

## **CITY OF GOODLETTSVILLE PLANNING COMMISSION**

### **MEETING AGENDA**

***Monday November 6, 2023 5:00 PM***

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of November 6, 2023 Meeting Agenda

ITEM#2 Approval of October 2, 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 the adjacent property at 203 S. Main Street. Properties referenced as Davidson County Tax Map/Parcels# 02504009300 and 02504009500 and are zoned CSL, Commercial Services Limited, Town Center-Commercial Core Overlay. Property Owner: FARR Properties, LLC (6-23) *Deferred at October 2, 2023 Meeting*

ITEM#5 Pine Ridge/ Dale and Associates: Requests final master plan for phase one including 28 of total 117 townhouse units and commercial outparcel frontage on 20.32 acres on South Dickerson Road/SR 11. Properties are referenced as Davidson County Tax Map 025 Parcels 060, 062, 0218, and 0219 and are zoned HDPUD, High Density Residential Planned Unit and CPUD, Commercial Planned Unit Development. Property Owner: ALSL, GP. (8-23) *Project Preliminary Master Plan approved as Villas at Highland Park including 132 townhouse units and commercial outparcel frontage.*

ITEM#6 Dollar Tree South Main Street/ MB Civil Engineering, LLC: Requests site plan approval for a 10,000 square feet retail building on 2.05 acres at 413-419 S. Main Street and 107 Harris Street. Properties are referenced as Davidson County Tax Map 025 Parcels 018, 019, 020, and 021 and are zoned CSL, Commercial Services Limited/Commercial Core Overlay. Property Owners: Cindy and Rick Morrow (9-23)

ITEM#7 Community Development Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-205 (4)(g) to remove the minimum attached garage requirement in the base residential zoning districts

DISCUSSION ITEM:

Food Truck/Cart Courts

### **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





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**CITY OF GOODLETTSVILLE PLANNING COMMISSION**

**STAFF REPORT**

***Monday November 6, 2023 5:00 PM***

Call Meeting to Order and Member Roll Call

**ITEM#1 Approval of November 6, 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 October 2, 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 the adjacent property at 203 S. Main Street. Properties referenced as Davidson County Tax Map/Parcels# 02504009300 and 02504009500 and are zoned CSL, Commercial Services Limited, Town Center-Commercial Core Overlay. Property Owner: FARR Properties, LLC (6-23)

**STAFF NOTES:**

Item deferred at October 2, 2023 meeting.

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

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 project is limited with the stream running through the property. 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 front parking lot in the City Hall facility (100 parking spaces not including additional parking around the Community Center and other city facilities in the area) and a planned city leased parking lot on Main Street.

The proposed outdoor seating addition 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 glass areas with 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 lot combination subdivision plat recording required prior to project completion.
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 is 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:**

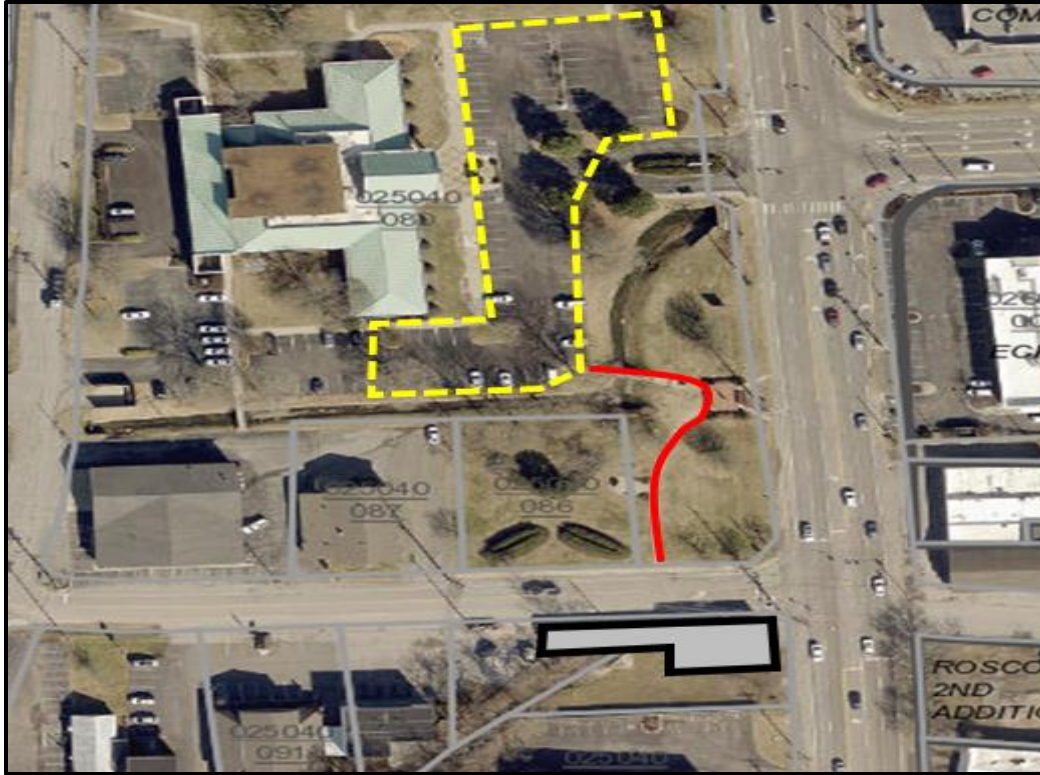
1. Approve revised site plan with listed staff stipulations including any additional items determined by the Planning Commission
2. Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission.
3. Denial of revised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



Yellow- City Hall front parking area

Red- Direct sidewalk connection from City Hall front parking area to Memorial Drive

Black- 201 S. Main Street project

**ITEM#5 Pine Ridge/ Dale and Associates:** Requests final master plan for phase one including 28 of total 117 townhouse units and commercial outparcel frontage on 20.32 acres on South Dickerson Road/SR 11. Properties are referenced as Davidson County Tax Map 025 Parcels 060, 062, 0218, and 0219 and are zoned HDPUD, High Density Residential Planned Unit and CPUD, Commercial Planned Unit Development. Property Owner: ALSL, GP. (8-23)

#### STAFF NOTES:

The project Preliminary Master Plan was approved as Villas at Highland Park including 132 townhouse units and commercial outparcel frontage. The project includes a revised roadway pattern due to the inclusion of storm water detention and water quality facilities. The project design includes roadway improvements on Dickerson Road/SR 11 that will require TDOT review and approval. The revised roadway design including the requested fire hydrant placement with the revised roadway design has been reviewed and approved by the City's Fire Department and Fire Marshal.

The applicant submitted a copy of an application submitted to TVA, Tennessee Valley Authority regarding roadway and parking improvements within the non-improved electric easement on the property.

The City's consultant engineers are reviewing the revised plan submittal. Any outstanding consultant engineer comments (storm water design and calculations) will be required to be completed and confirmed by the City's consultant engineer before the site land disturbance (grading) permit is issued.

The development design includes a 220 feet section of public right of way/ public street on Northview Way at the intersection of S. Dickerson Road/SR 11. The public street section is to provide access to the commercial out lot area. The remaining street sections are private streets.

#### **STAFF STIPULATIONS:**

1. Provide landscape plan showing general overall design intention and specific design for phase one including parking areas and streets trees and replacing sections of trees cut within the fifty (50') feet northern property line buffer during the property surveying process.
2. Obtain TVA approval for proposed site work within the easement
3. Obtain TDOT approval for S. Dickerson Road/ SR 11 improvements
4. Revised submittal plans addressing the City consultant engineers plan review comments to be approved by city staff in coordination with consultant engineer prior to City land disturbance (grading) permit issuance.
5. Building plans including all four (4) sides of buildings to be provided to ensure compliance with the City's Design Standards requiring a minimum fifty (50%) percent brick and or stone on all building elevations with secondary materials permitted to include wood or cement fiber siding, EIFS, or split face block. Building plans to be revised to comply with the minimum garage dimensions of twelve (12') x twenty-two (22') feet one car and twenty-two (22') x twenty-two (22') feet two car garage requirements. Revised building plans to be submitted for review and approval by city staff prior to building permit issuance.
6. Street lighting plan shown to also include street lighting on the public street section of Northview Way per NES, Nashville Electric Service street light design and installation requirements.
7. Final subdivision plat required to be submitted to Planning Commission for review and approval for the dedication of public right of way and townhouse lot establishment. The subdivision plat would not include lots if established under a horizontal property regime master deed.
8. Homeowners association covenants to be submitted for staff review and approval prior to subdivision plat or horizontal property regime master deed recording to ensure private maintenance of the private improvements.
9. Intersection cross slopes to be corrected on construction plans to show reduced slopes around four (4%) percent rather than the six (6%) and eight (8%) percent sections shown on plans.

#### **MOTION OPTIONS:**

1. Approve revised 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

**ITEM#6 Dollar Tree South Main Street/ MB Civil Engineering, LLC:** Requests site plan approval for a 10,000 square feet retail building on 2.05 acres at 413-419 S. Main Street and 107 Harris Street. Properties are referenced as Davidson County Tax Map 025 Parcels 018, 019, 020, and 021 and are zoned CSL, Commercial Services Limited/Commercial Core Overlay. Property Owners: Cindy and Rick Morrow (9-23)

**STAFF NOTES:**

The project design includes a connection to the City's Main Street project sidewalk and streetscape improvements. The project driveway design on Main Street is subject to TDOT, Tennessee Department of Transportation review and approval. The driveway design and location has been discussed with a TDOT representative.

A final subdivision plat will be required to be reviewed and approved by city staff to combine the existing four (4) lots/properties into one lot.

The City in December 2022 rezoned one of the project properties on Harris Street from R-10, Medium Density residential to CSL, Commercial Services Limited/Commercial Core Overlay to provide additional property area for a commercial development on the properties. The City has a defined landscaping buffer for properties along the Commercial Core Overlay and adjacent residential zoning districts. The defined landscape buffer requires a solid wall requirement in addition to landscaping within a ten (10') feet buffer area. The Planning Commission has approved the use of solid wood fences in buffers. A fence to be provided with the ten (10') feet landscape buffer listed on the plans along the western project boundary line.

The City's Commercial Core Overlay (CCO) districts limits properties along Main Street within the overlay to ground type signs six (6') feet maximum height and twenty-five (25) square feet in area. The ground sign base and support structures are not included in the maximum sign face area. The proposal is for a pylon/pole sign. The sign proposal would require a Zoning Ordinance amendment. The CCO overlay district permits pole type signs along Long Hollow Pike and Rivergate Parkway.

The City has conceptual plans to realign the Rivergate Parkway and Harris Street intersection. No engineering design plans are available at this time for the realignment project. The proposed front Harris Street driveway location was reviewed and based on the driveway location being behind an anticipated left turn vehicle stacking area with a possible realigned signalized intersection design.



### **STAFF STIPULATIONS:**

1. Applicant to obtain TDOT driveway permit
2. Main Street driveway design and front sidewalk to be coordinated with the City's Main Street Project Engineer prior to construction.
3. Final subdivision plat to be reviewed and approved at staff level and recorded to combine the four (4) existing properties/lots into one prior to project completion
4. Landscape plan to include a solid wall or wood fence along west property boundary along the R10 Medium Residential zoning district
5. Pylon (pole sign) proposed with project to be revised to a ground sign limited to six (6') feet in height and twenty-five (25) square feet

### **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

**ITEM#7 Community Development Staff:** Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-205 (4)(g) to remove the minimum attached garage requirement in the base residential zoning districts

The proposed amendment was discussed at the October meeting. The Planning Commission discussed the amendment and staff discussed a possible amendment in the R7 High Density District to remove the garage requirement due to high density type developments and maintain the garage requirement in the medium and low-density residential districts. The Planning Commission discussed if an attached garage was not required then the minimum front building setbacks will need to be reviewed to ensure the off-street parking requirements are met. A City Commissioner requested the Planning Commission to review the garage requirement in all the base residential zoning districts. The attached garage requirement is an aesthetic requirement only due to the minimum defined off-street parking requirements of the Zoning Ordinance. The City recently amended the parking requirement to require a minimum number of off-street parking spaces based on the number of bedroom units.

The amendment is based on a preliminary permit request for a new home construction permit on Café Street. The request is for a 1,528 square feet 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) (Amendment)**

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~~

#### **Minimum Front Building Setbacks (from road right of way/property line)**

R40, Low Density Residential- Fifty (50') feet

R-25, Low Density Residential- Forty (40') to fifty (50') feet depending on type of street

R15, Medium Density Residential- Thirty (30') to fifty (50') feet depending on type of street

R-10, Medium Density Residential- Thirty (30') feet to forty (40') feet depending on type of street

R-7, High Density Residential – Thirty (30') feet to forty (40') feet depending on type of street

**MOTION OPTIONS:**

1. Recommend approval to the City Commission for minimum attached garage removal in all the base residential zoning districts
2. Recommend approval to the City Commission for garage removal in the R7 High Density Residential zoning district
3. Recommend denial to the City Commission to not amend the Zoning Ordinance to remove the minimum attached garage requirement in the base residential zoning districts
4. Defer request to include additional information as determined by the Planning Commission

**DISCUSSION ITEM:**

**Food Truck/Cart Courts**

**STAFF NOTES:**

Staff received a request for a food truck/cart courtyard. The proposed use includes multiple food trucks and carts around a central outdoor courtyard including tables and seating, temporary or permanent bathroom and handwash facilities, and a shared dumpster area. The City's Zoning Ordinance and Municipal Code permits a food truck west of I-65 with no more than two (2) food trucks permitted on one property unless part of a special event. The proposal would require Zoning Ordinance and Municipal Code amendments to permit and include the use within defined zoning districts.

**Zoning Ordinance Section 14-206 (5) (h)**

Mobile food service vehicles subject to provisions of the City of Goodlettsville Municipal Code section 9-506. Except for special events, mobile food service vehicles that are located on private properties are permitted in commercial and industrial zoning districts where food and beverage service uses are permitted on properties located west of I-65 and shall not be within 200 feet of an existing building with a permanent food and beverage service facility.



OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

October 2, 2023

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

**Present:** Jeff Duncan, Grady McNeal, Jeff Parnell, Mayor Rusty Tinnin, and Vice-Chair Scott Trew.

**Absent:** Chairman Tony Espinosa and Judy Wheeler.

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

Trew called the meeting to order and McNeal offered prayer.

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

**Item #2 Approval of September 11, 2023 Meeting Minutes:** Parnell made a motion to approve the minutes of the September 11, 2023 meeting, Duncan seconded the motion. Motion passed.

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

**Jane Birdwell – 505 Debra Drive – Item #5 Car Wash**

Birdwell stated out of curiosity she sent out the agenda to see how people felt about a car wash going in the old Shoney's location. Birdwell said everyone except for one said they did not want to see a car wash going in that location, they want a restaurant.

**Lori Martin – 323 Dorr Drive – Item #5 Car Wash**

Martin stated several car washes are in the area and this location would be too congested. Martin stated changes in the City are not going in the right direction. Martin discussed the growth she has witnessed over the years since moving to Goodlettsville and the small-town feel is going away.

**Jesse Walker – 104 Dorr Drive – Item #5-6 Car Wash**

Walker speaking against the car wash facility. Walker stated he appreciates the owner looking to develop new use for the property but does not think a car wash is the best use of this property. Walker discussed this location being prime location and needs to be something drawing people into Goodlettsville. Walker stated he thinks careful consideration should be given to what goes on this property because it will be there for a long time, and we need to be proud of it. Walker stated he thinks there are other more appropriate locations in Goodlettsville for Washtopia to consider. Walker asked the members to vote against agenda item's #5 and 6.

**Melissa Hopper – 142 Rose Garden Lane-Item #5 Car Wash**

Hopper stated she is a long-time resident of Goodlettsville and discussed the many locations of car washes already in Goodlettsville. Hopper discussed the traffic congestion on Long Hollow Pike and the problems a car wash could create at this location with congestion. Hopper discussed the traffic on Long

Hollow Pike and how unsafe it is for the elderly due to the congested areas around businesses. Hopper stated Goodlettsville needs to have establishments for guests staying in hotels to have choices to go eat and not just fast food establishments but family oriented establishments.

**Rebecca Meyer – 471 Fall Creek Circle – Item #5 Car Wash**

Meyer stated she thinks it would be an eyesore to put a car wash in this location. Meyer discussed the fast-food restaurants across the street and what a nightmare it is trying to get in and out of the locations due to traffic congestion and if you put a car wash across the street it will make traffic and congestion worse. Meyer stated a nice sit-down restaurant with a variety of food would be good for this location.

**Lori Morrison – 407 Janette Court – Item #5 Car Wash**

Morrison stated she has been a resident of Goodlettsville for over 35 years. Morrison stated Long Hollow Pike is becoming a nightmare and adding a car wash in this location will be much worse. Morrison stated she goes to Hendersonville to buy groceries and eat.

Trew asked for additional comments and no one else requested to speak.

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

**The Public Forum was closed.**

**AGENDA**

**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 Representative: Curtis Lesh, Powell**

**Staff Discussion:**

- 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 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.
- Stipulation-Final two (2) lot combination subdivision plat required prior to building permit issuance for the proposed building addition.
- Stipulation-Dumpster screen wall to be split face block painted/tinted to match building
- Stipulation-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.
- Stipulation-Developer to coordinate with city staff for limited landscaping in the front parking area. The landscaping is to be installed with site construction.
- Stipulation-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.
- Stipulation-Main Street driveway design and front sidewalk to be coordinated with the City's Main Street Project Engineer prior to construction.
- Stipulation-Any revised building elevation material requirements as determined by Planning Commission in meeting to be incorporated into revised building plans.
- Motion Option-Approve revised site plan with listed staff stipulations 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 as determined by the Planning Commission.

#### **Planning Commission Discussion:**

- Lesh discussed the property owner's vision of a restaurant type use on main street.
- Lesh discussed the proposed shell building that can be used as event space until they have a restaurant tenant.
- McCormick asked what percentage of brick would be on the existing building and new addition façade?
- Lesh responded he would have to get back with him on exact, but thinks twenty percent (20%) on new and seventy-five percent (75%) on main street façade.
- Duncan commented he liked the walkable concept but has concerns about parking.
- Duncan discussed concerns with using the city parking area for commercial use.
- Freeman responded city hall property can be considered public parking and discussed future parking needs through leasing of other surrounding property.
- Duncan discussed concerns with other commercial developments along the corridor having issues with overflow parking from this establishment.
- Duncan commented he has concerns with approving something that may burden adjacent commercial

property owners with parking issues.

- Duncan discussed challenges of the Main Street project construction and how it could be devastating to the commercial businesses to stay in business.
- Parnell commented he thinks this would be an asset to the City but due to the lack of parking will not work and asked if there were any discussions with the property owner next door to share space.
- Lesh responded he thinks there have been some conversations but thinks there are issues with shared easement.
- Freeman discussed parking in the City Hall parking lot and the Main Street project.
- Parnell discussed the parking issues but has concerns with not maximizing the space between the two properties and having one access point.
- Lesh responded they were trying to make the best of what they have with a constrained lot but can update them on what the conservation is with the property owner next door.
- Tinnin asked how many parking spaces are there on the property?
- Lesh responded that there are currently eight (8) parking spaces.
- Tinnin commented he loves the project but has concerns about the parking spaces and wants to work with them to come up with additional parking space.
- Trew asked what a deferral would do to the project scheduling?
- Lesh responded they could work with a deferral and research other considerations.

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

**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 Representative: Jason VanDerMark, President/CEO Washtopia**

**Staff Discussion:**

- 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 Option- Recommend approval to the City Commission including any additional requirements as determined by the Planning Commission.
- Motion Option- Recommend denial to the City Commission to not remove the INT, Interchange Overlay 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:**



- VanDerMark discussed moving to Tennessee in 2005 living in Goodlettsville.
- VanDerMark stated as a business they had a list of five sites that would be perfect for Washtopia and this site was always at the top of the list.
- VanDerMark discussed the site location, how long it has been vacant and the sellers not having a lot of restaurants coming forward for the spot.
- VanDerMark discussed Washtopia not generating traffic but making use of the traffic already there.
- VanDerMark discussed Washtopia being the only car wash in central TN that can wash a dually truck.
- VanDerMark discussed the many ways they support the communities they serve and offer free washes for police and first responders.
- VanDerMark discussed the design and landscaping of the building.
- McNeal is excused and left the meeting.**
- Duncan discussed how the City receives proposals before the board.
- Duncan discussed the Planning and Zoning process for the City.
- Duncan commented he likes the Washtopia product but not the right product for this location.
- VanDerMark responded he understands the Interchange Overlay has been removed from other locations for development and he hopes it will be removed for this location.
- Trew commented the prospect of a car wash is not what we do not want but, in his opinion, they want to protect the area for something other than a car wash.
- Parnell commented he agrees there are better locations for this car wash but wants to know what the draw is for this location.
- VanDerMark responded and gave many reasons and examples of why they would like to be in this location.
- Parnell discussed other locations in Goodlettsville that in his opinion would be a better fit for Washtopia and the zoning for this location is for a restaurant and would like to see a restaurant go in this location.
- VanDerMark responded he understands and in his opinion Washtopia would be a great asset to the community.

**Motion:** Motion by Parnell to deny the request to remove the Interchange Overlay, seconded by Duncan. The motion passed. McNeal not present to vote.

**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.*

**Planning Commission Discussion:**

- McCormick explained that agenda Item #6 could go before the Planning Commission if they wanted to defer the request.

**Motion:** Motion by Parnell to defer agenda item #6 indefinitely until the City Commission may or may not approve the removable of the Interchange Overlay , seconded by Duncan. The motion passed.

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

**Item Representative: N/A**

**Staff Discussion:**

- 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 and Playground/dog park improvements.
- Improvement Cost Estimate: \$ 112,000 estimate provided by developer
- Motion Option - Approval for one-year bond extension at current amount \$ 170,500.
- Motion Option - Approval for one-year bond extension at amount determined by Planning Commission based on information provided during meeting.

**Planning Commission Discussion: N/A**

**Motion:** Motion by Duncan to approve the bond extension, seconded by Tinnin. The motion passed.

**DISCUSSION ITEM**

**R-7 High Density Residential Attached Garage Requirement**

City staff received a request for a new home construction permit on Café Street. The request is for a 1,528 square feet 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.

Duncan discussed problems several years ago with developments with sidewalks and garages and could not park two vehicles in the driveway without parking over the sidewalk.

Duncan commented that if they do not build a garage they need to look at the set back so they can park the vehicles in the driveway.

Parnell discussed the requirements or need for a variance.

McCormick commented by State law the Board of Zoning and Appeals is very limited in their role. The Board of Zoning and Appeals is not a legislative board and they have to in order for a defensible variance a property limitation (shape/slope) to provide a basis for variance.

Parnell discussed the garage requirements in the zones being justifiable.

McCormick explained and discussed the R-7 Zoning Ordinance.

Freeman discussed the Metro affordable housing program.

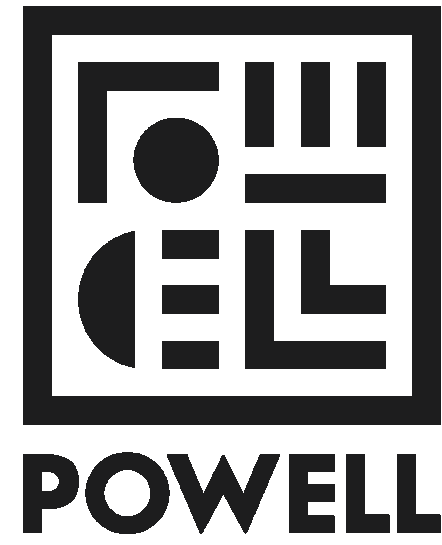
**With no further business, the meeting adjourned at 6:32 pm.**

---

Scott Trew, Vice-Chair

---

Sharon Reed, Planning Assistant



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

REVISIONS



01 SEPTEMBER 2023

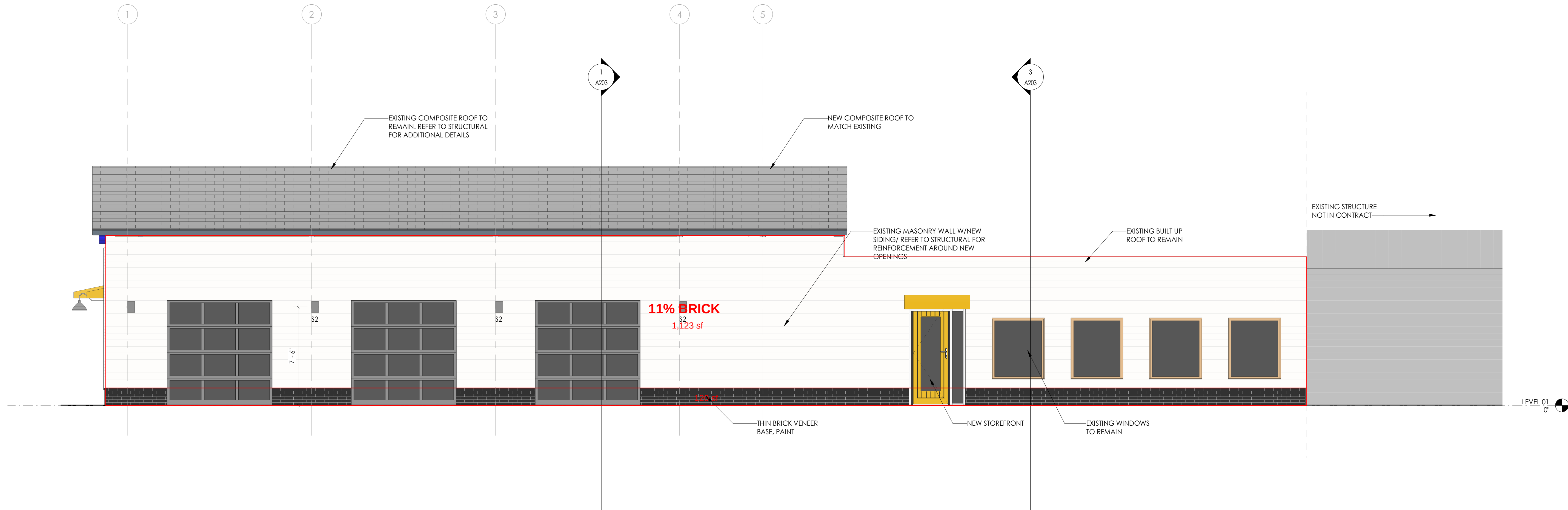
PROJECT #: 22045

ISSUED: 01 SEPTEMBER 2023

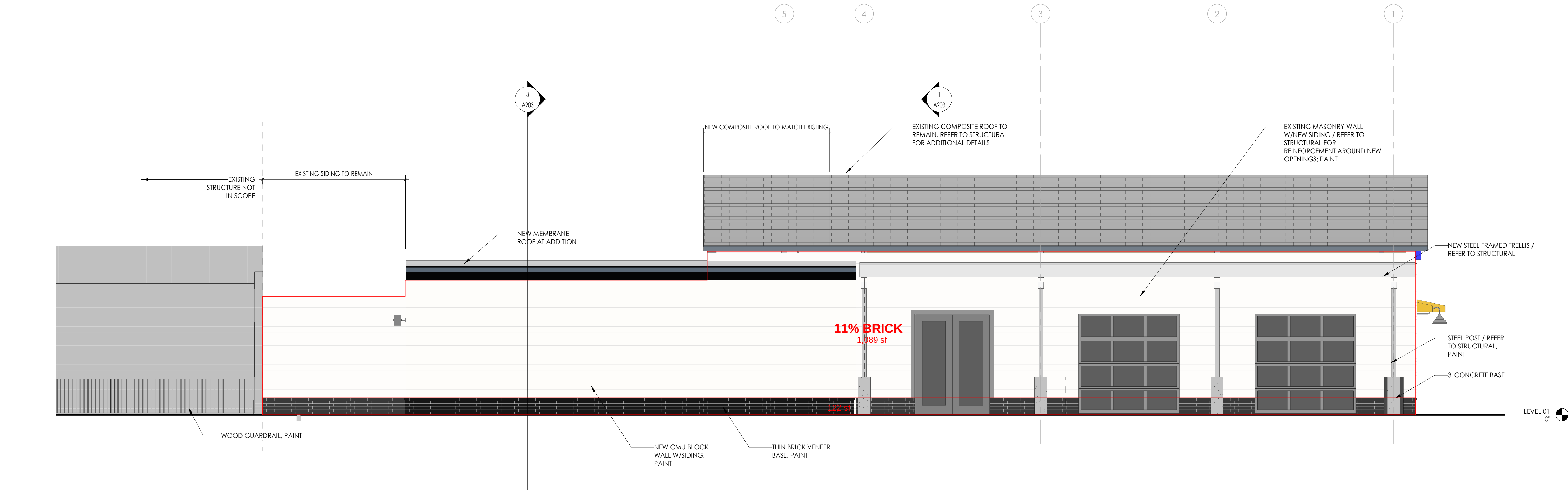
DRAWN BY: Author

BUILDING  
ELEVATIONS

A201

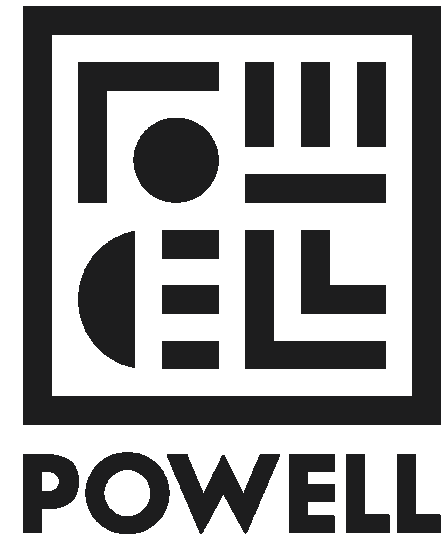


1 BUILDING ELEVATION - NORTH  
1/4" = 1'-0"



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





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

REVISIONS



01 SEPTEMBER 2023

PROJECT #: 22045

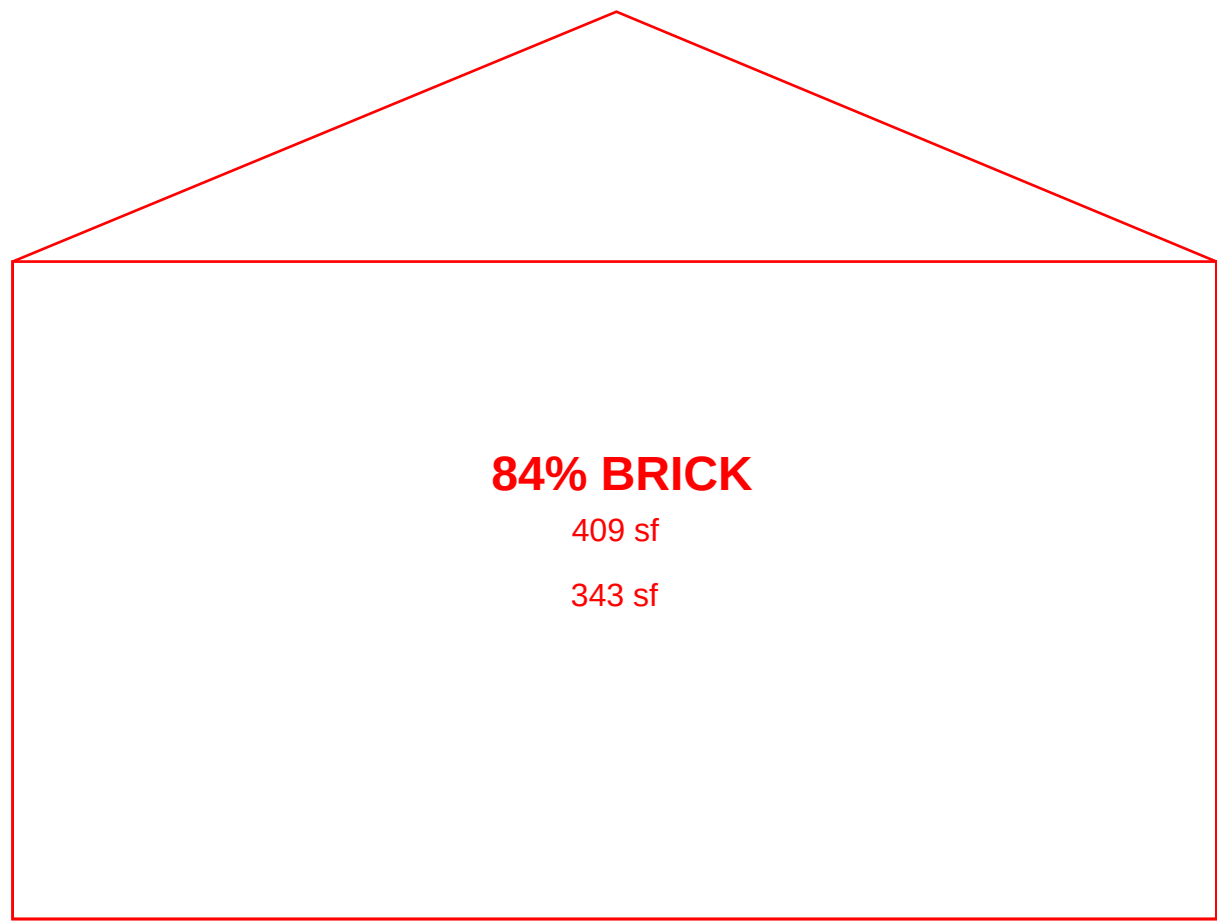
ISSUED: 01 SEPTEMBER 2023

DRAWN BY: Author

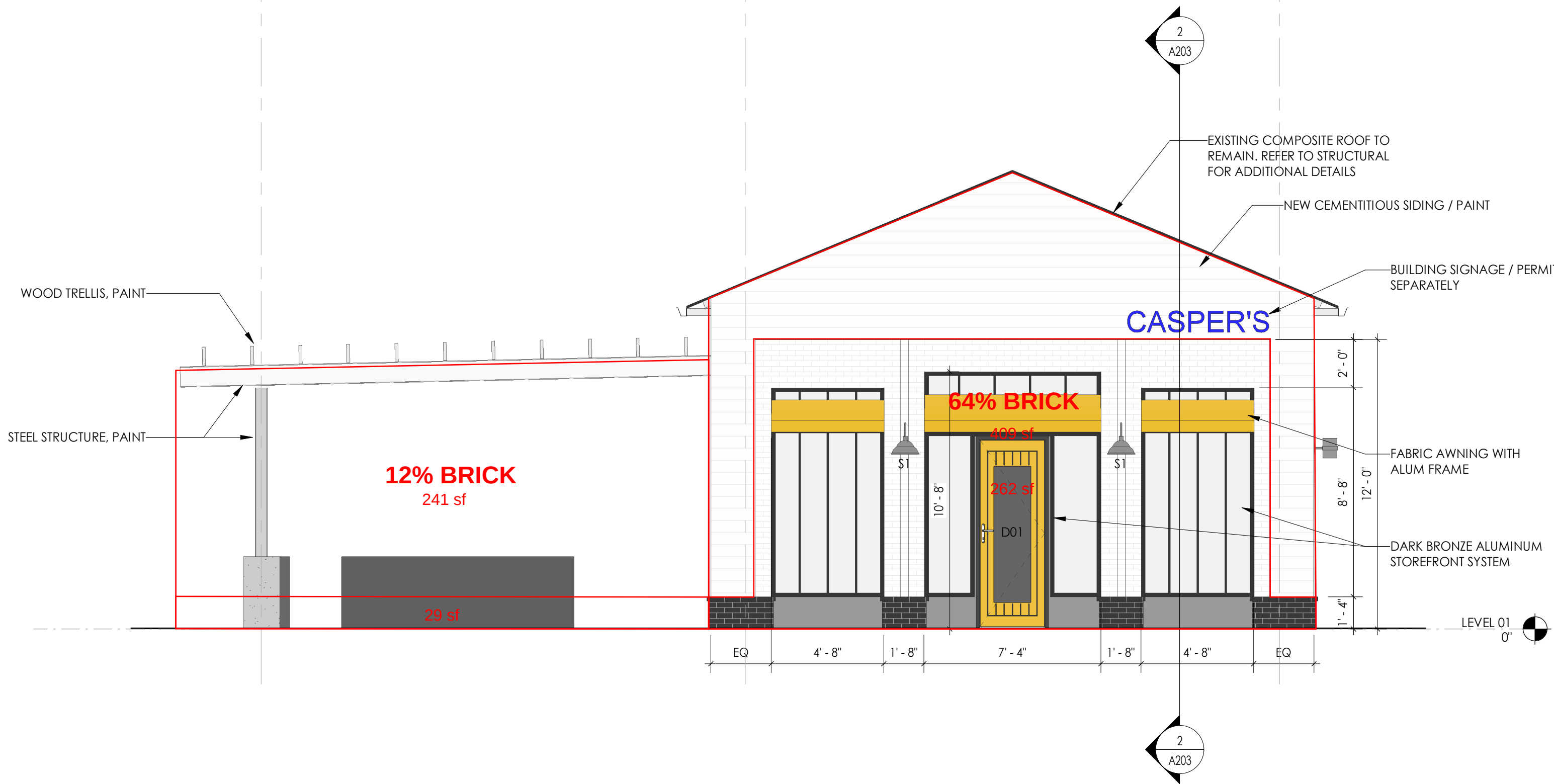
BUILDING  
ELEVATIONS

A202

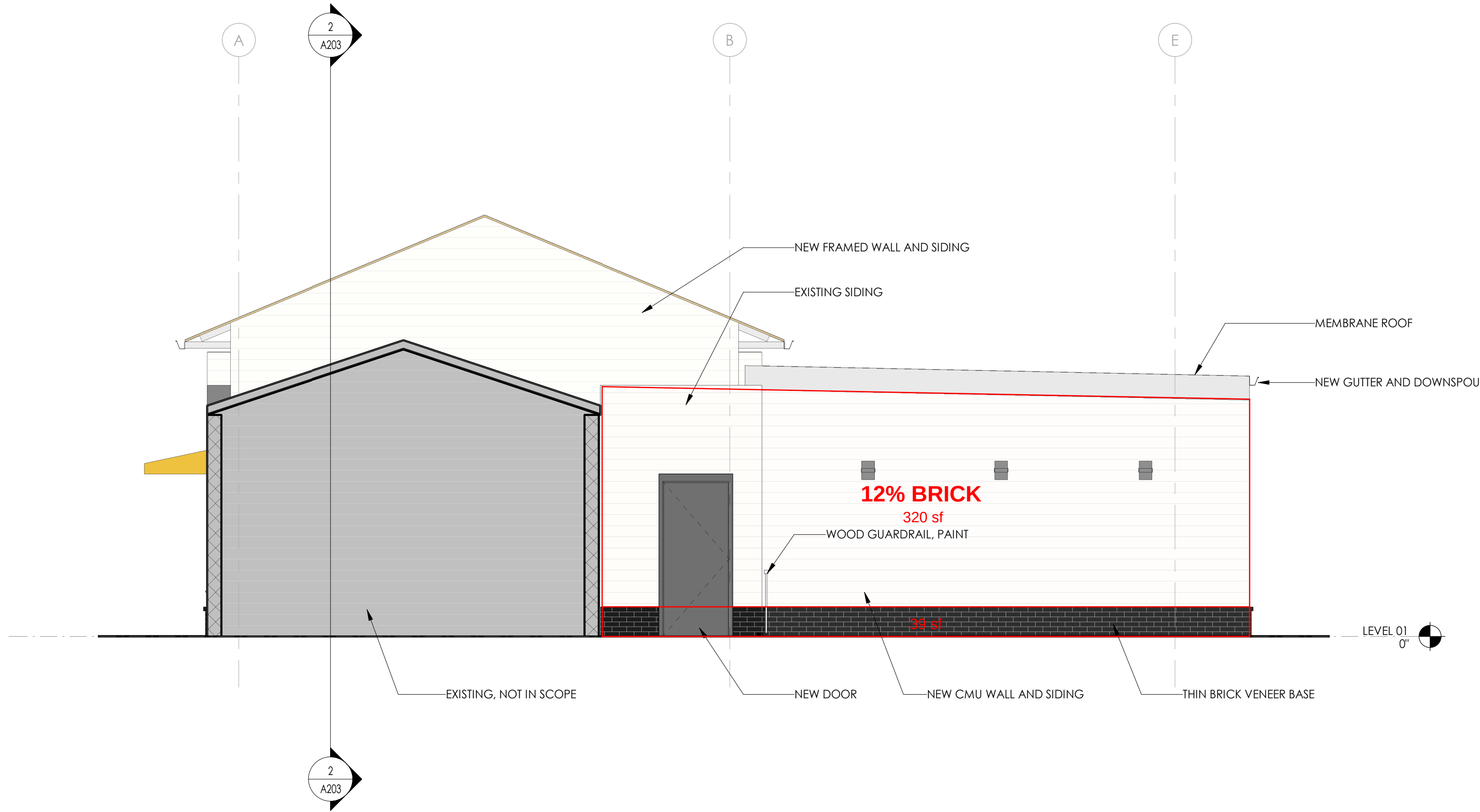
EXISTING TOTAL BRICK 343sf  
PROPOSED TOTAL BRICK 504sf



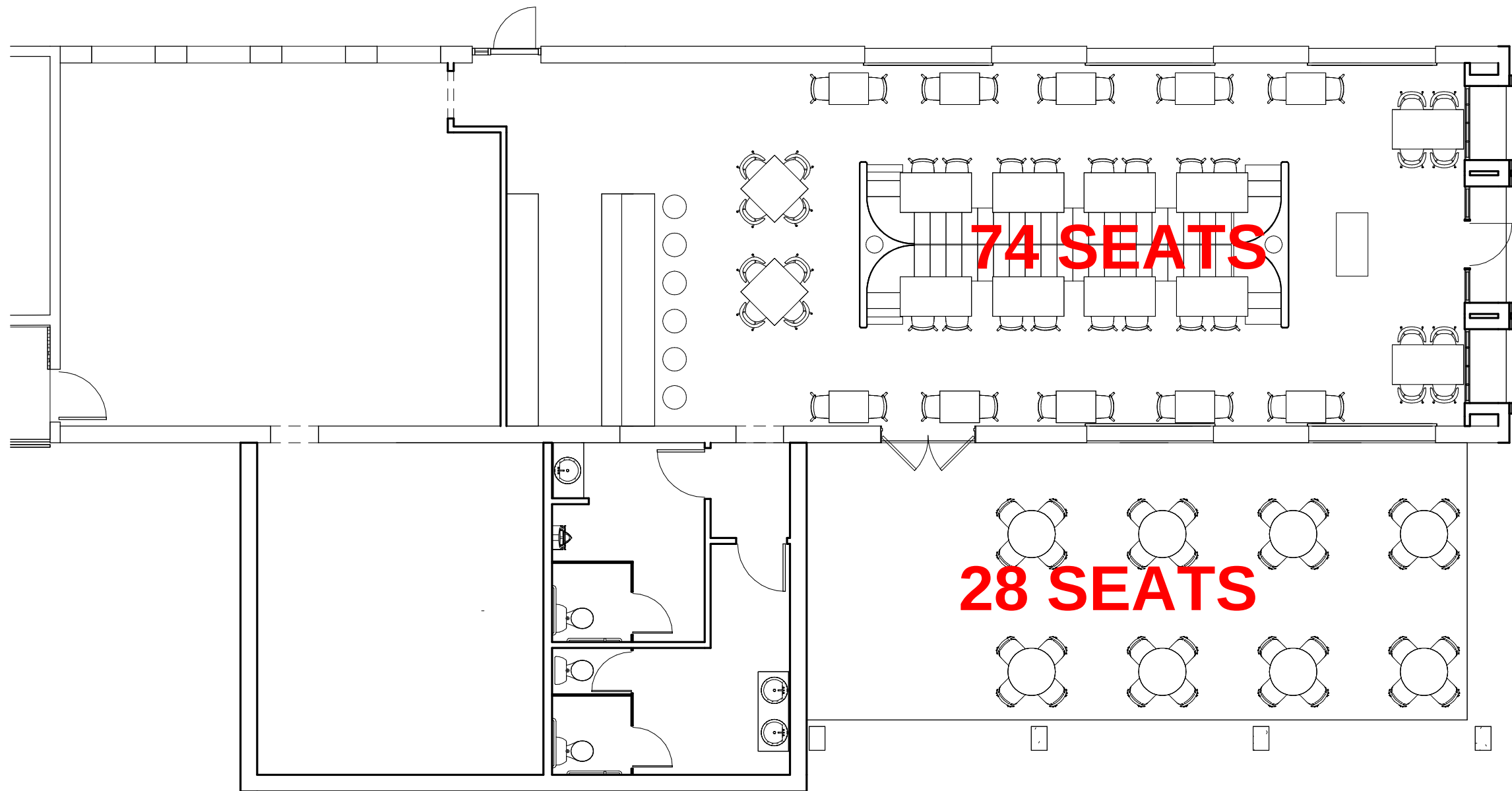
EXISTING EAST ELEVATION



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



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



**CASPER'S  
201 & 203 S. MAIN ST.  
GOODLETTSVILLE TN 37072**

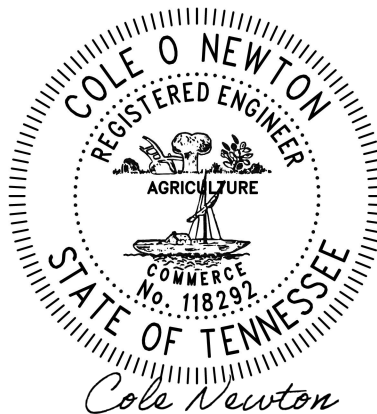
**FLOOD ANALYSIS**

Prepared by:



TKC ARCHITECTURE AND ENGINEERING LLC

June 26, 2023





## PROJECT NARRATIVE

The owner of the property 201 & 203 South Main Street in Goodlettsville, TN, is proposed to redevelop the site from an abandoned building to a restaurant. The project is proposing to add a kitchen and outdoor seating area with additional parking lot and dumpster pad. The site currently has a building with pavement, gravel and grass. The project is proposing to disturb 0.20 acres.

### Flood Study

The total site is 0.42 acres with Manskers Creek running through the middle of the site. The existing building is built over a storm culvert for the stream. A flood analysis was done to establish the base flood elevation for the 100-year flood.

To find the Peak Flow in cfs (Q) Stream Stats online tool was used to determine the 100-year flow of 478 cfs (see **Figure 1**). The area contributing to this stream is approximately 250 acres (see **Figure 2**). This flow will not change with the proposed re-development of the site.

The sections shown on C-1.0 (2 sections) show which parts of the stream were studied using the Express tool in AutoCad. The sections were imported using the known elevations of the stream and the slope of the stream. Based on the sections of the streams the Q (flow) of 478 cfs was used to see what elevation the stream would rise to in the 100 year flood. The elevations calculated are as follows:

| Section    | Flow (cfs) | Bottom Elevation | Max Elevation |
|------------|------------|------------------|---------------|
| Upstream   | 478 cfs    | 462 feet         | 465.36 feet   |
| Downstream | 478 cfs    | 462 feet         | 465.98 feet   |

Knowing the FFE of the Existing building and the proposed building of 467.86 feet and 467.86 feet respectively. The elevation of the 100-year flood is 1.88 feet below the FFE of the existing and proposed buildings FFEs.

In conclusion, with the bottom elevation of the stream and the 100 year elevation of the stream being 465.98 the existing and proposed buildings FFEs will not be affected by the 100-year flood in Manskers Creek.



## Figure 1: Stream Flows

> Peak-Flow Statistics

Peak-Flow Statistics Parameters [MultiVariable Area 3 CDA LT 30.2]

| Parameter Code | Parameter Name                | Value  | Units        | Min Limit | Max Limit |
|----------------|-------------------------------|--------|--------------|-----------|-----------|
| CONDA          | Contributing Drainage Area    | 0.39   | square miles | 0.173     | 30.2      |
| CSL10_85       | Stream Slope 10 and 85 Method | 119.42 | feet per mi  | 2.12      | 132       |

Peak-Flow Statistics Flow Report [MultiVariable Area 3 CDA LT 30.2]

Pll: Prediction Interval-Lower, Plu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

| Statistic             | Value | Unit               | Pll  | Plu  | ASEp | Equiv. Yrs. |
|-----------------------|-------|--------------------|------|------|------|-------------|
| 50-percent AEP flood  | 132   | ft <sup>3</sup> /s | 72.6 | 240  | 35.2 | 2.2         |
| 20-percent AEP flood  | 218   | ft <sup>3</sup> /s | 120  | 395  | 34.9 | 2.7         |
| 10-percent AEP flood  | 279   | ft <sup>3</sup> /s | 152  | 511  | 35.4 | 3.5         |
| 4-percent AEP flood   | 357   | ft <sup>3</sup> /s | 192  | 665  | 36.4 | 4.5         |
| 2-percent AEP flood   | 419   | ft <sup>3</sup> /s | 221  | 795  | 37.4 | 5.2         |
| 1-percent AEP flood   | 478   | ft <sup>3</sup> /s | 247  | 926  | 38.6 | 5.8         |
| 0.2-percent AEP flood | 616   | ft <sup>3</sup> /s | 301  | 1260 | 40.5 | 7           |

Peak-Flow Statistics Citations

[Law, G.S., and Tasker G.D., 2003, Flood-Frequency Prediction Methods for Unregulated Streams of Tennessee, 2000: U.S. Geological Survey Water-Resources Investigations Report 03-4176, 79p.](#)

## Figure 2: Drainage Basin

### StreamStats Report

Region ID:

Workspace ID:

Clicked Point (Latitude, Longitude):

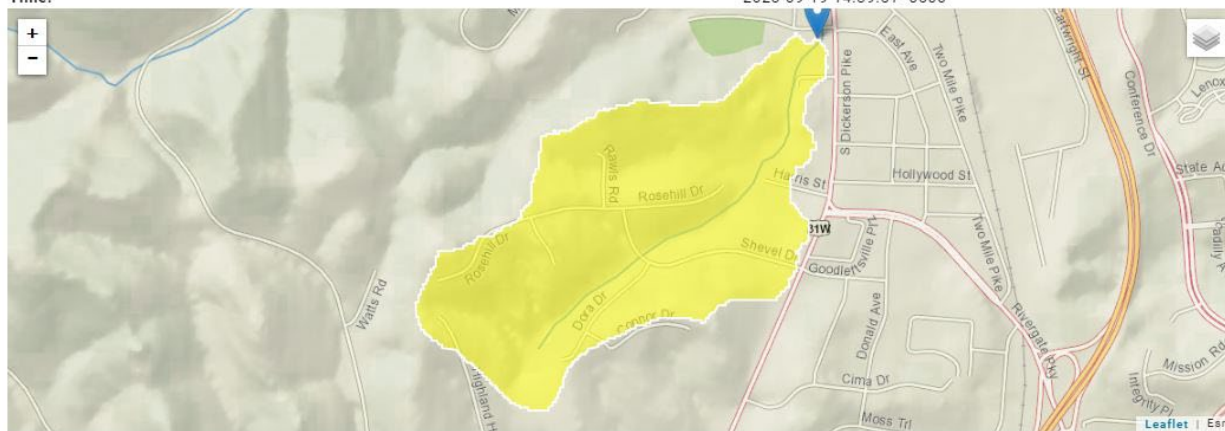
Time:

TN

TN20230919193706118000

36.32067, -86.71402

2023-09-19 14:39:51 -0500



# Channel Report

## Manskers Creek - Existing (Upstream) - 100yr

### User-defined

Invert Elev (ft) = 462.00  
Slope (%) = 1.50  
N-Value = 0.030

### Highlighted

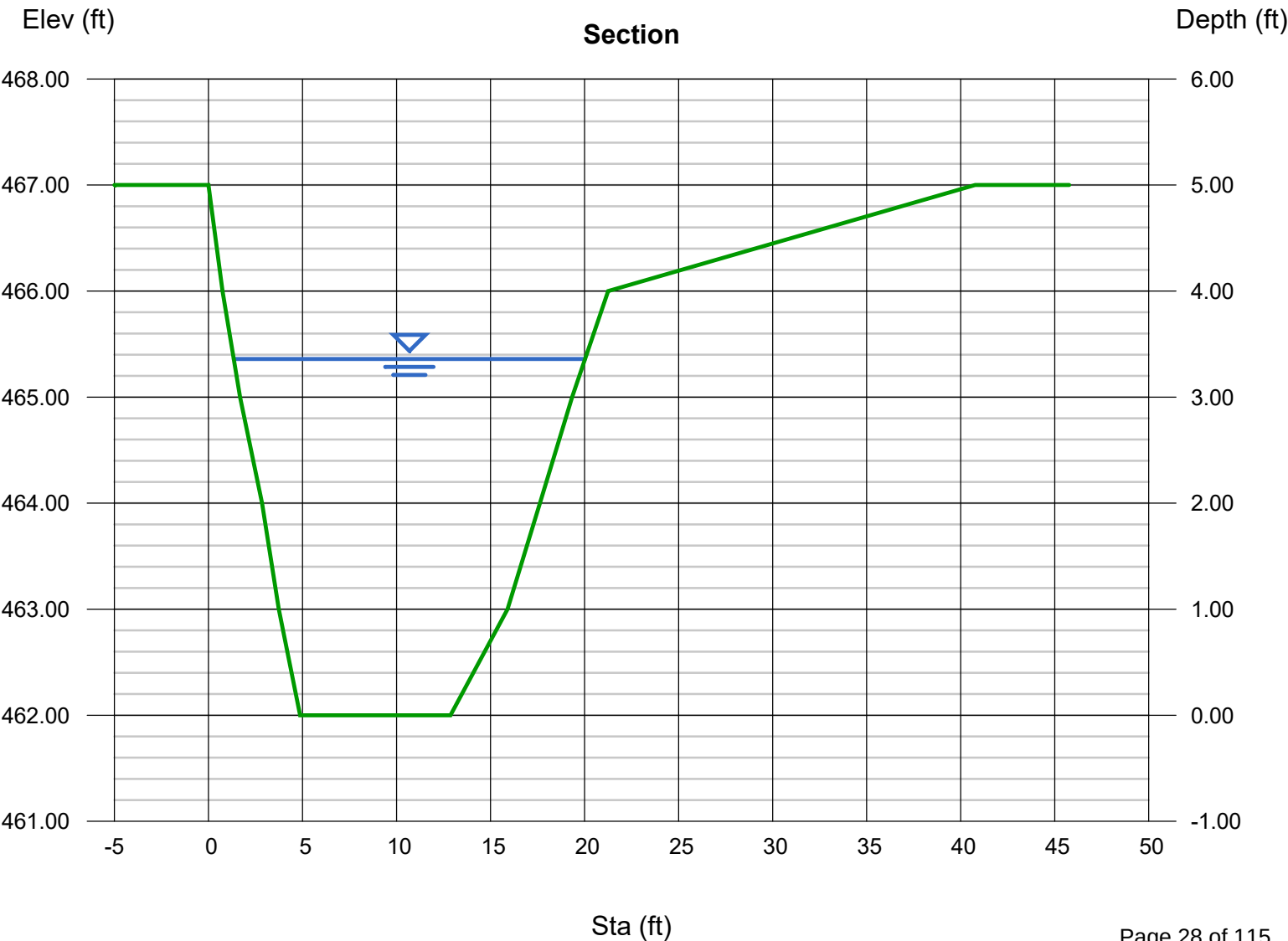
Depth (ft) = 3.36  
Q (cfs) = 478.00  
Area (sqft) = 46.31  
Velocity (ft/s) = 10.32  
Wetted Perim (ft) = 20.82  
Crit Depth, Yc (ft) = 3.65  
Top Width (ft) = 18.68  
EGL (ft) = 5.02

### Calculations

Compute by: Known Q  
Known Q (cfs) = 478.00

### (Sta, El, n)-(Sta, El, n)...

( 0.00, 467.00)-(0.75, 466.00, 0.030)-(1.68, 465.00, 0.030)-(2.85, 464.00, 0.030)-(3.74, 463.00, 0.030)-(4.87, 462.00, 0.030)-(12.87, 462.00, 0.030)  
-(15.90, 463.00, 0.030)-(17.63, 464.00, 0.030)-(19.34, 465.00, 0.030)-(21.25, 466.00, 0.030)-(40.77, 467.00, 0.030)

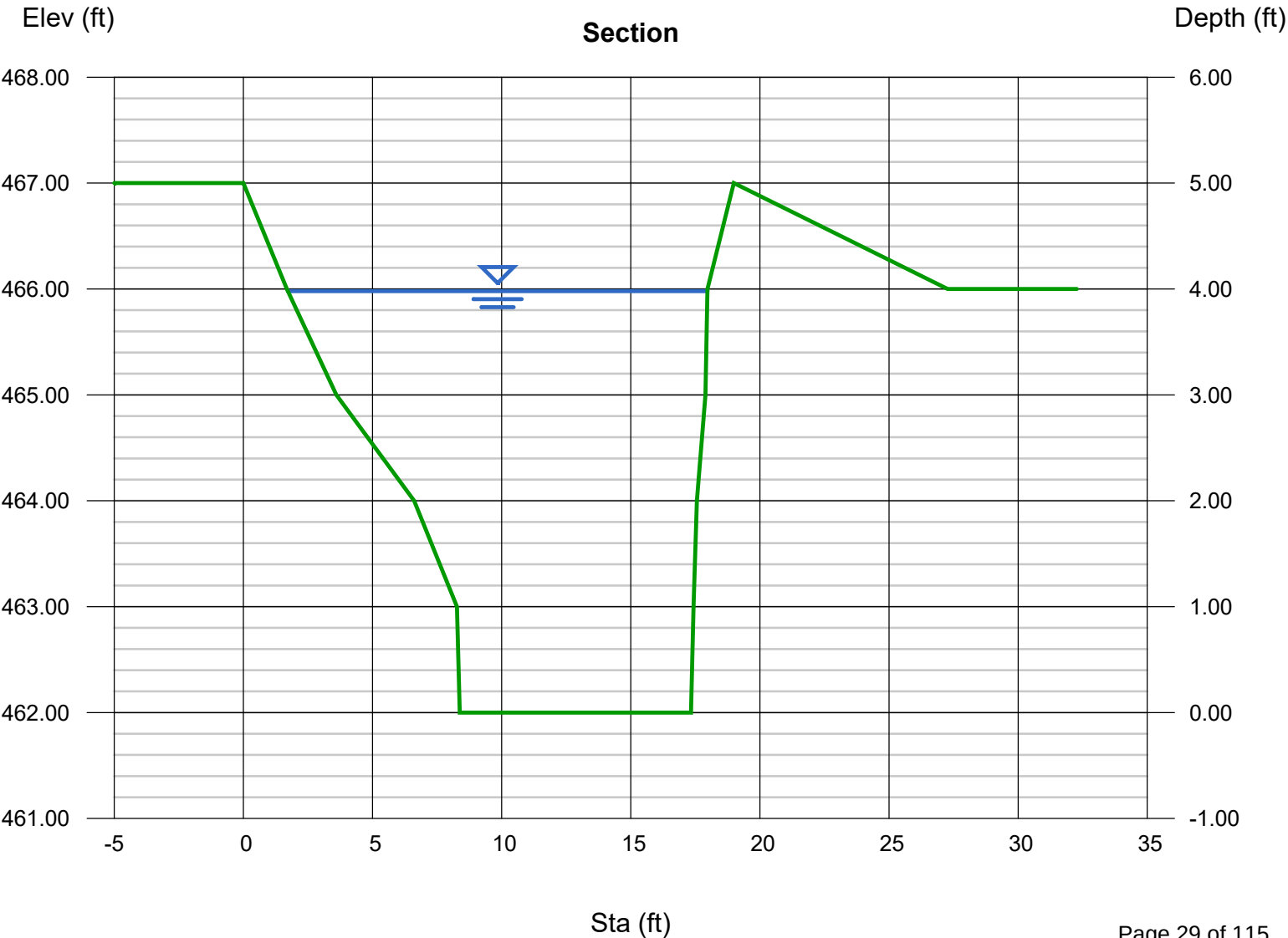


# Channel Report

## Manskers Creek (Downstream) - Existing - 100yr

| User-defined     |          | Highlighted         |          |
|------------------|----------|---------------------|----------|
| Invert Elev (ft) | = 462.00 | Depth (ft)          | = 3.98   |
| Slope (%)        | = 1.50   | Q (cfs)             | = 478.00 |
| N-Value          | = 0.030  | Area (sqft)         | = 46.69  |
|                  |          | Velocity (ft/s)     | = 10.24  |
|                  |          | Wetted Perim (ft)   | = 21.24  |
|                  |          | Crit Depth, Yc (ft) | = 4.24   |
|                  |          | Top Width (ft)      | = 16.25  |
|                  |          | EGL (ft)            | = 5.61   |

**(Sta, El, n)-(Sta, El, n)...**  
( 0.00, 467.00)-(1.68, 466.00, 0.030)-(3.60, 465.00, 0.030)-(6.61, 464.00, 0.030)-(8.27, 463.00, 0.030)-(8.38, 462.00, 0.030)-(17.33, 462.00, 0.030)  
-(17.43, 463.00, 0.030)-(17.56, 464.00, 0.030)-(17.89, 465.00, 0.030)-(17.97, 466.00, 0.030)-(18.99, 467.00, 0.030)-(27.27, 466.00, 0.030)





# 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:

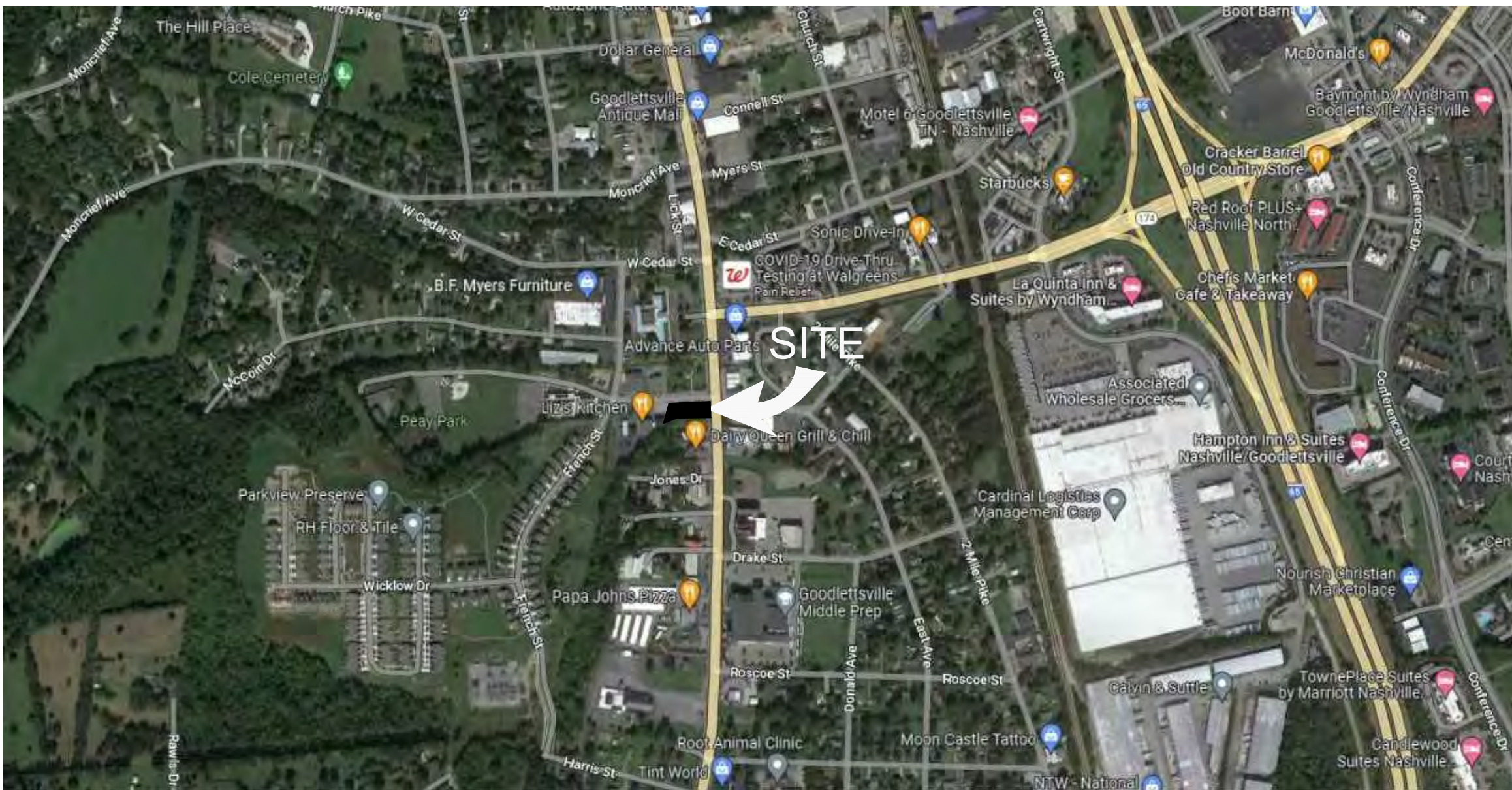
QSP (Q. SCOTT PULLIAM, RLS)  
715 North Circle  
Lebanon, TN 37087  
615.207.2086  
qspulliamrls@yahoo.com

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**

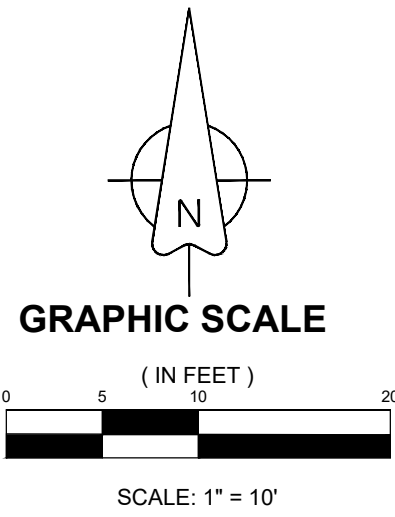
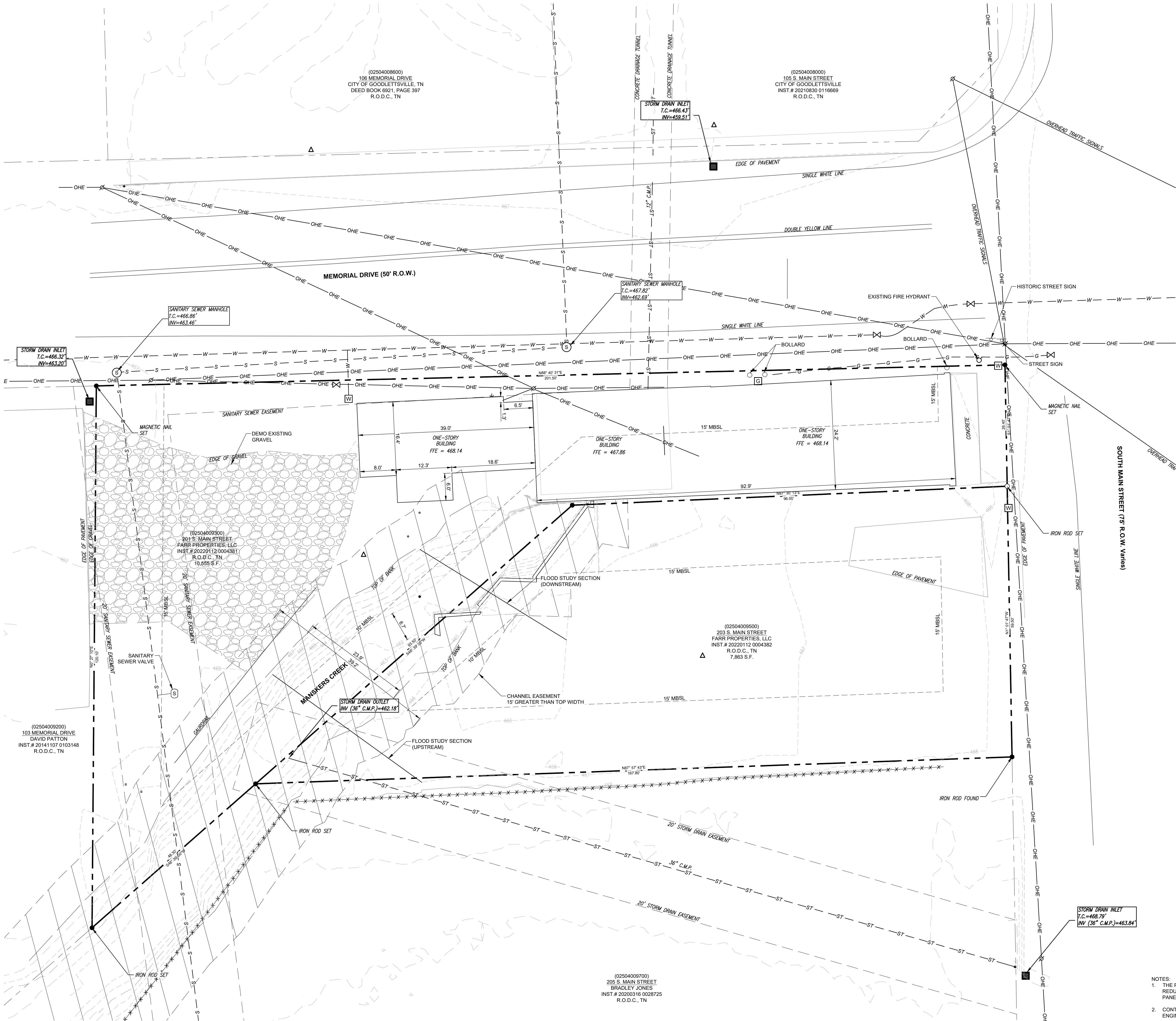
Final Site Plan

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

SHEET NO.:

**C - 0.0**





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

ARCHITECTURE  
INTERIORS  
CIVIL SITE

**TKC**

2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38407 | 615.477.7277 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:

CASPER'S

MAP 25, 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 |
| 2        | 9/21/2023 | PER CITY COMMENTS  |
|          |           |                    |
|          |           |                    |
|          |           |                    |
|          |           |                    |
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SHEET TITLE:

EXISTING CONDITIONS

Final Site Plan

DATE: 4/11/2023

DRAWN BY: RT

PROJECT NO.: 2322

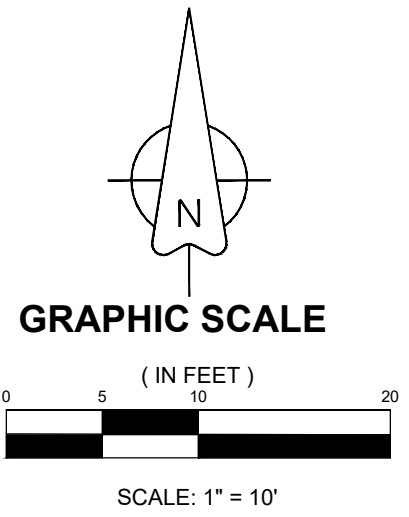
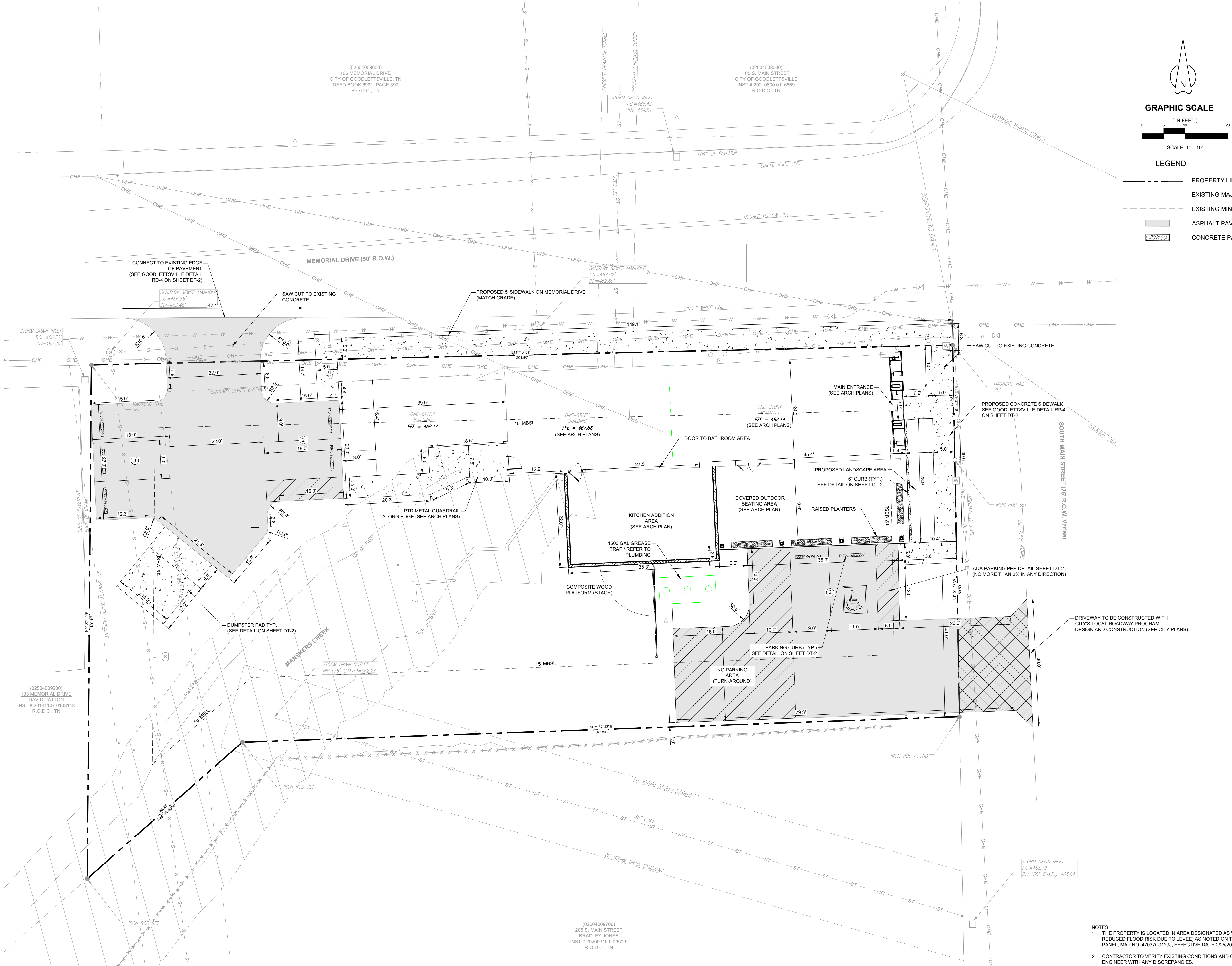
SHEET NO:

C - 1.0

NOTES:

- 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.

ARCHITECTURE  
INTERIORS  
CIVIL SITE

**TKC**

2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 45.817377 | 1.000000

CONSULTANTS:

PROJECT TITLE:  
**CASPER'S**

MAP 35, PARCEL 03100, 045, 000  
200 & 203 SOUTH MAIN STREET  
GOODLETTSVILLE, TN 37072

COLE O. NEWTON  
REGISTERED ENGINEER  
AGRICULTURE  
STATE OF TENNESSEE  
09/21/2023

COLE O. 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

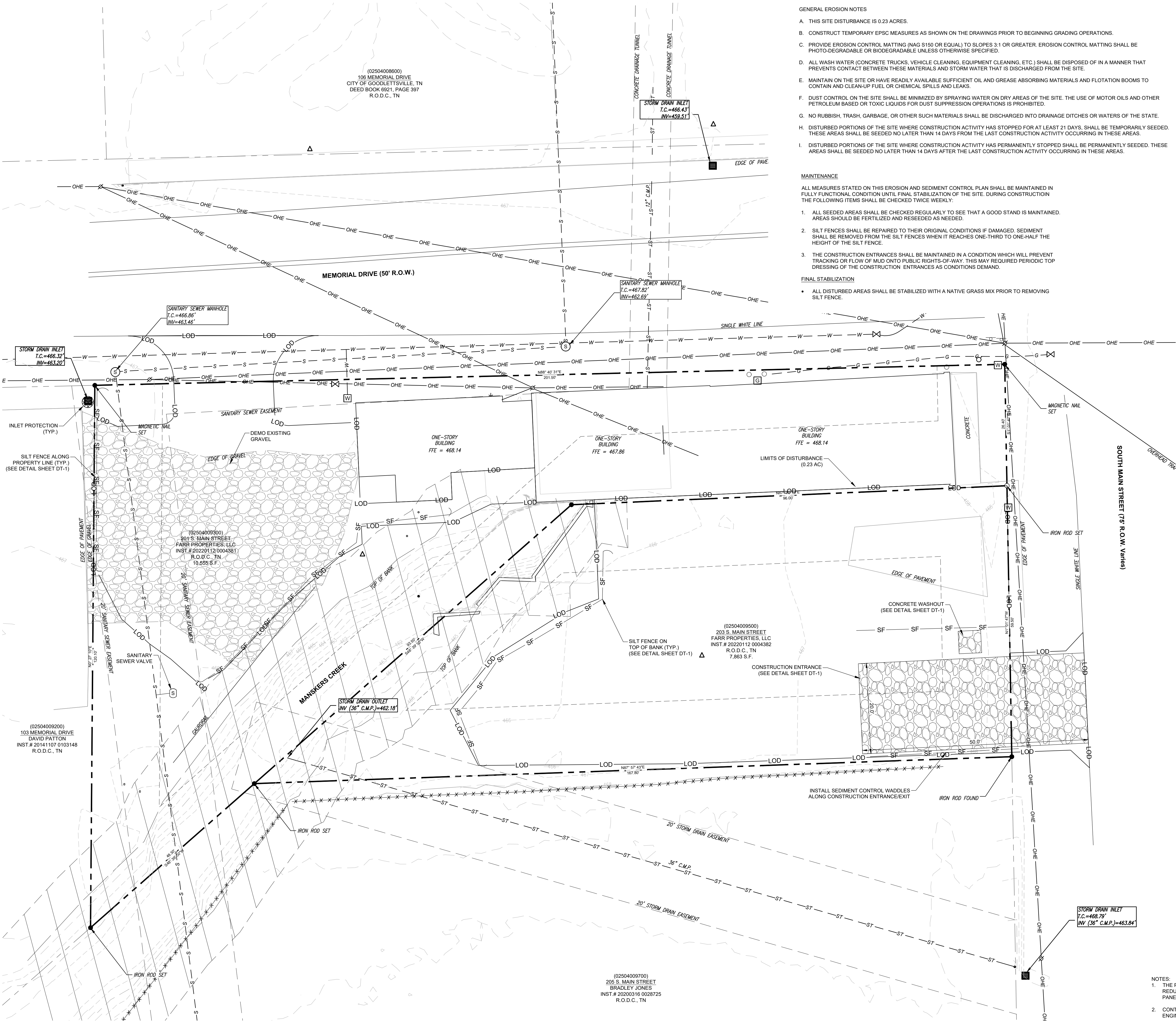
DATE: 4/1/2023

DRAWN BY: RT

PROJECT NO.: 2322

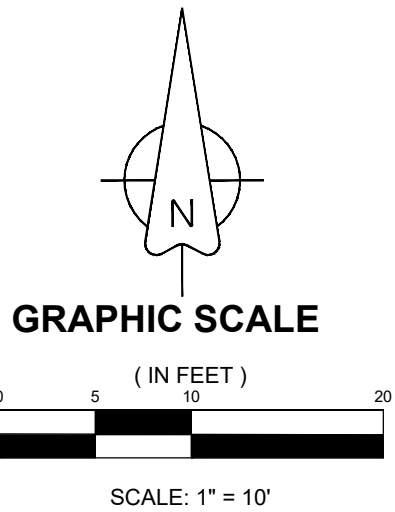
SHEET NO.:  
**C - 2.0**





- 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 S150 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 |
| 2        | 9/21/2023 | PER CITY COMMENTS  |
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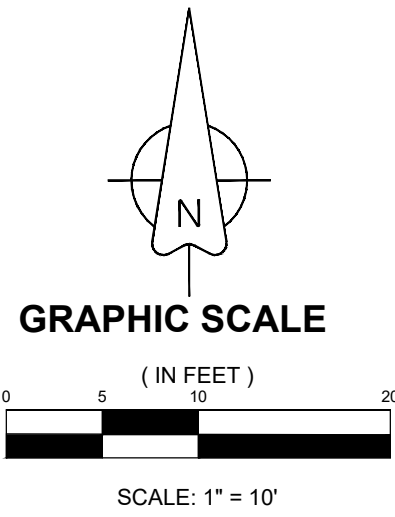
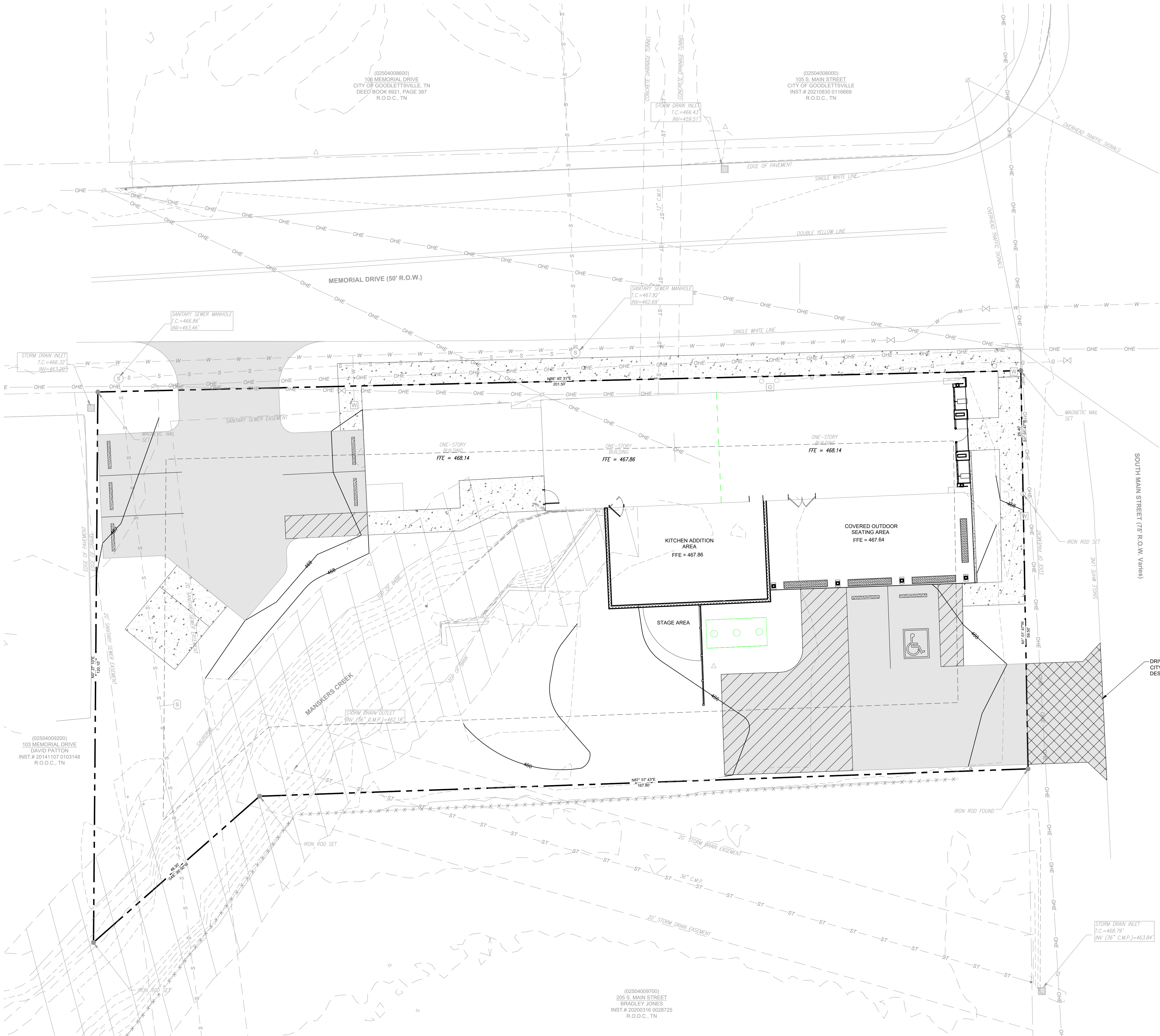
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SHEET TITLE:  
**INITIAL EROSION CONTROL PLAN**

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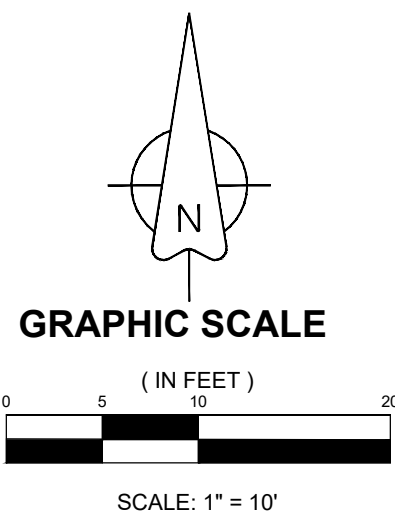
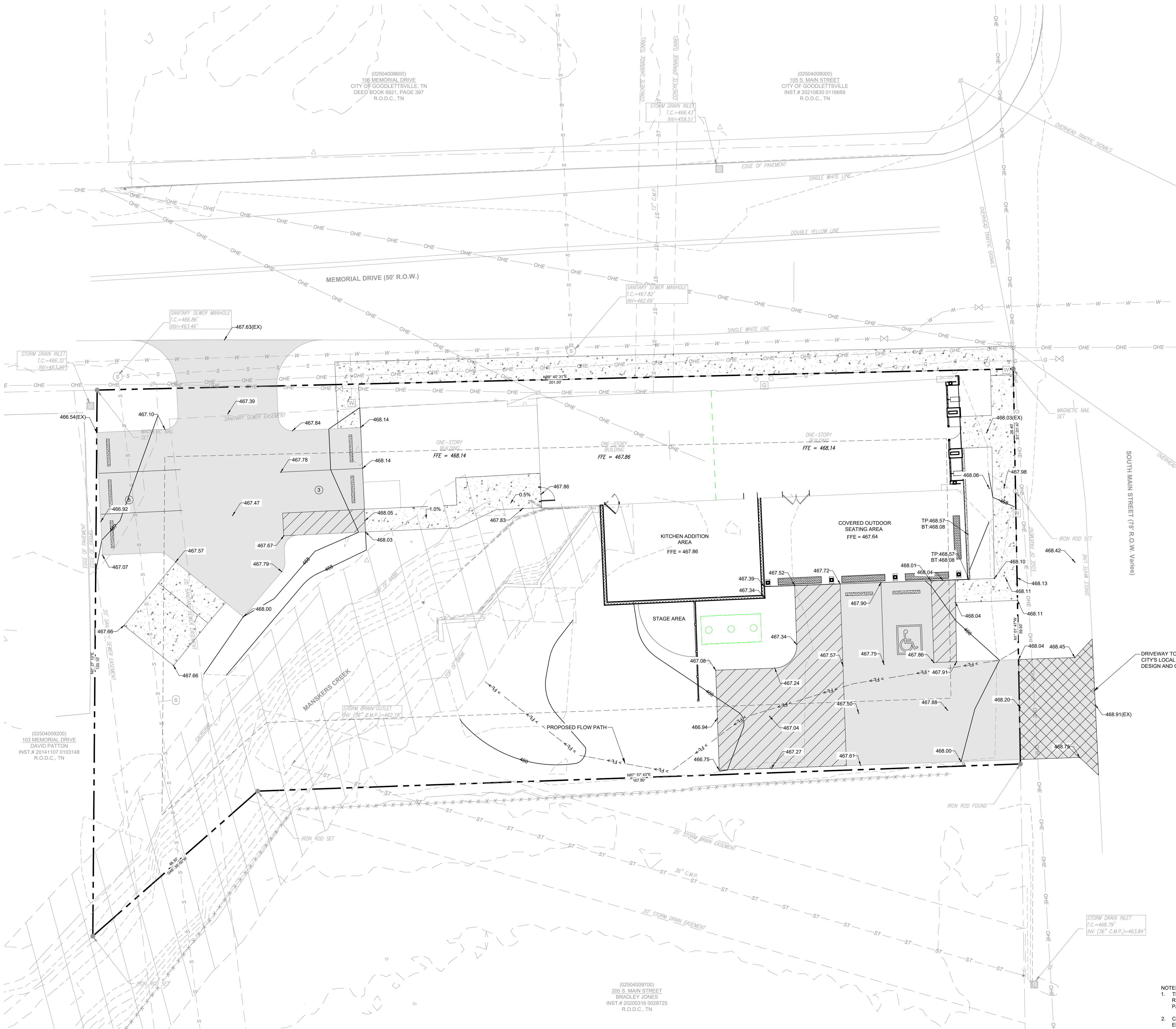
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SHEET TITLE:  
**FINAL STABILIZATION PLAN**

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

SHEET NO.:





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

DRIVEWAY TO BE CONSTRUCTED WITH CITY'S LOCAL ROADWAY PROGRAM DESIGN AND CONSTRUCTION (SEE CITY PLANS)

- 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.

ARCHITECTURE  
INTERIORS  
CIVIL SITE

**TKC**

2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 456.477.7277 | 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 |           |                    |
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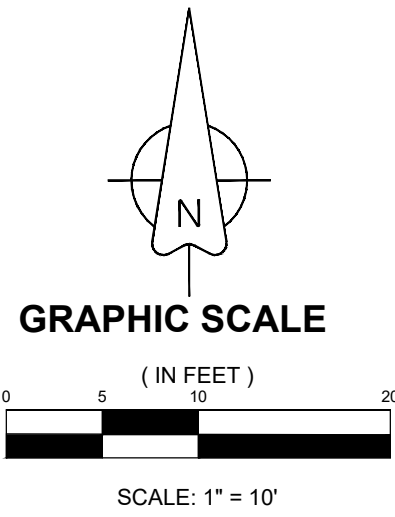
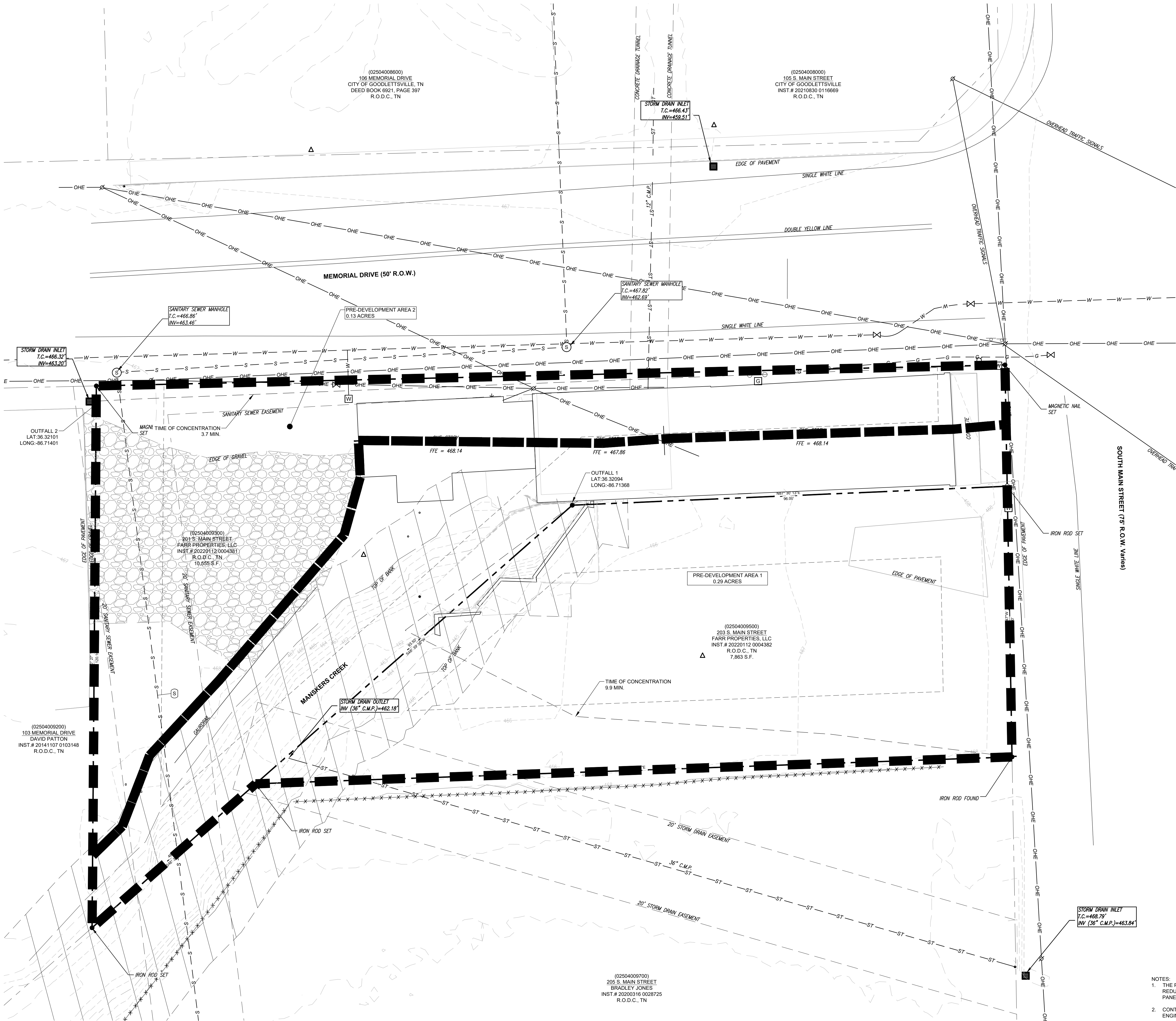
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SHEET TITLE:  
**GRADING AND DRAINAGE PLAN**

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.

CONSULTANTS:

PROJECT TITLE:  
**CASPER'S**



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

| Revision |           |                    |
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| No.      | Date      | Description        |
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SHEET TITLE:  
**PRE-DEVELOPMENT  
DRAINAGE PLANS**

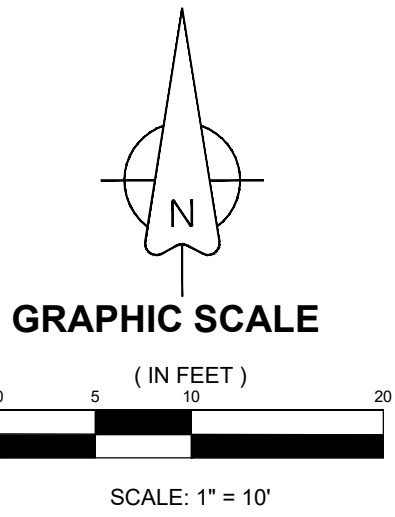
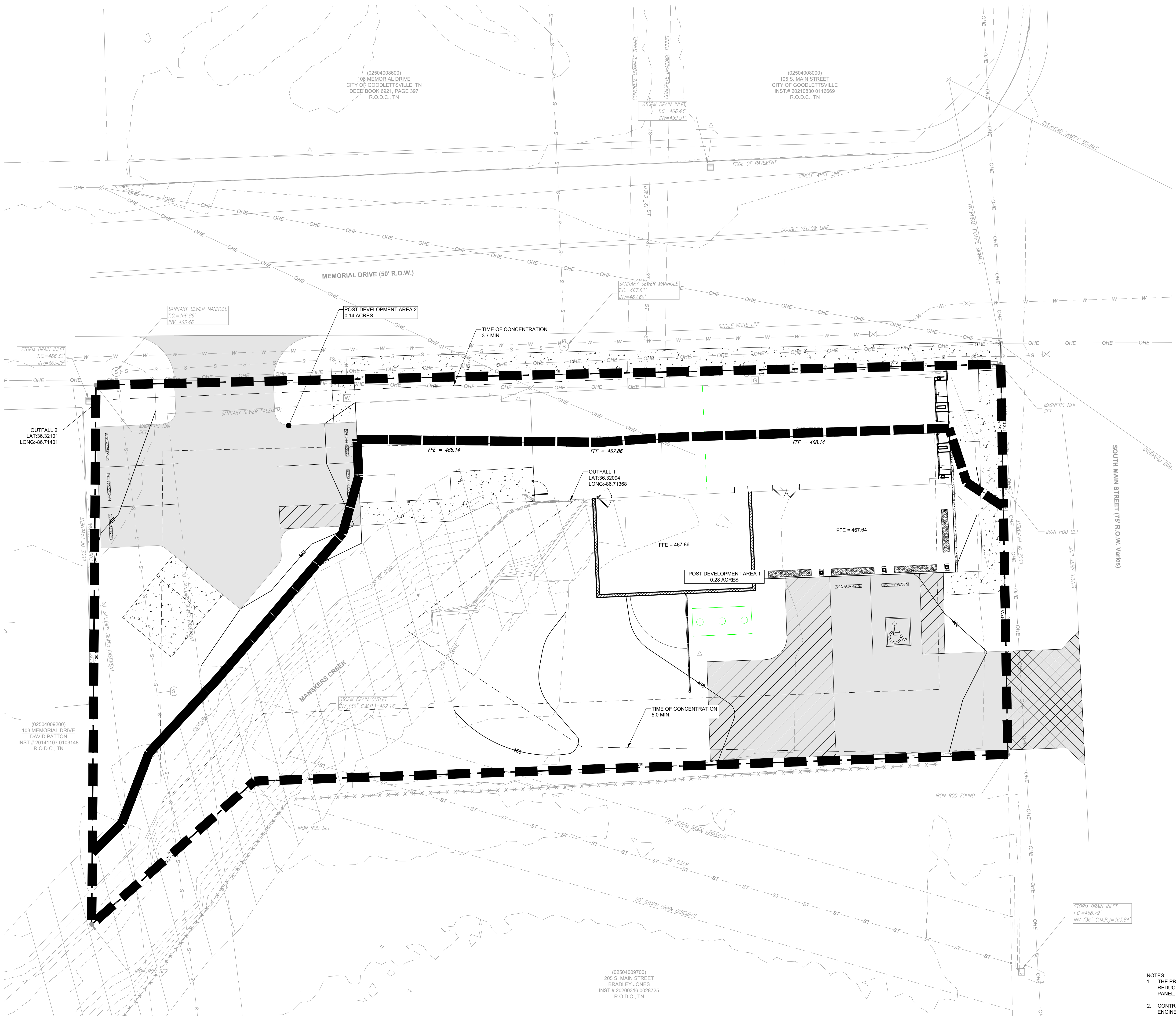
Final Site Plan  
DATE: 4/11/2023  
DRAWN BY: RT  
PROJECT NO.: 2322

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. 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

- 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**

2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.477.7277 | WWW.TKC-AE.COM

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  
1993  
Columbiana  
09/21/2023  
COLE O NEWTON - TN  
REG.#118292  
PERMIT SET

| Revision |           |                    |
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SHEET TITLE:

POST DEVELOPMENT  
DRAINAGE PLANS

Final Site Plan

DATE: 4/1/2023

DRAWN BY: RT

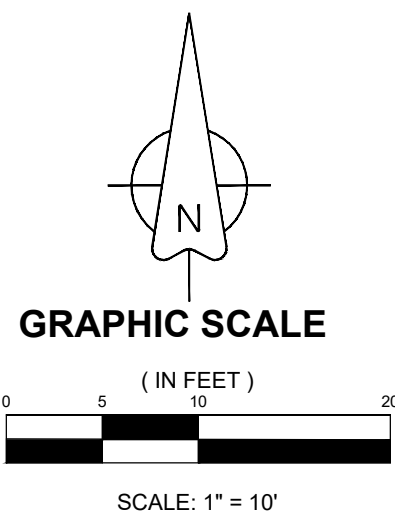
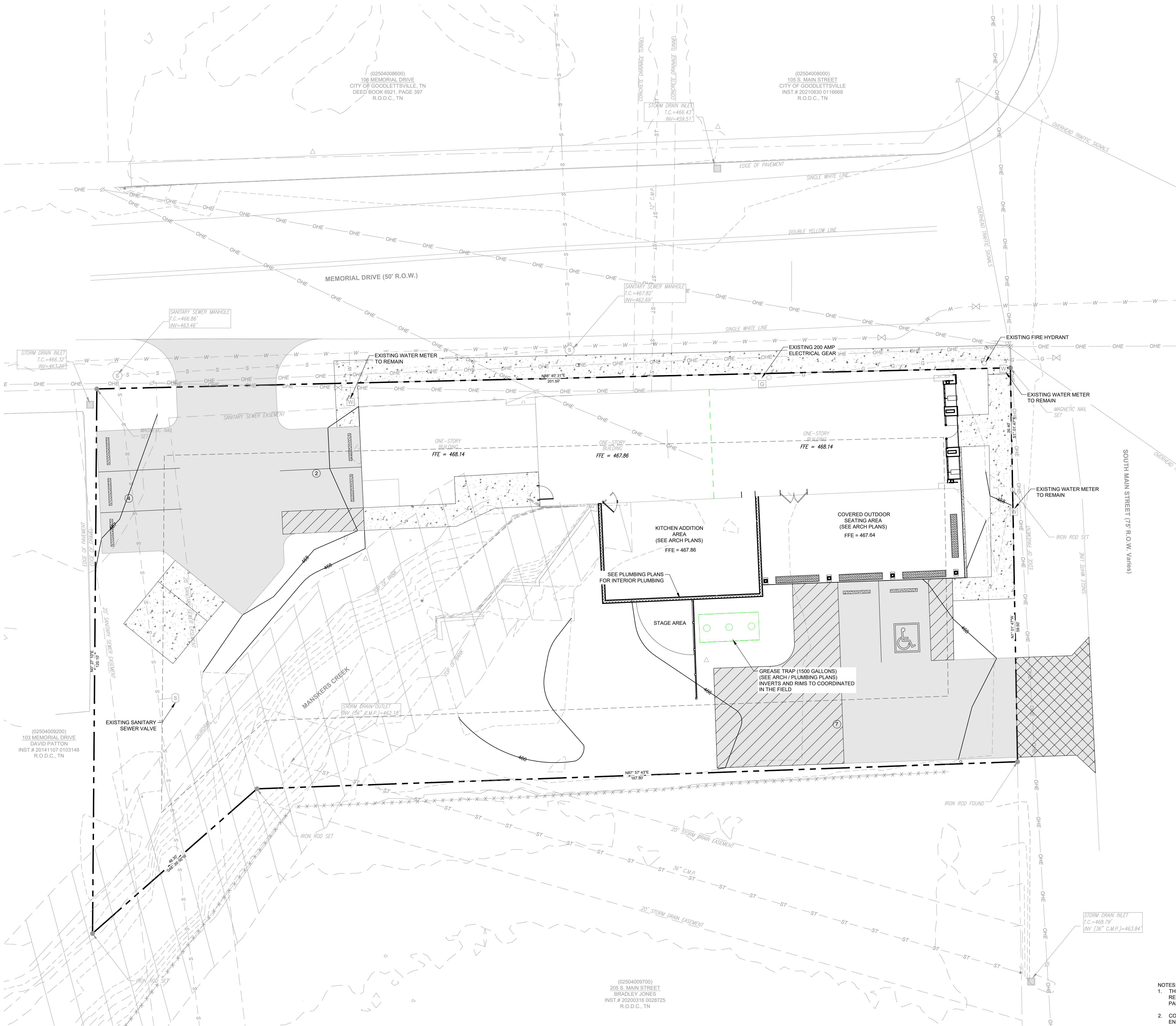
PROJECT NO.: 2322

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.





- 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 |           |                    |
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| No.      | Date      | Description        |
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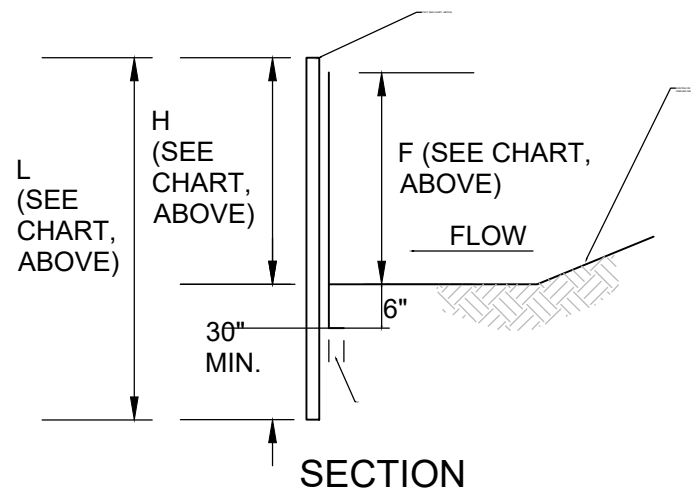
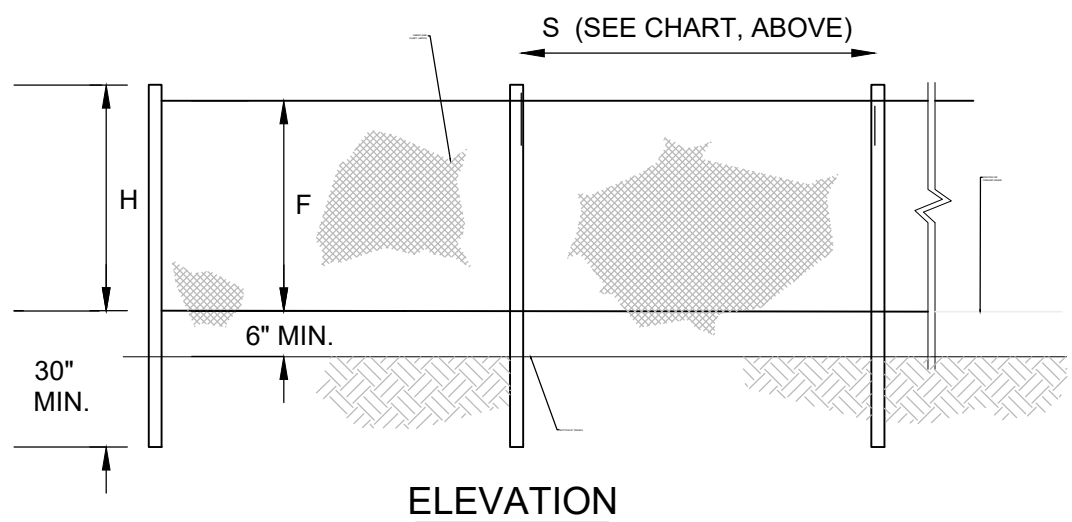
SHEET TITLE  
**UTILITY PLAN**

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

- NOTES:
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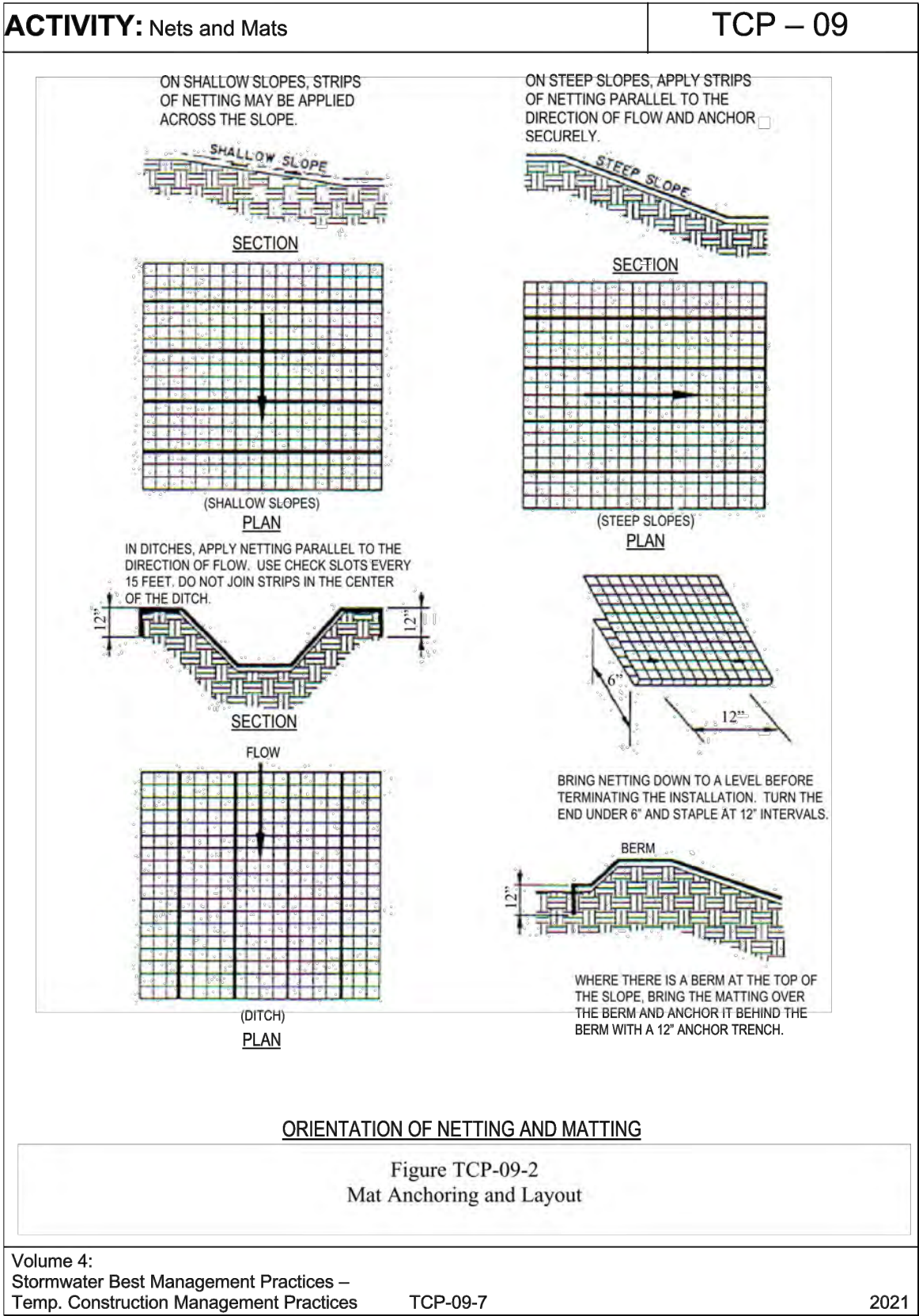
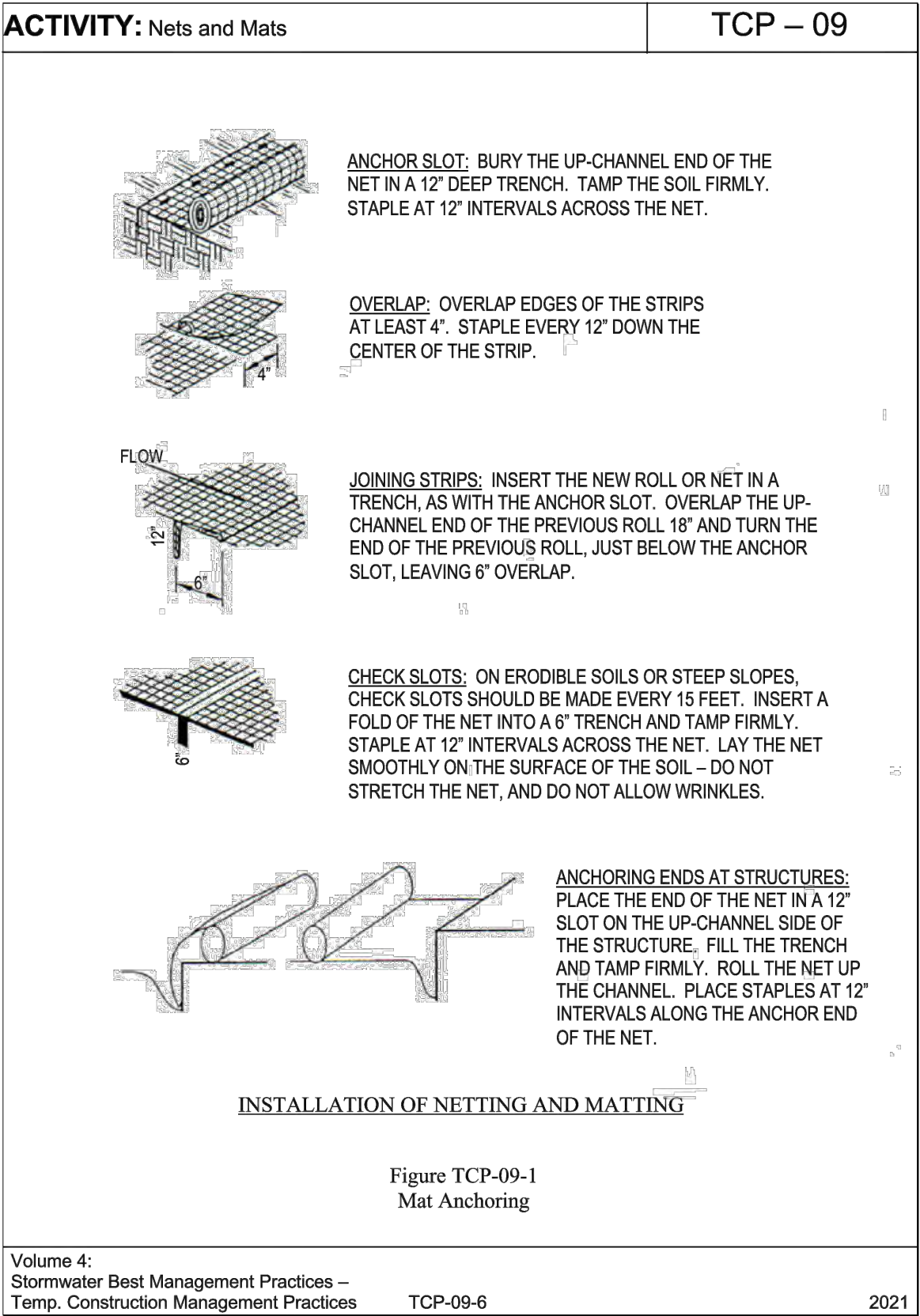
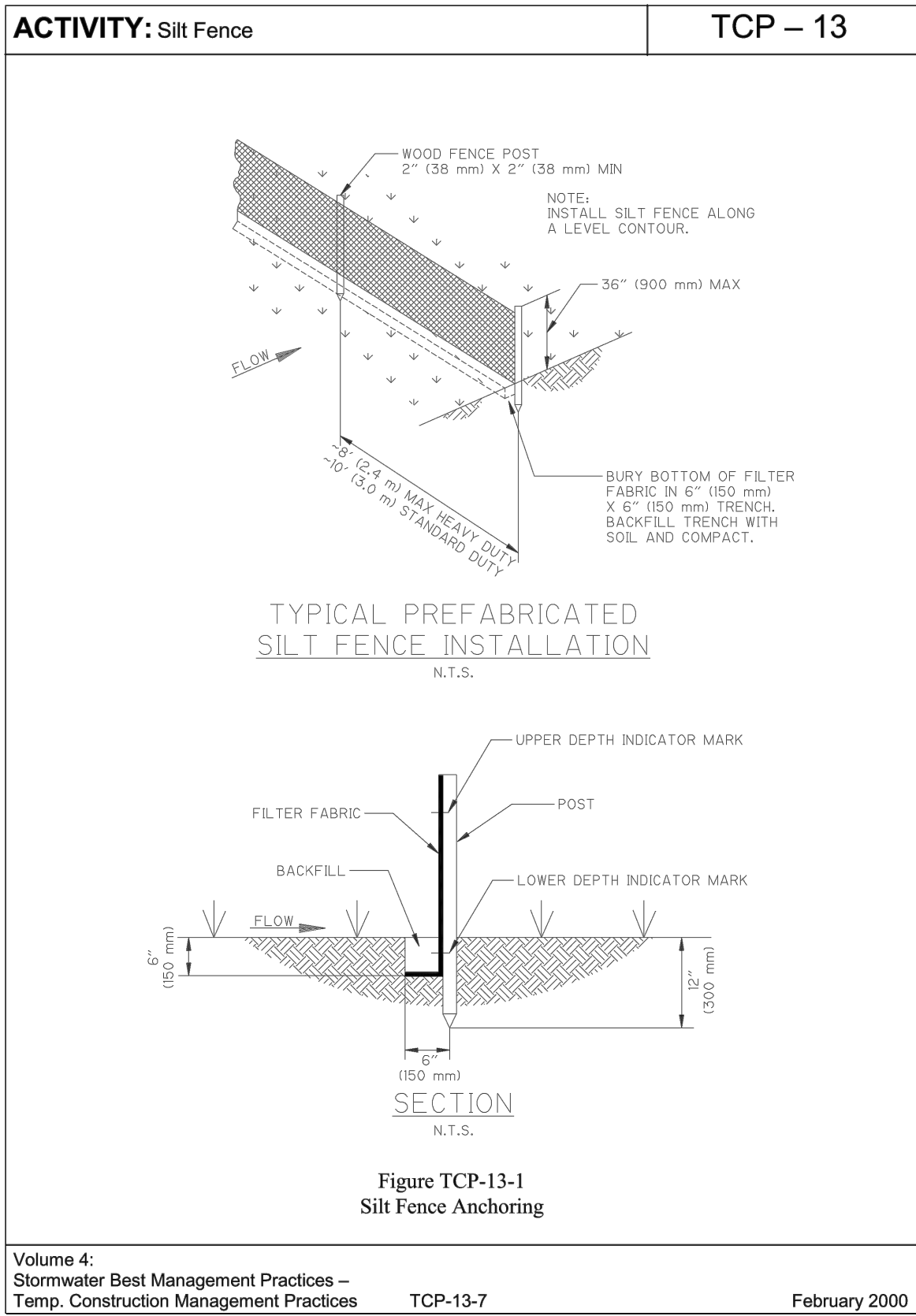
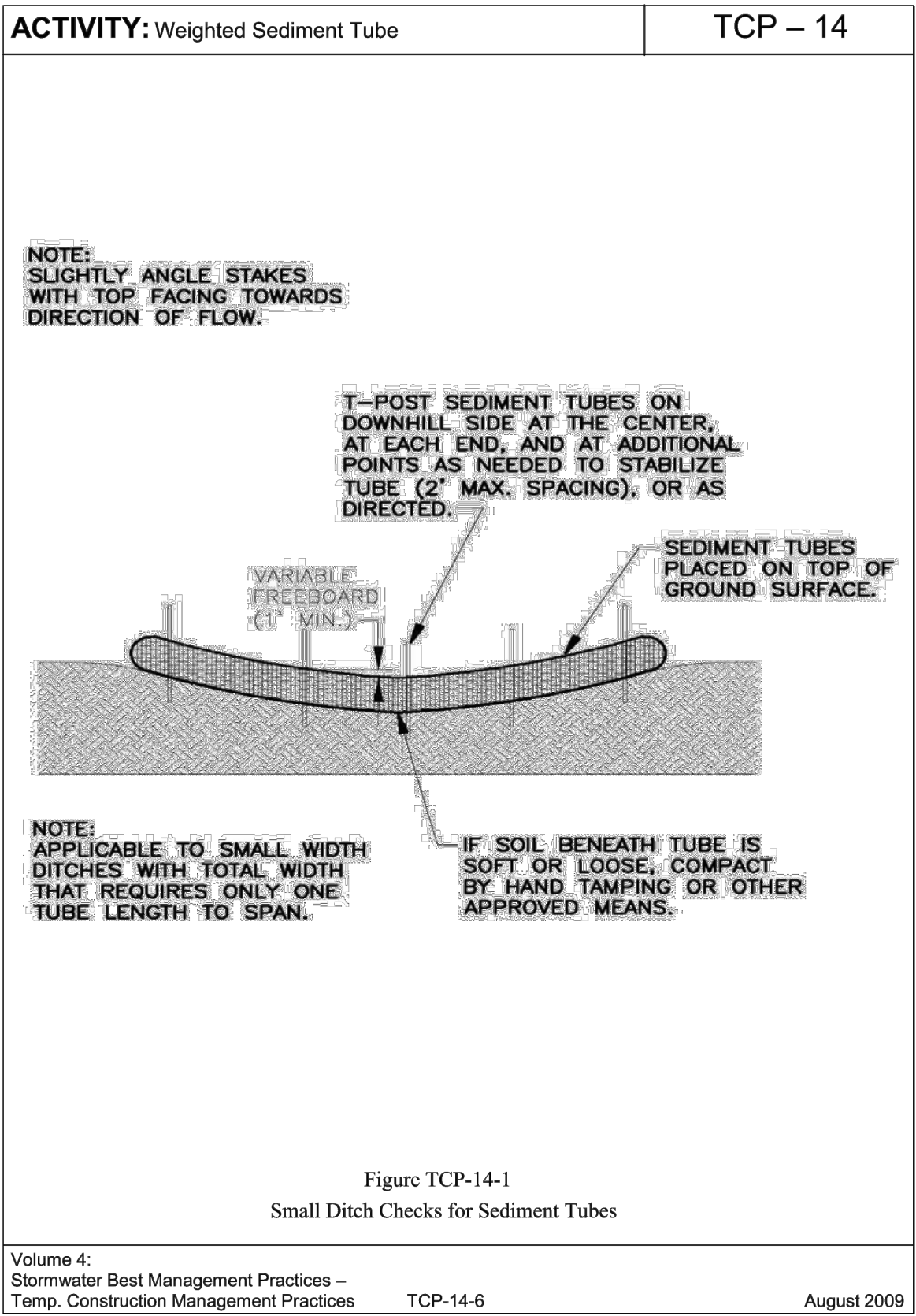
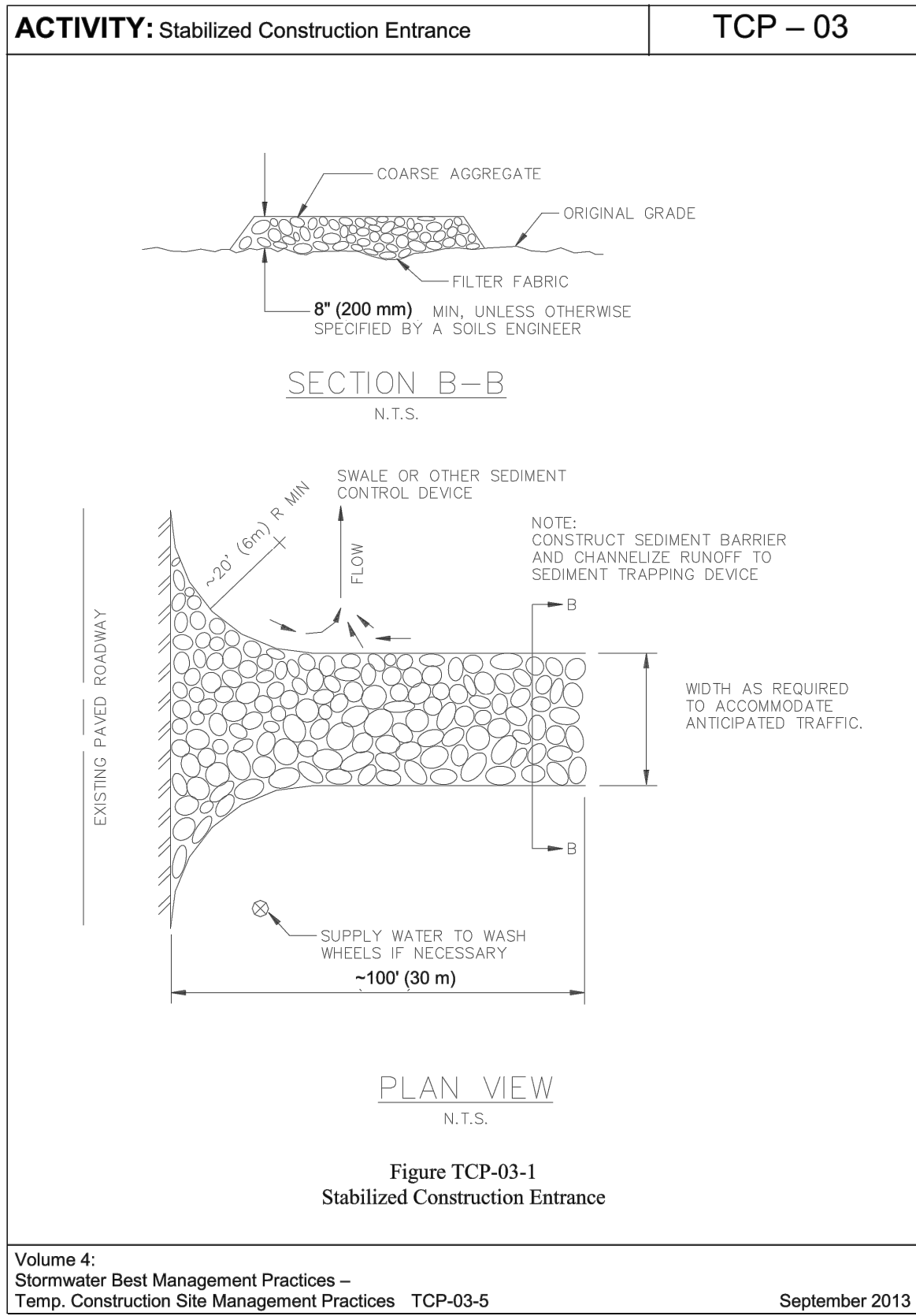
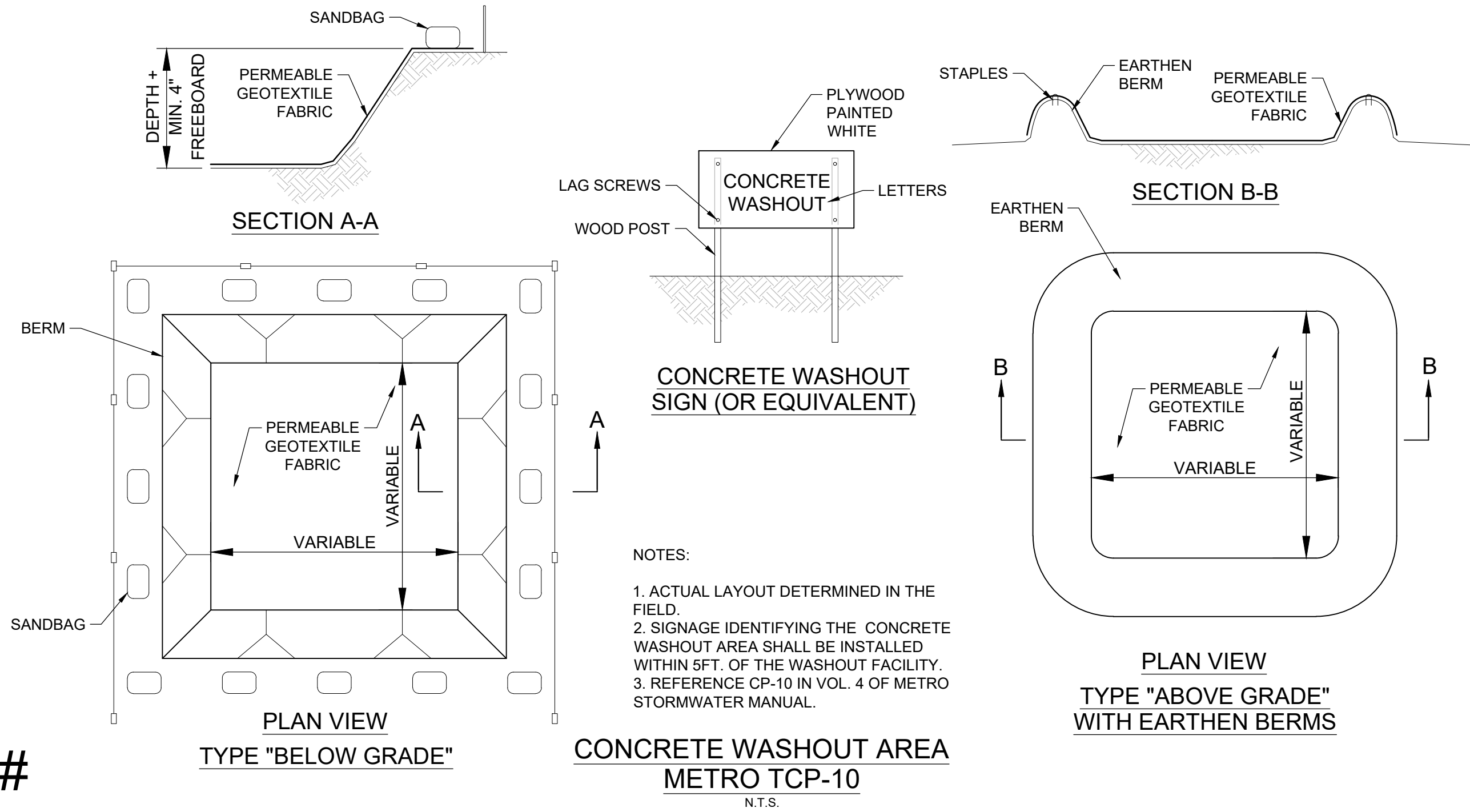


| POST SIZE, MATERIAL AND SPACING CHART                                                                                                           |                                        |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------|
|                                                                                                                                                 | WITHOUT BACKING                        | WITH BACKING             |
| MIN. LENGTH = L                                                                                                                                 | 58"                                    | 58"                      |
| MIN. HEIGHT = H                                                                                                                                 | 1'-6"                                  | 2'-6"                    |
| MAX. SPACING = S                                                                                                                                | 6'-0"                                  | 6'-0"                    |
| MATERIAL                                                                                                                                        | 2.25"x2.25" PINE OR 1.25 LB./FT. STEEL | 1.25 LB./FT. STEEL       |
|                                                                                                                                                 | WITHOUT BACKING                        | WITH BACKING             |
| TENSILE STRENGTH (LBS. MIN.) (1) (ASTM D-4632)                                                                                                  | WARP - 120<br>FILL - 100               | WARP - 310<br>FILL - 200 |
| ELONGATION (% MAX.) (ASTM D-4632)                                                                                                               | 20                                     | ---                      |
| AOS (APPARENT OPENING SIZE) (MAX. SIEVE SIZE) (ASTM D-4751)                                                                                     | #30                                    | #70                      |
| FLOW RATE (GAL./MIN./SQ. FT.) (GDT-87) (MAX.)                                                                                                   | 4                                      | 18                       |
| ULTRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)                                               | 70                                     | 90                       |
| BURSTING STRENGTH (PSI MIN.) (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)                                                                   | 250                                    | 400                      |
| MINIMUM FABRIC WIDTH (INCHES) = F+8"                                                                                                            | 36                                     | 36                       |
| (1) MINIMUM ROLL AVERAGE OF FIVE SPECIMENS.<br>(2) PERCENT OF REQUIRED INITIAL MINIMUM STRENGTH.<br>(3) PROVIDE WIRE FABRIC BACKING FOR TYPE C. |                                        |                          |



- NOTES:
- USE SILT FENCE WITHOUT BACKING UNLESS OTHERWISE NOTED.
  - SILT FENCE SHALL BE INSTALLED USING A MECHANICAL TRENCHING MACHINE.
  - FABRIC, IN AREAS WHERE ROCK PROHIBITS PROPER EMBEDMENT, SHALL BE SECURED BY PLACING CLEAN CRUSHED STONE OR SAND ALONG THE BASE OF THE FENCE, 20 POUNDS OF STONE OR SAND, PER FOOT, MIN.
  - FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS WITH A MINIMUM OF FIVE, 17 GAUGE (3/4" WIDE X 1 1/2" LONG) WIRE STAPLES.
  - FILTER FABRIC SHALL BE FASTENED TO STEEL POSTS WITH A MINIMUM OF FIVE WIRES OR PLASTIC ZIP TIES WITH A MINIMUM OF 50 LBS TENSILE STRENGTH.
  - CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT WHEN SEDIMENT DEPTH REACHES 12".

SILT FENCE  
METRO TCP-13  
N.T.S.



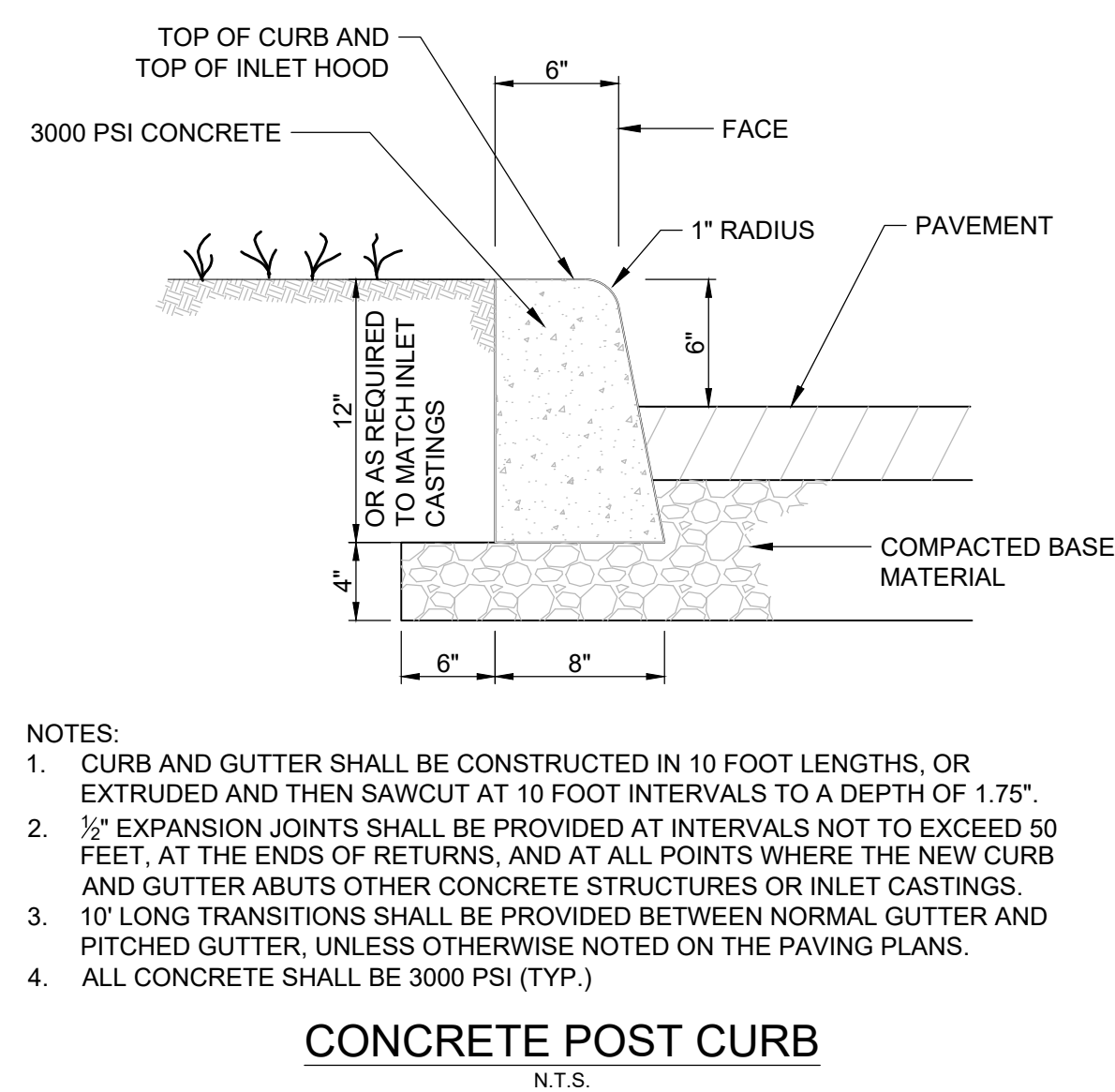
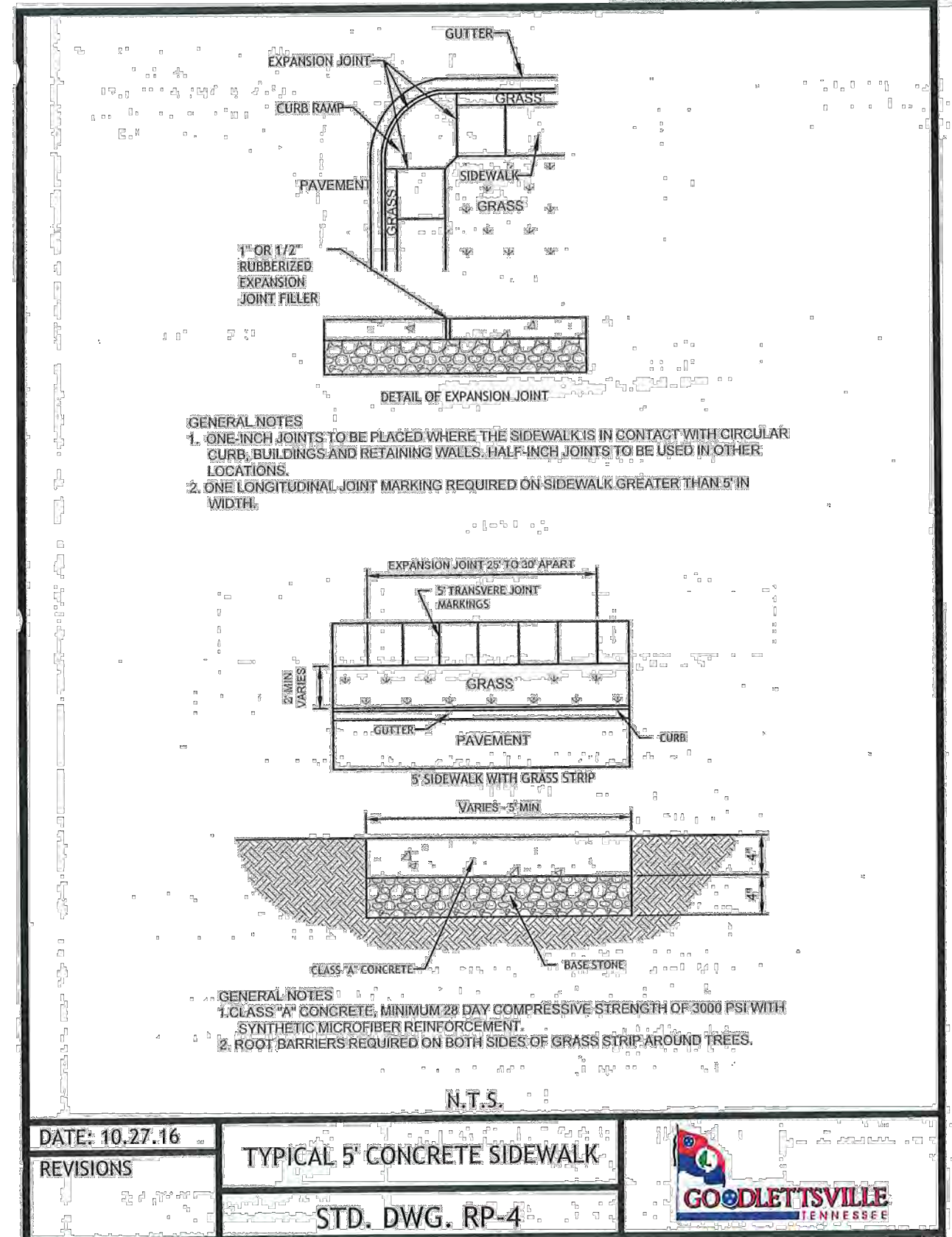
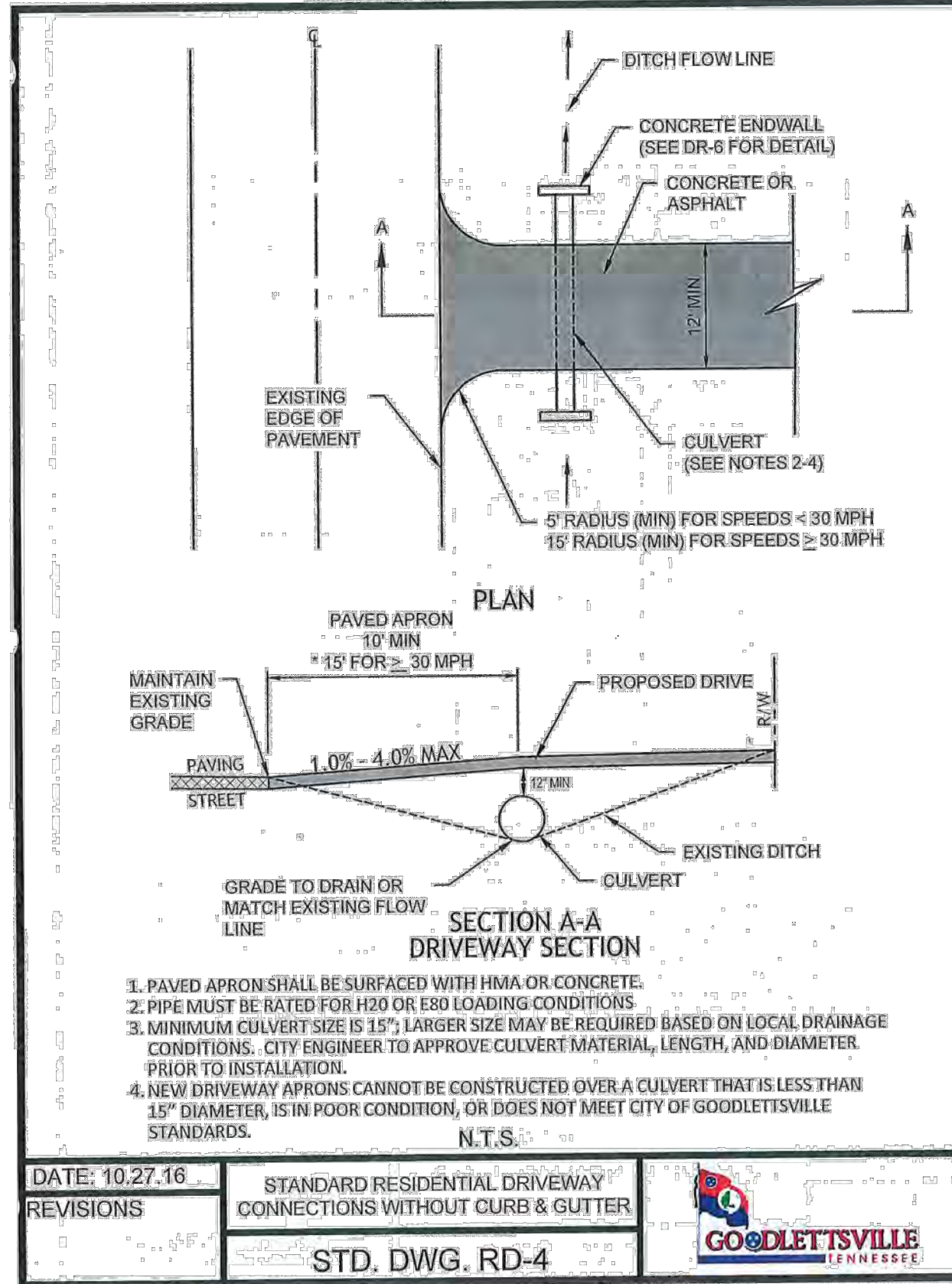
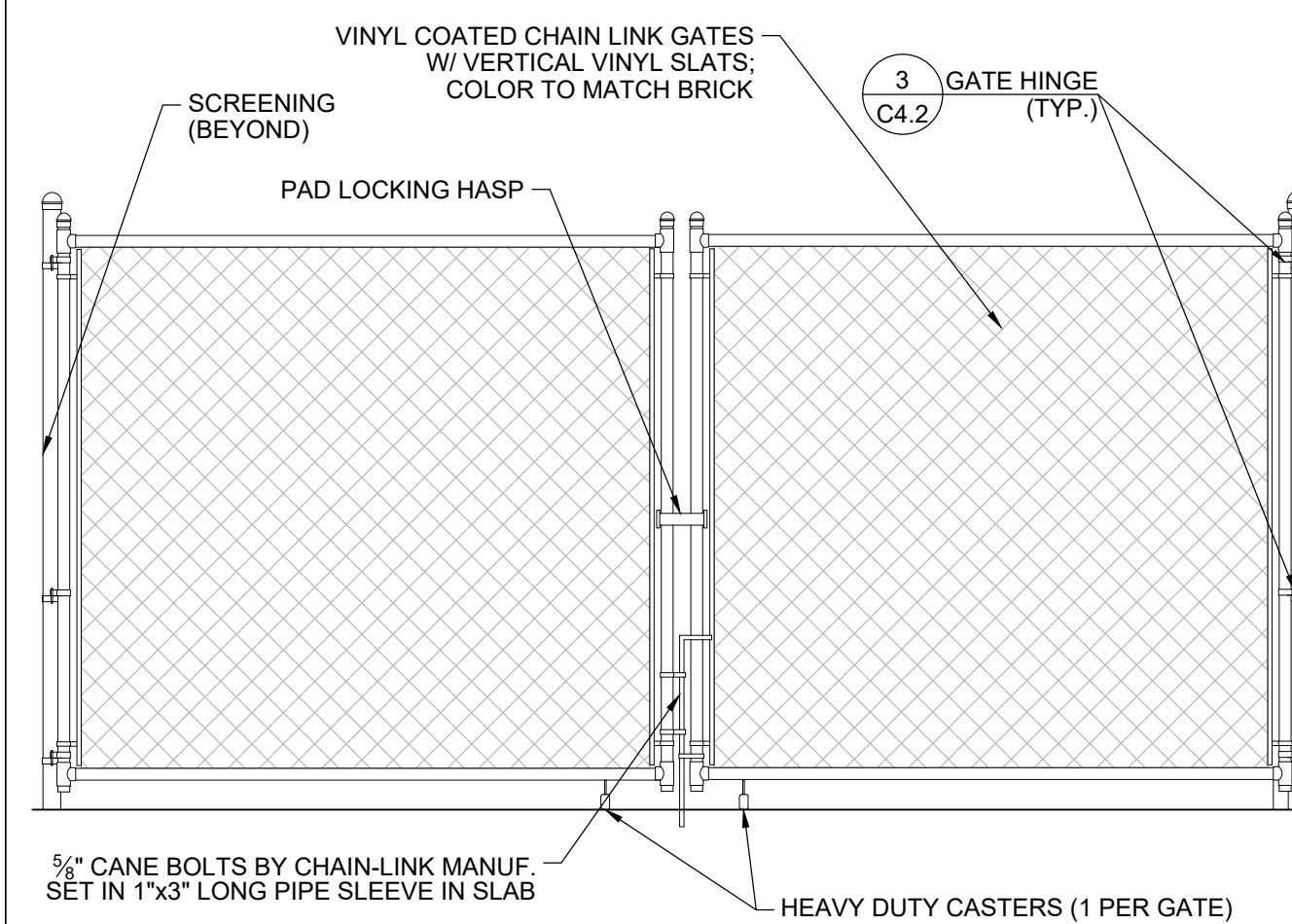
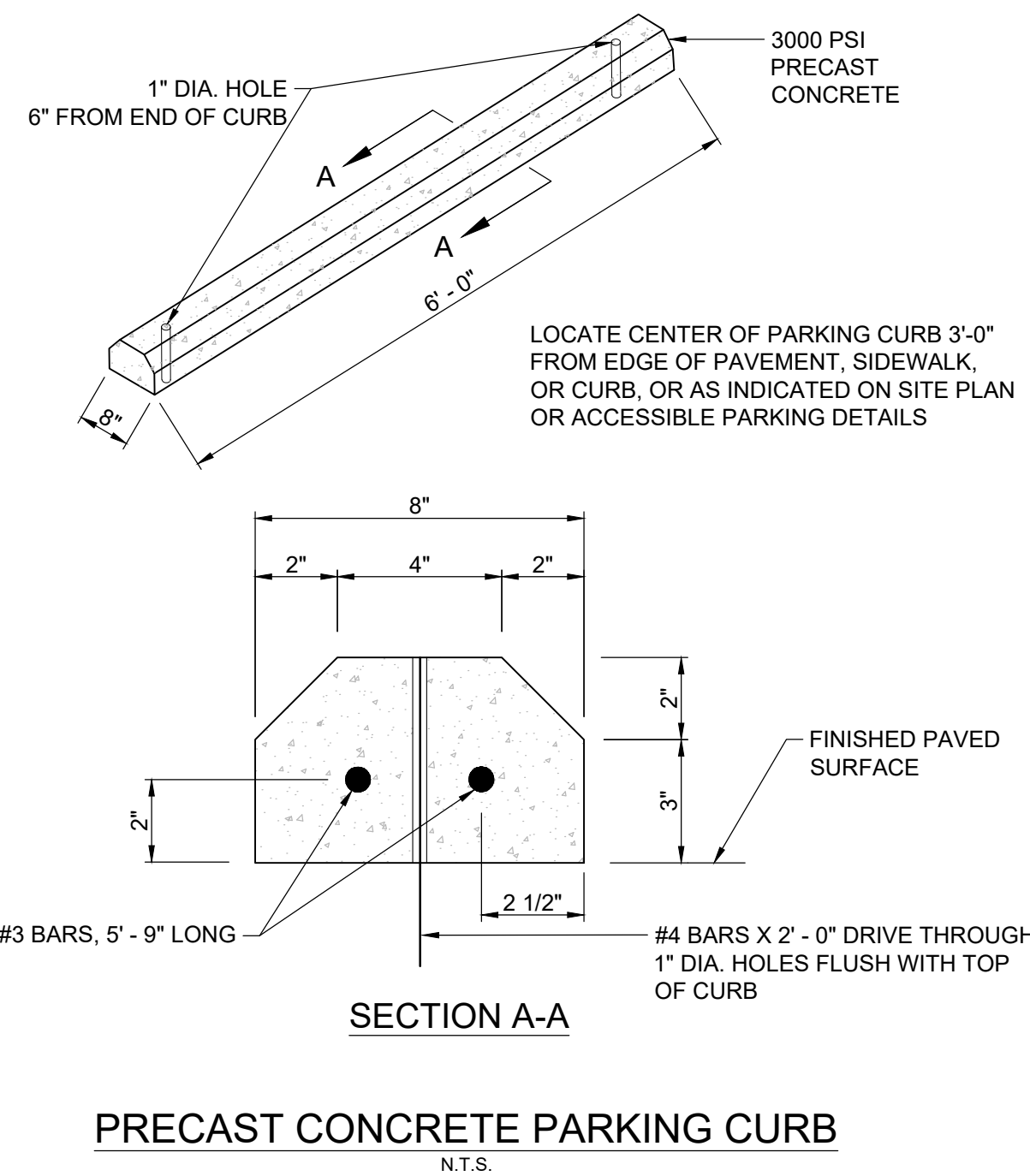
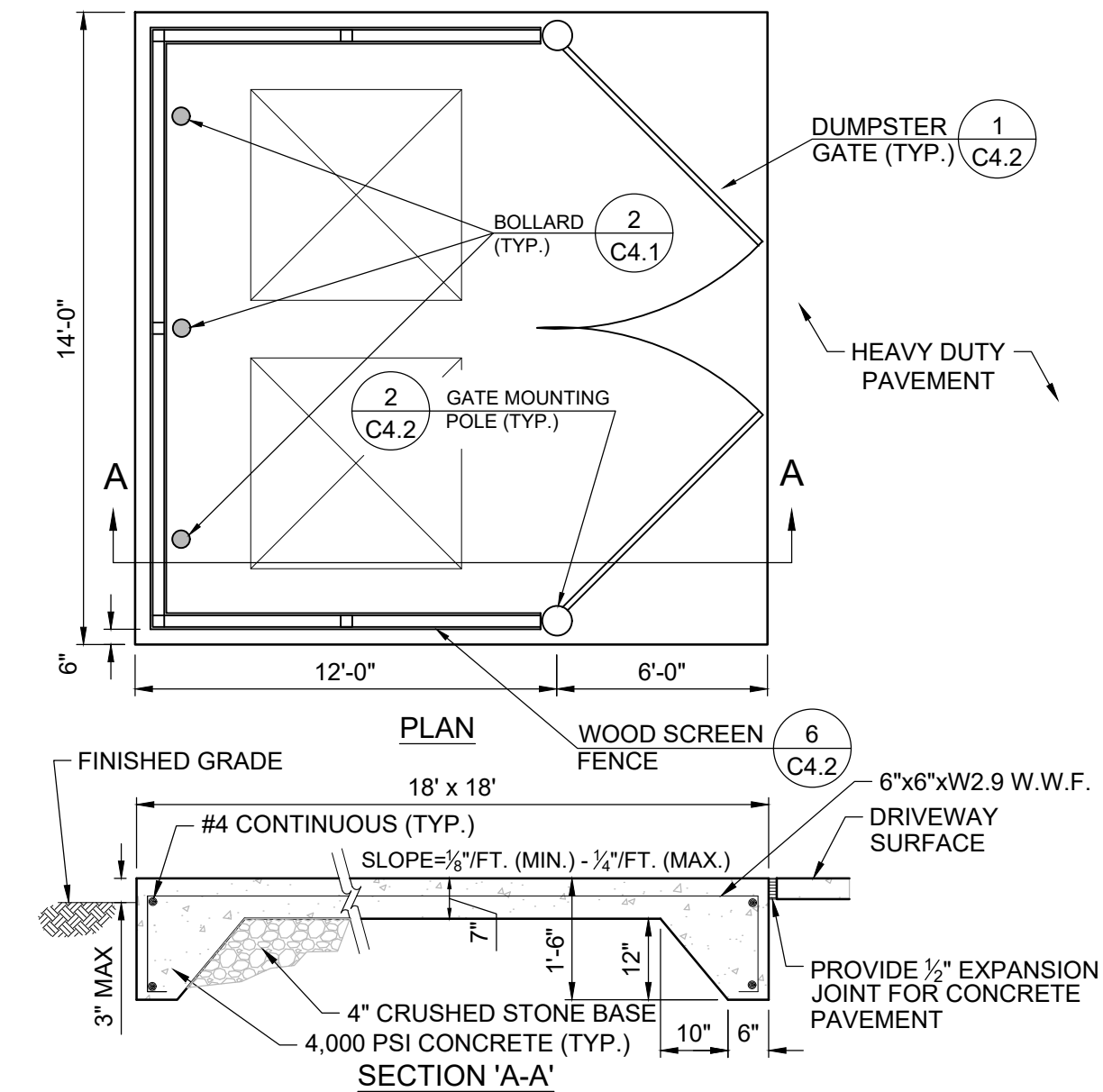
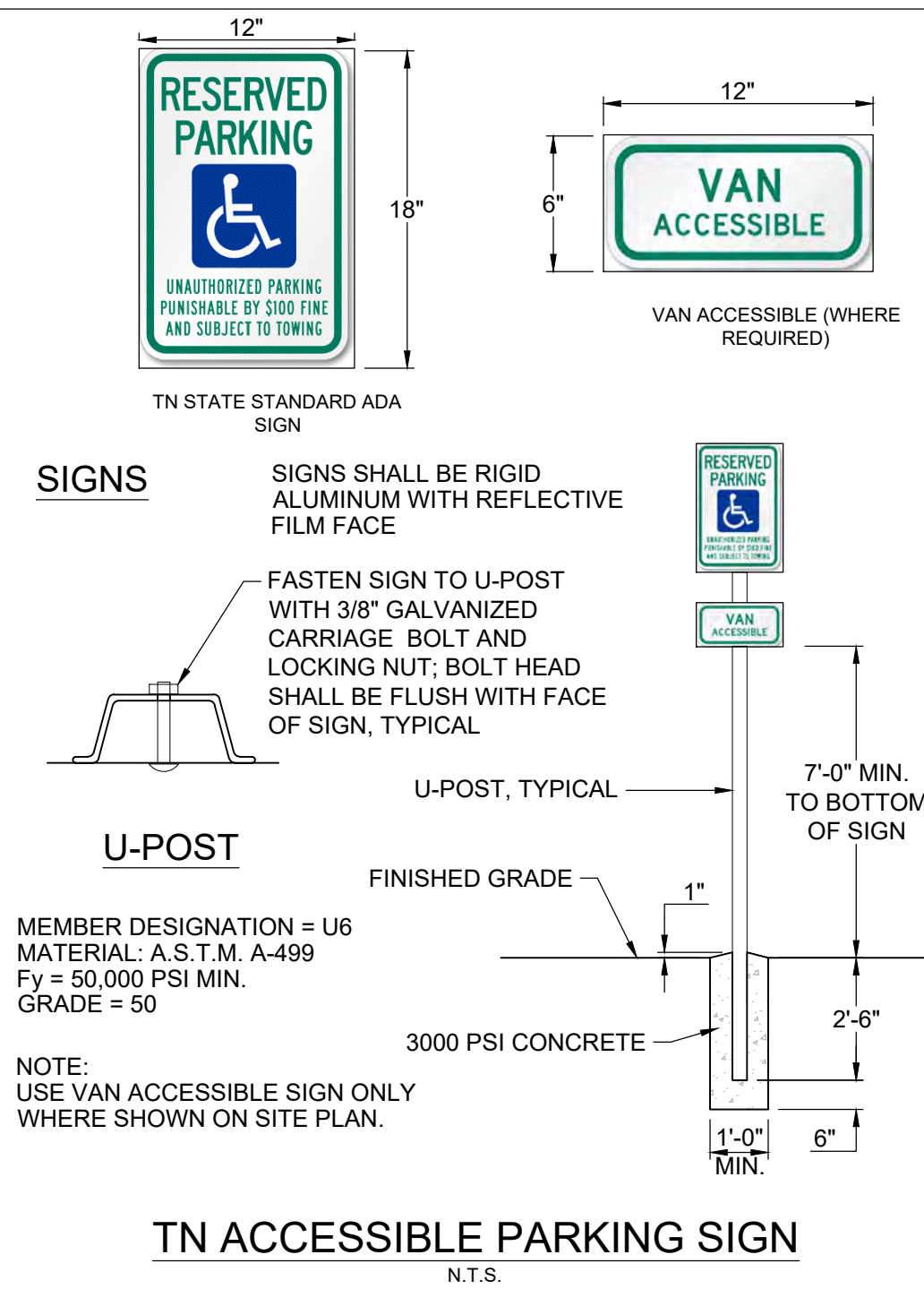
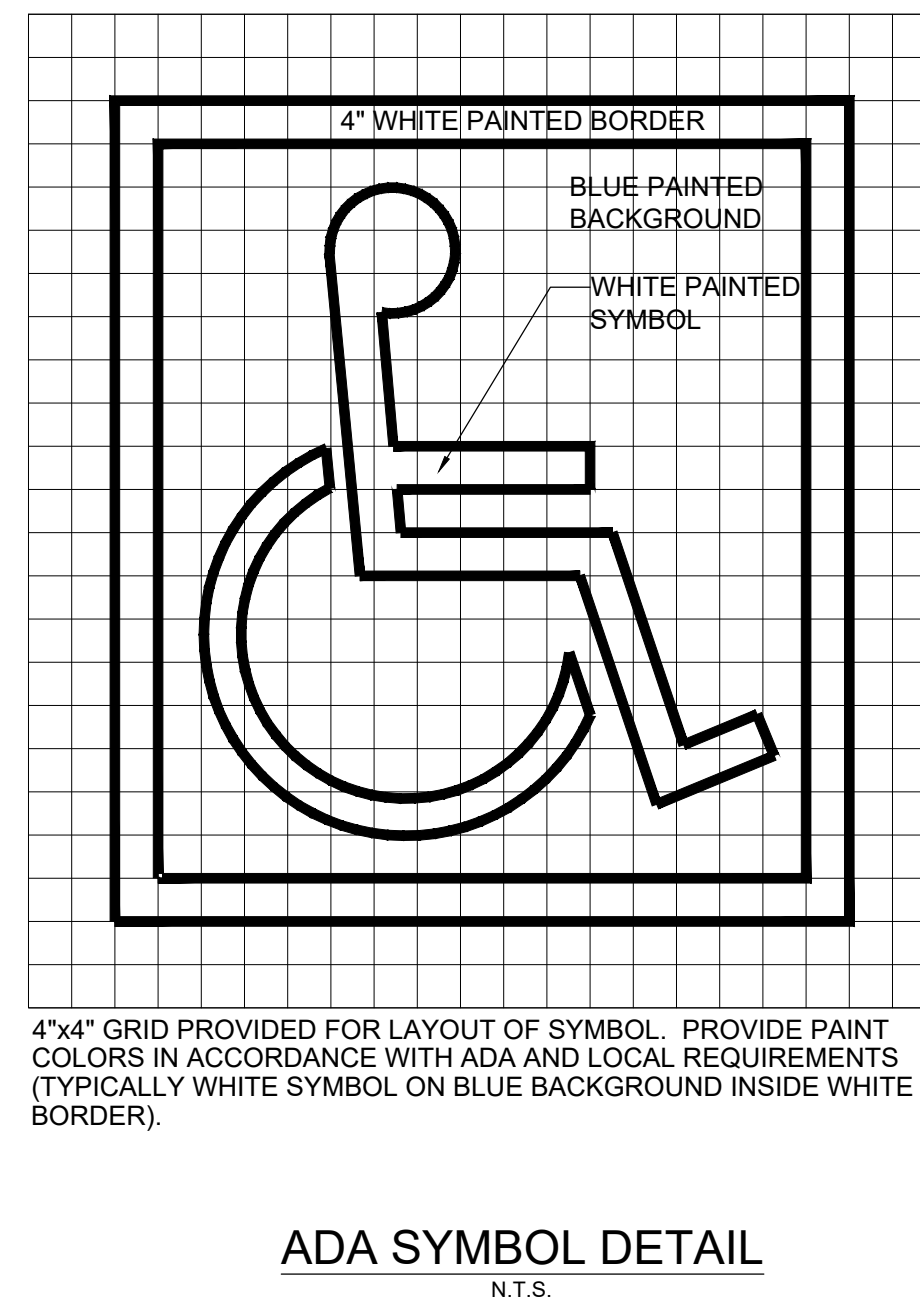
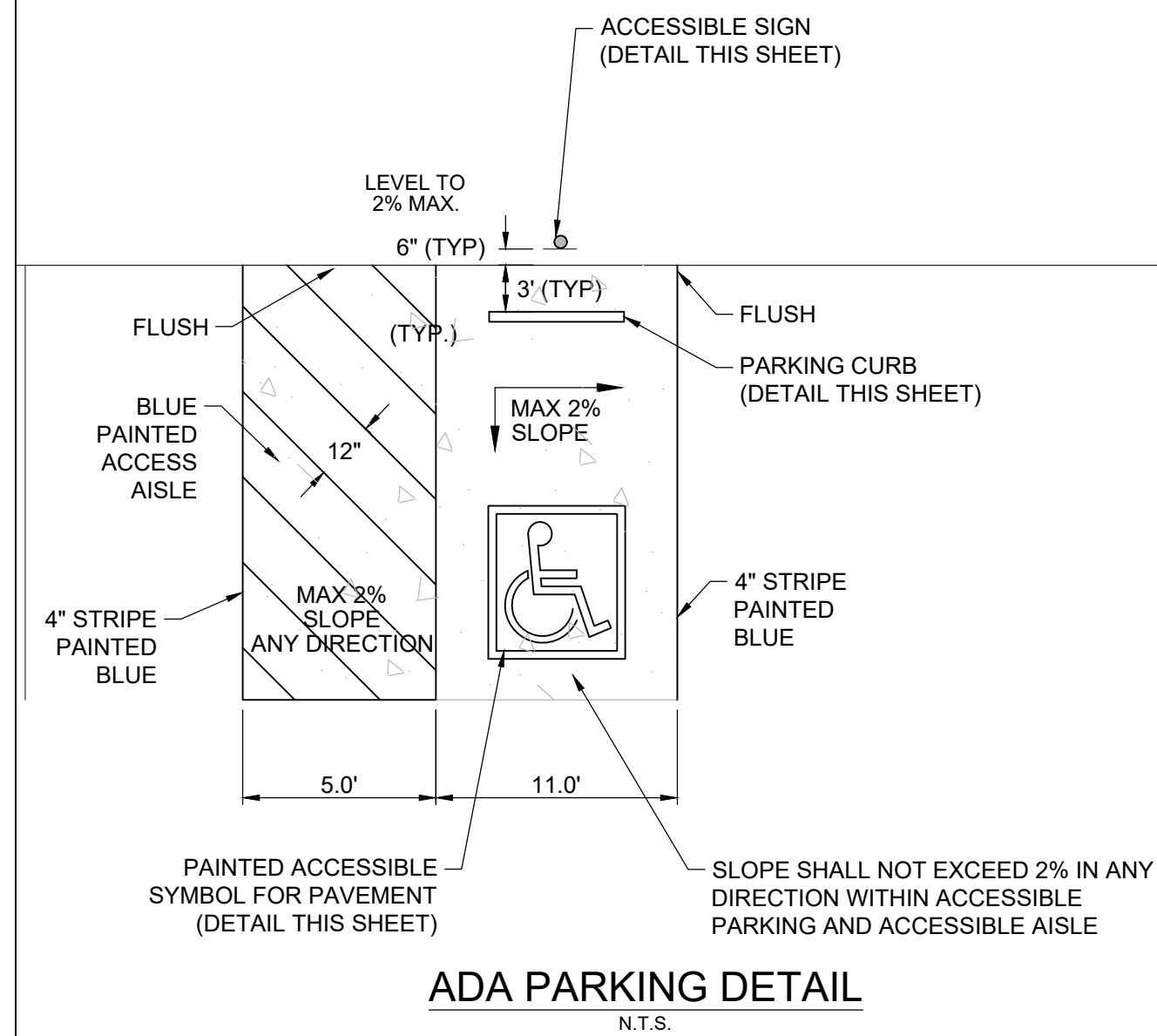
CONSULTANTS:

| Revision |           |                    |
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| No.      | Date      | Description        |
| 1        | 9/1/2023  | PER OWNER COMMENTS |
| 2        | 9/21/2023 | PER CITY COMMENTS  |
|          |           |                    |
|          |           |                    |
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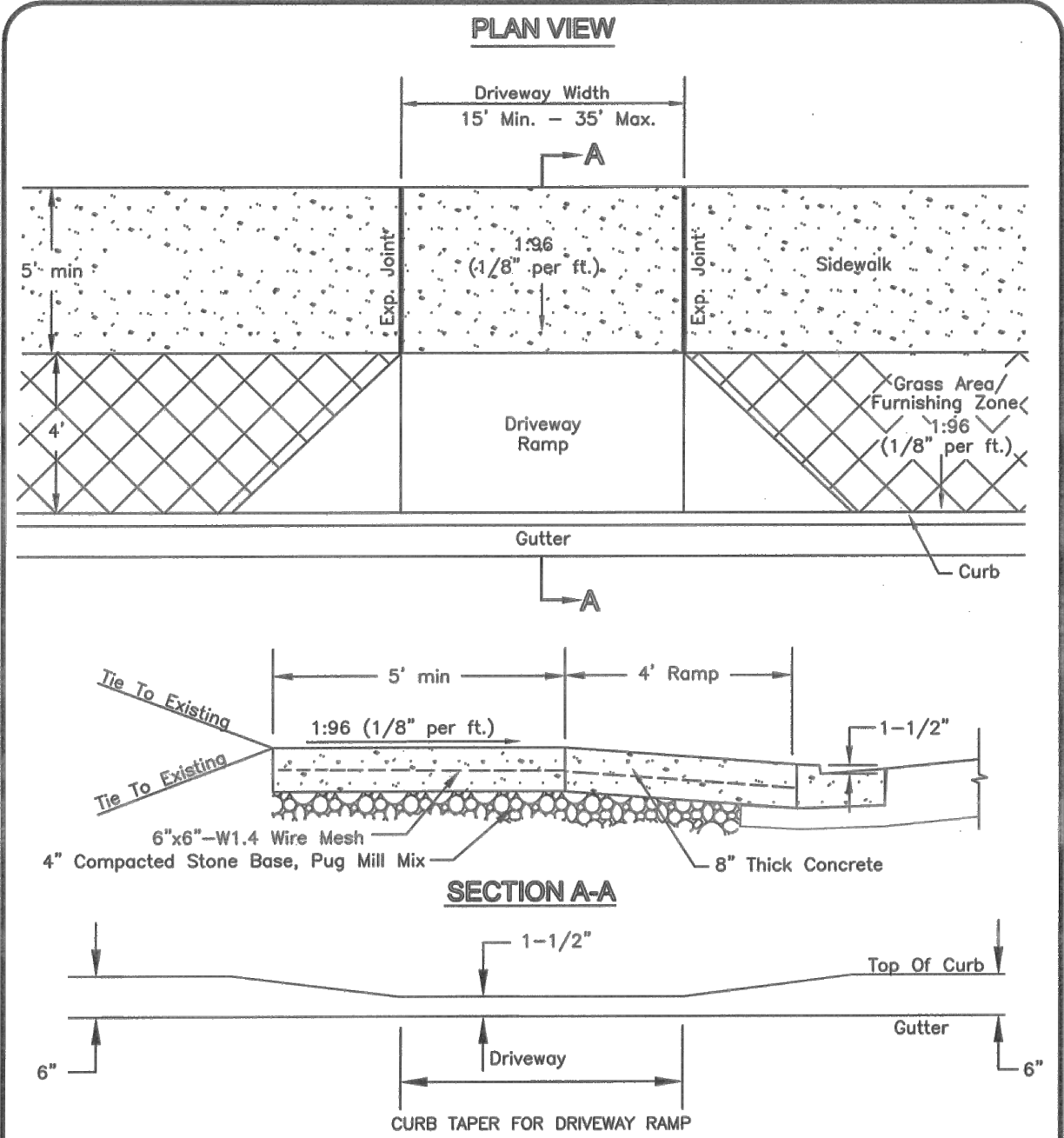
THIS DRAWING IS THE PROPERTY OF TKE ARCHITECTURE & ENGINEERING (TKE A&E). ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR WRITTEN CONSENT OF TKE A&E IS PROHIBITED.

SHEET NO.:









NOTE: 1. Cross-slope of sidewalk shall not exceed 1:48 (vertical:horizontal).  
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.  
3. Concrete shall be 8 inches thick.

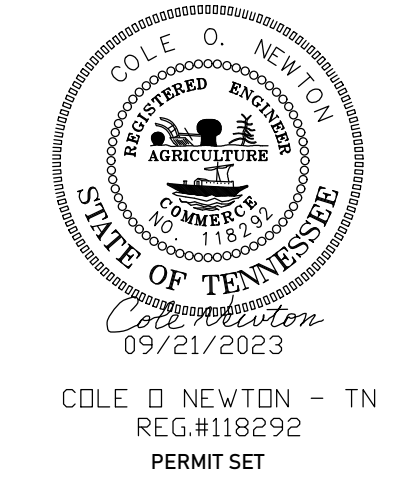
NOT TO SCALE

|                                                                                           |                                                 |                                        |
|-------------------------------------------------------------------------------------------|-------------------------------------------------|----------------------------------------|
| METROPOLITAN GOVERNMENT OF<br>NASHVILLE AND DAVIDSON COUNTY<br>DEPARTMENT OF PUBLIC WORKS | NEW CONSTRUCTION<br>COMMERCIAL<br>DRIVEWAY RAMP | DWG. NO. ST-324                        |
| DIR. OF ENG.: <i>Mark Hays</i>                                                            | DATE: <i>5/12/03</i>                            | REVISED: 07/27/02<br>REVISED: 05/08/03 |

CONSULTANTS:

PROJECT TITLE:  
CASPER'S

MAP 35, PARCEL 03.00, C 46.00  
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:  
CIVIL SITE DETAILS

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

SHEET NO.:

# TRAFFIC IMPACT STUDY

**NORTHVIEW LANDING  
MIXED-USE DEVELOPMENT  
GOODLETTSVILLE, TENNESSEE**

**PREPARED ON BEHALF OF:**



**PREPARED BY:**



**FEBRUARY 2023**



**TRAFFIC IMPACT STUDY**

**NORTHVIEW LANDING MIXED-USE DEVELOPMENT  
GOODLETTSVILLE, TENNESSEE**

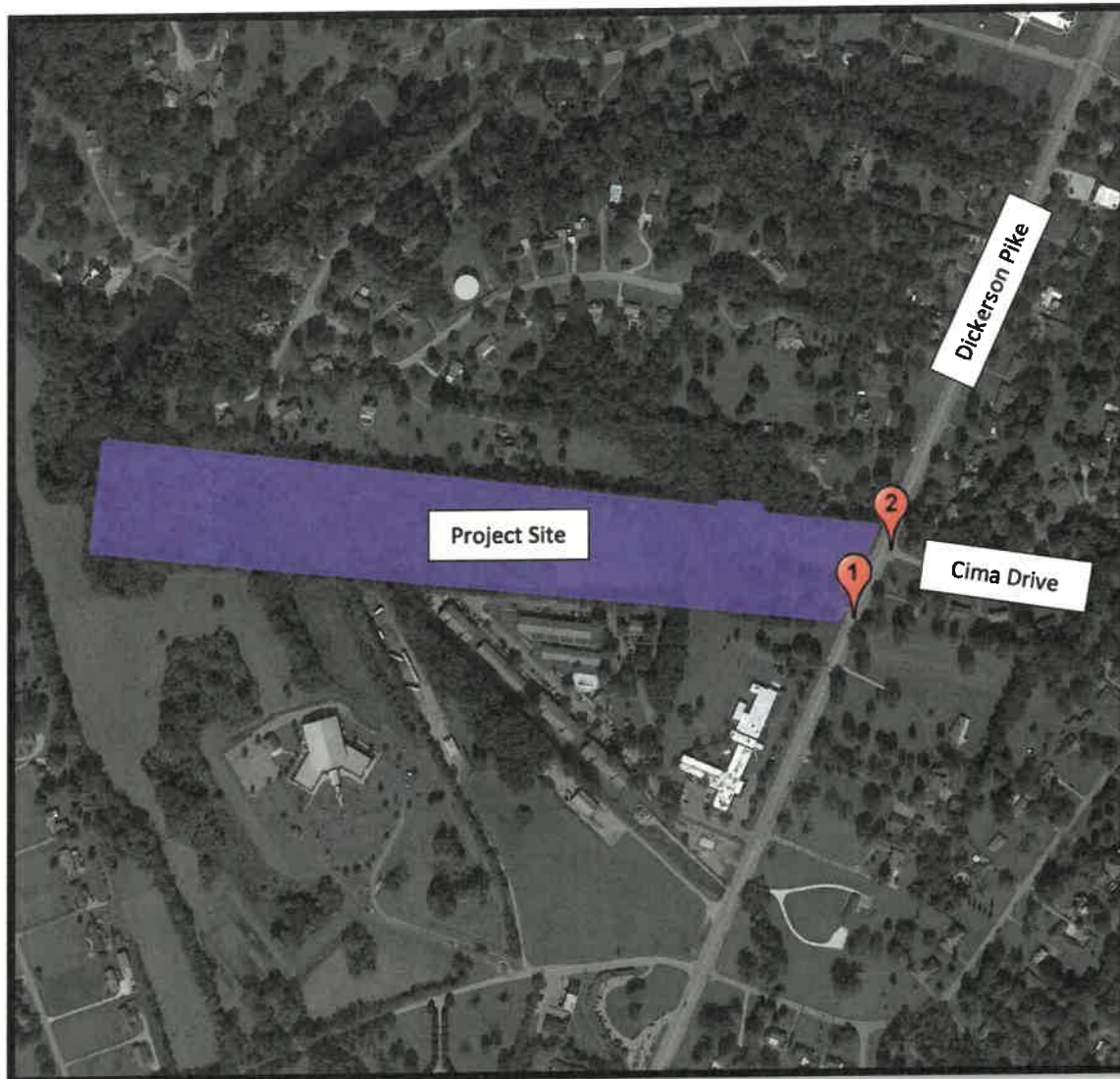


**PREPARED BY:**

**RG Phillips Consulting, LLC**

**Richard G. Phillips, P.E.  
106 Mission Court, Suite 301  
Franklin, TN 37067**





**Figure 1.**  
**Project Location &**  
**Study Intersections**

**Existing Roadway Network**

The roadways in the vicinity of the site that will provide access to the Northview Landing mixed-use development are described as follows:

- *Dickerson Pike (US Highway 41 / US Highway 31W / State Highway 11)* is functionally classified as a principal arterial roadway. In the vicinity of the project site, Dickerson Pike runs generally north-south, with two travel lanes in each direction and a center two-way left turn lane, and has a posted speed limit of 40 mph.
- *Cima Drive* is a two-lane local roadway with a posted speed limit of 30 mph.

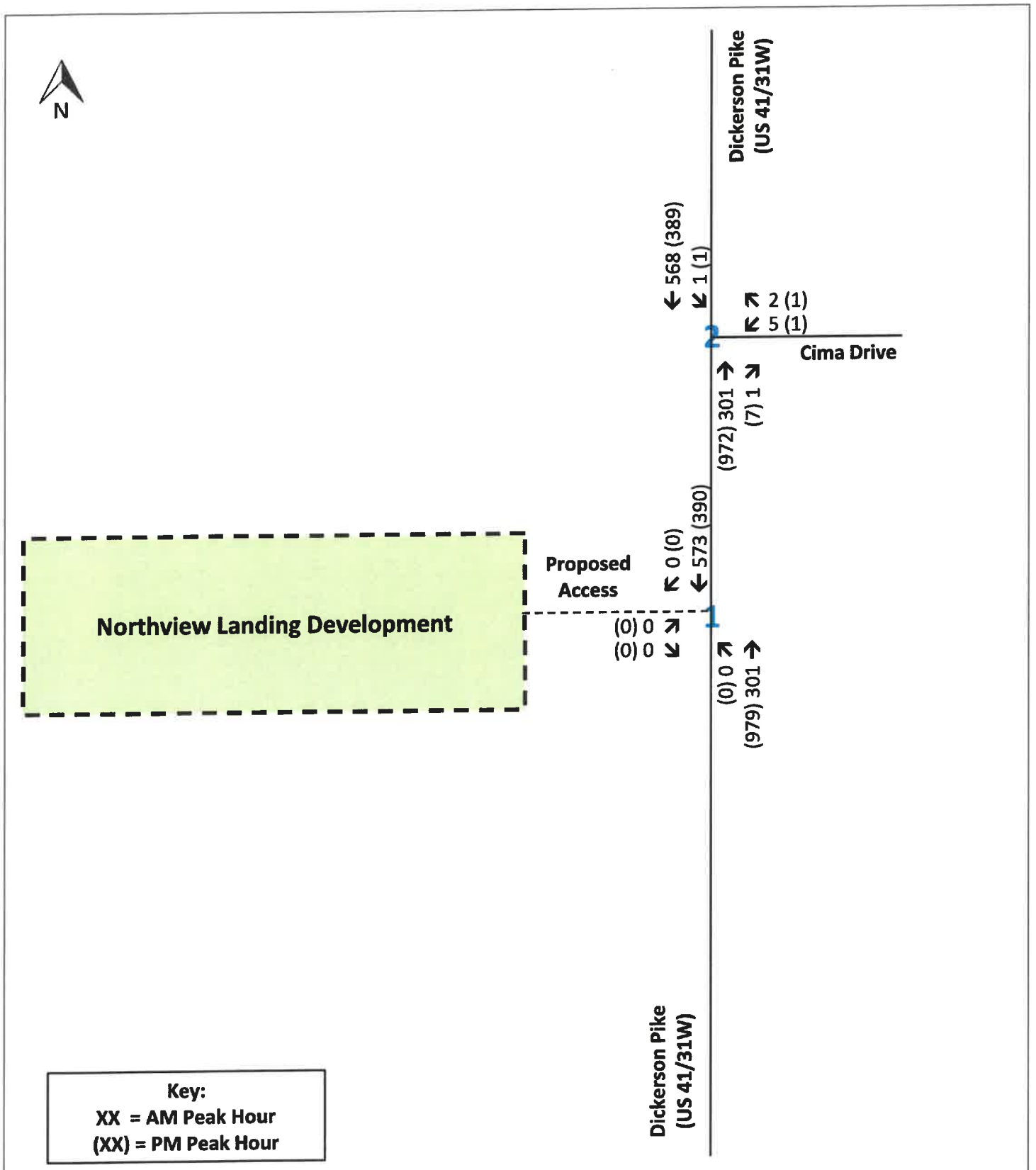


**Existing Traffic Operations**

To provide data for the analysis, manual turning movement traffic counts were performed near the proposed Project Access, at the intersection of Dickerson Pike & Cima Drive. The counts were conducted at this intersection to determine the existing directional split of traffic, as well as to identify the through volumes on Dickerson Pike at the proposed Project Access.

The traffic counts were conducted on a typical weekday from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM. From the traffic counts collected, it was determined that the AM peak hour of traffic occurred between 7:15 AM and 8:15 AM, and the PM peak hour of traffic occurred between 4:15 PM and 5:15 PM.

The existing 2023 peak hour traffic volumes for the intersection studied are illustrated in Figure 3. The traffic count data utilized for this study are included in summary form in Appendix A.



**Figure 3.**  
**Existing Traffic Volumes (2023)**  
 Northview Landing Mixed-Use Development  
 Goodlettsville, Tennessee

### **2023 Existing Capacity Analyses**

As previously described, the capacity analyses result in the determination of a Level of Service (LOS) for an intersection. The LOS is a concept used to describe how well an intersection or roadway operates. LOS A is the best, while LOS F is the worst.

The results of the capacity analyses for the 2023 existing conditions at the intersections studied are presented in Table 3. As shown, the intersections contained in the study area presently operate at relatively good levels of service (LOS C or better) during both the AM and PM peak traffic hours.

Appendix B contains the capacity analysis worksheets for the 2023 existing traffic conditions.



**Table 3**  
**2023 Existing Traffic Conditions Analyses**  
**Peak Hour Levels of Service**

| Intersection |                                 |                                  | Level of Service /<br>(Delay in Seconds) |                 |
|--------------|---------------------------------|----------------------------------|------------------------------------------|-----------------|
| #            | Description                     | Critical Movement <sup>(1)</sup> | AM Peak<br>Hour                          | PM Peak<br>Hour |
| 1            | Dickerson Pike & Project Access | Northbound Left                  | ---                                      | ---             |
|              |                                 | Eastbound                        | ---                                      | ---             |
| 2            | Dickerson Pike & Cima Drive     | Southbound Left                  | A (8.0)                                  | B (10.9)        |
|              |                                 | Westbound                        | B (11.5)                                 | C (16.7)        |

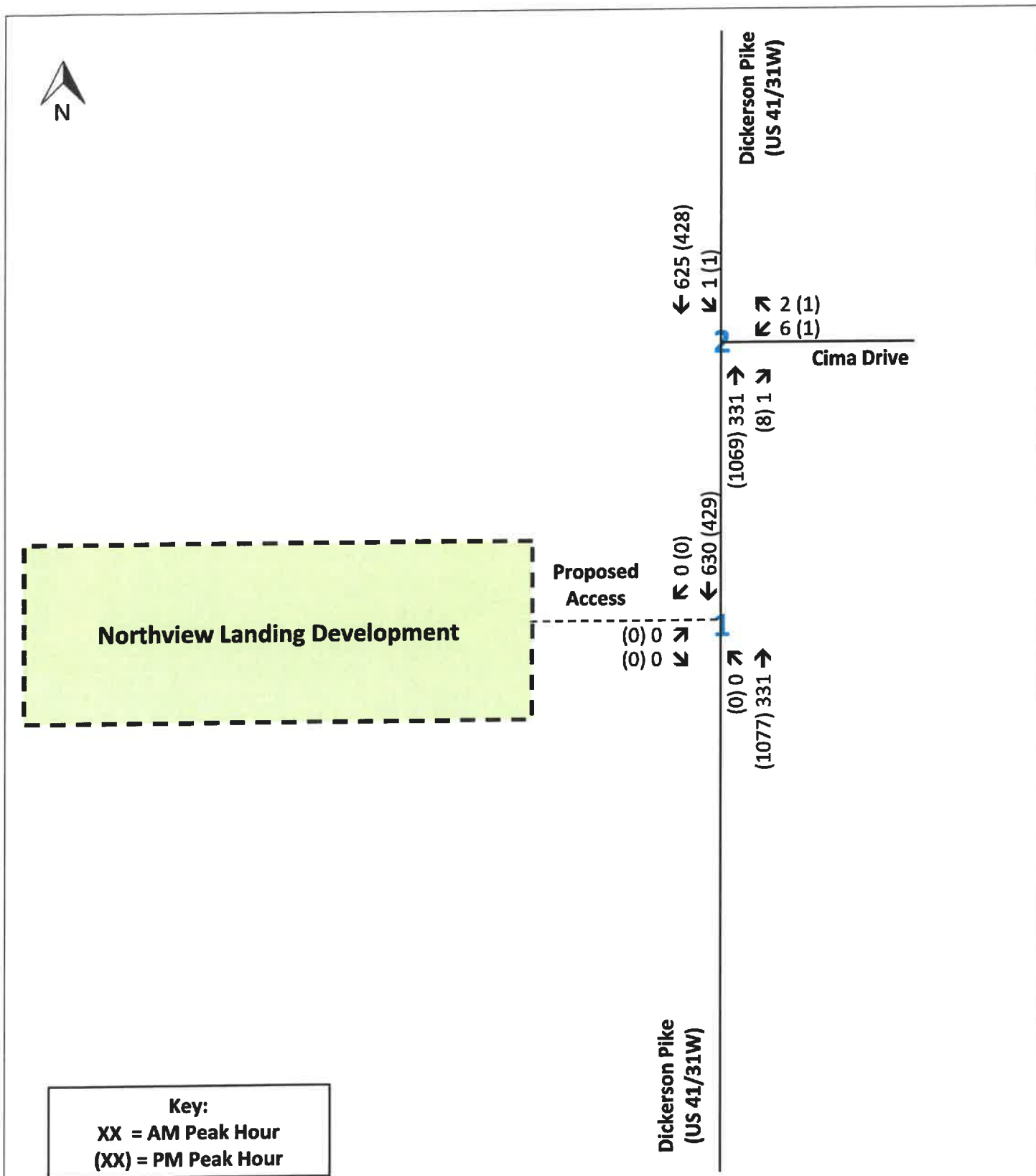
<sup>(1)</sup> For signalized control, the overall LOS and delay are listed for the intersection. For intersections with stop control on the minor approaches only, the LOS and delay are listed for movements that are required to stop or yield the right-of-way.

#### **4. 2028 BACKGROUND TRAFFIC CONDITIONS**

The 2028 background conditions analyses are presented to evaluate the traffic levels expected at the project buildout year due to traffic growth beyond the 2023 existing traffic volumes. Data from a nearby count station, #289 on Dickerson Pike, south of the project site, was obtained from TDOT. Based on historical ADT traffic counts at this count station, a negative average annual growth rate of was indicated in the vicinity of the project site over the last ten-year period. For the purposes of this study, the 2023 existing traffic volumes were increased by 2.0% per year for the five-year development period to obtain the 2028 background traffic volumes.

The 2028 background traffic volumes are illustrated in Figure 4. These background traffic volumes represent the traffic which could be expected to travel through the study area, even if the proposed Northview Landing mixed-use development is not completed.

The historical TDOT data from count station #289 is included in Appendix A.



**Figure 4.**  
**Background Traffic Volumes (2028)**  
 Northview Landing Mixed-Use Development  
 Goodlettsville, Tennessee



### 2028 Background Intersection Capacity Analyses

To determine the LOS of the intersections studied, capacity analyses were performed for the AM and PM peak hours of traffic for the 2028 background traffic conditions. The capacity calculations were performed in accordance with the methods outlined in the *Highway Capacity Manual*. As previously described, the capacity analyses result in the determination of a Level of Service (LOS) for an intersection. The LOS is a concept used to describe how well an intersection or roadway operates. LOS A is the best, while LOS F is the worst.

As shown in Table 4, the intersections included in this study are expected to operate at relatively good levels of service (LOS C or better) during both the AM and PM peak traffic hours.

Appendix B contains the capacity analysis worksheets for the 2028 background traffic conditions.

**Table 4**  
**2028 Background Traffic Conditions Analyses**  
**Peak Hour Levels of Service**

| Intersection |                                 |                                  | Level of Service /<br>(Delay in Seconds) |                 |
|--------------|---------------------------------|----------------------------------|------------------------------------------|-----------------|
| #            | Description                     | Critical Movement <sup>(1)</sup> | AM Peak<br>Hour                          | PM Peak<br>Hour |
| 1            | Dickerson Pike & Project Access | Northbound Left                  | ---                                      | ---             |
|              |                                 | Eastbound                        | ---                                      | ---             |
| 2            | Dickerson Pike & Cima Drive     | Southbound Left                  | A (8.1)                                  | B (11.5)        |
|              |                                 | Westbound                        | B (11.9)                                 | C (18.2)        |

<sup>(1)</sup> For signalized control, the overall LOS and delay are listed for the intersection. For intersections with stop control on the minor approaches only, the LOS and delay are listed for movements that are required to stop or yield the right-of-way.

## **5. 2028 PROJECTED TRAFFIC CONDITIONS**

To develop the projected traffic conditions, the trips expected to be generated by the proposed Northview Landing mixed-use development were determined. These trips were then assigned to the roadway network using a directional traffic distribution.

### **Trip Generation**

As mentioned in the project description, the proposed development will include 132 townhomes and 6,000 S.F. of retail space. Trips expected to be generated by the proposed development were calculated using data from *Trip Generation* (11<sup>th</sup> Edition), which is a publication of the Institute of Transportation Engineers (ITE).

The results of the trip generation calculations are presented in Table 5. This table also includes the number of pass-by trips assumed for the development.

- **Pass-by Trips** – Information contained in the *Trip Generation Handbook* indicates the pass-by capture rates are significant for retail land uses. For the purposes of this study, land use code 822 (Strip Retail <40,000 S.F.) was utilized for the retail portion of the proposed development. For LUC 822, a pass-by reduction rate of 20% was assumed for the AM peak hour of traffic, and a pass-by reduction rate of 34% was assumed for the PM peak hour of traffic. Additional information regarding the pass-by capture rates utilized can be found in Appendix C.

**Table 5**  
**Trip Generation for the Proposed**  
**Northview Landing Mixed-Use Development**

| Land Use Description                  | ITE Land Use Code (LUC) | SIZE       | Daily Trips  | AM Peak Hour Trips |           | PM Peak Hour Trips |           |
|---------------------------------------|-------------------------|------------|--------------|--------------------|-----------|--------------------|-----------|
|                                       |                         |            |              | Enter              | Exit      | Enter              | Exit      |
| Townhomes                             | 215                     | 132 Units  | 956          | 16                 | 47        | 44                 | 31        |
| Strip Retail (<40k S.F.)              | 822                     | 6,000 S.F. | 482          | 12                 | 8         | 27                 | 27        |
| <b>Total Generated Trips</b>          |                         |            | <b>1,438</b> | <b>28</b>          | <b>55</b> | <b>71</b>          | <b>58</b> |
| Pass-By Trip Reduction <sup>(1)</sup> |                         |            | N/A          | (2)                | (2)       | (9)                | (9)       |
| <b>Net New Generated Trips</b>        |                         |            | <b>1,438</b> | <b>26</b>          | <b>53</b> | <b>62</b>          | <b>49</b> |

<sup>(1)</sup> For LUC 822, a 20% pass-by reduction rate was assumed during the AM peak hour, and a 34% pass-by reduction rate was assumed during the PM peak hour.

Additional information regarding the trip generation calculations for the site development included in this study is contained in Appendix C.



### **Trip Distribution**

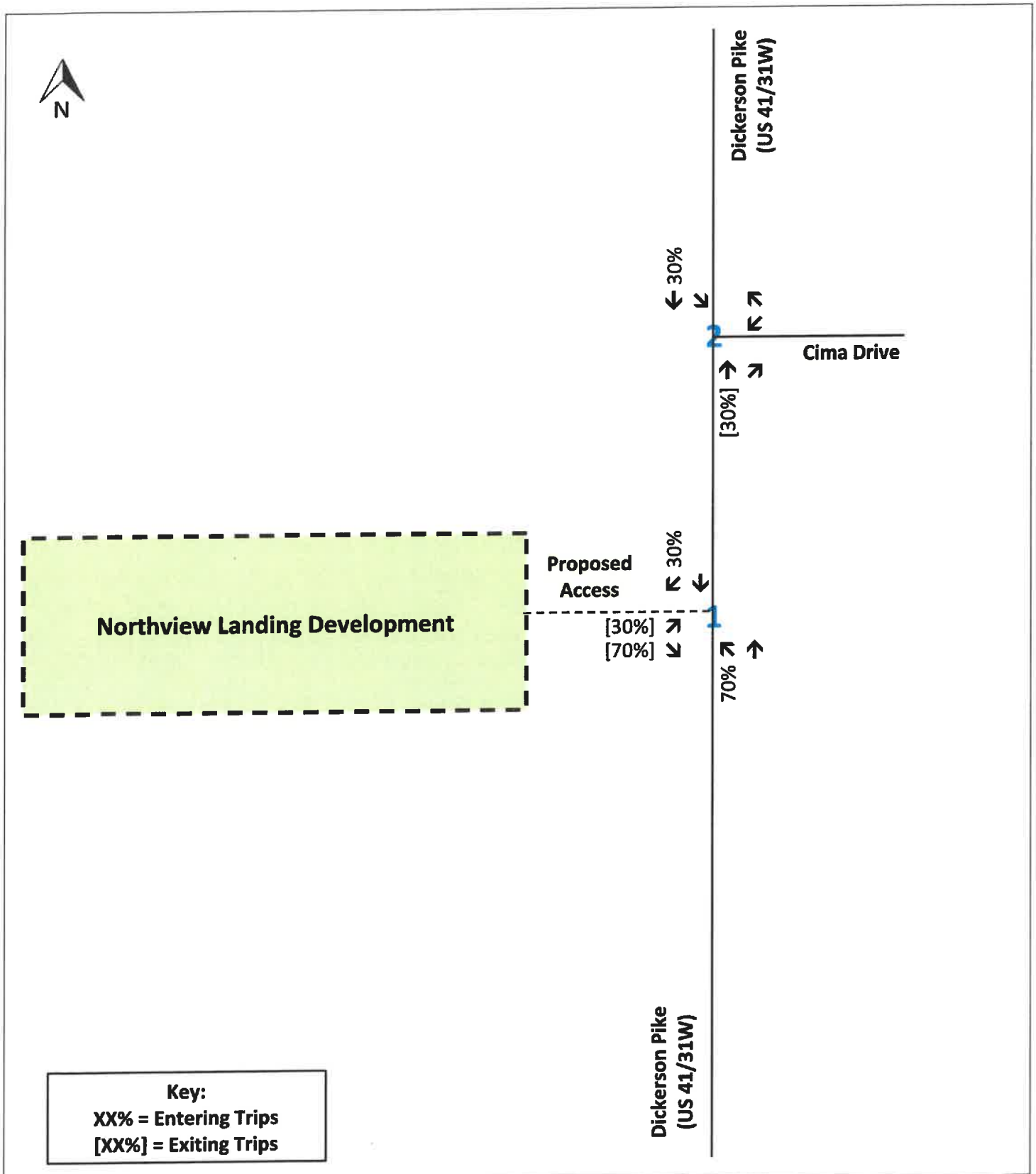
The trips that will be generated by the proposed mixed-use development were assigned to the roadway network using a trip distribution that is detailed in Appendix D. These directional distributions were based on the existing directional split of traffic, the access proposed for the site, and the employment centers in the area.

Given that more than one land use is proposed for the development, directional distributions were generated for each land use. As an example, Figure 5 illustrates the trip distribution for the townhomes portion of the development. The townhomes trip distribution is described below:

- 70% to / from the south on Dickerson Pike
- 30% to / from the north on Dickerson Pike

Appendix D includes the directional distributions as follows:

- Primary Trip Distributions
  - Townhomes (132 Units)
  - General Retail (6,000 S.F.)
- Pass-by Trip Distribution
  - General Retail (6,000 S.F.)



**Figure 5.**  
**Primary Trip Distribution - Townhomes (132 Units)**  
 Northview Landing Mixed-Use Development  
 Goodlettsville, Tennessee

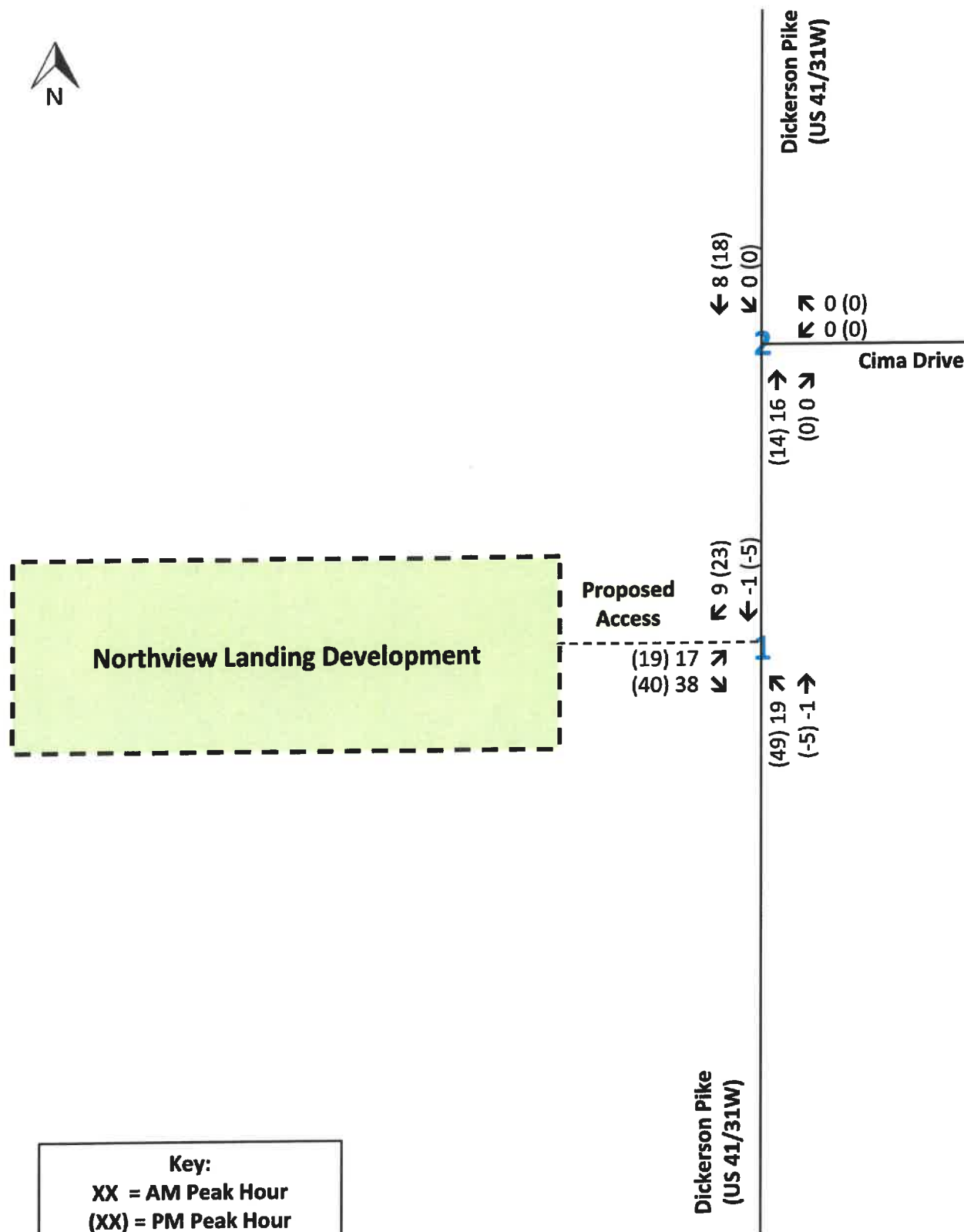
### **Traffic Assignment**

The assignments of the total trips that will be generated by the proposed mixed-use development are presented in Figure 6. These trips represent the new traffic expected to be generated by the site development of the project.

Appendix E contains the traffic assignment figures utilized in developing the projected traffic volumes at buildout conditions. Traffic assignment information included in Appendix E is listed as follows:

- Existing Traffic Volumes (2023)
- Background Traffic Volumes (2028)
  - Historical Growth (2.0% per year for 5 years)
  - Total Background Traffic (2028)
- Primary Traffic Assignment
  - Townhomes (132 Units)
  - General Retail (6,000 S.F.)
- Total Primary Site Generated Traffic Assignment
- Pass-by Traffic Assignment
  - General Retail (6,000 S.F.)
- Total Site Generated Traffic Assignment
- Total Projected Traffic Volumes at Project Buildout (2028)

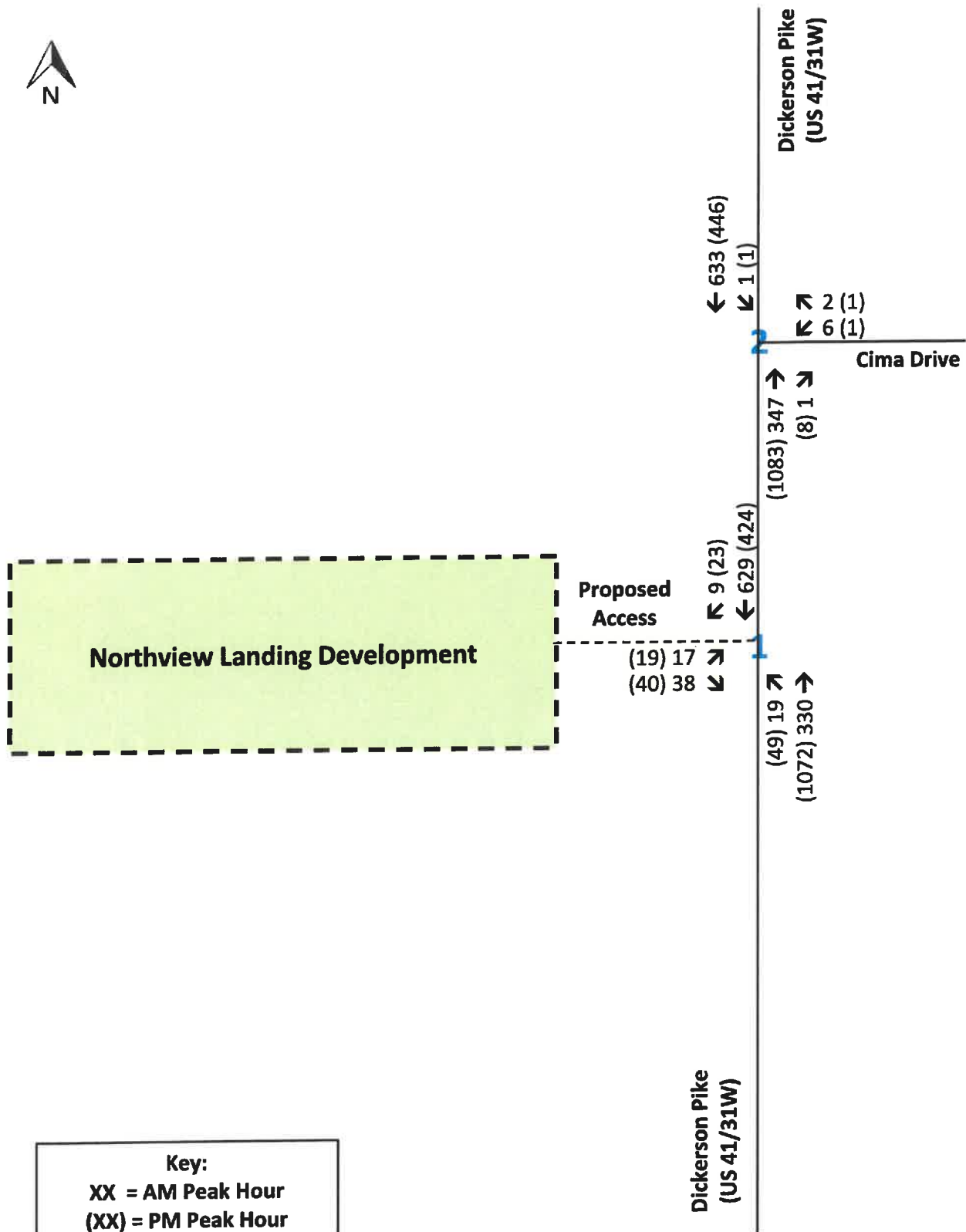
The site-generated traffic volumes, shown in Figure 6, were added to the background peak hour traffic volumes in order to obtain the total projected traffic volumes for the intersections within the study area. Figure 7 presents the total projected AM and PM peak hour traffic volumes expected at the completion of the proposed project.



**Figure 6.**  
**Site Generated Traffic**  
Northview Landing Mixed-Use Development  
Goodlettsville, Tennessee







**Figure 7.**  
**Total Projected Traffic at Buildout (2028)**  
**Northview Landing Mixed-Use Development**  
**Goodlettsville, Tennessee**



### **2028 Projected Intersection Capacity Analyses**

To determine the projected LOS of the intersection studied, capacity analyses were performed for the AM and PM peak hours of traffic. The capacity calculations were performed in accordance with the methods outlined in the *Highway Capacity Manual*.

As previously described, the capacity analyses result in the determination of a Level of Service (LOS) for an intersection. The LOS is a concept used to describe how well an intersection or roadway operates. LOS A is the best, while LOS F is the worst.

The results of the capacity analyses for the 2028 projected traffic conditions at the intersection studied are presented in Table 6. As shown, the intersection included in this study is projected to operate at relatively good levels of service (LOS C or better) during both the AM and PM peak traffic hours.

Appendix E contains the capacity analysis worksheets for the 2028 projected traffic conditions.

**Table 6**  
**2028 Projected Traffic Conditions at Project Buildout**  
**Peak Hour Levels of Service**

| Intersection |                                 |                                  | Level of Service /<br>(Delay in Seconds) |                 |
|--------------|---------------------------------|----------------------------------|------------------------------------------|-----------------|
| #            | Description                     | Critical Movement <sup>(1)</sup> | AM Peak<br>Hour                          | PM Peak<br>Hour |
| 1            | Dickerson Pike & Project Access | Northbound Left                  | A (9.2)                                  | A (8.7)         |
|              |                                 | Eastbound                        | B (12.9)                                 | B (13.2)        |
| 2            | Dickerson Pike & Cima Drive     | Southbound Left                  | A (8.1)                                  | B (11.6)        |
|              |                                 | Westbound                        | B (12.1)                                 | C (18.4)        |

<sup>(1)</sup> For signalized locations and all-way stop control, the overall LOS and delay are listed for the intersection. For intersections with stop control on the minor approaches only, the LOS and delay are listed for movements that are required to stop or yield the right-of-way.

**Consideration of Offsite Improvements**

Based on the results of the 2028 projected intersection capacity analyses, offsite improvements were evaluated. Specifically, the need for right turn lane improvements was assessed. Left turn lane analyses were not conducted for this study, as there is an existing center two-way left turn lane on Dickerson Pike at the proposed Project Access.

**Right Turn Lane Evaluations**

To evaluate the need for right turn lane improvements, the criteria contained in NCHRP 457 were compared to the 2028 projected traffic volumes at the intersection of Dickerson Pike and the proposed Project Access. For this location, the AM and PM peak hour volumes were compared to the data for a four-lane, 40-mph roadway.

**#1 – Dickerson Pike & Project Access**

The results of the analyses show that the projected volumes do not meet the thresholds indicated for the installation of a southbound right turn lane at this location. However, to benefit the overall traffic operations in the area, the developer has agreed to install a southbound right turn lane on Dickerson Pike at the Project Access.

Copies of the right turn analyses are included in Appendix F.

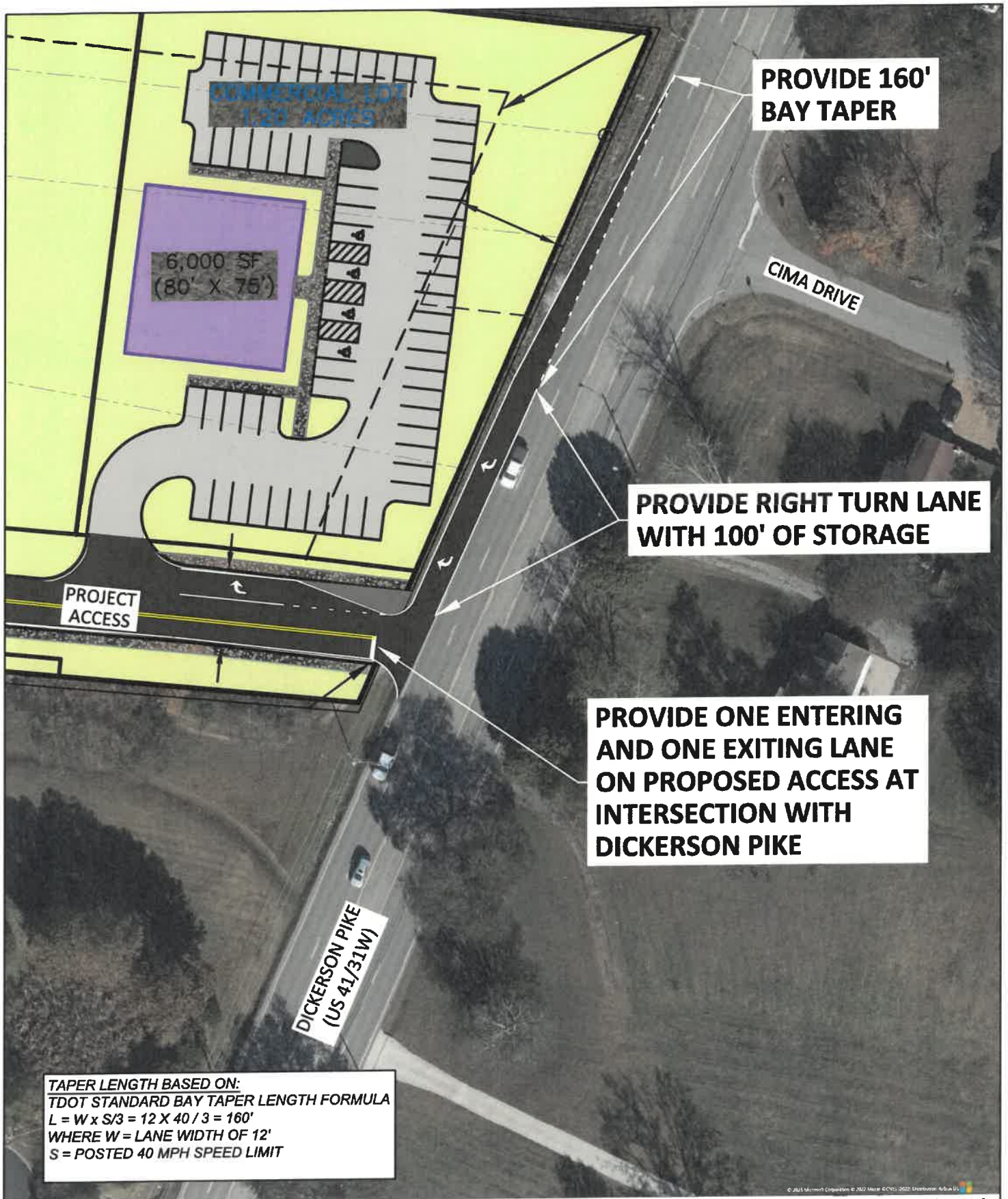


## **6. CONCLUSIONS AND RECOMMENDATIONS**

The analyses presented in this study indicate that the traffic generated by the proposed Northview Landing mixed-use development can be accommodated with certain access and traffic control improvements. These recommended improvements are shown conceptually in Figure 8 and are listed as follows:

- Provide a 100' southbound right turn lane on Dickerson Pike at the proposed Project Access. The right turn lane is recommended to have a 160' bay taper in order to conform to TDOT standards.
- The conceptual site plan shows two entering lanes on the Project Access. However, dual entry lanes are not allowed by TDOT for unsignalized locations. In view of this, it is recommended that one entering lane and one exiting lane be provided on the proposed Project Access at its intersection with Dickerson Pike.

In conclusion, implementing the improvements recommended above should mitigate the impacts of the proposed Northview Landing mixed-use development and provide for efficient traffic operations in the vicinity of the project site.



Northview Landing Development - Traffic Impact Study (Goodlettsville, TN)

**Figure 8.**

Conceptual Sketch of Recommended Improvements

## Daniel Boyett

---

**From:** notification@pay.gov  
**Sent:** Tuesday, October 24, 2023 3:37 PM  
**To:** Daniel Boyett  
**Subject:** Pay.gov Payment Confirmation: TVA ROW Use Request



An official email of the United States government



Your payment has been submitted to Pay.gov and the details are below. If you have any questions regarding this payment, please contact TVA Transmission ROW Team at . or [rightofway@tva.gov](mailto:rightofway@tva.gov).

Application Name: TVA ROW Use Request  
Pay.gov Tracking ID: 278PHGFE  
Agency Tracking ID: 76530996253  
Transaction Type: Sale  
Transaction Date: 10/24/2023 04:36:32 PM EDT  
Account Holder Name: Tanika Cox  
Transaction Amount: \$500.00  
Card Type: Visa  
Card Number: \*\*\*\*\*3609

Applicant: Daniel Boyett  
Owner: Jim Spangler  
Location: 805 Dickerson Pike, Goodlettsville, TN 37072  
Location Description: Coords: 36.30851900, -86.71996500  
Project Description: The area within the easement is intended to be an opens space/ amenity area similar to a park. There will be paved parking and roads crossing as well as 8 inch water lines and 8 inch sewer lines.  
Driveway/Roadway: Width: 40 ft, Material: asphalt and cement concrete, Cut Depth: 10, Fill Depth: 10  
Underground:  
Electric:  
Blasting: No  
Application Fee: \$500 Application Fee

THIS IS AN AUTOMATED MESSAGE. PLEASE DO NOT REPLY.



General Notes

1. Finished profile grade is shown on plans and cut stake will be finished grade.
2. The contractor is to check and verify all measurements, levels, etc. Before ordering materials and proceeding with the work, and is to be responsible for the same.
3. All trees, stumps, obstructions, etc. Removed from the right-of-way and borrow areas are to be disposed of by the contractor as approved by owner, so as to cause no pollution of the environment.
4. Any additional material required to complete embankments beyond that removed from the roadway is to be secured from areas approved by the owner.
5. The contractor will be held responsible for the damage or loss of any reference points, monuments, hubs, and staked lot corners during the construction of his work, and shall bear the cost of replacing the same.
6. Care shall be taken to protect any utilities, trees, buildings, etc. Which are to remain and not to be disturbed by the construction. The contractor shall be responsible for any damages to such property.
7. All surplus excavation shall be placed on the site as approved by owner for purposes of landscaping.
8. The contractor shall give all necessary notices and obtain all permits and pay all legal fees. He shall also comply with all city, county, and state building laws, ordinances or regulations relating to building sidewalks, streets, water mains, sewers, blasting, etc.
9. The contractor must understand that the work is entirely at his risk until same is accepted, and he will be held responsible for its safety by the owner.
10. The contractor shall furnish and install all necessary temporary works for the protection of the work, including barricades, warning signs, and lights.
11. The contractor shall be responsible for any damage done to the premises of adjacent premises, or injuries to the public during the construction of the work, caused by himself, his subcontractors or the carelessness of any of his employees.
12. The contractor shall provide such bracing, sheeting and shoring, blasting protection, warning lights and barricades, etc. As may be necessary for the protection of life and property for his own employees and the general public. The contractor shall comply with all applicable safety statutes and rules requiring certain protective personal apparel such as hard hats, ear plugs, eye shields, protective shoes, etc. The owner and engineer assume no responsibility or liability for actions taken by the contractor endangering life or property.
13. The contractor shall check all grades and final dimensions on the ground and report any discrepancies to the engineer immediately for a decision.
14. The contractor shall locate and stake the layout of structures in the field for inspection by the architect. The contractor shall not proceed until he receives written approval from the architect of the field staking.
15. Minimum grade on all paving shall be 0.5%.
16. The contractor shall be responsible for the verification and location of any existing utilities. Any damage or relocation shall be accomplished to local standard at the contractors expense.
17. Transition between existing pavement and proposed pavements shall be smooth in both horizontal and vertical alignment. Field adjustment may be necessary.
18. The contractor shall cut clean edges on existing pavement and provide smooth transition into proposed pavement.
19. Contractor to ensure all gutter has no sumps (ponding water) unless draining into storm inlets.
20. Contractor shall verify Spot Grades and contact Engineer with any Discrepancies once hardscape areas (curb, sidewalk, pavement, etc) have been staked.
21. Contractor shall verify Private Pavement Sections with Geotech/Developer Prior to paving.
22. All private storm structures hall have minimum 12" of cover; with a recommended cover of 18". Contractor to coordinate with Engineer for any discrepancies during construction.
23. All Water/Sewer/Storm structures shall have minimum 18" of vertical seperation.
24. Contractor to contact Local Utility District regarding specifications of Public Sanitary Manholes, Sanitary Pipe, Storm Inlets, Storm Pipe, Water Meters, Water Pipe, Valves, Hydrants and BFP.
25. Retaining Wall's depicted on Plans shall be designed by Geotech/Structural Engineer, who will specify exact dimensions, depths, etc prior to installation.
26. Contractor to ensure grading around structures conveys stormwater runoff away from structure; and contact Engineer with any discrepancies in the field.
27. There shall be no slopes steeper than 3:1 directly adjacent to proposed structures, and no grades on site steeper than 2:1 without structural reinforcement (RIP-RAP/Retaining wall, etc.)
28. Roof Drains and subsurface structure drainage may tie into private (on site) storm structures where appropriate.
29. Contractor to Verify Utility Connections with Architectural Plans prior to installing utility services.
30. The utility lines shown on the plans are to demonstrate to the City of Goodlettsville Planning Commission the project design intention to connect to the utilities. The project approval process requires the applicant to submit and obtain the utility providers approvals and permits.

General Notes for water line construction  
(Madison Suburban Utility District)

1. All water line construction and materials will be in strict compliance with the current approved specifications for the Madison Suburban Utility District (MSUD) as on file with the Tennessee Department of Environment and Conservation, Division of Water Quality Control.
2. Before any water line work is initiated on this project, the contractor should contact MSUD and satisfy all requirements of MSUD. Upon completion of the water line installation, the contractor will perform a pressure test and disinfect the line under the inspection of MSUD. The owner/developer shall be responsible for the cost of reasonable inspection fees of MSUD.
3. Any and all fees, licenses, and permits necessary for this construction and are to be obtained and paid prior to the initiation of construction and the cost therefore will be borne by the contractor.
4. MSUD will supply the appropriate water meter(s) and shall be reimbursed by the contractor for material costs.
5. Water line construction is to be completed by the contractor except for the actual connections to existing water line. At least 72 hours prior to connecting proposed water line to the system, the contractor will notify MSUD and coordinate method of connection and time to shut down existing water line if required.
6. The contractor shall verify locations of all existing utilities (including storm drainage pipes or structures) before commencement of construction.
7. Water line material will be ductile iron pipe, class 52 with ductile iron fittings and ductile iron or brass taps as appropriate.
8. The contractor is required to locate all new tie-ins, fittings, valves, vaults, pressure reducing valves, water utility crossings of other utilities or streams, casing pipe ends, concrete encasement ends, and fire hydrants utilizing the global positioning system (gps). Points on the water main every 50 feet between these items shall also be located. elevations and coordinates (northing and easting based upon the Tennessee rectangular grid system, 1983 North America Datum or updated versions of each of these items shall be obtained and provided to MSUD. This GPS information shall include real time signal correction. The contractor shall coordinate the development of this data with the MSUD project inspector. Final acceptance of the new facilities by MSUD is contingent upon receipt of this information. two (2) 24" x 36" hard copies and one (1) electronic copy (Microstation or Autocad) of the as-built plans, including this GPS data, are to be provided to MSUD once construction is completed. The electronic copy shall be utilized solely for the purpose of transferring as-built information to MSUD's water system distribution maps.
9. All bends, tees, crosses, plugs, and pressure connections, etc. shall be backed up and anchored with concrete blocking.
10. Backflow preventers are to be installed by Tennessee certified installers who specialize in backflow prevention. All installations are to meet MSUD's requirements. Also, the contractor must schedule a time for testing of the device with the district's inspector before completion of the project. It is necessary for the contractor to be present during this test in order to correct any potential problems prior to occupancy of the property.
11. Be sure to notify the state, when required by state regulations, before you begin any water line construction.
12. All valves shall open by turning to the left and be secured using mega-lugs. All pipe fittings shall be secured using mega-lugs.
13. If state review and approval is required, owner/developer shall submit a state approved set of plans to MSUD a minimum of two (2) weeks prior to beginning construction. Contractor shall maintain a set of state approved plans and specifications on the project site at all times.
14. Unless written authorization from MSUD provides otherwise, all water meters shall be placed in an alignment that is perpendicular to the road fronting the structure being served; they shall be placed a minimum of 2'-0" from any structure, including, but not limited to sidewalks, driveways mailboxes, trees, etc.; and they shall be located at the front of the structure.
15. Unless written authorization from MSUD provides otherwise, no fire hydrants shall be placed between a sidewalk and the road or curbing.
16. Unless written authorization from MSUD provides otherwise, no water mains shall be placed under a sidewalk, extending parallel to the sidewalk.
17. Any water mains installed crossing under pavement carrying vehicular traffic shall be backfilled with stone, per MSUD trench detail – type B. Any pavement carrying vehicular traffic, placed over existing water mains, shall require the main to be bedded with stone, per MSUD trench detail – type B.
18. Unless written authorization from MSUD provides otherwise, no water valves shall be placed in sidewalks or residential driveways.
19. Unless written authorization from MSUD provides otherwise, water mains in residential developments shall be placed in the middle of one lane of a street. Any line deflected more than 5" will have to use a bend.
20. On-site MSUD approval of a part of a project's water system installation does not constitute the district's approval of all of the project's water system installation. Final on-site approval of the project's total water system installation must be obtained before the MSUD will receive ownership of that water system. From the time of the on-site inspection and final approval of the total water system installation by a representative of the MSUD, further changes impacting the conditions of or the accessibility to the water system facilities are strictly forbidden without the prior approval of the MSUD. These include, but are not limited to, changes in overburden slope or depth on the water main, changes that adversely effect, in the opinion of the MSUD, vehicular or equipment access to the water mains, the planting of trees, shrubs, etc. In the Water Utilities Easement or the later construction or placement of structures constricting the width of the Water Utilities Easement. Should these or other types of changes be made without prior approval of the MSUD, they shall be returned back to the original conditions at the time of final approval, at the cost of the property owner during those changes.
21. The engineer or architect of the project plans being submitted to the MSUD for approval of the water system installation shall be responsible for insuring that those plans include all aspects of the project impacting the water system additions or modifications. Any subsequent changes in plans, adversely impacting the water system installation, in the opinion of the MSUD, after approval of the original plans submitted by the MSUD, shall negate the prior approval and give cause for a resubmittal of the revised plans to the MSUD for approval. The plan sheets of the water system additions or modifications shall be the control sheets for the review of the MSUD for approval and shall include all proper cross-reference notes to any other sheets showing information related to pipe depth, ground slope, etc. The water main depth, at all times, shall be three (3) feet from the ground elevation to the top of the pipe, unless other project issues, such as existing utilities, etc., require a greater depth for the water main. Unless approval has been provided by the MSUD, no water main depth shall be greater than six (6) feet upon final construction of the project.
22. The engineer or architect of the project plans being submitted to the MSUD for approval of the water system / fire sprinkler installation shall include on the utility drawings a sprinkler head schedule which shall include sizes and quantities of sprinkler heads.
23. New water mains to be owned and maintained by the MSUD outside off-road Right-Of-Ways, shall not be installed under pavement and / or concrete in private property, unless there are no other options for the route of the main. Should the water main have to be installed under pavement and / or concrete, outside of the road Right-Of-Way, the property owner agrees to assume all costs and responsibilities of restoring the pavement and / or concrete, should the MSUD be required to access the water main for maintenance, repair.

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Erosion Control and Grading Notes - Goodlettsville, TN.

1. An Erosion Prevention Siltation Control Plan (EP&S) and Land Disturbance Permit shall be in place prior to any grading, clearing and/or any other construction activity. Erosion control devices shall be maintained throughout the construction period; generally considered to be through the completion of restoration. A copy of the EP&S plan along with an inspection checklist and Stormwater Permit must be at the project site at all times. The inspection checklist shall have a record of dates EP&S devices are inspected and any correction action taken or major observations. BMPs must be inspected by a qualified person who has taken an approved erosion and sedimentation course.
2. All EP&S devices are to remain in place until the site has been stabilized and a good stand of grass has been established.
3. Erosion prevention and sediment controls must be inspected before a rain event, weekly, and 24 hours after a 0.25 inch rain event and documented in the inspection site checklist.
4. Silt fence or other sediment barriers are to be installed properly along topographical contours down slope of the area to be disturbed prior to any grading, clearing and/or any other construction activity.
5. Excavated topsoil to be reused must be stockpiled and encircled with silt fencing.
6. This site shall contain a temporary stone construction entrance that conforms to the City of Goodlettsville's Stormwater Ordinance and Best Management Practice Manual within 24 hours of grading commencement or the Land Disturbance Permit will be revoked. The stone shall be 2 -3 inch in diameter and shall be kept clean by adding stone as needed. It shall be at least 6 inches deep underlain with filter fabric and 20 feet wide.
7. Approved inlet protections for nearby storm sewer curb and drop inlets must be installed within 24 hours of grading commencement.
8. Vegetative buffers or other protection must be provided along streams, rivers, and ponds to avoid erosion of banks.
9. Stabilization measures must be performed within seven (7) days in portions of the site where construction activities have temporarily or permanently ceased, and within fifteen (15) days after final grading.
10. All trees designated to remain, must be protected. Heavy equipment should not be operated or stored, nor materials handled or stored, within the drip line of trees.
11. Sediment must be removed from sediment barriers, ponds and other sediment controls when design capacity has been reduced by 33%.
12. Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed.
13. Building and waste materials, and non-storm water discharges, such as concrete, paint wash water, or machinery leakage or spillage must be managed to prevent them from entering the storm water system, ground water or nearby water body.
14. The project is subject to inspection by the City of Goodlettsville at any time and items found deficient shall be immediately corrected. The City may stop construction on properties, or administer other enforcement actions as defined by Goodlettsville's Stormwater Management Ordinance including Civil Penalties of \$50 to \$5,000 per day of violation.

Final Site Plan

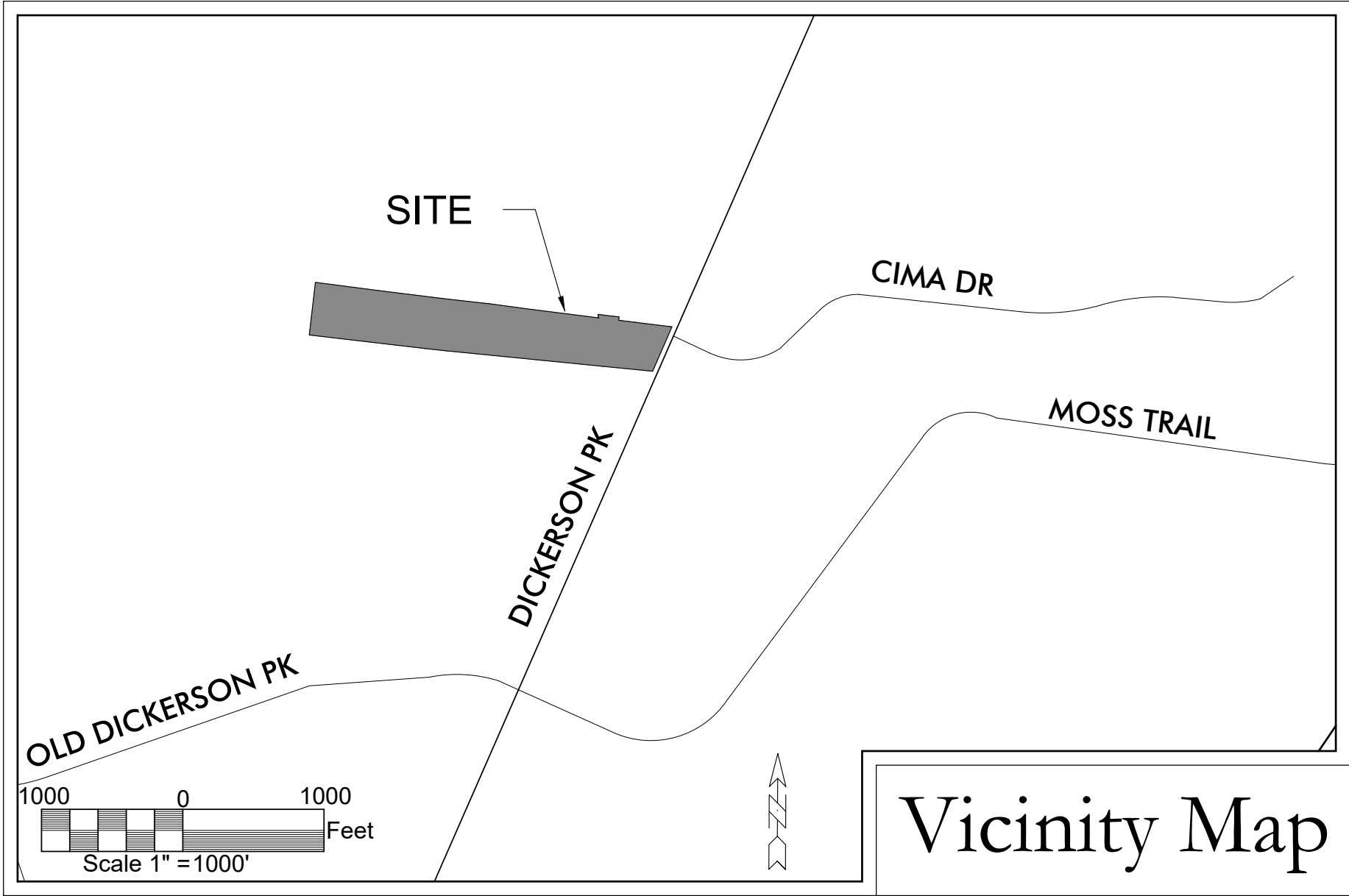
Pine Ridge - Phase 1

28 Unit Rsidential Townhome Development

Map 025 Parcels 060, 062, 218, & 219

Goodlettsville, Davidson Co., Tennessee

Case-2023-0003-SITE



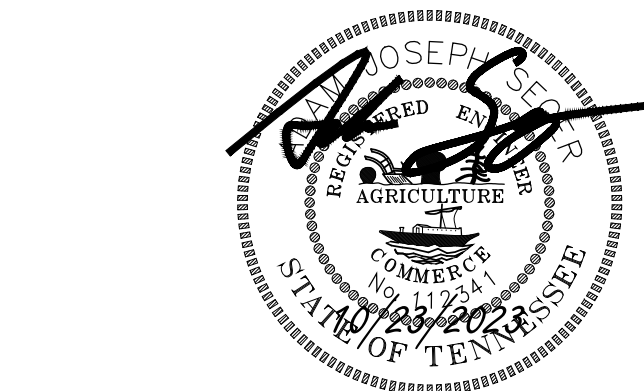
| Development Summary                                                                                                                                                                                                                |                                                                                                                                                                                                               |                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Owner/Developer</b><br>ALSL, GP<br>Contact: Jim Spangler<br>1728 General George Patton Dr. 101<br>Brentwood, TN, 37027<br>Phone: 615.370.0980<br>Email:<br>jim@HiddenValleyHomesNashville.com                                   | <b>Floodnote</b><br>This property does not lie within a Flood Hazard Area as depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037C0136H dated 4/5/2017 and Map 47037C0137J dated 2/25/2022. | <b>Gas Service</b><br>Nashville Gas (Piedmont)<br>615.734.0734                                                            |
| <b>Civil Engineer</b><br>Dale & Associates (Adam Seger, PE)<br>516 Heather Place<br>Nashville, Tennessee 37204<br>Phone: 615.297.5166<br>Email: adam@daleandassociates.net                                                         | <b>Benchmark</b><br>Mag Spike in PP on SE corner of Cima Drive & Dickerson Pike<br>Elev: 567.13'                                                                                                              | <b>Water Service</b><br>Madison Suburban Utility District<br>108 West Webster Street<br>Madison, TN 37115<br>615.868.5595 |
| <b>Property Information</b><br>Map 025 Parcels (60, 62, 218, & 219)<br>805 Dickerson Pike<br>Goodlettsville, TN, 37072<br><br>Total Site Area - 20.32 Ac.<br>Total Disturbed Area - 17.16 Ac.<br>Council District #10 - Zach Young | <b>Datum</b><br>NAD83<br>NAVD88                                                                                                                                                                               | <b>Sewer Service</b><br>City of Goodlettsville<br>105 Main Street<br>Goodlettsville, TN 37072<br>615.851.2200             |
|                                                                                                                                                                                                                                    | <b>Electric Service</b><br>Nashville Electric Service (NES)<br>1214 Church Street<br>Nashville, Tennessee 37246<br>615.747.6807                                                                               | <b>Telephone Service</b><br>Bellsouth<br>866.620.6000                                                                     |
|                                                                                                                                                                                                                                    |                                                                                                                                                                                                               | <b>Utility Location</b><br>Tennessee One-Call<br>800.351.1111                                                             |

| Site Plan Development Summary (PUD District Regulations - High Density) |                                                                         |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Use                                                                     | This zoning allows for the following :<br>25 Units/acre                 |
| Project Area                                                            | 20.32 Acres (Phase 1 - 7.42 ac.)                                        |
| Disturbed Area                                                          | 17.16 Acres                                                             |
| Property zoning: HDRPUD                                                 | Surrounding Zoning: HDRPUD, CPUD, R25, & A                              |
| Minimum lot size                                                        | N/A                                                                     |
| Number of Residential Units/Density                                     | 28 Units/ 3 Units per Acre                                              |
|                                                                         | ROW area - .23 ac. (.03%)                                               |
|                                                                         | Open Space - 25% min (Phase 1 - Req 1.86 ac.)                           |
|                                                                         | Active Open Space - 0.34 ac. (4.6%)                                     |
|                                                                         | Passive Open Space - 3.05 ac. (41.1%)                                   |
|                                                                         | Stormwater Facilities - 0.60 ac. (8.1%)                                 |
|                                                                         | Provided - 3.99 ac. (53.8%)                                             |
| FAR                                                                     | 1.0 Max                                                                 |
| ISR                                                                     | N/A                                                                     |
| Street Setbacks                                                         | See Sheet C1.01                                                         |
| Side yard                                                               | Perimeter 35'                                                           |
| Rear yard                                                               | N/A (Each unit shall have one yard containing not less than 250 sq.ft.) |
|                                                                         | Porches may encroach 8'                                                 |
|                                                                         | 2 stories                                                               |
| Height standards                                                        |                                                                         |
| Parking and Access                                                      |                                                                         |
| Ramp Location and Number                                                |                                                                         |
| Distance to nearest existing ramp (Min. 30')                            |                                                                         |
| Distance to intersection                                                |                                                                         |
| Required Parking                                                        | 60 Stalls                                                               |
| Provided Parking                                                        | 104 Stalls                                                              |

Sheet Schedule

| Sheet Number | Sheet Title                     |
|--------------|---------------------------------|
| C0           |                                 |
| 00           | Cover                           |
| C1           |                                 |
| 01           | Overall Site Layout Plan        |
| 02           | Layout - Phase 1                |
| 03           | Layout - Details                |
| C2           |                                 |
| 01           | Existing Conditions & Demo      |
| 02           | Existing Conditions & Demo (2)  |
| 03           | Initial EPSC                    |
| 04           | Initial EPSC (2)                |
| 05           | Intermediate EPSC               |
| 06           | Intermediate EPSC (2)           |
| 07           | Final EPSC                      |
| 08           | Final EPSC (2)                  |
| 09           | EPSC Details                    |
| C3           |                                 |
| 01           | Phase 1 Grading & Drainage      |
| 02           | Phase 1 Grading & Drainage (2)  |
| 03           | Phase 1 Spot Grading & Walls    |
| 04           | Stormwater Details              |
| 05           | Public Storm Details            |
| C4           |                                 |
| 01           | Sewer Line 'A' - Plan & Profile |
| 02           | Sewer Plans & Profiles          |
| 03           | Sewer Plans & Profiles (2)      |
| 04           | Site Utility Plan               |
| 05           | Site Utility Plan (2)           |
| 06           | MSUD Details                    |
| 07           | MSUD Details (2)                |
| C5           |                                 |
| 01           | Road Profile                    |
| 02           | Public Storm Plan & Profile     |
| 03           | Public Road Improvements        |

PERMITS:  
Case-2023-0003-SITE



**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, TN 37204  
(615) 297-5166  
D&A Project #23011  
Pine Ridge - Phase 1  
**C0.00**



#### Development Summary

Map 025 Parcels 060, 062, 218, & 219  
805 Dickerson Pike  
Goodlettsville, TN. 37072

Total Site Area - 20.32 Ac.  
Total Disturbed Area - 17.16 Ac.  
Council District #10 - Zach Young

#### Owner/Developer

ALSL, GP  
Contact: Jim Spangler  
1728 General George Patton Dr. 101  
Brentwood, TN. 37207  
Phone: 615.370.0989  
Email: jim@hiddenvalleymhshomesnashville.com

#### Engineer

Dale and Associates  
Contact: Adam Seger  
516 Heather Place  
Nashville, TN. 37204  
Phone: 615.297.5166  
Email: adam@daleandassociates.net

#### Floodnote

This Property does Not Lie Within a Flood  
Hazard Area as Depicted on the Current  
Flood Insurance Rate Maps (FIRM) Number  
47037C016H Dated 04/05/2017 & Map  
Number 47037C0137J Dated 02/25/2022.

#### Benchmark

Mag Spike in PP on SE corner of Cima Drive  
& Dickerson Road  
Elev: 567.13

#### Datum

NAD83  
NAVD88

#### Parking Requirements Per Goodlettsville Code of Ordinance

Sec. 14-208.2.b

(b) Residential activities:

(i) Permanent:

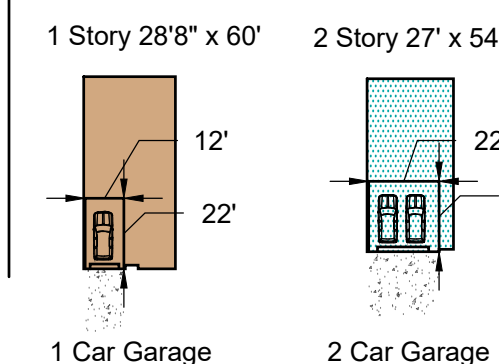
(A) One family detached, two family detached dwellings, attached, and semi-detached: Two spaces per dwelling unit with no more than two bedrooms and four spaces per unit with three or more bedrooms units.

(B) Multi-family dwelling (three dwelling units or more): One and one-half spaces for each dwelling unit with one bedroom; two spaces for each dwelling unit with two or more bedrooms.

(C) Mobile homes: Two spaces per mobile home.

(D) Where occupancy is to be primarily elderly persons over the age of 60, the number of developed spaces may be reduced to one space per unit. There must be room on the lot to provide one and one-half spaces in the future.

#### UNIT LEGEND



#### UNIT COUNT

|                 |       |
|-----------------|-------|
| 1 Story - 1 Car | - 47  |
| 2 Story - 2 Car | - 70  |
| Total Units     | - 117 |

#### Parking Requirements

|                        |                       |
|------------------------|-----------------------|
| 1 Story - 1 Car (2 bd) | - 47 x 2 = 94 Stalls  |
| 2 Story - 2 Car (3 bd) | - 70 x 2 = 140 Stalls |
| TOTAL RESIDENTIAL SITE | = 234 Stalls          |

#### Parking Provided

|                         |              |
|-------------------------|--------------|
| 1 Story - 1 Car Garage  | = 47 Stalls  |
| 2 Story - 2 Car Garage  | = 140 Stalls |
| Open Space & Pool       | = 34 Stalls  |
| Street Parking Parallel | = 40 Stalls  |
| TOTAL RESIDENTIAL SITE  | = 261 Stalls |

#### COMMERCIAL OUTPARCEL

##### Permitted Uses:

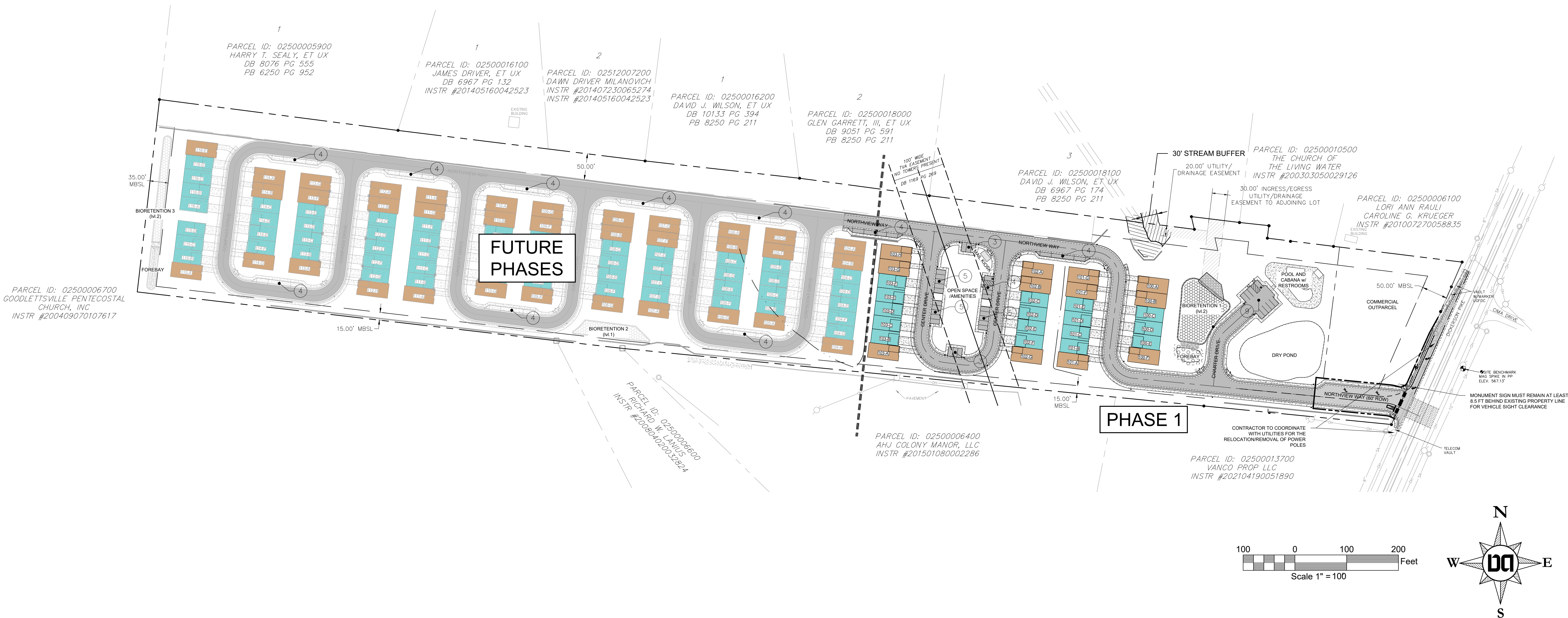
- Essential Services Limited to Onsite Utility Needs Only
- Religious Facilities
- Convenience Commercial Not Including Fuel Pumps and Car Washes
- Financial, Consultative, Administrative
- Food and Beverage Services Not Including an Outdoor Music Performance Venue or Drive Thru Lanes
- General Business Services
- General Personal Services,
- General Retail Trade Not Including Fuel Pumps
- Medical Services

1.2 acres.

Building footprint up to 6,000 sq.ft.

Parking Requirements found in SEC. 14-208.2.d

\*Final Details to be provided under separate commercial site plan.



Drawing Date:  
September 01, 2023

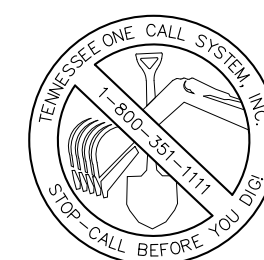
Revisions

Final Site Plan  
**Pine Ridge - Phase 1**  
Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee

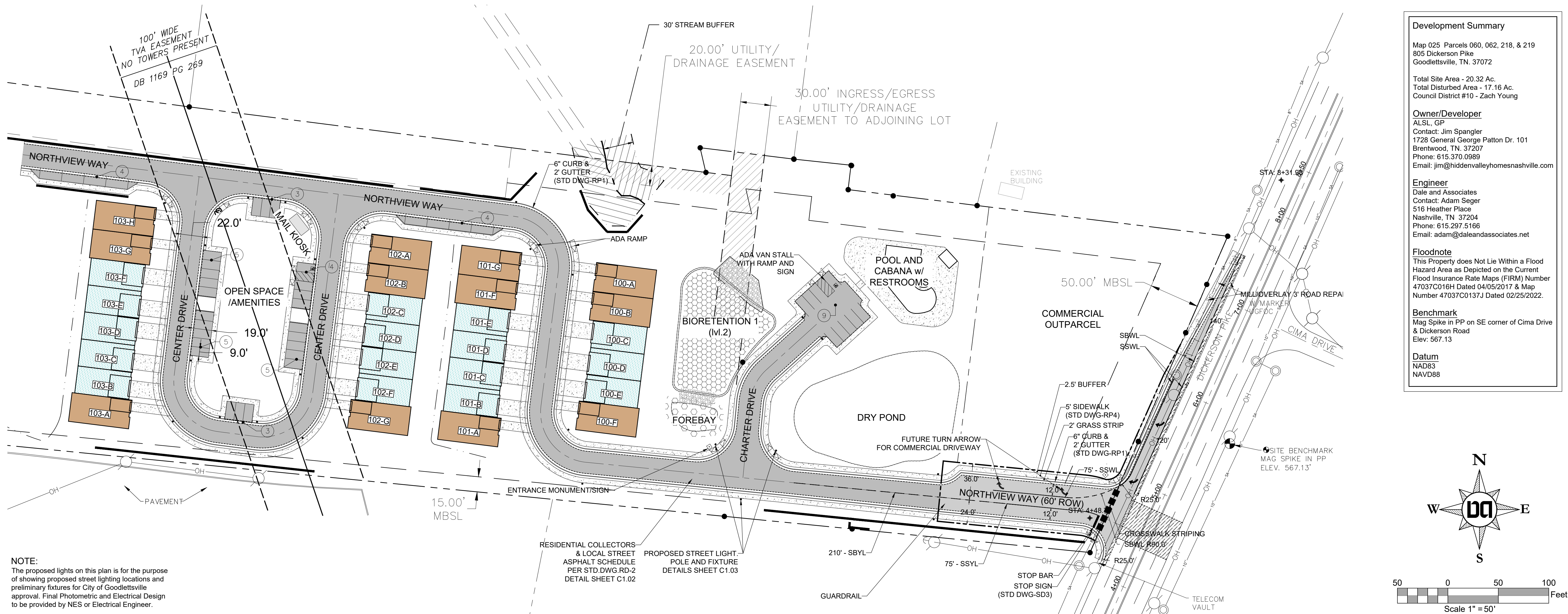


Overall Site  
Layout Plan

**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, TN 37204  
(615) 297-5166  
D&A Project #23011  
Pine Ridge - Phase 1  
**C1.01**







**NOTE:**  
The proposed lights on this plan is for the purpose of showing proposed street lighting locations and preliminary fixtures for City of Goodlettsville approval. Final Photometric and Electrical Design to be provided by NES or Electrical Engineer.

**Development Summary**

Map 025 Parcels 060, 062, 218, & 219  
805 Dickerson Pike  
Goodlettsville, TN. 37072

Total Site Area - 20.32 Ac.  
Total Disturbed Area - 17.16 Ac.  
Council District #10 - Zach Young

**Owner/Developer**  
ALS, GP  
Contact: Jim Spangler  
1728 General George Patton Dr. 101  
Brentwood, TN. 37207  
Phone: 615.370.0989  
Email: jim@hiddenvalleymhshomesnashville.com

**Engineer**  
Dale and Associates  
Contact: Adam Seger  
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**Floodnote**  
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**Benchmark**  
Mag Spike in PP on SE corner of Cima Drive & Dickerson Road  
Elev: 567.13

**Datum**  
NAD83  
NAV88

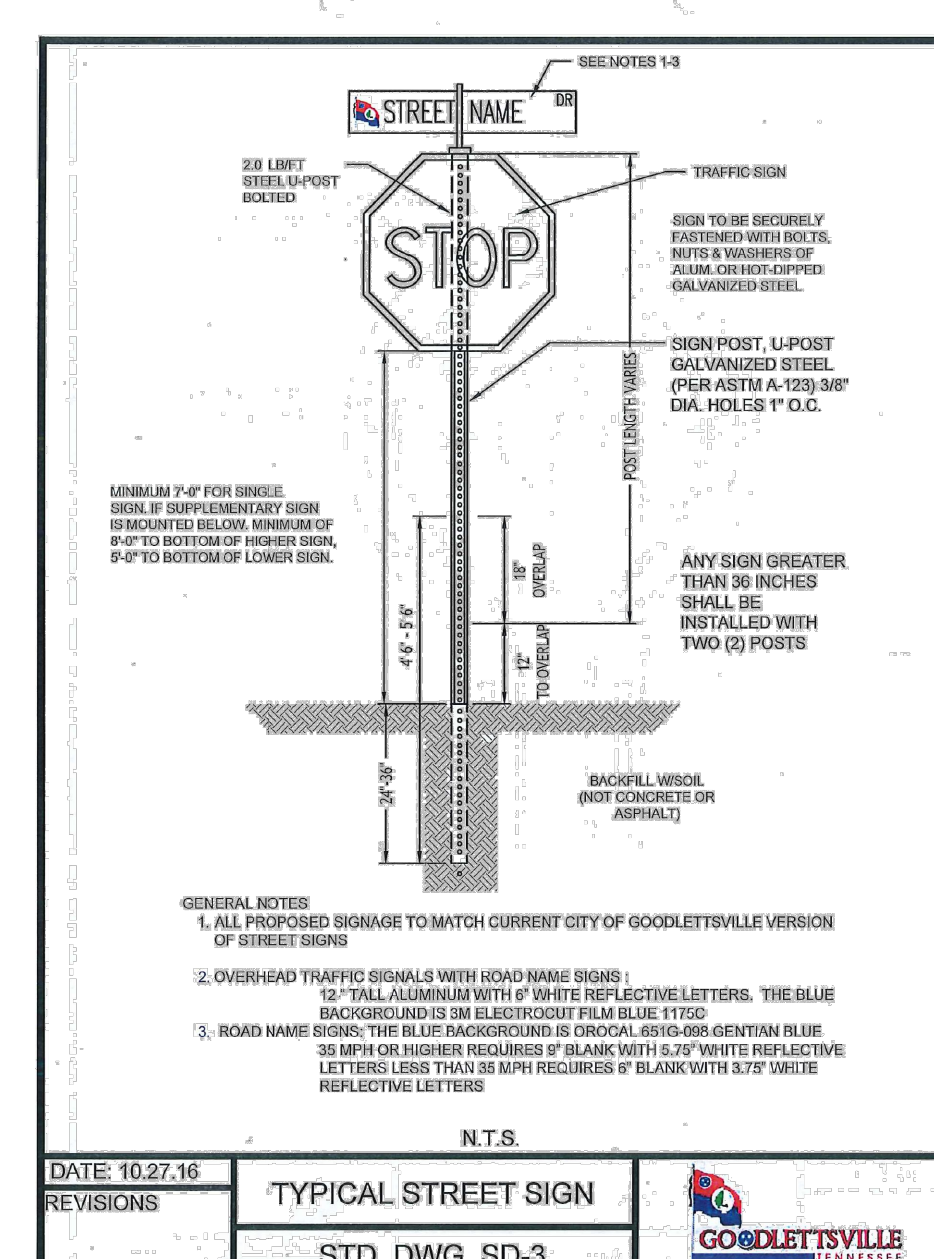
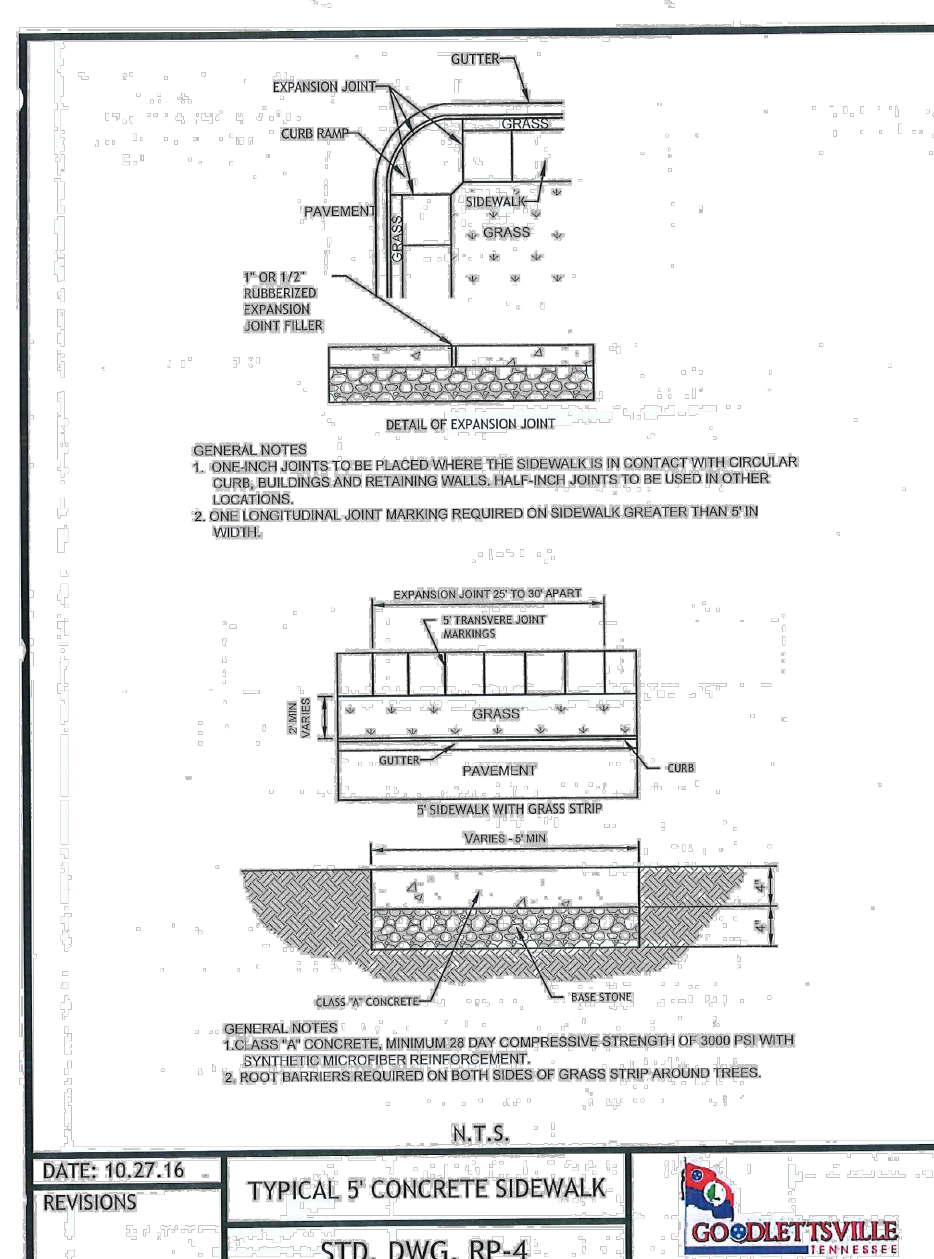
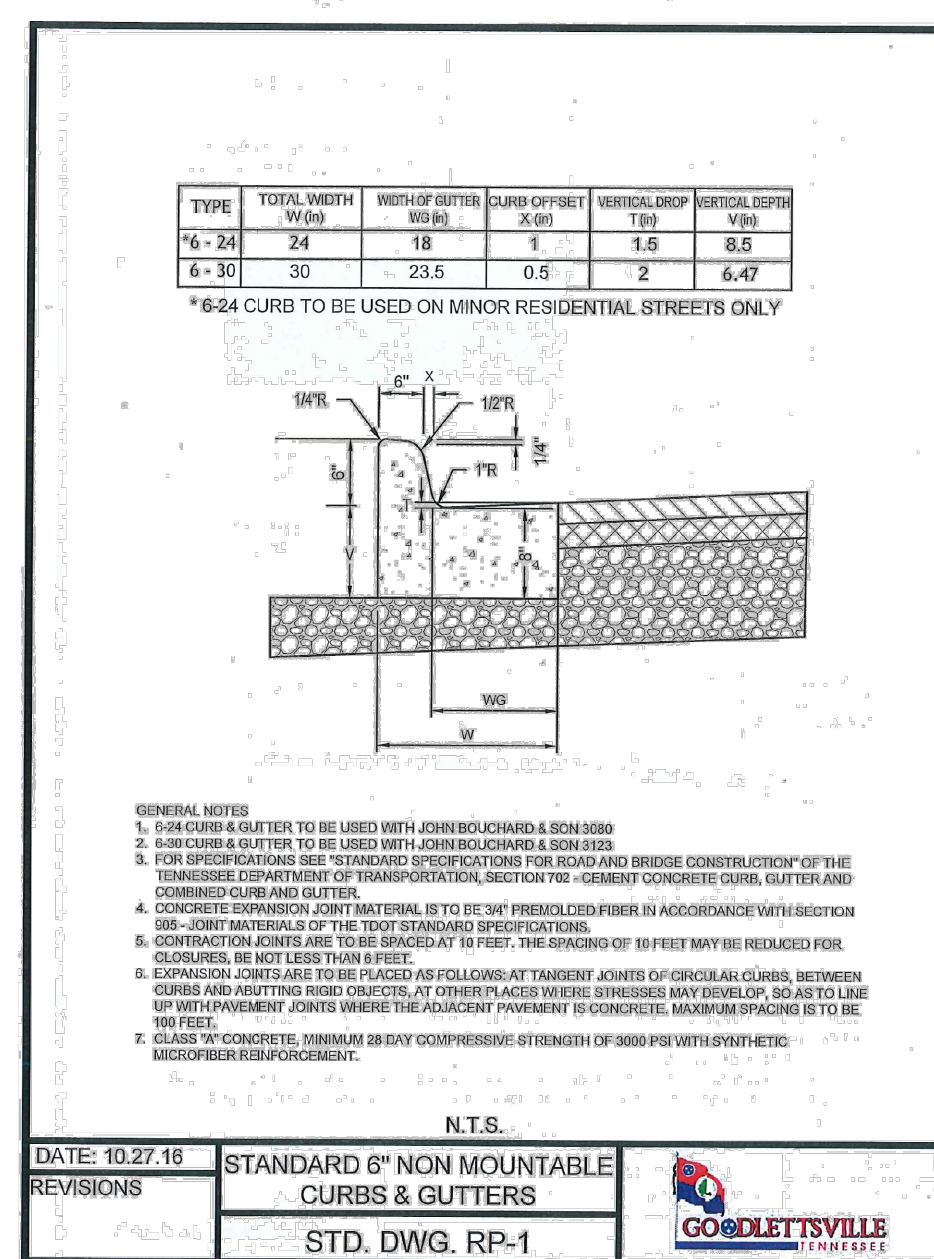
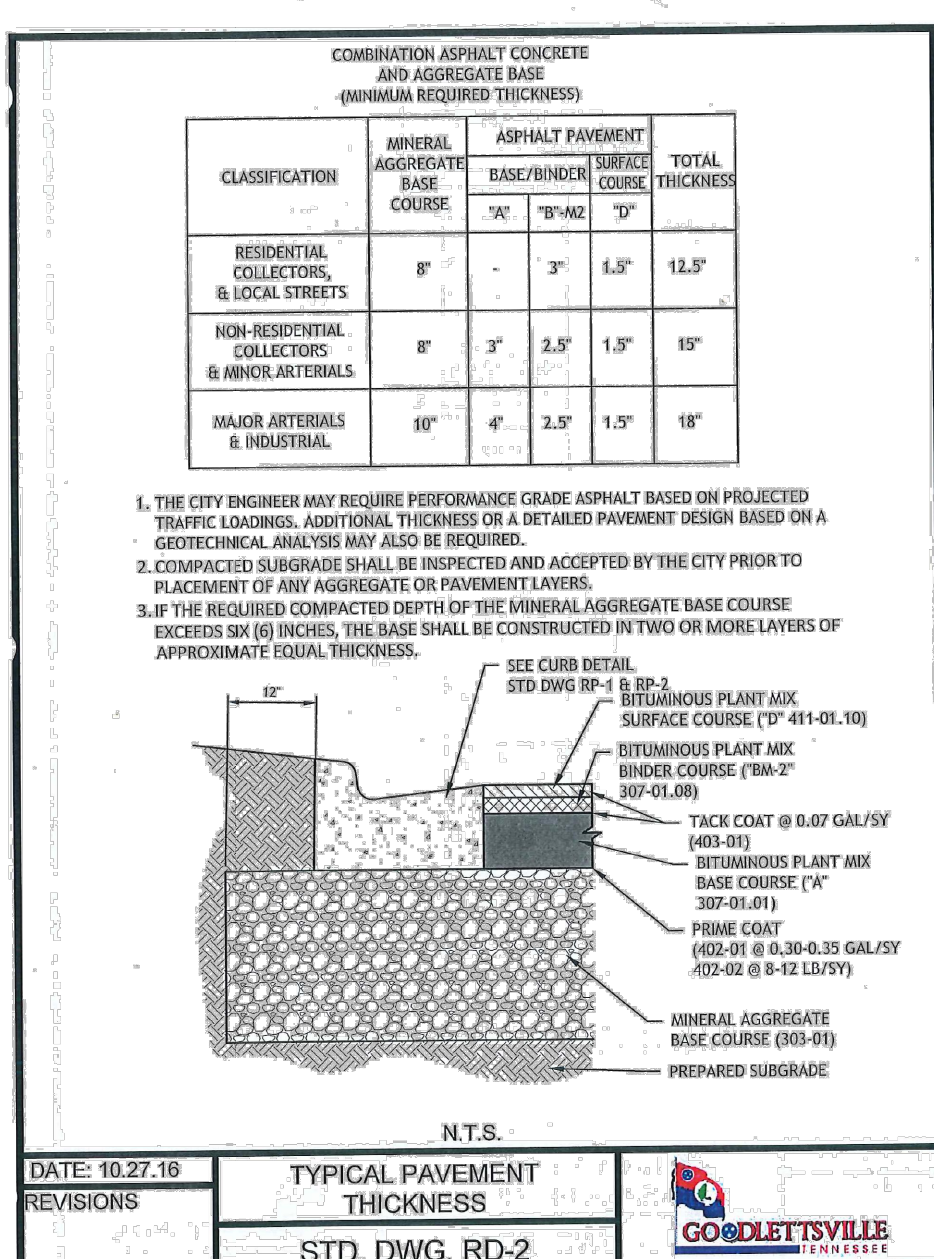
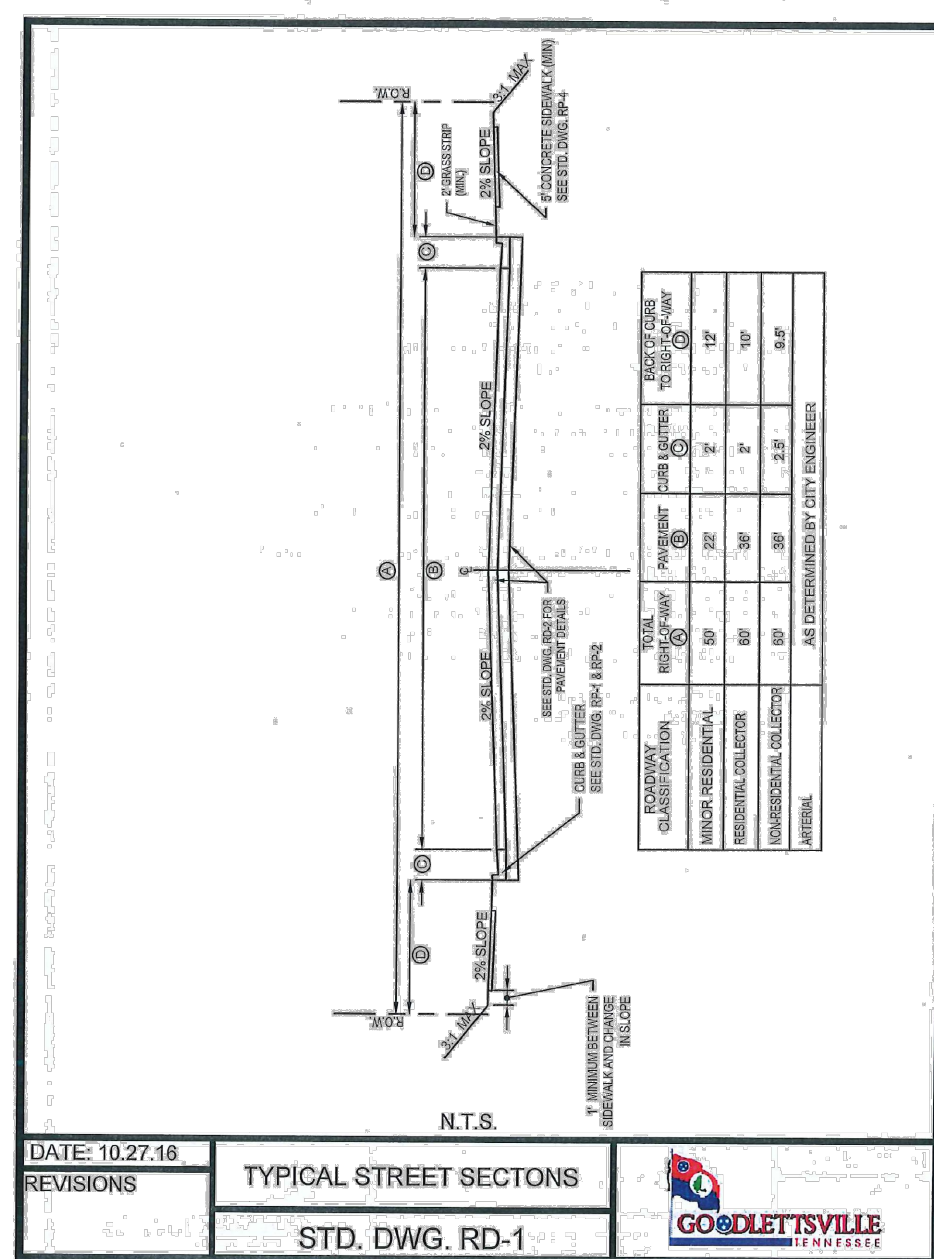
Drawing Date:  
September 01, 2023

Revisions

Final Site Plan

# Pine Ridge - Phase 1

Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



**PHASE 1 - UNIT COUNT**

|                    |            |
|--------------------|------------|
| 1 Story - 1 Car    | - 12       |
| 2 Story - 2 Car    | - 16       |
| <b>Total Units</b> | <b>-28</b> |

**Parking Requirements**

|                                   |                      |
|-----------------------------------|----------------------|
| 1 Story - 1 Car (2 bd)            | - 12 x 2 = 24 Stalls |
| 2 Story - 2 Car (3 bd)            | - 16 x 2 = 36 Stalls |
| <b>PHASE 1 - RESIDENTIAL SITE</b> | <b>= 60 Stalls</b>   |

**Parking Provided**

|                                   |                     |
|-----------------------------------|---------------------|
| 1 Story - 1 Car Garage            | = 24 Stalls         |
| 2 Story - 2 Car Garage            | = 36 Stalls         |
| Open Space & Pool                 | = 34 Stalls         |
| Street Parking Parallel           | = 8 Stalls          |
| <b>PHASE 1 - RESIDENTIAL SITE</b> | <b>= 102 Stalls</b> |

**Dale & Associates**

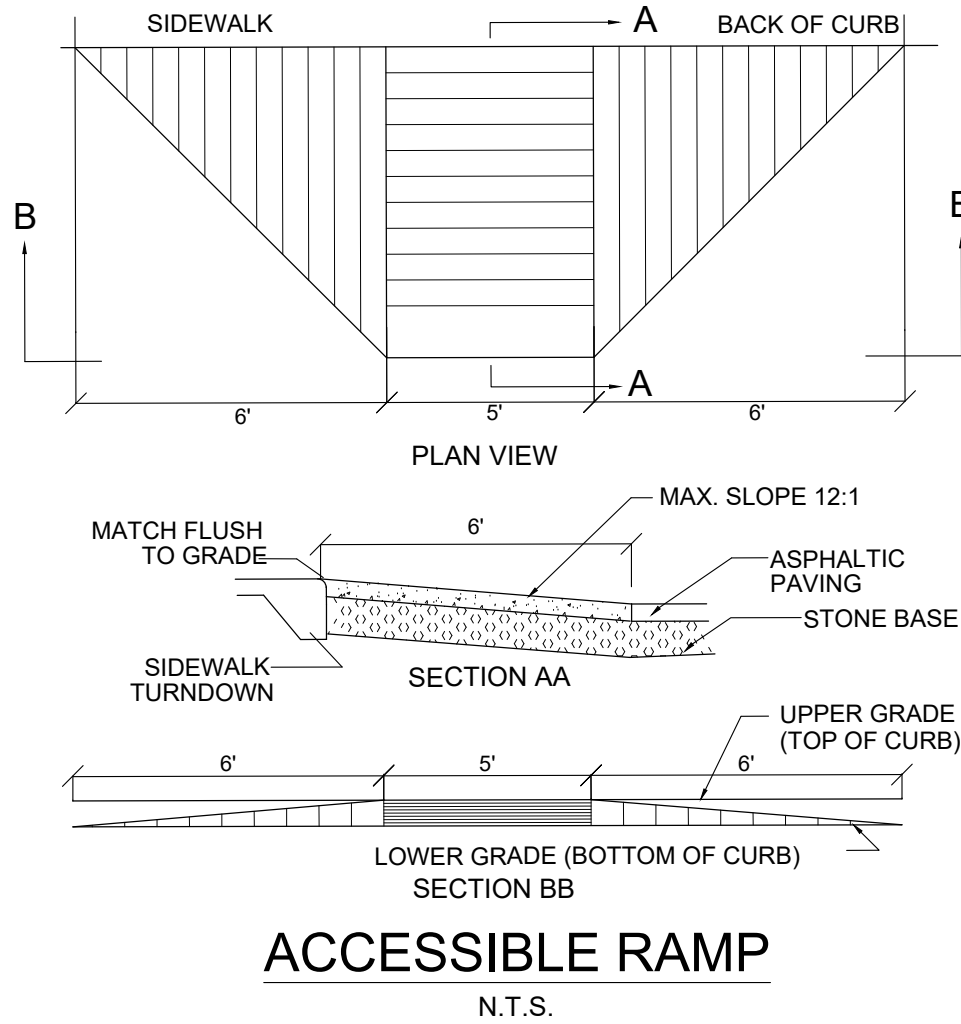
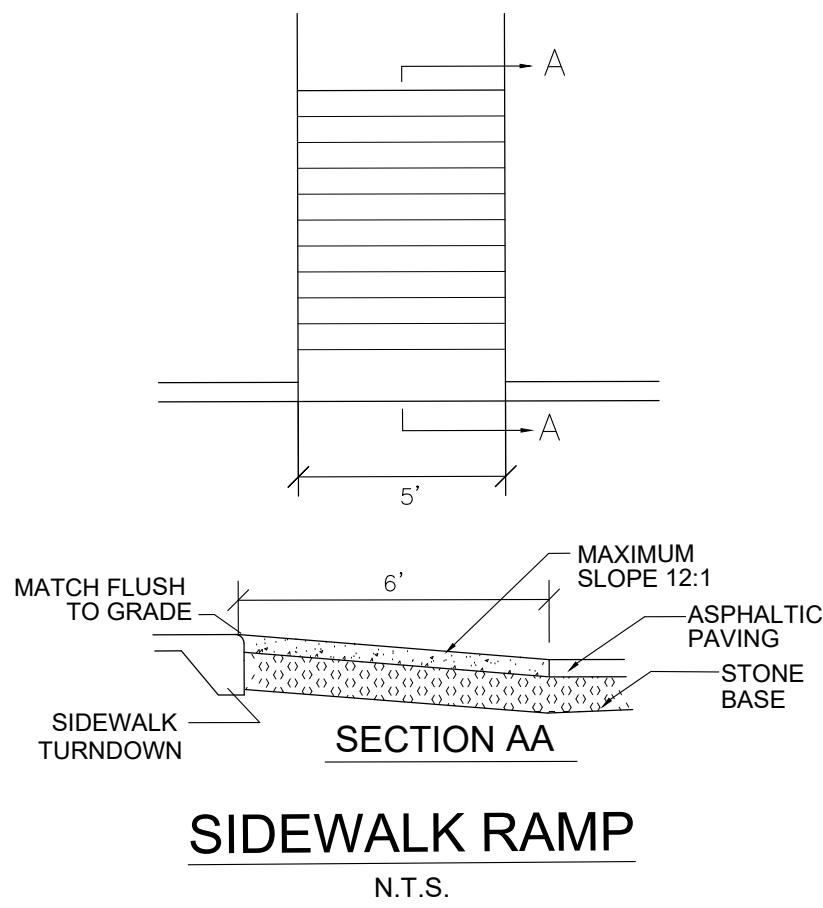
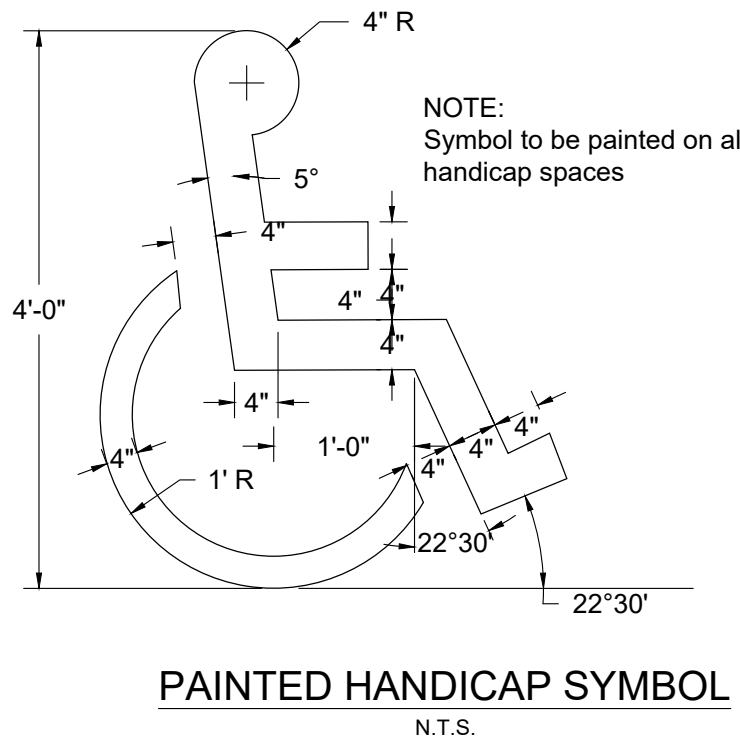
Civil Engineering  
Land Planning & Zoning  
Surveying

516 Heather Place  
Nashville, TN. 37204  
(615) 297-5166

D&A Project #23011  
Pine Ridge - Phase 1

# C1.02





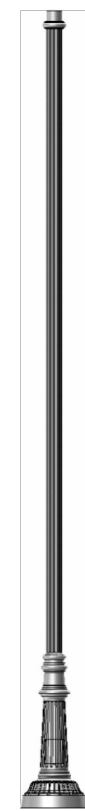
LIGHTING DETAILS

Decorative Post Top Fixtures  
Hadco Independence (V151)  
NES Stock Code: 303 295 000



|                                |                                                                                                                                                                                                                                                                     |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Manufacturer:                  | Philips Hadco                                                                                                                                                                                                                                                       |
| Catalog #:                     | S7466A-AB3RG-150S-Multi-tap                                                                                                                                                                                                                                         |
| Lamp:                          | 150W High Pressure Sodium with Mogul Base                                                                                                                                                                                                                           |
| Control:                       | Integral Twist-lock Photocell                                                                                                                                                                                                                                       |
| Pole:                          | NES Approved Residential 12' Decorative Poles                                                                                                                                                                                                                       |
| Photometric File:              | V151-15SVB3.IES                                                                                                                                                                                                                                                     |
| Manufacturer's Representative: | Shad Asebrook, SESCO Lighting, (615) 830-1655                                                                                                                                                                                                                       |
| Website:                       | <a href="https://www.signify.com/en-us/products/outdoor-luminaires/road-and-urban-lighting/urban/posttop/independence-post-top-v151">https://www.signify.com/en-us/products/outdoor-luminaires/road-and-urban-lighting/urban/posttop/independence-post-top-v151</a> |

NES-Approved Light Pole Details  
Residential Poles  
Hadco P1566  
NES Stock Code: 306 925 000



|                                |                                                                                                                                                                                                                                                                                                       |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Manufacturer:                  | Hadco                                                                                                                                                                                                                                                                                                 |
| Catalog #:                     | P1566-12A                                                                                                                                                                                                                                                                                             |
| Dimensions:                    | 12' Height x 3" Diameter x 3" Tenon                                                                                                                                                                                                                                                                   |
| Style:                         | Fluted Aluminum Shaft, Decorative Base, Black                                                                                                                                                                                                                                                         |
| Luminaires:                    | NES Approved Decorative Post Top Fixtures                                                                                                                                                                                                                                                             |
| Footings:                      | 3' Depth x 24" Diameter (See Figure 6 on p.22)                                                                                                                                                                                                                                                        |
| Manufacturer's Representative: | Shad Asebrook, SESCO Lighting, (615) 830-1655                                                                                                                                                                                                                                                         |
| Website:                       | <a href="https://www.signify.com/en-us/products/outdoor-luminaires/poles-brackets/urban-poles/p1500-series-poles-p1511-p1516-p1521-p1526-p1561-p1566">https://www.signify.com/en-us/products/outdoor-luminaires/poles-brackets/urban-poles/p1500-series-poles-p1511-p1516-p1521-p1526-p1561-p1566</a> |

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Phone: 615.297.5166  
Email: adam@daleandassociates.net

Floodnote

This Property does Not Lie Within a Flood  
Hazard Area as Depicted on the Current  
Flood Insurance Rate Maps (FIRM) Number  
47037C016H Dated 04/05/2017 & Map  
Number 47037C0137J Dated 02/25/2022.

Benchmark

Mag Spike in PP on SE corner of Cima Drive  
& Dickerson Road  
Elev: 567.13

Datum

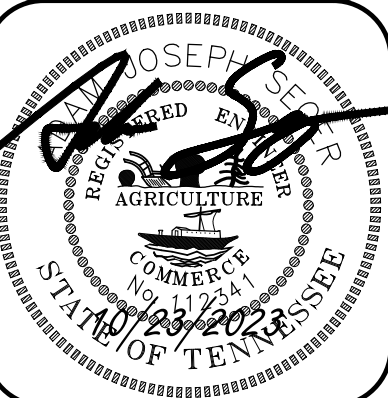
NAD83  
NAVD88

Drawing Date:  
September 01, 2023

Revisions

db

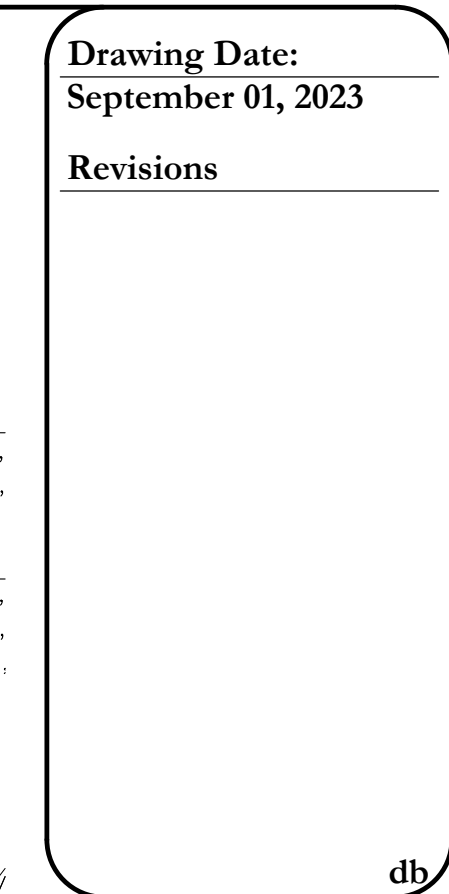
Final Site Plan  
**Pine Ridge - Phase 1**  
Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



Layout -  
Details

**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, TN. 37204  
(615) 297-5166  
D&A Project #23011  
Pine Ridge - Phase 1  
**C1.03**

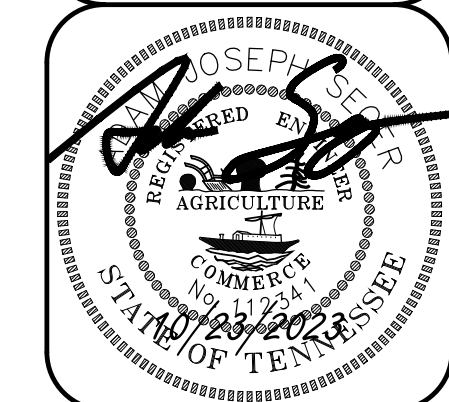




Final Site Plan

# Pine Ridge - Phase 1

Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



**Existing  
Conditions &  
Demo**

**Dale & Associates**  
510 Heather Place  
Nashville, TN 37204  
(615) 297-2504

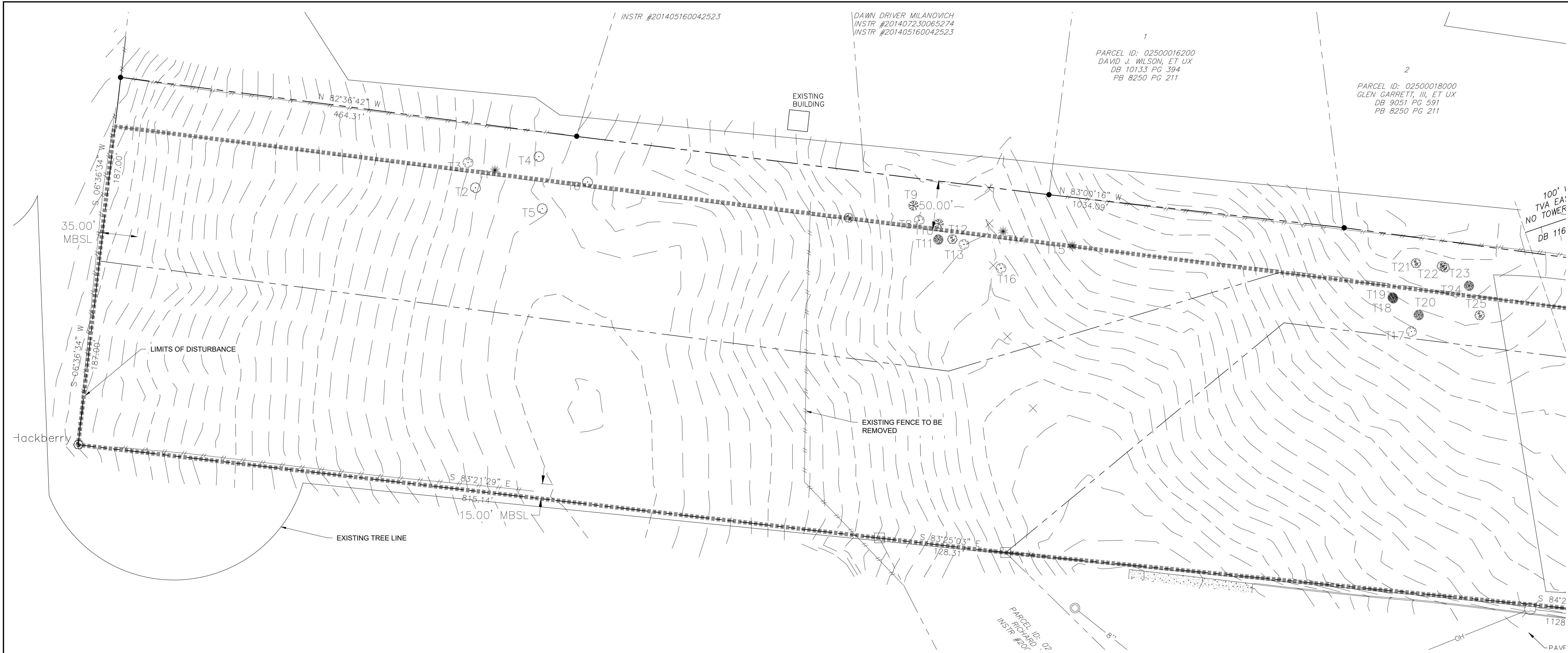
Civil Engineering  
Land Planning & Zoning

D&A Project #23011  
Pine Ridge - Phase 1

**C2.01**

D&A Project #23011  
Pine Ridge - Phase 1  
**C2.01**





#### Development Summary

Map 025 Parcels 060, 062, 218, & 219  
805 Dickerson Pike  
Goodlettsville, TN. 37072

Total Site Area - 20.32 Ac.  
Total Disturbed Area - 17.16 Ac.  
Council District #10 - Zach Young

#### Owner/Developer

ALSL, GP  
Contact: Jim Spangler  
1728 General George Patton Dr. 101  
Brentwood, TN. 37207  
Phone: 615.370.0989  
Email: jim@hiddenvalleyhomesnashville.com

#### Engineer

Dale and Associates  
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Nashville, TN. 37204  
Phone: 615.297.5166  
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#### Floodnote

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#### Benchmark

Mag Spike in PP on SE corner of Cima Drive & Dickerson Road  
Elev: 567.13

#### Datum

NAD83  
NAVD88

#### Erosion Control and Grading Notes - Goodlettsville, TN.

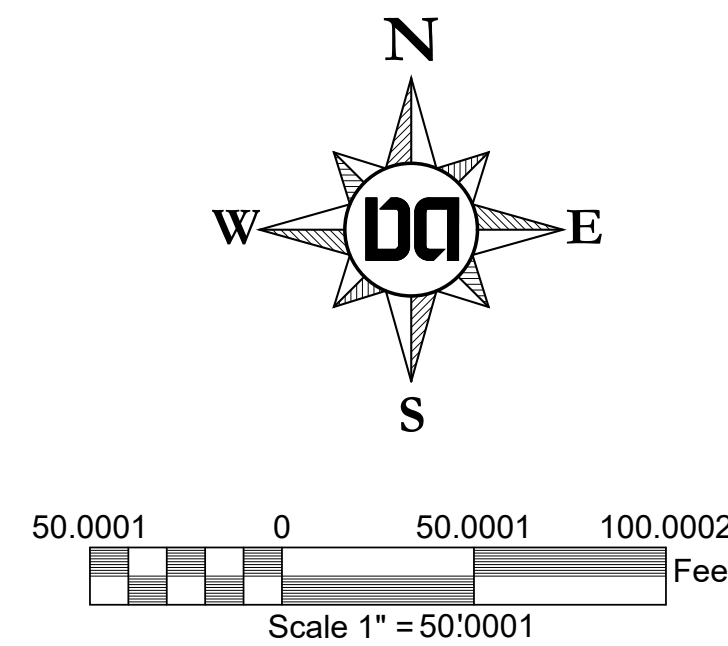
1. An Erosion Prevention Siltation Control Plan (EP&SC) and Land Disturbance Permit shall be in place prior to any grading, clearing and/or any other construction activity. Erosion control devices shall be maintained throughout the construction period; generally considered to be through the completion of restoration. A copy of the EP&SC plan along with an inspection checklist and Stormwater Permit must be at the project site at all times. The inspection checklist shall have a record of dates EP&SC devices are inspected and any correction action taken or major observations. BMPs must be inspected by a qualified person who has taken an approved erosion and sedimentation course.
2. All EP&SC devices are to remain in place until the site has been stabilized and a good stand of grass has been established.
3. Erosion prevention and sediment controls must be inspected before a rain event, weekly, and 24 hours after a 0.25 inch rain event and documented in the inspection site checklist.
4. Silt fence or other sediment barriers are to be installed properly along topographical contours down slope of the area to be disturbed prior to any grading, clearing and/or any other construction activity.
5. Excavated topsoil to be reused must be stockpiled and encircled with silt fencing.
6. This site shall contain a temporary stone construction entrance that conforms to the City of Goodlettsville's Stormwater Ordinance and Best Management Practice Manual within 24 hours of grading commencement or the Land Disturbance Permit will be revoked. The stone shall be 2-3 inch in diameter and shall be kept clean by adding stone as needed. It shall be at least 6 inches deep underlain with filter fabric and 20 feet wide.
7. Approved inlet protections for nearby storm sewer curb and drop inlets must be installed within 24 hours of grading commencement.
8. Vegetative buffers or other protection must be provided along streams, rivers, and ponds to avoid erosion of banks.
9. Stabilization measures must be performed within seven (7) days in portions of the site where construction activities have temporarily or permanently ceased, and within fifteen (15) days after final grading.
10. All trees designated to remain, must be protected. Heavy equipment should not be operated or stored, nor materials handled or stored, within the drip line of trees.
11. Sediment must be removed from sediment barriers, ponds and other sediment controls when design capacity has been reduced by 33%.
12. Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed.
13. Building and waste materials, and non-storm water discharges, such as concrete, paint wash water, or machinery leakage or spillage must be managed to prevent them from entering the storm water system, ground water or nearby water body.
14. The project is subject to inspection by the City of Goodlettsville at any time and items found deficient shall be immediately corrected. The City may stop construction on properties, or administer other enforcement actions as defined by Goodlettsville's Stormwater Management Ordinance including Civil Penalties of \$50 to \$5,000 per day of violation.

#### STABILIZATION OF DISTURBED SOILS

- a. Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 15 days.
- b. As a general rule, permanent seeding will be performed within 14 days after the final grade on an area has been established. If disturbed areas on-site are to remain dormant for periods greater than 15 days in duration, the contractor will apply permanent soil stabilization. An allowance in the time schedule will be made for snow cover during periods of construction downtime. Seeding will be performed by hydro-seeding, by hand, or by a mechanical broadcasting method.
- c. The areas to be seeded will be uniform and will conform to the finished grade and cross section shown in the plans for this project or as otherwise designated. Owner's representative will perform minor shaping of uneven and rough areas outside the graded section as directed in order to provide for more effective erosion control and for ease of subsequent earth moving operations.
- d. The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.
- e. Any disturbed area left exposed for a period greater than 7 days with slopes greater or equal to 3:1 shall be stabilized with mulch or temporary seeding

| Number | Trunk | Code      | Comment |
|--------|-------|-----------|---------|
| T17    | 6"    | Osage     |         |
| T18    | 8"    | Elm       |         |
| T19    | 10"   | Elm       |         |
| T20    | 8"    | Elm       |         |
| T21    | 24"   | Hackberry |         |
| T22    | 15"   | Hackberry |         |
| T23    | 6"    | Hackberry |         |
| T24    | 18"   | Elm       |         |
| T25    | 10"   | Hackberry |         |
| T26    | 8"    | Cedar     |         |
| T27    | 8"    | Hickory   |         |
| T28    | 8"    | Elm       |         |
| T29    | 36"   | Hackberry |         |
| T30    | 10"   | Cedar     |         |

PERMITS:  
Case-2023-0003-SITE

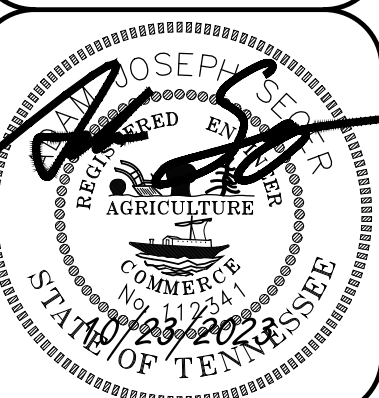


**Dale & Associates**  
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(615) 297-5166  
D&A Project #23011  
Pine Ridge - Phase 1  
**C2.02**

Drawing Date:  
September 01, 2023

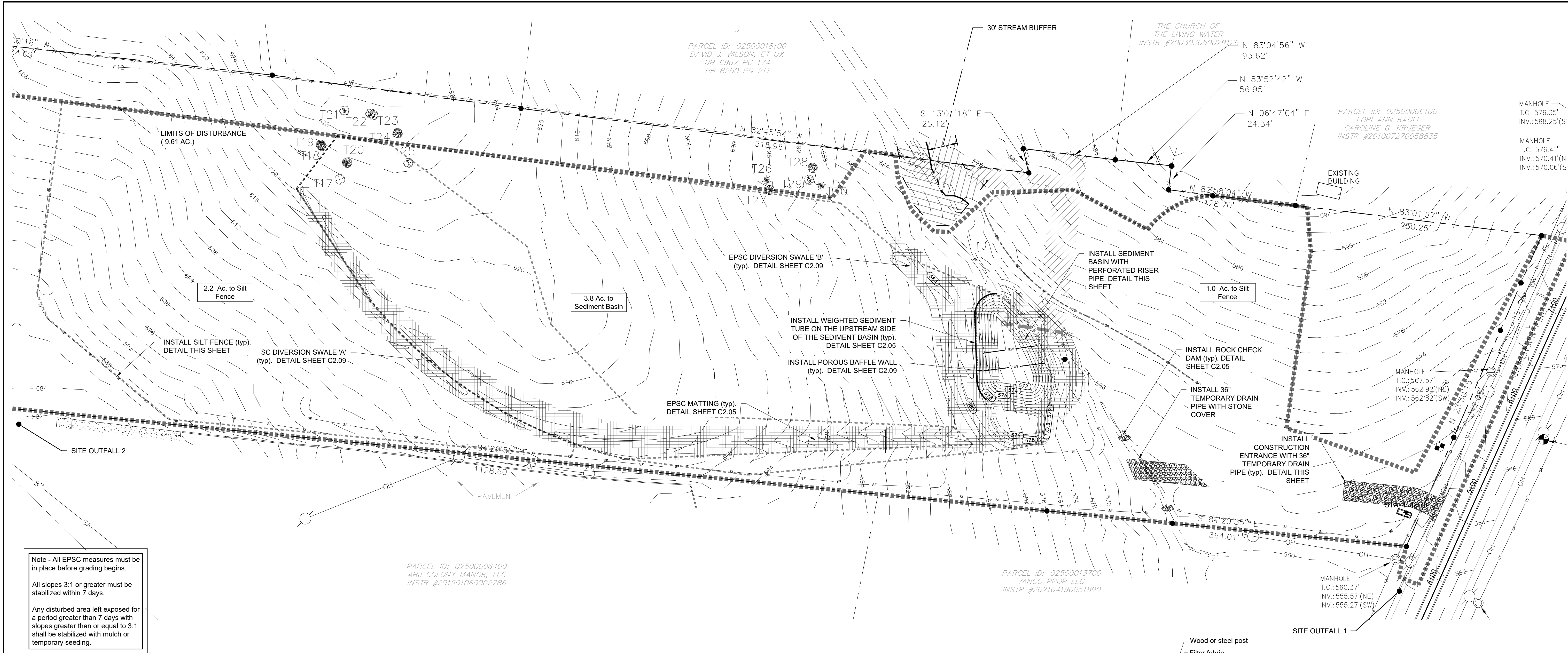
Revisions

Final Site Plan  
**Pine Ridge - Phase 1**  
Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



Existing  
Conditions &  
Demo (2)





Note - All EPSC measures must be in place before grading begins.

All slopes 3:1 or greater must be stabilized within 7 days.

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805 Dickerson Pike  
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Total Disturbed Area - 17.16 Ac.  
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#### Engineer

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#### Benchmark

Mag Spike in PP on SE corner of Cima Drive & Dickerson Road  
Elev: 567.13

#### Datum

NAD83  
NAVD88

#### Tennessee Construction General Permit Notice of Coverage (NOC) Certification:

The project associated with these submitted plans is covered under Tennessee Construction General Permit TNR ~~XXXXXX~~.

Check all that apply: This site discharges into waters identified by TDEC as:

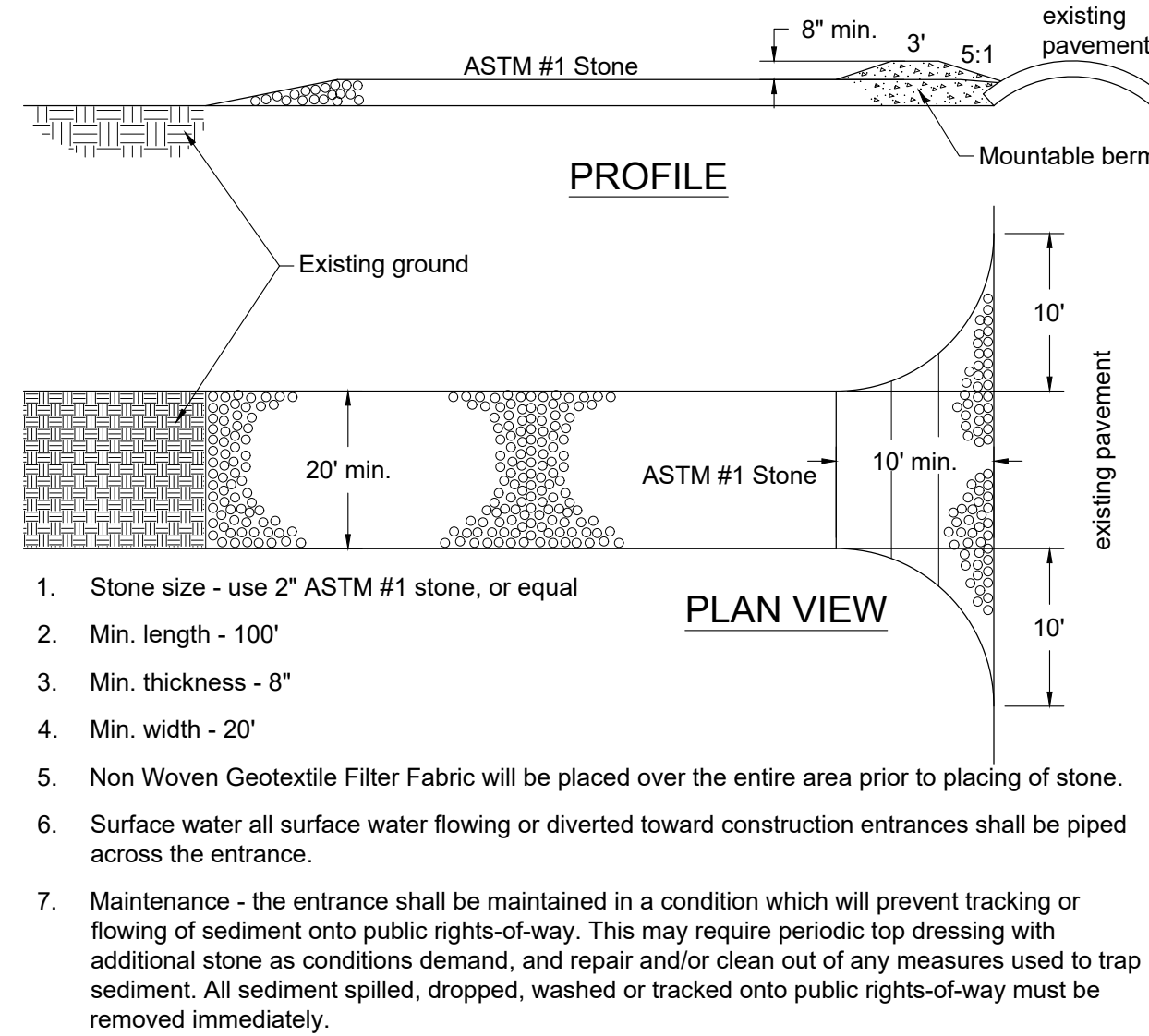
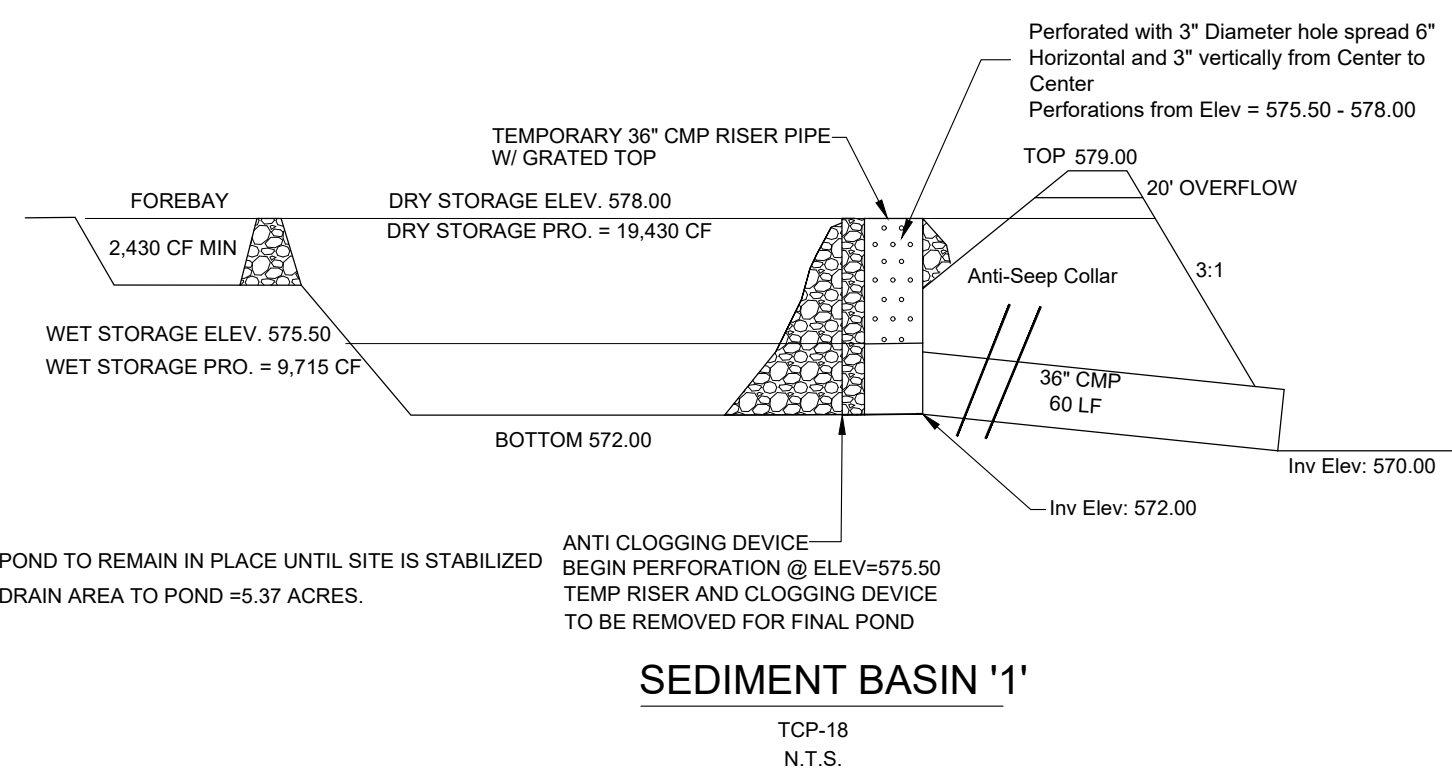
☐ Impaired for siltation ☐ Impaired for habitat ☐ Impaired for other ☐ Exceptional

Signature \_\_\_\_\_ Date \_\_\_\_\_

Circle one: ☐ Developer ☐ Project Engineer ☐ Other \_\_\_\_\_

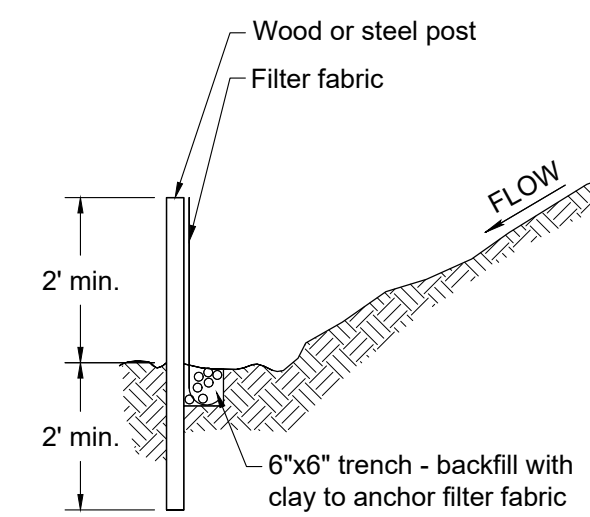
Please attach a copy of the Notice of Coverage under the Construction General Permit.

Note: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.



#### TEMPORARY CONSTRUCTION EXIT

REFER TO METRO DETAIL TCP-03  
N.T.S.



#### Silt Fence Maintenance Notes:

1. Inspect weekly and after each rainfall.
2. Repair wherever fence is damaged.
3. Remove sediment when it reaches 1/3 the height of the fence.
4. Inspect silt fence when rain is forecast. Perform required maintenance before the storm event.
5. Remove silt fence when no longer needed. Fill and compact past holes and anchor trench remove sediment accumulation, and grade alignment to blend with adjacent ground.

#### Silt Fence Notes:

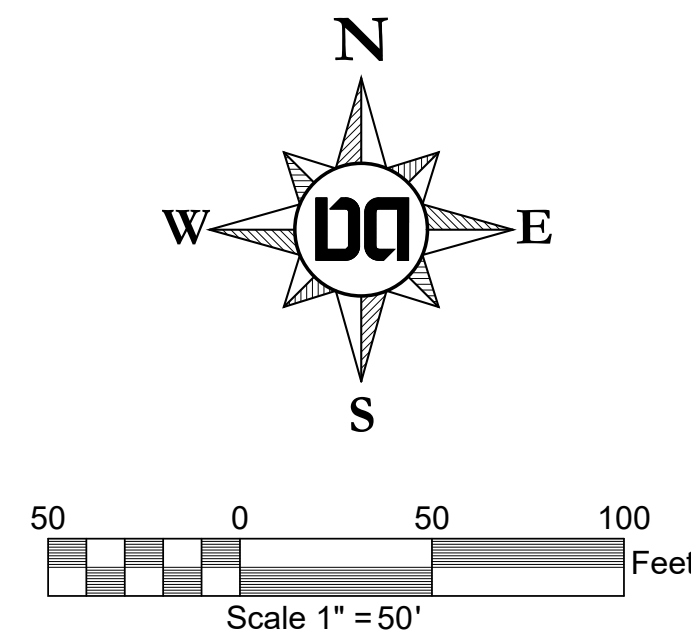
1. Non Woven Geotextile Filter fabric fence to be placed prior to start of rough grading.
2. Steel posts shall be approved by owner prior to use.
3. Wood posts shall be 2"x 2" min., oak or similar hardwood.
4. Posts shall be spaced at 6' intervals.
5. Filter fabric shall be securely bound to posts with either staples or wire ties.
6. Filter fabric shall be polypropylene fabric by Corps of Engineers guide spec. CW 02215. With equivalent opening size (eos) of no.100 sieve min., no.40 sieve max., as determined.
7. J-Hooks to be used when silt fence is not installed along a contour.

#### SILT FENCE DETAIL

REFER TO METRO DETAIL TCP-13  
N.T.S.

#### PERMITS:

Case-2023-0003-SITE



Drawing Date:  
September 01, 2023

#### Revisions

## Pine Ridge - Phase 1

Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



Initial EPSC

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Civil Engineering  
Land Planning & Zoning  
Surveying  
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(615) 297-5166  
D&A Project #23011  
Pine Ridge - Phase 1  
**C2.03**



SITE OUTFALL 3

T124"Hackberry

LIMITS OF DISTURBANCE  
(9.61 AC.)

HATCHING INDICATES  
CLEARING ONLY  
NO GRADING TO TAKE  
PLACE

EXISTING  
BUILDING

INSTALL TEMPORARY  
CONSTRUCTION  
ACCESS WITH 36"  
TEMPORARY DRAIN  
PIPE (typ). USE  
CONSTRUCTION  
ENTRANCE DETAIL THIS  
SHEET

PARCEL ID: 02500016200  
DAVID J. WILSON, ET UX  
DB 10133 PG 394  
PB 8250 PG 211

2  
PARCEL ID: 02500018000  
GLEN GARRETT, III, ET UX  
DB 9051 PG 591  
PB 8250 PG 211

2.2 Ac. to Silt  
Fence

SITE OUTFALL  
2

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#### Datum

NAD83  
NAVD88

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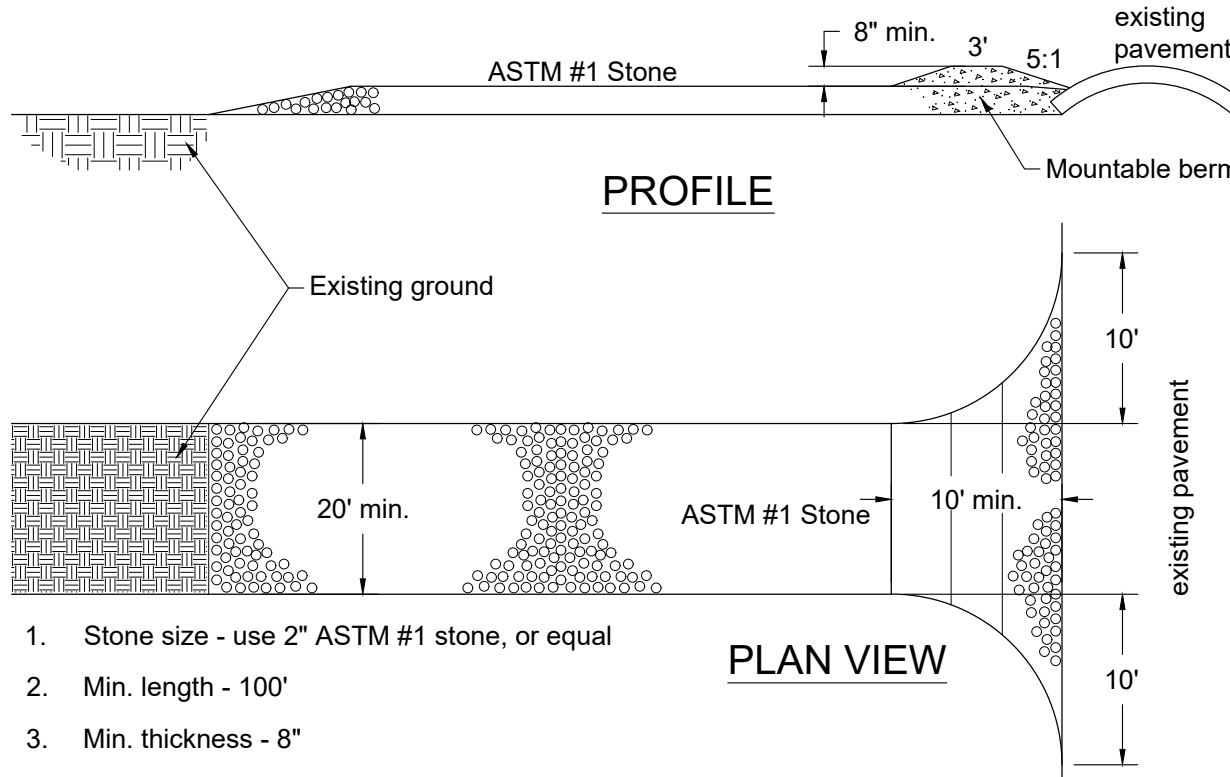
Check all that apply: This site discharges into waters identified by TDEC as:  
☐ Impaired for siltation ☐ Impaired for habitat ☐ Not ☐ Exceptional

Signature \_\_\_\_\_ Date \_\_\_\_\_

Circle one: ☐ Developer ☐ Project Engineer ☐ Other \_\_\_\_\_

Please attach a copy of the Notice of Coverage under the Construction  
General Permit.

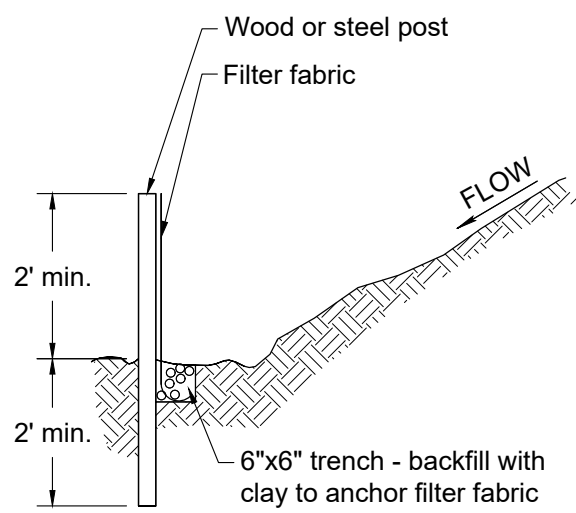
Note: A project will not be scheduled for a Pre-Construction Meeting until  
the State Construction General Permit NOC letter is submitted.



- Stone size - use 2" ASTM #1 stone, or equal
- Min. length - 100'
- Min. thickness - 8"
- Min. width - 20'
- Non Woven Geotextile Filter Fabric will be placed over the entire area prior to placing of stone.
- Surface water all surface water flowing or diverted toward construction entrances shall be piped across the entrance.
- Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

#### TEMPORARY CONSTRUCTION EXIT

REFER TO METRO DETAIL TCP-03  
N.T.S.



#### Silt Fence Maintenance Notes:

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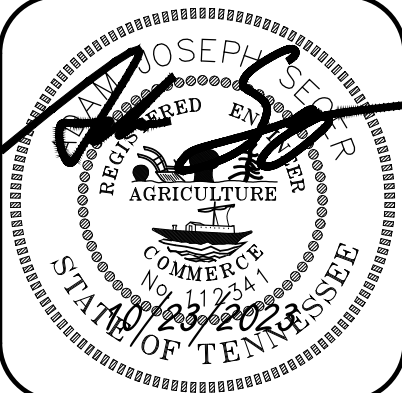
#### PERMITS:

Case-2023-0003-SITE

Drawing Date:  
September 01, 2023

#### Revisions

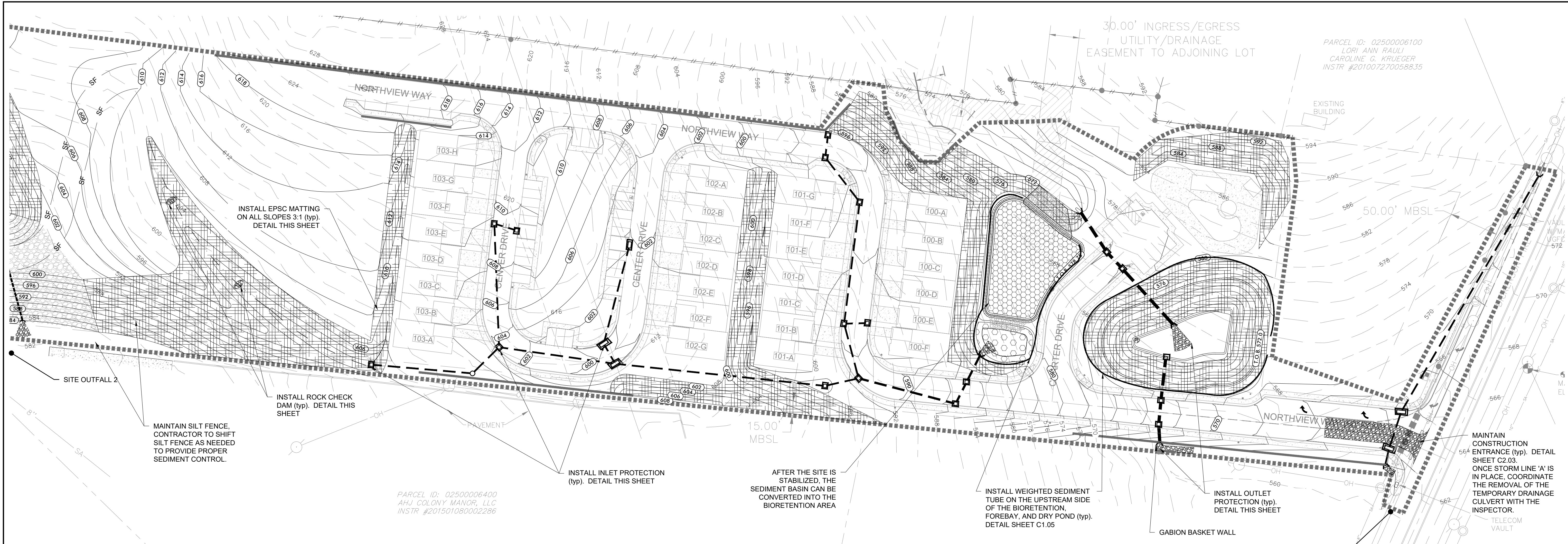
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Map 025 Parcels 060, 062, 218, & 219  
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Initial EPSC  
(2)

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**C2.04**





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Signature \_\_\_\_\_ Date \_\_\_\_\_

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#### Floodnote

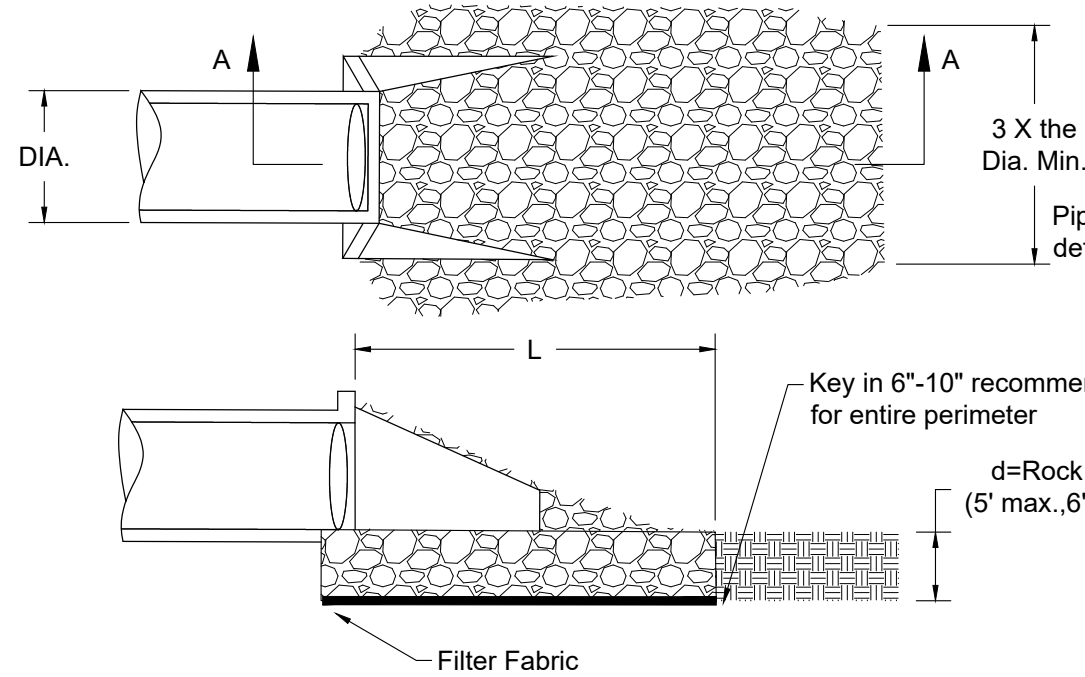
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#### Benchmark

Mag Spike in PP on SE corner of Cima Drive & Dickerson Road  
Elev: 567.13

#### Datum

NAD83  
NAVD88



| Section A-A    |                                |                  |                                    |  |
|----------------|--------------------------------|------------------|------------------------------------|--|
| Pipe Dia (in.) | Discharge (ft <sup>3</sup> /s) | Apron Length (L) | Rip-Rap D <sub>50</sub> Dia. (in.) |  |
| 12"            | 4.9                            | 10               | 4                                  |  |
|                | 9.89                           | 13               | 6                                  |  |
| 18"            | 9.89                           | 10               | 6                                  |  |
|                | 20.13                          | 16               | 8                                  |  |
|                | 30.91                          | 23               | 12                                 |  |
|                | 39.90                          | 28               | 16                                 |  |
| 24"            | 30.01                          | 16               | 8                                  |  |
|                | 39.90                          | 26               | 8                                  |  |
|                | 50.14                          | 26               | 12                                 |  |
|                | 60.03                          | 30               | 16                                 |  |

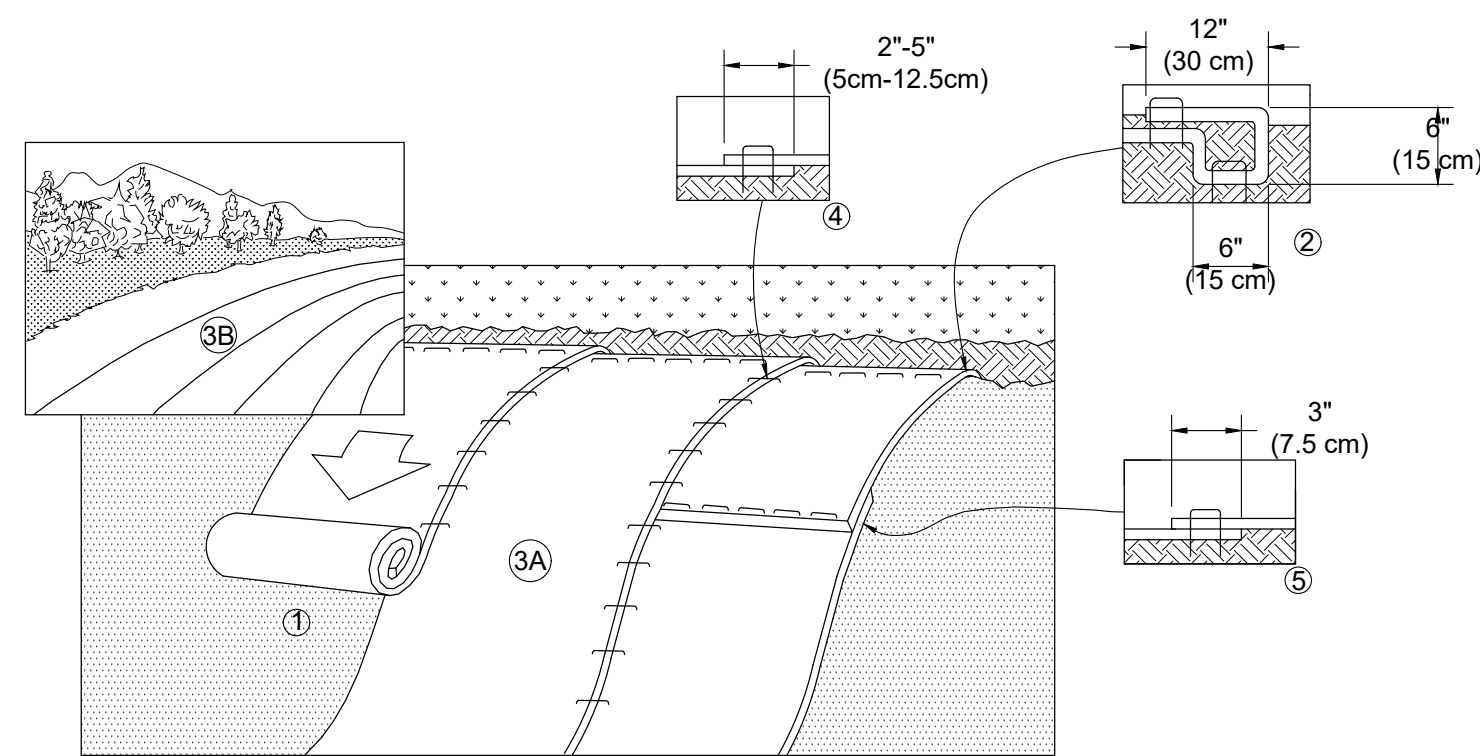
OUTLET PROTECTION  
REFER TO METRO DETAIL TCP-25  
N.T.S.

HW1 MAX FLOW 12.5 cfs  
Apron Length = 12 ft  
D<sub>50</sub> Dia = 8 in

HW5 MAX FLOW 26.1 cfs  
Apron Length = 16 ft  
D<sub>50</sub> Dia = 8 in

HW3 MAX FLOW 52.0 cfs  
Apron Length = 27 ft  
D<sub>50</sub> Dia = 16 in

HW2 MAX FLOW 68.2 cfs  
Apron Length = 33 ft  
D<sub>50</sub> Dia = 16 in



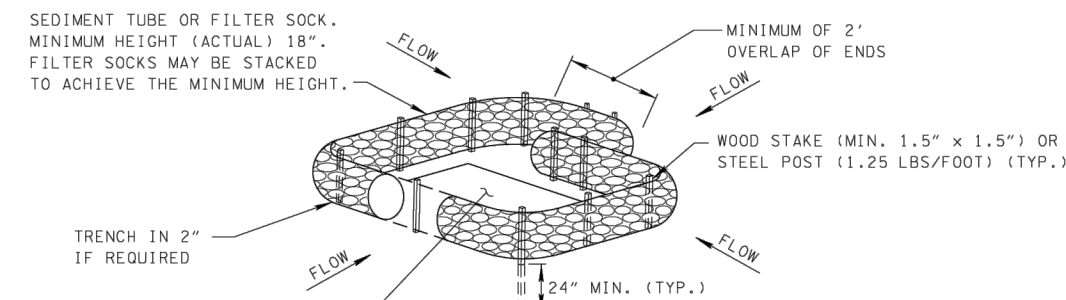
#### Notes:

- Prepare soil before installing blankets, including any necessary application of lime, fertilizer, and seed. Note: When using Cell-o-seed™ do not seed prepared area. Cell-o-seed™ must be installed with paper side down.
- Begin at the top of the slope by anchoring the blanket in a 6" (15cm) deep x 6" (15cm) wide trench with approximately 12" (30cm) of blanket extended beyond the up-slope portion of the trench. Anchor the blanket with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30cm) portion of blanket back over seed and compacted soil. Secure blanket over compacted soil with a row of staples/stakes spaced approximately 12" (30cm) apart across the width of the blanket.
- Roll the blankets (a.) down or (b.) horizontally across the slope. Blankets will unroll with appropriate side against the soil surface. All blankets must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using optional dot system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
- The edges of parallel blankets must be stapled with approximately 2"-5" (5cm-12.5cm) overlap depending on blanket type. To ensure proper seam alignment, place the edge of the overlapping blanket (blanket being installed on top) even with the colored seam stitch on the previously installed blanket.
- Consecutive blankets spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5cm) overlap. staple through overlapped area, approximately 12" (30cm) apart across entire blanket width.

\*In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly secure the blankets.

EROSION CONTROL MATTING DETAIL  
REFER TO METRO DETAIL TCP-10  
N.T.S.

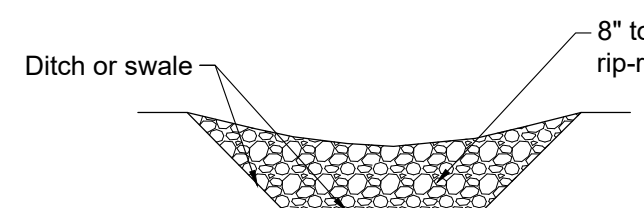
#### CATCH BASIN PROTECTION (TYPE D)



EROSION CONTROL PLAN LEGEND: ☐ (D) CATCH BASIN PROTECTION (TYPE D)

TO BE INSTALLED AS NOTED ON PLAN  
LEFT IN PLACE UNTIL PROPOSED  
PAVEMENT IS IN PLACE AND GRASS  
IS ESTABLISHED OVER DISTURBED AREA.

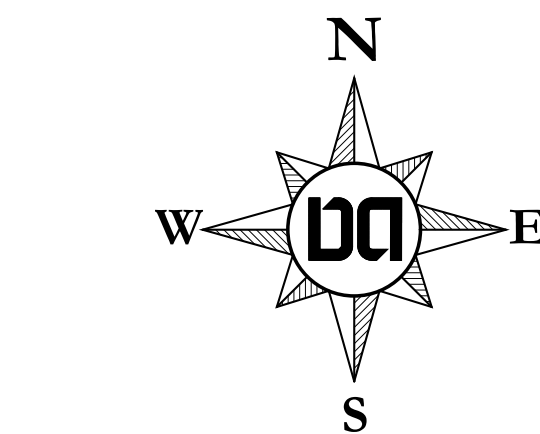
GRATE INLET PROTECTION  
REFER TO METRO DETAIL TCP-24  
N.T.S.



#### Maintenance Notes:

- Inspect sediment buildup behind check dam and signs of erosion around the check dam after each rain.
- Remove accumulated sediment when reaches 1/2 the sump depth by lifting the filter fabric and hand shoveling or back hoeing the silt.

ROCK CHECK DAM  
REFER TO METRO DETAIL TCP-12  
N.T.S.



Scale 1" = 50'

Drawing Date:  
September 01, 2023

Revisions

Final Site Plan  
**Pine Ridge - Phase 1**  
Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



Intermediate  
EPSC

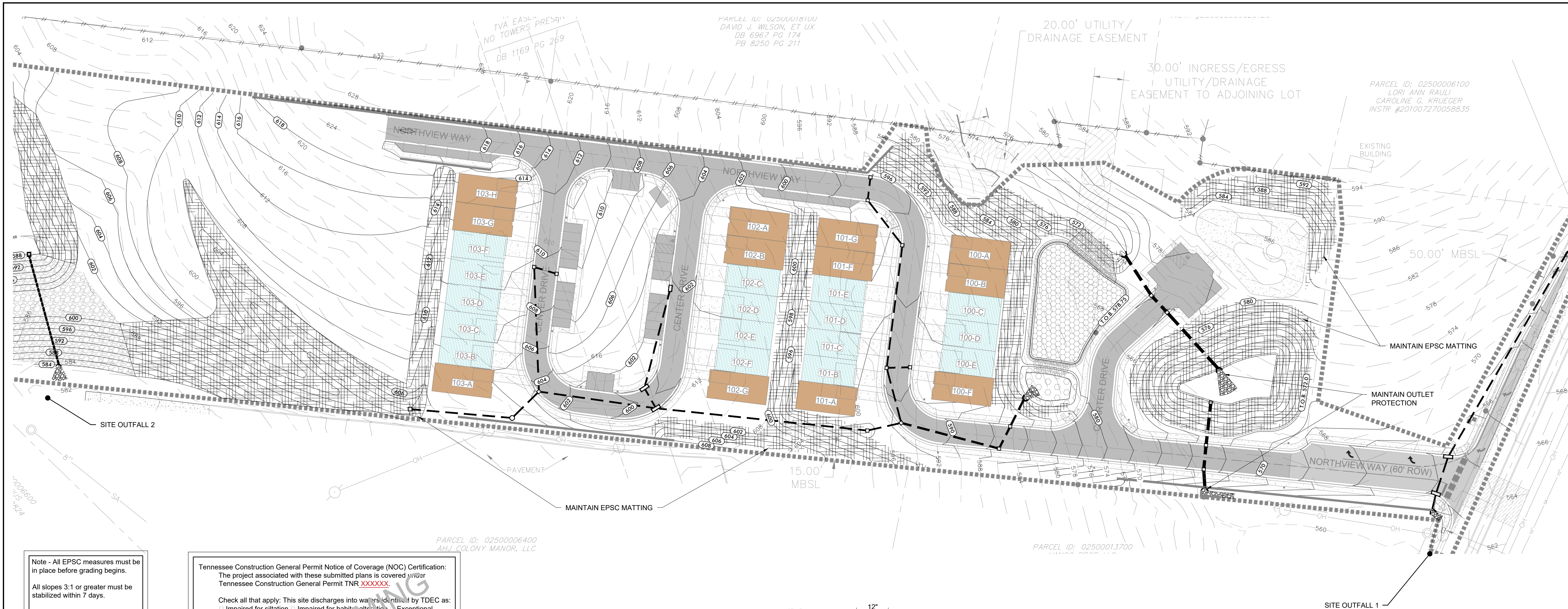
**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, TN 37204  
(615) 297-5166  
D&A Project #23011  
Pine Ridge - Phase 1  
**C2.05**

PERMITS:  
Case-2023-0003-SITE









Note - All EPSC measures must be in place before grading begins.

All slopes 3:1 or greater must be stabilized within 7 days.

Any disturbed area left exposed for a period greater than 7 days with slopes greater than or equal to 3:1 shall be stabilized with mulch or temporary seeding.

Tennessee Construction General Permit Notice of Coverage (NOC) Certification:  
The project associated with these submitted plans is covered under  
Tennessee Construction General Permit TNR XXXXXX.

Check all that apply: This site discharges into water identified by TDEC as:  
☐ Impaired for siltation ☐ Impaired for habitat ☐ Other ☐ Exceptional

Signature \_\_\_\_\_ Date \_\_\_\_\_

Circle one: ☐ Developer ☐ Project Engineer ☐ Other \_\_\_\_\_

Please attach a copy of the Notice of Coverage under the Construction General Permit.

Note: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

#### Development Summary

Map 025 Parcels 060, 062, 218, & 219  
805 Dickerson Pike  
Goodlettsville, TN. 37072

Total Site Area - 20.32 Ac.  
Total Disturbed Area - 17.16 Ac.  
Council District #10 - Zach Young

#### Owner/Developer

ALSL, GP  
Contact: Jim Spangler  
1728 General George Patton Dr. 101  
Brentwood, TN. 37207  
Phone: 615.370.0989  
Email: jim@hiddenvalehomesnashville.com

#### Engineer

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#### Floodnote

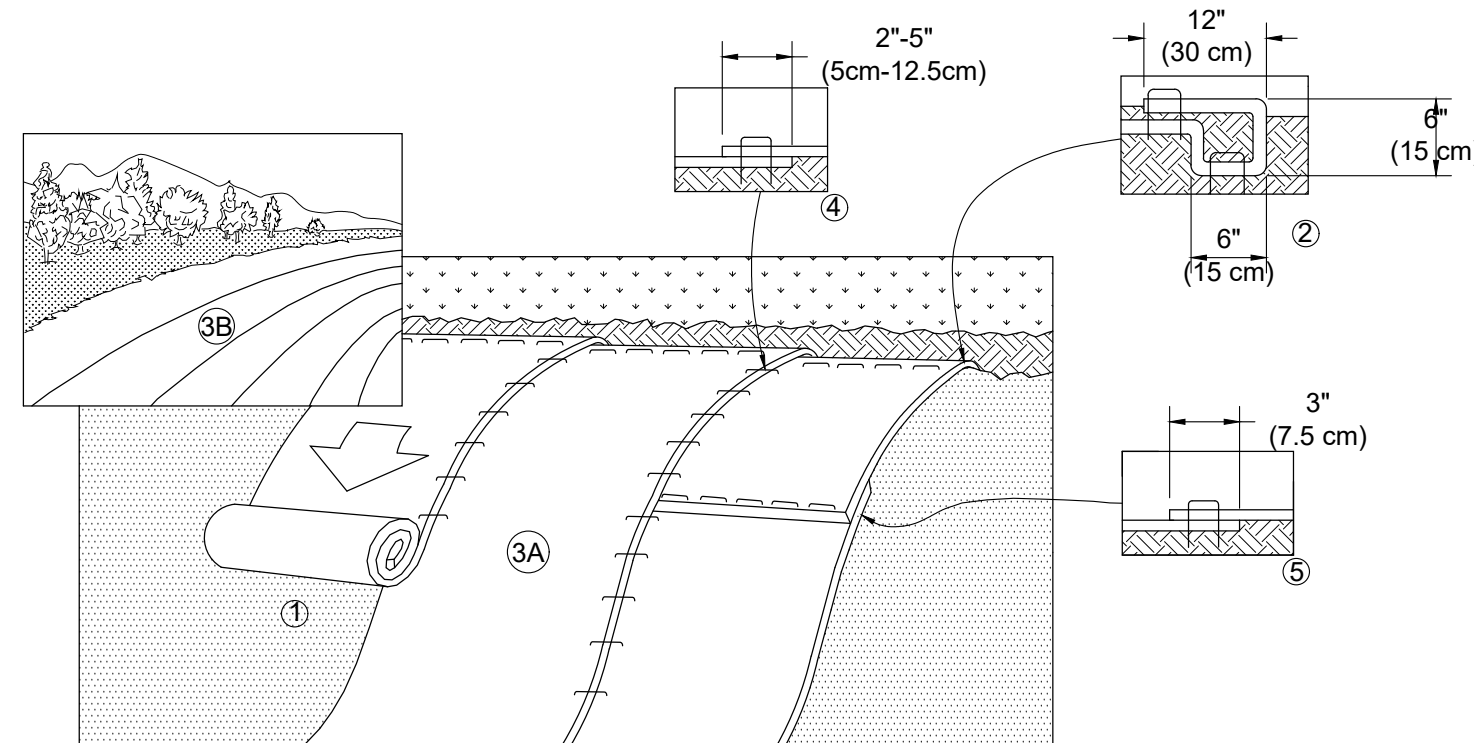
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C016H Dated 04/05/2017 & Map Number 47037C0137J Dated 02/25/2022.

#### Benchmark

Mag Spike in PP on SE corner of Cima Drive & Dickerson Road  
Elev: 567.13

#### Datum

NAD83  
NAVDS8



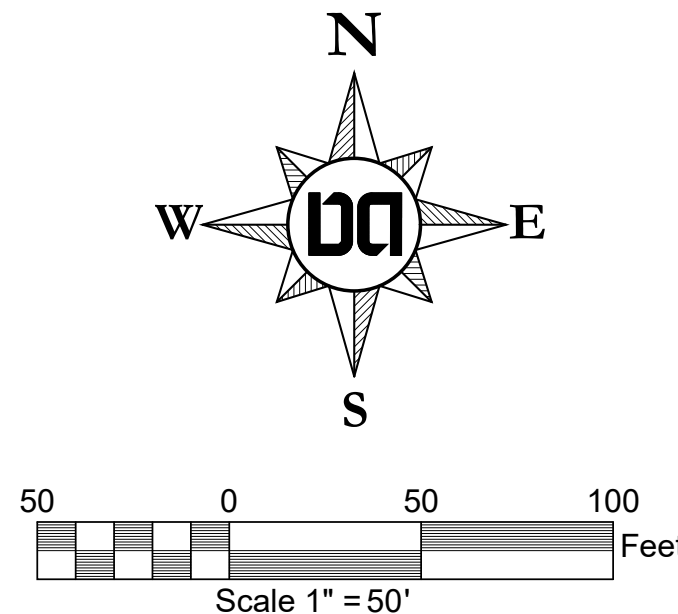
#### Notes:

1. Prepare soil before installing blankets, including any necessary application of lime, fertilizer, and seed. Note: When using Cell-o-seed™ do not seed prepared area. Cell-o-seed™ must be installed with paper side down.
2. Begin at the top of the slope by anchoring the blanket in a 6" (15cm) deep x 6" (15cm) wide trench with approximately 12" (30cm) of blanket extended beyond the up-slope portion of the trench. Anchor the blanket with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30cm) portion of blanket back over seed and compacted soil. Secure blanket over compacted soil with a row of staples/stakes spaced approximately 12" (30cm) apart across the width of the blanket.
3. Roll the blankets (a.) down or (b.) horizontally across the slope. Blankets will unroll with appropriate side against the soil surface. All blankets must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using optional dot system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. The edges of parallel blankets must be stapled with approximately 2'-5" (5cm-12.5cm) overlap depending on blanket type. To ensure proper seam alignment, place the edge of the overlapping blanket (blanket being installed on top) even with the colored seam stitch on the previously installed blanket.
5. Consecutive blankets spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5cm) overlap. staple through overlapped area, approximately 12" (30cm) apart across entire blanket width.

\*In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly secure the blankets.

#### EROSION CONTROL MATTING DETAIL

REFER TO METRO DETAIL TCP-10  
N.T.S.



Drawing Date:  
September 01, 2023

#### Revisions

Final Site Plan  
**Pine Ridge - Phase 1**  
Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



Final EPSC

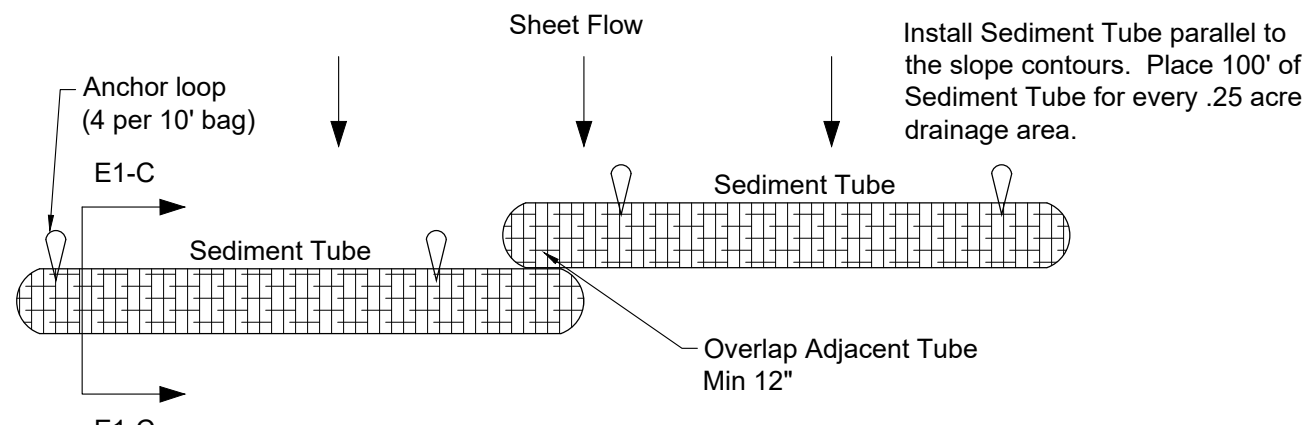
**Dale & Associates**  
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Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, TN 37204  
(615) 297-5166  
D&A Project #23011  
Pine Ridge - Phase 1  
**C2.07**

PERMITS:  
Case-2023-0003-SITE









#### WEIGHTED SEDIMENT TUBE DETAIL

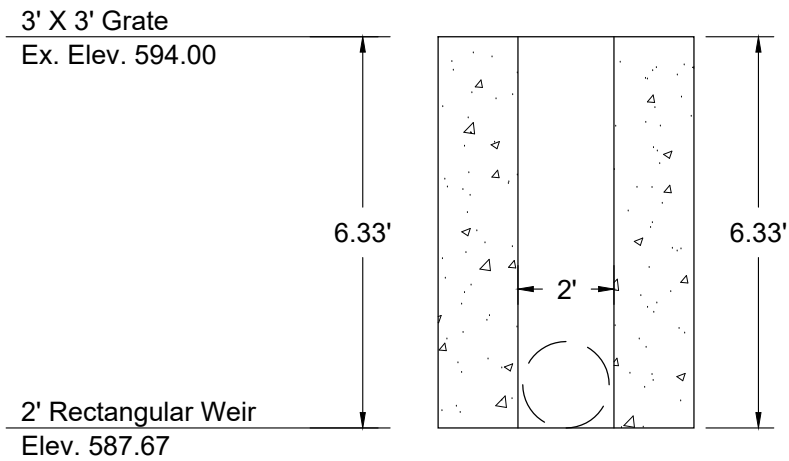
REFER TO METRO DETAIL TCP-14  
N.T.S.

##### Sediment Tube General Notes:

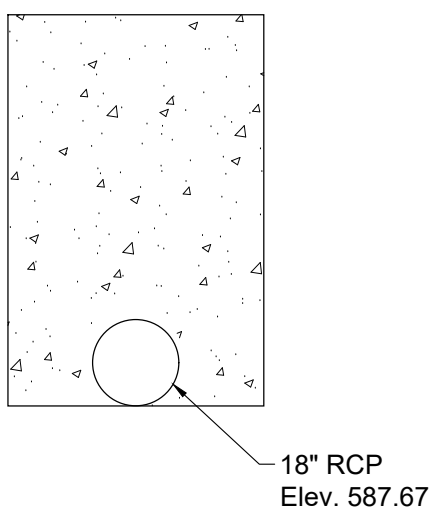
1. Weighted sediment tubes have not been as effective due to improper use. These barriers have been placed in swales and drainageways where runoff volumes and velocities have caused the tubes to wash out. In addition, failure to stake the sediment tube will allow undercutting and end flow.
2. Weighted sediment tubes are not to be used for extended periods of time because they tend to rot and fall apart.
3. Limit length of any single row of tubes to 500 ft. (157 m).
4. Not appropriate for large drainage areas, limit to five acres or less.
5. Sediment tubes may lose their effectiveness due to degradation, thus constant maintenance is required.
6. Not intended for inlet protection or streams.
7. Tube bindings of jute or cotton not recommended as they quickly deteriorate and fail.
8. Limit to locations suitable for temporary ponding or deposition of sediment.
9. Slopes of 3:1 (H:V) or flatter are preferred. If the slope exceeds 3:1 (H:V), use a different management practice or limit the length of slope upstream of the tube to less than 25 ft (15.7 m).

##### Sediment Tube Maintenance Notes:

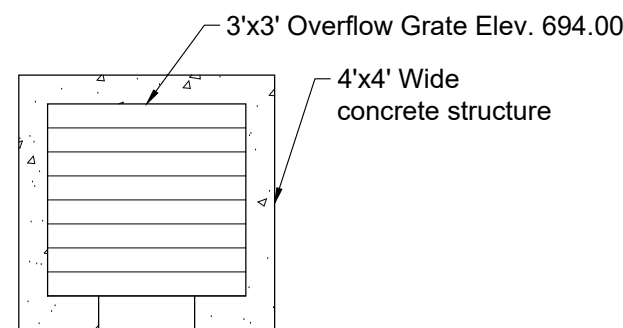
1. Inspect weekly and within 24 hours after the end of a storm event.
2. Replace tubes that have decomposed.
3. Repair washouts or other damage as needed.
4. Remove sediment when accumulations reach one-half the original height of either a single tube or stacked tubes. Sediments removed shall be disposed of properly.
5. Remove tubes when no longer needed. Re-grade and stabilize the area.
6. Inspect weighted sediment tubes when rain is forecast. Be sure the tubes are overlapped or butted end to end.



#### REAR VIEW

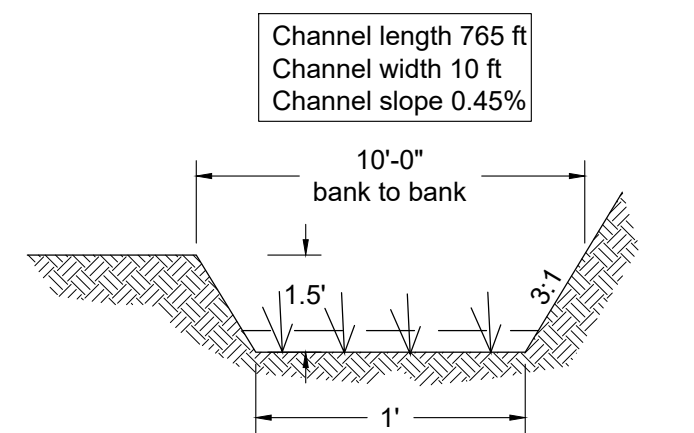


#### TOP VIEW



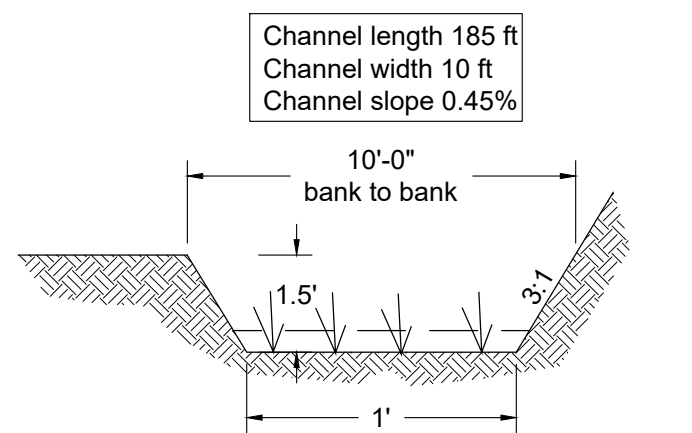
#### TEMPORARY OUTLET STRUCTURE (OS2)

N.T.S.



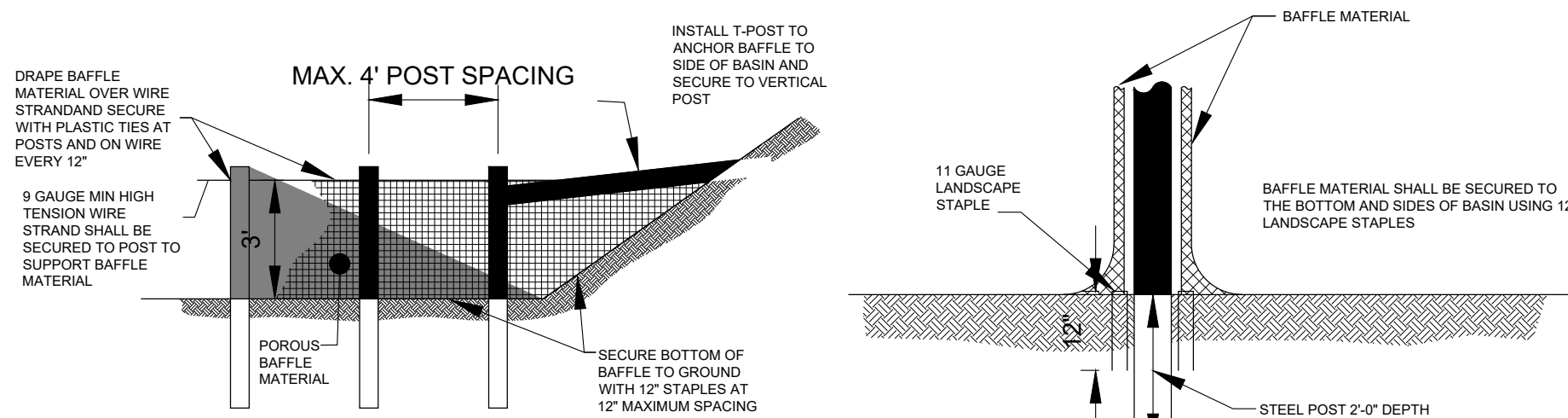
#### EPSC DIVERSION SWALE 'A'

N.T.S.



#### EPSC DIVERSION SWALE 'b'

N.T.S.



#### Porous Baffle Wall Detail

N.T.S.

PERMITS:  
Case-2023-0003-SITE

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Mag Spike in PP on SE corner of Cima Drive & Dickerson Road  
Elev: 567.13

#### Datum

NAD83  
NAVD88

Drawing Date:  
September 01, 2023

#### Revisions

db

Final Site Plan  
**Pine Ridge - Phase 1**  
Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



#### EPSC Details

**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying  
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Nashville, TN. 37204  
(615) 297-5166  
D&A Project #23011  
Pine Ridge - Phase 1  
**C2.09**



Drawing Date:  
September 01, 2023

Revisions

dh

# Pine Ridge - Phase 1

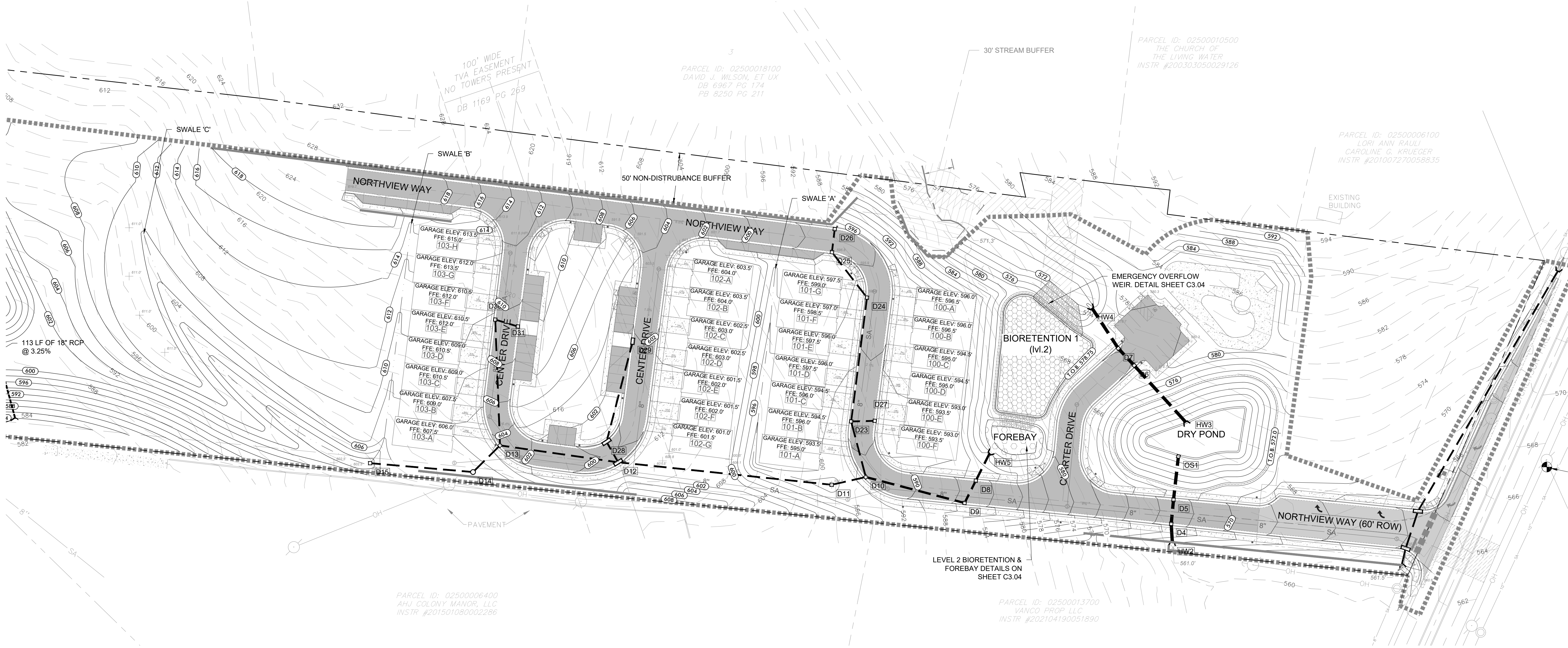
Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



## Phase 1 Grading & Drainage

D&A Project #23011  
Pine Ridge - Phase 1

C3.01



### PRIVATE STORM PIPES

| DRAINAGE PIPE TABLE  |                    |           |             |            |              |               |
|----------------------|--------------------|-----------|-------------|------------|--------------|---------------|
| Downstream Structure | Upstream Structure | Size/Type | Pipe Length | Pipe Slope | Inv In Elev. | Inv Out Elev. |
| D4                   | D5                 | 36" RCP   | 24 LF       | 0.62%      | 561.10'      | 561.25'       |
| D5                   | OS1                | 36" RCP   | 43 LF       | 0.58%      | 561.25'      | 561.50'       |
| D6                   | D7                 | 36" RCP   | 23 LF       | 0.65%      | 569.40'      | 569.55'       |
| D7                   | HW4                | 36" RCP   | 48 LF       | 0.52%      | 569.55'      | 569.80'       |
| D8                   | D9                 | 24" RCP   | 25 LF       | 0.60%      | 583.00'      | 583.15'       |
| D9                   | D10                | 24" RCP   | 102 LF      | 4.57%      | 583.15'      | 587.80'       |
| D10                  | D11                | 18" RCP   | 35 LF       | 0.57%      | 587.80'      | 588.00'       |
| D10                  | D23                | 18" RCP   | 57 LF       | 1.57%      | 587.80'      | 588.70'       |
| D11                  | D12                | 18" RCP   | 214 LF      | 3.74%      | 588.00'      | 596.00'       |
| D12                  | D13                | 18" RCP   | 119 LF      | 1.01%      | 596.00'      | 597.20'       |
| D12                  | D28                | 18" RCP   | 24 LF       | 0.64%      | 596.00'      | 596.15'       |
| D13                  | D30                | 18" RCP   | 125 LF      | 8.50%      | 597.20'      | 605.35'       |

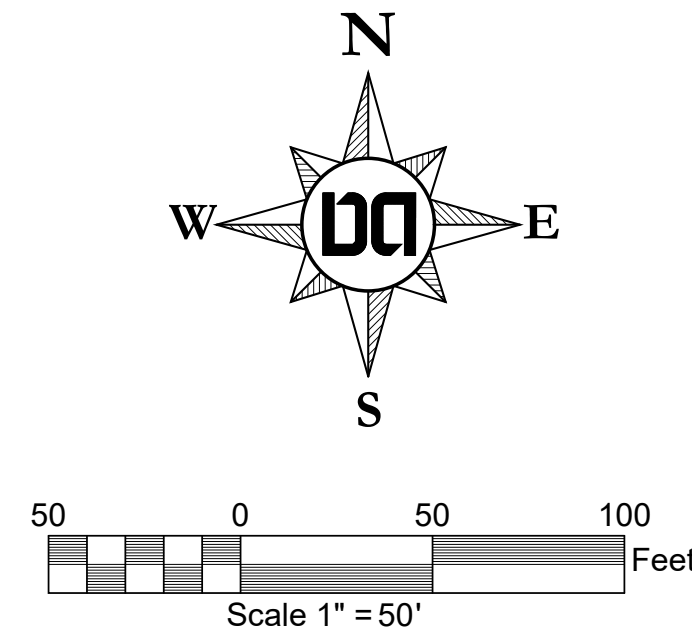
| DRAINAGE PIPE TABLE  |                    |           |             |            |              |               |
|----------------------|--------------------|-----------|-------------|------------|--------------|---------------|
| Downstream Structure | Upstream Structure | Size/Type | Pipe Length | Pipe Slope | Inv In Elev. | Inv Out Elev. |
| D13                  | D14                | 18" RCP   | 38 LF       | 0.53%      | 597.20'      | 597.40'       |
| D14                  | D15                | 18" RCP   | 103 LF      | 0.58%      | 597.40'      | 598.00'       |
| D23                  | D24                | 18" RCP   | 124 LF      | 2.25%      | 588.70'      | 591.50'       |
| D23                  | D27                | 18" RCP   | 23 LF       | 0.64%      | 588.70'      | 588.85'       |
| D24                  | D25                | 18" RCP   | 57 LF       | 3.49%      | 591.50'      | 593.50'       |
| D25                  | D26                | 18" RCP   | 23 LF       | 0.65%      | 593.50'      | 593.65'       |
| D28                  | D29                | 18" RCP   | 104 LF      | 2.27%      | 596.15'      | 598.50'       |
| D30                  | D31                | 18" RCP   | 24 LF       | 0.64%      | 605.35'      | 605.50'       |
| HW2                  | D4                 | 36" RCP   | 18 LF       | 0.54%      | 561.00'      | 561.10'       |
| HW3                  | D6                 | 36" RCP   | 76 LF       | 10.37%     | 561.50'      | 569.40'       |
| HW5                  | D8                 | 24" RCP   | 30 LF       | 9.89%      | 580.00'      | 583.00'       |

### PRIVATE STORM STRUCTURES

| DRAINAGE STRUCTURE TABLE |                |                 |                   |                    |
|--------------------------|----------------|-----------------|-------------------|--------------------|
| Structure Label          | Structure Type | Grate Elevation | Inv. In Elevation | Inv. Out Elevation |
| D4                       | Single Inlet   | 565.56'         | 561.10'           | 561.10'            |
| D5                       | Single Inlet   | 566.07'         | 561.25'           | 561.25'            |
| D6                       | Single Inlet   | 577.80'         | 569.40'           | 569.40'            |
| D7                       | Single Inlet   | 577.80'         | 569.55'           | 569.55'            |
| D8                       | Single Inlet   | 586.89'         | 583.00'           | 583.00'            |
| D9                       | Single Inlet   | 587.43'         | 583.15'           | 583.15'            |
| D10                      | Single Inlet   | 591.34'         | 587.80'           | 587.80'            |
| D11                      | Drop Grate     | 591.50'         | 588.00'           | 588.00'            |
| D12                      | Triple Inlet   | 599.67'         | 596.00'           | 596.00'            |
| D13                      | Single Inlet   | 603.39'         | 597.20'           | 597.20'            |
| D14                      | Manhole        | 607.11'         | 597.40'           | 597.40'            |
| D15                      | Drop Grate     | 601.50'         |                   | 598.00'            |
| D23                      | Single Inlet   | 592.42'         | 588.70'           | 588.70'            |

| DRAINAGE STRUCTURE TABLE |                |                 |                   |                    |
|--------------------------|----------------|-----------------|-------------------|--------------------|
| Structure Label          | Structure Type | Grate Elevation | Inv. In Elevation | Inv. Out Elevation |
| D24                      | Single Inlet   | 595.02'         | 591.50'           | 591.50'            |
| D25                      | Single Inlet   | 596.88'         | 593.50'           | 593.50'            |
| D26                      | Single Inlet   | 596.89'         |                   | 593.65'            |
| D27                      | Single Inlet   | 592.49'         |                   | 588.85'            |
| D28                      | Triple Inlet   | 599.67'         | 596.15'           | 596.15'            |
| D29                      | Double Inlet   | 601.80'         |                   | 598.50'            |
| D30                      | Single Inlet   | 609.37'         | 605.35'           | 605.35'            |
| D31                      | Single Inlet   | 609.24'         |                   | 605.50'            |
| HW2                      | Headwall       | 563.75'         | 561.00'           |                    |
| HW3                      | Headwall       | 563.71'         | 561.50'           |                    |
| HW4                      | Headwall       | 572.96'         |                   | 569.80'            |
| HW5                      | Headwall       | 582.75'         | 580.00'           |                    |
| OS1                      | Single Inlet   | 564.92'         |                   | 561.50'            |

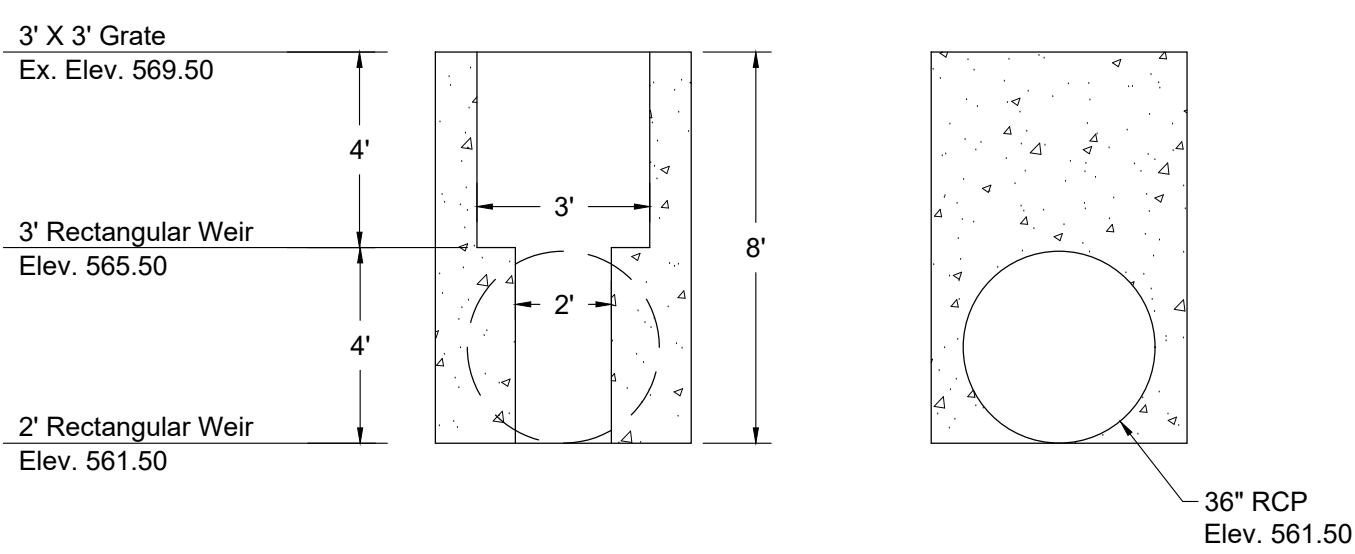
\*DETAILS SHEET C3.04  
DROP GRATE ON SHEET C3.02



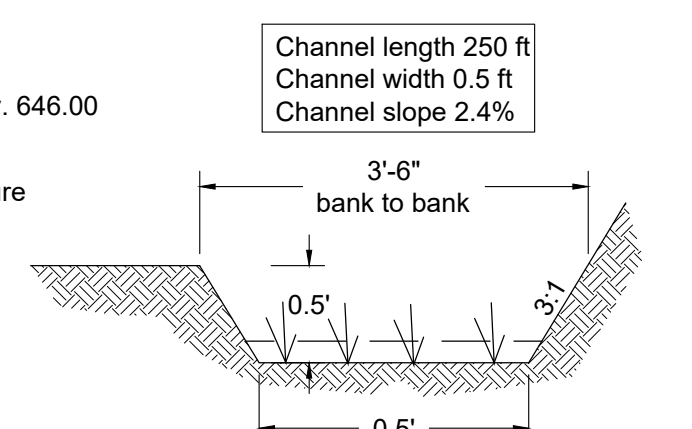
#### FRONT VIEW

#### REAR VIEW

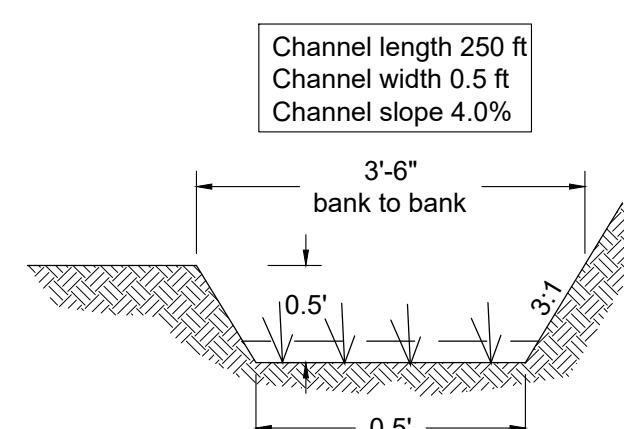
#### TOP VIEW



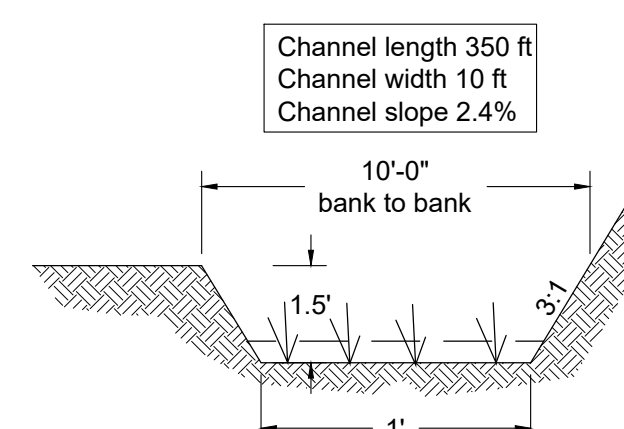
DRY POND OUTLET STRUCTURE (OS1)  
N.T.S.



SWALE 'A'  
N.T.S.



SWALE 'B'  
N.T.S.



SWALE 'C'  
N.T.S.

PERMITS:  
Case-2023-0003-SITE

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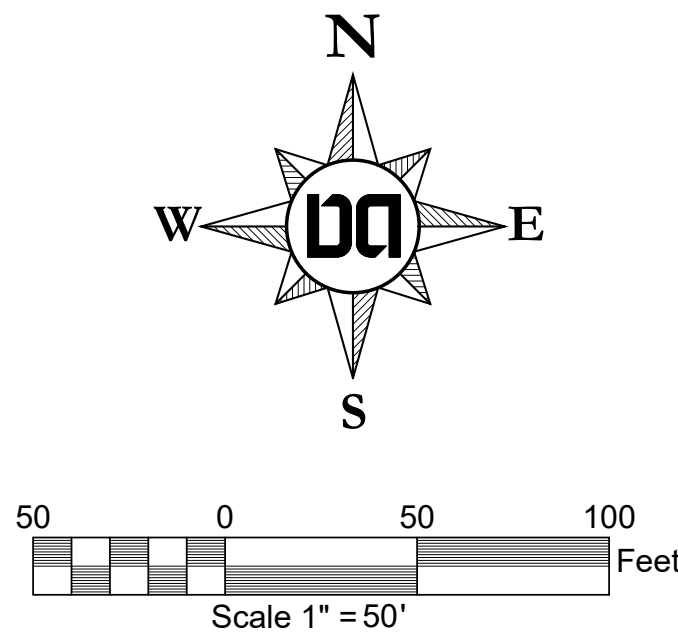
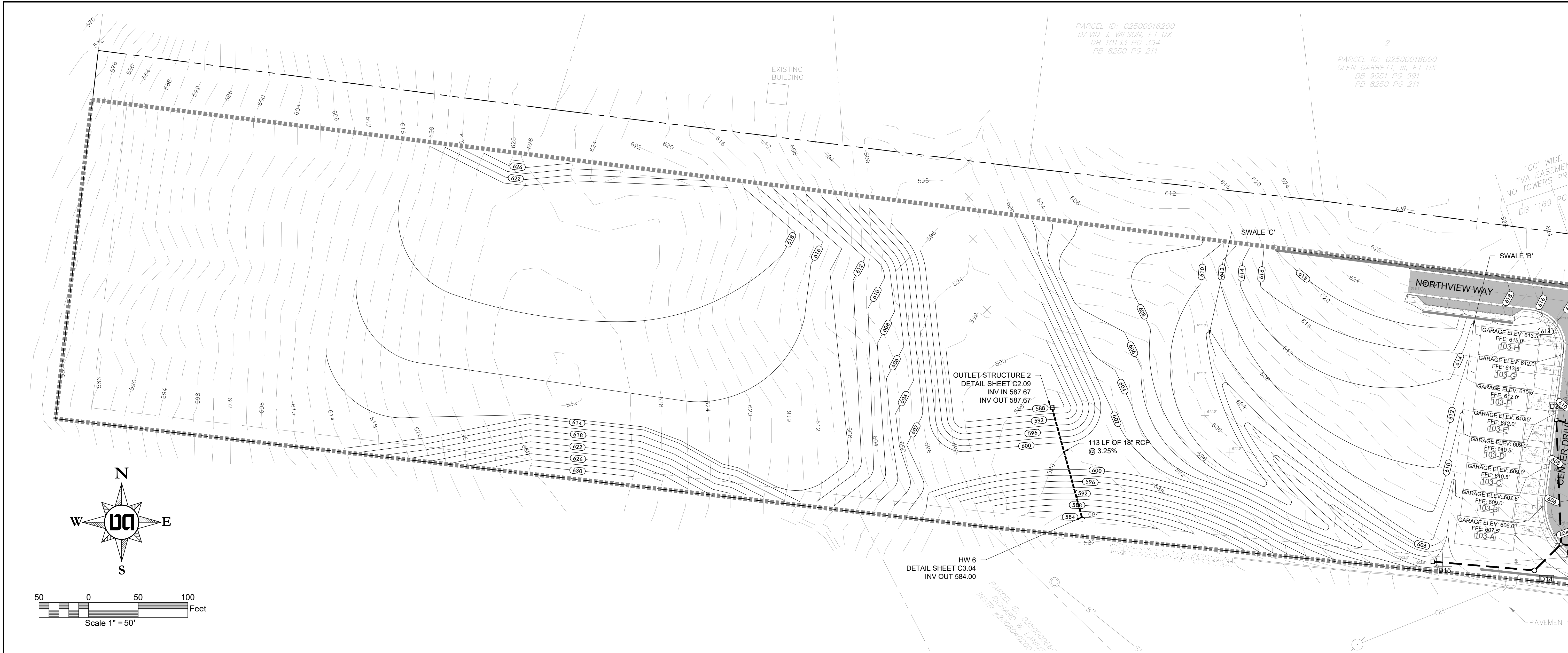
#### Benchmark

Mag Spike in PP on SE corner of Cima Drive &  
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Elev: 567.13

#### Datum

NAD83  
NAVD88





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NAVD88

PRIVATE STORM PIPES

| DRAINAGE PIPE TABLE  |                    |           |             |            |              |               |
|----------------------|--------------------|-----------|-------------|------------|--------------|---------------|
| Downstream Structure | Upstream Structure | Size/Type | Pipe Length | Pipe Slope | Inv In Elev. | Inv Out Elev. |
| D4                   | D5                 | 36" RCP   | 24 LF       | 0.62%      | 561.10'      | 561.25'       |
| D5                   | OS1                | 36" RCP   | 43 LF       | 0.58%      | 561.25'      | 561.50'       |
| D6                   | D7                 | 36" RCP   | 23 LF       | 0.65%      | 569.40'      | 569.55'       |
| D7                   | HW4                | 36" RCP   | 48 LF       | 0.52%      | 569.55'      | 569.80'       |
| D8                   | D9                 | 24" RCP   | 25 LF       | 0.60%      | 583.00'      | 583.15'       |
| D9                   | D10                | 24" RCP   | 102 LF      | 4.57%      | 583.15'      | 587.80'       |
| D10                  | D11                | 18" RCP   | 35 LF       | 0.57%      | 587.80'      | 588.00'       |
| D10                  | D23                | 18" RCP   | 57 LF       | 1.57%      | 587.80'      | 588.70'       |
| D11                  | D12                | 18" RCP   | 214 LF      | 3.74%      | 588.00'      | 596.00'       |
| D12                  | D13                | 18" RCP   | 119 LF      | 1.01%      | 596.00'      | 597.20'       |
| D12                  | D28                | 18" RCP   | 24 LF       | 0.64%      | 596.00'      | 596.15'       |
| D13                  | D30                | 18" RCP   | 125 LF      | 8.50%      | 597.20'      | 605.35'       |

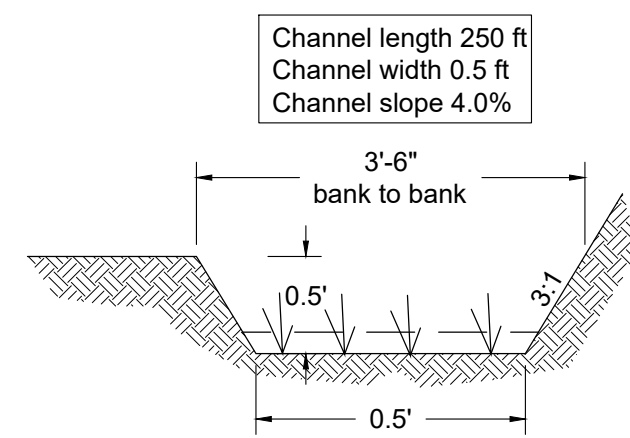
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| D14                  | D15                | 18" RCP   | 103 LF      | 0.58%      | 597.40'      | 598.00'       |
| D23                  | D24                | 18" RCP   | 124 LF      | 2.25%      | 588.70'      | 591.50'       |
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| D25                  | D26                | 18" RCP   | 23 LF       | 0.65%      | 593.50'      | 593.65'       |
| D28                  | D29                | 18" RCP   | 104 LF      | 2.27%      | 596.15'      | 598.50'       |
| D30                  | D31                | 18" RCP   | 24 LF       | 0.64%      | 605.35'      | 605.50'       |
| HW2                  | D4                 | 36" RCP   | 18 LF       | 0.54%      | 561.00'      | 561.10'       |
| HW3                  | D6                 | 36" RCP   | 76 LF       | 10.37%     | 561.50'      | 569.40'       |
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PRIVATE STORM STRUCTURES

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|--------------------------|----------------|-----------------|-------------------|--------------------|
| Structure Label          | Structure Type | Grate Elevation | Inv. In Elevation | Inv. Out Elevation |
| D4                       | Single Inlet   | 565.56'         | 561.10'           | 561.10'            |
| D5                       | Single Inlet   | 566.07'         | 561.25'           | 561.25'            |
| D6                       | Single Inlet   | 577.80'         | 569.40'           | 569.40'            |
| D7                       | Single Inlet   | 577.80'         | 569.55'           | 569.55'            |
| D8                       | Single Inlet   | 586.89'         | 583.00'           | 583.00'            |
| D9                       | Single Inlet   | 587.43'         | 583.15'           | 583.15'            |
| D10                      | Single Inlet   | 591.34'         | 587.80'           | 587.80'            |
| D11                      | Drop Grate     | 591.50'         | 588.00'           | 588.00'            |
| D12                      | Triple Inlet   | 599.67'         | 596.00'           | 596.00'            |
| D13                      | Single Inlet   | 603.39'         | 597.20'           | 597.20'            |
| D14                      | Manhole        | 607.11'         | 597.40'           | 597.40'            |
| D15                      | Drop Grate     | 601.50'         |                   | 598.00'            |
| D23                      | Single Inlet   | 592.42'         | 588.70'           | 588.70'            |

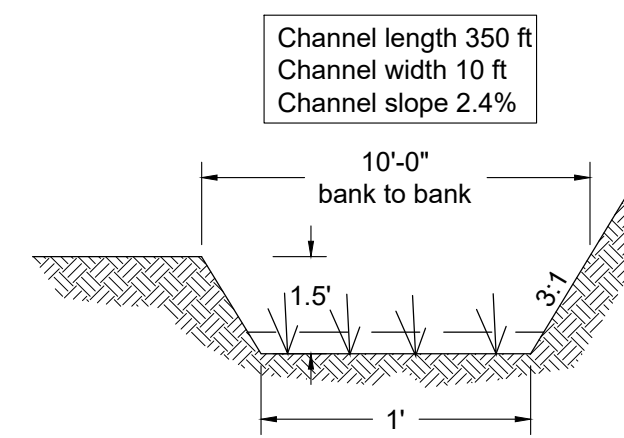
| DRAINAGE STRUCTURE TABLE |                |                 |                   |                    |
|--------------------------|----------------|-----------------|-------------------|--------------------|
| Structure Label          | Structure Type | Grate Elevation | Inv. In Elevation | Inv. Out Elevation |
| D24                      | Single Inlet   | 595.02'         | 591.50'           | 591.50'            |
| D25                      | Single Inlet   | 596.88'         | 593.50'           | 593.50'            |
| D26                      | Single Inlet   | 596.89'         |                   | 593.65'            |
| D27                      | Single Inlet   | 592.49'         |                   | 588.85'            |
| D28                      | Triple Inlet   | 599.67'         | 596.15'           | 596.15'            |
| D29                      | Double Inlet   | 601.80'         |                   | 598.50'            |
| D30                      | Single Inlet   | 609.37'         | 605.35'           | 605.35'            |
| D31                      | Single Inlet   | 609.24'         |                   | 605.50'            |
| HW2                      | Headwall       | 563.75'         | 561.00'           |                    |
| HW3                      | Headwall       | 563.71'         | 561.50'           |                    |
| HW4                      | Headwall       | 572.96'         |                   | 569.80'            |
| HW5                      | Headwall       | 582.75'         | 580.00'           |                    |
| OS1                      | Single Inlet   | 564.92'         |                   | 561.50'            |

\*DETAILS SHEET C3.04



Invert of swale to be stabilized using Kentucky 31 (or equiv.) Seed with straw matting (or sod) & complimented w/ Northwind switch grass (4" peat pots) to provide native vegetation/habitat & assist in dissipating flows.

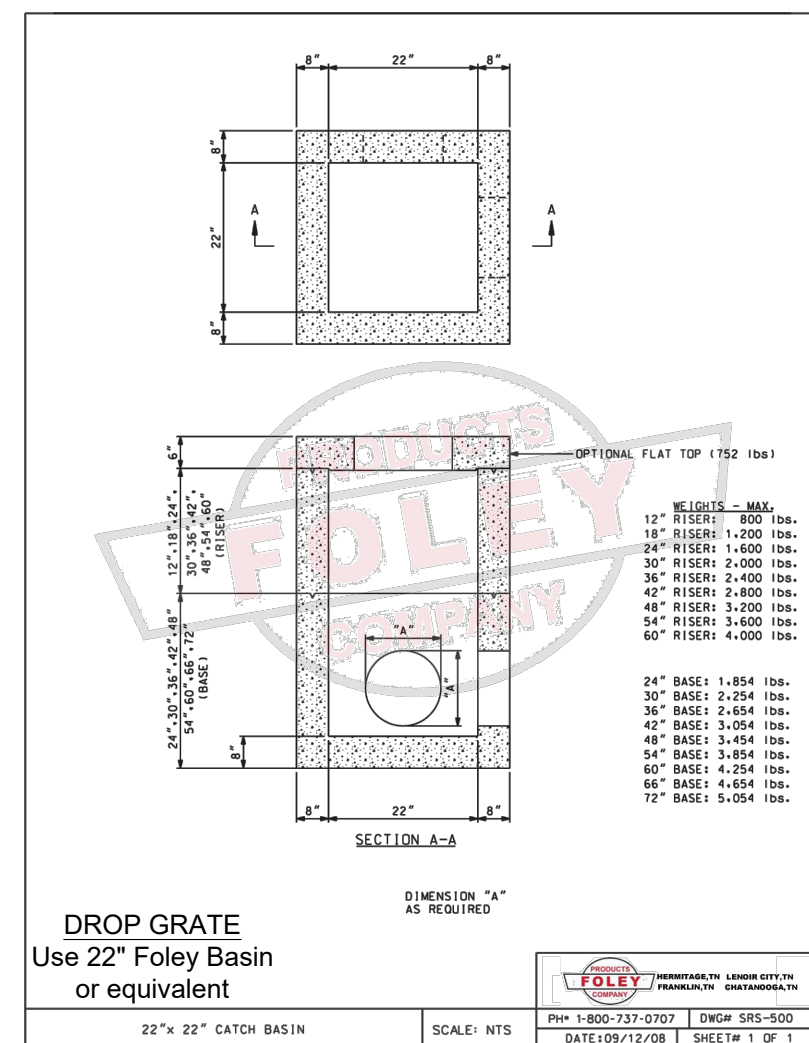
SWALE 'B'  
N.T.S.



Invert of swale to be stabilized using Kentucky 31 (or equiv.) Seed with straw matting (or sod) & complimented w/ Northwind switch grass (4" peat pots) to provide native vegetation/habitat & assist in dissipating flows.

SWALE 'C'  
N.T.S.

PERMITS:  
Case-2023-0003-SITE



**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, TN 37204  
(615) 297-5166  
D&A Project #23011  
Pine Ridge - Phase 1  
**C3.02**

Drawing Date:  
September 01, 2023

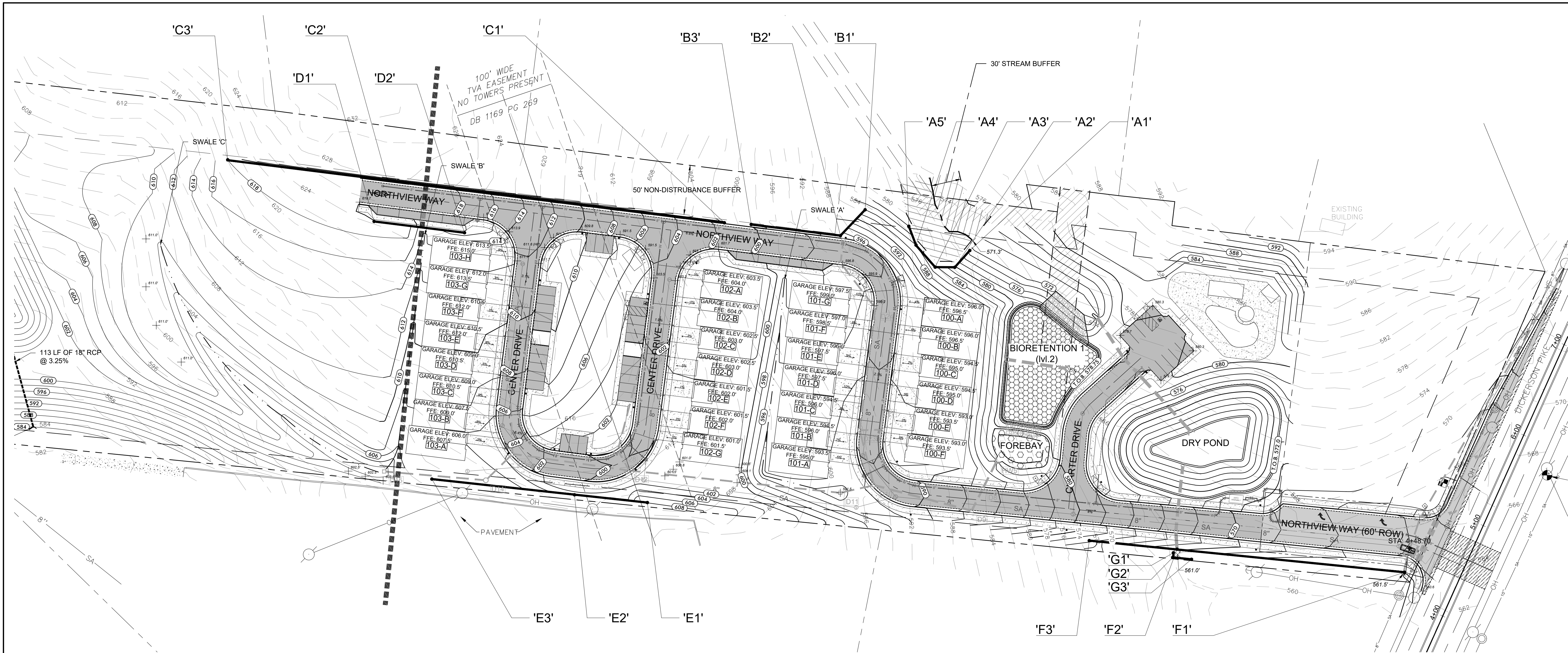
Revisions

Final Site Plan  
**Pine Ridge - Phase 1**  
Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



Phase 1  
Grading &  
Drainage (2)





#### Development Summary

Map 025 Parcels 060, 062, 218, & 219  
805 Dickerson Pike  
Goodlettsville, TN, 37072

Total Site Area - 20.32 Ac.  
Total Disturbed Area - 17.16 Ac.  
Council District #10 - Zach Young

#### Owner/Developer

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1728 General George Patton Dr. 101  
Brentwood, TN, 37207  
Phone: 615.370.0989  
Email: jim@hiddenvalleymhshomesnashville.com

#### Engineer

Dale and Associates  
Contact: Adam Seger  
516 Heather Place  
Nashville, TN 37204  
Phone: 615.297.5166  
Email: adam@daleandassociates.net

#### Floodnote

This Property does Not Lie Within a Flood  
Hazard Area as Depicted on the Current  
Flood Insurance Rate Maps (FIRM) Number  
47037C016H Dated 04/05/2017 & Map  
Number 47037C0137J Dated 02/25/2022.

#### Benchmark

Mag Spike in PP on SE corner of Cima Drive  
& Dickerson Road  
Elev: 567.13

#### Datum

NAD83  
NAVD88

#### WALL 'A'

|    | GRADE at TOP<br>OF WALL | GRADE at BOTTOM<br>OF WALL | HEIGHT | LENGTH |
|----|-------------------------|----------------------------|--------|--------|
| A1 | 573                     | 571                        | 2'     | 23'    |
| A2 | 580                     | 574                        | 6'     | 19'    |
| A3 | 586                     | 578                        | 8'     | 29'    |
| A4 | 588                     | 580                        | 8'     | 29'    |
| A5 | 582                     | 580                        | 2'     | 21'    |

SURFACE AREA : 575 sqft  
LENGTH : 92 ft  
MAX HEIGHT : 8 ft

#### WALL 'B'

|    | GRADE at TOP<br>OF WALL | GRADE at BOTTOM<br>OF WALL | HEIGHT | LENGTH |
|----|-------------------------|----------------------------|--------|--------|
| B1 | 588                     | 586                        | 2'     | 74'    |
| B2 | 598                     | 589                        | 7'     | 37'    |
| B3 | 590                     | 588                        | 2'     | 91'    |

SURFACE AREA : 700 sqft  
LENGTH : 128 ft  
MAX HEIGHT : 7 ft

#### WALL 'C'

|    | GRADE at TOP<br>OF WALL | GRADE at BOTTOM<br>OF WALL | HEIGHT | LENGTH |
|----|-------------------------|----------------------------|--------|--------|
| C1 | 592                     | 590                        | 2'     | 345'   |
| C2 | 629                     | 620                        | 9'     | 163'   |
| C3 | 618                     | 616                        | 2'     | 163'   |

SURFACE AREA : 2,700 sqft  
LENGTH : 508 ft  
MAX HEIGHT : 9 ft

#### WALL 'D'

|    | GRADE at TOP<br>OF WALL | GRADE at BOTTOM<br>OF WALL | HEIGHT | LENGTH |
|----|-------------------------|----------------------------|--------|--------|
| D1 | 620                     | 618                        | 2'     | 92'    |
| D2 | 618                     | 616                        | 2'     | 92'    |

SURFACE AREA : 200 sqft  
LENGTH : 92 ft  
MAX HEIGHT : 2 ft

#### WALL 'E'

|    | GRADE at TOP<br>OF WALL | GRADE at BOTTOM<br>OF WALL | HEIGHT | LENGTH |
|----|-------------------------|----------------------------|--------|--------|
| E1 | 610                     | 608                        | 2'     | 74'    |
| E2 | 610                     | 602                        | 8'     | 145'   |
| E3 | 608                     | 606                        | 2'     | 145'   |

SURFACE AREA : 1,000 sqft  
LENGTH : 219 ft  
MAX HEIGHT : 8 ft

#### WALL 'F'

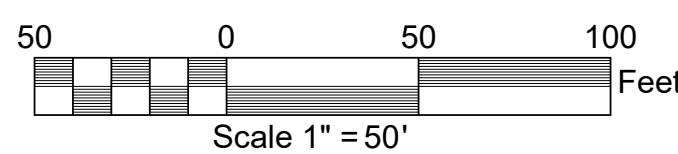
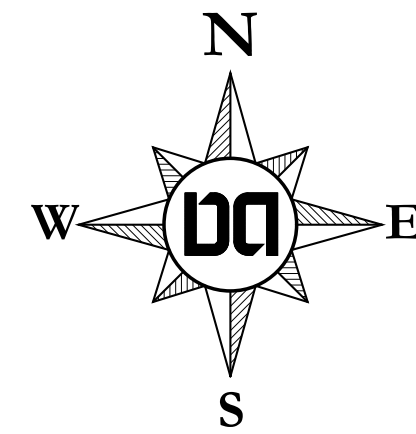
|    | GRADE at TOP<br>OF WALL | GRADE at BOTTOM<br>OF WALL | HEIGHT | LENGTH |
|----|-------------------------|----------------------------|--------|--------|
| F1 | 563                     | 561                        | 2'     | 230'   |
| F2 | 572                     | 562                        | 6'     | 89'    |
| F3 | 576                     | 574                        | 2'     | 89'    |

SURFACE AREA : 2,500 sqft  
LENGTH : 319 ft  
MAX HEIGHT : 6 ft

#### WALL 'G' - GABION BASKET WALL

|    | GRADE at TOP<br>OF WALL | GRADE at BOTTOM<br>OF WALL | HEIGHT | LENGTH |
|----|-------------------------|----------------------------|--------|--------|
| G1 | 561                     | 561                        | 2'     | 5'     |
| G2 | 561                     | 561                        | 2'     | 20'    |
| G3 | 561                     | 561                        | 2'     | 20'    |

SURFACE AREA : 50 sqft  
LENGTH : 25 ft  
MAX HEIGHT : 2 ft



PERMITS:  
Case-2023-0003-SITE

Drawing Date:  
September 01, 2023

Revisions

## Pine Ridge - Phase 1

Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee

Final Site Plan



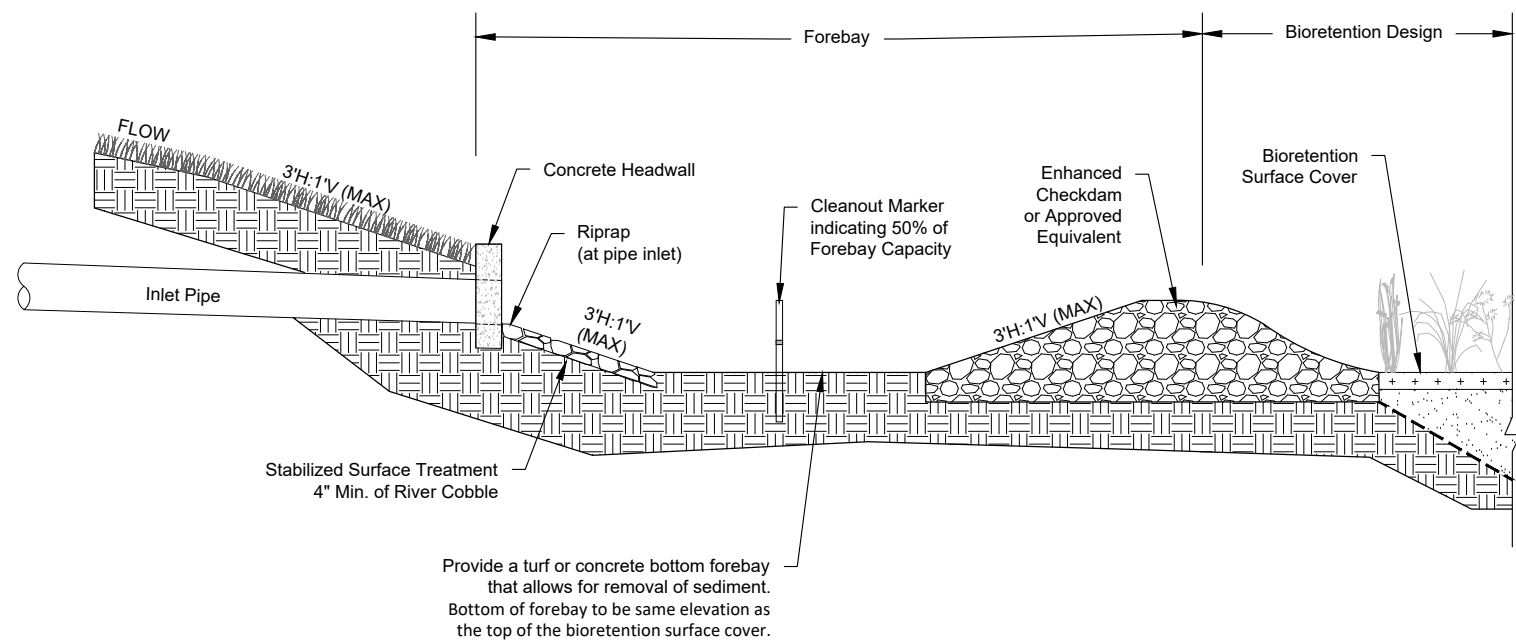
Phase 1 Spot  
Grading &  
Walls

**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, TN 37204  
(615) 297-5166

D&A Project #23011  
Pine Ridge - Phase 1

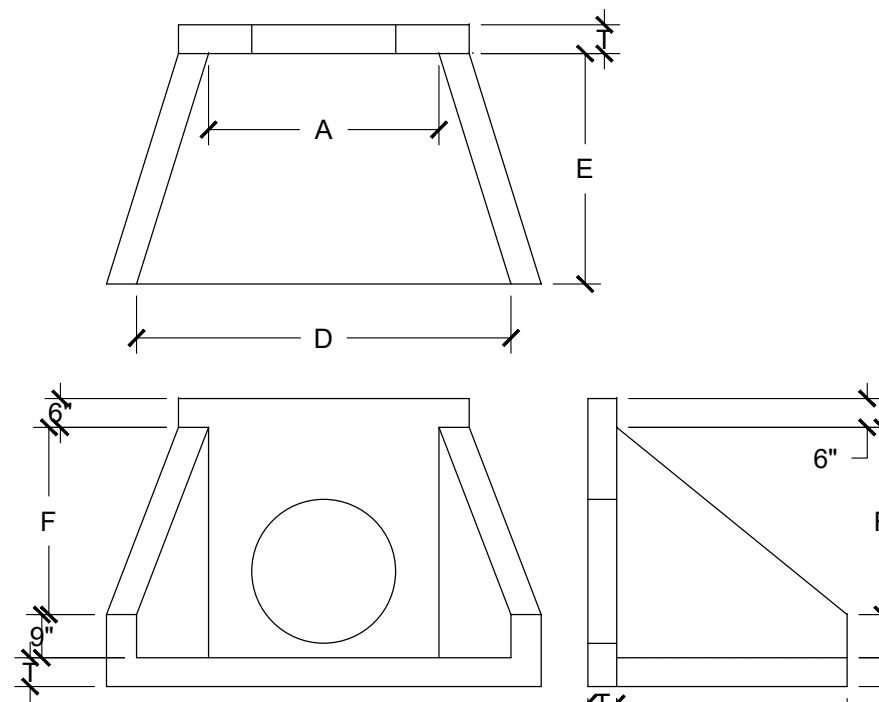
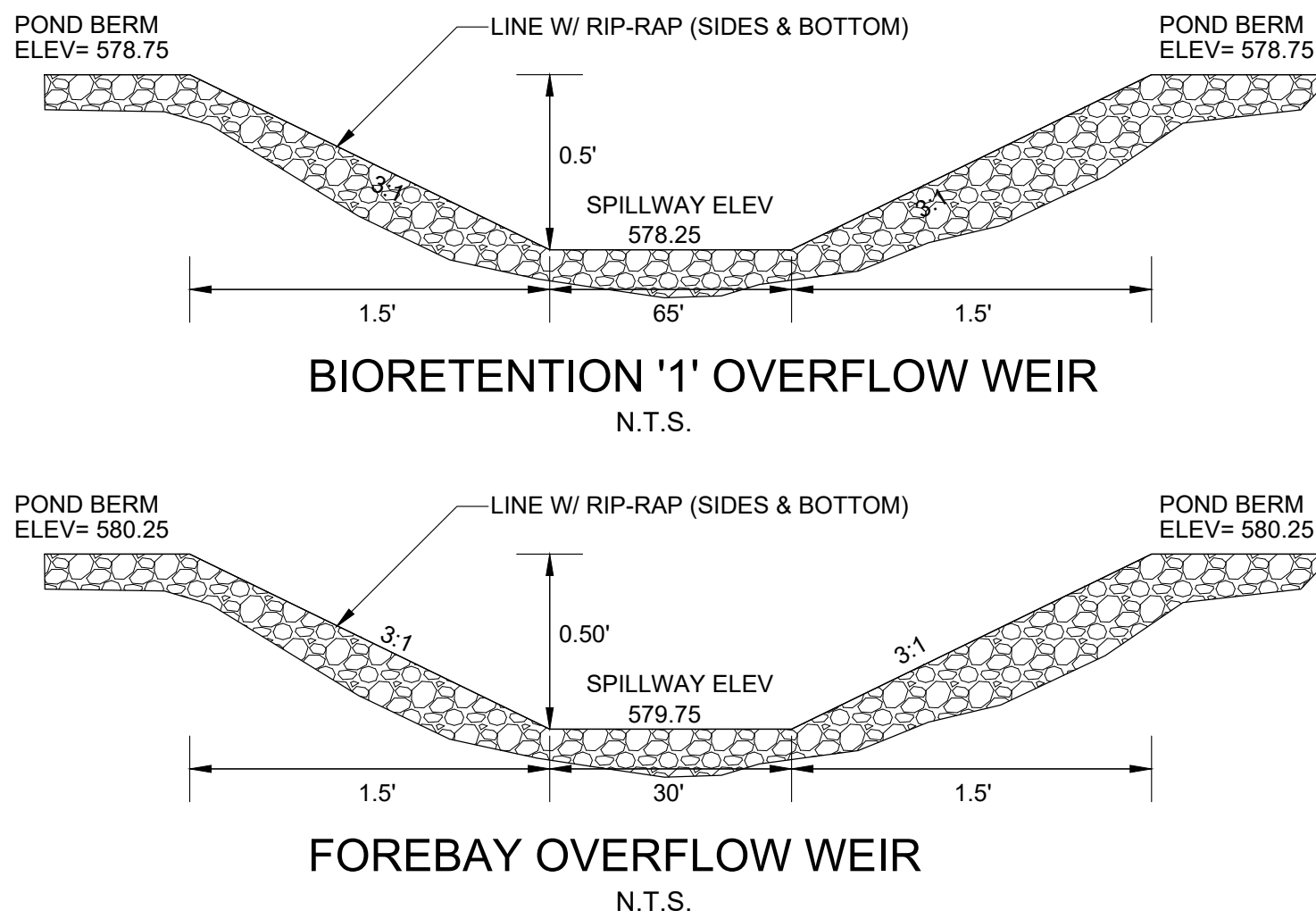
**C3.03**





#### DETAIL NOTES:

- The main goal of pretreatment filtering is to capture floatables, debris, grease, oils, silt and sediment where they can be easily cleaned at the surface of the GIP through regular maintenance, and before they have the opportunity to clog the practice.
- When concentrated flow is directed at a GIP through curb turnouts or pipe outlets, a sediment forebay shall be used to allow material to be captured where it can be easily cleaned.
- A sediment forebay shall be designed so that it is integrated into the GIP.
- Direct maintenance access to the forebay must be provided.
- Exit velocities from the forebay must be non-erosive. Velocities over the weir shall be provided. If high runoff velocity is a potential problem, some type of energy dissipation device must be incorporated.
- Sediment removal in the forebay shall occur in accordance with the long-term maintenance plan.
- A fixed vertical sediment depth marker shall be installed in the forebay to measure sediment deposition over time. The marker shall be made of durable, non-corroding material (not steel). The elevation at which sediment removal is required shall be marked with a line in contrasting color or shade.
- All disturbed areas must be immediately stabilized after construction to minimize erosion.

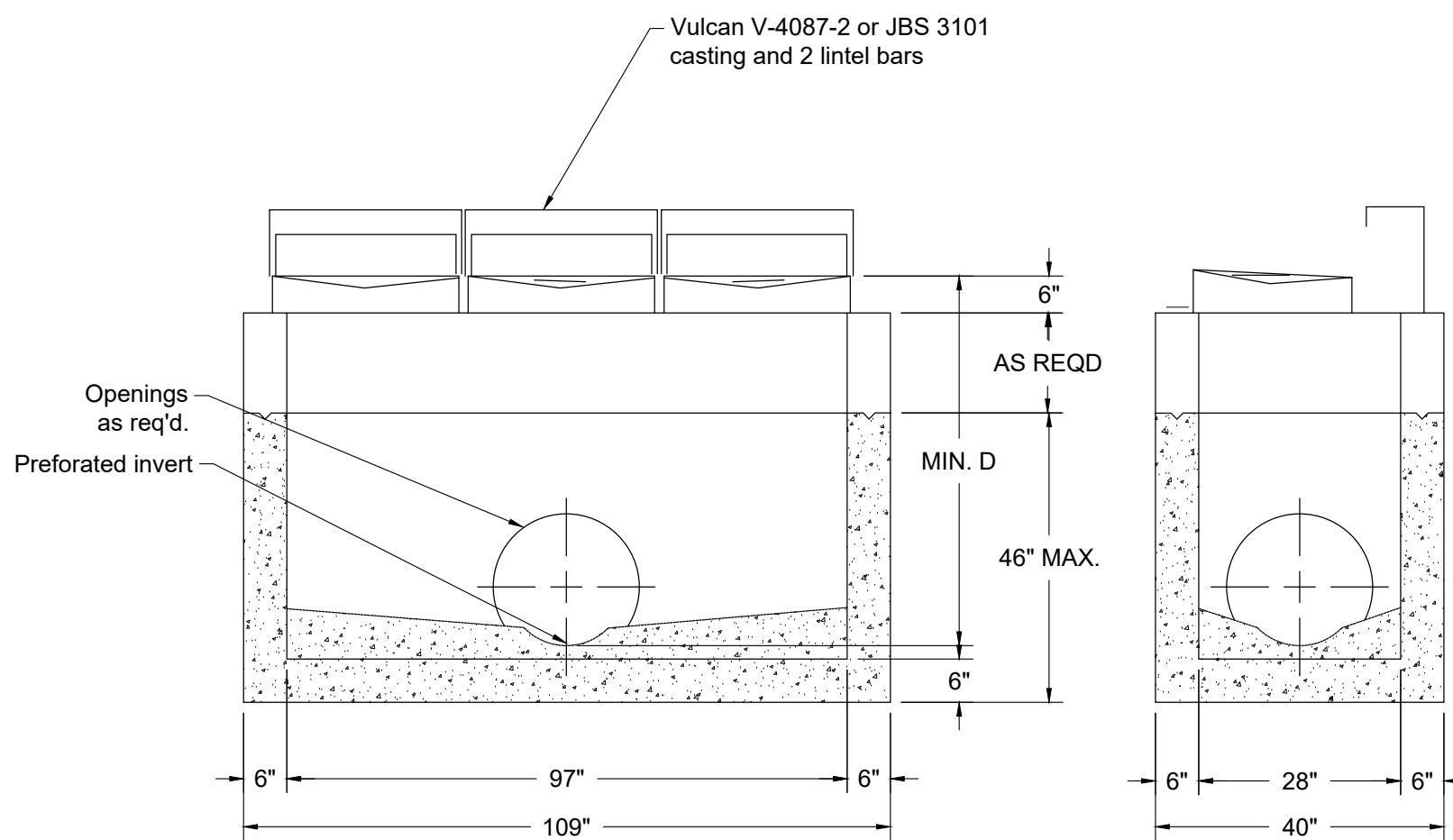


| Table of dimensions |       |        |       |        |          |
|---------------------|-------|--------|-------|--------|----------|
| Size                | A     | D      | E     | F      | T (min.) |
| 15"                 | 2'-6" | 5'-0"  | 2'-6" | 1'-9"  | 6"       |
| 18"                 | 2'-6" | 5'-0"  | 2'-6" | 1'-9"  | 6"       |
| 21"                 | 2'-6" | 5'-0"  | 2'-6" | 1'-9"  | 6"       |
| 24"                 | 4'-0" | 6'-6"  | 4'-0" | 3'-3"  | 6"       |
| 30"                 | 4'-0" | 6'-6"  | 4'-0" | 3'-3"  | 6"       |
| 36"                 | 5'-6" | 8'-0"  | 3'-6" | 4'-5"  | 6"       |
| 42"                 | 5'-6" | 8'-0"  | 3'-6" | 4'-5"  | 6"       |
| 48"                 | 5'-6" | 8'-0"  | 3'-6" | 4'-5"  | 6"       |
| 54"                 | 7'-0" | 9'-5"  | 4'-6" | 5'-9"  | 6"       |
| 60"                 | 7'-0" | 9'-5"  | 4'-6" | 5'-9"  | 6"       |
| 66"                 | 8'-6" | 11'-0" | 5'-6" | 6'-11" | 6"       |
| 72"                 | 8'-6" | 11'-0" | 5'-6" | 6'-11" | 6"       |

- NOTES:**
- Concrete shall be 4,000 psi @ 28 days reinforced with #4 bars @ 10" o.c., each way with wings and toe slab doweled to headwall with #5 bars
  - 3/4" chamfer on all exposed edges.

#### PRECAST CONCRETE HEADWALL

N.T.S.

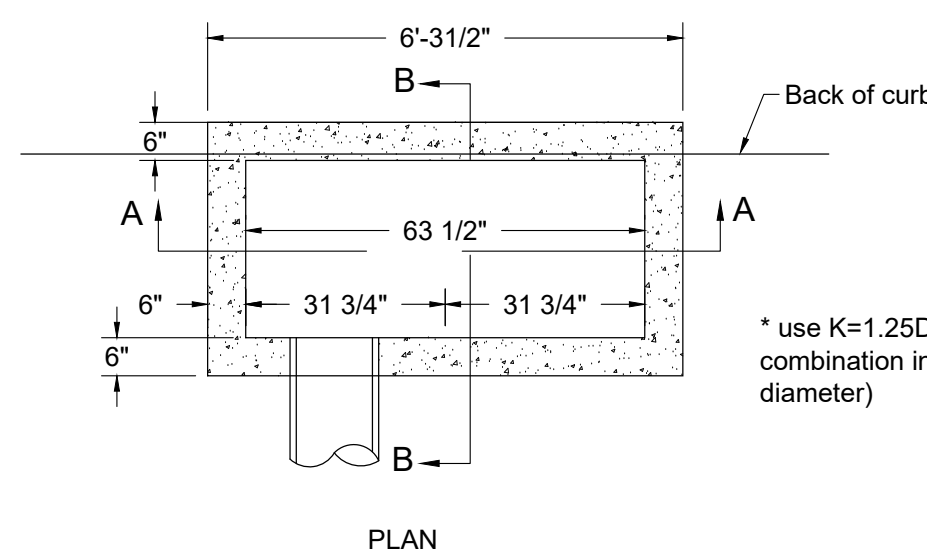


Max. size pipe in short side:  
3" max. concrete invert  
min. slope  
weight:  
46" base - 8258 #  
riser - 1712 #  
(max. rider 40")  
Concrete: 4500 psi @ 28 days  
reinforced w/ #4 bar - gr. 60

#### TRIPLE INLET (PRECAST)

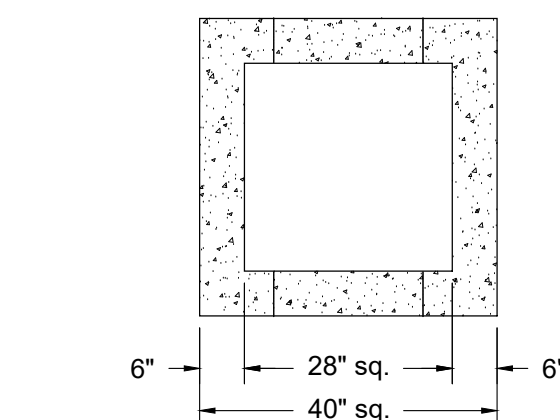
PRIVATE STORM STRUCTURE  
N.T.S.

| Min. depth for RCP PIPE "d" |       |
|-----------------------------|-------|
| 12"                         | 2.08" |
| 15"                         | 2.40" |
| 18"                         | 2.70" |
| 24"                         | 3.16" |
| 30"                         | 4.20" |
| 36"                         | 4.70" |
| 42"                         | 5.20" |
| 48"                         | 5.75" |



#### DOUBLE INLET (PRECAST)

PRIVATE STORM STRUCTURE  
N.T.S.

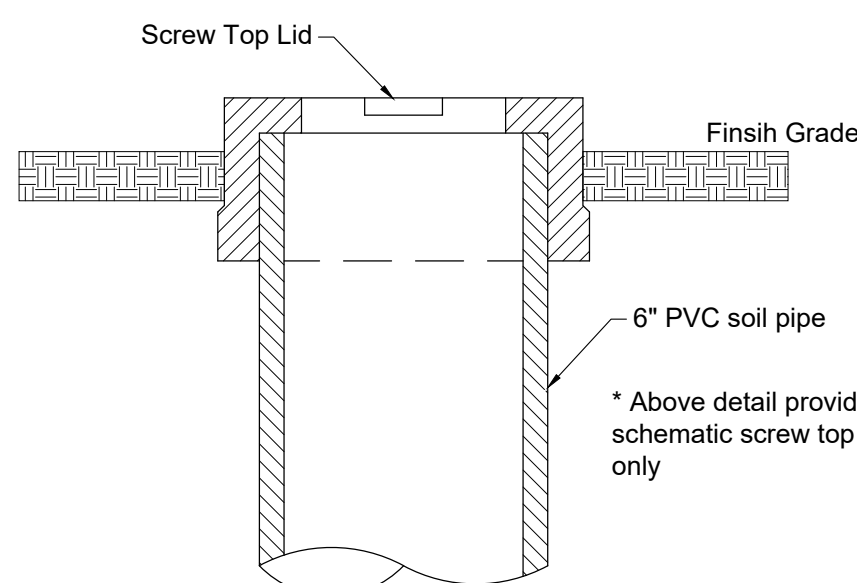


#### SINGLE INLET (PRECAST)

PRIVATE STORM STRUCTURE  
N.T.S.

| Min. depth for RCP PIPE "d" |       |
|-----------------------------|-------|
| 12"                         | 2.08" |
| 15"                         | 2.40" |
| 18"                         | 2.70" |
| 24"                         | 3.16" |

3" max. concrete invert  
1"/ft. min. slope  
weight:  
base - 3470 #  
riser - 850 #  
(max. rider 40")  
Concrete: 4500 psi @ 28 days  
reinforced w/ #4 bar - gr. 60



#### EACH OBSERVATION WELL / CLEANOUT SHALL INCLUDE THE FOLLOWING:

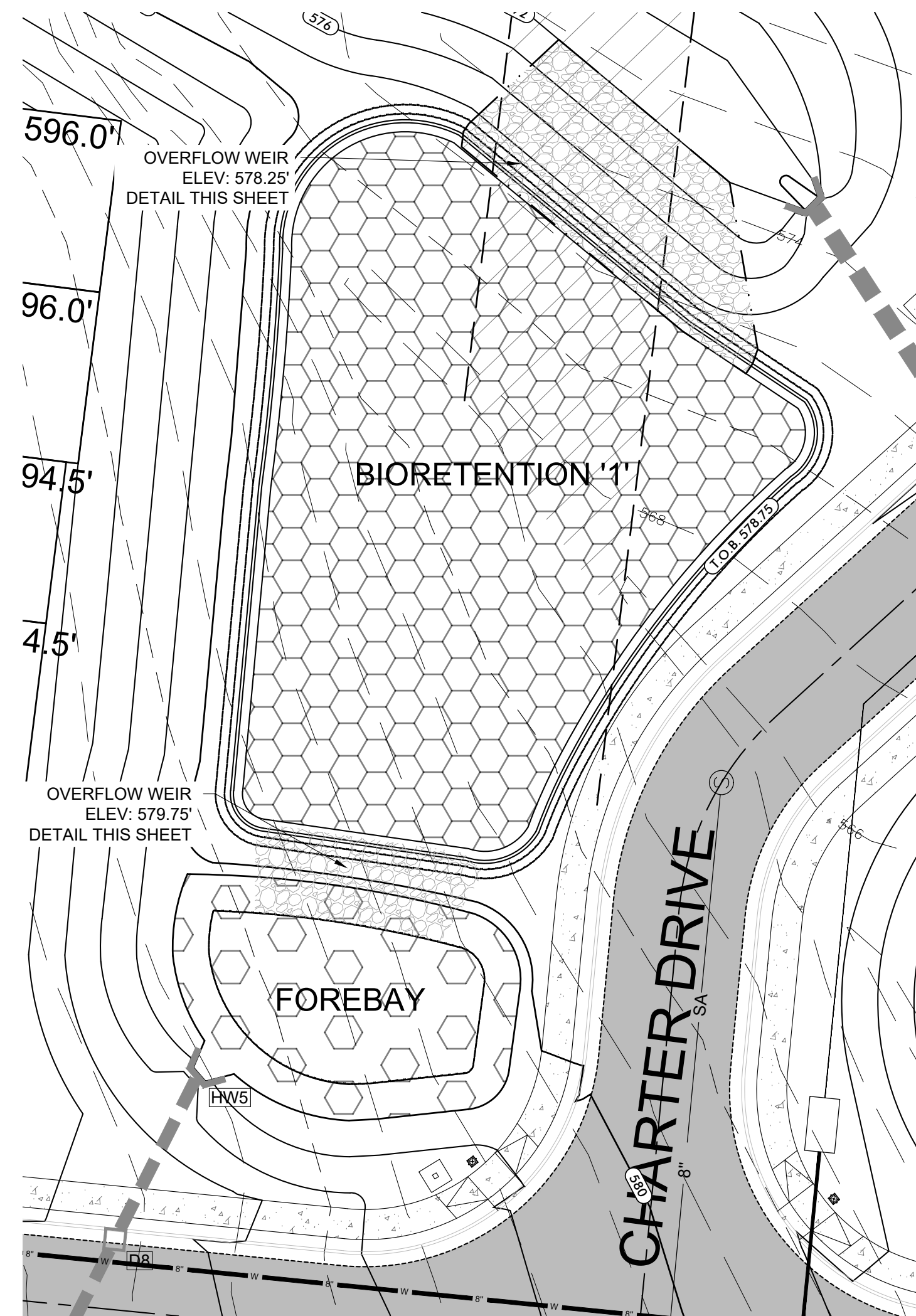
- For an underground flush mounted observation well / cleanout, provide a tube made of non-corrosive material, schedule 40 or equal, at least 3 feet long with an inside diameter of at least 6 inches.
- The tube shall have a factory attached cast iron or high impact plastic collar with ribs to prevent rotation when removing screw top lid. The screw top lid shall be cast iron or high impact plastic that will withstand ultra-violet rays.

#### BIORETENTION NOTES:

- 36" min bioretention to consist of:  
70%-85% sand  
5-10% organic matter  
10-20% silt+clay by volume, clay≤10%
- No heavy machinery shall be used during installation of rain gardens
- Backfilled material must remain uncompacted to ensure adequate void space for storage.
- Contractor, Engineer, or Owners Representative Shall notify MWS Development Review at least 24 Hours prior to the installation of the planting soil filter bed. At the completion of installation, the above referenced person will collect one sample per bioretention bed for analysis and confirmation of the soil characteristics as defined by GIP-01, Filter Media and Surface Cover, Section 6.6, Page 20.

#### TYPICAL BIORETENTION CROSS SECTION

N.T.S.



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Goodlettsville, TN. 37072

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Total Disturbed Area - 17.16 Ac.  
Council District #10 - Zach Young

#### Owner/Developer

ALS, GP  
Contact: Jim Spangler  
1728 General George Patton Dr. 101  
Brentwood, TN. 37207  
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#### Engineer

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#### Floodnote

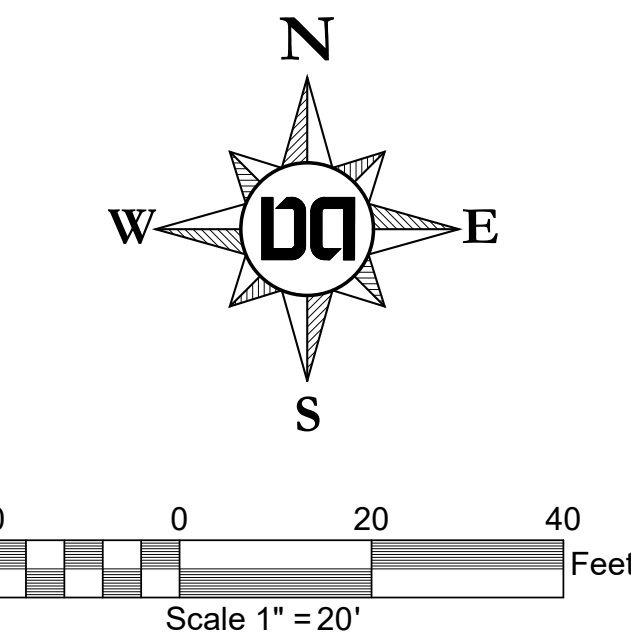
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C016H Dated 04/05/2017 & Map Number 47037C0137J Dated 02/25/2022.

#### Benchmark

Mag Spike in PP on SE corner of Clima Drive & Dickerson Road  
Elev: 567.13

#### Datum

NAD83  
NAV88



Drawing Date:  
September 01, 2023

#### Revisions

## Pine Ridge - Phase 1

Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



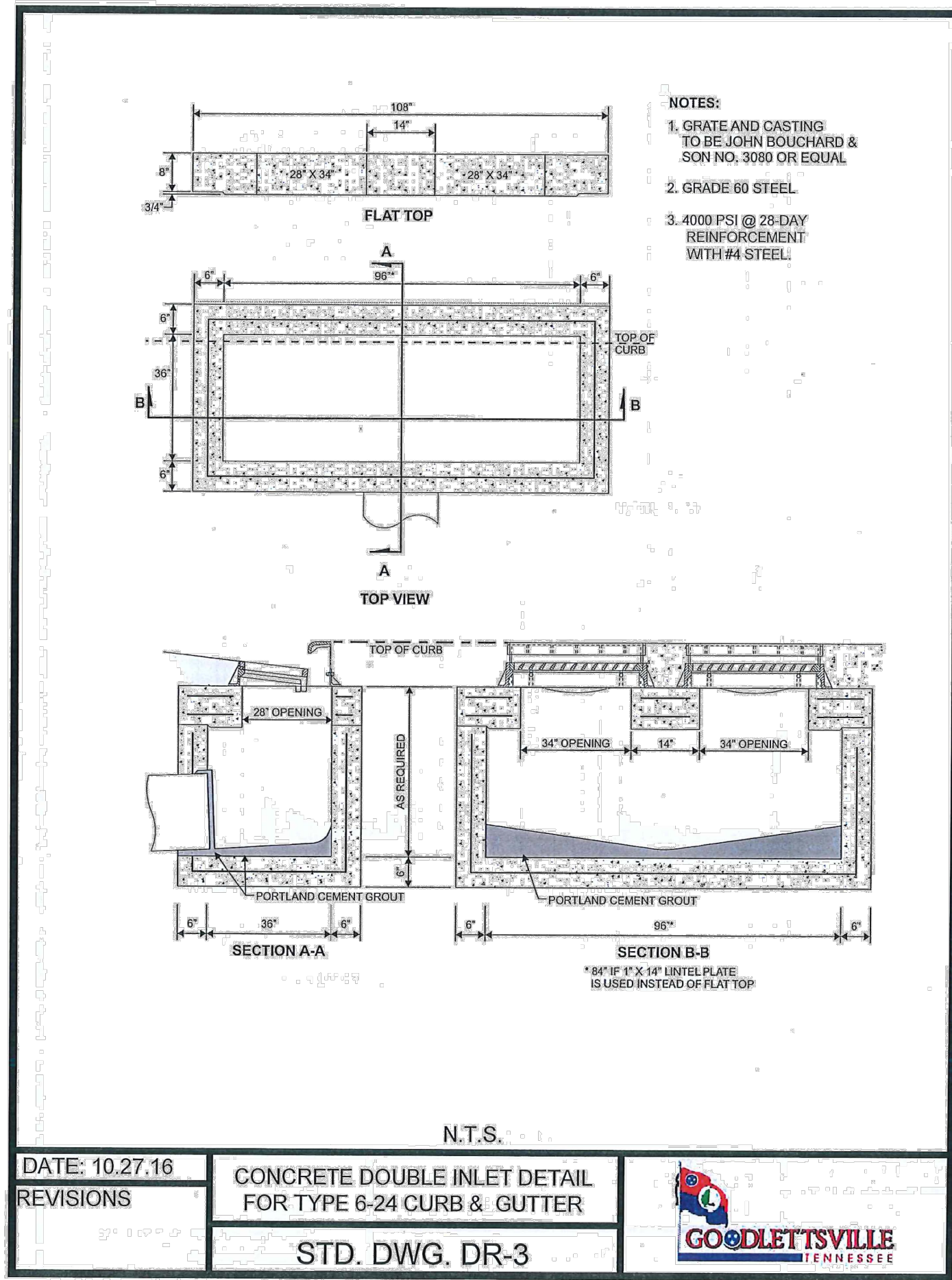
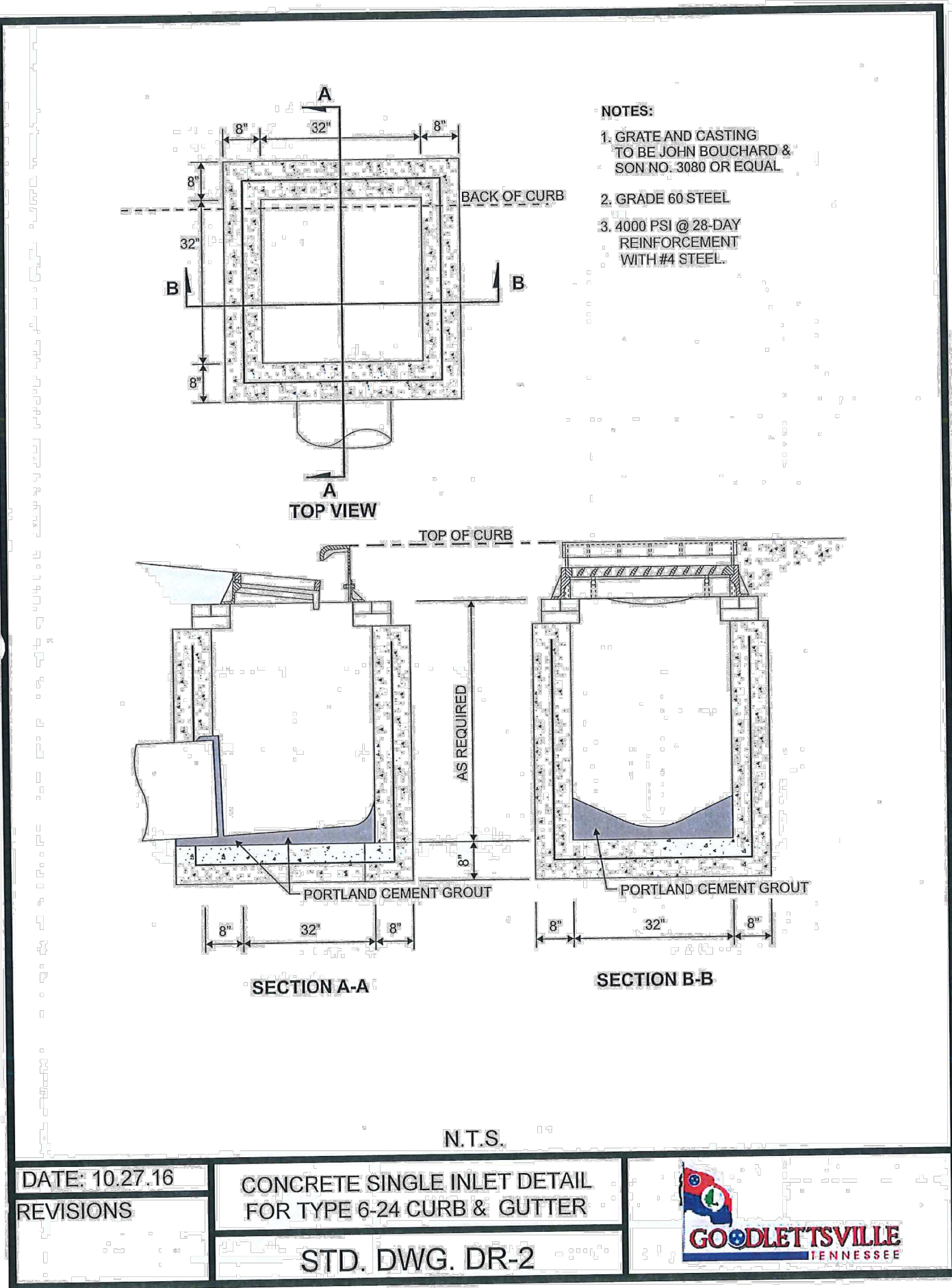
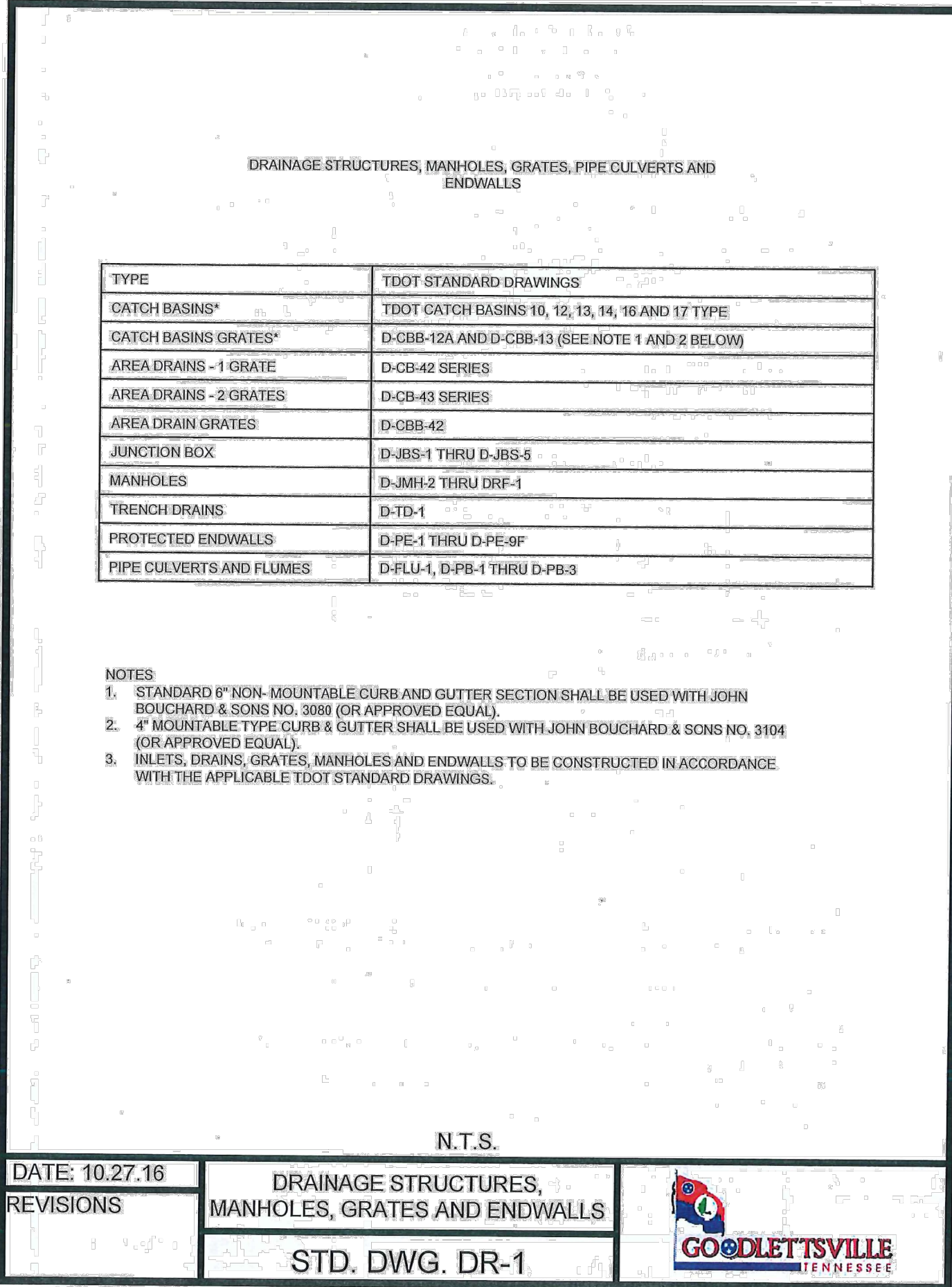
#### Stormwater Details

**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, TN. 37204  
(615) 297-5166

D&A Project #23011  
Pine Ridge - Phase 1

**C3.04**





Development Summary

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Engineer

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Floodnote

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Benchmark

Mag Spike in PP on SE corner of Cima Drive & Dickerson Road  
Elev: 567.13

Datum

NAD83  
NAVD88

Drawing Date:  
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Revisions

Final Site Plan  
**Pine Ridge - Phase 1**  
Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



Public Storm  
Details

**Dale & Associates**  
Civil Engineering  
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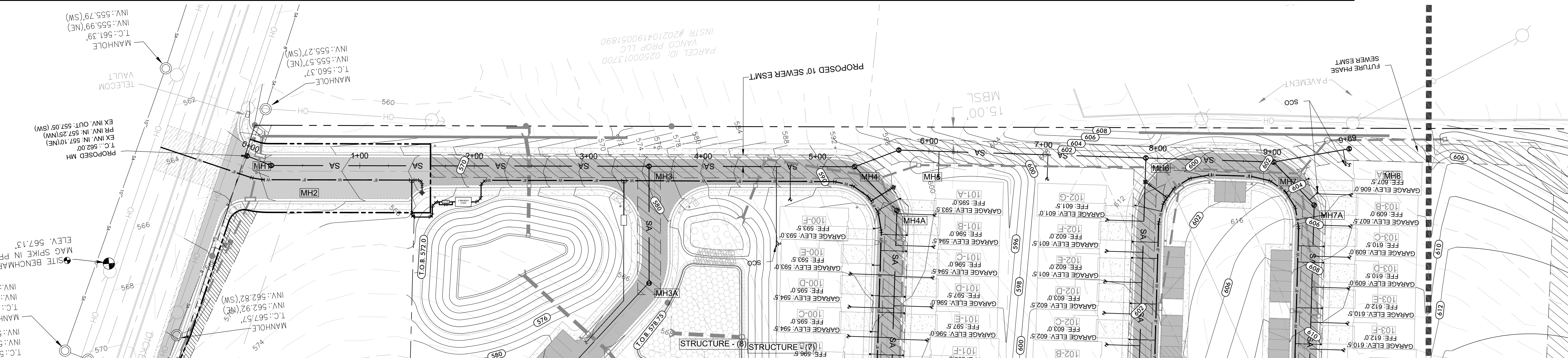
PERMITS:  
Case-2023-0003-SITE

D&A Project #23011  
Pine Ridge - Phase 1

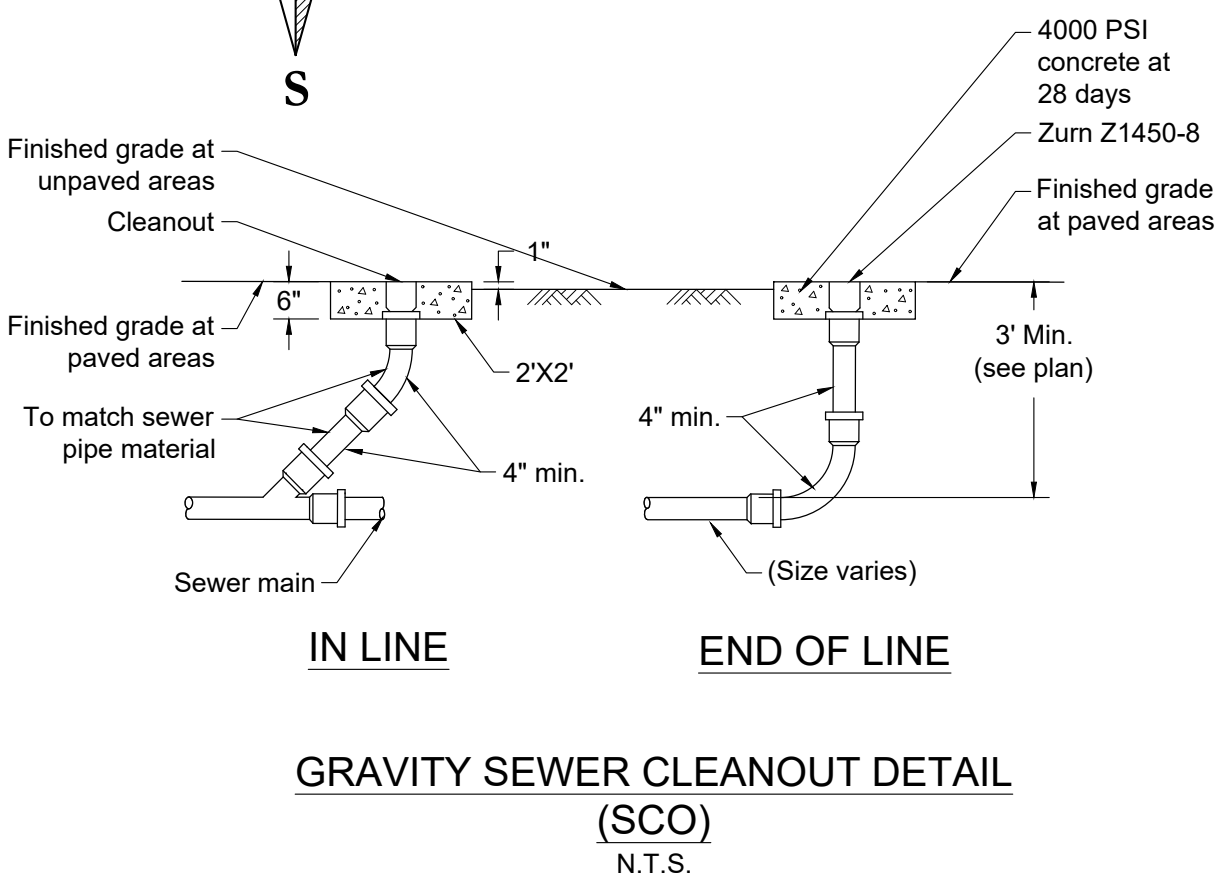
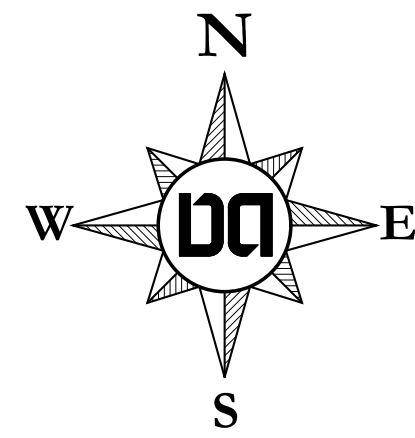
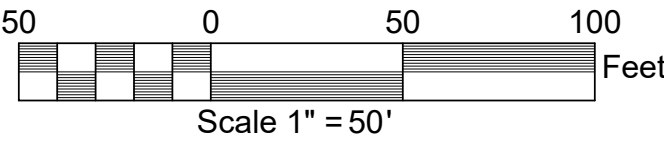
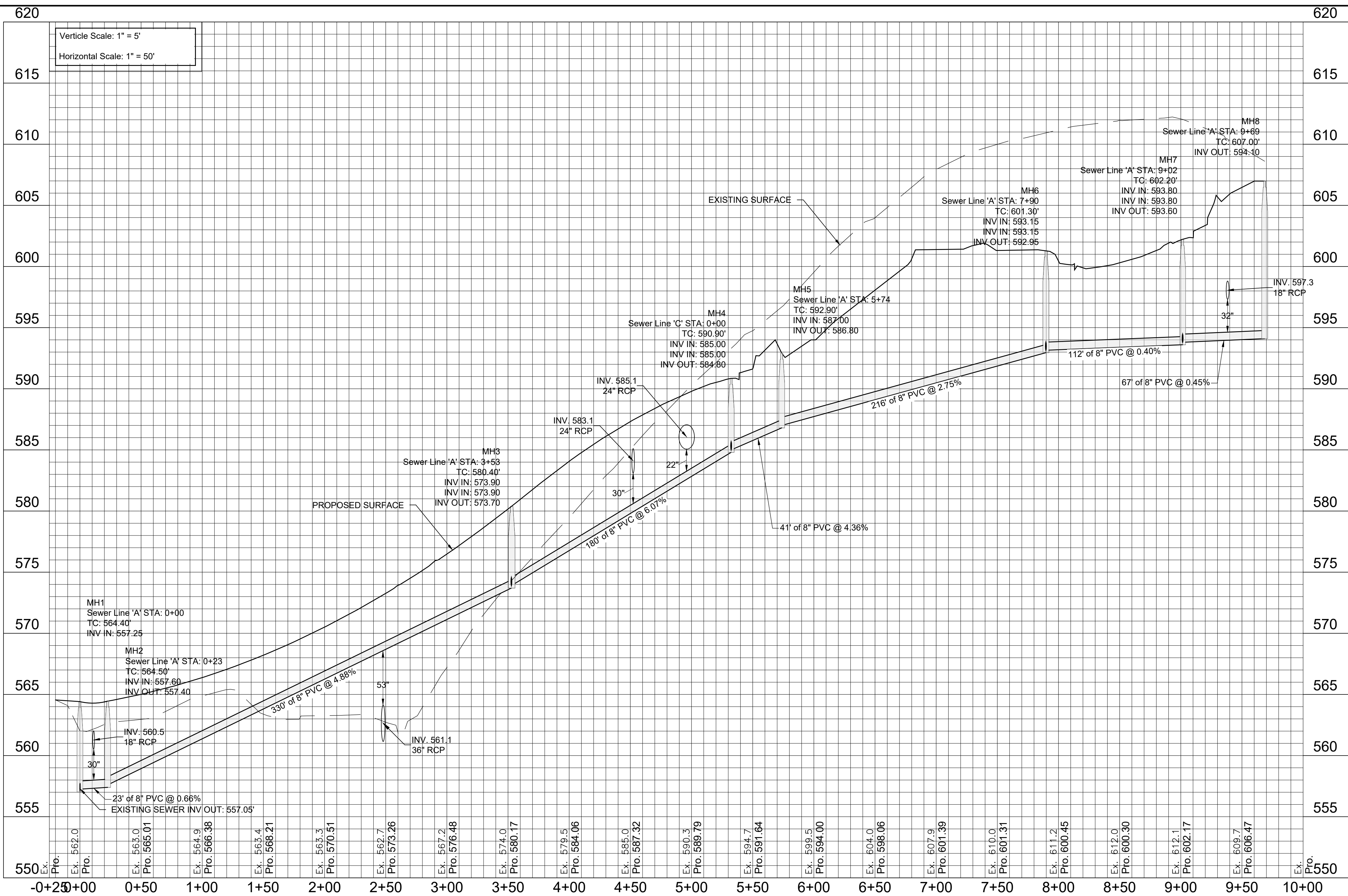
**C3.05**



SEWER LINE 'A' - PLAN



SEWER LINE 'A' - PROFILE



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Mag Spike in PP on SE corner of Cima Drive & Dickerson Road  
Elev: 567.13

**Datum**  
NAD83  
NAV88

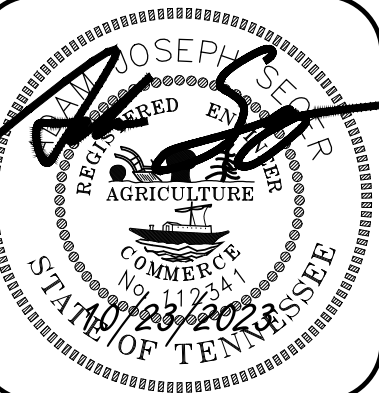
Drawing Date:  
September 01, 2023

Revisions

Final Site Plan

# Pine Ridge - Phase 1

Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



Sewer Line 'A' - Plan & Profile

**PERMITS:**  
Case-2023-0003-SITE



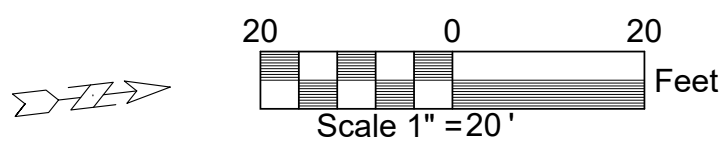
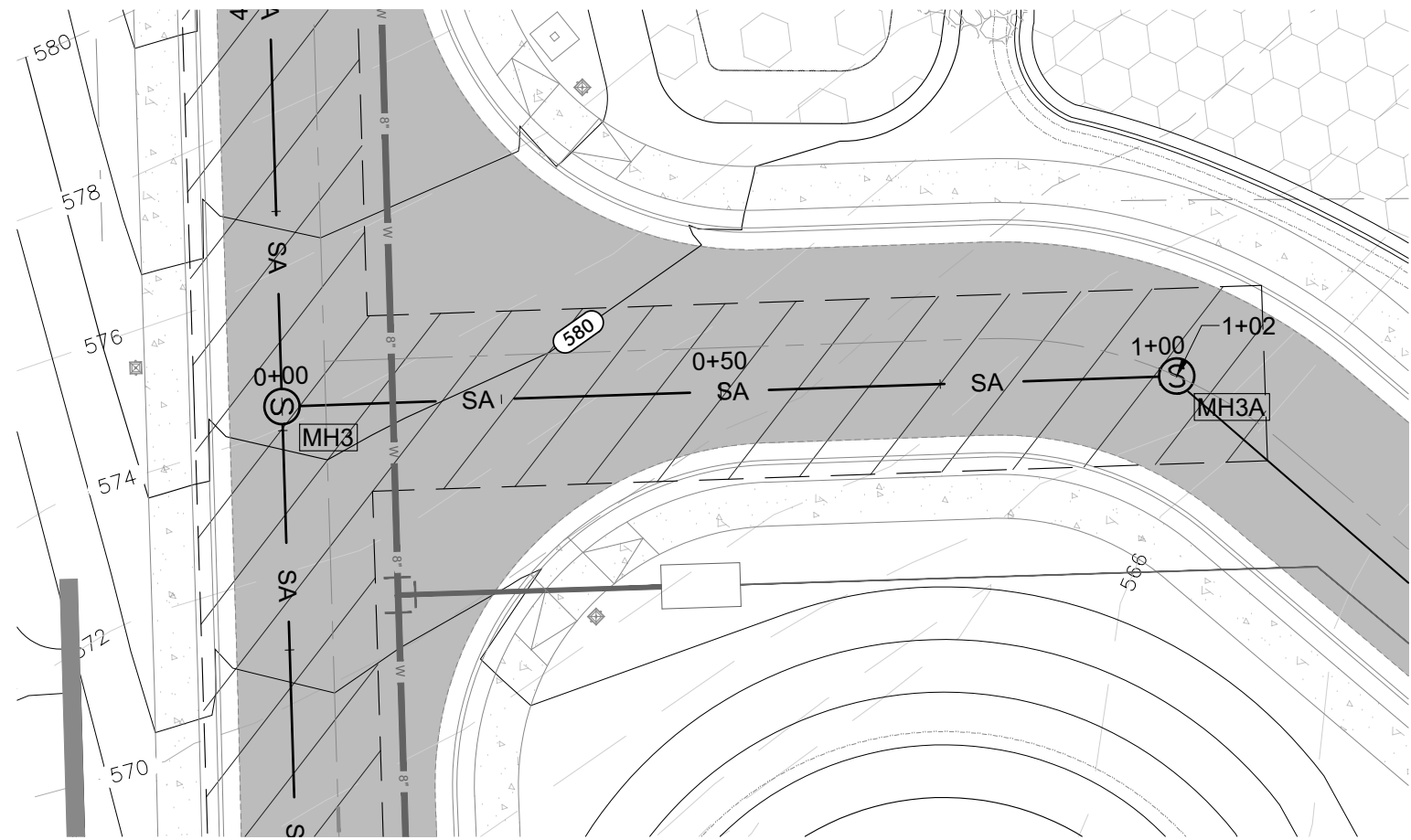
**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying

D&A Project #23011  
Pine Ridge - Phase 1

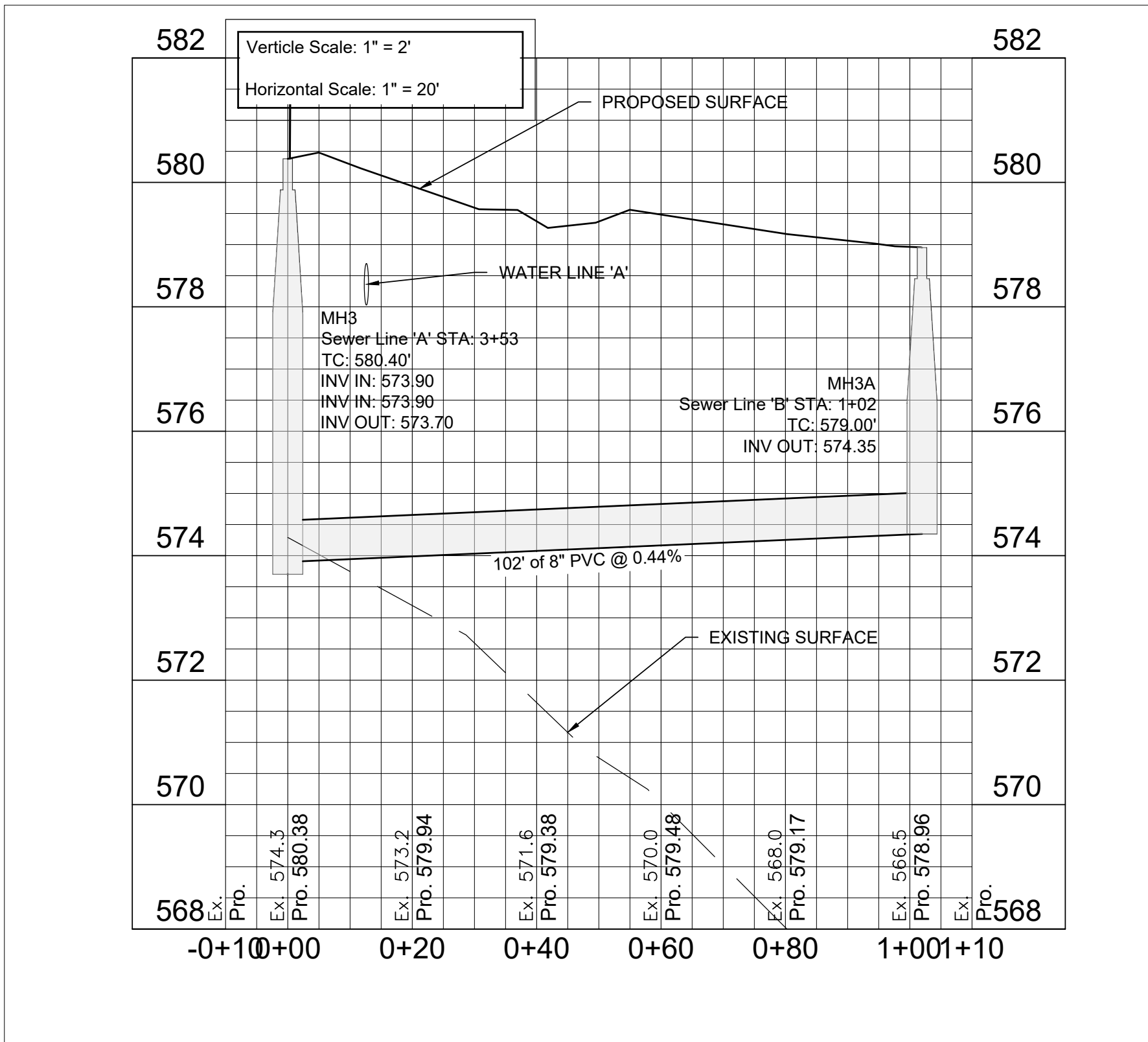
# C4.01



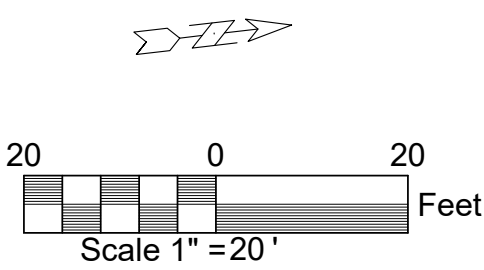
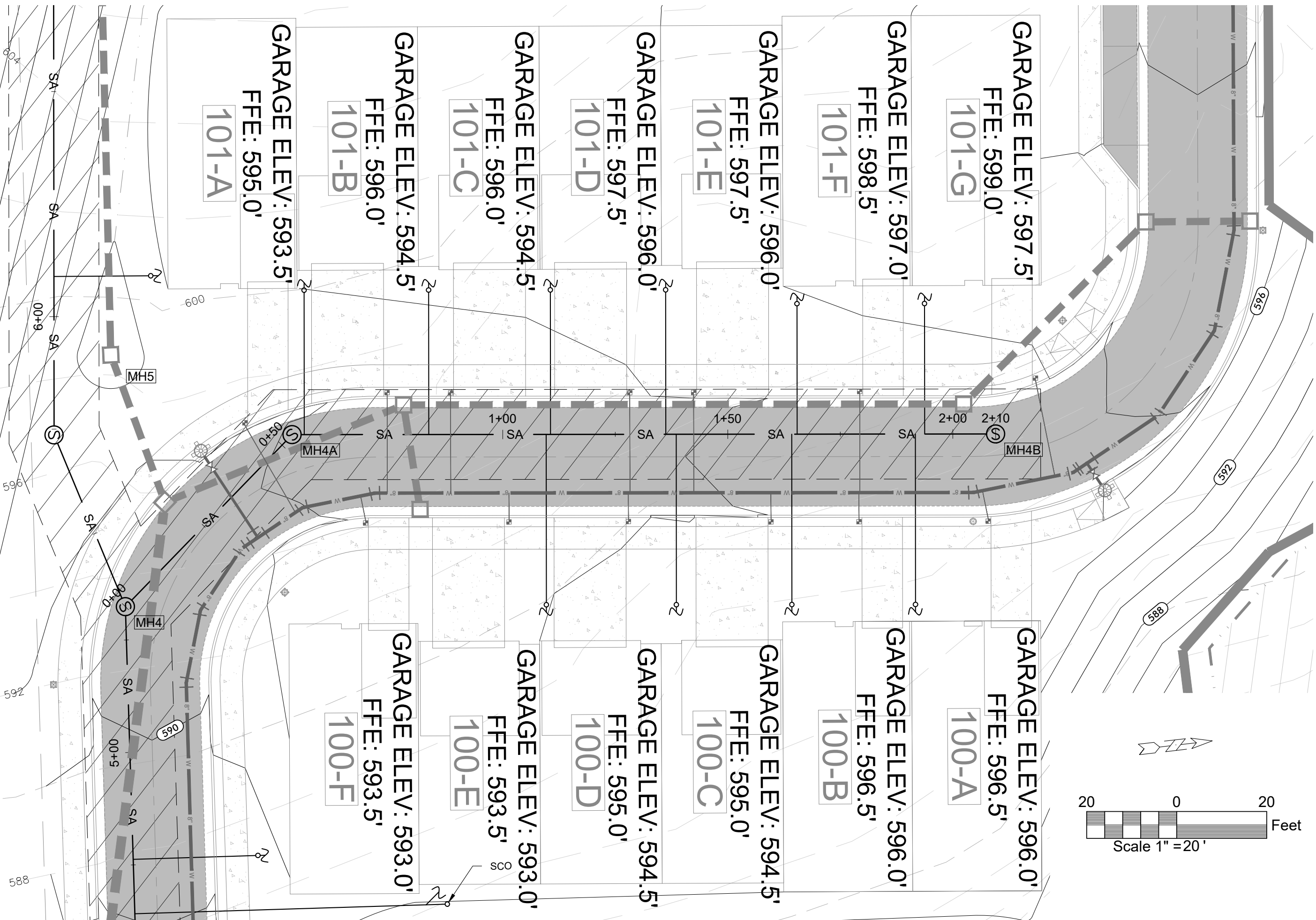
SEWER LINE 'B' - PLAN



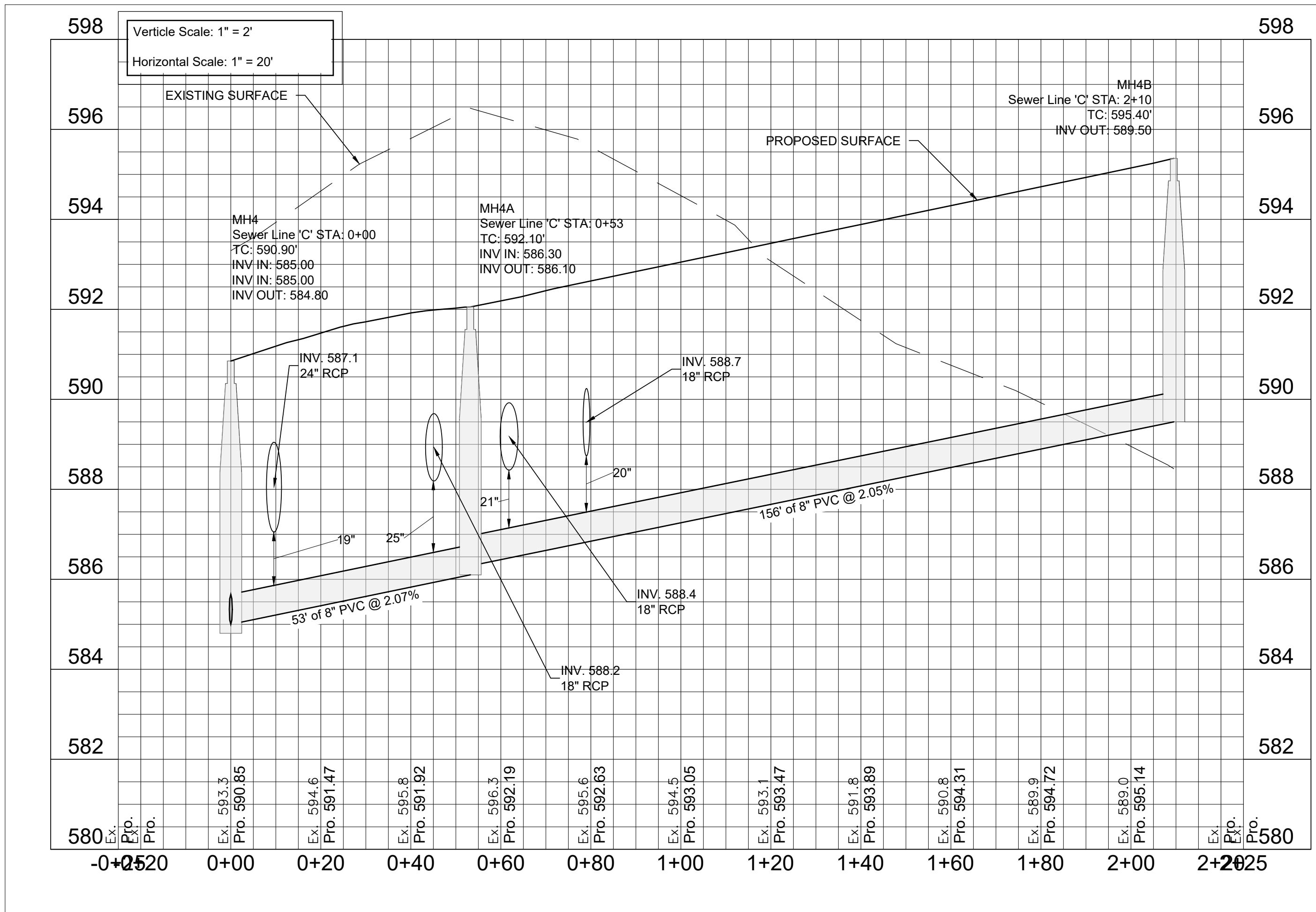
SEWER LINE 'B' - PROFILE



SEWER LINE 'C' - PLAN



SEWER LINE 'C' - PROFILE



Development Summary

Map 025 Parcels 060, 062, 218, & 219  
805 Dickerson Pike  
Goodlettsville, TN. 37072

Total Site Area - 20.32 Ac.  
Total Disturbed Area - 17.16 Ac.  
Council District #10 - Zach Young

Owner/Developer

ALSL, GP  
Contact: Jim Spangler  
1728 General George Patton Dr. 101  
Brentwood, TN. 37207  
Phone: 615.370.0989  
Email: jim@hiddenvalleyhomesnashville.com

Engineer

Dale and Associates  
Contact: Adam Seger  
516 Heather Place  
Nashville, TN. 37204  
Phone: 615.297.5166  
Email: adam@daleandassociates.net

Floodnote

This Property does Not Lie Within a Flood  
Hazard Area as Depicted on the Current  
Flood Insurance Rate Maps (FIRM) Number  
47037C016H Dated 04/05/2017 & Map  
Number 47037C0137J Dated 02/25/2022.

Benchmark

Mag Spike in PP on SE corner of Cima Drive  
& Dickerson Road  
Elev: 567.13

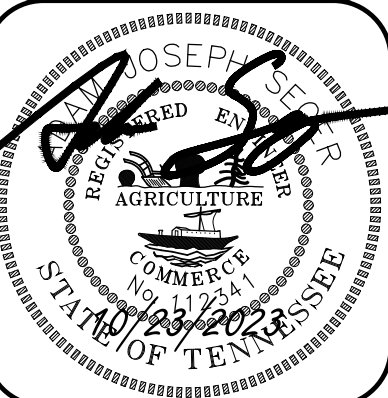
Datum

NAD83  
NAVD88

Drawing Date:  
September 01, 2023

Revisions

Final Site Plan  
**Pine Ridge - Phase 1**  
Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



Sewer Plans &  
Profiles

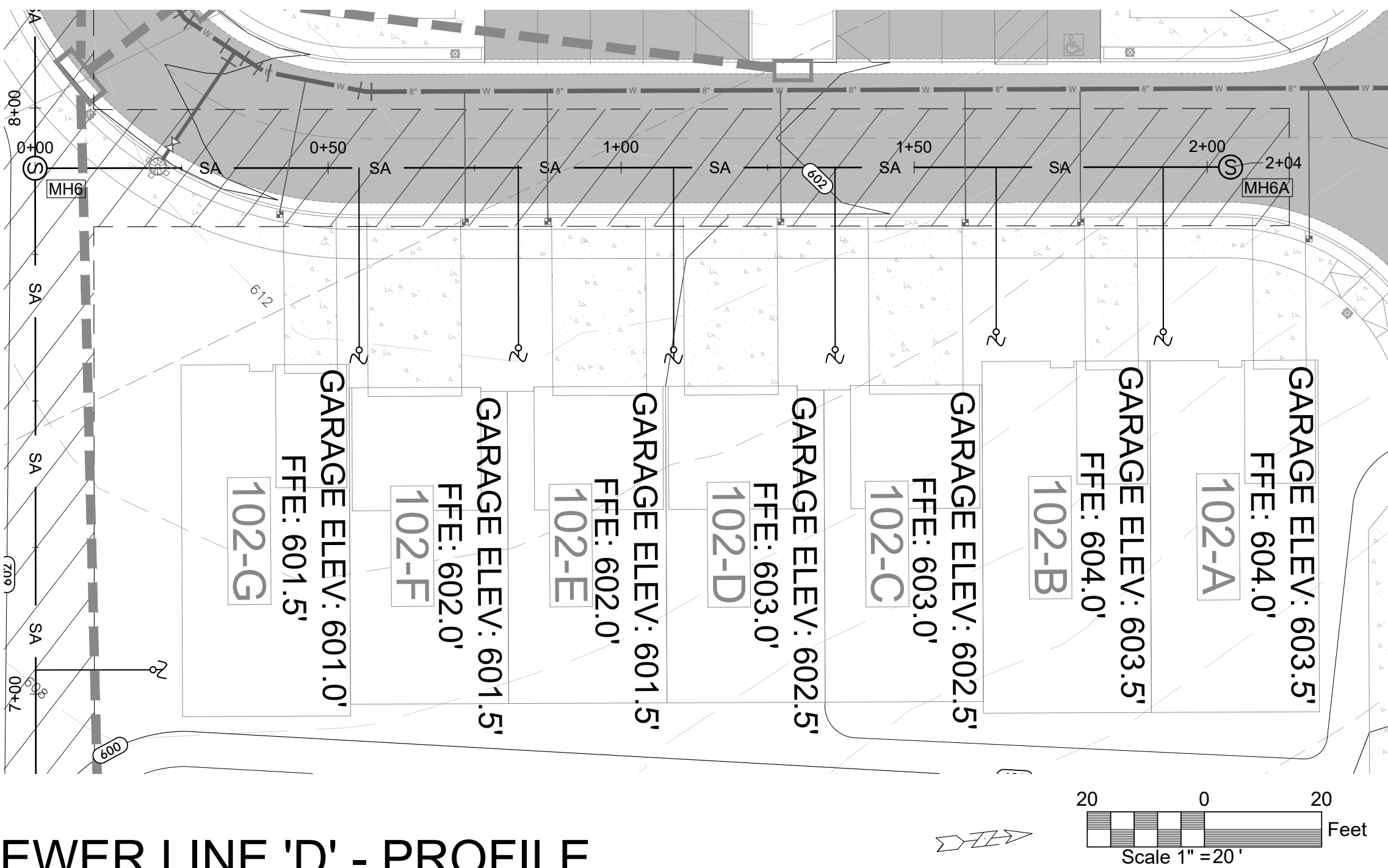
PERMITS:  
Case-2023-0003-SITE



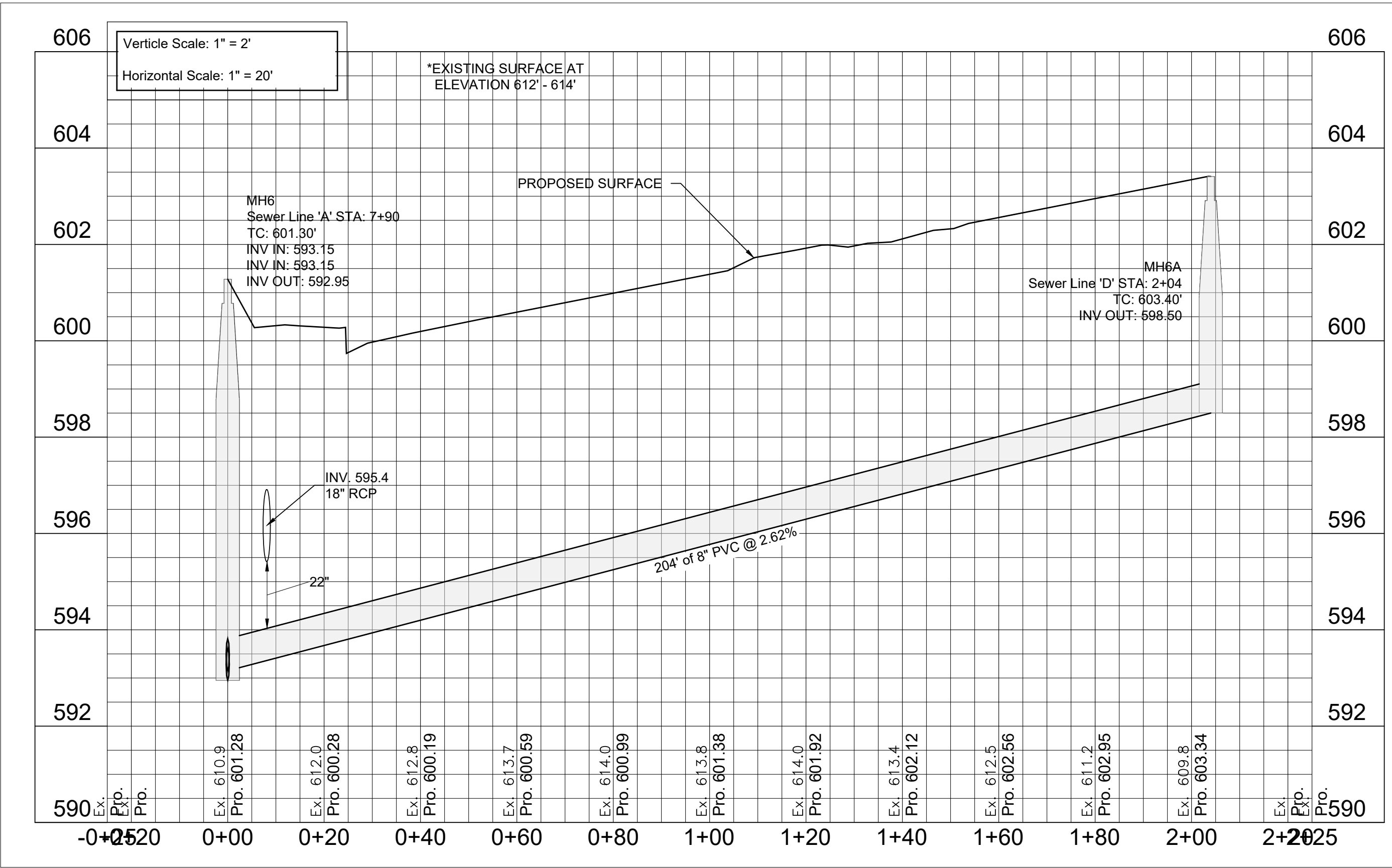
**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, TN. 37204  
(615) 297-5166  
D&A Project #23011  
Pine Ridge - Phase 1  
**C4.02**



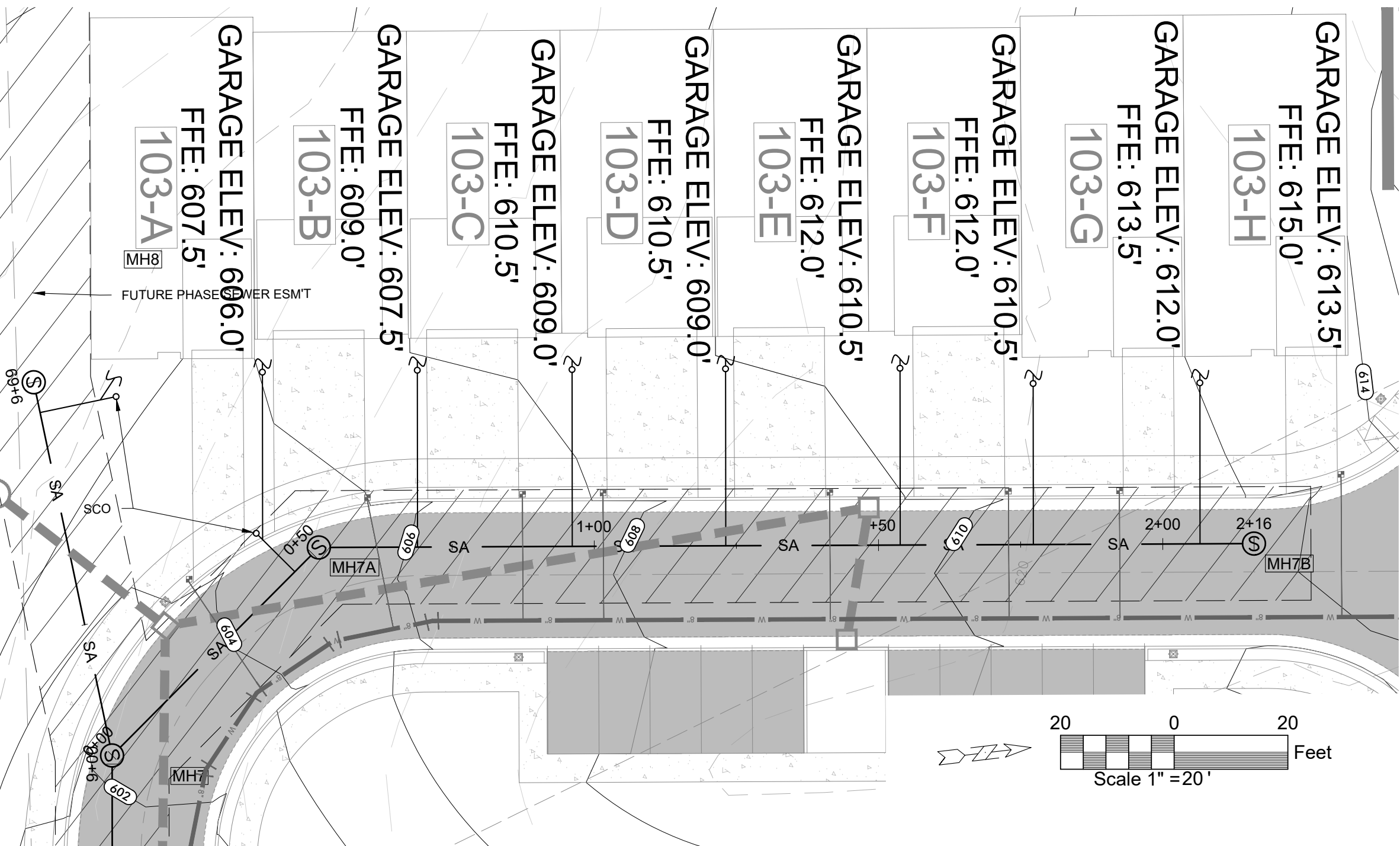
SEWER LINE 'D' - PLAN



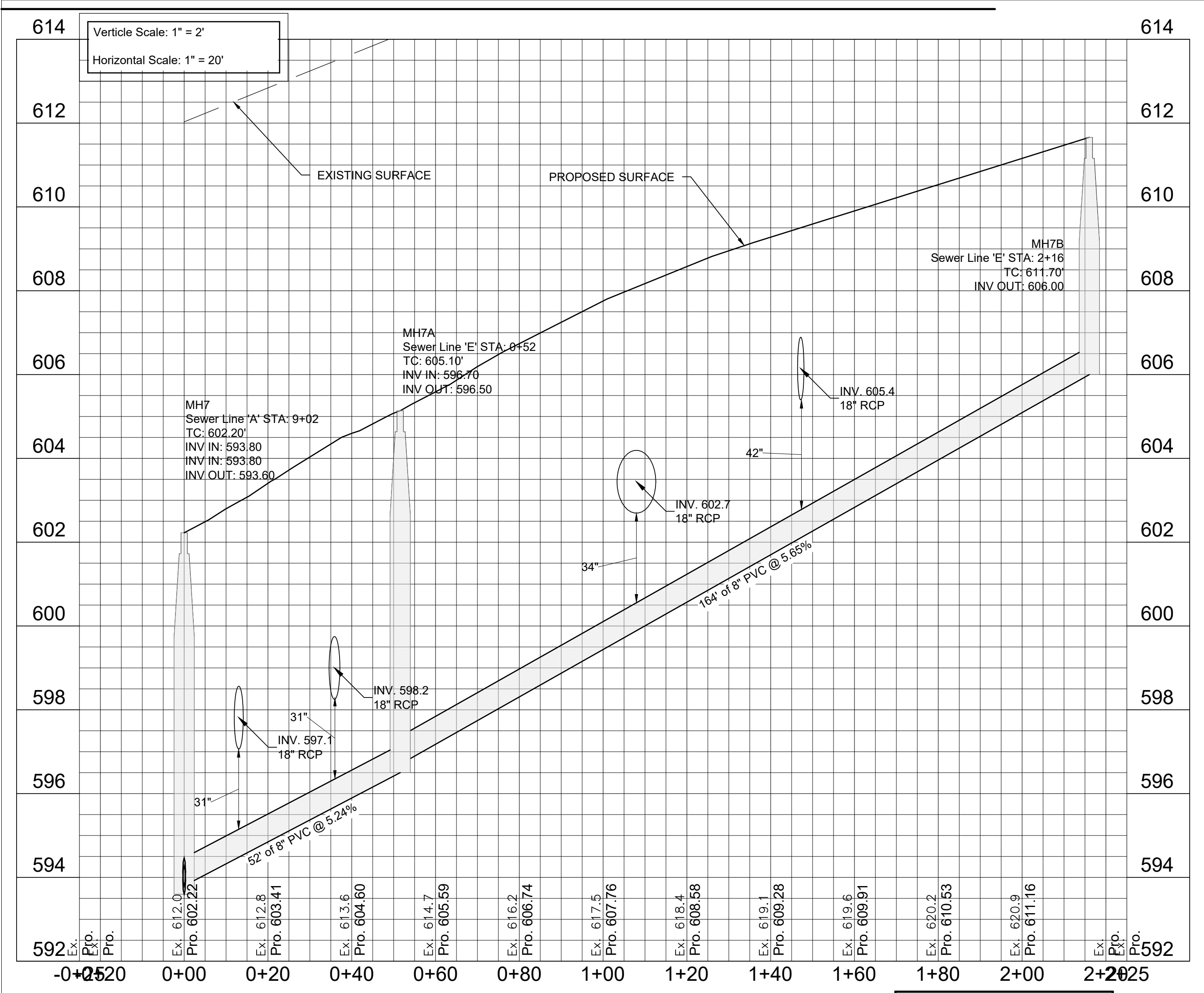
SEWER LINE 'D' - PROFILE



SEWER LINE 'E' - PLAN



SEWER LINE 'E' - PROFILE



Development Summary

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Engineer

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Floodnote

This Property does Not Lie Within a Flood  
Hazard Area as Depicted on the Current  
Flood Insurance Rate Maps (FIRM) Number  
47037C016H Dated 04/05/2017 & Map  
Number 47037C0137J Dated 02/25/2022.

Benchmark

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Elev: 567.13

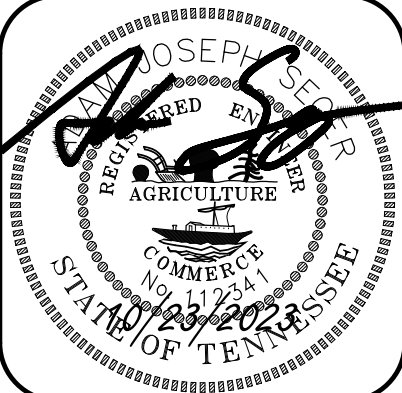
Datum

NAD83  
NAVD88

Drawing Date:  
September 01, 2023

Revisions

Final Site Plan  
**Pine Ridge - Phase 1**  
Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



Sewer Plans &  
Profiles (2)

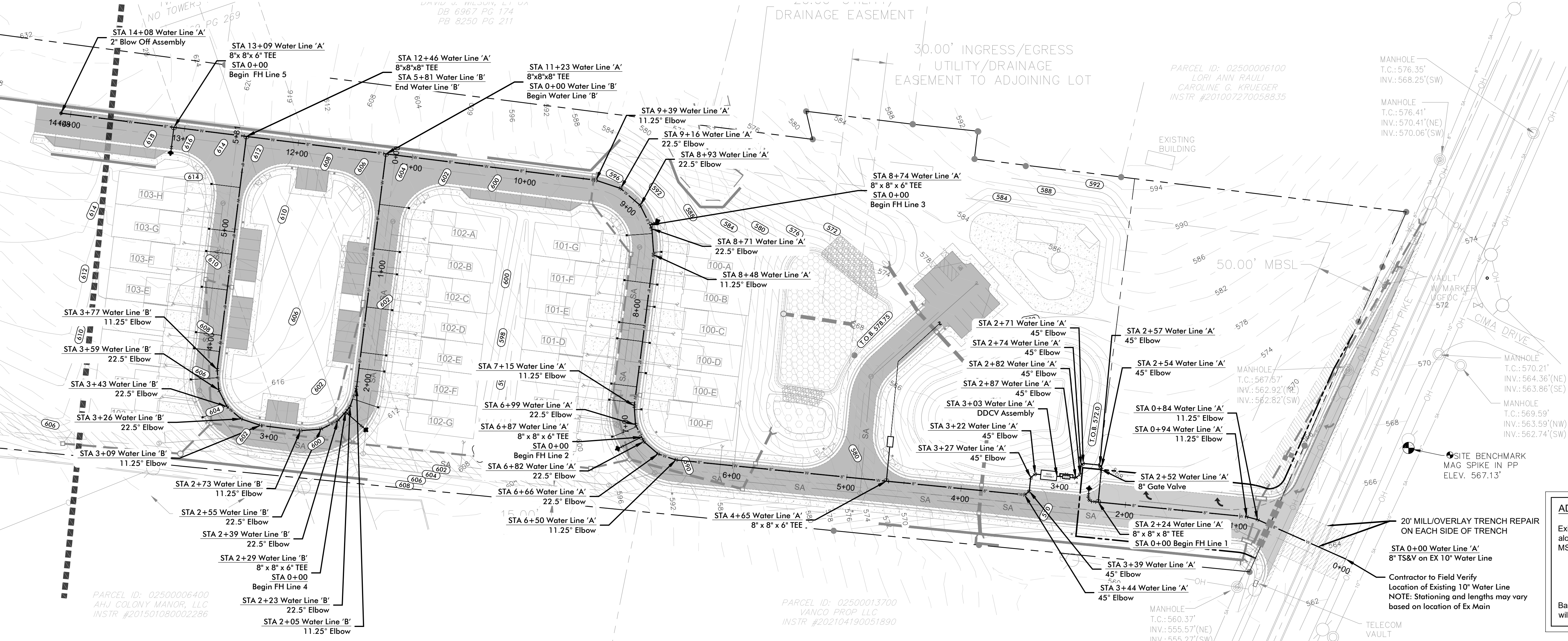
**Dale & Associates**  
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Surveying  
516 Heather Place  
Nashville, TN, 37204  
(615) 297-5166  
D&A Project #23011  
Pine Ridge - Phase 1  
**C4.03**



PERMITS:  
Case-2023-0003-SITE



WATER LINE 'A' & 'B' - PLAN



**Development Summary**

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Goodlettsville, TN, 37072

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**Floodnote**  
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C016H Dated 04/05/2017 & Map Number 47037C0137J Dated 02/25/2022.

**Benchmark**  
Mag Spike in PP on SE corner of Cima Drive & Dickerson Road  
Elev: 567.13

**Datum**  
NAD83  
NAV088

GENERAL NOTES FOR WATER LINE CONSTRUCTION (Madison Suburban Utility District)

- ALL WATER LINE CONSTRUCTION AND MATERIALS WILL BE IN STRICT COMPLIANCE WITH THE CURRENT APPROVED SPECIFICATIONS FOR THE MADISON SUBURBAN UTILITY DISTRICT (MSUD) AS ON FILE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER QUALITY CONTROL.
- BEFORE ANY WATER LINE WORK IS INITIATED ON THIS PROJECT, THE CONTRACTOR SHOULD CONTACT MSUD AND SATISFY ALL REQUIREMENTS OF MSUD. UPON COMPLETION OF THE WATER LINE INSTALLATION, THE CONTRACTOR WILL PERFORM A PRESSURE TEST AND DISINFECT THE LINE UNDER THE INSPECTION OF MSUD. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF REASONABLE INSPECTION FEES OF MSUD.
- ANY AND ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION AND ARE TO BE OBTAINED AND PAID PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST THEREFORE WILL BE BORNE BY THE CONTRACTOR.
- MSUD WILL SUPPLY THE APPROPRIATE WATER METER(S) AND SHALL BE REIMBURSED BY THE CONTRACTOR FOR MATERIAL COSTS.
- WATER LINE CONSTRUCTION IS TO BE COMPLETED BY THE CONTRACTOR EXCEPT FOR THE ACTUAL CONNECTIONS TO EXISTING WATER LINE. AT LEAST 72 HOURS PRIOR TO CONNECTING PROPOSED WATER LINE TO THE SYSTEM, THE CONTRACTOR WILL NOTIFY MSUD AND COORDINATE METHOD OF CONNECTION AND TIME TO SHUT DOWN EXISTING WATER LINE IF REQUIRED.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
- WATER LINE MATERIAL WILL BE DUCTILE IRON PIPE, CLASS 52 WITH DUCTILE IRON FITTINGS AND DUCTILE IRON OR BRASS TAPS AS APPROPRIATE.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL NEW TIE-INS, FITTINGS, VALVES, VAULTS, PRESSURE REDUCING VALVES, WATER UTILITY CROSSINGS OF OTHER UTILITIES OR STREAMS, CASING PIPE ENDS, CONCRETE ENCASEMENT ENDS, AND FIRE HYDRANTS UTILIZING THE GLOBAL POSITIONING SYSTEM (GPS). POINTS ON THE WATER MAIN EVERY 50 FEET BETWEEN THESE ITEMS SHALL ALSO BE LOCATED. ELEVATIONS AND COORDINATES (NORTHING AND EASTING BASED UPON THE TENNESSEE RECTANGULAR GRID SYSTEM, 1983 NORTH AMERICA DATUM OR UPDATED VERSIONS OF EACH OF THESE ITEMS SHALL BE OBTAINED AND PROVIDED TO MSUD. THIS GPS INFORMATION SHALL INCLUDE REAL TIME SIGNAL CORRECTION. THE CONTRACTOR SHALL COORDINATE THE DEVELOPMENT OF THIS DATA WITH THE MSUD PROJECT INSPECTOR. FINAL ACCEPTANCE OF THE NEW FACILITIES BY MSUD IS CONTINGENT UPON RECEIPT OF THIS INFORMATION. TWO (2) 24" X 36" HARD COPIES AND ONE (1) ELECTRONIC COPY (MICROSTATION OR AUTOCAD) OF THE AS-BUILT PLANS, INCLUDING THIS GPS DATA, ARE TO BE PROVIDED TO MSUD ONCE CONSTRUCTION IS COMPLETED. THE ELECTRONIC COPY SHALL BE UTILIZED SOLELY FOR THE PURPOSE OF TRANSFERRING AS-BUILT INFORMATION TO MSUD'S WATER SYSTEM DISTRIBUTION MAPS.
- ALL BENDS, TEES, CROSSES, PLUGS, AND PRESSURE CONNECTIONS, ETC., SHALL BE BACKED UP AND ANCHORED WITH CONCRETE BLOCKING.
- BACKFLOW PREVENTERS ARE TO BE INSTALLED BY TENNESSEE CERTIFIED INSTALLERS WHO SPECIALIZE IN BACKFLOW PREVENTION. ALL INSTALLATIONS ARE TO MEET MSUD'S REQUIREMENTS. ALSO, THE CONTRACTOR MUST SCHEDULE A TIME FOR TESTING OF THE DEVICE WITH THE DISTRICT'S INSPECTOR BEFORE COMPLETION OF THE PROJECT. IT IS NECESSARY FOR THE CONTRACTOR TO BE PRESENT DURING THIS TEST IN ORDER TO CORRECT ANY POTENTIAL PROBLEMS PRIOR TO OCCUPANCY OF THE PROPERTY.
- BE SURE TO NOTIFY THE STATE, WHEN REQUIRED BY STATE REGULATIONS, BEFORE YOU BEGIN ANY WATER LINE CONSTRUCTION.
- ALL VALVES SHALL OPEN BY TURNING TO THE LEFT AND BE SECURED USING MEGA-LUGS. ALL PIPE FITTINGS SHALL BE SECURED USING MEGA-LUGS.
- IF STATE REVIEW AND APPROVAL IS REQUIRED, OWNER/DEVELOPER SHALL SUBMIT A STATE APPROVED SET OF PLANS TO MSUD A MINIMUM OF TWO (2) WEEKS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN A SET OF STATE APPROVED PLANS AND SPECIFICATIONS ON THE PROJECT SITE AT ALL TIMES.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, ALL WATER METERS SHALL BE PLACED IN AN ALIGNMENT THAT IS PERPENDICULAR TO THE ROAD FRONTING THE STRUCTURE BEING SERVED; THEY SHALL BE PLACED A MINIMUM OF 2'-0" FROM ANY STRUCTURE, INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, MAILBOXES, TREES, ETC.; AND THEY SHALL BE LOCATED AT THE FRONT OF THE STRUCTURE.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO FIRE HYDRANTS SHALL BE PLACED BETWEEN A SIDEWALK AND THE ROAD OR CURBING.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER MAINS SHALL BE PLACED UNDER A SIDEWALK, EXTENDING PARALLEL TO THE SIDEWALK.
- ANY WATER MAINS INSTALLED CROSSING UNDER PAVEMENT CARRYING VEHICULAR TRAFFIC SHALL BE BACKFILLED WITH STONE, PER MSUD TRENCH DETAIL - TYPE B. ANY PAVEMENT CARRYING VEHICULAR TRAFFIC, PLACED OVER EXISTING WATER MAINS, SHALL REQUIRE THE MAIN TO BE BEDDED WITH STONE, PER MSUD TRENCH DETAIL - TYPE B.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER VALVES SHALL BE PLACED IN SIDEWALKS OR RESIDENTIAL DRIVEWAYS.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, WATER MAINS IN RESIDENTIAL DEVELOPMENTS SHALL BE PLACED IN THE MIDDLE OF ONE LANE OF A STREET. ANY LINE DEFLECTED MORE THAN 5" WILL HAVE TO USE A BEND.
- ON-SITE MSUD APPROVAL OF A PART OF A PROJECT'S WATER SYSTEM INSTALLATION DOES NOT CONSTITUTE THE DISTRICT'S APPROVAL OF ALL OF THE PROJECT'S WATER SYSTEM INSTALLATION. FINAL ON-SITE APPROVAL OF THE PROJECT'S TOTAL WATER SYSTEM INSTALLATION MUST BE OBTAINED BEFORE THE MSUD WILL RECEIVE OWNERSHIP OF THAT WATER SYSTEM. FROM THE TIME OF THE ON-SITE INSPECTION AND FINAL APPROVAL OF THE TOTAL WATER SYSTEM INSTALLATION BY

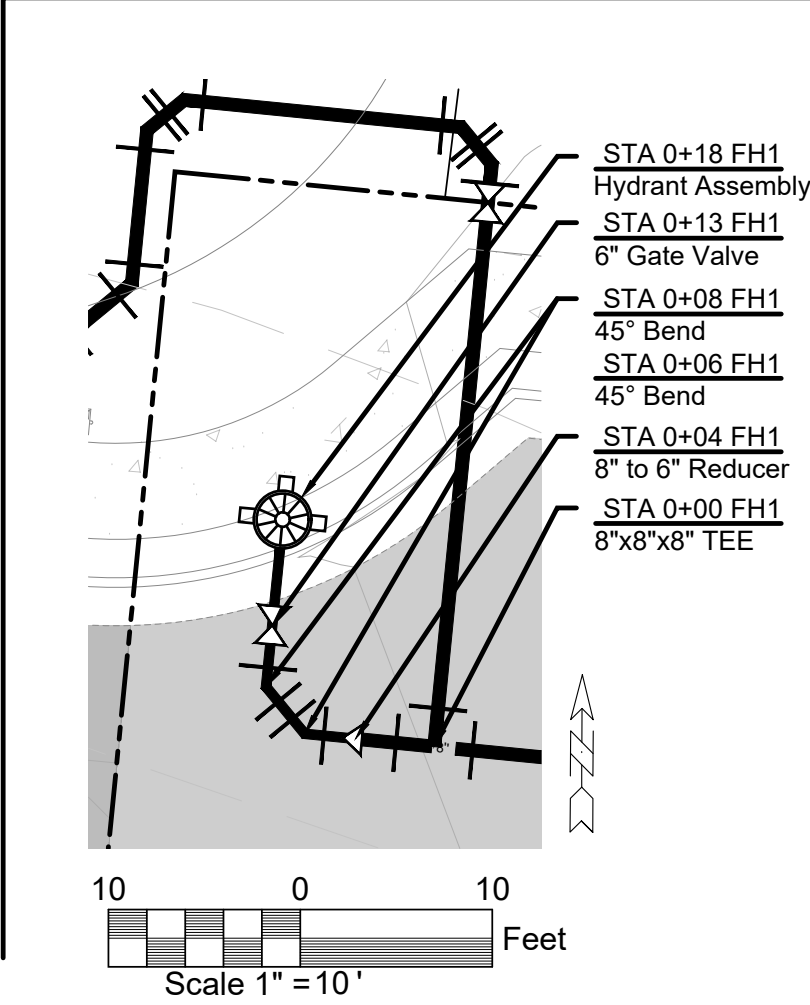
A REPRESENTATIVE OF THE MSUD, FURTHER CHANGES IMPACTING THE CONDITIONS OF OR THE ACCESSIBILITY TO THE WATER SYSTEM FACILITIES ARE STRICTLY FORBIDDEN WITHOUT THE PRIOR APPROVAL OF THE MSUD. THESE INCLUDE, BUT ARE NOT LIMITED TO, CHANGES IN OVERBURDEN SLOPE OR DEPTH ON THE WATER MAIN, CHANGES THAT ADVERSELY EFFECT, IN THE OPINION OF THE MSUD, VEHICULAR OR EQUIPMENT ACCESS TO THE WATER MAINS, THE PLANTING OF TREES, SHRUBS, ETC. IN THE WATER UTILITIES EASEMENT OR THE LATER CONSTRUCTION OR PLACEMENT OF STRUCTURES CONSTRICTING THE WIDTH OF THE WATER UTILITIES EASEMENT. SHOULD THESE OR OTHER TYPES OF CHANGES BE MADE WITHOUT PRIOR APPROVAL OF THE MSUD, THEY SHALL BE RETURNED BACK TO THE ORIGINAL CONDITIONS AT THE TIME OF FINAL APPROVAL, AT THE COST OF THE PROPERTY OWNER DURING THOSE CHANGES.

21. THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM INSTALLATION SHALL BE RESPONSIBLE FOR INSURING THAT THOSE PLANS INCLUDE ALL ASPECTS OF THE PROJECT IMPACTING THE WATER SYSTEM ADDITIONS OR MODIFICATIONS. ANY SUBSEQUENT CHANGES IN PLANS, ADVERSELY IMPACTING THE WATER SYSTEM INSTALLATION, IN THE OPINION OF THE MSUD, AFTER APPROVAL OF THE ORIGINAL PLANS SUBMITTED BY THE MSUD, SHALL NEGATE THE PRIOR APPROVAL AND GIVE CAUSE FOR A RESUBMITTAL OF THE REVISED PLANS TO THE MSUD FOR APPROVAL. THE PLAN SHEETS OF THE WATER SYSTEM ADDITIONS OR MODIFICATIONS SHALL BE THE CONTROL SHEETS FOR THE REVIEW OF THE MSUD FOR APPROVAL AND SHALL INCLUDE ALL PROPER CROSS-REFERENCE NOTES TO ANY OTHER SHEETS SHOWING INFORMATION RELATED TO PIPE DEPTH, GROUND SLOPE, ETC. THE WATER MAIN DEPTH, AT ALL TIMES, SHALL BE THREE (3) FEET FROM THE GROUND ELEVATION TO THE TOP OF THE PIPE, UNLESS OTHER PROJECT ISSUES, SUCH AS EXISTING UTILITIES, ETC., REQUIRE A GREATER DEPTH FOR THE WATER MAIN. UNLESS APPROVAL HAS BEEN PROVIDED BY THE MSUD, NO WATER MAIN DEPTH SHALL BE GREATER THAN SIX (6) FEET UPON FINAL CONSTRUCTION OF THE PROJECT.

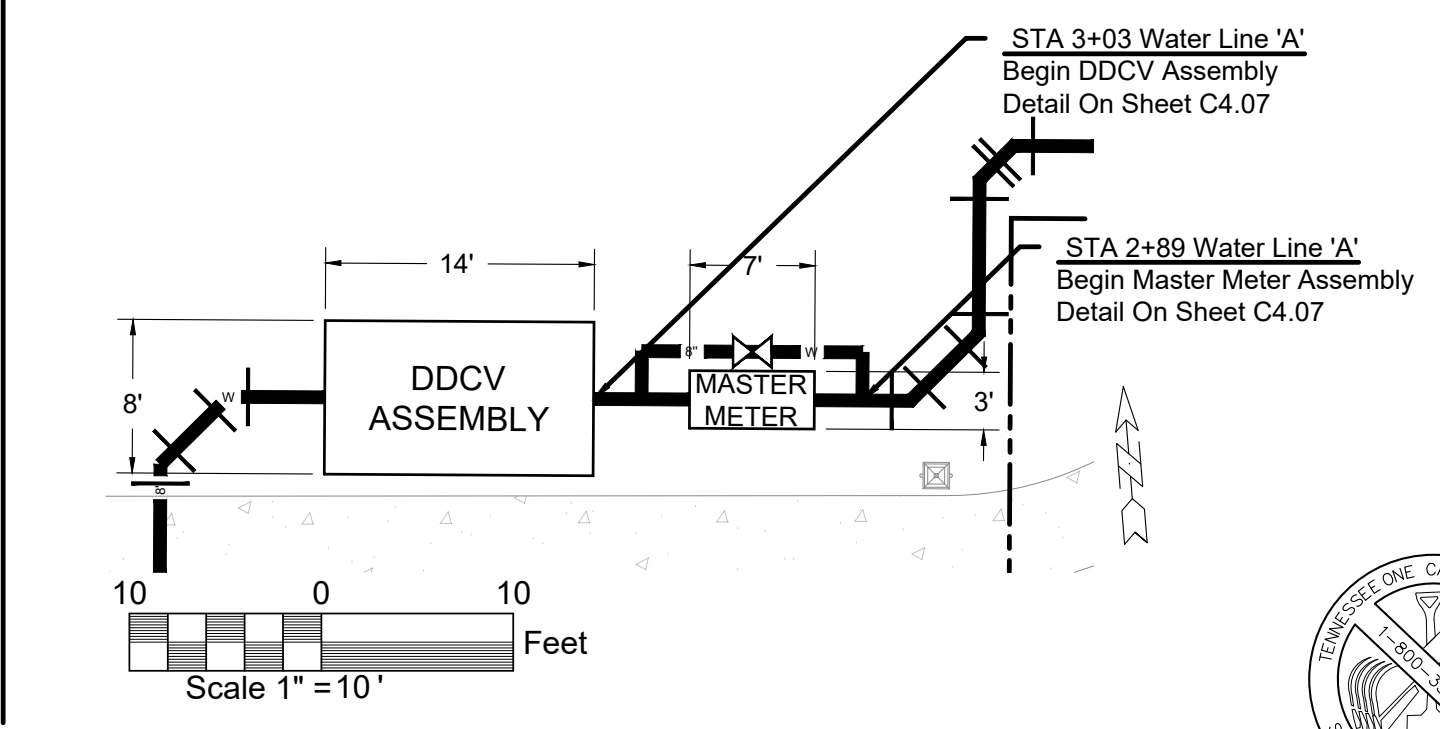
22. THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM / FIRE SPRINKLER INSTALLATION SHALL INCLUDE ON THE UTILITY DRAWINGS A SPRINKLER HEAD SCHEDULE WHICH SHALL INCLUDE SIZES AND QUANTITIES OF SPRINKLER HEADS.

23. NEW WATER MAINS TO BE OWNED AND MAINTAINED BY THE M.S.U.D., OUTSIDE OFF-ROAD RIGHT-OF-WAYS, SHALL NOT BE INSTALLED UNDER PAVEMENT AND / OR CONCRETE IN PRIVATE PROPERTY, UNLESS THERE ARE NO OTHER OPTIONS FOR THE ROUTE OF THE MAIN. SHOULD THE WATER MAIN HAVE TO BE INSTALLED UNDER PAVEMENT AND / OR CONCRETE, OUTSIDE OF THE ROAD RIGHT-OF-WAY, THE PROPERTY OWNER AGREES TO ASSUME ALL COSTS AND RESPONSIBILITIES OF RESTORING THE PAVEMENT AND / OR CONCRETE, SHOULD THE M.S.U.D. BE REQUIRED TO ACCESS THE WATER MAIN FOR MAINTENANCE, REPAIR

FIRE HYDRANT LINE 1



8" MASTER METER AND 8" DDCV ASSEMBLY WITH SCREEN



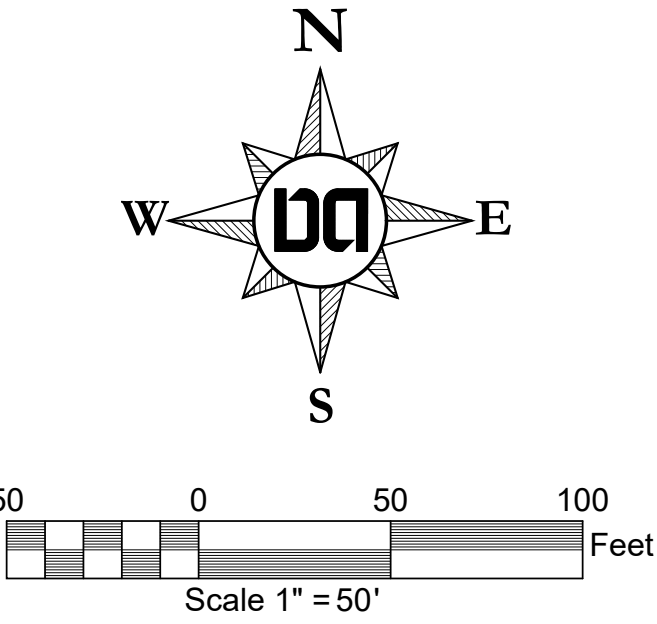
PERMITS:  
Case-2023-0003-SITE

**ADJACENT HYDRANT TEST**

Existing fire hydrants, tag bolt numbers G0320 & G0459, along Dickerson Pike were flow tested on 7/7/2023 by MSUD, below is a summary of the flow results:

|                    |          |
|--------------------|----------|
| Static Pressure:   | 91 psi   |
| Residual Pressure: | 55 psi   |
| Flow:              | 1250 gpm |

Based on table H.5.1 of the current NFPA, the buildings will not require a fire suppression system.



Drawing Date:  
September 01, 2023

Revisions

Final Site Plan

**Pine Ridge - Phase 1**

Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



Site Utility  
Plan

**Dale & Associates**

Civil Engineering  
Land Planning & Zoning  
Surveying

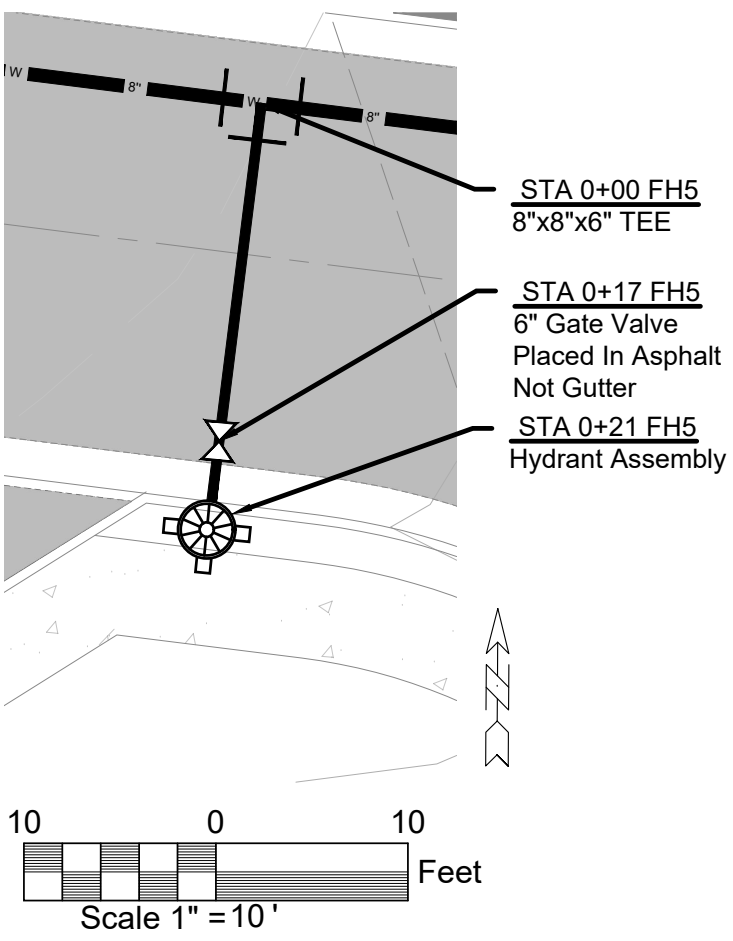
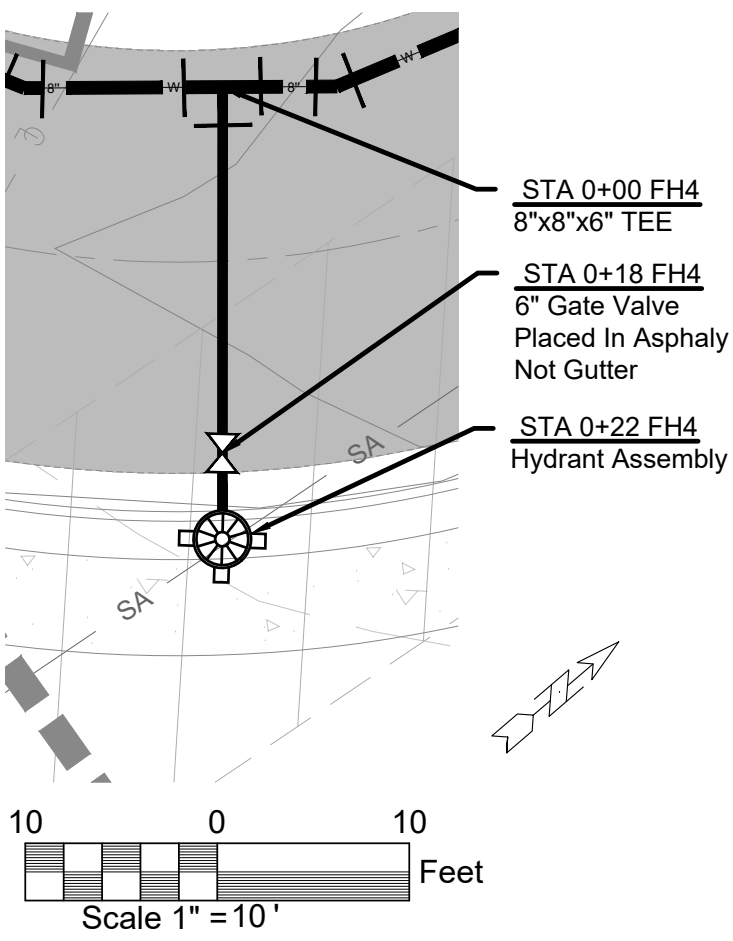
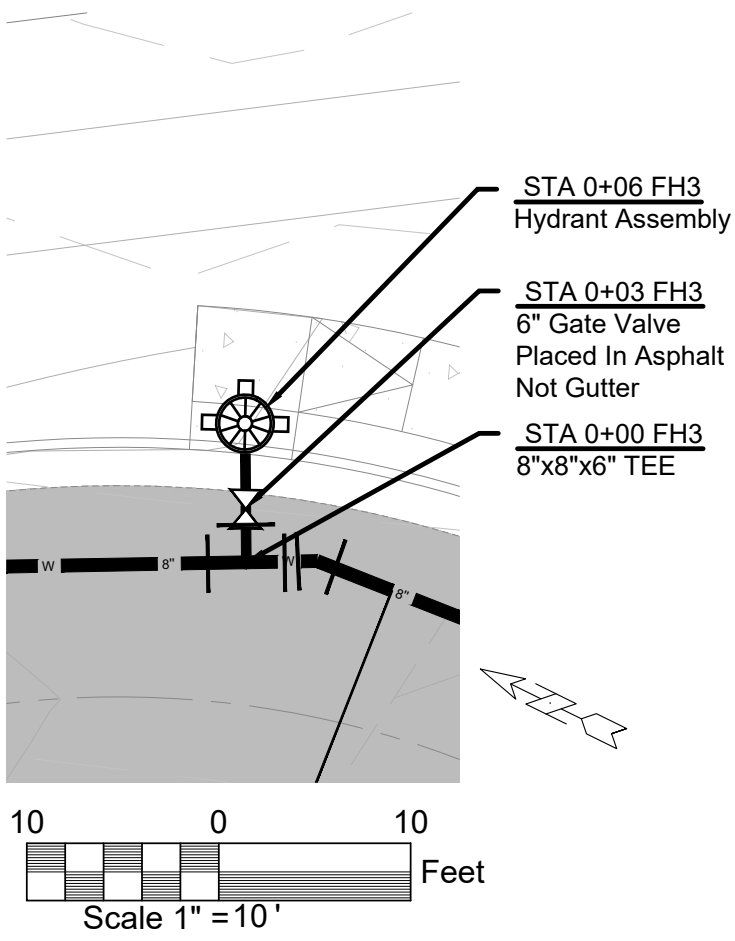
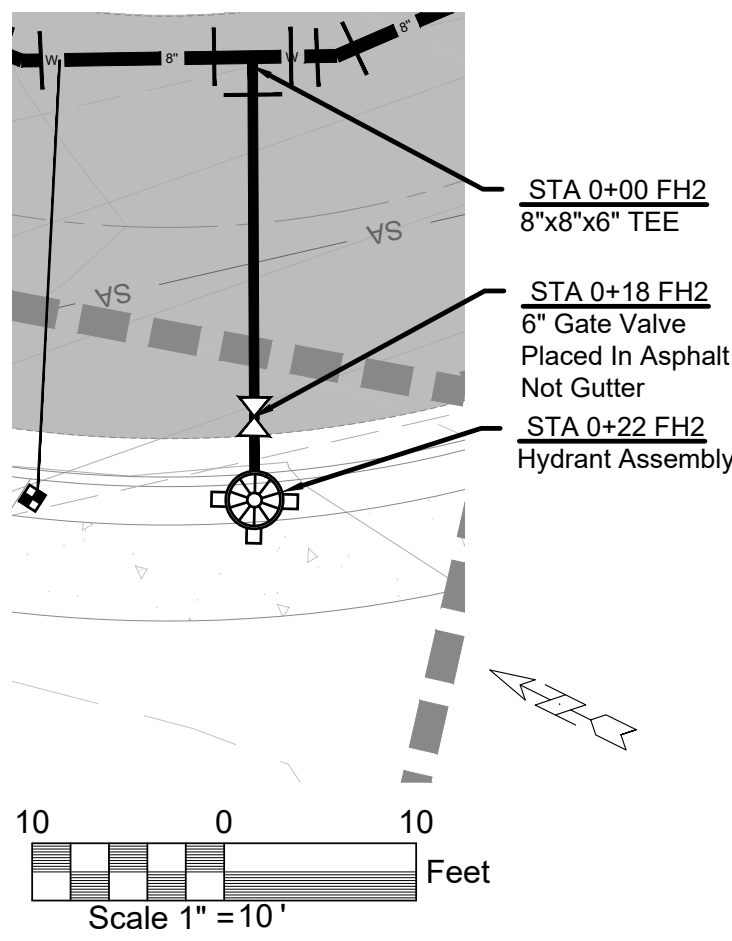
516 Heather Place  
Nashville, TN 37204  
(615) 297-5166

D&A Project #23011  
Pine Ridge - Phase 1

**C4.04**



FIRE HYDRANT LINES 2, 3, 4, & 5



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(Madison Suburban Utility District)

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- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER MAINS SHALL BE PLACED UNDER A SIDEWALK, EXTENDING PARALLEL TO THE SIDEWALK.
- ANY WATER MAINS INSTALLED CROSSING UNDER PAVEMENT CARRYING VEHICULAR TRAFFIC SHALL BE BACKFILLED WITH STONE, PER MSUD TRENCH DETAIL - TYPE B. ANY PAVEMENT CARRYING VEHICULAR TRAFFIC, PLACED OVER EXISTING WATER MAINS, SHALL REQUIRE THE MAIN TO BE BEDDED WITH STONE, PER MSUD TRENCH DETAIL - TYPE B.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER VALVES SHALL BE PLACED IN SIDEWALKS OR RESIDENTIAL DRIVEWAYS.
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- ON-SITE MSUD APPROVAL OF A PART OF A PROJECT'S WATER SYSTEM INSTALLATION DOES NOT CONSTITUTE THE DISTRICT'S APPROVAL OF ALL OF THE PROJECT'S WATER SYSTEM INSTALLATION. FINAL ON-SITE APPROVAL OF THE PROJECT'S TOTAL WATER SYSTEM INSTALLATION MUST BE OBTAINED BEFORE THE MSUD WILL RECEIVE OWNERSHIP OF THAT WATER SYSTEM. FROM THE TIME OF THE ON-SITE INSPECTION AND FINAL APPROVAL OF THE TOTAL WATER SYSTEM INSTALLATION BY

A REPRESENTATIVE OF THE MSUD, FURTHER CHANGES IMPACTING THE CONDITIONS OF OR THE ACCESSIBILITY TO THE WATER SYSTEM FACILITIES ARE STRICTLY FORBIDDEN WITHOUT THE PRIOR APPROVAL OF THE MSUD. THESE INCLUDE, BUT ARE NOT LIMITED TO, CHANGES IN OVERBURDEN SLOPE OR DEPTH ON THE WATER MAIN, CHANGES THAT ADVERSELY EFFECT, IN THE OPINION OF THE MSUD, VEHICULAR OR EQUIPMENT ACCESS TO THE WATER MAINS, THE PLANTING OF TREES, SHRUBS, ETC. IN THE WATER UTILITIES EASEMENT OR THE LATER CONSTRUCTION OR PLACEMENT OF STRUCTURES CONSTRICTING THE WIDTH OF THE WATER UTILITIES EASEMENT. SHOULD THESE OR OTHER TYPES OF CHANGES BE MADE WITHOUT PRIOR APPROVAL OF THE MSUD, THEY SHALL BE RETURNED BACK TO THE ORIGINAL CONDITIONS AT THE TIME OF FINAL APPROVAL. AT THE COST OF THE PROPERTY OWNER DURING THOSE CHANGES.

21. THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM INSTALLATION SHALL BE RESPONSIBLE FOR INSURING THAT THOSE PLANS INCLUDE ALL ASPECTS OF THE PROJECT IMPACTING THE WATER SYSTEM ADDITIONS OR MODIFICATIONS. ANY SUBSEQUENT CHANGES IN PLANS, ADVERSELY IMPACTING THE WATER SYSTEM INSTALLATION, IN THE OPINION OF THE MSUD, AFTER APPROVAL OF THE ORIGINAL PLANS SUBMITTED BY THE MSUD, SHALL NEGATE THE PRIOR APPROVAL AND GIVE CAUSE FOR A RESUBMITTAL OF THE REVISED PLANS TO THE MSUD FOR APPROVAL. THE PLAN SHEETS OF THE WATER SYSTEM ADDITIONS OR MODIFICATIONS SHALL BE THE CONTROL SHEETS FOR THE REVIEW OF THE MSUD FOR APPROVAL AND SHALL INCLUDE ALL PROPER CROSS-REFERENCE NOTES TO ANY OTHER SHEETS SHOWING INFORMATION RELATED TO PIPE DEPTH, GROUND SLOPE, ETC. THE WATER MAIN DEPTH, AT ALL TIMES, SHALL BE THREE (3) FEET FROM THE GROUND ELEVATION TO THE TOP OF THE PIPE, UNLESS OTHER PROJECT ISSUES, SUCH AS EXISTING UTILITIES, ETC., REQUIRE A GREATER DEPTH FOR THE WATER MAIN. UNLESS APPROVAL HAS BEEN PROVIDED BY THE MSUD, NO WATER MAIN DEPTH SHALL BE GREATER THAN SIX (6) FEET UPON FINAL CONSTRUCTION OF THE PROJECT.

22. THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM / FIRE SPRINKLER INSTALLATION SHALL INCLUDE ON THE UTILITY DRAWINGS A SPRINKLER HEAD SCHEDULE WHICH SHALL INCLUDE SIZES AND QUANTITIES OF SPRINKLER HEADS.

23. NEW WATER MAINS TO BE OWNED AND MAINTAINED BY THE M.S.U.D., OUTSIDE OFF-ROAD RIGHT-OF-WAYS, SHALL NOT BE INSTALLED UNDER PAVEMENT AND / OR CONCRETE IN PRIVATE PROPERTY, UNLESS THERE ARE NO OTHER OPTIONS FOR THE ROUTE OF THE MAIN. SHOULD THE WATER MAIN HAVE TO BE INSTALLED UNDER PAVEMENT AND / OR CONCRETE, OUTSIDE OF THE ROAD RIGHT-OF-WAY, THE PROPERTY OWNER AGREES TO ASSUME ALL COSTS AND RESPONSIBILITIES OF RESTORING THE PAVEMENT AND / OR CONCRETE, SHOULD THE M.S.U.D. BE REQUIRED TO ACCESS THE WATER MAIN FOR MAINTENANCE, REPAIR

Development Summary

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805 Dickerson Pike  
Goodlettsville, TN. 37072

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Total Disturbed Area - 17.16 Ac.  
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Engineer

Dale and Associates  
Contact: Adam Seger  
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Floodnote

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Benchmark

Mag Spike in PP on SE corner of Cima Drive & Dickerson Road  
Elev: 567.13

Datum

NAD83  
NAVD88

ADJACENT HYDRANT TEST

Existing fire hydrants, tag bolt numbers G0320 & G0459, along Dickerson Pike were flow tested on 7/7/2023 by MSUD, below is a summary of the flow results:

|                    |          |
|--------------------|----------|
| Static Pressure:   | 91 psi   |
| Residual Pressure: | 55 psi   |
| Flow:              | 1250 gpm |

Based on table H.5.1 of the current NFPA, the buildings will not require a fire suppression system.

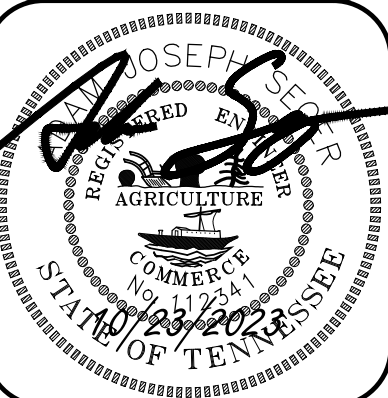
Drawing Date:  
September 01, 2023

Revisions

Final Site Plan

# Pine Ridge - Phase 1

Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



Site Utility  
Plan (2)

**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying

516 Heather Place  
Nashville, TN. 37204  
(615) 297-5166

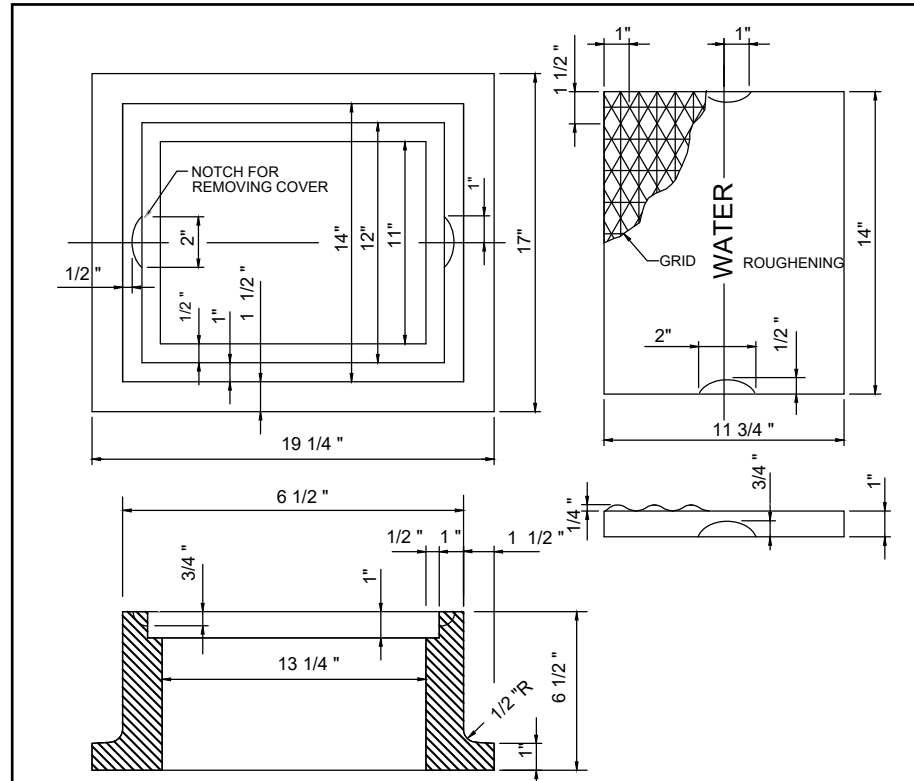
D&A Project #23011  
Pine Ridge - Phase 1

# C4.05



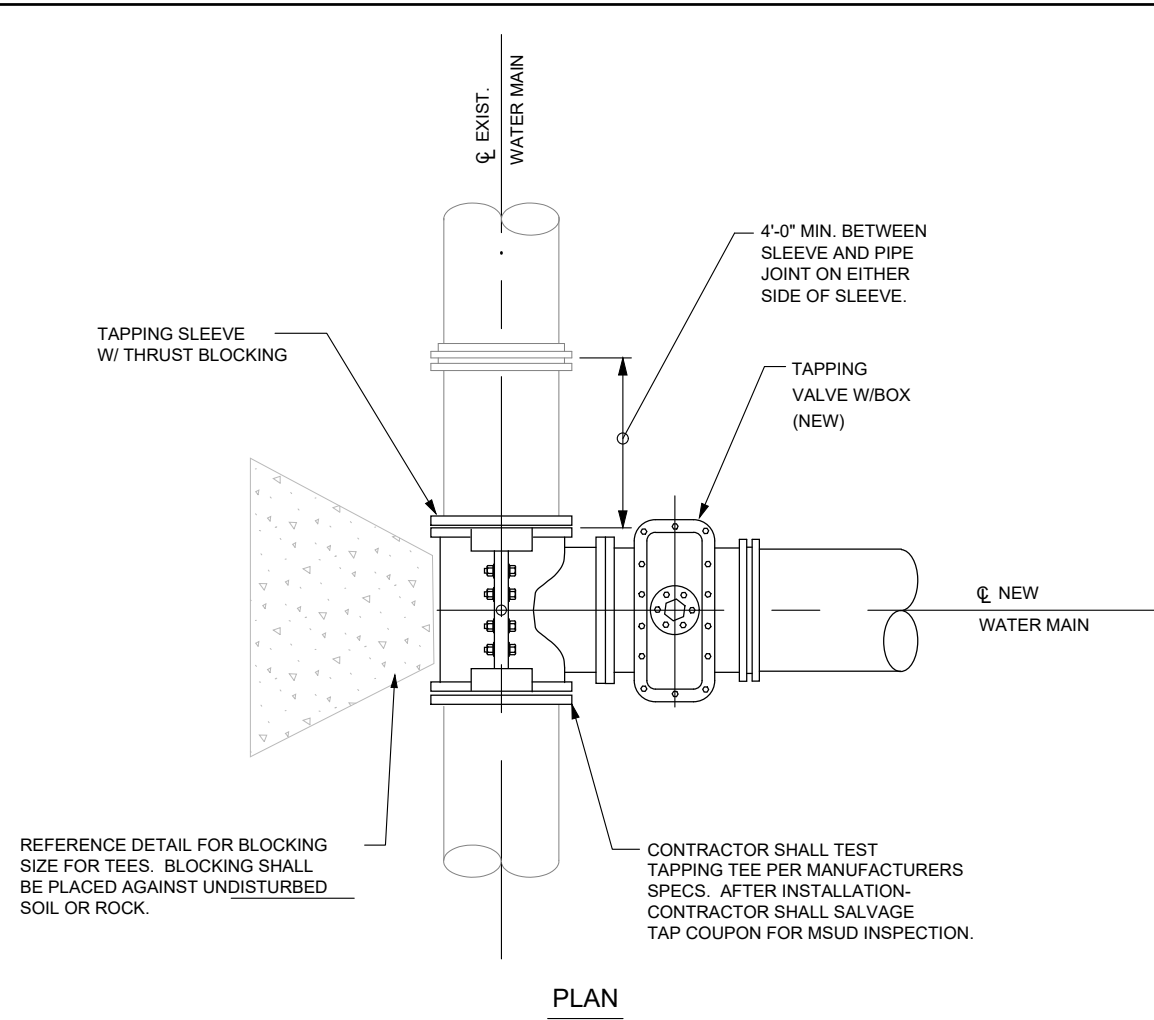
PERMITS:  
Case-2023-0003-SITE





JOHN BOUCHARD # 8006 ROADWAY TYPE  
NASHVILLE STANDARD OR EQUAL  
COVER MUST FIT EVENLY ON RABBOT OF FRAME IN ORDER  
TO EQUALLY DISTRIBUTE WEIGHT OF COVER OVER FRAME.  
MINIMUM WEIGHT OF FRAME 150 LBS  
MINIMUM WEIGHT OF COVER 45 LBS

### CAST IRON VALVE BOX FRAME AND COVER

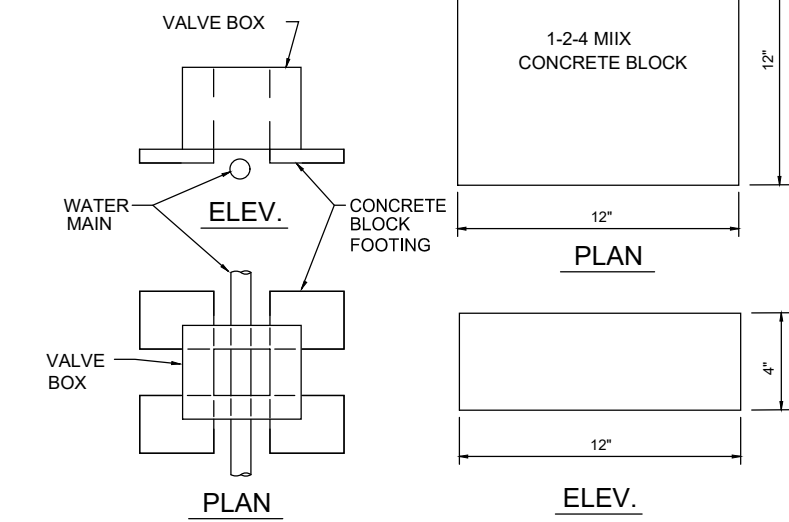


REFERENCE DETAIL FOR BLOCKING  
SIZE FOR TEES. BLOCKING SHALL  
BE PLACED AGAINST UNDISTURBED  
SOIL OR ROCK.

### TAPPING SLEEVE & VALVE N.T.S.

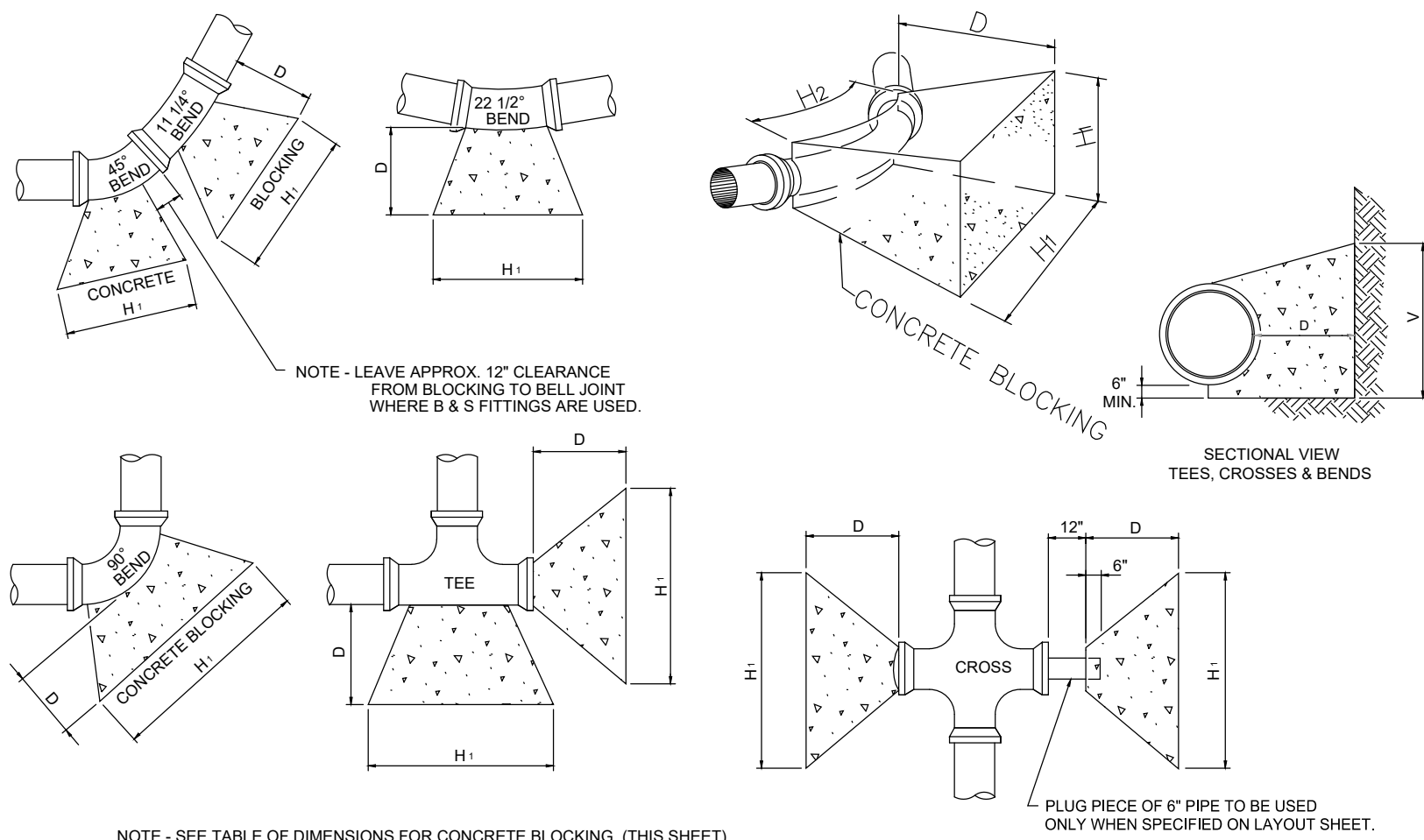
NOTE - BEFORE INSTALLATION OF VALVE BOXES AND  
FOOTINGS, THE EARTH ON WHICH THE FOOTINGS AND  
THE VALVE BOXES ARE TO BE SET SHALL BE BACK-  
FILLED AND THOROUGHLY TAMPED AND COMPACTED.

FOUR (4) CONCRETE BLOCKS OF THE  
SIZE AND SHAPE SHOWN ARE TO BE  
PLACED UNDER EACH VALVE BOX, ONE  
UNDER EACH CORNER OF BOX.



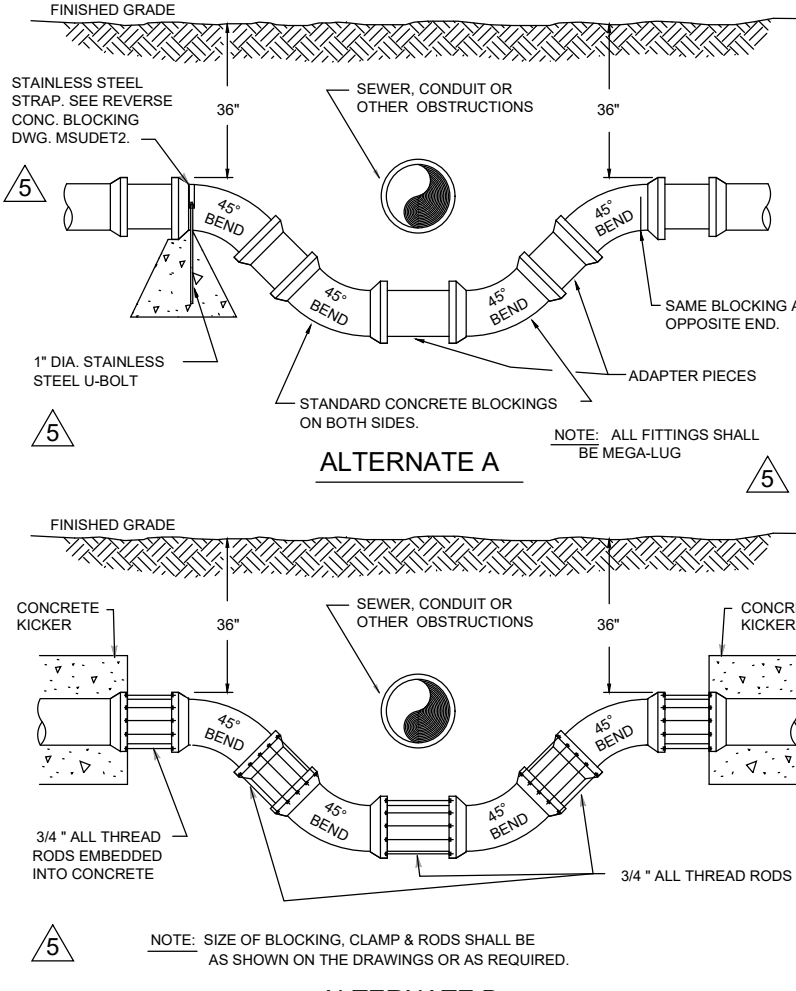
NO REINFORCING STEEL IN FOOTING. CONCRETE MIX TO BE 1 PART CEMENT  
2 PARTS SAND AND 4 PARTS No. 2 CRUSHED STONE OR GRAVEL. VOLUME  
FOR ONE BLOCK = 0.333 CU. FT. FOR ALL BLOCKS VOLUME = 1.333 CU. FT.  
WEIGHT OF ONE BLOCK = APPROX. 50 LBS. FOR ALL FOUR BLOCKS,  
WEIGHT = 200 LBS. BEARING AREA ON SOIL = 576 SQ. IN.

### CONCRETE VALVE BOX FOOTING

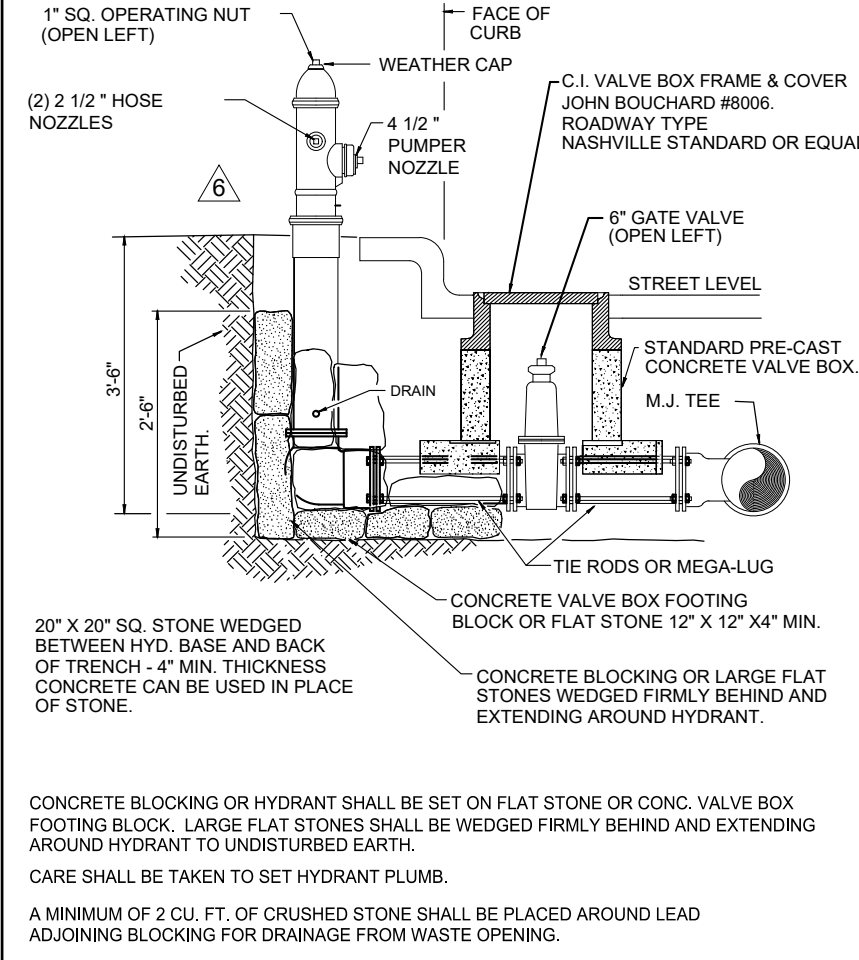


NOTE - SEE TABLE OF DIMENSIONS FOR CONCRETE BLOCKING. (THIS SHEET)

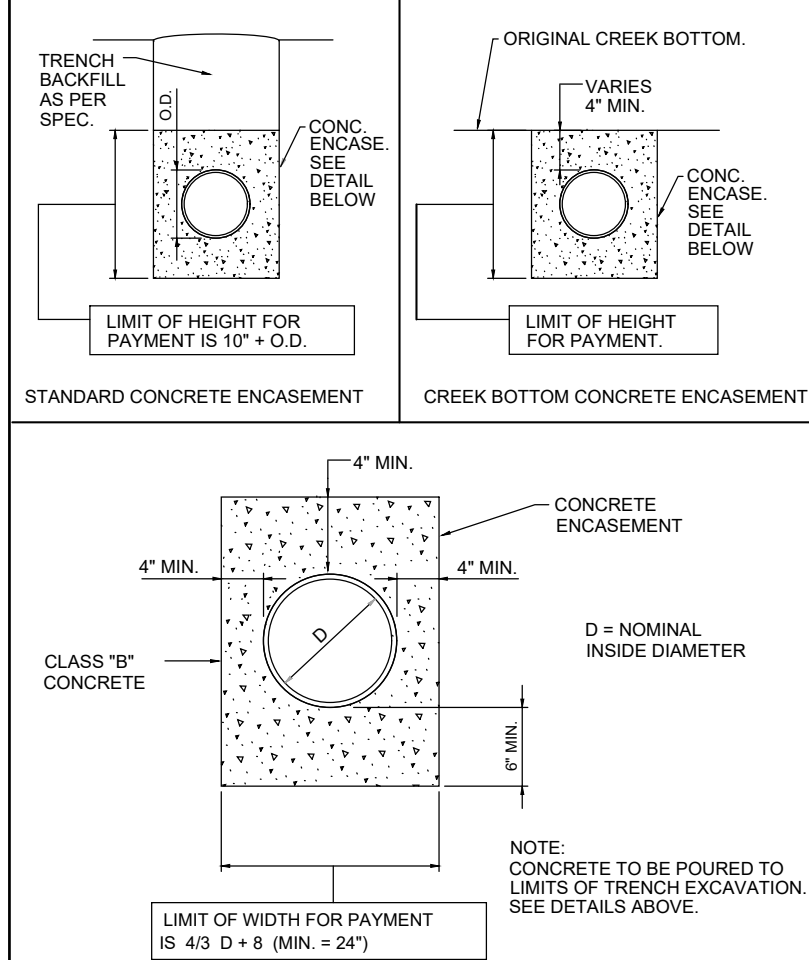
### CONCRETE BLOCKING



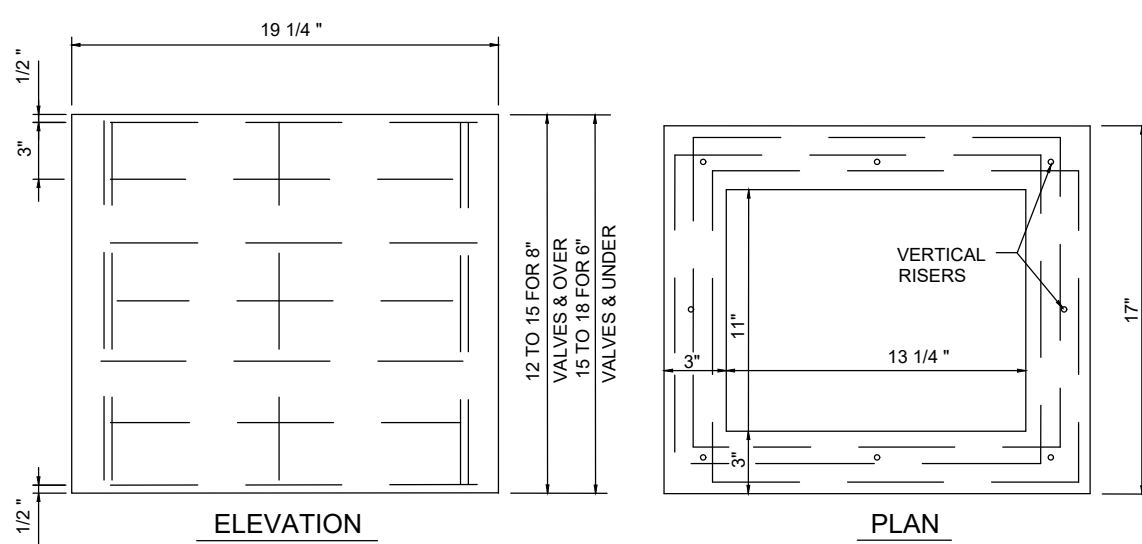
### METHOD OF CROSSING UNDER OBSTRUCTION



### FIRE HYDRANT INSTALLATION



### CONCRETE ENCASEMENT



NOTE: REINFORCING TO BE 1/4\"/>

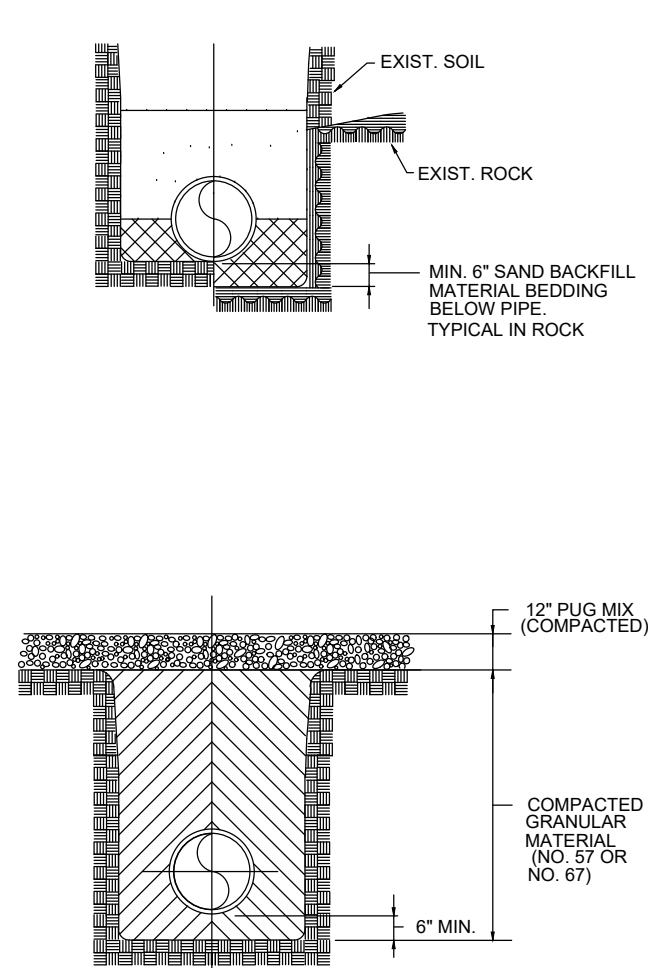
### CONCRETE VALVE BOX

| TABLE OF DIMENSIONS FOR CONCRETE BLOCKING |                              |                |    |    |           |                |                |    |           |          |                |                |                |      |          |                |                |    |      |          |
|-------------------------------------------|------------------------------|----------------|----|----|-----------|----------------|----------------|----|-----------|----------|----------------|----------------|----------------|------|----------|----------------|----------------|----|------|----------|
| SIZE OF PIPE                              | TAPPING SLEEVES TEES & PLUGS |                |    |    | 90° BENDS |                |                |    | 45° BENDS |          |                |                | 22 1/2 ° BENDS |      |          |                | 11 1/4 ° BENDS |    |      |          |
|                                           | H <sub>1</sub>               | H <sub>2</sub> | V  | D  | C.U. FT.  | H <sub>1</sub> | H <sub>2</sub> | V  | D         | C.U. FT. | H <sub>1</sub> | H <sub>2</sub> | V              | D    | C.U. FT. | H <sub>1</sub> | H <sub>2</sub> | V  | D    | C.U. FT. |
| 2"x2"                                     | 148                          | 10             | 12 | 18 | 1.90      | 18             | 10             | 12 | 18        | 1.90     | 18             | 8              | 12             | 18   | 1.50     | 18             | 8              | 12 | 18   | 1.50     |
| 3"x4"                                     | 24                           | 12             | 12 | 18 | 2.25      | 24             | 12             | 18 | 2.25      | 18       | 8              | 12             | 18             | 1.60 | 18       | 8              | 12             | 18 | 1.60 |          |
| 6"                                        | 24                           | 16             | 18 | 18 | 3.50      | 30             | 16             | 18 | 18        | 4.05     | 24             | 10             | 16             | 18   | 3.20     | 24             | 10             | 16 | 18   | 3.20     |
| 8"                                        | 36                           | 18             | 18 | 18 | 5.05      | 39             | 18             | 24 | 18        | 7.30     | 30             | 11             | 18             | 18   | 3.95     | 24             | 11             | 18 | 18   | 3.40     |
| 10"                                       | 48                           | 24             | 18 | 24 | 7.15      | 54             | 32             | 12 | 18        | 10.25    | 24             | 18             | 21             | 18   | 4.60     | 24             | 18             | 21 | 18   | 4.60     |
| 12"                                       | 54                           | 30             | 24 | 24 | 13.54     | 54             | 36             | 28 | 24        | 18       | 15.42          | 18             | 24             | 24   | 9.60     | 24             | 18             | 24 | 24   | 6.10     |
| 16"                                       | 66                           | 34             | 36 | 24 | 75.5      | 69             | 48             | 36 | 24        | 29.0     | 48             | 30             | 36             | 24   | 17.0     | 24             | 30             | 27 | 24   | 11.8     |
| 24"                                       | 84                           | 48             | 46 | 30 | 72.6      | 88             | 68             | 36 | 26        | 36       | 126.8          | 60             | 36             | 42   | 36       | 48.0           | 36             | 30 | 42   | 36       |

TABLE IS BASED ON 225 P.S.I. OR 150 P.S.I. WORKING  
PRESSURE PLUS 50% WATER HAMMER.

NOTE: CONCRETE USED FOR BLOCKING SHALL BE 3500#psi in  
EARTH PRESSURES ARE FIGURED AT 4000# PER SQ. FT.  
BEARING AREA OF KICKERS SHALL BE INCREASED WHEN  
POURED AGAINST SAND, LOOSE FILL, WET EARTH,  
CINDERS, ETC.

### TABLE OF DIMENSIONS FOR CONCRETE BLOCKING



### TRENCH DETAILS

TYPE A  
FOR DUCTILE IRON PIPE  
FLAT-BOTTOM TRENCH. SELECT MATERIAL  
LIGHTLY CONSOLIDATED TO CENTERLINE OF PIPE.  
LOOSE SELECT MATERIAL TO MINIMUM OF 6\"/>

NOTE:  
TRENCH SIDE SLOPES SHALL BE IN ACCORDANCE  
WITH OSHA REQUIREMENTS. BEGIN SIDE SLOPES, IF USED,  
APPROX. 18\"/>

REVISED 04/15/04  
REVISED 03/04/04  
REVISED 02/20/04  
REVISED 06/23/03  
REVISED 05/16/03  
REVISED 04/02/03

MADISON SUBURBAN UTILITY DISTRICT  
MADISON, TENNESSEE

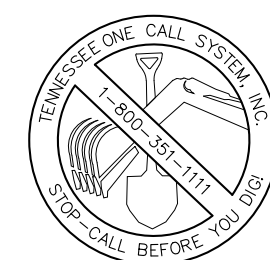
### GENERAL DETAILS

JVE / BWSC

Turner Professional Building  
5100 Linbar Drive, Suite 105  
Nashville, Tennessee 37211  
Phone (615) 781-8725 Fax (615) 781-8727

DRAWN:  
DATE: DECEMBER 2, 2002

CHECKED:  
DRAWING NO. MSUDET1



PERMITS:  
Case-2023-0003-SITE

Dale D. Dale & Associates  
Civil Engineering  
Land Planning & Zoning  
Surveying

D&A Project #23011  
Pine Ridge - Phase 1

C4.06

Drawing Date:  
September 01, 2023

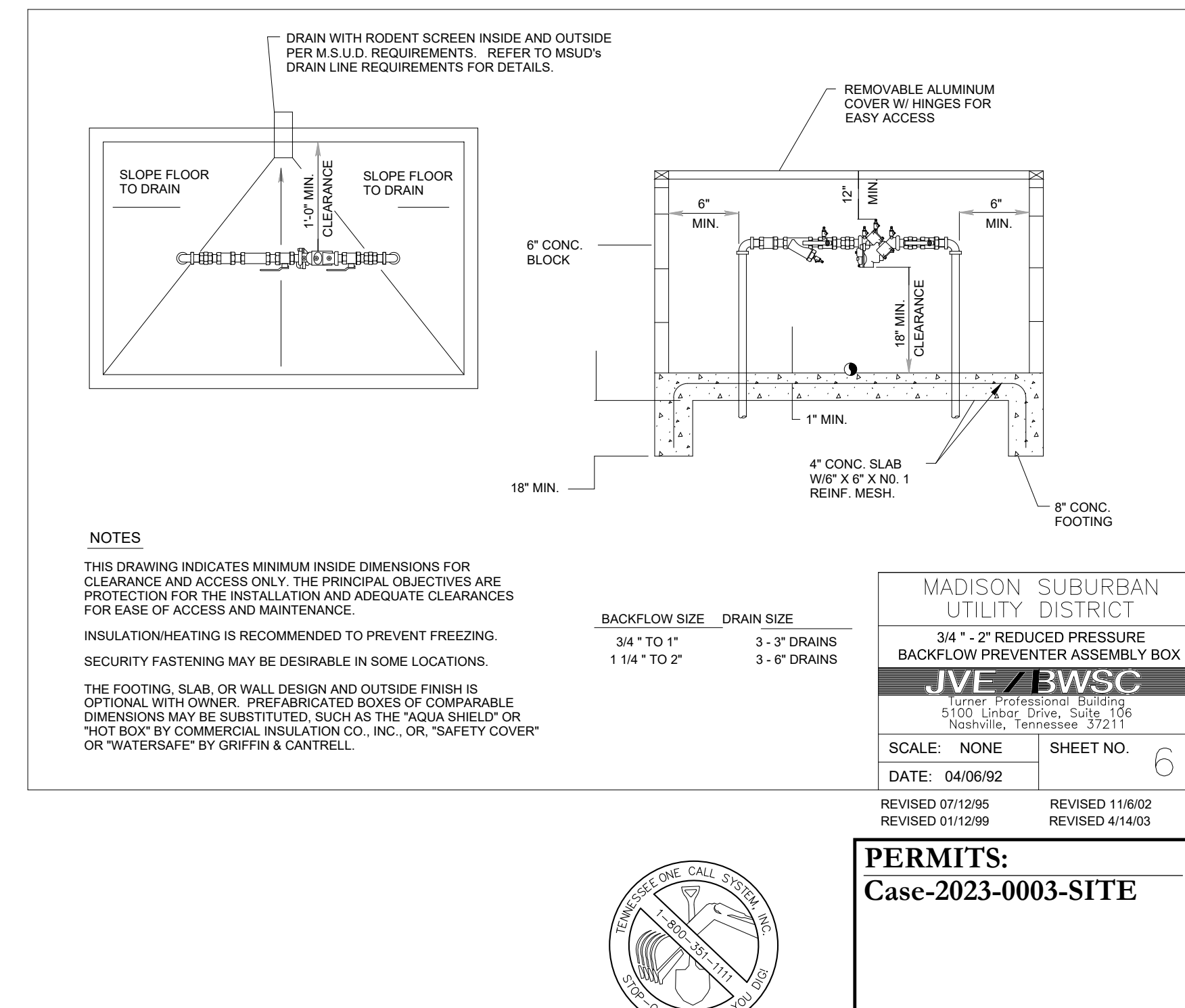
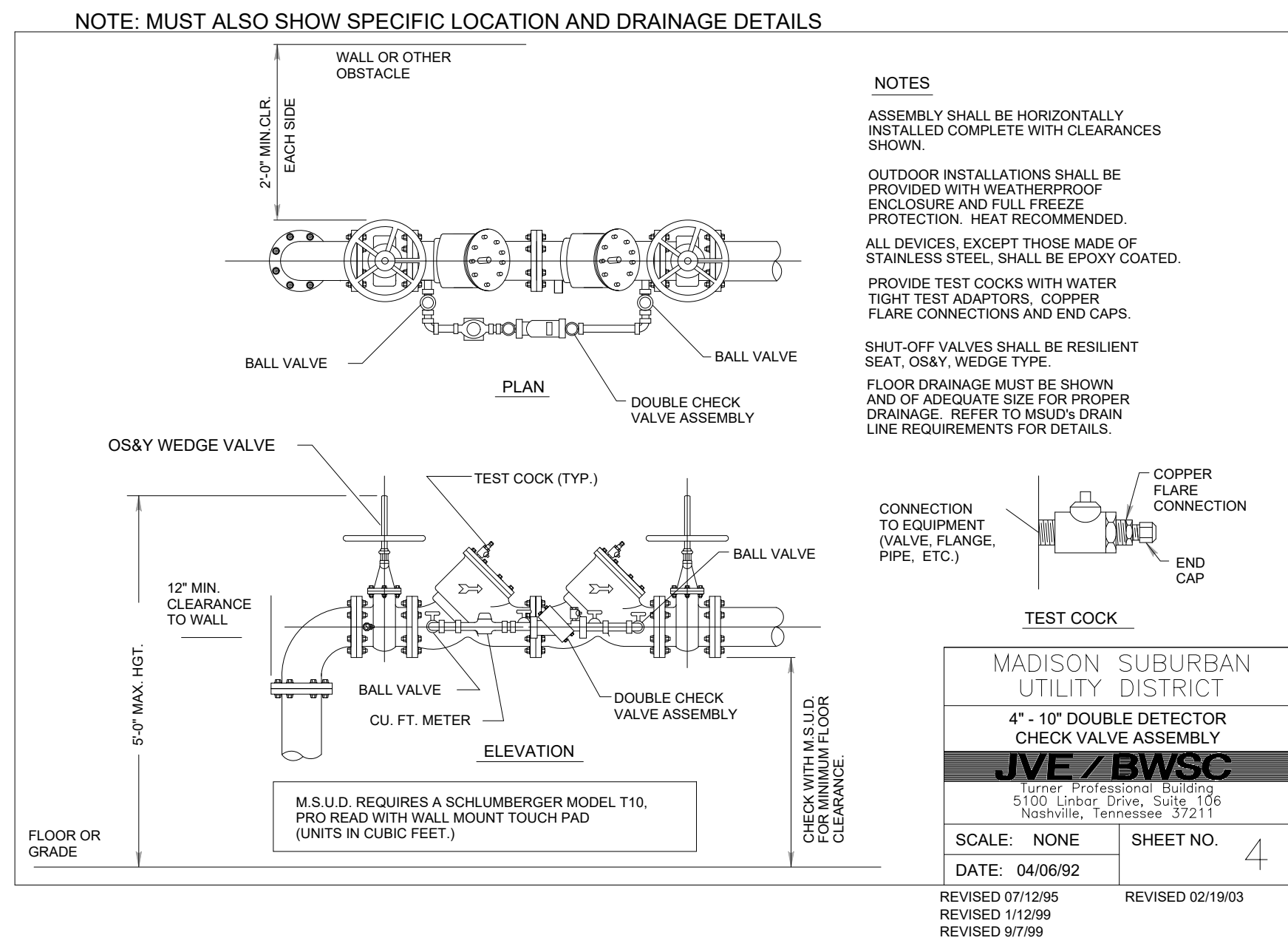
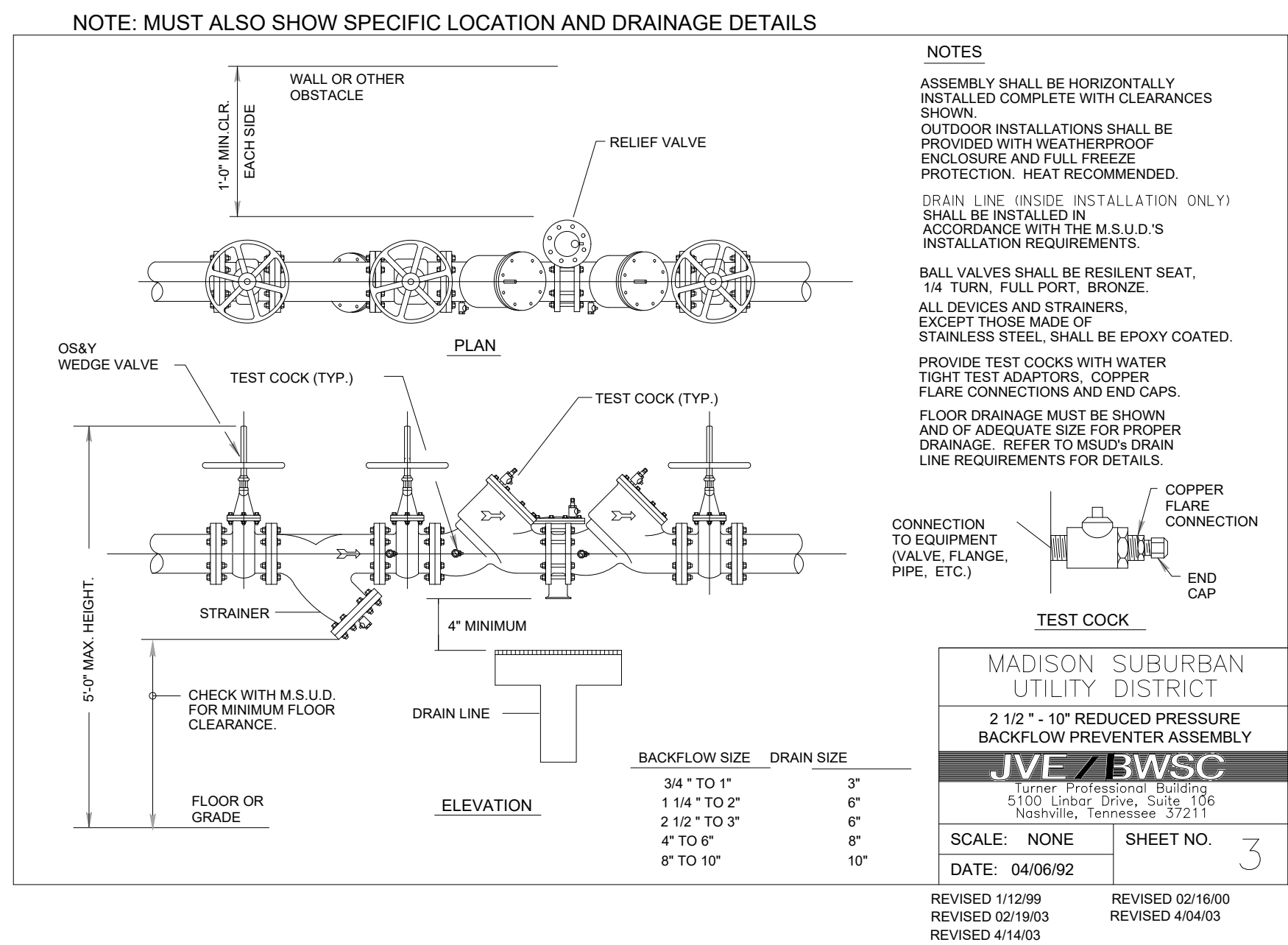
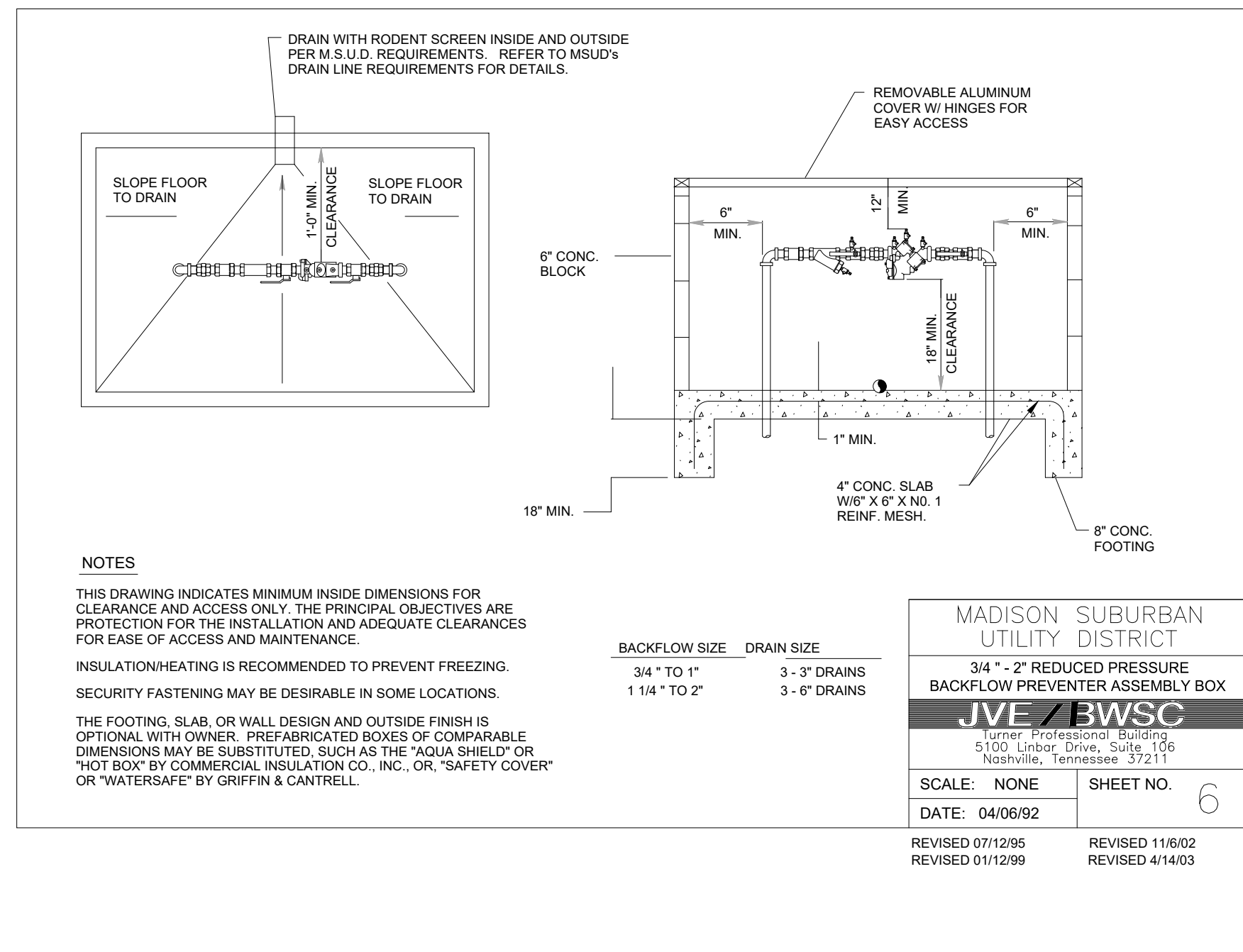
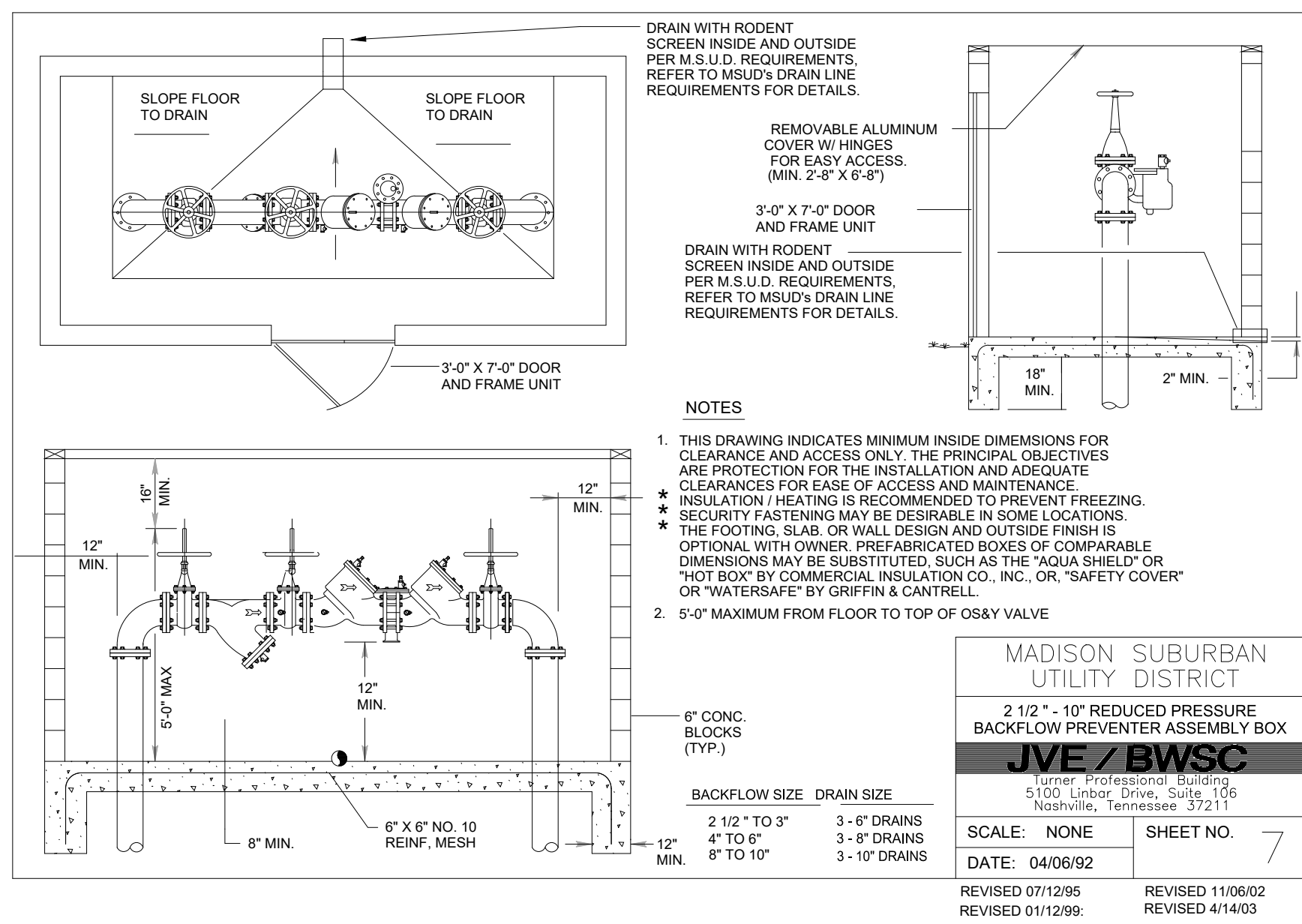
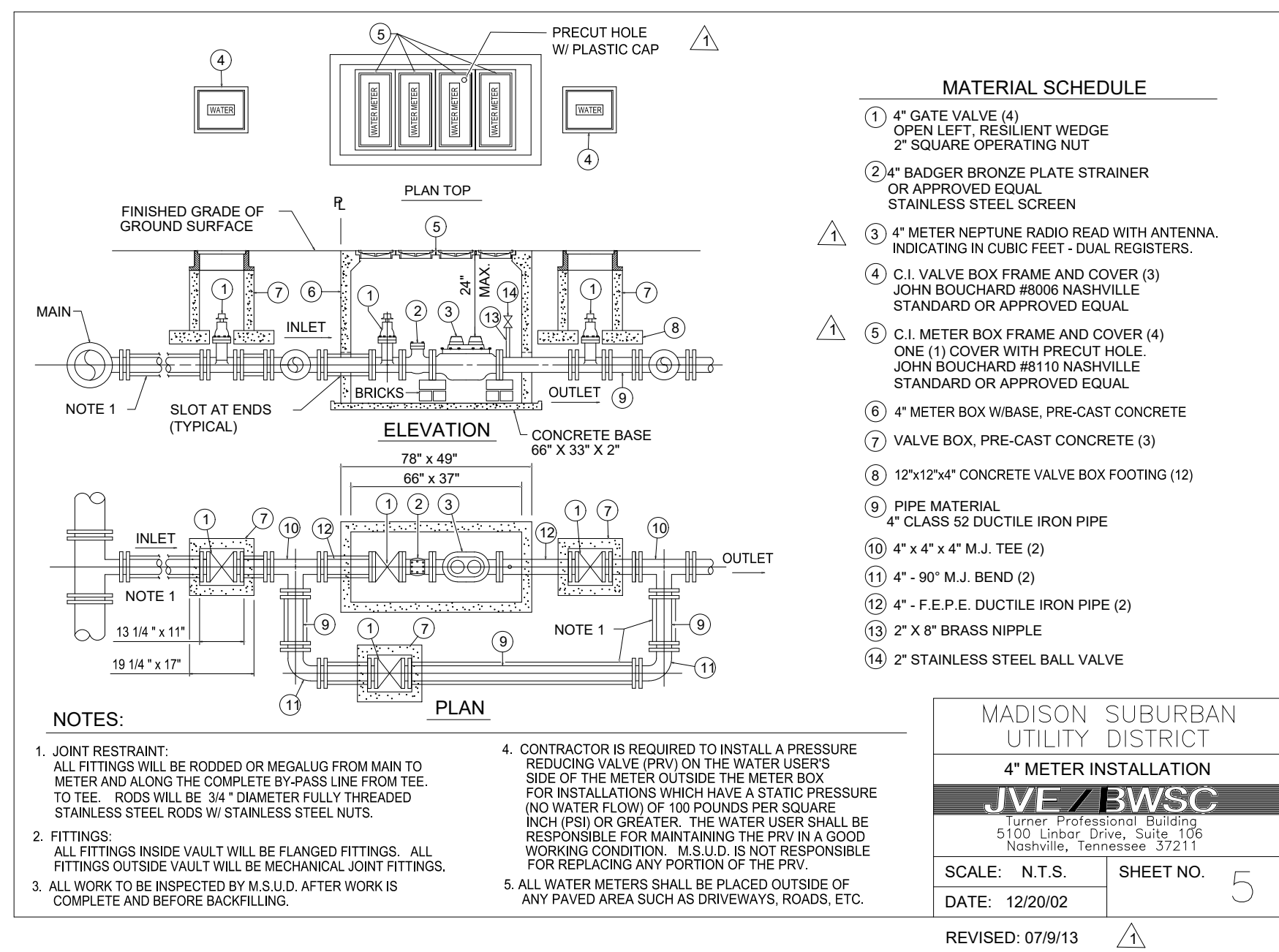
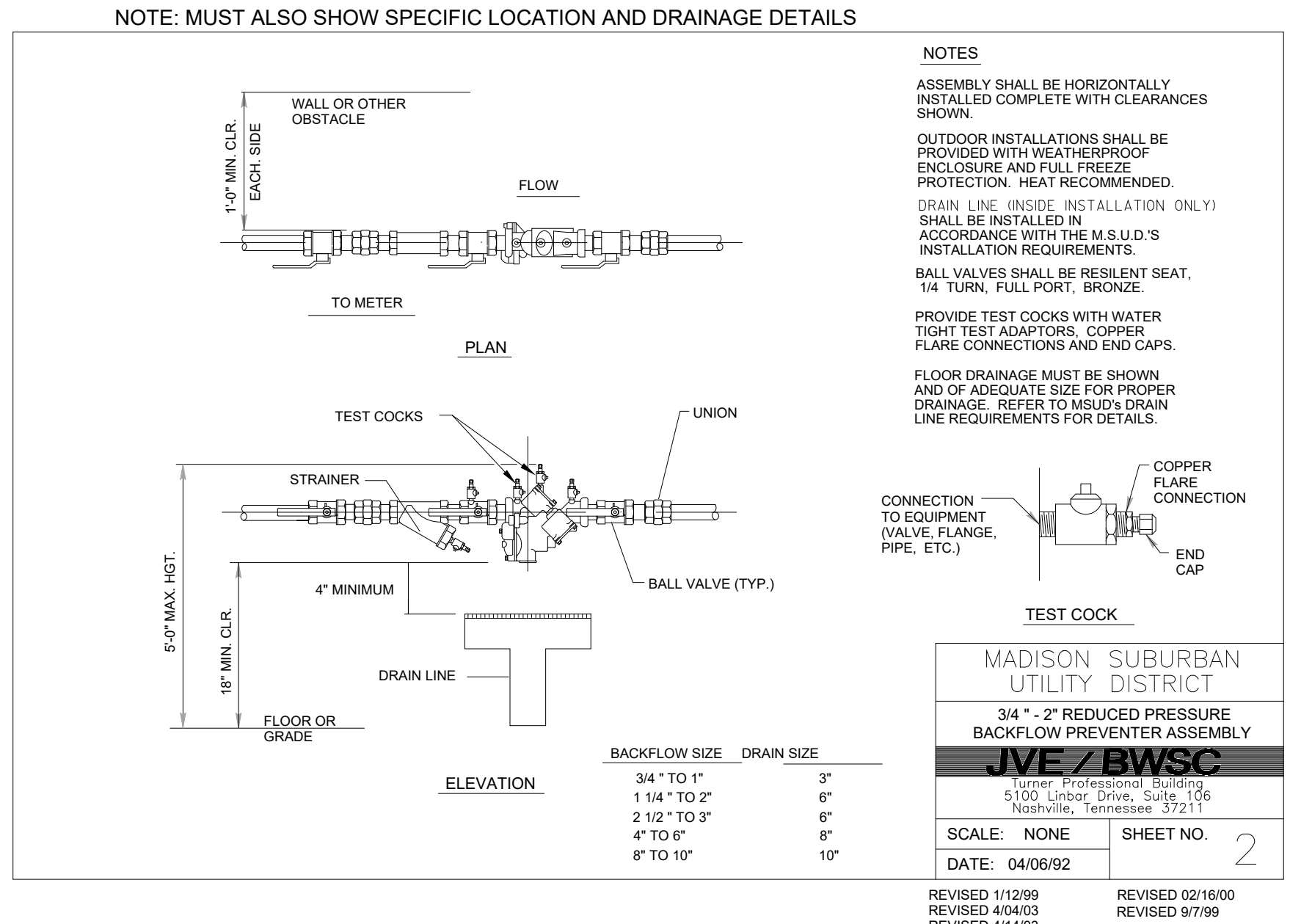
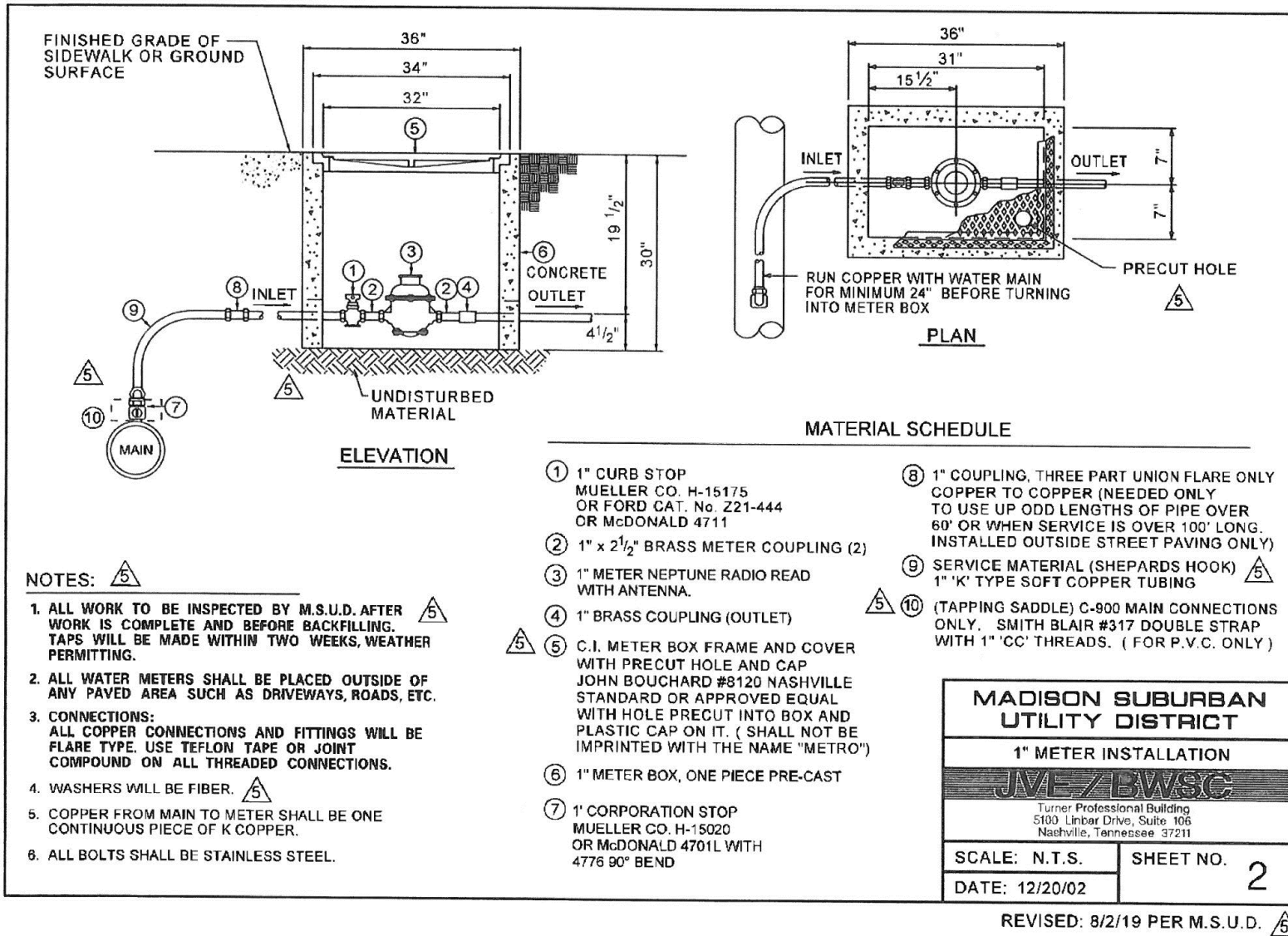
Revisions

Final Site Plan  
**Pine Ridge - Phase 1**  
Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



MSUD Details





**Development Summary**

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805 Dickerson Pike  
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Total Site Area - 20.32 Ac.  
Total Disturbed Area - 17.16 Ac.  
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Phone: 615.370.0989  
Email: jim@hiddenvalleymhshomesnashville.com

**Engineer**  
Dale and Associates  
Contact: Adam Seger  
516 Heather Place  
Nashville, TN. 37204  
Phone: 615.297.5166  
Email: adam@daleandassociates.net

**Floodnote**  
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C016H Dated 04/05/2017 & Map Number 47037C0137J Dated 02/25/2022.

**Benchmark**  
Mag Spike in PP on SE corner of Cima Drive & Dickerson Road  
Elev: 567.13

**Datum**  
NAD83  
NAVD88

Drawing Date:  
September 01, 2023

Revisions

Final Site Plan

# Pine Ridge - Phase 1

Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



MSUD Details  
(2)

**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying

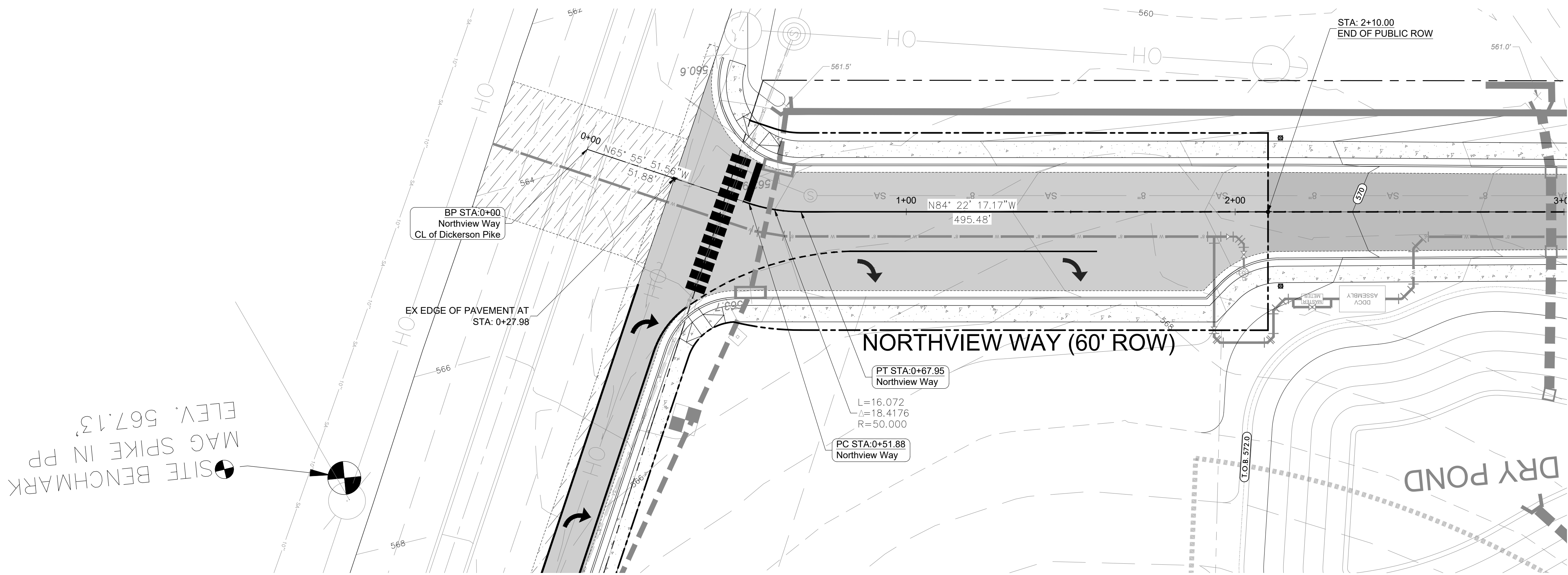
516 Heather Place  
Nashville, TN. 37204  
(615) 297-5166

D&A Project #23011  
Pine Ridge - Phase 1

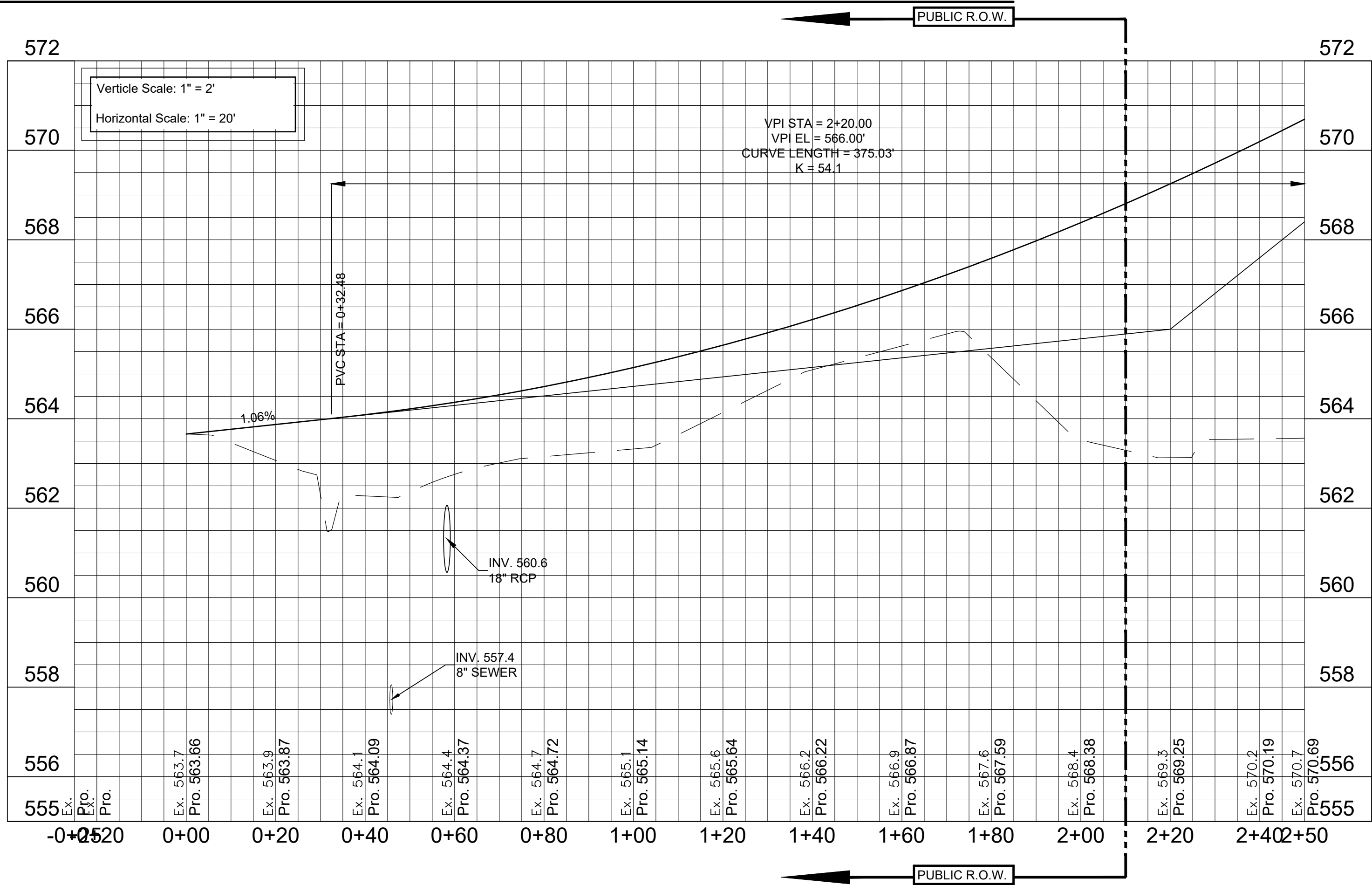
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NORTHVIEW WAY - PUBLIC ROW - PLAN



NORTHVIEW WAY - PUBLIC ROW - PROFILE



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Floodnote

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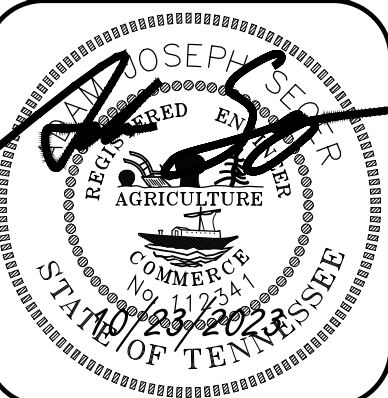
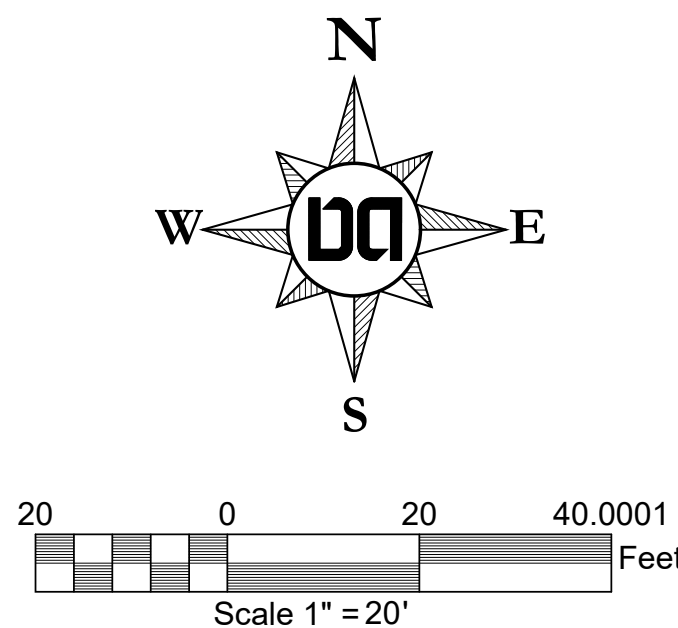
Datum

NAD83  
NAVD88

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**Pine Ridge - Phase 1**  
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Northview  
Way Plan &  
Profile

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Civil Engineering  
Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, TN. 37204  
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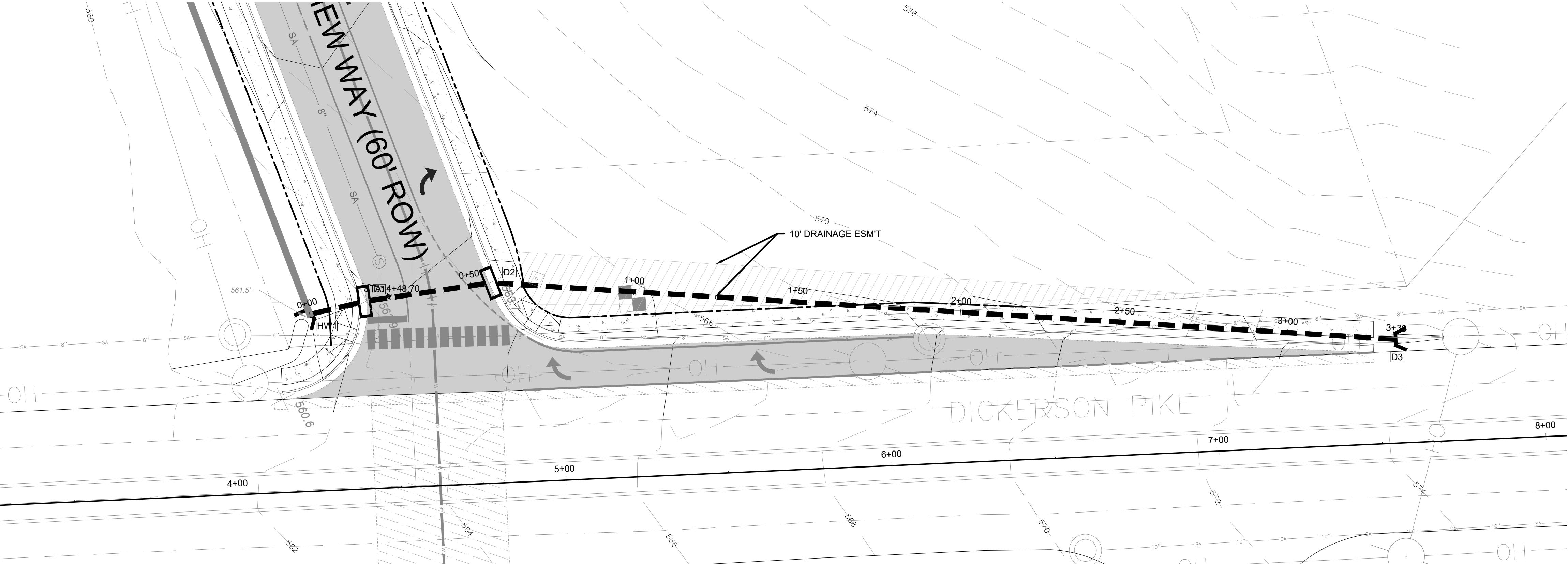
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Pine Ridge - Phase 1

**C5.01**

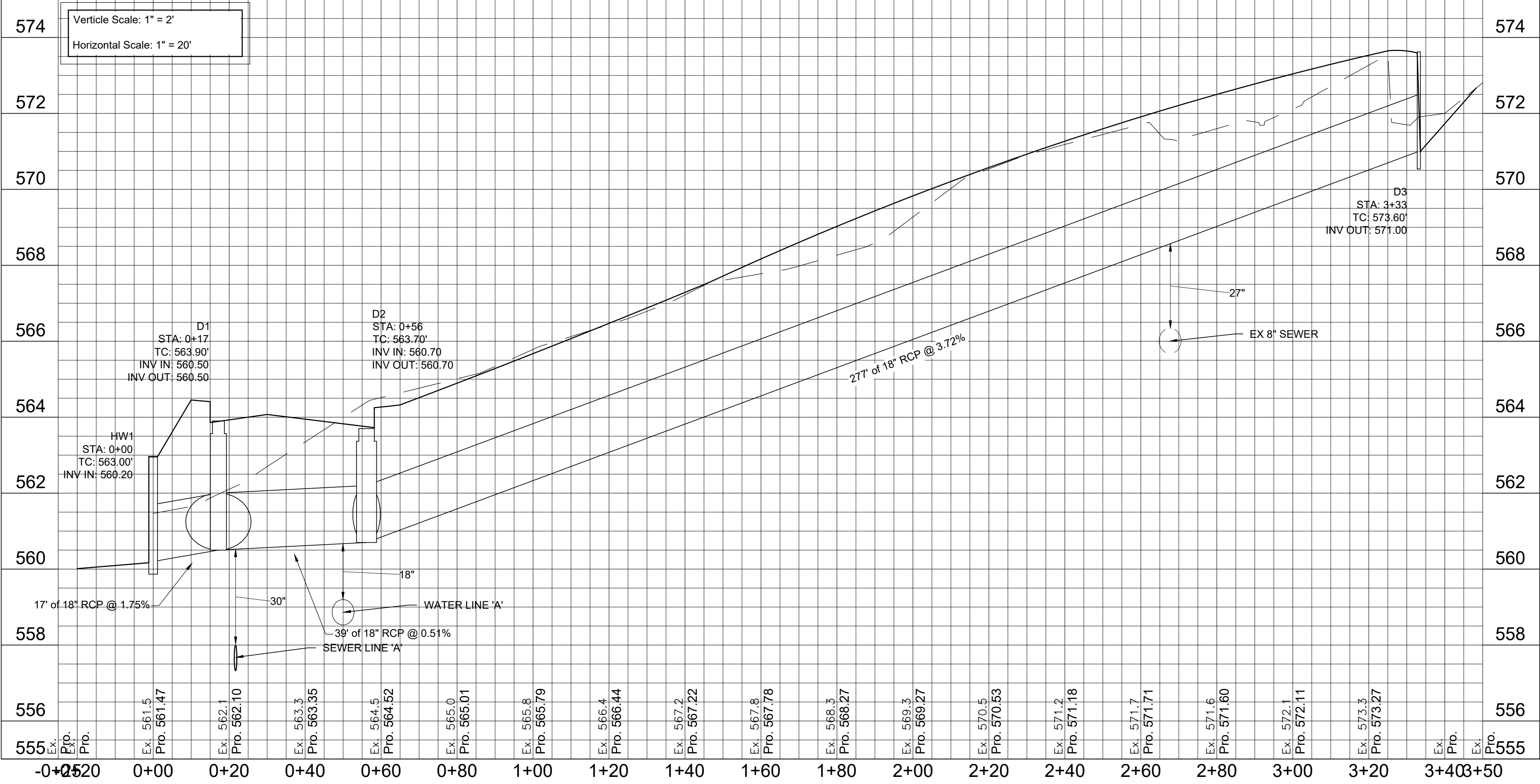
PERMITS:  
Case-2023-0003-SITE



DICKERSON PIKE - PUBLIC STORM - PLAN

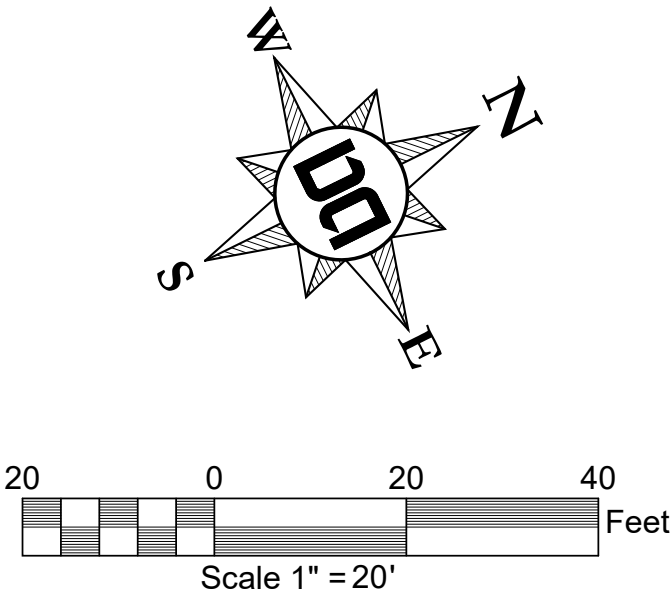


DICKERSON PIKE - PUBLIC STORM - PROFILE



| DRAINAGE STRUCTURE TABLE |                |                 |                   |                    |
|--------------------------|----------------|-----------------|-------------------|--------------------|
| Structure Label          | Structure Type | Grate Elevation | Inv. In Elevation | Inv. Out Elevation |
| D1                       | Triple Inlet   | 563.90'         | 560.50'           | 560.50'            |
| D2                       | Triple Inlet   | 563.70'         | 560.70'           | 560.70'            |
| D3                       | Headwall       | 573.62'         |                   | 571.00'            |
| HW1                      | Headwall       | 562.95'         | 560.20'           |                    |

| DRAINAGE PIPE TABLE  |                    |           |             |            |                                   |
|----------------------|--------------------|-----------|-------------|------------|-----------------------------------|
| Downstream Structure | Upstream Structure | Size/Type | Pipe Length | Pipe Slope | Inv. In Elev.      Inv. Out Elev. |
| D1                   | D2                 | 18" RCP   | 39 LF       | 0.51%      | 560.50'      560.70'              |
| D2                   | D3                 | 18" RCP   | 277 LF      | 3.72%      | 560.70'      571.00'              |
| HW1                  | D1                 | 18" RCP   | 17 LF       | 1.75%      | 560.20'      560.50'              |



PERMITS:  
Case-2023-0003-SITE

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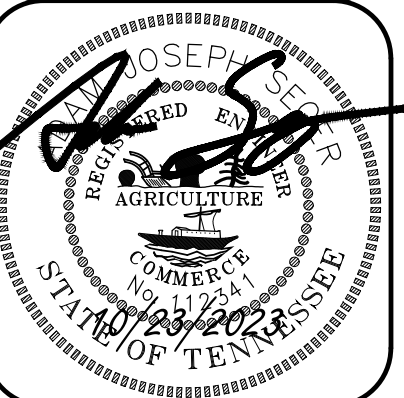
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Public Storm  
Plan & Profile

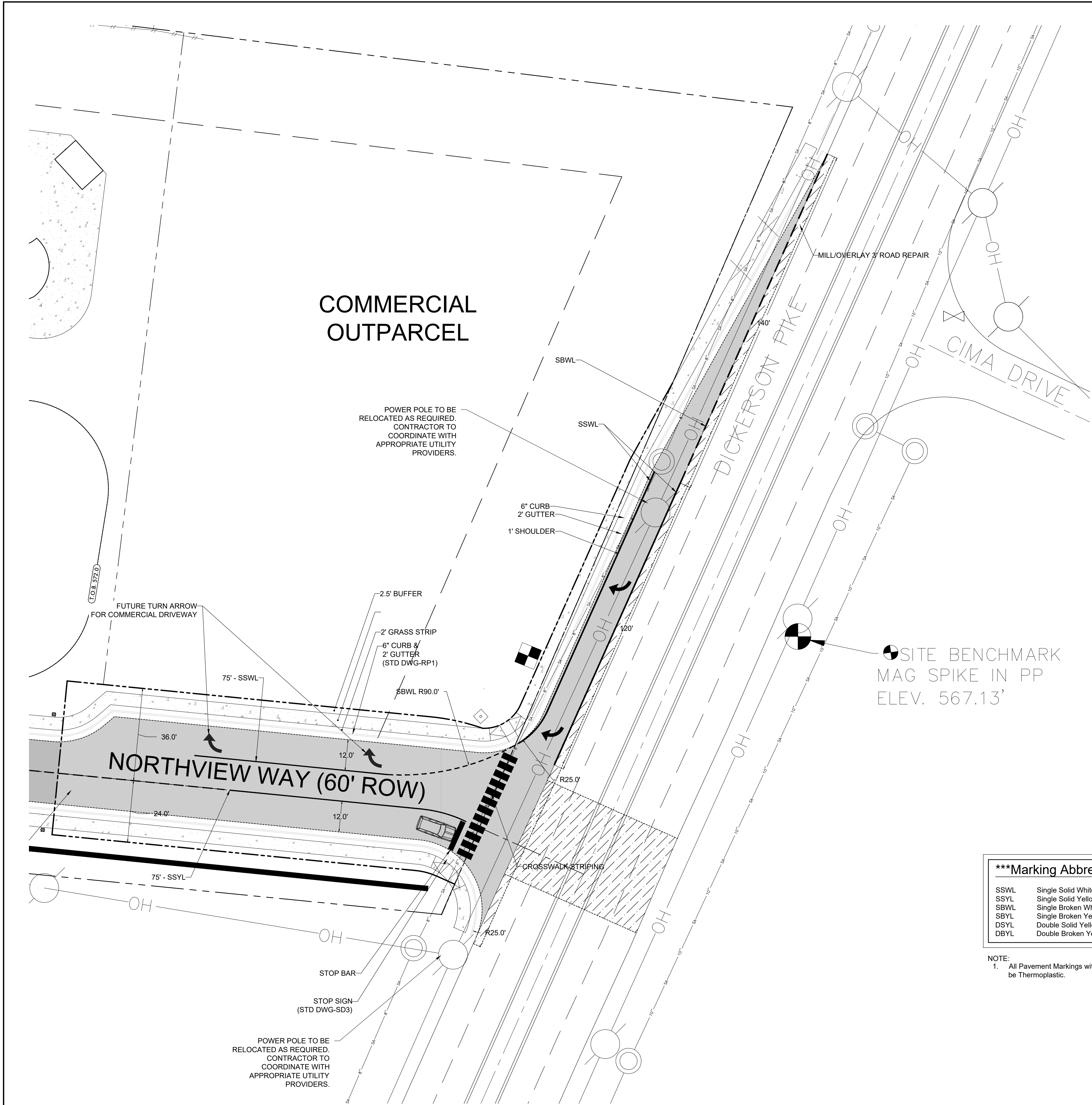
**Dale & Associates**  
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(615) 297-5166

D&A Project #23011  
Pine Ridge - Phase 1

**C5.02**





COMMERCIAL  
OUTPARCEL

POWER POLE TO BE  
RELOCATED AS REQUIRED.  
CONTRACTOR TO  
COORDINATE WITH  
APPROPRIATE UTILITY  
PROVIDERS.

SBWL

SSWL

6" CURB  
2" GUTTER  
1' SHOULDER

2.5' BUFFER

2' GRASS STRIP  
6" CURB &  
2" GUTTER  
(STD DWG-RP1)

SBWL R90.0'

75' - SSWL

NORTHVIEW WAY (60' ROW)

36.0'

24.0'

12.0'

12.0'

75' - SSYL

CROSSWALK STRIPING

R25.0'

R25.0'

STOP BAR

STOP SIGN  
(STD DWG-SD3)

POWER POLE TO BE  
RELOCATED AS REQUIRED.  
CONTRACTOR TO  
COORDINATE WITH  
APPROPRIATE UTILITY  
PROVIDERS.

MILLOVERLAY & ROAD REPAIR

● SITE BENCHMARK  
MAG SPIKE IN PP  
ELEV. 567.13'

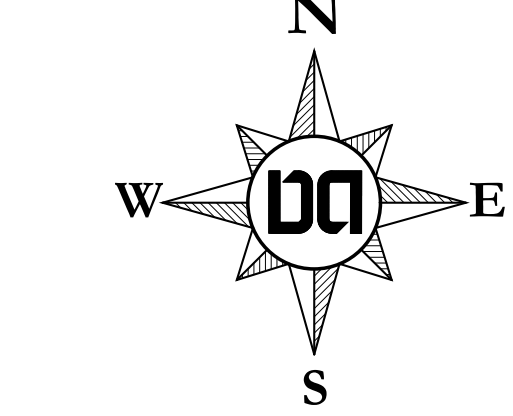
\*\*\*Marking Abbreviations

|      |                           |
|------|---------------------------|
| SSWL | Single Solid White Line   |
| SSYL | Single Solid Yellow Line  |
| SBWL | Single Broken White Line  |
| SBYL | Single Broken Yellow Line |
| DSYL | Double Solid Yellow Line  |
| DBYL | Double Broken Yellow Line |

NOTE:  
1. All Pavement Markings within ROW to  
be Thermoplastic.

EXISTING INFRASTRUCTURE LEGEND

|      |        |                |              |           |                  |             |             |              |           |           |            |               |                |               |            |                    |            |               |          |                   |
|------|--------|----------------|--------------|-----------|------------------|-------------|-------------|--------------|-----------|-----------|------------|---------------|----------------|---------------|------------|--------------------|------------|---------------|----------|-------------------|
| SIGN | ANCHOR | ELECTRIC METER | UTILITY POLE | CLEAN OUT | SANITARY MANHOLE | WATER METER | WATER VALVE | FIRE HYDRANT | GAS VALVE | GAS METER | LOT NUMBER | PARCEL NUMBER | DRAINAGE DITCH | PROPERTY LINE | FENCE LINE | OVERHEAD UTILITIES | WATER LINE | SANITARY LINE | GAS LINE | EXISTING PAVEMENT |
|------|--------|----------------|--------------|-----------|------------------|-------------|-------------|--------------|-----------|-----------|------------|---------------|----------------|---------------|------------|--------------------|------------|---------------|----------|-------------------|



Development Summary

Map 025 Parcels 060, 062, 218, & 219  
805 Dickerson Pike  
Goodlettsville, TN. 37072  
  
Total Site Area - 20.32 Ac.  
Total Disturbed Area - 17.16 Ac.  
Council District #10 - Zach Young

Owner/Developer

ALSL, GP  
Contact: Jim Spangler  
1728 General George Patton Dr. 101  
Brentwood, TN. 37207  
Phone: 615.370.0989  
Email: jim@hiddenvalleyhomesnashville.com

Engineer

Dale and Associates  
Contact: Adam Seger  
516 Heather Place  
Nashville, TN. 37204  
Phone: 615.297.5166  
Email: adam@daleandassociates.net

Floodnote

This Property does Not Lie Within a Flood  
Hazard Area as Depicted on the Current  
Flood Insurance Rate Maps (FIRM) Number  
47037C016H Dated 04/05/2017 & Map  
Number 47037C0137J Dated 02/25/2022.

Benchmark

Mag Spike in PP on SE corner of Cima Drive  
& Dickerson Road  
Elev: 567.13

Datum

NAD83  
NAVD88

Drawing Date:  
September 01, 2023

Revisions

Final Site Plan  
**Pine Ridge - Phase 1**  
Map 025 Parcels 060, 062, 218, & 219  
Goodlettsville, Davidson County, Tennessee



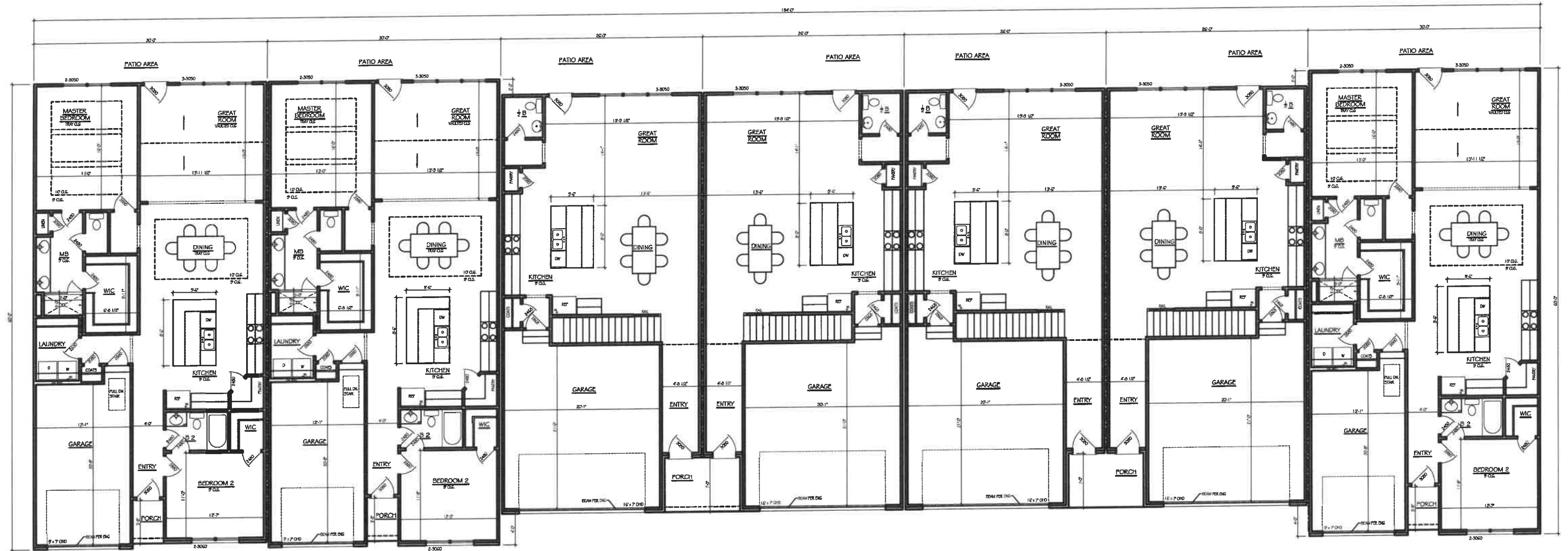
Public Road  
Improvements

**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, TN. 37204  
(615) 297-5166  
D&A Project #23011  
Pine Ridge - Phase 1  
**C5.03**

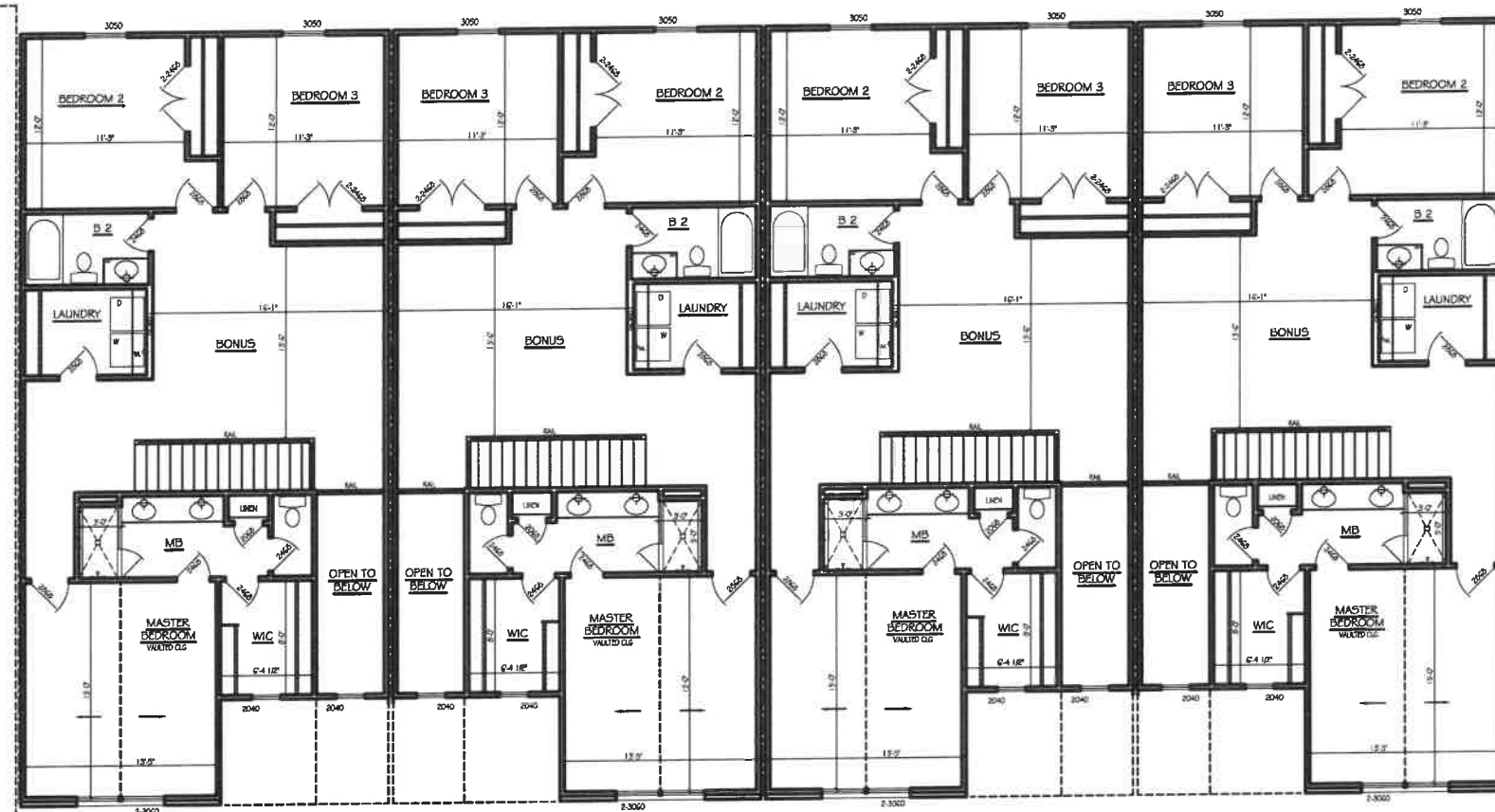
PERMITS:  
Case-2023-0003-SITE











DRAWING INDEX

| SHEET NO. | TITLE                    |
|-----------|--------------------------|
| C-1.0     | COVER SHEET              |
| C-2.0     | SITE PLAN                |
| C-3.0     | UTILITY PLAN             |
| C-4.0     | PRE-EROSION/DEMO         |
| C-4.1     | GRADING AND DRAINAGE     |
| C-4.2     | SPOT ELEVATION PLAN      |
| C-4.3     | FINAL STABILIZATION PLAN |
| C-5.0     | DETAILS                  |
| C-5.1     | DETAILS                  |
| C-5.2     | DETAILS                  |
| C-5.3     | DETAILS                  |
| C-6.0     | WB-67                    |
| C-6.1     | FIRE TRUCK               |

DOLLAR TREE  
GOODLETTSVILLE, TN  
SITE DEVELOPMENT PLANS  
OCTOBER 2, 2023  
REVISED:OCTOBER 25, 2023

OWNER /DEVELOPER:  
R&C ENTERPRISES  
RICK MORROW, DEVELOPER  
901 WEST MAIN STREET  
HOHENWALD, TN 38462

PROPERTY ADDRESS:  
SOUTH MAIN STREET  
GOODLETTSVILLE, TN

LAND DATA:  
ZONING: CSL (COMMERCIAL SERVICES LIMITED)  
AREA: 1.95 AC. +/-

LOTS 1, 2, AND 3 OF  
J.W. HARRIS SUBDIVISION  
PLAT BOOK 547, PAGE 46

FLOODPLAIN NOTE:  
THIS SITE LIES WITHIN ZONE X, AREA OF MINIMAL  
FLOOD HAZARD, PER FEMA COMMUNITY PANEL  
47037C0129J DATED FEBRUARY 25, 2022.

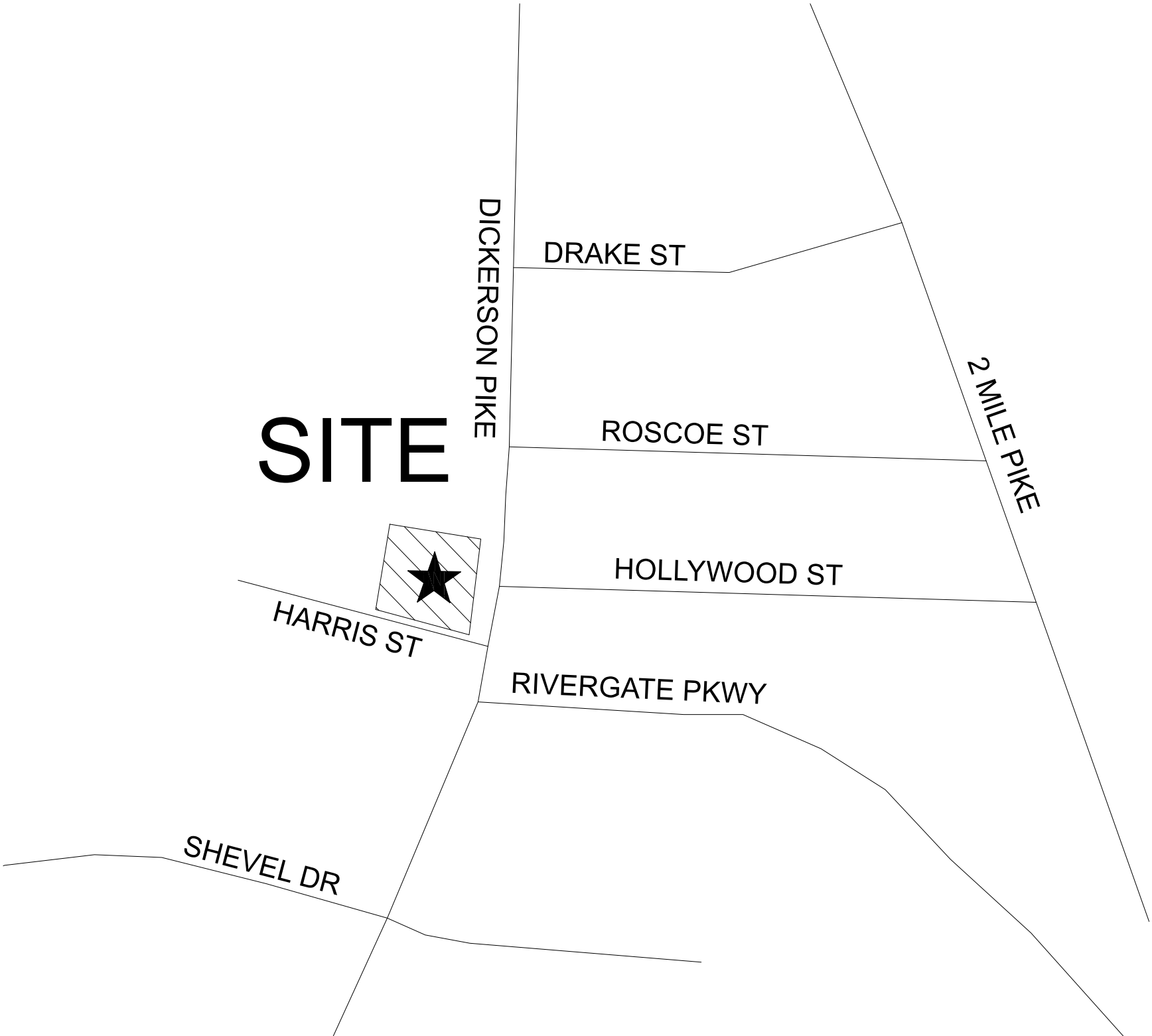
YARD REQUIREMENT:  
FRONT: 40'  
SIDE: 15'  
REAR: 10'

INTENDED USE: RETAIL

PARKING:  
PARKING REQUIREMENT: 1 PER 250 S.F  
TOTAL FOOTAGE: 9,541 S.F

PARKING REQUIRED: 39

PARKING PROVIDED: 42  
(2 HANDICAP)



VICINITY MAP

TDEC TNR#

1 10-25-23:  
(1) ADDRESSED CITY COMMENTS-INITIAL SUBMITTAL





GENERAL CONSTRUCTION NOTES

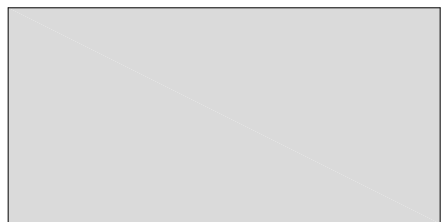
1. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS BEFORE BEGINNING CONSTRUCTION.
2. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CITY CONSTRUCTION INSPECTION OFFICE & ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
4. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES PRIOR TO INITIATING CONSTRUCTION. SEE SPECIFIC NOTES, DRAWINGS, & DETAILS FOR MEASURES REQUIRED.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING ANY CONSTRUCTION.
6. ANY EXISTING ASPHALT PAVEMENT, PRIVACY FENCES AND WALLS, CONCRETE CURBS, OR SIDEWALKS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY TRENCH STABILIZATION REQUIRED BY OSHA CONSTRUCTION STANDARD FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION RELATED SURVEYING, INCLUDING ALL LAYOUT AND GRADE STAKING. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR GEOTECHNICAL TESTING.
9. THE CONTRACTOR SHALL NOTIFY THE CITY A MINIMUM OF 24 HOURS PRIOR TO BEGINNING CONSTRUCTION.
10. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% PROCTOR DENSITY (ASTM D-98) WITHIN 3" OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED EIGHT (8) INCHES OF COMPACTED THICKNESS.
11. ALL NEWLY CUT OR FILLED AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED FERTILIZED AND OR SODDEN AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
12. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERIMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES CALL TN ONE CALL AT 811.
13. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
14. EXISTING SITE CONDITIONS AND TOPOGRAPHY SHOWN ON THIS PLAN ARE TAKEN FROM A FIELD RUN TOPOGRAPHIC SURVEY FROM L.L. SMITH AND ASSOCIATES. HORIZONTAL DATUM FOR THIS SURVEY: TSPCS NAD 1983 VERTICAL DATUM USED: NAVD 88



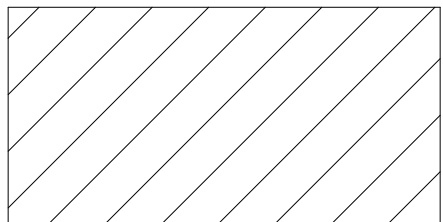
10-25-23:  
(1) ADDRESSED CITY COMMENTS-INITIAL SUBMITTAL



LIGHT DUTY PAVEMENT



HEAVY DUTY PAVEMENT



CROSS ACCESS EASEMENT

SITE DISTANCE NOTE: SOUTH MAIN ST./HIGHWAY 11 AT THIS POINT HAS A SPEED LIMIT OF 35 MPH. AASHTO INTERSECTION SIGHT DISTANCE FOR A DESIGN SPEED OF 35 MPH IS 390 LF FOR A LEFT TURN FROM STOP. SIGHT DISTANCE FOR A RIGHT TURN FROM STOP IS 335LF. SIGHT DISTANCE IN EITHER DIRECTION IS GREATER THAN 400LF. ALL DRIVEWAYS MEET AASHTO INTERSECTION SIGHT DISTANCE

SITE DRAINAGE NOTE: THIS SITE WILL NOT INCREASE THE DRAINAGE FROM PRE DEVELOPMENT RATES TO POST DEVELOPMENT ONTO TDOT R.O.W.

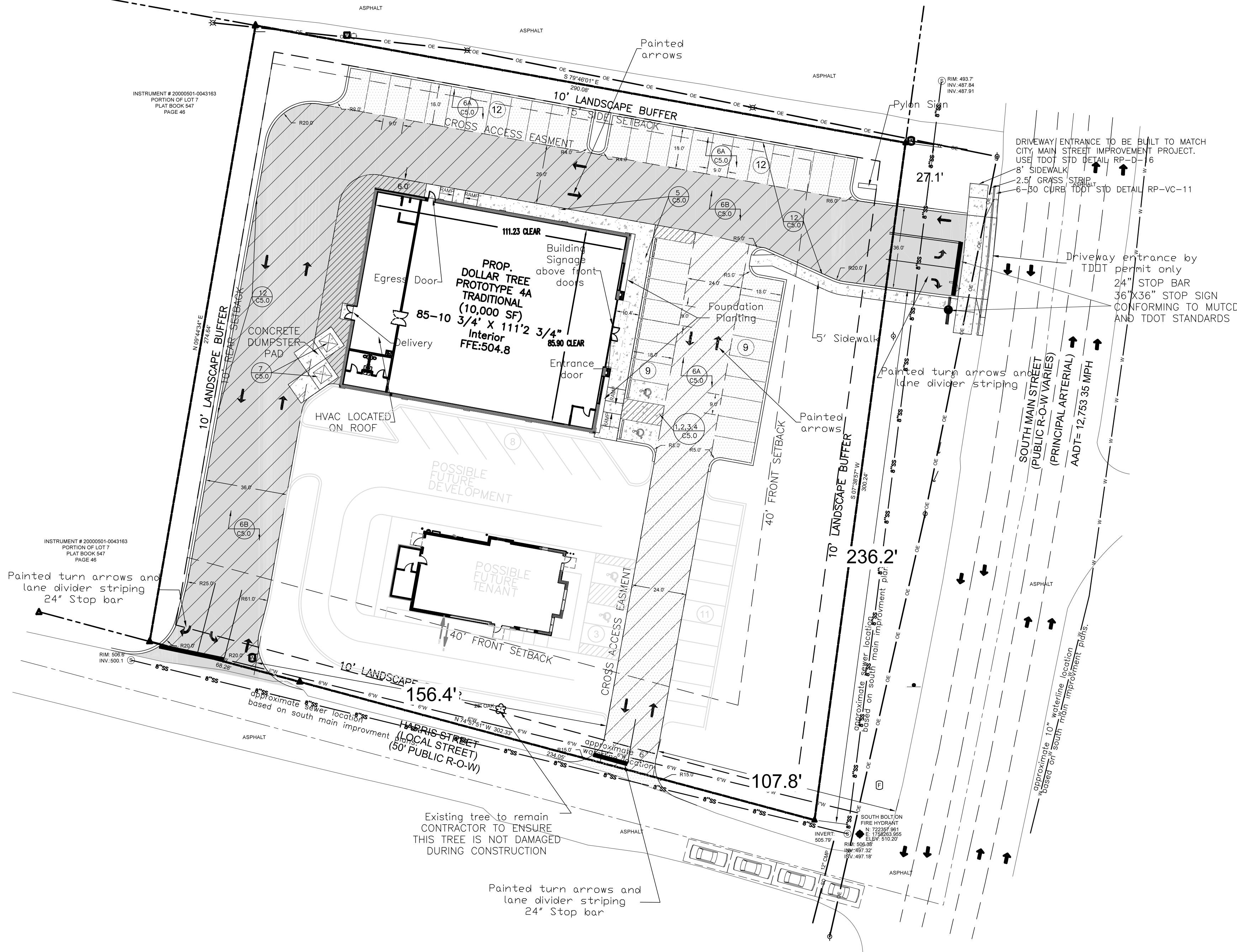
PAVEMENT MARKING NOTE: ALL PAVEMENT MARKINGS ON TDOT ROW SHALL BE THERMOPLASTIC.

Bullet Legend

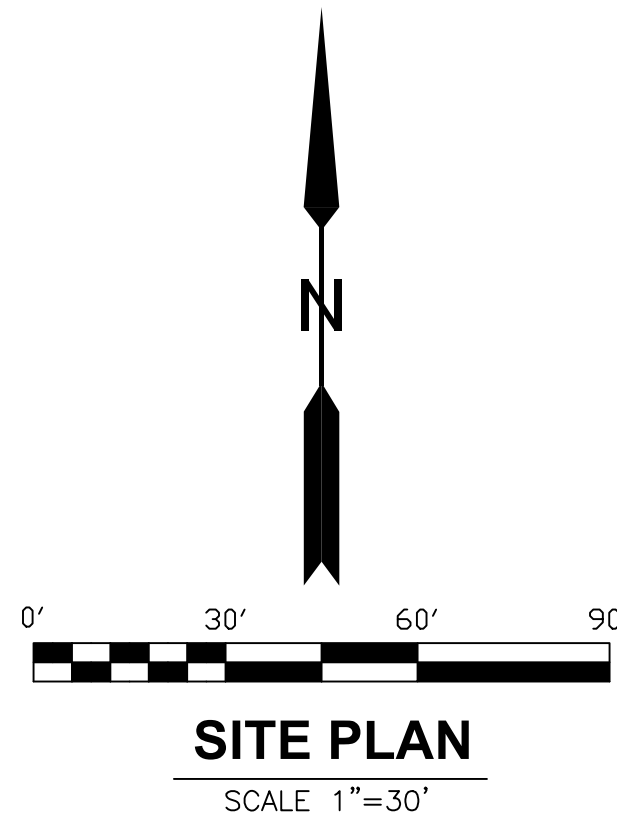
14  
C2.0

Detail #14  
Sheet C2.0

THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.



TOTAL AREA OF DISTURBANCE= 1.99 AC. +/-  
EX. IMPERVIOUS AREA= 0.13 AC. +/-  
PROP. IMPERVIOUS= 0.95 AC. +/-



SITE PLAN

SCALE 1"=30'

Owner/Developer Info:

RAC ENTERPRISES  
RICK MORROW DEVELOPER  
901 WEST MAIN STREET  
HOHENWALD, TN 38462

Land Data:

Zoning: CBL (COMMERCIAL SERVICES LIMITED)  
Area: 1.99 AC +/-  
  
**Floodplain Note:**  
THIS SITE LIES WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD. PER FEMA COMMUNITY PANEL 47037CD129J DATED FEBRUARY 25, 2022.

Total Floor Area:

Proposed: Total 9,541 S.F.

Deed Reference:

LOTS 1, 2, AND 3 OF  
J.W. HARRIS' SUBDIVISION  
PLAT BOOK 547, PAGE 46

Yard Requirements:

Front: 15'  
Side: 15'  
Rear: 10'

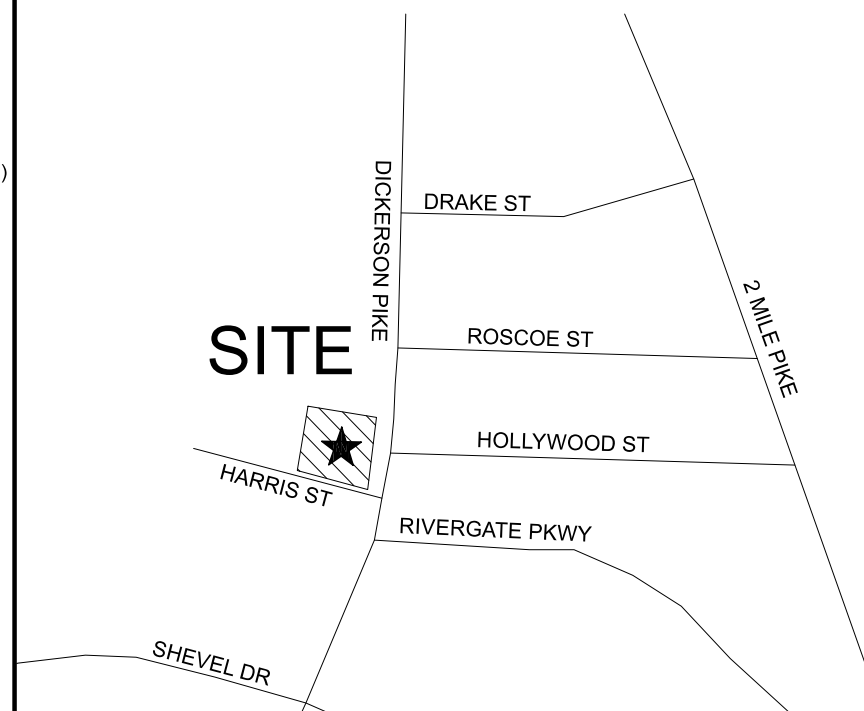
Intended Use:

RETAIL

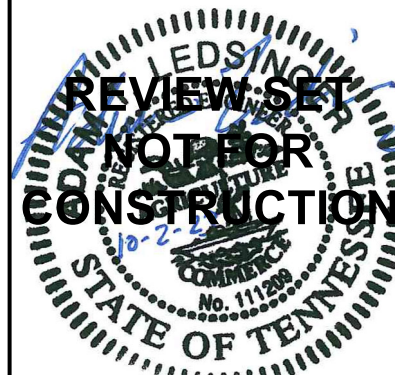
Parking:

TOTAL SPACES REQUIRED: 39  
TOTAL SPACES PROVIDED 42 (2 HANDICAP)

SITE



VICINITY MAP



SEAL

**MBACIVIL**  
ENGINEERING, LLC  
P.O. BOX 601 759 TIMBER RIDGE DR. LEXINGTON, TN 38351  
VOICE 731-265-6827 adam@mbacivil.net

**DOLLAR TREE**  
**SOUTH MAIN STREET**  
**GOODLETTSVILLE, TN**

PROJECT

REVISION DATES

OCTOBER 25, 2023

DATE

OCTOBER 2, 2023

SHEET

C-2.0

OF

13

JOB No.

23004



- GENERAL UTILITY NOTES
- EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION.
  - THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FURNISHING SPECIAL EQUIPMENT WILL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.
  - THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES, PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
  - THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
  - ALL UNDERGROUND UTILITIES (WATER, SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS), SHALL BE IN-PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
  - LOCATION OF SITE UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE.
  - UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE LOTS.
  - THE CONTRACTOR SHALL PROVIDE A SUITABLE OFFICE NEAR THE SITE FOR HIS USE AND AT WHICH COPIES OF THE SPECIFICATIONS AND DRAWINGS SHALL BE KEPT. THE CONTRACTOR SHALL ALSO DESIGNATE TO THE OWNER A PERSON TO BE NOTIFIED IN CASE OF EMERGENCIES OTHER THAN DURING WORKING HOURS AND ON HOLIDAYS AND WEEKENDS.
  - STREETS SHALL BE GRADED TO SUBGRADE BEFORE WATER LINES AND SANITARY SEWERS ARE INSTALLED.
  - THE OWNER/DEVELOPER FOR BUDGET PURPOSES, SHOULD CHECK WITH THE LOCAL UTILITY DEPARTMENT FOR CONNECTION FEES WHICH MAY BE SUBSTANTIAL.
  - CONTRACTORS FOR WATER AND SEWER WORK MUST BE APPROVED BY THE CITY UTILITY DEPARTMENT.
  - IN TENNESSEE IT IS A REQUIREMENT PER THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOW UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS, PRIOR TO THEIR INTENDED EXCAVATION. A LIST OF THESE UTILITY OWNERS MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITY OWNERS WHO PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED TOLL FREE AT 811.

Electric and Gas Utility note:

Gas utility route will be determined by the local gas company.  
Underground electric service to the building will be determined by the electrical engineer during the production of the building plans.  
All additional utilities will avoid conflicts with Storm and Sanitary utilities.

Project Utility note:

The utility lines shown on the plans are to demonstrate to the City of Goodlettsville Planning Commission the project design intention to connect to the utilities. The project approval process requires the applicant to submit and obtain the utility providers approvals and permits.

INSTRUMENT # 20000501-0043183  
PORTION OF LOT 7  
PLAT BOOK 547  
PAGE 46

1-1" DOMESTIC  
SERVICE CONNECTION  
1-1" WATER METER

Connect to existing 6"  
Contact Madison Suburban utility  
for details. 1-615-868-3201

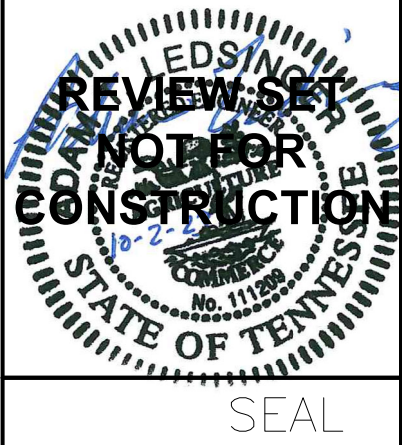
Existing tree to remain  
CONTRACTOR TO ENSURE  
THIS TREE IS NOT DAMAGED  
DURING CONSTRUCTION

Connect to Existing Sewer  
Contact Goodlettsville  
Wastewater Dept.

Bullet Legend

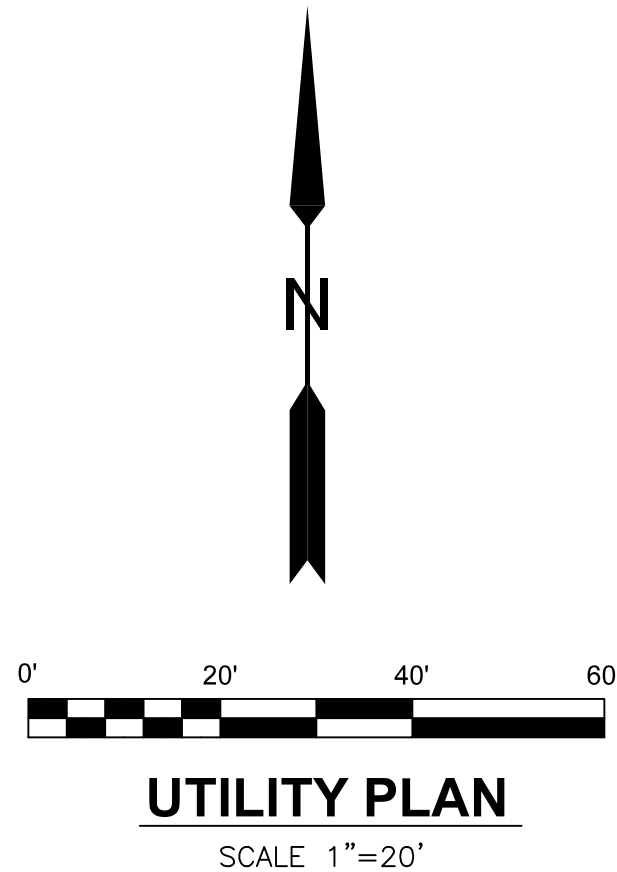
14 Detail #14  
C2.0 Sheet C2.0

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DOLLAR TREE  
SOUTH MAIN STREET  
GOODLETTSVILLE, TN

|                  |    |
|------------------|----|
| PROJECT          |    |
| REVISION DATES   |    |
| OCTOBER 25, 2023 |    |
| DATE             |    |
| OCTOBER 2, 2023  |    |
| SHEET            |    |
| C-3.0            | OF |
| 13               |    |
| JOB No.          |    |
| 23004            |    |



UTILITY PLAN

SCALE 1"=20'



GENERAL EROSION CONTROL NOTES

1. ALL NEWLY CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, AND SEEDED, AND /OR SODDEN TO EFFECTIVELY CONTROL SOIL EROSION.
2. A SPECIFIC INDIVIDUAL SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON EACH PROJECT SITE.
3. A COPY OF THE EROSION CONTROL PLAN MUST BE AVAILABLE ON SITE FOR THE DWPC INSPECTOR ON REQUEST. SEE SUGGESTED LOCATION ON PLAN.
4. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE ANY EARTH MOVING OPERATION BEGINS, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REPLACED AT THE END OF THE WORK DAY, OR PRIOR TO RAINFALL EVENTS.
5. ALL CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY NO LESS THAN 72 HOURS APART AND SHALL MAINTAIN 50% OF ITS DESIGN CAPACITY AT ALL TIMES.
6. ALL EXCAVATING AND CLEARING SHALL BE COORDINATED TO PREVENT ANY SURFACE FROM REMAINING UNCOVERED FOR MORE THAN 14 DAYS, GRAVEL SHALL NOT BE CONSIDERED AS COVER.
7. ALL AREAS USED TO TEMPORARILY STORE TOPSOIL OR OTHER ERODABLE MATERIAL SHALL BE PROTECTED FROM EROSION ACCORDING TO THE DETAIL ON THIS PLAN. IF THESE AREAS ARE TO REMAIN IN PLACE FOR LONGER THAN 14 DAYS THEY SHOULD BE SEEDED AND MULCHED TO ESTABLISH GOOD GROUND COVER.
8. ALL DITCHES ON THE PROJECT SHOULD BE STABILIZED WITH SEED AND MULCH OR EROSION CONTROL MATTING AS SOON AS FINAL GRADING OPERATIONS HAVE CEASED.
9. AREAS OF DISTURBED SOILS MUST BE STABILIZED WITHIN 7 DAYS IF SLOPE IS 35% OR GREATER

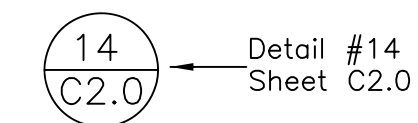
EROSION CONTROL NOTES

1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON-SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXCESS SILT FROM SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT THE COMPLETION OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT ALL STORM DRAINAGE STRUCTURES, INCLUDING FLUMES, PIPES, ETC., PRIOR TO COMPLETION OF THIS PROJECT.
4. EROSION CONTROL SHALL BE PROVIDED FOR ALL CUT AND FILL OPERATIONS WITHIN THE LIMITS OF THE CONSTRUCTION SITE, THOUGHOUT THE CONSTRUCTION PERIOD TO PROVIDE THE SITE WITH THE MAXIMUM PROTECTION FROM EROSION AT ALL TIMES.
5. EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY GRADING ON-SITE AND ARE TO BE MAINTAINED IN PLACE UNTIL STABILIZATION OF ERODABLE SOILS HAS BEEN ACCOMPLISHED.

EPSC PHASING

1. INSTALL CONSTRUCTION ENTRANCE/EXIT.
2. INSTALL SILT FENCE @ DOWNSLOPE AREAS.
3. MUST BE INSTALLED AND INSPECTED PRIOR TO ISSUANCE OF GRADING PERMIT.
4. COMMENCE GRADING OPERATIONS.

Bullet Legend



Grading and Erosion Control Legend

|                        |     |       |
|------------------------|-----|-------|
| Existing Contour       | --- | 345   |
| Proposed Contour       | --- | 345   |
| Storm Structure        | --- | STM   |
| Proposed Storm         | --- | STM   |
| Inlet Protection       | --- |       |
| Structure/Pipe ID      | --- | #1 A  |
| Silt Fence             | --- | SF    |
| Wire backed silt fence | --- | SFB   |
| EX. SPOT ELEV.         | --- | 479.6 |
| PROP. SPOT ELEV.       | --- | 74.8  |
| SEDIMENT TUBE          | --- |       |
| CHECK DAM              | --- |       |

THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

TOTAL AREA OF DISTURBANCE= 2.09 AC. +/-  
EX. IMPERVIOUS AREA= 0.13 AC. +/-  
PROP. IMPERVIOUS= 0.95 AC. +/-

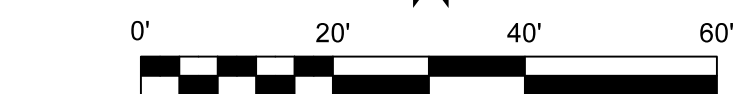
OUTFALL #1  
=1.71 Ac +/-

TOTAL AREA  
+/- 1.948 Acres

Existing tree to remain  
CONTRACTOR TO ENSURE  
THIS TREE IS NOT DAMAGED  
DURING CONSTRUCTION

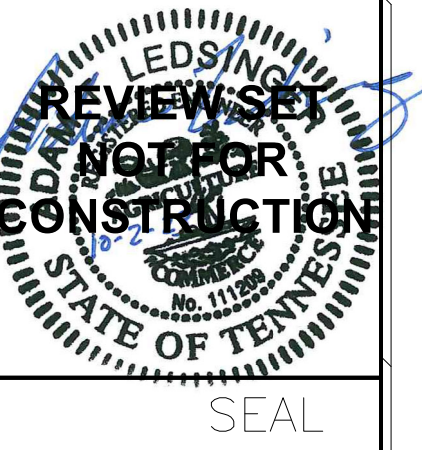


10-25-23:  
(1) ADDRESSED CITY COMMENTS--INITIAL SUBMITTAL



PRELIMINARY EPSC/DEMO PLAN

SCALE 1"=20'



DOLLAR TREE  
SOUTH MAIN STREET  
GOODLETTSVILLE, TN

PROJECT

REVISION DATES

OCTOBER 25, 2023

DATE

OCTOBER 2, 2023

SHEET

C-4.0

OF

13

JOB No.

23004



GRADING AND DRAINAGE NOTES

1. THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS UNDERGROUND UTILITIES, DEVICES, OR STRUCTURES), SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
2. THE CONTRACTOR SHALL CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE SMOOTH FIT AND CONTINUOUS GRADE.
3. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATION
5. ANY GRADED OR DISTURBED AREAS SHALL HAVE 4 INCHES OF TOPSOIL, SEED, MULCH, FERTILIZER AND WATER APPLIED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THE RESTORATION SHALL CLOSELY FOLLOW CONSTRUCTION.
6. THE EXISTING SOIL MATERIAL HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT. THEREFORE, THE BUILDER OR DEVELOPER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
7. A SEPARATE R.O.W. PERMIT ISSUED BY THE CITY TDDT WILL BE REQUIRED FOR EXCAVATION AND CONSTRUCTION IN THE PUBLIC R.O.W.
8. HANDICAP PARKING SPACES AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED AND SLOPED IN ACCORDANCE WITH ALL PROVISIONS OF THE A.D.A.
9. IN TENNESSEE IT IS A REQUIREMENT PER THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS, PRIOR TO THEIR INTENDED EXCAVATION. A LIST OF THESE UTILITY OWNERS MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITY OWNERS WHO PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED TOLL FREE AT 811.

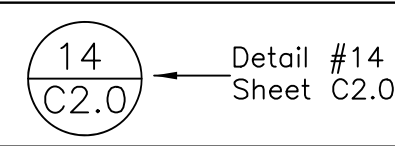
GENERAL EROSION CONTROL NOTES

1. ALL NEWLY CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, AND SEEDED, AND /OR SODDEN TO EFFECTIVELY CONTROL SOIL EROSION.
2. A SPECIFIC INDIVIDUAL SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON EACH PROJECT SITE.
3. A COPY OF THE EROSION CONTROL PLAN MUST BE AVAILABLE ON SITE FOR THE DWPC INSPECTOR ON REQUEST. SEE SUGGESTED LOCATION ON PLAN.
4. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE ANY EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REPLACED AT THE END OF THE WORK DAY, OR PRIOR TO RAINFALL EVENTS.
5. ALL CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY NO LESS THAN 72 HOURS APART AND SHALL MAINTAIN 50% OF ITS DESIGN CAPACITY AT ALL TIMES.
6. ALL EXCAVATING AND CLEARING SHALL BE COORDINATED TO PREVENT ANY SURFACE FROM REMAINING UNCOVERED FOR MORE THAN 14 DAYS, GRAVEL SHALL NOT BE CONSIDERED AS COVER.
7. ALL AREAS USED TO TEMPORARILY STORE TOPSOIL OR OTHER ERODABLE MATERIAL SHALL BE PROTECTED FROM EROSION ACCORDING TO THE DETAIL ON THIS PLAN. IF THESE AREAS ARE TO REMAIN IN PLACE FOR LONGER THAN 14 DAYS THEY SHOULD BE SEEDED AND MULCHED TO ESTABLISH GOOD GROUND COVER.
8. ALL DITCHES ON THE PROJECT SHOULD BE STABILIZED WITH SEED AND MULCH OR EROSION CONTROL MATTING AS SOON AS FINAL GRADING OPERATIONS HAVE CEASED.
9. AREAS OF DISTURBED SOILS MUST BE STABILIZED WITHIN 7 DAYS IF SLOPE IS 35% OR GREATER

EROSION CONTROL NOTES

1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON-SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXCESS SILT FROM SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT THE COMPLETION OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT ALL STORM DRAINAGE STRUCTURES, INCLUDING FLUMES, PIPES, ETC., PRIOR TO COMPLETION OF THIS PROJECT.
4. EROSION CONTROL SHALL BE PROVIDED FOR ALL CUT AND FILL OPERATIONS WITHIN THE LIMITS OF THE CONSTRUCTION SITE, THOUGHOUT THE CONSTRUCTION PERIOD TO PROVIDE THE SITE WITH THE MAXIMUM PROTECTION FROM EROSION AT ALL TIMES.
5. EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY GRADING ON-SITE AND ARE TO BE MAINTAINED IN PLACE UNTIL STABILIZATION OF ERODABLE SOILS HAS BEEN ACCOMPLISHED.

Bullet Legend



Grading and Erosion Control Legend

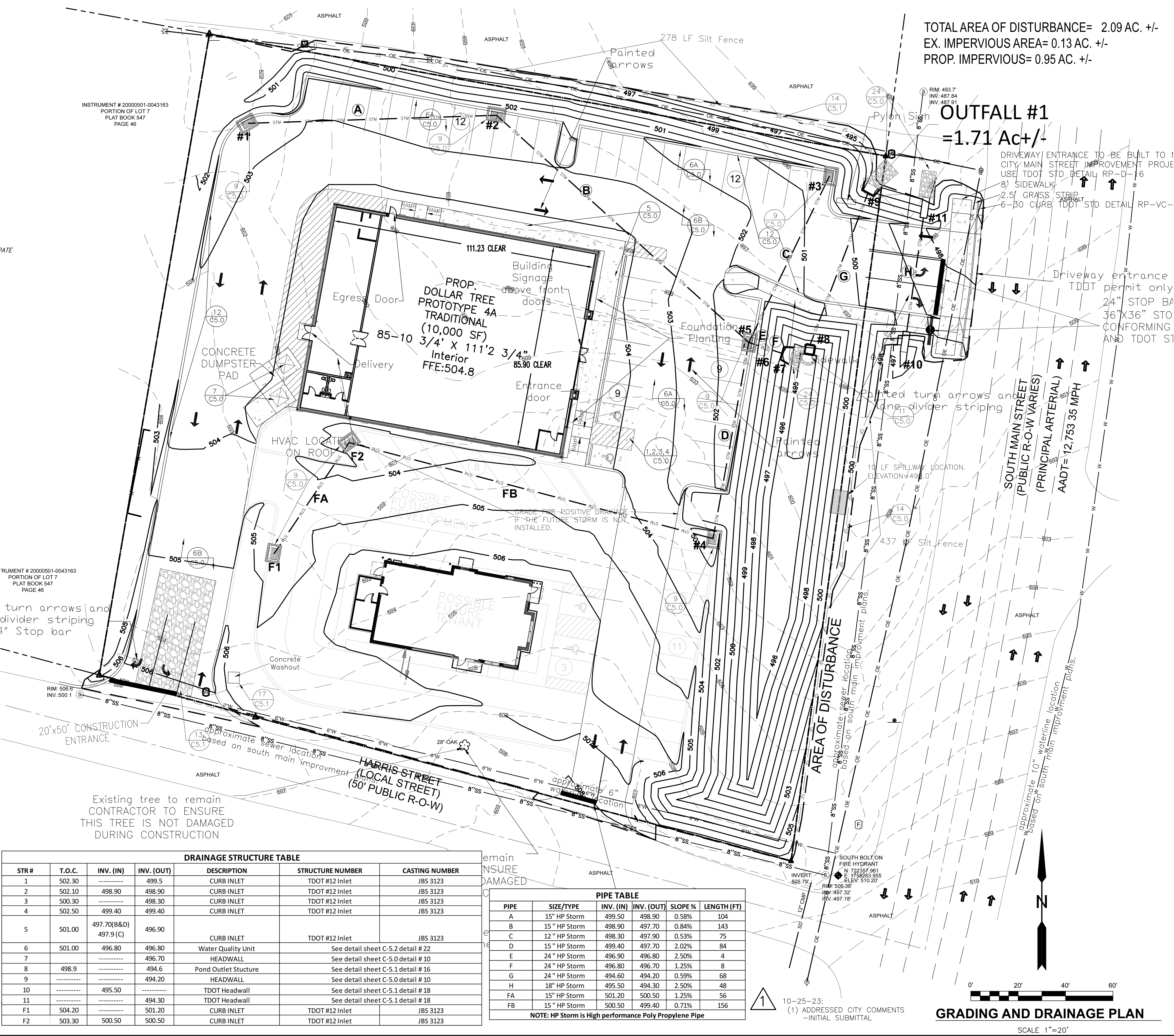
|                        |     |     |       |
|------------------------|-----|-----|-------|
| Existing Contour       | --- | 345 | ---   |
| Proposed Contour       | --- | 345 | ---   |
| Storm Structure        |     |     |       |
| Proposed Storm         | --- | STM | ---   |
| Inlet Protection       |     |     |       |
| Structure/Pipe ID      |     | #1  | A     |
| Silt Fence             | --- | SF  | ---   |
| Wire backed silt fence | --- | SFB | ---   |
| EX. SPOT ELEV.         |     | ×   | 479.6 |
| PROP. SPOT ELEV.       |     | +   | 74.8  |
| SEDIMENT TUBE          |     |     |       |
| CHECK DAM              |     |     |       |

THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

| DRAINAGE STRUCTURE TABLE |        |                          |            |                       |                                    |
|--------------------------|--------|--------------------------|------------|-----------------------|------------------------------------|
| STR #                    | T.O.C. | INV. (IN)                | INV. (OUT) | DESCRIPTION           | STRUCTURE NUMBER                   |
| 1                        | 502.30 | -----                    | 499.5      | CURB INLET            | TDOT #12 Inlet                     |
| 2                        | 502.10 | 498.90                   | 498.90     | CURB INLET            | TDOT #12 Inlet                     |
| 3                        | 500.30 | -----                    | 498.30     | CURB INLET            | TDOT #12 Inlet                     |
| 4                        | 502.50 | 499.40                   | 499.40     | CURB INLET            | TDOT #12 Inlet                     |
| 5                        | 501.00 | 497.70(B&D)<br>497.9 (C) | 496.90     | CURB INLET            | TDOT #12 Inlet                     |
| 6                        | 501.00 | 496.80                   | 496.80     | Water Quality Unit    | See detail sheet C-5.2 detail # 22 |
| 7                        | -----  | 496.70                   | -----      | HEADWALL              | See detail sheet C-5.0 detail # 10 |
| 8                        | 498.9  | -----                    | 494.6      | Pond Outlet Structure | See detail sheet C-5.1 detail # 16 |
| 9                        | -----  | 494.20                   | -----      | HEADWALL              | See detail sheet C-5.0 detail # 10 |
| 10                       | -----  | 495.50                   | -----      | TDOT Headwall         | See detail sheet C-5.1 detail # 18 |
| 11                       | -----  | 494.30                   | -----      | TDOT Headwall         | See detail sheet C-5.1 detail # 18 |
| F1                       | 504.20 | -----                    | 501.20     | CURB INLET            | TDOT #12 Inlet                     |
| F2                       | 503.30 | 500.50                   | 500.50     | CURB INLET            | TDOT #12 Inlet                     |

| PIPE TABLE |              |           |            |         |             |
|------------|--------------|-----------|------------|---------|-------------|
| PIPE       | SIZE/TYPE    | INV. (IN) | INV. (OUT) | SLOPE % | LENGTH (FT) |
| A          | 15" HP Storm | 499.50    | 498.90     | 0.58%   | 104         |
| B          | 15" HP Storm | 498.90    | 497.70     | 0.84%   | 143         |
| C          | 12" HP Storm | 498.30    | 497.90     | 0.53%   | 75          |
| D          | 15" HP Storm | 499.40    | 497.70     | 2.02%   | 84          |
| E          | 24" HP Storm | 496.90    | 496.80     | 2.50%   | 4           |
| F          | 24" HP Storm | 496.80    | 496.70     | 1.25%   | 8           |
| G          | 24" HP Storm | 494.60    | 494.20     | 0.59%   | 68          |
| H          | 18" HP Storm | 495.50    | 494.30     | 2.50%   | 48          |
| FA         | 15" HP Storm | 501.20    | 500.50     | 1.25%   | 56          |
| FB         | 15" HP Storm | 500.50    | 499.40     | 0.71%   | 156         |

NOTE: HP Storm is High performance Poly Propylene Pipe



TOTAL AREA OF DISTURBANCE= 2.09 AC. +/-  
EX. IMPERVIOUS AREA= 0.13 AC. +/-  
PROP. IMPERVIOUS= 0.95 AC. +/-

OUTFALL #1  
=1.71 Ac+/-

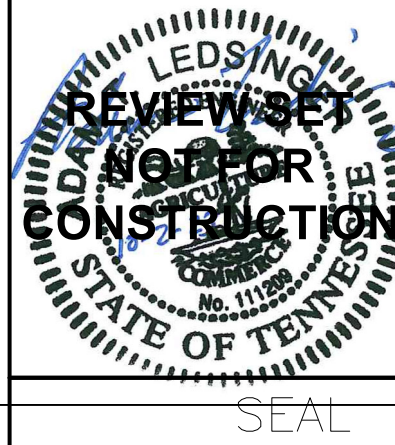
DRIVEWAY ENTRANCE TO BE BUILT TO CITY MAIN STREET IMPROVEMENT PROJECT USE TDOT STD DETAIL RP-D-16  
8" SIDEWALK  
2.5' GRASS STRIP  
6-30 CURB TDOT STD DETAIL RP-VC-

Driveway entrance  
TDOT permit only  
24" STOP BAR  
36"X36" STOP CONFORMING  
AND TDOT SIGN

SOUTH MAIN STREET  
(PUBLIC R.O.W VARIES)  
(PRINCIPAL ARTERIAL)  
AADT= 12,753 35 MPH

GRADING AND DRAINAGE PLAN

SCALE 1"=20'



**M.B. CIVIL**  
ENGINEERING, LLC

**DOLLAR TREE**  
**SOUTH MAIN STREET**  
**GOODLETTSVILLE, TN**

PROJECT

REVISION DATES

OCTOBER 25, 2023

DATE

OCTOBER 2, 2023

SHEET

C-4.1

OF 13

JOB No.

23004



GRADING AND DRAINAGE NOTES

1. THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS UNDERGROUND UTILITIES, DEVICES, OR STRUCTURES), SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
2. THE CONTRACTOR SHALL CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE SMOOTH FIT AND CONTINUOUS GRADE.
3. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATION
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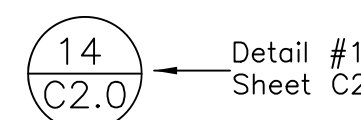
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EROSION CONTROL NOTES

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Bullet Legend



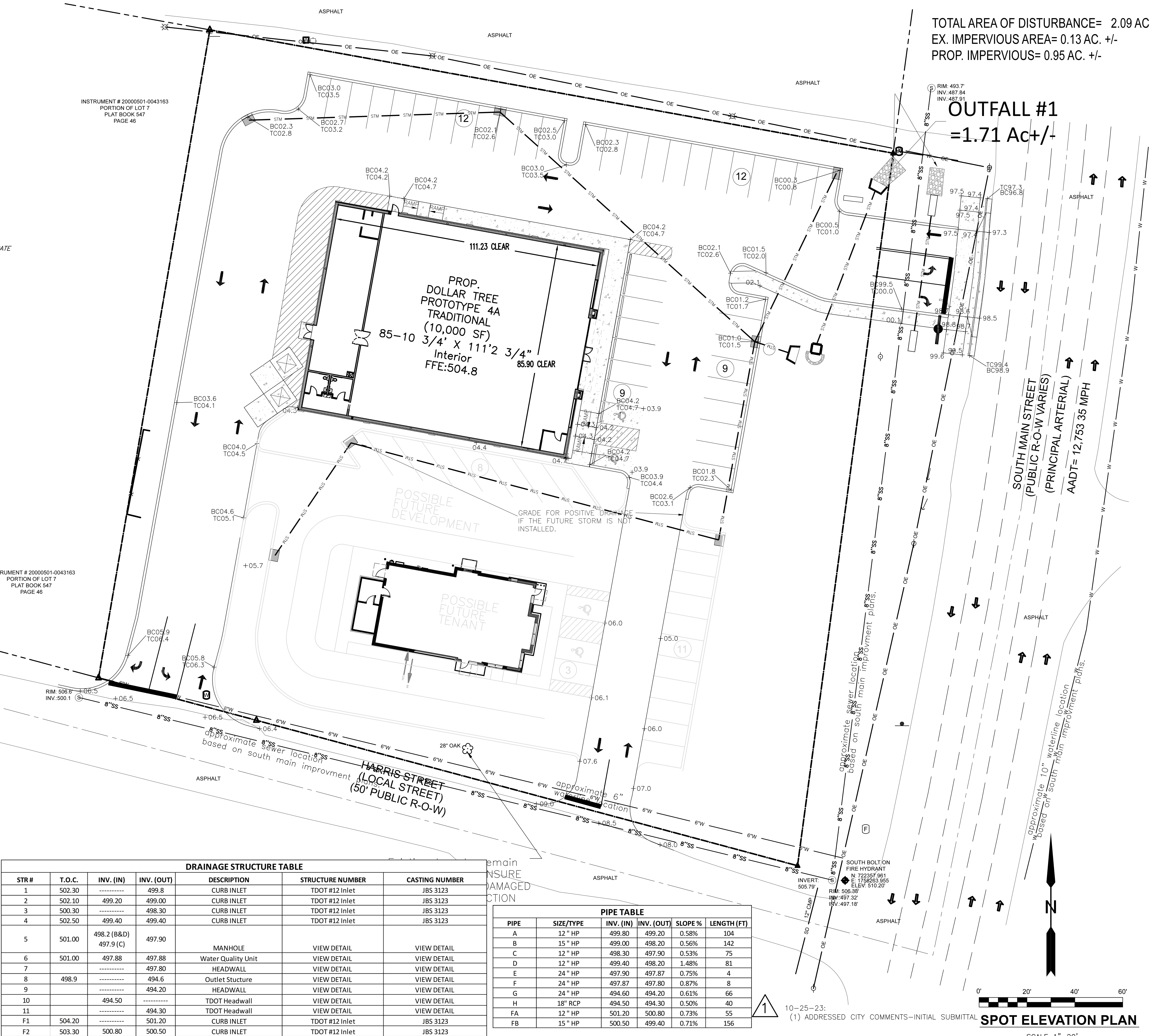
Grading and Erosion Control Legend

|                        |     |     |       |
|------------------------|-----|-----|-------|
| Existing Contour       | --- | 345 | ---   |
| Proposed Contour       | --- | 345 | ---   |
| Storm Structure        |     |     |       |
| Proposed Storm         | --- | STM | ---   |
| Inlet Protection       |     |     |       |
| Structure/Pipe ID      |     | #1  | A     |
| Silt Fence             | --- | SF  | ---   |
| Wire backed silt fence | --- | SFB | ---   |
| EX. SPOT ELEV.         |     | ×   | 479.6 |
| PROP. SPOT ELEV.       |     | +   | 74.8  |
| SEDIMENT TUBE          |     |     |       |
| CHECK DAM              |     |     |       |

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| DRAINAGE STRUCTURE TABLE |        |                          |            |                    |                  |
|--------------------------|--------|--------------------------|------------|--------------------|------------------|
| STR #                    | T.O.C. | INV. (IN)                | INV. (OUT) | DESCRIPTION        | STRUCTURE NUMBER |
| 1                        | 502.30 | -----                    | 499.8      | CURB INLET         | TDOT #12 Inlet   |
| 2                        | 502.10 | 499.20                   | 499.00     | CURB INLET         | JBS 3123         |
| 3                        | 500.30 | -----                    | 498.30     | CURB INLET         | TDOT #12 Inlet   |
| 4                        | 502.50 | 499.40                   | 499.40     | CURB INLET         | JBS 3123         |
| 5                        | 501.00 | 498.2 (B&D)<br>497.9 (C) | 497.90     | MANHOLE            | VIEW DETAIL      |
| 6                        | 501.00 | 497.88                   | 497.88     | Water Quality Unit | VIEW DETAIL      |
| 7                        | -----  | -----                    | 497.80     | HEADWALL           | VIEW DETAIL      |
| 8                        | 498.9  | -----                    | 494.6      | Outlet Structure   | VIEW DETAIL      |
| 9                        | -----  | -----                    | 494.20     | HEADWALL           | VIEW DETAIL      |
| 10                       | -----  | 494.50                   | -----      | TDOT Headwall      | VIEW DETAIL      |
| 11                       | -----  | 494.30                   | -----      | TDOT Headwall      | VIEW DETAIL      |
| F1                       | 504.20 | -----                    | 501.20     | CURB INLET         | JBS 3123         |
| F2                       | 503.30 | 500.80                   | 500.50     | CURB INLET         | TDOT #12 Inlet   |

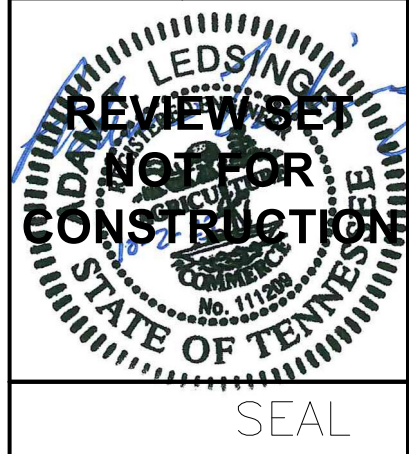
| PIPE TABLE |           |           |            |         |
|------------|-----------|-----------|------------|---------|
| PIPE       | SIZE/TYPE | INV. (IN) | INV. (OUT) | SLOPE % |
| A          | 12" HP    | 499.80    | 499.20     | 0.58%   |
| B          | 15" HP    | 499.00    | 498.20     | 0.56%   |
| C          | 12" HP    | 498.30    | 497.90     | 0.53%   |
| D          | 12" HP    | 499.40    | 498.20     | 1.48%   |
| E          | 24" HP    | 497.90    | 497.87     | 0.75%   |
| F          | 24" HP    | 497.87    | 497.80     | 0.87%   |
| G          | 24" HP    | 494.60    | 494.20     | 0.61%   |
| H          | 18" RCP   | 494.50    | 494.30     | 0.50%   |
| FA         | 12" HP    | 501.20    | 500.80     | 0.73%   |
| FB         | 15" HP    | 500.50    | 499.40     | 0.71%   |



TOTAL AREA OF DISTURBANCE= 2.09 AC. +/-  
EX. IMPERVIOUS AREA= 0.13 AC. +/-  
PROP. IMPERVIOUS= 0.95 AC. +/-

OUTFALL #1  
=1.71 Ac+/-

SOUTH MAIN STREET  
(PUBLIC R-O-W VARIES)  
(PRINCIPAL ARTERIAL)  
AADT= 12,753 35 MPH



**M.B. CIVIL**  
ENGINEERING, LLC  
P.O. BOX 601 759 TIMBER RIDGE DR. LEXINGTON, TN 38351  
VOICE: 615-265-6827 adam@mbcivil.net

**DOLLAR TREE**  
**SOUTH MAIN STREET**  
**GOODLETTSVILLE, TN**

PROJECT

REVISION DATES  
OCTOBER 25, 2023

DATE  
OCTOBER 2, 2023

SHEET  
C-4.2

OF  
13

JOB No.  
23004



GRADING AND DRAINAGE NOTES

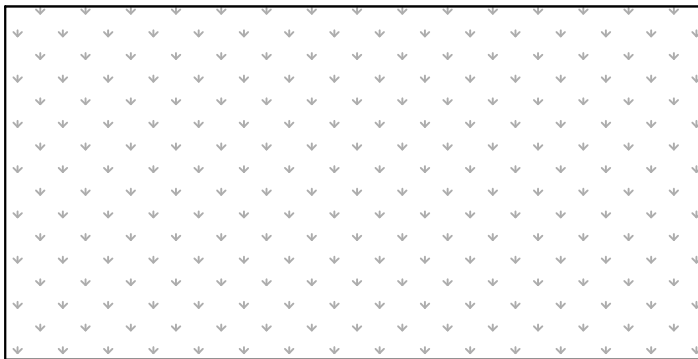
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GENERAL EROSION CONTROL NOTES

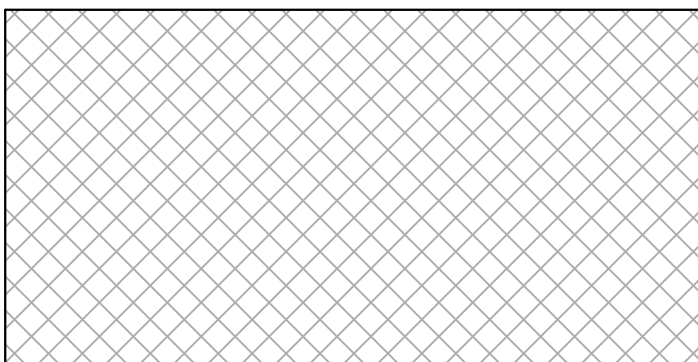
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3. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT ALL STORM DRAINAGE STRUCTURES, INCLUDING FLUMES, PIPES, ETC., PRIOR TO COMPLETION OF THIS PROJECT.
4. EROSION CONTROL SHALL BE PROVIDED FOR ALL CUT AND FILL OPERATIONS WITHIN THE LIMITS OF THE CONSTRUCTION SITE, THROUGHOUT THE CONSTRUCTION PERIOD TO PROVIDE THE SITE WITH THE MAXIMUM PROTECTION FROM EROSION AT ALL TIMES.
5. EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY GRADING ON-SITE AND ARE TO BE MAINTAINED IN PLACE UNTIL STABILIZATION OF ERODABLE SOILS HAS BEEN ACCOMPLISHED.



AREA TO BE STABILIZED WITH SOD



AREA TO BE STABILIZED WITH NORTH AMERICAN GREEN SC150 OR EQUIVALENT MATTING

THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

INSTRUMENT # 20000501-0043163  
PORTION OF LOT 7  
PLAT BOOK 547  
PAGE 48

INSTRUMENT # 20000501-0043163  
PORTION OF LOT 7  
PLAT BOOK 547  
PAGE 48

Existing tree to remain  
CONTRACTOR TO ENSURE  
THIS TREE IS NOT DAMAGED  
DURING CONSTRUCTION

Existing tree to remain  
CONTRACTOR TO ENSURE  
THIS TREE IS NOT DAMAGED  
DURING CONSTRUCTION

1

10-25-23:  
(1) ADDRESSED CITY COMMENTS-INITIAL SUBMITTAL

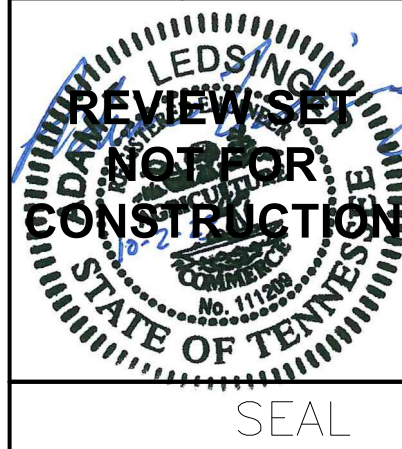
TOTAL AREA OF DISTURBANCE= 2.09 AC. +/-  
EX. IMPERVIOUS AREA= 0.13 AC. +/-  
PROP. IMPERVIOUS= 0.95 AC. +/-

OUTFALL #1  
=1.71 Ac+/-

SOUTH MAIN STREET  
(PUBLIC R-O-W VARIES)  
(PRINCIPAL ARTERIAL)  
AADT= 12,753 35 MPH

PHASE II ESPC/FINAL STABILIZATION

SCALE 1"=20'



**MBACIVIL**  
ENGINEERING, LLC  
P.O. BOX 601 759 TIMBER RIDGE DR. LEXINGTON, TN 38351  
VOICE: 731-265-6827 adam@mbacivil.net

**DOLLAR TREE  
SOUTH MAIN STREET  
GOODLETTSVILLE, TN**

PROJECT

REVISION DATES  
OCTOBER 25, 2023

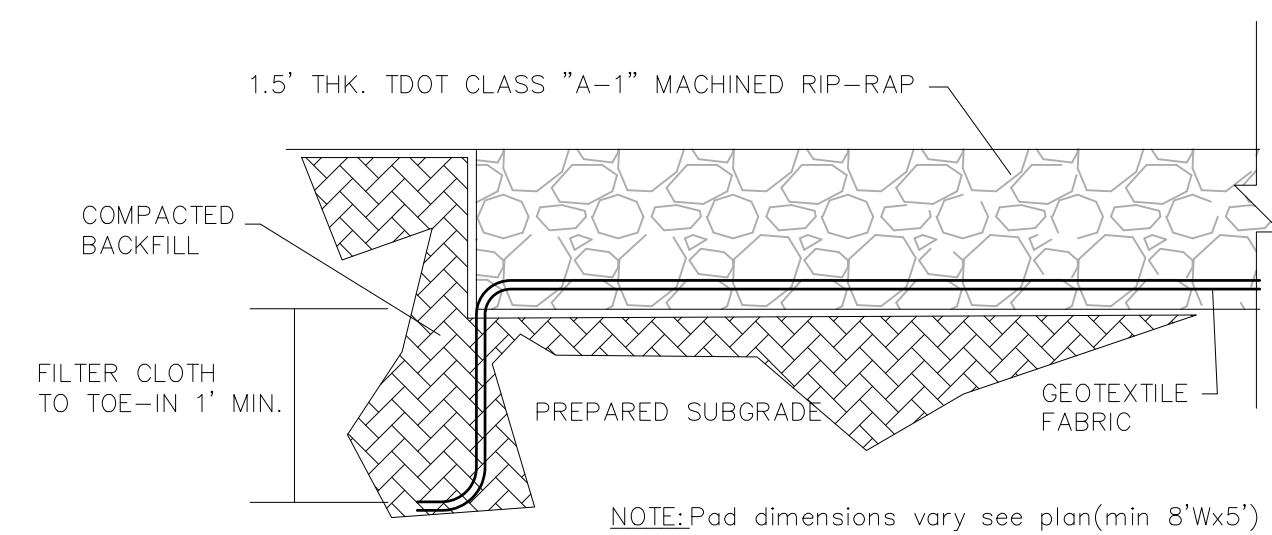
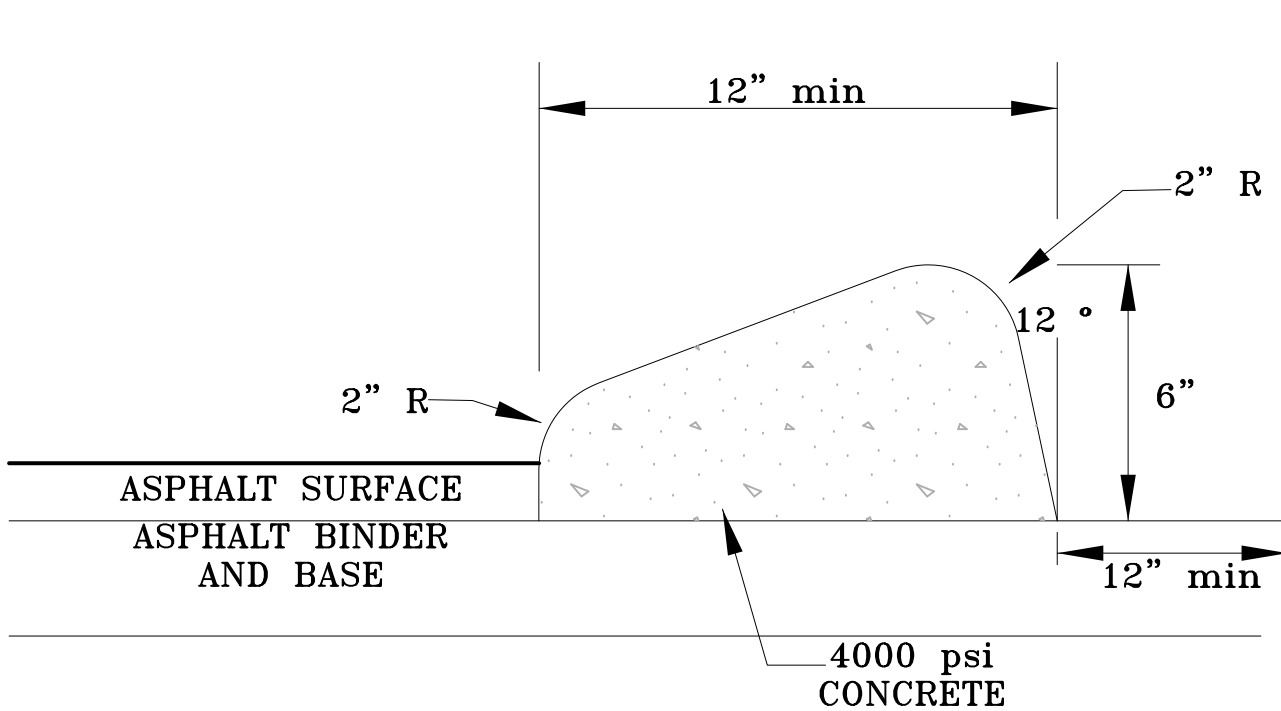
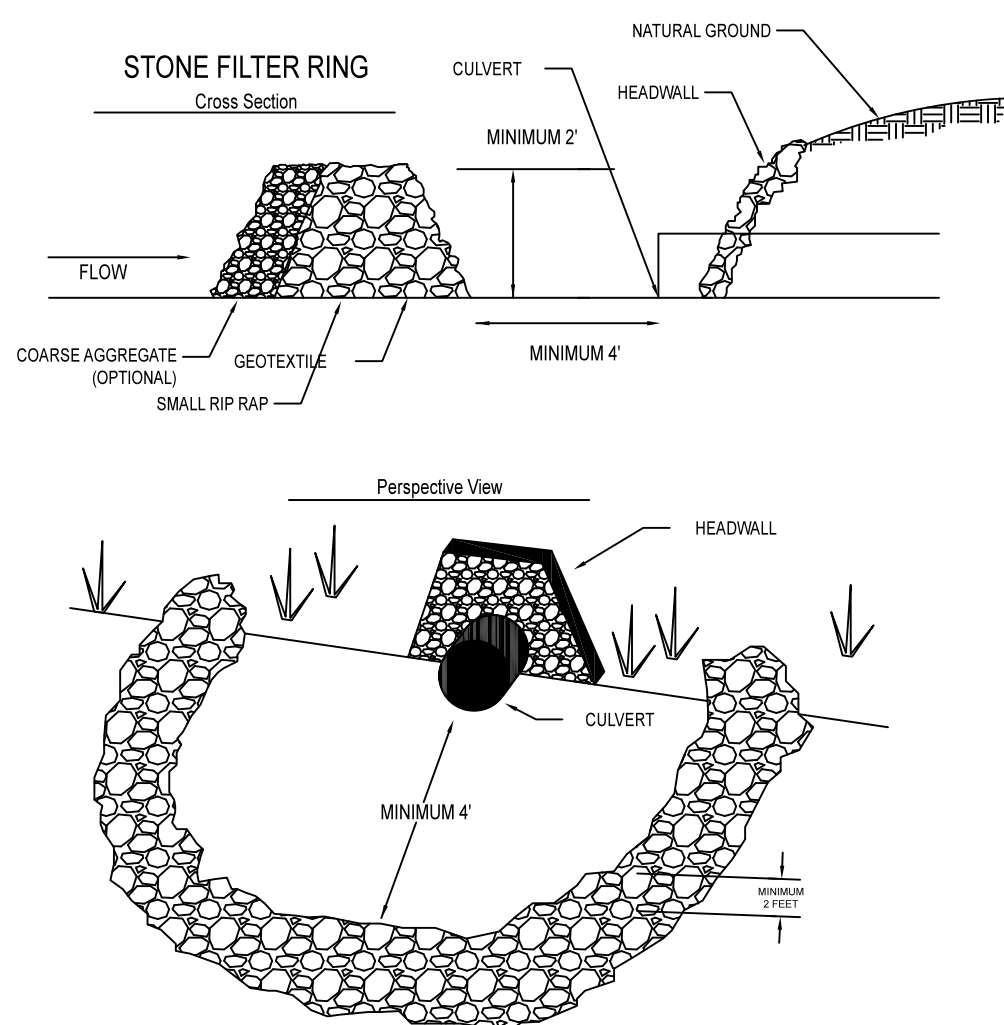
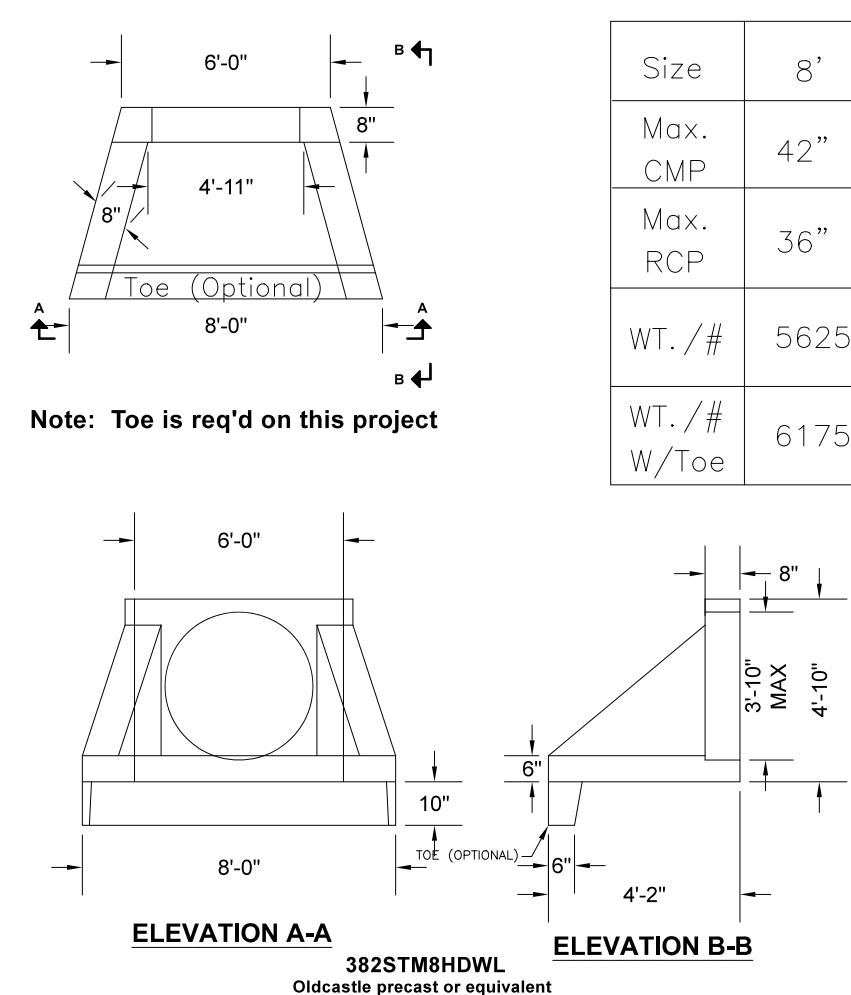
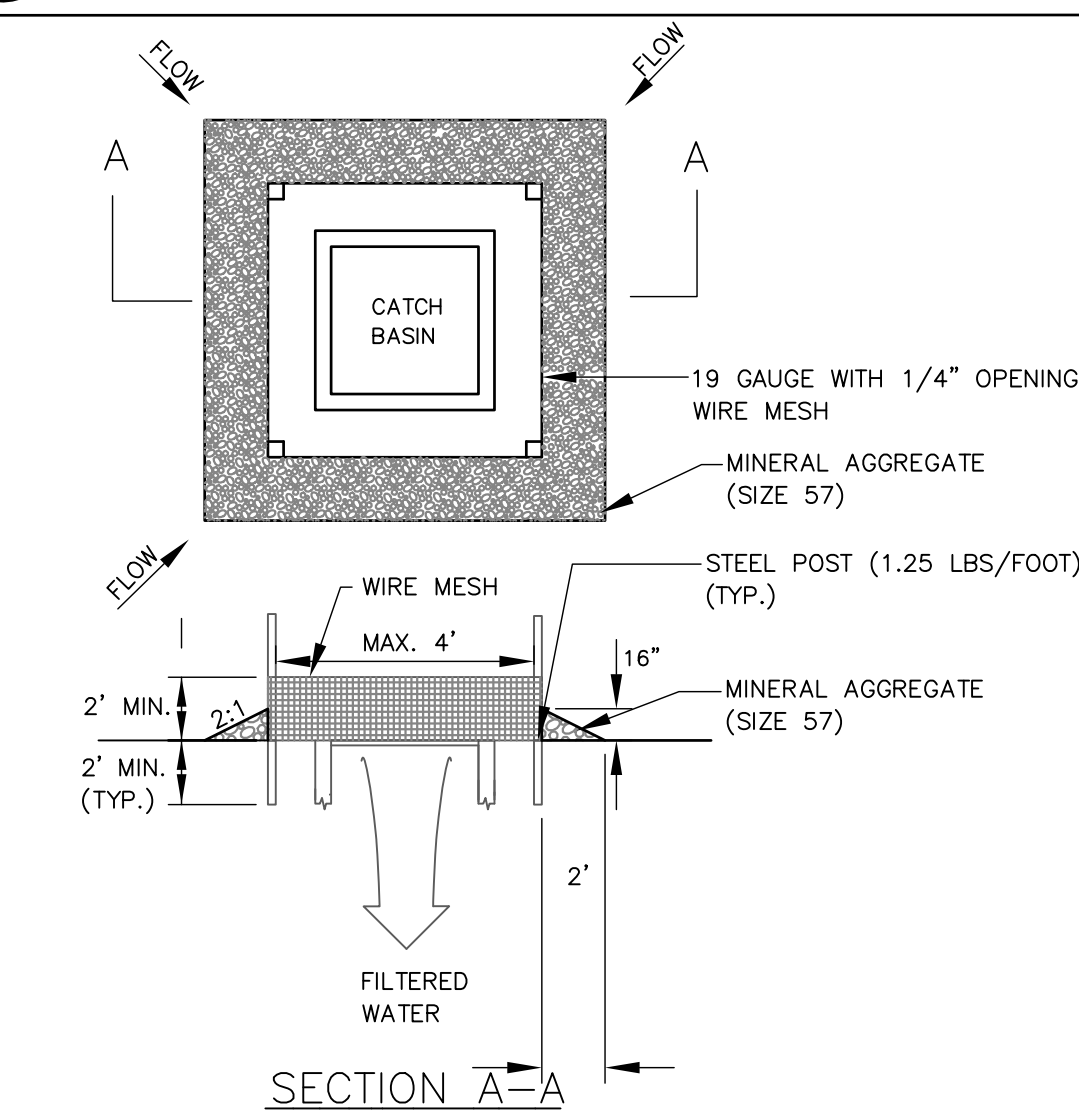
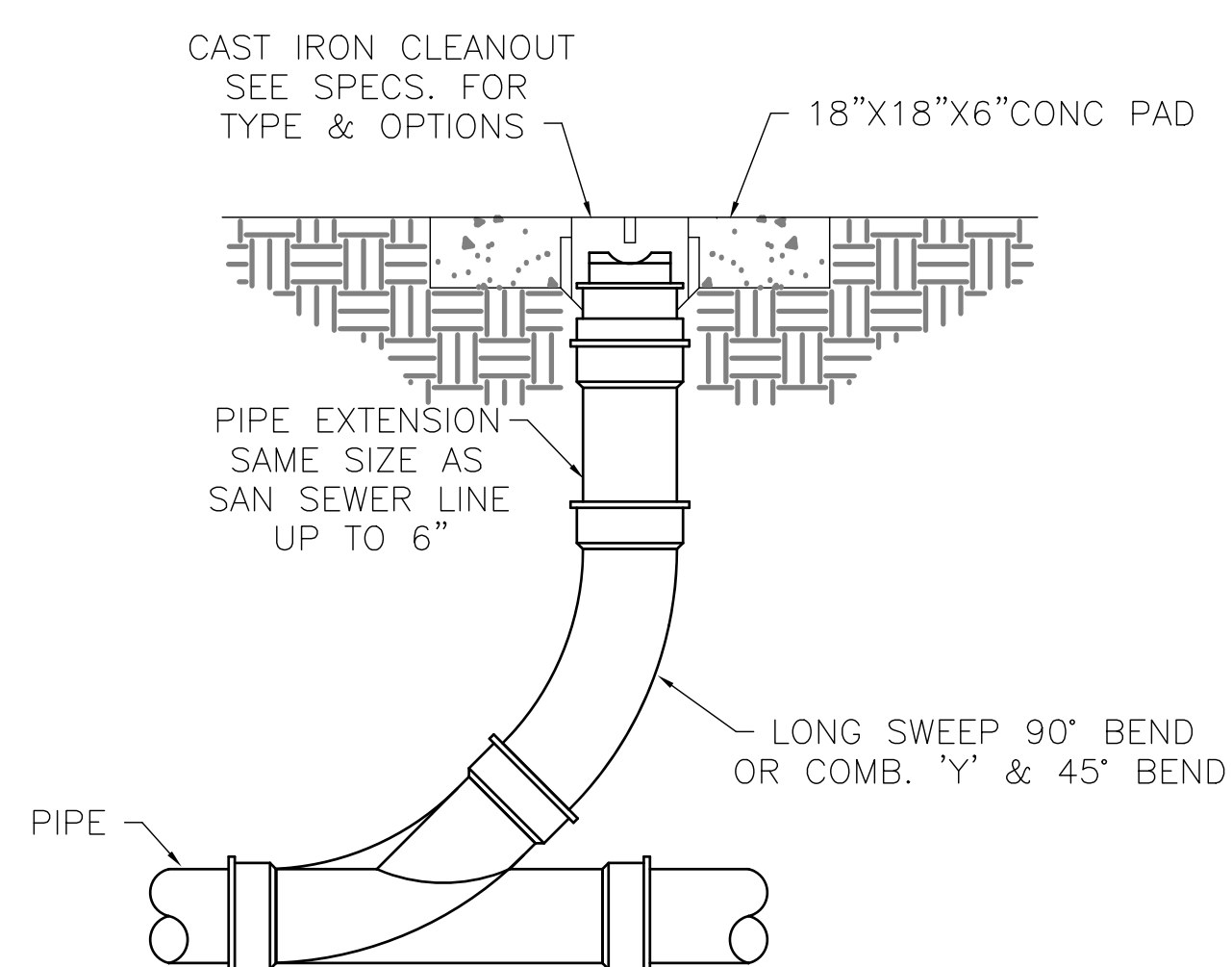
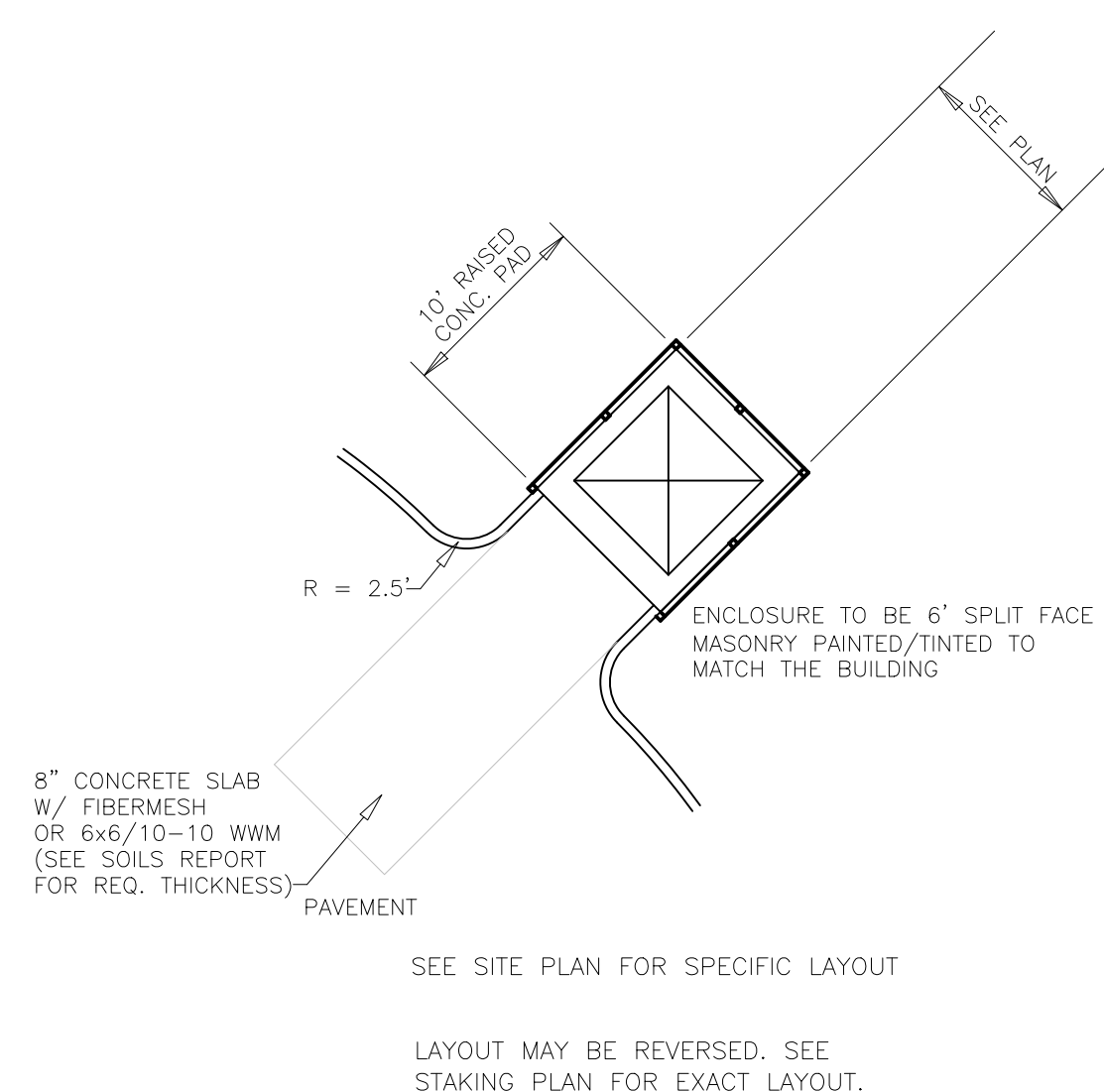
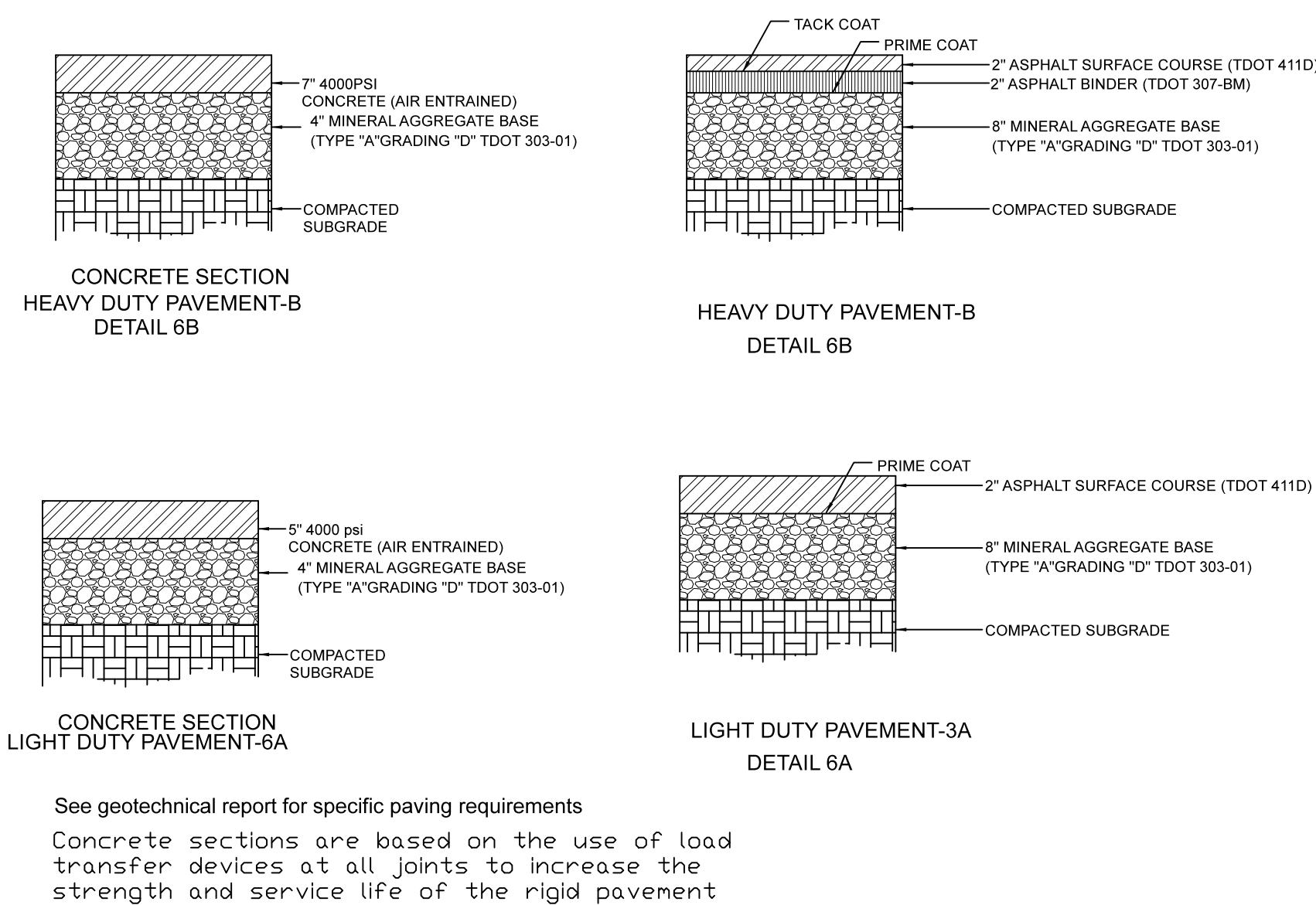
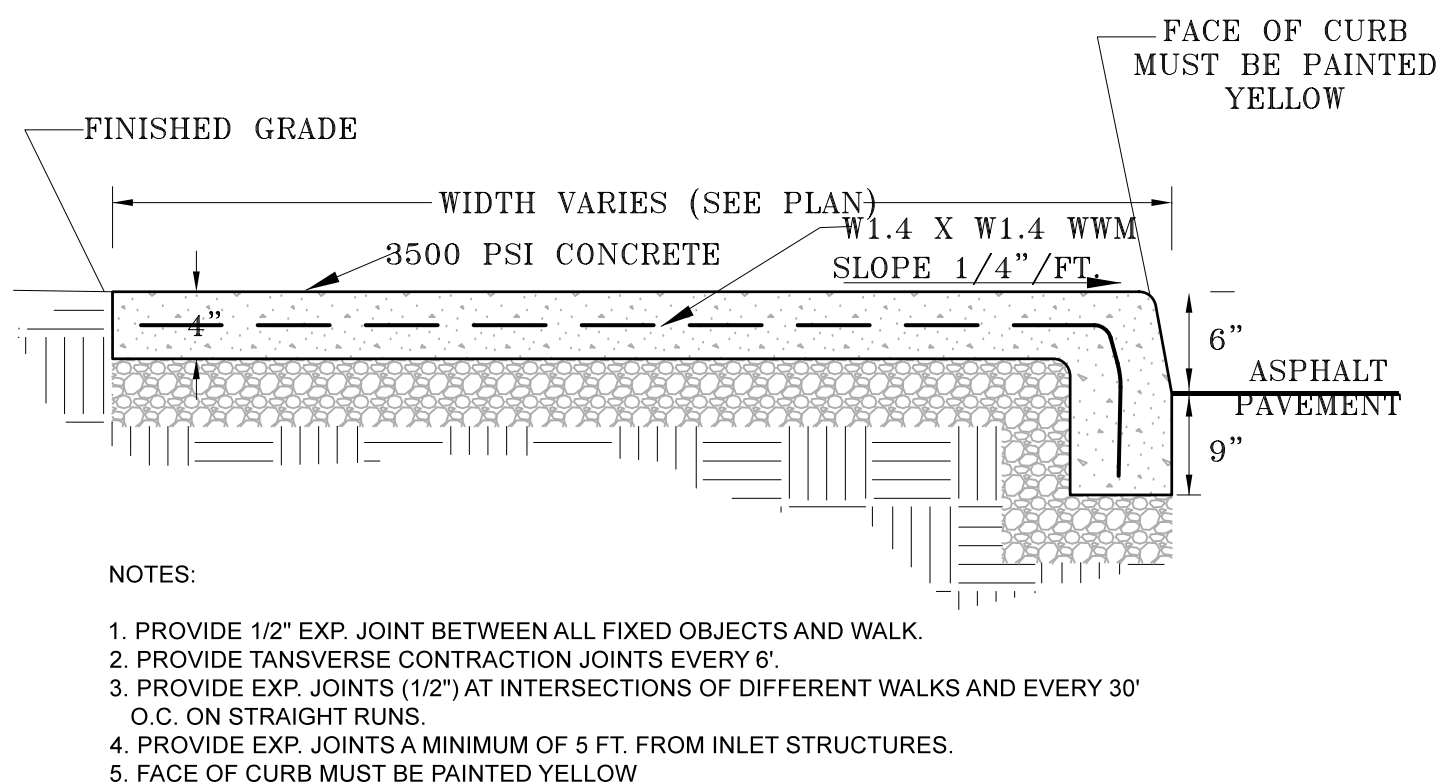
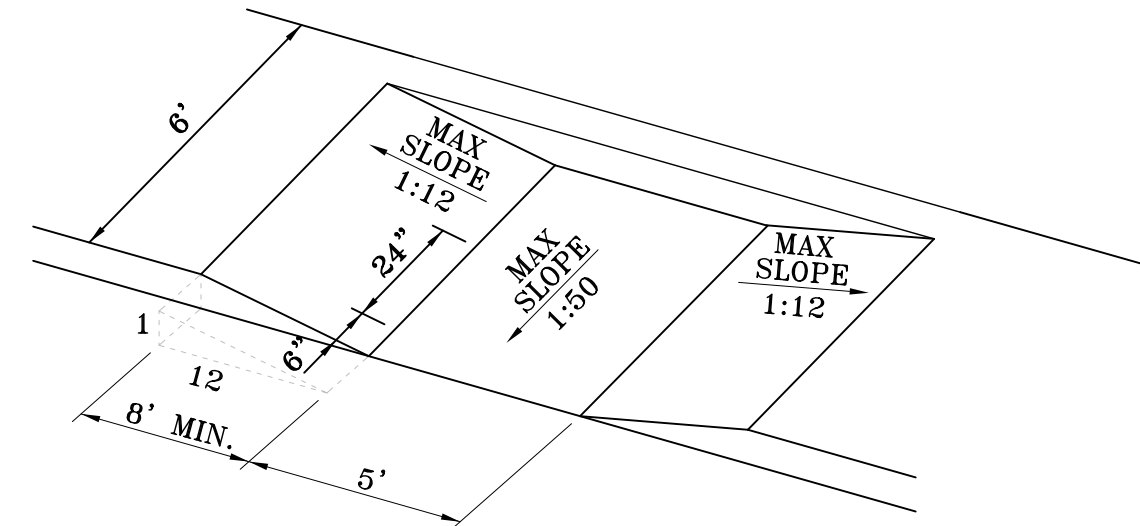
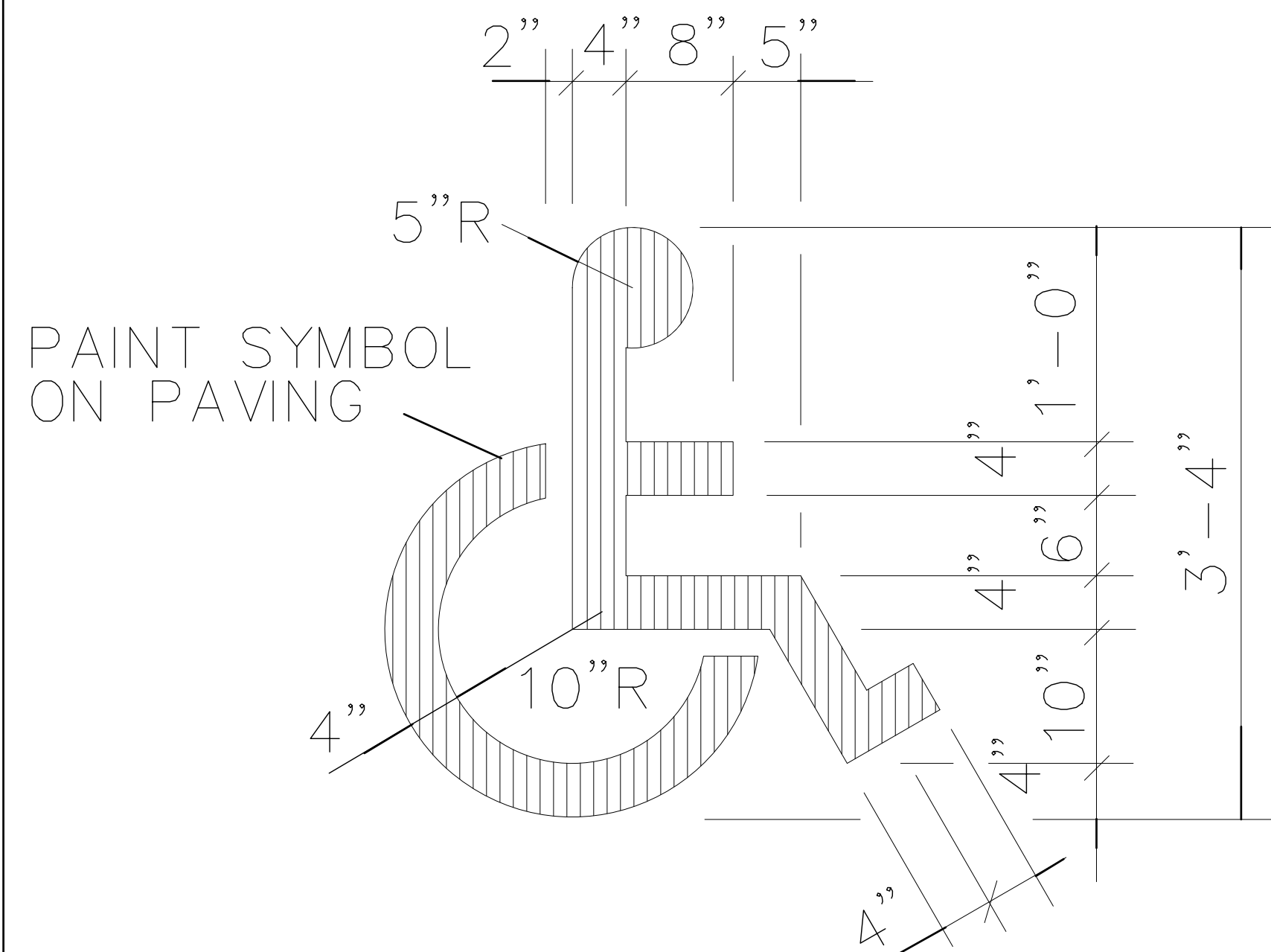
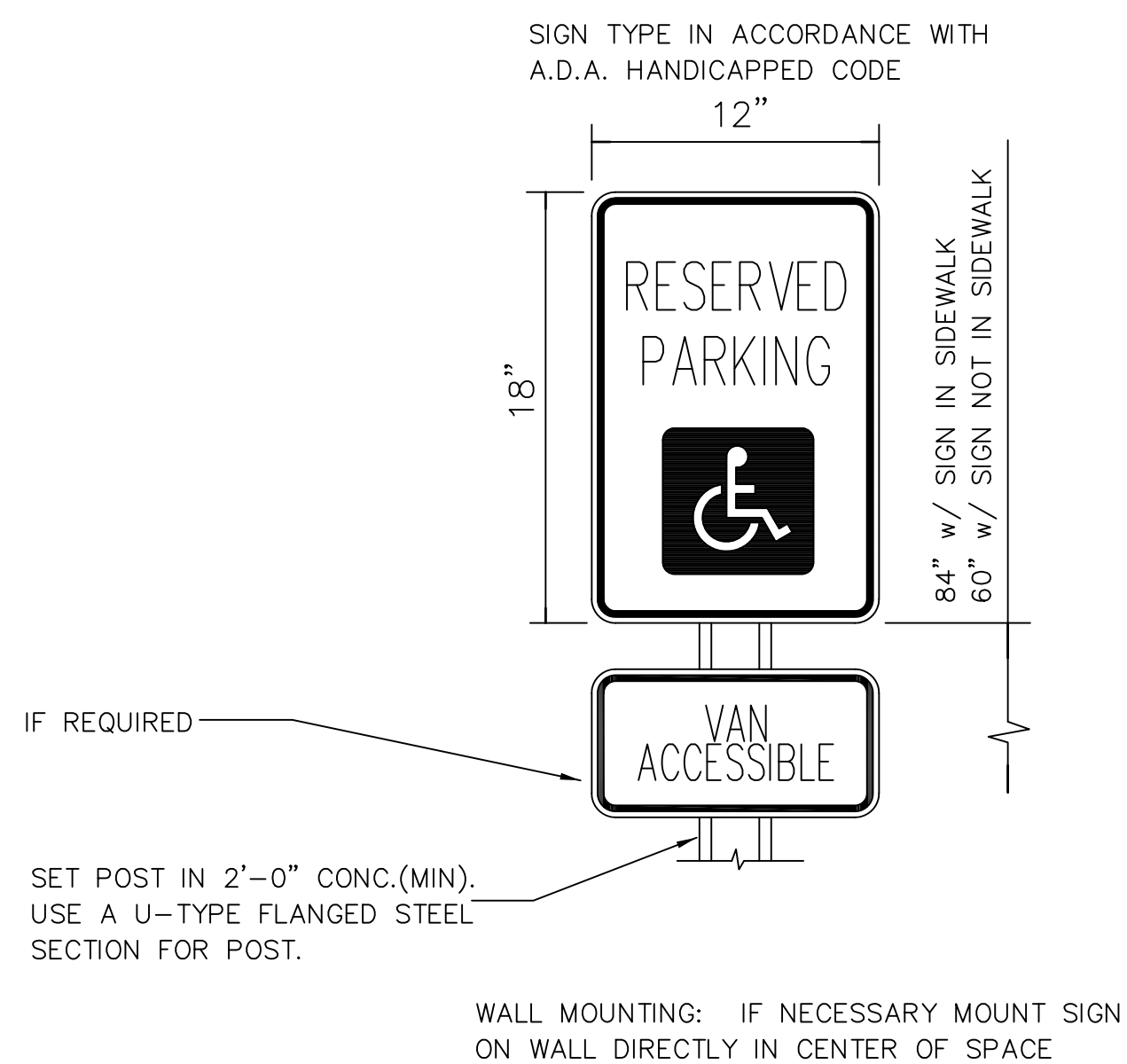
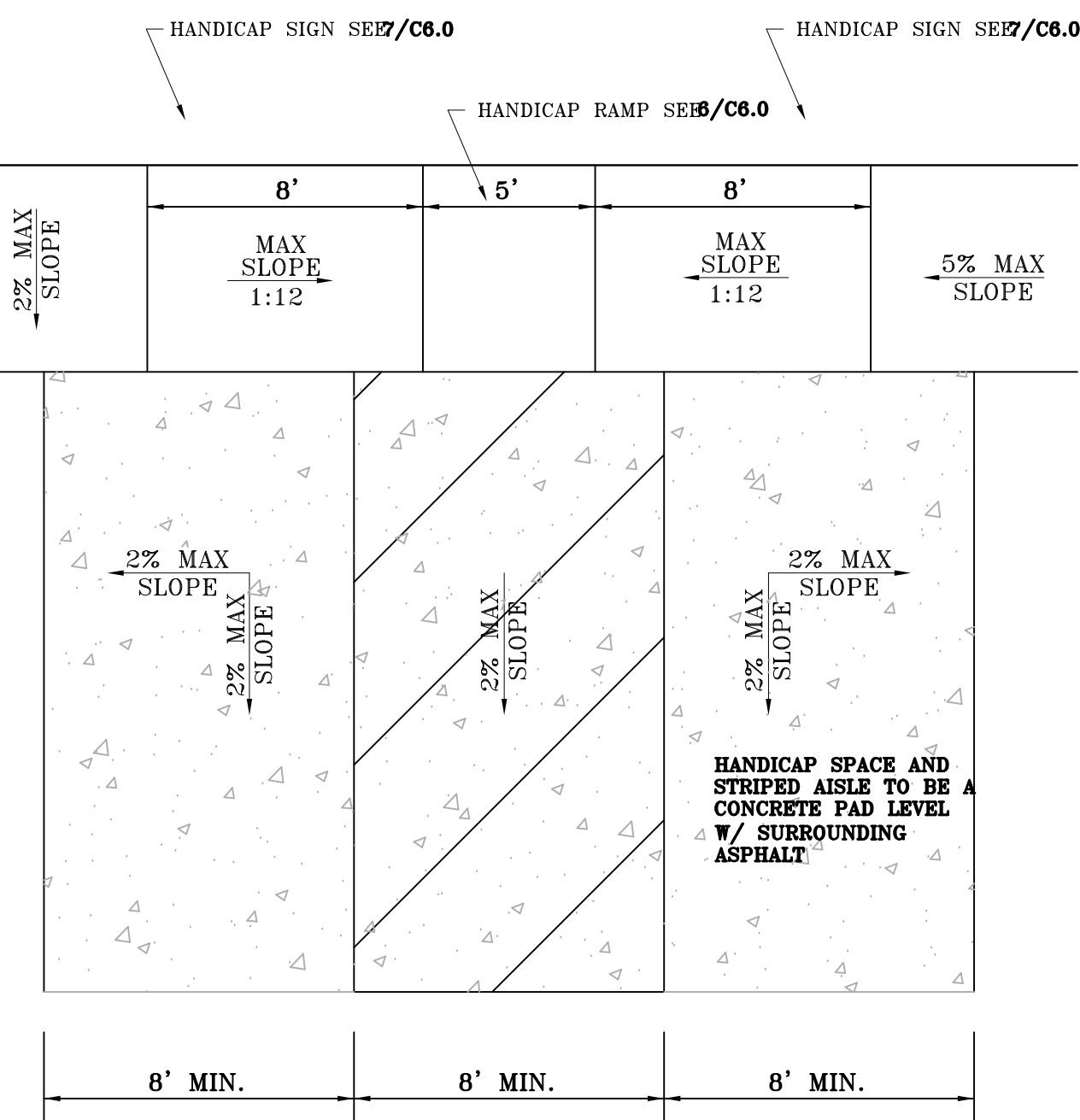
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OCTOBER 2, 2023

SHEET  
C-4.3

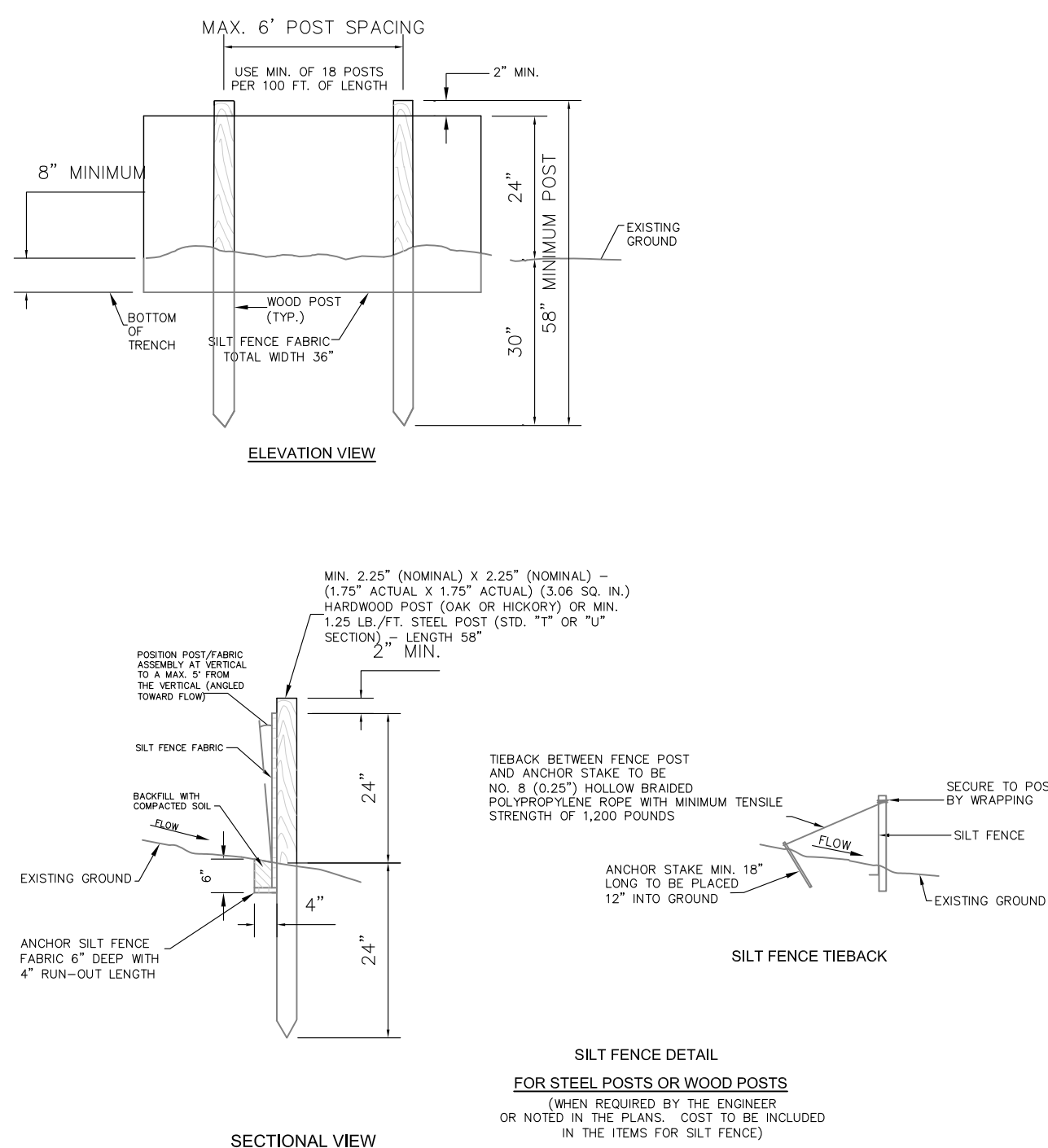
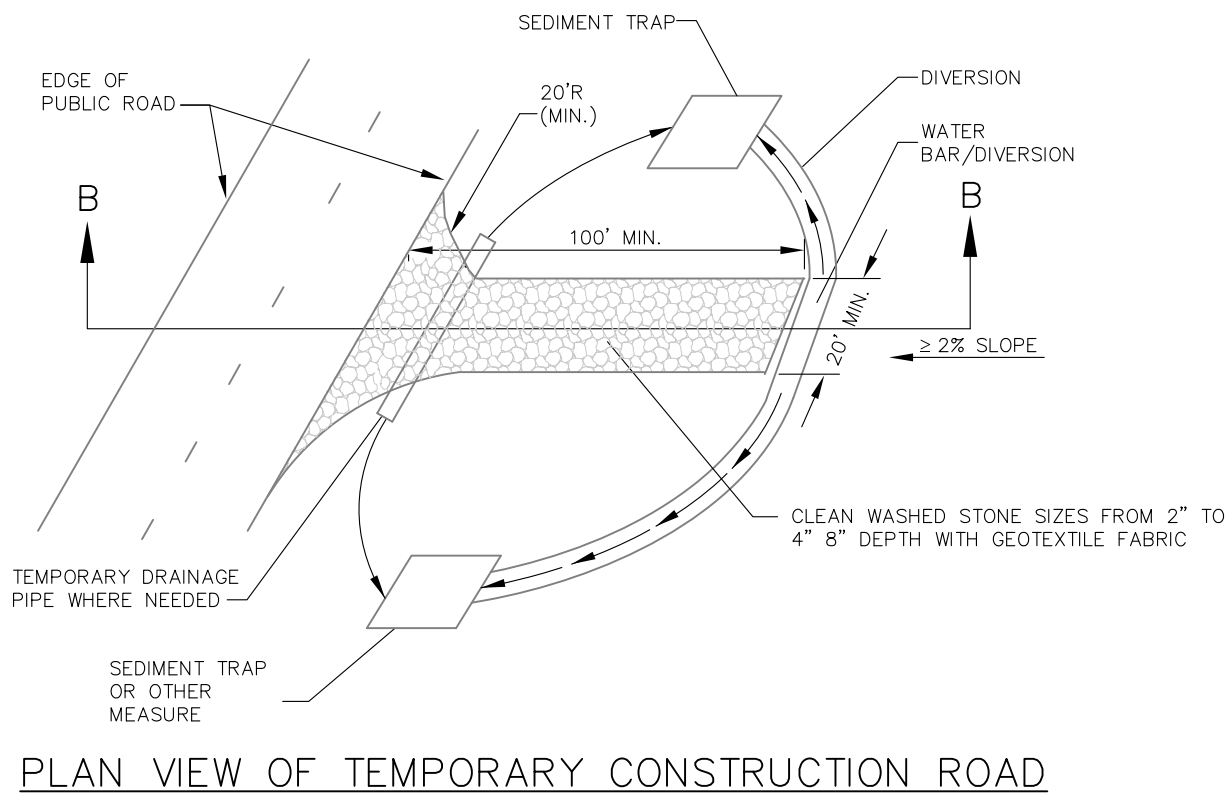
OF  
13

JOB No.  
23004





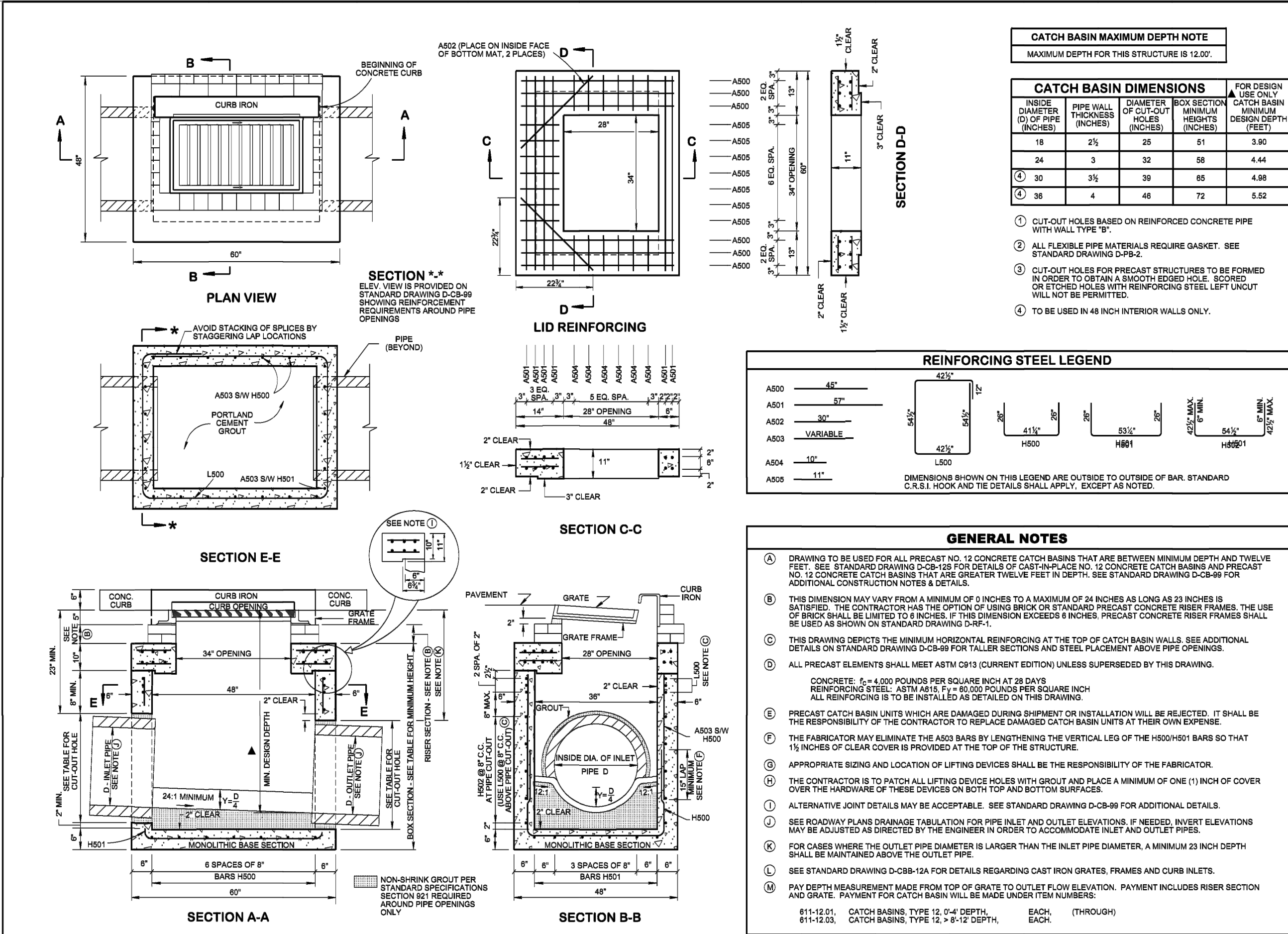




SECTION B-B

13 CONSTRUCTION ENTRANCE/EXIT  
N.T.S.

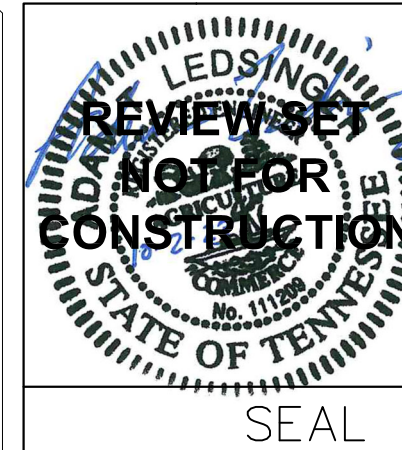
14 SILT FENCE  
N.T.S.



D-CB-12P  
N.T.S.

| CATCH BASIN MAXIMUM DEPTH NOTE             |                              |                                   |                      |                        |
|--------------------------------------------|------------------------------|-----------------------------------|----------------------|------------------------|
| MAXIMUM DEPTH FOR THIS STRUCTURE IS 12.00' |                              |                                   |                      |                        |
| CATCH BASIN DIMENSIONS                     |                              |                                   |                      |                        |
| INLET DIAMETER (INCHES)                    | PIPE WALL THICKNESS (INCHES) | DIAMETER OF BOX SECTIONS (INCHES) | MINIMUM DEPTH (FEET) | FOR DESIGN ONLY (FEET) |
| 18                                         | 2 1/2                        | 25                                | 51                   | 3.80                   |
| 24                                         | 3                            | 32                                | 58                   | 4.44                   |
| 30                                         | 3 1/2                        | 39                                | 65                   | 4.89                   |
| 36                                         | 4                            | 46                                | 72                   | 5.52                   |

12-18-1995 D-CB-12P



**MBACIVIL**  
ENGINEERING, LLC  
P.O. BOX 601 750 TIMBER RIDGE DR. LEXINGTON, TN 38351  
TENNESSEE C&M 6410  
VOICE 731-265-6627 adam@mbacivil.net

**DOLLAR TREE**  
**SOUTH MAIN STREET**  
**GOODLETTSVILLE, TN**

PROJECT

REVISION DATES  
OCTOBER 25, 2023

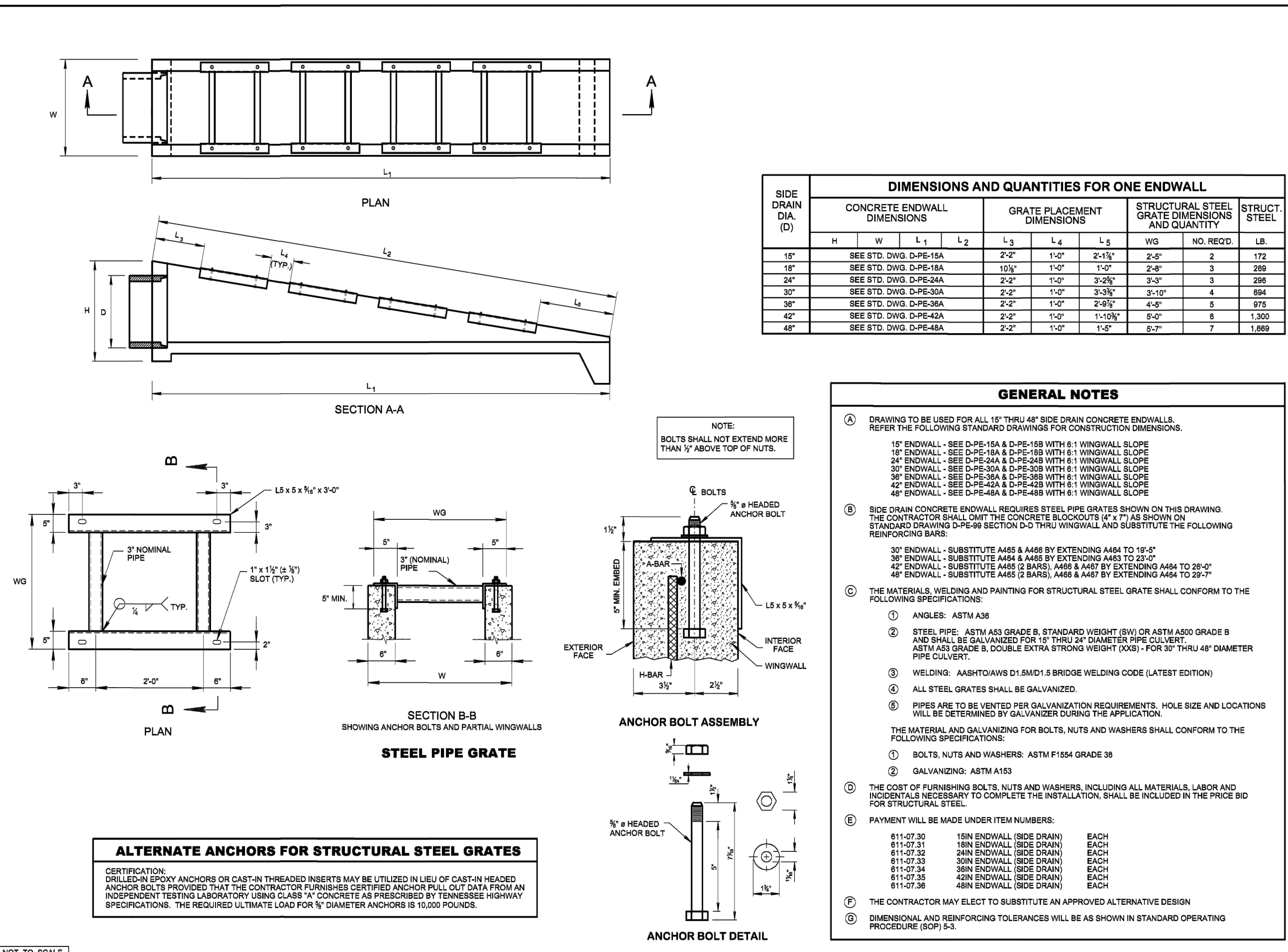
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OCTOBER 2, 2023

SHEET  
C-5.1

OF  
13

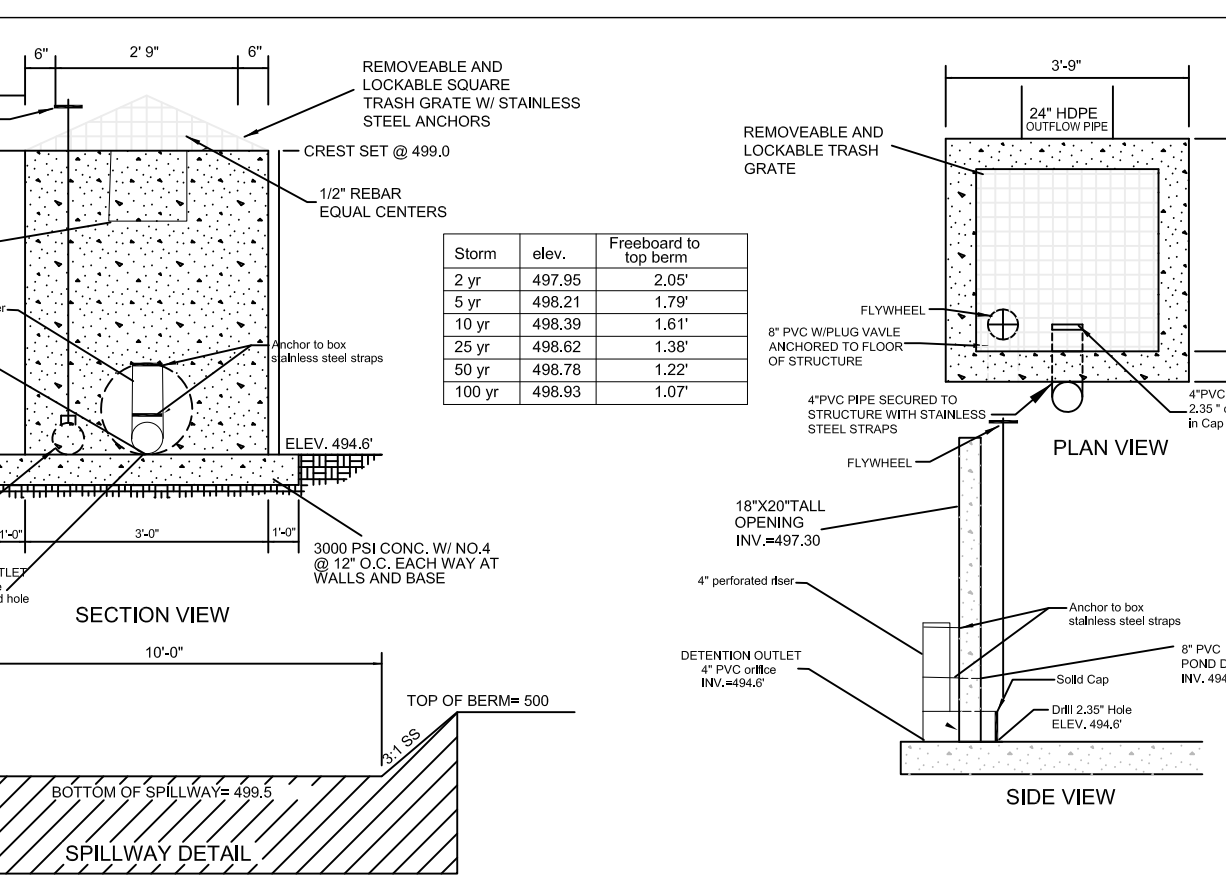
JOB No.  
23004

**DETAILS**  
NO SCALE



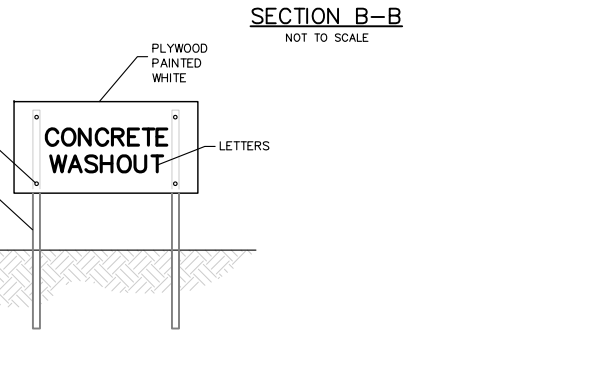
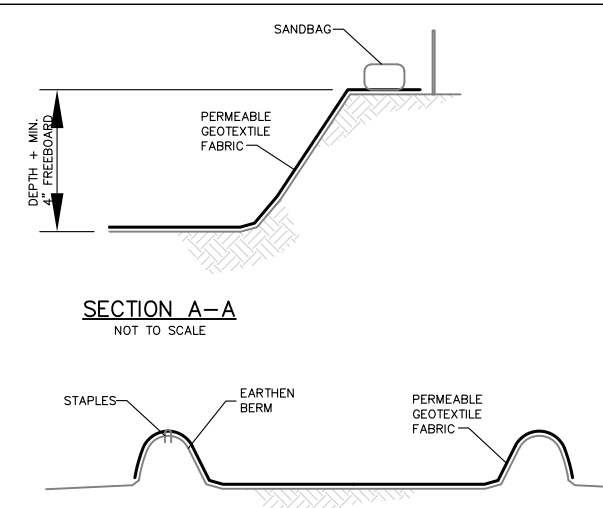
D-SEW-1A  
N.T.S.

10-25-23:  
(1) ADDRESSED CITY COMMENTS-INITIAL SUBMITTAL



16 POND OUTLET DETAIL  
N.T.S.

GENERAL NOTES:  
1. Trash grate to be primed and painted.  
2. steps to be installed on structure interior for access/maintenance  
3. Contractor to build rock path from levee to structure for access/maintenance  
4. Flywheel shall be installed on ultimate pond drain and be anchored to the wall



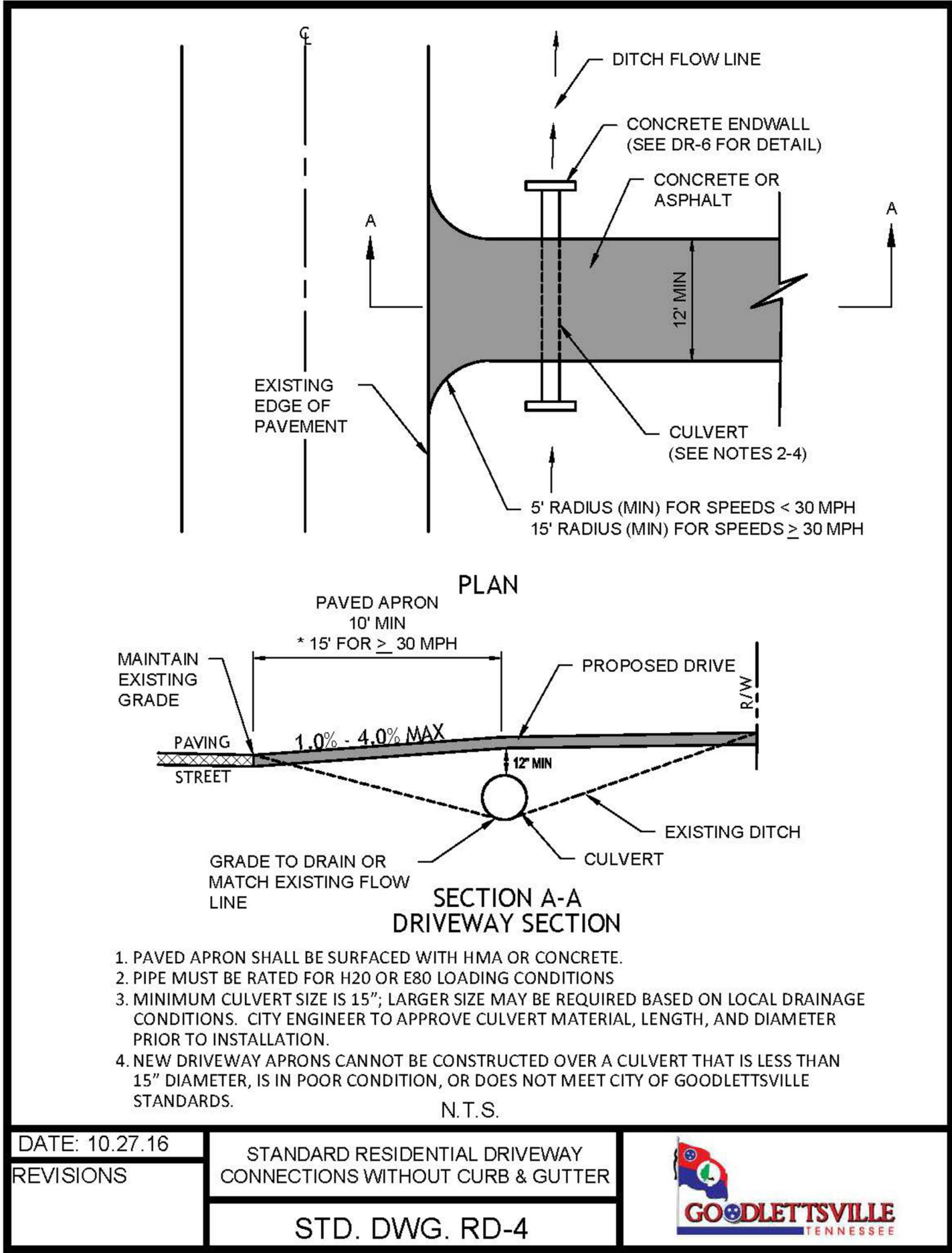
17 CONCRETE WASHOUT  
N.T.S.

18 D-SEW-1A  
N.T.S.









19 CITY STD. DWG. RD-4  
N.T.S.

1 10-25-23:  
(1) ADDRESSED CITY COMMENTS-INITIAL SUBMITTAL

DETAILS  
NO SCALE



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**DOLLAR TREE  
SOUTH MAIN STREET  
GOODLETTSVILLE, TN**

|                  |    |
|------------------|----|
| PROJECT          |    |
| REVISION DATES   |    |
| OCTOBER 25, 2023 |    |
| DATE             |    |
| OCTOBER 2, 2023  |    |
| SHEET            |    |
| C-5.3            | OF |
| 13               |    |
| JOB No.          |    |
| 23004            |    |



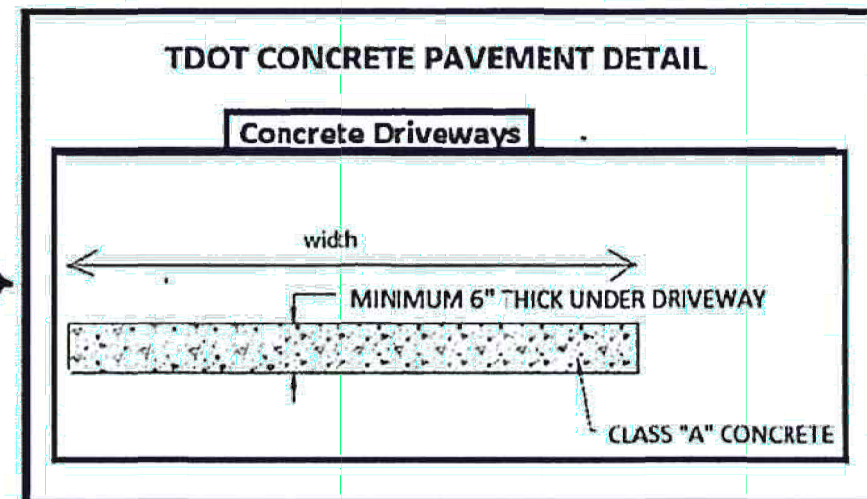
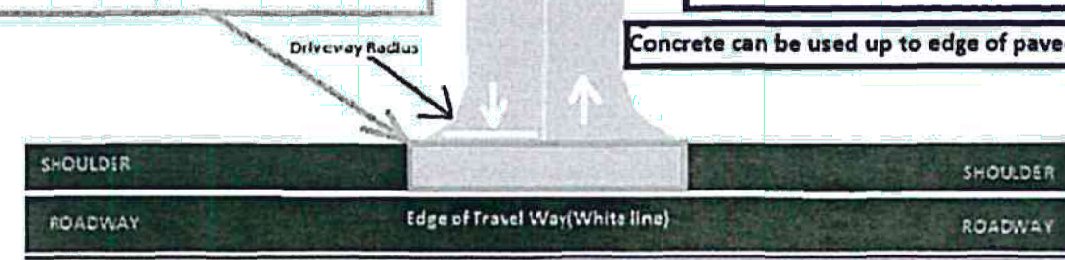
TO ENGINEERS DESIGNING PLANS: PLEASE SHADE AREA ON PLANS WHERE THE FULL DEPTH PAVEMENT SECTION IS LOCATED. PLEASE INCLUDE APPROPRIATE TDOT PAVEMENT DETAIL ON ALL DRIVEWAY PLANS (SEE BELOW)

PLEASE NOTE ON CURB AND GUTTER SECTIONS, THE SHOULDER OF THE ROADWAY IS TYPICALLY FULL DEPTH PAVEMENT, SO REINFORCEMENT OF THE SHOULDER IS NOT NECESSARY. PLEASE USE TDOT STANDARD DRAWING RP-D-15 OR RP-D-16 WHEN CONSTRUCTING DRIVEWAYS IN CURB AND GUTTER SECTIONS. A FULL DEPTH TDOT PAVEMENT SECTION MUST BE USED FROM THE CURB TO EITHER THE BACK OF THE DITCH LINE, THE RIGHT-OF-WAY LINE, OR TEN FEET (10') FROM THE OUTER EDGE OF THE SHOULDER OR CURB LINE, WHICHEVER IS THE GREATEST.

CONCRETE DRIVEWAY IN SHOULDER SECTION

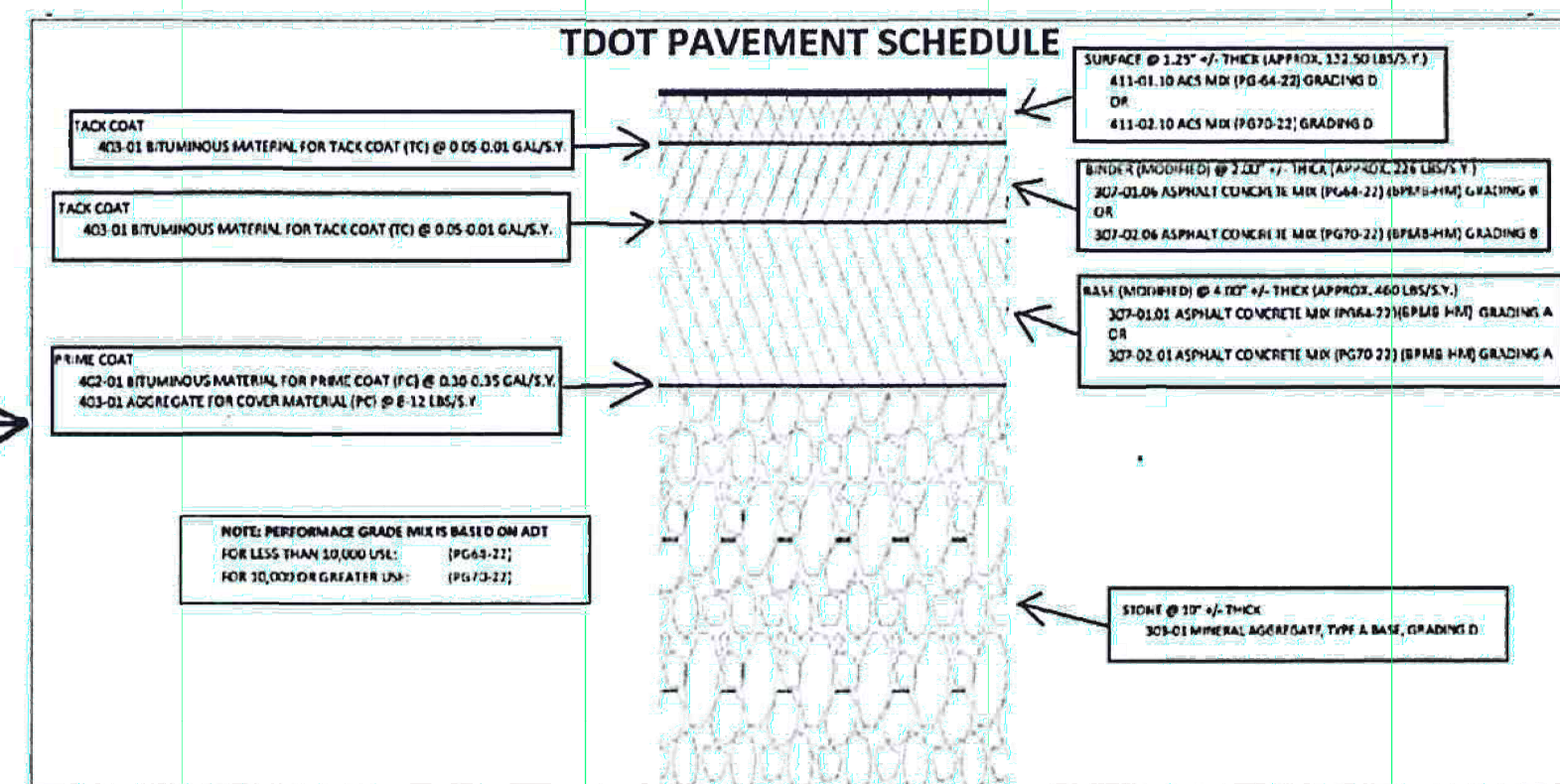
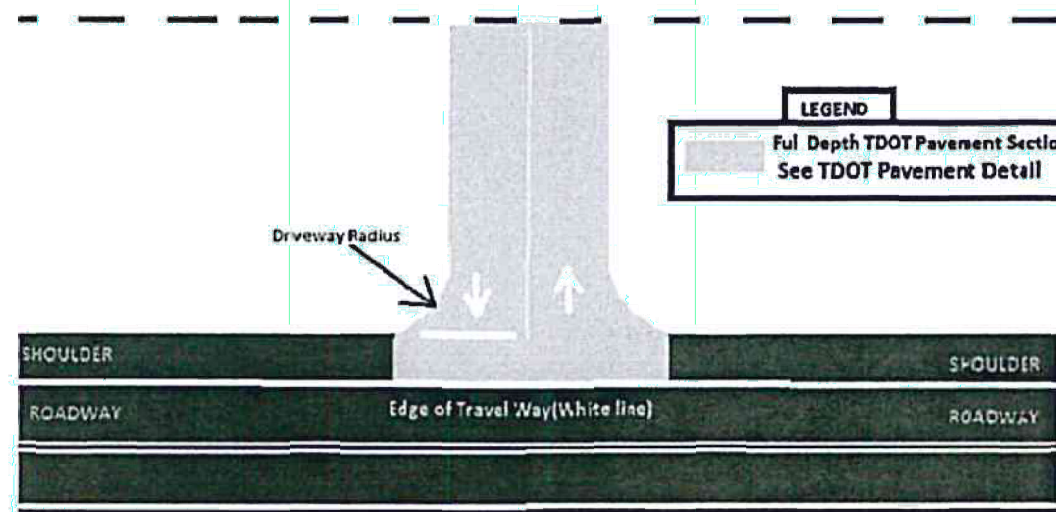
A full depth TDOT pavement section must be used on commercial driveways and shall extend from the edge of the travel lane (white line) to either the back of the ditch line, the right-of-way line, or ten feet (10') from the outer edge of the shoulder or curb line, whichever is the greatest.

Shoulder area (in box) must be constructed of asphalt. see below asphalt detail and next page for TDOT asphalt pavement section



ASPHALT DRIVEWAY IN SHOULDER SECTION

A full depth TDOT pavement section must be used on commercial driveways and shall extend from the edge of the travel lane (white line) to either the back of the ditch line, the right-of-way line, or ten feet (10') from the outer edge of the shoulder or curb line, whichever is the greatest.



Enlarged Pavement Schedule included on next page

TDOT PAVEMENT SCHEDULE

TACK COAT  
403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @ 0.05-0.01 GAL/S.Y.

TACK COAT  
403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @ 0.05-0.01 GAL/S.Y.

PRIME COAT  
402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @ 0.30-0.35 GAL/S.Y.  
403-01 AGGREGATE FOR COVER MATERIAL (PC) @ 8-12 LBS/S.Y.

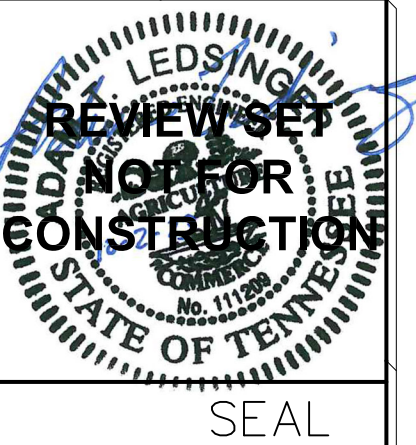
NOTE: PERFORMANCE GRADE MIX IS BASED ON ADT  
FOR LESS THAN 10,000 USE: (PG64-22)  
FOR 10,000 OR GREATER USE: (PG70-22)

SURFACE @ 1.25" +/- THICK (APPROX. 132.50 LBS/S.Y.)  
411-01.10 ACS MIX (PG-64-22) GRADING D  
OR  
411-02.10 ACS MIX (PG70-22) GRADING D

BINDER (MODIFIED) @ 2.00" +/- THICK (APPROX. 226 LBS/S.Y.)  
307-01.06 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B  
OR  
307-02.06 ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING B

BASE (MODIFIED) @ 4.00" +/- THICK (APPROX. 460 LBS/S.Y.)  
307-01.01 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING A  
OR  
307-02.01 ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING A

STONE @ 10" +/- THICK  
303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



DOLLAR TREE  
DICKERSON PIKE  
GOODLETTSVILLE, TN

PROJECT

REVISION DATES  
OCTOBER 25, 2023

DATE  
OCTOBER 2, 2023

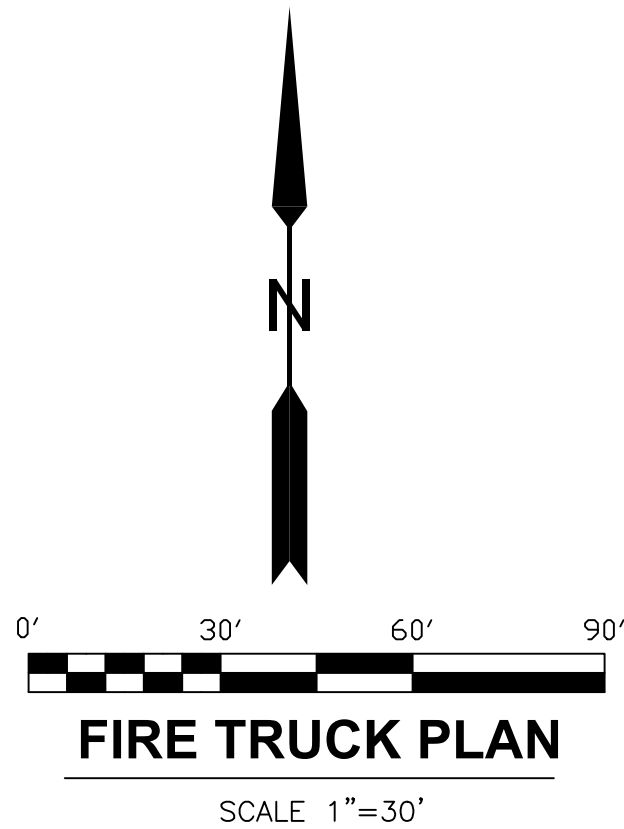
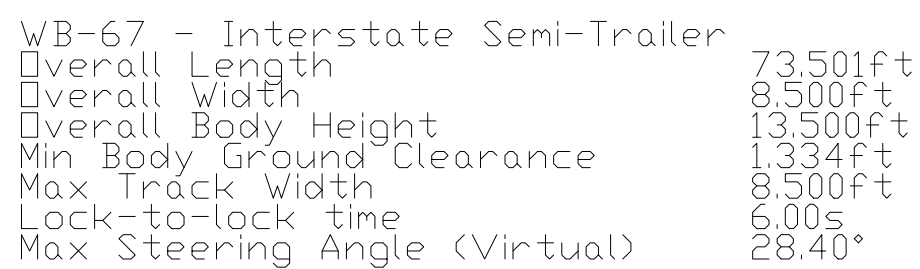
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C-5.4 OF

13

JOB No.  
23004

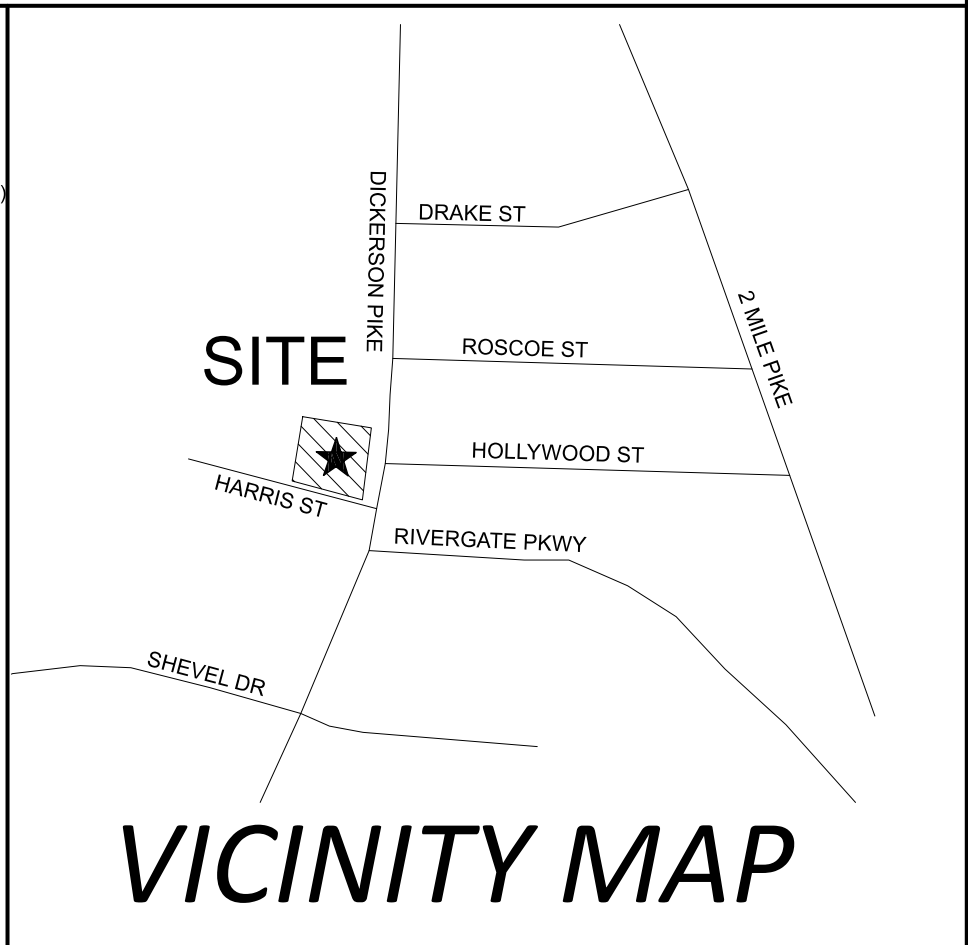


1. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS BEFORE BEGINNING CONSTRUCTION.
2. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CITY CONSTRUCTION INSPECTION OFFICE & ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
4. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES PRIOR TO INITIATING CONSTRUCTION. SEE SPECIFIC NOTES, DRAWINGS, & DETAILS FOR MEASURES REQUIRED.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING ANY CONSTRUCTION.
6. ANY EXISTING ASPHALT PAVEMENT, PRIVACY FENCES AND WALLS, CONCRETE CURBS, OR SIDEWALKS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY TRENCH STABILIZATION REQUIRED BY OSHA CONSTRUCTION STANDARD FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART F.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION RELATED SURVEYING, INCLUDING ALL LAYOUT AND GRADE STAKING, THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR GEOTECHNICAL TESTING.
9. THE CONTRACTOR SHALL NOTIFY THE CITY A MINIMUM OF 24 HOURS PRIOR TO BEGINNING CONSTRUCTION.
10. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% PROCTOR DENSITY (ASTM D-98) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED EIGHT (8) INCHES OF COMPACTED THICKNESS.
11. ALL NEWLY CUT OR FILLED AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEEDERED, MULCHED FERTILIZED AND OR SODDEN AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
12. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERIMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES CALL T1 ONE CALL AT 811.
13. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
14. EXISTING SITE CONDITIONS AND TOPOGRAPHY SHOWN ON THIS PLAN ARE TAKEN FROM A FIELD RUN TOPOGRAPHIC SURVEY FROM L.I. SMITH AND ASSOCIATES.



|   |                |                 |             |   |
|---|----------------|-----------------|-------------|---|
| 1 | 722546.8710000 | 1758298.8940000 | 499.6170000 | C |
| 3 | 722569.7130000 | 1758112.5150000 | 500.0210000 | C |

A vicinity map showing the location of the site. The site is marked with a star and labeled "SITE". Major roads include Dickerson Pike, Harris St, Drake St, Roscoe St, Hollywood St, Rivergate Pkwy, and Shevel Dr. A scale bar indicates 1 mile.



**DOLLAR TREE  
DICKERSON PIKE  
GOODLETTSVILLE, TN**

## PROJECT

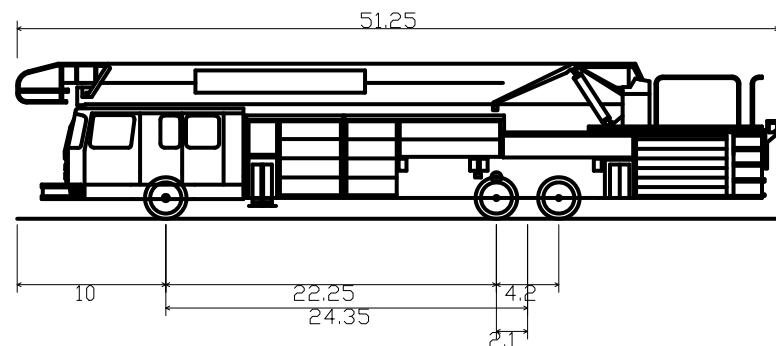
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| REVISION DATES   |
| OCTOBER 25, 2023 |
| DATE             |
| OCTOBER 2, 2023  |
| SHEET            |
| C-6.0            |
| 13               |
| JOB No.          |
| 23004            |



GENERAL CONSTRUCTION NOTES

1. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS BEFORE BEGINNING CONSTRUCTION.
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10-25-23:  
(1) ADDRESSED CITY COMMENTS--INITIAL SUBMITTAL

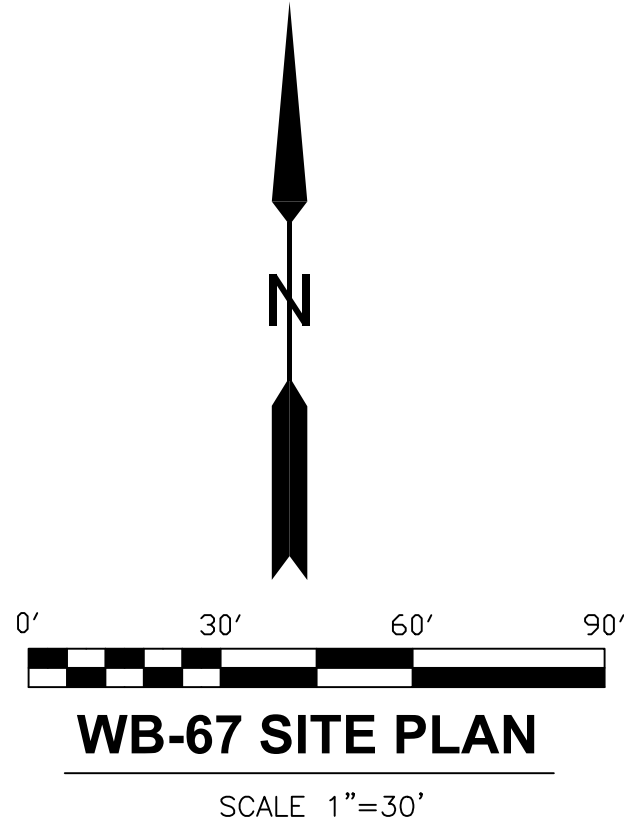
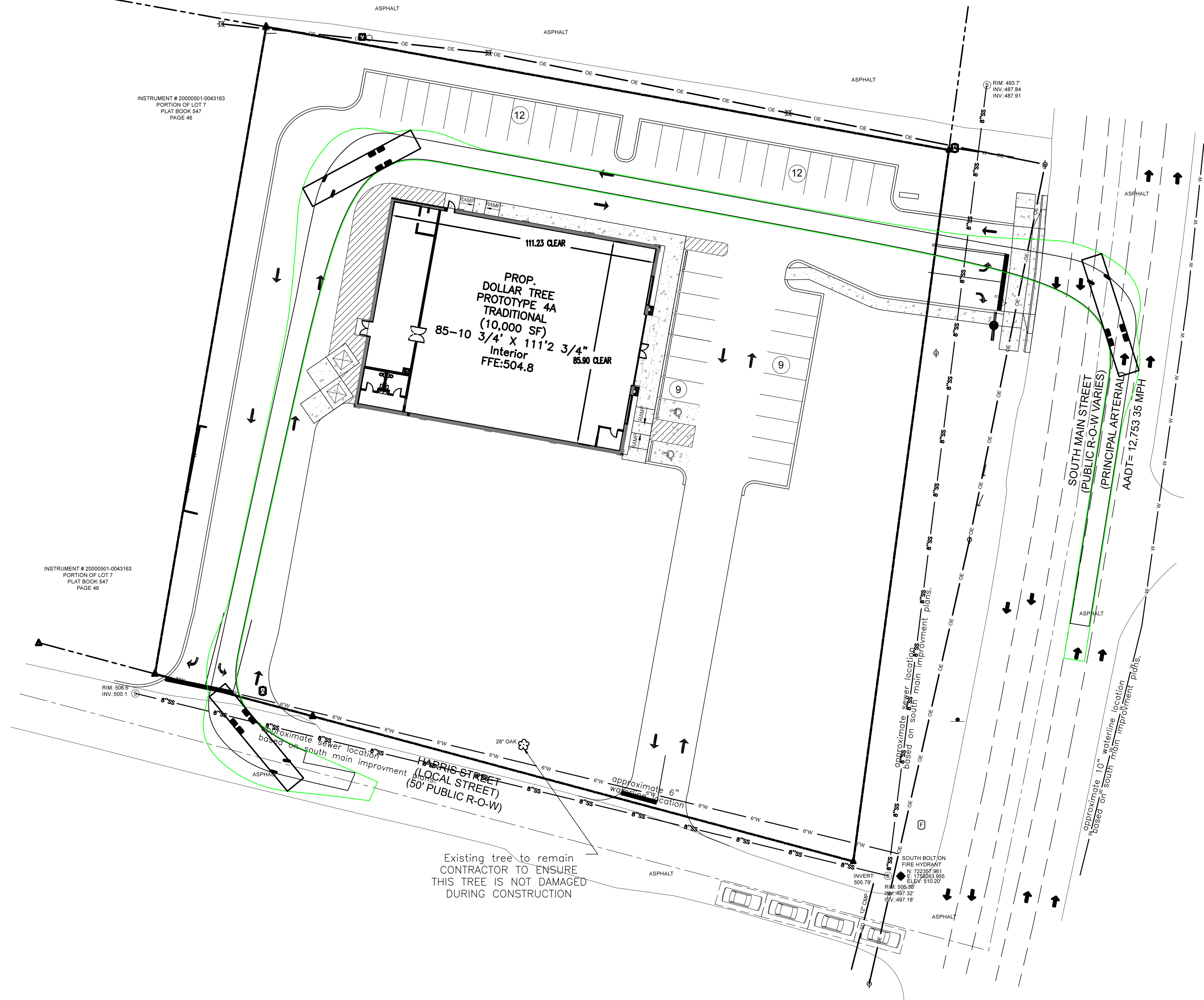


GOODLETTSVILLE FIRE TRUCK  
Overall Length 51.25ft  
Overall Width 8.68ft  
Overall Body Height 10.43ft  
Min Body Ground Clearance 0.86ft  
Track Width 8.00ft  
Lock-to-lock time 5.00s  
Max Wheel Angle 42.00°

Bullet Legend

14  
C2.0  
Detail #14  
Sheet C2.0

THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.



**Owner/Developer Info:**  
R&C ENTERPRISES  
RICK MORROW, DEVELOPER  
901 WEST MAIN STREET  
HOHENWALD, TN 38462

**Land Data:**  
Zoning: CBL (COMMERCIAL SERVICES LIMITED)  
Area: 1.95 Ac. +/-

**Floodplain Note:**  
THIS SITE LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA COMMUNITY PANEL 47037CD129J DATED FEBRUARY 25, 2022.

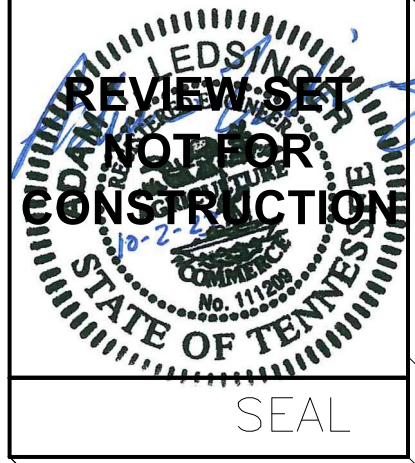
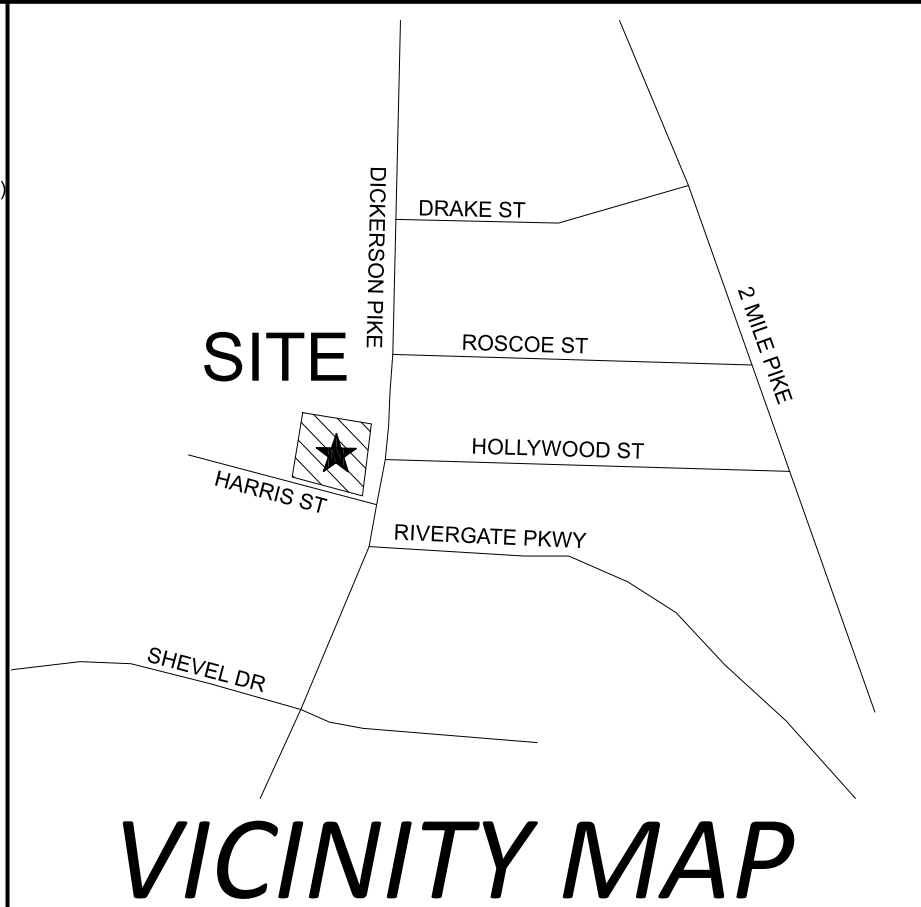
**Total Floor Area:**  
Proposed: Total 10,119 S.F.

**Deed Reference:**  
LOTS 1, 2, AND 3 OF  
J.W. HARRIS' SUBDIVISION  
PLAT BOOK 547, PAGE 46

**Yard Requirements:**  
Front: 15'  
Side: 15'  
Rear: 10'

**Intended Use:**  
RETAIL

**Parking:**  
TOTAL SPACES REQUIRED: 39  
TOTAL SPACES PROVIDED: 42 (2 HANDICAP)

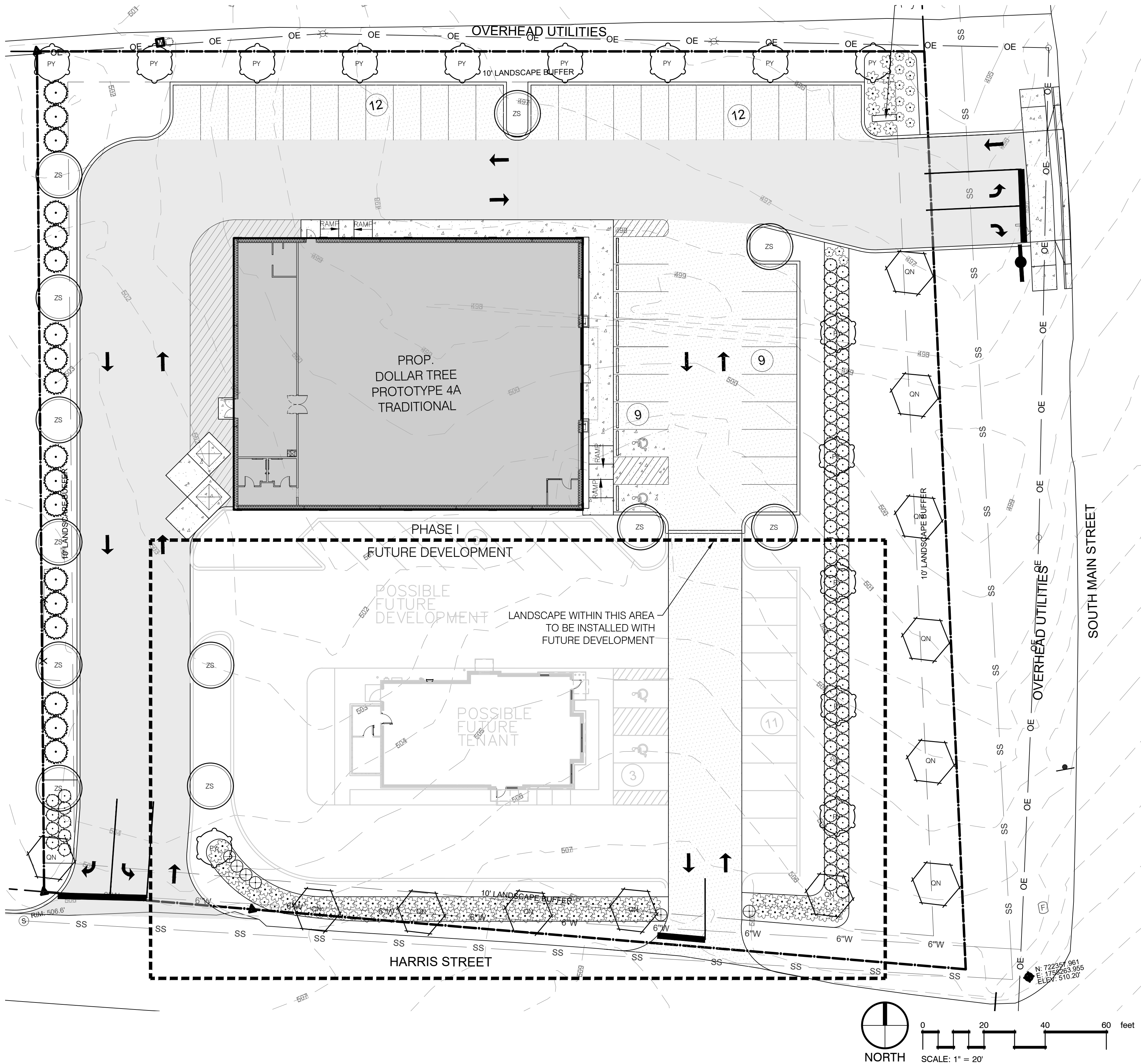


**MBACIVIL**  
ENGINEERING, LLC  
P.O. BOX 601 759 TIMBER RIDGE DR. LEXINGTON, TN 38351  
VOICE 731-265-6827 adam@mbacivil.net

**DOLLAR TREE  
DICKERSON PIKE  
GOODLETTSVILLE, TN**

|                  |  |
|------------------|--|
| PROJECT          |  |
| REVISION DATES   |  |
| OCTOBER 25, 2023 |  |
| DATE             |  |
| OCTOBER 2, 2023  |  |
| SHEET            |  |
| C-6.1            |  |
| 13               |  |
| JOB No.          |  |
| 23004            |  |





**DOLLAR TREE**

SITE DATA  
SITE AREA: 1.95 ACRES  
SITE ZONING:

**LANDSCAPE REQUIREMENTS**

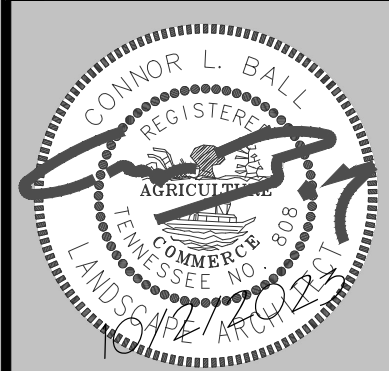
|                                                                                                                                                 | CALIPER INCH.<br>REQUIRED | TREES<br>REQUIRED | TREES<br>PROPOSED | TOTAL CALIPER<br>INCH. PROVIDED |
|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------|-------------------|---------------------------------|
| TREES                                                                                                                                           |                           |                   |                   |                                 |
| A.C.I. 70 CALIPER INCHES PER ACRE:<br>70 x 1.95                                                                                                 | 136.5                     |                   | 0                 | 138.0"                          |
| EXISTING TREES (50% OF TREE SIZE)<br>2" CALIPER:                                                                                                |                           |                   | 18                | 36"                             |
| 50% REQUIRED 3" CALIPER:                                                                                                                        | 68.25"                    | 23                | 24                | 72"                             |
| 20% MIN. TO 50% MAX. 2" ORNAMENTAL TREES:                                                                                                       | 28"-69"                   | 7-19              | 15                | 30"                             |
| 1 SHADE TREE PER 40 LF OF PLANTABLE ROW<br>HARRIS STREET (217 LF)<br>SOUTH MAIN STREET (252 LF)                                                 |                           | 6<br>7            | 6<br>7            |                                 |
| REPLACEMENT CALIPER INCHES                                                                                                                      | 0"                        | 0                 | 0                 | 0"                              |
| SHRUBS                                                                                                                                          |                           |                   |                   |                                 |
| (1) SHRUB PER 2 LINEAR FEET OF PAVEMENT PARALLEL TO ROADWAYS<br>HARRIS STREET: (175 LF)(1 Shrub/2 LF)<br>SOUTH MAIN STREET (230 LF)(1Shrub/2LF) |                           | 88<br>115         | 88<br>115         |                                 |

- 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:  
**DOLLAR TREE**  
GOODLETTSVILLE, TENNESSEE



Job # - 23267

BY: cb

**LANDSCAPE PLAN**

**L1.1**



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:

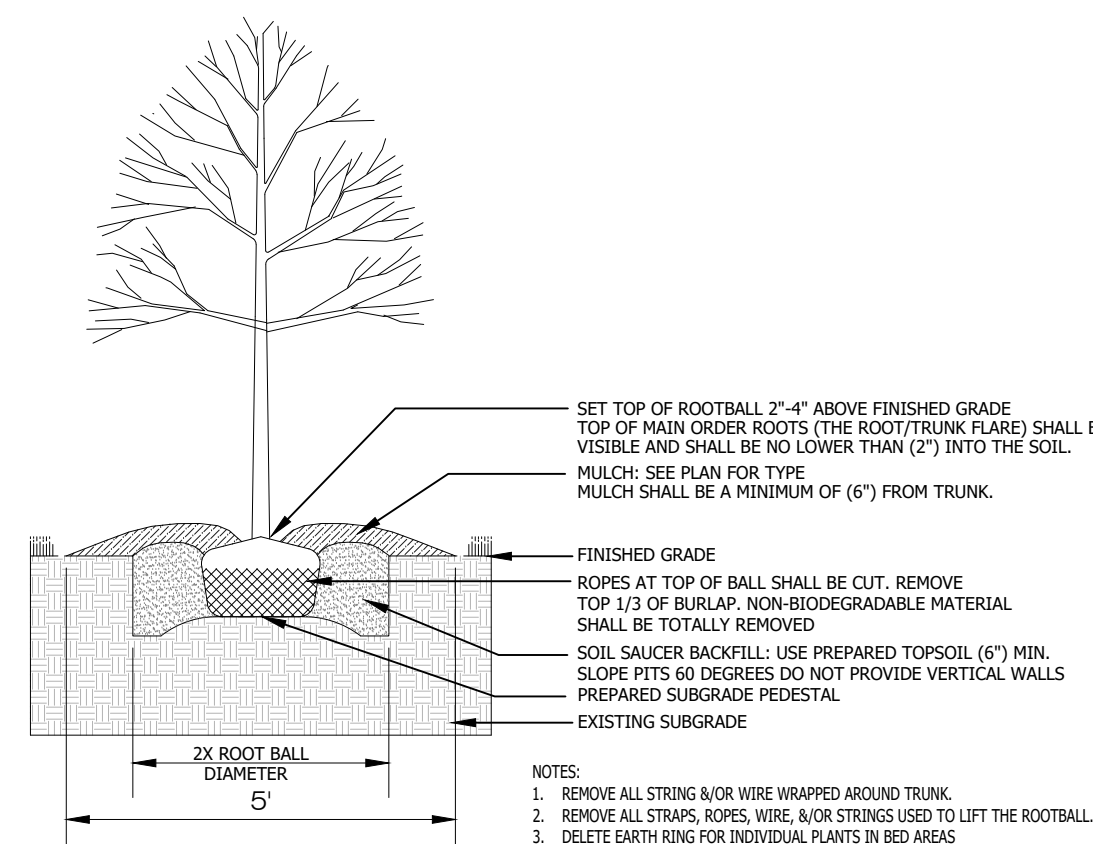
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
  - a. The fork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

DEFICIENCIES NOT ACCEPTED:

1. Tip dieback on 5% of branches
2. Crown thin/sparsely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

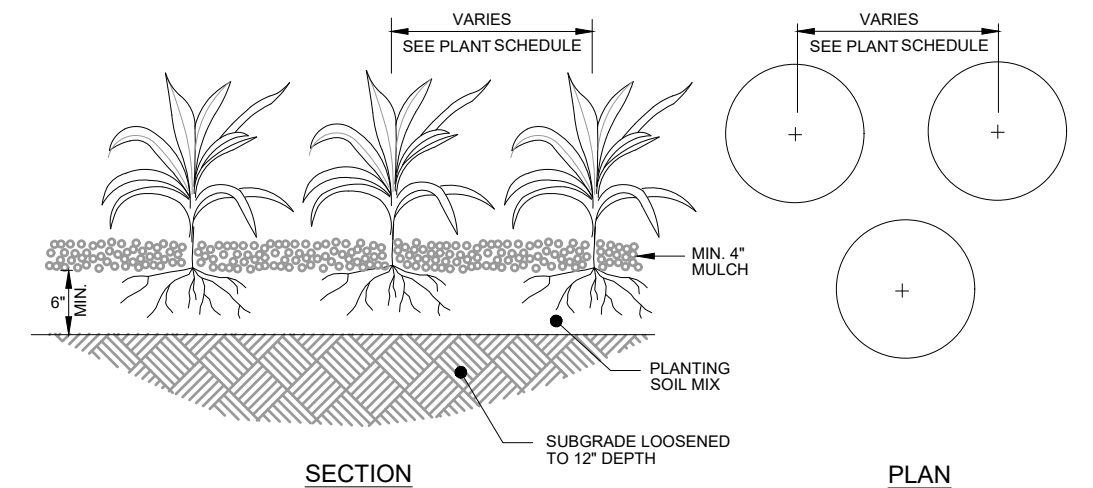
PLANTING NOTES:

1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. 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.
4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
6. 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.
7. Multiple plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications.
9. Discard any material which turns brown or decolates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Maintain all plant material and lawns until project is accepted in full by the City.
11. Guarantee all workmanship and materials for a period of 1 calendar year.
12. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
13. 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 18" min. diameter tree pit.
14. All plant material shall be from a reputable source, representative 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.
15. 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:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. 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.
4. All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch.
5. Existing ground 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.
6. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indentation to be repaired.
7. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
8. Sod to be delivered fresh (not 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.
9. All sod to be delivered to the site with the topsoil. There shall be no gaps between sod joints.
10. Planting mix to be provided as specified in the landscape specifications.
11. 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.
12. 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 the owner.
13. 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.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All trees and shrubs shall be coordinated with lighting plan prior to installation.
15. All shrubs to be 3' back of curb.
16. All areas of disturbance outside of landscape beds shall be repaired with turf.
17. 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

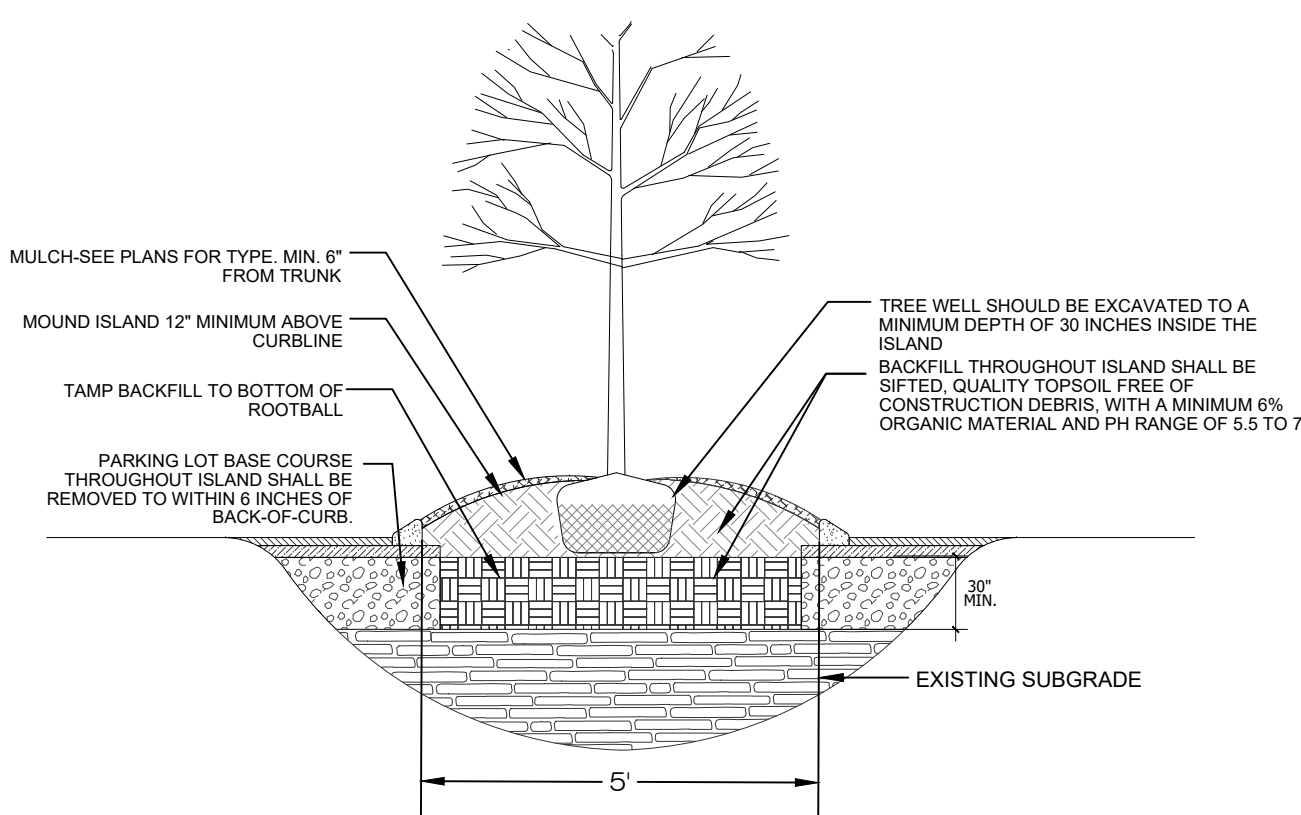
1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

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

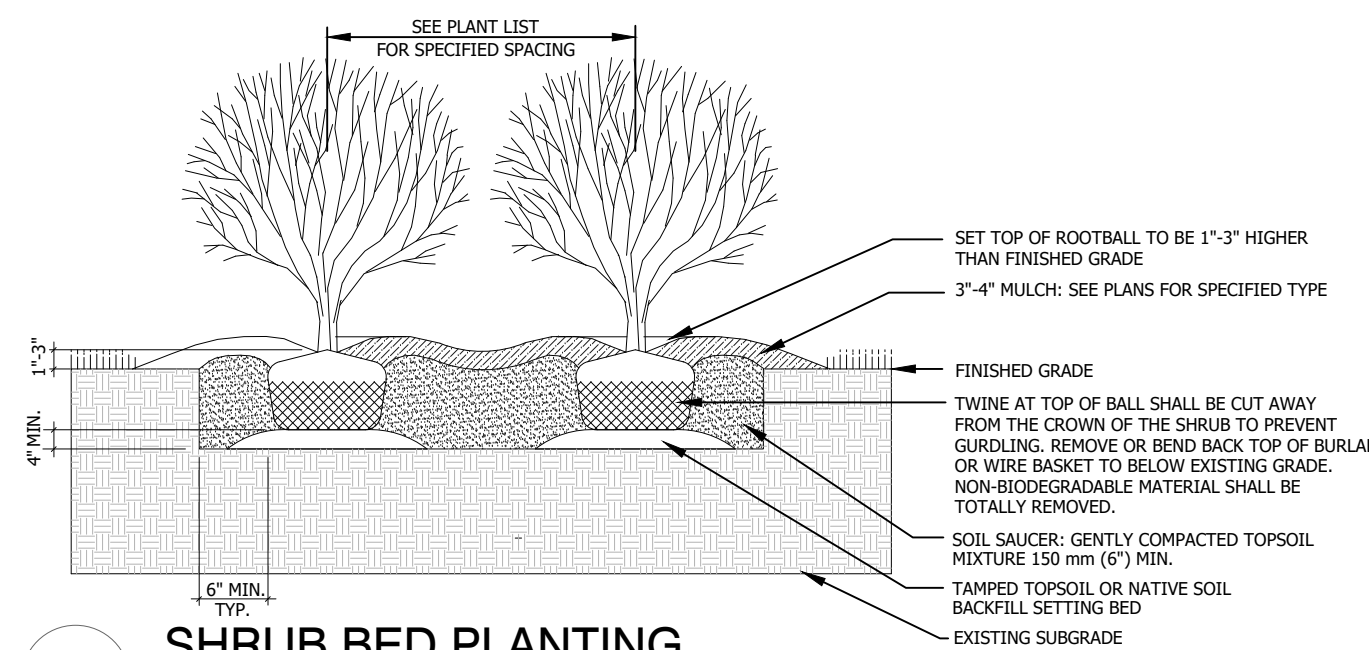
## TO AVOID OVERHEAD UTILITY CONFLICTS

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.

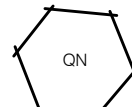
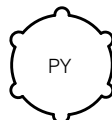


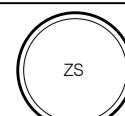
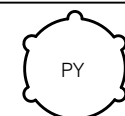
## PARKING ISLAND TREE PLANTING

### FOR PARKING LOT ISLAND OR MEDIAN



## SHRUB BED PLANTING

| PLANT SCHEDULE PHASE I                                                              |     |                                                                                                                                          |              |       |            |
|-------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------|------------|
| TREES                                                                               | QTY | COMMON / BOTANICAL NAME                                                                                                                  | CONT         | CAL   | SIZE       |
|  | 18  | Nellie R. Stevens Holly / Ilex x 'Nellie R. Stevens'<br>Full to Base. Full Dense Form.<br>Matched. See Tree Specifications               | B & B        | 2"Cal | 6'-8' HT   |
|  | 7   | Nuttall Oak / Quercus nuttallii<br>5' Clear Trunk. Evenly Branched. Full Symmetrical<br>Crown. See Tree Specifications                   | B & B        | 3"Cal | 12'-14' HT |
|  | 10  | Green Vase Zelkova / Zelkova serrata 'Green Vase'<br>5' Clear Trunk. Evenly Branched. Full Symmetrical<br>Crown. See Tree Specifications | B & B        | 3"Cal | 12'-14' HT |
| ORNIMENTAL TREES                                                                    | QTY | COMMON / BOTANICAL NAME                                                                                                                  | CONT         | CAL   | SIZE       |
|  | 11  | Yoshino Cherry / Prunus x yedoensis<br>4' Clear Trunk. Evenly Branched. Full Symmetrical<br>Crown. See Tree Specifications.              | B & B        | 2"Cal | 10'-12' HT |
| SHRUBS                                                                              | QTY | COMMON / BOTANICAL NAME                                                                                                                  | HT / CONT.   | WIDTH |            |
|  | 13  | Rose Creek Abelia / Abelia x grandiflora 'Rose Creek'<br>Full, Dense, Well Rooted                                                        | #3 Container |       |            |
|  | 49  | Blue Princess Holly / Ilex x meserveae 'Blue Princess' TM<br>Full, Dense Form. Upright Growth. 1 Male                                    | 24" HT       |       |            |
|  | 9   | Sea Green Juniper / Juniperus chinensis 'Sea Green'<br>Full. Heavy. Well Branched.                                                       | #5 Container |       |            |

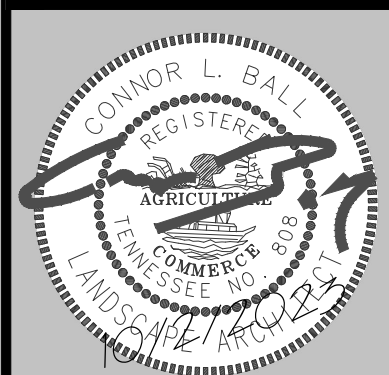
| PLANT SCHEDULE FUTURE                                                                 |     |                                                                                                                                       |              |       |            |
|---------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------|--------------|-------|------------|
| TREES                                                                                 | QTY | COMMON / BOTANICAL NAME                                                                                                               | CONT         | CAL   | SIZE       |
|    | 5   | Nuttall Oak / Quercus nuttallii<br>5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications                   | B & B        | 3'Cal | 12'-14' HT |
|    | 2   | Green Vase Zelkova / Zelkova serrata 'Green Vase'<br>5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications | B & B        | 3'Cal | 12'-14' HT |
| ORNIMENTAL TREES                                                                      | QTY | COMMON / BOTANICAL NAME                                                                                                               | CONT         | CAL   | SIZE       |
|    | 4   | Yoshino Cherry / Prunus x yedoensis<br>4' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.              | B & B        | 2'Cal | 10'-12' HT |
| SHRUBS                                                                                | QTY | COMMON / BOTANICAL NAME                                                                                                               | HT / CONT.   | WIDTH |            |
|    | 9   | Rose Creek Abelia / Abelia x grandiflora 'Rose Creek'<br>Full; Dense; Well Rooted                                                     | #3 Container |       |            |
|    | 6   | Limelight Prime Hydrangea / Hydrangea paniculata 'Limelight Prime'<br>Full; Dense Form                                                | #3 Container |       |            |
|   | 52  | Blue Princess Holly / Ilex x meserveae 'Blue Princess' TM<br>Full; Dense Form. Upright Growth. 1 Male                                 | 24" HT       |       |            |
|  | 78  | Sea Green Juniper / Juniperus chinensis 'Sea Green'<br>Full. Heavy. Well Branched.                                                    | #5 Container |       |            |

PLAN NOTES:

1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
2. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
3. ALL TREES AND SHRUBS SHALL BE PLANTED 3' BEHIND BACK OF CURB.
4. ALL AREAS OF DISTURBANCE SHALL BE SEEDDED 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

PROPOSED SITE FOR:  
**DOLLAR TREE**  
GOODLETTSVILLE, TENNESSEE



Job # - 23267

BY: cb



| Lighting Fixture Schedule                                                         |       |          |                   |                           |                                                                                              |         |
|-----------------------------------------------------------------------------------|-------|----------|-------------------|---------------------------|----------------------------------------------------------------------------------------------|---------|
| Symbol                                                                            | Label | Quantity | Manufacturer      | Catalog Number            | Description                                                                                  | Wattage |
|  | S1    | 2        | Lithonia Lighting | RSX2 LED P1 40K R4 HS     | RSX LED Area Luminaire Size 2 P1 Lumen Package 4000K CCT Type R4 Distribution with HS shield | 72.06   |
|  | S2    | 2        | Lithonia Lighting | RSX2 LED P2 40K R4 HS     | RSX LED Area Luminaire Size 2 P2 Lumen Package 4000K CCT Type R4 Distribution with HS shield | 114.07  |
|  | S3    | 1        | Lithonia Lighting | RSX2 LED P2 40K R5        | RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R5 Distribution                      | 114.07  |
|  | S4    | 1        | Lithonia Lighting | RSX2 LED P3 40K R4        | RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R4 Distribution                      | 149.98  |
|  | S5    | 2        | Lithonia Lighting | RSX2 LED P3 40K R5        | RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution                      | 149.98  |
|  | W1    | 17       | LSI INDUSTRIES    | XPWS3-WT-LED-48-350-NW-UE |                                                                                              | 55      |
|  | S6    | 1        | Lithonia Lighting | RSX2 LED P3 40K R4 HS     | RSX LED Area Luminaire Size 2 P3 Lumen Package 4000K CCT Type R4 Distribution with HS shield | 149.98  |

TYPE 'S1', 'S2', 'S3', 'S4', 'S5', & 'S6' FIXTURES:

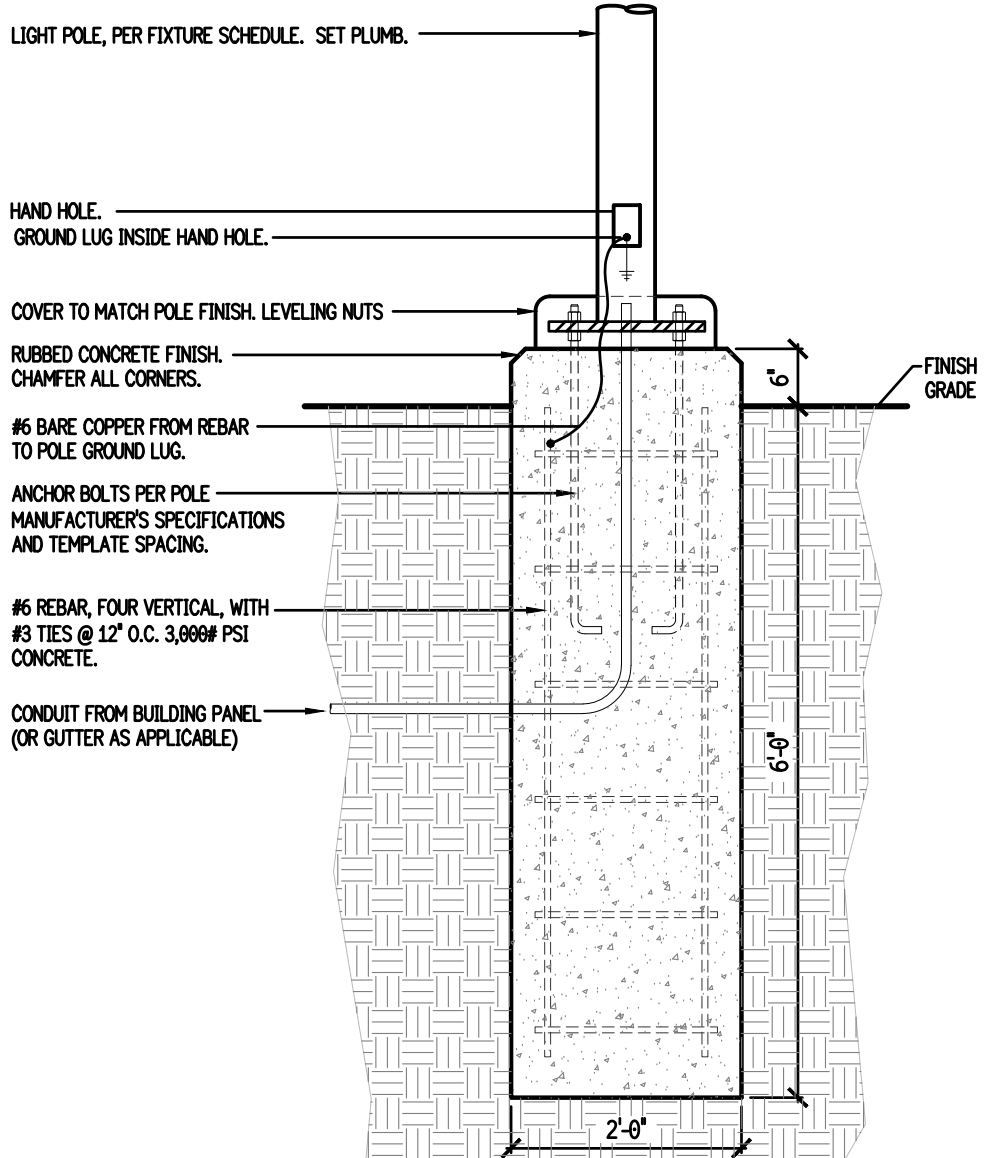


RSX2 LED Area Luminaire



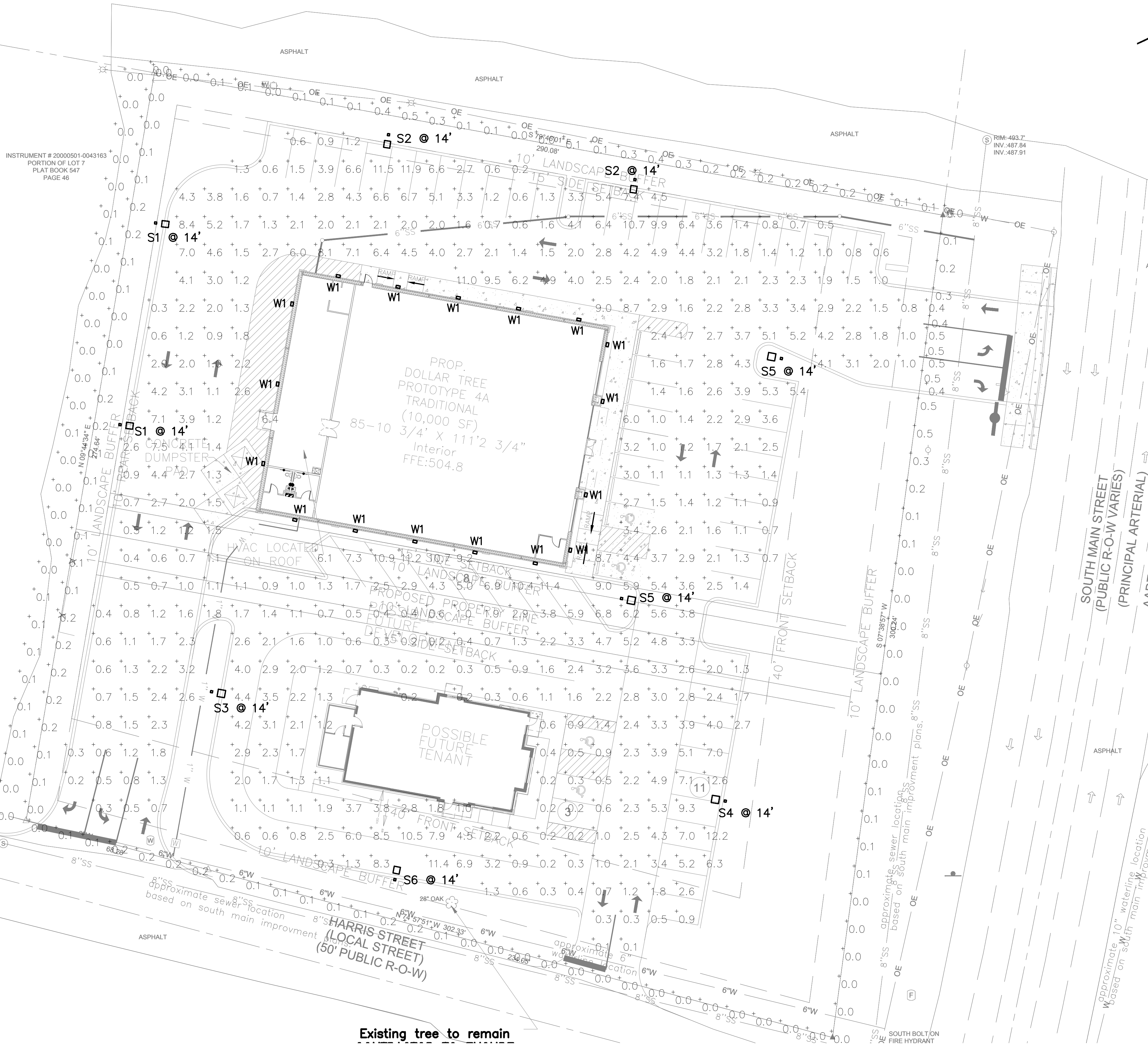
TYPE 'W1' FIXTURE:

Patriot Wall Sconce (XPWS3)  
Outdoor Wall Sconce



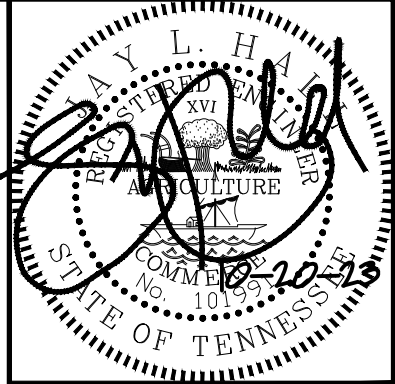
POLE BASE DETAIL  
SCALE: NTS

INSTRUMENT # 20000501-0043163  
PORTION OF LOT 7  
PLAT BOOK 547  
PAGE 46



Existing tree to remain  
SITE PHOTOMETRIC PLAN  
SCALE: 1" = 20'-0"

| Statistics                                |        |        |         |        |         |         |
|-------------------------------------------|--------|--------|---------|--------|---------|---------|
| Description                               | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
| Parking and Drive                         | +      | 2.7 fc | 12.6 fc | 0.1 fc | 126.0:1 | 27.0:1  |
| PROPERTY LINE – COMMERCIAL                | +      | 0.1 fc | 0.5 fc  | 0.0 fc | N/A     | N/A     |
| PROPERTY LINE – RESIDENTIAL               | +      | 0.1 fc | 0.2 fc  | 0.0 fc | N/A     | N/A     |
| RESIDENTIAL CALC (10' FROM PROPERTY LINE) | +      | 0.0 fc | 0.1 fc  | 0.0 fc | N/A     | N/A     |



COMMENT:

DATE:

REVISION:

SHEET TITLE: SITE PHOTOMETRIC PLAN

PROJECT: DOLLAR TREE  
417 S. Main Street  
Goodlettsville, TN

DW COLLIER  
ENGINEERING, INC.  
720 BROADWAY STREET  
SUITE 100  
SOUTH FULTON, TN 37227  
PH: (731) 475-2115  
www.dwcolliereng.com

COLLIER

ORIGINAL ISSUE DATE: 10-20-2023

SCALE: AS SHOWN

CHECKED: JLH  
APPROVED: JLH

DRAWN BY: JRP

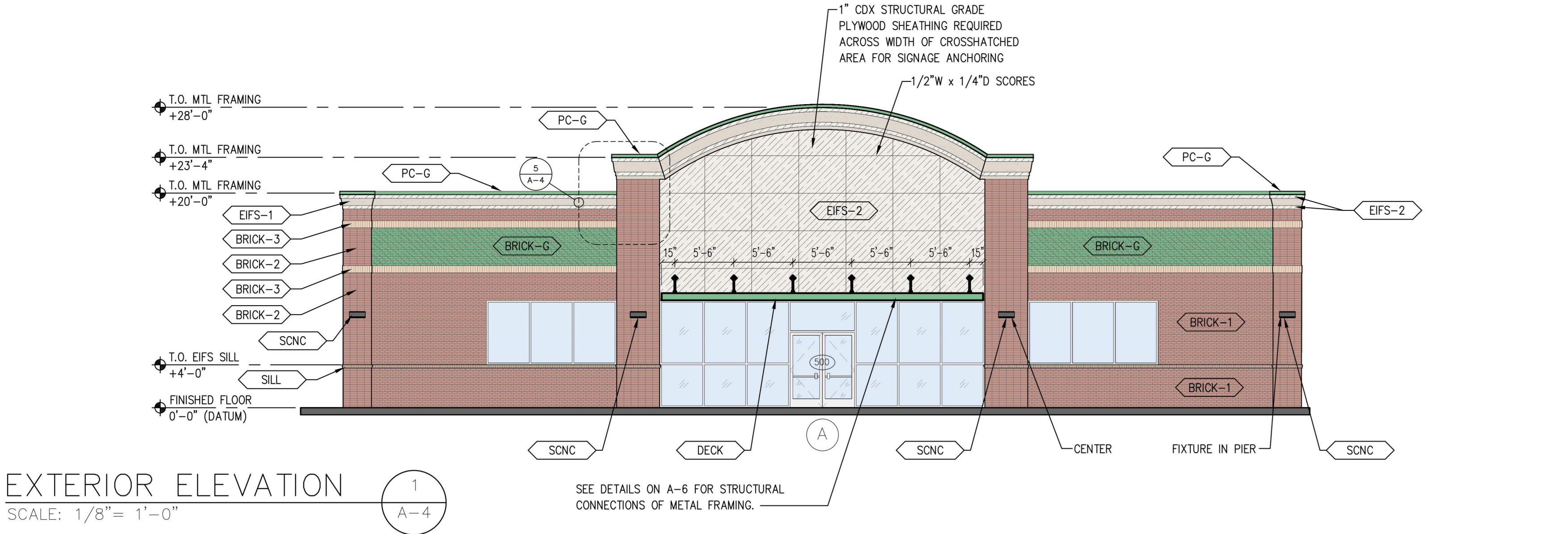
NOTICE  
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PROJECT NUMBER:  
23-087

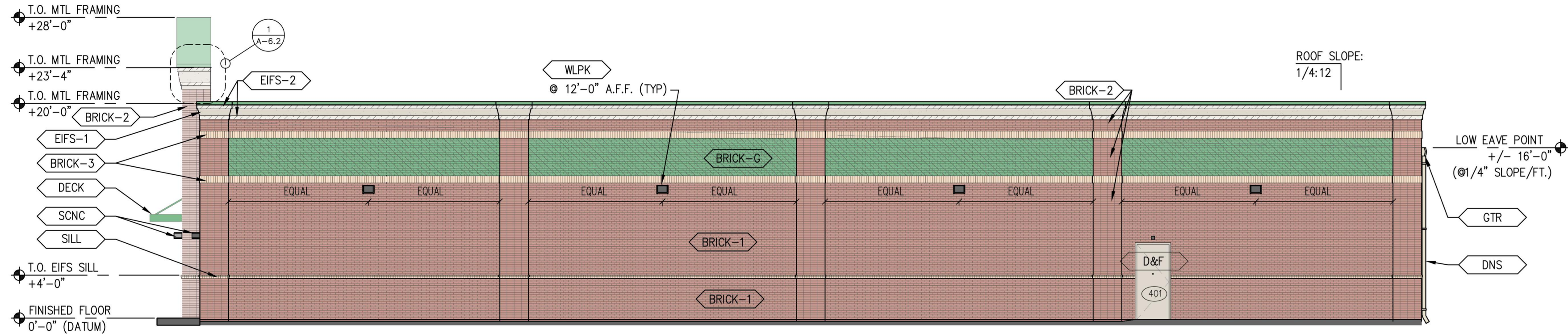
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E-1.0

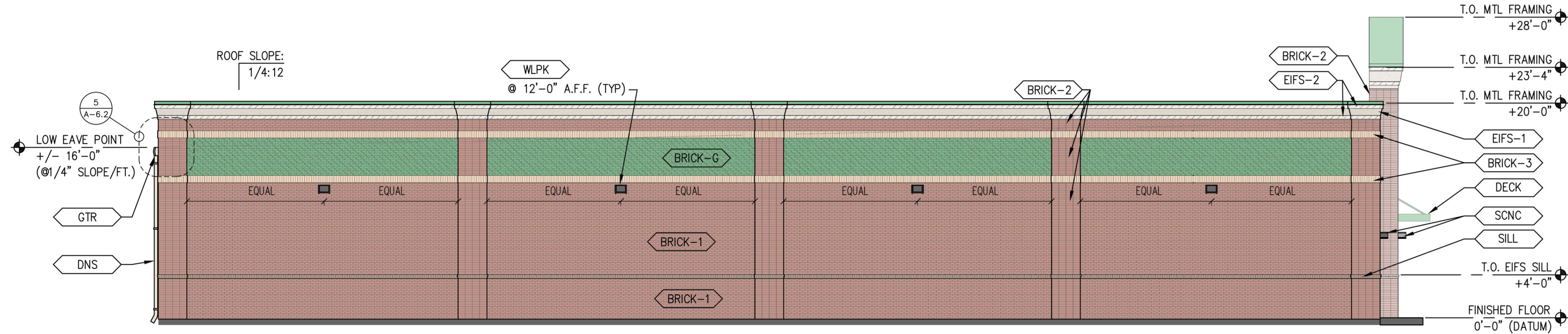




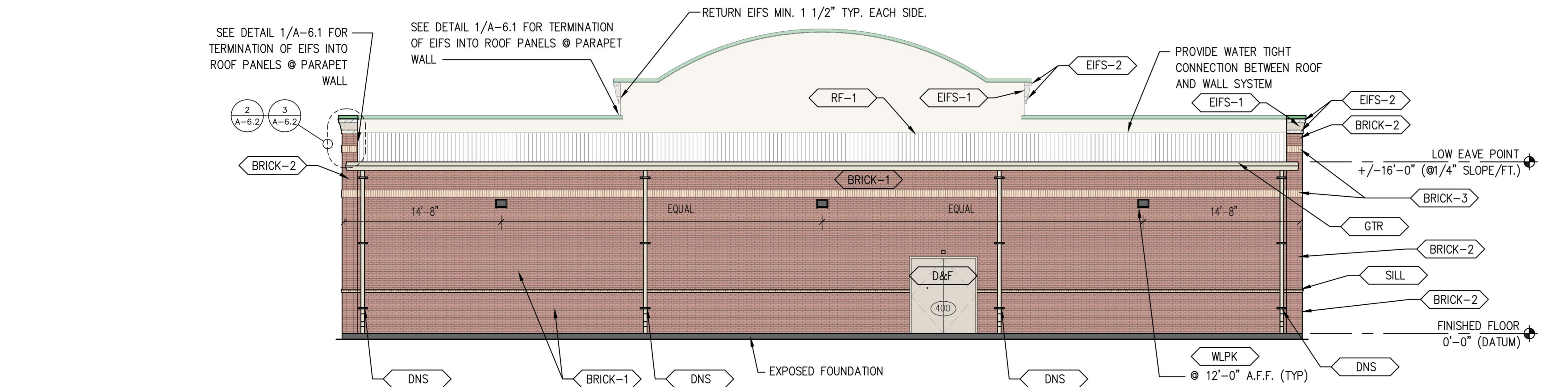
EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



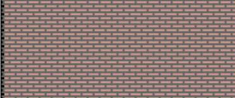
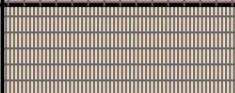
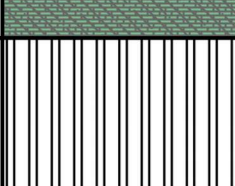
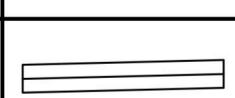
EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



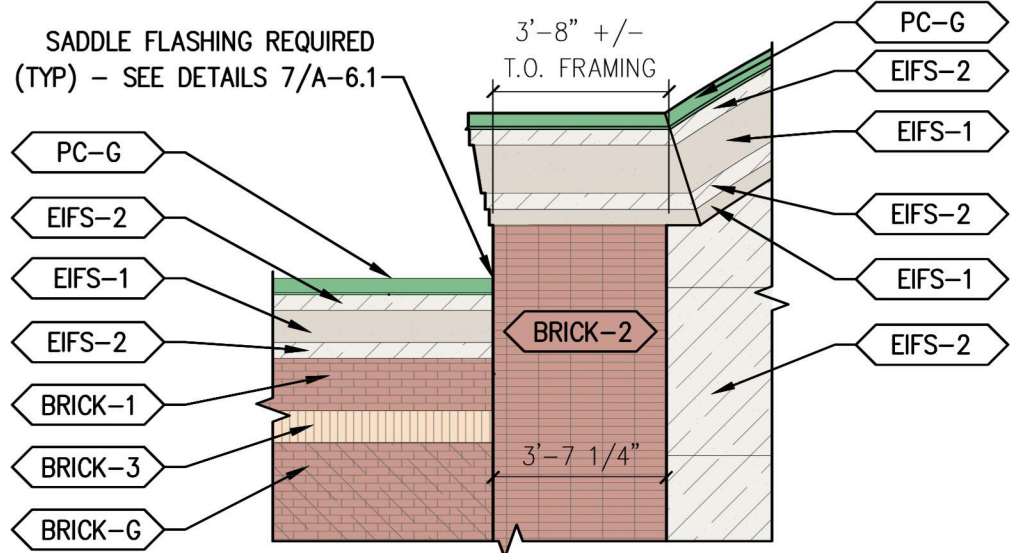
EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



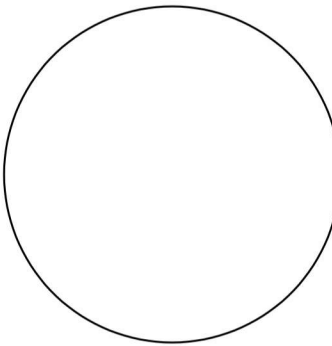
EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

| EXTERIOR FINISH SCHEDULE                                                              |                                                                                      |                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| KEYNOTE                                                                               | HATCH                                                                                | DESCRIPTION                                                                                                                                           | COLOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| BRICK-1                                                                               |   | BRICK - RUNNING BOND                                                                                                                                  | HANSON BRICK CAROLINA COLLECTION RED WIRE CUT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| BRICK-2                                                                               |   | BRICK - STACK BOND                                                                                                                                    | HANSON BRICK CAROLINA COLLECTION RED WIRE CUT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| BRICK-3                                                                               |   | BRICK - SOLDIER COURSE                                                                                                                                | HANSON BRICK CAROLINA COLLECTION PALOMINO WIRE CUT MEDIUM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| EIFS-1                                                                                |   | EIFS - COLOR 1 (FINISH - PRODUCT STO 310)                                                                                                             | STO 'SANDSTONE' 93860 (NA10-0052)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| EIFS-2                                                                                |   | EIFS - COLOR 2 (FINISH - PRODUCT STO 310)                                                                                                             | STO 'SMOKED PUTTY' 93240 (NA10-0053)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| BRICK-G                                                                               |   | BRICK - RUNNING BOND - ACCENT COLOR                                                                                                                   | SHERWIN WILLIAMS 'ENVY' 6925 LVR 18%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PNL-1                                                                                 |   | 1 1/8" 26 GAUGE MBCI AVP METAL WALL PANEL (PROVIDED BY METAL BUILDING MANF.)                                                                          | MBCI SIGNATURE 200 - 'LIGHT STONE'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| RF-1                                                                                  |   | 3" - 24 GAUGE DOUBLE LOK GALVALUME METAL ROOF SYSTEM                                                                                                  | SOLAR WHITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| SILL                                                                                  |   | 2 ROWLOCK BRICK COURSES                                                                                                                               | HANSON BRICK CAROLINA COLLECTION PALOMINO WIRE CUT MEDIUM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| RAKE                                                                                  |   | SCULPTURED RAKE TRIM (PROVIDED BY METAL BUILDING MANF.)                                                                                               | MBCI SIGNATURE 200 - 'LIGHT STONE'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PC-G                                                                                  | N/A                                                                                  | 24 GAUGE KYNAR COATED METAL COPING (PROVIDED BY METAL BUILDING MANF.)                                                                                 | SHERWIN WILLIAMS 'ENVY' 6925 LVR 18%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| DNS                                                                                   | N/A                                                                                  | GALVANIZED METAL DOWNSPOUT (SIZED & PROVIDED BY METAL BUILDING MANF.)                                                                                 | MBCI SIGNATURE 200 - 'LIGHT STONE'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| GTR                                                                                   | N/A                                                                                  | GALVANIZED METAL GUTTER (SIZED & PROVIDED BY METAL BUILDING MANF.)                                                                                    | MBCI SIGNATURE 200 - 'LIGHT STONE'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| DECK                                                                                  | N/A                                                                                  | 3'-0" METAL DECK CANOPY - HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED & INSTALLED BY SIGN VENDOR - GC TO PROVIDE & INSTALL WALL BOLTS (SEE 4 ON A-6) | SHERWIN WILLIAMS 'ENVY' 6925 LVR 18%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| WLPK                                                                                  |   | LED EXTERIOR WALL PACK LIGHT @ 12'-0" A.F.F. (SEE ELECTRICAL)                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| SCNC                                                                                  |  | LSI LED PATRIOT WALL SCONCE @ 8'-8" A.F.F. (SEE ELECTRICAL)                                                                                           | BRZ - 'BRONZE'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| D&F                                                                                   | N/A                                                                                  | STEEL DOOR & HOLLOW METAL FRAME                                                                                                                       | SHERWIN WILLIAMS - SW7037 'BALANCED BEIGE'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|  | STOREFRONT TYPE (REFER TO SHEET A-7)                                                 |                                                                                                                                                       | <div>PAINTING NOTES:</div> <div>CMU-</div> <div>(1) COAT OF S-W LOXON BLOCK SURFACER A24W200 (OR EQUAL).</div> <div>DUMPSTER ENCLOSURE-</div> <div>(2) COATS OF S-W CONFLX XL ELASTOMERIC HIGH BUILD COATING, A5-400 SERIES (OR EQUAL)</div> <div>METAL-</div> <div>(2) COATS OF S-W METALTEX ACRYLIC SEMI-GLOSS (B42 SERIES)</div> <div>LINTELS-</div> <div>PAIN</div> <div>PAINT STOREFRONT LINTELS PER 'METAL' NOTE ABOVE WITH SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 AFTER PRIMING WITH (1) COAT OF S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (B66-310 SERIES)</div> |
|  | DOOR NUMBER (REFER TO SHEET A-7)                                                     |                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                       |                                                                                      |                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| MATERIAL PERCENTAGES |        |     |     |     |
|----------------------|--------|-----|-----|-----|
| MATERIAL             | FACADE |     |     |     |
|                      | 1      | 2   | 3   | 4   |
| EIFS                 | 27%    | 7%  | 7%  | 1%  |
| BRICK                | 42%    | 78% | 78% | 99% |
| BRICK ACCENT COLOR   | 8%     | 15% | 15% | 0%  |
| GLASS                | 23%    | 0%  | 0%  | 0%  |



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



REVISIONS:

| DELTA | DESCRIPTION | DATE |
|-------|-------------|------|
|-------|-------------|------|

DATE OF ISSUE: 10.21.2023

MA PROJECT NO: 0362-22

PROJECT PHASE: CD

DRAWN BY: TH

BUILDING ELEVATIONS