

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday October 2, 2023 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of October 2, 2023 Meeting Agenda

ITEM#2 Approval of September 11, 2023 Meeting Minutes

ITEM#3 Public Forum on Planning Related Topics. Citizens may address the Planning Commission and limit comments to three (3) minutes in length.

ITEM#4 201 S. Main Street/Powell Nashville: Requests site approval for a building addition and parking lot on 0.19 acres on an adjacent property at 203 S. Main Street. Properties are zoned CSL, Commercial Services Limited, Town Center-Commercial Core Overlay. Properties are referenced as Davidson County Tax Map/Parcels# 02504009300 and 02504009500. Property Owner: FARR Properties, LLC (6-23)

ITEM#5 307 Long Hollow Pike/ Jason Van DerMark/Property Representative: Requests recommendation to the City Commission to remove the INT, Interchange Overlay from the CPUD, Commercial Planned Unit Development property zoning to permit an automated car wash facility. The 1.12-acre property is referenced as Davidson County Tax Map/Parcel# 01914001200. Property Owner: TNRPS, LLC

ITEM#6 Washtopia Goodlettsville/ Civil and Environmental Engineering Services, LLC: Request site plan approval for 5,904 square feet of building area on 1.12 acres at 307 Long Hollow Pike/SR 174. Property is zoned CPUD, Commercial Planned Unit Development /INT , Interchange Overlay and is referenced as Davidson County Tax Map/Parcel# 01914001200. Property Owner: TNRPS, LLC. (7-23) ***Item is subject to the Planning Commission and City Commission's approval of ITEM#5.***

ITEM#7 Dry Creek Commons Phase Two (2)/ Vastland Eatherley Mcclung Development, LLC: Community Development Staff Request Performance Bond Extension.

DISCUSSION ITEM:

R-7 High Density Residential Attached Garage Requirement

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

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

CITY OF GOODLETTSVILLE
PLANNING COMMISSION MEETING
STAFF REPORT

ITEM#1 Approval of October 2, 2023 Meeting 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 September 11, 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. Citizens may address the Planning Commission and limit comments to three (3) minutes in length.

STAFF NOTES: N/A

MOTION OPTIONS: N/A

ITEM#4 201 S. Main Street/Powell Nashville: Requests site approval for a building addition and parking lot on 0.19 acres on an adjacent property at 203 S. Main Street. Properties are zoned CSL, Commercial Services Limited, Town Center-Commercial Core Overlay. Properties are referenced as Davidson County Tax Map/Parcels# 02504009300 and 02504009500. Property Owner: FARR Properties, LLC (6-23)

STAFF NOTES:

The project is located on two (2) properties. A two (2) lot combination subdivision plat will be required to be submitted for city staff review and approval prior to building permit issuance.

The property is within the City's Commercial Core Overlay/Town Center area. The project driveway/parking area proposed on S. Main Street is for an accessible parking and a loading area. The proposed driveway is based on the Main Street project design for a driveway on the property. The project including the existing building includes limited on-site parking. The proposal is based on the Commercial Core Overlay and Town Center regulations to permit off-site parking. The project proposal is to use the parking in the City Hall facility and a planned city leased parking lot on Main Street.

The proposed outdoor seating front building wall is proposed to be installed at 10.4' from the front property line to be consistent with the existing adjacent building wall. The Commercial Core Overlay includes a fifteen (15') minimum front building setback. The proposal is based on the Commercial Overlay/Town Center provision that allows the Planning Commission to review alternative building setbacks.

The project includes an alteration to the existing building facade and building addition. The design proposal includes reworking sections of the existing plain concrete walls to include an adhesive thin brick building base with cement fiber board siding over the concrete block. The revised front of the existing building (East elevation) is proposed to be altered to include additional brick materials. The building addition area is proposed to be installed with a consistent brick base and cement fiber board material. Staff will request the project designer to discuss the building alterations and total percentage of brick proposed with alteration and new construction area. The City's Design Guidelines require fifty (50%) percent brick (development proposal) for new construction.

STAFF STIPULATIONS:

1. Final two (2) lot combination subdivision plat required prior to building permit issuance for the proposed building addition.
2. Dumpster screen wall to be split face block painted/tinted to match building
3. Developer to coordinate with city staff for parking lot lighting for the parking lot proposed on Memorial Drive and wall lighting for the sidewalk along Memorial Drive and the limited front parking area. The lighting to be installed with site construction.
4. Developer to coordinate with city staff for limited landscaping in the front parking area. The landscaping to be installed with site construction.
5. Project engineer to submit revised plans and drainage calculations per the City Engineer consultant review comments. Revisions to be approved by city staff in coordination with consultant engineer prior to any building permit issuance.
6. Main Street driveway design and front sidewalk to be coordinated with the City's Main Street Project Engineer prior to construction.
7. Any revised building elevation material requirements as determined by Planning Commission in meeting to be incorporated into revised building plans.

MOTION OPTIONS:

1. Approve revised site plan with listed staff stipulations including any additional items determined by the Planning Commission
2. Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission.
3. Denial of revised site plan as determined by the Planning Commission

Referenced Zoning Ordinance Section 14-206 (6)(d)

Parking lot design. Parking lots are encouraged to be located in the rear of the principal building. *The parking requirements of any use may be reduced by a proportional number of spaces if such spaces are permanently available in either shared or public parking lots located within two hundred fifty feet (250') of the affected lot.* A minimum open area of five feet (5') shall be maintained between the paved area of the lot and any side or rear property line. Such area shall be landscaped as specified below. Wherever a parking lot faces the street frontage, such frontage shall be screened. The use of common driveways providing access to more than one (1) lot is encouraged

Referenced Zoning Ordinance Section 14-206 (6)(m)

Town Center. Properties listed in the designated town center area shall be under the above provisions but *flexibility regarding building design and site planning are permitted to encourage mixed use multi-story buildings oriented toward the street.* The planning commission during the site plan review process with recommendation from city planner and city engineer may waive the minimum building setbacks, maximum lot coverage, and maximum floor area ratio per this section to comply with the city's defined streetscape design. Buildings are required to comply with the requirements of this section except that brick and stone masonry is permitted as the primary building material with flexibly in primary building colors to promote creative and interesting quality building design. Development to be consistent with and compliment the city's defined streetscape design

ITEM#5 307 Long Hollow Pike/ Jason Van DerMark/Property Representative: Requests recommendation to the City Commission to remove the INT, Interchange Overlay from the CPUD, Commercial Planned Unit Development property zoning to permit an automated car wash facility. The 1.12-acre property is referenced as Davidson County Tax Map/Parcel# 01914001200. Property Owner: TNRPS, LLC

STAFF NOTES:

The property is zoned CPUD, Commercial Planned Unit Development with the INT, Interchange Overlay. The INT overlay limits the property use to interstate-based businesses including restaurants, hotels, and convenience markets including gasoline sales. The request is to remove the INT overlay from the property to permit an automated car wash. The City added the automated car wash use to the convenience commercial zoning classification in the CPUD Commercial Planned Unit Development zoning district in December 9, 2021. The INT, Interchange Overlay was adopted on December 12, 2013 for the three (3) I-65 exit interchanges. The City has amended the INT, Interchange Overlay to remove certain properties at exit ninety-seven (97) and exit ninety-eight (98).

MOTION OPTIONS:

1. Recommend approval to the City Commission including any additional requirements as determined by the Planning Commission
2. Recommend denial to the City Commission to not remove the INT, Interchange Overlay based on the review by the Planning Commission at the meeting.
3. Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission

Goodlettsville Zoning Map: Purple Outline- INT Interchange Overlay



Proposed Zoning Map Alteration: (Removal of INT Overlay)



ITEM#6 Washtopia Goodlettsville/ Civil and Environmental Engineering Services, LLC: Request site plan approval for 5,904 square feet of building area on 1.12 acres at 307 Long Hollow Pike/SR 174. Property is zoned CPUD, Commercial Planned Unit Development /INT , Interchange Overlay and is referenced as Davidson County Tax Map/Parcel# 01914001200. Property Owner: TNRPS, LLC. (7-23) *Item is subject to the Planning Commission and City Commission's approval of ITEM#5.*

STAFF NOTES:

The applicant requested to submit a site plan with the rezoning application included with Item#5. The site plan review is contingent upon approval of the rezoning request. The project engineer has provided storm water *quantity* calculations to show no increase in the storm water run-off with the site plan for altering the existing site so a storm water *quantity* detention pond facility will not be required. The project will need to include a storm water *quality* facility since the project includes a site alteration of over 10,000 sq. ft.

City staff review comments included the installation of a sidewalk along the Northcreek Boulevard property frontage to connect the existing Long Hollow Pike and Northcreek Blvd sidewalks. The request is for a curb attached sidewalk design consistent with the existing sidewalk along Long Hollow Pike. The request to install the curb attached sidewalk is for the sidewalk to be within the Northcreek Blvd right of way and maintain the existing street tree planting location (replacement trees proposed) and monument entry feature along Northcreek

Boulevard. The sidewalk will be required to connect to the adjacent sidewalk on Northcreek Boulevard which will require removal of an existing tree due to tree roots and elevation change.

North Creek Boulevard sidewalk installation area



North Creek Boulevard sidewalk installation at adjacent property connection



Per the carwash representative, the existing high rise pole sign is proposed to be altered and used for advertising the carwash and the smaller pole sign is not proposed to be used. The smaller pole sign will be required to be removed with the project.

The current Shoneys site development includes drive connections to the adjacent hotel property and an open parking lot design with the adjacent site including the former Captain Ds business. The proposed car wash design includes the removal of the adjacent site connections. The applicant will need to coordinate the removal of the connections with the adjacent property owners.

Building design elevations to meet the City's Design Guidelines including a minimum fifty (50%) percent brick (brick shown on elevations) on each wall panel for both buildings with metal panels limited to fifteen (15%) percent of each building elevation. The EIFS/stucco designs included with proposed designs are permitted as a secondary material to the primary brick construction. Per plan submittal additional brick materials and reduced metal panels areas are required to meet the City's Design Guidelines.

The site plan includes a request for setback variances from the CPUD, Commercial Planned Unit Development requirements to locate the building on the property to maximize the vehicle stacking (que) lengths for the proposed automated car wash. Staff will request the applicant to discuss the proposed car wash operations including vehicle access and stacking while waiting to pay and use the carwash facility due to the single lane entrance leading to double stacking lanes. The project proposal includes building setback variance requests to maximum the vehicle stacking length/queue of the proposed two (2) lane -eight (8) vehicle stacking to the payment kiosk

area. Since the property is zoned CPUD, Commercial Planned Unit Development, the Planning Commission reviews site design variances with the master plan/site plan review. The CPUD zoning requires a sixty (60') feet front setback along both Long Hollow Pike and North Creek Boulevard due to the property being a corner lot. The CPUD zoning requires thirty (30') feet setbacks along the side and rear property lines. The site plan includes a front setback variance request for a front building setback ranging from 29.4' feet to 54.0' feet building front setbacks within the North Creek Boulevard front sixty (60') feet building setback. The site plan also includes side/ rear setbacks from 9.9' feet to 27.95' feet for the payment kiosk building canopy and car wash tunnel and mechanical room.

Staff Stipulations:

1. If rezoning Item#5 is approved by the Planning Commission, any site plan action would be contingent upon the City Commission's approval of the rezoning to remove the INT overlay.
2. Provide storm water quality design including support calculations to be reviewed and approved by the City's consultant engineer before any land disturbance permit issuance.
3. Provide plan for alterations to the existing high rise pole sign (painting/sign face alterations) and removal of the secondary smaller pole sign.
4. Provide height of pole lights with revised plans. The light pole/fixture height to be consistent with the proposed building height.
5. Provide directional sign proposal- directional signs to meet the City's signage requirements.
8. Provide revised building elevations that meet the City's Design Guidelines including brick primary materials and decorative metal panel percentages and any building elevation material requirements as determined by Planning Commission in meeting to be incorporated into revised building plans.

MOTION OPTIONS:

1. Approve revised site plan with listed staff stipulations including any additional items determined by the Planning Commission
2. Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission.
3. Denial of revised site plan as determined by the Planning Commission

Current Shoneys Site Development:



ITEM#7 Dry Creek Commons Phase Two (2)/ Vastland Eatherley McClung Development, LLC: Community Development Staff Request Performance Bond Extension.

STAFF NOTES:

The developer requests to maintain the current bond (\$170,500) amount for the 2023-2024 time period due to the remaining cost improvements estimate of \$ 119,000.

Project Status: Townhouse construction six (6) of thirty-nine (39) units completed- fifteen (15%) percent project construction

Master Deed Recording Date: February 22, 2022

Current Project Bond: \$ 170, 500- performance bond- October 11, 2023 expiration

Remaining Project Improvements:

- Final asphalt paving
- Landscaping
- Sidewalk sections with unit construction

-Playground/dog park improvements

Improvement Cost Estimate: \$ 112,000 estimate provided by developer

MOTION OPTIONS:

1. Approval for one-year bond extension at current amount \$ 170,500
2. Approval for one-year bond extension at amount determined by Planning Commission based on information provided during meeting



DISCUSSION ITEM:

R-7 High Density Residential Attached Garage Requirement

Staff Notes:

City staff received a request for a new home construction permit on Café Street. The request is for a 1,528 square foot one-family detached dwelling (house). Staff discussed with the property owner that per the City's Zoning Ordinance an attached one car garage is required for new construction in the R7 zoning district. The proposed construction exceeds the 1,000 square feet minimum house square footage requirement. The property owner discussed receiving affordable housing funding from a Metro Nashville program. The owner discussed concern that the attached one car garage requirement including the additional cost of the home construction would impact the rent affordability. The property owner requested the City to review the attached one-car garage requirement in the R7 high density residential zoning district.

The current residential zoning designations (R7 through R40) with attached garage requirements were included in the 1989 edition of the City's Zoning Ordinance. The City has recently amended the Zoning Ordinance to define minimum dimensions of required garages including the one-car garage minimum dimension of twelve (12') feet x twenty-two (22') feet/264 square feet. The City also amended the Zoning Ordinance to require more off-street parking for new residential units with two (2) spaces required for dwellings with two (2) bedroom units and four (4) spaces required for dwellings with three (3) and more bedroom units.

Zoning Ordinance Section: 14-205 (4)(g)

g) Minimum lot area coverage. Within the residential districts, the principal building shall meet the minimum lot area coverage as indicated:

R40, Low Density Residential 1,500 square feet;

1,100 square feet for 1st floor of 2 story plus 2 car
attached garage

R25, Low Density Residential 1,325 square feet;

1,100 square feet for 1st floor of 2 stories plus 2 car
attached garage

R15, Medium Density Residential 1,250 square feet, 1,500 square feet for duplex;

1,100 square feet for 1st floor of 2 stories plus 2 car
attached garage

R10, Medium Density Residential 1,000 square feet; 1,200 square feet for duplex plus 1
car attached garage

***R7, High Density Residential 1,000 square feet; 1,200 square feet for duplex plus 1
car attached garage***

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

September 11, 2023

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: Mayor Rusty Tinnin

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

Espinosa called the meeting to order and Trew offered prayer.

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

Item #2 Approval of August 7, 2023 Meeting Minutes: Trew made a motion to approve the minutes of the August 7, 2023 meeting, McNeal seconded the motion. Duncan abstained since he was absent from the meeting. 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 unanimously.

The Public Forum was closed.

AGENDA

Item #4 AWG, Associated Wholesale Grocers, Inc/ Renaissance Infrastructure Consulting, LLC:

Requests *revised* 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 (4-23)

Item Representative: Joel Riggs, Executive Director of Design Construction for AWG

Staff Discussion:

- The Planning Commission at the June 5, 2023 meeting approved a site plan for an additional Concrete AWG truck parking lot.
- The applicant discussed that the original intention was for sections of the lot to be gravel parking areas.
- The plans approved at the June meeting only included detail for construction of a concrete parking lot.
- The revised proposed plan includes gravel construction with defined concrete areas at the driveway and entrance drive with pads for truck trailer wheel supports and concrete truck dolly paths.
- The property is zoned industrial.
- The Planning Commission has approved site plans in industrial zoning areas including gravel parking

- areas for equipment storage and parking areas that are not anticipated to include high traffic volumes.
- Motion Option - Approve revised site plan including any additional items determined by the Planning Commission
- Motion Option - Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission
- Motion Option - Denial of revised site plan and parking lot construction if completed to be per the June 5, 2023 approved site plan

Planning Commission Discussion:

- Riggs discussed the original proposal was to be gravel and was not indicated on the plan as it should have been.
- Riggs discussed monitoring and controlling any dust issues and they have talked to the adjacent property owner Prevost and their concern with dust also.
- Parnell asked for clarification on the truck dolly pads.
- Riggs responded they are concrete pads the trailer legs rest on.
- Parnell asked if asphalt was an option for this property.
- Riggs responded it is an option but due to cost they prefer not to asphalt.
- Trew asked how many trailers per day may be moved?
- Riggs responded it will depend on need, some days may be several and some days none.
- Espinosa confirmed with McCormick this is not a variance request.
- McCormick responded not a variance and the City has approved other industrial sites with gravel storage areas and difference between parking, loading, and storage areas.
- McCormick discussed areas for storage lots for equipment and industrial areas for trucks loading and heavy traffic.
- Riggs discussed other properties in the area they use in the same manner and have no complaints with the gravel and if there is an issue they are committed to address and resolve any problems.
- Ellis expressed his concern if this did not work and operating procedures change in the future what are the options for dust control?
- Riggs responded he would see this as a compliant issue and citations are issued for non-compliance.
- Riggs explained they have been a corporate citizen of this community for a long time and he is not aware of any problems that have not been addressed.
- Ellis asked if AWG would be willing to guarantee the lot to be paved if an X amount of trucks was going in and out of the lot?
- Riggs responded he could not commit to that.
- Espinosa asked McCormick if the revised site plan is approved and did not go as planned what would happen?
- McCormick responded it would be a zoning issue, they would be notified of the violation, and it would result into a court citation if the violation was not resolved.
- Duncan discussed his concern with the truck turning movement and the concrete stopping in the middle of the turning movement on the hill.
- Duncan discussed extending the concrete so the turning movement is complete.
- Duncan discussed concern with the storm water side and gravel blocking up catch basins.
- Riggs responded to the storm water concern and discussed the storm water basin, gutter, and filter.
- Riggs agrees with Duncan it is a good idea to extend the concrete an additional 35' (thirty-five) to 40' (forty) feet to finish the radius.
- Parnell asked McCormick how the City would handle complaints regarding the dust?

- McCormick responded and explained the process for violations.
- McCormick explained the City would send a violation notice, they have time to address the complaint and if they do not resolve the issue the City will cite them to Court.
- Ellis explained the maximum penalty for a zoning ordinance violation.
- Riggs responded they are willing to commit to a dust free surface allowed by the City ordinance.
- Espinosa discussed extending the concrete to the curb as an option.
- Duncan discussed extending the concrete in the turning curb.
- Riggs responded they are committed to do what is required by the City, and if that is dust free it will be dust free or they will make a change.

Motion: Motion by Duncan to approve the request with stipulation to extend the hard surface around the “J” hook of lot, seconded by Wheeler. The motion passed unanimously.

Item #5 101 Loretta Drive, Property Owners: Requests recommendation to the City Commission to rezone the 0.9-acre property at the corner of Loretta Drive and Long Hollow Pike (SR174) from R25 Low Density Residential to CPUDL, Commercial Planned Unit Development Limited. Property referenced as Sumner County Tax Map/Parcel# 143J B 00700 000. Property Owners: Debbie B, Mary L. and Mitchell D Jr Lewis.

Item Representative: Debbie Lewis, Mark Lewis, and Mitchell Lewis, Property Owners

Staff Discussion:

- The property owners have requested to rezone the property at the corner of Loretta Drive and Long Hollow Pike/SR 174.
- Their intention is to be able to market and sell the property as commercial.
- The rezoning request is based on the City’s January 2020 Comprehensive Plan amendment for future commercial use along Long Hollow Pike.
- The City’s Comprehensive Plan amendment does address review of rezoning requests in the area for multiple properties or individual properties along Long Hollow Pike.
- Alex West, the City’s Economic Development Coordinator previously sent letters to five (5) property owners on both sides of Long Hollow Pike in the area of the Loretta Drive and Long Hollow Pike intersection.
- The letters included information about the City’s Comprehensive Plan amendment and requested discussion with the property owners about their intention to sell and develop the properties as commercial.
- The rezoning request does not include a preliminary master plan since the owner did not define with the request a potential project/tenant associated with the commercial rezoning.
- If the rezoning is approved, the permitted use for a future development would be under the defined permitted CPUDL, Commercial Planned Unit Development Limited uses and require plan approval by the Planning Commission for a project.
- Staff explained correction to meeting packet and revision to show CPUDL versus CPUD zoning uses. The Comprehensive Plan defined the CPUDL zoning district.
- Motion Option - Recommend approval to the City Commission including any additional requirements as determined by the Planning Commission based on the City’s Comprehensive Land Use Plan
- Motion Option - Recommend denial to the City Commission to not rezone the property to commercial based on the review by the Planning Commission at the meeting.
- Motion Option - Defer request to include additional information as determined by the Planning

Commission that requires additional review by the Planning Commission

Planning Commission Discussion:

- Espinosa discussed the letters sent to the individual properties along Long Hollow Pike.
- Duncan discussed the intention of the Comprehensive Plan amendment to protect the residential property around future developments.
- Duncan expressed concern for a project on 0.9-acre and limited ability to protect the surrounding properties with buffering.
- Duncan discussed the comprehensive plan was to have access to multiple lots and have access to the site away from the corner lot so there would not be traffic issues.
- Duncan discussed the 0.9-acre property being included in the Comprehensive Plan but in his opinion does not meet the Comprehensive Plan envision due to only one property being requested.
- Trew commented he agreed with Duncan.
- Espinosa commented he agreed with the sentiments and intent Duncan shared of the Comprehensive Plan.
- Parnell commented that the City has promoted and wants this area to go commercial.
- Parnell stated that the Board wants this area to be commercial and hopes other properties will get interested in going commercial but expressed concerns with limitations of proposal including just one property.
- Trew commented they do not zone in hopes of building but like to see plans and re-zone according to proposed plans.

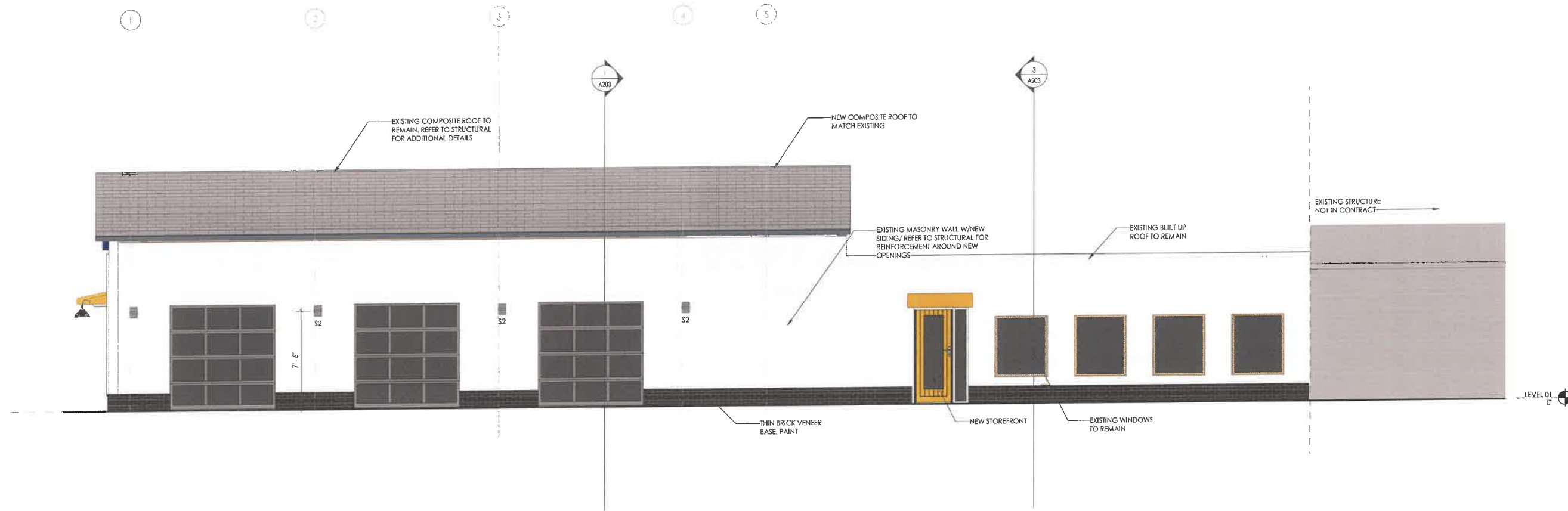
Motion: Motion by Trew to deny the request, seconded by Duncan. The motion passed. Parnell abstained.

DISCUSSION ITEM

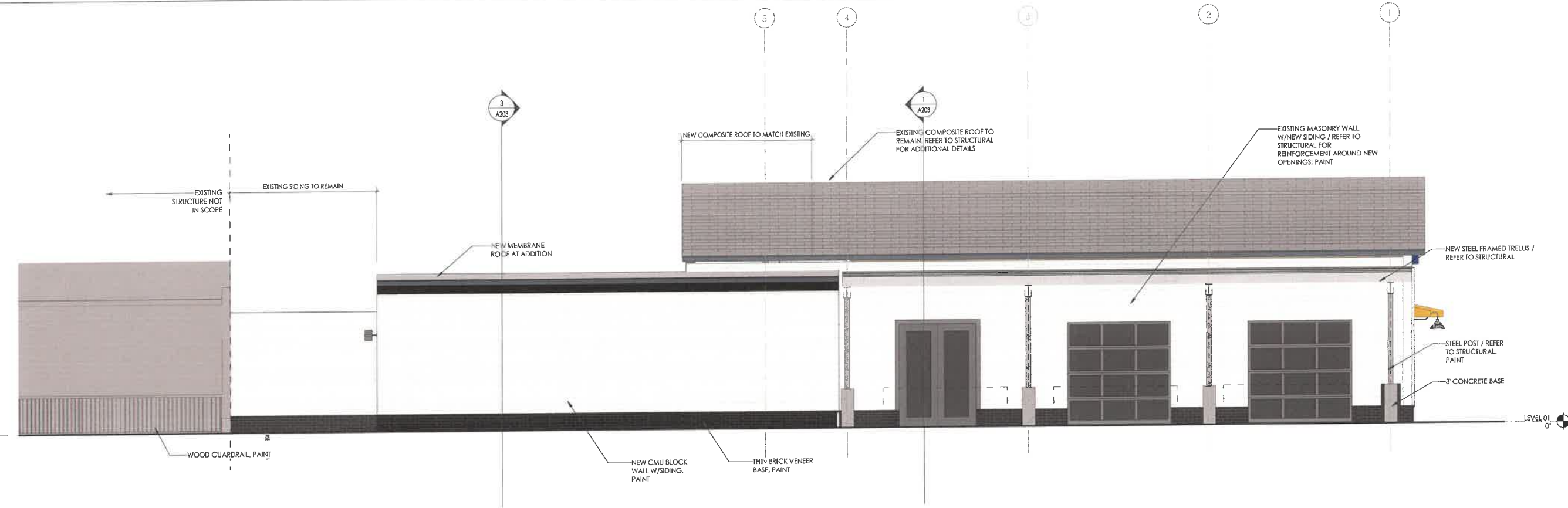
With no further business, the meeting adjourned at 5:51 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant



1 BUILDING ELEVATION - NORTH
1/4" = 1'-0"

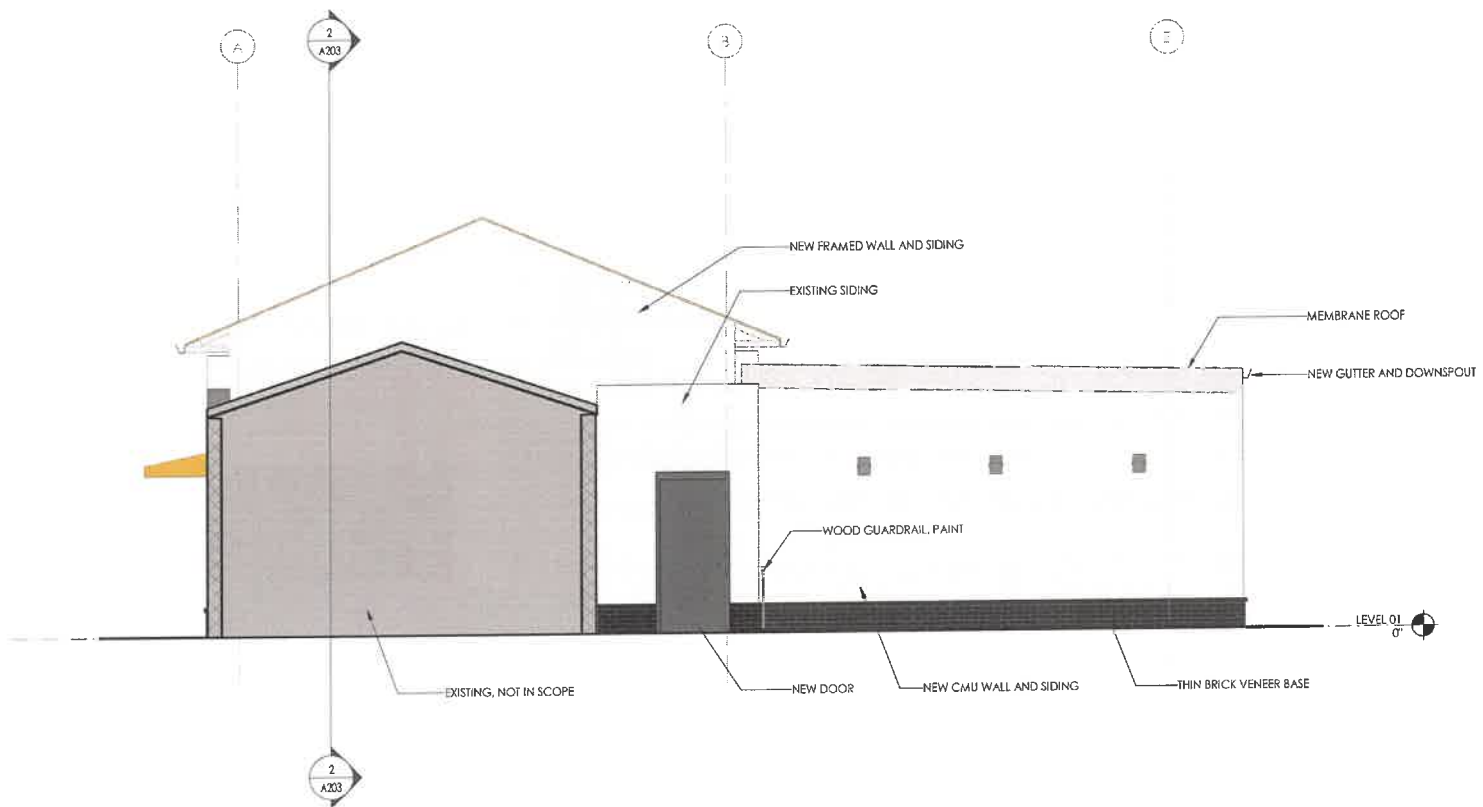


2 BUILDING ELEVATIONS - SOUTH
1/4" = 1'-0"

9/25/2023 4:58:04 PM
Autodesk Docs/722159 - Goodlettsville Restaurant/22159 - Goodlettsville Restaurant - 201 S. Main St - 5.24.2023.rvt



1 BUILDING ELEVATION - EAST
1/4" = 1'-0"



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



201 South Main
201 SOUTH MAIN STREET
GOODLETTSVILLE, TN 37072
CONSTRUCTION DOCUMENTS

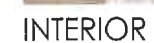
REVISIONS



PROJECT #: 22045
ISSUED: 01 SEPTEMBER 2023
DRAWN BY: Author

BUILDING
ELEVATIONS

A202



CASPER'S FINAL SITE PLAN

Property Information:

201 & 203 South Main Street
Goodlettsville, TN 37072
Total Acres: 0.42 AC
CSL Zoning

Owner:

MARK FARR
1253 Willis Branch Road
Goodlettsville, TN 37072

Architect:

POWELL
904 Main Street
Nashville TN 37206

Civil Engineer:

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

Surveyor:

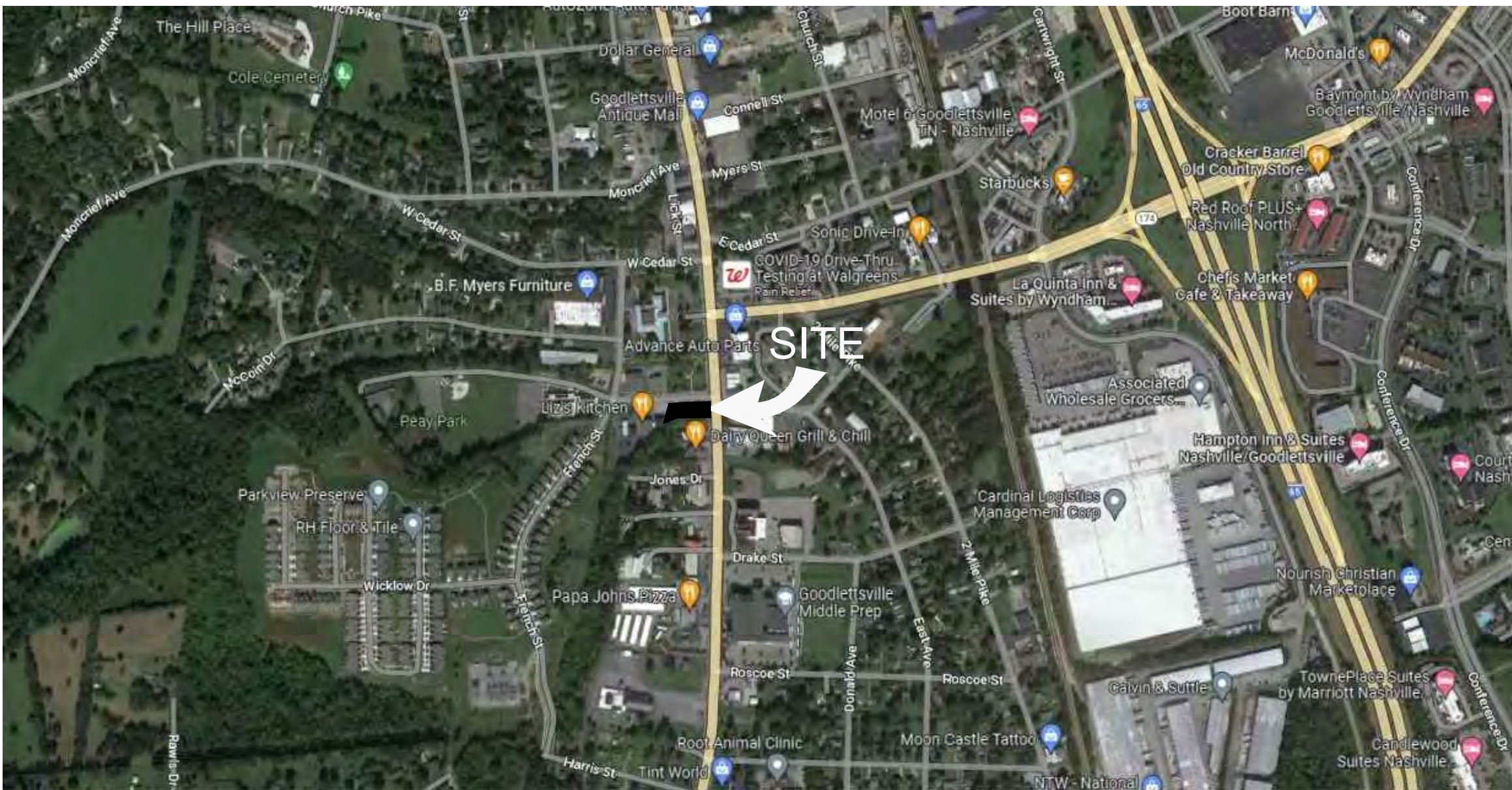
QSP (Q. SCOTT PULLIAM, RLS)
715 North Circle
Lebanon, TN 37087
615.207.2086
qspulliamrls@yahoo.com

Utility Providers:

Water - Madison Suburban Utility District
Wastewater - Madison Suburban Utility District
Power - Nashville Electric Services (NES)

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

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



LOCATION MAP
N.T.S.

201 & 203 S. MAIN ST.
GOODLETTSVILLE TN 37072
DAVIDSON COUNTY TENNESSEE
MAP 25, PARCELS 93.00 & 95.00

DEVELOPMENT STANDARDS:	
SITE AREA:	+/- 0.42 ACRES (18,418 SQFT)
PROPERTY ZONING:	CSL, COMMERCIAL SERVICES LIMITED - TOWN CENTER
EXISTING USE:	COMMERCIAL CORE OVERLAY
PROPOSED USE:	BUILDING, WITH GRASS AND GRAVEL AREA
NEIGHBORING ZONING:	ZONING TO REMAIN THE SAME
NORTH	CSL
SOUTH	CSL
WEST	CSL
EAST	CPUD (ACROSS S. MAIN STREET)
HEIGHT STANDARDS	MAX. 5 STORIES
SETBACKS	
FRONT	15 FEET
REAR	10 FEET
SIDES	15 FEET
PARKING REQUIRED BY USE	1 SPACE FOR EACH TWO SEATS - ALLOWED REDUCTION*
PARKING PROVIDED BY USE	6 SPACES PLUS 1 ADA SPACE (7 TOTAL SPACES)*
PROPOSED LIMITS OF DISTURBANCE	0.23 AC (-9,963.8 SQFT)
PRE-DEVELOPMENT	
PERVIOUS AREA	0.34 AC
IMPERVIOUS AREA	0.08 AC
POST-DEVELOPMENT	
PERVIOUS AREA	0.19 AC
IMPERVIOUS AREA	0.23 AC

* - ADDITION PARKING ALLOWED AT CITY HALL (ACCESSIBLE VIA PAVED WALKWAY)

Sheet Schedule

C-0.0	Cover Sheet
C-1.0	Existing Conditions
C-2.0	Site Plan
C-3.0	Initial Erosion Control Plan
C-3.1	Final Stabilization Plan
C-4.0	Grading and Drainage Plan
C-4.1	Pre-Development Drainage Plan
C-4.2	Post Development Drainage Plan
C-5.0	Utility Plan
DT-1	Erosion Control Details
DT-2	Civil Site Details
DT-3	Civil Site Details

CONSULTANTS:

PROJECT TITLE:
CASPER'S

MAP 25, PARCELS 93.00 & 95.00
201 & 203 SOUTH MAIN STREET
GOODLETTSVILLE, TN 37072



COLE D. NEWTON - TN
REG.#118292
PERMIT SET

Revision		
No.	Date	Description
1	9/1/2023	PER OWNER COMMENTS
2	9/21/2023	PER CITY COMMENTS

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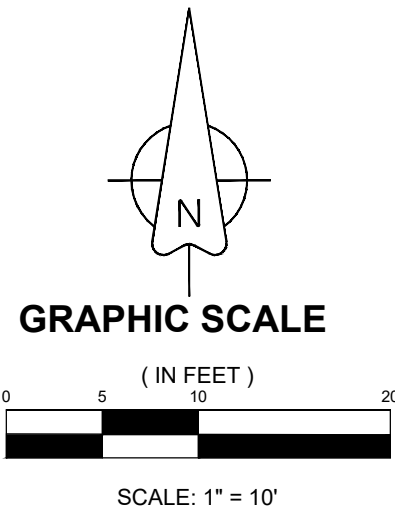
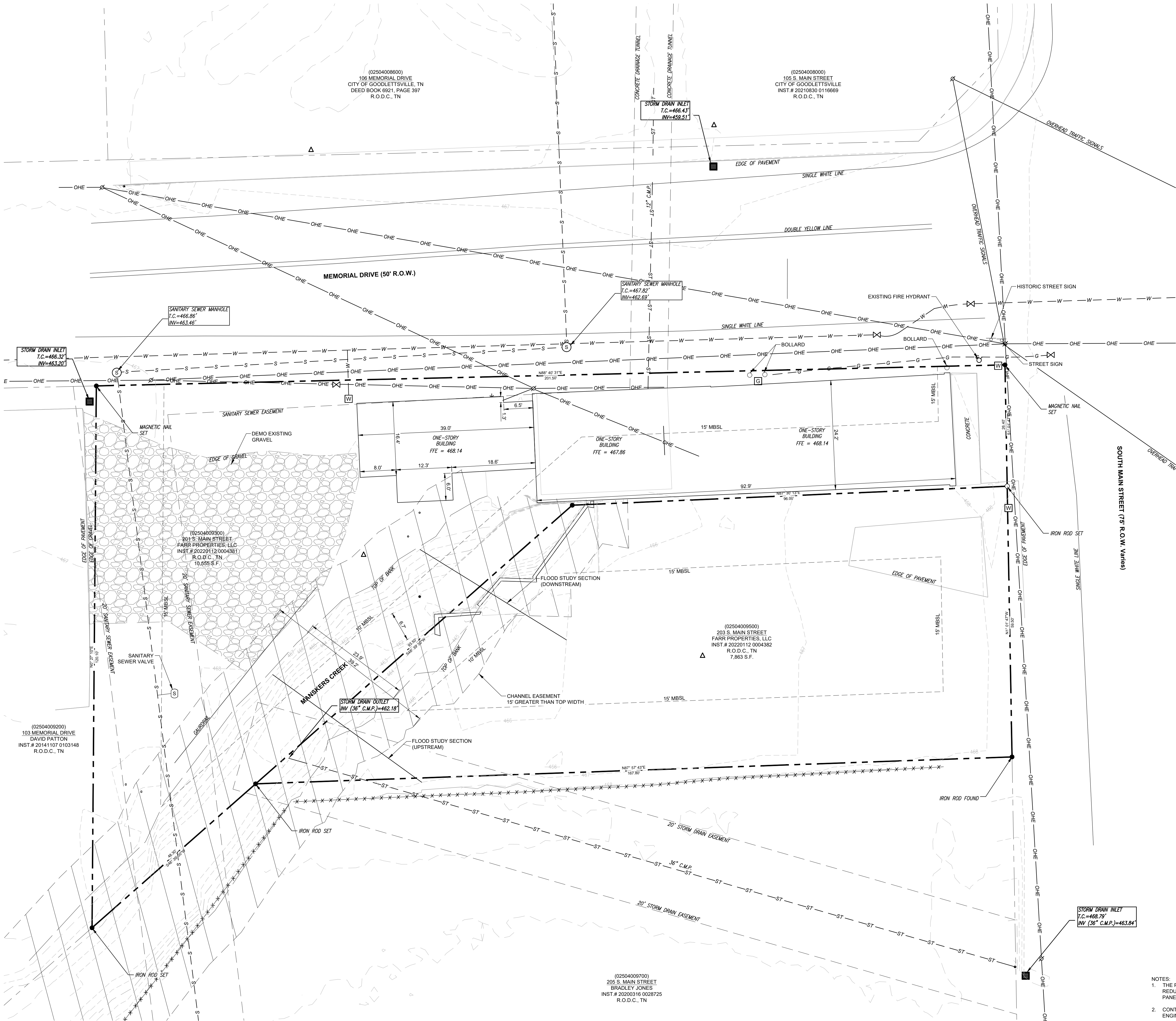
SHEET TITLE:
COVER SHEET

Final Site Plan

DATE: 4/11/2023
DRAWN BY: RT
PROJECT NO.: 2322

SHEET NO.:

C - 0.0



- LEGEND
- PROPERTY LINE
 - - - EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - W — W — EXISTING WATER LINE
 - S — S — EXISTING SANITARY SEWER LINE

SETBACKS:
FRONT: 15 FEET
SIDE: 15 FEET
REAR: 10 FEET
*FRONT SETBACK OFF OF MEMORAIL DRIVE NOT SHOWN BECAUSE OF EXISTING CONDITIONS.

CONSULTANTS:

PROJECT TITLE:
CASPER'S

MAP 25, PARCEL 03.00 C & S 00
200 & 203 SOUTH MAIN STREET
GOODLETTSVILLE, TN 37072



COLE D. NEWTON - TN
REG.#118292
PERMIT SET

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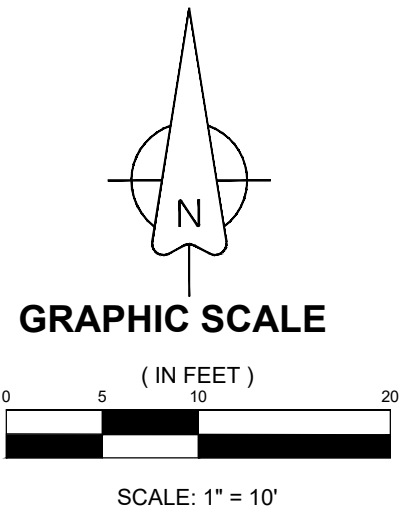
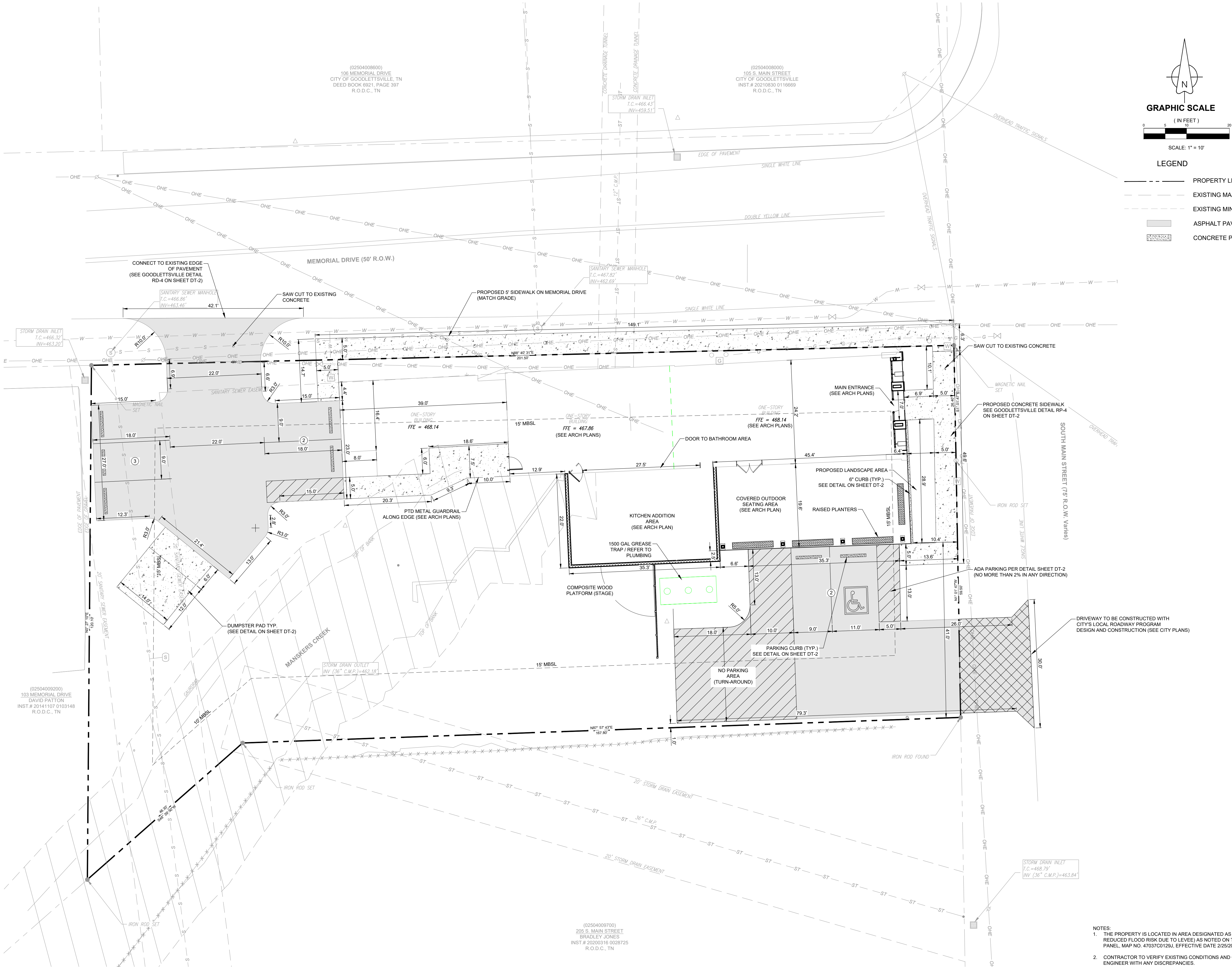
SHEET TITLE:
EXISTING CONDITIONS

Final Site Plan
DATE: 4/11/2023
DRAWN BY: RT
PROJECT NO.: 2322

SHEET NO.:

C - 1.0

NOTES:
1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47037C01231, EFFECTIVE DATE 2/25/2022.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.



- LEGEND
- PROPERTY LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - ASPHALT PAVING
 - CONCRETE PAVING

CONSULTANTS:

PROJECT TITLE:
CASPER'S

MAP 35, PARCEL 03.00, C 45.00
200 & 203 SOUTH MAIN STREET
GOODLETTSVILLE, TN 37072



COLE D. NEWTON - TN
REG.#118292
PERMIT SET

Revision		
No.	Date	Description
1	9/1/2023	PER OWNER COMMENTS
2	9/21/2023	PER CITY COMMENTS

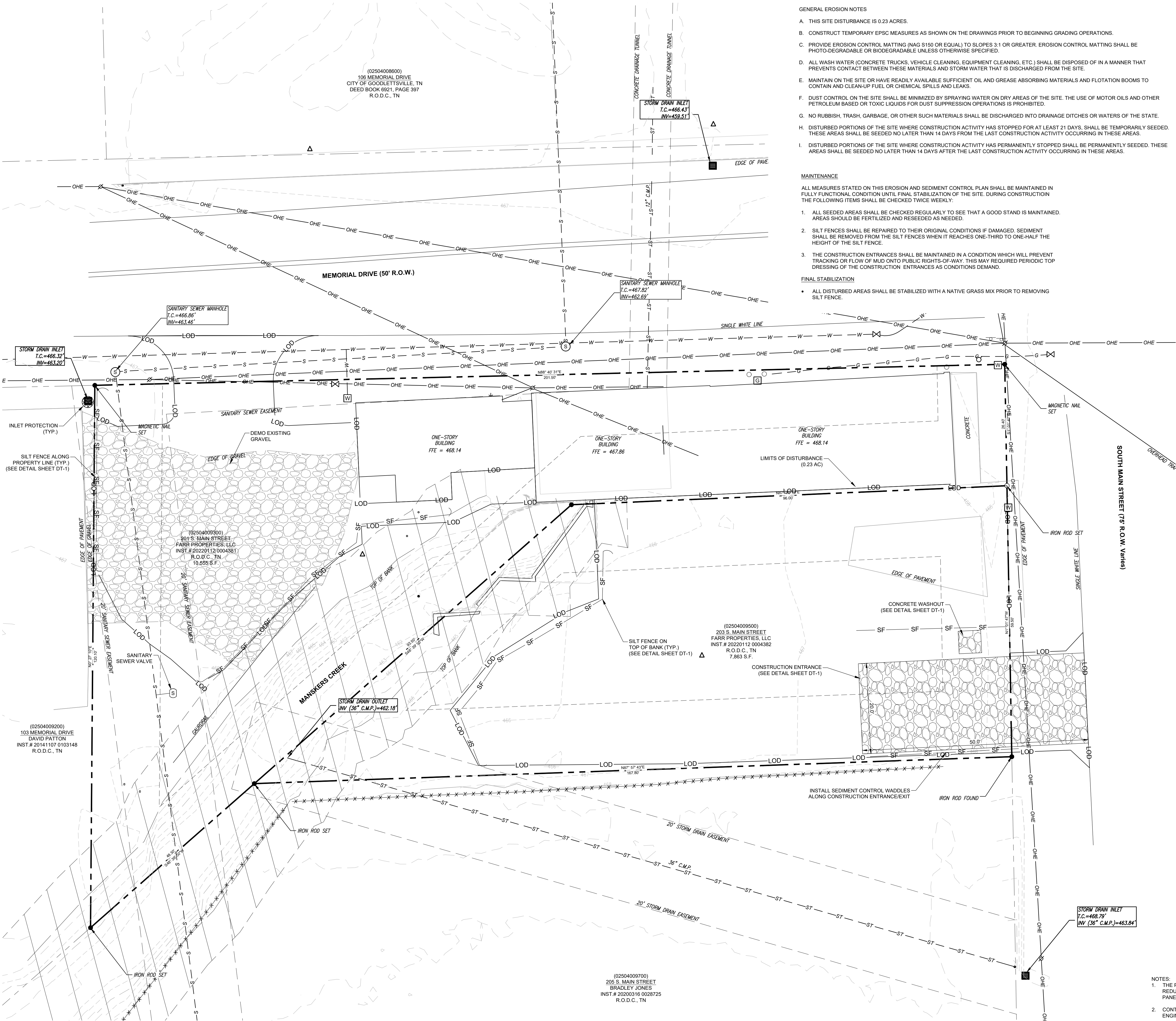
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SHEET TITLE:
SITE PLAN

Final Site Plan
DATE: 4/1/2023
DRAWN BY: RT
PROJECT NO.: 2322

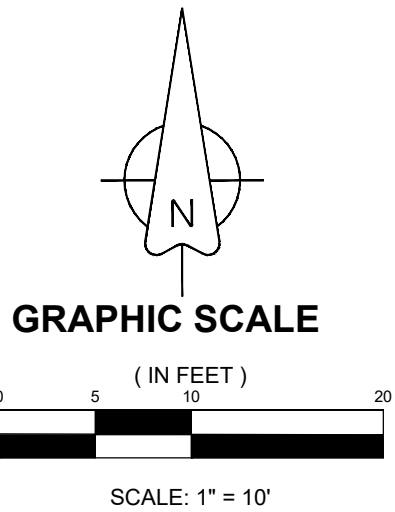
SHEET NO.:
C - 2.0

- NOTES:
- THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47037C01231, EFFECTIVE DATE 2/25/2022.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.



- GENERAL EROSION NOTES
- A. THIS SITE DISTURBANCE IS 0.23 ACRES.
 - B. CONSTRUCT TEMPORARY EPSC MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
 - C. PROVIDE EROSION CONTROL MATTING (NAG \$150 OR EQUAL) TO SLOPES 3:1 OR GREATER. EROSION CONTROL MATTING SHALL BE PHOTO-DEGRADABLE OR BIODEGRADABLE UNLESS OTHERWISE SPECIFIED.
 - D. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
 - E. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
 - F. DUST CONTROL ON THE SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
 - G. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
 - H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
 - I. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

- MAINTENANCE
- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. DURING CONSTRUCTION THE FOLLOWING ITEMS SHALL BE CHECKED TWICE WEEKLY:
- 1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
 - 2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
 - 3. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- FINAL STABILIZATION
- ALL DISTURBED AREAS SHALL BE STABILIZED WITH A NATIVE GRASS MIX PRIOR TO REMOVING SILT FENCE.



- LEGEND
- PROPERTY LINE
 - - - EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - LOD --- LIMITS OF DISTURBANCE (LOD)
 - SF --- SILT FENCE

- NOTES:
- 1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47037C01231, EFFECTIVE DATE 2/25/2022.
 - 2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC

2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38407 | 468.477.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
CASPER'S

MAP 35, PARCEL 03.00 & 05.00
200 & 203 SOUTH MAIN STREET
GOODLETTSVILLE, TN 37072

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
09/21/2023
REG.#118292
PERMIT SET

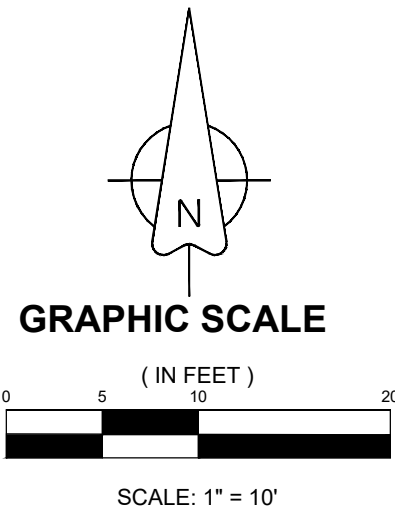
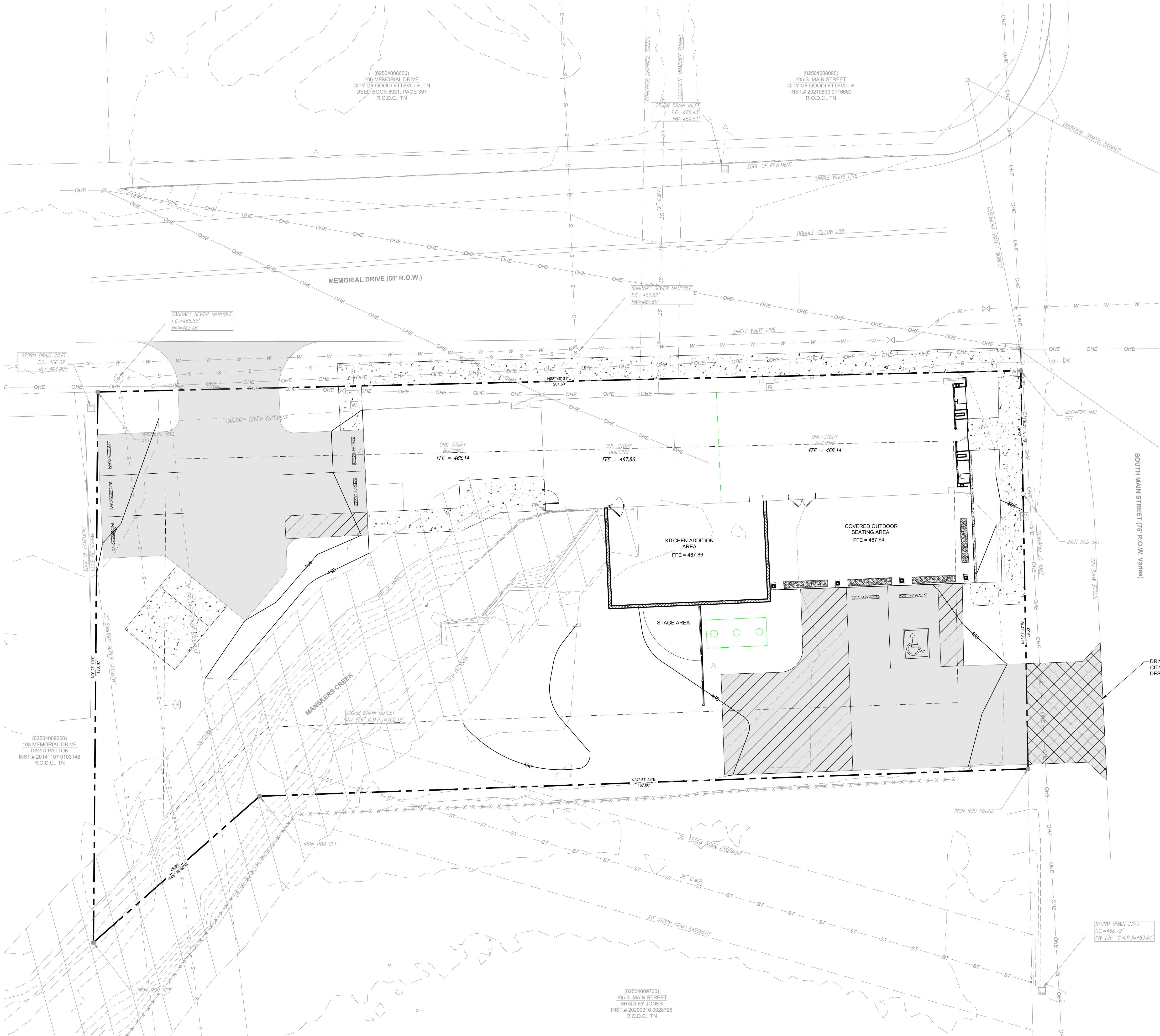
Revision		
No.	Date	Description
1	9/1/2023	PER OWNER COMMENTS
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SHEET TITLE:
INITIAL EROSION CONTROL PLAN

Final Site Plan
DATE: 4/11/2023
DRAWN BY: RT
PROJECT NO.: 2322

SHEET NO.:
C - 3.0



- LEGEND
- PROPERTY LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - ASPHALT PAVING
 - CONCRETE PAVING

- NOTES:
- PRIOR TO REMOVAL OF EROSION CONTROL MEASURES THE SITE AND ALL DISTURBED AREAS SHALL BE FULLY STABILIZED WITH GRASS/VEGETATION GROWTH.
- MAINTENANCE
- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. DURING CONSTRUCTION THE FOLLOWING ITEMS SHALL BE CHECKED TWICE WEEKLY:
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDING AS NEEDED.
 - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
 - THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- FINAL STABILIZATION
- ALL DISTURBED AREAS SHALL BE STABILIZED WITH A NATIVE GRASS MIX PRIOR TO REMOVING SILT FENCE.

CONSULTANTS:

PROJECT TITLE:
CASPER'S

MAP 35, PARCEL 03.00 & 05.00
200 & 203 SOUTH MAIN STREET
GOODLETTSVILLE, TN 37072



COLE D. NEWTON - TN
REG.#118292
PERMIT SET

Revision		
No.	Date	Description
1	9/1/2023	PER OWNER COMMENTS
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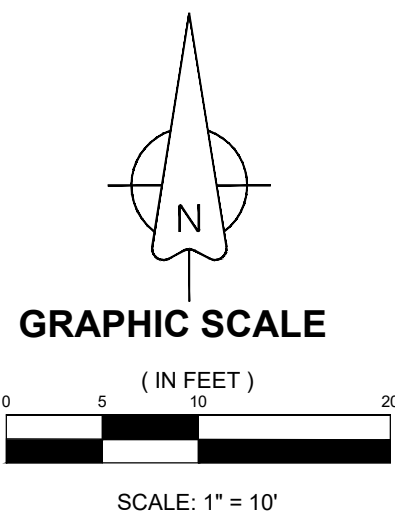
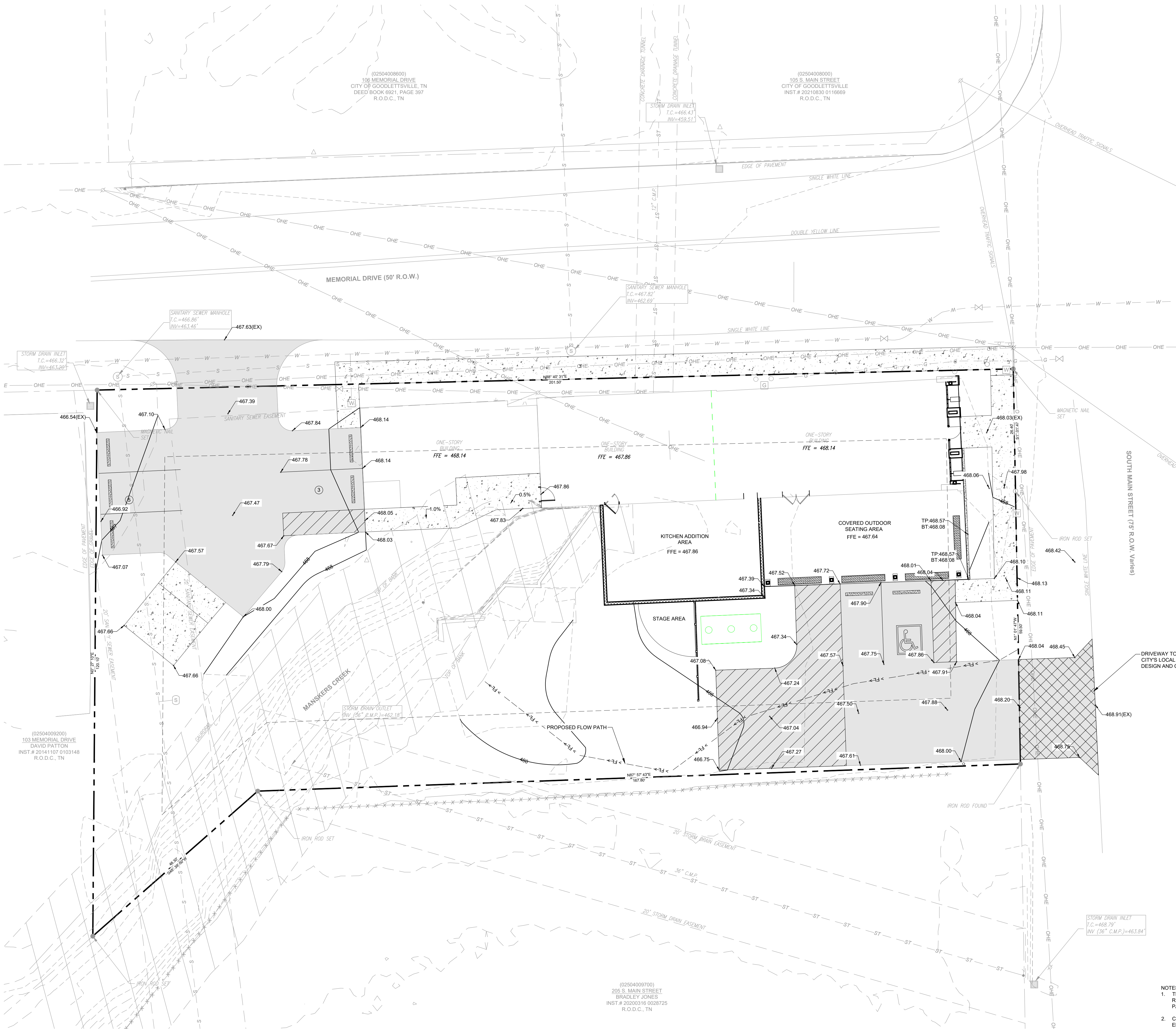
SHEET TITLE:
FINAL STABILIZATION PLAN

Final Site Plan
DATE: 4/1/2023
DRAWN BY: RT
PROJECT NO.: 2322

SHEET NO.:

C - 3.1

- NOTES:
- THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47037C01231, EFFECTIVE DATE 2/25/2022.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.



- LEGEND
- PROPERTY LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - ASPHALT PAVING
 - CONCRETE PAVING

- NOTES:
- THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47037C01231, EFFECTIVE DATE 2/25/2022.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

CONSULTANTS:

PROJECT TITLE:
CASPER'S

MAP 35, PARCEL 03.00, 0.45 AC
200 & 203 SOUTH MAIN STREET
GOODLETTSVILLE, TN 37072



COLE D. NEWTON - TN
REG.#118292
PERMIT SET

Revision		
No.	Date	Description
1	9/1/2023	PER OWNER COMMENTS
2	9/21/2023	PER CITY COMMENTS

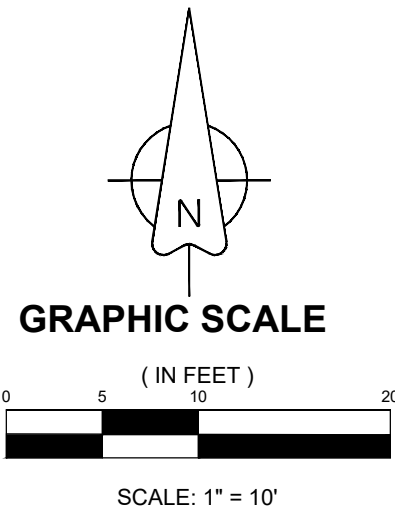
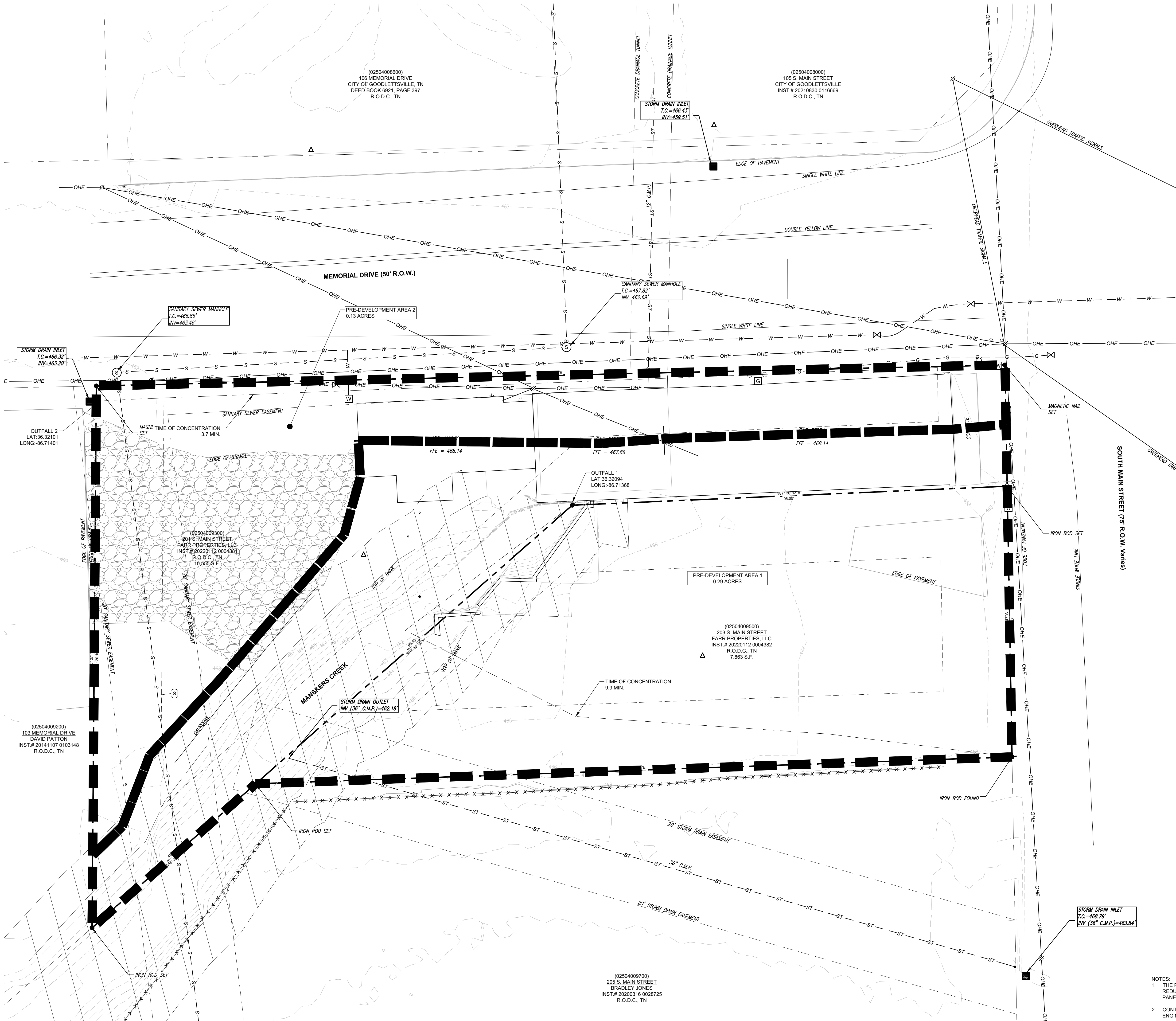
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SHEET TITLE:
GRADING AND DRAINAGE PLAN

Final Site Plan
DATE: 4/1/2023
DRAWN BY: RT
PROJECT NO.: 2322

SHEET NO.:

C - 4.0



- LEGEND
- PROPERTY LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR

- DRAINAGE BASIN NOTES:
- PRE-DEVELOPMENT CONDITIONS
- PRE-DEVELOPMENT AREA 1 = 0.29 AC
 - ADJUSTED CN = 83
 - TIME OF CONCENTRATION = 9.9 MIN.
 - PRE-DEVELOPMENT AREA 2 = 0.10 AC
 - ADJUSTED CN = 92
 - TIME OF CONCENTRATION = 3.7 MIN.

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC

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CONSULTANTS:

PROJECT TITLE:

CASPER'S

MAP 35, PARCEL 03.00 & 05.00
200 & 203 SOUTH MAIN STREET
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
REGISTERED ENGINEER
AGRICULTURE
11103
09/21/2023

COLE D NEWTON - TN
REG.#118292
PERMIT SET

Revision		
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SHEET TITLE:

PRE-DEVELOPMENT
DRAINAGE PLANS

Final Site Plan

DATE: 4/11/2023

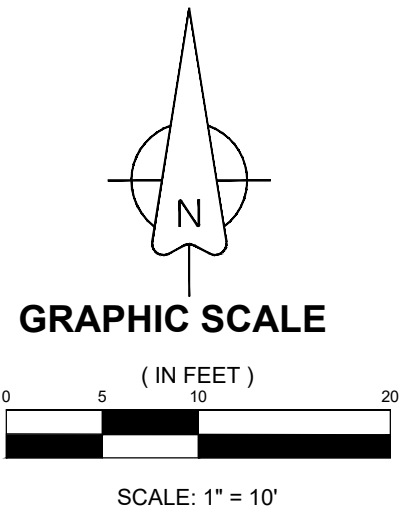
DRAWN BY: RT

PROJECT NO.: 2322

SHEET NO.:

C - 4.1

- NOTES:
1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47037C01251, EFFECTIVE DATE 2/25/2022.
 2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.



- LEGEND
- PROPERTY LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - ASPHALT PAVING
 - CONCRETE PAVING

- DRAINAGE BASIN NOTES:
- POST DEVELOPMENT CONDITIONS
- POST DEVELOPMENT AREA 1 = 0.28 AC
 - ADJUSTED CN = 86
 - TIME OF CONCENTRATION = 5.0 MIN.
 - POST DEVELOPMENT AREA 2 = 0.14 AC
 - ADJUSTED CN = 93
 - TIME OF CONCENTRATION = 3.7 MIN.

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC

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CONSULTANTS:

PROJECT TITLE:

CASPER'S

MAP 35, PARCEL 03.00, C 45.00
200 & 203 SOUTH MAIN STREET
GOODLETTSVILLE, TN 37072

COLE O NEWTON
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
Columbiana
09/21/2023
COLE O NEWTON - TN
REG.#118292
PERMIT SET

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SHEET TITLE:

POST DEVELOPMENT
DRAINAGE PLANS

Final Site Plan

DATE: 4/11/2023

DRAWN BY: RT

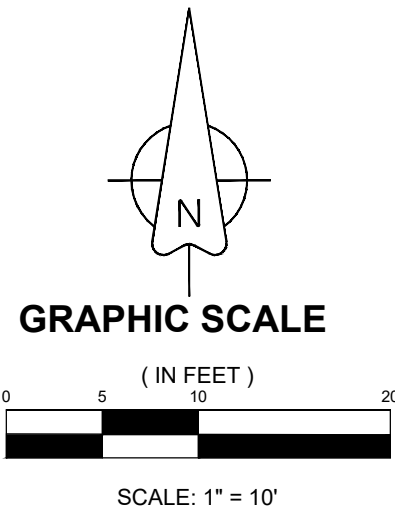
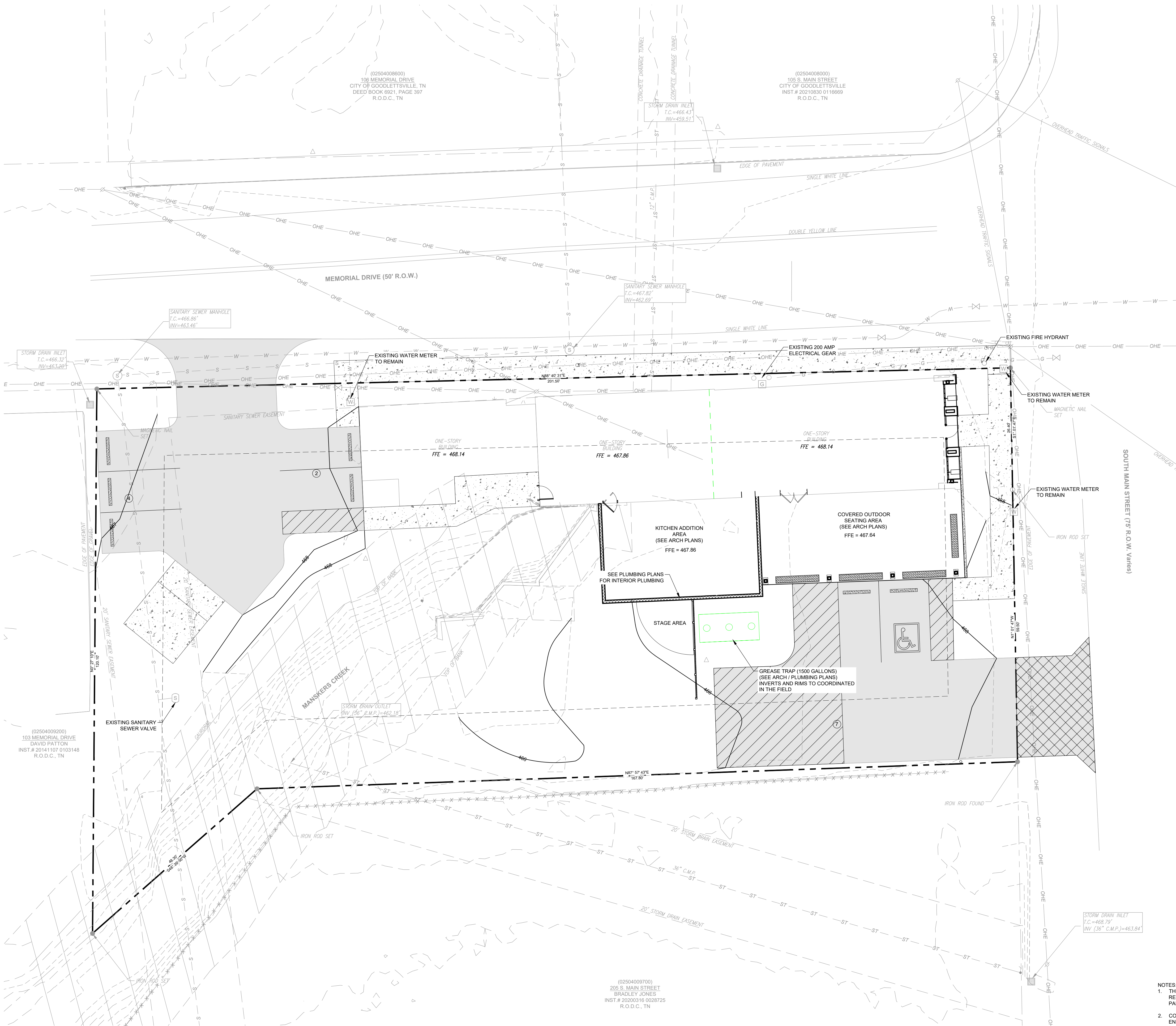
PROJECT NO.: 2322

SHEET NO.:

C - 4.2

NOTES:
1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47037C01231, EFFECTIVE DATE 2/25/2022.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

Page 28 of 59



- LEGEND
- PROPERTY LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - ASPHALT PAVING
 - CONCRETE PAVING

- UTILITY NOTES:
- NO NEW UTILITY CONNECTIONS ARE PROPOSED AND IF IT IS DETERMINED TO BE NEEDED THE CONTRACTOR SHALL COORDINATE WITH CIVIL ENGINEER / OWNER / MEP.
 - ALL EXISTING UTILITIES NOT TO BE DISTURBED.
 - NEW UTILITY CONNECTIONS TO BE COORDINATED WITH MADISON SUBURBAN UTILITY DISTRICT AND GOODLETTSVILLE WASTEWATER.

CONSULTANTS:



COLE D. NEWTON - TN
REG.#118292
PERMIT SET

Revision		
No.	Date	Description
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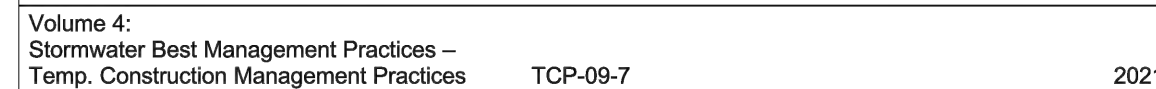
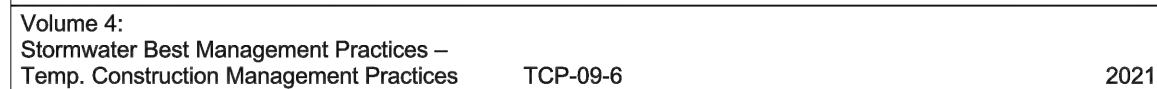
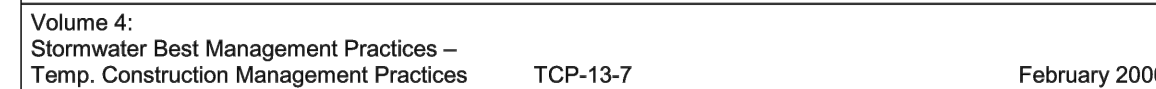
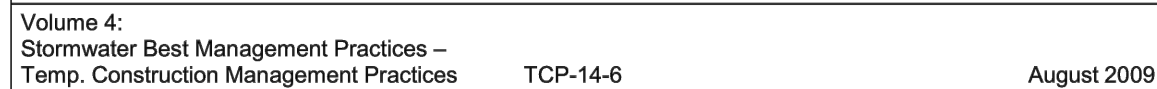
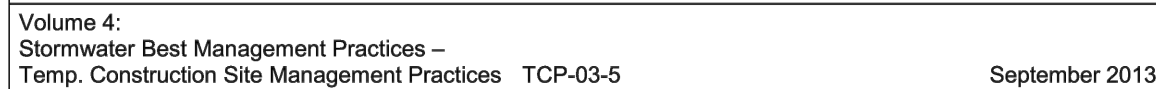
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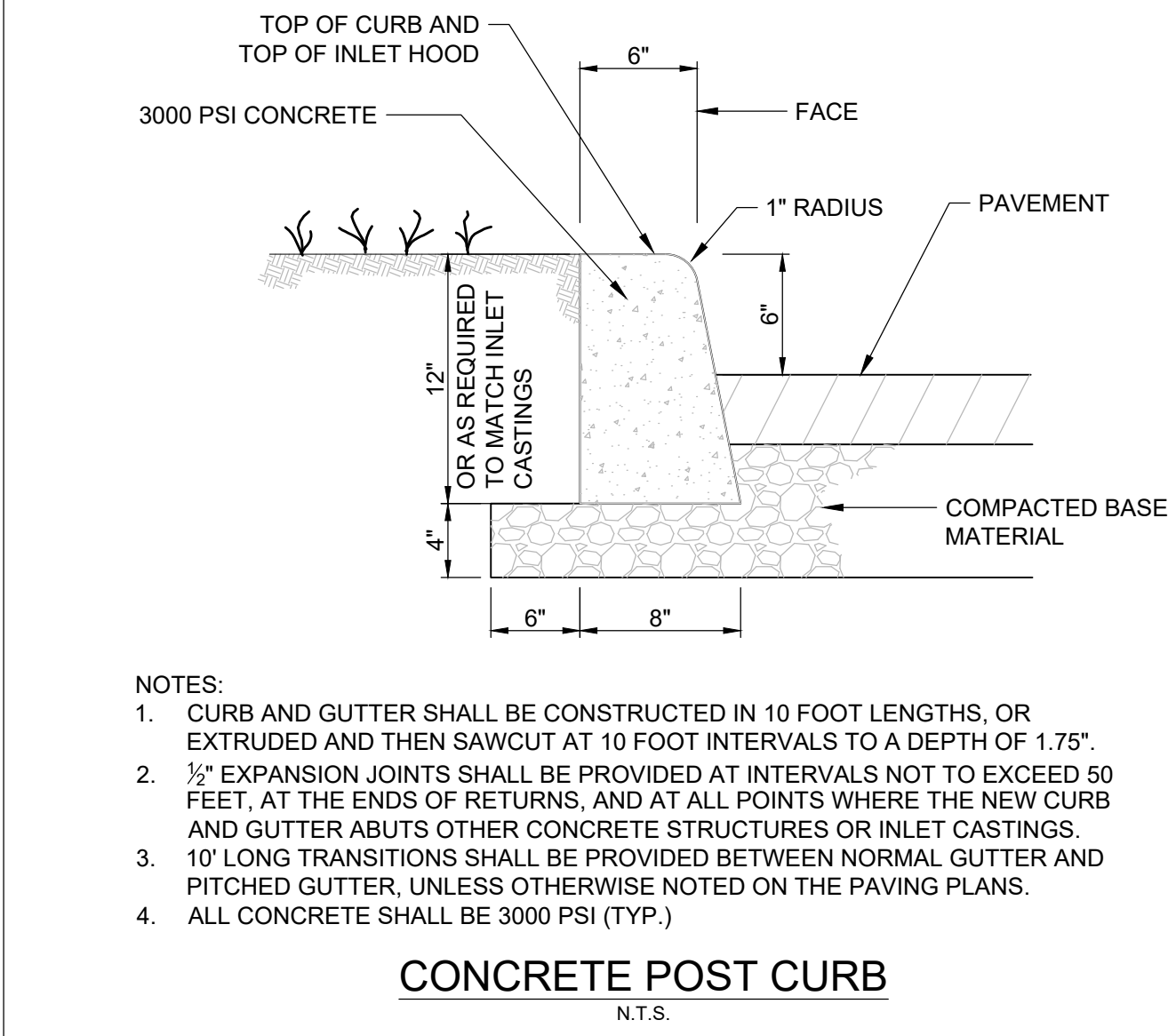
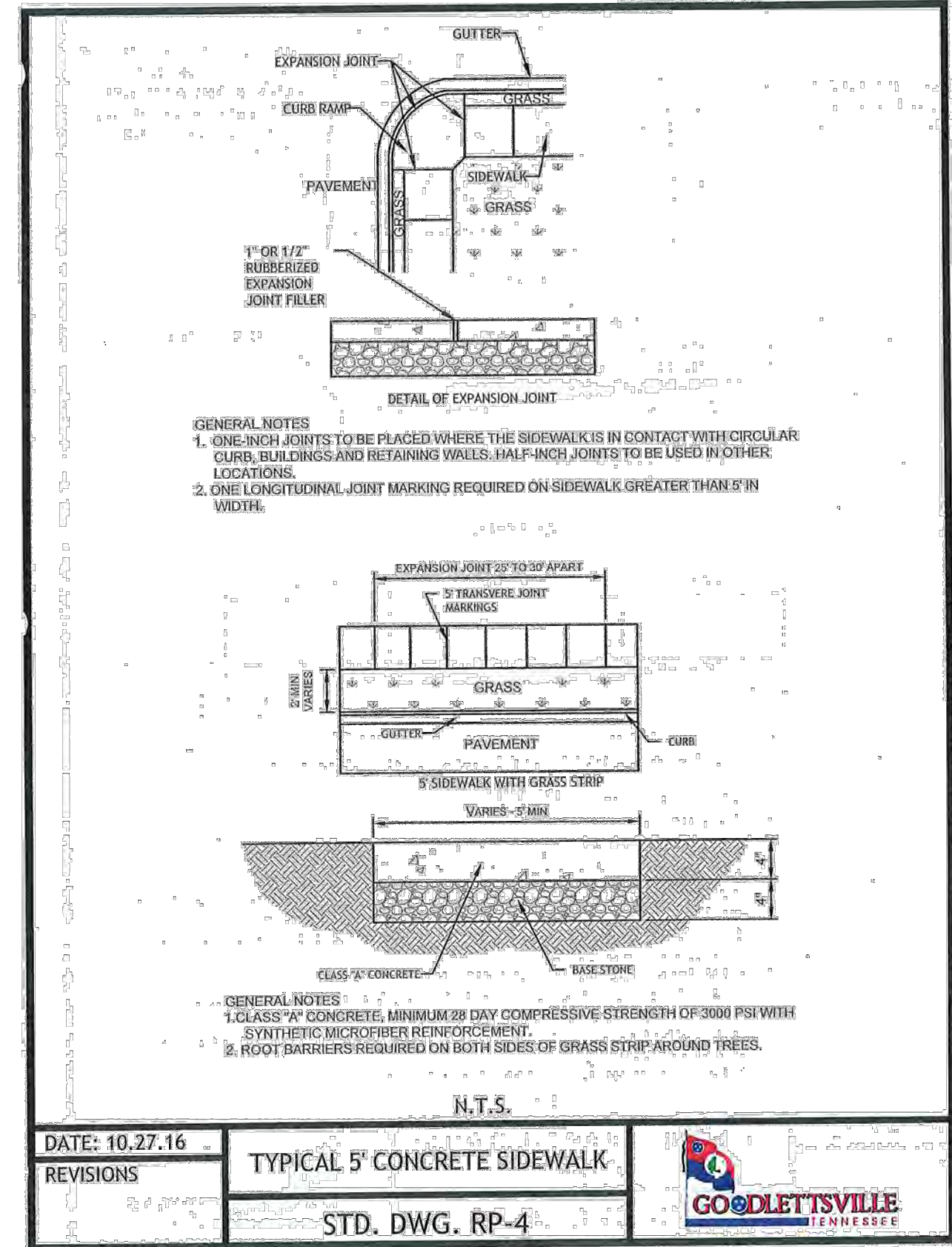
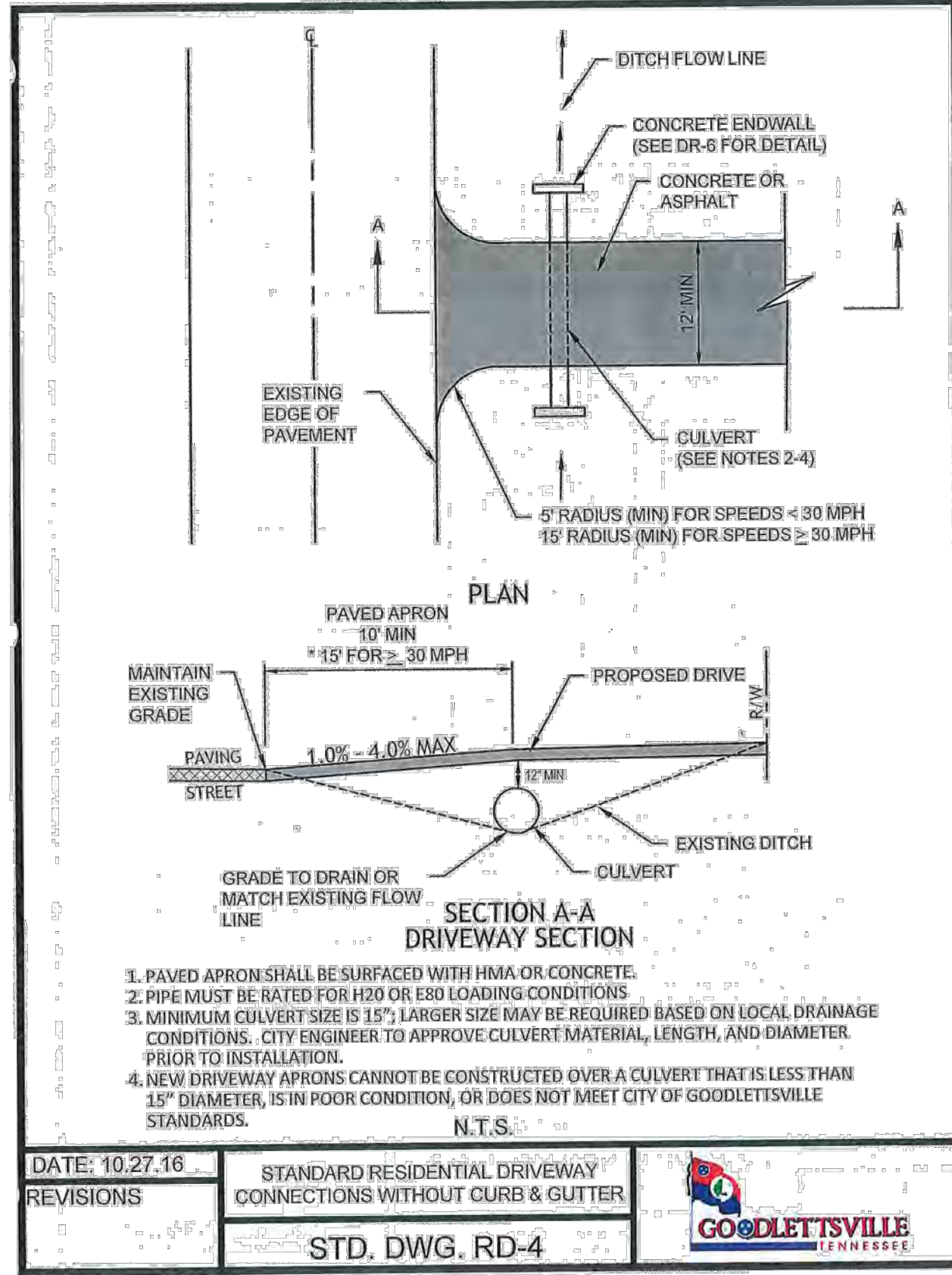
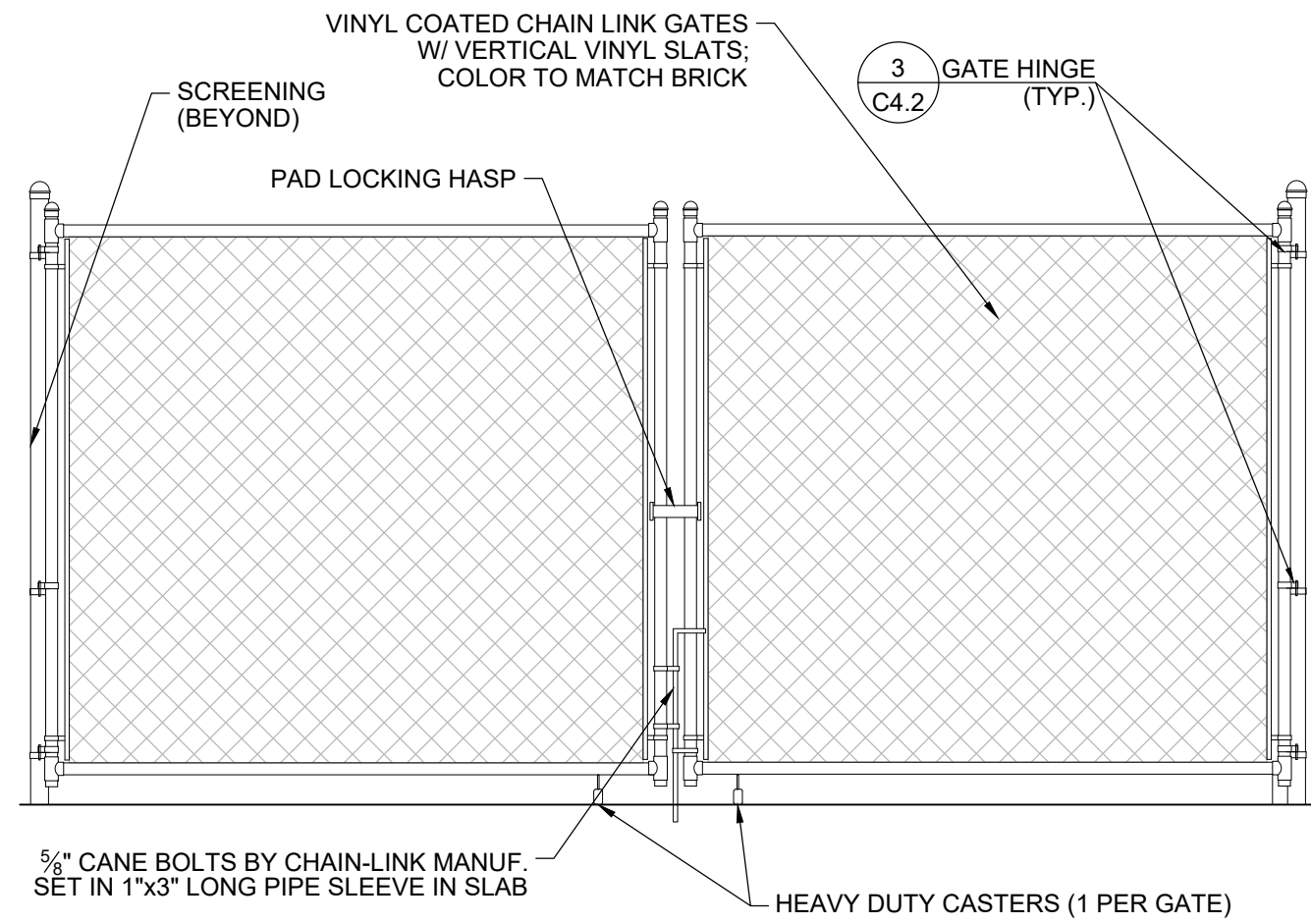
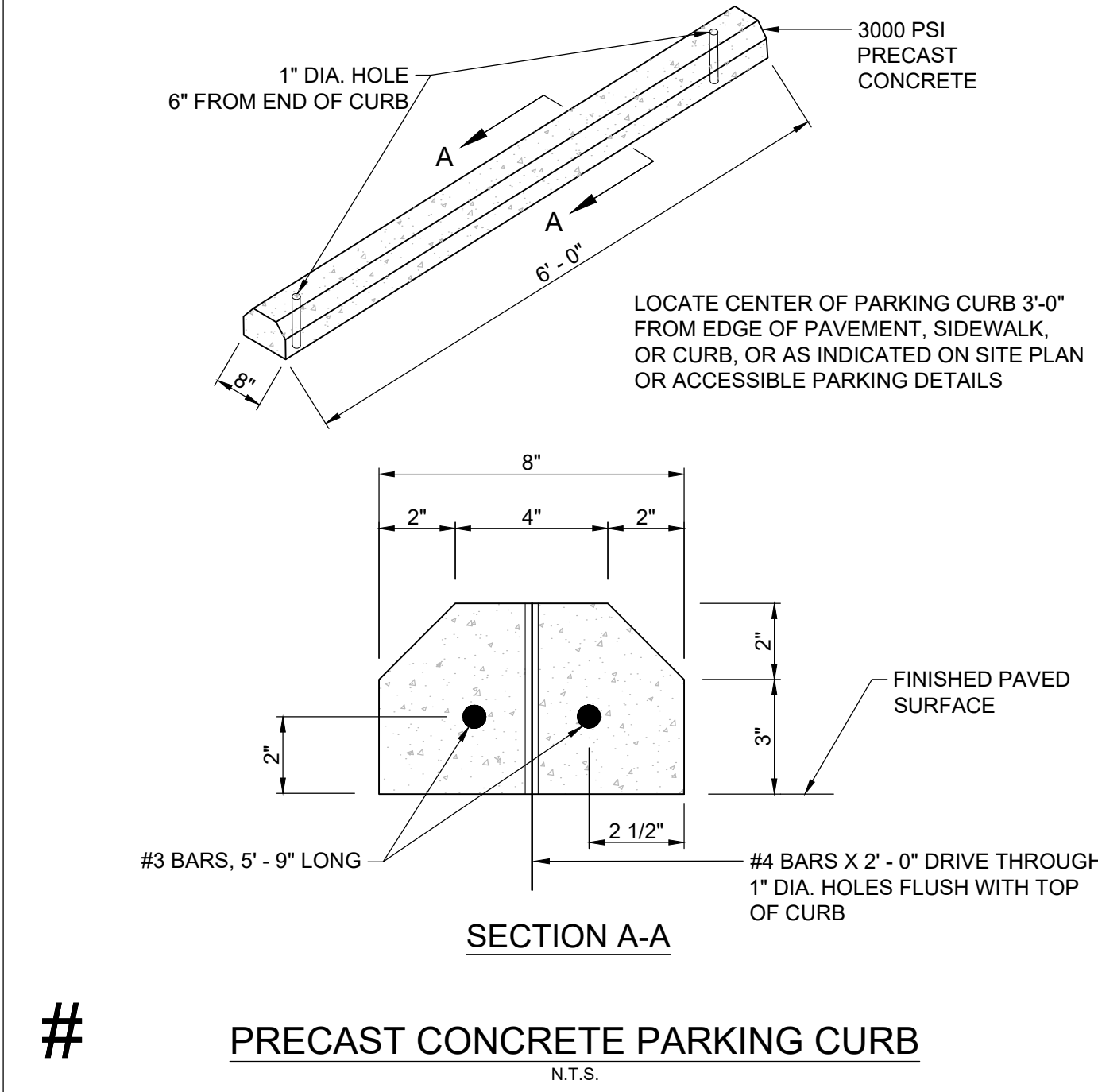
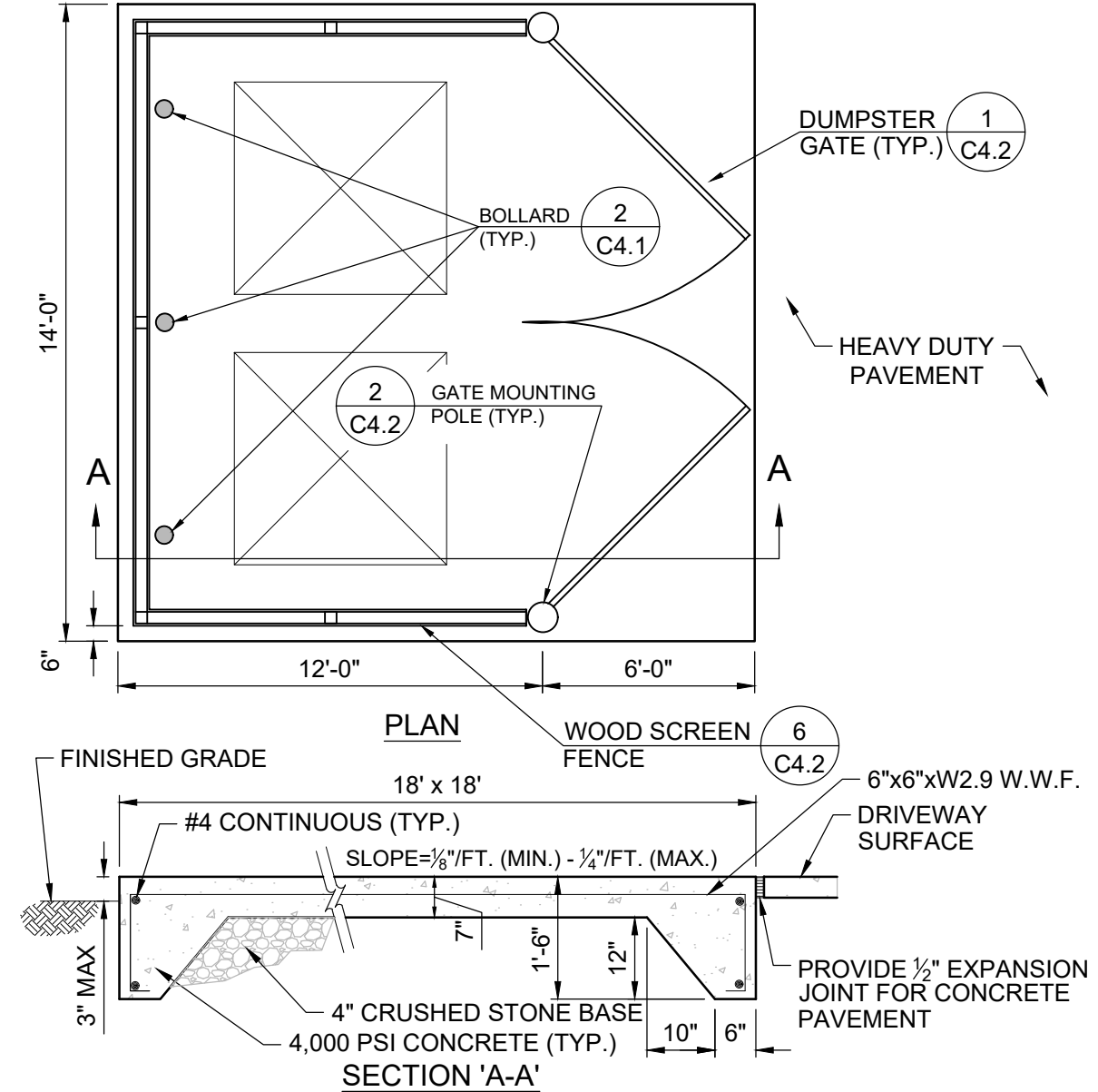
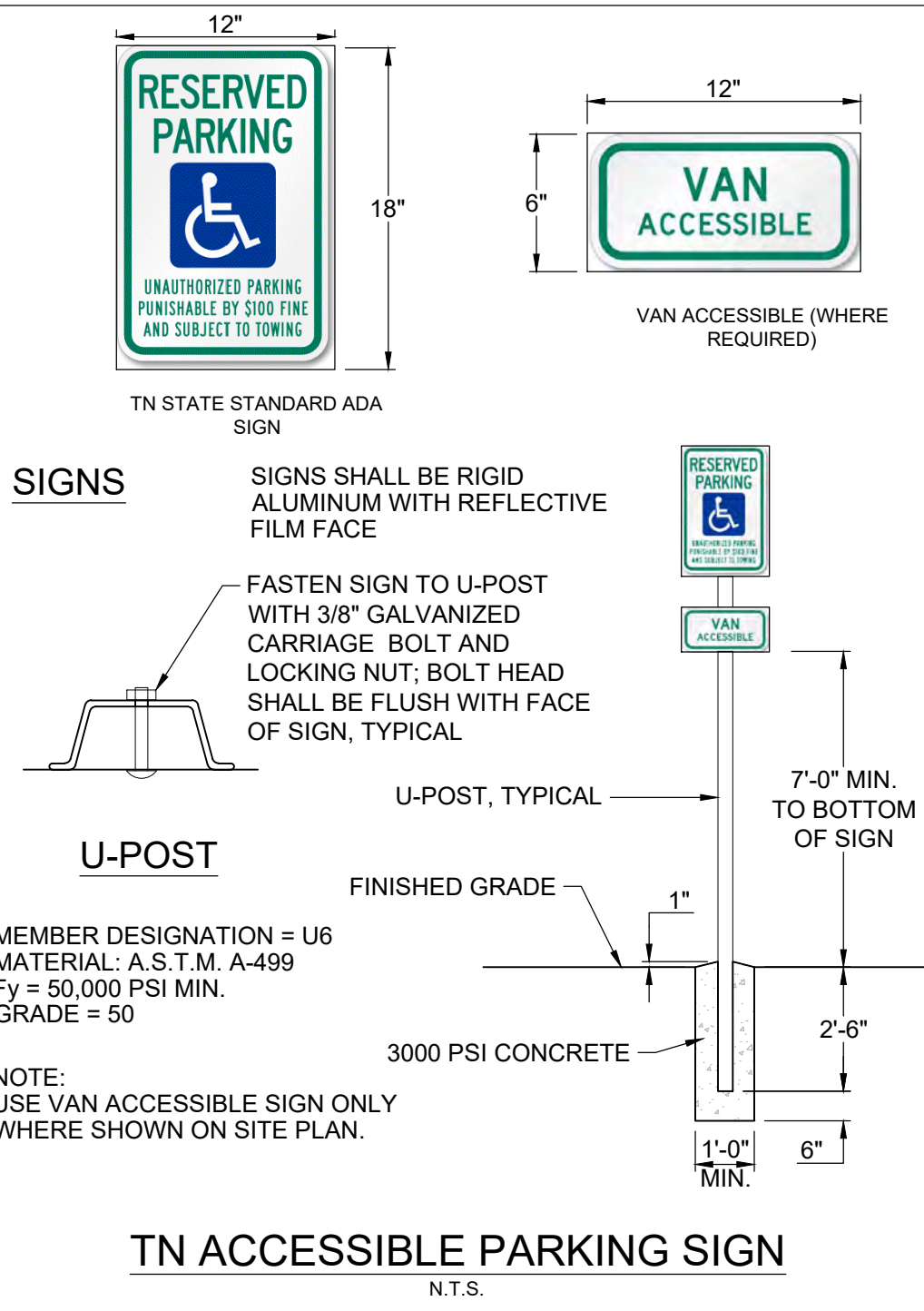
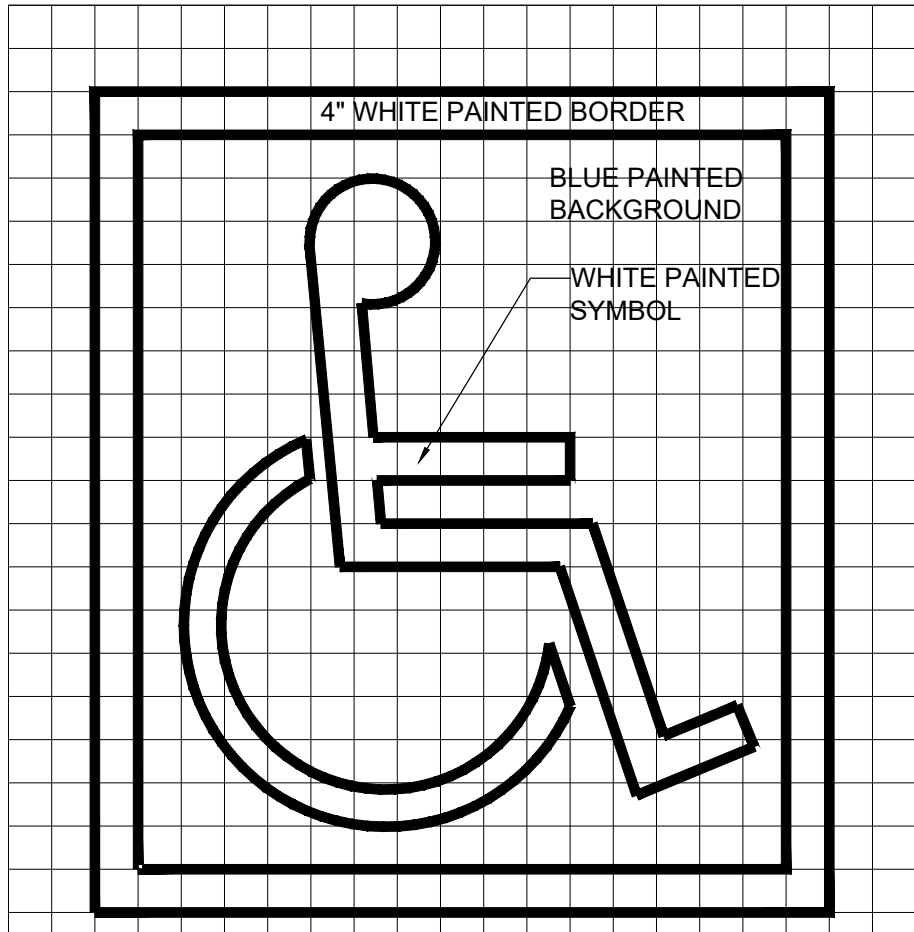
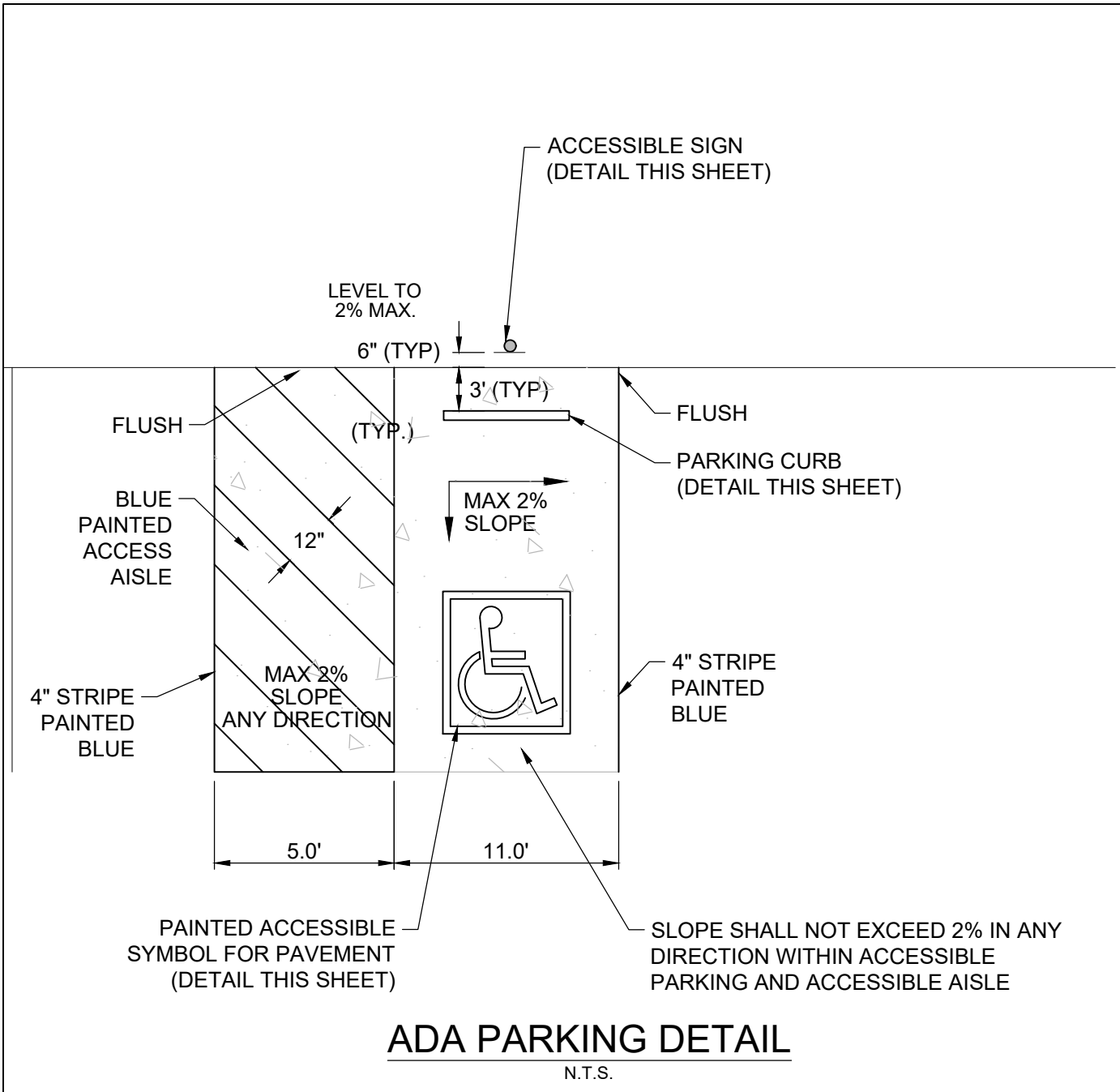
SHEET TITLE:
UTILITY PLAN

Final Site Plan
DATE: 4/1/2023
DRAWN BY: RT
PROJECT NO.: 2322

- NOTES:
- THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47037C01231, EFFECTIVE DATE 2/25/2022.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

N.T.S





Revision		
No.	Date	Description
1	9/1/2023	PER OWNER COMMENTS
2	9/21/2023	PER CITY COMMENTS

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CONSULTANTS:

MAP 25, PARCEL 93.00 & 95.00
201 & 203 SOUTH MAIN STREET
GOODLETTSVILLE, TN 37072



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Final Site Plan
DATE:
DRAWN BY:
PROJECT NO.:

SHEET NO.:

DT - 3

SITE DATA:

PROPERTY INFORMATION:
SUBDIVISION: NORTHGATE COMMONS
LOTS: 2
STREET ADDRESS: 307 LONG HOLLOW PIKE, GOODLETTSVILLE, TN
COUNCILMANIC DISTRICT: 10th
TAX MAP: 19-14
PARCEL: 12.00
LOT SIZE: 1.12 AC. (48,704 S.F.)

APPLICANT/DEVELOPER:
JASON VANDERMARK
615 MAIN STREET
NASHVILLE, TN 37206
(615) 768-9274

ZONING INFORMATION:
ZONING CLASSIFICATION: "CPUD" COMMERCIAL PLAN UNIT DEVELOPMENT.
BUILDING SETBACKS:
FRONT: 60'
SIDE: 30' (VARIANCE IS REQUIRED)
REAR: 30' (VARIANCE IS REQUIRED)

PROJECT INFORMATION:
BUILDING HEIGHT PROVIDED: RETAIL (1 STORY): 15' ROOF:
BUILDING AREA: BLDG #1=4071 S.F., BLDG #2=581 S.F.
PARKING SUMMARY: 4,652 S.F. (RETAIL/COMMERCIAL) @
PARKING REQUIREMENT: 1 SPACE/250 S.F. = 19 SPACES
14x17.82'
19 SPACES
TOTAL PARKING REQUIRED: 25 SPACES (VACUUM STATIONS)
TOTAL PARKING PROVIDED: 1 SPACE
HANDICAP SPACES REQUIRED: 26 SPACES
FLOOR AREA RATIO: F.A.R. PROVIDED: 0.1 = 4,652 S.F./48,704 S.F.
MAX. LOT COVERAGE (ALL BLDG'S):
MAXIMUM: 0.40
PROVIDED: 0.1

DEED REFERENCE
BEING THE PROPERTY RECORDED AS INSTRUMENT #20130816-0086281 AS
RECORDED IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

PLAT REFERENCE
BEING LOT 2 IN PLAT BOOK 6900, PAGE 205, AS RECORDED IN THE
REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

AT EACH DRIVEWAY ENTRANCE MATCH EXITING PAVEMENT ELEVATION AT JOINTS.
PROVIDE SMOOTH EDGE AND TRANSITION. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.

CONTRACTOR SHALL ASSURE THAT ALL SIDEWALKS AND HANDICAP RAMPS ARE
CONSTRUCTED TO MEET THE CITY OF LEBANON AND ADA REQUIREMENTS. ALL HANDICAP
RAMPS SHALL INCLUDE TRUNCATED DOME.

G.C. TO FIELD VERIFY INVERT AND LOCATION OF THE EXISTING UTILITIES AND VERIFY THAT
THERE ARE NO CONFLICTS BETWEEN THE PROPOSED UTILITY SERVICE LINES AND OTHER
UTILITIES. ADJUST SERVICE LINES AS NECESSARY TO ACCOMMODATE PROPER INSTALLATION.

24" WHITE PAINTED (TYP.) STOP BAR
IN ACCORDANCE WITH MUTCD STD.

48" HEIGHT X 26" WIDE EXIT SIGN

STANDARD CONCRETE DRIVEWAY TYPE "C". REFER
TO SHEET C3.4 FOR DETAIL

EXISTING WATER LINE

EXISTING GAS LINE

EXISTING CURB AND GUTTER

EXISTING SIDEWALK

48" HEIGHT X 26" WIDE EXIT SIGN

CONCRETE PAVEMENT/SIDEWALK

PROPERTY MAP REFERENCE

THIS PROPERTY CURRENTLY IDENTIFIED AS PARCEL 12.00 ON TAX MAP 019-14.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X" OF THE FLOOD
INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0129J WHICH BEARS AN
EFFECTIVE DATE OF FEBRUARY 25, 2022. NO FIELD SURVEYING WAS
PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY
BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM
THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY OWNERS

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

GAS
NASHVILLE GAS
665 MAINSTREAM DRIVE
NASHVILLE, TN 37228
(615) 734-0734

ELECTRIC
NES NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37203
(615) 747-3641

SEWER
CITY OF GOODLETTSVILLE
215 CARTWRIGHT STREET
GOODLETTSVILLE, TN 37072
(615) 859-2740

TELEPHONE
AT&T
2501 PARK PLAZA
NASHVILLE, TN 37203
(615) 344-5288

NOTE:
DETAILS FOR THE PAY KIOSK AND THE
AUTOMATED GATES WILL BE PROVIDED
BY THE MANUFACTURERS

NOTE:
ALL CURBS AT TERMINUS POINT WHERE
THEY ARE NOT CONNECTED TO A
SIDEWALK OR BUILDING SHALL BE
TAPPERED FROM 6" TO 1" IN 12".

TAX MAP 019-14
(5.00)
JAG RETAIL PROPERTY
HOLDINGS, INC. AND
JEREMY AND LAURA
JUST TRUSTEES
INSTRUMENT #
20210122-0009750
R.O.D.C., TN

10:1 SLOPE MAX. RAMP SHALL MEET
CITY OF GOODLETTSVILLE REQ. REFER
TO DETAIL SHEET C3.3

CONC. SIDEWALK. REFER
TO DETAIL 7 SHEET C3.0

10' PUBLIC UTILITY AND
DRAINAGE EASEMENT
PLAT BOOK 6900, PAGE 205

10' PARKING SETBACK
DEED BOOK 7245, PAGE 958

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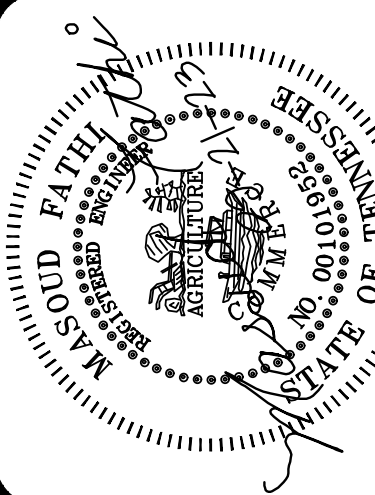
10' PARKING SETBACK
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FINAL UTILITY DESIGN REVIEW AND APPROVAL IS REQUIRED BY ALL UTILITY PROVIDERS. THE UTILITY DESIGN SHOWN ON THE PLAN IS SUBJECT TO CHANGE SUBJECT TO UTILITY PROVIDER REVIEW AND APPROVAL.

SPECIAL NOTE: MADISON UTILITY DISTRICT
ALL WATER LINE CONSTRUCTION, METHODS AND MATERIALS SHALL ADHERE TO THE STANDARD SPECIFICATIONS AND DETAILS AS SET FORTH BY THE MADISON SUBURBAN UTILITY DISTRICT. CONTRACTOR SHALL OBTAIN APPROVAL OF ALL WORK FROM SAID UTILITY DISTRICT THROUGHOUT CONSTRUCTION AND SECURE PLAN APPROVAL OF ANY CHANGES TO THE APPROVED CONSTRUCTION UTILITY PLAN.

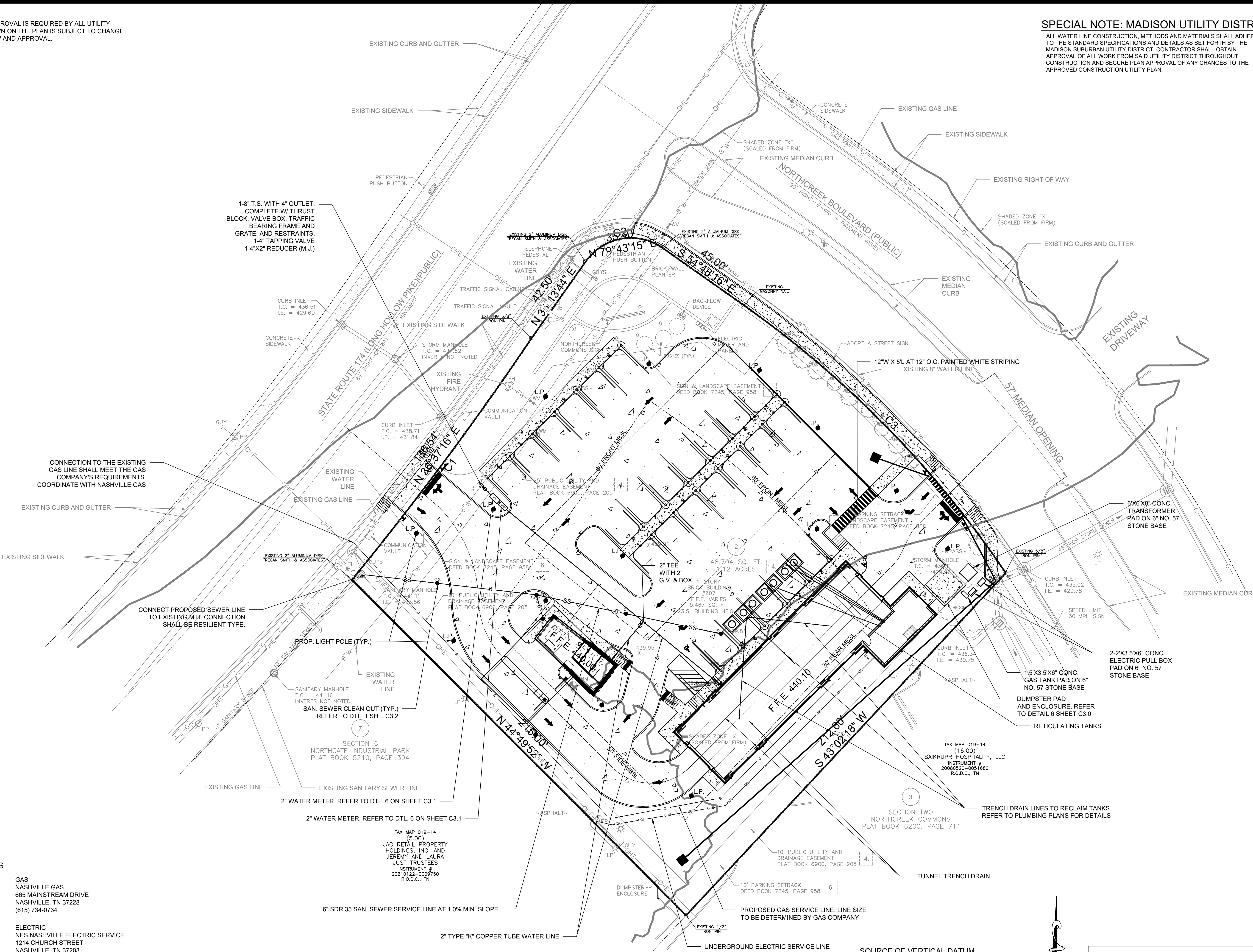
CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES, LLC
803 ALBEMARLE COURT
BRENTWOOD, TENNESSEE 37027
CELL: (615) 504-9915
masoudfathi@comcast.net



SITE CONSTRUCTION PLANS FOR
WASHTOPIA GOODLETTSVILLE
307 LONG HOLLOW PIKE
DAVIDSON COUNTY, GOODLETTSVILLE, TN 37072
PARCEL ID 01914001200, PLAT BOOK 6900, PAGE 205

General Notes		
No.	Revision/Issue	Date

Date:	SEPT. 21, 2023	Scale:
Sheet:		
C1.1 OF		
Project No.2022-05	Prepared By: M	



UTILITY OWNERS

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

GAS
NASHVILLE GAS
665 MAINSTREAM DRIVE
NASHVILLE, TN 37228
(615) 734-0734

SEWER
CITY OF GOODLETTSVILLE
215 CARTWRIGHT STREET
GOODLETTSVILLE, TN 37072
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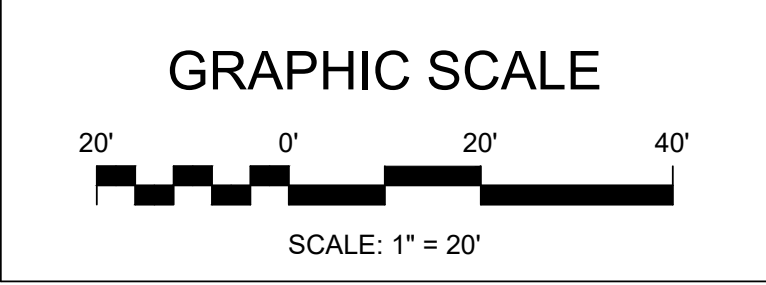
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NES NASHVILLE ELECTRIC SERVICE
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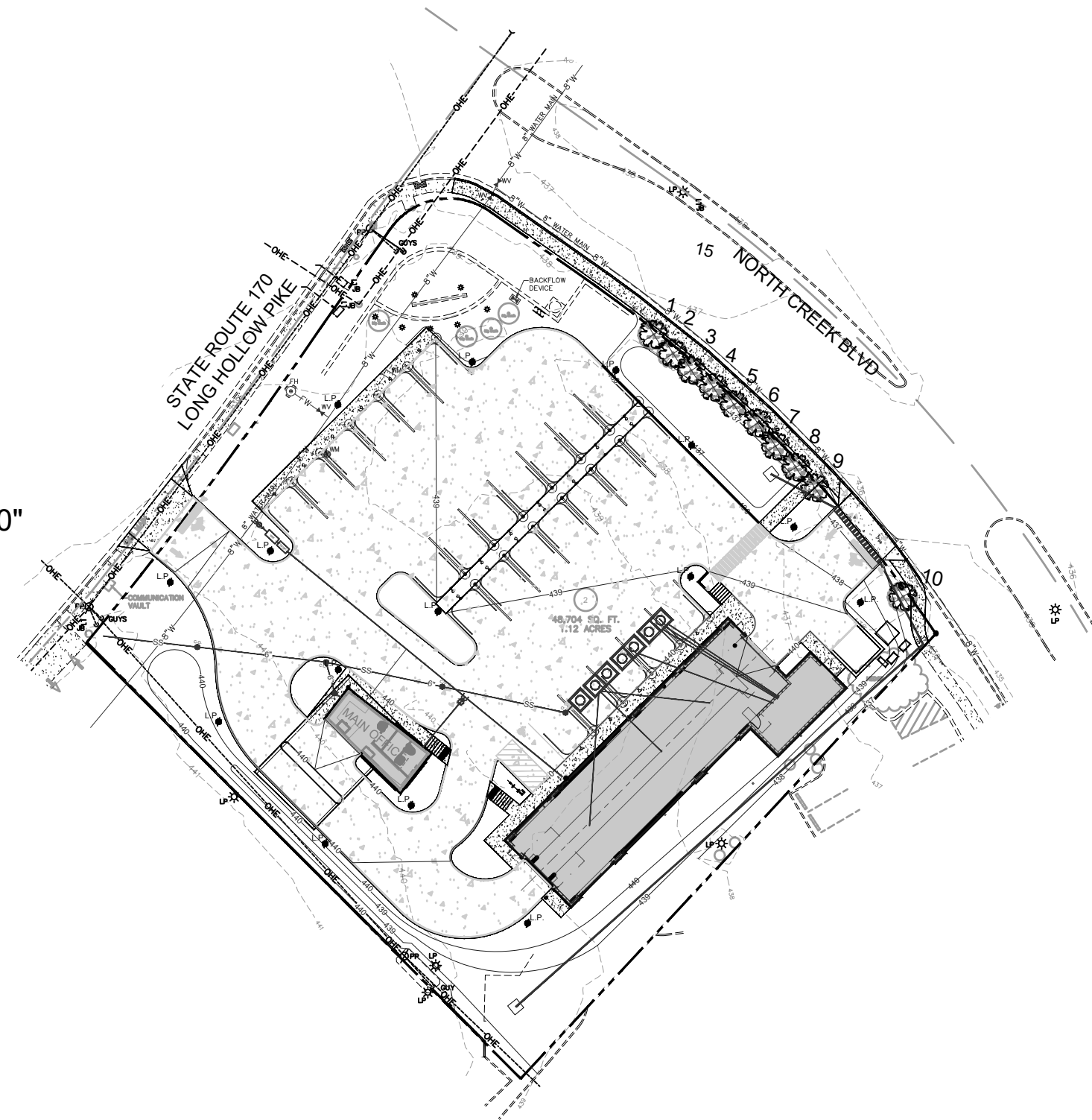
SITE UTILITIES PLAN

BM
NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS)
GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 7/13/23.

TBM
P.K. NAIL SET IN THE ASPHALT PARKING LOT AT THE SOUTHWESTERLY PROPERTY LINE.
ELEVATION 439.85 (NAVD 88)



- TREES TO BE REMOVED
- | | |
|----|------------------|
| 1 | 18" PEAR |
| 2 | 16" PEAR |
| 3 | 12" PEAR |
| 4 | 10" PEAR |
| 5 | 12" PEAR |
| 6 | 10" PEAR |
| 7 | 8" PEAR |
| 8 | 12" PEAR |
| 9 | 8" PEAR |
| 10 | 20" POPLAR (20") |
- TOTAL REPLACEMENT: 20"
- SCALE: 1:50



WASHTOPIA

SITE DATA
SITE AREA: 1.1 ACRES
SITE ZONING:

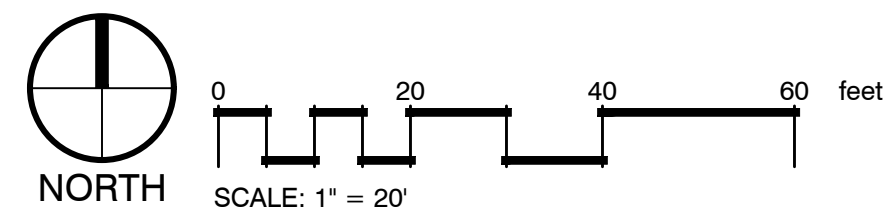
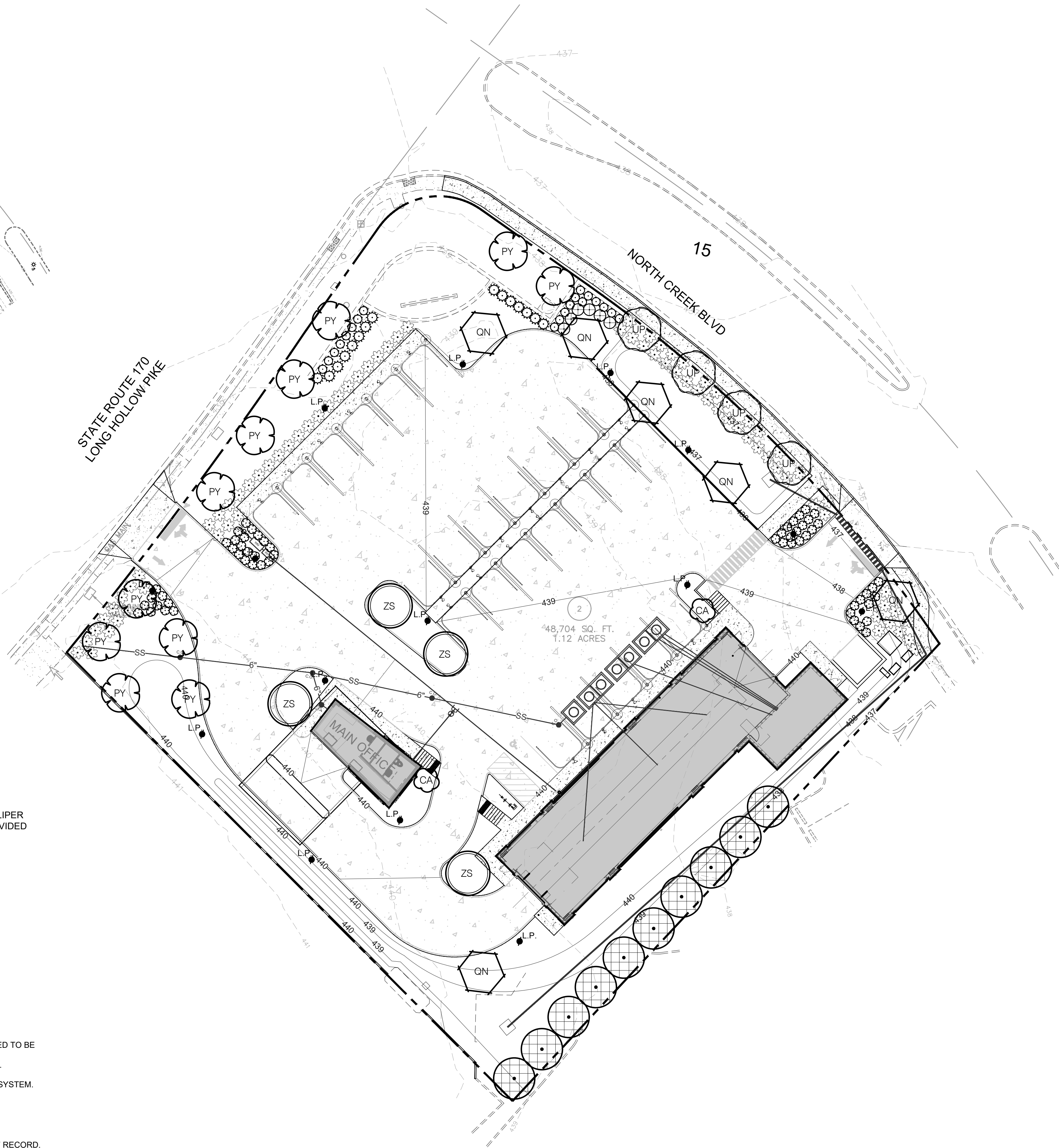
LANDSCAPE REQUIREMENTS

	CALIPER INCH. REQUIRED	TREES REQUIRED	TREES PROPOSED	TOTAL CALIPER INCH. PROVIDED
TREES				
A.C.I. 70 CALIPER INCHES PER ACRE:	77.0			
70 x 1.1				
EXISTING TREES (50% OF TREE SIZE)			37	88"
50% REQUIRED 3" CALIPER:	38.5"	13	14	42"
20% MIN. TO 50% MAX. 2" ORNAMENTAL TREES:	14"-38"	7-19	13	26"
1 SHADE TREE PER 40 LF OF PLANTABLE ROW				
LONG HOLLOW PIKE (163 LF)		4	5	
NORTH CREEK BLVD (192 LF)		5	6	
REPLACEMENT CALIPER INCHES	20"	10	10	20"
SHRUBS				
(1) SHRUB PER 2 LINEAR FEET OF PAVEMENT PARALLEL TO ROADWAYS				
CONFERENCE DRIVE: (163 LF)(1 Shrub/2 LF)		82	82	
NORTH CREEK BLVD (192 LF)(1Shrub/2LF)		96	96	

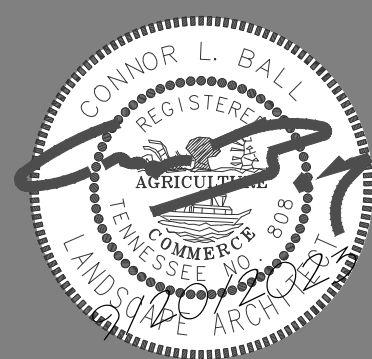
- PLAN NOTES:
- ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
 - ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
 - ALL NEW PLANT MATERIAL AND SOD AREAS SHALL BE IRRIGATED. CONTRACTOR TO TIE INTO EXISTING IRRIGATION SYSTEM.
 - ALL SHRUBS TO BE 3' BACK OF CURB.
 - SOD ALL AREAS DISTURBED DURING CONSTRUCTION WITH FESCUE SOD.

- PLANTING SCHEDULE NOTES
- SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
 - NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
 - SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
 - REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF GOODLETTSVILLE URBAN ENVIRONMENTAL DEPARTMENT
 - ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

ALL PLANT MATERIAL WILL BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM.
PLANS TO BE SUBMITTED WITH BUILDING PERMIT PLANS



PROPOSED SITE FOR:
WASHTOPIA
GOODLETTSVILLE, TENNESSEE

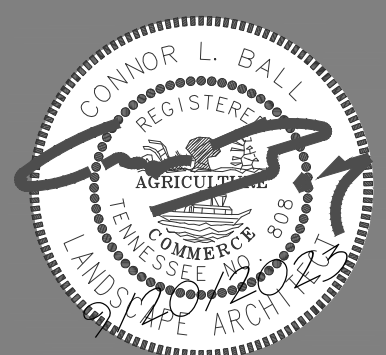


Job # - 23255

By: cb

L1

LANDSCAPE PLAN



PLANT STANDARDS

The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

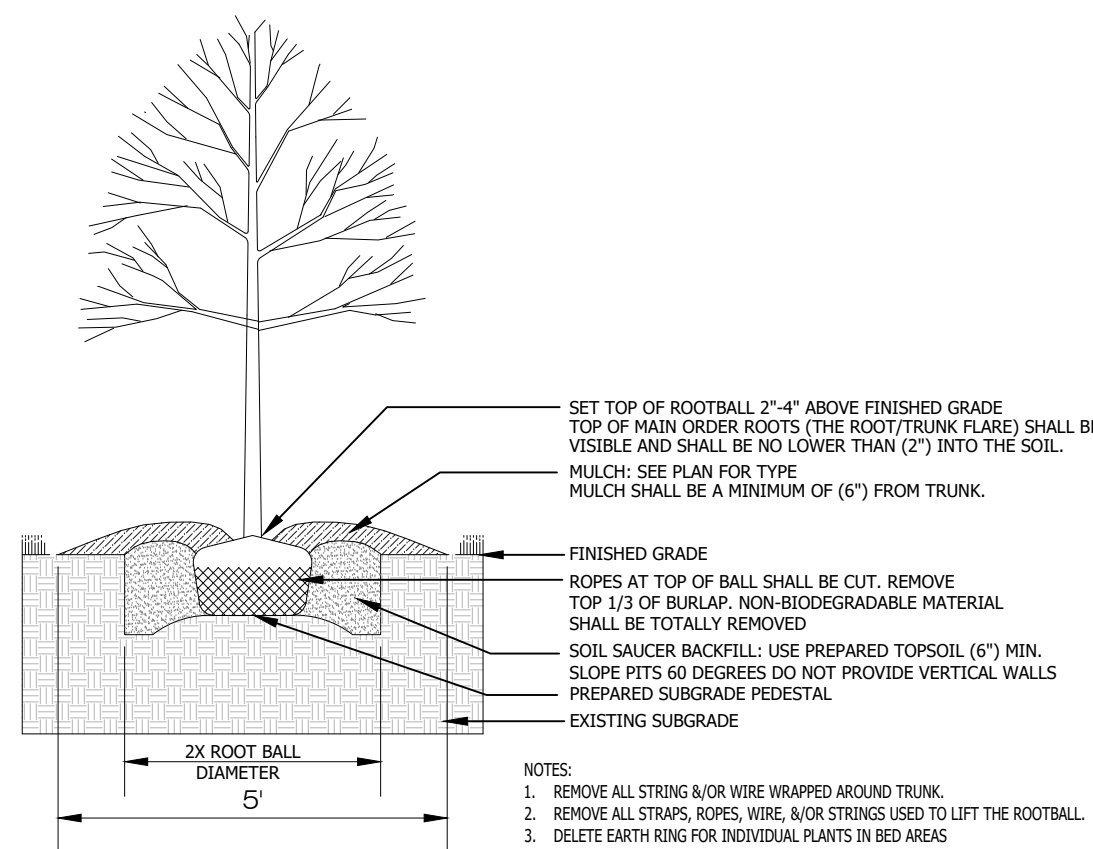
- Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
- Trees with forked trunks are acceptable if all the following conditions are met:
 - The fork occurs in the upper 1/3 of the tree.
 - One fork is less than 2/3 the diameter of the dominant fork.
 - The top 1/3 of the smaller fork is removed at the time of planting.
- No branch is greater than 2/3 the diameter of the trunk directly above the branch.
- The trunk and/or major branches shall not touch
- Several branches are larger in diameter and obviously more dominant.
- Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
- Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
- Crown spread shall look proportional to the tree.
- NO flush cuts or open trunk wounds or other bark injury
- Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:

- | | |
|----------------------------------|---|
| 1. Tip dieback on 5% of branches | Landscape shall not obstruct visibility or access to fire protection equipment including, but not limited to, fire hydrants and fire department connections |
| 2. Crown thin/sparsely foliated | |
| 3. Included bark | |
| 4. Major Branches touching | |
| 5. Asymmetrical branching | |

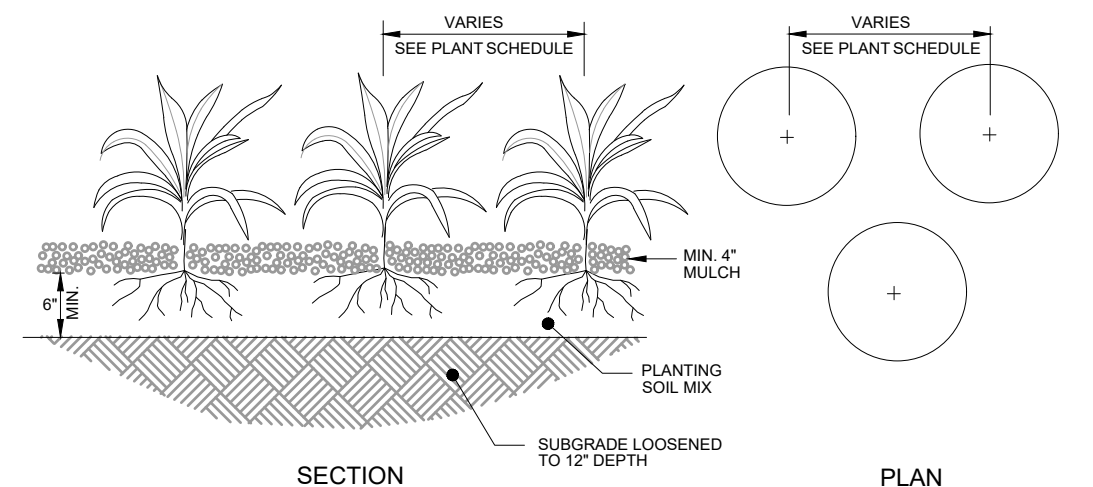
PLANTING NOTES:

- Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
- Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
- Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule. All materials are subject to the approval of the Landscape Architect, City, and Owner.
- Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
- Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by "American Standards for Nursery Stock". Main leaders of all trees shall remain intact.
- Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
- Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
- Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
- Maintain all plant material and lawns until project is accepted in full by the City.
- Guarantee all workmanship and materials for a period of 1 calendar year.
- Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
- Provide 6" of topsoil for lawn areas (12" min. over rock), min. 24" of topsoil for shrub zones, and min. 48" deep for tree pits. Refer to specific root ball sizes for the min. diameter tree pit.
- Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
- Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain



DECIDUOUS TREE PLANTING

P-NO-12



GROUNDCOVER PLANTINGS

GROUNDCOVER, GRASSES, AND PERENNIALS

LANDSCAPE NOTES:

- Contractor responsible for locating and protecting all underground utilities prior to digging.
- Contractor responsible for protecting existing trees from damage during construction as shown on plans.
- Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading. see topsoil specification sheet I-1.3.
- All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch.
- Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
- Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indentation to be repaired.
- Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
- Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available, there shall be no gaps between sod joints.
- Planting mix to be provided as specified in the landscape specifications.
- The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
- Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
- Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
- Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
- All trees and shrubs shall be coordinated with lighting plan prior to installation.
- All shrubs to be 3' back of curb.
- All areas of disturbance outside of landscape beds shall be repaired with turf.
- Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

SUBSTITUTION NOTE:

1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

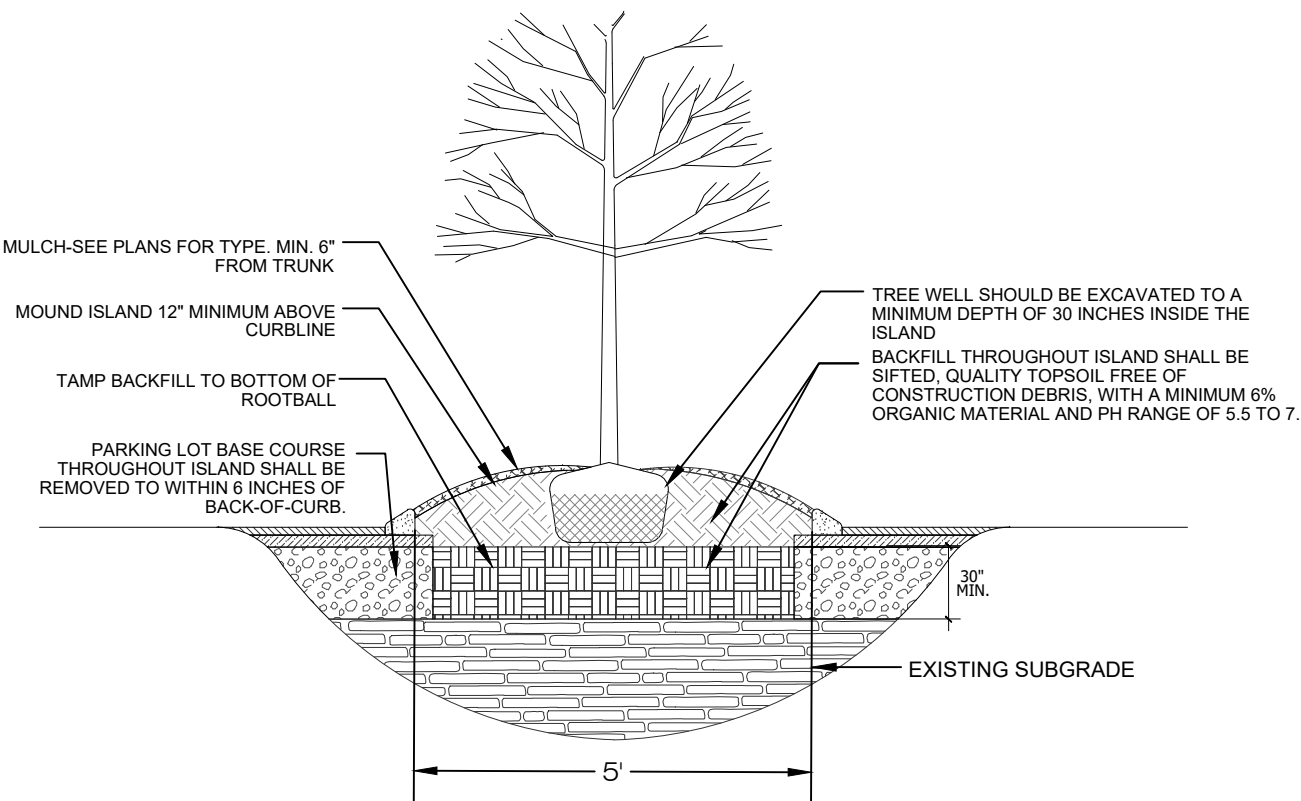
In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

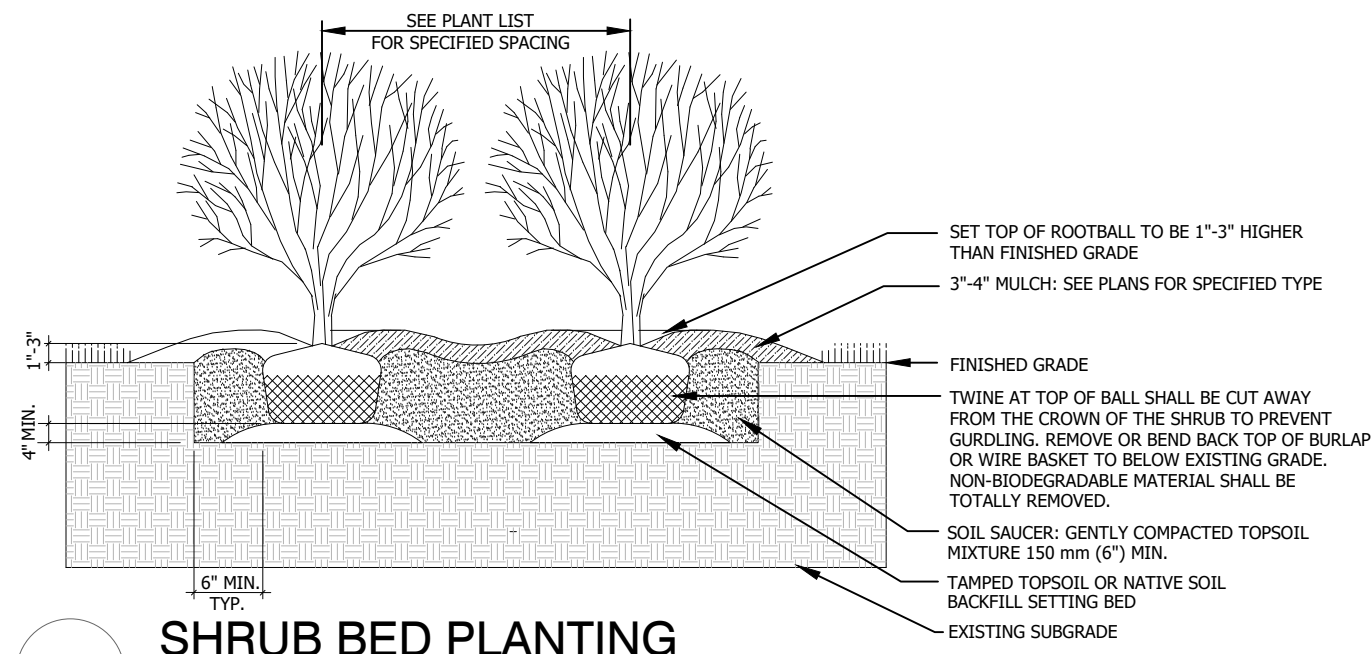
UTILITY SCREEN

All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball Land Design for screening recommendations



PARKING ISLAND TREE PLANTING

FOR PARKING LOT ISLAND OR MEDIAN



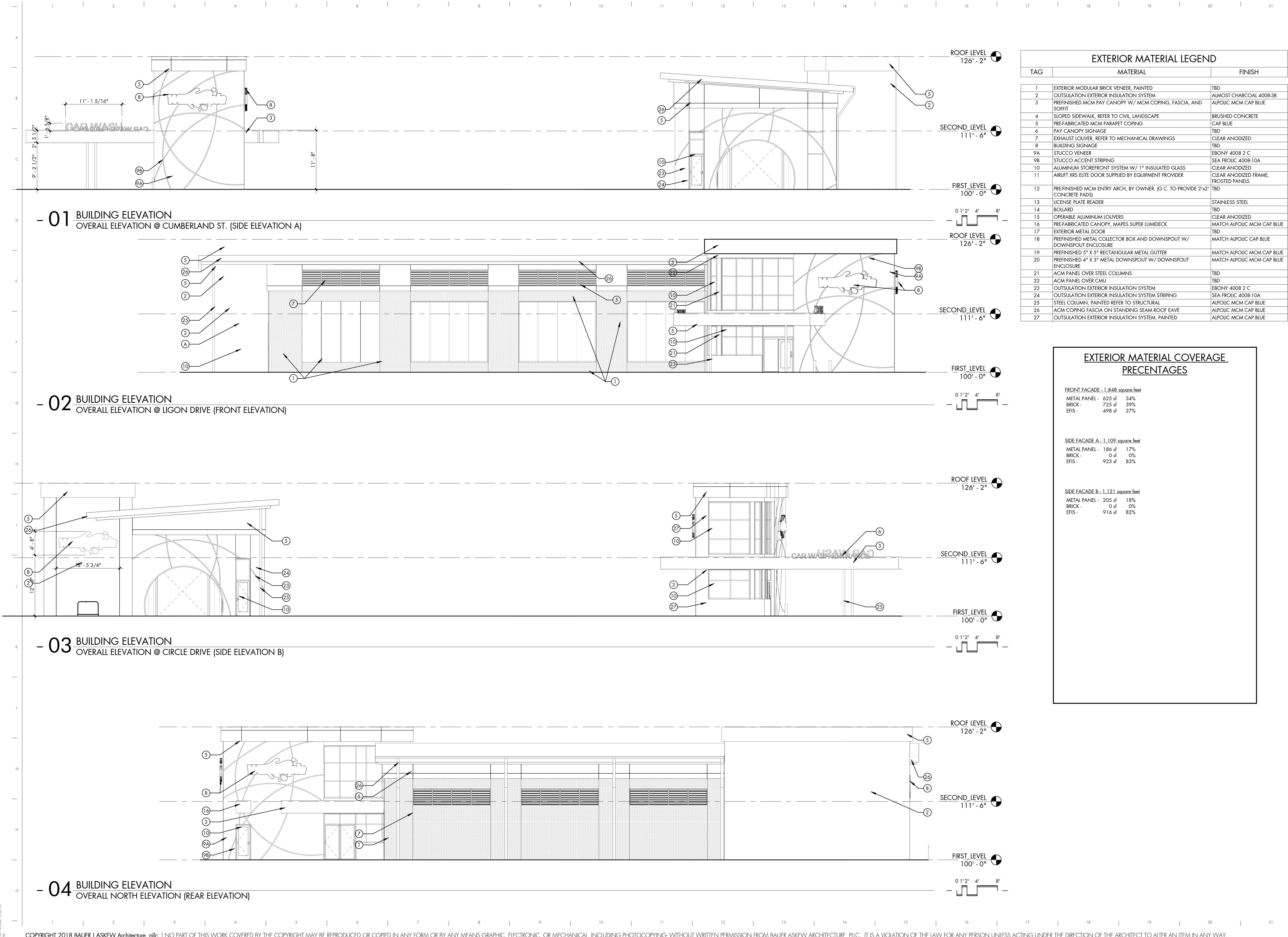
SHRUB BED PLANTING

PLANT SCHEDULE					
TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	2	Franz Fontaine Hornbeam / Carpinus betulus 'Franz Fontaine' 3' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications	B & B	2"Cal	10'-12' HT
	11	Yoshino Cherry / Prunus x yedoensis 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	2"Cal	10'-12' HT
	6	Nuttall Oak / Quercus nuttallii 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications	B & B	3"Cal	12' -14' HT
	4	Bosque Elm / Ulmus parvifolia 'Bosque' 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	3"Cal	12'-14' HT
	4	Green Vase Zelkova / Zelkova serrata 'Green Vase' 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications	B & B	3"Cal	12'-14' HT
2" REPLACEMENT TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	10	Green Giant Arborvitae / Thuja standishii x plicata 'Green Giant' Full Dense Form. Full To Base	B & B	2"Cal	8'-10' HT
SHRUBS	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
	20	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle' Full; Dense; Well Rooted	#3 Container		
	6	Limelight Prime Hydrangea / Hydrangea paniculata 'Limelight Prime' Full; Dense Form	#3 Container		
	58	Henry's Garnet Sweetspire / Itea virginica 'Henry's Garnet' Full; Dense Form	18" HT		
	79	Sea Green Juniper / Juniperus chinensis 'Sea Green' Full. Heavy. Well Branched.	18" HT		
	15	Prague Viburnum / Viburnum x pragense Full; Dense Form	24" HT		

PLAN NOTES:

- ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE STRAW MULCH.
- LANDSCAPE BUFFER SHALL BE ONE CONTINUOUS BED AND MULCHED WITH 3" MIN. DEPTH OF PINE STRAW MULCH
- ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
- ALL TREES AND SHRUBS SHALL BE PLANTED 3' BEHIND BACK OF CURB.
- ALL AREAS OF DISTURBANCE SHALL BE SEEDED WITH REBEL III TALL FESCUE UNLESS OTHERWISE NOTED ON GRADING PLANS

ALL PLANT MATERIAL WILL BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM. PLANS TO BE SUBMITTED WITH BUILDING PERMIT PLANS



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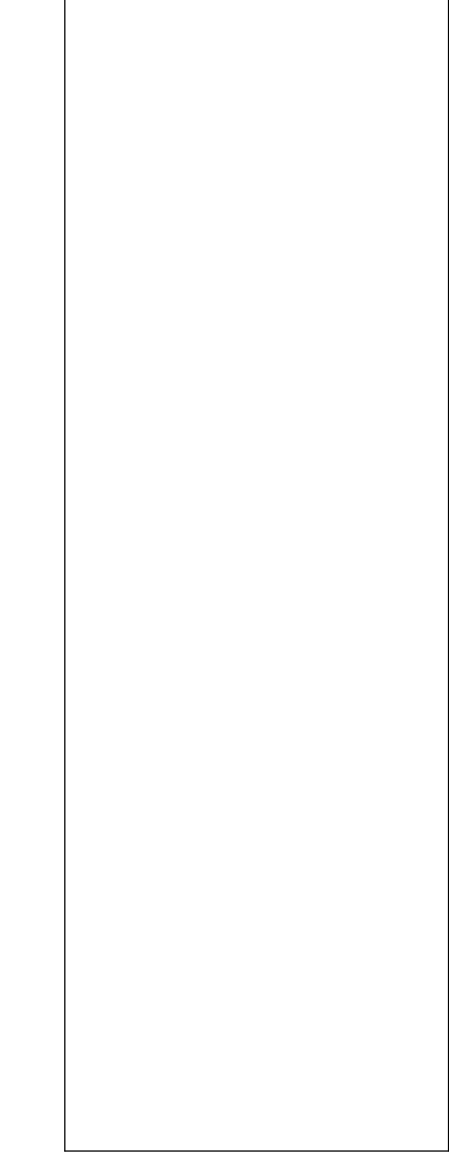
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EXTERIOR MATERIAL LEGEND		
TAG	MATERIAL	FINISH
1	EXTERIOR MODULAR BRICK VENEER, PAINTED	TBD
2	OUTSULATION EXTERIOR INSULATION SYSTEM	ALMOST CHARCOAL 4008-3B
3	PREFINISHED MCM PAY CANOPY W/ MCM COPING, FASCIA, AND SOFFIT	ALPOLIC MCM CAP BLUE
4	SLOPED SIDEWALK, REFER TO CIVIL, LANDSCAPE	BRUSHED CONCRETE
5	PRE-FABRICATED MCM PARAPET CORING	CAP BLUE
6	PAY CANOPY SIGNAGE	TBD
7	EXHAUST LOUVER, REFER TO MECHANICAL DRAWINGS	CLEAR ANODIZED
8	BUILDING SIGNAGE	TBD
9A	STUCCO VENEER	EBONY 4008 2 C
9B	STUCCO ACCENT STRIPING	SEA FROLIC 4008-10A
10	ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLASS	CLEAR ANODIZED
11	AIRLIFT XRS ELITE DOOR SUPPLIED BY EQUIPMENT PROVIDER	CLEAR ANODIZED FRAME, FROSTED PANELS
12	PRE-FINISHED MCM ENTRY ARCH, BY OWNER. (G.C. TO PROVIDE 2'x2' CONCRETE PADS)	TBD
13	LICENSE PLATE READER	STAINLESS STEEL
14	BOLLARD	TBD
15	OPERABLE ALUMINUM LOUVERS	CLEAR ANODIZED
16	PRE-FABRICATED CANOPY, MAPES SUPER LUMIDECK	MATCH ALPOLIC MCM CAP BLUE
17	EXTERIOR METAL DOOR	TBD
18	PREFINISHED METAL COLLECTOR BOX AND DOWNSPOUT W/ DOWNSPOUT ENCLOSURE	MATCH ALPOLIC CAP BLUE
19	PREFINISHED 5" X 5" RECTANGULAR METAL GUTTER	MATCH ALPOLIC MCM CAP BLUE
20	PREFINISHED 4" X 3" METAL DOWNSPOUT W/ DOWNSPOUT ENCLOSURE	MATCH ALPOLIC MCM CAP BLUE
21	ACM PANEL OVER STEEL COLUMNS	TBD
22	ACM PANEL OVER CMU	TBD
23	OUTSULATION EXTERIOR INSULATION SYSTEM	EBONY 4008 2 C
24	OUTSULATION EXTERIOR INSULATION SYSTEM STRIPING	SEA FROLIC 4008-10A
25	STEEL COLUMN, PAINTED REFER TO STRUCTURAL	ALPOLIC MCM CAP BLUE
26	ACM COPING FASCIA ON STANDING SEAM ROOF EAVE	ALPOLIC MCM CAP BLUE
27	OUTSULATION EXTERIOR INSULATION SYSTEM, PAINTED	ALPOLIC MCM CAP BLUE

EXTERIOR MATERIAL COVERAGE PRECENTAGES	
FRONT FACADE - 1,848 square feet	
METAL PANEL -	625 sf 34%
BRICK -	725 sf 39%
EFIS -	498 sf 27%
SIDE FACADE A - 1,109 square feet	
METAL PANEL -	186 sf 17%
BRICK -	0 sf 0%
EFIS -	923 sf 83%
SIDE FACADE B - 1,121 square feet	
METAL PANEL -	205 sf 18%
BRICK -	0 sf 0%
EFIS -	916 sf 82%

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WASHTOPIA CAR WASH
640 S. CUMBERLAND ST
LEBANON, TN 37087

REVISION DATE

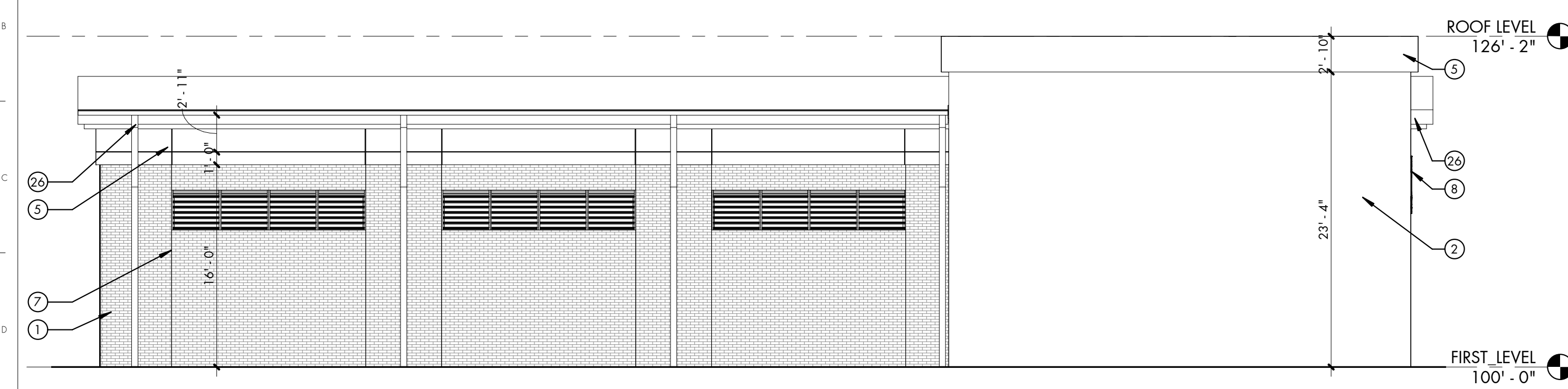
OVERALL EXTERIOR ELEVATIONS

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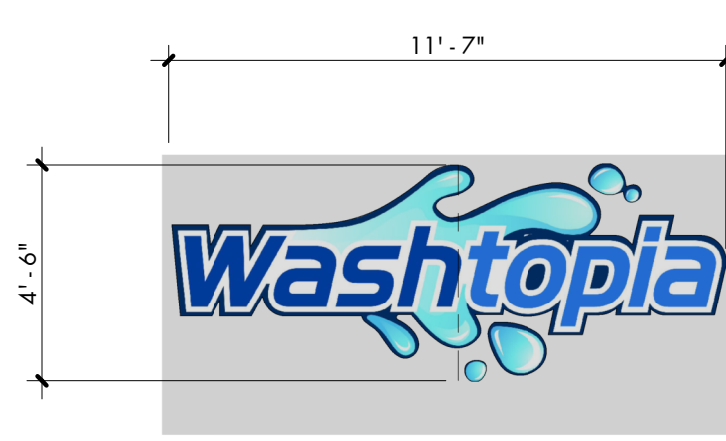
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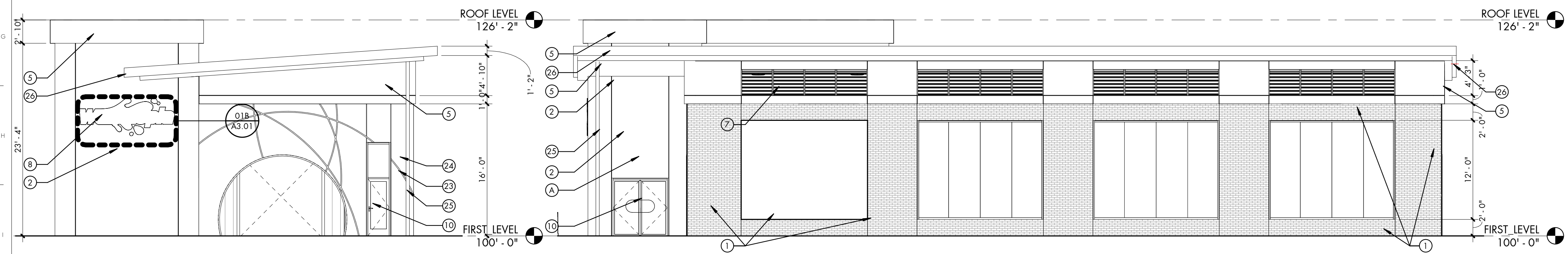


01 BUILDING ELEVATION
WASHBAY AND STORAGE TOWER - NORTH ELEVATION

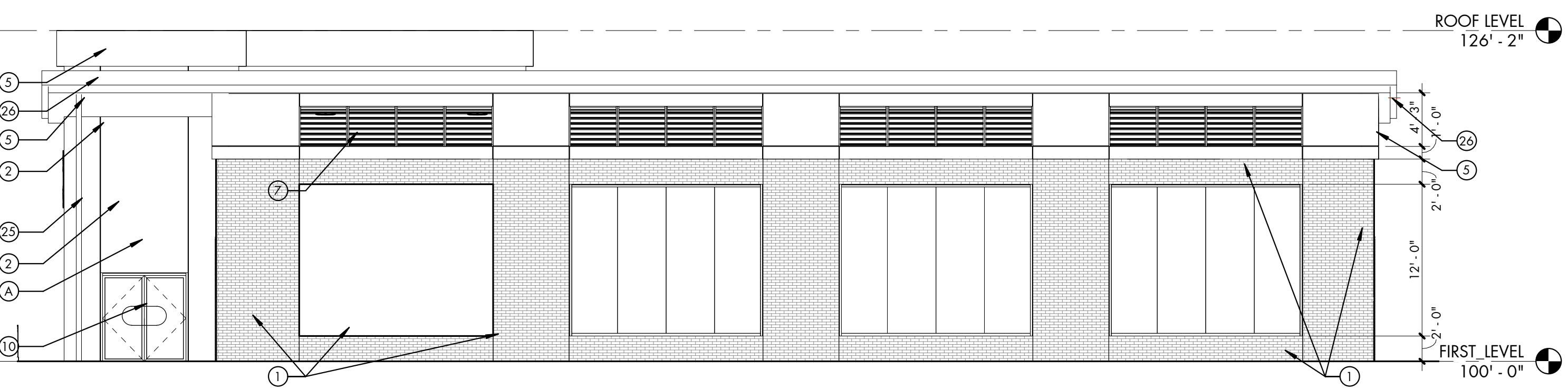


01B BUILDING ELEVATION
WASHTOPIA SIGN ELEVATION

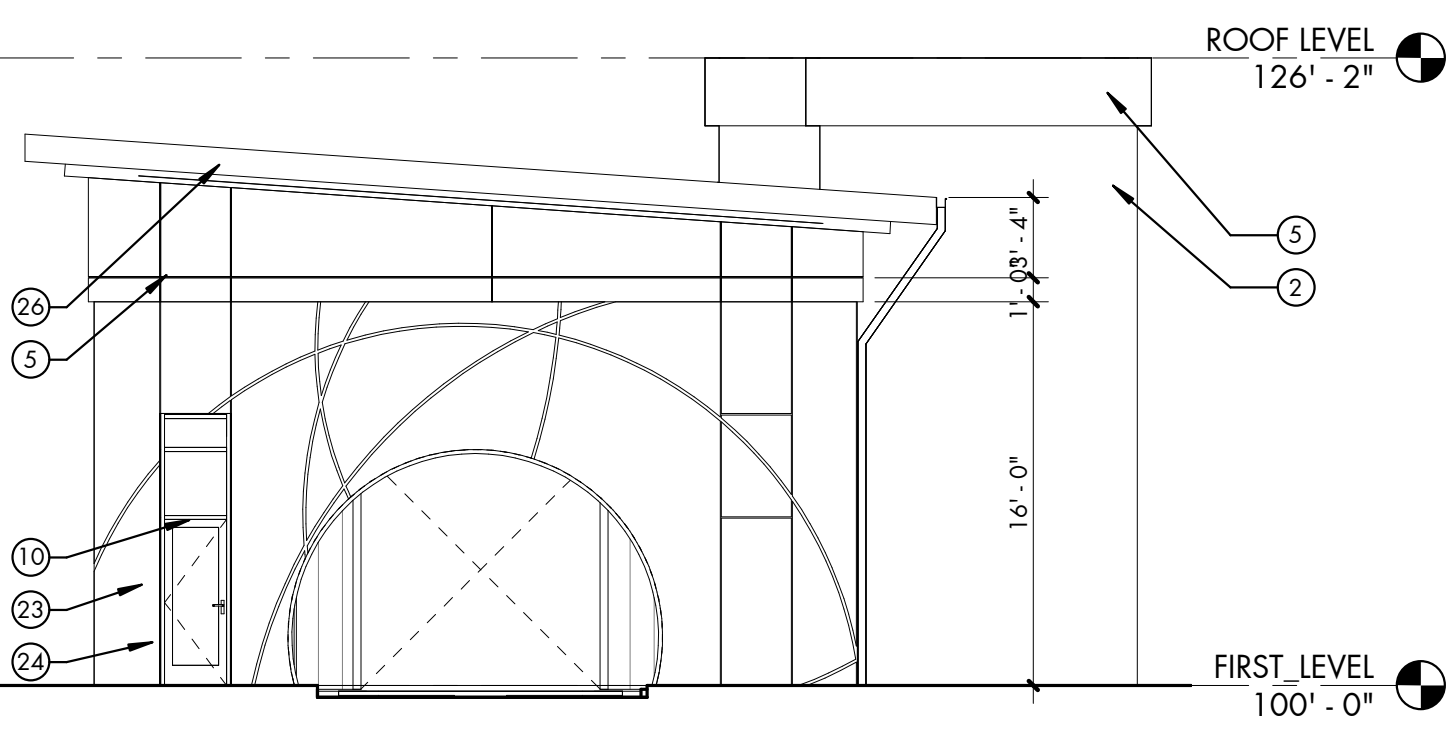
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4	SLOPED SIDEWALK, REFER TO CIVIL, LANDSCAPE	BRUSHED CONCRETE
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11	AIRLIFT XRS ELITE DOOR SUPPLIED BY EQUIPMENT PROVIDER	CLEAR ANODIZED FRAME, FROSTED PANELS
12	PREFINISHED MCM ENTRY ARCH, BY OWNER. (G.C. TO PROVIDE 2'x2' CONCRETE PADS)	TBD
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27	OUTSULATION EXTERIOR INSULATION SYSTEM, PAINTED	ALPOLIC MCM CAP BLUE



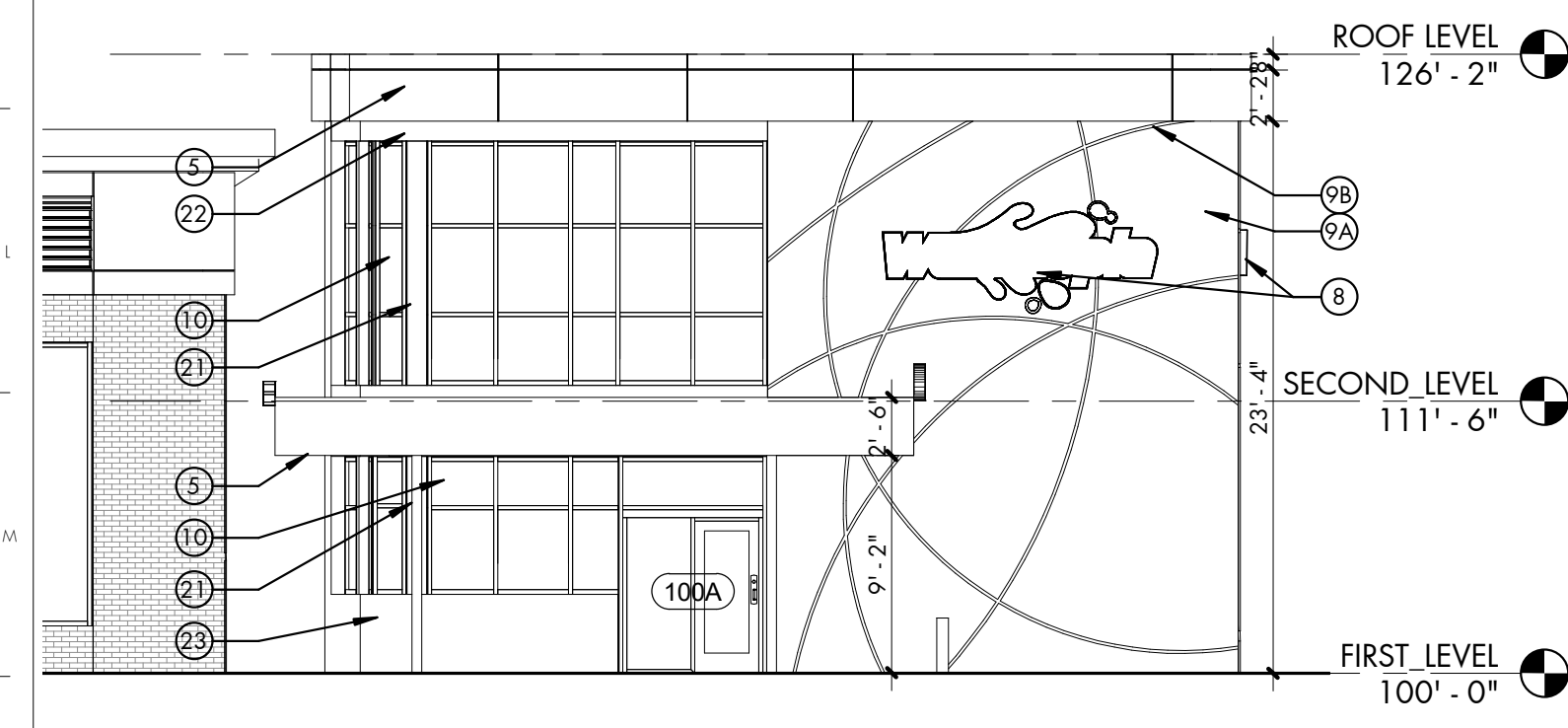
02 BUILDING ELEVATION
CIRCLE STREET ELEVATION WASHBAY AND STORAGE TOWER



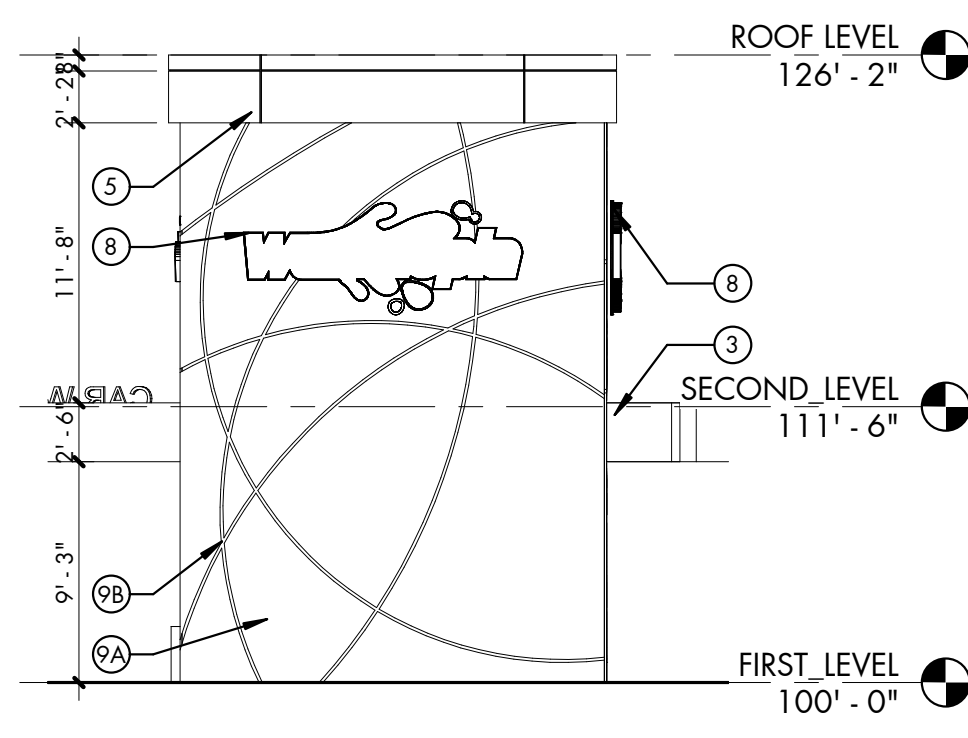
03 BUILDING ELEVATION
WASHBAY - SOUTH ELEVATION



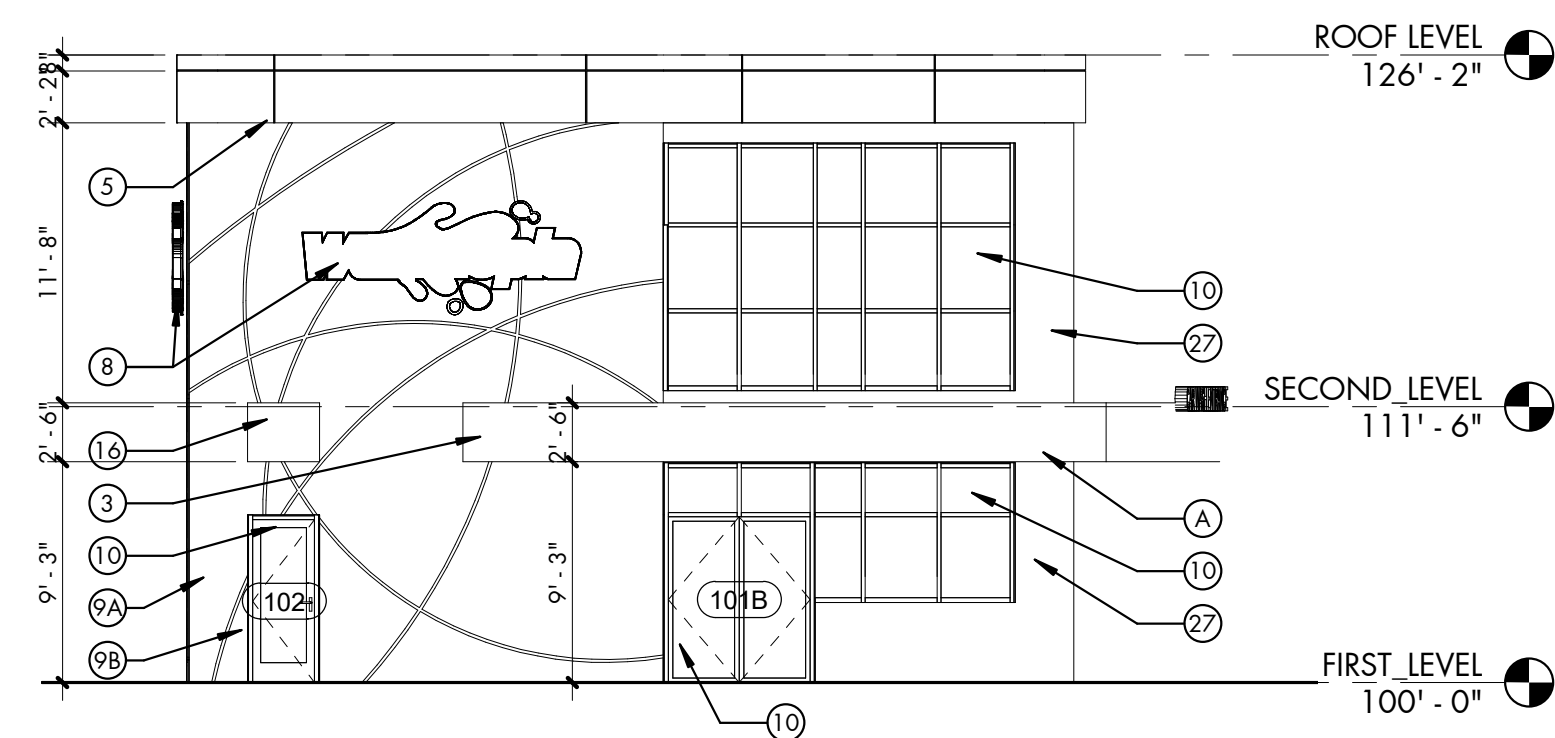
04 BUILDING ELEVATION
WASHBAY - EAST ELEVATION



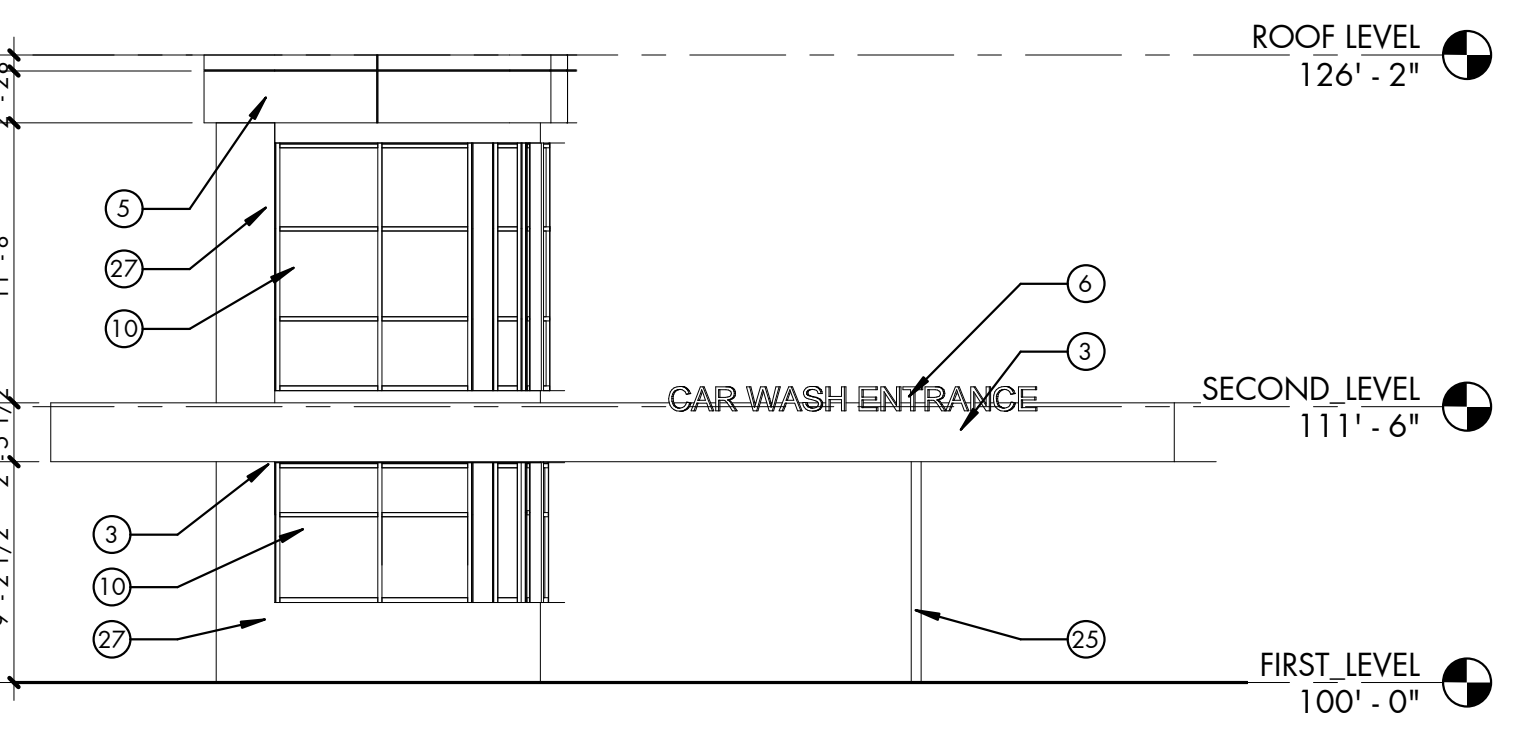
05 BUILDING ELEVATION
CONTROL TOWER - SOUTH ELEVATION



06 BUILDING ELEVATION
CONTROL TOWER - EAST ELEVATION



07 BUILDING ELEVATION
CONTROL TOWER - NORTH ELEVATION



08 BUILDING ELEVATION
CONTROL TOWER - WEST ELEVATION

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WASHTOPIA CAR
WASH

REVISION DATE

EXTERIOR
ELEVATIONS

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SEPTEMBER 20, 2023
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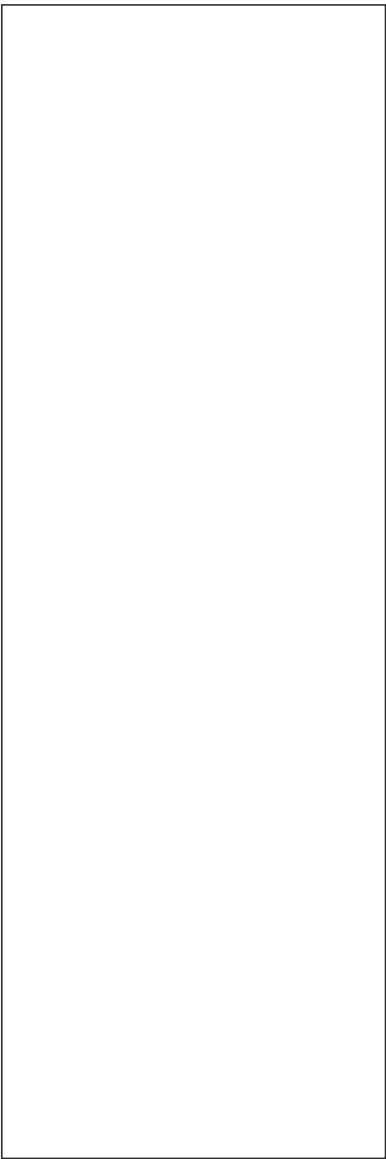
VIEW FROM LONG HOLLOW PIKE



VIEW FROM NORTHCREEK BLVD.

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WASHTOPIA CAR
WASH
307 LONG HOLLOW PIKE
GOODLETTSVILLE, TN 37072

REVISION DATE

3D Views

A3.02

SEPTEMBER 20, 2023
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SITE CONSTRUCTION PLANS FOR WASHTOPIA GOODLETTSVILLE

307 LONG HOLLOW PIKE GOODLETTSVILLE, TENNESSEE 37072 10TH COUNCILMANIC DISTRICT

Prepared For:
APPLICANT
MR. JASON VANDERMARK
615 MAIN STREET, NASHVILLE 37206
(615) 957-8447
jason@washyopia.com

PREPARED BY:
**CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES, LLC**
803 ALBEMARLE COURT
BRENTWOOD, TENNESSEE 37027
CELL: (615) 504-9915
MASOUDFATHI@COMCAST.NET



VICINITY MAP
(N.T.S.)

SHEET INDEX

SHT. NO.	DESCRIPTION
C0.0	TITLE SHEET
C0.1	GENERAL NOTES
C0.2	SITE DEMOLITION PLAN
C1.0	SITE LAYOUT PLAN
C1.1	SITE UTILITIES PLAN
C1.2	SITE CONCRETE JOINTS LAYOUT PLAN
C2.0	SITE GRADING AND DRAINAGE PLAN
C2.1	PHASE I EROSION CONTROL PLAN
C2.2	PHASE II EROSION CONTROL PLAN
C3.0	SITE DETAILS
C3.1	SITE DETAILS
C3.2	SITE DETAILS
C3.3	SITE DETAILS
C3.4	SITE DETAILS
D1.0	PRE-DEVELOPED DRAINAGE MAP
D2.0	POST DEVELOPED DRAINAGE MAP
A3.00	OVERALL EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A3.02	3D VIEW
L1	LANDSCAPE PLAN
L2	LANDSCAPE NOTES
E0.1	SITE ELECTRICAL PLAN
E0.2	SITE PHOTOMETRIC PLAN

CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES, LLC
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masoudfathi@comcast.net



SITE CONSTRUCTION PLANS FOR
WASHTOPIA GOODLETTSVILLE
307 LONG HOLLOW PIKE
DAVIDSON COUNTY, GOODLETTSVILLE, TN 37072
PARCEL ID 01914001200, PLAT BOOK 6900, PAGE 205

General Notes

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No.	Revision/Issue	Date

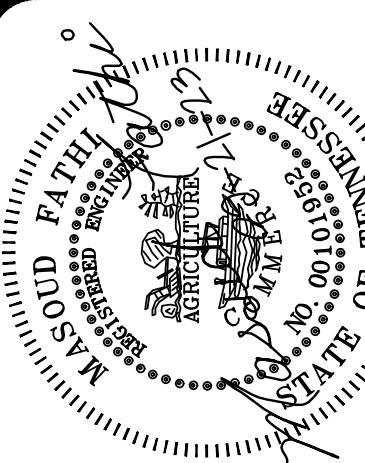
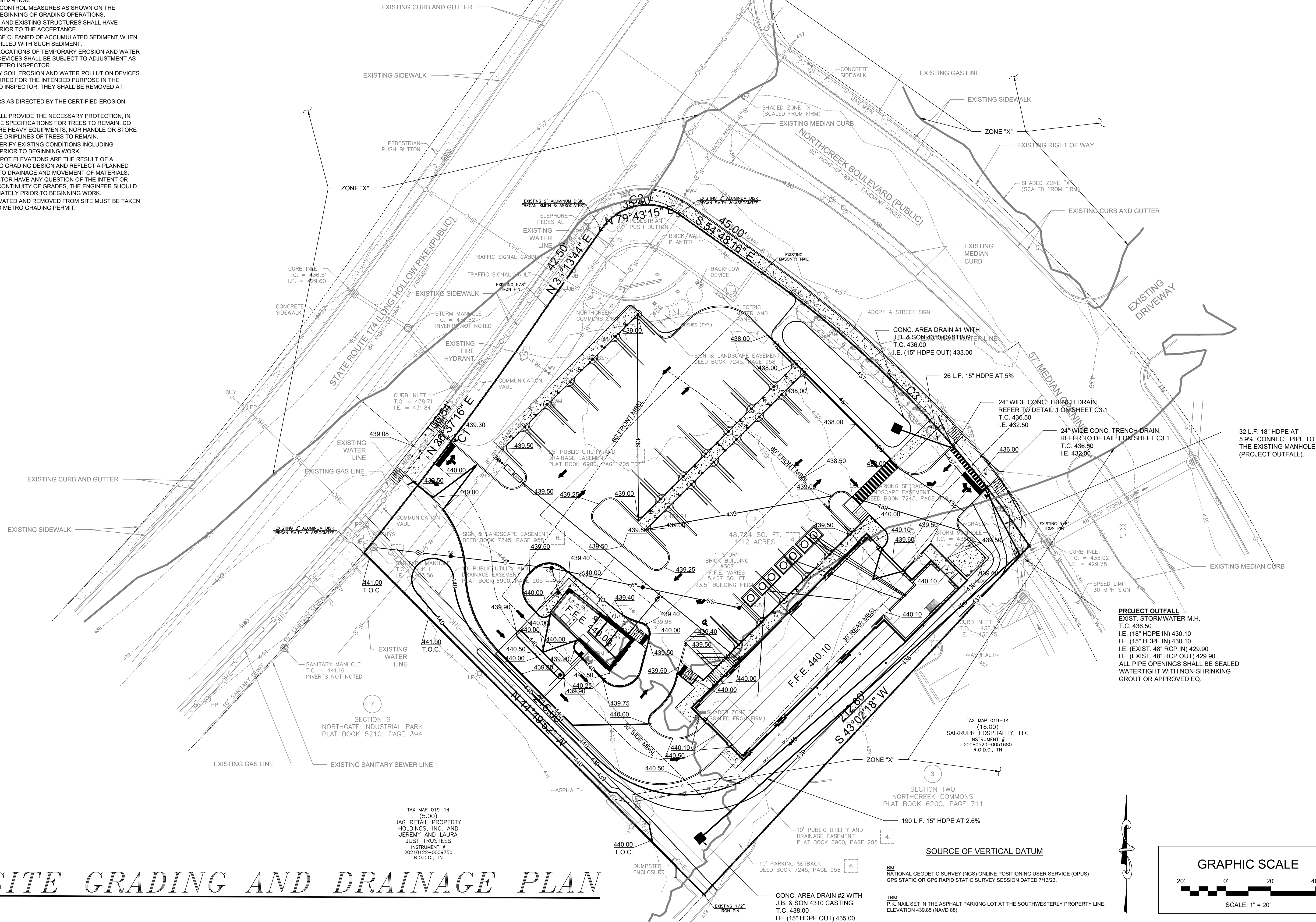
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Project No: 2022-05 Prepared By: MF

GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY METRO INSPECTOR.
2. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. STOCKPILED AND DISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 6".
3. ALL GRADING AREAS, INCLUDING SLOPES, ARE TO BE STABILIZED WITHIN 14 DAYS AFTER GRADING IS COMPLETED. DURING GRADING ACTIVITIES NO SOIL AREAS SHALL BE LEFT EXPOSED FOR LONGER THAN 14 DAYS WITHOUT STABILIZATION.
4. CONSTRUCT EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING OF GRADING OPERATIONS.
5. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO THE ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE METRO INSPECTOR.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE METRO INSPECTOR, THEY SHALL BE REMOVED AT CONTRACTOR'S COST.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE CERTIFIED EROSION CONTROL SPECIALIST.
10. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS FOR TREES TO REMAIN, DO NOT OPERATE OR STORE HEAVY EQUIPMENTS, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
11. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS INCLUDING EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
12. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING 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 PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
13. ALL SOIL SPOILS EXCAVATED AND REMOVED FROM SITE MUST BE TAKEN TO A SITE WITH A VALID METRO GRADING PERMIT.

GRADING NOTE (ACCESSIBLE ENTRANCE):

ALL ENTRANCES ON ANY BUILDING WHICH IS CONSIDERED A HANDICAP ACCESSIBLE ENTRANCE IS TO BE PROVIDED FOR A MINIMUM OF 60"x60" LANDING FOR A SINGLE DOOR AND A 72"x60" LANDING FOR A DOUBLE DOOR. IF A PROPOSED ACCESS EXCEEDS A 72" WIDTH THE LANDING IS TO ACCOMMODATE SAID ACCESS WIDTH. SAID LANDING IS NOT TO EXCEED A 2% GRADE (1/8" FOOT FALL) IN ANY DIRECTION. CONTRACTOR IS TO COORDINATE WITH DESIGNING ARCHITECT FOR ALL LOCATIONS, LAYOUTS, ELEVATIONS AND TREATMENTS TO ANY PROPOSED BUILDING ACCESS.



General Notes		
No.	Revision/Issue	Date

GRADING NOTE (ACCESSIBLE ENTRANCE):
ALL ENTRANCES ON ANY BUILDING WHICH IS CONSIDERED A HANDICAP ACCESSIBLE ENTRANCE IS TO BE PROVIDED FOR A MINIMUM OF 60"x60" LANDING FOR A SINGLE DOOR AND A 72"x60" LANDING FOR A DOUBLE DOOR, IF A PROPOSED ACCESS EXCEEDS A 72" WIDTH THE LANDING IS TO ACCOMMODATE SAID ACCESS WIDTH. SAID LANDING IS NOT TO EXCEED A 1% GRADE (1/8" FOOT FALL) IN ANY DIRECTION. CONTRACTOR IS TO COORDINATE WITH DESIGNING ARCHITECT FOR ALL LOCATIONS, LAYOUTS, ELEVATIONS AND TREATMENTS TO ANY PROPOSED BUILDING ACCESS.



Know what's below.
Call before you dig.

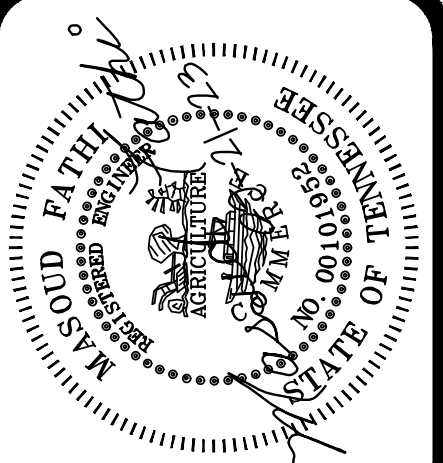
PHASE I EROSION CONTROL PLAN

NOTE:
CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH THE CITY OF LEBANON REQUIREMENTS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH ENGINEERING DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.*

ALL PERIMETER EROSION CONTROL MEASURES MUST REMAIN IN GOOD WORKING CONDITIONS DURING THE ENTIRE CONSTRUCTION PERIOD.

ALL PERIMETER EROSION CONTROL MEASURES ON THIS SHEET MUST BE INSTALLED PRIOR TO ISSUANCE OF GRADING PERMIT. NO FURTHER GRADING ACTIVITIES ARE ALLOWED UNTIL ISSUANCE OF A GRADING PERMIT.

CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES, LLC
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BRENTWOOD, TENNESSEE 37027
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masoudfatih@comcast.net

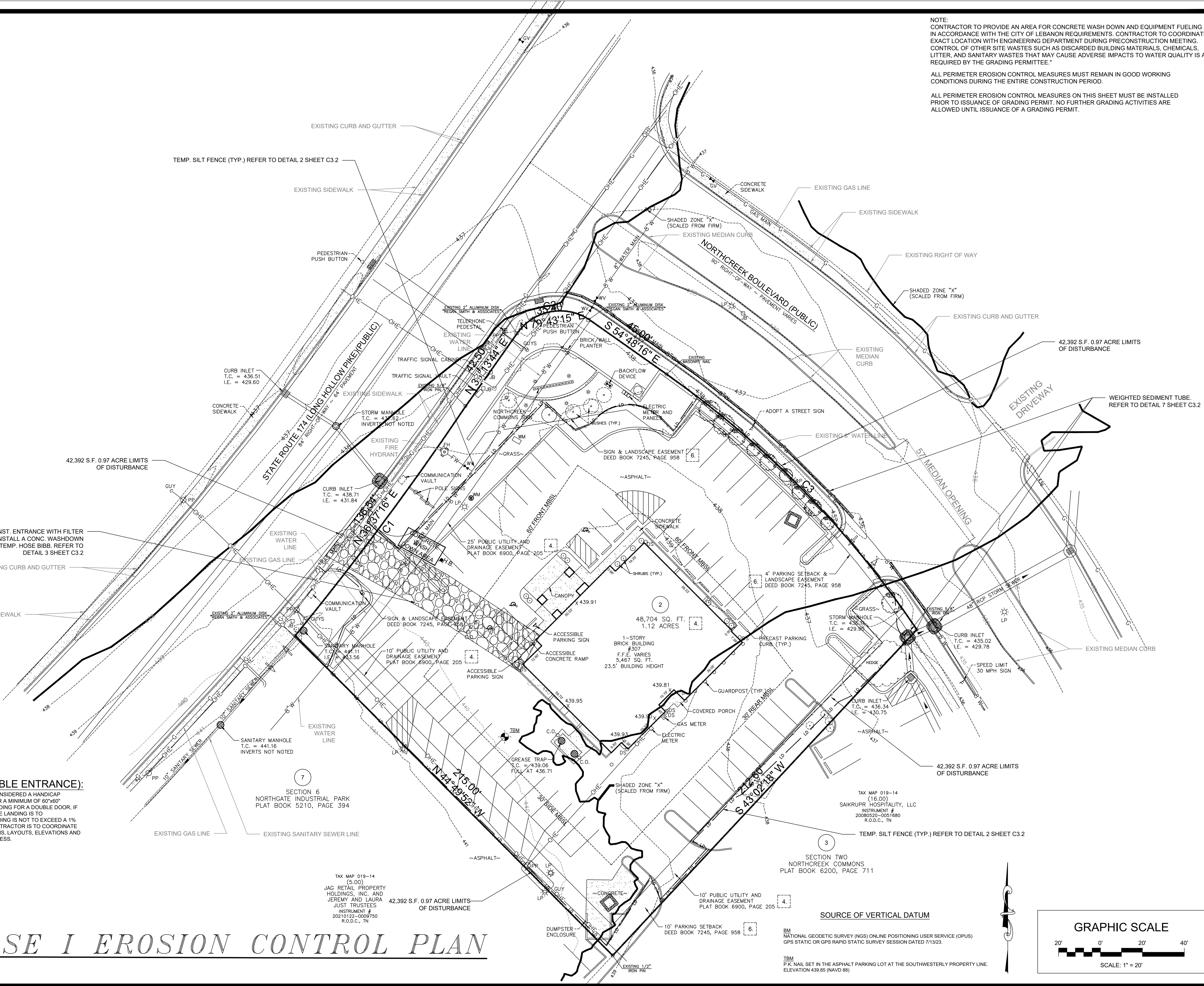


SITE CONSTRUCTION PLANS FOR
WASHTOPIA GOODLETTSVILLE
307 LONG HOLLOW PIKE
DAVIDSON COUNTY, GOODLETTSVILLE, TN 37072
PARCEL ID 01914001200, PLAT BOOK 6900, PAGE 205

General Notes

No.	Revision/Issue	Date

Date: SEPT. 21, 2023	Scale:
Sheet:	C2.1 OF
Project No: 2022-05	Prepared by: MF

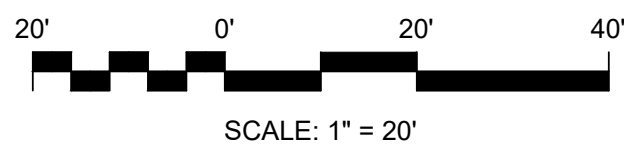


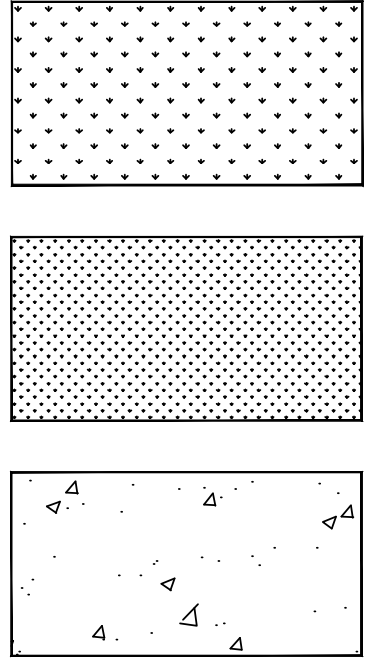
SOURCE OF VERTICAL DATUM

BM
NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS)
GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 7/13/23.

TBM
P.K. NAIL SET IN THE ASPHALT PARKING LOT AT THE SOUTHWESTERLY PROPERTY LINE.
ELEVATION 439.85 (NAVD 88)

GRAPHIC SCALE





NORTH AMERICAN GREEN SC150 OR
APPROVED EQ. REINFORCED MATTING

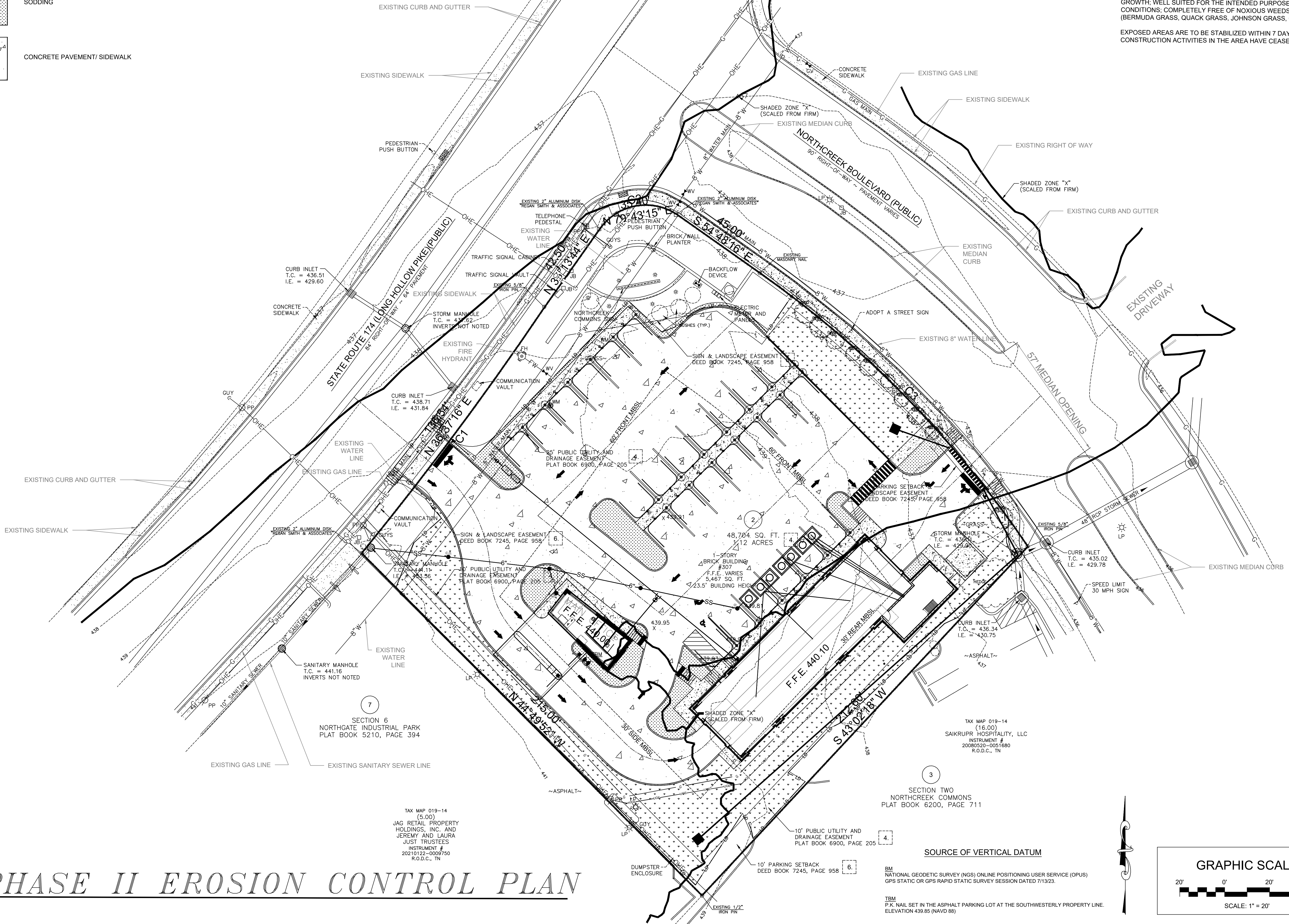
SODDING

CONCRETE PAVEMENT/ SIDEWALK

NOTES:
ALL EROSION CONTROL MEASURES SHALL REMAIN IN GOOD
WORKING CONDITION DURING THE ENTIRE CONSTRUCTION PERIOD.
IT IS CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL TEMPORARY
EROSION CONTROL MEASURES NO LATER THAN 14 DAYS AFTER
FINAL GRADING AND SITE STABILIZATION AT NO EXTRA CHARGE.

AREAS WITH SLOPES 3:1 OR STEEPER MUST BE STABILIZED WITH
NORTH AMERICAN GREEN SC150 OR APPROVED EQ. INSTALLATION
SHALL BE AS RECOMMENDED BY THE MANUFACTURER. REMAINING
AREAS NOT COVERED BY PAVEMENT OR GRAVEL SHALL BE SODDED.
ALL SODDING MATERIAL SHALL BE KENTUCKY 31 FESCUE (FESTUCA
ELATIOR); NEW SOD CONSISTING OF LIVE, DENSE, WELL ROOTED
GROWTH; WELL SUITED FOR THE INTENDED PURPOSE AND SOIL
CONDITIONS. COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES
(BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, CANADA THISTLE).

EXPOSED AREAS ARE TO BE STABILIZED WITHIN 7 DAYS AFTER
CONSTRUCTION ACTIVITIES IN THE AREA HAVE CEASED.



PHASE II EROSION CONTROL PLAN

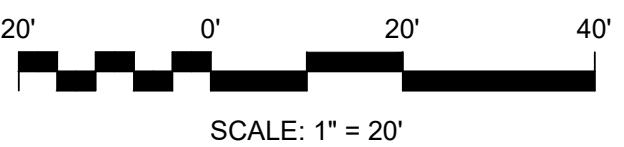
TAX MAP 019-14
(5.00)
JAG RETAIL PROPERTY
HOLDINGS, INC. AND
JEREMY AND LAURA
JUST TRUSTEES
INSTRUMENT #
20210122-0009750
R.O.D.C., TN

BM
NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS)
GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 7/13/23.

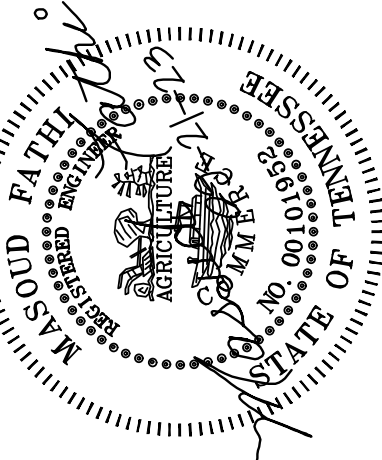
TBM
P.K. NAIL SET IN THE ASPHALT PARKING LOT AT THE SOUTHWESTERLY PROPERTY LINE.
ELEVATION 439.85 (NAVD 88)

SOURCE OF VERTICAL DATUM

GRAPHIC SCALE



CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES, LLC
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SITE CONSTRUCTION PLANS FOR
WASHTOPIA GOODLETTSVILLE
307 LONG HOLLOW PIKE
DAVIDSON COUNTY, GOODLETTSVILLE, TN 37072
PARCEL ID 01914001200, PLAT BOOK 6900, PAGE 205

General Notes		
No.	Revision/Issue	Date

Date: SEPT. 21, 2023
Sheet: C2.2 OF 59
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USDA NATURAL RESOURCE CONSERVATION
SOIL TYPE: ARRINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES,
HYDROLOGIC SOILS GROUP "B"
CN: 69 (MWS LID SPREADSHEET, GRASS)
100 L.F. OF SHEET FLOW AT 1.0%, n=0.013 (PAVED) = 1.78 MIN.
103 L.F. OF SHALLOW CHANNEL PAVED = 0.84 MIN.
54 L.F. OF SHALLOW CHANNEL UNPAVED = 0.29 MIN.
TOTAL = 2.9 MIN. (ASSUME 5 MIN.)

STORM	PRE-DEV	POST-DEV	NET INCREASE
EVENT	(CFS)	(CFS)	(CFS)
Q2	4.26	3.65	-0.61
Q5	5.84	5.24	-0.60
Q10	6.87	6.28	-0.59
Q25	8.18	7.61	-0.57
Q50	9.14	8.59	-0.55
Q100	10.09	9.55	-0.54

RAIN FALL DATA FROM METRO STORMWATER MANUAL VOLUME 2 FIG. 2.1

PROPOSED CONDITIONS:

	SQ. FT.	ACRE
CONTRIBUTING DRAINAGE AREA	47,357	1.09
PROP BUILDING	46,52	0.11
CONCRETE PAVEMENT	23,865	0.55
CONC CURB	525	0.01
PROP CONC SIDEWALK	1637	0.04
TRASH PAD	182	0.004
PUBLIC SIDEWALK	1187	0.03
REMAINING GRASS	15289	0.35

CAPACITY OF 15" PIPE FROM AREA DRAIN #1 TO TRENCH DRAIN:

POST DEVELOPED Q_{100} (FROM HYDRAFLOW MODEL) = 9.55 CFS

15" HDPE AT 5%, N=0.012, A=1.23 S.F., W.P.=3.93', H.R. = 0.31', V=12.75 FPS, Q=15.65 CFS.

CAPACITY OF 18" PIPE FROM TRENCH DRAIN TO PROJECT OUTFALL (EXISTING M.H.):

POST DEVELOPED Q_{100} (FROM HYDRAFLOW MODEL) = 9.55 CFS

18" HDPE AT 5.9%, N=0.012, A=1.77 S.F., W.P.=4.71', H.R. = 0.38', V=15.64 FPS, Q=27.64 CFS

CAPACITY OF 15" PIPE FROM AREA DRAIN #2 TO PROJECT OUTFALL (EXISTING M.H.):

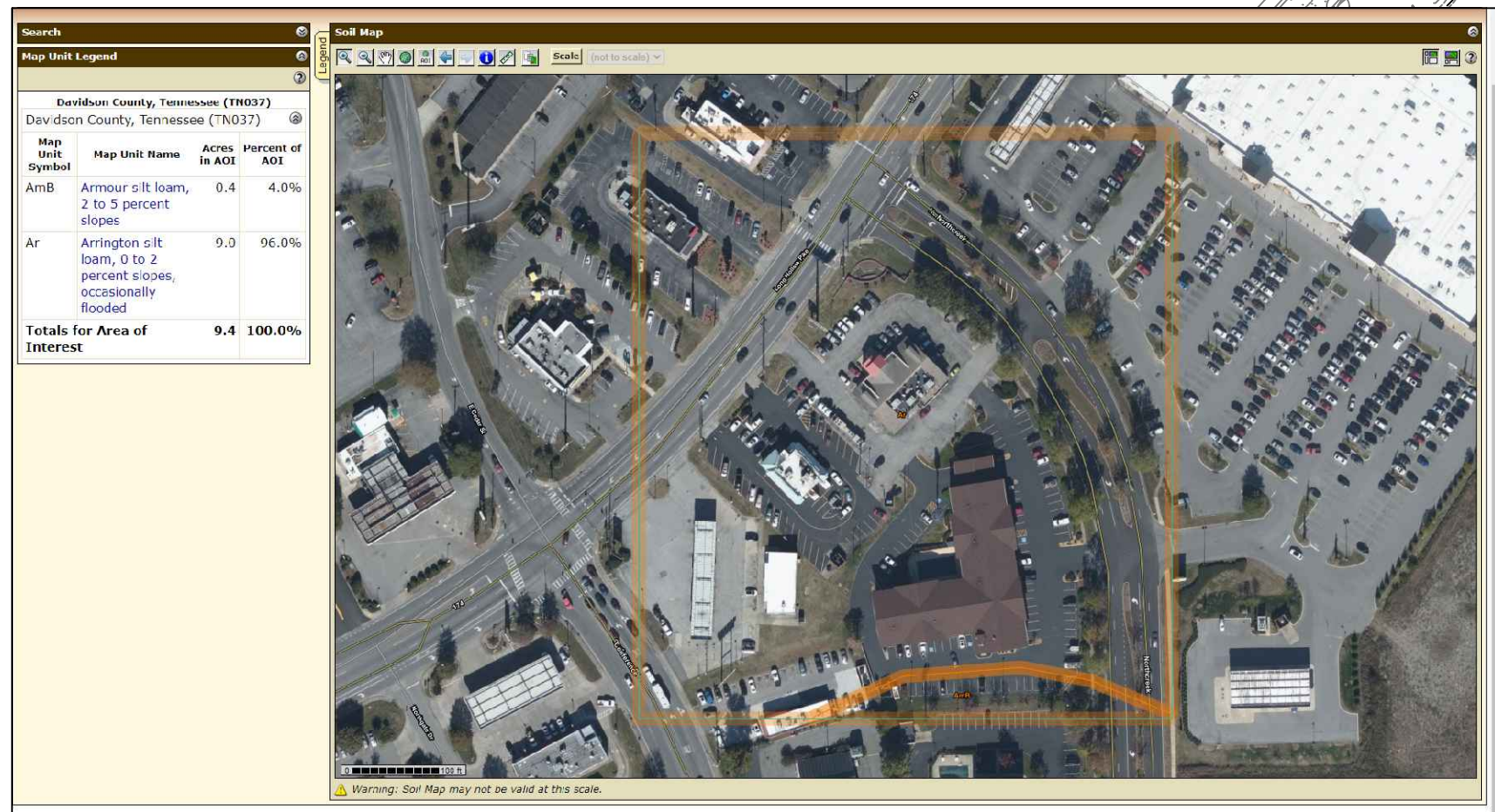
15" HDPE AT 2.6%, N=0.012, A=1.23 S.F., W.P.=3.93', H.R. = 0.31', V=9.19 FPS, Q=11.28 CFS

CONTRIBUTING
DRAINAGE AREA =
47,357 S.F. OR 1.09 AC.

CONTRIBUTING
DRAINAGE AREA =
47,357 S.F. OR 1.09 AC.

CONTRIBUTING
DRAINAGE AREA =
47,357 S.F. OR 1.09 AC.

PROJECT OUTFALL
EXIST. STORMWATER M.H.
T.C. 436.50
I.E. (18" HDPE IN) 430.10
I.E. (15" HDPE IN) 430.10
I.E. (EXIST. 48" RCP IN) 429.90
I.E. (EXIST. 48" RCP OUT) 429.90



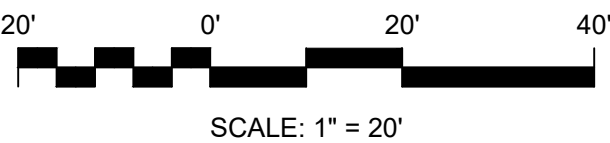
POST DEVELOPED DRAINAGE MAP

BM
NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS)
GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 7/13/23.

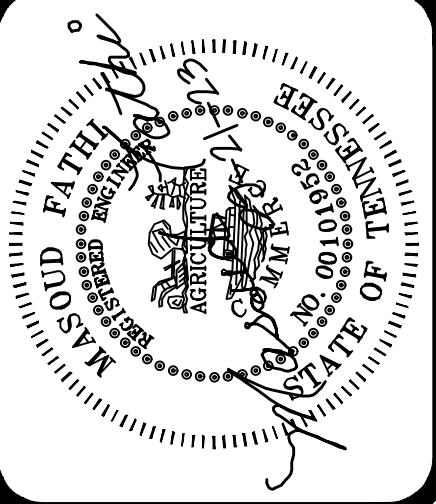
IBM
P.K. NAIL SET IN THE ASPHALT PARKING LOT AT THE SOUTHWESTERLY PROPERTY LINE.
ELEVATION 439.85 (NAVD 88)

SOURCE OF VERTICAL DATUM

GRAPHIC SCALE



CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES, LLC
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masoudfathi@comcast.net



SITE CONSTRUCTION PLANS FOR
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307 LONG HOLLOW PIKE
DAVIDSON COUNTY, GOODLETTSVILLE, TN 37072

PARCEL ID 01914001200, PLAT BOOK 6900, PAGE 205

General Notes

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Date:
SEPT. 21, 2023

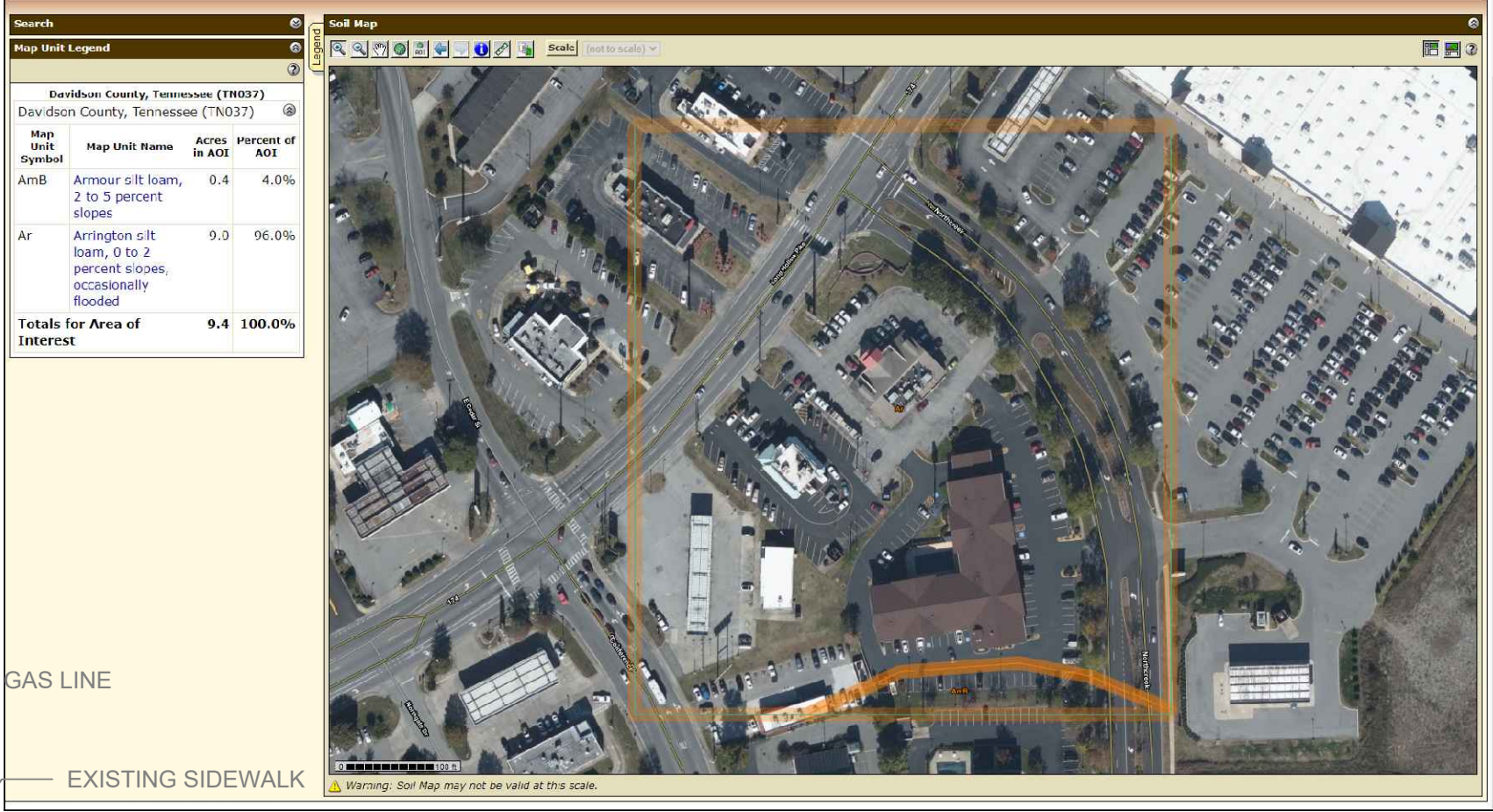
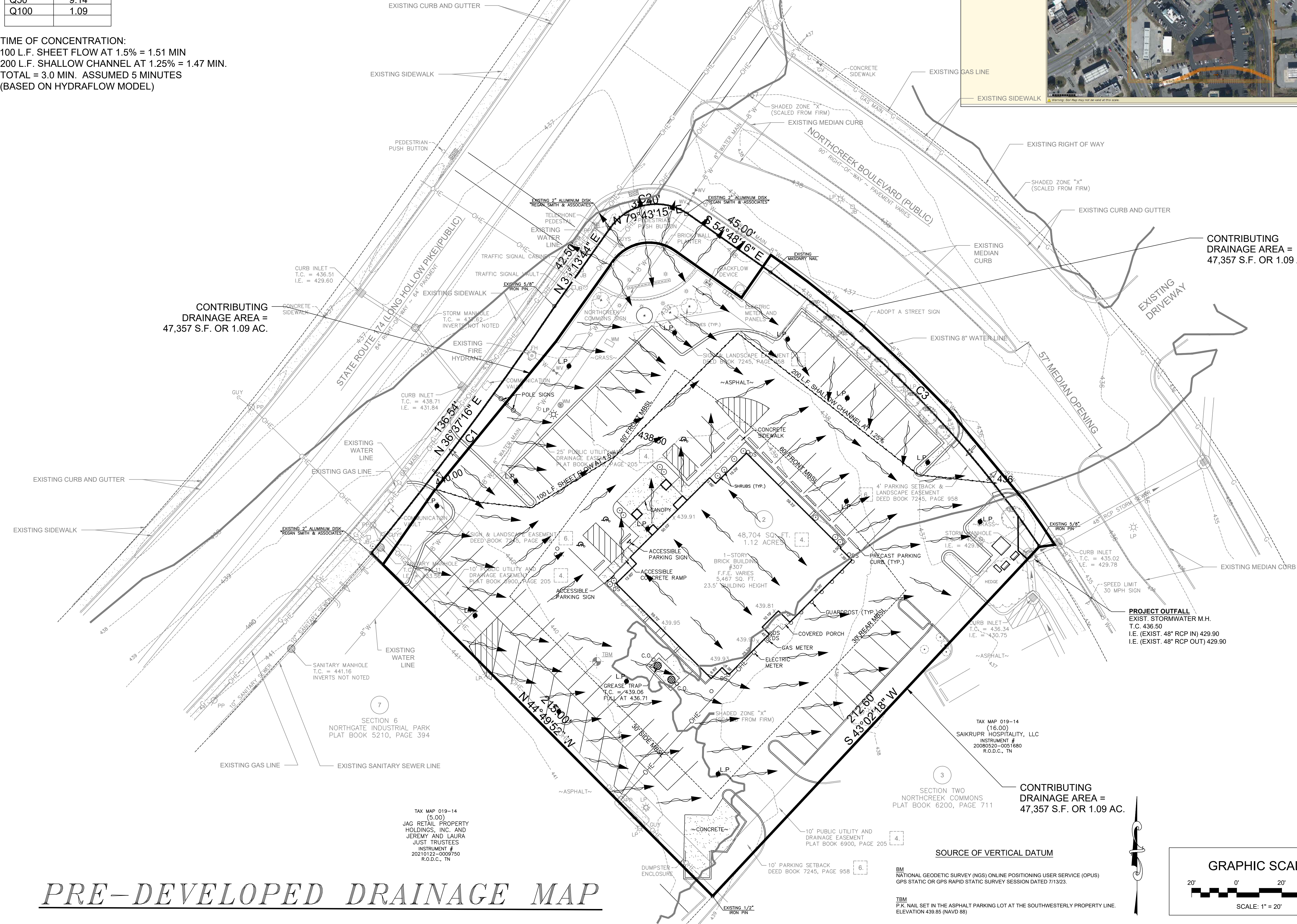
Sheet:
D2.0 OF

Project No: 2022-05 Prepared By: MF

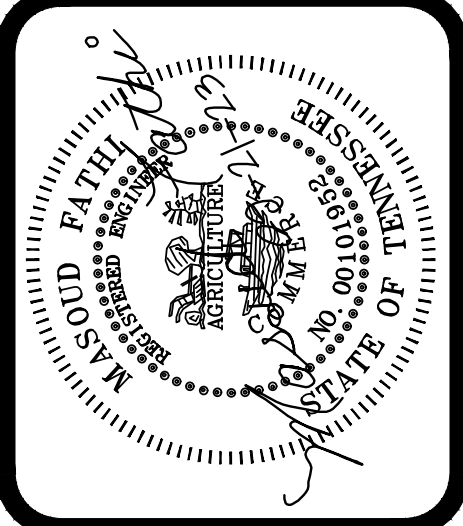
EXIST. CONDITIONS RUN-OFF

STORM EVENT	RUN-OFF CFS
Q2	4.26
Q5	5.84
Q10	6.87
Q25	8.18
Q50	9.14
Q100	1.09

TIME OF CONCENTRATION:
100 L.F. SHEET FLOW AT 1.5% = 1.51 MIN
200 L.F. SHALLOW CHANNEL AT 1.25% = 1.47 MIN.
TOTAL = 3.0 MIN. ASSUMED 5 MINUTES
(BASED ON HYDRAFLOW MODEL)



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SITE CONSTRUCTION PLANS FOR
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PARCEL ID 01914001200, PLAT BOOK 6900, PAGE 205

General Notes		
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Date:	SEPT. 21, 2023	Scale:
Sheet:		
D1.0 OF		
Project No. 2022-05	Prepared By: MF	

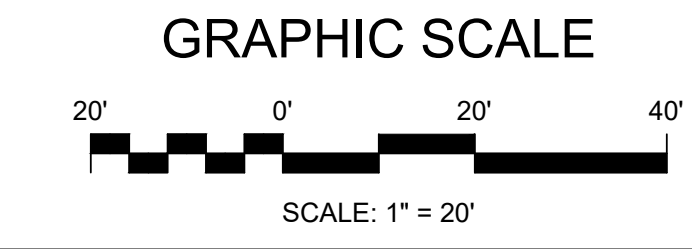


PRE-DEVELOPED DRAINAGE MAP

SOURCE OF VERTICAL DATUM

BM
NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS)
GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 7/13/23.

TBM
P.K. NAIL SET IN THE ASPHALT PARKING LOT AT THE SOUTHWESTERLY PROPERTY LINE.
ELEVATION 439.85 (NAVD 88)



Washtopia & Goodlettville

A great partnership in the making.

Date: June 28th 2023











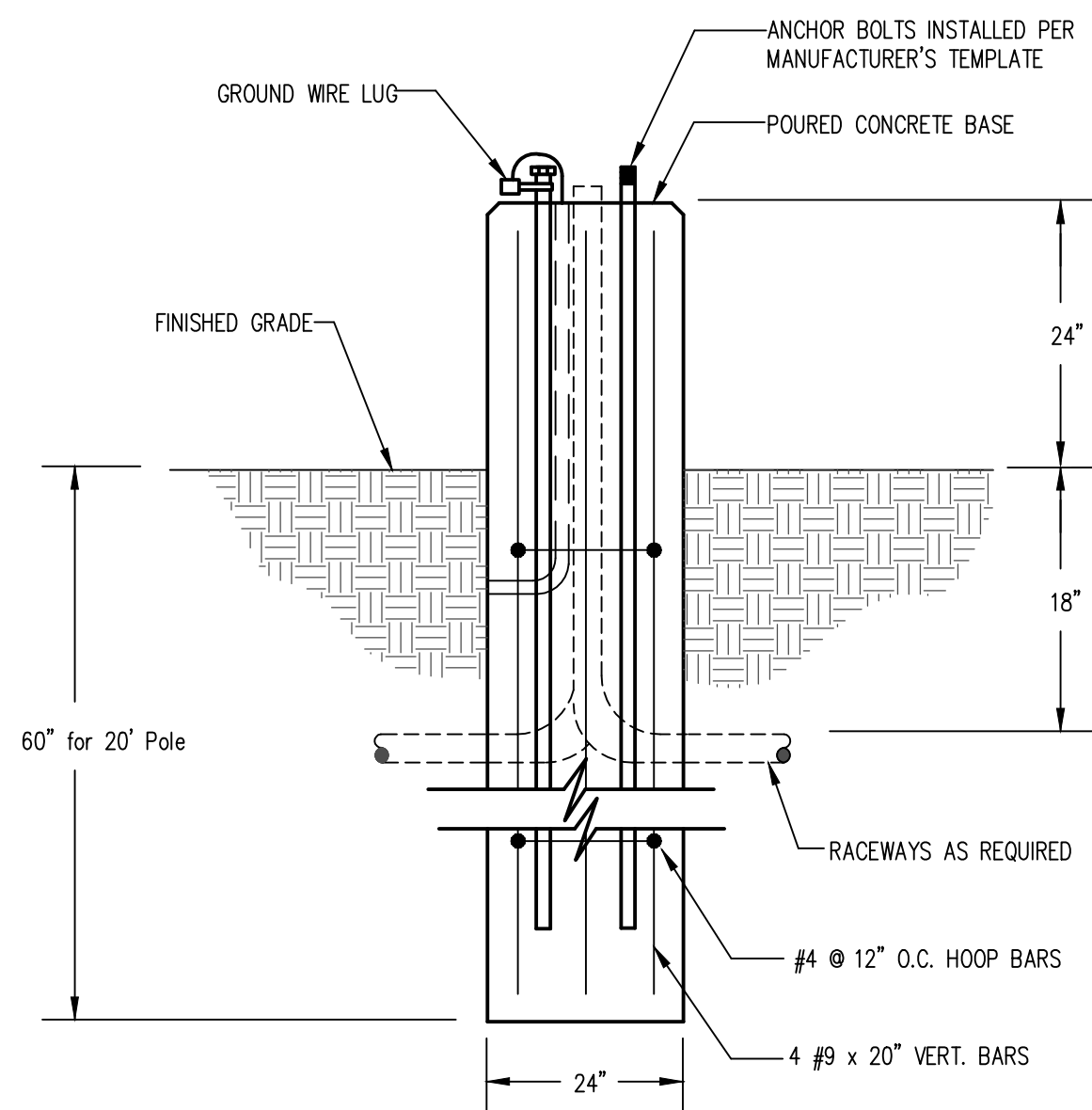




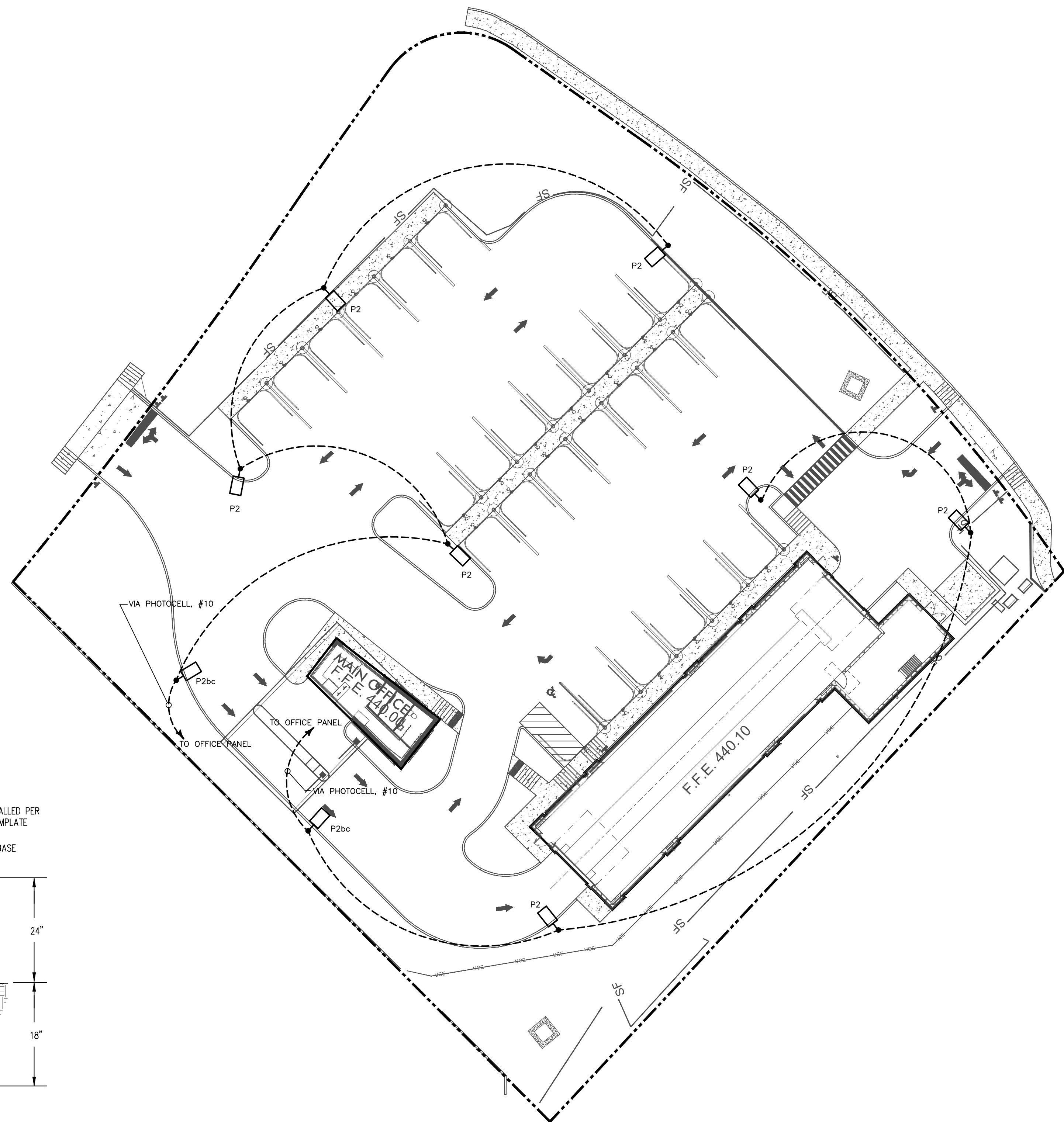
If you have any questions, please feel free to reach out to:

Jason VanDerMark
President/CEO, Washtopia
jason@washtopia.com
615-957-8447





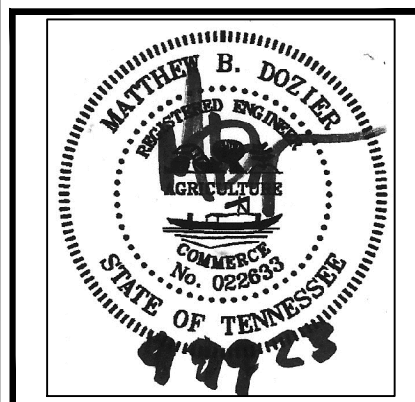
POLE BASE DETAIL
N.T.S.



ELECTRICAL PLAN
SCALE: 1" = 20'

DELTA	REVISION	DATE

WASHTOPIA GOODLETTSVILLE
307 LONG HOLLOW PIKE
GOODLETTSVILLE, TENNESSEE



i Design Services, Inc.
Engineering
703 Berry Road
Nashville, TN 37204
Ph: 615-238-5557
Inbox@designservices.com

DRAWN BY:
CHEK'D BY:
DATE: Sept. 21, 2023

E0.1



- 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



- Rectangular 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

- 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

- 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.

degree adjustable increments. (Restrictions apply for 7-pin options)

- Universal I20-277 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 off-line for protection when device is compromised

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.4-2013 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

• 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 IDA 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. See [Buy American Solutions](#)

- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

Page 1 of 12

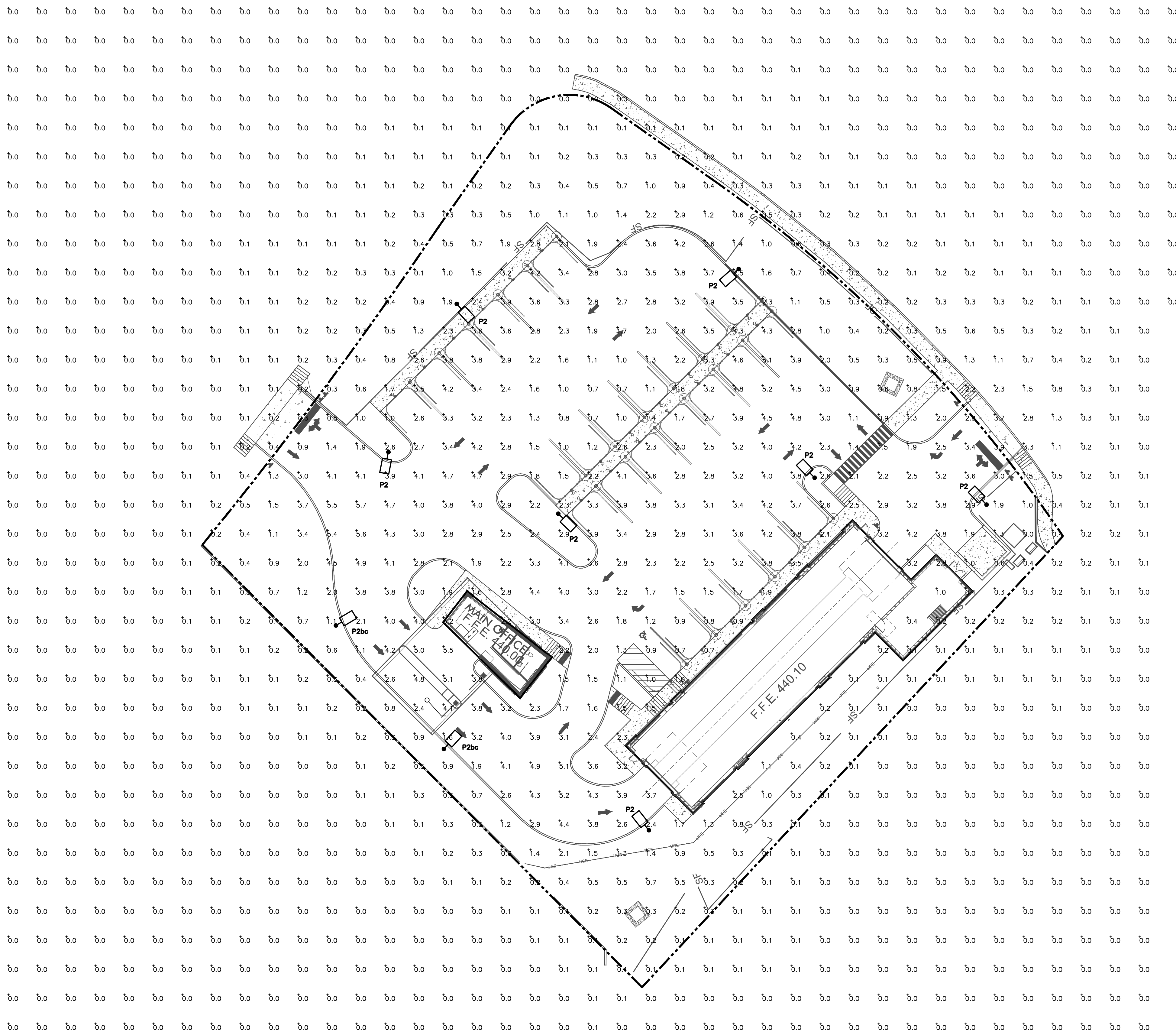
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N.T.S.

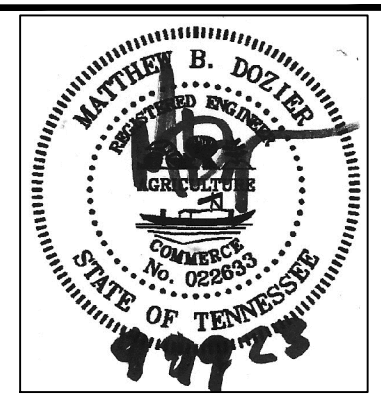
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.6	5.7	0.0	N.A.	N.A.



SCALE: 1" = 20'

[illegible]

WASHTOPIA GOODLETTSVILLE
307 LONG HOLLOW PIKE
GOODLETTSVILLE, TENNESSEE



Design Services, Inc.
E n g i n e e r i n g

**703 Berry Road
Nashville, TN 37204
Ph: 615-298-5557
Inbox@idesignservices**



DRAWN BY:
CHEK'D BY:
DATE: Sept. 21, 2023

E0.1



August 28th, 2023

To Whom It May Concern:

My name is Jason VanDerMark. I'm the President/CEO and co-founder of Washtopia, a locally owned and operated, veteran owned car wash business. We currently have six locations open in Central Tennessee with a seventh scheduled to open in September out in Lebanon.

Why should the City of Goodlettsville consider our request to remove the Interchange Overlay from the property at 307 Long Hollow Pike?

I'll begin by discussing the financial upside for the city. We intend on spending \$5,000,000 (same with our other stores) on building our state-of-the-art car wash so there would be a material increase in the appraised value of that property and thus taxes collected. I've attached site renders to help you to get a better sense of our plans. I know the city was interested in another restaurant for the site but are concerned that the existing building would be repurposed. We would entirely redefine that site and bring a vital service to the city of Goodlettsville.

As for the community, we typically hire 12-15 employees per store and would expect \$400k+ in payroll in our first year.

More than anything else, we are dedicated to being contributing members of each of the communities that we serve. We do this in a variety of ways. We help to raise money for local non-profits on a quarterly basis (we call it Wash4aCause). We sponsor youth sports, and we have a \$5,000 per year budget for direct contributions to meet the needs of the community. Past recipients include, women's shelters, food pantries, suicide hotlines, VFW outposts, and autism programs. We've even helped residents who've been displaced after a house fire.

In addition, we offer free washes for police and first responders (something that we've always done).

We are excited for the opportunity to grow into the Goodlettsville area (especially for my family as we live next door in Whites Creek and do all our shopping here).

Please let me know if there is any additional information, that I can provide to help you in making the decision to remove the Interchange Overlay from this property.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'J. VanDerMark', with a stylized flourish at the end.

Jason VanDerMark
President/CEO
Washtopia