM#1 Approval of Agenda

STAFF NOTES: The Parkview Preserve Phase Two (2) bond review item was removed from the agenda since the final roadway pavement surface has not been completed.

STAFF RECOMMENDATION: Approval

ITEM#2 Approval of March 7, 2022 Meeting Minutes

STAFF NOTES: N/A

STAFF RECOMMENDATION: Approval

ITEM#3: Range USA/ Development Management Group, LLC: Requests site plan approval for a 14,933 sq. ft. commercial building with retail, classrooms, and indoor shooting ranges at 300 Cartwright Street and East Cedar Street. The request also includes a minor final subdivision plat to combine three (3) properties into one. Properties are zoned CS, Commercial Services and are referenced as Davidson County Tax Map/Parcels# 01913007400, 1913009700, and 01913009800. Property Owner: Unique Omega LLC (#4-22)

STAFF NOTES:

The proposal in addition to the project site plan includes a final subdivision plat amendment to combine the existing three (3) properties into one property. The City's engineering consultant is currently reviewing the revised submittal regarding plan review comments for storm water design. No site grading or building permits will be issued until the storm water design plans are finalized per the plan review comments. The previously approved convention center and hotel site plan approved on these properties is no longer a proposed project.

STAFF RECOMMENDATION: Approval

ITEM#4 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Sections 14-206 Commercial Core Overlay District (6) and 14-208 (1)(r)(ii) to expand the permitted use and location of portable non-residential buildings within a defined Arts District and define the Commercial Core Overlay District as an Arts District.

STAFF NOTES:

The amendment is based on the February Planning Commission meeting discussion item regarding a request for a portable building (train caboose designed facility) to be set up adjacent to the rear parking lot of the commercial site at 144 Long Hollow Pike/ East Cedar Street. The proposal was for a permanent installation of the portable building. The City does not permit a portable building used for a commercial occupancy beyond the Zoning Ordinance sixty (60) day

annual temporary use provision. The City does permit mobile food vendors (food trucks) to be set up on the west side of I-65 permanently on developed commercial lots. The Planning Commission discussed the possibility of creating an arts district to permit portable buildings being used in a permanent setting.

The CCO, Commercial Core Overlay District includes the following areas:

Main Street from the intersections of Moncrief Ave/Myers Street on the north side to the intersection of Shevel Drive on the south side.

Rivergate Parkway from the Main Street intersection to the intersection of Moss Trail and Two Mile Parkway.

Long Hollow Pike from the Main Street intersection to the west side of the I-65 interchange.

STAFF RECOMMENDATION: Approval of the amendment designating the CCO, Commercial Core Overlay as a cultural and arts district. Denial of the amendment to permit a portable building being permitted to be used permanently including customer occupancy. Staff could review alternative amendments regarding longer temporary use provisions or a process for making a portable building being altered to a permanent building, but the proposal was for the permanent installation of the portable building with customers occupying the portable building.

Existing Zoning Ordinance Sections/Proposed Amendments Listed

(r) 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).

(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.

(ii) The Planning Commission may permit within the CCO, Commercial Overlay District a portable building installation for a commercial use when installed with parking and site and building access meeting the provisions of this ordinance subject to approval of the portable building for the proposed commercial occupancy by the City's Code Department.

(h) Mobile food service vehicles subject to provisions of the City of Goodlettsville Municipal Code § 9-506. Except for special events, mobile food service vehicles that are located on private properties are permitted in commercial and industrial zoning districts where food and beverage service uses are permitted on properties located west of I-65 and shall not be within two hundred feet (200') of an existing building with a permanent food and beverage service facility.

(6) Commercial core overlay district. This district is intended to

establish an urban core with an identifiable city center and to implement the Goodlettsville streetscape plan. The design features and standards included in this district are not only to create a memorable and positive impression upon entering the core area, but also to establish an image and character that is uniquely Goodlettsville.

(a) Application. The standards of the CCO shall be applied to those parcels and lots within the commercial base zoning and PUD districts as indicated as being within the CCO on the official zoning map and shall supersede any requirements that are in conflict herewith.

(n) Cultural and Arts District. The CCO district shall be designated as a cultural arts district. The district designation is for the encouragement of events and tourism through placemaking, unique building and site designs characteristics, and artistic expression and displays. The Planning Commission may review unique and artistic building and site development designs and building painting schemes incorporated into existing and new developments and buildings as alternatives to the building and site development requirements of this ordinance and the Design Guidelines within the CCO.

ITEM#5 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-304 Signs Permitted in Residential and Agricultural Districts to permit limited application electronic changeable copy signs.

STAFF NOTES: The City permits digital signs in commercial zoning districts. A representative of the Faith Presbyterian Church on Caldwell Drive contacted staff about permitting a digital message board. The church property is zoned R-15, Medium Density Residential. The City's Sign Ordinance defines maximum lighting intensity and minimum message duration for signs permitted in commercial and industrial districts. The proposed amendment would permit the signs in limited application in residential zoning districts including development construction and entry signs and community facilities in residential zoning districts including churches, schools, and day cares.

The proposed amendments include correcting the conflicting square footage allowances to permit a ground sign with a maximum of thirty-two (32) square feet and including specific sign design requirements and a defined review and approval process. The amendment includes revising the commercial section of the Sign Ordinance that prohibits digital signs within one hundred feet of a residential zoning district to provide a similar design and review process.

STAFF RECOMMENDATION: Approval

Existing Zoning Ordinance Sections/ Proposed Amendments Listed

Signs Permitted in Commercial and Industrial Districts

Any changeable copy sign may be electronically or mechanically controlled. Such sign shall not flash on and off, scroll across the copy area or change colors sporadically. The display of the message must be static for a minimum of eight (8) seconds. When copy changes occur, they must change instantaneously with no phasing, scrolling, flashing or any other characteristic which imitates movement. Signs installed within two hundred feet (200') of a signalized or planned signalized intersection shall require the message to remain static for a minimum of two (2) minutes. The illumination of an electronic changeable copy sign shall not exceed 0.3 foot candles over ambient lighting conditions, day or night. Measurement shall be as prescribed in the document "Recommended Brightness Levels for On-Premises Electronic Message Centers" published by the International Sign Association. All electronic signs shall be equipped with a sensor device that automatically determines the ambient illumination and each electronic sign shall be programmed to dim in accordance with ambient illumination conditions. Maximum illumination from dusk to dawn shall not exceed five hundred (500) nits. A malfunctioning sign shall be programmed to shut down. **Sign shall not be installed to be installed within one hundred (100') feet of a residential zoning district measured in a straight line shall require conditional use review by the Board of Zoning and Signs Appeals and depending on the sign location and orientation with adjacent residential uses may require the static message timing to increase to a minimum of two (2) minutes and limit the operation time of the sign to between 7 am and 10 pm. The sign shall be located and oriented in such a manner as to create the least impact from illumination on adjacent residential uses, as may be determined by the Board of Zoning and Sign Appeals**

Signs permitted in residential and agricultural districts.

Within the residential and agricultural districts as delineated by the Goodlettsville Zoning Ordinance, permanent accessory signs are permitted subject to the provisions as set forth herein.

(1) *Community facility signs.* (a) A community facility may have one

(1) ground sign and one (1) wall sign on the wall that faces a public street or that contains the principal entrance.

(b) A ground sign shall not exceed four feet (4') in height and

twenty-five (25) square feet in size thirty-two (32) square feet in size. Ground signs which are integrated into an attractive brick, stone, or wood architectural feature or an earth berm, all of which shall be permanently landscaped, may exceed four feet (4') in height to a maximum of seven feet (7').

(c) A wall sign shall not exceed twenty-five (25) square feet in size.

(d) Signs which are internally illuminated shall not exceed ninety-foot (90') lamberts in brightness. In no event shall the light from

any sign exceed one-half (1/2) foot-candle at the property line.

(2) Development signs. (a) A development sign may be located at the major entrance to a new development. Said sign shall be removed within one (1) year of the approval of the development by the planning commission, provided that in the case of a multi-year development the time for removal may be extended by the enforcing officer one (1) additional year for each year the development is under continuous construction. **Such sign may be either a pole or shall be a ground sign.**

(b) A development sign shall not exceed thirty-two (32) square feet in size or **fifteen feet (15')-seven (7') feet** in height.

(c) A development sign shall not be lighted.

(3) Residential entrance identification signs. (a) Residential identification signs may be permitted at the entrance(s) to a subdivision or to a planned unit or multi-family development subject to the approval of the planning commission at the time final plans are reviewed.

(b) Two (2) signs may be permitted, one (1) on either side of the entrance if both are on private property located in a joint user access easement or private platted sign easement.

(c) Residential identification signs shall be integrally designed as a part of an attractive brick, stone or similar material architectural feature, permanently constructed and maintained wall, fence or similar feature, or shall be a ground sign. All such areas shall be attractively landscaped.

(d) The maximum display surface area of a residential identification sign shall not exceed **twenty-five (25) thirty-two (32) square feet** in size.

(e) The maximum height of such signs shall be seven feet (7').

(f) All residential identification signs and the attendant landscaped area shall be owned and maintained either by the owner/developer or by a legally established property owners association.

(g) Any lighting on such signs shall be integrated into the entrance feature and shall be subdued and shall light only such sign. No light shall shine or reflect on or into any residential structure

(4) Residential signs. (a) Any single- or two-family residential activity or any vacant parcel may have one (1) residential sign that may be located anywhere on the lot of the activity. (b) A residential sign shall not exceed six (6) square feet in size. (c) Residential signs shall not be illuminated in any way

(5) Electronic changeable copy signs may be incorporated into a ground sign and not exceed fifty (50%) percent of the total ground sign square footage and shall only be permitted on street frontage along a major route on the City's Major Thoroughfare Plan

v) Any changeable copy sign may be electronically or mechanically controlled. Such sign shall not flash on and off, scroll across the copy area or change colors sporadically. **The display of the message must be static for a minimum of two (2) minutes.** When copy changes occur, they must change instantaneously with no phasing, scrolling, flashing or any other characteristic which imitates movement. Signs installed within two hundred feet (200') of a signalized or planned signalized intersection shall require the message to remain static for a minimum of two (2) minutes. The illumination of an electronic changeable copy sign shall not exceed 0.3 foot candles over ambient lighting conditions, day or night. Measurement shall be as prescribed in the document "Recommended Brightness Levels for On-Premises Electronic Message Centers" published by the International Sign Association. All electronic signs shall be equipped with a sensor device that automatically determines the ambient illumination and each electronic sign shall be programmed to dim in accordance with ambient illumination conditions. **The Board of Zoning Appeals depending on the sign location and orientation with adjacent residential uses may limit the operational time of the digital message board to between 7:00 am to 10:00 pm or the** maximum illumination from dusk to dawn shall not exceed five hundred (500) nits. A malfunctioning sign shall be programmed to shut down. **The sign shall be located and oriented in such a manner as to create the least impact from illumination on adjacent residential uses, as may be determined by the Board of Zoning and Sign Appeals.**

DISCUSSION ITEM

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

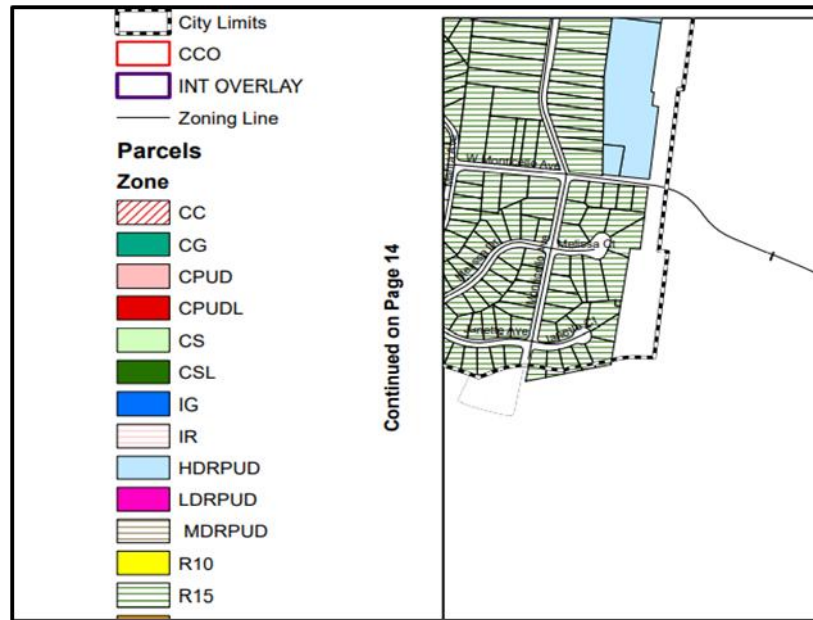
STAFF NOTES:

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.

The applicant was unable to attend the February Planning Commission Meeting. Staff discussed with the applicant based on the Planning Commission's discussion at February meeting that area would not be considered a mixed-use setting.





CITY OF GOODLETTSVILLE PLANNING COMMISSION

REVISED MEETING AGENDA

Monday April 4, 2022 5:00 PM

Call Meeting to Order and Member Roll Call

Public Forum on Planning Related Topics

ITEM#1 Approval of Agenda

ITEM#2 Approval of March 7, 2022 Meeting Minutes

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DISCUSSION ITEM

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

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

March 07, 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, Judy Wheeler

Absent: Jeff Parnell

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 opened the Public Forum on Planning Related Topics

No one requested to speak at the meeting. The public forum was closed.

Duncan made a motion to close the public forum, seconded by Trew. The motion passed.

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

Item #2 Approval of February 7, 2022 Meeting Minutes: Wheeler made a motion to approve the minutes of the February 7, 2022 meeting, Tinnin seconded the motion. The motion passed.

AGENDA

Item #3 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Sections 14-208 (2) Off-street Parking and Loading Requirements, 14-208 (4) Site and Architectural Design Standards, 14-208 (5) Landscape, Screening, and Buffering, and 14-210 Planned Unit Developments to include revised building design, parking, landscaping, buffering, garage orientation for medium and high density residential and planned unit developments.

Item Representative: N/A

Staff Discussion:

-The City Commission on February 10, 2022 adopted a ninety (90) day moratorium for new planned unit developments submittals.

-The purpose of the moratorium was due to recent issues discussed with planned unit developments projects including building design, perimeter project buffers, garages, parking over public sidewalks, and street yard plantings.

-The proposed amendments do not alter the recent amendment defining the minimum garage interior spaces of twelve (12') x twenty-two (22') feet for a one car garage and twenty-two (22') x twenty-two (22') feet for a two (2) car garage.

-The proposed amendments include limitations to the standard front-loaded garage design and increased off-street parking requirements.

- The proposed ordinance amendments which will require changes to project designs to address the concerns discussed with recent projects.
- The moratorium review also included the recently adopted Regional Center Planned Unit Development ordinance to ensure the Planning Commission agrees with the minimum defined amount and location of commercial with new developments in the Regional Center Planned Unit ordinance.
- Staff presented **Amendment #1 Parking** - Increase minimum number of parking required to allow more off-street parking area. This amendment would apply to all zoning districts including regular residential and planned unit developments.
- Staff presented **Amendment #2 Landscaping** - The amendment defines the minimum street tree plantings for both planned unit developments and regular zoned subdivisions. The amendment also defines street tree spacing and locations in yards and options for private maintenance including in wider planting strips between curb and sidewalk and in roadway medians.
- Trew discussed/questioned the area for planting trees and who owns/maintains the property
- McCormick responded it would be privately maintained and discussed the zone for planting of trees
- Ellis discussed the Tara Lane area in Goodlettsville and the problems with the type and species of trees planted in the area
- Duncan commented if planting is in areas of concern, we need a provision for root barriers.
- McCormick discussed the primary requirement for developments and a planting improvement method.
- McNeal questions if there are trees not allowed to be planted
- McCormick responded the City has a tree board and a list of recommended trees.
- Trew asked if trees cause issues why continue with the requirement
- McCormick discussed no tree is without problems in these type setting but the trees add a development design
- Staff presented **Amendment #3 Residential Design** - The amendment defines minimum required architectural design for planned unit developments and increases the minimum parking requirements for two (unit) duplexes.
- Staff presented **Amendment #4 Design Criteria for Postal Kiosk/Cluster Mailbox** - Amendment includes a reference to the new shared mailbox requirements for new developments. Amendment includes design and location and access general requirements to be reviewed with new development proposals.
- Duncan discussed how other type of deliveries (i.e. amazon) are working with Postal Kiosk/Cluster Mailbox
- McCormick responded not aware of other facilities
- Staff presented **Amendment #5 Planned Unit Development** - Amendment includes reference to State of Tennessee Vested Rights provisions that were adopted since the existing ordinance section was written.
- Staff presented **Amendment #6 Planned Unit Development** - Amendment defines building and architectural design information to be submitted with the preliminary master plan stage for new planned unit development projects.

-Staff presented **Amendment #7 Planned Unit Development** - Amendment replaces section defining the type and *when and if* a commercial component to residential planned unit development is required. The Planning Commission discussed this issue with recent projects along South Dickerson and N. Main Street.

-Staff presented **Amendment #8 Planned Unit Development** - Amendment increases the minimum open space percentage required and includes building setbacks in the medium and high-density projects based on master plan. The garage and parking amendments includes with these amendments will require different designs for low, medium, and high density planned unit projects. The amendment also includes a statement to ensure that the mixed-use density bonus provision is limited to major roadways only.

-Duncan questioned if the setback changes would be for all residential development or just planned unit developments especially if removing minimum dimension

-Staff discussed planned unit developments only and base zoning districts are limited

-Staff presented **Amendment #9 Planned Unit Development** - Amendment revises street requirement for Planned Unit Developments including when private streets are required. The amendment includes a reference to the City's Street Standards also for private streets referencing the design and construction of roadways including material layer thickness and storm water requirements. The amendment removes existing street widths that conflict with the City's Street Standards that were adopted since the existing ordinance was adopted.

-Duncan discussed the public and private street requirements and questioned if the City can require a fund or a maintenance bond for maintaining private streets

-McCormick responded maintenance restrictions are submitted with master plans

-Ellis discussed issue with homeowner associations fund balance over time and lack of funds to maintain streets

-Freeman responded and discussed two (2) issues. #1 the City/agency imposing a public fund and #2 the City/agency impose restrictions on the HOA as part of the PUD requirement

-Duncan responded and recommended a check list advising developments and HOA's of maintenance fees for maintaining private streets.

-Freeman responded not sure the City/agency can regulate an HOA.

-McCormick recommended adding a statement in the PUD regarding the minimum HOA requirements and an annual maintenance provision

-Duncan responded and recommended the Planning Commission serve an advisory role for projects

-McCormick responded the City has the ability if needed to impose a special assessment to maintain roads for emergency and public works vehicles.

-Staff presented **Amendment #10 Planned Unit Development** - Amendment increases perimeter setback from thirty-five (35') to fifty (50') feet when adjacent to a low-density residential zoning district. The project design along streets to be determined by master plan process.

-Staff presented **Amendment #11 Planned Unit Development** - Amendment defines the minimum number of visitor parking spaces required and intention for parking areas to be in central location(s).

-Staff presented **Amendment #12 Planned Unit Development** - Amendment replaces and expands the current requirements for new planned unit developments including limiting entire developments with

front loaded garages when the garage door takes up a larger percentage of the front building elevation. The section requires alternative garage designs. This section and new parking requirements will change typical project designs. The amendment includes the current material requirement and provision to allow limited alternative accent materials.

-Staff presented **Amendment #13 Planned Unit Development** - Amendment includes the landscape requirements defined with amendment#2 also in the Planned Unit Development section of the Zoning Ordinance.

-Staff presented **Amendment #14 Planned Unit Development** - Amendment defines increased perimeter setback along adjacent single family zoning districts and includes a reference to increased number of parking spaces per Amendment #1.

-McCormick asked for comments on requiring garages for townhouse projects.

-Freeman discussed requiring a garage attachment to projects

-Ellis discussed the issue of parking across the sidewalks and questioned the distance between the sidewalk and garage

-McCormick responded with the zoning ordinance minimum parking space dimension and square feet for a garage to sidewalk

-Duncan discussed the need for more clarity on space from garage door to sidewalk

-Freeman questioned and discussed the perimeter setback and driveway

-McCormick responded based on project design of master plan

-McCormick discussed adding additional requirements for parking space from garage to sidewalk and off the sidewalk

-Espinosa thanked the planning staff for all the forward thinking and design of the amendments presented.

Motion: Motion by Duncan to approve the request with additional clarification of the off-street parking referenced in meeting, seconded by McNeal. The motion passed unanimously.

-Staff presented-ORDINANCE 21-1017 AN ORDINANCE TO AMEND ORDINANCE 06-674 AS AMENDED, TO INCLUDE A REGIONAL CENTER PLANNED UNIT DEVELOPMENT SECTION - Type of Developments. There are two (2) types of Regional Center Planned Unit Developments as follows: RC1 High Intensity and RC2 Low Intensity b) General Purpose. The general purpose of the Regional Center Planned Unit Developments is to provide for mixed use commercial and residential uses at a higher density and intensity of development associated with an urban center. The Regional Center design includes pedestrian and streetscape-oriented design with regulations permitting flexibility for design oriented planned unit developments.

-Staff discussed the minimum commercial requirements at certain locations.

-Espinosa asked for additional comments or discussion from the Planning Commission

-McNeal asked Ellis the status of Rivergate Mall?

-Ellis responded with information regarding anchor stores Dillard's and JC Penny's for the past calendar year. Ellis stated that Ms. Hucks, Economic Development/Marketing Director is working on a huge project not located in the mall but outside the mall. Ellis discussed the positive sales taxes generated from the mall area.

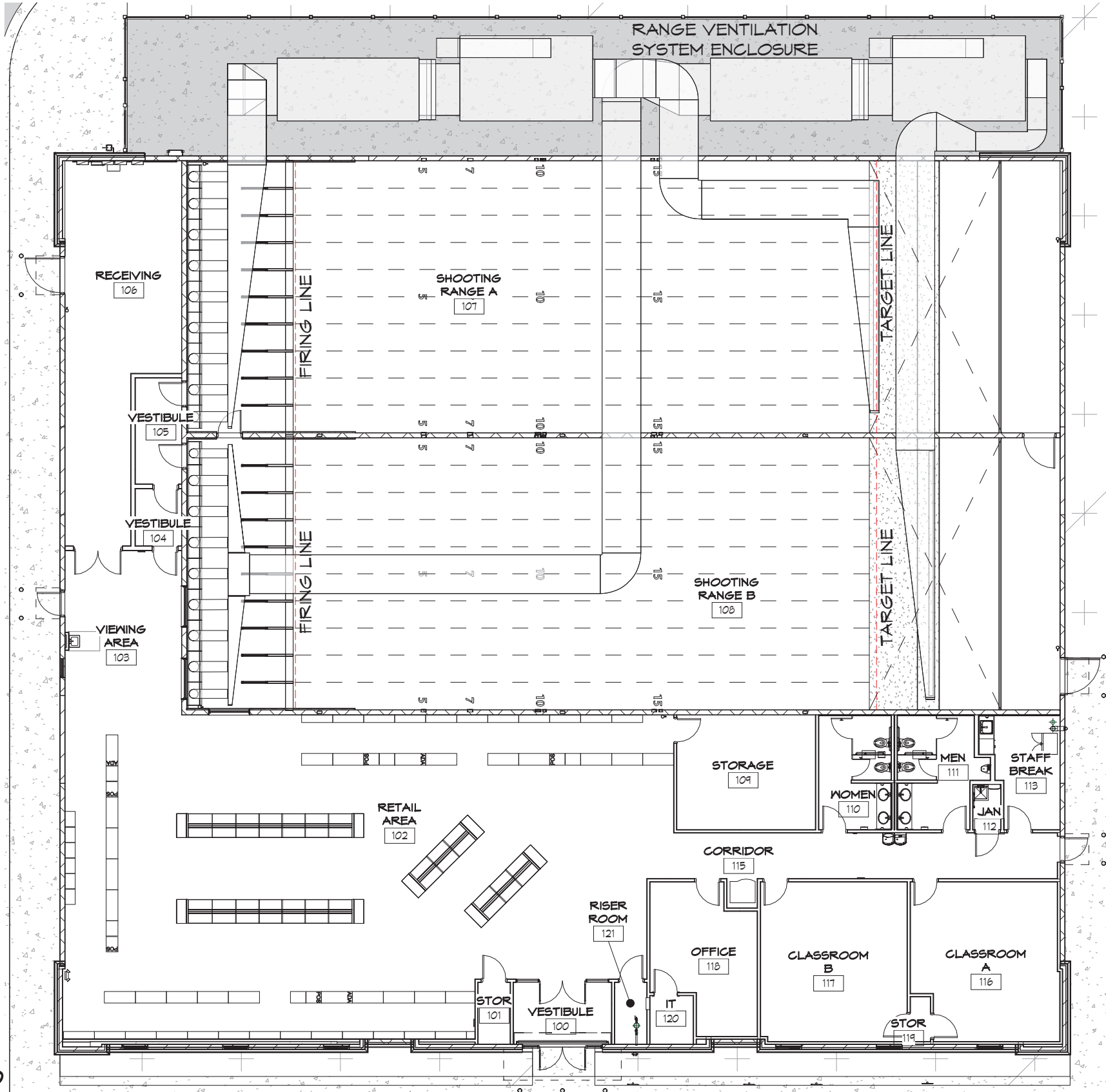
- McNeal discussed the potholes in Goodlettsville.
- Ellis responded they can pass along to TDOT when on a state route and review the location on city roadways
- Duncan discussed painting the pothole casting orange to alert drivers even on state routes
- Ellis responded he did not think that would be an issue

With no further business, the meeting adjourned at 6:00 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant

DRAFT



NORTH

1 FLOOR PLAN-PRES

SCALE: 1/16" = 1'-0"



600 Emerson Street, Suite 210, Creve Coeur, MO 63141
www.esd@esdarch.com Office: 704-373-1900

RANGE+USA™
300 CARTWRIGHT STREET
GOODLETTSVILLE, DAVIDSON COUNTY, TN

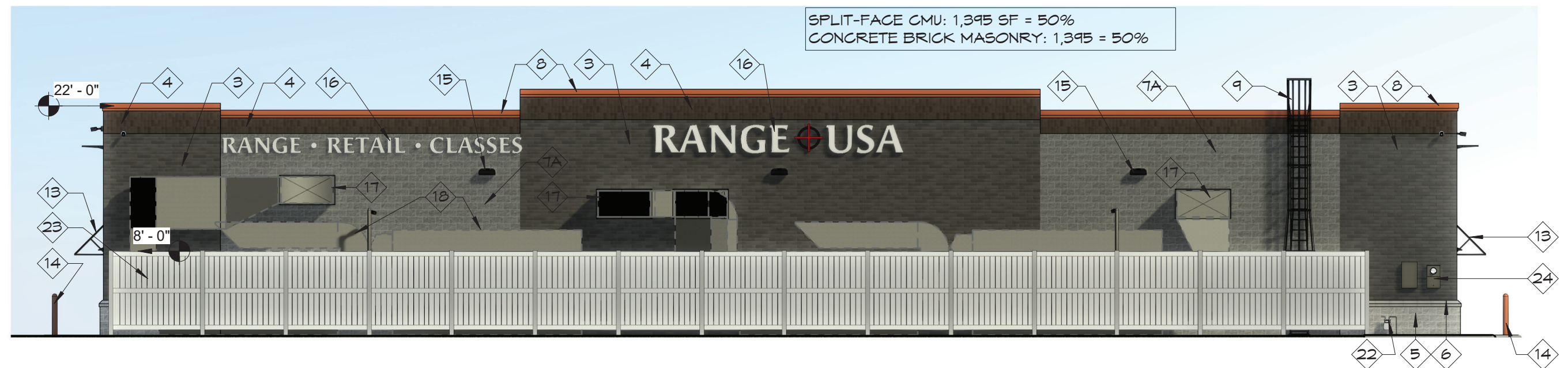
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3/23/2022

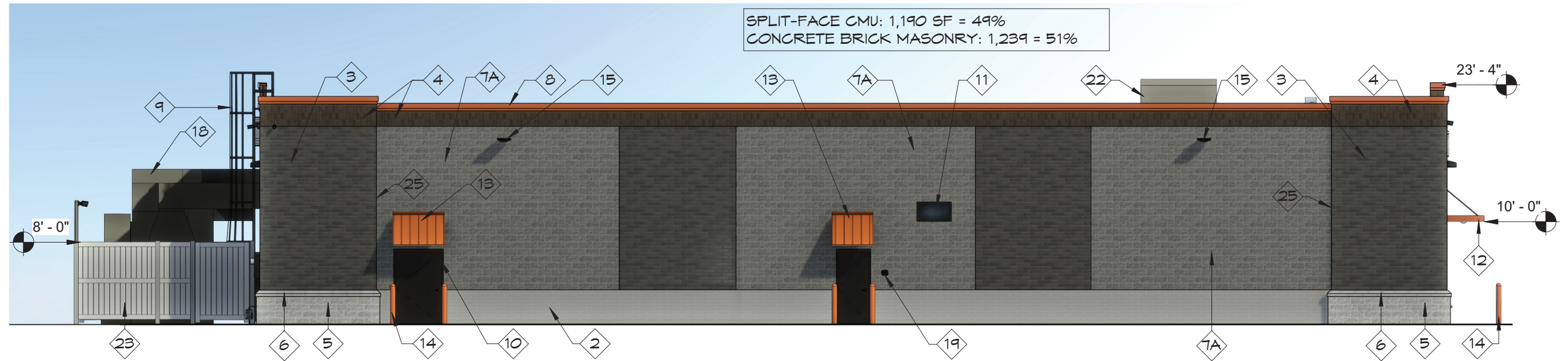
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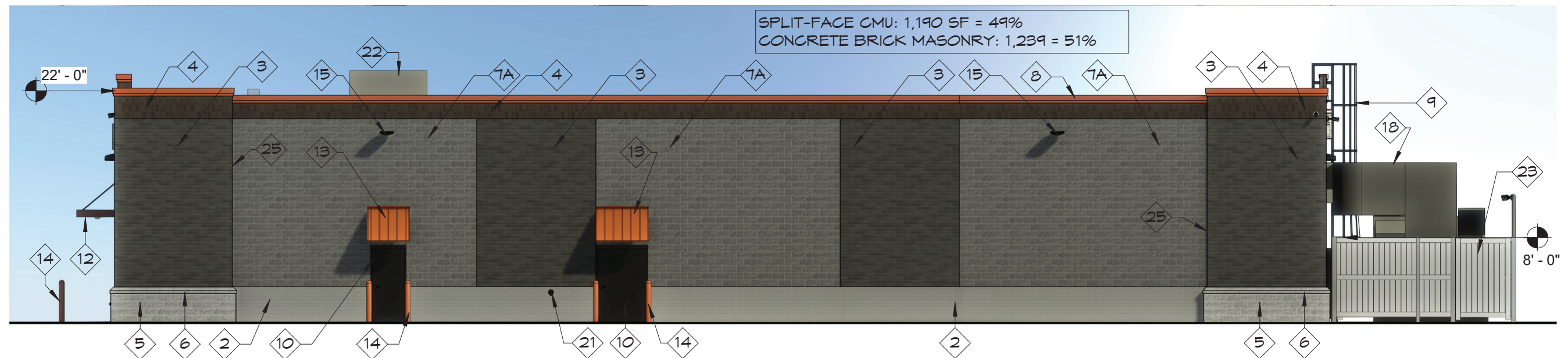
② SOUTH ELEVATION-PRES
SCALE: 3/32" = 1'-0"



① NORTH ELEVATION-PRES
SCALE: 3/32" = 1'-0"



① WEST ELEVATION-PRES
SCALE: 3/32" = 1'-0"



② EAST ELEVATION-PRES
SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

- 1 LOAD BEARING CONCRETE BRICK MASONRY (8"X4"X16") - CBM-1, INTEGRAL COLOR (LIGHT BROWN)
- 2 LOAD BEARING CONCRETE BRICK MASONRY (8"X4"X16") - CBM-2, INTEGRAL COLOR (GRAY)
- 3 LOAD BEARING CONCRETE BRICK MASONRY (8"X4"X16") - CBM-3, INTEGRAL COLOR (MEDIUM BROWN)
- 4 LOAD BEARING CONCRETE BRICK MASONRY W/ VERTICAL "SOLDIER COURSE" REVEALS @ 4"OC (8"X8"X16") - CBM-4, INTEGRAL COLOR - (DARK BROWN)
- 5 LOAD BEARING SPLIT-FACE CONCRETE BLOCK (8"X12"X16") - CMU-1, INTEGRAL COLOR (GRAY)
- 6 LOAD BEARING SMOOTH-FACE CONCRETE SILL BLOCK (8"X12"X16") - CMU-2, INTEGRAL COLOR (GRAY)
- 7A LOAD BEARING SPLIT-FACE CONCRETE BLOCK (8"X8"X16") - CMU-3, PAINTED TO MATCH CBM-1 (LIGHT BROWN)
- 7B LOAD BEARING SPLIT-FACE CONCRETE BLOCK (8"X8"X16") - CMU-3, PAINTED PT-1 (ORANGE)
- 8 PRE-FINISHED ALUMINUM COPING - COLOR TO MATCH PT-1 (ORANGE)
- 8A PRE-FINISHED ALUMINUM COPING - COLOR TO MATCH PT-4 (BLACK)
- 9 PRE-MANUFACTURED STEEL ROOF LADDER, PAINTED PT-4 (BLACK)
- 10 METAL DOOR PAINTED PT-4 (BLACK)
- 11 PRE-FINISHED ALUMINUM STOREFRONT SYSTEM (AL-1), SEE GLAZING SCHEDULE FOR GLASS TYPES
- 12 PRE-MANUFACTURED, PRE-FINISHED METAL CANOPY, COLOR TO MATCH PT-1 (ORANGE)

- 13 PRE-MANUFACTURED, PRE-FINISHED METAL AWNING, COLOR TO MATCH PT-1 (ORANGE)
- 14 6" DIAMETER STEEL PIPE BOLLARD SET IN CONCRETE AND FILLED SOLID WITH CONCRETE (PAINTED PT-1 (ORANGE)
- 15 EXTERIOR WALL-MOUNTED LIGHT FIXTURE, FINISH TO BE BLACK
- 16 APPROXIMATE LOCATION OF OWNER PROVIDED SIGNAGE
- 17 MASONRY OPENING FOR RANGE VENTILATION SYSTEM
- 18 RANGE VENTILATION SYSTEM
- 19 RECESSED KNOX BOX, VERIFY TYPE AND LOCATION WITH LOCAL FIRE MARSHAL BEFORE ORDERING AND INSTALLING
- 20 FDC, VERIFY TYPE AND LOCATION WITH LOCAL FIRE MARSHAL BEFORE ORDERING AND INSTALLING
- 21 OVERFLOW ROOF DRAIN OUTLET ZURN Z199 DOWNSPOUT NOZZLE
- 22 MECHANICAL EQUIPMENT
- 23 8' HIGH VINYL FENCE AROUND RANGE EQUIPMENT (TAN PANELS, LIGHT BROWN POSTS)
- 24 ELECTRICAL EQUIPMENT
- 25 4" WALL PROJECTION
- 26 8" WALL PROJECTION

EXTERIOR MATERIALS:

- CBM-1
LOAD BEARING CONCRETE BRICK MASONRY (8"X4"X16"), INTEGRAL COLOR
COLOR: CMC HERITAGE - ASH BLEND
- CBM-2
LOAD BEARING CONCRETE BRICK MASONRY (8"X4"X16"), INTEGRAL COLOR, STANDARD GRAY
- CBM-3
LOAD BEARING CONCRETE BRICK MASONRY (8"X4"X16"), INTEGRAL COLOR
COLOR: CPG SPEC-BRIK, FLINT BLEND
- CBM-4
LOAD BEARING CONCRETE BRICK MASONRY W/ VERTICAL "SOLDIER COURSE" REVEALS @ 4"OC (8"X8"X16") - CBM-3, INTEGRAL COLOR
COLOR: CPG SPEC-BRIK, CHESAPEAKE BLEND
- CMU-1
STANDARD SPLIT FACE 8" X 12" X 16" LOAD BEARING CONCRETE BLOCK, INTEGRAL COLOR, STANDARD GRAY
- CMU-2
SMOOTH-FACE 8" X 12" X 16" LOAD BEARING CONCRETE SILL BLOCK, INTEGRAL COLOR, STANDARD GRAY
- CMU-3
STANDARD C-90 SPLIT-FACE 8" X 8" X 16" LOAD BEARING CONCRETE BLOCK, PAINTED TO MATCH CBM-1
- AL-1 (ALL STOREFRONT FRAMES)
BLACK ANODIZED ALUMINUM
- PT-4 - SW CYBERSPACE (DARK GRAY/BLACK)
- PT-1 - SW INVIGORATE (ORANGE)
- PT-8 - SW WARM STONE (LIGHT BROWN)



600 Emerson Street, Suite 210, Creve Coeur, MO 63141
www.esd@esdarch.com Office: 704-373-1900

RANGE+USA
300 CARTWRIGHT STREET
GOODLETTSVILLE, DAVIDSON COUNTY, TN

THIS DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF ESD. THE REPRODUCTION OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED. ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

3/23/2022

PROJ # 21-200



PRESENTATION PERSPECTIVE LEFT



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3/23/2022

PROJ # 21-200



1 PRESENTATION PERSPECTIVE RIGHT
SCALE:



600 Emerson Street, Suite 210, Creve Coeur, MO 63141
www.esd@esdarch.com Office: 704-373-1900

RANGE+USA™
300 CARTWRIGHT STREET
GOODLETTSVILLE, DAVIDSON COUNTY, TN

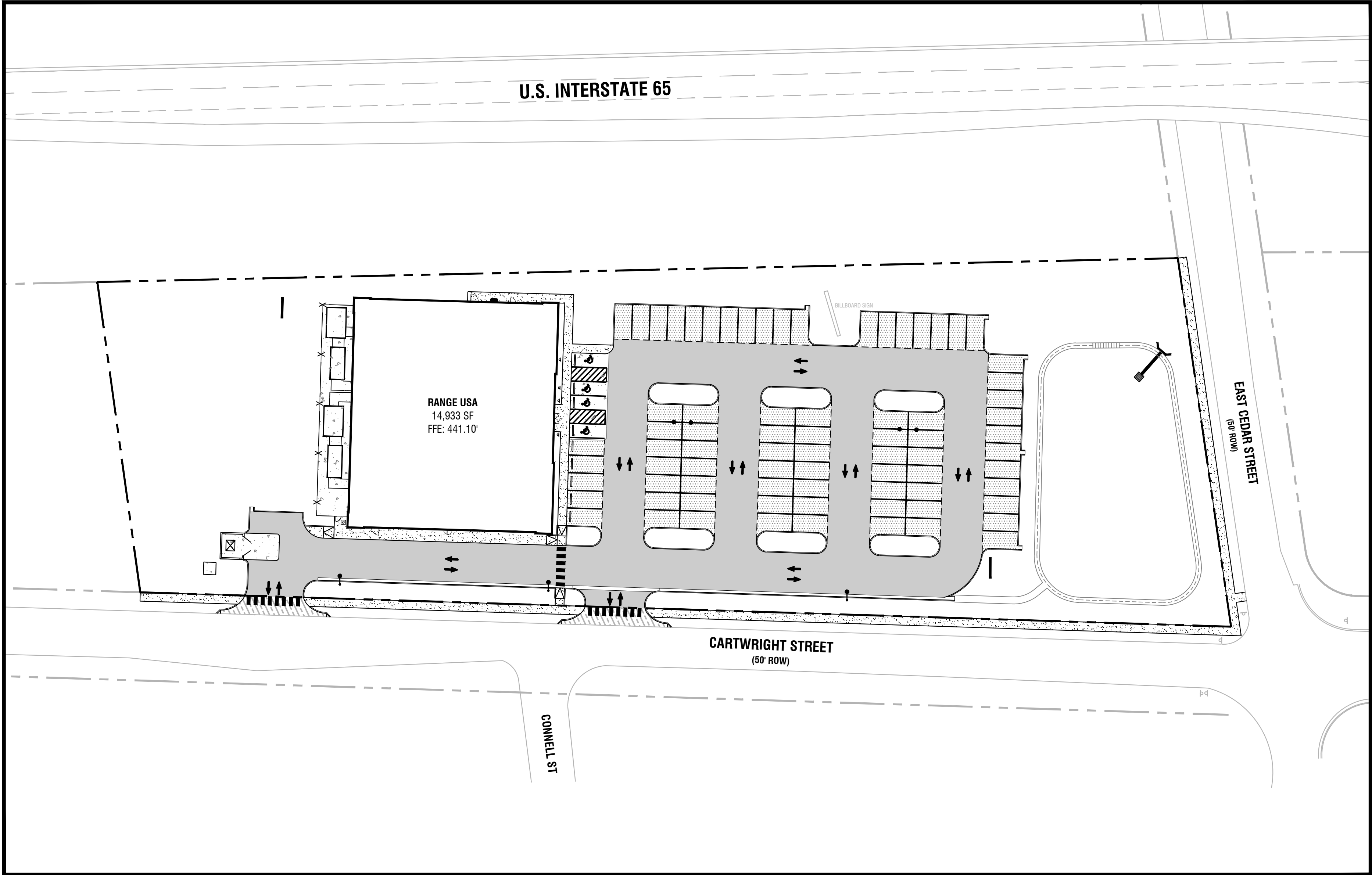
THIS DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF ESD. THE REPRODUCTION OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED. ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

3/23/2022

PROJ # 21-200

PLANNING COMMISSION REVIEW PLANS
FOR
RANGE USA

300 CARTWRIGHT STREET
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE



OWNER
UNIQUE OMEGA, LLC
1516 HAMPTON STREET
NASHVILLE, TN 37207

DEVELOPER
COMPTON ADDY
BRAD COPP
3805 EDWARDS ROAD, SUITE 390
CINCINNATI, OHIO 45209
(513) 758-1412

ENGINEER/APPLICANT
DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TENNESSEE 37216
CONTACT: DAVID ABBEY
(615) 227-5863

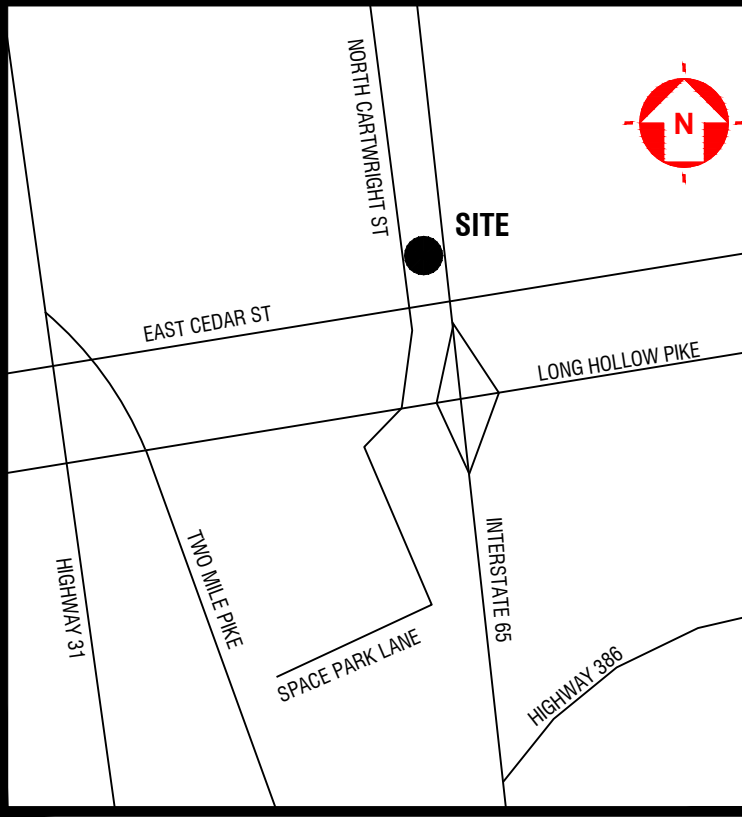
ARCHITECT
OAKLINE STUDIO, LLP
600 EMERSON ROAD, SUITE 210
CREVE COEUR, MO 63141
CONTACT: JEFF POLLNOW
(314) 270-5991



SOURCE OF VERTICAL DATUM:

BM

TBM



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE 'X' & ZONE 'AE' AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0129J WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 25, 2022.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.94 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY DOYLE ELKINS, PLS. DATED AUGUST 1, 2019. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

INDEX OF DRAWINGS

- C0.0 COVER SHEET
- FINAL COMBINATION PLAT
- ALTA/NSPS LAND TITLE SURVEY
- C1.0 GENERAL NOTES
- C2.0 EROSION & SEDIMENT CONTROL PLAN PHASE I
- C2.1 EROSION & SEDIMENT CONTROL PLAN PHASE II
- C2.2 EROSION & SEDIMENT CONTROL PLAN PHASE III
- C2.3 EROSION & SEDIMENT CONTROL DETAILS
- C3.0 SITE DEMOLITION PLAN
- C4.0 SITE LAYOUT PLAN
- C5.0 SITE GRADING & DRAINAGE PLAN
- C5.1 DETAILED SITE PLAN
- C6.0 SITE UTILITY PLAN
- C7.0 SITE DEVELOPMENT DETAILS
- C7.1 SITE DEVELOPMENT DETAILS
- C7.2 MSUD DETAILS
- C7.3 CITY OF GOODLETTSVILLE DETAILS
- L1.1 LANDSCAPE PLAN
- LIGHTING PHOTOMETRIC PLAN

JURISDICTION CONTACT

PLANNING DEPARTMENT

CITY OF GOODLETTSVILLE PLANNING
318 N. MAIN STREET
GOODLETTSVILLE, TN 37072
(615) 851-3741 EXT. 2202

SEWER

GOODLETTSVILLE WASTEWATER
215 CARTWRIGHT STREET
GOODLETTSVILLE, TN 37072
(615) 851-3470

GAS

DUKE ENERGY
541 SPENCE LANE
NASHVILLE, TN 37210
(615) 872-2349

CITY STREETS

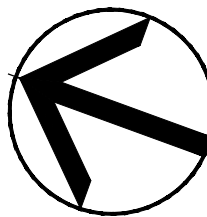
CITY OF GOODLETTSVILLE PUBLIC WORKS
215 CARTWRIGHT STREET
GOODLETTSVILLE, TN 37072
(615) 851-3462

WATER

MADISON SUBURBAN UTILITY DISTRICT
108 W WEBSTER STREET
MADISON, TN 37115
(615) 868-3201

ELECTRIC

NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246
(615) 747-3289



PARCEL NO. 01913007400,
01913009700, & 01913009800

PLANS PREPARED FOR:

COMPTON ADDY
3805 EDWARDS ROAD
SUITE 390
CINCINNATI, OH 45209
(513) 757-1409

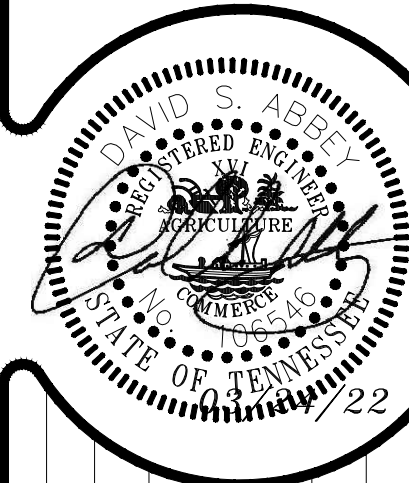


PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgnaashville.com



RANGE
USA
300 CARTWRIGHT STREET
GOODLETTSVILLE, TN



REVISIONS
DESCRIPTION

NO. DATE

DATE: 03/24/22
DMG Project No: 21262

COVER SHEET

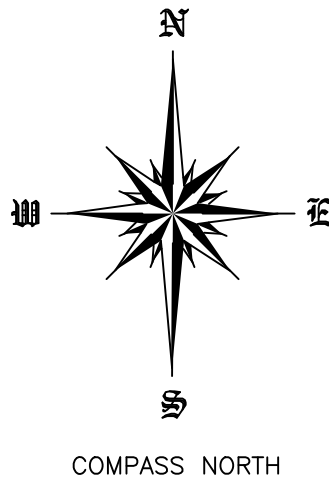
C0.0

ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION



SCALE: AS NOTED

CITY OF GOODLETTSVILLE
PARCEL 01913011100
CONNELL ST
DB 20171204 P 0123513



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number _____, page _____, Davidson County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines and that offers of irrevocable dedication for all public streets, utilities, and other facilities have been filed.

_____, 2019

Title, (if acting for partnership or corporation)

CERTIFICATE OF ACCURACY

I (we) hereby certify that this is a true and accurate survey of the property shown hereon to the accuracy required by the Goodlettsville Planning Commission and that the monuments have been placed as required by those relations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

_____, 2019
Date

Registered Land Surveyor, Number 2427
Doyle Elkins

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Goodlettsville Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

_____, 2019
Date

Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled _____ has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____, 2019
Date

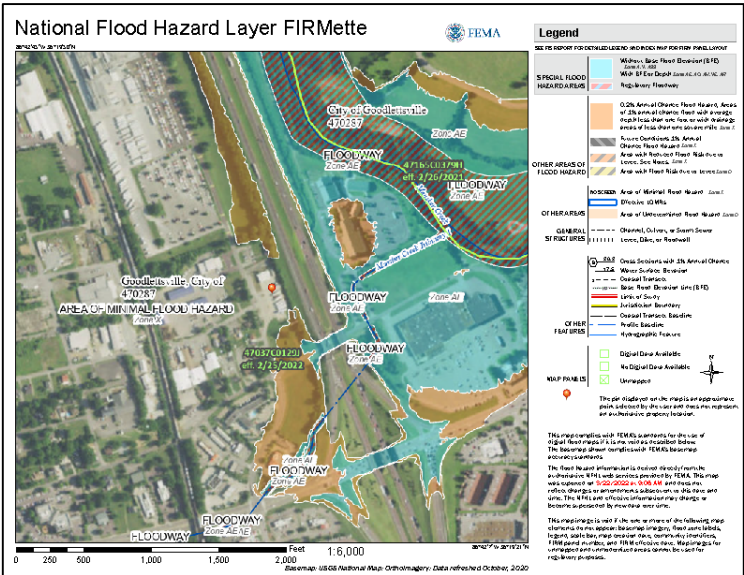
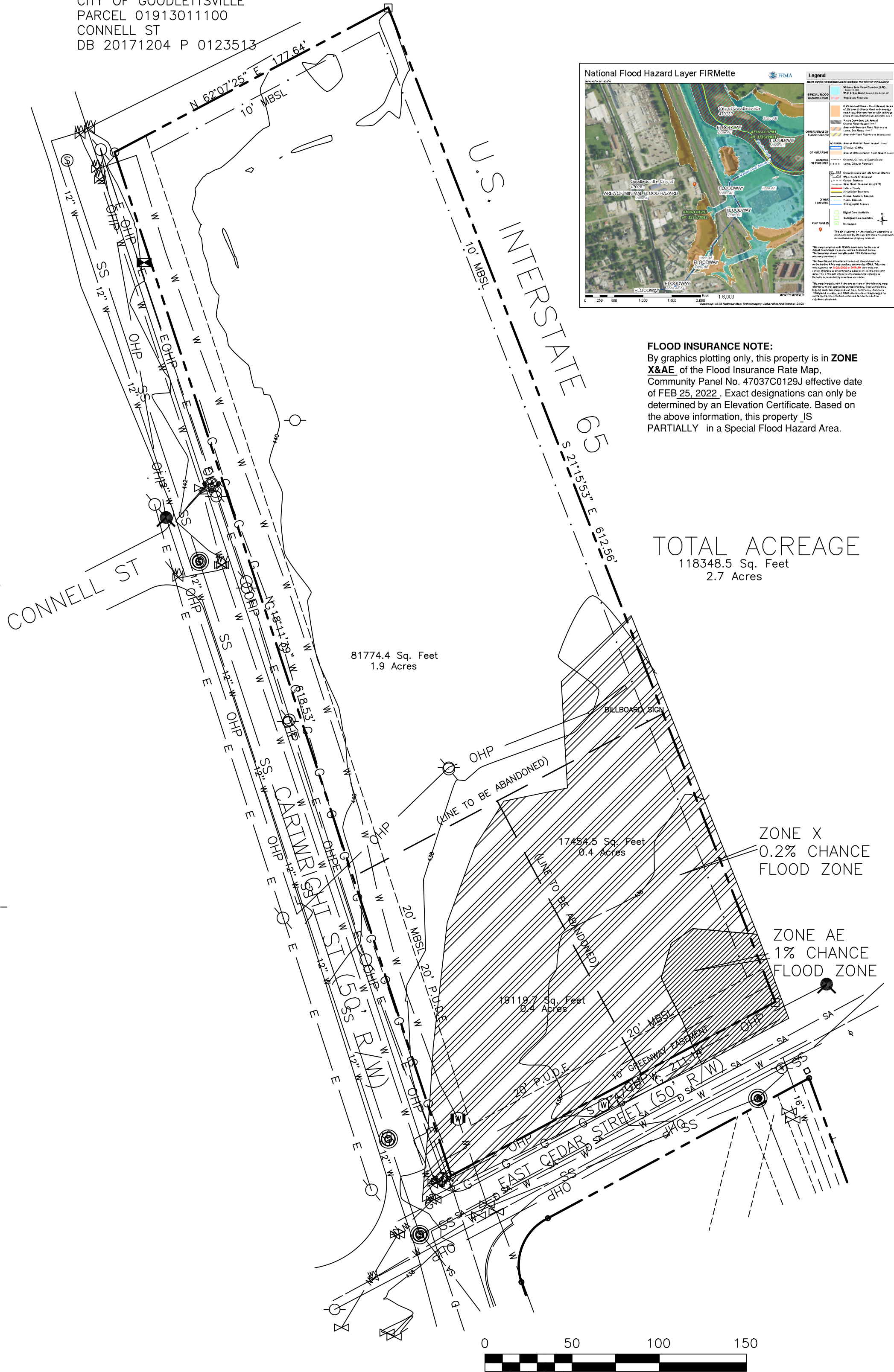
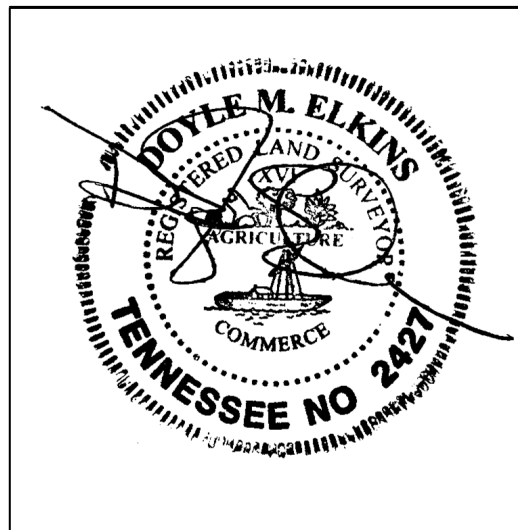
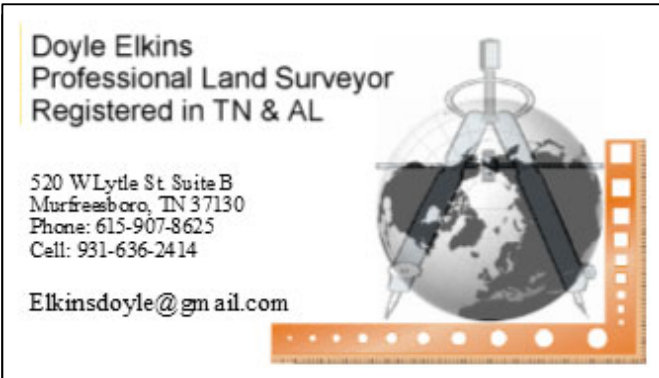
Name, Title and Agency or
Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

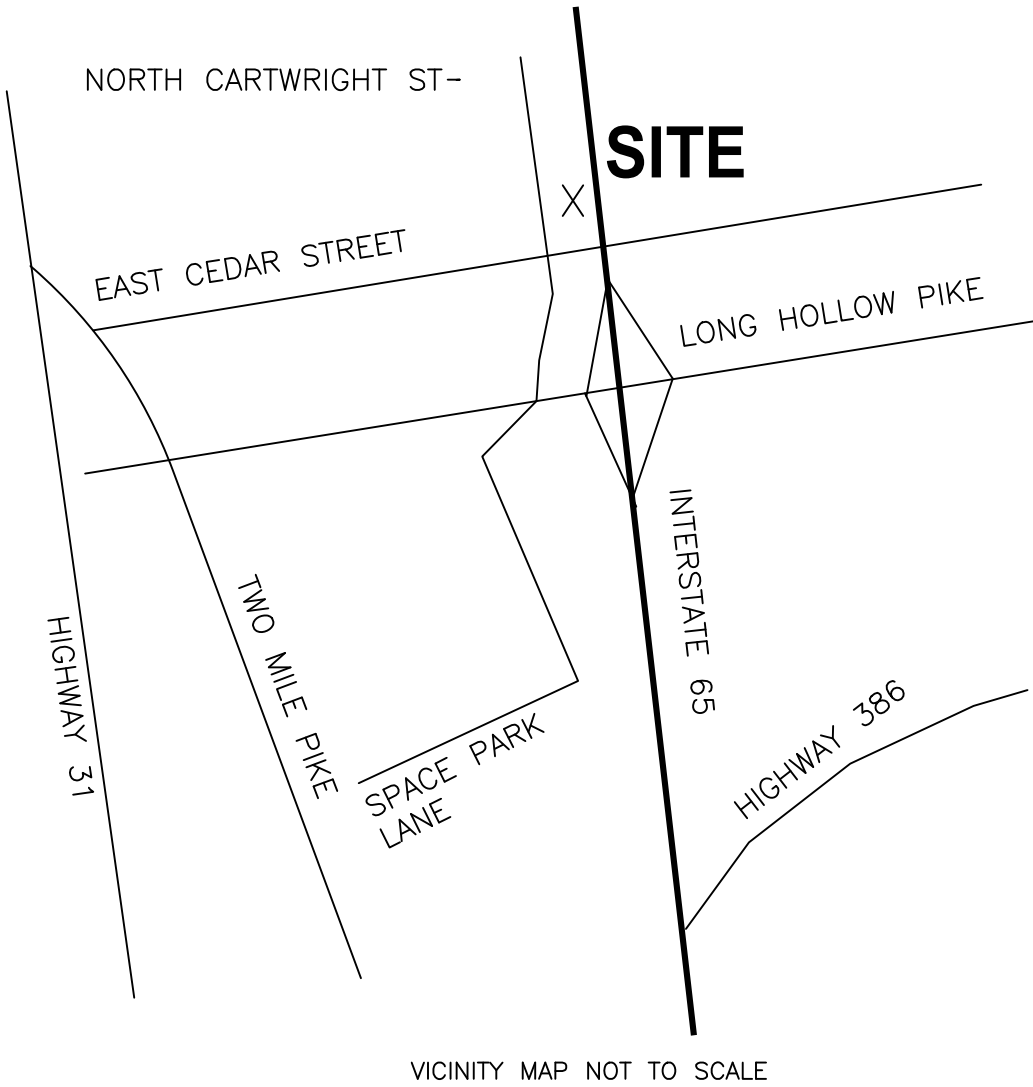
_____, 2019
Date

Name, Title and Agency or
Authorized Approving Agent



FLOOD INSURANCE NOTE:
By graphics plotting only, this property is in **ZONE X&AE** of the Flood Insurance Rate Map, Community Panel No. 47037C0129J effective date of FEB 25, 2022. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property **IS PARTIALLY** in a Special Flood Hazard Area.

TOTAL ACREAGE
118348.5 Sq. Feet
2.7 Acres



GENERAL NOTES:

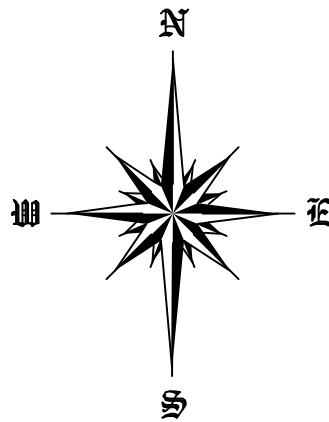
1. THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 1 R.A. CARTWRIGHT'S HEIRS OF RECORD 20020103-0001160 AND LOTS 6 & 7 R.A. CARTWRIGHT'S HEIRS PLAT BOOK: 421, PAGES: 144 & 145.
2. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.
3. THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCHROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.
4. THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE PREVIOUS RECORDING FOR LOT 1 R.A. CARTWRIGHT'S HEIRS OF RECORD IN 20020103-0001160, (R.O.D.C.) AND R.A. CARTWRIGHT'S HEIRS IN PLAT BOOK: 421, PAGES: 144 & 145. (R.O.D.C.)
5. THE MINIMUM BUILDING SETBACKS WERE APPROVED AT THE BZA MEETING 3/5/2019.
6. LAMAR TN LLC HAS A LEASE AGREEMENT THAT PROVIDES ACCESS TO AND EGRESS FROM A BILLBOARD SIGN ON THE PROPERTY FOR THE OPERATION AND MAINTENANCE OF THE SIGN.
7. THE EASEMENT RECORDED IN INSTRUMENT # 20410080121682 LIES WITHIN THE EXISTING RIGHT OF WAY & 20' PUBLIC UTILITY AND DRAINAGE EASEMENT SHOWN ON THIS PLAT.

I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

FINAL PLAT COMBINING
LOT 1 R.A. CARTWRIGHT'S HEIRS &
LOT 6 & 7 CARTWRIGHT SUBDIVISION
RECORD IN INSTRUMENT 20020103-0001160 PLAT
BOOK: 421, PAGES: 144-145
300 CARTWRIGHT ST & 300-302 E CEDAR ST.,
GOODLETTSVILLE, DAVIDSON CO., TN 37072
PREPARED FOR: DMG, INC./C. LYNCH D. ABBEY

DATE	SCALE	SHEET	DRAWN BY	PROJECT
AUGUST 1, 2019	1" = 50'	1 OF 1	TSH	19182

2/28/2022 CHANGED MBSL PER BZA MTG.
3/22/22 REVISED PER PLANNING COMMENTS



TN SPG NORTH NAD '83 NAVD '88
FROM GPS OBSERVATION OF TDOT
NETWORK

ALTA/NSPS CERTIFICATION

To: CAT Goodlettsville LLC, and its successors and assigns as their
interests may appear, XXXXX, and its successors and assigns as their
interests may appear, and Chicago Title Insurance Co.

This is to certify that this map or plat and the survey on which it is based
were made in accordance with the 2021 Minimum Standard Detail
Requirements for ALTA/NSPS Land Title Surveys, jointly established and
adopted by ALTA and NSPS, and includes items 1-5,6a,8,10,11(a),11(b),13,
and 16 of Table A thereof.
The Fieldwork was Completed on 2/11/2022

Date of Plat or Map : 3/15/2022

DOYLE M. ELKINS TENNESSEE NO 2427

SURVEY PROPERTY DESCRIPTION:

Beginning at the Northeast Right of Way intersection of E Cedar St. and Cartwright St. at an iron pin
at the southwest corner of the property described; travel thence along and with the east right of way of Cartwright St.
N 18°11'39" W a distance of 613.53' to an iron pin; thence N 62°21'10" E a distance of 179.10' to a concrete
monument at the west right of way of U.S. Interstate Hwy 65; thence along and with the west right of way
S 21°19'19" E a distance of 613.71' to a concrete monument at the north right of way of E Cedar St.; thence
along and with the north right of way of Cedar St S 62°18'38" W a distance of 213.08' to an iron pin;
which is the point of beginning; having an area of 119618.5 square feet, 2.75 acres, more or less, according to
a survey by Elkins Surveying Co. dated 3/15/2022.

TITLE LEGAL DESCRIPTION:

Tract 1 (300 Cartwright St.) Land in Davidson Co., Tennessee, being Lot 1 on the
First Revision of Lots 14,15,23 & 24 R.A. Cartwright's Heirs of record in instrument
#20020103-0001160, in the Register's Office for Davidson County, TN, to which Plan
reference is hereby made for a more complete description of the property.
Tract 2 (300 E. Cedar St) Land in Davidson County, TN being Lot 5 on the Map showing
subdivision of R.A. Cartwright's Heirs at Goodlettsville, TN of record in Plat Book 421, pages
144 and 145, in the Register's Office for Davidson County, TN, to which Plan reference is
hereby made for a more complete description of the property.
Tract 3 (302 E Cedar St.) Land in Davidson Co., TN being in the 10th Civil District located
in the Long Hollow Pike on the outskirts of the Village of Goodlettsville. Beginning at a point
in Long Hollow Rd. and the southeast corner of Dale Pennuel's(now C.A. Sowell) property;
thence with said Sowell's line, north 190 ft to the corner of J.C. Leeman and C.A. Sowell's;
thence east with J.C. Leeman's line 104 ft, more or less, to the northwest corner of the
property condemned unto the State of Tennessee by Final Consent Judgement of the Third
Circuit Court of Davidson Co., TN, in its proceedings styled "State of Tennessee, ex rel, vs.
William H.Seaton, et al., Docket # A-3227, of record in Minute Book 84-B, p 1130, in the
Clerk's Office for said Court, a certified copy of which was recorded in Book 4222, p 224,
said Register's Office; thence with the westerly line of said property condemned unto the
State of Tennessee, S 21 degrees, 23 minutes, 50 seconds East 196 feet, more or less, to
the northerly margin of Long Hollow Pike; thence, along the northerly margin of said Pike
westerly 114 1/4 feet, more or less, to the beginning.

CITY OF GOODLETTSVILLE
PARCEL 01913011100
215 CARTWRIGHT ST
DB 20171204 P 0123513

BM #2 SAN SEWER
TOP CASTING = 442.21'

SIDEWALK

CONNELL ST

BM MAG NAIL
ELEV = 441.20'

CARTWRIGHT ST (50s R/W)

U.S. INTERSTATE 65

82,526 Sq. Feet
1.90 Acres

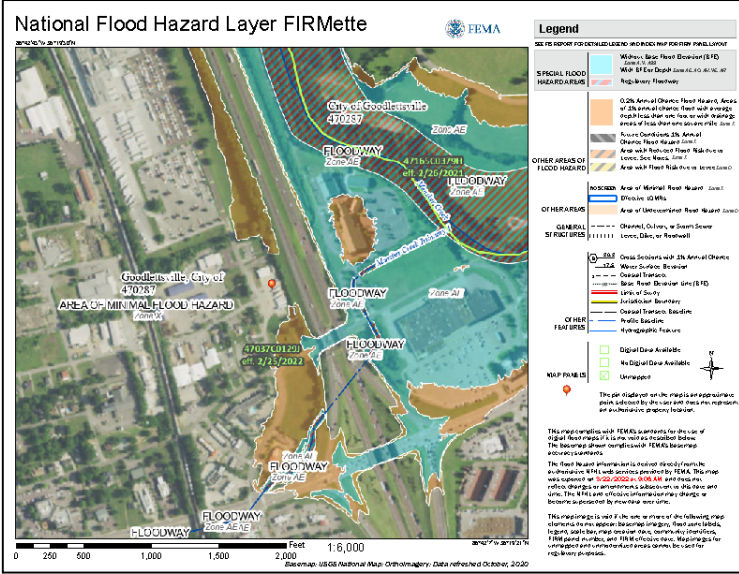
18,361 Sq. Feet
0.45 Acres

17,731 Sq. Feet
0.41 Acres

ZONE X
0.2% CHANCE
FLOOD ZONE

ZONE AE
1% CHANCE
FLOOD ZONE

0 50 100 150



FLOOD INSURANCE NOTE:

By graphics plotting only, this property is in ZONE
X&AE of the Flood Insurance Rate Map,
Community Panel No. 47037C0129J effective date
of FEB 25, 2022. Exact designations can only be
determined by an Elevation Certificate. Based on
the above information, this property IS
PARTIALLY in a Special Flood Hazard Area.

NORTH CARTWRIGHT ST-

SITE

EAST CEDAR STREET

LONG HOLLOW PIKE

INTERSTATE 65

HIGHWAY 386

HIGHWAY 31

TWO MILE PIKE

SPACE PARK
LANE

GENERAL NOTES

VICINITY MAP NOT TO SCALE

1. In Tennessee, it is a requirement of "The Underground Utility
Damage Prevention Act" that anyone who engages in excavation
must notify all underground utility owners, no less than three nor
more than ten working days of their intent to excavate. A list of
these utilities may be obtained from the County Register of
Deeds. Those utilities that participate in the Tennessee One Call
System can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above
ground evidence, as well as information obtained from the
respective companies. The existence or nonexistence of the
utilities shown or any other utilities which may be present on
this site or adjacent sites should be confirmed with the utility
owner prior to commencing any work.
3. It is the responsibility of each residential builder to design
and construct a suitable grading and drainage scheme which will
convey surface water, without ponding in the lot or under the
house, from his structure to the drainage system.
4. This parcel depicts all available documented easements and
restrictions of record according to the title search completed by
Chicago Title Insurance Company # TN-CT-16-0012. There were
no visible defects or encumbrances found during the field survey.
5. Public utility and drainage easements, where shown hereon,
are intended to indicate an easement for construction, operation,
and maintenance of public utilities and drainage ways, including,
but not limited to: sanitary sewers, force mains, water lines,
telephone signal conduits, electric conductors, drainage pipes, and
natural gas lines.
6. Bearings based on the Tennessee State Plane Coordinate
System (NAD 83), elevation data based on gps observation using
TDOT GPS network using NAVD '88.
7. There was no evidence of recent earth work, building
construction or building additions observed at the time of the
field work.
8. This property has no curb cuts for ingress/egress from Cedar
St.
9. There is a building foundation in concrete on the property,
driving areas, and a remnant of a sidewalk, all shown on the
survey.
10. The property shown hereon is the same property as
described in the referenced title commitment.
11. There is no observable evidence of any cemeteries or burial
grounds on the Property at the time the field survey was
conducted.
12. The Survey Property Description forms a mathematically
closed figure.
13. There are no party walls or buildings along the property
lines.

I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION
FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

ALTA SURVEY

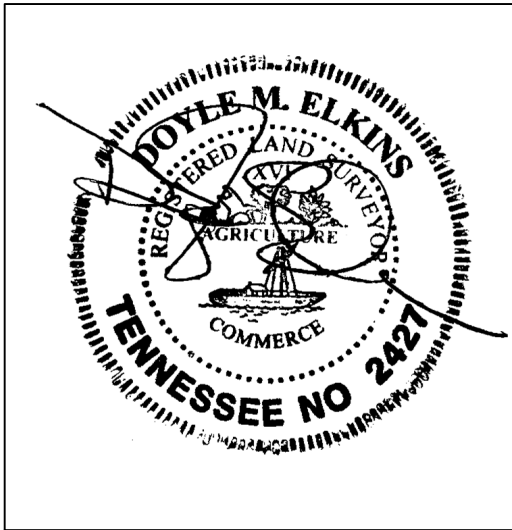
LOT 1 R.A. CARTWRIGHT'S HEIRS &
LOT 6 & 7 CARTWRIGHT SUBDIVISION
RECORD INSTRUMENT 20020103-0001160
PLAT BOOK:421, PAGES:144-145
300 CARTWRIGHT ST & 300-302 E CEDAR ST.,
GOODLETTSVILLE, DAVIDSON CO., TN 37072
PREPARED FOR: DMG, INC./C. LYNCH D. ABBEY

DATE	SCALE	SHEET	DRAWN BY	PROJECT
MARCH 15, 2022	1" =50'	1 OF 1	DME	21317

- CONCRETE PAD(OLD FOUNDATION)
- GRAVEL AREA
- IRON PIN FOUND
- IRON PIN SET - ELKINS #2427 #4 REBAR
- CONCRETE MONUMENT
- POWER POLE
- FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- WATER VALVE

- PROPERTY LINE
- SETBACK LINE
- ROAD - CTR LINE
- PUBLIC UTILITY ESMT 10'
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM LINE
- UTILITY LINES

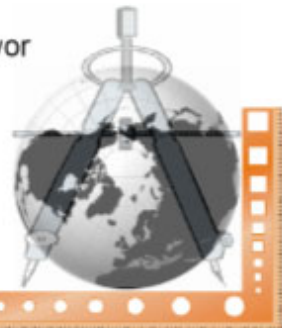
ZONING DISTRICT: CS (COMMERCIAL SERVICE DISTRICT)
MINIMUM LOT AREA: 25,000 SF
MINIMUM LOT WIDTH @ STREET: 125'
MAX FLOOR AREA RATIO: 1.00
MAX IMPERVIOUS AREA 90% (23% 24,825.3/108,469.2)
FRONT SETBACK LINE 20'
REAR SETBACK LINE 10' (Abutting Zone CH)
SIDE SETBACK LINE 10'
MAXIMUM HEIGHT IN STORIES: 4
INFORMATION TAKEN FROM GOODLETTSVILLE ZONING CODES



Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

520 W.Lytle St Suite B
Memphis, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414

Elkinsdoyle@gmail.com



Z:\PROJECT DATABASE\2021\21262 - Compton Addy - Retail Project - Goodlettsville, TN\Plans\Engineer\21262_Range USA - Goodlettsville, TN\0_Note.dwg-C1.0 Mar 15, 2022 - 2:32pm MarkAho

SITE IMPROVEMENT NOTES:

1. THE SITE LAYOUT IS BASED ON DIMENSIONS AS NOTED.
2. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (I.E. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
5. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED OR AS OTHERWISE DIRECTED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT.
6. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. WHERE IT BECOMES NECESSARY TO REMOVE EXISTING PAVEMENT, IT SHALL BE ACCOMPLISHED WITH A SAW CUT TO ACHIEVE A SMOOTH TRANSITION.
7. DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
8. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3,500 PSI CONCRETE.
9. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. ADA ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.
11. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.
12. THE CONTRACTOR SHALL NOT BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
13. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL GOVERNING AGENCY.
14. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.
15. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL GOVERNING AGENCY AND STATE DOT STANDARDS AND SPECIFICATIONS.
16. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
17. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING THE SITE UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
18. ANY DEFICIENCIES WITHIN THE SITE PRIOR TO TOTAL ACCEPTANCE BY THE OWNER MUST BE REPLACED IN KIND PER STANDARD DRAWINGS.
19. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
20. THE PROPOSED BUILDING SHALL BE LAID OUT PER THE DIMENSIONS PROVIDED IN THE ARCHITECTURAL PLANS. DIMENSIONS SHOWN TO THE PROPOSED BUILDING ARE CALCULATED TO THE FACE OF THE EXTERIOR WALL. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

CITY OF GOODLETTSVILLE GRADING AND EROSION CONTROL NOTES:

AN EROSION PREVENTION SILTATION CONTROL PLAN (EP&SC) AND LAND DISTURBANCE PERMIT SHALL BE IN PLACE PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, GENERALLY CONSIDERED TO BE THROUGH THE COMPLETION OF RESTORATION. A COPY OF THE EP&SC PLAN ALONG WITH AN INSPECTION CHECKLIST AND STORMWATER PERMIT MUST BE AT THE PROJECT SITE AT ALL TIMES. THE INSPECTION CHECKLIST SHALL HAVE A RECORD OF DATES EP&SC DEVICES ARE INSPECTED AND ANY CORRECTION ACTION TAKEN OR MAJOR OBSERVATIONS. SMPs MUST BE INSPECTED BY A QUALIFIED PERSON AS NOTED BY THE CITY WHO HAS TAKEN AN APPROVED EROSION AND SEDIMENTATION COURSE (MIN. TDEC LEVEL 1).

ALL EP&SC DEVICES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND A GOOD STAND OF GRASS HAS BEEN ESTABLISHED.

EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE INSPECTED BEFORE A RAIN EVENT, WEEKLY, AND 24 HOURS AFTER A 0.25 INCH RAIN EVENT AND DOCUMENTED IN THE INSPECTION SITE CHECKLIST.

SILT FENCE OR OTHER SEDIMENT BARRIERS ARE TO BE INSTALLED PROPERLY ALONG TOPOGRAPHICAL CONTOURS DOWN SLOPE OF THE AREA TO BE DISTURBED PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY.

EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING.

THIS SITE SHALL CONTAIN A TEMPORARY STONE CONSTRUCTION ENTRANCE THAT CONFORMS TO THE CITY OF GOODLETTSVILLE'S STORMWATER ORDINANCE AND BEST MANAGEMENT PRACTICE MANUAL. WITHIN 24 HOURS OF GRADING COMMENCEMENT OR THE LAND DISTURBANCE PERMIT WILL BE REVOKED. THE STONE SHALL BE 2-3 INCH IN DIAMETER AND SHALL BE KEPT CLEAN BY ADDING STONE AS NEEDED. IT SHALL BE AT LEAST 6 INCHES DEEP UNDERLAIN WITH FILTER FABRIC AND 30 FEET WIDE.

APPROVED INLET PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS MUST BE INSTALLED WITHIN 24 HOURS OF GRADING COMMENCEMENT.

VEGETATIVE BUFFERS OR OTHER PROTECTION MUST BE PROVIDED ALONG STREAMS, RIVERS, AND PONDS TO AVOID EROSION OF BANKS.

STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING.

ALL TREES DESIGNATED TO REMAIN, MUST BE PROTECTED. HEAVY EQUIPMENT SHOULD NOT BE OPERATED OR STORED, NOR MATERIALS HANDLED OR STORED, WITHIN THE DRIP LINE OF TREES.

SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS, PONDS AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 30%.

SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.

BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE, PAINT WASH WATER, OR MACHINERY LEAKAGE OR SPILLAGE MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORM WATER SYSTEM. GROUND WATER OR NEARBY WATER BODY.

THE PROJECT IS SUBJECT TO INSPECTION BY THE CITY OF GOODLETTSVILLE AT ANY TIME AND ITEMS FOUND DEFICIENT SHALL BE IMMEDIATELY CORRECTED. THE CITY MAY STOP CONSTRUCTION ON PROPERTIES, OR ADMINISTER OTHER ENFORCEMENT ACTIONS AS DEFINED BY GOODLETTSVILLE'S STORMWATER MANAGEMENT ORDINANCE INCLUDING CIVIL PENALTIES OF \$50 TO \$5,000 PER DAY OF VIOLATION.

CITY OF GOODLETTSVILLE WASTEWATER DEPARTMENT NOTES:

1. ALL LABOR, MATERIALS, SUPPLIES, AND EQUIPMENT REQUIRED TO COMPLETE THE SANITARY SEWER WORKS OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS OF THE CITY OF GOODLETTSVILLE WASTEWATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY OF GOODLETTSVILLE TO VERIFY THE REQUIRED MINIMUM STANDARDS OF CONSTRUCTION.

SITE DEMOLITION NOTES

1. THE CONTRACTOR SHALL CONFORM TO LOCAL CODES, OBTAIN ALL PERMITS AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE.
4. SAW CUT TO PROVIDE A CLEAN EDGE IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED. THE EXTENT OF PAVEMENT DEMOLITION SHALL BE COORDINATED WITH THE LIMIT OF NEW IMPROVEMENTS ON THE PROPOSED SITE IMPROVEMENT PLANS.
5. THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.
6. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL USE WATER SPRINKLING AND/OR OTHER SUITABLE METHODS AS NEEDED TO CONTROL DUST CAUSED BY THE DEMOLITION WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
9. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS AT NO COST TO THE OWNER.
10. SITE LIGHTING DEMOLITION AND LAYOUT SHALL BE COORDINATED WITH THE ELECTRICAL DRAWINGS.
11. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.
12. EXISTING SHRUBS TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION.
13. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED, INSPECTED, AND ARE PLACED INTO OPERATION.
14. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES WHILE DEMOLISHING EXISTING UTILITY LINES.

CITY OF GOODLETTSVILLE STORMWATER ORDINANCE:

1. CONTRACTOR SHALL ALSO REFER TO SECTION 18 CHAPTER 3 FOR ANY ADDITIONAL REQUIREMENTS AS SET FORTH WITHIN THE CITY OF GOODLETTSVILLE ORDINANCE AS IT RELATES TO STORMWATER MANAGEMENT. ANY ITEMS THAT ARE MORE RESTRICTIVE WITHIN THE CITY ORDINANCE THAN THE TDEC MANUAL SHALL BE FOLLOWED.

SITE GRADING & EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
2. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
3. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
4. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
5. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
6. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED DEBRIS.
7. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
8. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
9. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
10. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.
11. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL ENGINEER MAY BE REQUIRED TO REVIEW THE SUITABILITY AS NEEDED. DETERMINATION OF THE SUBSURFACE CONDITION FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CFR PART 1926) SHALL BE FOLLOWED.
14. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. IF GROUNDWATER INFILTRATION IS ENCOUNTERED, THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
15. ALL FILL MATERIAL SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS DIRECTED BY A GEOTECHNICAL ENGINEER AND COMPACTED TO REQUIREMENTS NOTED IN THE GEOTECHNICAL REPORT. ALL GRADING AND FILLING WORK SHALL BE ACCOMPLISHED AS DIRECTED BY A GEOTECHNICAL ENGINEER.
16. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
17. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
18. CONTRACTOR SHALL PROVIDE MINIMUM 6" TOPSOIL IN LAWN AREAS. CONTRACTOR SHALL PROVIDE MINIMUM 8" SOIL MIXTURE WITHIN LANDSCAPE BEDS AND ADDITIONAL DEPTH FOR SHRUBS AND TREES PER PLANTING DETAILS.
19. STRIP TOPSOIL FROM ALL CUT & FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL FURNISH & INSTALL ADDITIONAL TOPSOIL IF INSUFFICIENT QUANTITIES EXIST ONSITE.
20. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFIRM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.
21. MULCH & SOD ALL DISTURBED AREAS NO LATER THEN 14 DAYS AFTER FINAL GRADING IS COMPLETED. UNLESS OTHERWISE NOTED HEREON, THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
22. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
23. ALL CUT/FILL SLOPES SHALL BE 3 HORIZONTAL AND 1 VERTICAL OR FLATTER UNLESS NOTED OTHERWISE HEREON.
24. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL SPECIFIED WITHIN THE GEOTECHNICAL REPORT SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE. ALL FILL MATERIALS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. ALL MATERIALS SHALL BE PLACED IN LIFTS AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACTED TO 95% STANDARD PROCTOR. ALL GRADING AND FILLING WORK SHALL BE ACCOMPLISHED AS DIRECTED BY A GEOTECHNICAL ENGINEER.
25. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE ENCOUNTERED OR EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED AND SHALL ALSO REQUIRE APPROVAL FROM THE ENGINEER.
26. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
27. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
28. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIALS (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIALS ARE NOT AVAILABLE ONSITE.

SITE UTILITY NOTES:

1. THE SANITARY SEWER SHALL BE SCH. 40 PVC UNLESS NOTED OTHERWISE. CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #8 WIRE (16 GAUGE).
2. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED AROUND UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.
3. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.
4. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPERATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THIS CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE GOVERNING UTILITY COMPANY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
7. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
8. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH APPROPRIATE GOVERNING UTILITY PROVIDER SPECIFICATIONS.
9. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE.
10. REPAIR ALL DAMAGE TO EXISTING FEATURES (I.E. DRIVES, ROADS, YARDS, LANDSCAPING, ETC....) TO PRE-CONSTRUCTION CONDITION.
11. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY APPROPRIATE GOVERNING UTILITY PROVIDER SPECIFICATIONS.
12. REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY APPROPRIATE GOVERNING UTILITY PROVIDER.
13. COORDINATE THE EXACT LOCATION OF ALL UTILITIES ENTERING THE BUILDING WITH THE PLUMBING PLANS.
14. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA.
15. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS, EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.
16. REPAIR EXISTING SITE FEATURES THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
17. THE PROPOSED ELECTRIC, GAS, AND TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE APPROPRIATE GOVERNING UTILITY AGENCY BY THE CONTRACTOR.
18. WHERE DRAINAGE OR UTILITY LINES OCCUR IN FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO (95%) OF MAXIMUM DRY DENSITY ACCORDING TO ASTM (D-698) PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ALL TESTING.
19. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
20. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFE GUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
21. CONTRACTORS FOR PUBLIC WATER AND SEWER WORK MUST BE APPROVED BY THE LOCAL UTILITY AGENCY.
22. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO LOCAL UTILITY AGENCY SPECIFICATIONS.
23. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
24. CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR LOCATION OF ANY ELECTRICAL SERVICE TO THE BUILDING.
25. MAIN LINE WATER & SEWER TAPS WILL BE COORDINATED WITH APPROPRIATE GOVERNING UTILITY PROVIDER.

UTILITY NOTES AND OWNERS

The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

SEWER		WATER	
GOODLETTSVILLE WASTEWATER 215 CARTWRIGHT STREET GOODLETTSVILLE, TN 37072 (615) 851-3470		MADISON SUBURBAN UTILITY DISTRICT 108 W WEBSTER STREET MADISON, TN 37115 (615) 868-3201	
GAS		ELECTRIC	
DUKE ENERGY 541 SPENCE LANE NASHVILLE, TN 37210 (615) 872-2349		NASHVILLE ELECTRIC SERVICE 1214 CHURCH STREET NASHVILLE, TN 37246 (615) 747-3289	

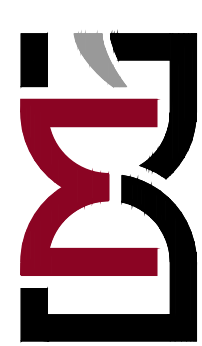
PLANS PREPARED FOR:

COMPTON ADDY
3805 EDWARDS ROAD
SUITE 300
CINCINNATI, OH 45209
(513) 757-1408



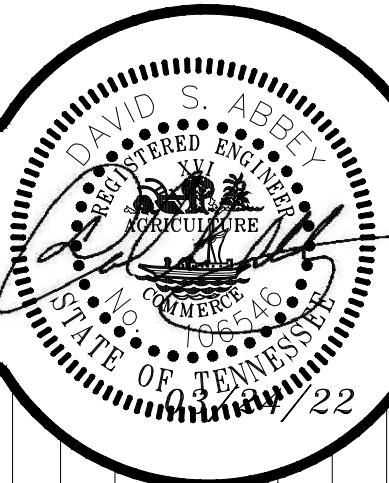
PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE: (615) 227-5863
www.dmgashville.com



D E N V E L O P M E N T
M A N A G E M E N T G R O U P, L L C

RANGE
USA
300 CARTWRIGHT STREET
GOODLETTSVILLE, TN



REVISIONS

DESCRIPTION		DATE	
NO.			

DATE:	03/24/22
DMG Project No:	21262
GENERAL NOTES	

C1.0

ISSUED FOR:



CHECKSET



AGENCY REVIEW



BID PURPOSES



CONSTRUCTION



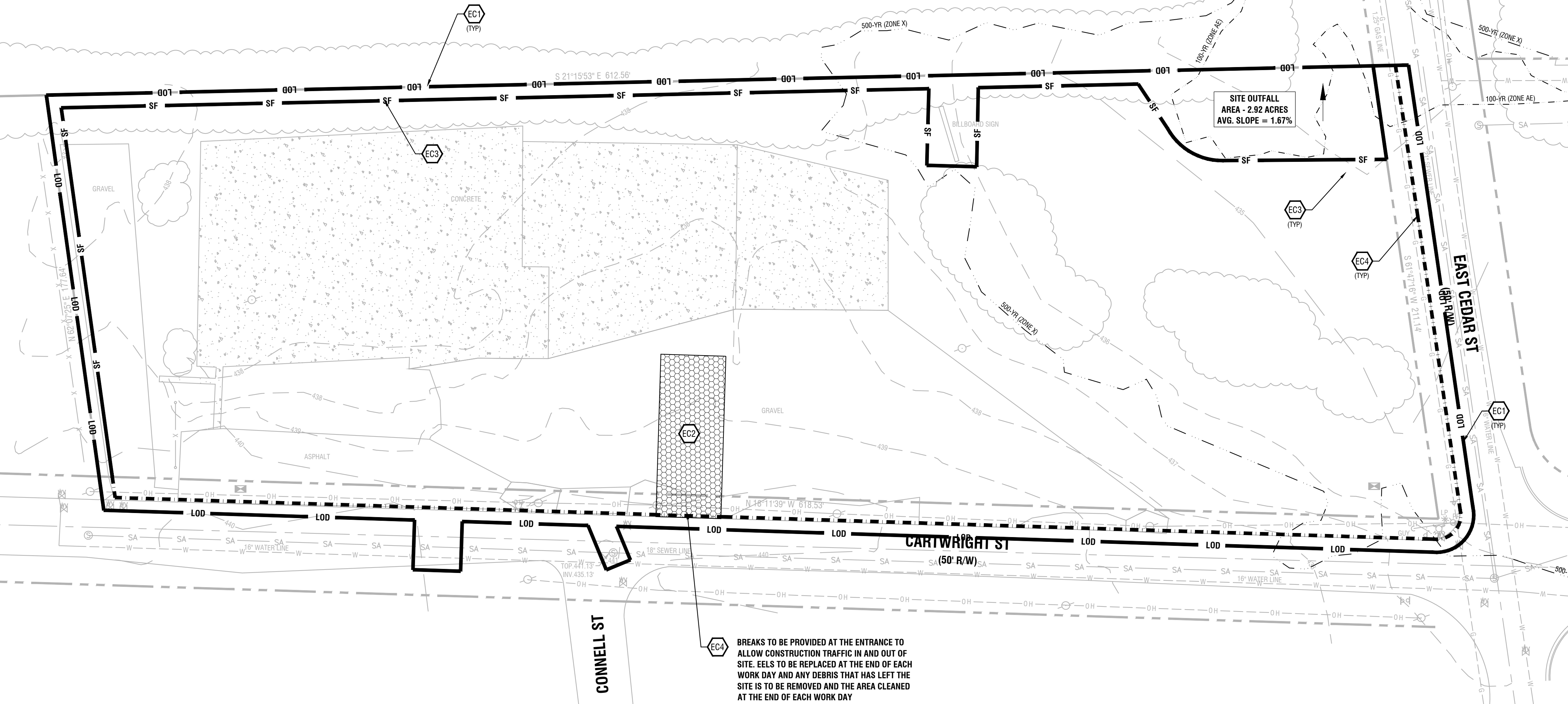
SCALE: AS NOTED

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1. INSPECTIONS SHALL BE DONE BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST TWICE A WEEK, BUT AT LEAST 72 HOURS APART. WHEN PORTIONS OF THE SITE HAVE BEEN FINALLY OR TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G. SITE COVERED WITH SNOW, ICE OR FROZEN GROUND), SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH.
2. INSPECTIONS AND ASSOCIATED NECESSARY REPAIRS DONE 60 HOURS BEFORE A RAIN EVENT CONSTITUTE COMPLIANCE WITH "BEFORE ANTICIPATED STORM EVENTS." AND INSPECTIONS AND REPAIRS ON A FRIDAY MEET THE REQUIREMENTS FOR RAIN EVENTS OVER THE WEEKEND.
3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
4. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN AND IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
5. OUTFALL POINTS (WHERE DISCHARGES FROM THE SITE ENTER STREAMS OR WET WEATHER CONVEYANCES) SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED IF POSSIBLE. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
6. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE NEED IS IDENTIFIED. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRACTICABLE.
7. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION PROVIDED, AND THE POLLUTION PREVENTION MEASURES PRESENTED IN THIS PLAN MAY BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THIS PLAN IN NO CASE LATER THAN 14 CALENDAR DAYS FOLLOWING THE INSPECTION.
8. INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND ACTIONS TAKEN IN ACCORDANCE IN PARAGRAPH 6 ABOVE.

U.S. INTERSTATE 65 (NORTHBOUND LANE)

U.S. INTERSTATE 65 (SOUTHBOUND LANE)



WATERWAY NOTE:

SITE POTENTIALLY DRAINS TO TDEC 303d LISTED WATERWAY - MANSKERS CREEK - WHICH IS LISTED AS NOT SUPPORTING DUE TO SEDIMENTATION AND ESCHERICHIA COLI (E.COLI) CAUSED BY MUNICIPAL DEVELOPMENT (URBANIZED HIGH DENSITY AREA).

CITY GOODLETTSVILLE NOTE:

SEE CITY OF GOODLETTSVILLE NOTES ON C1.0 FOR ADDITIONAL INFORMATION AS SOME MAY EXCEED THE TDEC GUIDELINES SHOWN. IF ANY ITEM FROM CITY DOES EXCEED TDEC GUIDELINES, THEN THOSE CITY GUIDELINES ARE TO BE FOLLOWED.

CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE (NOC) CERTIFICATION

THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT No. XXXXXX. AS DISTURBANCE IS APPROXIMATELY 2.94± ACRES.

SIGNATURE: [Signature] DATE: 02/28/22

CIRCLE ONE: DEVELOPER - PROJECT ENGINEER - OTHER: DAVID S. ABBEY, P.E.
PLEASE ATTACH 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.

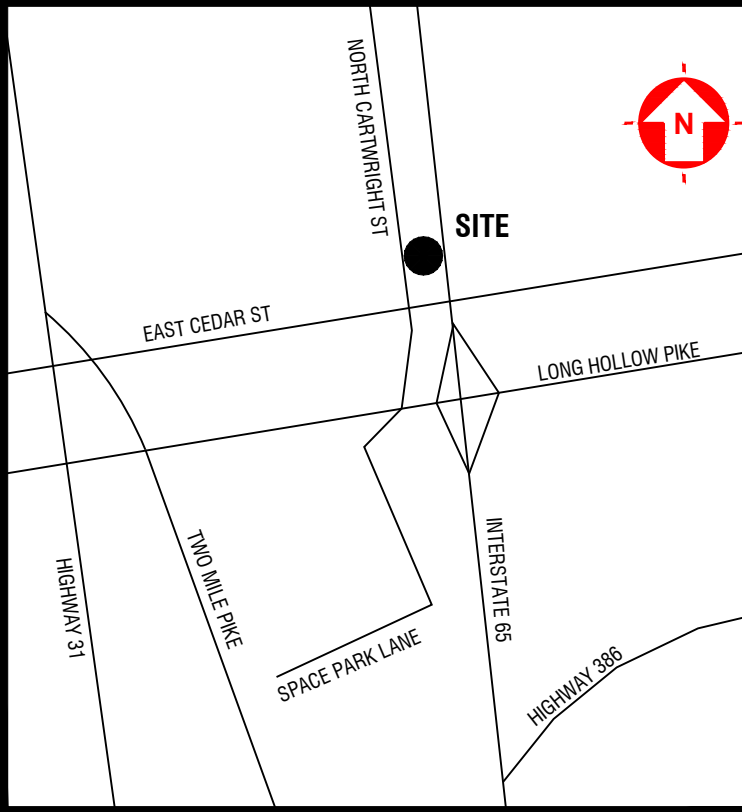


Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

BM

TBM



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE 'X' & ZONE 'AE' AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0129J WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 25, 2022.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.94 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY DOYLE ELKINS, PLS. DATED AUGUST 1, 2019. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

TYPICAL NOTES

- ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
- IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE REGULATING AGENCY FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.
- SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
- PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 7 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
- 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 GRADED OR DENUDED AREAS.
- 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.
- THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPT IN THE FOLLOWING TWO SITUATIONS: (1) WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL; OR (2) WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 7 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
- CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 7 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES: AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
- TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 7 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.
- NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT
- OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

NOTES BY SYMBOL

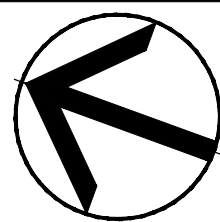
CODE	DESCRIPTION	DETAIL
EC1	LIMITS OF DISTURBANCE	
EC2	TEMPORARY CONSTRUCTION ENTRANCE	1/C2.3
EC3	SILT FENCE	2/C2.3
EC4	EROSION EEL	3/C2.3
EC5	INLET PROTECTION	5/C2.3
EC6	RIP-RAP	5/C7.1
EC7	CONCRETE WASHOUT STRUCTURE	4/C2.3
EC8	ROCK CHECK DAM	7/C2.3
EC9	OUTLET PROTECTION (SHOREMAX)	6/C2.3

LEGEND

SILT FENCE	SF
EROSION EEL	---
LIMITS OF DISTURBANCE	LOD
INLET PROTECTION	CS
ROCK CHECK DAM	CD

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES



PARCEL NO. 01913007400,
01913009700, & 01913009800

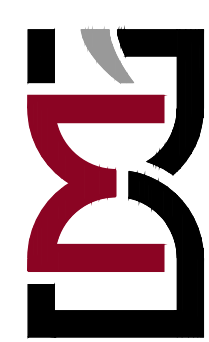
PLANS PREPARED FOR:

COMPTON ADDY
3805 EDWARDS ROAD
SUITE 300
CINCINNATI, OH 45209
(513) 757-1409

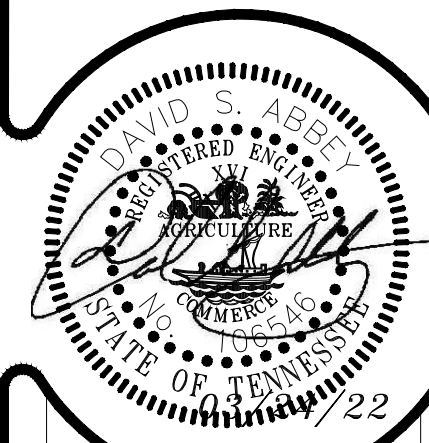


PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgashville.com



RANGE
USA
300 CARTWRIGHT STREET
GOODLETTSVILLE, TN



REVISIONS
DESCRIPTION

NO. DATE

DATE: 03/24/22
DMG Project No: 21262

EROSION & SEDIMENT
CONTROL PLAN (PHASE I)

C2.0

ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION



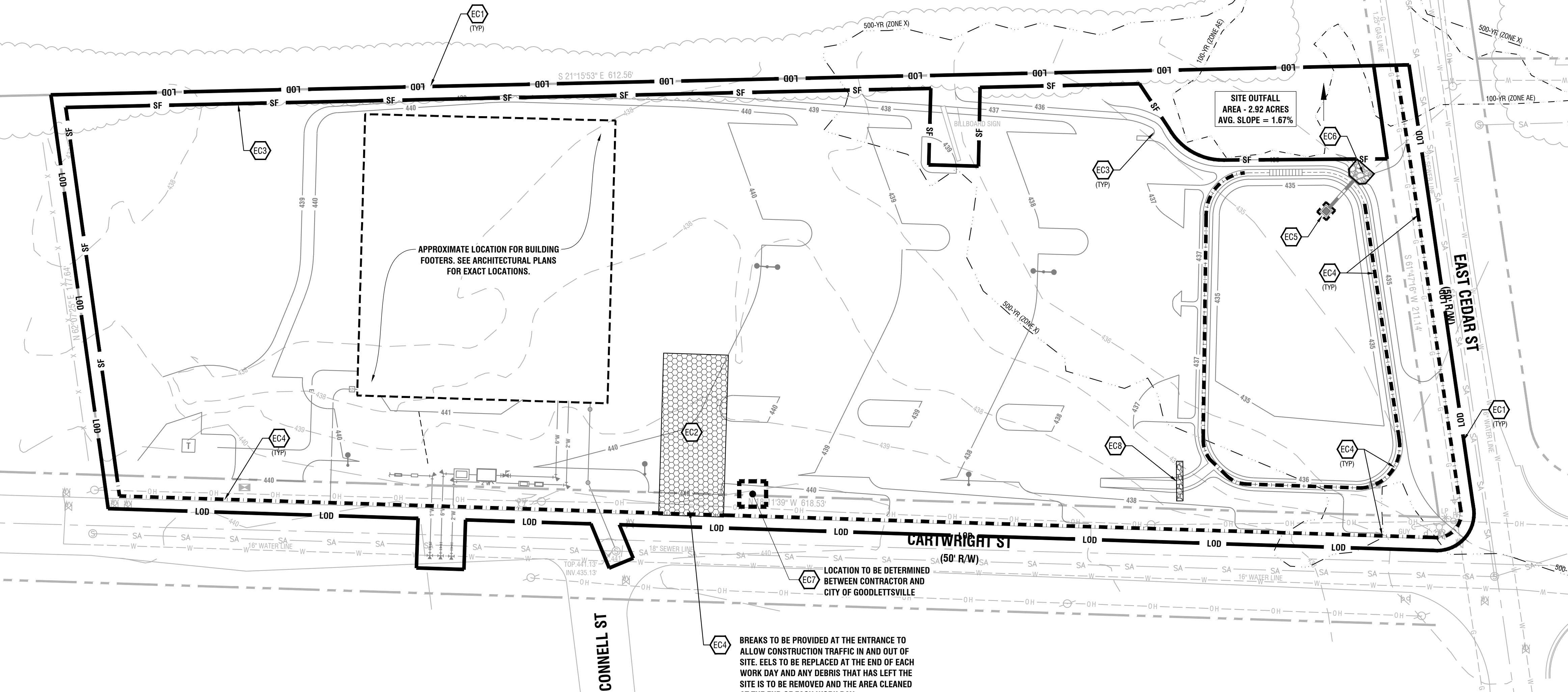
SCALE: 1"=30'

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3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
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U.S. INTERSTATE 65 (NORTHBOUND LANE)

U.S. INTERSTATE 65 (SOUTHBOUND LANE)



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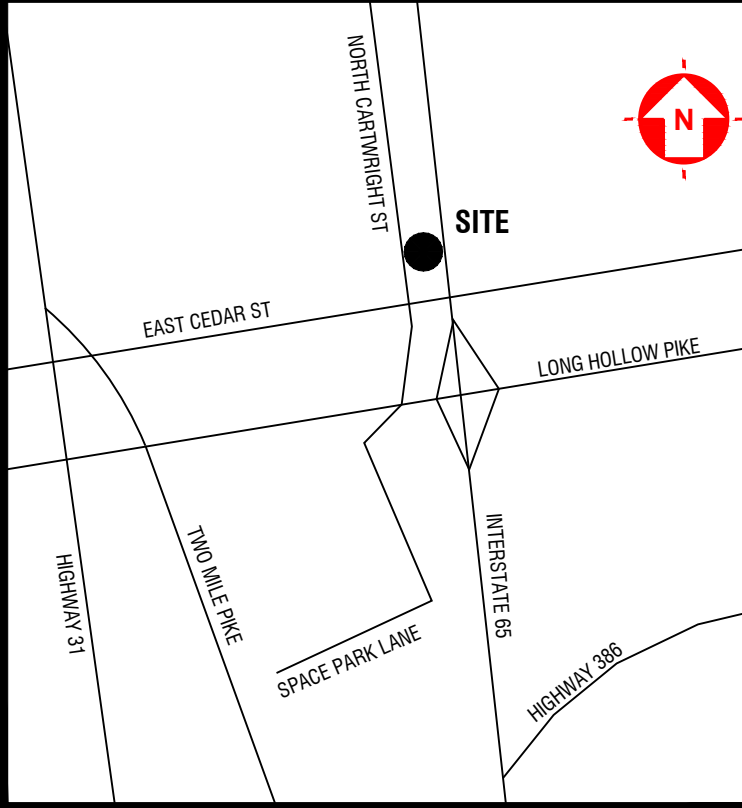


Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

BM

TBM



VICINITY MAP

FLOOD NOTE:

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- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPT IN THE FOLLOWING TWO SITUATIONS: (1) WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL; OR (2), WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 7 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
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NOTES BY SYMBOL

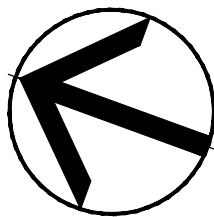
CODE	DESCRIPTION	DETAIL
EC1	LIMITS OF DISTURBANCE	
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EC5	INLET PROTECTION	5/C2.3
EC6	RIP-RAP	5/C7.1
EC7	CONCRETE WASHOUT STRUCTURE	4/C2.3
EC8	ROCK CHECK DAM	7/C2.3
EC9	OUTLET PROTECTION (SHOREMAX)	6/C2.3

LEGEND

SILT FENCE
EROSION EEL
LIMITS OF DISTURBANCE
INLET PROTECTION
ROCK CHECK DAM

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES



PARCEL NO. 01913007400,
01913009700, & 01913009800

PLANS PREPARED FOR:

COMPTON ADDY
3805 EDWARDS ROAD
SUITE 300
CINCINNATI, OH 45209
(513) 757-1409

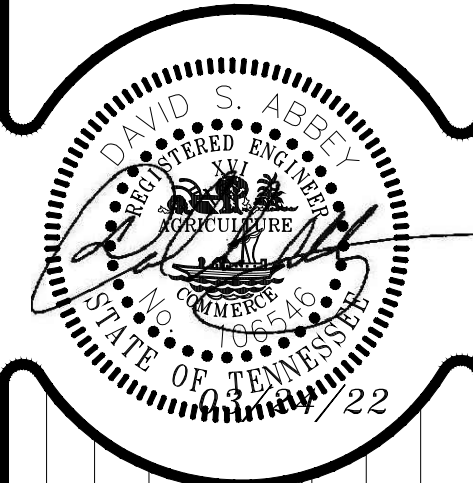


PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgashville.com



RANGE
USA
300 CARTWRIGHT STREET
GOODLETTSVILLE, TN



REVISIONS
DESCRIPTION

NO. DATE

DATE: 03/24/22
DMG Project No: 21262

EROSION & SEDIMENT
CONTROL PLAN (PHASE II)

C2.1

ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION



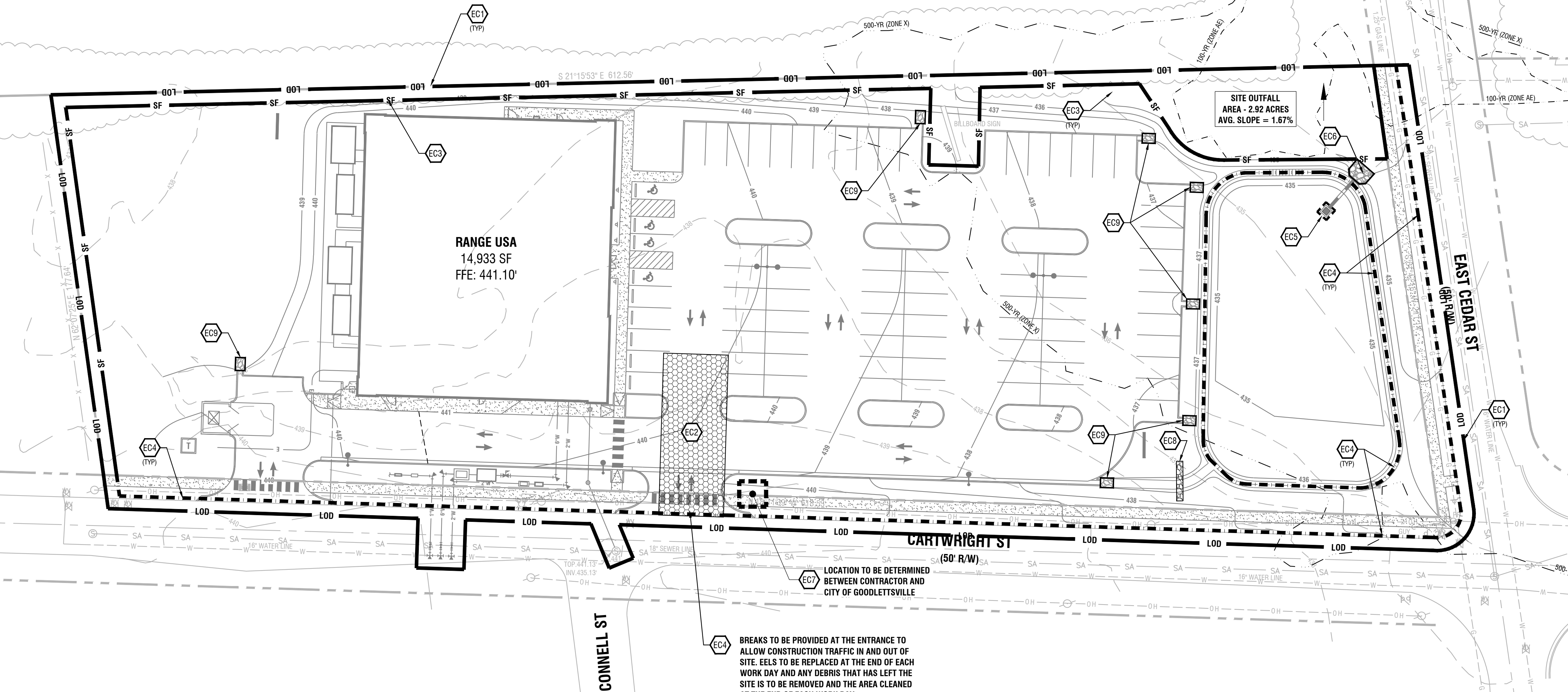
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2. INSPECTIONS AND ASSOCIATED NECESSARY REPAIRS DONE 60 HOURS BEFORE A RAIN EVENT CONSTITUTE COMPLIANCE WITH "BEFORE ANTICIPATED STORM EVENTS," AND INSPECTIONS AND REPAIRS ON A FRIDAY MEET THE REQUIREMENTS FOR RAIN EVENTS OVER THE WEEKEND.
3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
4. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN AND IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
5. OUTFALL POINTS (WHERE DISCHARGES FROM THE SITE ENTER STREAMS OR WET WEATHER CONVEYANCES) SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED IF POSSIBLE. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
6. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE NEED IS IDENTIFIED. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRACTICABLE.
7. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION PROVIDED, AND THE POLLUTION PREVENTION MEASURES PRESENTED IN THIS PLAN MAY BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THIS PLAN IN NO CASE LATER THAN 14 CALENDAR DAYS FOLLOWING THE INSPECTION.
8. INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATIONS(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND ACTIONS TAKEN IN ACCORDANCE IN PARAGRAPH 6 ABOVE.

U.S. INTERSTATE 65 (NORTHBOUND LANE)

U.S. INTERSTATE 65 (SOUTHBOUND LANE)



WATERWAY NOTE:

SITE POTENTIALLY DRAINS TO TDEC 303d LISTED WATERWAY - MANSKERS CREEK - WHICH IS LISTED AS NOT SUPPORTING DUE TO SEDIMENTATION AND ESCHERICHIA COLI (E.COLI) CAUSED BY MUNICIPAL DEVELOPMENT (URBANIZED HIGH DENSITY AREA).

CITY GOODLETTSVILLE NOTE:

SEE CITY OF GOODLETTSVILLE NOTES ON C1.0 FOR ADDITIONAL INFORMATION AS SOME MAY EXCEED THE TDEC GUIDELINES SHOWN. IF ANY ITEM FROM CITY DOES EXCEED TDEC GUIDELINES, THEN THOSE CITY GUIDELINES ARE TO BE FOLLOWED.

CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE (NOC) CERTIFICATION

THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT No. XXXXXX. AS DISTURBANCE IS APPROXIMATELY 2.94± ACRES.

SIGNATURE DATE 02/28/22

CIRCLE ONE: DEVELOPER - PROJECT ENGINEER - OTHER: DAVID S. ABBEY, P.E.
PLEASE ATTACH 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.



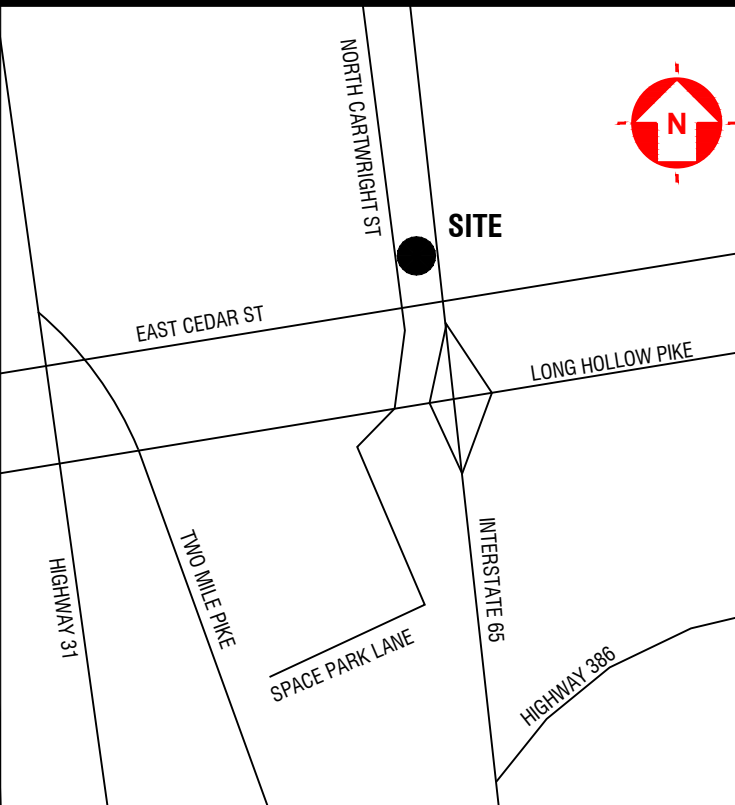
Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

BM

TBM

VICINITY MAP



FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE 'X' & ZONE 'AE' AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0129J WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 25, 2022.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.94 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY DOYLE ELKINS, PLS. DATED AUGUST 1, 2019. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

TYPICAL NOTES

- ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
- IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE REGULATING AGENCY FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.
- SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
- PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 7 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
- 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 GRADED OR DENUDED AREAS.
- 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.
- THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVENTEEN (17) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPT IN THE FOLLOWING TWO SITUATIONS: (1) WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL; OR (2), WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 7 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
- CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 7 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
- TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 7 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.
- NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT.
- OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

NOTES BY SYMBOL

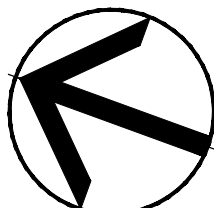
CODE	DESCRIPTION	DETAIL
EC1	LIMITS OF DISTURBANCE	
EC2	TEMPORARY CONSTRUCTION ENTRANCE	1/C2.3
EC3	SILT FENCE	2/C2.3
EC4	EROSION EEL	3/C2.3
EC5	INLET PROTECTION	5/C2.3
EC6	RIP-RAP	5/C7.1
EC7	CONCRETE WASHOUT STRUCTURE	4/C2.3
EC8	ROCK CHECK DAM	7/C2.3
EC9	OUTLET PROTECTION (SHOREMAX)	6/C2.3

LEGEND

SILT FENCE	SF
EROSION EEL	---
LIMITS OF DISTURBANCE	LOD
INLET PROTECTION	EC5
ROCK CHECK DAM	EC8

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES



PARCEL NO. 01913007400,
01913009700, & 01913009800

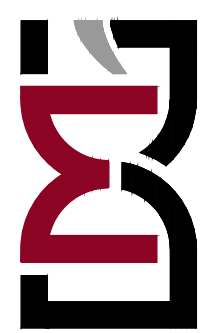
PLANS PREPARED FOR:

COMPTON ADDY
3805 EDWARDS ROAD
SUITE 300
CINCINNATI, OH 45209
(513) 757-1409

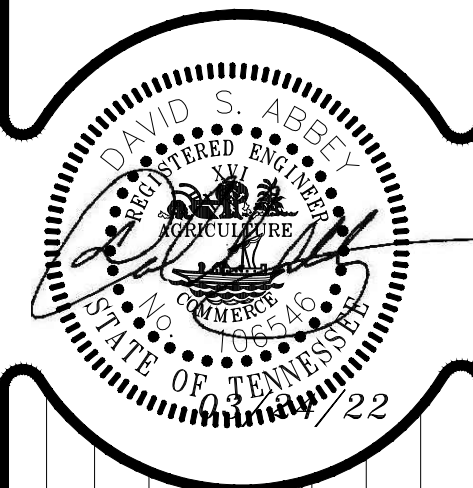


PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgashville.com



RANGE
USA
300 CARTWRIGHT STREET
GOODLETTSVILLE, TN



REVISIONS
DESCRIPTION

NO. DATE

DATE: 03/24/22

DMG Project No: 21262

EROSION & SEDIMENT
CONTROL PLAN (PHASE III)

C2.2

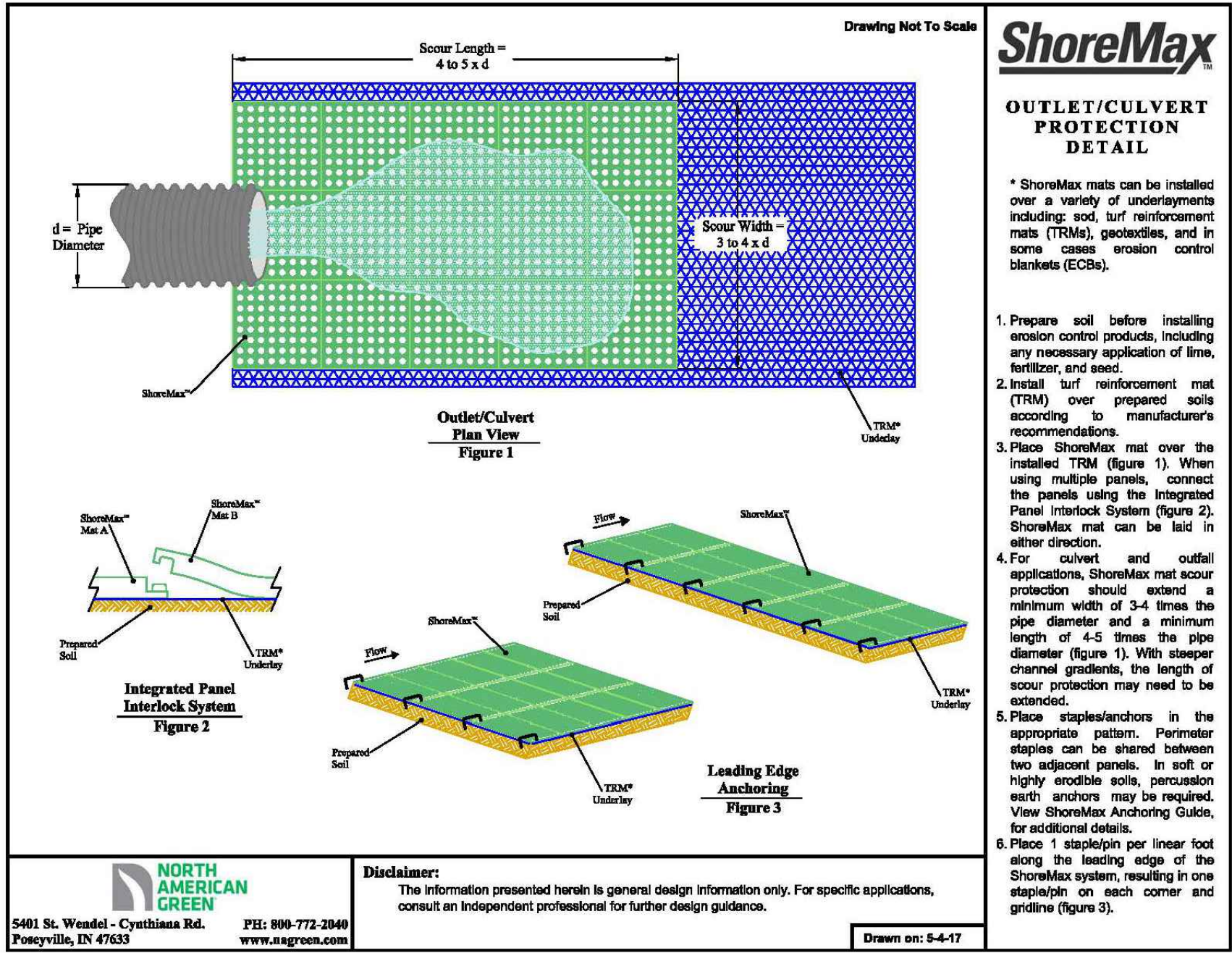
ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION



SCALE: 1"=30'

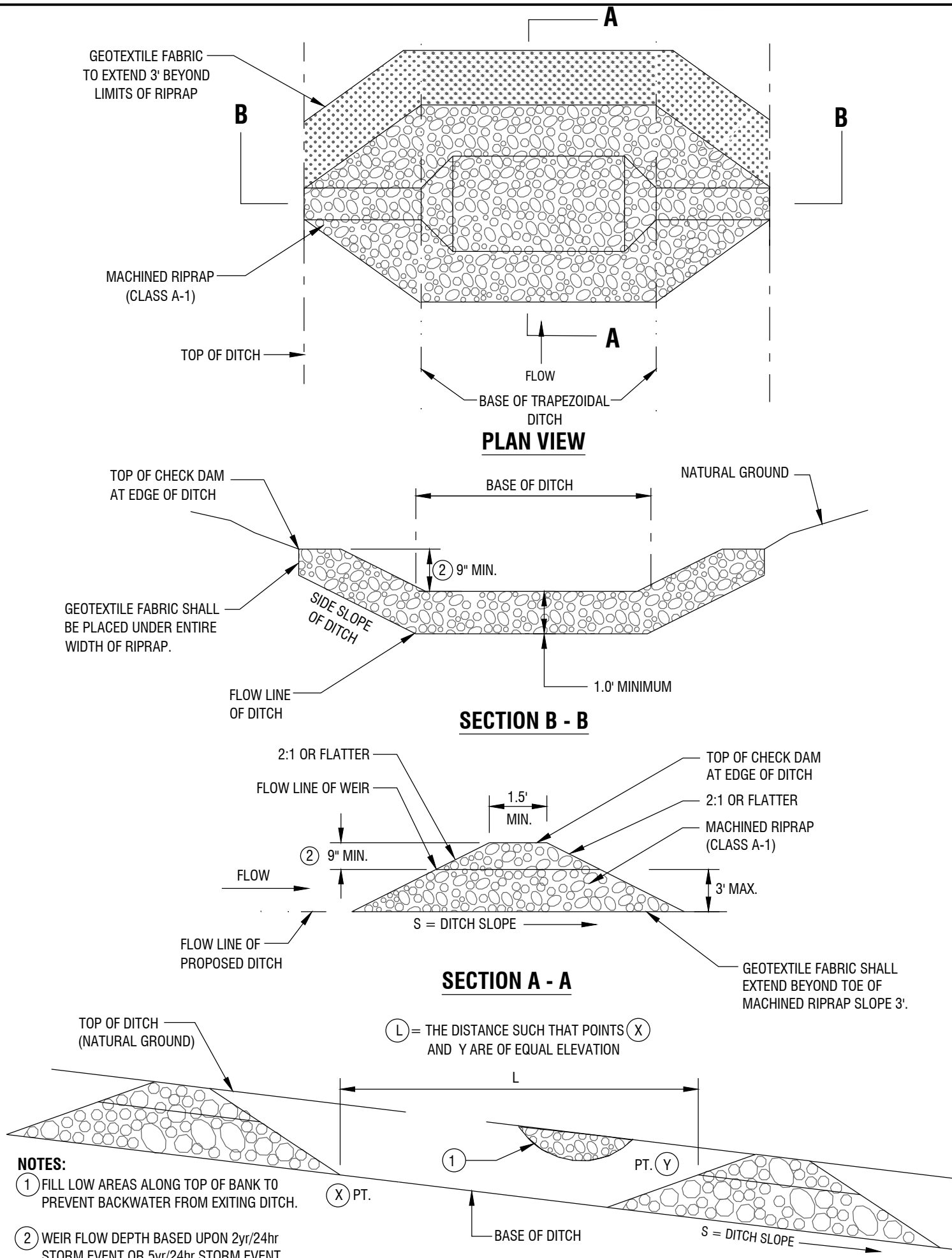
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6



OUTLET PROTECTION

NTS



7

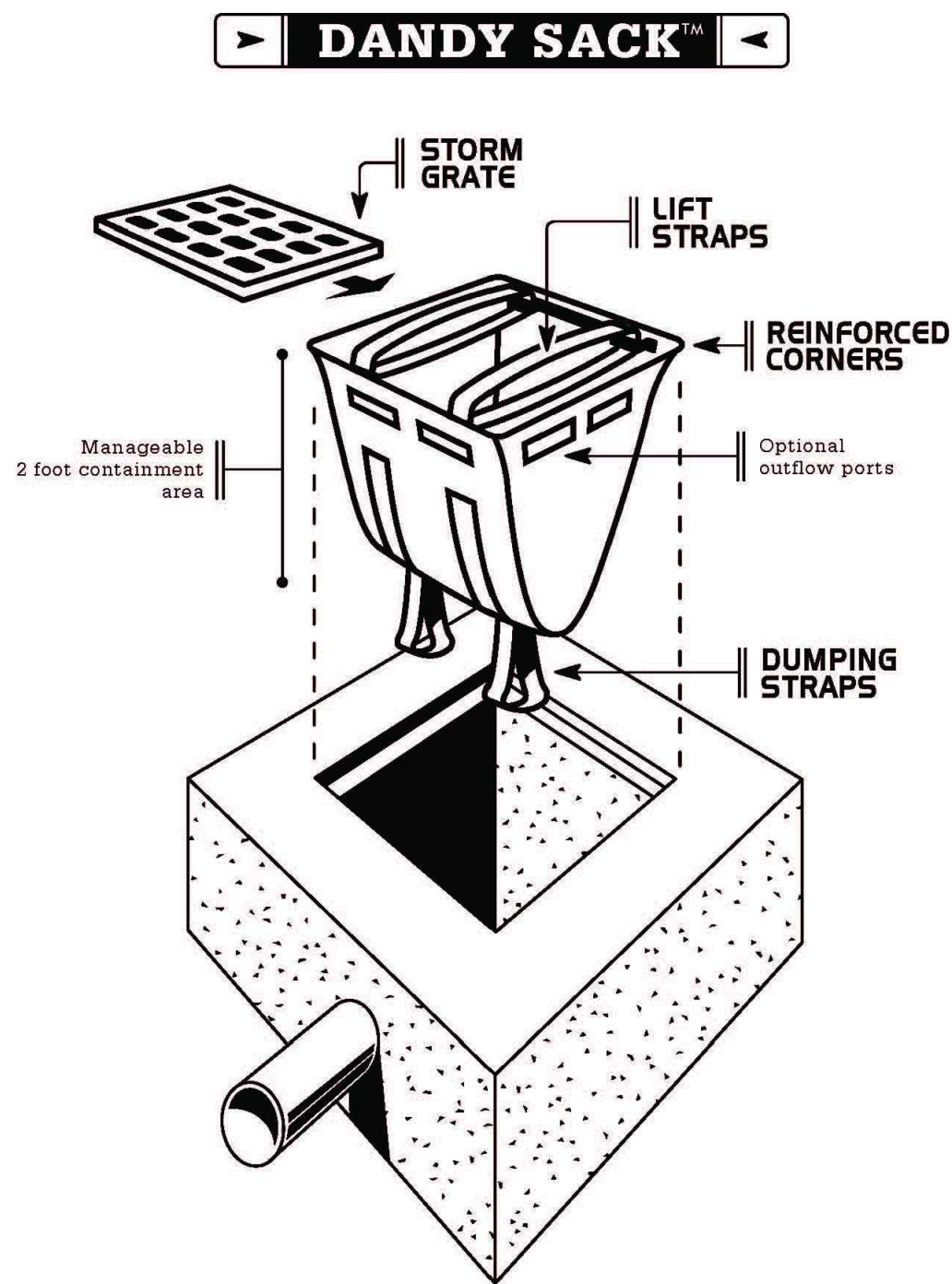
TEMPORARY ROCK CHECK DAM

ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

5

INLET PROTECTION

NTS



DANDY SACK™

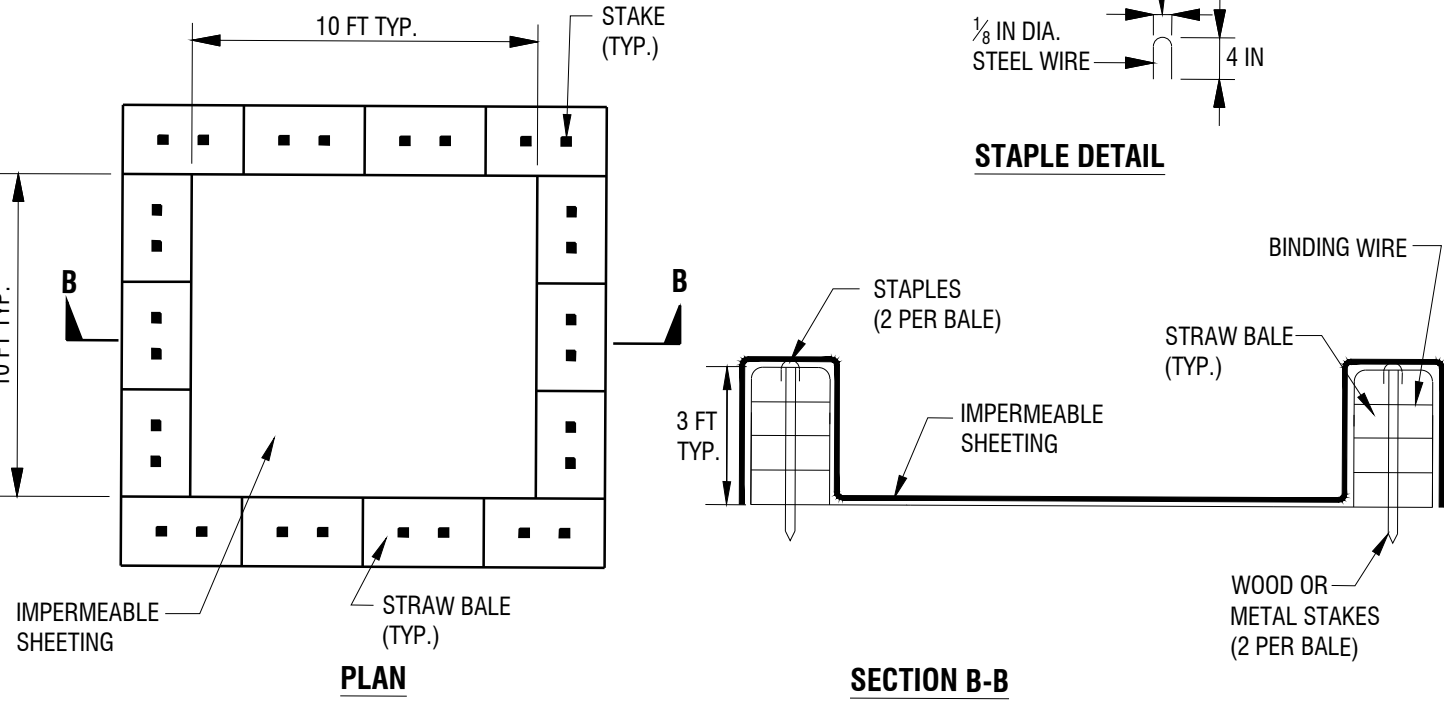
4

CONCRETE WASHOUT STRUCTURE

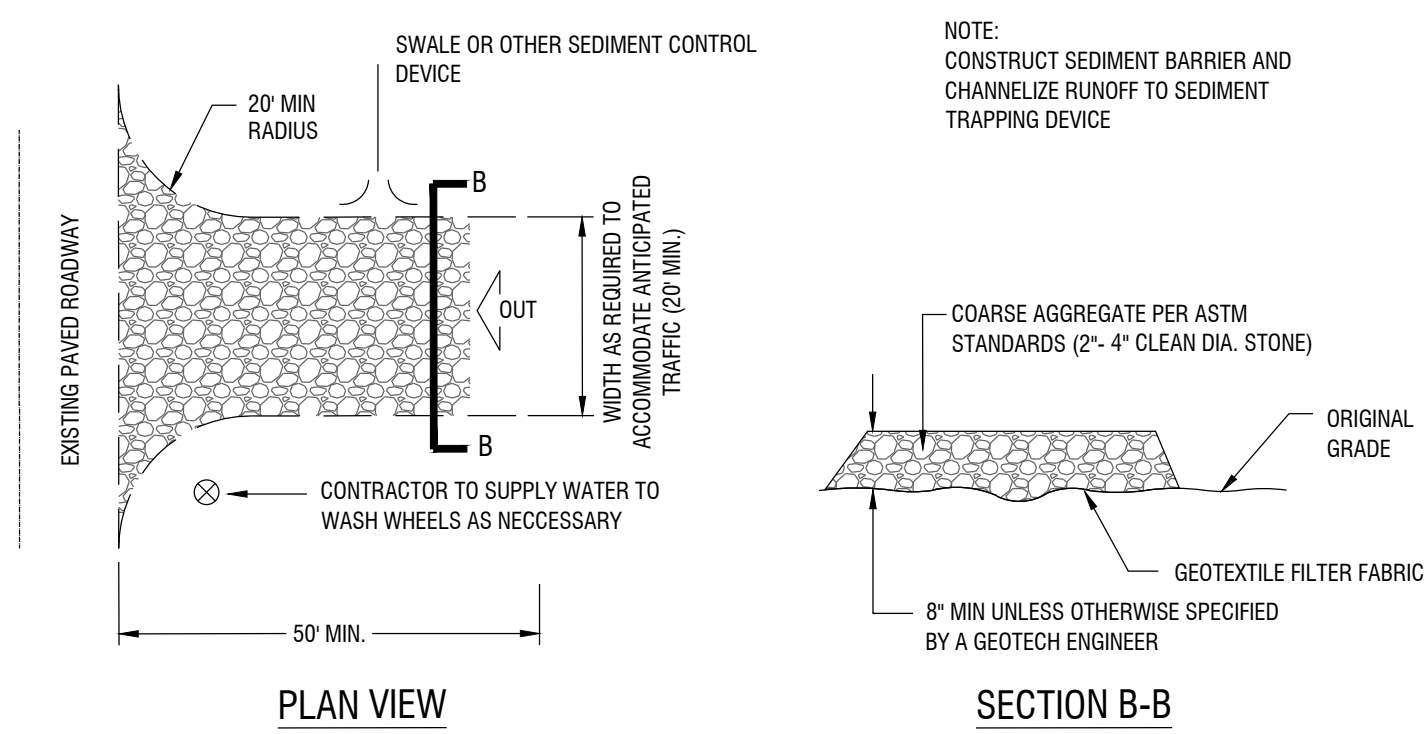
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CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



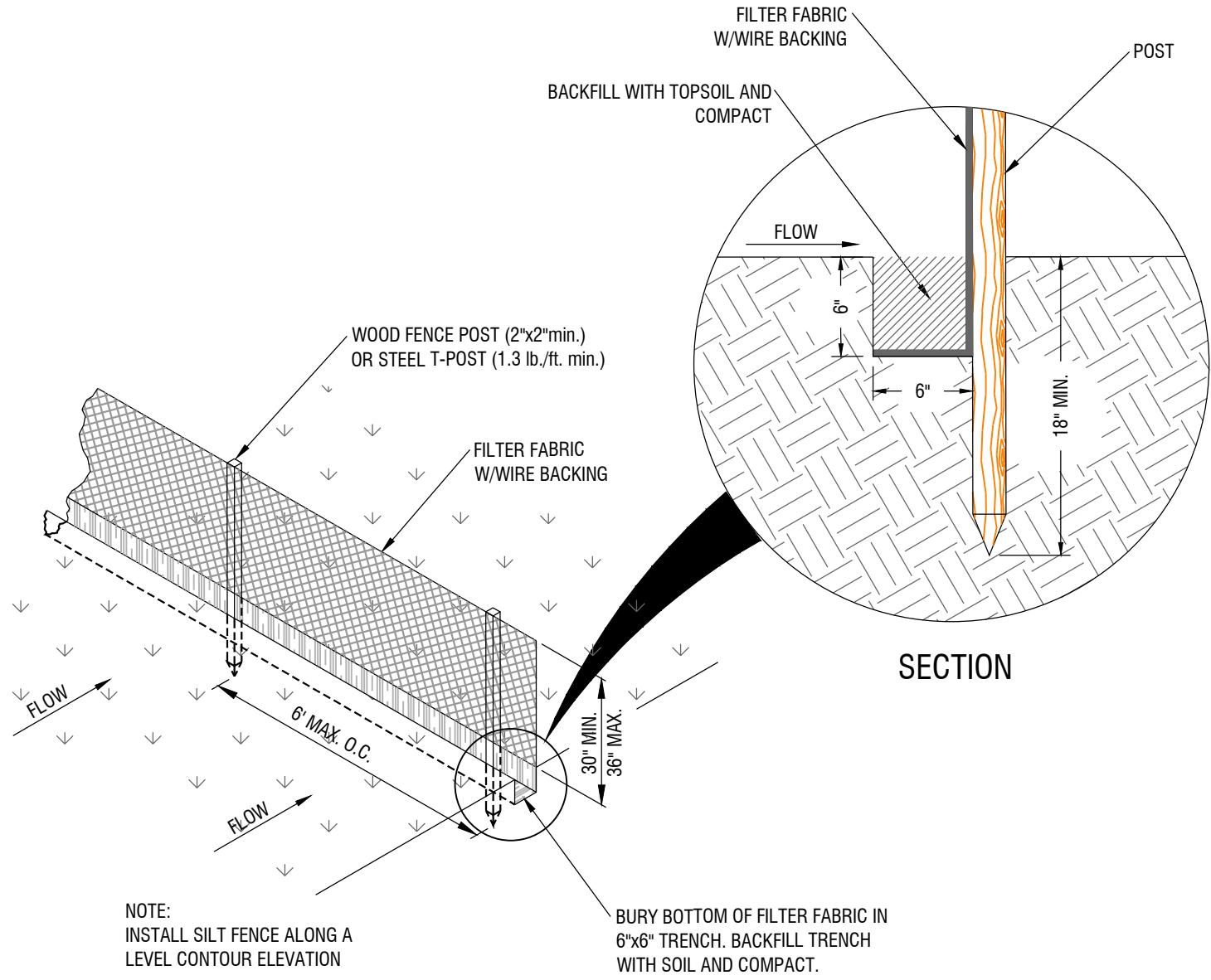
WASHOUT STRUCTURE WITH STRAW BALES



1

TEMPORARY CONSTRUCTION EXIT

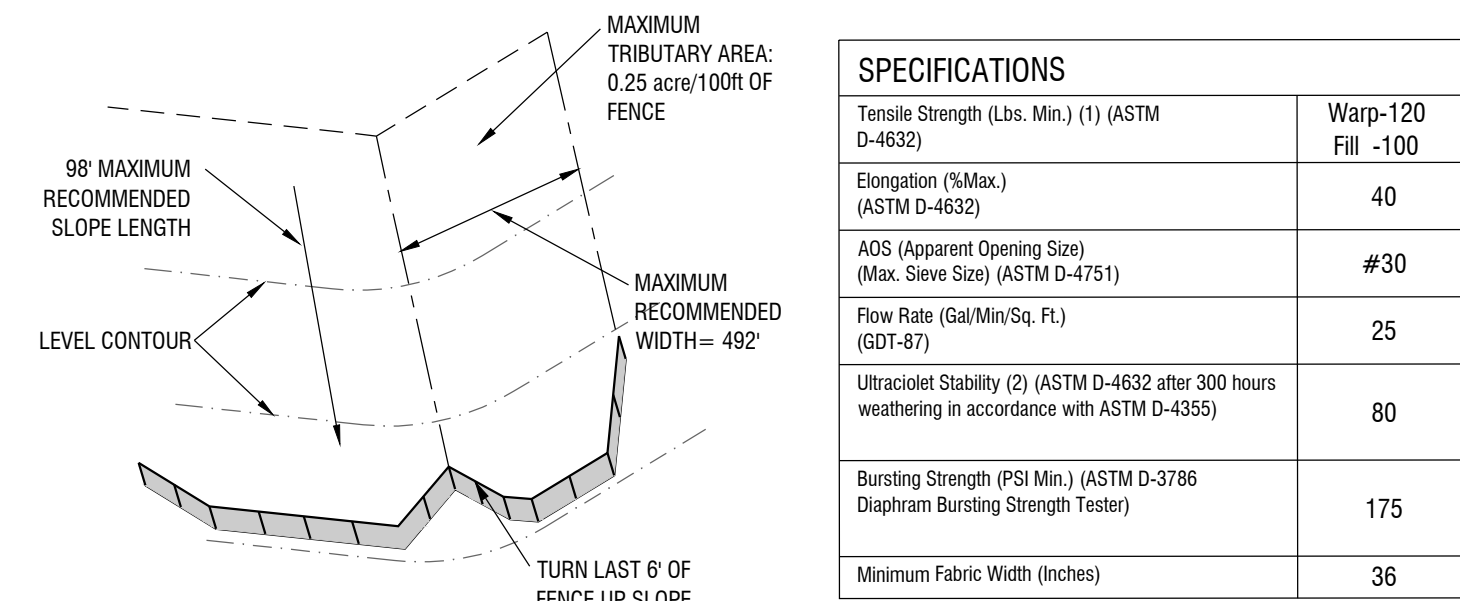
NTS



2

SILT FENCE W/WIRE BACKING

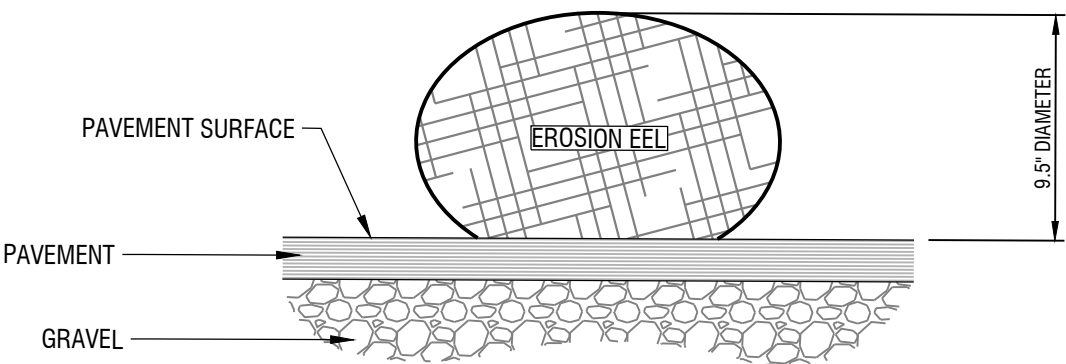
NTS



3

EROSION EEL

NTS



NOTE: UTILIZE THE EROSION EEL BY JEN HILL OR APPROVED EQUAL

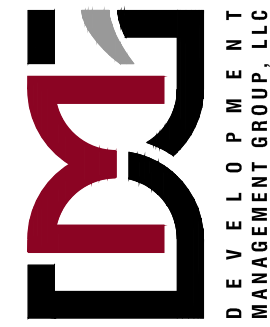
NOTE: SILT PROTECTION PLACED IN ASPHALT LOCATIONS SHALL HAVE SAND BAGS PLACED AT POINTS ALONG THE BARRIER. BAGS ARE INTENDED TO PREVENT MOVEMENT AND PROVIDE STABILIZATION FOR THE DEVICE AND SHALL BE PLACED ON TOP, PERPENDICULAR TO RUN. SAND BAG PLACEMENT NOT MORE THAN 8 FEET APART.

PLANS PREPARED FOR:

COMPTON ADDY
3805 EDWARDS ROAD
SUITE 300
CINCINNATI, OH 45209
(513) 757-1409

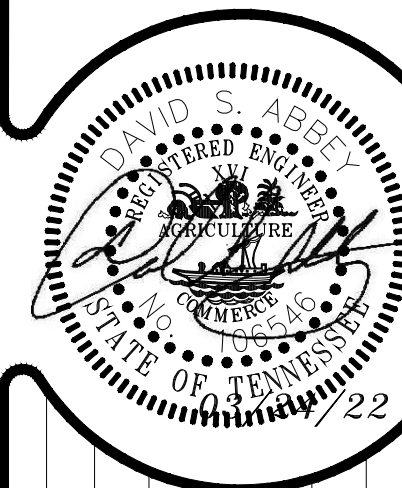
PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgashville.com



DESIGN & CONSTRUCTION
MANAGEMENT GROUP, LLC

RANGE USA
300 CARTWRIGHT STREET
GOODLETTSVILLE, TN



REVISIONS
DESCRIPTION

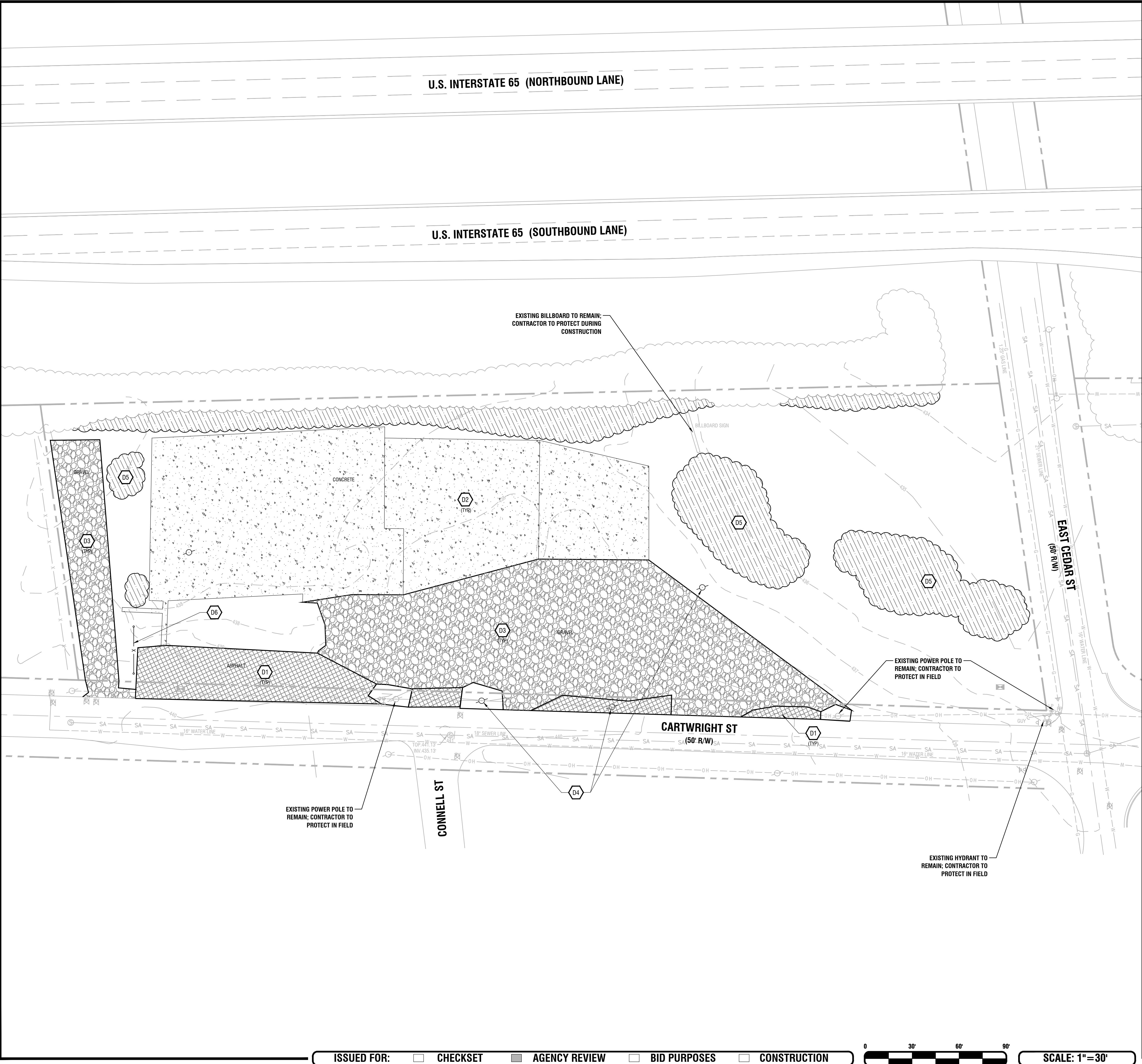
NO. DATE

DATE: 03/24/22
DMG Project No: 21262

EROSION & SEDIMENT CONTROL DETAILS

C2.3

Z:\PROJECT DATABASE\2021\21262 - Compton Addy - Retail Project - Goodlettsville, TN\Plans\Engineer\21262_Range USA - Goodlettsville-C3.0_Dem.dwg-C1.0 Mor 15, 2022 - 2:32pm MarkAgo

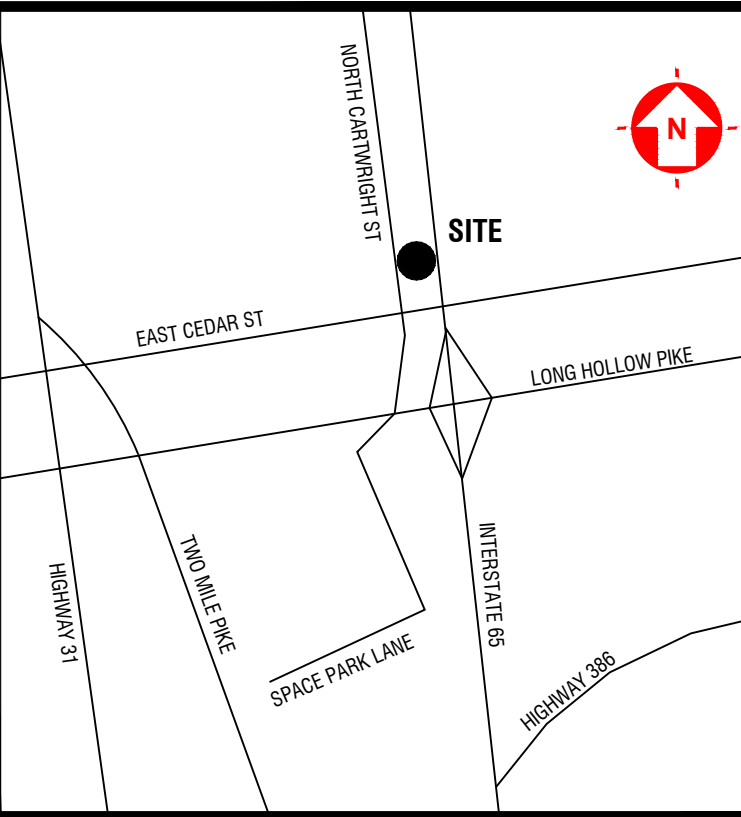


Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

BM

TBM



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE 'X' & ZONE 'AE' AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0129J WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 25, 2022.

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY DOYLE ELKINS, PLS. DATED AUGUST 1, 2019. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.94 ACRES ±

DEMOLITION NOTES BY SYMBOL		
CODE	DESCRIPTION	DETAIL
D1	REMOVE EXISTING ASPHALT PAVEMENT	
D2	REMOVE EXISTING CONCRETE PAVEMENT	
D3	REMOVE EXISTING GRAVEL	
D4	*REMOVE/RELOCATE EXISTING UTILITY POLE & APPURTENANCES	
D5	REMOVE EXISTING TREES AND VEGETATION	
D6	REMOVE EXISTING METAL FENCE	

*CONTRACTOR TO VERIFY WITH UTILITY PROVIDER IF RELOCATION IS NEEDED.

NOTE:

ANY EXISTING GRAVEL FOUND OUTSIDE AREA SHOWN SHALL BE REMOVED AS NEEDED FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS

NOTE:

CONTRACTOR TO USE EXTREME CARE NOT TO DAMAGE ANY OFF SITE UTILITIES OR ANY ON SITE UTILITIES THAT ARE TO REMAIN AND BE REUSED

DEMOLITION NOTE:

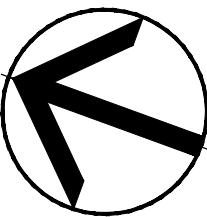
ANY CONCRETE CURB, CONCRETE PAVEMENT, ASPHALT PAVEMENT, GUARDRAILS, UTILITIES, STREET SIGNS, ETC. THAT ARE TO REMAIN THAT ARE DAMAGED DURING SITE IMPROVEMENTS SHALL BE REPLACED TO PRE CONSTRUCTION CONDITIONS

PROPOSED FEATURE LEGEND

ASPHALT TO BE REMOVED	
CONCRETE TO BE REMOVED	
TREES/VEGETATION TO BE REMOVED	
GRAVEL TO BE REMOVED	

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES



PARCEL NO. 01913007400,
01913009700, & 01913009800

PLANS PREPARED FOR:

COMPTON ADDY
3805 EDWARDS ROAD
SUITE 300
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(513) 757-1409



PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgashville.com



RANGE
USA
300 CARTWRIGHT STREET
GOODLETTSVILLE, TN



REVISIONS
DESCRIPTION

NO.	DATE

DATE: 03/24/22
DMG Project No: 21262
SITE DEMOLITION PLAN

C3.0

ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION



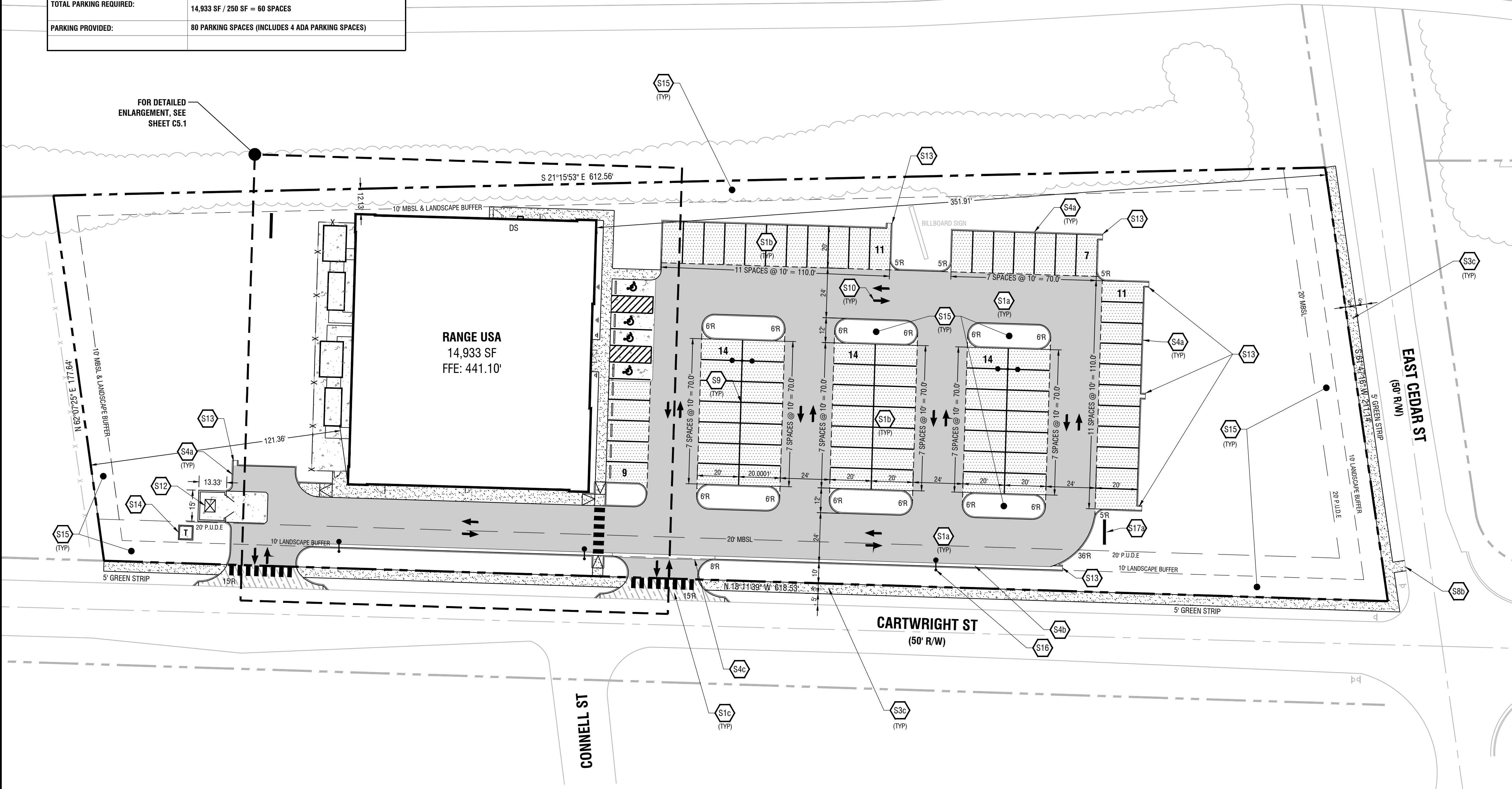
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SITE DATA TABLE	
CITY:	GOODLETTSVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
ZONING CLASSIFICATION:	CS COMMERCIAL SERVICE DISTRICT
SURROUNDING ZONING:	CS AND IG
PROPOSED LAND USE:	INDOOR GUN RANGE AND SALES
AREA OF PROJECT SITE:	±2.72 ACRES (118,349 SF)
MAXIMUM LOT COVERAGE (BLDG):	40% - 14,933 SF (12.6% PROVIDED)
MAXIMUM IMPERVIOUS COVERAGE:	70% - ±57,204 SF (48.2% PROVIDED)
MINIMUM REQUIRED BUILDING SETBACKS:	
- STREET YARD REQUIRED / PROVIDED	20' / 351.91' (EAST CEDAR) - 40.50' (CARTWRIGHT)
- SIDE YARD REQUIRED / PROVIDED	10' / 12.13' (I-65)
- REAR YARD REQUIRED / PROVIDED	10' / 121.36'
PROPOSED BUILDING AREA:	14,933 SF
MAXIMUM BUILDING HEIGHT:	40' OR MAXIMUM OF 4 STORIES
BUILDING HEIGHT PROVIDED:	25'-4"±
PARKING REQUIREMENTS:	RETAIL BUSINESS; 1 SPACE PER 250 SF GROSS FLOOR AREA
TOTAL PARKING REQUIRED:	14,933 SF / 250 SF = 60 SPACES
PARKING PROVIDED:	80 PARKING SPACES (INCLUDES 4 ADA PARKING SPACES)

U.S. INTERSTATE 65 (NORTHBOUND LANE)

U.S. INTERSTATE 65 (SOUTHBOUND LANE)



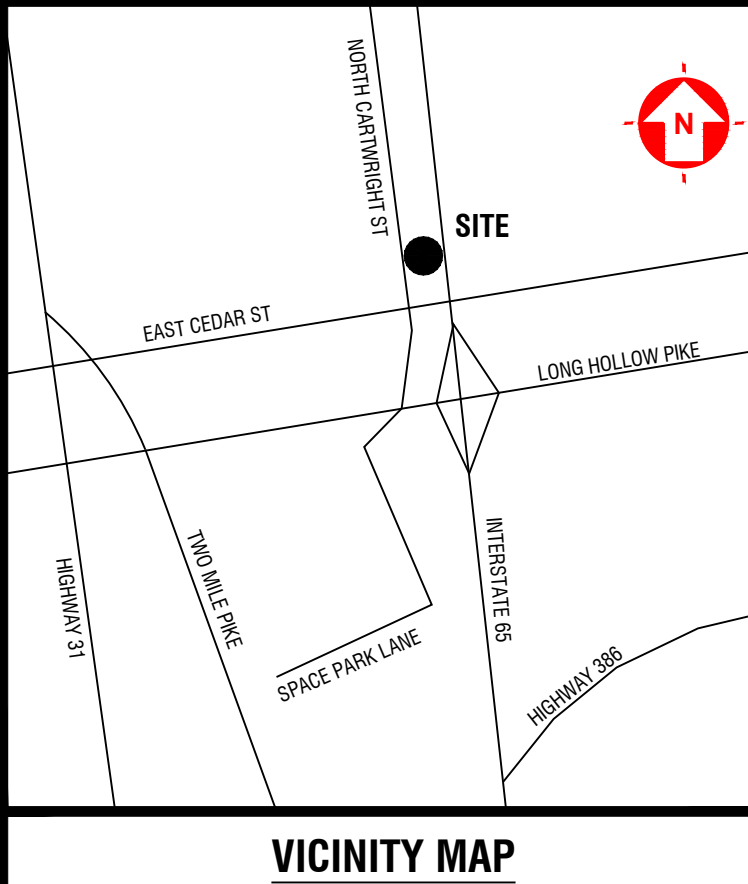
NOTE:
DRIVEWAYS SHALL MEET CITY STREET SPECS DETAIL STD DWG. RP-3.

OWNER/CONTRACTOR TO COORDINATE PUBLIC SIDEWALK CONSTRUCTION WITH CITY - FOR THE CITY TO INSTALL CONDUIT - PRIOR TO CONCRETE INSTALLATION WITH SIDEWALK ALONG CARTWRIGHT STREET.

811
Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:
BM

TBM



FLOOD NOTE:
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NOTES BY SYMBOL		
CODE	DESCRIPTION	DETAIL
S1A	ASPHALT PAVEMENT SECTION (HEAVY DUTY)	1/C7.0
S1B	ASPHALT PAVEMENT SECTION (STD DUTY)	1/C7.0
S1C	**ASPHALT PAVEMENT SECTION (ROW) (CITY STD.)	SEE SHEET C7.3
S2	CONCRETE PAVEMENT SECTION	2/C7.0
S3a	CONCRETE SIDEWALK WITH TURN DOWN CURB	3/C7.0
S3b	CONCRETE SIDEWALK	4/C7.0
S3C	**CONCRETE SIDEWALK (CITY STD.)	SEE SHEET C7.3
S4a	CONCRETE POST CURB	5/C7.0
S4b	CONCRETE CURB AND GUTTER	6/C7.0
S4c	CONCRETE VALLEY CURB (± 40 LF)	6/C7.1
S5	ADA ACCESSIBLE PARKING SIGN	9/C7.0
S6	ADA ACCESSIBLE SYMBOL	10/C7.0
S7	CONCRETE WHEELSTOP	12/C7.0
S8a	CONCRETE ADA RAMP	8/C7.0
S8b	**CONCRETE ADA RAMP (CITY STD.)	SEE SHEET C7.3
S9	4" WIDE WHITE PAINTED LINE (5 MIL PAINT)	
S10	DIRECTIONAL ARROW	11/C7.0
S11	*CONCRETE BOLLARD	14/C7.0
S12	MASONRY DUMPSTER ENCLOSURE	SEE ARCH. PLANS
S13	CONCRETE CURB CUT (2' WIDE)	2/C7.1
S14	TRANSFORMER PAD	PER NES SPECS.
S15	LANDSCAPE AREA	SEE LANDSCAPE PLAN
S16	SITE LIGHTING	
S17	***MONUMENT SIGN	BY OTHERS
S17	***INTERSTATE PYLON SIGN	BY OTHERS
S18	SIDEWALK CROSSWALK	7/C7.1

*FOR BOLLARDS AROUND DOOR LOCATIONS, SEE ARCHITECTURAL PLANS FOR DETAILS.

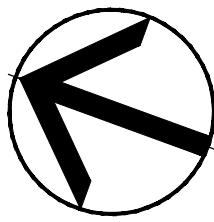
**ALL WORK DONE IN THE RIGHT-OF-WAY IS TO MEET CITY OF GOODLETTSVILLE STANDARDS AND SPECIFICATIONS.

***SIGNAGE VENDOR SHALL SUBMIT FOR PERMIT UNDER SEPARATE COVER, AS NEEDED. CONTRACTOR TO BE RESPONSIBLE FOR ROUTING ELECTRIC TO SIGN LOCATIONS, AS NEEDED, PER SIGN VENDOR REQUIREMENTS.

PROPOSED FEATURE LEGEND

PROPOSED ASPHALT PAVEMENT HD	
PROPOSED ASPHALT PAVEMENT (PUBLIC)	
PROPOSED ASPHALT PAVEMENT STD	
PROPOSED CONCRETE PAVEMENT	
PROPOSED CONCRETE SIDEWALK	

NOTE:
REFER TO SHEET C1.0 FOR GENERAL NOTES

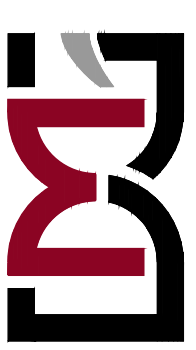


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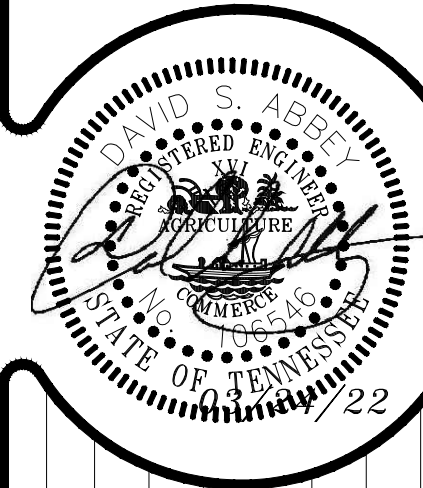
COMPTON ADDY
3805 EDWARDS ROAD
SUITE 300
CINCINNATI, OH 45209
(513) 757-1409



4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgashville.com



RANGE
USA
300 CARTWRIGHT STREET
GOODLETTSVILLE, TN



REVISIONS
DESCRIPTION

NO. DATE

DATE: 03/24/22
DMG Project No: 21262

SITE LAYOUT PLAN

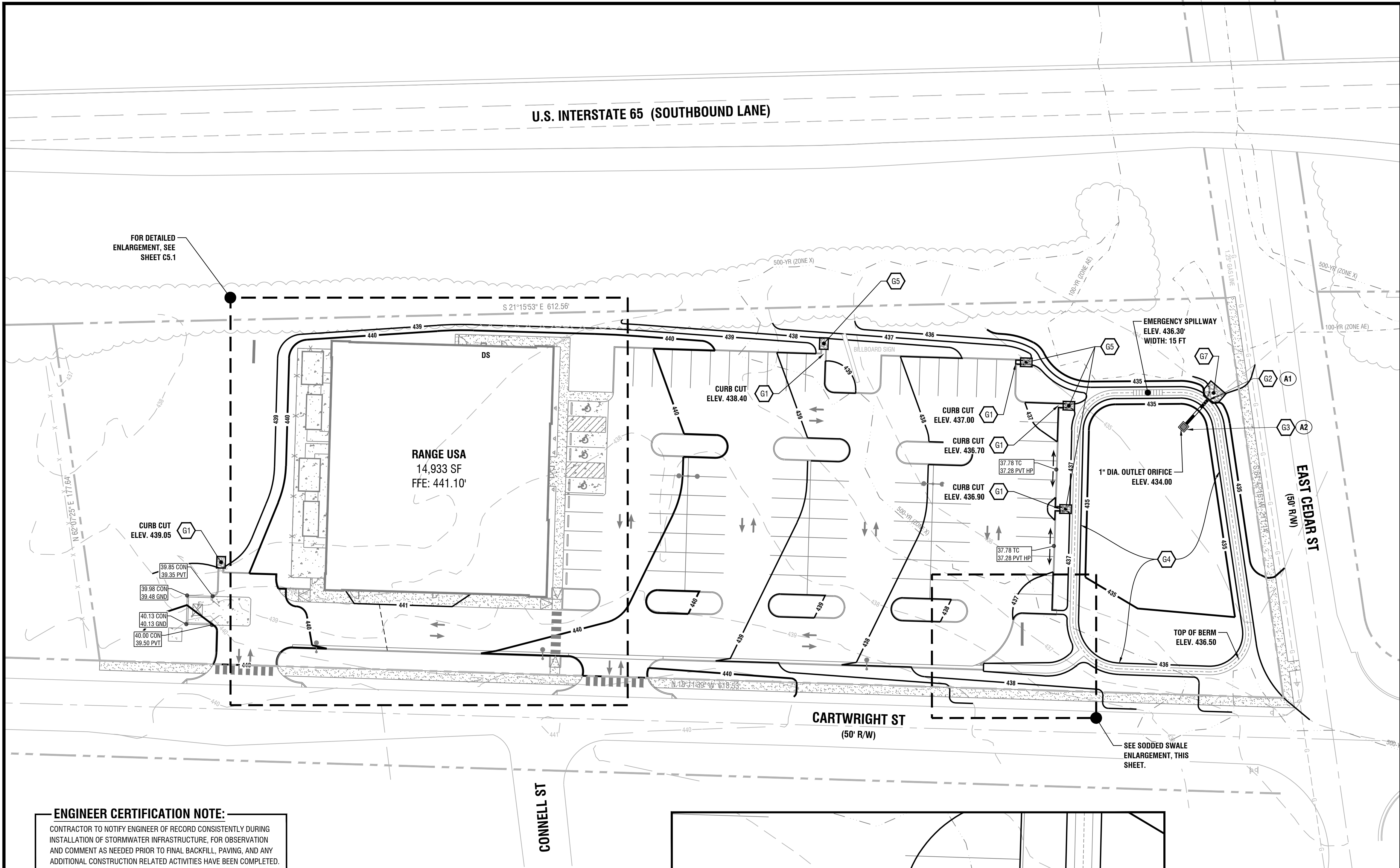
C4.0

ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION



SCALE: 1"=30'

Z:\PROJECT_DATABASE\2021\21262 - Retail Project - Goodlettsville - C5-0_Gra.dwg--C1.0 Mar 24, 2022 - 9:23am MarkAbo



ENGINEER CERTIFICATION NOTE:

CONTRACTOR TO NOTIFY ENGINEER OF RECORD CONSISTENTLY DURING INSTALLATION OF STORMWATER INFRASTRUCTURE, FOR OBSERVATION AND COMMENT AS NEEDED PRIOR TO FINAL BACKFILL, PAVING, AND ANY ADDITIONAL CONSTRUCTION RELATED ACTIVITIES HAVE BEEN COMPLETED.

CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION

THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT NO. XXXXXX AS DISTURBANCE IS APPROXIMATELY 2.94 ± ACRES.

SIGNATURE:  DATE: 02/28/22

CIRCLE ONE: DEVELOPER - PROJECT ENGINEER - OTHER: DAVID S. ABBEY, P.E.
PLEASE ATTACH 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.

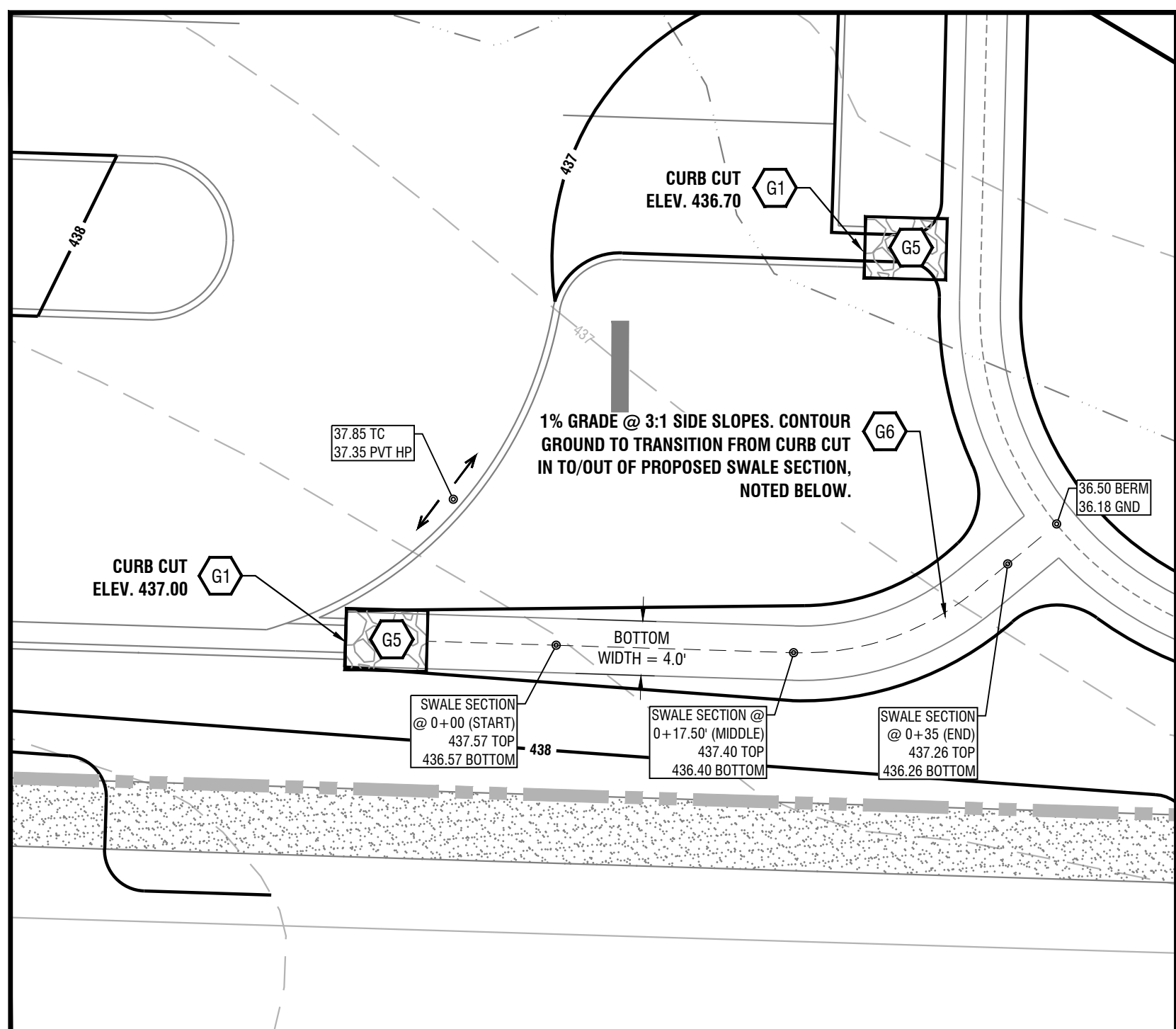
AS-BUILT NOTE:

PLEASE NOTE THAT THE FOLLOWING ARE REQUIRED AS A PART OF THE AS-BUILT PLAN:

- A CERTIFICATION LETTER FROM TN REGISTERED P.E. STATING THAT THE SITE HAS BEEN INSPECTED AND THAT THE STORMWATER MANAGEMENT SYSTEM AND STORMWATER CONTROL MEASURES (BOTH STRUCTURAL AND NON-STRUCTURAL) ARE COMPLETE AND FUNCTIONAL IN ACCORDANCE WITH THE PLANS APPROVED BY MWS.
- AN AS-BUILT LID SPREADSHEET
- HYDROLOGIC AND HYDRAULIC CALCULATIONS FOR AS-BUILT CONDITIONS, AS REQUIRED
- AS-BUILT DRAWINGS SHOWING FINAL TOPOGRAPHIC FEATURES OF ALL THESE FACILITIES. THIS SHALL INCLUDE INVERT ELEVATIONS OF OUTLET CONTROL STRUCTURES.
- ANY DEVIATIONS FROM THE APPROVED PLANS SHALL BE NOTED ON AS-BUILT DRAWINGS SUBMITTED.
- COPY OF AS-BUILT PLAN CAD FILE ON A CD AND SHOULD BE REGISTERED TO THE TN STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83). DATA SHOULD BE PLACED IN SEPARATE LAYERS AND SHOULD BE LABELED/NAMED FOR EASY IDENTIFICATION.
- CUT AND FILL BALANCE CERTIFICATION FOR FLOODPLAIN AND SINKHOLE ALTERATIONS.
- WATER QUALITY BUFFERS SHALL BE SURVEYED AND INCLUDED WITH THE AS-BUILT SUBMITTAL.
- ANY PUBLIC (TO BECOME THE RESPONSIBILITY OF METRO TO MAINTAIN) STORMWATER INFRASTRUCTURE SHALL BE VIDEO-INSPECTED TO VERIFY PROPER INSTALLATION WITH THE VIDEO RECORDING AND ANY ASSOCIATIONS INSPECTION REPORT SUBMITTED AS PART OF AS-BUILT RECORD.
- ADDITIONAL TESTING MAY BE REQUIRED AS/IF WARRANTED BY VIDEO INSPECTIONS.

SODDED SWALE ENLARGEMENT

SCALE: 1"=10'



ISSUED FOR:

☐ CHECKSET

☒ AGENCY REVIEW

☐ BID PURPOSES

☐ CONSTRUCTION



SCALE: 1"=30'

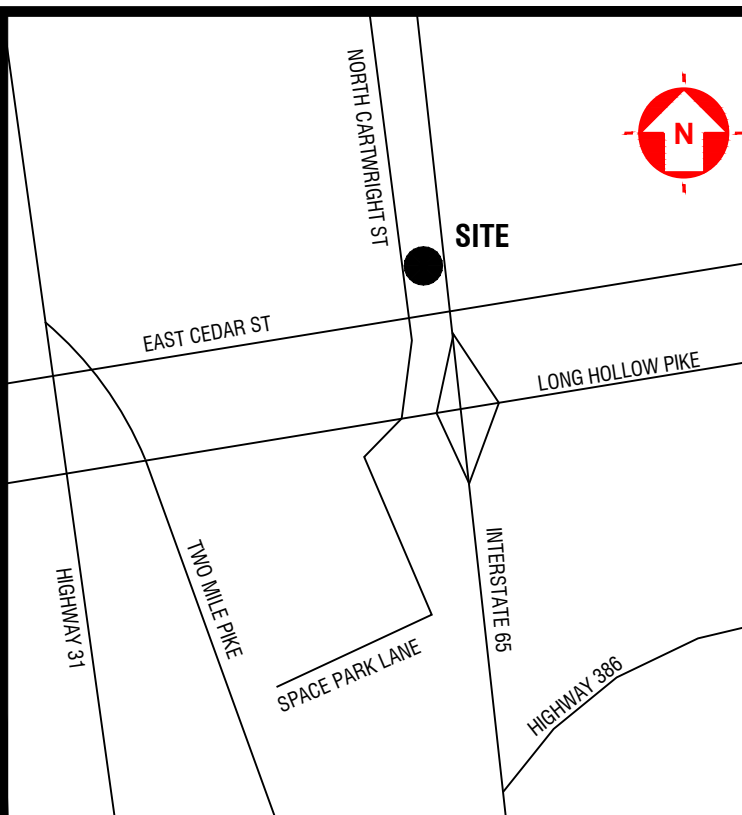


Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

BM

TBM



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE 'X' & ZONE 'AE' AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0129J WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 25, 2022.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.94 ACRES ±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY DOYLE ELKINS, PLS. DATED AUGUST 1, 2019. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
G1	CURB CUT	2/C7.1
G2	CONCRETE HEADWALL	4/C7.1
G3	DETENTION POND OUTLET STRUCTURE	3/C7.1
G4	DRY DETENTION POND	
G5	OUTLET PROTECTION	6/C2.3
G6	35' SODDED SWALE (1.00' MIN DEPTH)	1/C7.1
G7	RIP-RAP	5/C7.1

STORM DRAINAGE PIPE

FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE/TYPE)	INVERT OUT	INVERT IN	LENGTH (LIN. FT.)	SLOPE (%)
A2	A1	15" HDPP	434.00	433.90	20	0.50

STORM DRAINAGE STRUCTURES

STRUCTURE ID	STRUCTURE TYPE	RIM ELEVATION
A1	HEADWALL	---
A2	OUTLET STRUCTURE	436.00

ADA ACCESSIBILITY NOTE:

- MINIMUM ADA ACCESSIBILITY REQUIREMENTS TO BE PROVIDED:
- ADA PARKING SPACE - SLOPES IN THE ADA PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 2% IN ANY DIRECTIONS
 - ADA RAMP - RUNNING SLOPE NOT TO EXCEED 8.3%; CROSS SLOPE NOT TO EXCEED 2.0%
 - ADA ACCESSIBLE PATH - RUNNING SLOPE NOT TO EXCEED 5.0%. CROSS SLOPE NOT TO EXCEED 2.0% EXCEPT AT TURNING MOVEMENTS AND LANDINGS.
 - ADA TURNING MOVEMENTS AND LANDINGS - SLOPES NOT TO EXCEED 2.0% IN ANY DIRECTION.

PROPOSED FEATURE LEGEND

PROPOSED CONTOUR	950
PROPOSED SPOT ELEVATION	64.24 TC 64.12 PVT
ADA ACCESSIBLE PATH	AP
DETENTION POND OUTLET STRUCTURE	

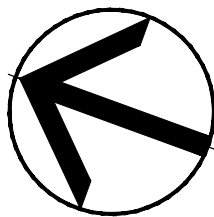
TC	TOP OF CURB
CON	CONCRETE
PVT	PAVEMENT
FFE	FINISHED FLOOR
GD	GROUND
TW	TOP OF WALL
GR	TOP OF CASTING/RIM
HP	HIGH POINT
LP	LOW POINT

STABILIZATION:

ALL DISTURBED AREAS ON PROPOSED SITE (INCLUDING 3:1 SLOPES) ARE TO BE STABILIZED WITH SEED OR SOD UPON COMPLETION OF FINAL GRADING.

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES



PARCEL NO. 01913007400,
01913009700, & 01913009800

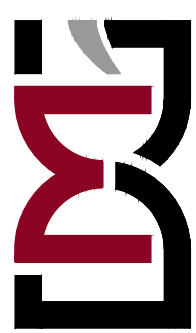
PLANS PREPARED FOR:

COMPTON ADDY
3805 EDWARDS ROAD
SUITE 300
CINCINNATI, OH 45209
(513) 757-1409



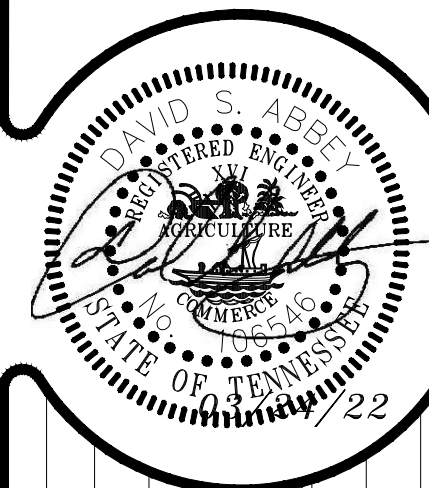
PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE: (615) 227-5863
www.dmgashville.com



DESIGN & DEVELOPMENT
MANAGEMENT GROUP, LLC

RANGE
USA
300 CARTWRIGHT STREET
GOODLETTSVILLE, TN



REVISIONS
DESCRIPTION

NO. DATE

DATE: 03/24/22

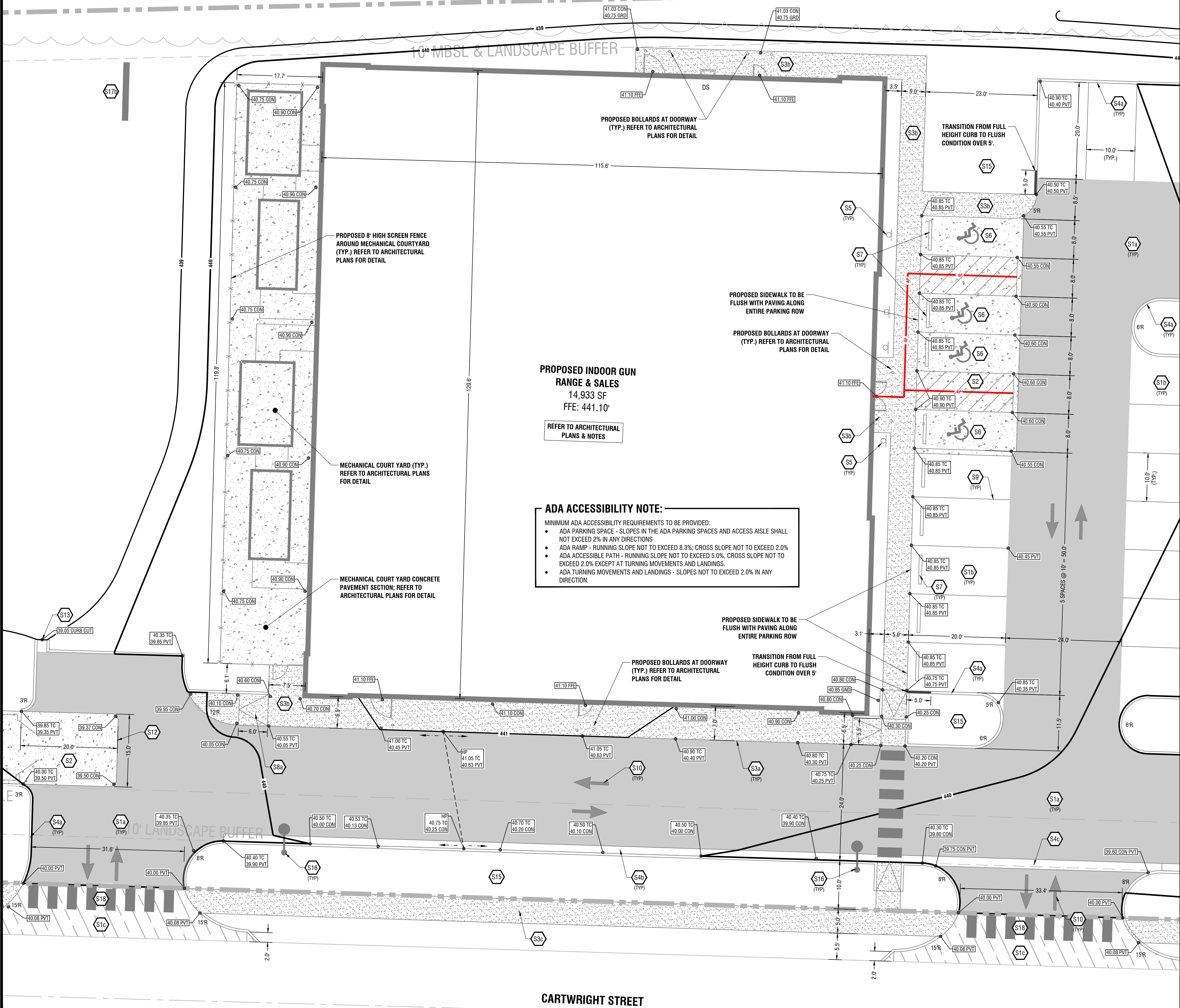
DMG Project No: 21262

SITE GRADING &
DRAINAGE PLAN

C5.0

Z:\PROJECT DATABASE\2021\21262 - Compton Addy - Retail Project - Goodlettsville, TN\Plans\Engineer\21262_Range_USA - Goodlettsville_C5-1_Grd.dwg--C1.0 Mar 24, 2022 - 9:50am MarkAho

S 21°15'53" E 612.56'

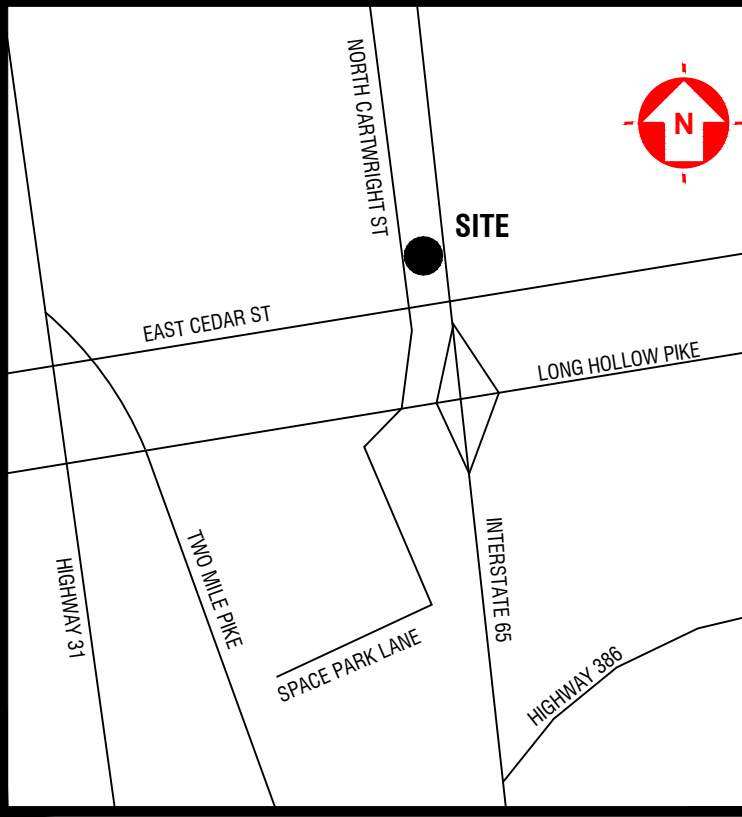


Know what's below.
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SOURCE OF VERTICAL DATUM:

BM

TBM



VICINITY MAP

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NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
S1a	ASPHALT PAVEMENT SECTION (HEAVY DUTY)	1/C7.0
S1b	ASPHALT PAVEMENT SECTION (STD DUTY)	1/C7.0
S1c	**ASPHALT PAVEMENT SECTION (ROW) (CITY STD.)	SEE SHEET C7.3
S2	CONCRETE PAVEMENT SECTION	2/C7.0
S3a	CONCRETE SIDEWALK WITH TURN DOWN CURB	3/C7.0
S3b	CONCRETE SIDEWALK	4/C7.0
S3c	**CONCRETE SIDEWALK (CITY STD.)	SEE SHEET C7.3
S4a	CONCRETE POST CURB	5/C7.0
S4b	CONCRETE CURB AND GUTTER	6/C7.0
S4c	CONCRETE VALLEY CURB (± 40 LF)	6/C7.1
S5	ADA ACCESSIBLE PARKING SIGN	9/C7.0
S6	ADA ACCESSIBLE SYMBOL	10/C7.0
S7	CONCRETE WHEELSTOP	12/C7.0
S8a	CONCRETE ADA RAMP	8/C7.0
S8b	**CONCRETE ADA RAMP (CITY STD.)	SEE SHEET C7.3
S9	4" WIDE WHITE PAINTED LINE (5 MIL PAINT)	
S10	DIRECTIONAL ARROW	11/C7.0
S11	*CONCRETE BOLLARD	14/C7.0
S12	MASONRY DUMPSTER ENCLOSURE	SEE ARCH. PLANS
S13	CONCRETE CURB CUT (2" WIDE)	2/C7.1
S14	TRANSFORMER PAD	PER NES SPECS.
S15	LANDSCAPE AREA	SEE LANDSCAPE PLAN
S16	SITE LIGHTING	
S17a	***MONUMENT SIGN	BY OTHERS
S17b	***INTERSTATE PYLON SIGN	BY OTHERS
S18	SIDEWALK CROSSWALK	7/C7.1

*FOR BOLLARDS AROUND DOOR LOCATIONS, SEE ARCHITECTURAL PLANS FOR DETAILS.

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PROPOSED FEATURE LEGEND

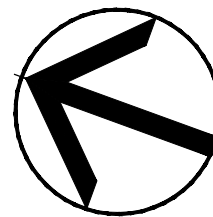
PROPOSED CONTOUR	950
PROPOSED SPOT ELEVATION	64.24 TC 64.12 PVT
PROPOSED DRAIN INLET	
PROPOSED STORM DRAIN PIPE	
ADA ACCESSIBLE PATH	AP
TC	TOP OF CURB
CON	CONCRETE
PVT	PAVEMENT
FFE	FINISHED FLOOR
GRD	GROUND
TW	TOP OF WALL
GRT	TOP OF CASTING/RIM
HP	HIGH POINT
LP	LOW POINT

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES

REFER TO SHEET C4.0 FOR SITE LAYOUT PLAN.

REFER TO SHEET C5.0 FOR SITE GRADING AND DRAINAGE PLAN



PARCEL NO. 01913007400,
01913009700, & 01913009800

ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION



SCALE: 1"=10'

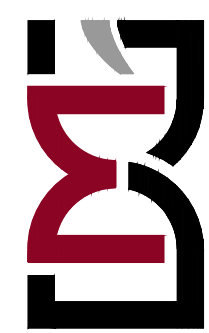
PLANS PREPARED FOR:

COMPTON ADDY
3805 EDWARDS ROAD
SUITE 300
CINCINNATI, OH 45209
(513) 757-1409



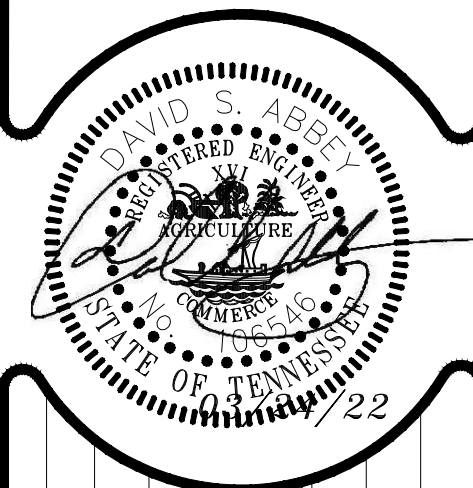
PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgashville.com



DEVELOPMENT
MANAGEMENT GROUP, LLC

RANGE
USA
300 CARTWRIGHT STREET
GOODLETTSVILLE, TN



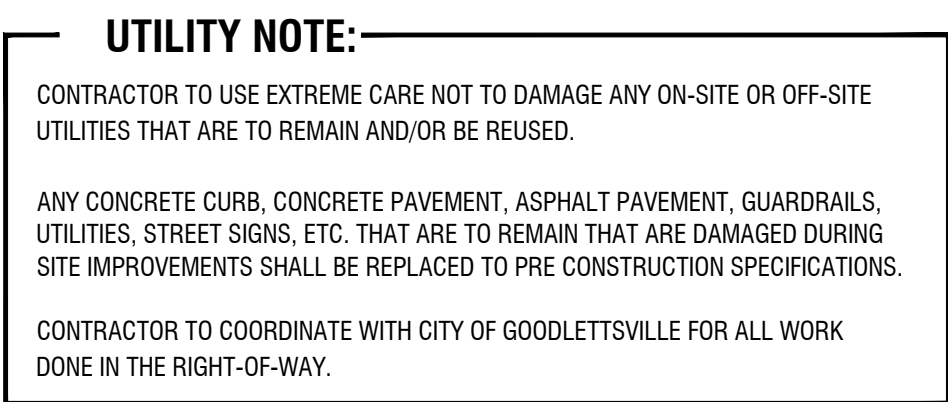
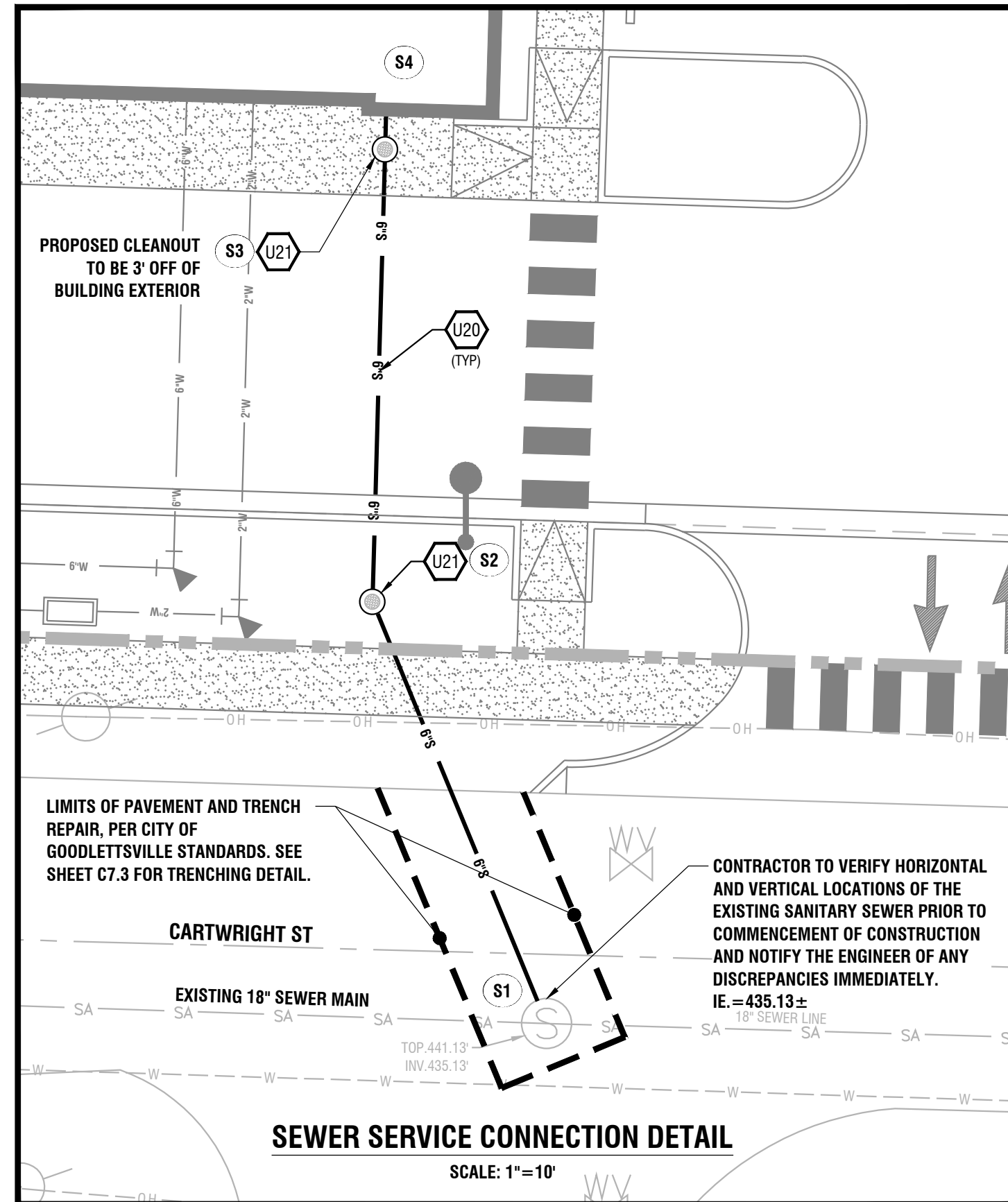
REVISIONS
DESCRIPTION

NO. DATE

DATE: 03/24/22
DMG Project No: 21262

DETAILED SITE PLAN

C5.1



Z:\PROJECT DATABASE\2021\21262 - Compton Addy - Goodlettsville, TN\Plans\Engineer\21262_Range_USA - Goodlettsville, TN\Drawings-C7.0 Mar 15, 2022 - 2:33pm MarkAvo

12

CONCRETE WHEELSTOP

NTS

8

ACCESSIBLE RAMP

NTS

4

CONCRETE SIDEWALK

NTS

13

EXTERIOR CLEANOUT

NTS

9

ADA ACCESSIBLE SIGN

NTS

5

CONCRETE POST CURB

NTS

1

ASPHALT PAVEMENT SECTION

NTS

14

BOLLARD

NTS

10

ADA ACCESSIBLE SYMBOL

NTS

6

CONCRETE CURB & GUTTER

NTS

2

CONCRETE PAVEMENT SECTION

NTS

11

PAVEMENT DIRECTIONAL ARROWS

NTS

7

TYPICAL ACCESSIBLE PARKING PLAN

NTS

3

SIDEWALK WITH TURN DOWN CURB

NTS

COMPTON ADDY
3805 EDWARDS ROAD
SUITE 300
CINCINNATI, OH 45209
(513) 757-1409

COMPTONADDY

PLANS PREPARED FOR:

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NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgashville.com

PLANS PREPARED BY:

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M A N A G E M E N T G R O U P, L L C

RANGE
USA

300 CARTWRIGHT STREET
GOODLETTSVILLE, TN

DAVID S. ABLE
REGISTERED ENGINEER
No. 22506
STATE OF TENNESSEE
03/23/2022

REVISIONS

DESCRIPTION

NO.

DATE

DATE: 03/24/22

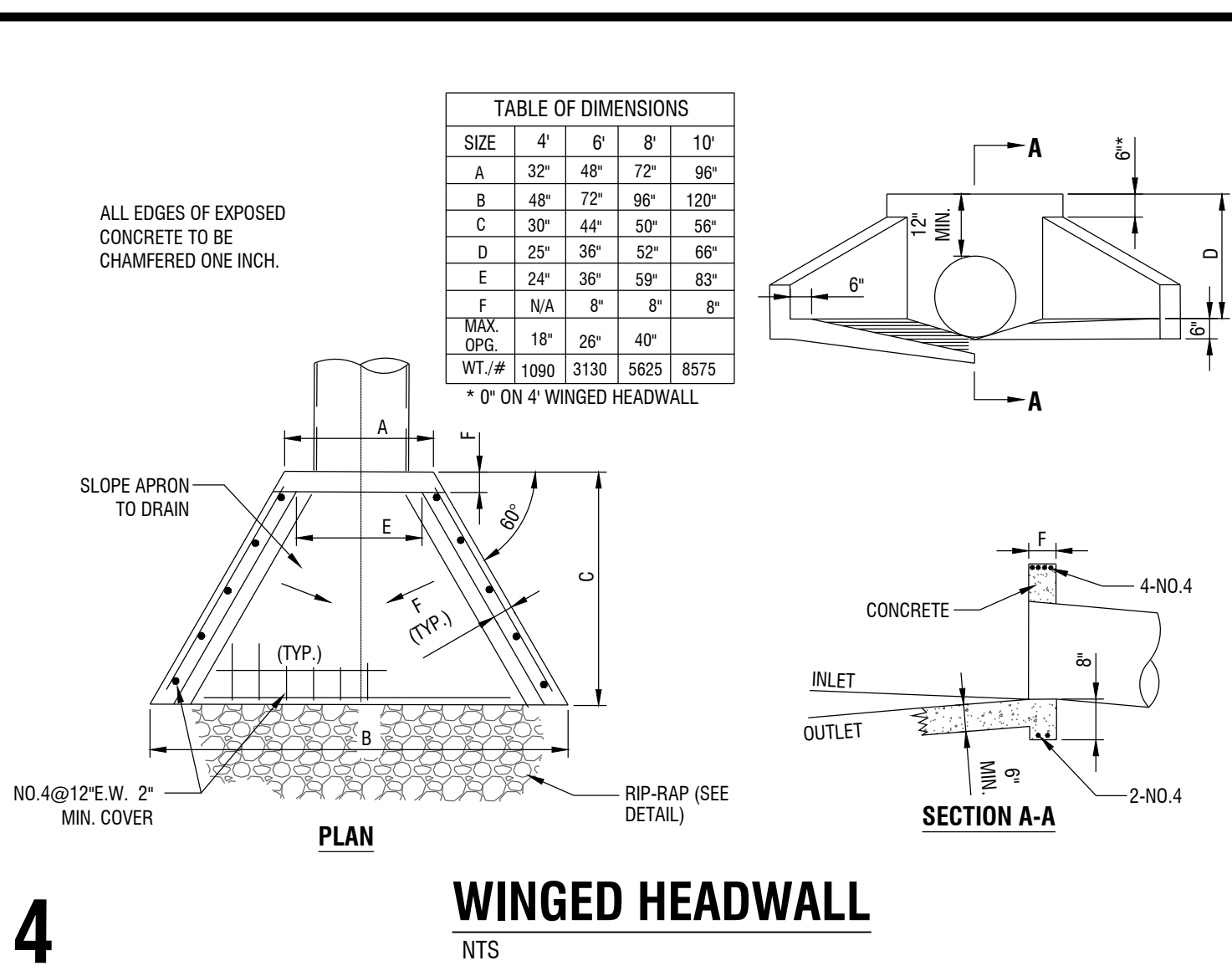
DMG Project No: 21262

SITE DEVELOPMENT
DETAILS
C7.0

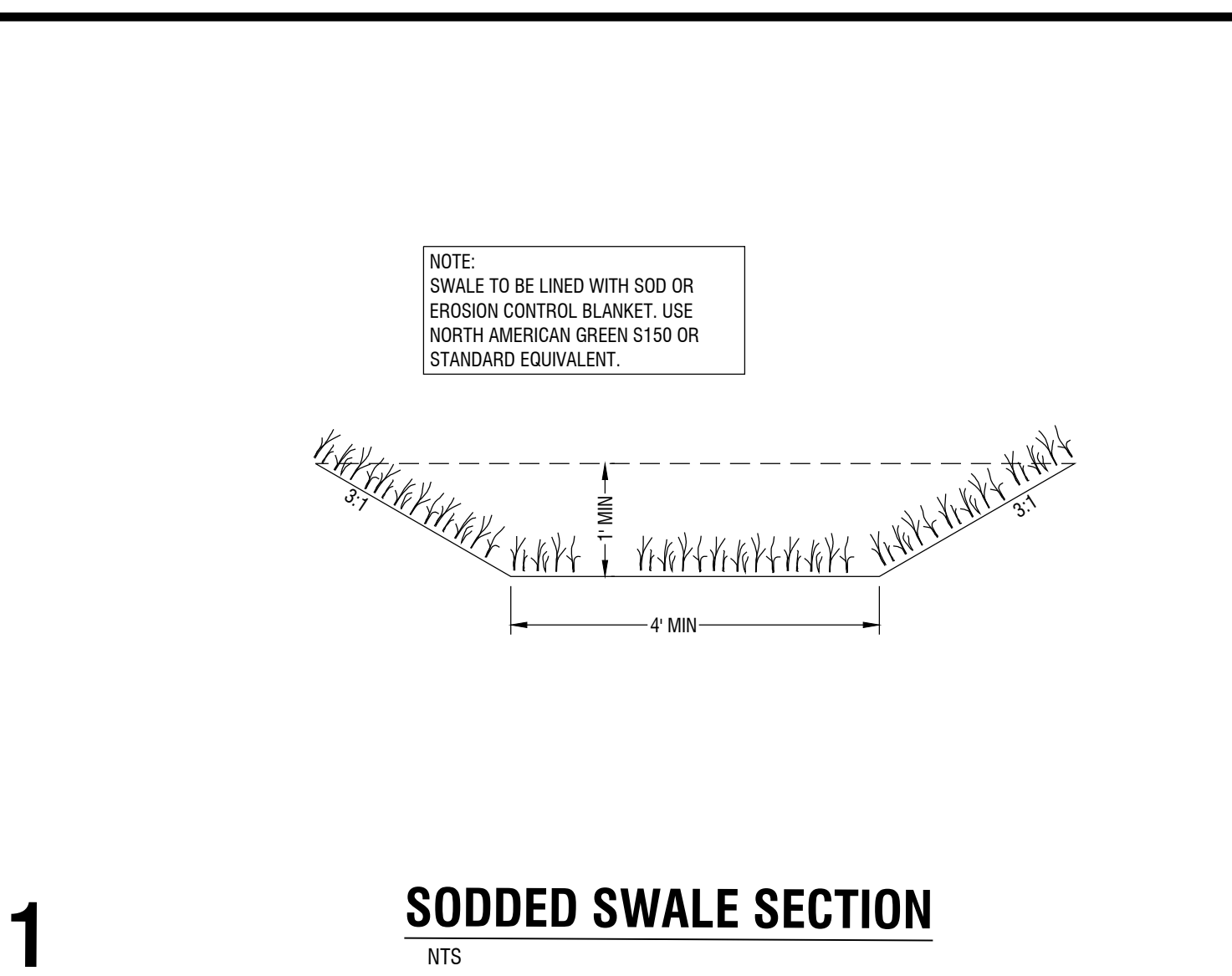
Page 36 of 48

Z:\PROJECT DATABASE\2021\21262 - Compton Addy - Retail Project - Goodlettsville, TN\Plans\Engineer\21262_Range USA - Goodlettsville-C7.1 Mar 24, 2022 - 9:28am MarkAvo

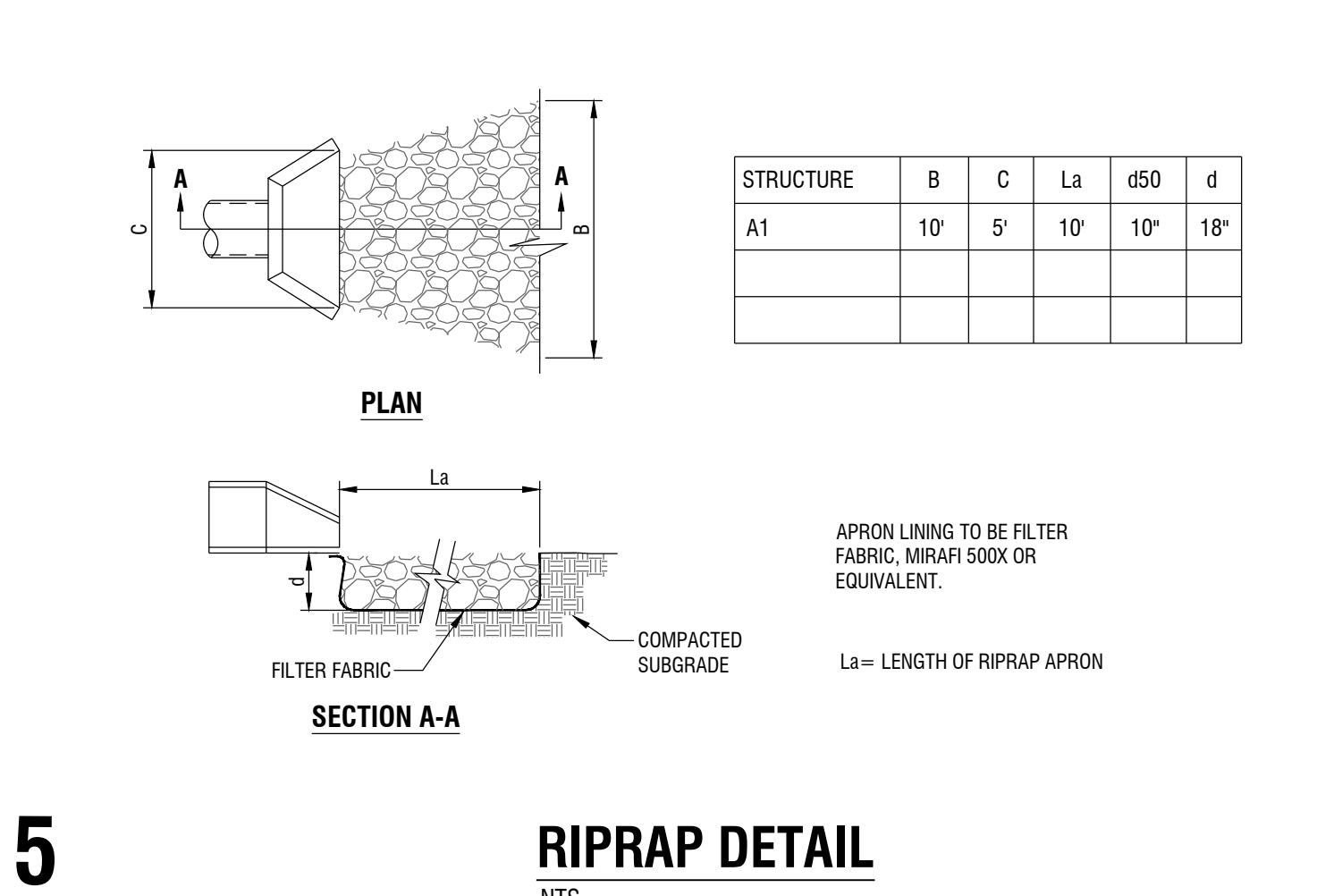
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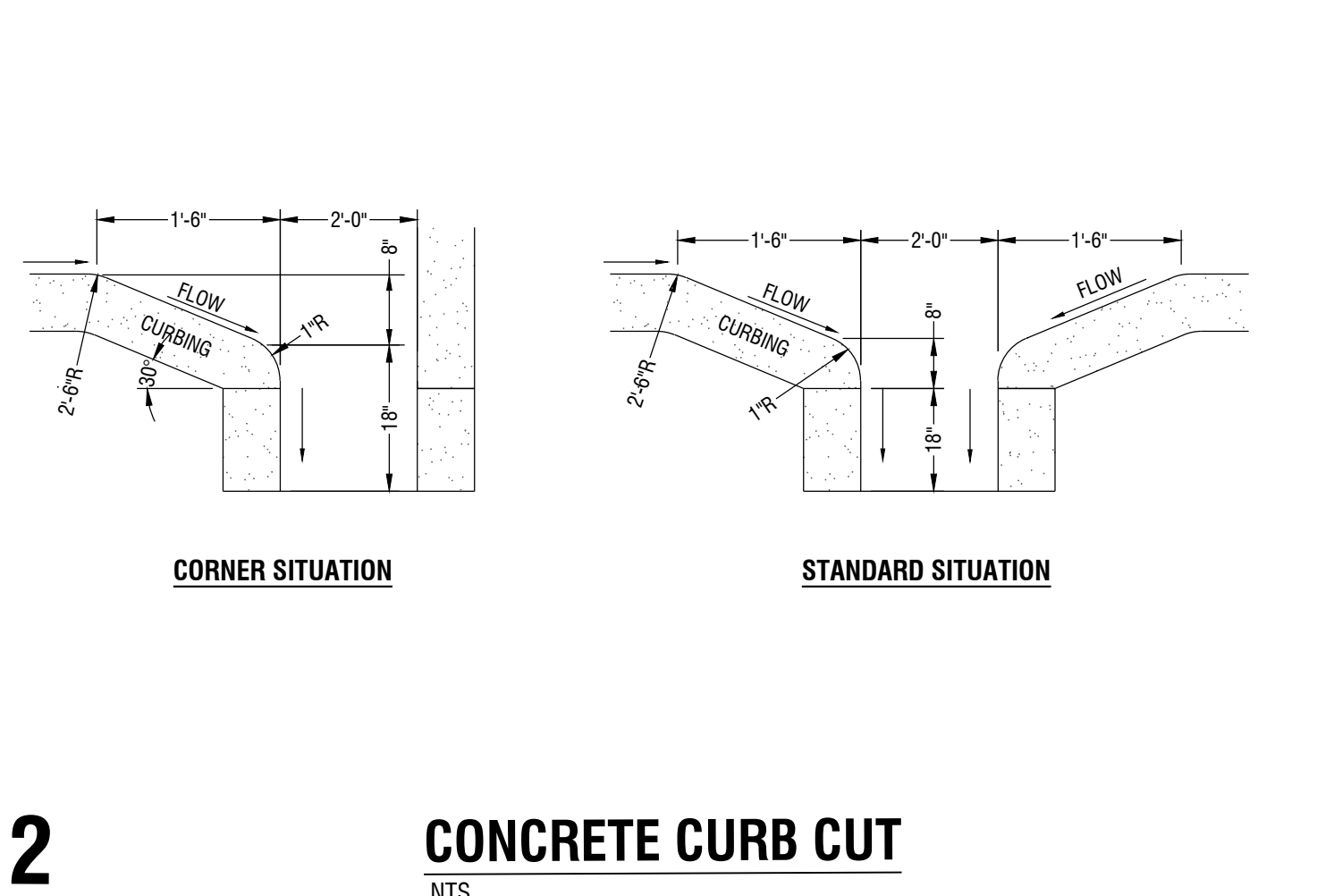
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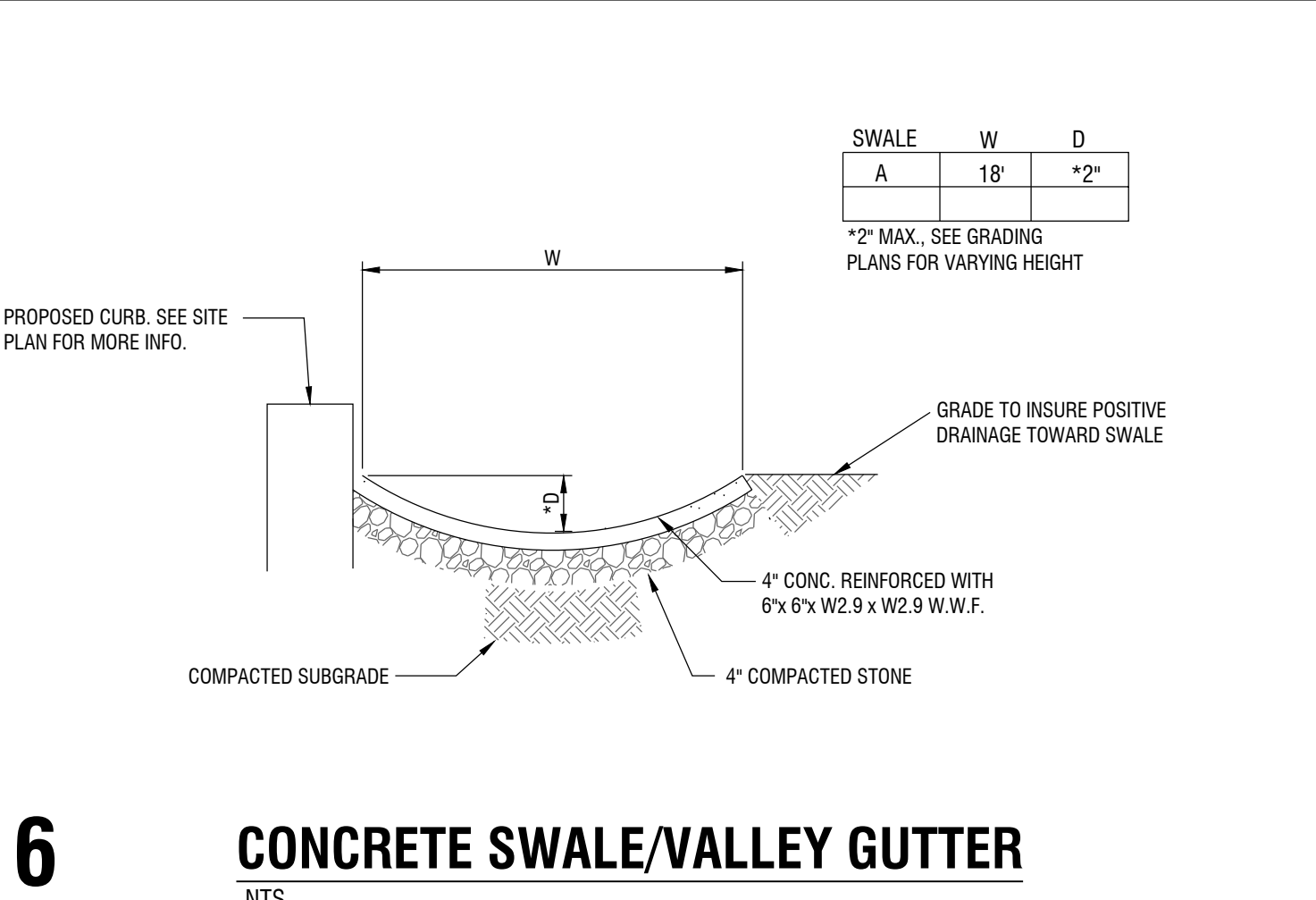
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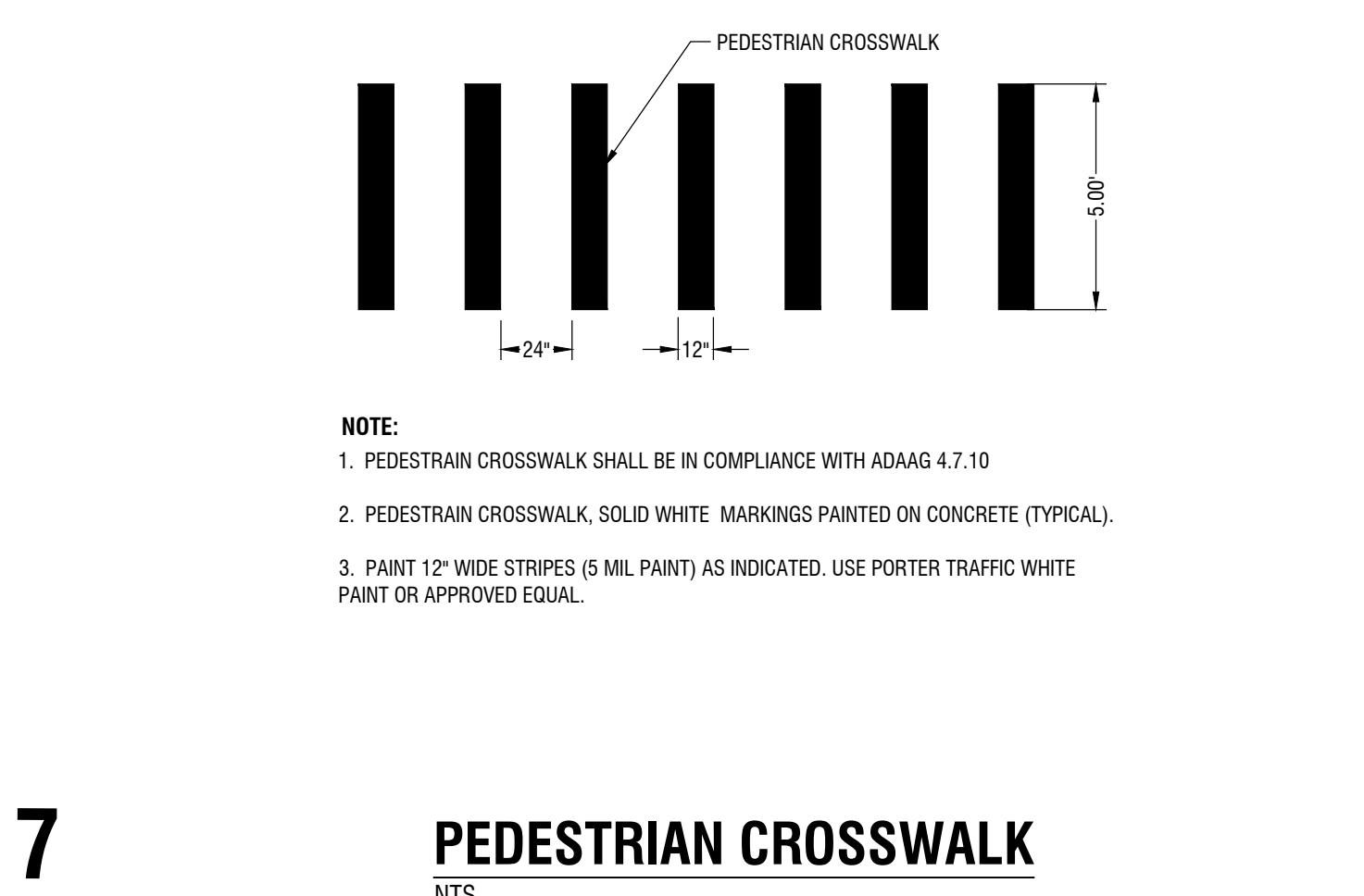
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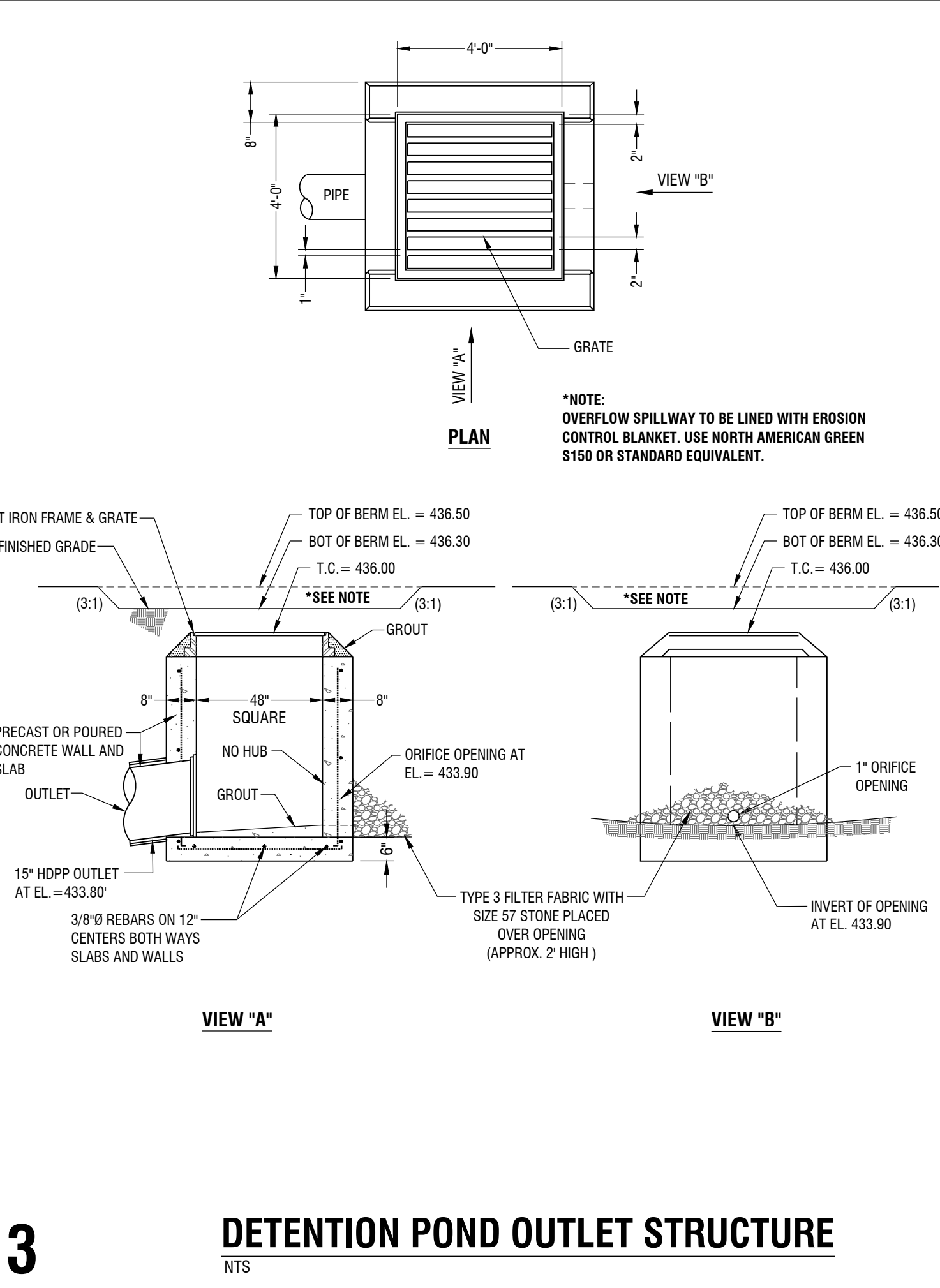
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7



3



PLANS PREPARED FOR:

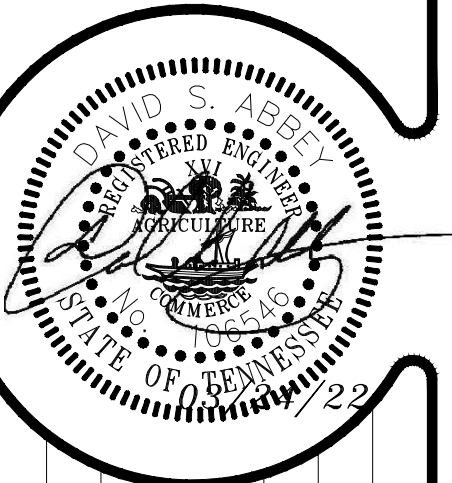
COMPTON ADDY
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USA
300 CARTWRIGHT STREET
GOODLETTSVILLE, TN



REVISIONS

DATE

DATE: 03/24/22

DMG Project No: 21262

SITE DEVELOPMENT
DETAILS

C7.1

ISSUED FOR:



CHECKSET



AGENCY REVIEW



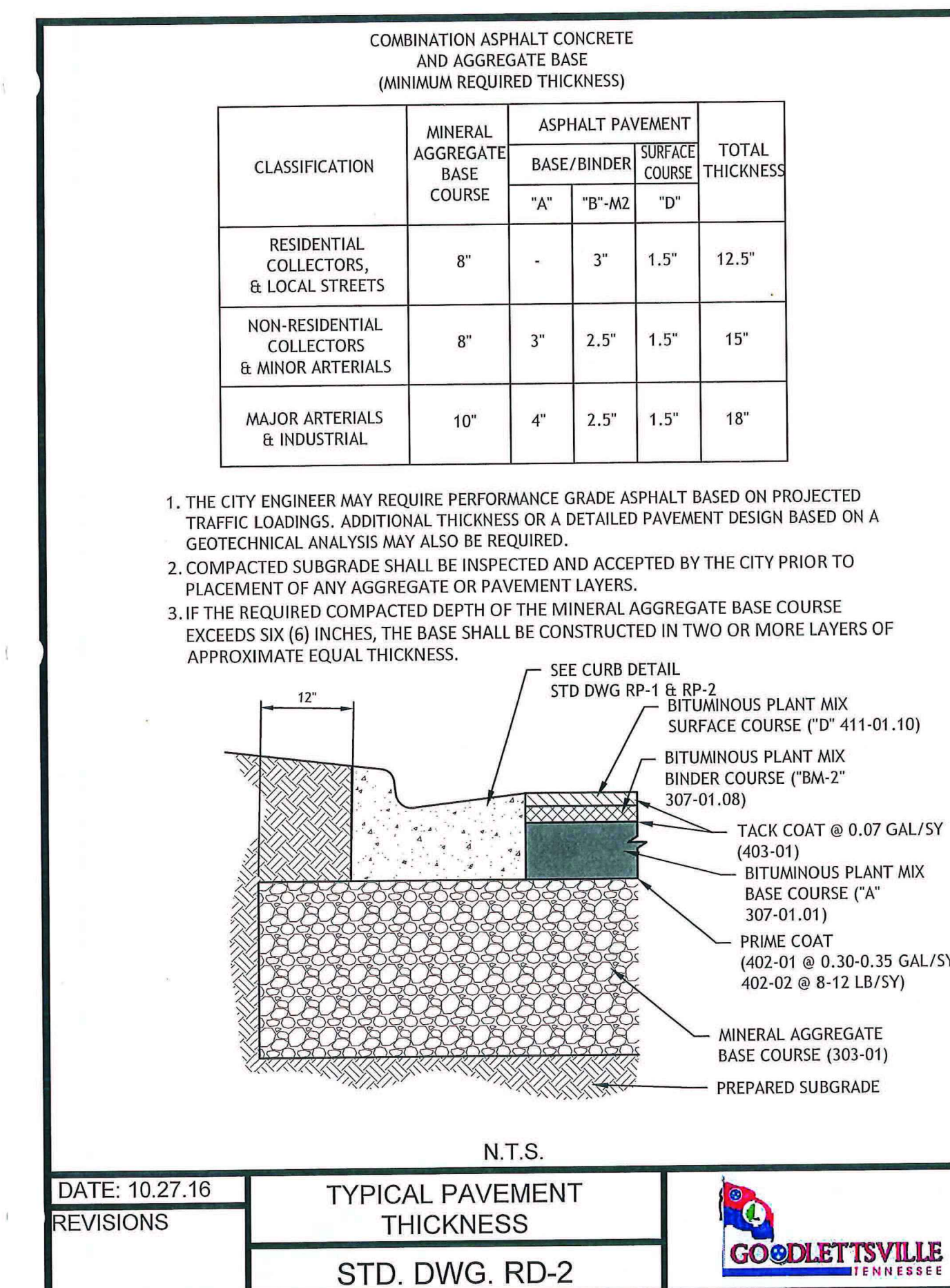
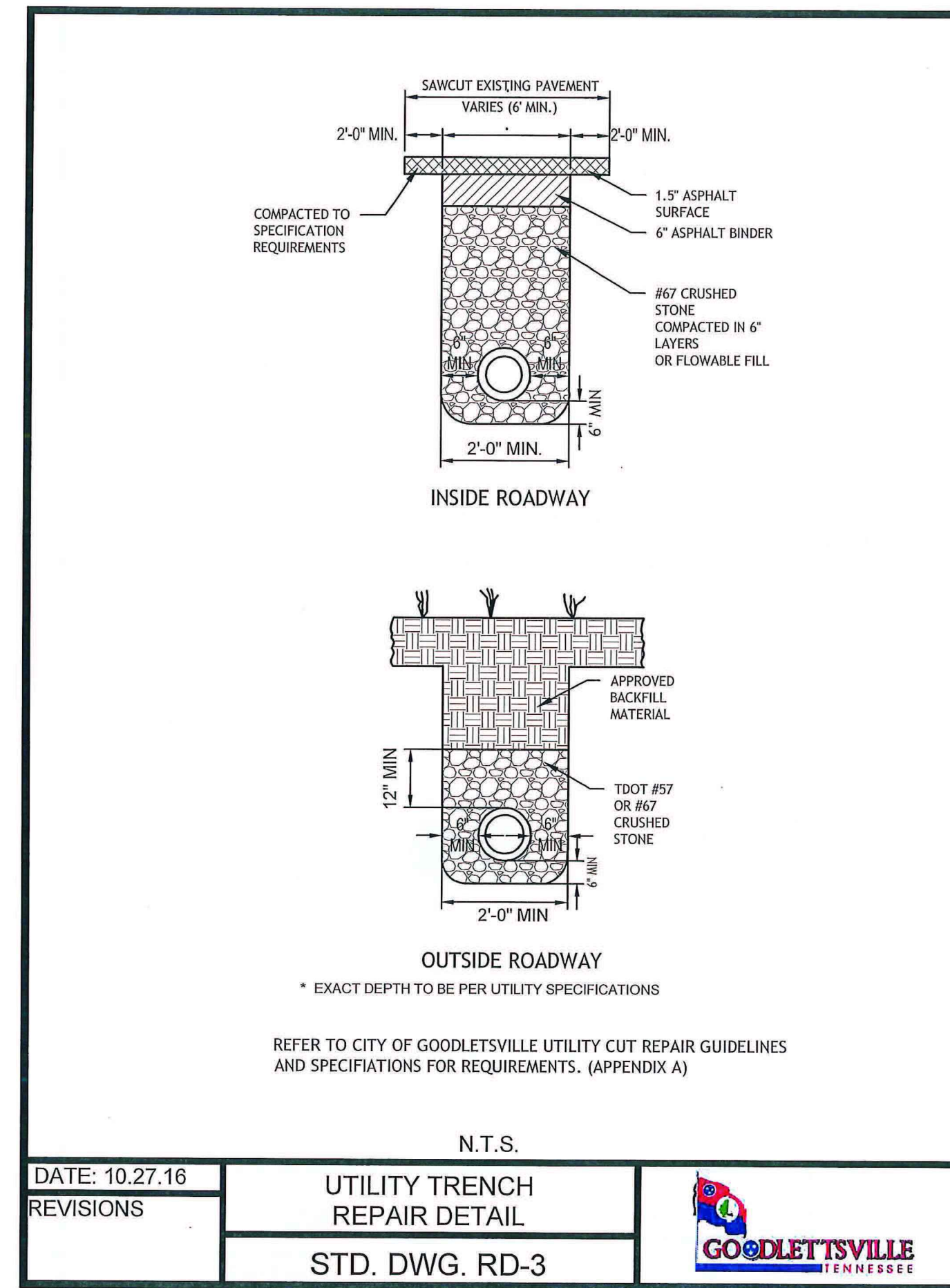
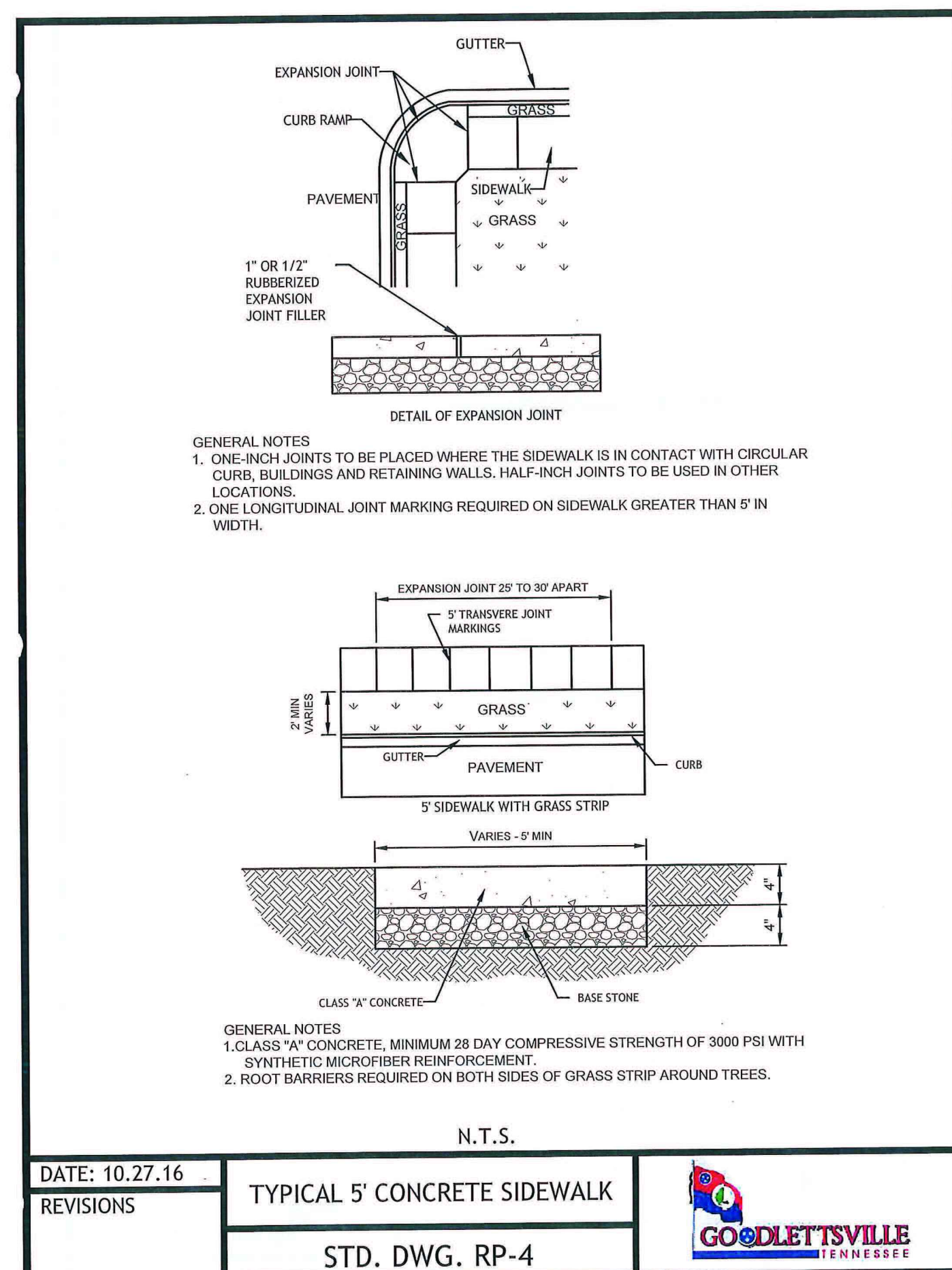
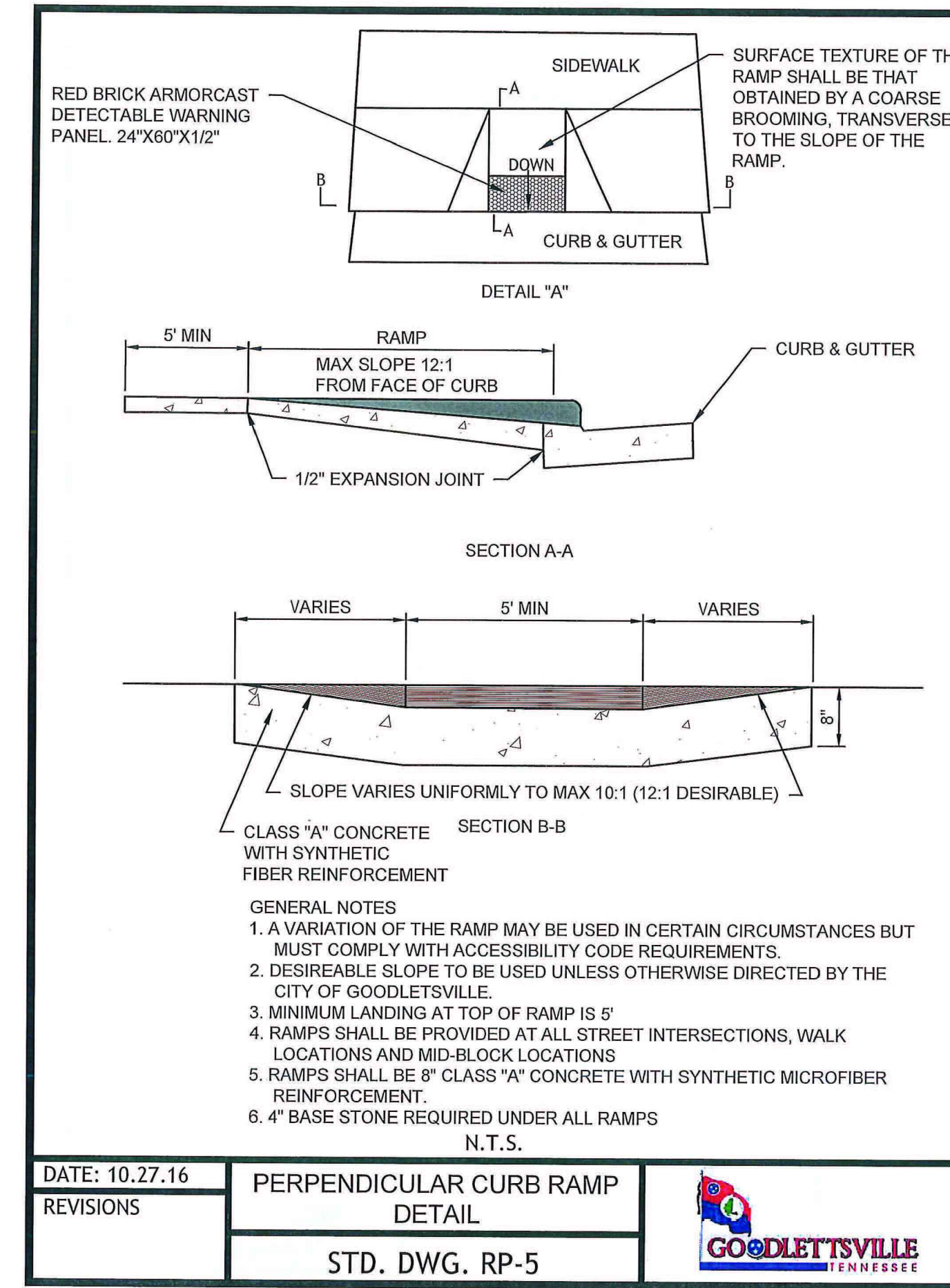
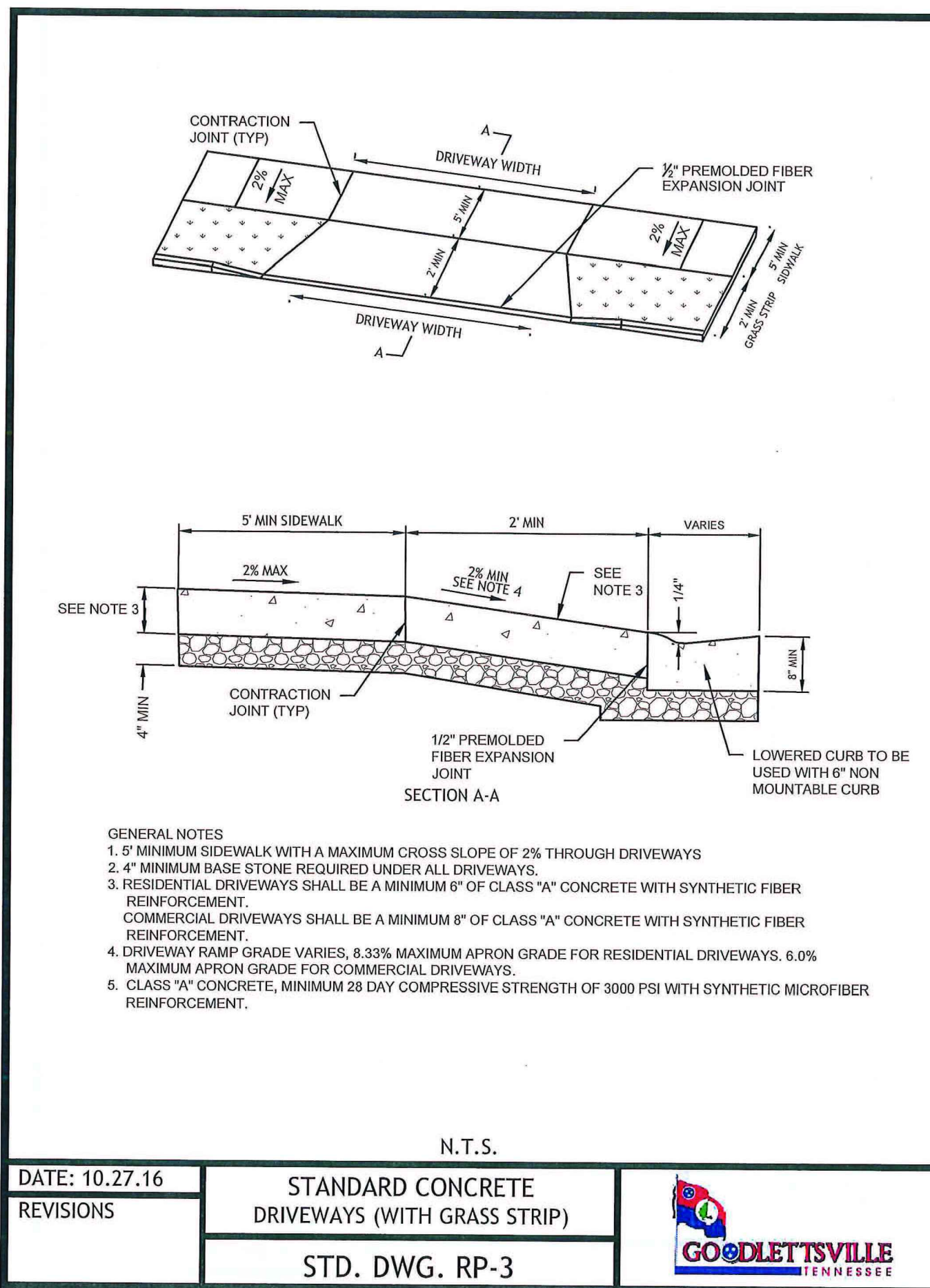
BID PURPOSES



CONSTRUCTION



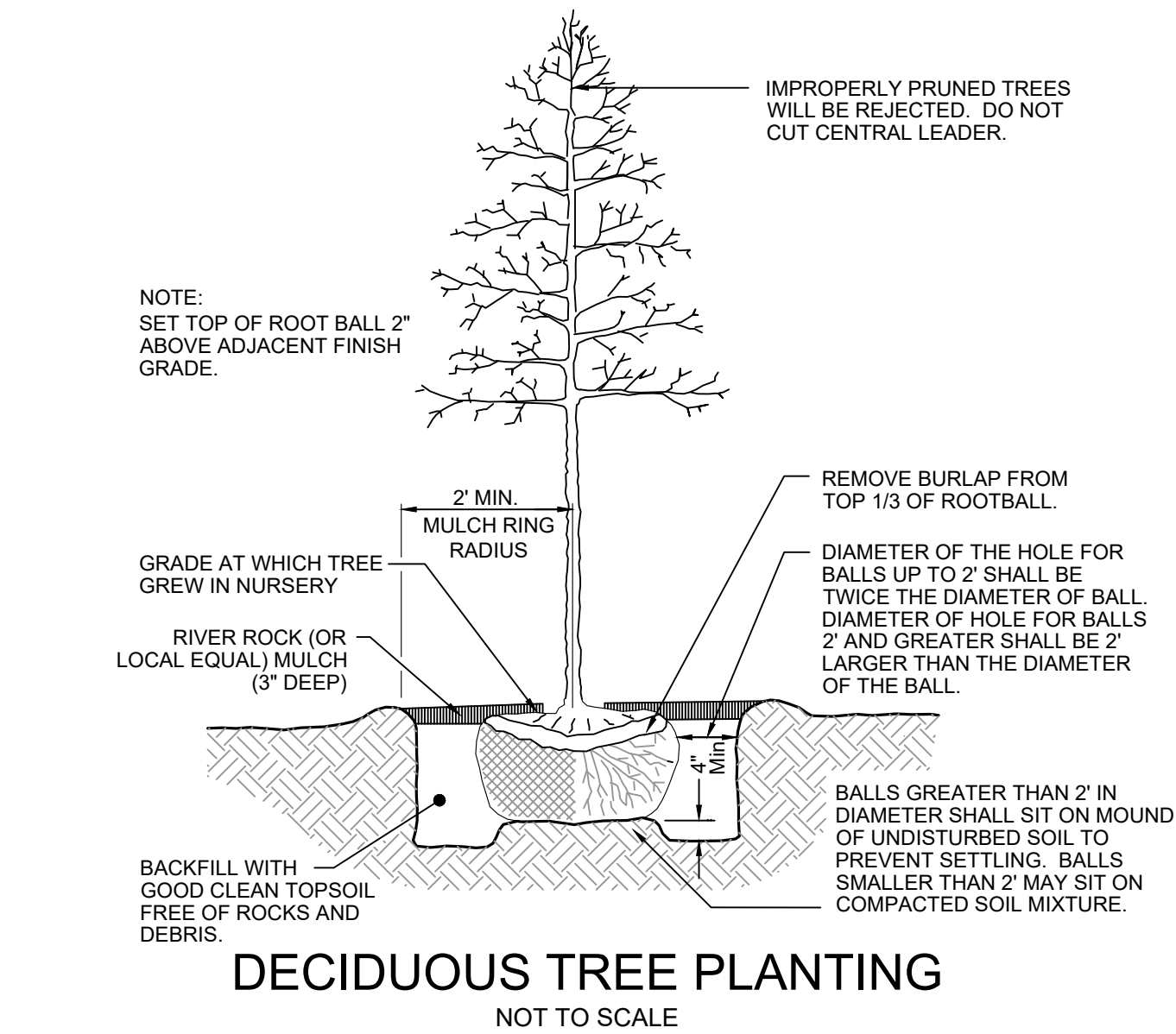
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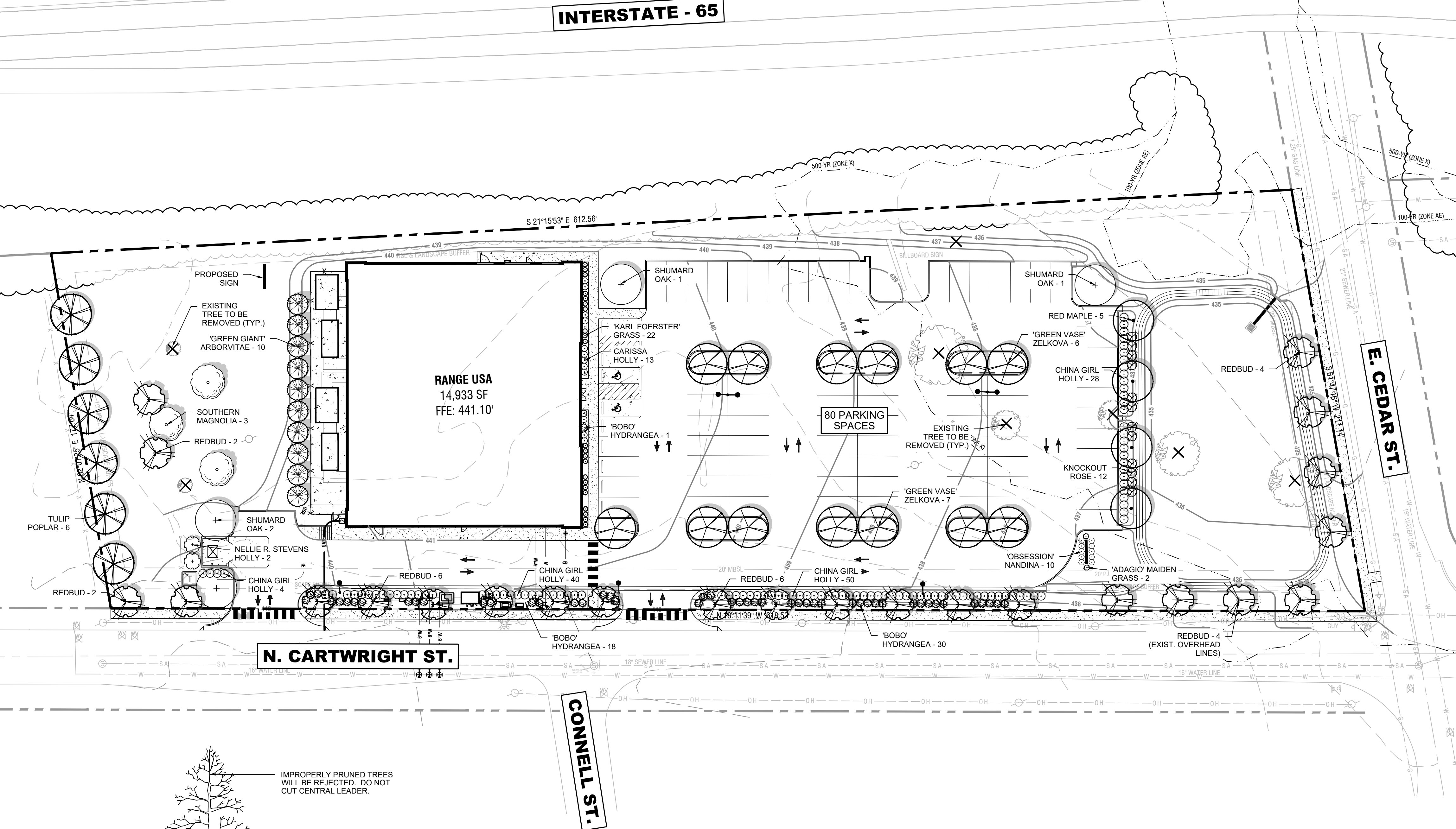
Kevin Reff, RLA
KITA Sustainable Designs, LLC
2101 Masters Drive
Springfield, TN 37172
(615) 469-1222 Ofc.
(615) 594-7333 Cell.
kreff@kitadesign.biz



DECIDUOUS TREE PLANTING
NOT TO SCALE

PLANT SCHEDULE					
QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	COMMENTS
CANOPY TREES					
13	'Green Vase' Japanese Zelkova	Zelkova serrata 'Green Vase'	12' - 14'	3" Cal.	B&B
10	'Green Giant' Arborvitae	Thuja (standish x plicata) 'Green Giant'	8' Min.	3" Cal.	Full to ground, well formed
4	Red Maple	Acer rubrum	12' - 14'	3" Cal.	B&B
4	Shumard Oak	Quercus shumardii	12' - 14'	3" Cal.	B&B
3	Southern Magnolia	Magnolia grandiflora	8' Min.	3" Cal.	B&B
6	Tulip Poplar	Liriodendron tulipifera	12' - 14'	3" Cal.	B&B
TOTAL - CANOPY TREES					
UNDERSTORY/COLUMNAR TREES					
2	'Nellie R. Stevens' Holly	Ilex x 'Nellie R. Stevens'	8' Min.	3" Cal.	Well formed
24	Redbud	Cercis canadensis	8' - 10'	3" Cal.	B&B
TOTAL - UNDERSTORY TREES					
TOTAL - ALL TREES					
SHRUBS					
49	'Bobo' Hydrangea	Hydrangea paniculata 'LVOBO'	12" - 18"	3 Gal.	Container
13	Carissa Holly	Ilex cornuta 'Carissa'	18" Min.	3 Gal.	Container
108	'China Girl' Holly	Ilex x meserveae 'Mesog'	24" Min.	5 Gal.	Container
12	Knockout Rose	Rosa x RADTKO	18" Min.	3 Gal.	Container
10	'Obsession' Nandina	Nandina domestica 'Seika'	18" Min.	3 Gal.	Container
TOTAL - SHRUBS					
GRASSES, PERENNIALS AND GROUND COVER					
2	'Adagio' Maiden Grass	Miscanthus sinensis 'Adagio'	24"	3 Gal.	
22	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'		1 Gal.	
TURF					
-	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend			

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



LANDSCAPE CALCULATIONS		
TOTAL SITE ACREAGE:	118,349 SF	(2.72 AC)
SITE ACI: (ACREAGE X 70)	190.2 ACI	
EX. TREES TO REMAIN: (ACI)	-	0
REPLACEMENT TREES:	0	0
TREE BANK:	-	-
TOTAL ACI:	190.2 ACI	189 ACI
PARKING SPACES:	-	80
1 TREE / 15 SPACES:	5	5
FRONTAGE: N. CARTWRIGHT (328')		
SHRUBS: (1 PER 2 LF)	164	124
1 STREET TREE/30 LF	10.9	12
Existing Overhead lines		
FRONTAGE: E. CEDAR ST. (110')		
SHRUBS: (1 PER 2 LF)	55	40
1 STREET TREE/40 LF	2.8	4
TOTAL TREES:		63
NATIVE TREES: (75% MIN.)	47.3	49
UNDERSTORY TREES: (20% - 50%)	28.6%	18
3" TREES (OR LARGER) (50% MIN.)	31.5	63



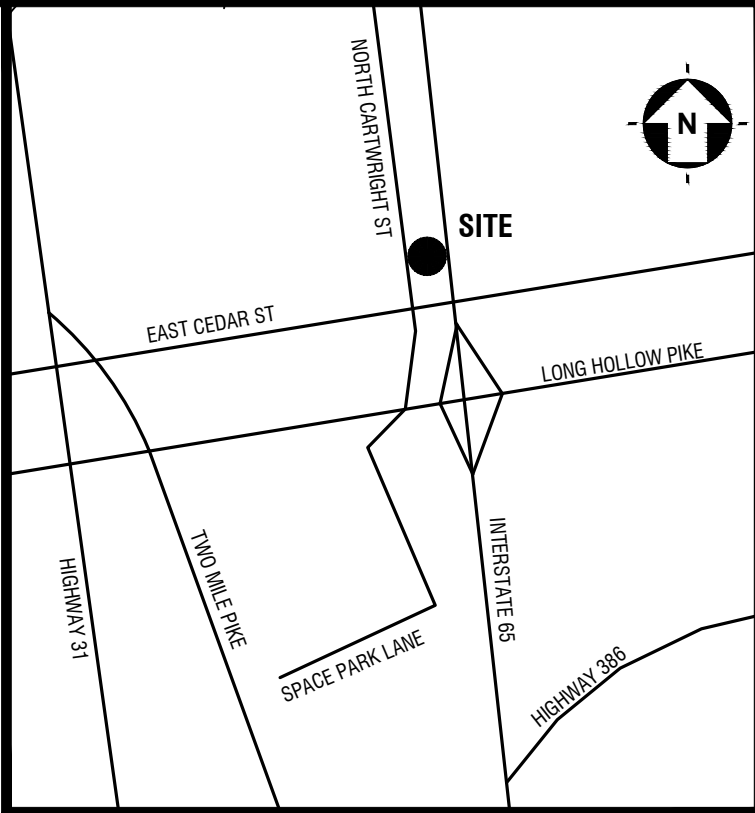
SCALE: 1"=30'



Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

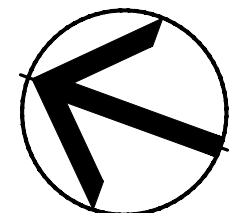
BM
BLANK
NATIONAL GEODETIC SURVEY (NGS) ONLINE
POSITIONING USER SERVICE (GPS) GPS STATIC OR
GPS RAPID STATIC SURVEY SESSION DATED 1/18/14.
TBM
BLANK
MASONRY NAIL SET IN THE WESTERLY CURB LINE OF
PROVIDENCE TRAIL. ELEVATION 827.76 (NAVD 88)



VICINITY MAP

LANDSCAPE NOTES:

- WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
- THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
- NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA LANDSCAPE DESIGN (615) 469-1222.
- THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- ALL DISTURBED AREAS MUST BE STABILIZED WITH SOD OR A PERMANENT STAND OF GRASS AT THE TIME A CERTIFICATE OF OCCUPANCY (CO) IS REQUIRED. ALL SLOPE 3:1 AND GREATER SHALL BE STABILIZED WITH SOD.
- SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
A. SAND SHALL BE CLEAN MASONRY SAND.
B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
- ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
- PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
- THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
- ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
- SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDING AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED. SEE CIVIL SHEETS FOR SEEDING, MATTING OR SODDING AREAS.
- CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
- IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
- ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
- REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
PLANTING DATES
SPRING: MARCH 15 - APRIL 15
FALL: OCTOBER 1 - NOVEMBER 30
- THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
- CONTRACTOR TO IRRIGATE ALL NEW LANDSCAPE PLANTINGS AND LAWN AREAS WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM, ENSURING HEAD-TO-HEAD COVERAGE. IRRIGATION TO BE DESIGN-BUILD.
- IRRIGATION TO HAVE A SEPARATE METER.
- GENERAL CONTRACTOR TO COORDINATE AND BE RESPONSIBLE FOR WATERING ALL PLANTS AND SEEDING AREAS AFTER PLANTING UNTIL IRRIGATION SYSTEM IS OPERABLE.



PARCEL #XXXXXXXXXX

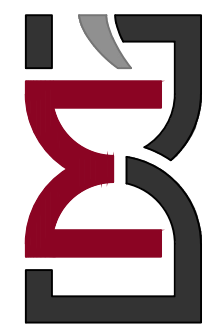
PLANS PREPARED FOR:

COMPTON ADDY
3806 EDWARDS ROAD
SUITE 390
CINCINNATI, OH 45209
(615) 757-1409

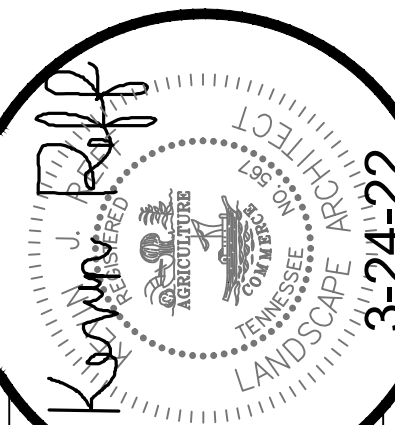


PLANS PREPARED BY:

4208 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgshville.com



RANGE
USA
300 CARTWRIGHT STREET
GOODLETTSVILLE, TN



REVISIONS

DATE

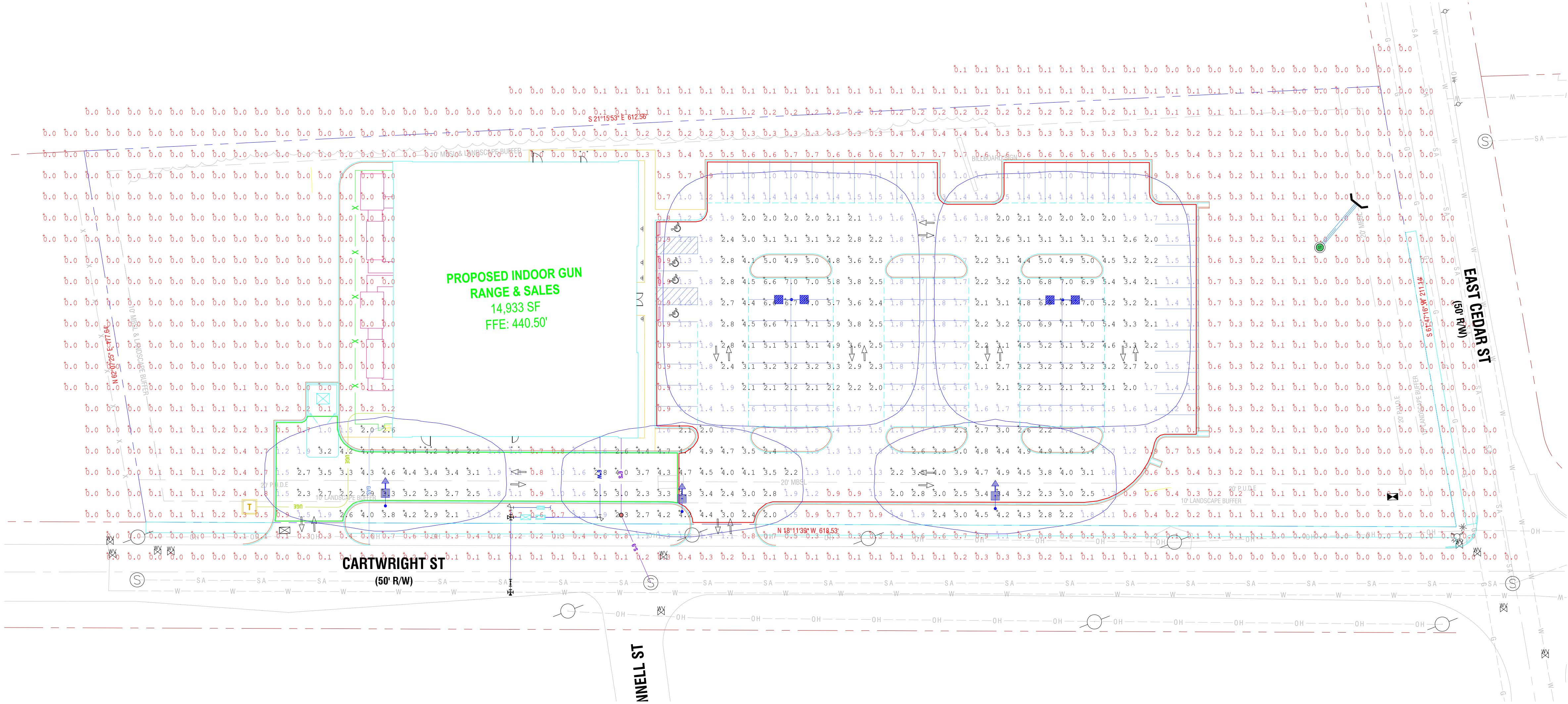
DATE: 02/28/22

DMG Project No:

LANDSCAPE PLAN

L-1.1

REVISIONS		
REV #	DATE	BY:



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING	Fc	2.54	7.1	0.7	3.63	10.14	10	10
REAR DRIVE	Fc	2.41	4.6	0.5	4.82	9.20		

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

Luminaire Schedule							
WLS13949		RANGE USA	GOODLETTSVILLE, TN	PM: HOLLY	PLEASE EMAIL US FOR PRICING AT HOLLY@WLSLIGHTING.COM		
Symbol	Qty	Label	Lum. Lumens	LLF	Description		Lum. Watts
	2	A	22900	0.980	WLS-A-L-B-22L-40K7-5Q-SLW 25' MOUNTING HEIGHT		132
	3	B	16999	0.980	WLS-A-L-B-22L-40K7-2M-BLSLF-SLW 25' MOUNTING HEIGHT		132

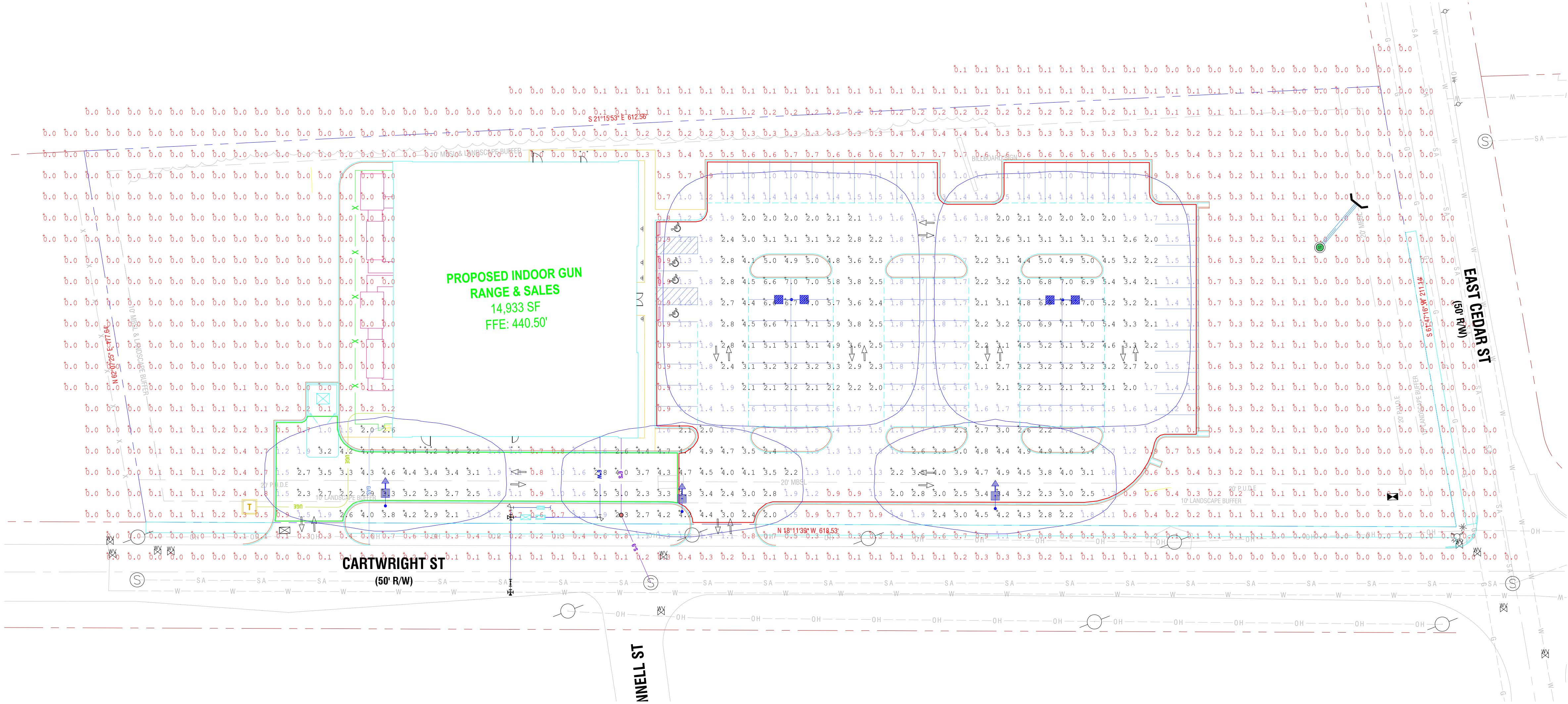
RANGE USA
GOODLETTSVILLE, TN

WLS LIGHTING
a WLS company

6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM

WLS-13949	DATE -2/25/22	SCALE: 1"=30'	800-633-8711	PM:HOLLY	BY: J.P.	SHEET 1 OF 1
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REVISIONS		
REV #	DATE	BY:



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING	Fc	2.54	7.1	0.7	3.63	10.14	10	10
REAR DRIVE	Fc	2.41	4.6	0.5	4.82	9.20		

Luminaire Schedule							
WLS13949 RANGE USA GOODLETTSVILLE, TN PM: HOLLY PLEASE EMAIL US FOR PRICING AT HOLLY@WLSLIGHTING.COM							
Symbol	Qty	Label	Lum. Lumens	LLF	Description		Lum. Watts
	2	A	22900	0.980	WLS-A-L-B-22L-40K7-5Q-SLW 25' MOUNTING HEIGHT		132
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BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

RANGE USA
GOODLETTSVILLE, TN

WLSLIGHTING
a WLS company

6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM

A SERIES LED AREA

SPECIFICATIONS

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180° in 2.5° increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Includes 18" (340mm) 18/5 or 16/5 cord exiting the luminaire. When ordered with R option, 18" (340mm) 18/7 or 16/7 cord is provided.
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available. Custom colors are available. Please contact your sales professional for details.
- Weight: B, K & Z - 26.5 lbs. (12kg); T & U - 28.5 lbs. (13kg)

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- 10V Source Current: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply.
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to <http://darksky.org/fsa/fsa-products/> for most current

WARRANTY

- The A series offers a limited 10 year warranty on the luminaire and the Colorfast DeltaGuard™ finish

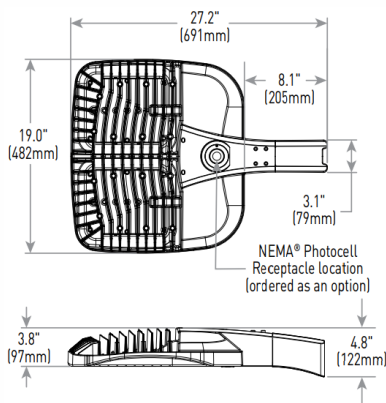
Wattage	Weight
B/K/Z	26.5 lbs. (12kg)
T/U	28.5 lbs. (13kg)

Powered by **CREE**

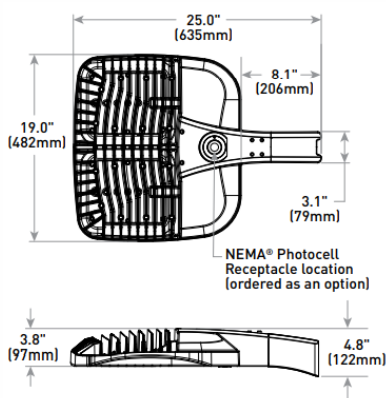


DIMENSIONS

86/130 Watts



166/215 Watts



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

Project Name: _____

Date: _____

Location: _____

Notes: _____

A SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PRODUCT	VERSION	MOUNTING	OPTIC	WATTAGE	COLOR TEMPERATURE	VOLTAGE	COLOR OPTIONS	OPTIONS
A	A	DM Direct Mount AA Adjustable Arm Mount	Asymmetric 2ME ¹ Type II Medium 3ME ¹ Type III Medium 4ME ¹ Type IV Medium Symmetric 5ME Type V Medium 5SH Type V Short	Z 53 Watts B 86 Watts K 130 Watts T 166 Watts U 202 Watts	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White CC ² Custom Color	BLS Backlight Shielding F Fuse ML Multi-Level PCR NEMA Photocell Receptacle Q9 Field Adjustable Output RL Rotate Optic Left RR Rotate Optic Right NO No Options
AF			WSN Wide Sign 15D 15° Flood 25D 25° Flood 40D 40° Flood 60D 60° Flood					

ORDER:

WLS-A	A	NM						
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Example: WLS-A-A-DM-4ME-Z-40K-UH-BZ-NO

FOOTNOTES:

- 1 Available with Backlight Shield when ordered with field-installed accessory (see table above)
- 2 Contact your sales professional for details

ELECTRICAL DATA

System Watts 120-480V	Total Current (A)					
	120V	208V	240V	277V	347V	480V
Z	0.46	0.26	0.22	0.19	N/A	N/A
B	0.73	0.43	0.37	0.32	0.25	0.19
K	1.09	0.65	0.56	0.49	0.38	0.28
T	1.41	0.83	0.72	0.62	0.49	0.35
U	1.72	0.96	0.84	0.72	0.60	0.43



1919 Windsor Place
Fort Worth, TX 76110
800.633.8711

www.wslighting.com

Project Name: _____

Date: _____

Location: _____

Notes: _____

29 REV. 07/20

Specifications subject to change without notice.

A SERIES LED AREA

Type II Medium Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	6,481	B2 U0 G1	6,896	B2 U0 G1	5,750	B1 U0 G1	7,031	B2 U0 G1
B	10,738	B2 U0 G2	11,424	B2 U0 G2	9,350	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G2	17,291	B3 U0 G3
T	20,688	B3 U0 G3	21,902	B3 U0 G3	18,600	B3 U0 G3	22,330	B3 U0 G3
U	27,800	B3 U0 G3	29,101	B3 U0 G3	22,300	B3 U0 G3	29,100	B3 U0 G3

Type II Medium Distribution w/BLS Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	4,420	B1 U0 G1	5,402	B1 U0 G1
B	8,251	B2 U0 G2	8,779	B2 U0 G2	7,200	B1 U0 G1	8,950	B2 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	10,750	B2 U0 G2	13,286	B2 U0 G2
T	15,897	B2 U0 G2	16,830	B3 U0 G2	14,250	B2 U0 G2	17,159	B3 U0 G2
U	21,400	B3 U0 G3	22,300	B3 U0 G3	17,100	B3 U0 G2	22,300	B3 U0 G3

Type III Medium Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	5,750	B2 U0 G2	7,031	B2 U0 G2
B	10,738	B3 U0 G3	11,424	B3 U0 G3	9,350	B2 U0 G2	11,648	B3 U0 G3
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G3	17,291	B3 U0 G3
T	20,688	B3 U0 G3	21,902	B3 U0 G3	18,600	B3 U0 G3	22,330	B3 U0 G3
U	27,8100	B3 U0 G4	29,100	B3 U0 G4	22,300	B3 U0 G3	29,100	B3 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight - Uplight - Glare) rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt



1919 Windsor Place
Fort Worth, TX 76110
800.633.8711
www.wslighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

29 REV. 07/20
Specifications subject to change without notice.

A SERIES LED AREA

Type III Medium Distribution w/BLS Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	5,117	B1 U0 G1	5,444	B1 U0 G2	4,540	B1 U0 G1	5,551	B1 U0 G1
B	8,477	B1 U0 G2	9,019	B1 U0 G2	7,400	B1 U0 G2	9,196	B1 U0 G2
K	12,649	B2 U0 G2	13,389	B2 U0 G2	11,050	B2 U0 G2	13,650	B2 U0 G2
T	16,333	B2 U0 G2	17,291	B2 U0 G2	14,650	B2 U0 G2	17,629	B2 U0 G3
U	21,900	B3 U0 G3	23,000	B3 U0 G3	17,600	B2 U0 G3	23,000	B3 U0 G3

Type IV Medium Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	5,750	B2 U0 G1	7,031	B2 U0 G2
B	10,738	B2 U0 G2	11,424	B2 U0 G2	9,350	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G3	17,291	B3 U0 G3
T	20,688	B3 U0 G3	21,902	B3 U0 G3	18,600	B3 U0 G3	22,330	B3 U0 G3
U	27,800	B4 U0 G3	29,100	B4 U0 G3	22,300	B3 U0 G3	29,100	B4 U0 G4

Type IV Medium Distribution w/BLS Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	4,420	B1 U0 G1	5,402	B1 U0 G1
B	8,251	B1 U0 G2	8,779	B1 U0 G2	7,200	B1 U0 G2	8,950	B1 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	10,750	B2 U0 G2	13,286	B2 U0 G2
T	15,897	B2 U0 G3	16,830	B2 U0 G3	14,250	B2 U0 G3	17,159	B2 U0 G3
U	21,400	B3 U0 G3	22,300	B3 U0 G3	17,100	B2 U0 G3	22,300	B3 U0 G3

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

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A SERIES LED AREA

Type V Medium Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	5,257	B3 U0 G3	6,086	B3 U0 G3	6,175	B3 U0 G3	6,192	B3 U0 G3
B	10,232	B4 U0 G3	10,867	B4 U0 G3	10,000	B4 U0 G3	11,056	B4 U0 G3
K	15,063	B4 U0 G4	15,999	B4 U0 G4	14,925	B4 U0 G4	16,277	B4 U0 G4
T	20,213	B5 U0 G5	21,469	B5 U0 G5	19,800	B5 U0 G5	21,842	B5 U0 G5
U	26,600	B5 U0 G5	27,800	B5 U0 G5	23,600	B5 U0 G5	27,800	B5 U0 G5

Type V Short Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	5,552	B3 U0 G1	6,428	B3 U0 G2	6,525	B3 U0 G2	6,539	B3 U0 G2
B	10,806	B4 U0 G2	11,478	B4 U0 G2	10,575	B4 U0 G2	11,678	B4 U0 G2
K	15,909	B4 U0 G3	16,897	B4 U0 G3	15,800	B4 U0 G3	17,191	B4 U0 G3
T	21,349	B5 U0 G3	22,675	B5 U0 G3	20,900	B5 U0 G3	23,069	B5 U0 G3
U	28,100	B5 U0 G4	29,400	B5 U0 G4	24,900	B5 U0 G3	29,400	B5 U0 G4

Type 15° Flood Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	28,100	29,400	24,900	29,400

Type 25° Flood Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	28,100	29,400	24,900	29,400

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

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Type 40° Flood Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	28,100	29,400	24,900	29,400

Type 60° Flood Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	28,100	29,400	24,900	29,400

Wide Sign Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	28,100	29,400	24,900	29,400

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

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