



June 6, 2022 Planning Commission City Hall - Massie Chambers
5:00 PM

Agenda:

Call to Order

Approval of Agenda

1. Approval of June 6, 2022 Planning Commission Agenda

Approval of Meeting Minutes

2. Approval of May 2, 2022 Meeting Minutes

Individual Review of Regular Agenda Items

3. Stone Bridge Lots/Holladay Ventures: Request final master plan revision approval for revised traffic study and site grading design for 311 multi-family apartment units and 6,000 sq. ft. of commercial space on 19.22 acres at 619 N. Main Street/ Hwy 41/SR-11. Property is zoned HDRPUD, High Density Residential Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 01812006900. Property Owner: Proctor Family Partnership (#012-20) *Deferred at May 2, 2022 Meeting*
4. WES Outdoor Power Equipment: Request building side setback variance based upon limited property width dimension for a proposed lawn mower sales and service facility use in the CPUD, Commercial Planned Unit Development CCO, Commercial Core Overlay zoning district at 122 Two Mile Pike. Property referenced as Davidson County Tax Map/Parcel# 0260101050. Property Owner: William Satterfield
5. Timothy Pearson: Requests review of the permitted uses in CSL, Commercial Services Limited/Interstate Overlay District to permit a limited vehicle rental facility at 240 Long Hollow Pike on a portion of 8.86 acres. Property referenced as Davidson County Tax Map/Parcel# 01913011000. Property Owner: Daniel G. Kamin Tennessee Enterprises

6. Metro Baptist Church Additions and Renovations/ Barge Cauthen and Associates: Request site plan amendment for a 21, 025 sq.ft. two (2) story building alteration and addition on 24.16 acres at 322 East Cedar Street. Property referenced as Davidson County Tax Map/Parcel# 01913009400. Property Owner: Metro Baptist Church of Nashville, Inc (#5-22)
7. 1211 South/TKC Architecture & Engineering LLC: Requests recommendation to the City Commission for rezoning from Agricultural to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for 184 multi-family residential units on a portion of 6.9 acres at 1211 Dickerson Road. The front portion of the property is zoned CS, Commercial Services. Property referenced as Davidson County Tax Map/Parcel# 03300003400. Property Owners: Eugene and Gerald Studer (#6-22)
8. Monticello Townhomes/ Klober Engineering Services: Request recommendation to the City Commission for rezoning from R-15, Medium Density and Agricultural to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for 30 townhouse units on 3.73 acres at 1537 Monticello Avenue. Property referenced as Davidson County Tax Map/Parcel# 03405006300. Property referenced as Property Owner: Jack Nixon (#7-22)

DISCUSSION ITEM:

9. Northcreek Boulevard Mixed Use Development

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 June 6, 2022 5:00 PM

****Special Note: The July meeting will be Monday July 11th due to the July 4th holiday****

ITEM#1 Approval of Agenda

STAFF NOTES: The project representative of the Aratasa Rivergate item included on the June Planning Commission meeting agenda advertisement has requested the item be rescheduled to the July 11th Planning Commission Agenda. The project name has been updated to *The Lofts and Rivergate*.

STAFF RECOMMENDATION: Approval

ITEM#2 Approval of May 2, 2022 Meeting Minutes

STAFF NOTES: N/A

STAFF RECOMMENDATION: Approval

ITEM#3 Stone Bridge Lots/Holladay Ventures: Request final master plan revision approval for revised traffic study and site grading design for 310 multi-family apartment units and 6,000 sq. ft. of commercial space on 19.22 acres at 619 N. Main Street/ Hwy 41/SR-11. Property is zoned HDRPUD, High Density Residential Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 01812006900. Property Owner: Proctor Family Partnership (#012-20) *Deferred at May 2, 2022 Meeting*

STAFF NOTES:

The plans define the changes based on the Planning Commission's discussion at the May 2, 2022 meeting. The applicant has requested to discuss the Planning Commission's discussion about revised building material requirements with proposed site alterations and the grading design question about the drainage and grading design behind a building along the south property line.

Per discussion with the property representative TDOT, Tennessee Department of Transportation has approved the access design without a traffic signal at the main entrance. Staff requests Planning Commission discussion to determine if the City needs to request TDOT to review any additional improvements on N. Main Street per original Planning Commission's original request to TDOT.

STAFF RECOMMENDATION:

Approval of revised landscaping plan, open space design, and retaining wall design. Staff requests Planning Commission discussion on the building materials and grading at the back of the building at the south property line, and TDOT approval on N. Main Street access design to determine if additional revisions are required with the proposed final master plan alterations.

ITEM#4 WES Outdoor Power Equipment: Request building side setback variance based upon limited property width dimension for a proposed lawn mower sales and service facility use in the CPUD, Commercial Planned Unit Development CCO, Commercial Core Overlay zoning district at 122 Two Mile Pike. Property referenced as Davidson County Tax Map/Parcel# 0260101050. Property Owner: William Satterfield

STAFF NOTES:

The Planning Commission previously discussed the project and proposed use. The property owner is in the site plan design phase for the project and requested review of a preliminary project design based on the limited property width of seventy-five (75') feet. The Planning Commission will also review a final site plan for the project including grading, utilities, exterior building design, and landscaping and lighting designs. The property is zoned CPUD, Commercial Planned Unit Development and within the CCO, Commercial Core Overlay district. The request is approval of a reduced building side setback from fifteen (15') feet to ten (10') feet on the south property line per the attached drawing. Due to the limited property width the larger truck deliveries are proposed off Two Mile Pike and would require a truck to back into site. The preliminary site plan includes a future driveway connection to Long Hollow Pike. Per the property owner the larger truck deliveries would be limited with the most deliveries occurring during the spring season ranging from four (4) to five (5) deliveries a month during this time.

The Planning Commission can review setbacks variances with planned unit development zoning districts.

STAFF RECOMMENDATION:

Approval with the following stipulations:

1. Planning Commission to review with the project site plan the building design along Two Mile Pike to provide a design consistent with a building frontage design incorporating the loading door and dumpster area screen design with the building design
2. Planning Commission to review with the project site plan a solid screen be installed along the south property line include either a solid fence, wall, or evergreen screen.

ITEM#5 Timothy Pearson: Requests review of the permitted uses in CSL, Commercial Services Limited/Interstate Overlay District to permit a limited vehicle rental facility at 240 Long Hollow Pike on a portion of 8.86 acres. Property referenced as Davidson County Tax Map/Parcel# 01913011000. Property Owner: Daniel G. Kamin Tennessee Enterprises

STAFF NOTES:

The applicant is requesting to be permitted to have a limited U-Haul rental use including with a limited number of vehicles on the site. The property is zoned CSL, Commercial Services Limited and within the Interstate Overlay District. The zoning district does not permit a vehicle sales or rental use. The applicant is requesting that with the limited number of vehicles requested that the proposed be considered an accessory use of the existing restaurant facility.

STAFF RECOMMENDATION:

Denial per the INT, Interchange Zoning Overlay limited permitted use provisions and the proposed accessory use per the Zoning Ordinance provisions would not be associated with the restaurant, primary use and Dollar General facility on the property. If the Planning Commission determines the proposed limited use would be a permitted accessory use, then staff would recommend the vehicles permitted on-site to be limited to a defined number and that vehicle parking be limited to being parked behind or beside the restaurant facility.

Referenced Zoning Ordinance Sections:

INT - Interchange overlay district - this class of district is designed to provide for uses which are compatible only with highway travel and the accommodation of all-night and rest-stop services. The purpose of the district is not the establishment or encouragement of local or regional shopping areas which would inhibit the use of the interchange for its primary purpose of access between several highways or between highways and local roads. The interchange overlay district is an overlay for the base zone districts.

Permitted accessory uses. In addition to the principal permitted uses, each activity type may include *accessory activities customarily associated with, and appropriate, incidental, and subordinate* to the principal activity located on the same zone lot.

Interchange overlay district. This district is intended to provide for uses which are compatible only with highway travel and the accommodation of all-night and rest-stop services.

(a) Application. The use provisions of the interchange overlay district shall be applied to those parcels and lots within the commercial base zoning and PUD districts as indicated as being within the INT on the official zoning map and shall control the use of property within the interchange overlay district.

(b) Use provisions. Within the interchange overlay district, only the following uses shall be permitted:

- (i) Fuel and service stations
- (ii) Hotels and motels
- (iii) Restaurants and drive-in restaurants
- (iv) Wireless communications facilities.

ITEM#6 Metro Baptist Church Additions and Renovations/ Barge Cauthen and

Associates: Request site plan amendment for a 21, 025 sq.ft. two (2) story building alteration and addition on 24.16 acres at 322 East Cedar Street. Property referenced as Davidson County Tax Map/Parcel# 01913009400. Property Owner: Metro Baptist Church of Nashville, Inc (#5-22)

STAFF NOTES:

The proposed alteration includes an existing building section being demolished and expanded with the proposed replacement building. The site plan also includes a replacement section of parking lot with an expanded storm water facility. The exterior building design is an expansion of the existing building design. The City's Design Guidelines permits the proposed building alteration design. The City's engineer consultant is currently reviewing the revised plans and any outstanding items will be discussed at the meeting and will be a staff recommended approval stipulation to be completed prior to the City issuing a site grading/land disturbance permit for the project.

STAFF RECOMMENDATION: Approval

ITEM#7 1211 South/TKC Architecture & Engineering LLC: Requests recommendation to the City Commission for rezoning from Agricultural to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for 184 multi-family residential units on a portion of 6.9 acres at 1211 Dickerson Road. The front portion of the property is zoned CS, Commercial Services. Property referenced as Davidson County Tax Map/Parcel# 03300003400. Property Owners: Eugene and Gerald Studer (#6-22)

STAFF NOTES:

The property is included on the City's Comprehensive Land Use Plan as Commercial Concentration and Residential Development High Density with a defined line of Low-Density Residential Conservation between the Commercial Concentration and Residential High-Density area designations on the property and adjacent properties.

The project zoning and preliminary master plan is based on the fifteen (15) units per acre increased density provision of the Zoning Ordinance. The recent Zoning Ordinance amendments defined the increased density from seven (7) to fifteen (15) units per acre in a mixed-use design or setting and the increased density be limited to properties located along major roadway routes like Dickerson Road.

Referenced Zoning Ordinance Section:

*The Goodlettsville Municipal/Regional Planning Commission and City Commission may authorize a high density residential planned unit development to be increased in density up to fifteen (15) units per acre for projects in commercial center mixed use areas with infrastructure to support the increased density **and along major roadway route** including pedestrian connections to the mixed-use commercial center areas.*

The applicant submitted a water service availability letter from Madison Suburban District. The applicant previously submitted a request for sewer service availability letter to Metro Water Department, but it was determined that the sewer service would be from the City of Goodlettsville. The City's Public Works Department is currently reviewing the sewer service availability.

The architectural renderings provided include a notation that plans will be revised to reflect the City's Design Guidelines requirements of a minimum fifty (50%) percent brick and or stone with

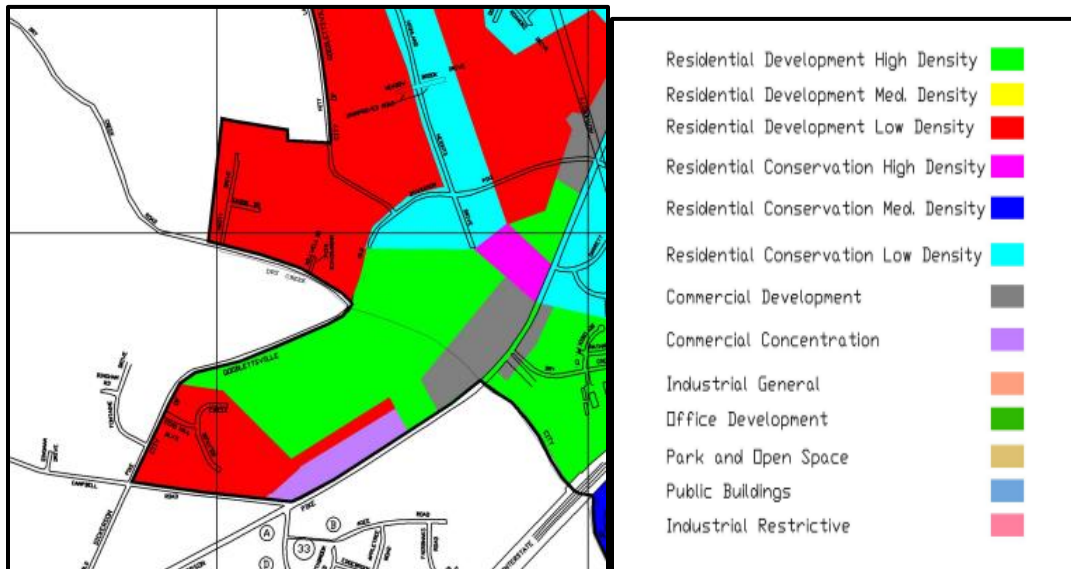
secondary materials being one or a combination of either split face block, EIFS (Exterior Insulation and Finish System), or cement fiber board siding.

Staff has requested with the applicant that if the rezoning and preliminary master plan is approved, a traffic study to be completed with the final master plan to determine the need for any south bound acceleration or deceleration turn lane or other Dickerson Road improvements with the project design.

STAFF RECOMMENDATION:

Approval based on the Comprehensive Plan Designation of Residential Development High Density Residential and the project maintaining the existing CS, Commercial Services property zoning along the front portion of the property with the following stipulation:

-Recommendation based on applicant receiving the sewer utility commitment letter stating service is available including any upgrades required by developer for the proposed density with the letters being submitted prior to review of the request by the City Commission.





ITEM#8 Monticello Townhomes/ Klobner Engineering Services: Request recommendation to the City Commission for rezoning from R-15, Medium Density and Agricultural to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for 30 townhouse units on 3.73 acres at 1537 Monticello Avenue. Property referenced as Davidson County Tax Map/Parcel#. 03405006300. Property referenced as Property Owner: Jack Nixon (#7-22)

STAFF NOTES:

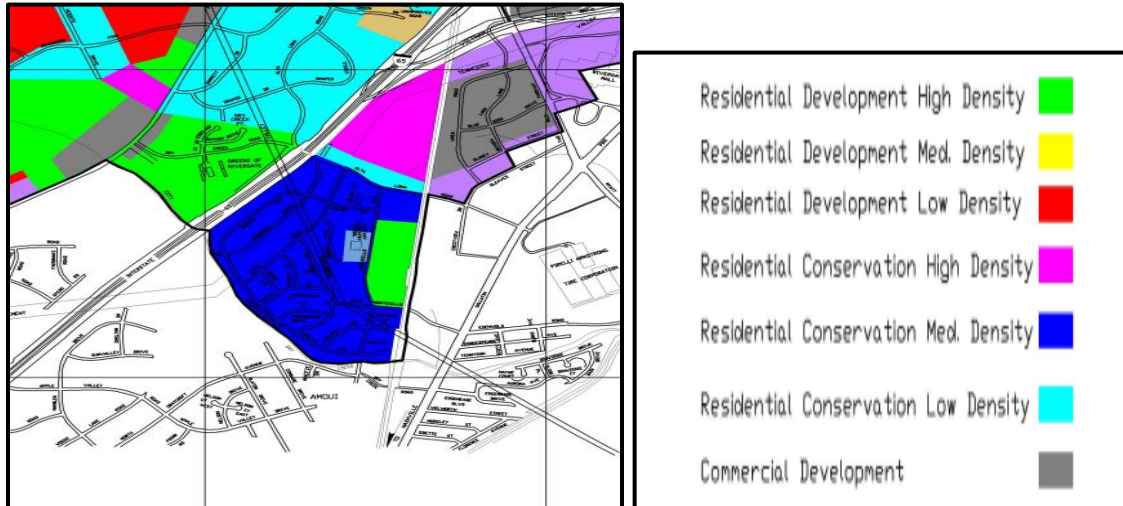
The property is included on the City's Comprehensive Land Use Plan as Residential Development High Density. The maximum density permitted by the proposed HDRPUD, High Density Residential Planned Unit Development zoning district is seven (7) units per acre. Per the applicant the property survey shows 3.99 acres instead of 3.73 per Davidson County Tax Records. The maximum number of units permitted is twenty-eight (28) units. The proposal is for thirty (30) units. Staff has not received the requested water and sewer service utility letters regarding utility service for the proposed project. Per the updated Planned Unit Development Zoning Ordinance requirements for detached and attached one family dwellings, the minimum number of parking required with ten (10) of the units proposed to be three (3) bedrooms would be eight-five (85) versus seventy (78) as shown on the plan. The recent ordinance amendment required four (4) parking spaces for three (3+) plus bedroom units.

STAFF RECOMMENDATION:

Approval based on the Comprehensive Plan Designation of Residential Development High Density Residential with the following stipulations:

1. Revised development plan to be submitted to City Commission with the unit number decreased from thirty (30) units to twenty (28) eight units and parking based on revised unit count and final number of two (2) versus three (3) unit attached one family dwelling townhouses.
2. Recommendation based on applicant receiving water and sewer utility commitment letters stating water and service is available including upgrades required by developer for the proposed density with the letters being submitted prior to review of the request by the City Commission
3. Siding shown on building elevations to be cement fiber board siding per City's Design Guidelines

Comprehensive Land Use Plan:

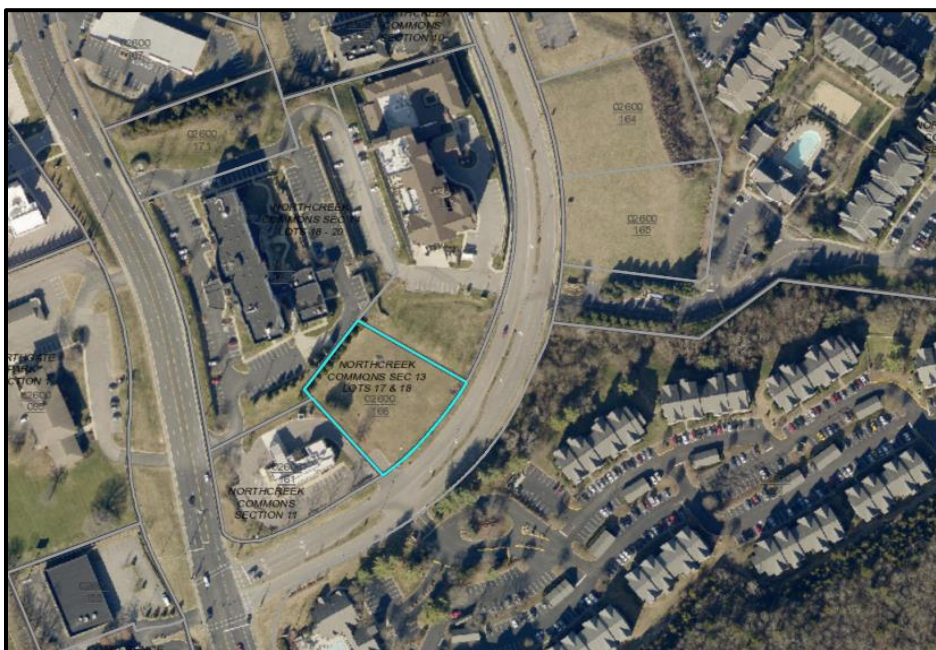




DISCUSSION ITEM

-Northcreek Boulevard Mixed Use Development

Staff received a conceptual request for a small-scale mixed-use development on the 0.93-acre property between the Pinnacle Bank and Jubilee Hills assisted living facility on North Creek Boulevard. The property is currently zoned CPUD, Commercial Planned Unit Development. Staff discussed the intention to maintain a commercial use on the property with any development.



OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

May 2, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Vice Chairman Scott Trew, Jeff Duncan, Grady McNeal, Jeff Parnell, Judy Wheeler

Absent: Chairman Tony Espinosa, Mayor Rusty Tinnin

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

Scott Trew called the meeting to order, and McNeal offered prayer.

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

Item #2 Approval of April 4, 2022 Meeting Minutes: Parnell made a motion to approve the minutes of the April 4, 2022 meeting, Duncan seconded the motion. The motion passed.

Trew opened the Public Forum on Planning Related Topics

Jeremy Mansfield – 109 Copper Creek Drive – Regarding the Allen Farms Investment LLC request for rezoning.

Citizens have concerns about infrastructure, traffic and the request to double the density of the property.

Discussed the storm water drainage run off issues.

Discussed the increase of homes in the Cooper Creek area and flooding issues with more homes in the area.

Mansfield stated as a Sumner County Commission representative for the area on behalf of the constituents and neighbors on Allen Road he requests they vote no for the re-zoning.

Trew asked for any additional comments and no additional comments were received.

Wheeler made a motion to close the public forum, seconded by Parnell. The motion passed.

The Public Forum was closed.

AGENDA

Item #3 City of Goodlettsville Parks and Recreation Department: Request preliminary site plan approval for a grant application submittal for Rachel's Garden Playground facility in Peay Park on Memorial Drive. Property is referenced as Davidson County Tax Map/Parcel# 02500005801.

Item Representative: N/A

Staff Discussion:

-The project plan is currently at the preliminary design stage.

- The requested action by the Planning Commission is for a City grant application submittal. If the grant application is approved, then final plans will be prepared and submitted for the Planning Commission to review.
- The playground location will be located between the community center and splash pad at Peay Park.
- The Fire Department has worked on multiple fundraising events for the playground facility that will provide accessible facilities.

Planning Commission Discussion: N/A

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

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

Item Representative: N/A

Staff Discussion:

- Project Status:
- One hundred (100%) percent lot completion.
- Remaining Improvements including asphalt surface installation and pavement markings, limited sections of sidewalk damage repair, replacing dead sections of trees and plantings, and reworking access drive
- Staff would recommend approval subject to all the remaining improvements being completed, inspected, and approved by City staff and the City Commission accepting French Street as public street with two (2) \$ 60,000 maintenance bonds one for public improvements and one for private improvements.

Planning Commission Discussion:

- Parnell questioned the landscaping around the electric substation area
- McCormick responded the landscaping in this area includes some dead plants and will be completed per Phase II of master plan.

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

Item #5 Vintage Northcreek Phase Two/Ragan Smith/Jason Philips-Vintage Northcreek LLC: Request final master plan approval for seventy-six (76) apartment units on 2.1 acres. Property is zoned HDRPUD, High Density Residential Planned Unit Development and is referenced as Davidson County Tax Map/Parcel# 01914001900. Property Owner: Vintage Northcreek Phase II (#13-21)

Item Representative: Matt Lackey, PE – Ragan-Smith Ass. Inc.

Staff Discussion:

- The project is the second phase of the Vintage Northcreek Apartment project.
- Per the preliminary master plan the project density for the entire project was based on multiple property tracts.

- The first phase of the project is completed.
- The front commercial area is under separate ownership and will be developed and reviewed by the Planning Commission with a future separate plan.

Planning Commission Discussion:

- Duncan discussed the access to phase II and the size of commercial lot seven
- Lackey responded roughly one acre and Ragan-Smith is not representing the owner of the commercial lot seven (7) but that they have worked with design representative for the lot seven (7) owner and the access layout is based on their design
- Parnell asked Lackey to talk thru the flood zone, drainage system, and what they are doing with storm Water
- Lackey responded and discussed the updated FEMA flood maps, letter map amendments, and bioretention plan

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

Item #6 Stone Bridge Lots/Holladay Ventures: Request final master plan revision approval for revised traffic study and site grading design for 310 multi-family apartment units and 6,000 sq. ft. of commercial space on 19.22 acres at 619 N. Main Street/ Hwy 41/SR-11. Property is zoned HDRPUD, High Density Residential Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 01812006900. Property Owner: Proctor Family Partnership (#012-20)

Item Representative: John Gore, PE - Barge Cauthen

Staff Discussion:

- The proposed revised grading plan is due to the amount of grading and site work necessary for the site development.
- The proposal includes adding fill along the back section of the site and adjacent to the CSX railroad line.
- The current master plan includes the area as a natural landscaping area with a walking trail. The fill to be used will be from the cut excavation of other areas of the site.
- The proposal includes a roughly thirty (30') feet retaining wall along the back of the site.
- Additional information on wall design, walking trail location, and landscaping will need to be reviewed.
- If the revision is approved, staff will submit to City's Consultant engineer to review the revised grading design proposal.
- The revised traffic study reflects the approved commercial square footage and use and the number of apartment units.
- The City has requested TDOT to review a traffic signal at the main drive access due to the Planning Commission's concerns about delay at the main access drive due to traffic along N. Main Street and the warranted but not proposed right turn lane per the limitations referenced in the traffic study.

Planning Commission Discussion:

- Gore discussed the March, 2022 updated traffic study and the grading and landscaping concept on the back of the property.
- Gore discussed a retaining wall on the North side of property, walking trail and landscaping screen.
- McCormick discussed a revised landscape plan will be needed since the original area now proposed as wall area was for noise buffering of the railroad to the residential units.

- Parnell questioned the thirty-foot (30') CSX right-of-way
- Gore responded the intention is to leave the thirty-foot (30') CSX easement undisturbed.
- Duncan discussed the rear buffer and originally approved reduced brick percentages and exterior materials on the back units based on limited visibility but now the area is visible and should the original reduced brick percentages be the same
- Trew questioned what will be on top of the retaining walls
- Gore responded the intention is chain link fence for safety respective
- McCormick responded for safety the fence will not be part of the wall and the wall will be a step back retaining wall and need some type of guard rail.
- Trew questioned the status of project
- Gore responded working through permitting for grading, building plans and codes.
- McNeal questioned the construction of the retaining wall
- Gore responded a Mechanically Stabilized Earth wall setback type system
- Duncan discussed the design of the detention ponds
- Gore responded and discussed the four basins, detention ponds, and CSX area and pre and post designs including not increased run-off on CSX right-of-way
- Parnell discussed concerns with the rear elevations, slopes and grading issues on the South side of the property on an area in addition to proposed alterations and discussed if opening up original approvals if this area should also be reviewed due to concerns with slopes adjacent to units in this area also
- Trew stated the concerns of the board: materials on the back buildings, retaining wall, drainage issues, and traffic concerns.

Motion: Motion by Parnell to defer the request, seconded by McNeal. The motion passed unanimously.

Item #7 Kenjoh Outdoor Advertising: Requests approval for a pole sign within the Rivergate Parkway Interstate Sign Zone District on CSX Rail right-of-way on the south-west side of the I-65/Rivergate Parkway interchange.

Item Representative: John Kirirah – Kenjoh Outdoor Advertising

Staff Discussion:

- The proposal is for a high-rise sign at one hundred feet in height and 227 square feet in area per the Interstate Sign District section of the Zoning Ordinance on a section of the CSX right-of-way adjacent to I-65 based on the recently amended ordinance to permit increases in height and area based on the streetscape appearance of the sign
- Staff discussed the proposed signage location within the CSX right-of-way including proximity to I-65 and Moss Trail area and unique for signage proposal within right-of-way
- Staff discussed the City's Interstate Sign District including a district at all three (3) interchanges
- The proposal includes the request for expanded sign height and square footage per the provisions of the Sign Ordinance.
- Staff read through the sign ordinance sections
- The City's Sign Ordinance permits increased high-rise sign heights and sign area square footages based on the location of the proposed sign in relation to the streetscape of the roadway providing access to the property including the sign and the requirement for the proposed sign to be behind the primary building on the property.
- The proposed sign location will be visible behind a section of homes along a section of Moss Trail that back up to the interstate and the proposed sign area.

- Staff would recommend denial of the proposed signage and increased sign height and sign area square footage based on the provisions of the Interstate Sign District including signage to be associated with a primary development building and the proposed sign location and property setting does not meet the Sign Ordinance section regarding streetscape appearance and visibility of the sign from residential areas.
- Staff discussed the city does not regulate the content on the sign the city can regulate the height and location and size of sign but not if the sign owner leases out the content
- Staff discussed the interpretation of the ordinance is the interstate sign district pole signs would be related to a development of primary use on the property
- The City has signs within the instate sign district associated with hotels and restaurants along the sign districts and has permitted two (2) high-rise signs within the Interstate Sign District across I-65 from this area including a sign behind the church facility at 705 Rivergate Parkway which is the same applicant requesting this item and behind the existing commercial center at 707 Rivergate Parkway but these both are associated with a project and development on the property
- Staff discussed the proposal on CSX right of way is not associated with a site development and building and includes tracks for the railroad
- Staff would recommend denial of the proposed signage and increased sign height and sign area square since not associated with a streetscape and the sign would be visible from the homes along Moss Trail

Planning Commission Discussion:

- Kirrah discussed this is a unique case and they have recently developed a partnership with CSX Transportation including a sign installed in another location and their intention for a sign in this location and they have a deal with CSX for a sign in this location
- Kirrah discussed they have changed signage proposal to drop sign area and height per ordinance based on staff's comments and had hoped the sign was not visible from the homes and has not been back there to review but would be willing to not have anything on back of sign adjacent to homes and north bound facing section of sign they would drop that sign face.
- Staff confirmed the discussed sign location and sign face direction discussed with presentation map
- Kirrah questioned if a parcel is vacant can you not have a sign? Would this disqualify the property?
- McCormick responded and referenced the Interstate Sign Ordinance Section about signage in relation to a building and staff's interpretation is that this section of the sign ordinance would not apply to a vacant property. The sign ordinance does not clearly say that but interpretation is that is implied to be associated with a project.
- Staff confirmed the email received about the applicant revising the request and the one face proposal discussed at the meeting tonight and visibility of sign and electronic message board along the referenced section of Moss Trail and the proposed sign is still smaller than a typical billboard type sign
- Staff discussed the proposal not being associated with a building on a site recent approval including sign district extension area for AWG on Cartwright Street and sign associated with a sign on a site
- Staff discussed the request is an interpretation item and this request is not limited by the Zoning Map amendment included on agenda
- Trew discussed the request of reduced height and size of sign more in line with the ordinance
- McCormick responded with his interpretation of the Sign Ordinance the sign is still supposed to be associated with a project and a smaller sign and one static sign face area would be less visible to homes on Moss Trail
- McCormick discussed the recent amendments for increased height and area are based on the distance the signage is from the streetscape and signage is relation to interstate associated with interstate

advertisement and that the property being requested is on right-of-way for moving vehicles, but the property is within the interstate sign district and is the reason why applicant made request

- Duncan discussed his concerns of a sign on property not associated with commercial property and request being outside the purpose of the Sign Ordinance and what the sign ordinance is set up for and allows the city to do

- Trew discussed being in agreement with Duncan's comments

- Parnell asked City attorney Freeman for his thoughts

- Freeman discussed the intent of the ordinance section is for a sign associated with a project primary building or improved property and the proposal is outside the intent of the ordinance section

- Freeman discussed access to site would only be along railroad and has not reviewed any license agreement since nothing was include with meeting packet information but questioned access to the site

- Parnell discussed the Commission's role is to protect citizens living in the area and that he doesn't like this sign in this area but also not wanting to place citizens in legal jeopardy either and discussed the City's Attorney's comments and if the matter should be deferred

- Freeman discussed denying the request would be on solid ground based on the language of the Sign Ordinance on CSX right of way and this in an interpretation issue based on plain language of ordinance and intent for primary building being associated with signage and discussed not reviewing any license agreement and discussed access of the property in question and accessing the right-of-way

- Staff discussed the CSX letter was only placed in meeting packet information to Commission to show CSX had approved it

- Kirirah discussed the signage would require coordination with CSX and CSX is being compensated for use of signage on the property and would work on access with CSX

- Trew discussed the Planning Commission wanting to be fair and doing what is best for the City and residents of Goodlettsville discussing Parnell's question and more concerned about what is best for Goodlettsville

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

Item #8 Allen Farms/Allen Farms Investment LLC, Property Owner: Request recommendation to the City Commission to amend the project master plan to change sixty-four (64) of the seventy-one (71) lots from one family dwellings to two (2) family dwellings. Properties included in the requested amendment area are zoned LDRPUD, Low Density Residential Planned Unit Development and are referenced as Sumner County Tax Map 139 Parcels 61.00 and 62.01 and Tax Map 143 Parcel# 033. (#22-18)

Item Representative: Dean Patel

Staff Discussion:

- The request is to amend a section of the project master plan to permit two (2) family dwelling units on sixty-four (64) of the total seventy-one (71) existing approved lots for one family dwelling units.

- The Allen Farms project master plan was previously approved for seventy-one (71) one family dwelling residential lots.

- The project area includes 86.11 areas zoned LDPUD, Low Density Residential Planned Unit Development and five (5) acre zoned R25, Low Density Residential which includes seven (7) single family lots.

- The LDRPUD zoning does permit one and two (2) family dwellings, but the approved project master plan is limited to seventy-one (71) one family dwelling lots.

- The R25 zoning section only permits one family dwellings which is the reason the requested master plan amendment is for sixty (64) instead of the total seventy-one (71) lots to be changed from one to two (2) family dwellings.
- The LDRPUD zoning permits a maximum density of 1.7 units per acre which would be 146 total lots on the 86.11-acre section of the project area zoned LDRPUD.
- The applicant is requesting the home construction to be like the Vineyard at Twelve Stones project on Willis Branch including two (2) unit attached units.
- The typical lot width and lot square footage per the Allen Farms Master Plan including 15,000-18,000 sq. ft. lots with one hundred feet (100') lot widths are similar to the two (2) unit shared lot widths and lot square footage in the Vineyard project.
- The project traffic study was based on eighty-five (85) one family units and the project utility design was based on the seventy-one (71) family dwelling lots.
- The traffic study and utilities approvals would both be required to be revised and reviewed to reflect the proposed amendment to determine any off-site roadway or utility upgrades for the proposed increased density.
- The project density and the project defined use are per the current Allen Farms Master Plan and any changes to increase the density and type of units will require a master plan amendment reviewed by the Planning Commission and City Commission.
- The Planning Commission can deny the amendment recommendation to the City Commission based on the intention to maintain the existing master plan or defer to allow the owner to submit revised master plan information for the proposed density increase or approve the requested recommendation with stipulations.
- The owner discussed with staff additional possible amendments including unit types and densities that would require another revised project master plan and property rezoning expanding the development area of the project within the current open space areas per the project master plan.

Planning Commission Discussion:

- Patel discussed the master plan of seventy-one (71) one family dwelling lots, the challenging slopes, local builders wanting to build smaller, utility lines, sewer, and development cost.
- Trew asked Patel what type, size and quality of home was approved for the seventy-one (71) lots?
- Patel responded 3,200 to 3,800 sq. ft. single family homes reducing the homes to 2,200 to 2,800 . ft. per side two family dwellings.
- Duncan discussed gravity sewer, run-off detention calculations, road-way volume and additional density approval.
- Trew asked if this would increase the number of cars?
- Patel responded possibly increase thirty (30%) to forty (40%) percent in vehicles
- Parnell discussed the site and issues with the number of lots for this site
- Patel responded and discussed the grading of the site and finding the right builders
- Trew discussed a decision and if any change would go back to the City Commission and would another public comment opportunity be provided
- McCormick responded yes this is a change to the original master plan and discussed the role of the Planning Commission to provide a recommendation to the City Commission
- Ellis discussed the City Commission's review process and public hearing process at second reading
- Trew discussed the opportunities for the public to discuss their concerns before the City Commission
- Duncan asked for clarification on the approved Master Plan

- Trew discussed possible lower percentage of units changing to single family and the Commission discussion percentage ranges up to twenty (25%) percent
- McCormick discussed the Planning Commission options, project density, and zoning.
- Duncan discussed the grading plan and a concept plan
- Parnell asked for clarification on deny/deferral of a request
- McCormick responded this is a master plan amendment and clarified that the Planning Commission could deny or defer this request or approve with stipulations for certain items be completed before City Commission review
- Parnell discussed concerns with the sixty-four (64) two (2) unit lots
- Patel responded he will go back and discuss with the builders and if it makes sense, he will bring back to the Planning Commission or go forward with the approved seventy-one (71) single family dwellings.

Motion: Motion by Duncan to defer the request, seconded by Parnell. The motion passed unanimously.

Item #9 Zoning Map Amendment-Planning Staff: Request recommendation to the City Commission to amend the Interstate Sign District maps to limit district boundaries to defined properties for site development not including right-of-way.

Staff Discussion:

- The proposed revised Interstate Sign District and Mall Area maps remove all sections of right-of-way from the maps.
- Staff's interpretation of the Sign Ordinance section associated with the Interstate Sign District map is that the right-of-way areas were only included to graphically include a connected overlay district area at each interchange.
- If the proposed maps are approved, staff will prepare an updated GIS formatted map.
- Staff's interpretation of the Interstate Sign District section of the Sign Ordinance is for the signage permitted in the ordinance section to be associated (accessory use) with property developments (primary use) with the properties defined in the Interstate Sign districts.
- The proposed revised Interstate Sign District maps include the October 2021 approved map area extensions in the Rivergate area and along S. Cartwright Street

Planning Commission Discussion: N/A

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

With no further business, the meeting adjourned at 6:55 pm.

Scott Trew, Vice-Chairman

Sharon Reed, Planning Assistant

Goodlettsville Planning Site Plan Amendment

06.02.2022

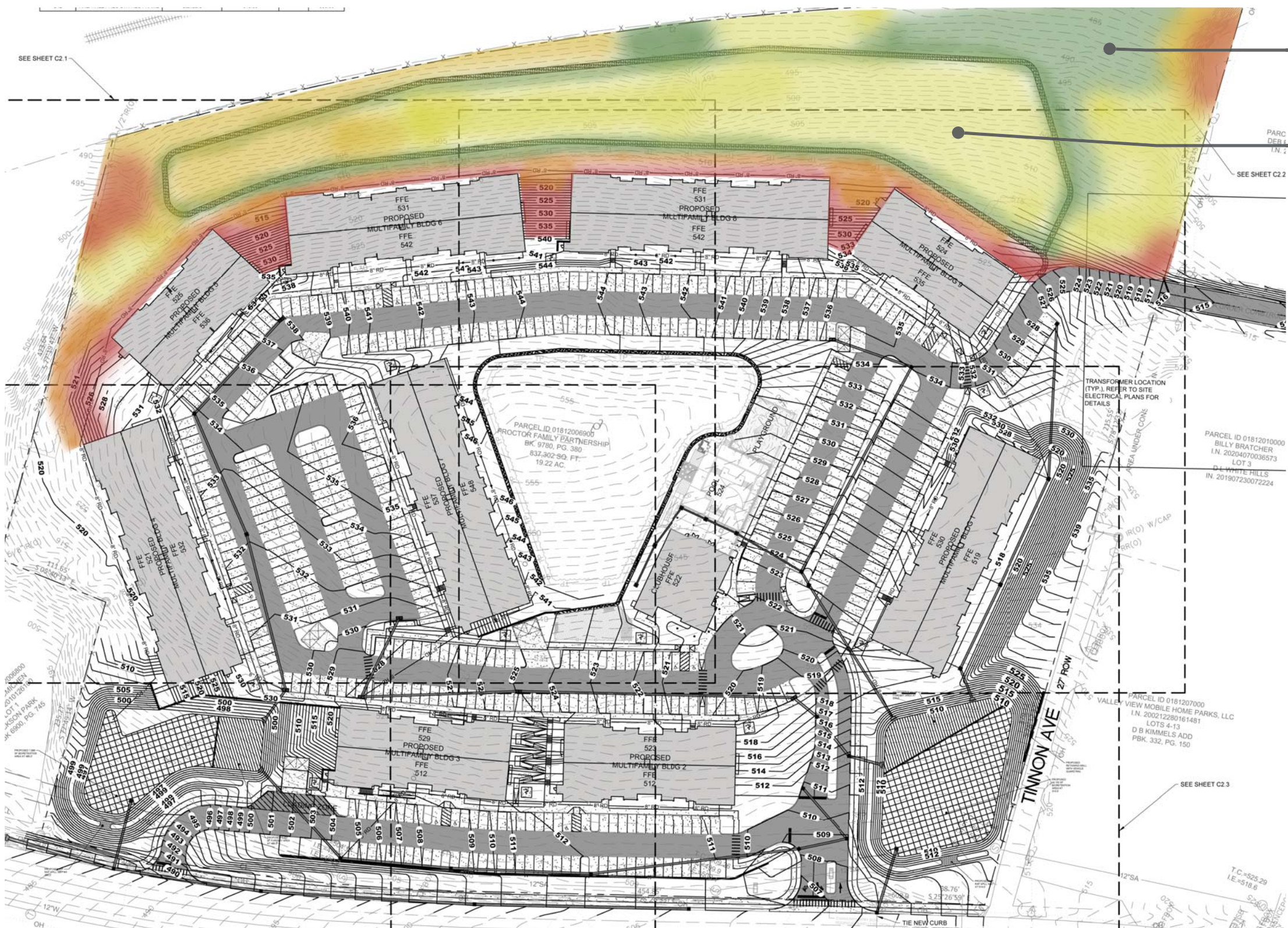


S|B

Stone Bridge Lofts

 **HOLLADAY
VENTURES**

Existing Conditions



Area of change

Existing 2:1 steep slope

Current conditions are:

- Red = Unwalkable slope
- Orange = Steep
- Yellow = Walkable but steep
- Green = Walkable

Proposed Alterate Design

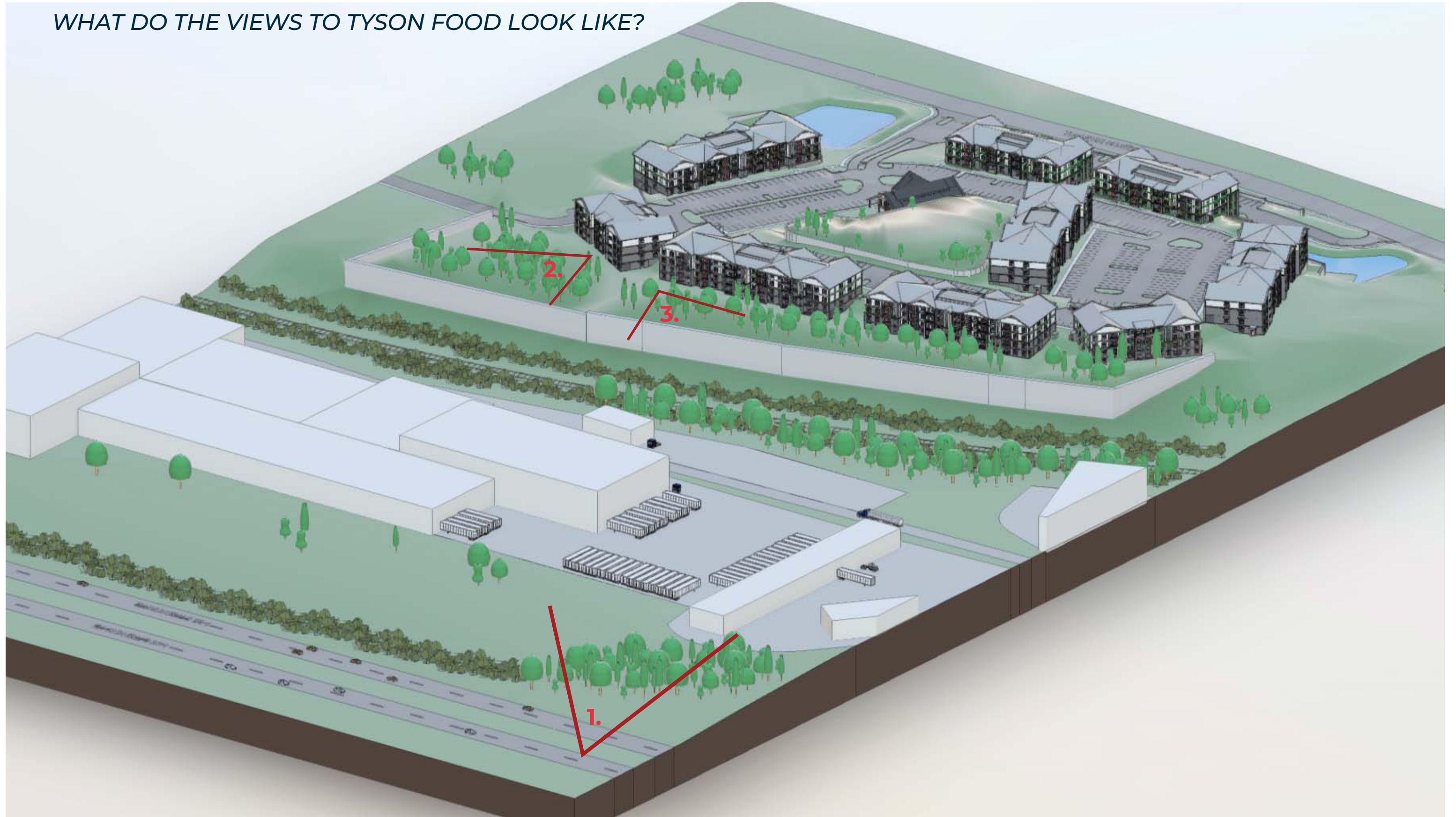
WHAT CHANGED FROM THE LAST MEETING?

1. WE PULLED BACK WALL 20' FROM PROPERTY LINE.
2. ADDED LANDSCAPING PLAN (SEE ATTACHED) AND TREES
3. ADDED ADDITIONAL TREES FOR SCREENING TYSON FOODS
4. ADDED LARGER NATURAL TRAIL
5. ADDED COMMUNITY FARM
6. ROUNDED RETAINING WALL
7. SAVE OVER 100,000 CUBIC YARDS OF CONSTRUCTION TRAFFIC



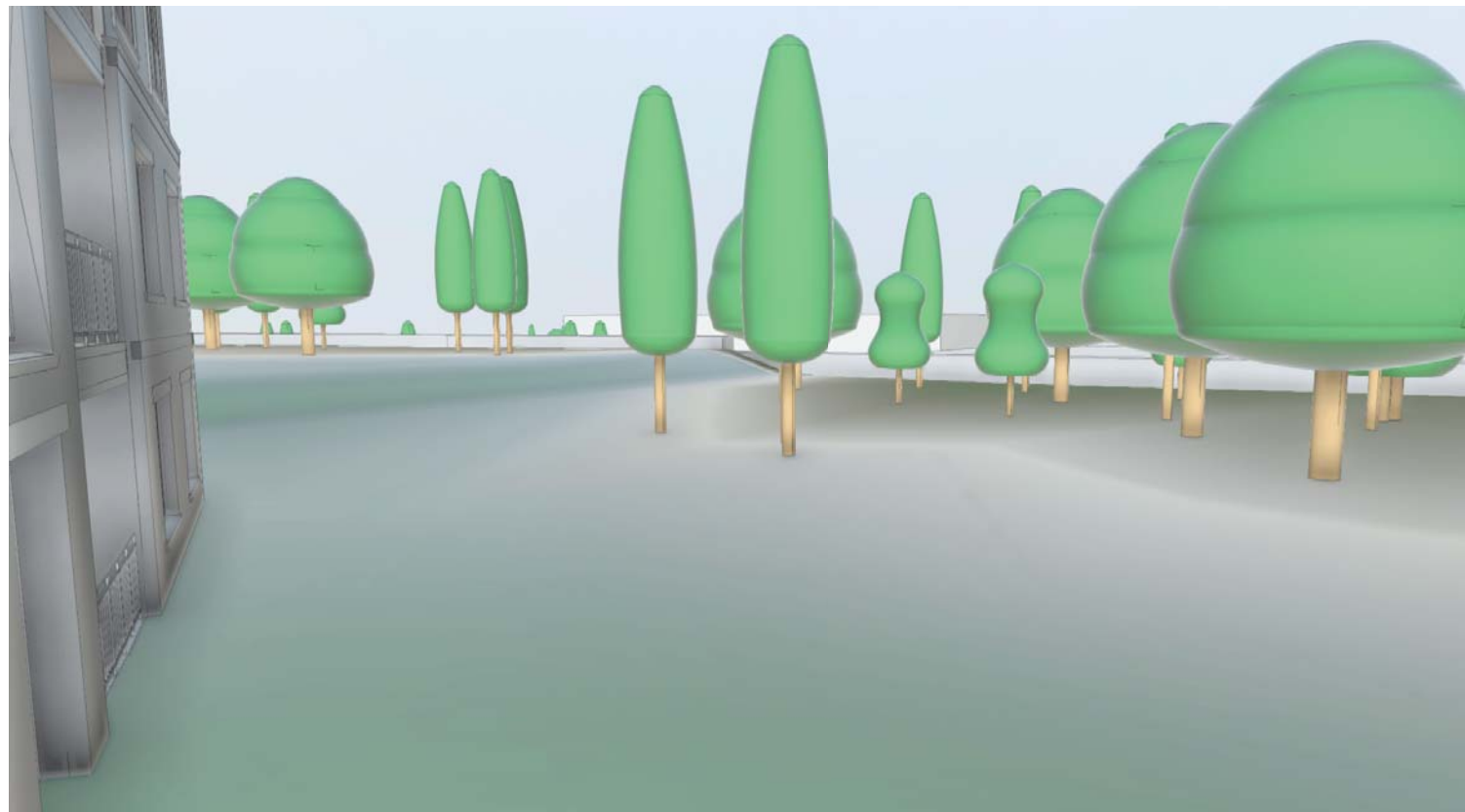
Proposed Alterate Design

WHAT DO THE VIEWS TO TYSON FOOD LOOK LIKE?

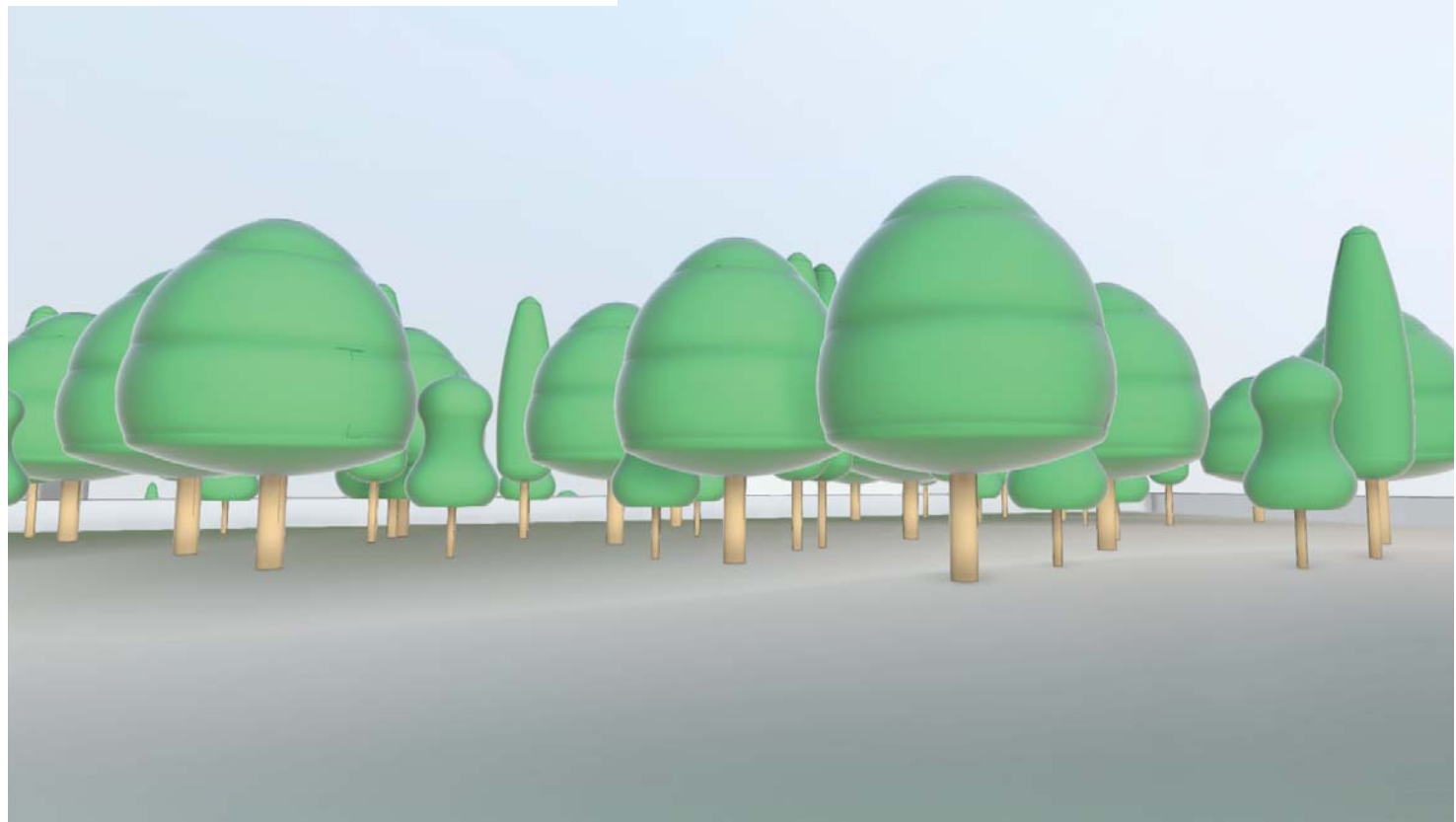




1. VIEW FROM HIGHWAY - ONCE TREES MATURE, THE BUILDING WILL LARGELY HIDDEN



3. VIEW TO THE NORTHWEST



3. VIEW TO THE NORTH

Retaining Wall & Trees



Retaining Wall Examples



Elm Trees



Hackberry

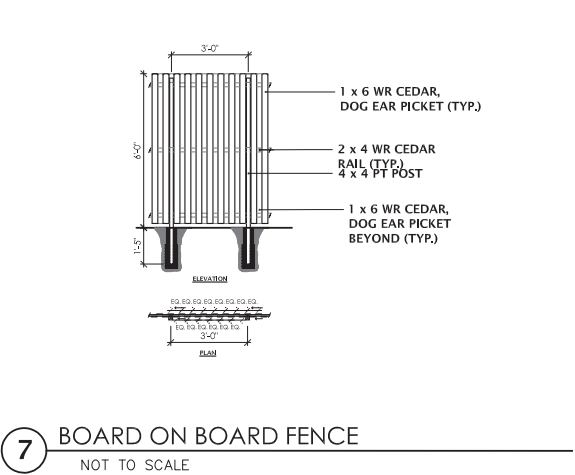
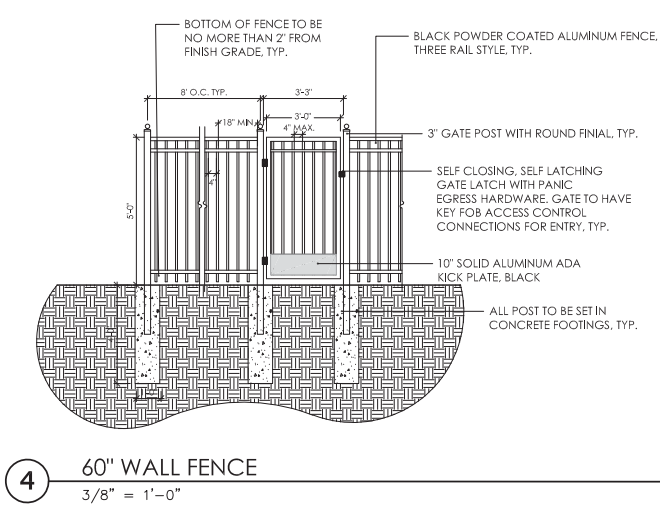


Black Locust



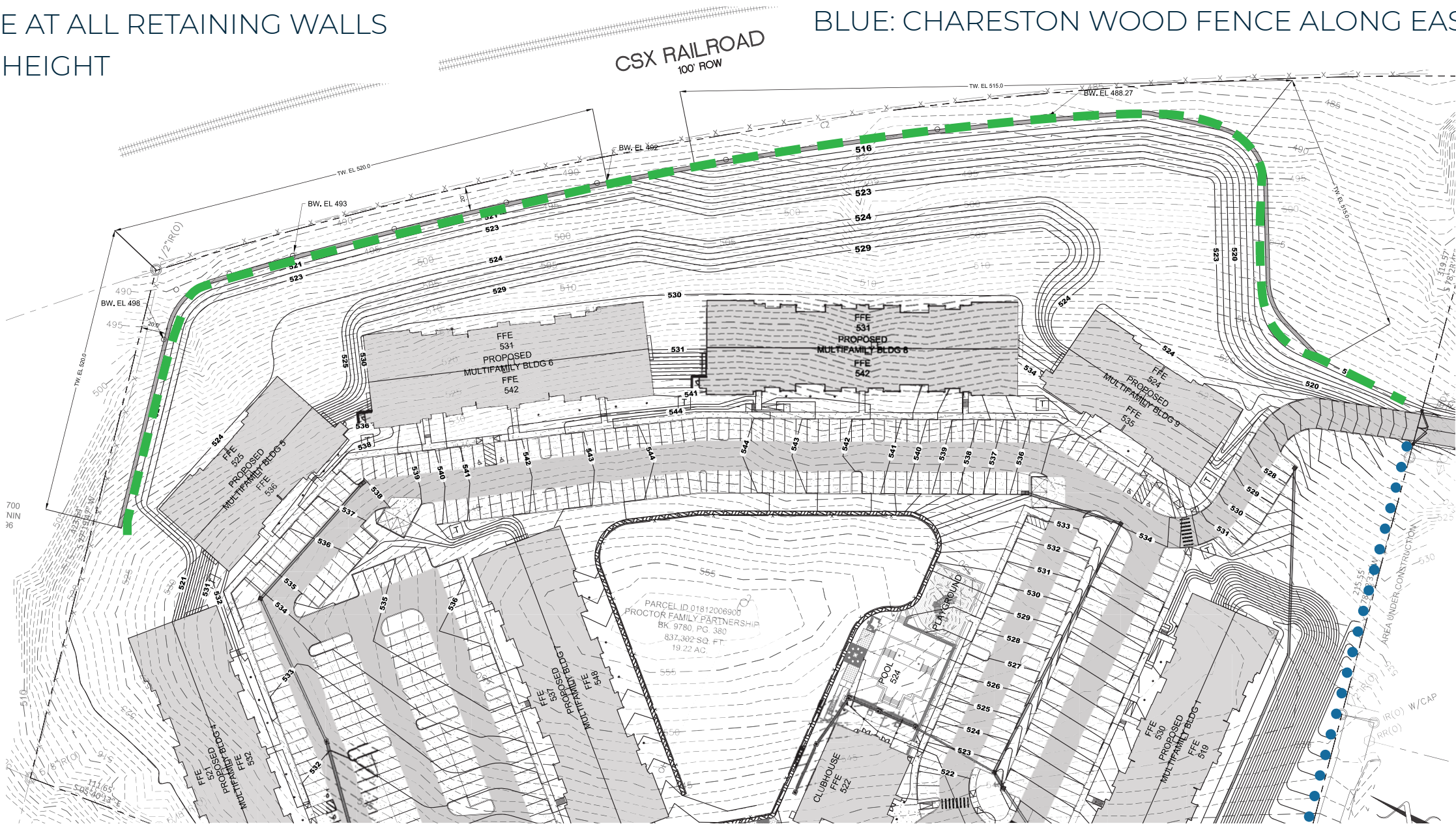
Elm, Cyprus, & Evergreens

FENCE LOCATIONS

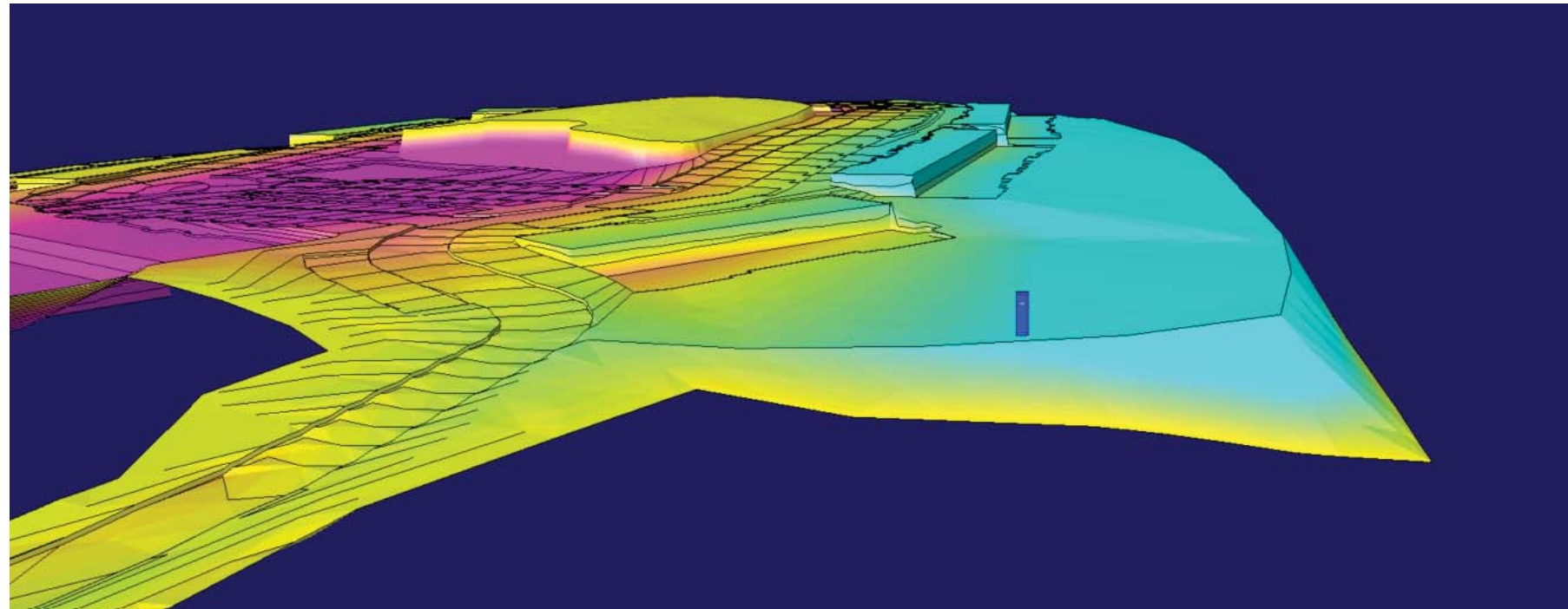


GREEN: METAL FENCE AT ALL RETAINING WALLS
GRATER TAHN 30" IN HEIGHT

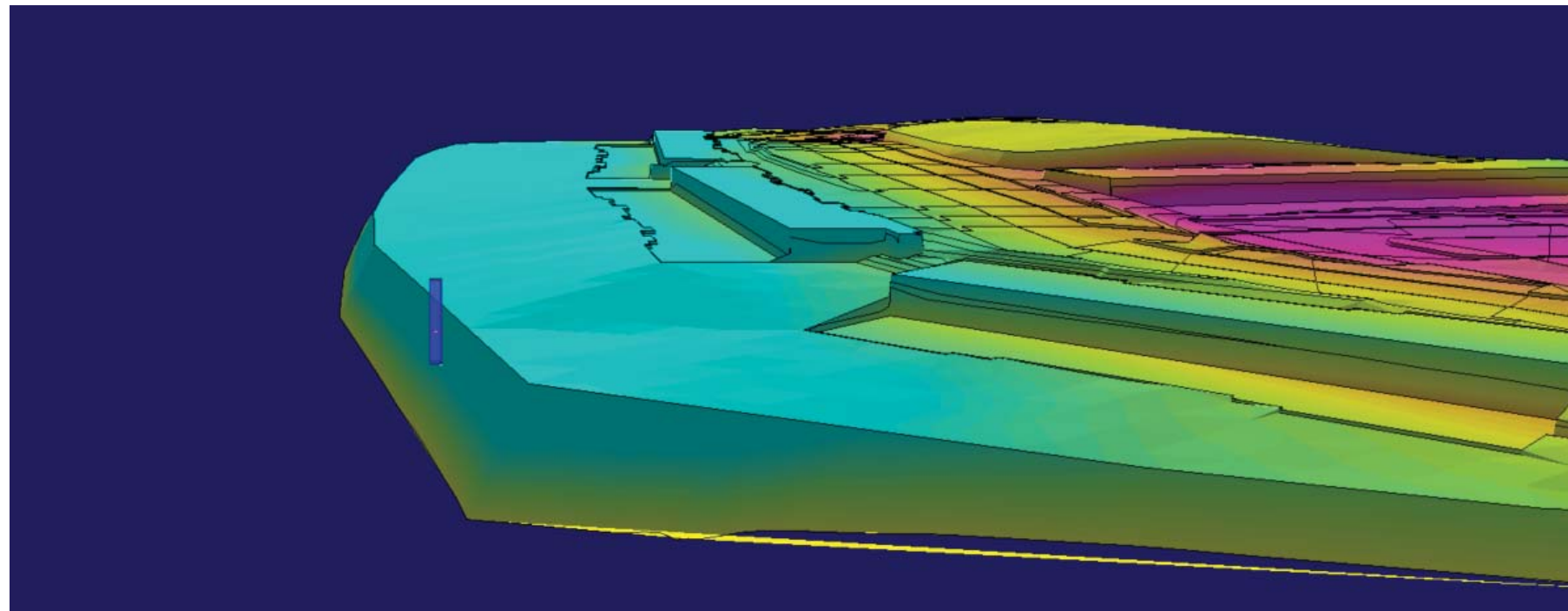
BLUE: CHARESTON WOOD FENCE ALONG EAST PERIMETER



Grading Study



View Looking North



View Looking South

LEGEND

Blue/Teal = "Fill" Dirt

Yellow/Green = Existing

Grading

Magenta = Excavated dirt

Why Are We Making This Change?

Issue: During the design process, we calculated we had to dig and remove over 100,000 cubic yards of dirt. This would involve:

- Thousands of large dump trucks traveling along main street
- Disrupting traffic
- Creating a lot of dust
- Increases our carbon footprint

Solution: We propose moving the excavated dirt to the north of the site. Doing so will:

- Significantly reduces construction traffic
- Create a flat, “backyard” for families
- Plant ~ 500 new trees
- Create a community garden
- Larger nature trail
- Raising the land reduces view to manufacturing plant



Rather than using thousands of dump trucks to remove the dirt, we can create a flat land for resident recreation and community gardens.



CSX RAILROAD
100' ROW

GENERAL NOTES - LANDSCAPE PLANTING

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.
4. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) 2014. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON THE PLANS.
5. QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT LIST. THE CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.
6. ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.
7. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE TAGS FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS.
8. PLANT SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
9. ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL 8&8 PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL.
10. SHADE TREE MEASUREMENT: CALIPER SHALL BE MEASURED AT SIX INCHES ABOVE THE ROOTBALL. HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
11. SHRUBS MEASUREMENT: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
12. ALL SOIL IN PLANT BED AREAS IS TO BE A BLEND OF CLEAN SIFTED TOP SOIL AND ORGANIC CONTENT. SEE NOTE #16.
13. ALL LANDSCAPE BED AREAS TO BE IRRIGATED WITH UNDERGROUND SYSTEM. IRRIGATION PLAN TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
14. NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND COUNTY REVIEW AGENCY. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.
15. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
16. ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT.
17. NO TREES SHALL BE PLANTED WITHIN 10' OF A SEWER OR WATER LINE.
18. SURVEY AND UTILITY PLANS PROVIDED BY BARGE CAUTHAN AND ASSOCIATES.
19. SEE CIVIL DRAWINGS FOR ALL UTILITY AND GRADING INFORMATION. ANY CONFLICTS BETWEEN THE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO.
20. ALL HVAC CONDENSER UNITS WILL BE PLACED ON BUILDING ROOFS, NO GROUND MOUNTED UNITS TO BE PROVIDED.

SITE LANDSCAPING CALCULATIONS

Landscape Site Data Table	
Site Area	19.22 Acres
Required Site ACI	1,345 Caliper Inches
Preserved Tree Area	565 Caliper Inches
Tree Removal 8" - 12"	17,278 Caliper Inches
Tree Removal 13" & Greater	1,085 Caliper Inches
Combined Required Tree Replacement	9,724 Caliper Inches
150% Max Replacement to Required Site ACI	2,016 Caliper Inches
Less Preserved Trees	282.5 Caliper Inches
Proposed Site Trees	1750 Caliper Inches
Final Overall Tree Replacement Provided	2032.5 Caliper Inches

EDGE PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
4610 CHARLOTTE AVE, SUITE 100
NASHVILLE, TN 37209
615-260-8154
www.edgela.com

Barge Cauthan CIVIL ENGINEER
BARGE CAUTHAN & ASSOCIATES
6605 CHARLOTTE PIKE, STE 210
NASHVILLE, TN 37209
615-356-9911

Stone Bridge

Site Plan

619 North Main St
Goodlettsville, TN

Holladay Ventures

225 Gentry Avenue
Nashville, TN 37206

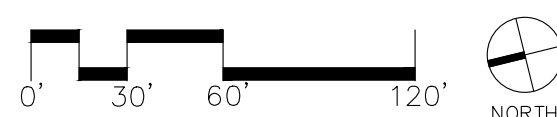
PROJECT NO. 21150
Date: 5/26/2021
Issued for: City Permit

REVISIONS
1 5/26/2022 REVISED SITE PLAN

LANDSCAPE
PLANS

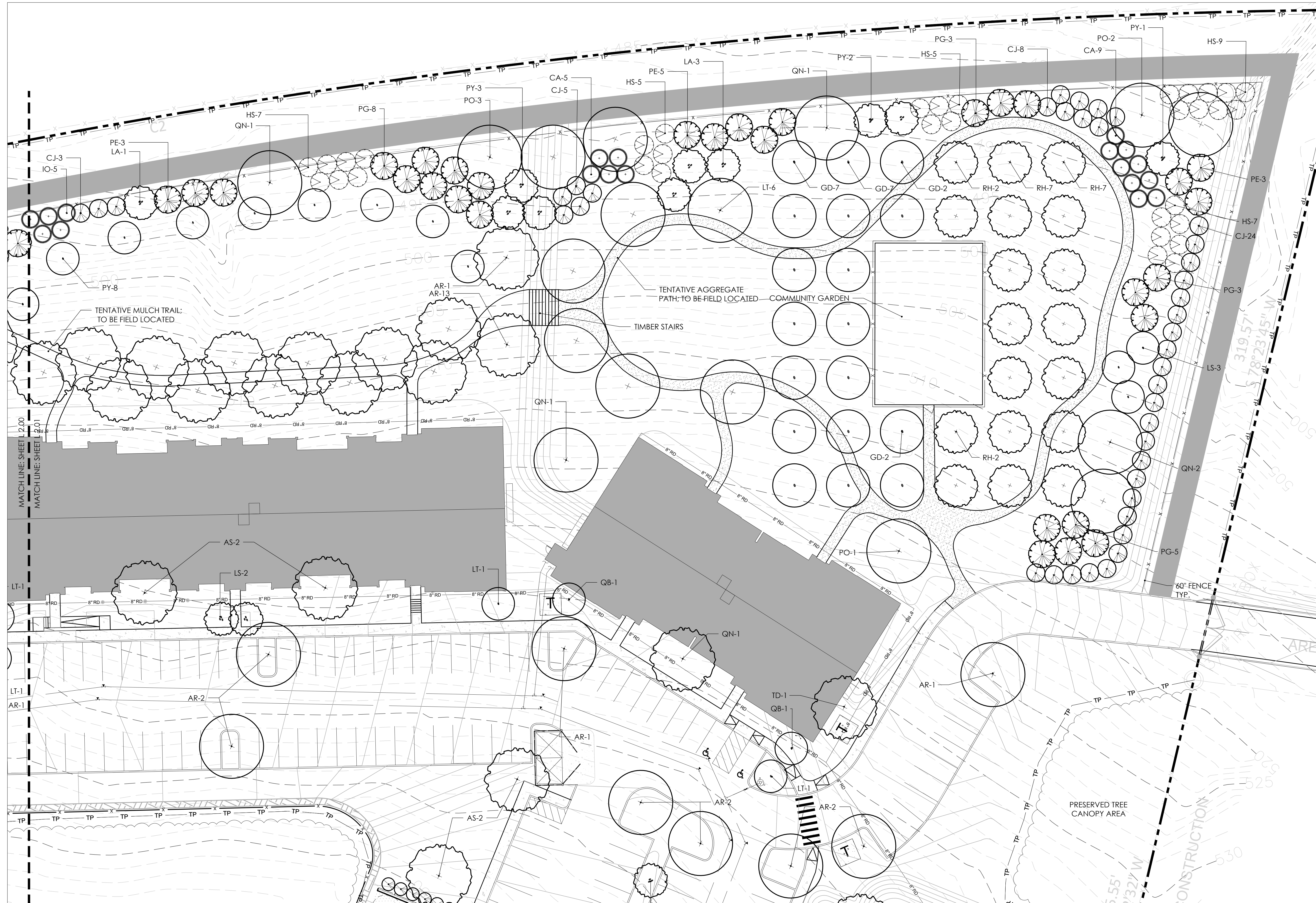


SEE SHEET L 2.04 FOR PLANT SCHEDULE



L 2.00

Street Number



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 **Barge
Cauthen**
ASSOCIATES

CIVIL ENGINEER
BARGE CAUTHAN & ASSOCIATES
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TN 37209
615-356-9911

Stone Bridge

Site Plan

619 North Main St
Goodlettsville, TN

Holladay Ventures

225 Gentry Avenue
Nashville, TN 37204

PROJECT NO. 21150

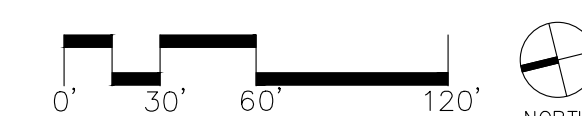
Date: 5/26/2021

Issued for: City Permit

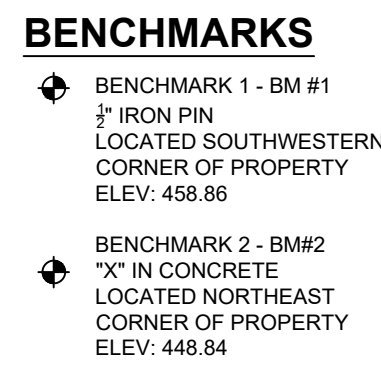
REVISIONS		
1	5/26/2022	REVISED SITE PLAN

LANDSCAPE
PLANS

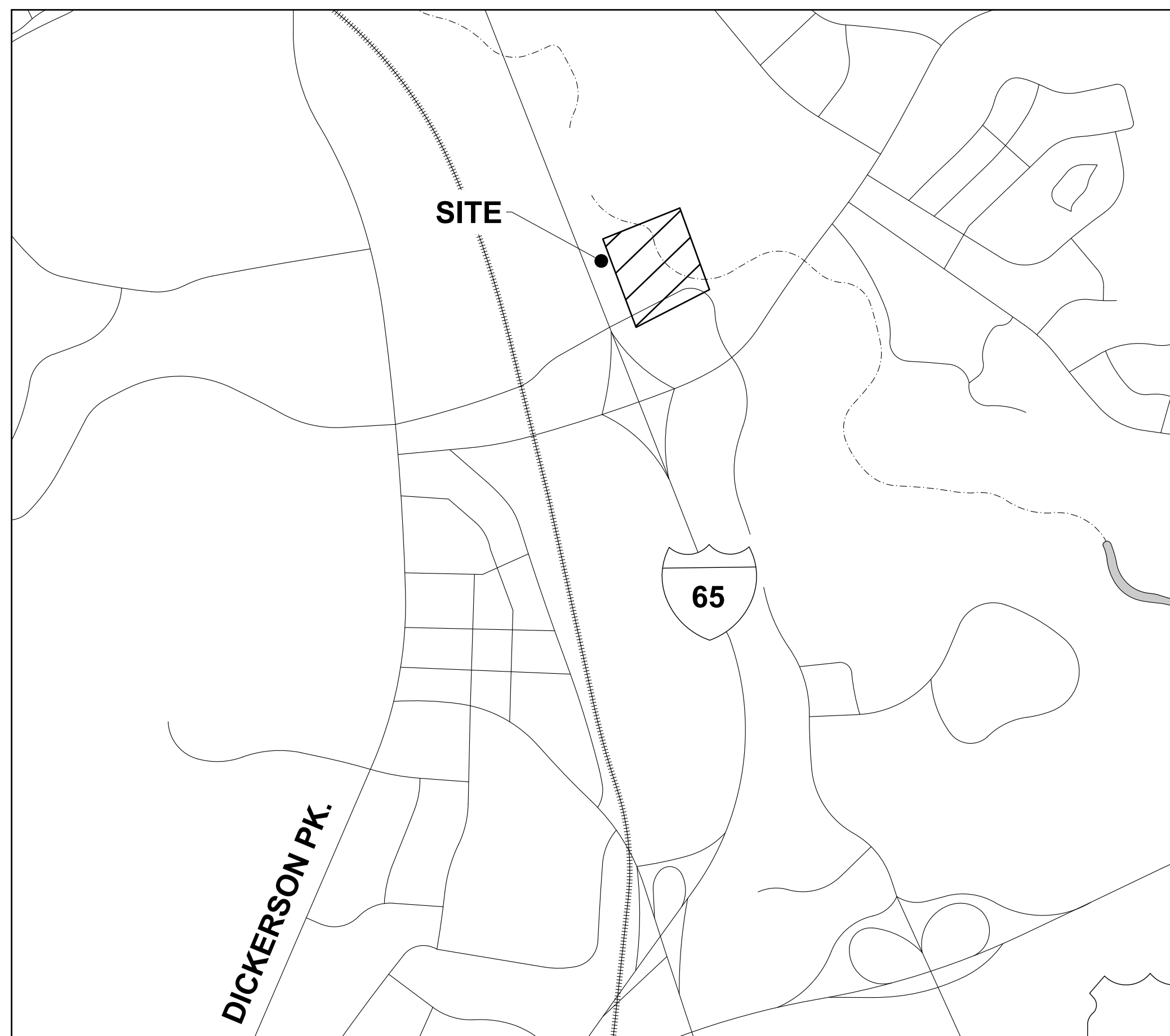
SEE SHEET L 2.04 FOR PLANT SCHEDULE



umber
L2.01



<u>Sheet No.</u>	<u>Sheet Title</u>
C000	COVER SHEET
C001	PROJECT NOTES
C002	EXISTING CONDITIONS
C003	DEMOLITION PLAN
C100	SITE AND UTILITY PLAN
C200	GRADING AND DRAINAGE PLAN
C300	INITIAL EPSC PLAN
C301	INTERMEDIATE EPSC PLAN
C302	FINAL EPSC PLAN
C303	SWPPP
C400	PROJECT DETAILS
L100	LANDSCAPE PLAN
E100	SITE LIGHTING PLAN
R201	RENDERED BUILDING ELEVATIONS
R202	RENDERED 3D VIEWS



VICINITY MAP
1" = 1000'

OWNER
METRO BAPTIST CHURCH OF NASHVILLE, INC.
322 EAST CEDAR STREET
GOODLETTSVILLE, TENNESSEE 37072
CONTACT: RYAN HILL
PHONE: (615) 859-1184
EMAIL: ryan@metrobaptistchurch.org

CIVIL ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
CONTACT: ANNA MADDOX, P.E.
PHONE: (615) 324-4221
EMAIL: amaddox@bargecauthen.com

ARCHITECT
GMC NETWORK
3310 WEST END AVENUE
NASHVILLE, TENNESSEE 37203
CONTACT: ROY GARCIA, AIA
PHONE: (615) 333-7200
EMAIL: roy.garcia@gmcnetwork.com

LANDSCAPE ARCHITECT
CONTACT: AL WILKINSON
PHONE: (615) 574-0252
EMAIL: awilkinson@awilkinsonla.com

 **Barge
Cauthen
& ASSOCIATES**

Civil Engineers
6836 CHARLOTTE PIKE, STE. 210
NARVILL, TENNESSEE 37259
615.386.0911 PHONE
615.392.8737 FAX

322 E CEDAR ST
GOODLETTSVILLE, TN 37072

GMC # ANAS220012



COVER SHEET

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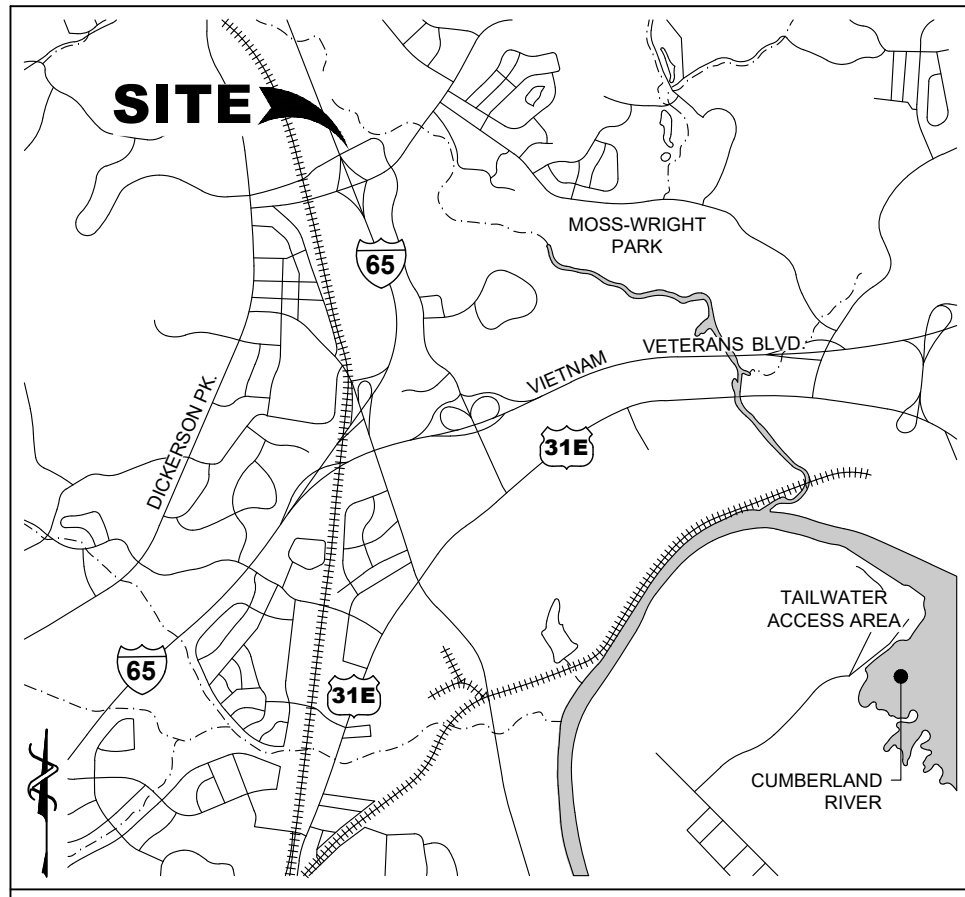
sheet of

GNC

Nashville, TN 37203
T 615.333.7200
GMCNETWORK.COM

	NO.	DATE
50% Checklist		03/15/2022
Planning Commission Submittal		05/02/2022
Planning Commission Resubmittal		05/26/2022
DRAWN BY:	SG	
CHECKED BY:	AM	

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VICINITY MAP (NOT TO SCALE)

FEMA NOTE:
THE SUBJECT PROPERTY DOES LIE WITHIN SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON MAP NUMBERS 47037C0120 (EFFECTIVE 2/25/2022) & 47165C0370H (EFFECTIVE 2/26/2022) OF THE FLOOD INSURANCE STUDY FOR METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.
DATUM IS NAVD 1988.

EPSC NOTE:
I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT. UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR.
Shana Medine
05-02-2022
(CERTIFICATION #11047-02, EXPIRES 12/31/23) DATE

CONSTRUCTION SCHEDULE
1. PRE-CONSTRUCTION MEETING
2. INSTALLATION OF EROSION CONTROL
3. EROSION INSPECTION BY EPSC
4. ISSUANCE OF GRADING PERMIT
5. CONSTRUCTION - ONE PHASE: THIS CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. CONSTRUCTION IS NOT COMPLETE IN THAT AMOUNT OF TIME IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR AN EXTENSION ON THE GRADING PERMIT.
6. SUBMITTAL OF AS-BUILT DRAWINGS TO CITY OF GOODLETTSVILLE

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE CERTIFICATION:
THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TWENTY. THE TOTAL DISTURBED AREA IS 1.25 ACRES.
THIS SITE DISCHARGES INTO WATER IDENTIFIED BY TDEC AS:
(X) IMPAIRED FOR SALTATION
() IMPAIRED FOR HABITAT ALTERATION
() DITCH/CHANNEL
Shana Medine
05-02-2022
SIGNATURE DATE

TDEC NOTE:
AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND AN A.D.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE.
TDEC TRACKING NUMBER: TDC-4-TSD
Shana Medine
05-02-2022
ENGINEER DATE

CITY OF GOODLETTSVILLE STORMWATER ASBUILT NOTE:
IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, ANY STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:
• UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
• ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
• PUBLIC STORM SEWER INFRASTRUCTURE
• CUT & FILL IN THE FLOODPLAIN
• SINK HOLE ALTERATIONS
• BIORETENTION
• URBAN BIORETENTION
• PERVIOUS PAVEMENT
THE CITY OF GOODLETTSVILLE REQUIRES STORMWATER INFRASTRUCTURE CERTIFICATION AND AS-BUILTS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. SEE GENERAL GRADING AND DRAINAGE NOTE #17.

ADA NOTES:
ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICAN DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191. ACCESSIBILITY GUIDELINES: PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004. AS HAS BEEN ADOPTED BY METRO.
ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5% X LEVEL, MAXIMUM 2% SLOPE IN ANY DIRECTION, LANDING AT TOP AND BOTTOM OF RAMP.
ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE, RAMPS, AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

BZA VARIANCE:
THE CITY OF GOODLETTSVILLE MUNICIPAL BOARD OF ZONING AND SIGN APPEALS AT THE MAY 3, 2022 MEETING APPROVED A VARIANCE TO PERMIT THE PORTION OF THE BUILDING WITHIN THE AE ZONE TO BE ELEVATED 1-7 FEET ABOVE BASE FLOOD ELEVATION.

GENERAL DEMOLITION NOTES:

1. DEGRADABLE DEMOLITION DEBRIS INCLUDING, BUT NOT LIMITED TO, WOOD, METAL, PLASTER, TILE, ETC., SHALL NOT BE USED AS FILL ON SITE. THESE MATERIALS MUST BE WASTED OFF-SITE. CONTRACTOR TO VERIFY WITH GEOTECHNICAL ENGINEER ALL UNACCEPTABLE DEMOLITION FILL MATERIALS.
2. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR ANY DAMAGE CAUSED BY HIS OR ANY SUBCONTRACTOR WORK.
3. THE CONTRACTOR SHALL MEET WITH THE OWNERS REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO SCHEDULE, SEQUENCE, AND COORDINATE ALL WORK.
4. IN THE EVENT THE CONTRACTOR ENCOUNTERS MATERIAL ON THE SITE REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL, OR OTHER TOXIC MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION IN WRITING TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.
6. THE CONTRACTOR SHALL REMOVE ALL ABANDONED SYSTEMS AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE DRAWINGS. IF AN EXISTING SYSTEM IS TO REMAIN, RELOCATE AND/OR REROUTE AS REQUIRED. NEW LOCATION TO BE APPROVED BY ENGINEER/ARCHITECT PRIOR TO WORK BEING PERFORMED.
7. THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE PROPOSED CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN DEMOLITION WORK OF EXISTING BUILDINGS, UTILITIES, ETC.
9. ALL BUILDINGS OUTSIDE THE DEMOLITION AREA SHALL BE PROTECTED.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK. SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITHIN 7 DAYS.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTORS EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
10. ALL EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRAINAGES, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION MATERIALS AS EXISTING.
13. NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNERS APPROVAL.
14. CONTRACTOR SHALL HIGH-PRESSURE WASH PARKING LOT, CONCRETE PAVEMENT, AND SIDEWALKS UPON COMPLETION OF CONSTRUCTION AS NEEDED.
15. CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT/ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
16. NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
17. ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
18. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

GENERAL GRADING AND DRAINAGE NOTES:

1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNERS REPRESENTATIVE.
2. REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ON-SITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS COMPLETED. SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS COMPLETED.
4. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL NEW AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DROP LINES OF TREES TO REMAIN.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
9. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTS AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED TESTING AGENCY.
10. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE TESTING AGENCY.
11. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TESTING AGENCY.
12. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 50 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A TESTING AGENCY. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TESTING AGENCY.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. UPON COMPLETION OF GRADING, THE TESTING AGENCY SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
16. ALL SLOPES 5:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL, BLANKET OR APPROVED EQUAL.
17. CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE, SEALED BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:
 - 17.1. CONTOURS ON 1' INTERVALS
 - 17.2. SPOT ELEVATIONS AT TOPS AND TOES OF SLOPES IN DETENTION, BIORETENTION, AND PRETREATMENT AREAS (INCLUDING BERMS & OVERFLOW)
 - 17.3. BIORETENTION POND AREAS (MEASURED AT TOP OF MULCH ELEVATION) AND PRETREATMENT AREAS (MEASURED AT THE BOTTOM)
 - 17.4. SPILLWAY LENGTH, WIDTH, AND ELEVATION (FOR HEIGHT)
 - 17.5. PIPE SIZE, MATERIAL, CASTING AND INVERT ELEVATIONS OF STORM AND SANITARY SEWER
 - 17.6. LOCATIONS OF WATER AND GAS LINES, ELECTRICAL, COMMUNICATIONS, AND APPURTENANCES
 - 17.7. WATER QUALITY BUFFERS
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.
20. IF ROCK IS ENCOUNTERED IN BIORETENTION AREAS, OVEREXCAVATE BY 2 FEET.

GENERAL EROSION CONTROL (EPSC) NOTES:

1. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT A COPY OF THE SWPPP, AND NO WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE WPBS TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH EROSION CONTROL BLANKET, OR APPROVED EQUAL.
3. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
4. DISCHARGES FROM Dewatering Activities, including discharges from dewatering of trench excavations, are prohibited unless managed by appropriate controls. Appropriate controls include, but are not limited to, work tank, dewatering tank, gravity bag filter, sand media particulate filter, pressurized bag filter, cartridge filter, or other approved control units providing the level of treatment necessary.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL, EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
10. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STYCCO, PAINT, FORM RELEASE OILS, DURING COMPOUND, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE WPBS DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO 10-10 (REV. 11/15), RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH WPBS DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
12. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMPs SHALL BE SHOWN ON THE EPSC PLAN.
13. CONTRACTOR SHALL PROVIDE ALL INSPECTIONS AND REPORTING REQUIRED FOR THE STATE ISSUED NOC.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL DURING CONSTRUCTION. COST TO PROVIDE DUST CONTROL TO BE INCLUDED IN BID.
15. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT, MUD, DEBRIS FROM PUBLIC AND PRIVATE DRIVES. THIS MAY INCLUDE A STREET SWEEPER/WASHER. COST OF REMOVAL TO BE INCLUDED IN BID.
16. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION (NOTI) WITH T.O.C. UPON FINAL STABILIZATION OF SITE.

PAVEMENT MARKING & SIGNING NOTES

1. THE TOP OF THE SIGN FOOTINGS SHALL BE PLACED LEVEL WITH THE GROUND LINE.
2. AFTER THE SIGN LOCATIONS HAVE BEEN STAKED, BUT PRIOR TO ORDERING ANY MATERIAL FOR THE SUPPORTS, THERE SHALL BE A FIELD INSPECTION AND APPROVAL BY THE ENGINEER.
3. THE LETTERS, DIGITS, ARROWS, BORDERS AND ALPHABET ACCESSORIES ON ALL FLAT SHEET SIGNS SHALL BE BACKFILLED WITH SILT. BACKFILLING SHALL BE DONE BY THE CONTRACTOR. A "COPY" SHALL BE SHOWN ON ALL FLAT SHEET SIGNS WITH A GREEN BACKGROUND, OR BROWN BACKGROUND.
4. ALL SIGNAGE TO BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION), COORDINATION WITH METRO PUBLIC WORKS AND THE T.O.C. STANDARDS AND SPECIFICATIONS WILL ALSO BE IN AGREEMENT WITH ROADWAY DESIGNATIONS.
5. SIGNS SHALL BE PLACED 2' FROM THE FACE OF CURB TO EDGE OF SIGN. SIGN HEIGHT SHALL BE 7' MEASURED FROM THE STREET SURFACE TO THE BOTTOM OF THE SIGN.
6. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION), COORDINATION WITH METRO PUBLIC WORKS AND THE T.O.C. STANDARDS AND SPECIFICATIONS WILL ALSO BE IN AGREEMENT WITH ROADWAY DESIGNATIONS.

GENERAL UTILITY NOTES:

1. WHERE UTILITY LINES PASS OVER OR WITHIN 2.5 FEET OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
2. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWER.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS AND FITTINGS TO CONSTRUCT UTILITIES.
4. CONTRACTOR IS RESPONSIBLE FOR ANY FEES ASSOCIATED WITH CONSTRUCTION SHOWN ON DRAWINGS.
5. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES, INCLUDING SEWERS, PRIOR TO CONSTRUCTION.
6. ALL CONNECTIONS TO EXISTING MANHOLE(S) SHALL BE CORING AND RESILIENT CONNECTOR METHOD.
7. A MINIMUM OF 4' GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER LINES AND WATER LINES.
8. SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS AND GAS CONNECTIONS. UTILITY CONTRACTOR TO INSTALL PROPOSED UTILITIES TO WITHIN 5' FT. OF BUILDING LINE.
9. ALL SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE CITY OF GOODLETTSVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES.
10. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE LOCAL UTILITY COMPANY THE COST OF INSPECTION.
11. AFTER COMPLETION OF THE SANITARY SEWER(S), THE DEPARTMENT OF WATER AND SEWERAGE SERVICES WILL DIRECT THE TYPING OF THE LINES PRIOR TO FINAL ACCEPTANCE.
12. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED DOMESTIC AND FIRE WATER SERVICE UNTIL THE NEW SYSTEM HAS BEEN COMPLETED, TESTED AND APPROVED.
13. INSPECTION CLEANOUTS TO BE INSTALLED ACCORDING TO METRO WATER AND SEWER SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SEWER CUT SHEETS AS REQUIRED BY THE LOCAL UTILITY COMPANY.
15. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
16. MAIN LINE SEWER TAPS WILL BE MADE BY THE LOCAL UTILITY COMPANY.
17. COORDINATE MAINLINE WATER TAPS WITH WITH CONSOLIDATED UTILITY DISTRICT PRIOR TO CONSTRUCTION.
18. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL UTILITY COMPANIES DESIGN SPECIFICATIONS. LOCAL UTILITY COMPANIES REQUIREMENTS TO SUPERSEDE ANY SPECIFICATIONS PROVIDED. CONTRACTOR SHALL BE KNOWLEDGEABLE OF LOCAL UTILITY REQUIREMENTS PRIOR TO BIDDING.
19. CONTRACTOR TO PROVIDE CONCRETE ANCHORS ON WATER AND SEWER MAINS IN ACCORDANCE WITH THE LOCAL UTILITY COMPANIES.

MSUD GENERAL NOTES FOR WATER LINE CONSTRUCTION

1. ALL WATER LINE CONSTRUCTION AND MATERIALS WILL BE IN STRICT COMPLIANCE WITH THE CURRENT APPROVED SPECIFICATIONS FOR THE MADISON SUBURBAN UTILITY DISTRICT (MSUD) AS ON FILE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER QUALITY CONTROL.
2. BEFORE ANY WATER LINE WORK IS INITIATED ON THIS PROJECT, THE CONTRACTOR SHOULD CONTACT MSUD AND SATISFY ALL REQUIREMENTS OF MSUD. UPON COMPLETION OF THE WATER LINE INSTALLATION, THE CONTRACTOR WILL PERFORM A PRESSURE TEST AND DISINFECT THE LINE UNDER THE INSPECTION OF MSUD. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF REASONABLE INSPECTION FEES OF MSUD.
3. ANY AND ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION AND ARE TO BE OBTAINED AND PAID PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST THEREFORE WILL BE BORNE BY THE CONTRACTOR.
4. MSUD WILL SUPPLY THE APPROPRIATE WATER METER(S) AND SHALL BE REIMBURSED BY THE CONTRACTOR FOR MATERIAL COSTS.
5. WATER LINE CONSTRUCTION IS TO BE COMPLETED BY THE CONTRACTOR EXCEPT FOR THE ACTUAL CONNECTIONS TO EXISTING WATER LINE. AT LEAST 72 HOURS PRIOR TO CONNECTING PROPOSED WATER LINE TO THE SYSTEM, THE CONTRACTOR WILL NOTIFY MSUD AND COORDINATE METHOD OF CONNECTION AND TIME TO SHUT DOWN EXISTING WATER LINE IF REQUIRED.
6. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
7. WATER LINE MATERIAL WILL BE DUCTILE IRON PIPE, CLASS #2 WITH DUCTILE IRON FITTINGS AND DUCTILE IRON OR BRASS TAPS AS APPROPRIATE.
8. THE CONTRACTOR IS REQUIRED TO LOCATE ALL NEW TIE-INS, FITTINGS, VALVES, VAULTS, PRESSURE REDUCING VALVES, WATER UTILITY CROSSINGS OF OTHER UTILITIES OR STREAMS, CASING PIPE ENDS, CONCRETE ENCASEMENT ENDS, AND FIRE HYDRANTS UTILIZING THE GLOBAL POSITIONING SYSTEM (GPS). POINTS ON THE WATER MAIN EVERY 50 FEET BETWEEN THESE ITEMS SHALL ALSO BE LOCATED. ELEVATIONS AND COORDINATES (NORTH AND EASTING BASED UPON THE TENNESSEE RECTANGULAR GRID SYSTEM, 1983 NORTH AMERICA DATUM OR UPDATED VERSION) OF EACH OF THESE ITEMS SHALL BE OBTAINED AND PROVIDED TO THE MADISON SUBURBAN UTILITY DISTRICT. THIS GPS INFORMATION SHALL INCLUDE REAL TIME SIGNAL CORRECTION. THE CONTRACTOR SHALL COORDINATE THE DEVELOPMENT OF THIS DATA WITH THE M.S.U.D. PROJECT INSPECTOR. FINAL ACCEPTANCE OF THE NEW FACILITIES BY M.S.U.D. IS CONSENT UPON RECEIPT OF THIS INFORMATION. TWO (2) 24" X 36" HARD COPIES AND ONE (1) ELECTRONIC COPY (MICROSTATION OR AUTOCAD) OF THE AS-BUILT PLANS, INCLUDING THIS GPS DATA, ARE TO BE PROVIDED TO M.S.U.D. ONCE CONSTRUCTION IS COMPLETED. THE ELECTRONIC COPY SHALL BE UTILIZED SOLELY FOR THE PURPOSE OF TRANSFERRING AS-BUILT INFORMATION TO M.S.U.D.'S WATER SYSTEM DISTRIBUTION MAPS.
9. ALL BENDS, TEES, CROSSES, ELBOWS, AND PRESSURE CONNECTIONS, ETC., SHALL BE BACKED UP AND ANDROBED WITH CONCRETE BLOCKING.
10. BACKFLOW PREVENTER ARE TO BE INSTALLED BY TENNESSEE CERTIFIED INSTALLERS WHO SPECIALIZE IN BACKFLOW PREVENTION. ALL INSTALLATIONS ARE TO MEET M.S.U.D.'S REQUIREMENTS. ALSO, THE CONTRACTOR MUST SCHEDULE A TIME FOR TESTING OF THE DEVICE WITH THE DISTRICTS INSPECTOR BEFORE COMPLETION OF THE PROJECT. IT IS NECESSARY FOR THE CONTRACTOR TO BE PRESENT DURING THIS TEST IN ORDER TO CORRECT ANY POTENTIAL PROBLEMS PRIOR TO OCCUPANCY OF THE PROPERTY.
11. BE SURE TO NOTIFY THE STATE, WHEN REQUIRED BY STATE REGULATIONS, BEFORE YOU BEGIN ANY WATER LINE CONSTRUCTION.
12. ALL VALVES SHALL OPEN BY TURNING TO THE LEFT AND BE SECURED USING MEGA-LOGS. ALL PIPE FITTINGS SHALL BE SECURED USING MEGA-LOGS.
13. IF STATE REVIEW AND APPROVAL REQUIRED, OWNER/DEVELOPER SHALL SUBMIT A STATE APPROVED SET OF PLANS TO M.S.U.D. A MINIMUM OF TWO (2) WEEKS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN A SET OF STATE APPROVED PLANS AND SPECIFICATIONS ON THE PROJECT SITE AT ALL TIMES.
14. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, ALL WATER METERS SHALL BE PLACED IN AN ALLEVIATION THAT IS PERPENDICULAR TO THE ROAD FRONTING THE STRUCTURE BEING SERVED. THEY SHALL BE PLACED A MINIMUM OF 2' FROM ANY STRUCTURE, INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, MAILBOXES, TREES, ETC. AND THEY SHALL BE LOCATED AT THE FRONT OF THE STRUCTURE.
15. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO FIRE HYDRANTS SHALL BE PLACED BETWEEN A SIDEWALK AND THE ROAD OR CURBING.
16. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER MAINS SHALL BE PLACED UNDER A SIDEWALK, EXTENDING PARALLEL TO THE SIDEWALK.
17. ANY WATER MAINS INSTALLED CROSSING UNDER PAVEMENT CARRYING VEHICULAR TRAFFIC SHALL BE BACKFILLED WITH STONE, PER MSUD TRENCH DETAIL - TYPE 8. ANY PAVEMENT CARRYING VEHICULAR TRAFFIC, PLACED OVER EXISTING WATER MAINS, SHALL REQUIRE THE MAIN TO BE BEDDED WITH STONE, PER MSUD TRENCH DETAIL - TYPE 8.
18. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER VALVES SHALL BE PLACED IN SIDEWALKS OR RESIDENTIAL DRIVEWAYS.
19. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, WATER MAINS IN RESIDENTIAL DEVELOPMENTS SHALL BE PLACED IN THE MIDDLE OF ONE LANE OF A STREET.
20. ON-SITE MSUD APPROVAL OF A PART OF A PROJECT'S WATER SYSTEM INSTALLATION DOES NOT CONSTITUTE THE DISTRICTS APPROVAL OF ALL OF THE PROJECT'S WATER SYSTEM INSTALLATION. FINAL ON-SITE APPROVAL OF THE PROJECT'S TOTAL WATER SYSTEM INSTALLATION MUST BE OBTAINED BEFORE THE MSUD WILL RECEIVE OWNERSHIP OF THAT WATER SYSTEM. FROM THE TIME OF THE ON-SITE INSPECTION AND FINAL APPROVAL OF THE TOTAL WATER SYSTEM INSTALLATION BY A REPRESENTATIVE OF THE MSUD, FURTHER CHANGES IMPACTING THE CONDITIONS OF OR THE ACCESSIBILITY TO THE WATER SYSTEM FACILITIES ARE STRICTLY FORBIDDEN, WITHOUT THE PRIOR APPROVAL OF THE MSUD. THESE INCLUDE, BUT ARE NOT LIMITED TO, CHANGES IN OVERBURDEN, SLOPE OR DEPTH ON THE WATER MAIN, CHANGES THAT ADVERSELY EFFECT, IN THE OPINION OF THE MSUD, VEHICULAR OR EQUIPMENT ACCESS TO THE WATER MAINS, THE PLANTING OF TREES, SHRUBS, ETC. IN THE WATER UTILITIES EASEMENT OR THE LATER CONSTRUCTION OR PLACEMENT OF STRUCTURES CONSTRUCTING THE WIDTH OF THE WATER UTILITIES EASEMENT. SHOULD THESE OR OTHER TYPES OF CHANGES BE MADE WITHOUT PRIOR APPROVAL OF THE MSUD, THEY SHALL BE RETURNED BACK TO THE ORIGINAL CONDITIONS AT THE TIME OF FINAL APPROVAL, AT THE COST OF THE PROPERTY OWNER DURING THOSE CHANGES.
21. THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM INSTALLATION SHALL BE RESPONSIBLE FOR INSURING THAT THOSE PLANS INCLUDE ALL ASPECTS OF THE PROJECT IMPACTING THE WATER SYSTEM ADDITIONS OR MODIFICATIONS. ANY SUBSEQUENT CHANGES IN PLANS, ADVERSELY IMPACTING THE WATER SYSTEM INSTALLATION, IN THE OPINION OF THE MSUD, AFTER APPROVAL OF THE ORIGINAL PLANS SUBMITTED TO THE MSUD, SHALL NEGATE THE PRIOR APPROVAL AND GIVE CAUSE FOR A RESUBMITTAL OF THE REVISED PLANS TO THE MSUD FOR APPROVAL. THE PLAN SHEETS OF THE WATER SYSTEM ADDITIONS OR MODIFICATIONS SHALL BE THE CONTROL SHEETS FOR THE REVIEW OF THE MSUD FOR APPROVAL, AND SHALL INCLUDE ALL PROPER CROSS-REFERENCE NOTES TO ANY OTHER SHEETS SHOWING INFORMATION RELATED TO PIPE DEPTH, GROUND SLOPE, ETC. THE WATER MAIN DEPTH, AT ALL TIMES, SHALL BE THREE (3) FEET FROM THE GROUND ELEVATION TO THE TOP OF THE PIPE, UNLESS OTHER PROJECT ISSUES, SUCH AS EXISTING UTILITIES, ETC., REQUIRE A GREATER DEPTH FOR THE WATER MAIN. UNLESS APPROVAL HAS BEEN PROVIDED BY THE MSUD, NO WATER MAIN DEPTH SHALL BE GREATER THAN SIX (6) FEET UPON FINAL CONSTRUCTION OF THE PROJECT.
22. THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM/FIRE SPRINKLER INSTALLATION SHALL INCLUDE ON THE UTILITY DRAWINGS A SPRINKLER HEAD SCHEDULE WHICH SHALL INCLUDE SIZES AND QUANTITIES OF SPRINKLER HEADS.
23. NEW WATER MAINS TO BE OWNED AND MAINTAINED BY THE M.S.U.D. OUTSIDE OFF-ROAD RIGHT-OF-WAYS, SHALL NOT BE INSTALLED UNDER PAVEMENT AND/OR CONCRETE IN PRIVATE PROPERTY, UNLESS THERE ARE NO OTHER OPTIONS FOR THE ROUTE OF THE MAIN SHOULD THE WATER MAIN HAVE TO BE INSTALLED UNDER PAVEMENT AND/OR CONCRETE, OUTSIDE OF THE ROAD RIGHT-OF-WAY, THE PROPERTY OWNER AGREES TO ASSUME ALL COSTS AND RESPONSIBILITIES OF RESTORING THE PAVEMENT AND/OR CONCRETE, SHOULD THE M.S.U.D. BE REQUIRED TO ACCESS THE WATER MAIN FOR MAINTENANCE, REPAIR OR REVISION.

SITE DATA TABLE

PROPERTY ADDRESS	322 EAST CEDAR STREET
PROPERTY ZONING	IR (GOODLETTSVILLE)
PROPOSED USE	CHURCH
MAP AND PARCELS	01913009400
SITE ACREAGE	24.16
COUNCIL DISTRICT	10
COUNCIL PERSON	ZACH YOUNG

PROPOSED BUILDING

FIRST FLOOR	11,215 SF
SECOND FLOOR	9,810 SF
TOTAL AREA	21,025 SF

PROPOSED MAX. BUILDING HEIGHT	28' - 0" (TOP OF PARAPET)
ALLOWED MAX. BUILDING HEIGHT	2 STORIES
PROPOSED FAR	0.07
ALLOWED FAR	1.00

IMPERVIOUS AREA

TOTAL EXISTING IMPERVIOUS AREA	4.95 AC. (215,689 SF)
TOTAL PROPOSED IMPERVIOUS AREA	5.07 AC. (220,849 SF)

PROPOSED ISR	0.21
ALLOWED ISR	0.40

PARKING TABLE:

	# PARKING SPACES
EXISTING TOTAL	257
REMOVED	26
PROPOSED	26
PROPOSED TOTAL	257

ONE SPACE FOR EACH THREE (3) SEATS

UTILITY PROVIDERS:

WATER:	MADISON SUBURBAN UTILITY DISTRICT
STORM & SEWER:	CITY OF GOODLETTSVILLE
ELECTRIC:	NASHVILLE ELECTRIC SERVICE (NES)
NATURAL GAS:	PIEDMONT NATURAL GAS

METRO BAPTIST CHURCH ADDITIONS AND RENOVATIONS

322 E CEDAR ST
GOODLETTSVILLE, TN 37072

GMC # ANAS220012

OWNER
METRO BAPTIST CHURCH OF NASHVILLE, INC.
322 EAST CEDAR STREET
GOODLETTSVILLE, TN 37072

ARCHITECT
GMC NETWORK
3310 WEST END AVENUE
NASHVILLE, TN 37203

SITE & GRADING ENGINEER
BARGE CAUTHER AND ASSOCIATES, INC.
6608 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
BCA-JOB # 2917-03

SURVEYOR
CHERRY LAND SURVEYING, INC.
822 WEST IRIS DRIVE
NASHVILLE, TN 37204

PROPERTY INFORMATION
PARCEL ID: 019 13 0 094 00
ZONING: IR (INDUSTRIAL RESTRICTIVE)

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PROJECT NOTES

Sheet of

NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CONSIDERATION. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE 811 1-800-351-1111.
- 2) PARCEL NUMBERS SHOWN THUS (4) REFER TO TAX MAP 19-13.
- 3) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 47037C029 H, DATED: 04-05-17, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES PARTIALLY LIE WITHIN A FLOOD HAZARD AREA, FLOOD ZONE: AE.
- 4) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- 5) THIS PROPERTY IS CURRENTLY ZONED: CITY OF GOODLETTSVILLE.
- 6) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 7) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 8) THE WORD 'CERTIFY' OR 'CERTIFICATE' AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

DEED REFERENCE

DEED BOOK 10733, PAGE 249
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN
OWNER OF RECORD: METROPOLITAN BAPTIST CHURCH OF NASHVILLE, INC.

PLAT REFERENCE

LOT 1, ROY CONWAY FLOWERS PROPERTY
PLAT BOOK 9700, PAGE 542
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN

WE HEREBY CERTIFY THAT THIS SURVEY AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net

MICHAEL H. CHARETTE R.L.S. # 2048

GPS NOTE

A Topcon Hiperlite Plus utilizing an Opus GPS positional solution to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

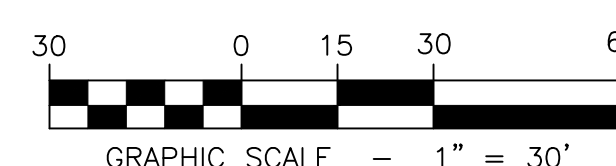
TREE TABLE

NO.	SIZE	TYPE
1	6"	MAPLE
2	6"	MAPLE
3	6"	MAPLE
4	6"	MAPLE
5	6"	MAPLE
6	6"	MAPLE
7	6"	MAPLE
8	6"	MAPLE
9	6"	MAPLE
10	6"	MAPLE
11	12"	D&K
12	4"	D&K
13	12"	CHERRY
14	12"	D&K
15	6"	MAPLE
16	6"	MAPLE
17	12"	TREE
18	12"	TREE
19	12"	REDBUD
20	4"	MAPLE
21	6"	MAPLE
22	6"	REDBUD
23	6"	REDBUD
24	12"	PIPE
25	6"	MAPLE
26	6"	REDBUD
27	6"	REDBUD
28	6"	MAPLE
29	4"	MAPLE

LEGEND

WATER VALVE	→	⊗
WATER METER	→	⊗
FIRE HYDRANT	→	⊗
GAS METER	→	⊗
GAS VALVE	→	⊗
IRON ROD OLD	→	⊗
CLEAN-OUT	→	⊗
GUARD POST	→	⊗
SIGN POST	→	⊗
CATCH BASIN	→	⊗
BENCHMARK	→	⊗
MANHOLE	→	⊗
UTILITY POLE	→	⊗
LIGHT POLE	→	⊗
TREE	→	⊗
PROPERTY LINE	→	⊗
EDGE OF PAVEMENT	→	⊗
EDGE OF CONC.	→	⊗
WALL	→	⊗
CURB	→	⊗
OVERHEAD UTILITY	→	⊗
WATER LINE	→	⊗
SEWER LINE	→	⊗
GAS LINE	→	⊗
STORM SEWER/CULVERT	→	⊗
CONTOUR LINE	→	⊗
FENCE LINE	→	⊗

PARTIAL TOPOGRAPHIC SURVEY
OF
METROPOLITAN BAPTIST CHURCH
OF NASHVILLE INC.
MAP 19-13, PARCEL 94
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 30' - DATE: FEBRUARY 9, 2022



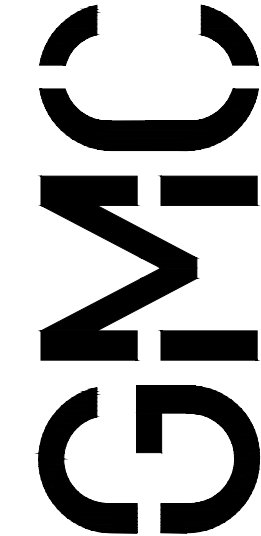
METRO BAPTIST CHURCH ADDITIONS AND RENOVATIONS

322 E CEDAR ST
GOODLETTSVILLE, TN 37072

GMC # ANAS220012

EXISTING
CONDITIONS

0002
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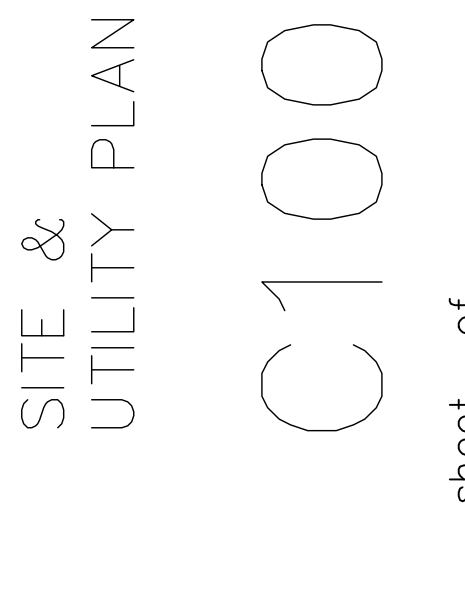


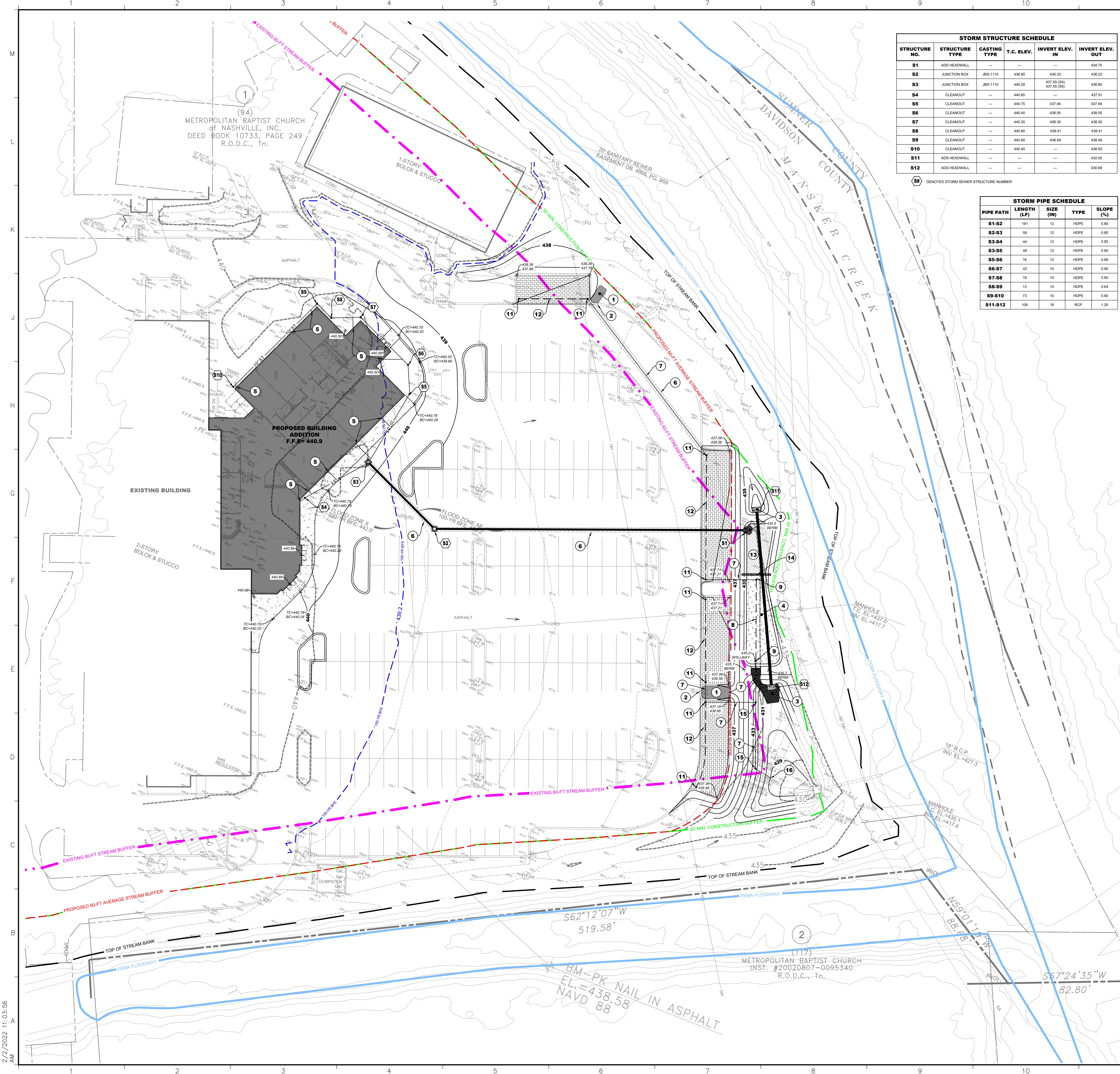
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ISSUE DATE

50% Checklist	03/15/2022
Planning Commission Submittal	05/02/2022
Planning Commission Resubmittal	05/26/2022





STORM STRUCTURE SCHEDULE					
STRUCTURE NO.	STRUCTURE TYPE	CASTING TYPE	T.C. ELEV.	INVERT ELEV. IN	INVERT ELEV. OUT
S1	ADS HEADWALL	---	---	---	434.70
S2	JUNCTION BOX	JBS-1110	438.90	436.33	436.23
S3	JUNCTION BOX	JBS-1110	440.20	437.55 (S4) 437.55 (S5)	436.80
S4	CLEANOUT	---	440.85	---	437.61
S5	CLEANOUT	---	440.75	437.94	437.84
S6	CLEANOUT	---	440.40	438.05	438.05
S7	CLEANOUT	---	440.30	438.30	438.30
S8	CLEANOUT	---	440.60	438.41	438.41
S9	CLEANOUT	---	440.60	438.49	438.49
S10	CLEANOUT	---	440.40	---	438.93
S11	ADS HEADWALL	---	---	---	432.00
S12	ADS HEADWALL	---	---	---	430.69

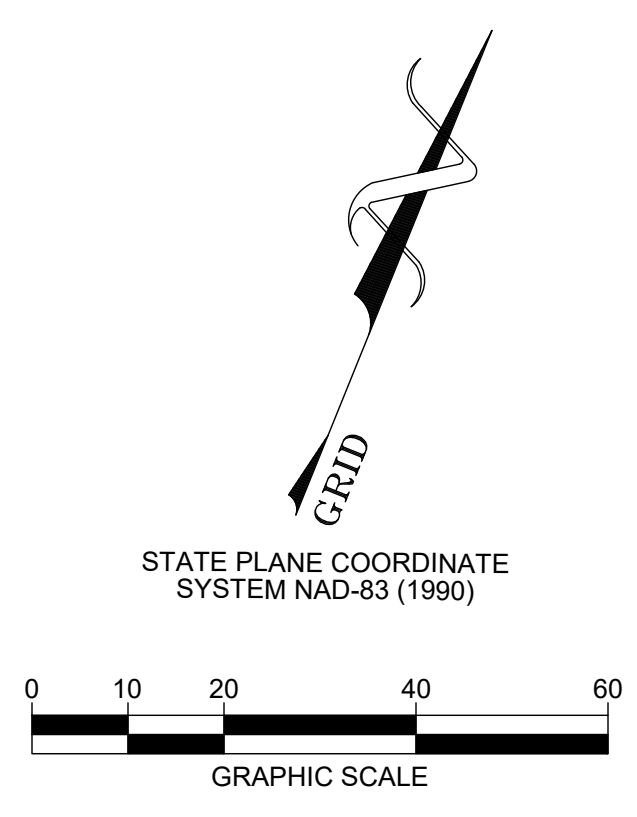
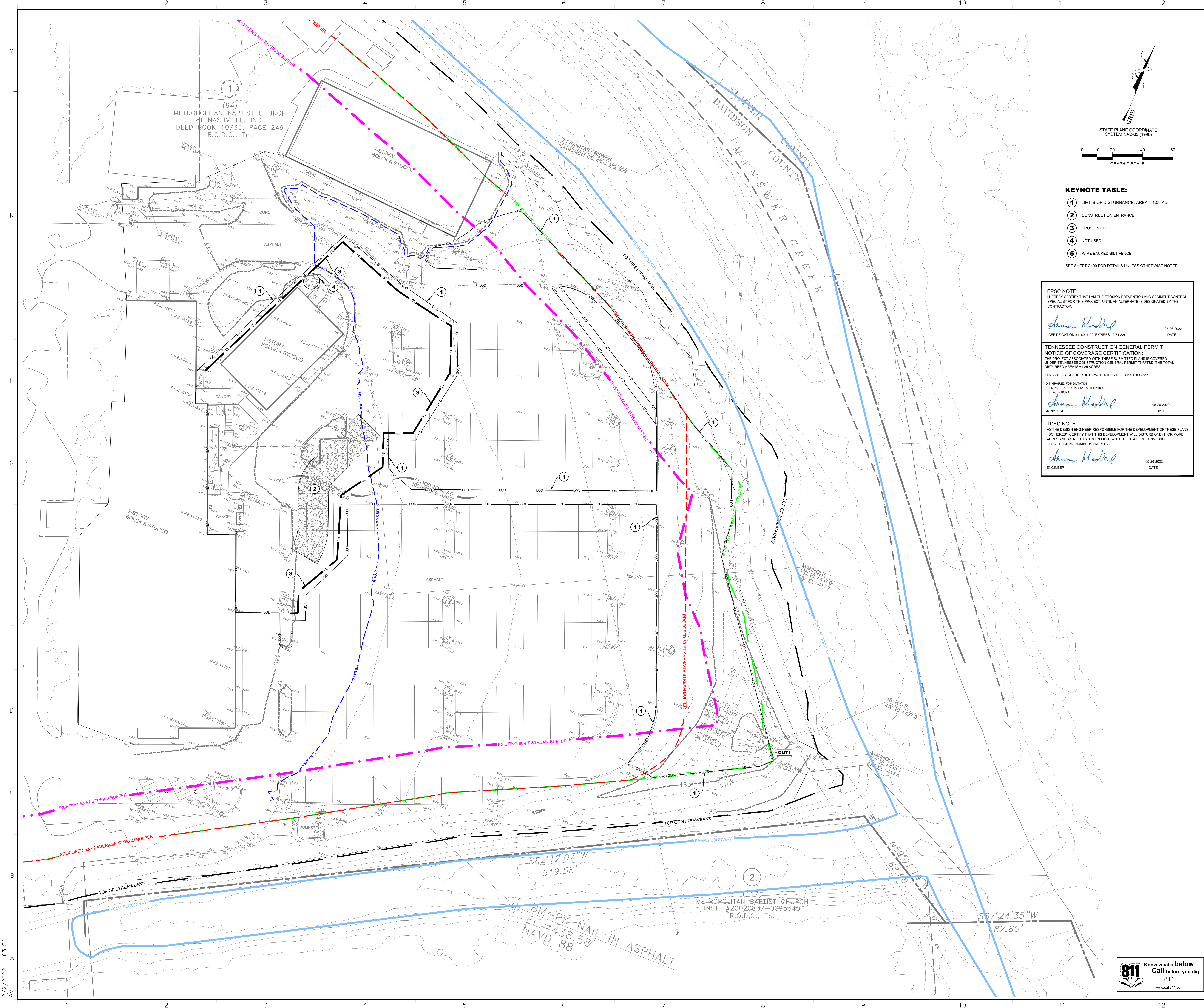
STORM PIPE SCHEDULE				
PIPE PATH	LENGTH (LF)	SIZE (IN)	TYPE	SLOPE (%)
S1-S2	191	12	HDPE	0.80
S2-S3	59	12	HDPE	0.80
S3-S4	44	12	HDPE	0.82
S3-S5	48	12	HDPE	0.60
S5-S6	16	12	HDPE	0.69
S6-S7	42	10	HDPE	0.60
S7-S8	18	10	HDPE	0.60
S8-S9	13	10	HDPE	0.64
S9-S10	73	10	HDPE	0.60
S11-S12	109	18	RCP	1.20

- ## KEYNOTE TABLE:
- | | |
|----|---|
| 1 | PERMANENT EROSION CONTROL MATTING - NORTH AMERICAN GREEN TYPE S200 |
| 2 | PROPOSED CURB CUT |
| 3 | OUTLET PROTECTION |
| 4 | LEVEL 2 BIORETENTION AREA (880 SF. SURFACE AREA) |
| 5 | INSTALL TRANSITIONAL BOOT ON DOWNSPOUTS AND TIE TO PROPOSED STORM SEWER |
| 6 | TRENCH REPAIR  |
| 7 | 6" HDPE PIPE @ 0.0% MIN. SLOPE |
| 8 | 12" PERFORATED HDPE UNDERDRAIN PER BIORETENTION DETAIL |
| 9 | CLEANOUT IN BIORETENTION |
| 10 | TIE UNDERDRAIN TO STORM SEWER |
| 11 | CLEANOUT IN PAVERS |
| 12 | 6" PERFORATED HDPE UNDERDRAIN PER PERMEABLE PAVEMENT DETAIL |
| 13 | FOREBAY (435 SF. SURFACE AREA) |
| 14 | GABION BASKET BERM |
| 15 | CLEANOUT, INSTALL CASTING FLUSH WITH FINISHED GRADE |
| 16 | DAILY LIGHT 6" HDPE PIPE TO DETENTION POND |
- SEE SHEET C400 FOR DETAILS UNLESS OTHERWISE NOTED

EXISTING 60' STREAM BUFFER
AREA = 5.39 ACRES

PROPOSED 60' AVERAGE STREAM BUFFER
AREA = 5.45 ACRES

[illegible]



KEYNOTE TABLE:

①	LIMITS OF DISTURBANCE, AREA = 1.05 Ac.
②	CONSTRUCTION ENTRANCE
③	EROSION EEL
④	NOT USED
⑤	WIRE BACKED SILT FENCE

SEE SHEET C400 FOR DETAILS UNLESS OTHERWISE NOTED

EPSC NOTE:
I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT. UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR.

Anna Medling 05-26-2022
(CERTIFICATION #116047-02, EXPIRES 12.31.22) DATE

TENNESSEE CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE CERTIFICATION:
THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TNW100. THE TOTAL DISTURBED AREA IS 11.25 ACRES.

THIS SITE DISCHARGES INTO WATER IDENTIFIED BY TDEC AS:
☒ IMPAIRED FOR SILTATION
☐ IMPAIRED FOR HABITAT ALTERATION
☐ EXCEPTIONAL

Anna Medling 05-26-2022
SIGNATURE DATE

TDEC NOTE:
AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND AN N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE. TDEC TRACKING NUMBER: TN# 1710.

Anna Medling 05-26-2022
ENGINEER DATE

GMC

3310 West End Avenue, Suite 420
Nashville, TN 37203
T 615.333.7200
GMCNETWORK.COM

Barge Cauthen ASSOCIATES

1 Civil Engineer
606 CHARLOTTE PINE STE 210
NASHVILLE, TENNESSEE 37203
615.333.3737 F.A.S.

ISSUE DATE

50% Checklist	03/15/2022
Planning Commission Submittal	05/02/2022
Planning Commission Resubmittal	05/26/2022

DRAWN BY: SG
CHECKED BY: AM

METRO BAPTIST CHURCH ADDITIONS AND RENOVATIONS

322 E CEDAR ST
GOODLETTSVILLE, TN 37072

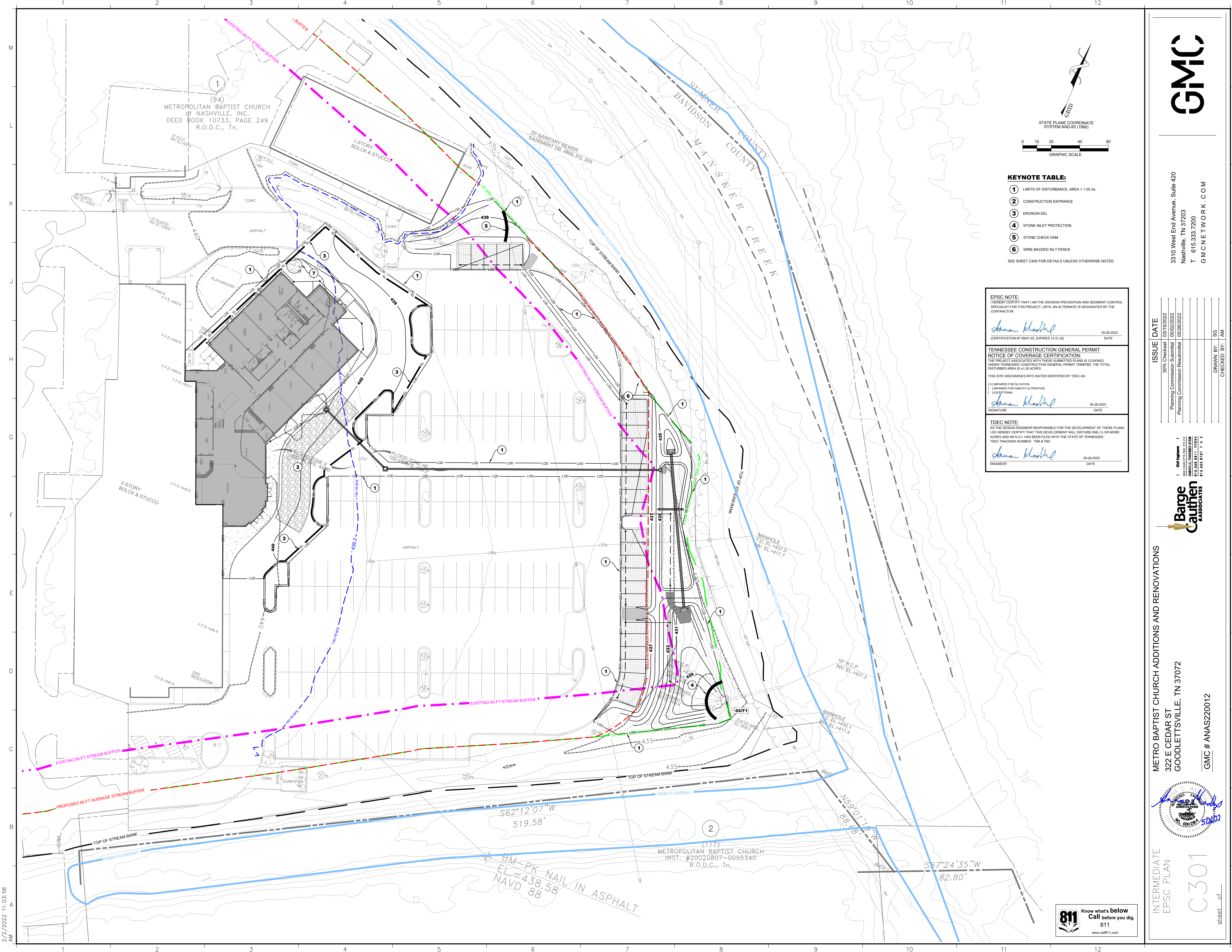
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INITIAL EPSC PLAN

C300

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KEYNOTE TABLE:

①	LIMITS OF DISTURBANCE, AREA = 1.05 AC.
②	CONSTRUCTION ENTRANCE
③	EROSION EEL
④	STONE INLET PROTECTION
⑤	STONE CHECK DAM
⑥	WIRE BACKED SILT FENCE

SEE SHEET C400 FOR DETAILS UNLESS OTHERWISE NOTED

EPSC NOTE:
I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR.

Anna Masling 05-26-2022
(CERTIFICATION #119047-02, EXPIRES 12-31-22) DATE

TENNESSEE CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE CERTIFICATION:
THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TN07BTD. THE TOTAL DISTURBED AREA IS 4.15 ACRES.

THIS SITE DISCHARGES INTO WATER IDENTIFIED BY TDEC AS:
1.) IMPAIRED FOR DELTATION
2.) IMPAIRED FOR HABITAT ALTERATION
3.) EXCEPTIONAL

Anna Masling 05-26-2022
SIGNATURE DATE

TDEC NOTE:
AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND AN N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE.
TDEC TRACKING NUMBER: TN# 9 T8D.

Anna Masling 05-26-2022
ENGINEER DATE

GMC

3310 West End Avenue, Suite 420
Nashville, TN 37203
T 615.333.7200
GMCNETWORK.COM

Barge Cauthen ASSOCIATES

1 Civil Engineer
600 CHARLOTTE PIKE STE 210
NASHVILLE, TENNESSEE 37203
615-333-3737 F.A.S.

METRO BAPTIST CHURCH ADDITIONS AND RENOVATIONS

322 E CEDAR ST
GOODLETTSVILLE, TN 37072

GMC # ANAS220012

INTERMEDIATE EPSC PLAN

C301

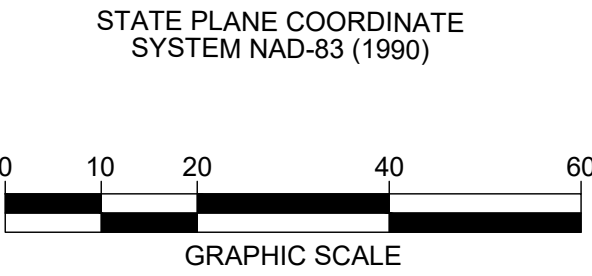
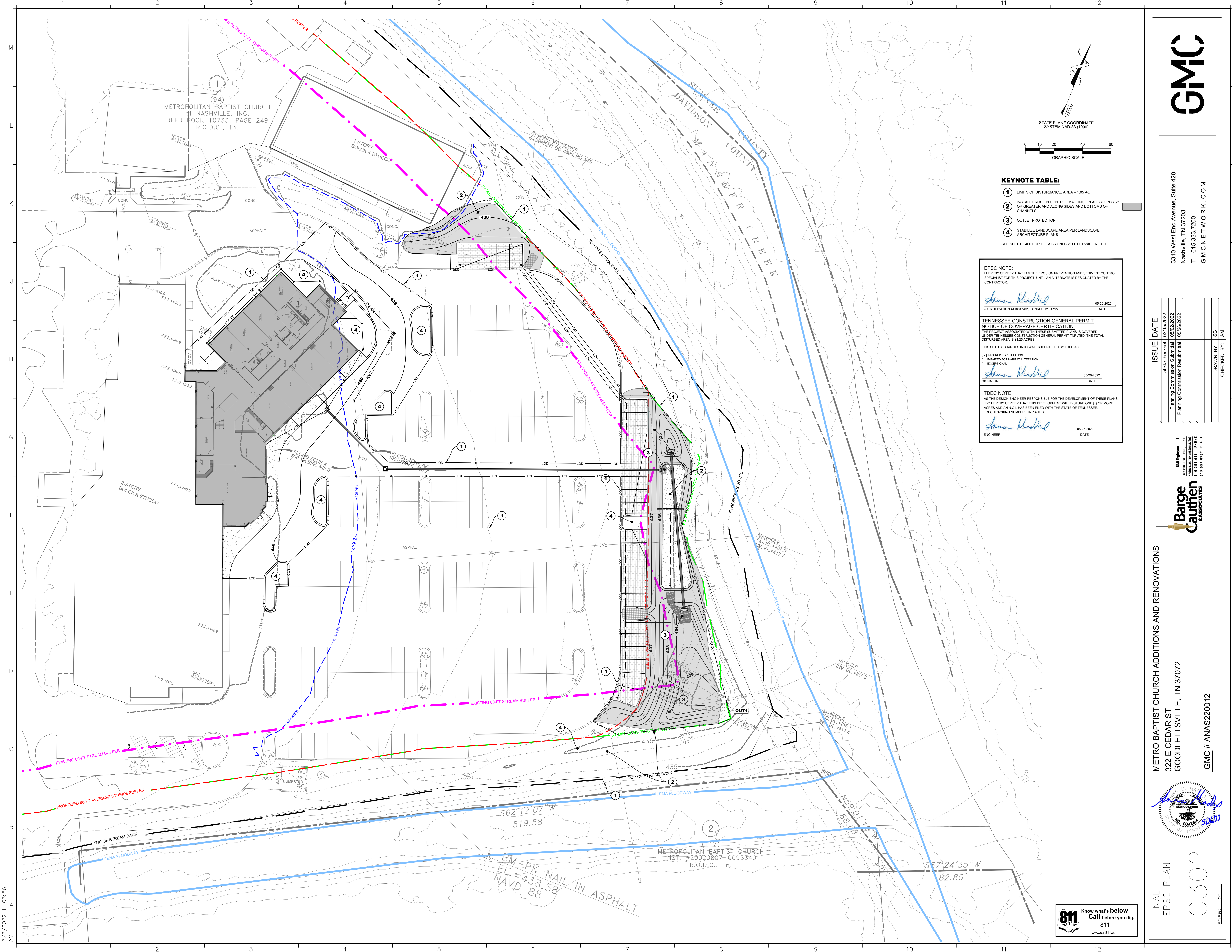
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ISSUE DATE

50% Checklist	03/15/2022
Planning Commission Submittal	05/02/2022
Planning Commission Resubmittal	05/26/2022

DRAWN BY: SG
CHECKED BY: AM



KEYNOTE TABLE:

- 1 LIMITS OF DISTURBANCE, AREA = 1.05 AC.
 - 2 INSTALL EROSION CONTROL MATTING ON ALL SLOPES 5:1 OR GREATER AND ALONG SIDES AND BOTTOMS OF CHANNELS
 - 3 OUTLET PROTECTION
 - 4 STABILIZE LANDSCAPE AREA PER LANDSCAPE ARCHITECTURE PLANS
- SEE SHEET C400 FOR DETAILS UNLESS OTHERWISE NOTED

EPSC NOTE:

I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR.

Anna Medlin

(CERTIFICATION #116047-02, EXPIRES 12/31/22) DATE 05-26-2022

TENNESSEE CONSTRUCTION GENERAL PERMIT

NOTICE OF COVERAGE CERTIFICATION:
THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT THWTRD. THE TOTAL DISTURBED AREA IS 41.25 ACRES.

THIS SITE DISCHARGES INTO WATER IDENTIFIED BY TDEC AS:

- (X) IMPAIRED FOR SUSTAINMENT
- () IMPAIRED FOR HABITAT ALTERATION
- () EXCEPTIONAL

Anna Medlin

SIGNATURE DATE 05-26-2022

TDEC NOTE:

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND AN N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE. TDEC TRACKING NUMBER: TN# # TBD.

Anna Medlin

ENGINEER DATE 05-26-2022

METRO BAPTIST CHURCH ADDITIONS AND RENOVATIONS

322 E CEDAR ST
GOODLETTSVILLE, TN 37072

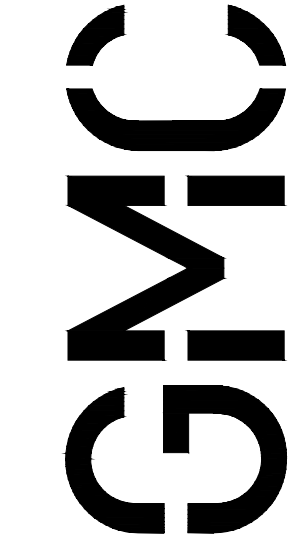
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FINAL
EPSC PLAN

C302

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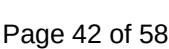
50% Checklist 03/15/2022

Planning Commission Submittal 05/02/2022

Planning Commission Resubmittal 05/26/2022



1 Civil Engineer
600 CHARLOTTE PIKE STE 210
NASHVILLE, TENNESSEE 37203
615.333.7177 FAX

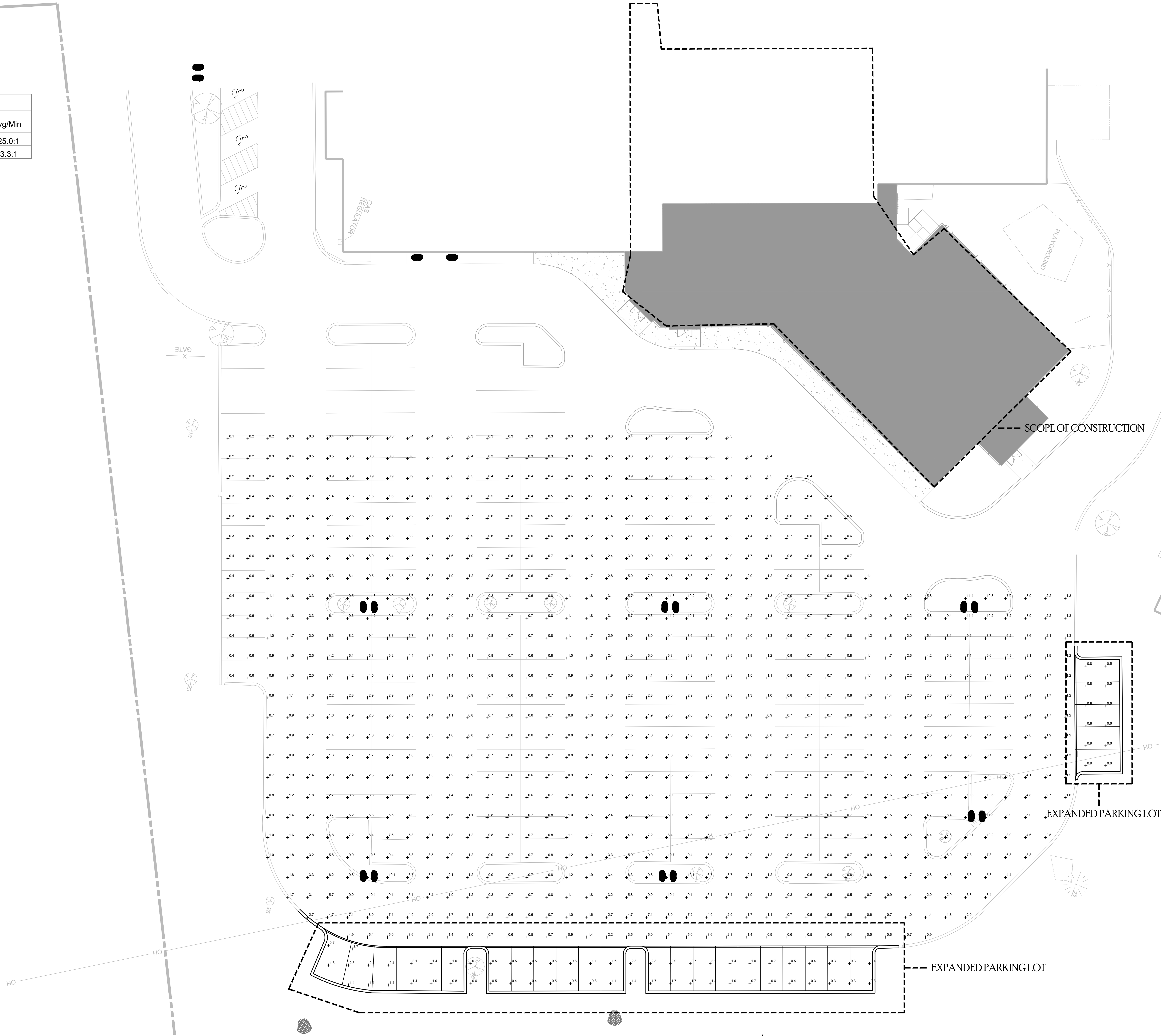


NOTE TO PLAN REVIEWER:
ANALYSIS PERFORMED BASED ON EXISTING CONDITIONS. ALL POLE MOUNTED
PARKING LOT LIGHT FIXTURES ARE EXISTING TO REMAIN.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EXISTING PARKING AREA	+	2.5 fc	11.6 fc	0.1 fc	116.0:1	25.0:1
PARKING EXPANSION	+	1.0 fc	3.7 fc	0.3 fc	12.3:1	3.3:1

LIGHTING FIXTURE LEGEND

- EXISTING POLE MOUNTED PARKING LOT LIGHT. LIGHTIDE
LT-AU1-200W (MVOLT 200W LED)
- EXISTING EXTERIOR MOUNTED WALL PACK. LIGHTIDE WPC01
SERIES WITH FULL CUT-OFF LENS. (MVOLT 120W LED)



SITE LIGHTING PLAN
SCALE: 1/16" = 1'-0"



SITE LIGHTING PLAN

METRO BAPTIST CHURCH ADDITIONS AND RENOVATIONS

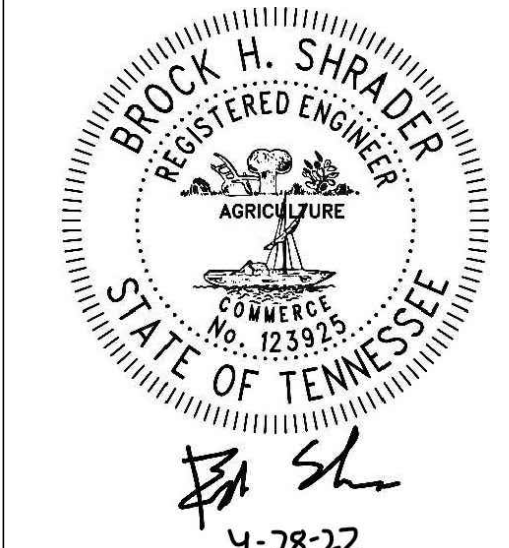
322 E CEDAR ST
GOODLETTSVILLE, TN 37072

GMC # ANAS220012

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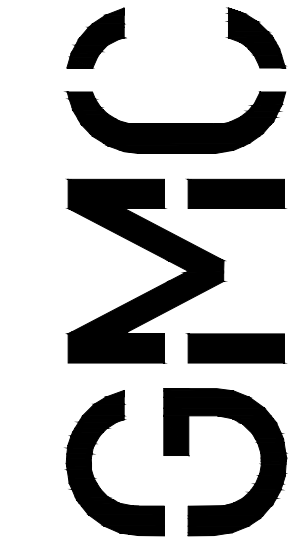
ISSUE DATE

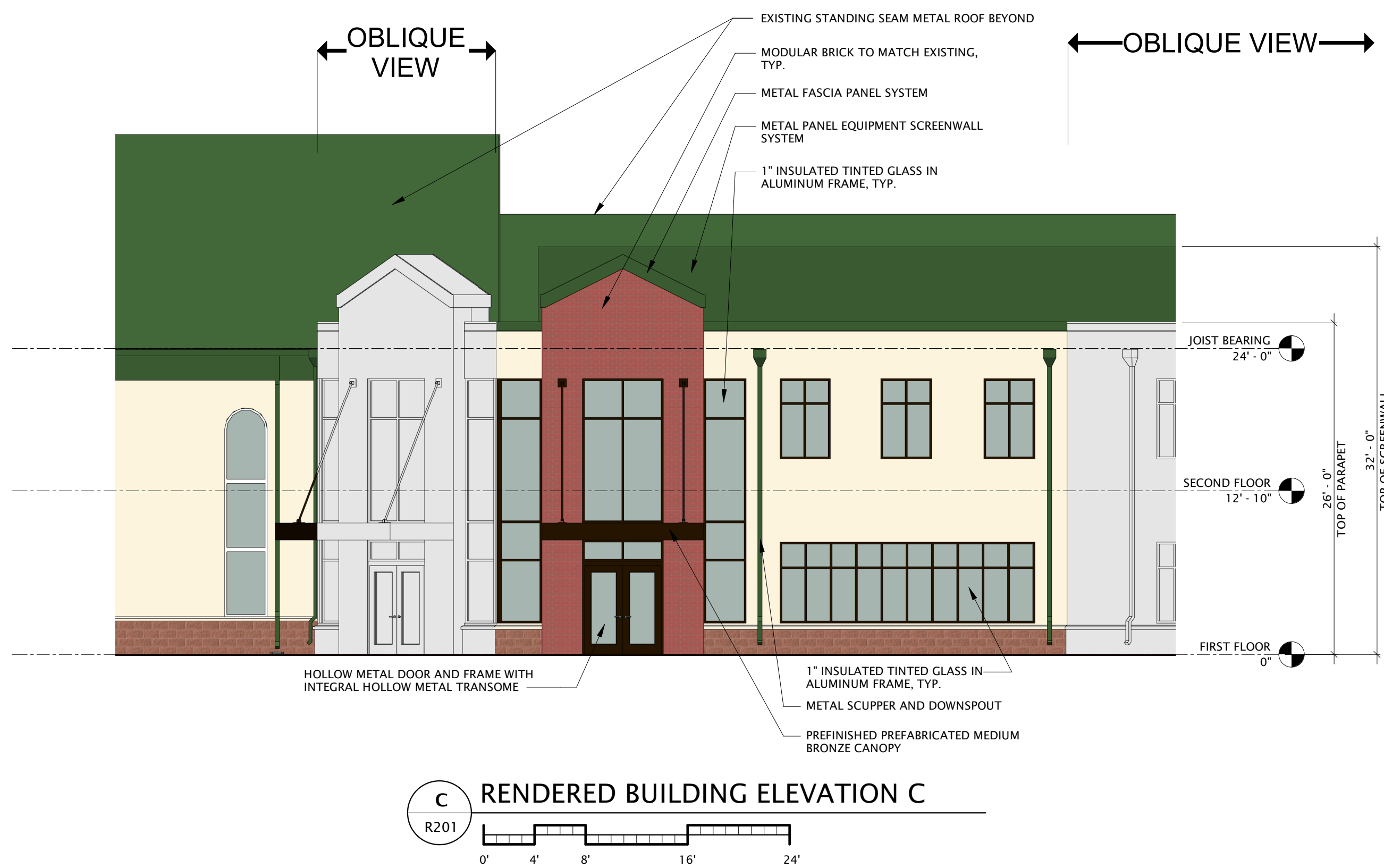
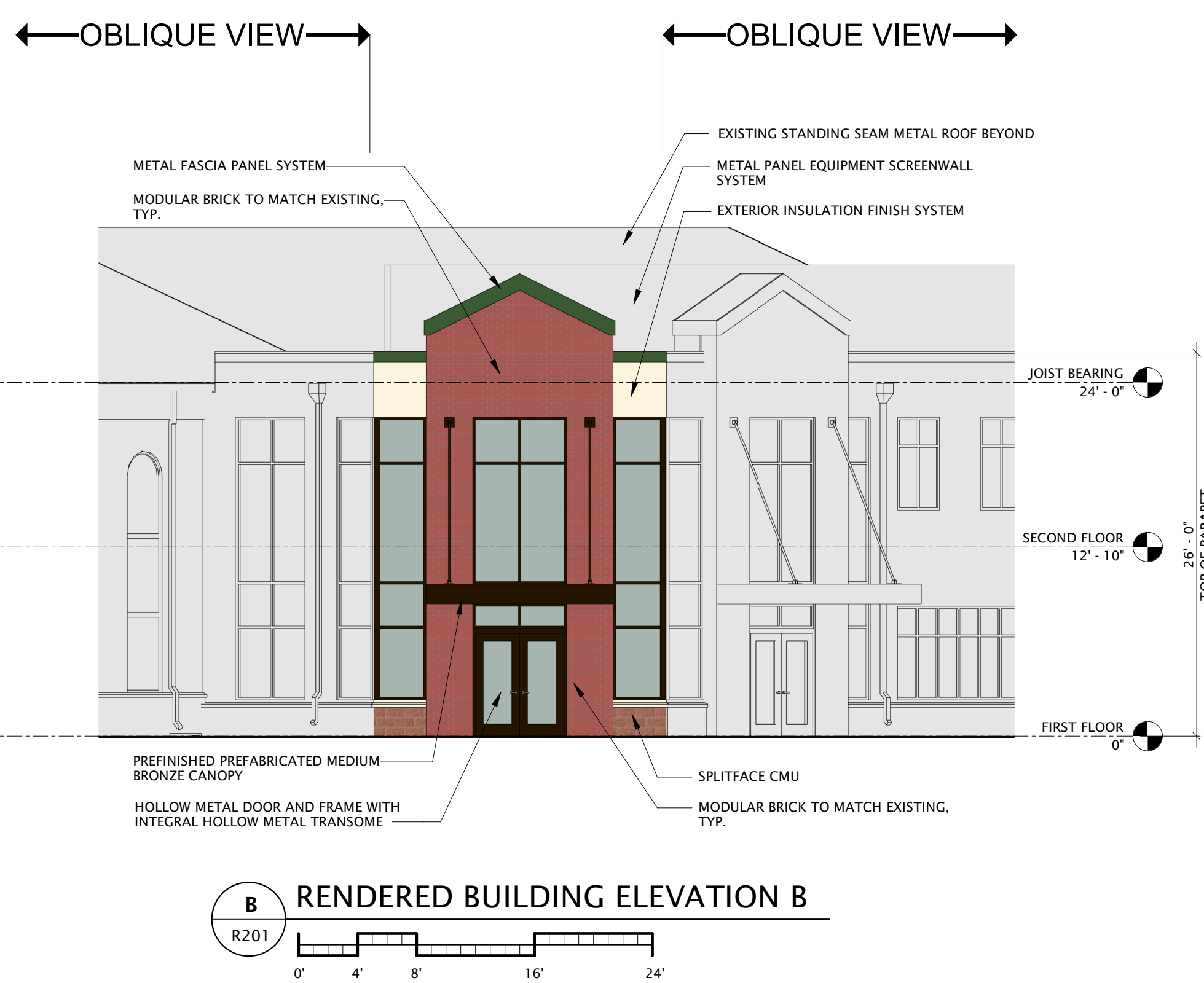
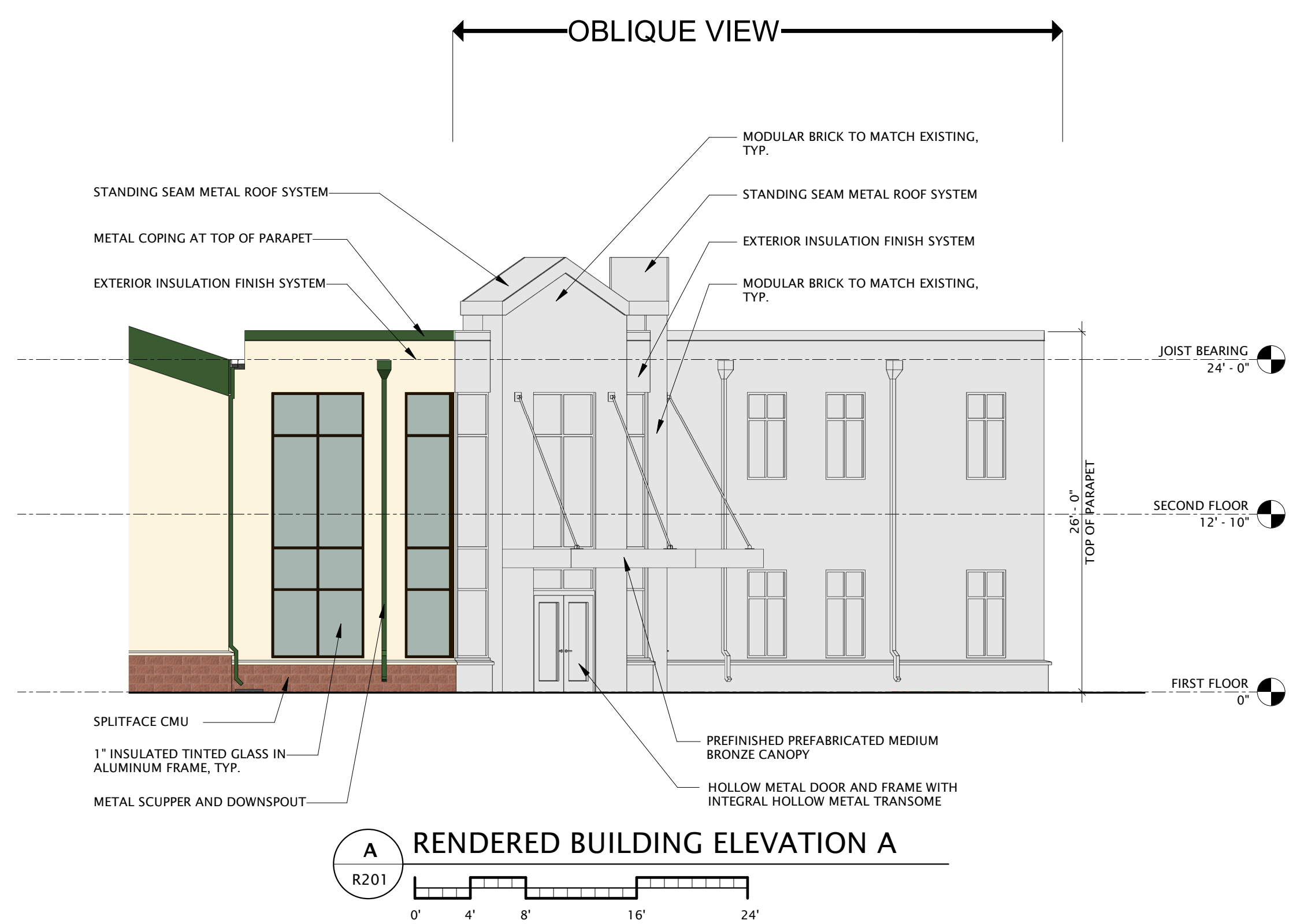
PLANNING COMMISSION 05-02-2022



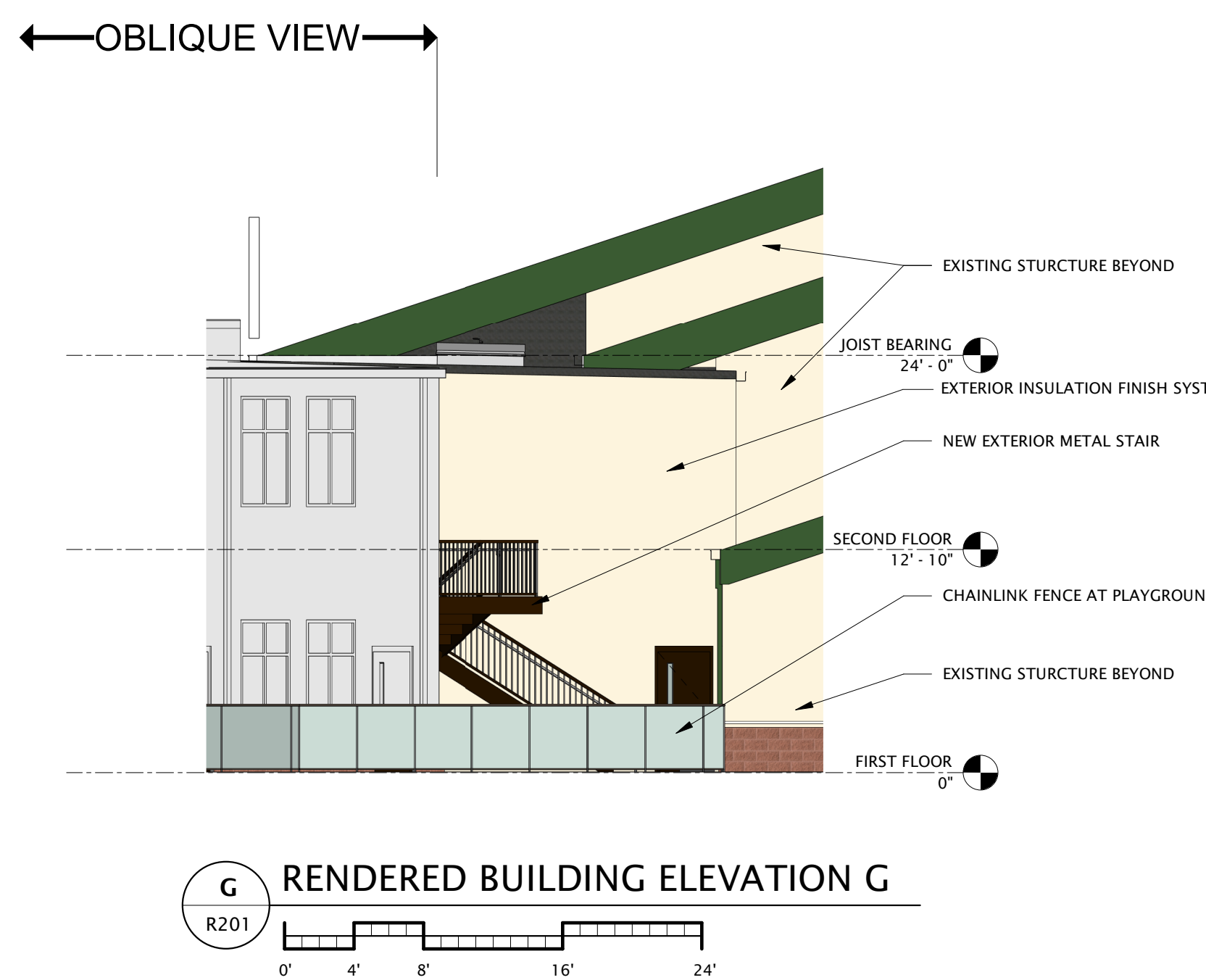
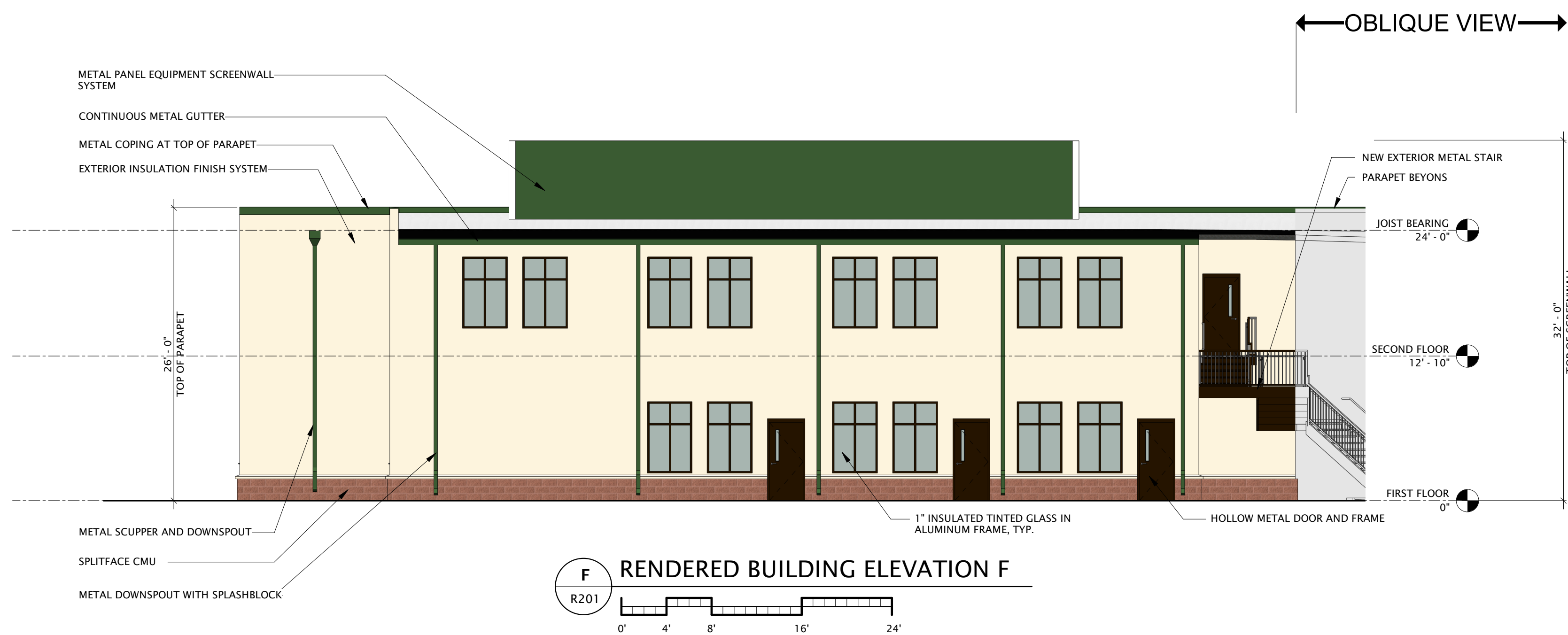
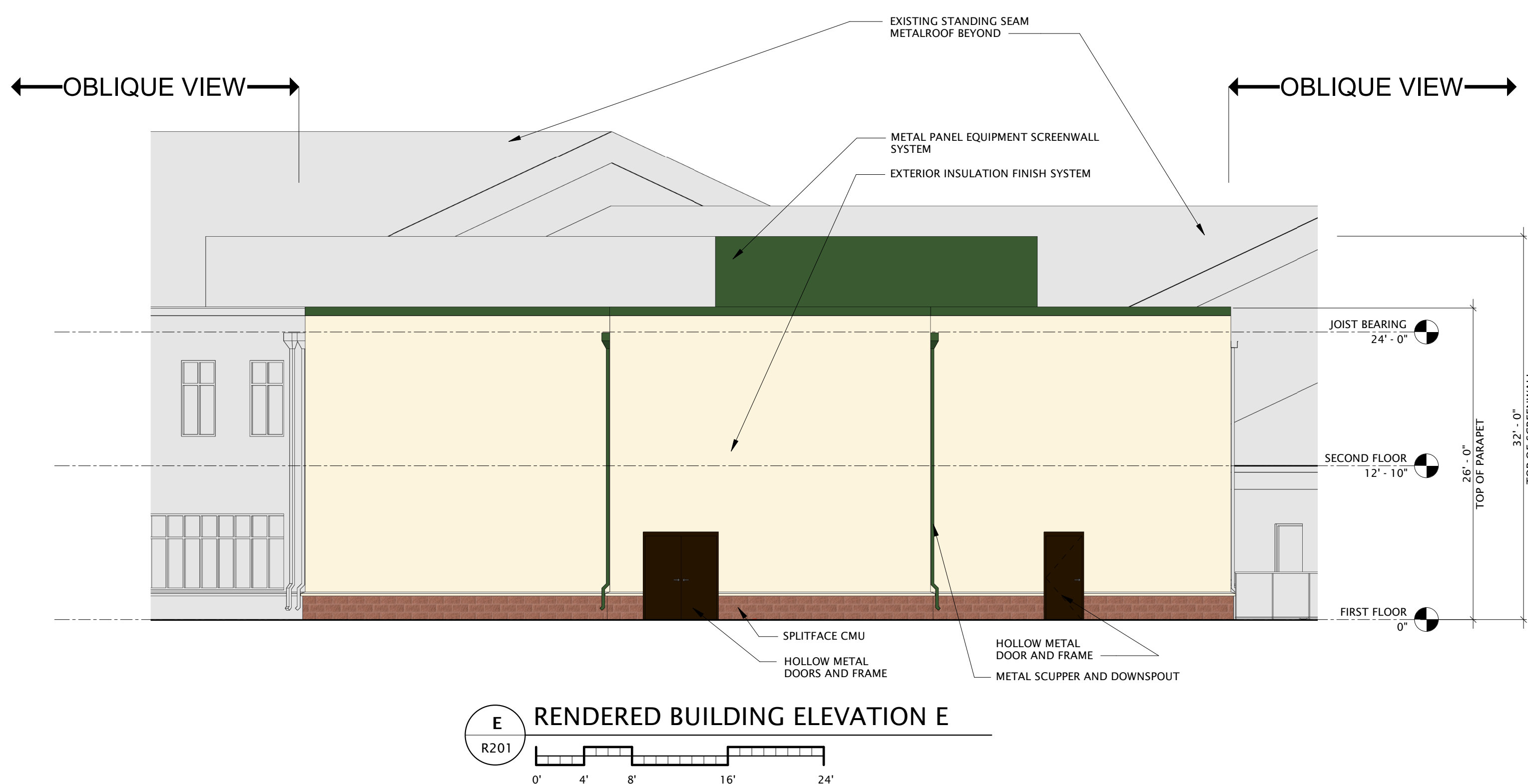
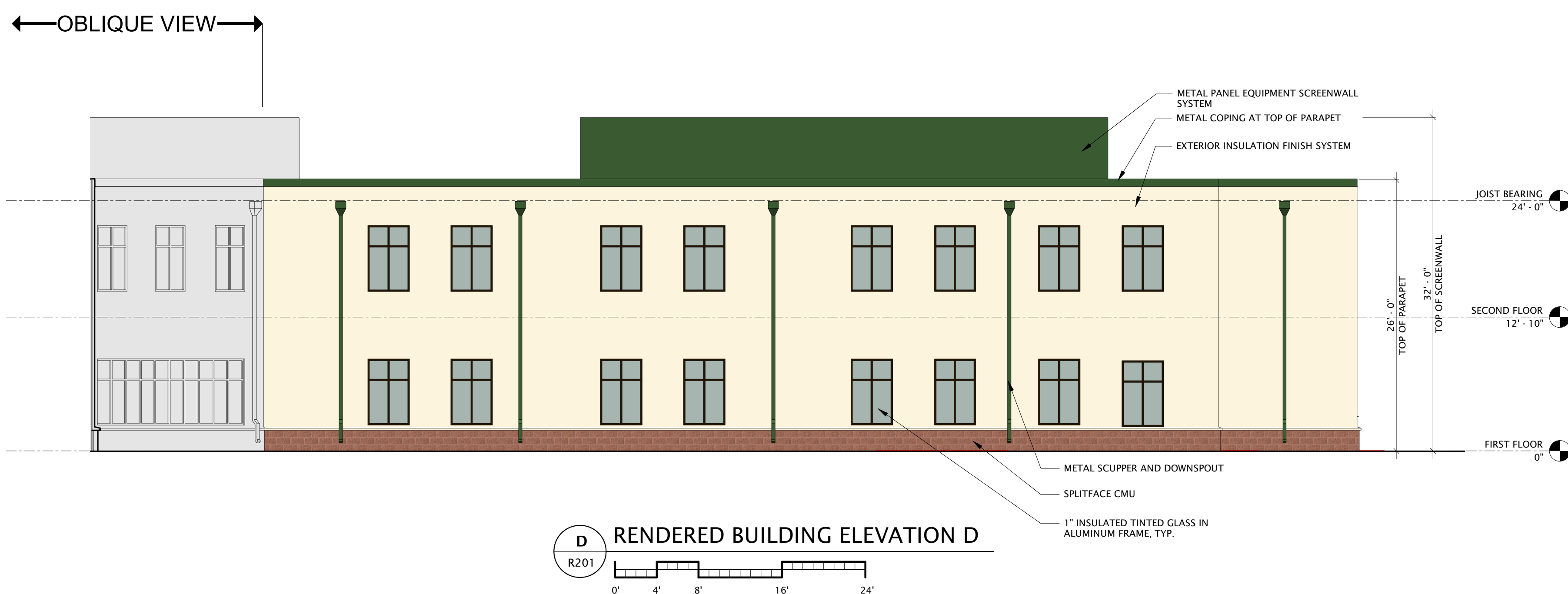
DRAWN BY: IW&G
CHECKED BY: IW&G

3310 West End Avenue, Suite 420
Nashville, TN 37203
T 615.333.7200
GMCNETWORK.COM





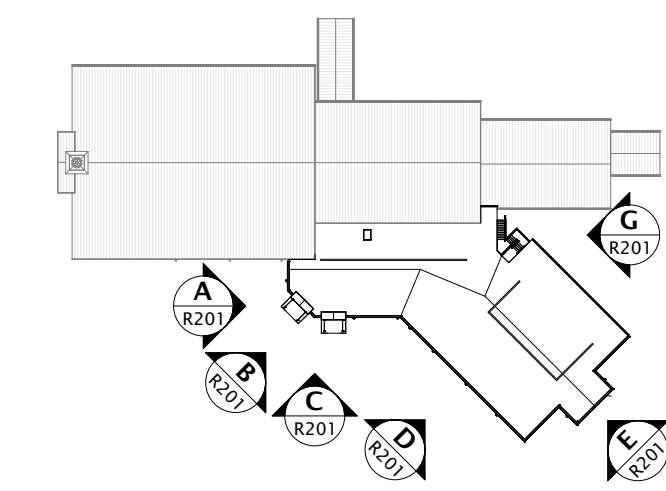
ELEVATIONS AT AN OBLIQUE ANGLE ARE SHOWN IN GREY FOR CLARITY.



BUILDING ELEVATION NOTES

1. COLORS IN OBLIQUE VIEWS DO NOT REPRESENT COLOR OF TRUE VIEW
2. ALL EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS
3. EXTERIOR ALUMINUM METAL STORFRONT WINDOW FRAMES TO BE MEDIUM BRONZE
4. EXTERIOR HOLLOW METAL DOORS AND FRAMES TO BE PAINTED MEDIUM BRONZE
5. EXTERIOR METAL STAIRS TO BE PAINTED MEDIUM BRONZE

BUILDING ELEVATION KEY



METRO BAPTIST CHURCH ADDITIONS AND RENOVATIONS

322 E CEDAR ST
GOODLETTSVILLE, TN 37072

GMC # ANAS220012

ISSUE DATE

PLANNING COMMISSION 05-02-2022

DRAWN BY: F.J.F.
CHECKED BY: R.J.G.

3310 West End Avenue, Suite 420
Nashville, TN 37203
T 615.333.7200
GMCNETWORK.COM

RENDERED
BUILDING
ELEVATIONS

R201

GMC



- NOTES**
1. FINAL DESIGN WILL MEET & FOLLOW ALL CITY OF GOODLETTSVILLE DESIGN STANDARDS.
 2. MATERIAL USED WILL BE A MINIMUM OF 50% BRICK AND/OR STONE WITH THE REMAINING PORTION BEING SPLIT FACE BLOCK, GLASS, EIFS OR CEMENT FIBER BOARD.
 3. IMAGES SHOWN ARE TO SHOW THE OVERALL DESIGN CONCEPT. FINAL ARCHITECTURE WILL BE UPDATED TO FOLLOW ALL CITY REQUIREMENTS.



1211 SOUTH
 1211 S. DICKERSON RD
 GOODLETTSVILLE, TN 37070

01
 INSPIRATION IMAGES

1211 SOUTH
PRELIMINARY MASTER PLAN
(HIGH DENSITY RESIDENTIAL PUD - REZONE)

1211 SOUTH DICKERSON ROAD
GOODLETTSVILLE, TN 37072

Property Information:

1211 SOUTH DICKERSON ROAD
Map: 33, Parcel 34.00
Total Acres: 6.90 Acres

Owner/Developer:

Victor Banker, Owner
615.498.9099
vab3232@gmail.com

Civil Engineer:

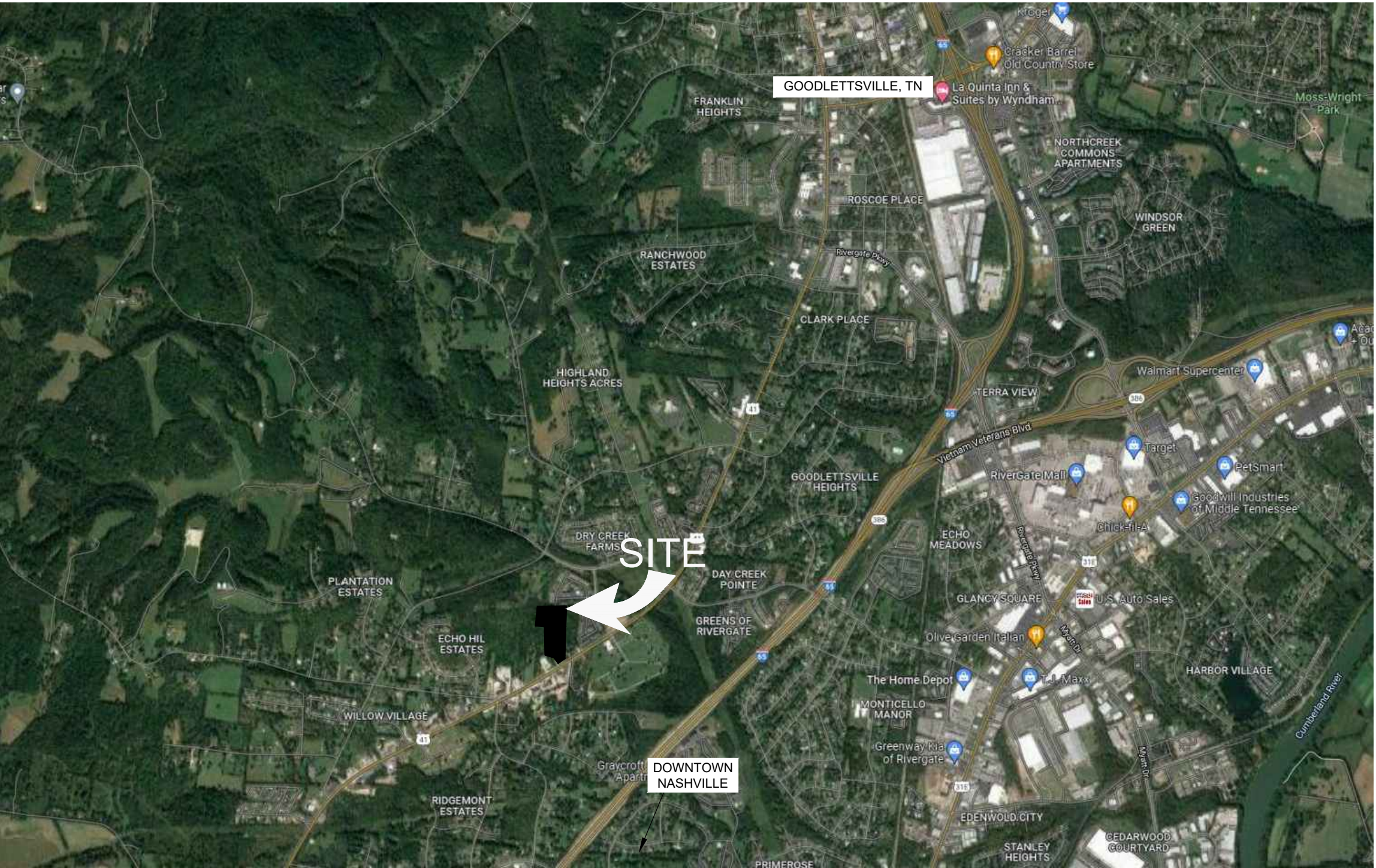
TKC ARCHITECTURE & ENGINEERING
Cole Newton, PE, LEED AP
615.617.7477
cole@tkc-ae.com

Landscape Architect:

CUMBERLAND LAND DESIGN
Brian Wray
615.333.4636
cumberlanddesign@bellsouth.com

Surveyor:

ELKINS SURVEYING COMPANY
Doyle Elkins
615.907.8625
elkinsdoyle@gmail.com



LOCATION MAP
N.T.S.

DEVELOPMENT SUMMARY:	
SITE AREA:	+/- 6.9 ACRES (300,564.2 SQFT)
CS SITE AREA:	+/- 1.9 ACRES (82,764.3 SQFT)
HDRPUD SITE AREA:	+/- 5.0 ACRES (70,701.2 SQFT)
PROPERTY ZONING:	AGRICULTURAL (NORTH) & CS (SOUTH)
EXISTING USE:	WOODS WITH A FEW BUILDINGS
PROPOSED USE:	HDRPUD (NORTH) & CS (SOUTH)
NEIGHBORING ZONING:	North: HDRPUD South: CS (ACROSS GOODLETTSVILLE PK.) West: AR (NORTH) & CS (SOUTH) East: AR (NORTH) & CS (SOUTH)
SETBACKS:	CS ZONING HDRPUD
FRONT	100 FT / CONTEXTUAL 35 FT
SIDE SETBACKS	10 FT 50 FT
REAR SETBACKS	30 FT 35 FT
HEIGHT STANDARDS	35 FT (3 STORIES)
CS BUILDING AREA	14,000 SQFT
HDRPUD BUILDING AREA	75 UNITS (3 BUILDINGS) 182 TOTAL BEDROOMS
HDRPUD DENSITY	15 UNITS PER ACRE
OPEN SPACE REQUIRED:	20% (1 ACRE)
OPEN SPACE PROPOSED:	39% (2.7 AC) TOTAL - INCLUDES ALL PVIOUS AREAS (YARD AREAS, ACTIVE OPEN SPACE, STORMWATER AREAS). ACTIVE OPEN SPACE ~ 0.5 AC
PARKING REQUIRED:	
CS	56 SPACES (1/250 SQFT)
HDRPUD	182 SPACES (1 SPACE PER ROOM)
PARKING PROVIDED:	
CS	60 TOTAL SPACES (2 ADA SPACES)
HDRPUD	182 TOTAL SPACES (2 ADA SPACES PER BUILDING)

Sheet Schedule

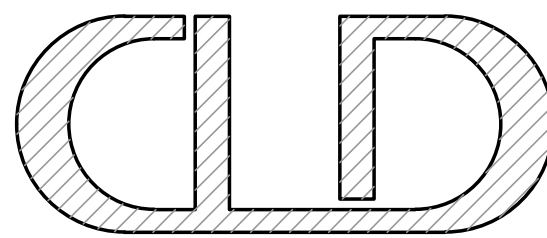
C-0.0	Cover Sheet
C-1.0	Existing Conditions
C-2.0	Proposed Layout
C-2.1	Proposed Utilities w/ Contours
C-2.2	Proposed Landscape Plan
C-2.3	Fire Truck Circulation

CHAIRMAN OF THE PLANNING COMMISSION

SIGNATURE DATE



TKC Architecture
& Engineering LLC
615.617.7477
WWW.TKC-AE.COM



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

1211 SOUTH

1211 S. DICKERSON RD.
GOODLETTSVILLE, TN 37070
MAP 33, PARCEL 34.00

PRELIMINARY DRAWINGS

Revision		
No.	Date	Description
1	05/26/2022	PER CITY COMMENTS

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the ELKINS SURVEYING COMPANY. TKC ARCHITECTURE AND ENGINEERING LLC and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.

Contractor to contact civil engineer with any discrepancies with these drawings and actual field conditions.

SHEET TITLE:
COVER SHEET

PROJECT: 1211 DICKERSON ROAD
DATE: 5/2/2022
DRAWN: CON

SHEET NUMBER:
C - 0.0



- NOTES:
- EXISTING CONDITIONS OF THE SITE INCLUDE MOSTLY FORESTED AREAS WITH SEVERAL EXISTING BUILDINGS.
 - ALL BUILDINGS TO BE DEMOLISHED.

TKC
A&E
ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

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& Engineering LLC
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CLD

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PRELIMINARY DRAWINGS

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No.	Date	Description
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EXISTING CONDITIONS

PROJECT: 1211 DICKERSON ROAD
DATE: 5/2/2022
DRAWN: CON

SHEET NUMBER:
C - 1.0



City: GOODLETTSVILLE, TN 37072

GRAPHIC SCALE (IN FEET)
0 25 50 100
SCALE: 1" = 50'

LEGEND
PROPERTY LINE
ASPHALT PAVING
CONCRETE

- UNIT TYPE NOTES:
- 3 APARTMENT BUILDINGS (182 TOTAL ROOMS)
 - BUILDING 1
 - 3 FLOORS
 - 60 TOTAL ROOMS
 - BUILDING 2
 - 2 FLOORS ON THE SOUTH HALF AND 3 FLOORS ON THE NORTH HALF
 - 50 TOTAL ROOMS
 - BUILDING 3
 - 3 FLOORS
 - 72 TOTAL ROOMS
 - COMMERCIAL BUILDING
 - 14,000 SQUARE FEET
 - SPLIT INTO 7 TOTAL COMMERCIAL SPACES
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 - UNITS 3-6 = 1,250 SQ FT
- UTILITY NOTES:
- WATER SERVICES TO BE PROVIDED BY MADISON SUBURBAN UTILITY DISTRICT
 - WASTEWATER SERVICE TO BE PROVIDED BY CITY OF GOODLETTSVILLE
 - ELECTRICAL SERVICE TO BE PROVIDED BY NASHVILLE ELECTRIC SERVICE
 - WATER AND SANITARY SEWER SYSTEM SHOWN ARE SCHEMATIC
 - FINAL WATER AND SANITARY SEWER SERVICE LOCATIONS WILL BE DESIGNED AND PROVIDED DURING FINAL SITE PLAN PHASE.
- STORMWATER NOTES:
- SOILS CLASSIFIED AS "C" SOILS THROUGHOUT THE WHOLE SITE
 - STORMWATER AREAS SHOWN FOR PLANNING PURPOSES NO DESIGN WORK HAS BEEN DONE
 - DESIGN WORK WILL BE DONE ONCE REZONING IS APPROVED
- FIRE PROTECTION NOTES:
- ALL BUILDINGS WILL BE SPRINKLED.
 - FIRE TRUCK ACCESS IS PROVIDED THROUGHOUT DEVELOPMENT
 - HYDRANT SPACING TO BE PER CITY OF GOODLETTSVILLE REQUIREMENTS AND IFC REQUIREMENTS.
- PRE-DEVELOPMENT
- TOTAL SITE AREA = 6.90 AC
 - IMPERVIOUS AREA = 0.20 AC
 - PERVIOUS AREA = 6.70 AC
- POST DEVELOPMENT
- TOTAL SITE AREA = 6.90 AC
 - IMPERVIOUS AREA = 4.19 AC
 - PERVIOUS AREA = 2.71 AC
- LANDSCAPE NOTES:
- LANDSCAPE SHOWN IS SCHEMATIC
 - THE FINAL DESIGN WITH SPECIES TYPE AND SPACING PER THE ZONING CODE WILL BE DONE WITH FINAL SITE DESIGN.
 - A 15' TYPE 1 BUFFER YARD ALONG EAST AND WEST SIDE OF THE HDPUD.

TKC
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ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

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1211 SOUTH

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MAP 33, PARCEL 34.00

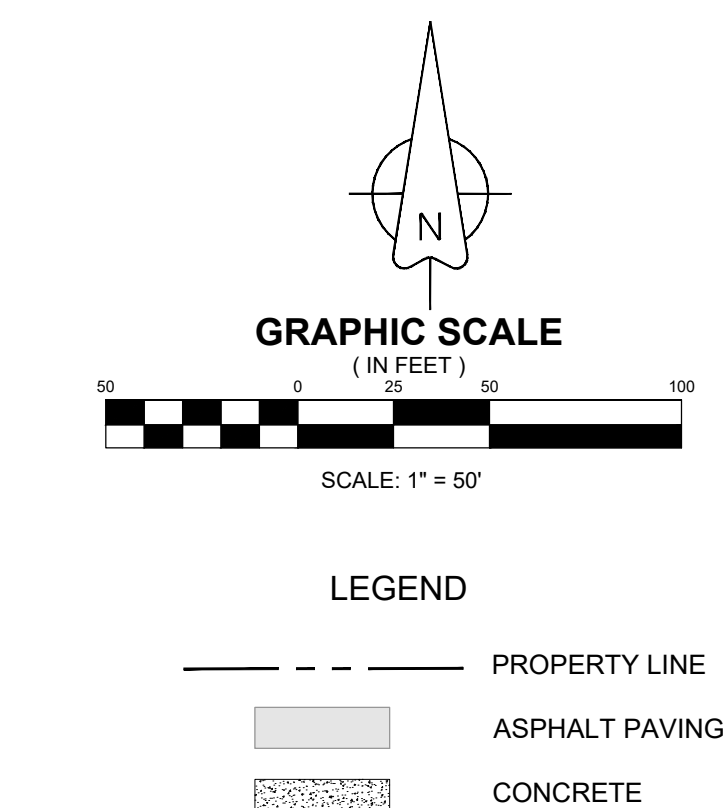
PRELIMINARY DRAWINGS

Revision		
No.	Date	Description
1	05/26/2022	PER CITY COMMENTS

SHEET TITLE: PROPOSED LAYOUT

PROJECT: 1211 DICKERSON ROAD
DATE: 5/2/2022
DRAWN: CON

SHEET NUMBER:
C - 2.0



- UNIT TYPE NOTES:
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 - 60 TOTAL ROOMS
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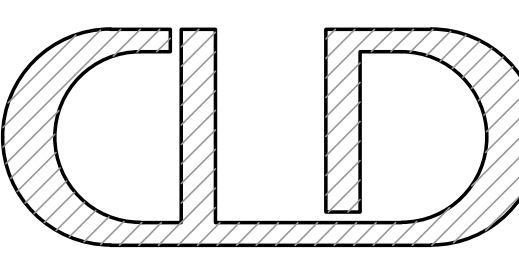
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1211 SOUTH

1211 S. DICKERSON RD.
GOODLETTSVILLE, TN 37070
MAP 33, PARCEL 34.00

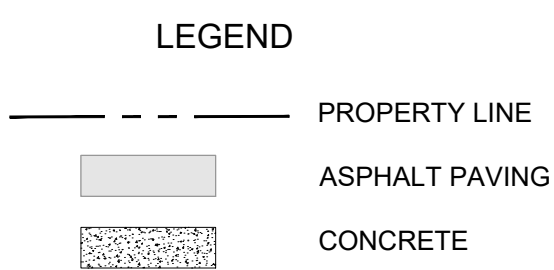
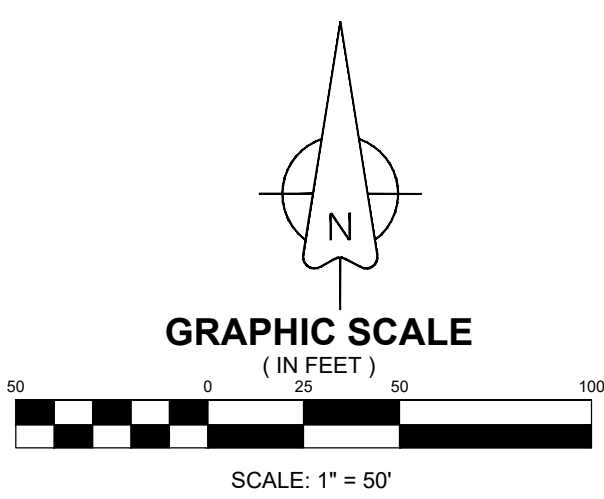
PRELIMINARY DRAWINGS

Revision		
No.	Date	Description
1	05/26/2022	PER CITY COMMENTS

PROPOSED UTILITIES W/ CONTOURS

PROJECT: 1211 DICKERSON ROAD
DATE: 5/2/2022
DRAWN: CON

SHEET NUMBER:
C - 2.1



- UNIT TYPE NOTES:
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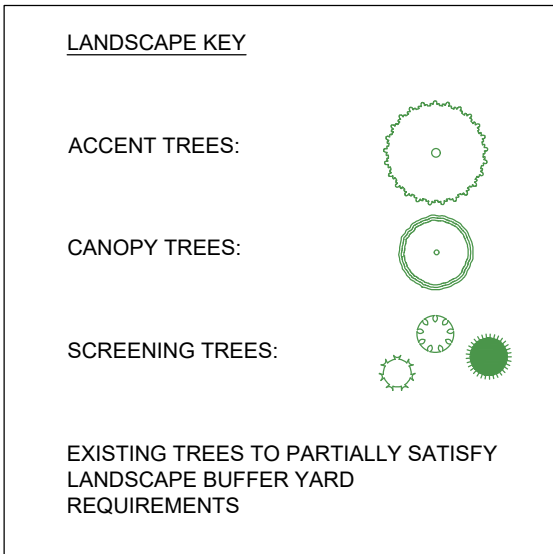
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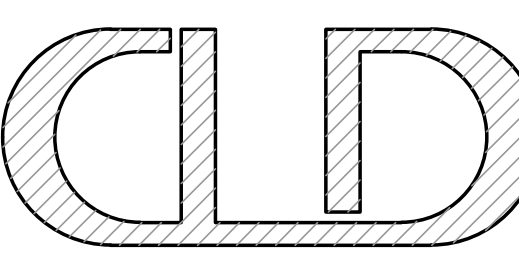
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1211 SOUTH

1211 S. DICKERSON RD.
GOODLETTSVILLE, TN 37070
MAP 33, PARCEL 34.00

PRELIMINARY DRAWINGS

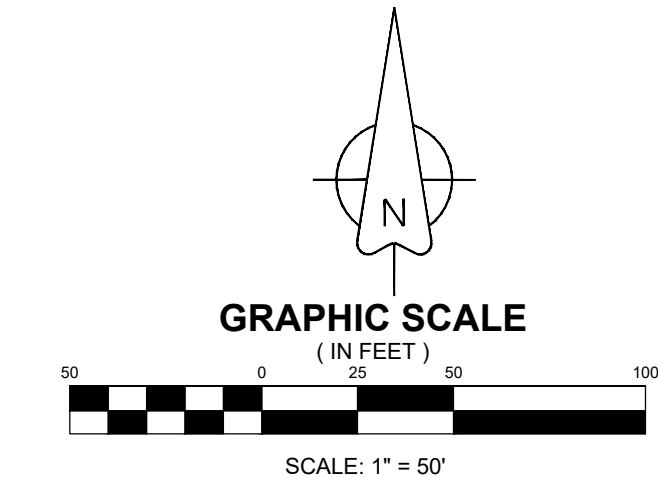
Revision		
No.	Date	Description
1	05/26/2022	PER CITY COMMENTS

SHEET TITLE:

PROPOSED LANDSCAPE PLAN

PROJECT: 1211 DICKERSON ROAD
DATE: 5/2/2022
DRAWN: CON

SHEET NUMBER:
C - 2.2



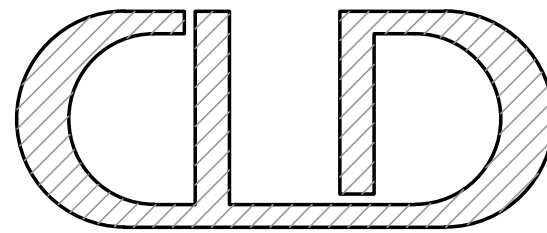
NOTES:

FIRE PROTECTION NOTES:

- ALL BUILDINGS WILL BE SPRINKLED.
- FIRE TRUCK ACCESS IS PROVIDED THROUGHOUT DEVELOPMENT BASED ON CITY OF GOODLETTSVILLE FIRE TRUCK
- INTERNAL ROAD/DRIVE WIDTH IS 26'
- HYDRANT SPACING TO BE PER CITY OF GOODLETTSVILLE REQUIREMENTS AND IFC REQUIREMENTS.



TKC Architecture
& Engineering LLC
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1211 SOUTH

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GOODLETTSVILLE, TN 37070
MAP 33, PARCEL 34.00

PRELIMINARY DRAWINGS

Revision		
No.	Date	Description
1	05/26/2022	PER CITY COMMENTS

SHEET TITLE:

FIRE TRUCK CIRCULATION

PROJECT: 1211 DICKERSON ROAD
DATE: 5/2/2022
DRAWN: CON

SHEET NUMBER:

C - 2.3



May 26th, 2022

Addam McCormick
Director of Planning & Development Services
City of Goodlettsville
318 N. Main Street
Goodlettsville, TN 37072

Project: 1211 South

Subject: Preliminary Master Plan for High Density Residential Planned Unit Development - Rezone - Resubmittal
Staff,

We are requesting rezoning of a portion of the property located at 1211 South Dickerson Road, Goodlettsville TN 37072 (Parcel ID 0 3300003400). The property is 6.9 acres. The property is currently split zoned with the road frontage 1.9 acres zoned as Commercial Services District and the back 5 acre portion of the property zoned as Agriculture. We are proposing to rezone the rear portion (Agriculture area) of the properties 5.0 acres to High Density Residential Planned Unit Development (HDRPUD).

With our proposed rezoning to a HDRPUD we are proposing to follow the City's zoning ordinance. We are proposing a private drive connecting to Dickerson Road that will service both the commercial area and the multi-family area. The road connection will follow the City's standard and details and the entrance drive will be a minimum width of 26 feet. Below is information regarding the proposed project:

- 3 apartment buildings
 - 2 – 3 story buildings and 1 – split floor buildings (2 floors on one side and 3 floors on one side due to site grading)
 - Mixture of unit types with a total room count of 182 total bedrooms and max density of 15 units per acre
- We are proposing 26 foot drive aisle minimum.
- We are proposing one parking spot per bedroom.
- Each building is proposed to have ada parking.
- We are proposing to follow the zoning ordinance's setbacks for building and the landscape areas.
 - 35' building setback along like zoning lines and 50' building setbacks along low density zoning lines.
 - 15' landscape yard (Buffer Type 1 with 6' masonry wall)
- We are proposing usable open space with amenities (shown is a dog park and playground). Final HDRPUD design will determine exact size and function of the open space.
- We are showing schematic level utility design with water and wastewater being provided from connections at Dickerson Road.
 - The site will have a private wastewater lift station on site to pump the wastewater from the rear of the site toward Dickerson Road.
 - Fire hydrants will be provided throughout with each building being sprinkled.
- We are proposing three stormwater areas that will be designed as part of the Final HDRPUD. The project will meet the City's stormwater code.

The applicant for the project is TKC Architecture and Engineering LLC and the developer is Vishal "Victor" Banker. TKC's interest in the project is as the land planning and civil site engineering firm hired by the proposed developer. Mr. Banker's interest in the project is rezoning the property and developing a quality multi-family project.



ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

P.O. BOX 160456
NASHVILLE, TN 37216
WWW.TKC-AE.COM
615.617.7477

The project is proposed to be developed in a maximum of three phases with each phase containing at least 1 apartment buildings.

The developer would start the project immediately once all plans are approved. The developer plans to submit Final HDRPUD design documents (civil, architectural, mechanical, plumbing, electrical, structural and landscape plans) as soon as possible following successful rezoning of the property.

The developer plans to self-finance the project.

The property will be maintained by an apartment management firm. All grass, parking lot areas, buildings, open space, etc. will be managed by contracts through the apartment management firm. The documentation will be provided as part of the Final HDRPUD submittal.

If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering at cole@tkc-ae.com or 615.617.7477.

Thank you,

Cole Newton

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
cole@tkc-ae.com

A blue ink signature of Vishal Banker, written in a stylized, cursive script.

Vishal "Victor" Banker
Developer
615.498.9099
vab3232@gmail.com

PRELIMINARY MASTER DEVELOPMENT PLAN
FOR
MONTICELLO TOWNHOMES

1537 MONTICELLO AVE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

PMDP MONTICELLO TOWNHOMES

DATE: 05/26/2022

SHEET INDEX

C1.01 ——— SITE LAYOUT
A1.0 ——— BUILDING ELEVATIONS

PROPERTY OWNER:

JACK NIXON
6414 CRAWFORD STORE RD
SPRINGFIELD, TN 37172

DEVELOPER:

JACK NIXON
6414 CRAWFORD STORE RD
SPRINGFIELD, TN 37172

MAP REFERENCE:

MAP 34-05, PARCEL 63

PROPERTY LOCATION:

1537 MONTICELLO AVE. GOODLETTSVILLE, TN

UTILITIES NOTE:

COORDINATE LOCATION AND INSTALLATION OF UTILITIES
WITH MECHANICAL, ELECTRICAL AND PLUMBING PLANS,
AND THE GOVERNING UTILITY DISTRICTS. EXISTING
UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
UTILITIES SHOWN ARE BASED ON VISUAL SURFACE
INFORMATION. THE CONTRACTOR SHALL VERIFY ACTUAL
LOCATIONS PRIOR TO CONSTRUCTION.

WATER: MADISON SUBURBAN UTILITY DISTRICT
108 W. WEBSTER
MADISON, TN 37115
TELEPHONE: (615) 868-3201

SEWER: CITY OF GOODLETTSVILLE
215 CARTWRIGHT ST.
GOODLETTSVILLE, TN 37072
TELEPHONE: (615) 859-2740

ELECTRIC: NASHVILLE ELECTRIC SERVICE
1214 CHURCH ST.
NASHVILLE, TN 37246
TELEPHONE: (615) 736-6900

GAS: NASHVILLE GAS
TELEPHONE: (800) 353-6340

PROPERTY INFORMATION:

CURRENT ZONING: R15, LOW DENSITY RESIDENTIAL; A, AGRICULTURAL
PROPOSED ZONING: HDR-PUD, HIGH DENSITY PUD
TOTAL DEVELOPMENT AREA: 173,950 S.F. = 3.99 ACRES
DENSITY PROVIDED: 30 UNITS = 7.5 UNITS PER ACRES
DENSITY ALLOWED: 28 UNITS = 7.0 UNITS PER ACRES

LOT COVERAGE

EXISTING BUILDING AREA = 2,790 S.F.
NEW BUILDING AREA = 24,000 S.F.
BUILDING COVERAGE = 14.98%
PROPOSED CONCRETE SURFACE: ±4,405 S.F.
PROPOSED ASPHALT SURFACE: ±29,765 S.F.
IMPERVIOUS AREA: ±58,170 S.F. = 36.33%

PARKING INFORMATION:

REQUIRED PARKING:
TOWNHOUSE, 2 BR = 20 UNITS @ 2 PER = 40 SPACES
TOWNHOUSE, 3 BR = 10 UNITS @ 3 PER = 30 SPACES
VISITOR, 30 UNITS @ 1 PER 5 UNITS = 6 SPACES
TOTAL REQUIRED = 76 SPACE
PROPOSED PARKING:
TOWNHOUSE, 2.83 BR = 30 UNITS = 78 SPACES PROVIDED

HVAC INFORMATION:

ALL HVAC UNITS TO BE INSTALLED IN SUCH A WAY
THAT THEY ARE SCREENED FROM VIEW.

SITE USE

EXISTING USE: SINGLE FAMILY RESIDENCE

PROPOSED USE: THIRTY (30) ATTACHED RESIDENCES DIVIDED
BETWEEN FIVE (5) BUILDINGS

LANDSCAPE NOTE:

ALL LANDSCAPING SHALL COMPLY WITH THE MOST
CURRENT EDITION OF THE JURISDICTIONAL DESIGN
STANDARDS AND ZONING REGULATIONS. PLANT TYPES
SHOWN MAY BE SUBSTITUTED WITH SIMILAR TYPES
AND SIZES THAT ARE NATIVE TO THE AREA AND
APPROVED BY THE GOVERNING JURISDICTION.

PERFORMANCE STANDARDS NOTE:

ALL CONSTRUCTION AND USE OF THE PROPOSED
FACILITY TO MEET THE APPLICABLE PERFORMANCE
STANDARDS AS SET FORTH IN THE CITY OF
GOODLETTSVILLE ZONING ORDINANCE, SECTION 14-211.

DEVELOPMENT SCHEDULE:

DEVELOPMENT OF THE SUBJECT PROPERTY TO BEGIN FALL OF 2022.

FEMA NOTE:

ACCORDING TO THE FEMA MAP PANEL NUMBER 47037C0137J DATED 2/25/2022,
THIS PROPERTY DOES NOT LIE WITHIN ANY FLOOD ZONE.

STATEMENT OF FINANCIAL RESPONSIBILITY:

THE DEVELOPER IS RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS SITE
PLAN.

BUFFERYARD REQUIREMENTS:

HDR: TYPE 1 BUFFER YARD

OPTION (1)-25' YARD PLANTED WITH SIX (6) CANOPY
TREES, FOUR (4) UNDERSTORY TREES, AND TWENTY
(20) SHRUBS PER (100) LINEAR FOOT.

BULK REGULATIONS	
MAX DENSITY	7/acre
MAX. BUILDING HEIGHT	3 Stories
MIN. OPEN SPACE	25 Percent
MAX. FLOOR AREA RATIO	0.2

MINIMUM BUILDING SETBACKS	
NORTH SETBACK	50 FOOT
SOUTH SETBACK	35 FOOT
EAST SETBACK	35 FOOT
WEST SETBACK	35 FOOT



Vicinity Map
Not to Scale

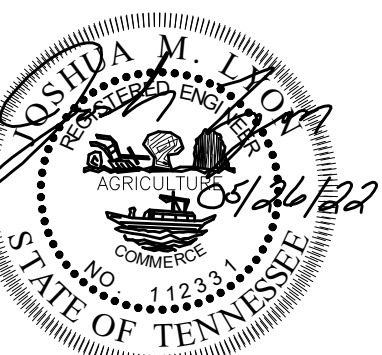
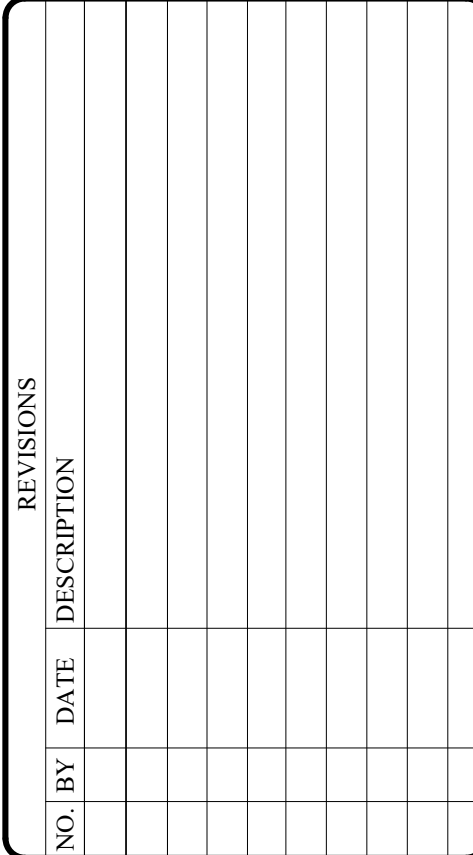
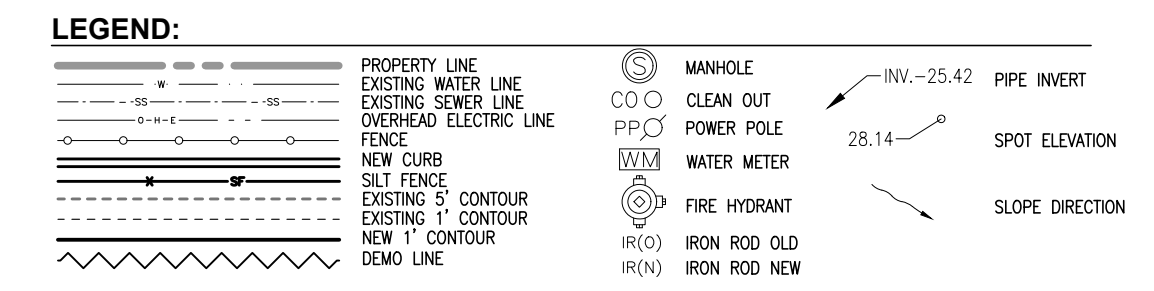
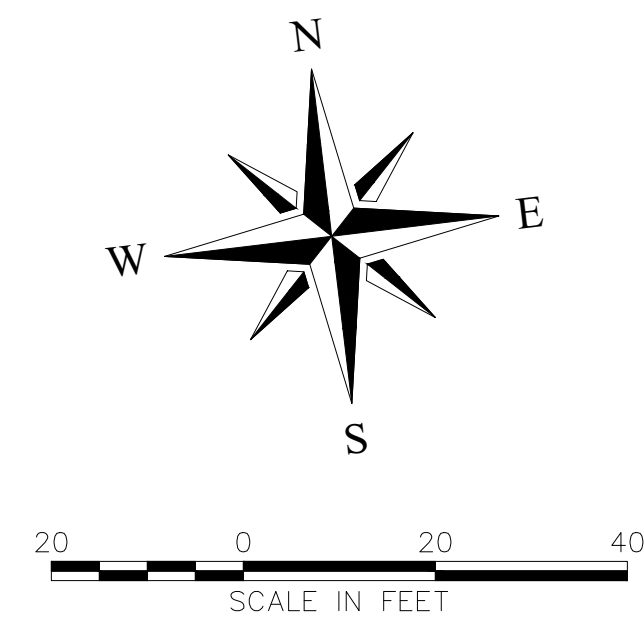


SERVING CLIENTS WITH CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES
3556 TOM AUSTIN HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 382-2000 FAX: (888) 373-4485
www.klobereng.com



JOSHUA M. LYON, P.E. TN#112231

NOT FOR CONSTRUCTION



JOSHUA M. LYON, P.E. TN#112331

**NOT FOR
CONSTRUCTION**

PMDP
MONTICELLO
TOWNHOMES
1537 MONTICELLO AVE
GOODLETTSVILLE, TENNESSEE
DAVIDSON COUNTY

DRAWN BY:	KES
CHECKED BY:	JML
PROJECT NO.:	C01720

SITE LAYOUT

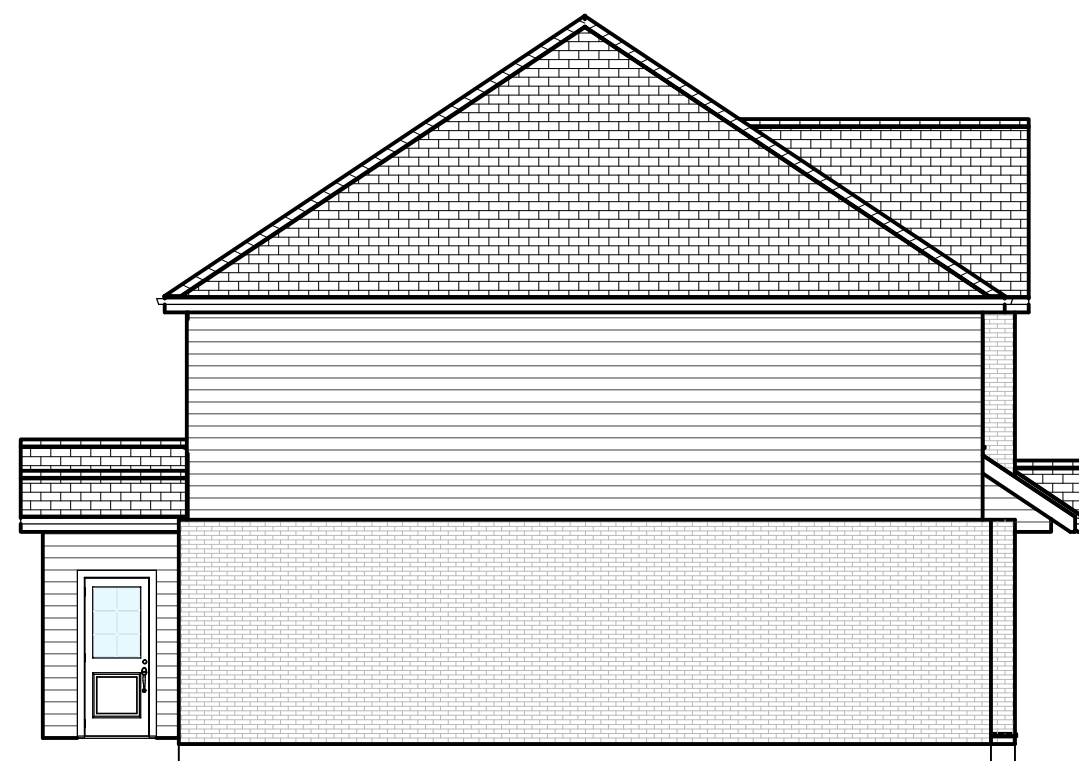
SHEET NUMBER

C1.01

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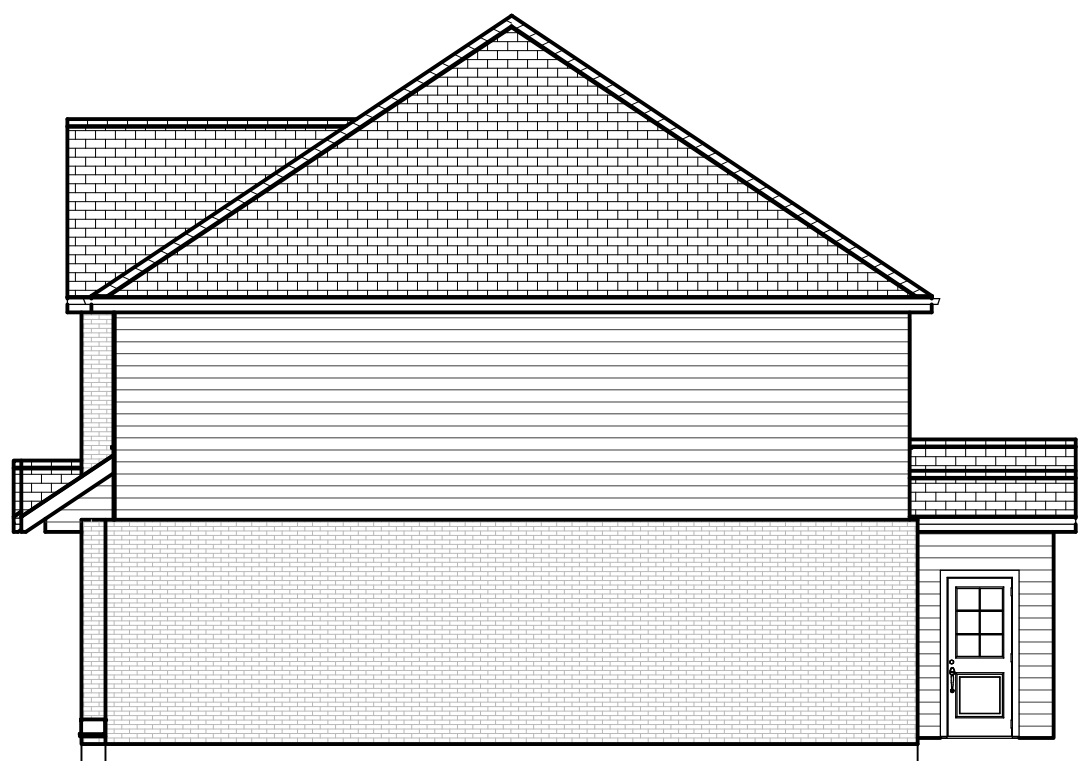
FRONT ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 1/8" = 1'



REAR ELEVATION
SCALE: 1/8" = 1'



RIGHT ELEVATION
SCALE: 1/8" = 1'

NO.	BY	DATE	DESCRIPTION	

MONTICELLO
TOWNHOMES

MONTICELLO DRIVE
GADSDEN, TENNESSEE

DRAWN BY: C.N.
CHECKED BY: C.N.
DATE: 5/2/22
PROJECT NO.: A00822
SCALE: AS SHOWN

ELEVATIONS

SHEET NUMBER
A1.0