

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday August 30, 2021 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of Agenda

ITEM#2 Approval of August 2, 2021 Meeting Minutes

ITEM#3 Parkview Preserve 2- Insight Properties LLC: Performance Bond Extension

ITEM#4 Rivergate Shell Building/Community Solutions by Design, LLC: Requests site plan approval for a 3,055 sq. ft. commercial center on 0.44 acres at 120 Rivergate Parkway and Donald Ave. Property referenced as Davidson County Tax Map/Parcel# 02605014200 and is zoned CSL, Commercial Services Limited and CCO, Commercial Core Overlay. Property Owner: Rafee & Fatimah Syed (#5-21) (*Deferred at August 2nd Meeting*)

ITEM#5 Villas at Highland Park/TTL/Sage Legacy, Developer: Request preliminary master plan approval for 133 townhouse units on 19.12 acres on Dickerson Road. The plan includes the addition of a 1.2 acre property on Dickerson Road zoned CPUD, Commercial Planned Unit Development that does not include any residential units. Planning Commission at the April 27, 2020 meeting recommend approval to the City Commission to rezone the 19.12 acres from A, Agricultural to HDRPUD, High Density Residential Planned Unit Development. Properties referenced as Davidson County Tax Map/Parcels#02500006000, 0250021900, 0250021800, and 02500006200. Property Owners: Thomas and Tammy Cox and Robert and William Burton (#9- 21) (*Deferred at July 12th Meeting*)

ITEM#6 Planning and Development Services Staff: Requests an amendment of the City's Comprehensive Land Use Plan to change an area designation from residential low density to high density residential for the requested rezoning and preliminary master for properties on Dickerson Road as referenced in Item#5. (*Deferred at July 12 ,2020 Meeting*)

ITEM#7 John and Nicole Levoy: Requests recommendation to the City's Board of Zoning and Sign Appeals Board for a proposed counseling center to be classified as a conditional use religious facility in an R-40, Low Density Residential zoning district. The requested location of the use is a 117.24-acre property on Happy Hollow Road referenced as Sumner County Tax Map/Parcel# 12113000000 (*Deferred at August 2nd Meeting*)

ITEM#8 Associated Wholesale Grocers, LLC/ Complete Signs: Request recommendation to the City Commission to amend the I-65 @ Long Hollow Pike Interstate Sign Zone Map to include a section of the twenty-seven (27) acre property at 500 S. Cartwright Street referenced as Davidson County Tax Map/Parcel# 02600008600.

ITEM#9 Bojangles/ACES, Arnold Consulting Engineering Services: Request site plan approval for a 2,362 sq. ft. restaurant on the 1.19-acre property at the corner of Long Hollow Pike and Caldwell Drive. Property referenced as Sumner County Tax Map/Parcel# 143JG00402000 and is zoned CPUDL,

Commercial Planned Unit Development Limited. (#10-21) Property Owners: SRK and Sunset Investments Partnership

ITEM#10 Masstar Signs: Request revision to the Caldwell Square/Publix Center Final Master Plan regarding signage design for the Bojangles Restaurant at the corner of Long Hollow Pike and Caldwell Drive. Property referenced as Sumner County Tax Map/Parcel# 143JG00402000 and is zoned CPUDL, Commercial Planned Unit Development Limited.

ITEM#11 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-101. Provisions Creation and Membership to reduce the number of Planning Commission members from eleven (11) to nine (9).

ITEM#12 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-205 (3)(ii)(F) Residential District Regulations to permit the extension of a single family dwelling unit on a property in an accessory building in the R-7, High Density Residential and R-10, Medium Density Residential zoning districts.

DISCUSSION ITEMS

-Planning Commission Review Process: Public Forum, Public Hearings, and Community Review Meetings

-Planning Commission designation change from a Regional to a Municipal Planning Commission

-Planning Commission Training

Public Forum on Planning Related Topics

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 – 615-851-2200 – Fax 615-851-2212

CITY OF GOODLETTSVILLE PLANNING COMMISSION

STAFF RECOMMENDATION REPORT

Monday August 30, 2021 5:00 PM

ITEM#1 Approval of Agenda

STAFF NOTES: Happy Hollow Road Counseling Center item deferred to the October meeting

STAFF RECOMMENDATION: Approval

ITEM#2 Approval of August 2, 2021 Meeting Minutes

STAFF NOTES: N/A

STAFF RECOMMENDATION: Approval

ITEM#3 Parkview Preserve 2- Insight Properties LLC: Performance Bond Extension

STAFF NOTES:

Project Status: Forty-one (41) of eighty-five (85) residential single family and townhouse lots currently completed. Forty-eight (48%) percent lot completion. Fourteen (14) additional townhouse units under construction.

Subdivision Plat Information: Parkview Preserve Phase Two (2) recorded November 12, 2019

Subdivision Roadways: Public: French Street section, Private: Exmoor Drive, Killarney Park section, and Wicklow Drive section

Subdivision Bond Information: Performance Bond \$ 315,000-October 15, 2021 Expiration

Remaining Improvements:

Any applicable concrete curb and asphalt binder surface repairs due to construction

Asphalt surface and pavement markings

Landscaping

Sidewalk sections

Storm water finish grading and detention pond final stabilization

Remaining Improvement Cost Estimate: \$ 250,000

STAFF RECOMMENDATION: Approval of reduction and one-year bond extension and reduction at \$ 300,000.

ITEM#4 Rivergate Shell Building/Community Solutions by Design, LLC: Requests site plan approval for a 3,055 sq. ft. commercial center on 0.44 acres at 120 Rivergate Parkway and Donald Ave. Property referenced as Davidson County Tax Map/Parcel# 02605014200 and is zoned CSL, Commercial Services Limited and CCO, Commercial Core Overlay. Property Owner: Rafee & Fatimah Syed (#5-21) (*Deferred at August 2nd Meeting*)

STAFF NOTES:

The project area includes an additional property on Rivergate Parkway being added to the previous property to provide a larger site for improved site design. The proposal includes an access point on Rivergate Parkway that is limited to a right-in and right-out only design with the center median in the area. The site plan also includes an access on Donald Ave. The site design includes a pervious concrete paving system. The site plan includes a proposal to maintain the

existing sidewalk along Rivergate Parkway. The project is within the City's CCO, Commercial Overlay which requires an eight (8') feet sidewalk along new and existing projects and in this case would include both the Rivergate Parkway and Donald Ave frontages. An existing five (5') feet sidewalk is along the Rivergate Parkway frontage. The property is adjacent to a R-10 residential zoning district. The City's Zoning Ordinance includes a transitional buffer yard to be used within the CCO, Commercial Core Overlay district. The transitional buffer requires a solid wall within a minimum ten (10') feet landscape buffer. The adjacent residential property owner recently installed a wood fence along the property line. The proposed buffer design does not include a solid wall due to the adjacent solid fence. The design includes a building emergency exit sidewalk with small retaining wall within the ten (10') feet buffer area. Staff requests the Planning Commission to discuss the buffer yard design including if a design with two (2) solid fence/walls in the defined area would be preferred to a multi-layered evergreen screen design.

Referenced Zoning Ordinance Section:

(D) Type 4 buffer yard shall consist of an unbroken strip of open space a minimum of ten feet (10') wide including a six-foot (6') brick wall and planted with three (3) canopy or large evergreen trees, one (1) understory tree and ten (10) shrubs for each one hundred (100) linear feet of the open space. This type buffer yard is permitted within the CCO district and shall be applied along the side and rear property lines of the zoning district that adjoins residential property

STAFF RECOMMENDATION: Approval with following stipulations:

- Eight (8') feet sidewalk design included along Rivergate Parkway. The existing sidewalk can be expanded to include the eight (8') feet width subject to meeting ADA slope requirements
- Five (5') feet sidewalk required along Donald Ave street frontage connecting to driveway which is consistent with the recently approved sidewalk requirement for another project on Two Mile Pike area that was leading to a residential zoning district
- Landscape buffer design including solid wall/fence or multi-layer landscape screen as determined by Planning Commission's review and approval during meeting

ITEM#5 Villas at Highland Park/TTL/Sage Legacy, Developer: Request preliminary master plan approval for 133 townhouse units on 19.12 acres on Dickerson Road. The plan includes the addition of a 1.2-acre property on Dickerson Road zoned CPUD, Commercial Planned Unit Development that does not include any residential units. Planning Commission at the April 27, 2020 meeting recommend approval to the City Commission to rezone the 19.12 acres from A, Agricultural to HDRPUD, High Density Residential Planned Unit Development. Properties referenced as Davidson County Tax Map/Parcels#02500006000, 0250021900, 0250021800, and 02500006200. Property Owners: Thomas and Tammy Cox and Robert and William Burton (#9-21) (*Deferred at July 12th Meeting*)

STAFF NOTES:

The Planning Commission at the April 27, 2020 meeting approved the rezoning recommendation to the City Commission with the list of project design guidelines as listed below. The City Commission at the July 23, 2020 meeting approved the rezoning ordinance on first reading only with the project guidelines listed below. The City Commission's rezoning ordinance second reading and Planning Commission's Comprehensive Plan review were both deferred until the project master plan was submitted for review and approval.

City Commission Ordinance 20-974 (1st reading approved)

SECTION 2. Minimum Project Design and Use Requirements:

- Multi-family townhomes at a density of seven (7) units per acre for the entire 19.12-acre property including total 133 units*
- Unit cluster design to preserve natural green space*
- Fifty (50') feet conservation easement along a portion of the northern edge of parcel 02500006000 in order to preserve a natural boundary with the single-family properties to the north*
- Townhomes will be limited to two-stories and the intent is the units to be for-sale properties and half of them to be limited to a one-story building design*
- All of the Zoning Ordinance and Design Guidelines regulations regarding building materials and development requirements including but not limited to landscaping would apply*
- Preliminary and Final Master Plan review and approvals required by Planning Commission including a traffic study*

The project proposal includes two (2) story townhouse designs to include more square footage for the units versus a mixture of one-story designs. The applicant has discussed property dimension and grade limitations, undeveloped Tennessee Valley Authority (TVA) easement across the property, looped street design, and the fifty (50') feet buffer along the north side of the property required per property acquisition agreements limits the area available for larger one-story unit designs.

The Planning Commission at the previous meeting discussed unit layout and design and the number of units on the property was also referenced. The previous Planning Commission review of the rezoning proposal and City Commission's approval on first reading defined half of the units limited to one story in height and the unit cluster design to preserve more green space. The approval also included the maximum permitted density. If the Planning Commission determines the site layout does not meet the open space clustering previously approved guideline then the site layout could be reviewed to incorporate more intermixed open space which would reduce the unit number. The site layout is limited with limitations as discussed above. The Planning Commission and City Commission can review reducing the density below the maximum per the following zoning ordinance section. Since the Planning Commission previously approved the permitted density then any requested reduction in density would need to be reviewed and discussed during the meeting and any motions include a basis for any proposed reduction to the City Commission.

Referenced Zoning Ordinance Section:

(g) Limitation on density. The Goodlettsville Municipal/Regional Planning Commission and City Commission may, within their discretion, limit the density to a figure lower than the maximum permitted above. This type of limitation shall be exercised only if the character of the adjoining neighborhood is inappropriate for the proposed development or if the development would place an excessive burden on the existing street and utility system.

The project representative discussed at the July meeting the intention for individual for-sale units. If the preliminary master plan is approved, the restrictive covenants submitted at the final master plan stage will need to include this statement.

The project design includes a public exterior loop street with multiple small private drives for the residential unit connections. The City's Fire Marshal's review comment included a loop street design for emergency services traffic. The revised design includes the loop street with designated parking. The revised design has been reviewed and agreed upon by the City's Fire Marshal. The revised design includes a wider entrance roadway section to accommodate a three (3) lane entrance section for the possible use of multiple emergency vehicles.

The proposal includes revised building design requirements referencing City's Design Guidelines. The attached building architectural design graphic will be required to be revised to reflect the fifty (50%) percent brick or stone on all exterior elevations. The building designs include two (2) car garage dimension of twenty-one (21') feet x twenty and a half (20.5') feet. The Planning Commission at the August 2, 2021 meeting recommended a Zoning Ordinance amendment to the City Commission to include minimum twelve (12') x twenty-two (22') feet one car garage dimensions and twenty-two (22') feet x twenty-two (22') feet two (2) car garage dimensions. The City Commission at the August 26th meeting approved the garage dimension amendment on first reading.

The proposal includes the additional 1.2-acre property not included in the initial rezoning review. The property area is zoned CPUD, Commercial Planned Unit Development. The additional property was included to provide an improved sight access intersection design. The roadway section leaves limited area for a commercial development on this additional property. Staff would recommend the front section of the project be designated for a commercial development including defining the following permitted uses of the commercial area on the master plan. The applicant did not request the commercial use. The commercial area is a staff suggestion to include a small-scale commercial use along the Dickerson Road. The commercial use designation at the front of the property would not include reducing the residential units proposed and no additional driveway access would be permitted on Dickerson Road.

Permitted Commercial Land Uses:

- Essential Services limited to onsite utility needs only
- Religious Facilities

- Convenience Commercial not including fuel pumps
- Financial, Consultive, Administrative
- Food and Beverage Services
- General Business Services
- General Personal Services
- General Retail Trade
- Medical Services

An engineering traffic study will be required with the final master plan phase of the project. The revised plans include additional visitor parking areas in the one-way loop section on the south side of the project.

STAFF RECOMMENDATION: Approval with the following stipulations being included on the preliminary master plan submitted for City Commission review

1. Revised building design information including increase the garage dimensions and exterior elevations reflecting City's Design Guideline requirements and Planning Commission's determination on revised design including all two (2) story units versus a mixture of one and two (2) story units per original guidelines
2. Revised master plan defining the permitted commercial uses listed above for the commercial area at the front of the site
3. Restrictive covenants submitted with final master plan to include statement of for-sale units.

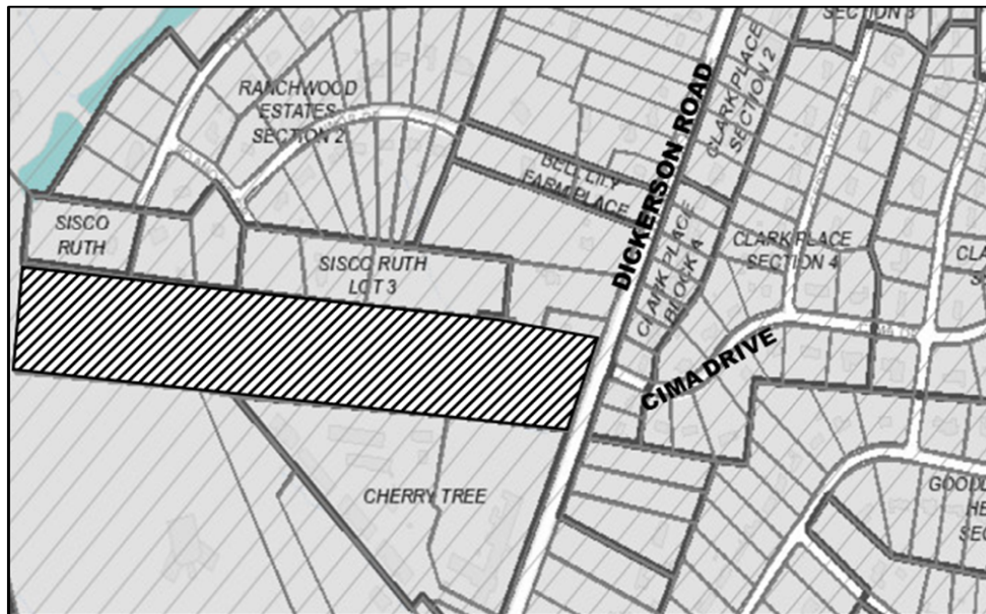
ITEM#6 Planning and Development Services Staff: Requests an amendment of the City's Comprehensive Land Use Plan to change an area designation from residential low density to high density residential for the requested rezoning and preliminary master for properties on Dickerson Road as referenced in Item#5. (*Deferred at July 12th Meeting*)

STAFF NOTES: The Planning Commission at the June 5, 2020 meeting held a public hearing to discuss the amendment. The amendment was deferred until a preliminary master plan was submitted for the project. The amendment area is adjacent to a Commercial Development classification and an existing apartment complex. The Comprehensive Plan amendment is needed to support the High Density Residential Planned Unit Development proposal. The review of the Comprehensive Land Use Plan amendment to be based on the determined best future development of the area. The Planning Commission is the only board required to review the Comprehensive Land Use Plan amendment.

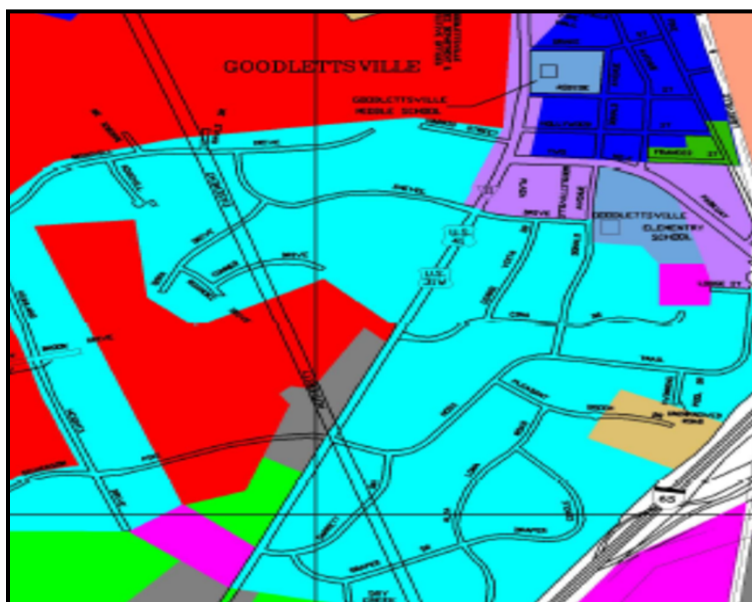
STAFF RECOMMENDATION:

Approval due to the location of the amendment area on Dickerson Road-Hwy 41/SR 11 which is a designated minor arterial route on the City's Major Thoroughfare Plan (2003) and the area would provide a transition between zoned and existing commercial and apartment areas to the south and larger lot single family lots to the north.

Proposed Comprehensive Plan Amendment Area:



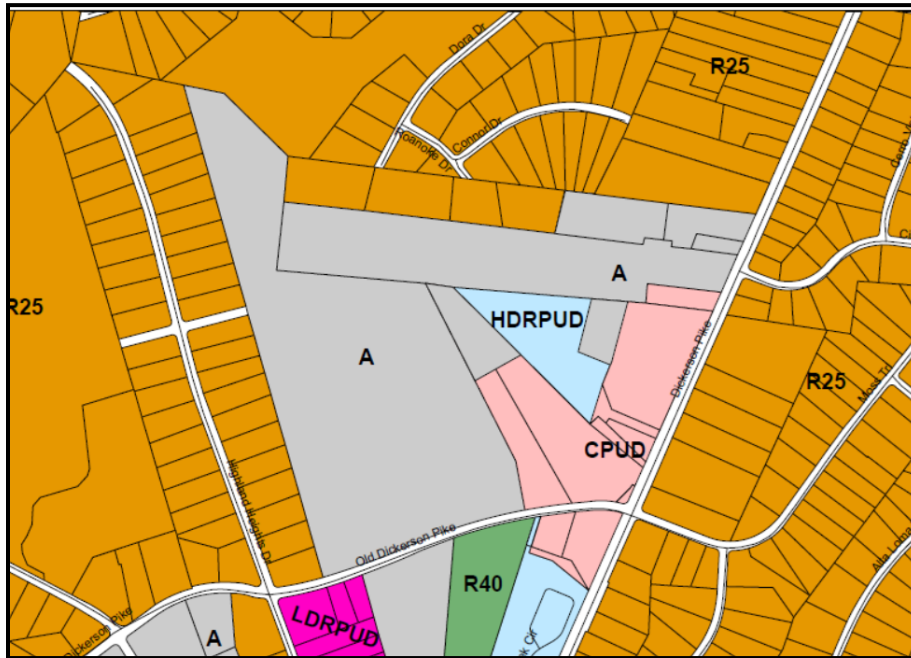
Comprehensive Plan Map Section:



LEGEND:

- Residential Development High Density ■
- Residential Development Med. Density ■
- Residential Development Low Density ■
- Residential Conservation High Density ■
- Residential Conservation Med. Density ■
- Residential Conservation Low Density ■
- Commercial Development ■
- Commercial Concentration ■

Zoning Map Section:



Comprehensive Land Use Plan Text Sections:

GENERAL GOALS

The following listing of general goals provides overall direction to the land use policies and to the decision-making process.

- * Preserve the separate and unique identity of the City of Goodlettsville.
- * Provide a high level of public services for the citizenry.
- * Preserve the stability, integrity, and property values of viable residential neighborhoods.
- * Promote high quality commercial and industrial development.
- * Encourage and promote overall community beautification.
- * Encourage and promote redevelopment and beautification of business areas along Main Street.
- * Preserve the floodplains and steep slopes in a natural open space setting.

A. POLICIES FOR RESIDENTIAL DEVELOPMENT

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

Low Density 1 - 2 dwelling units per acre
Low Medium Density 3 - 4 dwelling units per acre
Medium Density 5 - 6 dwelling units per acre
High Density 7 and over dwelling units per acre

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

1. Residential conservation areas should be protected from encroachment by incompatible activities. Prevailing lot sizes and densities are to be maintained, and any infill development should occur in a similar pattern.
2. Residential development areas should be permitted to develop at a density appropriate for the area. Where sewer is available, low medium density subdivisions may occur. Medium and high-density development should be restricted to planned unit developments and should provide transition from low to higher densities.
3. Residential densities in development areas without sewer availability should be one dwelling unit per acre or less, depending upon soil types. As public sanitary sewer is provided, higher densities may be considered.
4. High density development shall be a planned unit development. These developments should be located with direct access to a major street with no traffic routed through existing neighborhoods.

5. Planned unit development should be encouraged. Density and design control should be exercised through the PUD review process and through staff implementation.
6. Overzoning, i.e., zoning districts which have lot size requirements smaller than the prevailing developed lot size, should be discouraged and corrected as opportunities exist.

ITEM#7 Associated Wholesale Grocers, LLC/ Complete Signs: Request recommendation to the City Commission to amend the I-65 @ Long Hollow Pike Interstate Sign Zone Map to include a section of the twenty-seven (27) acre property at 500 S. Cartwright Street referenced as Davidson County Tax Map/Parcel# 02600008600.

STAFF NOTES:

The request is to expand the Long Hollow Pike exit ninety-seven (97) Interstate Sign Zone Map to include a section of the Associated Wholesale Grocers Site to permit a sixty (60') feet height/ 170 square feet digital sign for promoting the company and employment opportunities. The proposed sign dimensions meet the Zoning Ordinance Interstate Sign Zone requirements. The proposed sign location shown on the attached drawing is within one hundred feet on the I-65 interstate right-of-way.

STAFF RECOMMENDATION: Approval



Referenced Zoning Ordinance Section:

(2) Interchange sign zone. Within the area of the interchanges of I-65 and Rivergate Parkway, Long Hollow Pike, and U.S. 31W identified as "Interstate Sign Zone" as shown on the attached maps, the following provisions shall apply and be in addition to and supplement § 14-305(1). All other pertinent provisions of § 14-305(1) remain as applicable.

(a) Signs installed under this section, the maximum height for a pole sign shall be sixty feet (60') and the minimum height shall be forty feet (40') and the pole sign is to be located between the back of the primary building and the rear property line unless the property contains site limitations that prevent the sign installation and if the sign location would create limited sign visibility as determined during site plan review.

(b) The maximum display surface area for a pole sign shall be

one hundred seventy-five (175) square feet. Such display surface area shall include all permitted signage such as changeable copy and price signs. Any changeable copy sign shall be limited to no more than fifty percent (50%) of the total sign square footage, except that any changeable copy sign within one hundred fifty feet (150') of the interstate right-of-way may be one hundred percent (100%) of the sign square footage.

(c) Wall signs shall be a maximum size of fifteen percent (15%) of the area of the wall upon which they are mounted.

(d) A maximum of one (1) pole sign shall be permitted on a property and any additional non-building sign permitted based on property frontage shall be a ground sign

ITEM#8 Bojangles/ACES, Arnold Consulting Engineering Services: Request site plan approval for a 2,362 sq. ft. restaurant on the 1.19-acre property at the corner of Long Hollow Pike and Caldwell Drive. Property referenced as Sumner County Tax Map/Parcel# 143JG00402000 and is zoned CPUDL, Commercial Planned Unit Development Limited. (#10-21) Property Owners: SRK and Sunset Investments Partnership

STAFF NOTES:

The Planning Commission with the original Caldwell Square-Publix Center required brick veneer finish materials to be used for the entire complex. The Publix store building and two (2) shopping centers are consistent brick material and colors and building awning designs. The project is proposed to be construction primarily of brick with a section of metal wall panel and EIFS (Exterior Insulation and Finish System). The proposal is to provide a separate design for the restaurant building. Staff has requested material colors to be submitted to provide a connection to the existing building designs. Due to the size, location, and use of the out-lot buildings, staff recommends a design that provides a type of connection with the existing building designs but also ensure a separate design from the other buildings.

The original master plan included the storm water quantity design connecting into the center drainage system behind the Publix store building. The front area including the existing parking areas in the area of the out-lots are draining directly into the Long Hollow Pike- TDOT (Tennessee Department of Transportation) roadway drainage pipe system which drains to Mankers Creek. Staff has requested individual site water quality and quantity design due to the out-lot area direct connection to the Long Hollow Pike drainage system.

STAFF RECOMMENDATION: Approval with the following stipulations:

1. Provide building material colors to determine a design connection with the center design but still provide an individual design with colors and materials
2. Revised building plans to meet original intentions. The EIFS design meets the City's Design Standards but not the intention of the original Planning Commission approval
3. Revised landscape plan to include landscape screen in addition to brick wall around the dumpster enclosure
4. Provide storm water quality and quantity facility and support calculation design per the City's Storm Water Ordinance requirements and engineer consultant review comments

5. Provide additional details for sidewalk connection from building entrance to the Long Hollow Pike sidewalk including elevations and ramps at drive

ITEM#9 Masstar Signs: Request revision to the Caldwell Square/Publix Center Final Master Plan regarding signage design for the Bojangles Restaurant at the corner of Long Hollow Pike and Caldwell Drive. Property referenced as Sumner County Tax Map/Parcel# 143JG00402000 and is zoned CPUDL, Commercial Planned Unit Development Limited.

STAFF NOTES:

The Planning Commission approved the original signage plan for the Caldwell Square/Publix Center including ground type signs for the out-lots. The signage request is to elevate the sign to be visible from behind the decorative entry wall feature at the corner of Long Hollow Pike and Caldwell Square. The sign would be a similar design as the Walgreen's sign across Long Hollow Pike. The applicant has not yet submitted the signage design. The signage design will be presented at the Planning Commission meeting. Staff will provide a recommendation with review of the sign design.

STAFF RECOMMENDATION: See above



ITEM#10 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-101. Provisions Creation and Membership to reduce the number of Planning Commission members from eleven (11) to nine (9).

STAFF NOTES: Due to recent Planning Commission membership changes and possible quorum issues, the amendment will reduce the number of Planning Commission members from eleven (11) to nine (9) members.

STAFF RECOMMENDATION: Approval

Zoning Ordinance Amendment Section 14-101

Amendments: Deletions and Additions

14-101. Creation and membership. Pursuant to the provisions of Tennessee Code Annotated, § 13-4-101 there is hereby created a municipal planning commission, hereinafter referred to as the planning commission. The planning commission shall consist of ~~eleven (11)~~ **nine (9)** members; one (1) of these shall be the mayor or a member of the board of commissioners designated by the mayor. The other ~~ten (10)~~ **eight (8)** shall be appointed by the mayor, only one (1) of whom may be a member of the board of commissioners. All members of the planning commission shall serve as such without compensation. The terms of the ~~ten~~ **eight (8)** members appointed by the mayor shall be for four (4) years each. The term of the mayor or the mayor's designee from the board of commissioners shall run concurrently with their board of commissioners' term of office. Any vacancy in an appointive membership shall be filled for the unexpired term by the mayor

ITEM#11 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-205 (3)(ii)(F) Residential District Regulations to permit the extension of a single-family dwelling unit on a property in an accessory building in the R-7, High Density Residential and R-10, Medium Density Residential zoning districts.

STAFF NOTES:

A property owner contacted staff about remodeling an existing accessory building in a R10, Medium Density Residential zoning district for residential use for visiting family members. Staff discussed the City's Zoning Ordinance does not permit accessory buildings to be used for a dwelling unit with living space. Accessory buildings can be used for non-commercial uses including game rooms, recording studios, storage uses, garages, swimming pool changing area and bathrooms, but the Zoning Ordinance does not permit the accessory building to be a dwelling unit living space including bedrooms and kitchens. The property owner discussed options including a possible variance. Staff discussed first submitting a request to the Planning Commission to review the possibility of an ordinance amendment to permit the requested item. The following amendment includes the proposal being limited to the non-planned unit development base smaller lot (10,000 sq. ft.) R10 medium density zoning district and the non-planned unit development base R7 high density residential zoning district. The zoning districts are located adjacent to commercial zoning districts on Harris Street, Two Mile Pike, Jackson Street/Caldwell Drive, area between Brick Church Pike and Moncrief Avenue and sections on Church Street and Alta Loma Drive. The zoning districts permit one- and two-family dwellings and semi-detached dwellings. The proposed amendment is based on the above referenced property owner request.

STAFF RECOMMENDATION: Deferral for further review. Staff requests the Planning Commission discuss including the proposed amendment and if the use should require a prior review by the City's Board of Zoning and Sign Appeals per the Conditional Use review process in the Zoning Ordinance.

Proposed Amendment:

(ii) Permitted accessory uses. In addition to the principal permitted uses, each activity type may include accessory activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity located on the same zone lot.

These include:

(A) Private garages and parking areas.

(B) Recreation facilities exclusively for the use of the residents.

(C) Home occupations as defined and subject to further regulations contained in § 14-208(1)(o);

(D) Signs in compliance with the regulations set forth in the Goodlettsville Sign Ordinance.

(E) Within the A districts, private barns, stables, sheds, and other farm buildings.

Within the A and R-40 districts, chicken coops provided, however, that no commercial chicken coops shall be allowed.

Chicken coops shall be located at least one hundred feet (100') from any neighboring dwelling and shall be no more than one hundred (100) square feet in size

(F) Accessory limited residential living dwelling meeting the following requirements:

(i.) Accessory limited unit is detached from the primary one family residential dwelling unit on the property and the limited unit provides living facilities not including a separate kitchen and not meeting the definition of a separate dwelling unit.

(ii.) No more than one accessory limited unit is permitted on a property and the limited unit shall be owned by the same person(s) as the primary dwelling unit on the property

(iii.) The limited dwelling unit is only permitted for residents of the one family permitted on the property per the Zoning Ordinance definition of a family

(iv.) The accessory limited unit shall meet the accessory building square footage, exterior building material construction requirements, accessory building height, zoning district total floor area and lot coverage requirements of the Zoning Ordinance. The limited unit shall not exceed 750 square feet even when larger square footage accessory buildings are permitted per the accessory building requirements of the Zoning Ordinance. The minimum square footage of the limited unit shall be 400 square feet.

(v.) The accessory limited unit shall be constructed per the minimum setbacks of the zoning district for a primary building. The City's Board of Zoning and Sign Appeals can review setback variances only when the property owner can prove the fire ratings requirements of the City's adopted building code are met for the limited dwelling unit and the construction offers an equivalent level of privacy intended per the primary building minimum setbacks of the zoning district.

(vi.) The property shall contain adequate off-street parking for both the primary and accessory limited unit.

(vii.) The accessory limited unit shall be designed to be an accessory to the primary structure. No separate property address and utility meters are permitted to ensure that the accessory limited unit shall be designed to be an accessory to the primary residential dwelling unit and that accessory limited unit shall not be a secondary primary residential dwelling unit.

Referenced Zoning Ordinance Sections:

R10 - Medium density residential districts. These districts are designed to provide suitable areas for medium density residential development where sufficient urban services and facilities are provided or where such services can be facilitated prior to development. Generally, the residential development will consist of single family and two-family detached and semi-detached dwellings and accessory structures. This class of district is intended also to permit community facility and public utility installations which are necessary to service and to serve specifically, the residents of these districts, or which installations are benefitted by and compatible with a residential environment.

R7 - High density residential districts. These districts are designed to provide suitable areas for high density development where sufficient urban facilities are available or where such facilities will be available prior to development. This class of district is intended also to permit community facilities and public utility installations which are necessary to service specifically the residents of the district, or which installations are benefitted by and compatible with a residential environment

"Dwelling, one-family." A building containing only one (1) dwelling unit. The term is general, including such specialized forms as one-family detached, one-family semi-detached and one-family attached houses. For regulatory purposes, the term is not to include mobile homes, travel trailers, housing mounted on self-propelled or drawn vehicles, tents, or other forms of portable or temporary housing.

"Dwelling unit." A room or rooms connected together constituting a separate independent living facility for one (1) family only, including permanent living, sleeping, eating, cooking, bathing and sanitary facilities.

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

(5) persons, further provided that domestic servants and temporary nonpaying quests may be accommodated. Family shall not be construed to include a fraternity, sorority, club, or institutional group. Provided that family shall include eight (8) or fewer unrelated, mentally retarded, mentally handicapped, or physically handicapped persons plus two (2) additional persons acting as house parents or guardians who need not be related.

Accessory buildings. No accessory building or structure shall be erected between a front lot line and a front wall of the principal building or structure. In addition, accessory buildings or structures shall:

- (i) Be customarily incidental to the principal use established on the same lot.
- (ii) Be subordinate to and serve such principal use.
- (iii) Be subordinate in area, intent, and purpose to such principal use.
- (iv) Contribute to the comfort, convenience, or necessity of users of such principal use.
- (v) Building or structure shall not exceed the height of the principal structure.
- (vi) No accessory use or building and structure shall be constructed or established on any lot prior to the time of construction of the principal structure to which it is accessory. This section shall not be construed to govern the sequencing or phasing of a construction project in which both the principal and accessory structures are to be built simultaneously.
- (vii) In residential districts, total area of accessory building(s) or structure(s) with a roof shall not exceed seventy percent (70%) of the area of the principal building. The maximum square footage for accessory and principal buildings are also subject to the defined maximum building lot coverage requirements and maximum floor area ratios defined by the ordinance.
- (viii) In residential districts, the building or structure shall not exceed the height of the principal building or structure and in no case exceed eighteen feet (18') in height from the highest point of the building or structure to the finished floor

To ensure order in site developments including building and lot bulk standards and the compatibility of buildings constructed on-site, all buildings and structures and additions and accessory buildings regardless of square footage, and **accessory buildings or structures in residential districts which exceed three hundred seventy-five (375) square feet shall be constructed of roof and exterior wall materials consistent with the primary roof and exterior wall materials of the principal building or structure.** On primary roof and

exterior wall materials of the principal large acreage Agricultural and R-40 zoned properties consisting of five (5) or more acres, accessory building(s) or structure are not required to be constructed of consistent materials of the primary building if the accessory building(s) or structure is constructed entirely behind and separate from the primary building and is constructed per the building setbacks of the zoning district. The primary exterior wall and roof materials of the principal building shall be extended on all sides of the exterior walls and roof of additions or accessory buildings or structures. In the case of principal buildings or structures with multiple exterior wall materials, the addition and accessory building or structure may be constructed of materials at the same ratio of the principal building or structure.

DISCUSSION ITEMS

-Planning Commission Review Process: Public Forum, Public Hearings, and Community Review Meetings

The Planning Commission at the July 2021 meeting discussed options for increased public communication opportunities in addition to the current public forum process defined by the Planning Commission By-Laws. The best option to increase public comments at the meeting would be to advertise all agenda items as public hearings and prior to any votes open up a public hearing for anyone that has signed up to speak during the meeting on each item. Expanding on this option would be for public hearings for property rezoning requests including also preliminary master plans and comprehensive plan map amendments to include prior mailed notices to all adjacent property owners. The public forum part of the agenda could remain at the end of the agenda to allow someone to speak on a planning issue not related to an agenda item. Another suggestion would be to amend the Zoning Ordinance to either encourage or require a community meeting administered by a property owner/developer to gain input on projects requiring rezoning prior to the Planning Commission or City Commission agenda items being reviewed.

Referenced Planning Commission By-Law Sections:

IV. PROCEDURES

A. General. Agendas for the Planning commission are prepared in advance of each meeting and the planning commission shall adopt said agenda as its first order of business after the meeting is called to order. Agenda items shall be followed in order of appearance on the printed agenda, but additional items not requiring a vote may be placed on the agenda by unanimous consent vote of the members of the planning commission present at the meeting. The regular agenda items are to be heard and voted on individually. The consent agenda items are to be heard and voted on with a single motion. The Commission during the adoption of the agenda may choose to move an item or items from the regular agenda to the consent agenda or from the

consent agenda to the regular agenda. The consent agenda shall include minor items determined by the secretary due to the limited scale and scope of the project or if the projects contain limited staff comments or recommended stipulations. Items may be removed from the agenda at the request of the applicant or the order of appearance on the agenda may be changed by majority vote of the planning commission members present at the meeting. All regular agenda items shall require the property owner or agent of the property owner to be present to respond to questions and comments. The Planning Commission shall defer the item until the next regularly scheduled meeting unless the Planning Commission by majority vote of the members present permits the requested item to proceed without the property owner or agent of the property owner in attendance due to special circumstances. When an agenda item is called to be heard by the Chair, the staff shall present the item and explain to the members the action requested and a statement of facts as to the requested item (example: subdivision plat located on Jones Road, zoned R-1, with water and sewer services available). Staff will state or read their recommendation as to the requested action (example: how the plat conforms to or does not conform to the zoning of the property, subdivision regulation or general plan of the city). At the conclusion of staff's comments, the owner or agent of the owner may present facts or evidence in support of the approval of their agenda item. The Chair may then ask if anyone in the audience has facts or evidence, they may wish to present to the Planning Commission regarding the agenda item and shall be limited to three (3) minutes unless additional time is permitted by the general consent of the Planning Commission. If a group wishes to address the Planning Commission on the same agenda item, the Planning Commission may request that a spokesperson be chosen by the group or limit the comments to five (5) members of the public on the same agenda item, but additional comments may be permitted by the general consent of the Planning Commission due to special circumstances. All comments and Planning Commission responses shall be handled in a civil, non-argumentative, and respectful manner. The Chair is responsible for maintaining order and decorum and will not allow a speaker to make personal attacks or inflammatory comments and can ask the speaker to be quiet and sit down. If the individual does not comply with the Chair's request, he / she may be asked to leave, or if necessary, be escorted from the meeting. All comments, recommendations, or questions shall be directed to the Chair who where appropriate redirect them to the staff or owner or agent of the owner shall. At the conclusion of all discussion on the agenda item, there shall be a motion stating the finding of facts, statement of material evidence and statement of reasons for the action. A proper second should be made, and a vote then taken on the motion.

D. Public Forum. The Planning Commission may allow members of the public to speak on planning-related topics. The Public Forum is intended for discussion of topics associated with the duties of the Planning Commission only. Members of the public shall be limited to three (3) minutes unless additional time is permitted by the general consent of the Planning Commission. If a group wishes to address the Planning Commission on the same topic, the Planning Commission may request that a spokesperson be chosen by the group or limit the comments to five (5) members of the public on the same topic, but additional comments may be permitted by the general consent of the Planning Commission due to special circumstances. All comments and Planning Commission responses shall be handled in a civil, non-argumentative, and respectful manner. The Chair is responsible for maintaining order and decorum and will not

allow a speaker to make personal attacks or inflammatory comments and can ask the speaker to be quiet and sit down. If the individual does not comply with the Chair's request, he / she may be asked to leave, or if necessary, be escorted from the meeting.

Property Rezoning Community Meeting:

Within six (6) months prior to the submittal of a residential development planned unit development preliminary master plan, residential zoning application for a proposed project including fifty (50') or more residential lots or units, or commercial or industrial zoning applications for properties exceeding five (5) acres, the project developer or property owner is encouraged to conduct a community meeting to obtain input from the adjacent property owners and residents. The community meeting is to be located within the City of Goodlettsville limits and is encouraged to be in proximity of the property being requested to be rezoned. The developer or property owner to contact the adjacent property owners and residents with one or more methods intended to successfully contact the property owners and residents. The rezoning application to include a summary of the meeting and community comments received

-Planning Commission designation change from a Regional to a Municipal Planning Commission

The Planning Commission is currently a Regional Planning Commission per state plan law provisions. The regional designation and planning region were approved by the State's Local Government Planning Advisory Committee (LGPAC) to include a planning regional boundary consistent with the City's Sumner Urban Growth Boundary. Due to changes in state annexation laws that limit the City's ability to annex property within the Urban Growth Boundary and the limitations of the Regional Planning Commission authority issues explained below, the City Commission will be reviewing a request for LGPAC to remove the Regional Planning Commission authority. If approved, the City's Planning Commission would be changed back to a municipal designation. The municipal designation would include subdivision proposal review authority within the city limits including future annexed properties for development. Due to Davidson County being a metropolitan form of government, the City of Goodlettsville does not have a growth boundary or planning region in Davidson County.

The intention of the Regional Planning Commission designation and planning region was to permit the City in coordination with the Sumner County Planning Commission to review subdivision proposals within the designated planning region. The original main reason for the City to review subdivisions outside the city limits was the anticipation of the subdivision area being annexed in the future. The planning region was originally set up prior to the State's Growth Boundary law and recent annexation law changes. The idea was that cities had the ability to review subdivision construction plans to ensure roadways and drainage systems meet the City's Subdivision Regulation requirements so when annexed in the future the subdivision roadways would meet the City's Planning Region standards. The City does not have complete subdivision review authority in the current planning region since the City has not adopted separate planning region subdivision regulations. The City has experienced very limited subdivision requests in the planning region area outside of subdivisions associated with

annexation requests. The application of the City's subdivision roadway design, bonding, and inspections has been an issue for planning regions in Sumner County with an elected Highway Department Superintendent that has jurisdiction for the roadway designs, bonding, and construction inspections outside the city limits. The Goodlettsville planning region was set up without any zoning authority outside the city limits. Hendersonville, Gallatin, and Portland previously had zoning authority outside the city limits within their planning regions, but Sumner County recently removed the zoning authority in these three (3) areas. Gallatin and White House have recently both been through a similar process changing the Planning Commission from a regional to a municipal designation. The City's intention is for any future residential developments of size outside the City limits within the growth boundary is to review any annexation requests only with a development including the extension of city sewer service. The City's intention would not be to review annexation requests or set up a public referendum to annex in additional large lot residential subdivision with limited to no future subdivision potential and without plan for sewer service extension. Per state law provisions, the Planning Commission currently includes a member within the planning region area. If the City Commission approves the removal of the Regional Planning Commission, the Planning Commission membership will be further reduced in addition to the current ordinance amendment being reviewed to reduce the size of the Planning Commission membership.

-Planning Commission Training

-The Tennessee Chapter of the American Planning Association is planning a virtual four (4) hour training session on November 5th from eight (8) am to noon. Additional information will be available closer to the event

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

August 2, 2021

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Vice Chairman Scott Trew, Jeff Duncan, Jim Hitt, Jeff Parnell, Grady McNeal, Bob Whittaker, Mayor Rusty Tinnin

Absent: Chairman Tony Espinosa, Judy Wheeler

Also Present: Addam McCormick (Staff), City Manager Tim Ellis, Russell Freeman, Mary Laine Hucks, and Sharon Reed

Trew called the meeting to order and asked for a moment of silence to remember and honor the passing of board member Jerry Garrett. McNeal offered prayer.

Trew announced due to health issues, Mr. David Lynn resigned from the Planning Commission.

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

Item #2 Approval of July 12, 2021 Meeting Minutes: Duncan made a motion to approve the minutes of the July 12, 2021 meeting, Parnell seconded the motion. Motion passed unanimously.

AGENDA

Item #3 Copper Creek 2-1/Meritage Homes: Requests recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning Staff to define final improvement completion status.

Staff Discussion:

-The project construction is completed. The developer is proposing to finish all remaining improvements for public acceptance. The developer recently completed the asphalt surface paving and striping on Allen Road.

-Remaining improvements are sections of sidewalk repair and one section of curb repair and

-Fire hydrant height extension at Allen Road and Old Stone Road intersection and

-Storm water finish grading- cleaning out detention pond adjacent to Allen Road and sections of detention bank repair.

-Recommend approval with \$ 125,000 maintenance bond with majority of the sidewalk repair work completed by the September 9, 2021. City Commission and detention pond work completed by November 1, 2021.

Motion: Motion by Tinnin to approve, seconded by McNeal . The motion passed unanimously.

Item #4 Parkview Preserve Phase 2/NVR Land Development: Request final subdivision plat amendment for lots 93-104 on Wicklow Drive to reduce the rear building setback from 17.5 feet to 16.5 feet. Properties are zoned MDRPUD, Medium Density Residential Planned Unit Development

Item Representative: Andrew Robertson, NVR Land Development Manager

Staff Discussion:

The Planning Commission at the December 2, 2019 meeting approved a final plat amendment to reduce the rear building setback on a section of lots from twenty (20') feet to 17.5 feet. Due to a lot dimension issue the request is to expand that original revised approval from 17.5 to 16.5 feet for referenced lots 93-104.

-The Zoning Ordinance permits a fifteen (15') feet minimum rear building setback in the MDRPUD, Medium Density Residential Planned Unit Development zoning district.

-The referenced lots are 720 feet from the south project property line and 400 feet from the west project property line.

Planning Commission Discussion:

-Duncan asked McCormick are there properties behind this property line

-McCormick states yes, the common area which is roughly 700 feet to south project line and 400 feet to west property line

-Parnell states another option would be to increase the depth of the lots

-Robertson states the lots are part of the original approval in 2019 and did not realize the grouping of lots are about one (1') ft. less deep.

Motion: Motion by Parnell to approve, seconded by Tinnin. The motion passed unanimously.

Item #5 Rivergate Shell Building/Community Solutions by Design, LLC: Requests site plan approval for a 3,055 sq. ft. commercial center on 0.44 acres at 120 Rivergate Parkway and Donald Ave. Property referenced as Davidson County Tax Map/Parcel# 02605014200 and is zoned CSL, Commercial Services Limited and CCO, Commercial Core Overlay. Property Owner: Rafee & Fatimah Syed (#5-21)

Item Representative: No representative in attendance

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

Item # 6 John and Nicole Levoy: Requests recommendation to the City's Board of Zoning and Sign Appeals Board for a proposed counseling center to be classified as a conditional use religious facility in an R-40, Low Density Residential zoning district. The requested location of the use is a 117.24-acre property on Happy Hollow Road referenced as Sumner County Tax Map/Parcel# 12113000000

Item Representative: John and Nicole Levoy, Property Owner

Staff Discussion:

-Applicants will be requesting a conditional use request for a religious facility on the 117-acre property zoned R40 Low Density. The conditional use request will be reviewed by the Board of Zoning and Sign appeals.

- The requested facility is for a small-scale counseling facility associated with multiple area churches.
- The applicant is requesting to build their home on the property and the detached accessory building for the counseling center on roughly 100 acres of the property.
- The applicant has discussed the counseling center being for married couples that would include a weekend retreat setting.
- The applicant has discussed dividing off a five (5+) plus acre tract for a family member to build a home on the divided off property.
- The Board of Zoning and Sign Appeals can request and review interpretations from the Planning Commission on conditional use requests.
- The applicant has not requested the conditional use application at this time.
- The Board of Zoning and Sign Appeals review process includes a public hearing. The Appeal's Board public hearing process includes notices being sent to adjacent property owners.
- This request is for the Planning Commission to review the proposal to provide a recommendation to the Appeals Board if the use proposed would be classified as a religious facility per the City's Zoning Ordinance provisions and the State's religious use protections listed below. The applicant has not requested the conditional use application at this time.
- The City's home occupation zoning requirements would not permit the requested use since the counseling service includes serving clients and being in an accessory building separate from the primary single-family dwelling.
- Due to the limited traffic and impacts associated with the request based on the property acreage and separation to adjacent properties and homes, staff's interpretation is the State law section would not permit the city to prohibit the request. This interpretation is based on the provision of State law which only permits cities and other types of governments to regulate a proposed religious use for a clearly defined essential purpose and the regulation being the least restrictive means to facilitate that essential purpose.
- Staff's interpretation is based on the setting and large acreage of property and the limited impact onto adjacent properties with the proposed use.
- The City's essential purpose for regulating a religious use in residential zoning district would be limiting the traffic, noise, lighting, drainage, property values, etc. impacts onto adjacent residential uses and properties.
- Staff presented the Zoning Ordinance Sections including definition and classification of religious facilities and conditions for reviewing a religious facility in a residential zoning district
- Staff presented sections of the State of Tennessee Religious Freedom Law including substantial burdens by location government agencies and that any regulation has to be the least restrictive means to furthering a compelling government interest like traffic, noise, drainage, etc for religious motivated uses

Planning Commission Discussion:

- Nicole Levoy states she works with Lantern Lane Farm in Mt. Juliet, TN. They are a faith-based Marriage and Family Counseling center on approximately 5 to 7 acres, and they see clients on a daily basis. Their mission is to bring healing to people in a peaceful countryside setting. At Happy Hollow it is beautiful countryside, and we are looking to replicate what they have done at Lantern Lane. In addition, do some marriage retreats for a day or weekend.
- Levoy states they are working with an architect but do not have plans to submit at this time. The goal is small with a two thousand (2,000) square foot home with counseling offices in the rooms. This is for family counseling and not for psychiatric issues.

-Duncan states he wants to confirm what has been described and that is a home, a second home and a counseling center. Can all of the homes and facilities be located on one parcel?

-McCormick states their personal home and center will be located on one parcel and second home on another parcel.

-Duncan states he fears building smaller units will be more bed and breakfast or airbnb units and getting away from counseling more into the hospitality industry will violate the variance they are considering.

-Hitt asked how many facilities are being built?

-Levoy states one for the counseling, personal home and home for parents.

-Hitt asked McCormick are we being asked to advise the other board if this is a religious facility?

-McCormick states an advisory opinion to the Board of Zoning and Sign Appeals

-Hitt states they do not have enough information to make a recommendation to another board that this is a religious endeavor

-Trew asked Levoy will the counseling facility look like a commercial facility or will it look like a house

-Levoy states it will look like a house

-Parnell asked for the counseling sessions lasting two (2) or three (3) days where will the people stay during those sessions?

-Levoy states very early stages and right now they do not know if on-site or in local hotels

-Parnell asked McCormick per zoning what can be built there today?

-McCormick states with 117 acres it is zoned for over hundred (100) homes but the property is severely limited by sewer and topography.

-McNeal asked McCormick do we require the owners to survey property for use?

-McCormick states the Appeals board will want to see a sketch when they review to set the location of house and can request accessory items with the review

-Duncan asked Levoy when you recruit for patients is that through the churches?

-Levoy states patients come from area churches and is all church supported.

-McCormick asked Freeman to share his thoughts on the limitations of the TN Religious Freedom Act.

-Freeman states he has not done research on this issue but agrees with Hitt we need more information to make the recommendation if this is a religious organization.

-Parnell asked McCormick what zoning would this be if we re-zoned?

-McCormick states will not have to re-zone because it is zoned R-40 now.

-Parnell asked McCormick what zoning code would this be for this type of use?

-McCormick states if we do not consider religious facility the counseling would be considered a commercial use

-Parnell asked McCormick what the requirements and buffer zones are for commercial property next to residential property

-McCormick states depending on the landscape range is between 30' – 40' feet.

-Parnell states that at this point it's not but kind of like commercial property and he wants to make sure there is a strong buffer protecting the residents located there.

-Trew asked Levoy if they own the property.

-John Levoy states yes, as of the end of May 2021.

-Ellis requested information of the non-profit status of the proposed use

-Levoy discussed possible agency set up with either a separate operating agency or extension of any existing facility

-Trew asked Levoy what is their timeline for construction?

-John Levoy states they hope to break ground for private home this fall and for counseling office next year.

-Duncan asked McCormick what it takes to become a bed and breakfast?

-McCormick states over five (5) acres, Board of Zoning and Appeals review, and has to be owner occupied.

-Duncan states he wants the applicant to understand there are other options to make this happen if they go for profit.

Motion: Parnell made the motion to defer to next meeting, seconded by McNeal. The motion passed unanimously.

ITEM#7 Kenjoh Outdoor Advertising: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-206 (8) and 14-207 (6) to include provisions for a primary use interstate advertisement facility use. The proposed amendment is for an increased square footage pole type sign (billboard size) for a proposed sign at 705 Rivergate Parkway. Property referenced as Davidson County Tax Map/Parcel# 02613001500 and is zoned CSL, Commercial Services Limited/INT, Interchange Overlay

Item Representative: Dan Nielsen, and John Kirirah, Kenjoh Outdoor Advertising

Staff Discussion:

-Applicant is requesting a ninety-six (96') feet -750 square feet digital (billboard type size) sign.

-The existing billboard type signs in the city are non-conforming signs due the square footage of the signs.

-The information included with the meeting packet includes the applicant's sign proposal including the TDOT permit and approval and the timeline associated with their request.

-The applicant discussed with staff a sign variance option and staff recommend first to discuss with the Planning Commission if the proposed location of the billboard type sign would be possible. After Planning Commission discussion then a sign ordinance amendment could be reviewed to incorporate provisions for the proposed sign.

-The City previously amended the sign ordinance to a content neutral sign ordinance format which defines sign regulations including location and height.

-The proposed square footage of the proposed sign exceeds the current maximum square footage for pole signage within the Interstate District (subject to signage location on the property) at 227.5 sq. ft. which is the maximum thirty (30%) percent increased square footage permitted over the base maximum 175 square footage.

-The City has defined interstate interchange sign districts including districts for high rise signs. Signs installed under the sign ordinance are regulated as accessory uses of the primary use of the property. Example the pole sign, high rise interstate sign, entrance and exit signs and menu boards for a drive thru fast food restaurant. The restaurant would be primary use of the property and the signs are accessory to the restaurant.

-The proposed sign location is within the Rivergate Parkway exit 96 interstate sign district overlay. Per the proposed location of the sign on the property, the City's ordinance permits subject to Planning Commission's review and approval a maximum sign height of ninety (90') feet and 227.5 square feet in area.

-The applicant discussed possible variances, but the Board of Zoning Appeals would not have any basis to grant a variance for a signage increase from 227.5 to 750 square feet.

- The proposed ordinance includes creating a primary interstate advertisement proposed use approval process for properties adjacent to I-65 zoned CSL, Commercial Services Limited and IG, Industrial General and IR, Industrial Restricted. An applicant would be required to submit a site plan to the Planning Commission for review and approval.
- The proposed ordinance is not included in the sign ordinance to separate general signage and interstate sign district provisions.
- The proposed ordinance is creating the billboard type sign as a primary use of the property in addition to other permitted primary uses on the property.
- The proposed amendment would also permit similar type signs along interstate frontage meeting the defined criteria.
- The proposed amendment cannot be set up only for the applicant's request.
- The proposed amendment was prepared by staff to incorporate the requested signage.
- There are thirteen (13) billboard type signs along the west side of I-65 and five (5) along the east side of I-65 and one sign adjacent to SR-386 along the east side of I-65.
- Staff discussed the proposed ordinances with separate ordinances for commercial and industrial zoning districts and ordinance amendment would be a permitted use of the property
- Staff discussed the proposed amendments including square footages, sign design, digital messaging, and TDOT approval
- Staff discussed the proposed amendments including separation to residential zoning district and other interstate type signs

Planning Commission Discussion:

- Nielsen states they started working on the project in 2019 and since then the City has changed their sign codes regarding height and area of signs. He and his partner find areas that are billboard applicable and work with landowners to do business.
- Kirirah states TDOT issued the permit for the billboard after waiting six (6) months and at that time the codes have changed. He agrees the height could be amended to meet the City's standard and the only issue is square footage and location.
- Trew asked if the billboard will impede the vision at the exit
- Kirirah states no it would be too high to impede the visibility
- Parnell states billboards are not known for aesthetic appeal but understands taking advantage of the resources of property in this case I-65 and would like to hear from others their opinion
- Kirirah states they get the opinion that billboards are not attractive all the time. They spend a lot of money on their billboards, and they are very attractive and discussed examples of signs
- Hitt states we are not here to argue the beauty of signs. We are here to discuss if we want a sign this size in the middle of Goodlettsville.
- Freeman confirms with McCormick the board is making a motion and voting to take the amended Zoning Ordinance to the City Commission
- McCormick states yes, it will be a Zoning amendment request that will go to the City Commission.

Motion: Whittaker made the motion to deny the request, seconded by Hitt. The motion passed unanimously.

ITEM#8 Zoning Ordinance Amendment – Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-201. Provisions Relating to Construction of Language and Definition (3) to include definitions of a one and two (2) car garages including minimum interior dimensions.

Staff Discussion:

-The Planning Commission has previously discussed issues with street and sidewalk over-hang parking associated with new residential developments. The Planning Commission recently discussed the example of a limited dimension two (2) car garage including nineteen (19') feet dimension that limits a residential tenant from using the attached garage to meet the intended design of the City requirements. The Planning Commission expressed concern that the limited garage dimensions which result in the cars being parked on the street or overhanging the street sidewalk. The proposed dimensions listed below include an additional two (2') feet along the sides of vehicles measured with an average width of eight (8') feet and also an area between vehicles in a two (2) car garage. The City's parking space requirement is a nine (9') by eighteen (18') feet parking stall.

-Staff discussed the proposed amendments including minimum dimensions for one car garage at twelve (12') feet width x twenty-two (22') feet depth and two (2) car at twenty-two (22') width x twenty-two (22') feet depth

Planning Commission Discussion:

-Freeman states this will not affect previously approved site plans and planned unit developments

-Trew asked McCormick if the builders will have a problem with the size increase?

-McCormick states an issue has been identified with the builder's minimum dimensions so this could be an issue for builders

-Freeman discussed increasing the dimensions will not make people park in the garage and what the impact will be on future developments.

-Trew and Duncan discussed if parking regulations were enforced the larger garage area could assist with more vehicles parked in the garage

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

ITEM#9 Zoning Ordinance Amendment – Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-208. Supplementary District Regulations. (1)(B) to include fence material and height requirements for fences in front yards

Staff Discussion:

The proposed amendment is to include material requirements for fences. Staff received a request to review existing ordinance requirements for incompatible fence materials and fencing located in the front yards of properties between the building and street. Staff reviewed options including limited fencing in the front yard of residential zoned properties to four (4') feet.

Staff discussed the proposed amendments including materials and different types of fences

Motion: Hitt made the motion to approve, seconded by McNeal. The motion passed unanimously.

ITEM#10 Zoning Ordinance Amendment – Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-210 Planned Unit Development District Regulations (6) to include Regional Center Planned Unit Development Zoning District Regulations

Staff Discussion:

- The proposed amendment will include two (2) Regional Center zoning districts under the planned unit development zoning ordinance section
- The Regional Center area and project and building designs was defined by a recent Comprehensive Plan amendment.
- Any rezoning requests to the Regional Center classification would require the initial preliminary master plan to be reviewed and approved by Planning Commission and City Commission. These project design requirements would only apply to a property requested to be rezoned to the Regional Center classification. The intention is for the project master plans to define the individual project designs.
- Staff discussed the proposed amendments expanding on previous draft submitted and change regarding minimum building heights or similar design based on two (2) stories to define streetscape.

Planning Commission Discussion:

- Parnell discussed concerns with the minimum lot area and the number of units per acre.

Motion: Duncan made the motion to defer to the October meeting, seconded by McNeal. The motion passed unanimously.

DISCUSSION ITEMS:

- Staff discussed deferring the public forum and public hearing review until next month and no one was present to speak on the Conference Drive item

Public Forum on Planning Related Topics:

No one requested to speak at the meeting.

With no further business, the meeting adjourned at 7:02 pm.

Scott Trew, Vice Chairman

Sharon Reed, Planning Assistant

7/24/2021 1:54:00 PM C:\Users\boyk\Documents\Community Solutions by Design\PROJECTS\2020\Rivergate Retail Space Shell\DRAWINGS\Rivergate_SD.rvt

DESIGN CRITERIA:

INTERNATIONAL BUILDING CODE 2012
NFPA 101- LIFE SAFETY CODE 2012
INTERNATIONAL MECHANICAL CODE 2012
INTERNATIONAL PLUMBING CODE CODE 2012
INTERNATIONAL FIRE CODE CODE 2012
INTERNATIONAL ENERGY CONSERVATION CODE CODE 2012
NATIONAL ELECTRICAL CODE 2017

BUILDING CODE DATA:

- GROUP A-2 OCCUPANCY CLASSIFICATION
- TYPE OF CONSTRUCTION - IIIB (IBC TABLE 601)
 - FIRE SPRINKLER SYSTEM - NON-SPRINKLER (NFPA 13)
 - ACTUAL NUMBER OF STORIES - 1
 - ALLOWED NUMBER OF STORIES - 2 (IBC TABLE 503)
 - ACTUAL HEIGHT - 16 FEET
 - ALLOWED HEIGHT - 55 FEET (IBC TABLE 503)
 - FLOOR AREA NEW - 3250 SQUARE FEET
 - TOTAL FLOOR AREA ALLOWED PER STORY- 9,500 SQUARE FEET (IBC TABLE 503)

SHEET INDEX

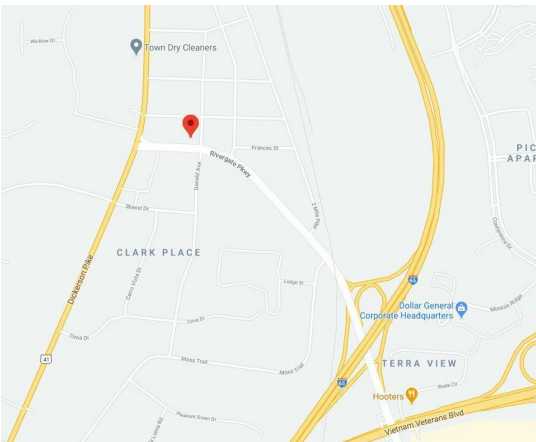
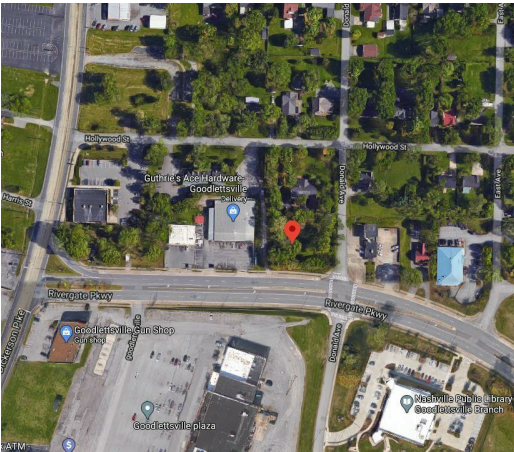
- G0.1 COVER SHEET
G1.0 TOPOGRAPHY SURVEY
C1.0 EROSION CONTROL PLAN / DEMOLITION PLAN
C2.0 SITE PLAN
C2.1 LAYOUT PLAN
C3.0 GRADING PLAN
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SD1.0 STANDARD SITE DETAILS - 1
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SD1.3 STANDARD SITE DETAILS - 3
SD1.4 STANDARD SITE DETAILS - 4
A1.1 FLOOR PLAN
A3.1 EAST & WEST ELEVATION
A3.2 FRONT & REAR ELEVATION
A4.1 BUILDING SECTION
A5.1 WALL SECTIONS
S1.0 FOUNDATION PLAN

UTILITIES

ELECTRIC	NASHVILLE ELECTRIC SERVICES 1214 CHURCH STREET NASHVILLE, TN, 37201 615-747-3775
SEWER	CITY OF GOODLETTSVILLE 215 CARTWRIGHT STREET GOODLETTSVILLE, TN, 37072 ATTN: STEVE DIVINEY, SEWER SUPERVISOR 615-851-3470
WATER	MADISON SUBURBAN UTILITIES DISTRICT 108 W. WEBSTER MADISON, TN, 37115 615-868-3201
GAS	PIEDMONT NATURAL GAS 4720 PIEDMONT ROW DRIVE CHARLOTTE, NC, 28210 1-800-752-7504
STORM	CITY OF GOODLETTSVILLE 105 S. MAIN STREET GOODLETTSVILLE, TN, 37072 ATTN: WARREN GARRETT, STORMWATER COORDINATOR 615-851-3462
TELEPHONE	COMPANY STREET ADDRESS, SUITE CITY, STATE, ZIP ATTN: CONTACT PERSON PHONE NUMBER

APPROVAL/REVIEW

PLANNING DEPARTMENT 318 N. MAIN STREET GOODLETTSVILLE, TN 37072 ATTN: ADDAM MCCORMICK 615-851-3741
MADISON SUBURBAN UTILITIES DISTRICT 108 W. WEBSTER MADISON, TN, 37115 615-868-3201
PUBLIC WORKS DEPARTMENT 215 CARTWRIGHT STREET GOODLETTSVILLE, TN, 37072 ATTN: STEVE DIVINEY, SEWER SUPERVISOR 615-851-3470



ARCHITECT:

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NASHVILLE, TN 37214
PHONE: 888.278.0640
CONTACT: JONATHAN CLARK, AIA, NCARB
TN LICENSE #: 106662
TN FIRM LICENSE #: 5441
jdclark@csolutionsdesign.com

ENGINEER:

DOUGLAS CONSULTING GROUP, CIVIL ENGINEERING SOLUTIONS
5006 UPPER ELM STREET
ATLANTA, GA 30349
PHONE: 404.826.1650
CONTACT: STACY BLAKLEY, PE
sblakley@douglasconsultinggroup.net

PROJECT INFORMATION:

THE PROPOSED PROJECT IS THE NEW CONSTRUCTION OF THE RIVERGATE SHELL BUILDING PROJECT. THE NEW CONSTRUCTION WILL CONSIST OF A SHELL BUILDING FOR FUTURE TENANT BUILD OUT, AS WELL AS, ASSOCIATED NEW ACCESS DRIVES, SURFACE PARKING AND LANDSCAPING.

THE NEW ONE-STORY SHELL BUILDING, SLAB-ON-GRADE OF APPROXIMATELY 3,250 SF, IS TO BE CONSTRUCTED OF PRECAST STRUCTURAL INSULATED PANELS AND WILL HAVE A HIGHLY INSULATED TPO COVERED ROOF. TEMPERED GLASS STOREFRONT SYSTEM HAVE BEEN SPECIFIED TO PROVIDE NATURAL LIGHT TO THE MAIN CORRIDOR.

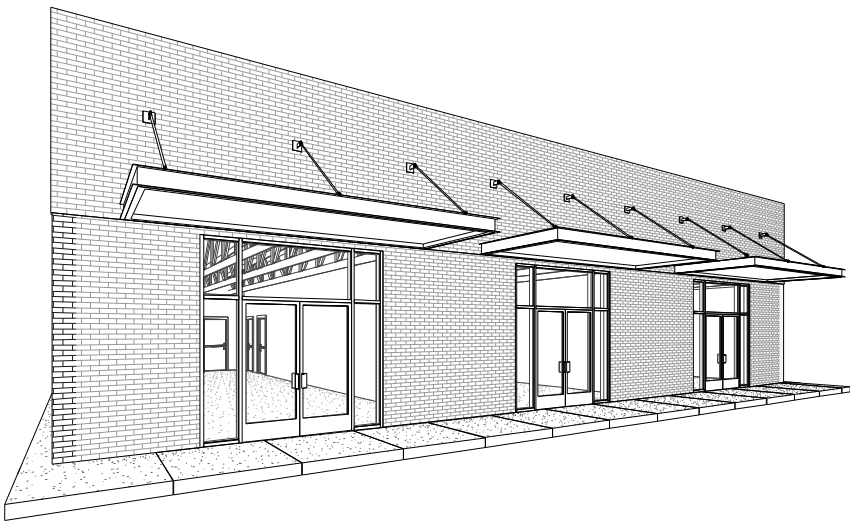
NEW RIVERGATE SHELL BUILDING

120 RIVERGATE PKWY

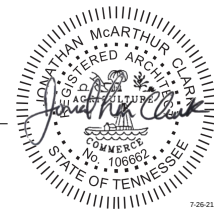
PARCEL NO. 02605014200

GOODLETTSVILLE, TN, 37072

SUMNER COUNTY



555 Mariott Drive, Suite 315
Nashville, Tennessee 37214
615.814.0350



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RIVERGATE SHELL BUILDING

OWNER
RAFAEL SYED
PROJECT ADDRESS
120 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

ISSUE DATE
26 JULY 2021

ISSUED
PERMIT SET

CSBD PROJECT NUMBER
2035101-01

REVISIONS
No. Description Date

DRAWING TITLE
COVER SHEET

DRAWING NO.
G0.1



JOB NO. 210171

NOTES:

1. NORTH BASED ON THE TENNESSEE NAD 83 COORDINATE SYSTEM.
2. PROPERTY IS SHOWN AS PART OF PARCEL 095.00 ON DAVIDSON COUNTY PROPERTY MAP 026-05-0.
3. BEING THE SAME PROPERTY CONVEYED TO RAFAE AND FATIMAH SYED BY DEED OF RECORD INST# 20201109-0131153, R.O.D.C., TN.
4. BEING SHOWN AS LOT 24A ON THE MAP OF RESUBDIVISION LOT 10, 23, AND 24 OF BLOCK "H" - ROSCOE PLACE OF RECORD IN INSTRUMENT# 20201029-0125608, R.O.D.C., TN.
5. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47037C0129H, DATED 4-05-17, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
6. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT FURNISHED.

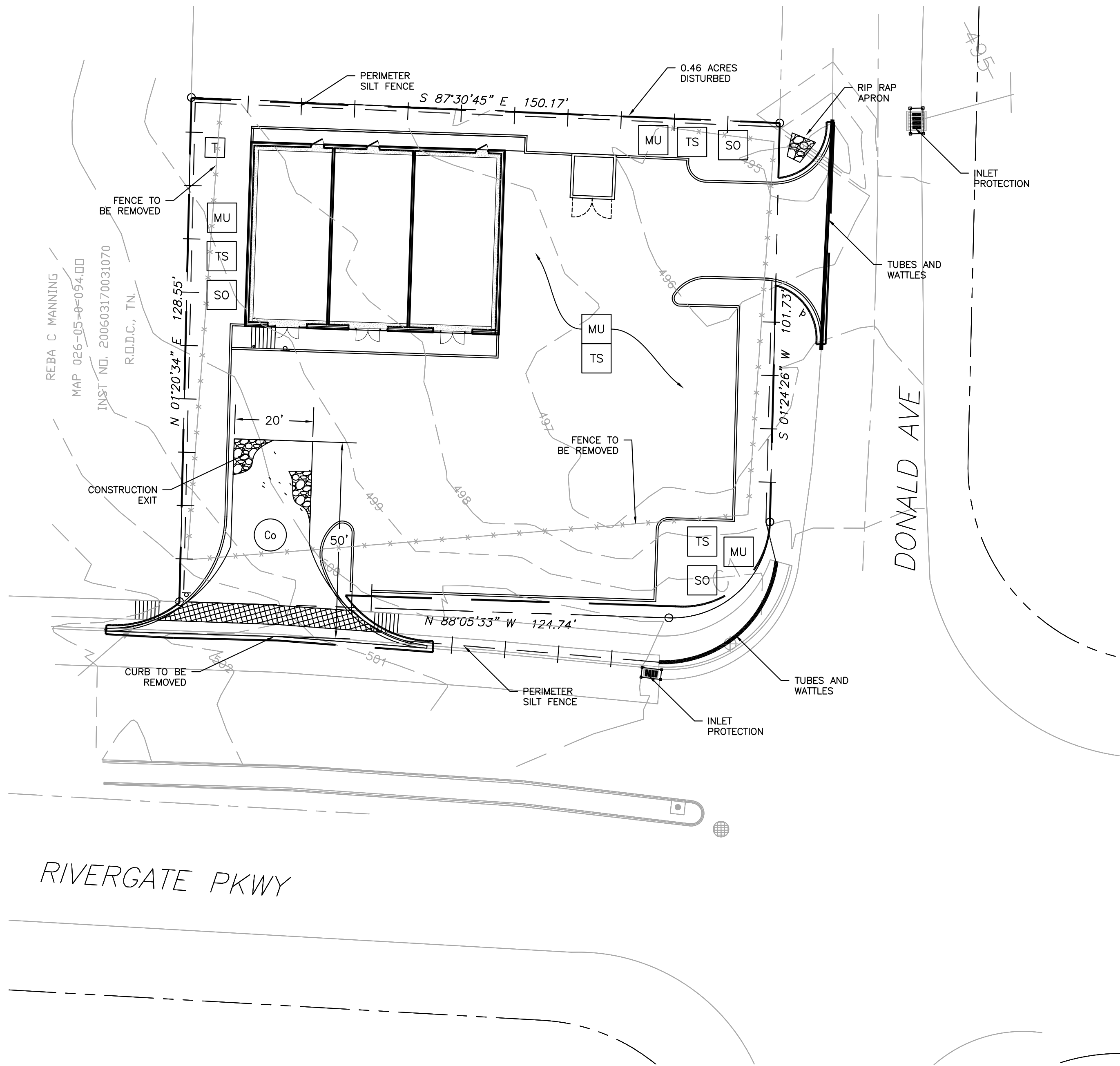
TOPOGRAPHICAL SURVEY
FOR
RAFEE SYED

PROPERTY LOCATED ON RIVERGATE PARKWAY IN GOODLETTSVILLE
10TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE

DATE : JUNE 22, 2021

SCALE : 1" = 40'

PREPARED BY :



SEDIMENT SHALL BE CONTROLLED USING THE FOLLOWING BEST MANAGEMENT PRACTICES:

PERIMETER SILT FENCE

INLET PROTECTION

CONSTRUCTION ENTRANCE/EXIT

TUBES AND WATTLES
(SEDIMENT CONTROL)

SIDEWALK TO BE REMOVED

MU DISTURBED AREA STABILIZATION
(WITH STRAW MULCH)
TS DISTURBED AREA STABILIZATION
(WITH TEMPORARY VEGETATION)
SO DISTURBED AREA STABILIZATION
(WITH SOO)

SOILS INFORMATION	
MAPPING UNIT	DESCRIPTION
MsD	MIMOSA-URBAN LAND COMPLEX 2% - 15% SLOPES

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES & PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

EROSION CONTROL NOTES:

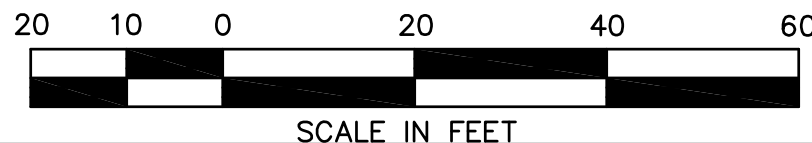
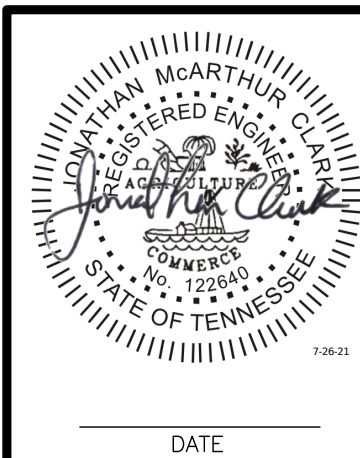
- DEVELOPER PROPOSES TO CONSTRUCT A SHELL BUILDING LOCATED AT 120 RIVERGATE PARKWAY. THE SITE HAS PREVIOUSLY BEEN CLEARED VEGETATIVE LOT. THE PROPOSED DEVELOPMENT WILL CONSIST OF A THE CONSTRUCTION OF THE RIVERGATE SHELL BUILDING INCLUDING SITE WORK AND UTILITIES TO BE INSTALLED.
- PROPERTY: 120 RIVERGATE PARKWAY
GOODLETTSVILLE, TENNESSEE 37072
OWNER: RAFEE SYED
- TOTAL SITE = 0.44 ACRES (19,040.54 S.F.)
TOTAL DISTURBED AREA: 0.46 ACRES (19,839 S.F.)
DISTRICT(S): 10 LAND LOT(S): 10, 23, AND 24
- EROSION CONTROL MEASURES TO BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.
- PROPOSED DEVELOPMENT IS LOCATED ON NORTHWEST QUADRANT OF INTERSECTION OF RIVERGATE PARKWAY AND DONALD AVENUE. NO IMPACTS TO ADJOINING LANDS ARE ANTICIPATED.
- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- ALL FILL SLOPES SHALL HAVE SILT FENCE PLACED AT THE SLOPE'S TOE.
- CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 WITH A HEIGHT OF 10 FEET OR GREATER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
- THE PROPERTY APPEARS NOT TO BE IN A FLOOD PLAIN PER FIRM COMMUNITY PANEL 47037C 0129 H, DATED APRIL 5, 2017.
- SEDIMENT AND EROSION MEASURES AND PRACTICES TO BE INSPECTED DAILY BY GENERAL CONTRACTOR.
- ANY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- ALL DEMO DEBRIS TO BE HAULED OFF SITE.
- THERE IS NO BULK OIL/FUEL STORAGE ON SITE

PRIOR TO STARTING CONSTRUCTION ON SITE, DEMOLITION CONTRACTOR SHALL:

- ESTABLISH INLET PROTECTION ON EXISTING INLETS AS NOTED
- ESTABLISH PERIMETER PROTECTION USING SILT FENCE AND HAY BALE AND/OR TUBES AND WATTLE BARRIERS ON SITE PROPERTY LINES AND ENTRANCES AS SHOWN.
- ESTABLISH A CONSTRUCTION ENTRANCE AS NOTED AND AS APPROVED BY THE INSPECTOR.
- COMMENCE DEMOLITION AND SITE WORK AFTER BEING RELEASED BY THE INSPECTOR.
- ESTABLISH TREE PROTECTION FENCE (IF APPLICABLE)

UPON APPROVAL TO PROCEED FROM INSPECTOR, CONTRACTOR SHALL:

- AS SITE IS STABILIZED WITH NEW PAVEMENT, REMOVE SEDIMENT BARRIERS AND CONSTRUCTION ENTRANCE.
- STABILIZE VEGETATIVE AREAS IN ACCORDANCE WITH LANDSCAPE PLANS ANY AREAS NOT PROVIDED WITH PERMANENT MULCHED PLANT BEDS ARE TO RECEIVE PERMANENT SEEDING OR SODDING AT THE DIRECTION OF THE PROJECT MANAGER.
- DURING CONSTRUCTION ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND IF LEFT EXPOSED FOR A PERIOD GREATER THAN 30 DAYS SHALL BE STABILIZED WITH PERMANENT SEEDING.
- REMOVE INLET PROTECTION AND PERMANENT SILT FENCE WHEN RELEASED BY THE INSPECTOR.

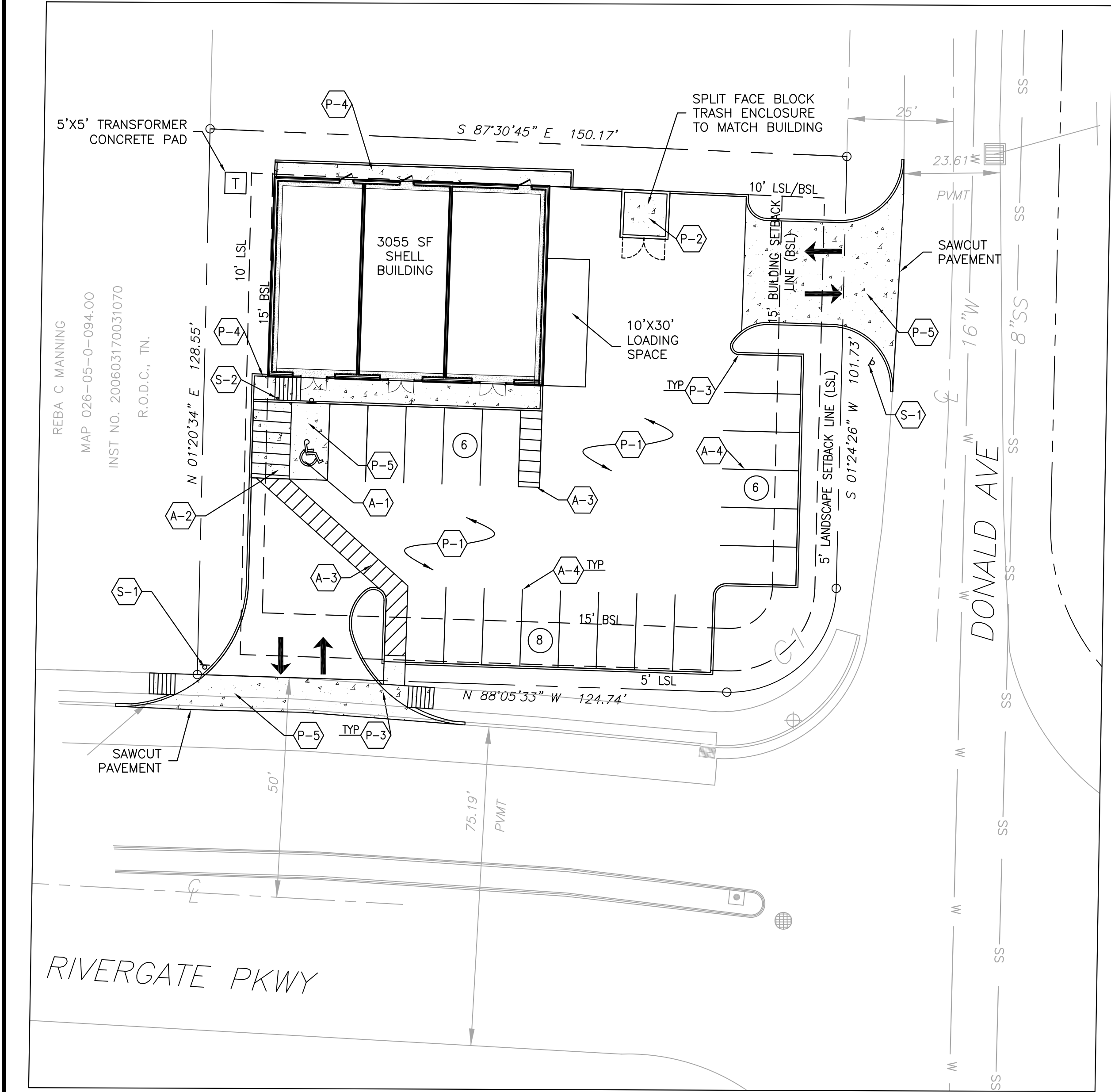


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DRAWING TITLE: SWPPP/DEMOLITION PLAN	
PROJECT NAME: SHELL BUILDING	CLIENT: RAFEE SYED
120 RIVERGATE PARKWAY, GOODLETTSVILLE, TN	

PROJECT NO.: 21-07	PROJ. MGR.: SB
DATE: 07/23/21	DRWN. BY: EFR
SCALE: AS NOTED	CHKD. BY: SB
DRAWING SERIES: E&SC	
SHEET NO. C - 1.0	



PROPOSED CONCRETE CURBS\GUTTERS, PADS AND PAVING ON SITE			ADA/STRIPING LEGEND	PROPOSED SIGNS
KEY	DESCRIPTION	SPECIFICATION		
	PERVIOUS CONCRETE PAVING	SEE DETAIL ON SD-1.2	9" WIDE VAN ACCESSIBLE STALL WITH SIGN AND SYMBOL PER ADA REQUIREMENTS	MUTCD SIGN R1-1 STOP SIGN
	CONCRETE TRASH ENCLOSURE PAD	18'-8"W x 19'-4" x 6" THK. 4,000 PSI CONCRETE WITH FIBERMESH	8" WIDE HANDICAP ACCESSIBLE AISLE-4" BLUE STRIPES @ 45°, 2' O.C.	MUTCD SIGN R7-8 & R7-8A - ADA VAN ACCESSIBLE HANDICAP PARKING SIGNS
	6" HEADER CURB	4000 PSI CONCRETE WITH FIBERMESH	5' WIDE PEDESTRIAN ACCESS AISLE WITH PAINTED 4" BLUE STRIPES @ 45°, 2' O.C.	
	CONCRETE SIDEWALK	4" THK. 4000 PSI CONCRETE WITH FIBERMESH	4" WHITE PARKING STRIPE OR STRIPED AREA - 4" WHITE STRIPES @ 45°, 2' O.C.	
	CONCRETE PAVING	6" THK. 4,000 PSI CONCRETE WITH FIBERMESH		
			TRAFFIC FLOW ARROW	

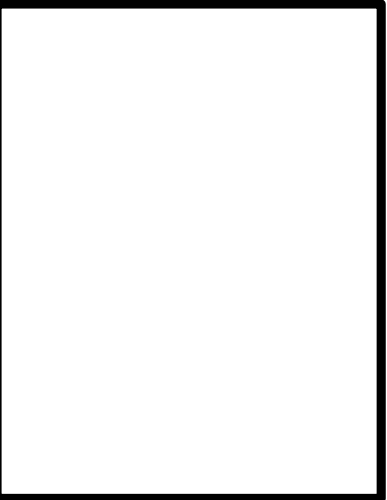
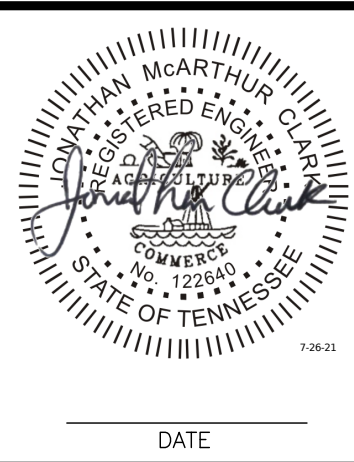
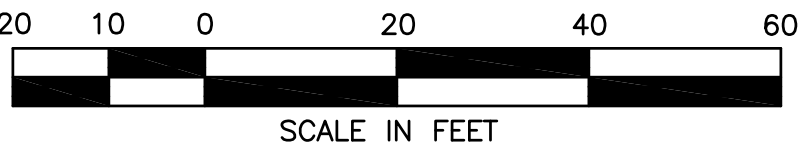
CONCRETE PAVING SPECS.

4000 P.S.I. WITH FIBER MESH:
-USE MIN. 517 LBS. OF CEMENT
-ADD FIBERMESH REINFORCEMENT TO CEMENT OR OWNER APPROVED EQUIVALENT. DOSAGE RATE SHALL BE AT MANUFACTURERS FULL RECOMMENDED DOSAGE.
-ACCEPTABLE AIR CONTENT 3%-6%.
-MAX AGGREGATE SIZE OF 1 1/2"
-MAX SLUMP OF 3"-4"

SITE DATA		
STREET LOCATION: 120 RIVERGATE PARKWAY, GOODLETTSVILLE, TN		
CURRENT SITE AREA: 0.44 ACRES		
CURRENT ZONING: COMMERCIAL SERVICE LIMITED (CSL)		
OVERLAY: COMMERCIAL CORE OVERLAY DISTRICT		
BUILDING TYPE: SHELL BUILDING		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT	15 FT.	70.7 FT.
LEFT SIDE	15 FT.	15 FT.
RIGHT SIDE	15 FT.	69.9 FT.
REAR	10 FT.	10 FT.
PARKING SETBACKS		
FRONT	5 FT.	4 FT. (1' OVERHANG ALLOWED)
RIGHT	5 FT.	5 FT.
LEFT	5 FT.	N/A
REAR	5 FT.	N/A
PARKING STALL SIZE		
ANGLED STALL	9' x 18'	9' x 18'
PARALLEL STALL	9' x 18'	9' x 18'
DRIVE AISLE WIDTH		
ONE WAY (60' PARKING)	22 FT. MIN	N/A
ONE WAY (90' PARKING)	24 FT. MIN	24 FT. MIN.
PARKING (SEE BELOW)		
4 SPACES/ 1000 G.L.A.	13 SPACES	20 SPACES

GENERAL NOTES

- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
- SEE SITE DETAILS SD-1.1 FOR LOT STRIPING INFORMATION AND SPECIFICATIONS.
- ALL CONCRETE WALKS TO BE 4" THICK AND BROOM FINISHED.
- ANY WORK PERFORMED IN THE STATE R.O.W. SHALL BE PER DOT GUIDELINES AND STANDARD SPECIFICATIONS.
- ALL EXPOSED CONCRETE CORNERS TO BE CHAMFERED AND/OR TO HAVE RADII.
- ALL EXPOSED CONCRETE CURBS, SIDEWALK, SLABS, PAVEMENT AND FOUNDATIONS SHALL BE TREATED WITH AN AQUORON CONCRETE TREATMENT AS MANUFACTURED BY AMERICAN MASONRY PROTECTION INC. OR APPROVED EQUIVALENT.
- THE COMPACTION REQUIREMENTS FOR ALL FILL MATERIAL(S) PLACED ANYWHERE ON MCDONALD'S CORPORATION PROPERTY SHALL BE 100% OF THE STANDARD PROCTOR (ASTM D-69).
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY REMAINING SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- ALL JOINTS WHERE NEW PAVEMENTS ADJOIN EXISTING PAVEMENT SHALL BE SAW CUT, TO INSURE A STRAIGHT CLEAN LINE, OR WILL BE CARRIED TO THE NEXT EXPANSION JOINT ON DOT R.O.W. WHERE FEASIBLE.
- ALL CURB FACES AND PAVEMENT ELEVATIONS SHALL MATCH ADJOINING CURBING AND PAVEMENT EXACTLY.
- STABILIZE AND GRASS ALL SLOPES TO PREVENT EROSION, AND SOD OR HYDRO-SEED SLOPES OVER 2:1 UNLESS OTHER WISE SPECIFIED. SEE EROSION CONTROL & GRADING PLANS.
- GENERAL CONTRACTOR TO PROVIDE 2"ø WEEP HOLES THRU CURB @ 48" O/C ON SITE AT ALL LANDSCAPE ISLES AND AREAS ADJACENT TO THE BUILDING
- ALL DIMENSIONS ARE GIVEN TO THE FACE OF CURB.
- CONTRACTOR TO USE TOPOGRAPHIC SURVEY IN CONJUNCTION WITH THIS SITE PLAN FOR LOCATION AND SIZES OF EXISTING FEATURES.



REVISIONS		DESCRIPTION
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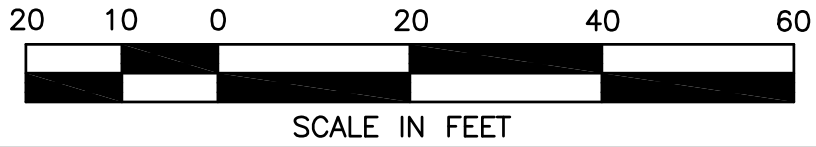
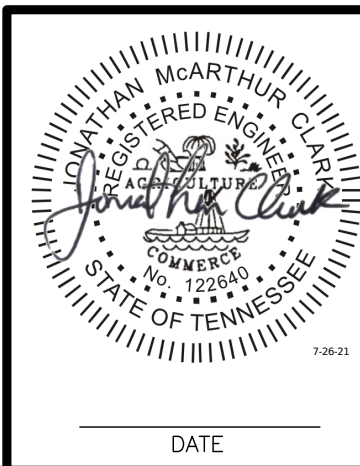


SITE PLAN	
PROJECT NAME:	SHELL BUILDING
120 RIVERGATE PARKWAY, GOODLETTSVILLE, TN	
CLIENT:	RAFAE SYED

PROJECT NO.:	21-07	PROJ. MGR.:	SB
DATE:	07/23/21	DRWN. BY:	EFR
SCALE:	AS NOTED	CHKD. BY:	SB
DRAWING SERIES:			
CONCEPT			
SHEET NO.			
C-2.0			



IMAGES OF LANDSCAPING SCREEN ADJACENT RESIDENTIAL PROPERTY BOUNDARY

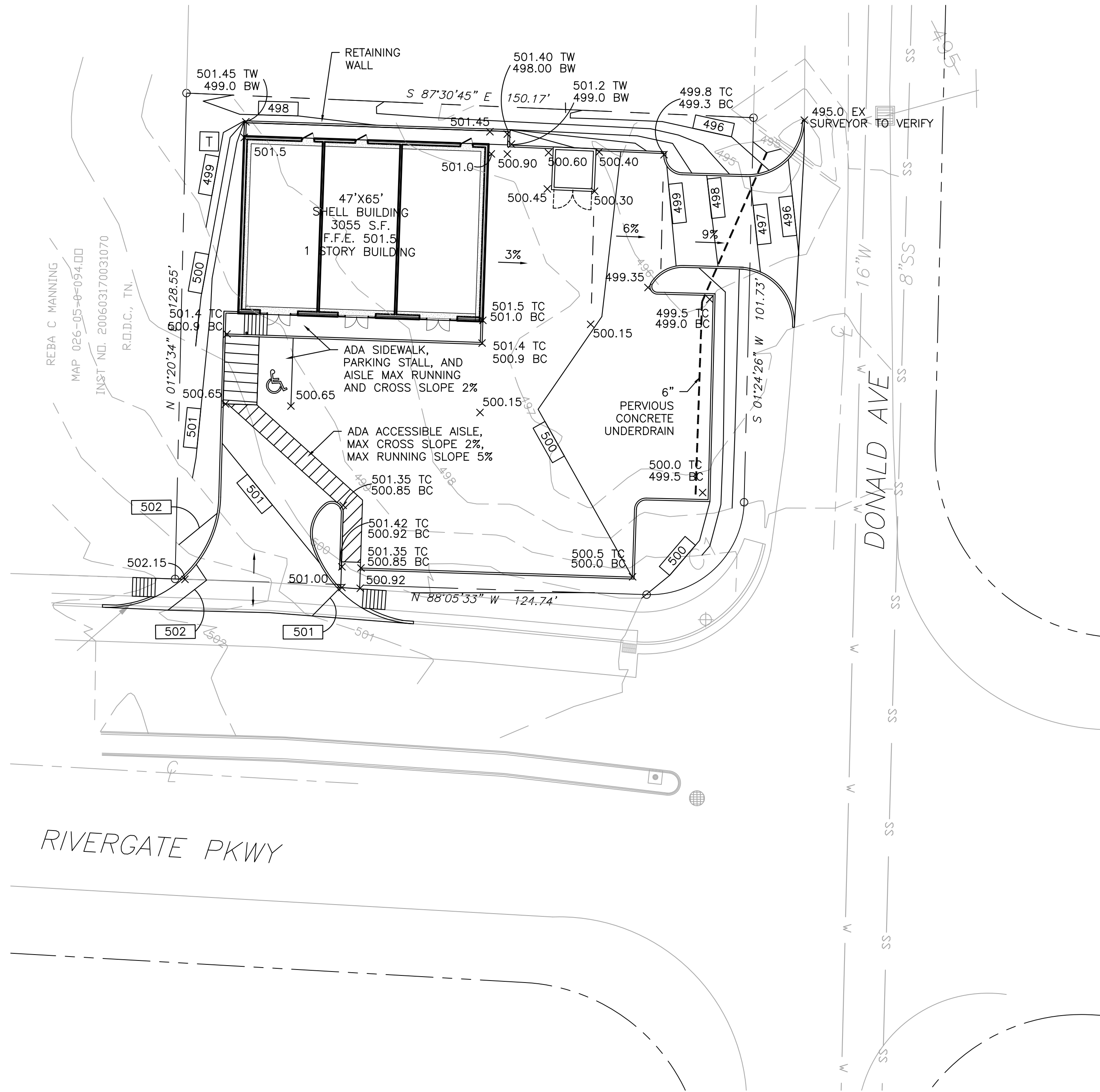


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REVISIONS		



DRAWING TITLE:	LAYOUT PLAN
PROJECT NAME:	SHELL BUILDING 120 RIVERGATE PARKWAY, GOODLETTSVILLE, TN
CLIENT:	RAFAEE SYED

PROJECT NO.: 21-07	PROJ. MGR.: SB
DATE: 07/23/21	DRWN. BY: EFR
SCALE: AS NOTED	CHKD. BY: SB
DRAWING SERIES: SITE	
SHEET NO. C - 2.1	



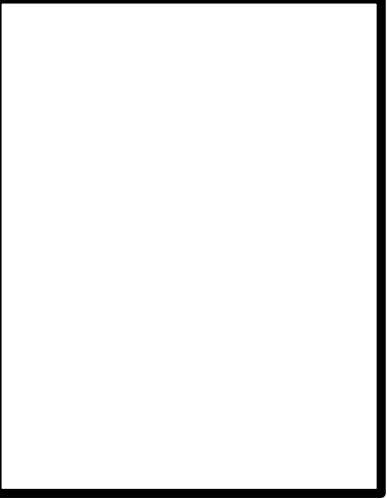
LEGEND

- × 91.44 EXISTING ELEVATION
+ 95.64 PROPOSED ELEVATION
- 449- EXISTING CONTOUR
- 450- PROPOSED CONTOUR
→ FLOW ARROWS
DRAINAGE BASIN
--- GRADE BREAK

GRADING NOTES

1. GRADING SHALL BE KEPT WITHIN THE LIMITS SHOWN ON THE GRADING PLAN. CONTRACTOR SHALL PROTECT EXISTING TREES AND VEGETATION OUTSIDE THE LIMITS OF GRADING.
2. CONTRACTOR SHALL PROVIDE ROUNDING AT TOP OF CUTS AND TOE OF FILLS WHEREVER POSSIBLE TO BLEND NEW CONTOURS TO EXISTING.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, BUILDING DIMENSIONS, AND BUILDING UTILITY ENTRANCE LOCATIONS.
4. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SOD, MULCH AND WATER.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
6. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. ALL SPOT ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK. CONTRACTOR TO VERIFY PROPOSED GRADES PRIOR TO POURING CONCRETE CURB & DRIVE THRU PAD.
8. ALL NEW CURB FACES AND PAVEMENT SHALL MATCH EXISTING ADJOINING CURBING AND PAVEMENT EXACTLY.
9. PRIOR TO GRADING, CONTRACTOR TO ENSURE ALL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. CONTRACTOR RESPONSIBLE FOR MAINTAINING ALL AFOREMENTIONED MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE. SEE C-1.0 FOR EROSION AND SEDIMENT CONTROL MEASURES.
10. ALL EXISTING STRUCTURES TO BE TIED INTO MUST BE FIELD INSPECTED AND BE FUNCTIONAL.
11. SEE PERVIOUS PAVING DETAILS AND CALCULATIONS ON SD-1.4.

STORM CALCULATIONS					
	EXISTING CONDITIONS		PROPOSED CONDITIONS		CHANGE
	SF	PERCENTAGE	SF	PERCENTAGE	
IMPERVIOUS SURFACE	0	0%	14,657	77%	+77%
PERVIOUS SURFACE	19,041	100%	4,384	23%	-77%
TOTALS	19,041		19,401		

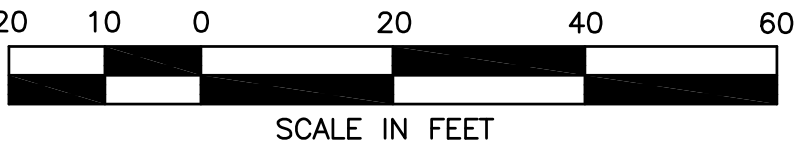


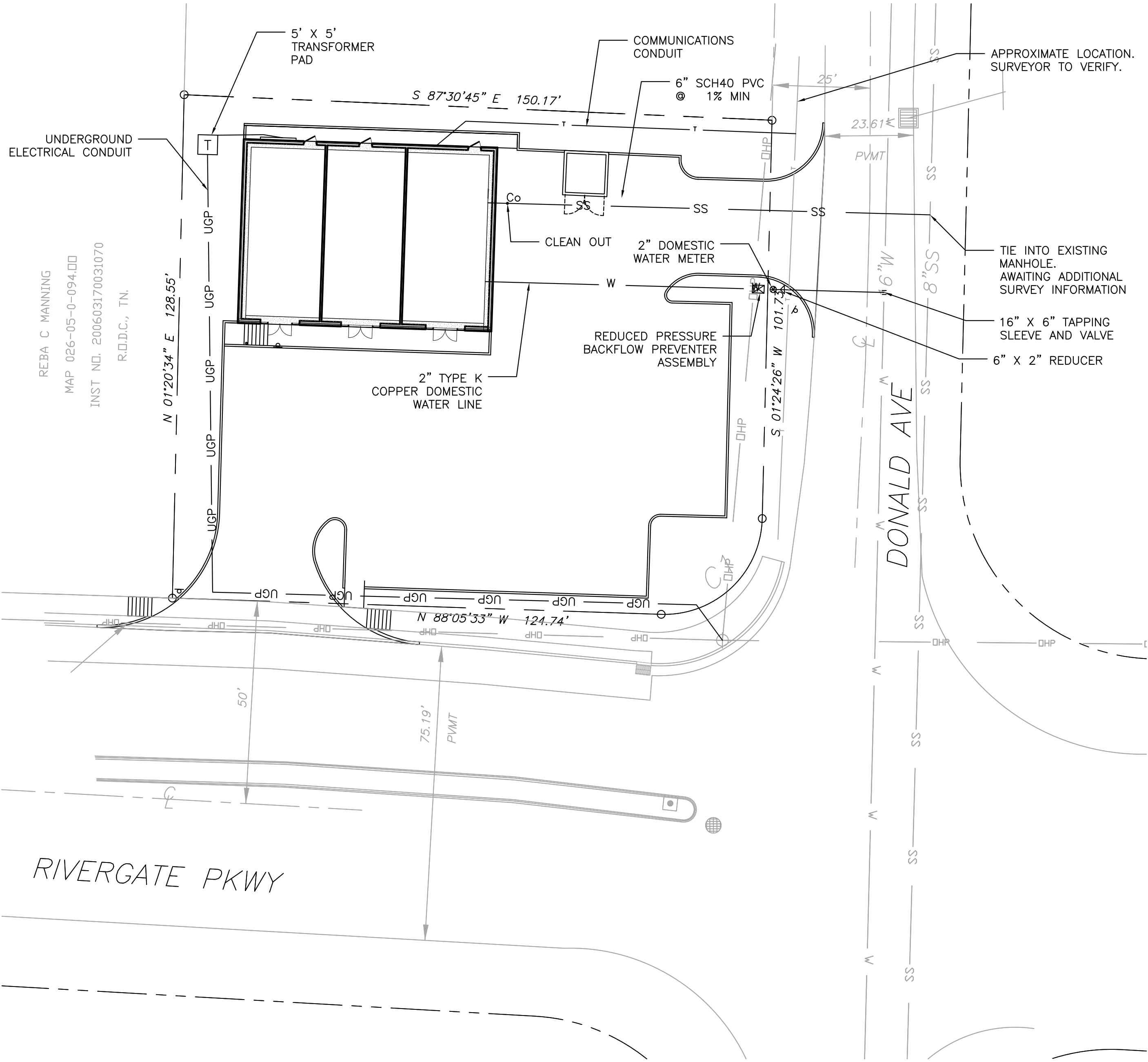
				DESCRIPTION	REVISIONS
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DRAWING TITLE:		GRADING PLAN
PROJECT NAME:		SHELL BUILDING
CLIENT:		120 RIVERGATE PARKWAY, GOODLETTSVILLE, TN
		RAFEE SYED

PROJECT NO.:	PROJ. MGR.:
21-07	SB
DATE:	DRWN. BY:
07/23/21	SVB
SCALE:	CHKD. BY:
AS NOTED	SB
DRAWING SERIES:	
GRADING	
SHEET NO.	
C-3.0	





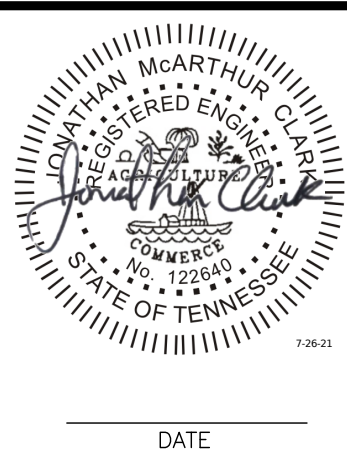
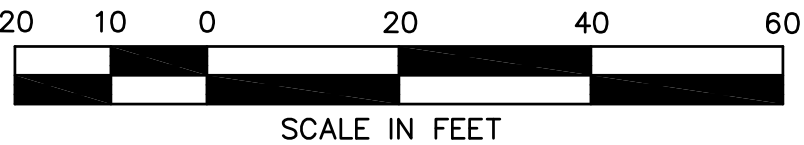
REBA C MANNING
MAP 026-05-0-094.00
INST NO. 200603170031070
R.D.D.C., TN.

- UTILITY NOTES
1. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS AND SERVICE LINES TO BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
 2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 3. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT NUMBERS, LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT LOCATION AND NUMBER OF BUILDING UTILITY ENTRANCES.
 4. ALL ON-SITE SANITARY, STORM, AND WATER LATERALS SHALL BE OWNED AND MAINTAINED BY THE OWNER, EXCEPT WHERE EASEMENTS ARE SHOWN.
 5. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES ARE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
 6. PRIOR TO EXCAVATING NEAR GAS OR ELECTRIC LINES, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY.
 7. ALL NEW CONDUITS SHALL BE PUSHED UNDER EXISTING CURB UNLESS OTHERWISE SPECIFIED.
 8. BUILDING WILL NOT HAVE SPRINKLER SYSTEM.
 9. ALL SEWER INSTALLATION TO MEET CITY OF GOODLETTSVILLE DESIGN AND INSTALLATION REQUIREMENTS.
 10. ALL WATER INSTALLATION TO MEET MADISON SUBURBAN UTILITY DISTRICT DESIGN AND INSTALLATION REQUIREMENTS.

- LEGEND
- SS PROPOSED SAN. SEWER LATERAL
 - W PROPOSED WATER SERVICE
 - UGP PROPOSED UNDERGROUND ELECTRIC, AND CABLE TV SERVICE IN 4" PVC CONDUIT
 - T PROPOSED UNDERGROUND TELEPHONE SERVICE IN 4" PVC CONDUIT

- ⊗ WATER METER
- ELECTRICAL METER
- ⊠ BACKFLOW DEVICE

LIGHTING NOTE
POWER FEEDS SHOWN ARE ASSUMED CONNECTION POINTS TO BRING THE NEW SYSTEM INTO OPERATION.



REVISIONS		DESCRIPTION
4		
3		
2		
1		
NO.	DATE	



UTILITY PLAN	
PROJECT NAME:	SHELL BUILDING
	120 RIVERGATE PARKWAY, GOODLETTSVILLE, TN
CLIENT:	RAFEE SYED

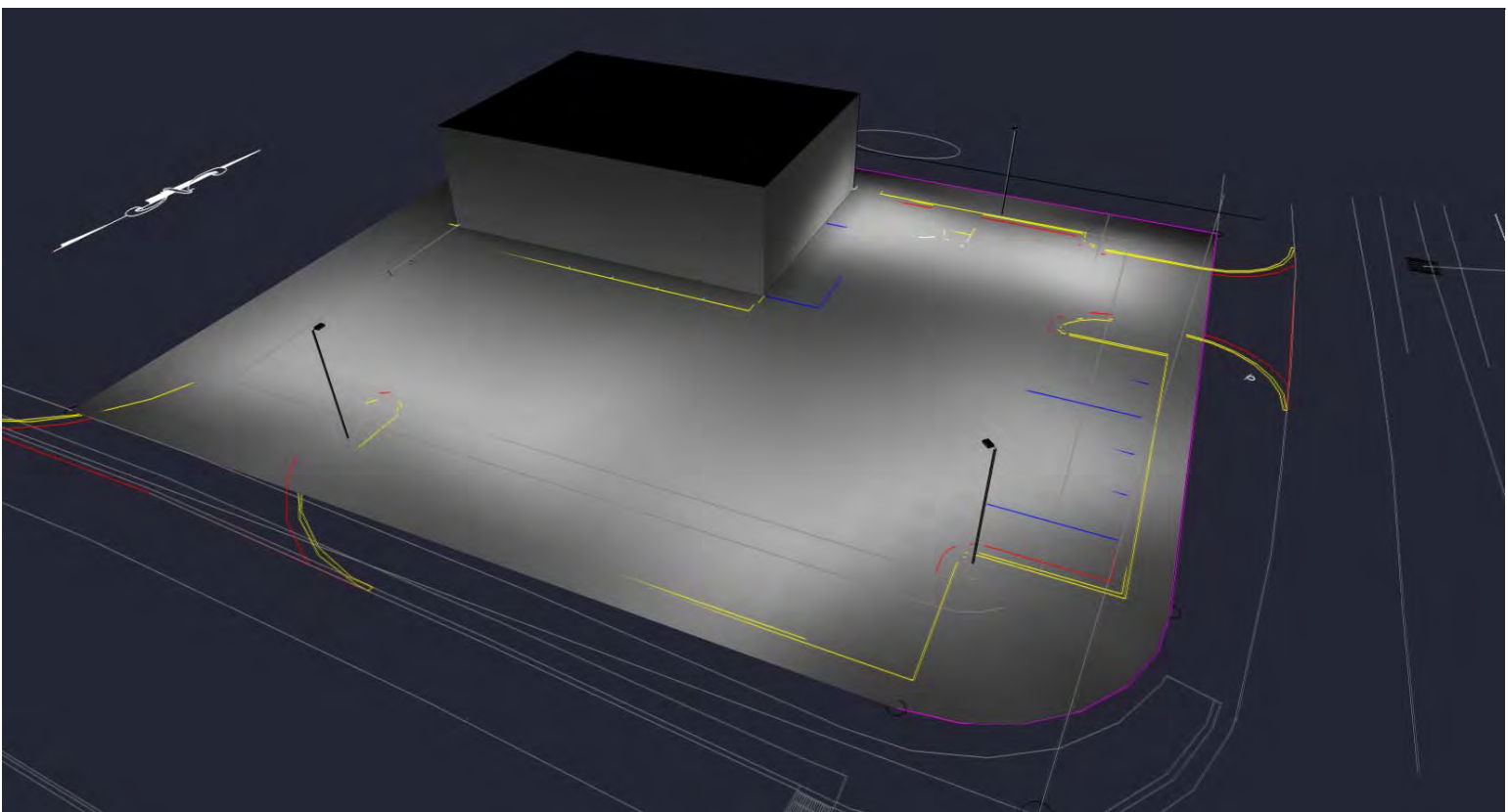
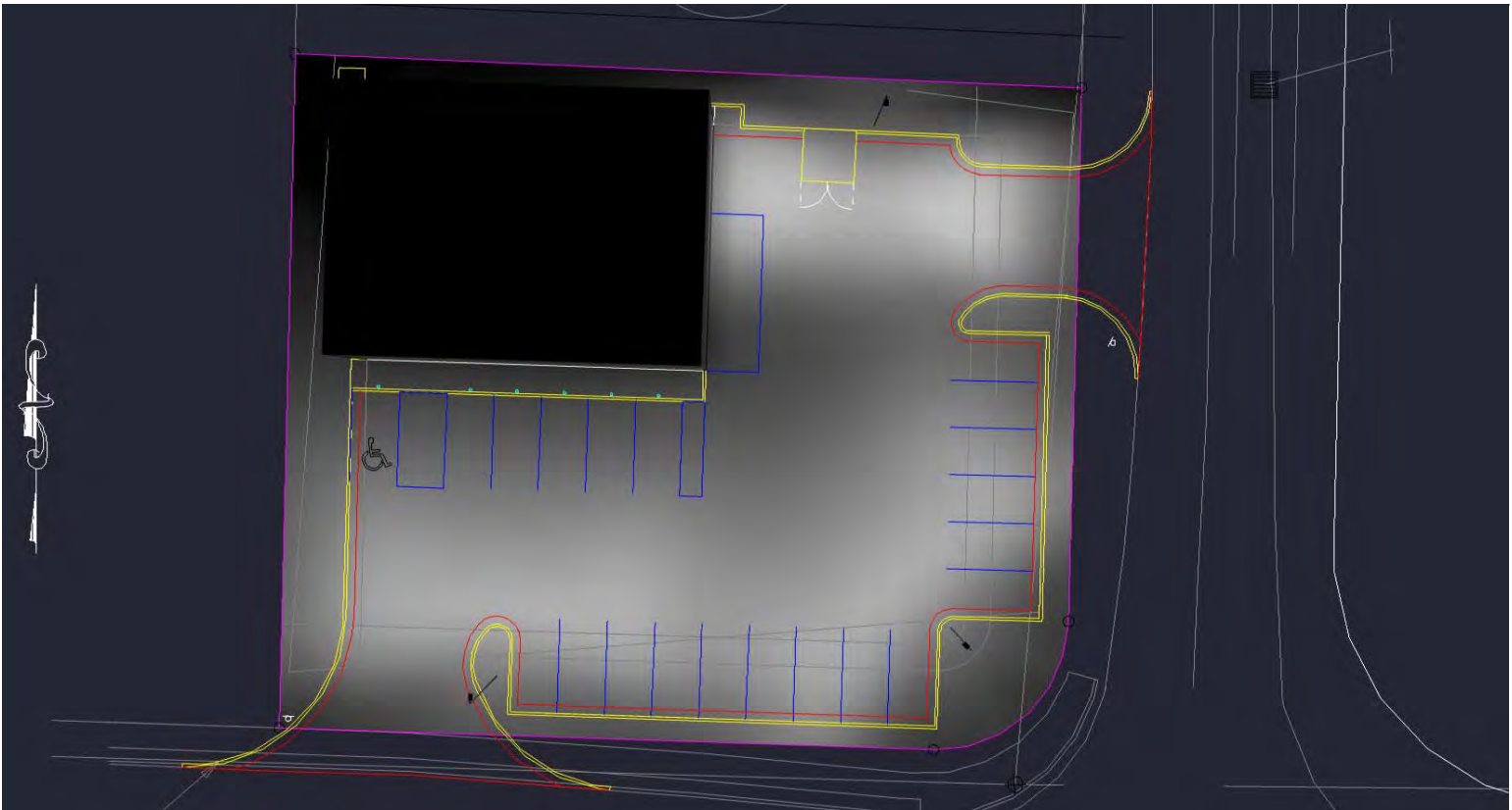
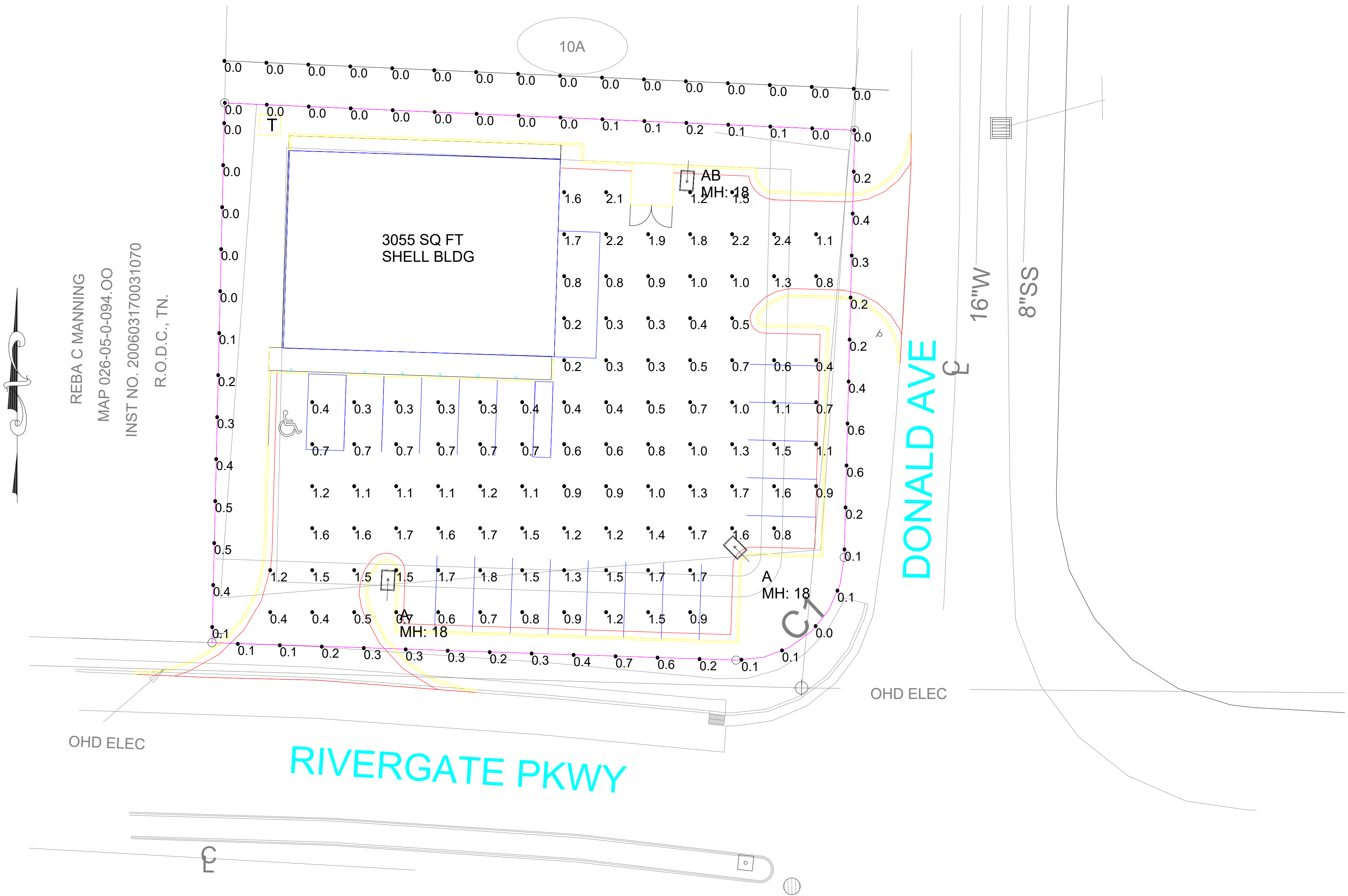
PROJECT NO.:	PROJ. MGR.:
21-07	SB
DATE:	DRWN. BY:
07/23/21	EFR
SCALE:	CHKD. BY:
AS NOTED	SB
DRAWING SERIES:	
UTILITY	
SHEET NO.	
C - 4.0	

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

2. DISTANCE BETWEEN READINGS 10

DRWG. NO. SL2107020.AGI



Mounting Height=18ft (15' Pole + 3' Base)
Tilt=0
Calculation Grids Are At Grade

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10FT BEYOND PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
PAVED SURFACE READINGS	Illuminance	Fc	1.04	2.4	0.2	5.20	12.00
PROPERTY LINE READINGS	Illuminance	Fc	0.19	0.7	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
→	2	A	SINGLE	0.900	RAR1-80L-50-5K7-4W	49.8	.45	18	SES-15-40-1-XX-XX (4")
→	1	AB	SINGLE	0.900	RAR-1-80L-50-5K7-4W-BC	49.8	.45	18	SES-15-40-1-XX-XX (4")



- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
- LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
- CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
- THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.



2100 Golf Road, Suite 400, Rolling Meadows, IL 60009
1-800-544-5549

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES
SCALE 1" = 16' 0" DATE 7/23/2021

DRAWN BY BV

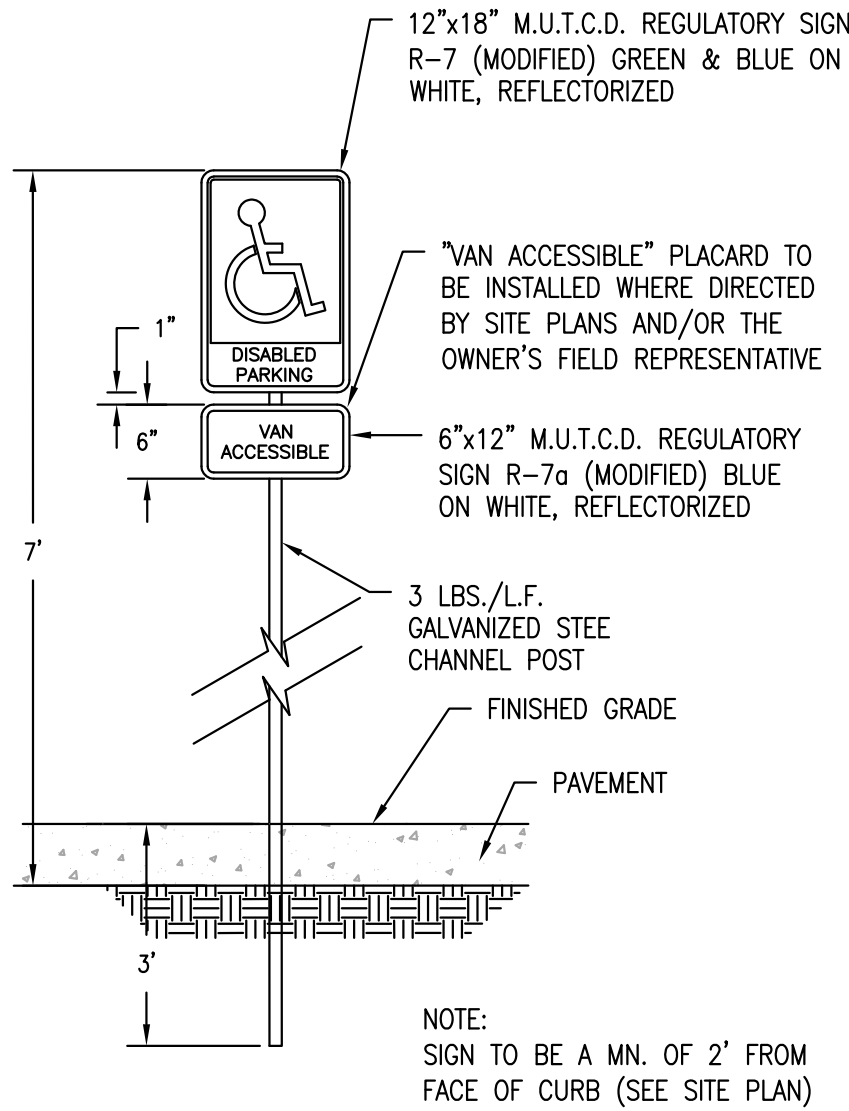
POINT-BY-POINT FOOTCANDLE PLOT FOR:
RIVERGATE SHELL BUILDING
120 RIVERGATE PARKWAY
GOODLETTSVILLE, TN

DRAWING NUMBER

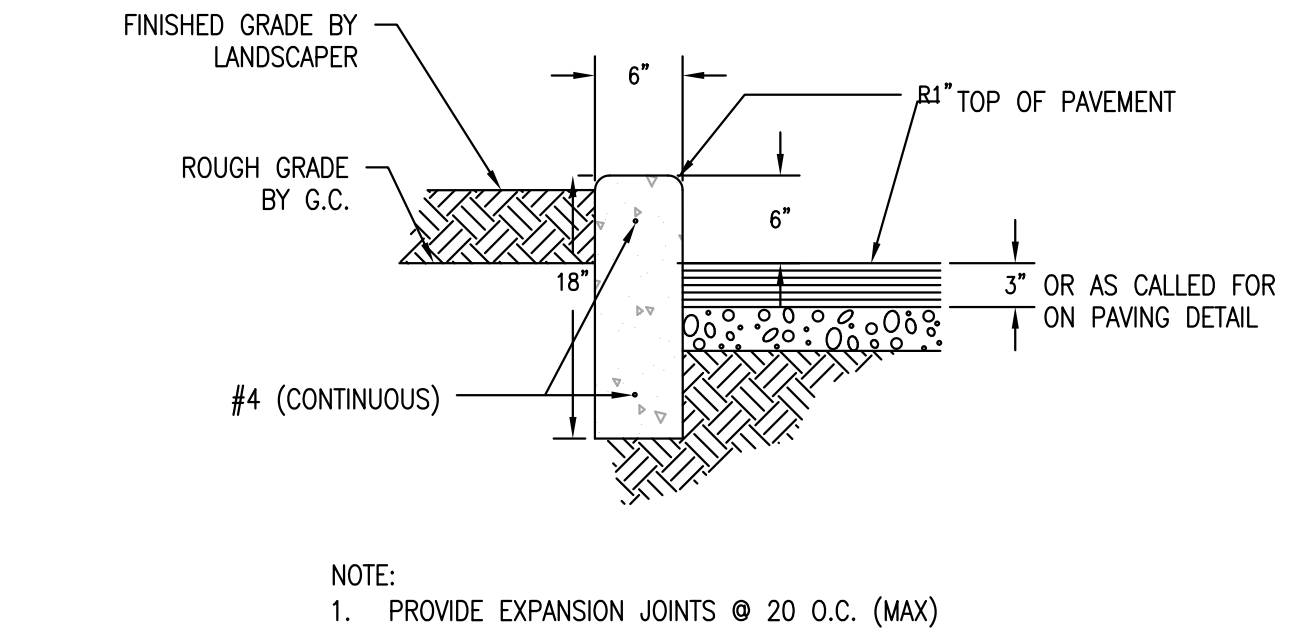
SL2107020.AGI

IMAGES OF LANDSCAPING SCREEN ADJACENT RESIDENTIAL PROPERTY BOUNDARY

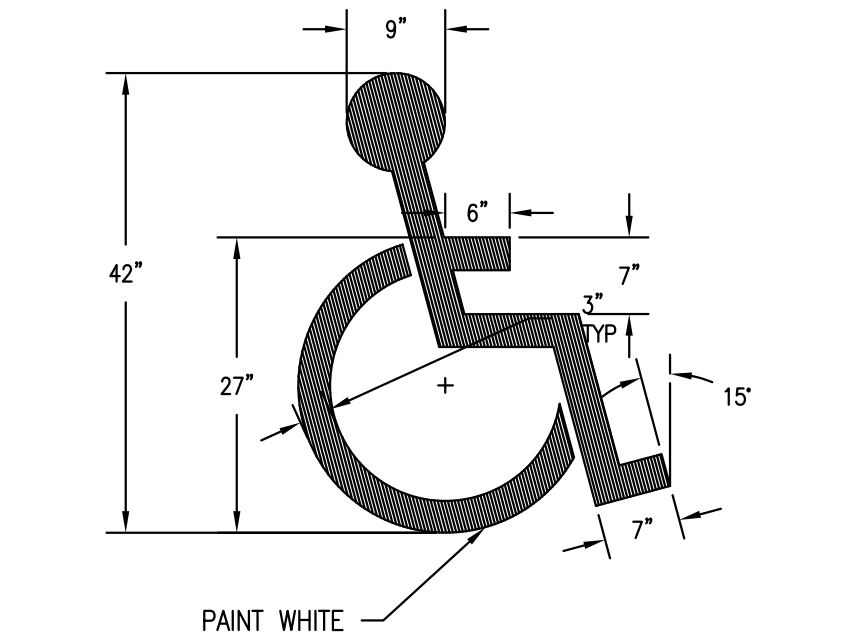
Page 40 of 74



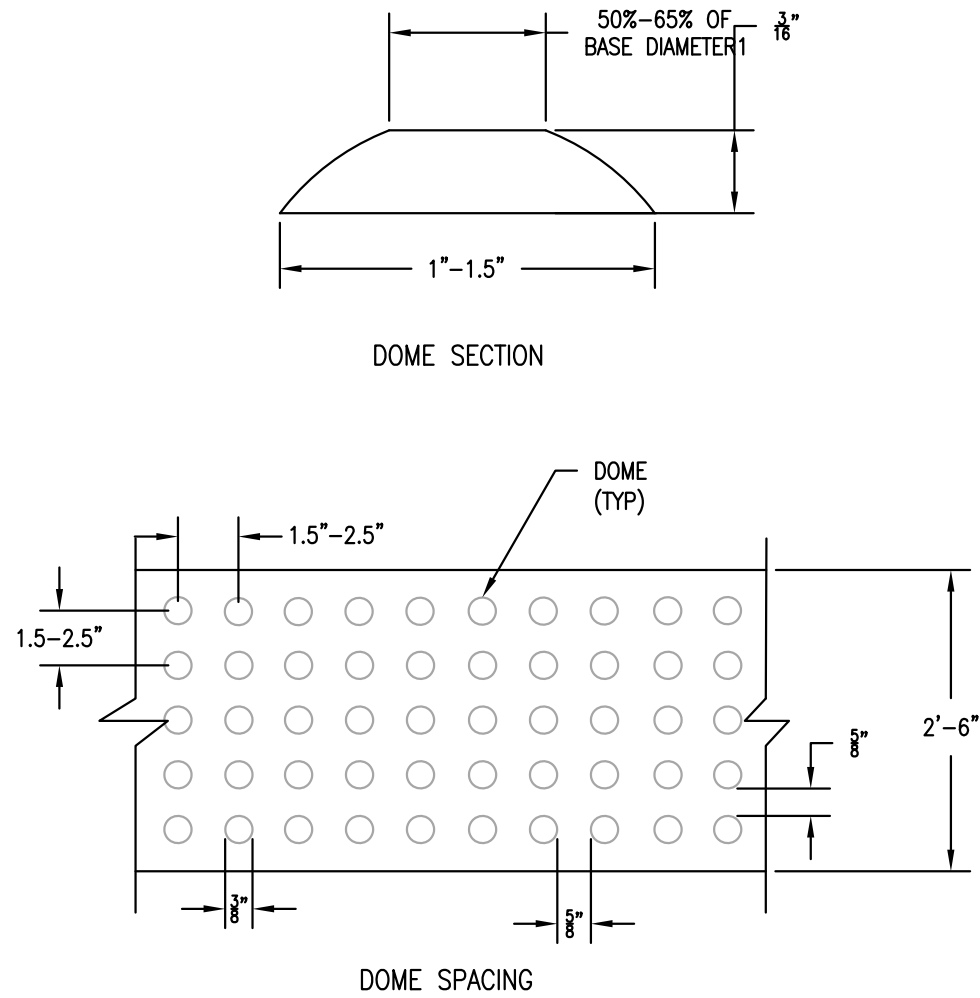
1 "HANDICAP PARKING ONLY" SIGN
SD-1.1 NOT TO SCALE



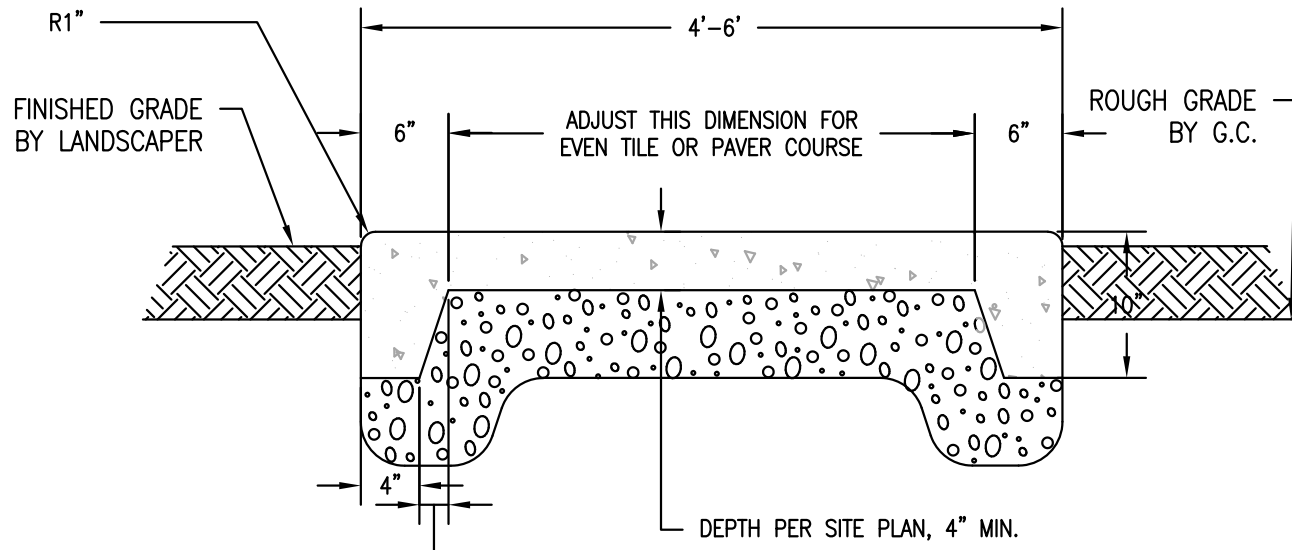
4 6" x 18" CURB SECTION
SD-1.1 NOT TO SCALE



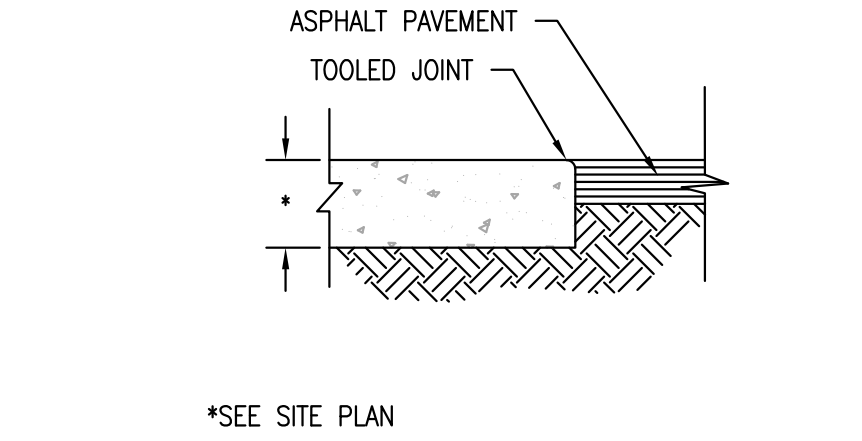
8 PAINTED HANDICAPPED PARKING SYMBOL
SD-1.1 NOT TO SCALE



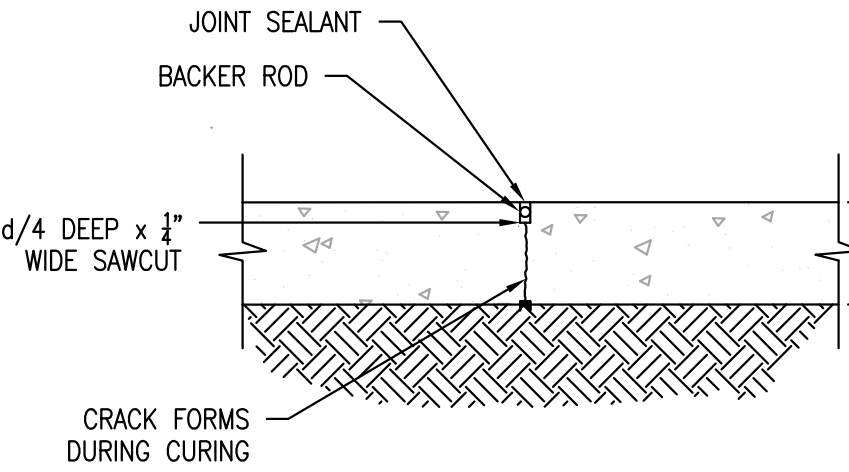
10 DETECTABLE WARNING STRIP DETAIL
SD-1.4 NOT TO SCALE



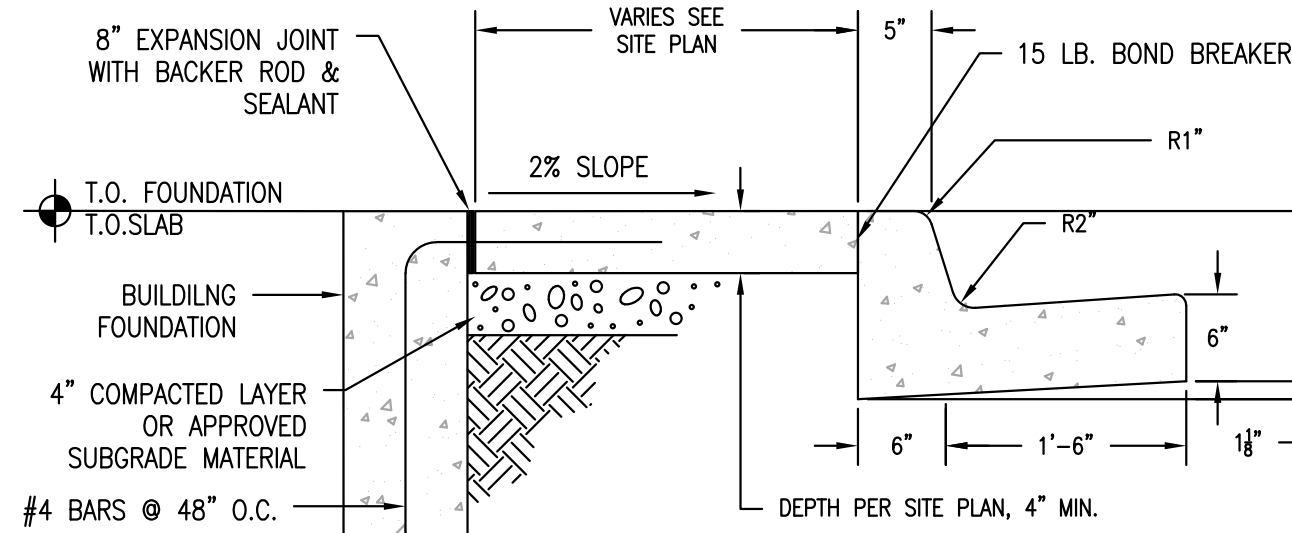
5 TYPICAL 4'-6' SIDEWALK SECTION
SD-1.1 NOT TO SCALE



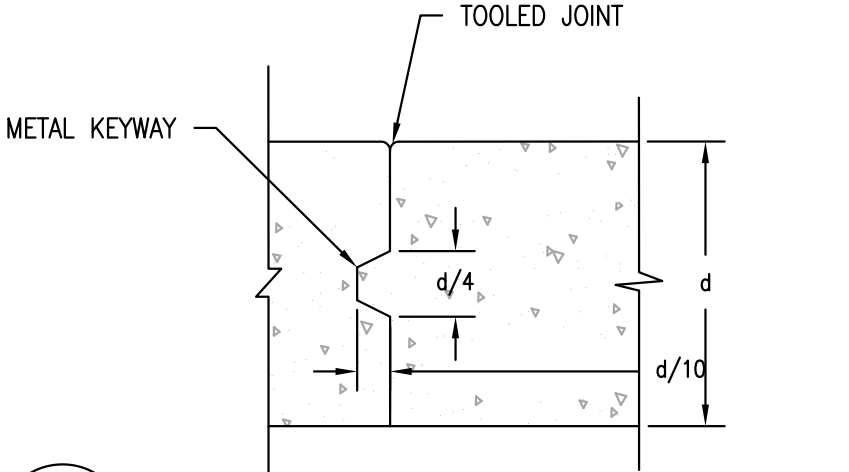
9 TERMINAL JOINT W/ ASPHALT PAVEMENT
SD-1.1 SCALE



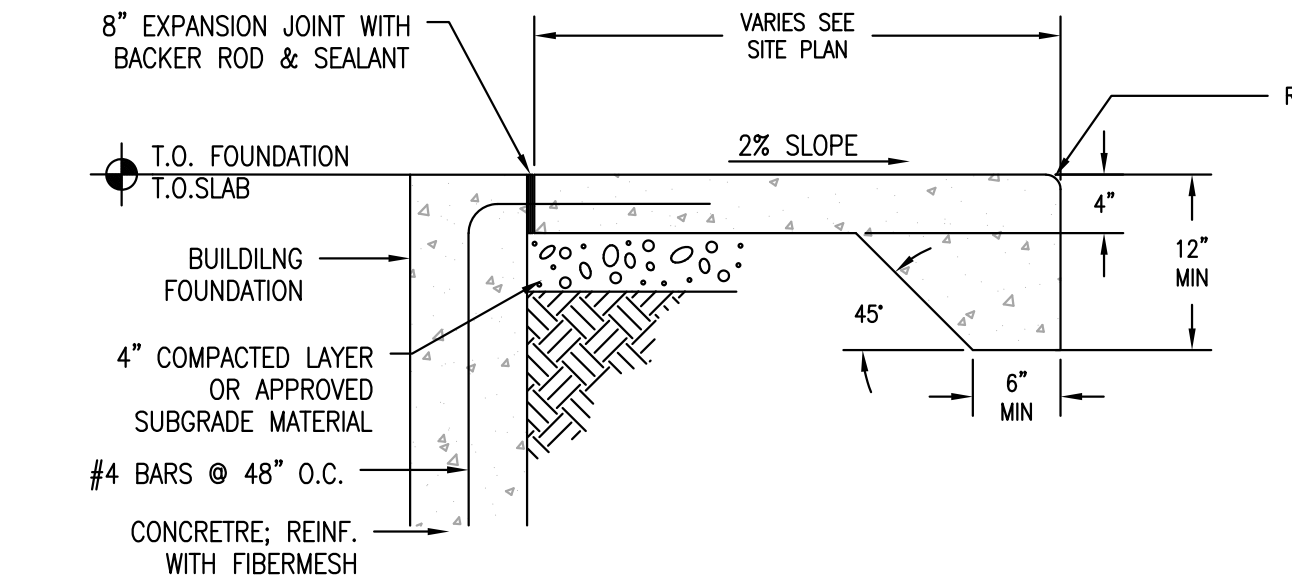
2 CONTRACTION JOINT
SD-1.1 NOT TO SCALE



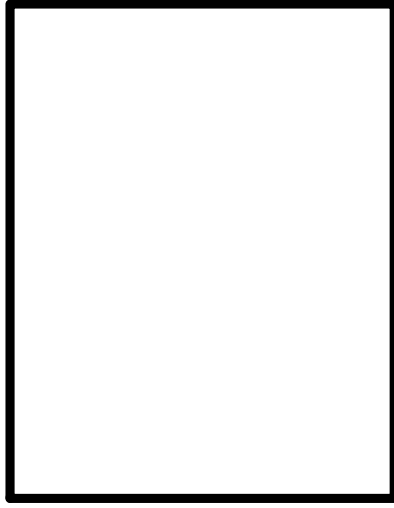
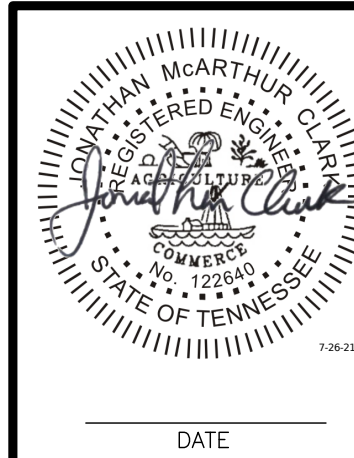
6 CONCRETE BUILDING WALK
SD-1.1 NOT TO SCALE



3 CONSTRUCTION JOINT
SD-1.1 NOT TO SCALE



7 SIDEWALK AT BACK OF BUILDING
SD-1.1 SCALE

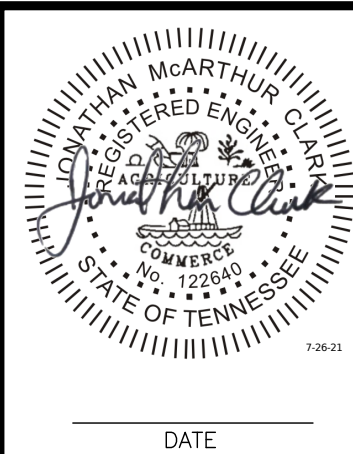
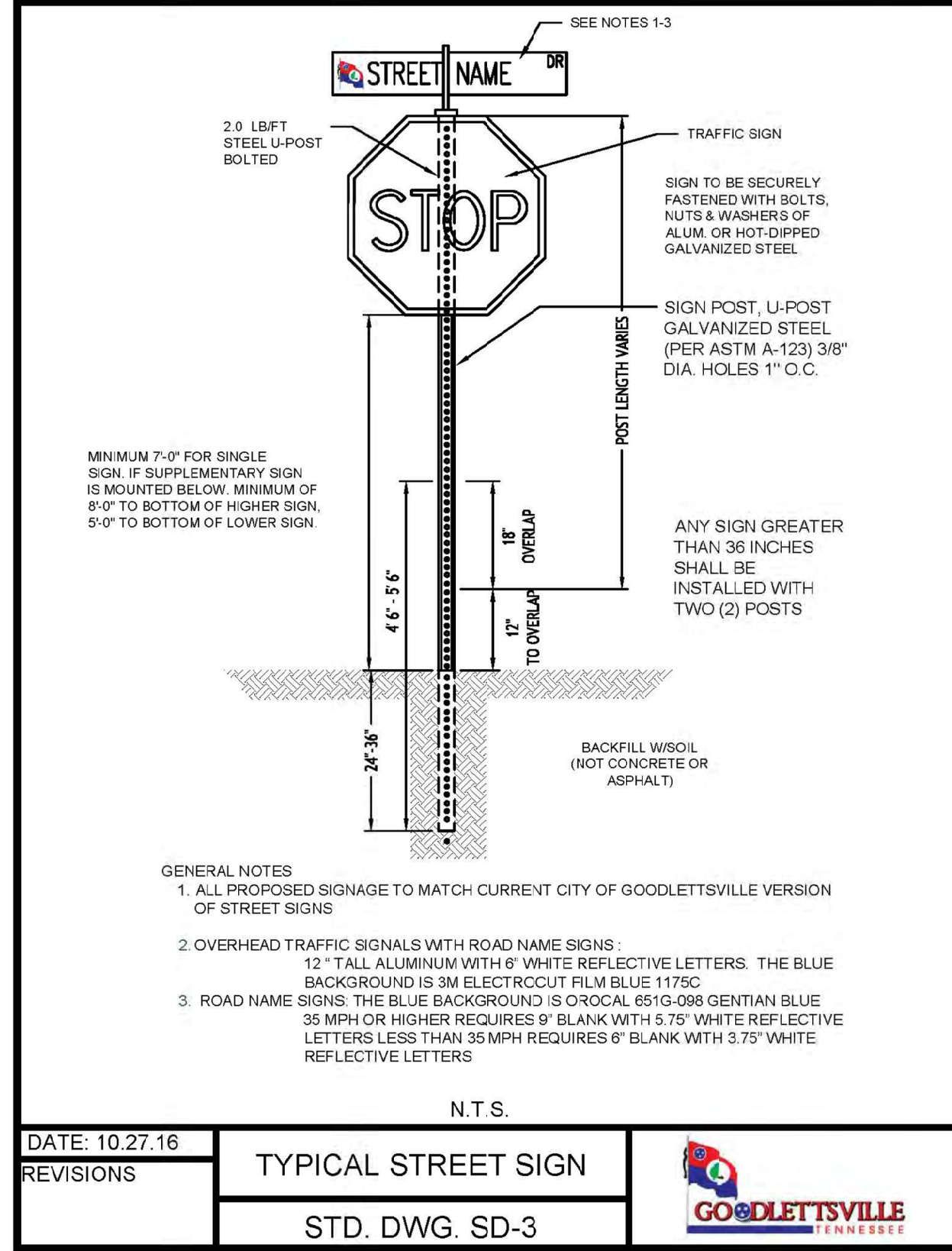
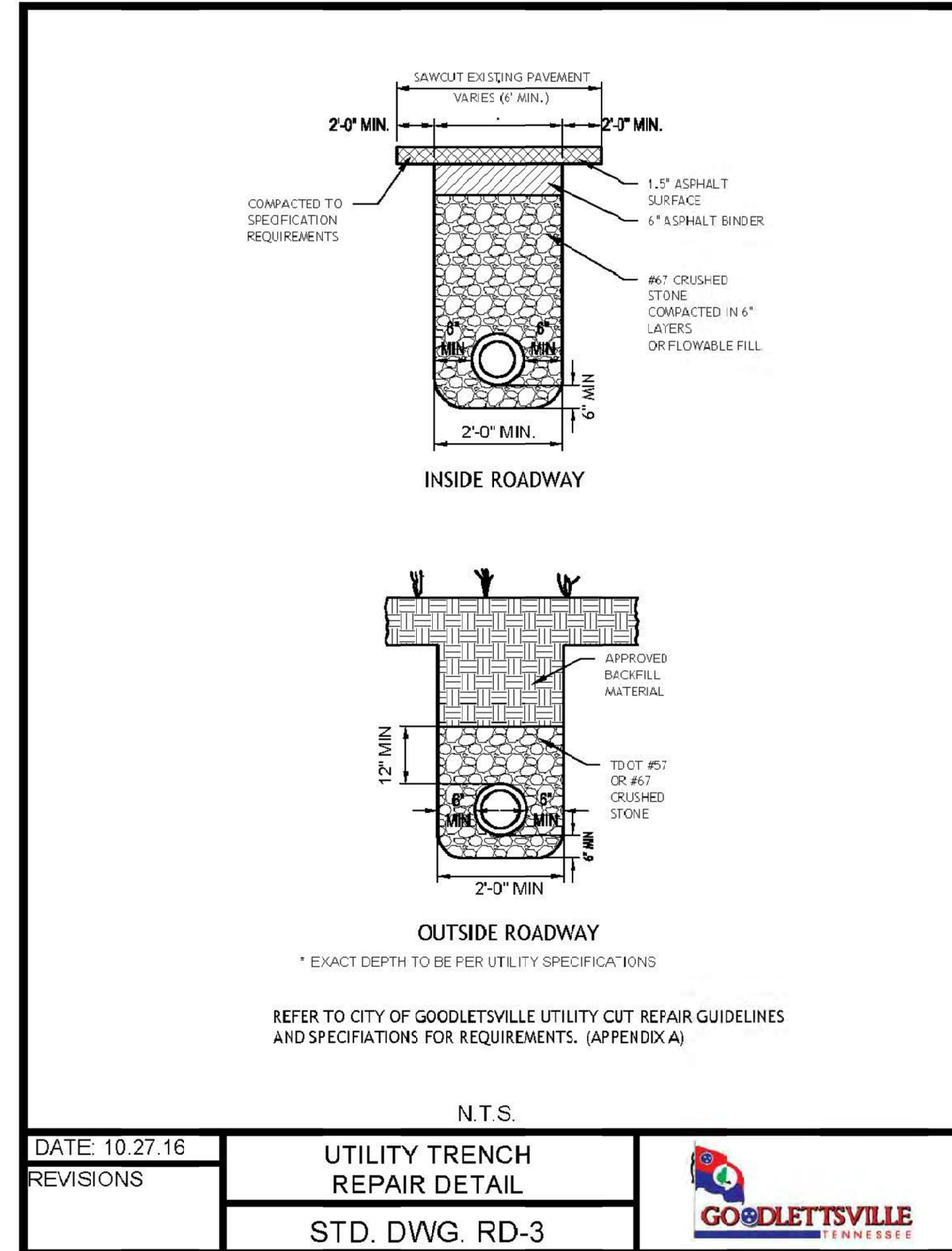
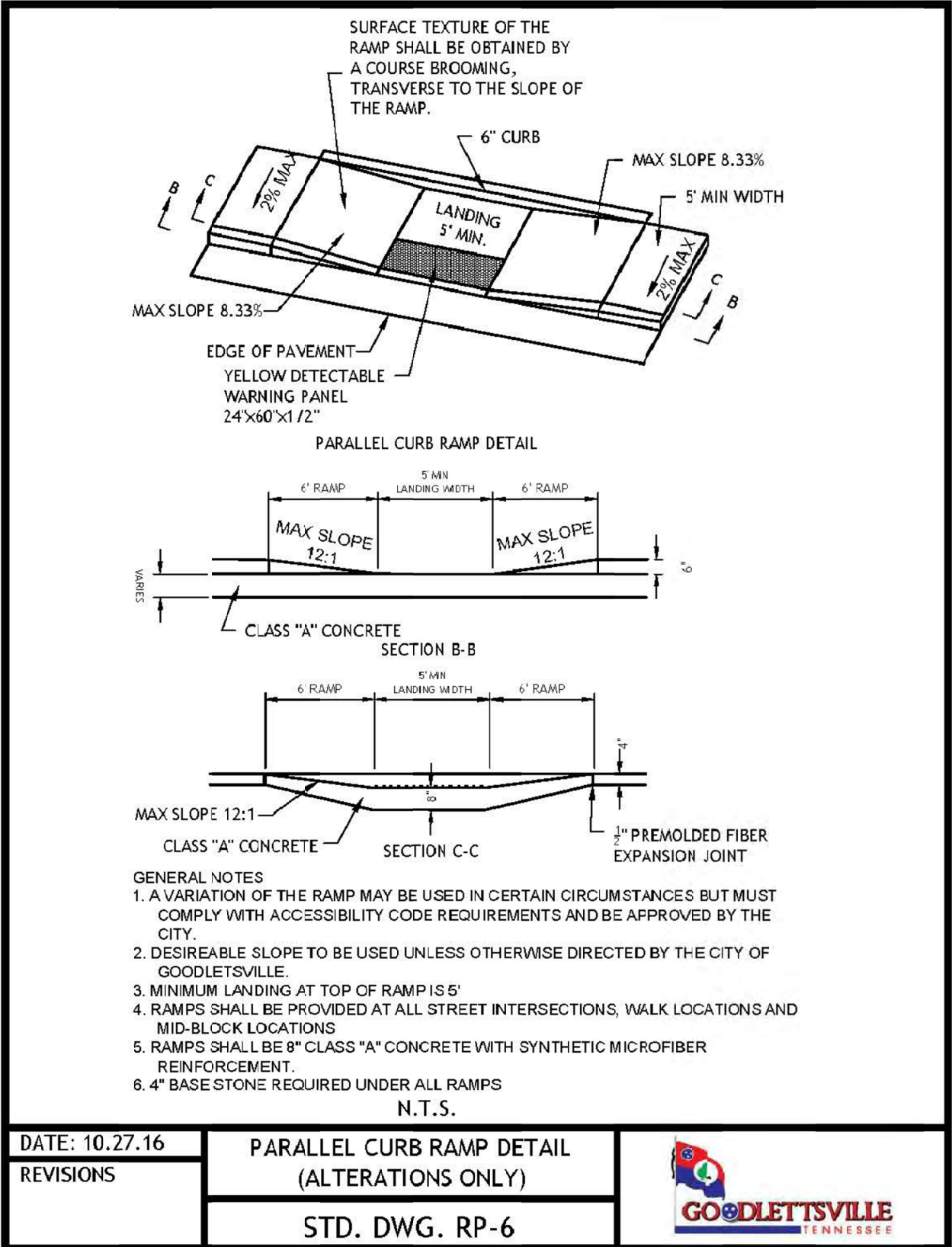
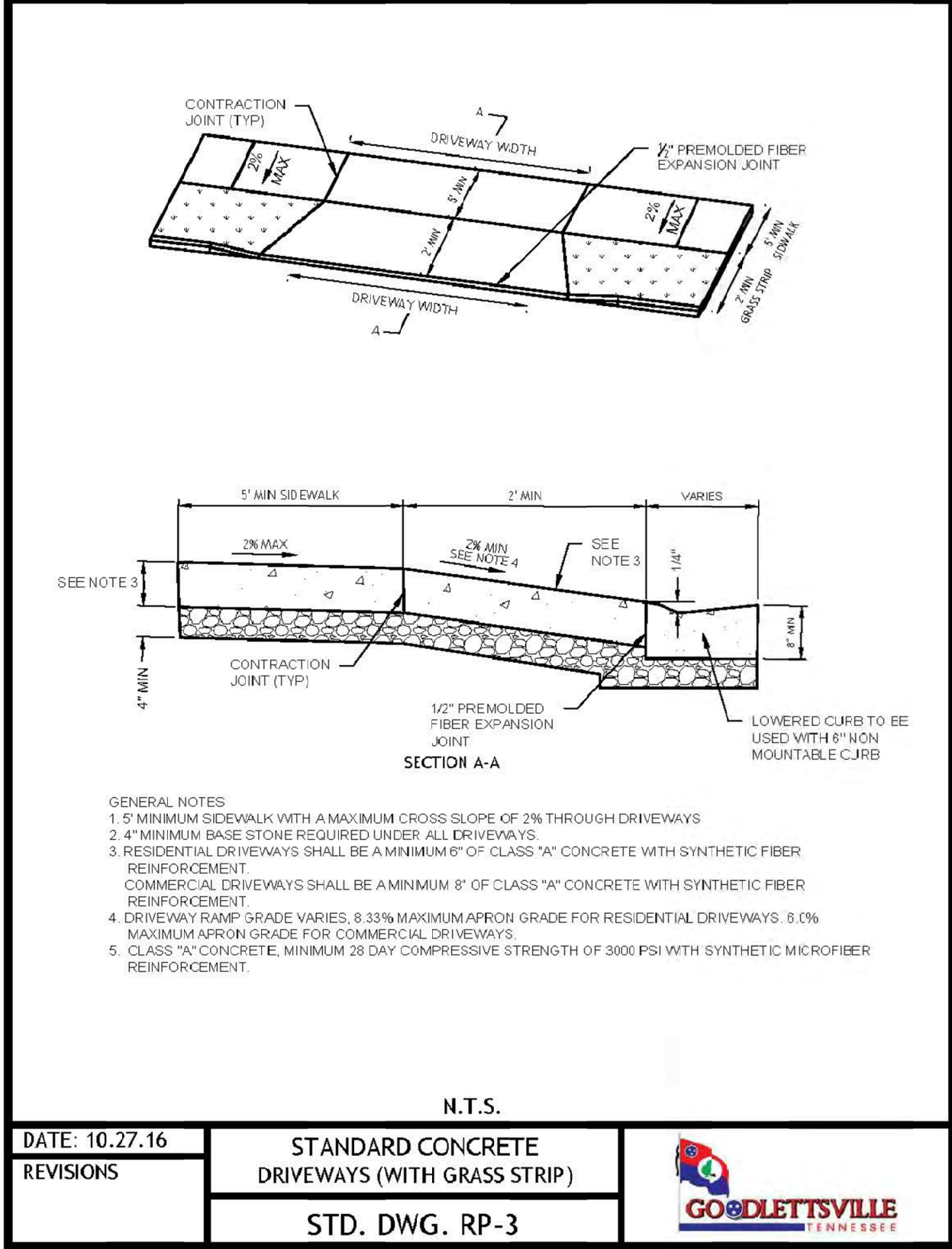
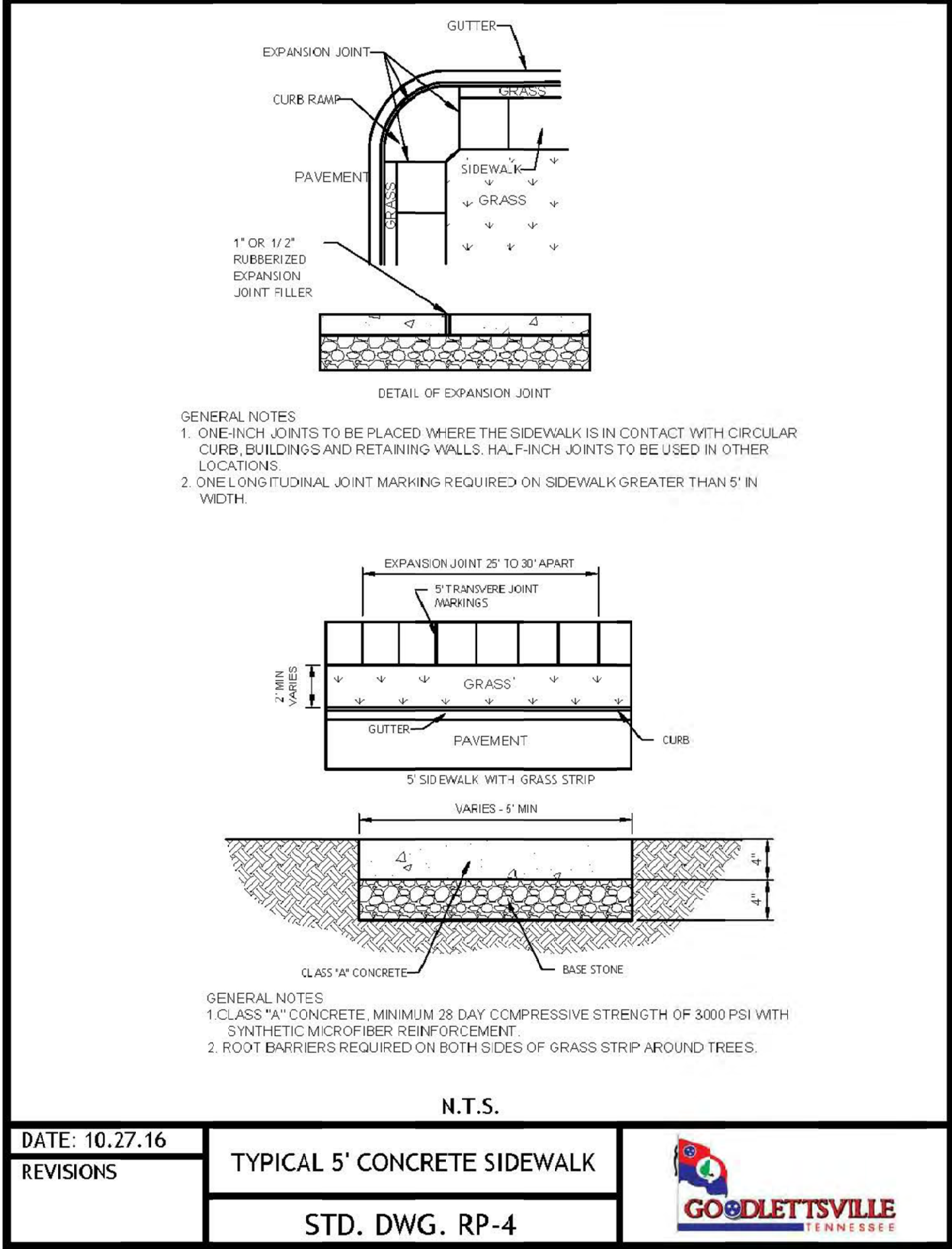


NO.	DATE	DESCRIPTION	REVISIONS
4			
3			
2			
1			



DRAWING TITLE:	STANDARD DETAILS-1
PROJECT NAME:	SHELL BUILDING
CLIENT:	120 RIVERGATE PARKWAY, GOODLETTSVILLE, TN
PROJECT MGR.:	RAFEE SYED

PROJECT NO.:	21-07	PROJ. MGR.:	SB
DATE:	07/23/21	DRWN. BY:	MJF
SCALE:	AS NOTED	CHKD. BY:	SB
DRAWING SERIES:	DETAILS		
SHEET NO.	SD-1.1		

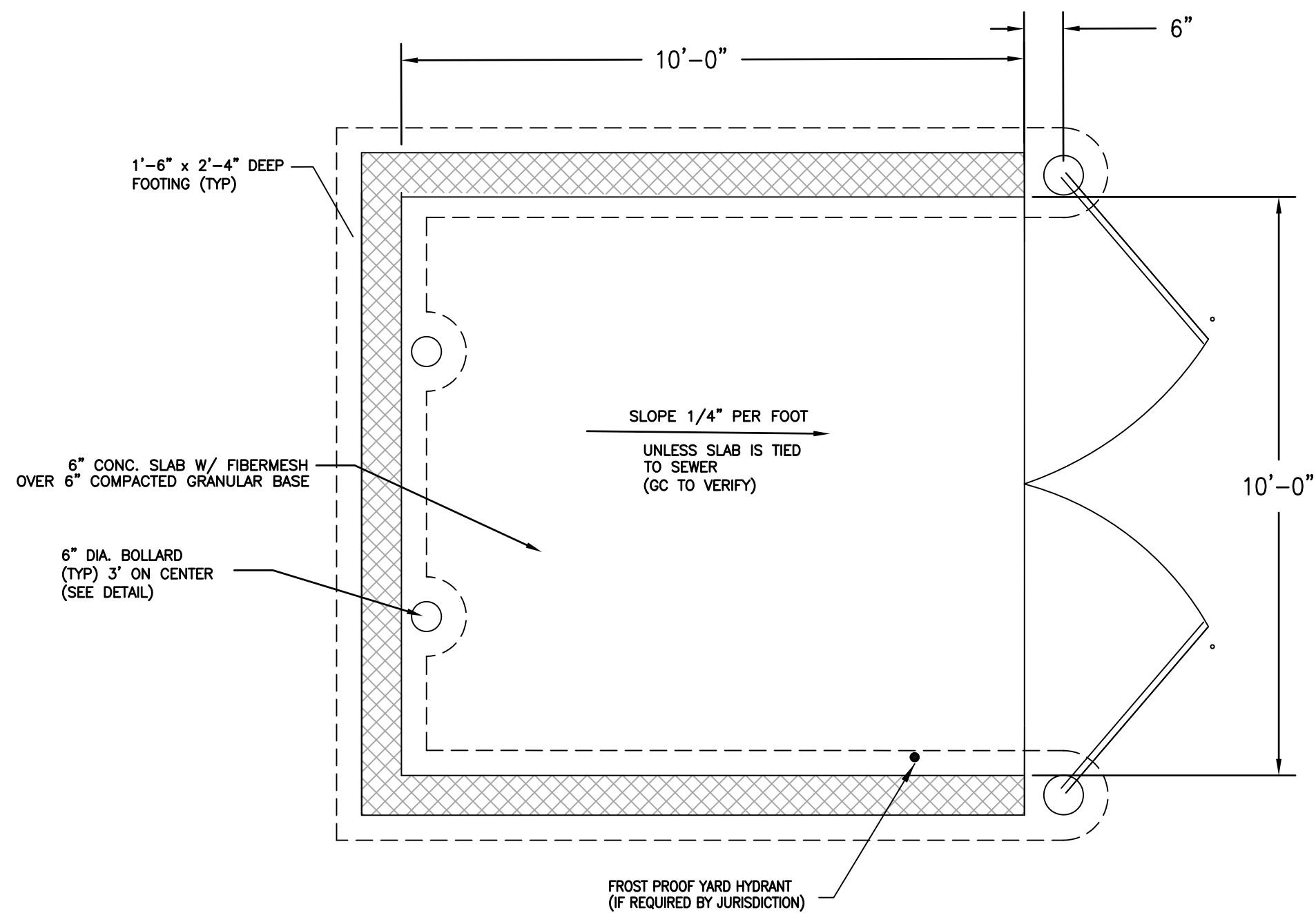


REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
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2			
3			
4			

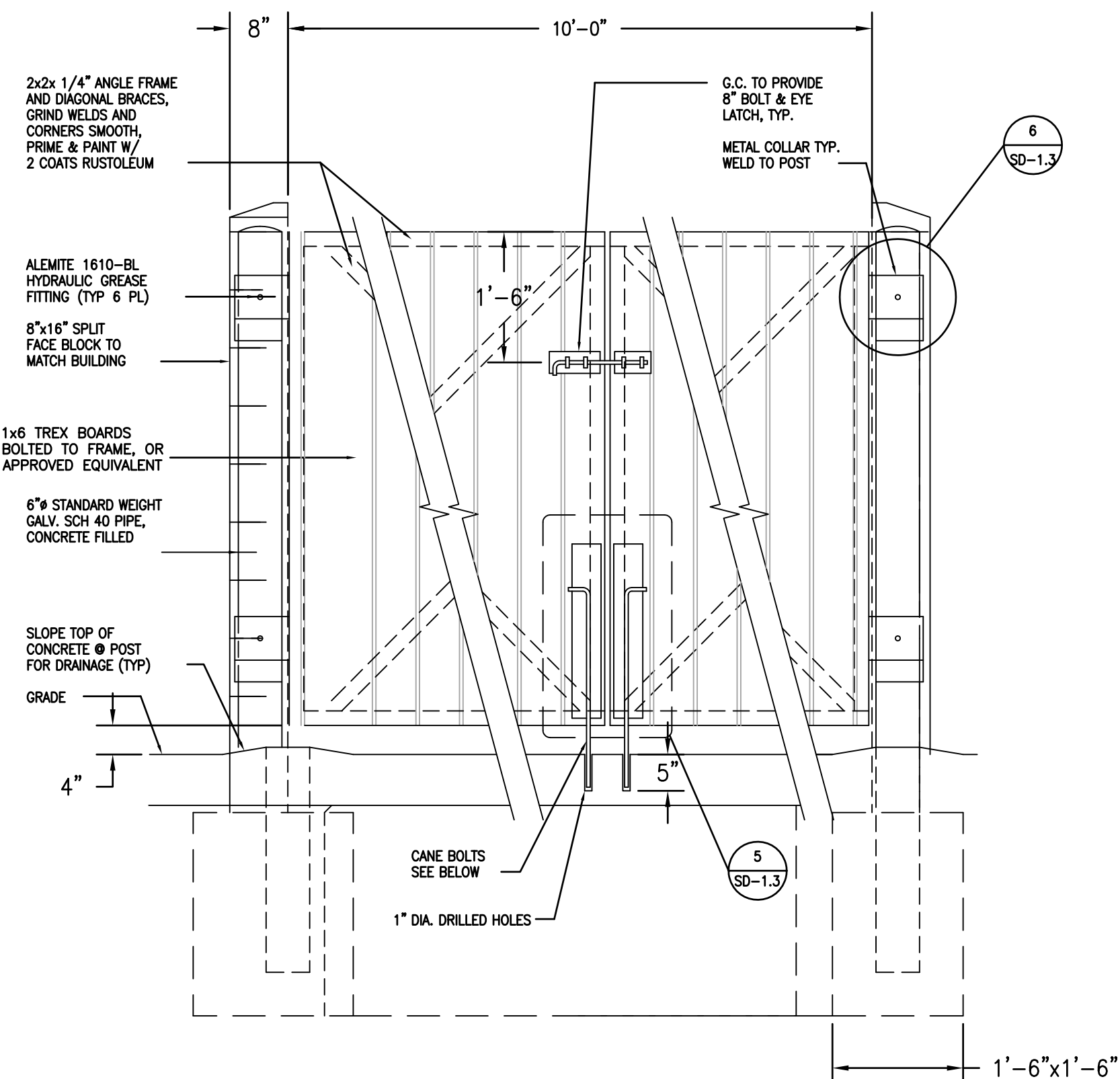


STANDARD DETAILS-2			
SHELL BUILDING			
120 RIVERGATE PARKWAY, GOODLETTSVILLE, TN			
PROJECT NAME:	RAFAE SYED		
CLIENT:			

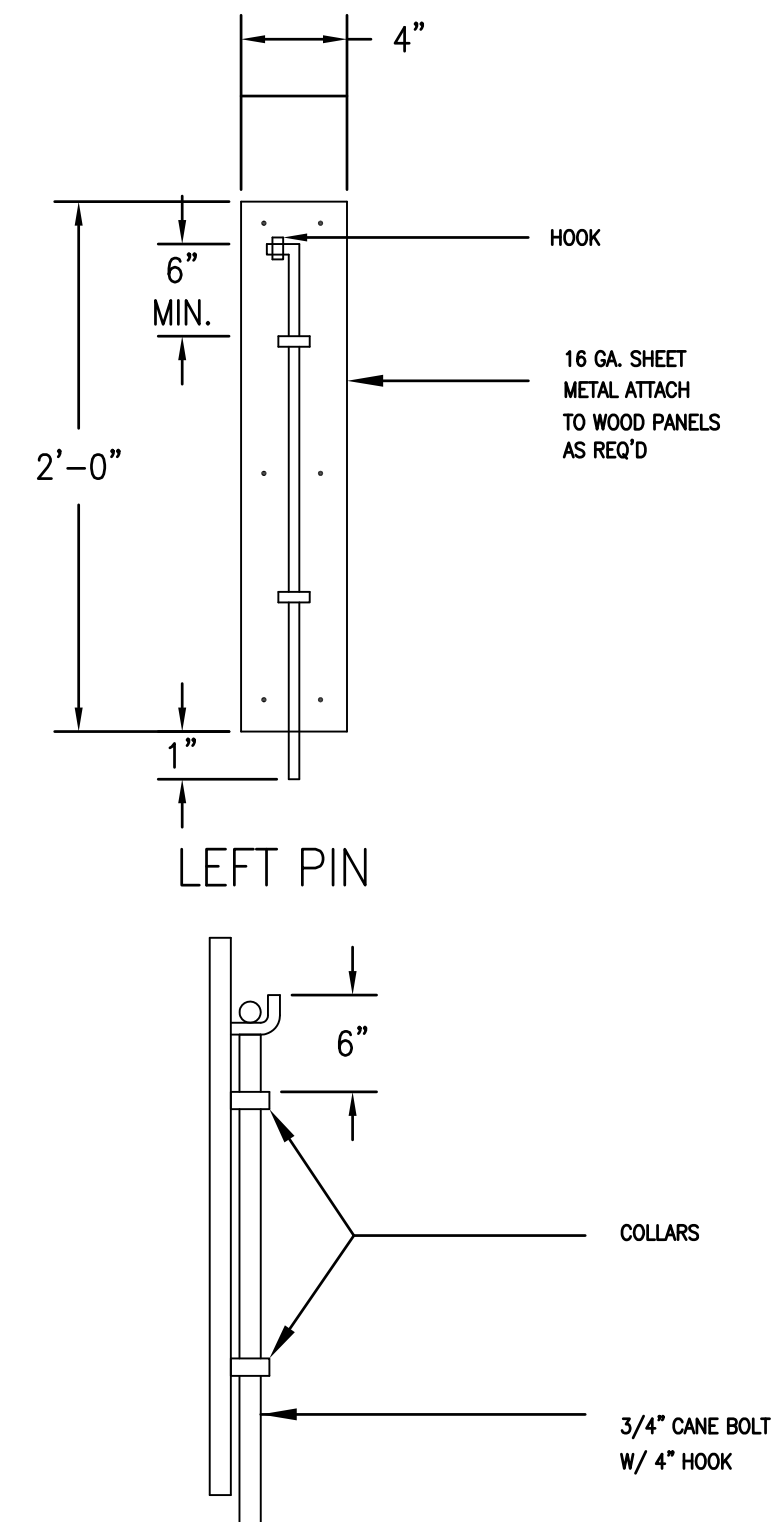
PROJECT NO.: 21-07	PROJ. MGR.: SB
DATE: 07/23/21	DRWN. BY: MJF
SCALE: AS NOTED	CHKD. BY: SB
DRAWING SERIES: DETAILS	
SHEET NO. SD-1.2	



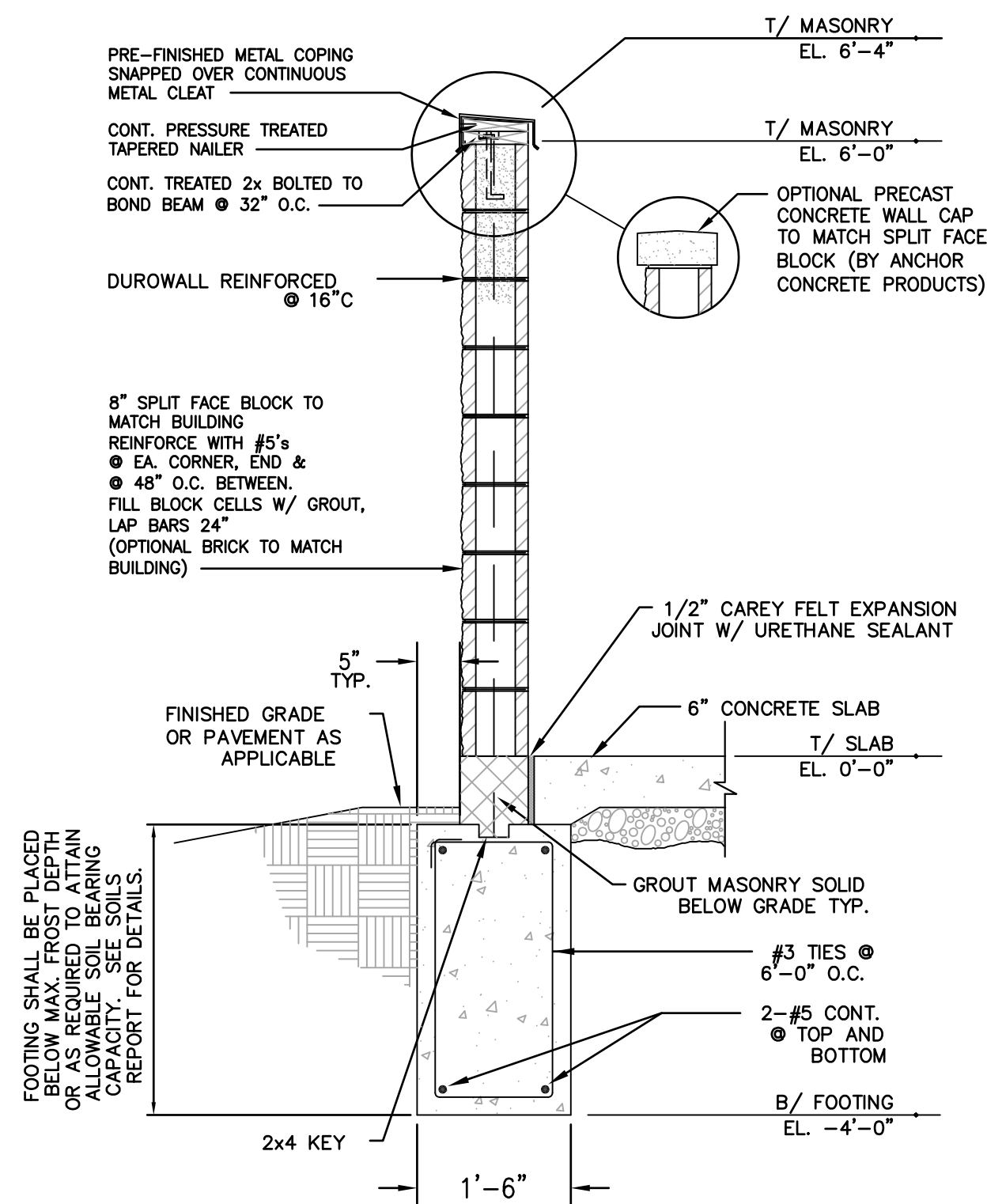
1 PLAN - TRASH ENCLOSURE
SD-1.3 1/4" = 1'-0"



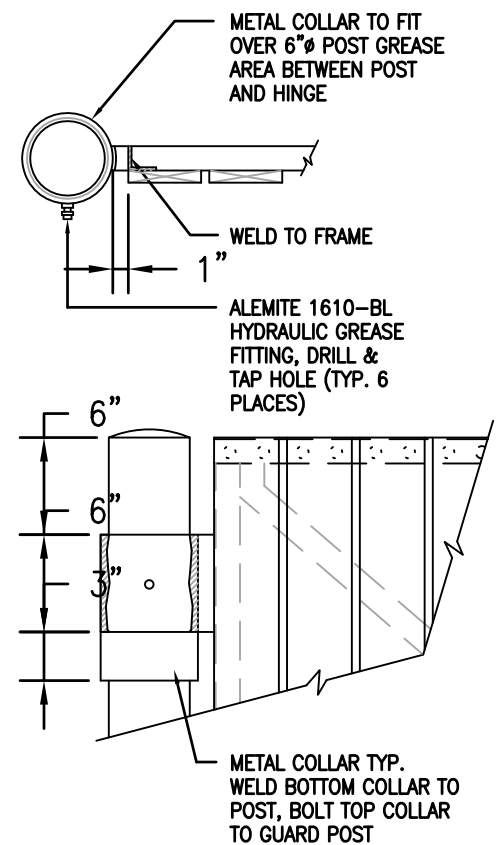
2 TRASH ENCLOSURE GATE AND MOUNTING DETAILS
SD-1.3 3/4" = 1'-0"



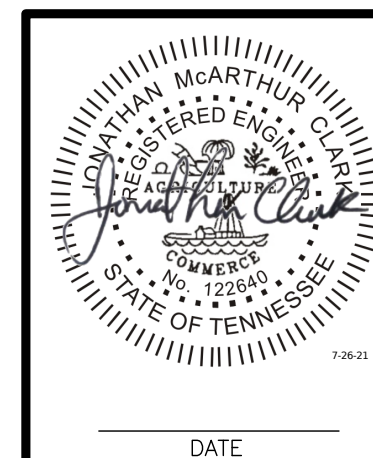
5 BOLT DETAILS
SD-1.3 NOT TO SCALE



3 TYPICAL WALL SECTION
SD-1.3 3/4" = 1'-0"



6 HINGE DETAILS
SD-1.3 NOT TO SCALE



STANDARD DETAILS-3

PROJECT NAME: SHELL BUILDING
120 RIVERGATE PARKWAY, GOODLETTSVILLE, TN

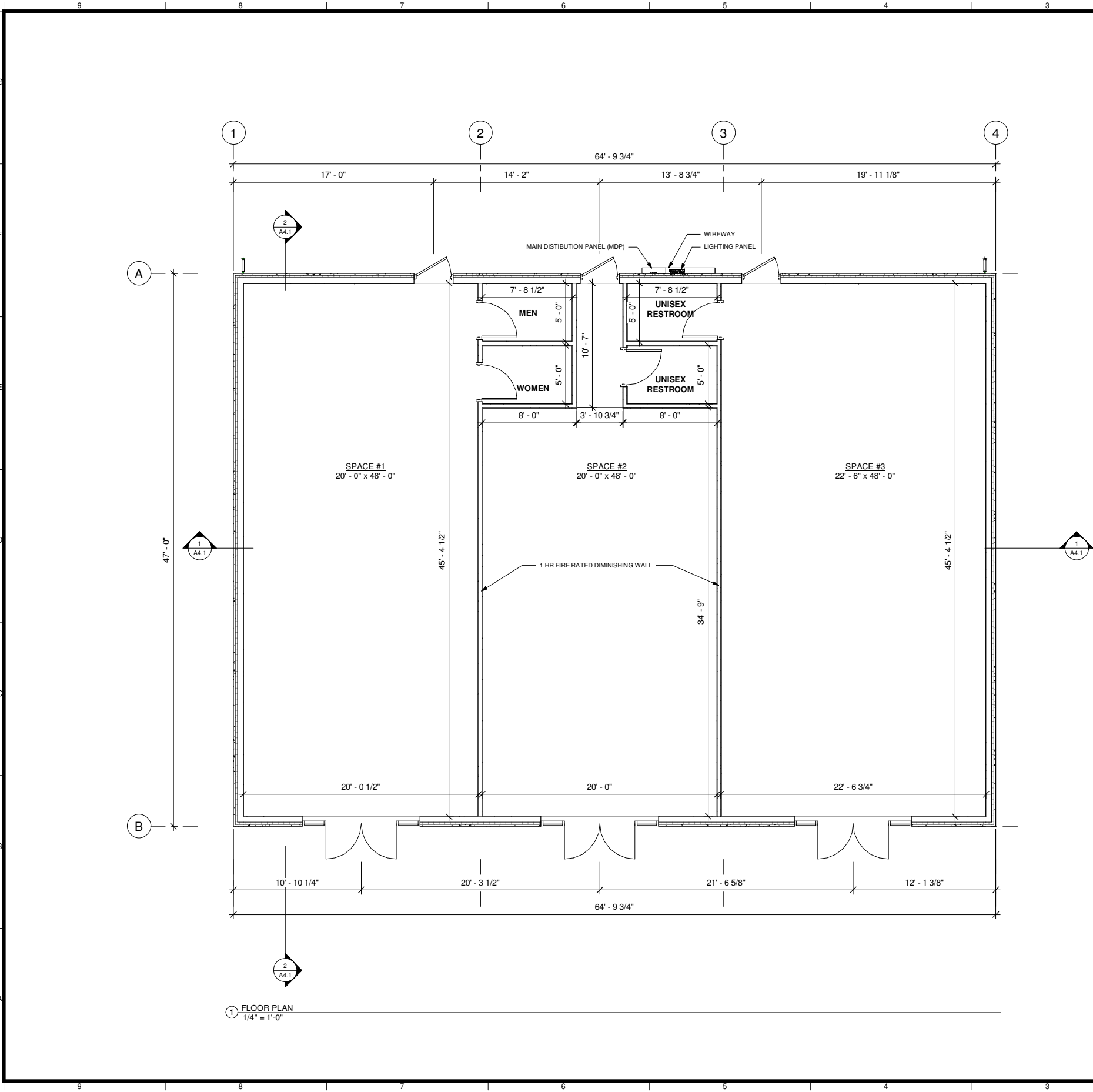
CLIENT: RAFEE SYED

PROJECT NO.: 21-07
DATE: 07/23/21
SCALE: AS NOTED

PROJ. MGR.: SB
DRWN. BY: MJF
CHKD. BY: SB

DRAWING SERIES: DETAILS
SHEET NO. SD-1.3

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1 FLOOR PLAN
1/4" = 1'-0"



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RIVERGATE SHELL BUILDING

OWNER
RAFEEL SYED
PROJECT ADDRESS
120 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

ISSUE DATE
26 JULY 2021
ISSUED
PERMIT SET
CSBD PROJECT NUMBER
2035101-01

REVISIONS	No.	Description	Date
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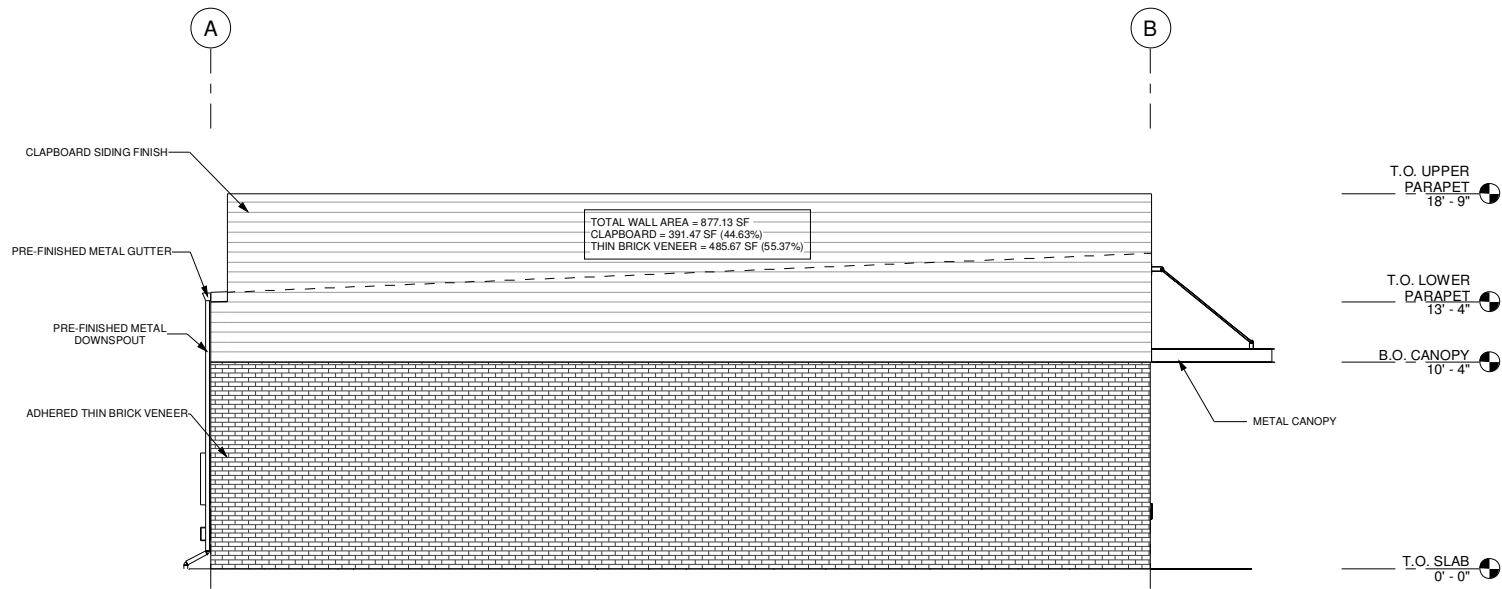
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FLOOR PLAN

DRAWING NO.
A1.1

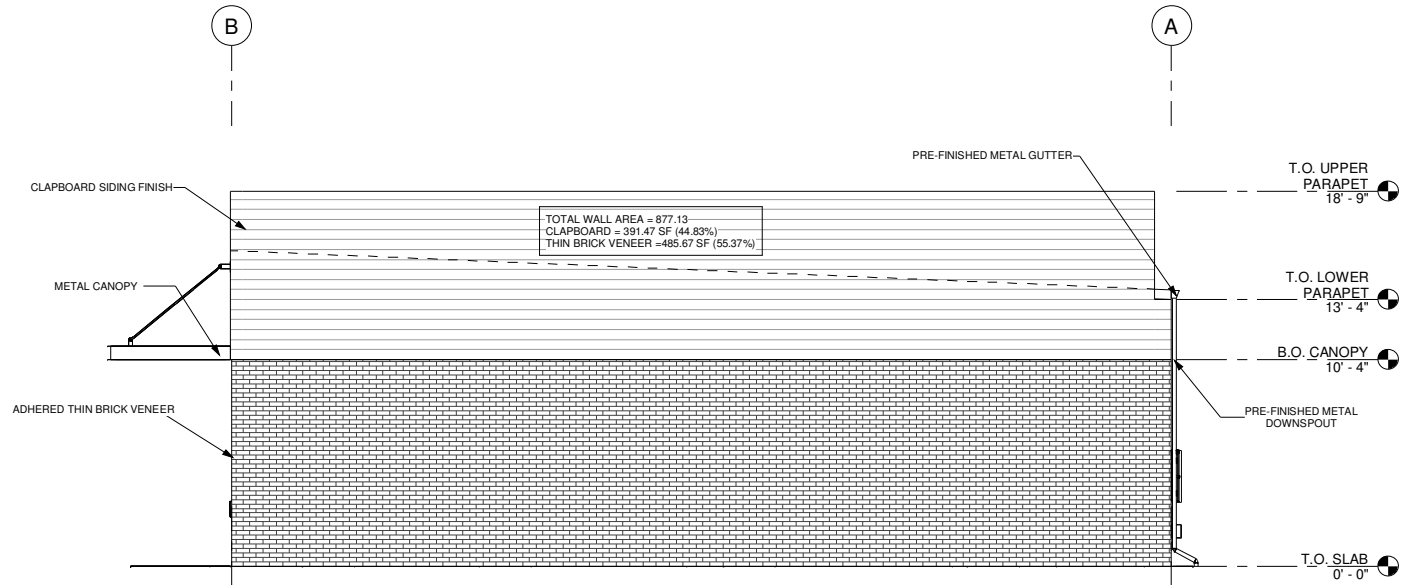
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1 WEST ELEVATION
1/4" = 1'-0"



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



BUILDING MATERIAL COLORS:



BRICK (WESTVIEW ENGINEERED) - DARK RED



CLAPBOARD SIDING (GREY SLATE)



TPO ROOF - WHITE



METAL AWNING (CHARCOAL GREY)



STOREFRONT ALUMINUM (CLEAR CLASS) DOOR FRAME / REAR DOORS



NOTE: ROOFTOP HVAC UNIT PARAPET SCREEN PROVIDED - HORIZONTAL RIB COLOR GREY SLATE

COMMUNITY SOLUTIONS BY DESIGN

555 Marriott Drive, Suite 315
Nashville, Tennessee 37214
615.814.0350



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RIVERGATE SHELL BUILDING

OWNER
RAFAEL SYED
PROJECT ADDRESS
120 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

ISSUE DATE
26 JULY 2021

ISSUED
PERMIT SET

CSBD PROJECT NUMBER
2035101-01

REVISIONS
No. Description Date

B

DRAWING TITLE
EAST & WEST
ELEVATION

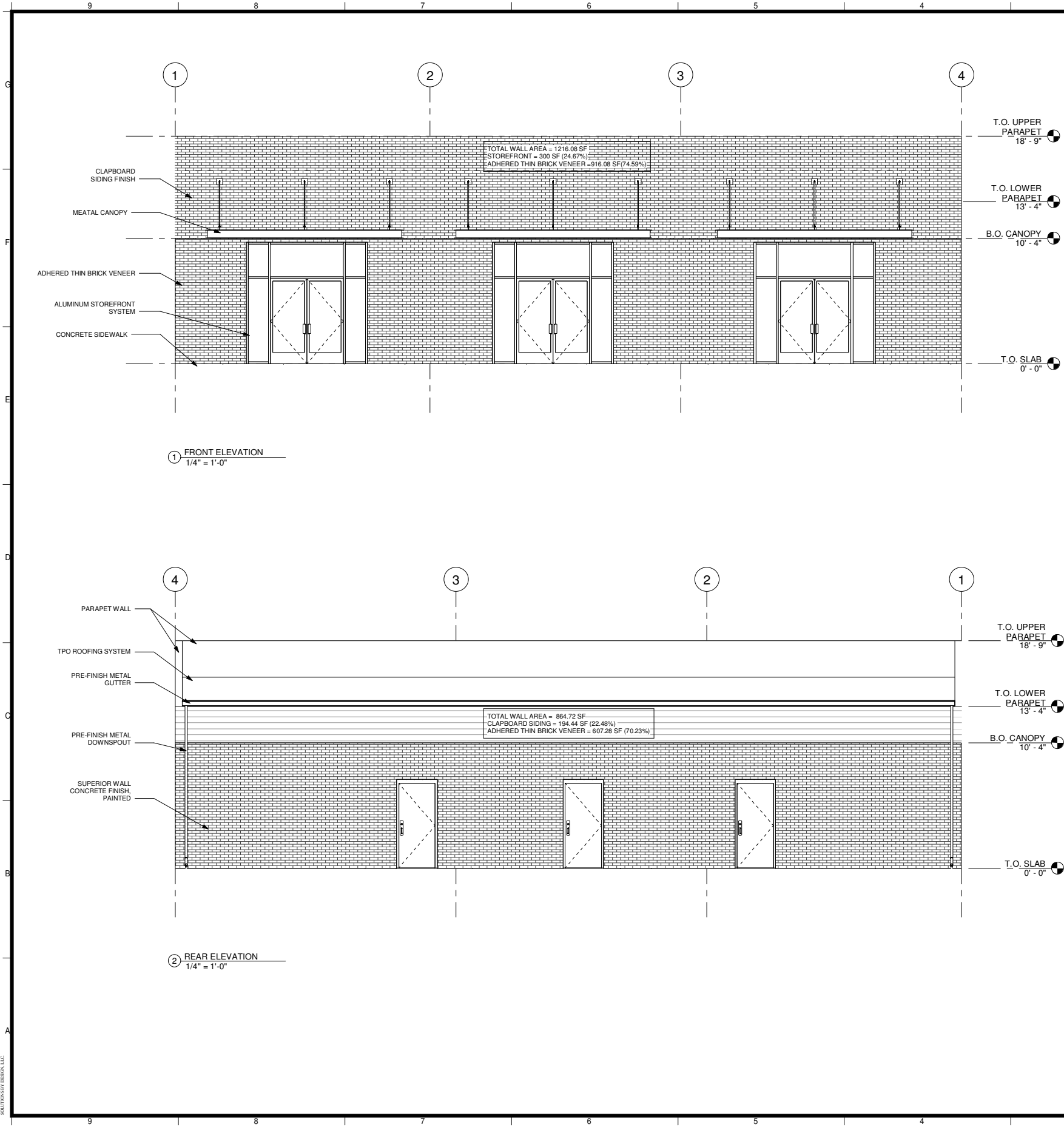
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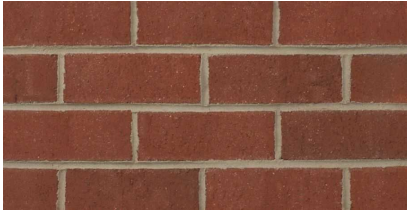
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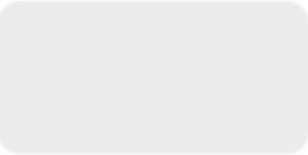
BUILDING MATERIAL COLORS:



BRICK (WESTVIEW ENGINEERED) - DARK RED



CLAPBOARD SIDING (GREY SLATE)



TPO ROOF - WHITE



METAL AWNING (CHARCOAL GREY)



STOREFRONT ALUMINUM (CLEAR CLASS) DOOR FRAME / REAR DOORS



NOTE: ROOFTOP HVAC UNIT PARAPET SCREEN PROVIDED - HORIZONTAL RIB COLOR GREY SLATE

COMMUNITY SOLUTIONS BY DESIGN

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Nashville, Tennessee 37214
615.814.0350



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RIVERGATE SHELL BUILDING

OWNER
RAFAEL SYED
PROJECT ADDRESS
120 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

ISSUE DATE
26 JULY 2021

ISSUED
PERMIT SET

CSBD PROJECT NUMBER
2035101-01

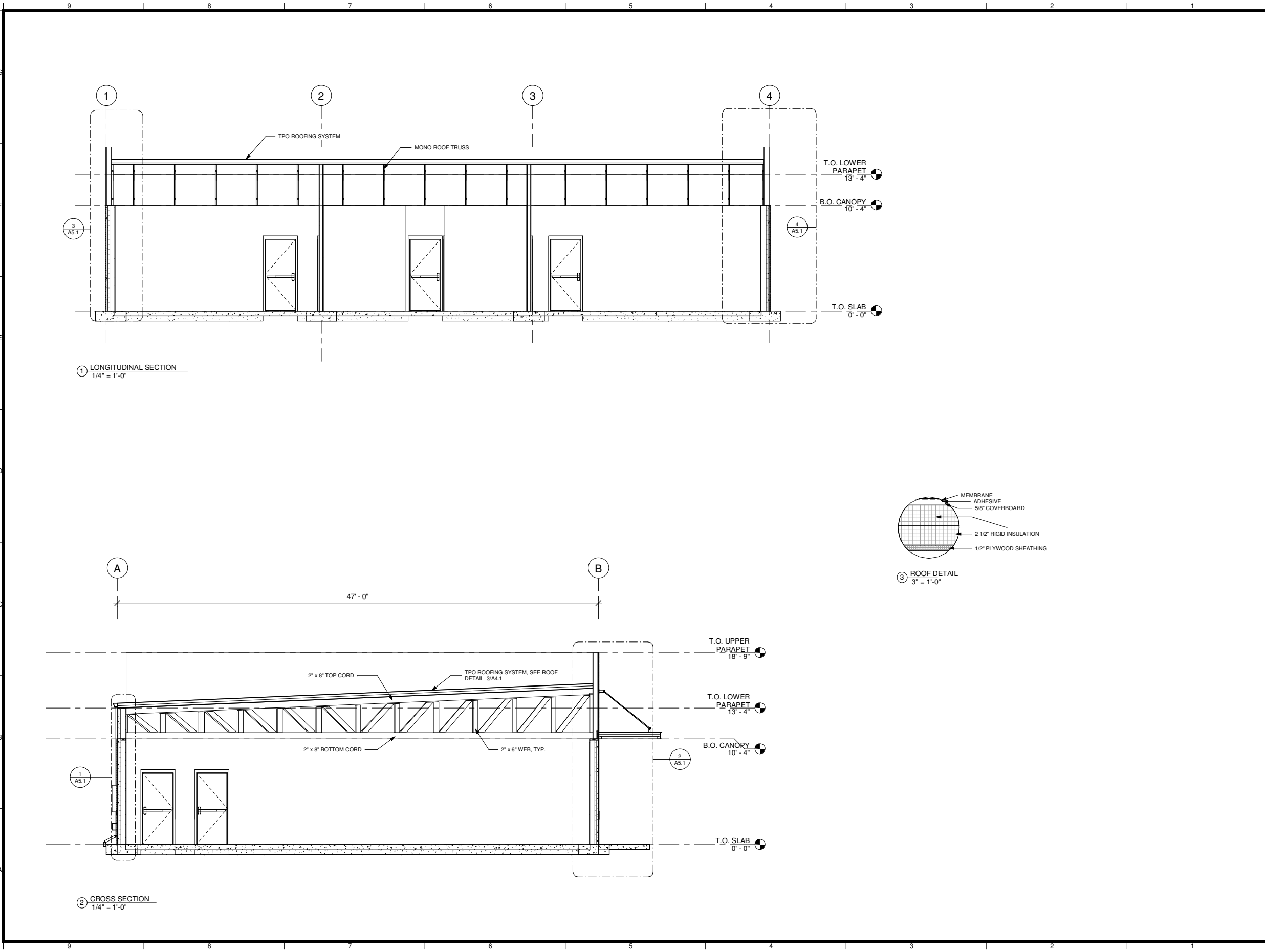
REVISIONS
No. Description Date

DRAWING TITLE
FRONT & REAR
ELEVATION

DRAWING NO.
A3.3

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RIVERGATE SHELL BUILDING

OWNER
RAFEEL SYED
PROJECT ADDRESS
120 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

ISSUE DATE
26 JULY 2021
ISSUED
PERMIT SET
CSBD PROJECT NUMBER
2035101-01

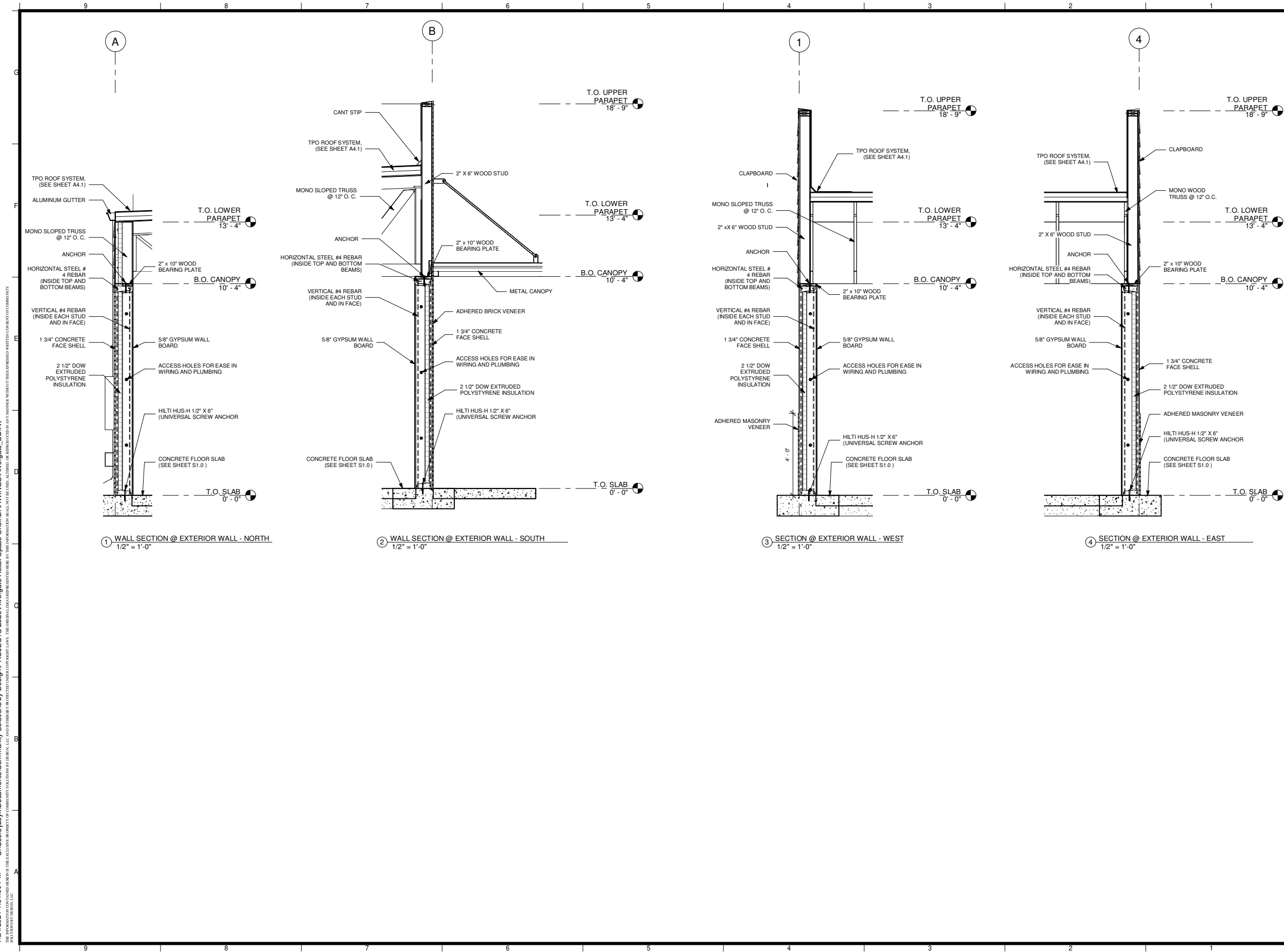
REVISIONS	No.	Description	Date
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DRAWING TITLE
BUILDING SECTIONS

DRAWING NO.
A4.1

7/24/2021 1:54:00 PM C:\Users\jboy\Documents\Community Solutions by Design\PROJECTS\2020\Rivergate Retail Space Shell\DRAWINGS\Rivergate_SD.rvt

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RIVERGATE SHELL BUILDING

OWNER
RAFAEL SYED
PROJECT ADDRESS
120 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

ISSUE DATE
26 JULY 2021

ISSUED
PERMIT SET

CSBD PROJECT NUMBER
2035101-01

REVISIONS		
No.	Description	Date
B		

DRAWING TITLE
WALL SECTIONS

DRAWING NO.
A5.1

C D

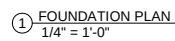
RIVERGATE SHELL BUILDING

OWNER
RAFAE SYED

PROJECT ADDRESS
120 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

REVISIONS			
B	No.	Description	Date

DRAWING NO.
S1.0





5010 Linbar Drive,
Suite 153
Nashville, TN 37211
615.331.7770
www.TTLUSA.com

August 16, 2021

Mr. Addam McCormick
City of Goodlettsville Planning
318 N. Main Street
Goodlettsville, TN 37072

RE: Mater Concept Plan Submittal
Villas at Highland Park
Parcels: 02500021800, 02500021900, 02500006000, 02500006200
Goodlettsville, TN

Mr. McCormick;

TTL has prepared and attached the Master Concept Plan for the above referenced project location for the City of Goodlettsville Planning review and approval with the revisions as requested for the Deferral as noted on the July 08, 2021 email notice. The Master Concept Plan was revised based as specified in the criteria listed below.

1. 1. TVA Easement- Provide an alternative plan showing units being removed from the TVA easement area. The Planning Commission and City Commission preliminary master plan approval showing units under the TVA easement should only occur with information submitted with plan that the unit design is subject to TVA easement abandonment
Response: The Master Concept Plan was revised reflecting the TVA easement.
2. Revised plan showing looped drive per City Fire Marshall request. City staff can review alternative street designs on the loop street section.
Response: An alley was added to the Master Site Plan which reflects the Fire Marshall's requirement and approved layout.
3. Submittal of City Sewer Service availability letter.
Response: The sewer service availability letter is attached to this submittal.
4. Sight distance information for the Dickerson Road intersection proposal
Response: The Line of Sight survey has been completed and the evaluation attached to this submittal.
5. Revised building design information including garage dimensions and elevations reflecting City's Design Guideline requirements and Planning Commission's determination on revised design for all two (2) story units and confirmation on unit ownership intention per original project guidelines.
Response: As noted on the attached elevations, the planned unit elevations will comply with the City's Building Standards for building exterior finishes. The developer's intent is to sell the units.

If you have any questions or need additional information, please do not hesitate to call or email me at (615) 331-7770 or bcleveland@ttlusa.com.

Sincerely,
TTL, Inc.

A handwritten signature in blue ink, appearing to read "Barry Cleveland".

Barry Cleveland, P.G.

CC: Sage Legacy, LLC



Steven Diviney-Sewer Superintendent

9 July 2021

Mr. Randy Laine, P.E.
Regional Leader for Civil Services
5010 Linbar Drive# 153
Nashville, TN 37211

Re: Sewer Availability
Villas at Highland Park Project

Dear Mr. Laine,

Per your letter dated June 8, 2021 you have requested additional wastewater collection system capacity allocation for the Villas at Highland Park Development. Your letter indicates that you propose to construct a total of 133 units with the following sewer flow estimated of 39,900 gpd.

After the sewer capacity study done by FOXPE, the sanitary sewer mains adjacent to the subject property has sufficient capacity to carry the expected additional flow.

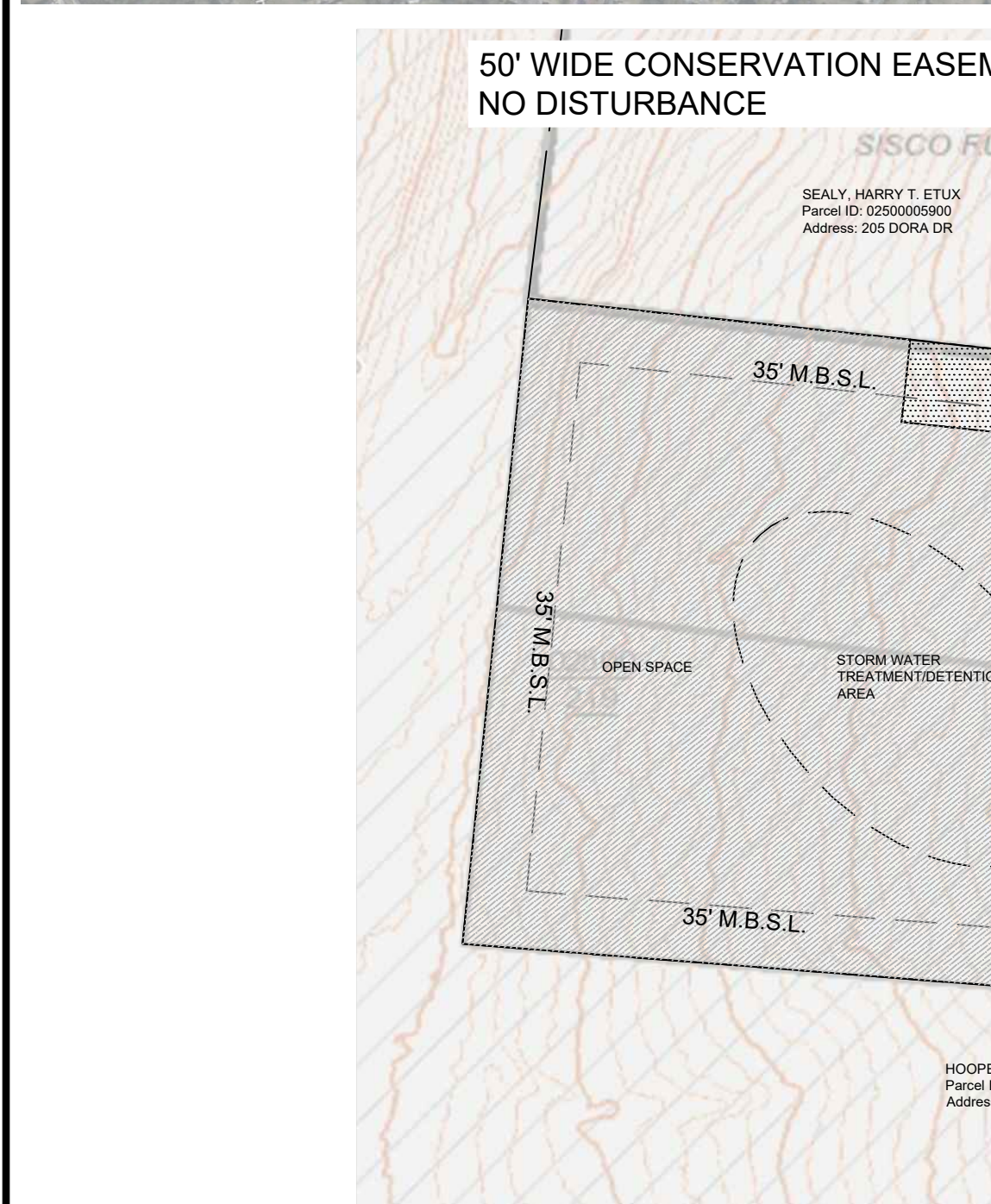
This letter of sewer availability serves to reserve wastewater system capacity for the Villas at Highland Park Project, Parcel 025000 6000, 025000 21900, 02500 21800 and 025000 62000 development and has validity for one full year from the date of this letter. After that date you must again request sewer availability.

Applicable tap and capacity fees will be charged at the time building permits are issued by the Goodlettsville Codes Department.

If you have any questions, please call.

Sincerely,

Steven W. Diviney
Sewer Superintendent



PROJECT NAME PROJECT DEVELOPER		VILLAS AT HIGHLAND PARK SAGE LEGACY	<u>ZONING</u> <u>CURRENT</u>		<u>PROPOSED</u>
PARCEL ID - 02500006000 0 DICKERSON PIKE GOODLETTSVILLE, TN 37072		6.23 ACRES	A		HDR-PUD
PARCEL ID - 025000021900 DICKERSON PIKE GOODLETTSVILLE, TN 37072		6.22 ACRES	A		HDR-PUD
PARCEL ID - 025000021800 DICKERSON PIKE GOODLETTSVILLE, TN 37072		6.67 ACRES	A		HDR-PUD
PARCEL ID - 025000006200 805 DICKERSON PIKE GOODLETTSVILLE, TN 37072		1.2 ACRES	CPUD		CPUD
DEVELOPMENT REQUIREMENTS		REQUIREMENTS		PROVIDED	
DENSITY		7/ACRE MAX		6.54/ACRE	
OPEN SPACE		20% MIN.		54%	
MAXIMUM BUILDING HEIGHT		3 STORIES		2 STORIES	
PARKING REQUIREMENTS		133 - UNITS 2 SPACES PER UNIT TOTAL = 266 SPACES		A - 54 - UNITS w/ 2 SPACES = 108 SPACES B - 79 - UNITS w/ 3 SPACES = 237 SPACES PUBLIC SPACES = 75 TOTAL = 420 SPACES	
AREA OF PUBLIC R.O.W. = 2.93 acres					

ENT

25' x 40' OPEN PAVILION

DRIVER JAMES ETUX
Parcel ID: Q2500016150
Address: 204 DORA DR

MILANOVICH, DAWN DRIVER
Parcel ID: Q251200720
Address: 103 ROANMORE DR

OPEN SPACE

ANTHONY & MCDONALD, ROBERT TRS
Q250006700
3 OLD DICKERSON PIKE

ONE WAY

- 1) 54 - UNITS ARE 20' x 48' 79 - UNITS ARE 24' x 48'
- 2) EACH UNIT HAS MINIMUM 20' FRONT YARD MEASURED FROM STRUCTURE TO BACK OF SIDEWALK
- 3) EACH UNIT IS PROVIDED MINIMUM 10' WIDE DRIVEWAY
- 4) CONCEPT PROVIDES A 50' MINIMUM BUILDING SETBACK ALONG DICKERSON PIKE AND A 35' SIDE AND REAR YARD MINIMUM BUILDING SETBACK
- 5) PRIMARY ACCESS ROAD IS PUBLIC ROW. STUB ROADS AND COMMERCIAL ACCESS ARE PRIVATE.
- 6) PERIMETER LANDSCAPE BUFFER TO BE PROVIDED EXCEPT IN AREAS WHERE THE NATURAL VEGETATION WILL NOT BE DISTURBED.
- 7) ALL PROPOSED UTILITIES (SEWER, WATER, GAS, STORM WATER, ELECTRIC, INTERNET) WILL BE LOCATED WITHIN THE 5' STREET R.O.W.
- 8) COMMERCIAL USE AREA EXCLUDES USES OF JUNKYARDS, ADULT ENTERTAINMENT, MOBILE HOMES, AUTO REPAIR, WAREHOUSE, STORAGE UNITS, AUTO SALES.
- 9) RESIDENTIAL DESIGN SHALL MEET THE CITY GUIDELINES OF A MINIMUM 50% BRICK/STONE WITH REMAINING SIDING TO BE CEMENT FIBER OR WOOD SIDING, EIFS, AND SOME WITH SPLIT FACE BRICK FOUNDATION OPTIONS.
- 10) 2 CAR GARAGE INSIDE MINIMUM DIMENSION 21' DEEP x 20.5' WIDE.

FIGURE 1
STANDARD DETAIL FOR STREET CLOSURES

REQ'D ASPHALT PAVEMENT (LIGHT DUTY)
(SEE DETAILS)

REQ'D CONCRETE PAVEMENT
(SEE DETAILS)

REQ'D CONCRETE SIDEWALK
(SEE DETAILS)

REQ'D WATER MAIN

REQ'D FIRE HYDRANT

REQ'D WATER METER

REQ'D GAS MAIN

REQ'D UNDERGROUND CABLE TELEVISION

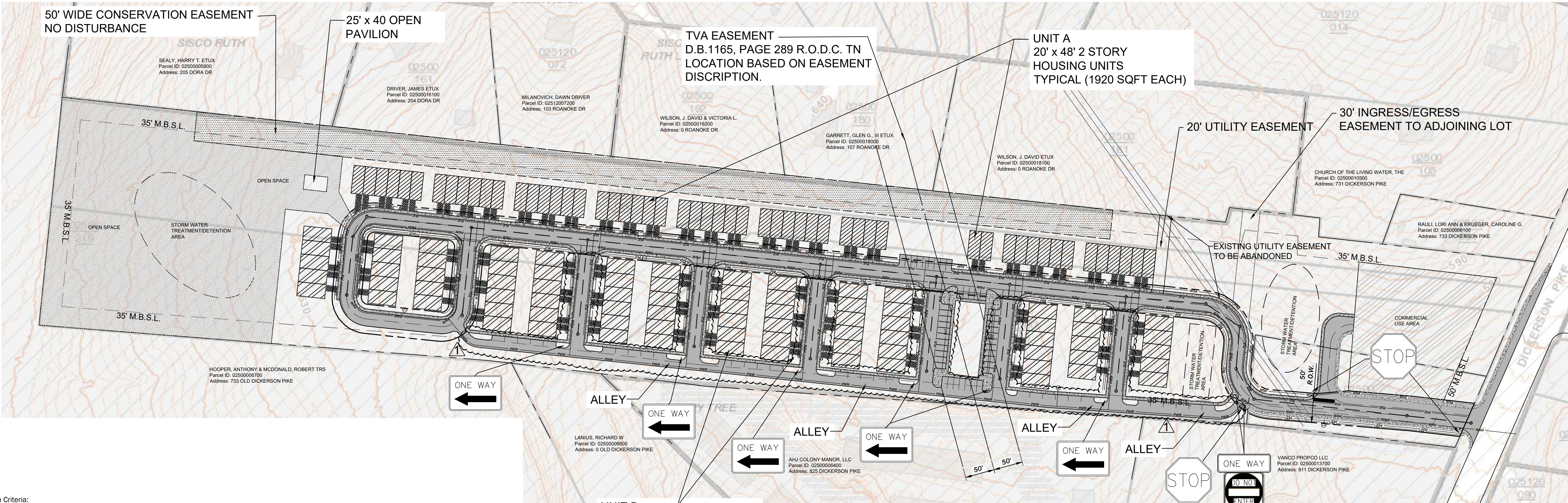
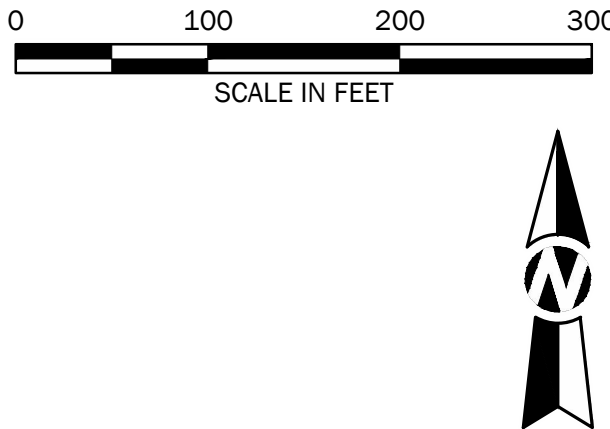
REQ'D UNDERGROUND TELEPHONE

REQ'D UNDERGROUND ELECTRICAL

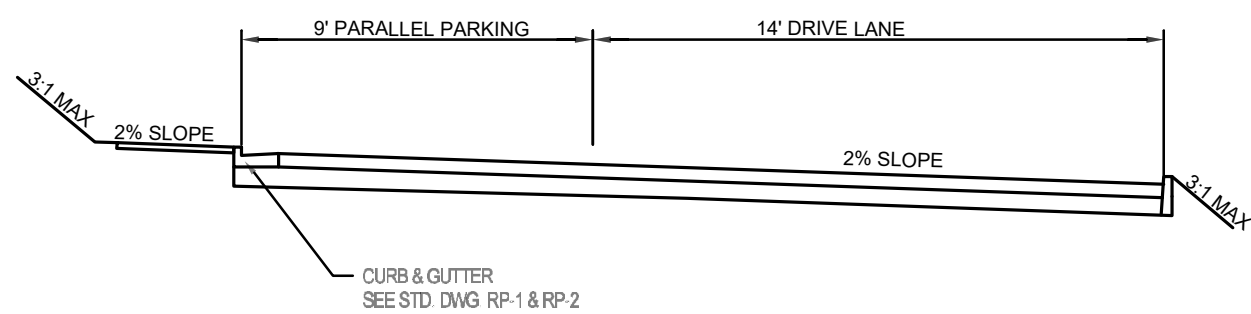
REQ'D SANITARY SEWER MAIN

REQ'D SANITARY SEWER MANHOLE

PRIVATE STREET/R.O.W.



UNIT B
24' x 48' 2 STORY
HOUSING UNITS
TYPICAL (2304 SQFT EACH)



TYPICAL ALLEY SECTION
N.T.S.

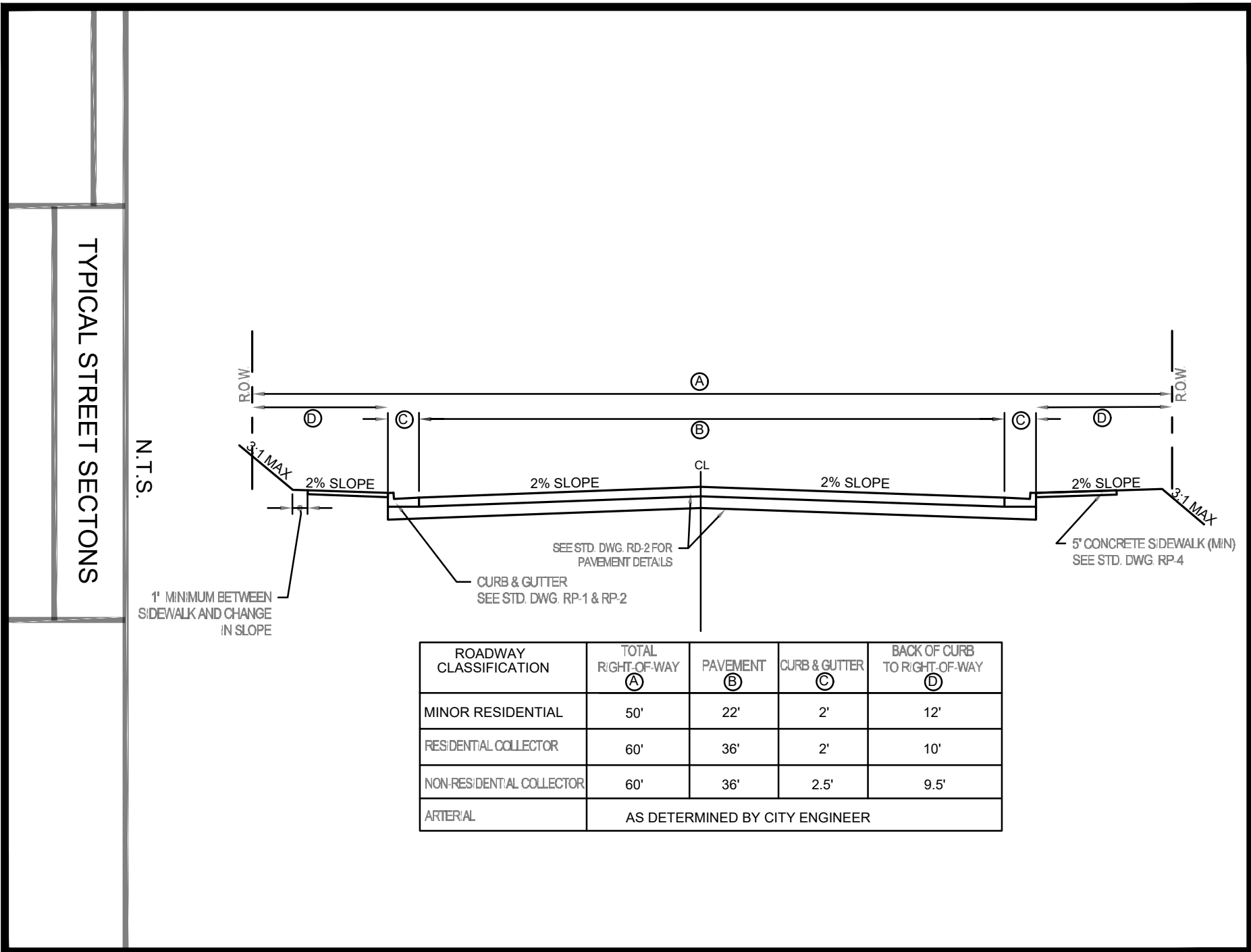
(iii) High density residential planned unit development. (A) The maximum overall densities shall be in terms of the number of dwelling units per gross acre of all the area within said development. (B) The maximum floor area shall be in terms of a ratio of total floor area per total area within said development, as provided herein. (C) **Yard requirements are waived and the following minimum controls shall be applied.** Maximum density 7/acre Maximum floor area ratio .20 Minimum open space 20 percent Maximum building height 3 stories (D) The Goodlettsville Municipal/Regional Planning Commission and City Commission may authorize a high density residential planned unit development to be increased in density up to fifteen (15) units per acre for the purpose of increasing the density of the area to support the increasing density of the area including pedestrian connections to the mixed use commercial center areas. Maximum floor area ratio 1.0, maximum building height four (4) stories but may be increased to be consistent with the adjacent commercial developments in commercial center mixed uses areas. The minimum open space twenty percent (20%) and minimum size of site may be reduced in size as determined by planning commission and city commission during master plan review

Development standards. (i) Perimeter requirements. Along the perimeter of the PUD, buildings shall be designed to harmonize in scale, setbacks, and mass with existing adjacent areas. Perimeter landscaping shall also be required. **The minimum building setback along the perimeter of the site shall be thirty-five feet (35').** The minimum setback from a public street that is external to the PUD shall be fifty feet (50').

ATTACHED DWELLINGS:

(D) **Yards.** (1) For units located along the periphery of a site containing attached dwellings, the yard provisions established for the district adjacent to the perimeter shall apply subject to a maximum front yard for the attached dwellings of thirty feet (30').

(2) **For units located entirely within a site, no side or rear yard as such is required in connection with any attached dwelling located entirely within a site containing attached dwellings** but each such unit shall on its own lot have one (1) yard containing not less than two hundred fifty (250) square feet. This yard shall be reasonably secluded from view from streets or from neighboring property and shall not be used for off-street parking or for any accessory building.



Master Concept Plan Criteria:

- (A) The location and size of the area involved.
- (B) Response: See the Master Concept Plan
- (C) Transportation routes including streets, driveways, sidewalks, and pedestrian ways, and off-street parking and loading areas.
- (D) Response: All streets to be public with all public utilities within the public right of way.
- (E) (C) Location and approximate dimensions of structures including approximate height and bulk and the utilization of structures including activities and the number of living units.
- (F) Response: See the Master Concept Plan
- (G) (D) Location and extent of required landscape buffer yards and a generalized plan to indicate how the landscaping regulations will be met.
- (H) Response: See the Master Concept Plan
- (I) (E) Estimated population and density and extent of activities to be allocated to parts of the project.
- (J) Response: The development will be family friendly with safe pedestrian and friendly mobility throughout the planned development. It is the intent to have families, singles, couples with and without families purchase the units. The open space will be an amenity the development community can use for active or passive recreational activities as decided by the homeowner's within the community.
- (K) (F) Reservations for public uses including schools, parks and other open spaces.
- (L) Response: Open space has been shown on the Master Concept Plan and is currently more than the required 20%. At this time, there are no confirmed plans for the open space. The homeowners within the development will decide on the recreation areas needed for the community.
- (M) (G) Available commitments from the appropriate water and sewer provider.
- (N) Response: Madison Utility District will provide the necessary public water and has stated they have sufficient water capacity for the community. The City of Goodlettsville will provide the public sewer services for the community.
- (O) (H) Major landscaping features including topography.
- (P) Response: The 50 feet wide tree line will be maintained as conservation and landscape buffer will be provided as noted on the Master Concept Plan. Some grading will occur on the property to provide the amenities and necessary infrastructure to the property. The intent is to provide the necessary landscaping as needed to provide the necessary aesthetics and functionality to the community and surrounding residents.
- (Q) (I) The general means of the disposition of sanitary wastes and storm water.
- (R) Response: The development will be serviced by public sewer and water serviced by City of Goodlettsville and The Madison Utility District, respectively. Madison Utility District serves the site with public water main in close proximity which have indicated there is sufficient capacity to service the site. The utilities will be located within the proposed public right of way.
- (S) (J) North arrow, graphic scale, and location map showing relationship to existing street system and adjoining properties.
- (T) (K) The nature of the land area to be devoted to various uses and activities and overall densities.
- (U) Response: See the Master Concept Plan
- (V) (L) A tabulation of the landowner's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- (W) Response: The landowner will sell the property to developer after obtaining the zoning entitlements. The City of Goodlettsville has received a letter from the interested parties for the written concurrence statement.
- (X) (M) The general substance of the covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities.
- (Y) Response: The Planned Unit Development will maintain the homeowner's association covenants and restrictions for the properties as common and private ownership. At this time, this document has not been developed. The Master Concept Plan shows the planned utility locations within utility easements for ingress/egress, water/sewer.
- (Z) Water/Sewer easements for the property will be provided for public utility for water, electrical and phone/internet will be located within a twenty-foot easement on either side of the public right of way.
- (aa) (v) A development schedule, setting forth when the landowner intends to commence construction and an estimated completion period.
- (ab) Response: Site plan design and construction permitting to commence on September 2021. April/May 2022 for development plan completion. All homes to be built and constructed by April 2024.
- (ac) (vi) A general summary explaining the character, intent, and financing of the PUD
- (ad) Response: The intent of the Villas at Highland Park is to provide a diverse and vibrant pedestrian friendly community for families or single adults enjoy and call home. The various housing types promotes a diverse product for home ownership while maintain open space for community use. Sage Community will be working with an investment group for the acquisition and entitlement of the community. Once entitlements have been completed, approved community will be sold to a builder/developer via a Joint Venture to complete the horizontal development and home construction.

VILLAS AT HIGHLAND PARK

SAGE LEGACY

DICKERSON PIKE, GOODLETSVILLE

DAVIDSON COUNTY, TENNESSEE

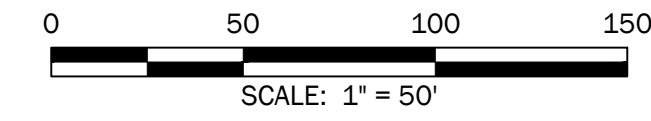
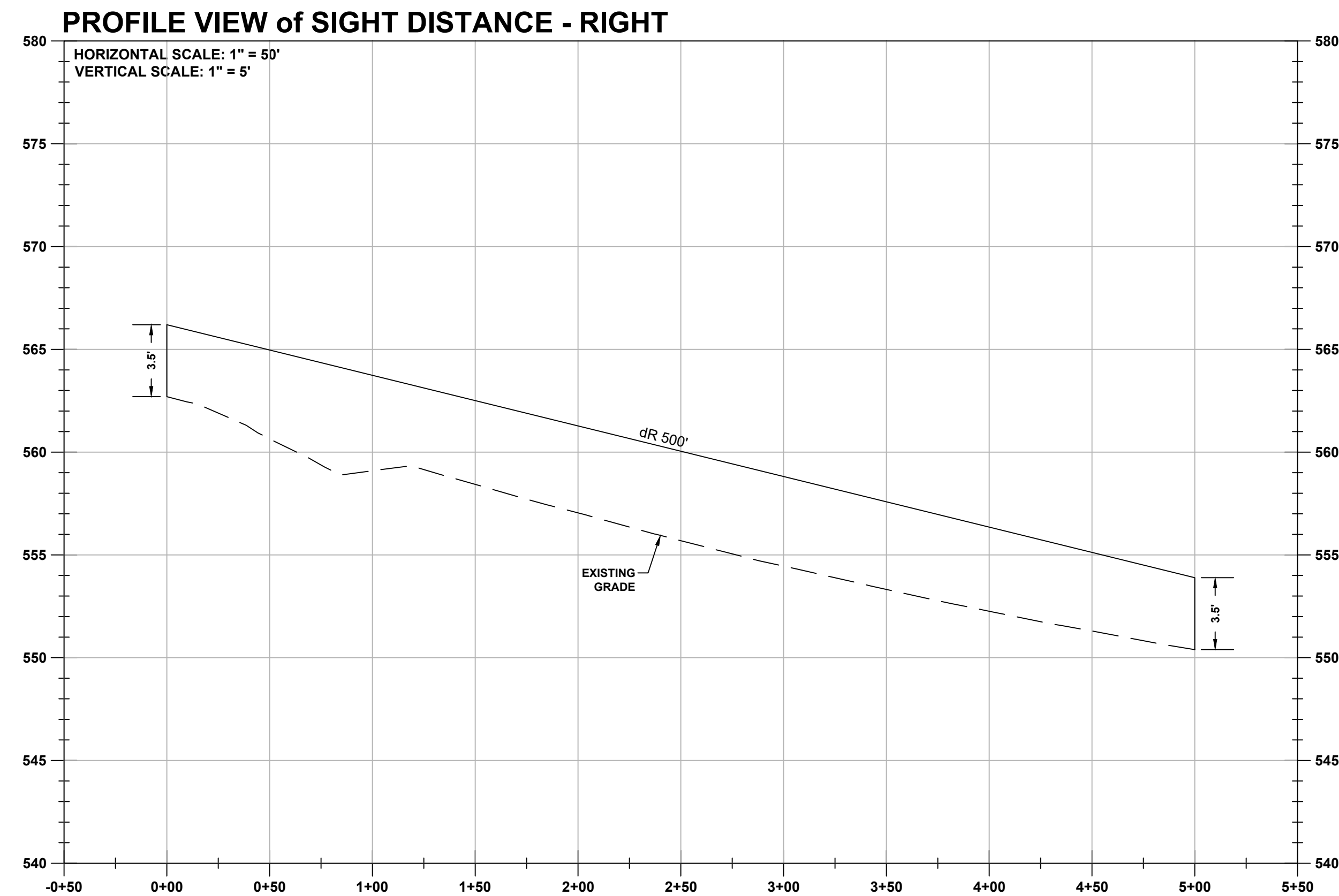
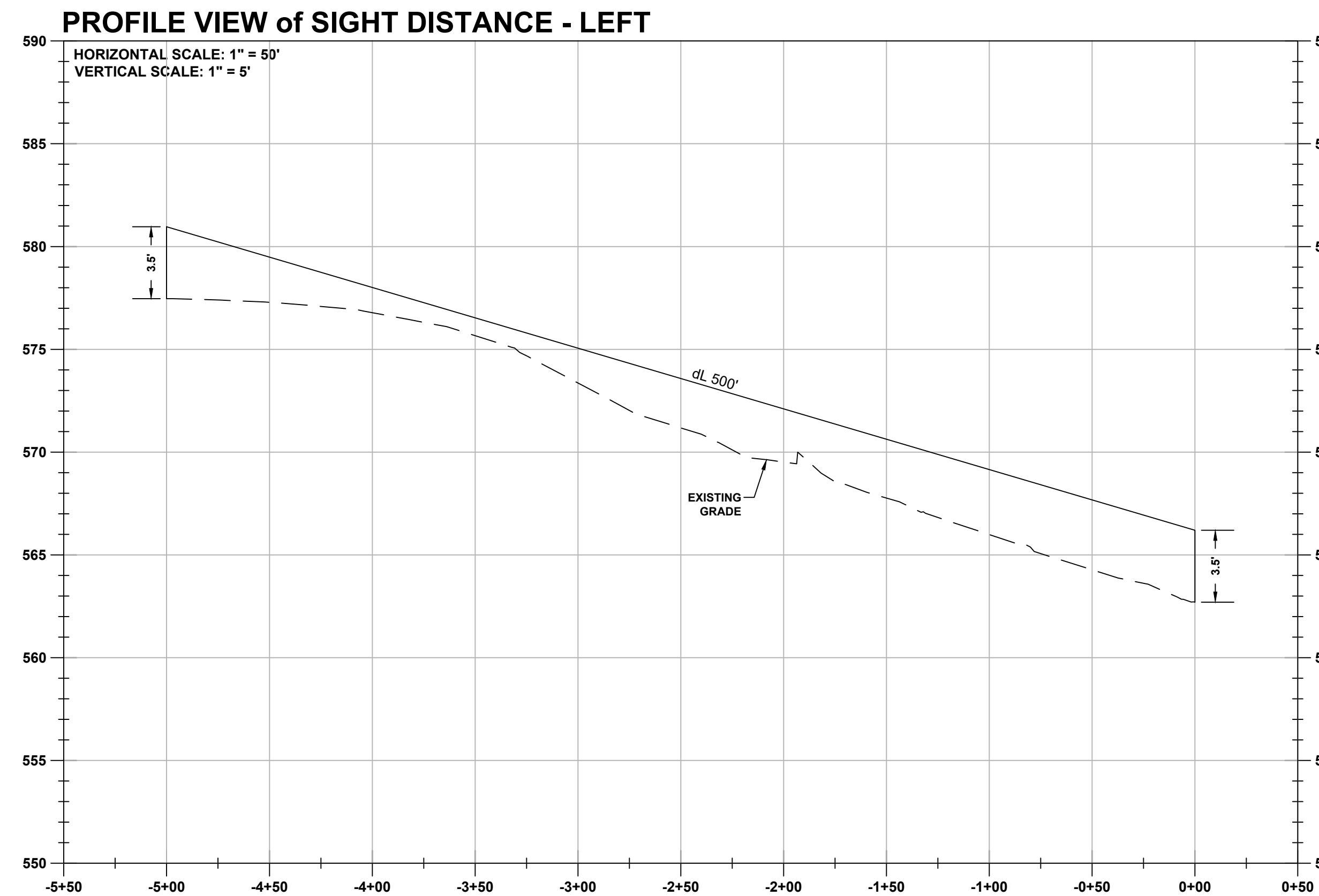
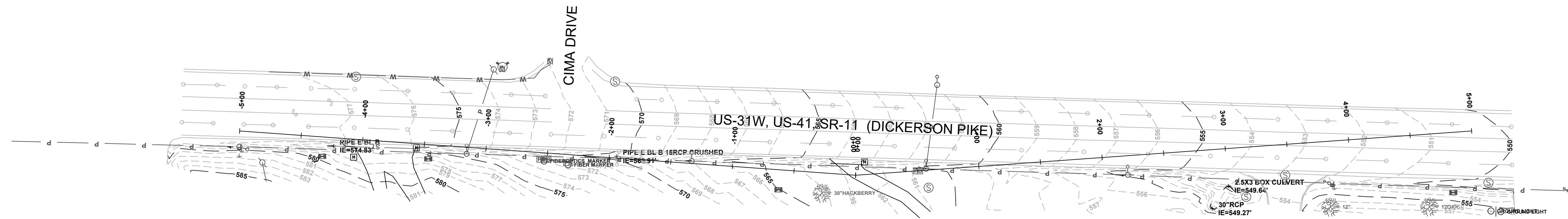
Sheet Title

MASTER CONCEPT PLAN

OPTION 2

Sheet No.
C 1.0

ORDINANCE NO. 17-908



NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

VILLAS AT HIGHLAND PARK

SAGE LEGACY, INC

805 DICKERSON PIKE, GOODLETTSVILLE
SUMNER COUNTY, TENNESSEE

TTL

SHEET TITLE		Revision Description			
Sheet Title		No.	Date		
		Drawn By:		Checked By: HRS	
		Date: 08-16-2021		Proj. No.: 00210801936.00	

Sheet No.
T 1.01



A FRONT ELEVATION

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



B FRONT ELEVATION

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

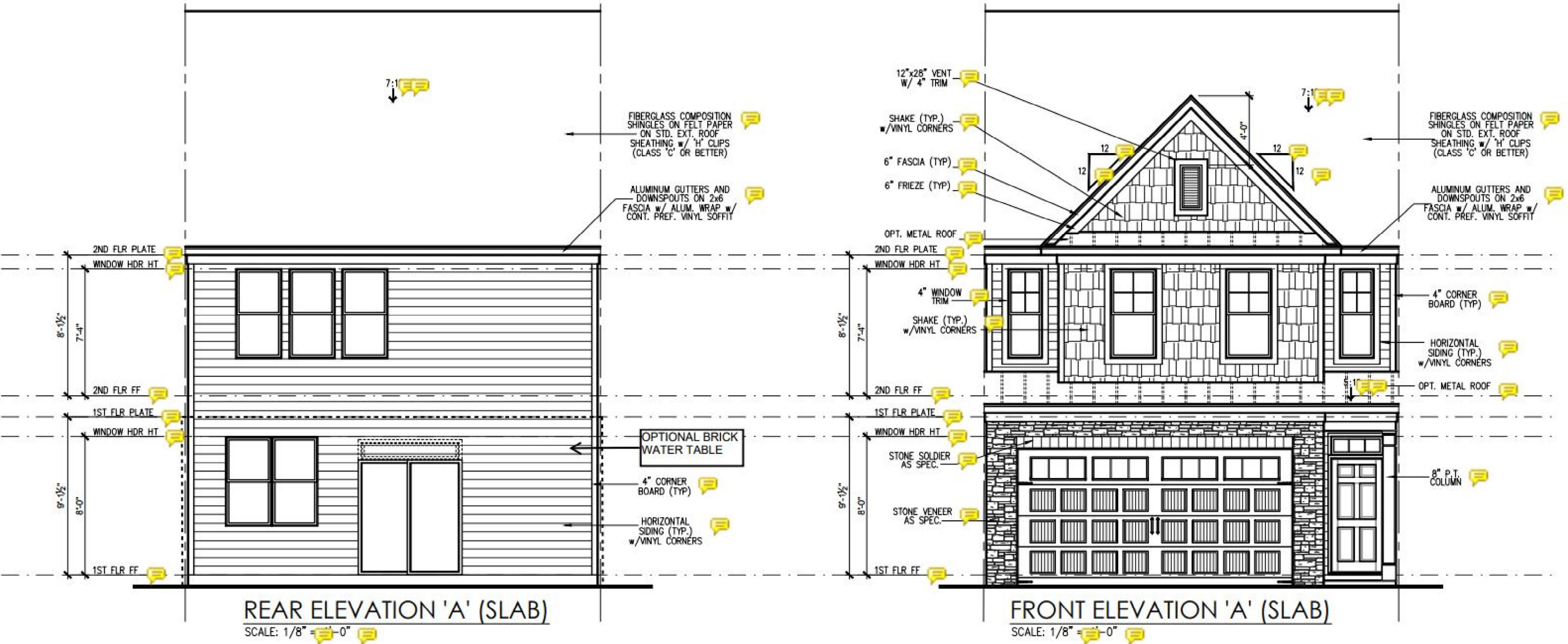


C FRONT ELEVATION

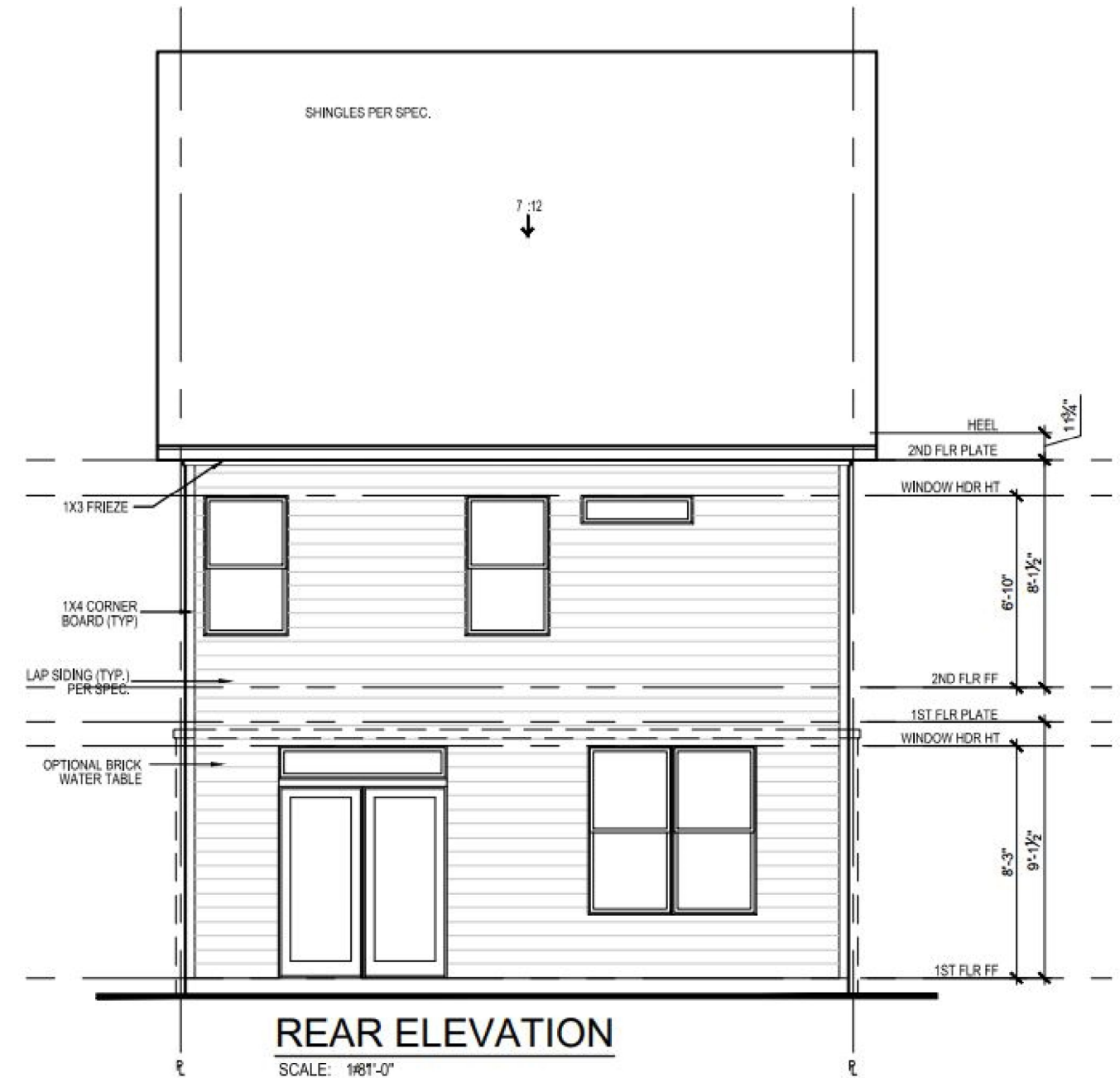
SCALE: 1/8" = 1'-0"

Durant Front Elevations

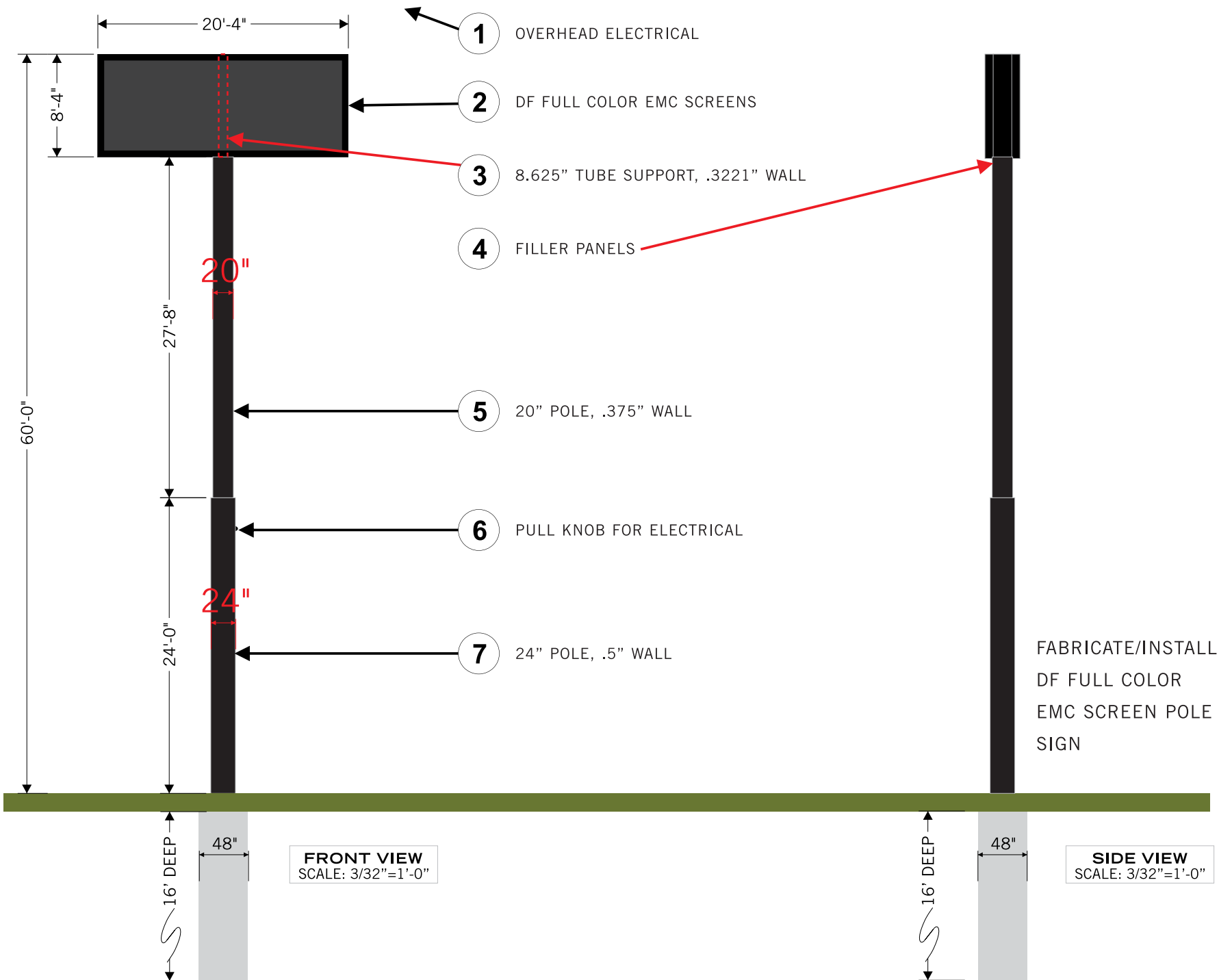
The residential building exterior will meet the City of Goodlettsville Design Standards to include 50% brick/stone with remaining siding to be cement fiber or wood siding, EIFS, and some with split block foundation options.



Durham Elevations: The residential building exterior will meet the City of Goodlettsville Design Standards to include 50% brick/stone with remaining siding to be cement fiber or wood siding, EIFS, and some with split block foundation options.



Wake - Rear Elevations The residential building exterior will meet the City of Goodlettsville Design Standards to include 50% brick/stone with remaining siding to be cement fiber or wood siding, EIFS, and some with split block foundation options.



Color renderings are for presentation only and should not be considered as manufacturing drawings.

Associated Wholesale Grocers
500 S Cartwright St
Goodlettsville, TN 37072

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Customer: Pawn Kings
Created: 07.21.21
Revised:
Dwg: Pres 101
Scale: Proportional
Illustrated by: Smith

Approval: _____ Date: _____

Complete Signs
P.O. Box 8861 Dothan, AL 36304 P 888.823.005
signs@completesigns.net www.completesigns.net
F 334.556.0218

To whom it may concern,

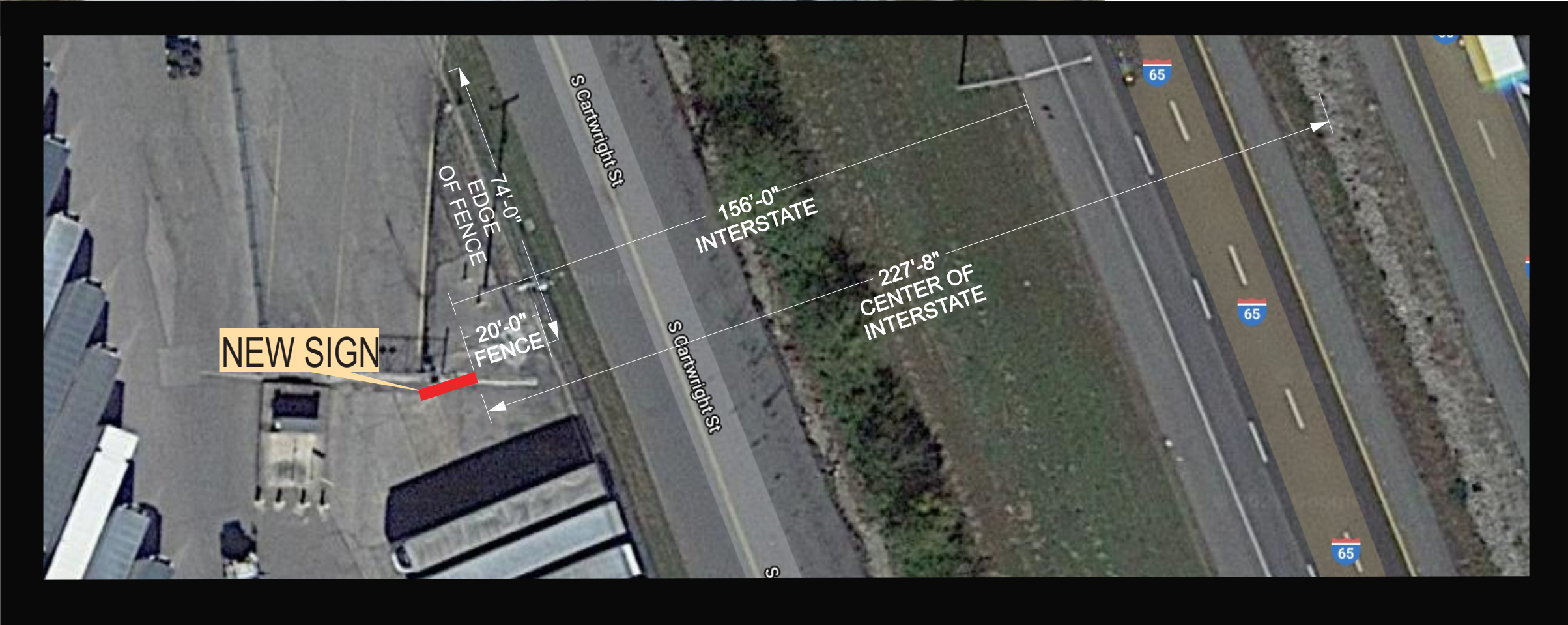
I'm writing on behalf of our customer, Associated Wholesale Grocers. We are hoping to have this property considered for inclusion on the expansion of the interstate sign district overlay boundary. This would provide great relief for our customer who is otherwise unable to have the signage so many of their close neighbors currently enjoy.

Thank you for your consideration.

Justin Woodward
Complete Signs LLC
334-805-1024
justinw@complete signs.net



7/21/21



Color renderings are for presentation only and should not be considered as manufacturing drawings.



Complete Signs
P.O. Box 8861 Dothan, AL 36304 P 888.823.9005
F 334.556.0218 signs@completesigns.net www.completesigns.net

Associated Wholesale Grocers
500 S Cartwright St
Goodlettsville, TN 37072

Approval: _____ Date: _____

Customer: Pawn Kings
Created: 07.21.21
Revised:
Dwg: SITE 101
Scale: Proportional
Illustrated by: Smith

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DEVELOPMENT PLANS FOR BOJANGLE'S CALDWELL ROAD AND LONG HOLLOW PIKE GOODLETTSVILLE, TN 37072 August 30, 2021



SHEET

COVER SHEET
ALTA SURVEY
C2 SITE LAYOUT
C3 SITE GRADING & DRAINAGE
C4.0 PRE-EROSION CONTROL
C4.1 POST-EROSION CONTROL
C5 WATER AND SEWER
C6 ELEC., TELE., AND GAS
L1 LANDSCAPE PLAN
SL1 SITE LIGHTING

ENGINEER & LANDSCAPE ARCHITECT:

ARNOLD CONSULTING
ENGINEERING SERVICES
P.O. BOX 1338
BOWLING GREEN, KY 42101
CONTACT: BRANDY ZACKERY
PHONE: (270) 780-9445

ARCHITECT:

ESD ARCHITECTURE
421 PENMAN STREET, SUITE 200
CHARLOTTE, NC 28203
PHONE: (704) 373-1900

OWNER, APPLICANT, DEVELOPER:

TN GOODLETTSVILLE LONG HOLLOW, LLC
201 RIVERPLACE, SUITE 400
GREENVILLE, SC 29601
CONTACT: BRETT ROGERS
TELEPHONE: 864-263-5426

UTILITY COMPANIES/ GOVERNMENT OFFICIALS

PLANNING & BUILDING DEPT:
CITY OF GOODLETTSVILLE
105 S. MAIN STREET
GOODLETTSVILLE, TN 37072
CONTACT: ADDAM MCCORMICK
TELEPHONE: (615) 851-2202

SEWER:
CITY OF GOODLETTSVILLE
105 S. MAIN STREET
GOODLETTSVILLE, TN 37072
CONTACT: STEVE DIVINEY
TELEPHONE: (615) 851-3470

WATER:
WHITE HOUSE UTILITY DISTRICT
3303 US 31W
WHITE HOUSE, TN 37188
CONTACT: DANNY MILLER
TELEPHONE: (615) 672-4110

ELECTRICITY:
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246
TELEPHONE: (603) 480-2297

GAS:
NASHVILLE GAS COMPANY
665 MAINSTREAM DRIVE
NASHVILLE, TN 37228
TELEPHONE: (615) 734-0665

CABLE/TELEPHONE:
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
TELEPHONE: (615) 244-6222

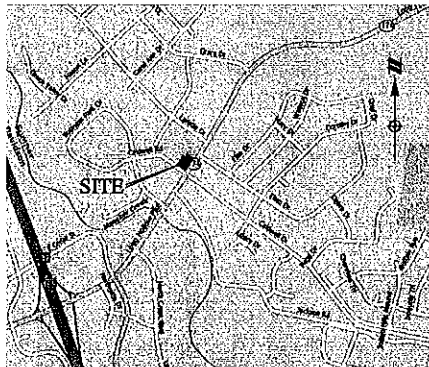


810 Dutch Square Blvd • Suite 320 • Columbia, SC 29208
ORCS 811 • www.811.com



ARNOLD CONSULTING
ENGINEERING SERVICES
P.O. BOX 1338 BOWLING GREEN KY, 42101
PHONE (270) 780-9445

- EXIST. MANHOLE
EXIST. CATCH BASIN/INLET
EXIST. SANITARY SEWER
EXIST. OLEANTO
EXIST. WATER MAIN
EXIST. HYDRANT
EXIST. SHUTOFF OR CURB BOX
EXIST. GATE VALVE IN BOX
EXIST. WATER WELL
EXIST. OVERHEAD ELECTRIC
EXIST. UNDERGROUND ELECTRIC
EXIST. UNDERGROUND TELEPHONE
EXIST. WATER METER
EXIST. WATER VALVE
EXIST. GAS LINE
EXIST. GAS RISER & MARKER
EXIST. GAS VALVE
EXIST. GAS METER
EXIST. LIGHT POLE
EXIST. UTILITY POLE
EXIST. GUY WIRE
EXIST. ELEC. METER
EXIST. TOWER ANTENNA
EXIST. IRRIGATION CONTROL
EXIST. TRAFFIC SIGNAL BOX/ POLE
EXIST. SIGN
EXIST. CONTOUR
EXIST. CURB AND OUTLET
TITLE EXCEPTION NUMBER
EXIST. GROUND BASED LIGHT
EXIST. BOLLARD
IRON ROD OLD
IRON ROD NEW
FOUND CONCRETE MONUMENT
NAIL OLD
NAIL NEW
FORMERLY KNOWN AS
PLAY BOOK
PAGE
REGISTER'S OFFICE SUMNER COUNTY
EXISTING
CENTERLINE OF RIGHT-OF-WAY
U.G. TELE. MARKER OR PAINT
U.G. ELEC. MARKER OR PAINT
U.G. GAS MARKER OR PAINT



VICINITY MAP
(NOT TO SCALE)

FLOOD CERTIFICATION:

PROPERTY LIES WITHIN FLOOD ZONE "X", DESIGNATED AS AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN. AS SHOWN ON FEMA MAP NO.47185C0379E, WITH A MAP REVISION DATE OF SEPTEMBER 20, 2006

SURVEY REFERENCES:

PUBLIC SUBDIVISION REVISION TWO LOTS 5 & 6, RECORDED IN PLAT BOOK 26 PAGE 57 REGISTER'S OFFICE, SUMNER COUNTY, TENNESSEE.

BASIS OF BEARING:

TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) DERIVED THROUGH GPS LOCATIONS WITH OPUS SOLUTION PERFORMED ON MARCH 14, 2008

ZONING:

PROPERTY IS CURRENTLY ZONED CPUD (COMMERCIAL PLANNED UNIT DEVELOPMENT LIMITED)

SETBACK REQUIREMENTS:

MINIMUM SIZE:	NO MINIMUM
MAXIMUM FLOOR AREA RATIO AND LOT COVERAGE:	0.3
MAXIMUM BUILDING HEIGHT:	2 STORIES
MIN. FRONT SETBACK:	40 FEET
MIN. SIDE SETBACK:	20 FEET
MIN. REAR SETBACK:	20 FEET

ENCROACHMENTS:

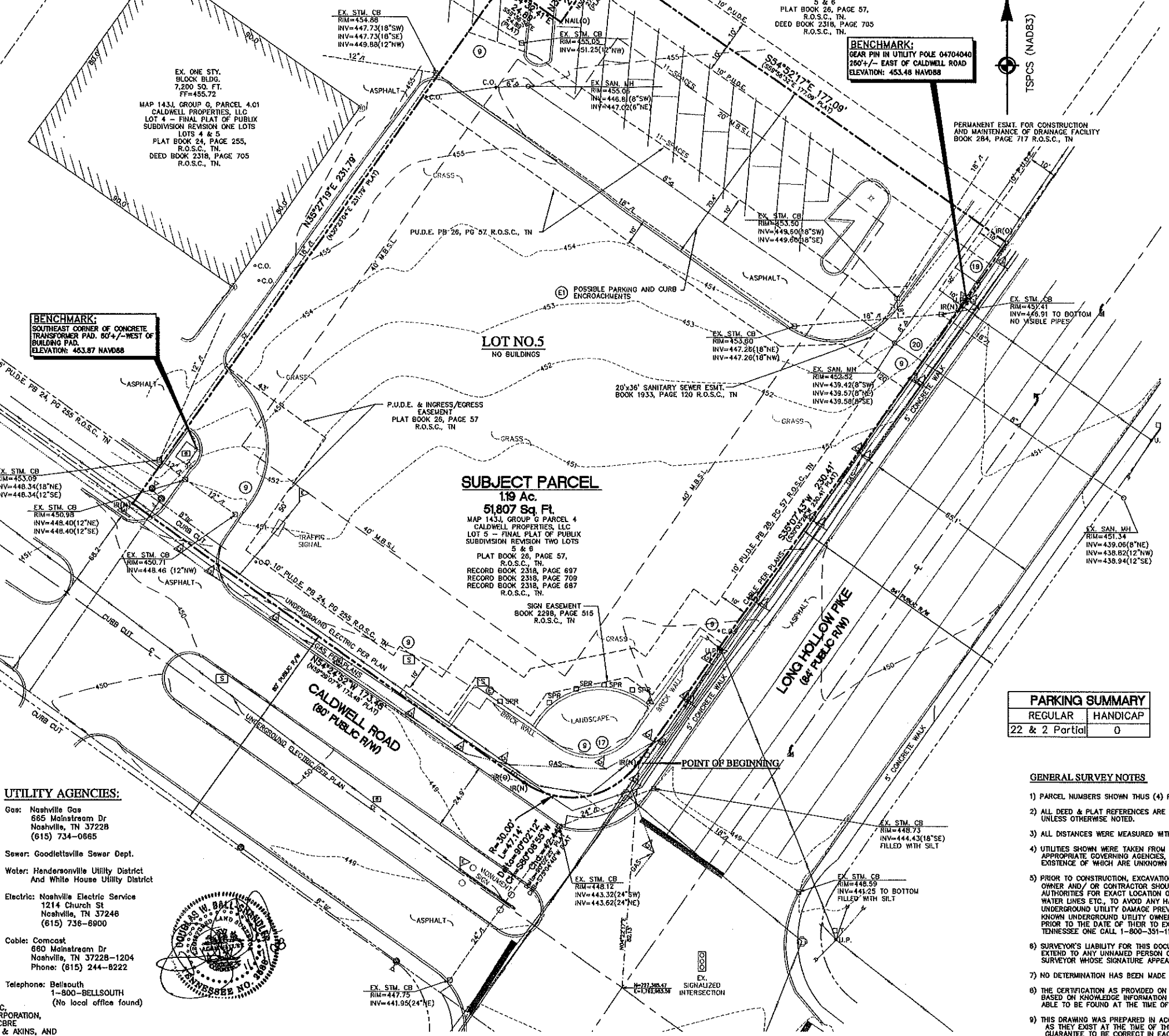
- (1) POSSIBLE PARKING AND CURB ENCROACHMENT



E LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE OWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS PRESENTATION. THE CONTRACTOR SHALL DETERMINE THE ACT LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER WILL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR ANY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, ANY NEARBY STRUCTURES, OR ANY OTHER PERSONS.



PARKING SUMMARY	
REGULAR	HANDICAP
22 & 2 Partial	0

GENERAL SURVEY NOTES

- 1) PARCEL NUMBERS SHOWN THUS (4) REFER TO SUMNER COUNTY TAX MAP 1431, GROUP G.
- 2) ALL DEED & PLAT REFERENCES ARE MADE TO REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE, UNLESS OTHERWISE NOTED.
- 3) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 4) UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES. MAPS ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE SURVEYOR.
- 5) PRIOR TO CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE AND ELECTRIC CABLES AND WATER LINES ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111, DARE-DIG - TICKET # 080591213.
- 6) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 7) NO DETERMINATION HAS BEEN MADE TO THE EXISTENCE OF ANY WETLANDS.
- 8) THE CERTIFICATION AS PROVIDED ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTATION ABLE TO BE FOUND AT THE TIME OF THIS SURVEY.
- 9) THIS DRAWING WAS PREPARED IN ACCORDANCE WITH OUR FIELD SURVEY NOTES AND SHOWS IMPROVEMENTS AS THEY EXIST AT THE TIME OF THIS SURVEY TO THE BEST OF OUR KNOWLEDGE, BUT DOES NOT GUARANTEE TO BE CORRECT IN EACH AND EVERY DETAIL.
- 10) THERE ARE NO TREES ON THE SURVEYED PREMISES.
- 11) DATES, SIGNATURE AND SEAL - THE DATE OF FIELD SURVEY, 3-12-08, IS THE LAST TIME THAT EITHER FIELD OR OFFICE PERSONNEL WERE ON THE SUBJECT PROPERTY AND THE LAST DIRECT KNOWLEDGE THAT THIS SURVEYOR HAS OF SITE CONDITIONS. DATE OF PLAT PREPARATION (LISTED IN THE TITLE BLOCK) AND DATE OF SIGNATURE (BELOW), HAVE NO RELATIONSHIP TO ACTUAL SITE CONDITIONS AS DEPICTED ON THIS MAP. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED OR "BLACK" STAMPED SEAL OF A LICENSED LAND SURVEYOR.
- 12) THIS SURVEY IS SUBJECT TO ALL MATTERS AS SET FORTH ON THE FINAL PLAT OF PUBLIC SUBDIVISION - REVISION TWO - LOTS 5 & 6 AS OF RECORD IN PLAT BOOK 26, PAGE 57 REGISTER'S OFFICE, SUMNER COUNTY, TENNESSEE, AND IS ALSO SUBJECT TO ALL GOVERNING AGENCIES' REQUIREMENTS FOR ANY TYPE OF EXCAVATION, DEMOLITION OR IMPROVEMENTS OF ANY FORM OR NATURE.

OWNERS:
CALDWELL PROPERTIES, LLC

CERTIFICATION:

To: CALDWELL PROPERTIES, LLC,
LAWYERS TITLE INSURANCE CORPORATION,
FIFTH THIRD BANK, N.A. AND CBRE
MUDTER, MORGAN, PATTERSON & AKINS, AND
FIRST TITLE AND ESCROW COMPANY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/ACSM LAND TITLE SURVEY SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2,3,4,5,6,7,8,9,10,11(a),13,14 OF TABLE THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN

Douglas W. Ball-Chandler, RLS
Registered Land Surveyor No. 2588
ATWELL-HICKS, LLC

Lost Revised: 11/7/08

PROPERTY DESCRIPTION AS SURVEYED: LOT 5

A TRACT OF LAND IN THE 16th CIVIL DISTRICT OF SUMNER COUNTY, CITY OF GOODLETTSVILLE, TENNESSEE, BEING ALL OF LOT NO.5 AS SHOWN ON THE FINAL PLAT OF PUBLIC SUBDIVISION - REVISION TWO - LOTS 5 & 6 AS OF RECORD IN PLAT BOOK 26, PAGE 57 REGISTER'S OFFICE, SUMNER COUNTY, TENNESSEE (R.O.S.C.) AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN ALTA/ACSM LAND TITLE AND TOPOGRAPHIC SURVEY FOR: CBRE - CB RICHARD ELLIS - JOB NUMBER: 07001620 - ORIGINALLY DATED MARCH 18, 2008 AND LAST REVISED ON OCTOBER 30, 2008 AS FOLLOWS:
BEGINNING AT AN IRON ROD (NEW) AT THE EAST END OF THE NORTH RETURN CURVE AT THE INTERSECTION OF LONG HOLLOW PIKE (84' PUBLIC RIGHT-OF-WAY) (R/W) AND CALDWELL ROAD (80' PUBLIC R/W) SAID IRON ROD BEING N 04°22'17"E 82.13 FEET FROM THE INTERSECTION OF THE CENTERLINES OF SAID ROADWAYS. SAID ROADWAY CENTERLINE INTERSECTION HAS A (NAD83) TENNESSEE STATE PLANE COORDINATE OF N=727,385.47 AND E=1,782,983.59; THENCE:
1. SOUTHEASTWARDLY, WITH SAID RETURN CURVE, HAVING A 30.00-FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 47.14 FEET. SAID CURVE HAS A CHORD

PROPERTY DESCRIPTION AS SURVEYED: LOT 5 CONTINUED

2. WITH THE NORTH R/W LINE OF CALDWELL ROAD, N 54°24'52"W 173.48 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST PROPERTY CORNER OF LOT NO. 4 AS SHOWN ON THE FINAL PLAT OF PUBLIC SUBDIVISION - REVISION ONE - LOTS 4 & 5 AS OF RECORD IN PLAT BOOK 24, PAGE 255 R.O.S.C., TENNESSEE; THENCE,
3. LEAVING SAID R/W LINE, WITH THE EASTERLY PROPERTY LINE OF THE AFORESAID LOT NO. 4, N 35°27'19"E 231.79 FEET TO A NAIL IN ASPHALT (OLD); THENCE,
4. S 54°32'41"E 24.89 FEET TO A NAIL IN ASPHALT (OLD); THENCE,
5. N 35°32'30"E 27.38 FEET TO A NAIL (OLD) IN ASPHALT AT THE COMMON WESTERLY PROPERTY CORNER BETWEEN LOTS 5 AND 6 AS SHOWN ON THE AFORESAID FINAL PLAT AS OF RECORD IN PLAT BOOK 26, PAGE 57 R.O.S.C., TENNESSEE; THENCE,
6. LEAVING THE EASTERLY PROPERTY LINE OF LOT NO.4, WITH THE COMMON PROPERTY LINE BETWEEN LOTS 4 AND 5 AS SHOWN ON THE AFORESAID FINAL PLAT AS OF RECORD IN PLAT BOOK 26, PAGE 57 R.O.S.C., TENNESSEE, S 54°52'17"E 177.09' TO AN IRON ROD (OLD) IN THE WESTERLY R/W LINE OF LONG HOLLOW PIKE; THENCE,
7. WITH THE WESTERLY R/W LINE OF LONG HOLLOW PIKE, S 35°07'43"W 230.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 81.807 SQ. FEET OR 1.87 ACRES MORE OR

SCHEDULE B - SECTION 2 - EXCEPTIONS

- LAWYERS TITLE INSURANCE CORPORATION
EFFECTIVE DATE: NOVEMBER 3, 2008 AT 8:00 A.M.
CASE NO. 27317
7. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION AND EASEMENTS FOR NORTH CREEK BUSINESS PARK OF RECORD IN DEED BOOK 527, PAGE 182, AS AMENDED IN RECORD BOOK 150, PAGE 553, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.
 8. DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS OF RECORD IN RECORD BOOK 2798, PAGE 790, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. NOT PLOTTABLE - AFFECTS ENTIRE PARCEL.
 9. ALL MATTERS APPEARING ON THE PLAT OF RECORD IN PLAT BOOK 26, PAGE 57, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. AFFECTS PROPERTY AS SHOWN.
 10. EASEMENT FOR SIGN AND LANDSCAPE OF RECORD IN RECORD BOOK 150, PAGE 553, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. NO AFFECT TO SUBJECT PROPERTY.
 11. INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES OF RECORD IN RECORD BOOK 2353, PAGE 587, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. NOT PLOTTABLE - AFFECTS ENTIRE PARCEL.
 12. MEMORANDUM OF LEASE OF RECORD IN RECORD BOOK 2353, PAGE 587, AMENDED IN RECORD BOOK 3026, PAGE 545, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. NOT PLOTTABLE - AFFECTS ENTIRE PARCEL.
 13. EASEMENT FOR WATER TAP OF RECORD IN DEED BOOK 190, PAGE 217, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. UNABLE TO DETERMINE AFFECT, NEED PLAT BOOK 1, PAGE 71.
 14. SCREENING FENCE EASEMENT OF RECORD IN RECORD BOOK 100, PAGE 393, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. DOES NOT AFFECT SUBJECT PARCEL.
 15. AGREEMENT FOR DEDICATION OF PUBLIC UTILITIES EASEMENT OF RECORD IN RECORD BOOK 501, PAGE 260, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. DOES NOT AFFECT SUBJECT PARCEL.
 16. WATER MAIN EASEMENT OF RECORD IN DEED BOOK 187, PAGE 487, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. DOES NOT AFFECT SUBJECT PARCEL.
 17. GRANT OF SIGN AND LANDSCAPE EASEMENT OF RECORD IN RECORD BOOK 2285, PAGE 515, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. AFFECTS PROPERTY AS SHOWN.
 18. SLOPE EASEMENT OF RECORD IN RECORD BOOK 291, PAGE 387, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. DOES NOT AFFECT PROPERTY.
 19. DRAINAGE EASEMENT OF RECORD IN RECORD BOOK 284, PAGE 717, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. AFFECTS PROPERTY.
 20. SANITARY SEWER EASEMENT OF RECORD IN RECORD BOOK 1833, PAGE 120, RECORD BOOK 1833, PAGE 123, RECORD BOOK 1833, PAGE 126, AND DEED BOOK 433, PAGE 582, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. RECORD BOOK 1833, PAGE 120 AFFECTS PROPERTY AS SHOWN. RECORD BOOK 1833, PAGE 123 NO AFFECT TO SUBJECT PROPERTY. RECORD BOOK 1833, PAGE 126 NO AFFECT TO SUBJECT PROPERTY. DEED BOOK 433, PAGE 582 NO AFFECT TO SUBJECT PROPERTY.
 21. SLOPE EASEMENT OF RECORD IN RECORD BOOK 289, PAGE 311, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. NO AFFECT TO SUBJECT PROPERTY.
 22. PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A DRAINAGE FACILITY AND TEMPORARY SLOPE EASEMENT OF RECORD IN RECORD BOOK 303, PAGE 268, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. NO AFFECT TO SUBJECT PROPERTY.
 23. PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A DRAINAGE FACILITY AND TEMPORARY SLOPE EASEMENT OF RECORD IN RECORD BOOK 287, PAGE 562, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. NO AFFECT TO SUBJECT PROPERTY.
 24. AGREEMENT TO USE PROPERTY AS A RIGHT-OF-WAY OF RECORD IN DEED BOOK 217, PAGE 383, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. NO AFFECT TO SUBJECT PARCEL.
 25. RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN DEED BOOK 188, PAGE 217, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. UNABLE TO DETERMINE AFFECT, NEED PLAT BOOK 1, PAGE 71.

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ALTA/ACSM LAND TITLE AND
TOPOGRAPHIC SURVEY
OF LOT NO. 5 AS SHOWN ON THE FINAL PLAT OF PUBLIC
SUBDIVISION - REVISION TWO - LOTS 5 & 6 AS OF
RECORD IN PLAT BOOK 26, PAGE 57 R.O.S.C., TENNESSEE
16th CIVIL DISTRICT - CITY OF GOODLETTSVILLE
SUMNER COUNTY, TENNESSEE

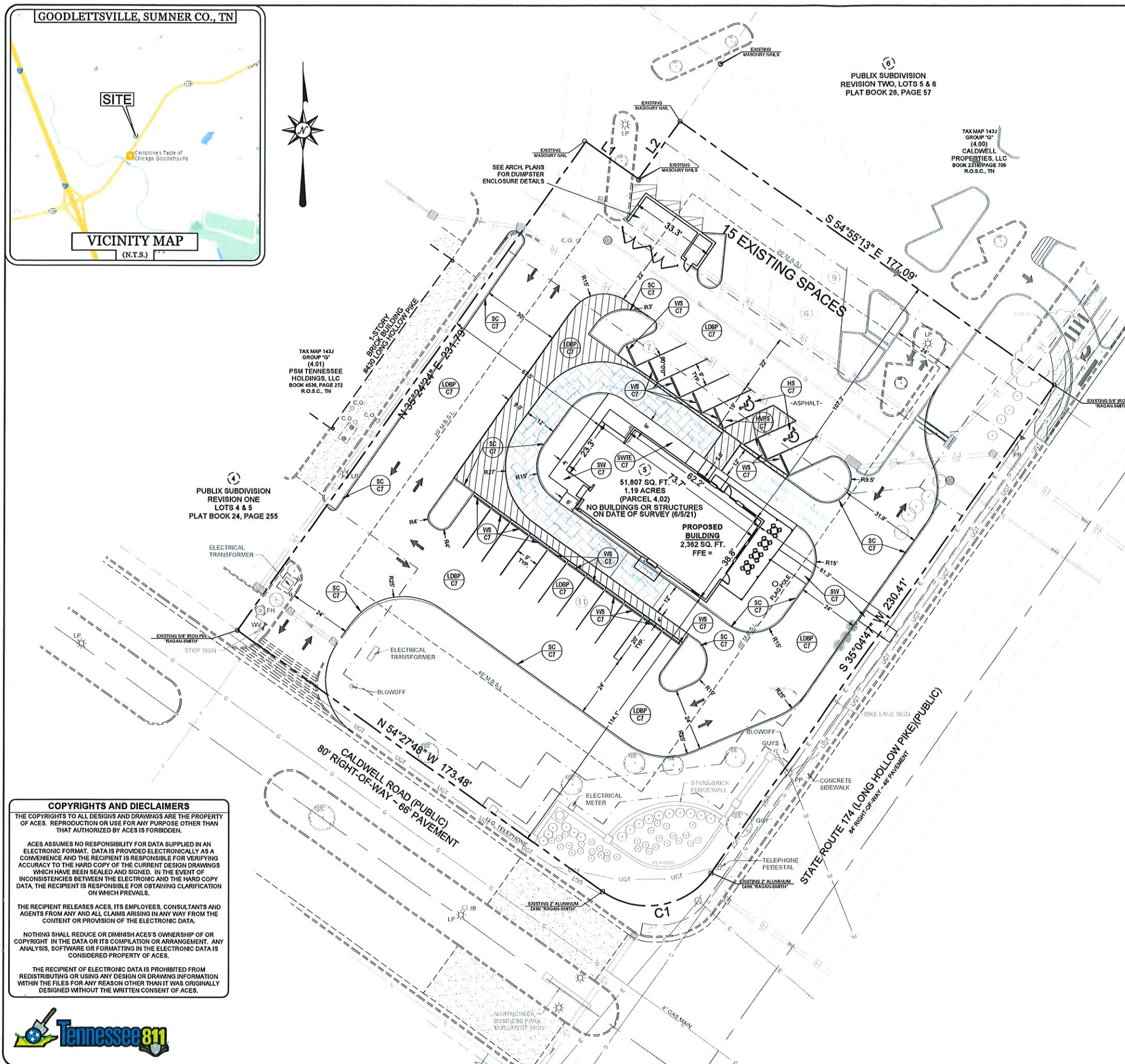
DATE: MARCH 18, 2008
REV: MARCH 28, 2008
REV 2: OCTOBER 30, 2008 PER THE
REV 3: NOVEMBER 3, 2008 PER THE
ATTORNEYS REVIEW/COMMENTS

REVISIONS

SCALE 0 10 20
1" = 20 FEET

DR. K.B. CH. D.B.-C
P.M. D.BALL-CHANDLER
BOOK 2007-03 PG. 1
CAD FILE:
07001620AS-01
JOB 07001620

Page 64 of 74



GENERAL NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
2. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
3. ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.
4. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
5. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
8. ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
9. ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS), HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS AREAS FOLLOWS:

PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING
-PAINT B29 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
PPG ZONE AND TRAFFIC MARKING PAINT

*NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.

DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	CPUDL	CPUDL
TOTAL SITE AREA	NO MINIMUM	1.19 ACRES
LOT COVERAGE	40% BUILDING ONLY	2,632 S.F. 4.55% BLDG. COVERAGE
LOT COVERAGE	N/A	0.85 ACRES 71.4% TOTAL COVERAGE
BUILDING SETBACKS	FRONT (LONG HOLLOW): 40.0' FRONT (CALDWELL RD): 40.0' REAR (EAST): 20.0' SIDE (NORTH): 20.0'	FRONT (LONG HOLLOW): 61.3' FRONT (CALDWELL RD): 114.1' REAR (EAST): 67.5' SIDE (NORTH): 107.3'
PARKING	1 SPACE PER 150 S.F. 2,362 / 150 = 16 SPACES	EXISTING SPACES: 15 ADA SPACES: 2 STANDARD SPACES: 16 TOTAL PROVIDED: 33
DRAINAGE PLAN	YES	C3 SHEET
SITE ACCESS	PER CITY OF GOODLETTSVILLE, TN	ONE ONTO CALDWELL ROAD AND ONE INTO EXISTING PARKING LOT
BLDG. HEIGHT	4 STORIES	1 STORIES
BLDG. AREA	0.3 F.A.R.	2,362 S.F.

CONSTRUCTION LEGEND

	 - LIGHT DUTY BITUMINOUS PAVEMENT	 - HANDICAP VAN PARKING SIGN	
	 - HEAVY DUTY BITUMINOUS PAVEMENT	 - STANDARD CURB	
	 - SIDEWALK TURN-DOWN EDGE	 - WHEEL STOP	
	 - SIDEWALK		 - HANDICAP SYMBOL
	 - CONCRETE PAVEMENT		

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[illegible]

REALTYLINK
CALDWELL ROAD & LONG HALLOW PIKE
GOODLETTSVILLE, TN

ACTS
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 21-3102-L
DATE: 8-30-2021
SCALE: 1" = 30'
DRAWN: C. WICKER
CHECKED: B. ZACKERY
FILE PATH: Z:\SITEDEV\02-SITE LAYOUT



C2
SITE
LAYOUT

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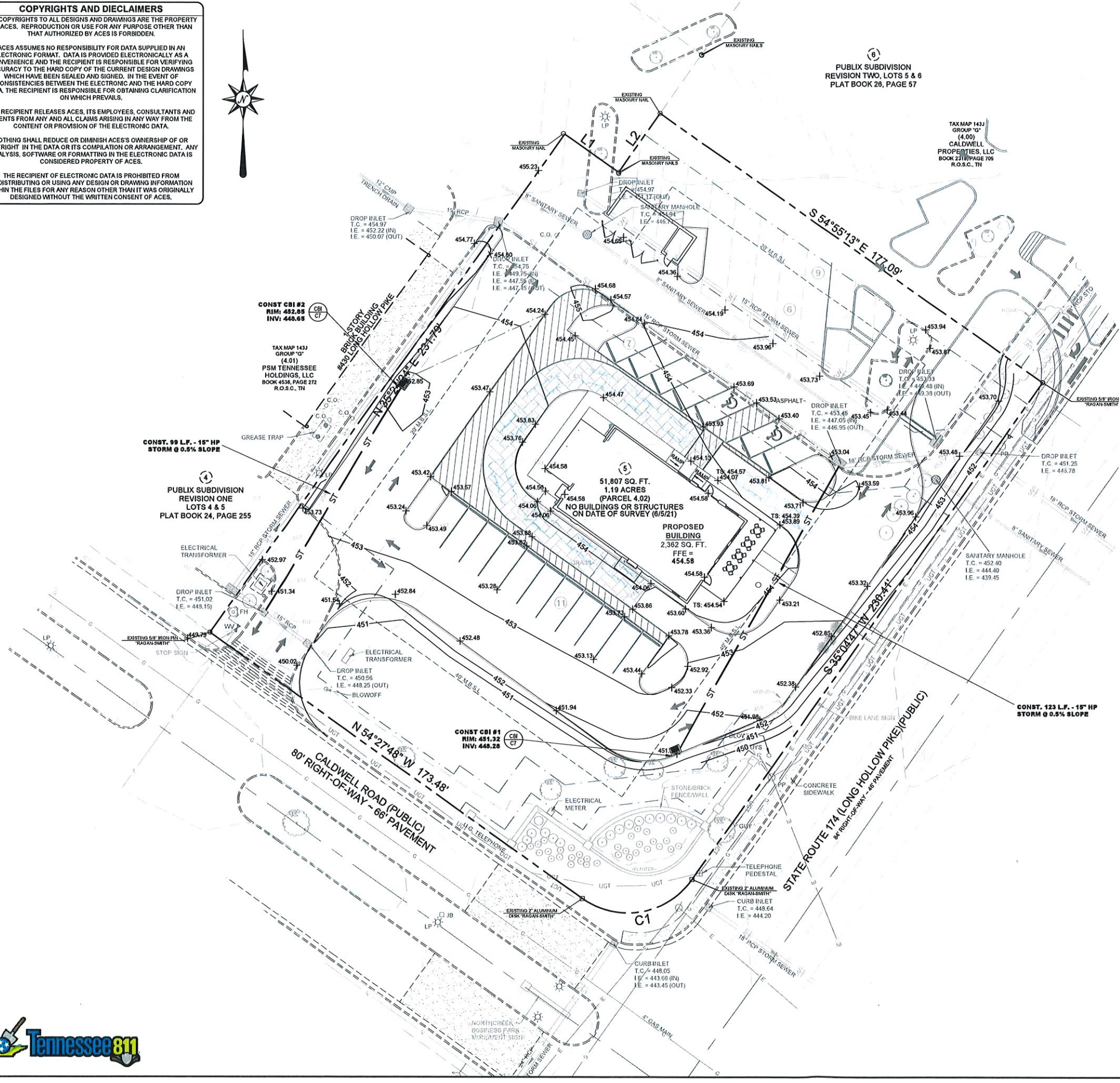
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GRADING & DRAINAGE NOTES

1. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY KENTUCKY 811 48 HOURS PRIOR TO EXCAVATION.
2. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
3. NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V UNLESS SPECIFICALLY NOTED ON PLANS.
4. SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED DURING CONSTRUCTION TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE DRAINED IMMEDIATELY TO AVOID SATURATION OF THE SUBGRADE SOILS.
5. FILL INCLUDING FINAL TOPSOIL SHALL BE PLACED A MINIMUM OF 3 INCHES BELOW FFE AT BUILDING SLABS UNLESS OTHERWISE INDICATED BY ARCHITECTURAL WALL SECTION DETAILS.
6. GRADES WITHIN 10' OF BUILDING SHALL HAVE A MINIMUM SLOPE OF 2% AWAY FROM THE BUILDING.
7. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.
8. ENGINEERED FILL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR DENSITY IN BUILDING PAD AREAS (PROPOSED AND FUTURE EXPANSION) AND TO 95% IN PARKING AND DRIVE AREAS. VEGETATED AREAS SHOULD BE COMPACTED TO A MINIMUM OF 92% OF STANDARD PROCTOR DENSITY.
9. STONE BASES SHOULD BE COMPACTED TO A DENSITY SATISFACTORY TO ENGINEER, TYPICALLY 84% OF SOLID VOLUME OR BY TEST STRIP METHODS.
10. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC. WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE.
11. GRADE LINES SHOWN ARE FINISHED GRADE. CONTRACTOR SHOULD SEE DETAIL SHEET FOR APPROPRIATE PAVEMENT TYPE TO DETERMINE SUB-GRADE ELEVATIONS FOR PAVING AREAS.
12. CONTRACTOR IS ADVISED THAT FINAL GRADING AND CURB PLACEMENT SHALL BE COMPLETED TO ACCOMMODATE THE FOLLOWING:
 - A) NO WATER WILL POND AT POINTS WHERE LANDSCAPE ISLANDS EXTEND INTO PARKING FIELDS.
 - B) SPACES DESIGNATED FOR HANDICAP PARKING AND ACCESS AISLE SHALL HAVE A FINAL SLOPE AFTER PAVING IS COMPLETED OF NOT MORE THAN 2.0%. IF EITHER OF THESE ITEMS ARE NOT CONSTRUCTED AS OUTLINED ABOVE, REWORK WILL BE PROVIDED BY THE CONTRACTOR TO CORRECT DEFICIENCIES AT THE CONTRACTORS EXPENSE.
13. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE. SPOT ELEVATIONS SHOWN ALONG GUTTER LINE ARE FLOW ELEVATIONS FOR FACE OF CURB.

**TOTAL AREA DISTURBED:
0.73 ACRES**

STORM WATER RUNOFF CALCULATIONS

PRE-DEVELOPED
TOTAL AREA (A) = 1.19 ACRES
AREA OF IMPERVIOUS (Ai) = 0.30 ACRES
AREA OF PERVIOUS (Ap) = 0.89 ACRES
Ci = 0.95 Cp = 0.25
WT. "C" = $\frac{(A_i \cdot C_i) + (A_p \cdot C_p)}{A} = \frac{(0.30 \cdot 0.95) + (0.89 \cdot 0.25)}{1.19} = 0.43$

POST-DEVELOPED
TOTAL AREA (A) = 1.19 ACRES
AREA OF IMPERVIOUS (Ai) = 0.85 ACRES
AREA OF PERVIOUS (Ap) = 0.34 ACRES
Ci = 0.95 Cp = 0.25
WT. "C" = $\frac{(A_i \cdot C_i) + (A_p \cdot C_p)}{A} = \frac{(0.85 \cdot 0.95) + (0.34 \cdot 0.25)}{1.19} = 0.75$

CONSTRUCTION LEGEND



REVISIONS

REALTY LINK
CALDWELL ROAD & LONG HALLOW PIKE
GOODLETTSVILLE, TN



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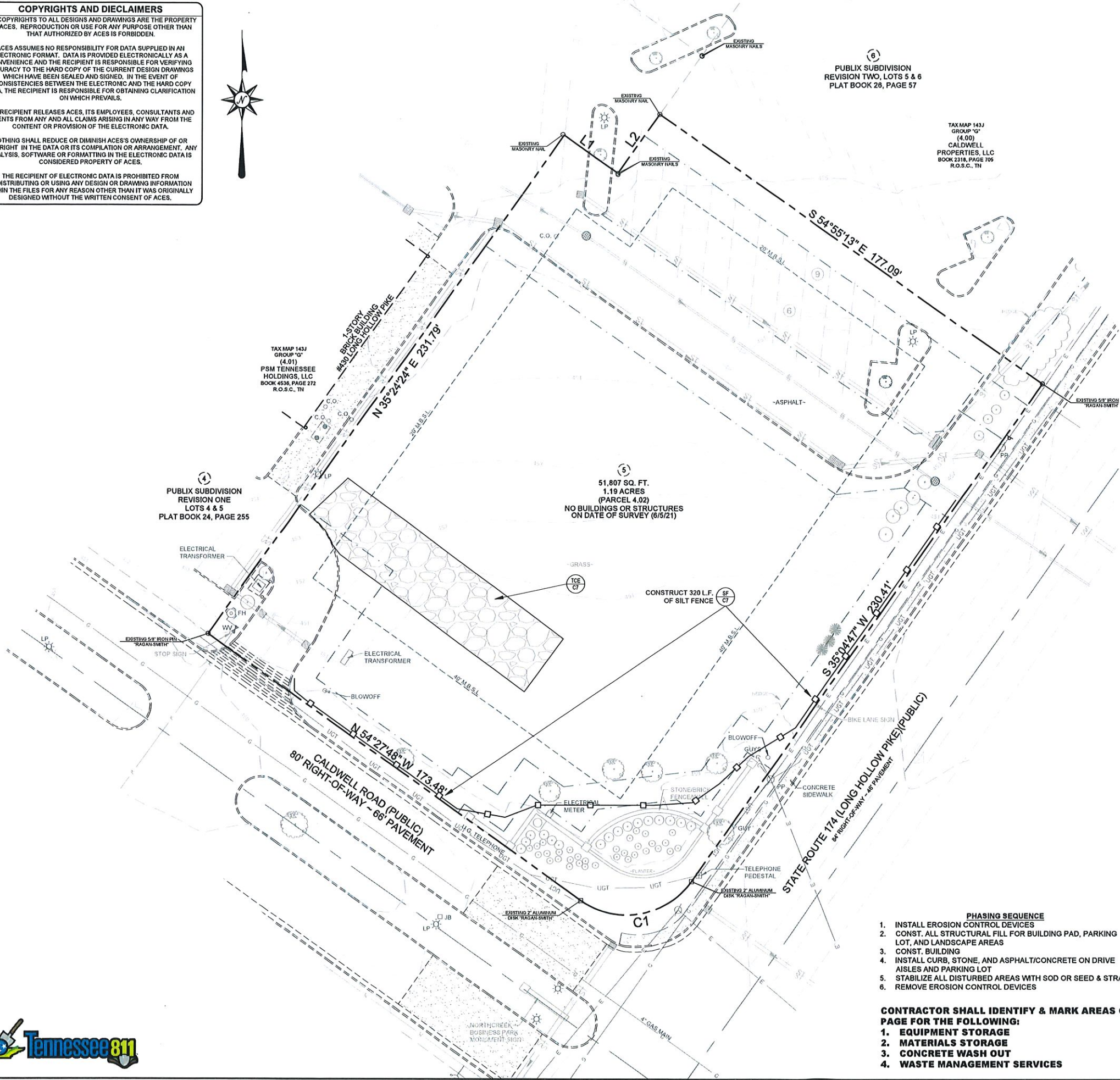
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GENERAL NOTES

1. ALL MEASURES INSTALLED FOR SEDIMENT CONTROL SHALL BE CHECKED AT THE BEGINNING AND END OF EACH DAY WHEN CONSTRUCTION IS OCCURRING TO ASCERTAIN THAT THE MEASURES ARE IN PLACE AND FUNCTIONING PROPERLY. ANY DAMAGE OBSERVED WILL BE REPAIRED BY THE END OF THAT WORKING DAY. MEASURES SHALL BE MAINTAINED UNTIL THE ARCHITECT/ENGINEER DETERMINES THAT THEY ARE NO LONGER NEEDED.
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3. A COPY OF THE APPROVED EPSC (EROSION PREVENTION SEDIMENT CONTROL) PLANS SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES. THIS COPY SHALL BE PRESENTED TO THE CITY/COUNTY REPRESENTATIVES UPON REQUEST.
4. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN ANY AREA NOT ON THE APPROVED EPSC PLAN, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EPSC PLAN TO THE CITY/COUNTY FOR APPROVAL.
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6. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES AT LEAST ONCE A WEEK AND AT LEAST ONCE A DAY DURING RAINFALL EVENTS. THE CONTRACTOR SHALL PERFORM ANY REPAIRS OR MAINTENANCE IMMEDIATELY IN ORDER TO ENSURE EFFECTIVE EROSION AND SEDIMENT CONTROL. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AT THE PROJECT SITE. THIS RECORD SHALL BE MADE AVAILABLE UPON REQUEST TO THE CITY/COUNTY.
7. ALL AREAS DISTURBED SHALL BE STABILIZED ACCORDINGLY. WHEN THE SITE IS BROUGHT TO FINAL GRADE IT MUST BE STABILIZED WITHIN 14 DAYS. DISTURBED AREAS NOT AT FINAL GRADE MUST BE STABILIZED WITHIN 21 DAYS.

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1. ALL DISTURBED AREAS INCLUDING WASTE AREAS TO BE SEED OR SODDED (IF NOT NOTED TO BE ROBBP-RAPPED, OR HARD SURFACED). THE AREA NOTED ON THE PLAN TO BE SEEDDED SHALL BE SPREAD WITH 4" MINIMUM OF TOPSOIL. ALL AREAS TO BE DISKED, LEVELED, AND HAND RAKED. THE TOPSOIL LAYER SHALL BRING ALL TURF AREAS TO FINISH GRADE. SURFACE AREA SHALL BE ROLLED TO REMOVE LUMPS. FOREIGN MATERIALS SUCH AS ROCKS, LIMBS, STICKS, ETC. TO BE COLLECTED AND REMOVED DURING CULTIVATION AND RAKING OPERATIONS.
2. INSTALLATION OF SEED SHALL BE BETWEEN MARCH 1 TO JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15. IF SEEDING IS DONE IN BETWEEN OCTOBER 15 AND MARCH 1, A SEED BLEND WILL BE USED CONSISTING OF 20% ANNUAL RYE.
3. GRASS SEED SHALL BE A TYPE WHICH WILL THRIVE IN THIS PROJECT AREA. SUBMIT PROPOSED SEED MIXTURE TO OWNER FOR APPROVAL. FERTILIZER SHALL BE 10-10-10 TYPE 1 GRADE A. USE APPROXIMATELY 5 LBS. OF GRASS SEED, 10 LBS. OF FERTILIZER FOR EACH 1000 SQ. FT. OF GROUND AREA TO BE SEEDDED. COVER ALL SEEDDED AREAS WITH 3 BALES OF WHEAT STRAW FOR EACH 1000 SQ. FT. WATER DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS. AFTER SEED HAS GERMINATED, ALL THIN SPOTS SHALL BE RE-SEEDDED.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. A MINIMUM OF 90% COVERAGE OF SOUND, HEALTHY GRASS SHALL BE REQUIRED FOR ACCEPTANCE.
5. EMBANKMENTS/SLOPES GREATER THAN 3:1 SHALL BE EITHER BE SEEDDED AND COVERED WITH AN EROSION CONTROL MAT (JUTE MESH ENKAMAT) OR INSTALLED WITH SOD FOR PROPER STABILIZATION. SOD TO BE STAKED WITH EITHER WOOD STAKES OR U-SHAPED METAL PINS FLUSH WITH GRADE.
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8. MIX SEED, FERTILIZER AND PULVERIZED MULCH WITH WATER USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION.
9. APPLY SLURRY UNIFORMLY TO ALL AREAS BEING SEEDDED. RATE OF APPLICATION AS REQUIRED TO OBTAIN SPECIFIED SEED SOWING RATE.
10. THE SOD SHALL BE RELATIVELY FREE OF DISEASES AND WEEDS. STONES LARGER THAN 1 1/2" IN ANY DIMENSION, PLANT ROOTS AND OTHER MATERIAL DETRIMENTAL TO A HEALTHY STAND OF TURF SHOULD BE REMOVED. DELIVERED SOD THAT HAS BECOME DRY, MOLDY OR YELLOW FROM HEATING, OR HAS IRREGULARLY SHAPED PIECES THAT ARE TORN OR HAVE UNEVEN ENDS SHALL BE REJECTED.
11. THE SOD BED WILL BE LOOSENEED TO A DEPTH OF 3" TO A SMOOTH, EVEN SURFACE AND SHALL BE GRADED TO SUCH AN ELEVATION SO THE SOD, WHEN IN PLACE, SHALL BE FLUSH WITH ANY ADJACENT SEEDDED TURFED AREA, PAVEMENT, CURB OR OTHER STRUCTURES EXCEPT WHEN OTHERWISE NOTED.
12. LAY SOD WITHIN 24 HOURS OF STRDBIPPING. DO NOT LAY DORMANT SOD OR IF GROUND IS FROZEN. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. DO NOT OVERLAP.
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16. ALL SODDED AREAS SHALL BE MAINTAINED, WATERED AND REPAIRED AS NECESSARY BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE PROJECT.
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CONSTRUCTION LEGEND



TOTAL AREA DISTURBED:

0.73 ACRES



PHASING SEQUENCE

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2. MATERIALS STORAGE
3. CONCRETE WASH OUT
4. WASTE MANAGEMENT SERVICES

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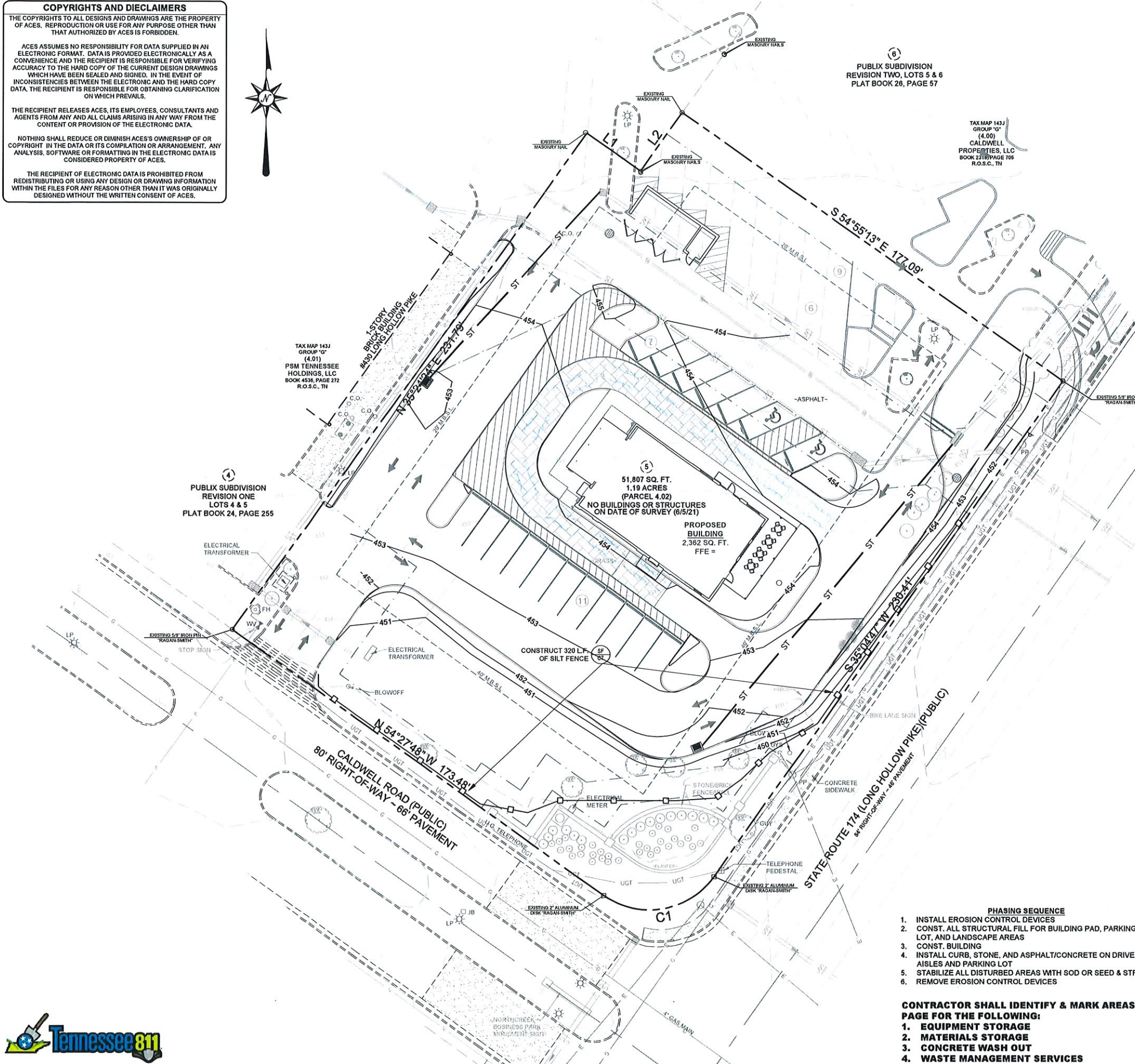
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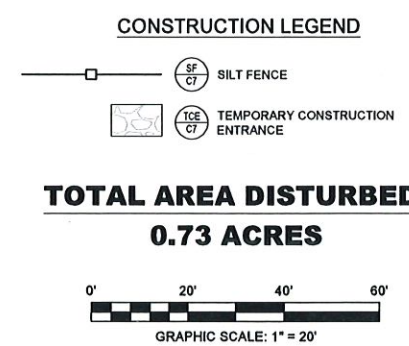
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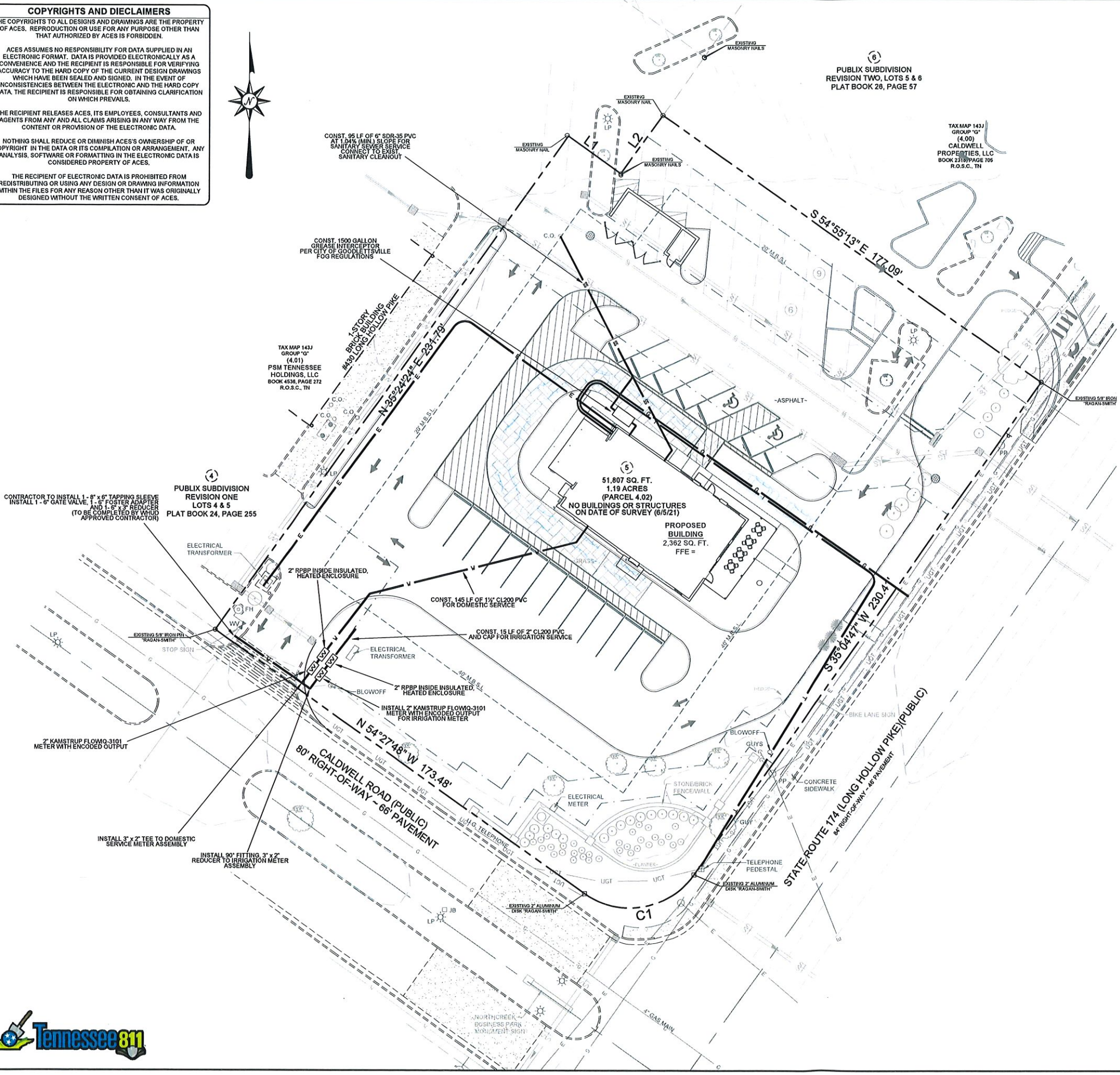
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1. THE CONTRACTOR IS ADVISED THAT ALL EXISTING UTILITIES SHOWN WERE FIELD SURVEYED BASED ON LOCATIONS PROVIDED BY EACH UTILITY COMPANY. OTHER UTILITIES MAY EXIST THAT ARE UNMAPPED. THE CONTRACTOR IS ADVISED TO FIELD VERIFY ALL UNDERGROUND UTILITIES BY CONTACTING THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO EXCAVATION.
2. ALL UTILITIES TO BE CONSTRUCTED TO WITHIN 5' OF BUILDING.
3. BACK FILL OF ALL TRENCHES BENEATH STRUCTURES AND/OR PAVEMENT SHALL BE CRUSHED STONE OR SIMILAR MATERIAL AS APPROVED BY ENGINEER.
4. CONTRACTORS ARE ADVISED TO COORDINATE INSTALLATION OF ALL BURIED CONDUITS AND LINES SUCH THAT LINES WHICH CROSS ARE LAID BEGINNING WITH DEEPEST LINE FIRST.
5. DEPTH OF WATERLINE SHALL BE ADJUSTED AS REQUIRED TO ALLOW FOR SPECIFIED PLACEMENT OF SANITARY AND STORM SEWERS, BUT IN NO CASE LESS THAN 48 INCHES.
6. TAPPING AND INSPECTION FEES TO BE PAID BY CONTRACTOR. METER FEES TO BE PAID BY OWNER.
7. CONTRACTOR SHALL COORDINATE WATER AND SEWER SERVICES CONSTRUCTION WITH THE APPROPRIATE LOCAL UTILITY COMPANY. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
8. ALL TRENCHING, PIPE LAYING AND BACK FILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
9. CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL GOVERNING AGENCIES HAVING JURISDICTION OF UTILITY SYSTEMS PRIOR TO INSTALLATION.
10. ALL GATE VALVES SHALL BE PROVIDED WITH VALVE BOX IN ACCORDANCE WITH WATER UTILITY STANDARDS. MAIN WATER VALVES ONLY TO BE OPERATED BY LOCAL UTILITY COMPANY PERSONNEL.
11. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES AND FIRE HYDRANTS AND SHALL BE CONSTRUCTED ACCORDING TO WATER DEPARTMENT STANDARDS.
12. ALL WATER AND SANITARY SEWER SERVICE LINES TO THE BUILDING(S) SHALL BE PROVIDED WITH A TEMPORARY PLUG (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY). COORDINATE ALL TESTING AND INSPECTION WITH THE LOCAL UTILITY COMPANY.
13. THE CONTRACTOR SHALL FLUSH AND TEST ALL NEW UTILITY LINES ACCORDING TO THE LOCAL UTILITY COMPANY STANDARDS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS DISCOVERED AFTER CONSTRUCTION HAS BEGUN SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.
15. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES IS TEN FEET OUTSIDE DIAMETER TO OUTSIDE DIAMETER. THE MINIMUM VERTICAL SEPARATION IS EIGHTEEN INCHES.
16. BEFORE YOU DIG:
CONTRACTOR SHALL NOTIFY KENTUCKY 811 48 HOURS PRIOR TO EXCAVATION, TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WITHIN THE PROPOSED SITE.
17. CONTRACTOR SHALL VERIFY LOCATIONS THAT UTILITIES ENTER THE BUILDING FROM THE ARCHITECTURAL PLANS PRIOR TO INSTALLING UTILITY SERVICE LINE.

SEWER NOTES

1. PVC PIPE MATERIAL AND JOINTS SHALL CONFORM TO ASTM D-3034, LATEST REVISION.
2. FLEXIBLE THERMOPLASTIC SEWER PIPE INSTALLATION SHALL CONFORM TO ASTM D-2241, LATEST REVISION.
3. ALL SEWER LINES SHALL BE LAID 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN EXCEPT WHERE THE WATER MAIN CROSSES OVER THE SANITARY SEWER LINE.
4. ALL PIPELINE TRENCHING AND STRUCTURE EXCAVATION SHALL BE UNCLASSIFIED.
5. SANITARY SEWER PIPE SHALL HAVE A MINIMUM COVER OF THIRTY-SIX INCHES.
6. ALL SEWERS SHALL BE SMOKE TESTED AND/OR LOW PRESSURE AIR TESTED. A DEFLECTION TEST SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACK FILL HAS BEEN IN PLACE HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDEREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
7. SUBGRADE AND BACK FILL FOR SEWERS LOCATED IN FILL AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF DENSITY DETERMINED FROM THE STANDARD PROCTOR TEST.
8. SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURES REQUIRED BY UTILITY COMPANY

CONSTRUCTION LEGEND

CO - CLEANOUT



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PUBLIX SUBDIVISION
REVISION TWO, LOTS 5 & 6
PLAT BOOK 28, PAGE 57

TAX MAP 143J
GROUP "G"
(4.00)
CALDWELL
PROPERTIES, LLC
BOOK 2318 PAGE 705
R.O.S.C., TN

TAX MAP 143J
GROUP "G"
(4.01)
PSM TENNESSEE
HOLDINGS, LLC
BOOK 4536, PAGE 272
R.O.S.C., TN

CONST. 200 LF OF 3 - 4" SCH. 80
CONDUIT FOR ELECTRIC SERVICE
COORDINATE METER LOCATION W/
LOCAL ELECTRIC PROVIDER

PUBLIX SUBDIVISION
REVISION ONE
LOTS 4 & 5
PLAT BOOK 24, PAGE 255

51,807 SQ. FT.
1.19 ACRES
(PARCEL 4.02)
NO BUILDINGS OR STRUCTURES
ON DATE OF SURVEY (8/3/21)
PROPOSED
BUILDING
2,382 SQ. FT.
FFE =

CONST. 170 LF OF 4" SCH. 80 CONDUIT
FOR GAS SERVICE SERVICE
COORDINATE TAP AND METER
LOCATION W/ LOCAL GAS PROVIDER

CONST. 270 LF OF 2 - 4" SCH. 80 PVC
FOR TELECOM. SERVICE

CONTRACTOR IS RESPONSIBLE FOR ALL
PUBLIC UTILITY CONNECTIONS (ELECTRIC,
WATER, GAS, SEPTIC, SEWER) AS WELL AS
PROVIDING ALL INFRASTRUCTURES
REQUIRED BY UTILITY COMPANY

GENERAL NOTES

1. THE CONTRACTOR IS ADVISED THAT ALL EXISTING UTILITIES SHOWN WERE FIELD SURVEYED BASED ON LOCATIONS PROVIDED BY EACH UTILITY COMPANY. OTHER UTILITIES MAY EXIST THAT ARE UNMAPPED. THE CONTRACTOR IS ADVISED TO FIELD VERIFY ALL UNDERGROUND UTILITIES BY CONTACTING THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO EXCAVATION.
2. ALL UTILITIES TO BE CONSTRUCTED TO 5' OUTSIDE OF PROPOSED BUILDING PER DEVELOPER'S REQUEST.
3. MINIMUM DEPTH OF TRENCHING IS 42 INCHES.
4. DEPTH OF ELECTRICAL AND TELEPHONE CONDUITS SHALL BE ADJUSTED AS REQUIRED TO ALLOW FOR SPECIFIED PLACEMENT OF SANITARY AND STORM SEWER.
5. BACK FILL OF ALL TRENCHES BENEATH STRUCTURES AND/OR PAVEMENT SHALL BE CRUSHED STONE OR SIMILAR MATERIAL AS APPROVED BY ENGINEER.
6. BEFORE YOU DIG: CONTRACTOR SHALL NOTIFY KENTUCKY 811 48 HOURS PRIOR TO EXCAVATION, TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WITHIN THE PROPOSED SITE.
7. DAMAGE CAUSED BY CONTRACTOR TO ANY UTILITIES OR OTHER IMPROVEMENTS SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL VERIFY LOCATIONS THAT UTILITIES ENTER THE BUILDING FROM THE ARCHITECTURAL PLANS PRIOR TO INSTALLING UTILITY SERVICE LINE.

UNDERGROUND PRIMARY ELECTRIC REQUIREMENTS

- GENERAL:**
- A. TRANSFORMER PADS, VAULTS, SECONDARY CONDUCTOR, METER SOCKET, EXCAVATION, CONDUIT AND BACK FILL PROVIDED BY CONTRACTOR/DEVELOPER.
 - B. PAD MOUNT TRANSFORMERS, JUNCTION ENCLOSURES, PRIMARY CONDUCTORS ONLY, AND INSTALLATION BY LOCAL UTILITY COMPANY.
 - C. UNDERGROUND CONSTRUCTION BY CONTRACTOR IS SUBJECT TO INSPECTION BY LOCAL UTILITY COMPANY, AND MUST BE APPROVED PRIOR TO THE INSTALLATION OF CONDUCTOR AND TRANSFORMERS. CONDUIT TO BE INSPECTED BEFORE BACKFILLING.
 - D. REFER TO LOCAL UTILITY COMPANY'S OPERATING POLICIES FOR ADDITIONAL RULES AND REGULATIONS.
 - E. SUBDIVISION OR AREA IN QUESTION WILL BE AT LEAST ROUGH GRADE BEFORE ANY TRENCHING CAN BEGIN.
 - F. ANY CHANGES TO THESE OR ANY OTHER LOCAL UTILITY COMPANY SPECIFICATIONS RELATING TO SAME MUST BE DESIGNED OR APPROVED BY THAT LOCAL UTILITY COMPANY.
- CONDUIT REQUIREMENTS:**
- A. MINIMUM SIZE OF PRIMARY CONDUIT TO BE 2 1/2" SCH 80 PVC AND MINIMUM DEPTH FOR THIS CONDUIT IS 42 INCHES TO TOP OF CONDUIT.
MINIMUM SIZE OF SECONDARY CONDUIT TO BE 3 INCH SCH 80 PVC AND MINIMUM DEPTH FOR THIS CONDUIT IS 42 INCHES TO TOP OF CONDUIT.
MINIMUM SIZE OF CONDUIT FOR UNDERGROUND SERVICE LATERAL TO BE 2 1/2" SCH PVC AND MINIMUM DEPTH 24 INCHES TO TOP OF CONDUIT.
 - B. ALL BENDS IN CONDUIT SHALL BE RIGID METAL OF SUFFICIENT RADIUS TO PERMIT EASE IN PULLING WIRE (NO PLUMBERS BENDS WILL BE ACCEPTED).
ALL 90° BENDS IN PRIMARY CONDUIT WILL HAVE A MINIMUM RADIUS OF 36 INCHES.
ALL 90° BENDS IN SECONDARY CONDUIT WILL HAVE A MINIMUM RADIUS OF 18 INCHES.
 - C. ALL CONDUITS TO CONTAIN 150 LB. TEST (OR GREATER) NYLON STRING.
 - D. BACKFILL OVER CONDUIT SHALL CONTAIN NO LARGE ROCKS OR DEBRIS.
 - E. ALL CONDUITS BENEATH ROAD SURFACE WILL BE SCH 80, OR ENCASED IN A 4 INCH CONCRETE ENVELOPE, AND WILL BE BACKFILLED WITH NO. 9 CRUSHED STONE.
 - F. ALL CONDUITS WILL BE INSTALLED AS SPECIFIED AND LOCATED BENEATH ALL OTHER UTILITIES WHERE POSSIBLE. ALTERATIONS TO THIS SPECIFICATION WILL BE DESIGNED OR APPROVED BY THE LOCAL UTILITY COMPANY.
 - G. A "BURIED ELECTRIC LINES" WARNING TAPE (3" MINIMUM WIDTH) WILL BE INSTALLED 12 INCHES DIRECTLY OVER PRIMARY CONDUITS AND 12 INCHES BENEATH FINAL GRADE FOR SAME.
 - H. SECONDARY CONDUITS NOT FOLLOWING A STRAIGHT LINE BETWEEN TERMINATIONS WILL ALSO REQUIRE WARNING TAPE TO BE INSTALLED 12 INCHES BENEATH FINAL GRADE.
 - I. WARNING TAPE WILL BE FURNISHED BY LOCAL UTILITY COMPANY UPON REQUEST.
 - J. ENTIRE EXCAVATED AREA NEAR PAD TO BE BACKFILLED WITH NO. 9 CRUSHED STONE.
 - K. WHEN LOCAL UTILITY COMPANY CONDUCTORS ARE TO BE PARALLEL TO WATER, SEWER AND GAS, THERE MUST BE A MINIMUM OF THREE FEET SEPERATION. WHEN LOCAL UTILITY COMPANY CONDUCTORS ARE TO BE PARALLEL TO CABLE TV OR TELEPHONE, THERE MUST BE A MINIMUM SEPERATION OF ONE FOOT. NO OTHER UTILITIES MAY BE DIRECTLY ABOVE THE POWER CABLES.
 - L. WHEN CROSSING UNDER OTHER BURIED UTILITY LINES, THE LOCAL UTILITY COMPANY REQUIRES A MINIMUM SEPERATION OF TWO FEET. WHEN A SEPERATION OF TWO FEET CAN NOT BE ACHIEVED, THE SEPERATION MAY BE REDUCED TO ONE FOOT WITH A FOUR INCH CONCRETE ENCASEMENT THE LENGTH OF FOUR FEET TO EACH SIDE OF THE BURIED LINE BEING CROSSED.

REVISIONS

REALTYLINK
CALDWELL ROAD & LONG HOLLOW PIKE
GOODLETTSVILLE, TN



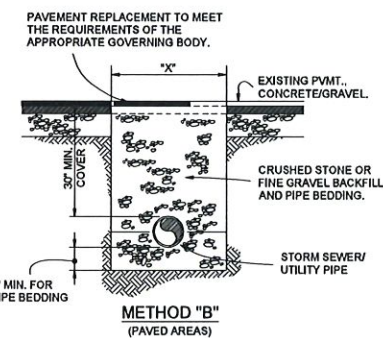
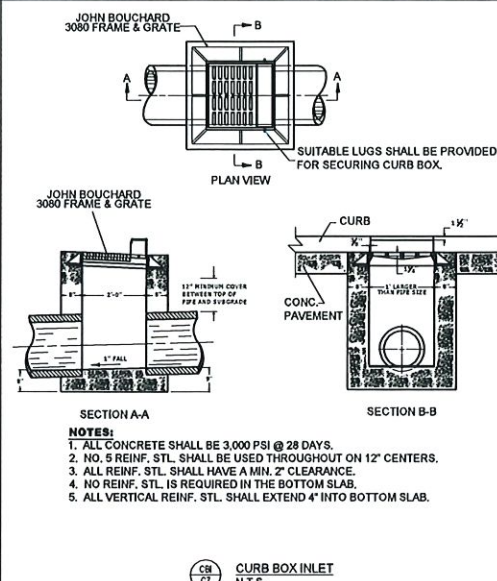
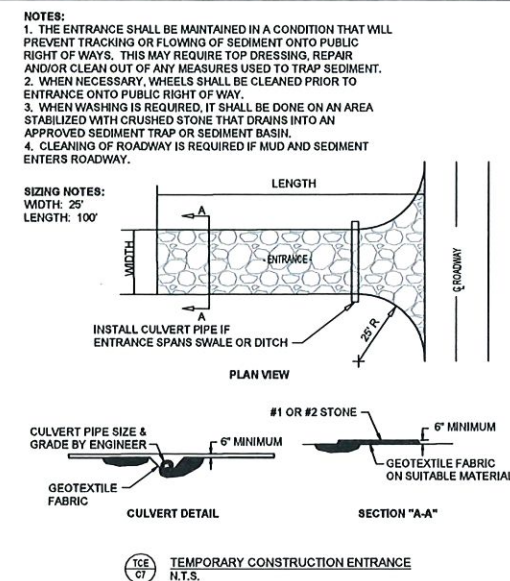
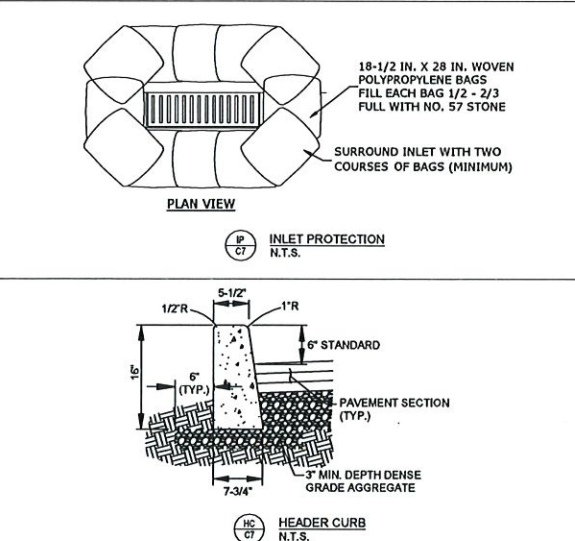
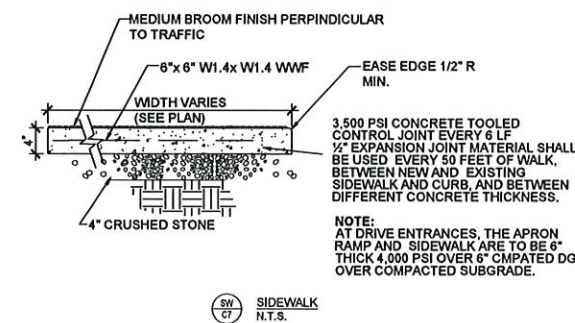
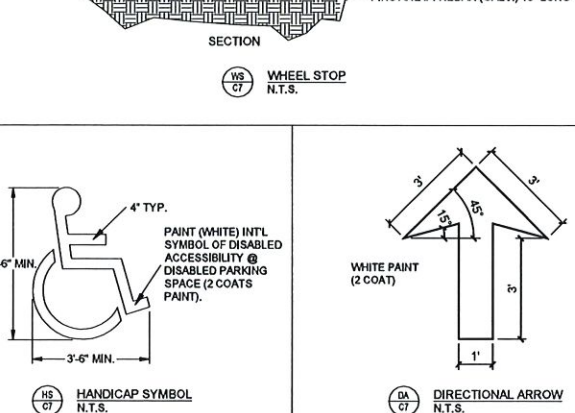
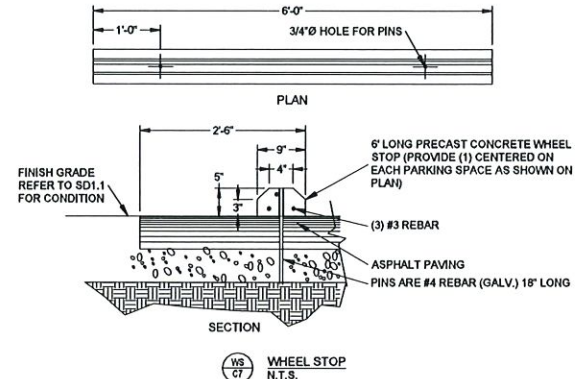
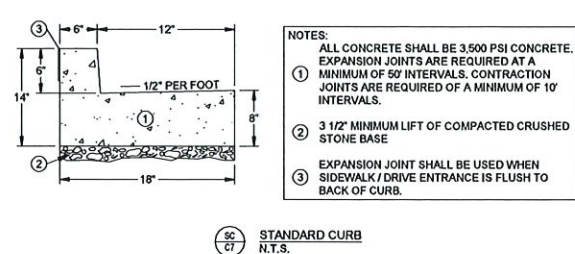
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 786-9445

JOB NUMBER:
DATE: 8-30-2021
SCALE: 1" = 20'
DRAWN: C. WICKER
CHECKED: B. ZACKERY
FILE PATH:
Z:\SITE\DEV\GAS, ELEC, GAS, TELE

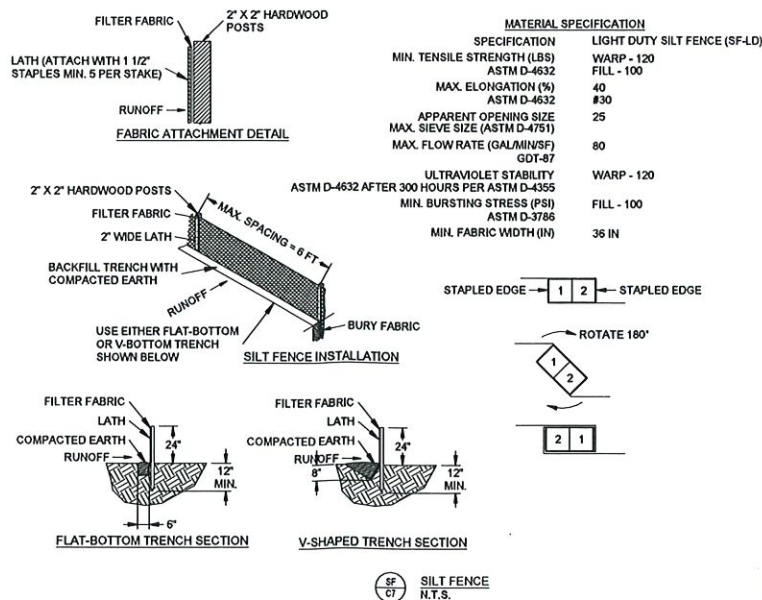


C6
ELECTRIC, GAS,
AND TELEPHONE





TRENCH WIDTH	
PIPE SIZE	"X"
4" THRU 12"	30"
14" THRU 18"	36"
20" THRU 24"	42"
26" THRU 36"	54"



REALTY LINK
CALDWELL ROAD & LONG HA
GOODLETTSVILLE,



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BOWLING GREEN, KY 42101
PHONE (270) 780-9445

Z:SITDEV/C7-SITE DETAILS.DWG



C7

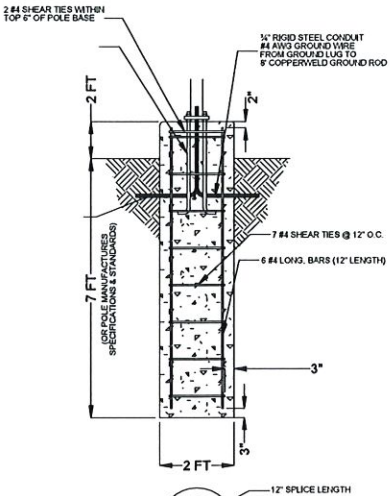
SITE DETAILS



*NOTE: ALL LIGHTING SHALL BE
POINTED DOWNWARD AND INWARD AS
TO NOT ENCROACH ONTO ADJACENT
PROPERTIES OR RIGHT OF WAY

GENERAL NOTES

1. READINGS SHOWN ARE IN UNITS OF MAINTAIN FOOTCANDLES.
2. LITHONIA LIGHTING FIXTURES USED IN MODEL (SEE SCHEDULE ON THIS SHEET & MECHANICAL PLANS FOR FURTHER DETAILS).
3. FIXTURES SHALL MATCH AS NOTED OR EQUIVALENT PER OWNER.
4. ALL POLE FIXTURE HEIGHTS (A): 27'
5. ALL FIXTURES AND POLES TO HAVE BLACK PAINTED FINISH.
6. READINGS TAKEN AT GRADE
7. SEE MECHANICAL/ELECTRICAL PLANS FOR EXACT LOCATION OF BUILDING MOUNTED FIXTURES AND WALL PACKS
8. FIXTURE SPACING AS SHOWN
9. L.L.F. CALCULATED AT 0.72
10. THE CONTRACTOR SHALL VERIFY TOTAL LINEAR FEET OF CONDUIT AND WIRE GAUGE SIZE IS ADEQUATE.
11. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH MECHANICAL ENGINEER TO ENSURE ELECTRICAL PANEL LOADING REQUIREMENTS ARE MET AND NOT EXCEEDED.
12. CONTRACTOR SHALL COORDINATE WITH MECHANICAL PLANS FOR CONNECTION TO ELECTRICAL SERVICE PANEL.
13. CONTRACTOR SHALL VERIFY THAT ALL ELECTRICAL CONNECTIONS MEET LOCAL BUILDING CODES AND LOADING REQUIREMENTS.
14. ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL, AND SITE LIGHTING PLANS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR REVIEW.



SITE LIGHTING POLE BASE DETAIL

- "NO LIGHTING SHALL BE PERMITTED WHICH WOULD GLARE ONTO ANY STREET, INTO ANY ADJACENT PROPERTY, OR BE DEEMED AS LIGHTING TRESPASS, E.G., THE SHINING OF LIGHT PRODUCED BY A FIXTURE BEYOND THE BOUNDARIES OF THE PROPERTY ON WHICH SUCH FIXTURE IS LOCATED."
- "NO FLASHING LIGHTS OR STROBE LIGHTS ARE PERMITTED, EITHER AFFIXED, NON-AFFIXED, OR INTERNAL WHICH WOULD BE SEEN FROM ANY ADJACENT PROPERTY, ROAD OR AERIAL LOCATION, EXCEPT IN SITUATIONS INVOLVING PUBLIC HEALTH OR SAFETY."



LITHONIA LIGHTING CSX1 FIXTURE

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Bojangles	+	2.4 fc	4.2 fc	0.1 fc	42:1	24:1

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF
□ ○ □	A		4	Lithonia Lighting	CBX1 LED 60C 1000 50K TSM	Contour Series LED Area Luminaire with 60 5000K LEDs operated at 1000mA and Precision Molded Acrylic Type V Lens	LED	1	CBX1_LED_60C_50K_1000_TSM.txd	Absolute	0.72



GRAPHIC SCALE: 1" = 20'

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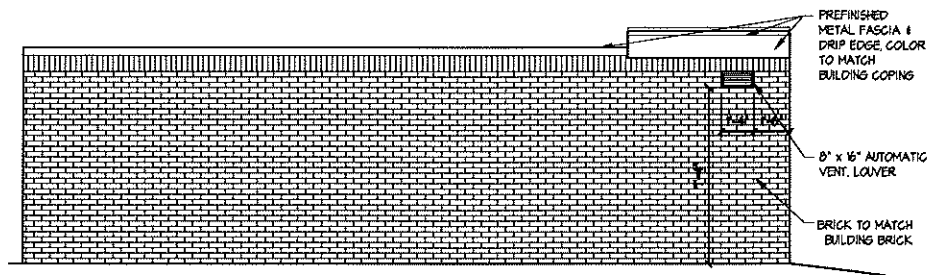
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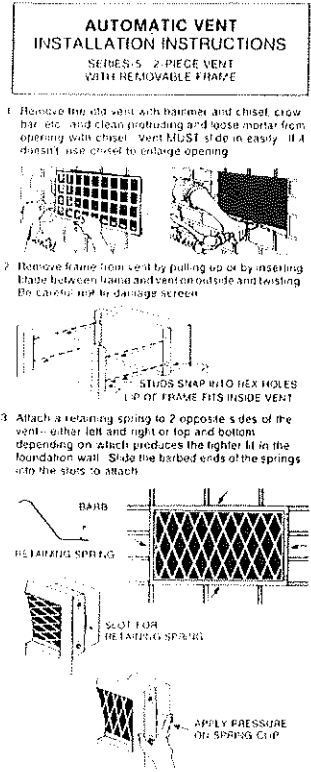
JOB NUMBER: 21-3102-L
DATE: 8-30-2021
SCALE: 1" = 30'
DRAWN: C. WICKER
CHECKED: B. ZACKERY
FILE PATH:
Z:\SITE\DEV\SL1-SITE LIGHTING



SL1
SITE
LIGHTING



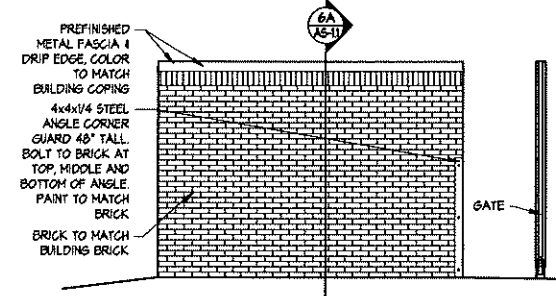
10 (ALTERNATE #1 AND OPPOSITE SIDE #2)
WASTE ENCLOSURE REAR ELEVATION
SCALE: 1/4"=1'-0"



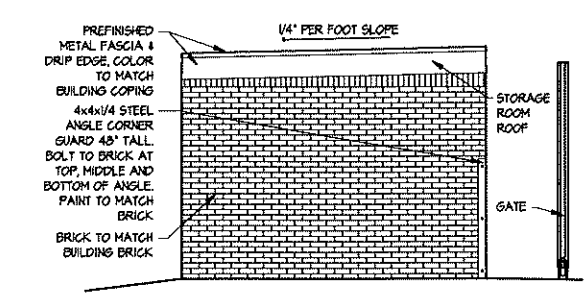
11 AUTOMATIC VENTILATION
LOUVER INSTALLATION DETAIL
SCALE: NOT TO SCALE

TEMP-VENT
P.O. BOX 2030
SHELBY, N.C. 28150

- NOTES:
1. ALL STEEL TO BE WELDED AND GRIND SMOOTH.
 2. GATES AND ALL STEEL COMPONENTS ARE TO BE PRIMED AND PAINTED TO MATCH MASONRY COPING CAP.
 3. STANDARD SIZE 6" STEEL PIPE IS 6.325" O.D. THICKNESS OF 0.28"
 4. STANDARD SIZE 5" STEEL PIPE IS 5.563" O.D. THICKNESS OF 0.235"

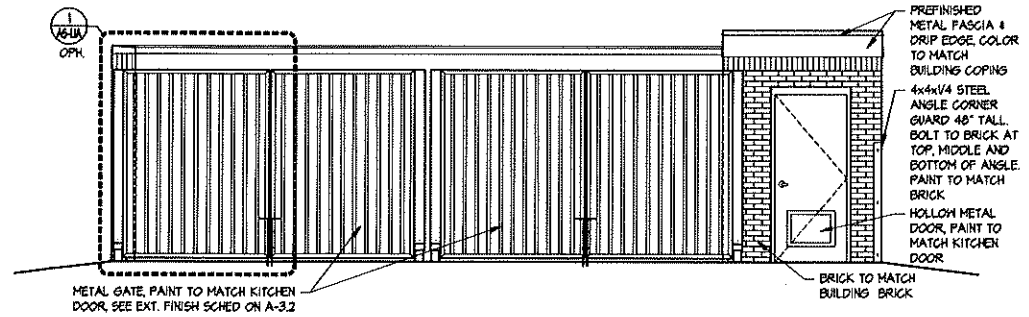


6 WASTE ENCL. SIDE ELEV.
SCALE: 1/4"=1'-0"

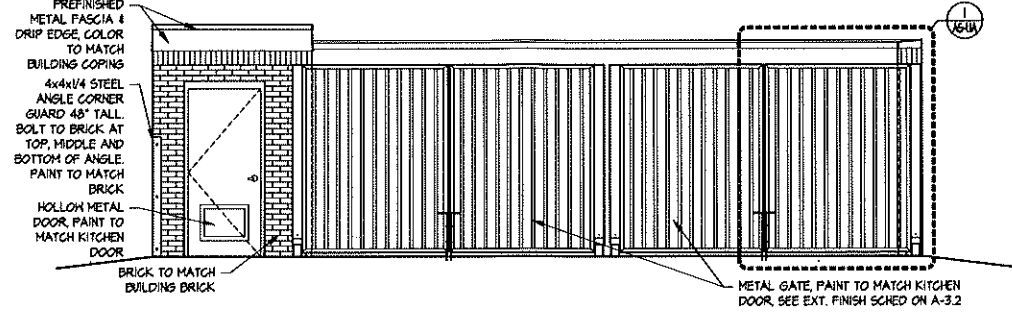


5 (ALTERNATE #1-2)
WASTE ENCL. SIDE ELEV.
SCALE: 1/4"=1'-0"

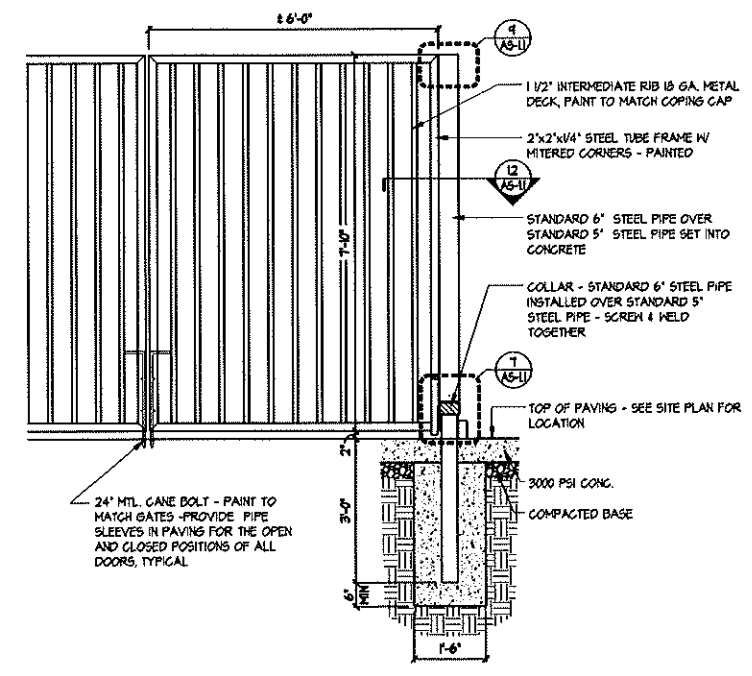
4 NOT USED
SCALE:



3 (ALTERNATE #2)
WASTE ENCLOSURE FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 (ALTERNATE #1)
WASTE ENCLOSURE FRONT ELEVATION
SCALE: 1/4"=1'-0"



1 GATE ELEVATION DETAIL
SCALE: 1/2"=1'-0"

BOJANGLES' RESTAURANT
STORE # 1367 - PROTOTYPE 14.G.S
430 LONG HOLLOW PIKE

ISSUE DATE: 8/17/15
REVISION 1: _____
REVISION 2: _____
REVISION 3: _____
REVISION 4: _____
PROJECT #: 21-15
CONTENT: ARCHITECTURAL
SITE DETAILS
PROJECT ARCHITECT: JP
DRAWN BY: EN
CADD FILE NAME: _____

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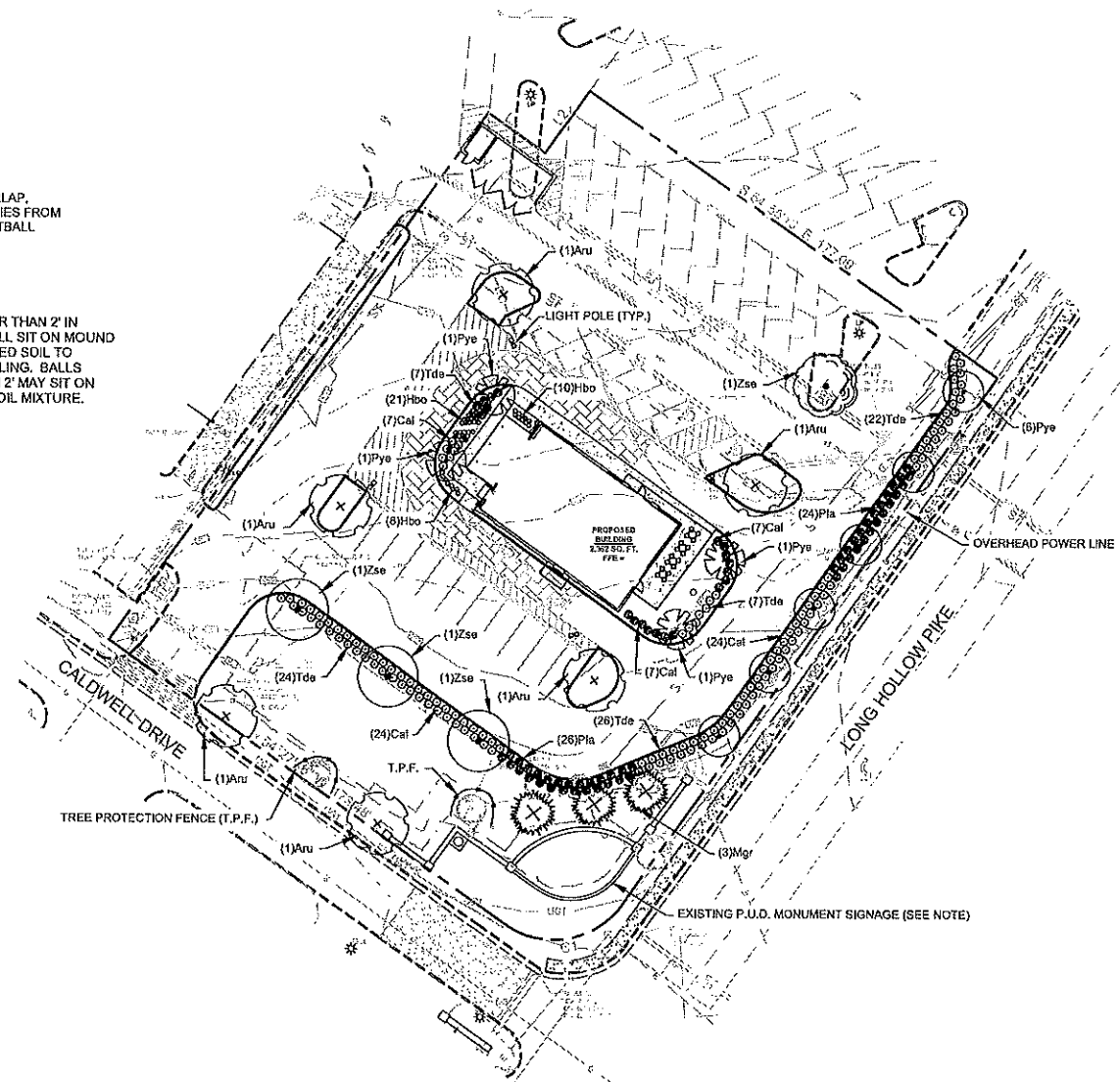
Sheet

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.
3. ALL PLANTING BEDS OR MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP OR HAND WEEDO (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
4. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
6. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED, SHREDDED HARDWOOD BARK MULCH.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
8. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
9. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
10. ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE PLANT SCHEDULE.
11. ONLY GRADE "A" TYPE PLANTS WILL BE ACCEPTED. PLANTS THAT ARE INFERIOR OR DAMAGED WILL NOT BE ACCEPTED.
12. PLANT MATERIAL SHALL BE IRRIGATED BY AUTOMATED SYSTEM.

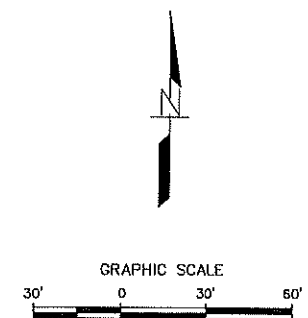
NOTE: NO TREES PROPOSED AT CORNER OF PROPERTY TO AVOID BLOCKING
VIEW OF EXISTING P.U.D. MONUMENT SIGNAGE.

A.C.I. REQUIRED (1.19 X 70) =	83.25
A.C.I. PROVIDED BY PROTECTED EXISTING TREES = 19.00 (38 A.C.I. X 0.5) = 19.00	
A.C.I. PROVIDED BY PROPOSED TREES =	69.00
A.C.I. PROVIDED (TOTAL) =	88.00

NO.	SIZE/ SPECIES
1	12" ASH
2	7" MAGNOLIA
3	7" MAGNOLIA
4	7" MAGNOLIA
5	7" MAGNOLIA
6	18" MAPLE



TURF: Fescue blend 'Titan, Einstein, Rendition'



AL WILKINSON
LANDSCAPE ARCHITECT
3057 LIGHTS CHAPEL ROAD
GREENBRIER, TENNESSEE 37073
615-574-0252
awilkinson@alwilkinson.com



FAST FOOD RESTAURANT
CALDWELL ROAD AND LONG HOLLOW PIKE
GOODLETTSVILLE, TENNESSEE

[illegible]

LANDSCAPE PLAN

L1.0

AWLA NO.: 2119-11