

CITY OF GOODLETTSVILLE PLANNING COMMISSION

REVISED MEETING AGENDA

Monday January 9, 2023 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of January 9, 2023 Agenda

ITEM#2 Approval of December 5, 2022 Meeting Minutes

ITEM#3 Public Forum on Planning Related Topics

ITEM#4 Richard Sheppard, property owner requests recommendation to the Goodlettsville City Commission to rezone an eight (8) acre property at 1032 Williamson Road from Agricultural to CPUD, Commercial Planned Unit Development. The property is referenced as Sumner County Tax Map/Parcel#141 006.00 000.

ITEM#5 Mike Brady, property representative requests recommendation to the Goodlettsville City Commission to rezone a 3.5 acre portion of the 4.79 acre property at 1219 Dickerson Road from Agricultural to CS, Commercial Services. The property is referenced as Davidson County Tax Map/Parcel# 03300003200. Property Owners: Craig and Louanne Koch

ITEM#6 Eubank Five Lot Subdivision, Donlon Land Surveying, LLC: Requests final subdivision plat approval for five (5) residential lots on 1.63 acres on New Brick Church Pike and Bell Street. Property is zoned R10, Medium Density Residential and is referenced as Davidson County Tax Map/Parcel# 01816021700. Property Owners: David and Debora Eubank. (#14-22)

ITEM#7 434 N. Main Street, Development Management Group, LLC: Requests site plan approval for a 4,127 square feet retail building on 1.63 acres on N. Main Street and New Brick Church Pike. Property is zoned CSL, Commercial Services Limited and is referenced as Davidson County Tax Map/Parcels# 01816007500 and 01816007400. Property Owners: RDM3 (#15-22)

ITEM#8 Goodlettsville Pentecostal Church Building Addition/ Klobber Engineering Services: Requests site plan approval for a 16,000 sq. ft. building at 733 Old Dickerson Road on 49.49 acre. Property is zoned Agricultural and is referenced as Davidson County Tax Map/Parcel# 02500006700. Property Owners: Goodlettsville Pentecostal Church, INC. (#16-22)

ITEM#9 Zoning Ordinance Amendment/Community Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Sections 14-205 (3)(b) and 14-213 (9)(h) to include a conditional use in residential zoning districts for an accessory residential unit in defined residential zoning districts. Deferred at November 2022 Meeting

ITEM#10 Community Development Services Staff: Requests recommendation to City Commission to de-annex 5.44 acres at 257 Allen Road. Property is zoned R-40 Low Density Residential and is referenced as Sumner County Tax Map/Parcel# 139 098.01 000. Property Owner: Reshma Maradia

ITEM#11 Community Development Services Staff: Requests recommendation to City Commission to de-annex 6.38 acres adjoining property at 1237 Willis Branch Road. Property is zoned R-40 Low Density Residential and is referenced as Sumner County Tax Map/Parcel# 143 052.05 000. Property Owners: Randy and Suzanne Pemberton

ITEM# 12 Dry Creek Townhomes Phase One / Ragan Smith Associates Inc: Requests final master plan amendment and revised final subdivision plat approval to increase the lot size of seventeen (17) lots along Robert Cartwright Drive. Properties referenced as Davidson County Tax Map/Parcel# 03300029700 and a portion of 03300004200 and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Dry Creek, LLC

ITEM#13 Community Development Services Staff: Requests approval of the 2022 Planning Commission Annual Report

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.

105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2202

CITY OF GOODLETTSVILLE PLANNING COMMISSION

January 9, 2023

MEETING AGENDA REPORT

The revised format of the staff report includes meeting motion options instead of a staff recommendation. Staff requests Planning Commission discussion to determine if this revised format should be used with upcoming meeting agenda staff reports.

ITEM#1 Approval of January 9, 2023 Agenda

STAFF NOTES: N/A

MOTION OPTIONS:

1. Approve as listed
2. Approve with agenda amendments as determined by the Planning Commission

ITEM#2 Approval of December 5, 2022 Meeting Minutes

STAFF NOTES: N/A

MOTION OPTIONS:

1. Approve as listed
2. Approve with agenda amendments as determined by the Planning Commission

ITEM#3 Public Forum on Planning Related Topics

STAFF NOTES: N/A

MOTION OPTIONS: N/A

ITEM#4 Richard Sheppard, property owner request recommendation to the Goodlettsville City Commission to rezone an eight (8) acre property at 1032 Williamson Road from Agricultural to CPUD, Commercial Planned Unit Development. The property is referenced as Sumner County Tax Map/Parcel#141 006.00 000.

STAFF NOTES:

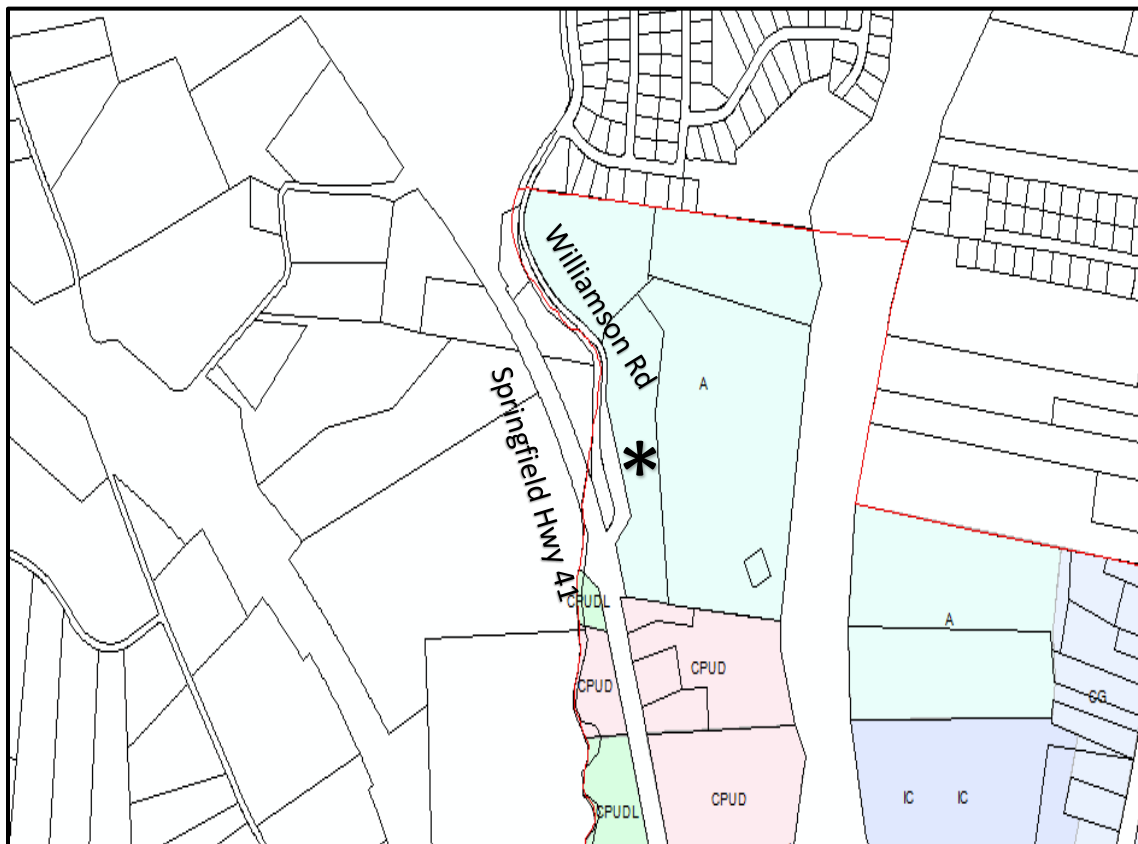
The property owner is requesting to rezone the property to permit a limited scale RV parking facility. The owner provided a basic concept plan for the property. The Comprehensive Land Use includes the property area as Residential Development Low Density. The proposed location of the use is at the boundary of the Residential Development Low Density and Commercial Development Land Use Plan designations. Due to the adjacent CPUD, Commercial Planned Unit Development Zoning (south), the Planning Commission could review limiting the area of the commercial zoning on the property. A more detailed preliminary master plan drawn to scale including access location, screening, preliminary defined use and layout is required with planned

unit development zonings. The Planning Commission could determine the proposal would require a Comprehensive Land Use Plan amendment review process with the request.

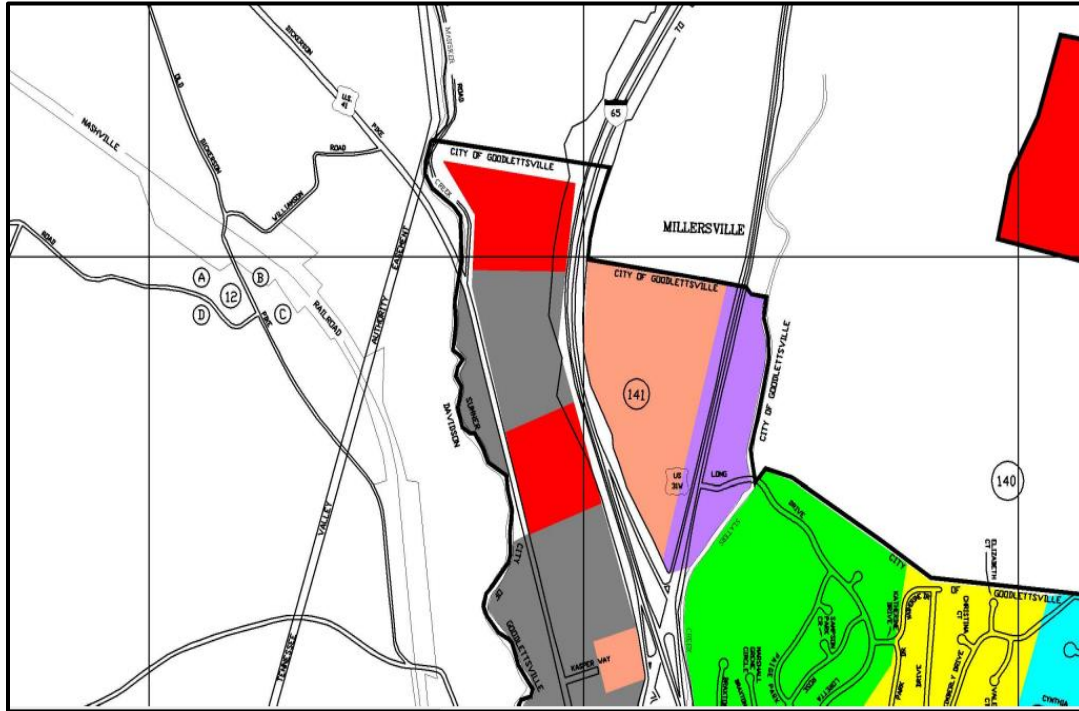
MOTION OPTIONS:

1. Approve City Commission recommendation to amend the Zoning Map to include a section of CPUD, Commercial Planned Unit Development zoning based on the basic concept plan and adjacent CPUD, Commercial Planned Unit Development zoning
2. Deny City Commission recommendation to not rezone the property based on location and adjacent low density residential zoning (north/east)
3. Defer request for owner to hire design professional to provide more detailed preliminary master plan including access location, landscaping screening with adjacent low density residential properties, and any additional information as determined by Planning Commission

Zoning Map- A, Agricultural



Comprehensive Land Use Plan: Residential Development Low Density



Residential Development High Density	Green
Residential Development Med. Density	Yellow
Residential Development Low Density	Red
Residential Conservation High Density	Purple
Residential Conservation Med. Density	Blue
Residential Conservation Low Density	Cyan
Commercial Development	Grey
Commercial Concentration	Purple
Industrial General	Orange
Office Development	Green
Park and Open Space	Yellow
Public Buildings	Blue
Industrial Restrictive	Pink

ITEM#5 Mike Brady, property representative request recommendation to the Goodlettsville City Commission to rezone a 3.5 acre portion of the 4.79 acre property at 1219 Dickerson Road from Agricultural to CS, Commercial Services. The property is referenced as Davidson County Tax Map/Parcel# 03300003200. Property Owners: Craig and Louanne Koch

STAFF NOTES:

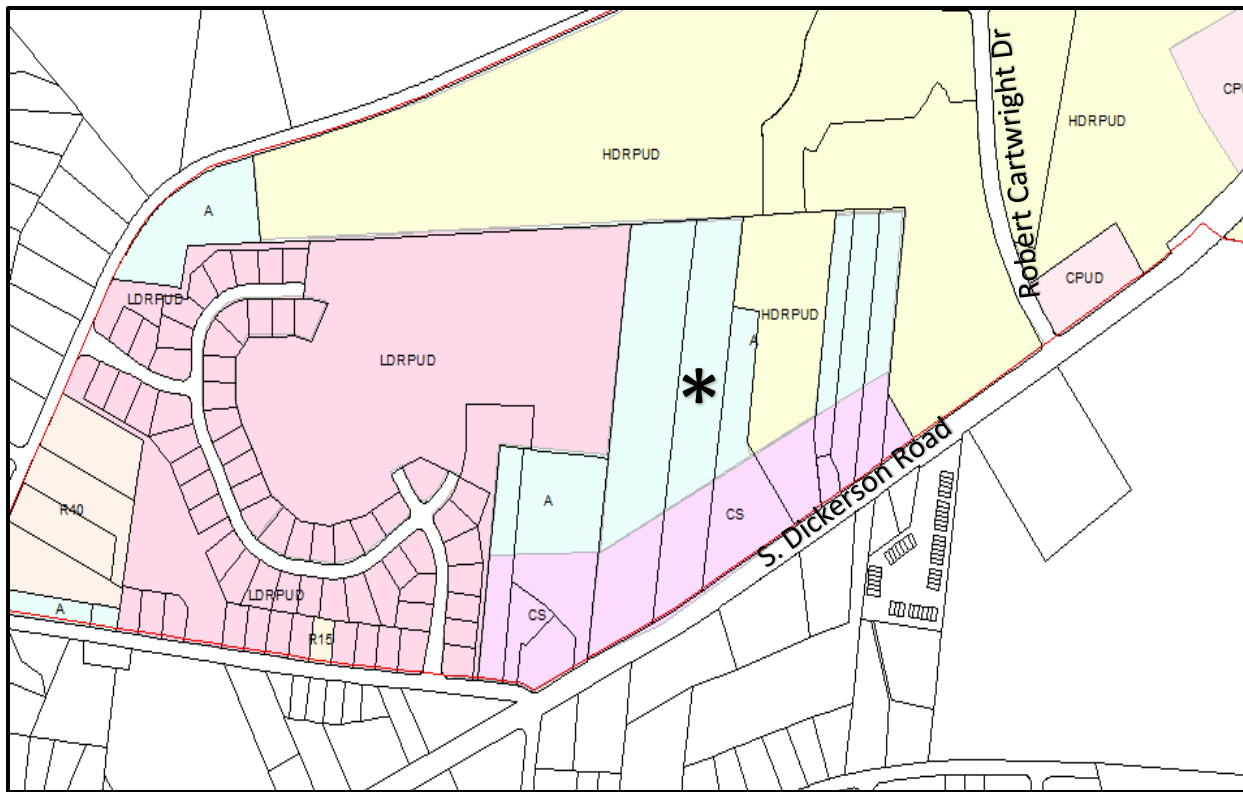
The proposal is to rezone the back portion of the property by extending the CS, Commercial Services zoning to the back 3.5-acre portion of the 4.79-acre property. The property

representative previously discussed with staff options to rezoning the property or rezoning just the back portion of the property to HDRPUD, High Density Residential Planned Unit Development for high density residential uses. Staff previously suggested to the property representative to develop a plan not including any apartment or townhouse type developments and maintain the CS, Commercial Services frontage zoning. Staff's suggestion was based on the number of recently approved multifamily and town house developments and project approvals with other recent projects along Dickerson Road/Main Street including maintaining commercial zoning frontage. The property representative discussed due to the narrow property dimension that only a high-density type of attached or multi-family development, or commercial development for the entire property would be feasible. The proposed extension of the CS, Commercial Services zoning would permit all the uses permitted in the CS zoning district and the property representative is considering at this time a mini-storage development. The Planning Commission could defer the request and include the property as a CPUD, Commercial Planned Unit Development with a preliminary master plan to define the uses and preliminary project layout. If zoned either CS, Commercial Services or CPUD, Commercial Planned Unit Development, the City's Zoning Ordinance and site plan process will include buffer requirements with the adjacent residential areas. The Planning Commission could determine per the Comprehensive Land Use Plan designations to extend the frontage zoning to the entire property or review the request with a Comprehensive Plan amendment. The CS, Commercial Services zoning extension can be reviewed based on the existing property zoning frontage.

MOTION OPTIONS:

1. Approve City Commission recommendation to amend the Zoning Map to extend the CS, Commercial Services zoning to the back and remainder of the property
2. Deny City Commission recommendation to not rezone the back of the property based on adjacent HDRPUD, High Density Residential Planned Unit Development and Agricultural zoning districts
3. Defer request to include and any additional information as determined by Planning Commission

Zoning Map: CS, Commercial Services/A, Agricultural



Comprehensive Land Use Plan: Commercial Development, Residential Development Low Density, Residential Development High Density



Residential Development High Density	
Residential Development Med. Density	
Residential Development Low Density	
Residential Conservation High Density	
Residential Conservation Med. Density	
Residential Conservation Low Density	
Commercial Development	
Commercial Concentration	
Industrial General	
Office Development	
Park and Open Space	
Public Buildings	
Industrial Restrictive	

ITEM#6 Eubank Five Lot Subdivision, Donlon Land Surveying, LLC: Requests final subdivision plat approval for five (5) residential lots on 1.63 acres on New Brick Church Pike and Bell Street. Property is zoned R10, Medium Density Residential and is referenced as Davidson County Tax Map/Parcel# 01816021700. Property Owners: David and Debora Eubank. (#14-22)

STAFF NOTES:

The subdivision plat per notes ten (10) thru fourteen (14) defines the individual on-site small-scale storm water control facilities, Brick Church Pike sidewalk installation, and minimum house, garage, and off-street parking requirements. The plat includes sight distance calculations for the proposed driveways on lots two (2) and three (3). The subdivision plat includes road right of way dedications on Bell Street.

MOTION OPTIONS:

1. Approve the final subdivision plat which meets the City's Zoning Ordinance and Subdivision Regulation requirements
2. Deferral to include any additional requirements or information as determined by the Planning Commission

ITEM#7 434 N. Main Street, Development Management Group, LLC: Requests site plan approval for a 4,127 square feet retail building on 1.63 acres on N. Main Street and New Brick Church Pike. Property is zoned CSL, Commercial Services Limited and is referenced as Davidson County Tax Map/Parcels# 01816007500 and 01816007400. Property Owners: RDM3 (#15-22)

STAFF NOTES:

The project includes a proposed alternative landscape buffer and screen design between the adjacent property along the west property line zoned R-10, Medium Density Residential. The alternative design request is due to site design limitations for the driveway access from New Brick Church Pike and the intention for shared project driveway design on N. Main Street. The buffer requirement is for a fifteen (15') to twenty-five (25') feet buffer with plantings. The area of the site development from the area of the dumpster to the back northern edge of the building ranges from four (4') feet to eleven (11') feet below the adjacent property grade. The area of the New Brick Church Pike entrance to the central shared driveway location ranges from one to twelve (12') feet below the adjacent property grade. The buffer design includes a section of solid fence along the top of the retaining wall and landscape screen closer to New Brick Church Pike. Staff requests the fenced section design include decorative design features including masonry columns or base or other design features.

New Brick Church Pike/Brick Church Pike is listed on the City's Major Thoroughfare Plan as major roadway. The City's Thoroughfare Plan is based on projected project upgrades to existing roadway sections so New Brick Church Pike/Brick Church Pike is not designated as an arterial or collector street. The sections of New Brick Church Pike/Brick Church Pike in Goodlettsville serve as a residential street except for this corner lot area. See the attached sight distance triangle graphic included with plan submittal showing the difference between 250' and 300' sight distances if New Brick Church Pike is considered either a residential or commercial street or collector on local roadway. Staff has requested additional information on the sight distance based on a site survey. Staff requests Planning Commission discussion on the intended designation of New Brick Church Pike/Brick Church Pike in this area as either a major local roadway or collector street for the minimum sight distance required at driveway.

A two (2) lot combination subdivision plat will be required to be reviewed and approved by City staff prior to issuance of a building permit. The lot combination will include notation of the shared driveway easements and maintenance of the shared driveway.

Staff met with the project engineer and a TDOT representative to discuss the proposed driveway on N. Main Street. The project property does include an existing driveway for the house on the property. During the meeting staff requested a larger curb entrance radius on the proposed shared driveway entrance per TDOT specifications and the TDOT representative requested additional information including the driveway drainage design. The TDOT driveway access permit will be required prior to the building permit being issued. Staff would recommend the driveway on N. Main Street since it will serve as a shared driveway with the corner lot shown on the site plan.

The property is within the City's Main Street project area. The City's projects includes a wider sidewalk along the N. Main Street roadway frontage. The site plan includes a reference to the sidewalk section being installed under the City's project and a sidewalk improvement along New Brick Church Pike frontage as part of the site development project.

The City's Engineer Consultant is currently reviewing the revised plans based on their original review comments. Staff will report any remaining items at the meeting. Staff will require the City's Engineer Consultant to confirm all revisions prior to the issuance of the City's Land Disturbance permit. The consultant requested information to ensure the drainage from the adjacent property along the western project boundary the site drainage be accepted into the site design and review of the N. Main Street drainage design.

Project Site Plan Stipulations:

- Lot Combination Subdivision Plat to be reviewed and approved by staff and recorded prior to building permit issuance
- TDOT Access Permit required prior to building permit issuance
- City's Engineer Consultant confirm and approve plan review comments prior to issuance of City's Land Disturbance Permit
- New Brick Church Pike sight distance based on site surveying to be completed prior to building permit issuance with the minimum sight distance per Planning Commission determination of New Brick Church Pike based on meeting discussion.
- Alternative buffer yard design with retaining wall with fence and landscape sections. Fence to include additional decorative features.

MOTION OPTIONS:

1. Approve site plan with staff stipulations listed above based on the site plan with defined stipulations meeting City's requirements.
2. Deferral to include any additional requirements or information as determined by Planning Commission

ITEM#8 Goodlettsville Pentecostal Church Building Addition/ Klobber Engineering

Services: Request site plan approval for a 16,000 sq. ft. building at 733 Old Dickerson Road on 49.49 acre. Property is zoned Agricultural and is referenced as Davidson County Tax Map/Parcel# 02500006700. Property Owners: Goodlettsville Pentecostal Church, INC. (#16-22)

STAFF NOTES:

The proposal is an expansion of the existing church facilities including a new building. The building will generally match the existing church facility. The property is zoned Agricultural which is under a different Design Standards requirement for churches/school type buildings in residential zoning districts. The existing storm water detention pond and bio retention storm water quality facility is proposed to be used to collect the building construction increased storm water run-off. The storm water detention pond and bio retention storm water qualify facility were designed and constructed to accommodate future site developments.

There are no other staff comments.

MOTION OPTIONS:

1. Approval based on the project design meeting City's requirements
2. Deferral to include any additional relative requirements or information as determined by Planning Commission

Project Drainage Calculations Summary:

STORM WATER CALCULATIONS:

Water Quantity:

As seen on DM-1, the current site conditions convey stormwater runoff to the previously constructed pond. Discharge is conveyed unnamed tributaries to Dry Creek, approximately 0.5 miles to the south of the property. The addition to the property creates additional runoff, but the excess is less than that of the original design. Below is a summary for each storm event for pre and post developed flows.

Drainage Summary Table

Storm Event	Pre-Existing Conditions Runoff*	Existing Conditions Pond Discharge (1P)	Post Developed Pond Discharge (2P)	Pond Elevation Top: 558.80
2 yr.	12.35	9.55	10.17	556.26
5 yr.	18.50	15.65	16.40	556.66
10 yr.	22.77	20.77	21.58	556.95
25 yr.	28.57	27.61	28.46	557.30
50 yr.	33.65	32.86	33.60	557.55
100 yr.	35.95	34.97	35.13	557.82

*Values taken from previously submitted report during initial site design

Water Quality:

An existing bio-retention pond is located northeast of the existing detention pond. The pond was designed to handle the runoff from future church expansions and building additions. The bio retention pond was initially sized to mitigate the runoff from the first 1-inch of runoff from a total of 6.613 acres of impervious area. As seen on DM-2, this building addition will expand the amount of impervious area to a total of 4.813 acres, below the initially designed amount.

ITEM#9 Zoning Ordinance Amendment/Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Sections 14-205 (3)(b) and 14-213 (9)(h) to include a conditional use in residential zoning districts for an accessory residential unit in defined residential zoning districts. Deferred at November 2022 Meeting

STAFF NOTES:

The Planning Commission discussed and deferred the request at the November meeting. Staff included some revised ordinance sections based on the research completed of multiple city and county ordinances. The amendments include **(highlighted)** reduced maximum square footage and a component of the Board of Zoning and Sign Appeal's conditional use request to include an abandonment plan to determine future uses of the accessory building after a family member (per Zoning Ordinance definition) moves out of the building. The abandonment plan would define building alterations to make the accessory building not be considered as a dwelling unit if not intended for a family member per the Zoning Ordinance definition of family. Per the proposed ordinance, the accessory dwelling unit is for a permanent residential (longer than a month) use not a short-term rental use. Accessory dwelling units requested in existing planned unit developments would be reviewed as a master plan amendment and would require prior approval by the homeowner's association. Accessory dwelling units proposed with new planned unit developments would be reviewed with the project preliminary master plan and rezoning request.

Some of the researched ordinances include a minimum lot size requirement of 30,000 square feet which would typically limit the request under the City's Zoning Ordinance to the larger property acreage R-40, Low Density Residential and Agricultural zoning districts. The exception would be with properties larger than the minimum lot size in the other residential base zoning districts (R7-R25). The Planning Commission discussed requiring the accessory dwelling unit to be on lots/properties that are more than double the minimum lot size of the particular residential zoning district.

The Planning Commission requested information on the available area for accessory buildings based on the City's residential zoning districts. See attached chart including property zoning and minimum house and garage requirement and minimum lot size and maximum building areas. The residential planned unit development zoning districts are set up different then the base residential zoning districts since the planned unit development zoning districts are master plan-based zoning. The LDRPUD, Low Density Planned Unit Development district would be consistent lot sizes with the R15 and R10 zoning districts. The MDRPUD, Medium Density Plan Unit Development district would be consistent lot sizes with the R7 zoning districts.

The proposed Zoning Ordinance requires accessory dwelling units to meet the same property minimum building setbacks as the primary building since the detached building would contain a dwelling unit. The intention with the ordinance amendment is to permit the accessory dwelling unit as extension of the primary unit on the property and limited to the family members of the primary dwelling unit so that the primary and accessory dwelling units would still be included as one family per the Zoning Ordinance definition of a family. Staff's proposed ordinance would provide the opportunity for property owners in all residential zoning districts the ability to provide an extension of the one family dwelling unit on their property subject to available property and building size and permitted building additions and accessory buildings.

Zoning Ordinance Family Definition:

gg) "Family." One (1) person, or two (2) or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, no such dwelling unit shall contain over five (5) persons, further provided that domestic servants and temporary nonpaying

An accessory residential family living dwelling unit either attached or detached to the primary one family detached residential dwelling unit, which provides complete living facilities for one or more persons on the same property as the primary one family dwelling unit. ***The primary and second dwelling units are only for permanent residential activities.*** The following items are standards that shall apply to all accessory residential family dwelling units:

1. No more than one accessory residential dwelling unit shall be permitted on a single property in conjunction with the primary one-family dwelling unit.
2. The accessory unit shall be owned by the same property owner(s) and located on the same property as the primary dwelling unit.
3. Only family member(s) of residents of the primary dwelling unit may occupy the accessory dwelling unit. ***Family members are as defined by the Zoning Ordinance definition.***
4. The maximum size of all accessory buildings permitted for a residential property shall be limited to the requirements of the Zoning Ordinance. The maximum size of an accessory dwelling unit is **700** square feet. The maximum square footage is subject to the size of the primary residential building and other accessory buildings per the requirements of the Zoning Ordinance. The minimum dimension of an accessory unit shall be determined by the adopted building code and the Board of Zoning and Sign Appeals.
5. The total area of primary and accessory residential dwelling units shall not exceed the maximum lot coverage requirements of the property zoning district.
6. Attached accessory residential dwelling units shall be under the same building setback requirements as the primary dwelling unit.
7. The property shall contain adequate off-street parking for both the primary and accessory residential family dwelling units.
8. Accessory residential dwelling unit shall be designed to be an accessory building to the primary residential unit structure including consistent building designs. The Board of Zoning Appeals review may include not allowing separate doors visible from street, separate street drive access, property address, utility meters, and any other items deemed necessary to ensure that the accessory residential dwelling unit shall be designed to be an accessory to the primary residential dwelling unit and that accessory unit shall not be a separate primary residential dwelling unit.
- 9. Accessory residential dwelling unit structures do not include the use of portable buildings, mobile homes, recreational vehicles, or travel trailers.***

Applicants requesting a conditional use shall submit a written request and plans of the property and building to the Board of Zoning and Sign Appeals. The plans shall include enough detail to certify that requirements listed above will be met. ***The application to include a plan for abandonment if the accessory dwelling unit is no longer to be used for family members of the primary dwelling unit. Family members are defined by the Zoning Ordinance. The abandonment plan to include building alterations to include but not be limited to open access and removal of facilities to eliminate the separate independent accessory dwelling unit.***

If the conditional use request is approved, the owner(s) shall submit, prior to building permit application, a copy of recorded restrictive covenants including above listed requirements ***and abandonment plan and*** any additional requirements that may be stipulated by the Board of Zoning and Sign Appeals.

MOTION OPTIONS:

1. Approve City Commission recommendation to amend the Zoning Ordinance to include accessory dwelling units as proposed by staff
2. Approve City Commission recommended to amend the Zoning Ordinance to include accessory dwelling units as proposed by staff with additional ordinance requirements as determined by the Planning Commission which could include minimum lot size requirements or limit the uses to defined permitted zoning districts.
3. Deny City Commission recommendation to not include accessory dwelling unit uses
4. Defer request to include additional information as determined by Planning Commission

ITEM#10 Community Development Services Staff: Request recommendation to City

Commission to de-annex 5.44 acres at 257 Allen Road. Property is zoned R-40 Low Density Residential and is referenced as Sumner County Tax Map/Parcel# 139 098.01 000. Property Owner: Reshma Maradia

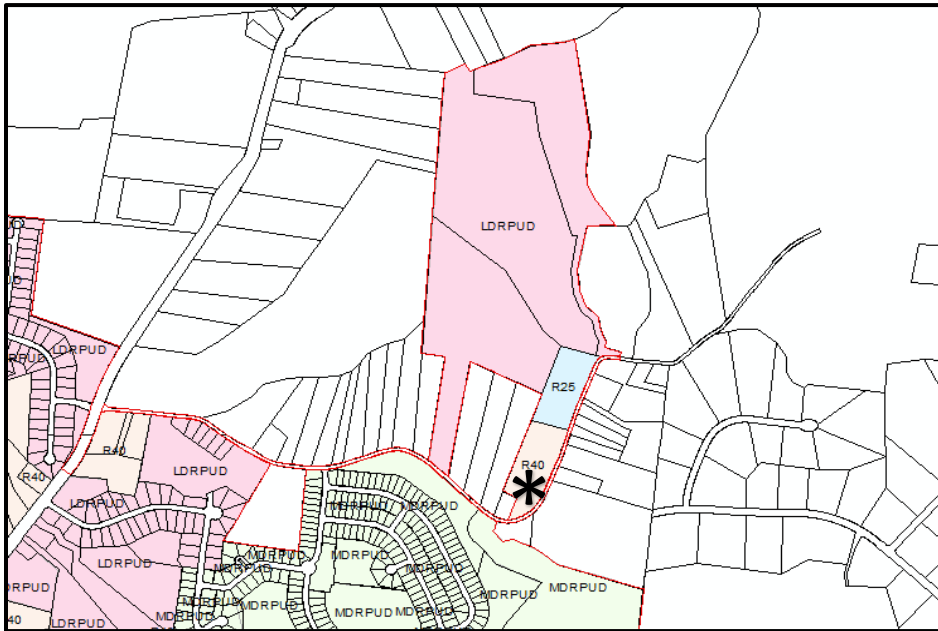
STAFF NOTES:

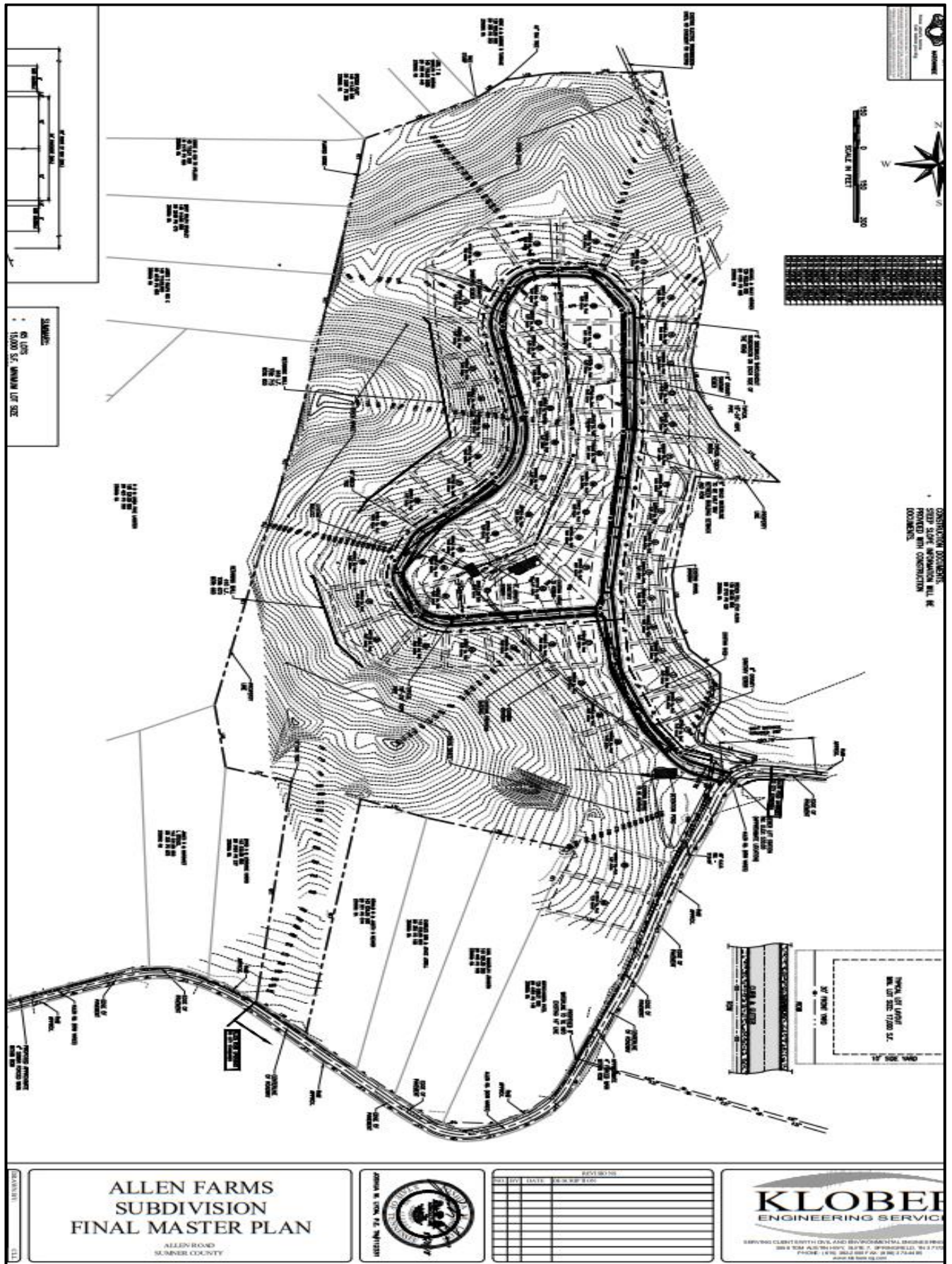
The property owner is requesting the property to be de-annexed. The property includes a one family detached dwelling (home) on the 5.44 acres. The property was annexed on August 23, 2018. The property owner is currently disputing that they previously requested their property to be annexed. The property was included with the annexation of properties associated with the Allen Farms Subdivision. The property is not included on the Allen Farms Subdivision master plan. The City did not record the approved annexation resolution at the time of approval, so the issue was only recently discovered with the City and County reviewing discrepancies with tax records. Allen Road along the frontage of the property is within the city limits and is not proposed to change with this proposal. Staff has contacted the Sumner County Planning Department about the request and if approved would require the County to designate the property zoning. The property is zoned R-40, Low Density Residential and the adjacent properties outside the city limits in the area are Sumner County zoning designation Rural Residential. The property owner has private trash service and the house is on a private septic system.

MOTION OPTIONS:

1. Approve City Commission recommendation to de-annex the property based on the property owner's request and the location and use of property (one family detached dwelling on 5.44 acres) since the property is not included in the approved Allen Farms Subdivision development
2. Deny City Commission recommendation to maintain the property in the city limits
3. Defer request to include additional information as determined by Planning Commission

Zoning Map: R-40, Low Density Residential





ITEM#11 Community Development Services Staff: Request recommendation to City Commission to de-annex 6.38 acres adjoining property at 1237 Willis Branch Road. Property is zoned R-40 Low Density Residential and is referenced as Sumner County Tax Map/Parcel# 143 052.05 000. Property Owners: Randy and Suzanne Pemberton

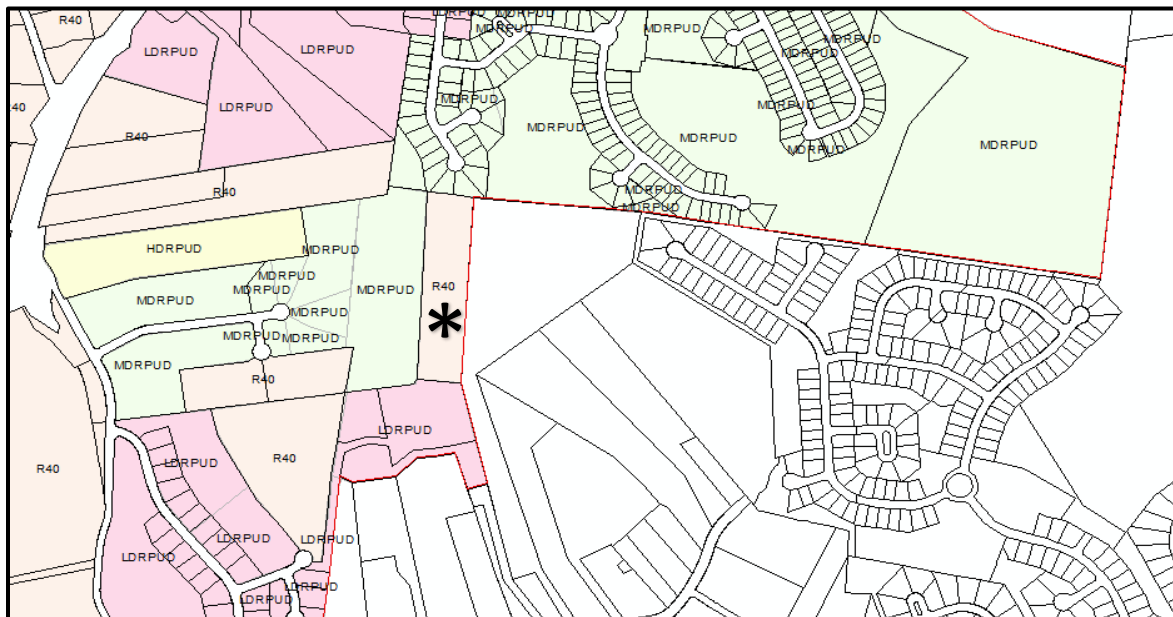
STAFF NOTES:

The property owner previously requested de-annexation of the property since the proposed de-annexed section of the property is only a separate parcel due the City limits boundary splitting the property. The remainder of the property (20.4 acres) includes the property owner's house and property roadway frontage on Willis Branch Road outside the city limits. Staff has contacted the Sumner County Planning Department about the request and if approved would require the County to designate the property zoning. The property is zoned R-40, Low Density Residential and the adjacent properties outside the city limits in the area are Sumner County zoning designation Rural Residential.

MOTION OPTIONS:

1. Approve City Commission recommendation request based on the property owner's request due to the property location and use of property by the property owner
2. Deny City Commission recommendation to maintain the property in the city limits
3. Defer request to include additional information as determined by Planning Commission

Zoning Map: R-40, Low Density Residential





ITEM# 12 Dry Creek Townhomes Phase One / Ragan Smith Associates Inc: Request final master plan amendment and revised final subdivision plat approval to increase the lot size of seventeen (17) lots along Robert Cartwright Drive. Properties referenced as Davidson County Tax Map/Parcel# 03300029700 and a portion of 03300004200 and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Dry Creek, LLC

STAFF NOTES:

The proposal is to alter seventeen (17) lots- including lots thirty-three (33) thru forty-nine (49) to increase the depth of the lots from sixty-six (66') feet to seventy-seven (77') feet to seventy-nine (79') feet to provide larger rear yards for the units backing up to Robert Cartwright Drive. The increased lot size would reduce the common open space area by 8,667 square feet. The existing approved plat includes 274, 597 square feet of open space in phase one that would be reduced to 265, 930 square feet. The open space percentage in phase one still exceeds the recently updated minimum open space requirement of twenty-five (25%) percent. The proposed subdivision plat with reduced open space of 265,930 square feet/ 6.1 acres equals sixty-three (63%) percent open space in phase one. The proposed subdivision plat amendment would meet the City's Planned Unit Development requirements and be a minimal change in open space area per the project master plan.

MOTION OPTIONS:

1. Approve final subdivision plat and final master plan amendment to increase the lot sizes of the defined lots and reduce the dedicated open space based on the proposed amendments meeting the building setbacks and open space requirements per the project

master plan and HDRPUD, High Density Residential Planned Unit Development requirements.

2. Deny the proposed amendments to maintain the existing lot dimensions and open space

ITEM#13 Community Development Services Staff: Requests approval of the 2022 Planning Commission Annual Report

STAFF NOTES:

Staff would request the Planning Commission to discuss any requested ordinances or policies to include in the 2023 Proposed Work Plan and any roadway or pedestrian improvements to include in the recommended proposed infrastructure improvements.

MOTION OPTIONS:

1. Approve the 2022 annual report
2. Defer to include additional information as determined by the Planning Commission.

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

December 5, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: Grady McNeal

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

Tony Espinosa called the meeting to order and offered prayer.

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

Item #2 Approval of November 7, 2022 Meeting Minutes: Duncan made a motion to approve the minutes of the November 7, 2022, Tinnin seconded the motion. The motion passed unanimously.

Item #3 Espinosa opened the Public Forum on Planning Related Topics.

No one requested to speak at the meeting.

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

The Public Forum was closed.

AGENDA

Item #4 Monticello Townhomes/ Klobber Engineering Services: Request final master plan approval for twenty-eight (28) townhouse units on 3.67 acres at 1537 Monticello Avenue. Property referenced as Davidson County Tax Map/Parcel#. 03405006300 and is zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Jack Nixon (#7-22)

Item Representative: Kyle Snyder, Klobber Engineering

Staff Discussion:

- The project preliminary master plan was approved at the June 6, 2022 meeting including twenty-eight (28) townhouse units. The final master plan is consistent with the preliminary master plan.
- The remaining plan review comments are listed with the staff recommendation.
- Staff would recommend approval with the following stipulations being completed prior to permitting.
- Stipulation-Approval of revised plans and drainage calculations by City's Engineer Consultant prior to any City Land Disturbance permit issuance.
- Stipulation-Revise notation to twenty-eight (28) units on note sheet.
- Stipulation-Increase curb radius at fire truck turn around on plans and provide fire lane signage both per the City's Fire Code requirements.

- Stipulation-Provide revised landscape plan with planting schedule to ensure compliance with total caliper inches per acre and provide additional trees around parking lot areas.
- Stipulation-Provide notation for a variety of building material colors with building construction.
- Stipulation-Provide notation regarding the property owner coordinating cross walk signal material purchase and installation per City of Goodlettsville Public Works Department.

Planning Commission Discussion:

- Snyder agreed with the stipulations, discussed extending the curb radius for the fire trucks and adding additional landscaping.
- Snyder stated they have no issues with building materials.
- Parnell discussed the landscaping between the North units and Monticello Avenue.
- McCormick discussed the increased parking and setback standards.
- Parnell discussed landscaping and building design for the end unit facing Monticello Avenue.

Motion: Motion by Duncan to approve the request with the six (6) stipulations referenced in meeting, seconded by Parnell. The motion passed unanimously.

Item #5 Tasha Meyer, Property Owner: Requests a variance from the Subdivision Regulations Section 1-108.2 to permit a property subdivision to create an additional 25,771 square foot lot on Green Valley Drive from the 1.2-acre property/ lot at 402 Mason Lane. Property referenced as Sumner County Tax Map/Parcel# 143I A 006.00 000 and is zoned R25, Low Density Residential.

Item Representative: Tasha Meyer, Property Owner

Staff Discussion:

- The proposal is to subdivide the property into two (2) lots meeting the minimum width and area dimensions per the R-25 zoning district and Zoning Ordinance section.
- The City's Subdivision Regulations include a more stringent requirement for further re-subdivision in a developed subdivision for the lot sizes to be consistent with the average lot size in the subdivision.
- The subdivision plat includes thirty-nine (39) lots with the average lot size of 43, 962 square feet.
- Three (3) lots at the end of Mason Lane were purchased by the City of Goodlettsville and are now a city park area.
- The park area was in an area that historically flooded.
- Excluding the three (3) park lots from the subdivision lot calculations, the average lot size would be 42, 228 square feet.
- The proposal is to subdivide lot twenty-six (26) that includes 52,000 square feet into two (2) lots for single family dwellings.
- The proposed lots are 25, 771 square feet and 26, 229 square feet.
- The proposed lot sizes are below the average lot size in the subdivision and the proposal would include a limited reduction in average lot size in the subdivision by 2.4% and 2.7% if excluding the City park area from the average lot size calculation.
- The property is included on the City's Comprehensive Land Use plan as Residential Low Density Conservation area with the defined intention to maintain the prevailing lot sizes in the area.
- This is a unique request since the City's property designated zoning classification and Zoning Ordinance adopted by the City Commission would permit the request meeting the R-25 lot size requirements, but the City's Subdivision Regulations adopted by the Planning Commission include a more stringent section regarding existing subdivision re-subdivision based on the review of the average lot sizes.

- The City's Comprehensive Land Use plan is a long-range planning document adopted by the Planning Commission.
- In this case the Subdivision Regulation requirements are more stringent than the Zoning Ordinance requirements.
- The Zoning Ordinance and Subdivision Regulations both define that when conflicts exist between standards the most stringent regulations would apply.
- Staff would recommend denial of the request since the proposed subdivision reduces the average lot size in the existing subdivision and the proposed lot sizes of 25,771 and 26,229 square feet in relation to average lot size in the subdivision (excluding city park area) of 42, 228 square feet.
- The staff recommendation is based on intention of the Subdivision Regulations requirement and the Comprehensive Land Use Plan for the area.

Planning Commission Discussion:

- Meyer discussed the location of the lot and she believes it will still look similar to the other lots if they split it because it is one of the larger lots.
- Espinosa discussed reasons for a subdivision variance.
- Trew agrees with staff and Espinosa's recommendation and comments.
- Meyer responded she would not have considered the variance if this was an interior lot but this lot is an exterior lot on the corner of two (2) streets with a farm behind it.
- McCormick discussed the different lot sizes in the subdivision surrounding this lot.
- Meyer asked if they are required to follow the more stringent guidelines?
- McCormick responded that is what the Commission is reviewing tonight is subdivision regulations and the subdivision variance request.
- Parnell discussed the design of the corner lot in the original subdivision plans.
- Parnell discussed a scenario for a detached accessory dwelling unit behind the existing home.
- McCormick discussed R-25 zoning on this property and lot size consistent with R-40 zoning district.

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

Item #6 Community Development Staff: Requests approval of the 2023 Planning Commission Meeting and Plan Submittal Calendar

Item Representative: Addam McCormick

Staff Discussion:

- The September 2023 and January 2024 meeting dates have been moved back a week due to the observation of holidays.
- The 2023 plan submittal and plan review comment timing are the same as the 2022 schedule.
- The timing was to provide additional time for the City's consultant engineers to review initial and revised plan submittals.
- Staff would recommend approval.

Planning Commission Discussion:

- Duncan discussed concerns for the July 3rd, 2023 being on Monday before July 4th, 2023 and not having a quorum.
- Ellis stated the Board of Commissioners will discuss an alternative time for the July 2023 meeting that could impact the meeting for July 3rd, 2023.

-McCormick responded they set the meeting date so they can set it for July 10th, 2023.

Motion: Motion by Duncan to approve the request with the stipulation meeting date of July 10, 2023, seconded by Trew. The motion passed unanimously.

Item #7 Community Development Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 (1)(c) to define the maximum number of accessory buildings permitted and minimum material requirements.

Item Representative: Addam McCormick

Staff Discussion:

- The City adopted in 2015 a threshold of 375 square feet for when accessory buildings are not required to match the primary building materials of the residential property house exterior materials.
- The City's Zoning Ordinance permits accessory building(s) total square footage at seventy (70%) percent of the house on the property and total lot coverage of all buildings per the property residential zoning district requirements.
- Staff has recently experienced issues with a building permit issued for an accessory building less than 375 square feet then an additional permit requirement for an additional accessory building also less than 375 square feet but together totaling more than 375 square feet.
- The proposed amendment is to address a limit on the number and size of multiple accessory buildings on a property permitted without being required to meet house material consistency requirement.
- Staff would recommend approval.

Planning Commission Discussion:

- Ellis discussed a scenario of a building on site, a second building was issued a permit and moved in, then the third building appeared with all less than 375 square feet per accessory building.
- McCormick discussed the problems with moving accessory buildings larger than 375 square feet.
- Tinnin discussed he can legally haul and move up to 736 square feet and a standard size is 432 square feet.
- Freeman discussed the standard 375 square feet.
- Duncan stated the 375 square feet is a good size building.
- Ellis asked if there are limitations on how many accessory buildings they can have?
- McCormick responded under this amended ordinance they would be able to have two (2) buildings 375 square feet each and over two (2) they would have to match the house and be limited to the square footage.
- Duncan questioned the way the zoning ordinance is written is this total square footage or can someone have two (2) 36x12 buildings?
- McCormick responded it would be two (2).

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

DISCUSSION ITEM

-Staff Recommendation and Staff Report Process

Based on a recent training opportunity for Staff and Planning Commission members, staff requests discussion on the staff report process and the intention going forward with the staff recommendation only being presented at the public meeting. A staff report would still be provided with the meeting packet and posted on-line but without a staff recommendation being listed.

Freeman commented the professional staff is trained to assist and aid in the decision-making process of the board.

Espinosa asked for comments from the board.

Wheeler commented she does not like the idea of not knowing what the staff recommendation is and they can consider labeling recommendations something else.

Duncan questioned if there were legal issues related to this item?

McCormick responded just the appearance for a public meeting, and it was a suggestion in the training.

Freeman responded following training guidelines staff could label it something other than recommendations example would be these are the issues, or these are the concerns rather than recommendations.

Parnell commented he supports keeping it the way it is.

Espinosa discussed the transparencies of the board and is helpful to all parties.

Freeman commented he can get with staff and discuss other terms rather than recommendations.

Duncan commented it would be an issue if the board was the only one to see the report, but it is an open record on-line before the meetings.

-Subdivision Bond Process

Staff requests discussion on the City's final subdivision plat review process to include any necessary project bond improvement estimates to be reviewed with the final subdivision plat. At the time of the plat recording the remaining improvements included on the project bond estimate with the addition of a general annual inflation rate will be used by staff to determine the project bond amount. The Planning Commission will continue to review bond reduction and extension requests and public acceptance recommendations to the City Commission.

Duncan commented the volume of bonds they have now, need to continue to get the personal attention they have now.

With no further business, the meeting adjourned at 6:13 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant



IRON ROD (N)

S 6° 55' 45" W

339.98'

S 6° 07' 53" E

748.33'

Primitive Boondockers Parking Area

TRACT 2
8.0 AC.

1 2 3 4 5

HWY. MON.

N 118° 25' 17" W

320.025'

N 137° 46' 40" E
158.73'

HWY. MON.

N 74° 22' 17" E
174.45'

IRON ROD (N)

S 68° 25' 23" W
200.25'

S 54° 45' 07" E
54.73'

N 110° 42' 38" E
64.43'

L=12.63'

PLAN CONSIST OF FIVE PARKING SPACES

This Parking for Boondockers Campers Only
Reservations are Required, the Campers are screened by
Boondockers Headquarters, must be confirmed by Host

APPENDIX A

P- PERMITTED USE
N- NOT A PERMITTED USE
C- PERMITTED ONLY BY CONDITIONAL USE

TABLE I

LAND USE ACTIVITY MATRIX
ZONING DISTRICTS

ACTIVITY	LDR MDR HDR														CP CPL GO RO									
															INT									
	A	R40	R25	R15	R10	R7	PUD		MHP*	OP	CSL	CS	CG	CC	****	PUD		IR	IG					
PERMANENT RESIDENTIAL																								
Dwelling, attached	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N					
Dwelling, one-family detached	P	P	P	P	P	P	P	P	P	N	C	N	N	N	N	N	N	N	N					
Dwelling, two-family detached	N	N	N	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N					
Dwelling, semi-detached	N	N	N	N	P	P	N	N	P	N	N	N	N	N	N	N	N	N	N					
Dwelling, multi-family	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N					
Dwelling, mobile home	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N					
Bed & Breakfast Homestay	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N					
Mobile Home Park	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N					
SEMI PERMANENT RESIDENTIAL																								
COMMUNITY FACILITY ACTIVITIES																								
Administrative	C	C	C	C	C	C	N	P	N	N	P	P	P	P	P	N	P	P	P					
Community Assembly	N	N	N	N	N	N	P	P	P	N	C	P	P	P	C	N	P	P	P					
Community Education	C	C	C	C	C	C	P	C	P	N	C	C	C	N	C	N	N	N	N					
Cultural and Recreation Services	C	C	C	C	C	C	C	C	C	N	C	P	P	N	C	N	P	N	P					
Essential Services	C	C	C	C	C	C	C	N	C	C	C	C	P	P	C	N	P	P	P					
Extensive Impact	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N					
Health Care	N	N	N	N	N	N	N	N	N	N	P	P	P	C	N	N	P	N	P					
Institutional Care	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N					
Intermediate Impact	C	C	C	C	C	C	P	**	P	N	C	C	C	C	C	N	N	N	N					
Personal & Group Care	**	**	**	**	**	**	**	N	P	**	C	C	C	C	C	N	P	N	P					
Religious Facilities	C	C	C	C	C	C	N	N	N	N	P	P	C	N	N	C	C	N	N					
COMMERCIAL ACTIVITIES																								
Animal Care & Veterinarian Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N					
Automotive Parking	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P					
Automotive Repair and Cleaning	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N					
Automotive Servicing	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N					
Building Materials and Farm Equipment	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N					
Consumer Repair Services	N	N	N	N	N	N	N	N	N	N	N	C	P	P	C	N	P	P	P					
Construction Sales & Services	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N					
Convenience Commercial	N	N	N	N	N	N	N	N	P***	N	N	P	P	P	N	P	P***	P	P					
Entertainment & Amusement Services	N	N	N	N	N	N	N	N	N	N	C	C	P	P	N	N	P	P	N					
Financial, Consultive, & Adminstrative	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	P					
Food & Beverage Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P					
Food Service Drive-in & Drive-thru	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N					
General Business & Communication Servc	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	N					
General Personal Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	N					
General Retail Trade	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N					
Group Assembly	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	N	N	N					
Medical Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	N					
Scrap Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Transient Habitation: Hotel	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N					
Transient Habitation: Motel	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N					
Transient Habitation: Extended Stay Hotel/Motel	N	N	N	N	N	N	N	N	N	N	C	C	C	N	P	P	N	N	N					
Transient Habitation: Short Term Rental Property	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N					
Transient Habitation: SRO	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Transport & Warehousing	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N					
Undertaking Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N					
Vehicular, Craft & Related Equipment Sales	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N					
Wholesale Sales	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	P	N					
Tourist Oriented Limited Manufacturing****	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N	N					
MANUFACTURING ACTIVITIES																								
Limited	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N					
Intermediate	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
High Technology Manufacturing, Assembly, Processing	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N					
Extensive	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
AGRICULTURAL, RESOURCE PRODUCTION & EXTRACTIVE																								
Agricultural Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Crop & Animal Raising	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Mining & Quarrying	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Plant & Forest Nurseries	P	C	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N					
Confined Animal Feeding Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					

*Mobile Home Park

**All such facilities are prohibited with the exception of Day Care Homes as defined in Section 14-1409(e)(2)(g) which shall be permitted by conditional use

***May be considered only when the PUD contains 200 dwelling units or more.

**** Interchange Overlay District limitation of uses per Ordinance 13-806. Retail limited to convenience market in relation to a fuel and service station.

***** Tourist Oriented Limited Manufacturing: Limited manufacturing permitted in CG and IR zoning districts and conditional use would only apply for alcoholic beverages.

High Technology Manufacturing, Assembly, and Processings per Ordinance# 12-784

*****Convenience Commercial- Automated Car Wash permitted only in CPUD, Commercial Planned Unit Development per Ordinance#21-1019

INFORMATION EFFECTIVE ON DECEMBER 14, 2021 Check for any Zoning Ordinance Amendments or Updates after this date.

DEVELOPMENT SUMMARY DATA

- COUNCIL DISTRICT 10, COUNCIL MEMBER: ZACH YOUNG
- OWNERS OF RECORD: EUBANK, DAVID H. & DEBORA D.
5110 DRAKES BRANCH ROAD
NASHVILLE, TENNESSEE 37218
- ZONED R10

- THE CLASSIFICATION OF THIS SUBDIVISION IS A PARTITION.
- PLAN/PLAT PREPARATION DATE: 6/27/22
- SHEET 1 OF 1

NOTES

- 1) THE PURPOSE OF THE PLAT IS TO PARTITION THIS LOT INTO 5 LOTS.
- 2) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE BEFORE ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
- 3) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 4) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47037C0129J, DATED FEBRUARY 25, 2022. IT HAS BEEN DETERMINED THE LIMITS OF THE DETAIL STUDY DO NOT REACH THE SUBJECT PROPERTY (FLOOD ZONE "X").
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 7) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 8) BASIS OF BEARING TAKEN FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AND TRANSLATED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 AS ESTABLISHED FOR THIS SURVEY.
- 9) PARCEL NUMBERS SHOWN THUS (00) REFER TO COUNTY TAX MAP 81-16.
- 10) FIVE (5') SIDEWALK TO BE INSTALLED PER CITY OF OF GOODLETTSVILLE REQUIREMENTS ALONG NEW BRICK CHURCH PIKE FRONTAGE AND WITHIN PUBLIC RIGHT-OF-WAY WITH THE CONSTRUCTION OF LOTS 1-3.
- 11) INDIVIDUAL ON-SITE STORM WATER FACILITIES REQUIRED ON ALL LOTS BASED ON ENGINEERING DESIGN APPROVED BY THE CITY OF GOODLETTSVILLE.
- 12) MINIMUM 1,000 SF ONE FAMILY DETACHED DWELLING REQUIRED WITH AN ATTACHED ONE CARE GARAGE WITH THE ONE CAR GARAGE MINIMUM DIMENSION OF NINE (9') FEET x TWELVE (12') FEET
- 13) ONE FAMILY DETACHED DWELLINGS WITH THREE (3)+ BEDROOMS TO INCLUDE FOUR (4) OFF-STREET PARKING SPACES WITH MINIMUM DIMENSION NINE (9') FEET X EIGHTEEN (18') FEET. THE DEDICATED PARKING SPACES ON LOTS 1-3 TO BE BEHIND SIDEWALK.
- 14) DRIVEWAY PERMIT REQUIRED BY CITY OF GOODLETTSVILLE PUBLIC WORKS DEPARTMENT - MINIMUM DRIVEWAY CULVERT DIMENSION OF FIFTEEN (15") INCH AND SECTION OF DRIVEWAY WITHIN THE PUBLIC RIGHT OF WAY WITH A MINIMUM LENGTH OF TEN (10') FEET TO BE PAVED/CONCRETED.

PROPERTY OWNER INFORMATION

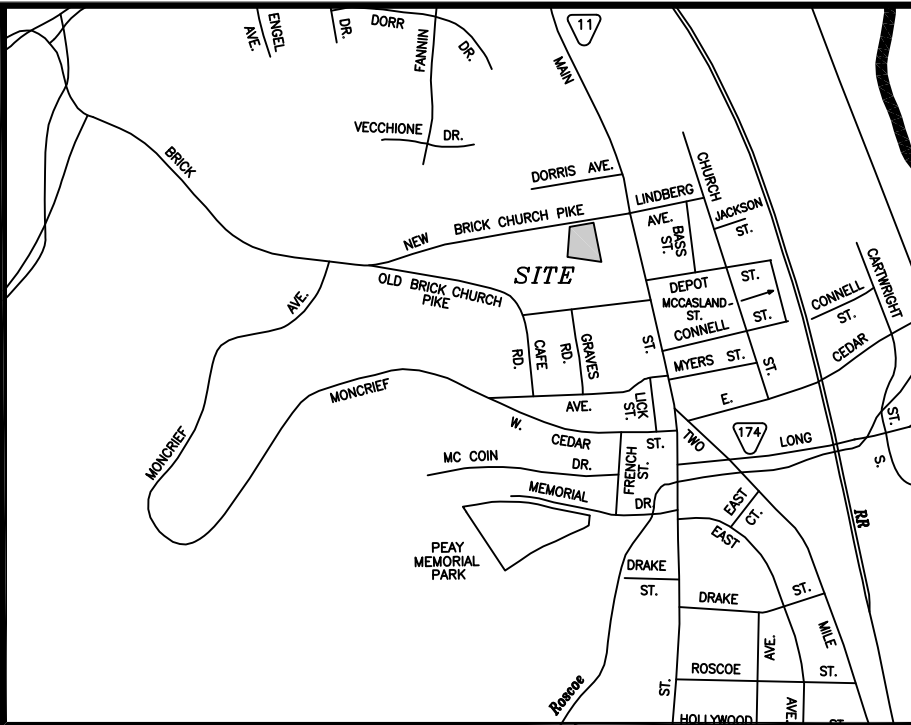
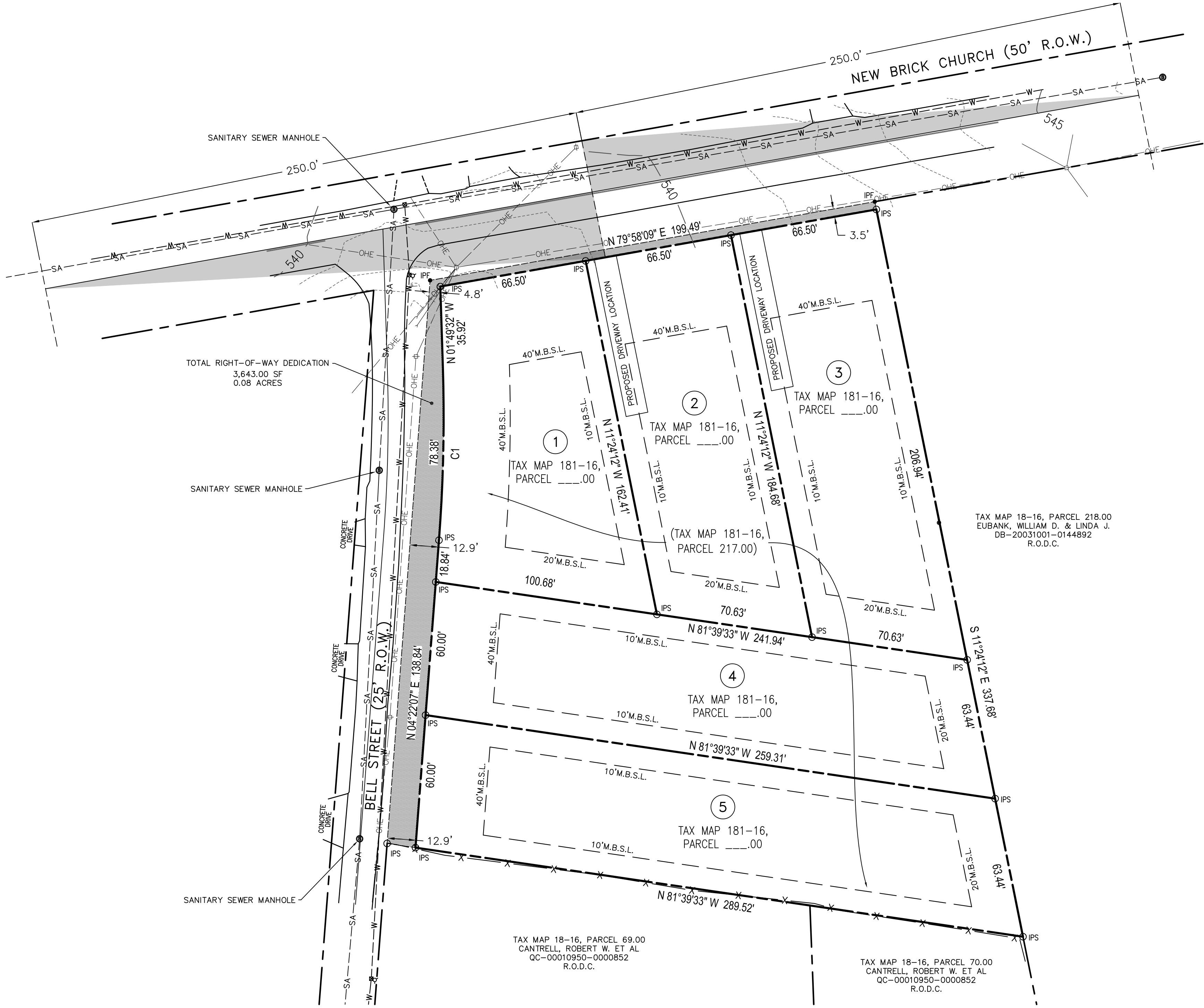
EUBANK, DAVID H. & DEBORA D. (217.00)
0 NEW BRICK CHURCH PIKE
GOODLETTSVILLE, TN 37072
TAX MAP 181-16, PARCEL 217.00
DB-20031001-0144891, R.O.D.C.

CURVE TABLE

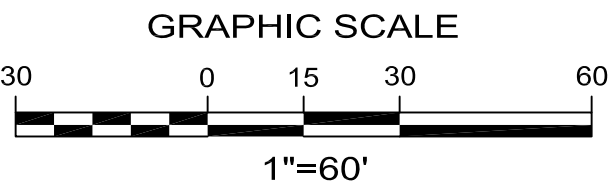
CURVE	DELTA	RADIUS	LENGTH	CHD BEARING	CHORD
C1	6°11'39"	725.00'	78.38'	N 01°16'18" E	78.34'

AREA TABLE

LOT	SQUARE FOOTAGE	ACRES
1	11,830.70	0.27
2	11,536.48	0.26
3	13,016.72	0.30
4	15,037.57	0.35
5	15,999.98	0.37



VICINITY MAP
NOT TO SCALE



TOTAL AREA

71,064.46 SQ. FT.
OR 1.63 ACRES

LEGEND:

- ⊕ POWER POLE
- GUY WIRE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEAN OUT
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- CONCRETE
- WALL
- PROPERTY ADJOINER
- RIGHT OF WAY LINE
- PROPERTY LINE
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- W—W WATER LINE
- SA— SANITARY SEWER LINE
- G— GAS LINE
- OHE— OVERHEAD ELECTRIC
- X—X FENCE LINE
- EASEMENT LINE
- MINIMUM SET BACK LINE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN INSTRUMENT NO. _____ COUNTY REGISTERS' OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

OWNER NAME(PRINTED): _____
DATE: _____ OWNER SIGNATURE _____
OWNER NAME(PRINTED): _____
DATE: _____ OWNER SIGNATURE _____
OWNER NAME(PRINTED): _____
DATE: _____ OWNER SIGNATURE _____

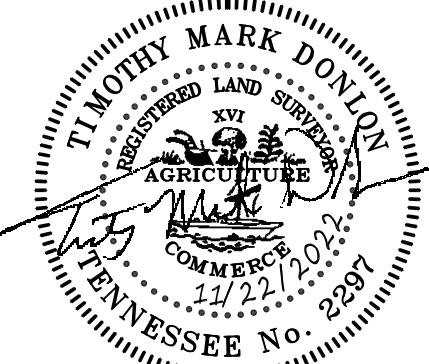
CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON TO THE ACCURACY REQUIRED BY THE GOODLETTSVILLE PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY THOSE REGULATIONS.

NAME: _____ DATE: _____
TIMOTHY MARK DONLON TENN. REGISTERED SURVEYOR NO. 2297

PREPARED BY:
DONLON LAND SURVEYING, LLC
TIMOTHY MARK DONLON

153B BELLE FOREST CIRCLE
NASHVILLE, TN 37221
TEL. (615) 673-9116, FAX (615) 673-9117
EricaB@donlonlandsurveying.com
http://www.DonlonLandSurveying.com/



CERTIFICATE OF APPROVAL
OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED _____ HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A LETTER OF CREDIT OR OTHER APPROVED SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: _____ AUTHORIZED SIGNATURE/TITLE _____
LOC. AMOUNT: _____ AGENCY _____

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DATE: _____ SECRETARY, PLANNING COMMISSION _____
VOID UNLESS RECORDED BY _____

SIGHT DISTANCE
LOT 2 DRIVEWAY
EUBANK
5 LOT
SUBDIVISION
COUNCILMAN DISTRICT 10
DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE

PREPARED FOR:
ADAM SCULLY
0 NEW BRICK CHURCH PIKE
NASHVILLE, TN 37072
DATED: NOVEMBER 22, 2022

DEVELOPMENT SUMMARY DATA

- COUNCIL DISTRICT 10, COUNCIL MEMBER: ZACH YOUNG
- OWNERS OF RECORD: EUBANK, DAVID H. & DEBORA D.
5110 DRAKES BRANCH ROAD
NASHVILLE, TENNESSEE 37218

- ZONED R10
- THE CLASSIFICATION OF THIS SUBDIVISION IS A PARTITION.
- PLAN/PLAT PREPARATION DATE: 6/27/22
- SHEET 1 OF 1

NOTES

- 1) THE PURPOSE OF THE PLAT IS TO PARTITION THIS LOT INTO 5 LOTS.
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- 12) MINIMUM 1,000 SF ONE FAMILY DETACHED DWELLING REQUIRED WITH AN ATTACHED ONE CARE GARAGE WITH THE ONE CAR GARAGE MINIMUM DIMENSION OF NINE (9') FEET x TWELVE (12') FEET
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PROPERTY OWNER INFORMATION

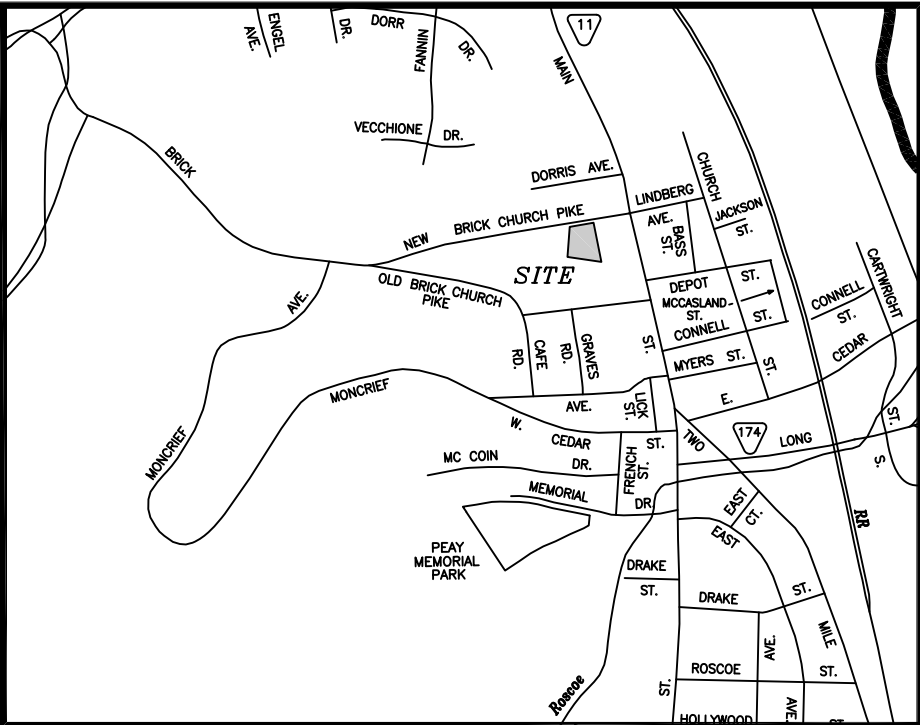
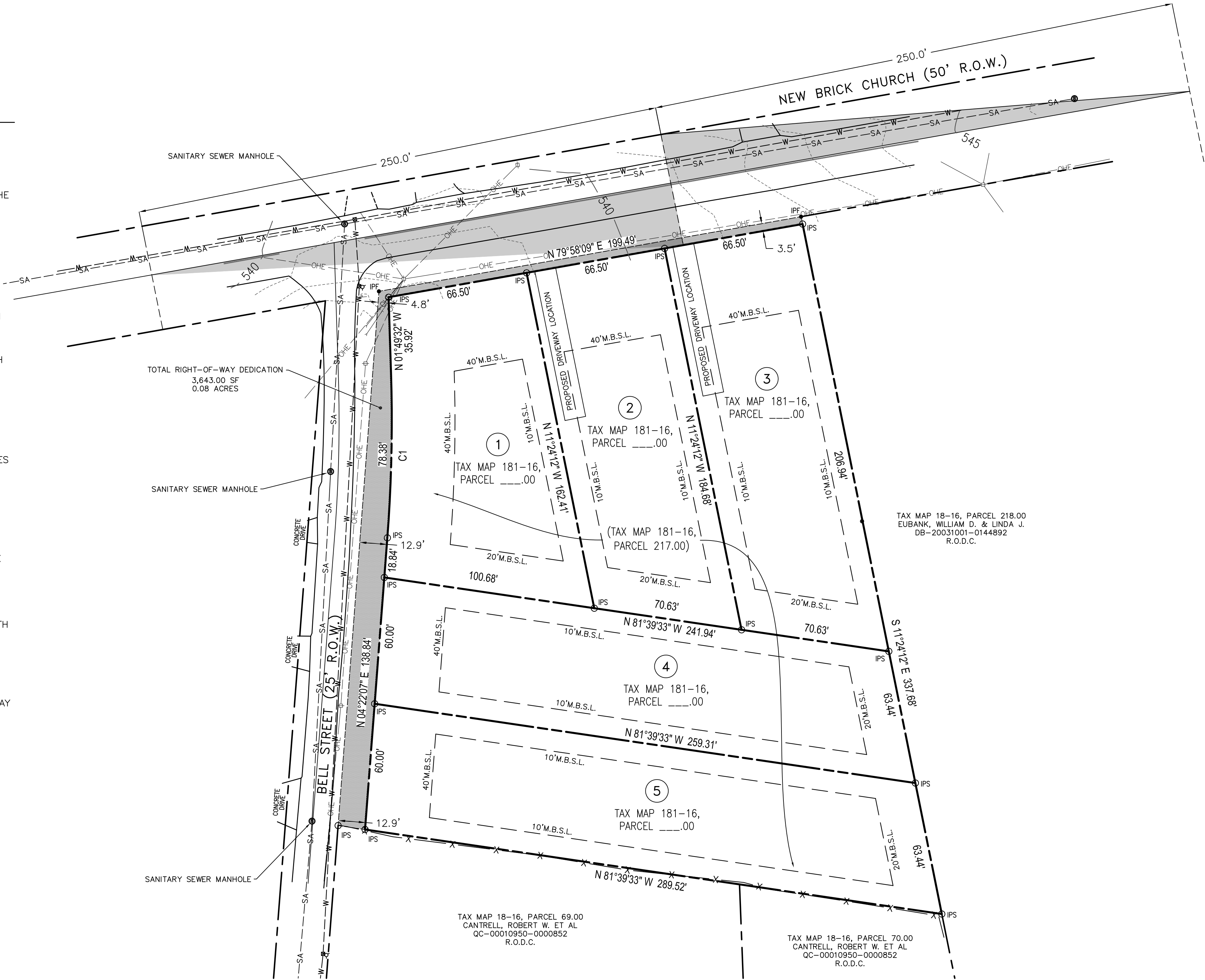
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CURVE TABLE

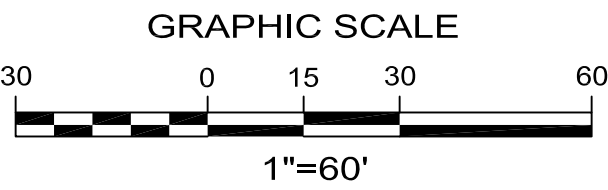
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C1	6°11'39"	725.00'	78.38'	N 01°16'18" E	78.34'

AREA TABLE

LOT	SQUARE FOOTAGE	ACRES
1	11,830.70	0.27
2	11,536.48	0.26
3	13,016.72	0.30
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VICINITY MAP
NOT TO SCALE



TOTAL AREA

71,064.46 SQ. FT.
OR 1.63 ACRES

LEGEND:

- ⊕ POWER POLE
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NAME: _____ DATE: _____
TIMOTHY MARK DONLON TENN. REGISTERED SURVEYOR NO. 2297

PREPARED BY:
DONLON LAND SURVEYING, LLC
TIMOTHY MARK DONLON

153B BELLE FOREST CIRCLE
NASHVILLE, TN 37221
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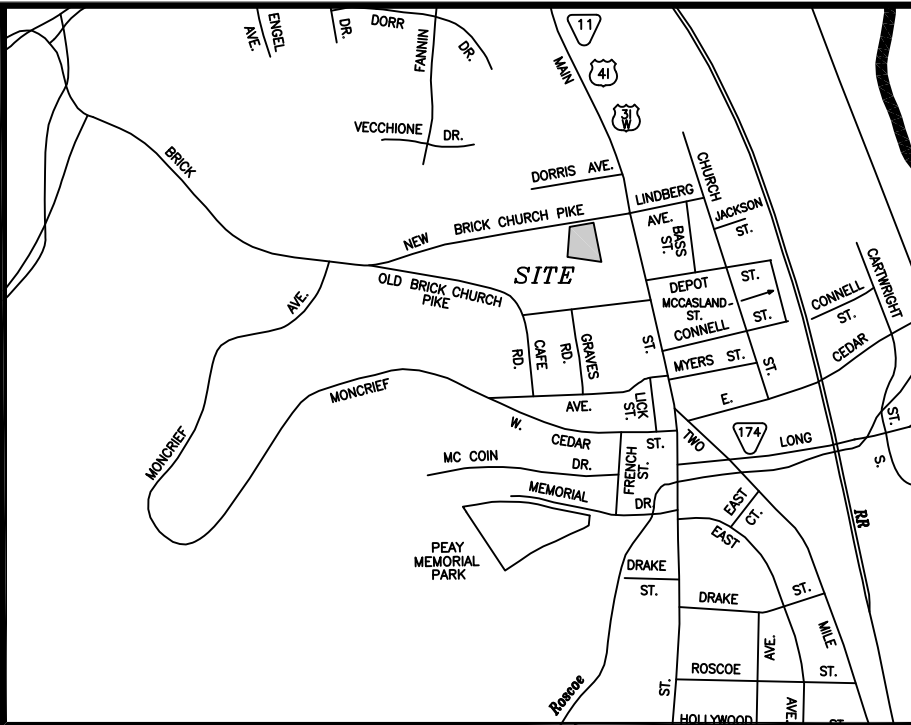
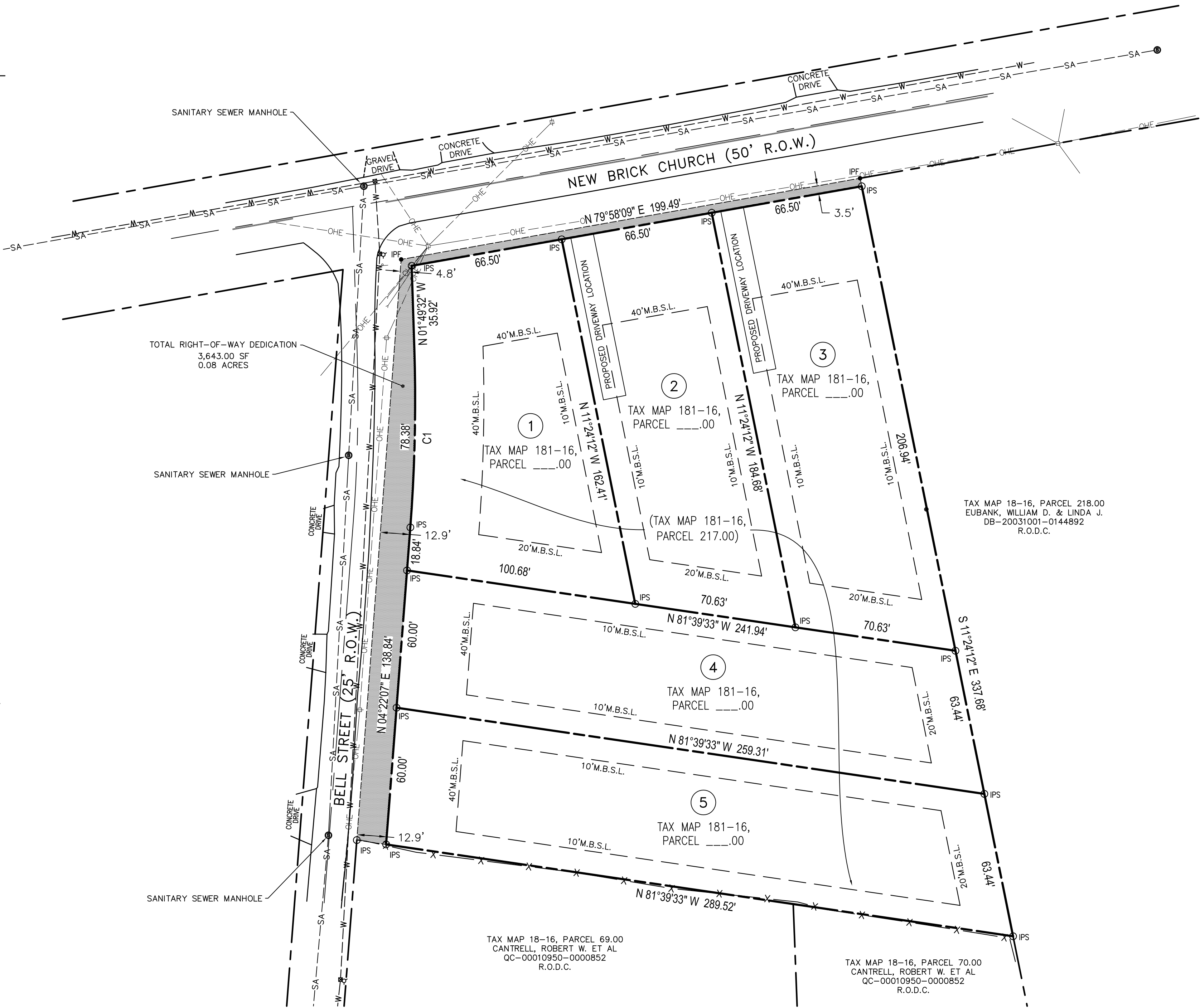
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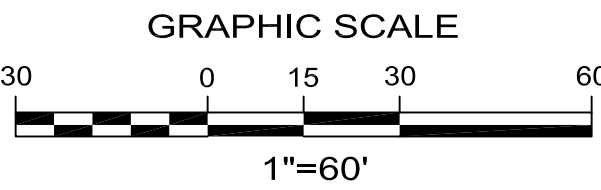
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PREPARED BY:
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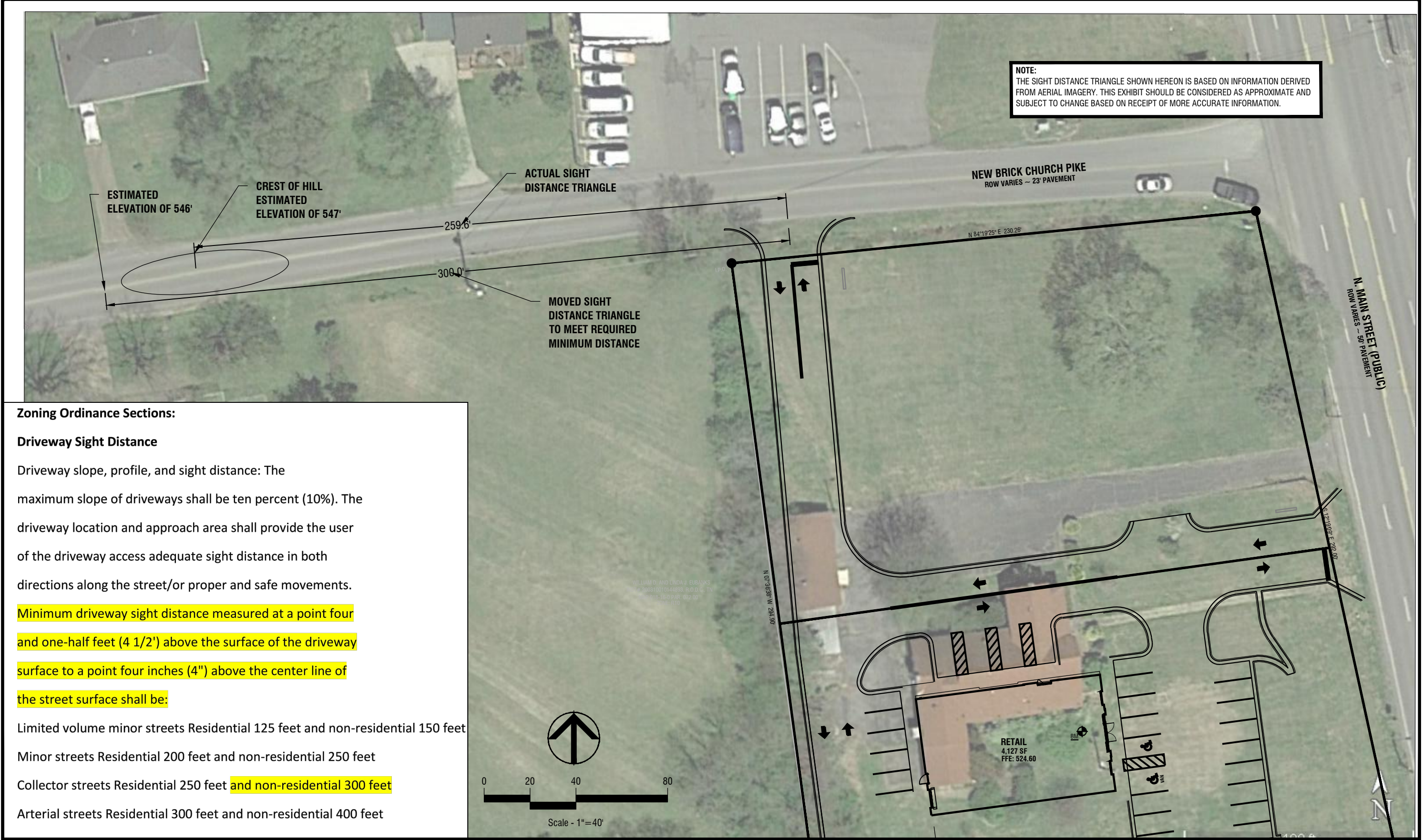
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EUBANK
5 LOT
SUBDIVISION
COUNCILMAN DISTRICT 10
DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE

PREPARED FOR:
ADAM SCULLY
0 NEW BRICK CHURCH PIKE
NASHVILLE, TN 37072
DATED: NOVEMBER 22, 2022



Zoning Ordinance Sections:

Driveway Sight Distance

Driveway slope, profile, and sight distance: The maximum slope of driveways shall be ten percent (10%). The driveway location and approach area shall provide the user of the driveway access adequate sight distance in both directions along the street/or proper and safe movements.

Minimum driveway sight distance measured at a point four and one-half feet (4 1/2') above the surface of the driveway surface to a point four inches (4") above the center line of the street surface shall be:

Limited volume minor streets Residential 125 feet and non-residential 150 feet

Minor streets Residential 200 feet and non-residential 250 feet

Collector streets Residential 250 feet and non-residential 300 feet

Arterial streets Residential 300 feet and non-residential 400 feet

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

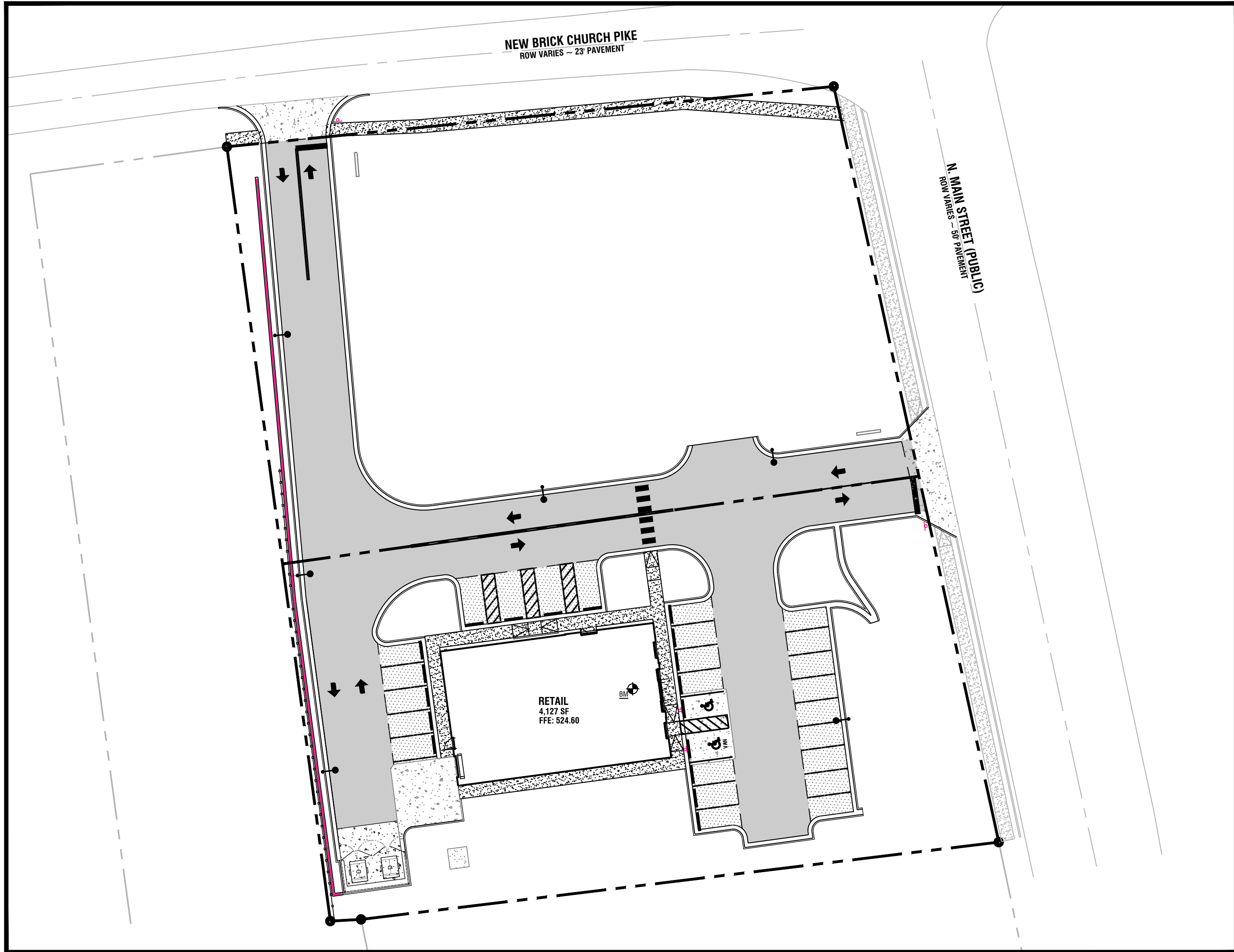
Prepared For:

RDM3

**PROPOSED RETAIL
DEVELOPMENT**
434 N MAIN ST
GOODLETTSVILLE, TENNESSEE

SCALE:	1" = 40'	SIGHT DISTANCE EXHIBIT EX-01(SD)
DATE:	12/22/22	
REV:		
DMG Project No:	22246	

SITE DEVELOPMENT PLANS FOR PROPOSED RETAIL



OWNER AND DEVELOPER
RDM3
1420 NORTH LAMAR BLVD
OXFORD, MS 38655
CONTACT: KATIE BLALACK
(662) 299-3647

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

ARCHITECT
IRONWOOD ARCHITECTURE
1420 N LAMAR BLVD
OXFORD, MS 38655
CONTACT: JESS MAY
(601) 504-2155

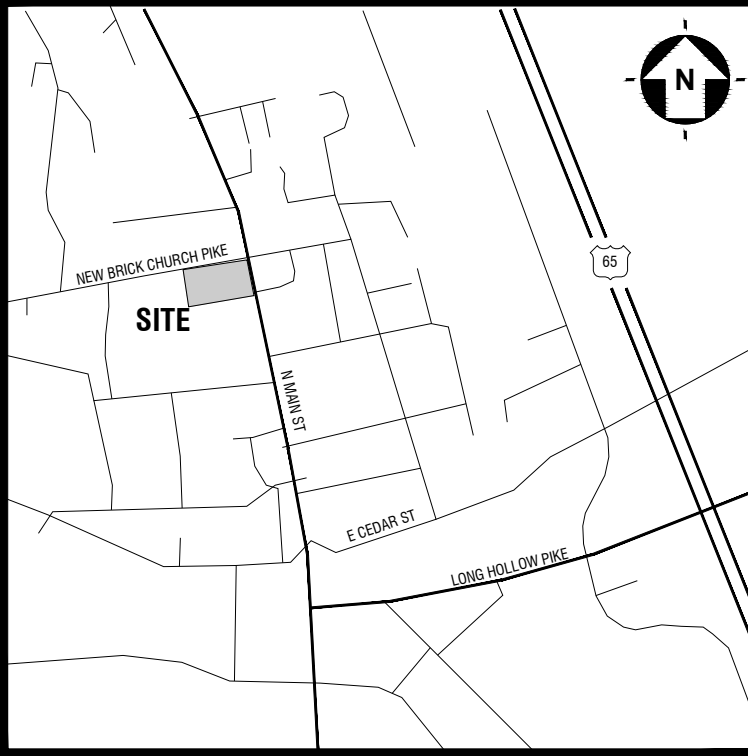
SITE DATA TABLE	
CITY:	GOODLETTSVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
ZONING CLASSIFICATION:	CSL (COMMERCIAL SERVICE LIMITED DISTRICT)
SURROUNDING ZONING:	CSL / R10 (COMMERCIAL SERVICE LIMITED DISTRICT / MEDIUM DENSITY RESIDENTIAL DISTRICT)
PROPOSED LAND USE:	GENERAL RETAIL TRADE PERMITTED
ACREAGE OF SITE:	1.63± ACRES (± 70,954 SF)
ACREAGE OF RETAIL ONLY:	0.79± ACRES (± 34,466 SF)
MAXIMUM FLOOR AREA RATIO (FAR):	1.00 MAXIMUM; 0.12 PROVIDED
MAXIMUM IMPERVIOUS SURFACE RATIO (ISR):	0.70 MAXIMUM; 0.62 PROVIDED
MINIMUM REQ'D BUILDING SETBACKS:	
- STREET YARD (E) REQ'D / PROV'D:	40' / 109.8' AT CLOSEST POINT
- SIDE YARD (H) REQ'D / PROV'D:	15' / 41.2' AT CLOSEST POINT
- SIDE YARD (S) REQ'D / PROV'D:	15' / 45.7' AT CLOSEST POINT
- REAR YARD (W) REQ'D / PROV'D:	10' / 54.8' AT CLOSEST POINT
PROPOSED BUILDING AREA:	4,127 SF
MAXIMUM BUILDING HEIGHT:	5 STORIES
BUILDING HEIGHT PROVIDED:	22'
PARKING REQUIREMENTS:	RETAIL: 1 SPACE PER 250 SF OF BUILDING AREA 4,127/250 = 17
PARKING REQUIRED:	17
PARKING PROVIDED:	27 SPACES (INC. 2 ADA SPACE)

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

SOURCE OF VERTICAL DATUM:

BM
RAILROAD SPIKE IN POWER POLE #04702041.
ELEVATION 531.74 (NAD 83)

**CONTRACTOR TO SET NEW TEMPORARY BM
PRIOR TO START OF CONSTRUCTION**



VICINITY MAP

- FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED
PROPERTY IS NOT LOCATED IN A FLOOD HAZARD
ZONE AS SHOWN ON THE FLOOD INSURANCE RATE
MAP COMMUNITY PANEL NO. 47037C0129J WHICH
BEARS AN EFFECTIVE DATE OF FEBRUARY 25, 2022.

- DISTURBED AREA:

TOTAL DISTURBED AREA = 1.70 ACRES±

— SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY BRUCE RAINEY AND ASSOCIATES DATED SEPTEMBER 21, 2022. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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JURISDICTION CONTACT

PLANNING

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SEWER

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WATER

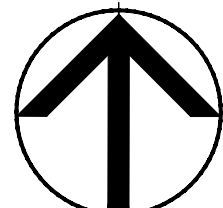
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(615) 868-3201

GAS

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541 SPENCE LANE
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1214 CHURCH STREET
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**PARCELS: 074.00 AND 075.00 TAX MAP:
018-16-0
ZONING: CSL COMMERCIAL SERVICE LIMITED
DISTRICT**

REVISIONS	DESCRIPTION
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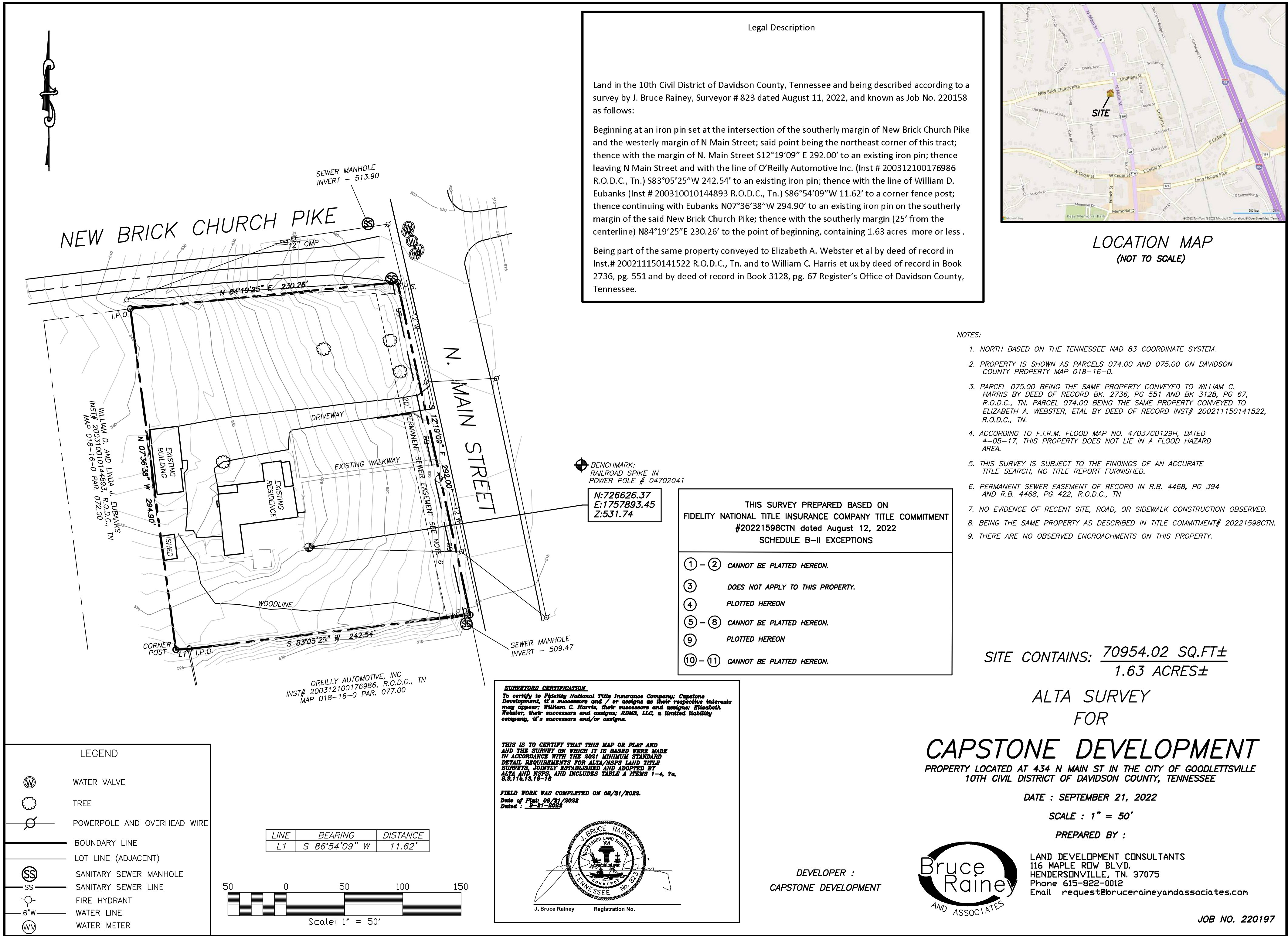
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DATE:	11/28/22
DMG Project No:	22246

COVER SHEET

CO.0

Z:\PROJECT DATABASE\2022\22246 - RDM3 - Retail Development - 434 N Main St. - Goodlettsville TN\Plans\Engineer\22246_RDM3_Retail_C0.0_Cov.dwg-Layout1 Dec 21, 2022 - 4:22pm Dakota0'Bryant



Z:\PROJECT DATABASE\2022\22246 -- RDW3 -- Retail Development -- 434 N Main St. -- Goodlettsville TN\Plans\Engineer\22246_RDW3_Retail_C1_0_Note.dwg--C1.0 Dec 21, 2022 -- 4:22pm DakotaO'Bryen

SITE IMPROVEMENT NOTES:

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

CITY OF GOODLETTSVILLE GRADING AND EROSION CONTROL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF GOODLETTSVILLE WASTEWATER DEPARTMENT NOTES:

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

SITE DEMOLITION NOTES

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

CITY OF GOODLETTSVILLE STORMWATER ORDINANCE:

1. CONTRACTOR SHALL ALSO REFER TO SECTION 18 CHAPTER 3 FOR ANY ADDITIONAL REQUIREMENTS AS SET FORTH WITHIN THE CITY OF GOODLETTSVILLE ORDINANCE AS IT RELATES TO STORMWATER MANAGEMENT. ANY ITEMS THAT ARE MORE RESTRICTIVE WITHIN THE CITY ORDINANCE THAN THE TDEC MANUAL SHALL BE FOLLOWED.
2. CONTRACTOR SHALL PROVIDE MINIMUM 6" TOPSOIL IN LAWN AREAS. CONTRACTOR SHALL PROVIDE MINIMUM 8" SOIL MIXTURE WITHIN LANDSCAPE BEDS AND ADDITIONAL DEPTH FOR SHRUBS AND TREES PER PLANTING DETAILS.
3. STRIP TOPSOIL FROM ALL CUT & FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL FURNISH & INSTALL ADDITIONAL TOPSOIL IF INSUFFICIENT QUANTITIES EXIST ONSITE.
4. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFIRM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.
5. MULCH & SOD ALL DISTURBED AREAS NO LATER THEN 14 DAYS AFTER FINAL GRADING IS COMPLETED. UNLESS OTHERWISE NOTED HEREON, THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
6. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
7. ALL CUT/FILL SLOPES SHALL BE 3 HORIZONTAL AND 1 VERTICAL OR FLATTER UNLESS NOTED OTHERWISE HEREON.
8. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL SPECIFIED WITHIN THE GEOTECHNICAL REPORT SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE. ALL FILL MATERIALS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. ALL MATERIALS SHALL BE PLACED IN LIFTS AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACTED TO 95% STANDARD PROCTOR. ALL GRADING AND FILLING WORK SHALL BE ACCOMPLISHED AS DIRECTED BY A GEOTECHNICAL ENGINEER.
9. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE ENCOUNTERED OR EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED AND SHALL ALSO REQUIRE APPROVAL FROM THE ENGINEER.
10. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
11. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
12. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIALS (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIALS ARE NOT AVAILABLE ONSITE.

SITE GRADING & EROSION CONTROL NOTES:

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

SITE UTILITY NOTES:

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

UTILITY NOTES AND OWNERS

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

SEWER		WATER	
GOODLETTSVILLE WASTEWATER		MADISON SUBURBAN UTILITY DISTRICT	
215 CARTWRIGHT STREET		108 W WEBSTER STREET	
GOODLETTSVILLE, TN 37072		MADISON, TN 37115	
(615) 868-2740		(615) 868-3201	
GAS		ELECTRIC	
PIEDMONT NATURAL GAS		NASHVILLE ELECTRIC SERVICE	
541 SPENCE LANE		1214 CHURCH STREET	
NASHVILLE, TN 37210		NASHVILLE, TN 37203	
(800) 752-7504		(615) 344-5288	

ISSUED FOR:

☐ CHECKSET

☐ AGENCY REVIEW

☐ BID PURPOSES

☐ CONSTRUCTION



SCALE: AS NOTED

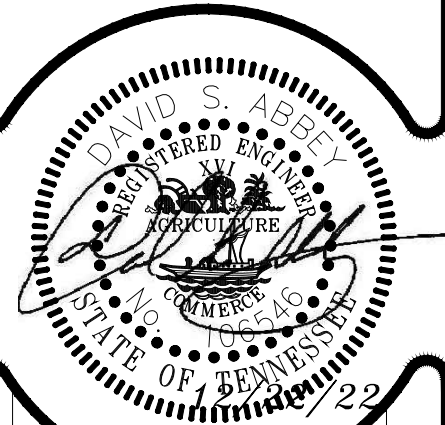
PLANS PREPARED FOR:

RDW3
KATIE BLALACK
1420 N LAMAR BLVD
OXFORD, MISSISSIPPI 38655
TELE: (662) 299-5647

PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE: (615) 227-5863
www.dmgashville.com
D E V E L O P M E N T
MANAGEMENT GROUP, LLC

PROPOSED RETAIL
434 N MAIN ST
GOODLETTSVILLE, TN



REVISIONS		DESCRIPTION	
NO.	DATE		

DATE: 11/28/22

DMG Project No: 22246

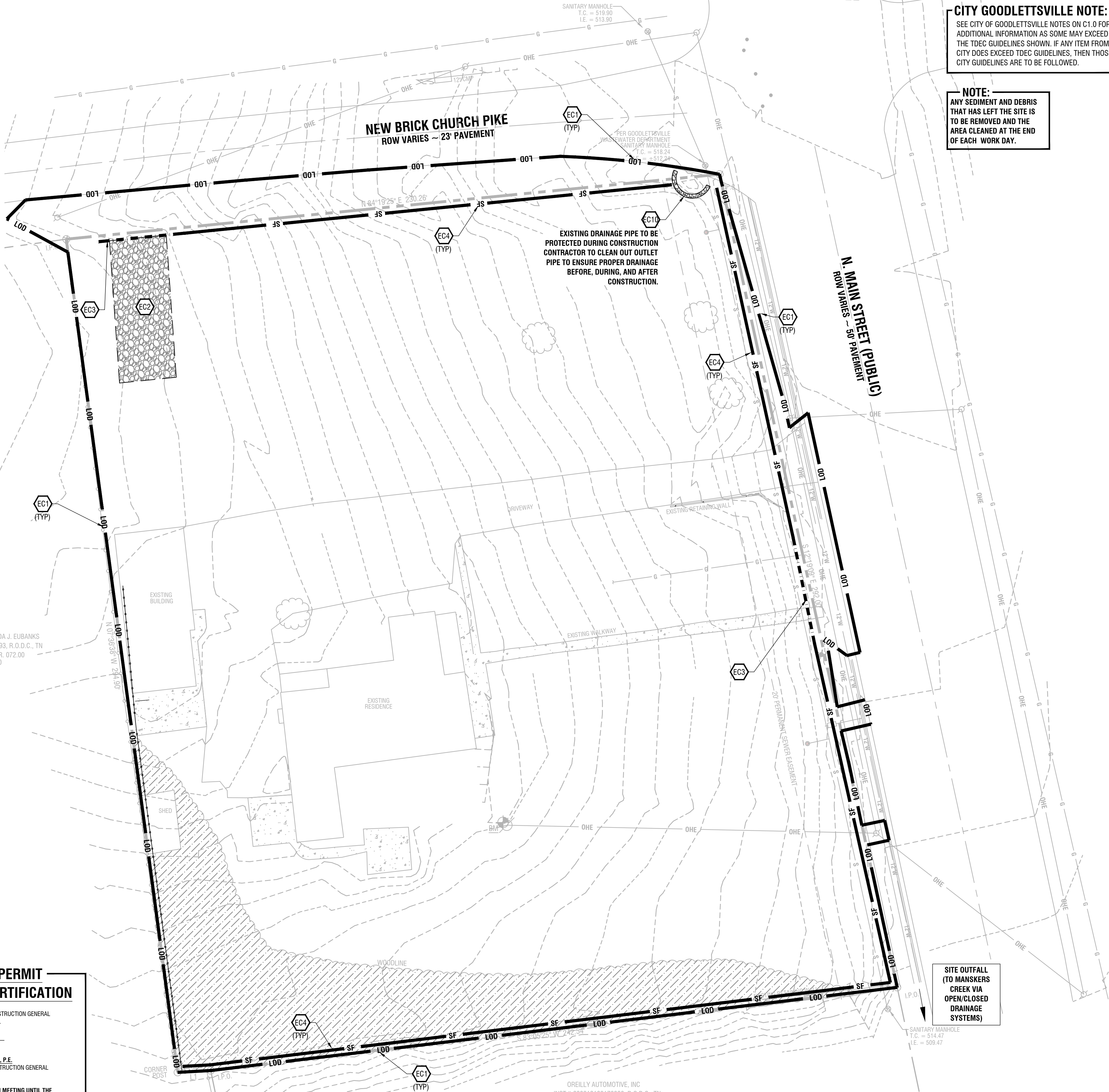
GENERAL NOTES

C1.0

Z:\PROJECT DATABASE\2022\22246 - RDW3 - Retail Development - 434 N Main St. - Goodlettsville TN\Plans\Engineer\22246_RDW3_Retail_C2_0_Erosion\22246_RDW3_Retail_C2_0_Erosion.dwg - C2.0 Dec 21, 2022 - 4:22pm Dakota001tryant

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

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



WATERWAY NOTE:

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

CITY GOODLETTSVILLE NOTE:

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

NOTE:

ANY SEDIMENT AND DEBRIS THAT HAS LEFT THE SITE IS TO BE REMOVED AND THE AREA CLEANED AT THE END OF EACH WORK DAY.



Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
RAILROAD SPIKE IN POWER POLE #04702041.
ELEVATION 531.74 (NAD 83)

CONTRACTOR TO SET NEW TEMPORARY BM
PRIOR TO START OF CONSTRUCTION

VICINITY MAP

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY BRUCE RAINEY AND ASSOCIATES DATED SEPTEMBER 21, 2022. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0129J WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 25, 2022.

DISTURBED AREA:

TOTAL DISTURBED AREA = 1.70 ACRES±

TYPICAL NOTES

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

NOTES BY SYMBOL

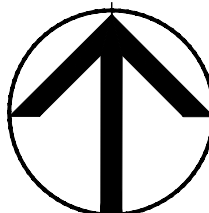
CODE	DESCRIPTION	DETAIL
EC1	LIMIT OF DISTURBANCE	
EC2	TEMPORARY CONSTRUCTION ENTRANCE	1/C2.3
EC3	EROSION EEL	2/C2.3
EC4	SILT FENCE W/WIRED BACKING	3/C2.3
EC5	INLET PROTECTION	4/C2.3
EC6	OUTLET PROTECTION	5/C2.3
EC7	CONCRETE WASH OUT AREA	6/C2.3
EC8	RIP RAP OUTLET PROTECTION	5/C2.1
EC9	ROCK CHECK DAM	7/C2.3
EC10	STONE FILTER RING	8/C2.3

LEGEND

SILT FENCE
EROSION EEL
LIMITS OF DISTURBANCE
INLET PROTECTION
CONCRETE WASHOUT

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES



PARCELS: 074.00 AND 075.00 TAX MAP:
018-16-0
ZONING: CSL COMMERCIAL SERVICE LIMITED DISTRICT

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



SCALE: 1"=20'

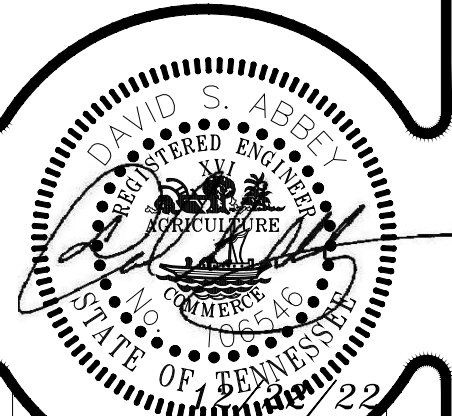
PLANS PREPARED FOR:

RDW3
KATIE BLAACK
1420 N LAMAR BLVD
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TELE: (662) 239-3647

PLANS PREPARED BY:

4209 GALLATIN PIKE
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TEL: (615) 227-5863
www.dmgashville.com
DEVELOPMENT
MANAGEMENT GROUP, LLC

PROPOSED RETAIL
434 N MAIN ST
GOODLETTSVILLE, TN



REVISIONS

DATE

DATE: 11/28/22

DMG Project No: 22246

EROSION & SEDIMENT
CONTROL PLAN PHASE I

C2.0

Z:\PROJECT DATABASE\2022\22246 - RDM3 - Retail Development - 434 N Main St. - Goodlettsville TN\Plans\Engineer\22246_RDM3_Retail_C2.1_Erosion\434 N Main St. - 423pm Dakota01.bryant

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

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3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
4. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN AND IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
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WILLIAM D. AND LINDA J. EUBANKS
INST# 200310010144893, R.O.D.C., TN
MAP 018-16-0 PAR. 072.00
ZONE: R10

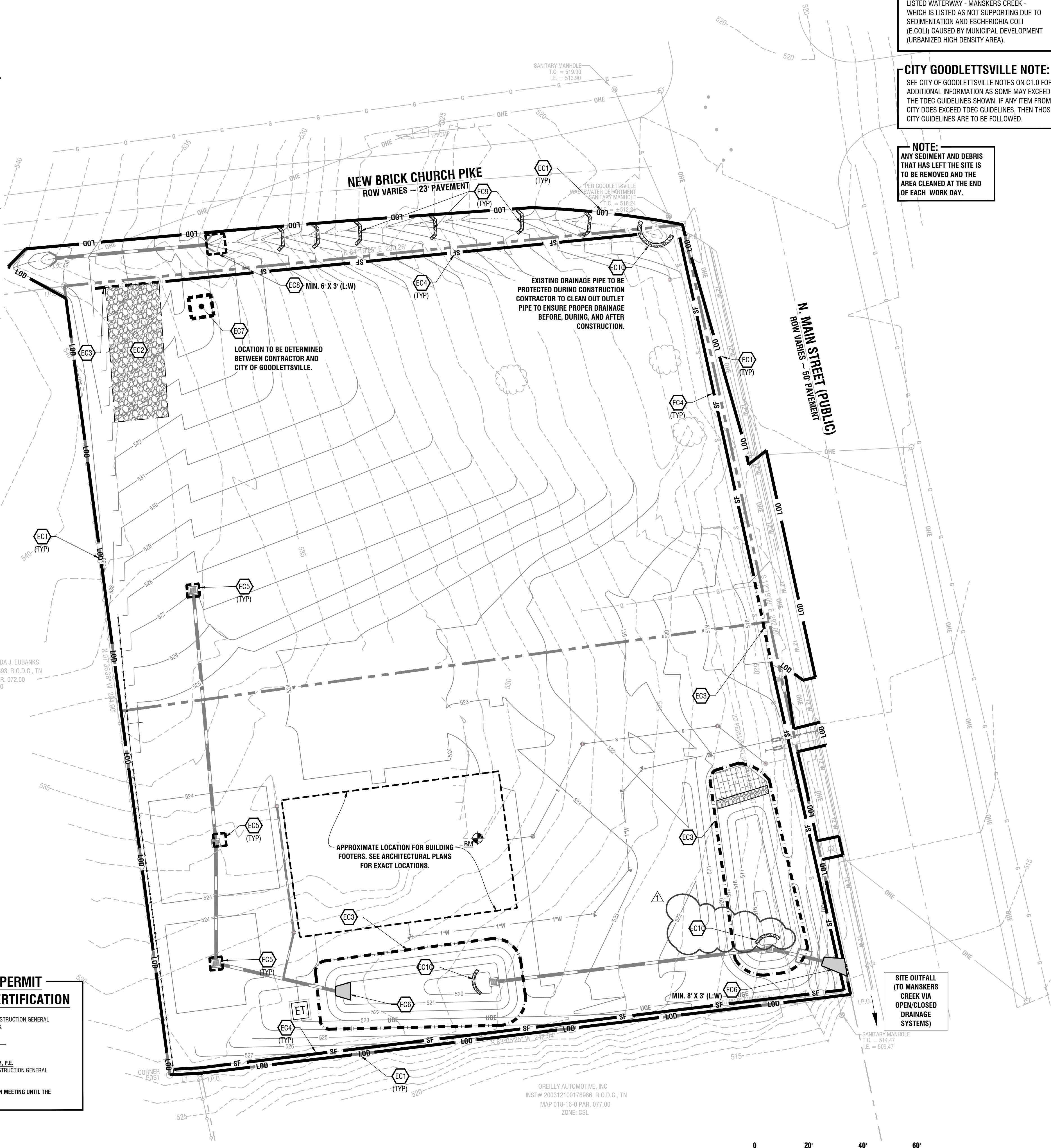
CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION

THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT No. TNR AS DISTURBANCE IS APPROXIMATELY 1.70± ACRES.

SIGNATURE: [Signature] DATE: 11/28/22

CIRCLE ONE: DEVELOPER - PROJECT ENGINEER - OTHER: DAVID S. ABBEY, P.E.
PLEASE ATTACH A COPY OF THE NOTICE OF COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT.

NOTE: A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.



WATERWAY NOTE:

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

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Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
RAILROAD SPIKE IN POWER POLE #04702041.
ELEVATION 531.74 (NAD 83)

CONTRACTOR TO SET NEW TEMPORARY BM
PRIOR TO START OF CONSTRUCTION

VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0129J WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 25, 2022.

DISTURBED AREA:

TOTAL DISTURBED AREA = 1.70 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY BRUCE RAINEY AND ASSOCIATES DATED SEPTEMBER 21, 2022. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE REGULATING AGENCY FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.
3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
4. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
5. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 7 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
6. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
7. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDEED AREAS.
8. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPT IN THE FOLLOWING TWO SITUATIONS: (1) WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL; OR (2) WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 7 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
11. CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 7 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES; AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
12. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 7 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.
13. NO SOLID MATERIALS INCLUDING BUILDING MATERIAL SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT.
14. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

NOTES BY SYMBOL

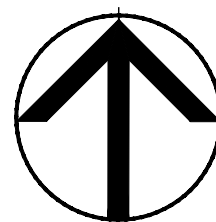
CODE	DESCRIPTION	DETAIL
EC1	LIMIT OF DISTURBANCE	
EC2	TEMPORARY CONSTRUCTION ENTRANCE	1/C2.3
EC3	EROSION EEL	2/C2.3
EC4	SILT FENCE W/WIRED BACKING	3/C2.3
EC5	INLET PROTECTION	4/C2.3
EC6	OUTLET PROTECTION	5/C2.3
EC7	CONCRETE WASH OUT AREA	6/C2.3
EC8	RIP RAP OUTLET PROTECTION	5/C7.1
EC9	ROCK CHECK DAM (2' HIGH ±)	7/C2.3
EC10	STONE FILTER RING	8/C2.3

LEGEND

SILT FENCE	SF
EROSION EEL	LOD
LIMITS OF DISTURBANCE	LOD
INLET PROTECTION	EC5
CONCRETE WASHOUT	EC7

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES



PARCELS: 074.00 AND 075.00 TAX MAP:
018-16-0
ZONING: CSL COMMERCIAL SERVICE LIMITED DISTRICT

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



SCALE: 1"=20'

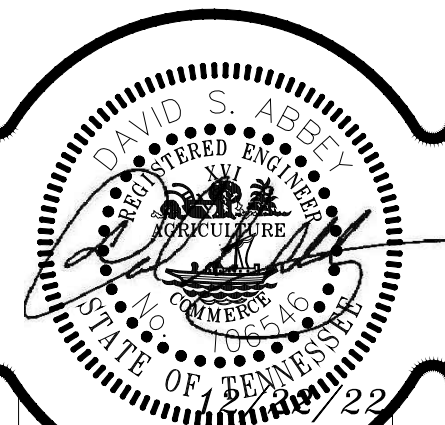
PLANS PREPARED FOR:

RDM3
KATE BLALACK
1420 N LAMAR BLVD
OXFORD, MISSISSIPPI 38655
TELE: (662) 239-3647

PLANS PREPARED BY:

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

PROPOSED RETAIL
434 N MAIN ST
GOODLETTSVILLE, TN



REVISIONS

NO.	DATE	DESCRIPTION	PER CITY COMMENTS
1	12/22/22		

DATE: 11/28/22

DMG Project No: 22246

EROSION & SEDIMENT
CONTROL PLAN PHASE II

C2.1

Z:\PROJECT DATABASE\2022\22246 - Retail Development - 434 N Main St. - Goodlettsville TN\Plans\Engineer\22246_RDM3_Retol_C2.2_Eroding-C4.0 Dec 21, 2022 - 4:23pm Dakota001.bryant

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

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

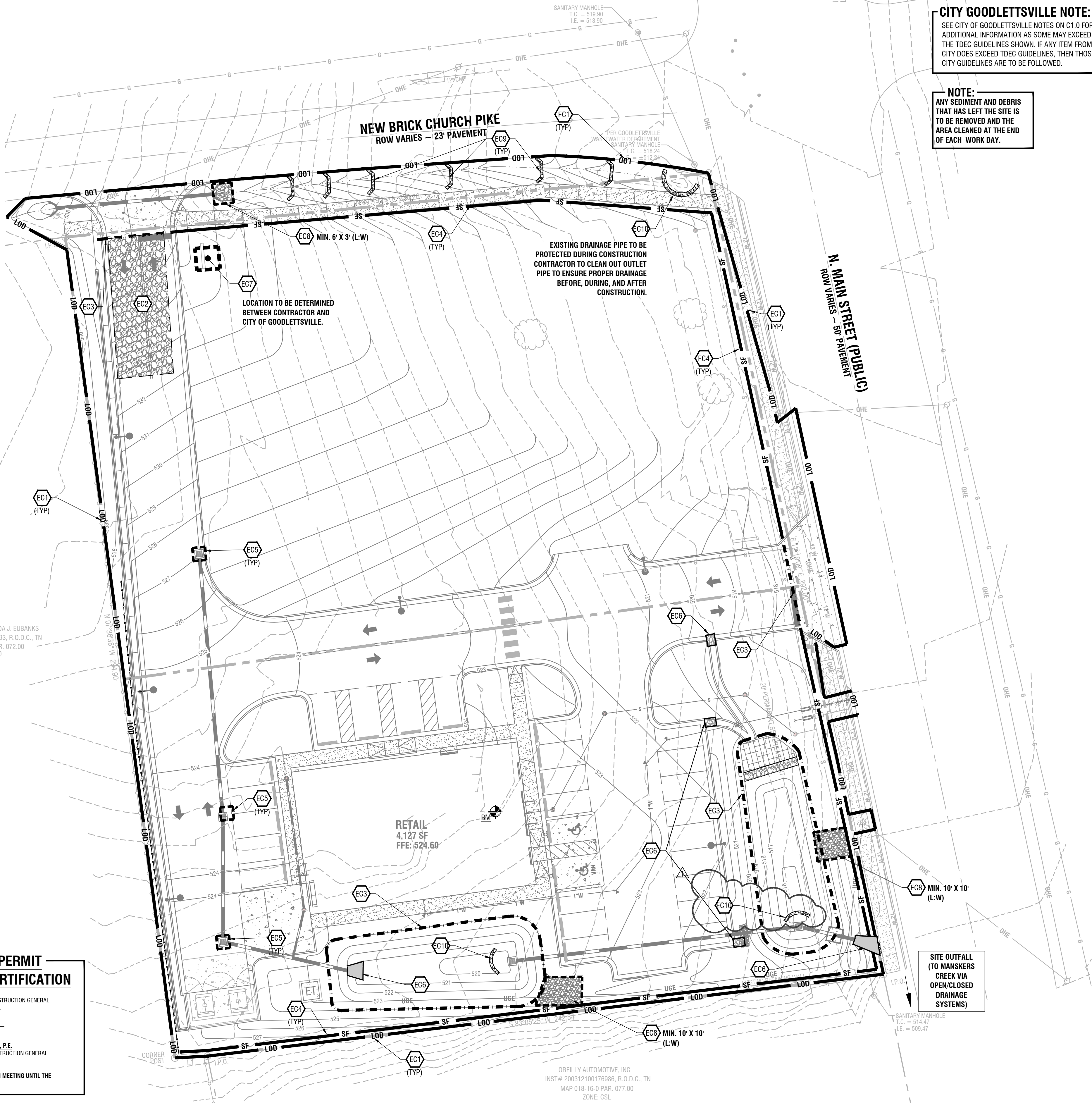
CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION

THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT No. TNR_ AS DISTURBANCE IS APPROXIMATELY 1.70± ACRES.

SIGNATURE:  DATE: 11/28/22

CIRCLE ONE: DEVELOPER - PROJECT ENGINEER - OTHER: DAVID S. ABBEY, P.E.
PLEASE ATTACH A COPY OF THE NOTICE OF COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT.

NOTE: A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.



WATERWAY NOTE:

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

CITY GOODLETTSVILLE NOTE:

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

NOTE:

ANY SEDIMENT AND DEBRIS THAT HAS LEFT THE SITE IS TO BE REMOVED AND THE AREA CLEANED AT THE END OF EACH WORK DAY.



Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
RAILROAD SPIKE IN POWER POLE #04702041.
ELEVATION 531.74 (NAD 83)

CONTRACTOR TO SET NEW TEMPORARY BM
PRIOR TO START OF CONSTRUCTION

VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0129J WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 25, 2022.

DISTURBED AREA:

TOTAL DISTURBED AREA = 1.70 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY BRUCE RAINEY AND ASSOCIATES DATED SEPTEMBER 21, 2022. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

TYPICAL NOTES

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

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
EC1	LIMIT OF DISTURBANCE	
EC2	TEMPORARY CONSTRUCTION ENTRANCE	1/C2.3
EC3	EROSION EEL	2/C2.3
EC4	SILT FENCE W/WIRED BACKING	3/C2.3
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EC6	OUTLET PROTECTION	5/C2.3
EC7	CONCRETE WASH OUT AREA	6/C2.3
EC8	RIP RAP OUTLET PROTECTION	5/C7.1
EC9	ROCK CHECK DAM (2' HIGH ±)	7/C2.3
EC10	STONE FILTER RING	8/C2.3

LEGEND

SILT FENCE

SF

EROSION EEL

LIMITS OF DISTURBANCE

LOD

INLET PROTECTION

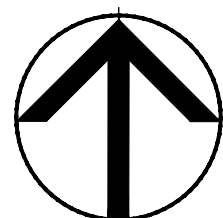
EC5

CONCRETE WASHOUT

EC7

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES



PARCELS: 074.00 AND 075.00 TAX MAP:
018-16-0
ZONING: CSL COMMERCIAL SERVICE LIMITED DISTRICT

PLANS PREPARED FOR:

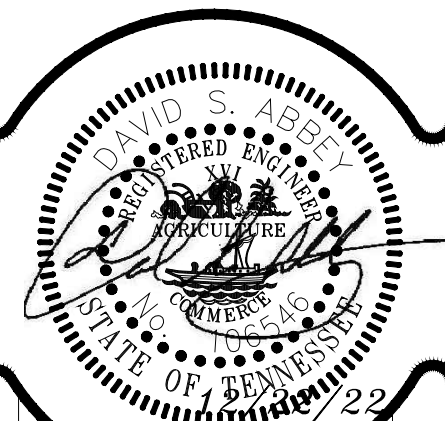
RDM3
KATE BLAACK
1420 N LAMAR BLVD
OXFORD, MISSISSIPPI 38655
TELE: (662) 239-3647

PLANS PREPARED BY:

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



PROPOSED RETAIL
434 N MAIN ST
GOODLETTSVILLE, TN



REVISIONS

DESCRIPTION
PER CITY COMMENTS

NO. DATE

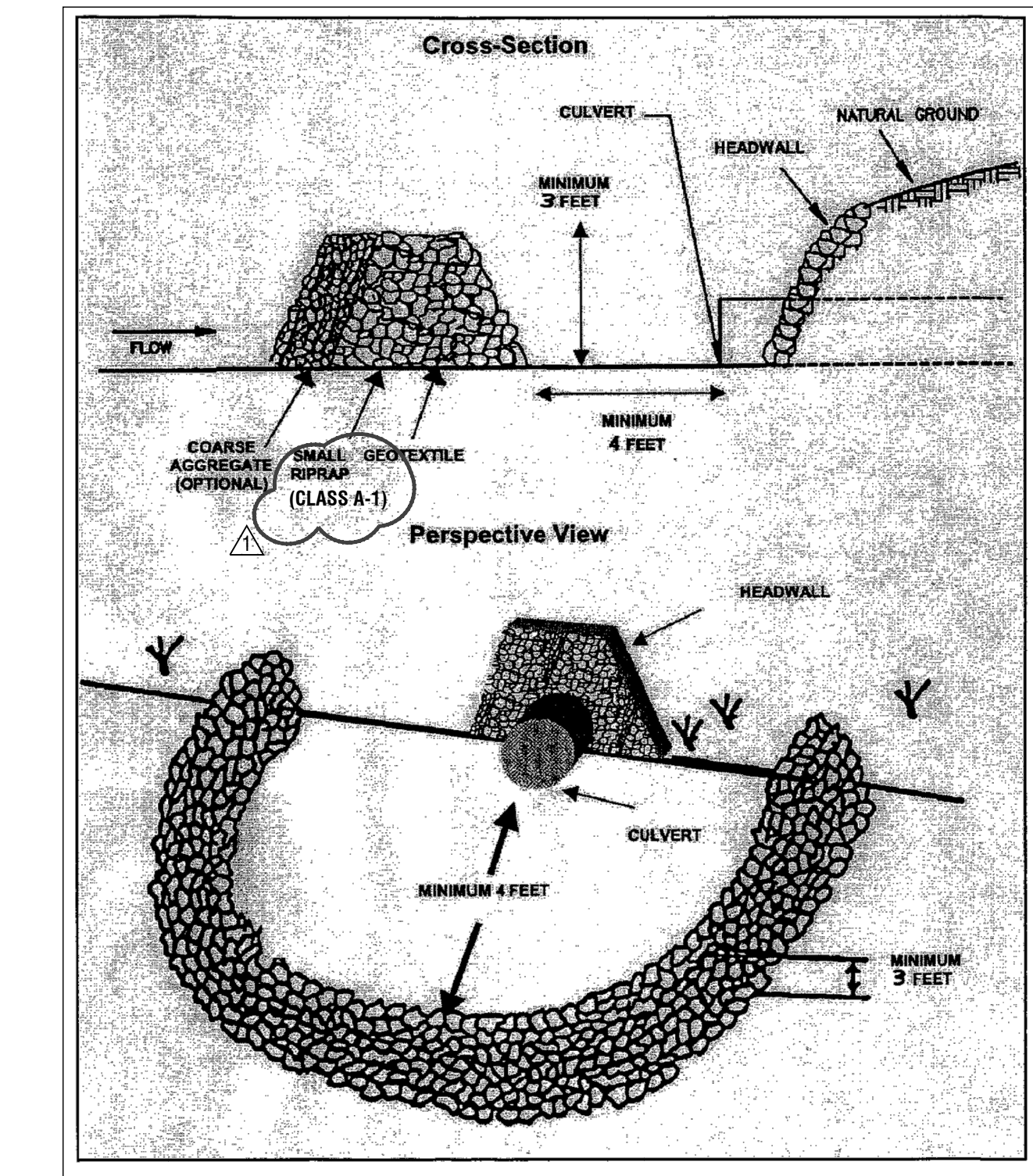
DATE: 11/28/22

DMG Project No: 22246

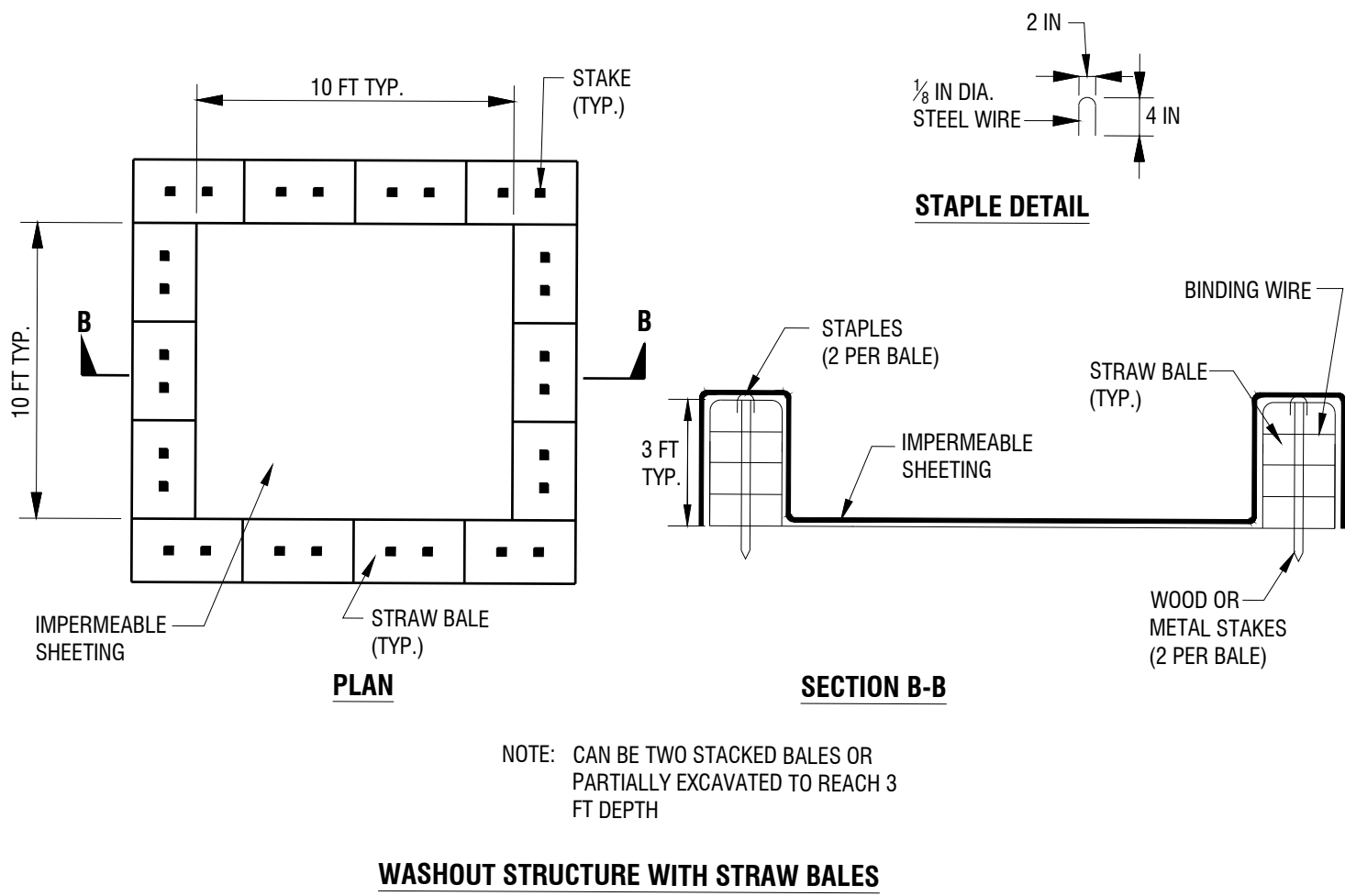
EROSION & SEDIMENT
CONTROL PLAN PHASE III

C2.2

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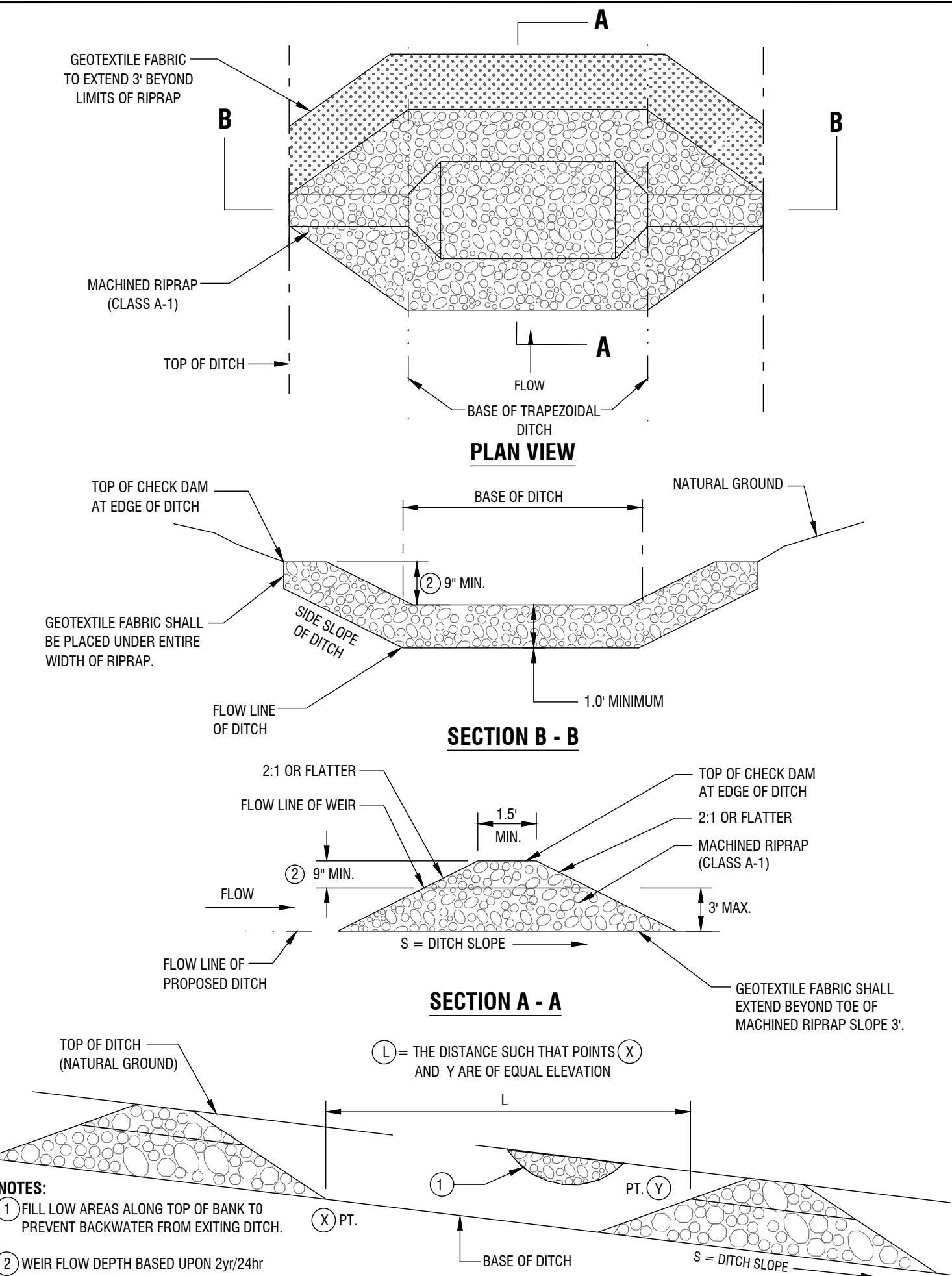


8 **STONE FILTER RING**
NTS



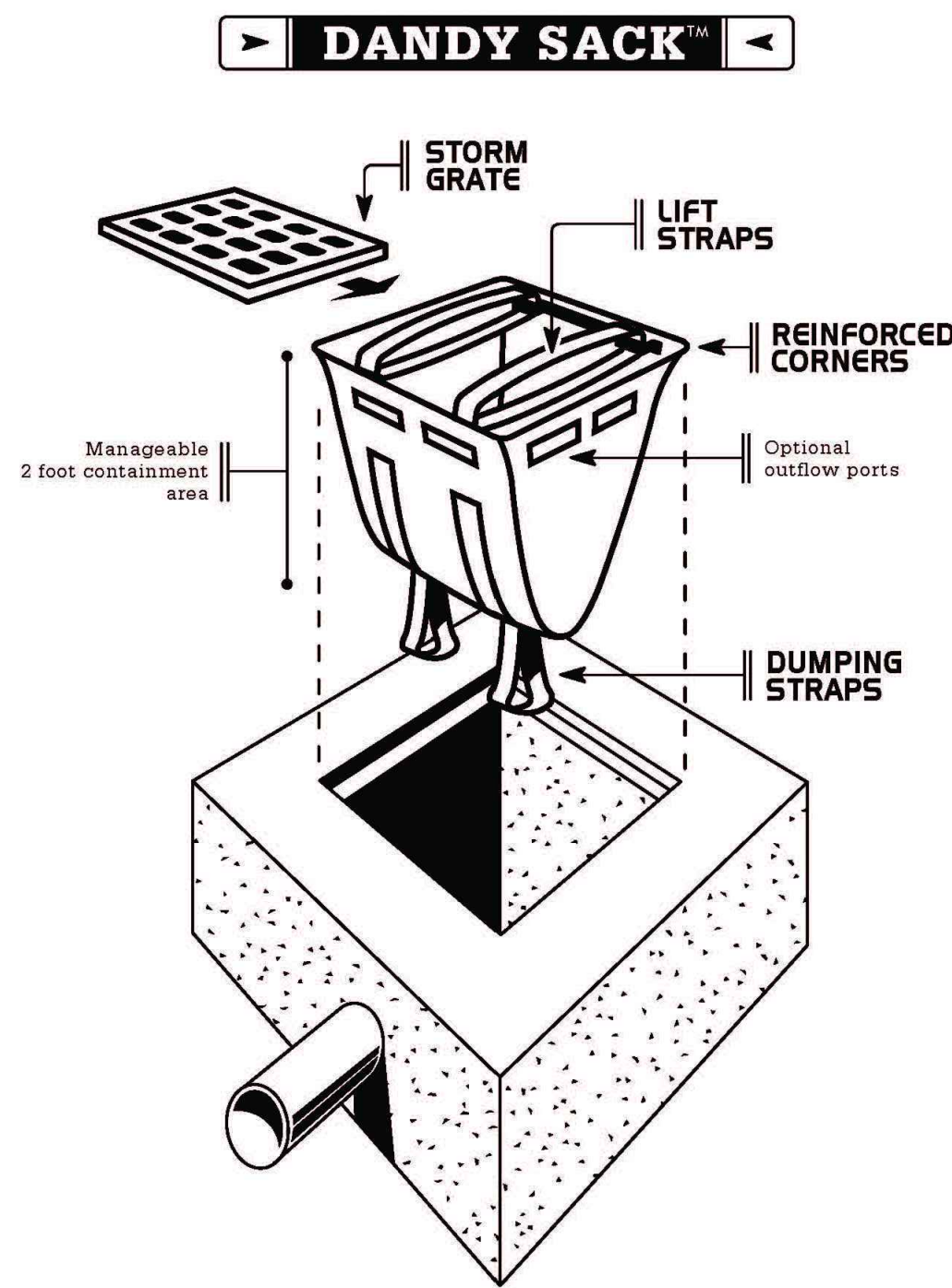
- CONSTRUCTION SPECIFICATIONS**
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
 2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN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

6 **CONCRETE WASHOUT STRUCTURE**
NTS

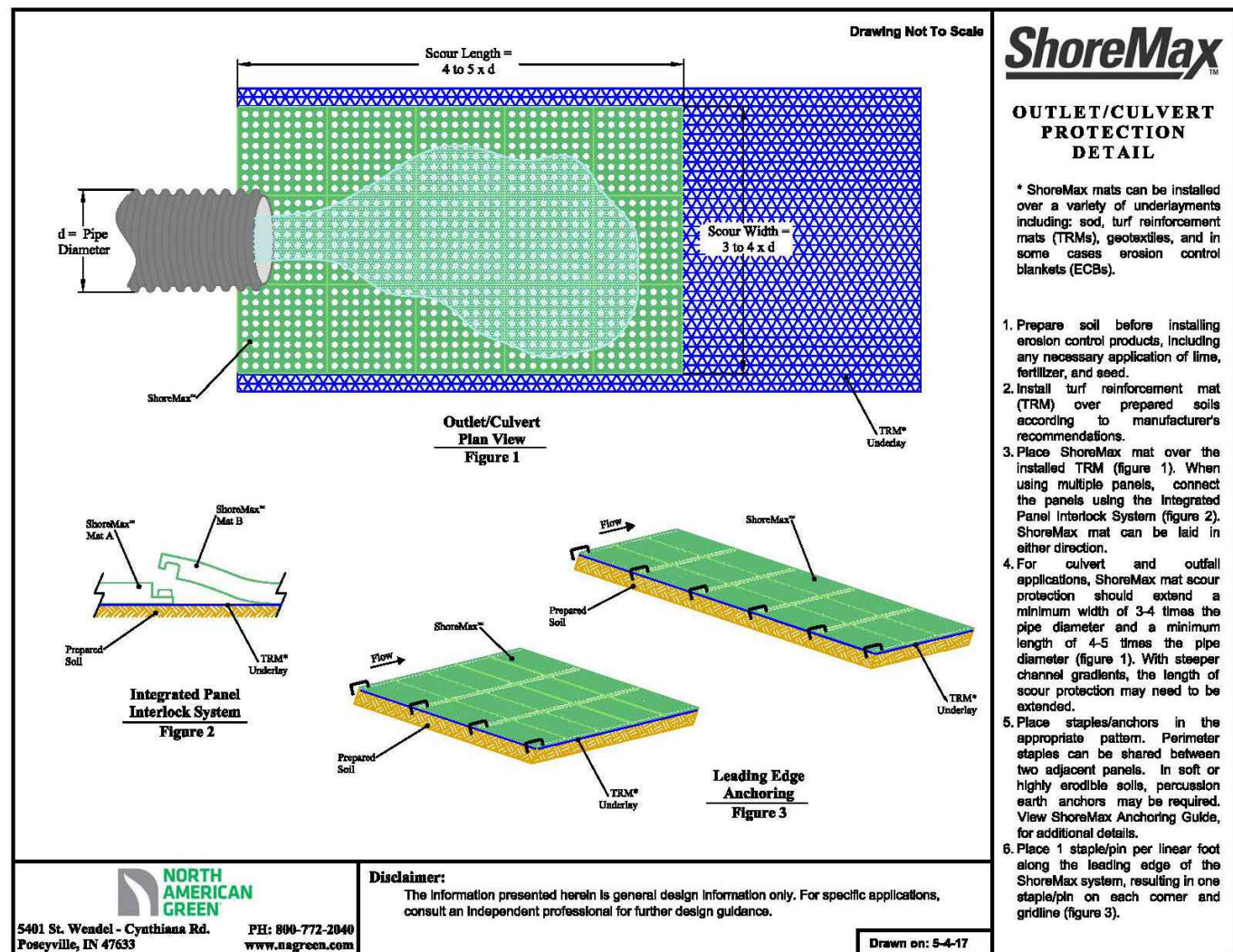


7 **DETAIL FOR SPACING BETWEEN CHECK DAMS**
TEMPORARY ROCK CHECK DAM
NTS

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



4 **INLET PROTECTION**
NTS

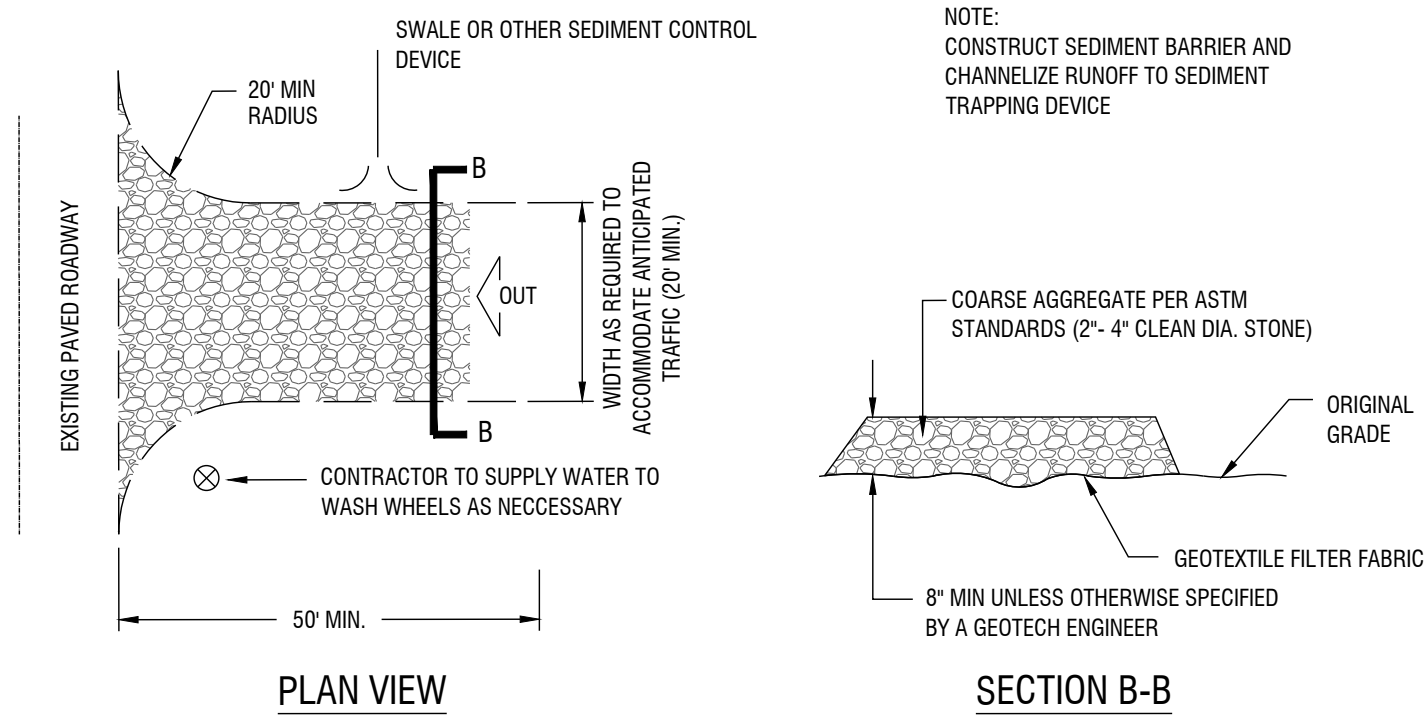


NOTE:
CONTRACTOR SHALL WORK WITH VENDOR FOR EXACT TYPE OF TRM
TO BE USED AND FOR COMPLETE INSTALLATION NEEDS. USE NORTH
AMERICAN GREEN VMAX C350, OR APPROVED EQUIVALENT.

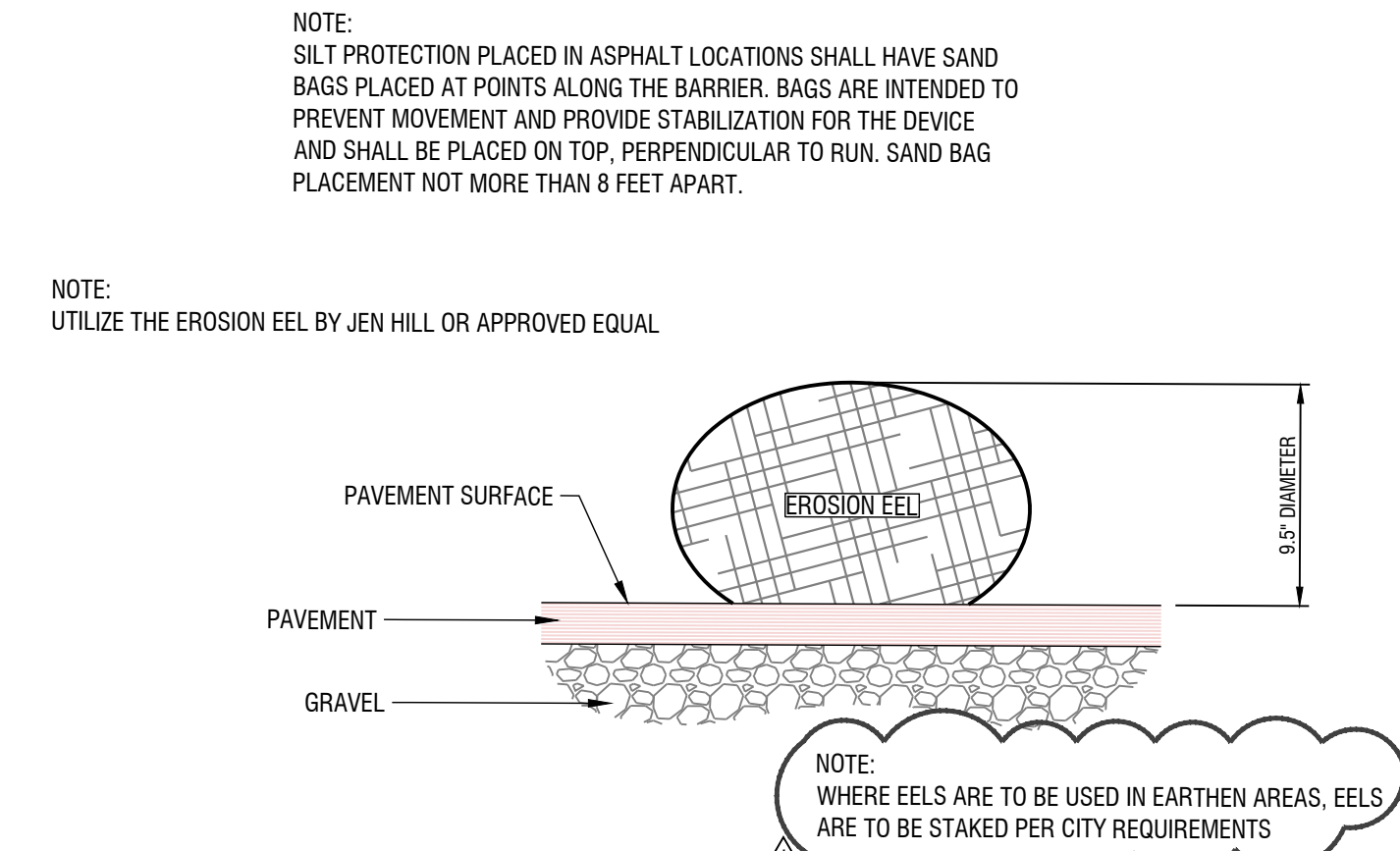
5 **OUTLET PROTECTION**
NTS



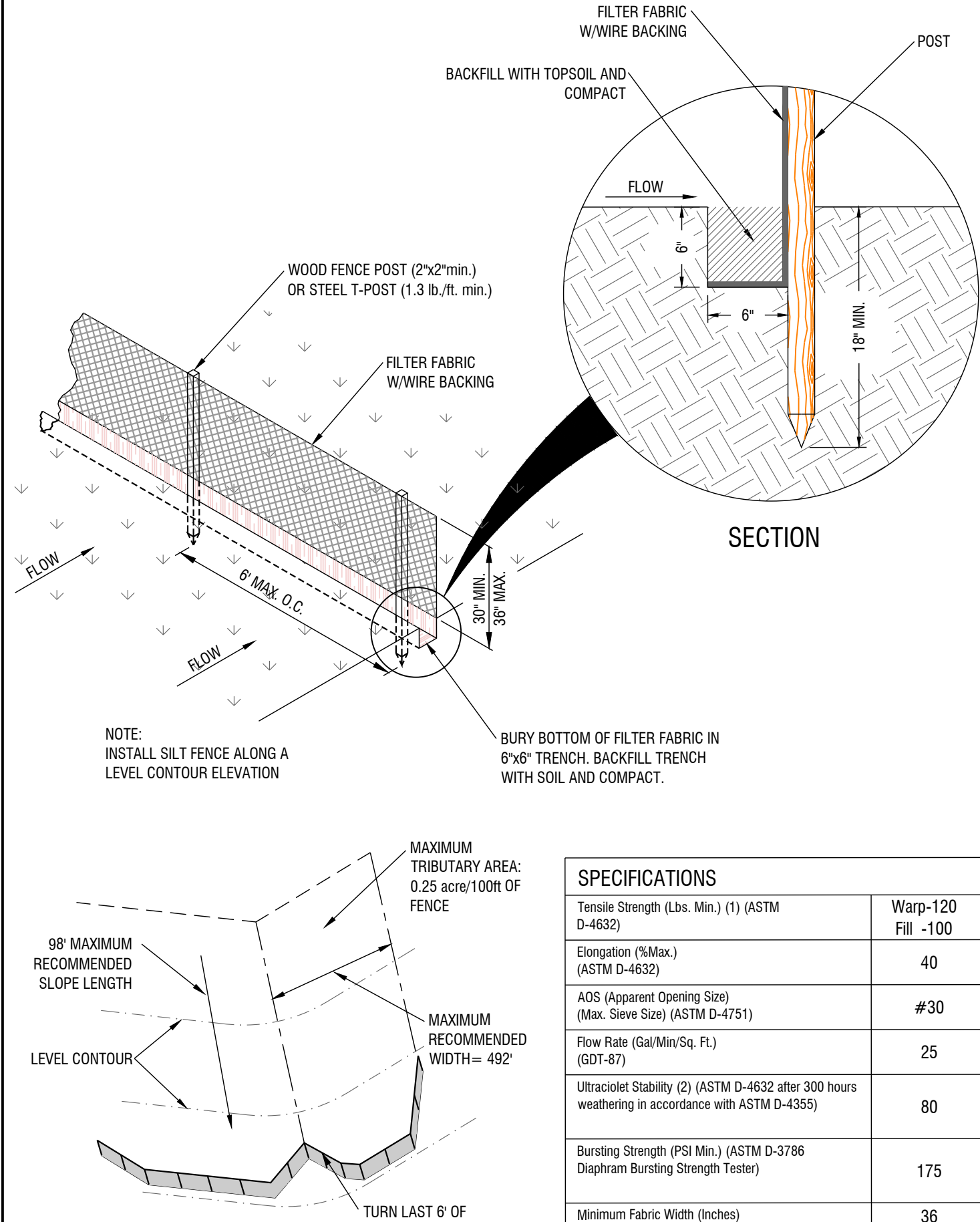
SCALE: 1"=20'



1 **TEMPORARY CONSTRUCTION EXIT**
NTS



2 **EROSION EEL**
NTS



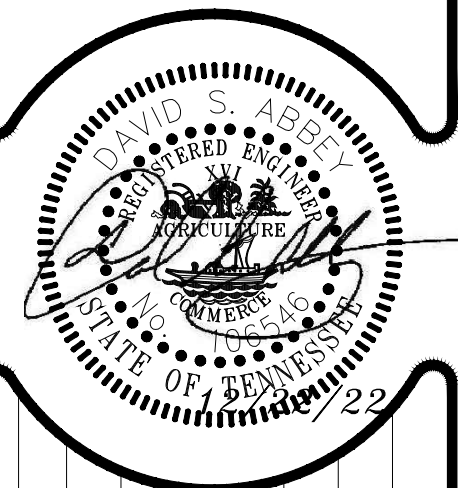
3 **SILT FENCE W/WIRE BACKING**
NTS

SPECIFICATIONS	
Tensile Strength (Lbs. Min.) (1) (ASTM D-4632)	Warp-120 Fill -100
Elongation (%Max.) (ASTM D-4632)	40
ADS (Apparent Opening Size) (Max. Sieve Size) (ASTM D-4751)	#30
Flow Rate (Gal/Min/Sq. Ft.) (GDT-87)	25
Ultraviolet Stability (2) (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphragm Bursting Strength Tester)	175
Minimum Fabric Width (Inches)	36

PLANS PREPARED FOR:
RDM3
KATIE BLALACK
1420 N LAMAR BLVD
OXFORD, MISSISSIPPI 38655
TEL: (662) 299-5647

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgashville.com
D M G
DEVELOPMENT
MANAGEMENT GROUP, LLC

PROPOSED RETAIL
434 N MAIN ST
GOODLETTSVILLE, TN

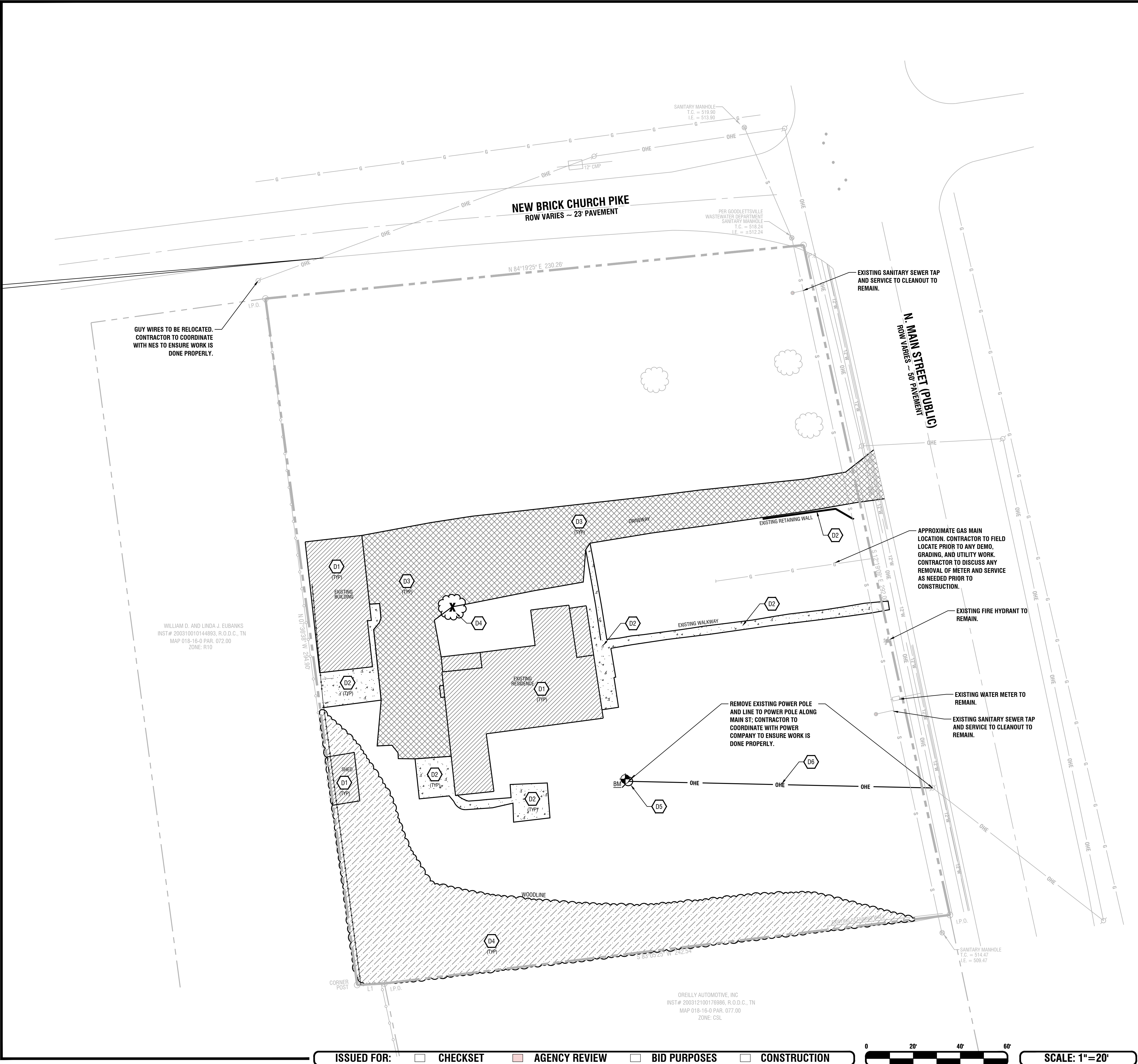


REVISIONS		DESCRIPTION	PER CITY COMMENTS
NO.	DATE		
1	12/22/22		

DATE: 11/28/22
DMG Project No: 22246

EROSION & SEDIMENT
CONTROL DETAILS
C2.3

Z:\PROJECT DATABASE\2022\22246 - RD03 - Retail Development - 434 N Main St. - Goodlettsville TN\Plans\Engineer\RD03_Retail_C3.0_Dem.dwg-C1.0 Dec 21, 2022 - 4:23pm DakotaO'Bryant

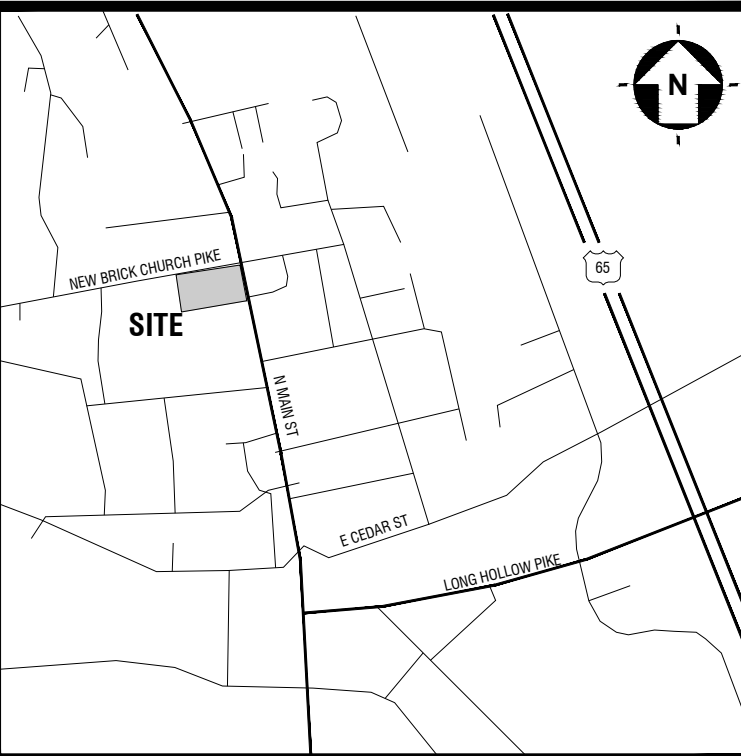


Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
RAILROAD SPIKE IN POWER POLE #04702041.
ELEVATION 531.74 (NAD 83)

CONTRACTOR TO SET NEW TEMPORARY BM
PRIOR TO START OF CONSTRUCTION



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0129J WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 25, 2022.

DISTURBED AREA:

TOTAL DISTURBED AREA = 1.70 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY BRUCE RAINEY AND ASSOCIATES DATED SEPTEMBER 21, 2022. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

DEMOLITION NOTES:

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

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

CONTRACTOR TO COORDINATE WITH CITY OF GOODLETTSVILLE PUBLIC WORKS DEPARTMENT FOR ALL WORK DONE IN THE RIGHT-OF-WAY.

ALL EXISTING UTILITY METERS ARE TO BE REMOVED. ALL EXISTING UTILITIES ARE TO BE CAPPED AT PROPERTY LINE.

DEMOLITION NOTES BY SYMBOL

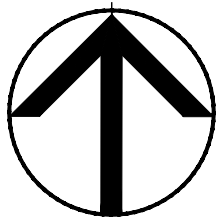
CODE	DESCRIPTION	DETAIL
D1	REMOVE EXISTING BUILDING (FOUNDATION AND SUPPORTING STRUCTURES)	
D2	REMOVE EXISTING CONCRETE (SIDEWALK, STAIRS, WALL, ETC...)	
D3	REMOVE EXISTING ASPHALT	
D4	REMOVE EXISTING TREES AND VEGETATION (INCLUDING EVERYTHING AROUND HOUSE AND WITHIN CONSTRUCTION AREA)	
D5	REMOVE EXISTING ELECTRIC UTILITY POLE AND MOUNTED TRANSFORMER	
D6	REMOVE EXISTING OVERHEAD ELECTRIC LINE	

PROPOSED FEATURE LEGEND

BUILDING TO BE REMOVED	
CONCRETE TO BE REMOVED	
ASPHALT TO BE REMOVED	
VEGETATION TO BE REMOVED	
TREES TO BE REMOVED	

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES



PARCELS: 074.00 AND 075.00 TAX MAP:
018-16-0
ZONING: CSL COMMERCIAL SERVICE LIMITED DISTRICT

PLANS PREPARED FOR:

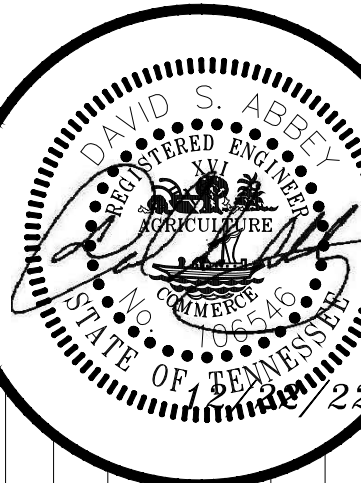
RD03
KATE BLALACK
1420 N LAMAR BLVD
OXFORD, MISSISSIPPI 38655
TELE: (662) 299-5647

PLANS PREPARED BY:

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



PROPOSED RETAIL
434 N MAIN ST
GOODLETTSVILLE, TN



REVISIONS
DESCRIPTION

NO.	DATE	DESCRIPTION

DATE: 11/28/22
DMG Project No: 22246

SITE DEMOLITION PLAN

C3.0

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



SCALE: 1"=20'

Z:\PROJECT DATABASE\2022\22246 - RDM3 - Retail Development - 434 N Main St. - Goodlettsville TN\Plans\Engineer\22246_RDM3_Retail_C4.0_Geo.dwg--C1.0 Dec. 21, 2022 - 4:23pm Dalecia Bryant

LINE	BEARING	DISTANCE
L1	S 86°54'09" W	11.62'

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



SCALE: 1"=20'

SITE DATA TABLE	
CITY:	GOODLETTSVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
ZONING CLASSIFICATION:	'CSL' (COMMERCIAL SERVICE LIMITED DISTRICT)
SURROUNDING ZONING:	'CSL' / 'R10' (COMMERCIAL SERVICE LIMITED DISTRICT / MEDIUM DENSITY RESIDENTIAL DISTRICT)
PROPOSED LAND USE:	'GENERAL RETAIL TRADE' PERMITTED
ACREAGE OF SITE:	1.63± ACRES (± 70,954 SF)
ACREAGE OF RETAIL ONLY:	0.79± ACRES (± 34,466 SF)
MAXIMUM FLOOR AREA RATIO (FAR):	1.00 MAXIMUM; 0.12 PROVIDED
MAXIMUM IMPERVIOUS SURFACE RATIO (ISR):	0.70 MAXIMUM; 0.62 PROVIDED
MINIMUM REQ'D BUILDING SETBACKS:	
- STREET YARD (E) REQ'D / PROV'D:	40' / 109.8' AT CLOSEST POINT
- SIDE YARD (N) REQ'D / PROV'D:	15' / 41.2' AT CLOSEST POINT
- SIDE YARD (S) REQ'D / PROV'D:	15' / 45.7' AT CLOSEST POINT
- REAR YARD (W) REQ'D / PROV'D:	10' / 54.6' AT CLOSEST POINT
PROPOSED BUILDING AREA:	4,127 SF
MAXIMUM BUILDING HEIGHT:	5 STORIES
BUILDING HEIGHT PROVIDED:	22'
PARKING REQUIREMENTS:	RETAIL: 1 SPACE PER 250 SF OF BUILDING AREA 4,127/250 = 17
PARKING REQUIRED:	17
PARKING PROVIDED:	27 SPACES (INC. 2 ADA SPACE)

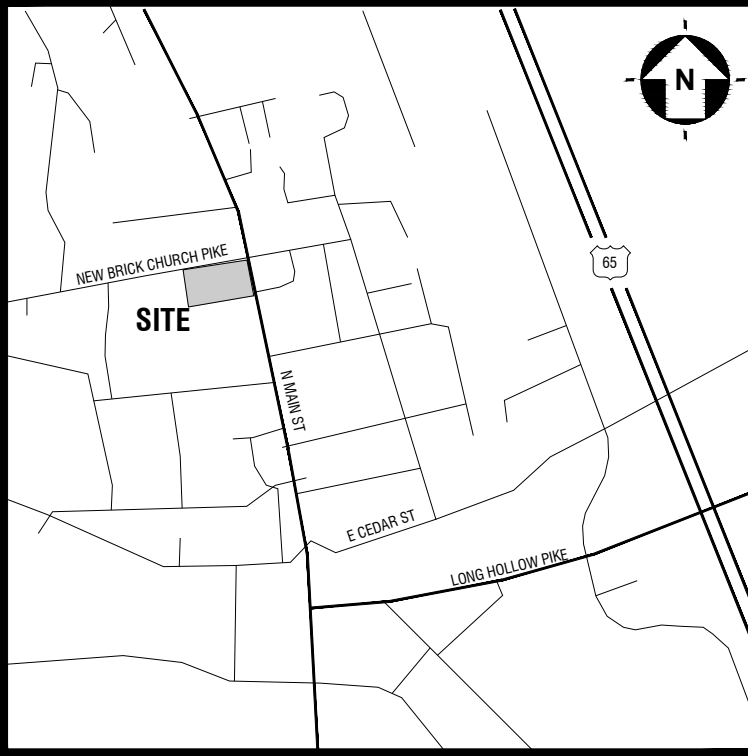


Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
RAILROAD SPIKE IN POWER POLE #04702041.
ELEVATION 531.74 (NAD 83)

CONTRACTOR TO SET NEW TEMPORARY BM
PRIOR TO START OF CONSTRUCTION



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0129J WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 25, 2022.

DISTURBED AREA:

TOTAL DISTURBED AREA = 1.70 ACRES±

SURVEY NOTE:

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NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
S1A	ASPHALT PAVEMENT SECTION (HEAVY DUTY)	1/C7.0
S1B	ASPHALT PAVEMENT SECTION (STANDARD DUTY)	1/C7.0
S2	CONCRETE PAVEMENT SECTION	2/C7.0
S3A	CONCRETE WALK W/TURN DOWN CURB	3/C7.0
S3B	CONCRETE SIDEWALK	4/C7.0
S3C	CONCRETE SIDEWALK (PER CITY OF GOODLETTSVILLE STANDARDS)	SEE SHEET C7.3
S4A	CONCRETE CURB & GUTTER	5/C7.0
S4B	CONCRETE POST CURB	14/C7.0
S5	ADA ACCESSIBLE SIGN INSIDE BOLLARD	8/C7.0
S6	ADA ACCESSIBLE SYMBOL	9/C7.0
S7	ADA ACCESSIBLE RAMP	6/C7.0
S8	CONCRETE CURB CUT	10/C7.0
S9	DIRECTIONAL ARROW	11/C7.0
S10	4" WIDE WHITE PAINTED LINE (5 MIL PAINT)	
S11	DUMPSTER ENCLOSURE	SEE ARCH. PLANS
S12	***PROJECT ID SIGN	BY OTHERS
S13	SITE LIGHTING	SEE PHOTOMETRIC PLAN
S14	*RETAINING WALL	BY OTHERS
S15	CONCRETE WHEELSTOP	12/C7.0
S16	PEDESTRIAN CROSSWALK	13/C7.0
S17	CONCRETE SWALE	9/C7.1

* RETAINING WALL TO BE DESIGNED BY TENNESSEE LICENSED STRUCTURAL ENGINEER. OWNER OR OWNER'S REPRESENTATIVE TO REVIEW SHOP DRAWINGS PRIOR TO CONSTRUCTION OF WALL PER CITY OF GOODLETTSVILLE STANDARDS.

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

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

NOTE:

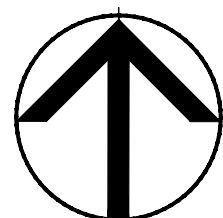
DRIVEWAYS SHALL MEET CITY STREET SPECS DETAIL STD DWG. RP-3.

PROPOSED FEATURE LEGEND

PROPOSED ASPHALT PAVEMENT HD	
PROPOSED ASPHALT PAVEMENT STD	
PROPOSED CONCRETE PAVEMENT	
PROPOSED CONCRETE SIDEWALK	

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES



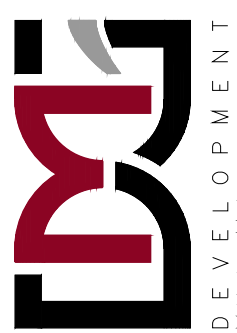
PARCELS: 074.00 AND 075.00 TAX MAP:
018-16-0
ZONING: CSL COMMERCIAL SERVICE LIMITED DISTRICT

PLANS PREPARED FOR:

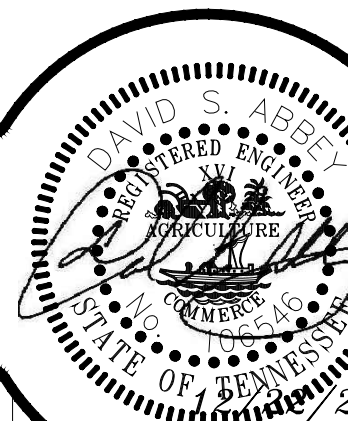
RDM3
KATE BLALACK
1420 N LAMAR BLVD
OXFORD, MISSISSIPPI 38655
TELE: (662) 299-5647

PLANS PREPARED BY:

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



PROPOSED RETAIL
434 N MAIN ST
GOODLETTSVILLE, TN



REVISIONS

DESCRIPTION
PER CITY COMMENTS

DATE
12/22/22

DATE: 11/28/22
DMG Project No: 22246

SITE LAYOUT PLAN

C4.0

Z:\PROJECT DATABASE\2022\22246 - RD03 - Retail Development - 434 N Main St. - Goodlettsville TN\Plans\Engineer\22246_RD03_Retail_C5-0_Gradwg-C1.0 Dec 21, 2022 - 4:23pm Dakota0Bryant

ADA ACCESSIBILITY NOTE:

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

NOTE:

*ALL BUILDING DRAINAGE IS TO BE DIRECTED TO DOWNSPOUTS AT THE REAR OF THE BUILDING, AWAY FROM DRIVE, AND TOWARD POND.

VEHICULAR AND EQUIPMENT TRAFFIC SHALL BE PROHIBITED IN THE BIORETENTION AREA TO PREVENT COMPACTION AND SEDIMENT DEPOSITION.

CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION

THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT NO. TN- AS DISTURBANCE IS APPROXIMATELY 1.79± ACRES.

CIRCLE ONE: DEVELOPER - PROJECT ENGINEER - OTHER: DAVID S. ABBEY, P.E.
PLEASE ATTACH A COPY OF THE NOTICE OF COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT.

NOTE: A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.

STABILIZATION:

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

AS-BUILT NOTE:

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

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

GEOTECHNICAL EXPLORATION NOTE

A GEOTECHNICAL EXPLORATION WAS PREPARED FOR THIS PROJECT BY GEOSERVICES, LLC., DATED OCTOBER 21, 2022. IN THE CONCLUSION AND RECOMMENDATIONS SECTION OF THE REPORT, THE FOLLOWING WAS NOTED: "DUE TO ENCOUNTERING FILL MATERIAL SOILS IN THE MAJORITY OF THE SOIL TEST BORINGS, WE RECOMMEND THAT ANY FILL MATERIALS ENCOUNTERED WITHIN THE PROPOSED STRUCTURE FOOTPRINTS PLUS 5 FEET BEYOND THE OUTER FOUNDATION LIMITS TO BE UNDERCUT TO STIFF OR BETTER RESIDUAL SOILS OR BEDROCK AND REPLACED WITH A BACKFILL OF SHOT/ROCK FILL MATERIAL."

ENGINEER CERTIFICATION NOTE:

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



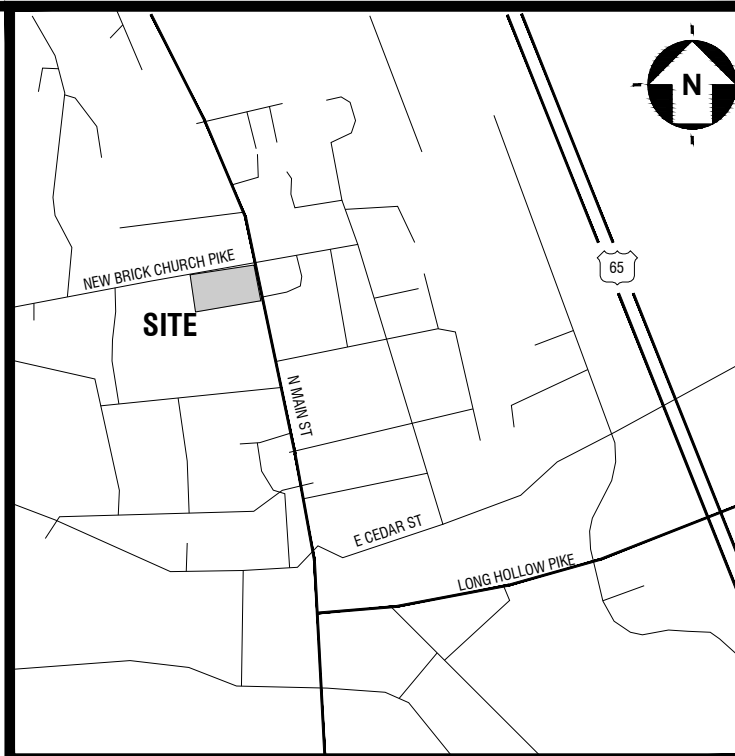
Know what's below.
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BM
RAILROAD SPIKE IN POWER POLE #04702041.
ELEVATION 531.74 (NAD 83)

CONTRACTOR TO SET NEW TEMPORARY BM
PRIOR TO START OF CONSTRUCTION

VICINITY MAP



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NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
G1	CATCH BASIN	2/C7.1
G2	CLEANOUT	1/C7.1
G3	OBSERVATION WELL	1/C7.1
G4	CONCRETE HEADWALL	4/C7.1
G5	CURB INLET	7/C7.1
G6	DETENTION POND OUTLET STRUCTURE	8/C7.1
G7	DETENTION POND	
G8	WATER QUALITY UNIT	
G9	ROCK DIAPHRAGM	6/C7.1

STORM DRAINAGE PIPE							STORM DRAINAGE STRUCTURES		
FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE/TYPE)	INVERT OUT	INVERT IN	LENGTH (LIN. FT.)	SLOPE (%)	STRUCTURE ID	STRUCTURE TYPE	RIM ELEVATION
A4	A3	15" HDPP	519.50	515.60	102	3.82	A1	HEADWALL	---
A3	A2	15" HDPP	515.60	515.36	12	2.00	A2	WATER QUALITY UNIT	519.50
A2	A1	15" HDPP	515.36	515.20	8	2.00	A3	OUTLET STRUCTURE	518.50
B4	B3	15" HDPP	521.47	521.00	93	0.50	A4	OUTLET STRUCTURE	523.00
B3	B2	15" HDPP	521.00	520.77	45	0.50	B1	HEADWALL	---
B2	B1	15" HDPP	520.77	520.52	50	0.50	B1A	BLIND CONNECTION	---
C2	C1	15" HDPP	536.25	531.77	56	8.00	B2	CATCH BASIN	523.60
D2	D1	8" PVC	521.60	521.12	48	1.00	B3	CATCH BASIN	523.50
D1	B1A	8" PVC	521.12	520.62	17	2.94	B4	CURB INLET	527.00
							C1	HEADWALL	---
							C2	HEADWALL	---
							D1	CLEANOUT	---
							D2	CLEANOUT	---

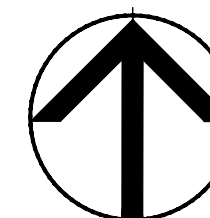
PROPOSED FEATURE LEGEND

- PROPOSED CONTOUR: 950
- PROPOSED SPOT ELEVATION: 64.24 TC, 64.12 PVT
- PROPOSED DRAIN INLET: [Symbol]
- PROPOSED STORM DRAIN PIPE: [Symbol]
- ADA ACCESSIBLE PATH: [Symbol]

TC: TOP OF CURB
CON: CONCRETE
CON SW: CONCRETE SIDEWALK
PVT: PAVEMENT
FFE: FINISHED FLOOR
GD: GROUND
TW: TOP OF WALL
BW: BOTTOM OF WALL
GRT: TOP OF CASTING/RIM
HP: HIGH POINT
LP: LOW POINT

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES



PARCELS: 074.00 AND 075.00 TAX MAP:
018-16-0
ZONING: CSL COMMERCIAL SERVICE LIMITED DISTRICT

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



SCALE: 1"=20'

PLANS PREPARED FOR:

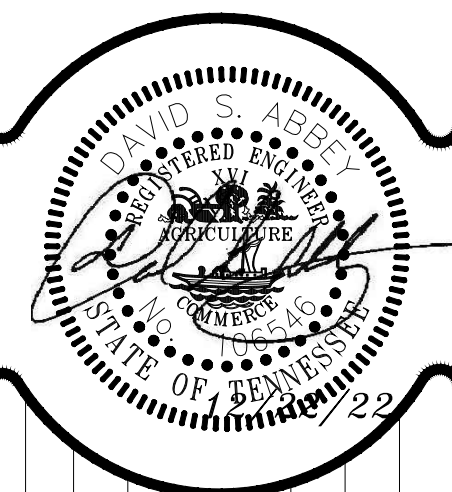
RD03
KATE BLALOCK
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PROPOSED RETAIL
434 N MAIN ST
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REVISIONS
DESCRIPTION
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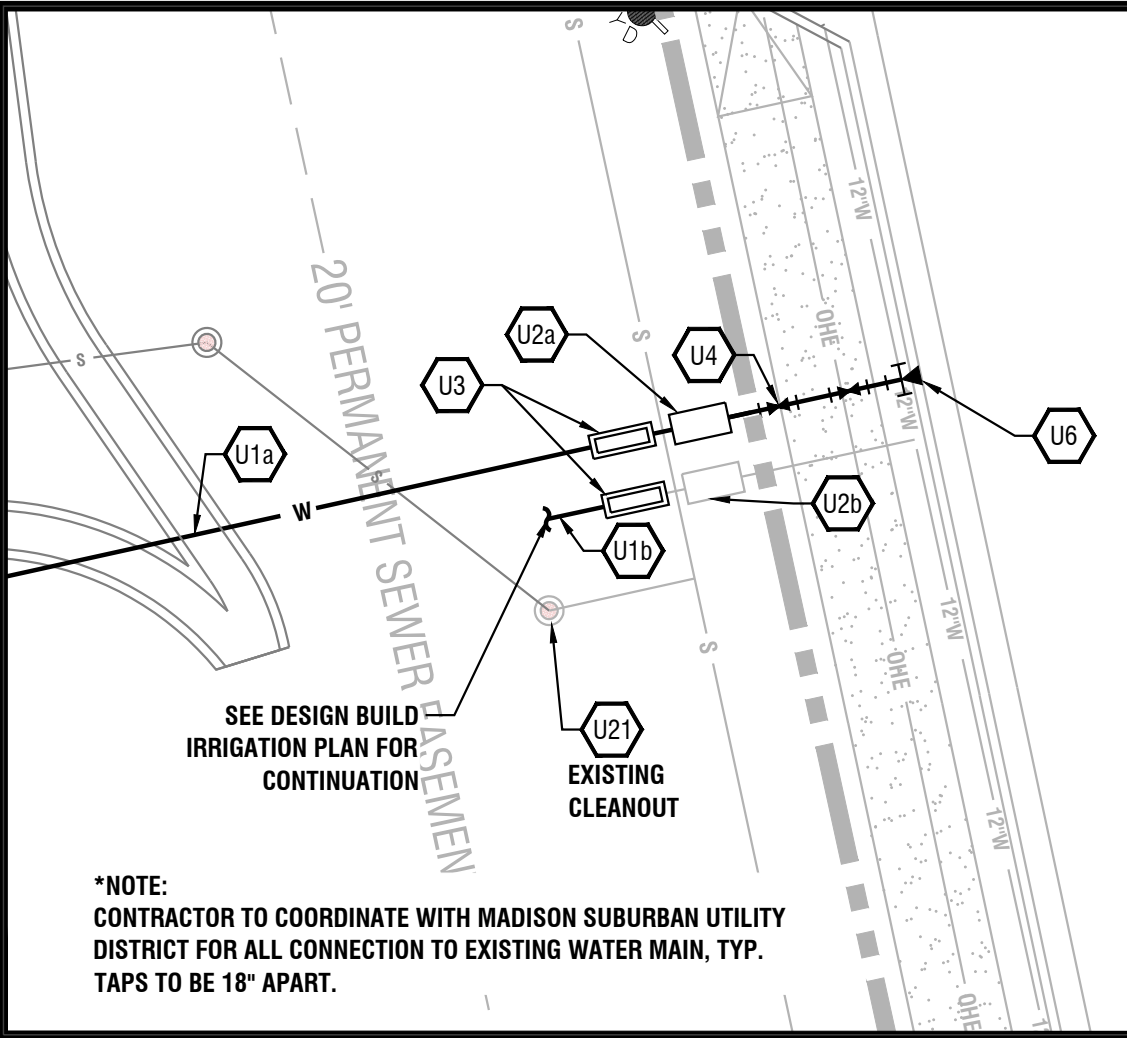
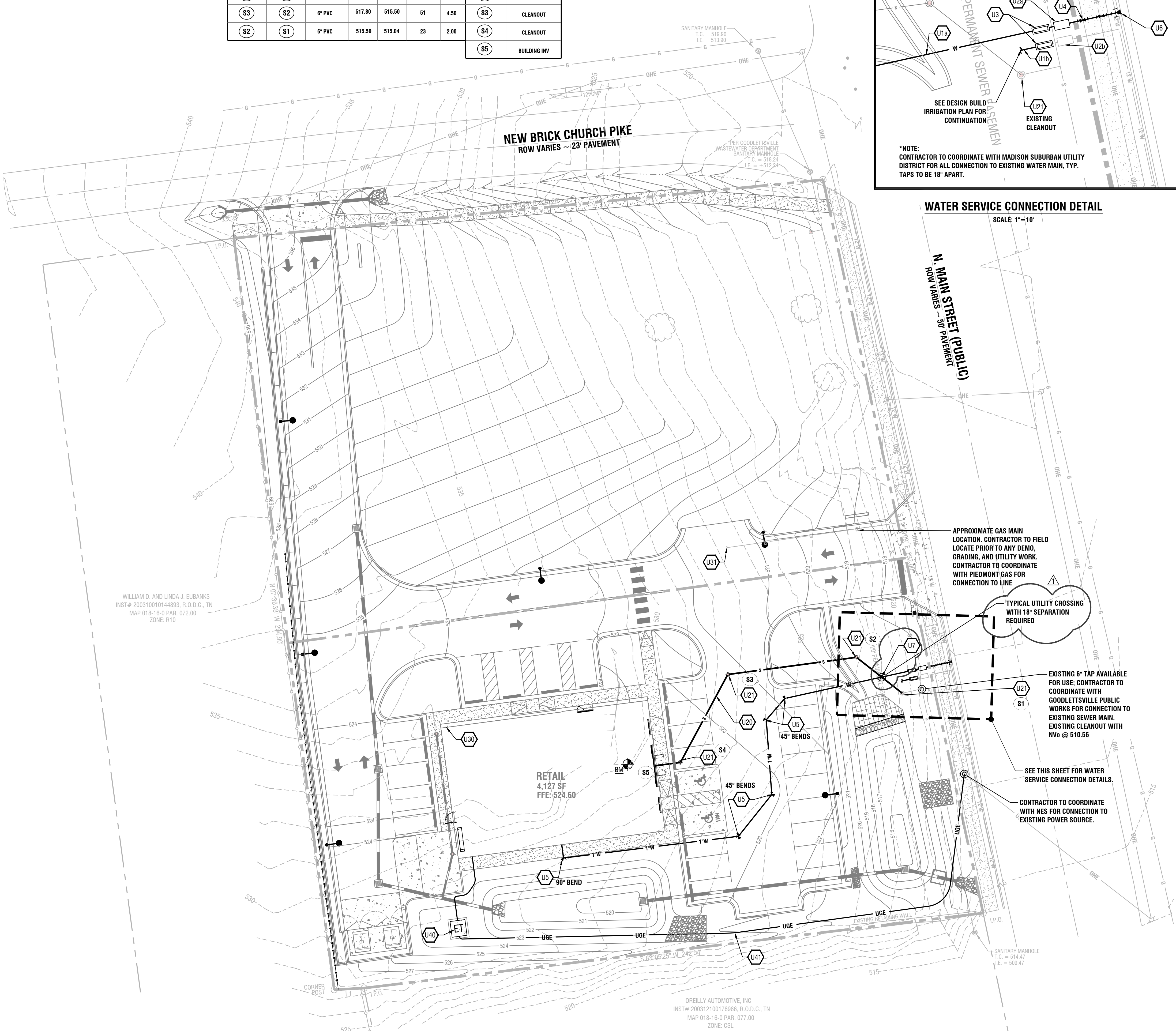
DMG Project No: 22246

SITE GRADING &
DRAINAGE PLAN

C5.0

Z:\PROJECT DATABASE\2022\22246 - RDM3 - Retail Development - 434 N Main St. - Goodlettsville TN\Plans\Engineer\22246_RDM3_Retail_C6-0_Utility.dwg--C1.0 Dec. 21, 2022 - 4:23pm DaleciaO'Bryen

SANITARY SEWER PIPE							SAN. STRUCTURES	
FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE/TYPE)	INVERT	INVERT	LENGTH (LIN. FT.)	SLOPE (%)	STRUCTURE ID	STRUCTURE TYPE
S5	S4	6" PVC	520.60	519.90	10	7.00	S1	EXISTING DROP CLEANOUT
S4	S3	6" PVC	519.90	517.80	38	5.52	S2	CLEANOUT
S3	S2	6" PVC	517.80	515.50	51	4.50	S3	CLEANOUT
S2	S1	6" PVC	515.50	515.04	23	2.00	S4	CLEANOUT
							S5	BUILDING INV



WATER SERVICE CONNECTION DETAIL

SCALE: 1"=10'

N MAIN STREET (PUBLIC)
ROW VARIES ~ 30' PAVEMENT

APPROXIMATE GAS MAIN
LOCATION. CONTRACTOR TO FIELD
LOCATE PRIOR TO ANY DEMO,
GRADING, AND UTILITY WORK.
CONTRACTOR TO COORDINATE
WITH PIEDMONT GAS FOR
CONNECTION TO LINE

TYPICAL UTILITY CROSSING
WITH 18" SEPARATION
REQUIRED

EXISTING 6" TAP AVAILABLE
FOR USE; CONTRACTOR TO
COORDINATE WITH
GOODLETTSVILLE PUBLIC
WORKS FOR CONNECTION TO
EXISTING SEWER MAIN.
EXISTING CLEANOUT WITH
INVERT @ 510.55

SEE THIS SHEET FOR WATER
SERVICE CONNECTION DETAILS.

CONTRACTOR TO COORDINATE
WITH NES FOR CONNECTION TO
EXISTING POWER SOURCE.

SANITARY MANHOLE
T.C. = 519.90
I.E. = 519.90

O'REILLY AUTOMOTIVE, INC
INST# 200312100176866, R.O.D.C., TN
MAP 018-16-0 PAR. 077.00
ZONE: CSL



Know what's below.
Call before you dig.

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BM
RAILROAD SPIKE IN POWER POLE #04702041.
ELEVATION 531.74 (NAD 83)

CONTRACTOR TO SET NEW TEMPORARY BM
PRIOR TO START OF CONSTRUCTION

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SHOWN HEREON OR ANY ERRORS OR OMISSIONS
RESULTING FROM SUCH.

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
U1a	1" WATER SERVICE LINE (DOMESTIC)	
U1b	1" WATER SERVICE LINE (IRRIGATION)	
U2a	1" WATER METER (DOMESTIC)	SEE SHEET C7.2
U2b	5/8" EXISTING WATER METER TO BE REUSED (IRRIGATION)	
U3	1" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE BY SAFE-T-COVER OR APPROVED EQUAL	SEE SHEET C7.2
U4	1" GATE VALVE	SEE SHEET C7.2
U5	BEND WITH CONCRETE THRUST BLOCK	
U6	1" TAP PER MSUD METER DETAIL	
U7	TYPICAL UTILITY CROSSING	10/C7.1
U20	SANITARY SEWER SERVICE (6" PVC SCH-40)	
U21	SANITARY SEWER CLEANOUT	1/C7.1
U30	EXISTING GAS SERVICE LINE	
U31	GAS METER	
U40	PAD-MOUNTED TRANSFORMER	
U41	UNDERGROUND ELECTRICAL LINE	

UTILITY NOTE:

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THAT ARE TO REMAIN AND/OR BE REUSED.

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

CONTRACTOR TO COORDINATE WITH CITY OF GOODLETTSVILLE FOR ALL WORK DONE IN THE
RIGHT-OF-WAY.

UTILITY NOTES AND OWNERS

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

SEWER

GOODLETTSVILLE PUBLIC WORKS
215 CARTWRIGHT STREET
GOODLETTSVILLE, TN 37072
(615) 859-2740

GAS

PIEDMONT NATURAL GAS
1214 CHURCH STREET
NASHVILLE, TN 37210
(800) 752-7504

WATER

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

ELECTRIC

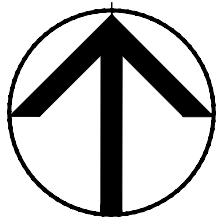
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37203
(615) 344-5288

PROPOSED FEATURE LEGEND

SANITARY SEWER SERVICE	6" S
WATER SERVICE	W
ELECTRICAL SERVICE	UGE
GAS SERVICE	GAS

NOTE:

REFER TO SHEET C1.0 FOR
GENERAL NOTES



PARCELS: 074.00 AND 075.00 TAX MAP:
018-16-0
ZONING: CSL COMMERCIAL SERVICE LIMITED
DISTRICT

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



SCALE: 1"=20'

PLANS PREPARED FOR:

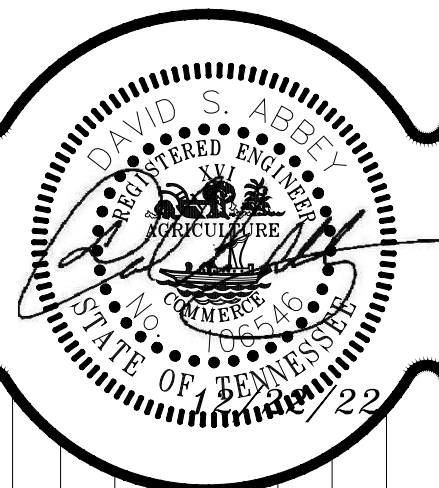
RDM3
KATE BLALACK
1420 N LAMAR BLVD
OXFORD, MISSISSIPPI 38655
TELE: (662) 239-5647

PLANS PREPARED BY:

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



PROPOSED RETAIL
434 N MAIN ST
GOODLETTSVILLE, TN



REVISIONS
DESCRIPTION
PER CITY COMMENTS

NO. DATE
1 12/22/22

DATE: 11/28/22
DMG Project No: 22246

SITE UTILITY PLAN

C6.0

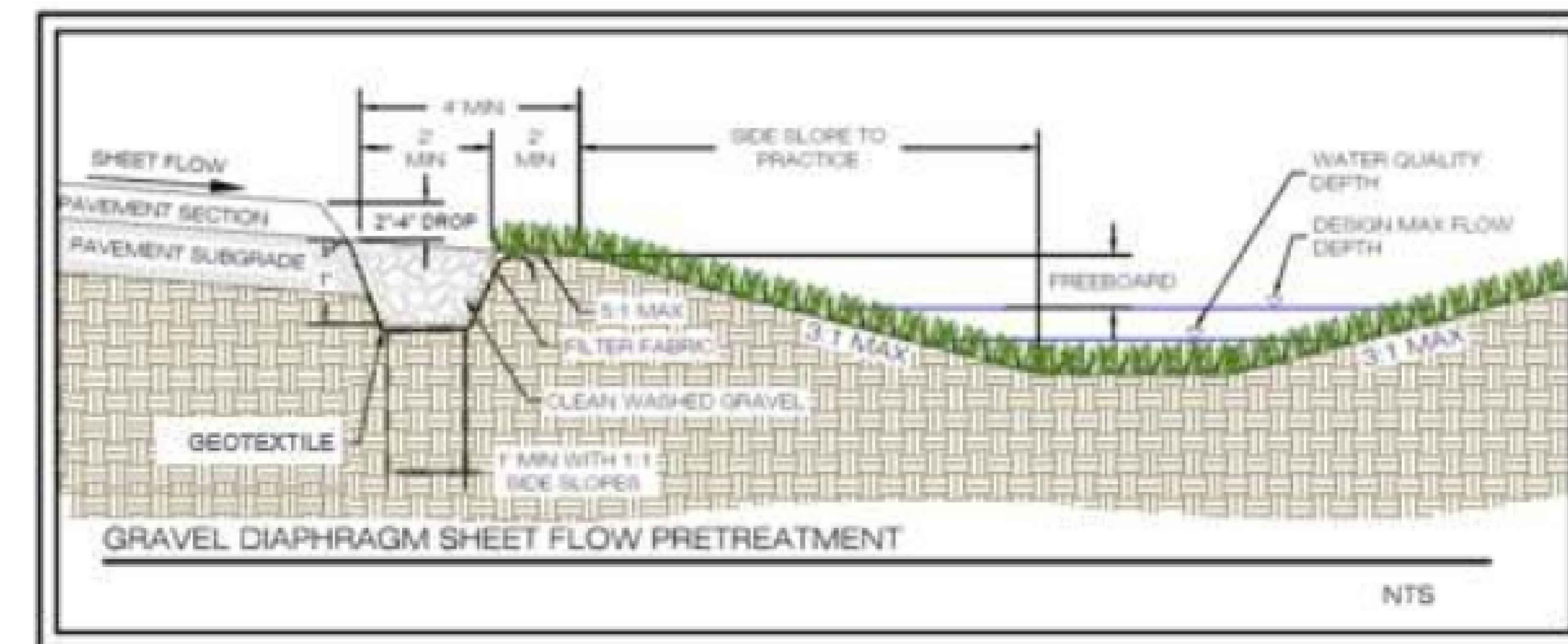
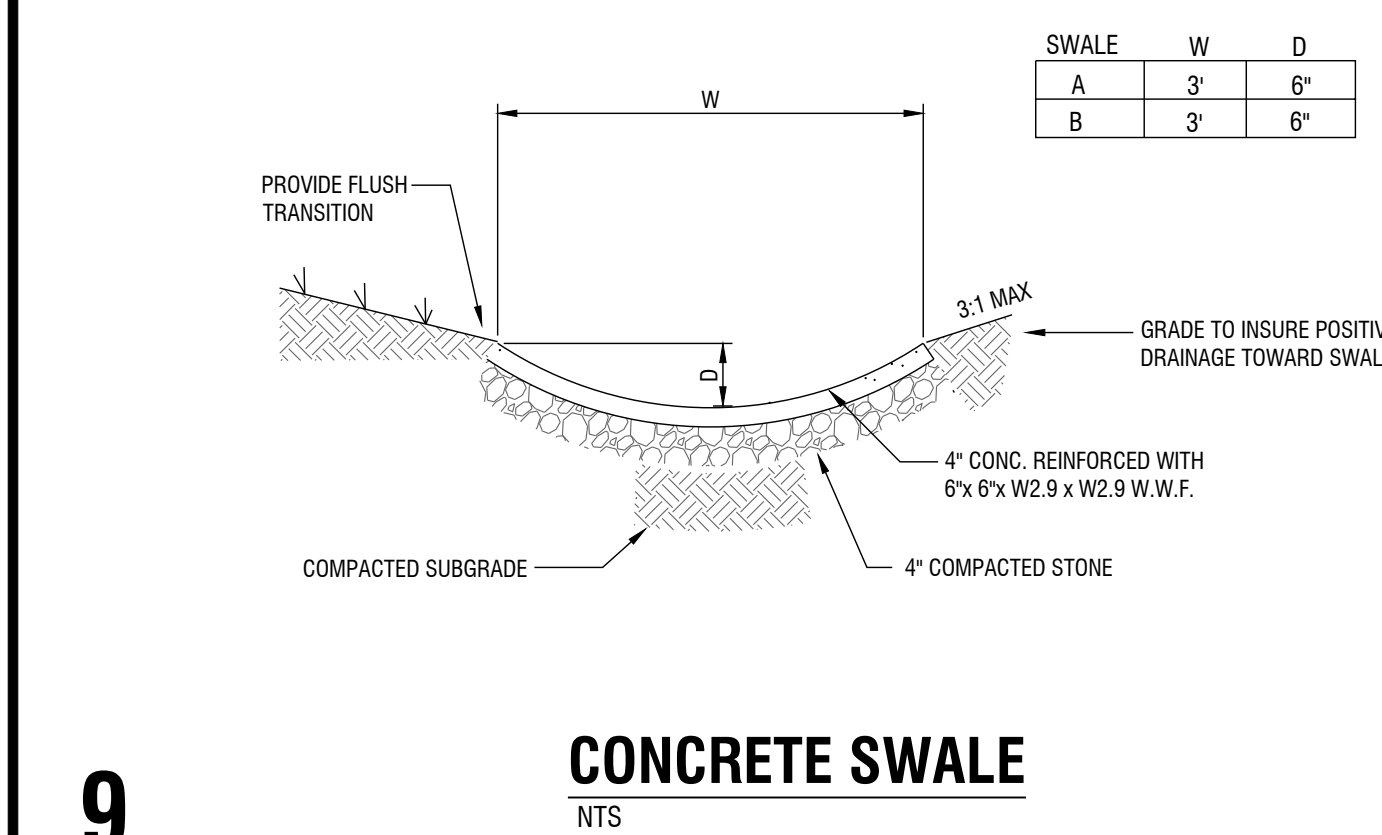
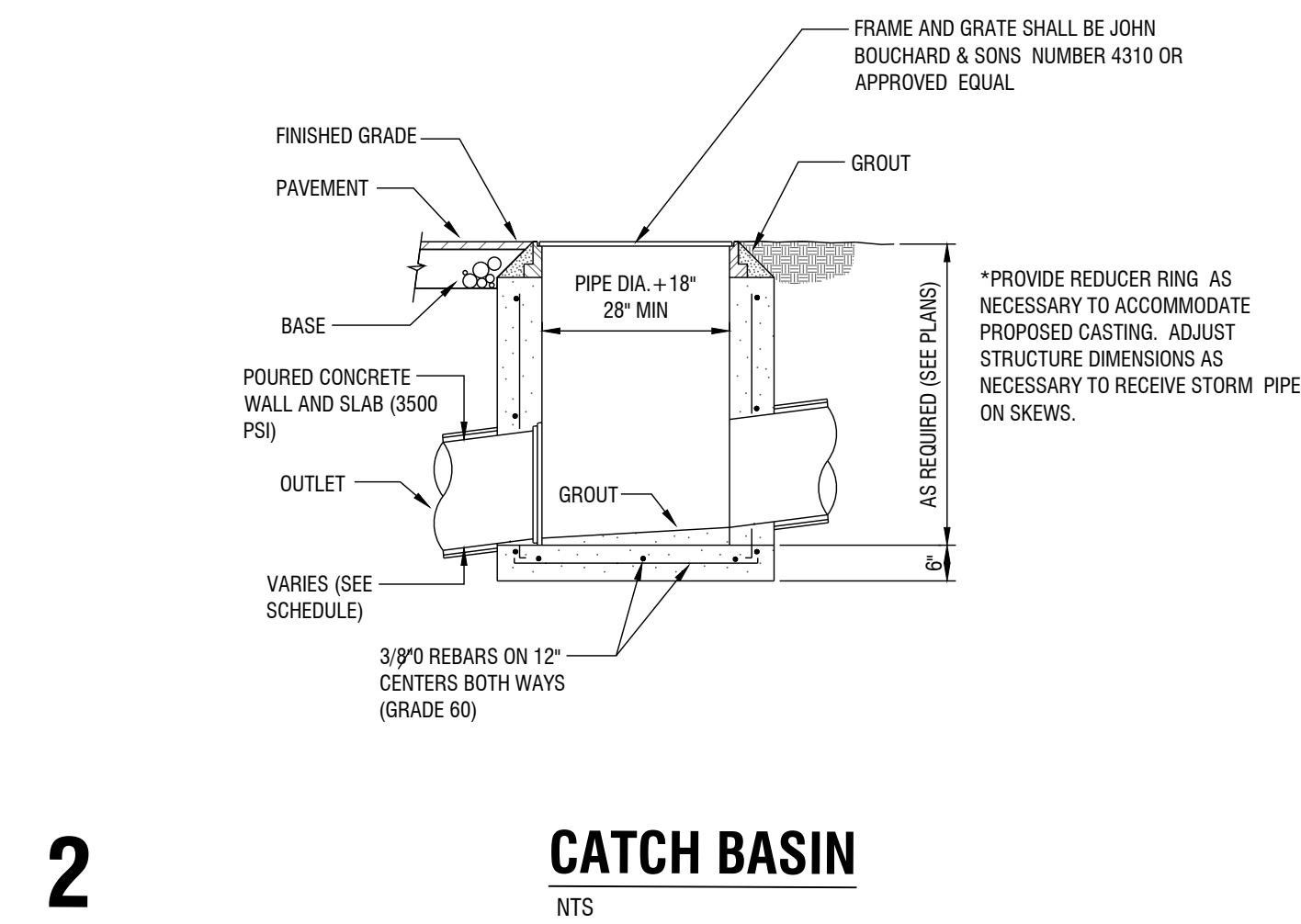
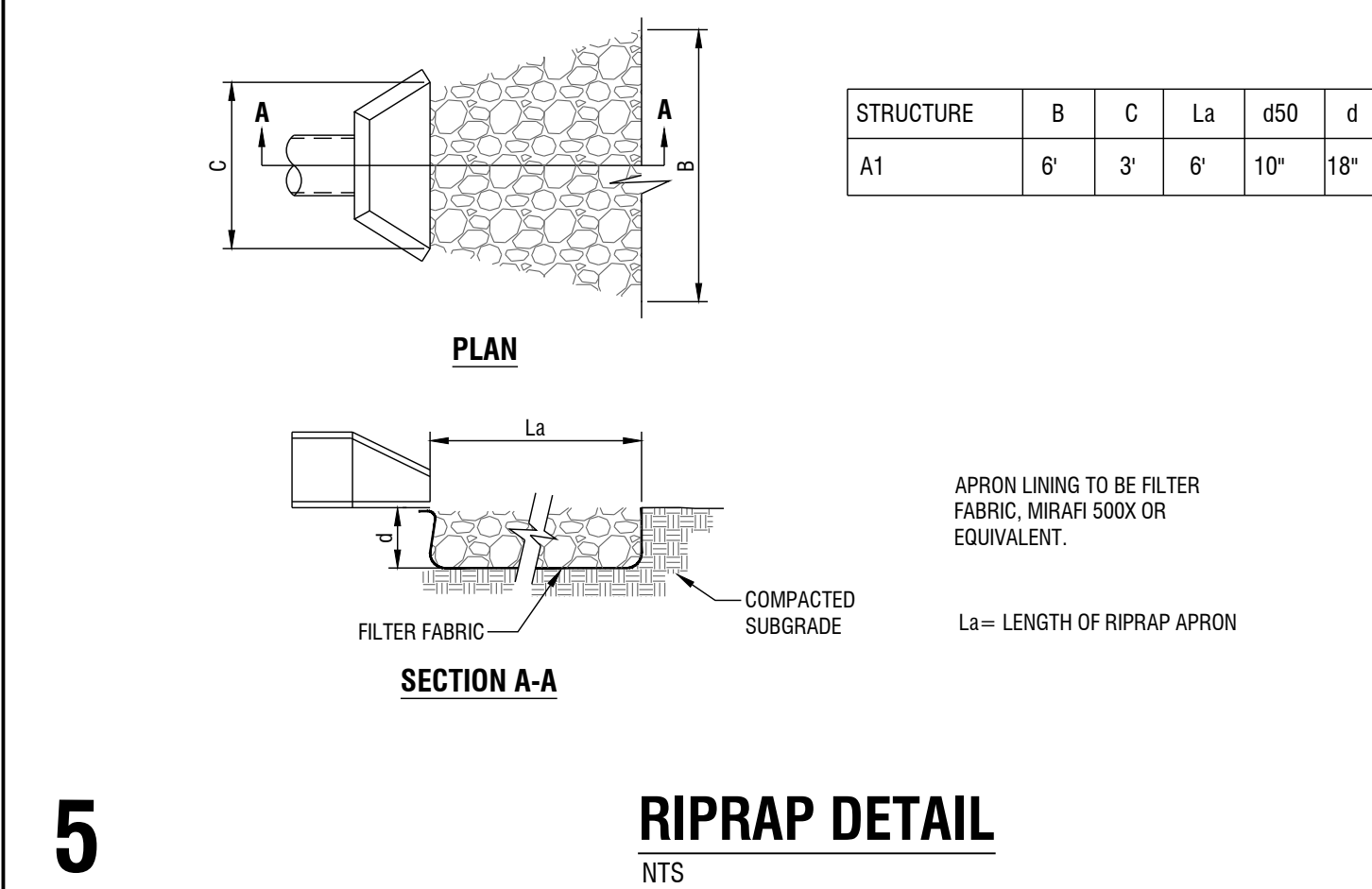
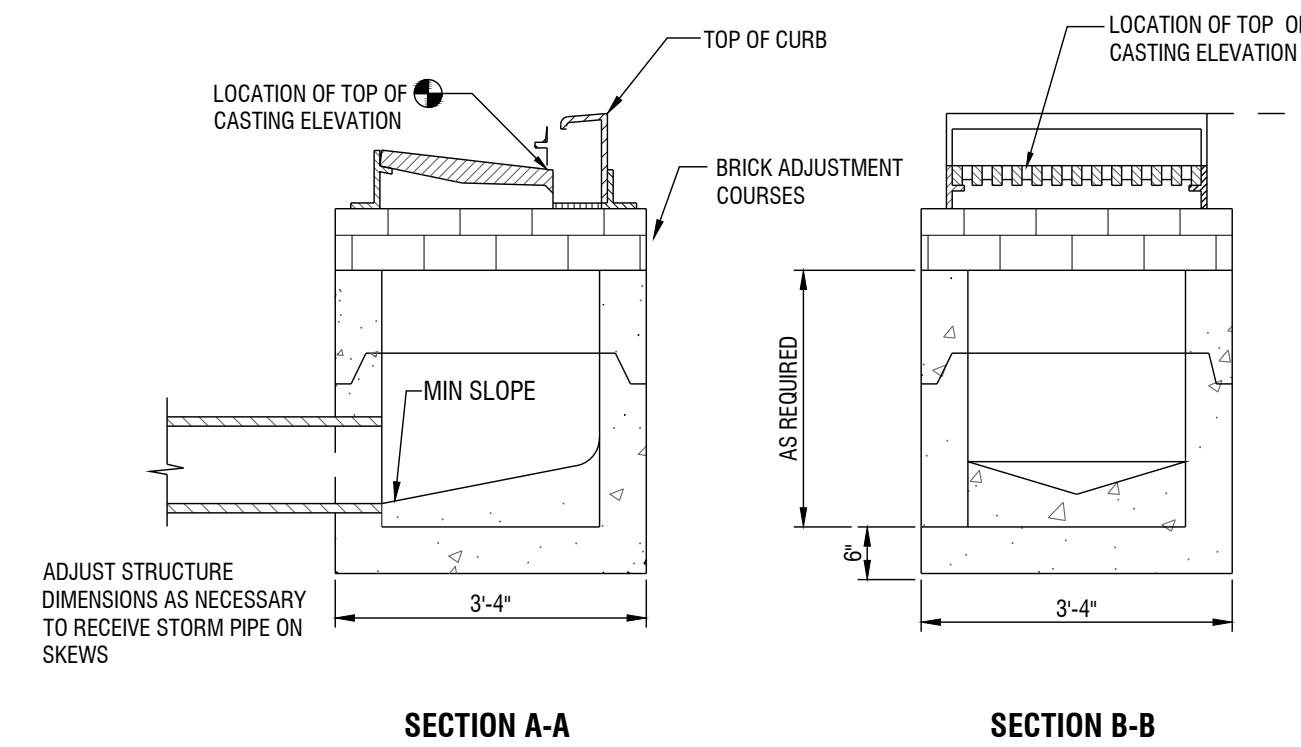
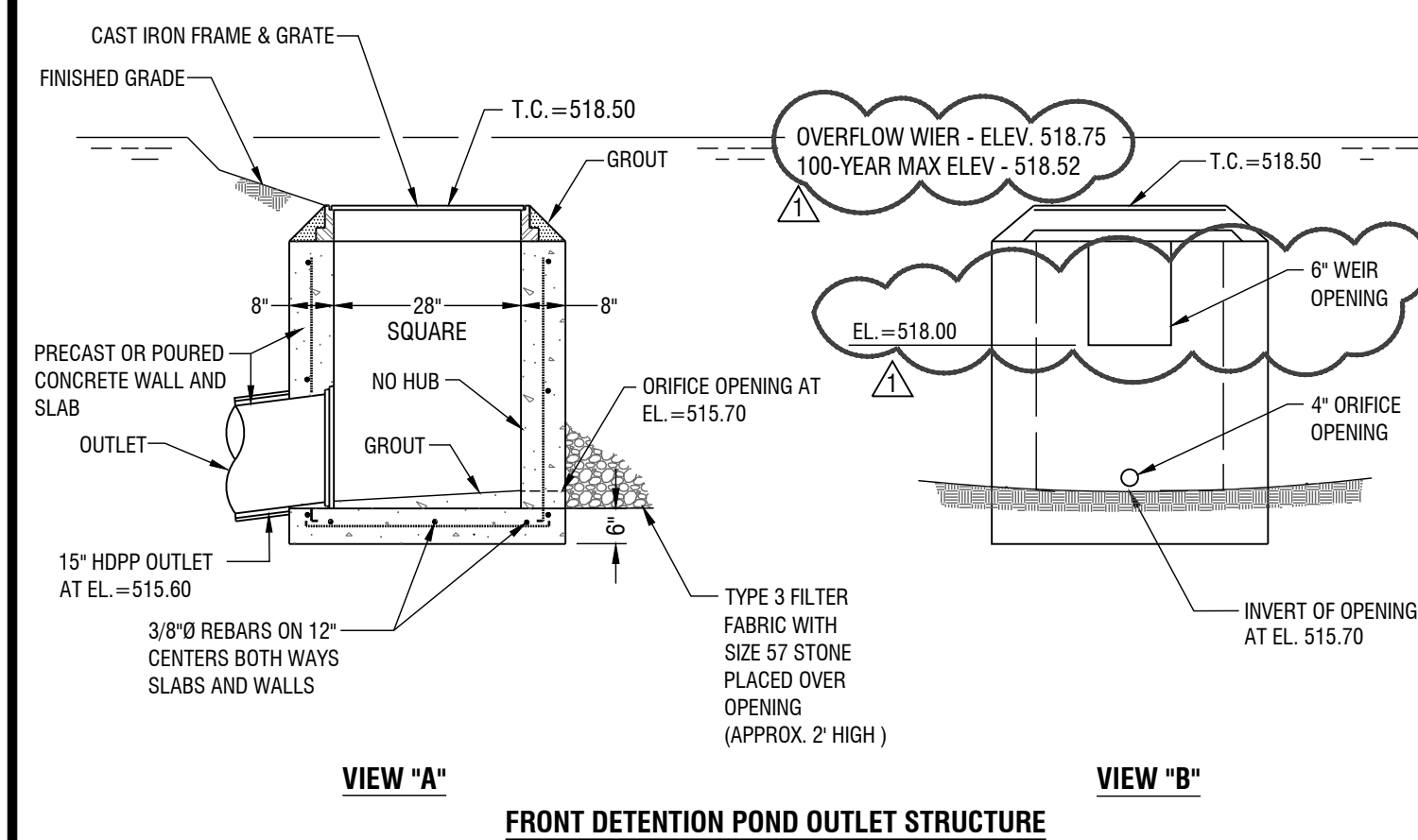
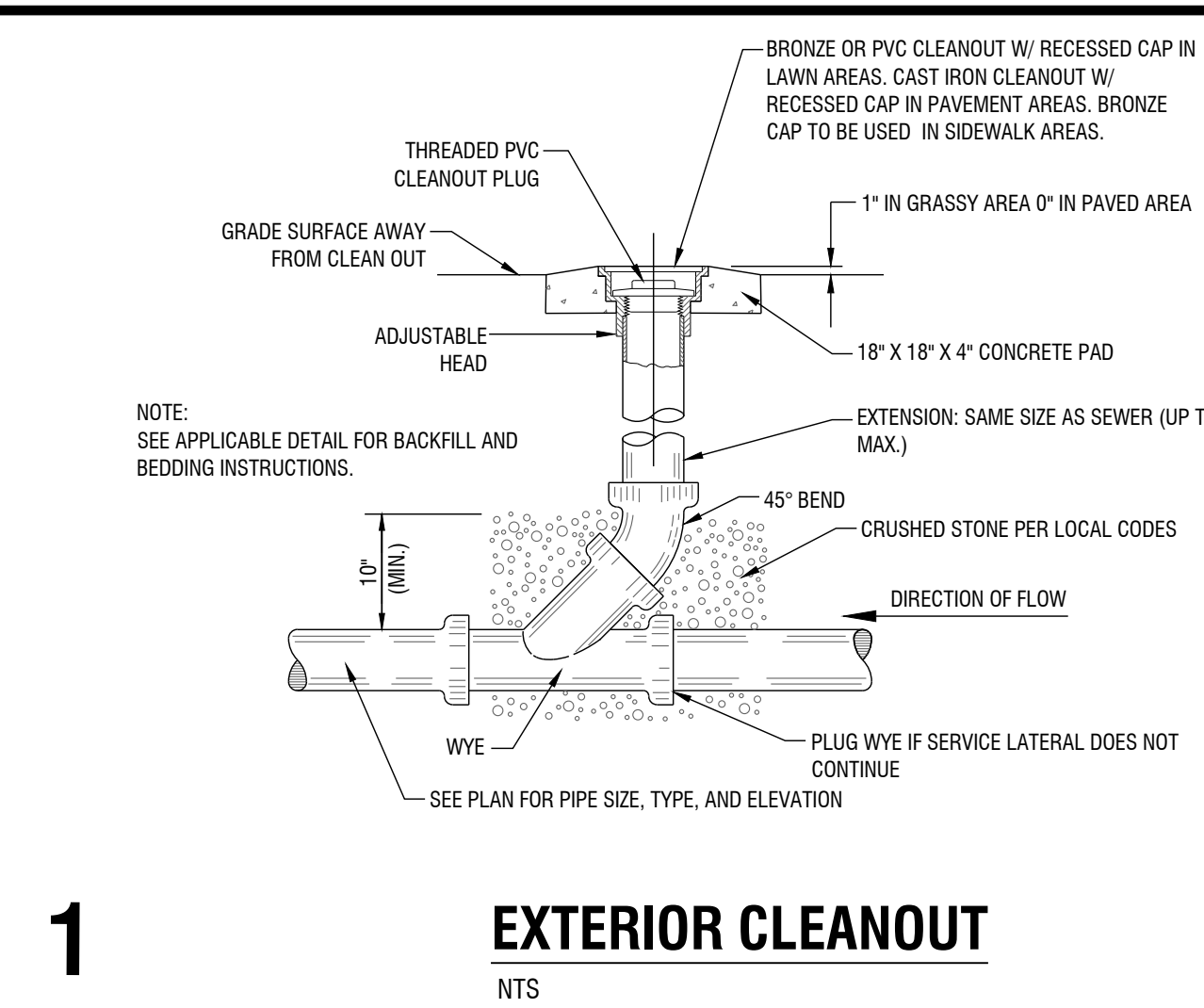
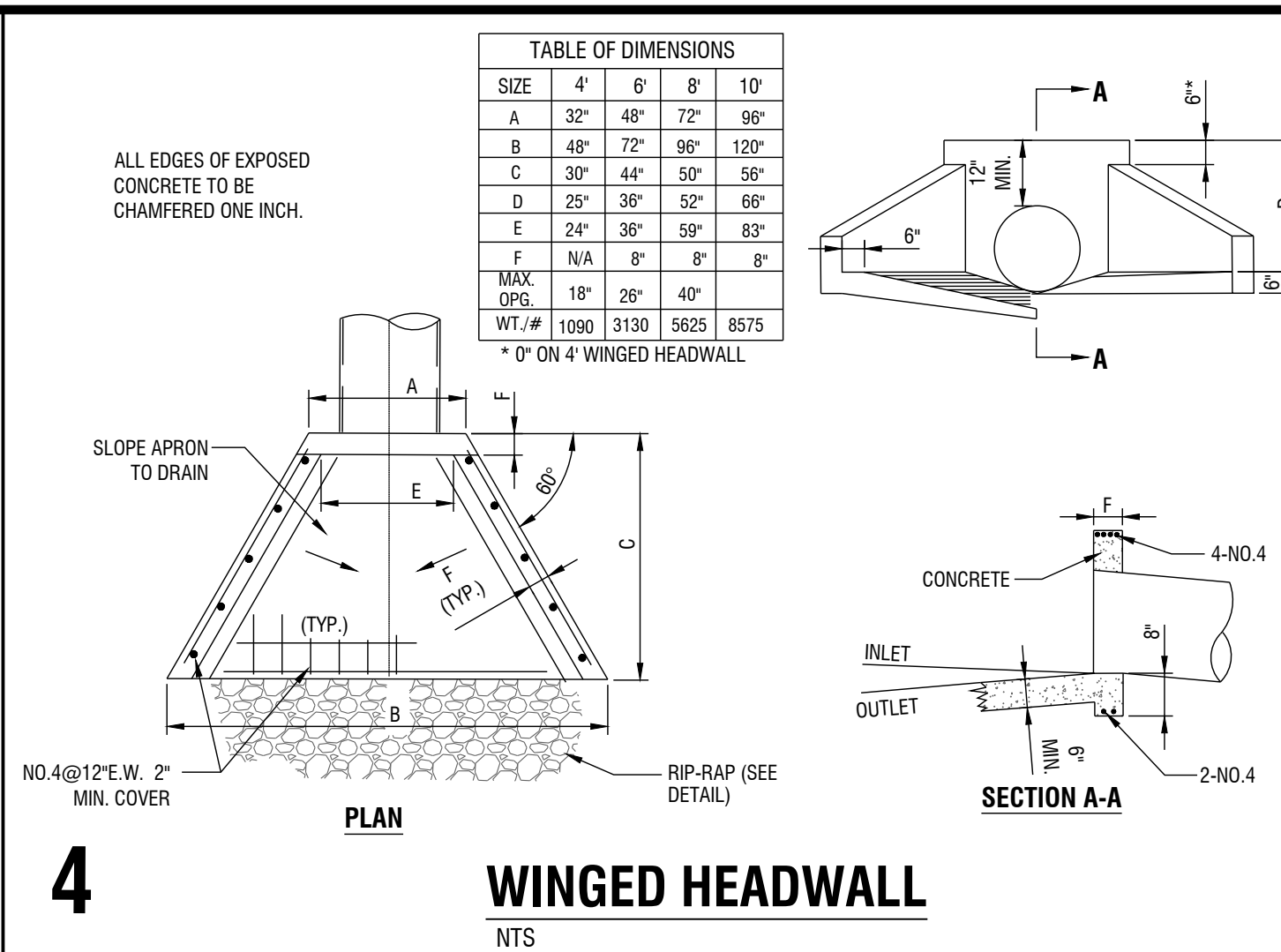
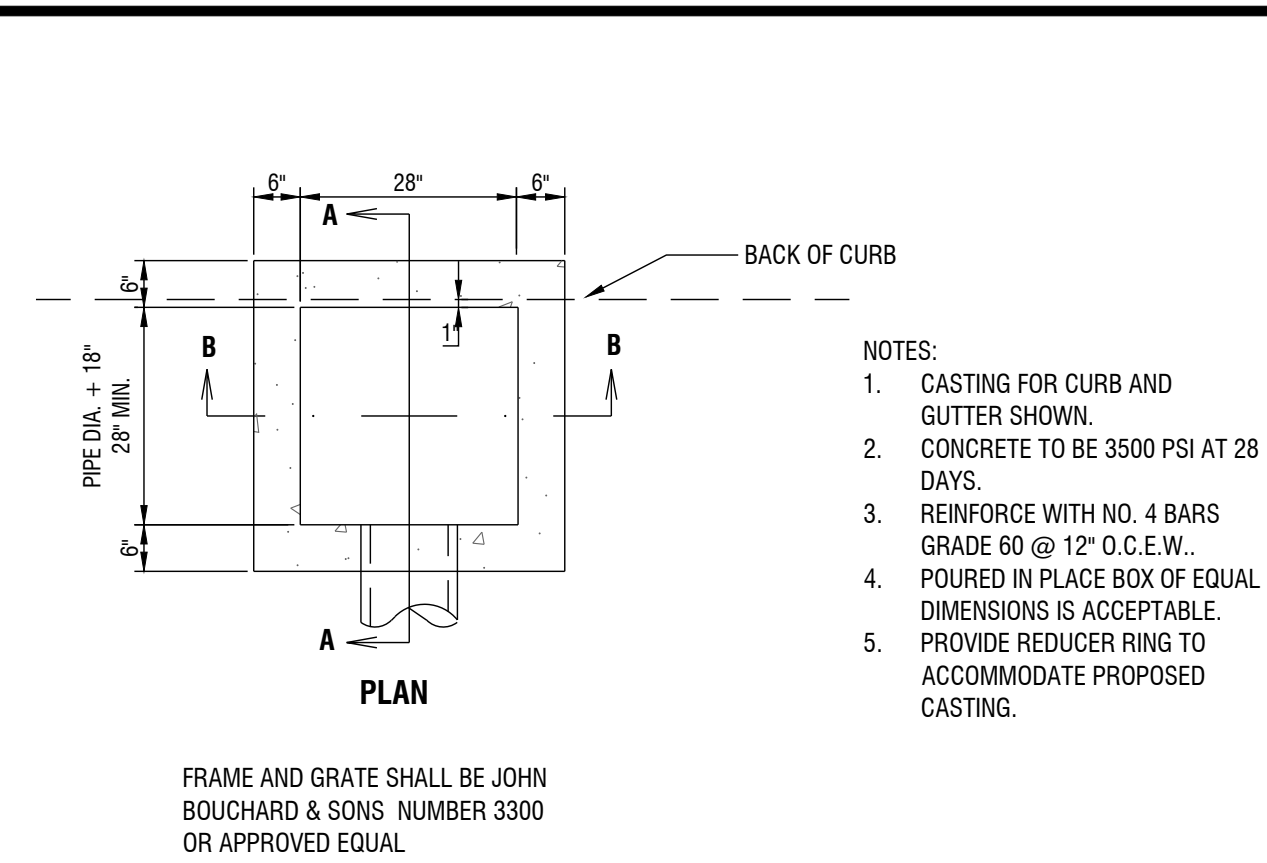
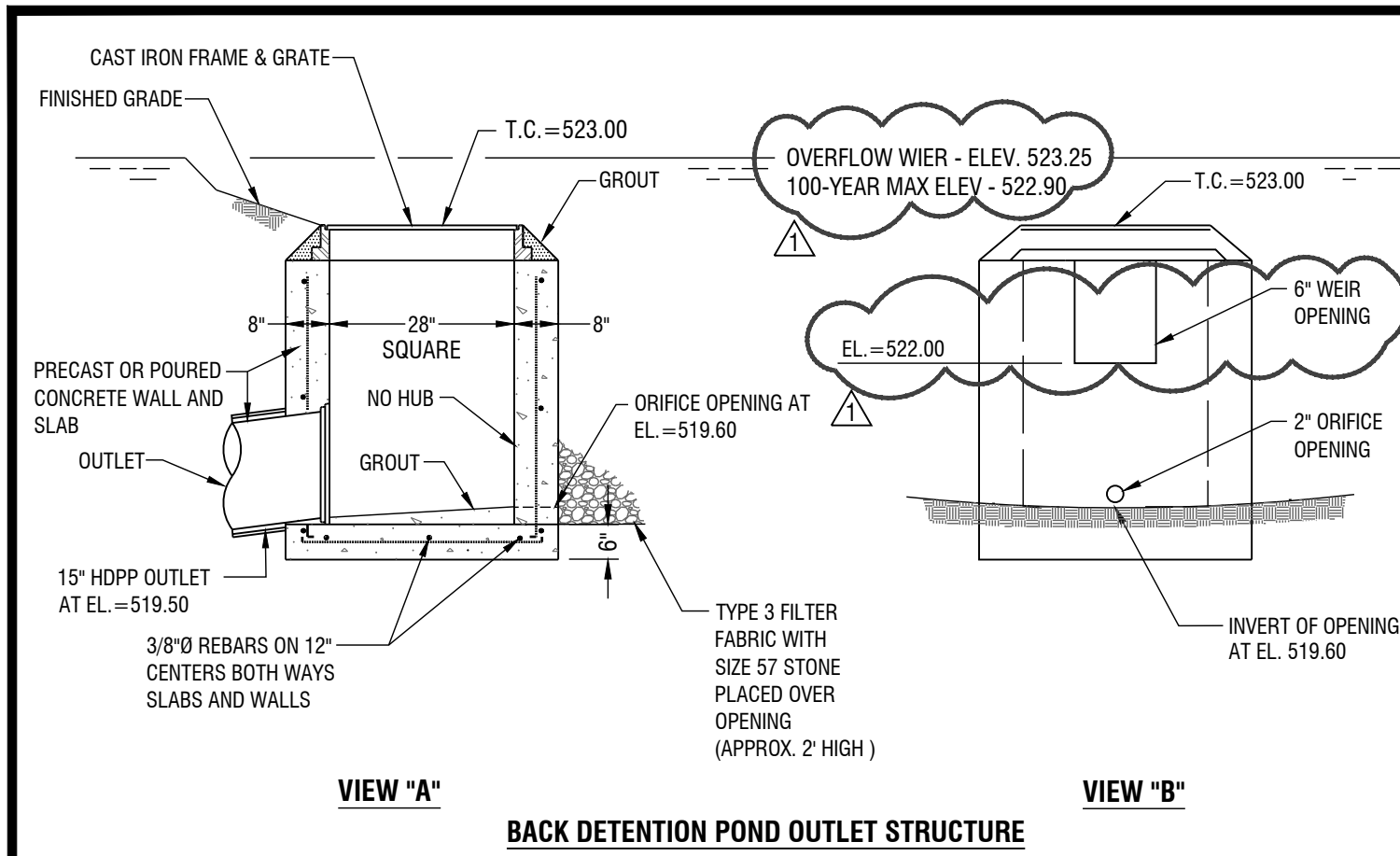
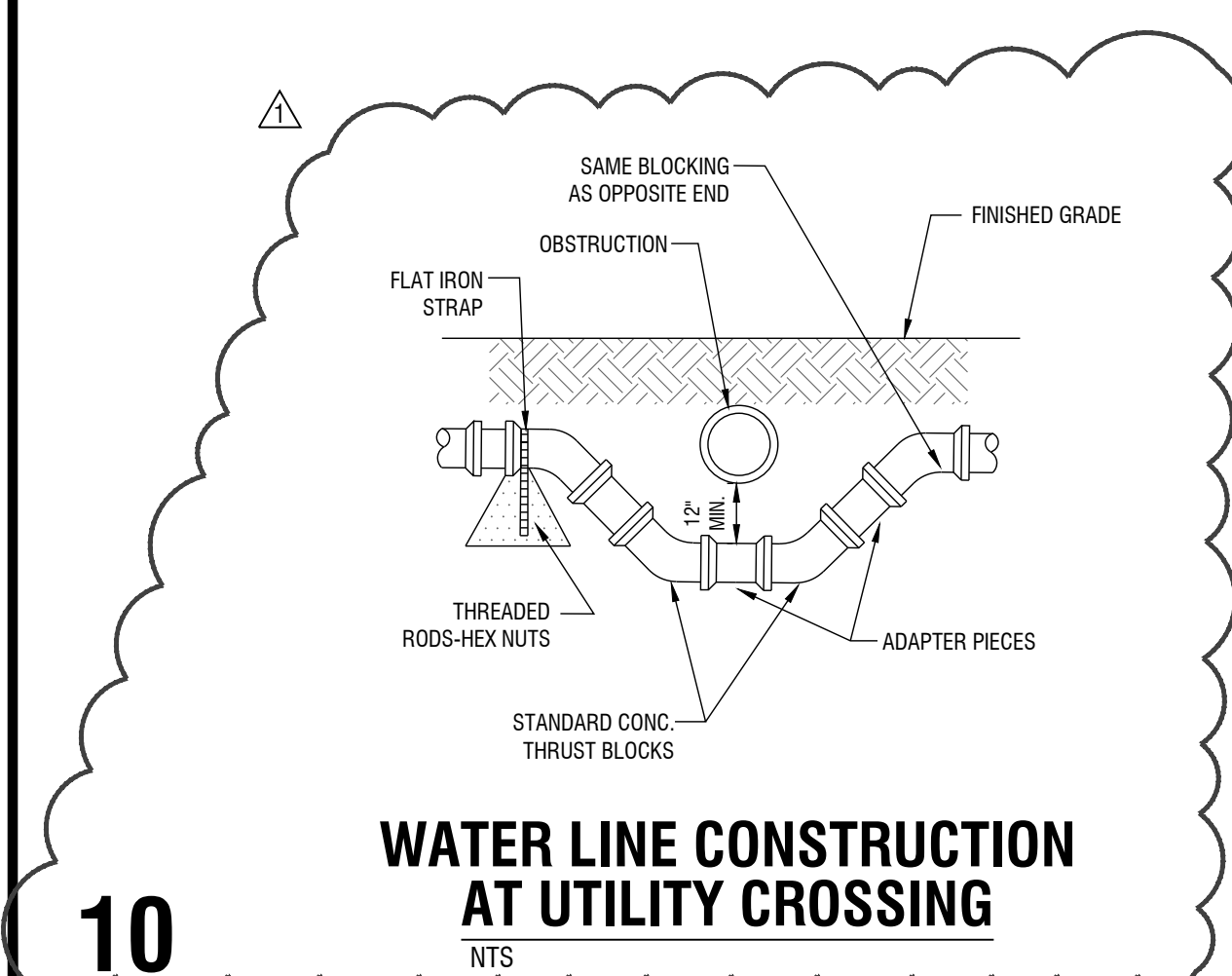


Figure 1.6- Pretreatment Option – Gravel Diaphragm for Sheet (source: VADCR, 2010, MWS edited 2020)



PLANS PREPARED FOR:

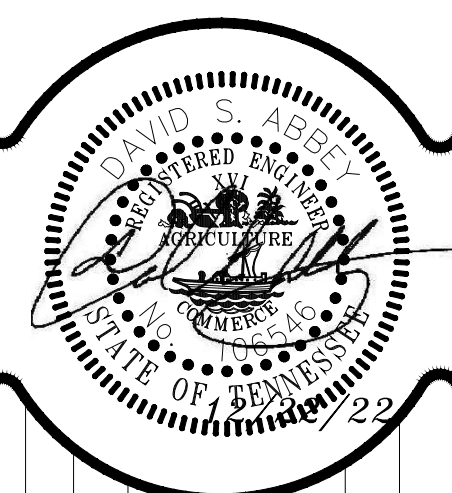
RDM3
KATIE BLALACK
1420 N LAMAR BLVD
OXFORD, MISSISSIPPI 38655
TELE: (662) 299-3647

PLANS PREPARED BY:

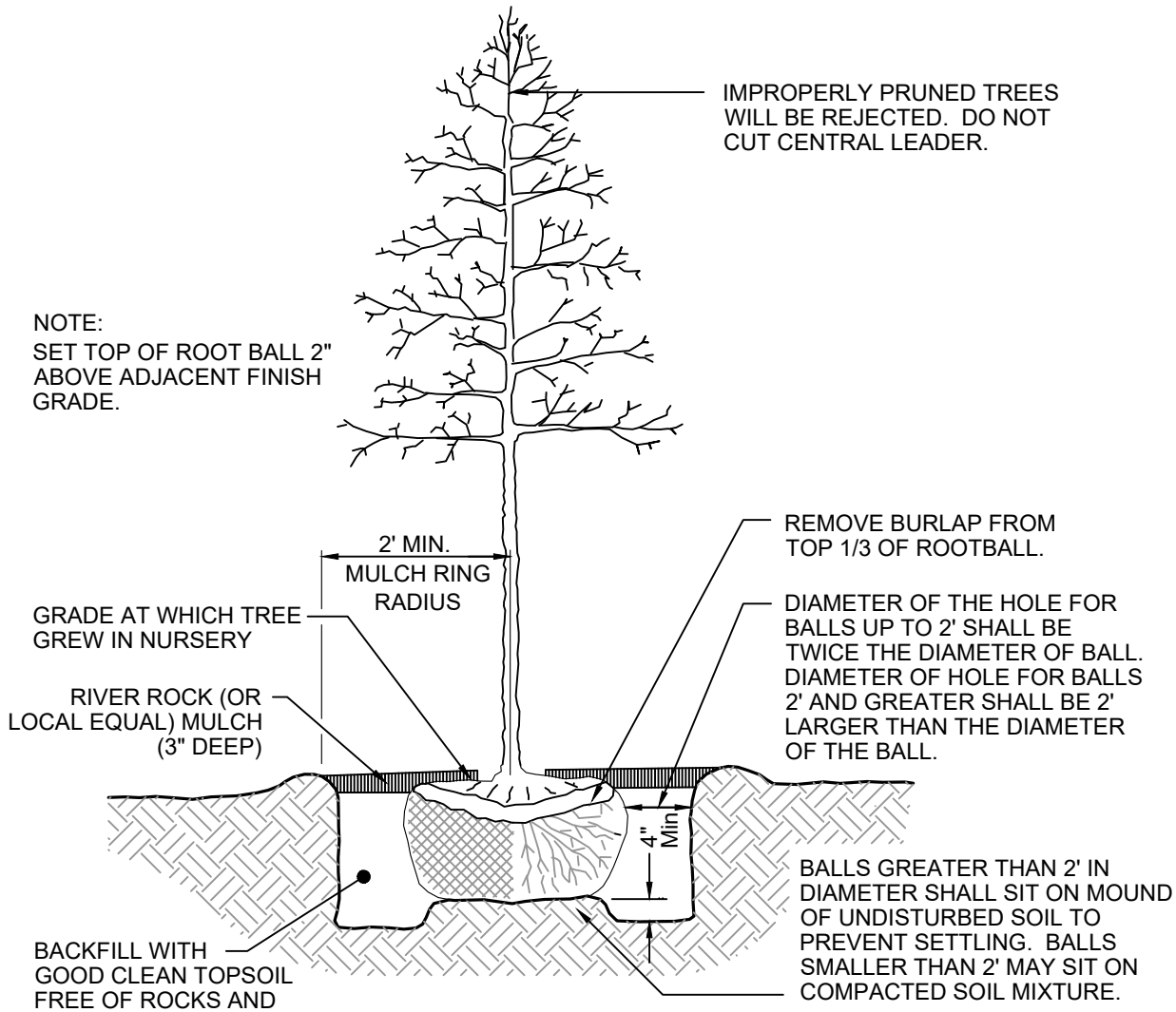
**4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE: (615) 227-5863
www.dmgmnashville.com**



PROPOSED RETAIL
434 N MAIN ST
GOODLETTSVILLE, TN

[illegible]

DATE:	11/28/22
DMG Project No:	22246
SITE DEVELOPMENT DETAILS C7.1	



DECIDUOUS TREE PLANTING

NOT TO SCALE

TYPE 1 BUFFER YARD	REQUIRED	123 LF
50% EVERGREEN REQ.	YES	YES
EXISTING TREES	-	-
6 - CANOPY TREE/100'	7.4	7
4 - UNDERSTORY TREES/100'	4.9	5
20 - SHRUBS/100'	24.6	26

LANDSCAPE CALCULATIONS		
TOTAL SITE ACREAGE:	70,954 SF	(1.63 AC)
	REQUIRED	PROVIDED
SITE ACI: (ACREAGE X 70)	114.0 ACI	
EX. TREES TO REMAIN: (ACI)	-	0
REPLACEMENT TREES:	0	0
TREE BANK:	-	-
TOTAL ACI:	114.0 ACI	189 ACI
FRONTAGE: N. MAIN ST. (82')		
SHRUBS: (1 PER 2 LF)	41	41
1 STREET TREE/30 LF	2.7	4
Existing Overhead lines		
TOTAL TREES:		22
NATIVE TREES: (75% MIN.)	16.5	14
UNDERSTORY TREES: (20% - 50%)	40.9%	9
3" TREES (or larger) (50% MIN.)	11.0	13

PLANT SCHEDULE						
QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	NATIVE	COMMENTS
CANOPY TREES						
4	'Green Vase' Japanese Zelkova	Zelkova serrata 'Green Vase'	12' - 14'	3" Cal.		B&B
4	Southern Magnolia	Magnolia grandiflora	8' Min.	3" Cal.	YES	B&B
5	Sugar Maple	Acer saccharum	12' - 14'	3" Cal.	YES	B&B
13	TOTAL - CANOPY TREES					
UNDERSTORY/COLUMNAR TREES						
3	'Emerald Green' Arborvitae	Thuja occidentalis 'Smaragd'	6' - 7'	2" Cal.	YES	B&B
4	'Nellie R. Stevens' Holly	Ilex x 'Nellie R. Stevens'	6' - 7'	2" Cal.		Well formed
2	Redbud	Cercis canadensis	8' - 10'	2" Cal.	YES	B&B
9	TOTAL - UNDERSTORY TREES					
22	TOTAL - ALL TREES					
SHRUBS						
3	'Bobo' Hydrangea	Hydrangea paniculata 'ILVOBO'	24"x24" Min.			Container
18	'China Girl' Holly	Ilex x meserveae 'Mesog'	24"x24" Min.			Container
16	Compact Inkberry Holly	Ilex glabra 'Compacta'	24"x24" Min.			Container
10	Glossy Abelia	Abelia grandiflora	18" Min.	3 Gal.		Container
16	'Gulf Stream' Nandina	Nandina domestica 'Gulf Stream'	12" Min.	3 Gal.		Container
1	Knockout Rose	Rosa RADTKO	24"x24" Min.			Container
9	'Little Henry' Virginia Sweetpire	Itea virginica 'Little Henry'		5 Gal.		Container
19	'Obsession' Nandina	Nandina domestica 'Seika'	18" Min.	3 Gal.		Container
92	TOTAL - SHRUBS					
GRASSES, PERENNIALS AND GROUND COVER						
2	'Adagio' Maiden Grass	Miscanthus sinensis 'Adagio'	24"	3 Gal.		
6	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'		1 Gal.		
18	Little Bluestem	Schizachyrium scoparium		1 Gal.		
6	'Pardon Me' Daylily	Hemerocallis x 'Pardon Me'	8"	1 Gal.		
8	Variegated Liriope	Liriope muscarii 'Variegata'		1 Gal.		
TURF						
-	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend				



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

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

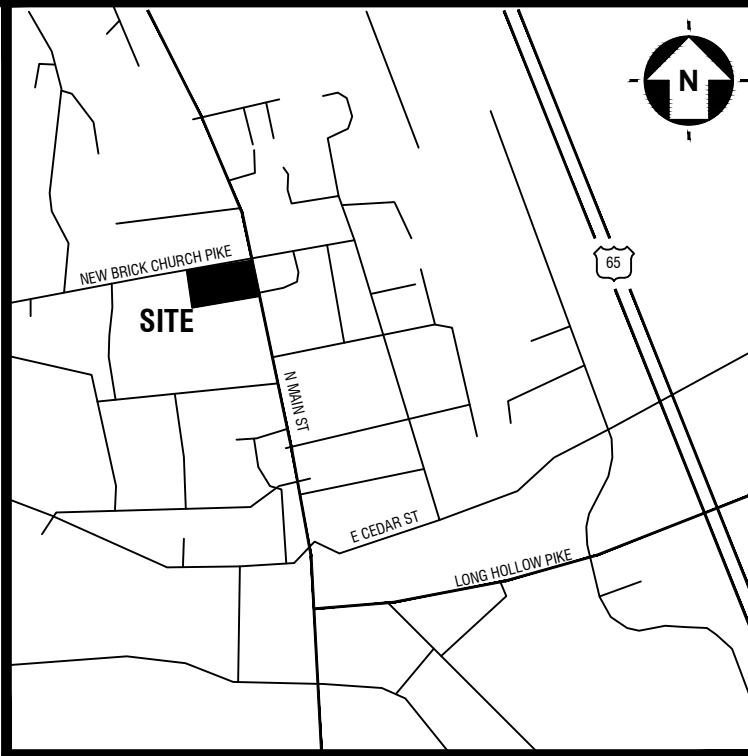


Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
RAILROAD SPIKE IN POWER POLE #04702041.
ELEVATION 531.74 (NAD 83)

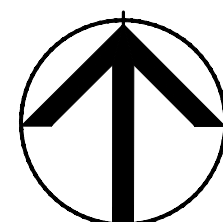
CONTRACTOR TO RELOCATE BM PRIOR TO
CONSTRUCTION



VICINITY MAP

LANDSCAPE NOTES:

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



PARCELS: 074.00 AND 075.00 TAX MAP:
018-16-0
ZONING: CSL COMMERCIAL SERVICE LIMITED
DISTRICT

PLANS PREPARED FOR:

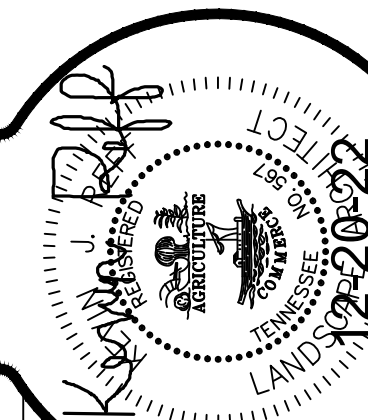
RDM3
KATIE BLALACK
1420 N LAMAR BLVD
OXFORD, MISSISSIPPI 38655
TELE: (662) 299-3647

PLANS PREPARED BY:

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



PROPOSED RETAIL
434 N MAIN ST
GOODLETTSVILLE, TN



REVISIONS

DATE

NO.

DATE:

DMG Project No: 22246

LANDSCAPE PLAN

L-1.1

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

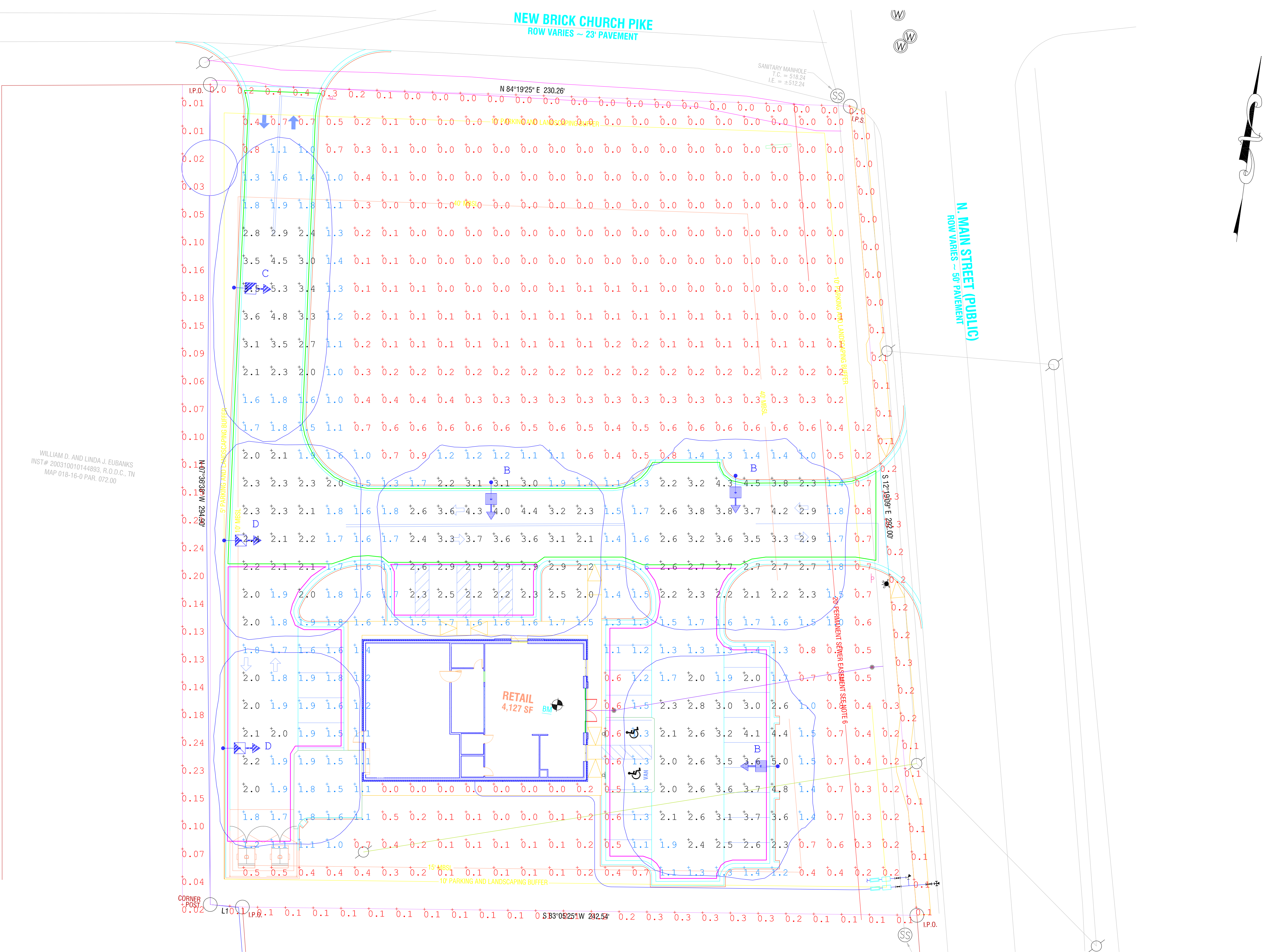


SCALE: 1"=20'

REVISIONS		
REV #	DATE	BY:
1	12/15/22	J.P.

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

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



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpLr	PtSpTb
DRIVE	Fc	2.55	5.3	0.7	3.64	7.57	10	10
PARKING	Fc	2.06	4.1	1.1	1.87	3.73		
PROERTY LINE	Fc	0.11	0.4	0.0	N.A.	N.A.	10	N.A.
10' BEYOND PROPERTY LINE	Fc	0.12	0.24	0.01	12.00	24.00	10	N.A.

Luminaire Schedule							
WLS17207 RESTAURANT - 434 N MAIN STREET GOODLETTSVILLE, TN PM: HOLLY PLEASE EMAIL US FOR PRICING AT HOLLY@WLSLIGHTING.COM							
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts	
	3	B	16100	0.980	WLS-A-M-B-16L-40K7-4M-SLW 22' MOUNTING HEIGHT	104	
	1	C	12350	0.980	WLS-A-M-B-16L-40K7-2M-BLSMF-SLW 22' MOUNTING HEIGHT	104	
	2	D	8575	0.980	WLS-A-M-B-11L-40K7-4M-BLSMF-SLW 22' MOUNTING HEIGHT	72	

RESTAURANT
434 N MAIN ST
GOODLETTSVILLE, TN

WLSLIGHTING
a WLS company

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



Ironwood
ARCHITECTURE
Jesse W. May, Architect, AIA
1420 North Lamar Blvd, Oxford, MS 38655

DISCLAIMER:

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SEAL:

RDM3 LLC
RETAIL PAINT
STORE

Project Status
PRELIMINARY DOCUMENTS

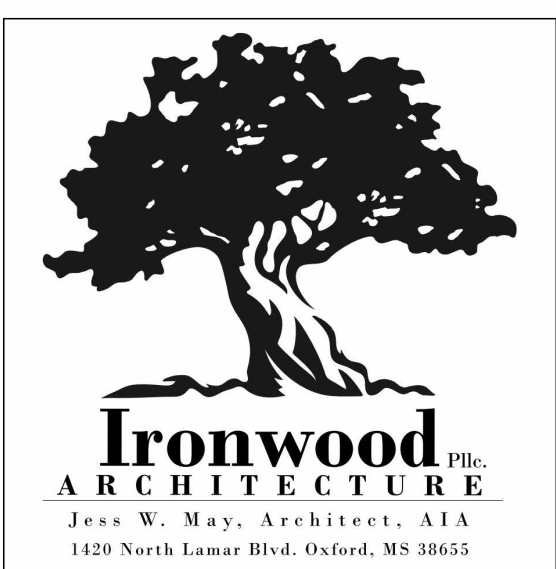
EXT. ELEVATIONS & SECTIONS

Project Number	SW 2211
Date	12.19.22
Drawn By	DB
Checked By	JWM

A-201

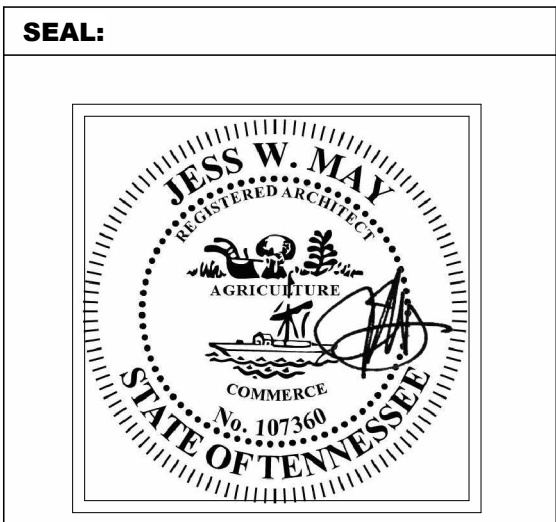
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RDM3 LLC
RETAIL PAINT
STORE

Project Status
PRELIMINARY DOCUMENTS

EXT. ELEVATIONS & SECTIONS

Project Number	SW 2211
Date	12.19.22
Drawn By	DB
Checked By	JWM

A-202
Scale 1/4" = 1'-0"

12/20/2022 4:20:54 PM

SITE PLAN FOR

GOODLETTSVILLE PENTECOSTAL CHURCH BUILDING ADDITION

733 OLD DICKERSON PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

SHEET INDEX

NOTE	PROJECT NOTES
C1.00	OVERALL SITE LAYOUT
C1.01	DEMO AND INITIAL EPSC
C1.02	SITE PLAN
C1.03	GRADING PLAN
C1.04	INTERMEDIATE EPSC
C1.05*	UTILITY LAYOUT*
C1.06	FINAL STABILIZATION
C2.01	SEWERLINE PLAN & PROFILE
C3.01	CONSTRUCTION DETAILS
C3.02	CONSTRUCTION DETAILS
C3.03	MSUD DETAILS**
C3.04	MSUD DETAILS**
L01.0	LANDSCAPE PLAN
L01.1	LANDSCAPE PLAN

PUBLIC UTILITY NOTE

REFER TO TENNESSEE DEPARTMENT OF
ENVIRONMENT & CONSERVATION (TDEC)
STAMPED APPROVED PLANS FOR ALL PUBLIC
UTILITY CONSTRUCTION DOCUMNETS

**SEPERATE SUBMITTAL
TO MADISON SUBURBAN
UTILITY DISTRICT (MSUD)

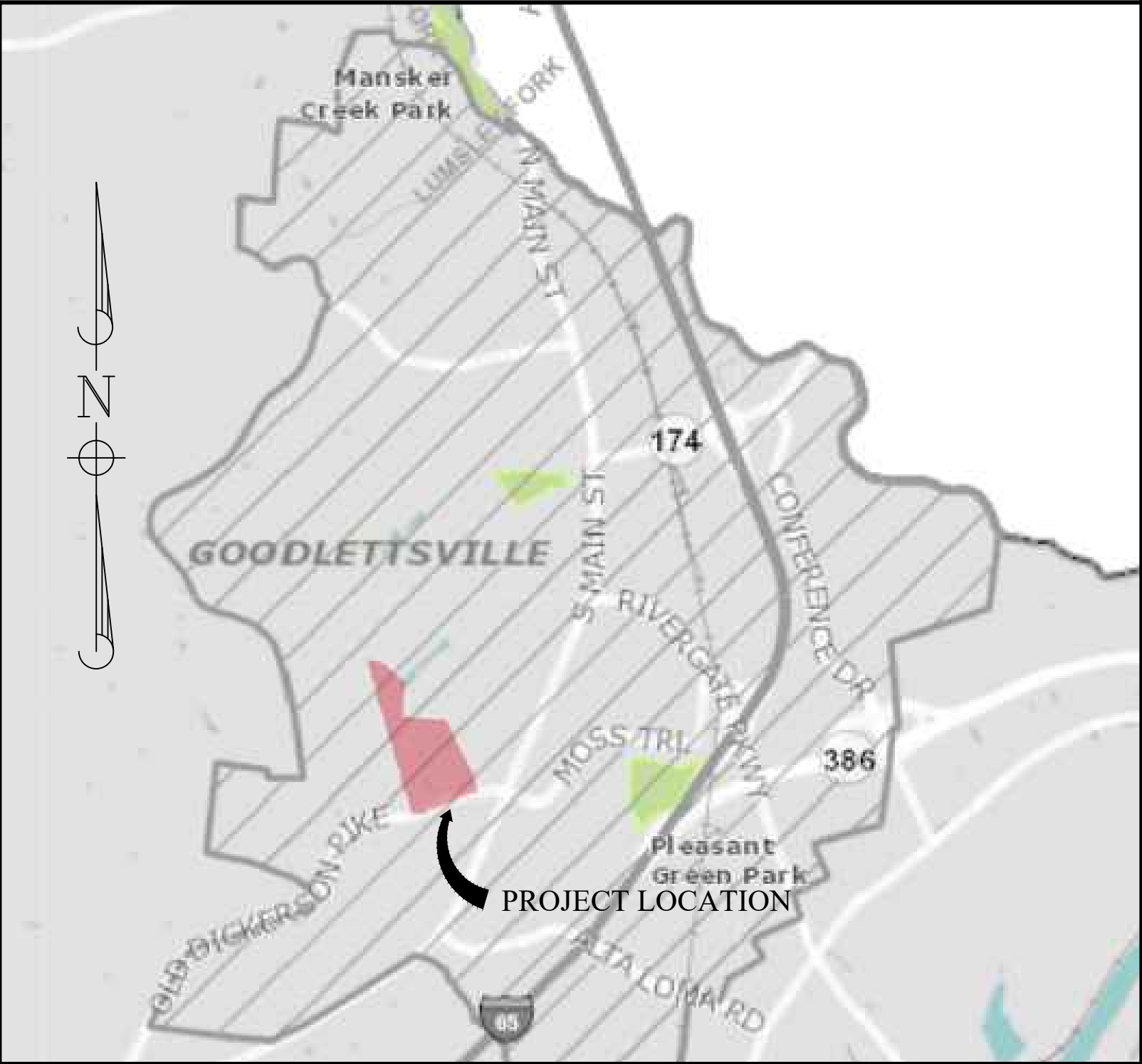
NOT FOR CONSTRUCTION



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



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



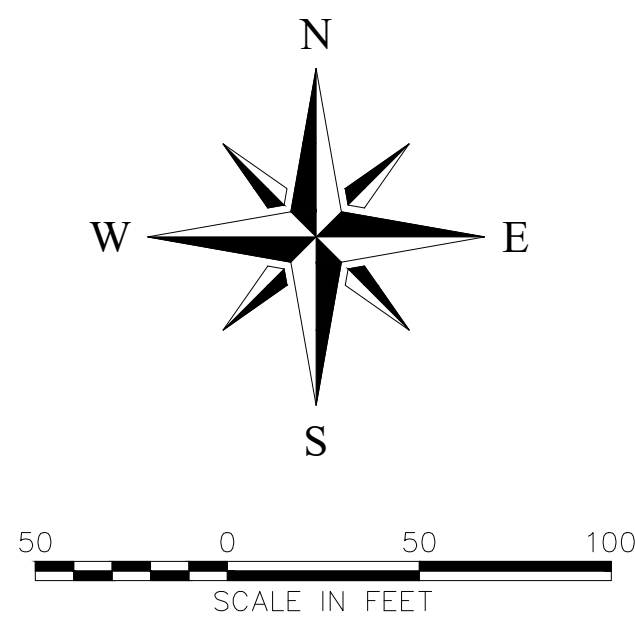
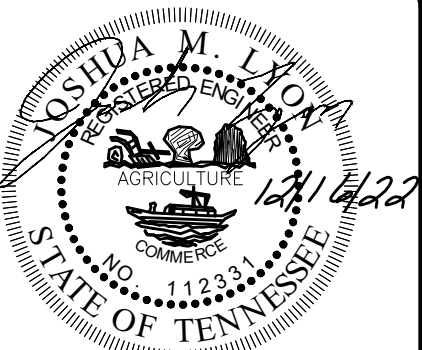
Vicinity Map
Not to Scale

Page 53 of 75

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

[illegible]

NOT FOR
CONSTRUCTION

**GOODLETTSVILLE
PENTECOSTAL CHURCH
BUILDING ADDITION**

733 OLD DICKERSON PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

DRAWN BY:	CJN
CHECKED BY:	JML
PROJECT NO.:	C05222

OVERALL SITE LAYOUT

SHEET NUMBER

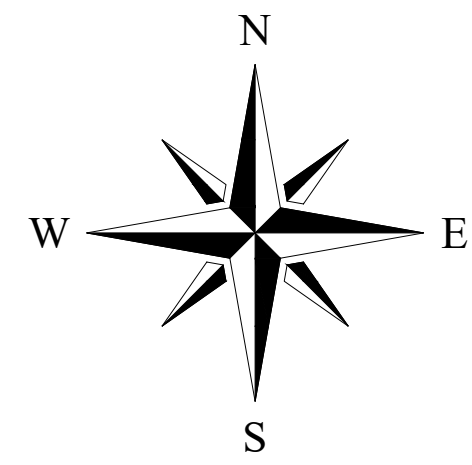
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NATIONWIDE

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www.klobereing.com

[illegible]

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

NOT FOR
CONSTRUCTION

GOODLETTSVILLE
PENTECOSTAL CHURCH
BUILDING ADDITION

7733 OLD DICKERSON PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

DRAWN BY:	CJN
CHECKED BY:	JML
PROJECT NO.:	C05222

DEMO &
INITIAL EPSC

SHEET NUMBER

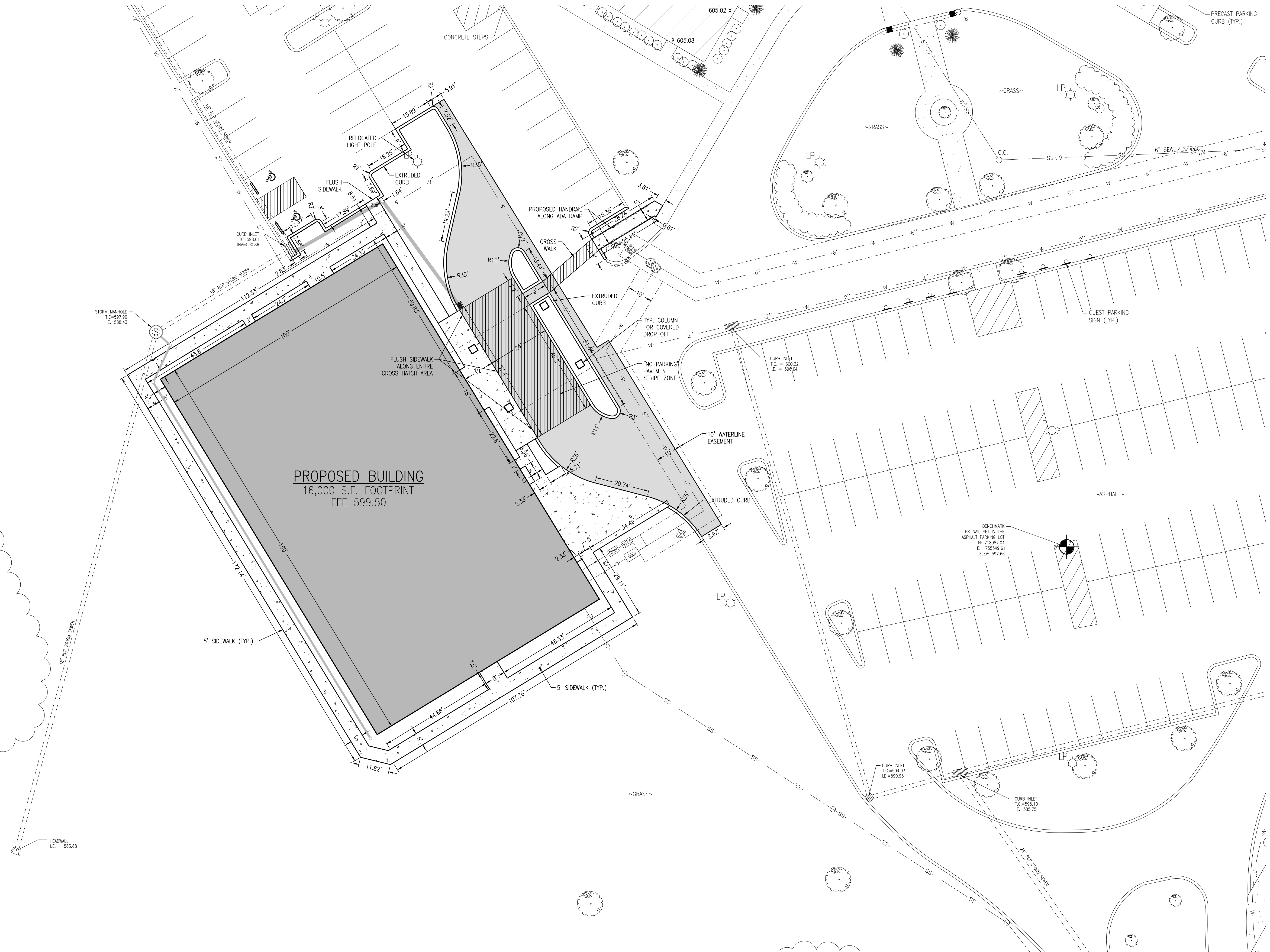
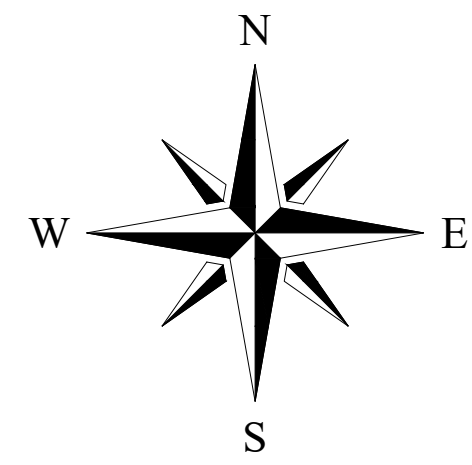
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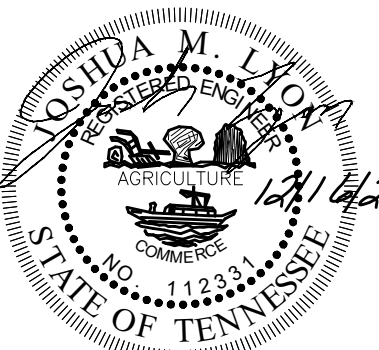
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**GOODLETTSVILLE
PENTECOSTAL CHURCH
BUILDING ADDITION**

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PROJECT NO.:	C05222

SITE LAYOUT

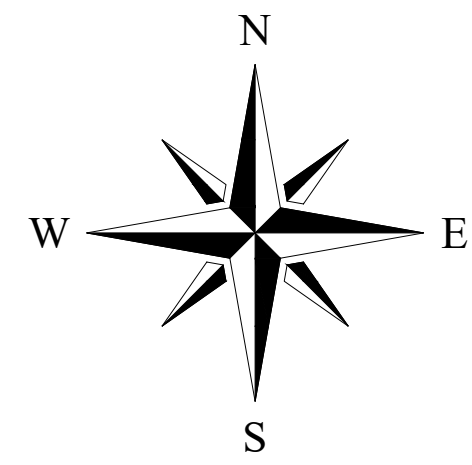
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CONSTRUCTION

GOODLETTSVILLE
PENTECOSTAL CHURCH
BUILDING ADDITION

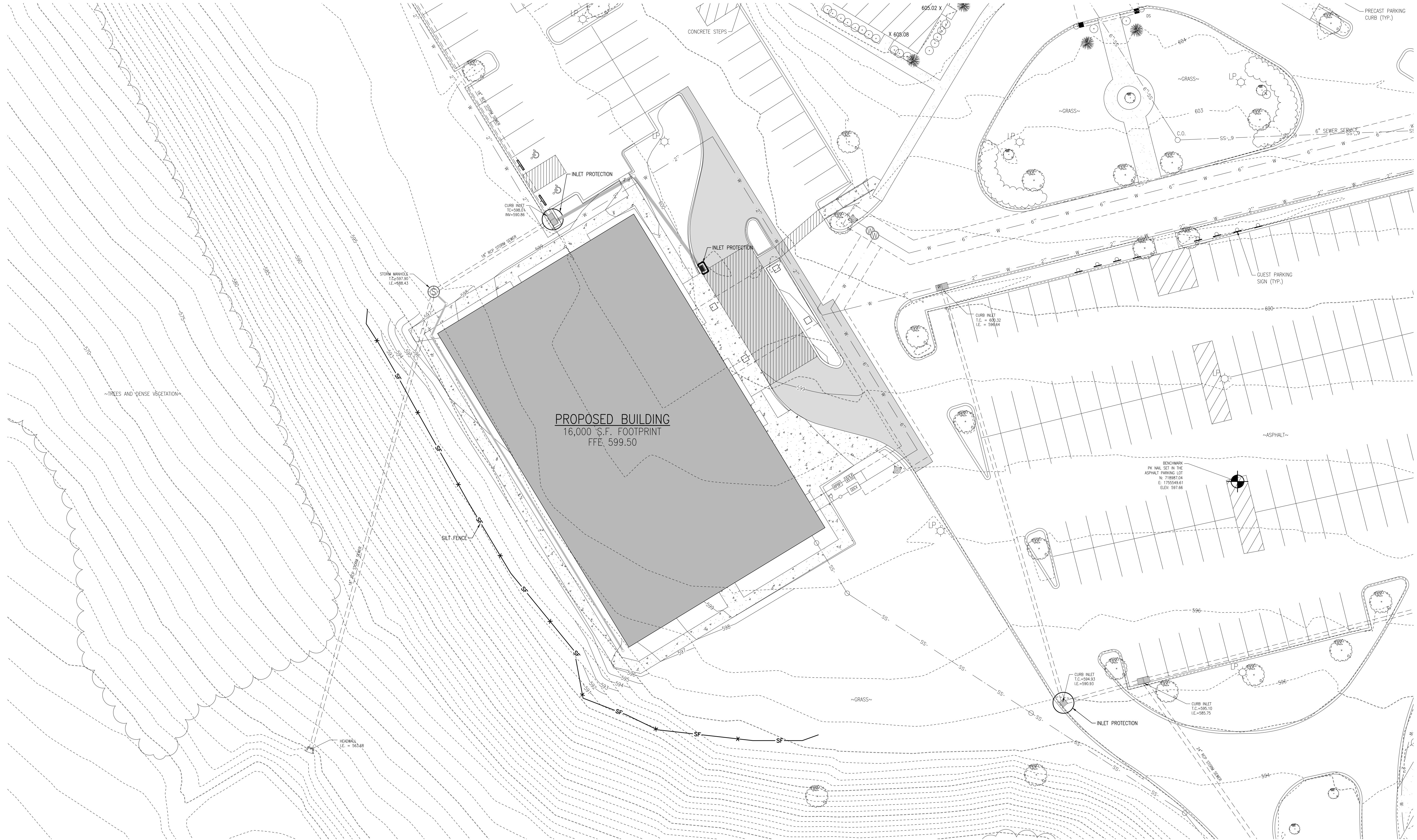
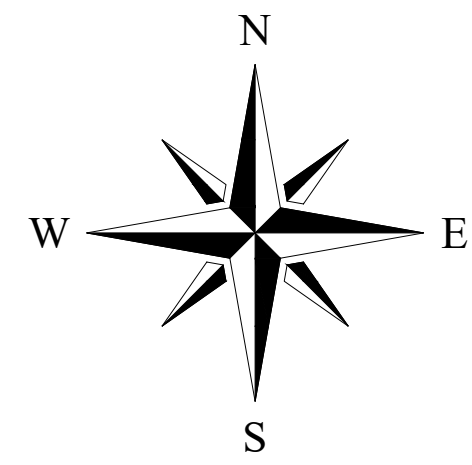
7733 OLD DICKERSON PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

DRAWN BY:	CJN
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PROJECT NO.:	C05222

GRADING PLAN

SHEET NUMBER

C1.03

[illegible]

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CONSTRUCTION

**GOODLETTSVILLE
PENTECOSTAL CHURCH
BUILDING ADDITION**

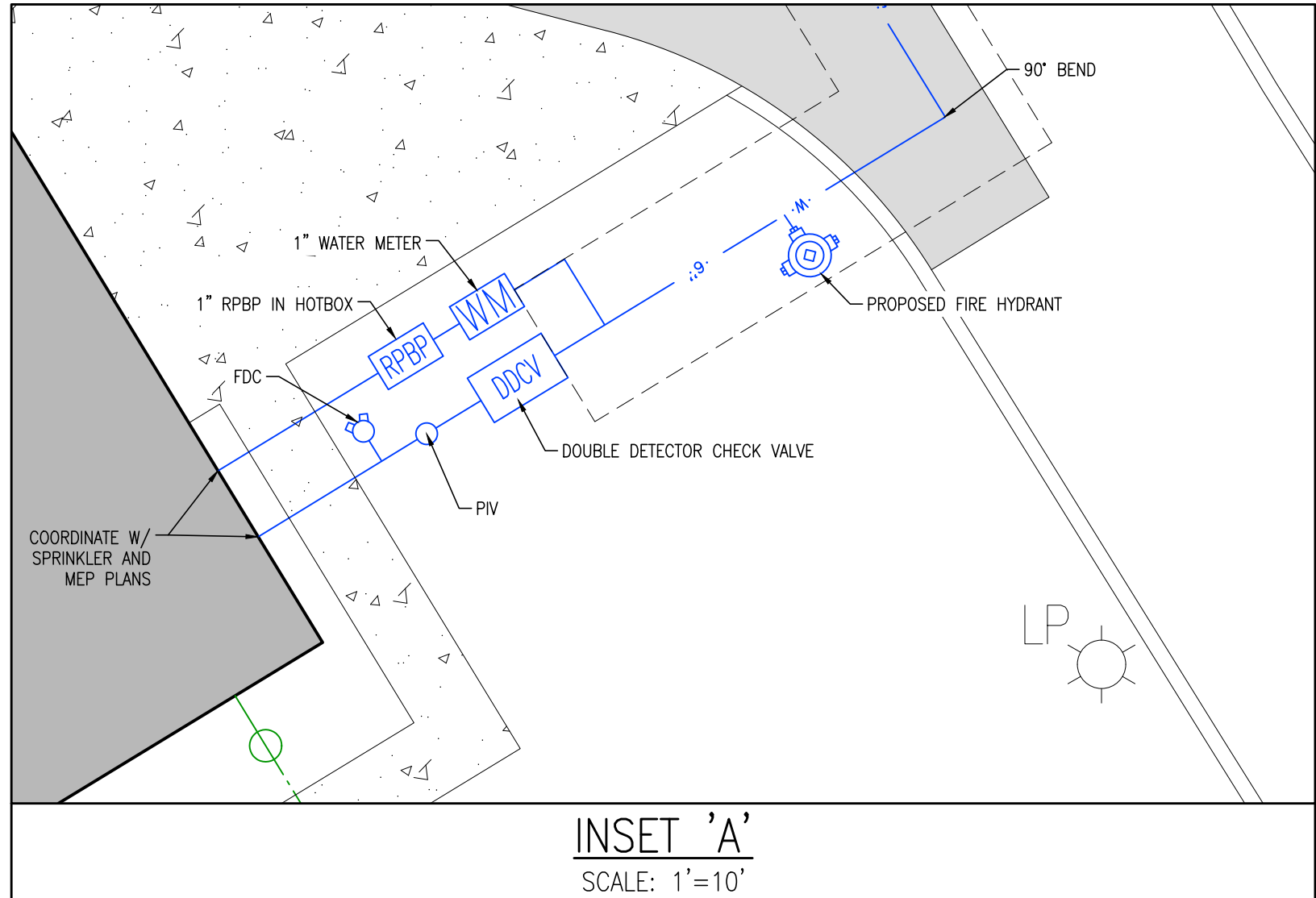
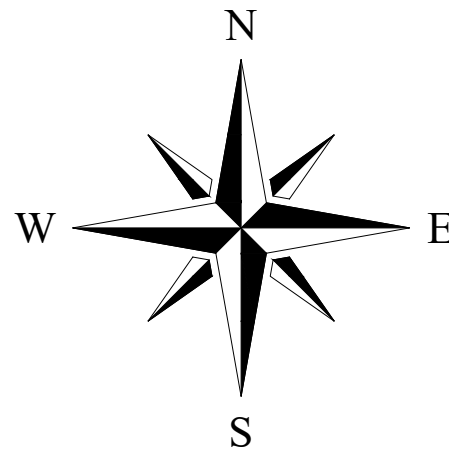
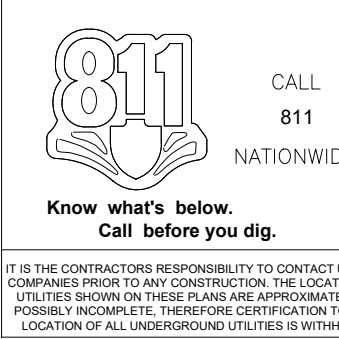
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INTERMEDIATE
EPSC

SHEET NUMBER

C1.04

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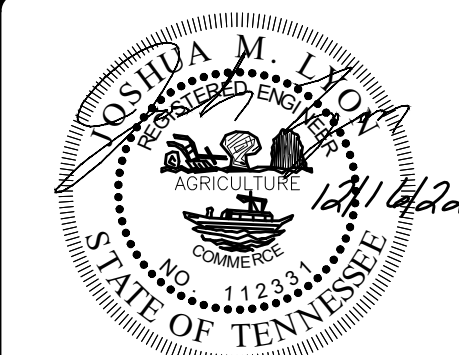
PROPOSED UTILITIES	
—	GREEN — SEWER LINES
—	BLUE — POTABLE WATER
—	PURPLE — IRRIGATION LINES

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REVISIONS

NO. BY DATE DESCRIPTION



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

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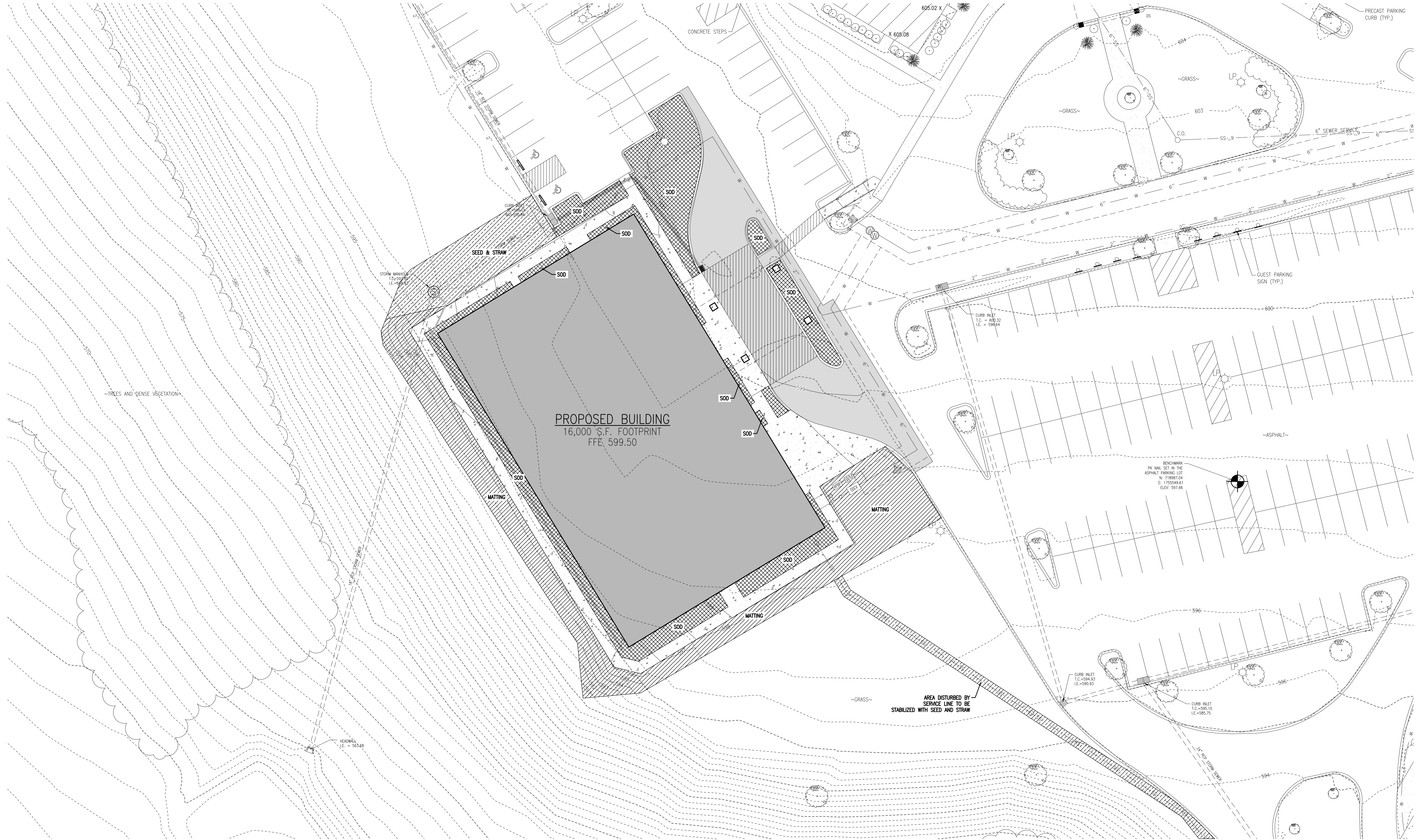
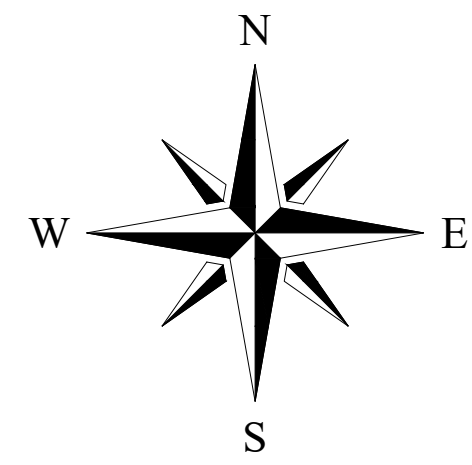
GOODLETTSVILLE
PENTECOSTAL CHURCH
BUILDING ADDITION
733 OLD DICKERSON PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

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PROJECT NO.: C05222

UTILITY
LAYOUT

SHEET NUMBER
C1.05

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

NOT FOR
CONSTRUCTION

GOODLETTSVILLE
PENTECOSTAL CHURCH
BUILDING ADDITION

7733 OLD DICKERSON PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

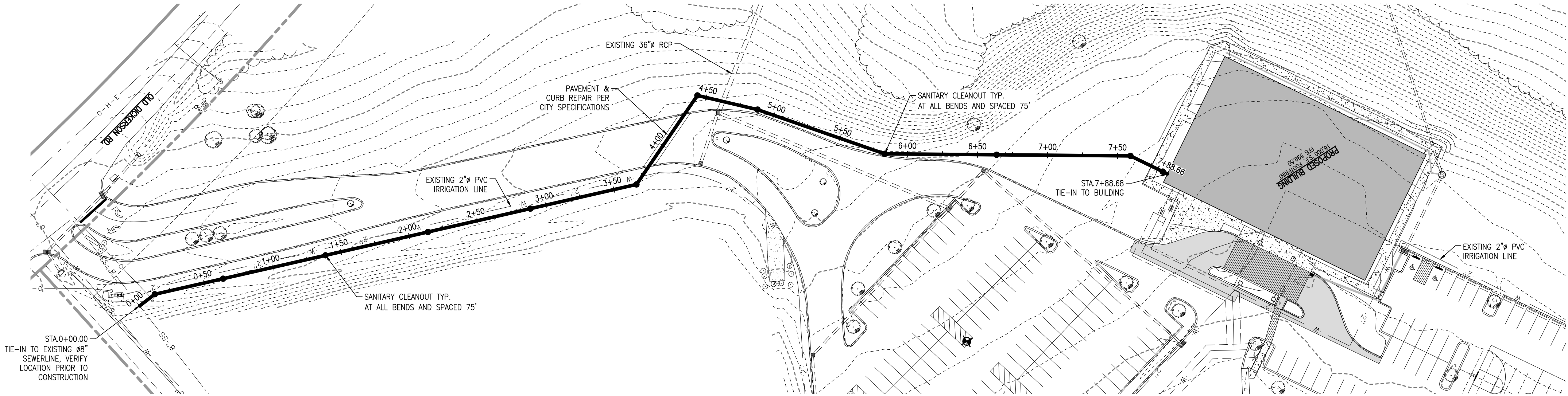
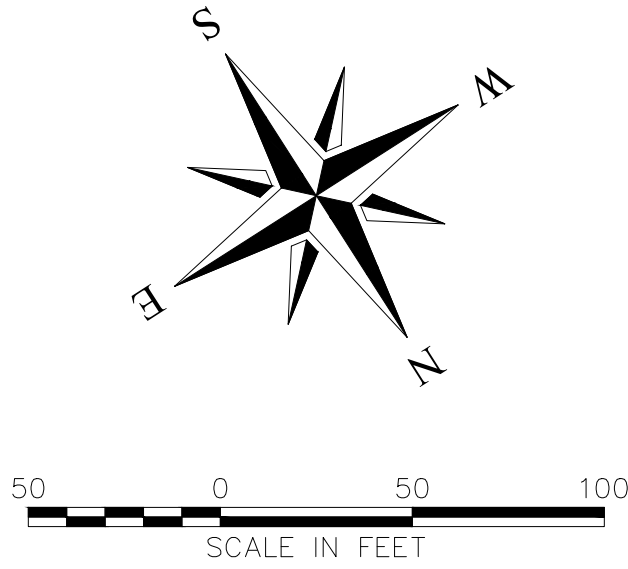
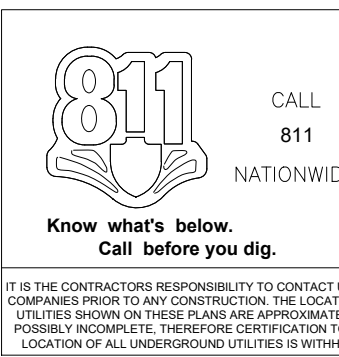
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FINAL STABILIZATION

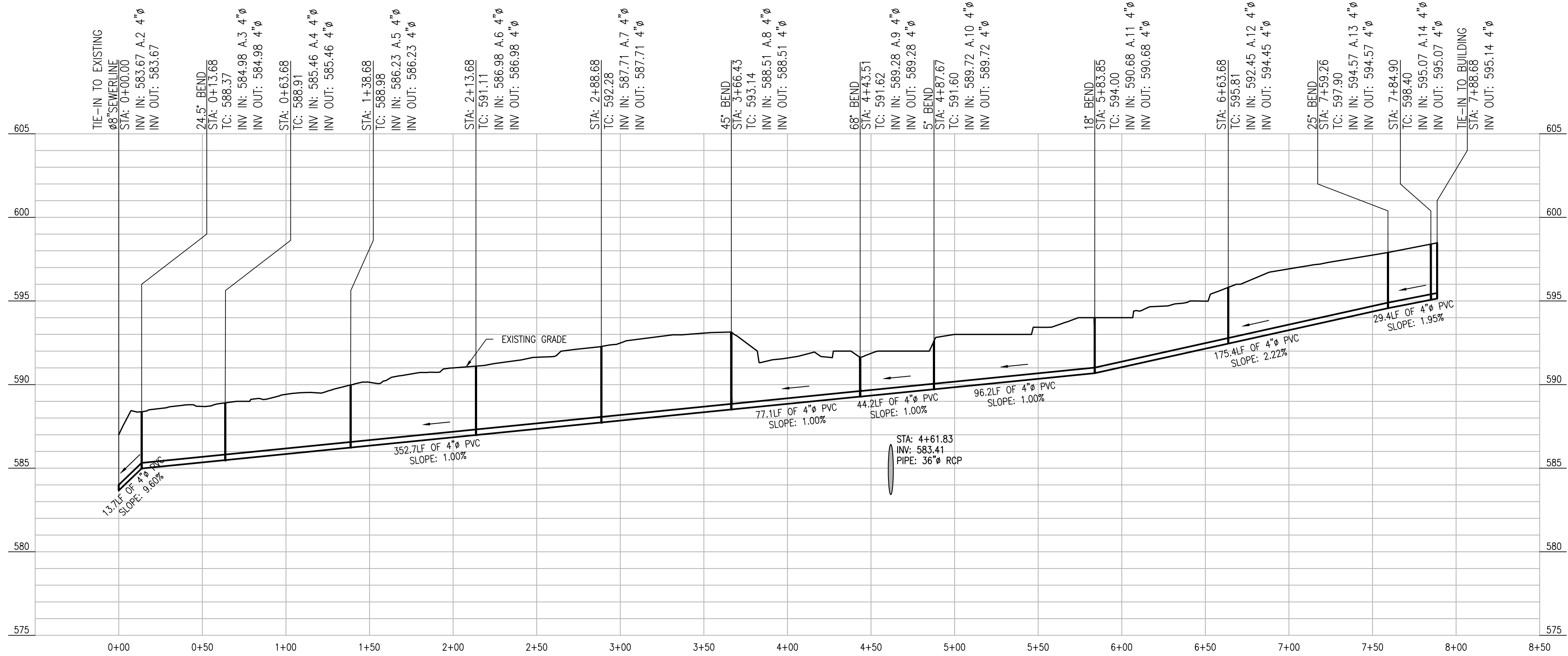
SHEET NUMBER

C1.06

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PLAN VIEW - SANITARY SEWER SERVICE LINE
SCALE: 1"=50'



PROFILE VIEW - SANITARY SEWER SERVICE LINE
SCALE: 1"=50' HORIZONTAL
SCALE: 1"=5' VERTICAL

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REVISIONS	
NO.	DESCRIPTION

JOSHUA M. LYON

REGISTERED PROFESSIONAL ENGINEER

12/16/22

112331

STATE OF TENNESSEE

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

NOT FOR CONSTRUCTION

GOODLETTSVILLE
PENTECOSTAL CHURCH
BUILDING ADDITION

733 OLD DICKERSON PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

DRAWN BY: C.N.

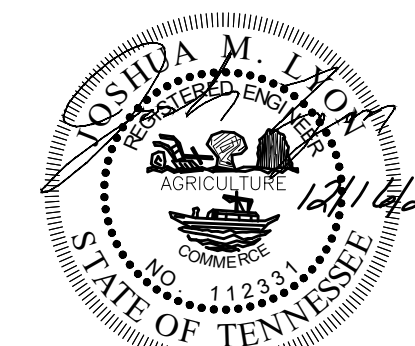
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PROJECT NO.: C05222

SEWERLINE
PLAN & PROFILE

SHEET NUMBER
C2.01

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BUILDING ADDITION

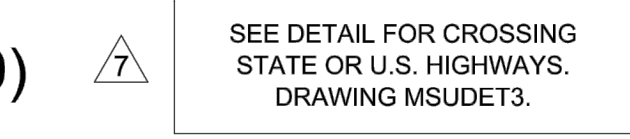
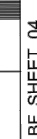
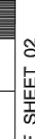
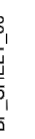
3 OLD DICKERSON PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

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CHECKED BY:	JML
PROJECT NO.:	C05222

CONSTRUCTION DETAILS

SHEET NUMBER

C3.01



- CONCRETE THRUST BLOCK NOTES -
1. THE CONTRACTOR SHALL INSTALL CONCRETE THRUST BLOCKS AT EACH BEND IN THE PIPELINE OF FIVE (5) DEGREES OR GREATER TO WITHSTAND THE PRESSURE RATING OF THE PIPE.
 2. FOR CONCRETE BLOCKING DIMENSIONS AND NOTES, REFER TO TABLE OF DIMENSIONS FOR CONCRETE BLOCKING ON DRAWING MSDUT1.
 3. ALL FITTINGS SHALL BE DOUBLE POLYWRAPPED. CARE SHALL BE TAKEN TO AVOID DAMAGING POLYWRAP.
 4. CONCRETE THRUST BLOCKS SHALL BE ALLOWED TO CURE, BEFORE BACKFILLING.
 5. ALL THRUST BLOCKS REQUIRED AT BENDS IN THE HORIZONTAL PIPE SHALL BE FORMED WITH PLYWOOD TO PREVENT CONCRETE FROM ENVELOPING THE JOINT.
 6. ALL THRUST BLOCKS SHALL BE KEYED INTO THE TRENCH WALL, EXTENDING INTO UNDISTURBED MATERIAL.
7. WHEN VERTICAL BENDS ARE CALLED FOR ON THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL SUBMIT THE BLOCKING DESIGN, INCLUDING CALCULATIONS, TO THE DESIGN ENGINEER FOR REVIEW AND ACCEPTANCE. ANCHORAGES SHALL BE DESIGNED TO RESIST THRUST CAUSED BY INTERNAL TEST PRESSURE WITHIN THE PIPE. PROTECTION AGAINST CORROSION SHALL BE INHERENT IN THE DESIGN. THE BLOCKING DESIGN SHALL BE SEALED, SIGNED, AND DATED BY A PROFESSIONAL ENGINEER.
8. ALL VERTICAL BENDS TO HAVE STAINLESS STEEL STRAPS ANCHORING THE PIPE TO THE BLOCKING.
 9. ALL PIPE JOINTS OR FITTINGS SHALL BE WRAPPED IN POLYETHYLENE SHEET PLASTIC PRIOR TO THE KICKER BEING POURED.
- 

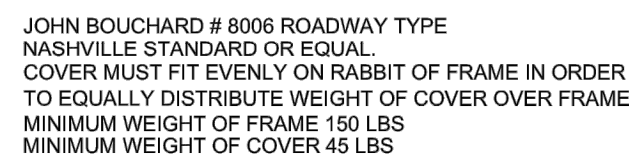
3 MAXIMUM FULL LENGTH PIPE DEFLECTION

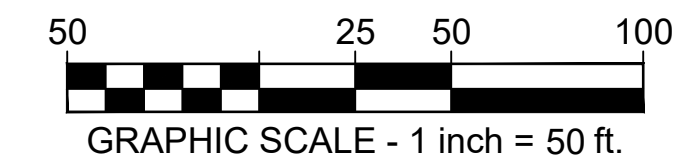
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GOODLETTSVILLE
PENTECOSTAL CHURCH
BUILDING ADDITION

733 OLD DICKERSON PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

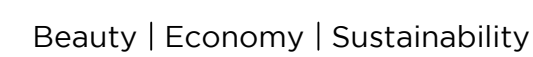
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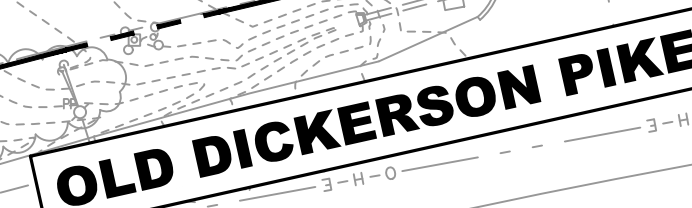


**GOODLETTSVILLE
PENTECOSTAL CHURCH
BUILDING ADDITION**

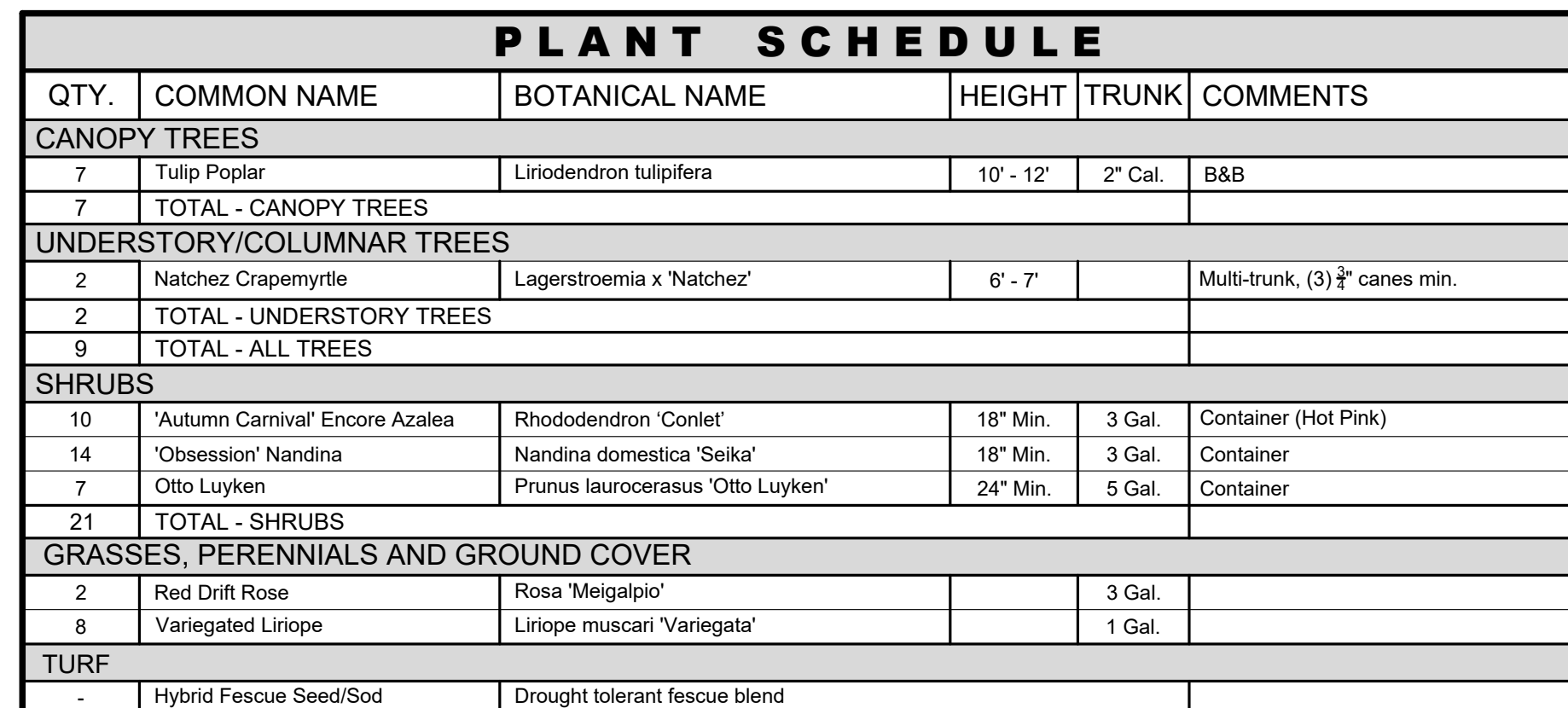
LANDSCAPE PLAN



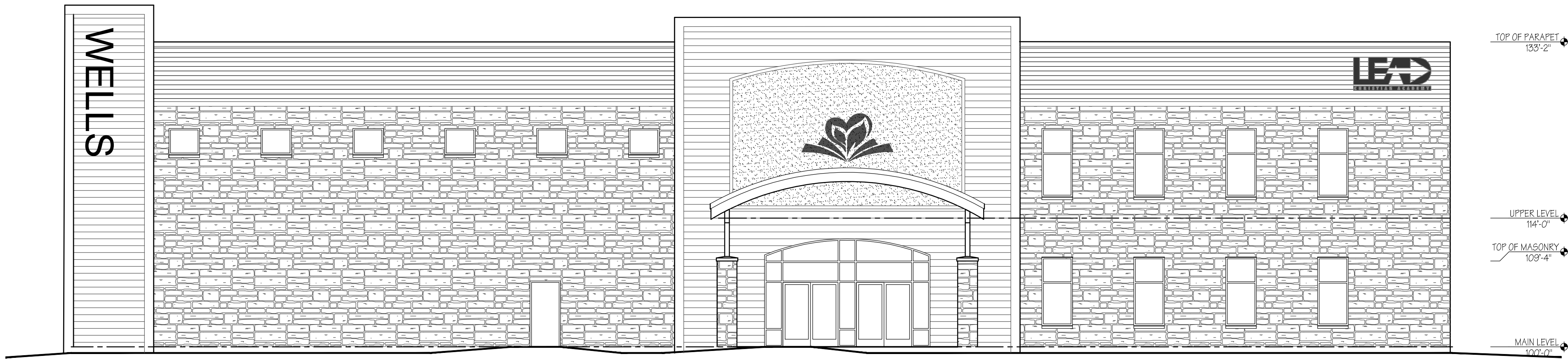
Kevin Reff, RLA
KITA Sustainable Designs, LLC
2101 Masters Drive
Springfield, TN 37172
(615) 469 - 1222 Ofc.
(615) 594 - 7333 Cell.
kreff@kitadesign.biz



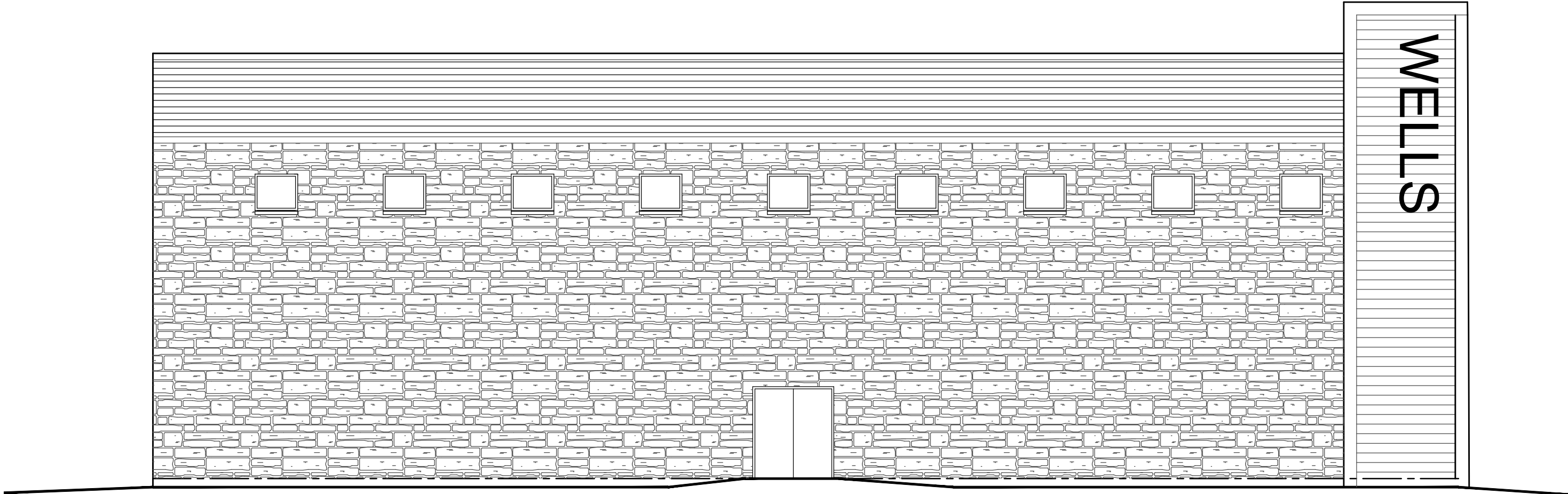
Z:\Dobson\2022\Periacetel church - Goodiettsville Periacetel - LDC.dwg PLOTTED: 12/14/2022 8:42:09 AM



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CHECKED BY:	JML
PROJECT NO.:	C05222
LANDSCAPE PLAN	
SHEET NUMBER L01.1	



1 FRONT ELEVATION
PR3 1/8" = 1'-0"



2 END ELEVATION
PR3 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

6	21DEC22
5	22NOV22
4	16SEP22
3	02SEP22
2	12APR22
No.	Date

PROJECT NUMBER
21-17

ORIGINAL ISSUE DATE
25FEB22

PR3
© 2022 OF 3

A NEW FACILITY FOR

GOODLETTSVILLE PENTECOSTAL CHURCH

Goodlettsville, Tennessee

ELEVATIONS

A PROJECT FOR:

ZION CHURCH BUILDERS, INC.

P.O. Box 218
MATTAWAN, MI 49071
(269)544-7211 - (269) 544-7216 Fax
EMAIL: ZIONCHURCHBUILDERS@GMAIL.COM

Daniel G. White, Architect

PO Box 695
8576 WEST FARM ROAD 76
WILLARD, MISSOURI 65781

(417)425-9818
DGWCREATIONS@GMAIL.COM

GOODLETTSVILLE PENTECOSTAL CHURCH
GOODLETTSVILLE, TENNESSEE

ZION CHURCH BUILDERS, INC.
MATTAWAN, MICHIGAN



A- Agricultural

Minimum Lot Area	217,800 sq. ft.
Minimum House/Garage Area	N/A
Maximum Building Lot Coverage % Based on Minimum Lot Area	10% - 21,780 sq.ft.
Maximum Building Floor Area Ratio (Total Building sq.ft- Example Multi-Stories)	0.12- 26,136 sq. ft.
Total Buildable Area of Lot per Minimum Building Setbacks/Minimum Lot Width	93,590 sq. ft. / 43% of Lot Area -Exceeds Maximum Building sq.ft. Permitted
Maximum Accessory Building sq. ft.	70% of primary house sq. ft.

R-40- Low Density Residential

Minimum Lot Area	40,000 sq. ft.
Minimum House/Garage Area (1,500 sq. ft. + 2 Car Attached Garage)	1,984 sq. ft.
Maximum Building Lot Coverage % Based on Minimum Lot Area	20%- 8,000 sq. ft.
Maximum Building Floor Area Ratio (Total Building sq.ft- Example Multi-Stories)	0.25- 10,000 sq. ft.
Total Buildable Area of Lot per Minimum Building Setbacks/Minimum Lot Width	19,550 sq.ft./ 49% of Lot Area- Exceeds Maximum Building sq. ft. Permitted
Maximum Accessory Building sq. ft.	70% of primary house sq. ft.
Accessory Building sq. ft. Permitted Based on Minimum Primary House sq.ft.	1,389 sq. ft.
Total of Minimum House/Garage Area with Accessory Building Allowance	3,373 sq. ft.

8.4% Building Lot Coverage and Floor Area Ratio**R-25- Low Density Residential**

Minimum Lot Area	25,000 sq. ft.
Minimum House/Garage Area (1,325 sq.ft. + 2 Car Attached Garage)	1,809 sq. ft.
Maximum Building Lot Coverage % Based on Minimum Lot Size	20%- 5,000 sq. ft.
Maximum Building Floor Area Ratio (Total Building sq.ft- Example Multi-Stories)	0.25- 6,250 sq. ft.
Total Buildable Area of Lot per Minimum Building Setbacks/Minimum Lot Width	11,900 sq. ft./ 48% of Lot Area- Exceeds Maximum Building sq. ft. Permitted
Maximum Accessory Building sq. ft.	70% of primary house sq. ft.
Accessory Building sq. ft. Permitted Based on Minimum Primary House sq.ft.	1,389 sq. ft.
Total of Minimum House/Garage Area with Accessory Building Allowance	3,198 sq. ft.

12.8% Building Lot Coverage and Floor Area Ratio**R-15- Medium Density Residential**

Minimum Lot Area	15,000 sq. ft.
Minimum House/Garage Area (1,250 sq.ft. + 2 Car Attached Garage)	1,734 sq. ft.
Maximum Building Lot Coverage % Based on Minimum Lot Area	25%- 3,750 sq. ft.
Maximum Building Floor Area Ratio (Total Building sq.ft- Example Multi-Stories)	0.33- 4,950 sq. ft.
Total Buildable Area per Minimum Building Setbacks/Minimum Lot Width	7,150 sq.ft./48% of Lot Area- Exceeds Maximum Building sq.ft. Permitted
Maximum Accessory Building sq. ft.	70% of primary house sq. ft.
Accessory Building sq. ft. Permitted Based on Minimum Primary House sq.ft.	1,213 sq. ft.
Total of Minimum House/Garage Area with Accessory Building Allowance	2,948 sq. ft.

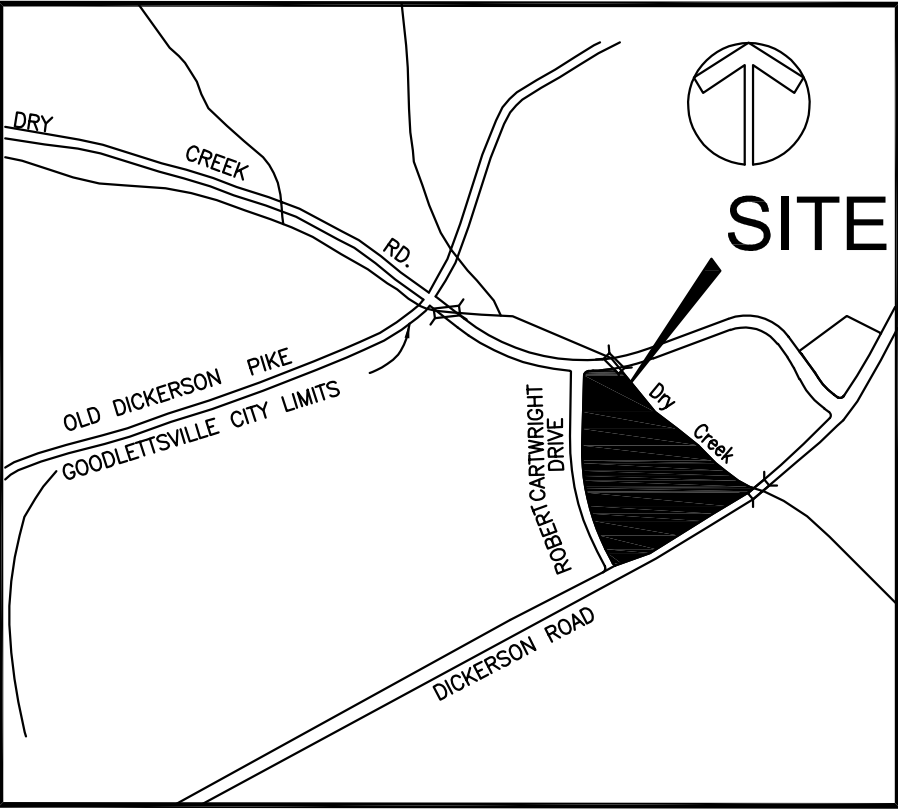
19.6% Building Lot Coverage and Floor Area Ratio**R-10-Medium Density Residential**

Minimum Lot Area	10,000 sq. ft.
Minimum House/Garage Area (1,000 sq.ft. + 1 Car Attached Garage)	1,264 sq. ft.
Maximum Building Lot Coverage % Based on Minimum Lot Area	40%- 4,000 sq. ft.
Maximum Building Floor Area Ratio (Total Building sq.ft- Example Multi-Stories)	0.40- 4,000 sq. ft.
Total Buildable Area per Minimum Building Setbacks/Minimum Lot Width	4,240 sq.ft./42.4% of Lot Area- Exceeds Maximum Building sq.ft. Permitted
Maximum Accessory Building sq. ft.	70% of primary house sq. ft.
Accessory Building sq.ft. Permitted Based on Minimum Primary House sq.ft.	885 sq. ft.
Total of Minimum House/Garage Area with Accessory Building Allowance	2,149 sq. ft.

21.5% Building Lot Coverage and Floor Area Ratio**R-7-High Density Residential**

Minimum Lot Area	7,000 sq. ft.
Minimum House/Garage Area (1,000 sq.ft. + 1 Car Attached Garage)	1,264 sq. ft.
Maximum Building Lot Coverage % Based on Minimum Lot Area	40%- 2,800 sq. ft.
Maximum Building Floor Area Ratio (Total Building sq.ft- Example Multi-Stories)	0.50- 3,500 sq. ft.
Total Buildable Area per Minimum Building Setbacks/Minimum Lot Width	2,560 sq.ft./36.6% of Lot Area
Maximum Accessory Building sq. ft.	70% of primary house sq. ft.
Accessory Building Square Footage Permitted Based on Minimum Primary House sq.ft.	885 sq. ft.
Total of Minimum House/Garage Area with Accessory Building Allowance	2,149 sq. ft.

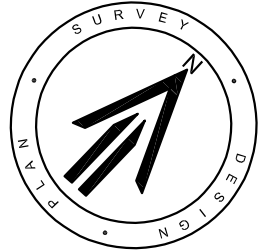
30.7% Building Lot Coverage and Floor Area Ratio



VICINITY MAP
(N.T.S.)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	2825.00'	242.93'	4°55'37"	121.54	242.85'
C2	2785.00'	484.32'	9°57'50"	242.77	483.71'
C3	2825.00'	132.52'	2°41'16"	66.27	132.51'
C4	1268.00'	533.71'	24°06'58"	270.86	529.78'
C5	25.00'	38.11'	87°19'51"	23.86	34.52'
C6	1199.00'	244.50'	11°41'02"	122.68	244.08'
C7	241.00'	312.09'	74°11'47"	182.25	290.73'
C8	390.00'	73.46'	10°47'32"	36.84	73.35'
C9	447.00'	225.39'	28°53'23"	115.14	223.01'
C10	25.00'	40.25'	92°14'43"	26.00	36.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°23'31"W	40.00'
L2	S35°26'02"E	40.00'
L3	S51°48'11"E	36.10'



SEE NOTE 2.



OWNER / DEVELOPER

NATELLI COMMUNITIES
506 MAIN STREET, SUITE 300,
GAITHERSBURG, MARYLAND 20878
MR. MICHAEL NATELLI
MNATELLI@NATELLI.COM
1.301.670.4020



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 55 RESIDENTIAL LOTS, TWO OPEN SPACE LOTS AND TO DEDICATE RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
3. THE SUBJECT PROPERTY IS CURRENTLY ZONED HDRPUD (HIGH RESIDENTIAL PLANNED UNIT DEVELOPMENT).
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE", "X" (OTHER FLOOD AREAS) AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0136H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0136, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS BASE FLOOD ELEVATIONS DETERMINED.

SAID MAP DEFINES ZONE "X" (OTHER FLOOD AREAS) UNDER "OTHER FLOOD AREAS" AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6. BEING PARCELS 42 & 297 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 33.

7. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.

8. A PUBLIC UTILITY & DRAINAGE EASEMENT OF A MINIMUM OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT-OF-WAY SHALL HEREBY BE MADE A PART OF THIS RECORDING.

LEGEND

- | | | | |
|---------|----------------------------|---------|--|
| ● IR(N) | IRON ROD (NEW) (5/8" X 18" | — RCP — | REINFORCED CONCRETE PIPE |
| ○ IR(O) | IRON ROD (OLD) | — SA — | SANITARY SEWER LINE |
| □ | ELECTRIC BOX | — G — | GUARDRAIL |
| ⊕ | FIRE HYDRANT | — P — | OVERHEAD ELECTRIC POWER LINE |
| ⊕ | WATER VALVE | ⊕ → | UTILITY POLE W/ANCHOR |
| ⊕ | CATCH BASIN/CURB INLET | * | LIGHT STANDARD |
| ⊕ | STORM MANHOLE | ○ | GAS VALVE |
| ⊕ | SEWER VALVE | ○ | UTILITY POLE |
| ⊕ | TRANSFORMER PAD | ○ | REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE |

LOT AREA = 91,857 SQUARE FEET OR 2.11 ACRES±
OPEN SPACE AREA = 265,930 SQUARE FEET OR 6.10 ACRES±
PRIVATE ROAD/COMMON AREA = 20,038 SQUARE FEET OR 0.46 ACRES±
RIGHT-OF-WAY DEDICATION = 40,957 SQUARE FEET OR 0.94 ACRES±
PHASE 1 TOTAL = 418,782 SQUARE FEET OR 9.61 ACRES±

CERTIFICATE OF OWNERSHIP & DEDICATION

I(WE) HEREBY CERTIFY THAT I(WE) ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN DEED OF RECORD AS INSTRUMENT NO. 20210914-01223325, R.O.D.C.T. AND THAT I(WE), HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR(MY) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DRY CREEK, LLC

MICHAEL NATELLI DATE

CERTIFICATION OF COMMON AREAS DEDICATION

(OWNER) IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN NAME OF DRY CREEK TOW HOMES PHASE 1 FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE OF THE HOMEOWNERS WITHIN THE NAMED SUBDIVISION. THE "DECLARATION OF COVENANTS AND RESTRICTIONS," APPLICABLE TO THE ABOVE NAMED SUBDIVISION, IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

MICHAEL NATELLI DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CEDARSIDE AT DRY CREEK, PHASE 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A LETTER OF CREDIT OR OTHER APPROVED SURETY HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

SEWER SYSTEM: _____

DATE: _____ BY: _____

CERTIFICATE OF APPROVAL OF STREETS OR BOND POSTING

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC STREETS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GOODLETTSVILLE SUBDIVISION REGULATIONS OR (2) THAT A LETTER OF CREDIT OR OTHER APPROVED SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

NAME: _____

DATE: _____ BY: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CEDARSIDE AT DRY CREEK, PHASE 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A LETTER OF CREDIT OR OTHER APPROVED SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: _____

NAME: _____ MADISON SUBURBAN UTILITY DISTRICT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GOODLETTSVILLE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

BY: _____ SECRETARY PLANNING COMMISSION

DATE: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON TO THE ACCURACY REQUIRED BY THE GOODLETTSVILLE PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY THOSE REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 52,721.

BY: _____ DATE: 12/21/22
TED J. STEVENSON II PLS NO.: 2136

FINAL PLAT

CEDARSIDE AT DRY CREEK PHASE 1

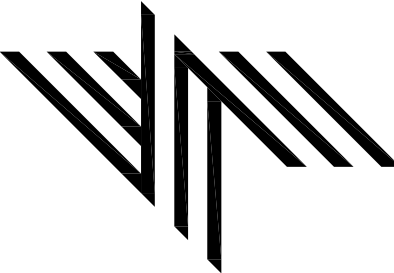
DICKERSON PIKE
10TH COUNCIL DISTRICT,
CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY, TENNESSEE
DISTRICT COUNCIL MEMBER:
ZACH YOUNG

DECEMBER 21, 2022

SCALE: 1" = 100'

JOB NO. 84144-2096

SHEET 1 of 2



RaganSmith

Nashville - Murfreesboro - Chattanooga

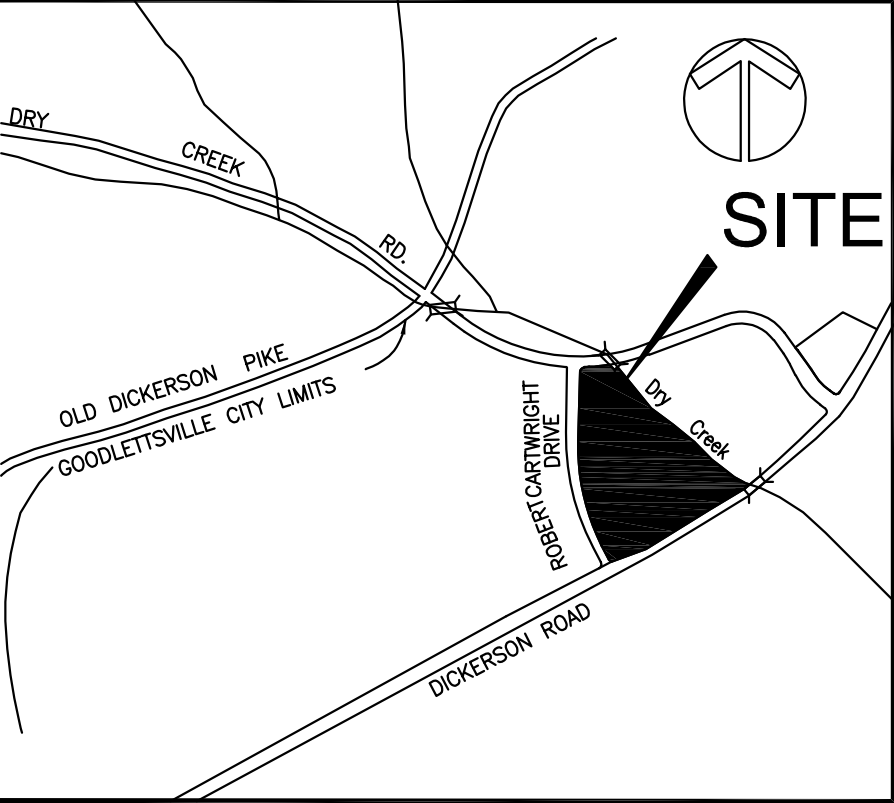
ragansmith.com

315 Woodland Street, Nashville,

Tennessee 37206

615.244.8591; tstevenson@ragansmith.com

Ted Stevenson



VICINITY MAP
(N.T.S.)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C11	25.00'	37.79'	86°36'15"	23.56'	34.29'
C12	25.00'	39.56'	90°39'16"	25.29'	35.56'
C13	54.00'	239.94'	254°35'03"	70.91'	85.92'
C14	25.00'	32.54'	74°35'03"	19.04'	30.29'
C15	275.00'	50.22'	10°27'47"	25.18'	50.15'
C16	25.00'	47.28'	108°21'14"	34.63'	40.54'
C17	50.00'	78.54'	90°00'00"	50.00'	70.71'
C18	50.00'	78.54'	90°00'00"	50.00'	70.71'
C19	25.00'	35.76'	81°57'15"	21.71'	32.79'
C20	25.00'	44.83'	102°44'01"	31.28'	39.06'
C21	25.00'	34.30'	78°36'55"	20.47'	31.67'
C22	125.00'	15.20'	6°58'09"	7.61'	15.20'
C23	25.00'	34.42'	78°52'58"	20.57'	31.76'
C24	25.00'	41.73'	95°38'41"	27.59'	37.05'
C25	25.00'	26.41'	60°31'54"	14.59'	25.20'
C26	25.00'	13.14'	30°07'22"	6.73'	12.99'
C27	54.00'	6.56'	6°57'53"	3.29'	6.56'
C28	54.00'	13.05'	13°50'39"	6.56'	13.02'
C29	54.00'	13.35'	14°10'05"	6.71'	13.32'
C30	54.00'	20.20'	21°26'11"	10.22'	20.09'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C31	54.00'	20.99'	22°16'30"	10.63'	20.86'
C32	54.00'	11.40'	12°05'38"	5.72'	11.38'
C33	54.00'	11.84'	12°33'31"	5.94'	11.81'
C34	54.00'	86.95'	92°15'20"	56.17'	77.86'
C35	54.00'	20.56'	21°49'09"	10.41'	20.44'
C36	54.00'	20.75'	22°00'55"	10.50'	20.62'
C37	54.00'	14.28'	15°09'11"	7.18'	14.24'
C38	25.00'	9.54'	21°51'56"	4.83'	9.48'
C39	25.00'	23.00'	52°43'07"	12.39'	22.20'
C40	275.00'	7.22'	1°30'15"	3.61'	7.22'
C41	275.00'	20.00'	4°10'05"	10.01'	20.00'
C42	275.00'	20.33'	4°14'06"	10.17'	20.32'
C43	2163.95'	2.67'	0°04'14"	1.33'	2.67'
C44	50.00'	1.46'	1°40'17"	0.73'	1.46'
C45	50.00'	18.15'	20°47'53"	9.18'	18.05'
C46	50.00'	17.05'	19°31'59"	8.61'	16.96'
C47	50.00'	16.63'	19°03'35"	8.39'	16.56'
C48	50.00'	15.04'	17°14'00"	7.58'	14.98'
C49	50.00'	10.21'	11°42'15"	5.12'	10.20'
C50	50.00'	4.86'	5°34'22"	2.43'	4.86'

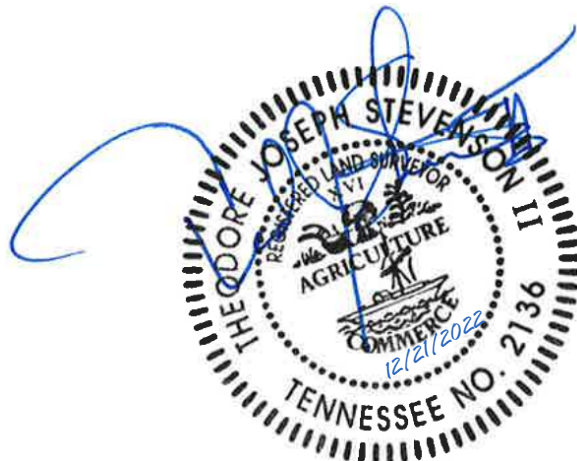
OWNER / DEVELOPER
NATELLI COMMUNITIES
506 MAIN STREET, SUITE 300,
GAITHERSBURG, MARYLAND 20878
MR. MICHAEL NATELLI
MNATELLI@NATELLI.COM
1.301.670.4020

LEGEND	
● IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
○ IR(O)	IRON ROD (OLD)
⊠	ELECTRIC BOX
⊙	FIRE HYDRANT
⊕	WATER VALVE
⊞	CATCH BASIN/CURB INLET
⊟	STORM MANHOLE
⊠	SEWER VALVE
⊞	TRANSFORMER PAD
— RCP —	REINFORCED CONCRETE PIPE
— SA —	SANITARY SEWER LINE
— G —	GUARDRAIL
— P —	OVERHEAD ELECTRIC POWER LINE
⊙	UTILITY POLE W/ANCHOR
*	LIGHT STANDARD
○	GAS VALVE
∅	UTILITY POLE
⊠	REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

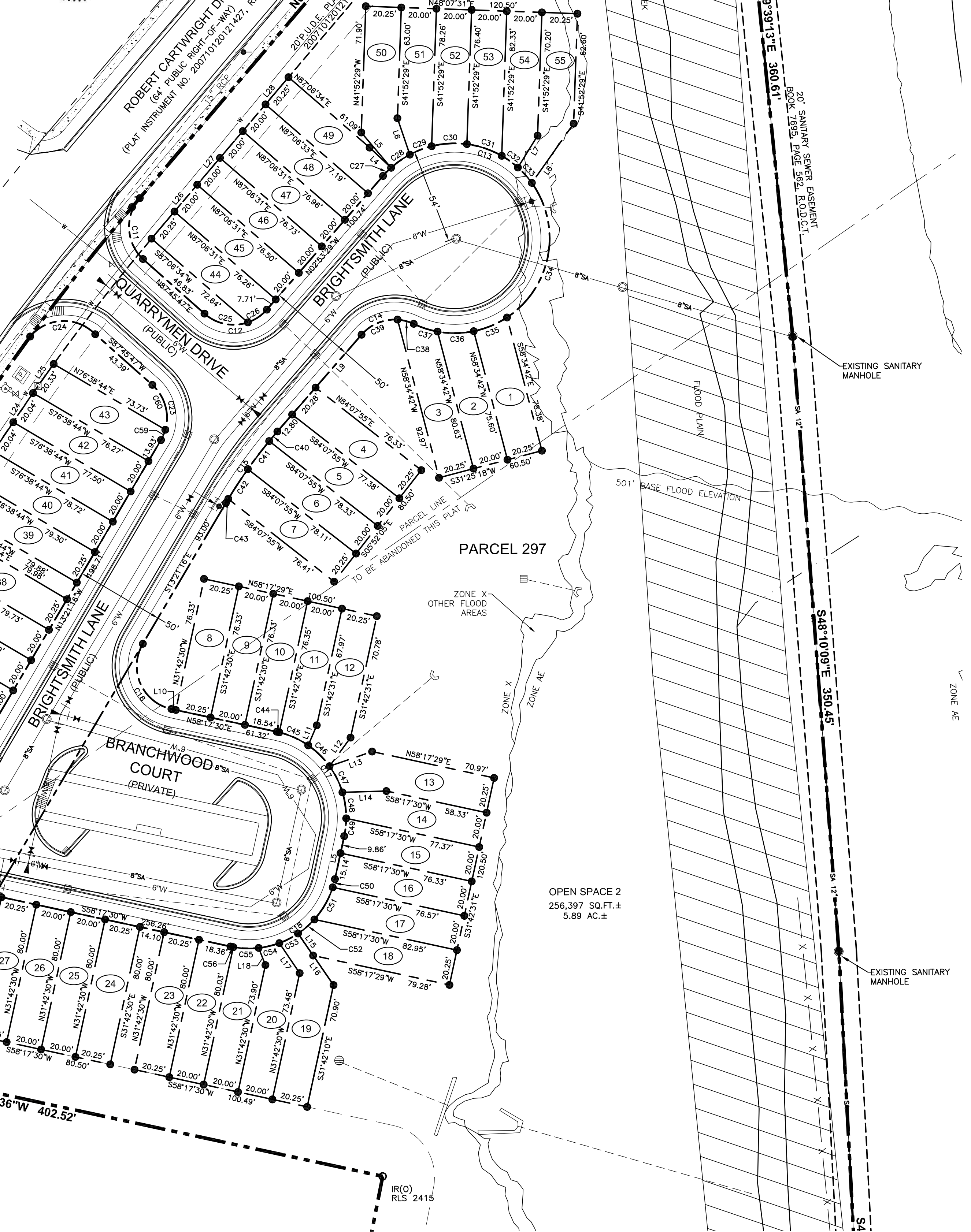
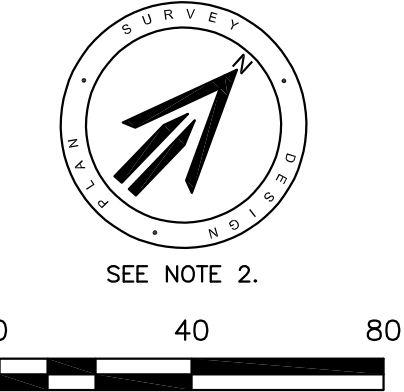
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C51	50.00'	21.15'	24°14'22"	10.74'	21.00'	N14°00'57"W
C52	50.04'	12.32'	14°06'19"	6.19'	12.29'	N05°09'43"E
C53	50.00'	11.92'	13°39'41"	5.99'	11.89'	N19°03'01"E
C54	50.00'	12.19'	13°58'05"	6.13'	12.16'	N32°51'54"E
C55	50.00'	14.46'	16°33'59"	7.28'	14.41'	N48°07'56"E
C56	50.00'	1.64'	1°52'35"	0.82'	1.64'	N57°21'13"E
C57	25.00'	22.34'	51°12'37"	11.98'	21.61'	N32°41'12"E
C58	25.00'	11.96'	27°24'18"	6.10'	11.84'	S06°37'16"E
C59	25.00'	6.39'	14°38'17"	3.21'	6.37'	S20°40'24"E
C60	25.00'	28.03'	64°14'41"	15.70'	26.59'	N60°06'53"W
C61	1199.00'	50.68'	2°25'19"	25.35'	50.68'	S82°34'15"W
C62	2785.00'	183.56'	3°46'35"	91.81'	183.52'	S53°03'41"W
C63	1268.00'	103.74'	4°41'15"	51.90'	103.71'	S21°19'07"E
C65	1268.00'	93.69'	4°14'01"	46.87'	93.67'	S05°39'57"E

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N89°23'46"E	16.74'
L5	N84°03'39"W	26.24'
L6	N62°35'27"W	21.91'
L7	S12°08'28"E	21.25'
L8	S08°41'52"E	41.28'
L9	S02°53'29"E	39.86'
L10	N58°17'30"E	2.53'
L11	N20°46'32"W	12.38'
L12	S07°33'07"E	20.16'
L13	N27°08'43"E	25.59'
L14	S44°30'11"W	24.96'
L15	N78°22'34"W	15.19'
L16	S78°22'34"E	35.58'
L17	S77°44'19"E	20.61'
L18	S65°34'41"E	10.44'
L19	N03°32'56"W	6.22'
L20	N17°44'16"W	40.37'
L21	N15°53'31"W	40.04'
L22	N14°02'56"W	40.25'
L23	N11°41'51"W	40.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N09°51'11"W	40.07'
L25	N08°28'00"W	20.33'
L26	N03°34'23"W	40.25'
L27	N03°32'56"W	40.00'
L28	N03°32'56"W	40.25'



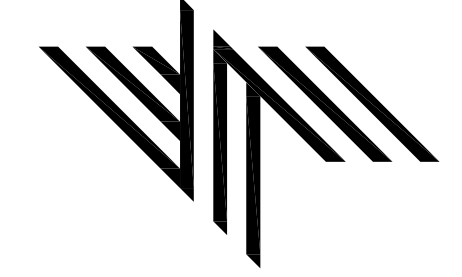
LOT 1
THE TERRY E. WILKES, FRED HIX,
AND CHAD M. RAY PROPERTY
PLAT INSTRUMENT NUMBER
20180710070155, R.O.D.C.T.



LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	1,546	0.04
2	1,549	0.04
3	1,760	0.04
4	1,556	0.04
5	1,558	0.04
6	1,567	0.04
7	1,567	0.04
8	1,546	0.04
9	1,527	0.04
10	1,527	0.04
11	1,545	0.04
12	1,693	0.04
13	1,795	0.04
14	1,537	0.04
15	1,530	0.04
16	1,527	0.04
17	1,580	0.04
18	1,732	0.04
19	1,795	0.04
20	1,673	0.04
LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
21	1,603	0.04
22	1,600	0.04
23	1,620	0.04
24	1,620	0.04
25	1,600	0.04
26	1,600	0.04
27	1,620	0.04
28	1,620	0.04
29	1,600	0.04
30	1,600	0.04
31	1,600	0.04
32	1,620	0.04
33	1,540	0.04
34	1,539	0.04
35	1,563	0.04
36	1,581	0.04
37	1,592	0.04
38	1,617	0.04
39	1,612	0.04
40	1,580	0.04
LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
41	1,562	0.04
42	1,538	0.04
43	1,525	0.04
44	1,528	0.04
45	1,528	0.04
46	1,532	0.04
47	1,537	0.04
48	1,542	0.04
49	1,561	0.04
50	1,775	0.04
51	1,555	0.04
52	1,534	0.04
53	1,573	0.04
54	1,644	0.04
55	1,727	0.04

FINAL PLAT
CEDARSIDE AT DRY CREEK
PHASE 1
DICKERSON PIKE
10TH COUNCIL DISTRICT,
CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY, TENNESSEE
DISTRICT COUNCIL MEMBER:
ZACH YOUNG

DECEMBER 21, 2022
SCALE: 1" = 40'
JOB NO. 84-144 2096
SHEET 2 of 2



RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com
315 Woodland Street, Nashville,
Tennessee 37206
615.244.8591; tstenenson@ragansmith.com
Ted Stevenson



City of Goodlettsville Municipal Planning Commission 2022 Annual Report

2022 Site Development Plans Approved:

- International Fire Protection- Office and Service Building- Windsor Green Ct
- Publix/Caldwell Square- Generator Addition 460 Long Hollow Pike
- ABG Caulking & Waterproofing- Building Addition 861 Springfield Hwy /Parking Lot Alterations
- McBee's Coffee 'N Carwash- Automated Car Wash- 155 Long Hollow Pike
- Dry Creek Villages-Thirty-seven (37) Townhouses- Dry Creek Road
- Range USA- Retail and Shooting Range Building- 300 Cartwright Street and East Cedar Street
- Rachel's Garden Playground Facility in Peay Park- Memorial Drive
- Vintage Northcreek Phase Two (2)-Seventy-six (76) apartment units- Northcreek Boulevard
- Stone Bridge Lots- Traffic Study and Revised Grading Plan- Mixed Use Development- N. Main Street
- Metro Baptist Church Additions and Renovations- East Cedar Drive
- 7-Eleven Facility- High Rise Interstate Sign- 843 Louisville Hwy 31W
- Old Hickory Credit Union- Building-Windsor Green Ct
- CMI Equipment Sales-Equipment Storage and Parking Facility-415 Church Street
- AL Neyer Louisville Highway Industrial Development- 1016 Louisville Hwy 31W
- BJ'S Wholesale Club- Retail Building- 1000 Rivergate Parkway
- Monticello Avenue Townhouses- Twenty-eight (28) Units at 1537 Monticello Avenue

2022 Subdivision Plats Approved:

- Neely Properties- 1016A and B Louisville Hwy 31W- Lot Combination
- Creek Side at Dry Creek Townhomes Phase One-Fifty-five (55) Townhouse Lots and Right of Way Dedication- Robert Cartwright Drive

2022 Performance Bonds/Letter of Credit:

- Seven (7) Development Bonds- \$ 1,043,000

2022 Zoning Ordinance Amendment City Commission Recommendation Approvals

- IC, Industrial Commercial Zoning District
- Non-Conforming Alteration-Alternative Square Footage Application Sign Combination and Reduction
- North Main Overlay District
- Residential Parking Requirements
- Residential Planned Unit Development Requirements-Landscaping, Parking, Building Design, Development Setbacks, and Garage Orientation
- Commercial Core Overlay Arts District Designation
- Electronic Changeable Copy Signs in Residential Zoning Districts
- Family Definition per Tennessee Code Annotated
- Commercial Centers Signage- Alternative Sign Calculations-Increased Square Footage for Combined Center Signs
- Home Day Care Definition Including Four (4) to Eight (4) Kids

2022 Zoning Map Amendment- City Commission Recommendation Approvals:

- North Main Overlay on CSL Zoned Property – N. Main Street
- Interstate Sign District Removal of Right-of-Way
- 1211 South Dickerson-HDRPUD, High Density Residential Planned Unit Development and Preliminary Master Plan for Mixed Use Project- Seventy-Five (75) Multi-Family Units
- 1537 Monticello Avenue HDRPUD, High Density Residential Planned Unit Development and Preliminary Master Plan for Twenty-Eight (28) Townhouse Units
- 107 Harris Street- CSL, Commercial Service Limited/ CCO Commercial Core Overlay

2022 Training Sessions:

Middle Tennessee Section of Tennessee Chapter of American Planning Association Annual Planning Commission and Board of Zoning Appeals Training:

- Planning Commission and Board of Zoning and Sign Appeals Decision Making Procedures
- Subdivision Bond Procedures
- Legal Aspects and Best Practices

2023 Proposed Work Program:

- Review Comprehensive Land Use Plan for Needed Updates and Revisions
- Additional Flood Plain Alteration and Storm Water Design Requirements for New Developments
- Updated Zoning Ordinance format

Proposed Infrastructure Improvements:

- Harris Street/Rivergate Parkway Intersection realignment
- ADA accessible sidewalk improvements