

CITY OF GOODLETTSVILLE PLANNING COMMISSION

REVISED MEETING AGENDA

Monday December 2, 2024 5:00 PM

ITEM#1 Approval of December 2, 2024 Agenda

ITEM#2 Approval of November 4, 2024 Meeting Minutes

ITEM#3 Public Forum on Planned Related Topics

ITEM#4 Joshua Randolph, Property Representative/ Delta Civil Engineering: Requests recommendation to the Goodlettsville City Commission to rezone the 0.57-acre property at 208 Graves Road from R7, High Density Residential to RLSPUD, Residential Limited Scale Planned Unit Development and preliminary master plan approval for four (4) detached residential units. The property is referenced as Davidson County Tax Map/Parcel# 01816015100. Property Owner: Kathryn Leeman 16-24 (Deferred at November 4th Meeting)

ITEM#5 Towe Homes LLC: Requests recommendation to the Goodlettsville City Commission to rezone the 2.39-acre property referenced as 0 Hardaway Drive- from R-25, Low Density Residential to R-7, High Density Residential Zoning District. The property is referenced as Davidson County Tax Map/Parcel# 03401000400. Property Owner: Greater Faith Missionary Baptist Church

ITEM#6 Pine Ridge/ Dale and Associates: Requests approval of final master plan for phase two (2) including 89 of total 117 townhouse units on South Dickerson Road/SR 11. Properties are referenced as Davidson County Tax Map 025 Parcels 060, 062, 0218, and 0219 and are zoned HDPUD, High Density Residential Planned Unit and CPUD, Commercial Planned Unit Development. Property Owner: ALSL, GP. (8-23)

ITEM#7 Community Development Staff : Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-202 (6)(o)(xlili), 14-206 (5)(i) and 14-206 (3) (a) (1) Appendix A- Table 1 to define Specialty Smoke and Vape Shops and limitations on the permitted zoning districts and minimum separation requirements for the uses.

ITEM#8 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-206 (7) (b) to define additional permitted commercial uses within the Interchange Overlay District specific to the I-65 Exit 98/ Louisville Highway

ITEM#9 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-206 (4)(e) and Appendix A, Table 3 to define reduced commercial lot widths for subdivisions including shared access easements.

ITEM#10 Community Development Staff: Requests approval of 2025 Planning Commission Meeting and Plan Submittal Calendar

ITEM#11 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-304 (5), 14-305 (1) (c) (iv), and 14-305 (2) (b) to permit an increased percentage of changeable message boards on a pole or ground sign

DISCUSSION ITEMS:

- Conference Drive/ Windsor Green Blvd Mixed Use Development

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DISCUSSION ITEMS:

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CITY OF GOODLETTSVILLE PLANNING COMMISSION

STAFF REPORT

Monday December 2, 2024 5:00 PM

ITEM#1 Approval of December 2, 2024 Agenda

STAFF NOTES:

The Hotel 2 Suites by Hilton item will be on the January 6, 2025 Planning Commission Agenda.

The Goodlettsville City Commission on Thursday December 12th will be reviewing the second and final reading for a one-year high density development moratorium ordinance. If the moratorium ordinance is approved, then during the one-year period no high-density development rezonings or new development plans for high density zoned property will be reviewed. High density development as defined by the moratorium ordinance includes developments with three (3) or more units per acre. The moratorium ordinance would not apply to developments with existing approved preliminary and final plans approved due to the State of Tennessee defined vested development rights. Item#6 is an example of a development with a previous approved master plan. The moratorium ordinance also exempts rezonings for the RC1, Regional Center Planned Unit Development zoning district. Item#4 and Item#5 applications were submitted prior to the moratorium ordinance review process. If the moratorium ordinance is approved, the City Commission will not review any rezoning requests. The purpose of the moratorium is to review the City's building and site requirements for multi-family and mixed-use projects and complete an update of the City's Comprehensive Land Use Plan to determine future land uses, including but not limited to, mixed use and high density residential.

MOTION OPTIONS:

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

ITEM#2 Approval of November 4, 2024 Meeting Minutes

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

ITEM#3 Public Forum on Planned Related Topics

STAFF NOTES: N/A

MOTION OPTIONS: N/A

ITEM#4 Joshua Randolph, Property Representative/ Delta Civil Engineering: Requests recommendation to the Goodlettsville City Commission to rezone the 0.57-acre property at 208 Graves Road from R7, High Density Residential to RLSPUD, Residential Limited Scale Planned Unit Development and preliminary master plan approval for four (4) detached residential units. The property is referenced as Davidson County Tax Map/Parcel# 01816015100. Property Owner: Kathryn Leeman 16-24 (Deferred at November 4th Meeting)

STAFF NOTES:

The proposed property project was the basis for the recently approved RLSPUD, Residential Limited Scale Planned Unit Development Zoning Ordinance amendment. The RLSPUD zoning district was intended for existing areas zoned R7, High Density Residential and R10, Medium Density Residential. The residential buildings would be required to meet the City's Design Guidelines including a minimum fifty (50%) percent brick/stone with the secondary materials permitted to be split face block, EIFS, glass, or wood and cement fiber siding. The project includes sections of pervious overflow parking designs. The project design includes sufficient off-street parking for four (4) vehicles at each residential unit.



Goodlettsville Zoning Map



Green - R-7, High Density Residential

Light Pink- CSL Commercial Services Limited

Dark Purple- R15 Medium Density Residential

MOTION OPTIONS:

1. Recommend approval to the City Commission to rezone the property from R-7, High Density Residential to RLSPUD, Residential Limited Scale Planned Unit Development and preliminary master plan approval for four (4) detached residential units based on the intention of the RLSPUD zoning districts to be designated within the existing R7 zoning districts.
2. Recommend denial of the rezoning request to maintain the property as R-7, High Density Residential as determined by the Planning Commission during the meeting discussion
3. Defer the request to include additional information as determined by the Planning Commission during the meeting discussion and to determine the City Commission's decision on the one-year high density development moratorium ordinance.

Staff recommendation to be provided at meeting

ITEM#5 Towe Homes LLC: Requests recommendation to the Goodlettsville City Commission to rezone the 2.39-acre property referenced as 0 Hardaway Drive from R-25, Low Density Residential to R-7, High Density Residential Zoning District. The property is referenced as Davidson County Tax Map/Parcel# 03401000400. Property Owner: Greater Faith Missionary Baptist Church

STAFF NOTES:

The property is currently zoned R-25, Low Density Residential. The property has limited development potential due to the easements on the property and the property location. The property is accessed by a non-improved section of Hardaway Drive right of way. If the project is approved, a paved/concrete drive from the project to Alta Loma Road will be required. Staff has discussed numerous proposals on the property and the key for the property development is a use with limited traffic due to the property access and location. Any property development should also not create any issues with the adjacent Cobblestone townhouse community. The request submitted with the rezoning application included four (4)-two (2) unit family dwellings for a total of eight (8) dwelling units or 3.3 units per acre. Based on the moratorium ordinance, the applicant submitted a revised plan including three (3)- two (2) unit family dwellings for a total of six (6) dwelling units at 2.5 units per acre. The property area is designated as Residential Conservation High Density in the City's Comprehensive Land Use Plan.

STAFF STIPULATION:

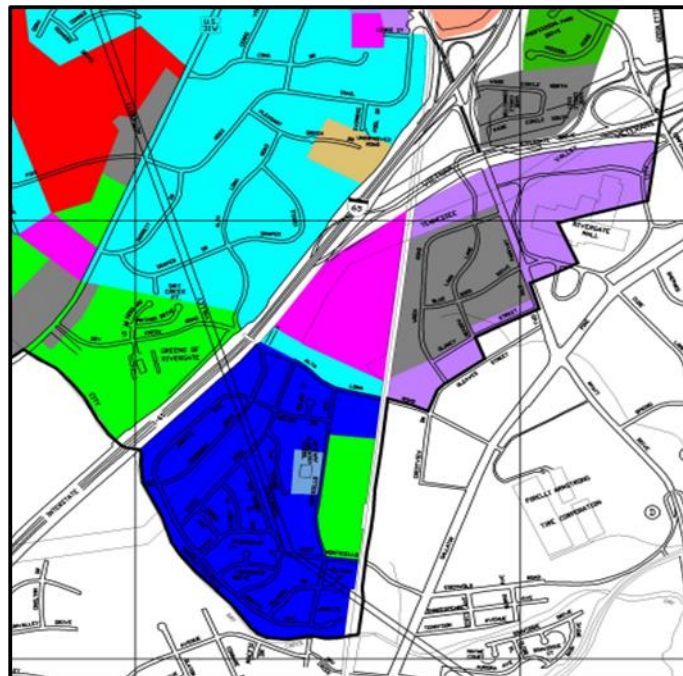
Request be revised to a MDRPUD, Medium Density Residential Planned Unit Development Zoning with a revised preliminary master plan including the following information:

- The three (3) building locations to be outside of the easements on the property
- Paved or concrete drive (minimum twenty-two (22') feet width) to be installed from Alta Loma Drive to the project including with the drive design the review of the site distance at the Alta Loma Drive driveway connection
- Provide water and sewer service utility commitment letters for increased service connections
- General location of storm water quality and quantity design facility

-Notation that all buildings to meet the City's Design Standards including parking design and building materials including a minimum fifty (50%) brick and stone with secondary materials permitted to be cement fiber board or wood siding, EIFS, glass, and split face block.



Goodlettsville Comprehensive Land Use Plan



Dark Blue- Medium Density Residential

Light Blue-Residential Conservation Low Density

Pink- Residential Conservation High Density

MOTION OPTIONS:

1. Recommend approval to the City Commission to rezone the property from R-25, Low Density Residential to R-7, High Density Residential based on the property location adjacent to a HRDPUD, High Density Residential Planned Unit Development and I-65 north bound lanes.
2. Recommend approval to the City Commission with an amended request to rezone the property from R-25, Low Density Residential to MDRPUD, Medium Density Residential Planned Unit Development with the submittal of a revised preliminary master plan per the staff stipulation
3. Recommend denial of the rezoning request to maintain the property as R-25, Low Density Residential as determined by the Planning Commission during the meeting discussion
4. Defer the request to include additional information as determined by the Planning Commission during the meeting discussion and to determine the City Commission's decision on the one-year high density development moratorium ordinance.

Staff recommendation to be provided at meeting

ITEM#6 Pine Ridge/ Dale and Associates: Requests approval of final master plan for phase two (2) including 89 of total 117 townhouse units on South Dickerson Road/SR 11. Properties are referenced as Davidson County Tax Map 025 Parcels 060, 062, 0218, and 0219 and are zoned HDPUD, High Density Residential Planned Unit and CPUD, Commercial Planned Unit Development. Property Owner: ALSL, GP. (8-23)

STAFF NOTES:

The City Commission at the December 9, 2021 meeting approved the property rezoning and project preliminary master plan for 133 townhouses. The Planning Commission at the November 6, 2023 meeting approved a revised project master plan to include 117 townhouses for the entire property and the phase one final master plan/construction plans for the front portion of the project. This proposal is the final master plan/construction plans for the remaining and back section of the project.

STAFF STIPULATIONS:

(Stipulations 4-5 are general notes regarding future approval requirements)

1. Provide landscape plan showing general overall design intention and specific design for phase two including parking areas and streets trees and replacing sections of trees cut within the fifty (50') feet northern property line buffer during the property surveying process.
2. Revised submittal plans addressing the City consultant engineers plan review comments to be approved by city staff in coordination with consultant engineer prior to City land disturbance (grading) permit issuance.
3. The Planning Commission required with the phase one design that brick or stone be installed on the rear building elevations from the foundation to the bottom of the window seal. Revised plans

required to show brick or stone materials on the rear building walls to be consistent with the phase one requirement. Revised building plans to be submitted for review and approval by city staff prior to building permit issuance.

4. Final subdivision plat required to be submitted to Planning Commission for review and approval for the dedication of public right of way and townhouse lot establishment. The subdivision plat would not include lots if established under a horizontal property regime master deed.
5. Homeowners association covenants to be submitted for staff review and approval prior to subdivision plat or horizontal property regime master deed recording to ensure private maintenance of the private improvements.

MOTION OPTIONS:

1. Approve phase two (2) final master plan with listed staff stipulations including any additional items determined by the Planning Commission
2. Deny the final master plan and define the needed plan amendments based on the Planning Commission's determination during the meeting that the final master plan does not meet the City's Zoning Ordinance requirements
3. Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission

ITEM#7 Community Development Staff : Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-202 (6)(o)(xlili), 14-206 (5)(i) and 14-206 (3) (a) (1) Appendix A- Table 1 to define Specialty Smoke and Vape Shops and limitations on the permitted zoning districts and minimum separation requirements for the uses.

STAFF NOTES:

There are currently eleven (11) specialty retail shops that sell tobacco, vaping, CBD, cannabis, and kratom type materials in the city limits. The eleven (11) locations listed below does not include gas stations and grocery stores that also sell the product materials. Due to potential harmful health effects of the materials, the City has determined the need to limit the number of the specialty retail sales facilities. The proposed Zoning Ordinance amendment defines the type, maximum number, and location of the facilities. The Zoning Ordinance amendment does not regulate the product materials being sold. The proposed amendment would not permit an additional shop at this time due to the current number of shops currently operating.

The specialty retail shops are located at the following locations:

102 Fannin Drive/ N Main Street
439 N. Main Street
215 S Main Street
602 S Main Street
106 Rivergate Parkway

720 Rivergate Parkway
907 Rivergate Parkway
322 Long Hollow Pike
130 Long Hollow Pike
111 Northcreek Blvd (Kroger Center)
115 Northcreek Blvd (Kroger Center)

Zoning Ordinance New Ordinance Section

Amendment#

Sec. 14-206 Commercial District Regulations (8)

(8) Specialty Smoke and Vape Shops and Similar Materials

Specialty shops as defined in this section include smoke, vaping, and head shops that stock and sell tobacco, vaping, edibles, concentrates, cannabis, cannabidiol oil, kratom and similar materials and accessories. Specialty shops are defined as any retail shop that includes more than twenty-five (25%) percent of the shop's public customer sales floor area dedicated to the stock and sale of the defined product materials and accessories defined in this section. The remaining public customer sales floor area shall be stocked for the sale of other retail product materials not including the product materials defined in this section. One specialty shop as defined in this section will be permitted per each 5,000 population of the City of Goodlettsville, Tennessee. The population is determined by the latest completed United State Decennial Census. The specialty shops as defined in this section shall not be located within a minimum 2,640 feet of another specialty shop as defined in this section within the Goodlettsville City Limits to prevent the collective location of the specialty shops in one area or on one street of the City. The 2,640 feet minimum separation shall be measured in a straight line between the closest proximity of a specialty shop building corner or section or tenant space building corner to the closest proximity of another specialty shop building or section or tenant space building corner. The specialty shops shall also not be located within 500 feet of a public or private school, day care, public park property as measured in a straight line between the closest proximity of the specialty shop building corner or section or tenant space building corner to the closest proximity property corner of a property containing a public or private school, day care, public park.

Amendment#2

Sec. 14-202. – Use Classification Commercial Activities (6)(o) (xlili)

(o) General retail trade includes the retail sales or rental from the premises, primarily for personal or household use, of goods and/or services but excluding goods and services listed in the other classifications herein.

(i)Antique and second hand merchandise stores.

(ii)Automotive parts (no exterior storage).

(iii)Bakeries.

- (iv) Book and stationery stores (excluding adult bookstores).
- (v) Camera stores.
- (vi) Candy, nut and confectionery stores.
- (vii) Children's and infant's stores.
- (viii) Convenience markets including gasoline and diesel fuel sales for cars and trucks.
- (ix) Dairy products stores.
- (x) Department stores
- (xi) Drapery, curtain, and upholstery stores.
- (xii) Drug stores and proprietary stores.
- (xiii) Family clothing stores.
- (xiv) Floor covering stores.
- (xv) Florists.
- (xvi) Fruit stores and vegetable markets.
- (xvii) Furniture stores.
- (xviii) Furriers and fur shops.
- (xix) Gift shops.
- (xx) Grocery stores.
- (xxi) Hardware store
- (xxii) Hobby, toy, and game stores.
- (xxiii) Household appliance stores.
- (xiv) Jewelry stores
- (xxv) Lawn and garden supplies, retail nurseries
- (xxvi) Liquor stores. (only when permitted per the City's Municipal Code)
- (xxvii) Luggage shops.
- (xxviii) Meat and seafood markets.
- (xxix) Men's and boy's clothing and furnishing stores.
- (xxx) Miscellaneous apparel and accessory stores.
- (xxi) Bathing suit stores.
- (xxii) Custom tailors

- .(xxiii)Shirt shops.
- (xxiv)Sports apparel stores
- .(xxv)Uniform stores.
- (xxvi)Miscellaneous general merchandise stores.
- (xxvii)Direct selling organizations.
- (xxviii)Mail order houses.
- (xxix)Miscellaneous home furnishings stores.
- (xxx)Bedding and linen stores.
- (xxxi)Cookware stores.
- (xxxii)Cutlery stores
- .(xxxiii)Glassware shops.
- (xxxiv)Lamp and shade shops.
- (xxxv)Paint and wallpaper stores.
- (xxxvi)Music stores.
- (xxxvii)News stands.
- (xxxviii)Radio and television stores.
- (xxxix)Retail bakeries.
- (xl)Sewing and piece goods stores.
- (xli)Shoe stores.
- (xlii)Sporting goods stores.
- (xlili)~~**Tobacco shops. Specialty Smoke and Vape Shops and Similar Materials**~~
- (xliv)Variety stores.
- (xlv)Women's accessory and specialty stores.
- (xlvi)Women's ready-to-wear store.

MOTION OPTIONS:

1. Recommend approval to the City Commission for an amendment of the Zoning Ordinance Commercial District Regulations to define specialty smoke and vape shops and the location and number of facilities permitted in the city limits as presented by staff

2. Recommend denial to the City Commission for the proposed amendment to the Zoning Ordinance Commercial District Regulations section as presented by staff
3. Defer request to include additional information as determined by the Planning

Staff recommendation to be provided at meeting

ITEM#8 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-206 (7) (b) to define additional permitted commercial uses within the Interchange Overlay District specific to the I-65 Exit 98/ Louisville Highway

STAFF NOTES:

The Planning Commission at the October meeting discussed a request to permit a retail use on a Louisville Hwy property adjacent to the interchange. The Planning Commission discussed reviewing additional uses within the INT, Interchange Overlay for the Exit 98- Louisville Hwy section only due to the setting of the Exit 98 Interchange with the limited visibility of adjacent properties from the interstate and the smaller dimension of the available properties within the overlay section. The proposed amendment includes defined additional uses permitted in the Exit 98 Louisville Highway section of the INT, Interchange Overlay.

Zoning Ordinance Amendment Bold Italics

Amendment#1

Sec. 14-206. - Commercial District Regulations (7)(b)

(7)Interchange Overlay District.

This district is intended to provide for uses which are compatible only with highway travel and the accommodation of all-night and rest-stop services.

(a)Application. The use provisions of the interchange overlay district shall be applied to those parcels and lots within the commercial base zoning and PUD districts as indicated as being within the INT on the official zoning map and shall control the use of property within the interchange overlay district.

(b)Use provisions. Within the interchange overlay district, only the following uses shall be permitted:

(i)Fuel and service stations.

(ii)Hotels and motels.

(iii)Restaurants and drive-in restaurants.

(iv)Wireless communications facilities.

Within the Exit 98 Louisville Highway Interchange Overlay Area the above listed uses (i)- (iv) are permitted in addition to the following additional uses:

1. Convenience Commercial

2. ***Auto Servicing including only lubricating services and the sale and installation of tires, batteries, accessories, and replacement items.***
3. ***Personal Services***
4. ***Financial, Consultative and Administrative Services***
5. ***General Retail Trade***

MOTION OPTIONS:

1. Recommend approval to the City Commission for an amendment of the Zoning Ordinance to permit additional uses in the INT Interchange Overlay for the Exit 98 - Louisville Hwy Section as presented by staff or with amendments determined by the Planning Commission
2. Recommend denial to the City Commission for an amendment to the Zoning Ordinance section as presented by staff
3. Defer request to include additional information as determined by the Planning Commission

Staff recommendation to be provided at meeting

Zoning Ordinance Defined Uses

Automotive servicing includes the sale, from the premises, of goods and the provision of services which are generally required for the operation and maintenance of motor vehicles and fulfilling motorist's needs. Activities include:

(i) Gasoline service stations, excluding fuel services for trucks over 10,000 pounds in gross vehicle weight.

(ii) Sale and installation of tires, batteries, accessories, and replacement items.

(iii) Lubricating services.

(iv) Performance of minor repairs (brakes, tune-up and similar service).

(v) Wheel alignment.

Convenience commercial includes the retail sale, from the premises, of groceries, drugs and other frequently needed personal convenience items, as well as the provision of personal convenience services that are typically needed frequently or recurrently; provided that no establishment shall exceed 5,000 square feet of gross floor area unless noted below.

(i) Bakeries.

(ii) Barber shops.

(iii) Beauty shops.

- (iv) Drug stores.
- (v) Grocery stores.
- (vi) Hardware stores (no outside storage).
- (vii) Laundry and dry cleaning pick-up stations.
- (viii) Newsstands (excluding adult bookstores as defined).
- (ix) Self-service gasoline pumps, excluding fuel services for trucks over 10,000 pounds in gross vehicle weight.
- (x) Shoe repair services

.(xi) Automated car washes for passenger vehicles in the CPUD zoning districts. The non-customer services areas are excluded from the square footage limitation.

Financial, consultative and administrative services includes the provision of financial, insurance, real estate brokerage and general business offices, as well as advice, designs, information or consultations of a professional nature (other than those classified as community facility activities, medical service, or business and communication services).

- (i) Accounting, auditing, and bookkeeping services.
- (ii) Agricultural credit institution.
- (iii) Artists' studios (excluding commercial artists).
- (iv) Attorneys and law offices.
- (v) Banking and bank-related functions.
- (vi) Consulting scientists.
- (vii) Credit unions.
- (viii) Educational and scientific research services.
- (ix) Engineering, architectural, and planning services.
- (x) Holding and investment organizations.
- (xi) Insurance carriers, agents, brokers, and service.
- (xii) Money management and investment offices.
- (xiii) Real estate brokers, managers and appraisers.
- (xiv) Rediscount and financing institutions for credit agencies other than banks.
- (xv) Savings and loan associations.
- (xvi) Securities commodities, brokers, dealers, and exchanges.
- (xvii) Songwriters, music arrangers, writers and lecturers.
- (xviii) Title offices.

General personal services includes the provision to individuals of informational and instructional services as well as the provision of care and maintenance for personal items. These activities do not include the storage or sale of goods or chattel unless otherwise permitted herein.

- (i)Automatic teller machines (ATM).
- (ii)Barber shops.
- (iii)Beauty shops and salons.
- (iv)Decorating services.
- (v)Laundry, cleaning, and garment services.
- (vi)Mini warehouses (included by conditional use only).
- (vii)Miscellaneous personal services.
- (viii)Clothing rental agencies.
- (ix)Health spas.
- (x)Photographic studios.
- (xi)Shoe repair shops.
- (xii)Special training and schooling services.
- (xiii)Art and music schools.
- (xiv)Barber and beauty schools.
- (xv)Business schools
- .(xvi)Dancing schools/exercise studios.
- (xvii)Driving schools.
- (xviii)Watch, clock and jewelry repair.

General retail trade includes the retail sales or rental from the premises, primarily for personal or household use, of goods and/or services but excluding goods and services listed in the other classifications herein.

- (i)Antique and second hand merchandise stores.
- (ii)Automotive parts (no exterior storage).
- (iii)Bakeries.
- (iv)Book and stationery stores (excluding adult bookstores).
- (v)Camera stores.(vi)Candy, nut and confectionery stores.
- (vii)Children's and infant's stores.
- (viii)Convenience markets including gasoline and diesel fuel sales for cars and trucks.

- (ix) Dairy products stores.
- (x) Department stores
- .(xi) Drapery, curtain, and upholstery stores.
- (xii) Drug stores and proprietary stores.
- (xiii) Family clothing stores.
- (xiv) Floor covering stores.
- (xv) Florists.
- (xvi) Fruit stores and vegetable markets.
- (xvii) Furniture stores.
- (xviii) Furriers and fur shops.
- (xix) Gift shops.
- (xx) Grocery stores.
- (xxi) Hardware store
- .(xxii) Hobby, toy, and game stores.
- (xxiii) Household appliance stores.
- (xiv) Jewelry stores
- (xxv) Lawn and garden supplies, retail nurseries
- (xxvi) Liquor stores. (only when permitted per the City's Municipal Code)
- (xxvii) Luggage shops.
- (xxviii) Meat and seafood markets.
- (xxix) Men's and boy's clothing and furnishing stores.
- (xxx) Miscellaneous apparel and accessory stores.
- (xxi) Bathing suit stores.
- (xxii) Custom tailors
- .(xxiii) Shirt shops.
- (xxiv) Sports apparel stores
- .(xxv) Uniform stores.
- (xxvi) Miscellaneous general merchandise stores.
- (xxvii) Direct selling organizations.
- (xxviii) Mail order houses.

(xxix)Miscellaneous home furnishings stores.

(xxx)Bedding and linen stores.

(xxxi)Cookware stores.

(xxxii)Cutlery stores

.(xxxiii)Glassware shops.

(xxxiv)Lamp and shade shops.

(xxxv)Paint and wallpaper stores.

(xxxvi)Music stores.

(xxxvii)News stands.

(xxxviii)Radio and television stores.

(xxxix)Retail bakeries.

(xl)Sewing and piece goods stores.

(xli)Shoe stores.

(xlii)Sporting goods stores.

(xliii)Tobacco shops.

(xliv)Variety stores.

(xlv)Women's accessory and specialty stores.

(xlvi)Women's ready-to-wear store.

INT Interchange Overlay Exit 98-Louisville Hwy



ITEM#9 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-206 (4)(e) and Appendix A, Table 3 to define reduced commercial lot widths for subdivisions including shared access easements.

STAFF NOTES:

The City's Zoning Ordinance requires minimum commercial lot widths ranging from seventy-five (75') feet to one hundred twenty-five (125') feet for commercial lots created with a property subdivision within a base commercial zoning district. Commercial Planned Unit Development zoning districts do not include a minimum lot width and size requirement since Planned Unit Development zonings are master plan-based zoning districts. The minimum lot size and width requirements are to ensure the usability of the intended property use based on the property zoning designation. The proposed amendment is to permit a limited reduction in minimum lot sizes when commercial subdivisions include shared driveway access easements. The shared

access easement and combined driveway design would allow usable commercial developments with smaller lot widths since the driveway would be shared between the adjacent properties.

Zoning Ordinance Amendment Bold Italics

Amendment#1

Sec. 14-206. - Commercial District Regulations (4)(e)

(4) Bulk, lot, and open space requirements. The regulations appearing below apply to zone lots and buildings or other structures located on any zone lot or portion of a zone lot including all new development, enlargements, extensions, or conversions.

(a) Minimum lot size. Within all commercial districts, the minimum size lot and width of lot (measured at the building line) used for commercial purposes shall be as established in table III as presented in appendix A.

(b) Maximum lot coverage. Within all commercial districts, the maximum lot coverage by all buildings shall not exceed the percentage of lot area as established in table III as presented in appendix A.

(c) Maximum floor area ratio. Within all commercial districts, the maximum permitted floor area ratio shall be as established in table III as presented in appendix A.

(d) Maximum permitted height. No building shall exceed the height requirements as established in table III as presented in appendix A.

(e) Yard regulations. Within all commercial districts, the minimum yard regulations established in table III as presented in appendix A shall apply. **The minimum lot width may be reduced twenty-five (25') feet for lots in the CS, CSL, CG zoning district when the lot includes adjacent access easements with the dimension of the easement located on and split between the two (2) adjacent lots.**

TABLE III								
BULK, LOT AND OPEN SPACE REQUIREMENTS								
COMMERCIAL DISTRICTS								
				CC	CG	CS	CSL	OP
Minimum Lot Size (in square feet)				2,500	20,000	25,000	20,000	15,000
Minimum Lot Width								
(in feet at the street line)				25	100	125	100	75
Maximum Lot Coverage (all buildings)				80%	40%	40%	40%	40%
Maximum Height (in stories)*				4	4	3	3	2
Maximum Floor Area Ratio				2.00	2.00	1.00	1.00	0.20
Minimum Setback Requirements								
Front				10	40	50	40	40
Side				0	10	10	15	15
Rear				0	30	10	10	10

MOTION OPTIONS:

1. Recommend approval to the City Commission for an amendment of the Zoning Ordinance Commercial District Regulations section to permit reduced commercial lot widths for commercial property subdivisions including shared access easements as presented by staff
2. Recommend denial to the City Commission for an amendment to the Zoning Ordinance Commercial District Regulations section as presented by staff
3. Defer request to include additional information as determined by the Planning Commission

Staff recommendation to be provided at meeting

ITEM#10 Community Development Staff: Requests approval of 2025 Planning Commission Meeting and Plan Submittal Calendar

STAFF NOTES:

The September 8, 2025 meeting date has been revised due to the Labor Day holiday. The plan submittal timelines are based on the City using consultant engineers to review the plans twice during the monthly defined plan review period.

MOTION OPTIONS:

1. Approval of the proposed 2025 meeting and submittal calendar
2. Approval to include any different dates as determined by the Planning Commission

ITEM#11 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-304 (5), 14-305 (1) (c) (iv), and 14-305 (2) (b) to permit an increased percentage of changeable message boards on a pole or ground sign

STAFF NOTES:

The City's Board of Zoning and Sign Appeals denied a sign variance request at the November 12, 2024 meeting to permit a pole sign including a full face electronic message board sign. The City's Zoning Ordinance Signage section limits message boards both changeable letter type and electronic message boards to fifty (50%) of the signage face area. The ordinance does include allowance for full area message boards for pole signage directly adjacent to the I-65 right of way. The Board of Zoning Appeals Board denied the request based on the defined limitations for granting variances but discussed that the city should review the signage requirement to ensure the fifty (50%) percent limitation is still valid with the current image quality of electronic message signs. The proposed amendments include removing the fifty (50%) percent limitation but include a one-foot section of regular static sign either along the top or the side of the message board. Due to the height of signage associated with high rise signs in the Interstate Sign District ranging from forty (40') feet to one hundred (100') feet, the proposed amendment does not include the requirement for the one-foot static sign section along the top or a side of the changeable copy message sign board in the Interstate Sign District.

Zoning Ordinance Amendment Bold Italics

Amendment#1

14-304 Signs Permitted in Residential and Agricultural Districts. (5)

(5)Electronic changeable copy signs may be incorporated into a ground sign ~~and not exceed 50 percent of the total ground sign square footage and shall include a minimum twelve (12") static sign section along the top or along a side of the changeable copy sign~~ and shall only be permitted on street frontage along a major route on the city's major thoroughfare plan.

Any changeable copy sign may be electronically or mechanically controlled. Such sign shall not flash on and off, scroll across the copy area or change colors sporadically. The display of the message must be static for a minimum of two minutes. When copy changes occur, they must change instantaneously with no phasing, scrolling, flashing or any other characteristic which imitates movement. Signs installed within 200 feet of a signalized or planned signalized intersection shall require the message to remain static for a minimum of two minutes. The illumination of an electronic changeable copy sign shall not exceed 0.3 foot candles over ambient lighting conditions, day or night. Measurement shall be as prescribed in the document "Recommended Brightness Levels for On-Premises Electronic Message Centers" published by the International Sign Association. All electronic signs shall be equipped with a sensor device

that automatically determines the ambient illumination, and each electronic sign shall be programmed to dim in accordance with ambient illumination conditions. The board of zoning appeals depending on the sign location and orientation with adjacent residential uses may limit the operational time of the digital message board to between 7:00 a.m. to 10:00 p.m. or the maximum illumination from dusk to dawn shall not exceed 500 nits. A malfunctioning sign shall be programmed to shut down. The sign shall be located and oriented in such a manner as to create the least impact from illumination on adjacent residential uses, as may be determined by the board of zoning and sign appeals.

Amendment#2

Sec. 14-305 Signs Permitted in Commercial and Industrial Districts (1) (c)(iv)

(iv)The maximum area of a pole sign including no more than two signs shall be 70 square feet total and the maximum area of a ground sign including no more than two signs shall be 50 square feet total. Any changeable copy sign ~~shall be limited to no more than 50 percent of the total sign square footage and shall include a minimum twelve (12") static sign section along the top or along a side of the changeable copy sign board~~

Amendment#3

Section 14-305 Signs Permitted in Commercial and Industrial Districts

(b)The maximum display surface area for a pole sign shall be 175 square feet. The planning commission in review of a project site plan for a property within the interstate sign zone designated areas may permit an increased sign area for a high-rise sign based on the distance the high rise sign is located from the roadway providing direct access to the property per the following sign area increases. The planning commission shall review all requests for increased sign area subject to protecting the streetscape appearance of the roadway providing direct access to the property with the sign and the visibility of the increased signage area from adjacent residential areas. A high-rise sign located between 200 feet and 300 feet from the roadway providing direct access may be permitted a ten percent sign area increase in sign area, 300 to 400 feet from roadway providing direct access may be permitted a 20 percent increase in sign area, and a sign exceeding 400 feet from the roadway providing direct access may be permitted a maximum 30 percent increase in sign area. 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 50 percent of the total sign square footage, except that any changeable copy sign within 150 feet of the interstate right of way may be 100 percent of the sign square footage.~~

MOTION OPTIONS:

1. Recommend approval to the City Commission for an amendment of the Zoning Ordinance Signage section to include an increased area for message boards on pole and ground signs as presented by staff.

DISCUSSION ITEM:

- **Conference Drive/ Windsor Green Blvd Mixed Use Development**

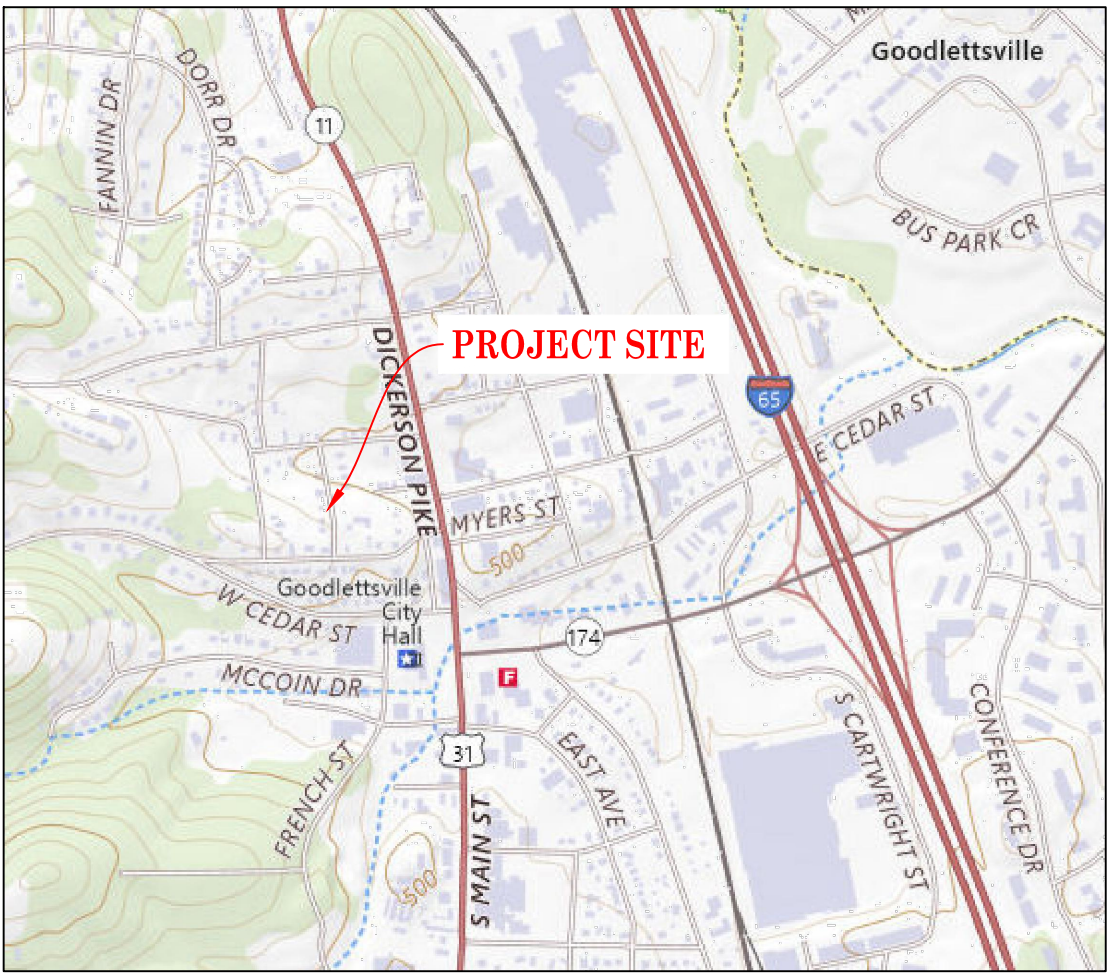
The properties highlighted below along both sides of Conference Drive adjacent to Windsor Green Ct and Windsor Green Boulevard are zoned GOPUD, General Office Planned Unit Development. The area is designated as Office Development on the City's Comprehensive Land Use Plan. The project proposal includes a mixed use high density residential and commercial development.



PRELIMINARY MASTER PLAN
FOR
GRAVES ROAD COTTAGES

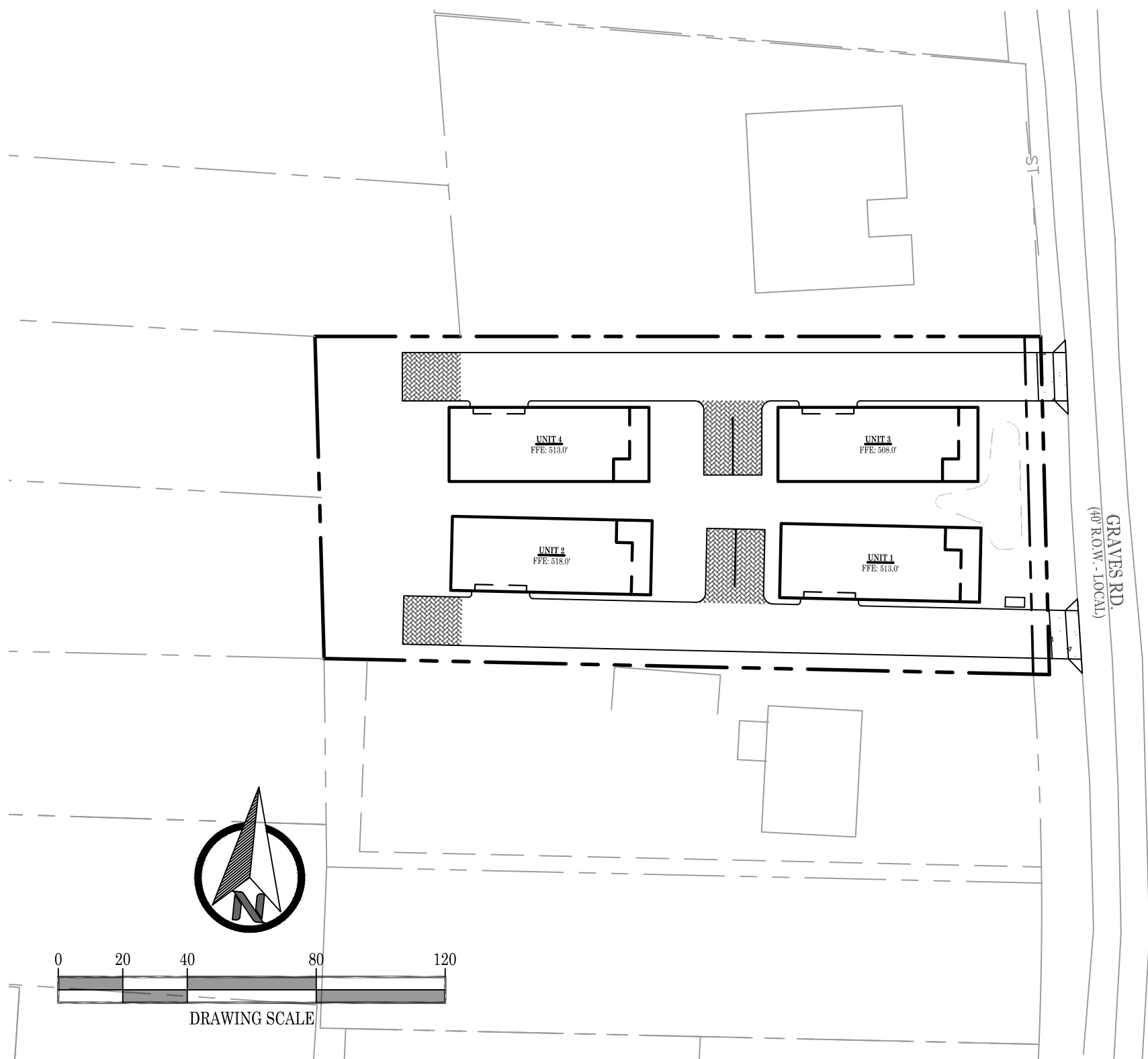
208 GRAVES ROAD
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE
DATE OF ISSUE: OCTOBER 24, 2024

DELTA PROJECT NUMBER: 24020



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	SITE SURVEY
C200	PRELIMINARY SITE PLAN
C300	CHARACTER IMAGERY



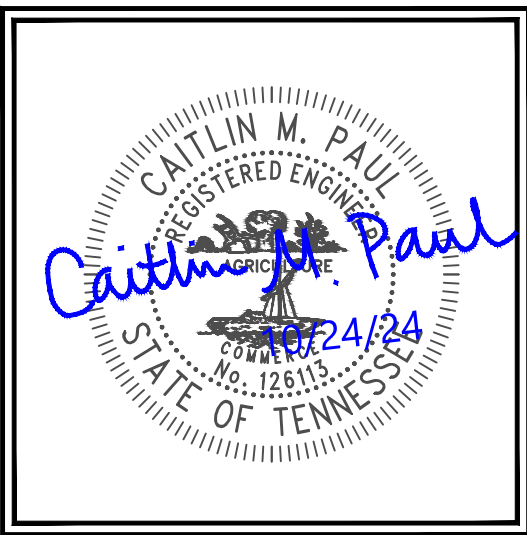
PREPARED FOR:

JRS DEVELOPMENT, LLC
PO BOX 60126
NASHVILLE, TN 37206
615-601-2663

CIVIL ENGINEER:



P.O. BOX 330424, MURFREESBORO, TN 37133
P: 256-577-5997 | www.delta-civil.com



ENGINEER SEAL

PROJECT INFORMATION

DEVELOPER:	JRS DEVELOPMENT, LLC
DEVELOPER ADDRESS:	PO BOX 60126 NASHVILLE, TN 37206
DEVELOPER EMAIL:	joshua.l.randolph@gmail.com
DEVELOPER PHONE:	615-601-2663
PROJECT REPRESENTATIVE:	DELTA CIVIL ENGINEERING, PLLC
PROJECT REP. ADDRESS:	P.O. BOX 330424 MURFREESBORO, TN 37133
PROJECT REP. PHONE:	256-577-5997
ENGINEER OF RECORD:	CATLIN PAUL, PE
PROPERTY OWNER:	KATHRYN ANN LEEMAN REVOCABLE LIVING TRUST
PROJECT ADDRESS:	208 GRAVES ROAD GOODLETTSVILLE, TN 37072
PARCEL LD:	01816015100
PARCEL AREA:	0.53 ACRES* (23,040 SQ. FT.) *PER DAVIDSON COUNTY GIS, PARCEL AREA IS 0.57 ACRES. ENTITLED DENSITY TAKEN FROM THIS VALUE.
ADJUSTED PARCEL AREA: (AFTER R.O.W. DEDICATION)	0.52 ACRES (22,510 SQ. FT.)
CURRENT ZONING:	R7 (HIGH DENSITY RESIDENTIAL)
PROPOSED ZONING:	RESIDENTIAL LIMITED SCALE PUD (RLSPUD)
LAND USE PROPOSED:	DETACHED TOWHOMES/COTTAGES
ALLOWABLE DENSITY:	7 DU/ACRE
ALLOWABLE UNITS:	4 UNITS
BUILDING SETBACKS:	
FRONT:	15 FT.
REAR:	15 FT.
SIDES:	15 FT.
ALLOWABLE BLDG. HEIGHT:	35 FT.
USE BREAKDOWN:	
DETACHED HOMES (3+ BR.):	4 UNITS
LAND & BUILDING COVERAGE*:	
BUILDING AREA:	5,704 SQ. FT. AS SHOWN
OTHER HARDSCAPE:	6,806 SQ. FT. AS SHOWN
COMMON OPEN SPACE:	10,000 SQ. FT. AS SHOWN
TOTAL SITE AREA:	22,510 SQ. FT. (AFTER R.O.W. DEDICATION)
OPEN SPACE REQUIRED:	15%
OPEN SPACE PROVIDED:	44% AS SHOWN*
*NOTE: BUILDINGS AND OTHER HARDSCAPE AREAS ARE PRELIMINARY AND MAY BE ALTERED IN THE FINAL SITE PLAN, BUT MUST COMPLY WITH THE STANDARDS OF THE CITY OF GOODLETTSVILLE FOR RESIDENTIAL LIMITED SCALE PUD.	
PARKING REQUIREMENTS	
REQUIREMENTS BY USE:	4 SP. PER UNIT (3+ BR.)
PARKING REQUIRED:	16 SPACES
PARKING PROVIDED:	8 SPACES (GARAGES) 6 SPACES (STD.) 4 SPACES (TANDEM, UNITS 2+4) 18 SPACES
FLOODPLAIN NOTE:	ALL OR A PORTION OF THE SUBJECT PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) ACCORDING TO COMMUNITY PANEL NO. 37037C0126J, DATED 2/25/2022, FOR CITY OF GOODLETTSVILLE.

COVER SHEET

C000



1 inch = 20 ft.

20 10 0 20



Utility Disclaimer

Surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appearances at the site, public records and/or maps prepared by others. Surveyor makes no guarantee that the location of the underground utilities, or such utilities in the area, either in service or abandoned. Surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, location and/or depth of the underground utilities shown with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. The Texas Department of Transportation's Underground Utility Damage Prevention Act, that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the start of excavation, also requires that anyone who excavates for any possible hazard or conflict. Tennessee One Call 811.

GPS NOTES:

- (1) Class of survey: IV
 (2) Type of GPS field procedure: RTK
 (3) Dates of survey: 23 September 2024
 (4) Datum: EGM84
 (5) Published/Fixed-control use: On-Site
 500 BASE
 N: 725718.26
 E: 1757599.6
 Z: 507.14'

- (6) Combined grid factor(s): 1.00000000
(7) Units: US Survey Feet

LEGEND

AREA DRAIN		IRON ROOF OLD (R OLD)	
LIGHT POLE		IRON PIPE OLD (P OLD)	
EXISTING MANHOLE		1/2" REBAR SET (R NEW)	
UTILITY POLE		"WARD RLSF3031"	
FIRE HYDRANT		FINISHED FLOOR ELEVATION	FFE
VALVE		BACKFLOW PREVENTER	
GAS METER		RETESTERS OFFICE OF	R.O.D.C., TN
CATCH BASIN		DAVIDSON COUNTY	
WATER METER		METAL FENCE POST	MFP
CLEAN OUT		WOOD FENCE POST	WFP
HANDICAP PARKING		AIR CONDITIONING UNIT	AC
PULL BOX		PUBLIC UTILITY &	P.U.D.E.
SIGN		DRAINAGE EASEMENT	
GUY WIRE		MINOR RM BUILDING	M.B.S.L.
MAG NAIL		SETBACK LINE	
CONCRETE MONUMENT			
SUBJECT PROPERTY			
RIGHT-OF-WAY/ADJOINER			
EXISTING EASEMENT			
M.B.S.L. - SETBACK LINE			
FENCE LINE			
SEWER LINE	-SA-	-SA-	-SA-
STORM LINE	-ST-	-ST-	-ST-
WATER LINE	-W-	-W-	-W-
FIBER OPTIC LINE	-FO-	-FO-	-FO-
GAS LINE	-GAS-	-GAS-	-GAS-
OVERHEAD ELECTRIC	-OHE-	-OHE-	-OHE-

UTILITY PROVIDER LIST

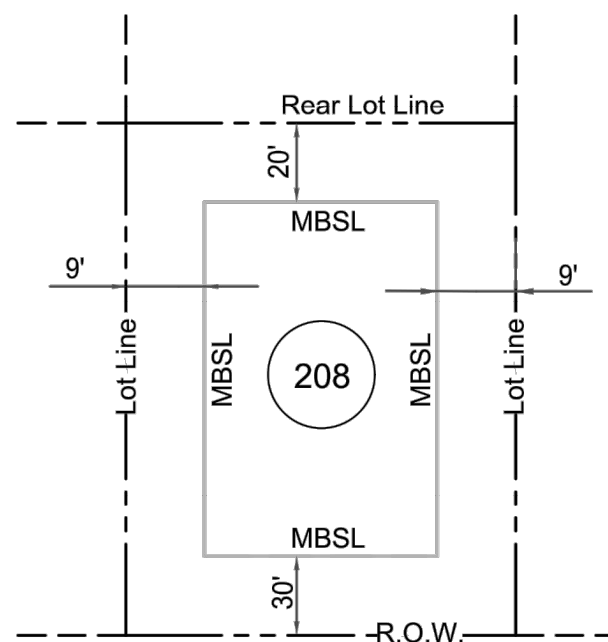
MADISON SUBURBAN UTILITY DISTRICT: (615) 868-3201
GOODLETTSVILLE PUBLIC WORKS: (615) 851-3414
NASHVILLE ELECTRIC SERVICE: (615) 736-6900
CITY OF GOODLETTSVILLE: (615) 851-2200
COMCAST: (800) 266-2278



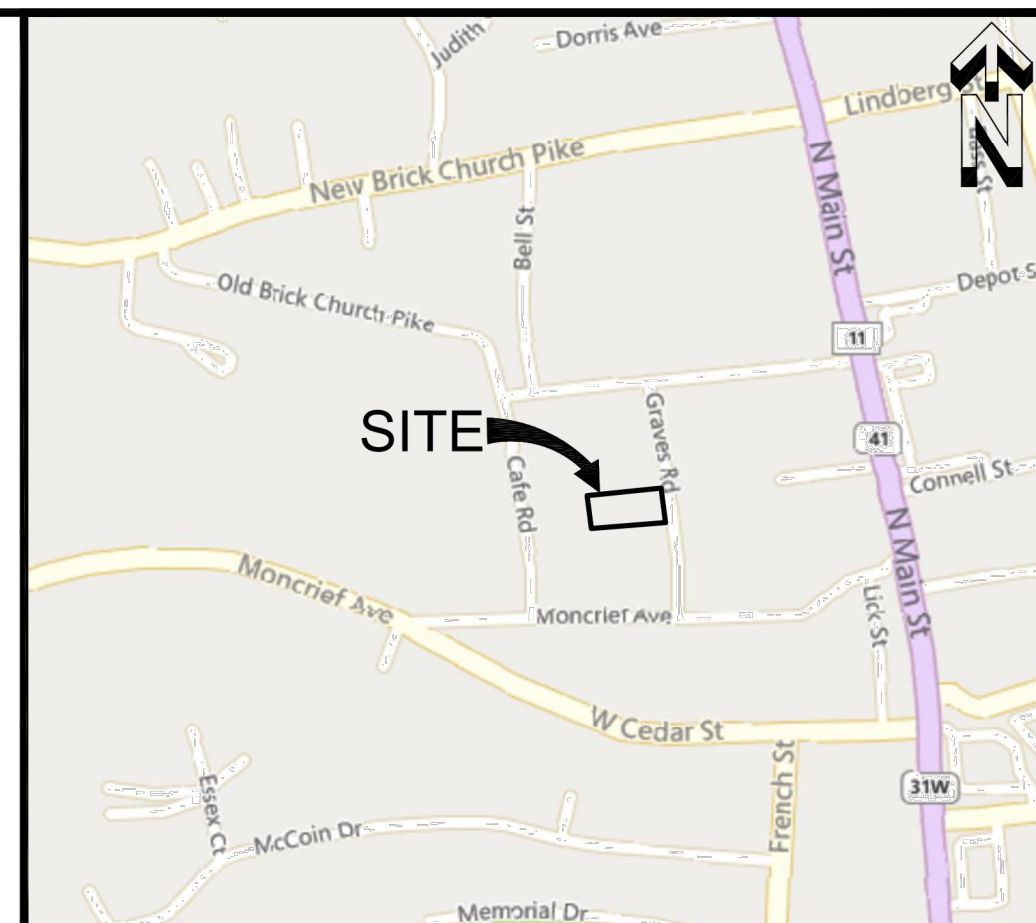
I, Loren Michael Ward, Registered Land Surveyor, Tennessee RLS #9301, do hereby certify that the survey shown hereon was made by myself or under my direct supervision on 23 September 2024, and the same is true and correct to the best of my knowledge and belief. I further certify this is a Category IV remote sensing survey, and is in compliance with the current Tennessee minimum standards of practice as defined under rule 0820-03-07C (5). The survey was conducted using a Leica BLK360 360° camera with a 100m range, and a survey taken by a dual frequency Carlson BRX7 with a published positional accuracy of 8mm horizontal and 15mm vertical. The unadjusted ratio of precision of the data shown hereon (in relative positioning accuracy given at the 95% confidence level) is at least 1:10,000.

Loren Michael Ward, RLS
Tennessee License Number: 3031

09/26/2024
Date



Minimum Building Setback
Detail for R7 (High Density Residential) Zoning
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

General Notes

1. Date Field Survey Completed: 09/28/2024.
2. Property contains 23,040.55 sq.ft. or 0.53± acres.
3. Except as specifically stated or shown on this survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and other facts that an accurate and current title search may disclose. Surveyor was not furnished a title report.
4. This survey was made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown herein. This survey is subject to the findings of a title report.
5. This parcel of land is subject to any and all right-of-ways and/or easements either by record and/or in fact, so that a purchaser hereunder may be advised. Any location of underground utilities as shown herein are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist.
6. This is a true and accurate portrayal of the boundaries and physical features array of methods including GNSS observations (Carson BRx7 Dual Frequency Receivers), conventional total station observations (Topcon ES-103), robotic total station observations (Trimble SPP-203), the available aerial data, aerial photography, LiDAR, and the physical evidence found in the field.
7. Based upon a graphic scale this property is located in an Area Designated as Zone "X" (Areas Determined to be outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47037C0129J, Dated February 25, 2022.
8. Property has access to public utilities.
9. Contour interval is one (1) foot.
10. Subject property and surrounding properties are zoned R7 (High Density Residential), and is intended for single and two-family dwellings. See detail for setback information.

BOUNDARY & TOPOGRAPHIC SURVEY FOR:
KATHRYN ANN LEEMAN
TRUSTEE OF THE KATHRYN ANN LEEMAN
RECOVERABLE LIVING TRUST AGREEMENT
TAX MAP 018-16, PARCEL 151.00
10TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY
INST.NO.: 20180424-0038436, R.O.D.C.,TN
208 GRAVES ROAD
GOODLETTSVILLE, TN 37072

LOREN MICHAEL WARD, RLS #3031
23 MALLARD POINT CIRCLE
CAMDEN, TN 38320
(629) 333-8465
tnsurveyor@outlook.com

tnsurveyor@outlook.com

SHEET 1 OF 1

File No.: 2024-018

EXISTING CONDITIONS SHOWN HEREIN HAVE BEEN TAKEN FROM SURVEY DATA PROVIDED BY LOREN MICHAEL WARD, RLS DATED SEPTEMBER 26, 2024. DELTA CIVIL ENGINEERING, PLLC, AND ITS SUBCONSULTANTS SHALL NOT BE LIABLE FOR ANY DEFICIENCIES OR ERRORS IN THE PROVIDED DATA.



ENGINEER SEAL

PRELIMINARY MASTER PLAN
FOR
GRAVES ROAD COTTAGES
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

JRS DEVELOPMENT,

LLC
PO BOX 60126
NASHVILLE, TN 37
615-601-2663

[illegible]

PROJECT NUMBER: 24020

ISSUED: OCTOBER 24, 2024

SITE SURVEY

C100

PROJECT INFORMATION	
DEVELOPER:	JRS DEVELOPMENT, LLC
DEVELOPER ADDRESS:	PO BOX 60126 NASHVILLE, TN 37206
DEVELOPER EMAIL:	joshua.l.randolph@gmail.com
DEVELOPER PHONE:	615-601-2663
PROJECT REPRESENTATIVE:	DELTA CIVIL ENGINEERING, PLLC
PROJECT REP. ADDRESS:	P.O. BOX 330424 MURFREESBORO, TN 37133
PROJECT REP. PHONE:	256-577-5997
ENGINEER OF RECORD:	CAITLIN PAUL, PE
PROPERTY OWNER:	KATHRYN ANN LEEMAN REVOCABLE LIVING TRUST
PROJECT ADDRESS:	208 GRAVES ROAD GOODLETTSVILLE, TN 37072
PARCEL I.D.:	01816015100
PARCEL AREA:	0.53 ACRES* (23,040 SQ. FT.)
ADJUSTED PARCEL AREA: (AFTER R.O.W. DEDICATION)	0.52 ACRES (22,510 SQ. FT.)
CURRENT ZONING:	R7 (HIGH DENSITY RESIDENTIAL)
PROPOSED ZONING:	RESIDENTIAL LIMITED SCALE PUD (RLSPUD)
LAND USE PROPOSED:	DETACHED TOWHOMES/COTTAGES
ALLOWABLE DENSITY:	7 DU/ACRE
ALLOWABLE UNITS:	4 UNITS

BUILDING SETBACKS:	
FRONT:	15 FT.
REAR:	15 FT.
SIDES:	15 FT.
ALLOWABLE BLDG. HEIGHT:	35 FT.
USE BREAKDOWN:	
DETACHED HOMES (3+ BR.):	4 UNITS
LAND & BUILDING COVERAGE*:	
BUILDING AREA:	5,704 SQ. FT. AS SHOWN
OTHER HARDSCAPE:	6,806 SQ. FT. AS SHOWN
COMMON OPEN SPACE:	10,000 SQ. FT. AS SHOWN
TOTAL SITE AREA:	22,510 SQ. FT. (AFTER R.O.W. DEDICATION)
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OPEN SPACE PROVIDED:	44% AS SHOWN*
*NOTE: BUILDINGS AND OTHER HARDSCAPE AREAS ARE PRELIMINARY AND MAY BE ALTERED IN THE FINAL SITE PLAN, BUT MUST COMPLY WITH THE STANDARDS OF THE CITY OF GOODLETTSVILLE FOR RESIDENTIAL LIMITED SCALE PUD.	
PARKING REQUIREMENTS	
REQUIREMENTS BY USE:	4 SP. PER UNIT (3+ BR)
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PARKING PROVIDED:	8 SPACES (GARAGES) 6 SPACES (STD.) 4 SPACES (TANDEM, UNITS 2+4) 18 SPACES
FLOODPLAIN NOTE:	
ALL OR A PORTION OF THE SUBJECT PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) ACCORDING TO COMMUNITY PANEL NO. 47037C01291, DATED 2/25/2022, FOR CITY OF GOODLETTSVILLE.	

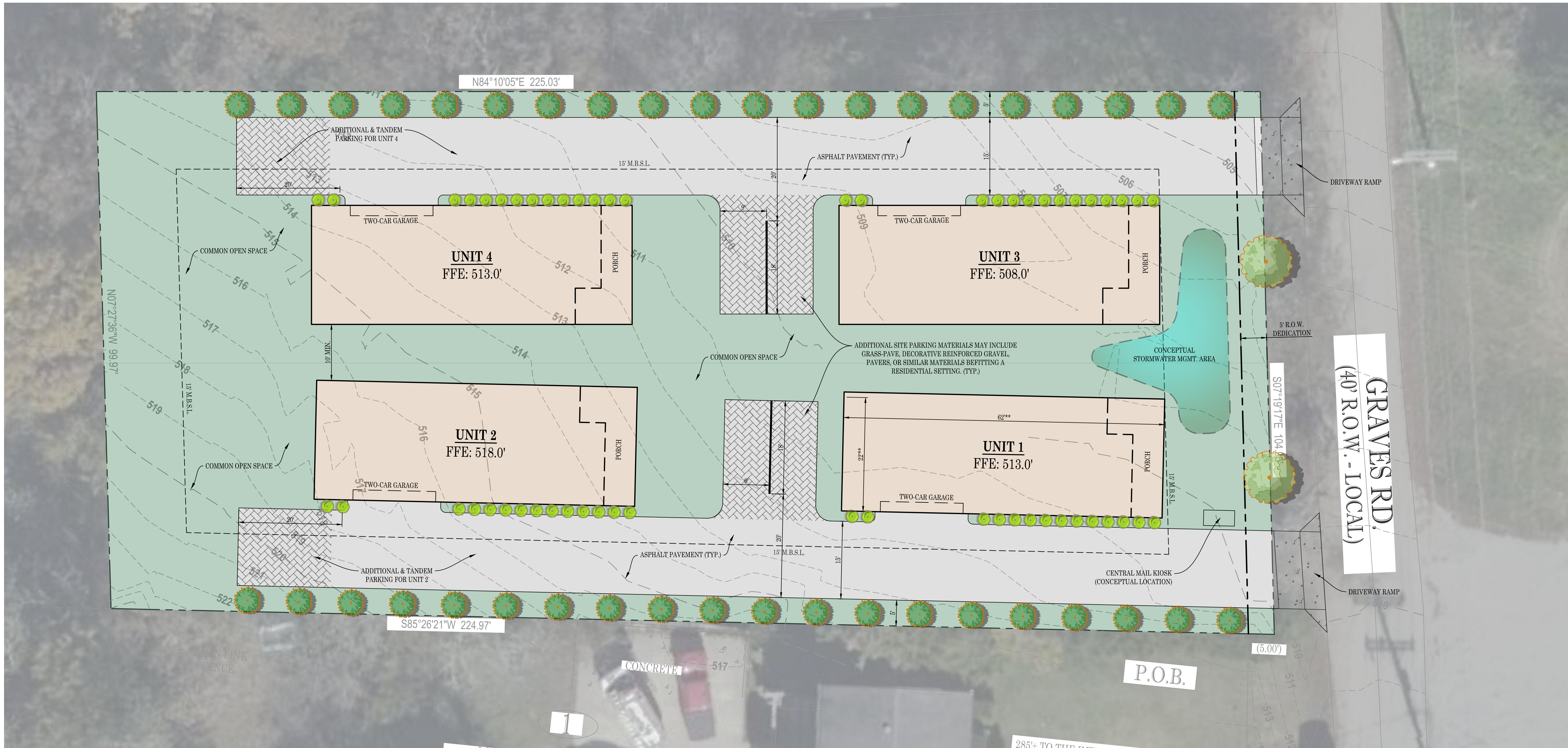
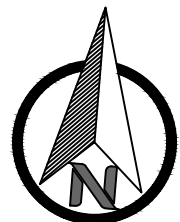
GENERAL PROJECT NOTES

- THE PURPOSE OF THIS PLAN IS TO OBTAIN APPROVAL OF A PRELIMINARY MASTER PLAN PERMITTING 4 DETACHED RESIDENTIAL UNITS ON THE SUBJECT PROPERTY.
- THE PROJECT SITE IS IDENTIFIED AS PARCEL I.D. 01816015100 OF THE DAVIDSON COUNTY TAX MAPS, AND CONTAINS APPROXIMATELY 0.53 ACRES.
- BASE OR EXISTING CONDITIONS FOR THESE PLANS HAVE BEEN TAKEN FROM SURVEY DATA PROVIDED BY LOREN MICHAEL WARD, RLS. DELTA CIVIL ENGINEERING IS NOT LIABLE FOR INACCURACIES OR OMISSIONS IN THE SURVEY DATA OR DESIGN ERRORS RESULTING THEREFROM. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE EXISTING SITE PRIOR TO COMMENCING WORK AND INFORM THE ENGINEER OF ANY OBSERVED DISCREPANCIES.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AS REFLECTED IN THESE PLANS SHALL BE PER THE STANDARDS OF THE JURISDICTIONAL AUTHORITIES. THE CONTRACTOR SHALL COORDINATE REQUIRED INSPECTIONS WITH THE JURISDICTIONAL AUTHORITY WHILE RIGHT-OF-WAY WORK IS ONGOING AND PRIOR TO CLOSE-OUT.
- PER THE STANDARDS OF THE CITY OF GOODLETTSVILLE, THE MINIMUM SIZE FOR A TWO-CAR GARAGE IS 22'x22'.
- A SITE LANDSCAPE PLAN AND A PARKING AREA LIGHTING PLAN WILL BE REQUIRED WITH FINAL SITE PLAN, PER CITY OF GOODLETTSVILLE STANDARDS.
- NEW UTILITY SERVICES TO THE PROPOSED HOMES SHALL BE UNDERGROUND.
- PROPOSED HOMES SHALL BE CONSTRUCTED OF A MINIMUM OF 50 PERCENT BRICK AND/OR STONE. ADDITIONAL EXTERIOR MATERIALS MAY INCLUDE WOOD, CEMENT FIBER BOARD, EIFS, SPLIT-FACE BLOCK, AND GLASS.
- SOLID WASTE SERVICE IS INTENDED TO BE PROVIDED BY THE CITY OF GOODLETTSVILLE. THE APPLICANT SHALL COORDINATE WITH CITY STAFF TO IDENTIFY AND PROVIDE ADEQUATE LOCATION(S) FOR CART STORAGE AND PICKUP WITH THE FINAL SITE PLAN.

LEGEND

ITEM	SYMBOL / LINETYPE / HATCH
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
OPEN SPACE	
BUILDING	

**NOTE: FOOTPRINTS OF HOMES ARE PRELIMINARY IN NATURE AND WILL VARY BASED ON FINAL ARCHITECTURAL DESIGNS. DETAILED ARCHITECTURAL INFORMATION WILL BE PROVIDED WITH THE FINAL SITE PLAN.



DELTA
CIVIL ENGINEERING
P.O. BOX 330424, MURFREESBORO, TN 37133
P: 256-577-5997 | www.deltacivil.com



PRELIMINARY MASTER PLAN
FOR
GRAVES ROAD COTTAGES
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

JRS DEVELOPMENT,
LLC
PO BOX 60126
NASHVILLE, TN 37206
615-601-2663

REV.	DATE	DESCRIPTION

PROJECT NUMBER: 24020

ISSUED: OCTOBER 24, 2024

PRELIMINARY
SITE PLAN

C200



NOTE: IMAGES ON THIS SHEET ARE CONCEPTUAL IN NATURE AND REPRESENT ONLY THE DESIGN INTENT FOR THE DEVELOPMENT. FINAL ELEVATIONS AND MATERIAL INFORMATION WILL BE PROVIDED WITH FINAL SITE PLAN.

PROPOSED HOMES SHALL BE CONSTRUCTED OF A MINIMUM OF 50 PERCENT BRICK AND/OR STONE. ADDITIONAL EXTERIOR MATERIALS MAY INCLUDE WOOD, CEMENT FIBER BOARD, EIFS, SPLIT-FACE BLOCK, AND GLASS.

ENGINEER SEAL

PRELIMINARY MASTER PLAN
FOR
GRAVES ROAD COTTAGES
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

JRS DEVELOPMENT,
LLC
PO BOX 60126
NASHVILLE, TN 37206
615-601-2663

REV.	DATE	DESCRIPTION

PROJECT NUMBER: 24020

ISSUED: OCTOBER 24, 2024

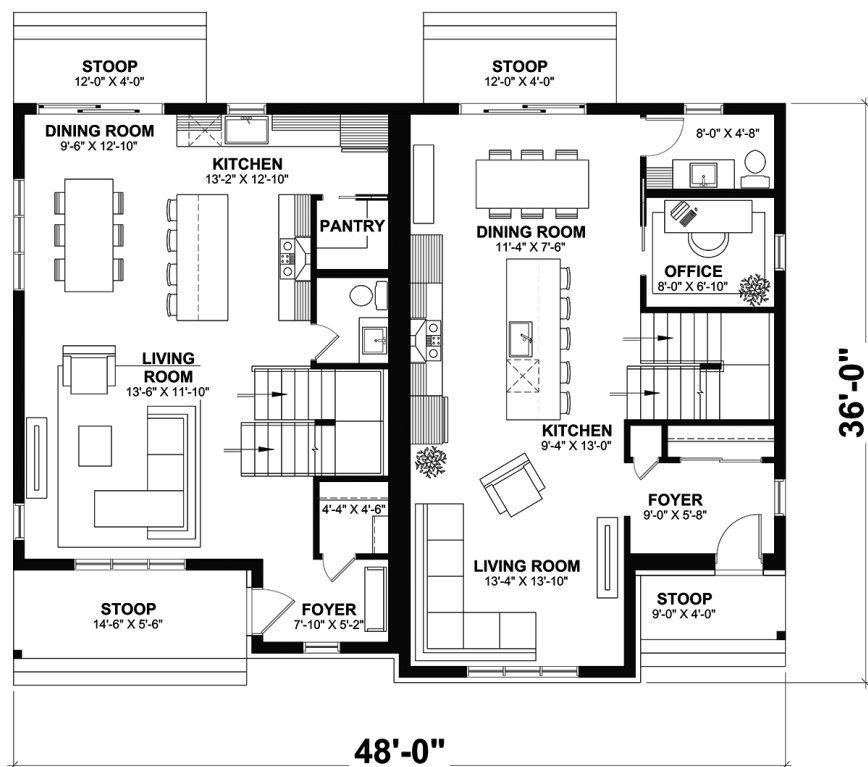
CHARACTER
IMAGERY

C300

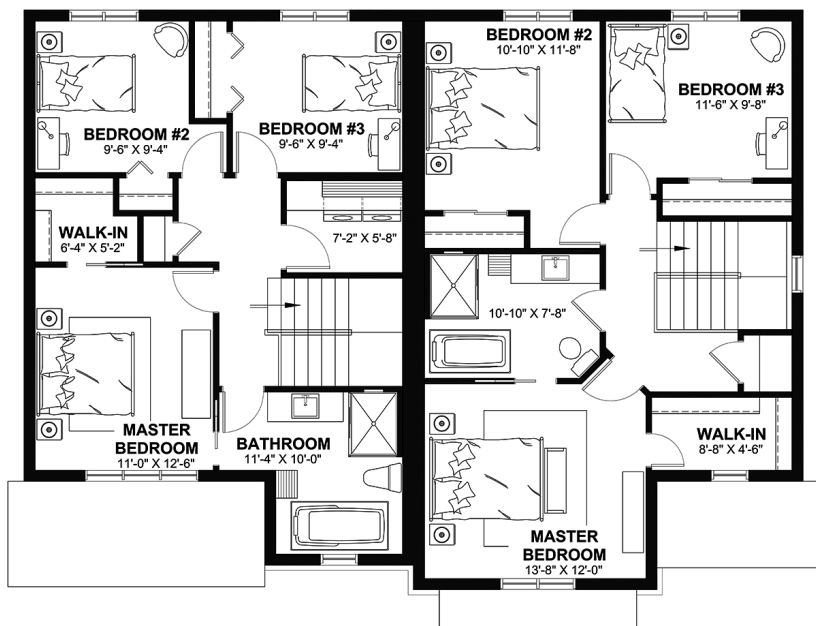
In light of the recent Goodlettsville City Ordinance 24-1097 with regards to moratorium on higher density buildings, Towe Homes LLC has revised their construction plan initially submitted with the zoning application for the property located at 0 Hardaway Dr.

- Reduced the total number of structures from 4 buildings (8 dwellings total) to 3 buildings (6 dwellings total);
- Revised the floor plans of the buildings to accommodate 3 bedrooms per dwelling (up from 2 bedrooms initially planned) in order to support a revised rent revenue stream and maintain financial viability of the project.

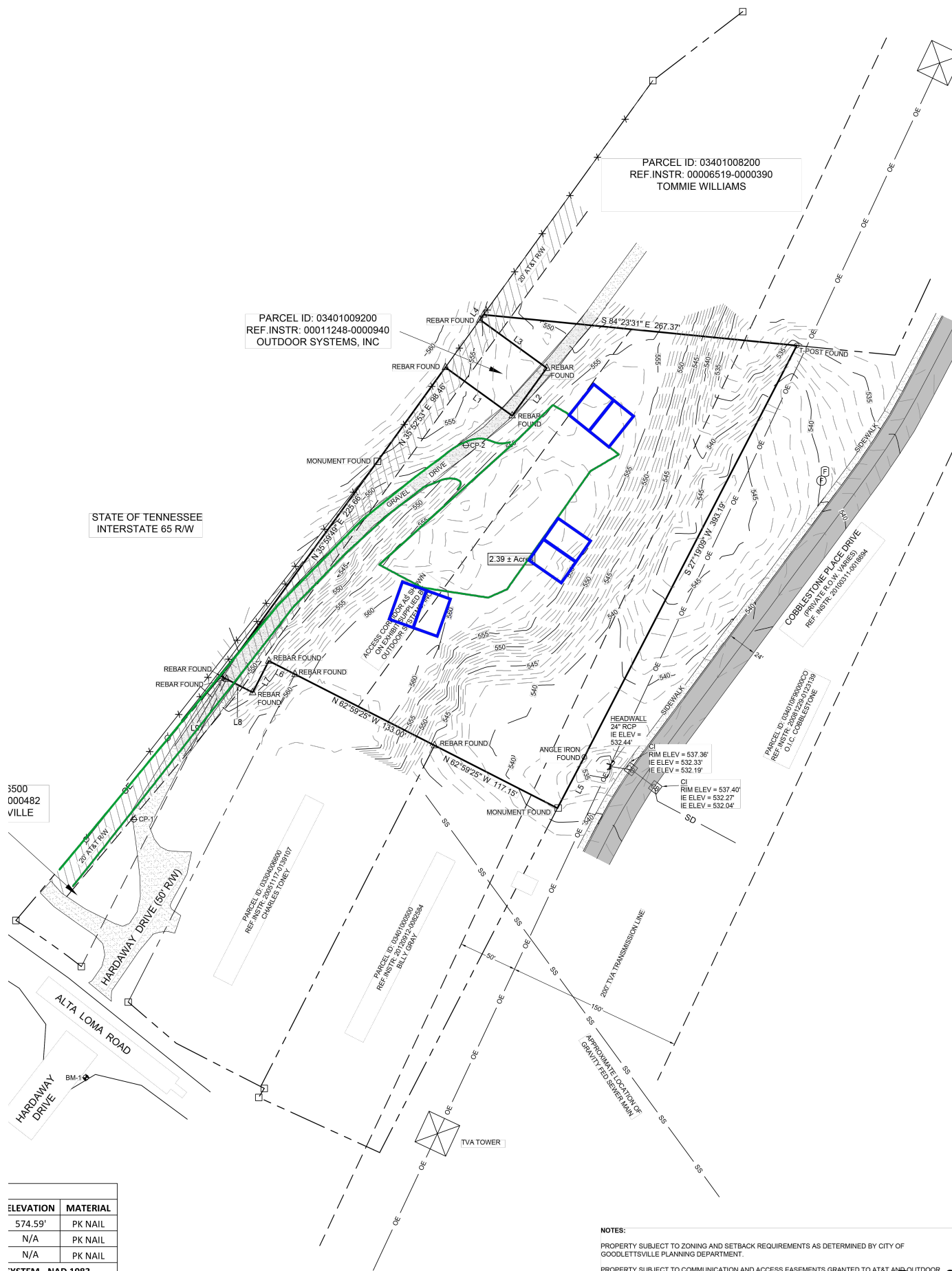
New floor plans and rough locations of the buildings are attached.



First floor



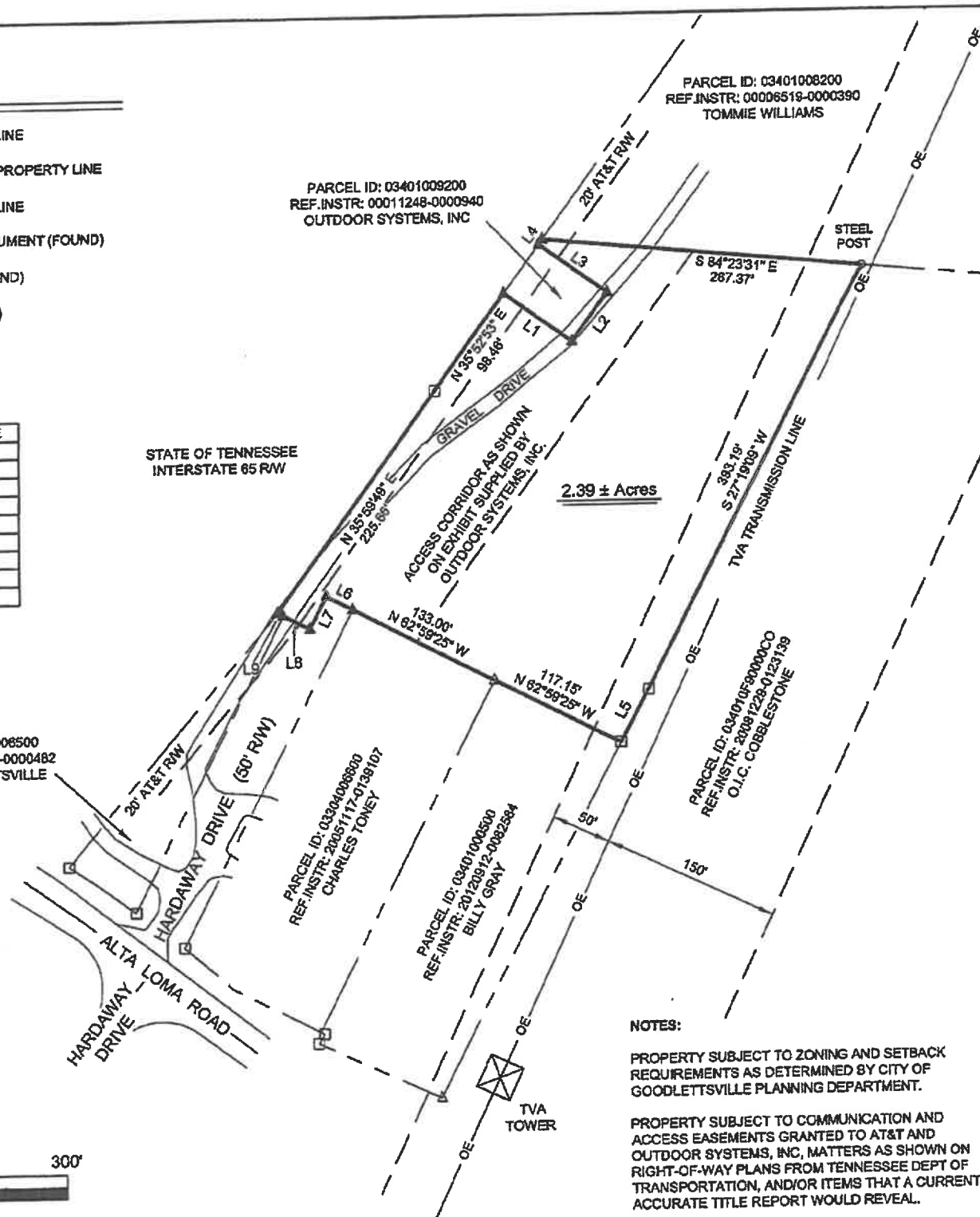
Second floor



LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	CONC. MONUMENT (FOUND)
	REBAR (FOUND)
	REBAR (SET)

LINE	BEARING	DISTANCE
L1	S 54°07'07" E	70.00'
L2	N 35°52'53" E	50.00'
L3	N 54°07'07" W	70.00'
L4	N 35°52'53" E	5.12'
L5	S 27°42'29" W	49.01'
L6	N 62°59'25" W	25.00'
L7	S 27°00'35" W	30.00'
L8	N 62°59'25" W	25.00'
L9	N 62°59'25" W	5.00'



WILLIAMS PROPERTY

0 HARDAWAY DRIVE
GOODLETTSVILLE, TENNESSEE 37072

COUNCIL DISTRICT 10
DAVIDSON COUNTY, TENNESSEE
ZONING: SATELLITE CITY

PARCEL ID: 03401000400
REF. INSTRUMENT 00006519-0000390

AREA = 2.39 ± ACRES

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

THIS SURVEY MAKES NO DETERMINATION OR OPINION FOR THE EXISTENCE OR OWNERSHIP OF MINERAL RIGHTS OR ANY ENVIRONMENTAL ISSUES

SURVEY FIELD WORK WAS COMPLETED ON 10/04/2019

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION AND GPS SURVEY EQUIPMENT. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING SPECTRA PRECISION SP60 GNSS RECEIVER USING REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.06' AND A VERTICAL PRECISION OF 0.10'. DISTANCES SHOWN HEREON ARE GROUND.

DATE: 10/16/2019



RONALD G. TAYLOR, R.L.S.
TENNESSEE REGISTRATION NO. 2123

NOTES:

PROPERTY SUBJECT TO ZONING AND SETBACK REQUIREMENTS AS DETERMINED BY CITY OF GOODLETTSVILLE PLANNING DEPARTMENT.

PROPERTY SUBJECT TO COMMUNICATION AND ACCESS EASEMENTS GRANTED TO AT&T AND OUTDOOR SYSTEMS, INC. MATTERS AS SHOWN ON RIGHT-OF-WAY PLANS FROM TENNESSEE DEPT OF TRANSPORTATION, AND/OR ITEMS THAT A CURRENT ACCURATE TITLE REPORT WOULD REVEAL.

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES
 302 North Caldwell Street, Paris, TN 38242 | 731-644-1014 | www.lsmith.com
 475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-258-0290

© 2019	L.I. SMITH & ASSOCIATES, INC.	SHEET: 1 of 1
DRAWN BY: RT	CHECKED BY: RT	SCALE: 1" = 100'
PROJECT # 190854		DATE: 10/16/2019

General Notes

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

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

1. All water line construction and materials will be in strict compliance with the current approved specifications for the Madison Suburban Utility District (MSUD) as on file with the Tennessee Department of Environment and Conservation, Division of Water Quality Control.
2. Before any water line work is initiated on this project, the contractor should contact MSUD and satisfy all requirements of MSUD. Upon completion of the water line installation, the contractor will perform a pressure test and disinfect the line under the inspection of MSUD. The owner/developer shall be responsible for the cost of reasonable inspection fees of MSUD.
3. Any and all fees, licenses, and permits necessary for this construction and are to be obtained and paid prior to the initiation of construction and the cost therefore will be borne by the contractor.
4. MSUD will supply the appropriate water meter(s) and shall be reimbursed by the contractor for material costs.
5. Water line construction is to be completed by the contractor except for the actual connections to existing water line. At least 72 hours prior to connecting proposed water line to the system, the contractor will notify MSUD and coordinate method of connection and time to shut down existing water line if required.
6. The contractor shall verify locations of all existing utilities (including storm drainage pipes or structures) before commencement of construction.
7. Water line material will be ductile iron pipe, class 52 with ductile iron fittings and ductile iron or brass taps as appropriate.
8. The contractor is required to locate all new tie-ins, fittings, valves, vaults, pressure reducing valves, water utility crossings of other utilities or streams, casing pipe ends, concrete encasement ends, and fire hydrants utilizing the global positioning system (gps). Points on the water main every 50 feet between these items shall also be located, elevations and coordinates (nothing and easting based upon the Tennessee rectangular grid system, 1983 North America Datum or updated versions of each of these items shall be obtained and provided to MSUD. This GPS information shall include real time signal correction. The contractor shall coordinate the development of this data with the MSUD project inspector. Final acceptance of the new facilities by MSUD is contingent upon receipt of this information. two (2) 24" x 36" hard copies and one (1) electronic copy (Microstation or Autocad) of the as-built plans, including this GPS data, are to be provided to MSUD once construction is completed. The electronic copy shall be utilized solely for the purpose of transferring as-built information to MSUD's water system distribution maps.
9. All bends, tees, crosses, plugs, and pressure connections, etc. shall be backed up and anchored with concrete blocking.
10. Backflow preventers are to be installed by Tennessee certified installers who specialize in backflow prevention. All installations are to meet MSUD's requirements.

- Also, the contractor must schedule a time for testing of the device with the district's inspector before completion of the project. It is necessary for the contractor to be present during this test in order to correct any potential problems prior to occupancy of the property.
11. Be sure to notify the state, when required by state regulations, before you begin any water line construction.
 12. All valves shall open by turning to the left and be secured using mega-lugs. All pipe fittings shall be secured using mega-lugs.
 13. If state review and approval is required, owner/developer shall submit a state approved set of plans to MSUD a minimum of two (2) weeks prior to beginning construction. Contractor shall maintain a set of state approved plans and specifications on the project site at all times.
 14. Unless written authorization from MSUD provides otherwise, all water meters shall be placed in an alignment that is perpendicular to the road fronting the structure being served; they shall be placed a minimum of 2'-0" from any structure, including, but not limited to sidewalks, driveways mailboxes, trees, etc.; and they shall be located at the front of the structure.
 15. Unless written authorization from MSUD provides otherwise, no fire hydrants shall be placed between a sidewalk and the road or curbing.
 16. Unless written authorization from MSUD provides otherwise, no water mains shall be placed under a sidewalk, extending parallel to the sidewalk.
 17. Any water mains installed crossing under pavement carrying vehicular traffic shall be backfilled with stone, per MSUD trench detail – type B. Any pavement carrying vehicular traffic, placed over existing water mains, shall require the main to be bedded with stone, per MSUD trench detail – type B.
 18. Unless written authorization from MSUD provides otherwise, no water valves shall be placed in sidewalks or residential driveways.
 19. Unless written authorization from MSUD provides otherwise, water mains in residential developments shall be placed in the middle of one lane of a street. Any line deflected more than 5" will have to use a bend.
 20. On-site MSUD approval of a part of a project's water system installation does not constitute the district's approval of all of the project's water system installation. Final on-site approval of the project's total water system installation must be obtained before the MSUD will receive ownership of that water system. From the time of the on-site inspection and final approval of the total water system installation by a representative of the MSUD, further changes impacting the conditions of or the accessibility to the water system facilities are strictly forbidden without the prior approval of the MSUD. These include, but are not limited to, changes in overburden slope or depth on the water main, changes that adversely effect, in the opinion of the MSUD, vehicular or equipment access to the water mains, the planting of trees, shrubs, etc. In the Water Utilities Easement or the later construction or placement of structures constricting the width of the Water Utilities Easement. Should these or other types of changes be made without prior approval of the MSUD, they shall be

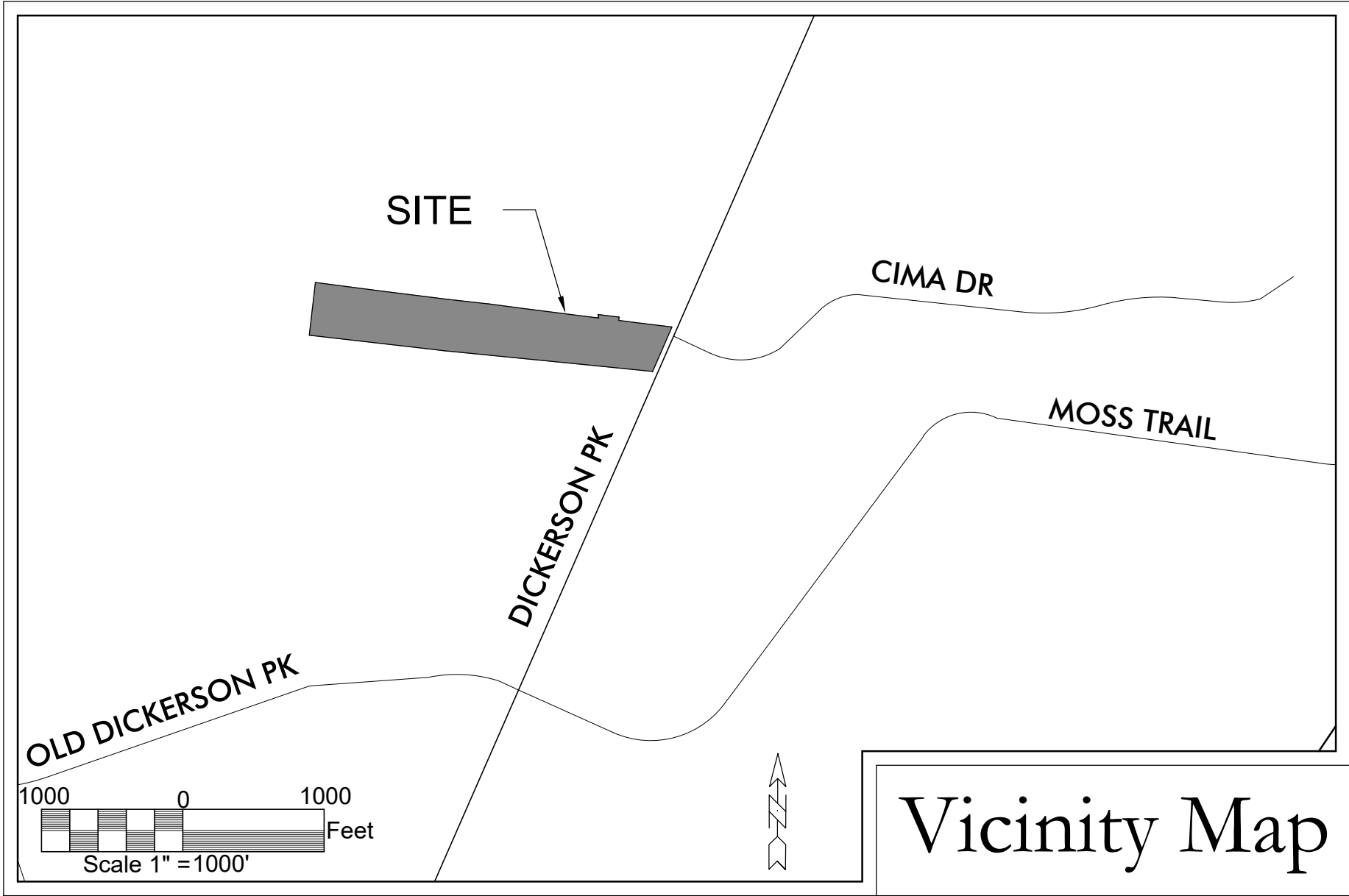
- returned back to the original conditions at the time of final approval, at the cost of the property owner during those changes.
21. The engineer or architect of the project plans being submitted to the MSUD for approval of the water system installation shall be responsible for insuring that those plans include all aspects of the project impacting the water system additions or modifications. Any subsequent changes in plans, adversely impacting the water system installation, in the opinion of the MSUD, after approval of the original plans submitted by the MSUD, shall negate the prior approval and give cause for a resubmittal of the revised plans to the MSUD for approval. The plan sheets of the water system additions or modifications shall be the control sheets for the review of the MSUD for approval and shall include all proper cross-reference notes to any other sheets showing information related to pipe depth, ground slope, etc. The water main depth, at all times, shall be three (3) feet from the ground elevation to the top of the pipe, unless other project issues, such as existing utilities, etc., require a greater depth for the water main. Unless approval has been provided by the MSUD, no water main depth shall be greater than six (6) feet upon final construction of the project.
 22. The engineer or architect of the project plans being submitted to the MSUD for approval of the water system / fire sprinkler installation shall include on the utility drawings a sprinkler head schedule which shall include sizes and quantities of sprinkler heads.
 23. New water mains to be owned and maintained by the MSUD outside off-road Right-Of-Ways, shall not be installed under pavement and / or concrete in private property, unless there are no other options for the route of the main. Should the water main have to be installed under pavement and / or concrete, outside of the road Right-Of-Way, the property owner agrees to assume all costs and responsibilities of restoring the pavement and / or concrete, should the MSUD be required to access the water main for maintenance, repair.
 24. Any existing fire, domestic and/or irrigation service lines that will not be used by a proposed development shall be disconnected back at their tap or connection to the public water main. For corporation stop taps, the stop shall be closed, then the service line disconnected at the stop, per MSUD approved methods. For larger service connections using tapping sleeves and valves or tees and valves, the valve shall be closed by the MSUD, before the Project Contractor disconnects the water service line within three feet of the valve, on the customer side of the valve. The water service line shall then be capped at the disconnection, utilizing two of three methods of restraint: Megalug, Rod, or Concrete Kicker. This disconnection and restraint shall be performed under the inspection and approval of the MSUD Project Inspector. No disconnects shall leak within 24 hours after the disconnect is performed. All disconnections shall be accepted by the MSUD in writing. The MSUD is responsible for removing any abandoned meters owned by the MSUD. The Project Contractor is responsible for removing and disposing of all abandoned backflow devices. All abandoned meter and backflow device vaults are property of the Project Owner and can be disposed of in a manner of their choice.

Erosion Control and Grading Notes - Goodlettsville, TN.

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

PERMITS:

Final Site Plan
Pine Ridge - Phase 2
89 Unit Residential Townhome Development
Map 025 Parcels 060, 062, 218, & 219
Goodlettsville, Davidson Co., Tennessee



Development Summary		
Owner/Developer ALS, GP Contact: George Grundler 520 Duke Drive Franklin, TN. 37067 Phone: 615.370.0980 Email: george@HiddenValleyHomesNashville.com	Floodnote This property does not lie within a Flood Hazard Area as depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037C0136H dated 4/5/2017 and Map 47037C0137J dated 2/25/2022.	Gas Service Nashville Gas (Piedmont) 615.734.0734
Civil Engineer Dale & Associates (Adam Seger, PE) 516 Heather Place Nashville, Tennessee 37204 Phone: 615.237.5166 Email: adam@daleandassociates.net	Benchmark Mag Spike in PP on SE corner of Cima Drive & Dickerson Pike Elev: 567.13'	Water Service Clayton Sears Madison Suburban Utility District 108 West Webster Street Madison, TN 37115 615.593.4622
Property Information Map 025 Parcels 060, 062, 218, & 219 805 Dickerson Pike Goodlettsville, TN. 37072 Total Site Area - 20.32 Ac. Total Disturbed Area - 17.16 Ac. Council District #10 - Jennifer F. Webb	Datum NAD83 NAVD88 Electric Service Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807	Sewer Service City of Goodlettsville 105 Main Street Goodlettsville, TN 37072 615.851.2200
		Telephone Service Bellsouth 866.620.6000
		Utility Location Tennessee One-Call 800.351.1111

Site Plan Development Summary (PUD District Regulations - High Density)	
Use	This zoning allows for the following :
Project Area	89 Units/acre
Disturbed Area	20.32 Acres (Phase 2 - 10.21 ac.)
Property zoning: HDRPUD	Surrounding Zoning: HDRPUD, CPUD, R25, & A
Minimum lot size	N/A
Number of Residential Units/Density	28 Units/ 3 Units per Acre
	ROW area - .23 ac. (.03%)
	Open Space - 25% min (Phase 2 - Req 2.55 ac.)
	Active Open Space - 0.00 ac. (0.0%)
	Passive Open Space - 1.55 ac. (15.2%)
	Stormwater Facilities - 0.21 ac. (2.0%)
	Provided - 1.76 (17.2%)
	Phase 1 Excess - 2.13 ac. (20.9%)
	Site Total - 5.75 ac. of 20.32 ac (28.3%)
FAR	1.0 Max
ISR	N/A
Street Setbacks	See Sheet C1.01
Side yard	Varies
Rear yard	N/A (Each unit shall have one yard containing not less than 250 sq.ft.)
	Porches may encroach 8'
	2 stories
Height standards	
Parking and Access	
Required Parking	178 Stalls
Provided Parking	175 Stalls * Phase one exess of 43 Stalls

Sheet List Table

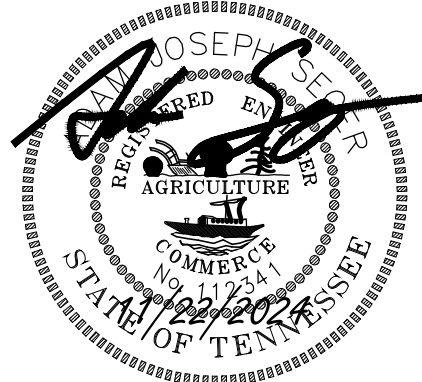
Sheet Number	Sheet Title
C0	
00	Cover
C1	
01	Overall Site Layout Plan
02	Layout - Phase 2
03	Layout - Details
C2	
01	Existing Conditions & Demo PRE PHASE 1
02	Existing Conditions & Demo PRE PHASE 1 (2)
03	Initial EPSC
04	Initial EPSC (2)
05	Intermediate EPSC
06	Intermediate EPSC (2)
07	Final EPSC
08	Final EPSC (2)
09	EPSC Details
10	EPSC Details (2)
C3	
01	Phase 2 Grading & Drainage
02	Phase 2 Grading & Drainage (2)
03	Phase 2 Spot Grading & Walls
04	Phase 2 Spot Grading & Walls (2)
05	PUBLIC Bypass Line 'A' Plan & Profile
06	Bioretention Details
07	Bioretention Details (2)
C4	
01	PUBLIC Sewer Plans & Profiles
02	PUBLIC Sewer Plans & Profiles (2)
03	Site Utility Plan
04	Site Utility Plan (2)
05	MSUD Details
06	MSUD Details (2)

PHASE 2 - UNIT COUNT		
1 Story - 1 Car	- 35	
2 Story - 2 Car	- 54	
Total Units	- 89	

Parking Requirements
1 Story - 1 Car (2 bd) - 35 x 2 = 70 Stalls
2 Story - 2 Car (3 bd) - 54 x 2 = 108 Stalls
PHASE 2 - RESIDENTIAL SITE = 178 Stalls

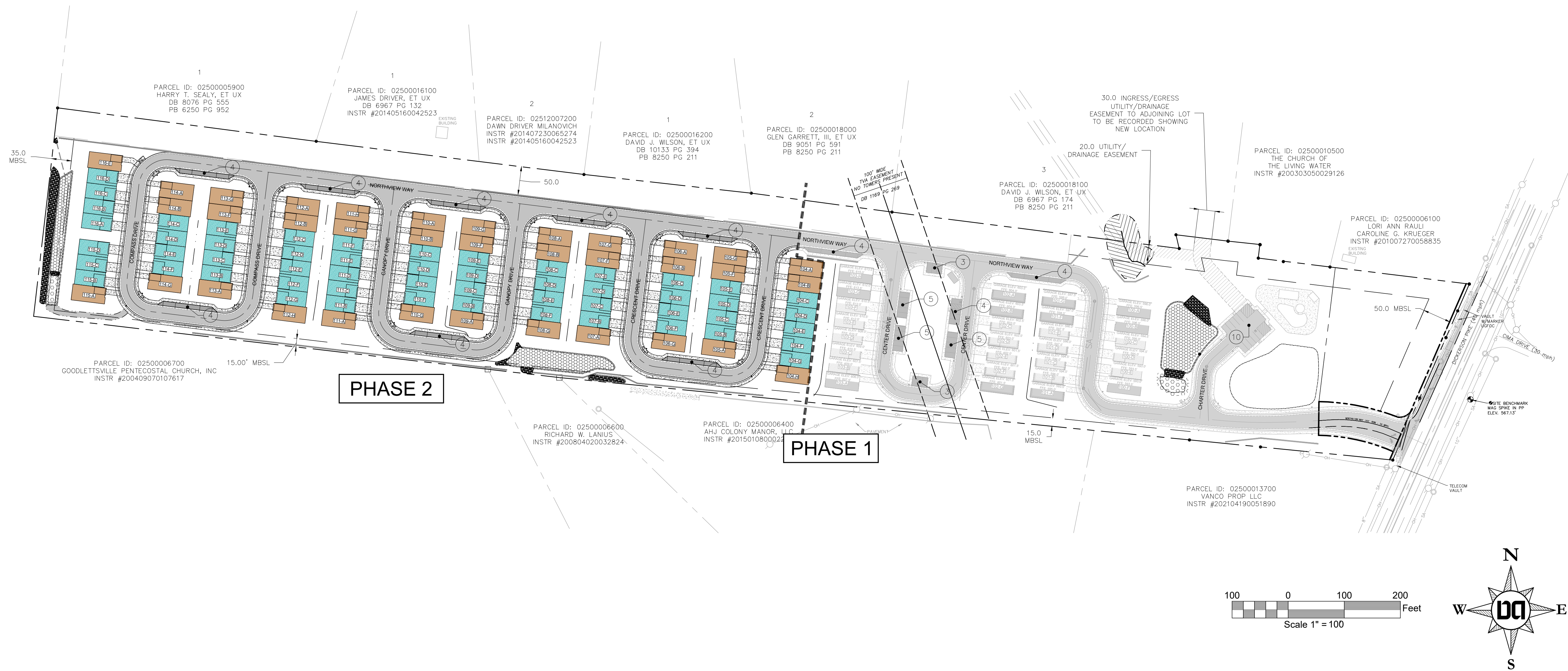
Parking Provided		
1 Story - 1 Car Garage	=	35 Stalls
2 Story - 2 Car Garage	=	108 Stalls
Street Parking Parallel	=	32 Stalls
PHASE 2 - RESIDENTIAL SITE = 175 Stalls*		

PHASE 1 Excess Stalls = 43 Stalls



Dale & Associates
Civil Engineering & Zoning
Land Planning & Surveying
516 Heather Place
Nashville, TN 37204
(615) 237-5166

D&A Project #23011
Pine Ridge - Phase 2
C0.00



Development Summary

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

Total Site Area - 20.32 Ac.
Total Disturbed Area - 10.21 Ac.
Council District #10 - Jennifer F. Webb

Owner/Developer

ALSL, GP
Contact: George Grundler
520 Duke Drive
Franklin, TN. 37067
Phone: 615.370.0989
Email:
george@hiddenvallyhomesnashville.com

Engineer

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

Floodnote

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

Benchmark

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

Datum

NAD83
NAVD88

Parking Requirements Per Goodlettsville Code of Ordinance

Sec. 14-208.2.b

(b)Residential activities:

(i)Permanent:

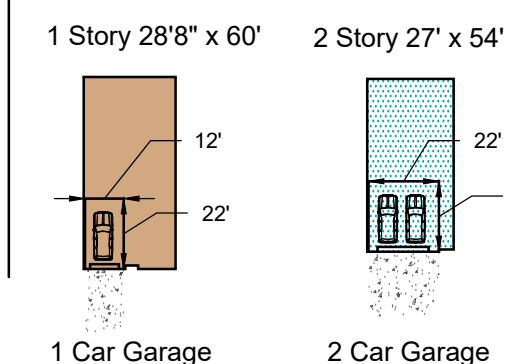
(A)One family detached, two family detached dwellings, attached, and semi-detached: Two spaces per dwelling unit with no more than two bedrooms and four spaces per unit with three or more bedrooms units.

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

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

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

UNIT LEGEND



UNIT COUNT

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

Parking Requirements

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

Parking Provided

1 Story - 1 Car Garage = 47 Stalls
2 Story - 2 Car Garage = 140 Stalls
Open Space & Pool = 35 Stalls
Street Parking Parallel = 40 Stalls
TOTAL RESIDENTIAL SITE = 262 Stalls

COMMERCIAL OUTPARCEL

Permitted Uses:

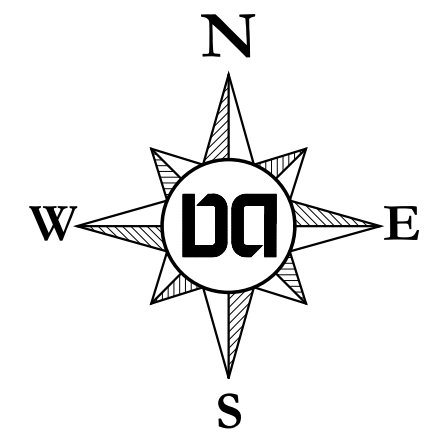
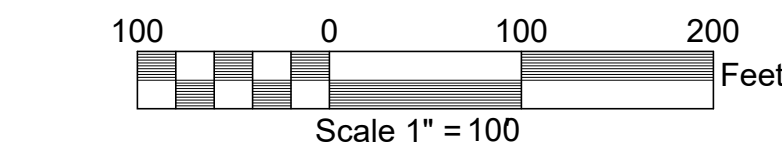
- Essential Services Limited to Onsite Utility Needs Only
- Religious Facilities
- Convenience Commercial Not Including Fuel Pumps and Car Washes
- Financial, Consultative, Administrative
- Food and Beverage Services Not Including an Outdoor Music Performance Venue or Drive Thru Lanes
- General Business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

1.2 acres.

Building footprint up to 6,000 sq.ft.

Parking Requirements found in SEC. 14-208.2.d

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



Drawing Date:
October 15, 2024

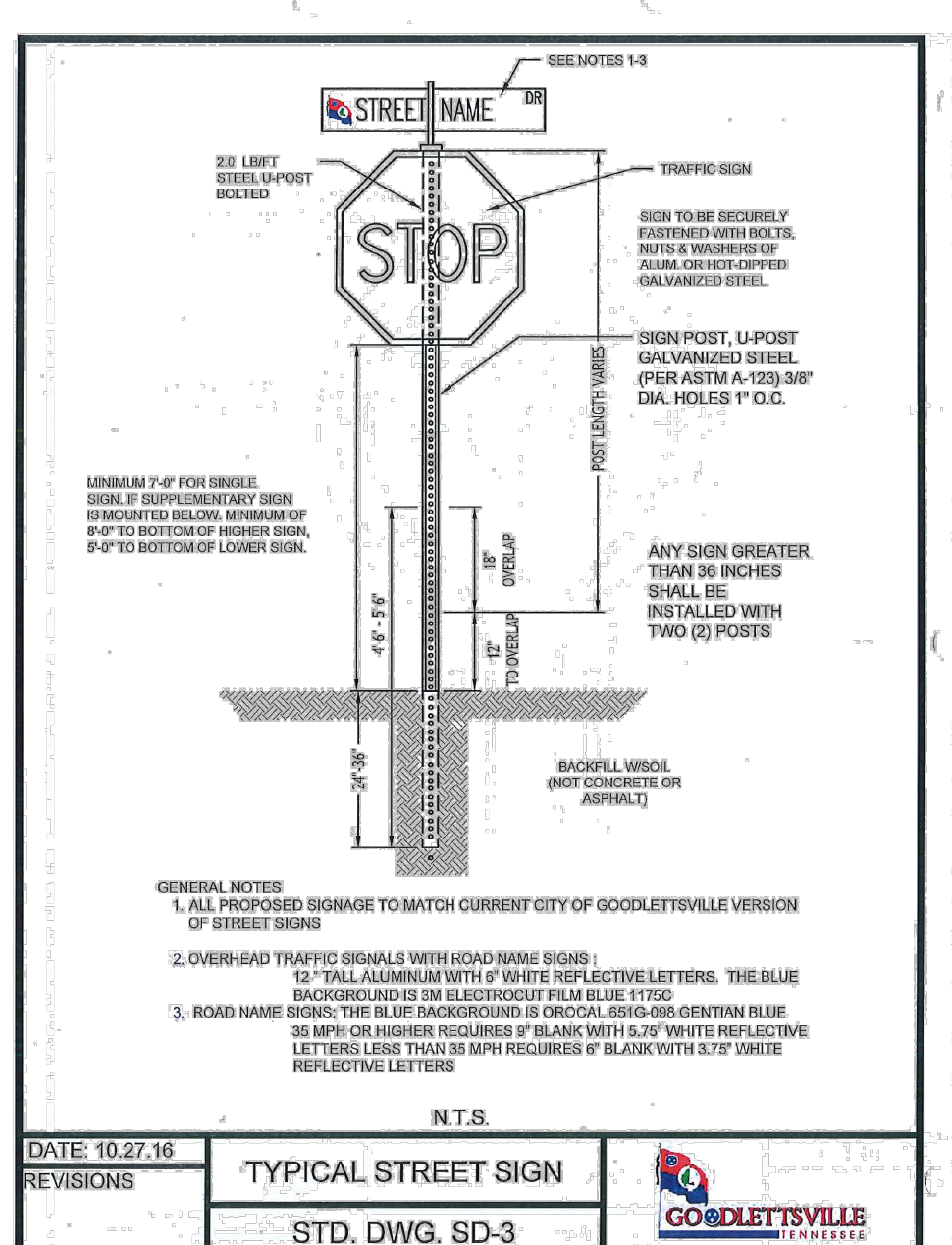
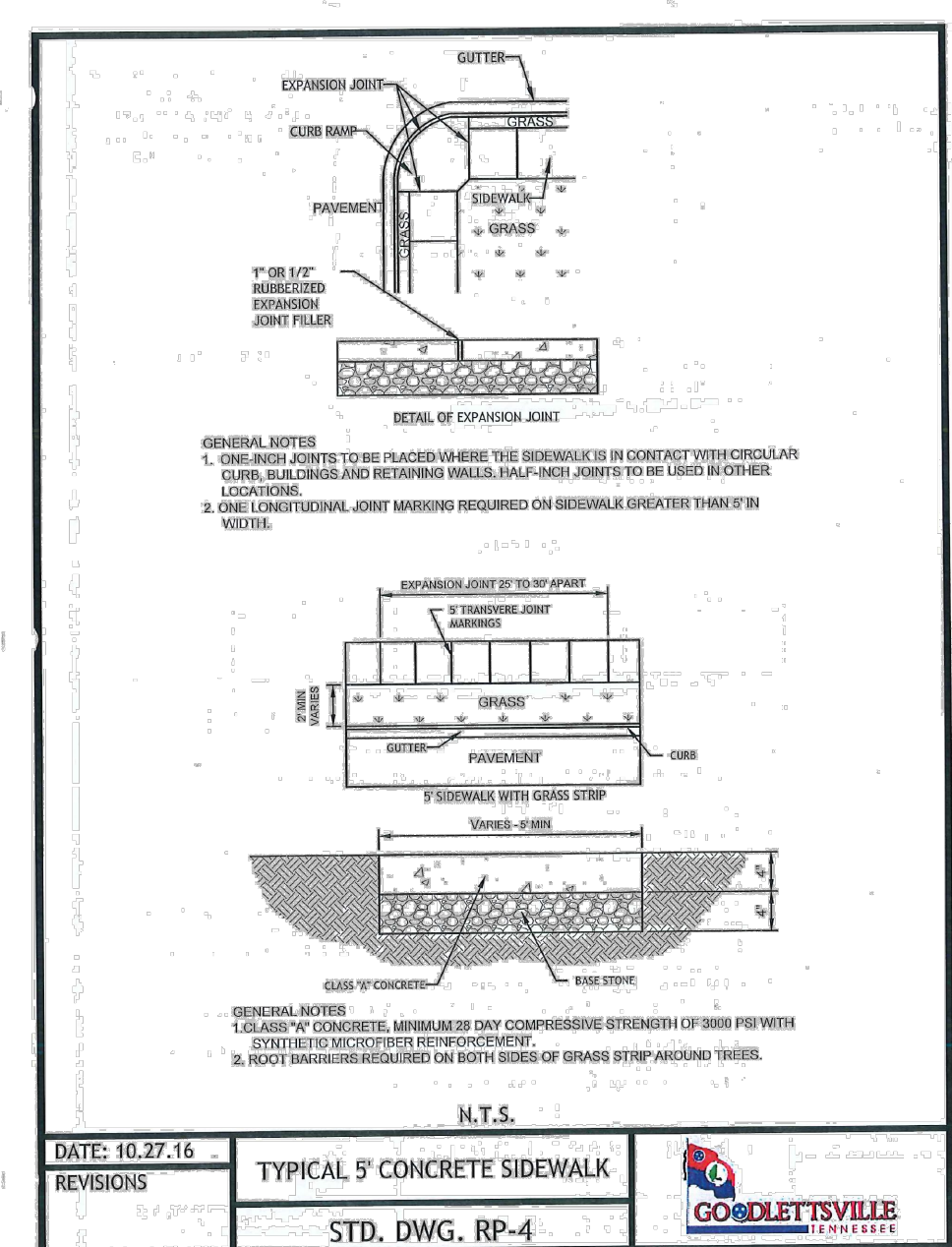
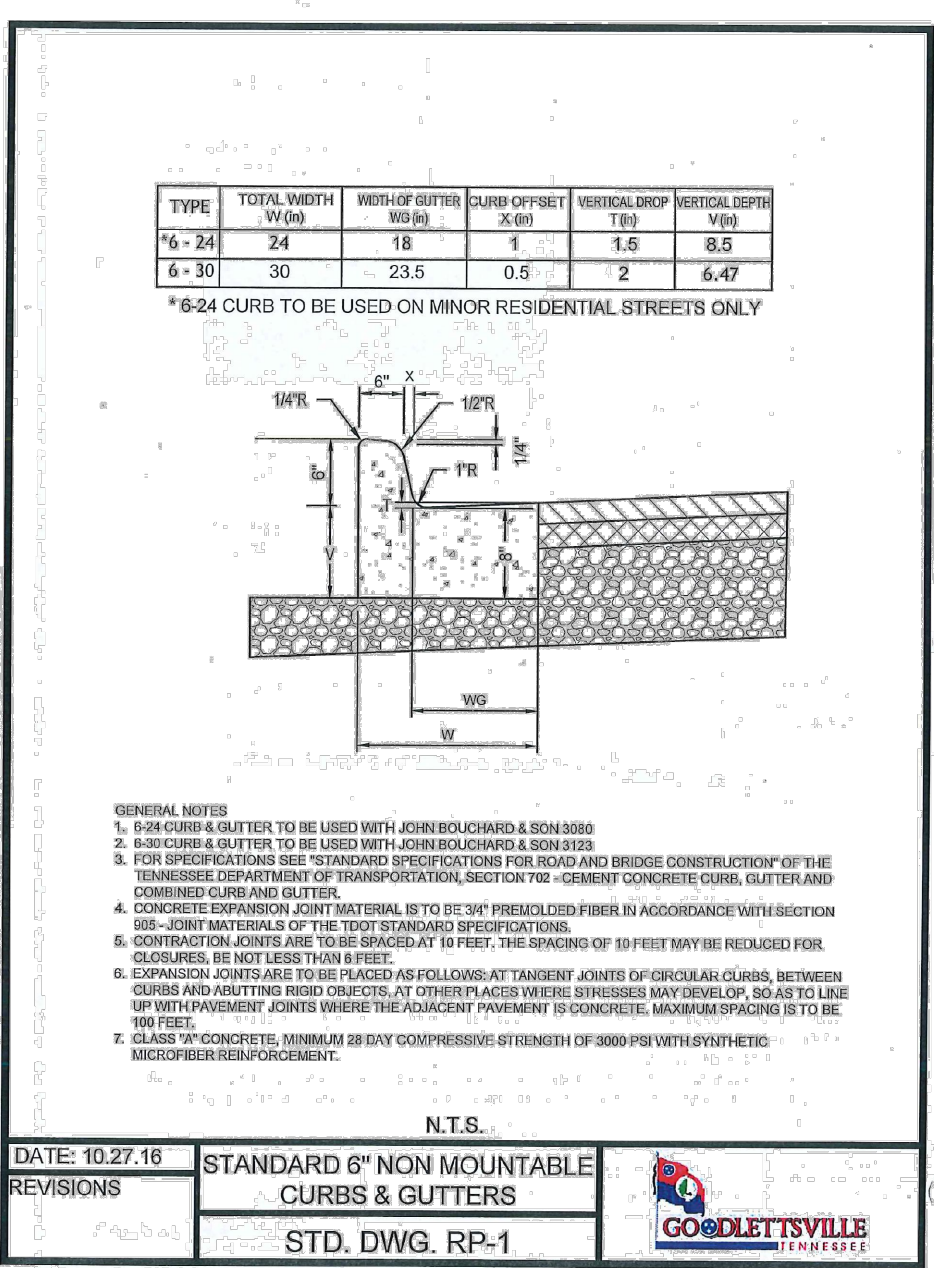
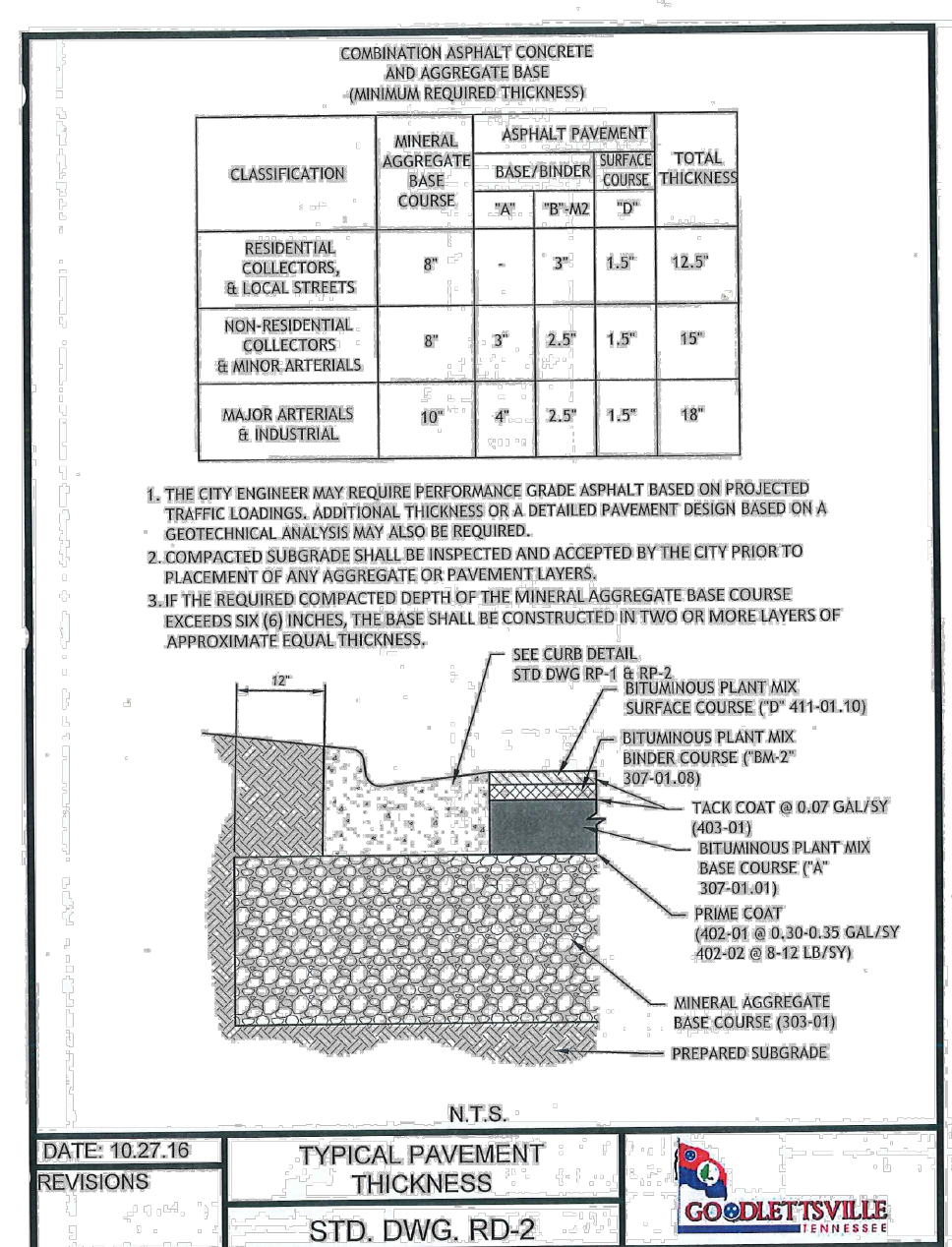
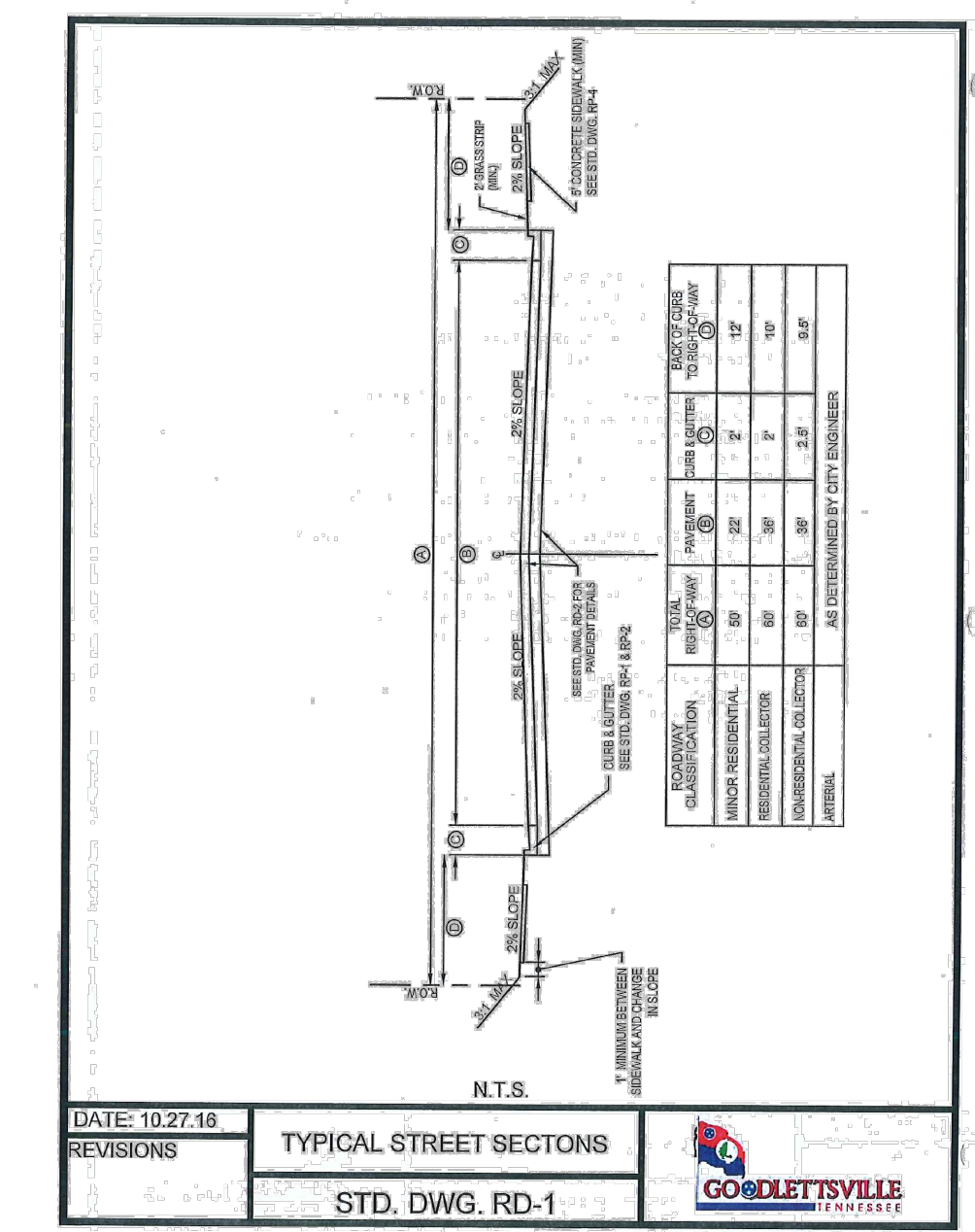
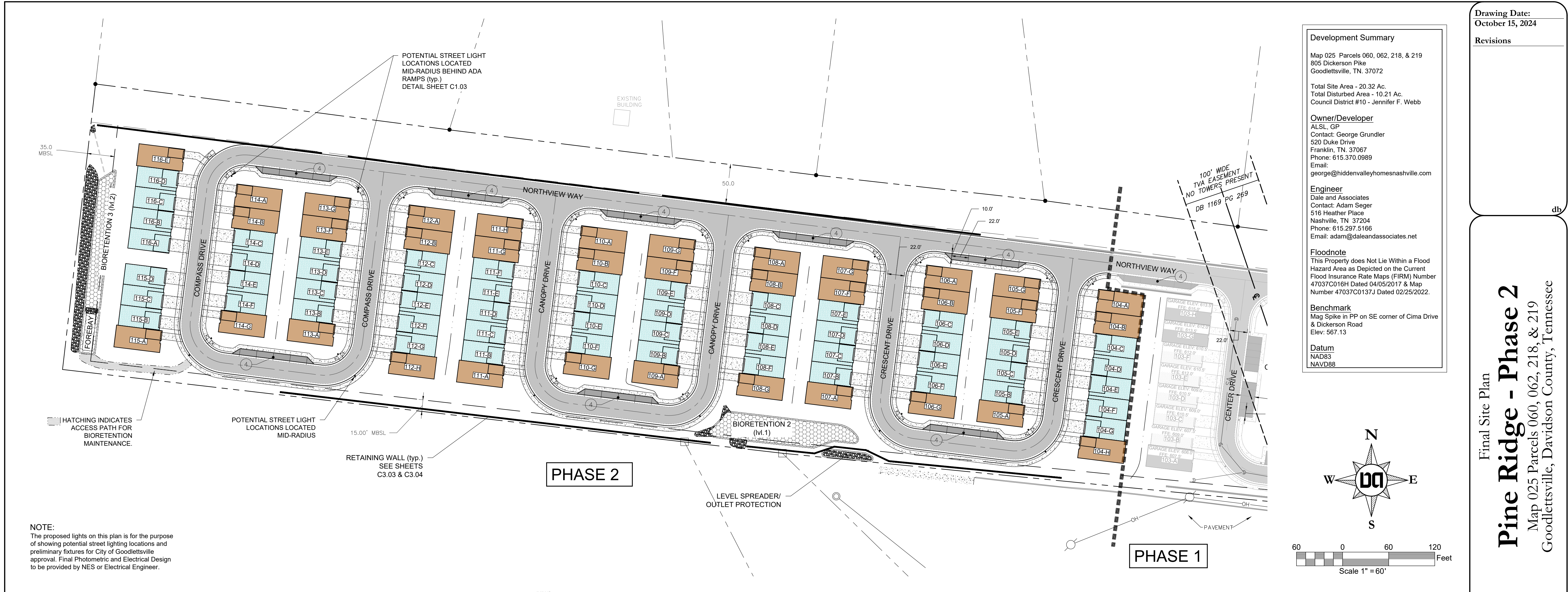
Revisions

Final Site Plan
Pine Ridge - Phase 2
Map 025 Parcels 060, 062, 218, & 219
Goodlettsville, Davidson County, Tennessee



Overall Site
Layout Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN. 37204
(615) 297-5166
D&A Project #23011
Pine Ridge - Phase 2
C1.01



PHASE 2 - UNIT COUNT

1 Story - 1 Car	- 35
2 Story - 2 Car	- 54
Total Units	- 89

Parking Requirements

1 Story - 1 Car (2 bd)	- 35 x 2 = 70 Stalls
2 Story - 2 Car (3 bd)	- 54 x 2 = 108 Stalls
PHASE 2 - RESIDENTIAL SITE	= 178 Stalls

Parking Provided

1 Story - 1 Car Garage	= 35 Stalls
2 Story - 2 Car Garage	= 108 Stalls
Street Parking Parallel	= 32 Stalls
PHASE 2 - RESIDENTIAL SITE	= 175 Stalls*

PHASE 1 Excess Stalls = 43 Stalls

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #23011
Pine Ridge - Phase 2

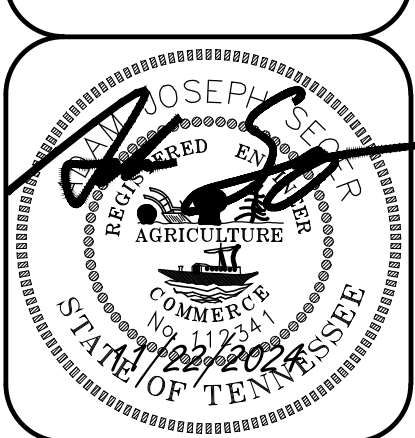
C1.02

Drawing Date:
October 15, 2024

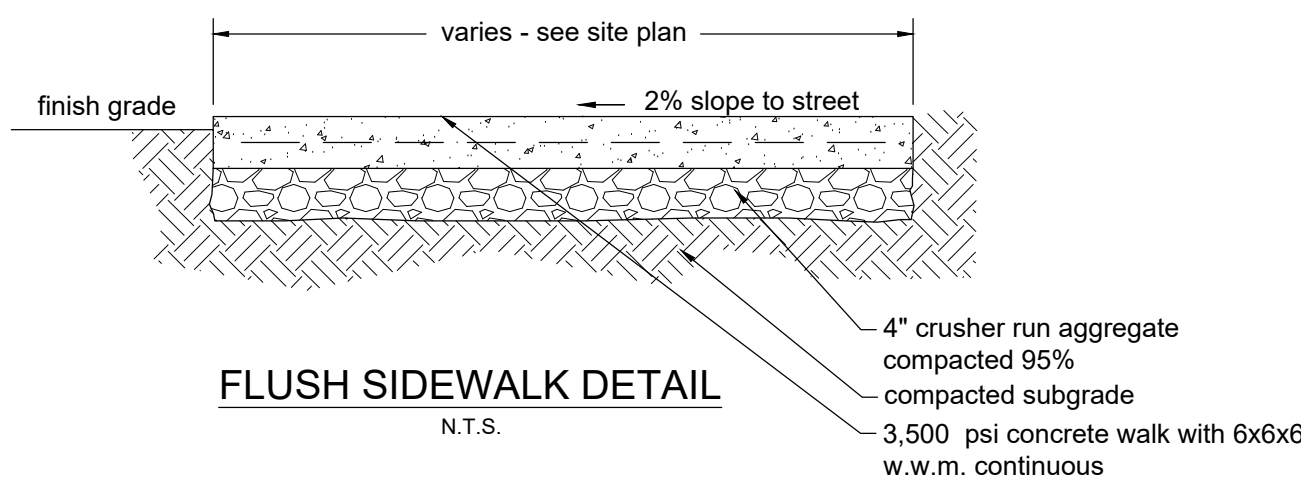
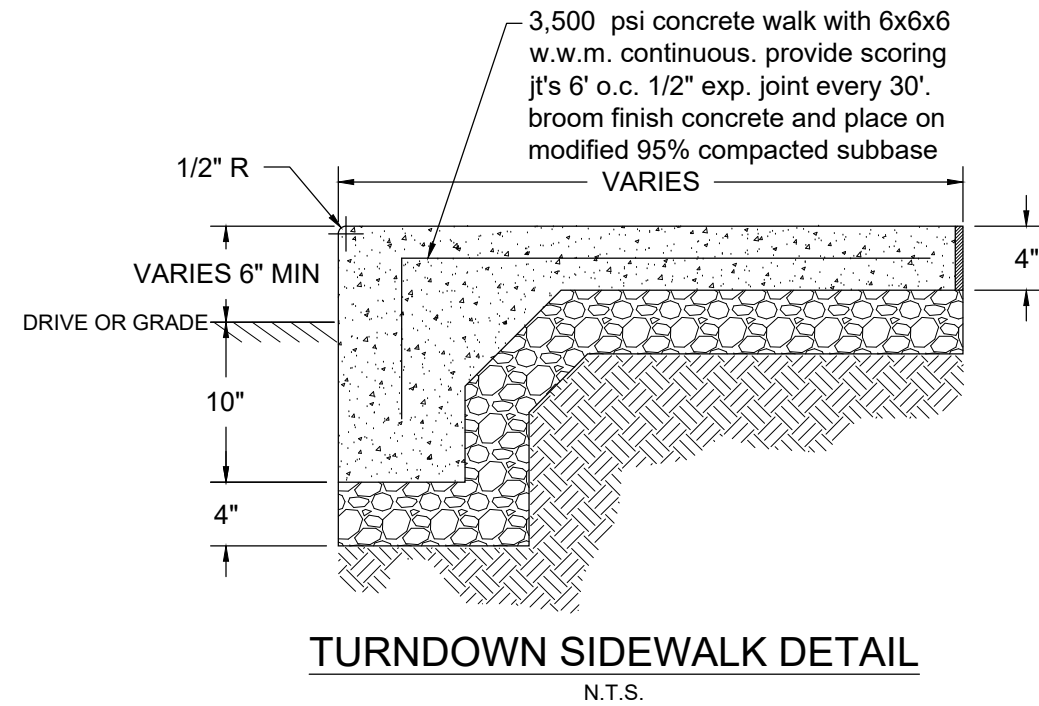
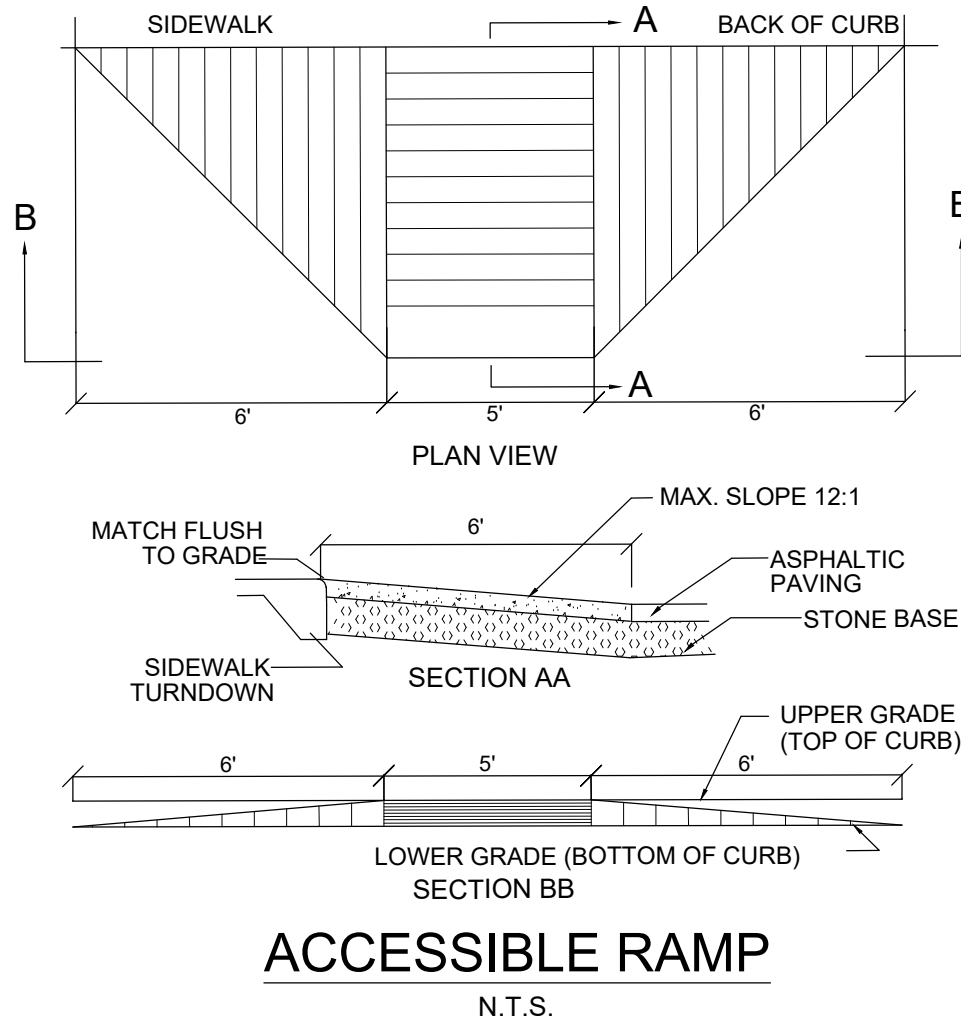
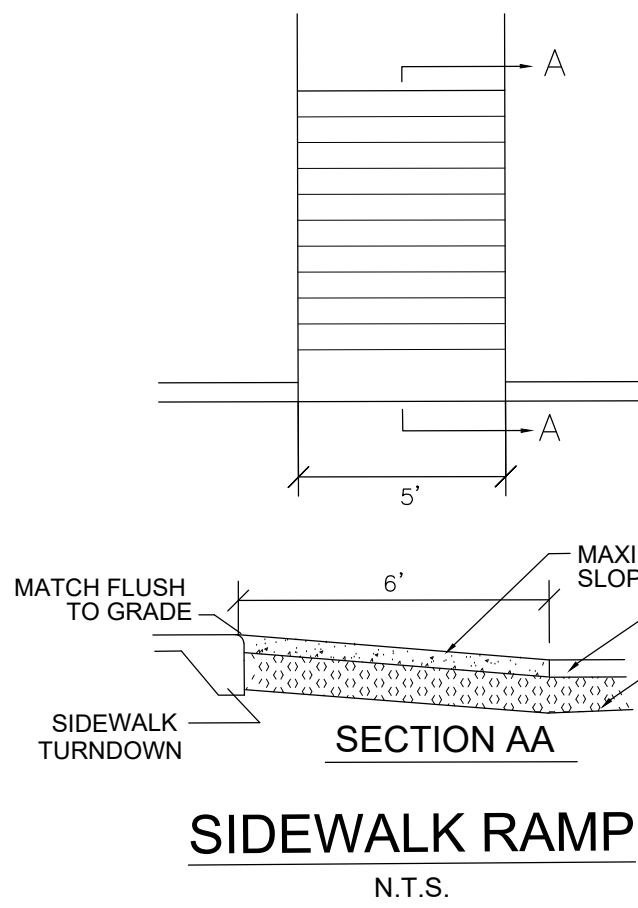
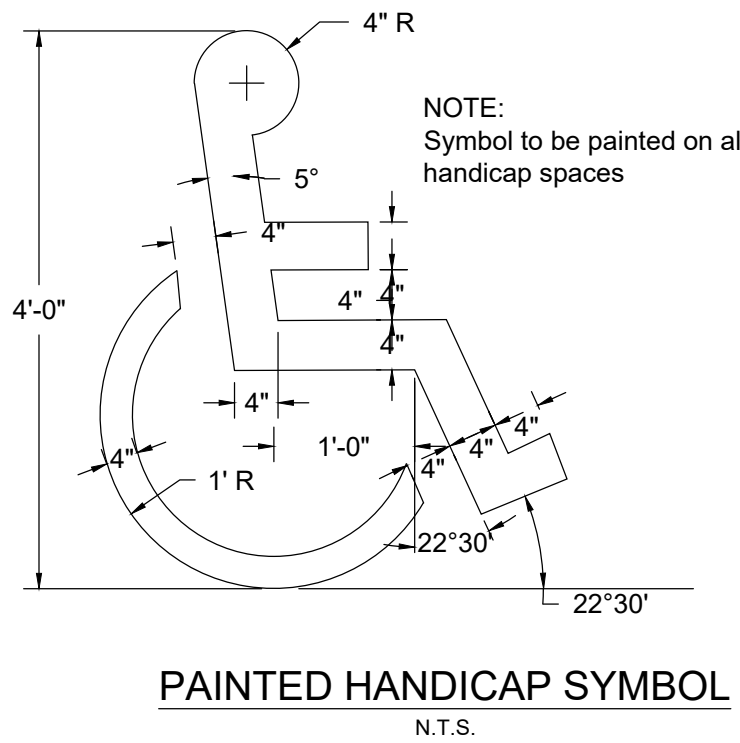
Revisions

Final Site Plan

Pine Ridge - Phase 2
Map 025 Parcels 060, 062, 218, & 219
Goodlettsville, Davidson County, Tennessee



Layout - Phase 2



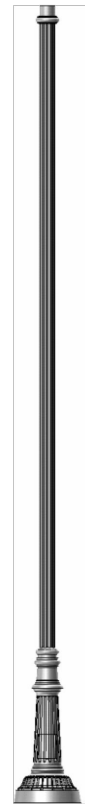
LIGHTING DETAILS

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



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

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



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

Development Summary

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

Total Site Area - 20.32 Ac.
Total Disturbed Area - 10.21 Ac.
Council District #10 - Jennifer F. Webb

Owner/Developer

ALSL, GP
Contact: George Grundler
520 Duke Drive
Franklin, TN. 37067
Phone: 615.370.0989
Email: george@hiddenvalehomesnashville.com

Engineer

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

Floodnote

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

Benchmark

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

Datum

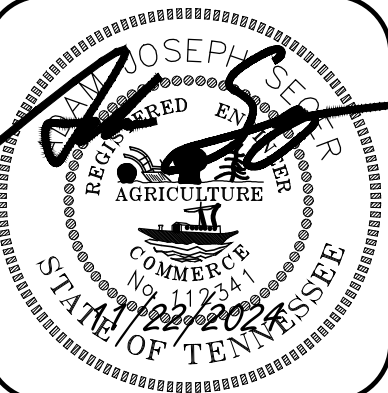
NAD83
NAVD88

Drawing Date:
October 15, 2024

Revisions

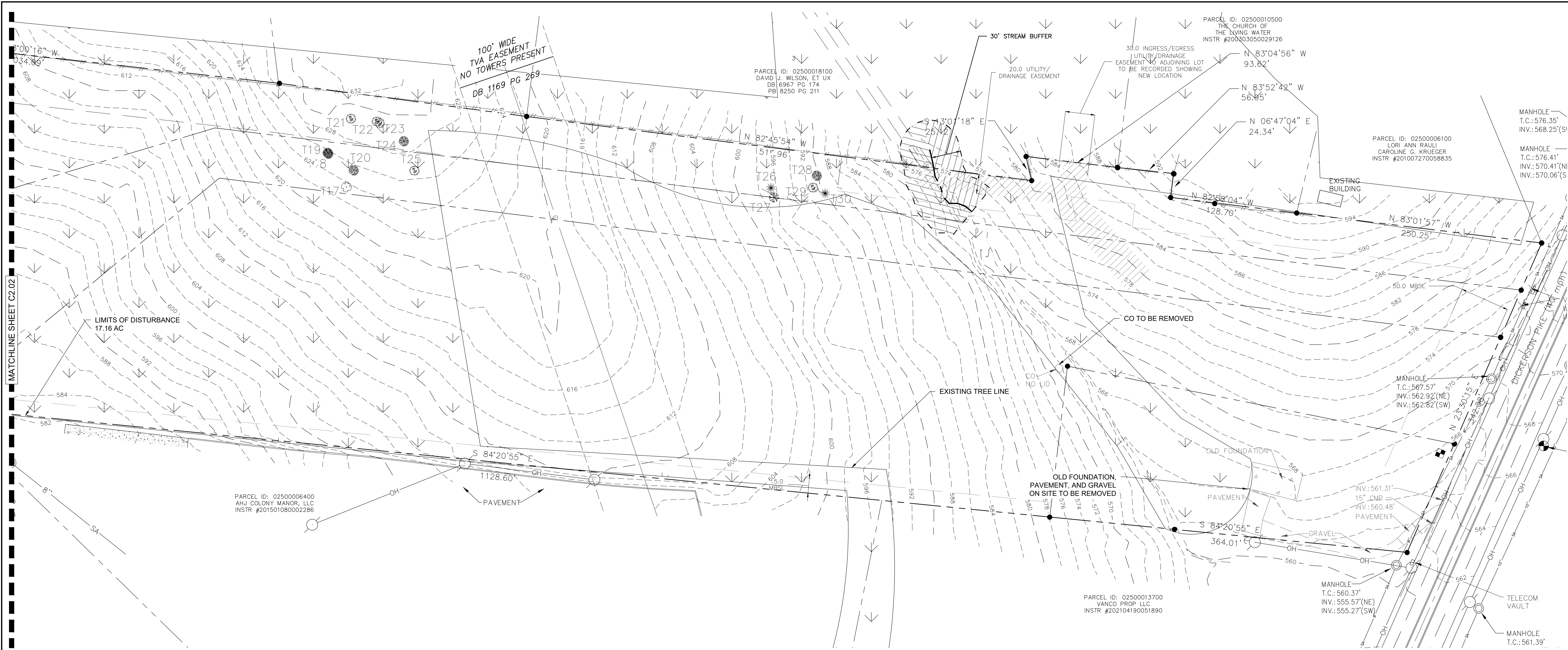
db

Final Site Plan
Pine Ridge - Phase 2
Map 025 Parcels 060, 062, 218, & 219
Goodlettsville, Davidson County, Tennessee



Layout -
Details

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project #23011
Pine Ridge - Phase 2
C1.03



Drawing Date:
October 15, 2024

Revisions

db

Final Site Plan

Pine Ridge - Phase 2

Map 025 Parcels 060, 062, 218, & 219

Goodlettsville, Davidson County, Tennessee

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Floodnote

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Benchmark

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

Datum

NAD83
NAVD88

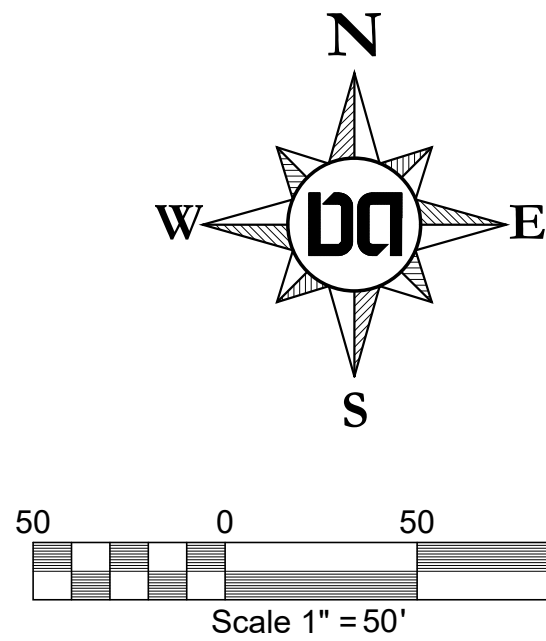
Erosion Control and Grading Notes - Goodlettsville, TN.

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

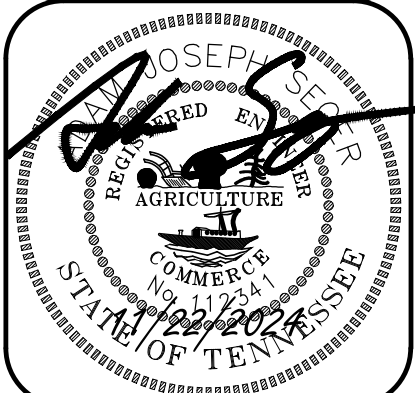
STABILIZATION OF DISTURBED SOILS

- Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 15 days.
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- The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.
- Any disturbed area left exposed for a period greater than 7 days with slopes greater or equal to 3:1 shall be stabilized with mulch or temporary seeding

Number	Trunk	Code	Comment	Number	Trunk	Code	Comment
T1	10"	Cedar		T16	12"	Osage	
T2	8"	Birch		T17	6"	Osage	
T3	8"	Osage		T18	8"	Elm	
T4	8"	Birch		T19	10"	Elm	
T5	8"	Birch		T20	8"	Elm	
T6	8"	Birch		T21	24"	Hackberry	
T7	20"	Hackberry		T22	15"	Hackberry	
T8	10"	Osage		T23	6"	Hackberry	
T9	8"	Hickory		T24	18"	Elm	
T10	8"	Hickory		T25	10"	Hackberry	
T11	8"	Elm		T26	8"	Cedar	
T12	8"	Hackberry		T27	8"	Hickory	
T13	10"	Osage		T28	8"	Elm	
T14	8"	Cedar		T29	36"	Hackberry	
T15	10"	Cedar		T30	10"	Cedar	



PERMITS:



Existing
Conditions &
Demo PRE
PHASE 1

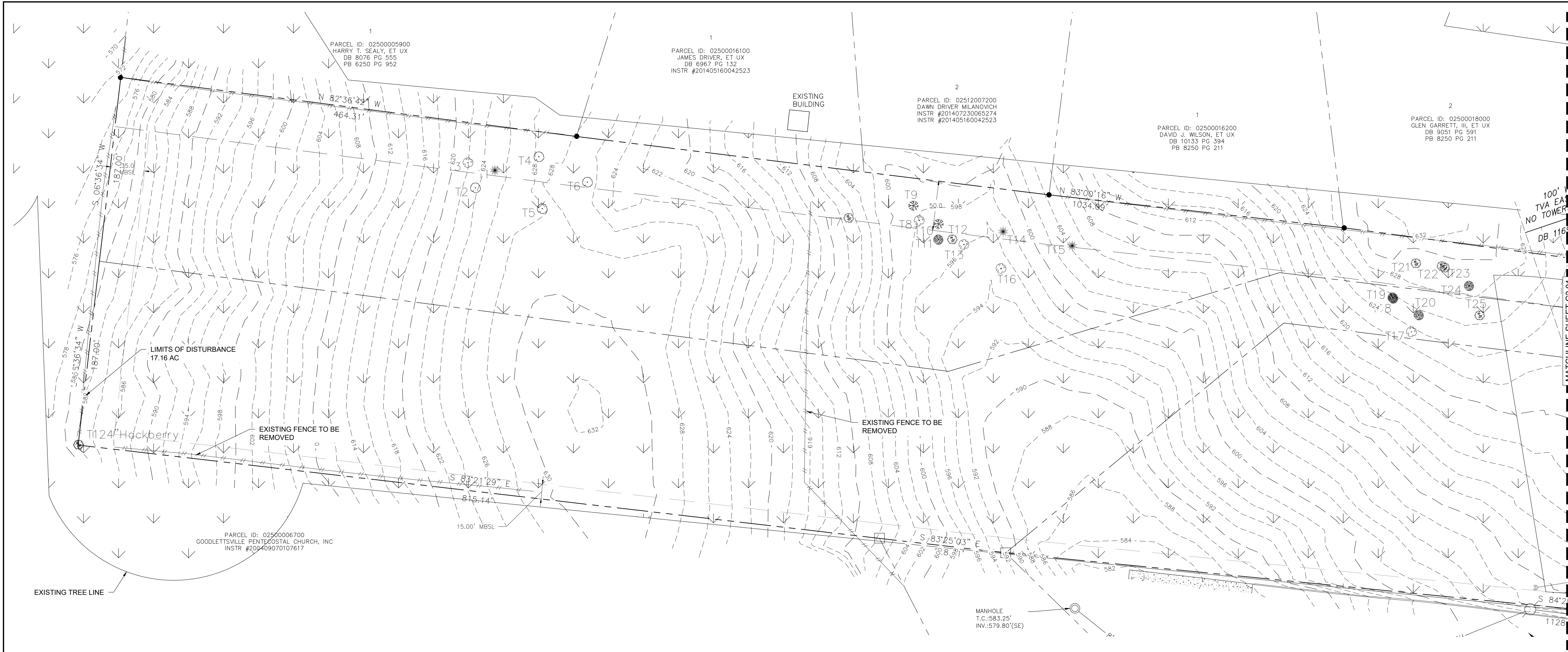
Dale & Associates

Civil Engineering
Land Planning & Zoning
Surveying

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

D&A Project #23011
Pine Ridge - Phase 2

C2.01



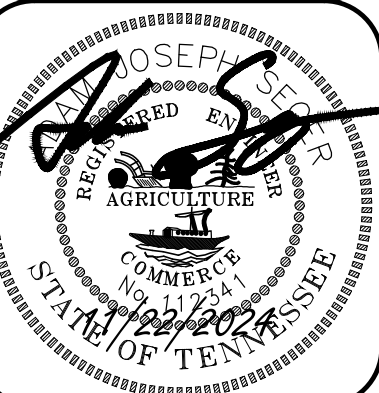
Drawing Date:
October 15, 2024

Revisions

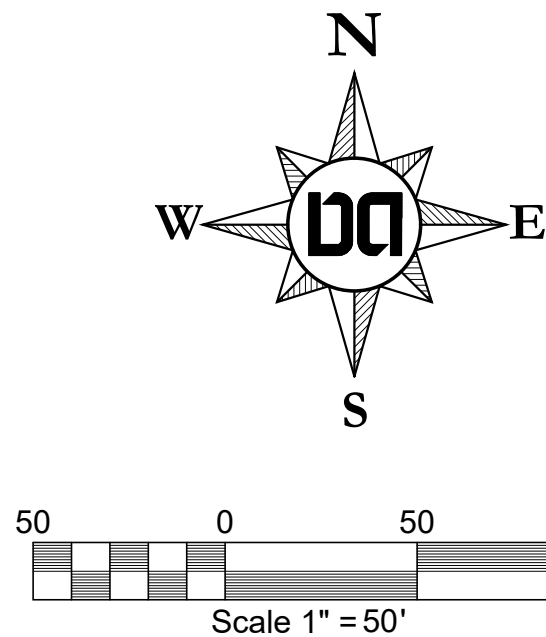
Pine Ridge - Phase 2

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

Final Site Plan



Existing
Conditions
& Demo
PRE
PHASE 1 (2)



PERMITS:

Development Summary

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805 Dickerson Pike
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Council District #10 - Jennifer F. Webb

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Number 47037C0137J Dated 02/25/2022.

Benchmark

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Elev: 567.13

Datum

NAD83
NAVD88

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9. Stabilization measures must be performed within seven (7) days in portions of the site where construction activities have temporarily or permanently ceased, and within fifteen (15) days after final grading.
10. All trees designated to remain, must be protected. Heavy equipment should not be operated or stored, nor materials handled or stored, within the drip line of trees.
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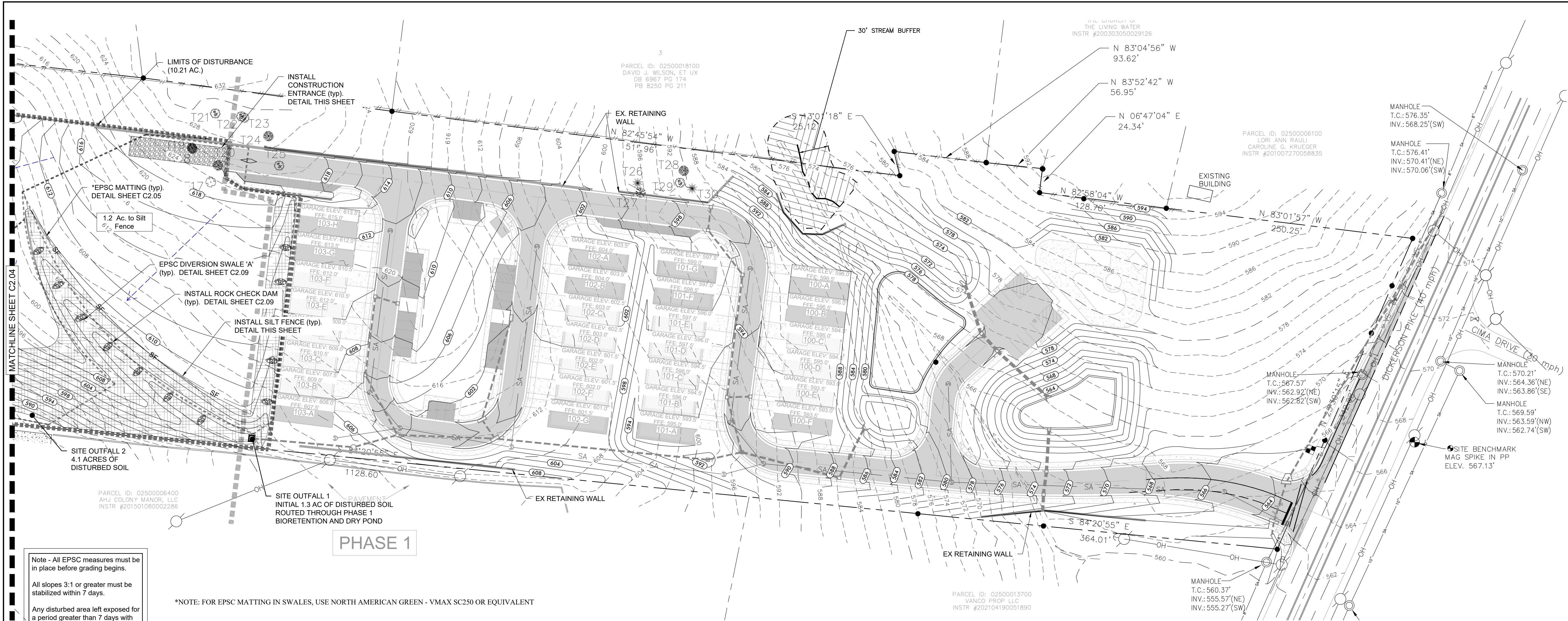
STABILIZATION OF DISTURBED SOILS

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- d. The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.
- e. Any disturbed area left exposed for a period greater than 7 days with slopes greater or equal to 3:1 shall be stabilized with mulch or temporary seeding

D&A Project #23011
Pine Ridge - Phase 2

C2.02

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



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

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

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

*NOTE: FOR EPSC MATTING IN SWALES, USE NORTH AMERICAN GREEN - VMAX SC250 OR EQUIVALENT

Development Summary

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805 Dickerson Pike
Goodlettsville, TN, 37072

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Total Disturbed Area - 10.21 Ac.
Council District #10 - Jennifer F. Webb

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Engineer

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Floodnote

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

Benchmark

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

Datum

NAD83
NAVD88

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

The project associated with these submitted plans is covered under Tennessee Construction General Permit TNR 247283.

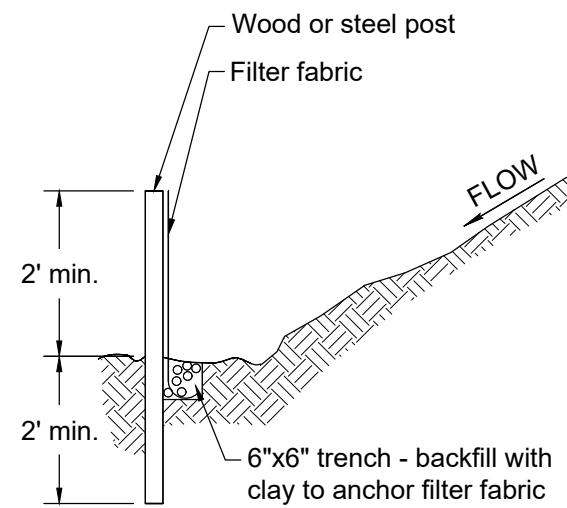
Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☒ Impaired for habitat alteration (E.Coli) ☐ Exceptional

Signature *Adam Seger* Date 01/30/2024

Circle one: Developer ☒ Project Engineer ☐ Other ☐

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

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



Silt Fence Maintenance Notes:

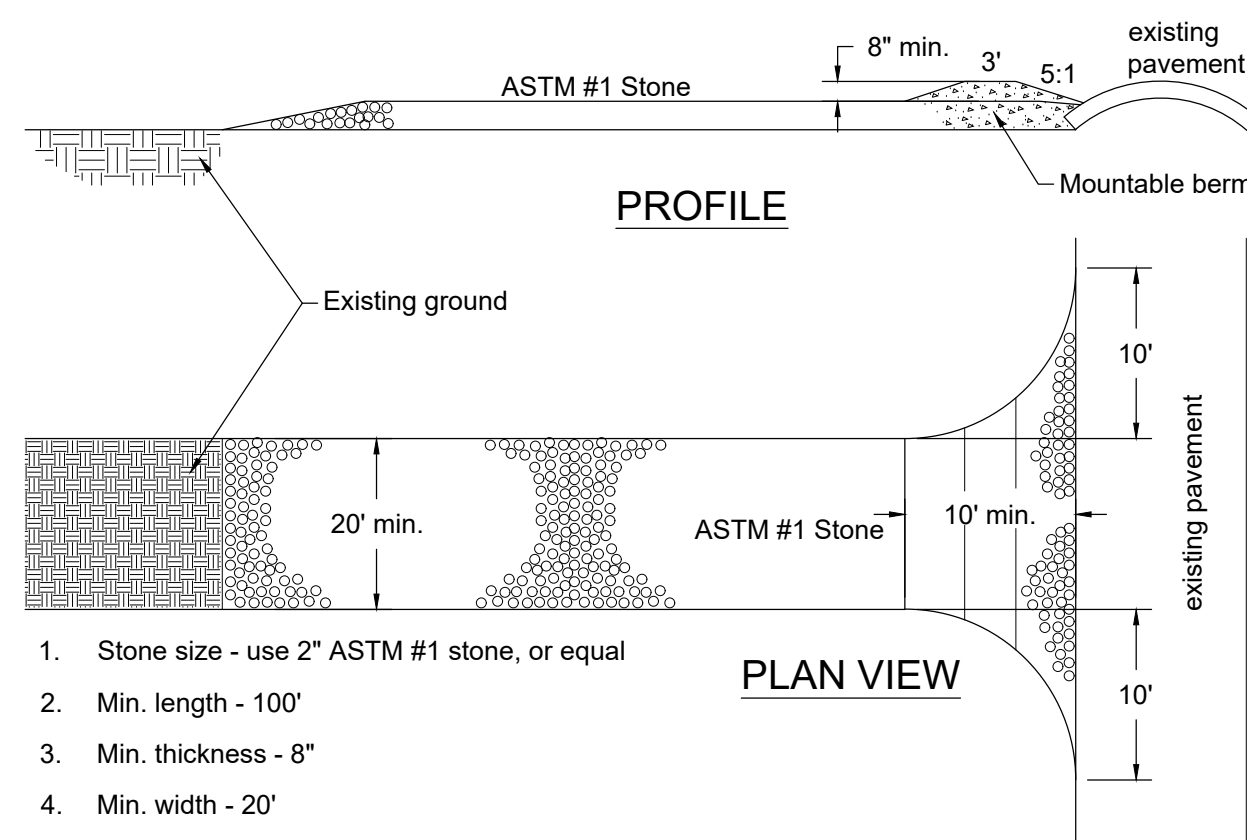
1. Inspect weekly and after each rainfall.
2. Repair wherever fence is damaged.
3. Remove sediment when it reaches 1/3 the height of the fence.
4. Inspect silt fence when rain is forecast. Perform required maintenance before the storm event.
5. Remove silt fence when no longer needed. Fill and compact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

Silt Fence Notes:

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

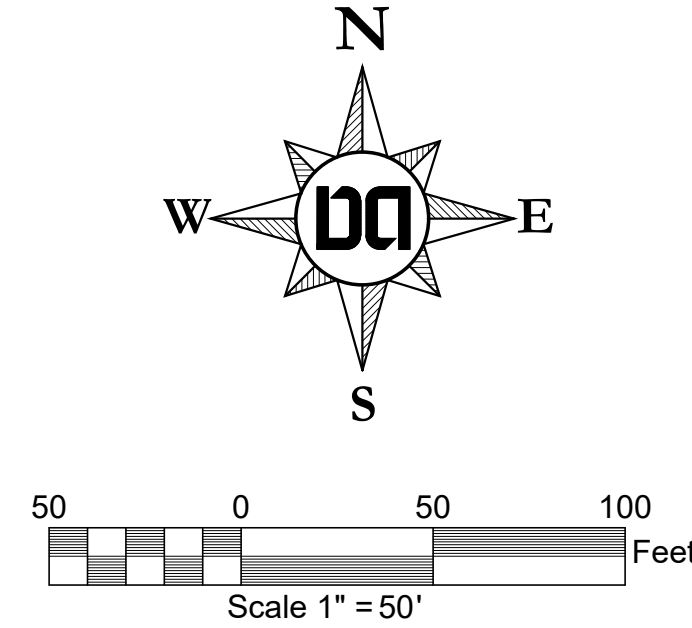
SILT FENCE DETAIL

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



TEMPORARY CONSTRUCTION EXIT

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

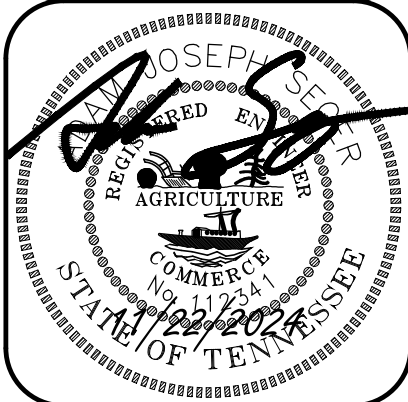


Drawing Date:
October 15, 2024

Revisions

Pine Ridge - Phase 2

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



Initial EPSC

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

D&A Project #23011
Pine Ridge - Phase 2

C2.03

SITE OUTFALL 3
4.4 ACRES OF
DISTURBED SOIL

LIMITS OF DISTURBANCE
(10.21 AC.)

PARCEL ID: 02500005900
HARRY T. SEALY, ET UX
DB 8076 PG 555
PB 6250 PG 952

PARCEL ID: 02500016100
JAMES DRIVER, ET UX
DB 6967 PG 132
INSTR #201405160042523

PARCEL ID: 02512007200
DAWN DRIVER MILANOVICH
INSTR #201407230065274
INSTR #201405160042523

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

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

PARCEL ID: 02500006700
GOODLETTSVILLE PENTECOSTAL CHURCH, INC
INSTR #200409070107617

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in place before grading begins.

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Benchmark

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Elev: 567.13

Datum

NAD83
NAVD88

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Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☒ Impaired for habitat alteration (E.Coli) ☐ Exceptional

Signature  Date 01/30/2024

Circle one: Developer ☒ Project Engineer ☐ Other ☐

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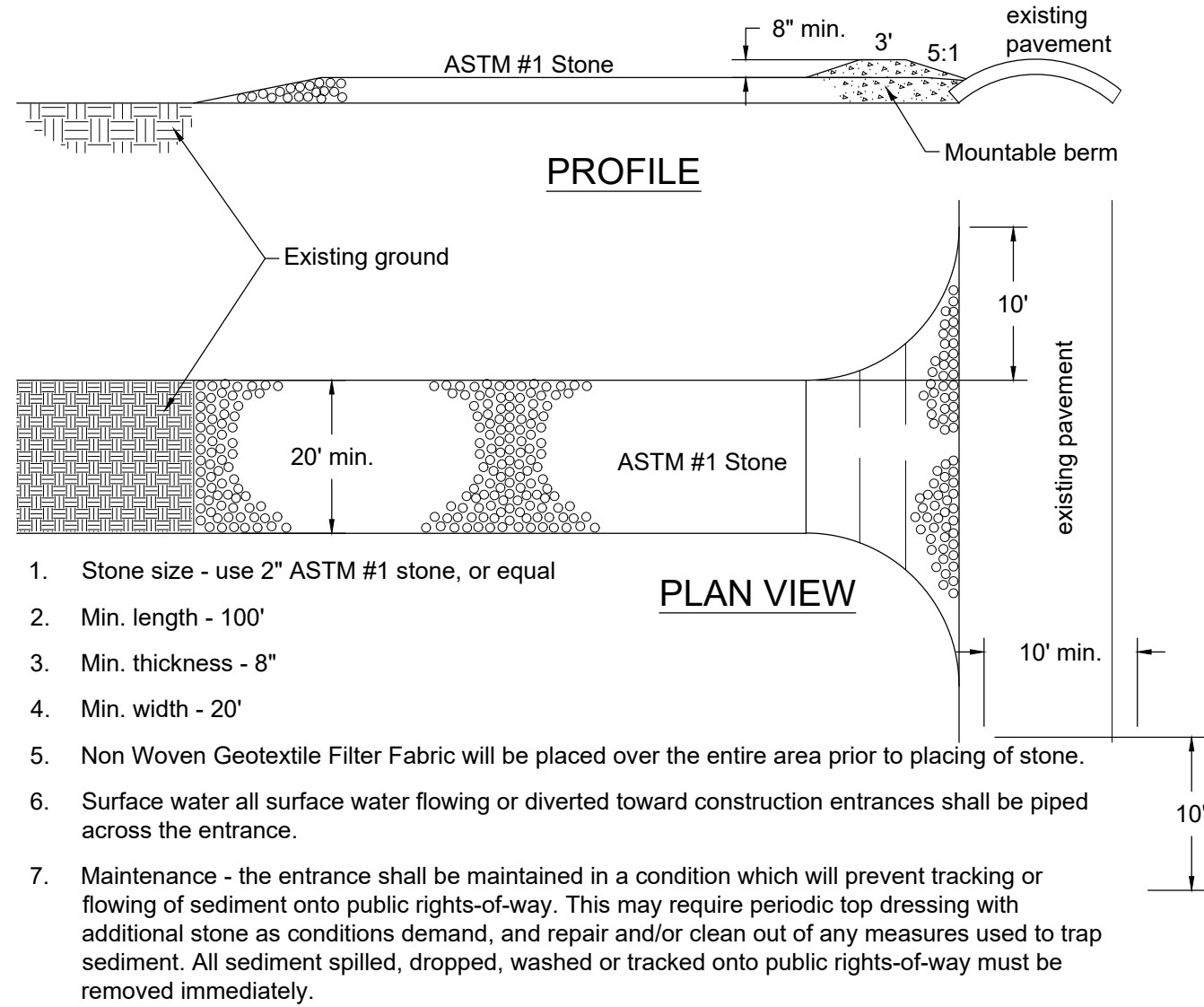
TEMPORARY OUTLET
STRUCTURE (TOS)
DETAIL SHEET C2.09

TEMPORARY
JUNCTION

STRUCTURE TO BE
INSTALLED PER OS1
DETAIL SHEET C3.06

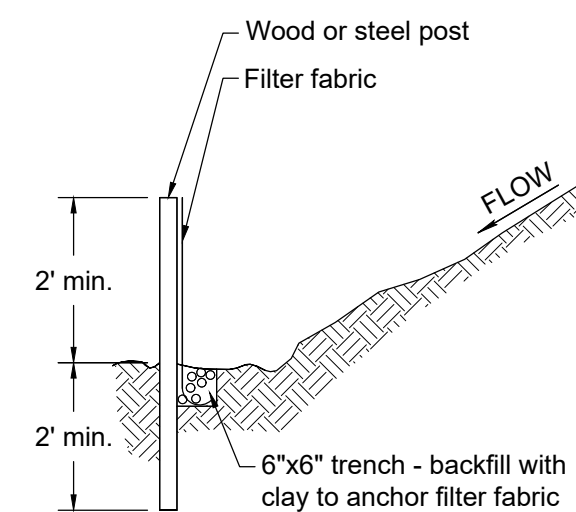
36" RCP PER
PUBLIC PIPE TABLE SHEET C3.01

TEMPORARY HEADWALL
INV. OUT 585.00



TEMPORARY CONSTRUCTION EXIT

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



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

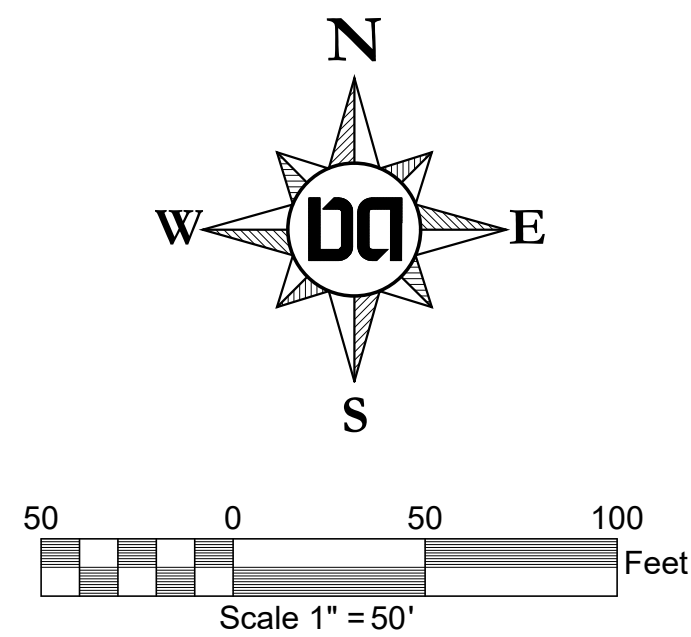
Silt Fence Notes:

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

SILT FENCE DETAIL

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

PERMITS:



Drawing Date:
October 15, 2024

Revisions

Pine Ridge - Phase 2

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

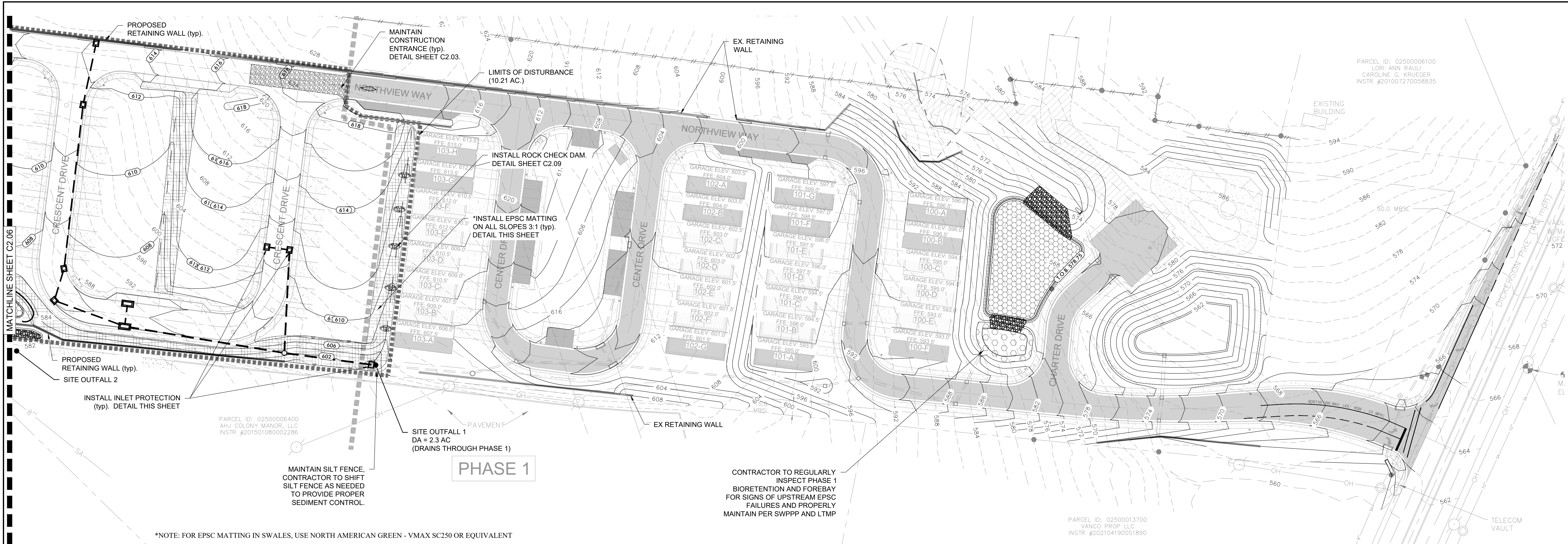


Initial EPSC
(2)

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

D&A Project #23011
Pine Ridge - Phase 2

C2.04



*NOTE: FOR EPSC MATTING IN SWALES, USE NORTH AMERICAN GREEN - VMAX SC250 OR EQUIVALENT

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

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

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

Tennessee Construction General Permit Notice of Coverage (NOC) Certification:
The project associated with these submitted plans is covered under Tennessee Construction General Permit TNR 247283.

Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☒ Impaired for habitat alteration (E.Coli) ☐ Exceptional

Signature: *[Signature]* Date: 01/30/2024

Circle one: Developer ☒ Project Engineer ☐ Other ☐

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

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

Development Summary

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

Total Site Area - 20.32 Ac.
Total Disturbed Area - 10.21 Ac.
Council District #10 - Jennifer F. Webb

Owner/Developer

ALSL, GP
Contact: George Grundler
520 Duke Drive
Franklin, TN, 37067
Phone: 615.370.0989
Email: george@hiddenvallyhomesnashville.com

Engineer

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

Floodnote

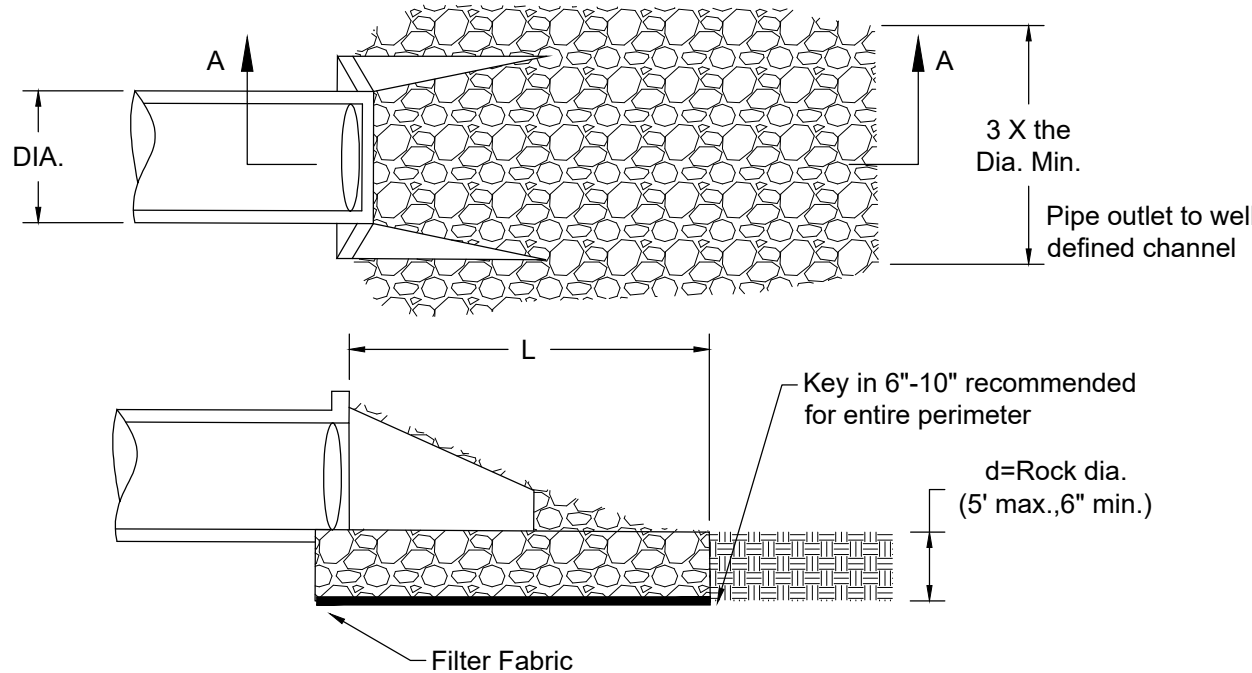
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C016H Dated 04/05/2017 & Map Number 47037C0137J Dated 02/25/2022.

Benchmark

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

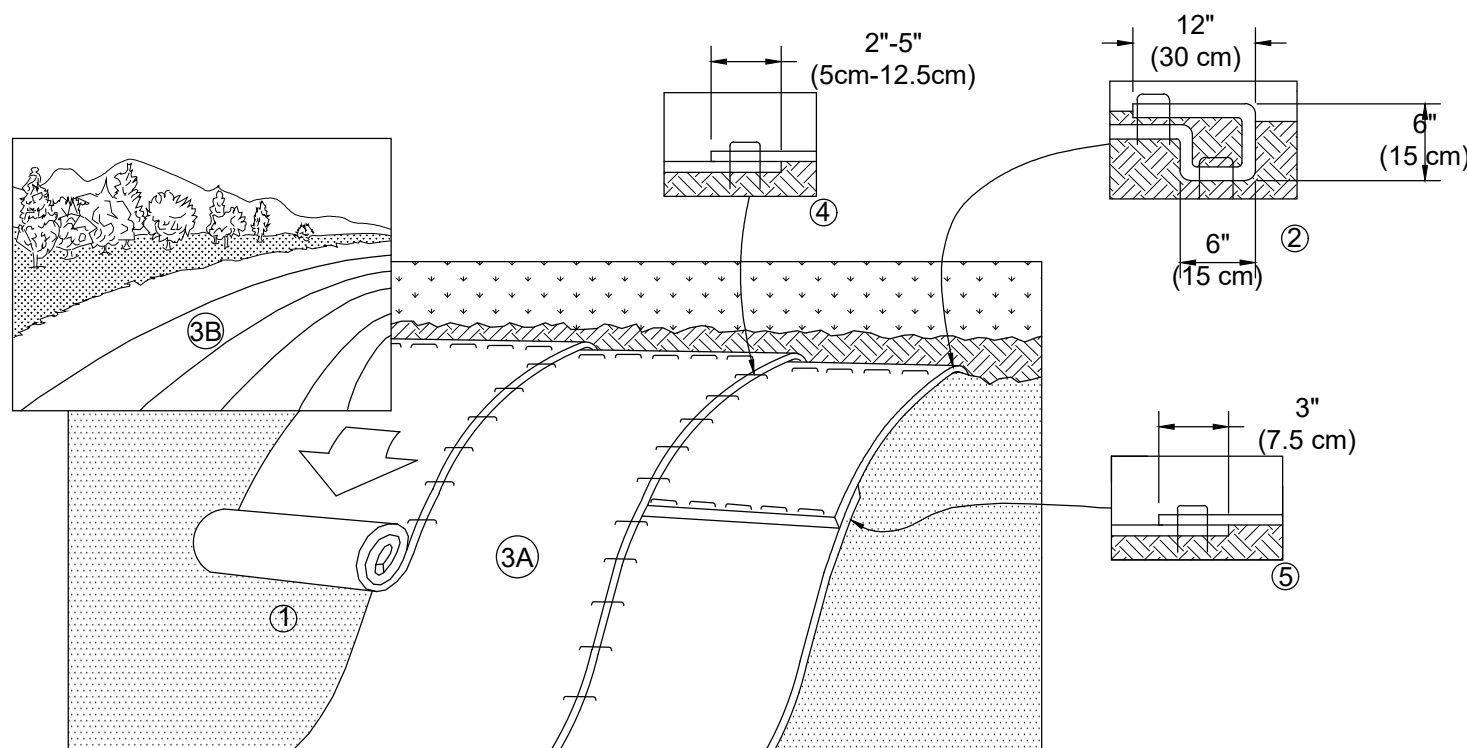
Datum

NAD83
NAV88



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

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

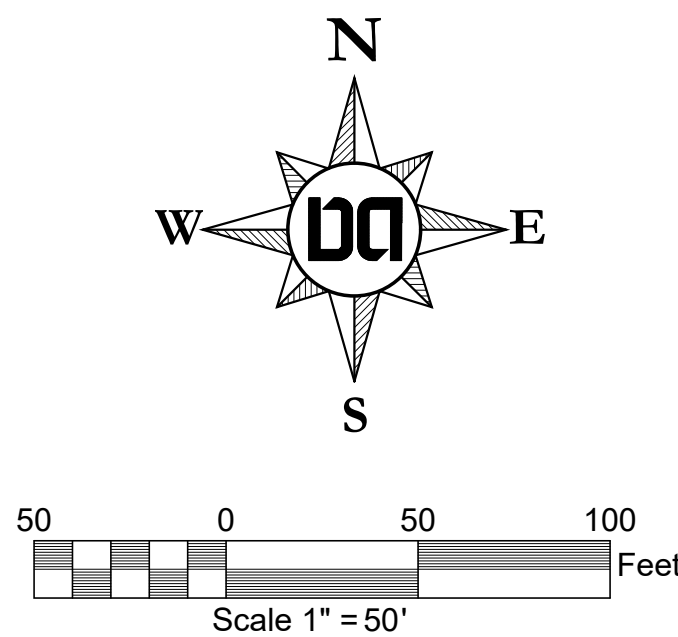


Notes:

- Prepare soil before installing blankets, including any necessary application of lime, fertilizer, and seed. Note: When using Cell-o-seed™ do not seed prepared area. Cell-o-seed™ must be installed with paper side down.
- Begin at the top of the slope by anchoring the blanket in a 6" (15cm) deep x 6" (15cm) wide trench with approximately 12" (30cm) of blanket extended beyond the up-slope portion of the trench. Anchor the blanket with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30cm) portion of blanket back over seed and compacted soil. Secure blanket over compacted soil with a row of staples/stakes spaced approximately 12" (30cm) apart across the width of the blanket.
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- The edges of parallel blankets must be stapled with approximately 2"-5" (5cm-12.5cm) overlap depending on blanket type. To ensure proper seam alignment, place the edge of the overlapping blanket (blanket being installed on top) even with the colored seam stitch on the previously installed blanket.
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EROSION CONTROL MATTING DETAIL
REFER TO METRO DETAIL TCP-10
N.T.S.



PERMITS:

Drawing Date:
October 15, 2024

Revisions

Final Site Plan
Pine Ridge - Phase 2
Map 025 Parcels 060, 062, 218, & 219
Goodlettsville, Davidson County, Tennessee

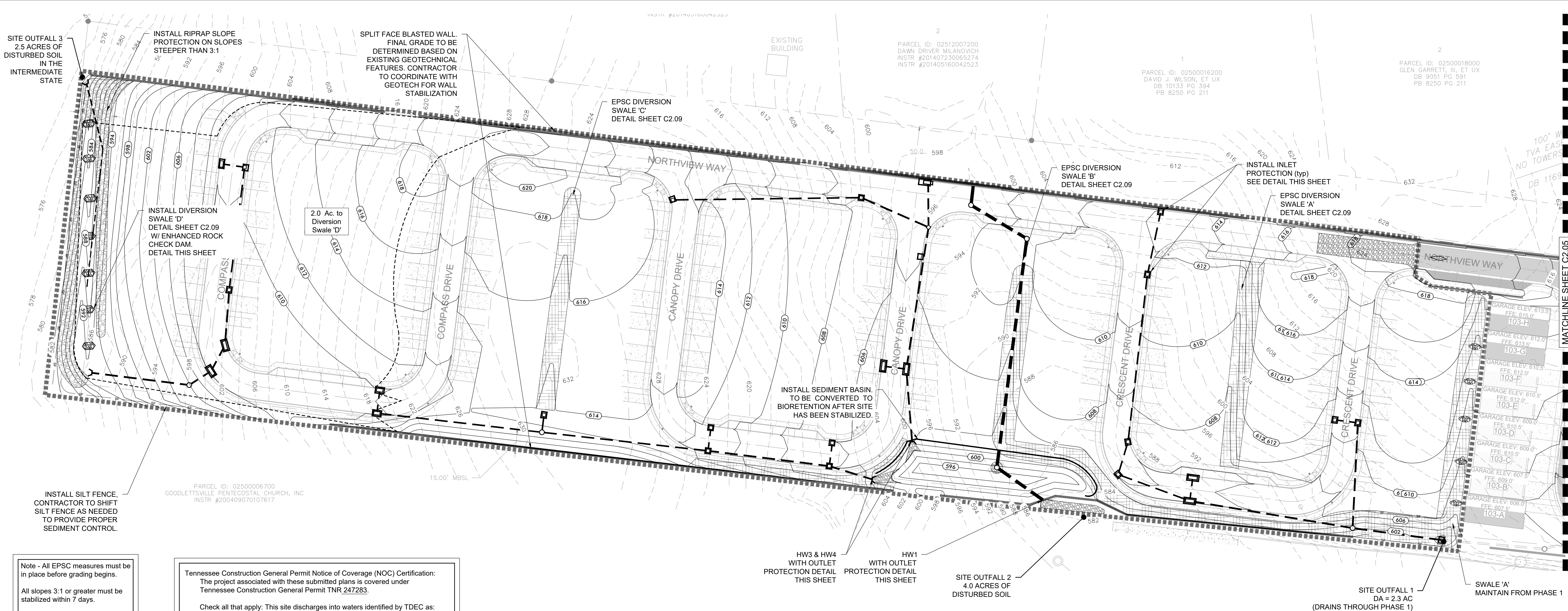


Intermediate
EPSC

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

D&A Project #23011
Pine Ridge - Phase 2

C2.05



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

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

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

The project associated with these submitted plans is covered under Tennessee Construction General Permit TNR 247283.

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

☐ Impaired for siltation ☐ Impaired for habitat alteration (E.Coli) ☐ Exceptional

Signature: *AS* Date: 01/30/2024

Circle one: Developer ☒ Project Engineer ☐ Other ☐

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

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

Development Summary

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

Total Site Area - 20.32 Ac.
Total Disturbed Area - 10.21 Ac.
Council District #10 - Jennifer F. Webb

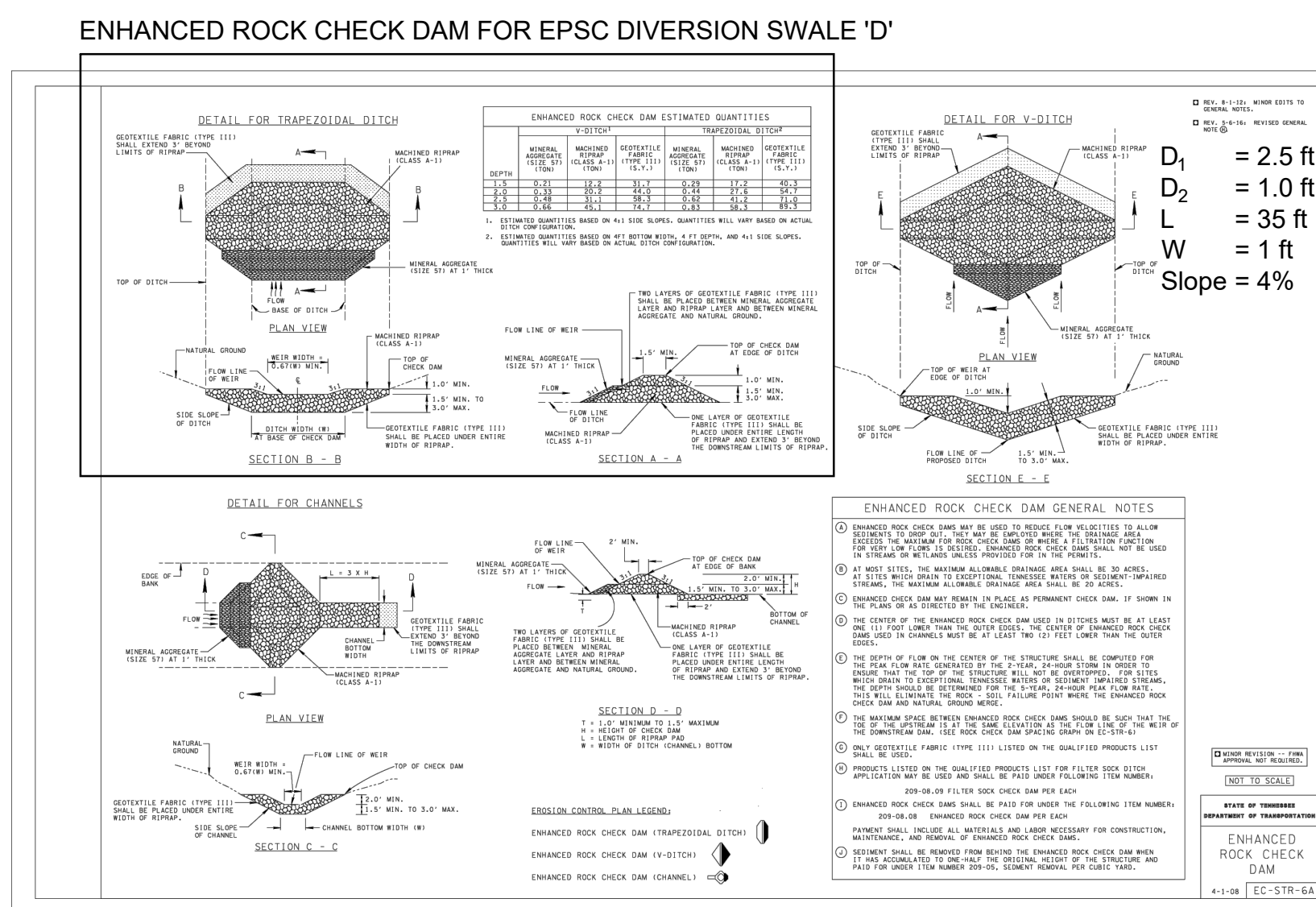
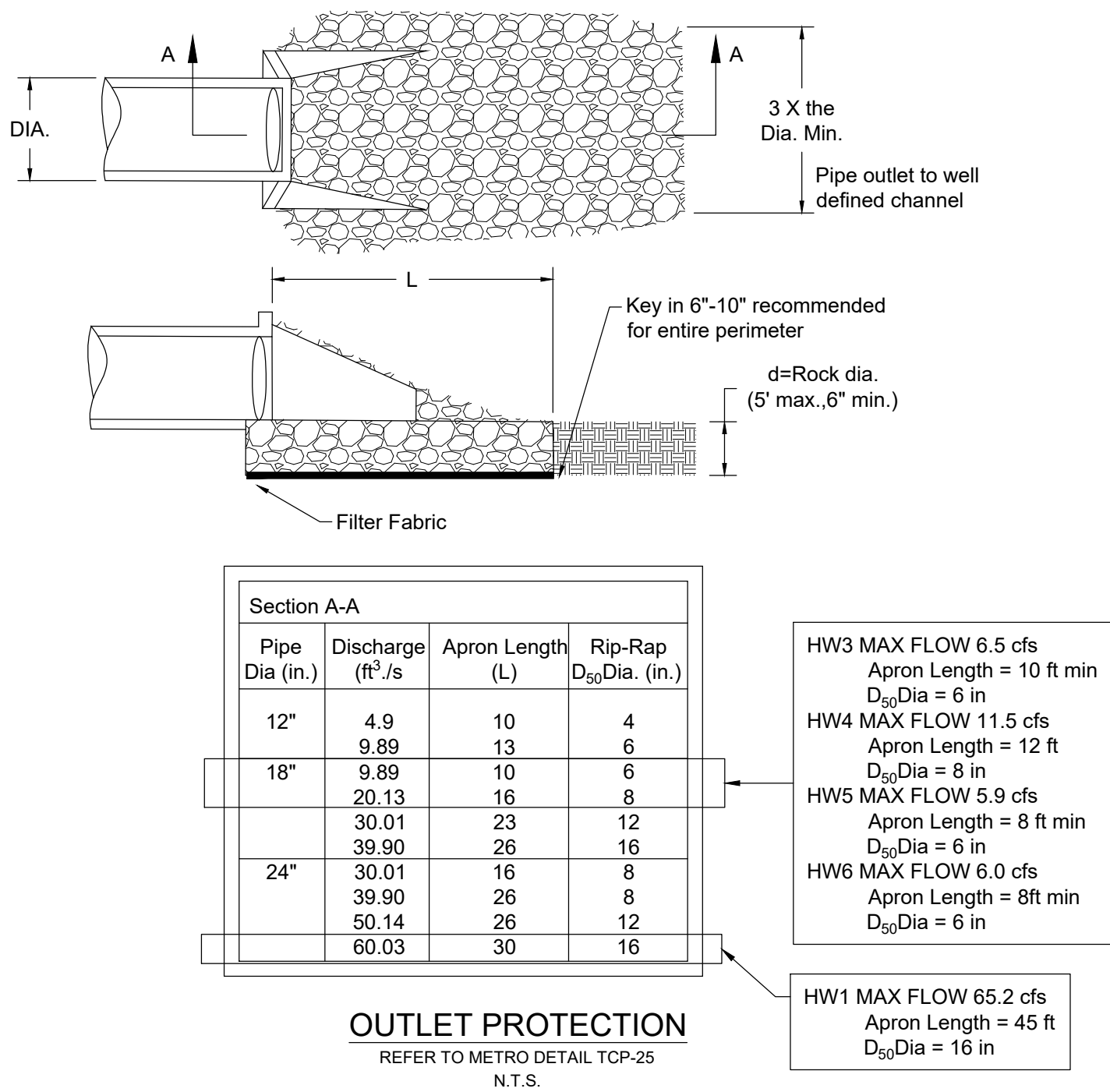
Owner/Developer
ALS, GP
Contact: George Grundler
520 Duke Drive
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Phone: 615.370.0989
Email: george@hiddenvallyhomesnashville.com

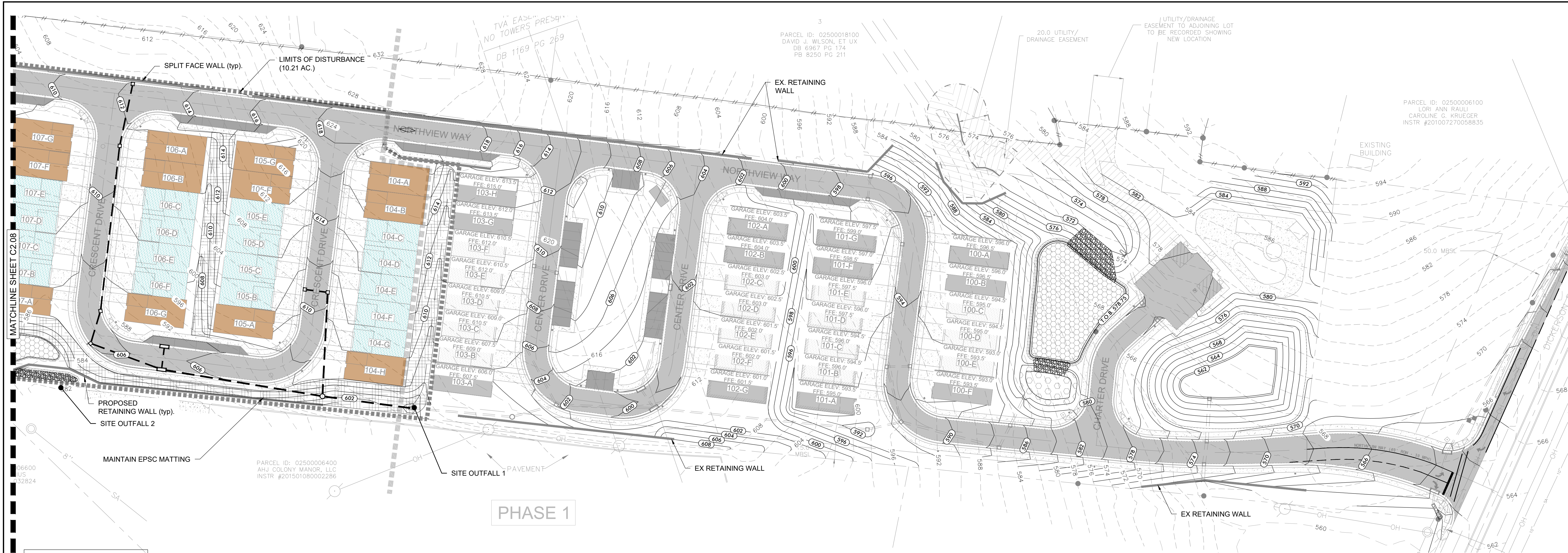
Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN. 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

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

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

Datum
NAD83
NAV88





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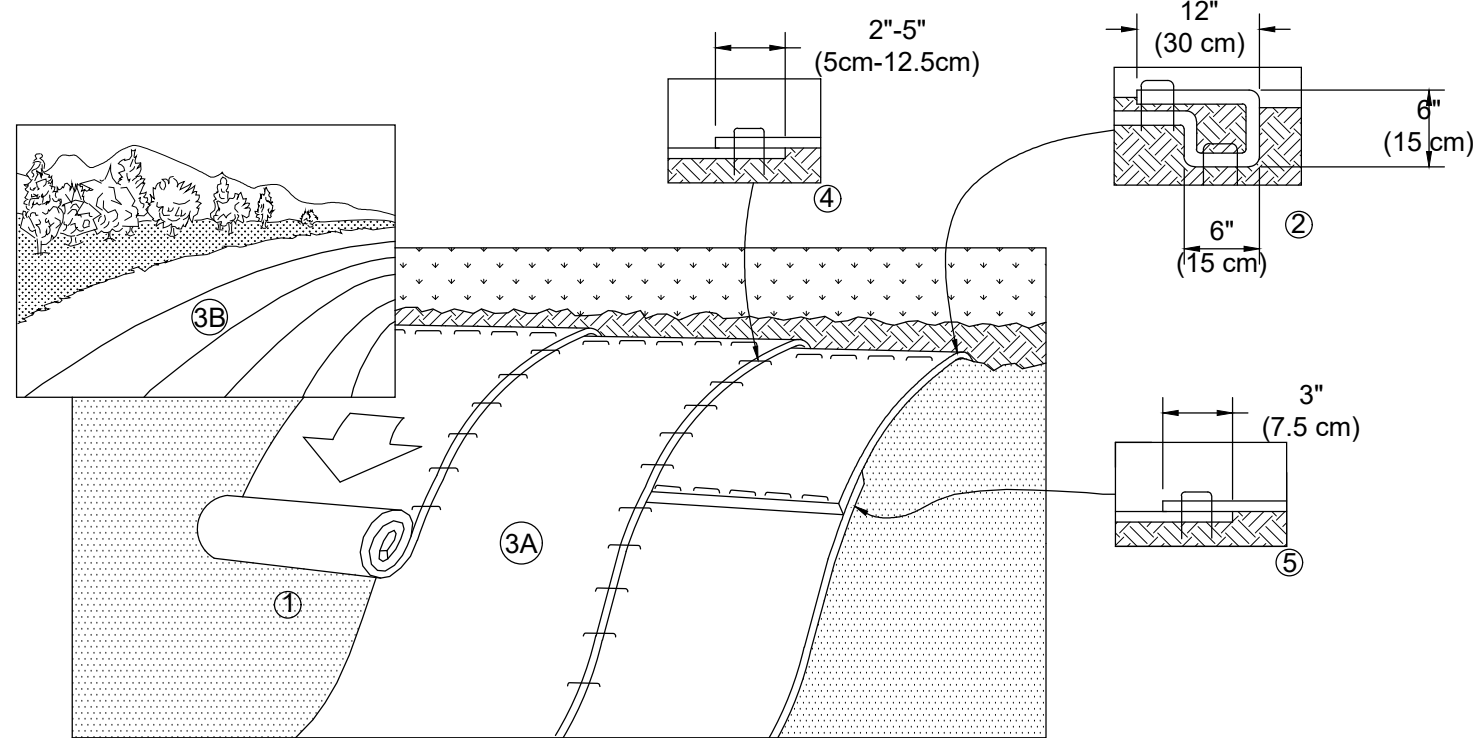
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Signature: *Adam Seger* Date: 01/30/2024

Circle one: Developer ☒ Project Engineer ☐ Other ☐

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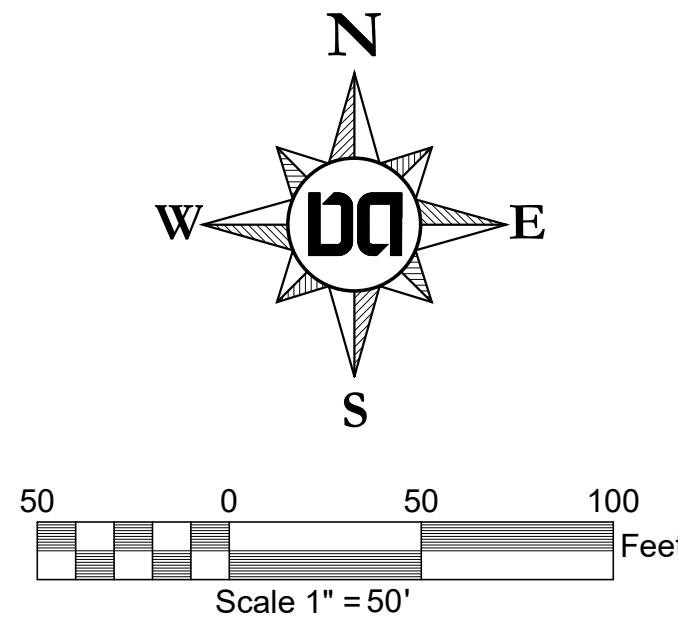


Notes:

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



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805 Dickerson Pike
Goodlettsville, TN, 37072

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PERMITS:

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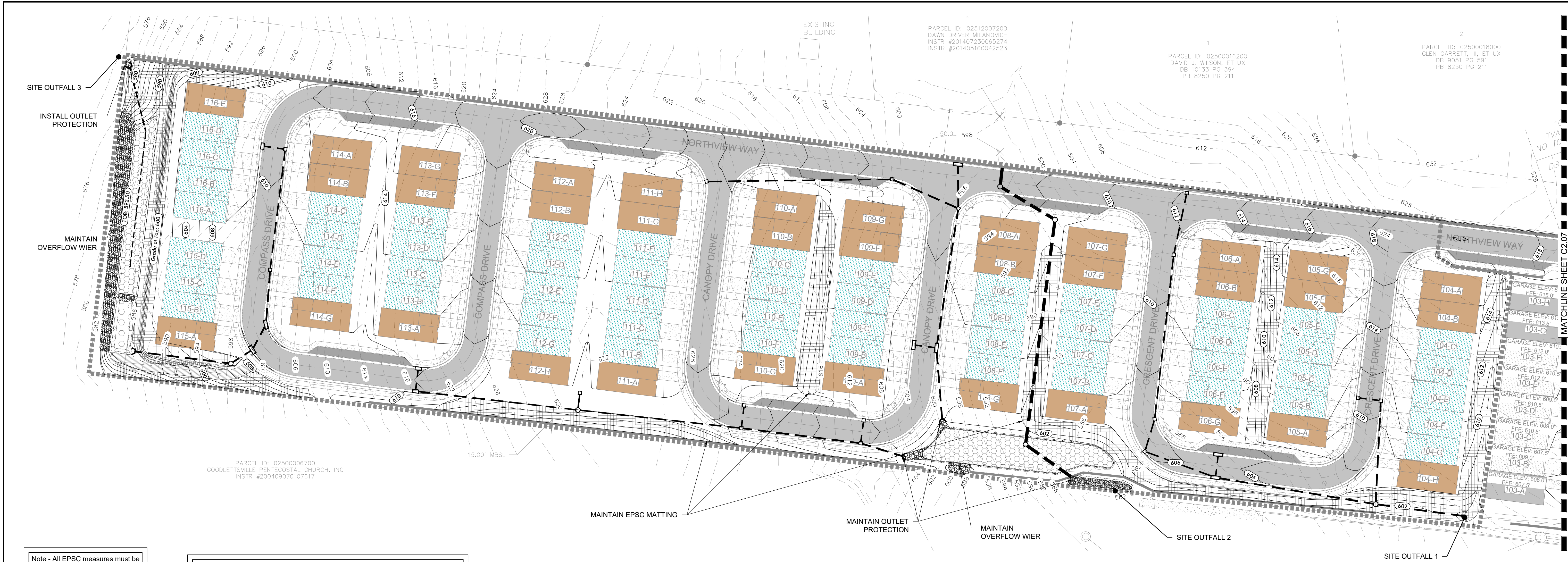
Revisions

Final Site Plan
Pine Ridge - Phase 2
Map 025 Parcels 060, 062, 218, & 219
Goodlettsville, Davidson County, Tennessee



Final EPSC

Dale & Associates
Civil Engineering
Land Planning & Zoning
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516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project #23011
Pine Ridge - Phase 2
C2.07



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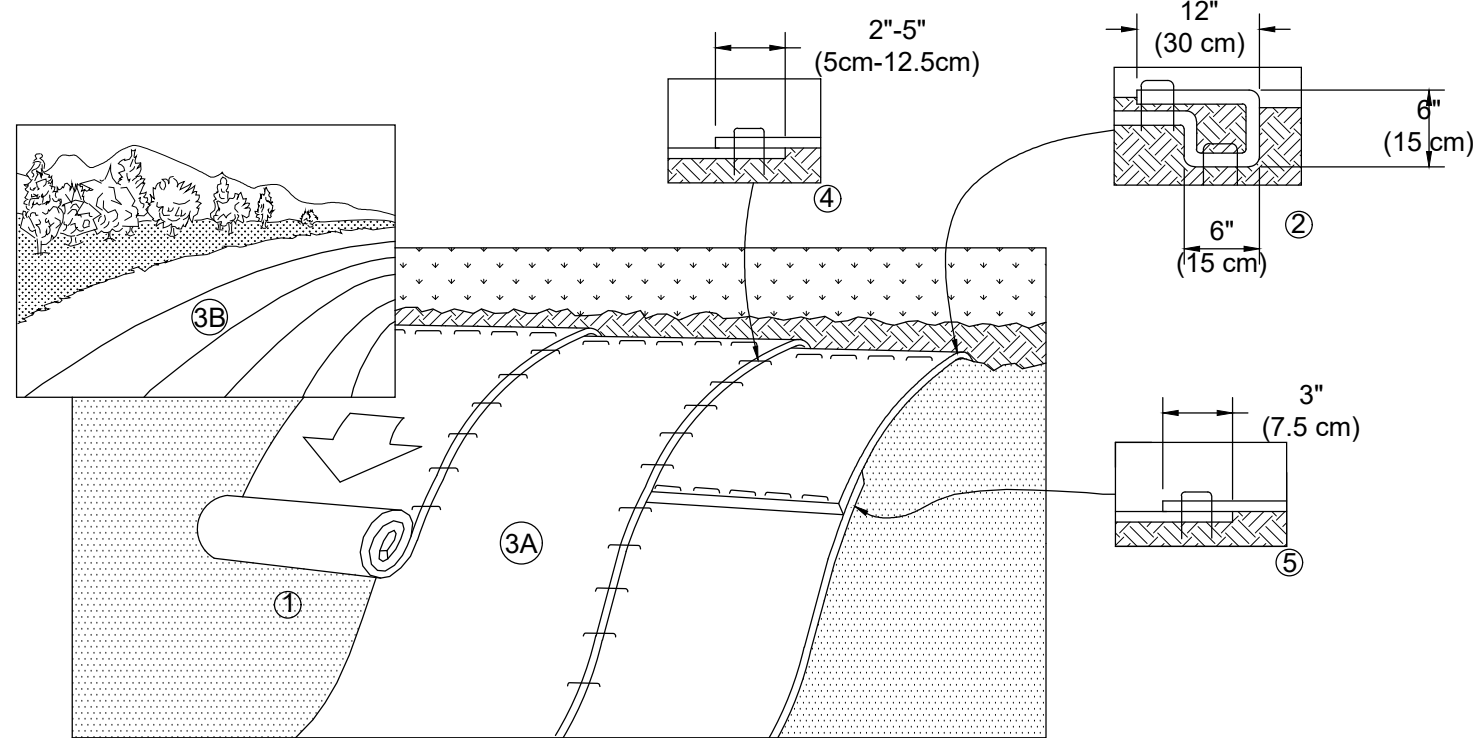
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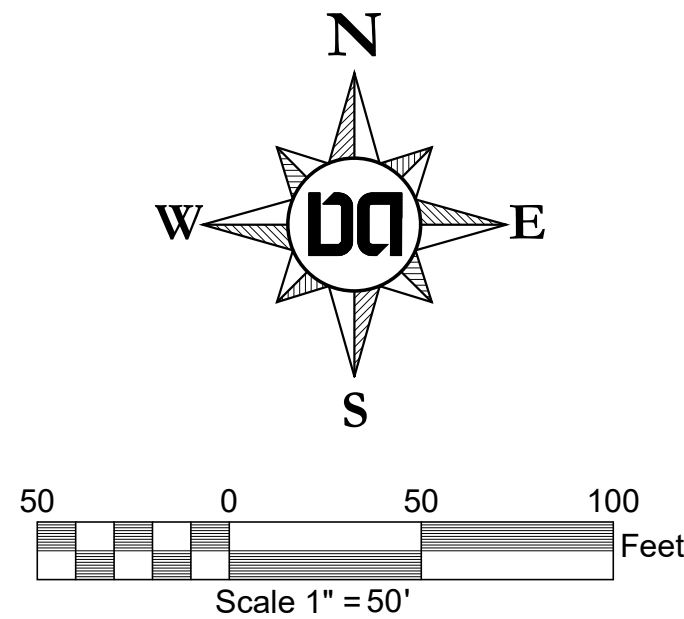
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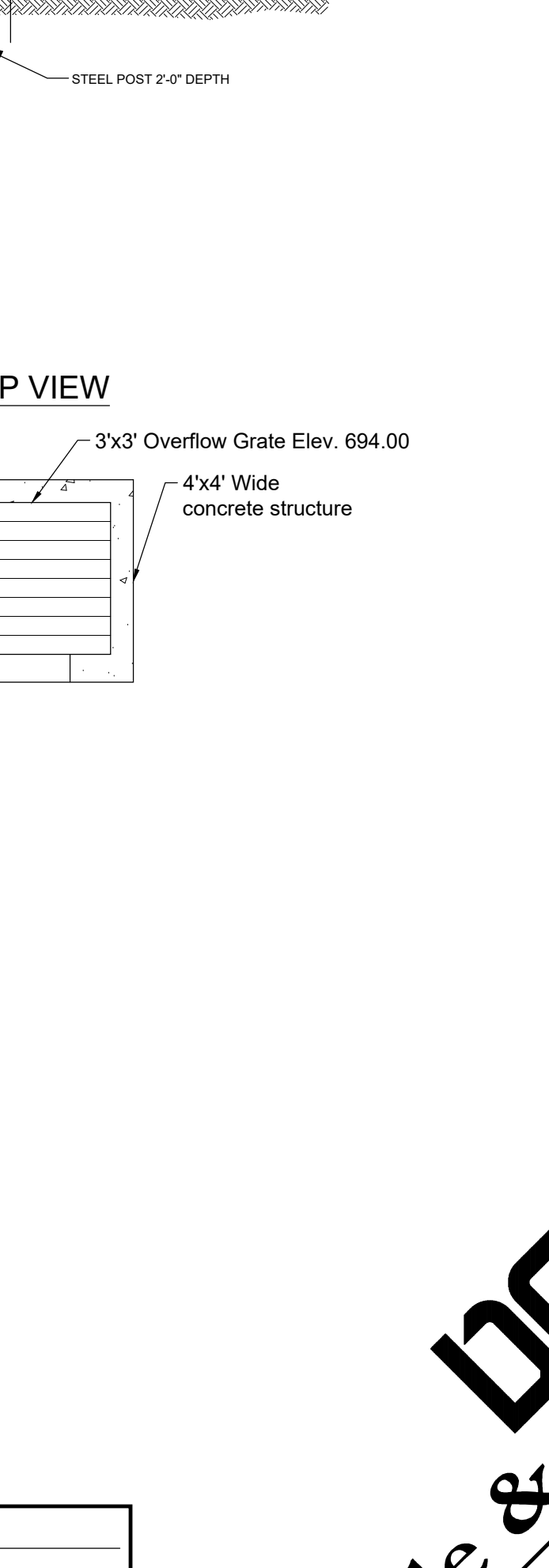
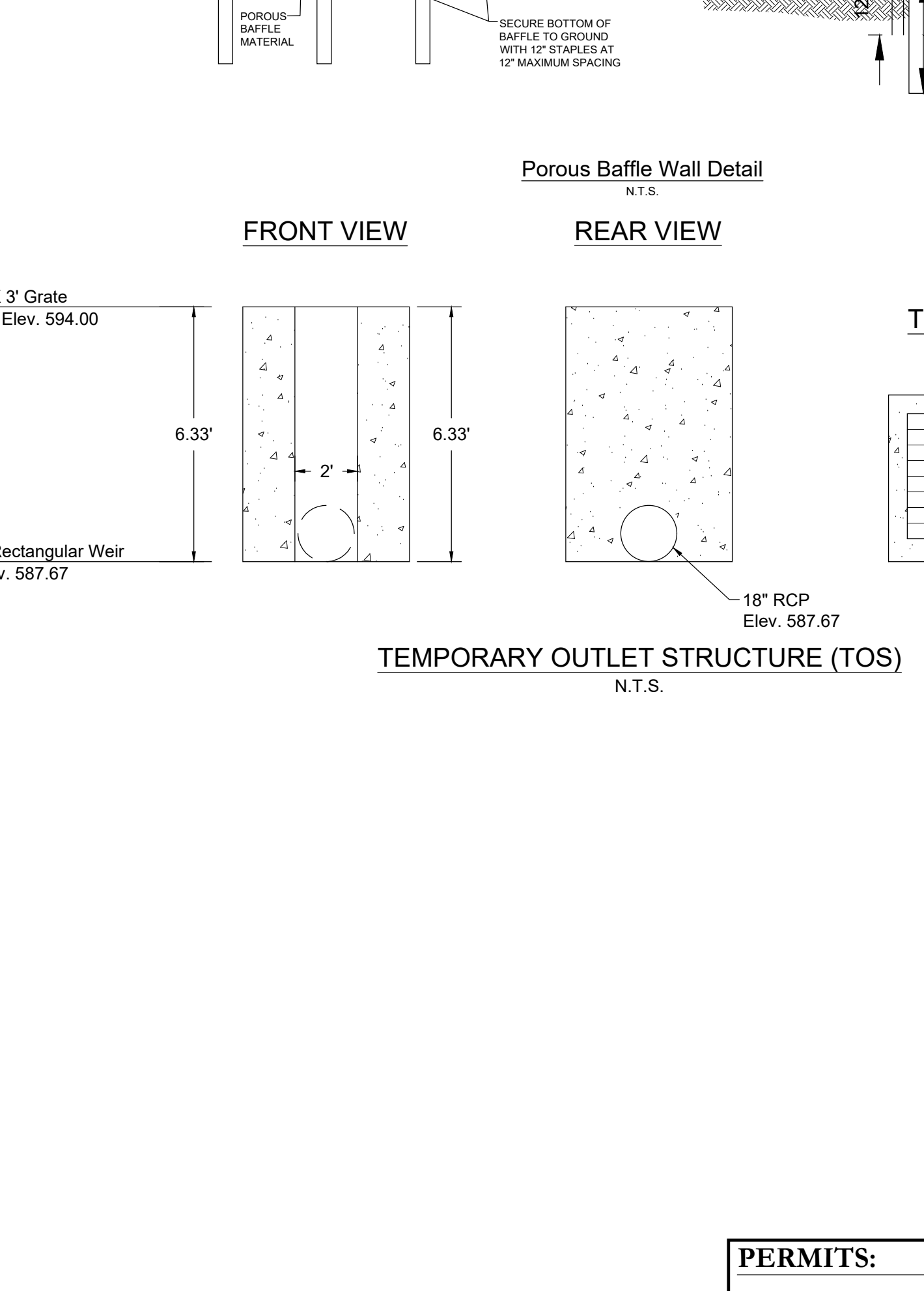
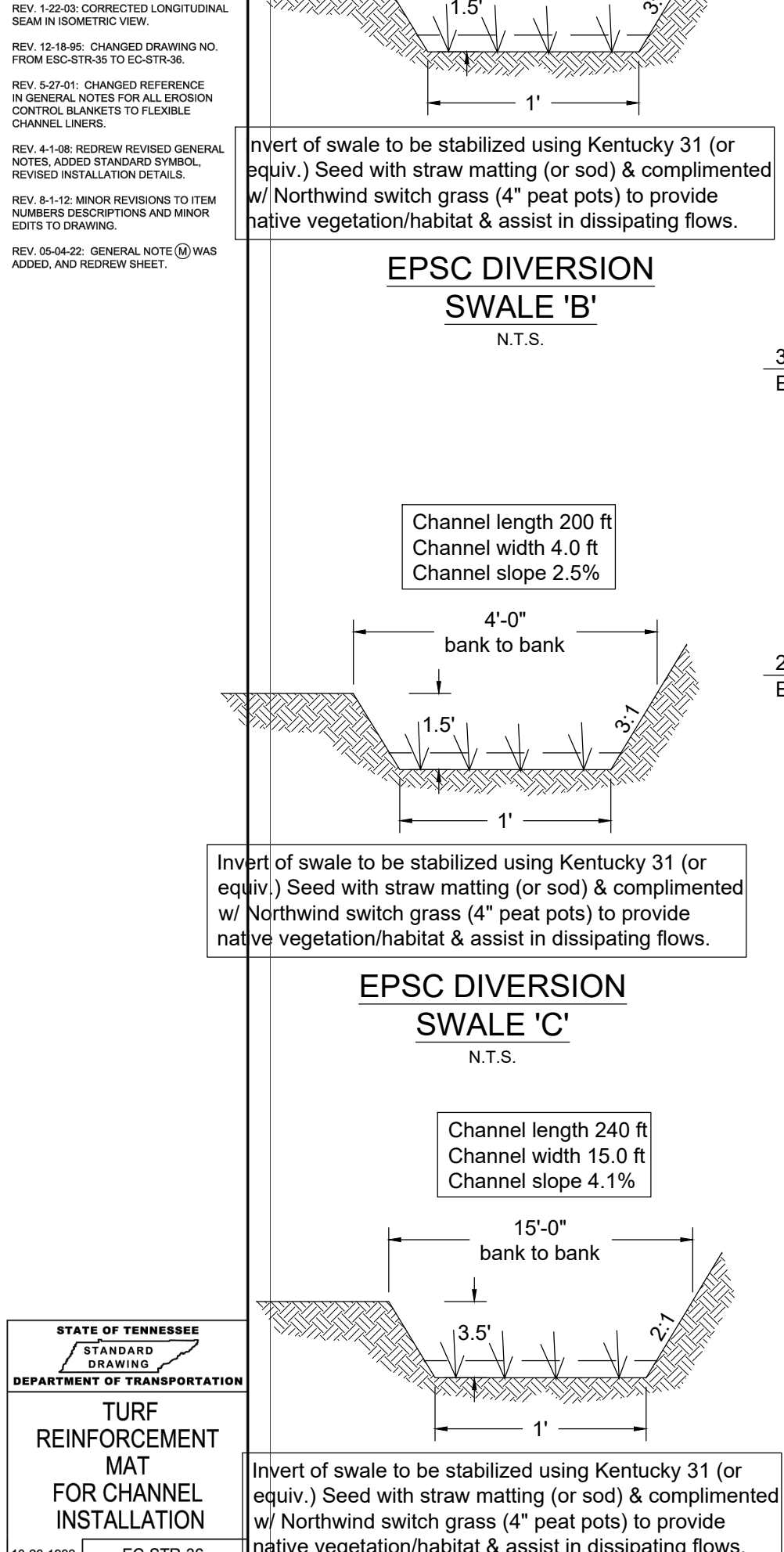
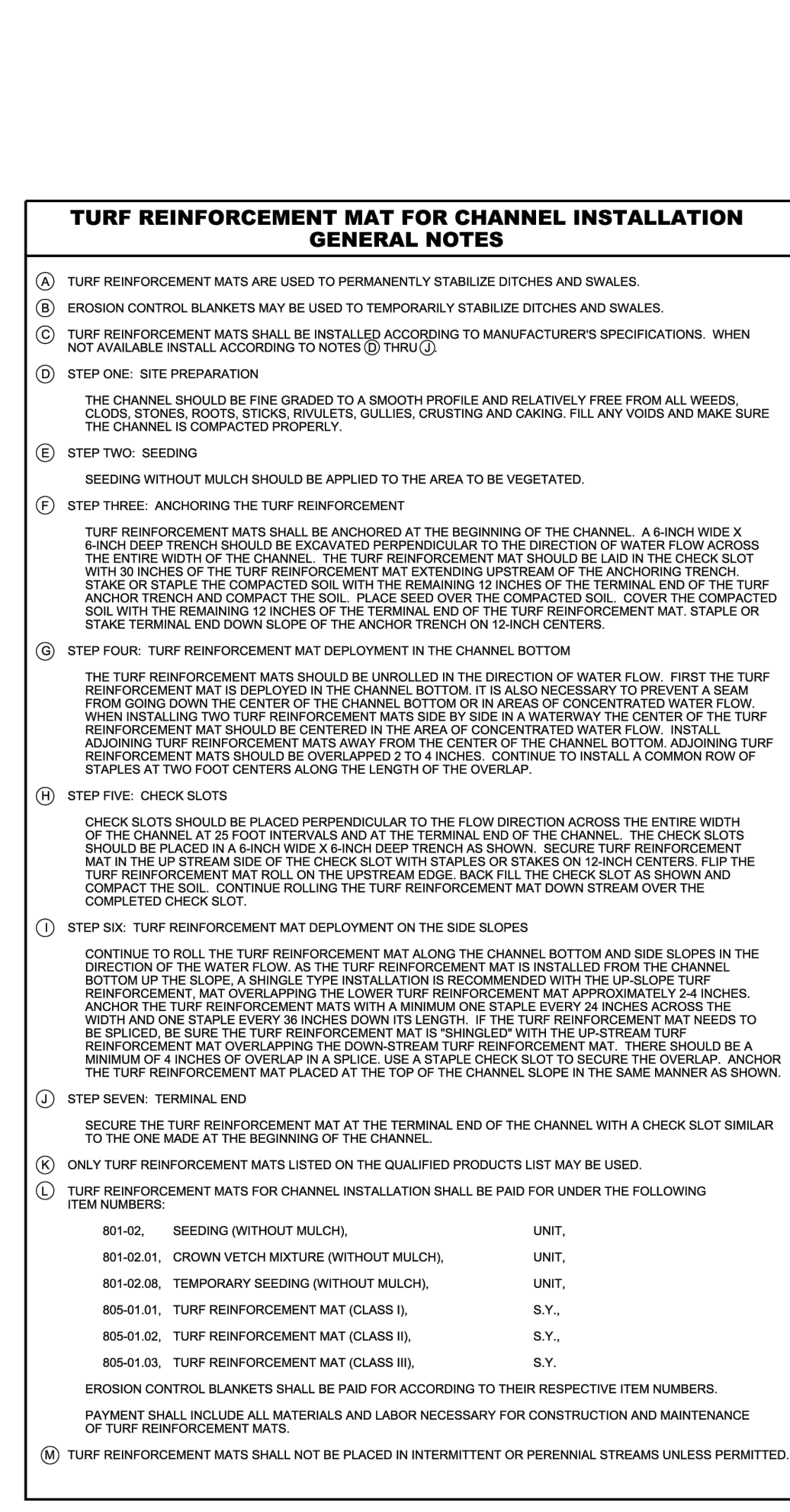
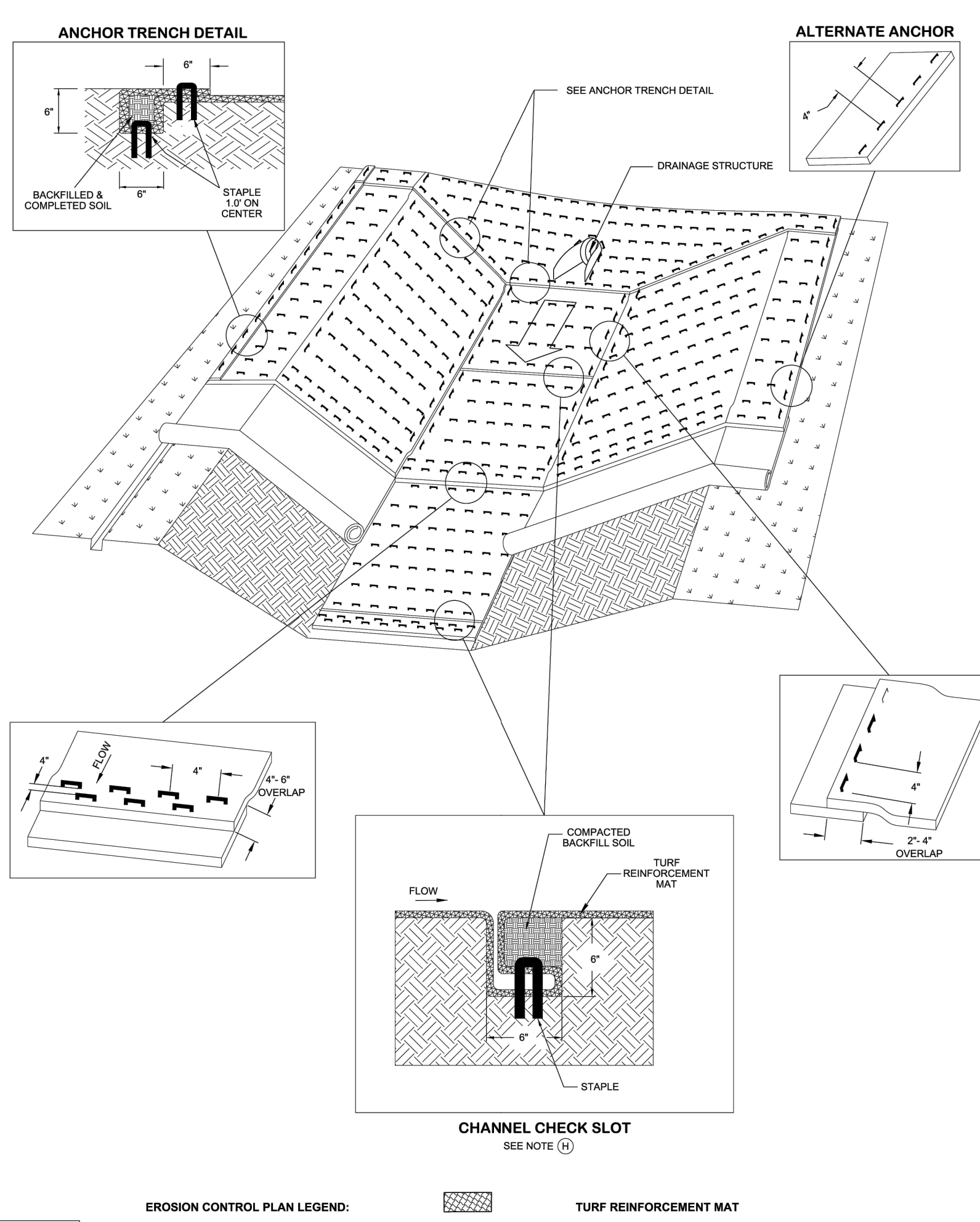
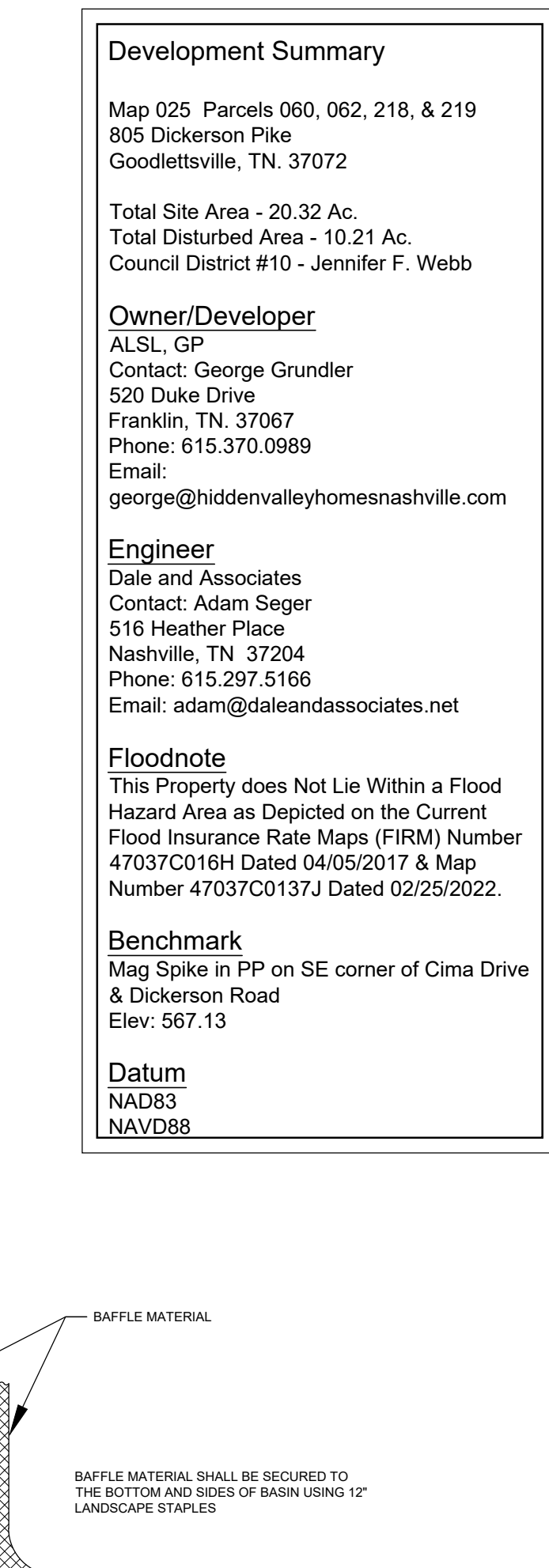
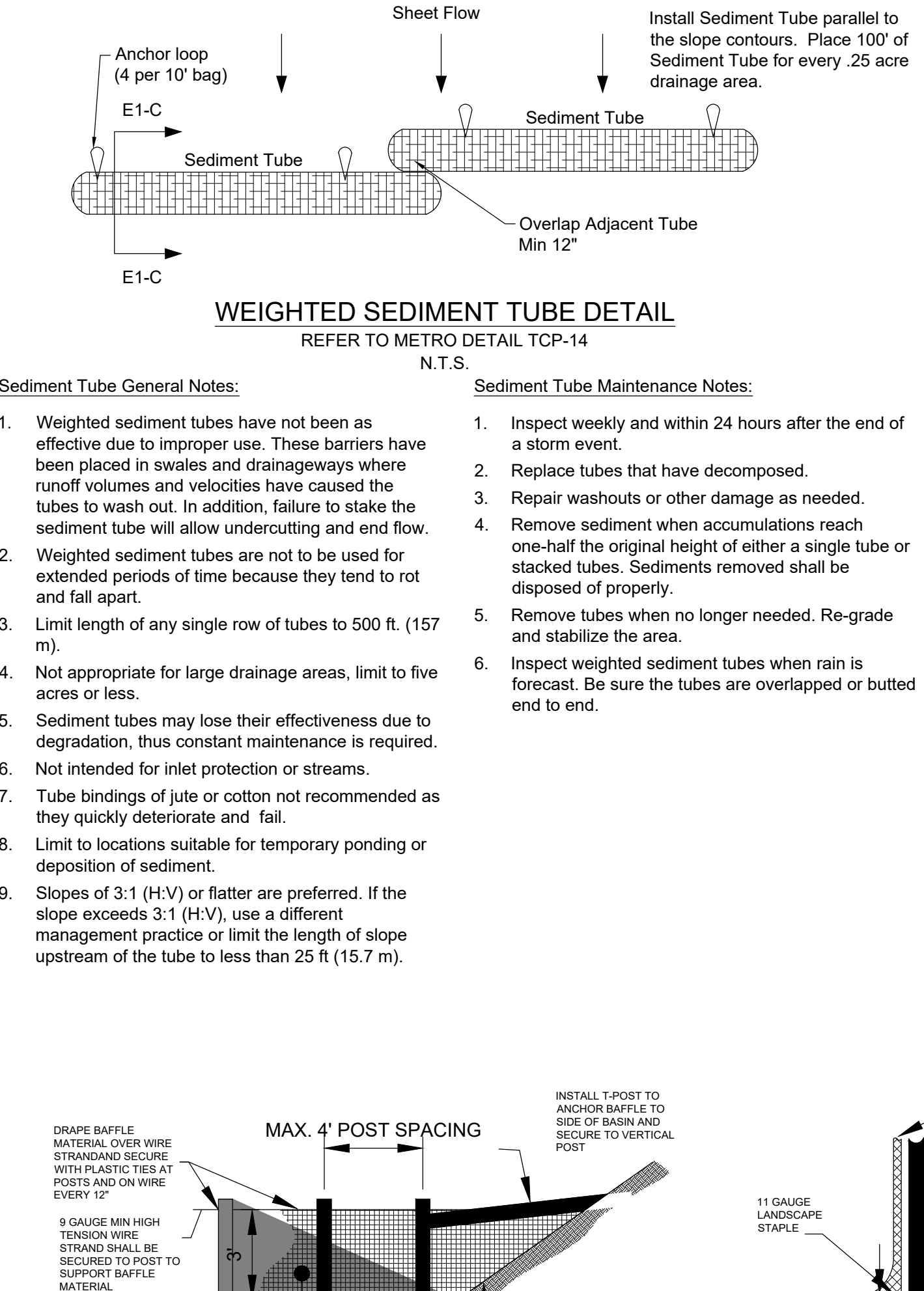
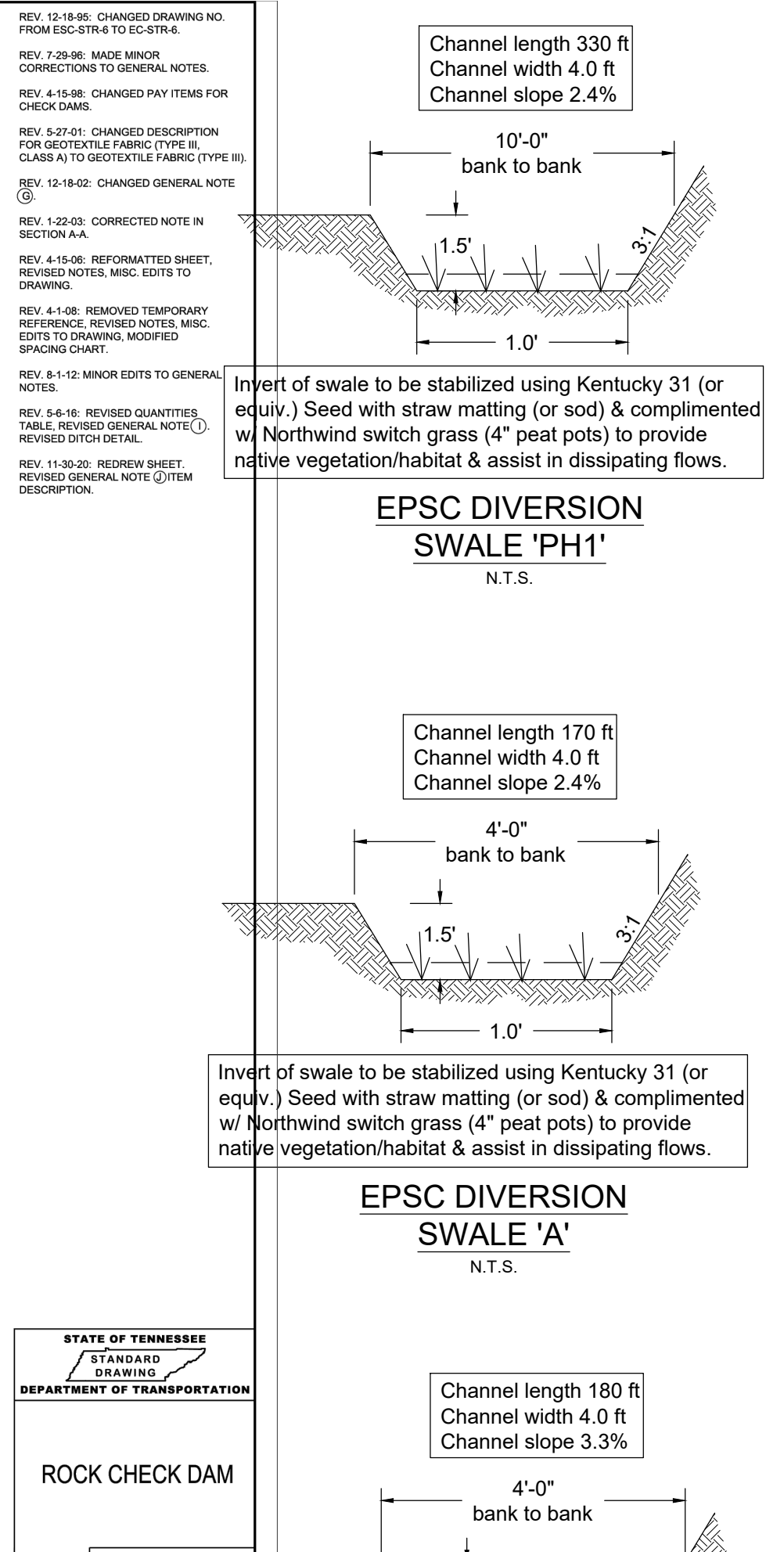
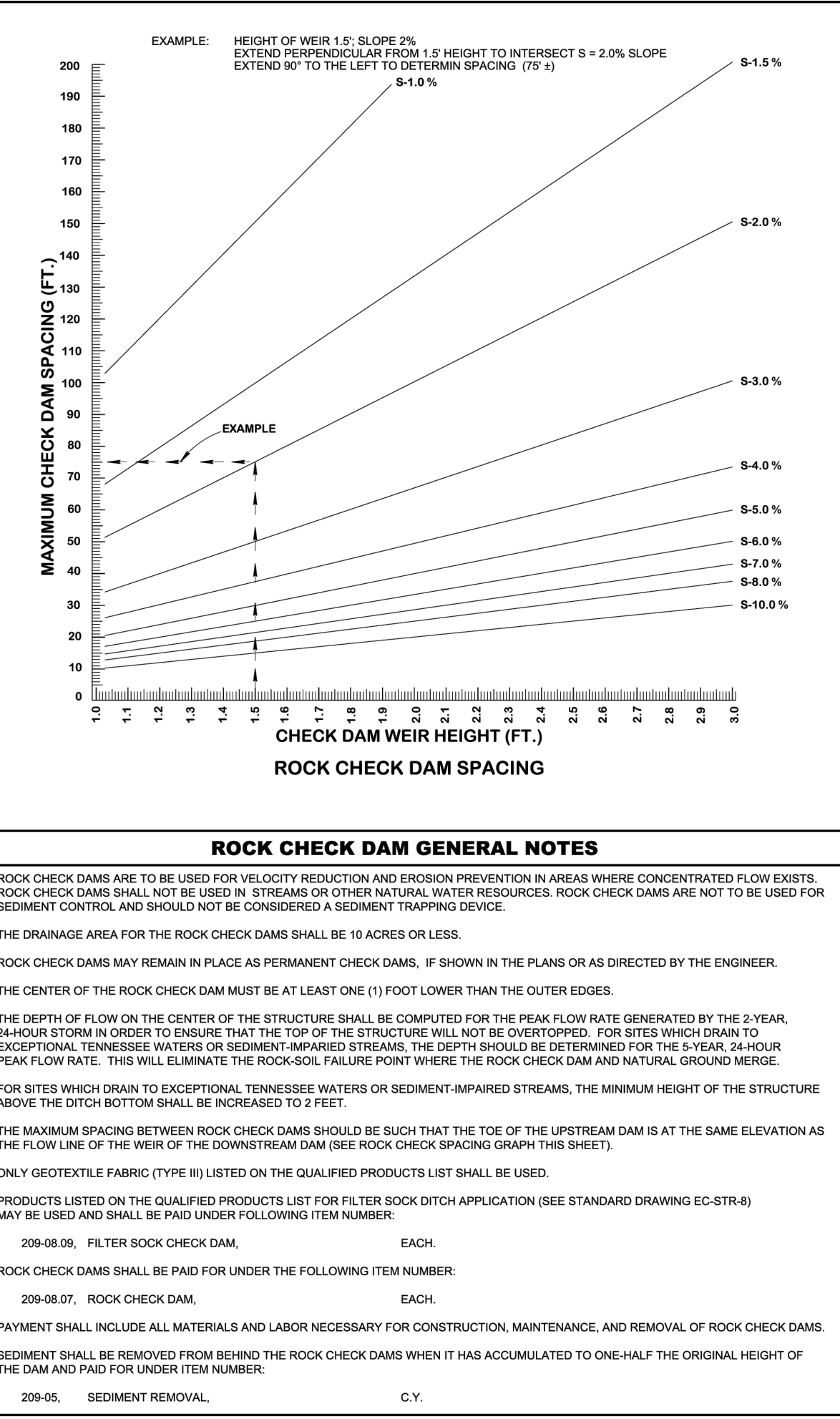
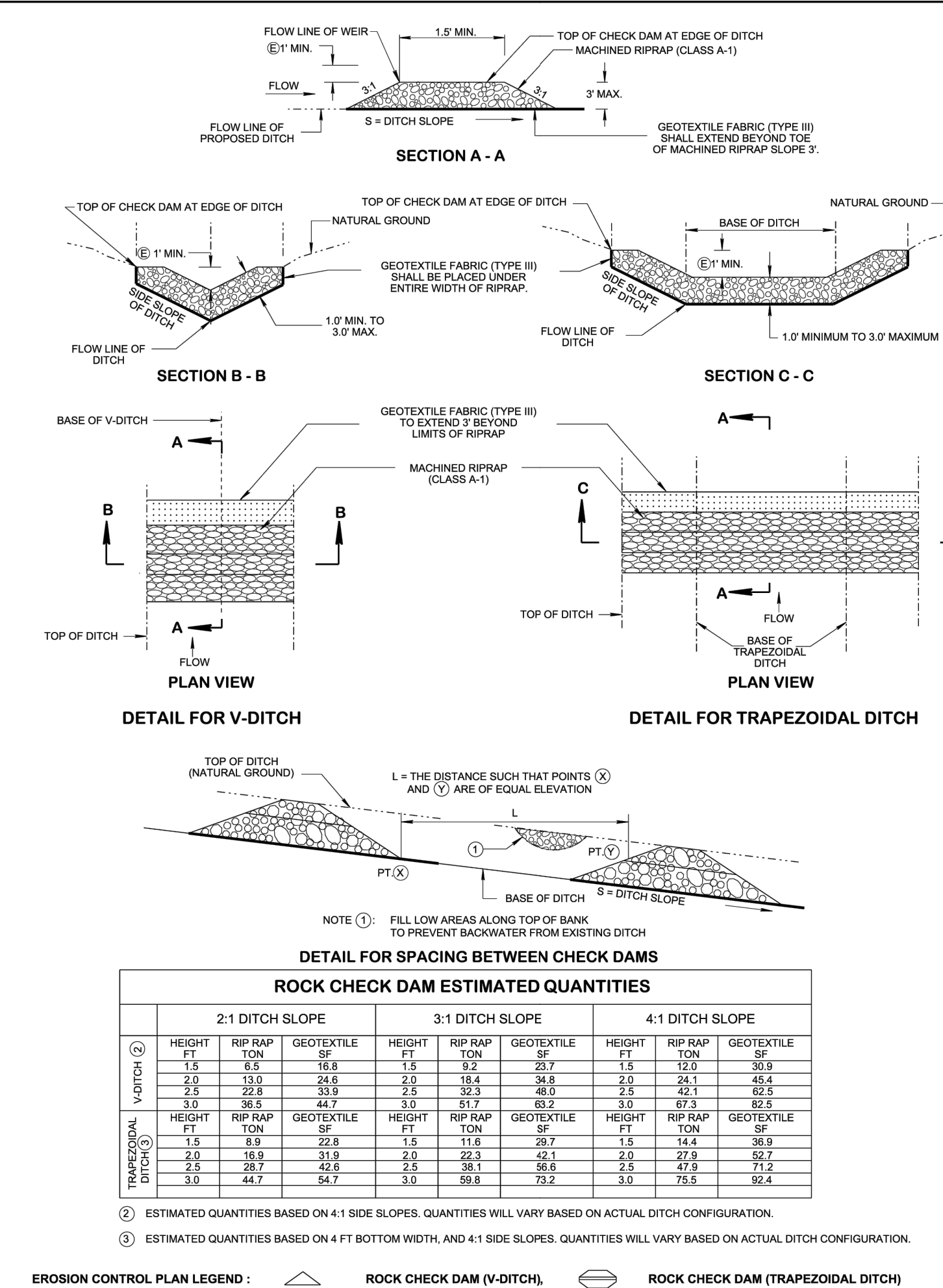
Revisions

Final Site Plan
Pine Ridge - Phase 2
Map 025 Parcels 060, 062, 218, & 219
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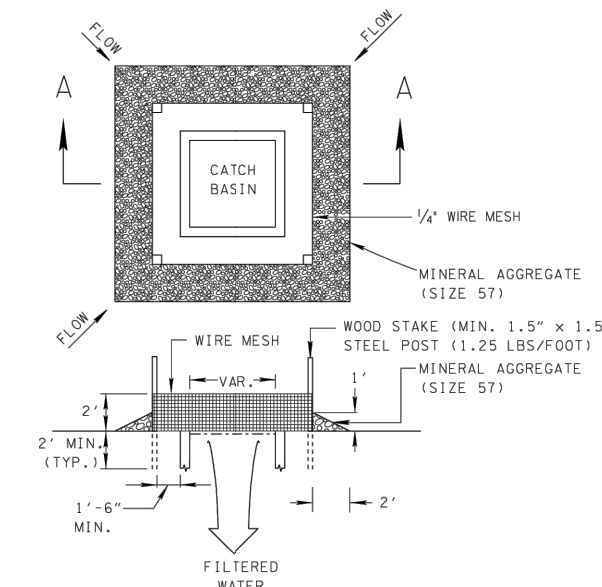


Final EPSC (2)

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project #23011
Pine Ridge - Phase 2
C2.08

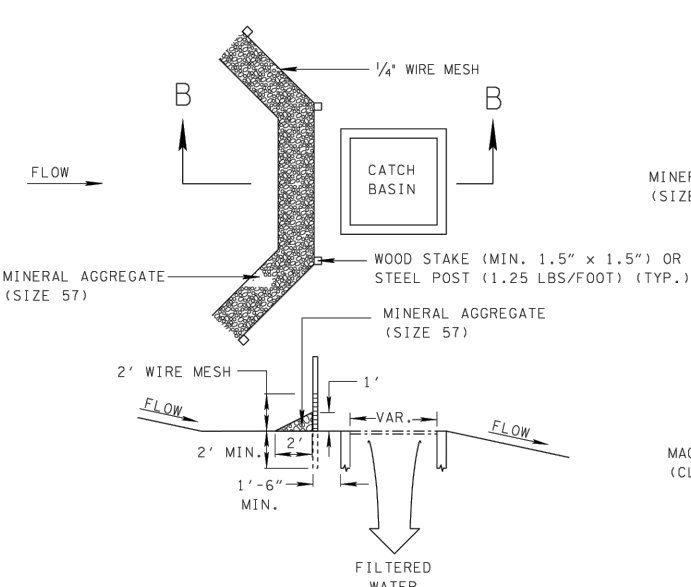


CATCH BASIN PROTECTION (TYPE B)



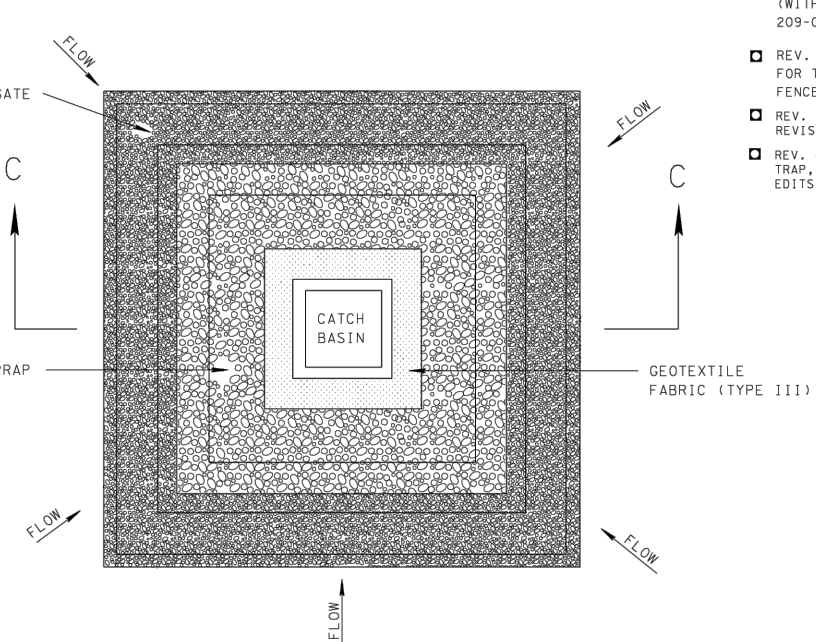
EROSION CONTROL PLAN LEGEND: CATCH BASIN PROTECTION (TYPE B)

CATCH BASIN PROTECTION (TYPE C)



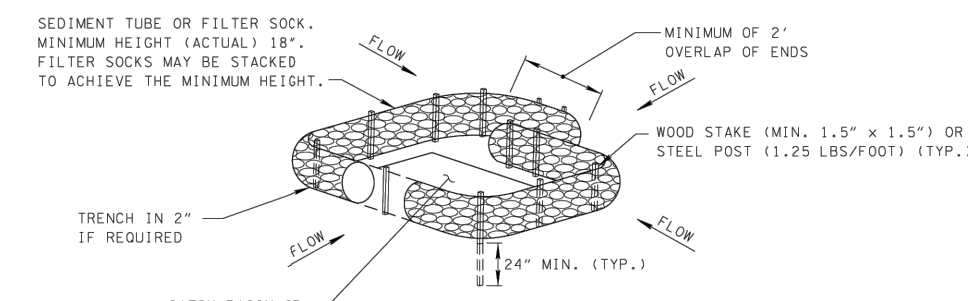
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CATCH BASIN PROTECTION (TYPE A)



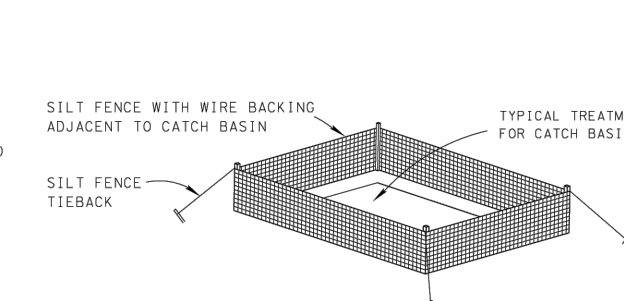
EROSION CONTROL PLAN LEGEND: CATCH BASIN PROTECTION (TYPE A)

CATCH BASIN PROTECTION (TYPE D)



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

CATCH BASIN PROTECTION (TYPE E)



EROSION CONTROL PLAN LEGEND: CATCH BASIN PROTECTION (TYPE E)

SECTION C-C

EROSION CONTROL PLAN LEGEND: CATCH BASIN PROTECTION (TYPE A)

CATCH BASIN PROTECTION GENERAL NOTES

1. CATCH BASIN PROTECTION IS USED TO PREVENT SEDIMENT IN CONSTRUCTION SITE RUNOFF FROM ENTERING A STORM SEWER SYSTEM.
2. TYPE B, TYPE C, TYPE D (SEDIMENT TUBE), AND TYPE E SHOULD ONLY BE USED IN UNPAVED AREAS. TYPE A AND TYPE D (FILTER SOCK) MAY BE USED IN BOTH UNPAVED AND PAVED AREAS.
3. TYPE B, TYPE C, TYPE D, AND TYPE E HAVE A MAXIMUM DRAINAGE AREA OF 1 ACRE. TYPE A HAS A MAXIMUM DRAINAGE AREA OF 2 ACRES.
4. ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.
5. THE WIRE MESH USED IN TYPE B AND TYPE C SHALL BE A MINIMUM 19 GAGE HARDWARE CLOTH WITH 3/4 INCH MESH OPENINGS.
6. FOR INSTALLATION DETAILS FOR SILT FENCE WITH WIRE BACKING (EC-STR-32), FILTER SOCK (EC-STR-8), AND SEDIMENT TUBE (EC-STR-37) REFER TO THEIR RESPECTIVE STANDARD DRAWING. FILTER SOCKS MAY NOT REQUIRE STAKING WHEN APPROVED BY THE ENGINEER.
7. ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.
8. CATCH BASIN PROTECTION SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:
 - 209-40-30 CATCH BASIN PROTECTION (TYPE A) PER EACH
 - 209-40-31 CATCH BASIN PROTECTION (TYPE B) PER EACH
 - 209-40-32 CATCH BASIN PROTECTION (TYPE C) PER EACH
 - 209-40-33 CATCH BASIN PROTECTION (TYPE D) PER EACH
 - 209-40-34 CATCH BASIN PROTECTION (TYPE E) PER EACH
9. PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CATCH BASIN PROTECTION.
10. SEDIMENT SHALL BE REMOVED FROM BEHIND THE CATCH BASIN PROTECTION WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL, PER CUBIC YARD.

MINOR REVISION -- FINAL APPROVAL NOT REQUIRED.

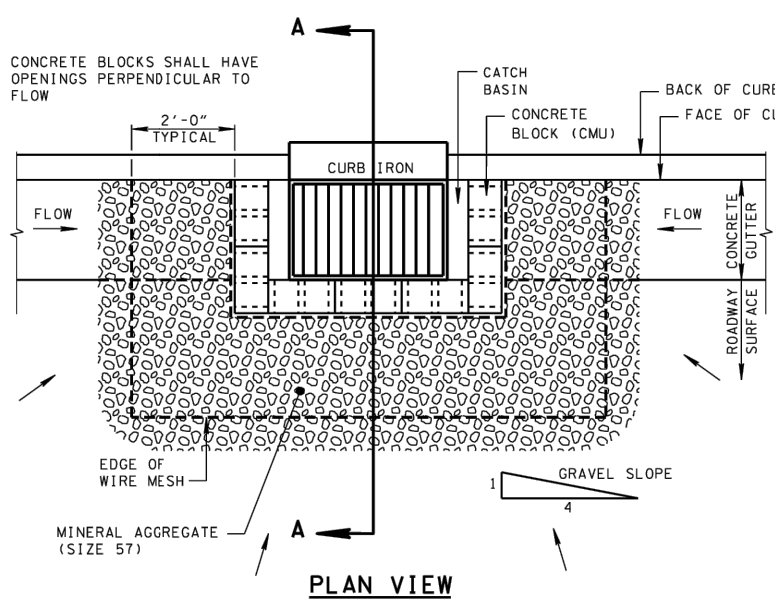
STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

CATCH BASIN PROTECTION

1-26-92 EC-STR-19

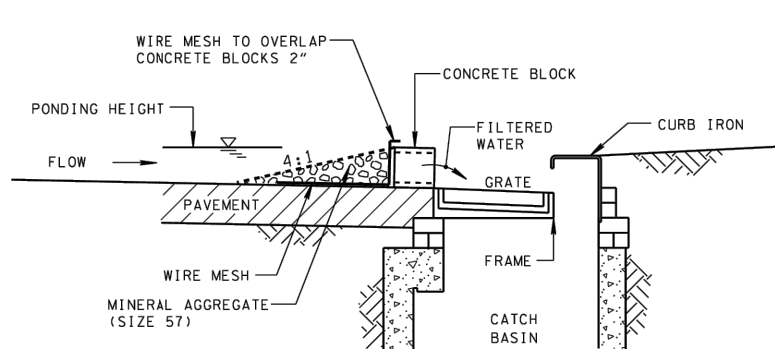
CURB INLET PROTECTION TYPE 1

LOW VOLUME, LOW SPEED TRAFFIC AREAS ONLY



PLAN VIEW

TYPICAL CMU

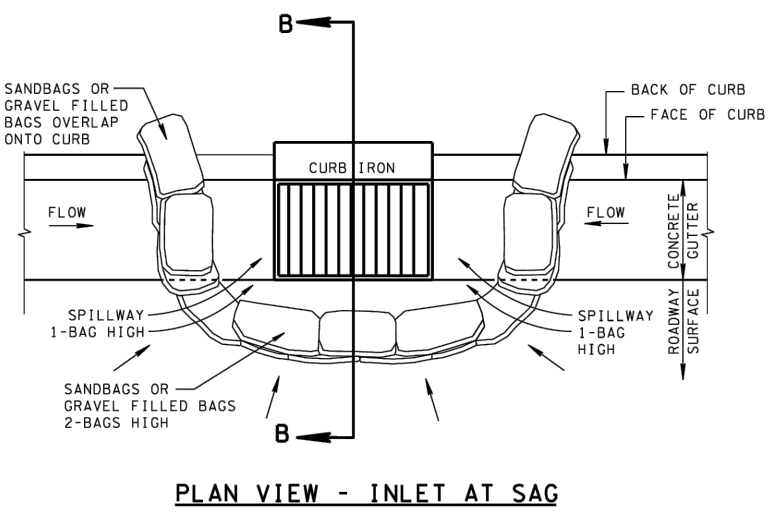


SECTION A-A

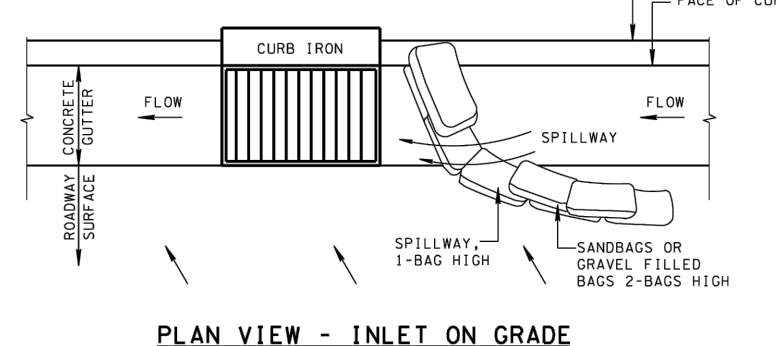
EROSION CONTROL PLAN LEGEND: CURB INLET PROTECTION (TYPE 1)

CURB INLET PROTECTION TYPE 2

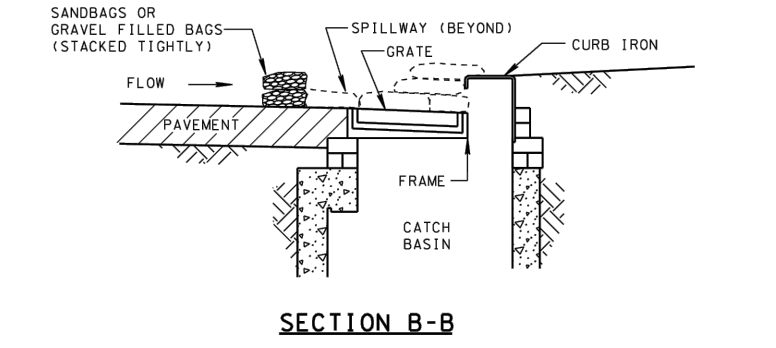
LOW VOLUME, LOW SPEED TRAFFIC AREAS ONLY



PLAN VIEW - INLET AT SAG



PLAN VIEW - INLET ON GRADE



SECTION B-B

EROSION CONTROL PLAN LEGEND: CURB INLET PROTECTION (TYPE 2)

CURB INLET PROTECTION TYPE 1 GENERAL NOTES

1. CURB INLET PROTECTION (TYPE 1) IS USED TO INTERCEPT SEDIMENT AND PREVENT SEDIMENT LOADED WATER FROM ENTERING STORM SEWER SYSTEMS. THIS DEVICE IS INTENDED AS A SECONDARY SEDIMENT CONTROL MEASURE. CURB INLET PROTECTION (TYPE 1) IS USED IN AREAS WHERE PONDING IS NOT A CONCERN AND ADEQUATE AREA IS AVAILABLE FOR PONDING.
2. MAXIMUM DRAINAGE AREA IS 1 ACRE.
3. CONCRETE BLOCKS SHALL BE PLACED LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. THE ENDS OF ADJACENT BLOCKS SHOULD ABUT TIGHTLY TOGETHER.
4. ADDITIONAL BLOCKS WITH OPENINGS PERPENDICULAR TO FLOW MAY BE REQUIRED DEPENDING ON AMOUNT OF FLOW AND AVAILABLE PONDING AREA.
5. WIRE MESH SHALL BE 19 GAGE GALVANIZED HARDWARE CLOTH WITH 3/4 INCH OPENINGS. WIRE SHALL BE SHARPED TO FIT SECURELY AGAINST CONCRETE BLOCK AND SHALL LAP OVER THE TOP OF THE BLOCK A MINIMUM OF 2 INCHES.
6. CURB INLET PROTECTION (TYPE 1) SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:
 - 209-09-40 CURB INLET PROTECTION (TYPE 1) PER EACH
7. PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CURB INLET PROTECTION (TYPE 1).
8. ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.
9. MAINTENANCE SHALL BE PERFORMED AS NEEDED, FOR PROPER FUNCTION, SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY AND/OR AFTER EVERY RAIN EVENT AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL, PER CUBIC YARD.

MINOR REVISION -- FINAL APPROVAL NOT REQUIRED.

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

CURB INLET PROTECTION TYPE 1 & 2

1-20-06 EC-STR-39

CURB INLET PROTECTION TYPE 2 GENERAL NOTES

1. CURB INLET PROTECTION (TYPE 2) IS USED TO INTERCEPT SEDIMENT AND PREVENT SEDIMENT LOADED WATER FROM ENTERING STORM SEWER SYSTEMS. THIS DEVICE IS INTENDED AS A SECONDARY SEDIMENT CONTROL MEASURE. CURB INLET PROTECTION (TYPE 2) IS USED IN AREAS WHERE PONDING IS NOT A CONCERN AND ADEQUATE AREA IS AVAILABLE FOR PONDING.
2. MAXIMUM DRAINAGE AREA IS 1 ACRE.
3. MAXIMUM TOP OF SPILLWAY ELEVATION = TOP OF CURB ELEVATION MINUS 1 INCH.
4. BAGS SHALL BE MADE OF EITHER BURLAP OR GEOTEXTILE FABRIC AND FILLED WITH CLEAN MINERAL AGGREGATE (SIZE 57) OR SAND.
5. PACK SAND/GRAVEL FILLED BAGS TIGHTLY TOGETHER END TO END TO ENSURE NO SEDIMENT FLOW BETWEEN OR UNDERBAGS THE BAGS. WHERE TIGHT FIT IS UNACHIEVABLE, INSTALL GEOTEXTILE FABRIC (TYPE III) ALONG THE UPSTREAM FACE OF THE BAGS LAPPING OVER THE TOP BAGS 6 INCHES AND EXTENDING GEOTEXTILE FABRIC (TYPE III) A MINIMUM OF 18 INCHES UPSTREAM OF THE BAGS. COVER GEOTEXTILE FABRIC (TYPE III) WITH MINERAL AGGREGATE (SIZE 57) STONE WEDGE TO THE TOP OF THE BAGS.
6. ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.
7. AN OVERFLOW SPILLWAY SHALL BE PROVIDED BY LEAVING AN OPENING OF ONE SAND OR GRAVEL BAG WIDE AND HIGH AS SHOWN. STORMS GREATER THAN 2-YEAR, 24 HOUR STORM SHOULD NOT OVERTOP THE CURB.
8. CURB INLET PROTECTION (TYPE 2) SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:
 - 209-09-41 CURB INLET PROTECTION (TYPE 2) PER EACH
9. PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CURB INLET PROTECTION (TYPE 2).
10. ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.
11. MAINTENANCE SHALL BE PERFORMED AS NEEDED, FOR PROPER FUNCTION SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY AND/OR AFTER EVERY RAIN EVENT AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL, PER CUBIC YARD.

MINOR REVISION -- FINAL APPROVAL NOT REQUIRED.

NOT TO SCALE

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

CURB INLET PROTECTION TYPE 1 & 2

1-20-06 EC-STR-39

Development Summary

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

Total Site Area - 20.32 Ac.
Total Disturbed Area - 10.21 Ac.
Council District #10 - Jennifer F. Webb

Owner/Developer

ALSL, GP
Contact: George Grundler
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Phone: 615.370.0989
Email: george@hiddenvalehomesnashville.com

Engineer

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

Floodnote

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Benchmark

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

Datum

NAD83
NAVD88

Drawing Date:
October 15, 2024

Revisions

db

Final Site Plan
Pine Ridge - Phase 2
Map 025 Parcels 060, 062, 218, & 219
Goodlettsville, Davidson County, Tennessee



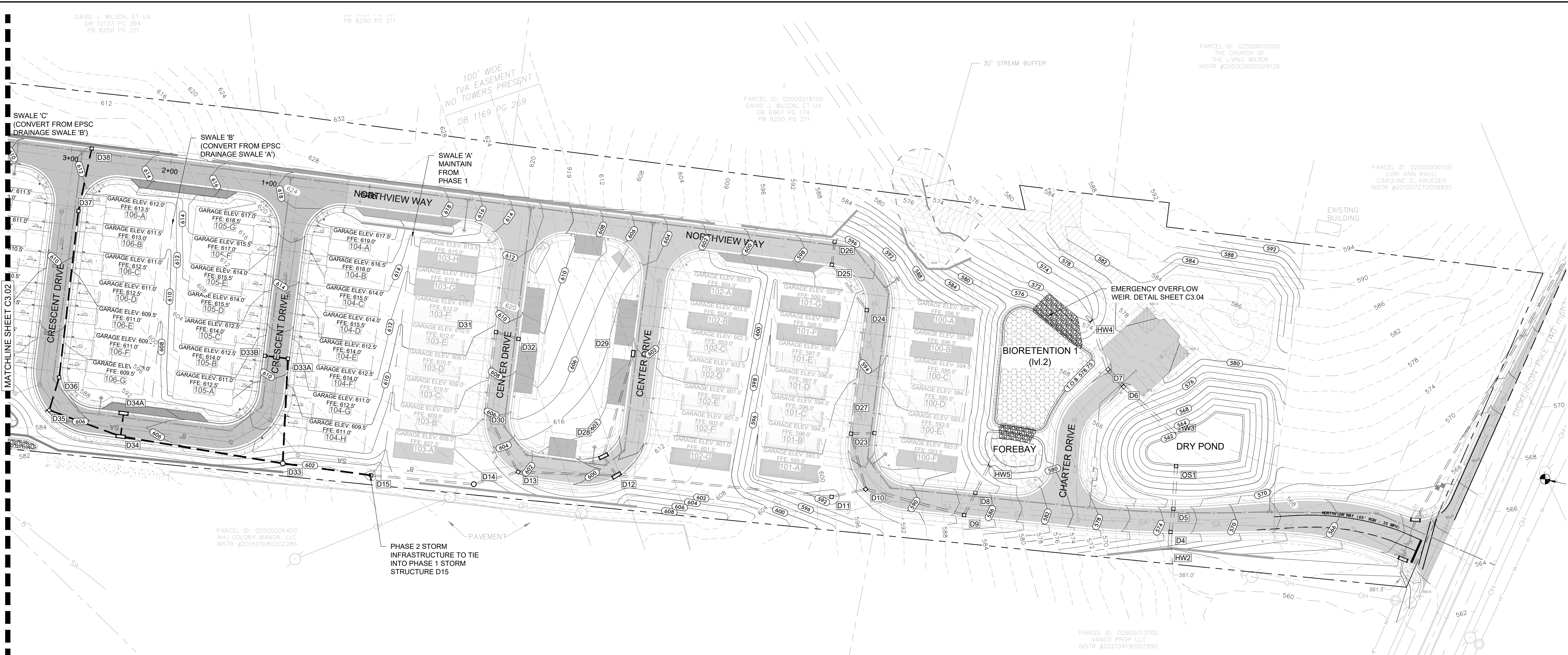
EPSC Details
(2)

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

D&A Project #23011
Pine Ridge - Phase 2

C2.10

PERMITS:



PRIVATE STORM STRUCTURES & PIPES

DRAINAGE STRUCTURE TABLE				
Structure Label	Structure Type	Grate Elevation	Inv. In Elevation	Inv. Out Elevation
D38	Single Inlet	612.12'		608.00'
D37	Single Inlet	611.27'	607.60'	607.60'
D53	Double Inlet	610.49'		607.15'
D52	Single Inlet	610.47'	607.00'	607.00'
D33B	Single Inlet	610.68'		606.65'
D33A	Single Inlet	610.68'	606.50'	606.50'
D42	Single Inlet	614.61'		605.89'
D47	Double Inlet	609.80'		605.80'
D46	Double Inlet	609.79'	605.65'	605.65'
D45A	Single Inlet	612.10'		605.50'
D45	Manhole	614.17'	604.75'	604.75'

DRAINAGE STRUCTURE TABLE				
Structure Label	Structure Type	Grate Elevation	Inv. In Elevation	Inv. Out Elevation
D44A	Single Inlet	611.07'		604.00'
D44	Single Inlet	611.07'	603.85'	603.85'
D51	Single Inlet	608.50'	603.75'	603.75'
D41	Single Inlet	607.24'	603.93'	603.73'
D40A	Triple Inlet	606.75'		603.20'
D40	Single Inlet	606.45'	602.50'	602.50'
D43A	Single Inlet	606.20'	602.00'	602.20'
D43	Single Inlet	606.20'	602.00'	602.00'
D36	Single Inlet	606.62'	602.00'	602.00'
D35	Single Inlet	606.14'	601.80'	601.80'
D39A	Triple Inlet	604.75'		601.45'

DRAINAGE STRUCTURE TABLE				
Structure Label	Structure Type	Grate Elevation	Inv. In Elevation	Inv. Out Elevation
D50	Triple Inlet	608.11'	602.25'	601.40'
D39	Triple Inlet	604.76'	601.30'	601.20'
D49	Triple Inlet	608.06'	601.20'	601.20'
D34A	Triple Inlet	605.63'		601.10'
D48	Manhole	607.29'	601.00'	601.00'
D34	Triple Inlet	605.64'	600.90'	600.90'
D33	Manhole	602.17'	598.50'	598.50'
HW5	Daylight	590.21'	592.50'	
HW4	Headwall	599.71'	600.50'	
HW3	Headwall	602.21'	600.80'	

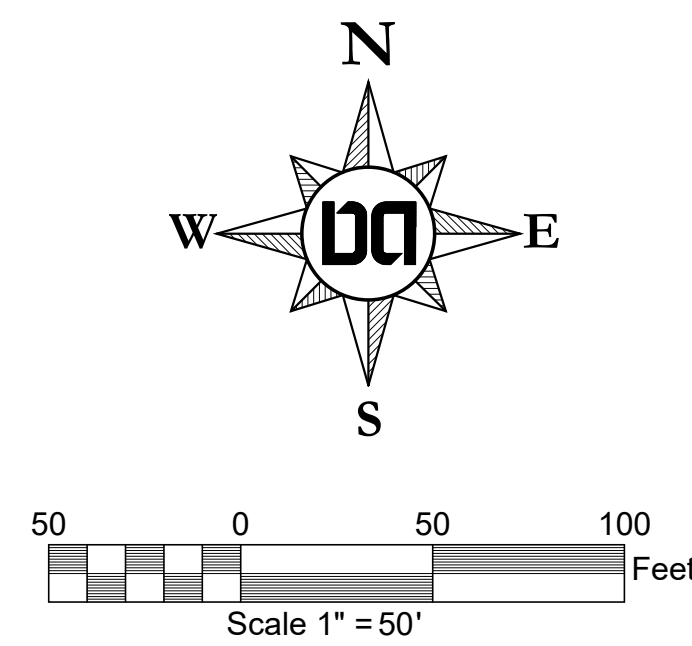
DRAINAGE PIPE TABLE						
Downstream Structure	Upstream Structure	Size/Type	Pipe Length	Pipe Slope	Inv In Elev.	Inv Out Elev.
D33	D33	18" HDPE	89 LF	0.56%	598.00'	598.50'
D33	D34	18" HDPE	164 LF	1.46%	598.50'	600.90'
HW5	D48	18" RCP	98 LF	8.72%	592.50'	601.00'
D34	D34A	15" HDPE	23 LF	0.86%	600.90'	601.10'
HW3	D39	18" HDPE	72 LF	0.55%	600.80'	601.20'
D48	D49	18" RCP	26 LF	0.77%	601.00'	601.20'
D49	D50	18" RCP	29 LF	0.69%	601.20'	601.40'
D39	D39A	15" RCP	23 LF	0.85%	601.30'	601.45'
D34	D35	15" HDPE	76 LF	1.18%	600.90'	601.80'
D35	D36	15" HDPE	34 LF	0.59%	601.80'	602.00'
HW4	D43	18" HDPE	45 LF	3.36%	600.50'	602.00'
D43	D43A	15" RCP	23 LF	0.86%	602.00'	602.20'
D39	D40	18" HDPE	143 LF	0.87%	601.26'	602.50'

DRAINAGE PIPE TABLE						
Downstream Structure	Upstream Structure	Size/Type	Pipe Length	Pipe Slope	Inv In Elev.	Inv Out Elev.
D40	D40A	18" HDPE	44 LF	1.58%	602.50'	603.20'
D40	D41	18" HDPE	73 LF	1.68%	602.50'	603.73'
D50	D51	18" HDPE	55 LF	2.71%	602.25'	603.75'
D43	D44	18" RCP	122 LF	1.52%	602.00'	603.85'
D44	D44A	15" RCP	23 LF	0.65%	603.85'	604.00'
D44	D45	15" RCP	166 LF	0.54%	603.85'	604.75'
D45	D45A	15" HDPE	17 LF	4.30%	604.75'	605.50'
D45	D46	15" RCP	165 LF	0.54%	604.75'	605.65'
D46	D47	15" RCP	23 LF	0.65%	605.65'	605.80'
D41	D42	15" HDPE	187 LF	1.05%	603.93'	605.89'
D33	D33A	18" HDPE	105 LF	7.64%	598.50'	606.50'
D33A	D33B	15" HDPE	23 LF	0.65%	606.50'	606.65'
D51	D52	15" HDPE	123 LF	2.64%	603.75'	607.00'

PUBLIC STORM STRUCTURES & PIPES

DRAINAGE STRUCTURE TABLE				
Structure Label	Structure Type	Grate Elevation	Inv. In Elevation	Inv. Out Elevation
HW2	Daylight	598.95'		595.43'
S3	Manhole	607.35'	595.30'	595.30'
S2	Manhole	608.97'	594.90'	594.90'
OS1	Manhole	599.67'	587.00'	587.00'
HW1	Daylight	588.83'	585.00'	

DRAINAGE PIPE TABLE						
Downstream Structure	Upstream Structure	Size/Type	Pipe Length	Pipe Slope	Inv In Elev.	Inv Out Elev.
HW1	OS1	36" RCP	56 LF	3.58%	585.00'	587.00'
OS1	S2	36" RCP	229 LF	3.45%	587.00'	594.90'
S2	S3	36" RCP	65 LF	0.62%	594.90'	595.30'
S3	HW2	36" RCP	21 LF	0.61%	595.30'	595.43'



Development Summary

Map 025 Parcels 060, 062, 218, & 219
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Total Disturbed Area - 10.21 Ac.
Council District #10 - Jennifer F. Webb

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

Datum
NAD83
NAVD88

PERMITS:

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

D&A Project #23011
Pine Ridge - Phase 2

C3.01

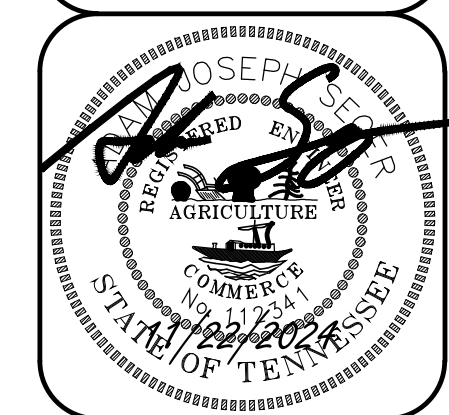
Drawing Date:
October 15, 2024

Revisions

Final Site Plan

Pine Ridge - Phase 2

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



**Phase 2
Grading &
Drainage**



Development Summary

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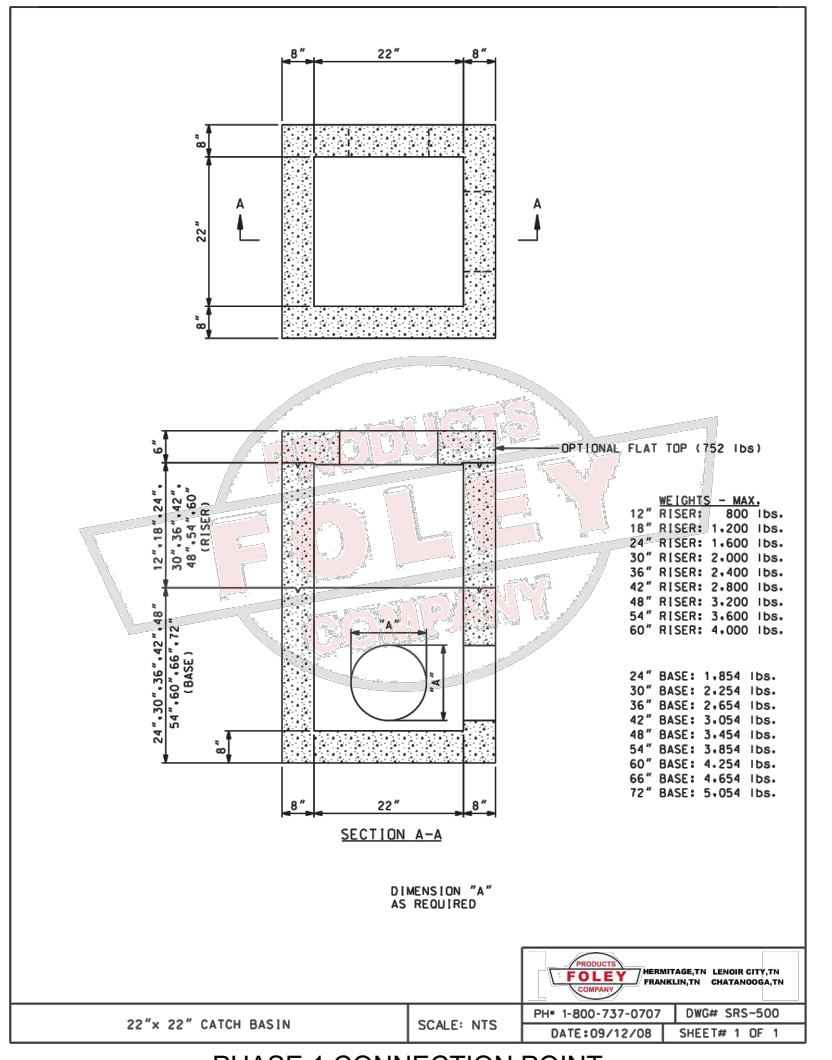
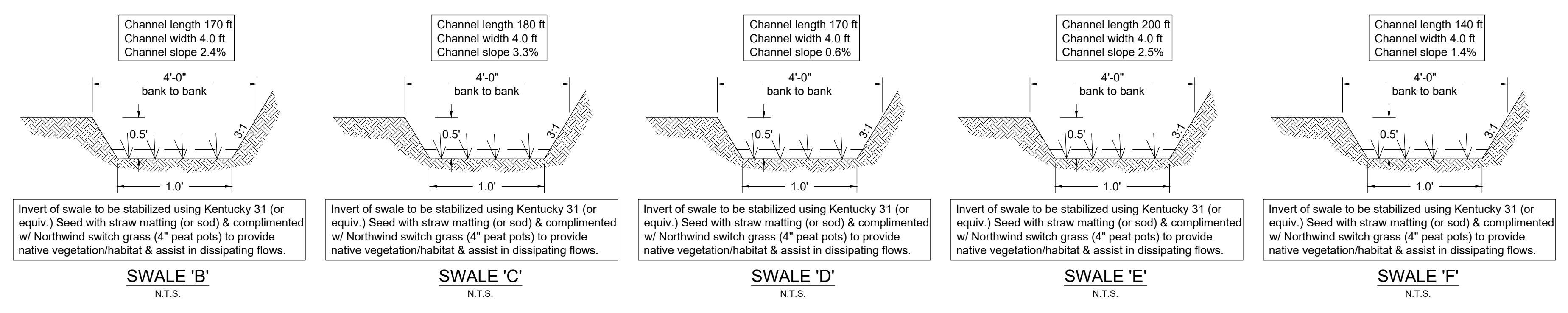
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NAVD88



PERMITS:

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #23011
Pine Ridge - Phase 2

C3.02

Drawing Date:
October 15, 2024

Revisions

Final Site Plan

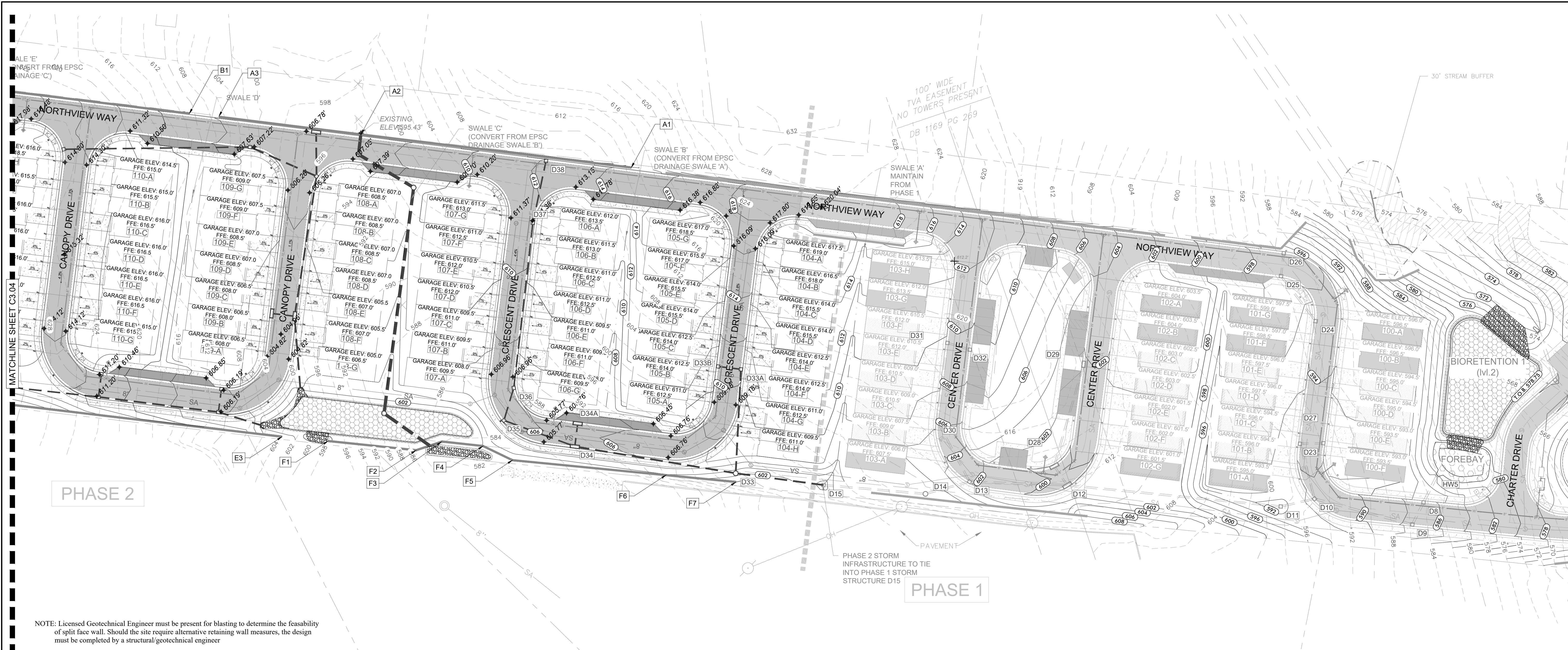
Pine Ridge - Phase 2

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

**Phase 2
Grading &
Drainage (2)**

D&A Project #23011
Pine Ridge - Phase 2

C3.02



NOTE: Licensed Geotechnical Engineer must be present for blasting to determine the feasibility of split face wall. Should the site require alternative retaining wall measures, the design must be completed by a structural/geotechnical engineer

Development Summary

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Goodlettsville, TN, 37072

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Floodnote

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WALL 'A'

	GRADE at TOP OF WALL	GRADE at BOTTOM OF WALL	HEIGHT	LENGTH
A1	615	614	1'	275'
A2*	607	595	12'	
A3	609	608	1'	143'

SURFACE AREA : 2720 sqft
LENGTH : 418 ft
MAX HEIGHT : 12 ft

*A2 HAS DAYLIGHT INLET FOR OFFSITE BYPASS

WALL 'B' : SPLIT FACE IF POSSIBLE, SEE NOTE

	GRADE at TOP OF WALL	GRADE at BOTTOM OF WALL	HEIGHT	LENGTH
B1	611	610	1'	280'
B2	610	601	9'	100'
B3	620	619	1'	

SURFACE AREA : 1,900 sqft
LENGTH : 380 ft
MAX HEIGHT : 9 ft

WALL 'C'

	GRADE at TOP OF WALL	GRADE at BOTTOM OF WALL	HEIGHT	LENGTH
C1	616	615	1'	132'
C2	629	620	9'	161'
C3	578	576	2'	

SURFACE AREA : 1,350 sqft
LENGTH : 293 ft
MAX HEIGHT : 9 ft

WALL 'D' : GABION BASKET/GRAVITY RETAINING WALL

	GRADE at TOP OF WALL	GRADE at BOTTOM OF WALL	HEIGHT	LENGTH
D1	598	596	2'	280'
D2	600	588	12'	90'
D3	606	604	2'	

SURFACE AREA : 2,590 sqft
LENGTH : 370 ft
MAX HEIGHT : 12 ft

WALL 'E' : SPLIT FACE IF POSSIBLE, SEE NOTE

	GRADE at TOP OF WALL	GRADE at BOTTOM OF WALL	HEIGHT	LENGTH
E1	614	612	2'	211'
E2	630	620	10'	352'
E3	605	603	2'	

SURFACE AREA : 3,380 sqft
LENGTH : 563 ft
MAX HEIGHT : 10 ft

WALL 'F'

	GRADE at TOP OF WALL	GRADE at BOTTOM OF WALL	HEIGHT	LENGTH
F1	600	598	2'	90'
F2	601	586	15'	27'
F3	601	584	17'	42'
F4	602	583	19'	34'
F5	603	583	20'	154'
F6	604	594	10'	73'
F7	600	599	1'	

SURFACE AREA : 5,330 sqft
LENGTH : 420 ft
MAX HEIGHT : 20 ft

NOTE: Elevations and Surface Areas Depicted in the Tables above are to reflect the proposed grades adjacent to the proposed wall in order to provide guidance for Final Design to be Provided by a Geotech/Structural Engineer. Exact Wall Dimensions to be constructed per Final Design Provided by Structural Engineer/Others. Potential split face wall feasibility to be determined by Geotech/Structural Engineer.

Drawing Date:
October 15, 2024

Revisions

Pine Ridge - Phase 2

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

Final Site Plan



Phase 2 Spot
Grading &
Walls

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

D&A Project #23011
Pine Ridge - Phase 2

C3.03



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SURFACE AREA : 1,940 sqft
LENGTH : 370 ft
MAX HEIGHT : 8 ft

WALL 'E' : SPLIT FACE IF POSSIBLE, SEE NOTE

	GRADE at TOP OF WALL	GRADE at BOTTOM OF WALL	HEIGHT	LENGTH
E1	614	612	2'	211'
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WALL 'F'

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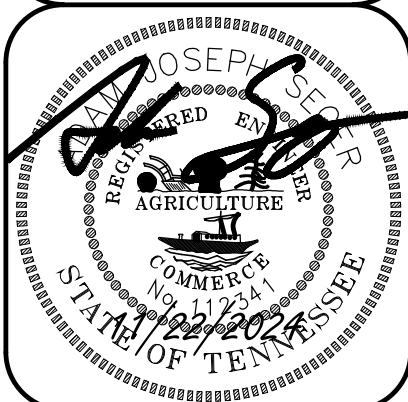
Drawing Date:
October 15, 2024

Revisions

Pine Ridge - Phase 2

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

Final Site Plan

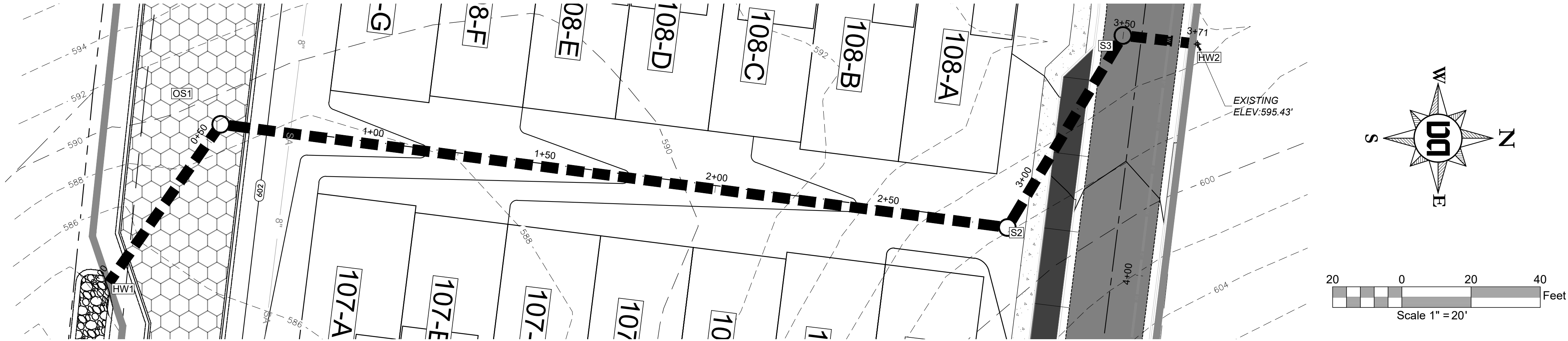


Phase 2 Spot
Grading &
Walls (2)

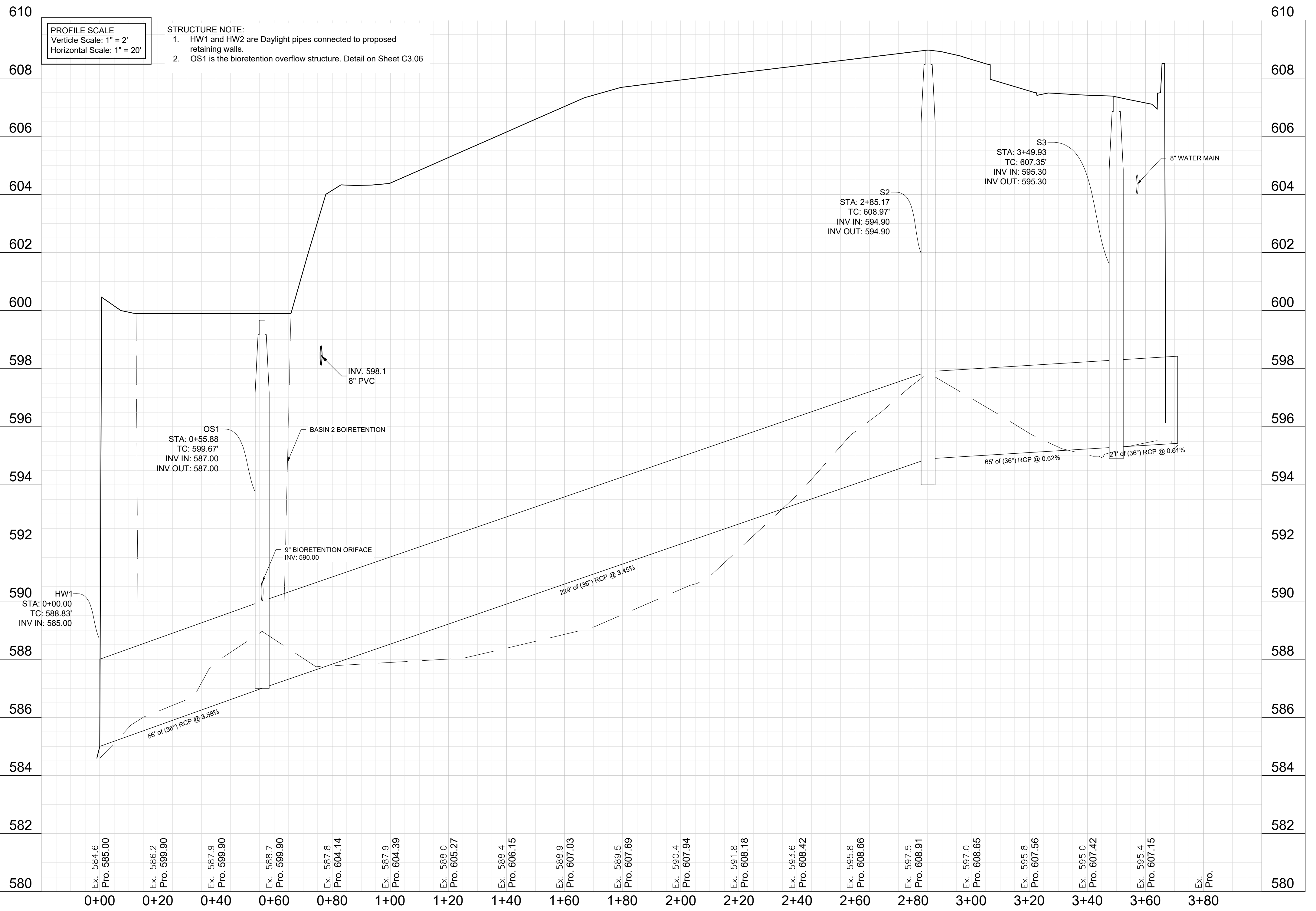
Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project #23011
Pine Ridge - Phase 2
C3.04

PERMITS:

BYPASS LINE 'A' - PUBLIC - PLAN



BYPASS LINE 'A' - PUBLIC - PROFILE



Development Summary

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

Total Site Area - 20.32 Ac.
Total Disturbed Area - 10.21 Ac.
Council District #10 - Jennifer F. Webb

Owner/Developer
ALSL, GP
Contact: George Grundler
520 Duke Drive
Franklin, TN. 37067
Phone: 615.370.0989
Email: george@hiddenvalehomesnashville.com

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

Datum
NAD83
NAVD88

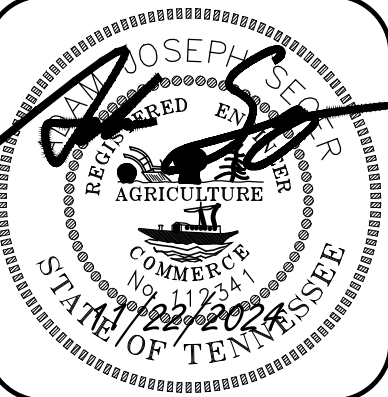
Drawing Date:
October 15, 2024

Revisions

Final Site Plan

Pine Ridge - Phase 2

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



PUBLIC
Bypass Line 'A'
Plan & Profile

Dale & Associates

Civil Engineering
Land Planning & Zoning
Surveying

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D&A Project #23011
Pine Ridge - Phase 2

C3.05

PERMITS:

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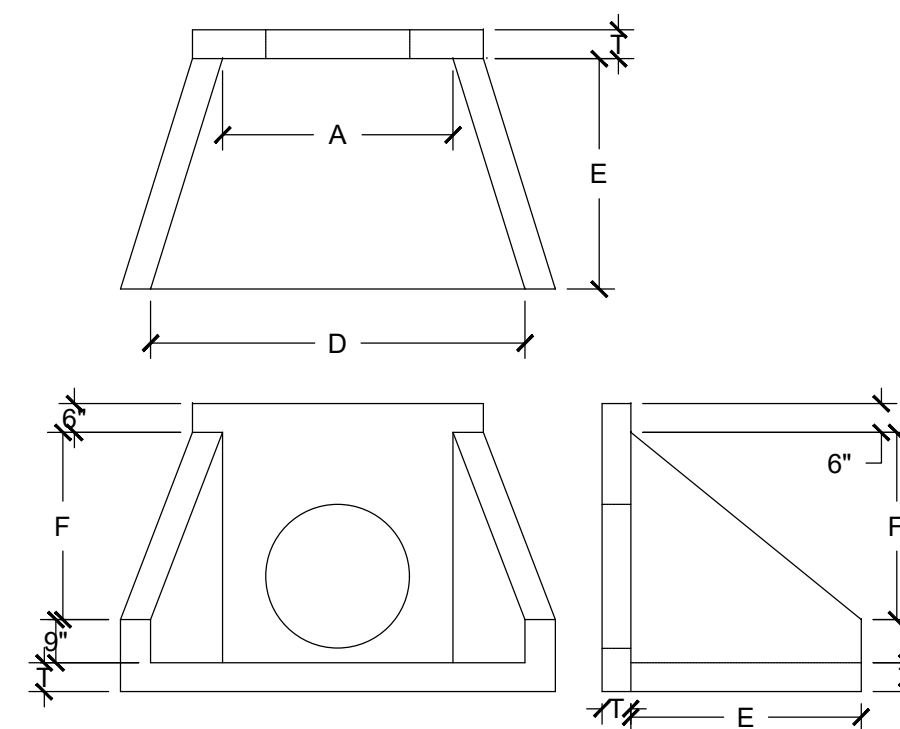
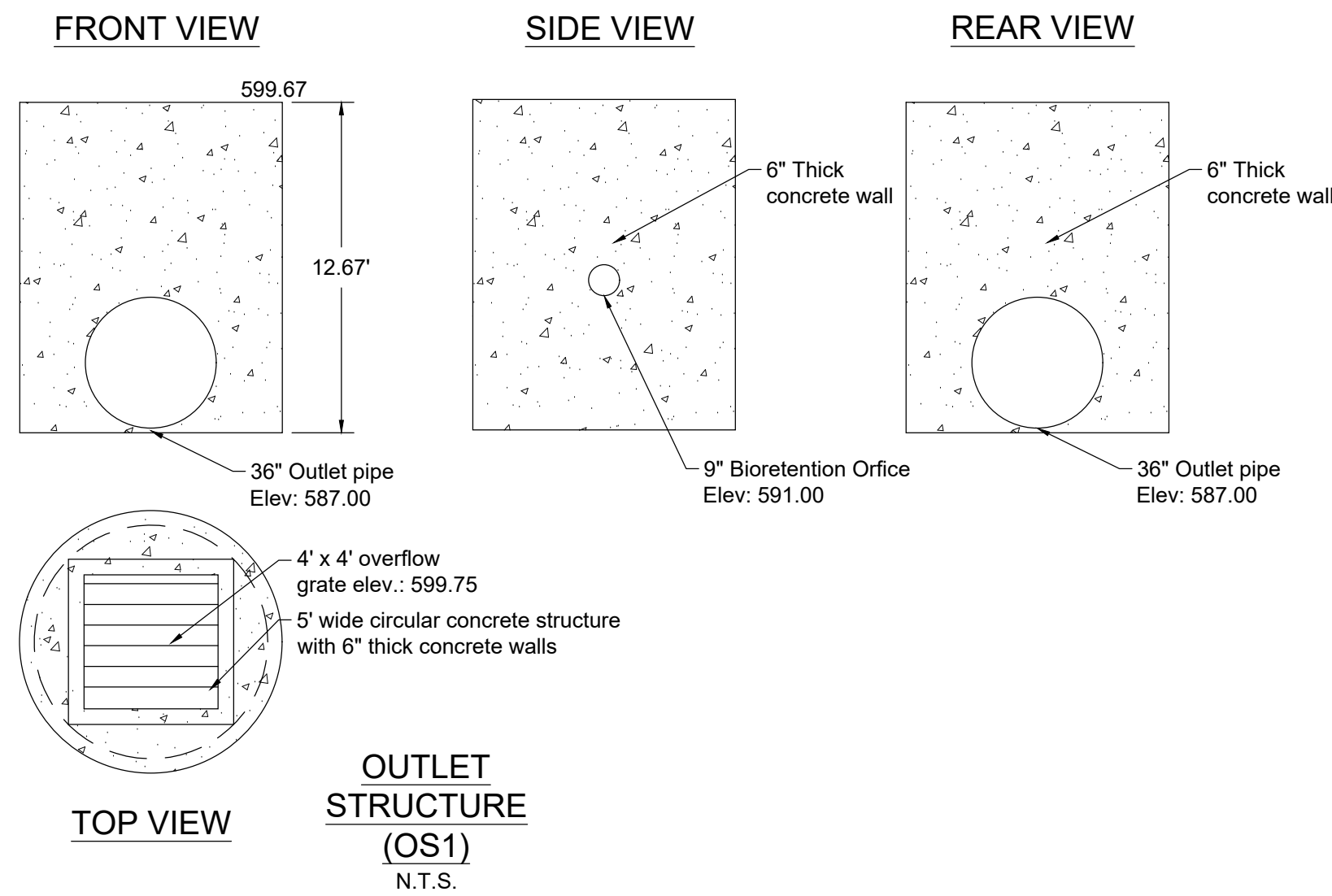
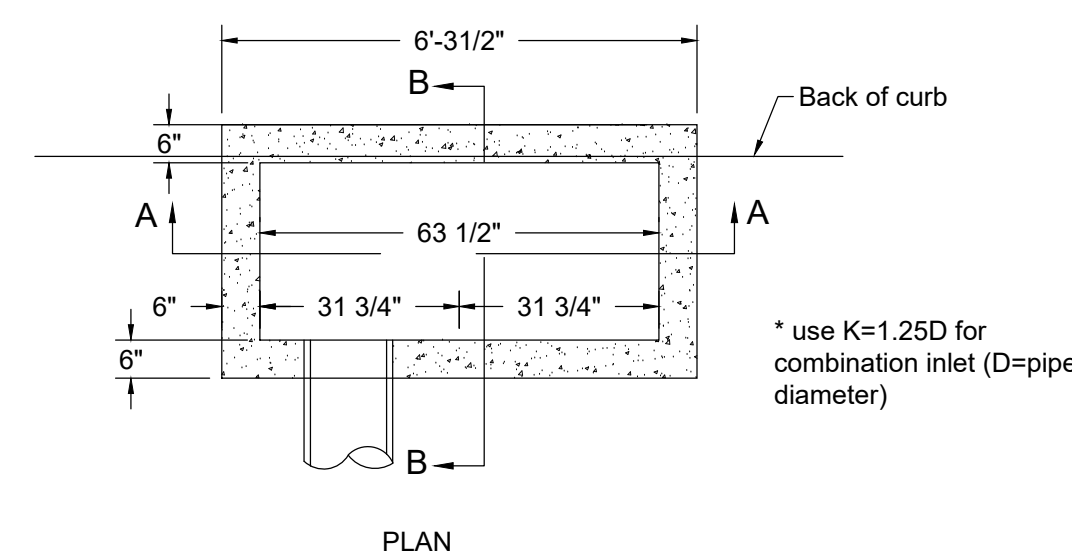
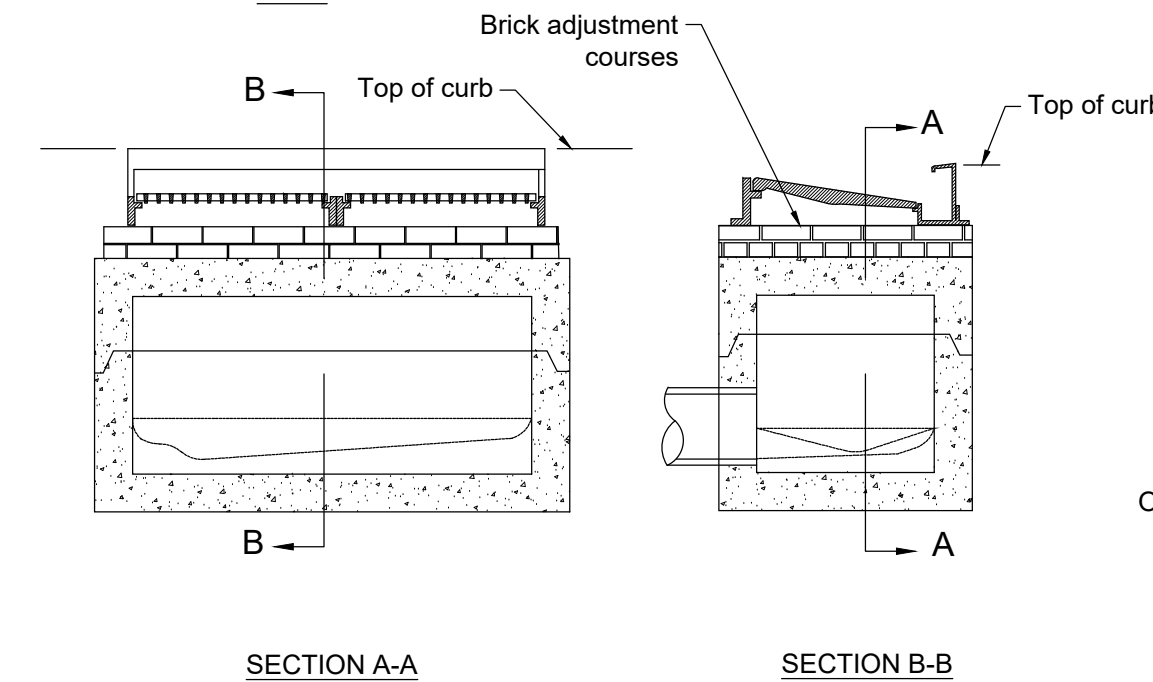


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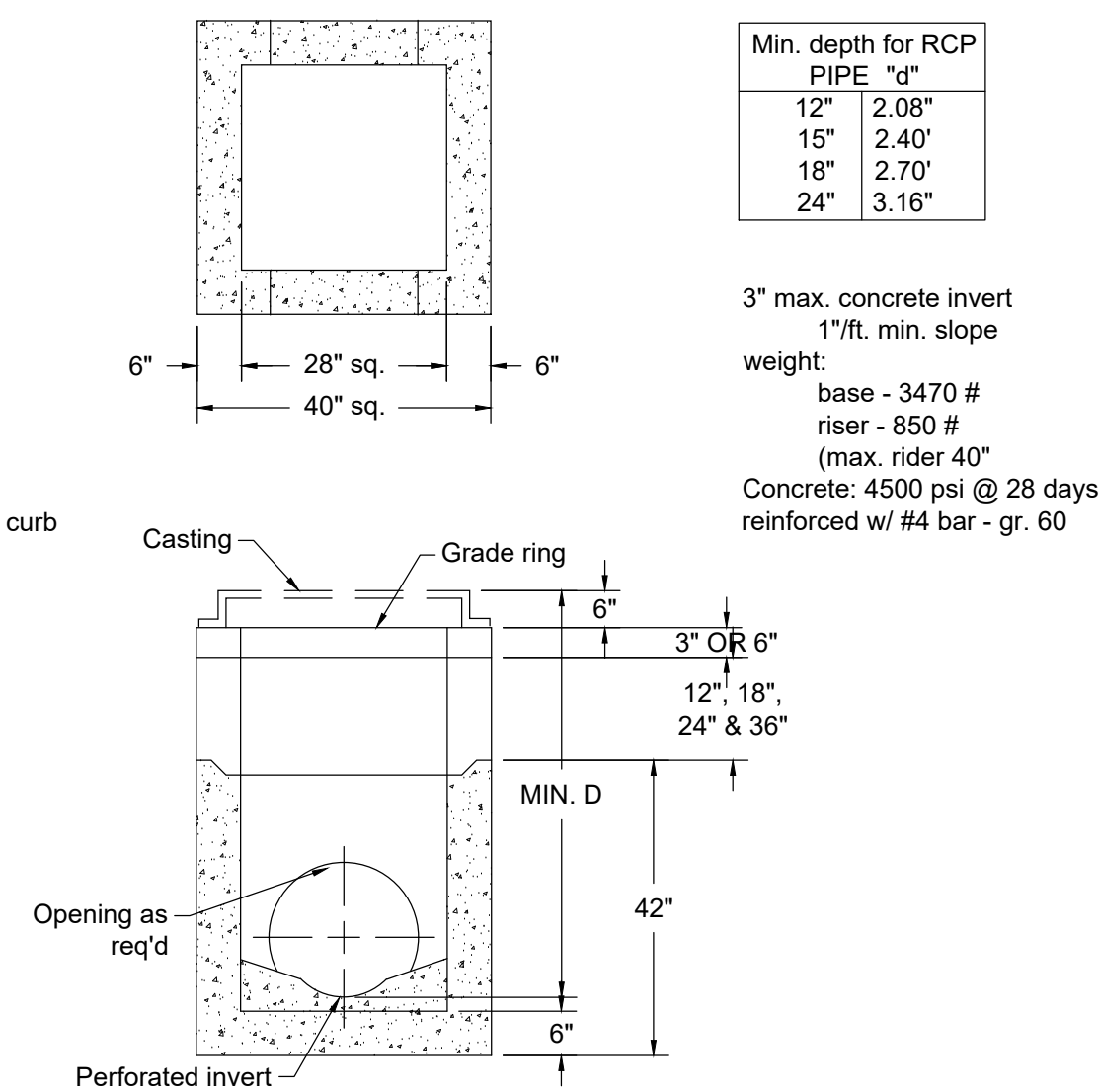
NOTES:

1. Concrete shall be 4,000 psi @ 28 days reinforced with #4 bars @ 10" o.c., each way with wings and toe slab doweled to headwall with #5 bars
2. 3/4" chamfer on all exposed edges.

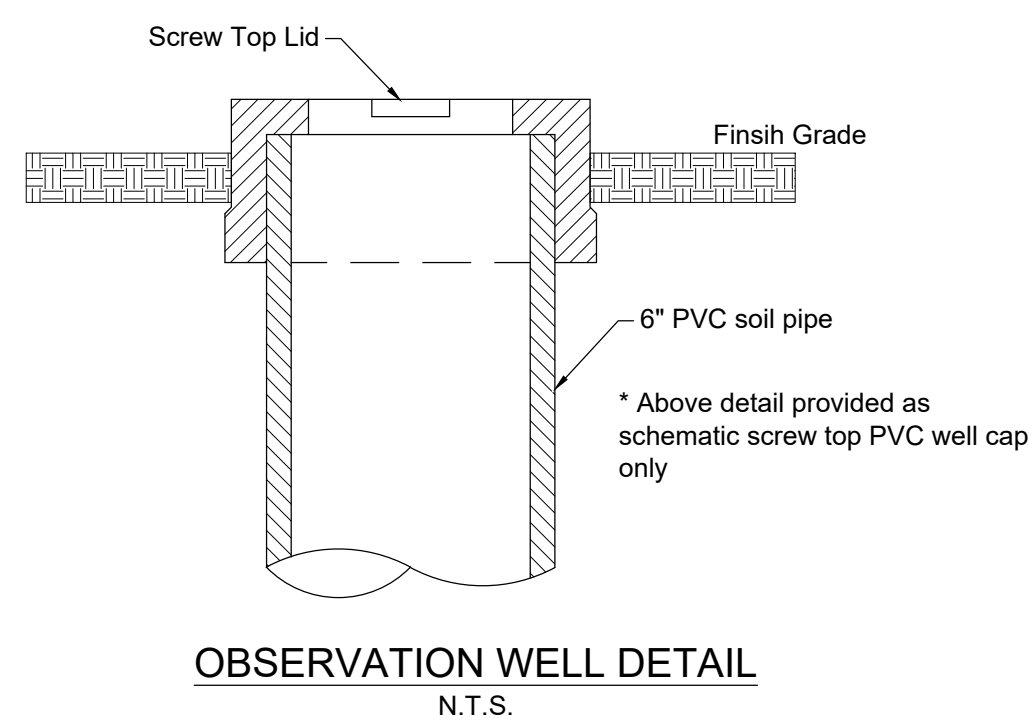
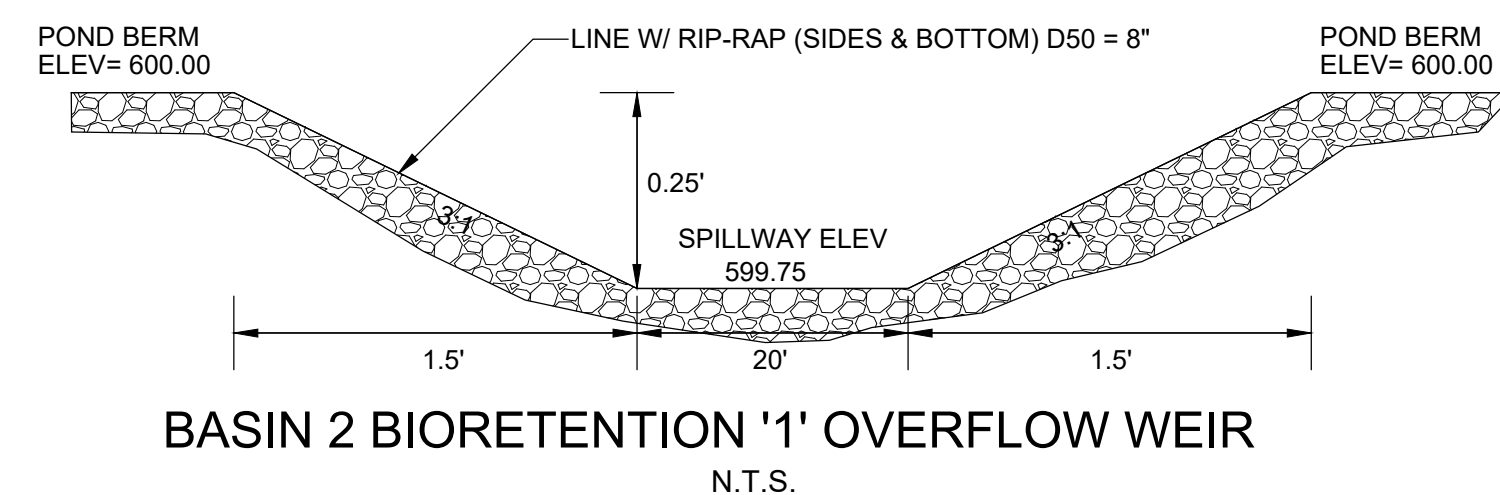
PRECAST CONCRETE HEADWALL
N.T.S.

N

DOUBLE INLET (PRECAST)
PRIVATE STORM STRUCTURE
N.T.S.



SINGLE INLET (PRECAST)
PRIVATE STORM STRUCTURE
N.T.S.



Technical drawings of manhole and catchbasin structures. The left drawing shows a manhole with a circular opening, a preforated invert, and a 46-inch maximum depth. The right drawing shows a catchbasin with a rectangular opening and a 40-inch width. Both drawings include dimensions for openings, invert, and structure height.

TRIPLE INLET (PRECAST)
PRIVATE STORM STRUCTURE
N.T.S.

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

EACH OBSERVATION WELL / CLEANOUT
SHALL INCLUDE THE FOLLOWING:

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

PERMITS:

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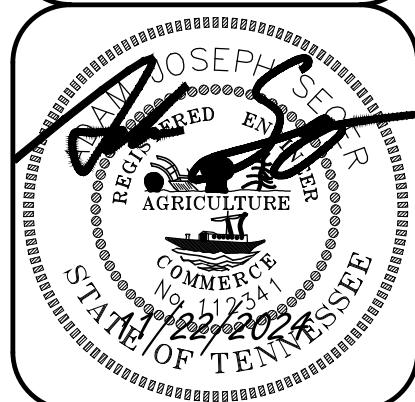
Revisions

dh

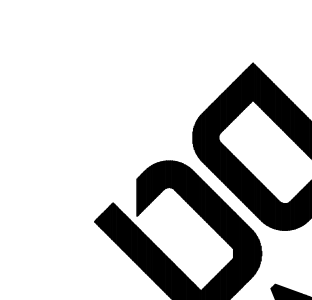
Final Site Plan

Pine Ridge - Phase 2

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



Bioretention Details



DA

Dale & Associates

516 Heather Place
Nashville, TN 37204
(615) 297-5164

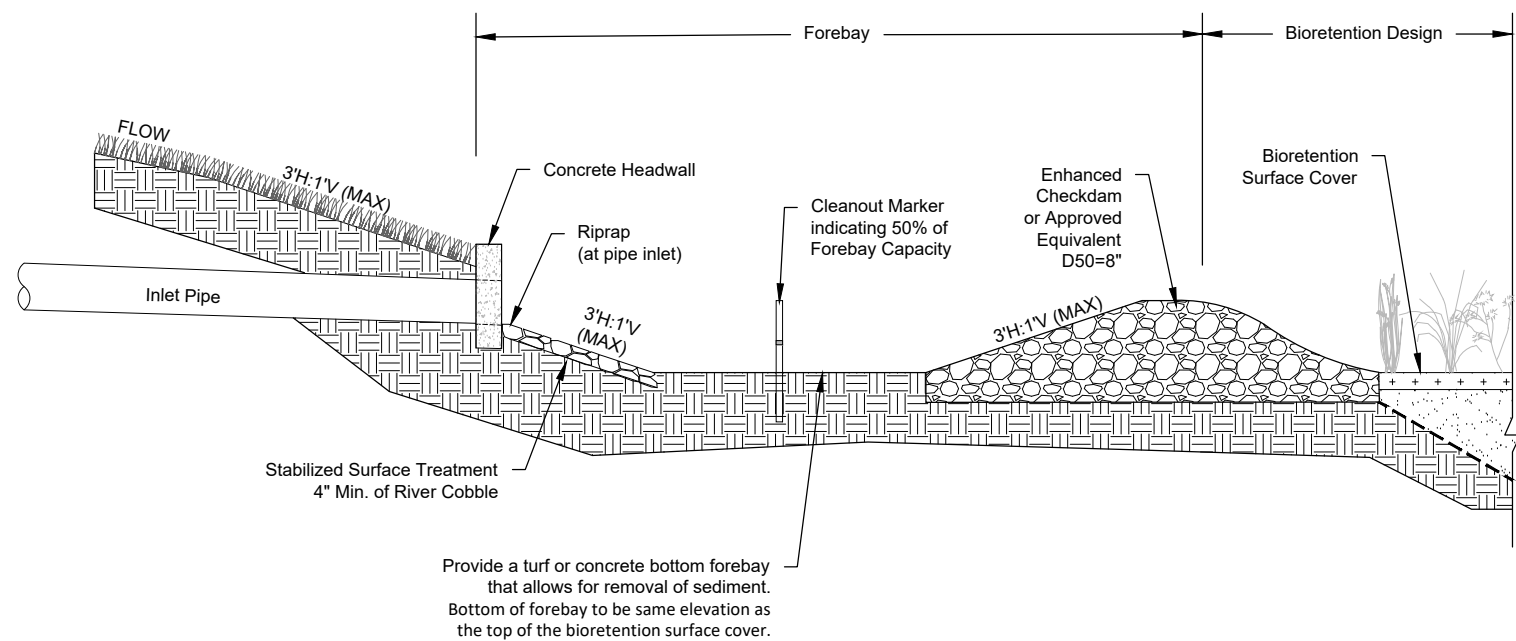
Civil Engineering
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Surveying

C3.06

D&A Project #23011
Pine Ridge - Phase 2

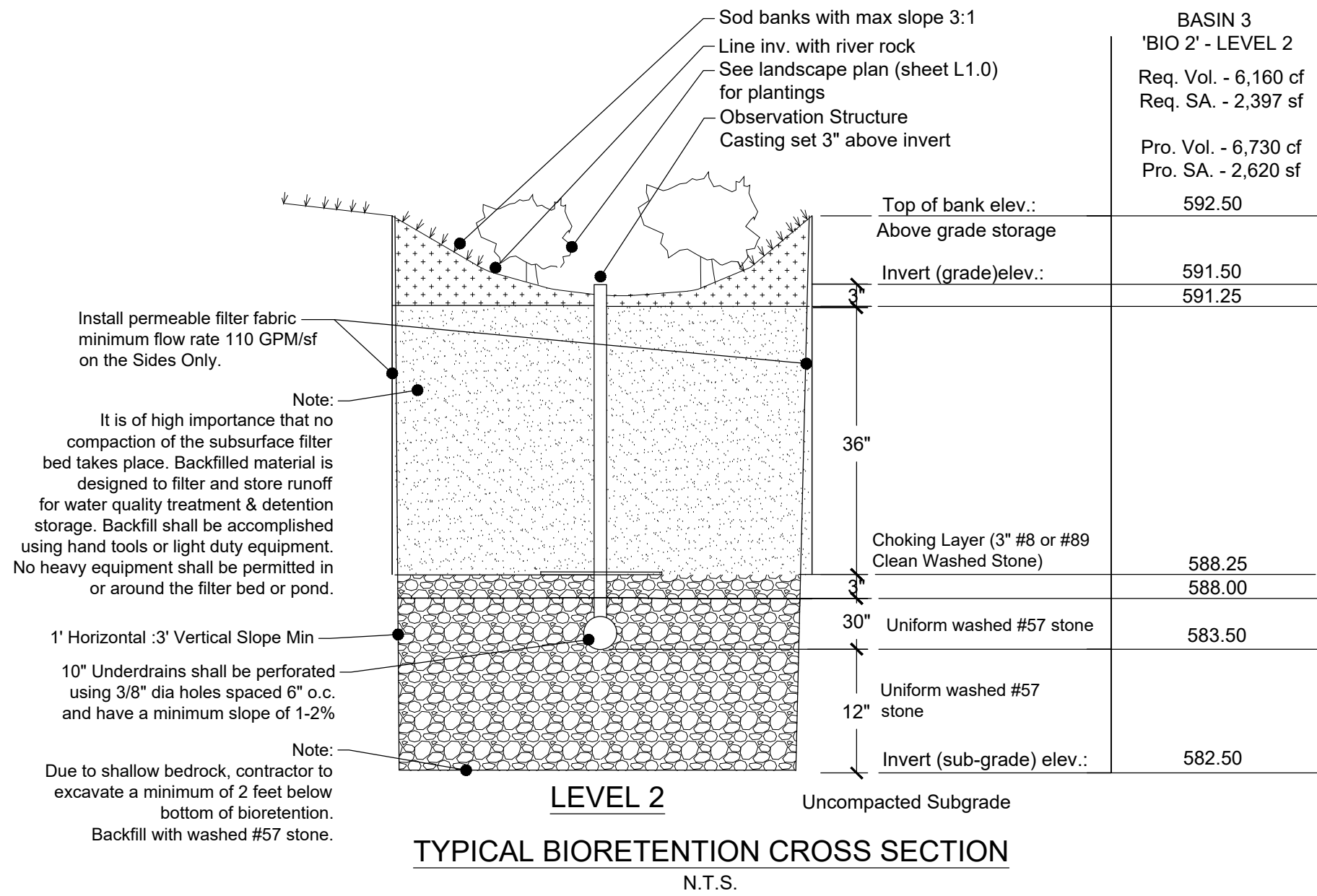
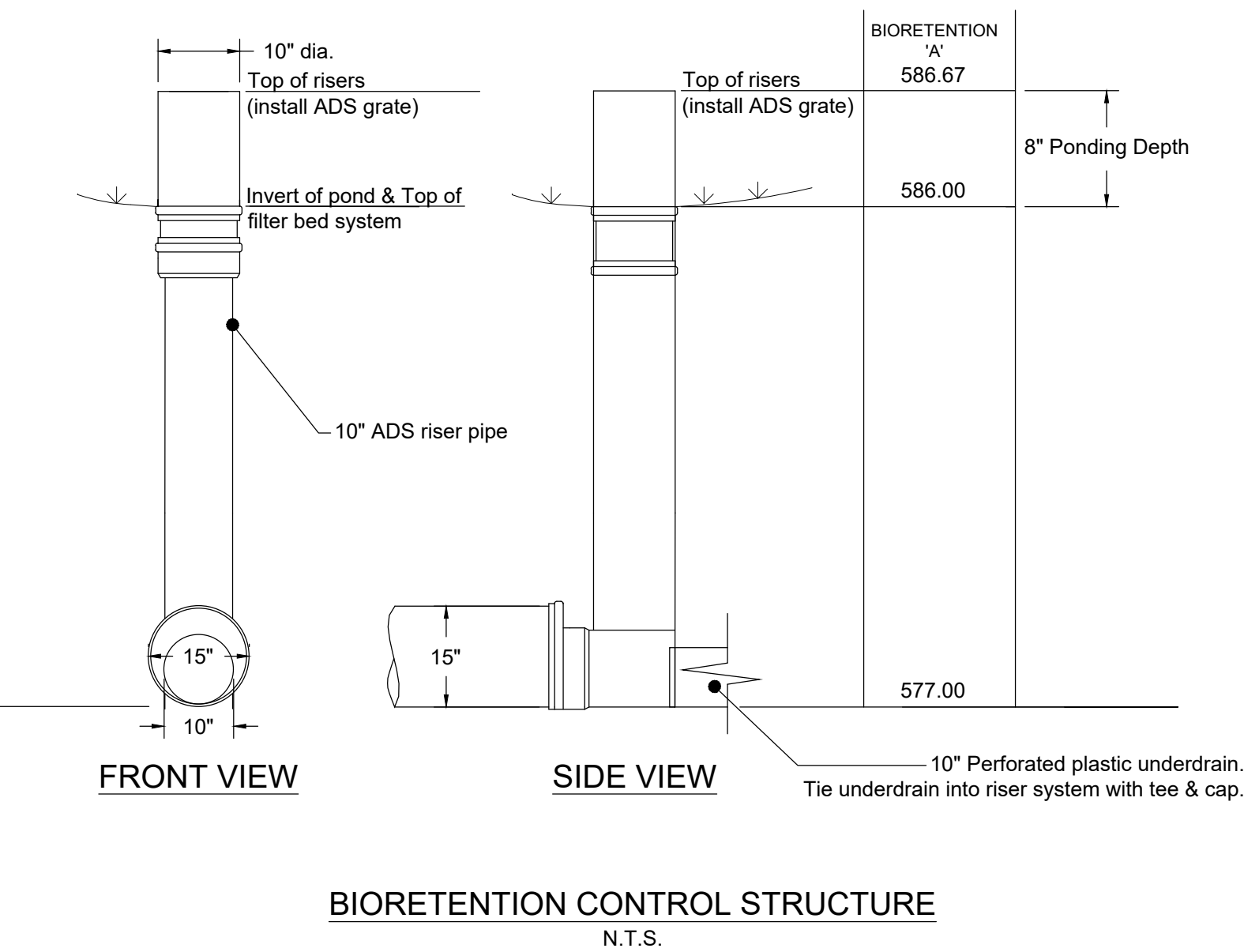
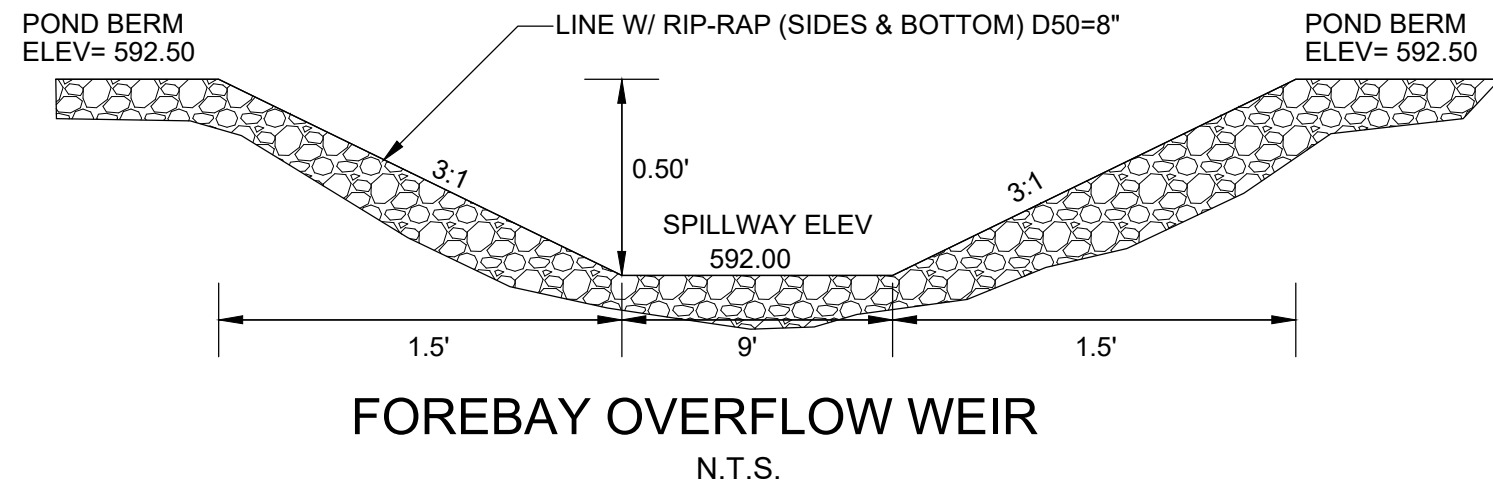
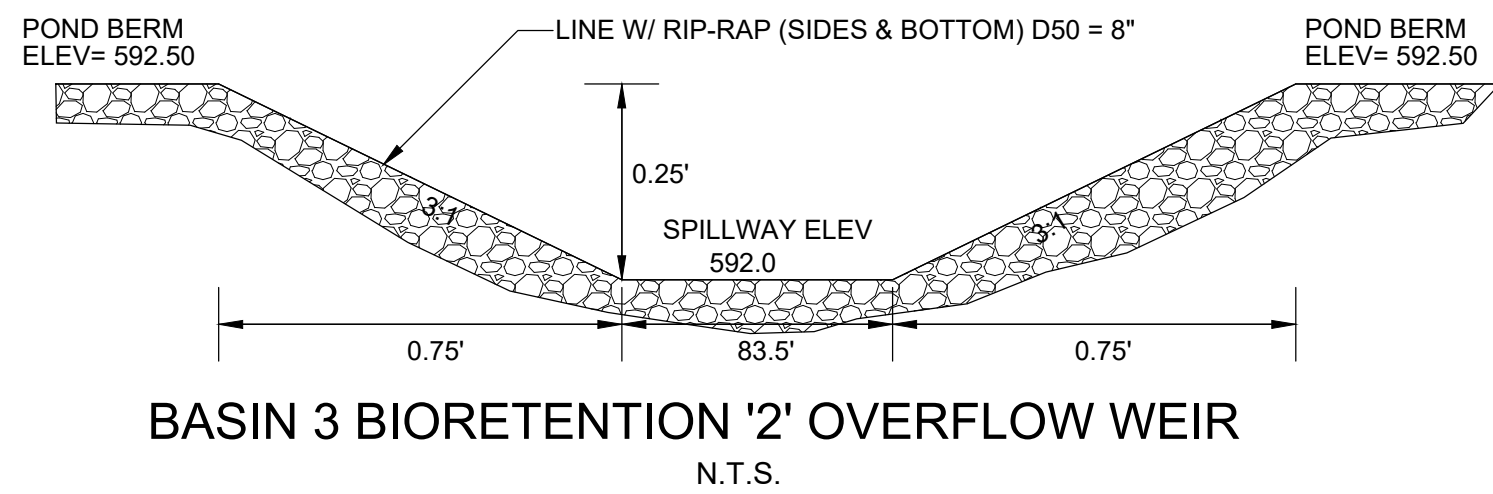
D&A Project #23011
Pine Ridge - Phase 2

C3.06



DETAIL NOTES:

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

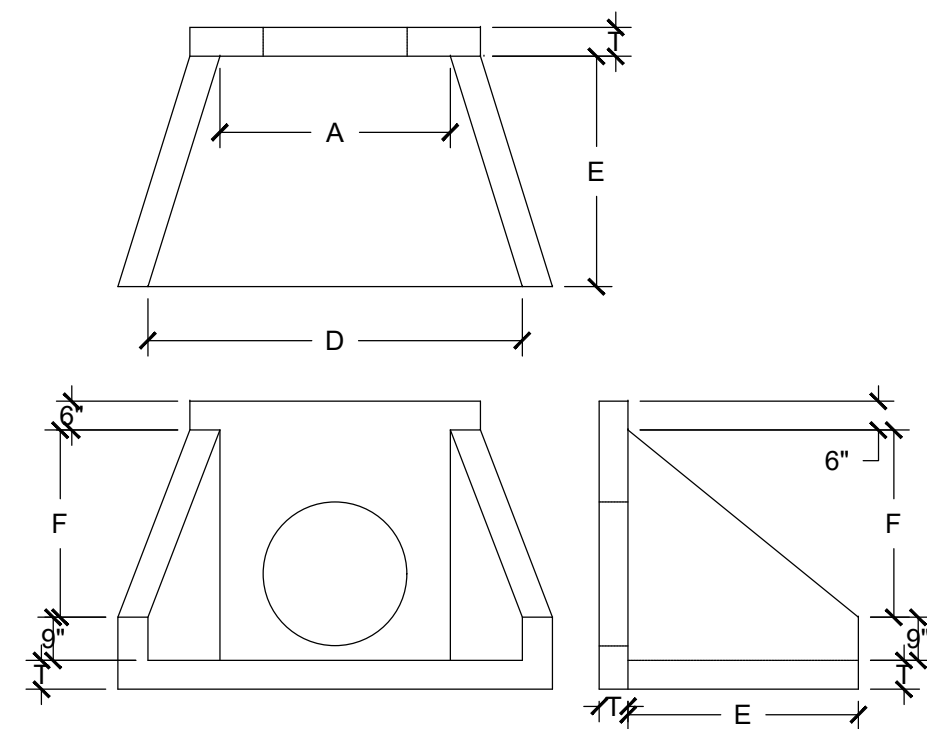
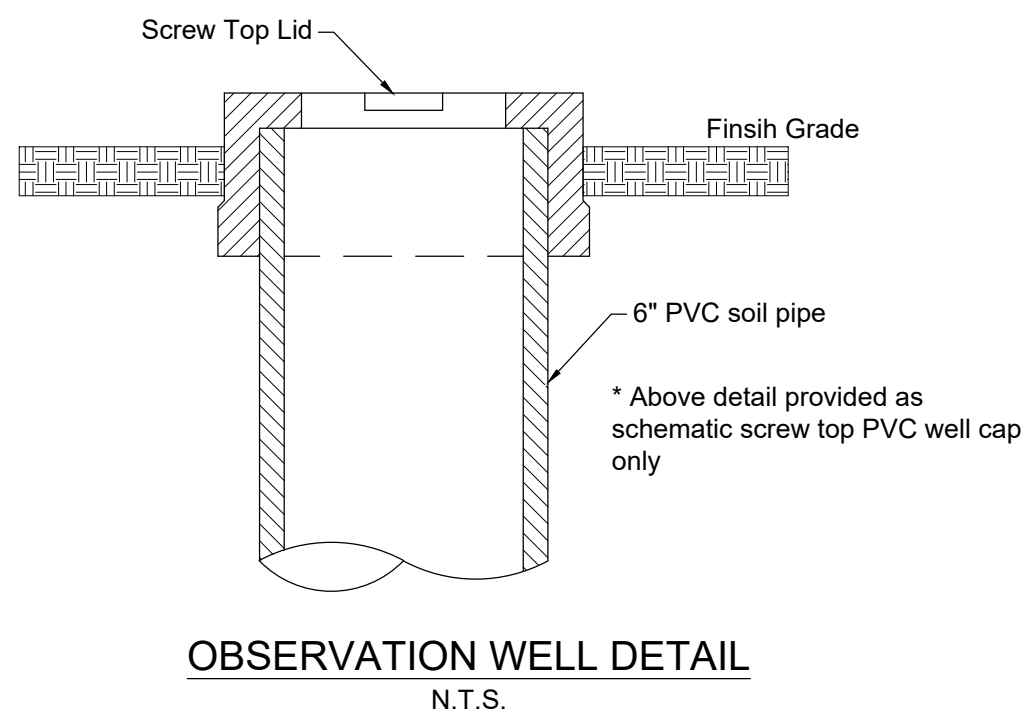


BIORETENTION NOTES:

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

EACH OBSERVATION WELL / CLEANOUT SHALL INCLUDE THE FOLLOWING:

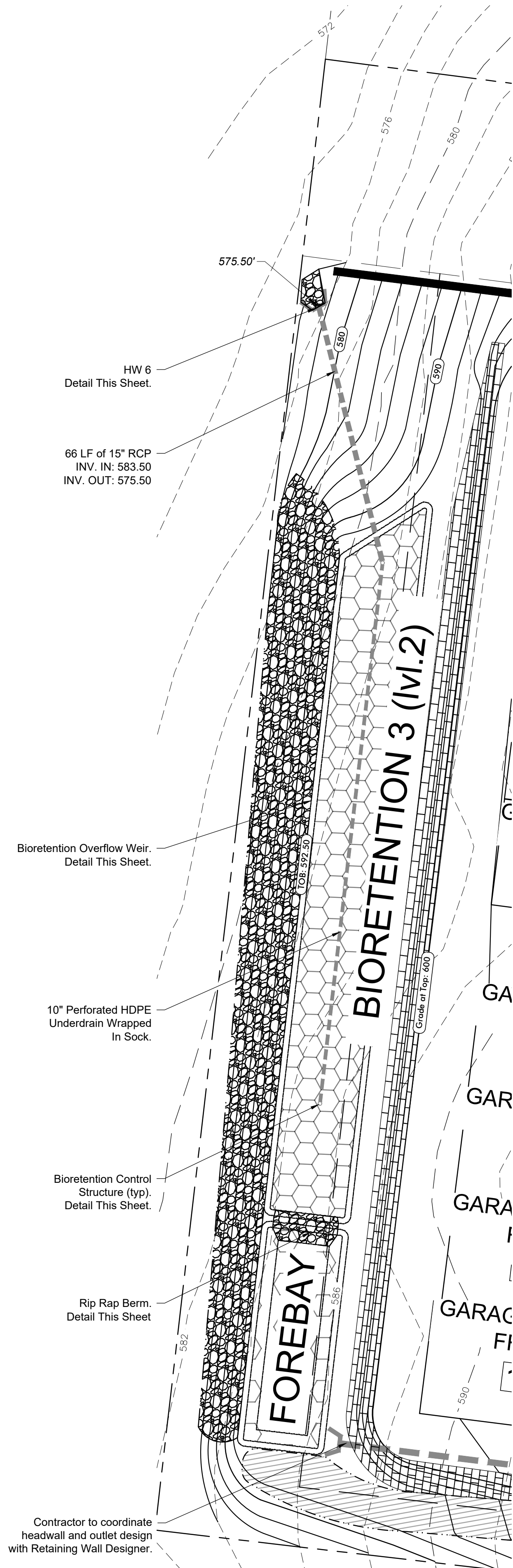
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N.T.S.

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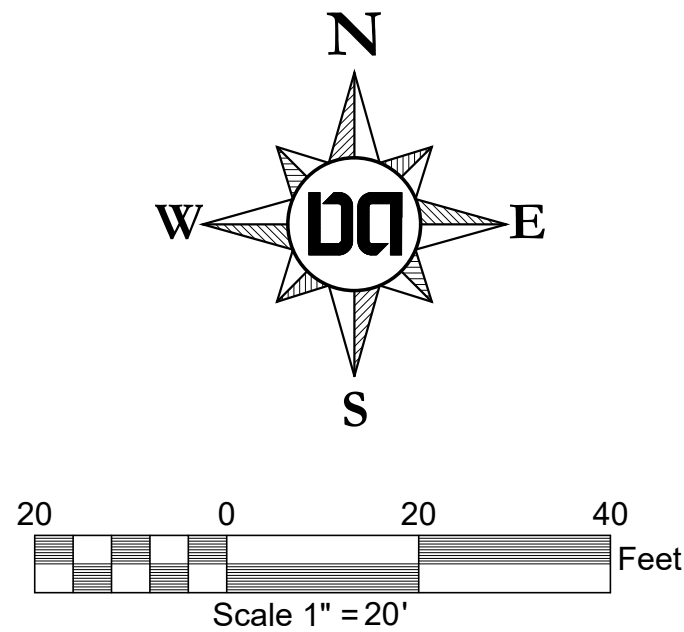
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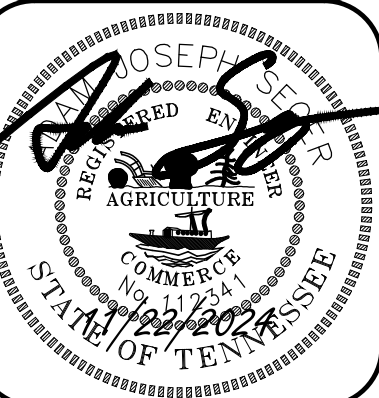
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NAD83
NAVD88



Drawing Date:
October 15, 2024

Revisions

Pine Ridge - Phase 2
Map 025 Parcels 060, 062, 218, & 219
Goodlettsville, Davidson County, Tennessee



Bioretention Details (2)

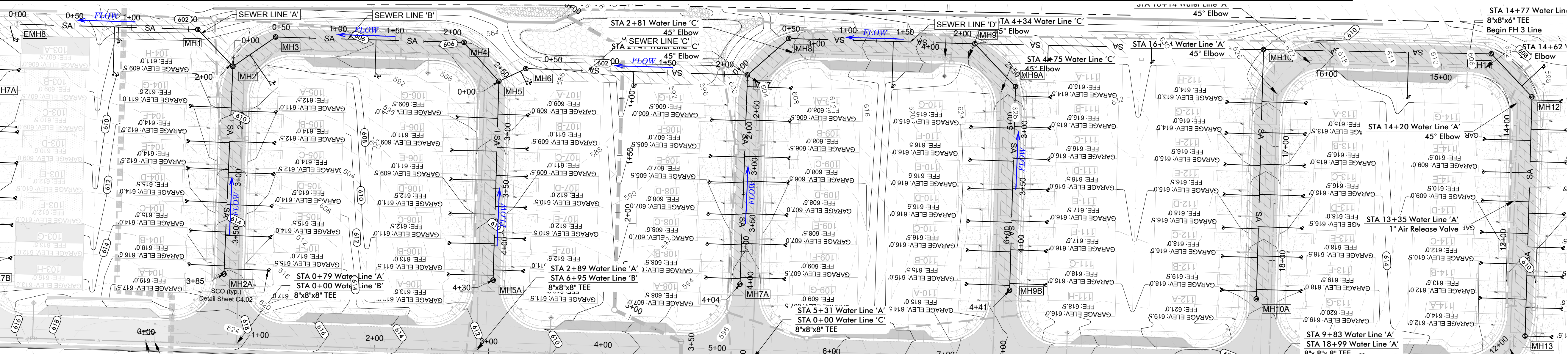
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Surveying

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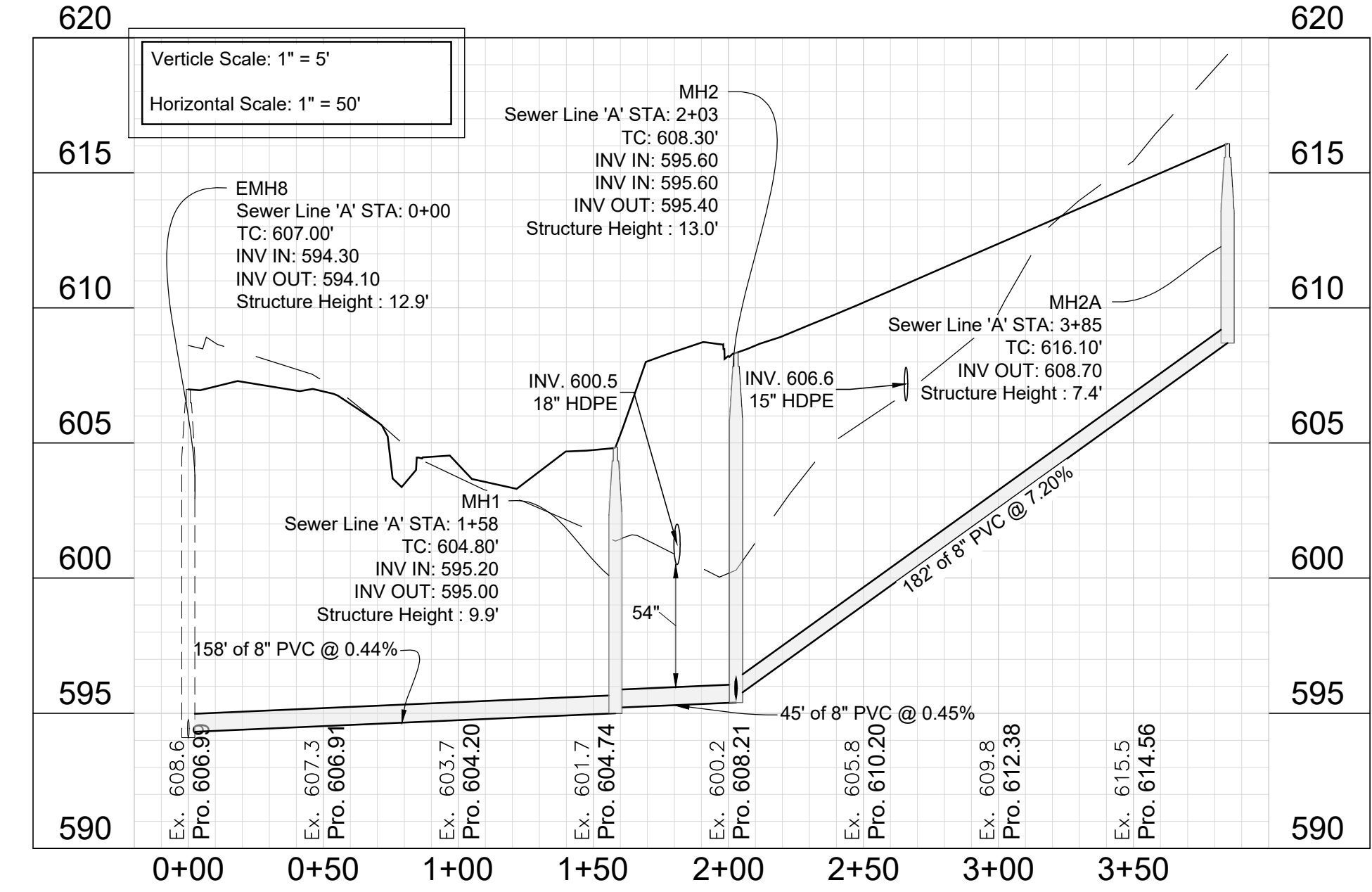
D&A Project #23011
Pine Ridge - Phase 2

C3.07

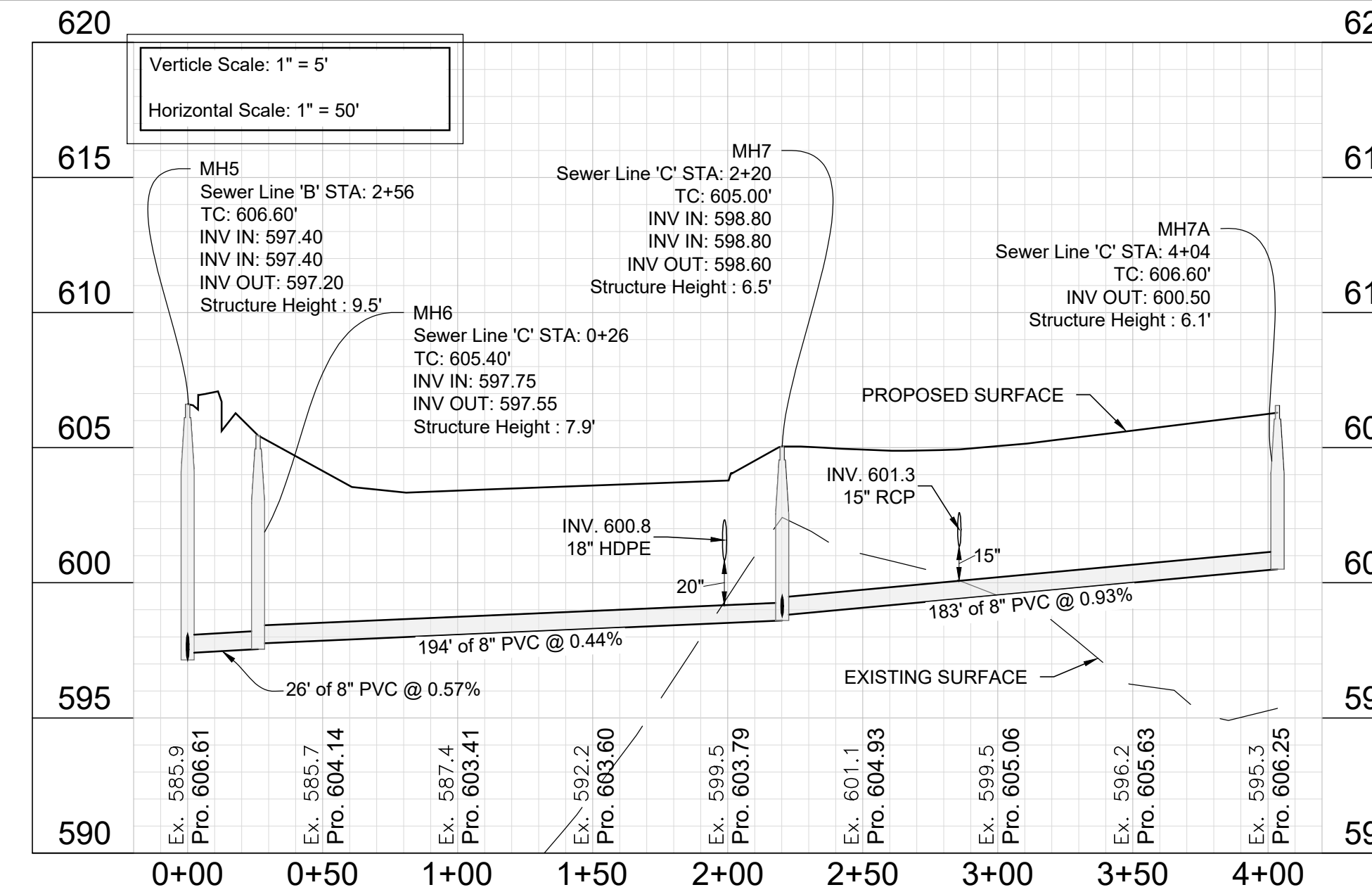
SEWER LINE 'A', 'B', 'C', 'D', 'E', & 'F' - PLANS



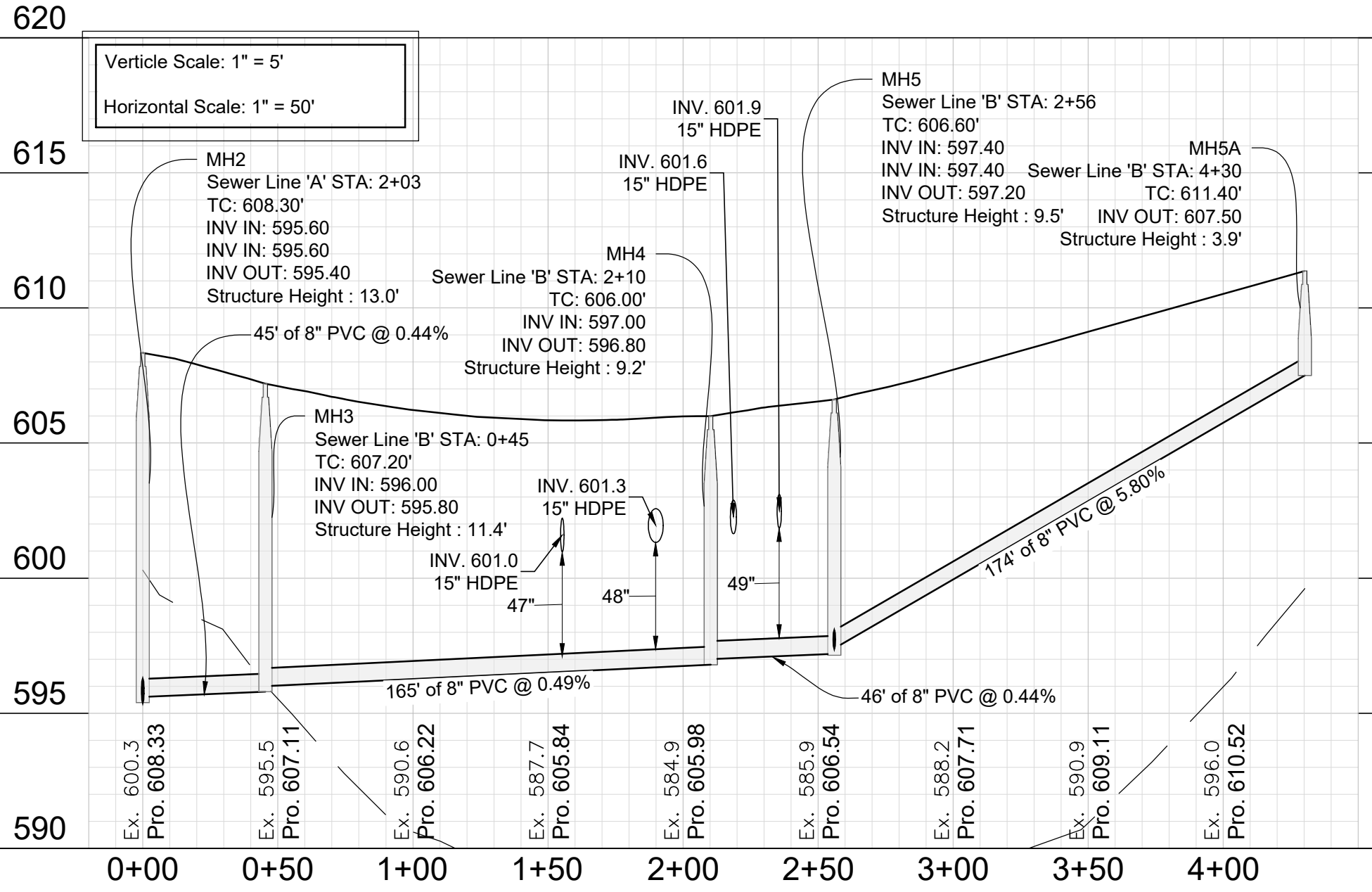
SEWER LINE 'A' - PROFILE



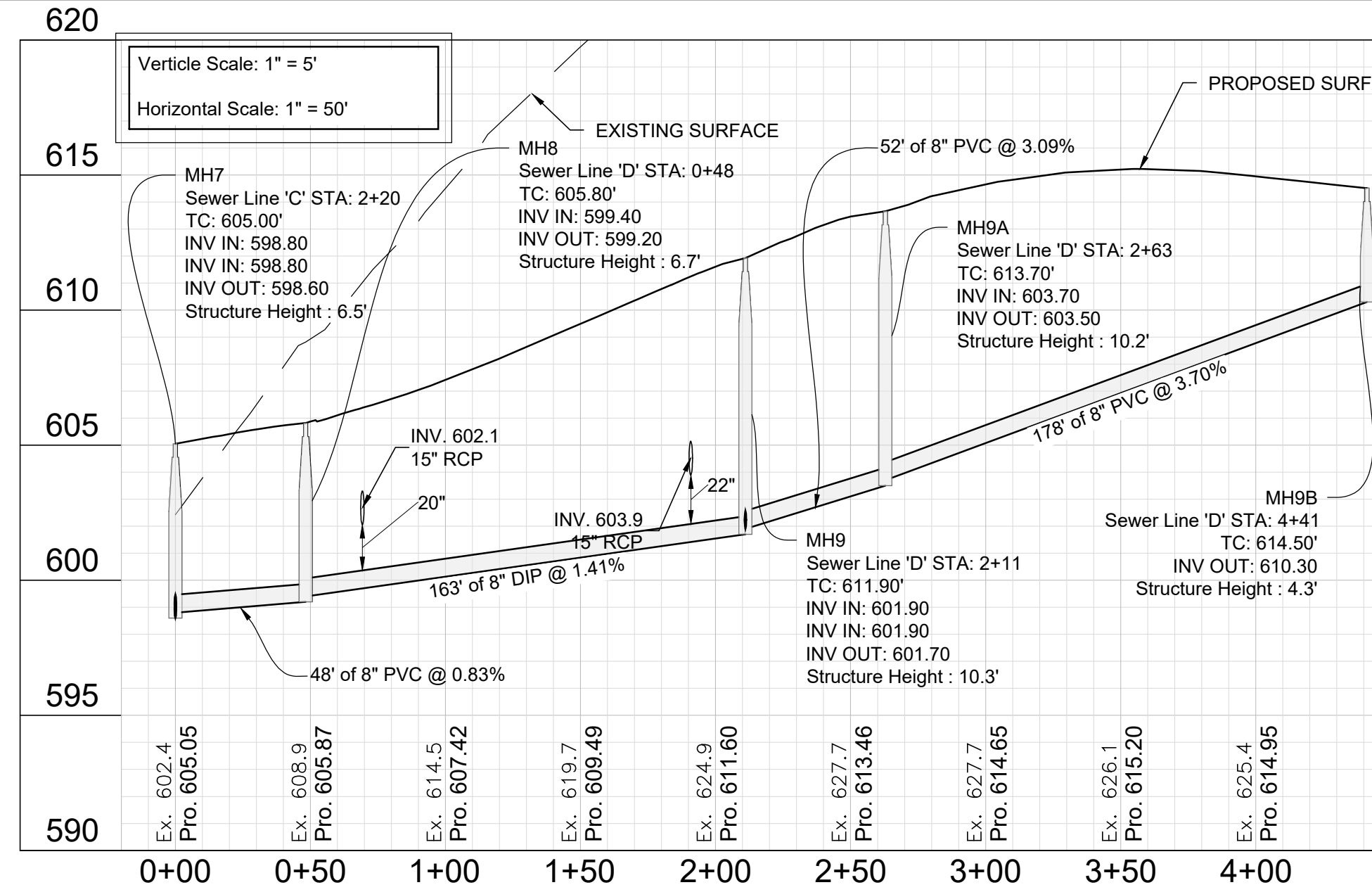
SEWER LINE 'C' - PROFILE



SEWER LINE 'B' - PROFILE



SEWER LINE 'D' - PROFILE



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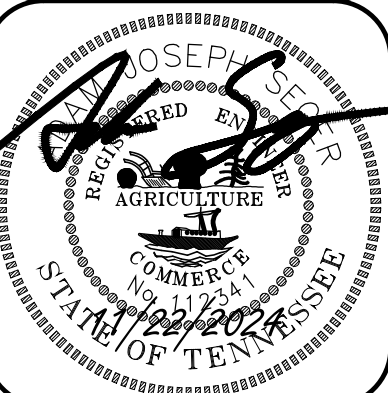
Datum

NAD83
NAVD88

Drawing Date:
October 15, 2024

Revisions

Final Site Plan
Pine Ridge - Phase 2
Map 025 Parcels 060, 062, 218, & 219
Goodlettsville, Davidson County, Tennessee



**PUBLIC Sewer
Plans &
Profiles**

PERMITS:



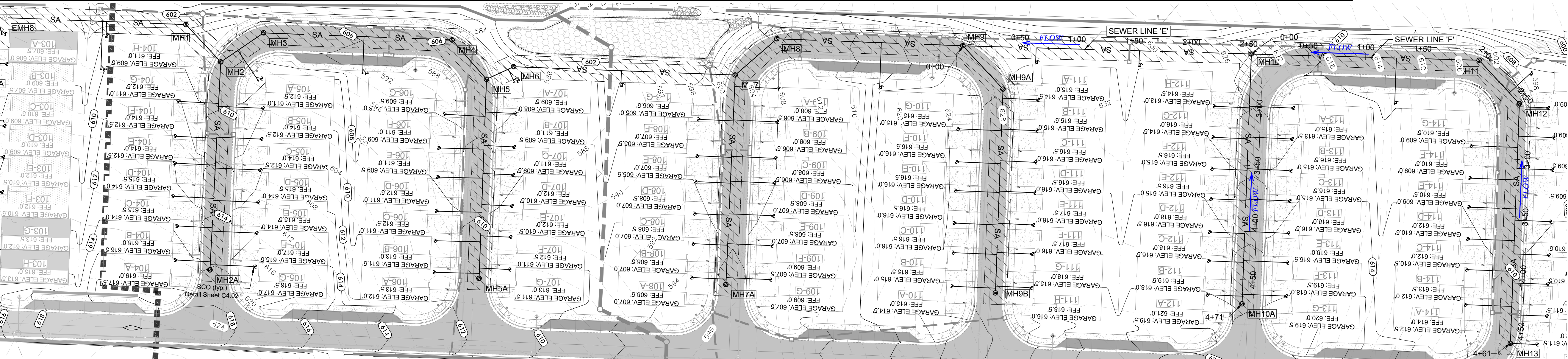
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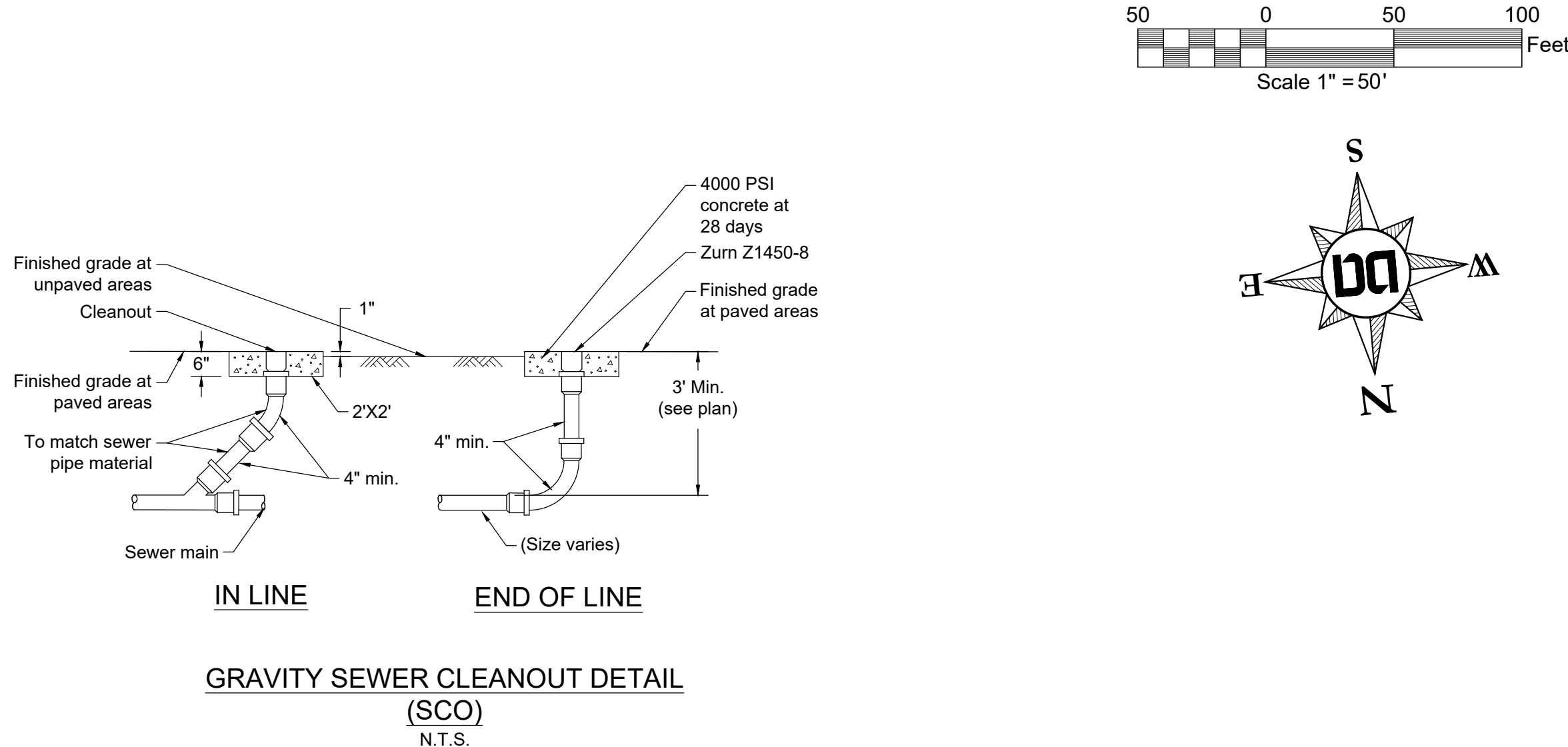
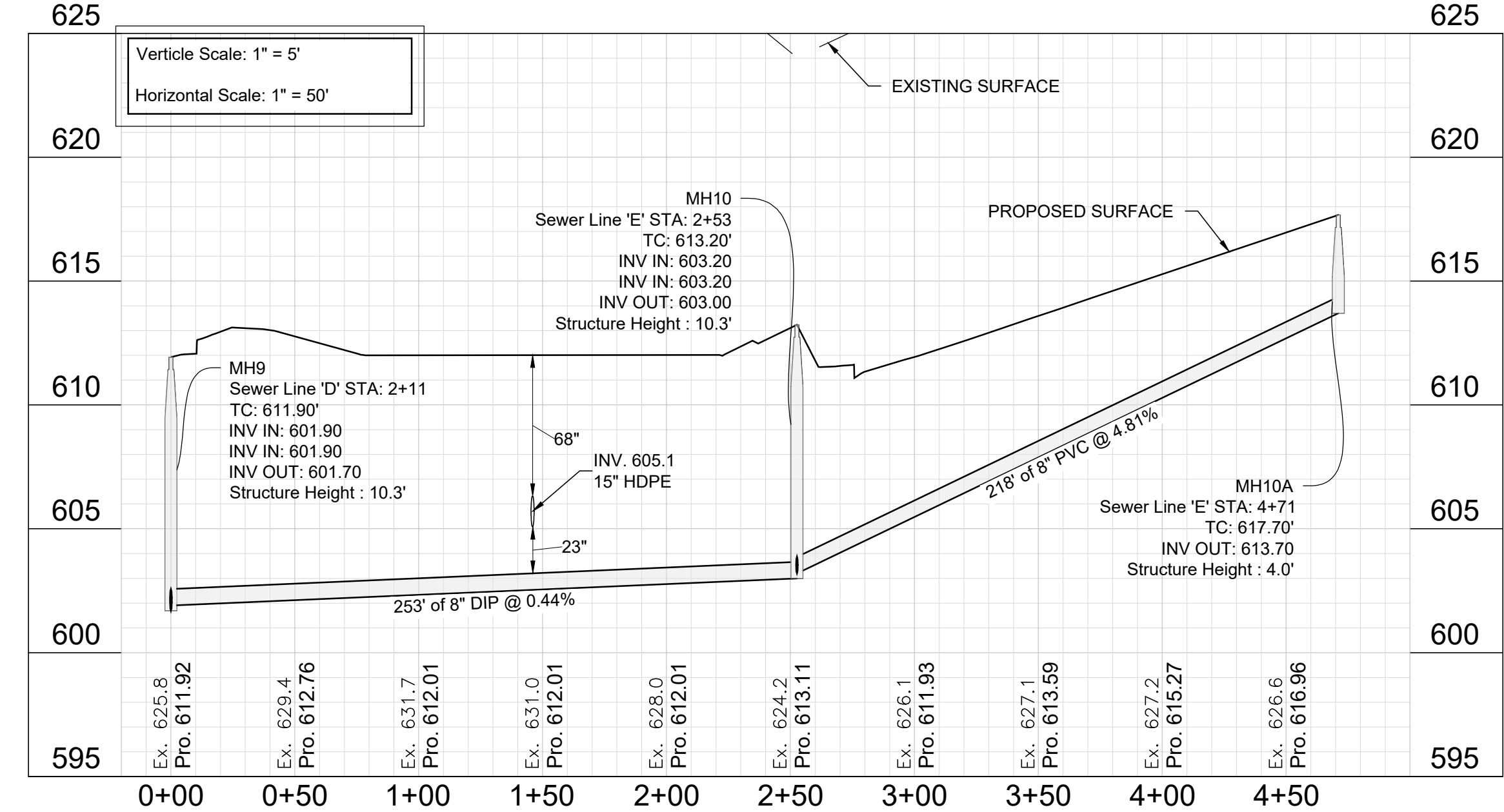
D&A Project #23011
Pine Ridge - Phase 2

C4.01

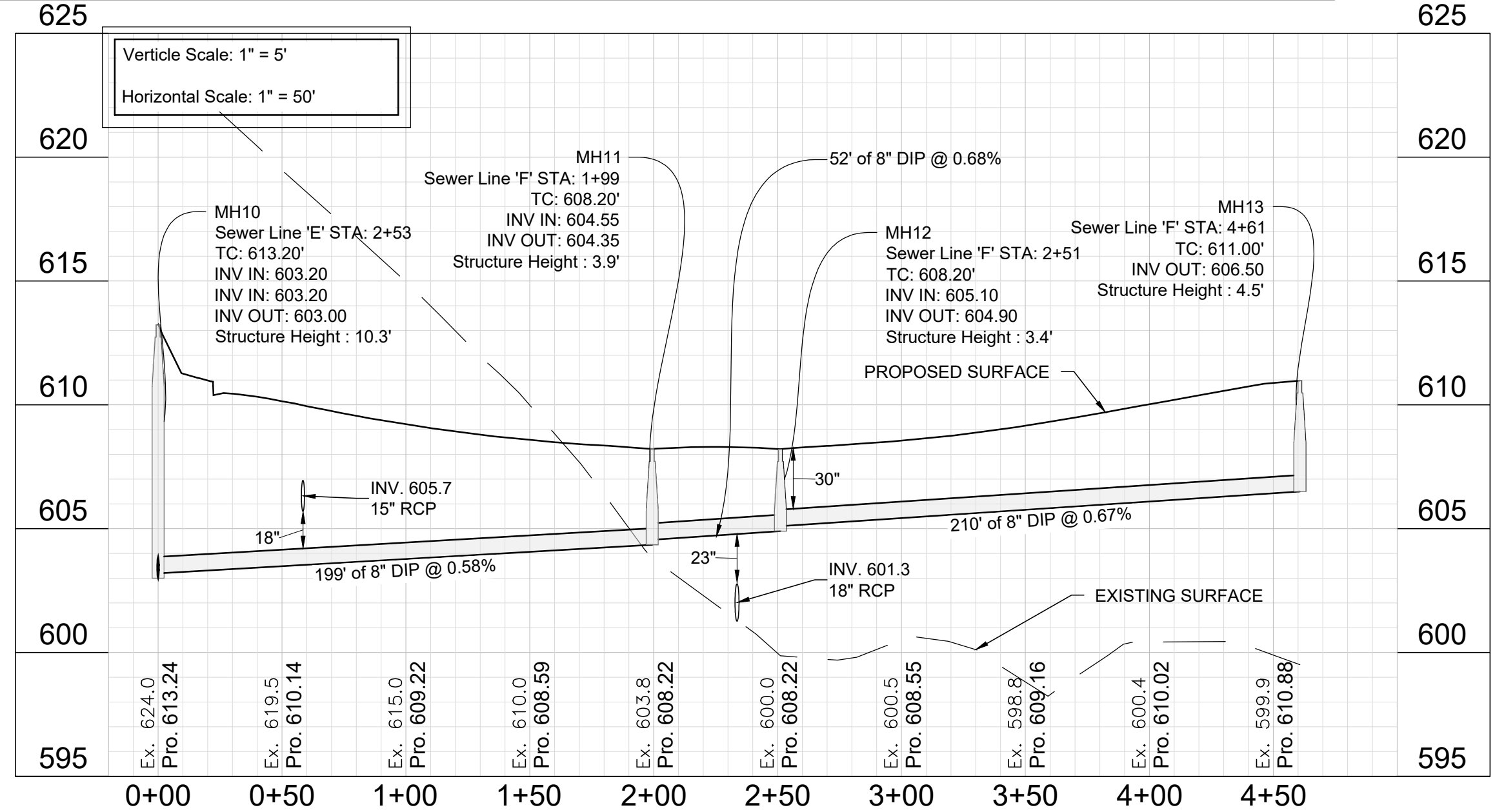
SEWER LINE 'A', 'B', 'C', 'D', 'E', & 'F' - PLANS



SEWER LINE 'E' - PROFILE



SEWER LINE 'F' - PROFILE



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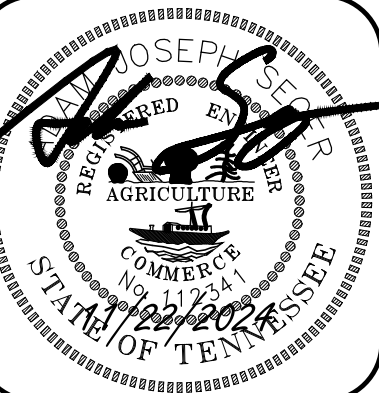
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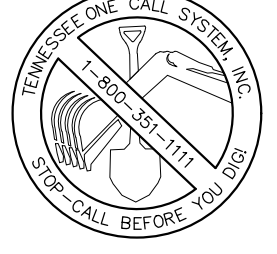
Pine Ridge - Phase 2

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Goodlettsville, Davidson County, Tennessee



PUBLIC Sewer
Plans &
Profiles (2)

PERMITS:



Dale & Associates

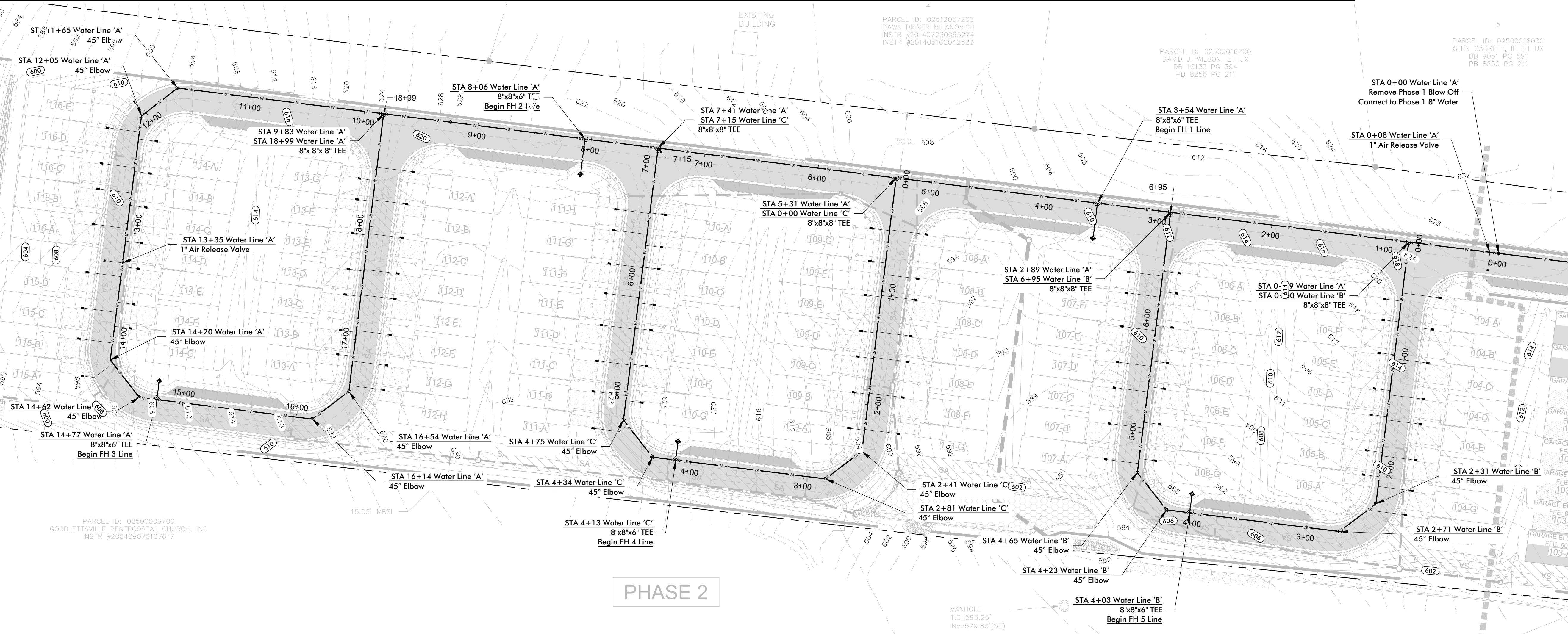
Civil Engineering
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Surveying

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(615) 297-5166

D&A Project #23011
Pine Ridge - Phase 2

C4.02

WATER LINE 'A', 'B', & 'C' - PLAN



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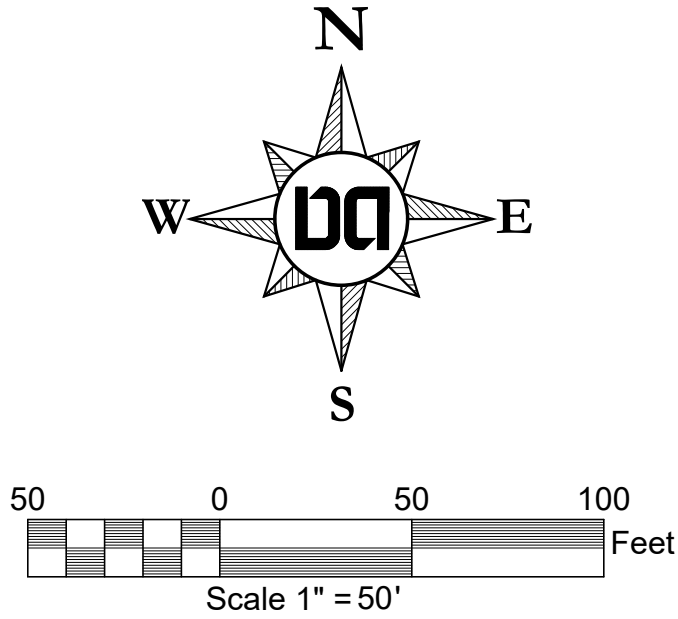
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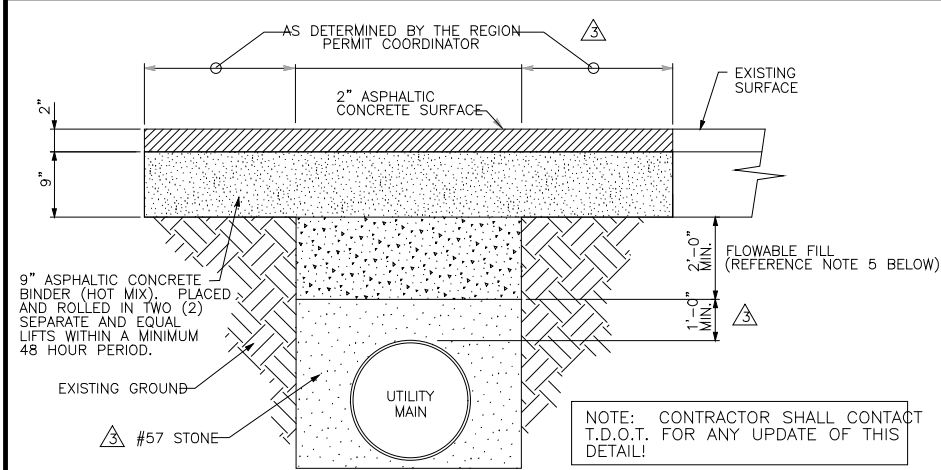
GENERAL NOTES FOR MATERIAL CONSTRUCTION (Madison Suburban Utility District)

- ALL WATER LINE CONSTRUCTION AND MATERIALS WILL BE IN STRICT COMPLIANCE WITH THE CURRENT APPROVED SPECIFICATIONS FOR THE MADISON SUBURBAN UTILITY DISTRICT (MSUD) AS ON FILE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER QUALITY CONTROL.
- BEFORE ANY WATER LINE WORK IS INITIATED ON THIS PROJECT, THE CONTRACTOR SHOULD CONTACT MSUD AND SATISFY ALL REQUIREMENTS OF MSUD. UPON COMPLETION OF THE WATER LINE INSTALLATION, THE CONTRACTOR WILL PERFORM A PRESSURE TEST AND DISINFECT THE LINE UNDER THE INSPECTION OF MSUD. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF REASONABLE INSPECTION FEES OF MSUD.
- ANY AND ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION AND ARE TO BE OBTAINED AND PAID PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST THEREFORE WILL BE BORNE BY THE CONTRACTOR.
- MSUD WILL SUPPLY THE APPROPRIATE WATER METER(S) AND SHALL BE REIMBURSED BY THE CONTRACTOR FOR MATERIAL COSTS.
- WATER LINE CONSTRUCTION IS TO BE COMPLETED BY THE CONTRACTOR EXCEPT FOR THE ACTUAL CONNECTIONS TO EXISTING WATER LINE. AT LEAST 72 HOURS PRIOR TO CONNECTING PROPOSED WATER LINE TO THE SYSTEM, THE CONTRACTOR WILL NOTIFY MSUD AND COORDINATE METHOD OF CONNECTION AND TIME TO SHUT DOWN EXISTING WATER LINE IF REQUIRED.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
- WATER LINE MATERIAL WILL BE DUCTILE IRON PIPE, CLASS 52 WITH DUCTILE IRON FITTINGS AND DUCTILE IRON OR BRASS TAPS AS APPROPRIATE.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL NEW TIE-INS, FITTINGS, VALVES, VAULTS, PRESSURE REDUCING VALVES, WATER UTILITY CROSSINGS OF OTHER UTILITIES OR STREAMS, CASING PIPE ENDS, CONCRETE ENCASEMENT ENDS, AND FIRE HYDRANTS UTILIZING THE GLOBAL POSITIONING SYSTEM (GPS) POINTS ON THE WATER MAIN EVERY 50 FEET BETWEEN THESE ITEMS SHALL ALSO BE LOCATED. ELEVATIONS AND COORDINATES (NORTHING AND EASTING BASED UPON THE TENNESSEE RECTANGULAR GRID SYSTEM, 1983 NORTH AMERICA DATUM OR UPDATED VERSIONS OF EACH OF THESE ITEMS SHALL BE OBTAINED AND PROVIDED TO MSUD. THIS GPS INFORMATION SHALL INCLUDE REAL TIME SIGNAL CORRECTION. THE CONTRACTOR SHALL COORDINATE THE DEVELOPMENT OF THIS DATA WITH THE MSUD PROJECT INSPECTOR. FINAL ACCEPTANCE OF THE NEW FACILITIES BY MSUD IS CONTINGENT UPON RECEIPT OF THIS INFORMATION. TWO (2) 24" X 36" HARD COPIES AND ONE (1) ELECTRONIC COPY (MICROSTATION OR AUTOCAD) OF THE AS-BUILT PLANS, INCLUDING THIS GPS DATA, ARE TO BE PROVIDED TO MSUD ONCE CONSTRUCTION IS COMPLETED. THE ELECTRONIC COPY SHALL BE UTILIZED SOLELY FOR THE PURPOSE OF TRANSFERRING AS-BUILT INFORMATION TO MSUD'S WATER SYSTEM DISTRIBUTION MAPS.
- ALL BENDS, TEES, CROSSES, PLUGS, AND PRESSURE CONNECTIONS, ETC., SHALL BE BACKED UP AND ANCHORED WITH CONCRETE BLOCKING.
- BACKFLOW PREVENTERS ARE TO BE INSTALLED BY TENNESSEE CERTIFIED INSTALLERS WHO SPECIALIZE IN BACKFLOW PREVENTION. ALL INSTALLATIONS ARE TO MEET MSUD'S REQUIREMENTS. ALSO, THE

- CONTRACTOR MUST SCHEDULE A TIME FOR TESTING OF THE DEVICE WITH THE DISTRICT'S INSPECTOR BEFORE COMPLETION OF THE PROJECT. IT IS NECESSARY FOR THE CONTRACTOR TO BE PRESENT DURING THIS TEST IN ORDER TO CORRECT ANY POTENTIAL PROBLEMS PRIOR TO OCCUPANCY OF THE PROPERTY.
- BE SURE TO NOTIFY THE STATE, WHEN REQUIRED BY STATE REGULATIONS, BEFORE YOU BEGIN ANY WATER LINE CONSTRUCTION.
 - ALL VALVES SHALL OPEN BY TURNING TO THE LEFT AND BE SECURED USING MEGA-LUGS. ALL PIPE FITTINGS SHALL BE SECURED USING MEGA-LUGS.
 - IF STATE REVIEW AND APPROVAL IS REQUIRED, OWNER/DEVELOPER SHALL SUBMIT A STATE APPROVED SET OF PLANS TO MSUD A MINIMUM OF TWO (2) WEEKS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN A SET OF STATE APPROVED PLANS AND SPECIFICATIONS ON THE PROJECT SITE AT ALL TIMES.
 - UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, ALL WATER METERS SHALL BE PLACED IN AN ALIGNMENT THAT IS PERPENDICULAR TO THE ROAD FRONTING THE STRUCTURE BEING SERVED. THEY SHALL BE PLACED A MINIMUM OF 2'-0" FROM ANY STRUCTURE, INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, MAILBOXES, TREES, ETC.; AND THEY SHALL BE LOCATED AT THE FRONT OF THE STRUCTURE.
 - UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO FIRE HYDRANTS SHALL BE PLACED BETWEEN A SIDEWALK AND THE ROAD OR CURBING.
 - UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER MAINS SHALL BE PLACED UNDER A SIDEWALK, EXTENDING PARALLEL TO THE SIDEWALK.
 - ANY WATER MAINS INSTALLED CROSSING UNDER PAVEMENT CARRYING VEHICULAR TRAFFIC SHALL BE BACKFILLED WITH STONE, PER MSUD TRENCH DETAIL - TYPE B. ANY PAVEMENT CARRYING VEHICULAR TRAFFIC, PLACED OVER EXISTING WATER MAINS, SHALL REQUIRE THE MAIN TO BE BEDDED WITH STONE, PER MSUD TRENCH DETAIL - TYPE B.
 - UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER VALVES SHALL BE PLACED IN SIDEWALKS OR RESIDENTIAL DRIVEWAYS.
 - UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, WATER MAINS IN RESIDENTIAL DEVELOPMENTS SHALL BE PLACED IN THE MIDDLE OF ONE LANE OF A STREET. ANY LINE DEFLECTED MORE THAN 5" WILL HAVE TO USE A BEND.
 - ON-SITE MSUD APPROVAL OF A PART OF A PROJECT'S WATER SYSTEM INSTALLATION DOES NOT CONSTITUTE THE DISTRICT'S APPROVAL OF ALL OF THE PROJECT'S WATER SYSTEM INSTALLATION. FINAL ON-SITE APPROVAL OF THE PROJECT'S TOTAL WATER SYSTEM INSTALLATION MUST BE OBTAINED BEFORE THE MSUD WILL RECEIVE OWNERSHIP OF THAT WATER SYSTEM. FROM THE TIME OF THE ON-SITE INSPECTION AND FINAL APPROVAL OF THE TOTAL WATER SYSTEM INSTALLATION BY A REPRESENTATIVE OF THE MSUD, FURTHER CHANGES IMPACTING THE CONDITIONS OF OR THE ACCESSIBILITY TO THE WATER SYSTEM FACILITIES ARE STRICTLY FORBIDDEN WITHOUT THE PRIOR APPROVAL OF THE MSUD. THESE INCLUDE, BUT ARE NOT LIMITED TO, CHANGES IN OVERBURDEN SLOPE OR DEPTH ON THE WATER MAIN, CHANGES THAT ADVERSELY EFFECT, IN THE OPINION OF THE MSUD, VEHICULAR OR EQUIPMENT ACCESS TO THE WATER MAINS, THE PLANTING OF TREES, SHRUBS, ETC. IN THE WATER UTILITIES EASEMENT OR THE LATER CONSTRUCTION OR PLACEMENT OF STRUCTURES CONSTRICTING THE WIDTH OF THE WATER UTILITIES EASEMENT. SHOULD THESE OR OTHER TYPES OF CHANGES BE MADE WITHOUT PRIOR APPROVAL OF THE MSUD, THEY SHALL BE RETURNED BACK TO THE ORIGINAL CONDITIONS

- AT THE TIME OF FINAL APPROVAL, AT THE COST OF THE PROPERTY OWNER DURING THOSE CHANGES.
- THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM INSTALLATION SHALL BE RESPONSIBLE FOR INSURING THAT THOSE PLANS INCLUDE ALL ASPECTS OF THE PROJECT IMPACTING THE WATER SYSTEM ADDITIONS OR MODIFICATIONS. ANY SUBSEQUENT CHANGES IN PLANS, ADVERSELY IMPACTING THE WATER SYSTEM INSTALLATION, IN THE OPINION OF THE MSUD, AFTER APPROVAL OF THE ORIGINAL PLANS SUBMITTED BY THE MSUD, SHALL NEGATE THE PRIOR APPROVAL AND GIVE CAUSE FOR A RESUBMITTAL OF THE REVISED PLANS TO THE MSUD FOR APPROVAL. THE PLAN SHEETS OF THE WATER SYSTEM ADDITIONS OR MODIFICATIONS SHALL BE THE CONTROL SHEETS FOR THE REVIEW OF THE MSUD FOR APPROVAL AND SHALL INCLUDE ALL PROPER CROSS-REFERENCE NOTES TO ANY OTHER SHEETS SHOWING INFORMATION RELATED TO PIPE DEPTH, GROUND SLOPE, ETC. THE WATER MAIN DEPTH, AT ALL TIMES, SHALL BE THREE (3) FEET FROM THE GROUND ELEVATION TO THE TOP OF THE PIPE, UNLESS OTHER PROJECT ISSUES, SUCH AS EXISTING UTILITIES, ETC., REQUIRE A GREATER DEPTH FOR THE WATER MAIN. UNLESS APPROVAL HAS BEEN PROVIDED BY THE MSUD, NO WATER MAIN DEPTH SHALL BE GREATER THAN SIX (6) FEET UPON FINAL CONSTRUCTION OF THE PROJECT.
 - THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM / FIRE SPRINKLER INSTALLATION SHALL INCLUDE ON THE UTILITY DRAWINGS A SPRINKLER HEAD SCHEDULE WHICH SHALL INCLUDE SIZES AND QUANTITIES OF SPRINKLER HEADS.
 - NEW WATER MAINS TO BE OWNED AND MAINTAINED BY THE M.S.U.D., OUTSIDE OFF-ROAD RIGHT-OF-WAYS, SHALL NOT BE INSTALLED UNDER PAVEMENT AND / OR CONCRETE IN PRIVATE PROPERTY, UNLESS THERE ARE NO OTHER OPTIONS FOR THE ROUTE OF THE MAIN. SHOULD THE WATER MAIN HAVE TO BE INSTALLED UNDER PAVEMENT AND / OR CONCRETE, OUTSIDE OF THE ROAD RIGHT-OF-WAY, THE PROPERTY OWNER AGREES TO ASSUME ALL COSTS AND RESPONSIBILITIES OF RESTORING THE PAVEMENT AND / OR CONCRETE, SHOULD THE M.S.U.D. BE REQUIRED TO ACCESS THE WATER MAIN FOR MAINTENANCE, REPAIR.
 - ANY EXISTING FIRE, DOMESTIC AND/OR IRRIGATION SERVICE LINES THAT WILL NOT BE USED BY A PROPOSED DEVELOPMENT SHALL BE DISCONNECTED BACK AT THEIR TAP OR CONNECTION TO THE PUBLIC WATER MAIN. FOR CORPORATION STOP TAPS, THE STOP SHALL BE CLOSED, THEN THE SERVICE LINE DISCONNECTED AT THE STOP, PER MSUD APPROVED METHODS. FOR LARGER SERVICE CONNECTIONS USING TAPPING SLEEVES AND VALVES OR TEES AND VALVES, THE VALVE SHALL BE CLOSED BY THE MSUD, BEFORE THE PROJECT CONTRACTOR DISCONNECTS THE WATER SERVICE LINE WITHIN THREE FEET OF THE VALVE, ON THE CUSTOMER SIDE OF THE VALVE. THE WATER SERVICE LINE SHALL THEN BE CAPPED AT THE DISCONNECTION, UTILIZING TWO OF THREE METHODS OF RESTRAINT: MEGALUG, ROD OR CONCRETE KICKER. THIS DISCONNECTION AND RESTRAINT SHALL BE PERFORMED UNDER THE INSPECTION AND APPROVAL OF THE MSUD PROJECT INSPECTOR. NO DISCONNECTS SHALL LEAK WITHIN 24 HOURS AFTER THE DISCONNECT IS PERFORMED. ALL DISCONNECTS SHALL BE ACCEPTED BY THE MSUD IN WRITING. THE MSUD IS RESPONSIBLE FOR REMOVING ANY ABANDONED METERS OWNED BY THE MSUD. THE PROJECT CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL ABANDONED BACKFLOW DEVICES. ALL ABANDONED METER AND BACKFLOW DEVICE VAULTS ARE PROPERTY OF THE PROJECT OWNER AND CAN BE DISPOSED OF IN A MANNER OF THEIR CHOICE.

MSUD STREET REPAIR DETAIL



STREET REPAIR DETAIL FOR PLACING PIPE WITHIN THE RIGHT-OF-WAY OR CROSSING STATE AND / OR U.S. HIGHWAYS.

- N.T.S.
- ALL TRENCH EXCAVATION WITHIN THE RIGHT-OF-WAY AND NOT UNDER PAVEMENT SHALL BE BACKFILLED BY TAMPING 1/2\"/>
 - WHERE OPEN CUT IS ALLOWED THE FOLLOWING CONDITIONS WILL BE MET:
(A) ALL BACKFILL MATERIAL WILL BE STABILIZED WITH PORTLAND CEMENT AND MIXED IN-A-CONCRETE MIXER. IF SOIL IS USED, IT SHALL BE A SANDY MATERIAL FREE FROM LUMPS OF SOIL, IF SAND AND GRAVEL ARE USED, AT LEAST 10% SAND SHALL BE USED AND IT SHALL BE STABILIZED WITH ONE (1) SHOCK OF CEMENT PER CUBIC YARD. BACKFILL MUST BE TAMPED IN A MOST CONDITION.
(B) ONE HALF (1/2) THE TRAVEL PORTION OF PAVING MUST BE OPEN TO TRAFFIC AT ALL TIMES.
(C) OPEN CUTTING OF PAVEMENT SHALL BE DONE IN THE MANNER AND SEQUENCE AS PER TYPICAL HIGHWAY CROSSING OPEN CUT DETAIL.
 - WHERE SOILING IS DISTURBED BY EXCAVATION OR BACKFILL OPERATION, SUCH AREAS SHALL BE RESTORED IN ACCORDANCE WITH SECTION 801 OF THE TENNESSEE DEPT. OF HIGHWAY STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION (LATEST EDITION). A SEPARATE PERMIT SHALL BE MADE FOR SEEDING.
 - CONTRACTOR MUST HAVE ACQUIRED TENNESSEE DEPARTMENT OF TRANSPORTATION PERMIT FOR TRENCH EXCAVATION PRIOR TO OPENING TRENCH.
(A) WHEN REQUIRED BY THE PLANS, BACKFILL MATERIAL (FLOWABLE FILL) WILL BE PLACED AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. MATERIALS USED IN THE PLACEMENT OF FLOWABLE FILL SHALL MEET THE FOLLOWING T.D.O.T. SPECIFICATION REQUIREMENTS:

SUBSECTION	
PORTLAND CEMENT, TYPE I	801.01
FLY ASH, CLASS C OR CLASS F	ASPHFO M 295
CHEMICAL ADJUSTERS	815.01
ADDITIONAL ADJUSTERS	815.08

THE FINE AGGREGATE OF THE FLOWABLE FILL SHALL CONFORM TO THE REQUIREMENTS OF SUBSECTION 903.01-FINE AGGREGATE FOR CONCRETE. FLOWABLE FILL SHALL BE PROPORTIONED AS FOLLOWS:

MATERIAL	PER CUBIC YARD
PORTLAND CEMENT, TYPE I	60 kg (130 lb)
FLY ASH, CLASS C OR CLASS F	(250 lb)
FINE AGGREGATE	1400 kg (3080 lb)
WATER	320 ltrs (8.5 gals) (APPROX.)

ADJACENT HYDRANT TEST

Existing fire hydrants, tag bolt numbers G0320 & G0459, along Dickerson Pike were flow tested on 11/21/2024 by MSUD, below is a summary of the flow results:

Static Pressure:	90 psi
Residual Pressure:	80 psi
Flow:	1,300 gpm

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

PUSH ON PIPE JOINT			
PIPE SIZE IN INCHES	MAXIMUM OFFSET IN INCHES LAYING LENGTH = 18 FEET	MAXIMUM OFFSET IN INCHES LAYING LENGTH = 20 FEET	MAXIMUM DEFLECTION ANGLE IN DEGREES
3	19	21	5
4	19	21	5
6	19	21	5
8	19	21	5
10	19	21	5
12	19	21	5
14	11	12	3
16	11	12	3
18	11	12	3
20	11	12	3
24	11	12	3
30	11	12	3
36	11	12	3
42	11	12	3
48	—	12	3
54	—	12	3
60	—	12	3

△ MAXIMUM FULL LENGTH PIPE DEFLECTION



PERMITS:

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

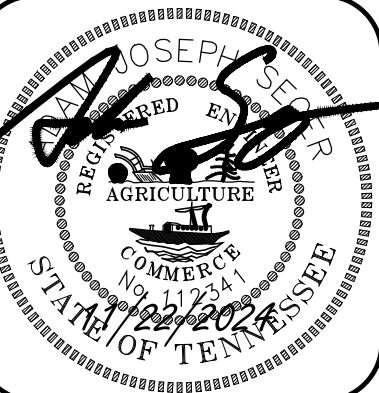
D&A Project #23011
Pine Ridge - Phase 2

C4.03

Drawing Date:
October 15, 2024

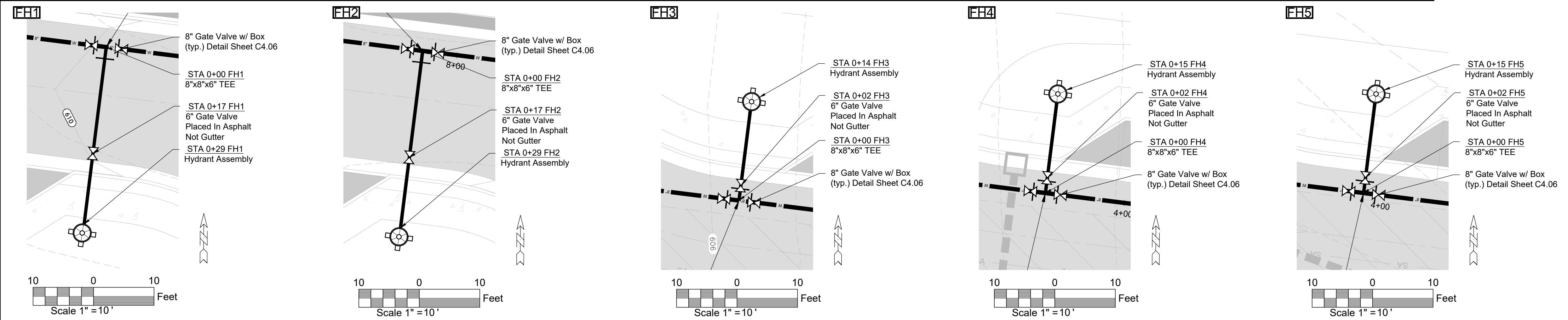
Revisions

Final Site Plan
Pine Ridge - Phase 2
Map 025 Parcels 060, 062, 218, & 219
Goodlettsville, Davidson County, Tennessee

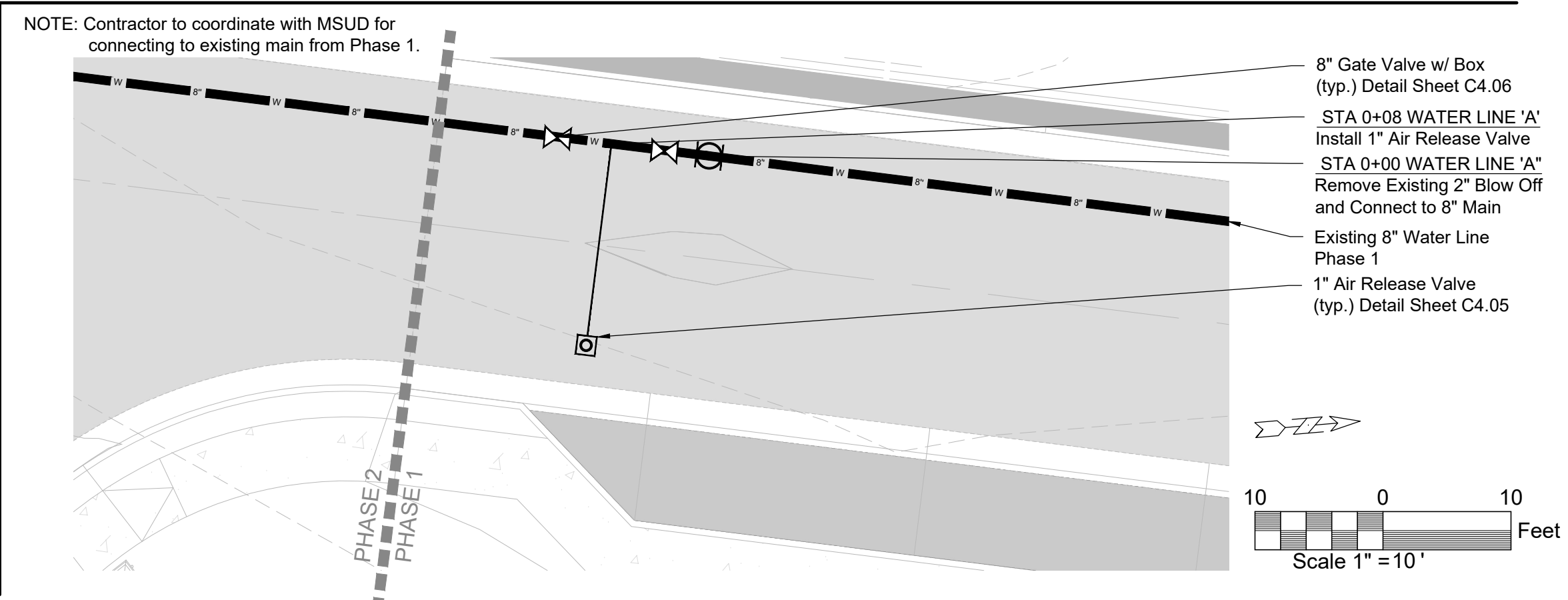


Site Utility
Plan

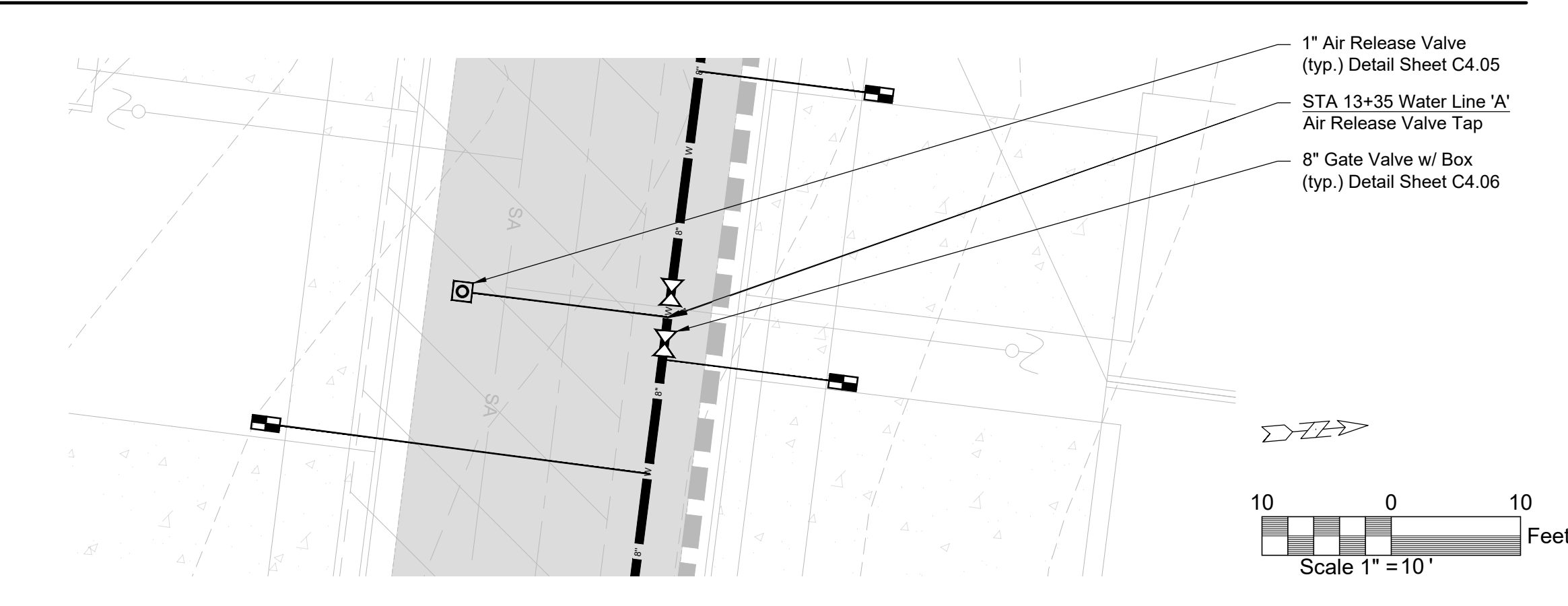
FIRE HYDRANT LINES 1, 2, 3, 4, & 5



CONNECTION TO PHASE 1 MAIN



AIR RELEASE VALVE



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

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

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

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

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

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

Development Summary

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

Total Site Area - 20.32 Ac.
Total Disturbed Area - 10.21 Ac.
Council District #10 - Jennifer F. Webb

Owner/Developer
ALSL, GP
Contact: George Grundler
520 Duke Drive
Franklin, TN. 37067
Phone: 615.370.0989
Email: george@hiddenvallyhomesnashville.com

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

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

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

Datum
NAD83
NAV88

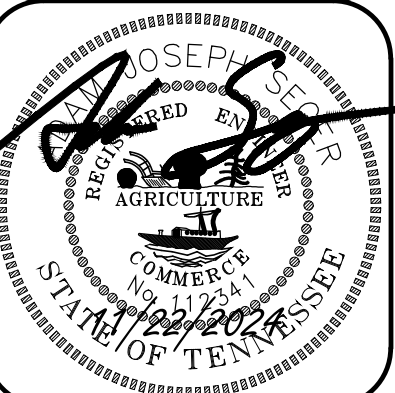
Drawing Date:
October 15, 2024

Revisions

Final Site Plan

Pine Ridge - Phase 2

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



Site Utility
Plan (2)

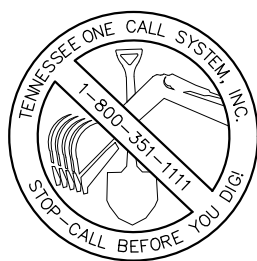
Dale & Associates

Civil Engineering
Land Planning & Zoning
Surveying

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

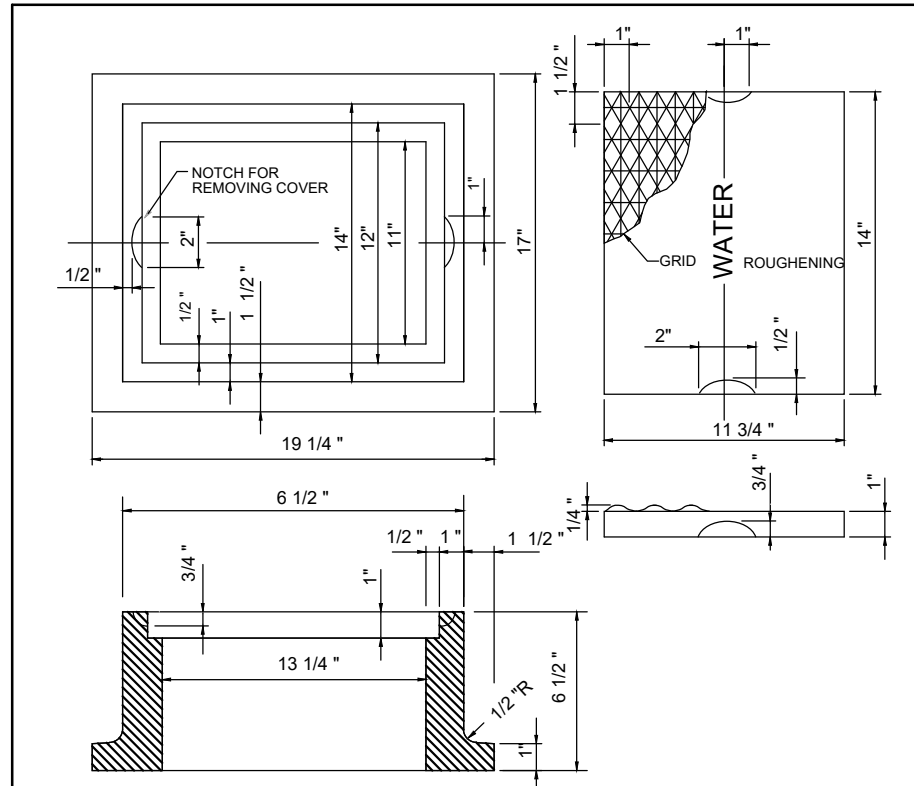
D&A Project #23011
Pine Ridge - Phase 2

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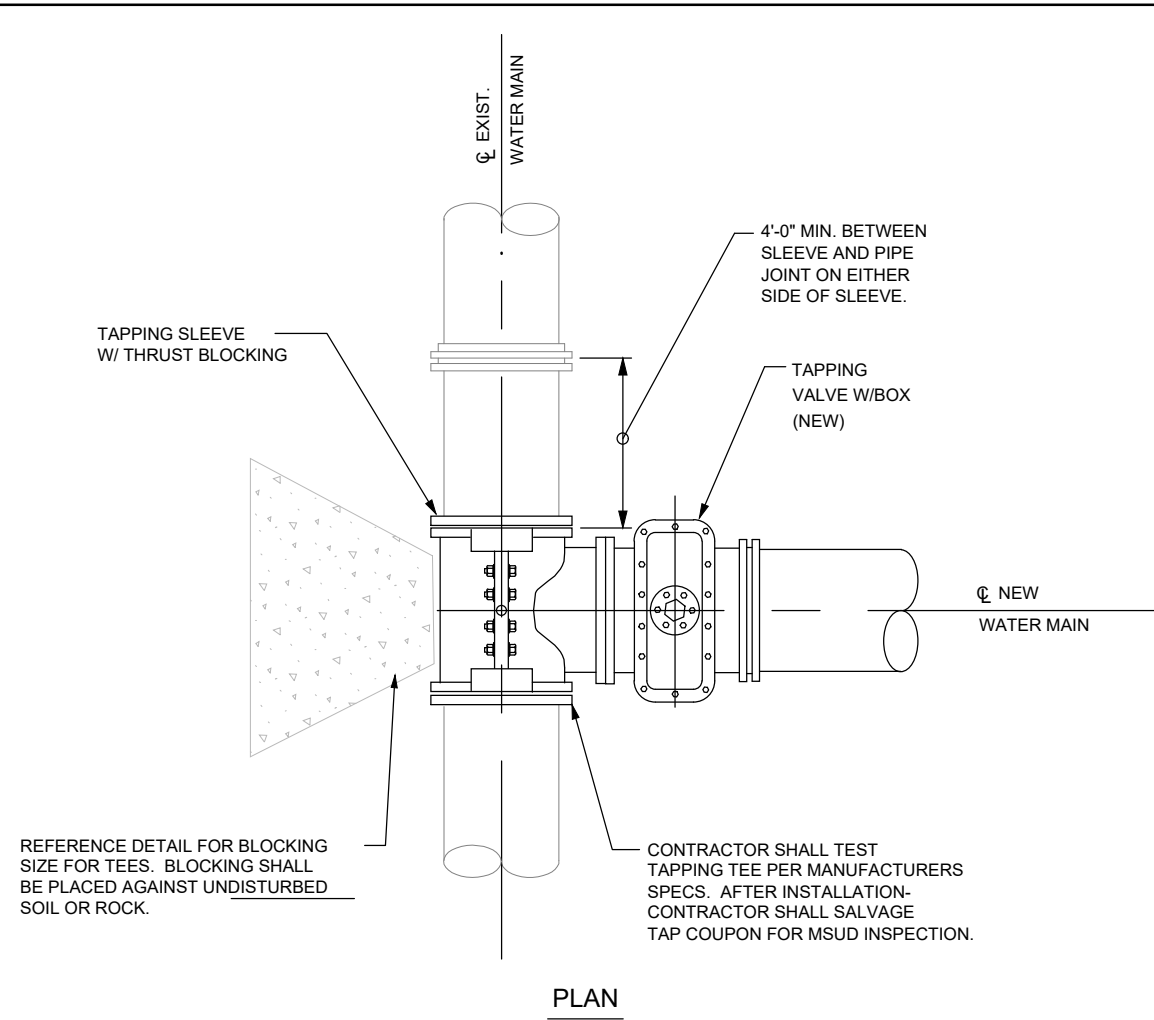
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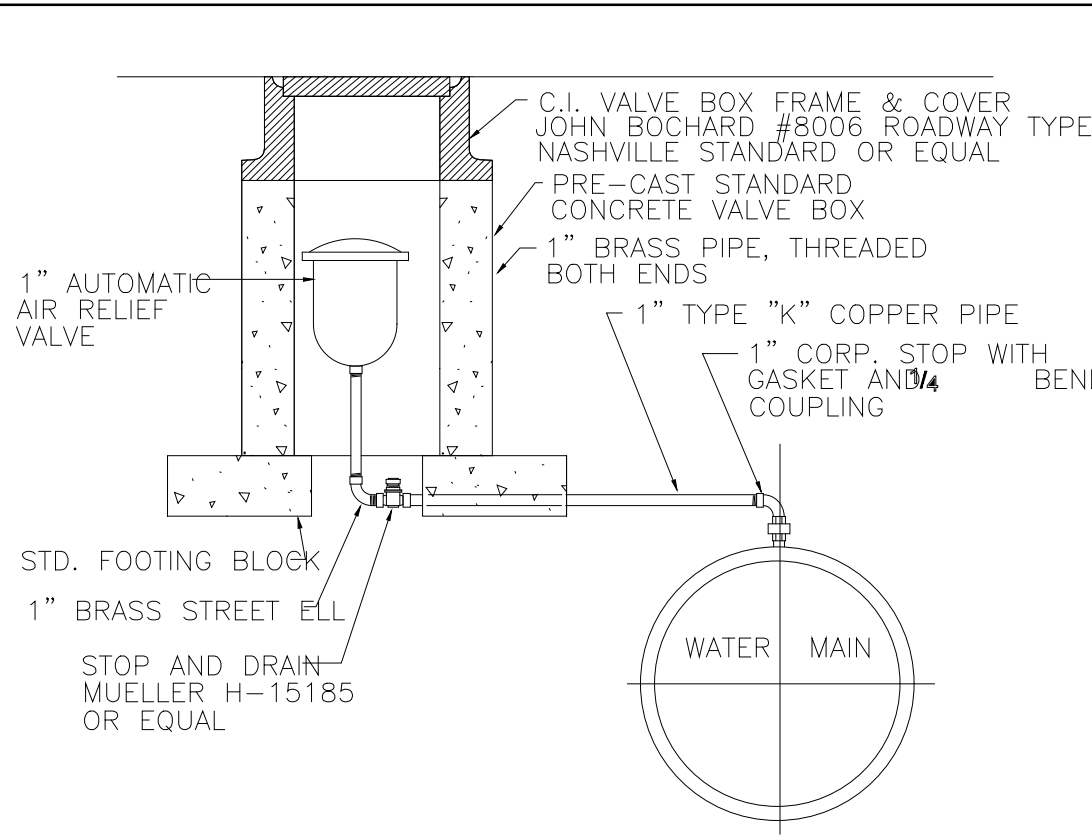
JOHN BOCHARD # 8006 ROADWAY TYPE
NASHVILLE STANDARD OR EQUAL
COVER MUST FIT EVENLY ON RASBIT OF FRAME IN ORDER
TO EQUALLY DISTRIBUTE WEIGHT OF COVER OVER FRAME.
MINIMUM WEIGHT OF FRAME 150 LBS
MINIMUM WEIGHT OF COVER 45 LBS

CAST IRON VALVE BOX
FRAME AND COVER



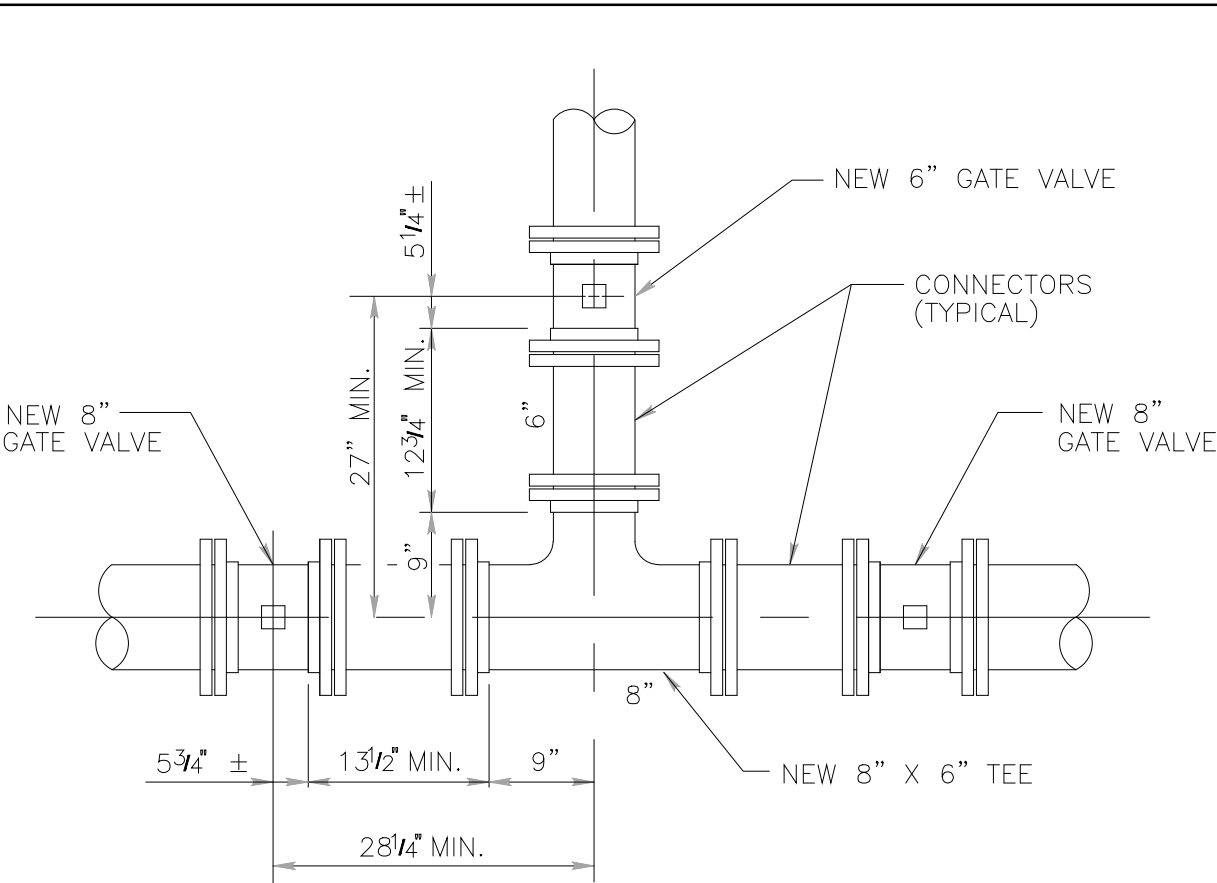
REFERENCE DETAIL FOR BLOCKING
SIZE FOR TEES. BLOCKING SHALL
BE PLACED AGAINST UNDISTURBED
SOIL OR ROCK.

TAPPING SLEEVE & VALVE
N.T.S.



NOTE: ALL COPPER CONNECTIONS ARE FLARE

1" AIR RELIEF VALVE



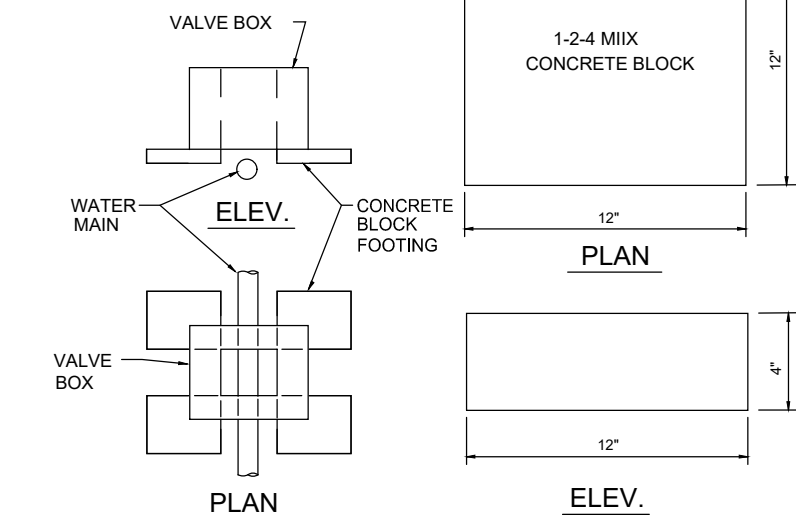
NOTE: MEGA-LUG ALL VALVES.

SEE NOTE 12, DWG MSUDET1

TYPICAL VALVE SPACING
N.T.S.

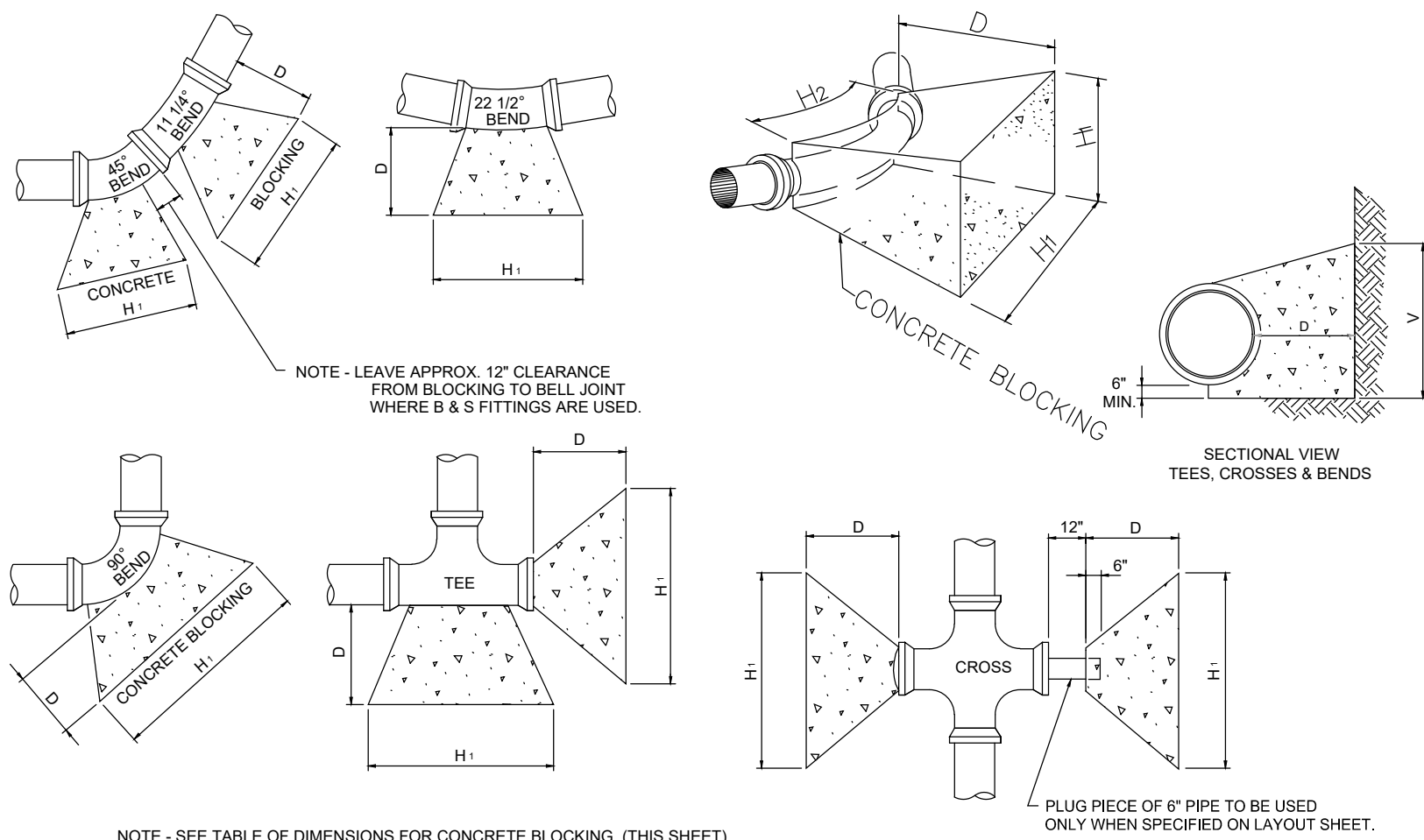
NOTE - BEFORE INSTALLATION OF VALVE BOXES AND
FOOTINGS, THE EARTH ON WHICH THE FOOTINGS AND
THE VALVE BOXES ARE TO BE SET SHALL BE BACK-
FILLED AND THOROUGHLY TAMPED AND COMPACTED.

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



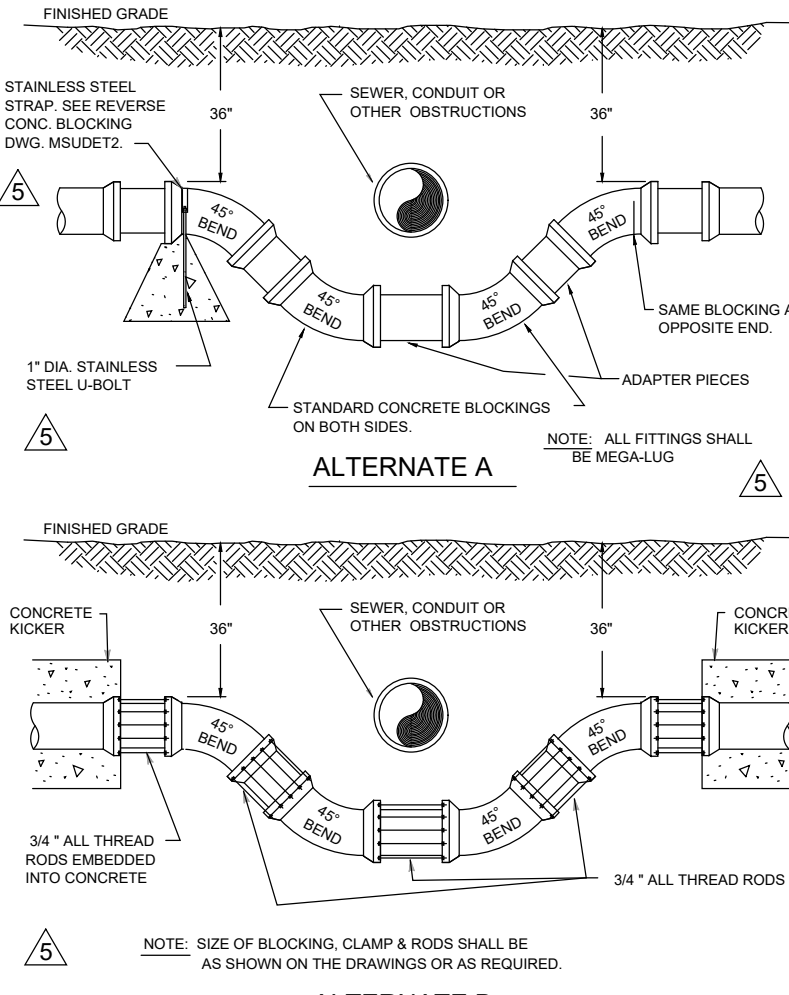
NO REINFORCING STEEL IN FOOTING. CONCRETE MIX TO BE 1 PART CEMENT
2 PARTS SAND AND 4 PARTS NO. 2 CRUSHED STONE OR GRAVEL. VOLUME
FOR ONE BLOCK = 0.333 CU. FT. FOR ALL BLOCKS VOLUME = 1.333 CU. FT.
WEIGHT OF ONE BLOCK = APPROX. 50 LBS. FOR ALL FOUR BLOCKS,
WEIGHT = 200 LBS. BEARING AREA ON SOIL = 576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

CONCRETE VALVE
BOX FOOTING

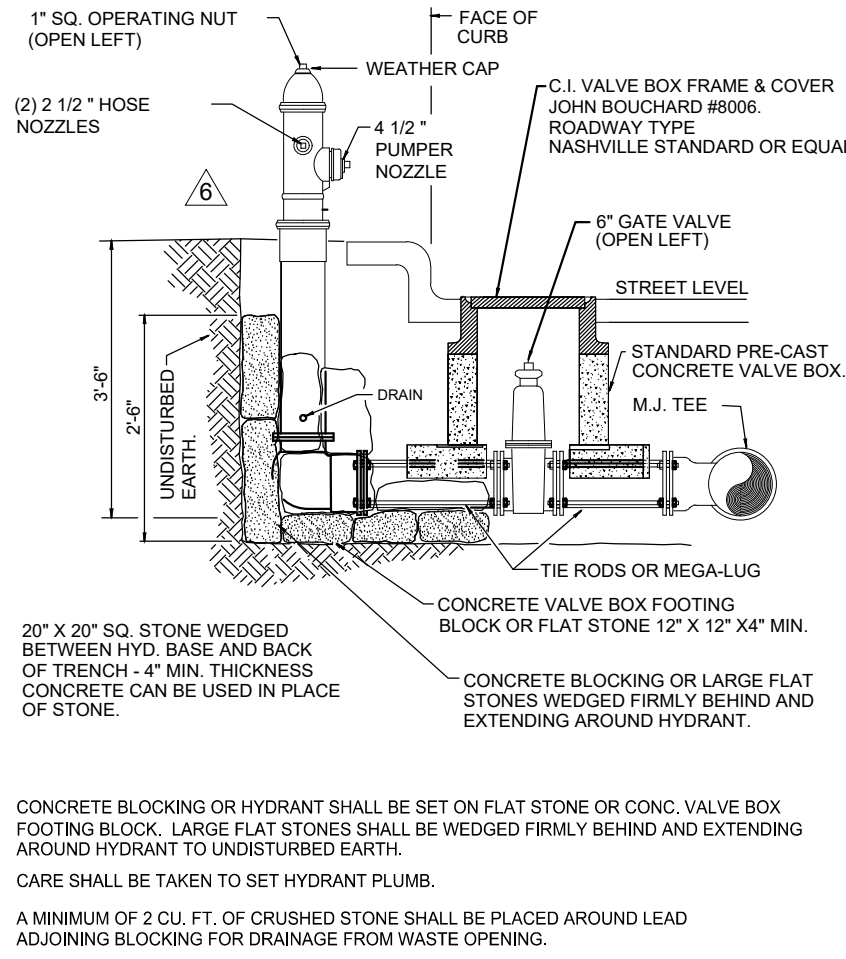


NOTE - SEE TABLE OF DIMENSIONS FOR CONCRETE BLOCKING. (THIS SHEET)

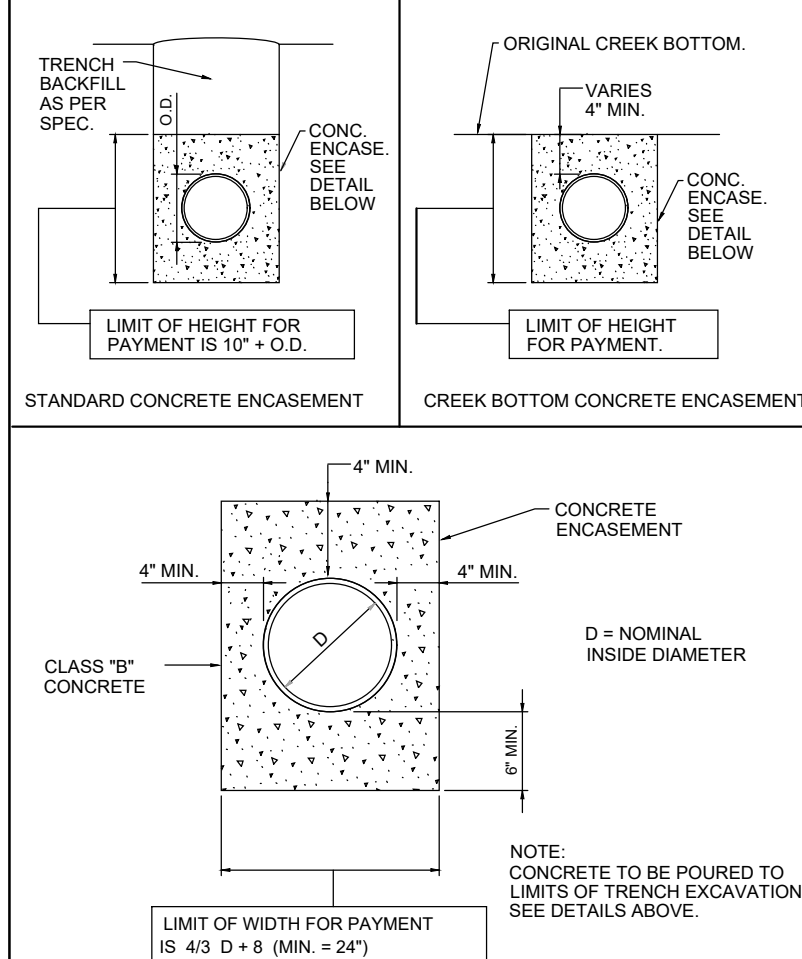
CONCRETE BLOCKING



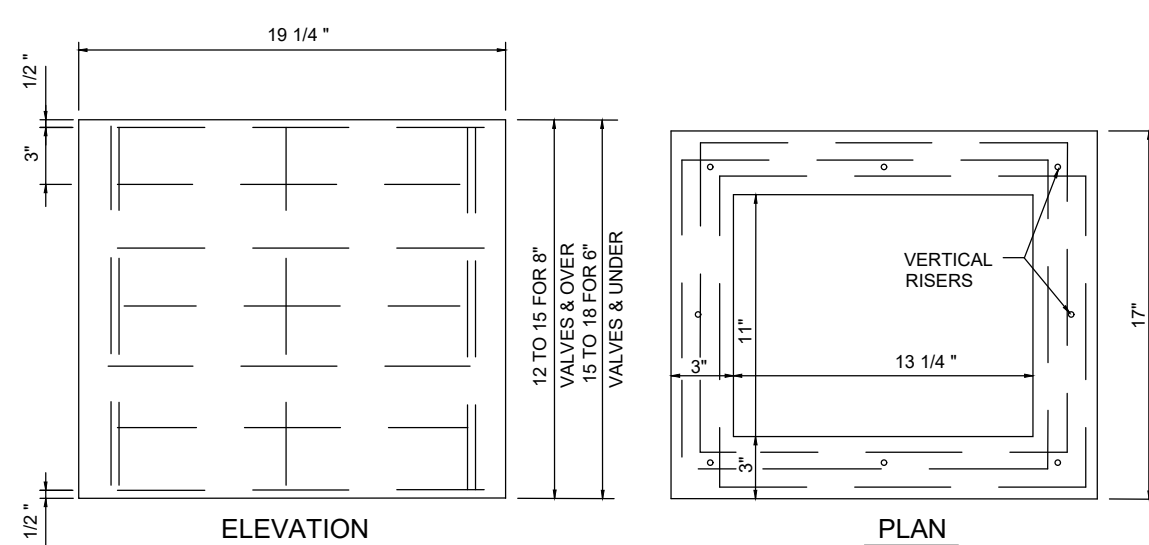
METHOD OF CROSSING
UNDER OBSTRUCTION



FIRE HYDRANT INSTALLATION



CONCRETE ENCASEMENT



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

TOTAL LENGTH OF REINFORCING RODS FOR BOX APPROX. 47 FEET
CONCRETE MIXTURE TO BE 1 PART CEMENT 2 PARTS SAND & 4 PARTS
NO. 2 CRUSHED STONE OR GRAVEL
TOTAL VOLUME OF MIXTURE FOR BOX - APPROX. 2 CU. FT.

CONCRETE VALVE BOX

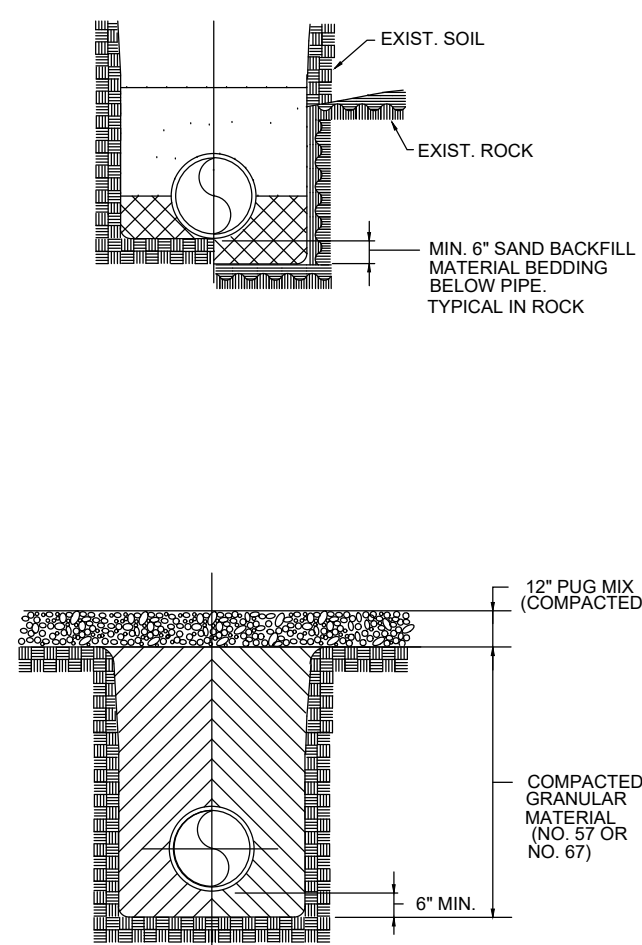
TABLE OF DIMENSIONS FOR CONCRETE BLOCKING																						
SIZE OF PIPE	TAPPING SLEEVES TEES & PLUGS				90° BENDS				45° BENDS				22 1/2° BENDS				11 1/4° BENDS					
	H ₁	H ₂	V	D	CU, FT.	H ₁	H ₂	V	D	CU, FT.	H ₁	H ₂	V	D	CU, FT.	H ₁	H ₂	V	D	CU, FT.		
2" & 2 1/2"	148	10"	12"	18	1.90	18"	18"	10"	12"	18	1.90	18"	8"	12"	18	1.50	18"	8"	12"	18	1.50	
3" & 3 1/2"	24"	12"	12"	18	2.25	24"	12"	18"	2.25	18"	8"	12"	18	1.60	18"	8"	12"	18	1.60	18"	8"	
6"	24"	16"	18"	18	3.50	30"	16"	18"	4.05	24"	10"	16"	18	3.20	24"	10"	16"	18	3.20	24"	10"	
8"	36"	18"	18"	18	5.05	39"	18"	24"	18	7.30	30"	11"	18"	18	3.95	24"	11"	18"	18	3.40	24"	11"
10"	48"	24"	18"	24"	7.15	54"	32"	12"	18	10.25	24"	18"	21"	18	4.60	24"	18"	21"	18	4.60	24"	18"
12"	54"	30"	24"	24"	13.54	54"	36"	28"	24	18	13.54	28"	24"	24"	9.60	24"	18"	24"	24"	6.80	24"	18"
16"	66"	34"	36"	24"	22.5	69"	48"	36"	24"	29.40	48"	30"	36"	24"	17.0	24"	30"	27"	24"	11.8	27"	24"
24"	84"	48"	46"	30"	75.6	88"	68"	36"	26"	60"	36"	42"	36"	48"	30"	36"	42"	36"	22.7	36"	30"	

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

NOTE: CONCRETE USED FOR BLOCKING SHALL BE 3500#psi

EARTH PRESSURES ARE FIGURED AT 4000# PER SQ. FT.
BEARING AREA OF KICKERS SHALL BE INCREASED WHEN
POURED AGAINST SAND, LOOSE FILL, WET EARTH,
CINDERS, ETC.

TABLE OF DIMENSIONS
FOR CONCRETE BLOCKING



TRENCH DETAILS

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

MADISON SUBURBAN UTILITY DISTRICT
MADISON, TENNESSEE

GENERAL DETAILS

JVE / BWSC

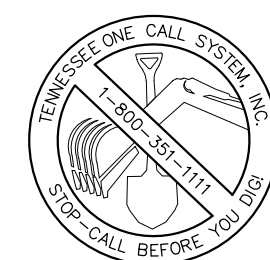
Turner Professional Building
5100 Linbar Drive, Suite 105
Nashville, Tennessee 37211
Phone: (615) 781-8723 Fax: (615) 781-8727

DRAWN:

CHECKED:

DATE: DECEMBER 2, 2002

DRAWING NO. MSUDET1



PERMITS:

Development Summary

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

Total Site Area - 20.32 Ac.
Total Disturbed Area - 10.21 Ac.
Council District #10 - Jennifer F. Webb

Owner/Developer

ALSL, GP
Contact: George Grundler
520 Duke Drive
Franklin, TN. 37067
Phone: 615.370.0989
Email:
george@hiddenvalleyhomesnashville.com

Engineer

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

Floodnote

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

Benchmark

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

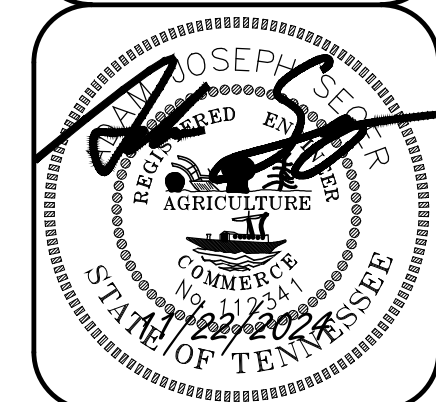
Datum

NAD83
NAV88

Drawing Date:
October 15, 2024

Revisions

Final Site Plan
Pine Ridge - Phase 2
Map 025 Parcels 060, 062, 218, & 219
Goodlettsville, Davidson County, Tennessee

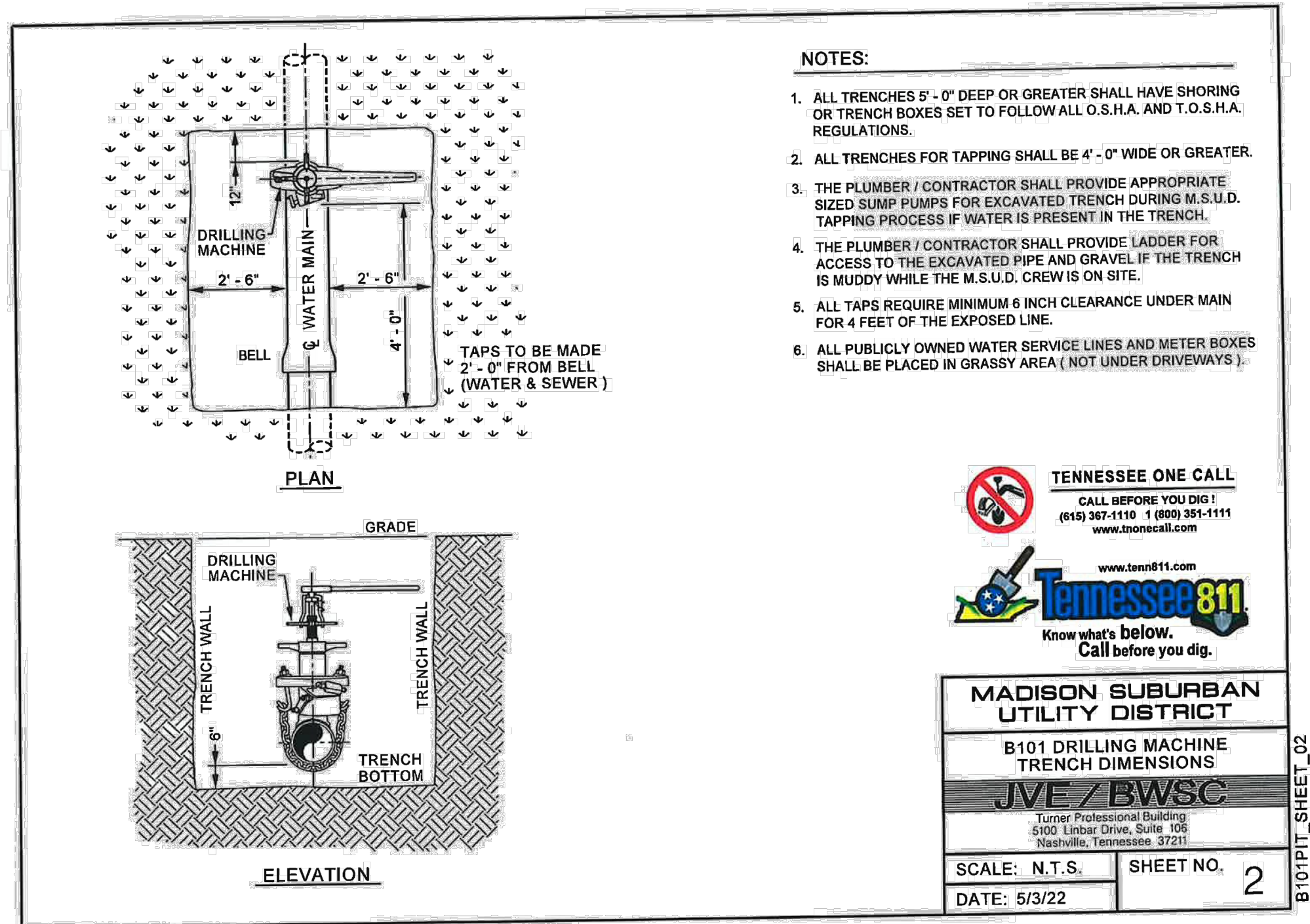
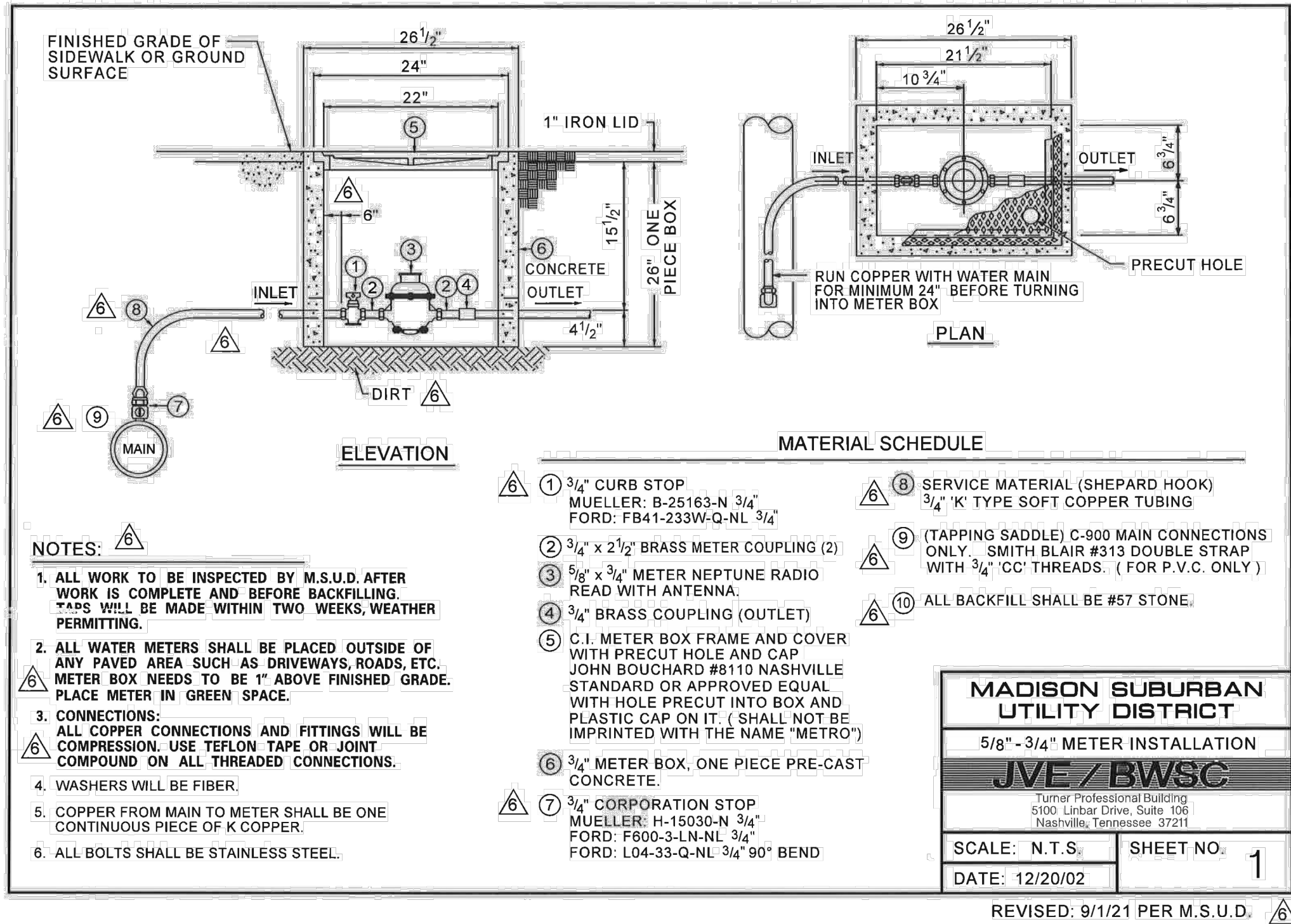


MSUD Details

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #23011
Pine Ridge - Phase 2

C4.05



Development Summary

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Goodlettsville, TN. 37072

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Benchmark

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

Datum

NAD83
NAVD88

Drawing Date:
October 15, 2024

Revisions

Final Site Plan

Pine Ridge - Phase 2

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



MSUD Details
(2)

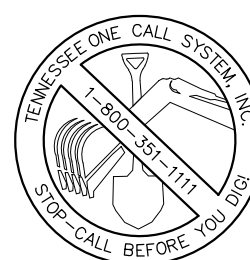
Dale & Associates

Civil Engineering
Land Planning & Zoning
Surveying

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

D&A Project #23011
Pine Ridge - Phase 2

C4.06



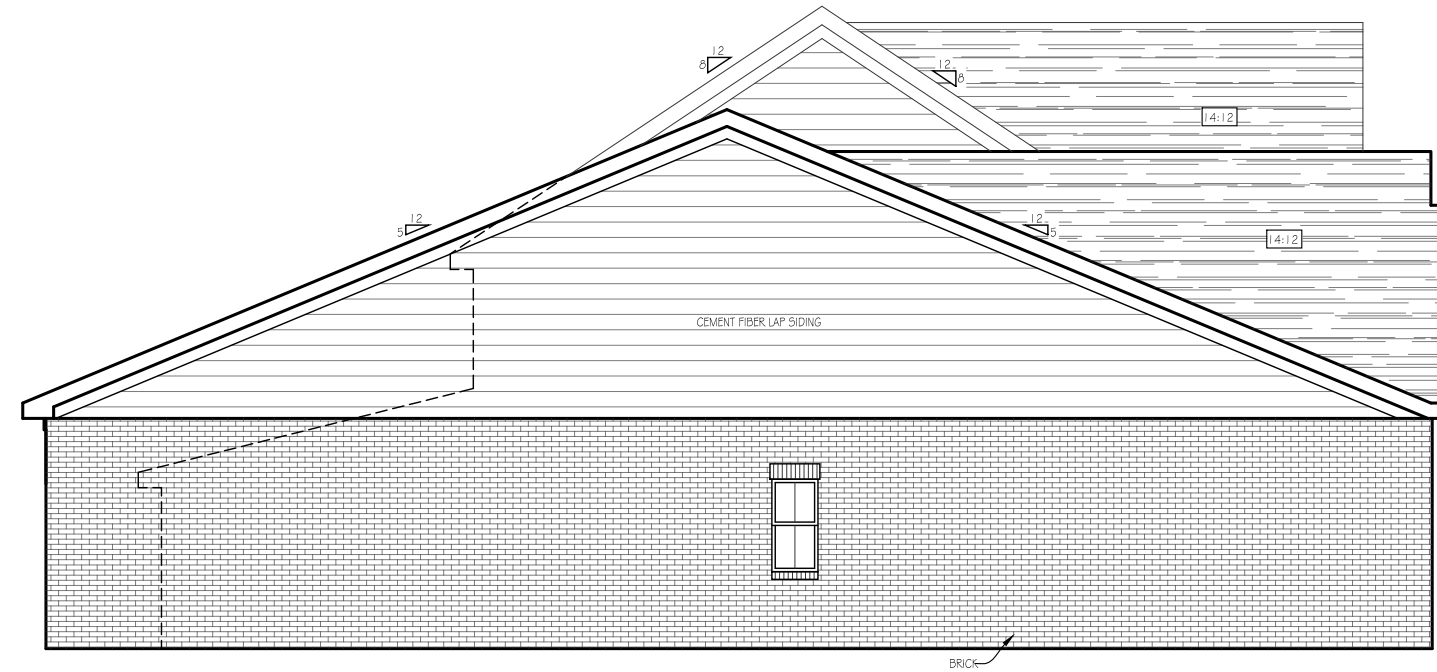
PERMITS:



FRONT ELEVATION



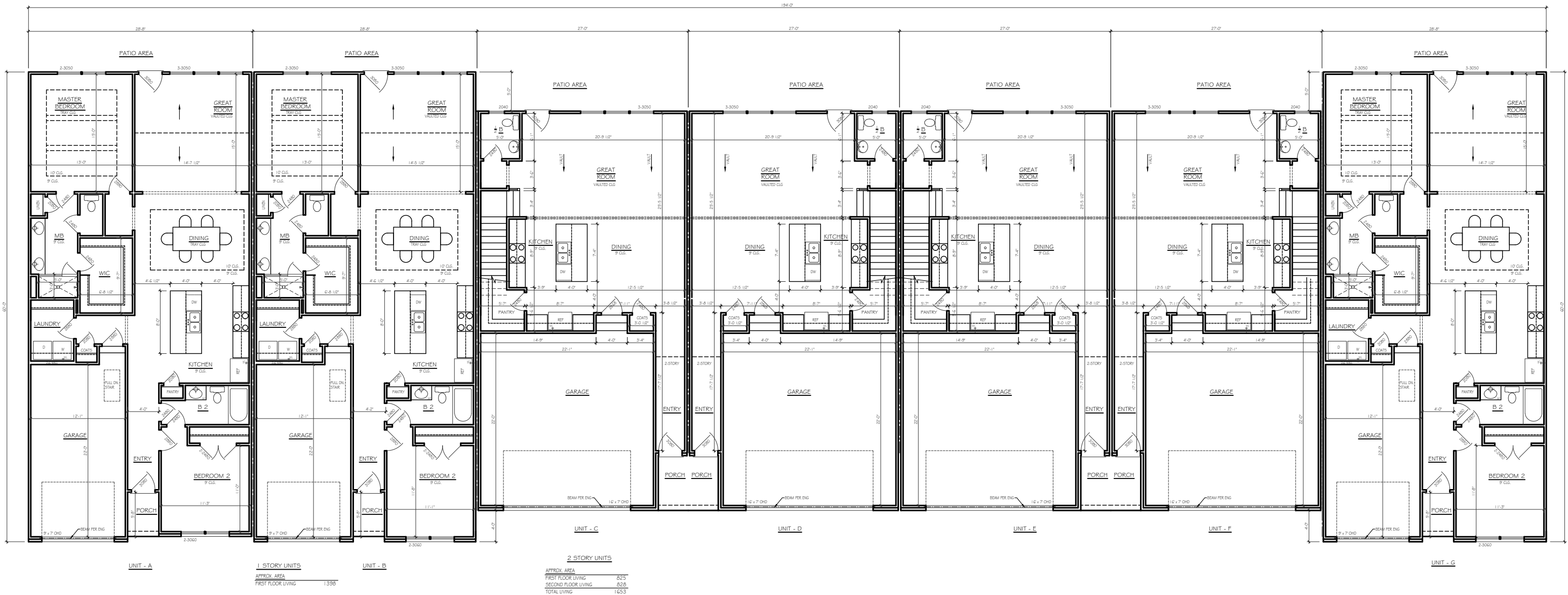
REAR ELEVATION

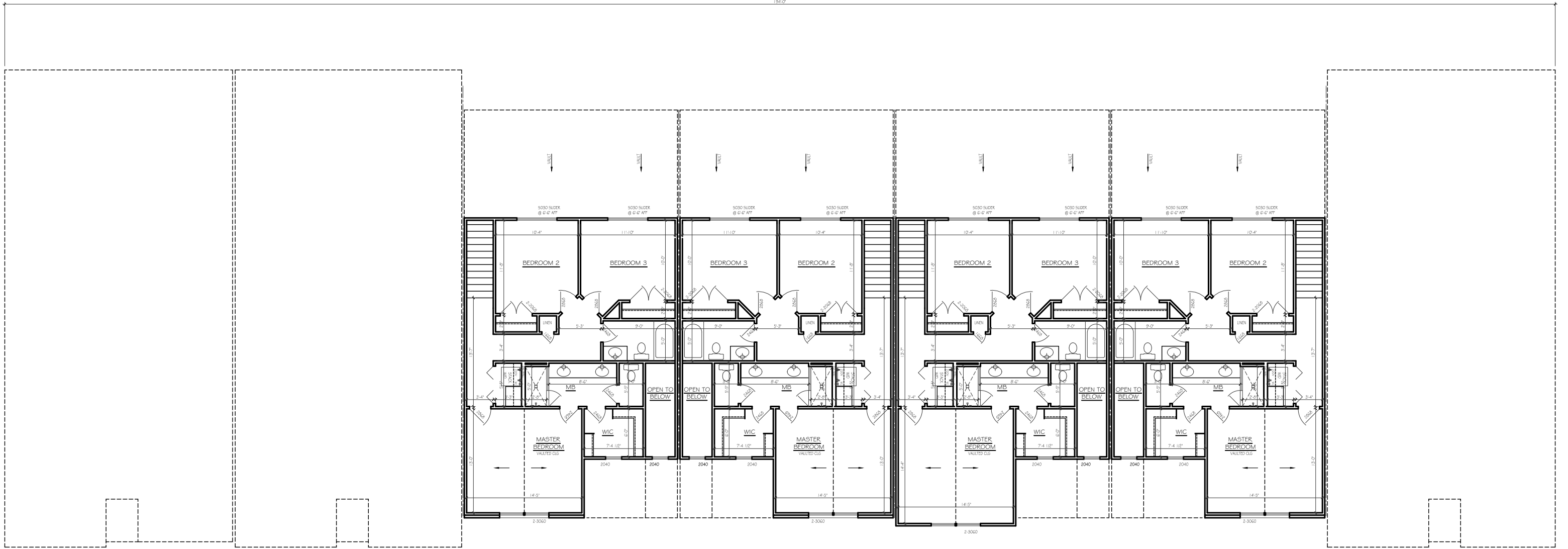


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION





City of Goodlettsville Municipal Planning Commission
2025 Meeting and Plan Submittal/Review Schedule

Planning Commission Meeting at 5pm	Applicant Initial Submittal due by 4 PM	Staff Comments Due to Applicant	Applicant Revised Submittal due by 4 PM
1/6/2025	12/2/2024	12/12/2024	12/30/2024*
2/3/2025	12/30/2024	1/9/2025	1/23/2025
3/3/2025	1/27/2025	2/6/2025	2/20/2025
4/7/2025	3/3/2025	3/13/2025	3/27/2025
5/5/2025	3/31/2025	4/10/2025	4/24/2025
6/2/2025	4/28/2025	5/8/2024	5/22/2025
7/7/2025	6/2/2025	6/12/2025	6/26/2025
8/4/2025	6/30/2025	7/10/2025	7/24/2025
9/8/2025*	8/4/2025	8/14/2025	8/28/2025
10/6/2025	9/2/2025*	9/11/2025	9/25/2025
11/3/2025	9/29/2025	10/9/2025	10/23/2025
12/1/2025	10/27/2025	11/6/2025	11/20/2025
1/5/2026	12/1/2025	12/11/2025	12/29/2025*

**Dates altered due to Holidays and Special Events*

Community Development Services Staff may alter dates for submittals which do not require plan review,

Initial Plan Submittal: Application with one (1) full size plan copy and 1 digital (pdf) copy including any reports and

Revised Plan Submittal: One (1) full size plan copy and eight (8) half size or 11" x 17" sheets with digital (pdf) copy

On-line application submittal <https://goodlettsville-tn.gov/built.com/>



RYZE WINDSOR GREEN COMMUNITY

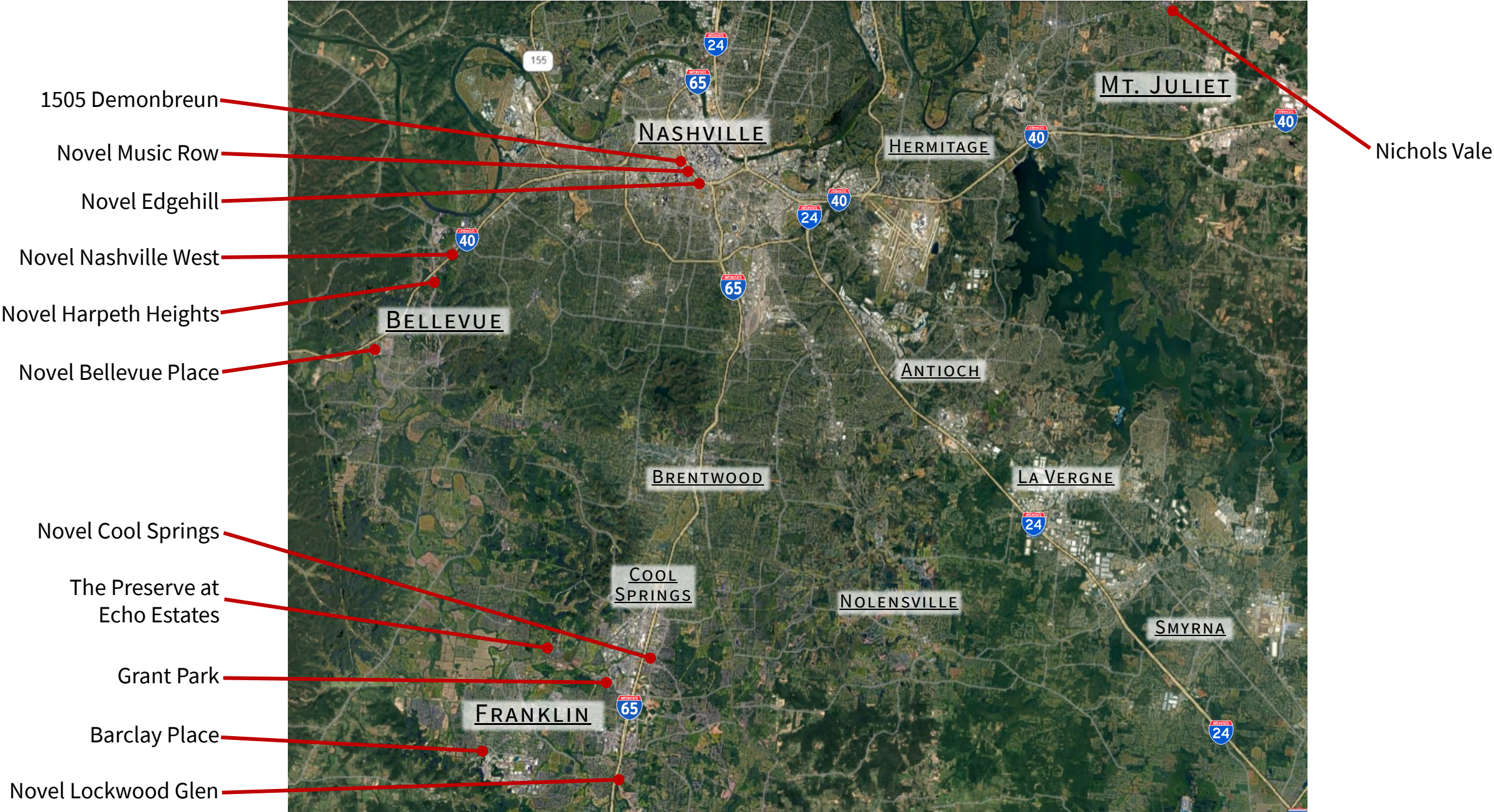


INTRODUCTION





PEARL STREET PARTNERS COMMUNITIES MAP





PEARL STREET PARTNERS COMMUNITIES



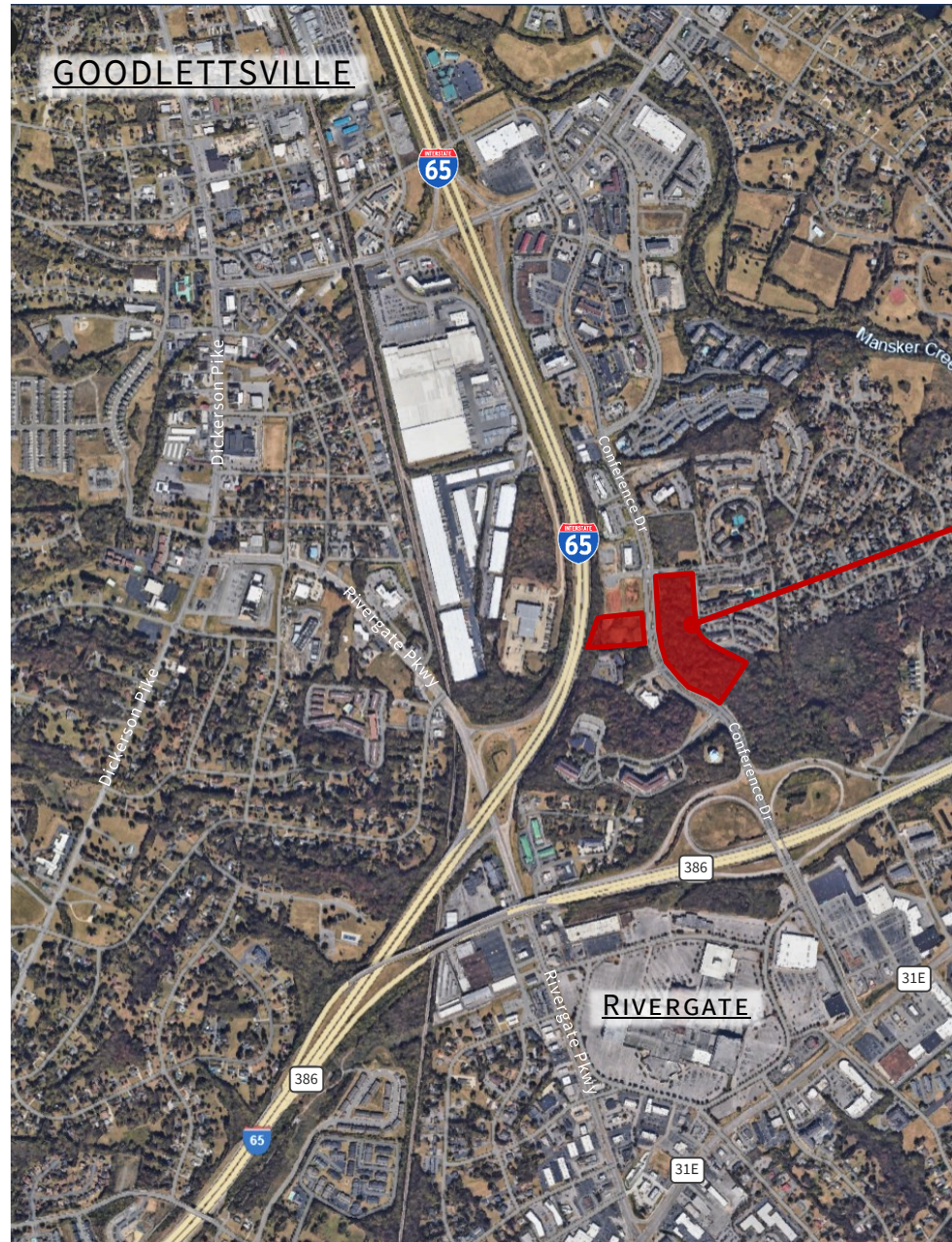


ZOM COMMUNITIES





RYZE WINDSOR GREEN—LOCATION



Proposed Community Location



RYZE WINDSOR GREEN

RESIDENTIAL

Units 224

Units/Acre 15

Leasing / Amenity 4,500 sq.ft.

COMMERCIAL / RETAIL

Retail 18,300 sq.ft.



● PARK

● LEASING OFFICE /
AMENITY

● APARTMENT HOMES



INSPIRATIONAL IMAGERY





RYZE WINDSOR GREEN—CONCEPT PLAN





CONCEPTUAL RENDERINGS





CONCEPTUAL RENDERINGS





RYZE WINDSOR GREEN— 3D RENDERING

