



June 5, 2023 Planning Commission City Hall - Massie Chambers
5:00 PM

Agenda:

Call to Order

Approval of Agenda

1. Approval of June 5, 2023 Agenda

Approval of Meeting Minutes

2. Approval of April 3, 2023 Meeting Minutes

Individual Review of Regular Agenda Items

3. Public Forum on Planning Related Topics
4. AWG, Associated Wholesale Grocers, Inc/ Renaissance Infrastructure Consulting, LLC: Requests site plan approval for a semi-truck trailer parking lot on 10.84 acres at 600 South Cartwright Street. Properties referenced as Davidson County Tax Map/Parcels# 02600017300 and 02600018900 and are zoned IG, Industrial General. Property Owners: Terry and Sherri Calonge (17-22)
5. Kidde Academy/ Goodwyn Mills Cawood (GMC): Request reduced parking requirements for a proposed day care facility on 1.1 acres on Business Park Circle. Property referenced as a portion of Sumner County Tax Map/Parcel# 143J F 01000 000 and is zoned GOPUD, General Office Planned Unit Development. Property Owner: Northcreek LLC Phillips Commercial

DISCUSSION ITEM:

6. 208 Graves Road-Cottage Community Concept Plan
7. Parkview Preserve Maintenance Bonds

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

amccormick@goodlettsville.gov

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105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2200 – Fax 615-851-2212

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CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday June 5, 2023 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of June 5, 2023 Agenda

ITEM#2 Approval of April 3, 2023 Meeting Minutes

ITEM#3 Public Forum on Planning Related Topics

ITEM#4 AWG, Associated Wholesale Grocers, Inc/ Renaissance Infrastructure Consulting, LLC:
Requests site plan approval for a semi-truck trailer parking lot on 10.84 acres at 600 South Cartwright Street. Properties referenced as Davidson County Tax Map/Parcels# 02600017300 and 02600018900 and are zoned IG, Industrial General. Property Owners: Terry and Sherri Calonge (17-22)

ITEM#5 Kidde Academy/ Goodwyn Mills Cawood (GMC): Request reduced parking requirements for a proposed day care facility on 1.1 acres on Business Park Circle. Property referenced as a portion of Sumner County Tax Map/Parcel# 143J F 01000 000 and is zoned GOPUD, General Office Planned Unit Development. Property Owner: Northcreek LLC Phillips Commercial

DISCUSSION ITEMS

-208 Graves Road-Cottage Community Concept Plan

-Parkview Preserve Maintenance Bonds

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

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CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA REPORT

Monday June 5, 2023 5:00 PM

ITEM#1 Approval of June 5, 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 April 3, 2023 Meeting Minutes

STAFF NOTES: N/A

MOTION OPTIONS:

1. Approve as listed
2. Approve with minute 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 AWG, Associated Wholesale Grocers, Inc/ Renaissance Infrastructure Consulting, LLC:

Requests site plan approval for a semi-truck trailer parking lot on 10.84 acres at 600 South Cartwright Street. Properties referenced as Davidson County Tax Map/Parcels# 02600017300 and 02600018900 and are zoned IG, Industrial General. Property Owners: Terry and Sherri Calonge (17-22)

STAFF NOTES:

The site development proposal is for additional parking for the AWG, Associated Wholesale Grocers facility on South Cartwright Street. The property is zoned IG, Industrial General. The zoning district permits the proposed transport and warehouse use.

Project Site Plan Stipulations:

-City's Engineer Consultant confirm and approve plan review comments prior to issuance of City's Land Disturbance Permit

MOTION OPTIONS:

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



ITEM#5 Kidde Academy/ Goodwyn Mills Cawood (GMC): Request reduced parking requirements for a proposed day care facility on 1.1 acres on Business Park Circle. Property referenced as a portion of Sumner County Tax Map/Parcel# 143J F 01000 000 and is zoned GOPUD, General Office Planned Unit Development. Property Owner: Northcreek LLC Phillips Commercial

STAFF NOTES:

The request is to reduce the parking requirements for a proposed 9,509 square feet day care site development on Business Park Circle based on the development parking needs presented by the applicant and other local government examples of parking requirements for day care development. The proposed parking design for the site development includes forty-two (42) parking spaces instead of the fifty-nine (59) parking spaces required by the Zoning Ordinance based on the number of kids and employees with the day care proposal. The proposal includes forty-two (42) parking spaces equaling one space per 226 square feet (1:226) of the proposed day care building. This ratio is not used to determine the minimum parking requirements per the Zoning Ordinance but is helpful in the case of possible future reuses of the property the following minimum parking ratio (space to minimum sq. ft.) would be required:

- General business (1:400)
- Medical offices (1:200)
- General retail (1:250)

The property including the proposed development is zoned GOPUD, General Office Planned Unit Development. The Planning Commission reviews zoning design variance requests in the planned unit development zoning districts since the planned unit development zoning is a master plan-based zoning.

The Planning Commission at the August 1, 2022 meeting approved a similar request for a proposed day care development on Northcreek Boulevard for thirty-five (35) parking spaces equaling one space 302

square feet (1:302) of day care building. The applicant's request defines the prior project proposal reviewed by the Planning Commission at the August 2022 meeting.

The applicant's letter also references the number of driveways with the proposal including two (2) driveways on Business Park Circle. The preliminary site development plan includes 205 feet of property frontage along Business Park Circle and 134.5 feet separation between the two (2) proposed driveways. Staff's determination is the proposal would meet the driveway frontage and separation requirements of the Zoning Ordinance. The applicant's request is to determine that the two (2) driveway design would meet the Zoning Ordinance requirement for an additional driveway *when necessary for site deliveries*.

Business Park Circle is a minor street used for access to businesses in the area with limited traffic volumes. The proposed site development is not located near an intersection or a street connecting to other areas so the proposed additional driveway with the day care development would not create a traffic issue.

The proposed project will require full site development plan review by the Planning Commission prior to any permitting of the project.

REFERENCED ZONING ORDINANCE SECTIONS:

(A) Maximum number of driveways:

(2) Non-residential use: One (1) driveway is permitted for a non-residential use property for the first one hundred (100') of property street frontage. Where permitted, one (1) additional driveway may be permitted for the next additional one hundred feet (100') of ***property street frontage where necessary for site deliveries and large truck access***. Where permitted, additional driveways may be permitted for each additional one hundred feet (100') of property street frontage minor streets, two hundred feet (200') on collector streets, and three hundred feet (300') on arterial streets.

REFERENCED ZONING ORDINANCE SECTIONS:

Day Care Parking Requirements

Personal and group care Associations for physically or mentally handicapped: one (1) space for each employee. Day care centers: one (1) space for each employee plus (1) space for each five (5) children.

Number of Driveways Permitted

(A) Maximum number of driveways: (2) Non-residential use: **One (1) driveway is permitted for a non-residential use property for the first one hundred (100') of property street frontage. Where permitted, one (1) additional driveway may be permitted for the next additional one hundred feet (100') of property street frontage where necessary for site deliveries and large truck access.** Where permitted, additional driveways may be permitted for each additional one hundred feet (100') of property street frontage minor streets, two hundred feet (200') on collector streets, and three hundred feet (300') on arterial streets.

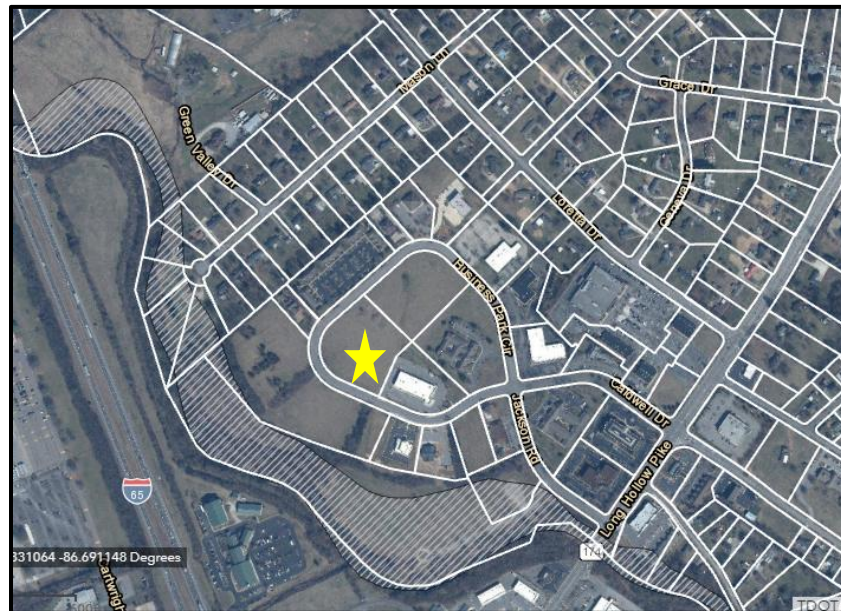
(E) Multiple driveways: Where permitted, separation between two (2) driveways measures along the right-of-way line serving the same property which provide access to the same street shall be:

Multi-Driveway Separation Dimension

(2) Non-residential uses: One hundred feet (100') on minor streets, one hundred fifty feet (150') on designated collector streets, and two hundred feet (200') feet on designated arterial streets

MOTION OPTIONS:

1. Approve parking variance proposal for forty-two (42) parking spaces instead of the fifty-nine (59) required based on the anticipated parking needs with the proposed day care site development.
2. Deny parking variance proposal and require fifty-nine (59) spaces with proposed day care site development.
3. Approve parking variance proposal with alterations to request as determined by Planning Commission
4. Defer parking variance proposal to submit any requested information determined by the Planning Commission



DISCUSSION ITEMS

-208 Graves Road-Cottage Community Concept Plan

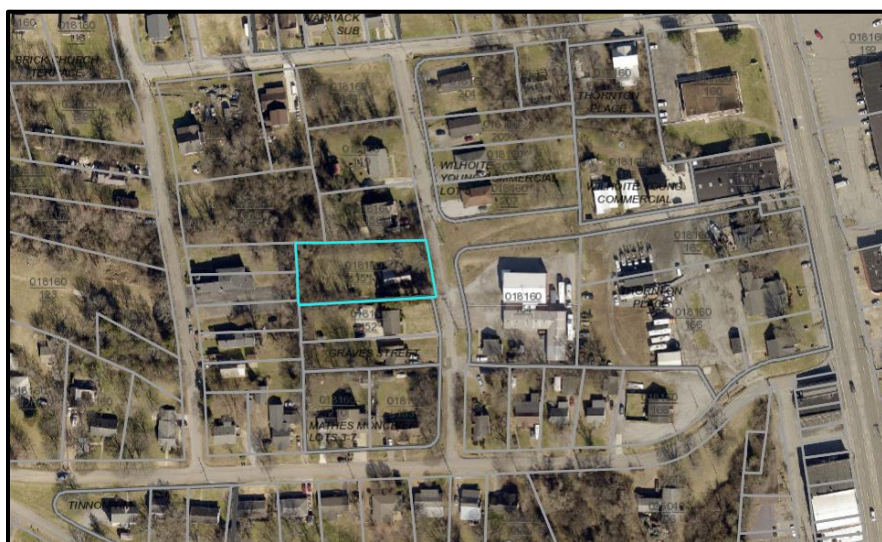
0.57 Acre/ 24,829 sq. ft.

Zoning: R7 High Density Residential

Comprehensive Land Use Plan Designation: Residential Conservation High Density

STAFF NOTES:

Based on the current property zoning and property area and dimensions, the property could be developed with either two (2) one family detached dwellings on fifty (50') width lots or a single duplex constructed on the property. The existing house would be required to be demolished to develop the property. The concept proposal is for six (6) detached one family dwelling units on a property with common areas. The proposal would be 10.5 units per acre. The City's High Density Planned Unit Development Ordinance permits seven (7) units per acre for properties not fronting a main highway. The City's High Density Planned Unit Development also requires a minimum project acreage of five (5) acres. The concept proposal would require a Zoning Ordinance amendment. The first amendment option is to amend the High Density Planned Unit Development section for smaller acreage projects less than five (5) acres and increase the density for areas not fronting a main roadway. The second Zoning Ordinance amendment option would be creating a new Planned Unit Development section for smaller area infill type developments with increased density. The concept proposal would also require a Comprehensive Land Use Plan amendment to define an area for increased density infill type developments. The discussion item is for Planning Commissioners and staff to review if the amendment process should be reviewed for this and similar type projects.



Comprehensive Land Use Plan:

A. POLICIES FOR RESIDENTIAL DEVELOPMENT

The plan recommends general densities at which residential development should occur. These recommendations are based upon analyses of past and current patterns of development, availability of sanitary sewers, land character, and other factors. The densities are classified into four general categories as follows:

Low Density 1 - 2 dupa*
Low Medium Density 3 - 4 dupa
Medium Density 5 - 6 dupa
High Density 7 and over dupa.

* dwelling units per acre

Residential areas are further classified as either "residential conservation" or "residential development." **Conservation areas are those neighborhoods which are predominantly developed and should be protected.** Development areas are those where new development or redevelopment can be permitted at varying densities.

1. **Residential conservation areas should be protected from encroachment by incompatible activities. Prevailing lot sizes and densities are to be maintained, and any infill development should occur in a similar pattern.**
2. Residential development areas should be permitted to develop at a density appropriate for the area. Where sewer is available, low medium density subdivisions may occur. **Medium and high density development should be restricted to planned unit developments and should provide transition from low to higher densities.**
3. Residential densities in development areas without sewer availability should be one dwelling unit per acre of less, depending upon soil types. As public sanitary sewer is provided, higher densities may be considered.
4. High density development shall be a planned unit development. These developments should be located with direct access to a major street with no traffic routed through existing neighborhoods.
5. Planned unit development should be encouraged. Density and design control should be exercised through the PUD review process and through staff implementation.
6. Overzoning, i.e., zoning districts which have lot size

requirements smaller than the prevailing developed lot size, should be discouraged and corrected as opportunities exist.



-Parkview Preserve Maintenance Bonds

The project maintenance bonds expire July 14, 2023. Staff sent the attached notice about remaining improvement items required prior to bond expiration. The discussion item on the agenda is for the developer to be able to discuss any issues with the requested improvement list. Staff has discussed the list with the developer and they are getting prices and contractors in place to complete the remaining items.

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

April 3, 2023

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: N/A

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

Espinosa called the meeting to order, and Wheeler offered prayer.

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

Item #2 Approval of March 6, 2023 Meeting Minutes: Duncan made a motion to approve the minutes of the March 6, 2023 meeting, Parnell seconded the motion. Espinosa abstained since he was absent from the meeting. The motion passed.

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

No one requested to speak at the meeting.

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

The Public Forum was closed.

AGENDA

Item #4 PUBLIC HEARING Community Development Services Staff: Request approval of amendment to the Subdivision Regulations Section 1-109 regarding land dedication and fees associated with development improvements per recent Tennessee Code Annotated Section 13-4-303 (d)(1)-(3).

Espinosa opened the Public Hearing for Item #4.

No one requested to speak on Item #4.

Trew made a motion to close the Public Hearing, seconded by Wheeler. The motion passed.

The Public Hearing was closed.

Staff Discussion:

- The Planning Commission is the board responsible for adopting and amending the City's Subdivision Regulations.
- The City is required to hold a public hearing with a thirty (30) day notice process with the review of all amendments to the Subdivision Regulations.
- The Tennessee Legislature recently adopted a law defining the review criteria for any required property dedications, associated development fees, and the law would also apply to off-site infrastructure requirements with new developments.

- The amendment is to incorporate the state law section into the City's Subdivision Regulations.
- The application of the regulation section will require review and definition during the development approval process with any of the items required with a development approval.
- The process will be to ensure the developer's responsibility is limited to alleviating the defined impact the development creates.
- Engineered drainage, traffic, and utility studies required with new larger scale developments are key for determining the impact created by a development.
- Staff presented the Referenced Tennessee Code Annotated Section 13-4-303 (d)(1)-(3) and the Proposed Subdivision Regulations Section 1-109.
- Motion Option - Approve Subdivision Regulations amendment per state law section.
- Motion Option -Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Parnell asked Freeman for comments on the amendment.
- Freeman responded and explained the Legislature recommended the changes.

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

Item #5 806-810 Meadowlark Drive Properties Rezoning: Joseph Hall, First Wise Capital Group: Requests recommendation to the City Commission to rezone the 2.25 acre properties from CSL, Commercial Services Limited to R2, Regional Center Planned Unit Development Low Intensity. Properties referenced as Davidson County Tax Map/Parcels# 03401004200, 03401004300, 03401004400. Property Owners: Pamela and William Neiman, David and Gayla Storment and Dodd, and Eaves Revokable Living Trust.

Item Representative: Joseph Hall, First Wise Capital Group & Mario Beddingfield, Beddingfield Consulting, LLC

Staff Discussion:

- The Planning Commission at the March meeting deferred the request to rezone the property at 806 Meadowlark Drive including a preliminary master plan for twelve (12) short term rental residential units with commercial ground floor uses.
- The revised plans include the additional properties at 808 and 810 Meadowlark Drive to the project.
- The project is four (4) buildings, thirty-six (36) short term rental units.
- The units average is one-thousand fifty (1,050) square feet on the short-term rental units.
- Eight (8) commercial units for a total of five thousand nine hundred (5,900) square feet.
- One hundred one (101) parking spaces, eighty-nine (89) off street, twelve (12) on street.
- April 3, 2023 Meadowlark Submittal Review Comments.
 1. Provide scaled/dimensioned plan including proposed building setbacks
 2. Provide sidewalk connections between buildings and sites.
 3. Provide general description and location of storm water quality/quantity facilities.
 4. Provide water and sewer service letters
 5. Provide notation that buildings to meet the City's Design Standards with a minimum 50% brick/stone or combination and remainder can be cement fiber board, split face block, or EIFS.
 6. Total commercial proposed is 5,900 square feet (shopping center required parking – 1 space per 200 square feet) 30 spaces with a handicap space at each facility. 2 parking space per each rental unit will be required – 76 spaces. Additional parking will be required to meet minimum

requirements and the City will require approval of proposed on-street parking. If approved for on-street parking all roadway alterations will be the developer's responsibility. Project may require public right-of-way dedication for wider sidewalk along Meadowlark Drive and include on-street parking in the right-of-way.

7. Is intention for lots and buildings to be single ownership? If not, will need to review site maintenance agreements and a subdivision plat will be required to designate access, drainage, and utility easements.

-Motion Option – Approve City Commission recommendation to amend the zoning map and preliminary master plan subject to the seven (7) defined plan review comments listed above and any additional information determined by the Planning Commission. Staff would confirm the plan items are completed prior to submittal to City Commission for review.

-Motion Option – Deny City Commission recommendation and maintain the CSL, Commercial Services zoning designation.

-Motion Option – Defer request to include revised master plan and any additional information as determined by the Planning Commission.

Planning Commission Discussion:

-Duncan commented on the regional center zoning for this type of use and this project is perfect for this zoning.

-Trew discussed on-street parking.

-McCormick responded and explained what they would need to add to the width of the streets for on-street parking.

-Trew discussed the number of parking spaces per unit.

-McCormick responded and explained the criteria for the short-term rental units and commercial mixed use units.

-Espinosa discussed the two (2) motion options and the seven (7) stipulations.

-McCormick responded and discussed the sewer service in the area.

-Espinosa asked Mr. Ellis for comments on the sewer service.

-Ellis responded and discussed the Rivergate basin and Dry Creek basin maximum flow issue.

-Espinosa discussed moving forward with a revised master plan and the seven (7) stipulations.

-McCormick responded before going to the City Commission they need to know about the sewer and storm water facilities.

-Parnell discussed the Land Use, Zoning Plan for the area and concerns with future sewer capacity.

-Ellis responded and discussed the contract with Metro Nashville for sewer flow capacity.

-Parnell commented on a storm water treatment facility on the property, parallel parking and green space.

-McCormick discussed the flood plain on the property and how it will drain.

-Espinosa discussed the seven (7) stipulations and the master plan revision before going to the City Commission.

-McCormick responded and discussed the seven (7) stipulations.

-Ellis asked if they had inquired about water?

-Beddingfield responded they have reached out to Steve Diviney but have not received a response back and to Madison Suburban and have not received a response.

-Ellis recommended they give them more information on how much water and sewer is needed.

-Ellis commented no issue with wastewater but would not recommend going to the City Commission without the seven (7) stipulations being answered.

- Duncan commented on the seven (7) stipulations not going to the City Commission before the seven (7) conditions are met.
- Parnell discussed stipulation six (6) number of parking spaces.
- McCormick responded and explained the requirements for commercial parking and short-term rental unit parking.

Motion: Motion by Duncan to approve the request with the stipulations and stipulation #6 (six) being 101 parking spaces as proposed in the meeting, seconded by Trew. The motion passed unanimously.

Item #6 Zoning Ordinance Amendment Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Sections 14-201(3), 14-205 (3)(b), 14-210(4)(d) and 14-213 (9)(h) to include a conditional use in residential zoning districts for a limited scale event facilities on larger acreage properties. **(City resident/property owner submitted request)**

Item Representative: Addam McCormick, Staff

Staff Discussion:

- Staff received a request from the property owner of the 4.7-acre property at 815 Long Hollow Pike.
- The applicant is reviewing rebuilding the existing barn building near Long Hollow Pike.
- The owner has requested the new barn building to be available to be used for a limited scale event center for small events.
- A Zoning Ordinance amendment would be required to permit a limited commercial use of the property.
- The request for a limited scale event center would not fall under the home occupation section of Zoning Ordinance since multiple clients or customers will be served with the proposed event center use.
- The Zoning Ordinance amendment proposal is based on the property owner's request.
- The amendment would define a limited scale use in the residential zoning districts on larger size properties and located on roadways supporting the increased traffic from the use.
- The amendment includes a conditional use process including review by the City's Board of Zoning and Sign Appeals for the base residential zoning districts and Planning Commission for the planned unit development zoning districts.
- A public hearing would be required with the conditional use request.
- The amendment includes regulations to limit the scale of the event center operation and activities and impact onto adjacent residential areas.
- Staff requests Planning Commission's input on the maximum size of event (number of people) and hours of operation limitation listed with the ordinance amendment proposal.
- Staff presented Zoning Ordinance Amendment Proposal: (9) Conditional Use Permits,(h) Specific Standards for Residential Activities, (iv) Limited Scale Event Center
- A limited scale event center on larger acre properties in residential zoning district provides the opportunity for small scale commercial use events in a rural residential setting.
- The conditional use application and event center shall meet the following requirements:
 1. The intention is for the event facility to not cause undue traffic congestion or draw significant amounts of traffic through minor residential streets. The use shall be located on property accessed by either main local or state roadways that would support the anticipated increased traffic from operating events
 2. All parking for the event, including for the property owner and residents during the event shall be off the roadway and be available on the property.

3. The event facility to be located on property including a minimum of three (3) acres
4. The event facility to be owned and operated by the property owner residing on the property
5. No single event shall exceed occupancy for more than fifty (50) people
6. Events shall be limited to operating from 9 am to 9 pm and shall not include overnight stay
7. Accessory buildings used for the events shall meet the provisions of the Zoning Ordinance regarding maximum square footage, materials, building heights, and the designated parking and the building shall be designed to be accessible.
8. Event facility to include permanent on-site bathroom accessible bathroom facilities
9. Signage for the event center to be limited to a ground sign on the property not exceeding seven (7') feet in height and 25 square feet in area.
10. All necessary steps shall be taken to minimize any adverse effects of the event venue on the immediate vicinity through building design, site design, landscaping, and screening. Any lighting to be used for the event shall be limited in height and location not to create glare onto adjacent properties zoned or used as residential.

-Applicants requesting a conditional use shall submit a written request and plans of the property and building.

-The plans shall include enough detail to certify that the requirements listed above will be met.

-The conditional use review may include limiting the location of the event on the property to limit the impact of the event facility use on the immediate vicinity and reducing the operation of the events to defined days of the week.

-Motion Option - Approve City Commission recommendation to amend the Zoning Ordinance to create a conditional use residential zoning district event facility as presented with any additional ordinance requirements as determined by the Planning Commission

-Motion Option - Deny City Commission recommendation to amend the Zoning Ordinance to create a conditional use residential zoning district event facility use

-Motion Option - Defer request to include additional information as determined by the Planning Commission

Planning Commission Discussion:

-Duncan discussed the Winery on Long Hollow Pike requesting a similar event facility in the back.

-McCormick responded that location is zoned commercial and different from this request.

-Ellis discussed issues with the Winery location as a music venue and parking problems.

-Duncan discussed concerns with parking, noise and the size of the property for the proposed event location.

-Duncan discussed the Zoning Ordinance Amendment Proposal as a policy and the property size would need to be at least five (5) acres.

-McCormick responded with examples of rural areas in the City with five (5) acres, Hitt Lane, Patton Branch, Madison Creek and Happy Hollow with plenty of parking.

-Parnell discussed a Church being an example of an event center in the area and how this 4.7 acres could be used for an event facility.

-McCormick responded in the building codes if you go over fifty (50) people it becomes assembly use and the requirements change.

-Duncan discussed concerns with the number of commercial activities that could be scheduled for the proposed location.

-Trew commented he has concerns of commercial activities, location of sign and property area.

-Ellis discussed the limited usable area of the 4.7 acres.

-Tinnin discussed concerns with the number of events parking in the grass on the property and flooding.

-Espinosa thanked McCormick and his team for the work they put into researching proposals and zoning

requests from citizens.

Motion: Motion by Trew to deny the request, seconded by Wheeler. Parnell voted no. The motion passed 6-1.

DISCUSSION ITEM

N. Main Street Parking Lot

The attached plan includes a parking lot addition for sixteen (16) parking spaces in the vacant lot in front of the business at 605 N. Main Street. The applicant agreed to install parking lot lighting and landscaping. The project is under the square footage threshold requirement (10,000s sq. ft.) of the City's Storm Water Ordinance water quality and quantity requirements. No alteration to N. Main Street is proposed since the existing adjacent driveway will be used.

824 Wren Road

The attached plan includes thirteen (13) parking spaces and a 1,005 square footage building addition. Staff meet with the applicant to discuss parking lot lighting and the use of an existing security light, landscaping, and erosion control. The project is under the square footage threshold requirement (10,000 sq. ft.) of the City's Storm Water Ordinance water quality and quantity requirements. The project is outside of the designated FEMA flood zones on the property. No alteration to Wren Road is proposed since the existing driveway will be used.

With no further business, the meeting adjourned at 6:10 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant

Macro Storm Water Drainage Study

Goodlettsville Proposed Development
600 S Cartwright Street Goodlettsville, Davidson County, Tennessee

Prepared:
May 24, 2023



Prepared by:



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B. Soil Classification

Soil classifications published by the United States Department of Agriculture/Natural Resources Conservation Service (USDA/NRCS) indicate the existing site is made up of the following soil types:

MmC	Mimosa Silt Loam Hydrologic Soils Group (HSG) Type C
MmD	Mimosa Silt Loam HSG C
MrD	Mimosa-Rock Outcrop Complex HSG C

See Appendix B for a detailed soil report of the proposed development.

Methodology

This study was prepared in accordance with the "Metropolitan Nashville – Davidson County Stormwater Management Manual". Pre and post development runoff were determined using the curve number method described in SCS (now NRCS) Technical Release No. 55 "Urban Hydrology for Small Watersheds" (2nd Edition, June 1986). Storm water management controls included in the post development TR-55 analyses were designed to reduce peak discharges to or below pre-development values as stipulated in *Section 8.1.2* of the Stormwater Management Manual. The analyses were performed using the Type II 24-hour storm distribution for 2-year through 100-year 24-hour storm events. The rainfall depths used in the analyses corresponding to those events are shown in the following table. Rainfall cumulative depths were taken from *Figure 2-1* of the Stormwater Management Manual.

Table 1: Storm Analysis Table

Storm	Percent	Rainfall Depth (in)
2 Year	50%	3.39
5 Year	20%	4.50
10 Year	10%	5.23
25 Year	4%	6.16
50 Year	2%	6.85
100 Year	1%	7.53

Existing Conditions Analysis

Five sub basins and one reservoir have been analyzed to model the existing conditions. The five sub basins have been designated as follows: Existing Site, West Inlet, East Inlet, West Bypass, and Culvert. The reservoir is designated as Existing Detention. Elevation area relationships for the Existing Detention model were estimated based on LiDAR surface information obtained from the State of Tennessee LiDAR Program. The outlet of the existing detention was modeled as an 18" culvert based on information available in the ALTA survey. All stormwater outfalls at Junction-1 at the northwest corner of the site.

Curve Numbers

The land use designation for the site under existing conditions analysis is based on impervious and pervious area. Based on the land use designation determined through inspection of aerial imagery and the information obtained from the NRCS Web Soil Survey, see composite curve number below in Table 2. For more detailed information of the composite curve number calculation see Appendix C.

Table 2: Existing Curve Numbers

Sub Basin Description	Weighted CN
Existing Site	77
West Inlet	88
East inlet	81
West Bypass	87
Culvert	83

Times of Concentration

Runoff from all sub basins reach their corresponding outfall locations via a combination of sheet flow, shallow concentrated flow, and channel flow. For more detailed information on the time of concentration calculation see Appendix C.

See Appendix D for an existing drainage map. Results from the existing conditions model have been provided in Appendix E. A summary of the analysis and results has been provided in Table 3 below.

Table 3: Existing Conditions Hydrology Summary

Sub Basin	Area (Ac.)	T _c (min)	CN Value	Q _{100yr} (cfs)	Q _{50yr} (cfs)	Q _{25yr} (cfs)	Q _{10yr} (cfs)	Q _{5yr} (cfs)	Q _{2yr} (cfs)
Existing Site	6.33	9.72	77	40	35	30	24	19	11
West Inlet	0.2	6.00	88	2	2	1	1	1	1
East inlet	0.9	8.04	81	6	6	5	4	3	2
West Bypass	9.61	11.58	87	69	62	55	45	37	25
Culvert	.28	6.00	83	2	2	2	1	1	1
Existing Detention	NA	NA	NA	7	7	6	6	6	5
Junction-1	NA	NA	NA	78	71	63	52	44	30

Proposed Conditions Analysis

RIC designed the proposed conditions such that the new proposed detention basin replaces the existing detention basin. The proposed basin detains the runoff from the new proposed development in addition to the existing detained drainage area. Due to the increased impervious area and grading changes in some of the areas, time of concentrations, curve numbers, and flow rates were updated to reflect proposed conditions. See Table 4 below. See Appendix F for Proposed Conditions Drainage Map and Appendix G for results from the Proposed Conditions Model.

Table 4: Proposed Conditions Hydrology Summary to Each Sub Basin

Sub Basin	Area (Ac.)	T _c (min)	CN Value	Q _{100yr} (cfs)	Q _{50yr} (cfs)	Q _{25yr} (cfs)	Q _{10yr} (cfs)	Q _{5yr} (cfs)	Q _{2yr} (cfs)
Proposed Site	7.78	6.00	91	67	60	54	45	37	26
West Inlet	0.33	6.00	82	2	2	2	2	1	1
East inlet	0.90	8.04	81	6	6	5	4	3	2
West Bypass	8.55	12.18	91	55	50	44	37	31	22
Culvert	0.28	6.00	83	2	2	2	1	1	1
Proposed Detention	NA	NA	NA	24	22	19	15	11	4
Junction-1	NA	NA	NA	78	70	62	49	37	26

Detention Analysis

The proposed onsite detention consists of a new detention basin. The detention basin will outlet to the existing storm system north of the site. The purpose of the new detention basin is to reduce peak discharges to or below pre-development values for the 100-year and 2-year annual probability storm events at Junction 1. Table 5 includes the allowable discharges and the preliminary detention parameter summary.

Table 5: Proposed Detention Basin

Design Storm	100-Year	2-Year
Discharge to Detention Basin	75	29
Outlet Discharge	24	4
Detention Flow Line Outflow	503.125	
Detention Top Elevation	509.6	
Finish Grade Elevation	523	
Detention Description	Dry Detention Basin	
Min. Volume of Detention	104,544 ft ³	
Outlet Structure	1 – 9" Diameter Orifice @ 503.5 1 – 2'x1' Rectangular Weir @ 505.75	
Outlet Pipe	1 – 18" RCP FLout: 502.5	
Public Storm Connect Point	Existing Public Storm System	
1" Storm Elevation	502.2*	

*In accordance with Section 18-305 (4) (a) peak water surface elevation for the first inch of rainfall is below the low flow orifice.

LEGEND

————	Existing Section Line	————	Proposed Right-of-Way
-----	Existing Right-of-Way Line	————	Proposed Property Line
————	Existing Lot Line	————	Proposed Lot Line
-----	Existing Easement Line	-----	Proposed Easement
=====	Existing Curb & Gutter	=====	Proposed Curb & Gutter
=====	Existing Sidewalk	=====	Proposed Sidewalk
=====	Existing Storm Sewer	=====	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
-----	Existing Waterline	A	Proposed Fire Hydrant
-----	Existing Gas Main	-----	Proposed Waterline
-----	Existing Sanitary Sewer	-----	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
— — — —	Existing Contour Major	————	Proposed Contour Major
— — — —	Existing Contour Minor	————	Proposed Contour Minor
=====		=====	Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

Site Data Table:
Total Site Area = 10.84 Ac.
Impervious Area = 6.73 Ac.
Allowable Impervious Area: N/A
Existing Zoning: I3
Address: 600 S. Cartwright St.
Lot 1, Corporate Investors Partnership VI, LLC
Parcel ID: 02600017300

Owner and Applicant:
Associated Wholesale Grocers, Inc.
5000 Kansas Ave
Kansas City, KS 66106

Project Engineer
Renaissance Infrastructure Consulting, LLC
8653 Penrose Lane
Lenexa, KS 66219
Phone: 913-317-9500

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 47037C0129J, revised February 25, 2022, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, and ZONE AE, Special Flood Hazard areas subject to inundation by the 1% annual chance flood, Base Flood Elevations determined.

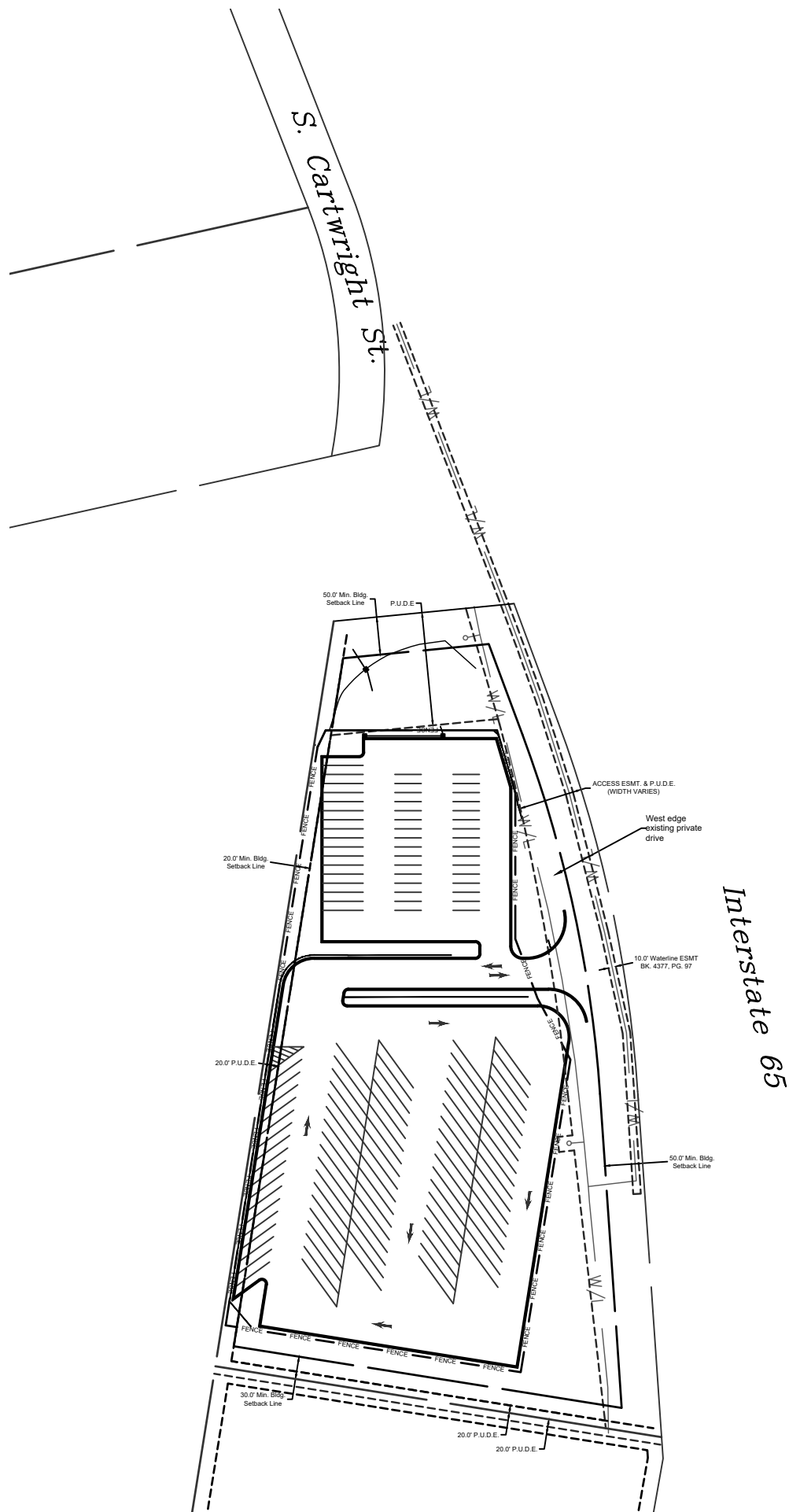
The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



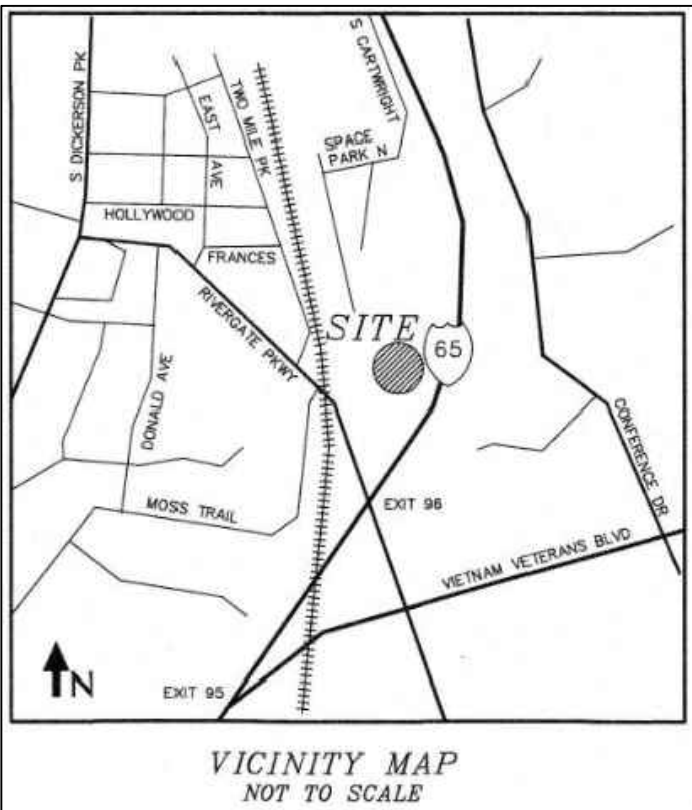
Trailer Parking Lot

City Of Goodlettsville, Davidson County, Tennessee

Final Development Plan



VICINITY MAP



Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	General Notes
C05	Dimension Plan
C06	Site Ingress Exhibit
C07	Site Egress Exhibit
C08	Utility Plan
C09	Grading Plan
C10	Grading Details
C11	EPSC Plan Phase I
C12	EPSC Plan Phase II
C13	EPSC Plan Phase III
C14	Standard Details I
C15	Standard Details II
C16	Standard Details III
L1	Landscape Plan
L2	Landscape Details
P1	Photometric Plan

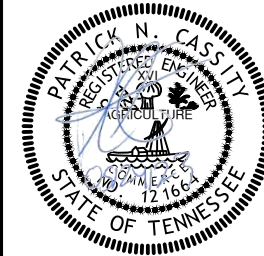
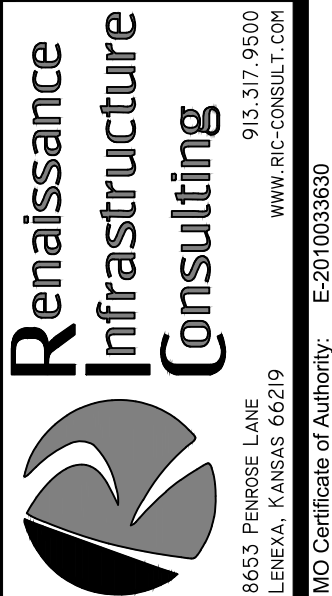
Prepared For:

AWG
5000 Kansas Avenue,
Kansas City, KS 66106
(913)288-1000

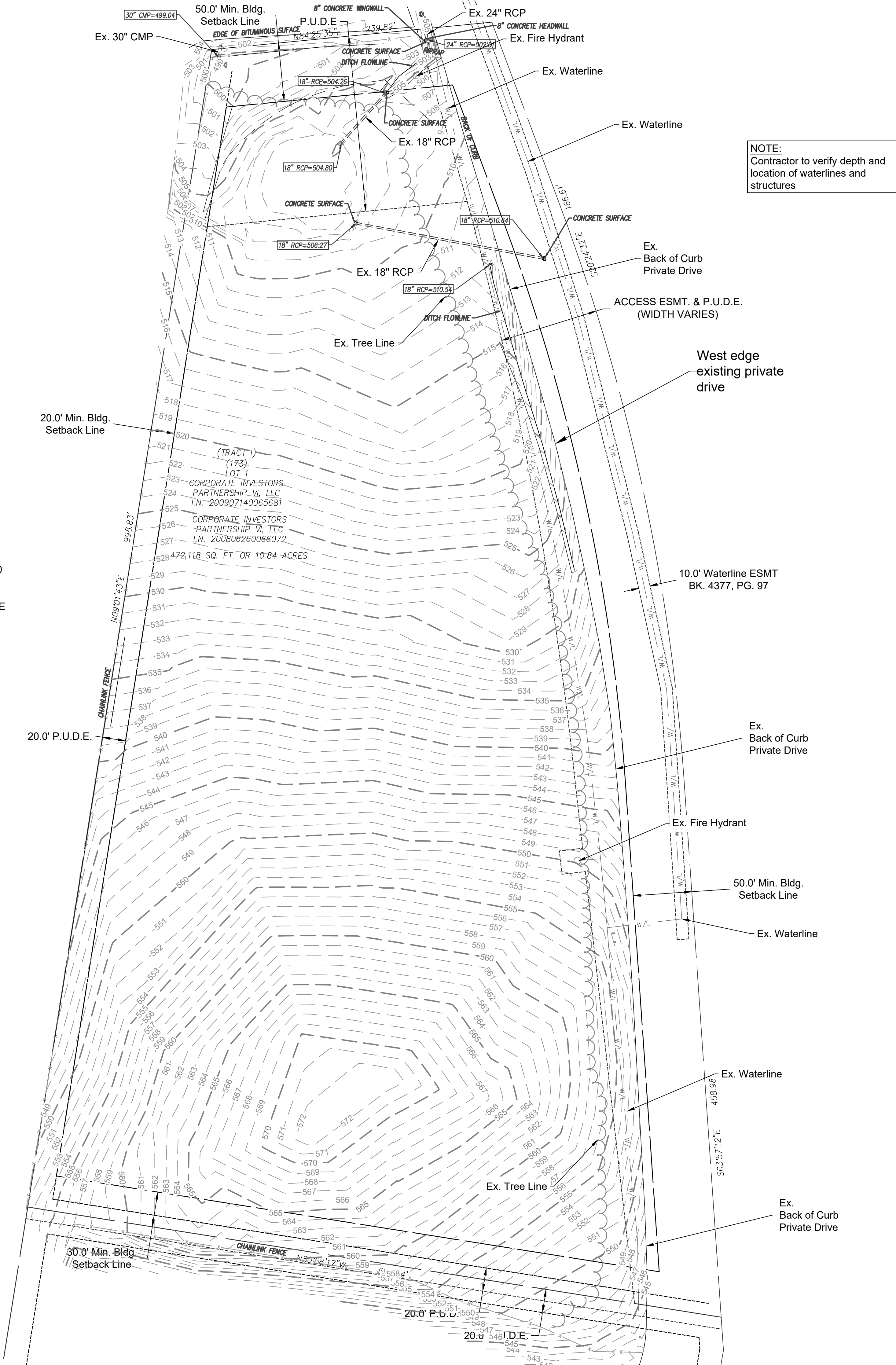
Final Development Plan

22-0129
Truck Parking Exapnsion For AWG
City Of Goodlettsville, Davidson County, Tennessee

Title Sheet



Sheet
C01



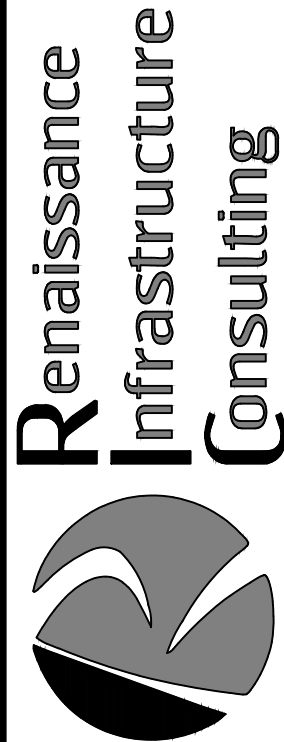
Parcel ID: 02600000300
Address: 1000 S
CARTWRIGHT ST
Owner: SL6 NASHVILLE
INDUSTRIAL, LP
Zoning: I3

NOTE:
Contractor to verify depth and
location of waterlines and
structures



Final Development Plan

Existing Conditions



Sheet
C02

NO.	DATE	REVISION
1	05/25/2023	Per City Comments
0	04/28/2023	Original Submittal

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JA	PC

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22-0129
Truck Parking Expansion For AWG
City Of Goodlettsville, Davidson County, Tennessee

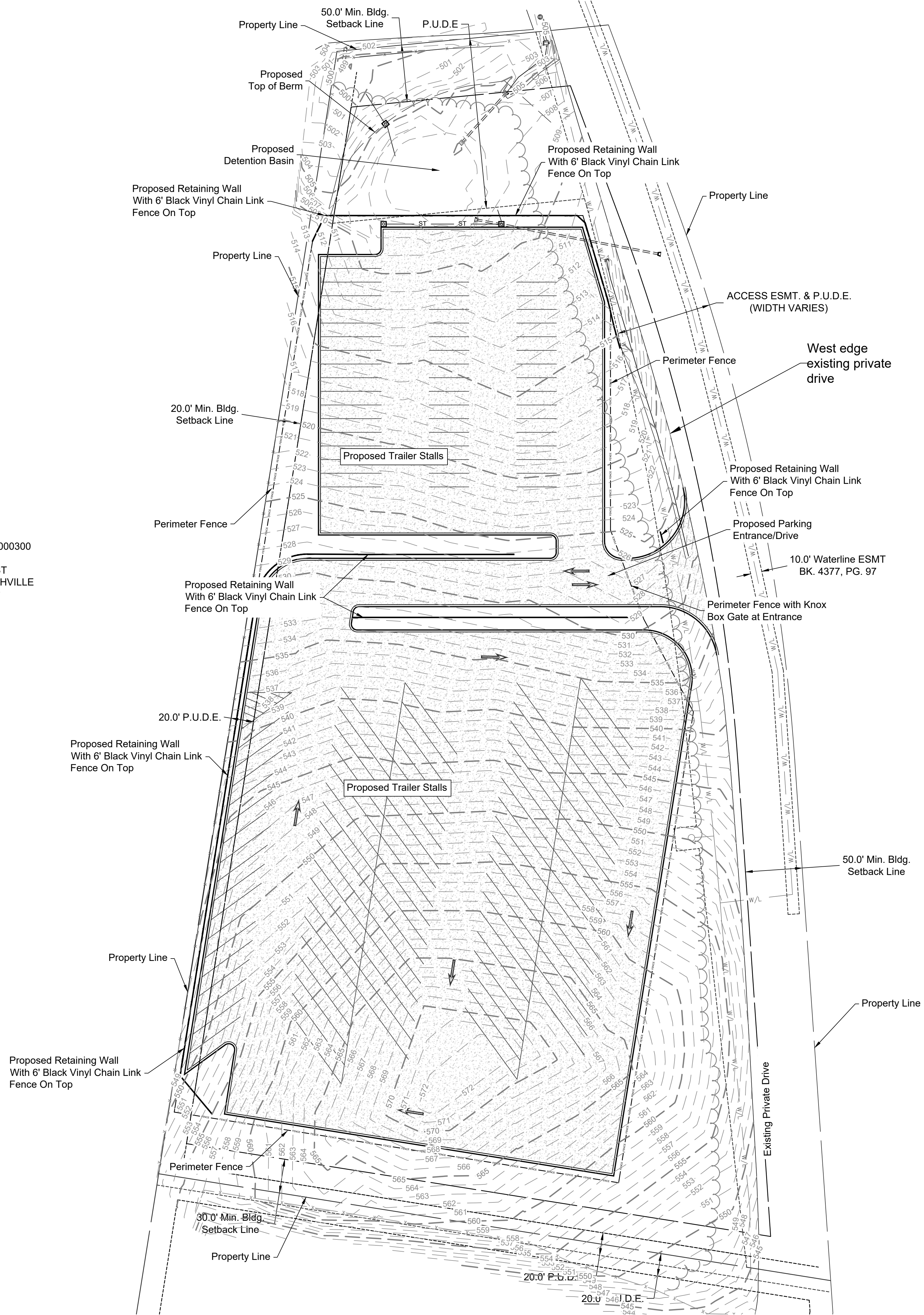
NOTE:
Walls shown are conceptual only,
final wall specifications and details
to be provided by structural engineer

PAVING SCHEDULE



11" Portland Concrete
Pavement

Parcel ID: 02600000300
Address: 1000 S
CARTWRIGHT ST
Owner: SL6 NASHVILLE
INDUSTRIAL, LP
Zoning: I3



GENERAL NOTES

1. All construction shall conform to the City of Goodlettsville minimum design standards.
2. Spot Grades shown herein shall govern over finished grades.
3. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Tennessee, at the contractor's expense.
5. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
6. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
7. The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements. See site land disturbance plans for locations of existing trees and shrubbery.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
10. All work shall be confined within easements and/or construction limits as shown on the plans.
11. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
12. All National Pollution Discharge Elimination System(NPDES) standards shall be met. See site land disturbance plans for more information.
13. Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise noted on the plans. The contractor is responsible for the cost of utility relocations unless otherwise indicated on the plans.
14. Refer to the site land disturbance plans for existing utility locations and removal.
15. Contractor to place erosion control matting on all slopes 3:1 or greater for stabilization.
16. All storm structure dimension callouts are to inside of wall.
17. Renaissance Infrastructure Consulting is not responsible for the structural engineering or calculations for the storm structures.

LAYOUT & PAVING NOTES

1. Contractor shall keep a full set of Goodlettsville Standard Details onsite at all times.
2. The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
3. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
4. Concrete walks and pads shall have a broom finish. All concrete shall be 4,000 p.s.i. unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
5. All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
6. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
7. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
8. For all asphalt pavement, the contractor shall have no more than 30% recycled material in the base course and no recycled material in the surface course.
9. Manhole/Storm Structure top elevations designated as "Field Verify" are located outside the street right-of-way or in areas of undetermined grading. Contractors ordering precast manholes/structures shall be responsible for adjustments required in the field at no additional cost to the owner. The Contractor shall field verify the top elevations prior to ordering precast manholes/structures.

UTILITY NOTES:

1. Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation.
2. Exist. utilities and their locations, as shown on the plans, represent the best information attainable for design. Location information has been obtained from the various utility companies and is taken either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed constructions.
3. The Contractor is to verify utility locations prior to construction of this project.
4. Utility service and installation shall be coordinated with the respective utility owner, see Title Sheet for utility services and installation contacts.

PAVEMENT MARKING AND SIGNAGE NOTES

1. Parking stall marking stripes shall be four inch (4") wide white stripes on asphalt and yellow on concrete pavement. Handicap stall marking shall be furnished at locations shown on plans.
2. Traffic control and pavement markings shall be painted with a white Sherwin Williams S-W traffic marking series b-29y2 or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°f and the ambient air temperature shall not be less than 60°f and rising. Two coats shall be applied.

Final Development Plan

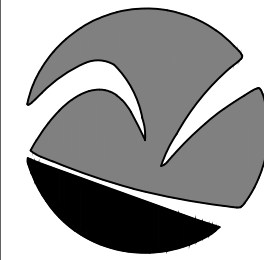
22-0129
Truck Parking Exapnsion For AWG
City Of Goodlettsville, Davidson County, Tennessee

General Notes

1	05/05/2023	Per City Comments
0	04/28/2023	Original Submittal
NO.	DATE	REVISION

DRAWN BY
JA

CHECKED BY
PC



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Infrastructure
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5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

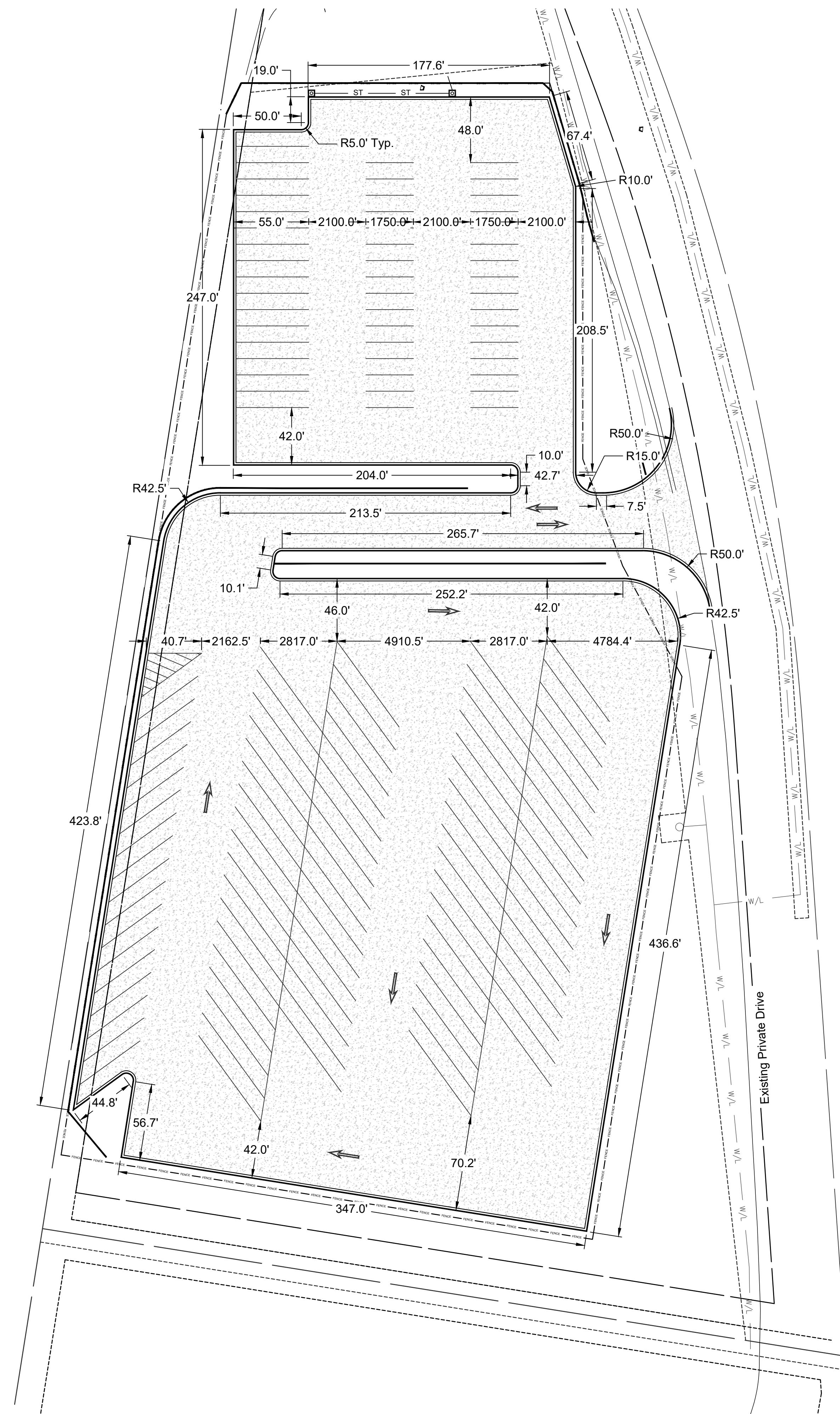
816.800.0950
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Sheet

C04

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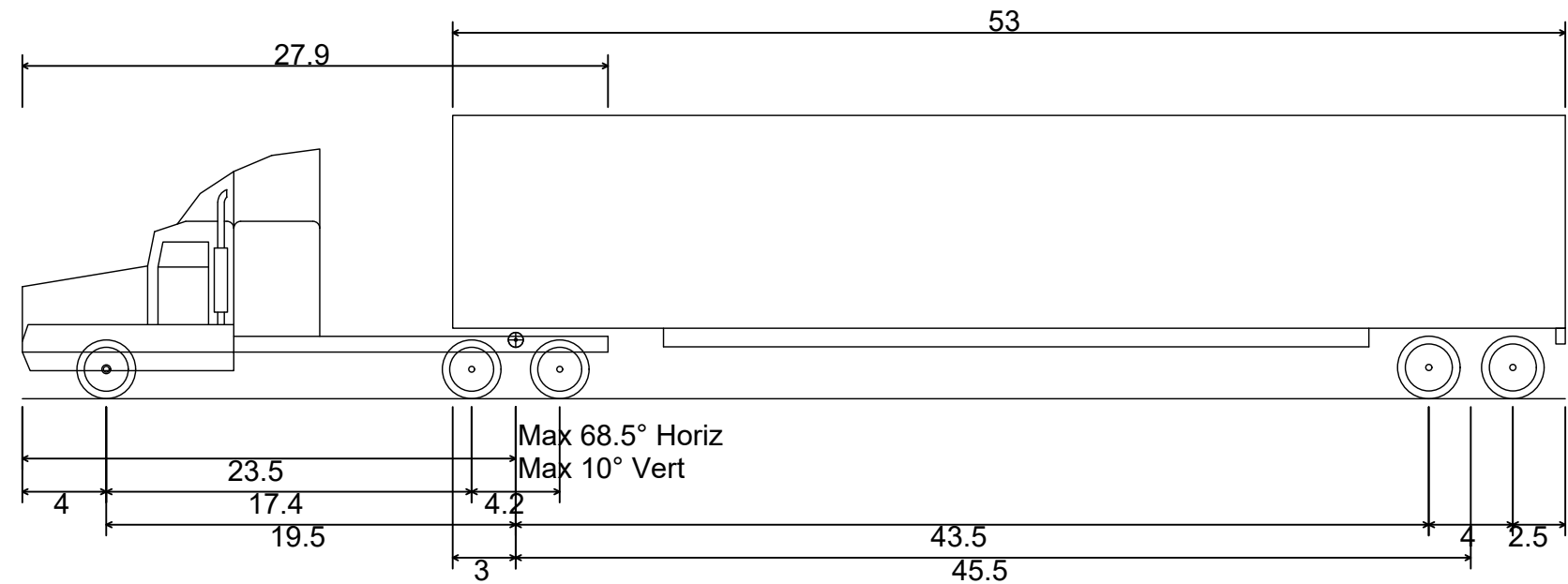
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CHECKED BY PC



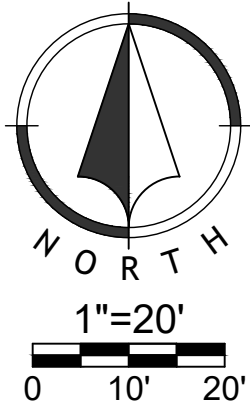
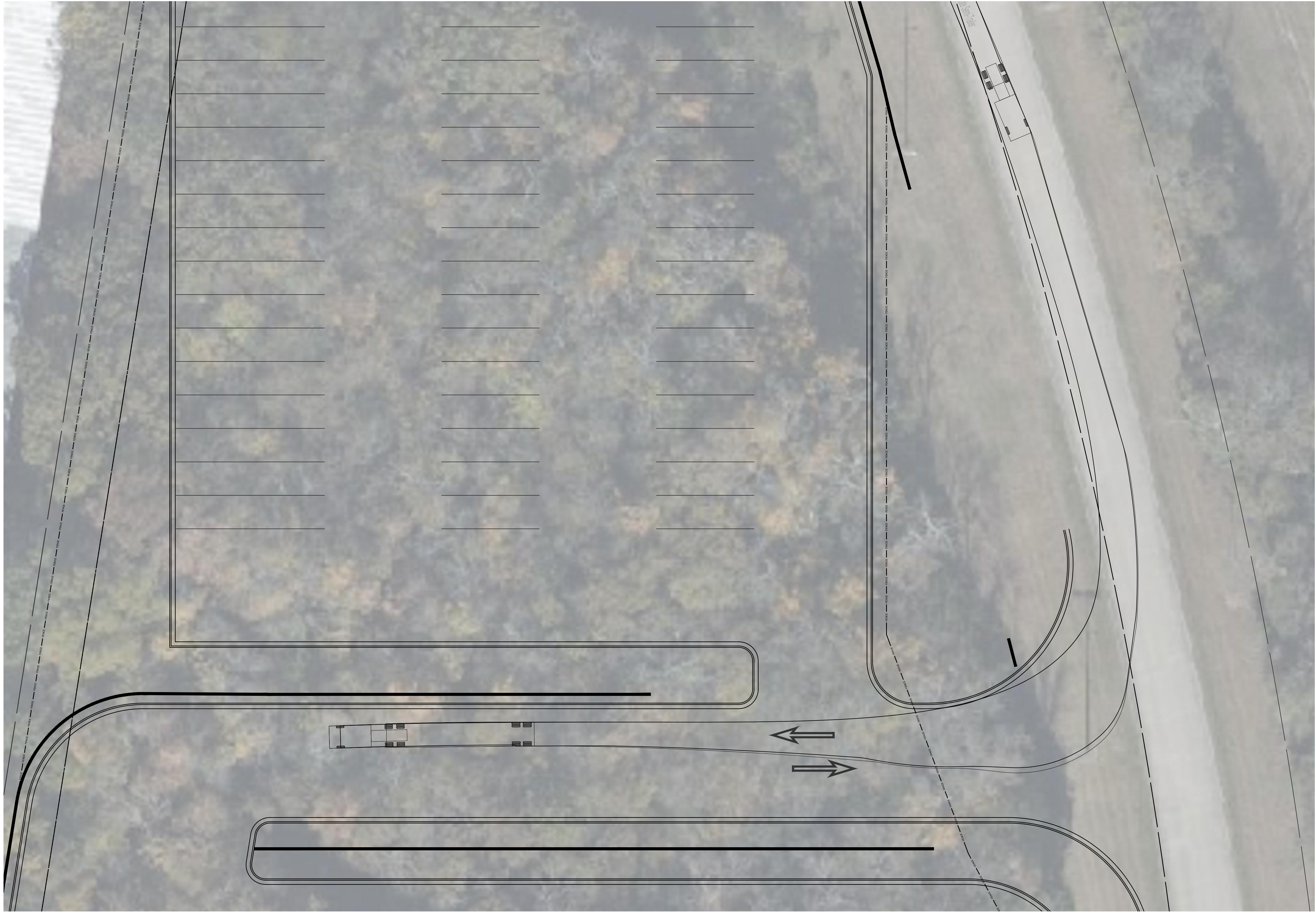
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Consulting**

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PUEBLO, MISSOURI 64601
816.800.0950
WWW.RIC-CONSULTING.COM





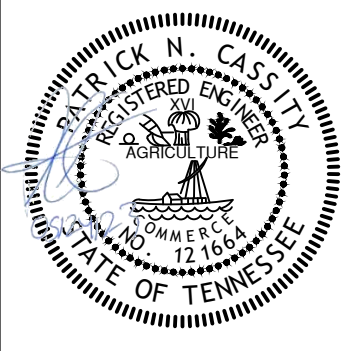
WB-67 - Interstate Semi-Trailer
Overall Length 73.501ft
Overall Width 8.500ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°



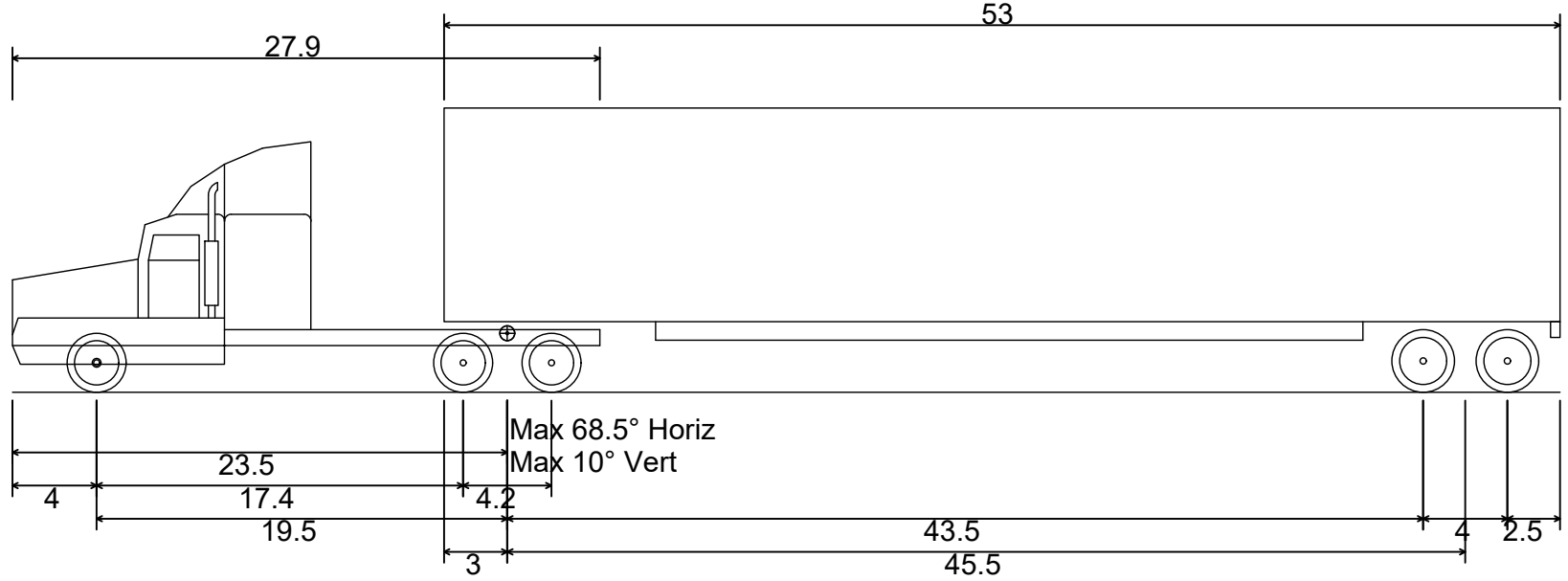
NO.	DATE	REVISION
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0	04/28/2023	Original Submittal

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RIVERSIDE, MISSOURI 64150
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jallen
11/14/2023 12:57pm
2/16/C:\Design\2022\22-0129\Drawings\FDP\22-0129 FDP-Traffic.dwg



WB-67 - Interstate Semi-Trailer
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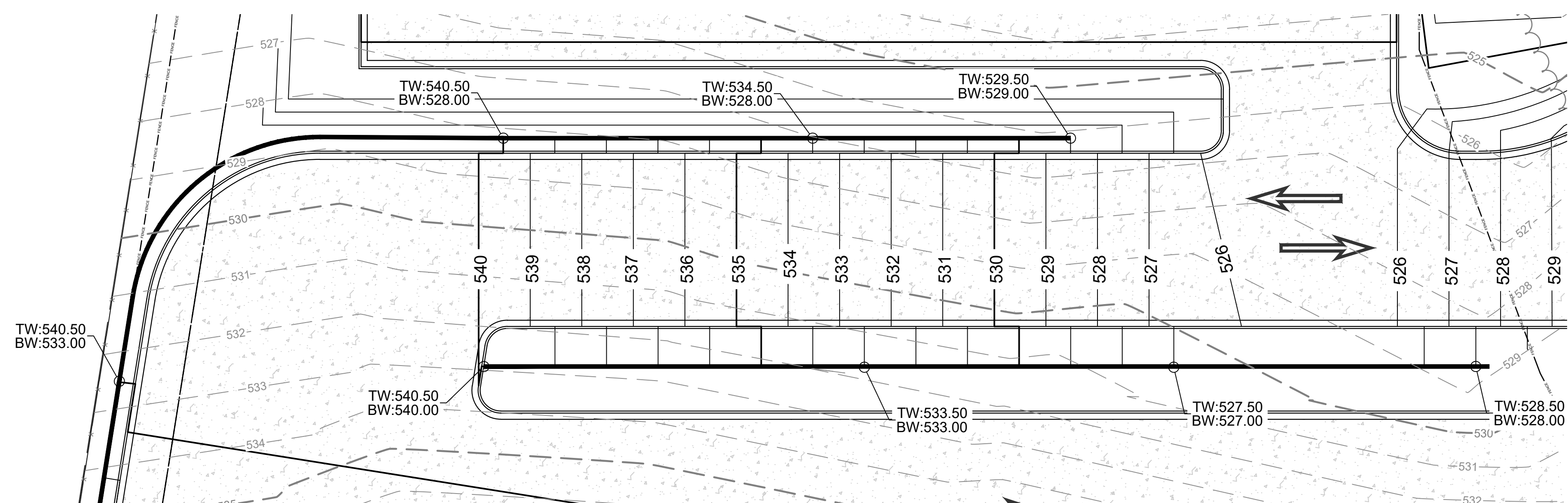
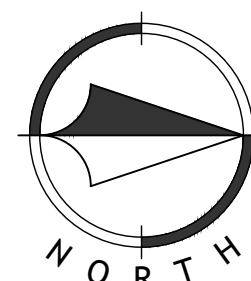
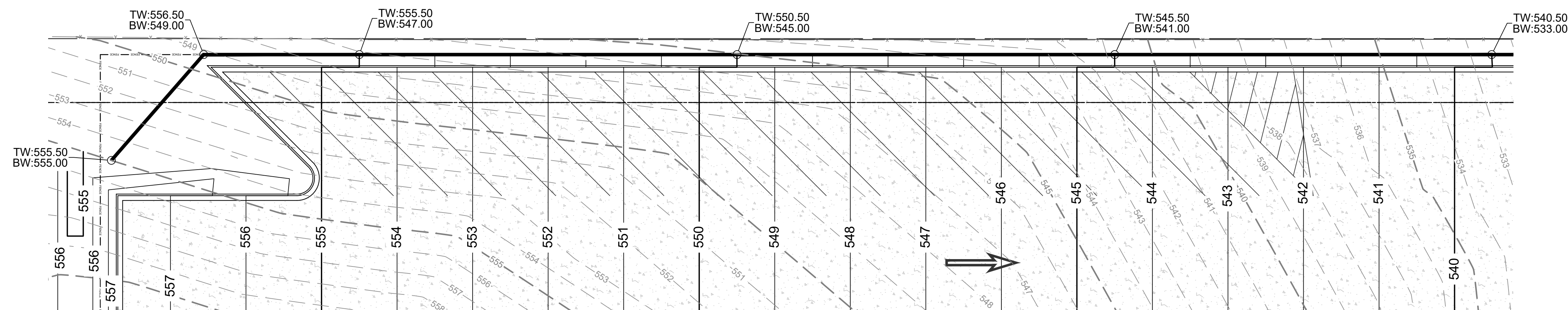
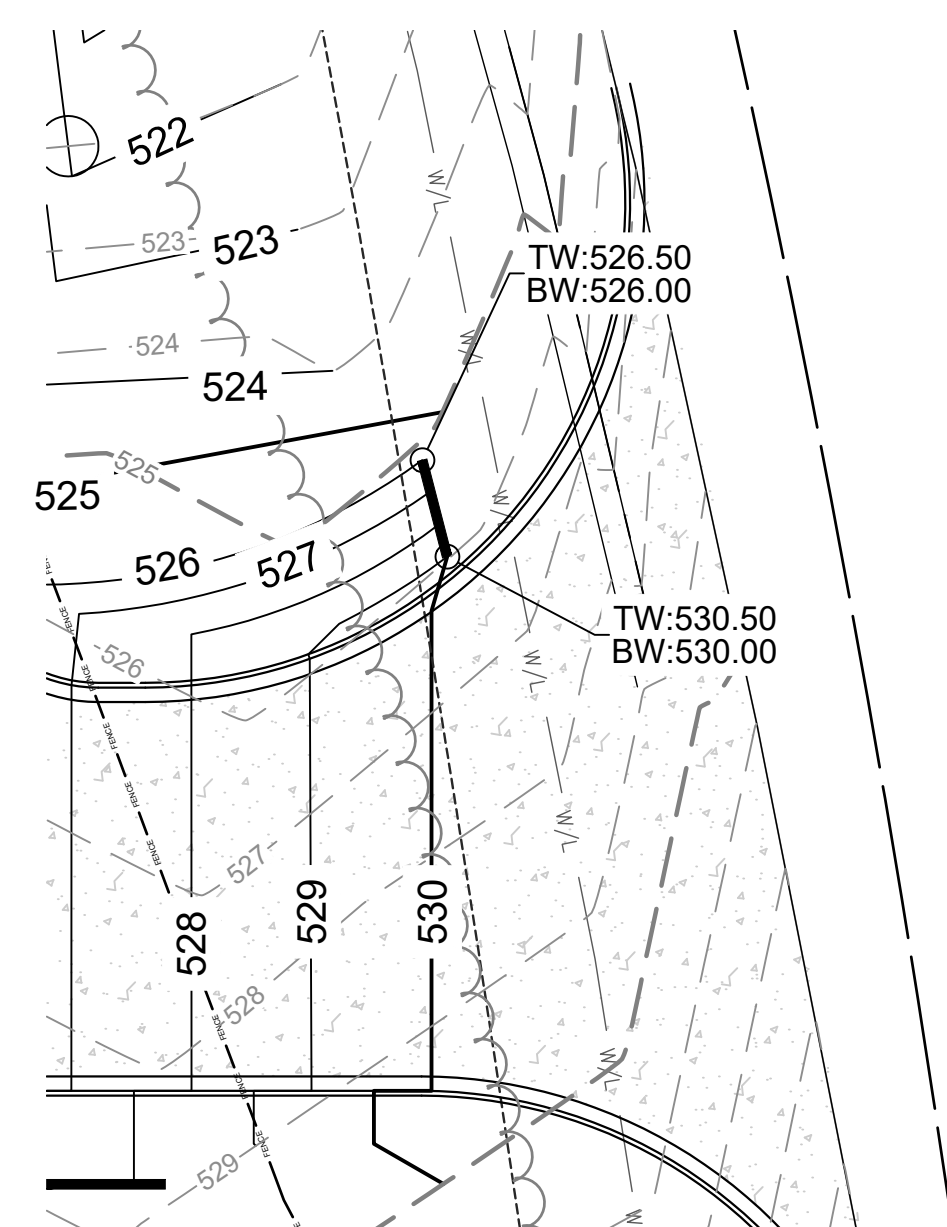
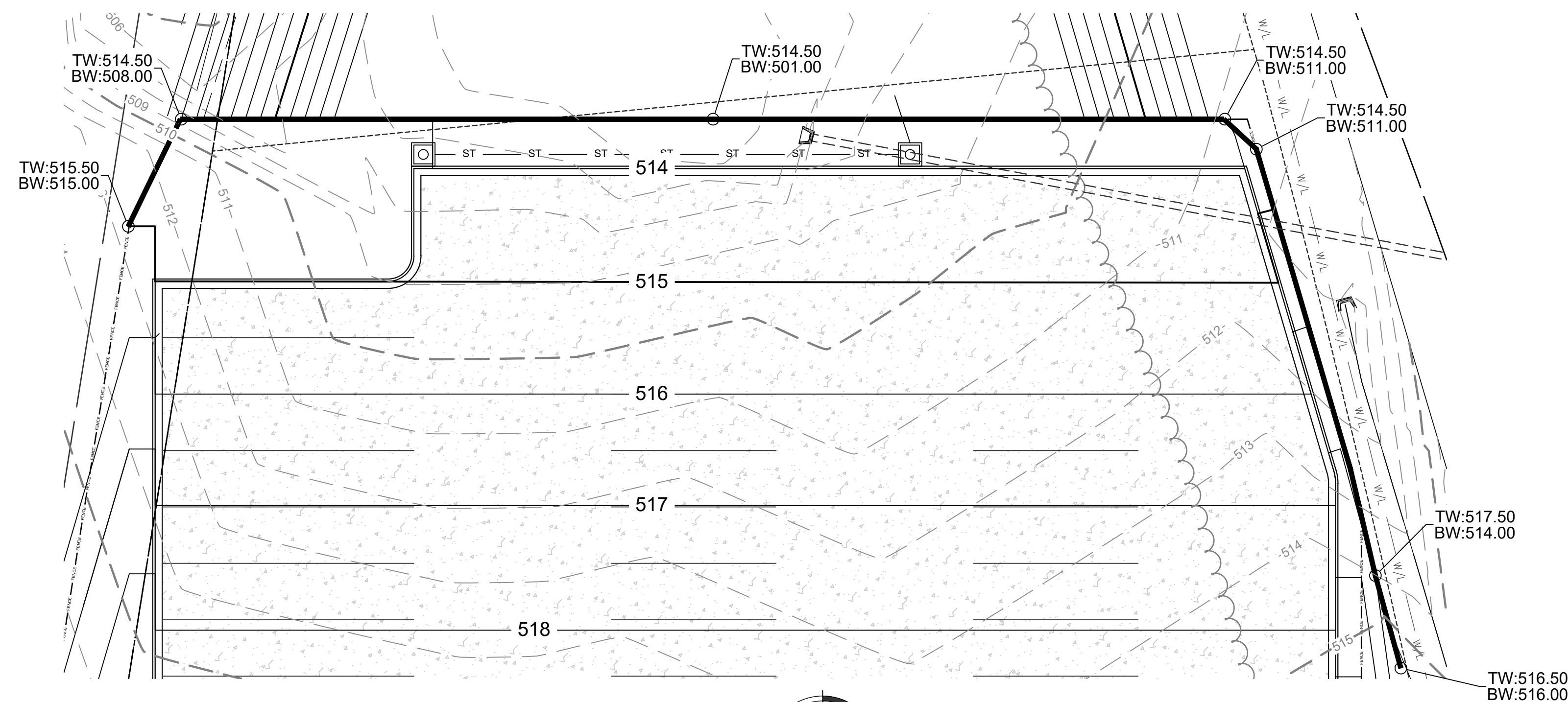


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LEGEND

TC: Top of Curb
P: Pavement
G: Ground
T/S: Top of Structure
Fl: Flowline
(HP) High Point
(LP) Low Point
TW: Top of Wall
BW: Bottom of Wall

NOTE:
Walls shown are conceptual only,
final wall specifications and details
to be provided by structural engineer

Grading Legend

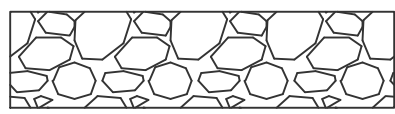
- - - - Existing Major Contour
 - - - - Existing Minor Contour
 = = = = Proposed Major Contour
 = = = = Proposed Minor Contour

1	05/25/2023	Per City Comments
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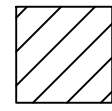
DRAWN BY	CHECKED BY
JA	PC

Total Disturbed Area: 9.34 Acres

EROSION CONTROL LEGEND



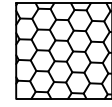
Stabilized Construction Entrance



Staging Area



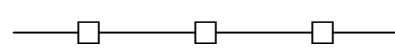
Concrete Washout



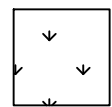
Half Ton Rip-Rap



Limits of Disturbance



Silt Fence



Seed

Note:

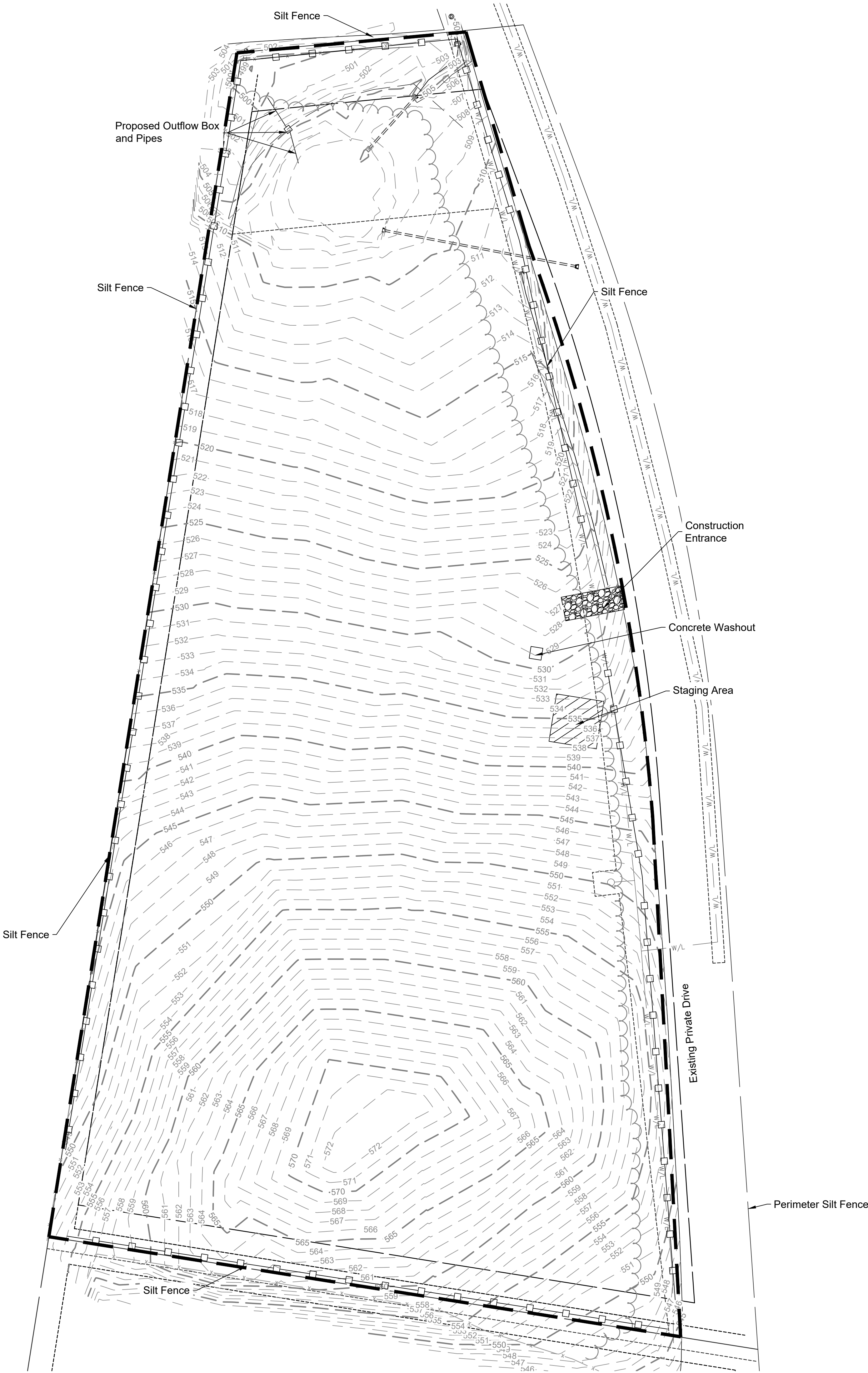
Only clearing and grubbing necessary to install erosion control measures will be allowed

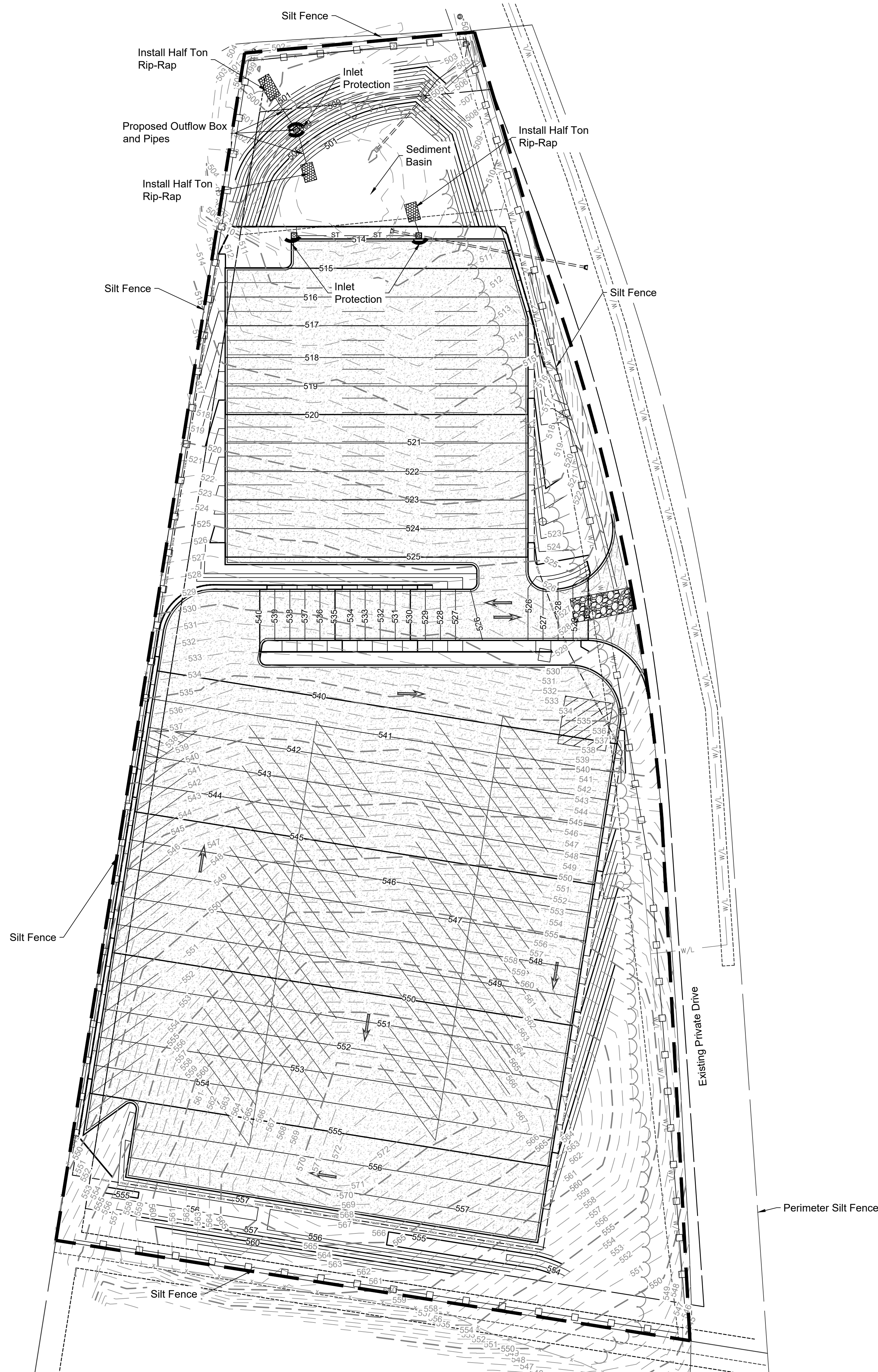
Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A - Prior to Land Disturbance	1	Stabilized Construction Entrance	C	Install Construction Vehical Entry. Construction Vehical Entry to be Removed during Stage D.
		2	Staging Area	D	Install Staging Area.
		3	Perimeter Silt Fence	D	Install Perimeter Silt Fence. As Shown on the Plans.
		4	Concrete Washout	D	Install Concrete Washout as shown on plans prior to pouring any concrete.
Phase II	B - Mass Grading	5	Stockpile Topsoil	C	Install Silt a Minimum of 5' Beyond Toe of Slope.
	C - Site Construction	6	Silt Fence	D	Install Silt Fence. As Shown on the Plans.
		7	Curb Inlet Protection	D	Install Filter Bags around Proposed Curb Inlets.
		8	Compost or Wood Mulch Berm	D	Install Compost or Wood Mulch Berm. As Shown on the Plans.
Phase III	D - Final Stabilization	9	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Areas. Sod Right-of-Way. Stabilization Complete when 100% Disturbed Area is Established with Perennial Vegetation with a Density of 70%.

Regularly scheduled erosion control inspections shall at a minimum be once every 14 days and after a 1/2" or greater rain event observed over a single day or over 2 consecutive days.

Note:

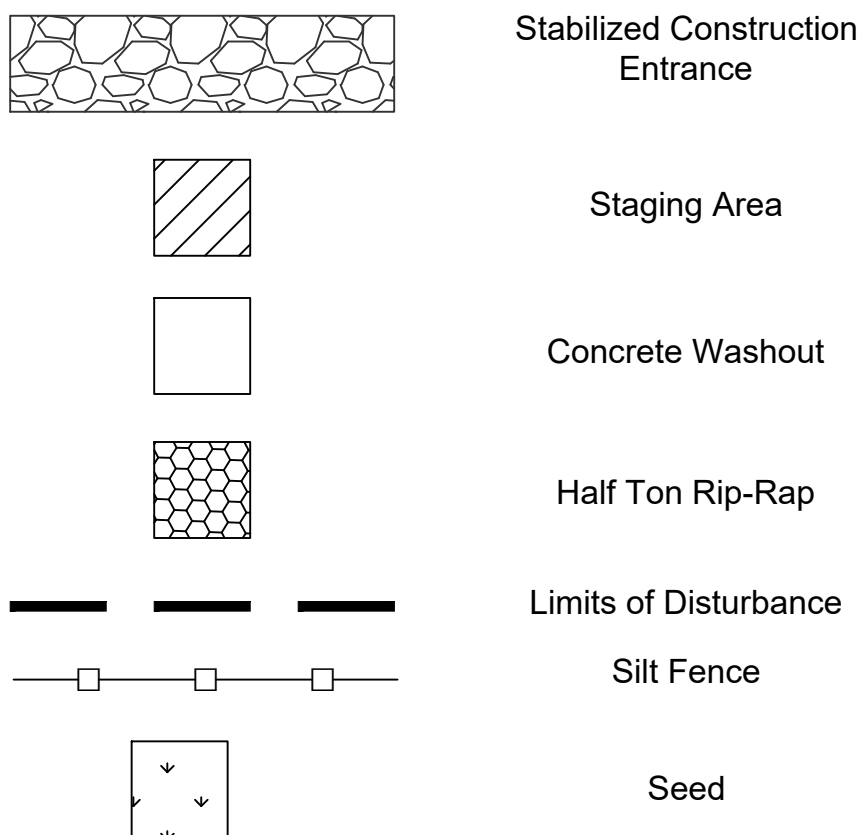
All erosion control measures to be designed to treat 5 Year / 24-Hour Design





Total Disturbed Area: 9.34 Acres

EROSION CONTROL LEGEND



Note:
Only clearing and grubbing necessary to install erosion control measures will be allowed

Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
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Note:
All erosion control measures to be designed to treat 5 Year / 24-Hour Design



NO.	DATE	REVISION
1	02/25/2023	Per City Comments
0	04/28/2023	Original Submittal

DRAWN BY: JJA CHECKED BY: PC

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Infrastructure

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5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

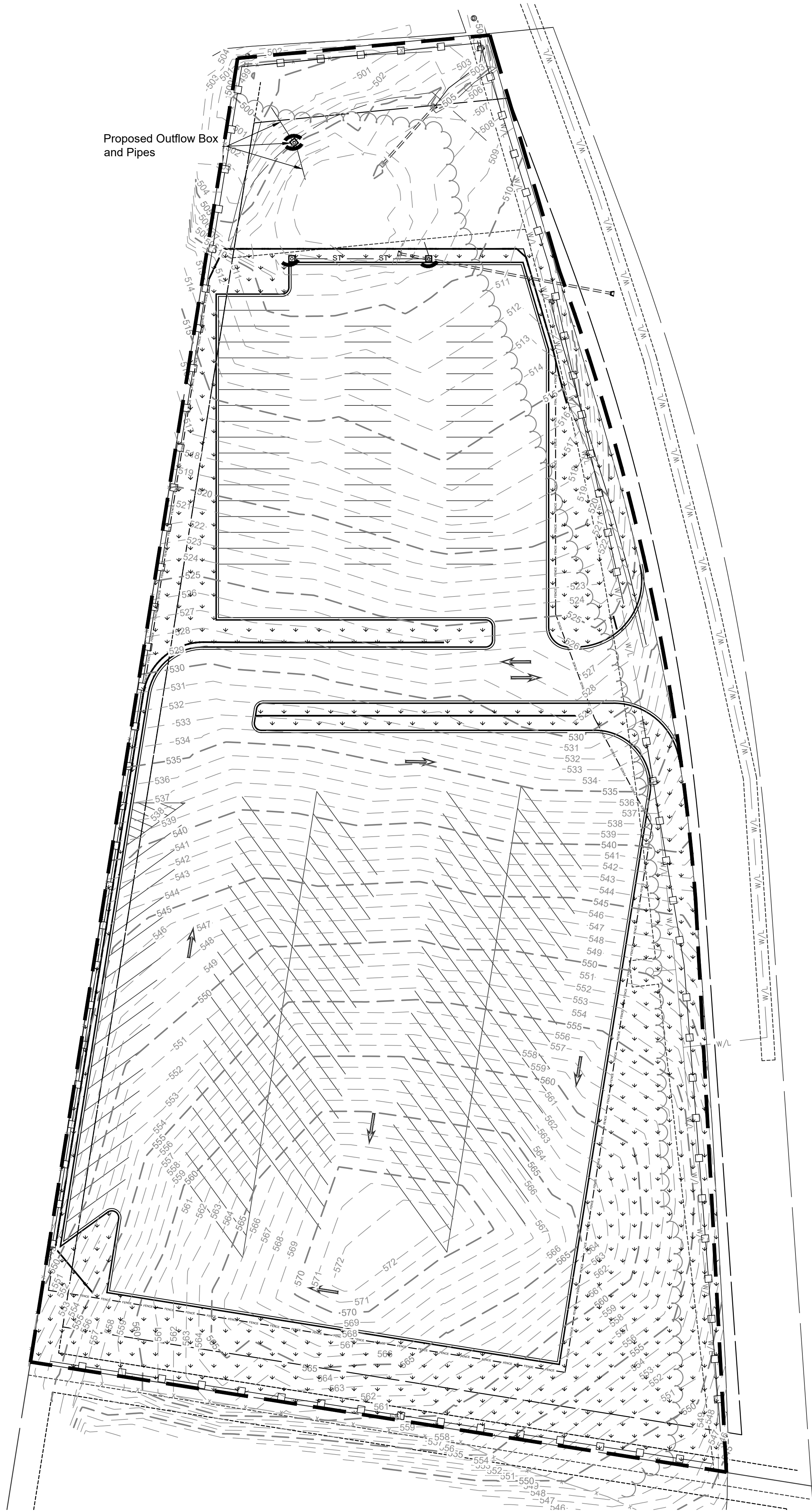
816.800.0950
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REGISTERED ENGINEER
IN THE STATE OF MISSOURI
No. 000000000
Exp. 12/31/2024

MO Certificate of Authority: E-2010033630

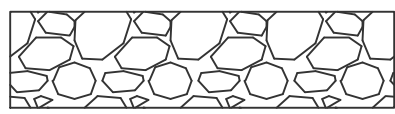
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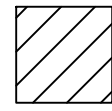


Total Disturbed Area: 9.34 Acres

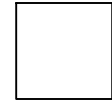
EROSION CONTROL LEGEND



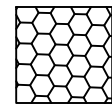
Stabilized Construction Entrance



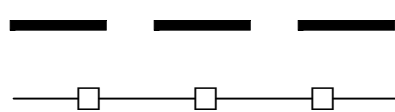
Staging Area



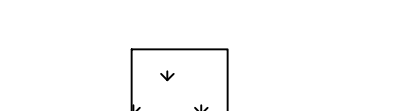
Concrete Washout



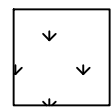
Half Ton Rip-Rap



Limits of Disturbance



Silt Fence



Seed

Note:
Only clearing and grubbing necessary to install erosion control measures will be allowed

Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A - Prior to Land Disturbance	1	Stabilized Construction Entrance	C	Install Construction Vehical Entry. Construction Vehical Entry to be Removed during Stage D.
		2	Staging Area	D	Install Staging Area.
		3	Perimeter Silt Fence	D	Install Perimeter Silt Fence. As Shown on the Plans.
		4	Concrete Washout	D	Install Concrete Washout as shown on plans prior to pouring any concrete.
Phase II	B - Mass Grading	5	Stockpile Topsoil	C	Install Silt a Minimum of 5' Beyond Toe of Slope.
	C - Site Construction	6	Silt Fence	D	Install Silt Fence. As Shown on the Plans.
		7	Curb Inlet Protection	D	Install Filter Bags around Proposed Curb Inlets.
		8	Compost or Wood Mulch Berm	D	Install Compost or Wood Mulch Berm. As Shown on the Plans.
Phase III	D - Final Stabilization	9	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Areas. Sod Right-of-Way. Stabilization Complete when 100% Disturbed Area is Established with Perennial Vegetation with a Density of 70%.

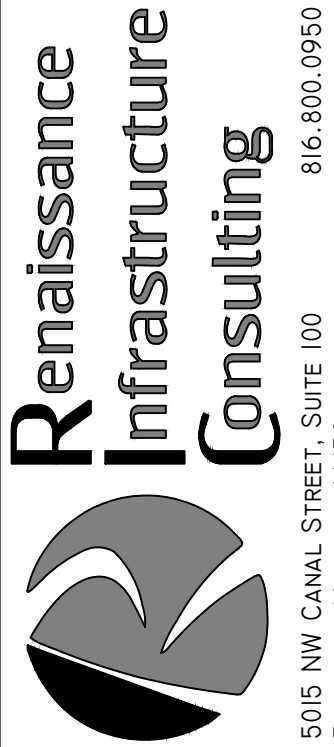
Regularly scheduled erosion control inspections shall at a minimum be once every 14 days and after a 1/2" or greater rain event observed over a single day or over 2 consecutive days.

Note:
All erosion control measures to be designed to treat 5 Year / 24-Hour Design



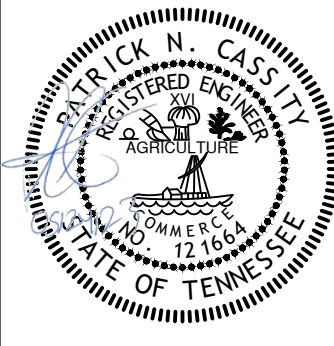
NO.	DATE	REVISION
1	02/25/2023	Per City Comments
0	04/28/2023	Original Submittal

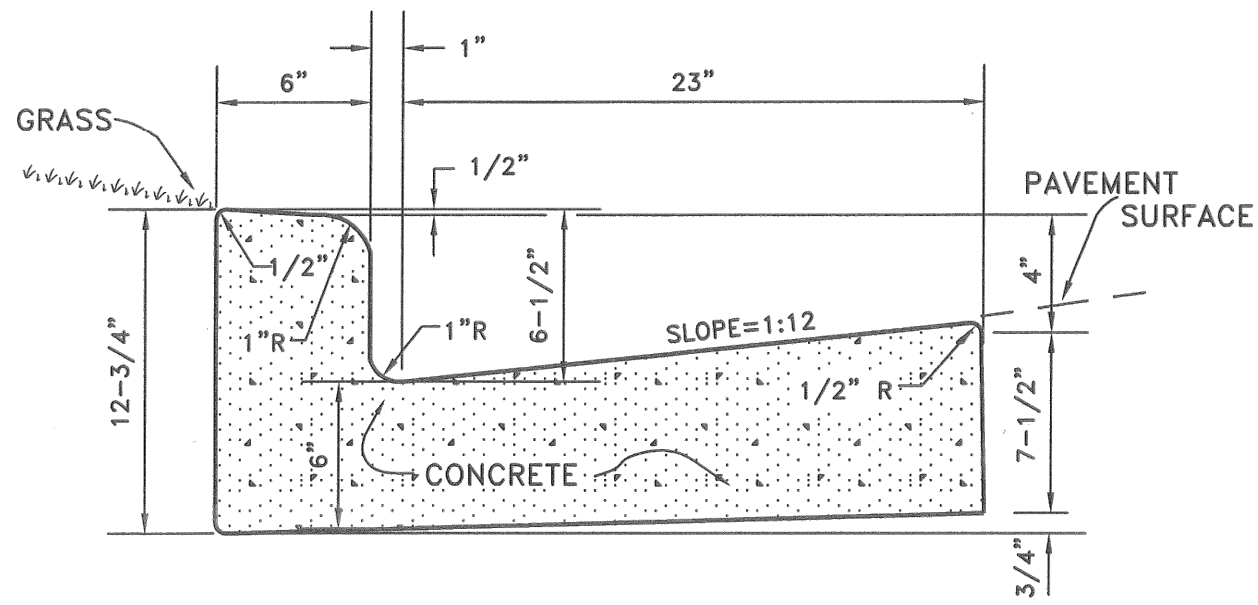
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JA	PC



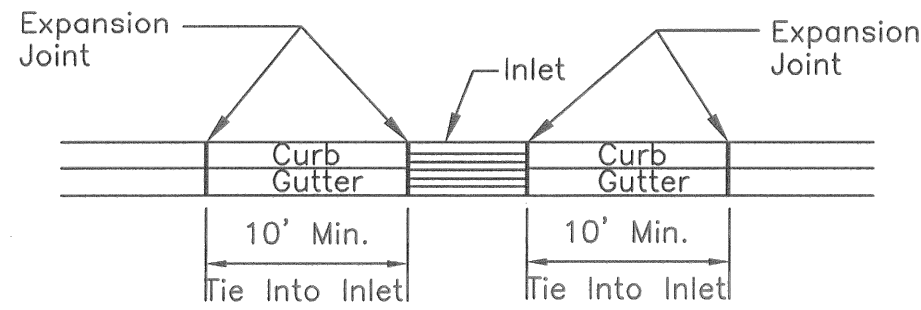
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816.800.0950
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TYPICAL CROSS - SECTION

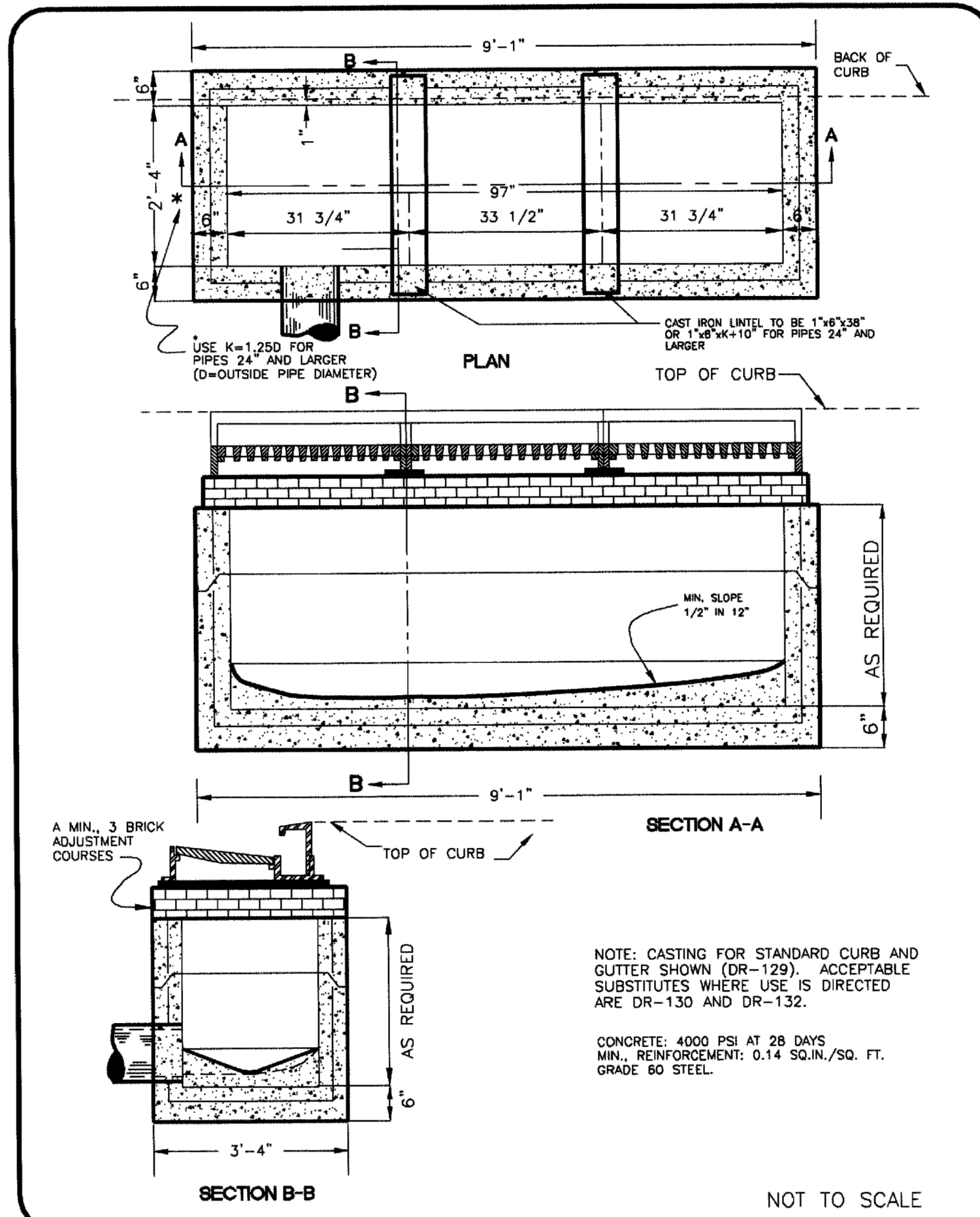


FRONT VIEW

- GENERAL NOTES
- Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
 - Expansion joints will also be required at tangent points, ramps, and inlets.
 - Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.
 - There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
 - Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
DIR. OF ENG.: <i>Mark May</i>	DATE: 5/12/03	REVISED: 07/21/00 REVISED: 05/02/03

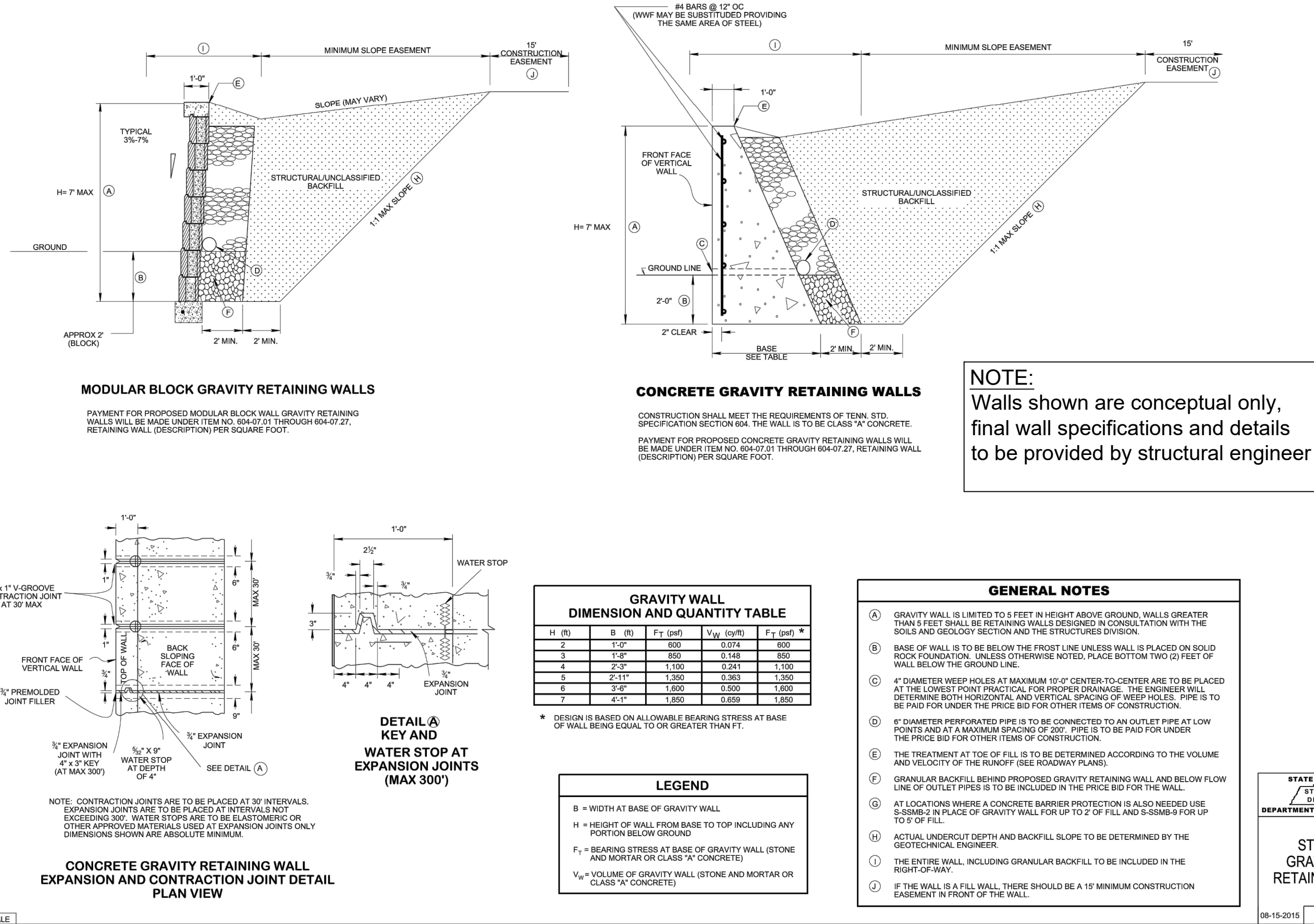
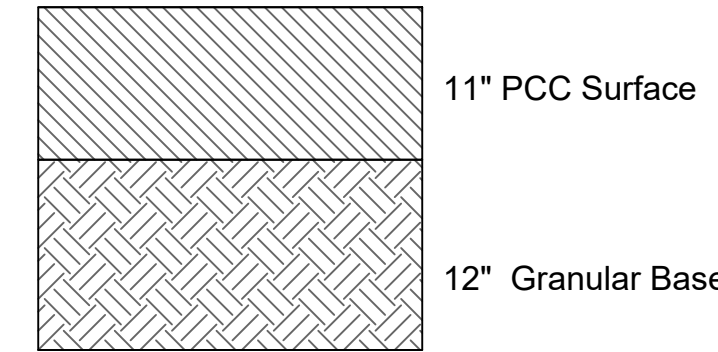


NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	TRIPLE INLET (PRECAST)	DWG. NO. DR-115
ASST. DIR. ENG.: <i>Mark May</i>	DATE: 3/14/00	REVISED: 03/02/00

Note:
Pavement section provided is for example real section to be provided by geo-tech engineer

11" PCC PAVEMENT



NOTE:
Walls shown are conceptual only, final wall specifications and details to be provided by structural engineer

GRAVITY WALL DIMENSION AND QUANTITY TABLE					
H (ft)	B (ft)	F ₁ (psf)	V _{gg} (cu/yd)	F ₂ (psf)	F ₃ (psf)
2	1'-0"	800	0.074	800	
3	1'-0"	800	0.148	800	
4	2'-0"	1,100	0.241	1,100	
6	2'-0"	1,600	0.363	1,600	
7	2'-0"	1,600	0.659	1,600	

LEGEND	
B	= WIDTH AT BASE OF GRAVITY WALL
H	= HEIGHT OF WALL FROM BASE TO TOP INCLUDING ANY PORTION BELOW GROUND
F ₁	= BEARING STRESS AT BASE OF GRAVITY WALL (STONE AND MORTAR OR CLASS "K" CONCRETE)
F ₂	= BEARING STRESS AT BASE OF GRAVITY WALL (STONE AND MORTAR OR CLASS "K" CONCRETE)
F ₃	= BEARING STRESS AT BASE OF GRAVITY WALL (STONE AND MORTAR OR CLASS "K" CONCRETE)

- GENERAL NOTES
- GRAVITY WALL IS LIMITED TO 8 FEET IN HEIGHT ABOVE GROUND. WALLS GREATER THAN 8 FEET SHALL BE RETAINING WALLS DESIGNED IN CONSULTATION WITH THE SOILS AND GEOLOGY SECTION AND THE STRUCTURES DIVISION.
 - BASE OF WALL IS TO BE BELOW THE FROST LINE UNLESS WALL IS PLACED ON SOLID ROCK FOUNDATION. UNLESS OTHERWISE NOTED, PLACE BOTTOM TWO (2) FEET OF WALL BELOW THE GROUND LINE.
 - 4" DIAMETER WEEP HOLES AT MAXIMUM 10'-0" CENTER-TO-CENTER ARE TO BE PLACED AT THE LOWEST POINT PRACTICAL FOR PROPER DRAINAGE. THE ENGINEER WILL DETERMINE BOTH HORIZONTAL AND VERTICAL SPACING OF WEEP HOLES. PIPE IS TO BE PAID FOR UNDER THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.
 - 8" DIAMETER PERFORATED PIPE IS TO BE CONNECTED TO AN OUTLET PIPE AT LOW POINTS AND AT A MAXIMUM SPACING OF 200'. PIPE IS TO BE PAID FOR UNDER THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.
 - THE TREATMENT AT THE TOP OF FILL IS TO BE DETERMINED ACCORDING TO THE VOLUME AND VELOCITY OF THE RUNOFF (SEE ROADWAY PLANS).
 - GRANULAR BACKFILL BEHIND PROPOSED GRAVITY RETAINING WALL AND BELOW FLOW LINE OF OUTLET PIPES IS TO BE INCLUDED IN THE PRICE BID FOR THE WALL.
 - AT LOCATIONS WHERE A CONCRETE BARRIER PROTECTION IS ALSO NEEDED, USE S-SMB-2 IN PLACE OF GRAVITY WALL FOR UP TO 2' OF FILL AND S-SMB-4 FOR UP TO 4' OF FILL.
 - ACTUAL UNDERCUT DEPTH AND BACKFILL SLOPE TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
 - THE ENTIRE WALL INCLUDING GRANULAR BACKFILL TO BE INCLUDED IN THE RIGHT-OF-WAY.
 - IF THE WALL IS A FILL WALL, THERE SHOULD BE A 15' MINIMUM CONSTRUCTION EASEMENT IN FRONT OF THE WALL.

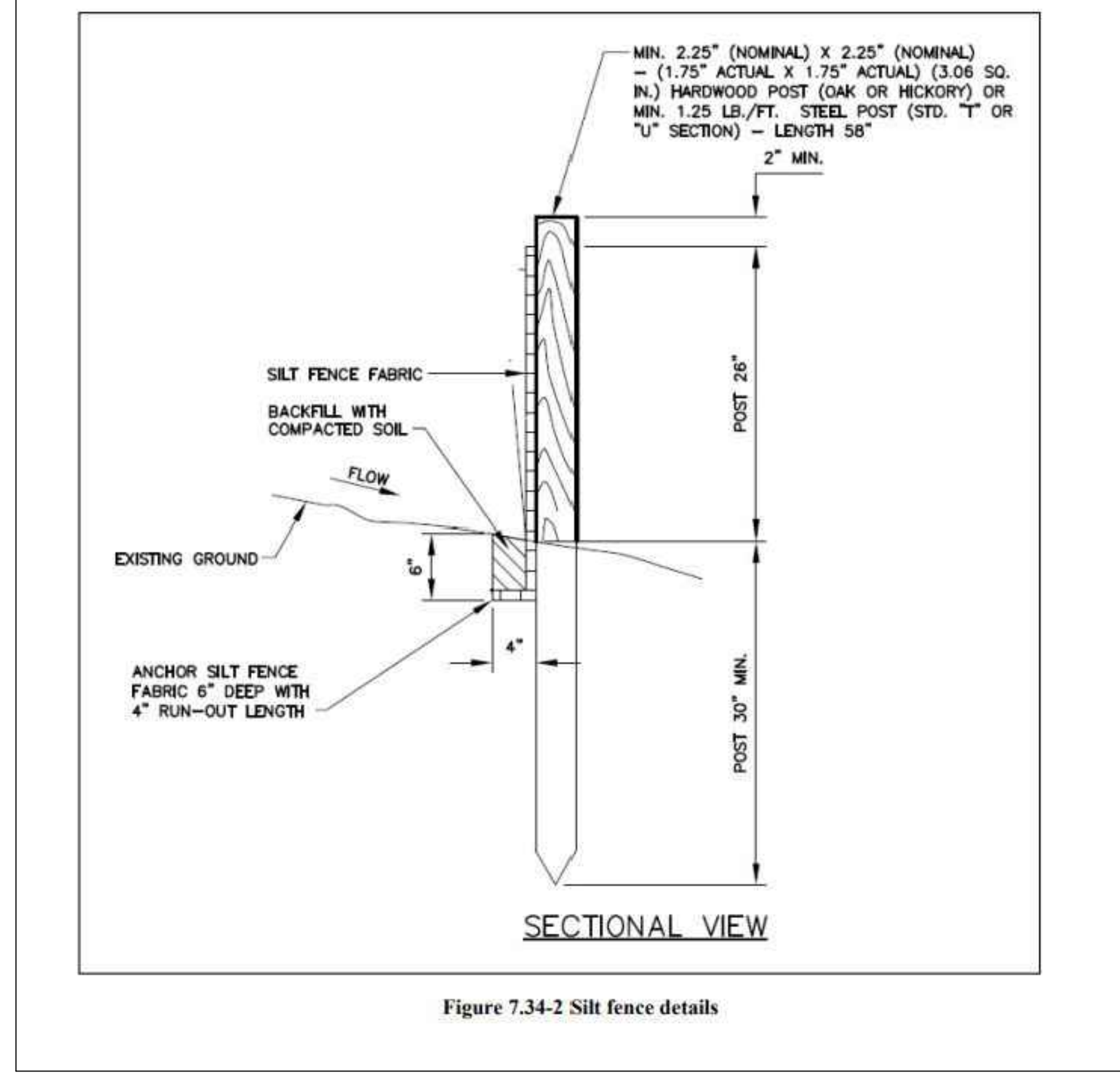
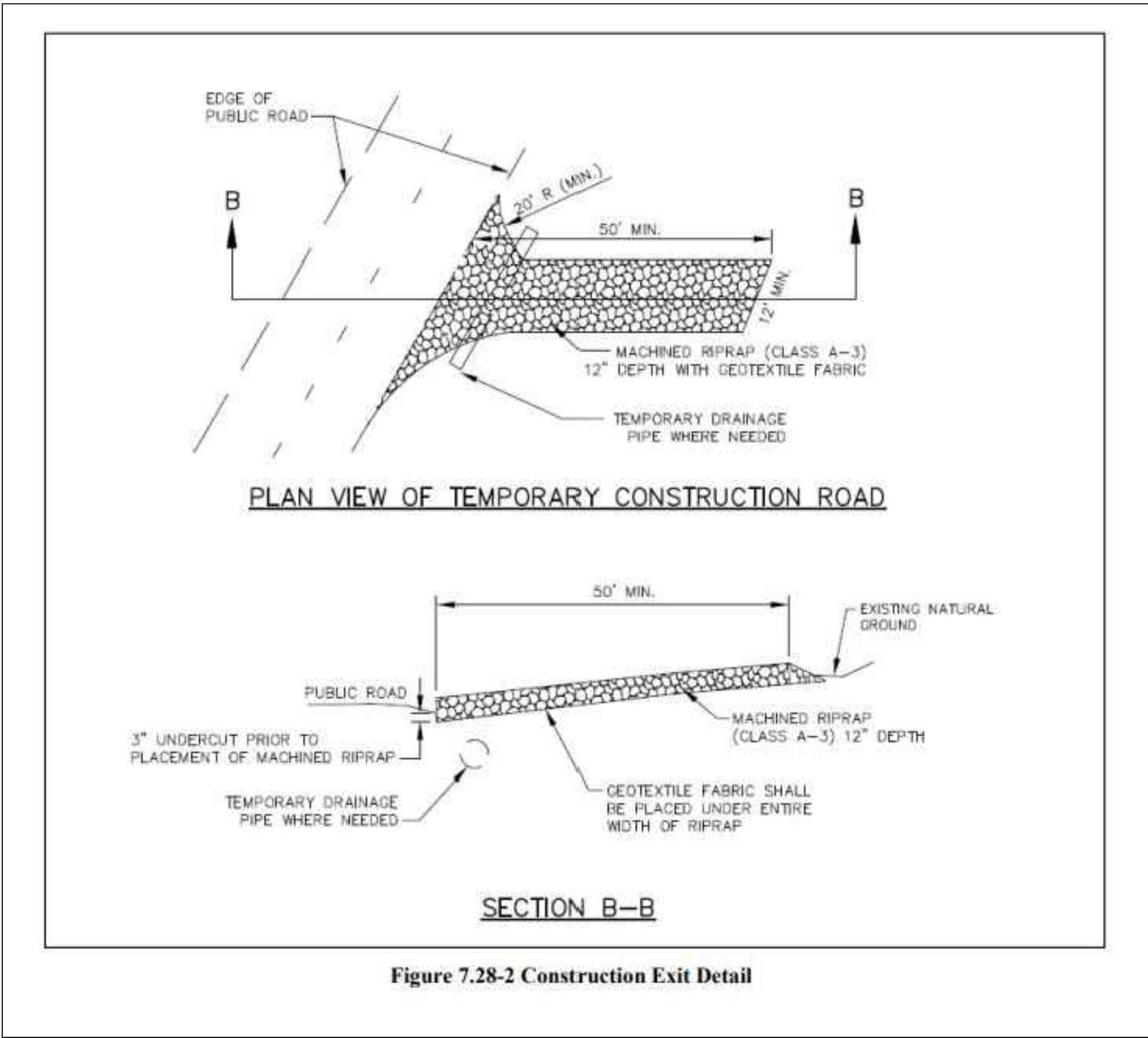
STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION
STANDARD GRAVITY-TYPE RETAINING WALLS
08-15-2015 W-SG-1

NO.	DATE	REVISION
1	05/25/2023	Per City Comments
0	04/28/2023	Original Submittal

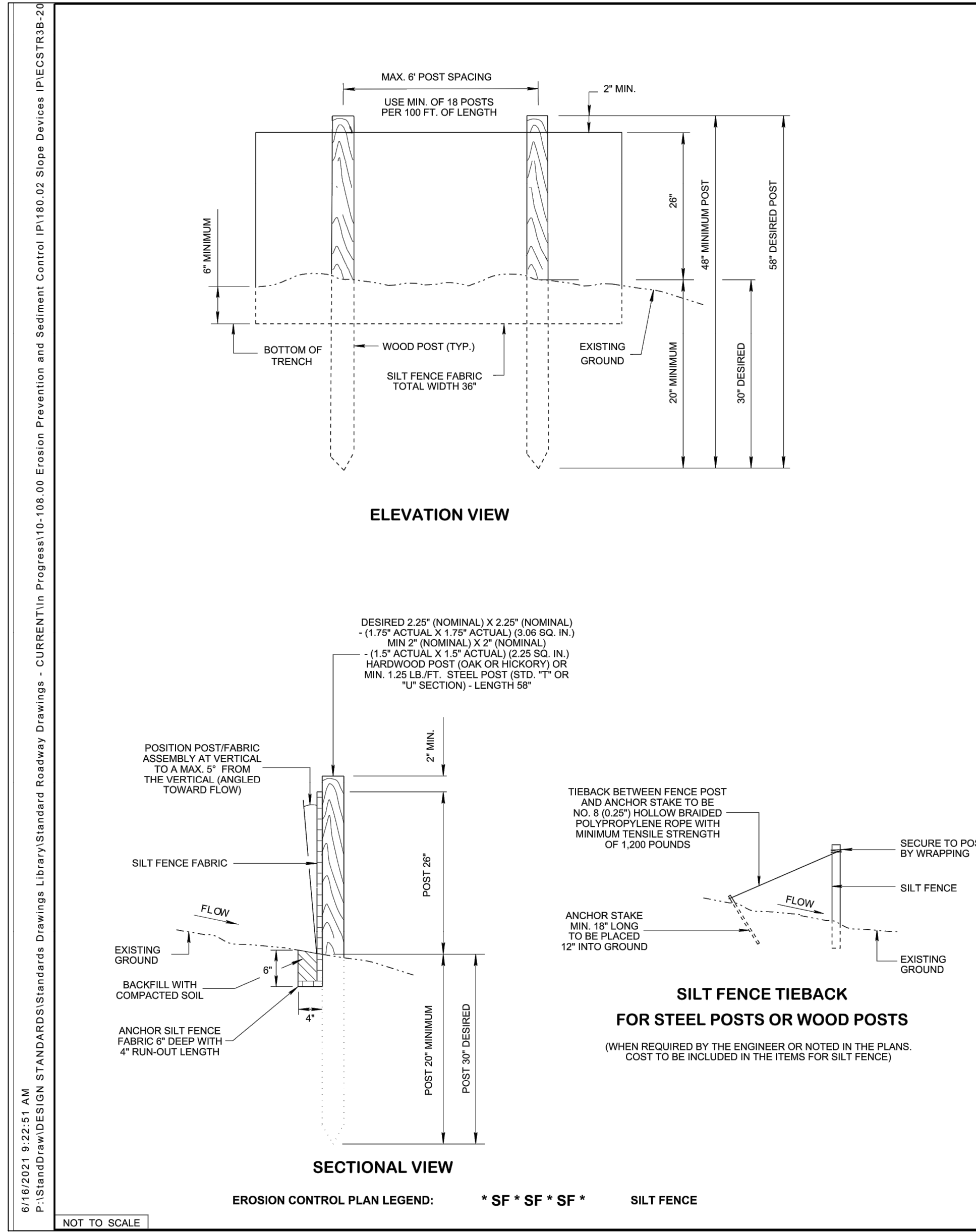
DRAWN BY: *JA* CHECKED BY: *PC*

Renaissance Infrastructure Consulting
5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM
E-2010033830





NOTE:
Refer to Tennessee Erosion &
Sediment Control Handbook for all
specifications and details.
<https://tnepsc.org/handbook.asp>



SILT FENCE FABRIC SPECIFICATIONS	
FABRIC PROPERTY AND TEST METHODS	REQUIRED PHYSICAL PROPERTIES (MARV VALUES OF TEST DATA)
GEOTEXTILE FABRIC TYPE	WOVEN SLIT FILM (PER AASHTO M288)
APPARENT OPENING SIZE (ASTM D4751)	#30 TO #70 STANDARD SIEVE
WATER FLUX (ASTM D4491)	≥ 4 GPM/FT ²
TENSILE STRENGTH (ASTM D4632)	≥ 120 LB. (WARP DIRECTION) X 100 LB. (FILL DIRECTION)
ULTRAVIOLET STABILITY (AFTER 500 HRS PER ASTM D4355)	≥ 70%
ELONGATION (ASTM D4632)	≤ 20% (MAX)
BURST STRENGTH (ASTM D3786)	≥ 250 PSI
PUNCTURE STRENGTH (ASTM D4833)	≥ 60 LB.
TRAPEZOIDAL TEAR (ASTM D4533)	≥ 50 LB. (WARP DIRECTION) X 40 LB. (FILL DIRECTION)

SILT FENCE GENERAL NOTES	
(A)	SILT FENCE IS USED TO INTERCEPT SMALL AMOUNTS OF SEDIMENT AND REDUCE VELOCITY FROM SHEET FLOW ONLY. DO NOT USE IT ADJACENT TO NATURAL WATER RESOURCES (WETLANDS OR STREAMS) OR ACROSS CONCENTRATED FLOW PATHS.
(B)	THE MAXIMUM DRAINAGE AREA SIZE FOR A CONTINUOUS BARRIER SHALL BE 1/4 ACRE PER 100 LINEAR FEET OF FENCE LENGTH UP TO A MAXIMUM DRAINAGE AREA OF 2 ACRES. MAXIMUM SLOPE LENGTH BEHIND FENCE ON UPSLOPE SIDE SHALL BE 110 FEET (AS MEASURED ALONG THE GROUND SURFACE).
(C)	WHEN INSTALLED AT THE TOE OF A SLOPE, SILT FENCE SHOULD BE PLACED 5 FEET TO 7 FEET AWAY FROM THE TOE TO ALLOW SPACE FOR PONDING OF WATER, COLLECTION OF SEDIMENT, AND EASE OF MAINTENANCE AND REMOVAL.
(D)	WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER THEY SHALL BE JOINED ACCORDING TO THE DETAILS ON STANDARD DRAWING EC-STR-3E.
(E)	MAINTENANCE SHALL BE PERFORMED AS NEEDED; CAPTURED SOIL MATERIAL SHALL BE REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE AND/OR OTHER EVIDENCE OF FILTER CLOGGING IS OBSERVED.
(F)	STEEL POSTS SHALL BE ROLLED FROM HIGH CARBON STEEL AND SHALL HAVE A MINIMUM WEIGHT OF 1.25 LB/FT. POSTS SHALL BE HOT-DIPPED GALVANIZED OR PAINTED WITH HIGH GRADE WEATHER RESISTANT STEEL PAINT. STEEL POSTS SHALL BE EQUIPPED WITH AN ANCHOR PLATE HAVING A MINIMUM AREA OF 14 SQUARE INCHES. POSTS SHALL BE STUDDED, EMBOSSED, OR PUNCHED TO AID IN THE ATTACHMENT OF THE WIRE BACKING. POSTS AND ANCHOR PLATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A702.
(G)	WHEN STEEL POSTS ARE USED THEY SHALL HAVE A PROJECTION FOR FASTENING WIRE TO THEM. THE WIRE FASTENERS SHOULD BE EVENLY SPACED WITH AT LEAST FIVE PER POST.
(H)	IF THE FILTER MATERIAL IS STAPLED TO THE WOODEN STAKES, HEAVY DUTY WIRE STAPLES WITH ONE-HALF INCH LENGTH AND 1 INCH WIDTH SHALL BE USED AND EVENLY SPACED WITH AT LEAST FOUR PER POST. SILT FENCE FABRIC SHALL NOT BE STAPLED TO TREES.
(I)	SILT FENCES SHOULD BE PLACED ALONG OR NEAR THE GROUND CONTOUR. THE BOTTOM OF FENCE AT GROUNDLINE SHOULD BE ON A ZERO PERCENT (0%) GRADE PLUS OR MINUS FIVE TENTHS OF ONE PERCENT (0.5%). THE ENDS OF A ROW OF SILT FENCE SHOULD BE TURNED UPSLOPE FORMING A J-HOOK TO FILTER ANY CONCENTRATED FLOW BEHIND FENCE.
(J)	A PREASSEMBLED SILT FENCE MEETING THE REQUIREMENTS OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE.
(K)	STATIC SLICING IS THE PREFERRED METHOD OF FENCE INSTALLATION. STATIC SLICING INVOLVES THE INSERTION OF A NARROW CUTTING BLADE, PLACED AT THE SPECIFIED ANCHOR DEPTH FOR THE GIVEN FABRIC AS SHOWN ON THE APPLICABLE DETAIL, AND SIMULTANEOUSLY PULLING THE FENCE FABRIC INTO THE TRENCH AS THE TRENCH IS BEING EXCAVATED. ALTERNATE METHODS ARE ALSO ACCEPTABLE. DO NOT USE EQUIPMENT THAT WILL DISTURB WIDER THAN 4\"/>

STATE OF TENNESSEE
STANDARD
DRAWING
DEPARTMENT OF TRANSPORTATION

SILT FENCE

12-16-2002 EC-STR-3B



Conceptual

Retaining Wall With Fence

Not To Scale

Not To Scale

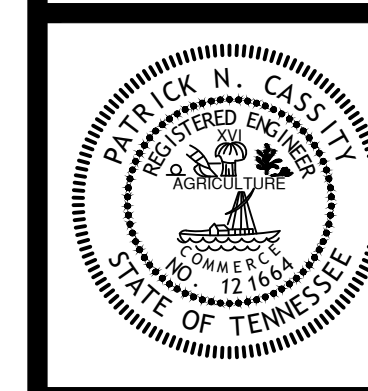
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JA	PC



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816-800-0950



Sheet
C16

Standard Details III

Final Development Plan

22-0129

Truck Parking Expansoin For AWG

City Of Goodlettsville, Davidson County, Tennessee

RIVERSIDE, MISSOURI 64150 WWW.R
MO Certificate of Authority: E-2010033630

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May 24, 2023-12:58pm
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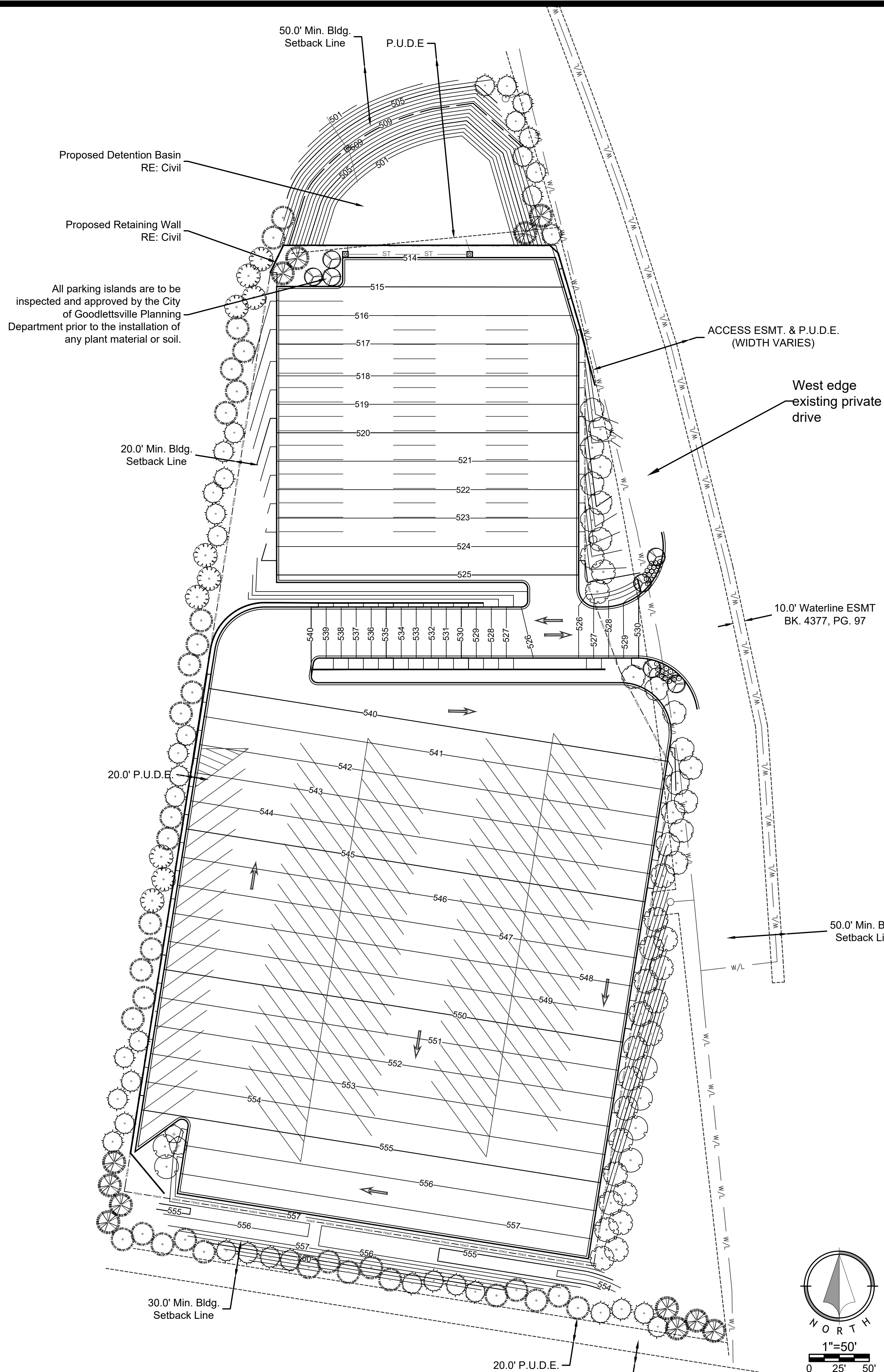
1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SEEDED WITH TURF TYPE FESCUE.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	PO	Platanus occidentalis / American Sycamore	B&B	3" Cal.		10
	QA	Quercus alba / White Oak	B&B	3" Cal.		19
	TC	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B	3" Cal.		10
	UV	Ulmus americana "Valley Forge" / Valley Forge American Elm	B&B	3" Cal.		19
EVERGREEN	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JE	Juniperus virginiana / Eastern Redcedar	B&B	3" Cal.		34
	PS	Pinus strobus / White Pine	B&B	3" Cal.		37
	TO	Thuja occidentalis / American Arborvitae	B&B	3" Cal.		12
ORNAMENTAL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CF3	Cornus florida / Flowering Dogwood	B&B	3" Cal.		7
	MG	Magnolia grandiflora 'Brackens Brown Beauty' / Bracken's Southern Magnolia	B&B	3" Cal.		2
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	:	:	QTY
	HQR	Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea	3 Gal.		24" Ht. Min.	12
	IN	Ilex verticillata 'Nana' / Red Sprite Winterberry	3 Gal.		24" Ht. Min.	18

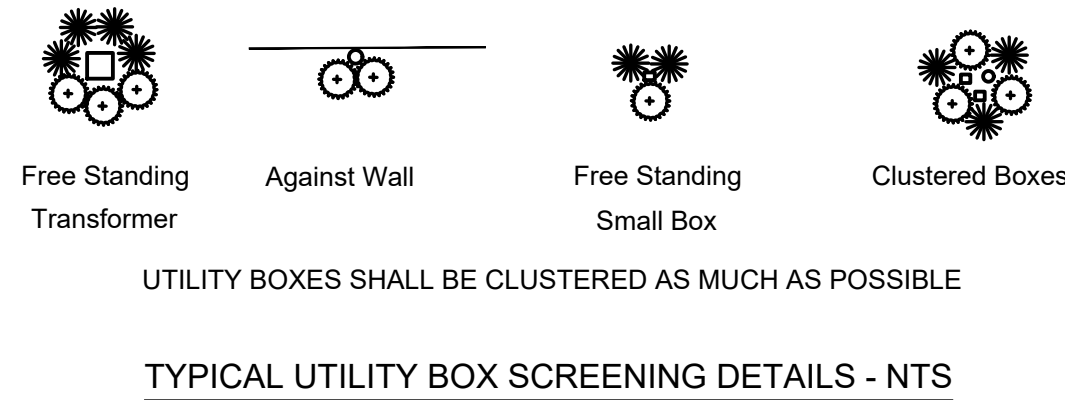
Required Trees
 Required: Min. 70 caliper inches of trees / acre; 10.84 acres = 759 caliper inches
 Provided: 450 caliper inches* of min. 759 required
 *Landscape waiver required.

Required: 1 tree / parking island
Provided: 3 islands = 3 trees

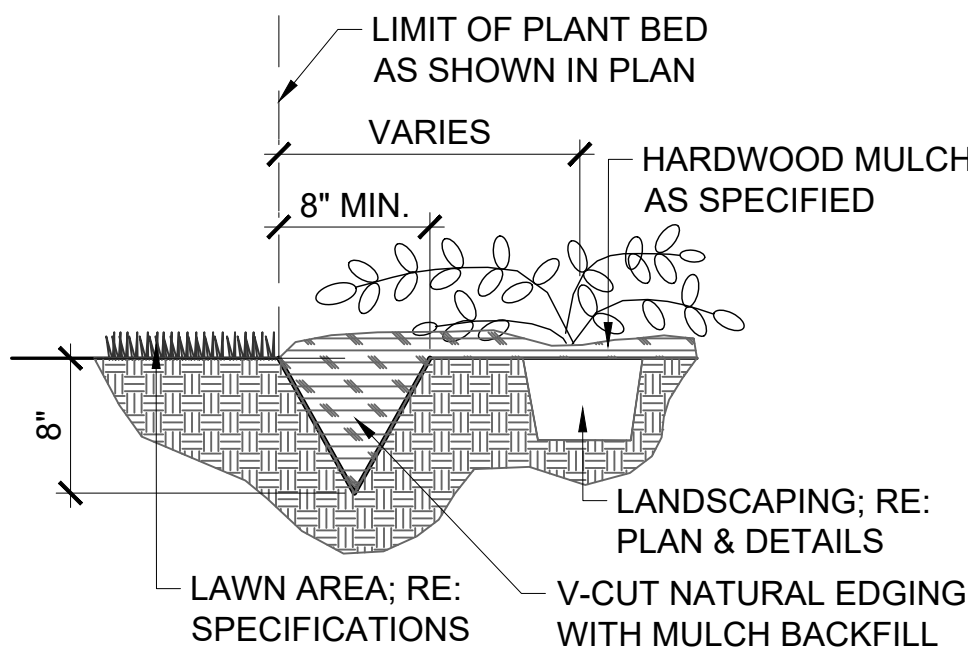
Required: Min. open space area 1/2 side yard between paved area & adj. parcel
Provided: As required



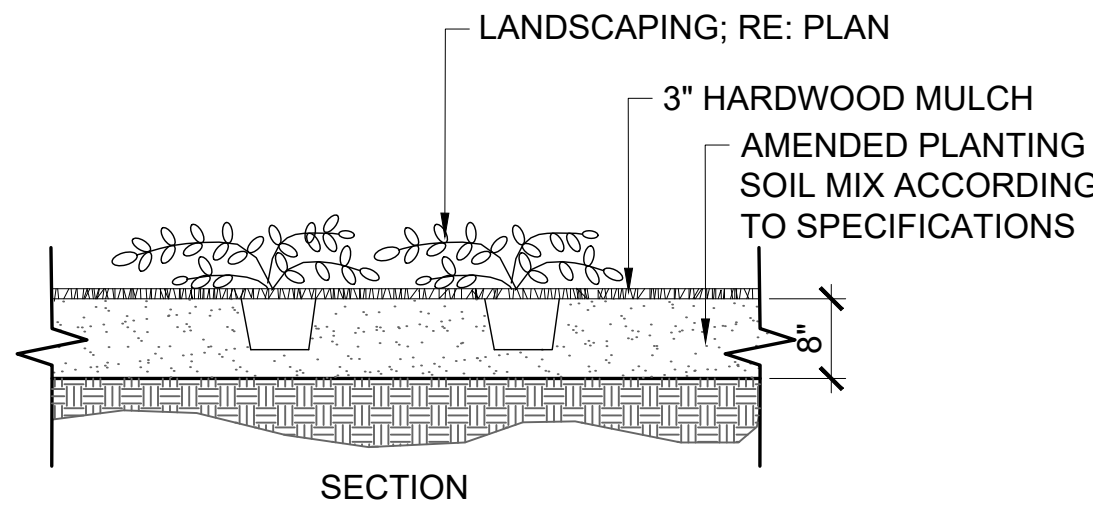
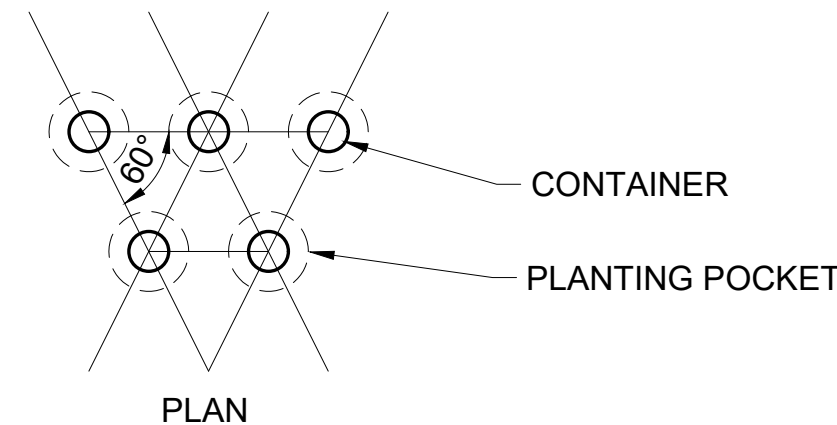
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- NOTES:
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
 2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
 3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.

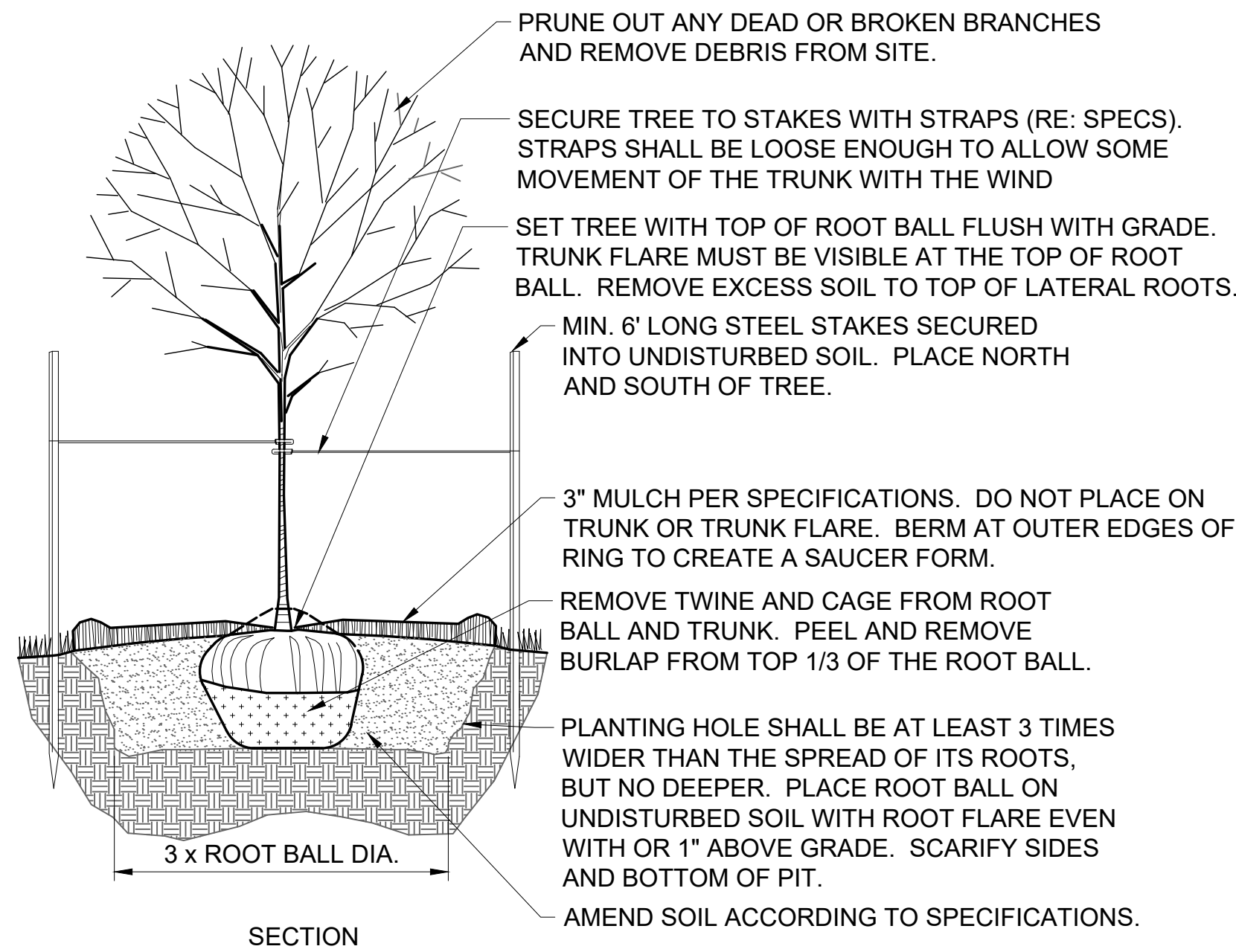


V-CUT NATURAL EDGE DETAIL - NTS

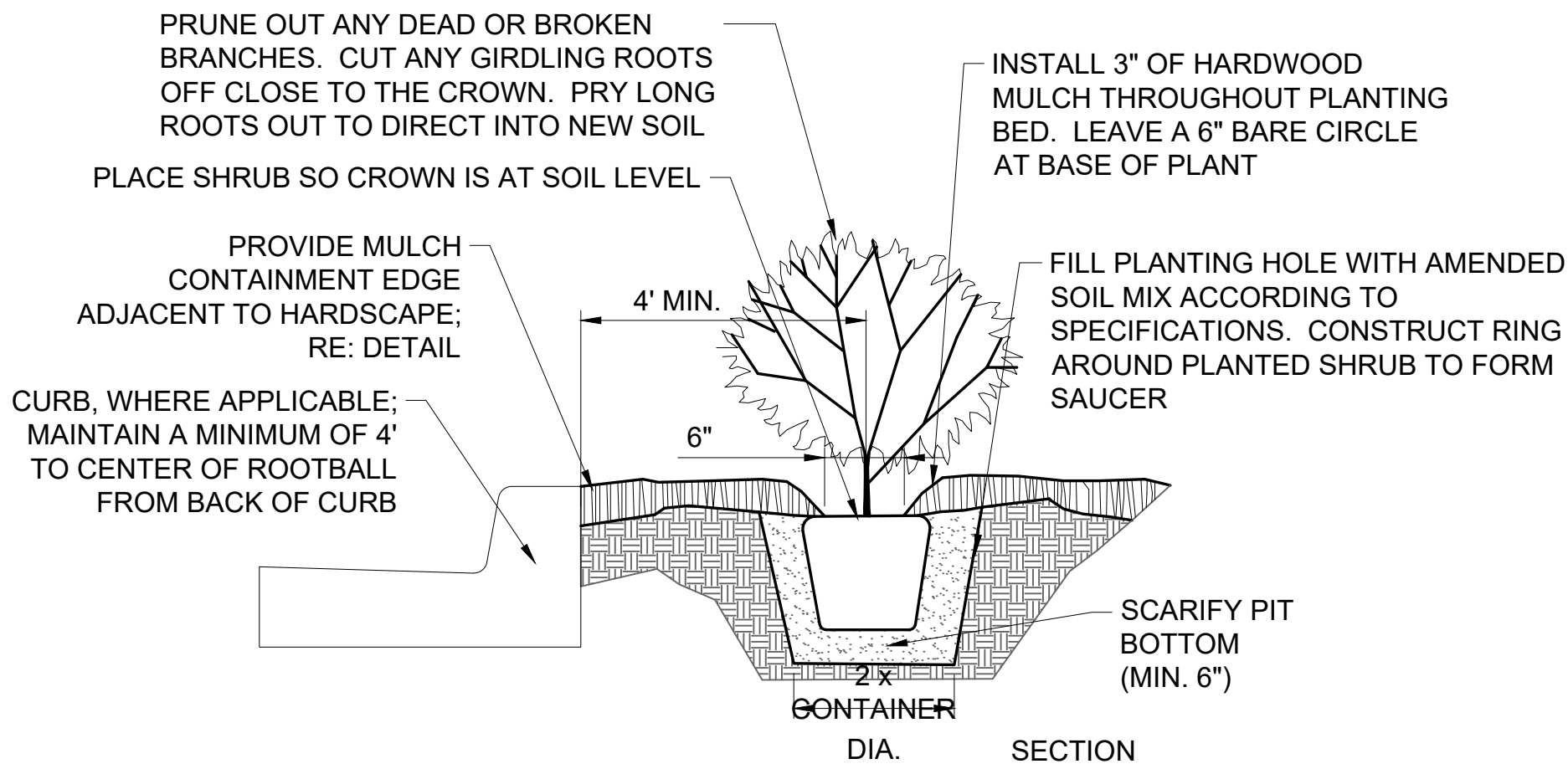
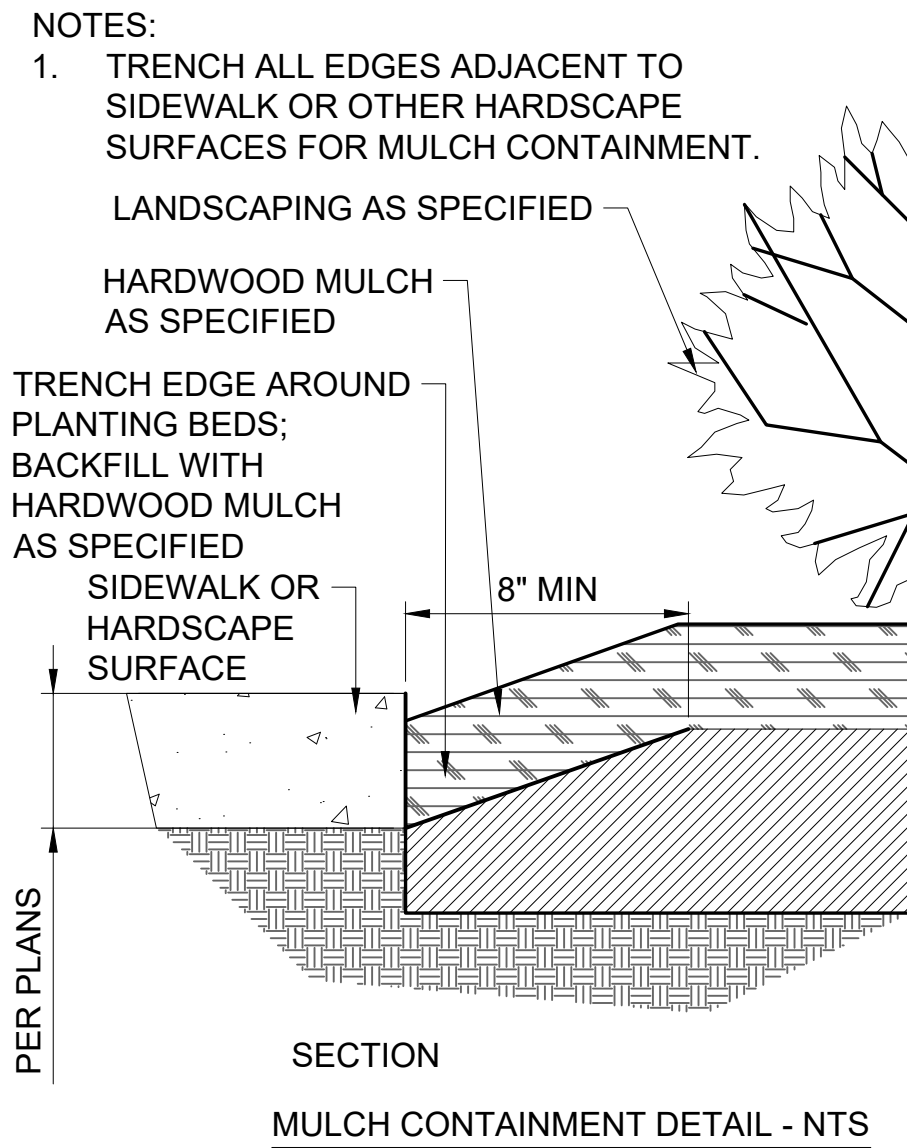


CONTAINER PLANTING DETAIL - NTS

- NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
 2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



DECIDUOUS TREE PLANTING DETAIL - NTS



- NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
 4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS

NO.	DATE	REVISION
1	05/25/2023	Per City Comments
0	04/28/2023	Original Submittal

DRAWN BY	CHECKED BY
AL	AL

Parking Lot Photometric Design Calculations

Design Requirements -

Calculated Average Maintained Illuminance - 1.2 Fc
Calculated Average to Minimum Uniformity Ratio - 12.0:1
Calculated Min. Illuminance - 0.1 Fc
Calculated Max. Illuminance - 5.5 Fc

Design Calculation Factors:

Light Loss Factor - 0.90
Mounting Height - 23 Ft.
Arm Length - 1 Ft.

Luminaire Schedule					
Label	Catalog Number	Lamp	Lamp Lumens	LLF	Watts
H	RAR2-480L-210-4K7-SQW	B-70-CRI	29284.36	0.9	198.3
J	RAR-2-320L-165-4K7-3-BC	X-70-CRI	12742.58	0.9	145
					Quantity
					8
					14



RATIO Series
AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-pin with networked controls
- Best in class surge protection available



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm filter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin optics)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture offline for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2 #250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets ICA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020

WARRANTY

- 5 year limited warranty

KEY DATA	
Lumen Range	3,000-48,000
Wattage Range	25-340
Efficacy Range (LPW)	119-155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5-24 (6.1-10.9)

Current

currentlighting.com/beacon
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Page 1 of 11
Rev 03/13/23
BEA_Ratio_Ratio_L2_Spec_R01

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:



10-DAY QUICK SHIP PROGRAM



SSS-K Series Poles
SQUARE STRAIGHT STEEL

Overall Height 10' - 40'

Handhole 18"

Bolt Square (Outer)

Bolt Circle (Outer)

Bolt Circle (Inner)

270°

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APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT: One-piece straight steel with square cross section, flat sides and minimum 0.238" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER: Two-piece square aluminum base cover included standard
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method.
- Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable.

POLE CAP

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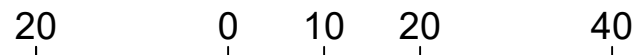
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GRAPHIC SCALE - 1 INCH = 20 FEET
TN STATE PLANE (NAD 83, NAVD 88)

PRELIMINARY SITE PLAN

KIDDIE ACADEMY
BUSINESS PARK CIRCLE
GOODLETTSVILLE, TN 37072

PSP-1

GMC PROJECT #CNAS230004

ISSUE | DATE

ISSUE	DATE
PRELIMINARY	04/28/2021

3310 West End Avenue, Suite 420

Nashville, TN 37203

T 615.333.7200

GMCNETWORK.COM

DRAWN BY:	L. SMITH
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CING



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www.gmcnetwork.com

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

April 28, 2023

RE: Required Parking Stalls for Proposed Daycare at Business Park Circle

Dear Addam,

Thank you very much for your continued assistance and guidance thus far as Neal Patel carries on with the ongoing process towards hopefully opening a daycare facility in Goodlettsville.

Below please find a written request for a reduction in the number of required parking stalls for a proposed daycare facility at vacant property on Business Park Circle. Also enclosed is a preliminary site plan for the development showing an early layout of the building, parking and access, with two play areas and a dumpster enclosure area.

As you know, we previously submitted similar documents and a comparable request last summer for a site at 325 Northcreek Boulevard, where a parking reduction from 59 stalls down to 35 was unanimously approved by the Planning Commission at their August 1st meeting. Unfortunately, since then, the negotiations for purchasing said parcel have ceased, and Neal Patel has begun again with the aforementioned vacant lot.

This newly proposed daycare would feature a single-story 9,509-square foot building with capacity for 174 children and 22 teachers, a departure from the previous proposal which called for a 10,500-square foot building, 184 children and 22 teachers. Per the City of Goodlettsville's Zoning Ordinance, the facility would require 57 parking stalls (1 stall per employee, plus 1 additional stall for every 5 children). Comparatively speaking, as was the case with the previous parcel, this number is still significantly larger than that which would be required for similar developments in adjacent and nearby municipalities, which again has been summarized in the table below:

Municipality	Parking Requirements per Zoning Ordinance	Stalls	Δ	Δ (%)
Goodlettsville	1 stall per employee + 1 stall per 5 children	57	-	-
Nashville	1 stall per 5 individuals up to 50; 10 stalls plus 1 stall per 10 for over 50	25	-32	-56%
Mt. Juliet	1 stall per 5 individuals up to 50, plus 1 stall per 10 individuals over 50	25	-32	-56%
Hendersonville	1 stall per employee, 1 stall per 10 children, and 2 passenger loading stalls	39	-16	-28%



Given the numbers in the table above, and all of the data and information that was included in our previous request, the current project proposes 42 parking stalls for the proposed daycare facility as described above. These parking stalls would be more than that as stipulated by the Cities of Nashville and Mt. Juliet, both of which require the same number of parking stalls in this application as shown in the table above (25) but with slightly different methodologies, and comparable to that of Hendersonville where Mr. Patel currently operates another Kiddie Academy location. Any additional parking stalls beyond this number would, again, sit vacant and unoccupied, resulting in lessened available space for the building itself and necessary play areas for the children.

Additionally, with its property frontage being more than the 200-foot minimum specified in Section 14-208(4)(d)(iii)(A)(2) of the City's Zoning Ordinance (pages 14-92 & 93), the project is proposing to construct an additional driveway. This additional access point would improve the vehicular circulation, and would prove to be especially beneficial during pick-up and drop-off times for the daycare facility. The conceptual layout associated with this design can be seen in the enclosed preliminary site plan.

We look forward to the opportunity to continuing our discussion of this project with the Planning Commission on June 5th.

Sincerely,

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

Mike Weisz
Senior Project Manager

Enc: Preliminary Site Plan – Kiddie Academy

A modern two-story house with a dark grey exterior and a light-colored porch, surrounded by a wooden fence and landscaping. The house features a gabled roof, large windows, and a covered front porch with white columns. The text "208 Graves Rd" is overlaid in large, bold, black font.

208 Graves Rd

Cottage Community

Graves Cottage Community - 6 Single Family Homes



Why Cottage Homes?

- Single Family homes
- Two homes fronting the street help keep the development contextually aligned with adjacent homes
- Common shared courtyard space
- Higher density brings more housing diversity to the urban core





April 17, 2023

Parkview Preserve Holding, LP /Insight Properties

RE: Parkview Preserve One-Year Maintenance Period Improvements

The City of Goodlettsville has maintenance bonds for the one-year maintenance period ending including bond expirations on July 14, 2023. One \$ 60,000 bond is for private improvements and another \$ 60,000 is for public improvements.

The City of Goodlettsville Planning and Public Works- Storm Water Departments requests that the maintenance improvements defined below be completed, inspected, and approved by July 1, 2023. No additional bond extensions will be reviewed or approved.

Failure to complete the improvements by July 1, 2023 will require the City to determine the defined bond improvement project items are in default and start the process of requesting payment of the bonds for the City to facilitate the completion of the remaining improvements.

Public Improvements:

1. Replace broken French Street sidewalk sections near intersection at Memorial Drive/ and adjacent commercial restaurant driveway
2. Install rock and grade for sewer access driveway as previously requested
3. Provide engineer as-built sewer plans- in digital pdf and ESRI software format as previously requested.
4. Clean silt and debris on French Street sidewalk near Harris Street intersection

Private Improvements:

1. Remove trash and debris from all headwalls and inlets multiple locations.
2. Over 20 dead trees and shrubs including Red Maples in yards and buffer line at sewer access drive. Either replace or coordinate with the Parkview Preserve HOA to determine an amount to pay into a fund for their landscaping replacement. If HOA option, provide information
3. Remove erosion control fence sections behind Exmoor Drive along western project boundary
4. Stabilize section of bank erosion at end of Dartmoor Place behind 480-492 Killarney Park
5. Stabilize section of bank erosion at end of Wicklow Drive
6. Stabilize section of bank erosion at detention pond inlet near curve on Killarney Park



7. Remove section of siltation at detention pond inlet on South Downs Circle
8. Remove siltation at detention pond outlet causing water to back up and clean bottom of detention pond at the end of curve of Killarney Park
9. Stabilize small section of bank erosion and clean out debris of culverts behind 94-102 French Street
10. Fill in and stabilize the openings in ditch-line adjacent to 109 French Street and project line

The completion of bank erosion and stabilization includes areas being protected with grass growing.

The City of Goodlettsville Planning Commission can review any requests for discussion on the improvements defined in this letter. The Planning Commission meeting will be June 5, 2023 at 5 pm at Goodlettsville City Hall.

The City of Goodlettsville Public Works and Community Development department requests an on-site meeting prior to starting the repair and stabilization projects.

Addam McCormick, Planning Director
Goodlettsville Community Development