

CITY OF GOODLETTSVILLE PLANNING COMMISSION

REVISED MEETING AGENDA

Monday May 6, 2024 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of May 6, 2024 Agenda

ITEM#2 Approval of April 1, 2024 Meeting Minutes

ITEM#3 Public Forum on Planning Related Topics

ITEM#4 Long Hollow Pike Rezone/ Green LID Design: Requests recommendation to the City Commission to amend the Zoning Map from R40, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan for *twenty (20)* attached residential units and one detached residential unit on 3.9 acres at 775 Long Hollow Pike. Property referenced as Sumner County Tax Map/Parcel# 14305301000. Property Owner: Lindsey and Johnathan Runion (5-24) **(Deferred at April 1, 2024 Meeting)**

ITEM#5 1000C Rivergate Mixed Use/ Smith Gee Studio: Request recommendation to the City Commission to amend the Zoning Map from CSL, Commercial Services Limited to RC1, Regional Center Planned Unit Development and preliminary master plan approval for 340 multi-family residential units, 17,000 sq.ft. of commercial use space, and a 60,000 sq.ft. hotel on 11.82 Acres on Rivergate Parkway. Properties referenced as Davidson County Tax Map/Parcel# 02614002400 and 02614003100. Property Owner: MRH Rivergate LLC (7-24)

ITEM#6 Stone Bridge Lots/Holladay Ventures: Request final master plan revision approval for revised site grading design and landscaping improvements for 311 multi-family apartment units and 6,000 sq. ft. of commercial space on 19.22 acres at 619 N. Main Street/ Hwy 41/SR-11. The property is zoned HDRPUD, High Density Residential Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 01812006900. Property Owner: Stone Bridge Lofts Condominiums (# 12-20)

ITEM# 7 Echo Hills Estates Master Plan/Forestar Communities: Requests extension of April 5, 2021 approval of final master /construction plans for phase five (5) and phase six (6) including sixty-one (61) single family home lots on 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner-Vista Land Co, LLC (# 07-19)

ITEM#8 Community Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-209 (3)(B) and 14-209 (5)(b)(ii) to reference the FEMA, Federal Emergency Management Agency- National Flood Insurance Program revised Flood Insurance Study (FIS) dated June 20, 2024 and revised Flood Insurance Rate Map (FIRM) panels 47037C0137K and 47037C0136J dated June 20, 2024 and *include revised non-residential elevation requirements*.

ITEM#9 Community Development Services Staff: Request recommendation to the City Commission to amend the Design Guidelines to include prohibited types of exterior building and site lighting

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

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

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

CITY OF GOODLETTSVILLE PLANNING COMMISSION

STAFF AGENDA REPORT

Monday May 6, 2024 5:00 PM

ITEM#1 Approval of May 6, 2024 Agenda

STAFF NOTES:

The previously advertised Harris Street project is being redesigned due to storm drainage and stream improvement costs and the rezoning and project proposal will no longer be requested.

MOTION OPTIONS:

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

ITEM#2 Approval of April 1, 2024 Meeting Minutes

MOTION OPTIONS:

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

ITEM#3 Public Forum on Planning Related Topics

MOTION OPTIONS: N/A

ITEM#4 Long Hollow Pike Rezone/ Green LID Design: Requests recommendation to the City Commission to amend the Zoning Map from R40, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan for twenty (20) attached residential units and one detached residential unit on 3.9 acres at 775 Long Hollow Pike. Property referenced as Sumner County Tax Map/Parcel# 14305301000. Property Owner: Lindsey and Johnathan Runion (5-24) **(Deferred at April 1, 2024 Meeting)**

STAFF NOTES:

The agenda item was deferred at the March and April meetings.

The revised plan includes twenty (20) attached residential units and a loop roadway design. The building unit square footage proposal is 672 square feet per unit. The project includes thirty (36) parking spaces for twenty (20) units for 1.8 parking space per unit. The request is for a reduced parking ratio from the requirement of two (2) spaces per unit. The applicant's request for reduced parking is based on the proposed age group intended for the residential units. Revised building design photo samples were submitted, and a project design video link was provided. The link

shows the building design in relation to the site layout. The water utility service commitment letter was provided but a sewer service letter has not been provided. If the preliminary master plan is approved, the sewer service letter would need to be provided with City Commission review.

Staff discussed the proposed design with TDOT, Tennessee Department of Transportation representatives. The TDOT reps have requested the project access be from Long Hollow Pike/SR 174 due to their concerns with the limited separation distance from the intersection of Willis Branch Road/Long Hollow Pike and the parallel driveway connection. If the preliminary master plan is approved, a revised plan showing connection to Long Hollow Pike will need to be provided with the City Commission review. TDOT reps also requested the existing shared driveway connect into the main project access drive design and ensure easements are in place for the shared access.

Development proposal design link

<https://youtu.be/YEnlnO65pCU?si=G0rtipFcHWsW3DsU>

Additional Photo Examples









Goodlettsville Zoning Map- R-40, Low Density Residential

Adjacent Zoning Districts:

Bright Green- LDRPUD, Low Density Residential Planned Unit Development

Light Green- R-40, Low Density Residential

Light Blue- MDRPUD, Medium Density Residential Planned Unit Development (Second Phase of Copper Creek Project included 1.7 units per acre)

Light Brown- HDRPUD, High Density Residential Planned Unit Development (church property)

STAFF STIPULATIONS

1. Provide sewer utility service commitment letter to be submitted with City Commission review
2. Minimum building materials- per building photo examples provided by applicant include minimum eighty-five (85) percent brick or stone on building walls with remaining materials including EIFS or cement fiber board siding. The examples provided will define the architectural requirements for the proposed buildings.
3. Project buffer- review if north side buffer could be increased from five (5') feet to ten (10') feet. If preliminary master plan is approved, at final master plan will need to determine landscaping/solid fencing options depending on available buffer widths.
4. Revise plans per TDOT review with main access at the Long Hollow Pike/SR 174 connection with adjacent shared driveway connected into the main project drive with applicable easement.
5. Restrictive covenants/homeowner association guidelines. Per previous meeting discussion the project is intended to be a for sale product. If preliminary master plan is approved, provide covenants and guideline information with final master plan submittal

MOTION OPTIONS:

1. Recommend approval to the City Commission to rezone the property to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval to include staff stipulations and other items determined by the Planning Commission during the meeting discussion
2. Recommend denial to the City Commission to maintain the property zoning as R-40, Low Density Residential
3. Deferral to include any additional information as determined by the Planning Commission during the meeting discussion

ITEM#5 1000C Rivergate Mixed Use/ Smith Gee Studio: Request recommendation to the City Commission to amend the Zoning Map from CSL, Commercial Services Limited to RC1, Regional Center Planned Unit Development and preliminary master plan approval for **340** multi-family residential units, 17,000 sq.ft. of commercial use space, and a 60,000 sq.ft. hotel on 11.82 Acres on Rivergate Parkway. Properties referenced as Davidson County Tax Map/Parcel# 02614002400 and 02614003100. Property Owner: MRH Rivergate LLC (7-24)

STAFF NOTES:

The project includes 340 residential units and commercial development including 77,000 square feet of commercial with 17,000 square feet commercial space and 60,000 square feet in the proposed 120 room hotel. The proposal is based on the City's 2020 Comprehensive Land Use Plan revision for the Rivergate Mall area as a regional mixed-use center.

The project includes the demolition of the former Macy's building that is connected to the RiverGate mall building. See the applicant's response to staff plan review comment about the existing mall building connection.

Provide information on proposed/concept exterior design of mall area with building demolition. Existing Macy's Building to be demolished. Existing cmu block demising wall to mall concourse to remain and be stabilized. Infill wall openings with cmu block and repaint the entire wall with a neutral color. Proposed mall building improvements seem appropriate given that Rivergate Mall property is currently listed for sale and the site is a viable location for redevelopment.

The preliminary master plan includes renderings of the proposed buildings. The project designs will be required to meet the City's Design Guidelines. The one level commercial projects will need to be designed to have the appearance of larger height two (2) story buildings to meet the streetscape design intended with Regional Center developments. The building designs could include different design options to for an increased height appearance with a one-story use.

The project proposal includes 340 residential units including 197- one bedroom and 143- two (2) bedroom units. The proposal is for 510 parking spaces/1.5 parking spaces per unit. The City's parking requirement would be 581 parking spaces based on the bedroom unit breakdown. The City has reviewed and approved similar reduced parking requirements for larger scale residential developments in a mixed use setting with preliminary master plan review process.

STAFF STIPULATIONS

1. City Fire Marshal and Fire Department requests a twenty-six (26') feet width access drive provided from private Rivergate Parkway drive connection between the proposed hotel and commercial building connecting to the twenty-six (26') feet drive behind the proposed buildings adjacent to the existing mall building. Twenty-six (26') feet drive shown as solid red line on plan sheet page thirteen (#13).
2. All building designs including residential buildings, hotel, and commercial outbuildings to meet the City's Design Guidelines. If the preliminary master plan is approved, the building formal designs to be submitted with a final master plan process including materials and color requirements.
3. Commercial outbuildings to be designed to meet streetscape design increased building height similar to a two (2) story building. If the preliminary master plan is

- approved the commercial outbuilding designs to be submitted with the final master plan process including materials and color requirements and designs to be similar to the building height of two (2) story buildings.
4. Adjacent mall building and parking designs. If preliminary master plan is approved the design of the revised mall building exterior design and disconnected adjacent parking lot connections to be finalized including written letter from the adjacent property owners. The intention is for the usability of the adjacent mall building and adjacent parking spaces next to the disconnected project parking boundary.
 5. Rivergate Parkway traffic signal and turn lane review. If preliminary master plan is approved, provide with final master plan a traffic study to determine any traffic signal or turn lane alterations needed

MOTION OPTIONS:

1. Recommend approval to the City Commission to rezone the property to RC1, Regional Center Planned Unit Development and preliminary master plan approval to include staff stipulations and other items determined by the Planning Commission during the meeting discussion. The rezoning approval is based on the City's Comprehensive Land Use plan
2. Recommend denial to the City Commission to maintain the property zoning as CSL, Commercial Services Limited
3. Deferral to include any additional information as determined by the Planning Commission during the meeting discussion

ITEM#6 Stone Bridge Lots/Holladay Ventures: Request final master plan revision approval for revised site grading design and landscaping improvements for 311 multi-family apartment units and 6,000 sq. ft. of commercial space on 19.22 acres at 619 N. Main Street/ Hwy 41/SR-11. The property is zoned HDRPUD, High Density Residential Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 01812006900. Property Owner: Stone Bridge Lofts Condominiums (# 12-20)

STAFF NOTES:

The proposal is to change the site grading and landscaping design at the back of the site adjacent to CSX railroad tracks. The Planning Commission previously approved a revised site grading and landscaping design with a retaining wall along the rear property boundary. Multiple sections of the stacked retaining wall failed after installation due to soil issues. The revised proposal is to maintain a section of the retaining wall and regrade the remaining area. A smaller height retaining wall is proposed up the slope with the revised design to maintain a 3:1 designed slope for stability and landscaping. The revised retaining wall section is adjacent to the project utility access drive. The revised landscaping plan has been provided including revised planting to

maximize the slope stability design. The City's engineer consultant reviewed the revised plan and requested a correction on the plan to ensure the 3:1 slope and the owner provide a geotech study to confirm the slope stability design plan.

STAFF STIPULATION:

1. Revised plan to meet City's engineer consultant comments about correct designed slope and geotech study confirmation.

MOTION OPTIONS:

1. Approve site plan with listed staff stipulation 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 Echo Hills Estates Master Plan/Forestar Communities: Requests extension of April 5, 2021 approval of final master /construction plans for phase five (5) and phase six (6) including sixty-one (61) single family home lots on 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner-Vista Land Co, LLC (# 07-19)

STAFF NOTES:

The request is to extend the April 5, 2021 Planning Commission approval including the defined stipulations of the Echo Hills Subdivision phase five (5) and phase six (6) construction plans. The new owner/developer has hired a new engineering firm. The engineering firm will be redrawing the plans and any major changes between the plans will be required to be reviewed by the Planning Commission. Since no grading or building permits were obtained by the previous owner per defined State of Tennessee vested plan approval rights, the Planning Commission's 2021 plan approval has expired.

MOTION OPTIONS:

1. Approve the April 5, 2021 construction plan approval with previous defined stipulations and notation that revised plans to meet current storm water ordinance requirements
2. Deny the extended construction plan approval request
3. Defer request to include additional information as determined by the Planning Commission

April 5, 2021 Planning Commission Meeting Minutes

Item#2 Echo Hills Estates Master Plan/Civil Design Consultants, LLC: Requests approval of final master /construction plans for phase five (5) and phase six (6) including sixty (61) single family home lots on 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly (# 07-19) (DEFERRED MARCH MEETING)

Item Representative: Jared Gray, Civil Design Consultants

Staff Discussion:

- History of plan approvals including 2019 re-approval of original master plan to allow project to be completed*
- Storm water drainage main issue and plans have revised for phase five (5) and six (6) areas to drain into detention pond in phase six (6) and original plans include sections draining to detention pond in first phase along Campbell Road*
- Homeowners association would not approve alterations to existing pond so design changed*
- Staff explained roadway slope and variance included with revised plans including intersection cross slope to be five (5%) with a section of roadway to be increased up to 11.2% with maximum per regulations at ten (10%)*
- Staff discussed the original approved construction plans in 2007 included a 9.7% slope including across the intersection so the variance would be to increased roadway slope for section to improve intersection cross slope*
- Staff presented approval recommendation presented with the following stipulations:*

Approval with the following stipulations prior to any City land disturbance permit or building permits being issued and staff to report to Planning Commission the final staff and engineer consultant's approval of the stipulation items:

- 1. City's Engineer consultant review of revised drainage calculations (will report update at meeting)*
 - 2. Additional design information including headwalls and support calculations needed for the twenty-four (24") outlet pipe shown on lot 117 connecting the drainage flow from ditch behinds lot 109-117 to detention pond in phase six (6).*
 - 3. Label entry slope Solitude Court at intersection (revised grade but slope% not labeled)*
 - 4. Fire hydrant to be within 600' feet of all houses on Solitude Way other hydrant locations labeled in phases five (5) and six (6)*
- Gray discussed will work with City Staff and City's consultant engineer on the remaining stipulation items*

Planning Commission Discussion:

- Commissioners discussed the revised plans and Duncan discussed if the detention pond area in a utility easement then should the existing pond be used*
- Gray discussed believes the pond is in an easement but this design best with directing water to pond in phase six (6) and eliminates the perception of more drainage in existing pond and*

possibility of clogged drainage facilities not functioning properly and concerns with concrete flume connection

Motion:

Wheeler made the motion to approve the request with staff stipulations, seconded by Lynn. Roll call vote completed. The motion passed 11-0

Freeman corrected that total number of homes is sixty-one (61) instead of sixty (60) confusion with agenda and staff stated sixty-one (61) is correct number. Gray discussed no change in lot numbers.

ITEM#8 Community Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-209 (3)(B) to reference the FEMA, Federal Emergency Management Agency- National Flood Insurance Program revised Flood Insurance Study (FIS) dated June 20, 2024 and revised Flood Insurance Rate Map (FIRM) panels 47037C0137K and 47037C0136J dated June 20, 2024.

STAFF NOTES:

FEMA has finalized two (2) updated flood map panels including the city limit areas and updated the flood study/ stream cross section documents. FEMA representatives have discussed possible additional flood zone regulation amendments, but no revised regulations have been provided. City staff is requesting to reduce the previous City amended requirement to reduce the minimum floor elevation for non-residential buildings from two (2') feet above the base flood to one foot. The City previously extended the State model ordinance for a non-residential building minimum elevation above the FEMA base flood information from one to two (2') feet. The minimum elevation would only be applicable within designated floodways and floodplains. The City previously increased the minimum elevation but has determined this has created some issues with commercial sites and building redevelopments. The City is required to adopt the amendments by June 20th to be compliant with FEMA guidelines. The City Commission will be voting at the May and June meetings to adopt the listed amendments. Any additional FEMA provided regulations will be included in the City Commission review and will be discussed at the June Planning Commission meeting.

Existing Zoning Ordinance Sections

14-209 (3)(a)

(3) General provisions. (a)Application. This title shall apply to all areas within the incorporated area of the City of Goodlettsville, Tennessee. (b)Basis for establishing the areas of special flood hazard. The areas of special flood hazard identified on the City of Goodlettsville, Tennessee, as identified by FEMA, and in its **flood insurance study (FIS) dated February 25, 2022** and flood insurance rate map (FIRM), Community Panel Numbers **47037C0136H** dated April 5, 2017,

47165C0264H, 47165C0270H, 47165C0376H, 47165C0377H, 47165C0378H, 47165C0379H, 47165C0381H and 47165C0383H dated February 26, 2021 and 47037C0126J, 47037C0128J, 47037C0129J **and 47037C0137J** dated February 25, 2022 along with all supporting technical data, are adopted by reference and declared to be a part of this title.

14-209 (5)(b)(ii)

(ii)Non-residential structures. In AE zones, where base flood elevation data is available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than **two feet** above the level of the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures."

Proposed Zoning Ordinance Amendments:

14-209 (3)(a) (Amendment)

(3) General provisions. (a)Application. This title shall apply to all areas within the incorporated area of the City of Goodlettsville, Tennessee. (b)Basis for establishing the areas of special flood hazard. The areas of special flood hazard identified on the City of Goodlettsville, Tennessee, as identified by FEMA, and in its **flood insurance study (FIS) dated February 25, 2022 June 20, 2024** and flood insurance rate map (FIRM), Community Panel Numbers ~~47037C0136H dated April 5, 2017~~, 47165C0264H, 47165C0270H, 47165C0376H, 47165C0377H, 47165C0378H, 47165C0379H, 47165C0381H and 47165C0383H dated February 26, 2021 and 47037C0126J, 47037C0128J, 47037C0129J **and 47037C0137J** dated February 25, 2022, and **47037C0137K, 47037C0136J, and 47037CIND0D dated June 20, 2024** along with all supporting technical data, are adopted by reference and declared to be a part of this title.

14-209 (5)(b)(ii) (Amendment)

(ii)Non-residential structures. In AE zones, where base flood elevation data is available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than ~~two feet~~ **one foot** above the level of the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures."

Due the size of information, the amended maps and study can be reviewed at

<https://msc.fema.gov/portal/home>

[-Search All Products](#)

-State- Tennessee

-County- Davidson

-Community- Goodlettsville, City of

-Pending Products

-Firm Panels and FIS Report

MOTION OPTIONS:

1. Recommend approval to the City Commission to approve the amendments
2. Request additional information as determined by the Planning Commission for review at June Planning Commission meeting for an amendment to the May approval

ITEM#9 Community Development Services Staff: Request recommendation to the City Commission to amend the Design Guidelines to include prohibited types of exterior building and site lighting

STAFF NOTES:

A Planning Commissioner requested staff review exterior lighting requirements due to concerns with site and building lighting including bright colored lights. The City's Design Guidelines do not define prohibited designs. The proposed amendment includes defining the maximum Kelvin scale light design measurement regarding the color temperature and defined designs for brighter or colored lights. The Kelvin color temperature scale measures the color temperature of light sources.

Design Guidelines Lighting Section (*Proposed Amendment*)

3.4 LIGHTING

1. Design Criteria

Objective: Provide lighting that compliments new development with minimum adverse impact on adjacent properties and the public realm.

- Lighting levels should be as even as possible.

- Light fixtures which cast light primarily downward should be used.

- Warm lighting colors are preferred; blue-white color is discouraged. ***Lights must have a color temperature of 6,000 Kelvin temperature or less and not include defined bright colors. Design exceptions may be reviewed for sport facilities, industrial and commercial/industrial developments internal project lighting, and decorative approved accent lighting. Seasonal lighting would not be prohibited. The scale and color of proposed architectural or landscaping accent colored lighting shall be determined by the Planning Commission based on the character and scale of the project and area. Unless approved by the Planning Commission based on site development scale and type, light fixtures shall not be permitted to mix different types of light color or hues within a site. No exterior lighting shall have any blinking, flashing or fluttering lights or other illuminating device that has a changing light intensity, brightness, or color***

- Lighting fixtures should be shielded to prevent glare.

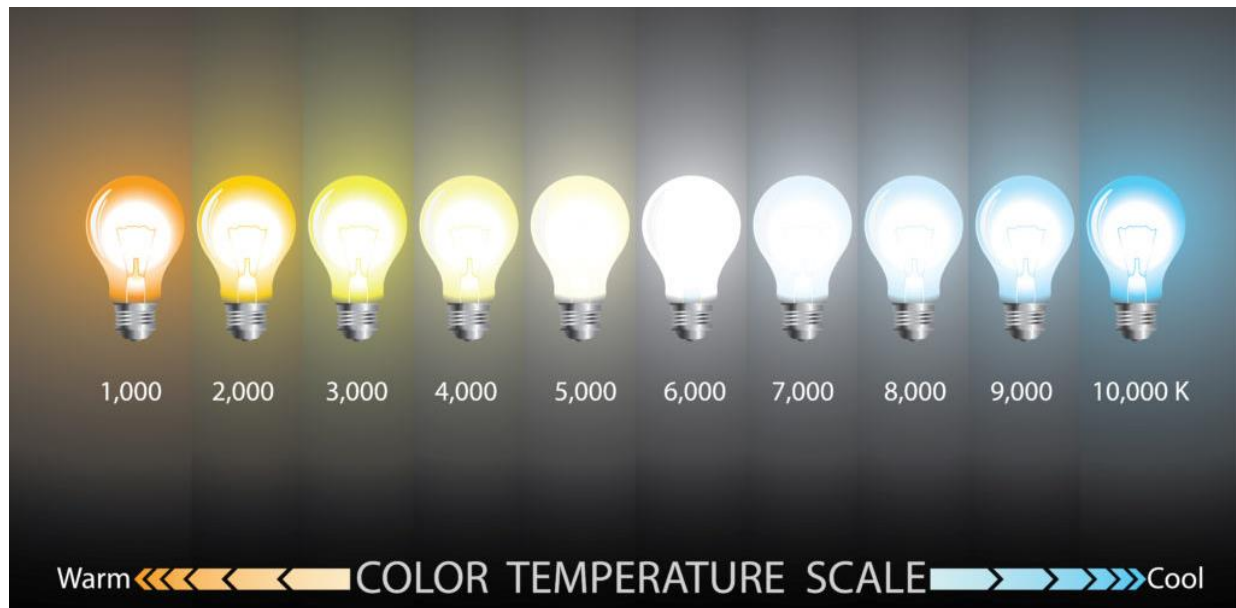
MOTION OPTIONS:

1. Recommend approval to the City Commission for the Design Guideline amendment
2. Recommend denial of the Design Guideline amendment
3. Deferral to include additional information as determined by Planning Commission at the meeting.

Background Information

www.larsonelectronics.com

www.lightingbulbexpert.com



What Is Kelvin In Lighting? Color Temperature (K) Explained

October 30, 2022

When looking at different light options it is highly likely that you've come across lights with different Kelvin values. Some standard Kelvin values for most commonly used lighting are 2700K, 3000K and 4000K.

Kelvin (K) in lighting refers to the color temperature of any specific light source.

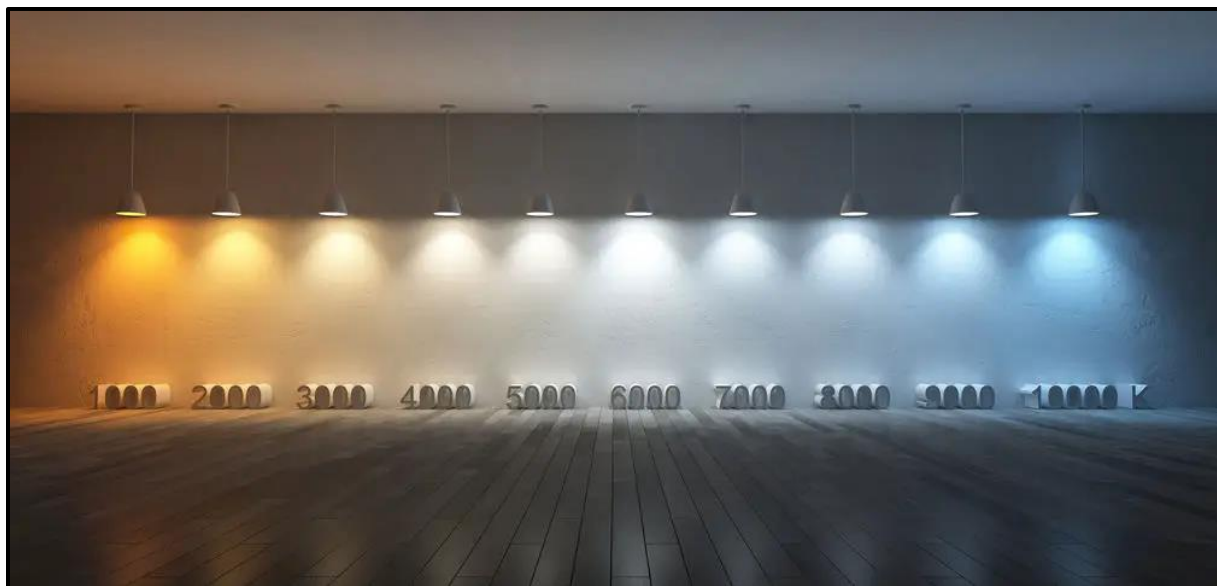
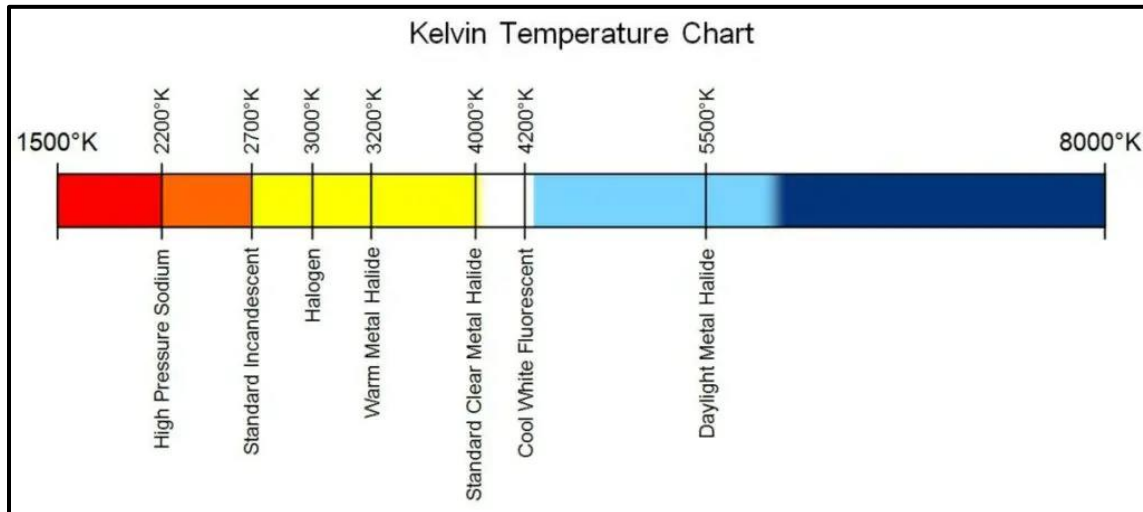
As mentioned, Kelvin for lights is a scale that is used to describe lights via their color temperature.

Cool vs Warm Light

At this point, we need to make a distinction in the Kelvin scale and that distinction is where we draw the lines for warm and cool light. Generally speaking, it is broken down like this:

- Extra Warm: 2000-2700K
- Warm White: 2700-3500K
- Cool White: 3500-6000K

- Daylight: 6000K
- Cold white: 6000K+



OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

April 1, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Scott Trew, Cisco Gilmore, Grady McNeal, Jeff Parnell, Mayor Rusty Tinnin, and Judy Wheeler.

Absent: Jeff Duncan

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

Scott Trew called the meeting to order, and Wheeler offered prayer.

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

Item #2 Approval of March 4, 2024 Meeting Minutes: Wheeler made a motion to approve the minutes of the March 4, 2024 meeting, Gilmore seconded the motion. The motion passed.

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

Joe Miller – 100 Placid Grove Lane, Unit 1703

Miller commented he has questions regarding agenda item#4.

Miller wants confirmation that the Long Hollow Pike project will be condos and not apartments.

Miller wants to know if primary access will be on Willis Branch and secondary access on Long Hollow Pike.

Miller wants to know if a traffic study will be conducted for the Long Hollow Pike project for a traffic light at Willis Branch and Long Hollow Pike.

Trew asked for any additional comments and no additional comments were received.

McNeal made a motion to close the public forum, seconded by Gilmore . The motion passed.

The Public Forum was closed.

AGENDA

Item #4 Long Hollow Pike Rezone/ Green LID Design: Requests recommendation to the City Commission to amend the Zoning Map from R40, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan for twenty-four (24) attached residential units and one detached residential unit on 3.9 acres at 775 Long Hollow Pike. Property Owners: Lindsey and Johnathan Runion (5-24) **(Deferred at March 4, 2024 Meeting)**

Item Representative: John Runion, and Brock Rust, Property Owner

Staff Discussion:

- The proposal is for twenty-four (24) one bedroom attached residential units in four (4) buildings and the existing one family detached dwelling at the back of the property for a total of 6.4 dwellings units per acre.
- The proposal is for a smaller scale version of the Cottage Grove development on Willis Branch Road.
- The Cottage Grove development includes 101 attached units and two (2) detached one family dwellings with a total of three (3) dwelling units per acre.
- The revised proposed preliminary master plan includes fifty (50') feet building setbacks along the north and south property lines and the revised plans shifts the parking and drives to the perimeter of the site.
- The revised design will need to include sufficient area to provide parking and project perimeter landscaping screening.
- The proposed primary project drive to Willis Branch Road that is within the TDOT SR 174/Long Hollow Pike right of way will also require TDOT review and approval.
- The revised design includes an emergency connection through the existing driveway connection on Long Hollow Pike.
- The Planning Commission discussed at the March meeting the intent for the Long Hollow Pike connection to include more traffic due to the limited dimension that the Willis Branch Drive connection is from the intersection at Long Hollow Pike/SR 174.
- This section of drive within the right of way will be a public street section and will be required to be built as a street section.
- The project drive (outside of public right of way section) design includes private street and parking areas.
- No additional building design information has been provided.
- Staff Stipulation-Provide water and sewer utility service commitment letters.
- Staff Stipulation-Define minimum building materials- per building photo examples provided by applicant appears to include a minimum eighty-five (85) percent brick or stone with remaining materials including EIFS or cement fiber board siding. Planning Commission to review and define minimum requirements.
- Staff Stipulation-Provide on plans landscape screen along parking and project perimeter.
- Staff Stipulation-Fire Department/Fire Marshal requested the north drive loop section be increased from 14' to 20' and ensure that the existing culvert crossing at Long Hollow Pike can support fire trucks.
- Motion Option-Recommend approval to the City Commission to rezone the property to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval to include staff stipulations and other items determined by the Planning Commission during the meeting discussion.
- Motion Option-Recommend denial to the City Commission to maintain the property zoning as R-40, Low Density Residential.
- Motion Option-Deferral to include any additional information or possible other zoning classifications as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Rust discussed since the first meeting they have totally redesigned the project.
- Rust commented they are wanting to do an age restricted project that will be smaller than the Cottage Grove development.
- Rust commented they wanted to stay similar with the Cottage Grove front façade look and building materials such as brick, stone and hardie board.

- Rust discussed the units will be individually owned and not rentals and will have a HOA setup.
- Rust discussed the size and price of the units being affordable.
- Rust discussed the plans for access from Willis Branch Road.
- Ellis asked if the units would have a garage.
- Rust responded they will not have a garage but will have a minimum of two (2) parking spaces per unit.
- Ellis asked if these would be individually deeded lots for sale or one (1) project for rent.
- Rust responded individually owned and restricted to fifty-five (55) and older.
- Runion discussed the size of the units and how they will all look the same as the Cottage Grove development.
- Gilmore asked if they could increase the square footage and lower the number of units.
- Rust responded and discussed adding another bedroom and the targeted market for the units.
- Gilmore asked what the price point for market will be.
- Rust responded they think from two-hundred fifty (\$250,000) thousand to three-hundred thousand (\$300,000).
- Gilmore discussed the traffic congestion on Willis Branch and Long Hollow Pike.
- Parnell discussed the slopes, elevations, parking area, and the overall density of the project.
- Runion discussed the changes to last month's plan stating they took away some of the parking and added landscaping buffer.
- Trew commented he agrees with Parnell's statements and concerns.
- Tinnin asked when they would have additional plans available for the board to review.
- Rust responded they would need a couple of weeks.

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

Item #5 Deborah Corbitt, Property Owner: Request recommendation to the City Commission to amend the Zoning Map from R-25, Low Density Residential to R-15, Medium Density Residential for a 1.2-acre property at the corner of Page Drive and Caldwell Lane. Property referenced as Sumner County Tax Map 1430, Group B, Parcel 012.00. Property Owner: William and Deborah Corbitt

Item Representative: Bruce Rainey, Land Surveyor and Deborah Corbitt, Property Owner

Staff Discussion:

- The Planning Commission previously denied a similar rezoning request at the August 7, 2017 meeting.
- The property is zoned R-25, Low Density which per the Zoning Ordinance permits one single family dwelling unit per 25,000 sq. ft. of lot area.
- The lot is 1.2 acres or 52,272 sq. ft. The property contains an existing non-conforming duplex (two dwelling units).
- The property owner has requested to rezone the property to R-15, Medium Density which per the Zoning Ordinance permits a dwelling unit per 15,000 sq. ft. of lot area.
- Per the applicant, the rezoning request is to permit the property to be subdivided meeting the lot size and setback requirements of the City's Zoning Ordinance and Subdivision Regulations and maintain the existing duplex (two dwelling unit) on a roughly 35,000 sq. ft. lot which will leave a land area of roughly 17,200 sq. ft. for a new lot for the construction of a one-family dwelling unit.
- The property is included in the City's Comprehensive Land Use plan as medium density residential conservation.
- The key with this rezoning request is the adjacent zoning districts and if the request for an additional

one family detached dwelling would fit in with the neighborhood character along Caldwell Drive at this location.

- The area contains existing roadway and utility infrastructure for the proposed limited infill development of an additional one family dwelling unit.
- Motion Option-Recommend approval to the City Commission to rezone the property to R-15, Medium Density Residential.
- Motion Option-Recommend denial to the City Commission to maintain the property zoning as R-25, Low Density Residential.
- Motion Option-Deferral to include any additional information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Rainey stated the request is to divide the property into two (2) lots, keep the existing duplex and build a single-family dwelling on the new lot. Without the re-zoning they do not have enough area to meet the R-25 Low Density for both units.
- Rainey discussed the drainage flow and drainage easement.
- Parnell discussed the width, depth, frontage width and setback requirements for the new lot.
- Susan Pady came forward and spoke in opposition of the rezoning request. Pady stated her family has lived in the Paige Heights area for forty-five (45) years and this request would not benefit the neighborhood. Pady stated the property owners have no vested interest in the community because they live in Gallatin, TN. Pady hopes her opposition will be considered when they vote.
- Wheeler asked McCormick if there was an issue in 2017 regarding the easement and rear setback.
- McCormick responded yes, there were some questions but no questions regarding if it meets the R-15 zoning requirements, the question is whether the board will recommend to the City Commission to rezone.
- Vicky Denson came forward to speak. Denson has concerns with water and proper drainage on the new lot. Denson discussed the easement on the properties. Denson's two (2) concerns are proper drainage and the status of an easement on the property.
- Reba Hicks -504 Caldwell Drive came forward to speak. Hicks stated that she does not have a problem with water on her property. Hicks wants to know what an easement is, what is it for, what does it take care of? Hicks has no problem with the rezone request.
- McCormick responded it is a ten (10') foot easement and like any easement it is the right to cross or otherwise use someone else's land for a specified purpose. This easement is for a storm water drainage to get to Caldwell Drive.
- Parnell stated he did not know why they are looking to do anything in this subdivision because it is a completed subdivision.
- Trew responded that he and McNeal were both there in 2017 and he voted against it for that reason, the subdivision was done.
- Deborah Corbitt came forward to speak. Corbitt stated that they have maintained the property for over twenty-five years and want to build that will fit right into the R-15 zoning. Corbitt stated that her sister and her husband are the ones that want to live there.
- Trew commented this came up in 2017 and it is the same pros and cons. Trew stated we want to be fair to everybody and do the right thing.
- Tinnin stated due to a conflict of interest he will abstain from the vote.

Motion: Motion by Parnell to deny the request, seconded by Gilmore. Tinnin abstained. The motion passed.

Item #6 Athena Engineering/Environmental: Request designation of a proposed engineering and environmental consulting and testing firm including equipment storage as a general business and communication services use in the GOPUD, General Office Planned Unit Development district. The proposal is for property is on Business Park Circle referenced as Sumner County Tax Map/Parcel# 143J F 00903000.

Item Representative: Dusty Barrett, Athena Engineering/Environmental-CEO

Staff Discussion:

- The property is zoned GOPUD, General Office Planned Unit Development district.
- The proposal is for approval of the proposed engineering and testing services use including parking/storage of soil testing vehicle equipment on the property.
- If the request is approved, the next step would be site plan review for the project design by the Planning Commission.
- The GOPUD zoning permits financial, consultative and administrative services including engineering design and general business and communication services including commercial testing laboratories.
- The GOPUD zoning does not permit construction sales and services.
- The proposed business is not a commercial construction contractor, but the use would include the parking of testing equipment on the property.
- The testing equipment would be used and operated on off-site projects.
- The proposal is for the testing equipment to be parked and stored behind the proposed commercial office building and screened with fencing, landscaping, and the use of the existing property grades.
- The screening proposal includes using the property grades to screen the testing equipment storage area.
- Motion Option-Approve the proposed use with the vehicle testing equipment storage including any stipulations determined during the meeting discussion. If approved, the next step would be site plan review by the Planning Commission.
- Motion Option-Deny the proposed use including vehicle testing equipment storage.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Barrett stated they are a full-service engineering company. Most people that will be at the location will be office staff.
- Barrett stated the building will be sized to house sixty (60) employees.
- Barrett stated they have offices located in Nashville and Hendersonville and are trying to centralize to one (1) location.
- Barrett described the type of equipment to be stored and inspected at this facility.
- Trew asked Barrett if the trailers would be behind a fence and not visible from the road?
- Barrett responded you will not see the equipment from the road and explained the grading of the site.
- Gilmore asked Barrett how much traffic will be coming in and out with the heavy equipment and

frequency of that traffic.

-Barrett responded the frequency will probably be more increased right now because they are working locally but long-term projects in other states are coming up. Barrett discussed other projects that will pull them away for long periods of time.

-Trew asked Barrett where the equipment would be washed.

-Barrett responded on site sometimes and other times at this facility. Barrett stated the equipment typically does not get dirty.

-McNeal asked if they would have fuel storage on site.

-Barrett responded no.

-Ellis asked what type of maintenance on the equipment would be there, garage, shop, impact wrenches, because of the surrounding area what type of sound pollution.

-Barrett responded they will have opportunities to use impact wrenches but not much because the maintenance they perform is minor and by their operators and they are not mechanics.

-Barrett discussed a facility he managed near a residential area with no complaints of noise.

-Wheeler asked what type of surface would the units be parked on?

-Barrett responded it would be concrete or asphalt because they are that lightly loaded.

-Tinnin asked if the building would have a shop area to work on equipment.

-Barrett responded he envisioned two (2) buildings. One for professional staff, a lab, and a separate building for storage and minor maintenance.

-Tinnin discussed additional buildings on the site and reviewing the plans.

-Barrett discussed growth and their business strategic plan.

-Parnell discussed the single-family homes behind the property and the vacant lot.

-Barrett responded the vacant lot is in a flood zone and addressed concerns of privacy and noise for the single-family homes.

-Freeman asked Barrett if any of the proposed site was in a floodplain or floodway?

-Barrett responded he thinks just the lot to the Southeast is in the floodway.

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

Item #7 Community Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Sections 14-206 (5) (E), 14-210 (5)(E), 14-210 (6)(D), and Appendix A, Table 1 to increase the minimum hotel room count to 120 rooms.

Item Representative: Addam McCormick, Staff

Staff Discussion:

-The City in 1999 adopted the requirement for hotels to include a minimum of 120 rooms.

-The City amended the requirement in 2015 to reduce the minimum to 90 rooms.

-Multiple hotels have been built since the 2015 ordinance amendment.

-There are two (2) hotel developments currently under construction on Conference Drive and Rivergate Parkway and an additional hotel proposal currently being reviewed on N. Cartwright Street.

-The proposal to increase the minimum number of hotel rooms back to 120 rooms is to increase the scale of new proposed hotels.

-Motion Option-Recommend approval to the City Commission to increase the minimum number of hotel rooms from ninety (90) to one-hundred twenty (120) rooms for new hotels.

-Motion Option-Recommend denial to the City Commission and maintain the minimum requirement for

ninety (90) rooms.

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

Planning Commission Discussion:

-Ellis discussed how good the hotel tax, motel tax, and sales tax are for the City.
-Ellis explained how successful reducing the minimum hotel rooms from one-hundred twenty (120) to ninety has been and now has reached a peak of the number of ninety (90) room hotels for the community.

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

Item #8 Community Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-205 (3)(ii)(E) to permit chickens and coops in additional residential zoning districts.

Item Representative: Amy Smith – 412 Moss Trail

Staff Discussion:

-The Planning Commission at the January 8, 2024 meeting voted not to recommend to the City Commission a proposed Zoning Ordinance amendment to expand the allowance for hobby chickens/domestic hens.
-The Planning Commission received comments during the February 2024 meeting public forum regarding a proposal to keep hobby chickens on a 0.9-acre property on Moss Trail.
-The Planning Commission discussed reviewing the ordinance again.
-Due to the comments received at the January 2024 meeting staff presented revised proposed amendments to Zoning Ordinance Section 14-205 (3)(ii)(E).
-The revisions include defining that the chickens/hens are only permitted in planned unit developments on residential lots exceeding 5,000 sq. ft.
-This revision would exclude residents of townhouses and apartments/condos units.
-The proposed amendments include two (2) options to either include a rooster in a limited setting or not permitting rooster(s) except in agricultural uses in the R-40, Low Density Residential and Agricultural zoning districts.
-Motion Option-Recommend approval to the City Commission to permit hobby chickens/domestic hen per the proposed amendment.
-Motion Option-Recommend approval to the City Commission to permit hobby chickens/domestic hen with amendments to the proposed amendment as determined by the Planning Commission.
-Motion Option-Recommend denial to the City Commission to not amend the Zoning Ordinance and maintain the current requirement.
-Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

-Smith explained that when she got her chickens, she did not realize she was not in an R-40 district.
-Smith explained she has three (3) birds, and they are hobby chickens.
-Smith discussed receiving a violation notice in January because of her chickens.

- Trew explained the process and what the vote can mean for next steps.
- Smith stated she has three (3) chickens on a 0.9-acre property and does not think she bothers her neighbors or anyone else around her.
- Trew asked if the chickens have free range in the yard?
- Smith responded she lets them free range when she changes the food and water.
- Trew explained they want to be fair to her and her neighbors and other people who live next door to birds.
- McCormick discussed the R-40 zoning and presented two (2) revised options on roosters for consideration.
- Trew asked McCormick how many complaints the city gets regarding chickens and is it due to noise, smell or they just don't like the birds.
- McCormick responded maybe a handful a year and his opinion it is because people don't think they belong in residential neighborhoods.
- Freeman commented the number of complaints is low because we do not allow chickens except in the R-40, Low Density Residential and Agricultural zoning district.
- Parnell discussed options for a motion.

Motion: Motion by Parnell to approve the request for hobby chickens/domesticated hens up to three (3) in quantity for properties zoned R-15, R-25 and R-40 with a minimum of 15,000 sq. ft and no roosters are permitted except with permitted agricultural uses in the R-40, Low Density Residential and Agricultural zoning districts, seconded by McNeal. The motion passed unanimously.

Item #9 Community Development Services Staff: Request Planning Commission By-Law amendment approval to include signage and adjacent property owner letters for rezoning and annexation reviews to notify about the Planning Commission public forum review process.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- Per discussion at the March meeting, the amendment is to include a requirement for adjacent property owner notices and property signage regarding rezoning and annexation recommendation reviews by the Planning Commission.
- The particular agenda items are not public hearings, but all items are open for comment under the public forum section of the agenda.
- The notices would alert residents of the agenda item and the available public forum portion of the agenda.
- Comprehensive Plan amendments, Design Guidelines, and Subdivision Regulations amendments reviewed by the Planning Commission are required to be advertised public hearings by state law since the Planning Commission is the final decision-making authority.
- These defined agenda items are different than Zoning Ordinance, Zoning Map, and annexation requests since the City Commission is the final decision-making authority.

Planning Commission Discussion:

- Trew stated he thinks we need this to alert residents that might not live here.
- Parnell discussed how the notices would be handled since Metro requires proof of the applicant sending letters and installing signs.
- McCormick explained how the notices would be handled including city staff completing the signs and

letters and that the city charges a \$600 rezoning review fee.

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

DISCUSSION ITEM:

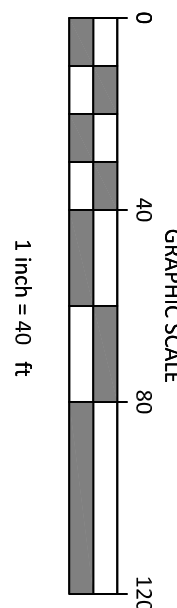
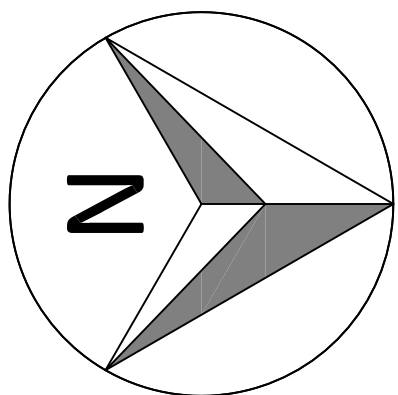
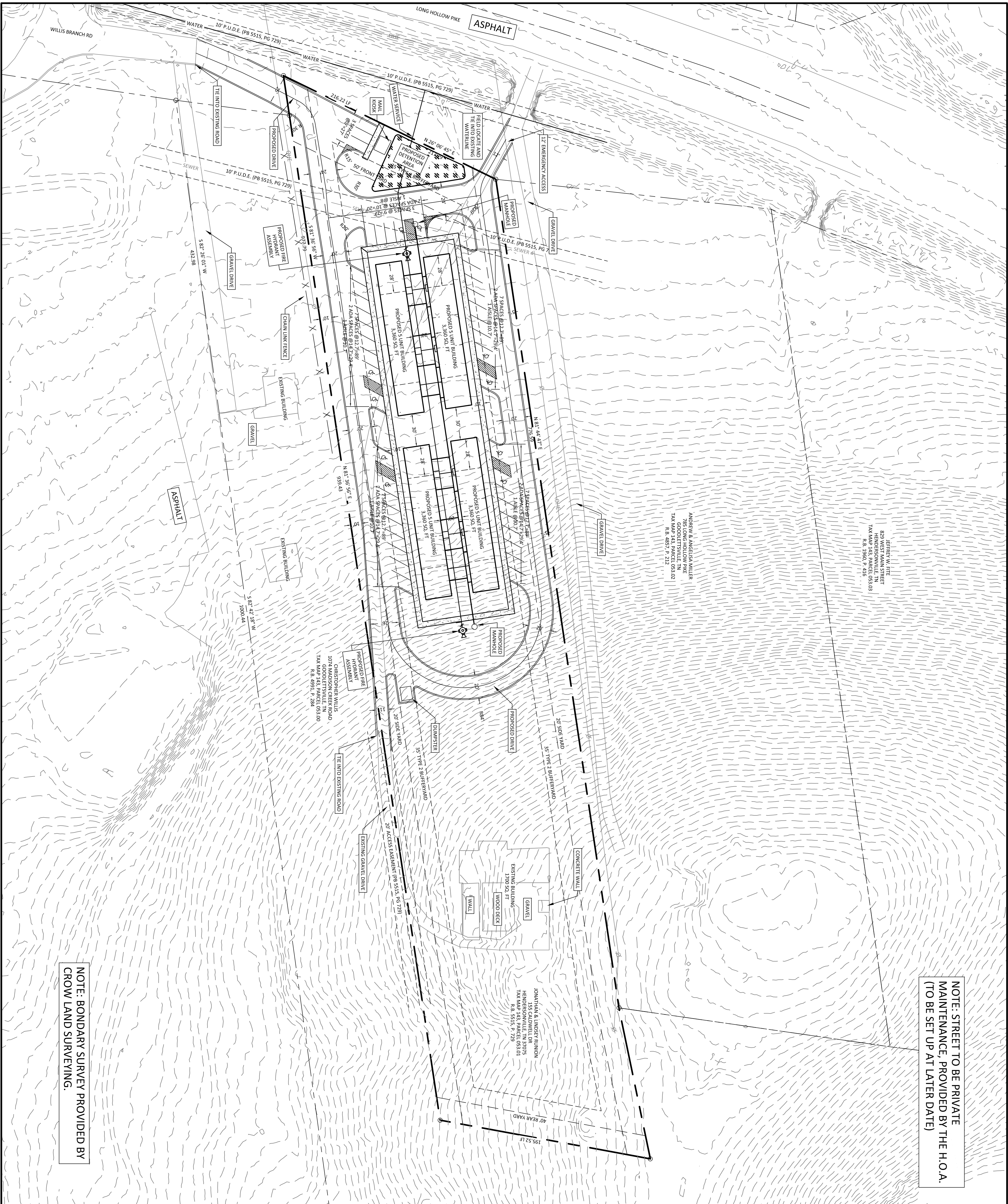
Graves Drive Multi-Family Development Concept and R7, High Density Residential Zoning District

The Planning Commission previously reviewed a conceptual project proposal on the property. The Planning Commission expressed concerns with the previous proposal based on the proposed density and design. An updated conceptual proposal has been submitted for four (4) cottage style homes to complement the existing area's streetscape appearance. The property is zoned R7, High Density Residential. The current zoning would permit either a duplex or two (2) one family detached dwellings on separate lots. The concept plan would require a Zoning Ordinance amendment and property rezoning to include a provision for the proposed smaller scale higher density master plan-based zoning.

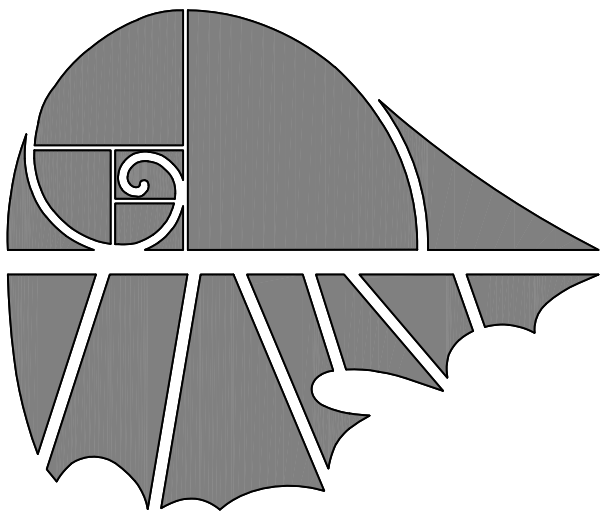
With no further business, the meeting was adjourned at 7:35 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant

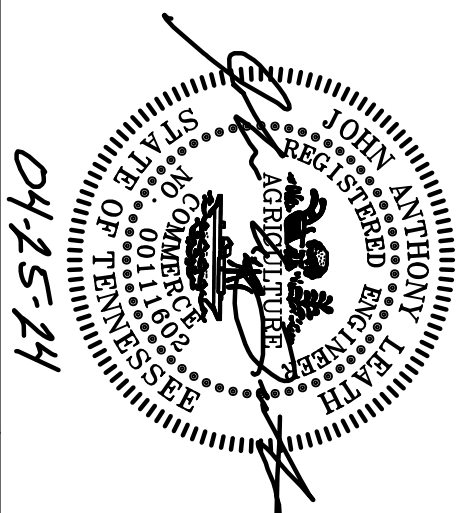


- | LEGEND | |
|--------|--------------------------|
| | CONCRETE MONUMENT (OLD) |
| | CONCRETE MONUMENT (NEW) |
| | IRON ROD (OLD) |
| | IRON ROD (NEW) |
| | BENCHMARK |
| | BOUNDARY LINE |
| | BUFFER |
| | SETBACK / YARD |
| | PUDE |
| | EXTRUDED CURB |
| | SANITARY SEWER LINE |
| | WATER LINE |
| | STORM SEWER |
| | GAS LINE |
| | OVERHEAD UTILITY LINE |
| | UNDERGROUND UTILITY LINE |
| | FENCE |
| | THREE LINE |
| | UTILITY POLE |
| | UTILITY POLE W/ LIGHT |
| | GY ANCHOR |
| | TELEPHONE MANHOLE |
| | ELECTRIC JUNCTION BOX |
| | CABLE PEDestal |
| | SANITARY SEWER MANHOLE |
| | WATER METER |
| | WATER VALVE |
| | BLOW OFF VALVE |
| | AIR RELEASE ASSEMBLY |
| | FIRE HYDRANT |
| | GAS METER |
| | GAS VALVE |
| | A/C PAD |



GreenLID Design

114 B West Main Street
Gallatin, TN 37066
615-230-7269
andy.leath@greenlidesign.com



775 LONG HOLLOW PIKE REZONE
PLANNED UNIT DEVELOPMENT
775 LONG HOLLOW PIKE
GOODLETTSVILLE, DISTRICT
SUMNER, TENNESSEE

CONCEPT PLAN

[illegible]

SHEET NO.

C1.0

SHEET 1 OF 1

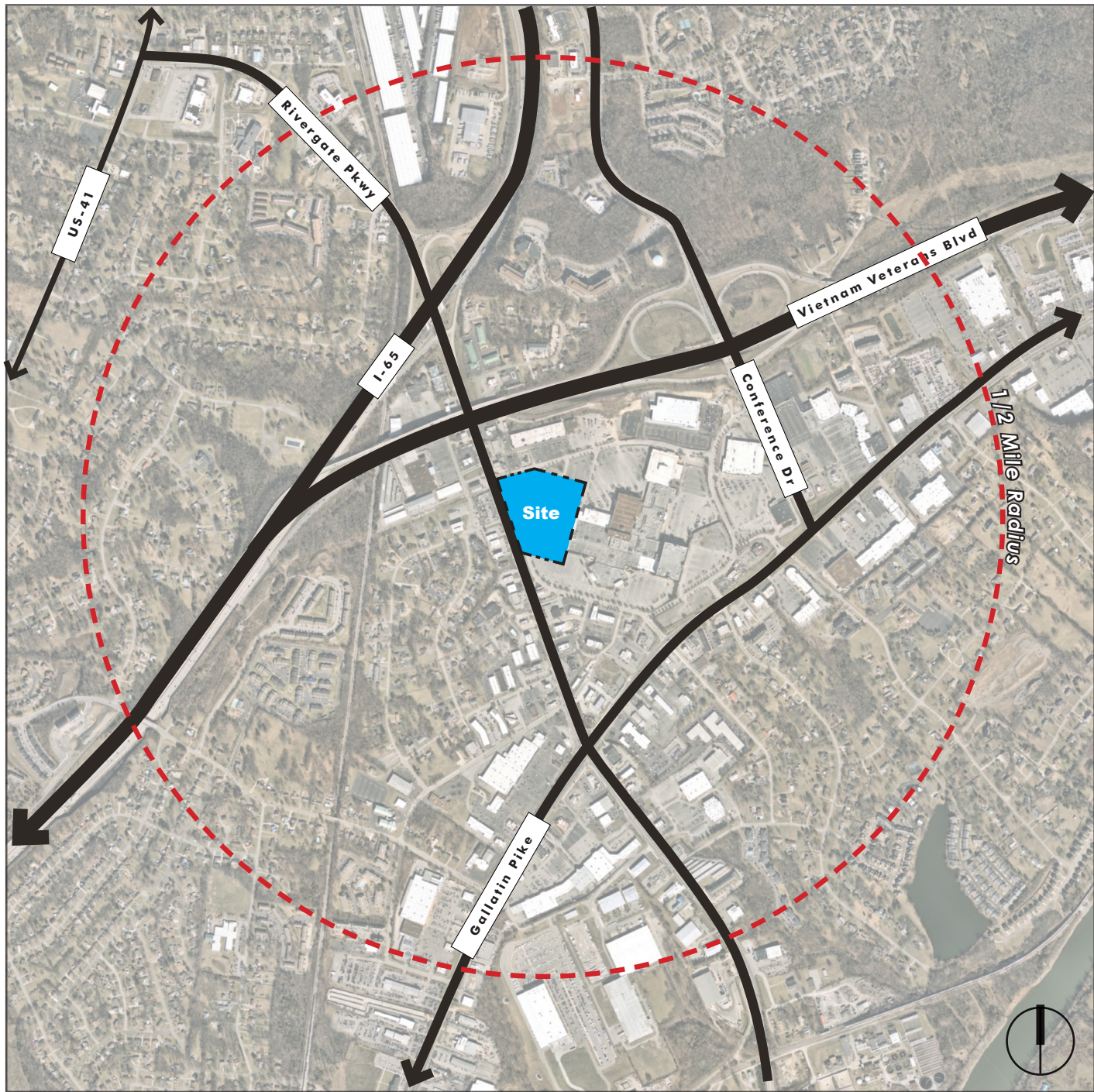
24.0126 JANUARY 26, 2024

1000 C RIVERGATE MIXED-USE

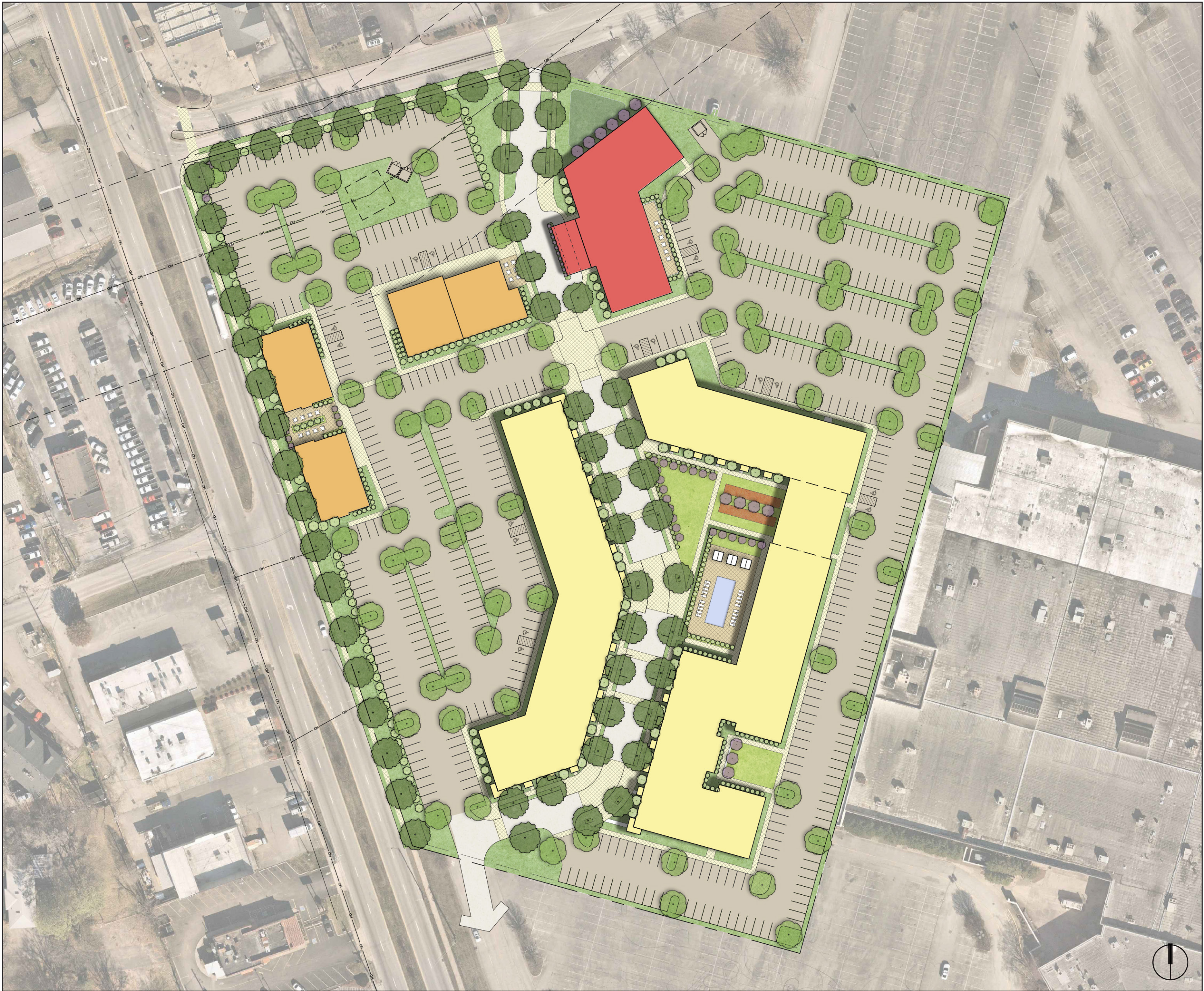
PRELIMINARY MASTER PLAN

GOODLETTSVILLE, TN

04 . 25 . 2024



VICINITY MAP



PRELIMINARY MASTER PLAN

PROJECT DESCRIPTION

1000 C Rivergate Mixed-Use is a proposed development located at the intersection of Rivergate Parkway and Rivergate Drive. The project demolishes the existing vacant 3-story Macy's store and redevelops the pad and parking lot into a new, vibrant mixed-use community. The proposed buildings are oriented to front Rivergate Parkway and organized around a new private drive that serves as an outdoor amenity for both visitors and residents. The project consists of multiple uses, including 17,000 SF of single-use Retail and Restaurants, a 120 key Hotel, and up to 340 Multi-Family Dwelling Units with interior and exterior residential amenities, including a pool courtyard and a central gathering space. The project is surface parked with a mix of on-street and off-street parking available.

The project is expected to break ground in 2025 and be completed in 2026/2027. Project financing is projected to be a mix of private equity and financial institution lending. The development is currently planned to be constructed in one phase, with varying delivery times for commercial outparcels sold to end user/operators.

SHEET INDEX

- 01 Cover Sheet
- 02 Comprehensive Plan Consistency
- 03 Site Context Plan
- 04 Existing Survey
- 05 Concept Site Plan
- 06 Concept Perspective 'A'
- 07 Concept Perspective 'B'
- 08 Concept Imagery - Placemaking
- 09 Concept Imagery - Architecture
- 10 Development Team Projects
- 11 Street Network Plan
- 12 Bulk Standards & Modifications
- 13 Fire Access Plan
- 14 Trip Generation Comparison
- 15 Concept Utilities
- 16 Concept Regrading

SITE DATA CHART

Project Name:	1000 C Rivergate Mixed-Use
Project Address 1:	1000 C Rivergate Parkway
Parcel ID:	02614002400
Project Address 2:	0 Rivergate Parkway
Parcel ID:	02614003100
Property Owner:	MRH Rivergate, LLC. Attn: Lynn Golden 483 Grand Oaks Drive Brentwood, TN 37027
Project Location:	Goodlettsville, TN / District 10
Overall Acreage of Site:	11.82 Acres
Comprehensive Land Use Plan:	Regional Center High Intensity
Current Zoning:	Commercial Services Limited (CSL)
Requested Rezoning:	Planned Unit Development Regional Center 1 (RC1)

DEVELOPER

Al. Neyer
1222 Demonbreun Street, Suite 1200
Nashville, TN 37203

ATTN: Kate Jarosh
kjarosh@neyer.com



APPLICANT / ARCHITECT

Smith Gee Studio
602 Taylor Street, Suite 201
Nashville, TN 37208

ATTN: Ken Babinchak
kbabinchak@smithgeestudio.com



CIVIL ENGINEER

Fulmer Lucas
2002 Richard Jones Road, Suite B200
Nashville, TN 37215

ATTN: Jay Fulmer
jay@fulmerlucas.com

FULMER LUCAS

LANDSCAPE ARCHITECT

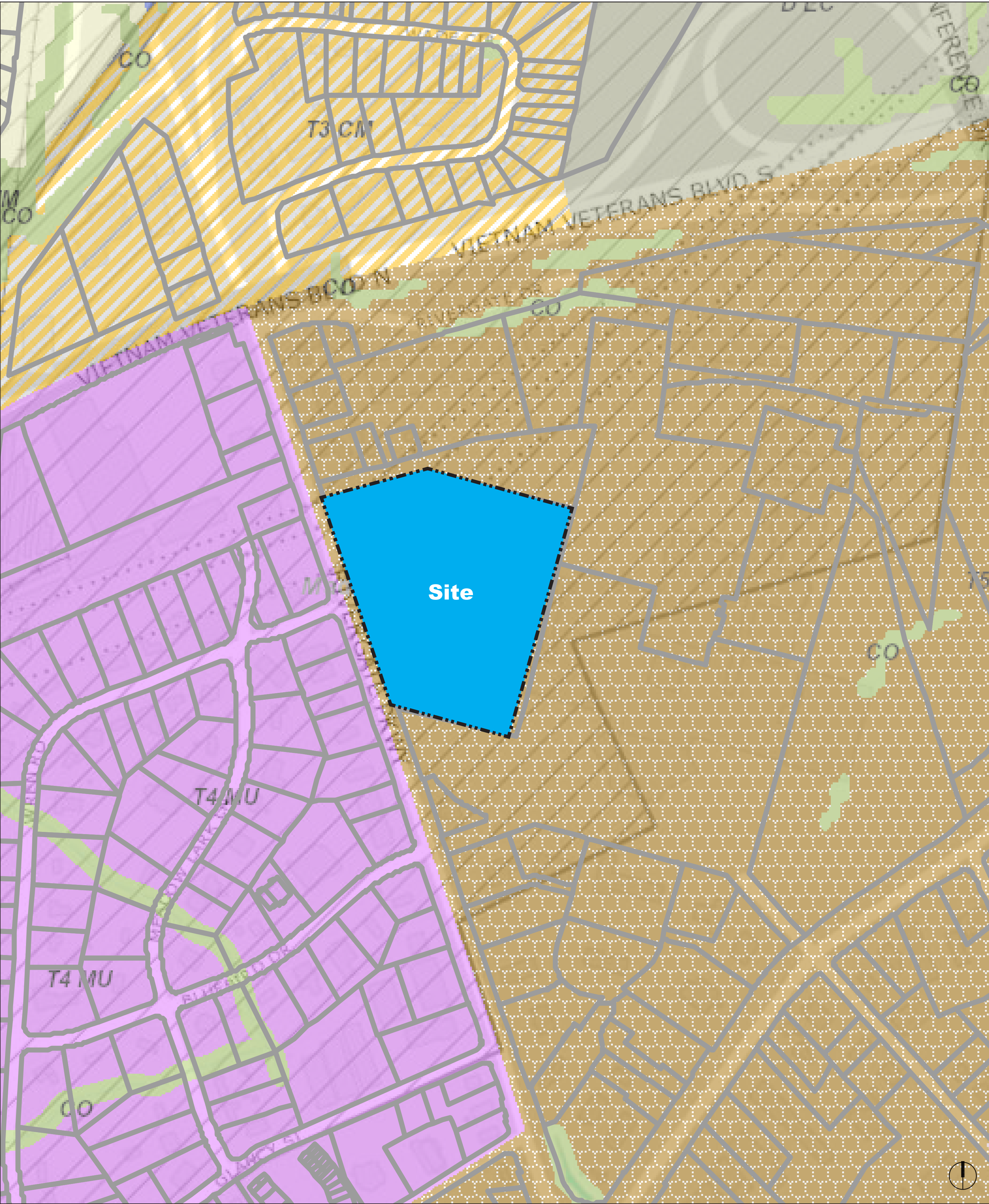
Ironwood Design Group
1033 Demonbreun St.
Nashville, TN 37203

ATTN: Josh Bethea
josh.bethea@ironwooddg.com



SUBMITTAL DATES:

PMP Initial Submittal Date: 04. 01. 2024
PMP ReSubmittal Date: 04. 25. 2024



Current Zoning: Commercial Services Limited (CSL)

Current Comprehensive Land Use: Regional Center High Intensity

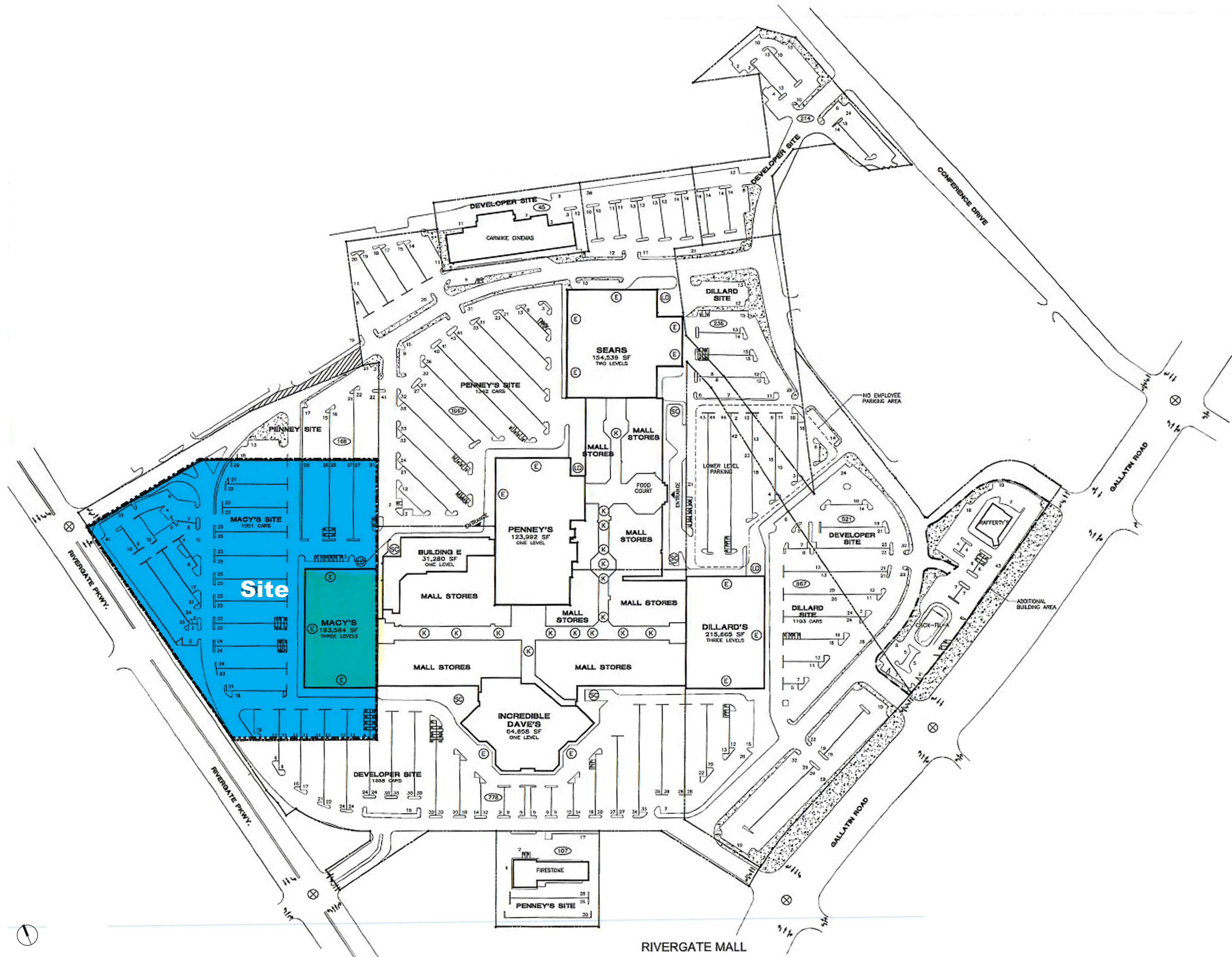
The property is located within the Madison Plan Area. The current land use policy for the property per the City of Goodlettsville Comprehensive Plan is Regional Center High Intensity.

Madison Community Plan Consistency:

1. The Concept Map for Madison focuses on creating diverse and affordable housing options and enhancing commercial centers and corridors.
2. Transition and Infill areas may have moderately dense residential and small-scale offices that are appropriate along and around prominent corridors and centers to provide a harmonious connection to surrounding neighborhoods.
3. Appropriate uses within mixed use centers satisfy the daily needs of the surrounding neighborhoods and may include restaurants, retail, offices, service-oriented businesses, and entertainment facilities.

Regional Center High Intensity Consistency:

4. Higher intensity area to support increased densities and building heights in the range of ten (10) stories subject to available fire protection equipment, water supply, and site access with edge, transition zones for reduced building heights, mass, and scale for consistency with the surrounding existing developed areas.
5. Building and site designs incorporating varied architectural features to limit building mass and scale with defined outdoor use areas for an integrated, identifiable, and lively urban center design.
6. Strong pedestrian oriented street and development design including buildings fronting sidewalks and usable outdoor area with links to adjacent areas.
7. Interconnected street grid system for center access and service vehicles with non-street parking and all service oriented facilities oriented to the back of buildings and sites and internal service drives.



Tennessee State Plane
Coordinate System
Zone 5301, FIPS Zone 4100
Horizontal Datum: NAD83
Vertical Datum: NAVD88

SURVEY LEGEND	
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
C.M.P.	CORROGATED METAL PIPE
D.B.	DEED BOOK
F.D.C.	FIRE DEPARTMENT CONNECTION
F.E.S.	FLARED END SECTION (STORM)
F.F.E.	FINISHED FLOOR ELEVATION
H.D.P.E.	HIGH DENSITY POLYETHYLENE
I.E.	INVERT ELEVATION
P.B.	PLAT BOOK
R.C.P.	REINFORCED CONCRETE PIPE
C.M.F.	CONCRETE MONUMENT FOUND
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
P.O.B.	TRUE POINT OF BEGINNING
TYP.	TYPICAL
PC	PROPERTY CORNER FOUND
PS	PROPERTY CORNER SET
CMF	CONCRETE MONUMENT FOUND
EB	ELEVATION BENCHMARK
DC	DELTA (SURVEY CONTROL)
ACU	AIR CONDITIONING UNIT
CS	CATCHBASIN
CO	CLEANOUT
FO	FIBER OPTIC (MARKER)
FH	FIRE HYDRANT
GV	GAS VALVE
GM	GAS METER
GM	GAS MARKER
GW	GUY WIRE/ANCHOR
HW	HEADWALL
JB	JUNCTION BOX
LP	LIGHT POLE
MH	MANHOLE
SMH	SANITARY SEWER MANHOLE
TPD	TELEPHONE PEDESTAL
WI	WEIR INLET
WM	WATER METER
WV	WATER VALVE
UT	UTILITY POLE
UT	TRANSMISSION UTILITY POLE
TRANS	POWER TRANSFORMER
FENCE LINE	X
OVERHEAD UTILITY	UTL
OVERHEAD POWER	P
UNDERGROUND POWER	P
OVERHEAD TELEPHONE	T
UNDERGROUND TELEPHONE	T
TRAFFIC UTILITY	TR
FIBER-OPTIC	FO
NATURAL GAS	GAS
FLOODPLAIN	FP
SANITARY SEWER	SS
SEWER FORCEMAIN	W
WATER LINE	W

2

J.C. PENNEY CO., INC.
TAX MAP 026-14, PARCEL 026.00
DEED BOOK 5825, PAGE 59, R.O.D.C., TN
LOT 2 ON THE PLAT OF THE RESUBDIVISION
OF TRACTS C-2, D-2, & D-3 OF THE
RIVERGATE MALL SHOPPING CENTER
PLAT BOOK 6900, PAGE 279, R.O.D.C., TN

1
PENNY PROPERTY SUB-HOLDINGS, LLC
TAX MAP 026-14, PARCEL 028.00
INST. NO. 20201223-0152941, R.O.D.C., TN
LOT 1 ON THE PLAT OF THE RESUBDIVISION
OF TRACTS C-2, D-2, & D-3 OF THE
RIVERGATE MALL SHOPPING CENTER
PLAT BOOK 6900, PAGE 279, R.O.D.C., TN

ALTA/NSPS 2022 CERTIFICATION:

Certify To: Designated Lender of RANGEWATER DEVELOPMENT, LLC,
a Georgia limited liability company, its successors
and/or assigns & Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based
were made in accordance with the 2021 Minimum Standard Detail
Requirements for ALTA/NSPS Land Title Surveys, jointly established and
adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b),
7(b.1), 7(c), 8, 9, 10, 11(a), 11(b), 16, 17, 18, and 19, of Table A thereof.
The fieldwork was completed on October 5, 2022.

Date of Plat or Map: 10/07/2022

By:

Name: Adam C Bledsoe
Registered Professional Land Surveyor No. 3099
Date: 10/07/2022

To the best of my knowledge and belief the within plat also
represents a survey made under my supervision in accordance
with T.C.A. Section 0820-3.

The property described and shown hereon is the same property described in
(Fidelity National Title Insurance Company) Commitment Number
(TN252208113R/222975ATL), effective August 31, 2022 at 8.00AM.

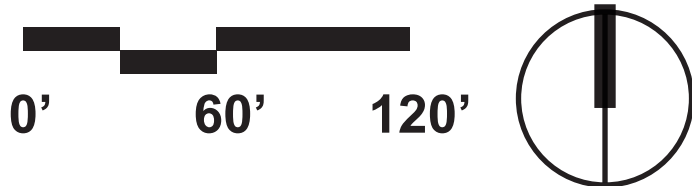
This Survey has been prepared solely for the benefit of the parties set forth
in this Surveyor's Certification and may not be quoted or relied upon by, nor
may copies be delivered to, any other party or used for any other purpose
including, without limitation, the preparation of zoning reports or any other
third party reports, without W&A Engineering prior written consent. W&A
Engineering expressly disclaims any duty or obligation towards any party that
is not identified in this Surveyor's Certification. Please be advised that W&A
Engineering will not include the providers of any third party reports in the
Surveyor's Certification.

TITLE COMMITMENT

COMMITMENT NUMBER: TN252207113R/222975ATL
COMMITMENT DATE: August 31, 2022 8:00AM
ISSUING OFFICE: FIRST NATIONAL TITLE SERVICES, LLC
ISSUED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
PROPOSED INSURED: Designated Lender of RANGEWATER
DEVELOPMENT, LLC, a Georgia limited liability company, its
successors and/or assigns as their respective interests may
appear.

D-1

KDI Rivergate Mall, LLC
TAX MAP 034-02, PARCEL 076.00
INST. NO. 20201223-0152941, R.O.D.C., TN
LOT D-1 ON THE PLAT OF THE
RESUBDIVISION OF TRACTS A-1, C-1, & D-1 OF
THE RIVERGATE MALL SHOPPING CENTER
PLAT BOOK 6900, PAGE 349, R.O.D.C., TN



RIVERGATE MALL - PMP Submittal

APRIL 25, 2024

Existing Survey



FULMER LUCAS



SMITH GEE STUDIO
ARCHITECTURE URBAN DESIGN INTERIORS





The Concept Site Plan provided within this application is intended to represent one scenario of general compliance with the regulatory standards and standard notes herein. Adjustments may be required to provide flexibility during design development and will be brought forward to the Planning Commission as amendments for consideration.

PROPOSED LAND USES

- Retail/Restaurant (x1-Story)
- Hotel (x4-Story)
- Residential (x5-Story)

PROPOSED LAND USE TABLE		
Use	SF	%
Retail / Restaurant	17,000 SF+/-	04%
Hotel	60,000 SF+/-	13%
Residential	382,000 SF+/-	83%
Ground Floor Total	105,000 SF+/-	-
Overall Nonresidential Total / Ground Floor Total	77,000 SF+/-	73%

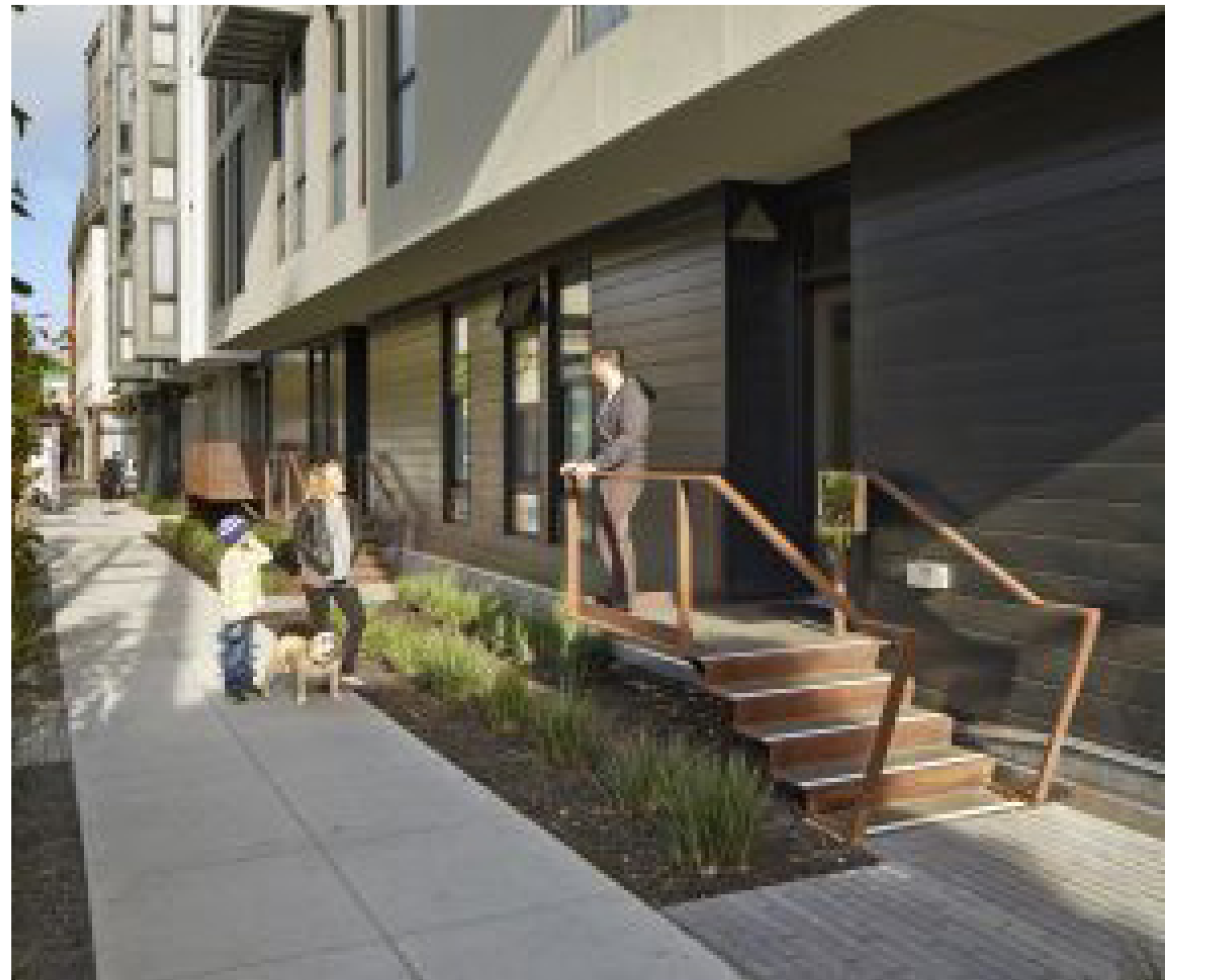
PROPOSED PARKING		
Use	Parking Ratio	Minimum Required
Retail / Restaurant 17,000 SF	x1sp/250 sf	68 sp
Hotel 120 Keys	x1sp/Key +Employee	125 sp
Residential 1-BR 197 Units (58%) 2-BR 143 Units (42%) TOTAL 340 Units	x1.5sp/Unit	510 sp
TOTAL Required		703 sp+/-
TOTAL Provided		705 sp+/-

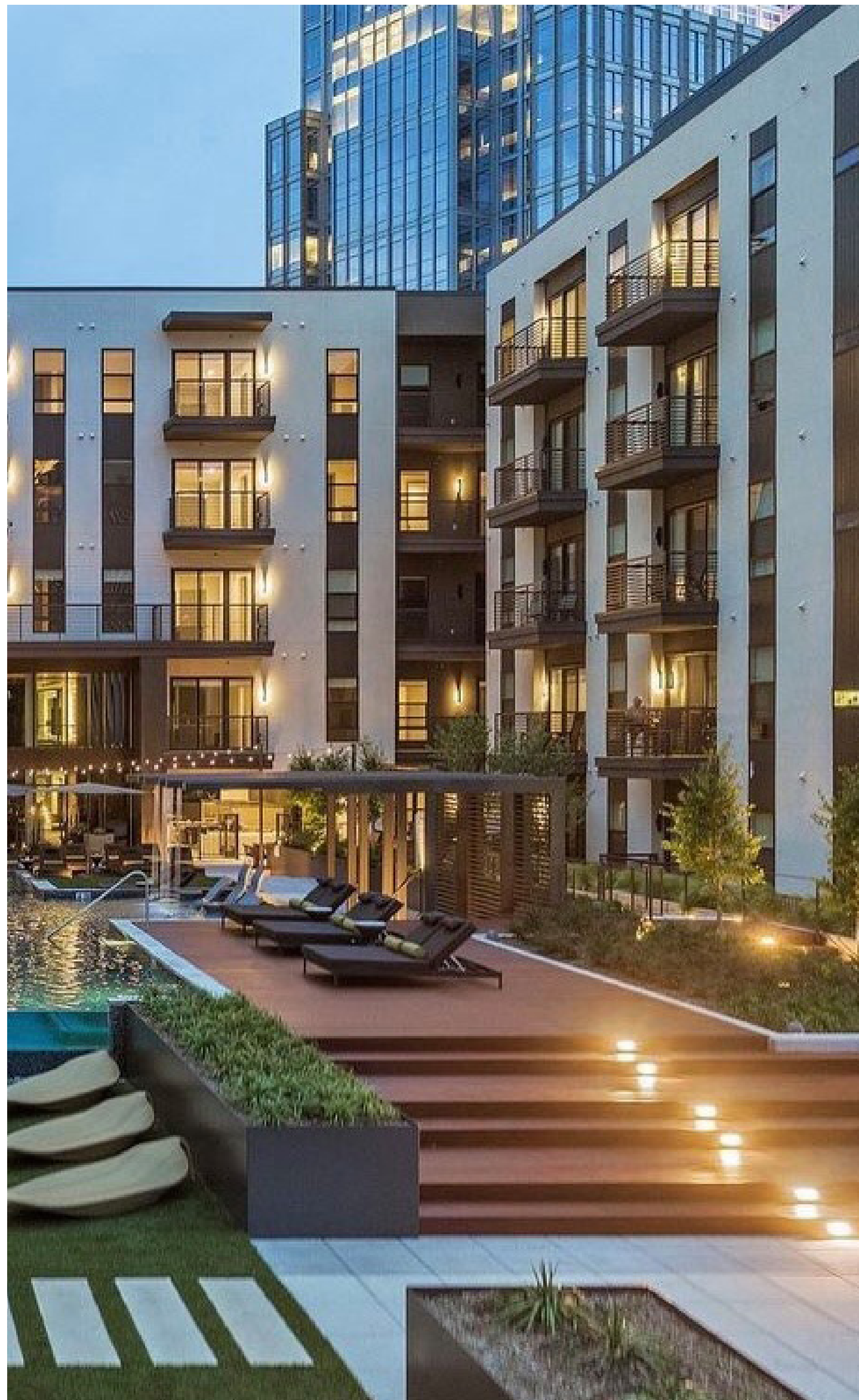
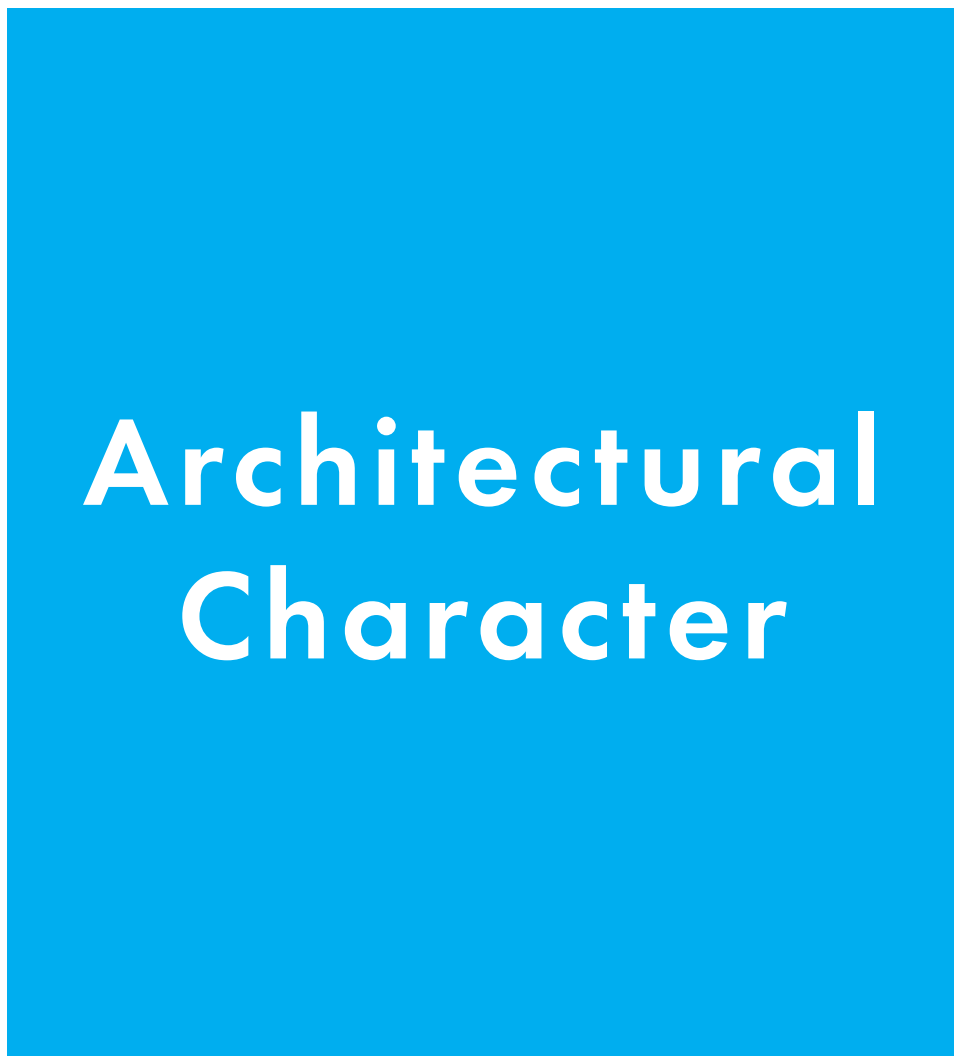
PROPOSED OPEN SPACE TABLE		
Use	Acreage	%
Mixed-Use Development	8.82 Acres	75%
Open Space	03 Acres	25%
Total	11.82 Acres	100%













RIVERGATE MALL - PMP Submittal

APRIL 25, 2024

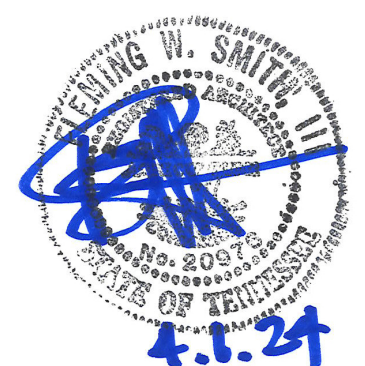
Development Team Projects

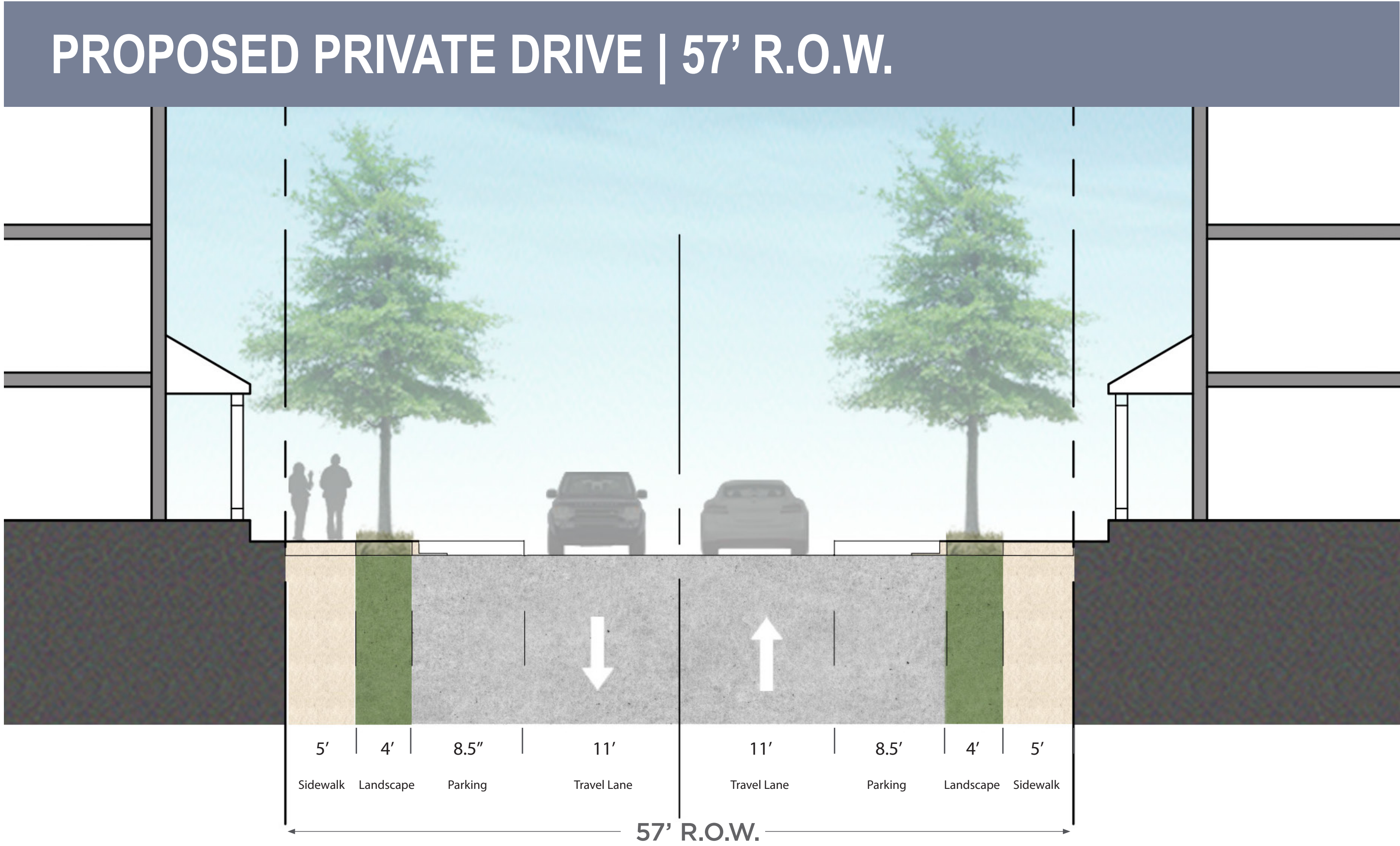
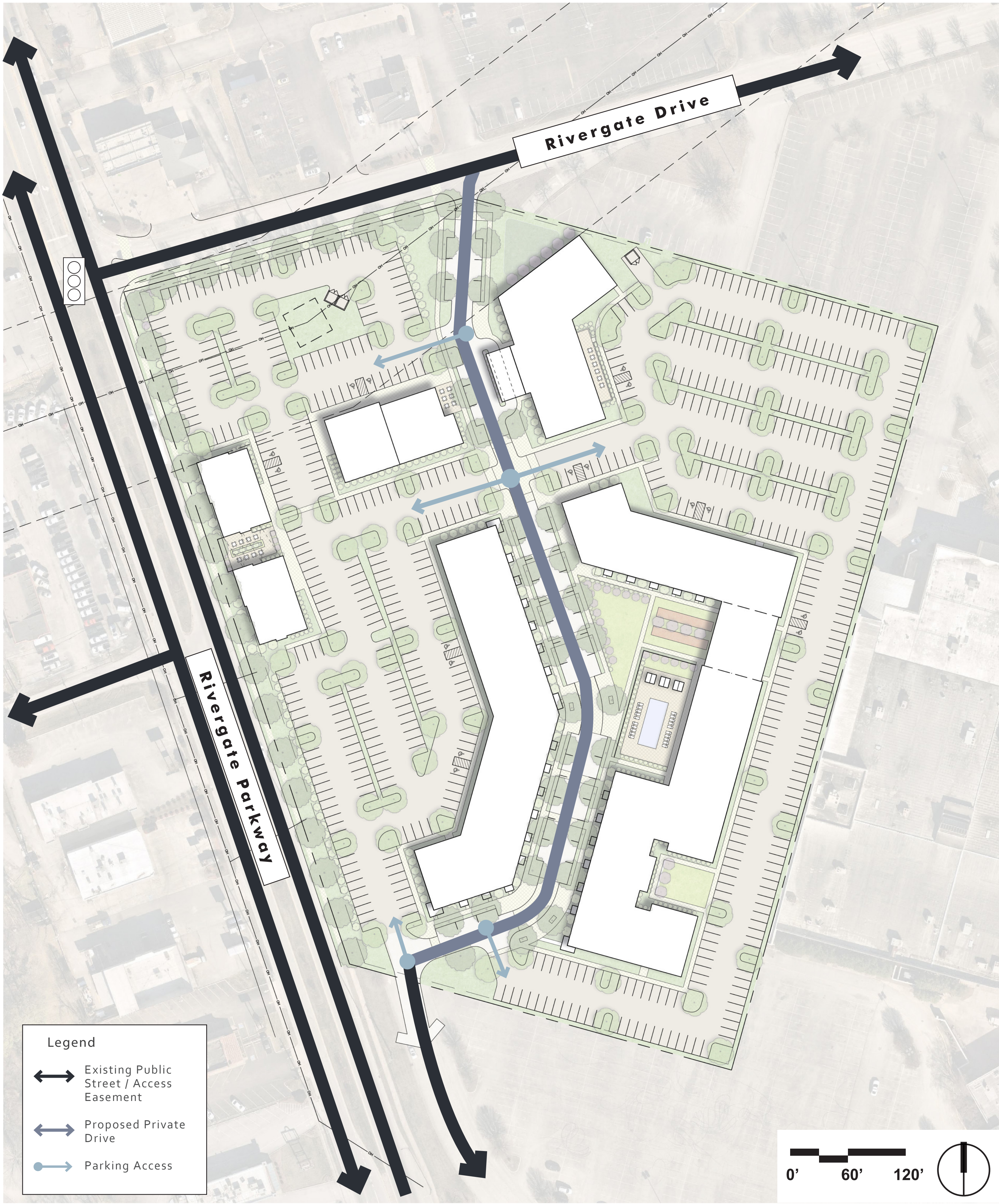


FULMER LUCAS



SMITH GEE STUDIO
ARCHITECTURE URBAN DESIGN INTERIORS







The Concept Site Plan provided within this application is intended to represent one scenario of general compliance with the regulatory standards and standard notes herein. Adjustments may be required to provide flexibility during design development and will be brought forward to the Planning Commission as amendments for consideration.

STANDARD NOTES:

- 1. For any development standards, regulations, and requirements not specifically shown in the PMP submittal and/or included as a condition of approval, the property shall be subject to the standards, regulations, and requirements of RC-1 PUD.

ARCHITECTURAL STANDARDS:

- 2. The primary facade and entrance of a building should be oriented to address Rivergate Drive or the internal private drive. There should be appropriate architectural treatment of the facades fronting Rivergate Parkway
- 3. Buildings are encouraged to be oriented to the internal private drive with parking to the side or rear.
- 4. If provided, porches shall have a minimum depth of 6 feet; stoops shall have a minimum depth of 4 feet. The minimum distance between buildings shall be 10 feet.
- 5. The minimum distance between buildings and the side or rear lot line shall be 5 feet.
- 6. For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in material and color may be used to achieve this massing standard.
- 7. Building façade colors and building materials shall follow the City of Goodlettsville Design Guidelines found in Section III.5 - Color and Materials. Building elevations fronting public and private streets shall be considered the primary facades and are encouraged to use more brick and/or stone cladding. Building elevations shall include a minimum 50% aggregate of these materials.
- 8. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, treated wood, metal panel, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the Final Master Plan.
- 9. Vinyl siding and untreated wood shall not be permitted.

ACCESS & PARKING:

- 10. Site Access shall be from Rivergate Drive.
- 11. Bicycle parking will be provided per the City of Goodlettsville Zoning Code.

- 12. On-Street Parking areas may be calculated to meet min. off-street parking requirements for all uses.
- 13. Minimum Parking Requirements to meet Shared Parking Study recommendations.
- 14. The standard on-street parallel parking stall dimensions shall be 8 feet wide and 22 feet long.
- 15. Sidewalks shall be a min. of 5 feet in width on all streets for all uses and development types.

LANDSCAPE STANDARDS:

- 16. 5 ft. minimum open space setback requirement for Buildings and Parking Lots. Covered stoops/stairs and porches may encroach within the min. 5 ft. open space setback.
- 17. 5 ft. min. open space setback requirement along shared property lines, No transitional landscape buffer is required.
- 18. Minimum bufferyard requirements can be reduced in constrained areas as long as the overall average meets the min. requirement.
- 19. Stormwater bioretention shall be allowed in the landscape bufferyard.
- 20. All site boundaries fronting onto public streets will have a 10 ft. landscape zone.
- 21. Surface parking areas adjacent to private streets shall require perimeter landscape area to be 5 feet in width.
- 22. Parking Areas that exceed 200 spaces max. should provide min. 4 ft. wide linear landscape islands to visually reduce the scale.
- 23. Trees planted in the private drive sidewalk zone shall have a protective grate or planted zone of 4 ft. wide min.

STORMWATER NOTES:

- 24. Storm water quality and quantity designs may be on-site or in shared collective off-site public or private facilities within designated public utility and drainage easements.
- 25. Stormwater facilities will be designed to meet the minimum requirements per City code.

UTILITY NOTES:

- 26. Mechanical equipment on roofs or sides of buildings should not be visible from streets. Adequate screening should be provided.

RC-1 PUD BULK STANDARDS

Permitted Uses	All uses permitted by RC-1 PUD Zoning
Nonresidential Uses ¹	77,000 SF proposed
Residential Uses ²	340 dwelling units proposed
Max. ISR	0.9
Lot Width	100 ft. min. Street Frontage
Lot Area	30,000 SF min.
Building Height ³	Up to 10-Stories max. 1-Story min.
Building Stepback	10 ft. stepback after 5 Stories
Front Setback ⁴	5 ft. min.
Side Setback	5 ft. min.
Rear Setback	5 ft. min.
Open Space ⁵	10% min.

Notes

- 1. Overall aggregate Nonresidential Use SF shall account towards 51% minimum of the overall ground floor total SF requirement. Proposed nonresidential SF subject to change.
- 2. Units Proposed subject to change and shall not exceed Max. Density Allowed per RC-1 PUD Zoning District based on the acreage of the overall project site.
- 3. One-story buildings shall be 20 ft. min in overall building height. No glazing is permitted above active use finished space. Overall building height shall be measured from the average elevation at finished grade to the midpoint of the primary roof pitch, if sloped roof, or to the top of the parapet, if structure is built with a flat roof. Proposed building heights subject to change and shall not exceed 10-stories max.
- 4. Front Setback to be measured from back of proposed sidewalks on public streets, private drives, and common open spaces. Covered stoops/stairs and porches, balconies, awnings, and canopies may encroach into the min. front setback.
- 5. A minimum of 10% open space shall be dedicated to landscape/permeable areas on the site. Utilization of permeable pavement and other sustainable tools shall be considered toward meeting this criteria.



DRIVE AISLE LEGEND

24' DRIVE AISLE

26' DRIVE AISLE

811

Know what's below.
Call before you dig.



1114 17th Ave S, Ste 103
Nashville, TN 37212
Phone: (615) 258-8551

To: Kate Jarosh, Al. Neyer
From: Amy Burch, P.E.; Burch Transportation, LLC
Cc: Jay Fulmer, P.E.; Fulmer Lucas
Date: April 23, 2024
Subj: Trip Generation Comparison
Re: Rivergate Mixed-Use, Goodlettsville, TN

This memo provides a trip generation estimate and comparison for the proposed Rivergate Mixed-Use development in Goodlettsville, Tennessee. According to the attached concept plan, the proposed development includes approximately 17,000 square feet of retail/restaurant space, a 120-key hotel, and 340 multifamily units. The project site currently includes an existing 196,992 square-foot shopping center building (former Macy's Department Store) and surface parking located within the west side of the existing Rivergate Mall. The existing building square-footage was obtained from Davidson County property tax records.

The purpose of this letter is to provide a trip generation comparison for the proposed mixed-use development with the existing retail land use on the site. The project site includes parcels 02614002400 and 02614003100, and it is located on the east side of Rivergate Parkway and the south side of Rivergate Drive.

Trip Generation Calculation

A trip generation process was used to estimate the amount of vehicular traffic that is expected to be generated by the existing site and the proposed development plan. Trip generation rates for the land uses were taken from ITE's *Trip Generation Manual, 11th Edition*. The trip generation rates were based on the general urban/suburban setting. Conservatively, no trip credits were applied to account for alternate mode trips (walking, biking, transit) or pass-by traffic. Table 1 below provides a summary of the trip generation for both the existing land use and the proposed development plan for the site. The 17,000 square feet of commercial space is assumed to be 8,500 square feet of retail space and 8,500 square feet of restaurant space.

Table 1: Trip Generation Comparison

Land Use	Size	Unit	Weekday ADT	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
Existing Land Use									
Shopping Center (>150k) LUC 820	196,992	SF	11,007	250	155	95	920	442	478
Proposed Land Use									
Strip Retail Plaza (<40k) LUC 822	8,500	SF	588	26	16	10	69	35	34
High-Turnover (Sit-Down) Restaurant LUC 932	8,500	SF	911	81	45	36	77	47	30
Hotel LUC 310	120	Keys	877	53	30	23	61	31	30
Multifamily Housing (Mid-Rise) LUC 221	340	Units	1,575	138	32	106	133	81	52
Proposed Total			3,951	298	123	175	340	194	146
Difference in Gross Project Trips			-7,056	48	-32	80	-580	-248	-332
% Difference in Gross Project Trips			-64%	19%	-21%	84%	-63%	-56%	-69%

As shown in the table above, the proposed Rivergate Mixed-Use development is projected to generate approximately 7,056 fewer total daily trips, 48 more AM peak hour trips, and 580 fewer PM peak hour trips than the existing land use on the project site. This correlates to the proposed mixed-use development plan expecting



4/23/2024

to generate approximately 64% less daily traffic, 19% more AM peak hour traffic, and 63% less PM peak hour traffic than the existing shopping center/retail land use.

It should be noted that the trip generation calculation for the existing shopping center/retail store is based on projected traffic generation methodology and is not based on turning movement count data collected at the site. This represents the potential trip generation for the existing shopping center building if it were occupied based on existing zoning entitlements since the Macy's Department Store closed in 2020. By comparison, the amount of traffic expected to be generated by the proposed mixed-use development is not anticipated to have a significant impact on surrounding roadways and intersections since it is expected to generate less daily and PM peak hour vehicular traffic than the project site's previous use and its potential if leased and occupied as a retail shopping center. Though, intersection capacity analyses may be desirable to determine if geometric or traffic control improvements should be provided to better accommodate the travel pattern changes associated with the proposed development.

Rivergate Parkway Existing Traffic Data

As shown below in Figure 1, TDOT has a traffic count station on Rivergate Parkway adjacent to the project site, just south of Rivergate Drive. Based on the TDOT count station data, this station was recorded having an annual average daily traffic (AADT) of 20,922 vehicles per day in 2023. It should be noted that the 2023 AADT at this station was approximately 21.5% less than the 2022 AADT, and the count station has generally experienced a declining trend over the past decade. The TDOT Count Station Historical Growth Analysis is presented in Table 2.

Figure 1: TDOT Count Station on Rivergate Parkway



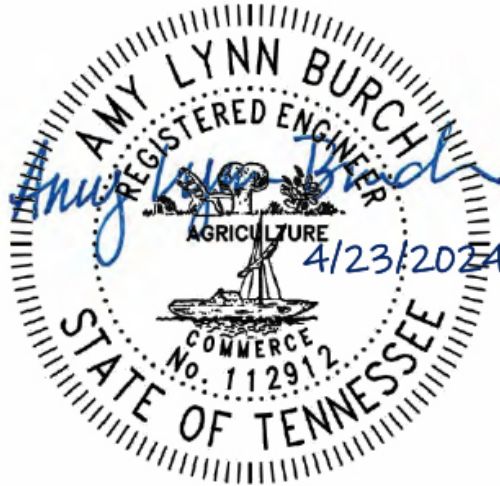
4/23/2024

Table 2: TDOT Count Station Data Historical Growth Analysis (AADT)		
Station No.	Station 19000023	Annual % Growth
Street	Rivergate Parkway	
Location	Adjacent to Site	
Year	AADT (vpd)	
2023	20,922	-21.5%
2022	26,667	1.2%
2021	26,348	-0.9%
2020	26,578	-4.1%
2019	27,717	-4.3%
2018	28,976	1.3%
2017	28,607	-3.6%
2016	29,670	8.1%
2015	27,446	3.4%
2014	26,553	-5.0%
2013	27,950	---
10-year Annual Avg Growth		-2.5%
5-year Annual Avg Growth		-5.9%
3-year Annual Avg Growth		-7.1%

Conclusion

Based on the trip generation comparison results, the proposed Rivergate Mixed-use development is expected to generate less daily traffic and PM peak hour traffic than the existing shopping center land use and just slightly more AM peak hour traffic. A look at historical traffic data on the adjacent Rivergate Parkway shows a decline in traffic volumes over the last several years, indicating that roadway capacity should be available to accommodate the proposed development. However, when the project reaches the final master plan phase of approvals, it may be desirable to conduct detailed analyses for the intersections and driveways providing direct access to the project site in order to determine whether any intersection improvements or modifications should be made to better accommodate the travel pattern changes expected for the proposed mixed-use development.

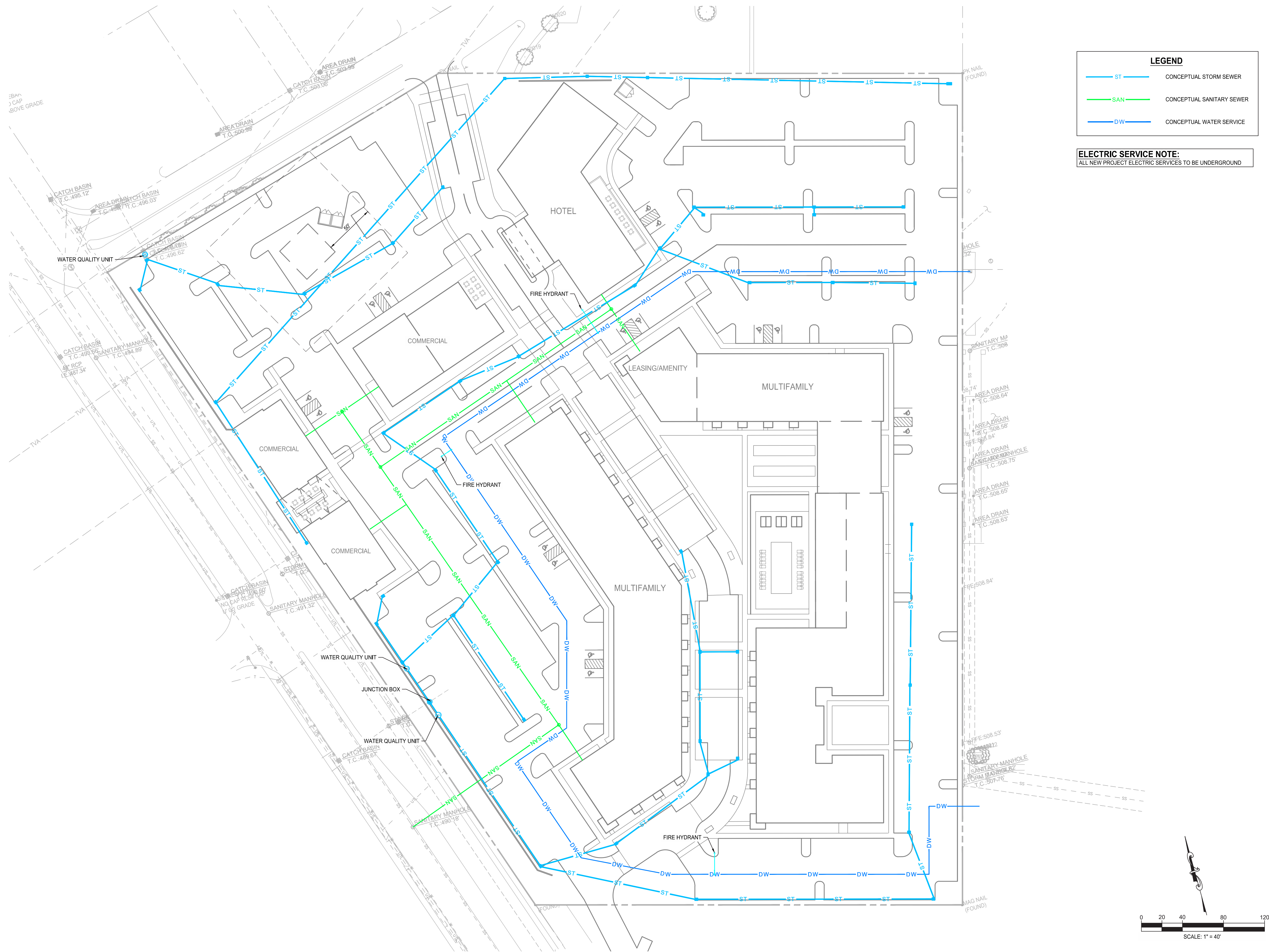
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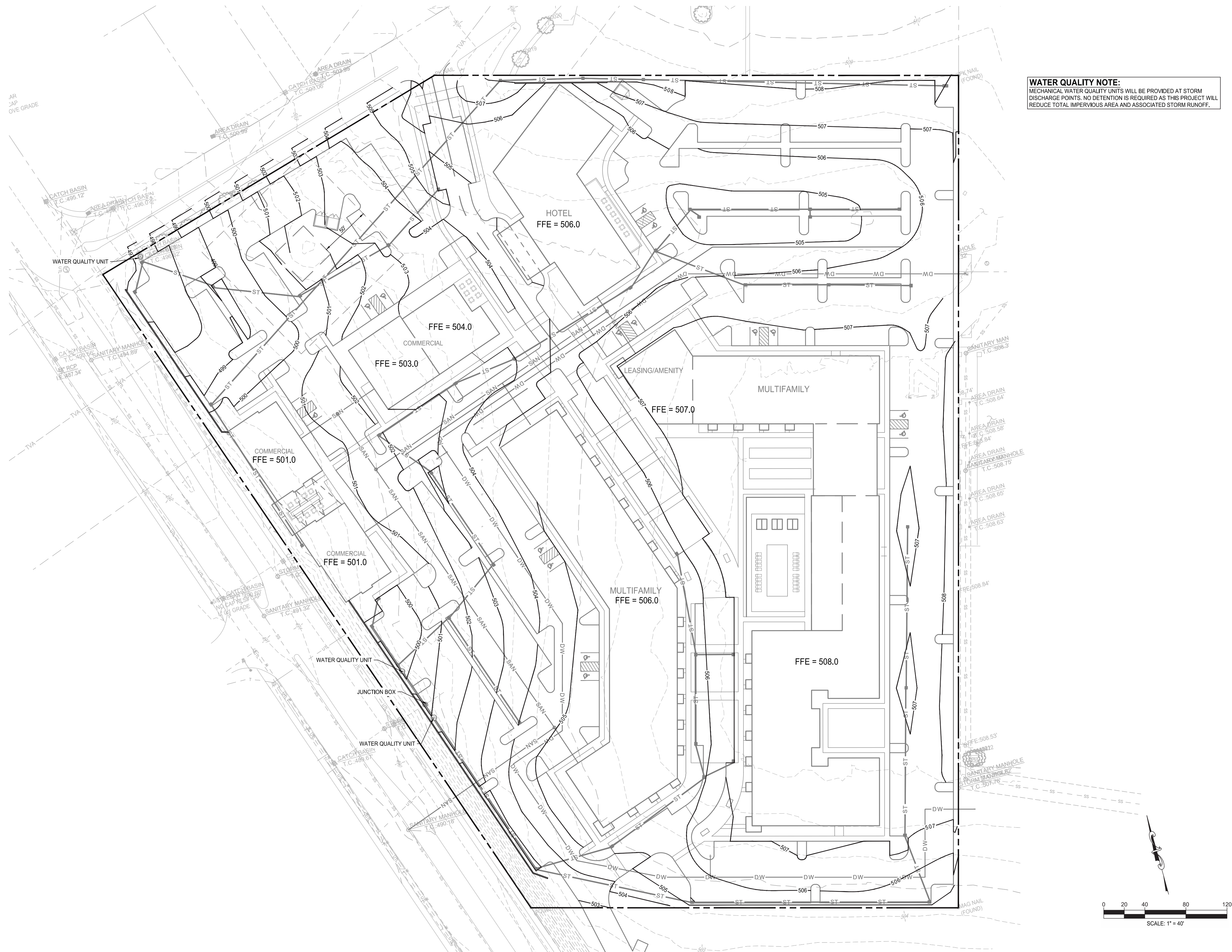


Attachments:

- Concept Plan







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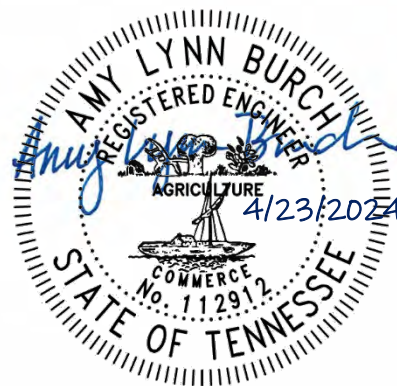
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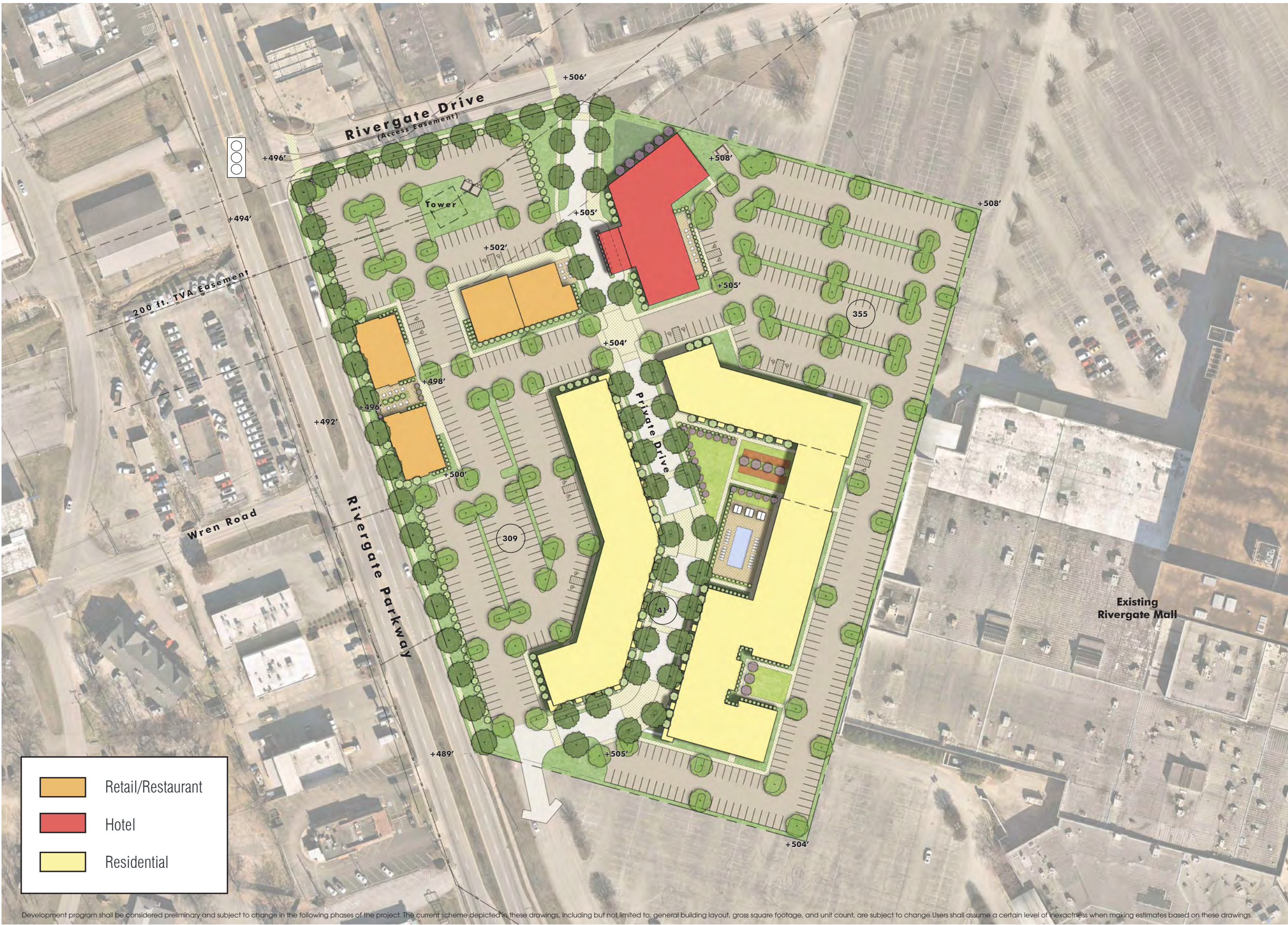
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Please let me know if you have any questions or need any additional information related to this trip generation comparison for the proposed Rivergate Mixed-Use development.



Attachments:

- Concept Plan



DEVELOPMENT SUMMARY

SITE 11.82 Acres +/-

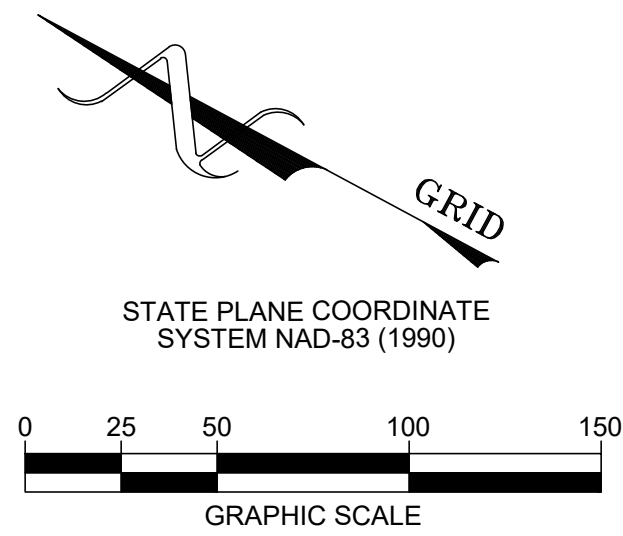
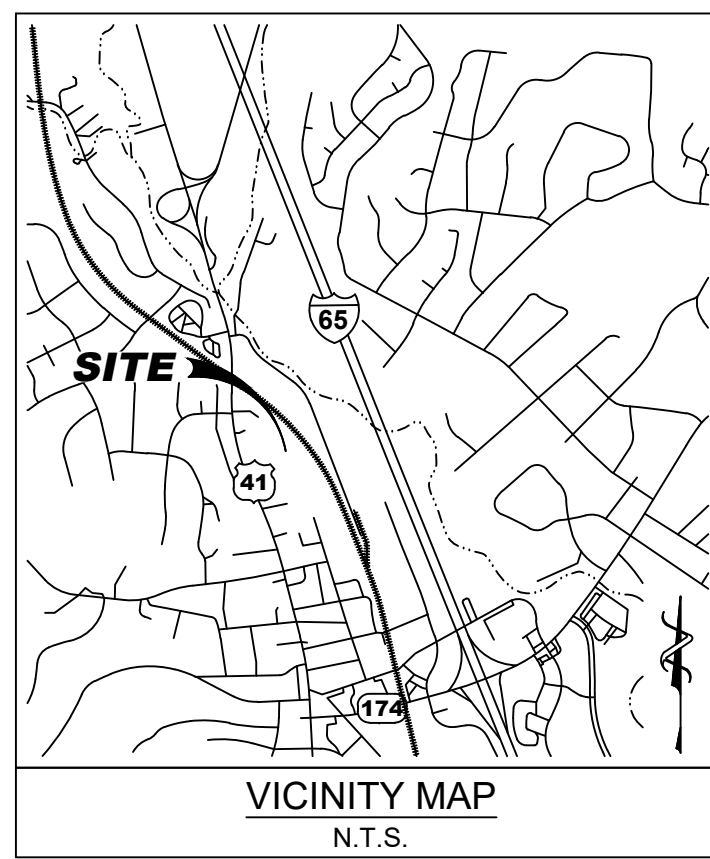
COMMERCIAL
Retail/Rest. (x1-story) 17,000 SF +/-

HOTEL
Hotel (x4-story) 120 Keys
60,000 SF +/-

RESIDENTIAL
Stacked Flats (x5-story) 340 Units +/-

PARKING DEMAND
Commercial (1sp/250sf) 68 Spaces
Hotel 125 Spaces
Residential 510 Spaces
TOTAL PARKING 703 Spaces +/-

PARKING PROVIDED
On-Street Parking 41 Spaces
Off-Street Parking 664 Spaces
TOTAL PARKING 705 Spaces +/-



GRADING AND DRAINAGE NOTES:

- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
- REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ONSITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
- ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
- CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
- ALL NEW AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
- CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
- IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
- ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED TESTING AGENCY.
- NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE TESTING AGENCY.
- COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TESTING AGENCY.
- COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A TESTING AGENCY. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TESTING AGENCY.
- ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
- UPON COMPLETION OF GRADING, THE TESTING AGENCY SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
- ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED EQUAL WITHIN SEVEN (7) DAYS AFTER GRADING IS COMPLETE.
- CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:
 - CONTOURS ON 1' INTERVALS
 - SPOT ELEVATIONS AT TOPS AND TOES OF SLOPES IN DETENTION PONDS, PONDS SPILLWAYS, BIORETENTION AREAS AND PRETREATMENT CELLS
 - SPOT ELEVATIONS AT EDGES OF PERVIOUS PAVEMENT
 - DELINEATION OF PERVIOUS PAVEMENT AREAS
 - PIPE SIZE, MATERIAL, CASTING AND INVERT ELEVATIONS OF STORM AND SANITARY SEWER
 - LOCATIONS OF WATER AND GAS LINES AND APPURTENANCES
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.
- CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICAL, LITTER AND SANITARY WASTE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMIT.

AS-BUILT NOTE: IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.13, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE AND OCCUPANCY PERMIT.

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT AND FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS
- BIORETENTION
- URBAN BIORETENTION
- PERVIOUS PAVERS

ADA NOTES:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES, PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 2% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

FEMA DATA FOR PROJECT LOCATION:

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FLOOD MAP NO. 47037C0250H, EFFECTIVE 04/05/2017

TDOT NOTES:

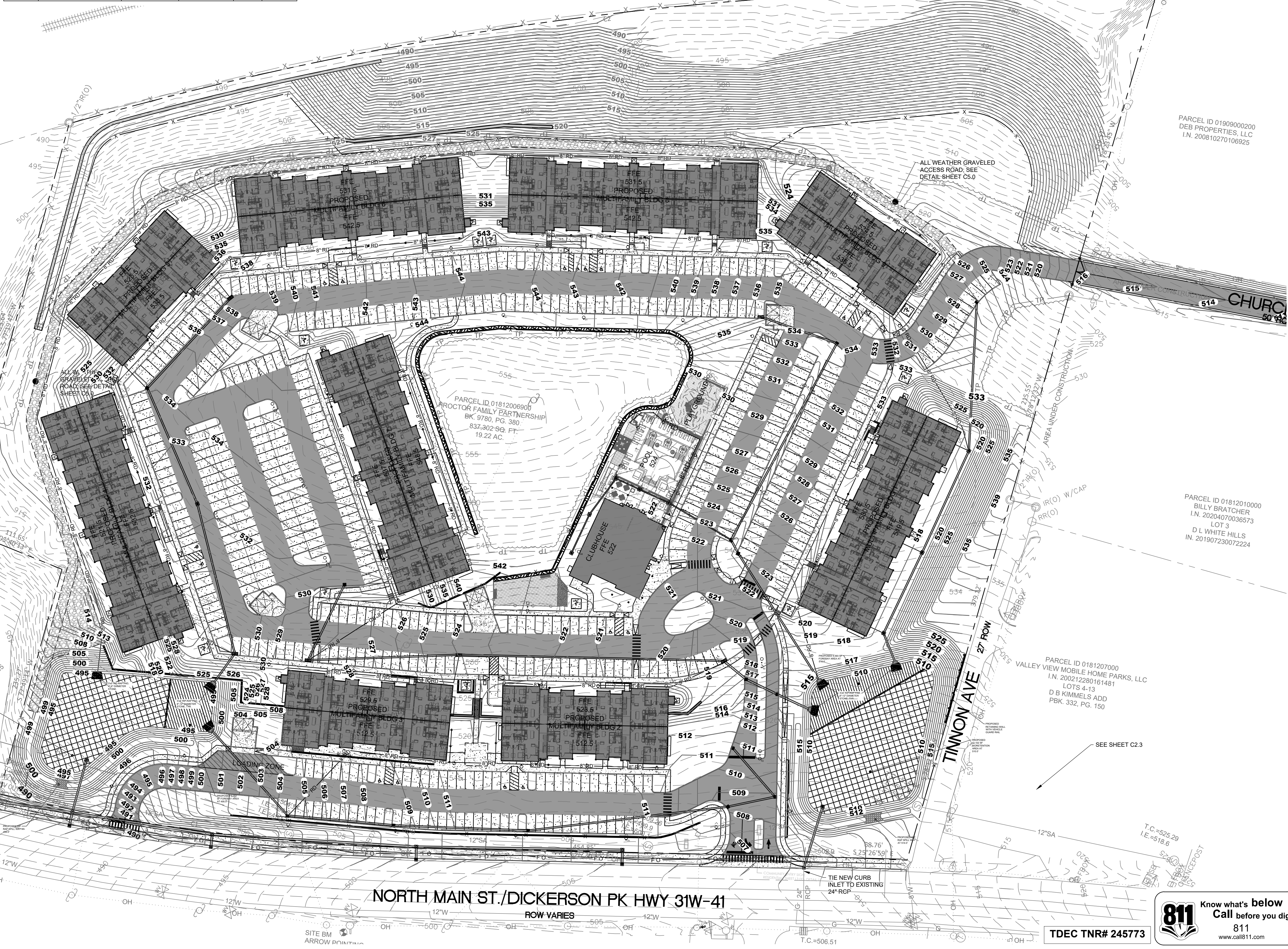
- THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ONTO TDOT ROW.
- ALL DRIVEWAYS MEET ASHOTO INTERSECTION SIGHT DISTANCE.
- ALL PAVEMENT MARKINGS ON TDOT ROW SHALL BE THERMOPLASTIC.
- PROPOSED SITE GRADING ELIMINATES THE NEED FOR PIPES UNDER DRIVEWAYS. STORMWATER WILL SHEET FLOW AND BE COLLECTED IN PROPOSED CURB INLETS.

CITY OF GOODLETTSVILLE NOTES:

- RETAINING WALL DESIGN MUST BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION AND BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER.
- PROVIDE AND INSTALL A MINIMUM 60" HIGH FENCE ALONG THE TOP OF ALL RETAINING WALLS AND SPLIT FACE ROCK EXCAVATION.
- FENCE MATERIAL ALONG THE TOP OF RETAINING WALLS AND SPLIT FACE ROCK EXCAVATION MUST BE APPROVED BY THE CITY OF GOODLETTSVILLE.

STORM STRUCTURE TABLE					
STRUC. #	TYPE	CASTING FRAME	TOP OF CASTING (Elev.)	PIPE I.E. (IN)	PIPE I.E. (OUT)
81	TDOT STANDARD HEADWALL	Standard	482.81	480.00	
82	RECESSED CURB INLET REC STR	TDOT STANDARD	487.88	487.50	481.50
83	RECESSED CURB INLET REC STR	TDOT STANDARD	493.00	488.00	488.00
84	RECESSED CURB INLET REC STR	TDOT STANDARD	501.00	493.00	493.00
85	RECESSED CURB INLET REC STR	TDOT STANDARD	505.50	496.00	496.00
86	CURB INLET REC STR	TDOT STANDARD	509.00	502.00	
87	AREA INLET REC STR REC FRAME	Standard	496.00	485.00	
88	DR-150 WINGED HEADWALL	Standard	497.38	496.00	
89	CURB INLET REC STR	JBS 3101	520.15	505.00	505.00
90	AREA INLET REC STR REC FRAME	JBS 4310	532.00	524.71	519.71
91	CURB INLET REC STR	JBS 3101	523.40	504.74	504.74
92	CURB INLET REC STR	JBS 3101	526.00	503.00	
93	DR-150 WINGED HEADWALL	Standard	497.38	496.00	
94	CURB INLET REC STR	JBS 3101	504.50	498.00	498.00
95	CURB INLET REC STR	JBS 3101	508.50	499.75	499.75
96	CURB INLET REC STR	JBS 3101	511.20	502.00	502.00
97	CURB INLET REC STR	JBS 3101	508.50	504.50	504.50
98	CURB INLET REC STR	JBS 3101	509.00	505.00	505.00
99	CURB INLET REC STR	JBS 3101	511.00	506.00	506.00
100	DR-150 WINGED HEADWALL	Standard	515.17	510.00	
101	CURB INLET REC STR	JBS 3101	516.00	510.75	510.75
102	CURB INLET REC STR	JBS 3101	516.50	512.00	512.00
103	CURB INLET REC STR	JBS 3101	518.20	512.50	512.50
104	CURB INLET REC STR	JBS 3101	524.00	520.00	520.00
105	CURB INLET REC STR	Standard	527.50	522.50	522.50
106	CURB INLET REC STR	Standard	530.50	526.00	526.00
107	DR-150 WINGED HEADWALL	Standard	512.38	511.00	
108	CURB INLET REC STR	JBS 3101	523.20	515.20	515.20
109	CURB INLET REC STR	JBS 3101	522.75	515.85	515.85
110	CURB INLET REC STR	JBS 3101	534.00	526.40	526.40
111	CURB INLET REC STR	JBS 3101	535.90	530.75	530.75
112	AREA INLET REC STR REC FRAME	Standard	521.25	517.00	517.00
113	AREA INLET REC STR REC FRAME	Standard	521.25	518.00	518.00
114	AREA INLET REC STR REC FRAME	Standard	521.25	518.50	518.50
115	AREA INLET REC STR REC FRAME	Standard	521.10	519.00	519.00
116	AREA INLET REC STR REC FRAME	Standard	521.10	519.50	519.50
117	DR-150 WINGED HEADWALL	Standard	512.38	510.50	
118	AREA INLET REC STR REC FRAME	Standard	517.50	510.80	510.80
119	AREA INLET REC STR REC FRAME	Standard	517.50	511.80	511.80
120	AREA INLET REC STR REC FRAME	Standard	517.50	513.00	513.00
121	CURB INLET REC STR	JBS 3101	527.50	520.00	520.00
122	AREA INLET REC STR REC FRAME	Standard	514.00	506.00	506.00

STORM PIPE TABLE					
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE (INCHES)	PIPE MATERIAL	SLOPE (%)	LENGTH (L.F.)
82	81	24	RCP	1.41%	108.32
83	82	18	RCP	4.49%	144.91
84	83	18	RCP	2.40%	208.15
85	84	18	RCP	1.44%	208.49
87	82	15	RCP	5.17%	68.73
89	88	15	HDPE	11.69%	34.23
910	89	15	HDPE	9.81%	108.02
911	910	15	HDPE	3.92%	137.64
912	911	15	HDPE	2.42%	124.12
914	913	15	HDPE	1.75%	114.26
915	914	15	HDPE	1.62%	107.88
916	915	15	HDPE	1.60%	136.17
917	916	15	HDPE	1.23%	203.94
918	917	15	HDPE	1.03%	48.55
919	918	15	HDPE	1.53%	65.21
921	920	18	HDPE	0.71%	35.16
922	921	18	HDPE	3.91%	54.08
923	922	18	HDPE	1.70%	29.44
924	923	15	HDPE	2.80%	288.21
926	924	15	HDPE	1.63%	152.93
928	925	15	HDPE	4.12%	85.04
929	928	15	HDPE	2.77%	151.55
930	929	15	HDPE	4.67%	225.98
931	930	15	HDPE	5.33%	81.58
932	929	10	HDPE	1.37%	73.19
933	932	10	HDPE	3.04%	32.32
934	933	10	HDPE	1.92%	26.03
935	934	10	HDPE	1.10%	45.31
936	935	10	HDPE	1.16%	43.00
938	937	15	HDPE	0.99%	30.37
939	938	15	HDPE	1.11%	96.48
940	939	15	HDPE	1.06%	113.24
941	940	15	HDPE	4.63%	151.32
942	96	15	RCP	4.79%	64.66



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louisville, ky 40206
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f: (502) 589-8004
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Consultants

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6606 Charlotte Pike, Suite 210
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615-356-9911

LANDSCAPE:
Edge
4810 Charlotte Ave., Suite 100
Nashville, TN 37209
615-250-8154

STRUCTURAL / MEP:
Genesis Engineering
134 4th Avenue N.
Franklin, TN 37064
615-628-7270

FOOD SERVICE:
Dine Company
3110 Preston Hwy
Louisville, KY 40213
502-637-3232

Project Name

STONE BRIDGE LOFTS

619 NORTH
MAIN STREET
GOODLETTSVILLE
TN 37072

Client

HOLLADAY VENTURES

JOHN R. GORE
Professional Engineer
No. 10885
State of Tennessee
08/10/24

CONSTRUCTION DOCUMENTS

Revisions

No.	Description	Date
1	100% CD	02/14/2022
2	REVISION 2	07/15/2022
3	REVISION 4	08/31/2022
4	REVISION 6	11/18/2022
5	REVISION 10	03/01/2023
6	REVISION 12	05/31/2023
7	REVISION 24	02/08/2024

OVERALL GRADING AND DRAINAGE

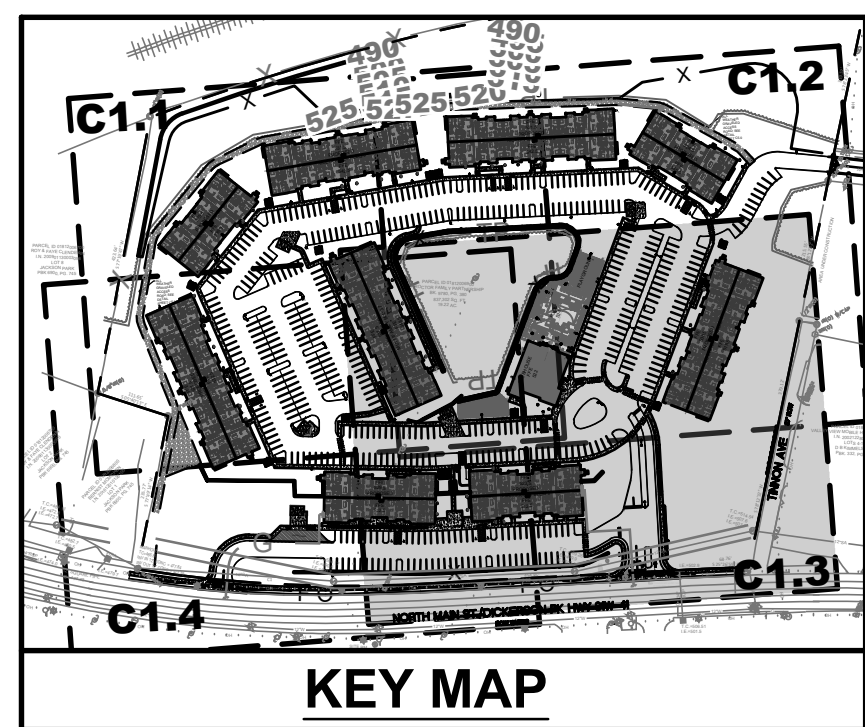
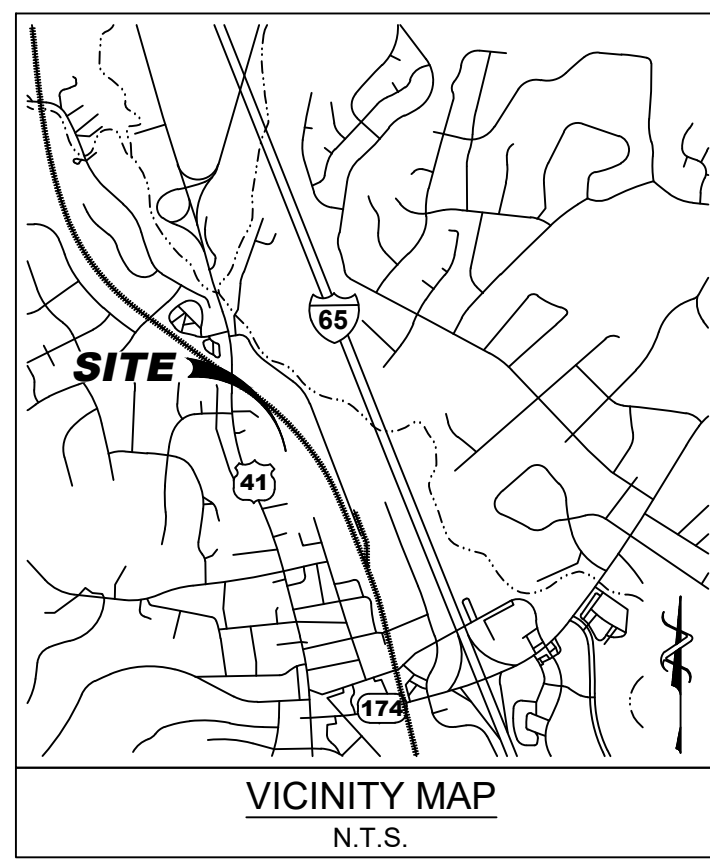
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Date 07/15/2022

C2.0

Scale As indicated

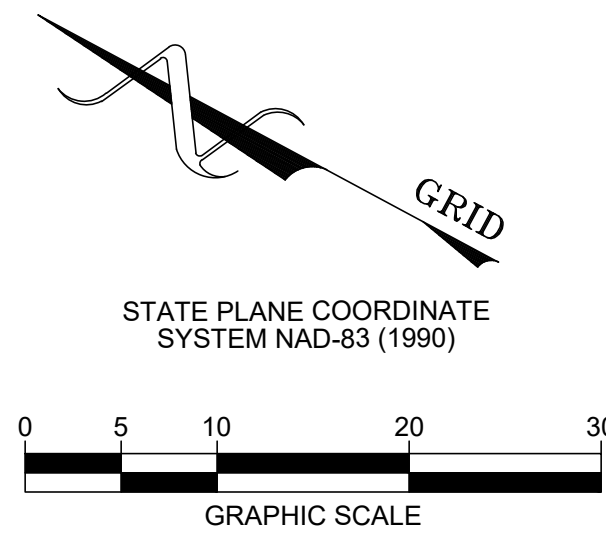
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TDEC TNR# 245773



- GRADING & DRAINAGE KEYNOTES:**
1. CONNECT ADS UNDERDRAIN TO PROPOSED ROOF DRAIN LEADERS, VERIFY SIZE AND METHOD OF CONNECTION WITH ARCHITECTURAL DRAWINGS
 2. ACCESSIBLE PARKING SPACES, CROSS SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.
 3. INLET REFER TO STRUCTURE TABLE ON SHEET C2.0, FOR DETAILS SEE SHEET C5.1
 4. CONCRETE HEADWALL, SEE DETAIL SHEET C5.1
 5. LEVEL 2 BIORETENTION AREA (GIP-01), SEE DETAIL THIS SHEET
 6. DETENTION BASIN OUTLET STRUCTURE, SEE DETAIL SHEET C5.1
 7. RECESSED CURB INLET, SEE DETAIL SHEET C5.1

CSX RAILROAD
100' ROW



STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

GRAPHIC SCALE

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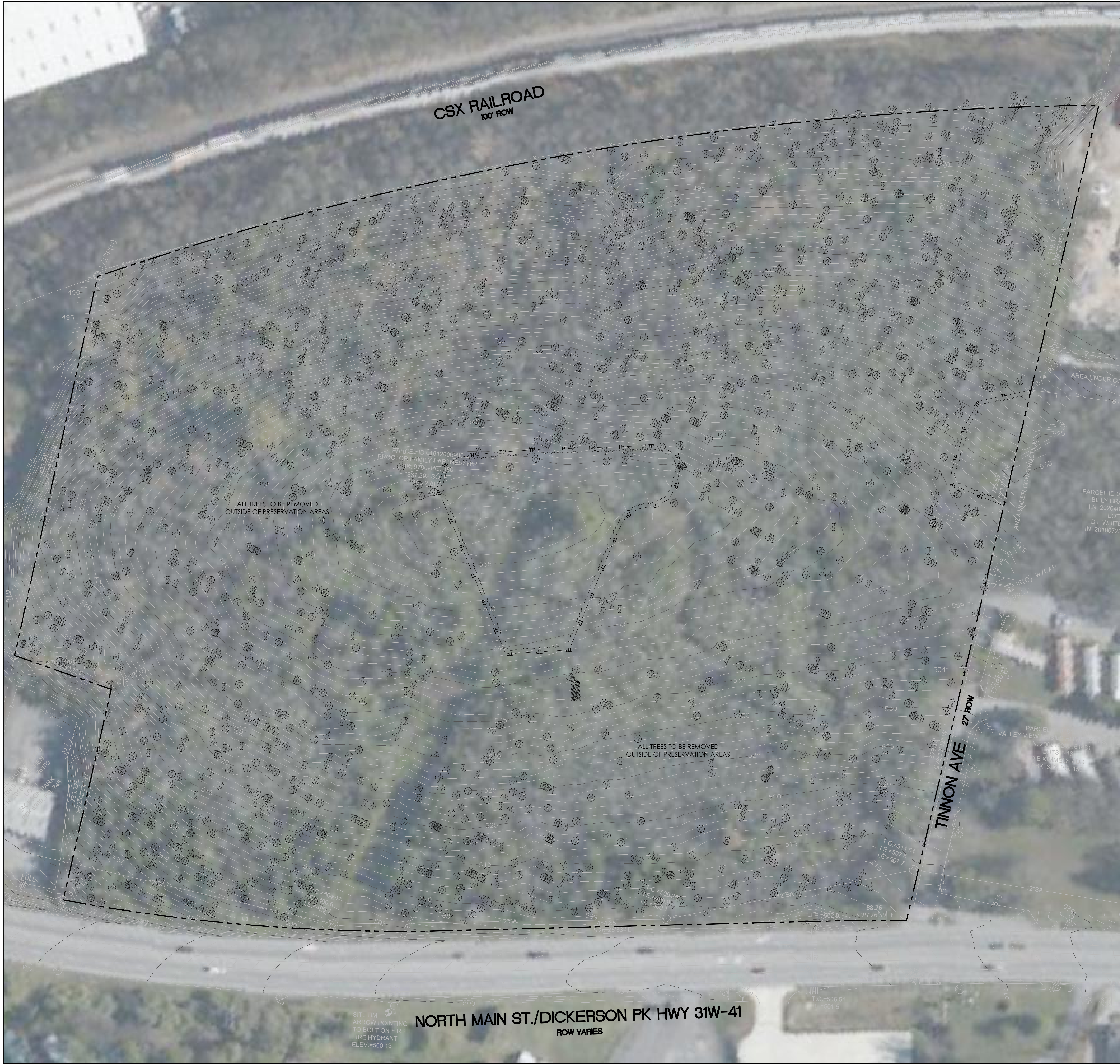
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TREE REMOVAL CALCULATION : DATA

TREES TO BE REMOVED: 8" THRU 17" DIAMETER : 11,134"

TREES TO BE REMOVED: 18" AND GREATER: 1,030"

TREE REPLACEMENT: 8" THRU 17" DIAMETER: 5,567"

TREE REPLACEMENT: 18" AND GREATER: 1,030"

COMBINED TREE REPLACEMENT: 6,597"

150% MAX REPLACEMENT TO REQUIRED ACI: 2,016

TREE REMOVAL - GENERAL NOTES

1. TREE SURVEY PROVIDED BY PANTHER CREEK FORESTRY, LLC : 931.474.6203

2. PRIOR TO ANY TREE REMOVAL TAKING PLACE ON SITE, TREE PROTECTION FENCING IS TO BE INSTALLED TO MEET CITY OF GOODLETTSVILLE STANDARDS.

3. NO TREES WITHIN TREE PROTECTION FENCE SHALL BE DAMAGED OR REMOVED WITHOUT PRIOR WRITTEN CONSENT BY PROJECT & CITY LANDSCAPE ARCHITECT.

4. ALL TREES NOT WITHIN TREE PROTECTION FENCE BOUNDARY ARE TO BE REMOVED AS PART OF CONSTRUCTION.

5. SEE SHEET L1.01 FOR ALL TREE REMOVAL AND PRESERVATION DATA CHARTS & DETAILS

SEE SHEET L 1.01 & L1.02 FOR TREE REMOVAL CHARTS

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

4610 CHARLOTTE AVE, SUITE 100 NASHVILLE, TN 37209 615-260-8154 www.edgela.com

Barge Cauthen CIVIL ENGINEER

BARGE CAUTHAN & ASSOCIATES 6606 CHARLOTTE PKE. STE 210 NASHVILLE, TN 37209 615-356-9911

CONSULTANTS

Stone Bridge

Site Plan

619 North Main St Goodlettsville, TN

Holladay Ventures

225 Gentry Avenue Nashville, TN 37206

CLIENT

PROJECT NO. 21150

Date: 5/26/2021

Issued for: City Permit

REVISIONS

1 6/6/2022 REVISED SITE PLAN

2 4/22/2024 REVISED SITE PLAN

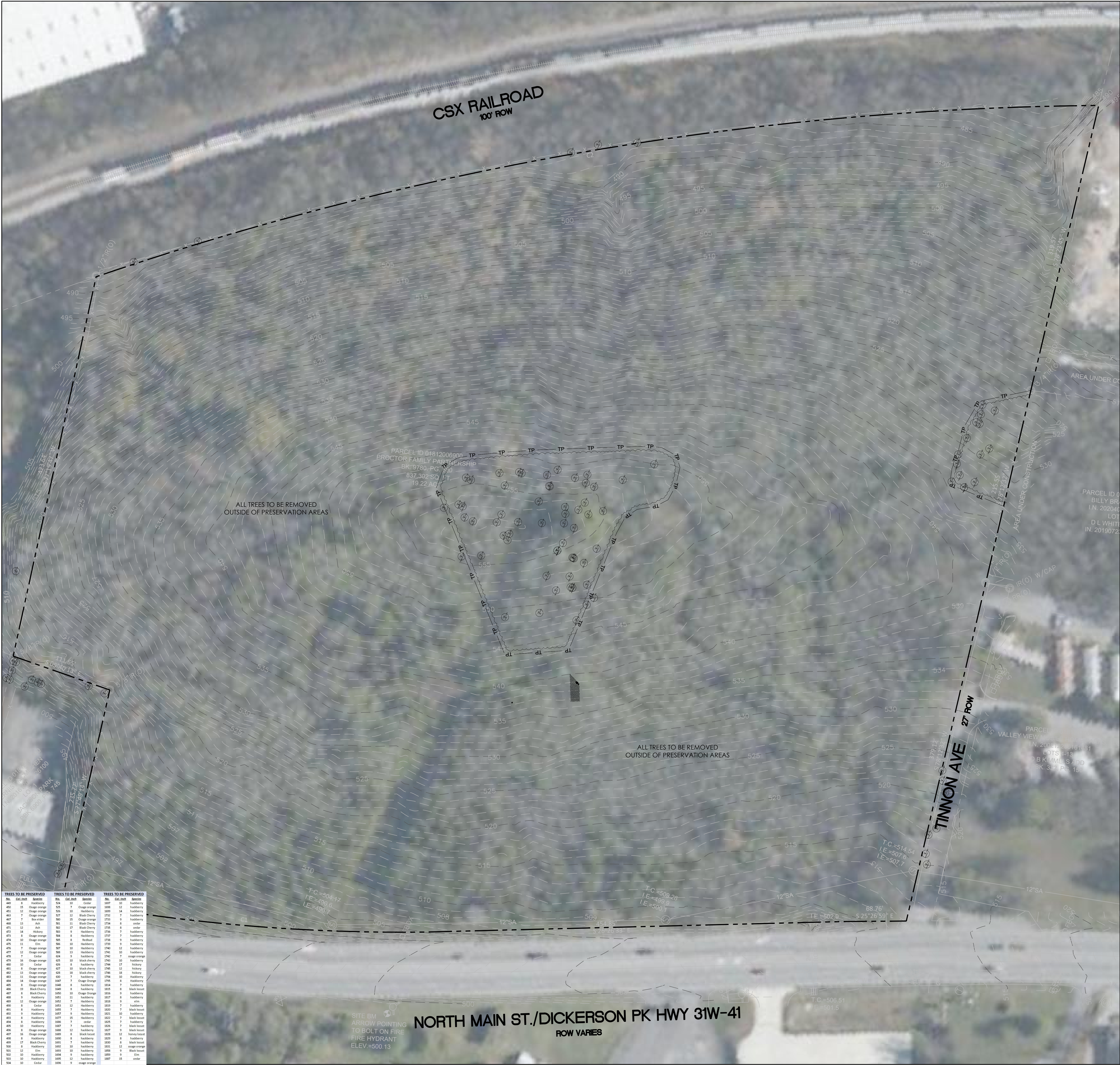
SITE TREE REMOVAL PLAN

SEAL

Sheet Title

Sheet Number L1.00

[illegible]



TREE REMOVAL CALCULATION : DATA

TREES TO BE PRESERVED: 1,363"

CALIPER INCH CREDIT TO REQUIRED ACI: 681.5" (50%)

TREE PRESERVATION- GENERAL NOTES

1. TREE SURVEY PROVIDED BY PANTHER CREEK FORESTRY, LLC : 931.474.6203

2. PRIOR TO ANY TREE REMOVAL TAKING PLACE ON SITE, TREE PROTECTION FENCING IS TO BE INSTALLED TO MEET CITY OF GOODLETTSVILLE STANDARDS.

3. NO TREES WITHIN TREE PROTECTION FENCE SHALL BE DAMAGED OR REMOVED WITHOUT PRIOR WRITTEN CONSENT BY PROJECT & CITY LANDSCAPE ARCHITECT.

4. ALL TREES INDICATED INSIDE THE TREE PROTECTION FENCE 6" AND GREATER ARE TO BE PRESERVED.

5. SEE SHEET L1.03 FOR ALL TREE PRESERVATION DATA CHARTS & DETAILS

EDGE

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

4610 CHARLOTTE AVE, SUITE 100
NASHVILLE, TN 37209
615-260-8154
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Barge Cauthen

CIVIL ENGINEER

BARGE CAUTHAN & ASSOCIATES
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TN 37209
615-356-9911

CONSULTANTS

PROJECT NAME

619 North Main St
Goodlettsville, TN

Holladay Ventures

CLIENT

225 Gentry Avenue
Nashville, TN 37206

PROJECT NO.

21150

Date:

5/26/2021

Issued for:

City Permit

REVISIONS

1

6/6/2022

REVISED SITE PLAN

2

4/22/2024

REVISED SITE PLAN

DRIP LINE

4" HIGH CHAIN LINK BARRIER FENCING

2x2x60" (min height) WOOD POST - DRIVE 1" INTO UNDISTURBED GROUND MAX. 10' APART

MAX. 10' APART

1

PROTECTIVE TREE BARRIER

NOTE:

1. ALL SPECIMEN TREES, TREES IN A TREE PROTECTION ZONE, AND TREES INTENDED FOR USE AS CREDIT TOWARDS THE LANDSCAPING STANDARDS SHALL BE FENCED BEFORE GRADING OR OTHER LAND-DISTURBING ACTIVITY BEGINS.

2. FENCING SHALL EXTEND AT LEAST ONE FOOT IN DISTANCE FROM THE EDGE OF THE TREE FOR EACH INCH OF DBH, SO THAT EACH TREE'S DRIPLINE IS PROTECTED, BUT NO CASE LESS THAN TEN FEET FROM THE TRUNK.

3. ALL FENCING REQUIRED SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN FEET APART. SUCH CHAIN LINK FENCING IS NOT REQUIRED TO BE VINYL COATED.

4. SIGNS SHALL BE INSTALLED ON THE TREE PROTECTION FENCE VISIBLE ON ALL SIDES OF THE FENCED-IN AREA AT A RATE OF AT LEAST ONE SIGN FOR EVERY 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET AND SHALL CONTAIN THE FOLLOWING LANGUAGE IN ENGLISH AND SPANISH: "TREE PROTECTION ZONE- KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR."

5. THE REMOVAL OF TREES ADJACENT TO TREE SAVE AREAS CAN CAUSE INADVERTENT DAMAGE TO THE PROTECTED TREES. PRIOR TO CLEARING ACTIVITIES, TRENCHES WITH A MINIMUM WIDTH OF ONE-AND-ONE-HALF INCHES AND A MINIMUM DEPTH OF 30 INCHES SHALL BE CUT ALONG THE LIMITS OF LAND DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR TREE ROOTS.

6. ALL TREE PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY THE CODES DEPARTMENT PRIOR TO START OF ANY LAND DISTURBING ACTIVITIES.

0' 40' 80' 160'

NORTH

SEAL

Street Number

L1.02



GENERAL NOTES - LANDSCAPE PLANTING

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.

2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.

3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.

4. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) 2014. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON THE PLANS

5. QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT LIST. THE CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

6. ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.

7. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE TAGS FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS.

8. PLANT SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

9. ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL

10. SHADE TREE MEASUREMENT: CALIPER SHALL BE MEASURED AT SIX INCHES ABOVE THE ROOTBALL. HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE

11. SHRUBS MEASUREMENT: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

12. ALL SOIL IN PLANT BED AREAS IS TO BE A BLEND OF CLEAN SIFTED TOP SOIL AND ORGANIC CONTENT. SEE NOTE #16.

13. ALL LANDSCAPE BED AREAS TO BE IRRIGATED WITH UNDERGROUND SYSTEM. IRRIGATION PLAN TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

14. NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND COUNTY REVIEW AGENCY. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.

15. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.

16. ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT

17. NO TREES SHALL BE PLANTED WITHIN 10' OF A SEWER OR WATER LINE.

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20. ALL HVAC CONDENSER UNITS WILL BE PLACED ON BUILDING ROOFS, NO GROUND MOUNTED UNITS TO BE PROVIDED.

SITE LANDSCAPING CALCULATIONS

Landscape Site Data Table

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Required Site ACI	1,345 Caliper Inches
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EDGE

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
4610 CHARLOTTE AVE, SUITE 100
NASHVILLE, TN 37209
615-260-8154
www.edgela.com

Barge Cauthan

CIVIL ENGINEER
BARGE CAUTHAN & ASSOCIATES
6605 CHARLOTTE PIKE, STE 210
NASHVILLE, TN 37209
615-356-9911

CONSULTANTS

Stone Bridge

Site Plan

619 North Main St
Goodlettsville, TN

Holladay Ventures

CLIENT

225 Gentry Avenue
Nashville, TN 37206

PROJECT NO. 21150

Date: 5/26/2021

Issued for: City Permit

REVISIONS

1	6/6/2022	REVISED SITE PLAN
2	4/22/2024	REVISED SITE PLAN

LANDSCAPE PLANS

Street Number

L 2.00

Tennessee 811

Call before you dig.

SEE SHEET L 2.04 FOR PLANT SCHEDULE

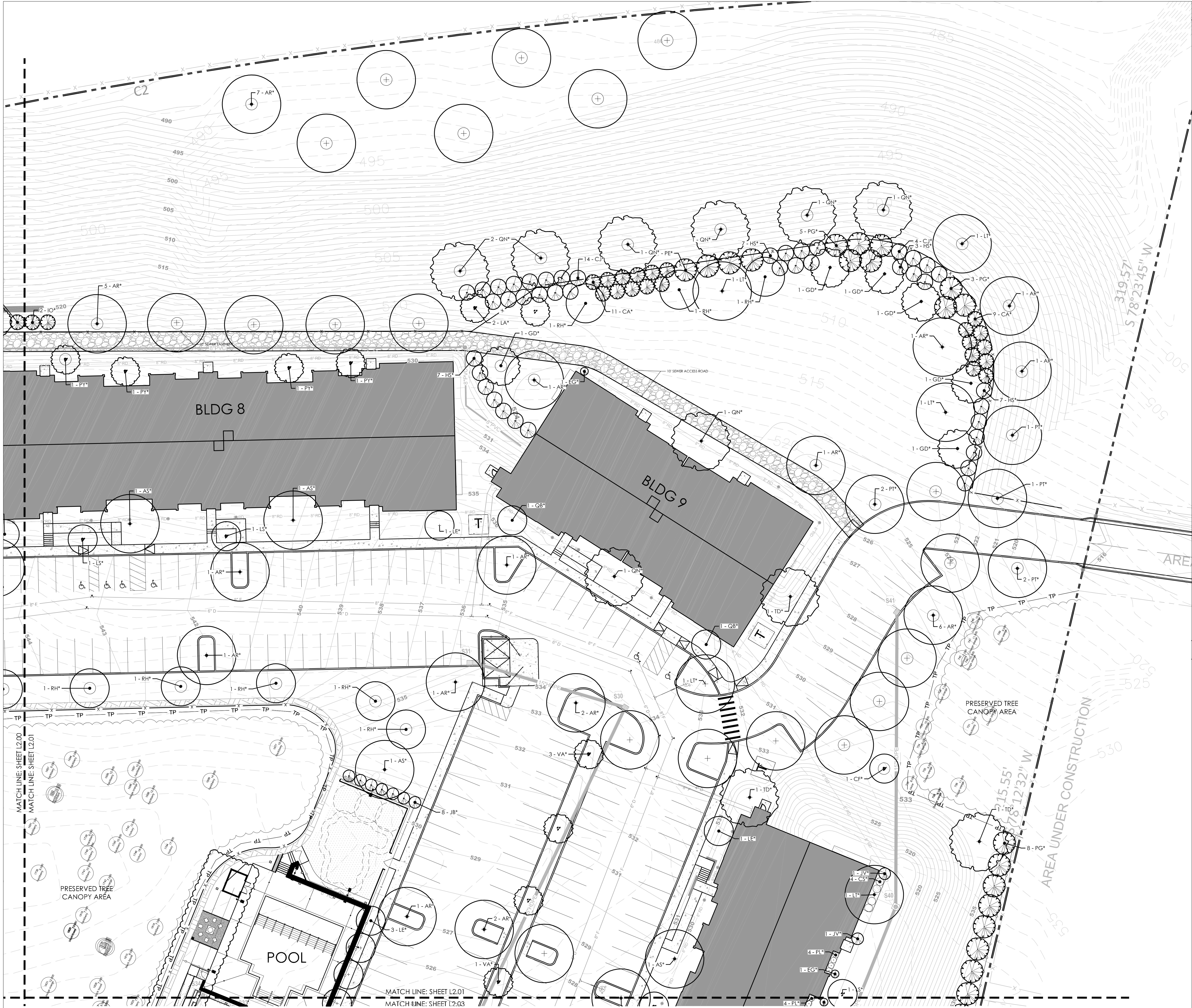
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NORTH

SEAL

REGISTERED
LANDSCAPE ARCHITECT
Tennessee
LANDSCAPE ARCHITECTS 2024

Page 54 of 78



GENERAL NOTES - LANDSCAPE PLANTING

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PROJECT NO. 21150

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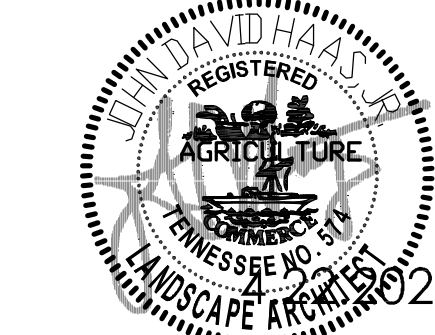
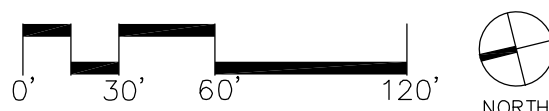
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LANDSCAPE
PLANS

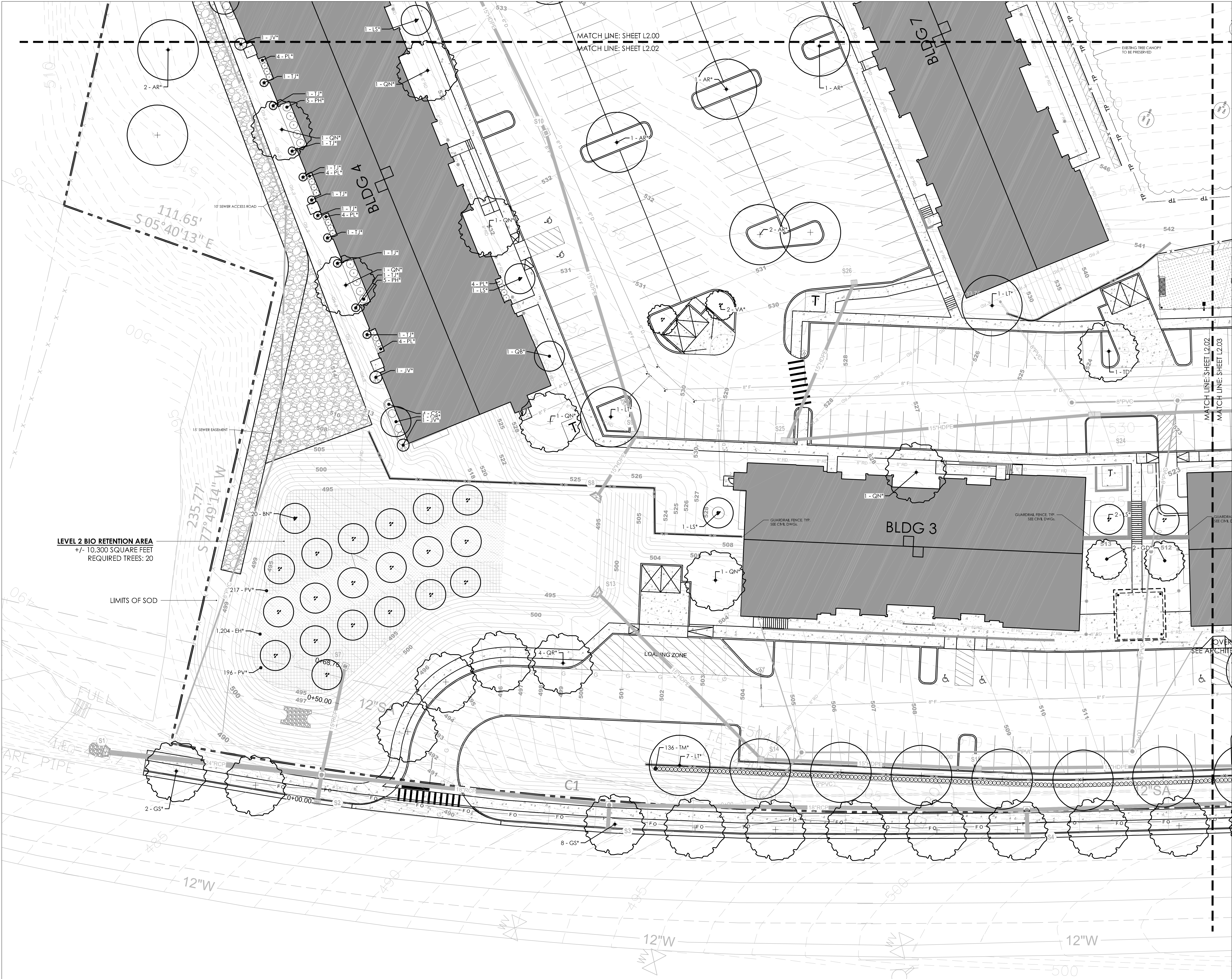


SEE SHEET L 2.04 FOR PLANT SCHEDULE



L 2.01

Sheet Number



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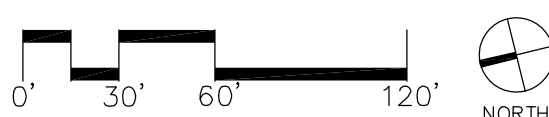
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NORTH MAIN ST./D



SEE SHEET L 2.04 FOR PLANT SCHEDULE



EDGE PLANNING
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CONSULTANTS

PROJECT NAME

CLIENT

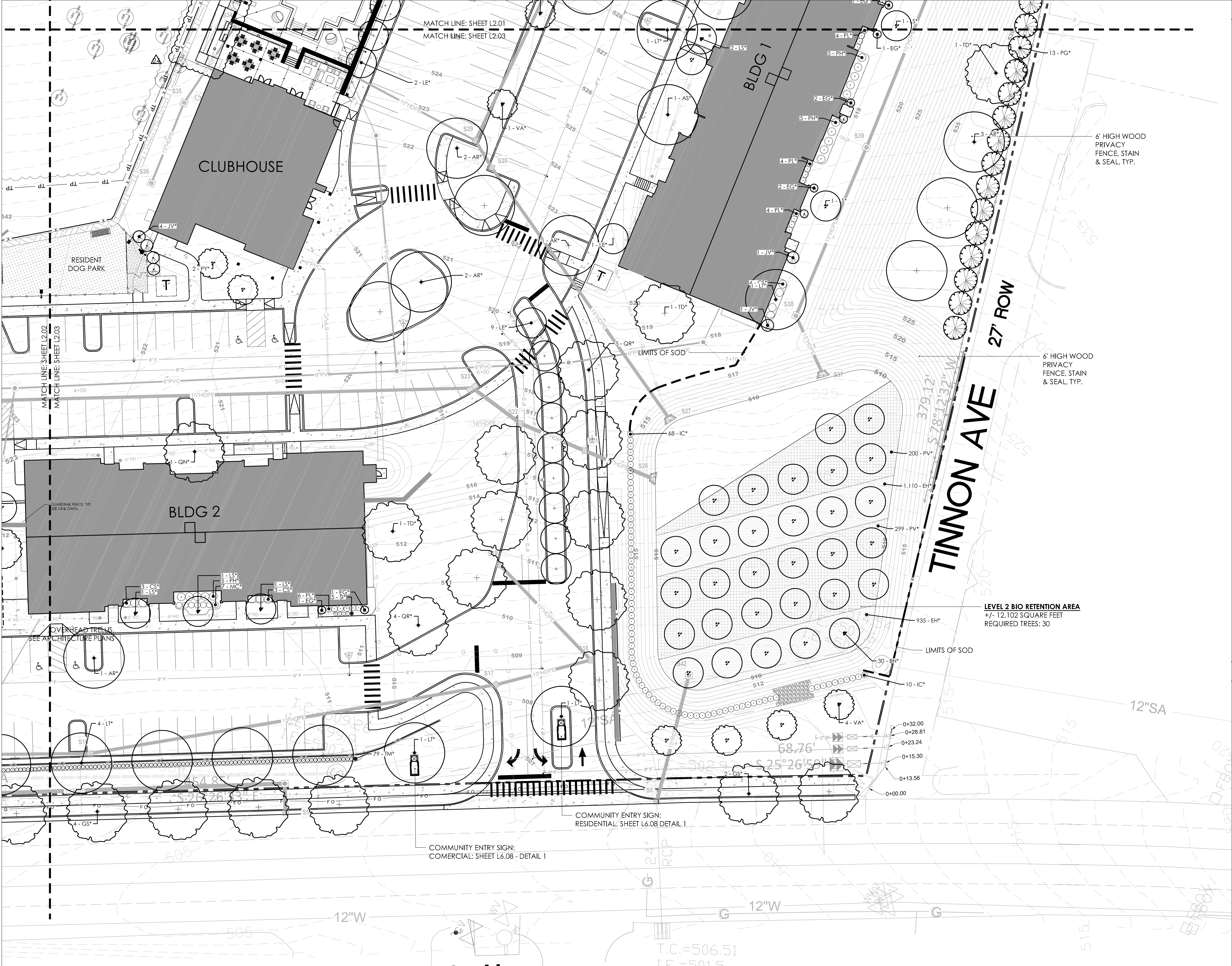
PROJECT NO. 21150
Date: 5/26/2021
Issued for: City Permit

REVISIONS
1 6/6/2022 REVISED SITE PLAN
2 4/22/2024 REVISED SITE PLAN

LANDSCAPE
PLANS



Street Number
L 2.02



ST./DICKERSON PK HWY 31W-41
ROW VARIES

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CONSULTANTS

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LANDSCAPE PLANS

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SEAL

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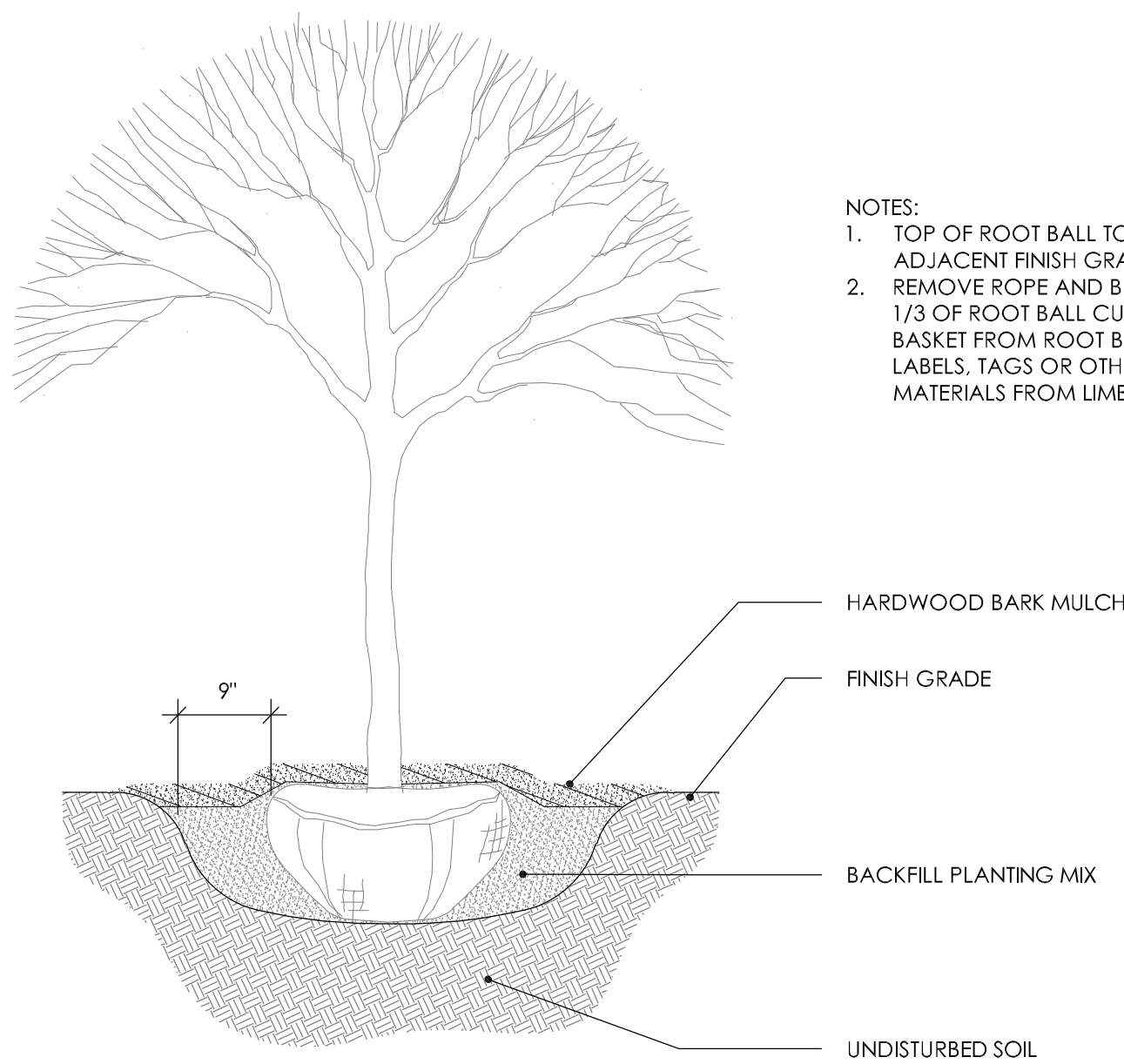
L 2.03

SEE SHEET L 2.04 FOR PLANT SCHEDULE

0' 30' 60' 120'

NORTH

Page 57 of 78

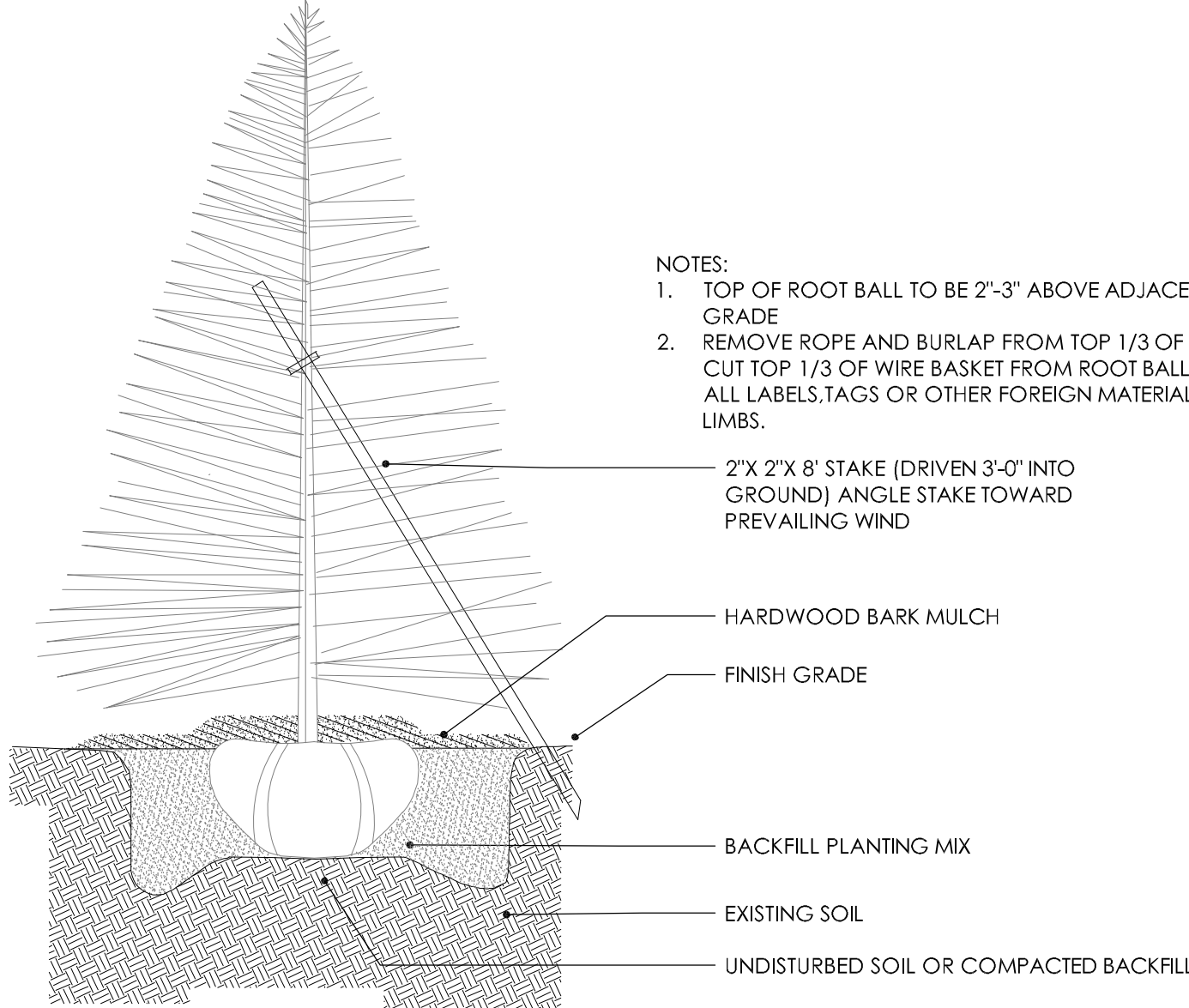


- NOTES:
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 2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
UNDISTURBED SOIL

1 TREE PLANTING

3/4" = 1'-0"

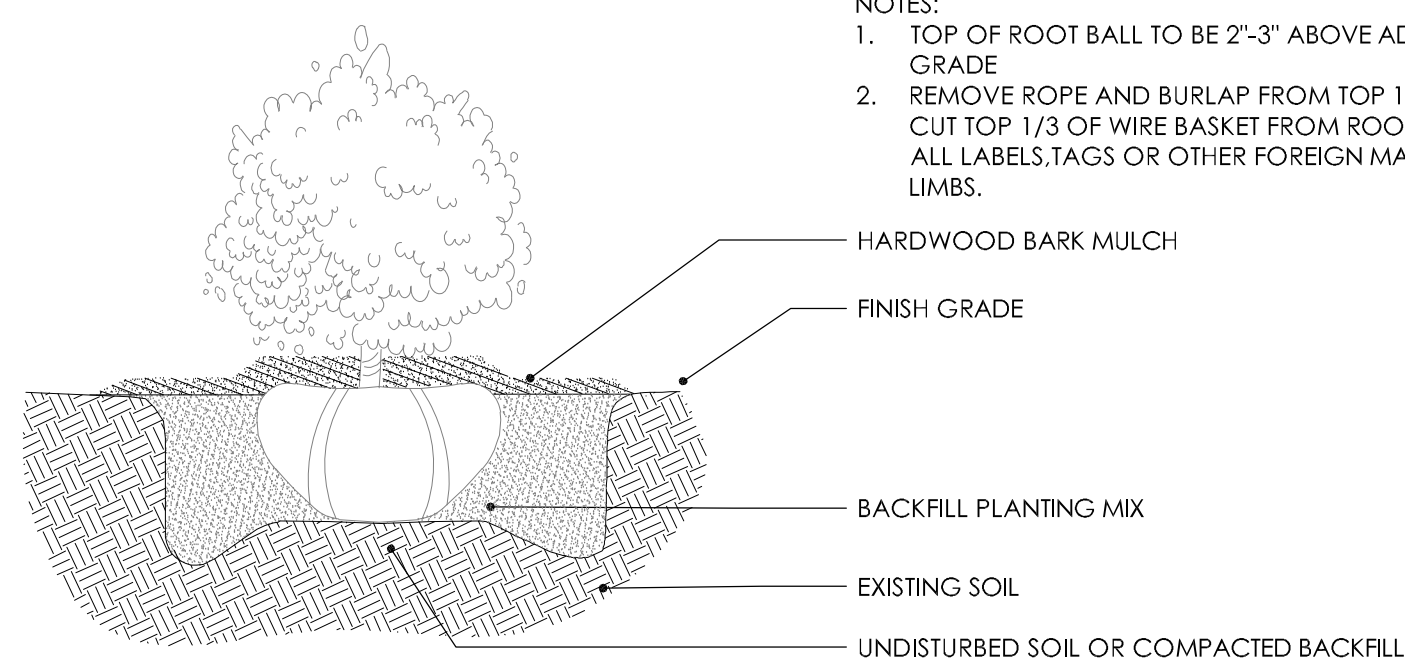


- NOTES:
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2'X 2'X 8' STAKE (DRIVEN 3'-0" INTO GROUND) ANGLE STAKE TOWARD PREVAILING WIND
HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

2 EVERGREEN TREE PLANTING

3/4" = 1' - 0"



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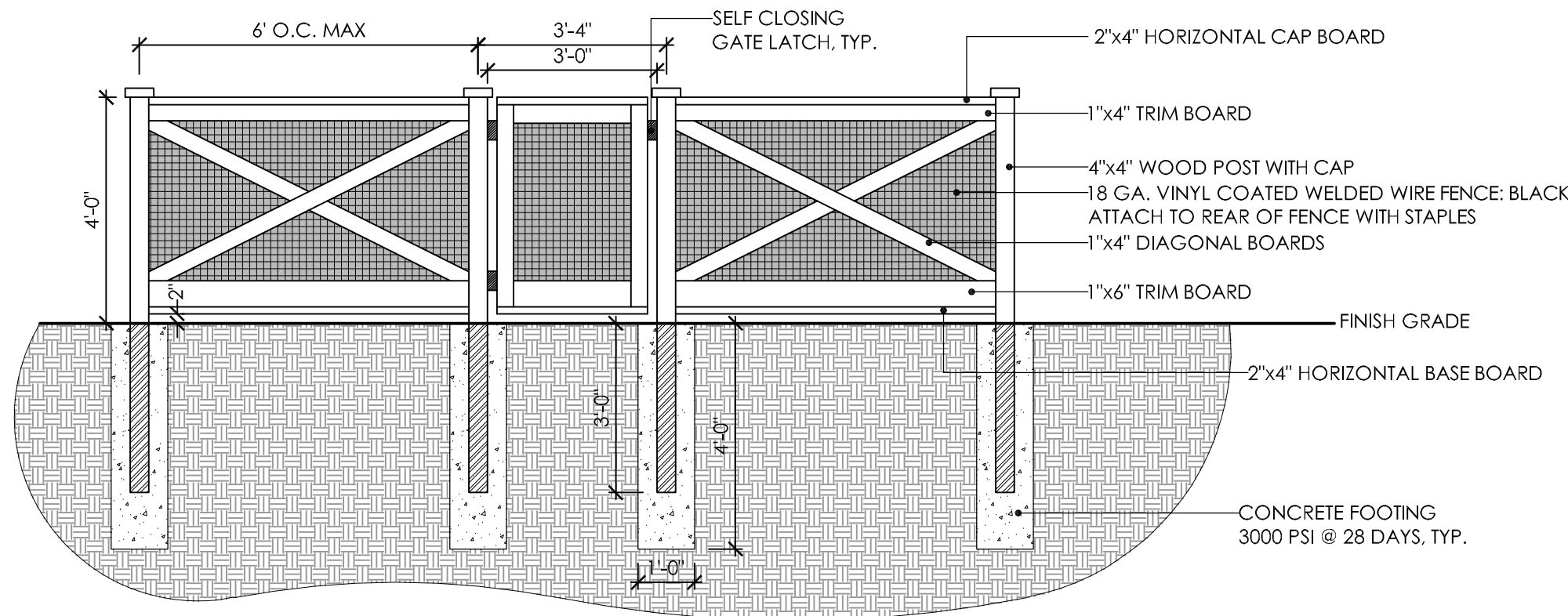
HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
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3 GARDEN FENCE

3/4" = 1' - 0"

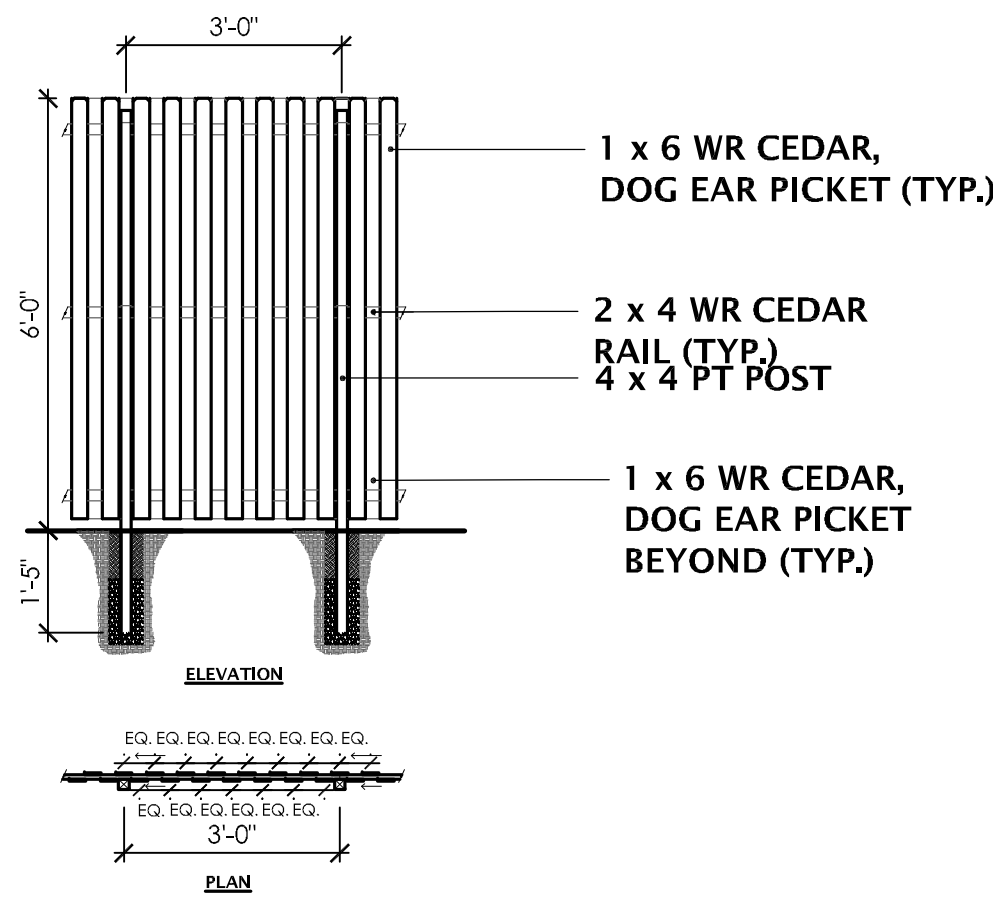
FENCE TO BE STAINED:
FENCE PRO BLACK
BY LEXINGTON PAINT & SUPPLY
WWW.LEXPAIN.COM
800.885.7276

- NOTES:
1. ALL WOOD SHALL BE PRESSURE TREATED, NO. 1 GRADE OR BETTER.
 2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED STEEL - BLIND FASTEN
 3. ALL FOOTINGS SHALL BE REVIEWED BY STRUCTURAL ENGINEER.
 4. GATE SHALL MEET ALL REQUIREMENTS FOR ADA ACCESSIBILITY.



6 GARDEN FENCE

NOT TO SCALE



7 BOARD ON BOARD FENCE

NOT TO SCALE

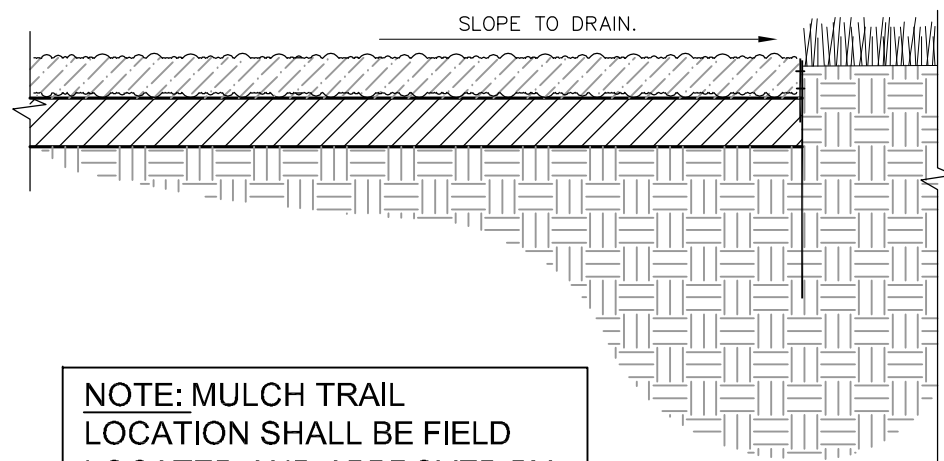
GATE GENERAL NOTES:

1. GATE SHALL BE 5' IN HEIGHT
2. ALL FIELD WELDING SHALL BE GROUND SMOOTH AND CLEANED PRIOR TO PAINTING.
3. FINISH TO BE POWDER COATED- COLOR BLACK.
4. PICKET SPACING SHALL BE SET TO PROVIDE A MAX. OF 4" SPACE BETWEEN PICKETS.
5. INSTALL PER MANUFACTURER SPECIFICATIONS.
6. GATES TO BE ALUMINUM CUSTOM FABRICATED WITH POWDERCOAT FINISH. FINISH TO BE BLACK.
7. GATES TO MEET ALL POOL ENCLOSURE REQUIREMENTS PER STATE/ LOCAL POOL CODE.
8. GATE POST TO BE MOUNTED TO STRUCTURAL SLAB PER MANUFACTURER'S SPECS.
9. SUBMIT SHOP DRAWING FOR APPROVAL.

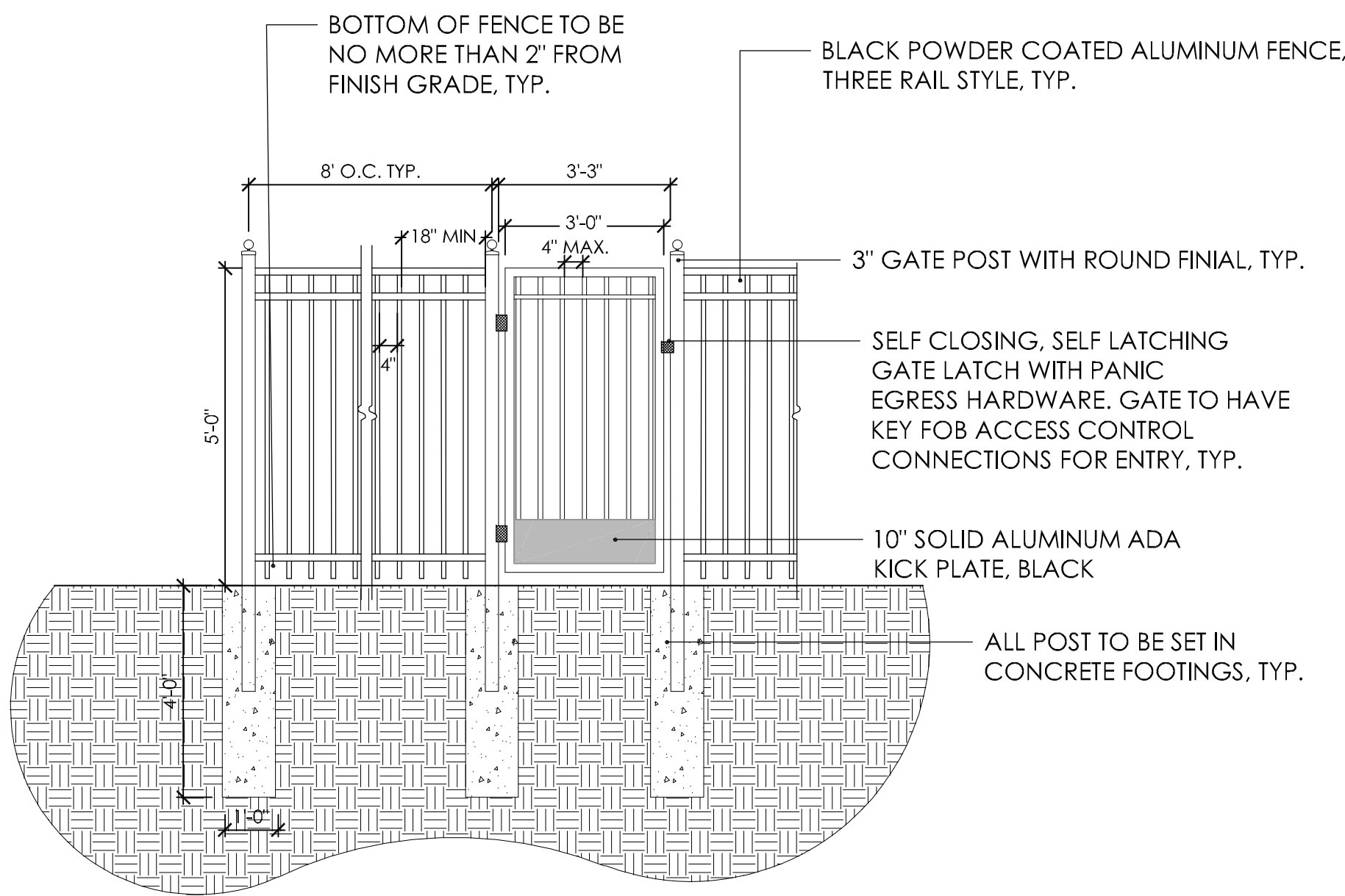
POOL FENCE BY:
AMERISTAR
MONTAGE SERIES
MAJESTIC STYLE
2 RAIL PANELS, 5/8" PICKETS
WWW.AMERISTARFENCE.COM
888.333.3422

OR APPROVED EQUAL

POOL GATE LOCK BY:
LOCINOX
ITEM NO.: MAG-RAL 9005
www.locinoxusa.com
877.562.4663



NOTE: MULCH TRAIL LOCATION SHALL BE FIELD LOCATED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.



4 60" WALL FENCE

3/8" = 1'-0"

5 PRIMITIVE TRAIL

NTS

PLANT SCHEDULE								
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	HEIGHT	REMARKS
REQUIRED DECIDUOUS TREES								
AR*	58	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	4" CAL.	B&B	PER PLANS	14' HT. MIN.	LIMBED UP 6' MIN.
AS*	5	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	4" CAL.	B&B	PER PLANS	14' HT. MIN.	LIMBED UP 6' MIN.
BN*	50	BETULA NIGRA 'BENNETT'	DURA HEAT® RIVER BIRCH	4" CAL.	B&B	PER PLANS	14' HT. MIN.	3 TRUNK MAX - MATCHED SPECIMENS.
LT*	24	LIRIODENDRON TULIPIFERA	TULIP POPLAR	4" CAL.	B&B	PER PLANS	14' HT. MIN.	LIMBED UP 6' MIN.
LE*	20	LIRIODENDRON TULIPIFERA 'JFS-OZ'	EMERALD CITY® TULIP POPLAR	4" CAL.	B&B	PER PLANS	14'-16' MIN.	
PT*	8	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	4" CAL.	B&B	PER PLANS	14' HT. MIN.	
QB*	8	QUERCUS BICOLOR 'BONNIE AND MIKE'	BEACON® OAK	4" CAL.	B&B	PER PLANS	14' HT. MIN.	
QR*	13	QUERCUS RUBRA	NORTHERN RED OAK	4" CAL.	B&B	PER PLANS	14' HT. MIN.	
QN*	25	QUERCUS TEXANA 'BETTERRED'	RUBY SPRING® NUTTALL OAK	4" CAL.	B&B	PER PLANS	14' HT. MIN.	LIMBED UP 6' MIN.
TD*	7	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL.	B&B	PER PLANS	14' HT. MIN.	
REQUIRED EVERGREEN TREES								
CJ*	33	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
CA*	20	CUPRESSUS ARIZONICA 'GOLDEN PYRAMID'	GOLDEN PYRAMID ARIZONA CYPRESS	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
IO*	16	ILEX OPACA 'DAN FENTON'	DAN FENTON AMERICAN HOLLY	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
JV*	12	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN REDCEDAR	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
JB*	8	JUNIPERUS VIRGINIANA 'BURKII'	BURK EASTERN REDCEDAR	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
HS*	54	JUNIPERUS VIRGINIANA 'HIGH SHOALS'	HIGH SHOALS EASTERN REDCEDAR	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
TJ*	10	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN REDCEDAR	3" CAL.	B&B	PER PLANS	14'-16' MIN.	SPECIMEN
GS*	16	MAGNOLIA VIRGINIANA 'GREEN SHADOW'	GREEN SHADOW SWEETBAY MAGNOLIA	2" CAL.	B&B	PER PLANS	8' HT. MIN.	LIMBED UP 6' MIN. - STREET TREE - STANDARD TRUNK
PE*	17	PINUS ECHINATA	SHORT LEAF PINE	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
PG*	43	PINUS GLABRA	SPRUCE PINE	2" CAL.	B&B	PER PLANS	10'-12' HT. MIN.	
EG*	9	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
REQUIRED UNDERSTORY TREES								
CF*	1	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
LA*	12	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO'	ARAPAHO CRAPE MYRTLE	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
LS*	21	LAGERSTROEMIA X 'SARAH'S FAVORITE'	SARAH'S FAVORITE CRAPE MYRTLE	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
GD*	9	MALUS X DOMESTICA 'GRANNY SMITH'	GRANNY SMITH APPLE	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
RH*	12	PRUNUS PERSICA 'REDHAVEN'	REDHAVEN PEACH	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
PY*	14	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
VA*	11	VITEX AGNIUS-CASTUS 'ALBA'	WHITE CHASTE TREE	2" CAL.	B&B	PER PLANS	8' HT. MIN.	
REQUIRED SHRUBS								
CS*	22	CORTADERIA SELLOANA 'PUMILA'	IVORY FEATHERS® PAMPAS GRASS	7 GAL.	CONT.	4' O.C.	36"-48" HT.	
PH*	25	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT PANICLE HYDRANGEA	7 GAL.	CONT.	4' O.C.	30"-36" HT.	
IC*	78	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	3 GAL.	CONT.	3' O.C.	36"-42" HT.	
MC*	7	MULLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST® PINK MUHLY GRASS	3 GAL.	CONT.	3' O.C.	18"-24" HT.	
PL*	42	PRUNUS LAUROCEARUS 'SCHIPKAENSIS'	SCHIPKA ENGLISH LAUREL	3 GAL.	CONT.	3' O.C.	24"-30" HT.	
SI*	5	SALIX INTEGRAL 'HAKURO-NISHIKI'	HAKURO-NISHIKI WILLOW	3 GAL.	CONT.	24" O.C.	18"-24" HT.	
TM*	215	TAXUS X 'MEYER'	MEYER'S YEW	3 GAL.	CONT.	24" O.C.	24"-30" HT.	
SHRUB AREAS								
EH*	3,249	EQUISETUM HYEMALE	HORSETAIL	PLUGS	PLUG	18" O.C.		
PV*	912	PANICUM VIRGATUM	SWITCH GRASS	1 GAL.	CONT.	48" O.C.		

Landscape Site Data Table	
Site Area	19.22 Acres
Required Site ACI	1,345 Caliper Inches
Preserved Tree Area	1,188 Caliper Inches
Tree Removal 8" - 17"	13,902 Caliper Inches
Tree Removal 18" & Greater	1,029 Caliper Inches
Combined Required Tree Replacement	7,980 Caliper Inches
150% Max Replacement to Required Site ACI	2,016 Caliper Inches
Less Preserved Trees	594 Caliper Inches
Required Replacement Trees	1,422 Caliper Inches
Final Overall Tree Replacement Provided	1,927 Caliper Inches

CONSULTANTS

Stone Bridge

Site Plan

619 North Main St
Goodlettsville, TN

Holladay Ventures

225 Gentry Avenue
Nashville, TN 37206

PROJECT NO. 21150
Date: 5/26/2021
Issued for: City Permit

REVISIONS		
1	6/6/2022	REVISED SITE PLAN
2	4/22/2024	REVISED SITE PLAN

LANDSCAPE DETAILS & SCHEDULE

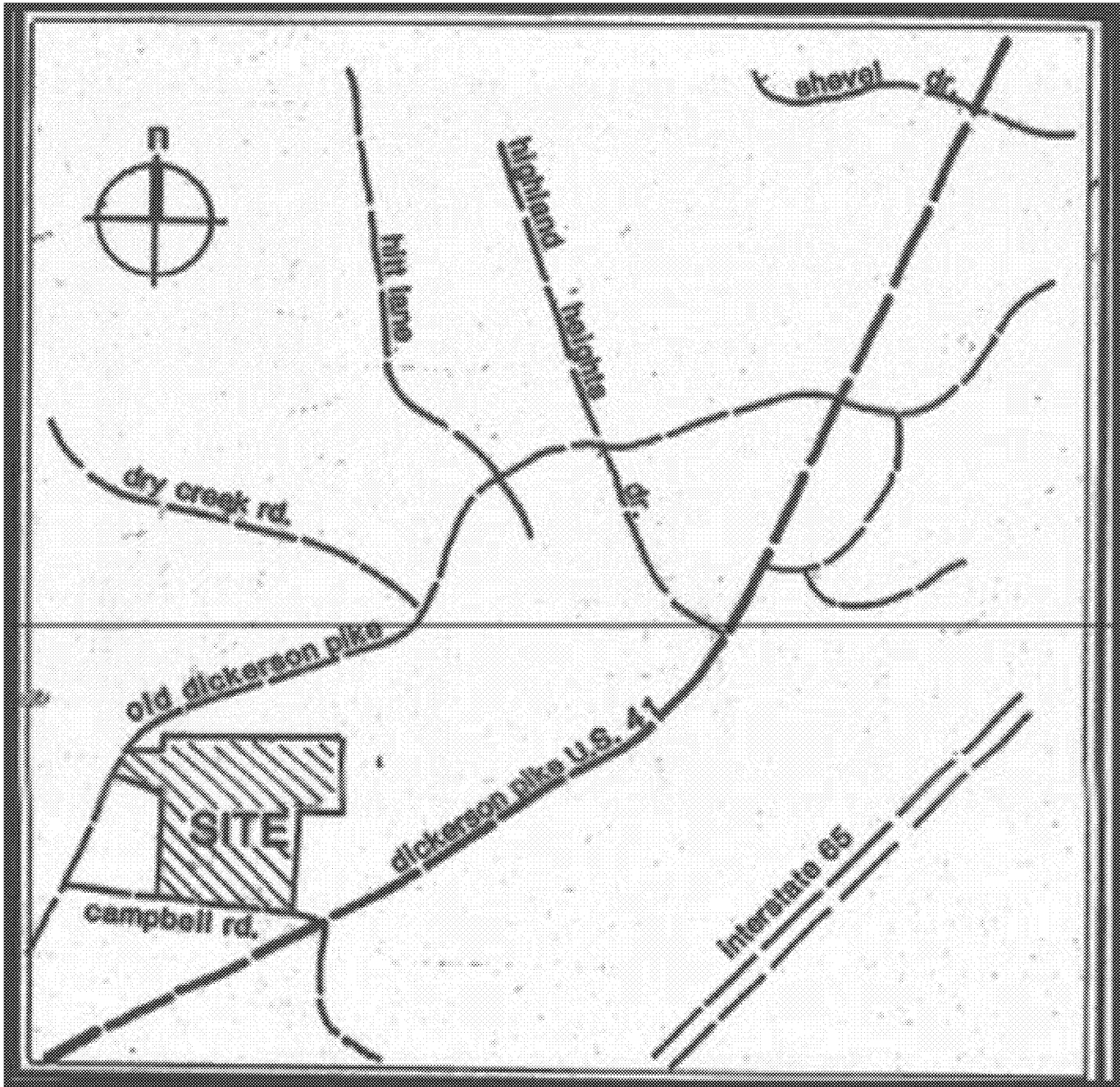


Sheet Number
L 2.04

FINAL PUD PLAN
FOR
ECHO HILL ESTATES - SECTIONS FIVE AND SIX



CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC
8770 COLEY DAVIS RD., NASHVILLE, TN. 37221
PHONE: (615) 319-2734 EMAIL: CIVILCONSULTANTS@BELL.SOUTH.NET



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET	DESCRIPTION
C1	COVER SHEET
C2	STANDARD ROADWAY AND DRAINAGE DETAILS
C3	STANDARD EROSION SILTATION AND LIGHT NOTES AND DETAILS
C4	OVERALL GRADING/DRAINAGE/UTILITY PLAN/EROSION CONTROL PLAN
C4A	STORMWATER CONTROL PLAN INITIAL
C4B	STORMWATER CONTROL PLAN INTERMEDIATE
C4C	STORMWATER CONTROL PLAN FINAL
C5	ROADWAY PLAN AND PROFILE SOLITUDE CIRCLE
C6	ROADWAY PLAN AND PROFILE SOLITUDE COURT
C7	OVERALL WATER PLAN
C8	OVERALL SANITARY SEWER PLAN
C9	SANITARY SEWER LINE A
C10	SANITARY SEWER LINE B AND LINE C
C11	SECTION SIX LAYOUT PLAN
C12	GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN
C12A	STORMWATER CONTROL INITIAL
C12B	STORMWATER CONTROL INTERMEDIATE
C12C	STORMWATER CONTROL FINAL
C13	UTILITY PLAN
C14	ROADWAY PLAN AND PROFILE SOLITUDE CIRCLE (EAST)/ ROADWAY PLAN AND PROFILE SOLITUDE COURT

DATA

- SEE BAR SCALE AND NORTH ARROW ON SHEET FOR APPROPRIATE INFORMATION
- SEE TITLE BLOCK FOR ENGINEER AND SURVEYOR INFORMATION
- PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER CURRENT FEMA FLOOD MAP

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO ALLOW FOR DEVELOPMENT OF THE EXISTING PROPERTY TO PERMIT A RESIDENTIAL SUBDIVISION.

SPECIAL NOTE:

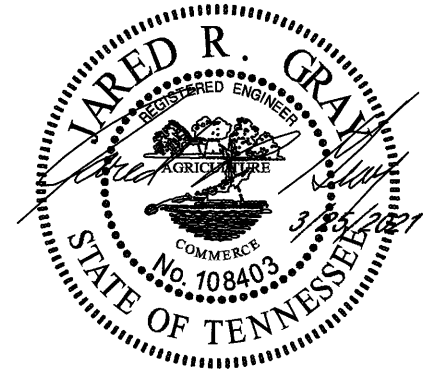
PORTIONS OF THIS PLAN HAVE BEEN TAKEN FROM PREVIOUSLY APPROVED PLANS AND HAVE BEEN FULLY REVIEWED BY CDC LLC, AND ARE BEING CONSTRUCTED UNDER THE ENGINEER OF RECORD SEAL ON THESE SUBMITTED DOCUMENTS.

BUILDING AND ARCHITECTURAL REQUIREMENTS OF ECHO HILLS SUBDIVISION HOA, CITY OF GOODLETTSVILLE, AND CITY OF GOODLETTSVILLE COMMERCIAL DESIGN GUIDELINES. RESTRICTIVE COVENANTS AND GUIDELINES TO BE REVISED WITH FINAL SUBDIVISION PLAT AND INCLUDE COMMON MAINTENANCE OF STORM WATER FACILITIES AND MINIMUM ARCHITECTURAL REQUIREMENTS PER PLANNING COMMISSION SEPTEMBER MASTER PLAN EXTENSION 2019 APPROVAL.

ECHO HILL ESTATES PUD
CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE



CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
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ECHO HILL ESTATES - SECTION 5

SITE PLAN

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE

COVER SHEET

REVISIONS

DESIGNED BY: J. GRAY

DRAWN BY: J. GRAY

APPROVED BY: J. GRAY

SCALE: As Shown

DATE: JUNE 1, 2019

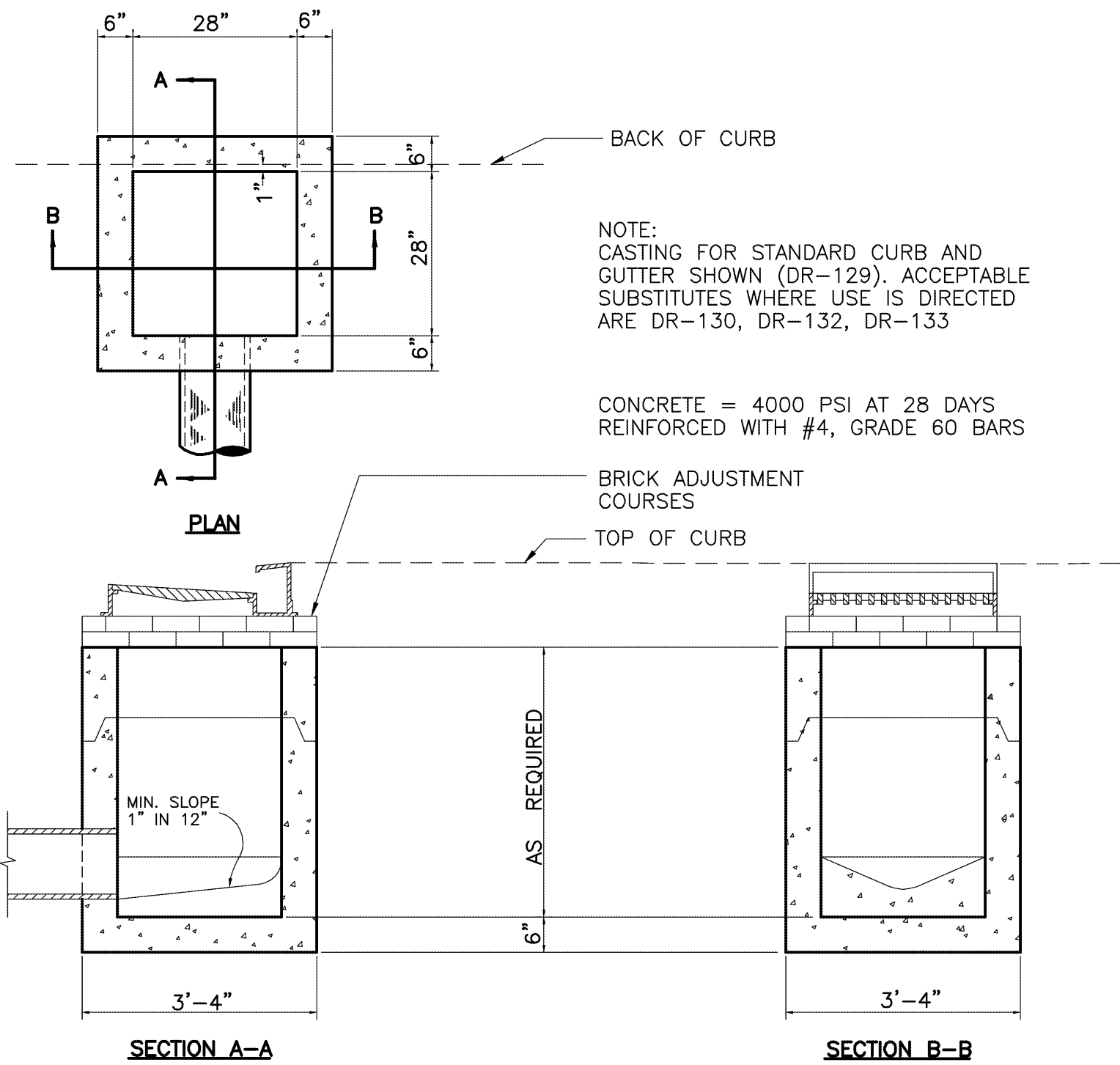
JOB NO. 16-030 WK. ORDER 001

SHEET NO.

C1

GENERAL NOTES:

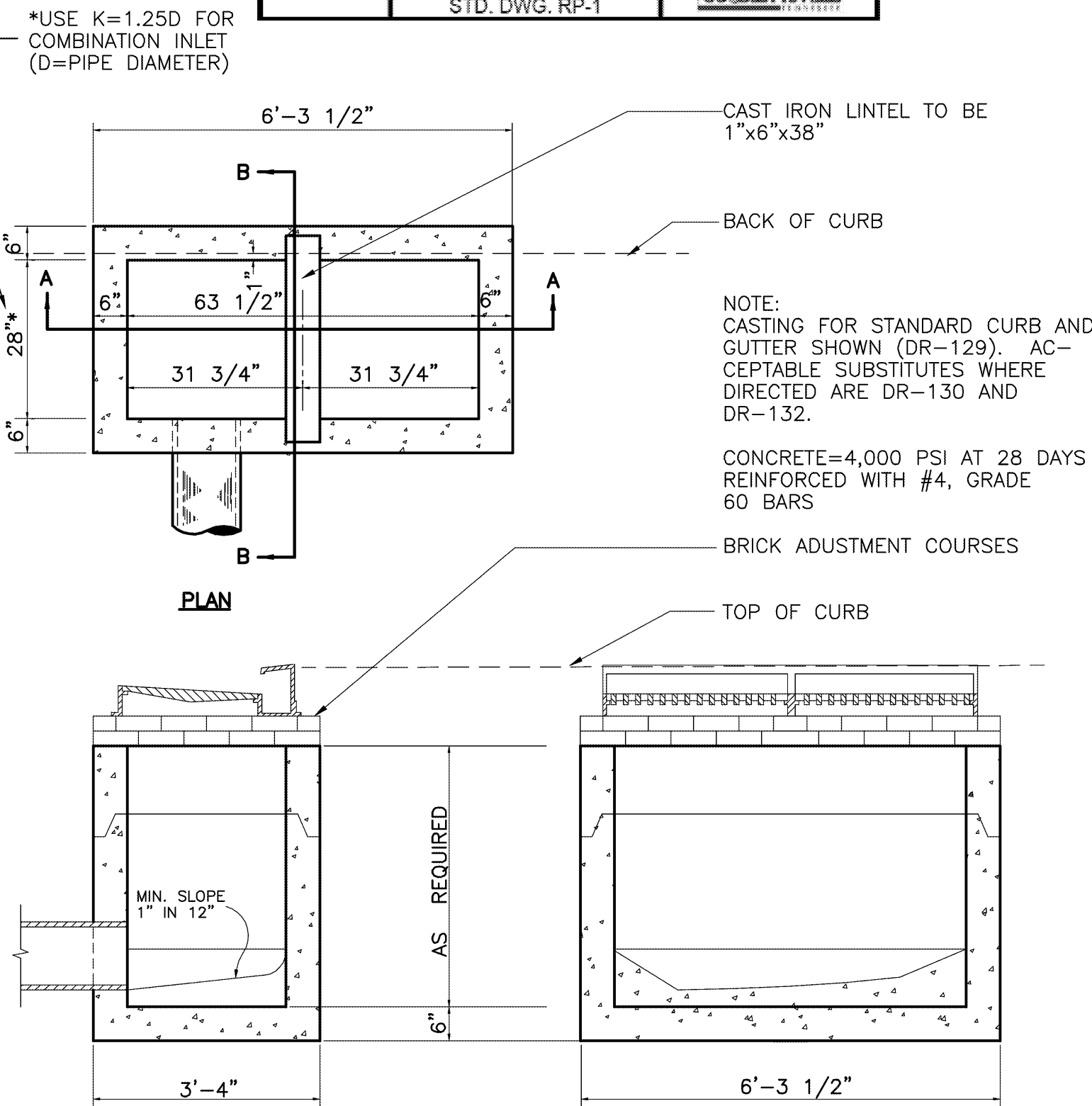
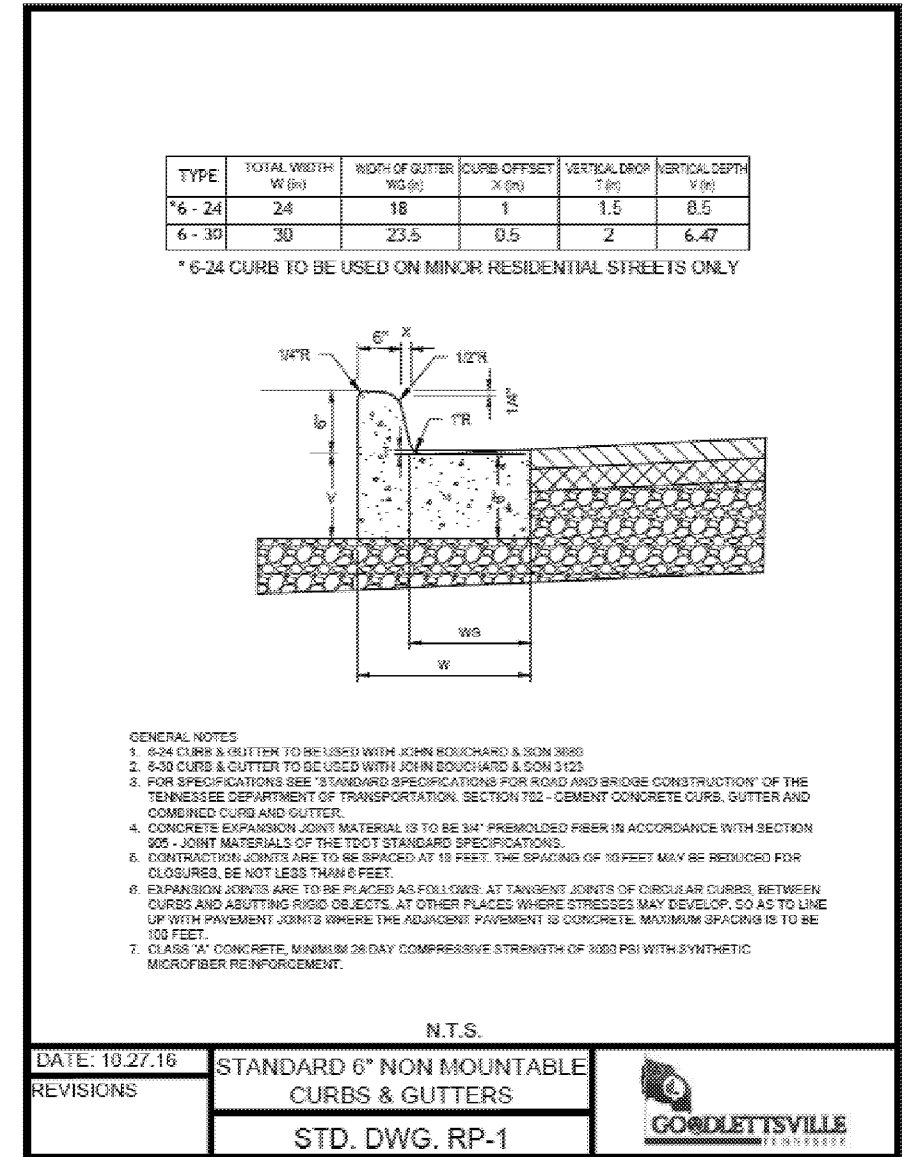
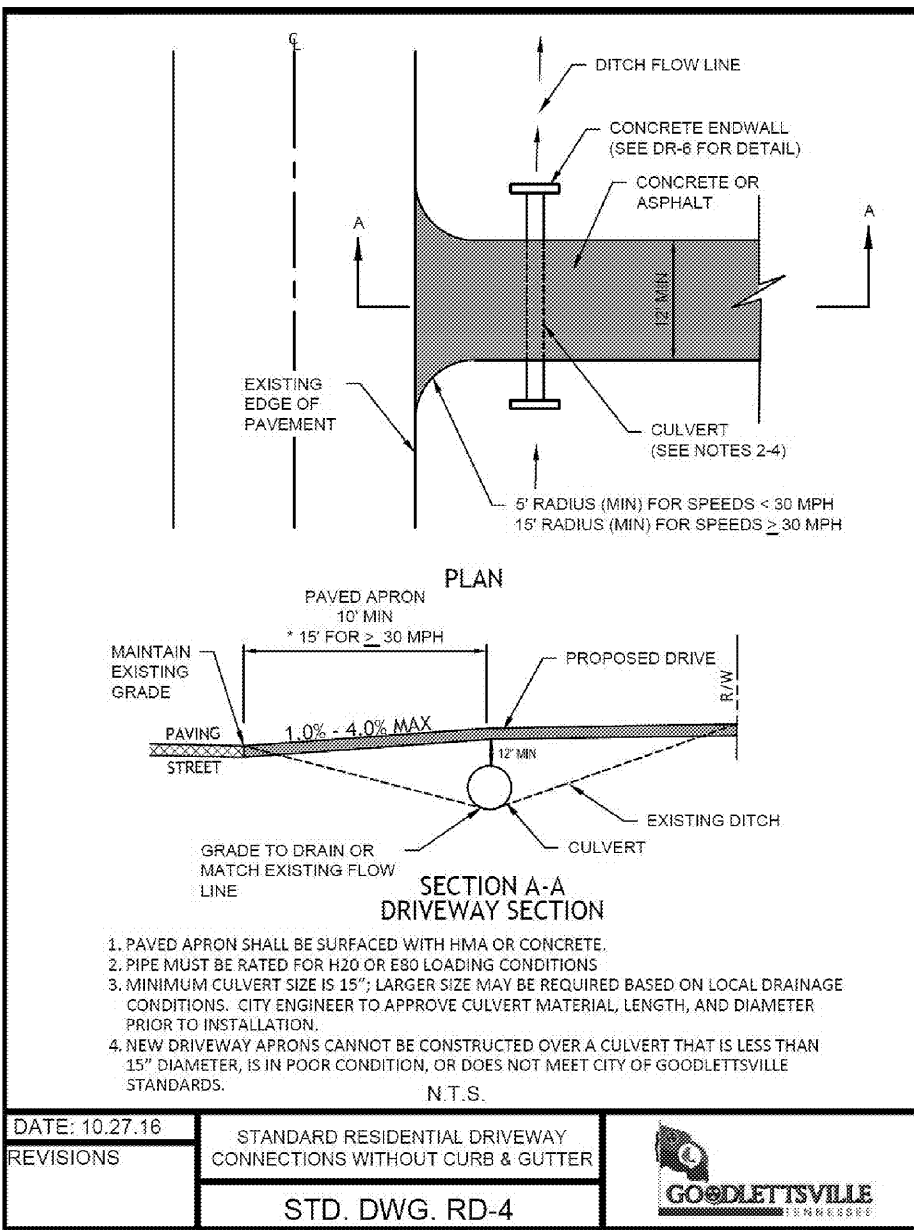
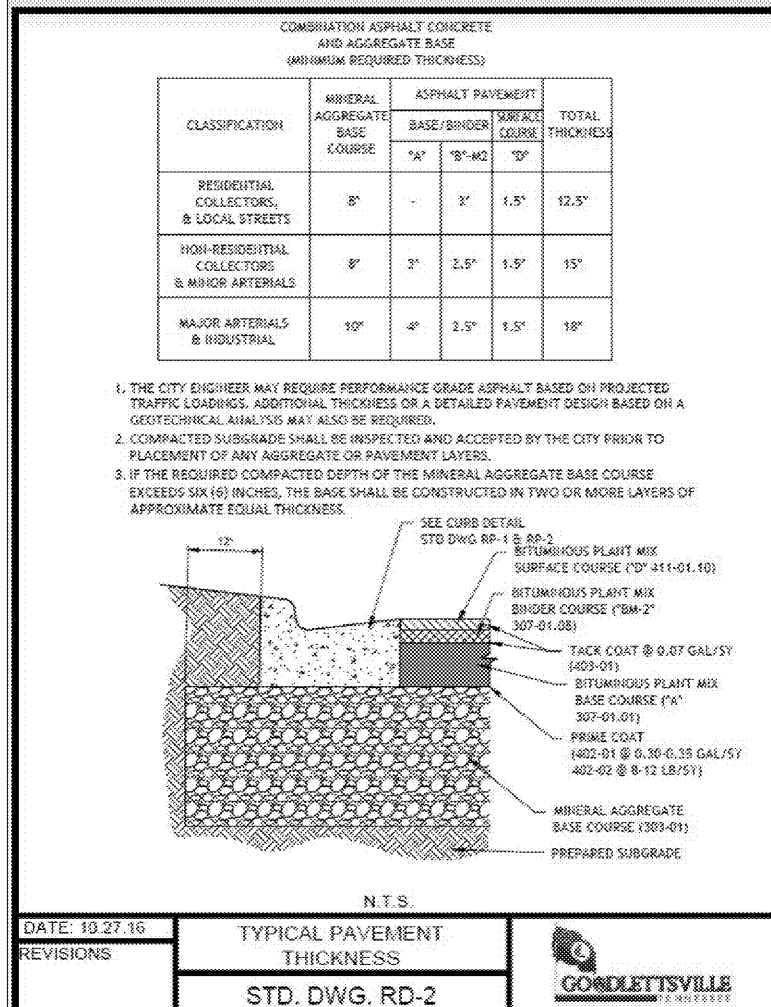
- THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE SITE LAYOUT PLAN.
- THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
- 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. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
- THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE GOODLETTSVILLE CODES ADMINISTRATION, GOODLETTSVILLE PUBLIC WORKS DEPARTMENT, MADISON SUBURBAN UTILITY DISTRICT AND THE GOODLETTSVILLE FIRE MARSHAL'S OFFICE.
- IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
- THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE- NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR 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.
- TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
- THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNUSABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
- THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.



SINGLE INLET (PRECAST)
NOT TO SCALE

SPECIAL CONTENT NOTE:

ALL INFORMATION SHOWN ON THIS PLAN TAKEN FROM APPROVED SECTION 5 SITE PLANS PROVIDED BY CITY OF GOODLETTSVILLE AND RSA INC.



DOUBLE INLET (PRECAST)
NOT TO SCALE

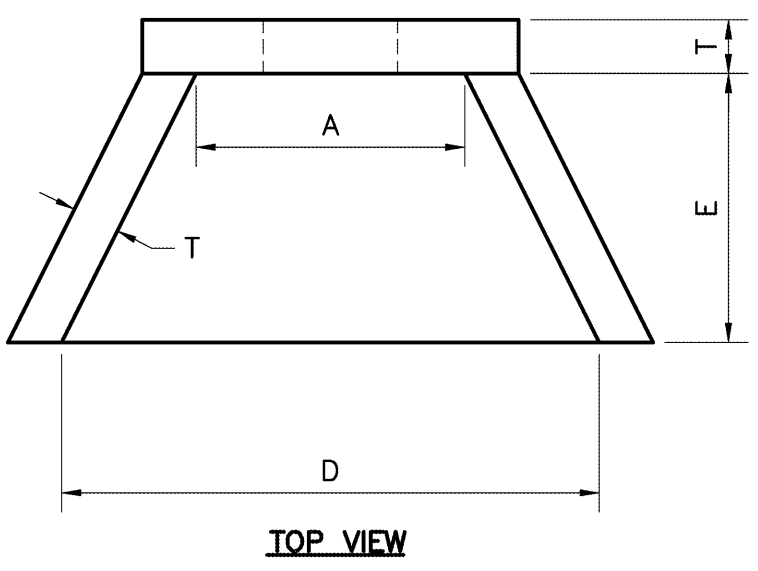
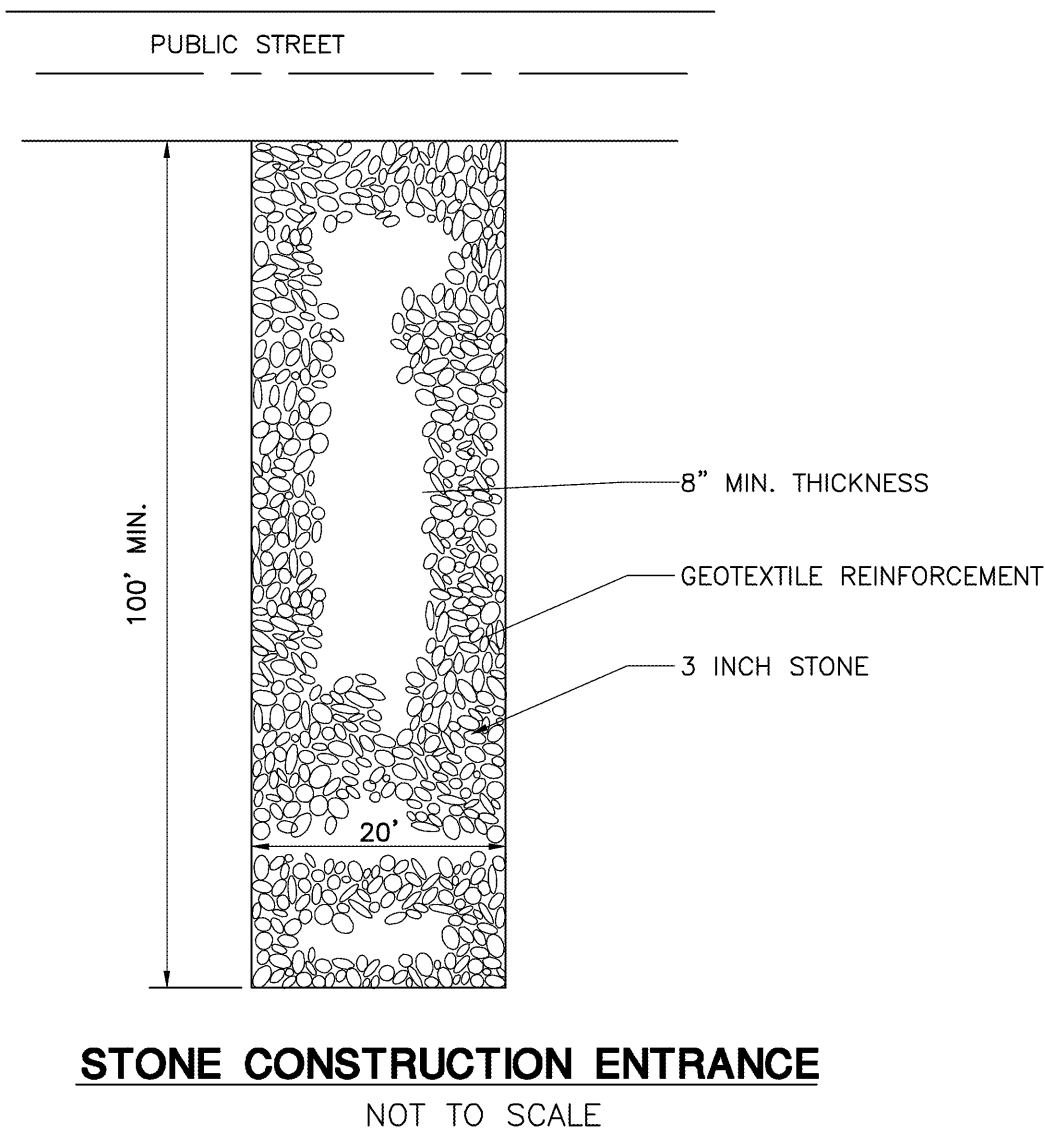
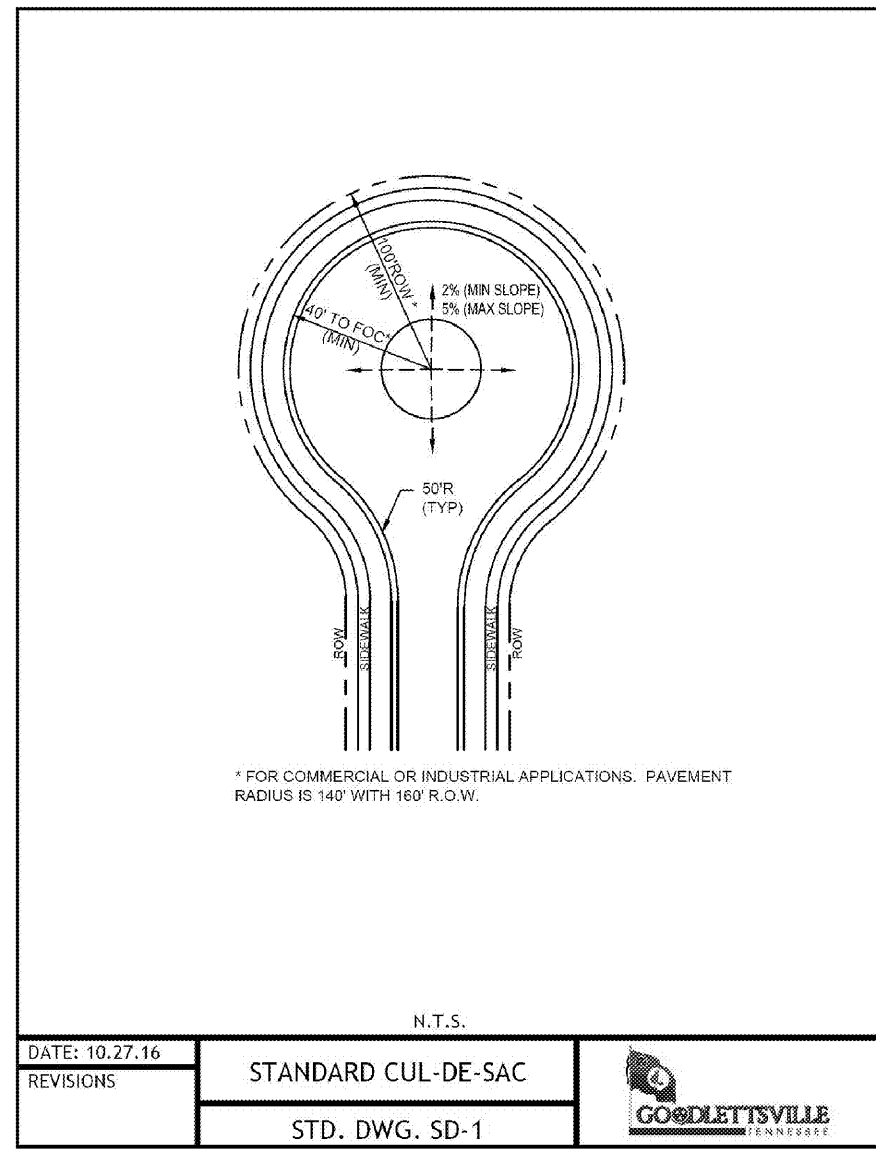
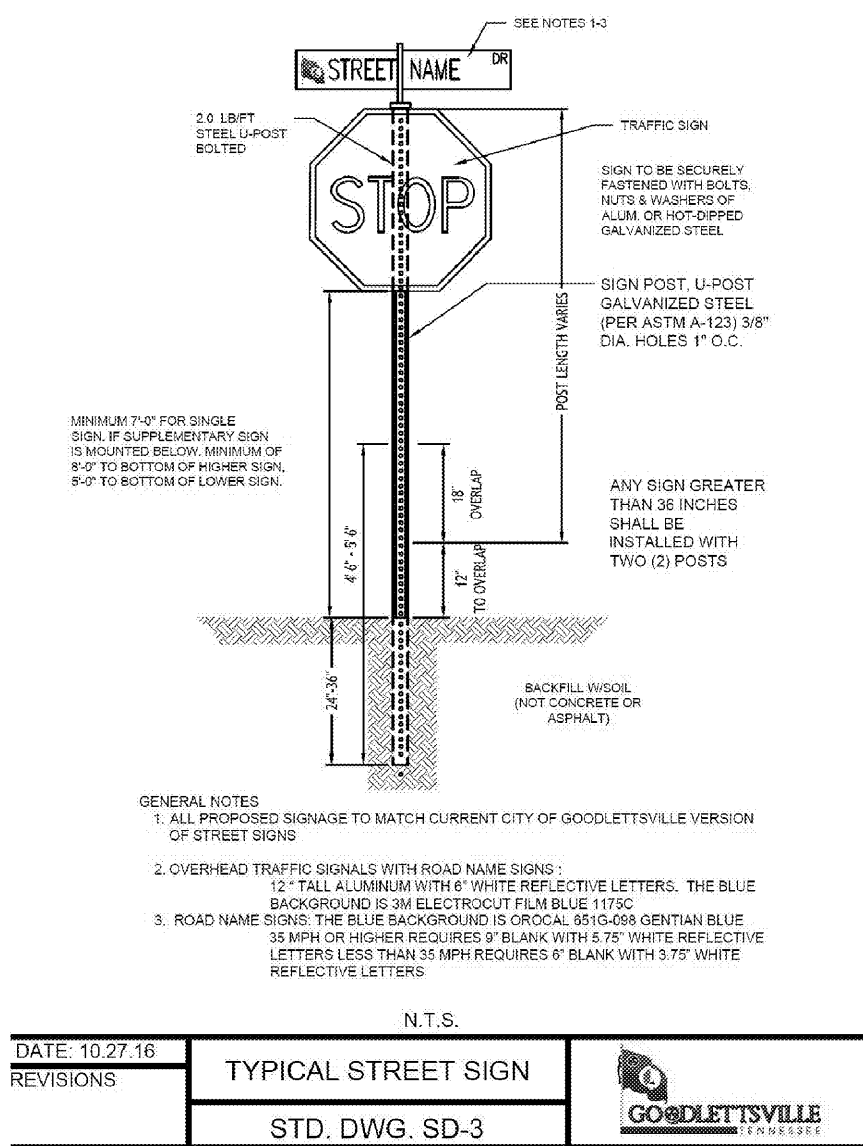
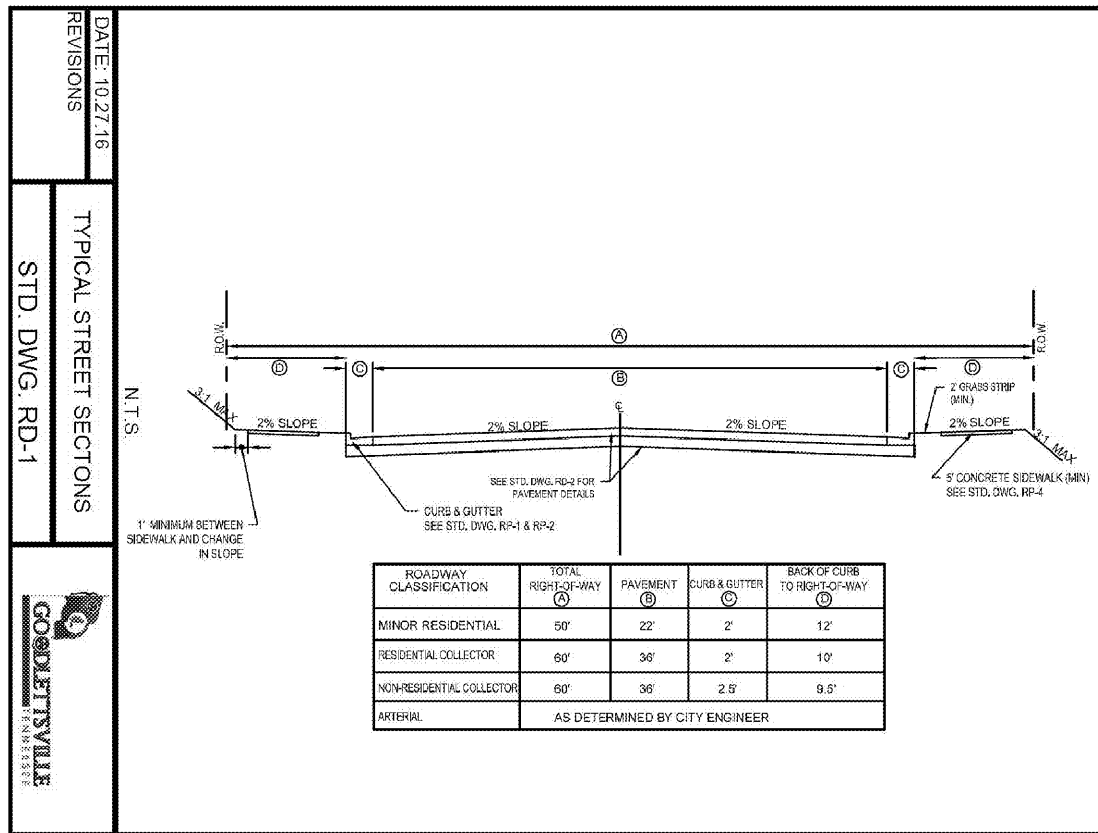
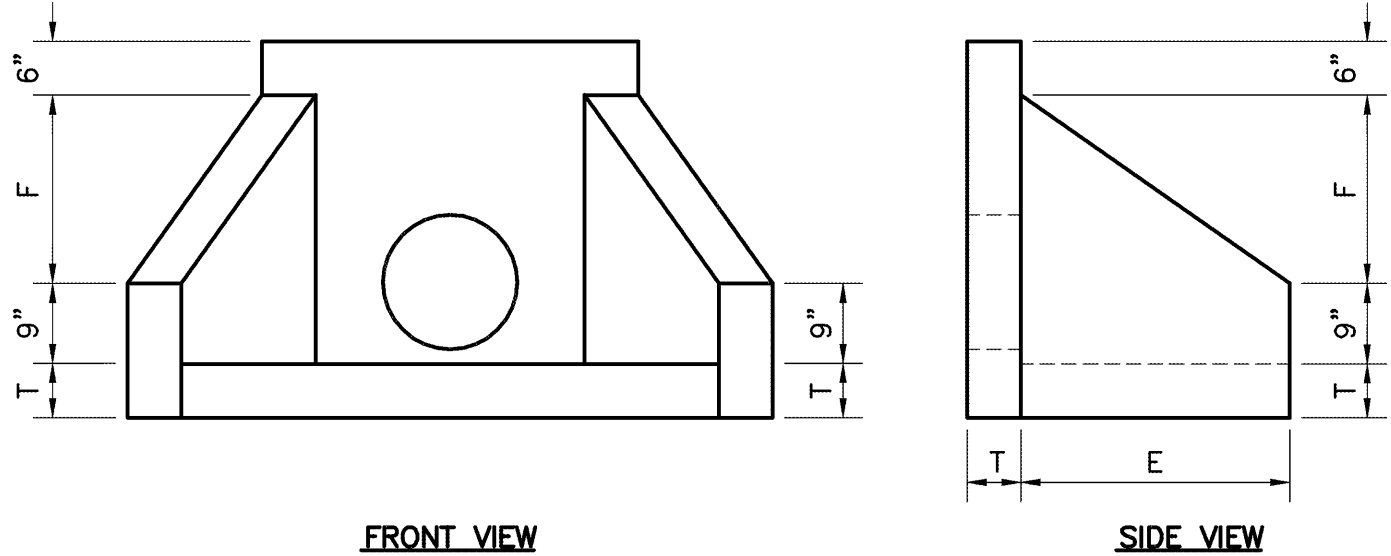
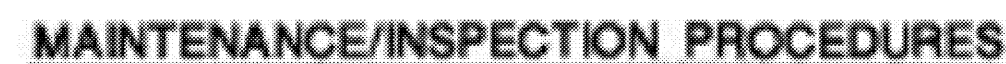


TABLE OF DIMENSIONS					
PIPE SIZES	A	D	E	F	(MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	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"



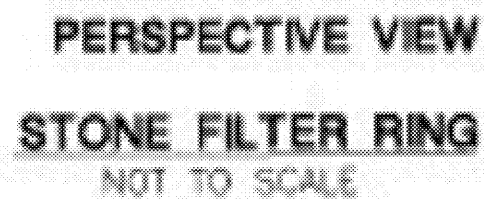
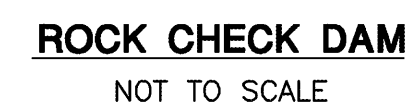
CONCRETE HEADWALL
NOT TO SCALE

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 14 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. STRAW BALES SHOWN THIS ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. STRAW BALES ARE TO BE FIRM AND SECURELY TIED WITH PLASTIC OR WIRE BINDING. BALES ARE TO BE PLACED TOUCHING AND FIRMLY ANCHORED TO THE GROUND WITH STEEL DRIFT PINS OR WOODEN STAKES AS SHOWN IN DETAIL.
6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
9. URGENT STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDS AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
10. A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. RAMP IS TO BE BASED WITH 6 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
11. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.



These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls.

1. All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.
2. All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
3. Built up sediment will be removed from silt fence and/or straw bales when it has reached one-third the height of the fence.
4. Silt fence and straw bales will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
5. The sediment traps will be inspected for depth of sediment, and built up sediment will be removed when it reaches 10 percent of the design capacity or at the end of the job.
6. Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
7. A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector is included in the Storm Water Pollution Prevention Plan (SWPPP).
8. The site superintendent will select three individuals who will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.
9. Those selected for inspection and maintenance responsibilities will receive training from qualified personnel. They will be trained in all the inspection and maintenance practices needed for keeping the erosion and sediment controls used on-site in good working order.
10. Unprotected soils shall be stabilized when construction activity temporarily ceases for more than 21 days.



(TO BE REVIEWED BY STRUCTURAL ENGINEER FOR LOCAL CONDITIONS)
NO SCALE

SPECIAL CO
ALL INFORMATION S
PROVIDED E



MFG

BUL

FILE

LUMENS

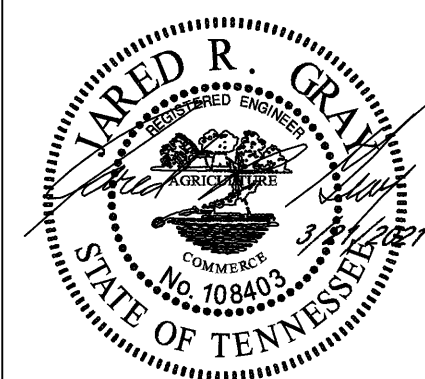
SUN VALLEY LIGHTING
LAA-PG-V-175M
(globe)ACORN UNIT
TYPE V REFRACTOR
CLEAR
POLYCARBONATE
GLASS

175-WATT PULSE ST.
METAL HALIDE

LAA1-GS- 1800	18000
------------------	-------



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 1000 W. 10th St., Suite 100
 8170 GOLD DASH DR., NASHVILLE, TN 37221
 615-259-0000



ECHO HILL ESTATES - SECTION 5

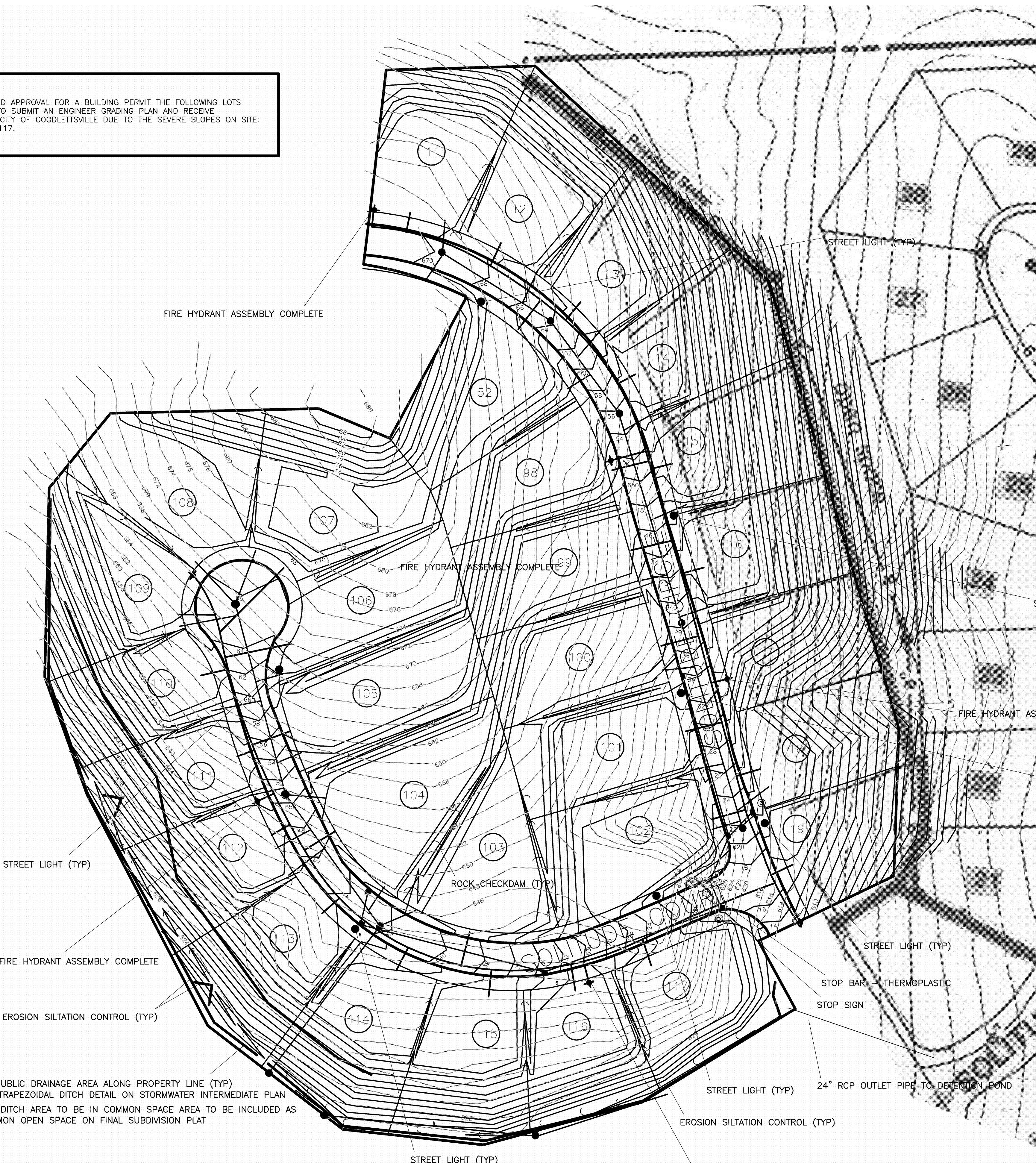
CITY OF GOODLETTSVILLE: DAVIDSON COUNTY TENNESSEE

STANDARD EROSION CONTROL NOTES AND DETAILS

REVISONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	JUNE 1, 2019
JOB NO. 16-030	WK. ORDER 001
SHEET NO.	

C3

PRIOR TO RELEASE AND APPROVAL FOR A BUILDING PERMIT THE FOLLOWING LOTS SHALL BE REQUIRED TO SUBMIT AN ENGINEER GRADING PLAN AND RECEIVE APPROVAL FROM THE CITY OF GOODLETTSVILLE DUE TO THE SEVERE SLOPES ON SITE: LOTS 13-19 & 109-117.



GENERAL NOTES:

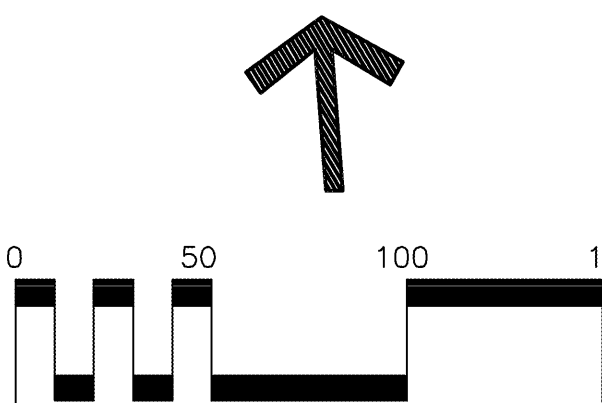
1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN OBTAINING SUCH PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS WELL AS THE SITE AND LAYOUT PLAN.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS, LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE PORTION OF THE PLANS WHICH IS SHOWN MAY BE LOCATED TO OR THE ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF SUCH LINES.
4. 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. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE GOODLETTSVILLE CODES ADMINISTRATION, GOODLETTSVILLE PUBLIC WORKS DEPARTMENT, MADISON SUBURBAN UTILITY DISTRICT AND THE GOODLETTSVILLE FIRE MARSHAL'S OFFICE.
6. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTERPRETATION OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST CONTACT MADISON SUBURBAN UTILITY DISTRICT, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR 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.
9. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR SUBSEQUENT WORK. THE STOCKPILE SHALL BE SECURED BY THE CONTRACTOR. STOCKPILING WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
10. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, AT THE CONTRACTOR'S OWN DISCRETION AND RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF SAID MATERIALS. SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
11. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE THICKENED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH MAXIMUM. SAID FILL MATERIAL IS TO BE FREE OF SOD, RODS, RODENT SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.

STRUCTURE TABLE					
NUMBER	TYPE	CASTING	TC	INV IN	INV OUT
1	EXISTING INLET	--	617.80	EXIST	EXIST
2	TRIPLE INLET	3101V	617.80	614.9	614.7
3	TRIPLE INLET	3101V	621.76	619.0	618.8
4	DOUBLE INLET	3101V	625.50	--	619.2
5	SINGLE INLET	3101V	633.63	621.4	621.2
6	SINGLE INLET	3101V	642.55	638.6	638.4
7	DOUBLE INLET	3101V	643.20	--	639.1

PIPES			
RUN	LENGTH	SIZE	SLOPE
1-EX	25	18"	9.60
2-1	43	18"	9.50
3-2	140	18"	8.30
4-2	28	18"	0.70
5-EX	163	18"	5.30
6-5	162	18"	10.70
7-6	28	18"	1.80



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8170 COLEY DAVIS RD., NASHVILLE, TN. 37221



ECHO HILL ESTATES - SECTION 5

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

OVERALL	GRADING	DRAINAGE	EROSION	SITUATION	CONTROL	PLAN
---------	---------	----------	---------	-----------	---------	------

REVISIONS

DESIGNED BY: J. GRAY

DRAWN BY: J. GRAY

APPROVED BY: J. GRAY

SCALE: As Shown

DATE: JUNE 1, 2019

JOB NO.	WK. ORDER
16-030	001

SHEET NO.

C4

LIMIT OF CONSTRUCTION (TYP)

EROSION SILTATION CONTROL (TYP)

SEDIMENT POND- SEE DETAILS

SWPPP BOX AND RAIN GAUGE LOCATION

EROSION SILTATION CONTROL (TYP)

GEOTEXTILE REINFORCED CONSTRUCTION ENTRANCE
20'X100'

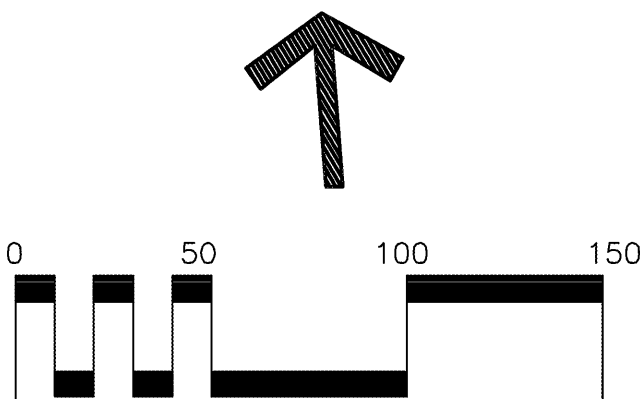
CONCRETE WASH DOWN AREA

EROSION SILTATION CONTROL (TYP)

open space



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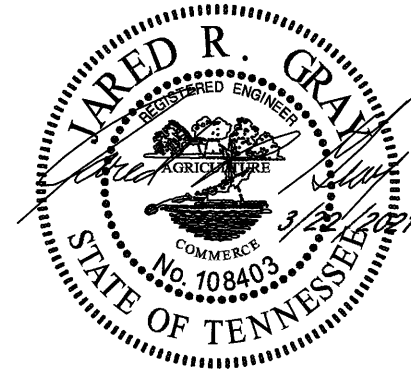


ECHO HILL ESTATES - SECTION 5

SITE PLAN

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE

STORMWATER CONTROL PLAN INITIAL



CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1000 N. W. 11th St., Suite 100
Fort Lauderdale, FL 33304
PHONE: (954) 345-2288 FAX: (954) 345-2289

REVISIONS

DESIGNED BY: J. GRAY

DRAWN BY: J. GRAY

APPROVED BY: J. GRAY

SCALE: As Shown

DATE: JUNE 1, 2019

JOB NO. 16-030 WK. ORDER 001

SHEET NO.

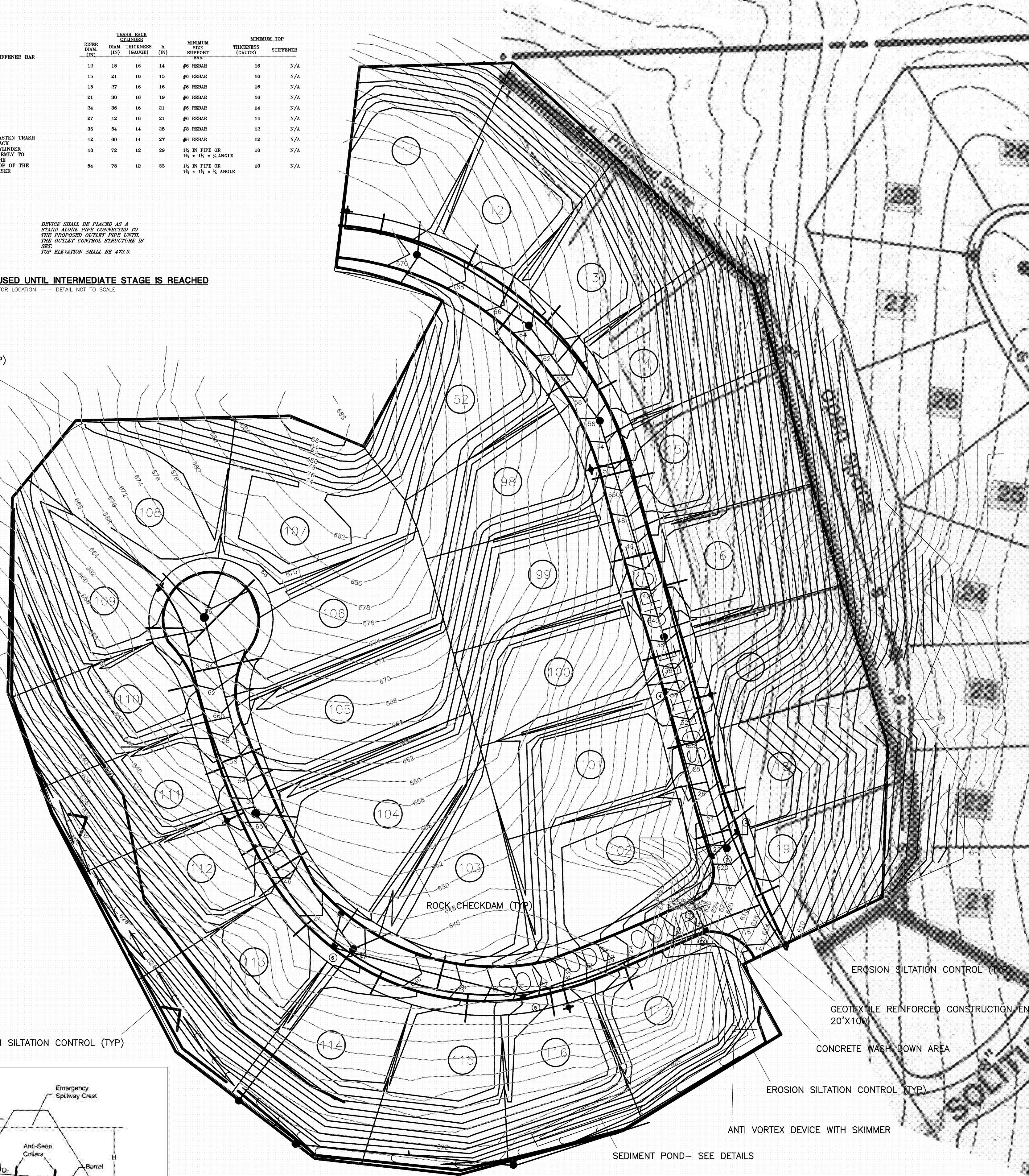
C4A



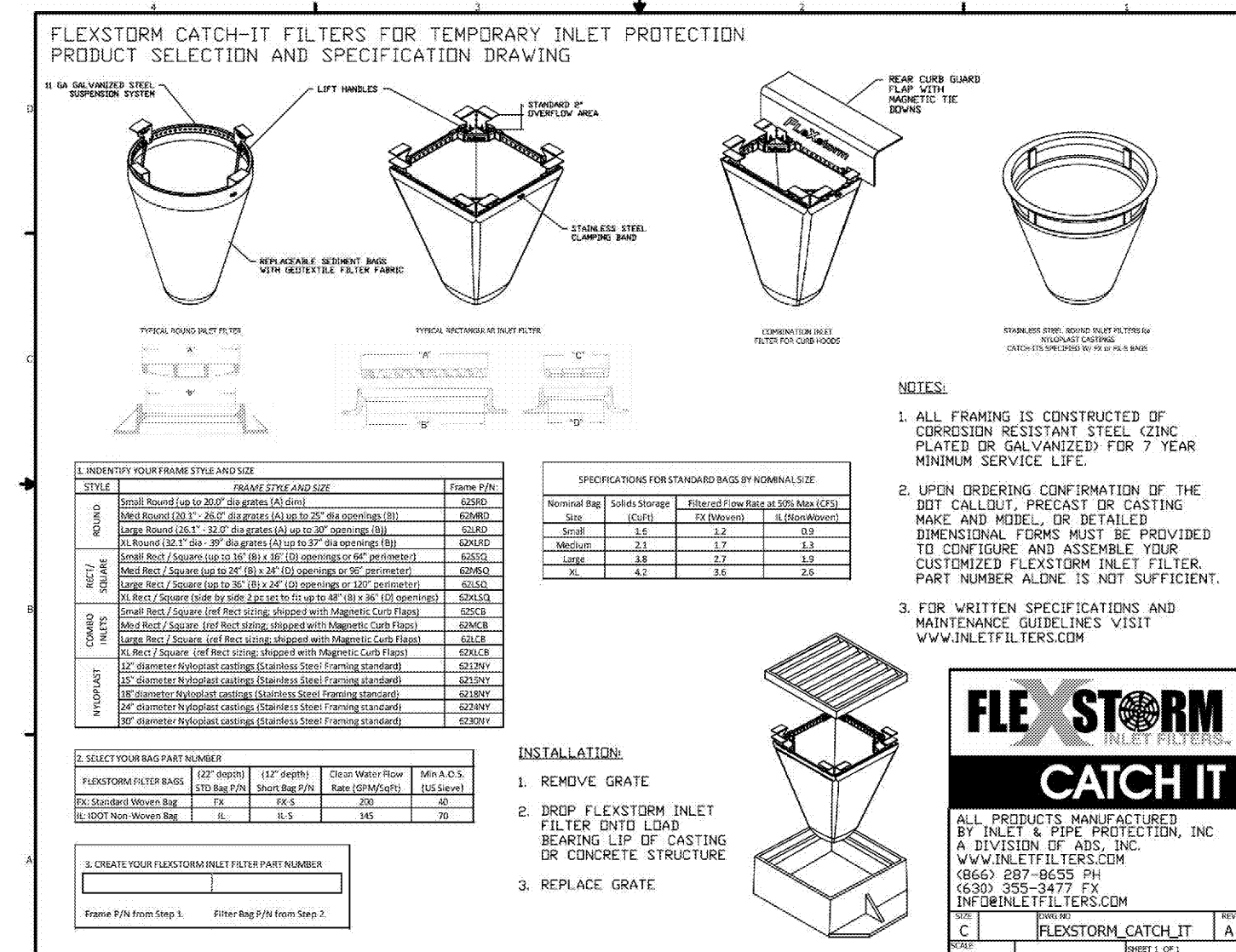
RISER DIA. (IN.)	TRASH RACK CHANGER			MINIMUM SIZE STIFFENER (IN.)	MINIMUM TOP	
	DIA. (IN.)	THICKNESS (GAUGE)	h (IN.)		THICKNESS (GAUGE)	STIFFENER
12	18	16	14	#6 REBAR	16	N/A
15	21	16	16	#6 REBAR	16	N/A
18	27	16	16	#6 REBAR	16	N/A
21	30	16	19	#6 REBAR	16	N/A
24	36	16	21	#6 REBAR	14	N/A
27	42	16	21	#6 REBAR	14	N/A
36	54	14	25	#6 REBAR	12	N/A
42	60	14	27	#6 REBAR	12	N/A
48	72	12	29	h_1 IN PIPE OR $h_2 = h_1 + \frac{1}{2}$ INGLE	10	N/A
54	78	12	33	h_1 IN PIPE OR $h_2 = h_1 + \frac{1}{2}$ INGLE	10	N/A

DEVICE SHALL BE PLACED AS A
STAND ALONE PIPE CONNECTED TO
THE PROPOSED OUTLET PIPE UNTIL
THE OUTLET CONTROL STRUCTURE IS
SET.
TOP ELEVATION SHALL BE 472.9.

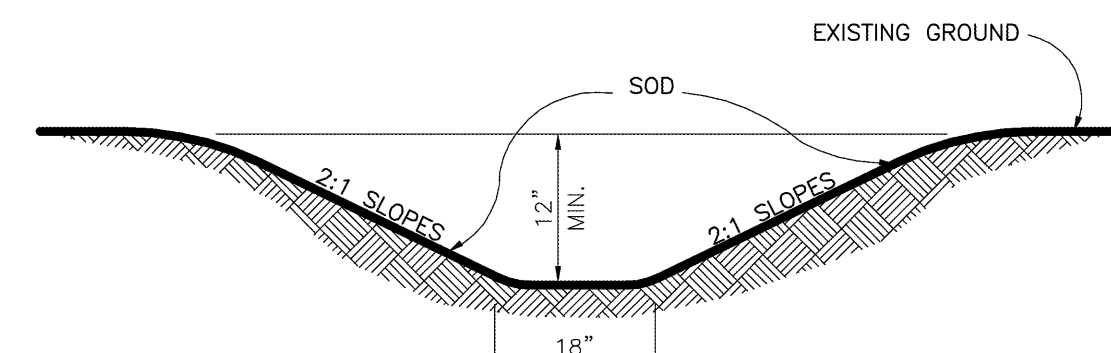
LIMIT OF CONSTRUCTION (TYP)

[illegible]

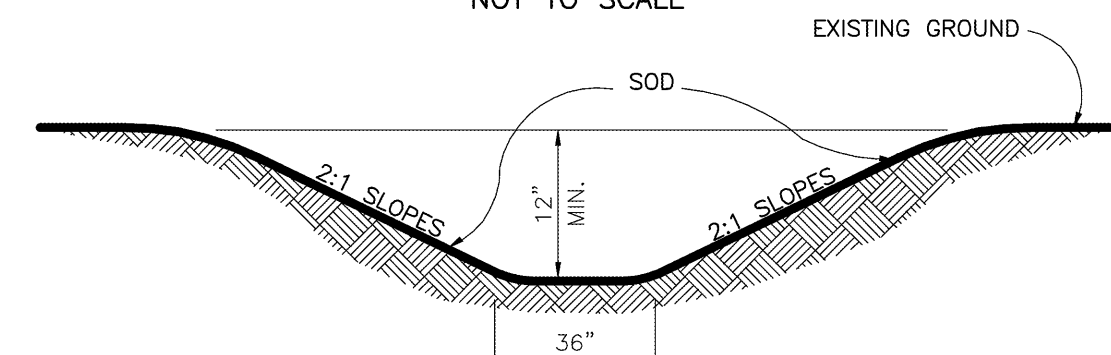
**EROSION CONTROL MATTING ALL SLOPES GREATER THAN 3:1
AND ALONG ALL DRAINAGE TRENCH BOTTOM AREAS**
NOT TO SCALE—DETAIL PROVIDED BY MFGR. CAN BE OR EQUIVALENT



FLEXSTORM AT ALL INLETS DURING CONSTRUCTION
NOT TO SCALE—DETAIL PROVIDED BY MFGR.



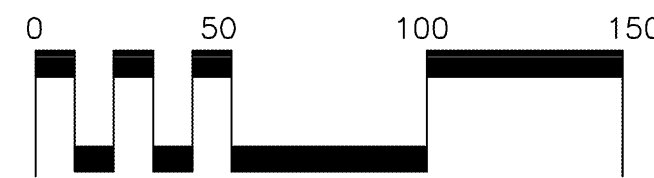
DITCH SECTION BETWEEN LOTS
NOT TO SCALE



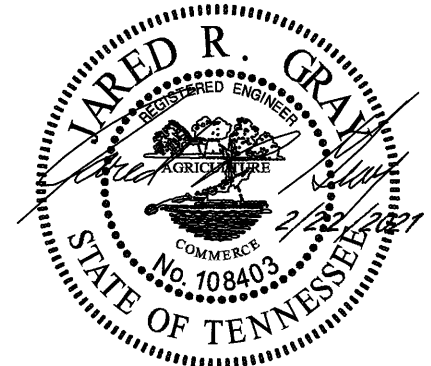
DITCH SECTION LOWER PORTION LOTS 109-117
NOT TO SCALE



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PHONE: (615) 319-2734/E-MAIL: CIVILCONSULTANTS@BELL.SOUTHWEST



ECHO HILL ESTATES - SECTION 5

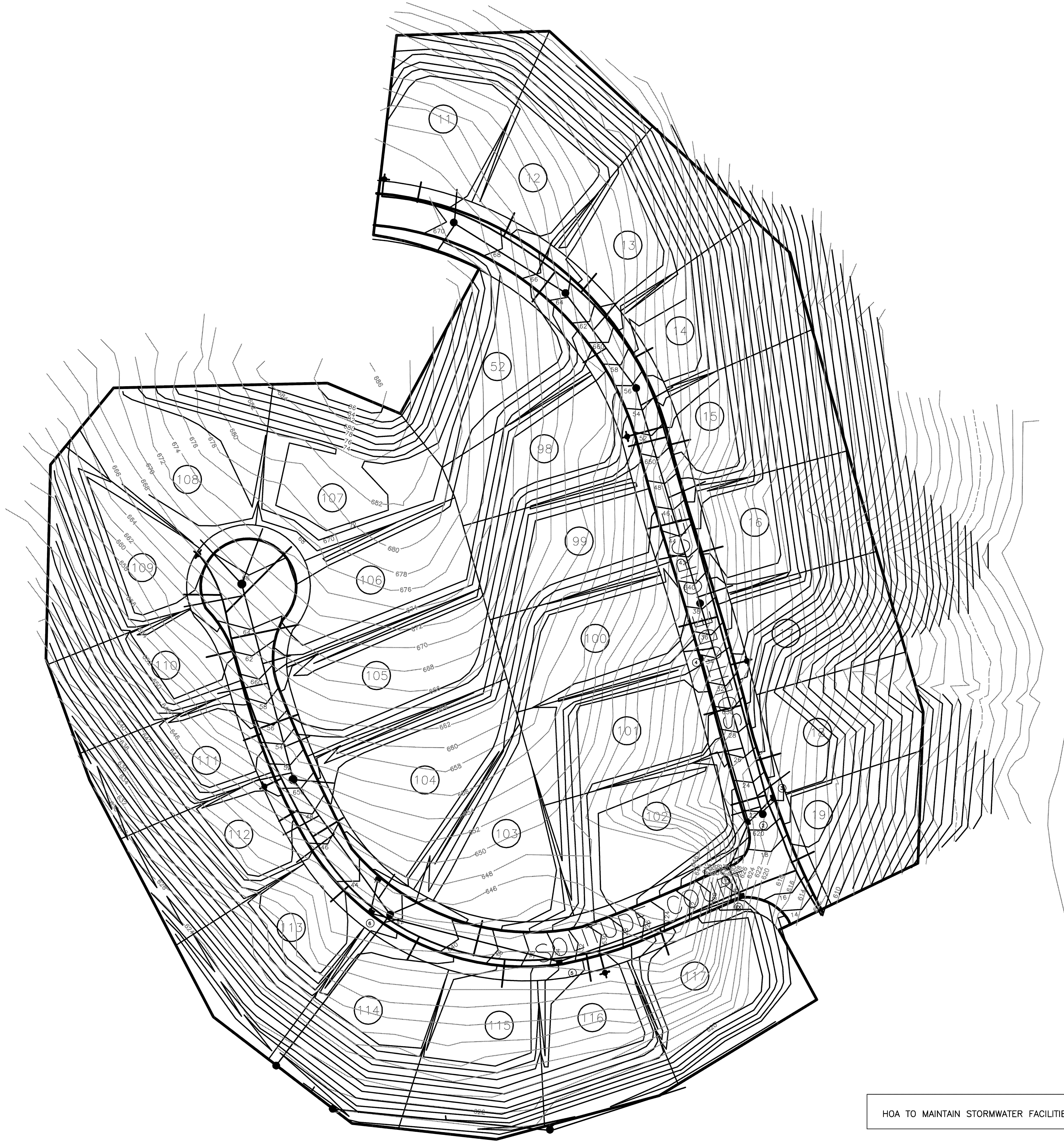
SITE PLAN

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE

STORMWATER CONTROL PLAN INTERMEDIATE

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	JUNE 1, 2019
JOB NO.	WK. ORDER
16-030	001

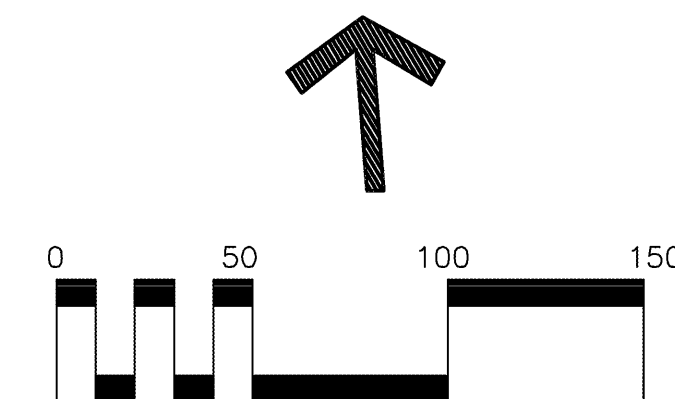
C4B



HOA TO MAINTAIN STORMWATER FACILITIES PER MAINTENANCE PLAN



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ECHO HILL ESTATES - SECTION 5

SITE PLAN

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE

STORMWATER CONTROL PLAN FINAL

REVISIONS

DESIGNED BY: J. GRAY

DRAWN BY: J. GRAY

APPROVED BY: J. GRAY

SCALE: As Shown

DATE: JUNE 1, 2019

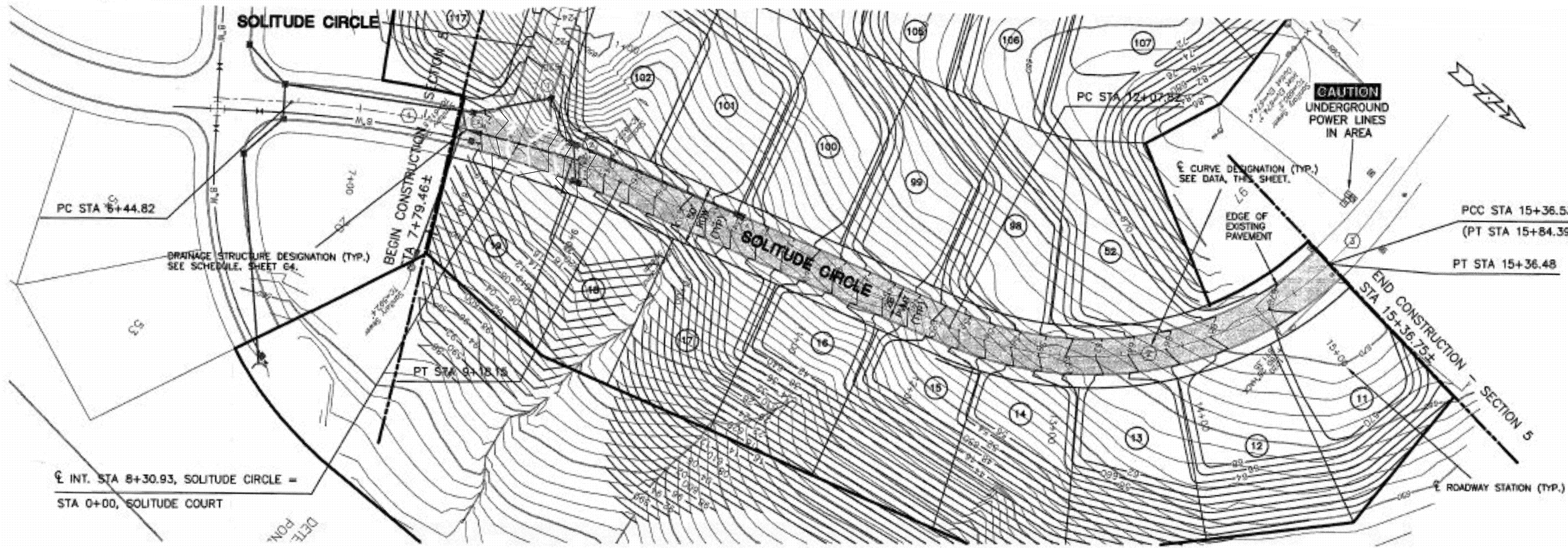
JOB NO. 16-030 WK. ORDER 001

SHEET NO.

C4C



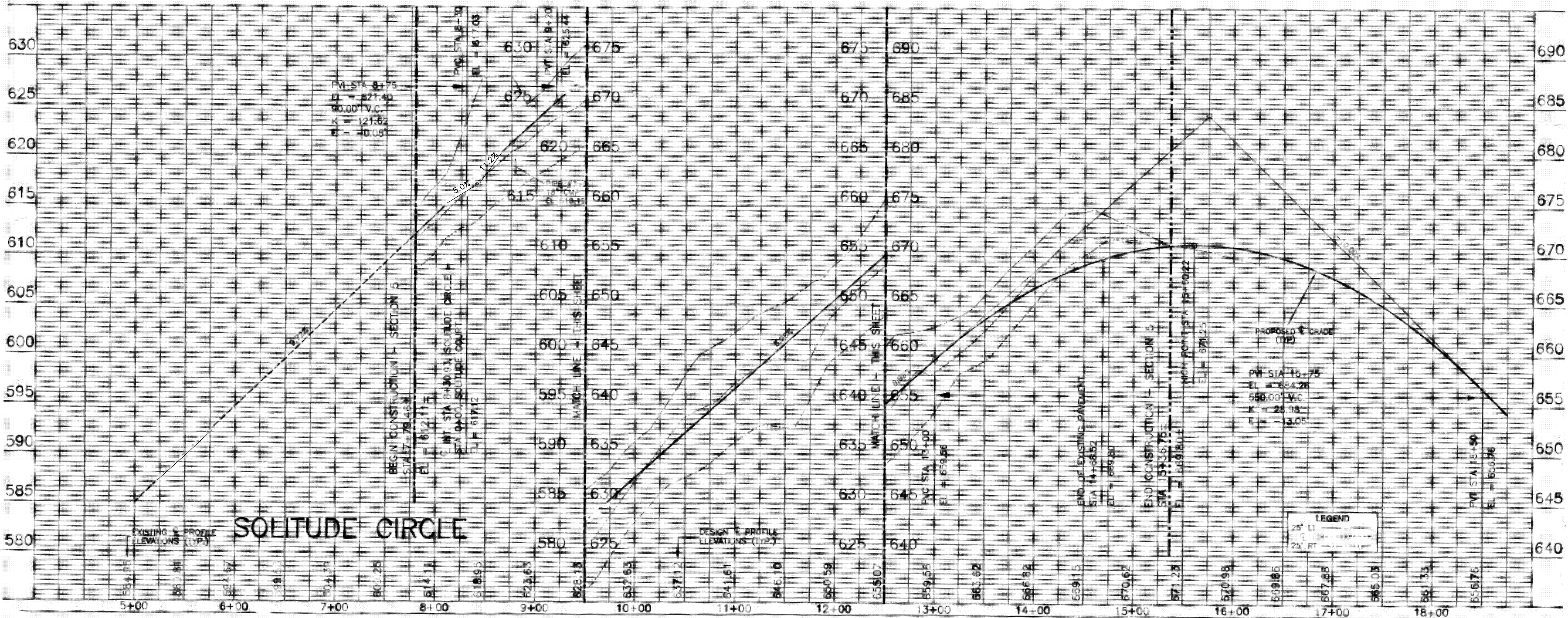
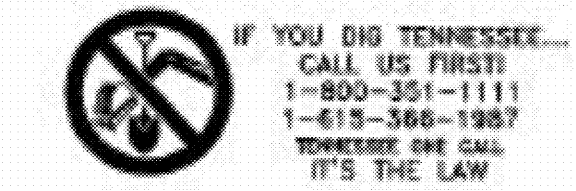
CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1000 GORDON ROAD, SUITE 200
NASHVILLE, TN 37203
PHONE: 615-257-2288 FAX: 615-257-2289



1) CURVE DATA		3) CURVE DATA	
PI STA = 7+83.00	PI STA = 15+80.52	PI STA = 15+80.52	PI STA = 15+80.52
$\Delta = 20'46'39''$	$\Delta = 09'32'43''$	$\Delta = 09'32'43''$	$\Delta = 09'32'43''$
T = 138.19'	T = 23.99'	T = 23.99'	T = 23.99'
R = 753.75'	R = 287.29'	R = 287.29'	R = 287.29'
L = 273.34'	L = 47.86'	L = 47.86'	L = 47.86'
C = 271.84'	C = 47.81'	C = 47.81'	C = 47.81'

2) CURVE DATA	
PI STA = 13+93.99	PI STA = 13+93.99
$\Delta = 67'11'31''$	$\Delta = 67'11'31''$
T = 186.18'	T = 186.18'
R = 280.86'	R = 280.86'
L = 328.87'	L = 328.87'
C = 310.15'	C = 310.15'

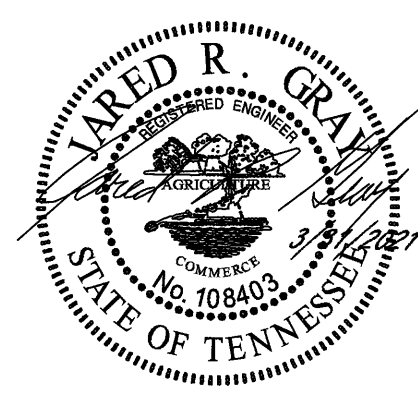
SCALES:
PLAN VIEW 1" = 50'
PROFILE VIEW 1" = 50' HORIZONTAL
1" = 5' VERTICAL



ECHO HILL ESTATES - SECTION 5

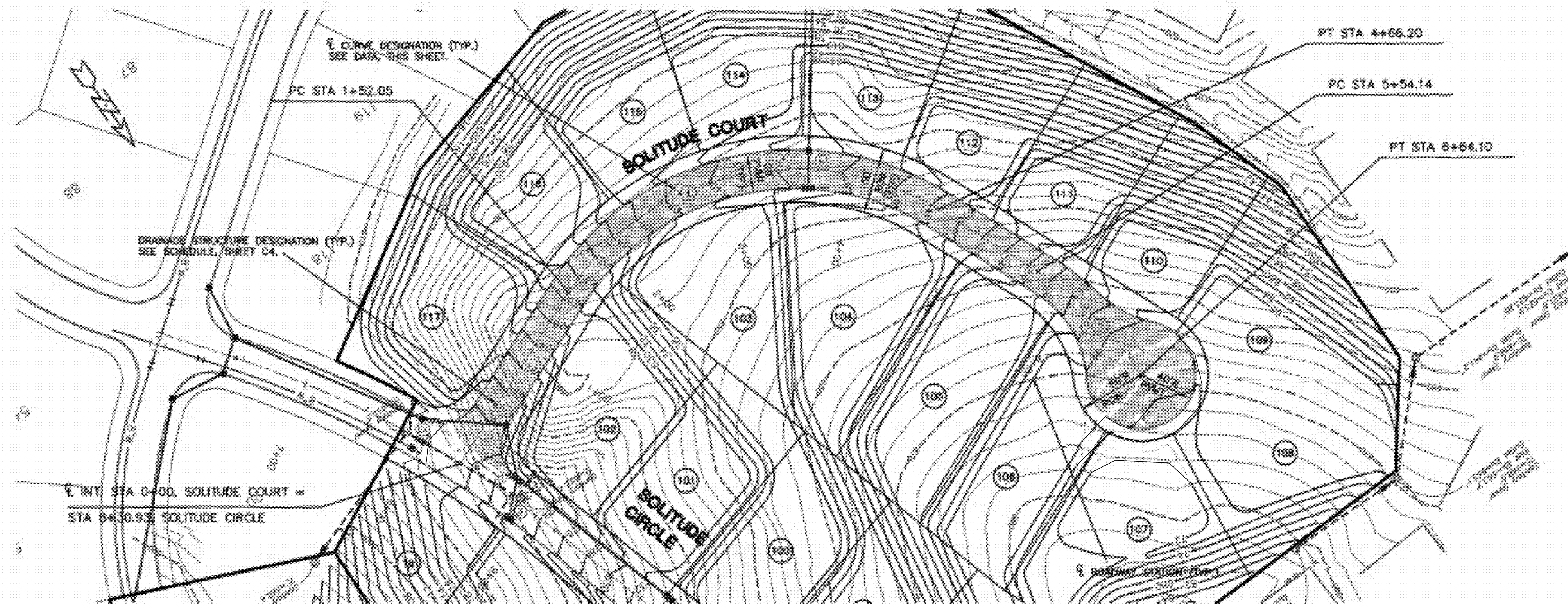
SITE PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	JUNE 1, 2019
JOB NO.	16-030
WK. ORDER	001
SHEET NO.	C5



CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE

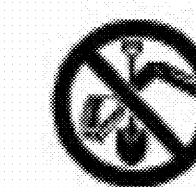
ROADWAY PLAN AND PROFILE - SOLITUDE CIRCLE



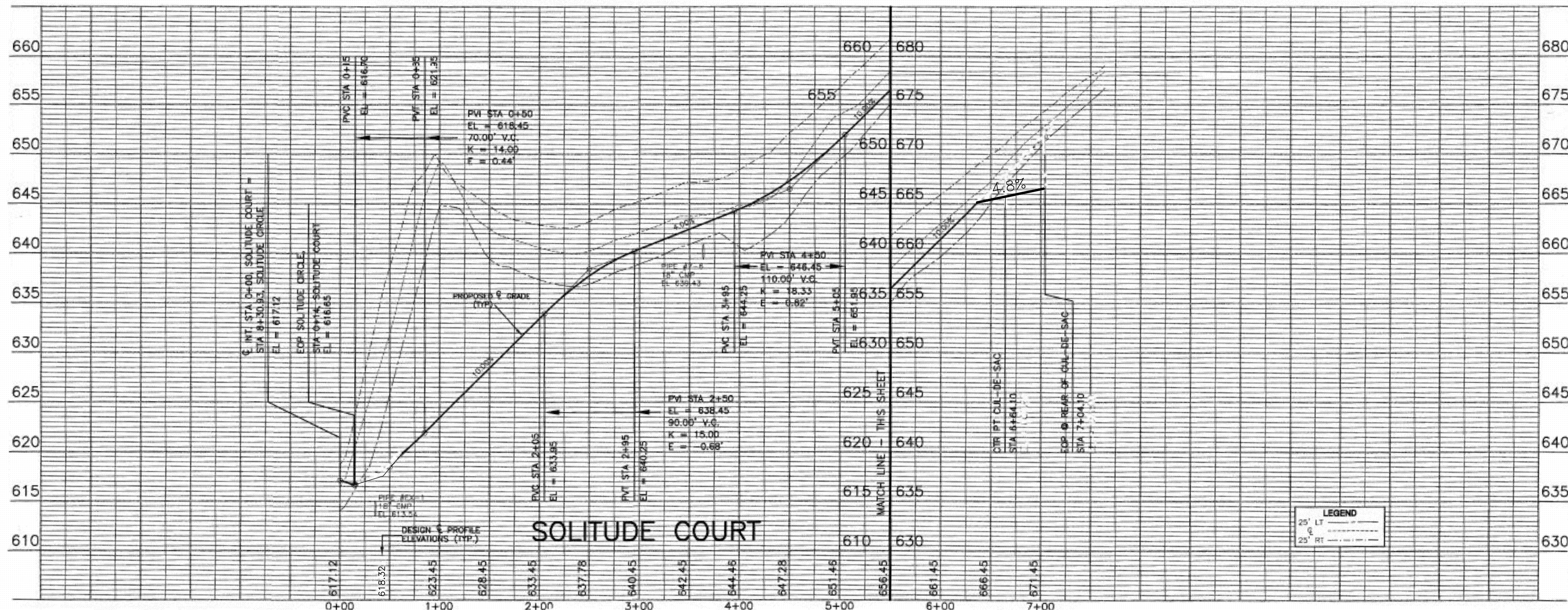
④ CURVE DATA
 PI STA = 3+52.00
 $\Delta = 89^{\circ}59'00''$
 $T = 200.00'$
 $R = 200.00'$
 $L = 314.16'$
 $C = 282.84'$

⑤ CURVE DATA
 PI STA = 6+10.12
 $\Delta = 26^{\circ}31'31''$
 $T = 55.98'$
 $R = 237.50'$
 $L = 109.95'$
 $C = 106.97'$

SCALES:
 PLAN VIEW 1" = 50'
 PROFILE VIEW 1" = 50' HORIZONTAL
 1" = 5' VERTICAL



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ECHO HILL ESTATES - SECTION 5

SITE PLAN

REVISIONS

DESIGNED BY: J. GRAY

DRAWN BY: J. GRAY

APPROVED BY: J. GRAY

SCALE: As Shown

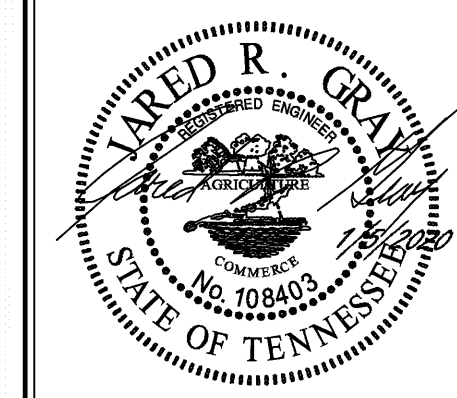
DATE: JUNE 1, 2019

JOB NO. 16-030 WK. ORDER 001

SHEET NO.

C6

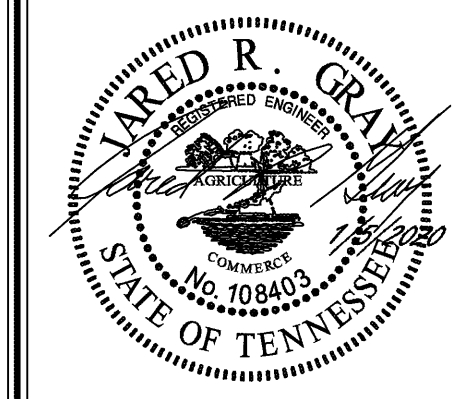
Page 67 of 78



CIVIL DESIGN CONSULTANTS, LLC
 CIVIL ENGINEERS, LAND SURVEYORS
 1000 GORDON ROAD, SUITE 100, NASHVILLE, TN 37217
 PHONE: (615) 252-2244, (615) 252-2245 FAX: (615) 252-2246

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE

ROADWAY PLAN AND PROFILE - SOLITUDE COURT



ECHO HILL ESTATES - SECTION 5

SITE PLAN
OVERALL WATER LINE PLAN

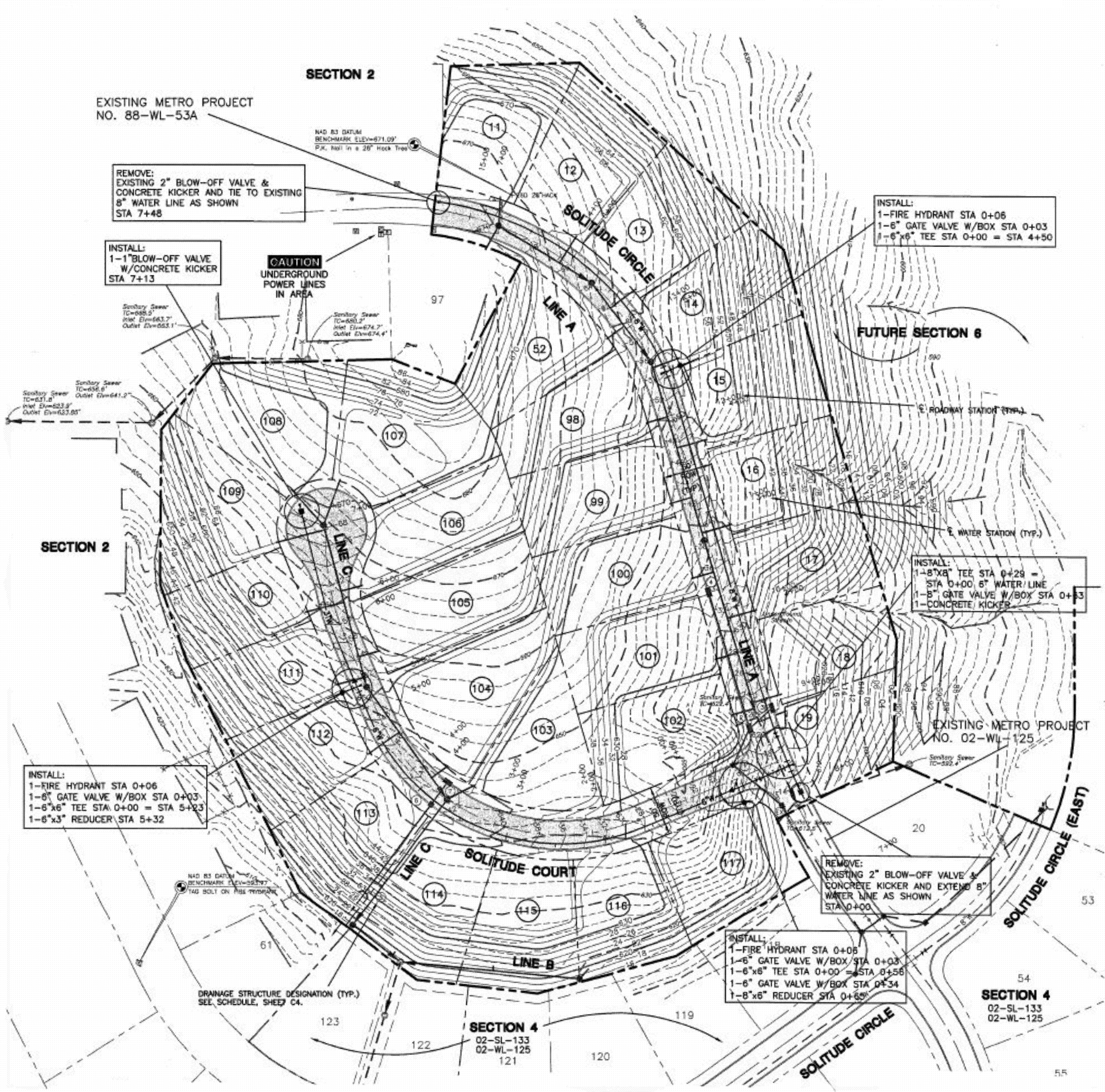
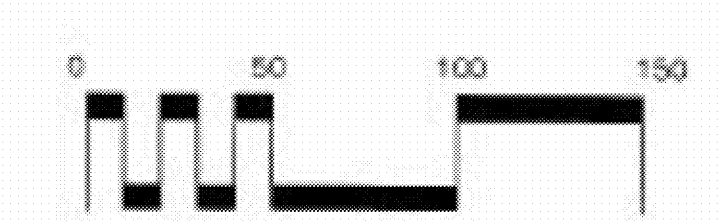
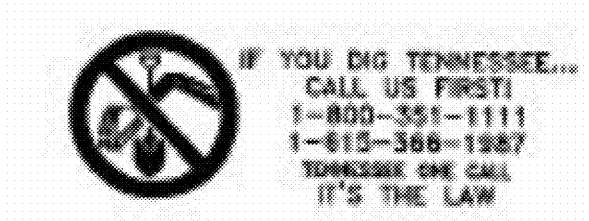
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	JUNE 1, 2019
JOB NO.	16-030
WK. ORDER	001
SHEET NO.	C7

GENERAL SEWER AND WATER NOTES:

- The Contractor's authorized field representative shall notify the Metropolitan Department of Water and Sewerage Services prior to beginning sewer line and water line construction.
- The Contractor shall obtain all licenses, permits, etc. prior to beginning construction and shall pay all costs associated therewith.
- All water and sewer construction shall be in accordance with specifications and standard details of Metro Water Services.
- The Contractor shall be responsible for reimbursing the Metropolitan Department of Water and Sewerage Services the cost of inspection.
- The Contractor is to provide and maintain the construction identification sign for private development, approved by the Metropolitan Department of Water and Sewerage Services.
- The Contractor shall provide the Department of Water and Sewerage Services with a set of construction cut sheets prior to the preconstruction meeting and the cut sheets shall include the stations of all proposed service connections.
- All water meter registers shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- After completion of the sanitary sewer(s), the Developer is responsible for the televising of the lines prior to final acceptance. The televising must be coordinated with the Metro Water Services Inspection section. All costs will be borne by the Developer.
- No connection to the existing sanitary sewer system or the existing water system will be permitted until the new sanitary sewer line work and the water line work has been approved by the Metropolitan Department of Water and Sewerage Services.
- The sanitary sewer lines and water lines are to be owned and maintained by Metro Water and Sewerage Services.
- Sanitary sewer services will be tee-connected to 8-inch main line.
- A 10-foot minimum horizontal separation shall be maintained between water and sanitary sewer lines wherever possible.
- All connections to existing manhole(s) shall be by coring and resilient connector method.
- All sewer line will be PVC class 35 except where grades exceed 19.0% and depth of sewer exceeds 15 feet.
- All manhole frames to have 24-inch clear openings and to be ASTM A48, Class 30.
- The Contractor will be responsible for installing the proposed water line around and under proposed drainage structures shown on plan. A minimum cover of 30 inches must be maintained over the proposed water lines.
- Fire hydrant assembly complete to include:
 - Appropriate size tee
 - Pipe run from tee to hydrant
 - Gate valve and box
 - Fire hydrant
 - Concrete Kicker (brace)
- Fire hydrants to be located 3' to 7' behind back of curb.
- Locate water services 25 feet from side property line to avoid conflict with driveways.
- The Metro Department of Water and Sewerage Services will permit the use of polyvinyl chloride (PVC) pipe for use as public water mains within its jurisdiction to the following restrictions:
 - Only 3" in diameter is permitted.
 - Only Class 200 (SDR 21) gasket jointed pipe is permitted.
 - Sixteen gauge wire with bright orange jacket (or other approved means of above-ground location) must be used when installing this pipe.
 - Service taps (3/4" and 1") will be permitted only with double-banded tapping saddles. Taps larger than 1" will require that a tee be cut or tapping sleeve and valve.
 - Valves will be AWWA mechanical joint, iron body-type and fitted with the appropriately sized adapter gaskets to assure compatibility with PVC pipe.
 - All other specifications related to public water main installation must be employed, including standard leakage and pressure testing.
- Water line to be located five feet inside roadway curb.
- Reduced Pressure Backflow Preventer (R.P.B.P.) or dual check will be required on all test and fill lines (jumper) needed for water main construction and must be approved by Department of Water Services.
- If during the construction of the site development portion of this project, a question of intent or clarity arises from the construction plans, the contractor will immediately bring the matter to the attention of the Civil Engineer for resolution before the affected work items are initiated or pursued further.
- Upon completion of construction of water and/or sewer, the engineer shall provide the Department with a complete set of as-built plans on moist erasable mylars in reverse and in digital dwg format. Sewer plans shall be sealed by a Licensed Professional Engineer or a Registered Land Surveyor (RLS) and shall include actual field angles between lines, all actual service service lines and tee locations, the distance of the end service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to top of the end of the service line, and shall reflect all alignment and grade changes. Water plans shall reflect all alignment and grade changes. Water plans shall be sealed by a Licensed Engineer or RLS and will include offset distance from the curb/pavement edge, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made thereto.
- Install water services to all lots in this section according to Metro specifications with pressure regulating valves installed on the street side of the meter and inside the meter box.

METRO PROJECTS

SANITARY SEWER 07-SL-38
WATER 07-WL-18



EXISTING METRO PROJECT NO. 88-WL-53A

REMOVE:
EXISTING 2" BLOW-OFF VALVE &
CONCRETE KICKER AND TIE TO EXISTING
8" WATER LINE AS SHOWN
STA 7+48

INSTALL:
1-1" BLOW-OFF VALVE
W/CONCRETE KICKER
STA 7+13

CAUTION
UNDERGROUND
POWER LINES
IN AREA

INSTALL:
1-FIRE HYDRANT STA 0+06
1-6" GATE VALVE W/BOX STA 0+03
1-6"x6" TEE STA 0+00 = STA 4+50

INSTALL:
1-8"x8" TEE STA 0+29 =
STA 0+00, 6" WATER/LINE
1-6" GATE VALVE W/BOX STA 0+33
1-CONCRETE KICKER

INSTALL:
1-FIRE HYDRANT STA 0+06
1-6" GATE VALVE W/BOX STA 0+03
1-6"x6" TEE STA 0+00 = STA 5+23
1-6"x3" REDUCER STA 5+32

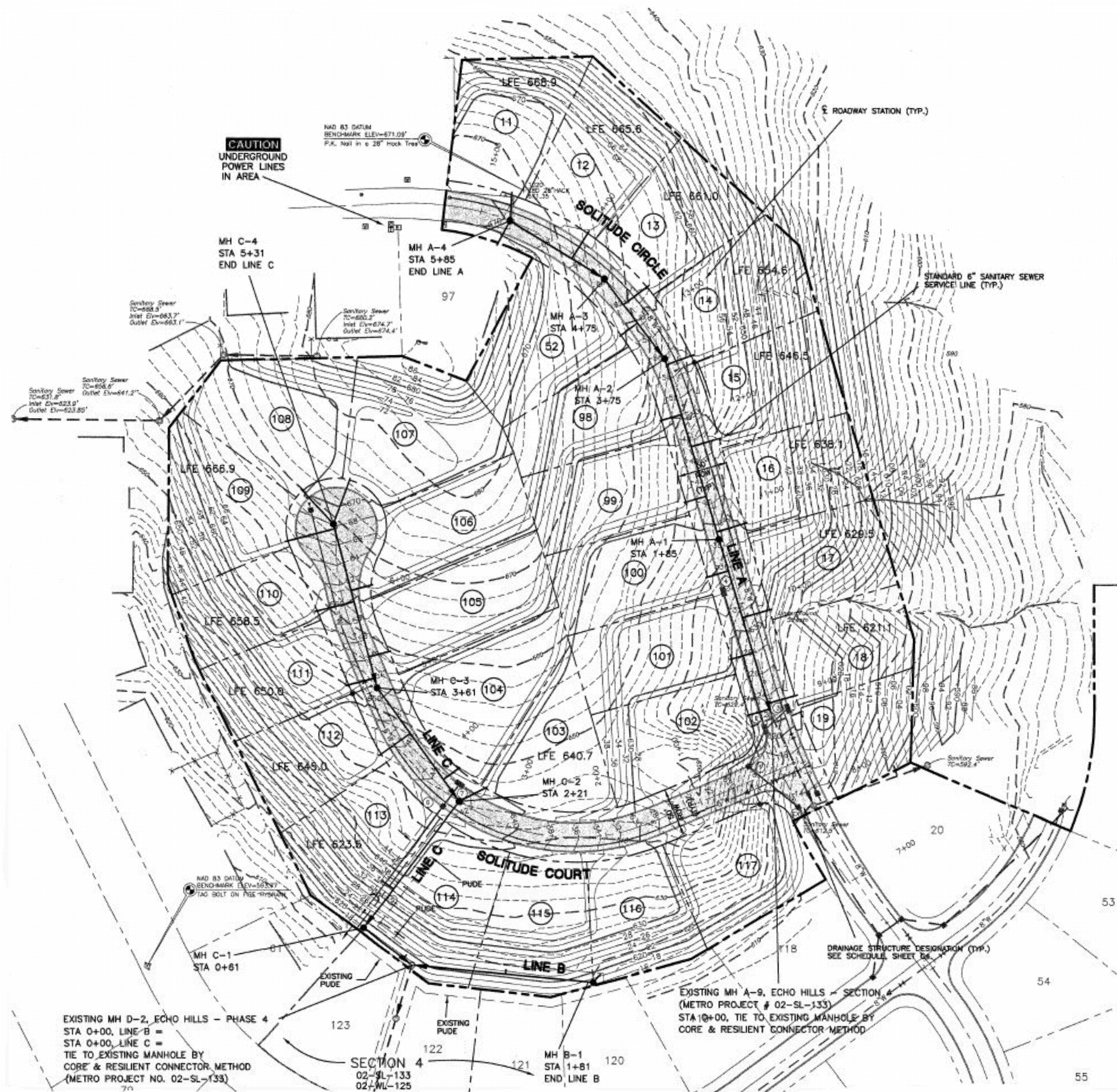
REMOVE:
EXISTING 2" BLOW-OFF VALVE &
CONCRETE KICKER AND EXTEND 8"
WATER LINE AS SHOWN
STA 0+00

INSTALL:
1-FIRE HYDRANT STA 0+06
1-6" GATE VALVE W/BOX STA 0+03
1-6"x6" TEE STA 0+00 = STA 0+56
1-6" GATE VALVE W/BOX STA 0+34
1-8"x6" REDUCER STA 0+60

DRAINAGE STRUCTURE DESIGNATION (TYP.)
SEE SCHEDULE, SHEET C4.

SECTION 4
02-SL-133
02-WL-125

SECTION 4
02-SL-133
02-WL-125



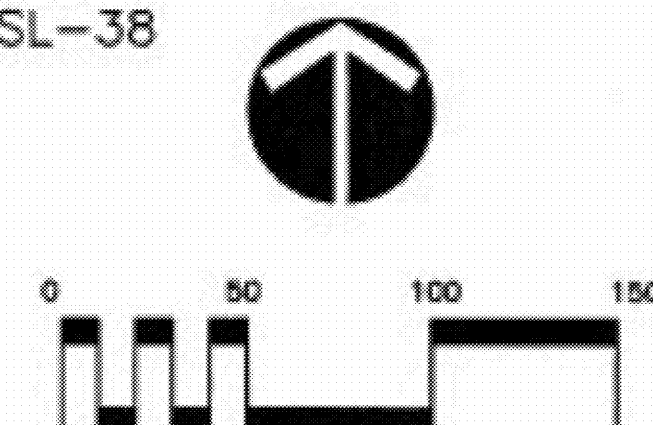
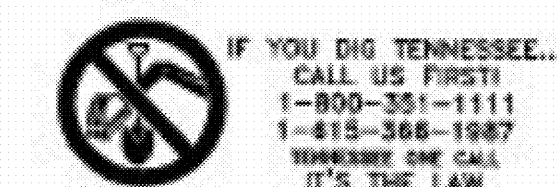
GENERAL SEWER AND WATER NOTES:

- The Contractor's authorized field representative shall notify the Metropolitan Department of Water and Sewerage Services prior to beginning sewer line and water line construction.
- The Contractor shall obtain all licenses, permits, etc. prior to beginning construction and shall pay all costs associated therewith.
- All water and sewer construction shall be in accordance with specifications and standard details of Metro Water Services.
- The Contractor shall be responsible for reimbursing the Metropolitan Department of Water and Sewerage Services the cost of inspection.
- The Contractor is to provide and maintain the construction identification sign for private development, approved by the Metropolitan Department of Water and Sewerage Services.
- The Contractor shall provide the Department of Water and Sewerage Services with a set of construction cut sheets prior to the preconstruction meeting and the cut sheets shall include the stations of all proposed service connections.
- All water meter registers shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- After completion of the sanitary sewer(s), the Developer is responsible for the televising of the lines prior to final acceptance. The televising must be coordinated with the Metro Water Services inspection section. All costs will be borne by the Developer.
- No connection to the existing sanitary sewer system or the existing water system will be permitted until the new sanitary sewer line work and the water line work has been approved by the Metropolitan Department of Water and Sewerage Services.
- The sanitary sewer lines and water lines are to be owned and maintained by Metro Water and Sewerage Services.
- Sanitary sewer services will be tee-connected to 8-inch main line.
- A 10-foot minimum horizontal separation shall be maintained between water and sanitary sewer lines wherever possible.
- All connections to existing manhole(s) shall be by coring and resilient connector method.
- All sewer line will be PVC class 35 except where grades exceed 19.0% and depth of sewer exceeds 15 feet.
- All manhole frames to have 24-inch clear openings and to be ASTM A48, Class 30.
- The Contractor will be responsible for installing the proposed water line around end under proposed drainage structures shown on plan. A minimum cover of 30 inches must be maintained over the proposed water line.
- Fire hydrant assembly complete to include:
 - Appropriate size tee
 - Pipe run from tee to hydrant
 - Gate valve and box
 - Fire hydrant
 - Concrete kicker (brace)
- Fire hydrants to be located 3' to 7' behind back of curb.
- Locate water services 25 feet from side property line to avoid conflict with driveways.
- The Metro Department of Water and Sewerage Services will permit the use of polyvinyl chloride (PVC) pipe for use as public water mains within its jurisdiction to the following restrictions:
 - Only 3" in diameter is permitted.
 - Only Class 200 ~SDR 21) gasket jointed pipe is permitted.
 - Sixteen gauge wire with bright orange jacket (or other approved means of above-ground location) must be used when installing this pipe.
 - Service taps (3/4" and 1") will be permitted only with double-bonded tapping saddles. Taps larger than 1" will require that a tee be cut or tapping sleeve and valve.
 - Valves will be AWWA mechanical joint, iron body-type and fitted with the appropriately sized adapter gaskets to assure compatibility with PVC pipe. All other specifications related to public water main installation must be employed including standard leakage and pressure testing.
- Water line to be located five feet inside roadway curb.
- Reduced Pressure Backflow Preventer (R.P.B.P.) or dual check will be required on all test and fill lines (jumper) needed for water main construction and must be approved by Department of Water Services.
- If during the construction of the site development portion of this project, a question of intent or clarity arises from the construction plans, the contractor will immediately bring the matter to the attention of the Civil Engineer for resolution before the affected work items are initiated or pursued further.
- Upon completion of construction of water and/or sewer, the engineer shall provide the Department with a complete set of as-built plans on moist erasable mylars in reverse and in digital dwg format. Sewer plans shall be sealed by a Licensed Professional Engineer or a Registered Land Surveyor (RLS) and shall include actual field angles between lines, all actual service service lines and tee locations, the distance of the end service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to top of the end of the service line, and shall reflect all alignment and grade changes. Water plans shall reflect all alignment and grade changes. Water plans shall be sealed by a Licensed Engineer or RLS and will include offset distance from the curb/pavement edge, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made thereto.
- Install water services to all lots in this section according to Metro specifications with pressure regulating valves installed on the street side of the meter and inside the meter box.

NOTE:
LOW FLOOR ELEVATIONS (LFE) ARE ESTABLISHED
FOR GRAVITY SEWER SERVICE ELEVATIONS.

METRO PROJECTS

SANITARY SEWER 07-SL-38
WATER 07-WL-18



ECHO HILL ESTATES - SECTION 5

SITE PLAN

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE

OVERALL SANITARY SEWER PLAN

REVISIONS

DESIGNED BY: J. GRAY

DRAWN BY: J. GRAY

APPROVED BY: J. GRAY

SCALE: As Shown

DATE: JUNE 1, 2019

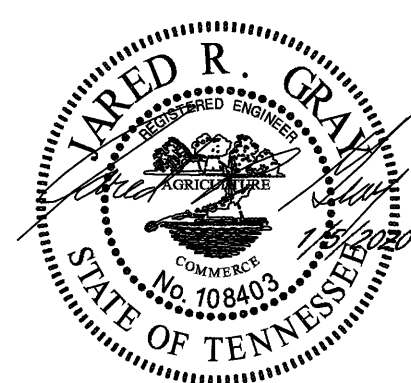
JOB NO. 16-030 WK. ORDER 001

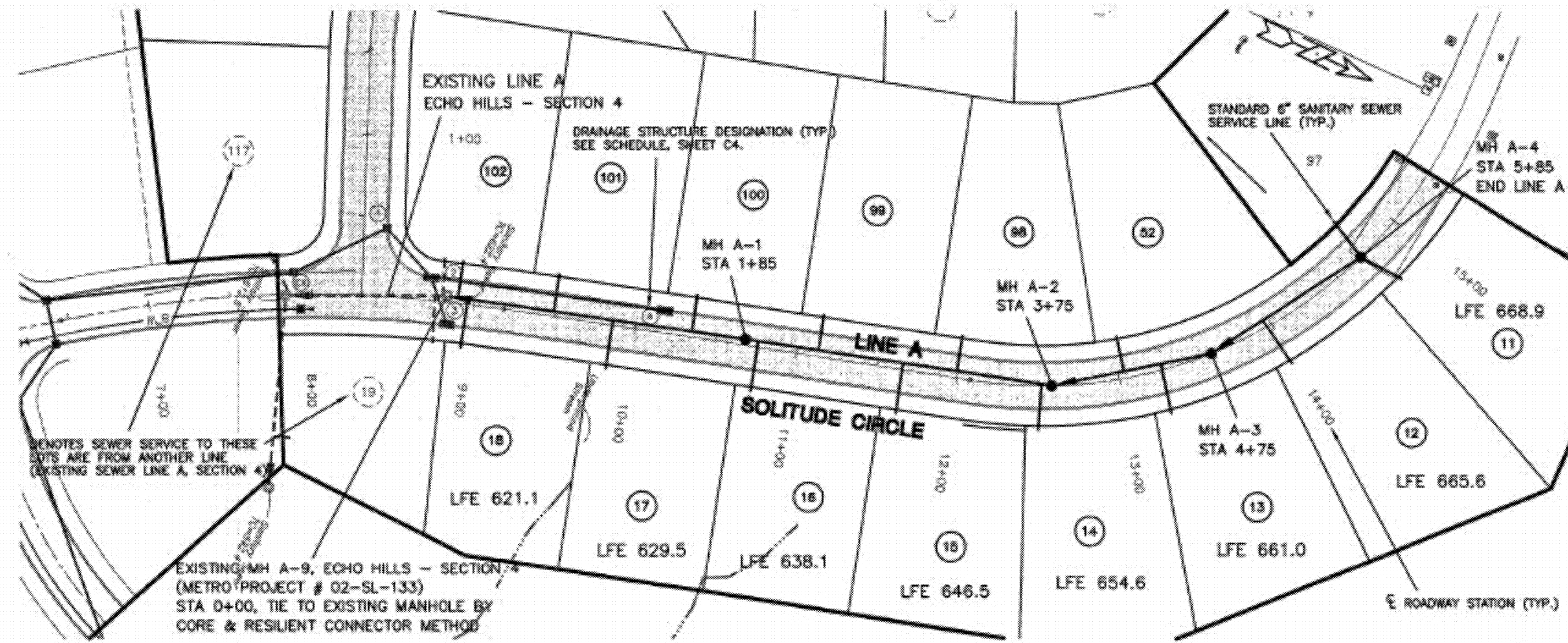
SHEET NO.

C8

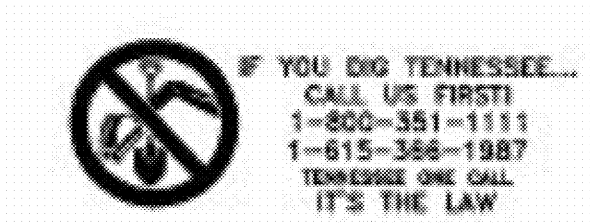


CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS, LAND SURVEYORS
1000 W. 10TH AVE., SUITE 100
NASHVILLE, TN 37203
PHONE: (615) 259-2244 FAX: (615) 259-2245

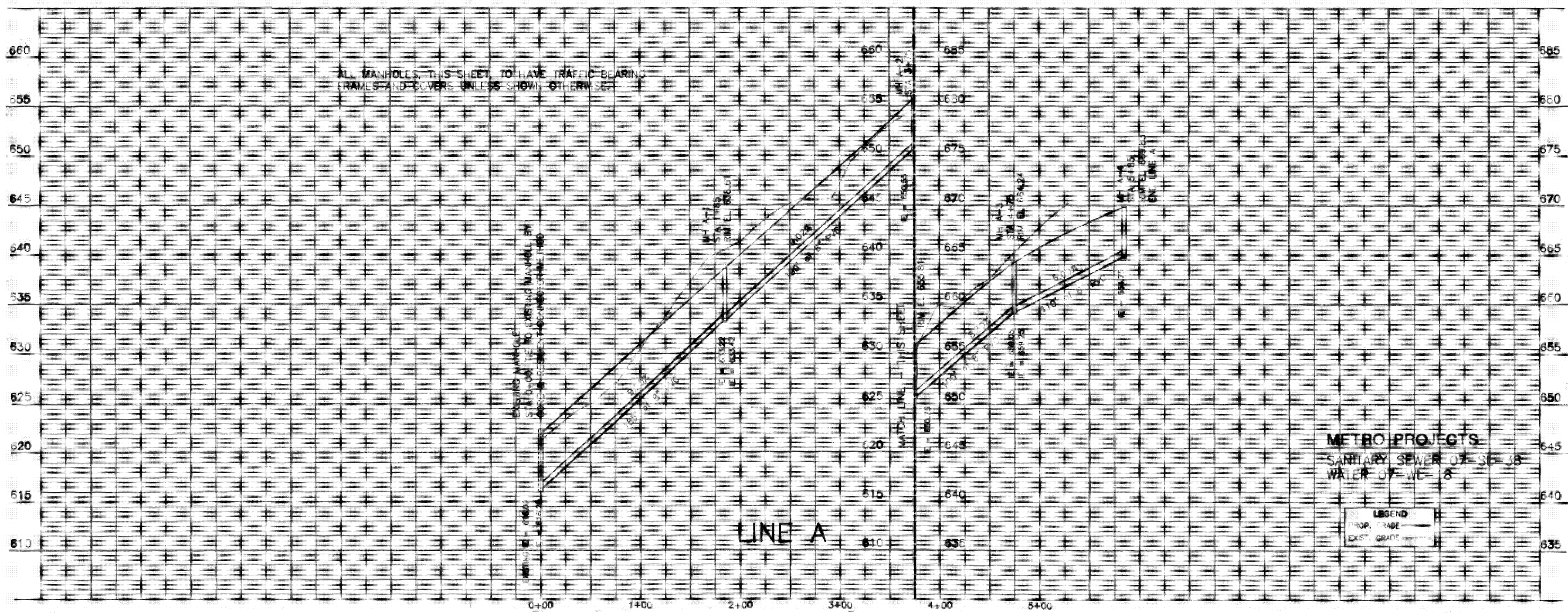




NOTE:
LOW FLOOR ELEVATIONS (LFE) ARE ESTABLISHED
FOR GRAVITY SEWER SERVICE ELEVATIONS.



SCALES:
PLAN VIEW 1" = 50'
PROFILE VIEW 1" = 50' HORIZONTAL
1" = 5' VERTICAL

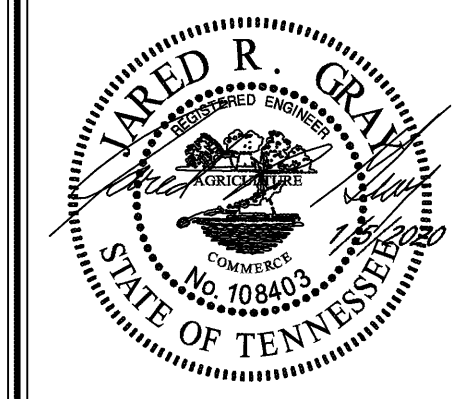


METRO PROJECTS
SANITARY SEWER 07-SL-38
WATER 07-WL-18

LEGEND
PROP. GRADE
EXIST. GRADE

ECHO HILL ESTATES - SECTION 5

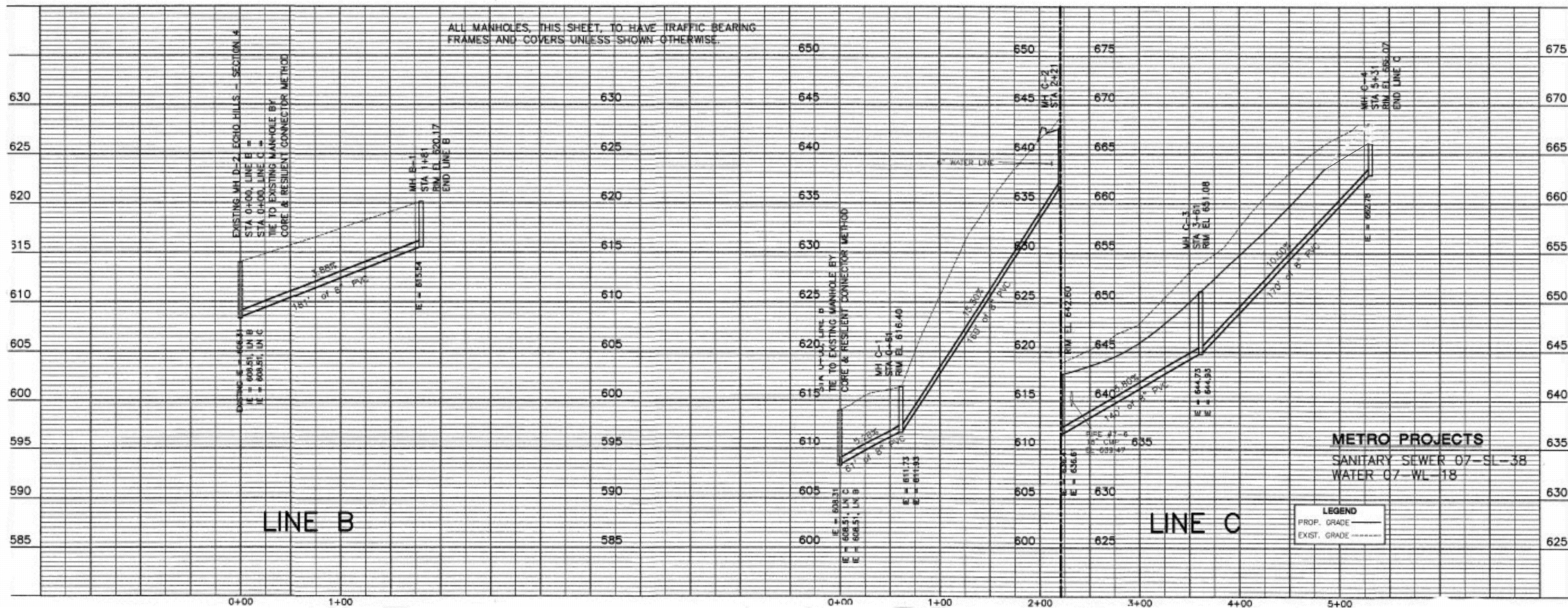
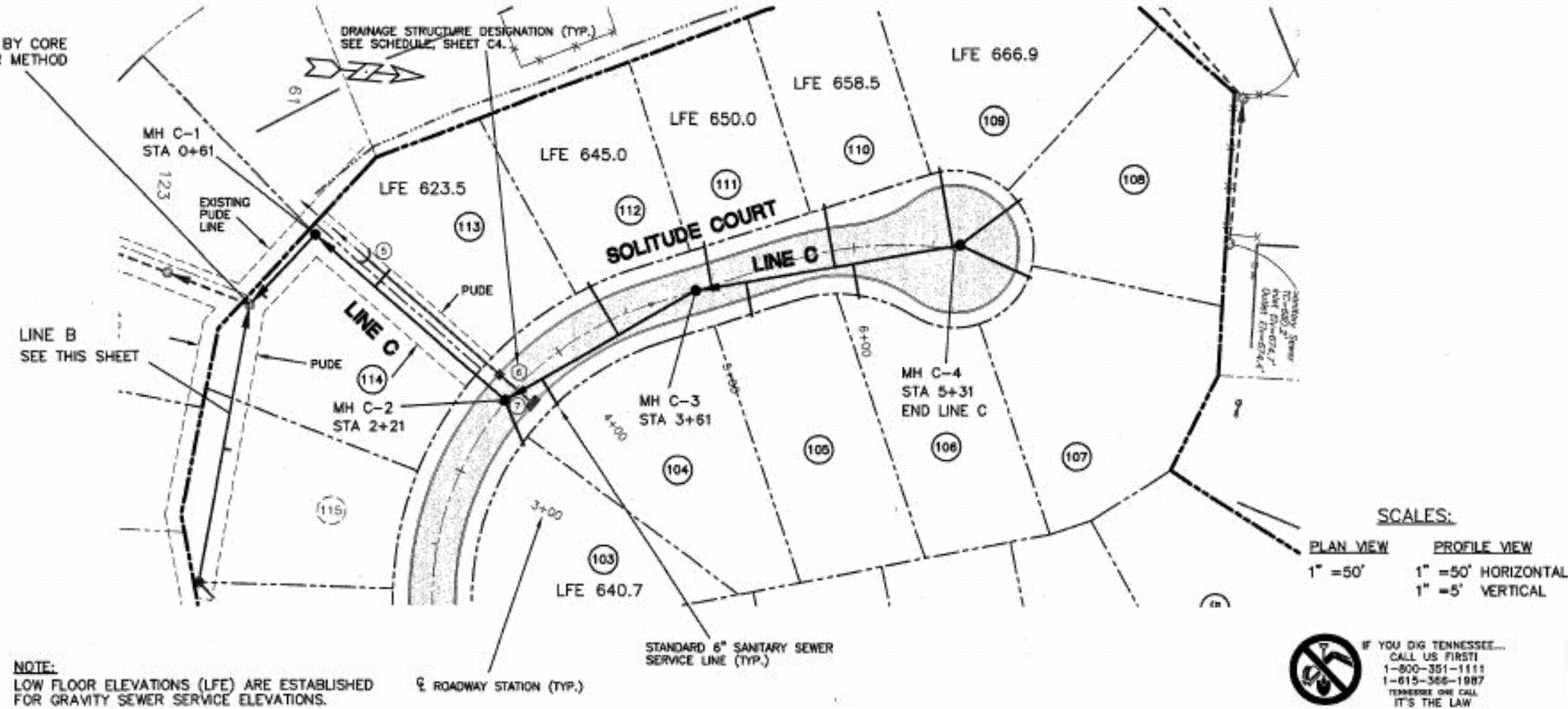
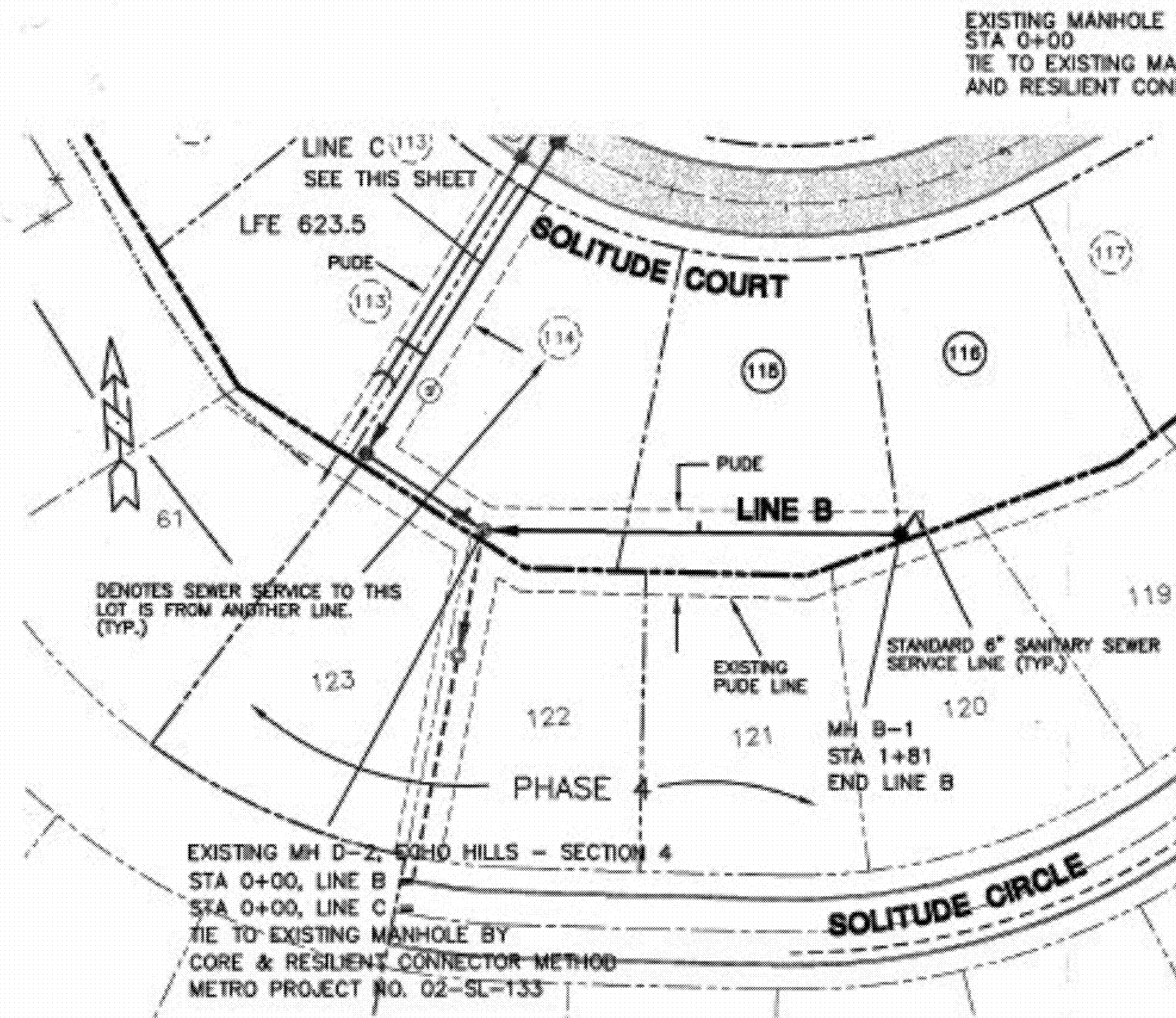
SITE PLAN



CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1000 N. 10TH ST., SUITE 100
NASHVILLE, TN 37203
PHONE: (615) 259-2288 FAX: (615) 259-2289

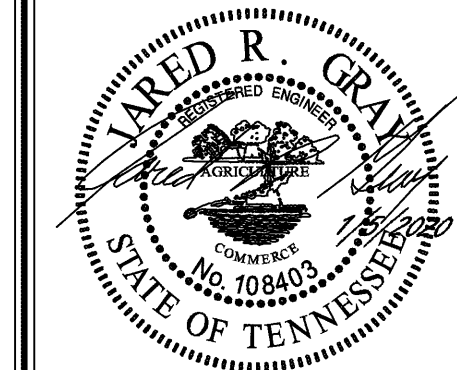
CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE
SANITARY SEWER PLAN AND PROFILE - LINE A

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	JUNE 1, 2019
JOB NO.	16-030
WK. ORDER	001
SHEET NO.	C9



ECHO HILL ESTATES - SECTION 5

SITE PLAN



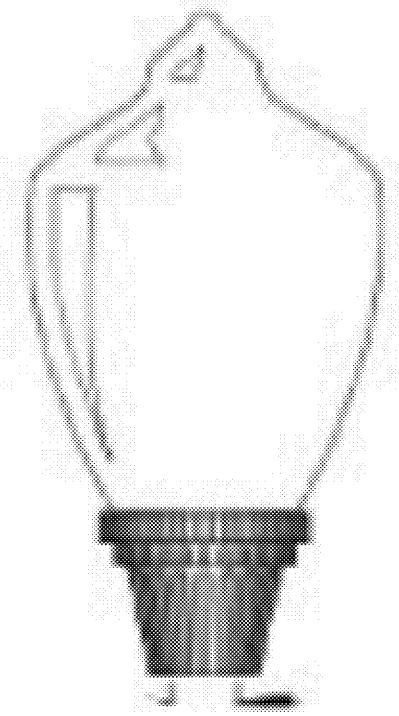
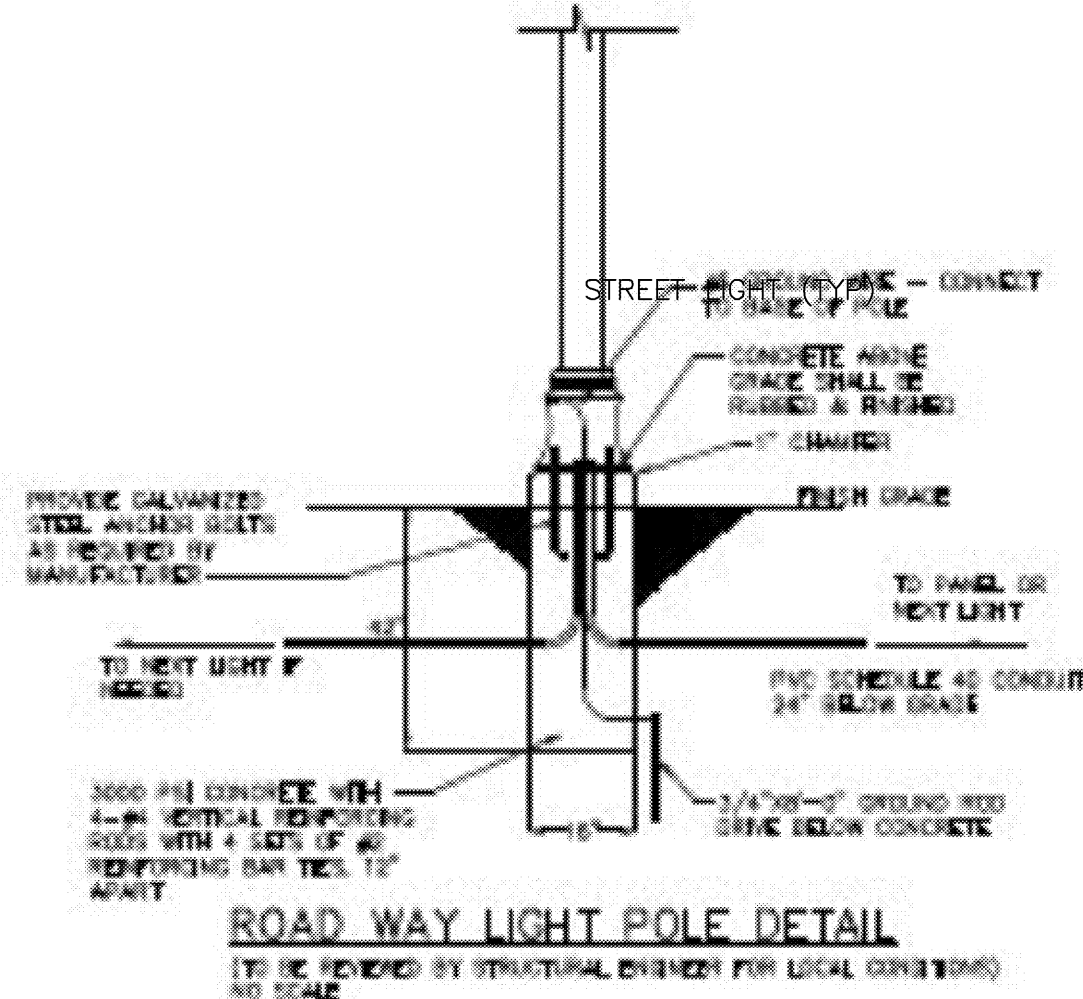
CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS, LAND SURVEYORS
1000 GORDON ROAD, SUITE 100, NASHVILLE, TN 37203
PHONE: (615) 252-2840, (615) 252-2841

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE
SANITARY SEWER PLAN AND PROFILE - LINES B AND C

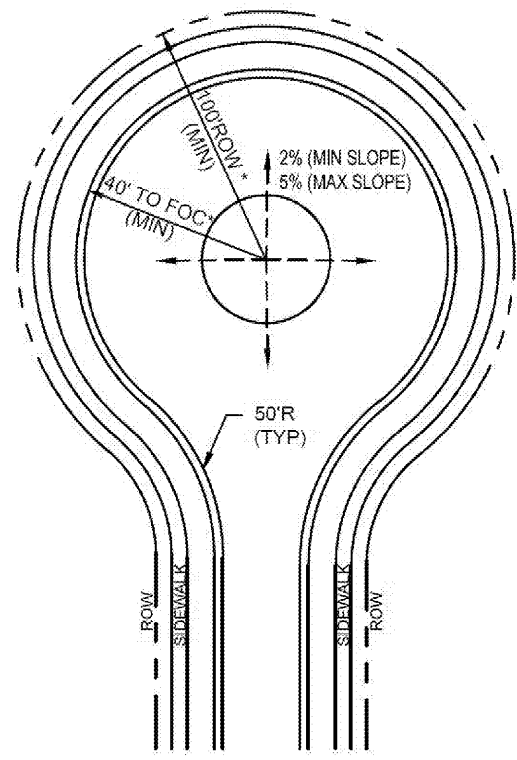
REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	JUNE 1, 2019
JOB NO.	16-030
WK. ORDER	001
SHEET NO.	
C10	

1. BEFORE ANY CLEARING/GRUBBING WORK IS INITIATED, THE CONTRACTOR AND REPRESENTATIVES OF BOTH ARCHITECT AND CIVIL ENGINEER WILL "WALK-OUT" THE "LIMIT OF CLEAR LINE" AND INSURE THAT IT IS CLEARLY MARKED AND VISIBLE.
2. THE SCOPE OF CONTRACT SITE PREPARATION SHALL INCLUDE CLEARING AND GRUBBING, EXCAVATION AND DISPOSAL OF ALL REMOVED TREES, VEGETATION AND OTHER DELETERIOUS MATERIAL. THE SITE PREPARATION CONTRACTOR SHALL ACCOMPLISH GRADING TO REQUIRED SUBGRADE; HOWEVER, PROPOSED CONTOURS ARE SHOWN TO FINISH SURFACE GRADE.
3. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF WORK ON THE PROJECT.
4. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.

SYMBOL	TYPE	QTY	MFG.	BULB	FILE	LUMENS	HEIGHT	WATTS
	G		SUN VALLEY LIGHTING LAA-PG-V-175M (pulse)ACORN UNIT TYPE V REFRACTOR CLEAR POLYCARBONATE GLOBE	175-WATT PULSE START METAL HALIDE	LAA-1G5- 153J66	16000	19'-0"	155



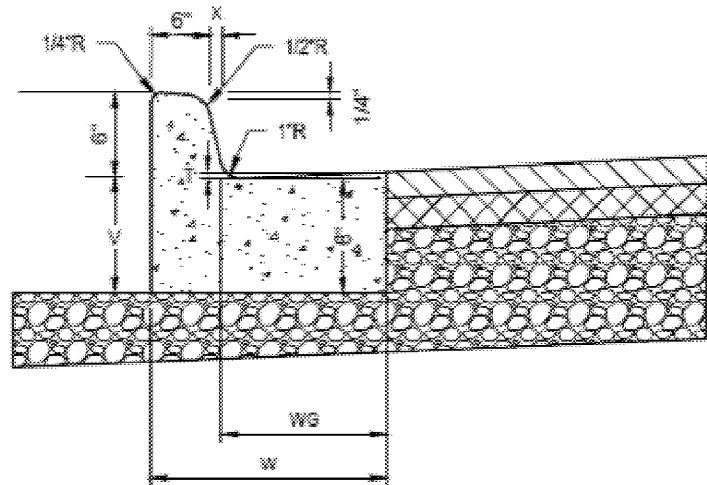
TYPE "G" FIXTURE DETAIL
NO SCALE



* FOR COMMERCIAL OR INDUSTRIAL APPLICATIONS, PAVEMENT RADIUS IS 140' WITH 160' R.O.W.

TYPE	TOTAL WIDTH W (in)	WIDTH OF GUTTER WG (in)	CURB OFFSET X (in)	VERTICAL DROP T (in)	VERTICAL DEPTH V (in)
*6 - 24	24	18	1	1.5	8.5
6 - 30	30	23.5	0.5	2	6.47

* 6-24 CURB TO BE USED ON MINOR RESIDENTIAL STREETS ONLY



- GENERAL NOTES
1. 524 CURBS & GUTTER TO BE USED WITH JOHN BOUCHARD & SON 3030 203
2. 524 CURBS & GUTTER TO BE USED WITH JOHN BOUCHARD & SON 3123
3. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE MISSOURI DEPARTMENT OF TRANSPORTATION, SECTION 202 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.
4. CONCRETE EXPANSION JOINT MATERIAL IS TO BE 3/4" FRESHED FIBER IN ACCORDANCE WITH SECTION 202.04.01 OF THE MISSOURI DEPARTMENT OF TRANSPORTATION, SECTION 202 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.
5. CONSTRUCTION JOINTS ARE TO BE SPACED AT 12 FEET. THE SPACING OF 10 FEET MAY BE REQUIRED FOR 10" OR THINNER CURBS.
6. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS: AT TANGENT JOINTS OF CIRCULAR CURBS, BETWEEN CURBS AND ADJUTING ROAD OBJECTS. AT OTHER PLACES WHERE STRESSES MAY DEVELOP, SO AS TO LIMIT THE STRESS TO THAT WHICH THE ADJACENT PAVEMENT IS CAPABLE OF MAXIMUM SPACING IS TO BE 100' MAX.
7. CLASS "X" CONCRETE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.

N.T.S

DATE: 10.27.16	STANDARD 6" NON MOUNTABLE CURBS & GUTTERS
REVISIONS	
	STD. DWG. RP-1



- THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE PROPOSED PROFILE PLAN. PROPER PLANS SHOULD BE USED FOR ALL NEEDED STAKING.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., ARE NOT SHOWN ON THIS PORTION OF THE PLANS BUT ARE AVAILABLE FROM THE EXISTING UTILITY PROVIDERS. HOWEVER, CIVIL DESIGN CONSULTANTS, LLC, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBstantiate OR IDENTIFY THE LOCATION OF THE UTILITIES.
4. 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. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF APPROPRIATE DEPARTMENTS HAVING JURISDICTION WITHIN CITY OF GODEDLETTSVILLE, DAVIDSON COUNTY.
6. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR 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.
9. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE DETERMINED BY THE CIVIL ENGINEER, AND SHALL BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND CREDBEDD PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
10. THE STOCKPIILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
11. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL SHALL BE FREE OF SOIL, ROOTS, FROZEN SOIL OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 100% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.



CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC
8170 COLEY DAVIS RD., NASHVILLE, TN. 37221
PHONE: (615) 319-2734/E-MAIL: CIVILCONSULTANTS@BELL-SOUTH.NET



ECHO HILL ESTATES - SECTION 6

SITE PLAN

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE

SITE LAYOUT PLAN

EXISTING CONDITIONS SHOWN ON THIS PLAN TAKEN FROM FIELD RUN SURVEY DATA PROVIDED BY THE OWNER. CIVIL DESIGN CONSULTANTS LLC, AND THIS ENGINEER ASSUME NO LIABILITY AS TO THE COMPLETENESS OR ACCURACY OF WHAT IS SHOWN TO BE EXISTING. CONTRACTOR SHALL VERIFY IF NECESSARY ALL EXISTING CONDITIONS AND NOTIFY CIVIL ENGINEER IN THE EVENT THAT DISCREPANCIES EXIST.

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

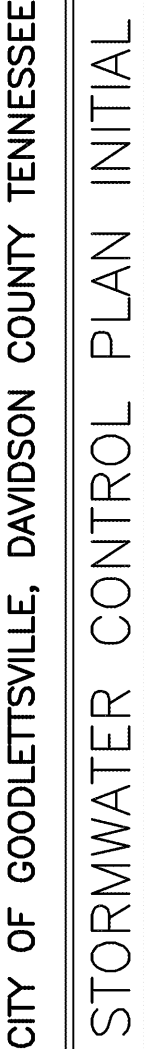
ALL BUILDING SETBACKS SHALL BE AS DEFINED IN THE ORIGINAL ECHO HILLS SUBDIVISION PUD.

ALL STREETLIGHTS SHALL BE ACORN GAS ILLUMINATED. SIMILIAR TO THOSE USED IN PREVIOUS SECTIONS.

[illegible]

ROADWAY CLASSIFICATION	TOTAL RIGHT-OF-WAY (A)	PAVEMENT (B)	CURB & GUTTER (C)	BACK OF CURB TO RIGHT-OF-WAY (D)
MINOR RESIDENTIAL	60'	22'	2'	12'
RESIDENTIAL COLLECTOR	60'	36'	2'	10'
NON-RESIDENTIAL COLLECTOR	60'	36'	2.5'	9.5'
ARTERIAL	AS DETERMINED BY CITY ENGINEER			

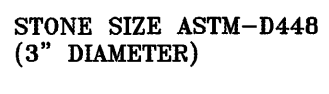




SITE PLAN

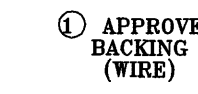
CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE

Page 74 of 78



NOTES:
WIDTH AS REQUIRED TO ACCOMMODATE TRAFFIC (12' MIN)
STONE IS TO BE MAINTAINED TO PREVENT MUD TRACKING
FROM TIRES BY CONSTRUCTION TRAFFIC.

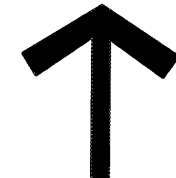
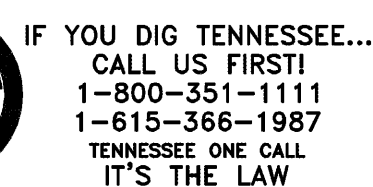
NOT TO SCALE



NOT TO SCALE

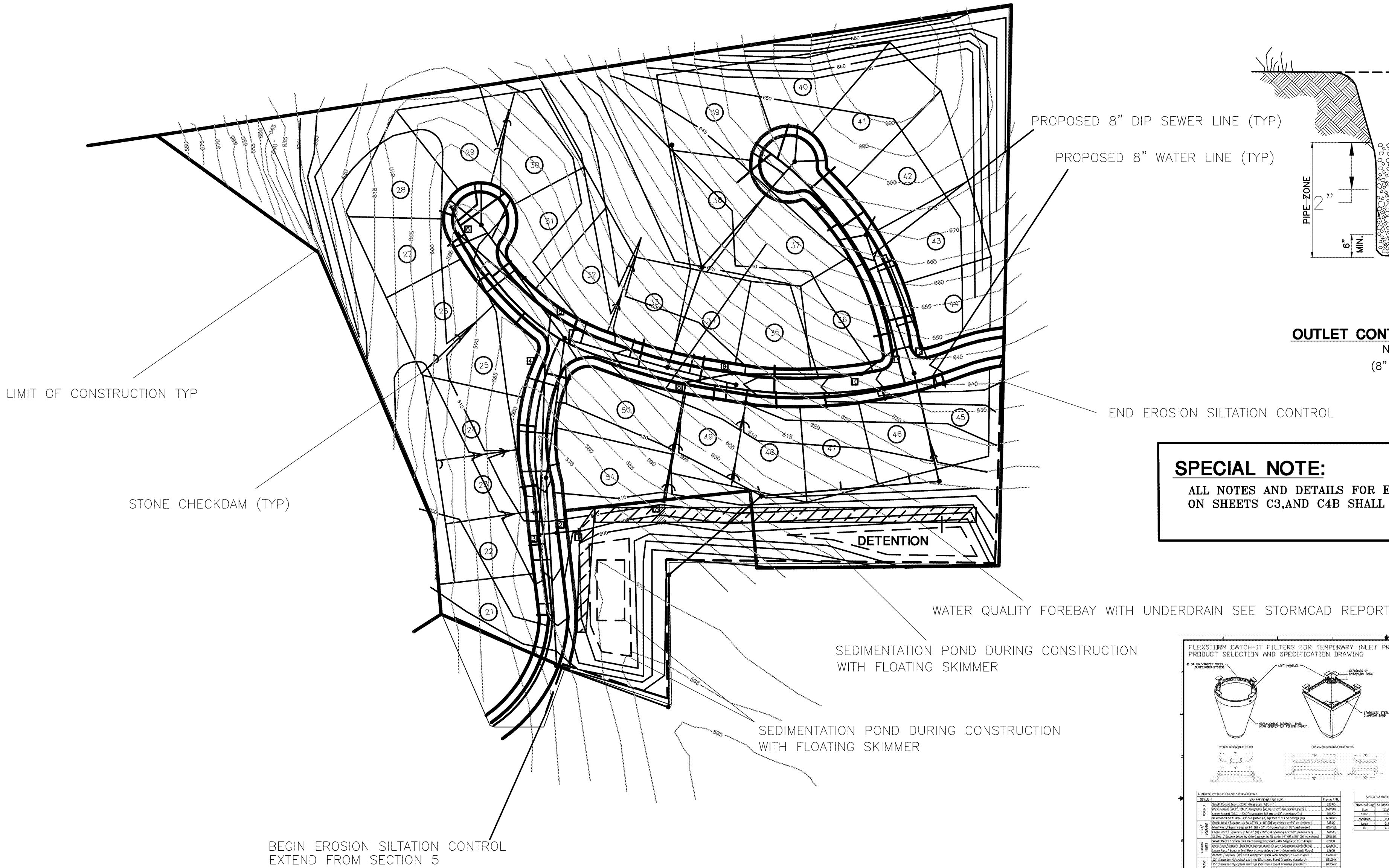
 12-20-2020
EROSION CONTROL SPECIALIST DATE


12-20-2020
 ENGINEER DATE



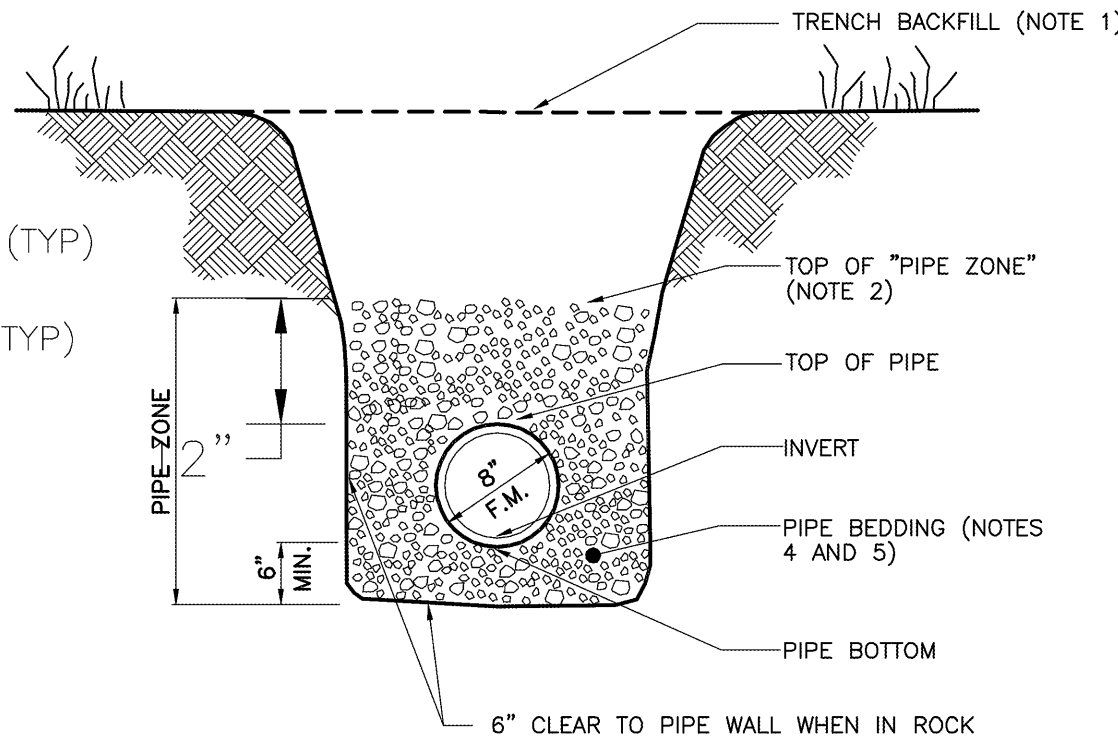
SEDIMENT POND MAINTENANCE:

1. THE BASIN EMBANKMENT SHOULD BE CHECKED WEEKLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
2. THE EMERGENCY SPILLWAY SHOULD BE CHECKED WEEKLY TO ENSURE THAT THE LINING IS WELL ESTABLISHED AND EROSION-RESISTANT.
3. THE BASIN SHOULD BE CHECKED AFTER RUNOFF PRODUCING RAINFALL FOR SEDIMENT CLEANOUT. WHEN THE SEDIMENT REACHES THE CLEAN-OUT LEVEL, IT SHALL BE REMOVED AND PROPERLY DISPOSED OF. (SEE BERM/OUTLET DRAINAGE SECTION DETAIL)



NOTES :

1. BACKFILL MATERIAL SHALL CONSIST OF #67 STONE COMPACTED TO 98% STANDARD PROCTOR
2. "PIPE ZONE" EXTENDS TO 12" ABOVE TOP OF PIPE. BACKFILL IS TO BE CRUSHED STONE.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE ZONE TO O.D. + 12" UNLESS PERMITTED OTHERWISE BY ENGINEER.
4. PIPE BEDDING IS TO BE #67 CRUSHED STONE.
5. PIPE IS TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE BARREL EXCEPT AT BELLS. BELL HOLES ARE SUCH THAT NO BEARING LOAD IS TAKEN BY THE BELL.



OUTLET CONTROL PIPE INSTALLATION
NOT TO SCALE
(8" PIPE TO BE DIP)

SPECIAL NOTE:

ALL NOTES AND DETAILS FOR EROSION CONTROL AND SITE STABILIZATION ON SHEETS C3, AND C4B SHALL APPLY TO THIS SHEET AS WELL.

SITE GRADING & EROSION CONTROL NOTES:

An Erosion Prevention Siltation Control Plan (EP&SC) and Land Disturbance Permit (if required) 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. BMP's must be inspected by a qualified person who has taken an approved erosion and sedimentation course.

All EP&SC devices are to remain in place until the site has been stabilized and a good stand of grass has been established.

Erosion prevention and sediment controls must be inspected at least twice every calendar week at least 72 hours apart. Inspections are to be documented and kept with the SWPPP (inspection reports to be furnished to the Goodlettsville Public Works Department weekly).

Silt fence or other sediment barriers are to be installed properly along topographical contours down slope of the area to be disturbed prior to any grading, clearing and/or any other construction activity.

Excavated topsoil to be reused must be stockpiled and encircled with silt fencing.

This site shall contain a temporary stone construction entrance that conforms to the City of Goodlettsville's Stormwater Ordinance and Best Management Practice Manual prior to grading commencement. The stone shall be 2-3 inches 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.

Approved inlet protections for nearby storm sewer curb and drop inlets must be installed prior to grading commencement.

Vegetative buffers or other protection must be provided along streams, rivers, and ponds to avoid erosion of banks.

Areas and time of exposure of unprotected soils shall be kept to a minimum. Stabilization measures must be performed within seven (7) days in portions of the site where construction activities have temporarily or permanently ceased, and within fifteen (15) days after final grading.

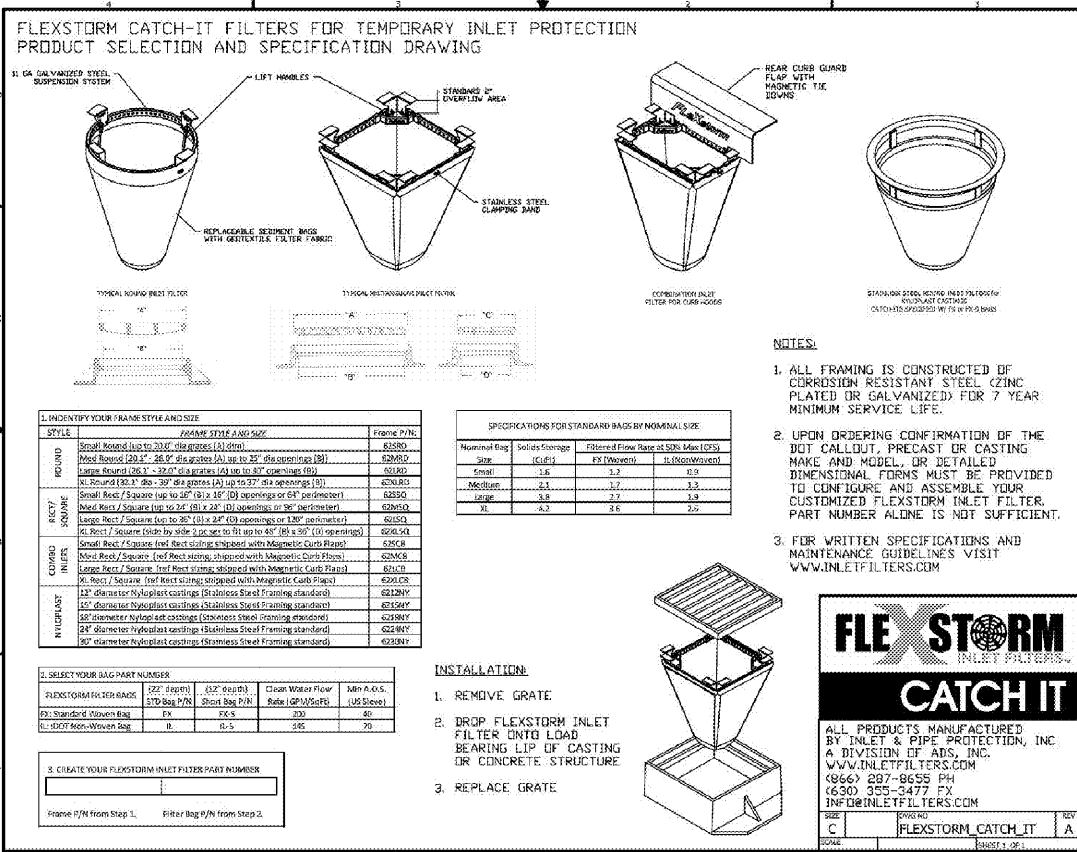
All trees designated to remain, must be protected. Heavy equipment should not be operated or stored, nor materials handled or stored, within the drip line of trees.

ADDITIONAL EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. SILT FENCING SHOWN THUS ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. PER THE ATTACHED DETAILS.
6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
9. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
10. A STONE ACCESS ENTRANCE IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. ENTRANCE IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION. ENTRANCE SHALL BE GEOTEXTILE REINFORCED.
11. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.

LOT DRAINAGE NOTE:

ALL HOME LOTS SHALL BE DESIGNED TO DRAIN WITHIN THE BOUNDARY OF THE INDIVIDUAL LOT AND NOT ACROSS ANY ADJOINING LOT.



FLEXSTORM AT ALL INLETS DURING CONSTRUCTION

NOT TO SCALE-DETAIL PROVIDED BY MFG.

I, JARED R. GRAY, PE, CERTIFIED EROSION CONTROL SPECIALIST, HAVE REVIEWED THE PLAN FOR SUFFICIENT ON SITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS. ADDITIONAL MEASURES MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.

JARED R. GRAY
EROSION CONTROL SPECIALIST
12-20-2020
DATE

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES, AND A N.O.I. IS REQUIRED TO BE FILED WITH THE STATE OF TENNESSEE.

JARED R. GRAY
ENGINEER
12-20-2020
DATE

EROSION CONTROL SCHEDULE:

- STAGE #1: SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. STRAW CHECK DAMS AND INLET PROTECTION AROUND ALL EXISTING DRAINAGE STRUCTURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. THESE PROTECTIONS, IF REQUIRED BY LANDSCAPE PLAN, IS TO BE INSTALLED AT THIS TIME. A GRADING PERMIT MAY BE OBTAINED FROM COUNTY STORMWATER DEPARTMENT AFTER STAGE #1 HAS PASSED THEIR INSPECTION.
- STAGE #2: CONSTRUCT SITE IMPROVEMENTS PROVIDING INLET PROTECTION AND ALL OTHER EROSION CONTROL MEASURES AS THE DRAINAGE SYSTEM IS CONSTRUCTED.
- STAGE #3: REMOVE EROSION CONTROL DEVICES ONLY UPON APPROVAL FROM THE ENGINEER.

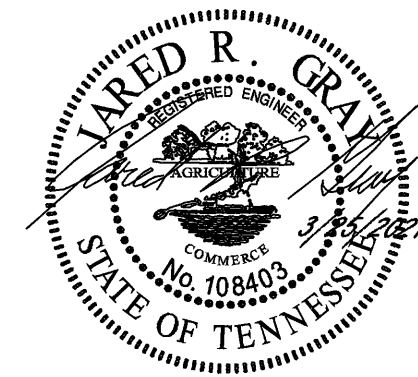


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ECHO HILL ESTATES - SECTION 6
SITE PLAN

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE
STORMWATER CONTROL INTERMEDIATE



CIVIL DESIGN CONSULTANTS, LLC
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WWW.CDCONCONSULTANTS.COM

REVISIONS

DESIGNED BY: J. GRAY

DRAWN BY: J. GRAY

APPROVED BY: J. GRAY

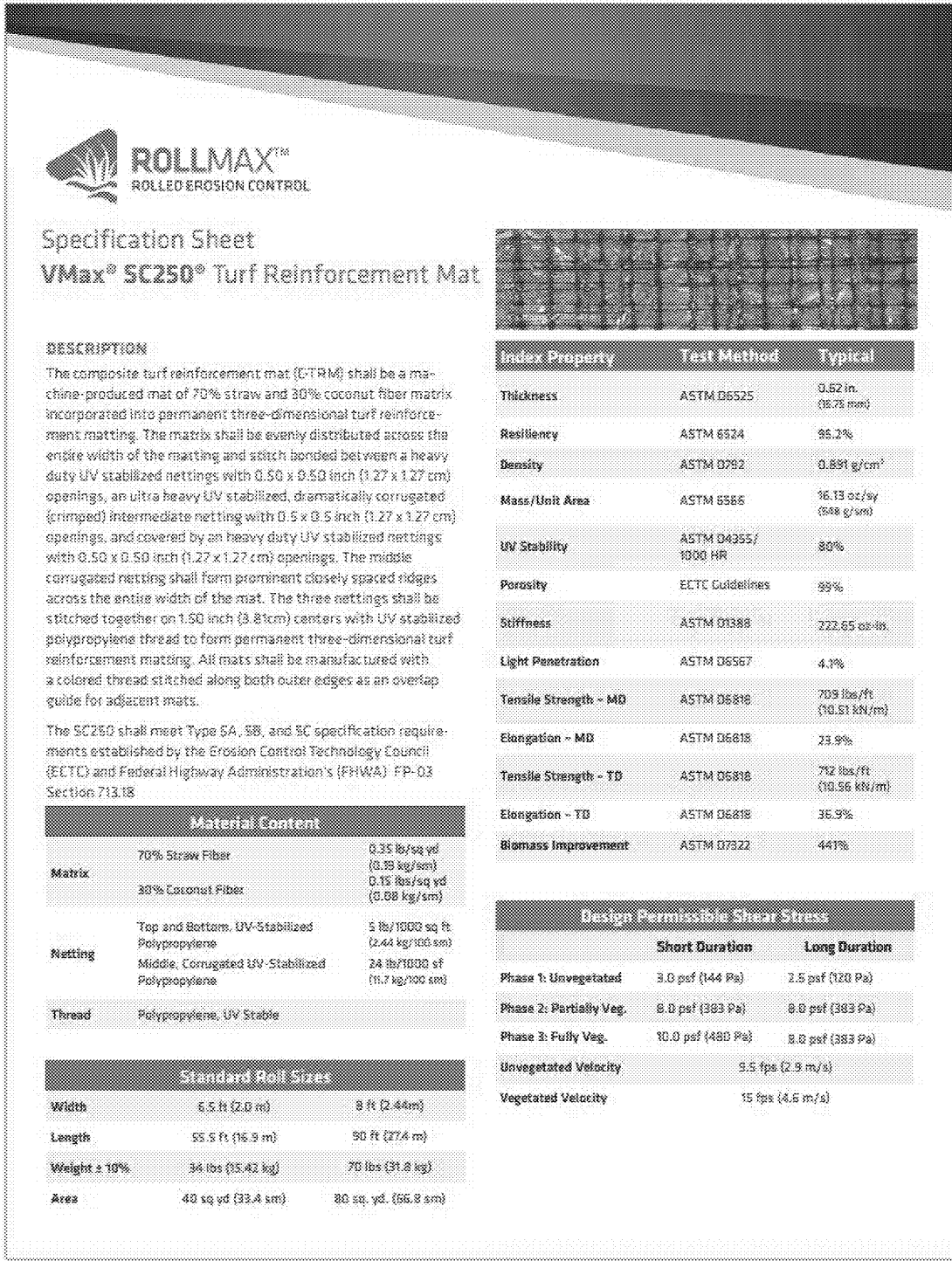
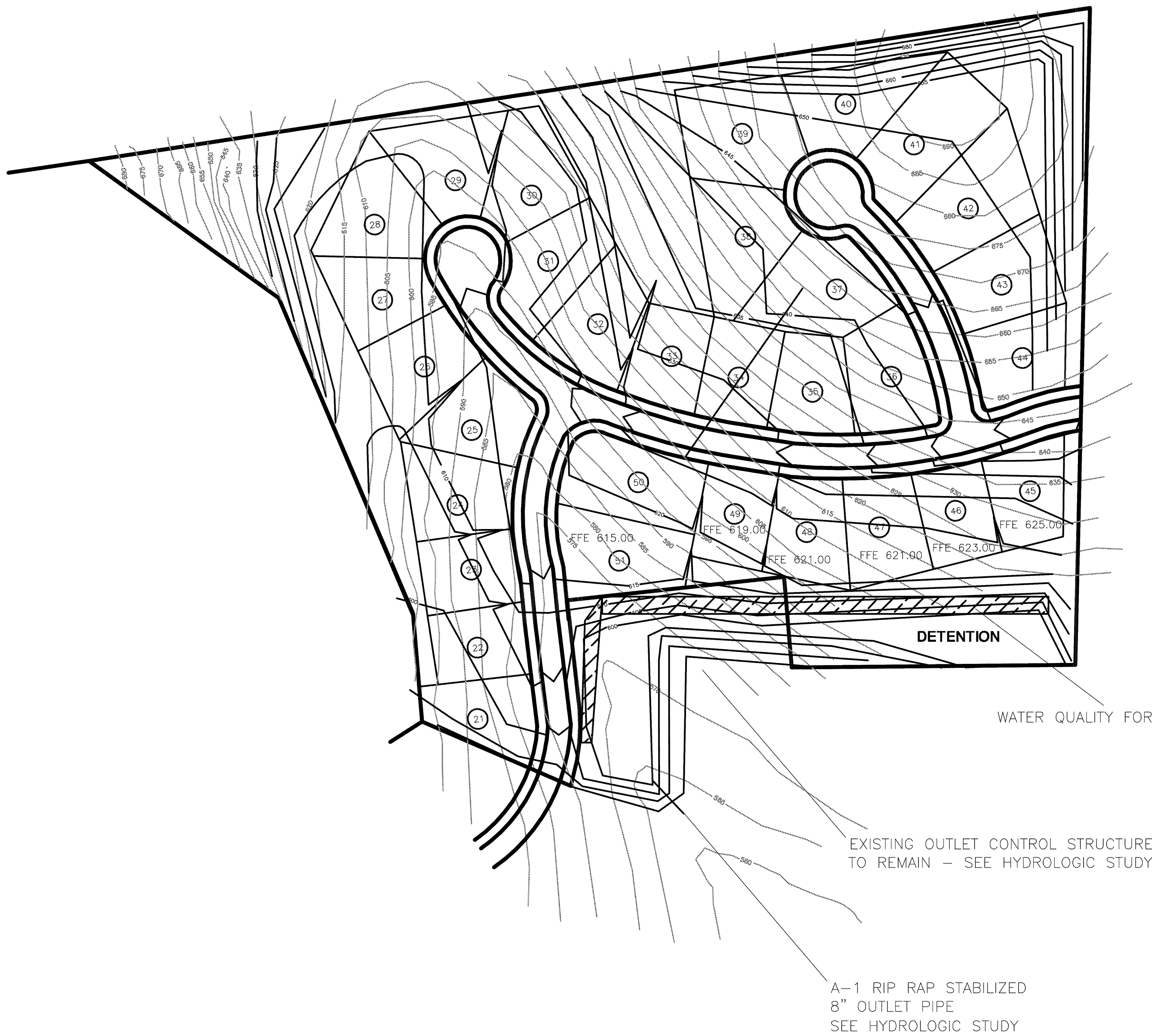
SCALE: AS NOTED

DATE: JUNE 1, 2019

JOB NO. 17-02 WK. ORDER 001

SHEET NO.

C12B



PERMANENT EROSION CONTROL MATTING ALL SLOPES GREATER THAN 3:1 AND ALONG ALL DRAINAGE TRENCH BOTTOM AREAS

NOT TO SCALE--DETAIL PROVIDED BY MFG. CAN BE OR EQUIVALENT

LOT DRAINAGE NOTE:

ALL HOME LOTS SHALL BE DESIGNED TO DRAIN WITHIN THE BOUNDARY OF THE INDIVIDUAL LOT AND NOT ACROSS ANY ADJOINING LOT.



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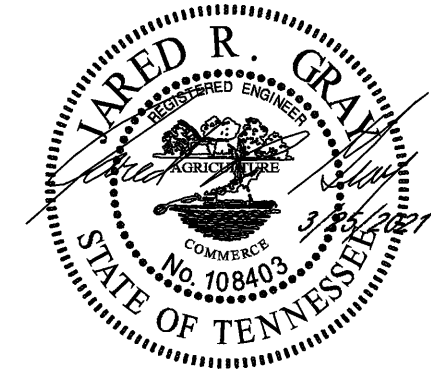


ECHO HILL ESTATES - SECTION 6

SITE PLAN

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE

STORMWATER CONTROL FINAL

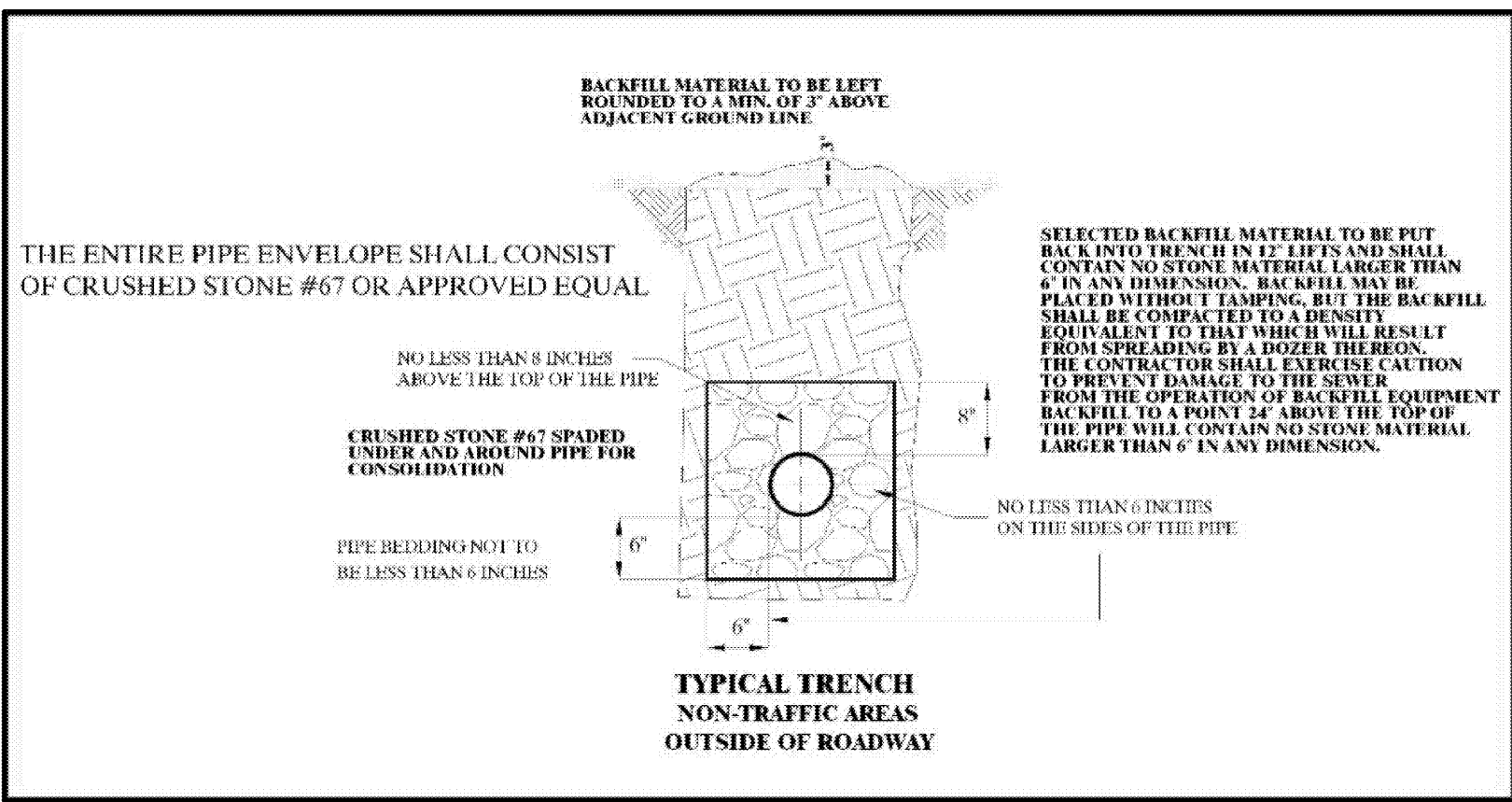
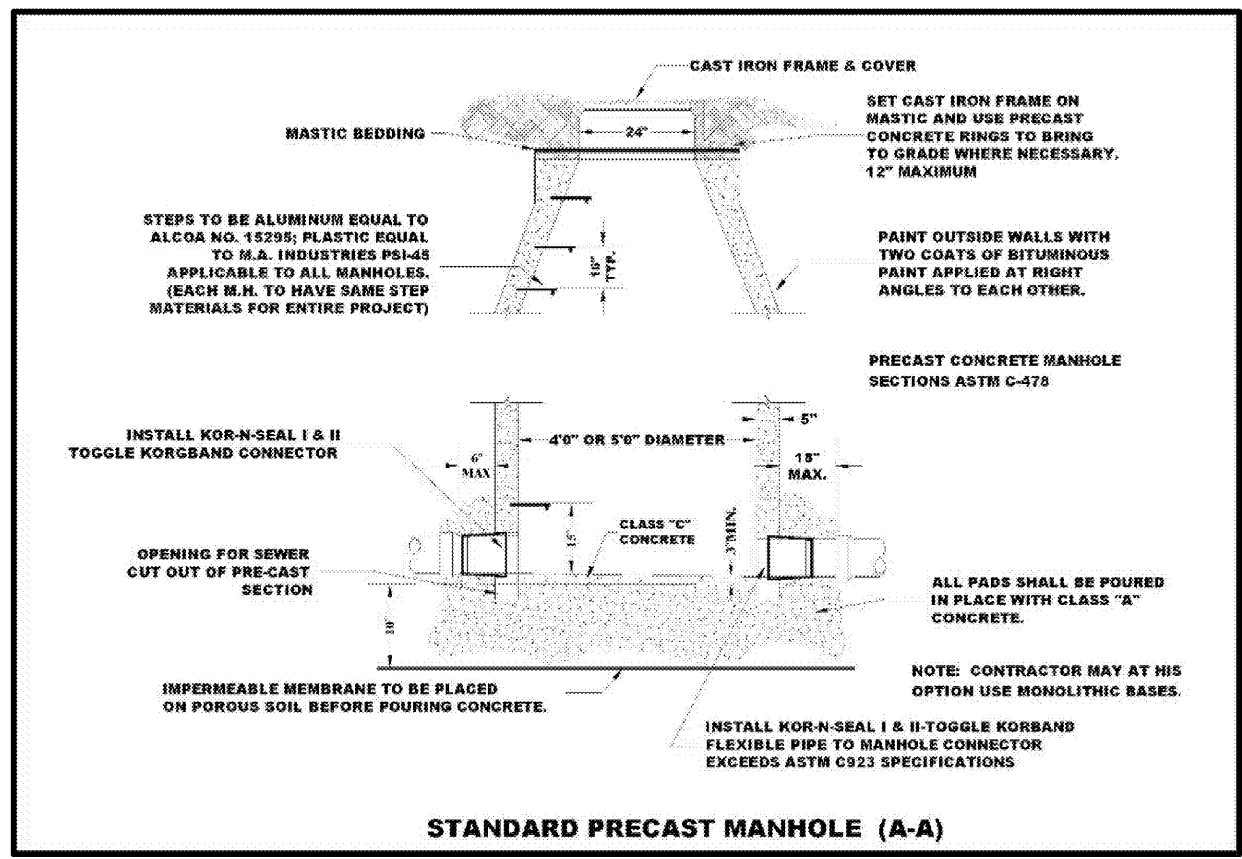
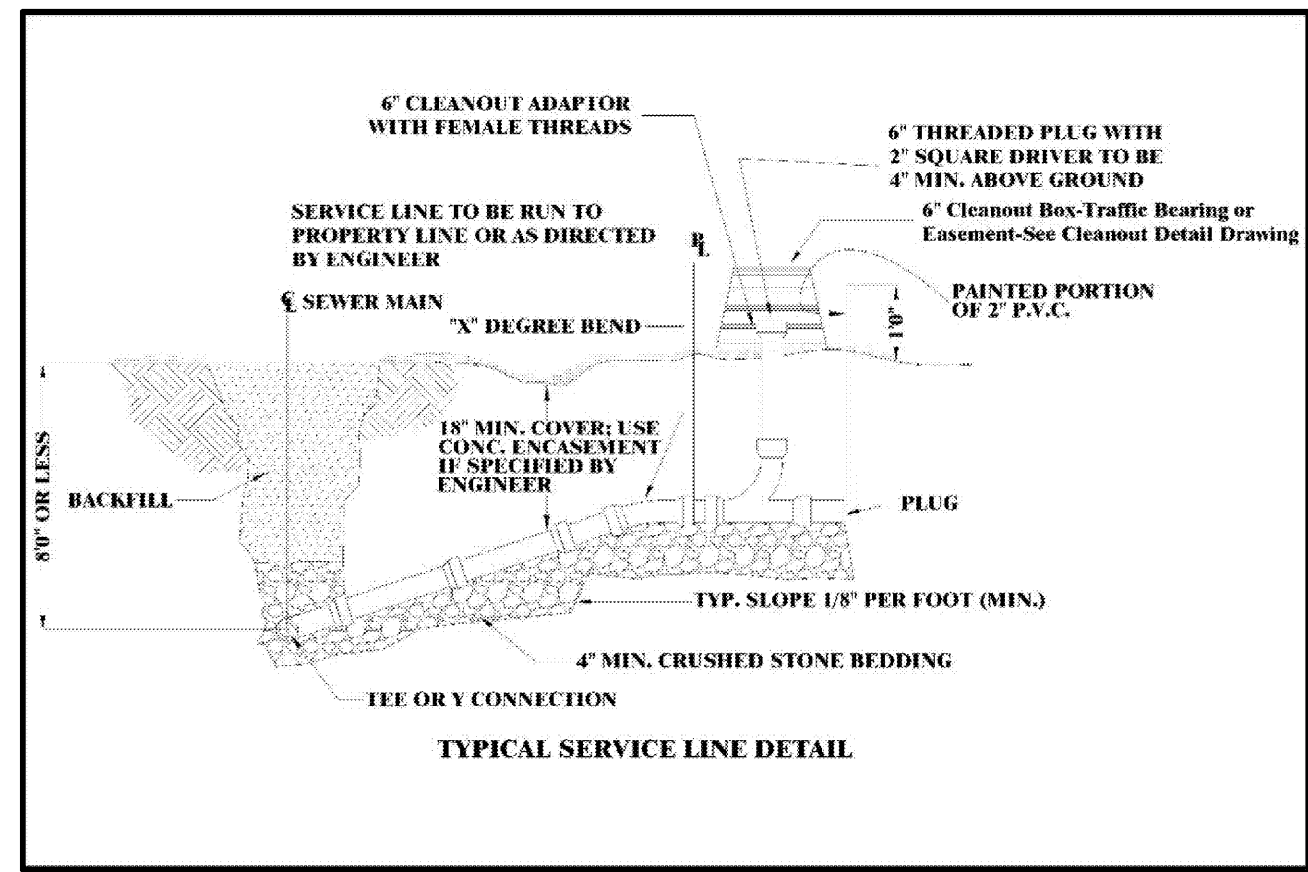
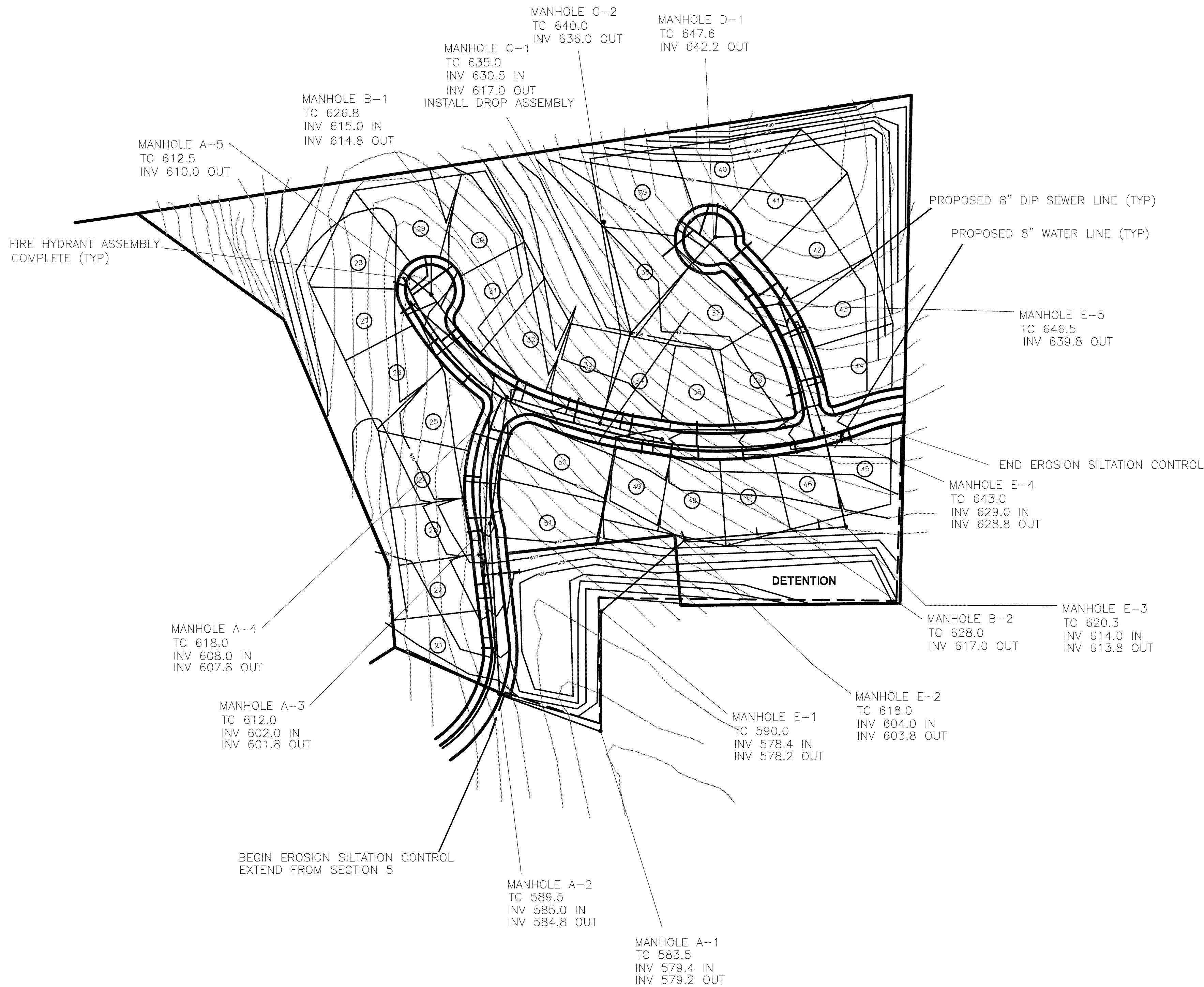


CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS, LAND SURVEYORS
615.555.5555
1000 N. 27TH
NASHVILLE, TN 37211
PAGE: 67 OF 222 SHEETS, 02/20/2019, 10:00 AM

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	AS NOTED
DATE:	JUNE 1, 2019
JOB NO.	17-02
WK. ORDER	001

SHEET NO.
C12C

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UTILITY INVERT NOTE:
SEE SHEET C2 FOR UTILITY INVERT INFORMATION.



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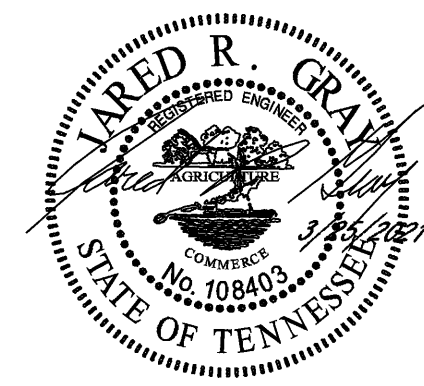


ECHO HILL ESTATES - SECTION 6

SITE PLAN

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE

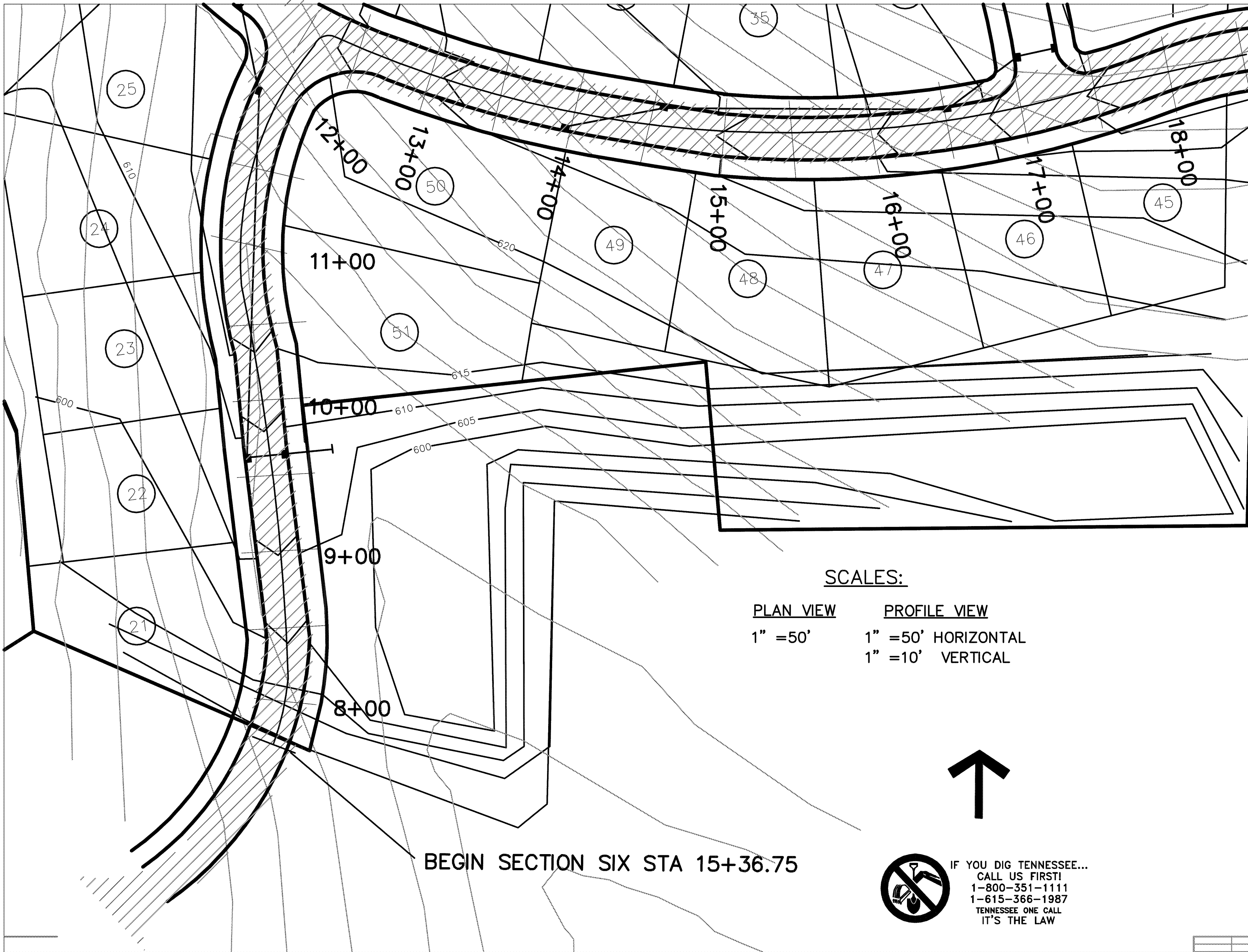
UTILITY PLAN



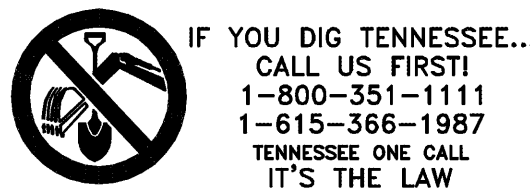
CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS - LAND SURVEYORS
JARED R. GRAY
108405
PAGE 07 OF 22
DATE 06/10/2019
PROJECT 17-02 ECHO HILL ESTATES

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	AS NOTED
DATE:	JUNE 1, 2019
JOB NO.	17-02
WK. ORDER	001

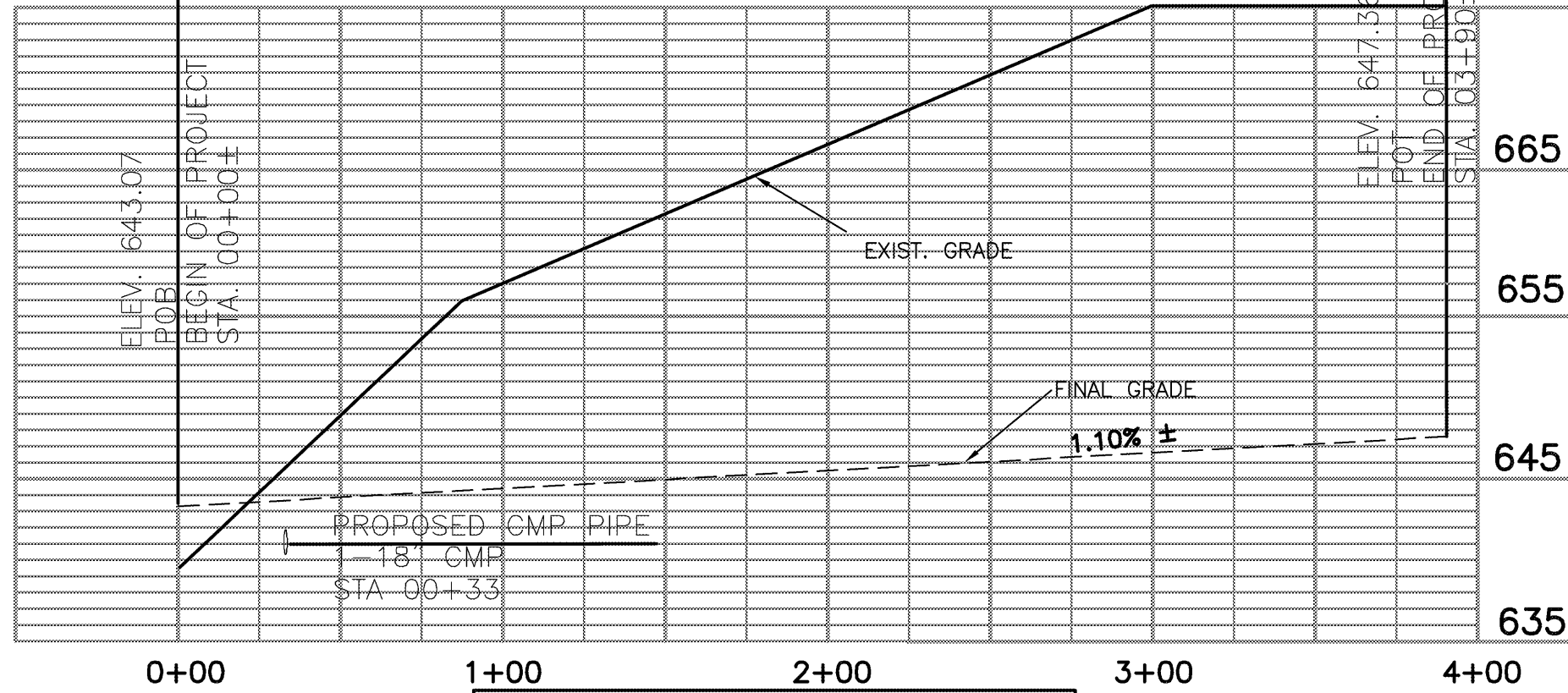
SHEET NO.
C13



SCALES:
PLAN VIEW 1" = 50'
PROFILE VIEW 1" = 50' HORIZONTAL
1" = 10' VERTICAL

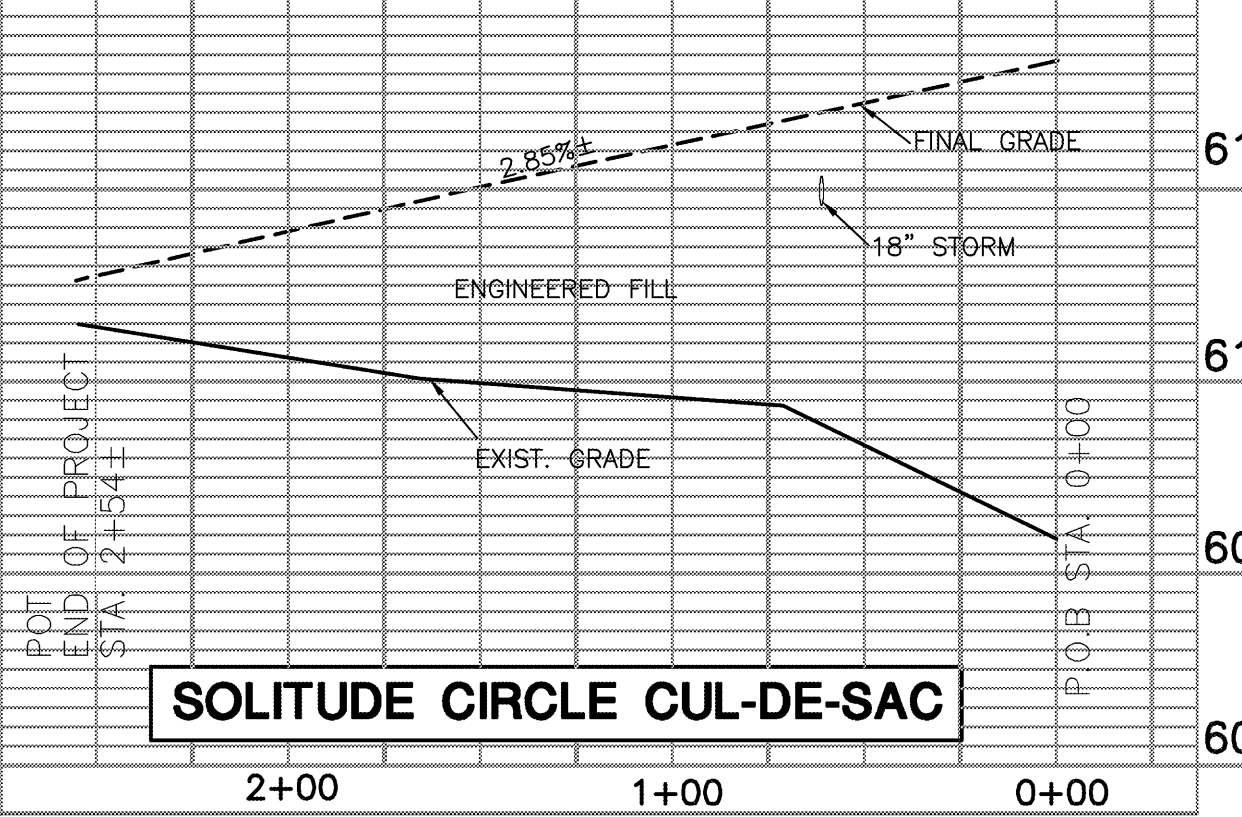
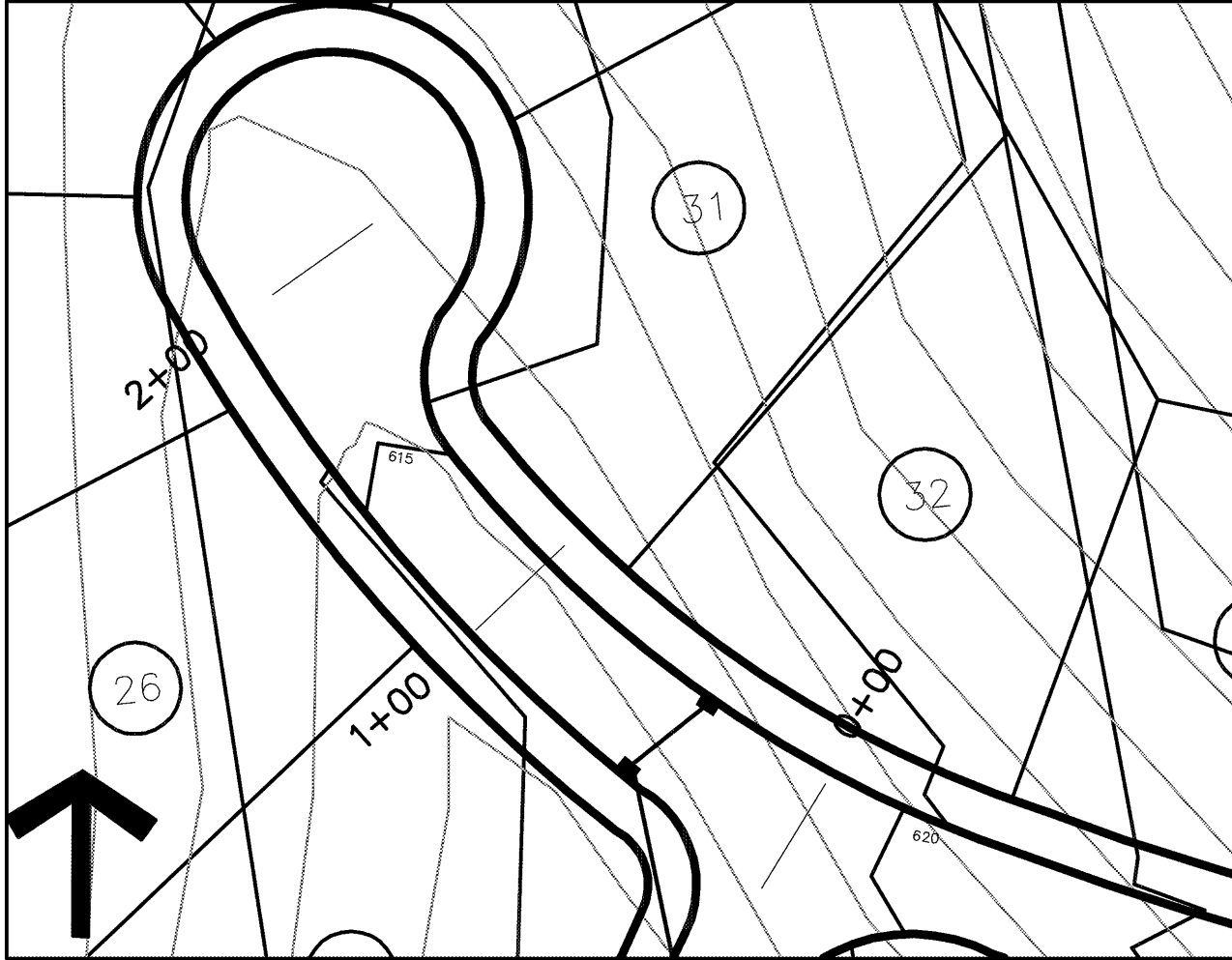


SCALES:
PROFILE VIEW 1" = 50' HORIZONTAL
1" = 10' VERTICAL
PLAN VIEW 1" = 50'

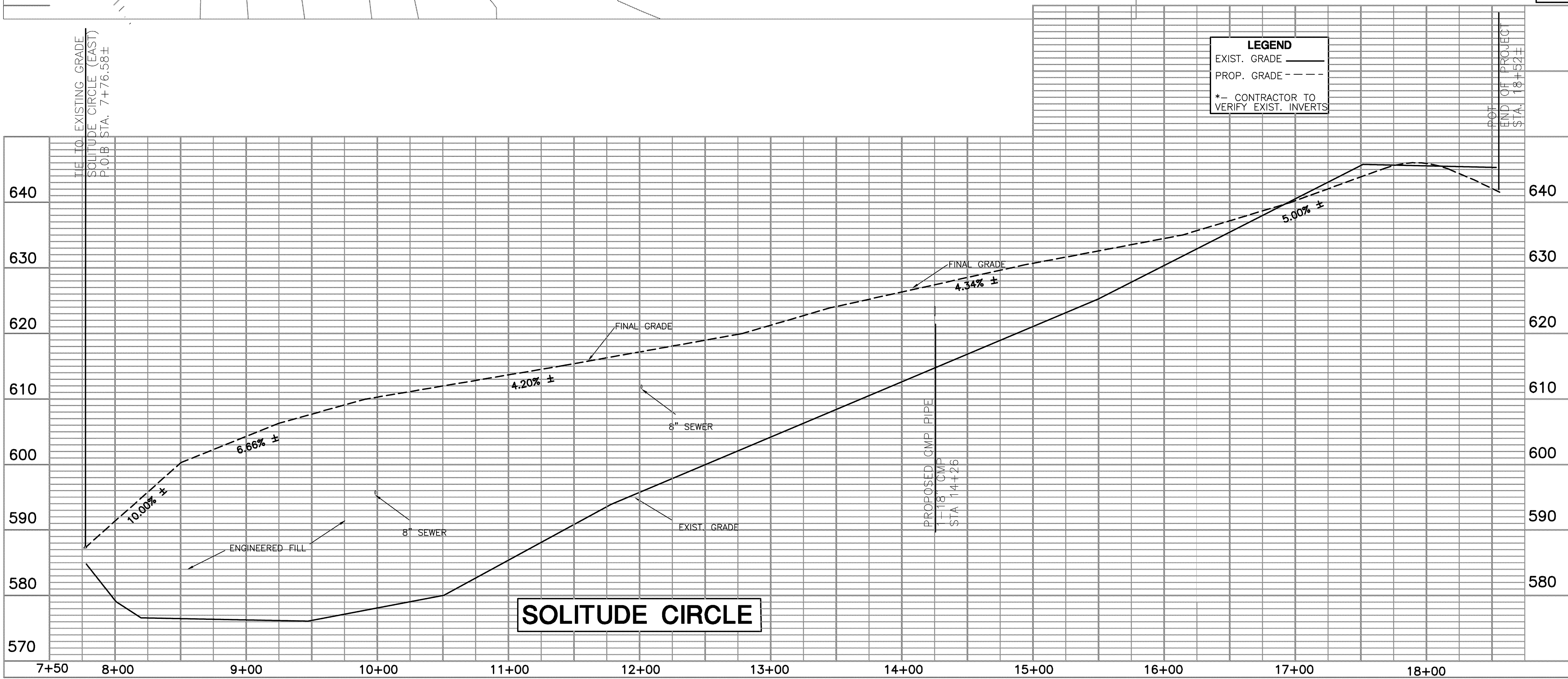


SOLITUDE COURT

SCALES:
PROFILE VIEW 1" = 50' HORIZONTAL
1" = 10' VERTICAL
PLAN VIEW 1" = 50'



SOLITUDE CIRCLE CUL-DE-SAC



SOLITUDE CIRCLE

LEGEND
EXIST. GRADE
PROP. GRADE
*- CONTRACTOR TO VERIFY EXIST. INVERTS



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ECHO HILL ESTATES - SECTION 6

SITE PLAN

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE

ROADWAY PLAN AND PROFILE SOLITUDE CIRCLE EAST

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	AS NOTED

DATE:	
JOB NO.	17-02
WK. ORDER	001

SHEET NO.

C14