



August 1, 2022

Planning Commission
5:00 PM

City Hall - Massie Chambers

Agenda:

Call to Order

Approval of Agenda

1. Approval of August 1, 2022 Meeting Agenda

Approval of Meeting Minutes

2. Approval of July 11, 2022 Meeting Minutes

Individual Review of Regular Agenda Items

3. Old Hickory Credit Union/Suiter Surveying & Land Planning, Inc: Requests site plan approval for a 2,630 sq. ft. facility on 1.64 acres on Windsor Green Ct. Property is referenced as Davidson County Tax Map/Parcel# 026060B02600CO and is zoned GOPUD, General Office Planned Unit Development. (# 9-22)
4. CMI Equipment Sales/Klober Engineering Services: Request site plan approval for an equipment parking and storage lot on 3.05 acres at 415 Church Street. Properties are referenced as Davidson County Tax Map/Parcels# 01913004300 and 01913004400 and are zoned IR, Industrial Restrictive. Property Owner: Ray Family Revocable Trust (#10-22).
5. Kenjoh Outdoor Advertising, LLC: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-305 (2)(a) Interchange Sign Zone to change the sign square footage calculation regulation. The amendment request is for the proposed alteration of the permitted but not constructed pole sign at 705 Rivergate Parkway
6. Caldwell Square Publix/ Tri Star Transport/Premier Sign Company: Requests pole sign alteration design approval at 460 Long Hollow Pike. Property is zoned CPUDL, Commercial Planned Unit Development Limited. Property Owner: PSM Tennessee Holdings LLC

7. Kidde Academy/ Goodwyn Mills Cawood (GMC): Request reduced parking requirements for a proposed day care facility on 1.14 acres at 325 Northcreek Boulevard. Property referenced as Davidson County Tax Map/Parcel# 02600016500 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: Preston Run Management LLC
8. ARTA KRUPA INC: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-307 (2)(e) to permit a non-conforming sign to remain on the property with a new sign installation. The owner request to maintain one of the non-conforming signs at 707 Rivergate Parkway either by amending the Zoning Ordinance or subdividing the 1.8-acre property zoned CPUD, Commercial Planned Unit Development for a future site development

DISCUSSION ITEM:

9. Staff Report on Copper Creek 2-1 Maintenance Bond

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

MEETING AGENDA

Monday August 1, 2022 5:00 PM

Call Meeting to Order and Member Roll Call

Public Forum on Planning Related Topics

ITEM#1 Approval of Agenda

ITEM#2 Approval of July 11, 2022 Meeting Minutes

ITEM#3 Old Hickory Credit Union/Suiter Surveying & Land Planning, Inc: Requests site plan approval for a 2,675 sq. ft. facility on 1.64 acres on Windsor Green Ct. Property is referenced as Davidson County Tax Map/Parcel# 026060B02600CO and is zoned GOPUD, General Office Planned Unit Development. (# 9-22)

ITEM#4 CMI Equipment Sales/Klober Engineering Services: Request site plan approval for an equipment parking and storage lot on 3.05 acres at 415 Church Street. Properties are referenced as Davidson County Tax Map/Parcels# 01913004300 and 01913004400 and are zoned IR, Industrial Restrictive. Property Owner: Ray Family Revocable Trust (#10-22).

ITEM#5 Kenjoh Outdoor Advertising, LLC: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-305 (2)(a) Interchange Sign Zone to change the sign square footage calculation regulation. The amendment request is for the proposed alteration of the permitted but not constructed pole sign at 705 Rivergate Parkway.

ITEM#6 Caldwell Square Publix/ Tri Star Transport/Premier Sign Company: Requests pole sign alteration design approval at 460 Long Hollow Pike. Property is zoned CPUDL, Commercial Planned Unit Development Limited. Property Owner: PSM Tennessee Holdings LLC

ITEM#7 Kidde Academy/ Goodwyn Mills Cawood (GMC): Request reduced parking requirements for a proposed day care facility on 1.14 acres at 325 Northcreek Boulevard. Property referenced as Davidson County Tax Map/Parcel# 02600016500 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: Preston Run Management LLC

ITEM#8 ATMA KRUPA INC: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-307 (2)(e) to permit a non-conforming sign to remain on the property with a new sign installation. The owner request to maintain one of the non-conforming signs at 707 Rivergate Parkway either by amending the Zoning Ordinance or subdividing the 1.8-acre property zoned CPUD, Commercial Planned Unit Development for a future site development

DISCUSSION ITEM

-Staff Report on Copper Creek 2-1 Maintenance Bond

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

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CITY OF GOODLETTSVILLE PLANNING COMMISSION
STAFF RECOMMENDATION REPORT

Monday August 1, 2022 5:00 PM

ITEM#1 Approval of Agenda

STAFF NOTES: Revised since agenda advertisement to include Item#8

STAFF RECOMMENDATION: Approval

ITEM#2 Approval of July 11, 2022 Meeting Minutes

STAFF NOTES: N/A

STAFF RECOMMENDATION: Approval

ITEM#3 Old Hickory Credit Union/Suiter Surveying & Land Planning, Inc: Requests site plan approval for a 2,675 sq. ft. facility on 1.64 acres on Windsor Green Ct. Property is referenced as Davidson County Tax Map/Parcel# 026060B02600CO and is zoned GOPUD, General Office Planned Unit Development. (# 9-22)

STAFF NOTES:

The property is part of the Northcreek Commons commercial subdivision. The Northcreek Commons development includes a shared storm water detention pond for water quantity design. The site plan includes an individual storm water quality facility. The City's engineer consultants are reviewing the revised plans and any additional comments will be presented at the meeting and will be staff approval stipulations.

STAFF RECOMMENDATION: Approval

ITEM#4 CMI Equipment Sales/Klober Engineering Services: Request site plan approval for an equipment parking and storage lot on 3.05 acres at 415 Church Street. Properties are referenced as Davidson County Tax Map/Parcels# 01913004300 and 01913004400 and are zoned IR, Industrial Restrictive. Property Owner: Ray Family Revocable Trust (#10-22).

STAFF NOTES:

The proposal is for an equipment sales and storage parking area for an existing business including a similar facility at the corner of Church and Depot Streets. The gravel equipment and vehicle storage are only permitted since the property is in an industrial zoning district and is similar to other area adjacent approved uses. The City's engineer consultants are reviewing the revised submittal and any additional comments will be presented at the meeting and will be staff approval stipulations. The storm water detention pond designed outlet to a non-defined drainage ditch or pipe onto the adjacent offsite property was questioned by the City's consultant engineer. Staff will request the design engineer to discuss the storm water detention pond design and off-site drainage connection at the meeting.

STAFF RECOMMENDATION:

Approval with the following stipulations:

1. City Engineer consultant review of revised storm water design including the off-site drainage outlet design to determine if a revised outlet design is needed or acquisition of an easement on an adjacent property to pipe the drainage outlet to the Jackson Street roadside drainage system or other defined drainage system
2. Site plan design including three (3) canopy type trees to offset the existing landscaping proposed to be removed



ITEM#5 Kenjoh Outdoor Advertising, LLC: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-305 (2)(a) Interchange Sign Zone to change the sign square footage calculation regulation. The amendment request is for the proposed alteration of the permitted but not constructed pole sign at 705 Rivergate Parkway.

STAFF NOTES:

Staff has approved a sign permit for a ninety (90') feet sign with 220 square feet at 705 Rivergate Parkway behind the existing church building. The Planning Commission previously reviewed and denied a proposal for a 750 square feet sign.

The applicant provided a proposed ordinance amendment to permit in the Interstate Sign District the option for a single faced sign combining the square footage of both sides of the sign face into a single faced sign. Example the base sign square footage permitted in the Interstate Sign District is 175 square feet with allowance for increased sign square footage depending on the distance the sign is from street providing access to the property including the proposed sign. The proposed ordinance would permit based on the base sign square of a two (2) sided 175 square feet sign to a single faced sign with 350 square feet. The maximum square footage permitted in the Interstate Sign District would be 227.5 square feet so with the amendment proposal a one-sided sign could be permitted at 455 square feet.

The applicant's Zoning Ordinance proposal would permit within the Interstate Sign District a larger sign square footage then currently permitted but would still be less than a typical billboard square footage of 750 (+) square feet. The Zoning Ordinance defines the calculation of a pole sign display surface based on one side of a two (2) side sign with exception for signs faces back-to-back installed at an angle exceeding thirty (30) degrees.

Zoning Ordinance Section 14-303 (3) (d).

(3) Calculation of display surface area.

(a) The supports or uprights and any covering thereon on which one (1) or more signs are mounted shall not be included in the display surface area.

(b) On signs in which the copy together with the background is designed as an integrated unit separate from the structure on which the sign is mounted, the display surface area shall be the total area within a perimeter that encloses the entire sign copy of background.

(c) On signs that do not have a distinct background separate from the structure on which the sign is mounted, the display surface area shall be the area within a continuous single perimeter composed of one (1) or more rectangles, circles, and/or triangles that enclose the extreme limits of the copy considered to be the sign.

(d) When two (2) sign faces of the same shape and dimensions are mounted back-to-back on the same sign structure and are either parallel or form an angle not exceeding thirty (30) degrees, only one (1) of the sign faces shall be used to compute the display surface area. If the angle of the sign faces exceeds thirty (30) degrees, then both faces shall be used to compute the display surface area

STAFF RECOMMENDATION:

The proposal would be a smaller square footage than the previously denied request. If the Planning Commission determines the proposed amendment would still permit new signs larger than desired within the Interstate Sign District, then staff would recommend denial of the Zoning Ordinance amendment request to the City Commission based on the Planning Commission's previous discussion and review of a much larger square footage than currently permitted within the Interstate Sign District for new signs.

If the Planning Commission recommends approval of the request to the City Commission, staff would recommend a revision to only permit the one-sided option when approved by the Planning Commission.

ITEM#6 Caldwell Square Publix/ Tri Star Transport/Premier Sign Company: Requests pole sign alteration design approval at 460 Long Hollow Pike. Property is zoned CPUDL, Commercial Planned Unit Development Limited. Property Owner: PSM Tennessee Holdings LLC

STAFF NOTES:

The request is for an additional fifty-eight (58) square feet of sign on the pole sign area for the tenants of the Caldwell Square centers. The Planning Commission at the September 11, 2006 meeting approved a signage plan for the Caldwell Square project including the Long Hollow pole sign exceeding one hundred (100 sq. ft.) square feet in area and three (3) additional ground signs for out lot developments. The current pole sign exceeds (100 sq. ft.) one hundred square feet when including the Caldwell Square lettering at the top of the pole sign. The total permitted square footage for the entire development with pole and three (3) ground signs is 250 square feet per the 2006 approval. The Caldwell Square project includes three (3) public street roadway frontages. The 2006 Planning Commission approval was based on the adjacent residential areas. The applicant has asked about the Kroger Center with three (3) pole signs with the project. The number of out lots at the Caldwell Square project has been reduced to two (2) out lots including the approved Bojangles site development and Advance Care Medical site development. The original signage approval for the third (3rd) ground sign at fifty (50 sq. ft.) square feet is not planned to be used with the current two (2) out lots.

STAFF RECOMMENDATION:

Deferral for staff to prepare a Zoning Ordinance amendment proposal to permit the Planning Commission flexibility in applying the total permitted commercial center project sign square footage that would permit in this case the remaining fifty (50 sq. ft.) square feet with the third (3rd) ground sign to be added to the pole sign.

Referenced Zoning Ordinance Sections:**14-305 (1)(d) (i)**

The following provisions and standards shall apply to commercial complexes. (i) A commercial complex may be permitted one (1) pole or ground sign for each street frontage identifying the

name of the complex or business. In the event a street frontage is in excess of two hundred fifty feet (250') in length, one (1) additional such sign shall be permitted with a minimum separation of two hundred feet (200') between the signs. The maximum size of each such sign shall be a ratio of one-half to one (1/2 to 1) of square footage of sign area to the length of the street frontage or the front facade of the building, whichever is greater, with a maximum display surface area of one hundred (100) square feet. In the event the above ratio results in a sign less than fifty (50) square feet in size, then a minimum size sign of fifty (50) square feet shall be permitted

14-305 (5)(b)

Within the commercial CPUD and CPUDL districts, the sign standards in § 14-305(1) shall apply; provided however, that the planning commission may impose, as a part of the approval of the master plan, additional design requirements and/or more restrictive standards to assure compatibility with the style of the building and the character of the area

ITEM#7 Kidde Academy/ Goodwyn Mills Cawood (GMC): Request reduced parking requirements for a proposed day care facility on 1.14 acres at 325 Northcreek Boulevard. Property referenced as Davidson County Tax Map/Parcel# 02600016500 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: Preston Run Management LLC

STAFF NOTES:

The request is to reduce the parking requirements based on development proposal needs and other local government examples of parking requirements. The property is zoned CPUD, Commercial Planned Unit Development. The Planning Commission reviews zoning design variance requests in the planned unit development zoning districts since the planned unit development zoning is a master plan-based zoning. The proposal is to provide parking per the anticipated parking needs of the day care instead of the Zoning Ordinance minimum parking requirement which is based on the number of employees and children. Based on the information provided by the applicant's proposal for the project development, the City's Zoning Ordinance requires one parking space per 178 sq. ft. of building (1:178). The proposal for thirty-five (35) parking spaces would be one parking space per 302 square feet (1:302). In the case of possible future reuse of the property the following minimum parking ratio (space to minimum sq. ft.) would be required:

-General business (1:400)

-Medical offices (1:200)

-General retail (1:250)

Staff will request applicant to discuss the possibility of any special events at the day care like a graduation or other special events to ensure the proposal would provide adequate off-street parking. The Planning Commission will review a project site development (final master plan) for the project that will include the parking and site development design.

STAFF RECOMMENDATION:

Approval of request based on applicant's anticipated parking needs subject to applicant discussing at the meeting the possibility of special events that would include additional parking requirements. In the case of possible special events on the property that would exceed the anticipated parking, then the upcoming site development plan to include review for additional parking.

ITEM#8 KRUPA INC: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-307 (2)(e) to permit a non-conforming sign to remain on the property with a new sign installation. The owner request to maintain one of the non-conforming signs at 707 Rivergate Parkway either by amending Zoning Ordinance or subdividing the 1.8-acre property zoned CPUD, Commercial Planned Unit Development for a future site development and use of an existing pole sign.

STAFF NOTES:

The Zoning Ordinance amendment regarding multiple non-conforming signs to be removed to permit one large sign was adopted by the City Commission on February 2022. The City has permitted a new sign per the ordinance at 289.8 square feet/ ninety (90') feet in height with the stipulation that the two (2) pole signs be removed before completion of the sign project. The Interstate Sign District section of the Zoning Ordinance is for a high-rise pole signage associated with a project development. The owner's requested alternative for a subdivision plat to create a separate lot for future development to include the area of the existing pole sign on the west side of the property as shown on the map attachments below. If the Planning Commission determines a subdivision plat would be an option to maintain an existing sign, then the property owner will need to obtain a surveyor to prepare a subdivision plat for submittal and review by staff. The Planning Commission review at this time would be approval of denial recommendation to the City Commission for the ordinance amendment proposal or approval or denial or deferral of owner's request to proceed with a subdivision plat to create a separate lot to include the area of an existing sign.

STAFF RECOMMENDATION:

Denial of Zoning Ordinance amendment recommendation since the purpose of the amendment was for an updated larger single pole type sign to replace multiple non-conforming signs to reduce the appearance of sign clutter on a property. Deferral of alternate property subdivision proposal. Staff request addition review of how the subdivision plat to create a separate lot to maintain an existing sign would impact the Zoning Ordinance section that only permits a high-rise sign in the Interstate State Sign District when associated with a project development. Staff has discussed with the property owner that with the removal of the two (2) existing signs then an additional high rise pole sign would be permitted with future subdivision plat and additional development site plan review by the Planning Commission.

Referenced Zoning Ordinance Section:

14-305 (2) (a)

(a) Signs installed under this section, the maximum height for a pole sign shall be sixty feet (60') and the minimum height shall be forty feet (40') and the pole sign is to be located between the back of the primary building and the rear property line unless the property contain site limitations that prevent the sign installation and if the sign location would create limited sign visibility as determined during site plan review. The Planning Commission in review of a project site plan for a property within the Interstate Sign Zone designated areas may permit an increased sign height for a high-rise sign based on the distance the high rise sign is located from the roadway providing direct access to the property per the following sign area increases and the visibility of the sign height from the interstate and interstate ramps. High rise signs that are permitted to be reviewed for increased height shall include a majority portion of the sign area within fifty (50') feet of the interstate right-of-way. The Planning Commission shall review all requests for increased sign height subject to protecting the streetscape appearance of the roadway providing direct access to the property with the sign and the visibility of the increased signage height from adjacent residential areas. A high rise sign located between 200 feet and 300 feet from the roadway providing direct access may be permitted a maximum height of seventy (70') feet sign height, 300 feet -400 feet from roadway providing direct access may be permitted a maximum sign height of eight (80') feet, 400 feet-600 feet from the roadway providing direct access may be permitted a maximum ninety (90') feet height, over 600 feet may be permitted a maximum sign height of one hundred (100') feet.

14-307 (2)(e) *(Amendment in bold italics)*

(e) **Multiple** A nonconforming sign **or signs** on a property may be removed and a new sign installed on the same property the **sign or** signs were removed from and shall not exceed the maximum sign height and minimum sign setback requirements of the provisions of the sign ordinance. The square footage of the **combined** single sign ~~shall be less than the existing sign square footages but~~ shall not exceed the maximum sign square footage permitted by the provisions of the sign ordinance by more than thirty (30%) percent. Signage proposals per this section that are within the Interstate Sign District are to be reviewed by the Planning Commission.



DISCUSSION ITEM

-Staff Report on Copper Creek 2-1 Maintenance Bond

The maintenance bond expires September 20, 2022. The developer is working to finalize the storm water detention pond along Allen Road and repair a section of bank stabilization. Per staff's discussion with the developer, the intention is to have the work completed prior to the maintenance bond expiration date.

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

July 11, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: N/A

Also Present: Addam McCormick (Staff), City Manager Tim Ellis, Russell Freeman, Sharon Reed and Alex West

Tony Espinosa called the meeting to order, and read a prayer entitled "My Country".

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

Item #2 Approval of June 6, 2022 Meeting Minutes: Wheeler made a motion to approve the minutes of the June 6, 2022 meeting, McNeal seconded the motion, Espinosa abstained since he was absent at meeting. Motion passed.

Espinosa opened the Public Forum on Planning Related Topics.

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

AGENDA

Item #3 Dry Creek Cottages: (Dry Creek Acquisitions LLC) -Performance Bond Extension

Item Representative: Nawrass Aldabbagh (via phone)

Staff Discussion:

- The current \$ 198,000 performance bond expires August 23, 2022.
- Per the applicant the project ownership has changed from CDS Capital LLC to Dry Creek Acquisitions LLC.
- The project construction has lapsed.
- The remaining project improvements include utilities, private drive and parking, sidewalks, retaining wall, storm water, landscaping, and lighting.
- Due to the current calculated inflation over eight (8%) percent, staff recommends the bond be increased by ten (10%) percent to \$ 218,000 for the 2022-2023 bond period.
- Staff would recommend approval for one-year bond extension and increase to \$ 218,000.

Planning Commission Discussion:

- Duncan clarified the request for a one-year bond extension and increase to \$ 218,000

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

Item #4 7-Eleven Store #1047011/Development Management Group, LLC: Requests revised high-rise pole sign location at 843 Hwy 31W/Louisville Highway. Properties referenced as Sumner County Tax Map/Parcel 141/ 012.00 and is zoned CS, Commercial Services, Interchange Overlay (#010-20). Property Owners: Octane Partners 31 LLC- *Project Site Plan approved at the November 2, 2020 Meeting*

Item Representative: Tim Cook

Staff Discussion:

- The applicant has requested to relocate the approved high rise pole sign location on the property from the back/side of the primary building to the front/side due to signage visibility limitations.
- The applicant is not proposing to alter the approved sign height or square footage.
- The approved high rise sign height and square footage is the base sign height maximum at sixty (60') feet and maximum square footage of 175 square feet permitted in the Interstate Sign District.
- The proposed high rise sign location would not impact any residential areas since the proposed location would be closer to the intersection of the Louisville Hwy 31W / I-65 south bound entrance ramp.
- The Zoning Ordinance permits the Planning Commission to review alternative sign locations based on sight limitations of the sign required to be located behind the primary building.
- Staff would recommend approval based on the applicant's defined sight limitation and the proposed revised sign location not impacting any residential areas.

Planning Commission Discussion:

- Duncan asked for clarification of request
- McCormick responded and clarified the request is the base sign height permitted in the Interstate Sign District and the request is to move closer to the ramp area

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

Item #5 Stone Bridge Lots/Holladay Ventures: Request final master plan revision approval for revised site grading design and roadway improvements 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 June 6, 2022 Meeting*

Item Representative: Evan Holladay, Holladay Ventures

Staff Discussion:

- The request was deferred at the June meeting for the applicant to review the Planning Commission's request for revised building material requirements with the revised site grading design and information on the TDOT, Tennessee Department of Transportation access permit review process.
- Staff had a conference call with TDOT and the driveway access permit is in the review process.
- The project traffic study was discussed and since it did not warrant a traffic signal then TDOT would not permit a traffic signal installation.
- Staff discussed with the TDOT representative the traffic study warrant for a right turn deceleration lane at the main south entrance, but the project proposal was not to install the right turn deceleration lane due to the close proximity of the adjacent Tinnon Avenue right-of-way.

- Staff discussed the Planning Commission's previous review and City request for TDOT to review alternative project intersection designs and the possibility of a reduced length deceleration lane for a "super" larger dimension entrance curb radius. The intention of the right turn lane or larger dimension curb radius is to permit vehicular access into the site at a higher traffic speed to reduce the level of speed conflicts along North Main Street.
- TDOT representatives discussed with the amount of property roadway frontage then no alternatives to the turn lane design would typically be permitted.
- TDOT representatives and staff discussed the possibility of a revised project design to incorporate the right turn deceleration lane.
- The applicant has provided a revised traffic study and the right turn deceleration lane warrant after further review was not included. Staff has asked the applicant to speak on the revised traffic study.
- The applicant has requested to discuss the Planning Commission's request about revised building material requirements discussed at the June meeting.
- Staff requests the Planning Commission to determine if the City needs to request TDOT to review any additional design improvements on N. Main Street per the original Planning Commission's original review and the City's request to TDOT.
- The Planning Commission at the February 2021 meeting included the following requirement for building materials: Design Guideline variance request to permit building exteriors with twenty-five (25%) percent brick and seventy-five (75%) percent cement fiber board siding with the exception of the building façade fronting N. Main Street to include seventy (75%) percent brick and twenty-five (25%) percent cement fiber board siding and glass and the side of the northern buildings visible from N. Main Street include a minimum fifty (50%) percent brick with the cement fiber board.

Planning Commission Discussion:

- Holladay discussed the history of the project starting in 2020, the site layout, and concerns with removing and hauling off thousands of dump truck loads of dirt and earth
- Holladay discussed a long-term benefit for the community by creating a level green space fully landscaped, creating a community garden, walking trail and other amenities.
- Holladay discussed the front commercial retail space on the first floor of the first two (2) buildings.
- Holladay discussed the brick percentage on the front buildings facing Main Street
- Holladay discussed TDOT's access review for entrance to the property and the thirty (30') ft. wide radius turn
- Holladay discussed the traffic impact study, and a right turn deceleration lane
- Holladay discussed the view of back side of the property, trees, and brick on back side of property
- Holladay discussed TDOT's review and explanation for no deceleration lane at the main proposed entrance
- Trew discussed concerns from last meeting regarding the brick on the back side of property
- Holladay responded they were wanting to go above and beyond by providing twenty-five (25%) brick throughout the community and more brick on the front side facing Main Street
- Duncan commented on the brick showing on the site plan and discussed the brick for the back buildings
- Holladay responded it is being designed to be architecturally pleasing from back and front
- Tinnin asked what percentage of brick are they proposing for the back?
- Holladay responded with building exteriors brick and cement fiber board siding percentages.
- Wheeler asked Holladay what the purpose of the wooden fence was?
- Holladay responded the main reason to create privacy on the South side
- Duncan discussed the "F" rating on the Traffic study

- Freeman asked the status of TDOT's current study
- McCormick responded TDOT is requesting more information regarding the change in traffic study including removal of warrant for right turn lane and TDOT's process
- Ellis discussed the site plan if TDOT approves
- McCormick responded they would review again at that time to see if the TDOT determination changes the site plan
- Tinnin discussed the back entrance to the site and if that affects the traffic study for TDOT
- McCormick responded it does affect the traffic study with the number of in and out trips anticipated assignment to each entrance

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

Item #6 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 seventy-five (75) 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) *Deferred at June 6, 2022 Meeting*

Item Representative: Cole Newton, TKC Architecture & Engineering

Staff Discussion:

- The request was deferred at the June Planning Commission meeting.
- The Planning Commission requested additional information on the project grading.
- A preliminary grading plan was provided.
- Staff has requested the private roadway design to be limited to ten (10%) percent per review by the City's Fire Marshal.
- The limitation is based on the project design with a single driveway access point and the length of the drive.
- 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.
- 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 would recommend 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:
- 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.
- Stipulation- Preliminary master plan amendment recommendation is based on limiting the project design access to ten (10%) percent slope.

Planning Commission Discussion:

- Newton discussed receiving the letter for sewer service with the City of Goodlettsville
- Newton discussed the preliminary grading plan for the site
- Duncan discussed the pond and slopes in the back of site
- Newton responded and discussed the slopes and retaining walls
- Duncan discussed ownership and operation of the pump station, stormwater, and slopes
- Newton responded it will be a privately owned station, drainage facilities, and flowing slopes
- Parnell discussed slopes on parking spaces/lots
- McCormick responded five (5%) on parking lots
- Newton responded and discussed the slopes on the parking lots
- Parnell discussed the project, parking slopes and final engineering will need to meet all the codes
- Newton responded this is a preliminary and final engineering plan will meet all the codes requirements
- Tinnin discussed the number of parking spaces on slopes
- Ellis commented they need to have a discussion on the sewer service

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

Item #7 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the definition of family to be consistent with the Tennessee Code Annotated definition.

Item Representative: N/A

Staff Discussion:

- Staff received a request to remove an insensitive and dated term from the Zoning Ordinance definition of family.
- Staff prepared the proposed amendment which includes consistency with the state law protection for a home for persons with disability.
- The state law protection is for a single-family dwelling unit resident setting and the proposed amended ordinance specifies a single-family residence dwelling unit for the home for persons with disability.
- Staff read the existing and amended ordinance sections

Planning Commission Discussion:

- Parnell discussed housing for seniors in neighborhoods
- McCormick responded the definition of family is for residents with disabilities and the definition is not for operating a residential unit for residents with disability on a commercial basis

- Ellis commented this is not changing the zoning it is changing the definition of "Family"
- Trew discussed a house with more than eight (8) people living in it that are not family members
- McCormick responded that the existing ordinance regarding "Family" occupying a single dwelling unit is not changing.
- Ellis commented on the number of people living in a single dwelling unit that are related by blood or marriage
- McCormick responded they have received complaints in other areas regarding the number of vehicles in the driveway and how the ordinance is applicable regarding related and non-related residents in a home in question

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

Freeman asked to be excused before the discussion items.

DISCUSSION ITEM

-Dry Creek Cottages- Dry Creek Road

Item Representative: Robert Hoover

-McCormick discussed the current project approval includes fourteen (14) detached dwelling unit and one- two (2) unit attached unit for a total of sixteen (16) units on 2.34 acres on Dry Creek Road. The property is zoned HDRPUD, High Density Residential Planned Unit Development. The property owners obtained a 1.49-acre property adjacent to the project property and behind the homes along Draper Drive. The 1.49-acre property is zoned R25 Low Density residential. A project amendment and rezoning would be required to include the adjacent 1.49-acre property into the development. The proposal is for a single apartment/condo style building instead of detached buildings due to the amount of project grading required with the current project approval. Staff discussed the maximum property zoning is seven (7) units per acre on the 2.34-acre property and would not recommend any higher density on the 2.34-acre property in this area of Dry Creek Road with the adjacent single-family homes and townhouses across Dry Creek Road.

- Hoover discussed working with a local group Ramston Capital a real estate development and investment firm headquartered in Nashville, TN. Experience in finance, architecture, and law.
- Hoover discussed programs and projects for affordable housing in communities where people live and work.
- Hoover discussed the property Mr. Nawrass Aldabbagh proposed to build townhouses on and was it the best fit for the community
- Hoover discussed the site on Dry Creek Road and higher density
- Hoover discussed the existing rental corridor between Dickerson Road and I-65
- Hoover discussed revitalization and capitalization for Rivergate and if the Planning Commission would take a look at this type of project.
- Trew commented on the number of units per acre
- Hoover responded the density is more than the existing plan and it has been successful in other areas
- Parnell discussed the density of the project but wrong location for this project

- McCormick responded Goodlettsville has other areas for higher density (25-40 units per acre) development around the Rivergate Mall area.
- Hoover questioned if they would consider any density variance on a multi-family project at the location
- Duncan discussed the development across the street and the approval of the proposed project
- Trew discussed the Zoning Ordinance and number of units per acre
- McCormick responded with the Zoning Ordinance current and past density per acre
- Espinosa thanked Hoover for bringing the project before the Planning Commission for feedback

-North Creek Commons- July 2022 Expiration- \$ 60,000 Maintenance Bond

Planning Staff met with the property owner to review and confirm the required additional site work including replanting street trees. The maintenance bond has been approved by staff to be released.

Copper Creek Section 2-6 August 2022 Expiration \$ 48,000 Maintenance Bond Expiration

Staff was notified in May 2022 of a section of bank slope failure in the back yards of four (4) properties on Fall Creek Circle. The developer is currently working on a slope repair design and has agreed to complete the bank work within ninety (90) days. A limited maintenance bond extension will be required to be extended for this time frame to ensure the completion and stabilization of the bank slope failure. All other public improvements in phase 2-6 have been approved by staff to be released from the maintenance bond. The developers are currently completing detention pond repairs and final stabilization in phases 2-1, 2-4, and 2-5 and these phase bonds will be held to ensure the final completion and stabilization.

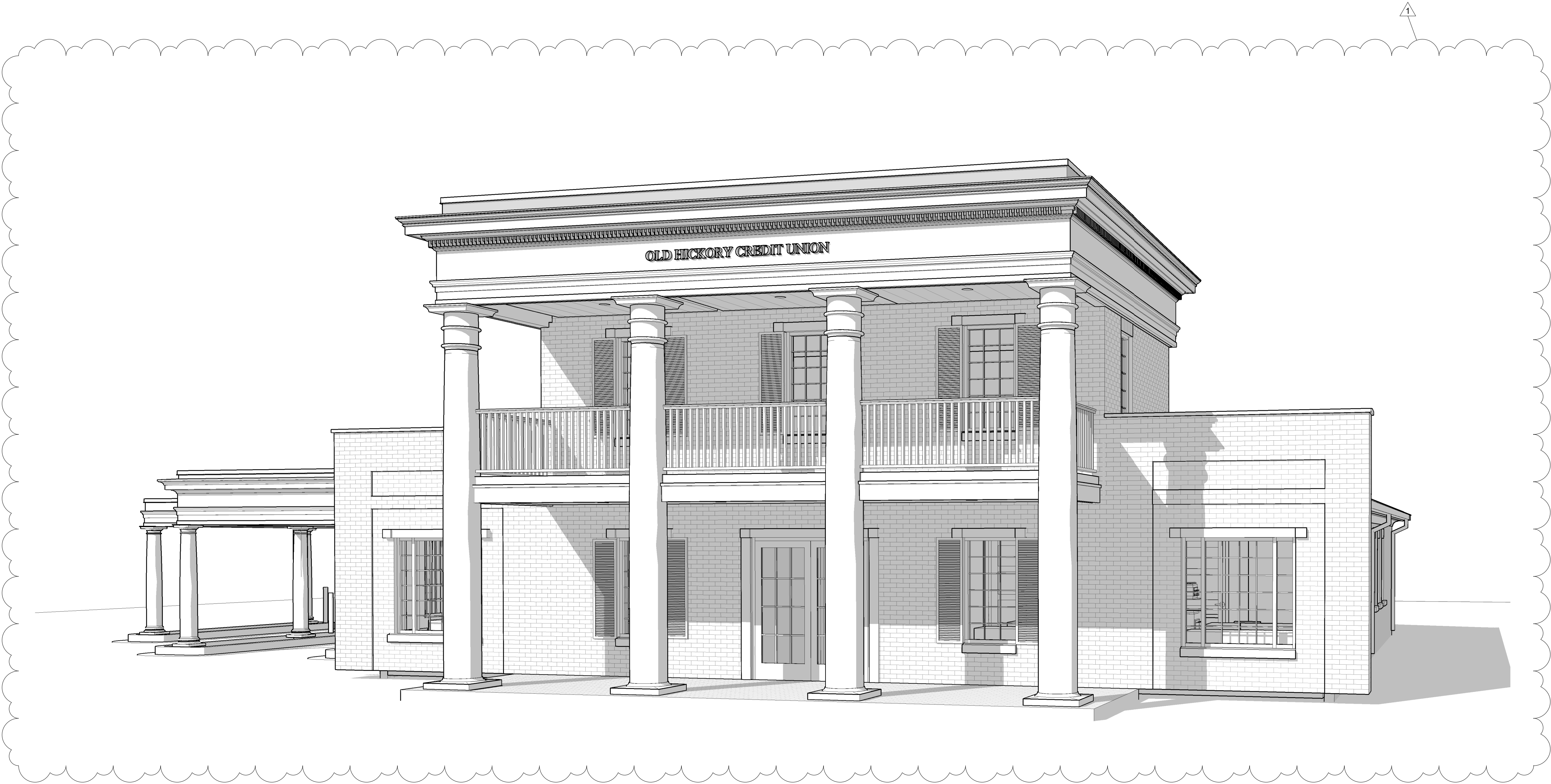
- Trew discussed the deferral of project 1211 South/TKC Architecture & Engineering at last month's meeting and wanting to be consistent going forward discussing and deferring projects
- Duncan responded the project has steep slopes and needed additional information to know they could build what they wanted to build. It is site specific when we make the request for additional information
- Trew discussed grading issues for projects
- Parnell discussed the preliminary grading plans for the 1211 South project
- Espinosa discussed the Planning Commission's role to support people and projects to help make good decisions and not criticizing.

With no further business, the meeting adjourned at 6:48 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant

OLD HICKORY CREDIT UNION
DESIGN REVIEW
07.15.2022



DRAWING INDEX

GENERAL G0	COVERSHEET
CIVIL C0.0 C0.1 C1.0 C1.1 C2.0 C3.0 C4.0 C4.1 C4.2 C4.3 C5.0 C5.1	TITLE SHEET GENERAL NOTES SITE & UTILITY PLAN LIGHTING PLAN DIMENSIONAL LAYOUT GRADING PLAN SWPPP EPSC PHASE I EPSC PHASE II EPSC PHASE III DETAILS DETAILS
LANDSCAPE L1.0	LANDSCAPE PLAN
ARCHITECTURE A1 A2	EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS

PROJECT TEAM

ARCHITECTURE
PEPPER TORODE ARCHITECTURE
921 B WOODLAND STREET
NASHVILLE, TENNESSEE 37206
615-867-0808
CONTACT: WILL HART
EMAIL: will.hart@peffertorode.com

CIVIL ENGINEER
SUITER SURVEYING & LAND PLANNING, INC.
PO BOX 30271
1805A ALPINE DRIVE
CLARKSVILLE, TN 37040
(931) 920-8490
CONTACT: BILLY RAY SUITER
EMAIL: brsuter@suiterurveying.com

LANDSCAPE ARCHITECT
CUMBERLAND LANDESIGN
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
(615) 333-4636
EMAIL: cumberlanddesign@bellsouth.net

PEPPER TORODE



DESIGN REVIEW

OLD HICKORY CREDIT UNION

NORTH CREEK COMMONS - LOT 26
WINDSOR GREEN COURT
GOODLETTSVILLE TN, 37072

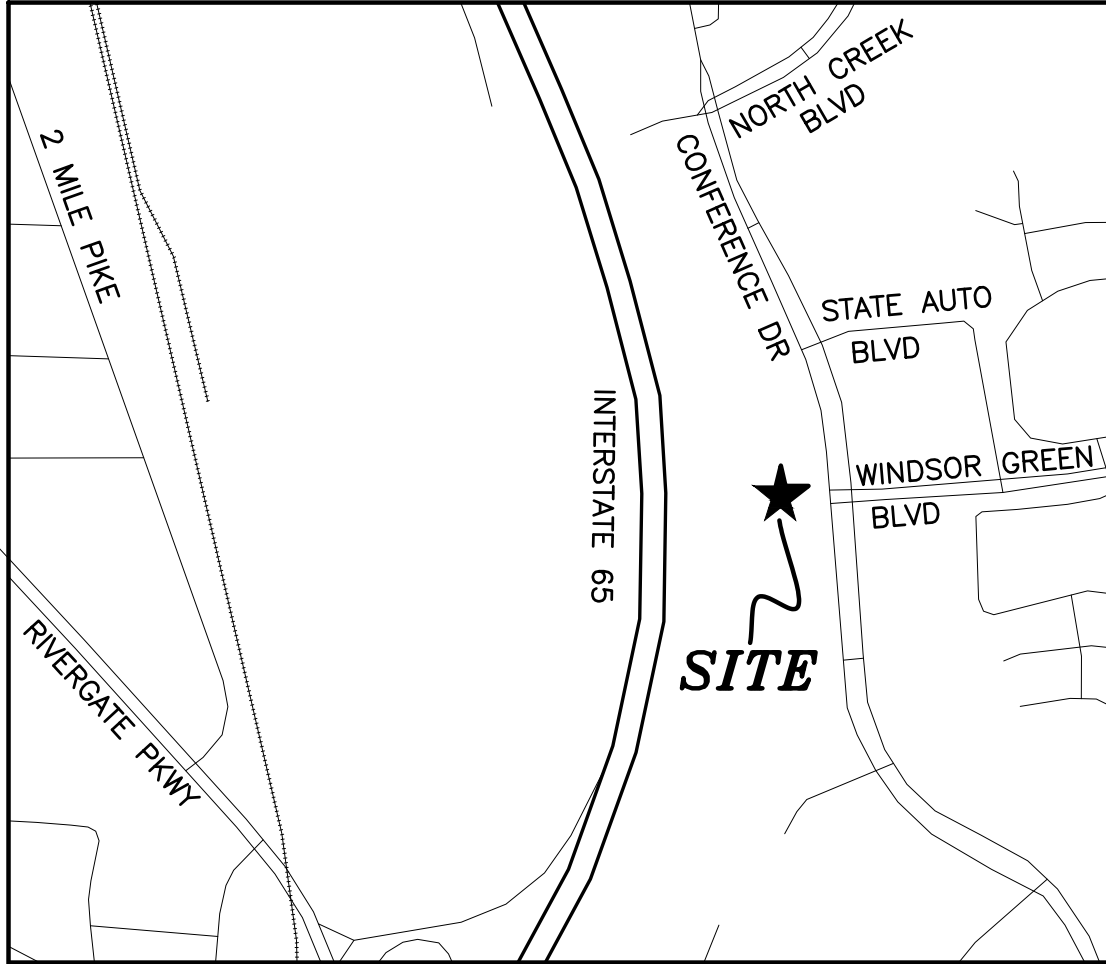
REVISION INFORMATION

1	DESIGN REVIEW	07.21.22
	REVISION 1	

22118 07.15.2022

COVERSHEET

G0



VICINITY MAP (NTS)

INDEX OF DRAWINGS:

- C0.0 – TITLE SHEET
- C0.1 – GENERAL NOTES
- C1.0 – SITE & UTILITY PLAN
- C1.1 – LIGHTING PLAN
- C2.0 – DIMENSIONAL LAYOUT
- C3.0 – GRADING PLAN
- C4.0 – SWPPP
- C4.1 – EPSC PHASE I
- C4.2 – EPSC PHASE II
- C4.3 – EPSC PHASE III
- C5.0 – DETAILS

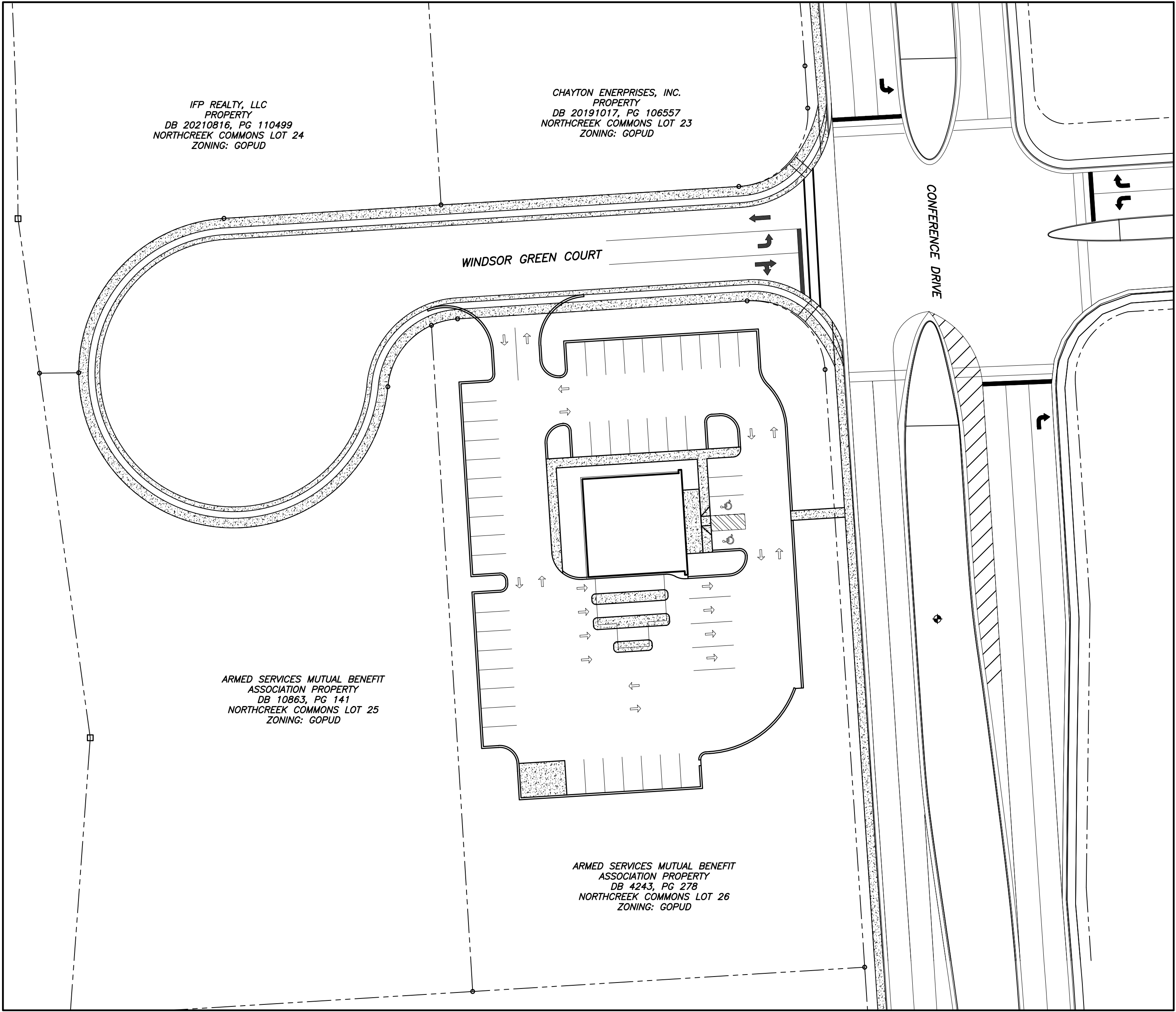
SITE DATA:

NORTHCREEK COMMONS
LOT #26
WINDSOR GREEN COURT
DAVIDSON COUNTY, TENNESSEE
ZONING: G0PUD
LOT AREA: 1.64 AC. +/-
BUILDING AREA: 2,630 SQ. FT.
% LOT COVERAGE: 0.37% +/-
IMPERVIOUS AREA: 0.83 AC. +/-
PARKING REQ'D / PROVIDED: 11 / 50
SEE ARCHITECTURAL DRAWINGS FOR FLOOR AREA RATIOS
SEE ARCHITECTURAL DRAWINGS FOR BUILDING HEIGHT
SEE ARCHITECTURAL DRAWINGS FOR BUILDING SIGNAGE

LEGEND

IP(O) = IRON PIN OLD
IP(N) = 1/2" IRON PIN NEW SET CAP NO. 1837
MH = MANHOLE
FH = FIRE HYDRANT
JB = JUNCTION BOX
AD = AREA DRAIN
UB = UTILITY BOX
WV = WATER VALVE
PP = POWER POLE
CB = CATCH BASIN
HW = HEADWALL
GV = GAS VALVE
R.O.W. = RIGHT OF WAY
M.B.S.L. = MINIMUM BUILDING SETBACK LINE
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
POINT OF CURVATURE: O
CONCRETE MONUMENT: □
EASEMENT LINE: ---
MINIMUM BUILDING SETBACK LINE: ---
CENTERLINE: ---
BOUNDARY LINE: ---
RIGHT-OF-WAY LINE: ---
CONTOUR: --- 500 ---
GAS MAIN: --- GAS --- GAS
WATER MAIN: --- 8"W --- 8"W ---
SANITARY SEWER: --- 8"S --- 8"S ---
OVERHEAD ELECTRIC: --- OHE --- OHE ---
UNDERGROUND TELEPHONE: --- UGT --- UGT ---
STORM PIPE: --- --- ---

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE FEATURES 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 SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.



OLD HICKORY CREDIT UNION

NORTHCREEK COMMONS—LOT 26

CIVIL PLANS

GOODLETTSVILLE, TENNESSEE

DEVELOPER:

OLD HICKORY CREDIT UNION
c/o BONNETTE DAWSON
410 DONELSON PIKE
PO BOX 140478
GOODLETTSVILLE, TN 37214

CONTACTS:

CITY OF GOODLETTSVILLE
105 SOUTH MAIN STREET
GOODLETTSVILLE, TN 37072
(615) 851-3461

TENNESSEE ONE CALL
PHONE: 1-800-351-1111

TENNESSEE DEPARTMENT OF TRANSPORTATION
6601 CENTENNIAL BOULEVARD
NASHVILLE, TN 37243-0360
(615) 350-4400

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

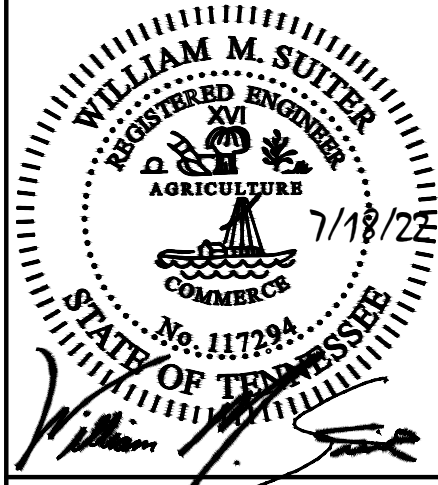
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246
(615) 736-6900

PIEDMONT NATURAL GAS COMPANY
511 SOUTH 8TH STREET
NASHVILLE, TN 37206
(615) 872-8034

P.O. Box 30271
1805A Alpine Drive
Clarksville, Tenn. 37040
Ph. # (931) 920-1750
Fax # (931) 920-8490
Guillevin
Surveying
& Land Planning, Inc.
CIVIL ENGINEERING/LAND SURVEYING

REV.#	DATE	REVISION
0	6/27/22	INITIAL SUBMITTAL
1	7/19/22	REVISIONS PER CITY

OLD HICKORY CREDIT UNION
NORTHCREEK COMMONS #26
CONSTRUCTION PLANS
SCALE: AS NOTED



C0.0

EARTHWORK NOTES:

THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE BEFORE ANY CLEARING BEGINS TO DETERMINE WHICH TREES SHALL REMAIN. DO NOT OPERATE NOR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS WITHIN THE DRIPLINES OF TREES THAT WILL REMAIN.

THE CONTRACTOR SHALL INSTALL AN ORANGE BARRIER FENCE AROUND THE DRIP LINE OF ALL TREES TO REMAIN. IF FOR ANY REASON THE FENCING IS DAMAGED THE CONTRACTOR SHALL IMMEDIATELY MAKE REPAIRS.

EVERY EFFORT SHALL BE TAKEN BY THE CONTRACTOR TO LIMIT THE DISTURBANCE OF SOILS TO THE AREAS INDICATED ON THE PLANS.

TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS AND STOCKPILED IN FREE DRAINING AREAS. INSTALL EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.

PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE.

AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 20 TONS. CONTRACTOR SHALL EMPLOY A GEOTECHNICAL ENGINEER TO PERFORM PROCTOR TESTS IN ACCORDANCE WITH ASTM D1557.

ENGINEERED FILL SHALL BE PLACED IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 95% OF MAXIMUM DRY DENSITY PER ASTM D1557.

ALL GRADED AREAS SHALL RECEIVE 4" OF TOPSOIL AND BE SEEDED AND MULCHED WITHIN 15 DAYS AFTER GRADING IS COMPLETED. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1" IN DIAMETER, OR CONTAMINANTS.

ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, SEEDED, AND MULCHED, UNLESS OTHERWISE NOTED.

ALL CUT AND FILL SLOPES TO BE 3:1 MAXIMUM UNLESS SPECIFICALLY NOTED ON PLANS.

FINISH GRADE TOLERANCES ARE 0.10 FEET ABOVE OR BELOW DESIGN ELEVATIONS.

MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/AISLES SHALL BE 2%.

ALL ROADWAYS SHALL BE BLUETOPPED ON THE CENTERLINE AND 2 FEET BEHIND ALL CURBLINES A MINIMUM OF EVERY FIFTY FOOT STATION BEFORE ACCEPTANCE OF THE SUBGRADE. ROADS HAVING SLOPES LESS THAN 1% SHALL BE BLUETOPPED AT TWENTY FIVE FOOT INTERVALS.

ALL BUILDING PADS SHALL BE COMPACTED WITH ENGINEERED FILL. 10' BEYOND THE LIMITS OF THE PAD, ROADWAYS SHALL BE COMPACTED WITH ENGINEERED FILL A MINIMUM OF 5' BEYOND THE PROPOSED BACK OF CURB LINE. SEWER LINES LOCATIONS SHALL BE COMPACTED WITH ENGINEERED FILL 10' ON EACH SIDE OF THE SEWER CENTERLINE.

NUCLEAR DENSITY TESTING SHALL BE PERFORMED ON ALL LIFTS ON ENGINEERED FILL. A GEOTECHNICAL ENGINEER SHALL CERTIFY THAT EACH LIFT IS COMPACTED TO A DENSITY OF 95% OF MAXIMUM DRY DENSITY PER ASTM D1557.

SOLID ROCK SHALL BE DEFINED AS (1) ROCK WHICH CANNOT BE ECONOMICALLY EXCAVATED WITHOUT THE USE OF EXPLOSIVES OR (2) ANY ROCK, BOULDER OR FRAGMENT OF ROCK OR CONCRETE EXCAVATED FROM A FOUNDATION HAVING A VOLUME GREATER THAN ONE HALF (½) CUBIC YARD.

SHOULD SOLID ROCK BE ENCOUNTERED AND EXCAVATION OF SOLID ROCK IS COVERED WITHIN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. REPRESENTATIVES OF THE ENGINEER SHALL MEASURE THE SOLID ROCK EXCAVATION TO DETERMINE THE QUANTITY OF SOLID ROCK EXCAVATED.

EROSION CONTROL & SEDIMENT PREVENTION NOTES:

A COMPLETED NOTICE OF INTENT (NOI) AND APPLICATION FEE (MAKE CHECKS PAYABLE TO "TREASURER STATE OF TENNESSEE") SHALL BE SUBMITTED TO THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER (EAC) BY THE OWNER, WHO WILL BE THE PRIMARY PERMITTEE, AT LEAST THIRTY DAYS BEFORE CONSTRUCTION BEGINS.

CONSTRUCTION SHALL NOT BEGIN UNTIL A NOTICE OF COVERAGE (NOC) IS RECEIVED FROM THE STATE. THE NOC SHALL BE POSTED NEAR THE SITE ENTRANCE.

EACH CONTRACTOR AND SUB-CONTRACTOR THAT IS RESPONSIBLE FOR THE INSTALLATION, INSPECTIONS, OR MAINTENANCE OF EROSION OR SEDIMENT CONTROL MEASURES IS CONSIDERED A SECONDARY PERMITTEE AND MUST ALSO UNDERSTAND AND FOLLOW THIS DOCUMENT. ALL SECONDARY PERMITTEES WITH THE ORIGINAL TRACKING NUMBER TO THE LOCAL EAC AT LEASE SEVEN DAYS BEFORE BEGINNING WORK. NO ADDITIONAL FEES ARE REQUIRED OF SECONDARY PERMITTEES. THE CONTRACTOR SHALL MAINTAIN RECORDS OF GRADING ACTIVITIES AND STABILIZATION PRACTICES THROUGHOUT THE ENTIRE PROJECT.

PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.

CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 14 DAYS (SEE SUBSECTION 3.5.5 BELOW). NO MORE THAN 50 ACRES OF ACTIVE SOIL DISTURBANCE IS ALLOWED AT ANY TIME DURING THE CONSTRUCTION PROJECT.

EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT MUST BE REPLACED AT THE END OF THE WORKDAY.

THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.

PERMITTEES SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE, OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.

THE CONTRACTORS SHALL USE WATER SPRINKLING AND OWNER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.

CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.

ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.

SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.

TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED WHEN THE SITE IS STABILIZED AND DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE.

TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.

EROSION CONTROL & SEDIMENT PREVENTION NOTES (CONT'D.):

ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 95% OF MAXIMUM PER ASTM D1557.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, & RESTORING ALL DRAINAGE SYSTEMS. THE CONTRACTOR SHALL MAINTAIN AND/OR IMPROVE EXISTING AND PROPOSED DRAINAGE SYSTEMS TO ASSURE NO ADVERSE EFFECTS ON ADJOINING PROPERTIES DURING CONSTRUCTION.

ALL DITCHES AND BASINS, UNLESS NOTED ON PLANS, SHALL BE SEEDED, STRAWED, & MATTED UNLESS OTHERWISE NOTED. MATTING SHALL BE TYPE S 150 (NORTH AMERICAN GREEN) OR EQUIVALENT AND SHOULD BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE TDEC GENERAL NPDES PERMIT TNR-10-0000.

CONTRACTOR SHALL INSPECT EROSION CONTROL ON SITE BEFORE EACH FORECASTED RAIN, AFTER EACH RAIN OF 0.5" OR MORE, AND AT LEAST TWICE EVERY WEEK. ALL INSPECTIONS SHALL BE DOCUMENTED AND TURNED IN WITH PAYMENT REQUESTS.

CONTRACTOR TO INSTALL ADDITIONAL SILT FENCE ALONG CURB LINE AFTER CURBS ARE BACKFILLED. LOCATION TO BE SPECIFIED BY ENGINEER.

CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT ALL LOCATIONS WHERE INDICATED ON PLANS. CONTRACTOR SHALL CONTACT ENGINEER FOR APPROVAL OF ADDITIONAL CONSTRUCTION EXIT LOCATIONS WHERE VEHICLES OR EQUIPMENT ACCESS PUBLIC ROADWAYS.

CONTRACTOR TO CONSTRUCT 18" DEEP OVERFLOW SWALES FROM ROADWAY INLET TO HEADWALL AT APPLICABLE LOT LINES.

UPON COMPLETION OF THE SITE STABILIZATION, THE OWNER AND CONTRACTOR SHALL PROVIDE A NOTICE OF TERMINATION (NOT) FOR THE PROJECT TO THE LOCAL ENVIRONMENT ASSISTANCE CENTER.

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING ALL PHASES OF CONSTRUCTION TO MAINTAIN THE INTEGRITY OF ALL SINKHOLES. THE CONTRACTOR SHALL INSTALL EROSION CONTROL AND SEDIMENT CONTROL AS SHOWN ON PLANS TO PROTECT THE SINKHOLE FROM SILTATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ADDITIONAL SEDIMENT CONTROL MEASURES BECOME NECESSARY.

GENERAL PROJECT NOTES:

NOTIFY ENGINEER IMMEDIATELY UPON DISCOVERY OF HAZARDOUS MATERIALS.

THE CONTRACTOR SHALL NOTIFY THE TENNESSEE ONE-CALL SYSTEM, INC. (TOCS) AT 1-800-351-1111 AND ANY NON TOCS MEMBER UTILITY INDIVIDUALLY AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.

UNDERGROUND STRUCTURES & UTILITIES SHOWN ARE STRICTLY APPROXIMATE IN LOCATION AND DEPTH, AND MAY NOT BE THE ONLY UTILITIES PRESENT. THE CONTRACTOR SHALL VERIFY FIELD SIZES, LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER OF ANY DISCREPANCIES.

CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL PERMIT AND TAP FEES PRIOR TO BEGINNING WORK.

PROVIDE A SMOOTH TRANSITION BETWEEN PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.

DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.

MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. AS-BUILTS SHALL INCLUDE LOCATIONS AND ELEVATIONS OF WATER MAIN, APPURTENANCES & SERVICES, SEWER MAINS, MANHOLES AND SERVICES, STORM STRUCTURES, STORM WATER BASINS, AND STORM WATER QUALITY DEVICES.

OBSERVANCE OF THE CONTRACTOR'S WORK BY REPRESENTATIVES OF THE ENGINEER'S OFFICE SHALL NOT RELIEVE THE CONTRACTOR OF THE FINAL AND ULTIMATE RESPONSIBILITY FOR THE CONSTRUCTION OF THE IMPROVEMENTS IN ACCORDANCE WITH THESE PLANS AND ANY REFERENCED SPECIFICATIONS, STANDARD DRAWINGS OR DETAILS.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING AT LEAST 10 WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ORDER TO SCHEDULE A PRE-CONSTRUCTION MEETING.

IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL CONSTRUCTION SHALL BE MADE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPONSIBLE GOVERNMENTAL AGENCIES.

ANY DEVIATIONS FROM THE PLANS MUST BE APPROVED BY THE ENGINEER.

WHEN THE WORK AREA IS AN AREA OF DIRECT PUBLIC ACCESS, THE WORK AREA SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIODS OF INACTIVITY.

CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING AS NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET ALL APPROPRIATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

ANY SHOP DRAWINGS REQUIRED MUST BE APPROVED BY THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. DESIGNS PROVIDED BY OTHERS MUST BE SIGNED AND SEALED AS REQUIRED BY TENNESSEE STATUTES.

THE CONTRACTOR SHALL MAKE A PHYSICAL INSPECTION OF THE SITE BEFORE SUBMITTING A PROPOSAL FOR THE PROJECT. IT IS ASSUMED THAT THE CONTRACTOR HAS EXAMINED THE PLANS, SPECIFICATIONS AND THE SITE BEFORE SUBMITTING A PROPOSAL. ANY ITEMS THAT WOULD BE REASONABLY REQUIRED FOR CONSTRUCTION, WHETHER OR NOT SPECIFICALLY DENOTED IN THE PLANS SHALL BE PROVIDED BY THE CONTRACTOR.

SHOULD A CONFLICT EXIST BETWEEN THE PLANS, SPECIFICATION OR THE REQUIREMENTS OF OFFICIALS OF INVOLVED GOVERNING BODIES, THE MORE STRINGENT SHALL APPLY.

BEARINGS AND/OR DISTANCES SHOWN ON THE PLANS SHALL TAKE PRECEDENCE OVER SCALE. NOTIFY THE ENGINEER OF ANY DISCREPANCY.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY DAMAGE DONE TO ADJOINING PROPERTIES DURING CONSTRUCTION.

UTILITY NOTES:

THE CONTRACTOR SHALL PROTECT ALL UTILITY MANHOLES, VALVES, BOXES AND COVER, AND ADJUST TO PROPOSED FINISHED GRADES AS NECESSARY.

- DUCTILE IRON PIPE
 - DUCTILE IRON PIPE SHALL BE SUPPLIED AND MANUFACTURED IN ACCORDANCE WITH AWWA SPECIFICATION C-151, AS LAST REVISED.
 - DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350, OR AS SHOWN ON DRAWINGS. PIPE SHALL BE FURNISHED IN 18 TO 20 FOOT NOMINAL LAYING LENGTHS AND SHALL BE BELL AND SPIGOT TYPE, EMPLOYING A SINGLE RUBBER GASKET TO EFFECT THE JOINING SEAL, "TYTON JOINT" OR APPROVED EQUAL IN ACCORDANCE WITH AWWA SPECIFICATION C-104.
 - ALL PIPE SHALL BE LINED WITH 40 MILS NOMINAL DRY FILM THICKNESS OF "PROTECTO 401 CERAMIC EPOXY."
- FITTINGS
 - ALL FITTINGS SHALL BE MANUFACTURED IN CONFORMANCE WITH AWWA SPECIFICATION C-110 AND C-111 WITH A MINIMUM PRESSURE RATING OF 350 P.S.I.
 - JOINTS SHALL BE MECHANICAL JOINT FURNISHED SYNTHETIC RUBBER COMPOUND OR RUBBER GASKETS.
 - ALL FITTINGS SHALL BE LINED WITH 40 MILS NOMINAL DRY FILM THICKNESS OF "PROTECTO 401 CERAMIC EPOXY."

CURBING CONTRACTOR SHALL MARK WATER AND SEWER SERVICE LOCATION IN CURB DURING POURING. A "W" SHALL BE STAMPED ON THE CURB FACE AT ALL WATER LATERAL LOCATION. A "S" SHALL BE STAMPED ON THE CURB FACE AT ALL SEWER LATERAL LOCATIONS.

WATER SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL STATE & LOCAL CODES, SPECIFICATIONS, AND REGULATIONS. CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS.

SANITARY SEWER SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL STATE & LOCAL CODES, SPECIFICATIONS, AND REGULATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS.

BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM PER ASTM D1557.

PROVIDE AS-BUILT DRAWINGS WHICH INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.

CONTRACTOR SHALL MAINTAIN A MINIMUM 10' HORIZONTAL AND 18" VERTICAL CLEARANCE BETWEEN WATER, FORCEMAINS, & GRAVITY SEWER LINES WHERE SUCH LINES CROSS.

CHECK DAMS SHALL BE INSTALLED AT THE UPSTREAM SIDE OF EACH MANHOLE. CHECK DAMS SHALL CONSIST OF COMPACTED CLAY BEDDING AND BACKFILL AT LEAST THREE FEET THICK TO THE TOP OF THE TRENCH AND CUT INTO WALLS OF THE TRENCH TWO FEET.

SOLID ROCK ENCOUNTERED IN A SEWER TRENCH SHALL BE REMOVED TO A DEPTH OF AT LEAST 6 INCHES BELOW THE FINISHED PIPELINE.

SITE NOTES:

ALL NEW SITE UTILITIES ARE TO BE INSTALLED UNDERGROUND.

ALL INDIVIDUAL SITE DEVELOPMENTS WILL BE REQUIRED TO HAVE ADA PEDESTRIAN CONNECTION TO THE PUBLIC SIDEWALK.

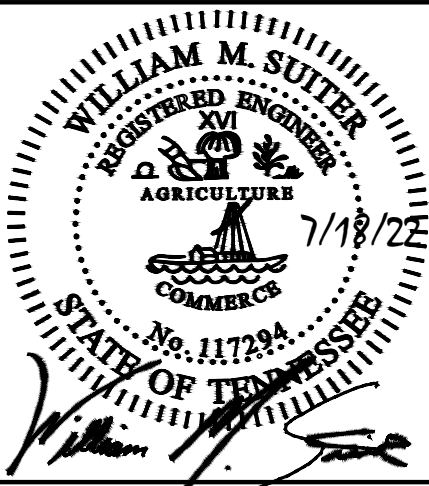
TO CONVERT THE SEDIMENT TRAP ON SHEET C4.1 TO A BIO-RETENTION BASIN ON SHEET C3.0, ADD THE PROPOSED UNDERDRAIN AND FILTER MEDIA PER THE DETAIL ON SHEET C5.0. THIS STEP SHOULD NOT BE TAKEN UNTIL THE SITE HAS ACHIEVED FINAL STABILIZATION.

P.O.Box 30271
1805A Alpine Drive
Clarksville, Tenn. 37040
Ph. # (931) 920-1750
&Land Planning, Inc. Fax # (931) 920-8490
CIVIL ENGINEERING/LAND SURVEYING

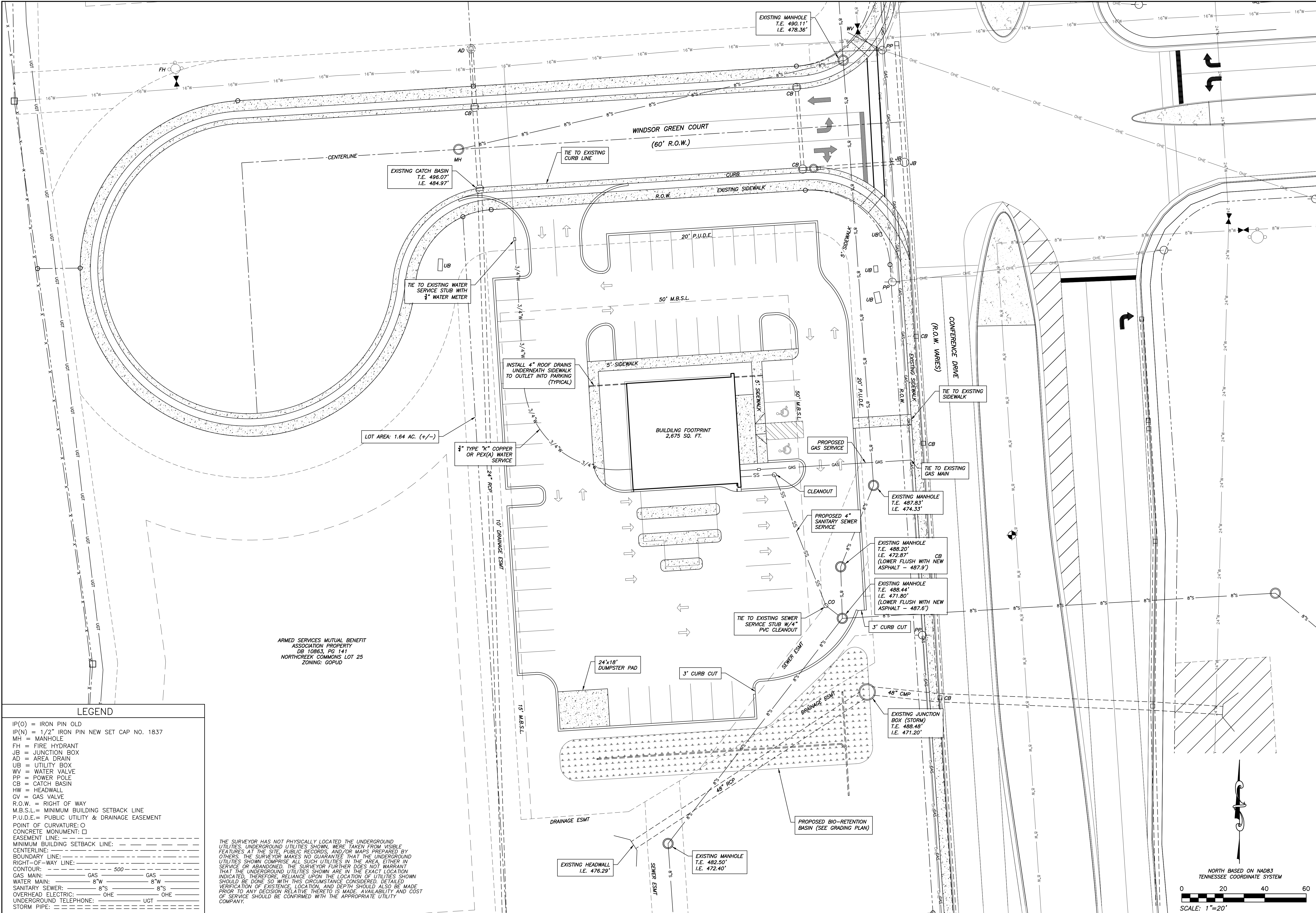
Guiter
Surveying
&Land Planning, Inc.

REV.#	DATE	REVISION			
		INITIAL	SUBMITAL	REVISIONS	PER CITY
0	6/27/22				
1	7/18/22				

OLD HICKORY CREDIT UNION
NORTHCREEK COMMONS #26
GENERAL NOTES
SCALE: NONE



C0.1



LEGEND

IP(O) = IRON PIN OLD
IP(N) = 1/2" IRON PIN NEW SET CAP NO. 1837
MH = MANHOLE
FH = FIRE HYDRANT
JB = JUNCTION BOX
AD = AREA DRAIN
UB = UTILITY BOX
WV = WATER VALVE
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CB = CATCH BASIN
HW = HEADWALL
GV = GAS VALVE
R.O.W. = RIGHT OF WAY
M.B.S.L. = MINIMUM BUILDING SETBACK LINE
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
POINT OF CURVATURE: O
CONCRETE MONUMENT: □
EASEMENT LINE: ---
MINIMUM BUILDING SETBACK LINE: ---
CENTERLINE: ---
BOUNDARY LINE: ---
RIGHT-OF-WAY LINE: ---
CONTOUR: --- 500 ---
GAS MAIN: --- GAS ---
WATER MAIN: --- 8"W --- 8"W ---
SANITARY SEWER: --- 8"S --- 8"S ---
OVERHEAD ELECTRIC: --- OHE --- OHE ---
UNDERGROUND TELEPHONE: --- UGT --- UGT ---
STORM PIPE: --- ---

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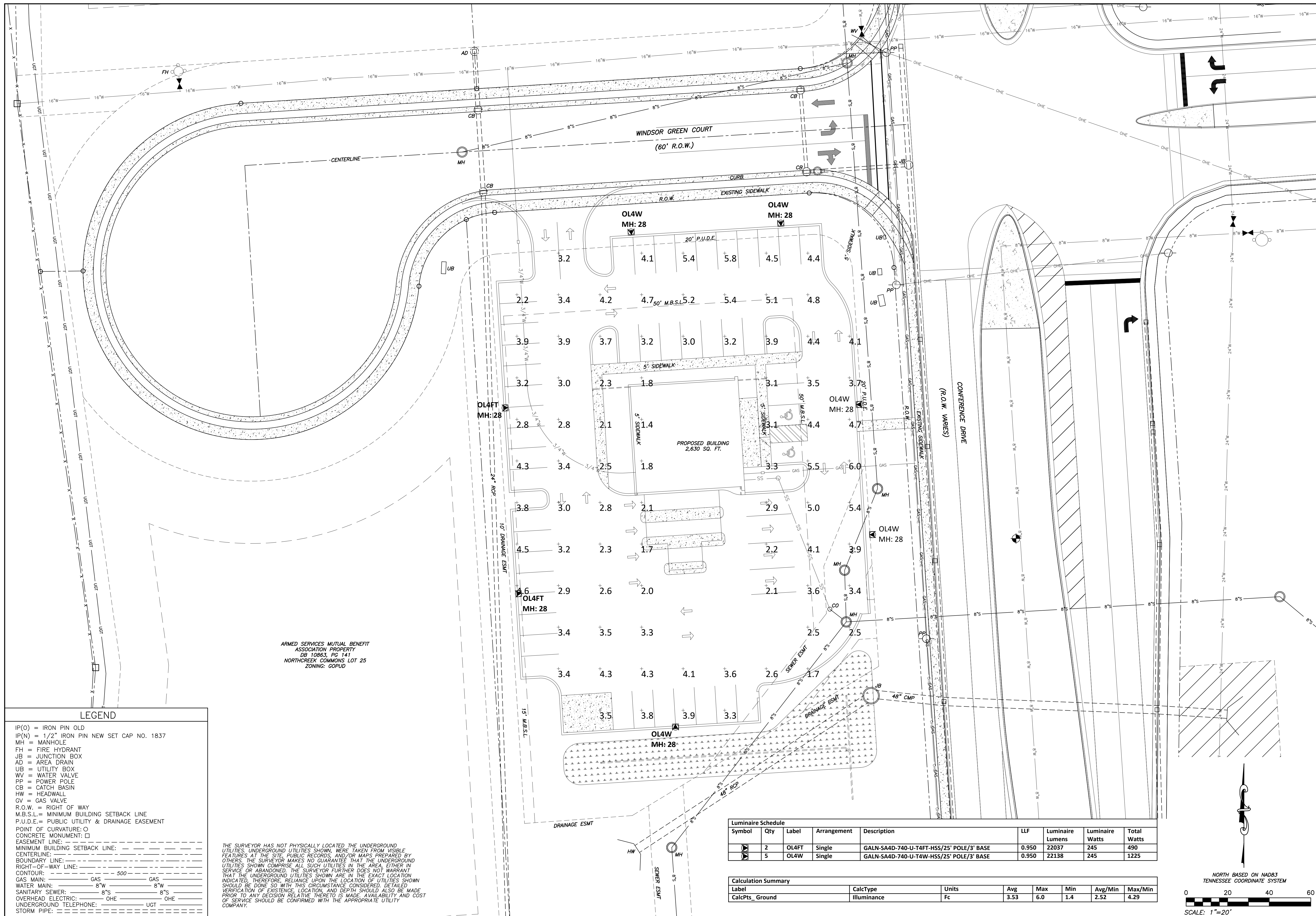
Guillevin Surveying & Land Planning, Inc.
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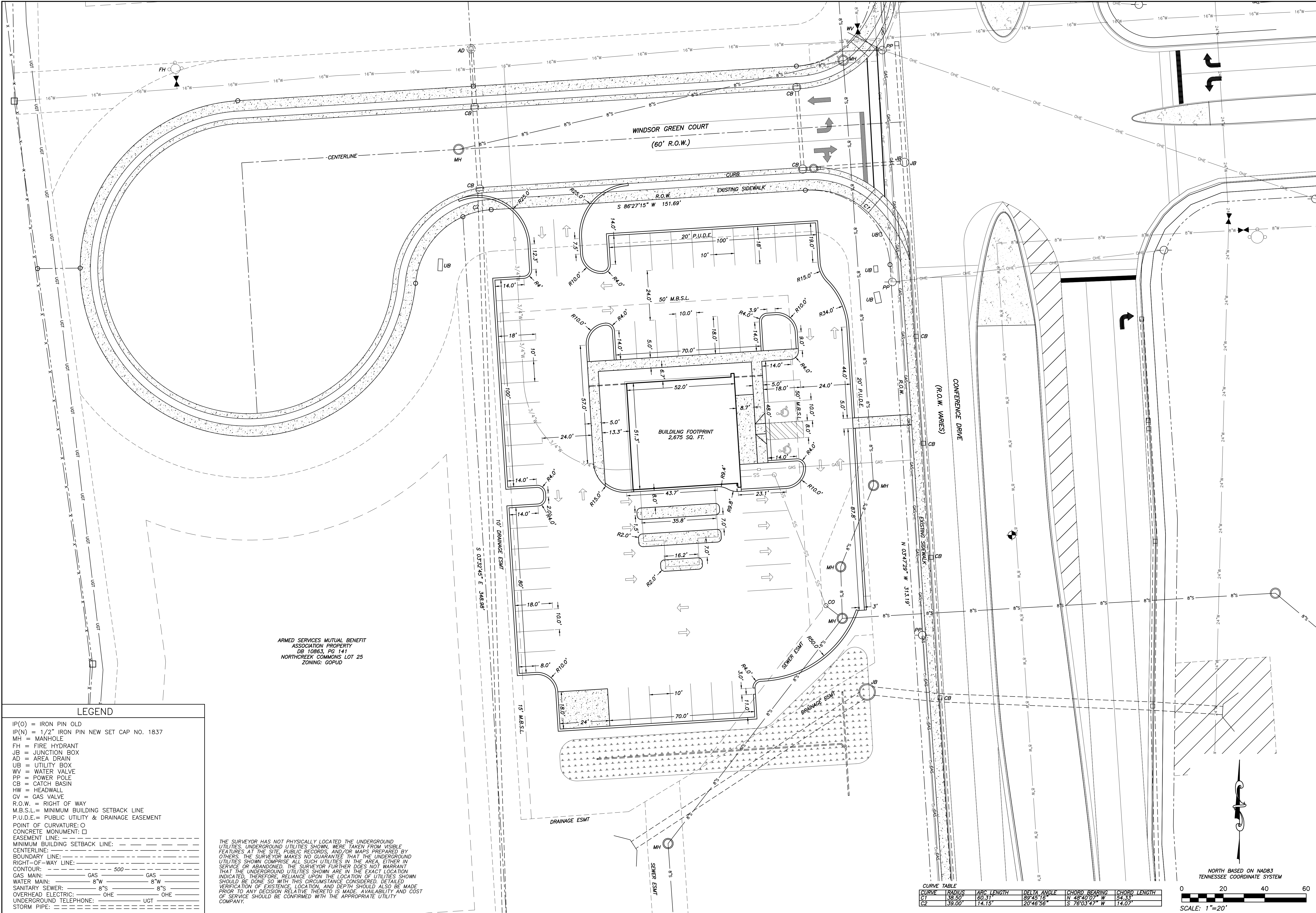
REV.#	DATE	REVISION
0	6/20/22	INITIAL SUBMITTAL
1	7/19/22	REVISIONS PER CITY

**OLD HICKORY CREDIT UNION
NORTHCREEK COMMONS #26
SITE & UTILITY PLAN
SCALE: 1"=20'**

WILLIAM M. SUTTER
REGISTERED ENGINEER
AGRICULTURE
No. 117284
STATE OF TENNESSEE
7/18/22

C1.0





ARMED SERVICES MUTUAL BENEFIT
ASSOCIATION PROPERTY
DB 10863, PG 141
NORTHCREEK COMMONS LOT 25
ZONING: GOPUD

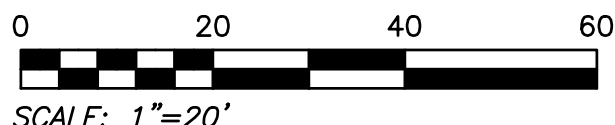
LEGEND

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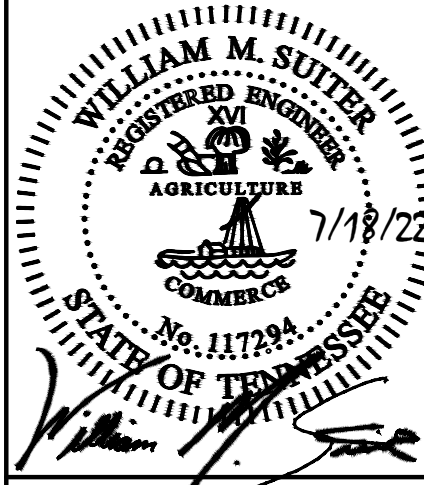
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CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.50'	60.31'	69°45'16"	N 48°40'07" W 54.33'	
C2	39.00'	14.15'	20°46'56"	S 76°03'47" W 14.07'	

NORTH BASED ON NAD83
TENNESSEE COORDINATE SYSTEM



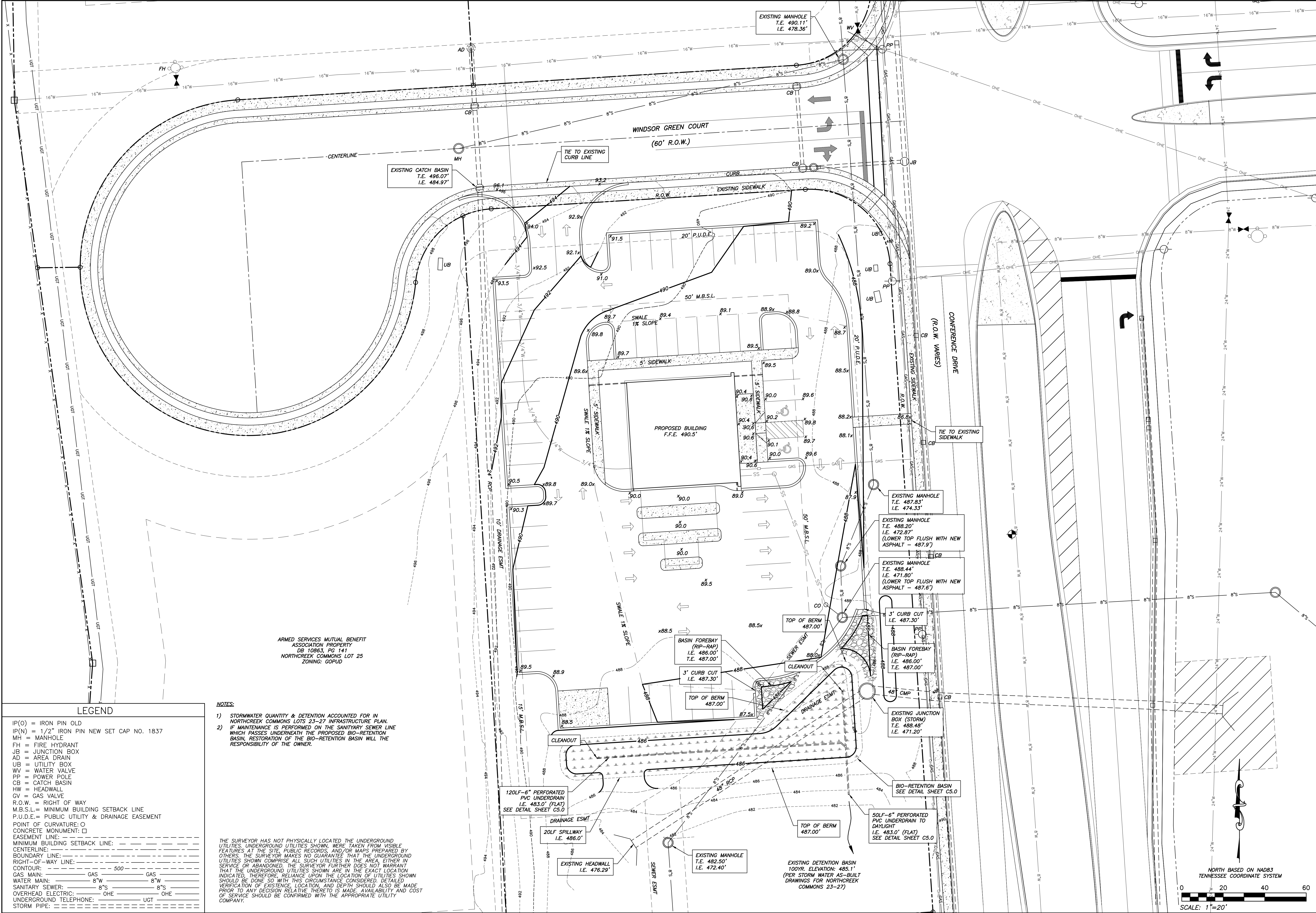
OLD HICKORY CREDIT UNION
NORTHCREEK COMMONS #26
DIMENSIONAL LAYOUT
SCALE: 1"=20'



C2.0

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LEGEND

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STORM PIPE: --- ---

NOTES:
1) STORMWATER QUANTITY & DETENTION ACCOUNTED FOR IN NORTHCREEK COMMONS LOTS 23-27 INFRASTRUCTURE PLAN.
2) IF MAINTENANCE IS PERFORMED ON THE SANITARY SEWER LINE WHICH PASSES UNDERNEATH THE PROPOSED BIO-RETENTION BASIN, RESTORATION OF THE BIO-RETENTION BASIN WILL BE THE RESPONSIBILITY OF THE OWNER.

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CIVIL ENGINEERING/LAND SURVEYING

REV.#	DATE	REVISION
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1	7/19/22	REVISIONS PER CITY

OLD HICKORY CREDIT UNION
NORTHCREEK COMMONS #26
GRADING PLAN
SCALE: 1"=20'

WILLIAM M. SUTTER
REGISTERED ENGINEER
AGRICULTURE
No. 117284
STATE OF TENNESSEE

7/18/22

C3.0

Page 28 of 58

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NOTES:

This Storm Water Pollution Prevention Plan (SWPPP) is developed in accordance with the Tennessee General NPDES Permit (TNR 100000) for Storm Water Discharges Associated with Construction Activity (TNCGP), and is prepared using sound engineering and construction practices. Non-storm water discharges are prevented as a condition of this permit.

The goal of this SWPPP is to prevent any detrimental discharge from the property described to receiving waters of the State of Tennessee. The construction activity mentioned in this report shall be carried out in such a manner that will prevent any discharge that would cause a condition in which visible solids, bottom deposits, or turbidity impairs the usefulness of the waters on the property or downstream of the property for fish and aquatic life, livestock watering, recreation, irrigation, navigation, or industrial or domestic water supply.

This SWPPP is intended to be a supplement to TNR 100000 and not a substitute for it. The owner and contractor shall be familiar with the requirements of TNR 100000. A copy of TNR 100000 can be found at www.state.tn.us/environment/permits/conststrmrul.pdf

A Notice of Intent (NOI) and application fee shall be submitted to the local Environmental Assistance Center (EAC) by the owner at least thirty days before construction begins. A fee schedule is included in Appendix A. The NOI and all correspondence during the duration of the project shall be sent to:

Tennessee Department of Environment & Conservation
Environmental Assistance Center (EAC)
Division of Water Pollution
711 RS Gass Boulevard
Nashville, TN 37206

The current property owner, contracting developer, and per responsible for the EPSC measures described in this SWPPP is:

Old Hickory Credit Union
c/o Bonnette Dawson
410 Donelson Pike
Goodlettsville, TN 37214

Each contractor and sub-contractor that is responsible for the installation, inspections, or maintenance of erosion or sediment control measures must understand and follow this document. The contractor shall sign the contractor's certification on the Notice of Intent and submit it to the local EAC. The contractor shall maintain records of grading activities and stabilization practices throughout the entire project. The contractor shall also maintain precipitation records for the site and keep a rain gauge on site. For this site, there is only one main operator/contractor that will be solely responsible for the implementation of this entire SWPPP.

Construction shall not begin until a Notice of Coverage (NOC) is received from the State. Current versions of the SWPPP, NOI, and NOC shall be kept at the project site for the duration of the project and shall be made available to all operators and site personnel. These documents shall be kept in a job trailer and/or project permit board if available. In cases where these locations are not available, a copy of each document shall be placed in hands of the on-site foreman in charge of construction. In either case the documents shall be kept on site at all times when work is being performed and shall be made available to all operators and site personnel involved with the project. The Project Engineer & Owner/Developer shall also keep a copy of each document at their respective offices.

This SWPPP shall be amended as necessary when defects or problems need to be corrected. All amendments to the plan shall be implemented within 48 hours after initiation. Anyone who finds defects or problems associated with the SWPPP shall notify the engineer immediately by phone or in writing. The Project Engineer will then make the necessary revisions to the SWPPP and distribute the revisions to the owner and all contractors.

Each contractor and sub-contractor that is responsible for the installation, inspections, or maintenance of erosion or sediment control measures shall file a Notice of Termination (NOT) when their respective duties are completed. The owner shall submit a final NOT after final stabilization is complete and established.

All construction procedures for installation of erosion prevention and sediment controls shall be performed in accordance with the "Tennessee Erosion and Sediment Control Handbook" published by the State of Tennessee. A copy of this handbook can be obtained at www.state.tn.us/environment/wpc/seg_ero_controlhandbook/.

If a release containing hazardous substance in an amount equal to or in excess of a reporting quantity established under either 40 CFR 117 or 40 CFR 302 occurs during a 24-hour period, the contractor shall immediately notify the permittee who shall then notify the National Response Center (NRC) (800-424-8802) and the Tennessee Emergency Management Agency (TEMA) (800-262-3300 for emergencies; 800-262-3400 for non-emergencies) and the Environmental Assistance Center. A report describing such spills, mitigation plans, and steps taken to prevent future spills shall be reported to the EAC within fourteen days of the spill.

Any hazardous waste such as paint cans, oil cans, used oil, filters, etc. shall be contained and disposed of by the contractor at an appropriate hazardous waste disposal center. All other trash shall be properly contained and disposed of at reasonable intervals.

Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events (e.g. forecasted by local weather reports), or otherwise prevented from becoming a pollutant source for storm water discharges (e.g. screening outfalls, daily pick-ups).

A site assessment will be performed at each outfall involving drainage totaling 10 or more acres, or 5 or more acres if draining to an impaired or exceptional quality waters, within a month of construction commencing at each portion of the site that drains the qualifying acreage of such portion of the site. The site assessment shall be performed by individuals holding the qualification of either licensed professional engineer or landscape architect, certified professional in erosion and sediment control (CPESC), or a person that successfully completed the "Level II Design Principles for Erosion Prevention and Sediment Control for Construction Sites" course.

The assessment will be performed to verify the installation, functionality and performance of the EPSC measures described in the SWPPP. The assessment will be performed with the site inspector and will include a review and update of the SWPPP if applicable. The site assessment findings shall be documented and the documentation kept with the SWPPP on-site. The documentation shall include information included in the inspection form provided in Appendix C of TDEC's Construction General Permit. The documentation must contain the printed name and signature of the individual performing the assessment and the following certification:

"I certify under penalty of law that this report and all attachments are, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

SWPPP – EXISTING SITE CONDITIONS:

The site in question is a vacant, "pad ready" lot at the corner of Windsor Green Court and Conference Drive in Goodlettsville, TN. The lot is part of a commercial subdivision that was developed in 2018, with all underground infrastructure in place and ready for individual site development. All water quantity and detention for individual lot developments were taken care of in the overall subdivision development in 2018.

The entire site area is approximately 1.64 acres, with 1.3 acres (+/-) being planned for disturbance. There will be one site outfall for the project with a contributing drainage area of 1.5 acres (+/-). The erosion control measures on site have been designed to withstand the 5 year/24 hour rain event. The nearest body of surface water to the site outfall is Mansker Creek to the East/Northeast.

SWPPP – CONSTRUCTION SEQUENCE:

Initial erosion and sediment controls such as construction exits and silt fencing shall be installed according to construction documents. Only the clearing and grubbing necessary to install these controls shall be accomplished. Any buffer zones shown on the construction plans shall be marked by the contractor so as to prevent the disturbance of the buffer area. All erosion prevention and sediment control best management practices identified in this SWPPP or shown on the construction plans shall be installed as recommended in the Tennessee Erosion & Sediment Control Handbook.

Clearing and grubbing of the site will begin. Removal and disposal of organics such as tree laps, stumps, and brush shall be removed by the contractor. Burning will be allowed only when a permit is obtained by the contractor from the governing agencies. Burial of organics shall only be performed with consent of the project engineer. Removal and disposal of other items such as debris, building materials and other non-biodegradable materials shall be properly disposed of by the contractor at an off-site location. Ground cover shall not be removed more than twenty days before mass grading begins. Care shall be taken to prevent the cutting of trees within the buffer zone.

The contractor shall only clear and grub the areas shown or indicated on the construction plans. Areas that are not being developed shall be left in its natural state in order to prevent erosion.

Sediment basins shall be constructed as indicated on the construction plans. Detention basins as shown on the construction plans shall be constructed as sediment basins during construction of the site infrastructure. When final grading begins the basins shall be modified to bio-retention basins as shown on the construction plans. Diversion ditches or berms shall be constructed so that all water leaving the site must first enter into a sediment basin or other sediment control feature. Discharges from sediment basins and traps must be through a pipe or lines or well grassed channel.

Sediment deposits shall be cleaned out of sediment basins, silt fence and other controls by the contractor when the capacity is reduced to fifty percent. Sediment removed from basins shall be deposited at a designated area and immediately stabilized with grass seed and matting. Care should be taken during removal of sediment to prevent disturbance of lands downstream from sediment basin. Any repairs required to re-establish functionality of sediment basin shall be immediately performed after sediment loads are removed.

Mass grading of roadways and building pads shall be conducted according to current construction methods. The contractor shall notify the engineer of potential problem areas that could produce unfiltered runoff. When practical, the contractor shall attempt to prevent a mass grading of the entire site at once. The maximum disturbed area at any one time shall not exceed 50 acres.

Muddy water to be pumped from excavation and work areas must be held in settling basins or filtered prior to its discharge into surface waters. Water must be discharged through a pipe or lines or well grassed channel.

Any storage of off-site soils shall be temporary in nature and shall be protected with silt fence around the perimeter of stockpiles. Any stockpile that is dormant for fifteen days shall be stabilized with seed and mulch as noted below.

Construction of sewer, storm, water, gas, and other utility infrastructure shall be completed in a manner that will limit the amount of sediment that can be transported from the site. Once installed and functional, inlet protection shall be installed at inlets prone to sediment intrusion.

Final grading and paving of roadways shall be completed according to current construction procedures. Stabilization will be accomplished as soon as practicable after attainment of final grade and no later than seven days after attaining final grade. Where earth disturbing activities have temporarily ceased, temporary stabilization will be applied within seven days if the activity will not resume for fifteen days.

SWPPP – CONSTRUCTION SEQUENCE (CONT.):

Stabilization may include seed and mulch, as shown below, or may include seed and erosion control blankets, as noted on the plans. Construction shall be as per the City of Clarksville Gas & Water Standard Specification titled "Section 02485-Lawn & Grass Landscaping."

Seeding mixtures are shown below:

Permanent Seeding Mixtures

Seeding Dates	Grass Seed	Percentage
February 1 – July 1	Kentucky 31 Fescue	80
	Korean Lespedeza	15
	English Rye	5
June 1 – August 15	Kentucky 31 Fescue	55
	Korean Lespedeza	20
	English Rye	15
April 15 – August 15	German Millet	10
	Bermusgrass (huled)	70
	Annual Lespedeza	30
August 1 – December 1	Kentucky 31 Fescue	70
	English Rye	20
	White Clover	10
February 1 – December 1	Kentucky 31 Fescue	70
	Crown Vetch	25
	English Rye	5

Temporary Seeding Mixtures

Seeding Dates	Grass Seed	Percentage
January 1 – May 1	Italian Rye	33
	Korean Lespedeza	33
	Summer Oats	34
May 1 – July 15	Sudan-Sorghum	100
May 1 – July 15	Starr Millett	100
July 15 – January 1	Balboa Rye	67
	Italian Rye	33

After the site is fully established, silt fence and trapped sediment shall be removed to prevent remains from becoming a pollutant source for storm water discharges.

The contractor's qualified personnel shall inspect each outfall and erosion control on site within 24 hours after each rainfall of 0.5" or more, before an anticipated storm event, and at least twice a week being at least 72 hours apart. Each inspection must be documented and submitted to the State of Tennessee's Environmental Assistance Center (EACH) by the 15th of each month after each quarter of the year. Copies of inspection documentation and forms shall be obtained from the EAC. The inspector shall look for and note the following:

- a.All disturbed areas on-site shall be inspected for pollutants that could contaminate downstream waters
- b.Erosion control shall be inspected for structural defects and general effectiveness of the control
- c.Outfall points shall be inspected for any signs of erosion

Again, all inspections must be documented and include the inspector's name, qualifications, date, and any notes taken. The inspector shall notify the engineer of any problems so that this SWPPP can be revised within 14 days of notification. All records shall be retained for a period of three years.

All erosion control structures shall be properly maintained. Any defect found during inspections shall be corrected within seven days after inspection. Notify the engineer of any such defects found at the time of inspection.

All records taken during construction shall be kept for a minimum of three years after the NOT is filed. TDEC may request that files be kept for periods longer than three years.

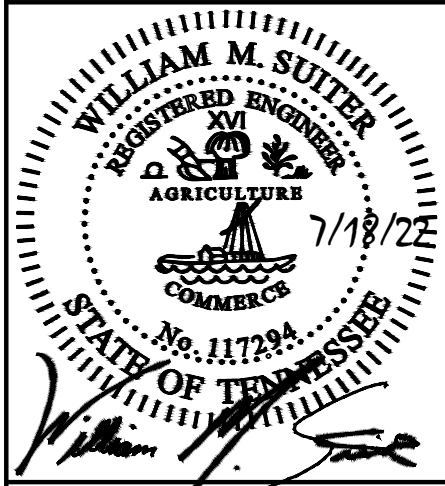
Any disturbed area on-site shall be stabilized within 14 days, or 7 days in areas with ≥ 35% slopes, where construction activities have temporarily or permanently ceased.

Any vegetation or EPSC and other protective measure on-site that is deemed as inadequate, not functional, or in general need of a repair, replacement or update by the site inspector shall be repaired replaced or modified within 7 days.

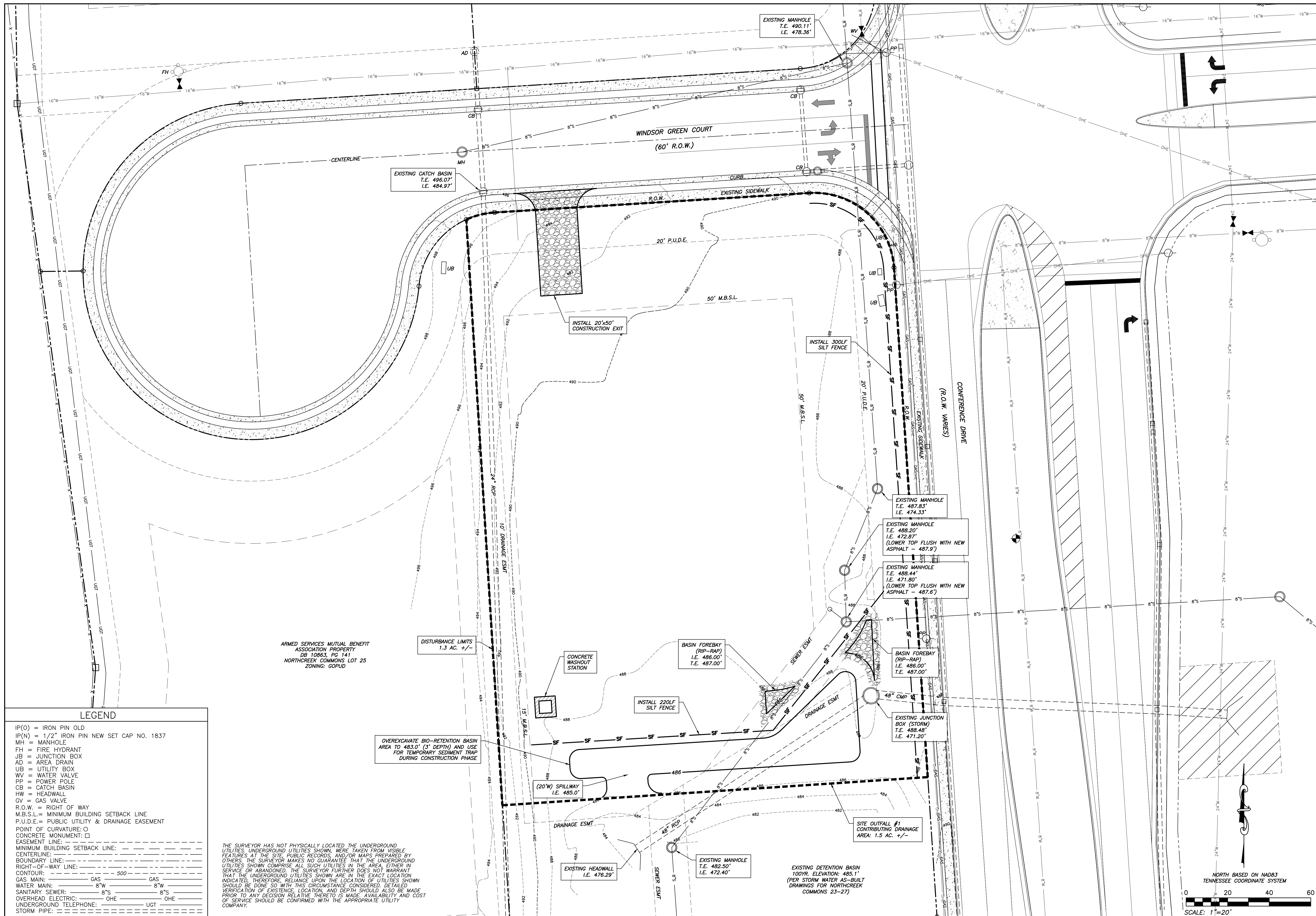
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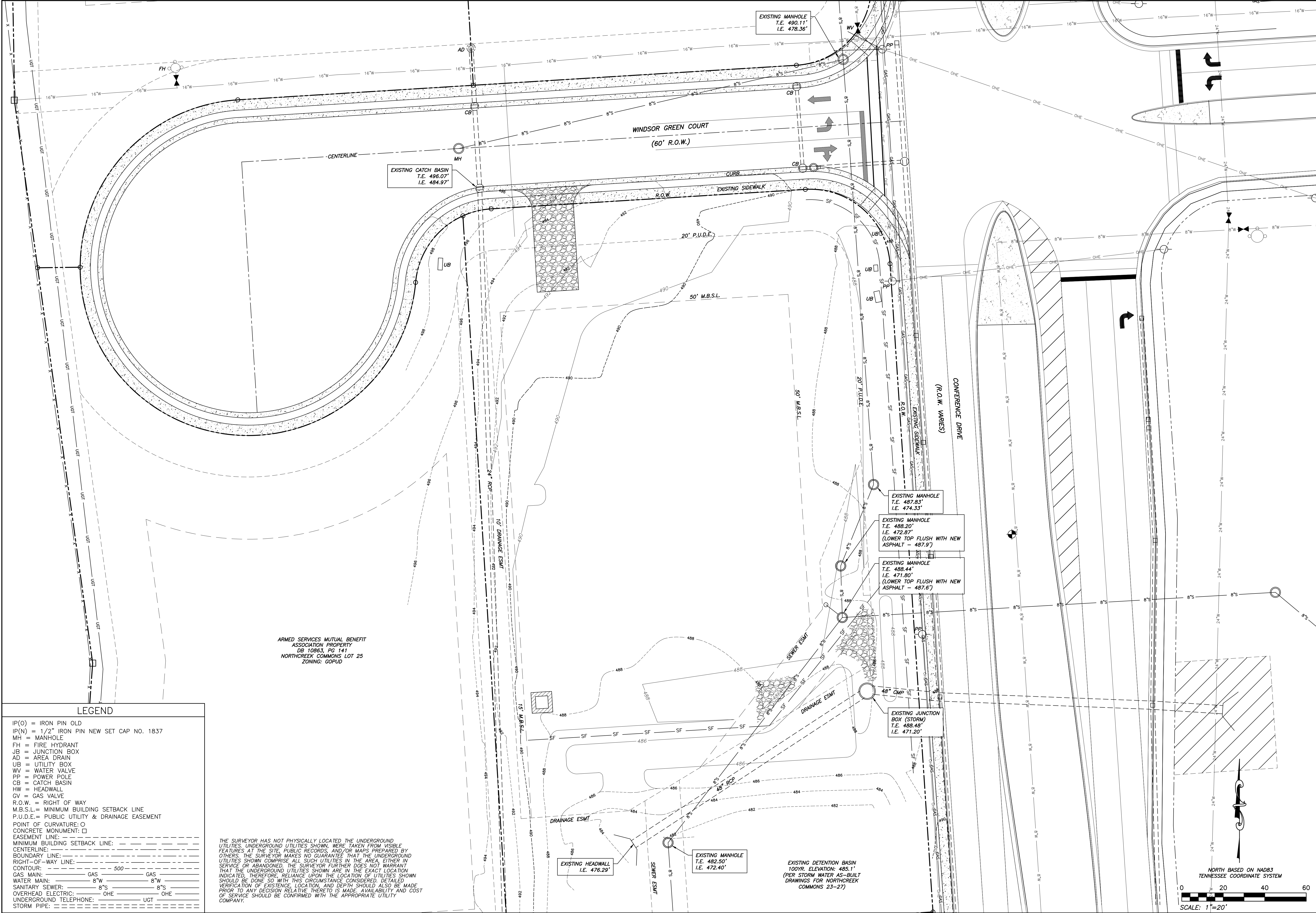
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OLD HICKORY CREDIT UNION
NORTHCREEK COMMONS #26
SWPPP
SCALE: NONE



C4.0





ARMED SERVICES MUTUAL BENEFIT
ASSOCIATION PROPERTY
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NORTHCREEK COMMONS LOT 25
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BOUNDARY LINE: ---
RIGHT-OF-WAY LINE: ---
CONTOUR: --- 500 ---
GAS MAIN: --- GAS ---
WATER MAIN: --- 8"W --- 8"W ---
SANITARY SEWER: --- 8"S --- 8"S ---
OVERHEAD ELECTRIC: --- OHE --- OHE ---
UNDERGROUND TELEPHONE: --- UGT ---
STORM PIPE: --- ---

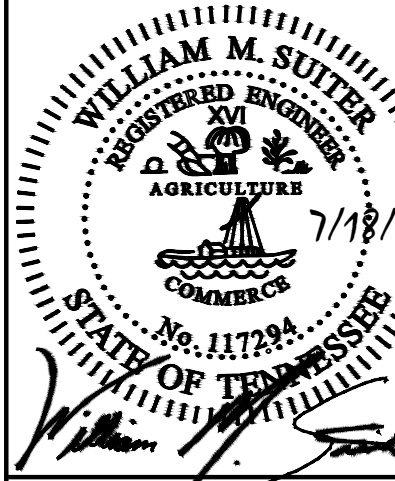
THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE FEATURES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

EXISTING DETENTION BASIN
100YR. ELEVATION: 485.1'
(PER STORM WATER AS-BUILT
DRAWINGS FOR NORTHCREEK
COMMONS 23-27)

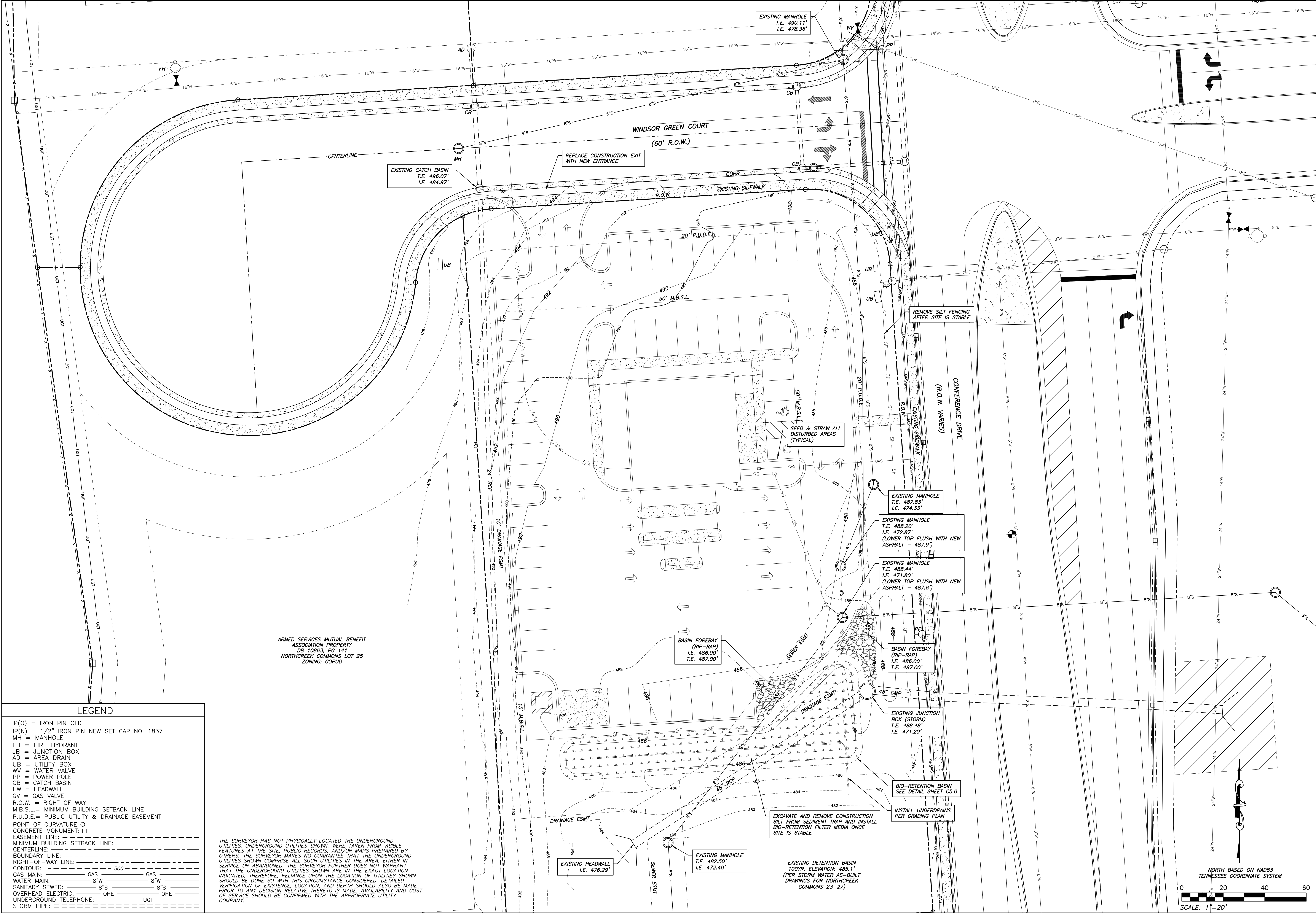
Suiter
Surveying
& Land Planning, Inc.
P.O. Box 30271
1805A Alpine Drive
Clarksville, Tenn. 37040
Ph. # (931) 920-1750
Fax # (931) 920-8490
CIVIL ENGINEERING/LAND SURVEYING

REV.#	DATE	REVISION
0	6/27/22	INITIAL SUBMITTAL
1	7/19/22	REVISIONS PER CITY

OLD HICKORY CREDIT UNION
NORTHCREEK COMMONS #26
EPSC PHASE II
SCALE: 1"=20'



C4.2



ARMED SERVICES MUTUAL BENEFIT
ASSOCIATION PROPERTY
DB 10863, PG 141
NORTHCREEK COMMONS LOT 25
ZONING: GOPUD

LEGEND

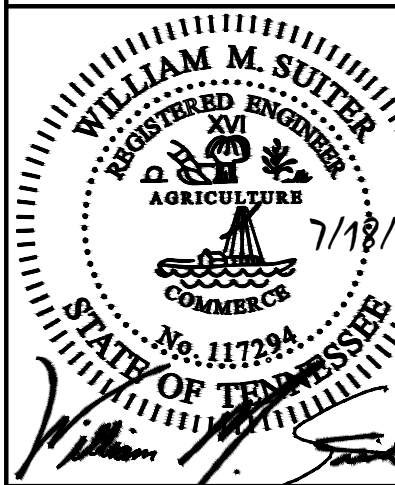
- IP(O) = IRON PIN OLD
IP(N) = 1/2" IRON PIN NEW SET CAP NO. 1837
MH = MANHOLE
FH = FIRE HYDRANT
JB = JUNCTION BOX
AD = AREA DRAIN
UB = UTILITY BOX
WV = WATER VALVE
PP = POWER POLE
CB = CATCH BASIN
HW = HEADWALL
GV = GAS VALVE
R.O.W. = RIGHT OF WAY
M.B.S.L. = MINIMUM BUILDING SETBACK LINE
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
POINT OF CURVATURE: O
CONCRETE MONUMENT: □
EASEMENT LINE: ---
MINIMUM BUILDING SETBACK LINE: ---
CENTERLINE: ---
BOUNDARY LINE: ---
RIGHT-OF-WAY LINE: ---
CONTOUR: --- 500 ---
GAS MAIN: --- GAS ---
WATER MAIN: --- 8"W --- 8"W ---
SANITARY SEWER: --- 8"S --- 8"S ---
OVERHEAD ELECTRIC: --- OHE ---
UNDERGROUND TELEPHONE: --- UGT ---
STORM PIPE: --- ---

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE FEATURES 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 SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

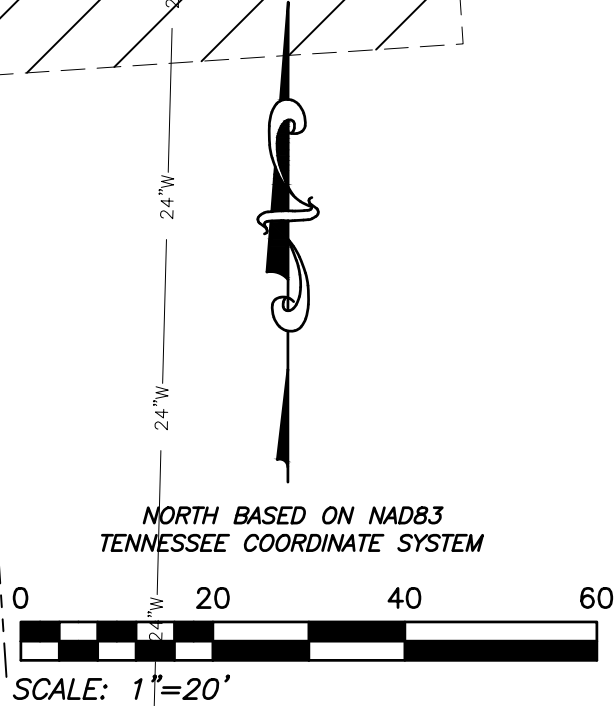
Guillev
Surveying
& Land Planning, Inc.
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1805A Alpine Drive
Clarksville, Tenn. 37040
Ph. # (931) 920-1750
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CIVIL ENGINEERING/LAND SURVEYING

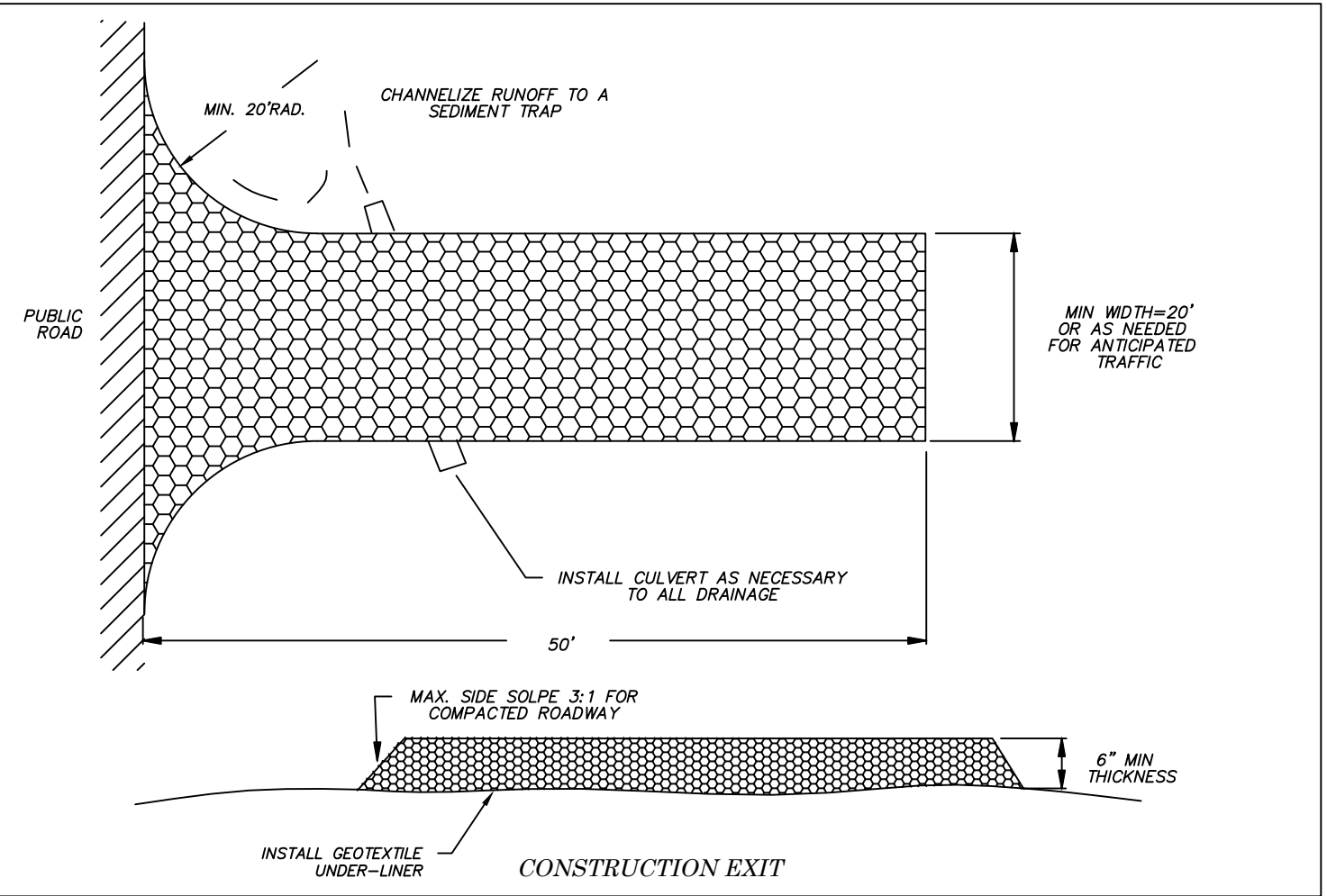
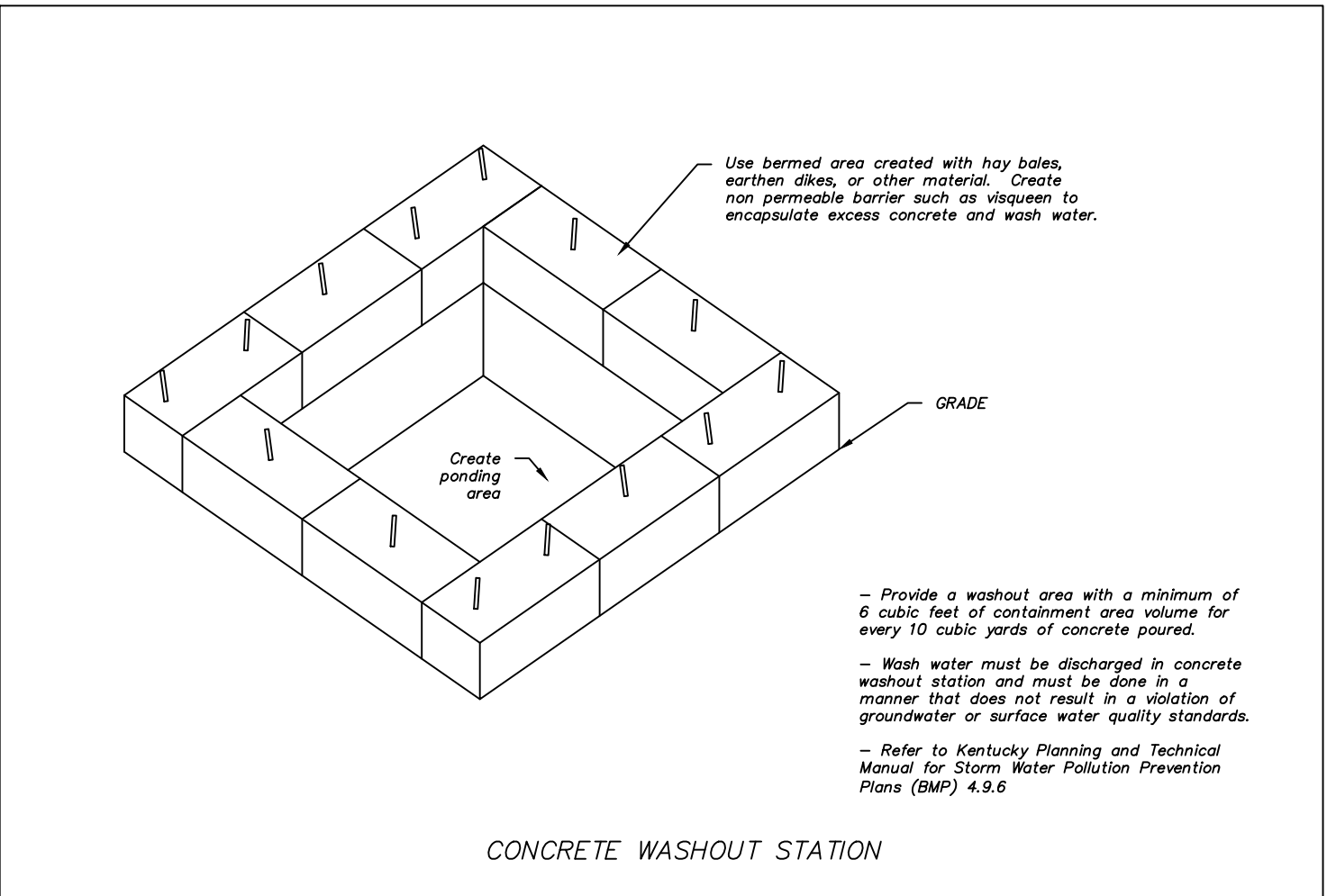
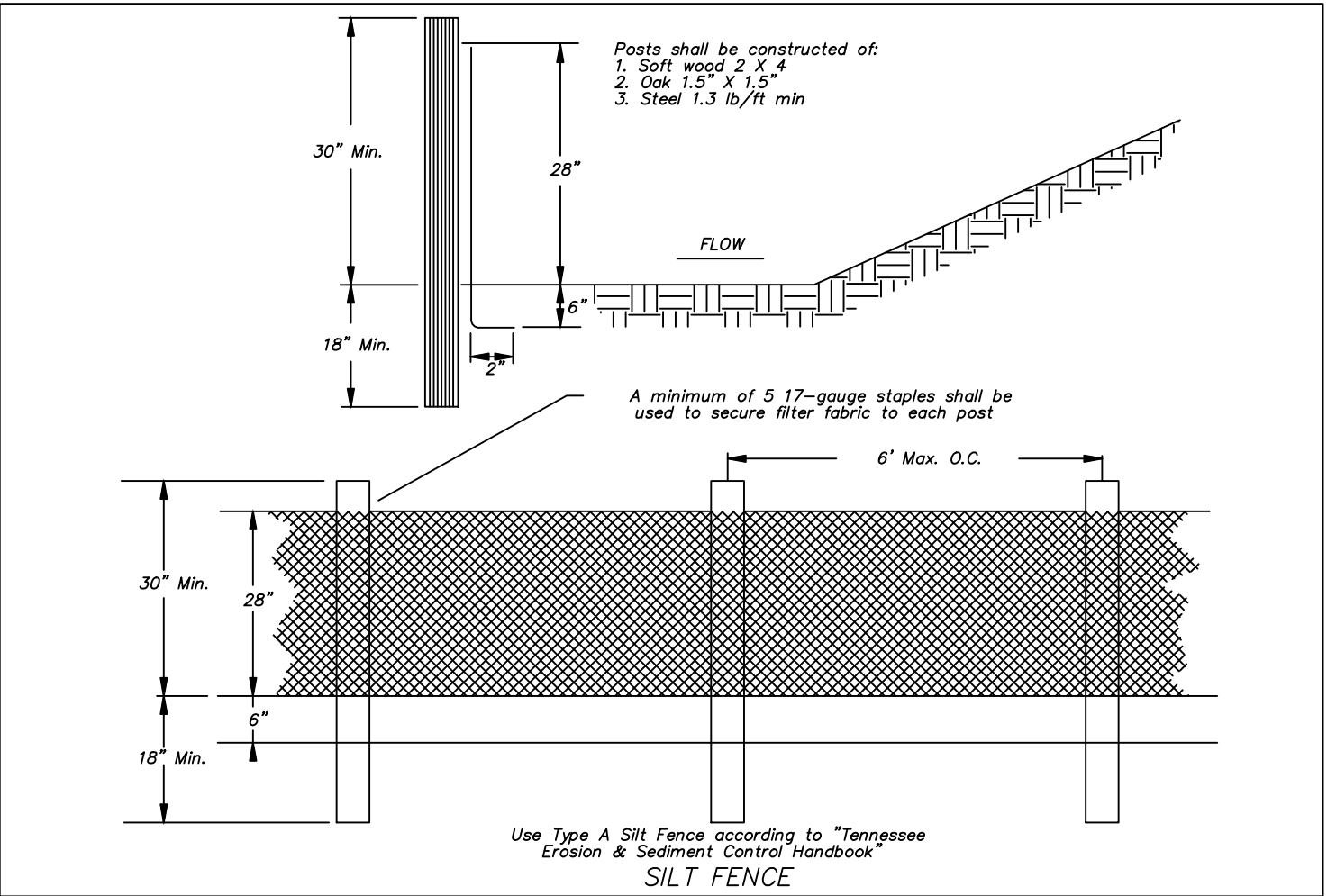
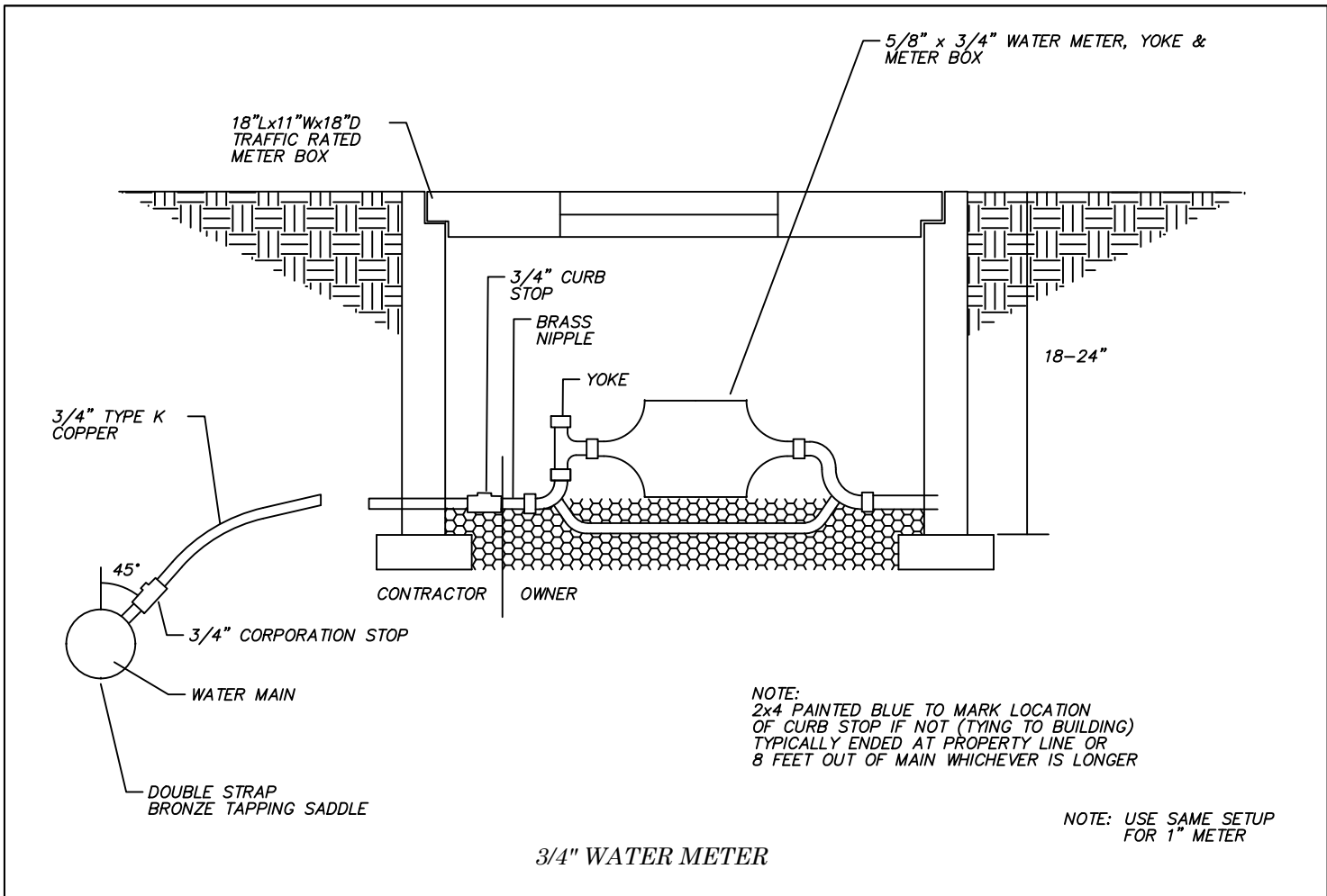
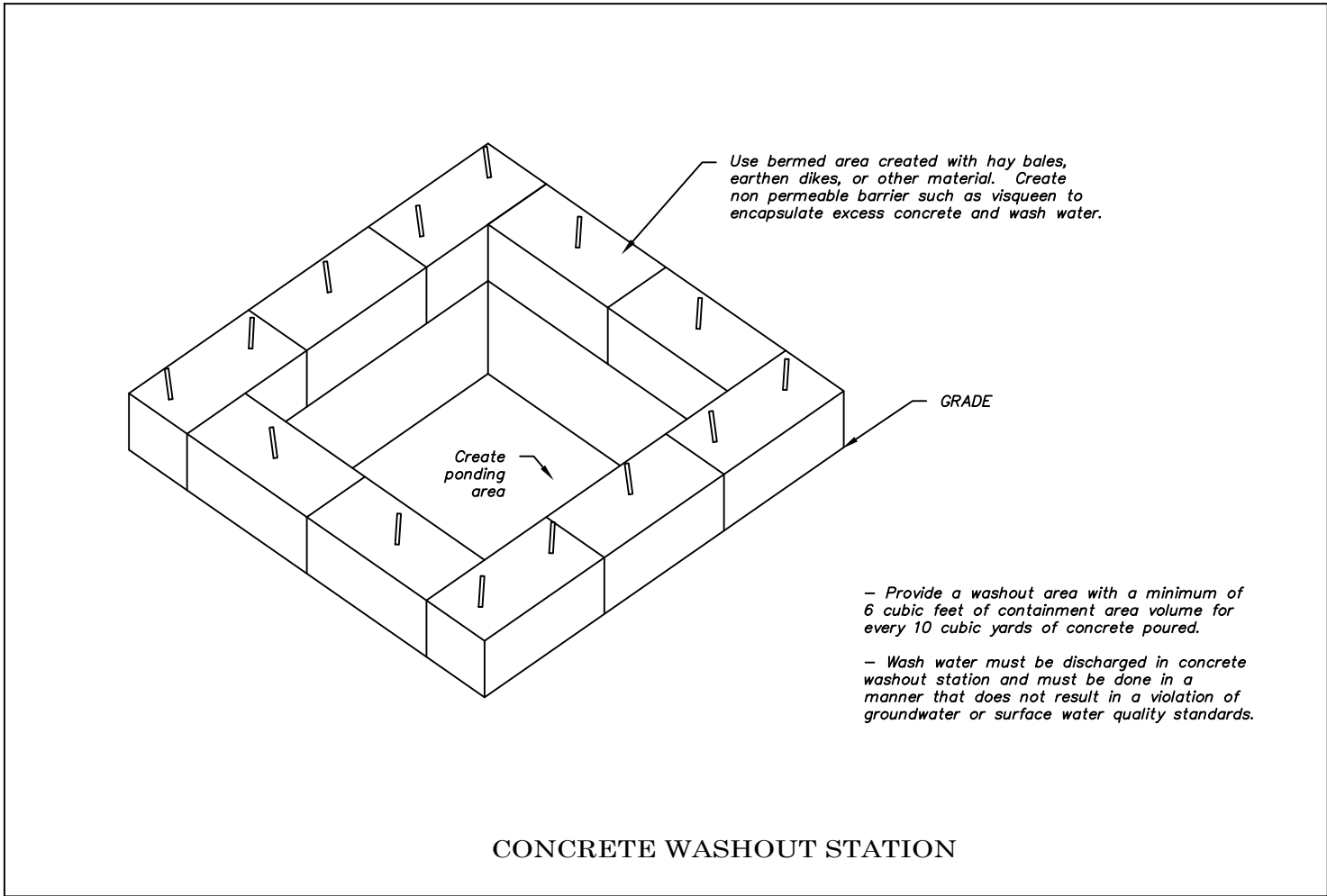
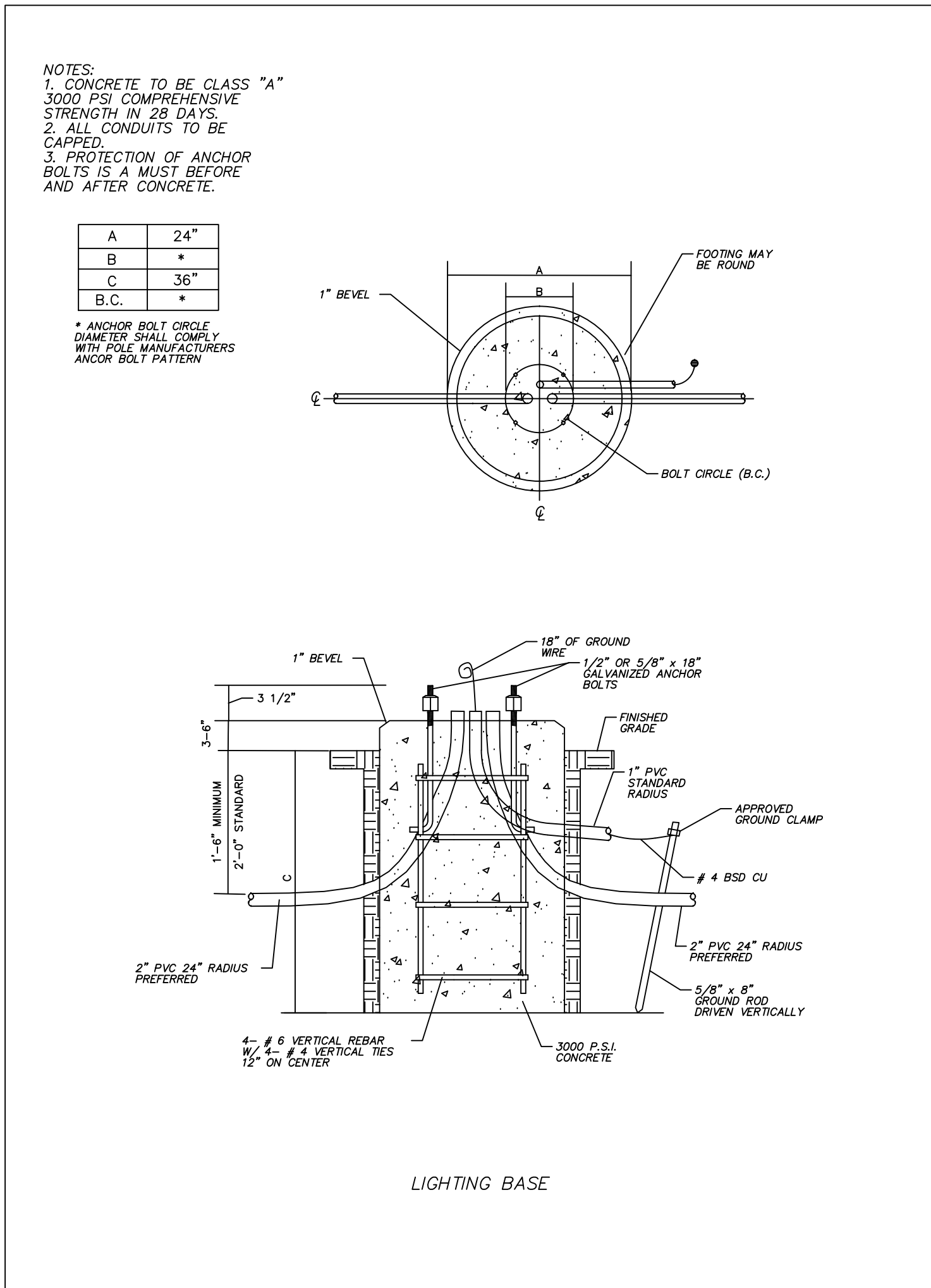
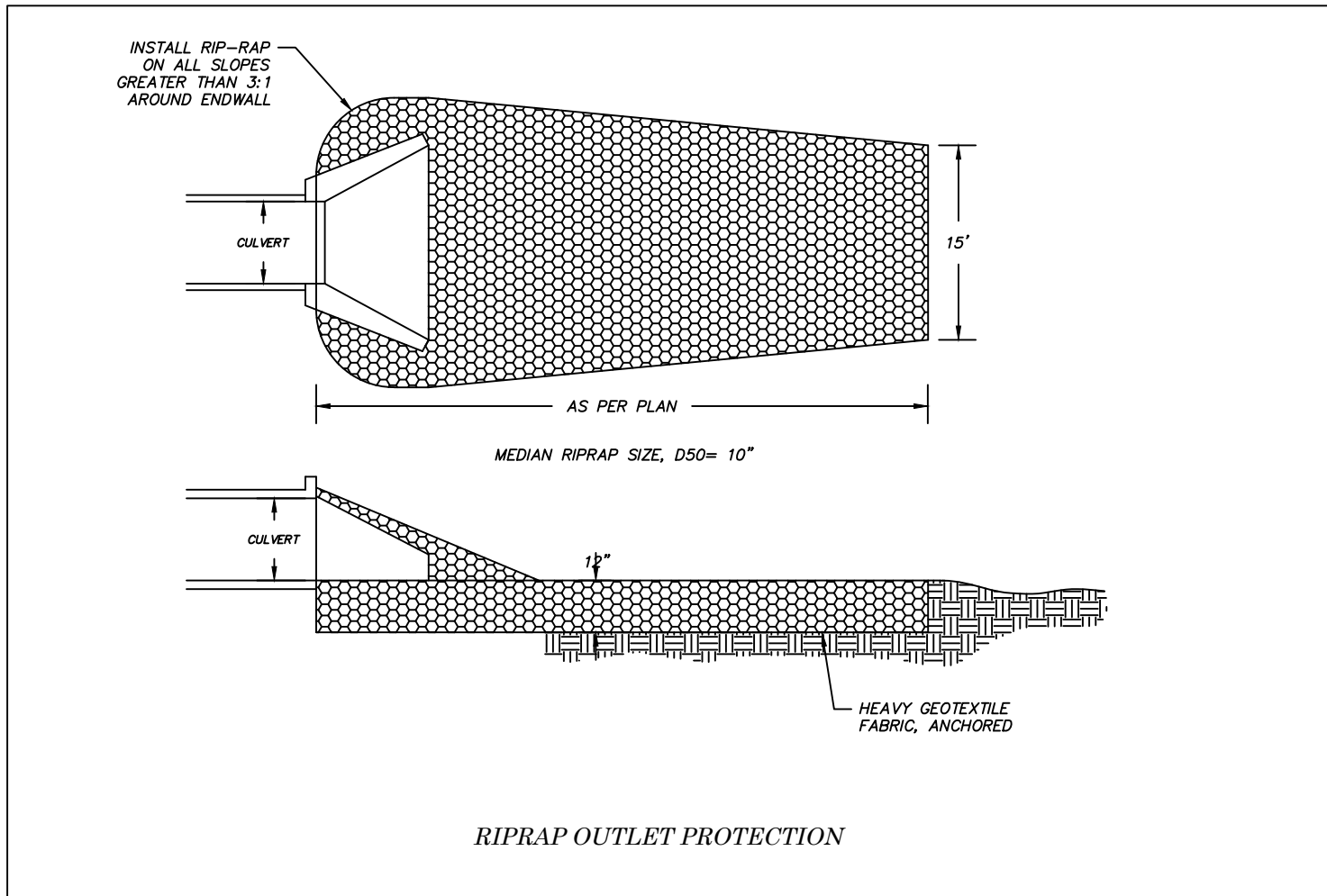
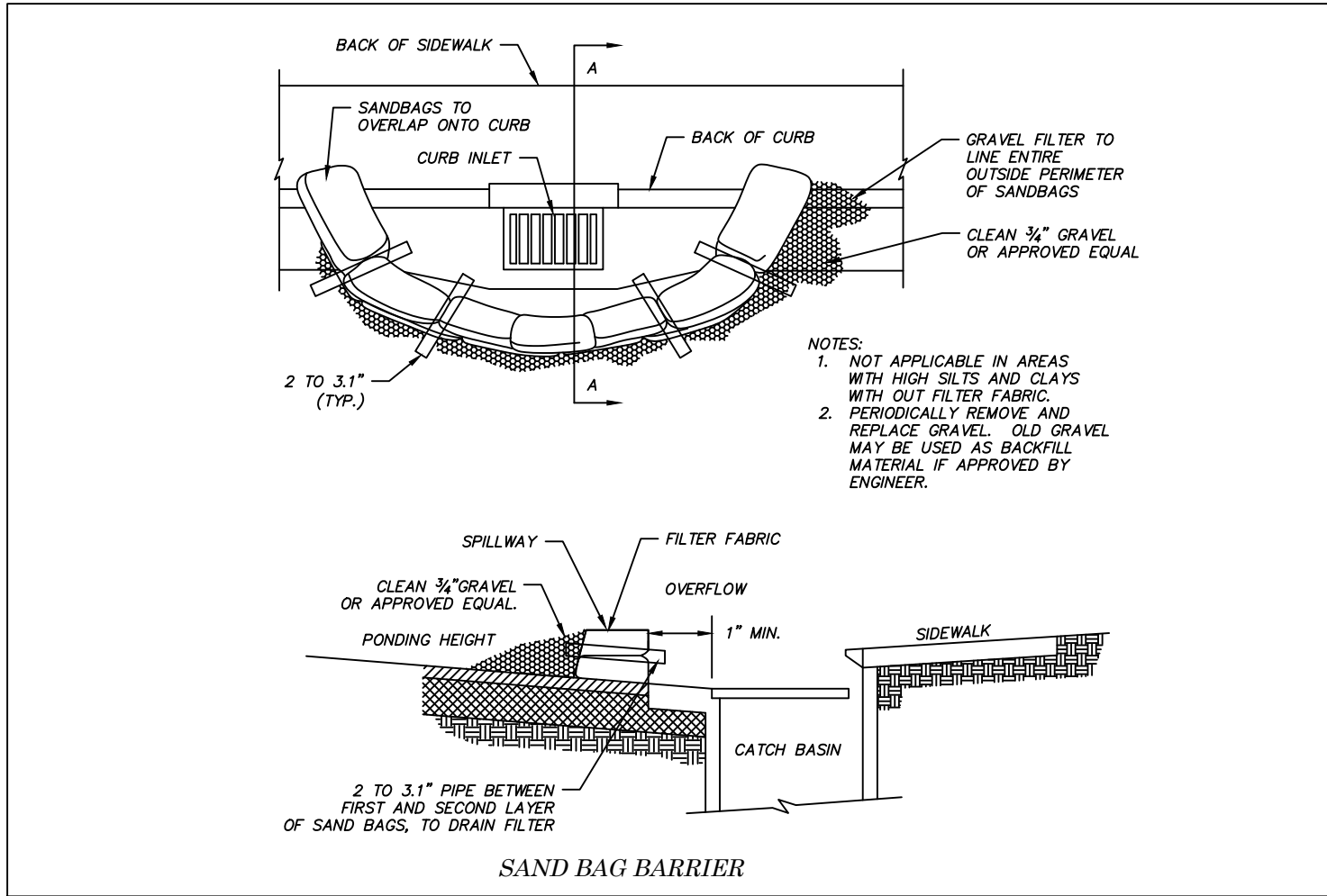
REV.#	DATE	REVISION
0	6/27/22	INITIAL SUBMITTAL
1	7/19/22	REVISIONS PER CITY

OLD HICKORY CREDIT UNION
NORTHCREEK COMMONS #26
EPSC PHASE III
SCALE: 1"=20'



C4.3

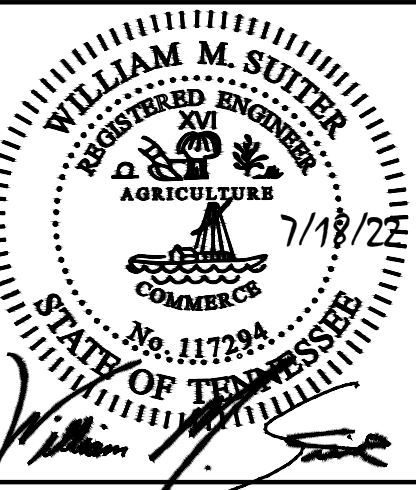




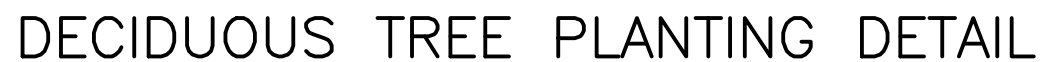
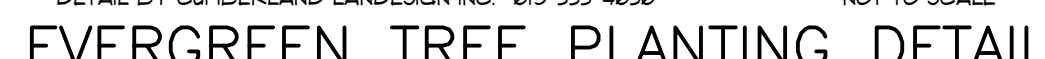
P.O. Box 30271
1805A Alpine Drive
Clarksville, Tenn. 37040
Ph. # (931) 920-1750
Fax # (931) 920-8490
Quilter
Surveying
& Land Planning, Inc.
CIVIL ENGINEERING/LAND SURVEYING

REV.#	DATE	REVISION
0	6/27/22	INITIAL SUBMITTAL
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OLD HICKORY CREDIT UNION
NORTHCREEK COMMONS #26
DETAILS
SCALE: NONE



C5.1



TRANSITIONAL BUFFERYARDS	NA
UTILITY & LOADING SCREENING	SATISFIED
50% OF TREES 3" IN CALIPER	SATISFIED
MIN. 2" CALIPER TREES	SATISFIED
20%-50% TREES UNDERSTORY	SATISFIED
24" SHRUB ROW AT PARKING	SATISFIED
FOUNDATION PLANTING AT BUILDING	SATISFIED



Scale: 1" = 20'-0"

MATERIALS SCHEDULE						
KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
TREES						
CC	7	Cercis canadensis 'Merlot'/ Merlot Eastern Redbud	6' Min.	2'-3'	2.0"	No Stub Cuts
GB	12	Ginkgo biloba 'Fastigiata'/ Upright Ginkgo	13'-15'	2'-3'	3.0"	Strong Leader
MG	5	Magnolia x 'Anne'/ Anne Magnolia	6' Min.	3'-4'	3. Cone, 1" Each	3' Clear
IN	7	Ilex x 'Nellie'/ Nellie Holly	7' Min.	2'-3'	2.0"	FTB
UP	7	Ulmus parvifolia 'UPMTF'/ Bosque Elm	13'-15'	7'-8'	3.0"	
SHRUBS						
AG	26	Abelia x grandiflora 'Rika 1'/ Bronze Anniversary Abelia	15" Min.	15"-18"	F.T.B.	Or Equal
BD	12	Buddleia davidii 'SMNBPT'/ Dwarf Pink Butterfly Bush	15" Min.	15"-18"	F.T.B.	Or Equal
BP	23	Berberis thunbergii 'Pyguzam'/ Pygmy Ruby Barberry	18" Min.	15"-18"	F.T.B.	Or Equal
IC	89	Ilex cornuta 'Burfordii Nana'/ Dwarf Burford Holly	24" Min.	18"-24"	F.T.B.	
SJ	10	Spiraea japonica 'Red'/ Double Play Red Spirea	15" Min.	15"-18"	F.T.B.	Or Equal
TO	4	Thuja occidentalis 'Smaragd'/ Emerald Green Arborvitae	48" Min.	15"-18"	F.T.B.	Single Leader
GRASSES						
MS	19	Miscanthus sinensis 'Adagio'/ Adagio Maiden Grass	5 Gallon			
GROUNDCOVER						
OJ		Ophiopogon japonicus/ Mondo Grass			Plugs at 12" O.C. in triangular pattern.	
TURF						
SOD		Rebel II Fine Bladed Sod 11,000 sf			Install where shown.	
SEED		Rebel II Fine Bladed Fescue 22,500 sf			Seed at 5 lbs per 1,000 sf Install w/ weed free Straw	
MISCELLANEOUS			REMARKS			
Mulch Bed		Hardwood Bark Mulch			Minimum 3" depth throughout.	

NOTES
FTB = Full To Bottom
THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS

NOTES

PRIOR TO EXCAVATION AND INSTALLATION FIELD VERIFY ALL UTILITIES.

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

NO NEW PLANTING AREAS SHALL BE FERTILIZED WITH 128 / 1000 S.F. OF 10-10-10 FERTILIZER OR CONTAIN 30% ADDED "HOLY COU" (OR EQUAL) MIX TOPSOIL AMENDMENT.

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

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

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

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

NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION.

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

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

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

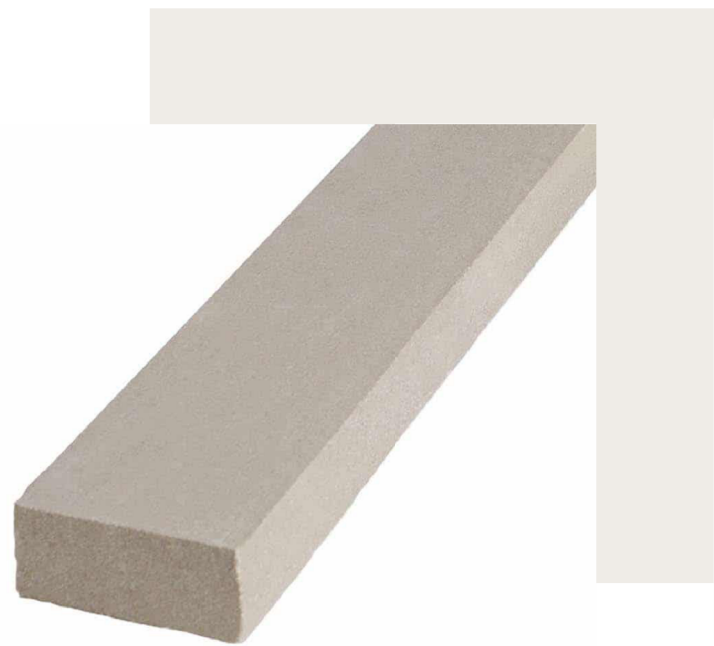
NO CANOPY TREE SHALL BE LOCATED WITHIN 20' OF AN OVERHEAD UTILITY, POWER LINE, OR LIGHT POLE (UNLESS SPECIFIC VERTICAL / NARROW CULTIVAR (10')

NO CANOPY TREE SHALL BE LOCATED WITHIN 6' OF GAS, WATER, SEWER, UNDERGROUND ELECTRIC, CABLE, FIBER, OR PUBLIC UTILITY EASEMENT WITHOUT SIGNING OF A RELEASE WAIVER AND APPROVAL BY THE EASEMENT HOLDER.

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

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

EXTERIOR MATERIALS LEGEND



ST1 / ST2 / ST3 / ST4
LIMESTONE HEADER / SILL
PAINTED SW 7005 PURE WHITE



FG1 / FG4
CLASSICGLAS FIBER/RESIN
FIBERGLASS COLUMN
PAINTED SW 7005 PURE WHITE



FG1
CLASSICGLAS FIBER/RESIN FIBERGLASS
TEMPLE OF THE WINDS CAPITAL
PAINTED SW 7005 PURE WHITE



FG2 / FG3
EXTERIOR INSULATION FINISHING
SYSTEM (EFS) CORNICE
PAINTED SW 7005 PURE WHITE



FG4
PRE-FINISHED FIBERGLASS SHUTTERS
PAINTED SW 0041 HUNTER GREEN



MT6
22 GAUGE STANDING SEAM METAL ROOF
PAINTED SW 2906 CRIMSON RED

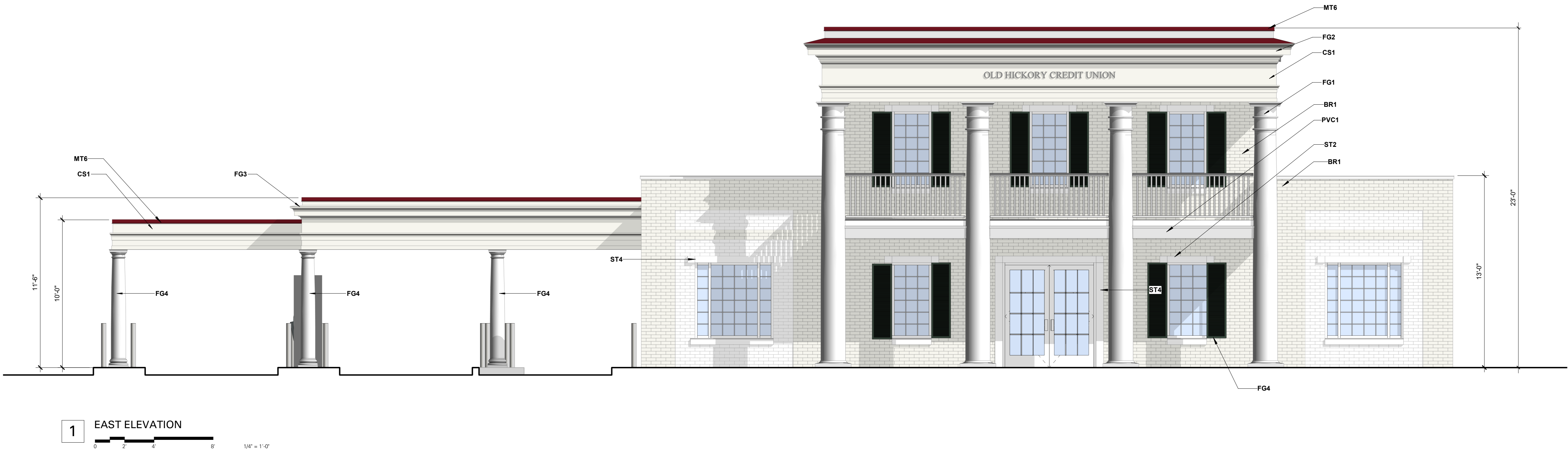


BR1
MODULAR FACING BRICK AND MORTAR
PAINTED SW 7005 PURE WHITE



CS1
CEMENT STUCCO, SMOOTH TEXTURE
PAINTED SW 7005 PURE WHITE

2 SOUTH ELEVATION
0 2 4 8' 1/4" = 1'-0"



DESIGN REVIEW

OLD HICKORY CREDIT UNION

NORTH CREEK COMMONS - LOT 26
WINDSOR GREEN COURT
GOODLETTSVILLE TN, 37072

REVISION INFORMATION

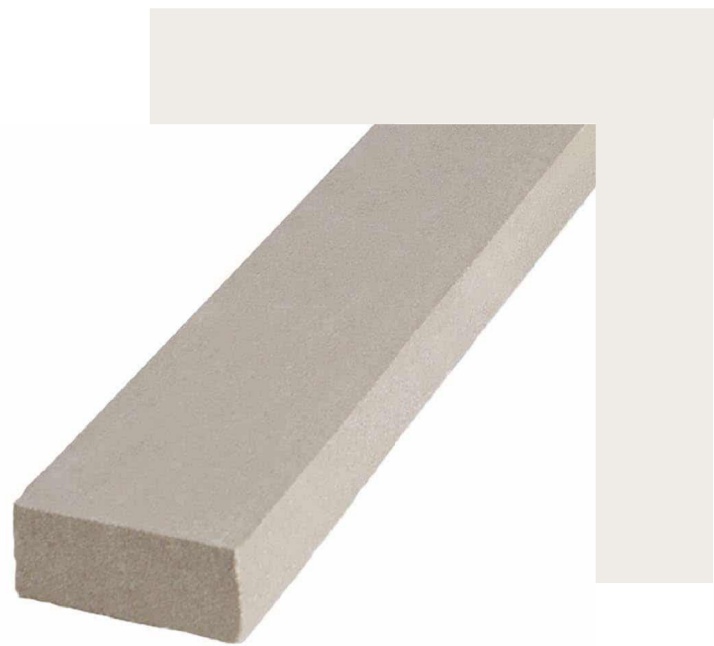
1 DESIGN REVIEW 07.21.22
REVISION 1

22118 07.15.2022

EXTERIOR
ELEVATIONS

A1

EXTERIOR MATERIALS LEGEND



ST1 / ST2 / ST3 / ST4
LIMESTONE HEADER / SILL
PAINTED SW 7005 PURE WHITE



FG1 / FG4
CLASSICGLAS FIBER/RESIN
FIBERGLASS COLUMN
PAINTED SW 7005 PURE WHITE



FG1
CLASSICGLAS FIBER/RESIN FIBERGLASS
TEMPLE OF THE WINDS CAPITAL
PAINTED SW 7005 PURE WHITE



FG2 / FG3
EXTERIOR INSULATION FINISHING
SYSTEM (EIFS) CORNICE
PAINTED SW 7005 PURE WHITE



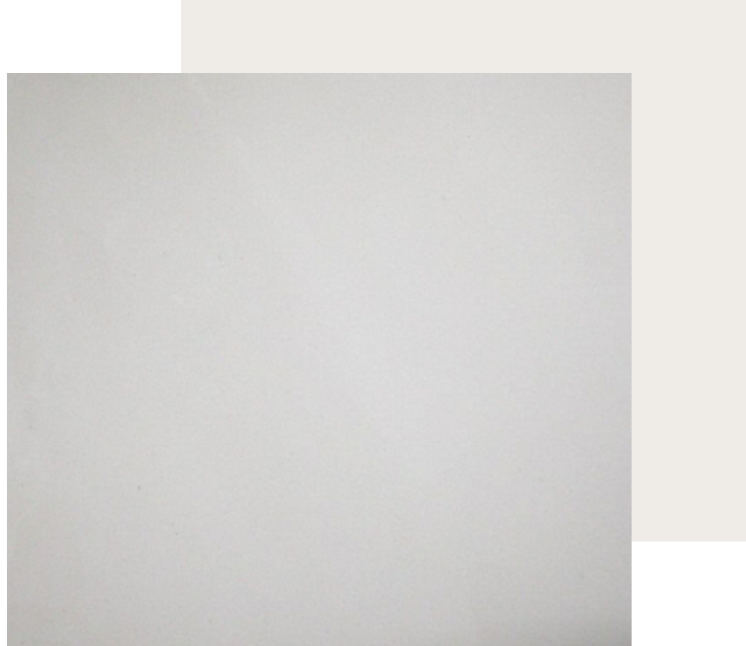
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PRE-FINISHED FIBERGLASS SHUTTERS
PAINTED SW 0041 HUNTER GREEN



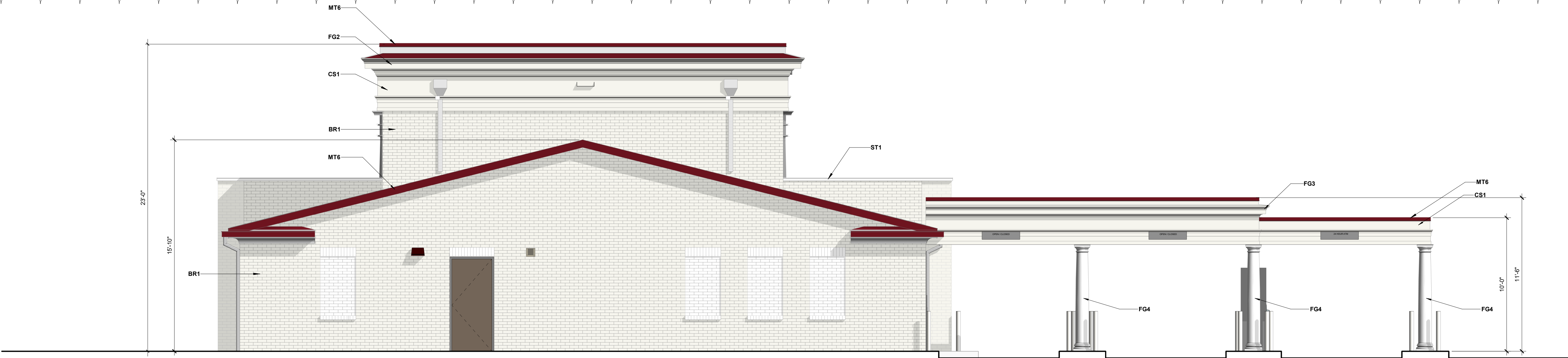
MT6
22 GAUGE STANDING SEAM METAL ROOF
PAINTED SW 2906 CRIMSON RED



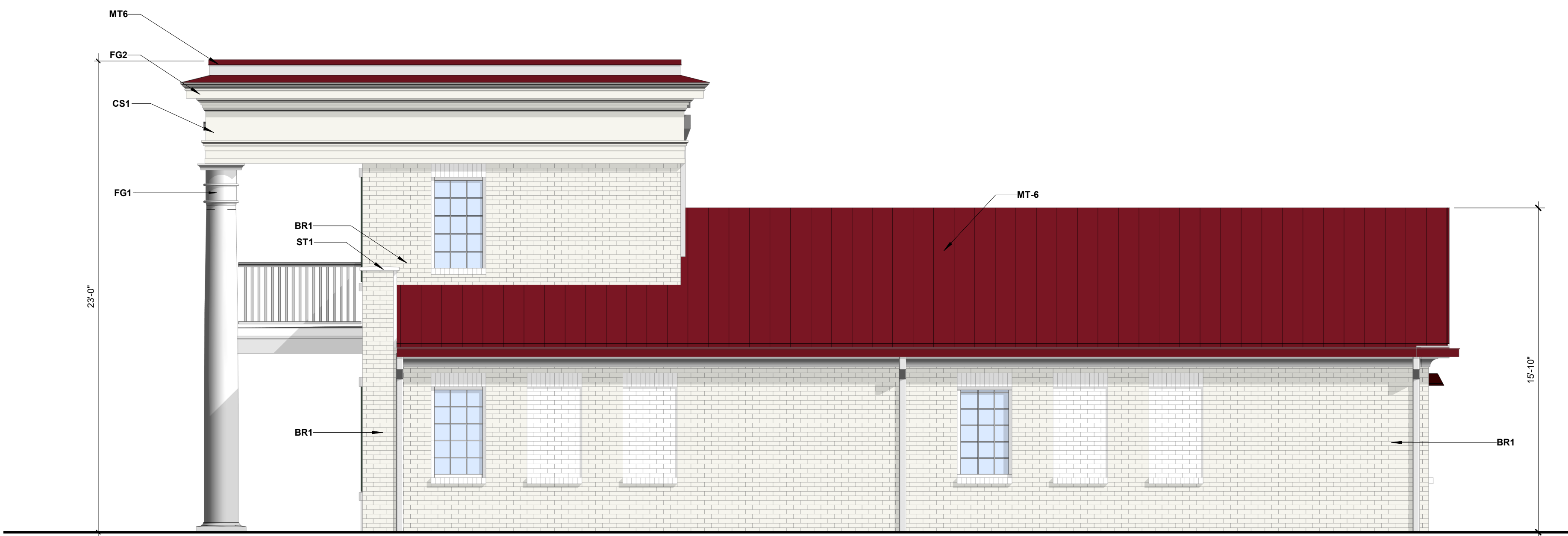
BR1
MODULAR FACING BRICK AND MORTAR
PAINTED SW 7005 PURE WHITE



CS1
CEMENT STUCCO, SMOOTH TEXTURE
PAINTED SW 7005 PURE WHITE



2 WEST ELEVATION
0 2 4 8 1/4" = 1'-0"



1 NORTH ELEVATION
0 2 4 8 1/4" = 1'-0"

PFEFFER TORODE



DESIGN REVIEW

OLD HICKORY CREDIT UNION

NORTH CREEK COMMONS - LOT 26
WINDSOR GREEN COURT
GOODLETTSVILLE TN, 37072

REVISION INFORMATION		
1	DESIGN REVIEW	07.21.22
	REVISION 1	

22118 07.15.2022

EXTERIOR
ELEVATIONS

A2

SITE PLAN FOR

CMI EQUIPMENT SALES

CITY OF GOODLETTSVILLE

413 & 415 CHURCH STREET
GOODLETTSVILLE, TN
SUMNER COUNTY

SHEET INDEX

NOTE	PROJECT NOTES
C1.01	DEMO AND INITIAL EPSC
C1.02	SITE LAYOUT
C1.03	GRADING & DRAINAGE PLAN
C1.04	FINAL STABILIZATION
C2.01	CONSTRUCTION DETAILS
C2.02	CONSTRUCTION DETAILS



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



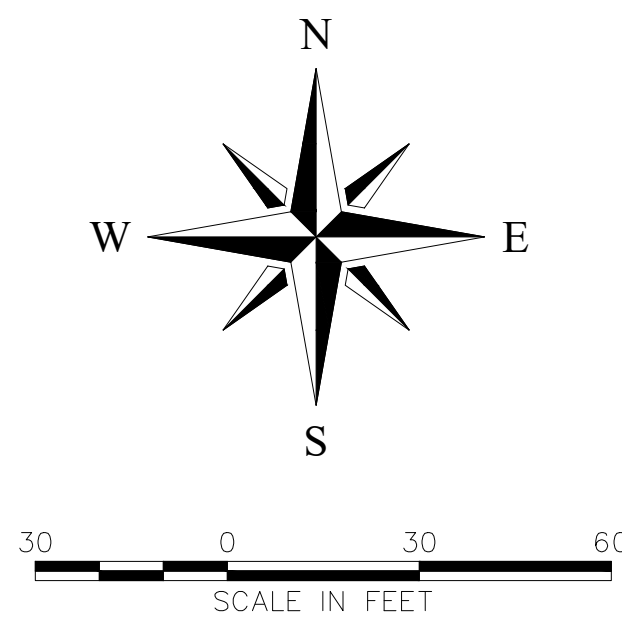
KYLE A. SCHNEIDER, P.E. TN#121697

NOT FOR CONSTRUCTION

811 CALL
811
NATIONWIDE

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

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO LOCATION OF ALL UNDERGROUND UTILITIES IS WITHIN



PROPERTY LINE
EXISTING WATER LINE
EXISTING SEWER LINE
OVERHEAD ELECTRIC LINE
FENCE
NEW CURB
SILT FENCE
EXISTING 5' CONTOUR
EXISTING 1' CONTOUR
NEW 1' CONTOUR
DEMO LINE

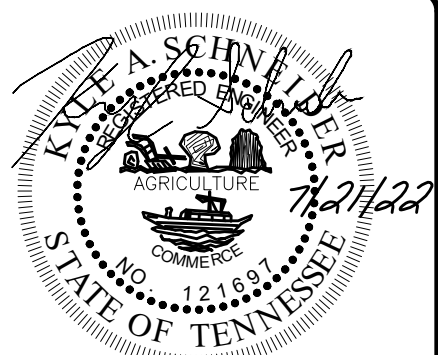
MANHOLE
CLEAN OUT
POWER POLE
WATER METER
FIRE HYDRANT
IRON ROD OLD
IRON ROD NEW

INV. -25.42
28.14

PIPE INVERT
SPOT ELEVATION
SLOPE DIRECTION



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[illegible]

KYLE A. SCHNEIDER, P.E. TN#121697

NOT FOR
CONSTRUCTION

CMI EQUIPMENT SALES
CITY OF GOODLETTSVILLE

413 & 415 CHURCH STREET
GOODLETTSVILLE, TN
SUMNER COUNTY

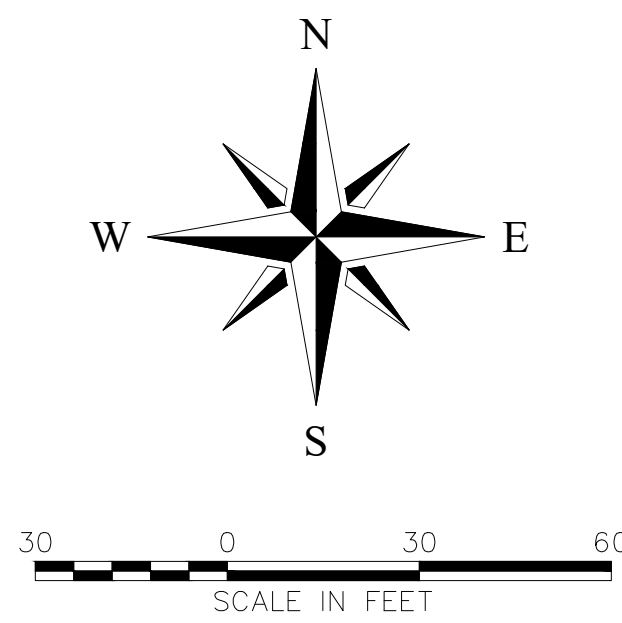
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CHECKED BY:	JML
PROJECT NO.:	C04122

DEMO AND
INITIAL EP&SC

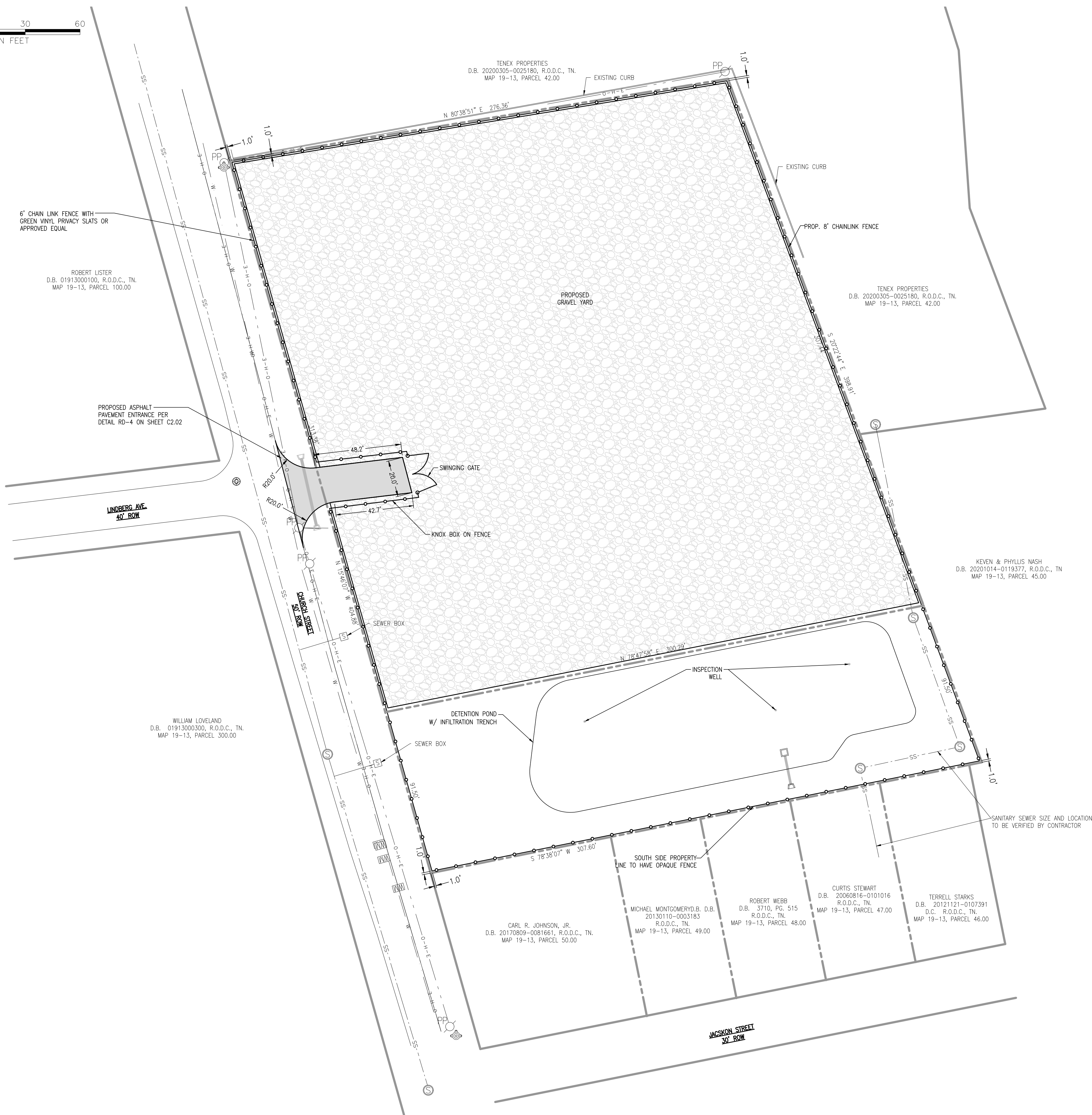
SHEET NUMBER

C1.01

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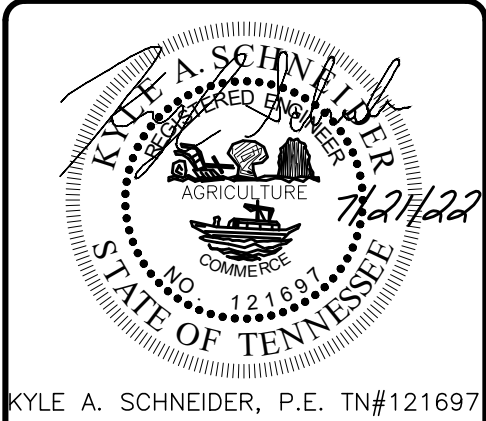


	PROPERTY LINE		MANHOLE		PIPE INVERT
	EXISTING WATER LINE		CLEAN OUT		SPOT ELEVATION
	EXISTING SEWER LINE		POWER POLE		
	OVERHEAD ELECTRIC LINE		WATER METER		SLOPE DIRECTION
	NEW CURB		FIRE HYDRANT		
	SILT FENCE		IRON ROD OLD		
	EXISTING 1' CONTOUR		IRON ROD NEW		
	EXISTING 1' CONTOUR				
	DEMO LINE				

The logo for Klobber Engineering Services features the company name in a large, bold, serif font. The word "KLOBBER" is on the top line, and "ENGINEERING SERVICES" is on the line below. The text is flanked by two stylized, curved, grey shapes that resemble wings or a stylized 'K' shape, creating a sense of motion and engineering precision.

KLOBBER
ENGINEERING SERVICES

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3550 TOM ALSTIN HWY. SUITE 1A SPRINGFIELD, TN 37172
PHONE: (615) 392-2000 FAX: (888) 373-4485
www.klobbereng.com

[illegible]

KYLE A. SCHNEIDER, P.E. TN#121697

NOT FOR
CONSTRUCTION

CMI EQUIPMENT SALES
CITY OF GOODLETTSVILLE

413 & 415 CHURCH STREET
GOODLETTSVILLE
SUMMER COUNTY

DRAWN BY:	KDM
CHECKED BY:	JML
PROJECT NO.:	C04122

SITE LAYOUT

SHEET NUMBER

C1.02

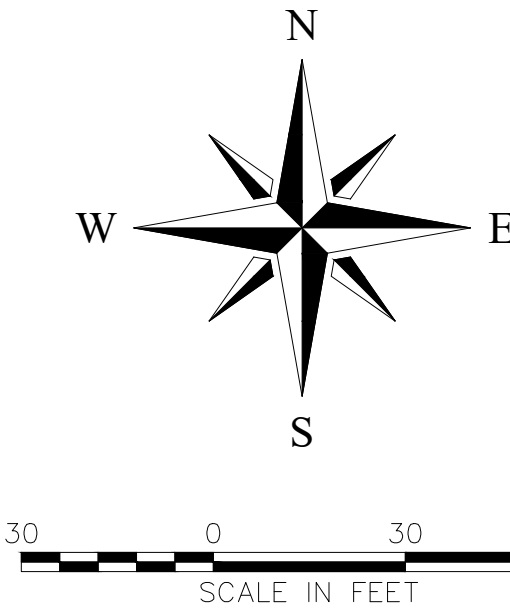
CALL BEFORE YOU DIG

811

CALL
811
NATIONWIDE

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LEGEND:

PROPERTY LINE

- - - -

EXISTING WATER LINE

- - - -

EXISTING SEWER LINE

- - - -

OVERHEAD ELECTRIC LINE

- - - -

FENCE

- - - -

NEW CURB

- - - -

SILT FENCE

- - - -

EXISTING 5' CONTOUR

- - - -

EXISTING 1' CONTOUR

- - - -

NEW 1' CONTOUR

- - - -

DEMO LINE

○

MANHOLE

○

CLEAN OUT

○

POWER POLE

○

WATER METER

○

FIRE HYDRANT

○

IRON ROD OLD

○

IRON ROD NEW

↖

INV. -25.42

↖

28.14

↖

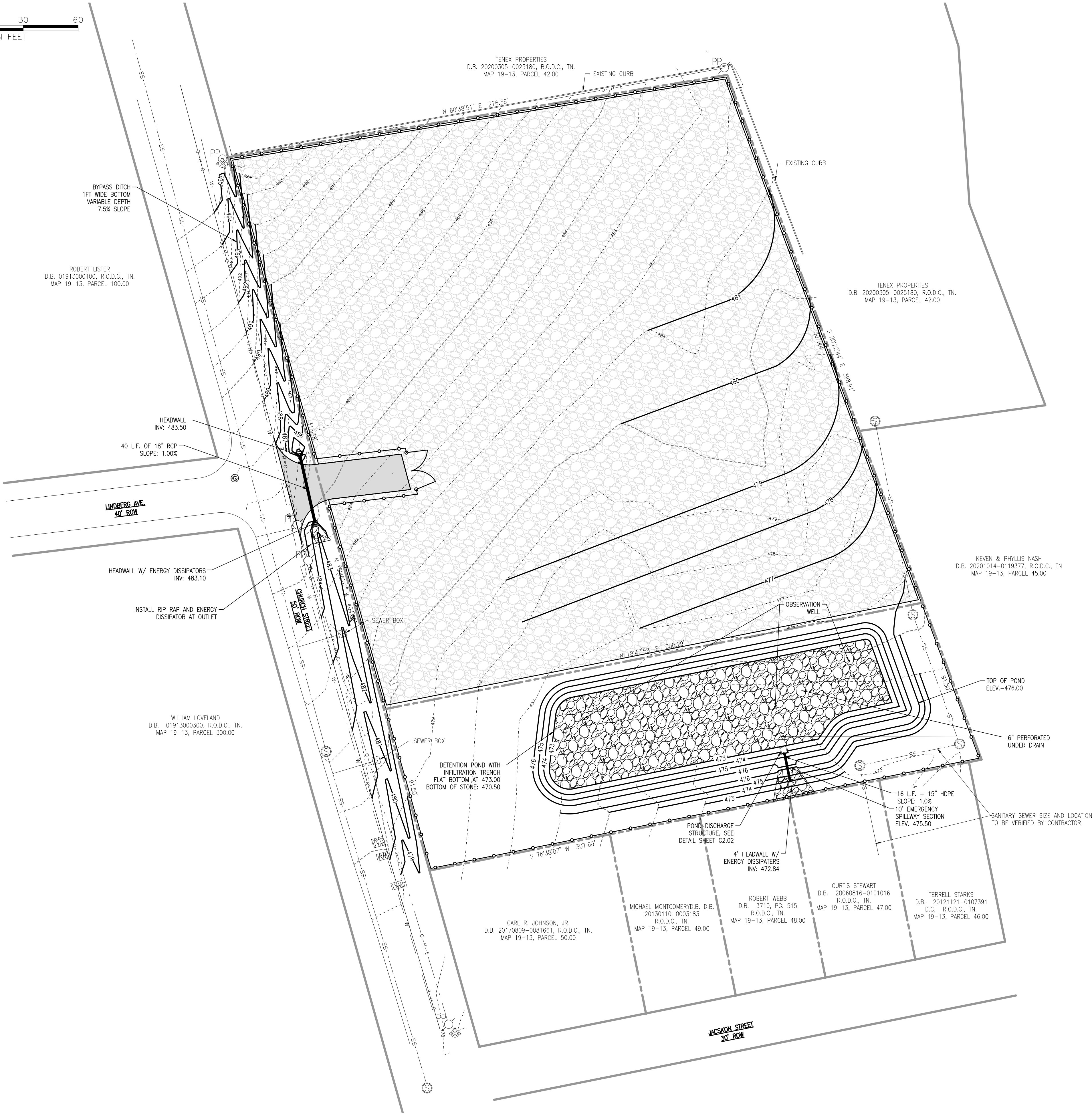
PIPE INVERT

↖

SPOT ELEVATION

↖

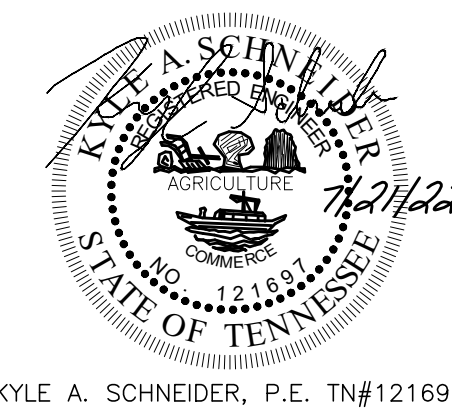
SLOPE DIRECTION



KLOBER
ENGINEERING SERVICES

SERVING CLIENTS WITH CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES
3568 TON AUSTIN HWY. SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 375-4465
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REVISIONS
NO. BY DATE DESCRIPTION



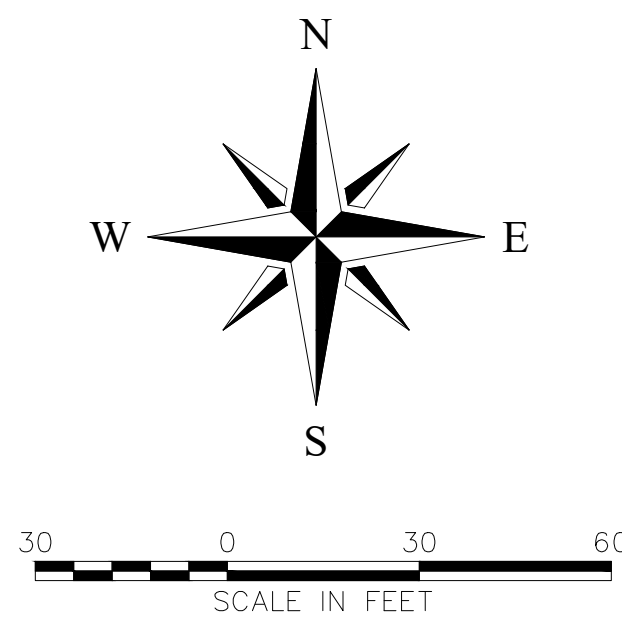
NOT FOR
CONSTRUCTION

CMI EQUIPMENT SALES
CITY OF GOODLETTSVILLE
413 & 415 CHURCH STREET
GOODLETTSVILLE, TN
SUMNER COUNTY

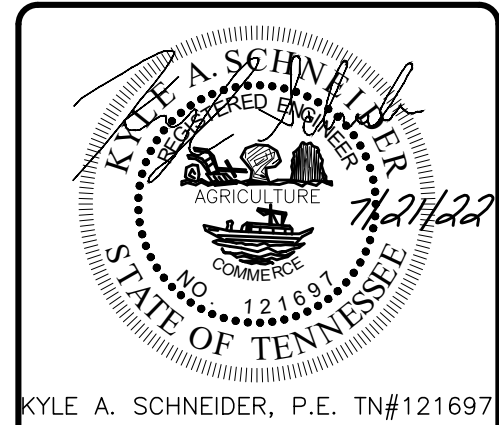
DRAWN BY: KDM
CHECKED BY: JML
PROJECT NO.: C04122

GRADING &
DRAINAGE PLAN
SHEET NUMBER
C1.03

REPRODUCTION OF THESE DRAWINGS OR ANY PART THEREOF IS PROHIBITED WITHOUT WRITTEN APPROVAL OF KLOBER ENGINEERING SERVICES. THESE DRAWINGS ARE PROTECTED BY U.S. COPYRIGHT LAWS AND VIOLATORS ARE SUBJECT TO LEGAL RECOURSE.



	PROPERTY LINE		MANHOLE		PIPE INVERT
	EXISTING WATER LINE		CLEAN OUT		SPOT ELEVATION
	EXISTING SEWER LINE		POWER POLE		
	OVERHEAD ELECTRIC LINE		WATER METER		
	FENCE		NEW CURB		
	SILT FENCE		FIRE HYDRANT		SLOPE DIRECTION
	EXISTING 5' CONTOUR		IRON ROD OLD		
	EXISTING 1' CONTOUR		IRON ROD NEW		
	DEMO LINE				

[illegible]

NOT FOR
CONSTRUCTION

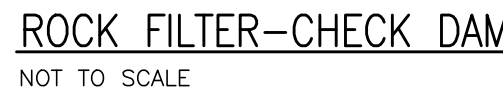
CMI EQUIPMENT SALES
CITY OF GOODLETTSVILLE

413 & 415 CHURCH STREET
GOODLETTSVILLE, TN
SUMMER COUNTY

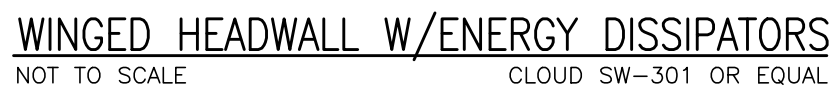
DRAWN BY:	KDM
CHECKED BY:	JML
PROJECT NO.:	C04122

FINAL STABILIZATION

SHEET NUMBER C1.04



TYPICAL RIP-RAP APRON AT HEADWALL
NOT TO SCALE

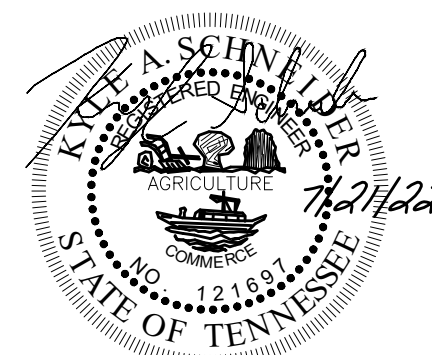




1. PAVED APRON SHALL BE SURFACED WITH HMA OR CONCRETE.
2. PIPE MUST BE RATED FOR H20 OR E80 LOADING CONDITIONS
3. MINIMUM CULVERT SIZE IS 15"; LARGER SIZE MAY BE REQUIRED BASED ON LOCAL DRAINAGE CONDITIONS. CITY ENGINEER TO APPROVE CULVERT MATERIAL, LENGTH, AND DIAMETER PRIOR TO INSTALLATION.
4. NEW DRIVEWAY APRONS CANNOT BE CONSTRUCTED OVER A CULVERT THAT IS LESS THAN 15" DIAMETER, IS IN POOR CONDITION, OR DOES NOT MEET CITY OF GOODLETTSVILLE STANDARDS.

STD. DWG. RD-4

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.klaborgroup.com

[illegible]

KYLE A. SCHNEIDER, P.E. TN#12169

NOT FOR
CONSTRUCTION

CMI EQUIPMENT SALES
CITY OF GOODLETTSVILLE

413 & 415 CHURCH STREET
GOODLETTSVILLE, TN
SUMNER COUNTY

DRAWN BY:	KDM
CHECKED BY:	JML
PROJECT NO.:	C04122

CONSTRUCTION DETAILS

SHEET NUMBER

C2.02

ORDINANCE 22-[]

AN ORDINANCE TO AMEND THE SIGN REGULATIONS OF THE ZONING ORDINANCE TO ALLOW FOR CONSOLIDATION OF MAXIMUM PERMITTED SIGNAGE AREA TO ONE SIDED SIGN

WHEREAS, the Sign Regulations Section of the City's Zoning Ordinance, intent and purpose includes protecting the value of property and improvements thereon and the quality of life by enhancing the appearance of streetscapes of the city; and,

WHEREAS, the Sign Regulations Section of the City's Zoning Ordinance, intent and purpose includes ensuring that signs are appropriate to their surroundings, aesthetically pleasing, appropriately scaled and integrated with the surrounding landscape; and,

WHEREAS, the Zoning Ordinance amendment includes a provision whereby the maximum permitted signage area for a two-sided high rise sign may be consolidated for a one-sided sign, provided that the total signage area of the one-sided sign shall not be greater than the sum of the maximum permitted signage area for the two-sided sign; and,

WHEREAS, the Goodlettsville Planning Commission at the regularly scheduled meeting on August 1, 2022 voted to [recommend] the amendment for passage to the Board of Commissioners and discussed that this amendment is to allow for high rise signs in the Interchange Sign Zone to consolidate the maximum permitted signage area onto a one-sided sign.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That Ordinance No. O6-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby amended by including this amendment as a new sentence at the end of Section 14-305(2)(b), as shown in **Exhibit A**.

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days' notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare requiring it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR RUSTY TINNIN

PASSED FIRST READING: _____

CITY RECORDER

PASSED SECOND READING: _____

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

EXHIBIT A

AMENDMENT TO SECTION 14-305(b)

Amended language shown in underlined bold italics

(b) The maximum display surface area for a pole sign shall be one hundred seventy-five (175) square feet **unless the Planning Commission approves a request for increased signage area pursuant to this section.** The Planning Commission in review of a project site plan for a property within the Interstate Sign Zone designated areas may permit an increased sign area for a high rise sign based on the distance the high rise sign is located from the roadway providing direct access to the property per the following sign area increases. The Planning Commission shall review all requests for increased sign area subject to protecting the streetscape appearance of the roadway providing direct access to the property with the sign and the visibility of the increased signage area from adjacent residential areas. A high rise sign located between 200 feet and 300 feet from the roadway providing direct access may be permitted a ten (10%) percent sign area increase in sign area, 300 feet to 400 feet from roadway providing direct access may be permitted a twenty (20%) percent increase in sign area, and a sign exceeding 400 feet from the roadway providing direct access may be permitted a maximum thirty (30%) increase in sign area. **If the Planning Commission approves a two-sided high rise sign, the approved display surface area may be consolidated onto a one-sided sign at the discretion of the permit holder.**



CITY OF GOODLETTSVILLE
BUILDING DEPARTMENT
318 NORTH MAIN STREET
GOODLETTSVILLE, TENNESSEE 37072
Telephone: (615) 851-3741

Email: permitsgroup@goodlettsville.gov

Sign Permit Application

Prior to completing this application answer the following:

Will the sign(s) (including awning, canopy, or marquee) project into the public right-of-way?

☐ Yes ☒ No

Will the sign(s) (including awning, canopy, or marquee) be illuminated, electrified, or will it require an electrical source?

☒ Yes ☐ No (If yes a permit will be required by Metro or State)

Have you prepared drawings indicating the size, supports and, in the case of free-standing signs, a site plan indicating location(s) of sign(s) on property relative to property lines, buildings, and paving as well as sign elevations?

☒ Yes ☐ No (Required for all submittals)

Business Information:

Name of Business to be identified:

Tenant panels for Publix

Address:

460 Long Hollow Pike

Phone:

Name of Business Owner:

Publix

E-Mail:

Sign Contractor:

Company:

Tri Star Transport dba Premier Sign Company

Contact Person:

Betsy Shackelford

Address:

1720 Ed Temple Blvd

City:

Nashville

State:

TN

Zip:

37208

Phone:

615-687-4165

Email:

bshackelford@tristartransport.com

City License Number:

67564

Project Valuation:

\$0 - 10,000	\$50	\$30,001 - 40,000	\$200.00
\$10,001 - 20,000	\$100.00	\$40,001 - 50,000	\$300.00
\$20,001 - 30,000	\$150.00	\$50,001 +	\$350.00

Applicant

Signature: _____

Date: 6-24-22

Sign 1 Addition of tenant panels on existing monument sign			
Sign Details:			
Proposed sign is a (circle all that apply): <u>Business Identification</u> General Sign Face Change Out			
Building: ☐ Banner ☐ Residential ☐ Canopy ☐ Suspended ☐ Marquee ☐ Wall ☐ Projecting ☐ Window	Free Standing: ☒ Monument ☐ Other	Illuminated or Electrified? ☒ Yes ☐ No	Temporary? ☐ Yes ☒ No
Size of sign: Height <u>6'0"</u> x width <u>9' 11.5"</u> = area <u>58</u> s/f		Height of sign: (if applicable) From grade to top of sign <u>30'</u> Ft <u>0"</u> In	
Wall sign location (if applicable) (circle one): Front Wall Rear Wall Left Wall Right Wall			
Wall area: (if applicable) wall height _____ x wall width _____ = area _____ s/f *wall area does not include door and window openings		Percent (%) of wall: (if applicable) Sign area _____ ÷ wall area _____ = % of wall _____ x100	

Sign 2			
Sign Details:			
Proposed sign is a (circle all that apply): Business Identification General Sign Face Change Out			
Building: ☐ Banner ☐ Residential ☐ Canopy ☐ Suspended ☐ Marquee ☐ Wall ☐ Projecting ☐ Window	Free Standing: ☐ Monument ☐ Other	Illuminated or Electrified? ☐ Yes ☐ No	Temporary? ☐ Yes ☐ No
Size of sign: Height _____ x width _____ = area _____ s/f		Height of sign: (if applicable) From grade to top of sign _____ Ft _____ In	
Wall sign location (if applicable) (circle one): Front Wall Rear Wall Left Wall Right Wall			
Wall area: (if applicable) wall height _____ x wall width _____ = area _____ s/f *wall area does not include door and window openings		Percent (%) of wall: (if applicable) Sign area _____ ÷ wall area _____ = % of wall _____ x100	

Sign 3			
Sign Details:			
Proposed sign is a (circle all that apply): Business Identification General Sign Face Change Out			
Building: ☐ Banner ☐ Residential ☐ Canopy ☐ Suspended ☐ Marquee ☐ Wall ☐ Projecting ☐ Window	Free Standing: ☐ Monument ☐ Other	Illuminated or Electrified? ☐ Yes ☐ No	Temporary? ☐ Yes ☐ No
Size of sign: Height _____ x width _____ = area _____ s/f		Height of sign: (if applicable) From grade to top of sign _____ Ft _____ In	
Wall sign location (if applicable) (circle one): Front Wall Rear Wall Left Wall Right Wall			
Wall area: (if applicable) wall height _____ x wall width _____ = area _____ s/f *wall area does not include door and window openings		Percent (%) of wall: (if applicable) Sign area _____ ÷ wall area _____ = % of wall _____ x100	

Building Details:		
Subject property is a (circle one): Corner Lot Interior Lot <u>Double Frontage Lot</u>		
Road Frontage of Lot: <u>1880 linear ft.</u> s/f *Road frontage is calculated for entire lot not just the building.	Square Footage of Primary Building(s): <u>48,200</u> s/f	
Wall Area (for wall signs only): Height _____ x width _____ = area _____ s/f	Window Dimensions (for window signs only): Height _____ x width _____ = area _____ s/f	
Other existing sign(s) on property? ☒ Yes ☐ No	Area of existing sign(s): _____ s/f	Type of existing sign(s) (circle one): Wall Window <u>Free Standing</u>

Staff Comments:	
Zoning District:	Master Permit Number:
Sign Permit Issued By:	Date:

2021

Publix

Site Recommendation Book

Publix # 1141

Caldwell Square

460 Long Hollow Pike

Goodlettsville, TN 37072

QID# 20-52666

Designer:

Greg Sloan

Date:

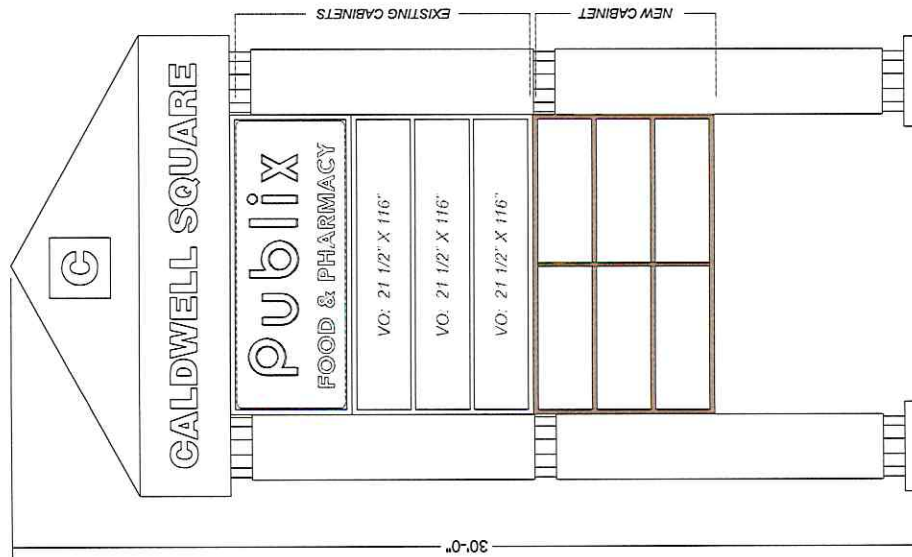
4.01.21

REV 4.12.21

REV 2.10.22 CW



125 Hillside Drive Greenville, South Carolina 29607 Phone: 864-233-0401 National Toll Free: (800) 353-9132 www.hiltondisplays.com



SCALE: 1/4" = 1'-0"



HILTONDISPLAYS
GREAT SIGNS FOR GREAT COMPANIES

125 Hillside Drive Greenville, South Carolina 29607 Phone: 864-233-0401 National Toll Free: (800) 353-9132 www.hiltondisplays.com

* Work to be performed on existing Pylon if relocated on same property

PYLON CABINET

Add new illuminated cabinet with 6 blank white tenant panels directly below the existing tenant cabinet.

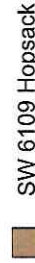
- 1 **Top Cabinet** - Publix Food & Pharmacy
Existing cabinet and faces to remain, with no required refurb, etc.
- 2 **Middle cabinet** - to remain, to retro fit with new LEDs

- 3 **NEW Lower Cabinet** - Install new double-faced internally illuminated cabinet manufactured from aluminum and painted to match SW 6109 Hopsack. New cabinet illuminated via Sloan White LEDs.

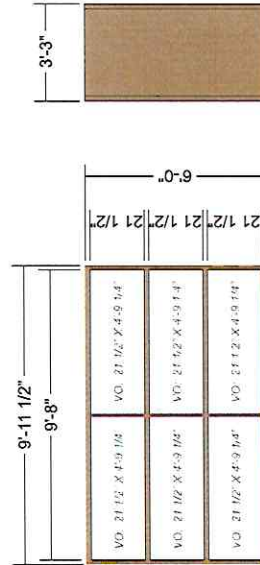
(* existing upper cabinet currently has 10 lamps)

New cabinet to have reinforced .250" steel or aluminum sides, and will be installed directly beneath the existing cabinet. Power to be tied into the existing upper cabinet. Electrical wiring to be provided. Titans will secure the top and sides directly into the brick and upper cabinet.

New tenant graphics shall be the responsibility of individual occupying tenants.



SW 6109 Hopsack



FRONT VIEW / NEW CABINET
SCALE: 1/4" = 1'-0"



SIDE VIEW



Site Name: Caldwell Square Property ID: 1141
Address: 460 Long Hollow Pike City/ST: Goodlettsville, TN 37072 QID #: 20-52666

EXISTING



NEW LOWER CABINET



125 Hillside Drive Greenville, South Carolina 29607 Phone: 864-233-0401 National Toll Free: (800) 353-9132 www.hiltondisplays.com

Publix®

June 8, 2022

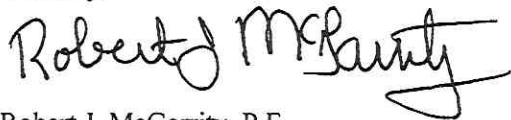
Hilton Displays
125 Hillside Drive
Greenville, SC 29607

Subject: SIGN PERMITS /VARIANCES

This letter gives Hilton Displays, Inc. authorization to pull permits for and to represent Publix Super Markets, Inc., in variance proceedings for the purpose of installing new signage, as well as replacements in different locations throughout the states of Alabama, Georgia, South Carolina, North Carolina, and Tennessee.

If you encounter any problems from the different municipalities, please contact my office.

Cordially,



Robert J. McGarrity, P.E.
Vice President Facilities
Publix Super Markets, Inc

/s/

STATE OF FLORIDA, COUNTY OF POLK
Sworn to and subscribed before me this 8th day of June 2018
By Robert J. McGarrity, P.E., who is personally known to me



NOTARY PUBLIC, STATE OF FLORIDA
Dinah Sumner



DINAH SUMNER
Commission # HH 151936
Expires November 12, 2025
Bonded Thru Budget Notary Services



Goodwyn Mills Cawood

3310 West End Avenue
Suite 420
Nashville, TN 37203

T (615) 333-7200
F (615) 333-0529

www.gmcnetwork.com

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

June 30, 2022

RE: Required Parking Stalls for Proposed Daycare at 325 Northcreek Boulevard

Dear Addam,

Thank you very much for your assistance and guidance thus far as Neal Patel begins the process to hopefully opening a dearly needed daycare facility in Goodlettsville.

As previously discussed, below please find a written request for a reduction in the number of required parking stalls for a proposed daycare facility at 325 Northcreek Boulevard. Also enclosed is a preliminary site plan for the development showing an early layout of the building, parking and access, and play area.

The proposed daycare would feature a single-story 10,500-square foot building with capacity for 184 children and 22 teachers. Per the City of Goodlettsville's Zoning Ordinance, the facility would require 59 parking stalls (1 stall per employee, plus 1 additional stall for every 5 children). Comparatively speaking, this number is significantly larger than that which would be required for similar developments in adjacent and nearby municipalities, as summarized in the table below:

Municipality	Parking Requirements per Zoning Ordinance	Stalls	Δ	Δ (%)
Goodlettsville	1 stall per employee + 1 stall per 5 children	59	-	-
Nashville	1 stall per 5 individuals up to 50; 10 stalls plus 1 stall per 10 for over 50	31	-28	-47%
Mt. Juliet	1 stall per 5 individuals up to 50, plus 1 stall per 10 individuals over 50	31	-28	-47%
Hendersonville	1 stall per employee, 1 stall per 10 children, and 2 passenger loading stalls	42	-17	-29%

The number of required parking stalls runs counter to daily occurrences with pickup and drop-off at these types of facilities. In this instance, drop-off time for parents would stretch between 6:30 and 9:30am, and pick-up would be at parents' leisure between 2:00 and 6:00pm. These times would represent the highest demand for parking as children would be picked up and dropped off in a staggered manner during these timeframes, depending on their families' scheduling needs. It is anticipated that the average length of time that a given parent, 10-15% of which would have multiple children at the daycare, would be parked during both drop-off and pick-up would be approximately 3 to 5 minutes. Furthermore, staffing would also be staggered between the aforementioned hours of 6:30am and 6:00pm. Teachers would arrive and depart gradually since childcare is regulated by child-



to-teacher ratios for licensing purposes; some teachers would serve as “openers” and others as “closers”. Taking into account all of these particulars, the parking stalls needed for both staff and parents/children would not be fully occupied during the course of the day.

Additionally, a pre-existing daycare facility, Goodlettsville KinderCare, has a capacity of 99 children and 7 classrooms but only offers 17 parking stalls; current standards would require 35 stalls, more than double the current amount. The applicant has coordinated with City staff to determine as to how this may have occurred, and it was decided that the site was developed under previous editions of the City’s Zoning Ordinance.

Given all of this data and information, the project proposes 35 parking stalls for the proposed daycare facility as described above. These parking stalls would be more than that as stipulated by the Cities of Nashville and Mt. Juliet, both of which require the same number of parking stalls in this application as shown in the table above (31) but with slightly different methodologies. Any additional parking stalls beyond this number would sit vacant and unoccupied, resulting in lessened available space for the building itself, necessary play areas for the children, open space, and vegetated area.

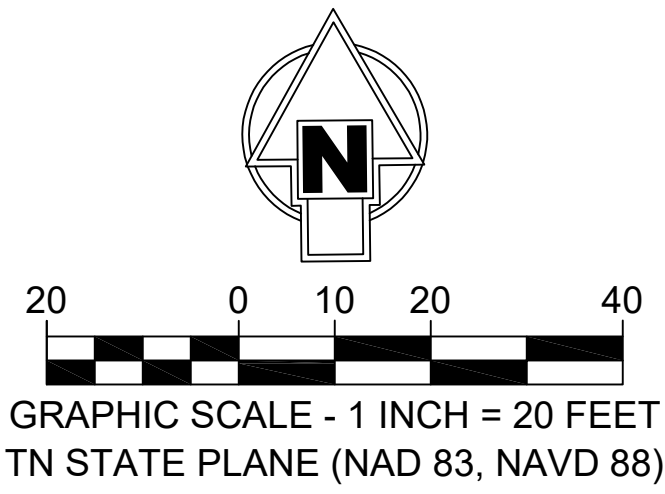
We look forward to the opportunity to discuss this project with the Planning Commission on August 1st.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mike Weisz'.

Mike Weisz
Senior Project Manager

Enc: Preliminary Site Plan – Kiddie Academy



Page 58 of 58

GMC PROJECT #TBD