



January 6, 2025 Planning Commission City Hall - Massie Chambers
5:00 PM

Agenda:

Call to Order

Approval of Agenda

1. Approval of January 6, 2025 Agenda

Approval of Meeting Minutes

2. Approval of December 2, 2024 Meeting Minutes

Individual Review of Regular Agenda Items

3. Annual Chairman and Vice Chairman Elections
4. Public Forum on Planned Related Topics
5. Cedar Side at Dry Creek Phase One, Ryan Homes/NVR Inc: Requests final master plan revision to change the townhouse exterior building material percentage requirements
6. Dry Creek Commons Phase 1: Vastland, Eatherly. McClung Development LLC: Requests performance bond one-year extension
7. Debar Land Company LLC: Request one-year performance bond extension for Copper Creek Subdivision Phase 1 Section 2B
8. Hotel 2 Suites by Hilton/ Arnold Consulting and Engineering Services: Requests site plan approval for a 100 room 61,786 square feet hotel on 2.14 acres at 320 Cartwright Street. Property referenced as Davidson County Tax Map/Parcel# 01913010300 and is zoned CS, Commercial Services/Commercial Core Overlay. Property Owner: Unique Omega, LLC (17-24)
9. Keel Development, Property Owner Representative: Request recommendation to the Goodlettsville City Commission to approve the plan of services for the proposed annexation of 45.02 acres at 4408 Long Hollow Pike. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (Deferred at September 2024 Meeting)

10. Keel Development, Property Owner Representative: Requests recommendation to the Goodlettsville City Commission to rezone the 45.02-acre properties at 4408 Long Hollow Pike from Sumner County RR, Rural Residential to MDPUD, Medium Density Residential Planned Unit and preliminary master plan approval for ninety-one (91) one family detached dwelling unit lots. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (15-24) (Deferred at September 2024 Meeting)
11. Michael Hite, Property Owner Representative: Requests recommendation to the Goodlettsville City Commission to rezone the 1.08-acre property at 608 Alta Loma Road from R25, Low Density Residential to R15, Medium Density Residential. The property is referenced as Davidson County Tax Map/Parcel# 03401000800. Property Owner: Robert Hite (Deferred at November 2024 Meeting)
12. Allen Farms Subdivision, Collier Engineering, Inc: Request recommendation to the Goodlettsville City Commission to revise the project master plan to increase the number of one family detached dwelling unit lots from seventy-one (71) to **125** lots and revise the site development design. The properties are referenced as Sumner County Tax Map/Parcel 143 03300, Map 139 Parcels 06100, 06201, 09800 include 91.55 acres and are zoned LDRPUD, Low Density Residential Planned Unit Development and R25, Low Density Residential. Property Owner: Allen Farms Investment, LLC. (22-18)
13. Dry Creek Cottages, Lose Design: Requests recommendation to the Goodlettsville City Commission to revise the project master plan to include and rezone an adjacent 1.49 acre property referenced as Davidson County Tax Map/Parcel#03304003300- 0 Draper Drive from R-25, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development to increase the number of one family detached dwellings units from fourteen (14) and a two (2) family detached dwelling unit to twenty (26) one family detached dwelling units. The existing project is located on the 2.34-acre property referenced as Davidson County Tax Map/Parcels# 033040C90000CO0 to 033040C01400CO at 0-120 Old Ryman Way/Dry Creek Road and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owners: Meridian Capital Group, LLC and O.I.C. Dry Creek Cottages. (9.1 07-04/9.1# 15-17)
14. RYZE Windsor Green Community, Pearl Street Partners, LLC: Requests recommendation to the Goodlettsville City Commission to rezone the 15.05-acre properties at 0 Conference Drive and O Windsor Green Boulevard from GOPUD, General Office Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for 224 residential apartment units and 18,300 square feet of commercial /retail. The properties are referenced as Davidson County Tax Map/Parcel#02600011400, 02600011000, 026060B02700CO. Property Owner: Armed Services Mutual Benefit Association (18-24)

DISCUSSION ITEM:

For more information regarding this agenda, please contact the city recorder by email at:

amccormick@goodlettsville.gov

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

105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2200 – Fax 615-851-2212

www.goodlettsville.gov

CITY OF GOODLETTSVILLE

AGENDA STAFF REPORT

Monday January 6, 2025 5:00 PM

The Goodlettsville City Commission on December 12, 2024 approved a one-year moratorium for high density developments including three (3) or more units per acre. The moratorium includes rezonings and new development plan approvals. Any existing approved project with defined vested development rights plan approvals as defined by state law would not be under the moratorium. The City Commission determined that any rezoning and plan request submitted for review at the January Planning Commission could proceed onto to the City Commission for review only with a recommendation decision made by the Planning Commission to the City Commission either to approve or deny the request.

If Item#10 and Item#12 are both approved, staff will request the TDOT, Tennessee Department of Transportation to review coordinated Long Hollow Pike/ SR 174 required improvements alterations including both project traffic studies.

ITEM#1 Approval of January 6, 2025 Agenda

STAFF NOTES: Item#12 was revised to reflect 125 instead of 120 lots to prevent any confusion with the project layout that includes lots in two (2) zoning districts as referenced below.

MOTION OPTIONS:

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

ITEM#2 Annual Chairman and Vice Chairman Elections

STAFF NOTES: N/A

MOTION OPTIONS: N/A

ITEM#3 Approval of December 2, 2024 Meeting Minutes

STAFF NOTES: N/A

MOTION OPTIONS:

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

ITEM#4 Public Forum on Planned Related Topics

STAFF NOTES: N/A

MOTION OPTIONS: N/A

ITEM#5 Cedar Side at Dry Creek Phase One, Ryan Homes/NVR Inc: Requests final master plan revision to change the townhouse exterior building material percentage requirements.

STAFF NOTES:

The project townhouse building designs were approved including a minimum fifty (50%) brick/stone on all elevations with secondary materials permitted to be cement fiber board (referred to as Hardie board siding with the applicant's request). The applicant has requested to revise the building design to include a minimum fifty (50%) brick/stone on the front elevation and a brick/stone foundation level installation on the side and rear building elevations with the cement fiber board siding. The project townhouse building designs approvals were based on the City's Design Guidelines.

MOTION OPTIONS:

1. Approve the requested revised architectural elevations
2. Deny the revised architectural elevation to maintain the existing design requirement
3. Defer the request to include additional information as determined by the Planning Commission

Staff recommendation to be provided at meeting

ITEM#6 Dry Creek Commons Phase 1: Vastland, Eatherly. McClung Development LLC: Requests performance bond one-year extension

STAFF NOTES:

The phase one portion of the project is completed. The project includes all private improvements. The \$40,000 bond was set up as a maintenance bond during the construction of phase two. The remaining improvements include sections of sidewalk replacements, detention pond repair, and removal of trash and debris from the detention pond area. The developer intends to complete the remaining improvements prior to the January 30, 2025 bond expiration. If not, the bond will be required to be extended. The estimated cost of the remaining improvements is \$ 20,000.

MOTION OPTIONS:

1. Approve the option for a one-year bond extension if the developer does not complete the improvements prior to the bond expiration.
2. Deny the option for a bond extension and require the improvements to be completed prior to bond expiration

Staff recommendation to be provided at meeting

ITEM#7 Debar Land Company LLC: Request one-year performance bond extension for Copper Creek Subdivision Phase 1 Section 2B

STAFF NOTES:

The developer requests to maintain the current bond (\$246,242) amount for the January 2025-2026 time period due to the remaining cost improvements.

Project Status: Eleven (11) of the fifteen (15) lots are under construction or completed.

Subdivision Plat Recording Date: March 24, 2023

Current Project Bond: \$ 246, 242- performance bond- January 12, 2025 Expiration

Remaining Project Improvements:

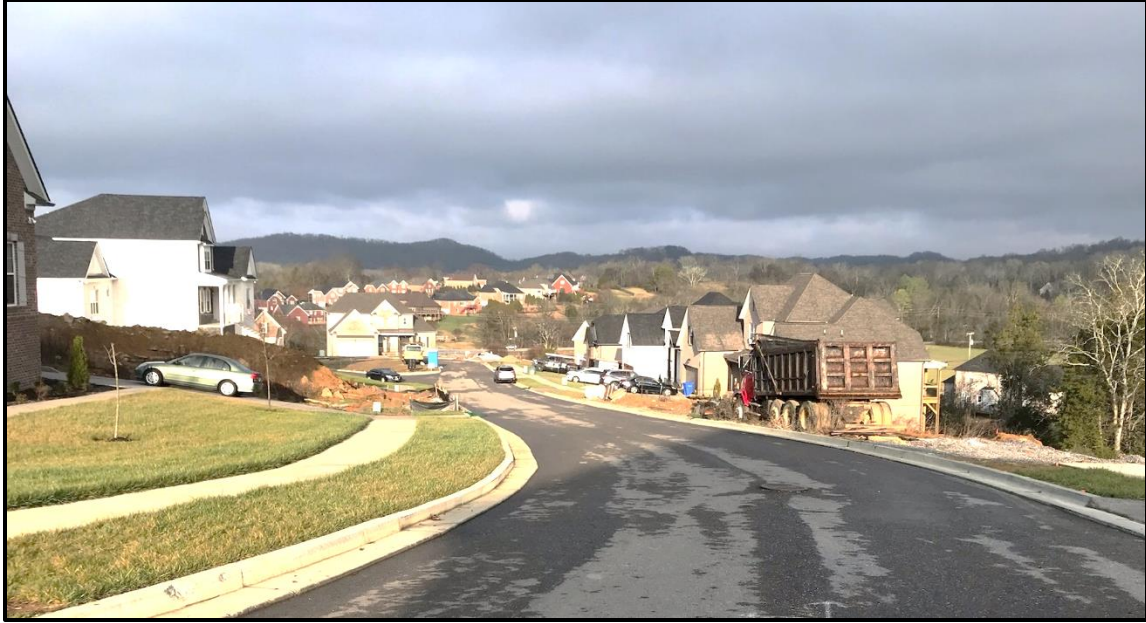
- Final asphalt paving
- Landscaping
- Street lighting
- Site finish grading/stabilization
- Sidewalk sections

Improvement Cost Estimate: \$ 185,000 based on original cost estimates

MOTION OPTIONS:

1. Approval for one-year bond extension at current bond amount \$ 246, 242
2. Approval for one-year bond extension at amount determined by Planning Commission based on information provided during meeting

Staff recommendation to be provided at meeting



ITEM#8 Hotel 2 Suites by Hilton/ Arnold Consulting and Engineering Services: Requests site plan approval for a 100 room 61,786 square feet hotel on 2.14 acres at 320 Cartwright Street. Property referenced as Davidson County Tax Map/Parcel# 01913010300 and is zoned CS, Commercial Services/Commercial Core Overlay. Property Owner: Unique Omega, LLC (17-24)

STAFF NOTES:

The City's Board of Zoning and Sign Appeals at the April 2, 2024 meeting approved a revised front building setback variance and hotel project concept layout to permit a fifteen (15') feet front building setback along East Cedar Street due to the floodway and stream buffer on the south and east side of the property. The original setback variance was approved at the March 3, 2019 Board of Zoning and Sign Appeals meeting. The approved zoning setback variance defined vested zoning approval for the site and permitted the proposed one hundred (100) room hotel to be submitted for site plan review approval without complying with the May 9, 2024 Zoning Ordinance requiring a minimum one hundred- twenty (120) hotel rooms.

The City's engineer consultant is reviewing the revised plans. Any major engineering remaining issues will be reported at the meeting. The design proposal includes an off-street parking agreement with the adjacent Starbucks site owner to permit six (6) parking spaces in case of overflow issues and to meet the City's hotel parking requirement for employees. Per the site plan information, the site design include four (4) spaces under the on-site parking requirement to meet the employee requirement of one space per two (2) employees. The parking agreement provided will be required to be recorded. The Starbucks site includes thirty (39) parking spaces. The Starbucks site includes 1 parking space per fifty-five (55 sq. ft.) square feet of building. The

City's parking requirement for a drive thru type establishment is one parking space per 150 square feet on building.

STAFF STIPULATIONS:

1. Revised submittal plans addressing the City's consultant engineers plan review comments to be approved by city staff in coordination with consultant engineer prior to City land disturbance (grading) permit issuance.
2. Provide revised landscape plan stamped by a State of Tennessee landscape architect, revise the tree plantings along Cartwright Street to be understory trees due to the overhead utility lines, and the landscaping planting in the area of the MSUD, Madison Suburban Utility District water main will be subject to MSUD's approval.
3. Off-site parking agreement to be recorded prior to permitted building occupancy
4. Revise plan to include the City's sidewalk and driveway construction details on the plans.

MOTION OPTIONS:

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

Staff recommendation to be provided at meeting

ITEM# 9 and ITEM#10 were deferred at the September 2024 Planning Commission Meeting. The annexation review Item#9 cannot proceed without the rezoning request Item#10.

ITEM#9 Keel Development, Property Owner Representative: Request recommendation to the Goodlettsville City Commission to approve the plan of services for the proposed annexation of 45.02 acres at 4408 Long Hollow Pike. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (Deferred at September 2024 Meeting)

STAFF NOTES:

The proposal is a requested annexation. The properties are located within the City of Goodlettsville Sumner County Urban Growth Boundary and is contiguous to the City limits. The City will also be reviewing an extension of the City limits 1,770 feet along the Long Hollow Pike right of way to include the property frontage. The plan of service process is required by State law to define the extension of City services to the property and the proposed timing. If the annexation request is approved, City services for the existing residence on the property including police and fire, trash, and planning and code services, park and recreation resident services and

rates would be effective at the approval date of annexation. Since the proposed annexation is for a proposed development, the developer with an approved project is required to extend utility services (water, sewer, electric) and complete required Long Hollow Pike improvements required per the project traffic study and the Planning Commission and TDOT requirements.

MOTION OPTIONS:

1. Recommend to the Goodlettsville City Commission approval of the annexation and plan of services recommendation request based on the Planning Commission's determination during the meeting discussion.
2. Recommend to the Goodlettsville City Commission denial of the annexation and plan of services request based on the Planning Commission's determination during the meeting discussion
3. Defer request to include additional information as determined by the Planning Commission

Staff recommendation to be provided at meeting

ITEM#10 Keel Development, Property Owner Representative: Requests recommendation to the Goodlettsville City Commission to rezone the 45.02-acre properties at 4408 Long Hollow Pike from Sumner County RR, Rural Residential to MDPUD, Medium Density Residential Planned Unit and preliminary master plan approval for ninety-one (91) one family detached dwelling unit lots. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (15-24) (Deferred at September 2024 Meeting)

STAFF NOTES:

The request was deferred at the September 2024 meeting. The revised master plan includes a reduction in the number of lots from 112 to ninety-one (91) and larger frontage width lots increased from fifty-five (55') / seventy-three (73') feet to eighty-five (85) / ninety (90) feet lot widths. The revised master plan includes the proposed different garage and off-street parking orientations per the City's Zoning Ordinance Planned Unit Development section.

The annexation process also requires a property rezoning to designate the property a Goodlettsville zoning district. The City's Comprehensive Land Use Plan designates the area as Residential Development Low Density. The proposal is for 2.02 units per acre which would fall under the Low-Density designation of the City's Comprehensive Land Use Plan. The plan defines low density as one to two (2) units per acre and low medium density as three (3) to four (4) units per acre. The Comprehensive Plan also defines reviewing project design including lot sizes based on adjacent lot areas. The area along Long Hollow Pike includes larger lots and typical development lots as seen with the Copper Creek and Wyndridge Subdivisions.

The revised master plan includes an emergency connection to the Wyndridge Subdivision. Staff requested an emergency gated connection in case of accidents or an emergency on Long Hollow Pike in the area. The emergency connection would permit traffic through both subdivisions in

case of an accident or an emergency at a Long Hollow Pike intersection. Staff and the project engineer reviewed the proposal with TDOT, Tennessee Department of Transportation representatives regarding anticipated Long Hollow Pike turn lane improvements with the development entrance. The turn lane improvements are shown on the revised plan. If the preliminary master plan and rezoning is approved, a traffic study will be required with the final master plan process. The applicant has obtained utility commitment letters from the White House Utility District for water service and has submitted a service request to the City of Goodlettsville Public Works for sewer service letter.

STAFF STIPULATIONS:

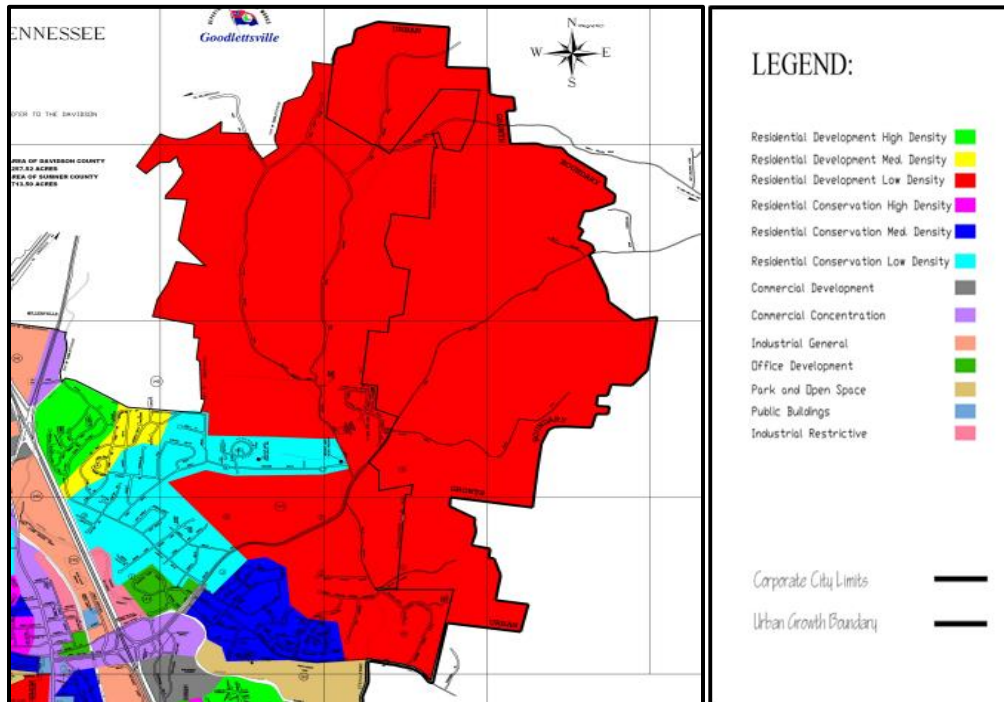
1. Sewer service letter to be obtained prior to City Commission final review of rezoning and preliminary master plan
2. If rezoning and preliminary master plan is approved, the traffic study will be required with the final master plan process.
3. Two car garage designs to include the minimum dimensions of twenty-two (22') feet x twenty-two (22') feet. Revised plan to be reviewed with the final master plan process.

MOTION OPTIONS:

1. Recommend to the Goodlettsville City Commission approval of the Medium Density Residential Planned Unit Development rezoning and revised preliminary master plan based on the Planning Commission's determination during the meeting that the proposal is in compliance with the City's Comprehensive Plan and Zoning Ordinance
2. Recommend to the Goodlettsville City Commission denial of the Medium Density Residential Planned Unit Development rezoning and revised preliminary master plan based on the Planning Commission's determination during the meeting that the proposal is not in compliance with the City's Comprehensive Plan.
3. Defer the request to include additional information as determined by the Planning Commission

Staff recommendation to be provided at meeting

Comprehensive Land Use Plan Map



Comprehensive Land Use Plan Information

GENERAL GOALS

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

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

A. POLICIES FOR RESIDENTIAL DEVELOPMENT

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

Low Density 1 - 2 dwelling units per acre

Low Medium Density 3 - 4 dwelling units per acre

Medium Density 5 - 6 dwelling units per acre

High Density 7 and over dwelling units per acre

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

1. Residential conservation areas should be protected from encroachment by incompatible activities. Prevailing lot sizes and densities are to be maintained, and any infill development should occur in a similar pattern.
2. Residential development areas should be permitted to develop at a density appropriate for the area. Where sewer is available, low medium density subdivisions may occur. Medium and high-density development should be restricted to planned unit developments and should provide transition from low to higher densities.
3. Residential densities in development areas without sewer availability should be one dwelling unit per acre or less, depending upon soil types. As public sanitary sewer is provided, higher densities may be considered.
4. High density development shall be a planned unit development. These developments should be located with direct access to a major street with no traffic routed through existing neighborhoods.
5. Planned unit development should be encouraged. Density and design control should be exercised through the PUD review process and through staff implementation.
6. Overzoning, i.e., zoning districts which have lot size requirements smaller than the prevailing developed lot size, should be discouraged and corrected as opportunities exist.

ITEM#11 Michael Hite, Property Owner Representative: Requests recommendation to the Goodlettsville City Commission to rezone the 1.08-acre property at 608 Alta Loma Road from R25, Low Density Residential to R15, Medium Density Residential. The property is referenced as Davidson County Tax Map/Parcel# 03401000800. Property Owner: Robert Hite (Deferred at November 2024 Meeting)

STAFF NOTES:

The request was previously deferred due to the applicant not being available to present the request. Staff has attempted to contact the property owner about being at the meeting to present the request.

The request is to rezone the property to R15, Medium Density Residential. The purpose of the rezoning request per the owner is to subdivide the property to build another detached one family dwelling unit on a separate lot. The R15 zoning would also permit the existing home to be demolished and rebuilt as a two (2) family dwelling unit (duplex) or alter the exiting house to be used as a duplex. The adjacent property at 606 Alta Loma Road was rezoned to R15 in 2016.

MOTION OPTIONS:

1. Recommend approval to the City Commission to rezone the property from R-25, Low Density Residential to R-15, Medium Density Residential based on the property location

adjacent to R15, Medium Density and HRDPUD, High Density Residential Planned Unit Development zoning districts

2. 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
3. Defer the request to include additional information as determined by the Planning Commission during the meeting discussion

Staff recommendation to be provided at meeting



Goodlettsville Zoning Map

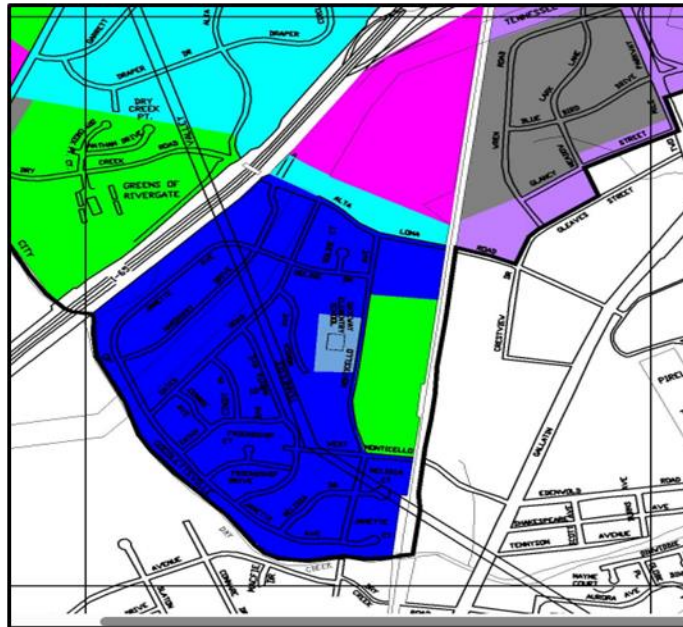


Red- R25 Low Density Residential

Purple- R15 Medium Density Residential

Light Green -HRDPUD High Density Residential Planned Unit Development

Goodlettsville Comprehensive Land Use Plan



Light Blue-Residential Conservation Low Density

Dark Blue- Residential Conservation Medium Density

Pink- Residential Conservation High Density

ITEM#12 Allen Farms Subdivision, Collier Engineering, Inc: Request recommendation to the Goodlettsville City Commission to revise the project master plan to increase the number of one family detached dwelling unit lots from seventy-one (71) to **125** lots and revise the site development design. The properties are referenced as Sumner County Tax Map/Parcel 143 03300, Map 139 Parcels 06100, 06201, 09800 include 91.55 acres and are zoned LDRPUD, Low Density Residential Planned Unit Development and R25, Low Density Residential. Property Owner: Allen Farms Investment, LLC. (22-18)

STAFF NOTES:

The Goodlettsville City Commission did not review a preliminary project master plan with the LDRPUD, Low Density Residential property zoning approval or at the time of the initial master plan approval. Staff will confirm if the City Commission review will also be required due to the original approval process.

The Allen Farms project property includes two (2) different zoning districts. The main portion of the project 91.55 acres includes 86.11 acres that are zoned LDRPUD, Low Density Residential Planned Unit Development. The LDRPUD zoning permits a lot density of 1.7 lots per acre or 146 total lots. The project 5.44-acre Allen Road property frontage section is zoned R-25, Low Residential is a base lot dimension type of zoning district including minimum lot sizes of 25,000 square feet and 100 feet minimum lot width at the building setback line. Based on the R25 property acreage and frontage and depending on the lot layout, a maximum of nine (9) lots would be permitted on the R25 zoned property. The project master plan was approved for seventy-one (71) total lots including five (5) lots in the R-25 zoning section. The proposed master plan amendment is for the LDRPUD zoned section since the zoning is a master plan-based zoning. The proposed revised design will require the project section within the LDRPUD zoning section to meet the City's current Zoning Ordinance Planned Unit Development requirements and include the minimum exterior building material requirement for fifty (50%) brick/stone with the remaining exterior wall materials required to be either split face block, EIFS, glass panels, and wood or fiber board siding. Additional information will be required to determine that the proposed house design will be in compliance with the garage orientation requirements.

STAFF STIPULATIONS:

1. Provide revised WHUD, White House Utility District Utility letter setters for the proposed increased lot numbers. WHUD will provide the project water and sewer service.
2. Any approval will require compliance with the Planned Unit Development Ordinance garage size, garage orientation design, and minimum materials. If approved, provide additional information on the building garage designs to ensure compliance with the City's Planned Unit Development Requirement with final master plan
3. TDOT, Tennessee Department of Transportation will be required to review and approve the proposed Long Hollow Pike/SR 174 improvements including if additional improvements would be required based on the project traffic study.
4. Planning Commission to review any off-site Allen Road roadway including shoulder improvements.

MOTION OPTIONS:

1. Recommend approval to the City Commission to revise the master plan for the LDRPUD, Low Density Residential Planned Unit Development portion of the project to increase the number of lots to 120 based on the proposal being in compliance with the City's Comprehensive Plan and Zoning Ordinance
2. Recommend denial of the rezoning request to maintain the current master plan as determined by the Planning Commission during the meeting discussion that the revised proposal would not be in compliance Comprehensive Plan.
3. Defer the request to include additional information as determined by the Planning Commission during the meeting discussion

Staff recommendation to be provided at meeting

Project Traffic Study Section including defined roadway improvements.

7. Conclusions and Recommendations

The Allen Farms Residential development is proposed to be located on Allen Road in Goodlettsville,

Tennessee. The proposed development includes a total of approximately 129 single-family lots, which is to include one existing single-family home. The development will have two new roadway connections to Allen Road.

The analyses presented in this report indicate that the proposed development will generate a manageable amount of new vehicular traffic to the study area. In total, the residential project is expected to generate approximately 1,266 new daily trips, 93 new AM peak hour trips, and 125 new PM peak hour trips.

Capacity analyses indicate that the study intersections and site access points will generally operate acceptably following completion of the proposed single-family development.

Based on the analyses presented in this study and review of the study area and proposed development information, the following is recommended in order to accommodate the proposed development and provide for efficient traffic operations and safety:

Allen Road

Along the site frontage, Allen Road currently includes a total pavement width of approximately 20.5 feet without any paved shoulders. The City of Goodlettsville's Street standards include a 22-foot pavement width with a 2-foot curb and gutter in both directions for minor residential roadways; however, none of the road includes curb and gutter or stormwater infrastructure. Centerline and edgeline pavement marking striping are provided on Allen Road between Long Hollow Pike and just east of Old Stone Road. The centerline and edgeline striping should be extended from Old Stone Road to the East Site Access, which is the end of the city limits on Allen Road.

Long Hollow Pike and Allen Road

- Construct a northbound right turn lane on Long Hollow Pike at Allen Road. The turn lane should be constructed with approximately 100 feet of storage and 240 feet of bay taper.

Allen Road and West Site Access

- The West Site Access should be designed to include width for one entering lane and one exiting lane as presented on the current site plan.

- The West Site Access should be designed and constructed to allow for sufficient intersection sight distance, clear of any obstructions such as vegetation, landscaping, hardscaping, signs, driveway approach grades, and fencing within the departure sight triangle.

- *Install a Side Road warning sign (W2-2) for the eastbound approach of Allen Road approximately 300 feet in advance of the proposed West Site Access.*

Allen Road and East Site Access

- The East Site Access should be designed to include width for one entering lane and one exiting lane as presented on the current site plan.

- The East Site Access should be designed and constructed to allow for sufficient intersection sight distance, clear of any obstructions such as vegetation, landscaping, hardscaping, signs, driveway approach grades, and fencing within the departure sight triangle.

- *Install a Side Road warning sign (W2-2) for the westbound approach of Allen Road approximately 300 feet in advance of the proposed East Site Access.*

Based on the analyses presented in this report, no further improvements are recommended in association with the proposed Allen Farms Residential development.

Zoning Ordinance Referenced Section: (Garage /Exterior Materials)

Residential design requirements. The intent of this subsection is to guide the development of residential neighborhoods that are compatible throughout the development and that complement existing development and the natural environment. Architectural elevations are required with each development with an architectural theme for all buildings including a variety in building roof pitches and building wall and roof designs and materials, building colors, building accent designs and designs preventing blank walls fronting streets. Plans shall include the garages or covered parking frontage locations and orientation with off-street parking. Plans shall include building designs connected to the project streetscape design. ***Garage or covered parking design for residential planned unit developments shall include a design or variety of designs that prevent more than 33 percent of the total unit number of front-loaded garages doors*** or open parking openings that are level with or in front of the front line of the residential structure. Front-loaded garages or covered open parking include garages and covered parking with the garage door or covered parking opening exceeding 25 percent of the front building elevation total width dimension. Except for parking structures for development shared parking, attached parking in garages are in addition to the required parking space requirement for each residential unit. ***The project master plans to include the following garage or covered parking designs, or other alternative designs may be reviewed with the master plan process.(A)Side loaded garages or covered parking.(B)Alley loaded or secondary roadway loaded garages or covered parking with the sidewalk connecting each unit to be located at the front of the residential structure fronting the primary street.(C)Recessed front loaded garages or covered parking 10 feet or more behind the front line of the house.(D)Courtyard side loaded garages at the front of the***

structure.(E)Front loaded garages with the garage door(s) less than 25 percent of the front building elevation width dimension.

All buildings within a residential planned unit development shall meet the provisions of the city's design guidelines and the following. All façades and exterior building walls shall include a minimum 50 percent masonry brick and/or stone. The remaining 50 percent on one and two family attached and attached dwellings may be split face block, cement fiber board, wood siding, EIFS, and glass. A limited percentage of metal and vinyl siding may be permitted for accents and decorative features. All exposed portions of building foundations shall be masonry brick or stone. The planning commission may review other proposed materials as a variance with the preliminary and final master plan review process variance.

Goodlettsville Zoning Map

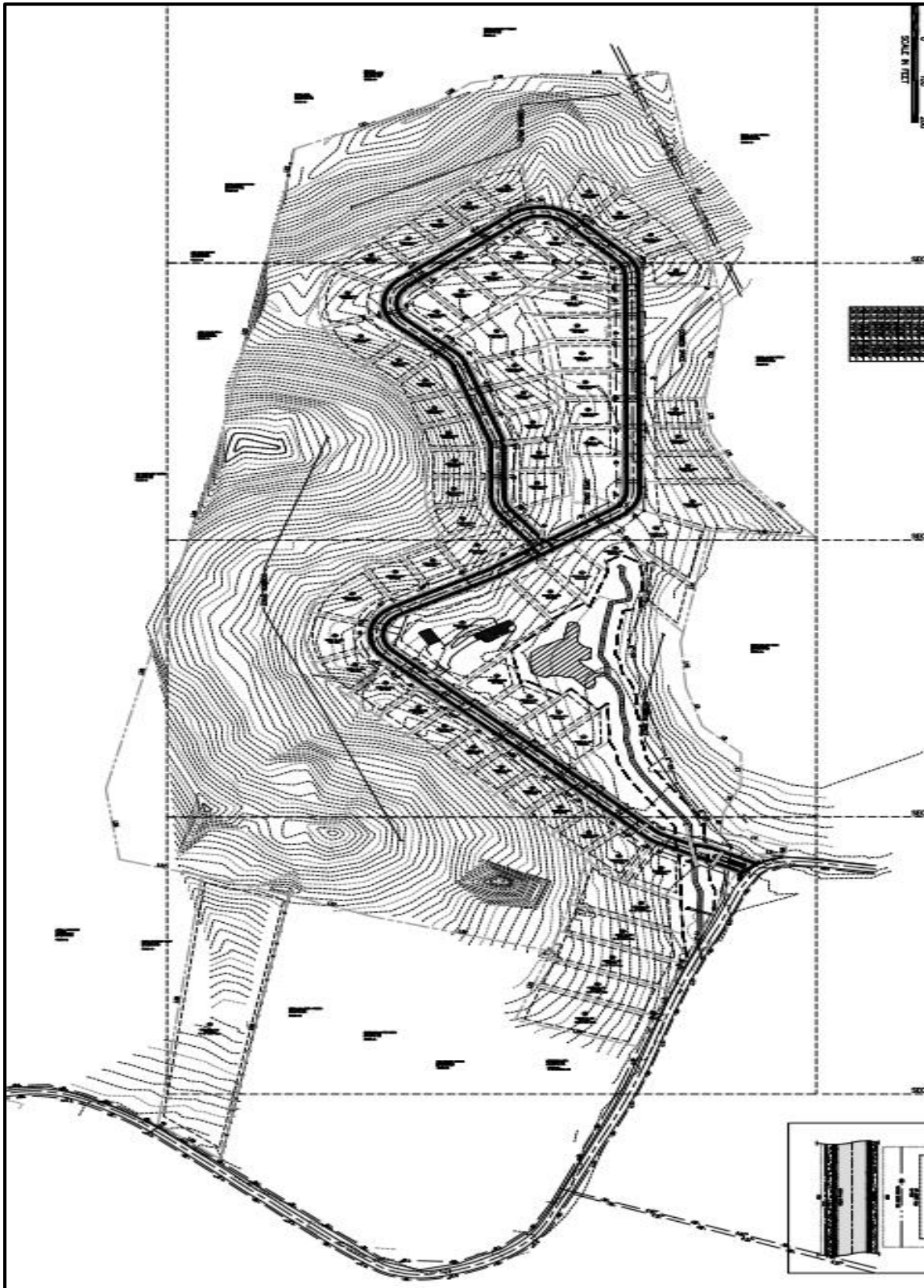


Green- LDRPUD, Low Density Residential Planned Unit Development

Light Blue- MDRPUD, Medium Density Residential Planned Unit Development

Red- R25, Low Density Residential

Existing Project Master Plan



ITEM#13 Dry Creek Cottages, Lose Design: Requests recommendation to the Goodlettsville City Commission to revise the project master plan to include and rezone an adjacent 1.49 acre property referenced as Davidson County Tax Map/Parcel#03304003300- 0 Draper Drive from R-25, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development to increase the number of one family detached dwellings units from fourteen (14) and a two (2) family detached dwelling unit to twenty (26) one family detached dwelling units. The existing project is located on the 2.34-acre property referenced as Davidson County Tax Map/Parcels# 033040C90000CO0 to 033040C01400CO at 0-120 Old Ryman Way/Dry Creek Road and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owners: Meridian Capital Group, LLC and O.I.C. Dry Creek Cottages. (9.1 07-04/9.1# 15-17)

STAFF NOTES:

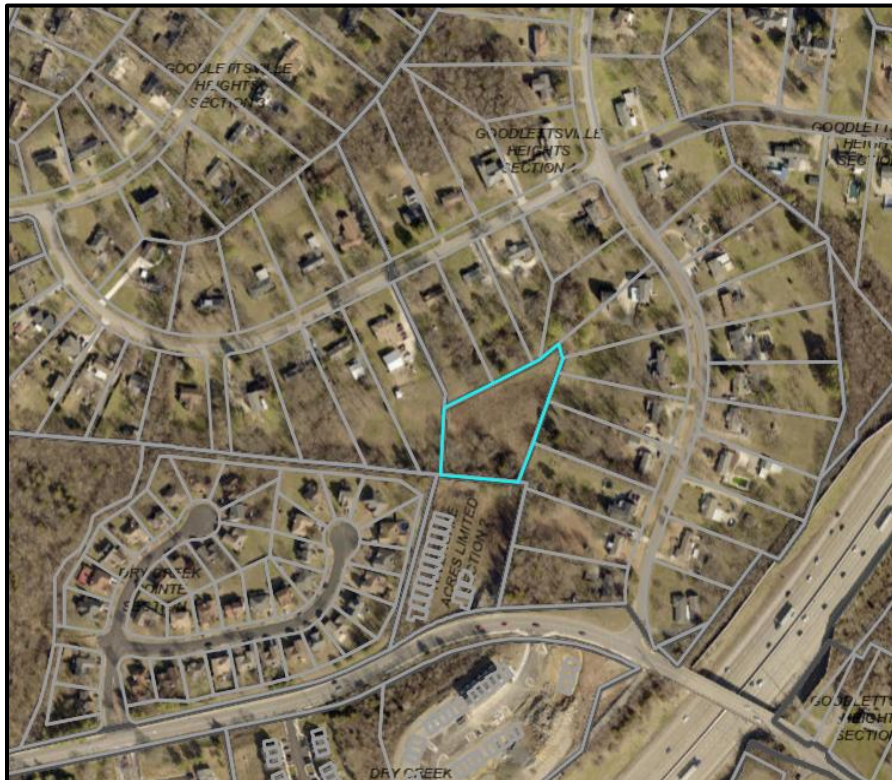
The proposal includes rezoning an adjacent 1.49-acre property and including a revised master plan for both properties for a total of twenty-six (26) detached residential units. The existing master plan for the front property includes fourteen (14) one family detached unit and a two (2) unit attached unit for a total of sixteen (16) units. The adjacent 1.49-acre property is zoned R-25, Low Density Residential. The properties are designated on the City's Comprehensive Land Use plan as the boundary between high density residential and low density residential conservation areas. The 1.49-acre property was included on the 1953 Goodlettsville Heights Subdivision Plat as a reserve lot area. The property does not contain any roadway frontage. The previous Dry Creek Cottages property owner purchased the 1.49-acre property in 2020. The existing project master plan includes a retaining wall up to twenty (20 ft) in height along the west property boundary. The revised project design intention is to reduce the number and scale of retaining walls on the property. The properties include a non-improved TVA easement on the properties that limits the full use of the properties. The project proposal includes a proposed twenty (20') feet project boundary setback variance instead of the required thirty-five (35') feet setback due to the easement limiting the project design. The project design includes private development improvements.

STAFF STIPULATIONS:

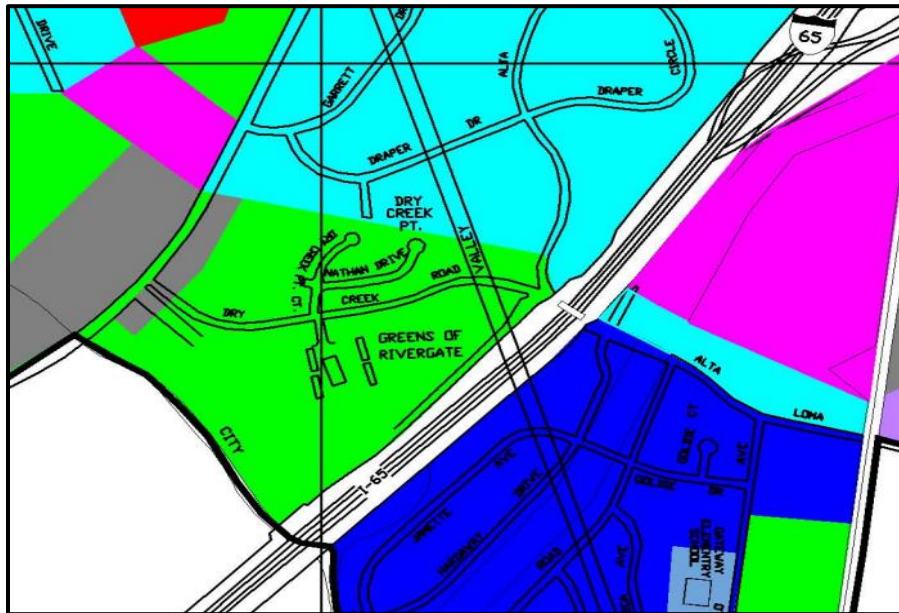
1. Sewer service letter to be obtained prior to City Commission final reading review of rezoning and preliminary master plan
2. If approved, at final master plan provide revised building elevations including garage size and building materials requirements.

MOTION OPTIONS:

1. Recommend to the Goodlettsville City Commission approval of the High Density Residential Planned Unit Development rezoning and revised preliminary master plan based on the Planning Commission's determination during the meeting that the proposal is in compliance with the City's Comprehensive Plan and Zoning Ordinance
2. Recommend to the Goodlettsville City Commission denial of the High Density Residential Planned Unit Development rezoning and to maintain the existing master plan based on the Planning Commission's determination during the meeting that the proposal is not in compliance with the City's Comprehensive Plan and Zoning Ordinance



Comprehensive Land Use Plan Map



Grey- Commercial Development

Pink- High Density Residential Conservation

Aqua- Residential Low-Density Conservation

Light Green- Residential High-Density Development

Dark Blue- Residential Medium Density Conservation

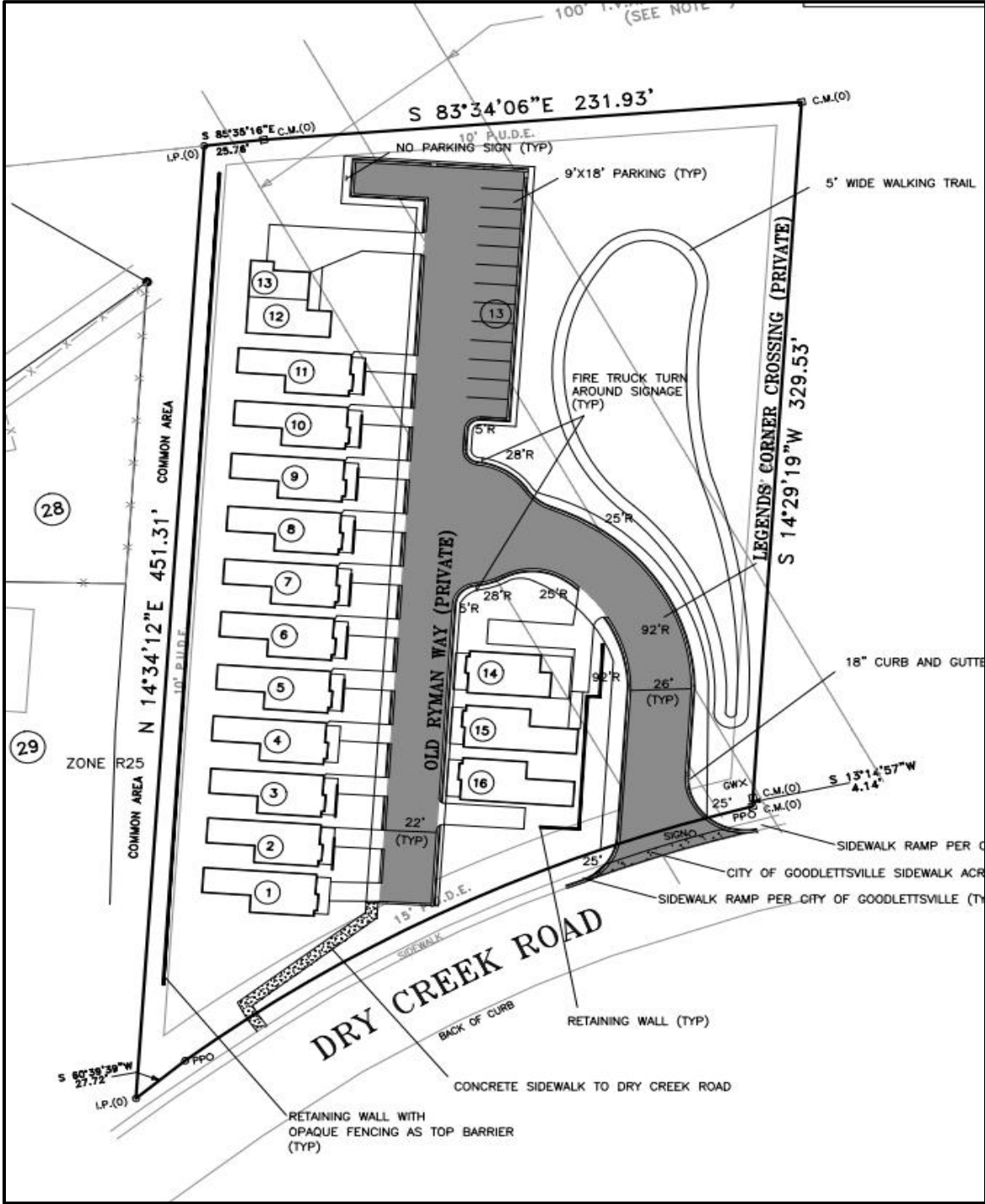
Goodlettsville Zoning Map



Light Brown- High Density Residential Planned Unit Development

Red- R25, Low Density Residential

Existing Project Master Plan



ITEM#14 RYZE Windsor Green Community, Pearl Street Partners, LLC: Requests recommendation to the Goodlettsville City Commission to rezone the 15.05-acre properties at 0 Conference Drive and O Windsor Green Boulevard from GOPUD, General Office Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for 224 residential apartment units and 18,300 square feet of commercial /retail. The properties are referenced as Davidson County Tax Map/Parcel#02600011400, 02600011000, 026060B02700CO. Property Owner: Armed Services Mutual Benefit Association (18-24)

STAFF NOTES:

The property is included on the City's Comprehensive Land Use Plan as Office Development. The City has previously reviewed mixed use project proposals including both projects with defined on-site residential and commercial facilities with the development or the development location within a mixed use setting.

The proposal is for a single master plan for all the properties on both sides of Conference Drive. The west side commercial lot could remain the existing zoning and still be within the approved project master plan. The proposed commercial uses on the west side within the proposed HDRPUD, High Density Residential Planned Unit Development could be defined permitted non-residential uses.

The project design has been revised from the discussion presentation at the December meeting to include a driveway connection on Windsor Green Boulevard. The City requested the additional access connection for a signalized access onto Conference Drive and additional emergency service connections. The commercial area square footage on the west side section has been defined and limited commercial uses on the east side portion of the project have been defined. The Windsor Green Boulevard connection will require revised median design on Windsor Green Boulevard. The existing Windsor Green Boulevard future drive will not work in the current location due to the proximity to Conference Drive and drainage limitations.

The key to reviewing the proposal is the Planning Commission's determination on the future commercial/office use potential of the properties on the east side of Conference Drive and what is the best long-term use of the property. The proposal review also includes the extension of the general mixed-use setting of the area to this defined section of Conference Drive.

STAFF STIPULATIONS:

1. Sewer service letter to be obtained prior to City Commission review of final reading of rezoning and preliminary master plan
2. If rezoning and preliminary master plan is approved, the traffic study will be required with the final master plan process

MOTION OPTIONS:

1. Recommend to the Goodlettsville City Commission approval of the High Density Residential Planned Unit Development rezoning and preliminary master plan based on the Planning Commission's determination during the meeting that the proposal is in compliance with the City's Comprehensive Plan and Zoning Ordinance
2. Recommend to the Goodlettsville City Commission denial of the High Density Residential Planned Unit Development rezoning and revised preliminary master plan based on the Planning Commission's determination during the meeting that the proposal is not in compliance with the City's Comprehensive Plan and Zoning Ordinance

Staff recommendation to be provided at meeting

Comprehensive Land Use Plan Map



Dark Green- Office Development

Grey- Commercial Development (Section Adjacent to SR 386 is Regional Center Planned Unit Development Low Intensity)

Pink- High Density Residential Conservation

Light Green- High Density Residential Development

Goodlettsville Zoning Map



Green- GOPUD, General Office Planned Unit Development

Dark Pink- Industrial General

Light Pink- CSL, Commercial Services Limited

Light Brown- High Density Residential Planned Unit Development

CITY OF GOODLETTSVILLE
MUNICIPAL PLANNING COMMISSION
REVISED MEETING AGENDA

Monday January 6, 2025 5:00 PM

ITEM#1 Approval of January 6, 2025 Agenda

ITEM#2 Annual Chairman and Vice Chairman Elections

ITEM#3 Approval of December 2, 2024 Meeting Minutes

ITEM#4 Public Forum on Planned Related Topics

ITEM#5 Cedar Side at Dry Creek Phase One, Ryan Homes/NVR Inc: Requests final master plan revision to change the townhouse exterior building material percentage requirements.

ITEM#6 Dry Creek Commons Phase 1: Vastland, Eatherly. McClung Development LLC: Requests performance bond one-year extension

ITEM#7 Debar Land Company LLC: Request one-year performance bond extension for Copper Creek Subdivision Phase 1 Section 2B

ITEM#8 Hotel 2 Suites by Hilton/ Arnold Consulting and Engineering Services: Requests site plan approval for a 100 room 61,786 square feet hotel on 2.14 acres at 320 Cartwright Street. Property referenced as Davidson County Tax Map/Parcel# 01913010300 and is zoned CS, Commercial Services/Commercial Core Overlay. Property Owner: Unique Omega, LLC (17-24)

ITEM#9 Keel Development, Property Owner Representative: Request recommendation to the Goodlettsville City Commission to approve the plan of services for the proposed annexation of 45.02 acres at 4408 Long Hollow Pike. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (Deferred at September 2024 Meeting)

ITEM#10 Keel Development, Property Owner Representative: Requests recommendation to the Goodlettsville City Commission to rezone the 45.02-acre properties at 4408 Long Hollow Pike from Sumner County RR, Rural Residential to MDPUD, Medium Density Residential Planned Unit and preliminary master plan approval for ninety-one (91) one family detached dwelling unit lots. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (15-24) (Deferred at September 2024 Meeting)

ITEM#11 Michael Hite, Property Owner Representative: Requests recommendation to the Goodlettsville City Commission to rezone the 1.08-acre property at 608 Alta Loma Road from R25, Low Density Residential to R15, Medium Density Residential. The property is referenced as Davidson County Tax Map/Parcel# 03401000800. Property Owner: Robert Hite (Deferred at November 2024 Meeting)

ITEM#12 Allen Farms Subdivision, Collier Engineering, Inc: Request recommendation to the Goodlettsville City Commission to revise the project master plan to increase the number of one family detached dwelling unit lots from seventy-one (71) to **125** lots and revise the site development design. The properties are referenced as Sumner County Tax Map/Parcel 143 03300, Map 139 Parcels 06100, 06201, 09800 include 91.55 acres and are zoned LDRPUD, Low Density Residential Planned Unit Development and R25, Low Density Residential. Property Owner: Allen Farms Investment, LLC. (22-18)

ITEM#13 Dry Creek Cottages, Lose Design: Requests recommendation to the Goodlettsville City Commission to revise the project master plan to include and rezone an adjacent 1.49 acre property referenced as Davidson County Tax Map/Parcel#03304003300- 0 Draper Drive from R-25, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development to increase the number of one family detached dwellings units from fourteen (14) and a two (2) family detached dwelling unit to twenty (26) one family detached dwelling units. The existing project is located on the 2.34-acre property referenced as Davidson County Tax Map/Parcels# 033040C90000CO0 to 033040C01400CO at 0-120 Old Ryman Way/Dry Creek Road and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owners: Meridian Capital Group, LLC and O.I.C. Dry Creek Cottages. (9.1 07-04/9.1# 15-17)

ITEM#14 RYZE Windsor Green Community, Pearl Street Partners, LLC: Requests recommendation to the Goodlettsville City Commission to rezone the 15.05-acre properties at 0 Conference Drive and O Windsor Green Boulevard from GOPUD, General Office Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for 224 residential apartment units and 18,300 square feet of commercial /retail. The properties are referenced as Davidson County Tax Map/Parcel#02600011400, 02600011000, 026060B02700CO. Property Owner: Armed Services Mutual Benefit Association (18-24)

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

December 2, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: N/A

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

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

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

Item #2 Approval of November 4, 2024 Meeting Minutes: Duncan made a motion to approve the minutes of the November 4, 2024 meeting, Parnell seconded the motion. The motion passed unanimously.

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

Trew asked for comments from the public and no comments were received.

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

The Public Forum was closed.

AGENDA

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 Representative: Josh Randolph, JRS Development, LLC

Staff Discussion:

- The proposed property project was the basis for the recent 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 will 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.
- Motion Option-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. (Staff Recommendation)
- Motion Option-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.
- Motion Option-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.

Planning Commission Discussion:

- Randolph discussed the condition for brick on the front of homes, side of homes and fiber cement on the back of homes.
- Trew discussed the City Commissions proposed moratorium ordinance.
- McCormick responded there is an amendment request to the moratorium that allow projects already submitted prior to adoption of ordinance to continue forward.
- Duncan discussed motion option one (1) to rezone the property from R-7 to Residential Limited Scale Planned Unit Development and the City Commission's moratorium ordinance.
- Gilmore discussed brick all around the homes.
- Randolph responded for the area and the homes it would be too costly, and he would prefer to do one-hundred (100%) percent brick on the front, and half brick on the sides of the homes.
- Gilmore discussed the character imagery of the homes he is presenting and what he will build.
- Randolph responded they are images he created on his own and he will not know the style of home until he works with an architect.
- Gilmore discussed the trees and the existing evergreen tree buffer on the south side of the property.
- Randolph responded that trees are an asset and bring value to a home so if they can keep them they will or if they are damaged re-plant a tree buffer back.
- Tinnin discussed brick on the back of the homes and the tree buffer.
- Parnell discussed the space of the garage, driveway width, and width between the homes.
- Randolph responded the average driveway width is twelve (12') feet and these are fifteen (15') feet, discussed rear parking areas, and the width between the homes.
- McNeal commented on the green space between the units.
- Parnell has concerns about the width and length of the driveway.

Motion: Motion by Duncan to approve the request, seconded by Gilmore. The motion passed with six (6) yes votes and one (1) Parnell no vote.

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 Representative: Dawn Pewitt, Promised Land Realty and Yang He, Prospective Property Buyer

Staff Discussion:

- 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.
- Motion Option-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.
- Motion Option-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. (Staff Recommendation)
- Motion Option-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.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission during the meeting discussion and determine the City Commission's decision on the one-year high density development moratorium ordinance.

Planning Commission Discussion:

- Dawn Pewitt, Owner's Representative stated that in her professional opinion this is a great quality project for this area.
- Pewitt stated that this will fit in with the Cobblestone and Rivergate Meadows Communities.
- Pewitt stated that she thinks this will enhance the value of the community and properties in the area.
- Duncan discussed the twenty (20') foot easement and right-of-way access.
- McCormick discussed the connection from Alta Loma Drive driveway connection alterations needed to improve sight distance

- Gilmore asked what type of construction would this be, would this be brick?
- Property representative discussed the building would be 100% brick.
- Parnell discussed emergency vehicles being able to turn around in the area.
- Representative discussed the layout of the project with room in front of the property for emergency vehicles.

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

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 Representative: Daniel Boyett, Project Engineer

Staff Discussion:

- 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.
- Staff Stipulation-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. Plan to be approved by Planning Commission prior to City Land disturbance (grading) permit issuance.
- Staff Stipulation-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.
- Staff Stipulation-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.
- Staff Stipulation-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.
- Staff Stipulation-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 Option-Approve phase two (2) final master plan with listed staff stipulations including any

additional items determined by the Planning Commission. (Staff Recommendation)

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

Planning Commission Discussion:

- Boyett discussed the drainage, bypass line, bioretention and storm water for Phase 2 development.
- Ellis discussed an original agreement to provide an easement to the next-door property that has nothing to do with phase 2 and will that be noted.
- Boyett responded it is striped for turn around space and there will be no parking in the easement.
- Wheeler discussed the landscape plan for replacing sections cut on the northern property line.
- Parnell commented he is extremely angry that anything was touched in the fifty (50') foot conservation easement that everybody knew the easement was there, and it should have been conveyed.
- Wheeler clarified with Boyett that the landscape architect is aware of what is and what is not to be done within that boundary/buffer.
- Boyett responded yes, he is aware that within that fifty (50') foot buffer the tree's must be replaced.
- Trew allowed comments from citizens regarding the project.
- Glenn Garrett-Comments he and his wife have adjoining property line on phase 1 and phase 2. Garrett's concern is the density of the project and it is double what the Commission recommends they want to study. Garrett states the density of the project is too high for the property and neighborhood. Garrett commented on the clearing of the land.
- Vicki Wilson-Comments she has been to every meeting regarding this property. Wilson discussed the original deed of sale and the stipulation for the fifty (50') foot easement not to be touched. Wilson comments she did not understand why you have to clear cut to survey. Wilson does not feel good about this project.
- Duncan commented with Phase 1 and Phase 2 this is a construction document issue; you still have one piece of property and density that was agreed on during the preliminary approval.
- McCormick responded when the City Commission approved it was one hundred thirty-three (133) units and now it is one hundred seventeen (117) units.
- McCormick responded it was under the seven (7) unit an acre that was what the approved zoning was based on.
- McCormick explained the high-density zoning per acre on the main roads.
- Duncan discussed the motion options.
- Ellis discussed the recording of the access easement in phase one (1) of the development.
- McCormick responded and discussed recording of the plat for the subdivision.
- Freeman discussed the final survey and the description of a dedicated access easement to the public right-of-way.
- Parnell discussed adding a stipulation for the easement.

Motion: Motion by Parnell to approve phase two (2) final master plan with listed staff stipulations including any additional items determined by the Planning Commission, seconded by Duncan. The motion passed with six (6) yes votes and one (1) Gilmore no vote.

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 Representative: Addam McCormick, Staff

Staff Discussion:

- 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 do 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.
- Staff presented New Zoning Ordinance Section Amendment#1 Sec. 14-206 Commercial District Regulations (8) Specialty Smoke and Vape Shops and Similar Materials, Amendment #2 Sec. 14-202-Use Classification Commercial Activities (6)(o)(xlili).
- Motion Option-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. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission for the proposed amendment to the Zoning Ordinance Commercial District Regulations section as presented by staff.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Trew discussed change of ownership vs change of use.
- McCormick responded by State law change of ownership is not a change of use.
- McCormick explained currently the non-conforming protection would be address-tenant space specific.
- Duncan discussed the twenty-five (25%) percent retail space and different scenarios including a cigar shop with large area of storeroom but only small area dedicated to tobacco products.
- McCormick responded per the ordinance amendment if store area has more than seventy-five (75%) percent of other merchandise it would not fall under this ordinance.
- Planning Commissioners discussed additional options included future reducing square footage allowance.
- Attorney Freeman discussed the ordinance and further limitations could be revised as basically be Prohibitive.

Motion: Motion by Duncan to approve the request, seconded by Gilmore. The motion passed with six (6) yes votes and one (1) Parnell no vote.

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 Representative: Addam McCormick, Staff

Staff Discussion:

- The Planning Commission at the October 2024 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.
- Staff presented Zoning Ordinance Sec.14-206 – Commercial District Regulations (7)(b) Amendment#1 (7) Interchange Overlay District and Zoning Ordinance Defined Uses.
- Motion Option-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. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission for an amendment to the Zoning Ordinance section as presented by staff.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Parnell asked how this is being limited to exit 98?
- McCormick responded that the other exits have better potential and visibility and explained the request is for exit 98.
- Parnell commented he did not want the other interchanges to be changed and wants the interchanges to be limited to those uses.
- McCormick responded the ordinance amendment is creating a separate provision in the interchange overlay for Exit 98- Louisville Highway section.

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

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 Representative: Addam McCormick, Staff

Staff Discussion:

- 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.
- Staff presented Zoning Ordinance Sec. 14-206 – Commercial District Regulations (4)(e) Amendment #1- 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.
- Motion Option-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. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission for an amendment to the Zoning Ordinance Commercial District Regulations section as presented by staff.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Duncan commented that twenty-five (25') is not much and would this be a strip mall with individual units and owners?
- McCormick responded and explained shared access easement for commercial lots.
- McCormick commented that it would be smaller commercial settings such as fast-food drive-thru and banks.
- Duncan and McCormick discussed the amendment would not apply to the CCO, Commercial Core Overlay that permits twenty-five (25') feet lot widths and would only apply to the CS, CSL, and CG zoning districts that permit 100 and 125 feet lot widths.

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

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

Item Representative: Addam McCormick, Staff

Staff Discussion:

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

Planning Commission Discussion:

- No discussion.

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

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.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- 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.
- Staff presented Zoning Ordinance Sec.14-304 Signs Permitted in Residential and Agricultural Districts (5) Amendment#1 (5) Electronic changeable copy signs may be incorporated into a ground sign and shall only be permitted on street frontage along a major route on the City's major thoroughfare plan.
- Staff presented Zoning Ordinance Sec.14-305 Signs Permitted in Commercial and Industrial Districts (1)(c)(iv) Amendment#2 (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 include a minimum twelve (12") static sign section along the top or along a side of the changeable copy sign board.
- Staff presented Zoning Ordinance Sec.14-305 (2) (b) Signs Permitted in Commercial and Industrial Districts Amendment#3 Removing-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 Option-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. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission for an amendment to the Zoning Ordinance Sign section as presented by staff.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Duncan clarified the luminous will still be regulated.
- McCormick responded yes, the amendment is the size percent allowed for reader boards from fifty (50 %) percent to 100% percent.

- Trew commented that the request seems reasonable to have all the signs readable.
- Gilmore discussed the Main Street area sign regulations.
- McCormick responded they could add a provision for the Main Street area.
- Trew commented in his opinion digitized or not it is construction and size of the sign that matters.
- Duncan commented on the continuity of the sign placement and sign size for the corridors.

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

DISCUSSION ITEMS:

- Conference Drive/ Windsor Green Blvd Mixed Use Development

The properties 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.

Khris Pascarella stated that the Pearl Street Partners will celebrate twenty (20) years of business in Nashville next year. The company creates residential communities and mixed-use communities for single family townhomes and multifamily rental. The company vision statement is "They create places where people create memories".

Ellis asked how many housing units they are anticipating and any proposed funding grants

Pascarella responded they are proposing 224 residential apartments and the project would be private funded

Ellis asked how many square feet of commercial space is part of the plan.

Pascarella responded they can accommodate at least twenty thousand (20,000') square feet on the three and half (3 ½) acre site but realistic commercials square foot would probably be less

Wheeler asked what the size of the apartments are, one, two or three bedrooms.

Pascarella responded they are one, two, and three bedrooms ranging from 750 square feet to 1400 square feet.

Tinnin asked McCormick if this will really be considered mixed-use since the apartments on one side of the road and commercial on the other side of the road.

McCormick responded in his opinion mixed use is how they will define it.

Gilmore discussed the market rating and construction cost of the project.

Duncan discussed high density being a topic everybody in the community wants to discuss and they are against more additional high density units.

Trew thanked Duncan for his service to the City and on the Planning Commission.

With no further business, the meeting was adjourned at 7:37 pm.

Scott Trew, Chairman

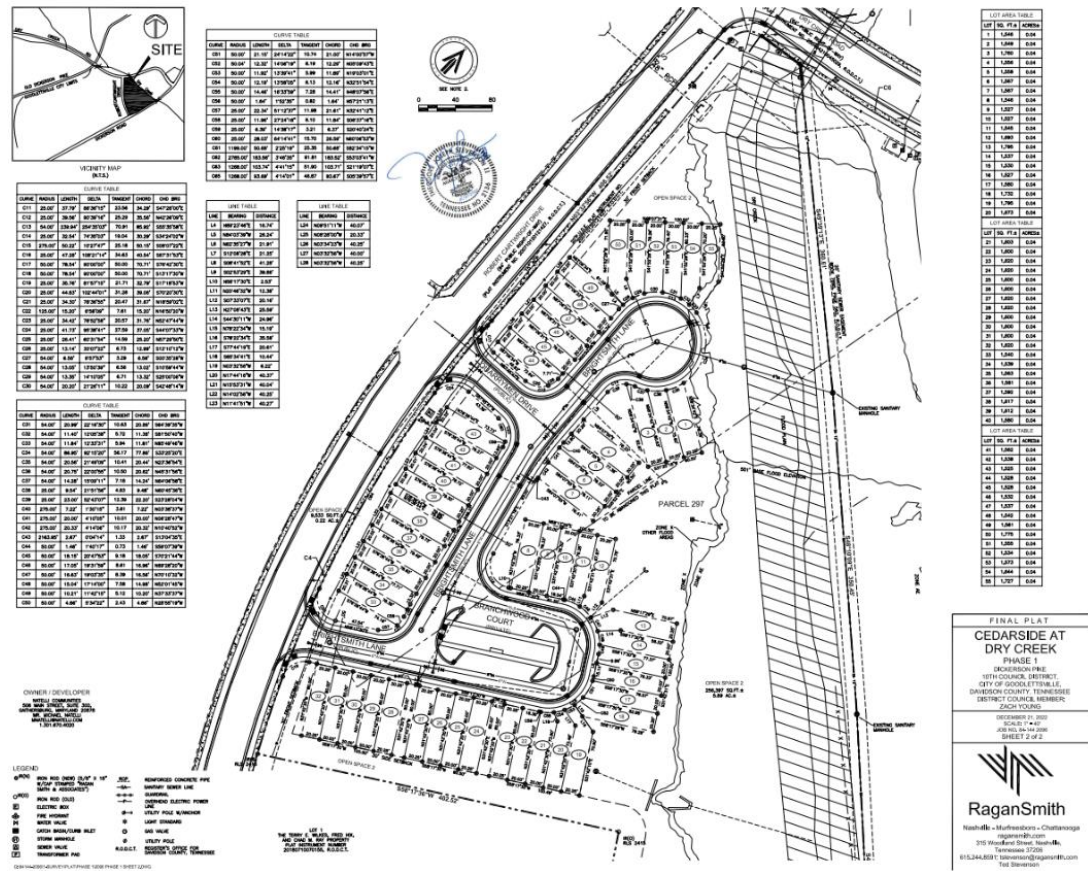
Sharon Reed, Planning Assistant

DRAFT

Dry Creek Variance Request

Affected Lots:

The 55 townhome lots on the Phase 1 Final Plat (not recorded yet), part of the Cedarside at Dry Creek project (HDRPUD), see final plat below.



Request:

Variance on the exterior materials requirement. Right now the townhomes are required to have 50% brick on all 4 sides of the buildings and our request would be to reduce this to 50% brick on the front façade and brick-to-grade covering the foundation on the rear and side facades with the remainder of the exteriors being Hardie siding. See example exterior pictures on page 2 (pictures do not represent community color schemes – brick and siding exterior color schemes to be the same as what is currently being built).



DEVELOPMENT PLAN FOR HOME2 SUITES BY HILTON

320 CARTWRIGHT STREET
GOODLETTSVILLE, TN 37202
Revised For Comments 12-5-2024

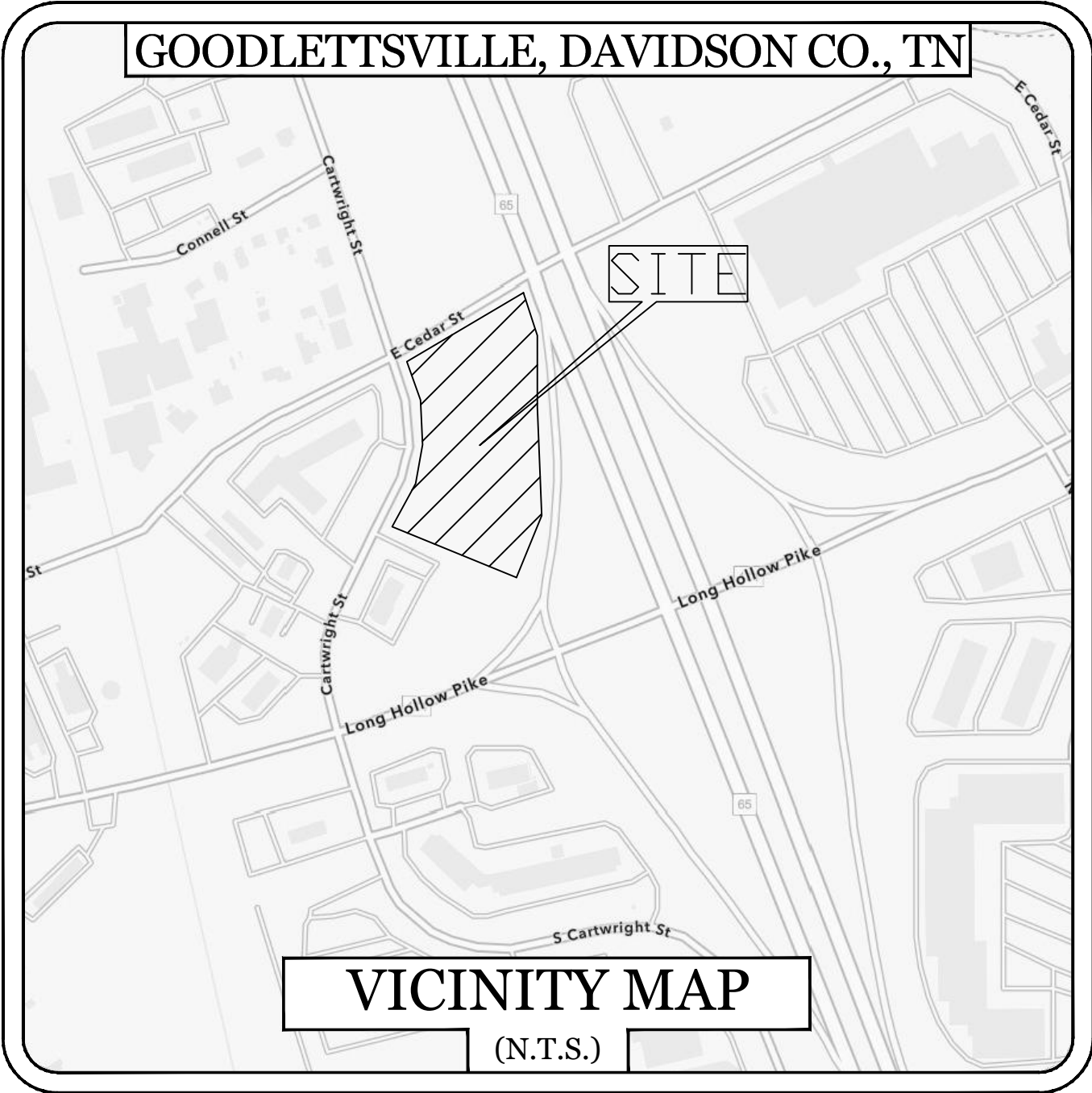


IMAGE IS FOR ILLUSTRATIVE
PURPOSES ONLY

DEVELOPER/APPLICANT:

UNIQUE OMEGA, LLC
1516 HAMPTON STREET
NASHVILLE, TN 37207
CONTACT: KARAN PATEL
KARAN@CNHOTELS.NET

ENGINEER:

ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42102
CONTACT: DAN WHITLEY
270-780-9445

ARCHITECT:

MAYO ARCHITECTURE
1015 STERLINGSHIRE DR.
HENDERSONVILLE, TN 37075
CONTACT: GREG MAYO
615-852-5504

SURVEYOR:

ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42102
CONTACT: LOGAN CONWAY
270-780-9445

UTILITY COMPANIES/ GOVERNMENT OFFICIALS

PLANNING COMMISSION:
CITY OF GOODLETTSVILLE
COMMUNITY AND DEVELOPMENT SERVICES
318 N. MAIN STREET
GOODLETTSVILLE, TN 37072
CONTACT: ADDAM MCCORMICK, DIRECTOR
TELEPHONE: (615) 851-9163

WATER & SEWER:
CITY OF GOODLETTSVILLE
PUBLIC WORKS DEPT.
105 S. MAIN STREET
GOODLETTSVILLE, TN 37072
CONTACT: MIKE WALROND
TELEPHONE: (615) 851-3469

ELECTRICITY:
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET, #100
NASHVILLE, TN 37248
CONTACT: MIKE NELSON
TELEPHONE: (615) 747-3674

SHEET

- COVER SHEET
- C1 EXISTING TOPOGRAPHY
- C1.1 SITE DEMOLITION PLAN
- C2 SITE LAYOUT
- C3 GRADING AND DRAINAGE
- C4.0 PRE EROSION CONTROL
- C4.1 INTERMEDIATE EROSION CONTROL
- C4.2 POST EROSION CONTROL
- C5 SANITARY SEWER & WATER
- C6 ELECTRIC, PHONE & GAS
- C7 DETAILS
- C8 DETAILS
- C9 DETAILS
- L1 LANDSCAPE PLAN
- I1 IRRIGATION PLAN
- SL1 SITE LIGHTING PLAN

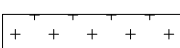


**ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42102**



LEGEND

- | | |
|---|--------------------------|
|  | BENCHMARK |
|  | IRON PIN FOUND |
|  | IRON PIN SET |
|  | CONCRETE R/W MONUMENT |
|  | SANITARY SEWER MANHOLE |
|  | SANITARY SEWER CLEAN OUT |
|  | ANCHOR |
|  | UTILITY POLE |
|  | SIGNAL POLE |
|  | ELECTRIC BOX |
|  | ELECTRIC METER |
|  | GAS VALVE |
|  | WATER VALVE |
|  | WATER METER |
|  | FIRE HYDRANT |
|  | GAS METER |
|  | TELEPHONE PEDESTAL |
|  | STORM SEWER MANHOLE |
|  | DROP BOX INLET |
|  | CURB BOX INLET |
|  | PIPE BOLLARD |
|  | GUTTER OUTLET |
|  | ROAD SIGN |
|  | TREE |
|  | MAILBOX |
|  | LAMP POLE |
| BSBL | BUILDING SET BACK LINE |
| ESOL | EACH SIDE OF LINE |
| PUE | PUBLIC UTILITY EASEMENT |
| FFE | FINISHED FLOOR ELEVATION |

- | | |
|---|--------------------------|
| _____ | PROPERTY LINE |
| _____ | SETBACK LINE |
| _____ | EASEMENTS |
| _____ | LOT LINE TO BE ABANDONED |
| _____ | CENTERLINE |
| _____ E _____ | UNDERGROUND ELECTRIC |
| _____ G _____ | GAS LINE |
| _____ OH _____ | OVERHEAD UTILITIES |
| _____ T _____ | BURIED TELEPHONE |
| _____ SS _____ | SANITARY SEWER LINE |
| _____ W _____ | WATER LINE |
| _____ ST _____ | STORM SEWER LINE |
| _____ X _____ | FENCE LINE |
|  | FLOOD ZONE AE |

LINE	BEARING	DISTANCE
L1	N 18°58'43" W	16.59'
L2	S 28°09'59" W	12.93'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	42.10'	38.73'	N 21°39'13" E	80°24'34"
C2	358.31'	298.68'	290.11'	N 05°22'47" E	47°45'40"



GENERAL NOTES

1. THIS EXHIBIT IS A TOPOGRAPHIC SURVEY ONLY, AND IS NOT TO BE USED AS A BOUNDARY SURVEY, OR AS AN INSTRUMENT TO TRANSFER TITLE. THE BOUNDARY OF THE PROPERTY DEPICTED ON THIS SURVEY IS BASED ON PARCEL INSTRUMENT PL-20010202 0010350 AS FOUND IN THE OFFICE OF THE DAVIDSON COUNTY CLERK.
2. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON, NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
3. THIS TOPOGRAPHIC SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
5. AT THE TIME OF THE RECORD RESEARCH CONDUCTED FOR THIS SURVEY, THE SUBJECT PROPERTY HAD A DESIGNATED PHYSICAL ADDRESS OF 320 CARTWRIGHT ST, GOODLETTSVILLE, TN 37072
6. THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY TENNESSEE STATE PLANE COORDINATES, SINGLE ZONE 4100. THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88 AS OBTAINED FROM STATIC OPUS OBSERVATION.

COPYRIGHTS AND DISCLAIMERS

THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ACES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ACES IS FORBIDDEN.

ACES ASSUMES NO RESPONSIBILITY FOR DATA SUPPLIED IN AN ELECTRONIC FORMAT. DATA IS PROVIDED ELECTRONICALLY AS A CONVENIENCE AND THE RECIPIENT IS RESPONSIBLE FOR VERIFYING ACCURACY TO THE HARD COPY OF THE CURRENT DESIGN DRAWINGS WHICH HAVE BEEN SEALED AND SIGNED. IN THE EVENT OF INCONSISTENCIES BETWEEN THE ELECTRONIC AND THE HARD COPY DATA, THE RECIPIENT IS RESPONSIBLE FOR OBTAINING CLARIFICATION ON WHICH PREVAILS.

THE RECIPIENT RELEASES ACES, ITS EMPLOYEES, CONSULTANTS AND AGENTS FROM ANY AND ALL CLAIMS ARISING IN ANY WAY FROM THE CONTENT OR PROVISION OF THE ELECTRONIC DATA.

NOTHING SHALL REDUCE OR DIMINISH ACES'S OWNERSHIP OF OR
COPYRIGHT IN THE DATA OR ITS COMPILATION OR ARRANGEMENT. ANY
ANALYSIS, SOFTWARE OR FORMATTING IN THE ELECTRONIC DATA IS
CONSIDERED PROPERTY OF ACES.

THE RECIPIENT OF ELECTRONIC DATA IS PROHIBITED FROM
REDISTRIBUTING OR USING ANY DESIGN OR DRAWING INFORMATION
WITHIN THE FILES FOR ANY REASON OTHER THAN IT WAS ORIGINALLY
DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.

FLOODPLAIN INFORMATION

A PORTION OF THE PROPERTY SHOWN HEREON LIES IN A
FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD
INSURANCE RATE MAP FOR DAVIDSON COUNTY,
TENNESSEE. SAID AREA IS SHOWN ON MAP #47037C0129J,
WITH AN EFFECTIVE DATE OF FEBRUARY 25, 2022.

BENCHMARK DATA:

- BENCHMARK 1**
 IRON PIN WITH 1¹/₂" PLASTIC CAP
 STAMPED "MICHAEL BRADY INC"
 N: 725939.89
 E: 1760402.00
 ELEV: 438.05

BENCHMARK 2
 IRON PIN WITH 1¹/₂" PLASTIC CAP
 STAMPED "MICHAEL BRADY INC"
 N: 725518.45
 E: 1760215.53
 ELEV: 440.22



REVISIONS

HOME 2 SUITES
320 CARTWRIGHT ST
GOODLETTSVILLE, TN 37072



ACES

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

JOB NUMBER: 23-3197-L

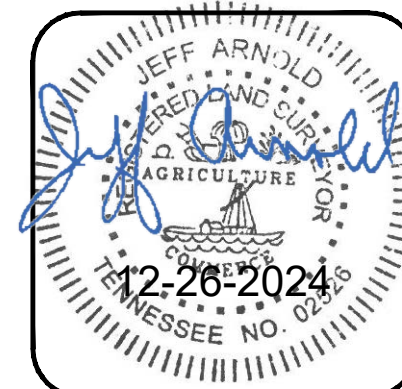
DATE: 12-5-2024

SCALE: 1" = 30'

DRAWN: T. EWING

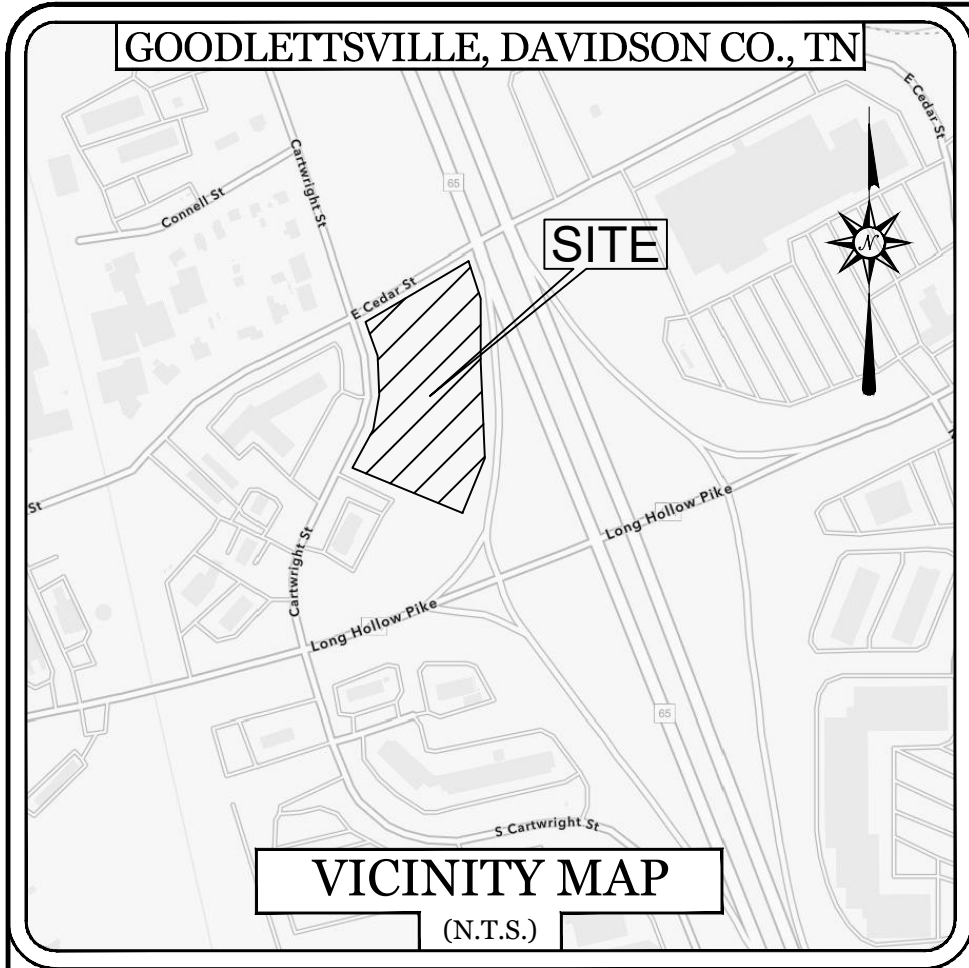
CHECKED: L. CONWAY

APPROVED: J. ARNOLD



C1

EXISTING
TOPOGRAPHY



PARCEL OWNER, ADDRESS,
AND SOURCE OF TITLE

UNIQUE OMEGA, LLC
1516 HAMPTON ST
NASHVILLE, TN 37207
PARCEL SALE INSTRUMENT
DB-20170801 0077942
PL-20010202 0010350

CONSTRUCTION LEGEND

- ABANDONED SEWER LINE TO BE
CUT AND CAPPED AT PROPERTY LINES
AND REMOVED

LEGEND

- BENCHMARK
IRON PIN FOUND
IRON PIN SET
CONCRETE R/W MONUMENT
SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN OUT
ANCHOR
UTILITY POLE
SIGNAL POLE
ELECTRIC BOX
ELECTRIC METER
GAS VALVE
WATER VALVE
WATER METER
FIRE HYDRANT
GAS METER
TELEPHONE PEDESTAL
STORM SEWER MANHOLE
DROP BOX INLET
CURB BOX INLET
PIPE BOLLARD
GUTTER OUTLET
ROAD SIGN
TREE
MAILBOX
LAMP POLE
BSBL
ESOL
PUE
FFE

- PROPERTY LINE
SETBACK LINE
EASEMENTS
LOT LINE TO BE ABANDONED
CENTERLINE
E UNDERGROUND ELECTRIC
G GAS LINE
OH OVERHEAD UTILITIES
T BURIED TELEPHONE
SS SANITARY SEWER LINE
V WATER LINE
ST STORM SEWER LINE
X FENCE LINE
FLOOD ZONE AE

****CAUTION: UNDERGROUND
UTILITIES PRESENT ON SITE.
UNDERGROUND UTILITIES SHALL
NOT BE DISTURBED UNLESS
OTHERWISE NOTED ON CIVIL
PLANS**



SITE DEMOLITION NOTES:

- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY THE UNDERGROUND LOCATE SERVICE AT 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
- SITE DEMOLITION SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXISTING STRUCTURES (UNLESS OTHERWISE NOTED TO REMAIN), FENCING, ETC. WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE.
- REMOVAL OF ANY EXISTING PAVEMENT IS TO BE DONE NEATLY SO AS NOT TO INTERFERE WITH ANY ADJACENT PAVED AREAS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE FEATURES AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL USE EXTREME CARE IN WORKING AROUND EXISTING OVERHEAD OR UNDERGROUND UTILITIES. PROTECT UNDERGROUND UTILITIES FROM DAMAGE DURING CONSTRUCTION.

COPYRIGHTS AND DISCLAIMERS

THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ACES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ACES IS FORBIDDEN.

ACES ASSUMES NO RESPONSIBILITY FOR DATA SUPPLIED IN AN ELECTRONIC FORMAT. DATA IS PROVIDED ELECTRONICALLY AS A CONVENIENCE AND THE RECIPIENT IS RESPONSIBLE FOR VERIFYING ACCURACY TO THE HARD COPY OF THE CURRENT DESIGN DRAWINGS WHICH HAVE BEEN SEALED AND SIGNED. IN THE EVENT OF INCONSISTENCIES BETWEEN THE ELECTRONIC AND THE HARD COPY DATA, THE RECIPIENT IS RESPONSIBLE FOR OBTAINING CLARIFICATION ON WHICH PREVAILS.

THE RECIPIENT RELEASES ACES, ITS EMPLOYEES, CONSULTANTS AND AGENTS FROM ANY AND ALL CLAIMS ARISING IN ANY WAY FROM THE CONTENT OR PROVISION OF THE ELECTRONIC DATA.

NOTHING SHALL REDUCE OR DIMINISH ACES'S OWNERSHIP OF OR COPYRIGHT IN THE DATA OR ITS COMPILATION OR ARRANGEMENT. ANY ANALYSIS, SOFTWARE OR FORMATTING IN THE ELECTRONIC DATA IS CONSIDERED PROPERTY OF ACES.

THE RECIPIENT OF ELECTRONIC DATA IS PROHIBITED FROM REDISTRIBUTING OR USING ANY DESIGN OR DRAWING INFORMATION WITHIN THE FILES FOR ANY REASON OTHER THAN IT WAS ORIGINALLY DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.

FLOODPLAIN INFORMATION

A PORTION OF THE PROPERTY SHOWN HEREON LIES IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR DAVIDSON COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP #47037C0129J, WITH AN EFFECTIVE DATE OF FEBRUARY 25, 2022.

BENCHMARK DATA:

- BENCHMARK 1
8" IRON PIN WITH 1 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725939.89
E: 1760402.00
ELEV: 438.05
- BENCHMARK 2
8" IRON PIN WITH 1 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725518.45
E: 1760215.53
ELEV: 440.22



REVISIONS

HOME 2 SUITES
320 CARTWRIGHT ST
GOODLETTSVILLE, TN 37072

HOME 2
SUITES BY HILTON



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

JOB NUMBER: 23-3197-L

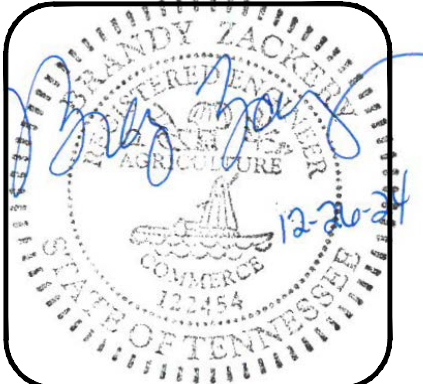
DATE: 12-5-2024

SCALE: 1" = 30'

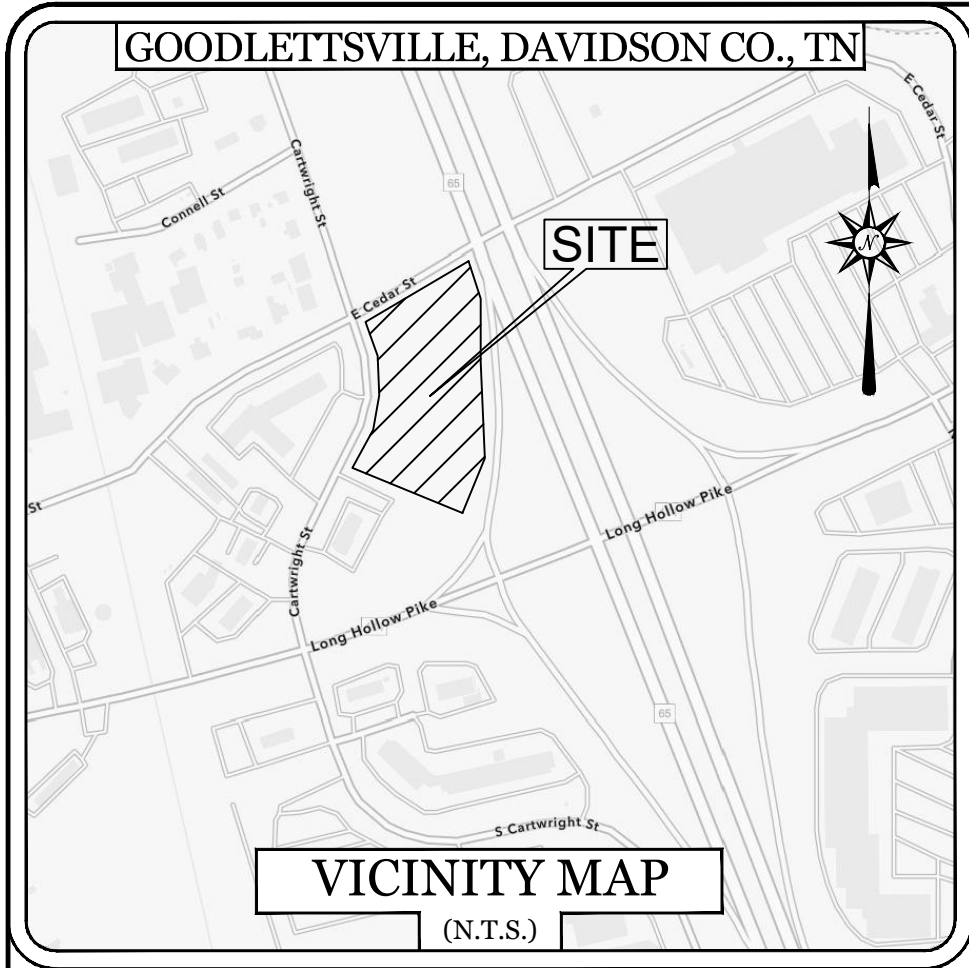
DRAWN: D.WHITLEY

CHECKED: D. WHITLEY

APPROVED: B. ZACKERY



C1.1
SITE DEMOLITION
PLAN



COPYRIGHTS AND DISCLAIMERS

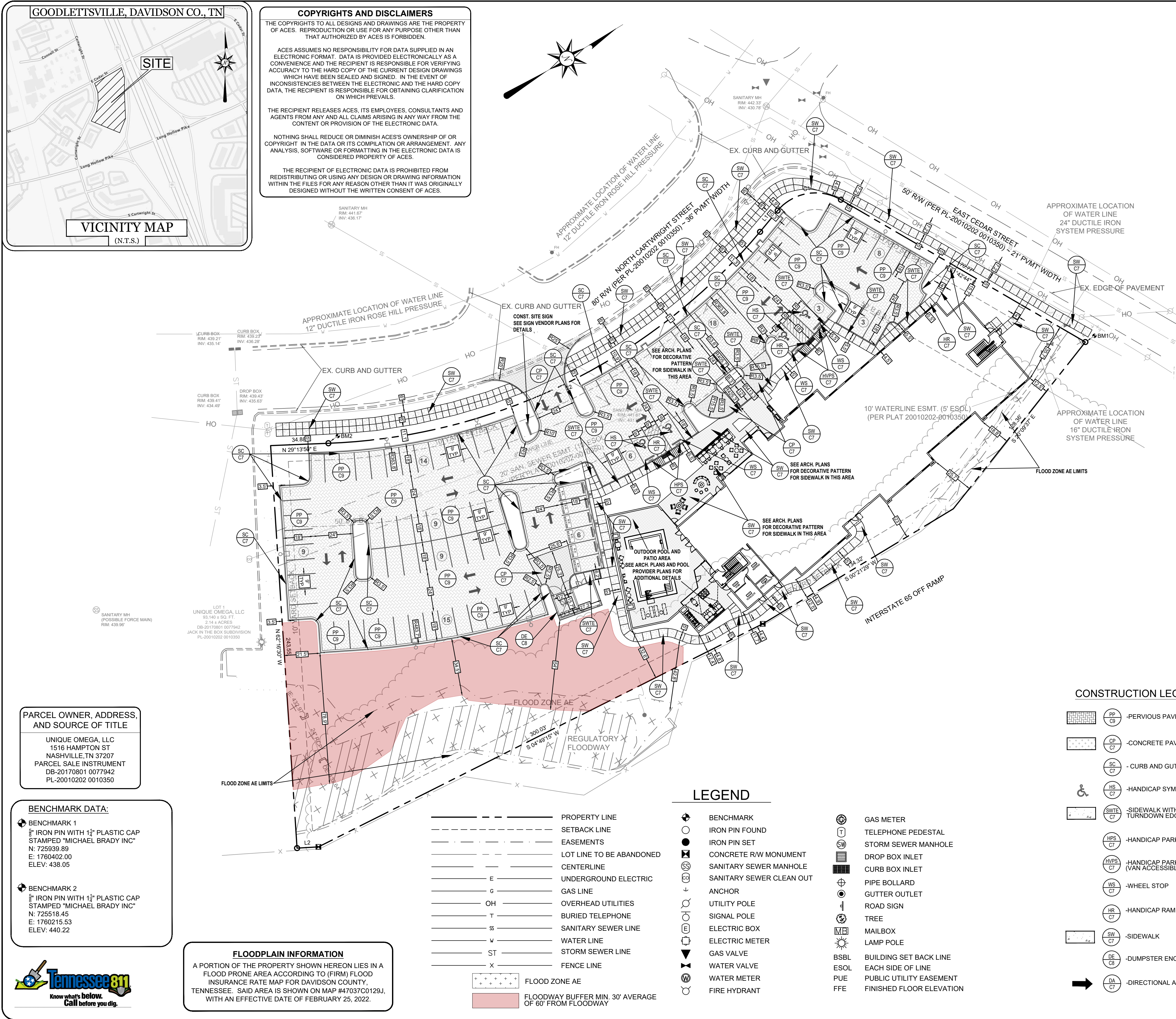
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ACES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ACES IS FORBIDDEN.

ACES ASSUMES NO RESPONSIBILITY FOR DATA SUPPLIED IN AN ELECTRONIC FORMAT. DATA IS PROVIDED ELECTRONICALLY AS A CONVENIENCE AND THE RECIPIENT IS RESPONSIBLE FOR VERIFYING ACCURACY TO THE HARD COPY OF THE CURRENT DESIGN DRAWINGS WHICH HAVE BEEN SEALED AND SIGNED. IN THE EVENT OF INCONSISTENCIES BETWEEN THE ELECTRONIC AND THE HARD COPY DATA, THE RECIPIENT IS RESPONSIBLE FOR OBTAINING CLARIFICATION ON WHICH PREVAILS.

THE RECIPIENT RELEASES ACES, ITS EMPLOYEES, CONSULTANTS AND AGENTS FROM ANY AND ALL CLAIMS ARISING IN ANY WAY FROM THE CONTENT OR PROVISION OF THE ELECTRONIC DATA.

NOTHING SHALL REDUCE OR DIMINISH ACES'S OWNERSHIP OF OR COPYRIGHT IN THE DATA OR ITS COMPILATION OR ARRANGEMENT. ANY ANALYSIS, SOFTWARE OR FORMATTING IN THE ELECTRONIC DATA IS CONSIDERED PROPERTY OF ACES.

THE RECIPIENT OF ELECTRONIC DATA IS PROHIBITED FROM REDISTRIBUTING OR USING ANY DESIGN OR DRAWING INFORMATION WITHIN THE FILES FOR ANY REASON OTHER THAN IT WAS ORIGINALLY DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.



GENERAL NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
2. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
3. ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.
4. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
5. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
8. ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
9. ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:
PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING
-PAINT B29 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
PPG ZONE AND TRAFFIC MARKING PAINT

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

DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	C5 - COMMERCIAL SERVICES COMMERCIAL CORE OVERLAY	C5 - COMMERCIAL SERVICES COMMERCIAL CORE OVERLAY
PROPOSED USE	CURRENTLY VACANT	HOTEL
TOTAL SITE AREA	MIN. 10,000 +/- SQ. FT. 50% MAX PER CCO 46,570 S.F. (1.07 AC.)	2,147 +/- AC. 93,140 +/- SQ. FT. 59,526.05 S.F. (1.37 AC.) 63.91% Previous Pavers Reduction = 31,698.25 S.F. 27,829.80 S.F. (0.64 AC.) 29.88 %
LOT COVERAGE (OVERALL SITE)		
BUILDING SETBACKS	FRONT 50' (N. CARTWRIGHT ST.) PER PLAT SIDE 15' (SOUTH) REAR 10' (EAST) ST. SIDE 50' (E. CEDAR ST.) PER PLAT City's Board of Zoning and Sign Appeals at the April 2, 2024 meeting approved a setback variance to permit the building to be 15' feet off the East Cedar Street Property line	FRONT 53.6' (N. CARTWRIGHT ST.) SIDE 199.90' (SOUTH) REAR 11.7' (EAST) ST. SIDE 15.7' (E. CEDAR ST.)
TOTAL PARKING	HOTEL = 1 SPACE PER ROOM PLUS 1 SPACE FOR EACH 2 EMPLOYEES 100 ROOMS PLUS 8 EMPLOYEES MAX SHIFT = 104 SPACES	100 SPACES PROVIDED 90 STANDARD SPACES 4 ADA SPACES 6 EV CHARGING SPACES 6 SHARED SPACES WITH STARBUCK TO SOUTH PER PENDING AGREEMENT
LANDSCAPE PLAN	REQUIRED	SEE SHEET L1
DRAINAGE PLAN	REQUIRED	SEE SHEET C3
TRAFFIC STUDY	NOT REQUIRED	N/A
SITE ACCESS	PER CITY OF GOODLETTSVILLE TN	1 ACCESS FROM N. CARTWRIGHT ST.
BUILDING SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
FOOT PRINT	MAX LOT COVERAGE BLDG. = 40% 37,256 S.F. MAX	15,780 S.F. +/- (16.94%)
BUILDING AREA	FAR = 1.0 = 93,140 S.F. MAX	62,907 S.F. +/-
BUILDING HEIGHT	MAX 4 STORIES	54' (4 STORIES)
FLOOR AREA RATIO	1.0	62,907 SF/93,140 SF = 0.6754

CONSTRUCTION LEGEND

- PP CT - PERVIOUS PAVERS
- CP CT - CONCRETE PAVEMENT
- SC CT - CURB AND GUTTER
- HS CT - HANDICAP SYMBOL
- SWITE CT - SIDEWALK WITH TURNDOWN EDGE
- HPS CT - HANDICAP PARKING SIGN
- HVPS CT - HANDICAP PARKING SIGN (VAN ACCESSIBLE)
- WS CT - WHEEL STOP
- HR CT - HANDICAP RAMP
- SW CT - SIDEWALK
- DE CT - DUMPSTER ENCLOSURE
- DA CT - DIRECTIONAL ARROW

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- UNDERGROUND ELECTRIC
- GAS LINE
- OH - OVERHEAD UTILITIES
- T - BURIED TELEPHONE
- SS - SANITARY SEWER LINE
- W - WATER LINE
- ST - STORM SEWER LINE
- X - FENCE LINE
- BENCHMARK
- IRON PIN FOUND
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- PIPE BOLLARD
- GUTTER OUTLET
- ROAD SIGN
- TREE
- MAILBOX
- LAMP POLE
- BSBL - BUILDING SET BACK LINE
- ESOL - EACH SIDE OF LINE
- PUE - PUBLIC UTILITY EASEMENT
- FFE - FINISHED FLOOR ELEVATION

REVISIONS

HOME 2 SUITES
320 CARTWRIGHT ST
GOODLETTSVILLE, TN 37072

HOME 2
SUITES BY HILTON

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

JOB NUMBER: 23-3197-L
DATE: 12-5-2024
SCALE: 1" = 30'
DRAWN: B. ROBISON
CHECKED: D. WHITLEY
APPROVED: B. ZACKERY



C2
SITE
LAYOUT

COPYRIGHTS AND DISCLAIMERS

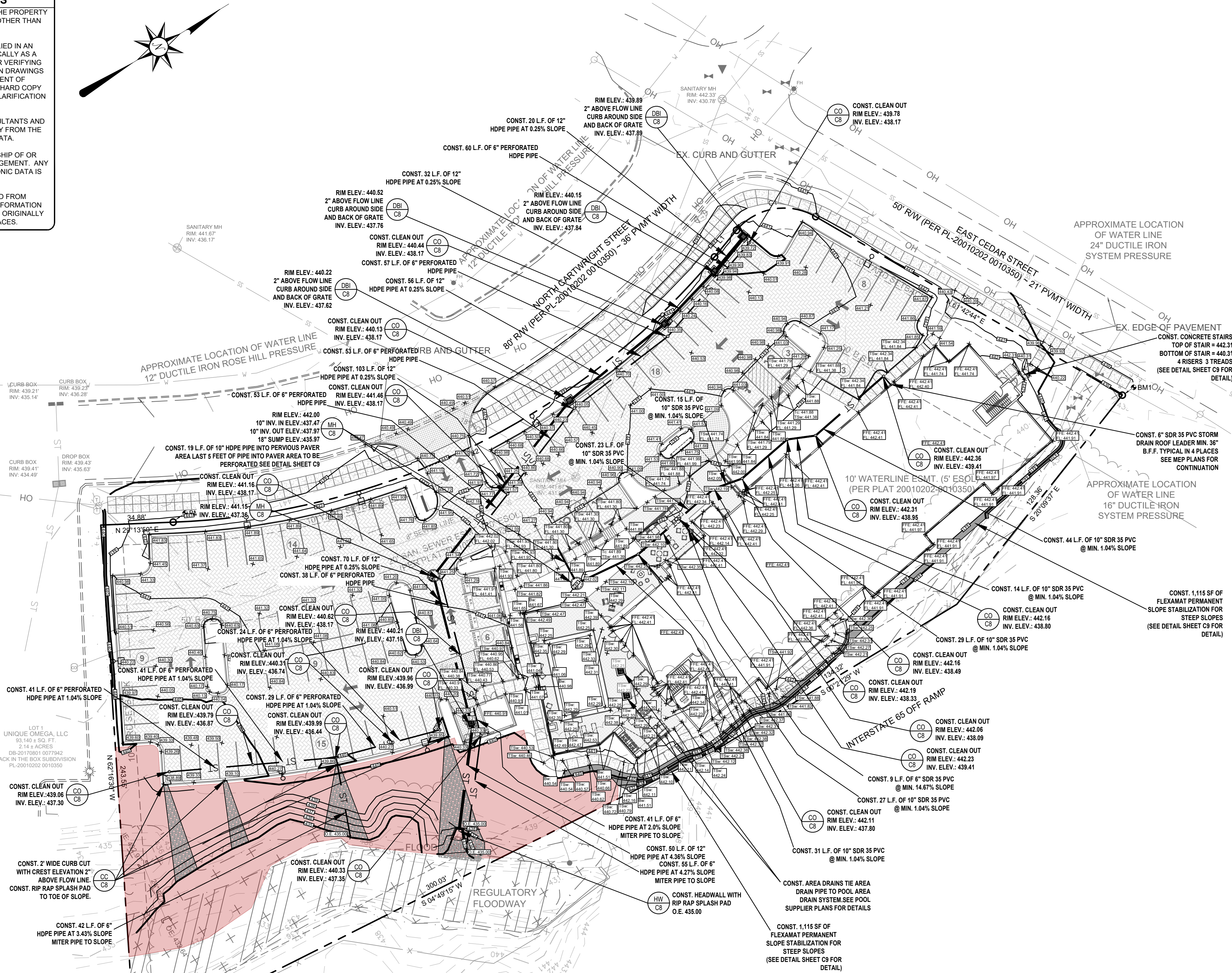
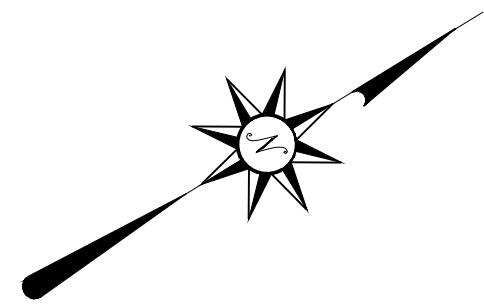
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ACES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ACES IS FORBIDDEN.

ACES ASSUMES NO RESPONSIBILITY FOR DATA SUPPLIED IN AN ELECTRONIC FORMAT. DATA IS PROVIDED ELECTRONICALLY AS A CONVENIENCE AND THE RECIPIENT IS RESPONSIBLE FOR VERIFYING ACCURACY TO THE HARD COPY OF THE CURRENT DESIGN DRAWINGS WHICH HAVE BEEN SEALED AND SIGNED. IN THE EVENT OF INCONSISTENCIES BETWEEN THE ELECTRONIC AND THE HARD COPY DATA, THE RECIPIENT IS RESPONSIBLE FOR OBTAINING CLARIFICATION ON WHICH PREVAILS.

THE RECIPIENT RELEASES ACES, ITS EMPLOYEES, CONSULTANTS AND AGENTS FROM ANY AND ALL CLAIMS ARISING IN ANY WAY FROM THE CONTENT OR PROVISION OF THE ELECTRONIC DATA.

NOTHING SHALL REDUCE OR DIMINISH ACES'S OWNERSHIP OF OR COPYRIGHT IN THE DATA OR ITS COMPILED OR ARRANGED. ANY ANALYSIS, SOFTWARE OR FORMATTING IN THE ELECTRONIC DATA IS CONSIDERED PROPERTY OF ACES.

THE RECIPIENT OF ELECTRONIC DATA IS PROHIBITED FROM REDISTRIBUTING OR USING ANY DESIGN OR DRAWING INFORMATION WITHIN THE FILES FOR ANY REASON OTHER THAN IT WAS ORIGINALLY DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.



PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

UNIQUE OMEGA, LLC
1516 HAMPTON ST
NASHVILLE, TN 37207
PARCEL SALE INSTRUMENT
DB-20170801 0077942
PL-20010202 0010350

BENCHMARK DATA:

➤ BENCHMARK 1
3" IRON PIN WITH 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725939.89
E: 1760402.00
ELEV: 438.05

➤ BENCHMARK 2
3" IRON PIN WITH 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725518.45
E: 1760215.53
ELEV: 440.22



FLOODPLAIN CUT/FILL ANALYSIS	
TOTAL PROPOSED FILL IN ZONE AE FLOODPLAIN AREA	
12.36 CUBIC YARDS	
TOTAL PROPOSED CUT IN ZONE AE FLOODPLAIN AREA	
13.26 CUBIC YARDS	
CUT EXCEEDS FILL BY 0.9 CY OF MATERIAL PROVIDING A 1.07:1 CUT FILL RATIO OF EXCESS CUT	

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY 811 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
2. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
3. NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V UNLESS SPECIFICALLY NOTED ON PLANS.
4. SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED DURING CONSTRUCTION TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE DRAINED IMMEDIATELY TO AVOID SATURATION OF THE SUBGRADE SOILS.
5. FILL, INCLUDING FINAL TOPSOIL SHALL BE PLACED A MINIMUM OF 3 INCHES BELOW FFE AT BUILDING SLABS UNLESS OTHERWISE INDICATED BY ARCHITECTURAL WALL SECTION DETAILS.
6. GRADES WITHIN 10' OF BUILDING SHALL HAVE A MINIMUM SLOPE OF 2% AWAY FROM THE BUILDING.
7. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.
8. ENGINEERED FILL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR DENSITY IN BUILDING PAD AREAS (PROPOSED AND FUTURE EXPANSION) AND TO 95% IN PARKING AND DRIVE AREAS. VEGETATED AREAS SHOULD BE COMPACTED TO A MINIMUM OF 92% OF STANDARD PROCTOR DENSITY.
9. STONE BASES SHOULD BE COMPACTED TO A DENSITY SATISFACTORY TO ENGINEER, TYPICALLY 84% OF SOLID VOLUME OR BY TEST STRIP METHODS.
10. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC. WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE.
11. GRADE LINES SHOWN ARE FINISHED GRADE. CONTRACTOR SHOULD SEE DETAIL SHEET FOR APPROPRIATE PAVEMENT TYPE TO DETERMINE SUB-GRADE ELEVATIONS FOR PAVING AREAS.
12. CONTRACTOR IS ADVISED THAT FINAL GRADING AND CURB PLACEMENT SHALL BE COMPLETED TO ACCOMMODATE THE FOLLOWING:
 - A) NO WATER WILL POND AT POINTS WHERE LANDSCAPE ISLANDS EXTEND INTO PARKING FIELDS.
 - B) SPACES DESIGNATED FOR HANDICAP PARKING AND ACCESS AISLE SHALL HAVE A FINAL SLOPE AFTER PAVING IS COMPLETED OF NOT MORE THAN 2.0%. IF EITHER OF THESE ITEMS ARE NOT CORRECTED AS OUTLINED ABOVE, REWORK WILL BE PROVIDED BY THE CONTRACTOR TO CORRECT DEFICIENCIES AT THE CONTRACTORS EXPENSE.
13. **ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE. SPOT ELEVATIONS SHOWN ALONG GUTTER LINE ARE FLOW ELEVATIONS FOR FACE OF CURB.**

CONSTRUCTION LEGEND

- DBI CS - DROP BOX INLET
- MH CS - STORM MANHOLE
- HW CS - HEADWALL
- CO CS - CLEANOUT
- CC CS - CURB CUT

STORM WATER RUNOFF CALCULATIONS

PRE-DEVELOPED
TOTAL AREA (At) = 2.826 ACRES
AREA OF IMPERVIOUS (Ai) = 0.472 ACRES
AREA OF PERVIOUS (Ap) = 2.354 ACRES
Ci = 98 Cp = 69
WT. "C" = $\frac{(Ai * Ci) + (Ap * Cp)}{At} = \frac{(0.472 * 98) + (2.354 * 69)}{2.826} = 73.84$

FLOW RATE
Q (2YR) = 6.051 CFS
Q (10YR) = 13.30 CFS
Q (25YR) = 17.21 CFS
Q (100YR) = 23.10 CFS

POST-DEVELOPED WS#1
TOTAL AREA (At) = 1.978 ACRES
AREA OF IMPERVIOUS (Ai) = 1.008 ACRES
AREA OF PERVIOUS (Ap) = 0.242 ACRES
AREA OF PERVIOUS PAVERS = 0.728 ACRES
Ci = 98 Cp = 69 PAVERS C = 88
WT. "C" = $\frac{(Ai * Ci) + (Ap * Cp)}{At} = \frac{(1.008 * 98) + (0.242 * 69) + (0.728 * 88)}{1.978} = 90.77$

FLOW RATE
Q (2YR) = 8.448 CFS
Q (10YR) = 14.13 CFS
Q (25YR) = 16.88 CFS
Q (100YR) = 21.14 CFS

POST-DEVELOPED WS#2
TOTAL AREA (At) = 0.849 ACRES
AREA OF IMPERVIOUS (Ai) = 0.199 ACRES
AREA OF PERVIOUS (Ap) = 0.65 ACRES
Ci = 98 Cp = 69
WT. "C" = $\frac{(Ai * Ci) + (Ap * Cp)}{At} = \frac{(0.199 * 98) + (0.65 * 69)}{0.849} = 75.797$

FLOW RATE
Q (2YR) = 2.013 CFS
Q (10YR) = 4.250 CFS
Q (25YR) = 5.441 CFS
Q (100YR) = 7.237 CFS

WS #1 BASIN ROUTING
100 YEAR HW ELEV. = 437.38
BASIN VOLUME = 43,740 CU. FT. @ ELEV. 438.89

FLOW RATE
Q (2YR) = 0.00 CFS EXFILTRATION
Q (10YR) = 0.216 CFS
Q (25YR) = 0.502 CFS
Q (100YR) = 0.787 CFS

WATER QUALITY VOLUME REQUIRED PER LID SPREADSHEET = 7,680 CU. FT.
WATER QUALITY VOLUME ELEVATION ACHIEVED AT ELEV. 438.05



REVISIONS

HOME 2 SUITES
320 CARTWRIGHT ST
GOODLETTSVILLE, TN 37072



ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1838
BOWLING GREEN, KY 42101
PHONE (270) 786-9445

JOB NUMBER: 23-3197-L
DATE: 12-5-2024
SCALE: 1" = 30'
DRAWN: D. WHITLEY
CHECKED: D. WHITLEY
APPROVED: B. ZAKCERY



C3
GRADING & DRAINAGE

COPYRIGHTS AND DISCLAIMERS

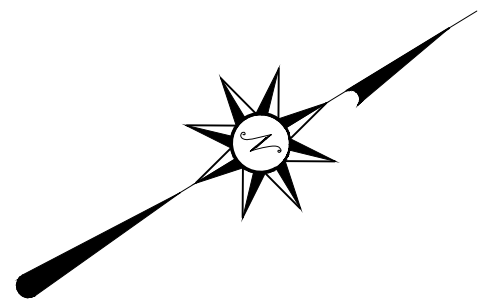
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ACES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ACES IS FORBIDDEN.

ACES ASSUMES NO RESPONSIBILITY FOR DATA SUPPLIED IN AN ELECTRONIC FORMAT. DATA IS PROVIDED ELECTRONICALLY AS A CONVENIENCE AND THE RECIPIENT IS RESPONSIBLE FOR VERIFYING ACCURACY TO THE HARD COPY OF THE CURRENT DESIGN DRAWINGS WHICH HAVE BEEN SEALED AND SIGNED. IN THE EVENT OF INCONSISTENCIES BETWEEN THE ELECTRONIC AND THE HARD COPY DATA, THE RECIPIENT IS RESPONSIBLE FOR OBTAINING CLARIFICATION ON WHICH PREVAILS.

THE RECIPIENT RELEASES ACES, ITS EMPLOYEES, CONSULTANTS AND AGENTS FROM ANY AND ALL CLAIMS ARISING IN ANY WAY FROM THE CONTENT OR PROVISION OF THE ELECTRONIC DATA.

NOTHING SHALL REDUCE OR DIMINISH ACES'S OWNERSHIP OF OR COPYRIGHT IN THE DATA OR ITS COMPILATION OR ARRANGEMENT. ANY ANALYSIS, SOFTWARE OR FORMATTING IN THE ELECTRONIC DATA IS CONSIDERED PROPERTY OF ACES.

THE RECIPIENT OF ELECTRONIC DATA IS PROHIBITED FROM REDISTRIBUTING OR USING ANY DESIGN OR DRAWING INFORMATION WITHIN THE FILES FOR ANY REASON OTHER THAN IT WAS ORIGINALLY DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.



PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

UNIQUE OMEGA, LLC
1516 HAMPTON ST
NASHVILLE, TN 37207
PARCEL SALE INSTRUMENT
DB-20170801 0077942
PL-20010202 0010350

BENCHMARK DATA:

BENCHMARK 1
1/2" IRON PIN WITH 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725939.89
E: 1760402.00
ELEV: 438.05

BENCHMARK 2
1/2" IRON PIN WITH 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725518.45
E: 1760215.53
ELEV: 440.22



GENERAL NOTES

1. ALL MEASURES INSTALLED FOR SEDIMENT CONTROL SHALL BE CHECKED AT THE BEGINNING AND END OF EACH DAY WHEN CONSTRUCTION IS OCCURRING TO ASCERTAIN THAT THE MEASURES ARE IN PLACE AND FUNCTIONING PROPERLY. ANY DAMAGE OBSERVED WILL BE REPAIRED BY THE END OF THAT WORKING DAY. MEASURES SHALL BE MAINTAINED UNTIL THE ARCHITECT/ENGINEER DETERMINES THAT THEY ARE NO LONGER NEEDED.
2. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE STANDARDS OF THE CITY/COUNTY AND AS REQUIRED BY STATE AND FEDERAL LAWS.
3. A COPY OF THE APPROVED EPSC (EROSION PREVENTION SEDIMENT CONTROL) PLANS SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES. THIS COPY SHALL BE PRESENTED TO THE CITY/COUNTY REPRESENTATIVES UPON REQUEST.
4. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN ANY AREA NOT ON THE APPROVED EPSC PLAN, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EPSC PLAN TO THE CITY/COUNTY FOR APPROVAL.
5. ALL EPSC MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING AND GRADING. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CITY/COUNTY. DURING DEWATERING OPERATIONS WATER MUST BE PUMPED THROUGH AN APPROVED FILTERING DEVICE. THE CITY/COUNTY MAY SUSPEND DEWATERING OPERATIONS IF POLLUTION IS OBSERVED.
6. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES AT LEAST ONCE A WEEK AND AT LEAST ONCE A DAY DURING RAINFALL EVENTS. THE CONTRACTOR SHALL PERFORM ANY REPAIRS OR MAINTENANCE IMMEDIATELY IN ORDER TO ENSURE EFFECTIVE EROSION AND SEDIMENT CONTROL. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AT THE PROJECT SITE. THIS RECORD SHALL BE MADE AVAILABLE UPON REQUEST TO THE CITY/COUNTY.
7. ALL AREAS DISTURBED SHALL BE STABILIZED ACCORDINGLY. WHEN THE SITE IS BROUGHT TO FINAL GRADE IT MUST BE STABILIZED WITHIN 14 DAYS. DISTURBED AREAS NOT AT FINAL GRADE MUST BE STABILIZED WITHIN 21 DAYS.

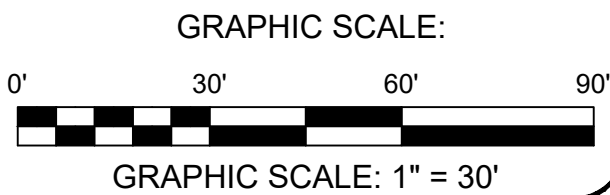
SEED AND SOD NOTES

1. ALL DISTURBED AREAS INCLUDING WASTE AREAS TO BE SEED OR SODDED (IF NOT NOTED TO BE ROOF-RAPPED, OR HARD SURFACED). THE AREA NOTED ON THE PLAN TO BE SEED SHALL BE SPREAD WITH A MINIMUM OF TOPSOIL. ALL AREAS TO BE DISKED, LEVELED, AND HAND RAKED. THE TOPSOIL LAYER SHALL BRING ALL TURF AREAS TO FINISH GRADE. SURFACE AREA SHALL BE ROLLED TO REMOVE LUMPS. FOREIGN MATERIALS SUCH AS ROCKS, LIMBS, STICKS, ETC. TO BE COLLECTED AND REMOVED DURING CULTIVATION AND RAKING OPERATIONS.
2. INSTALLATION OF SEED SHALL BE BETWEEN MARCH 1 TO JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15. IF SEEDING IS DONE IN BETWEEN OCTOBER 15 AND MARCH 1, A SEED BLEND WILL BE USED CONSISTING OF 20% ANNUAL RYE.
3. GRASS SEED SHALL BE A TYPE WHICH WILL THRIVE IN THIS PROJECT AREA. SUBMIT PROPOSED SEED MIXTURE TO OWNER FOR APPROVAL. FERTILIZER TYPE 1 GRADE A, USE APPROXIMATELY 5 LBS. OF GRASS SEED, 10 LBS. OF FERTILIZER FOR EACH 1000 SQ.FT. OF GROUND AREA TO BE SEED. COVER ALL SEEDED AREAS WITH 3 BALES OF WHEAT STRAW FOR EACH 1000 SQ.FT. WATER DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS. AFTER SEED HAS GERMINATED, ALL THIN SPOTS SHALL BE RE-SEED.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDS AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. A MINIMUM OF 90% COVERAGE OF SOUND, HEALTHY GRASS SHALL BE REQUIRED FOR ACCEPTANCE.
5. EMBANKMENTS/SLOPES GREATER THAN 3:1 SHALL BE EITHER BE SEED AND COVERED WITH AN EROSION CONTROL MAT (LUTE, MESH ENKAMAT) OR INSTALLED WITH SOD FOR PROPER STABILIZATION. SOD TO BE STAKED WITH EITHER WOOD STAKES OR U-SHAPED METAL PINS FLUSH WITH GRADE.
6. SOD SHALL BE REGIONALLY GROWN AND OF A SPECIES THAT WILL THRIVE IN THE PROJECT AREA.
7. HYDROSEED ALL NEW LAWN AREAS AS SPECIFIED UNLESS PLANS CALL FOR SOD.
8. MIX SEED, FERTILIZER AND PULVERIZED MULCH WITH WATER USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION.
9. APPLY SLURRY UNIFORMLY TO ALL AREAS BEING SEED. RATE OF APPLICATION AS REQUIRED TO OBTAIN SPECIFIED SEED SOWING RATE.
10. THE SOD SHALL BE RELATIVELY FREE OF DISEASES AND WEEDS. STONES LARGER THAN 1 1/2" IN ANY DIMENSION, PLANT ROOTS AND OTHER MATERIAL DETRIMENTAL TO A HEALTHY STAND OF TURF SHOULD BE REMOVED. DELIVERED SOD THAT HAS BECOME DRY, MOLDY OR YELLOW FROM HEATING, OR HAS IRREGULARLY SHAPED PIECES THAT ARE TORN OR HAVE UNEVEN ENDS SHALL BE REJECTED.
11. THE SOD BED WILL BE LOOSENEED TO A DEPTH OF 3" TO A SMOOTH, EVEN SURFACE AND SHALL BE GRADED TO SUCH AN ELEVATION SO THE SOD, WHEN IN PLACE, SHALL BE FLUSH WITH ANY ADJACENT SEEDS TURFED AREA, PAVEMENT, CURB OR OTHER STRUCTURES EXCEPT WHEN OTHERWISE NOTED.
12. LAY SOD WITHIN 24 HOURS OF STRDBIPPING. DO NOT LAY DORMANT SOD OR IF GROUND IS FROZEN. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. DO NOT OVERLAP.
13. WATER SOD WITH FINE SPRAY IMMEDIATELY AFTER PLANTING. DURING FIRST WEEK, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO DEPTH OF 4 INCHES.
14. PRIOR TO PLACING THE SOD, FERTILIZER 10-10-10 TYPE 1 GRADE A SHALL BE APPLIED UNIFORMLY. SOD SECTIONS SHALL BE HARROWED, RAKED OR OTHERWISE INCORPORATED INTO THE SOIL. THE SOIL BED, WHEN DRY, SHALL BE MOISTENED TO THE LOOSENEED DEPTH.
15. SOD SHALL BE WETTED THOROUGHLY, ROLLED AND TAMPED SUFFICIENTLY TO INCORPORATE THE ROOTS INTO THE SOD BED AND TO ENSURE TIGHT JOINTS BETWEEN THE SECTIONS OR STRDBIPS.
16. ALL SODDED AREAS SHALL BE MAINTAINED, WATERED AND REPAIRED AS NECESSARY BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE PROJECT.
17. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL SEED OR SODDED AREAS FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE THAT MAY CAUSE EROSION, NEGLECT BY THE OWNER OR DAMAGED BY ANIMALS OR MACHINES.

CONSTRUCTION LEGEND

- SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE

DISTURBED AREA =
2.14 +/- ACRES



REVISIONS

HOME 2 SUITES
320 CARTWRIGHT ST
GOODLETTSVILLE, TN 37072

HOME 2
SUITES BY HILTON

ACES

ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (607) 780-9445

JOB NUMBER: 23-3197-L

DATE: 12-5-2024

SCALE: 1" = 30'

DRAWN: B. ROBISON

CHECKED: D. WHITLEY

APPROVED: B. ZACKERY



C4.0
PRE EROSION
CONTROL

COPYRIGHTS AND DISCLAIMERS

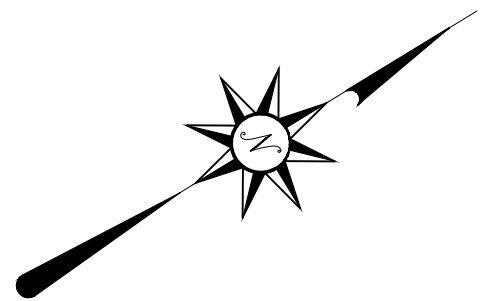
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ACES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ACES IS FORBIDDEN.

ACES ASSUMES NO RESPONSIBILITY FOR DATA SUPPLIED IN AN ELECTRONIC FORMAT. DATA IS PROVIDED ELECTRONICALLY AS A CONVENIENCE AND THE RECIPIENT IS RESPONSIBLE FOR VERIFYING ACCURACY TO THE HARD COPY OF THE CURRENT DESIGN DRAWINGS WHICH HAVE BEEN SEALED AND SIGNED. IN THE EVENT OF INCONSISTENCIES BETWEEN THE ELECTRONIC AND THE HARD COPY DATA, THE RECIPIENT IS RESPONSIBLE FOR OBTAINING CLARIFICATION ON WHICH PREVAILS.

THE RECIPIENT RELEASES ACES, ITS EMPLOYEES, CONSULTANTS AND AGENTS FROM ANY AND ALL CLAIMS ARISING IN ANY WAY FROM THE CONTENT OR PROVISION OF THE ELECTRONIC DATA.

NOTHING SHALL REDUCE OR DIMINISH ACES'S OWNERSHIP OF OR COPYRIGHT IN THE DATA OR ITS COMPILATION OR ARRANGEMENT. ANY ANALYSIS, SOFTWARE OR FORMATTING IN THE ELECTRONIC DATA IS CONSIDERED PROPERTY OF ACES.

THE RECIPIENT OF ELECTRONIC DATA IS PROHIBITED FROM REDISTRIBUTING OR USING ANY DESIGN OR DRAWING INFORMATION WITHIN THE FILES FOR ANY REASON OTHER THAN IT WAS ORIGINALLY DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.



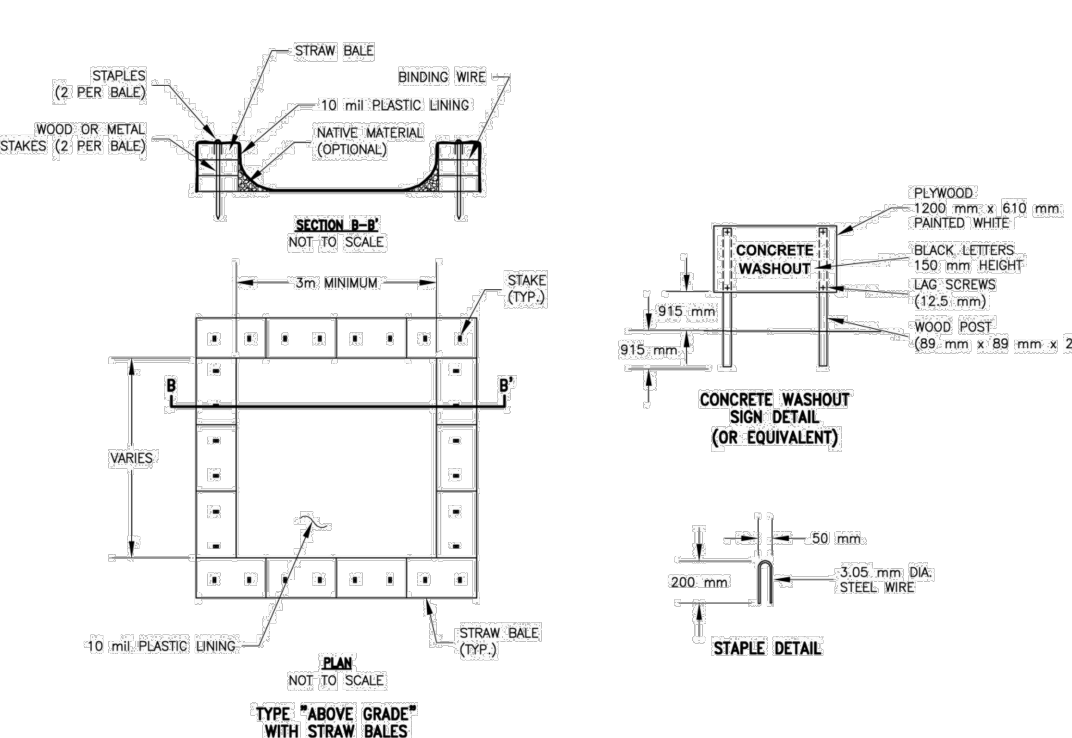
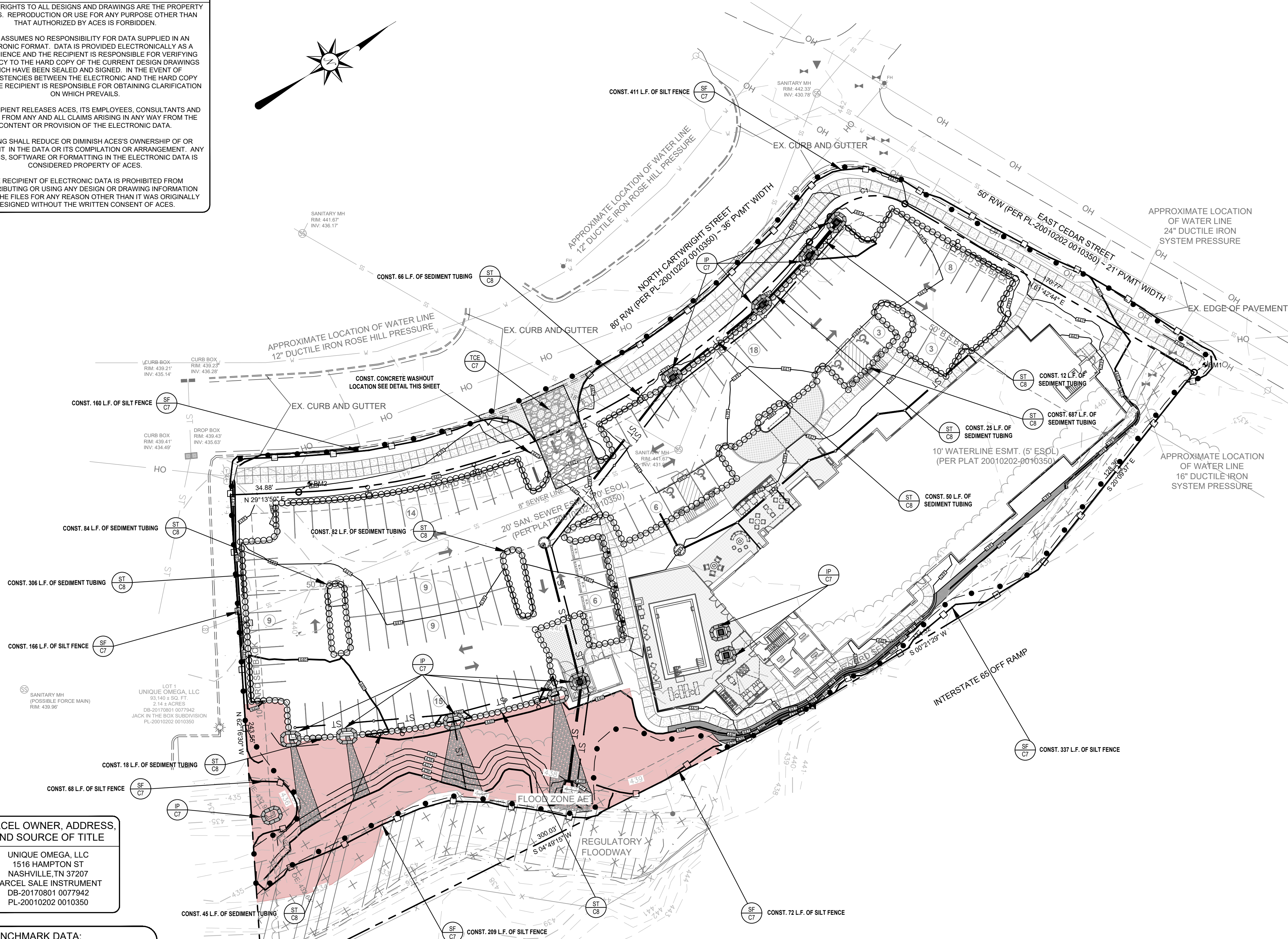
PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

UNIQUE OMEGA, LLC
1516 HAMPTON ST
NASHVILLE, TN 37207
PARCEL SALE INSTRUMENT
DB-20170801 0077942
PL-20010202 0010350

BENCHMARK DATA:

BENCHMARK 1
1/2" IRON PIN WITH 1 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725939.89
E: 1760402.00
ELEV: 438.05

BENCHMARK 2
1/2" IRON PIN WITH 1 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725518.45
E: 1760215.53
ELEV: 440.22



NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SON (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10' W OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
OUTLINE/100'-12\"/>

DISTURBED AREA =
2.14 +/- ACRES

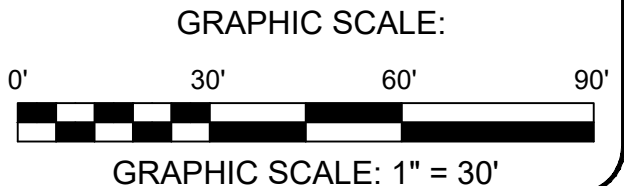
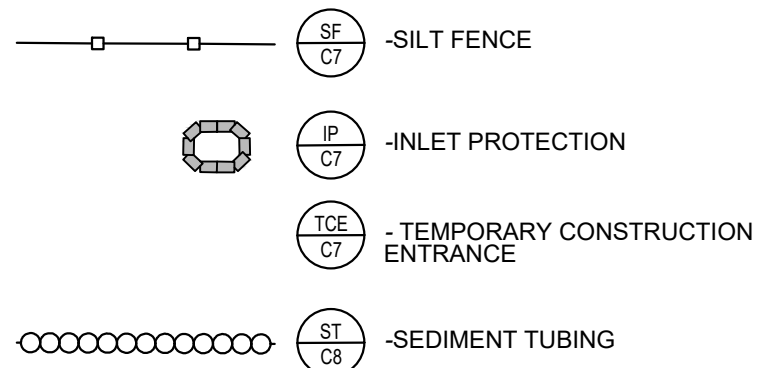
GENERAL NOTES

1. ALL MEASURES INSTALLED FOR SEDIMENT CONTROL SHALL BE CHECKED AT THE BEGINNING AND END OF EACH DAY WHEN CONSTRUCTION IS OCCURRING TO ASCERTAIN THAT THE MEASURES ARE IN PLACE AND FUNCTIONING PROPERLY. ANY DAMAGE OBSERVED WILL BE REPAIRED BY THE END OF THAT WORKING DAY. MEASURES SHALL BE MAINTAINED UNTIL THE ARCHITECT/ENGINEER DETERMINES THAT THEY ARE NO LONGER NEEDED.
2. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE STANDARDS OF THE CITY/COUNTY AND AS REQUIRED BY STATE AND FEDERAL LAWS.
3. A COPY OF THE APPROVED EPSC (EROSION PREVENTION SEDIMENT CONTROL) PLANS SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES. THIS COPY SHALL BE PRESENTED TO THE CITY/COUNTY REPRESENTATIVES UPON REQUEST.
4. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN ANY AREA NOT ON THE APPROVED EPSC PLAN, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EPSC PLAN TO THE CITY/COUNTY FOR APPROVAL.
5. ALL EPSC MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING AND GRADING. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CITY/COUNTY. DURING DEWATERING OPERATIONS WATER MUST BE PUMPED THROUGH AN APPROVED FILTERING DEVICE. THE CITY/COUNTY MAY SUSPEND DEWATERING OPERATIONS IF POLLUTION IS OBSERVED.
6. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES AT LEAST ONCE A WEEK AND AT LEAST ONCE A DAY DURING RAINFALL EVENTS. THE CONTRACTOR SHALL PERFORM ANY REPAIRS OR MAINTENANCE IMMEDIATELY IN ORDER TO ENSURE EFFECTIVE EROSION AND SEDIMENT CONTROL. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AT THE PROJECT SITE. THIS RECORD SHALL BE MADE AVAILABLE UPON REQUEST TO THE CITY/COUNTY.
7. ALL AREAS DISTURBED SHALL BE STABILIZED ACCORDINGLY. WHEN THE SITE IS BROUGHT TO FINAL GRADE IT MUST BE STABILIZED WITHIN 14 DAYS. DISTURBED AREAS NOT AT FINAL GRADE MUST BE STABILIZED WITHIN 21 DAYS.

SEED AND SOD NOTES

1. ALL DISTURBED AREAS INCLUDING WASTE AREAS TO BE SEED OR SODDED (IF NOT NOTED TO BE REBIPPED, OR HARD SURFACED). THE AREA NOTED ON THE PLAN TO BE SEED SHALL BE SPREAD WITH 4" MINIMUM OF TOPSOIL. ALL AREAS TO BE DISKED, LEVELED, AND HAND RAKED. THE TOPSOIL LAYER SHALL BRING ALL TURF AREAS TO FINISH GRADE. SURFACE AREA SHALL BE ROLLED TO REMOVE LUMPS. FOREIGN MATERIALS SUCH AS ROCKS, LIMBS, STICKS, ETC. TO BE COLLECTED AND REMOVED DURING CULTIVATION AND RAKING OPERATIONS.
2. INSTALLATION OF SEED SHALL BE BETWEEN MARCH 1 TO JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15. IF SEEDING IS DONE IN BETWEEN OCTOBER 15 AND MARCH 1, A SEED BLEND WILL BE USED CONSISTING OF 20% ANNUAL RYE.
3. GRASS SEED SHALL BE A TYPE WHICH WILL THRIVE IN THIS PROJECT AREA. SUBMIT PROPOSED SEED MIXTURE TO OWNER FOR APPROVAL. FERTILIZER SHALL BE 10-10-10 TYPE 1 GRADE A. USE APPROXIMATELY 5 LBS. OF GRASS SEED, 10 LBS. OF FERTILIZER FOR EACH 1000 SQ.FT. OF GROUND AREA TO BE SEED. COVER ALL SEEDED AREAS WITH 3 BALES OF WHEAT STRAW FOR EACH 1000 SQ.FT. WATER DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS. AFTER SEED HAS GERMINATED, ALL THIN SPOTS SHALL BE RE-SEED.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. A MINIMUM OF 90% COVERAGE OF SOUND, HEALTHY GRASS SHALL BE REQUIRED FOR ACCEPTANCE.
5. EMBANKMENTS/SLOPES GREATER THAN 3:1 SHALL BE EITHER BE SEED OR SODDED AND COVERED WITH AN EROSION CONTROL MAT (LUTE MESH ENKAMAT) OR INSTALLED WITH SOD FOR PROPER STABILIZATION. SOD TO BE STAKED WITH EITHER WOOD STAKES OR U-SHAPED METAL PINS FLUSH WITH GRADE.
6. SOD SHALL BE REGIONALLY GROWN AND OF A SPECIES THAT WILL THRIVE IN THE PROJECT AREA.
7. HYDROSEED ALL NEW LAWN AREAS AS SPECIFIED UNLESS PLANS CALL FOR SOD.
8. MIX SEED, FERTILIZER AND PULVERIZED MULCH WITH WATER USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION.
9. APPLY SLURRY UNIFORMLY TO ALL AREAS BEING SEED. RATE OF APPLICATION AS REQUIRED TO OBTAIN SPECIFIED SEED SOWING RATE.
10. THE SOD SHALL BE RELATIVELY FREE OF DISEASES AND WEEDS. STONES LARGER THAN 1 1/2" IN ANY DIMENSION, PLANT ROOTS AND OTHER MATERIAL DETRIMENTAL TO A HEALTHY STAND OF TURF SHOULD BE REMOVED. DELIVERED SOD THAT HAS BECOME DRY, MOLDED OR YELLOW FROM HEATING, OR HAS IRREGULARLY SHAPED PIECES THAT ARE TORN OR HAVE UNEVEN ENDS SHALL BE REJECTED.
11. THE SOD BED WILL BE LOOSENEED TO A DEPTH OF 3" TO A SMOOTH, EVEN SURFACE AND SHALL BE GRADED TO SUCH AN ELEVATION SO THE SOD, WHEN IN PLACE, SHALL BE FLUSH WITH ANY ADJACENT SEEDED TURFED AREA, PAVEMENT, CURB OR OTHER STRUCTURES EXCEPT WHEN OTHERWISE NOTED.
12. LAY SOD WITHIN 24 HOURS OF STRDBIPPING. DO NOT LAY DORMANT SOD OR IF GROUND IS FROZEN. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. DO NOT OVERLAP.
13. WATER SOD WITH FINE SPRAY IMMEDIATELY AFTER PLANTING. DURING FIRST WEEK, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO DEPTH OF 4 INCHES.
14. PRIOR TO PLACING THE SOD, FERTILIZER 10-10-10 TYPE 1 GRADE A SHALL BE APPLIED UNIFORMLY. SOD SECTIONS SHALL BE HARROWED, RAKED OR OTHERWISE INCORPORATED INTO THE SOIL. THE SOIL BED, WHEN DRY, SHALL BE MOISTENED TO THE LOOSENEED DEPTH.
15. SOD SHALL BE WETTED THOROUGHLY, ROLLED AND TAMPED SUFFICIENTLY TO INCORPORATE THE ROOTS INTO THE SOD BED AND TO ENSURE TIGHT JOINTS BETWEEN THE SECTIONS OR STRDBIPS.
16. ALL SODDED AREAS SHALL BE MAINTAINED, WATERED AND REPAIRED AS NECESSARY BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE PROJECT.
17. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL SEED OR SODDED AREAS FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE THAT MAY CAUSE EROSION, NEGLECT BY THE OWNER OR DAMAGED BY ANIMALS OR MACHINES.

CONSTRUCTION LEGEND



REVISIONS

HOME 2 SUITES
320 CARTWRIGHT ST
GOODLETTSVILLE, TN 37072



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

JOB NUMBER: 23-3197-L
DATE: 12-5-2024
SCALE: 1" = 30'
DRAWN: B. ROBISON
CHECKED: D. WHITLEY
APPROVED: B. ZACKERY



C4.1
INTERMEDIATE
EROSION
CONTROL

COPYRIGHTS AND DISCLAIMERS

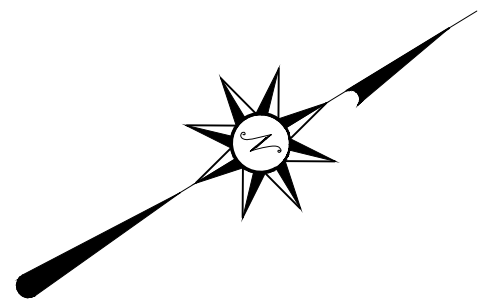
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ACES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ACES IS FORBIDDEN.

ACES ASSUMES NO RESPONSIBILITY FOR DATA SUPPLIED IN AN ELECTRONIC FORMAT. DATA IS PROVIDED ELECTRONICALLY AS A CONVENIENCE AND THE RECIPIENT IS RESPONSIBLE FOR VERIFYING ACCURACY TO THE HARD COPY OF THE CURRENT DESIGN DRAWINGS WHICH HAVE BEEN SEALED AND SIGNED. IN THE EVENT OF INCONSISTENCIES BETWEEN THE ELECTRONIC AND THE HARD COPY DATA, THE RECIPIENT IS RESPONSIBLE FOR OBTAINING CLARIFICATION ON WHICH PREVAILS.

THE RECIPIENT RELEASES ACES, ITS EMPLOYEES, CONSULTANTS AND AGENTS FROM ANY AND ALL CLAIMS ARISING IN ANY WAY FROM THE CONTENT OR PROVISION OF THE ELECTRONIC DATA.

NOTHING SHALL REDUCE OR DIMINISH ACES'S OWNERSHIP OF OR COPYRIGHT IN THE DATA OR ITS COMPILATION OR ARRANGEMENT. ANY ANALYSIS, SOFTWARE OR FORMATTING IN THE ELECTRONIC DATA IS CONSIDERED PROPERTY OF ACES.

THE RECIPIENT OF ELECTRONIC DATA IS PROHIBITED FROM REDISTRIBUTING OR USING ANY DESIGN OR DRAWING INFORMATION WITHIN THE FILES FOR ANY REASON OTHER THAN IT WAS ORIGINALLY DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.



PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

UNIQUE OMEGA, LLC
1516 HAMPTON ST
NASHVILLE, TN 37207
PARCEL SALE INSTRUMENT
DB-20170801 0077942
PL-20010202 0010350

BENCHMARK DATA:

- BENCHMARK 1
IRON PIN WITH 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725939.89
E: 1760402.00
ELEV: 438.05
- BENCHMARK 2
IRON PIN WITH 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725518.45
E: 1760215.53
ELEV: 440.22



GENERAL NOTES

1. ALL MEASURES INSTALLED FOR SEDIMENT CONTROL SHALL BE CHECKED AT THE BEGINNING AND END OF EACH DAY WHEN CONSTRUCTION IS OCCURRING TO ASCERTAIN THAT THE MEASURES ARE IN PLACE AND FUNCTIONING PROPERLY. ANY DAMAGE OBSERVED WILL BE REPAIRED BY THE END OF THAT WORKING DAY. MEASURES SHALL BE MAINTAINED UNTIL THE ARCHITECT/ENGINEER DETERMINES THAT THEY ARE NO LONGER NEEDED.
2. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE STANDARDS OF THE CITY/COUNTY AND AS REQUIRED BY STATE AND FEDERAL LAWS.
3. A COPY OF THE APPROVED EPSC (EROSION PREVENTION SEDIMENT CONTROL) PLANS SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES. THIS COPY SHALL BE PRESENTED TO THE CITY/COUNTY REPRESENTATIVES UPON REQUEST.
4. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN ANY AREA NOT ON THE APPROVED EPSC PLAN, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EPSC PLAN TO THE CITY/COUNTY FOR APPROVAL.
5. ALL EPSC MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING AND GRADING. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CITY/COUNTY. DURING DEWATERING OPERATIONS WATER MUST BE PUMPED THROUGH AN APPROVED FILTERING DEVICE. THE CITY/COUNTY MAY SUSPEND DEWATERING OPERATIONS IF POLLUTION IS OBSERVED.
6. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES AT LEAST ONCE A WEEK AND AT LEAST ONCE A DAY DURING RAINFALL EVENTS. THE CONTRACTOR SHALL PERFORM ANY REPAIRS OR MAINTENANCE IMMEDIATELY IN ORDER TO ENSURE EFFECTIVE EROSION AND SEDIMENT CONTROL. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AT THE PROJECT SITE. THIS RECORD SHALL BE MADE AVAILABLE UPON REQUEST TO THE CITY/COUNTY.
7. ALL AREAS DISTURBED SHALL BE STABILIZED ACCORDINGLY. WHEN THE SITE IS BROUGHT TO FINAL GRADE IT MUST BE STABILIZED WITHIN 14 DAYS. DISTURBED AREAS NOT AT FINAL GRADE MUST BE STABILIZED WITHIN 21 DAYS.

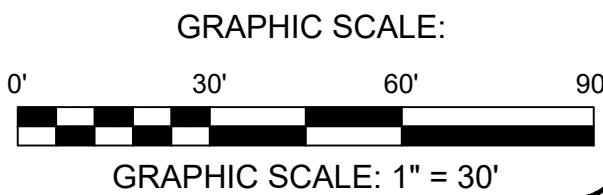
SEED AND SOD NOTES

1. ALL DISTURBED AREAS INCLUDING WASTE AREAS TO BE SEED OR SODDED (IF NOT NOTED TO BE REBIPPED, OR HARD SURFACED). THE AREA NOTED ON THE PLAN TO BE SEED SHALL BE SPREAD WITH A MINIMUM OF TOPSOIL. ALL AREAS TO BE DISKED, LEVELED, AND HAND RAKED. THE TOPSOIL LAYER SHALL BRING ALL TURF AREAS TO FINISH GRADE. SURFACE AREA SHALL BE ROLLED TO REMOVE LUMPS. FOREIGN MATERIALS SUCH AS ROCKS, LIMBS, STICKS, ETC. TO BE COLLECTED AND REMOVED DURING CULTIVATION AND RAKING OPERATIONS.
2. INSTALLATION OF SEED SHALL BE BETWEEN MARCH 1 TO JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15. IF SEEDING IS DONE IN BETWEEN OCTOBER 15 AND MARCH 1, A SEED BLEND WILL BE USED CONSISTING OF 20% ANNUAL RYE.
3. GRASS SEED SHALL BE A TYPE WHICH WILL THRIVE IN THIS PROJECT AREA. SUBMIT PROPOSED SEED MIXTURE TO OWNER FOR APPROVAL. FERTILIZER TYPE 1 GRADE A, USE APPROXIMATELY 5 LBS. OF GRASS SEED, 10 LBS. OF FERTILIZER FOR EACH 1000 SQ.FT. OF GROUND AREA TO BE SEED. COVER ALL SEED AREAS WITH 3 BALES OF WHEAT STRAW FOR EACH 1000 SQ.FT. WATER DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS. AFTER SEED HAS GERMINATED, ALL THIN SPOTS SHALL BE RE-SEED.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. A MINIMUM OF 90% COVERAGE OF SOUND, HEALTHY GRASS SHALL BE REQUIRED FOR ACCEPTANCE.
5. EMBANKMENTS/SLOPES GREATER THAN 3:1 SHALL BE EITHER BE SEED AND COVERED WITH AN EROSION CONTROL MAT (LUTE MESH ENKAMAT) OR INSTALLED WITH SOD FOR PROPER STABILIZATION. SOD TO BE STAKED WITH EITHER WOOD STAKES OR U-SHAPED METAL PINS FLUSH WITH GRADE.
6. SOD SHALL BE REGIONALLY GROWN AND OF A SPECIES THAT WILL THRIVE IN THE PROJECT AREA.
7. HYDROSEED ALL NEW LAWN AREAS AS SPECIFIED UNLESS PLANS CALL FOR SOD.
8. MIX SEED, FERTILIZER AND PULVERIZED MULCH WITH WATER USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION.
9. APPLY SLURRY UNIFORMLY TO ALL AREAS BEING SEED. RATE OF APPLICATION AS REQUIRED TO OBTAIN SPECIFIED SEED SOWING RATE.
10. THE SOD SHALL BE RELATIVELY FREE OF DISEASES AND WEEDS. STONES LARGER THAN 1 1/2" IN ANY DIMENSION, PLANT ROOTS AND OTHER MATERIAL DETRIMENTAL TO A HEALTHY STAND OF TURF SHOULD BE REMOVED. DELIVERED SOD THAT HAS BECOME DRY, MOLDED OR YELLOW FROM HEATING, OR HAS IRREGULARLY SHAPED PIECES THAT ARE TORN OR HAVE UNEVEN ENDS SHALL BE REJECTED.
11. THE SOD BED WILL BE LOOSENEED TO A DEPTH OF 3" TO A SMOOTH, EVEN SURFACE AND SHALL BE GRADED TO SUCH AN ELEVATION SO THE SOD, WHEN IN PLACE, SHALL BE FLUSH WITH ANY ADJACENT SEED TURFED AREA, PAVEMENT, CURB OR OTHER STRUCTURES EXCEPT WHEN OTHERWISE NOTED.
12. LAY SOD WITHIN 24 HOURS OF STRDBIPPING. DO NOT LAY DORMANT SOD OR IF GROUND IS FROZEN. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. DO NOT OVERLAP.
13. WATER SOD WITH FINE SPRAY IMMEDIATELY AFTER PLANTING. DURING FIRST WEEK, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO DEPTH OF 4 INCHES.
14. PRIOR TO PLACING THE SOD, FERTILIZER 10-10-10 TYPE 1 GRADE A SHALL BE APPLIED UNIFORMLY. SOD SECTIONS SHALL BE HARROWED, RAKED OR OTHERWISE INCORPORATED INTO THE SOIL. THE SOIL BED, WHEN DRY, SHALL BE MOISTENED TO THE LOOSENEED DEPTH.
15. SOD SHALL BE WETTED THOROUGHLY, ROLLED AND TAMPED SUFFICIENTLY TO INCORPORATE THE ROOTS INTO THE SOD BED AND TO ENSURE TIGHT JOINTS BETWEEN THE SECTIONS OR STRDBIPS.
16. ALL SODDED AREAS SHALL BE MAINTAINED, WATERED AND REPAIRED AS NECESSARY BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE PROJECT.
17. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL SEED OR SODDED AREAS FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE THAT MAY CAUSE EROSION, NEGLECT BY THE OWNER OR DAMAGED BY ANIMALS OR MACHINES.

CONSTRUCTION LEGEND

- - SILT FENCE
- IP CT— - INLET PROTECTION
- TCE CT— - TEMPORARY CONSTRUCTION ENTRANCE
- AREA OF SOD: 2,272 SQUARE YARDS
SOD TO BE A LOCALLY GROWN TYPE FESCUE. SOD TO BE PLACED WITHIN 24 HOURS OF HARVEST.

DISTURBED AREA =
2.14 +/- ACRES



REVISIONS

HOME 2 SUITES
320 CARTWRIGHT ST
GOODLETTSVILLE, TN 37072

HOME 2
SUITES BY HILTON

ACES

ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (678) 780-9445

JOB NUMBER: 23-3197-L

DATE: 12-5-2024

SCALE: 1" = 30'

DRAWN: B. ROBISON

CHECKED: D. WHITLEY

APPROVED: B. ZACKERY



C4.2
POST EROSION
CONTROL

COPYRIGHTS AND DISCLAIMERS

THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ACES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ACES IS FORBIDDEN.

ACES ASSUMES NO RESPONSIBILITY FOR DATA SUPPLIED IN AN ELECTRONIC FORMAT. DATA IS PROVIDED ELECTRONICALLY AS A CONVENIENCE AND THE RECIPIENT IS RESPONSIBLE FOR VERIFYING ACCURACY TO THE HARD COPY OF THE CURRENT DESIGN DRAWINGS WHICH HAVE BEEN SEALED AND SIGNED. IN THE EVENT OF INCONSISTENCIES BETWEEN THE ELECTRONIC AND THE HARD COPY DATA, THE RECIPIENT IS RESPONSIBLE FOR OBTAINING CLARIFICATION ON WHICH PREVAILS.

THE RECIPIENT RELEASES ACES, ITS EMPLOYEES, CONSULTANTS AND AGENTS FROM ANY AND ALL CLAIMS ARISING IN ANY WAY FROM THE CONTENT OR PROVISION OF THE ELECTRONIC DATA.

NOTHING SHALL REDUCE OR DIMINISH ACES'S OWNERSHIP OF OR COPYRIGHT IN THE DATA OR ITS COMPILATION OR ARRANGEMENT. ANY ANALYSIS, SOFTWARE OR FORMATING IN THE ELECTRONIC DATA IS CONSIDERED PROPERTY OF ACES.

THE RECIPIENT OF ELECTRONIC DATA IS PROHIBITED FROM REDISTRIBUTING OR USING ANY DESIGN OR DRAWING INFORMATION WITHIN THE FILES FOR ANY REASON OTHER THAN IT WAS ORIGINALLY DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.

UTILITY NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "811" FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE "811" CALL CENTER, PLEASE STATE THE WORK TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

UNIQUE OMEGA, LLC
1516 HAMPTON ST
NASHVILLE, TN 37207
PARCEL SALE INSTRUMENT
DB-20170801 0077942
PL-20010202 0010350

BENCHMARK DATA:

BENCHMARK 1
5/8" IRON PIN WITH 1 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725939.89
E: 1760402.00
ELEV: 438.05

BENCHMARK 2
5/8" IRON PIN WITH 1 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725518.45
E: 1760215.53
ELEV: 440.22



Z:\SITE\DEVELOPMENT\2023 PROJECTS\ANDY VANMALI - GOODLETTSVILLE TN HOME2SUITES\SITEDEV\FINAL PLANS\C5 - SEWER & WATER PLAN.DWG

GENERAL NOTES

1. THE CONTRACTOR IS ADVISED THAT ALL EXISTING UTILITIES SHOWN WERE FIELD SURVEYED BASED ON LOCATIONS PROVIDED BY EACH UTILITY COMPANY. OTHER UTILITIES MAY EXIST THAT ARE UNMAPPED. THE CONTRACTOR IS ADVISED TO FIELD VERIFY ALL UNDERGROUND UTILITIES BY CONTACTING THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO EXCAVATION.
2. ALL UTILITIES TO BE CONSTRUCTED TO WITHIN 5' OF BUILDING.
3. BACK FILL OF ALL TRENCHES BENEATH STRUCTURES AND/OR PAVEMENT SHALL BE CRUSHED STONE OR SIMILAR MATERIAL AS APPROVED BY ENGINEER.
4. CONTRACTORS ARE ADVISED TO COORDINATE INSTALLATION OF ALL BURIED CONDUITS AND LINES SUCH THAT LINES WHICH CROSS ARE LAID BEGINNING WITH DEEPEST LINE FIRST.
5. DEPTH OF WATERLINE SHALL BE ADJUSTED AS REQUIRED TO ALLOW FOR SPECIFIED PLACEMENT OF SANITARY AND STORM SEWERS, BUT IN NO CASE LESS THAN 48 INCHES.
6. TAPPING AND INSPECTION FEES TO BE PAID BY CONTRACTOR, METER FEES TO BE PAID BY OWNER.
7. CONTRACTOR SHALL COORDINATE WATER AND SEWER SERVICES CONSTRUCTION WITH THE APPROPRIATE LOCAL UTILITY COMPANY. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
8. ALL TRENCHING, PIPE LAYING AND BACK FILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
9. CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL GOVERNING AGENCIES HAVING JURISDICTION OF UTILITY SYSTEMS PRIOR TO INSTALLATION.
10. ALL GATE VALVES SHALL BE PROVIDED WITH VALVE BOX IN ACCORDANCE WITH WATER UTILITY STANDARDS. MAIN WATER VALVES ONLY TO BE OPERATED BY LOCAL UTILITY COMPANY PERSONNEL.
11. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES AND FIRE HYDRANTS AND SHALL BE CONSTRUCTED ACCORDING TO WATER DEPARTMENT STANDARDS.
12. ALL WATER AND SANITARY SEWER SERVICE LINES TO THE BUILDING(S) SHALL BE PROVIDED WITH A TEMPORARY PLUG (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY). COORDINATE ALL TESTING AND INSPECTION WITH THE LOCAL UTILITY COMPANY.
13. THE CONTRACTOR SHALL FLUSH AND TEST ALL NEW UTILITY LINES ACCORDING TO THE LOCAL UTILITY COMPANY STANDARDS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS DISCOVERED AFTER CONSTRUCTION HAS BEGUN SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.
15. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES IS TEN FEET OUTSIDE DIAMETER TO OUTSIDE DIAMETER. THE MINIMUM VERTICAL SEPARATION IS EIGHTEEN INCHES.
16. BEFORE YOU DIG:
CONTRACTOR SHALL NOTIFY 811 (AND ALL NON PARTICIPATING UTILITY COMPANIES) AT LEAST 72 HOURS PRIOR TO EXCAVATION, TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WITHIN THE PROPOSED SITE.
17. CONTRACTOR SHALL VERIFY LOCATIONS THAT UTILITIES ENTER THE BUILDING FROM THE ARCHITECTURAL PLANS PRIOR TO INSTALLING UTILITY SERVICE LINE.

SEWER NOTES

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

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

CONSTRUCTION LEGEND

CO
CS -CLEANOUT

0' 30' 60' 90'
GRAPHIC SCALE: 1" = 30'

REVISIONS

HOME 2 SUITES
320 CARTWRIGHT ST
GOODLETTSVILLE, TN 37072



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

JOB NUMBER: 23-3197-L

DATE: 12-5-2024

SCALE: 1" = 30'

DRAWN: B. ROBISON

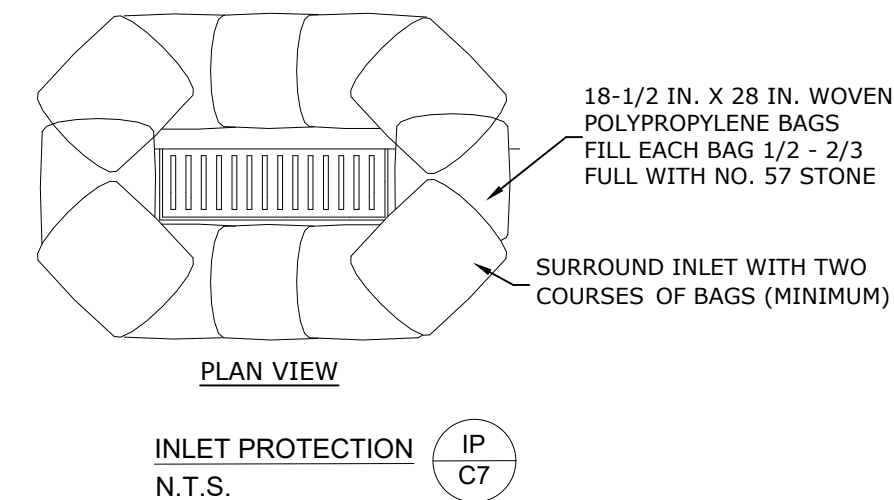
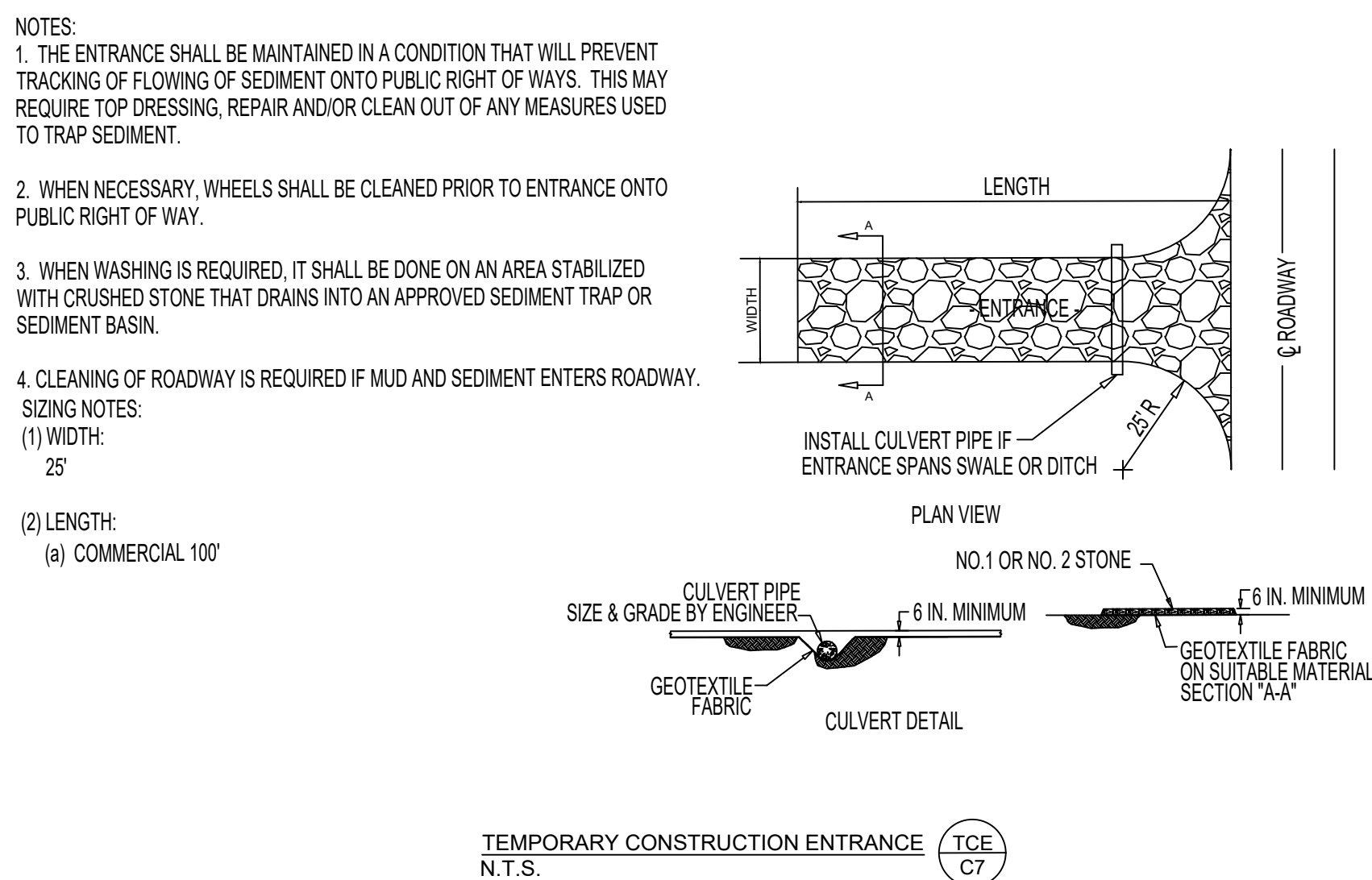
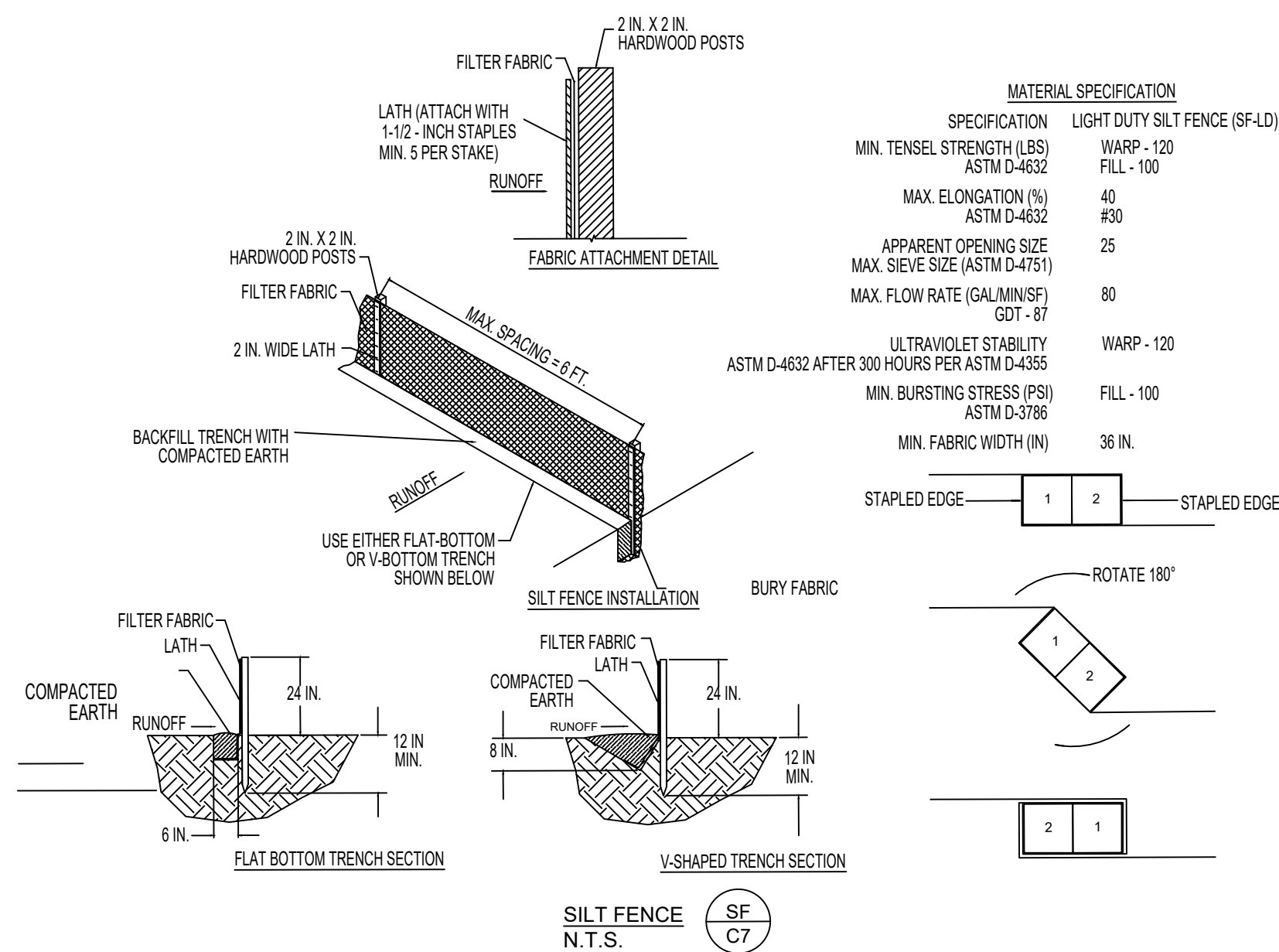
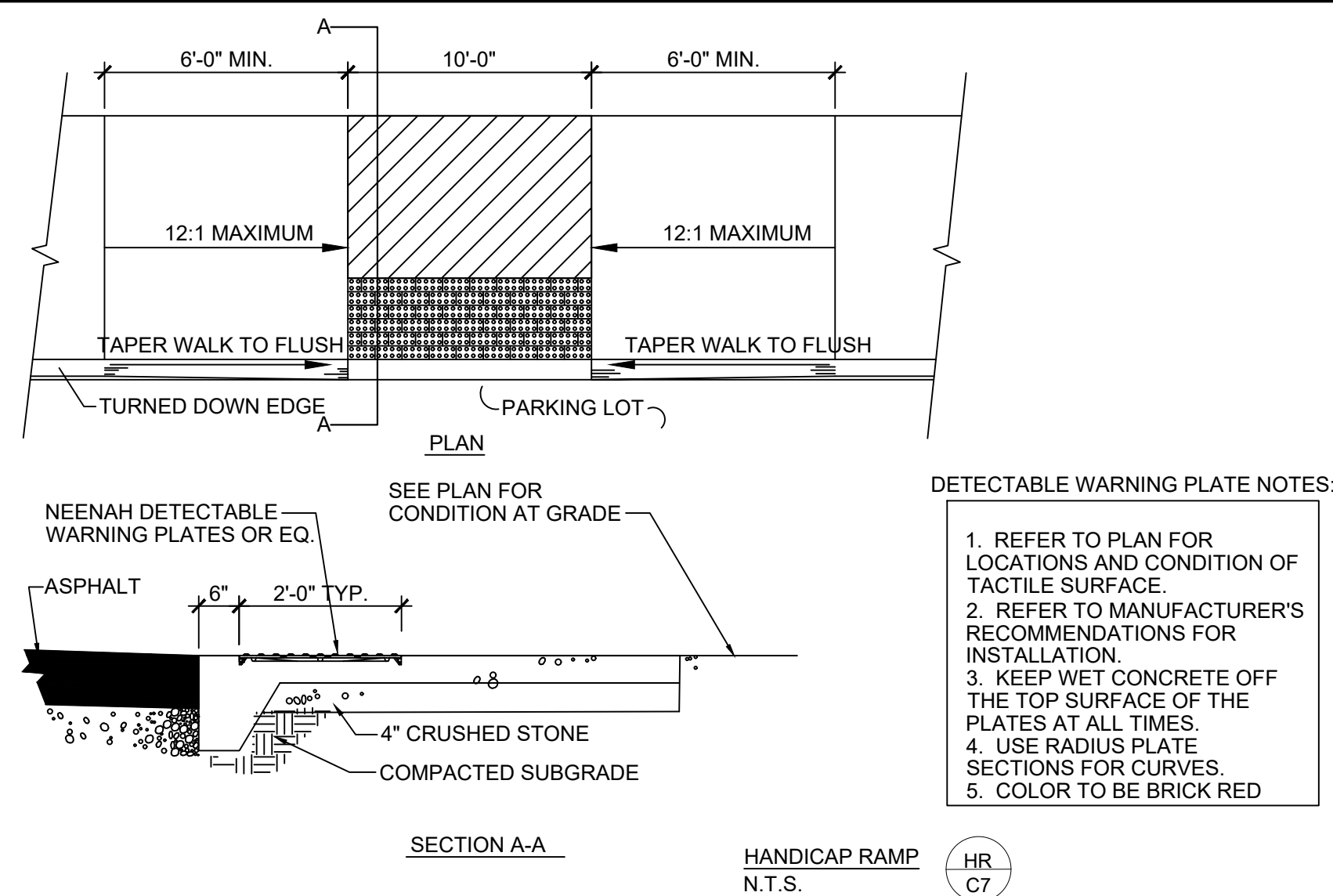
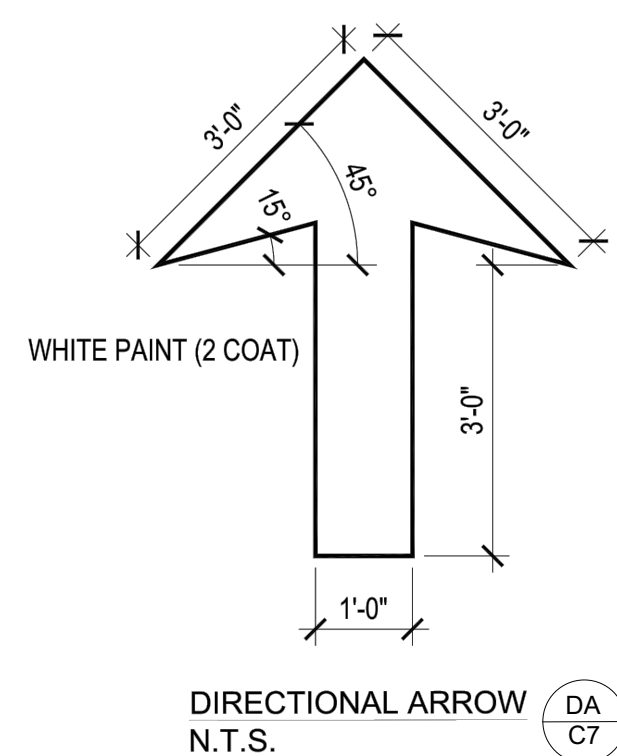
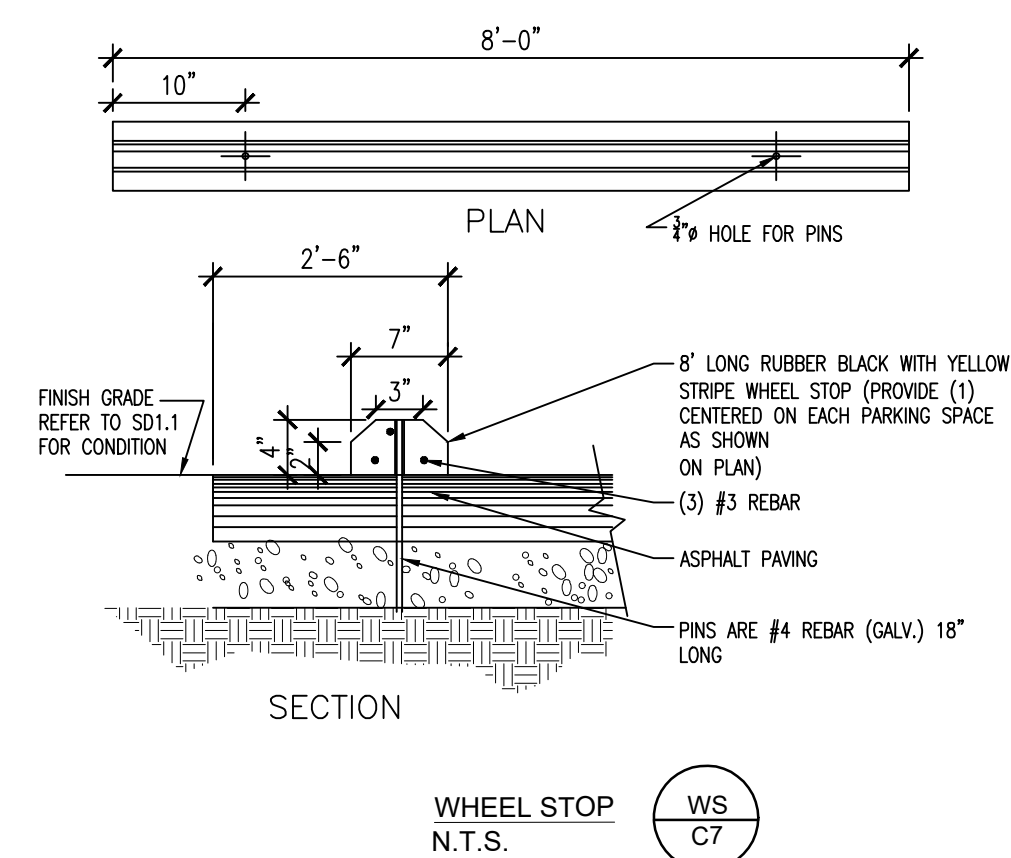
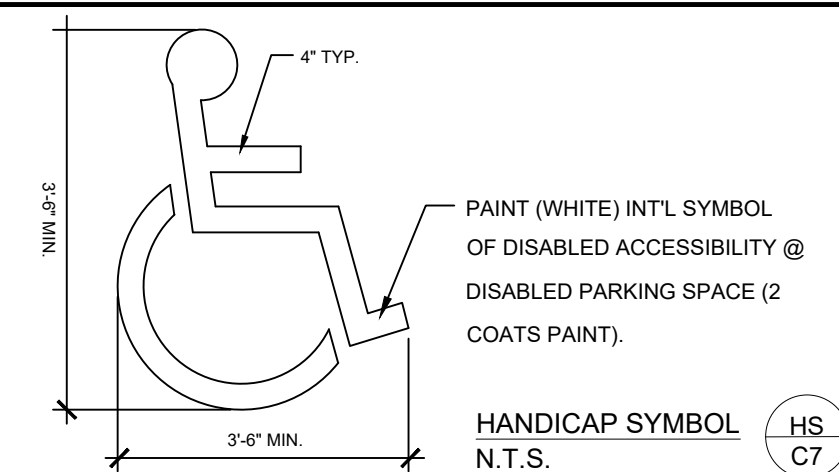
CHECKED: D. WHITLEY

APPROVED: B. ZACKERY



C5

WATER AND
SEWER PLAN



REVISIONS

HOME 2 SUITES
320 CARTWRIGHT ST
GOODLETTSVILLE, TN 37072



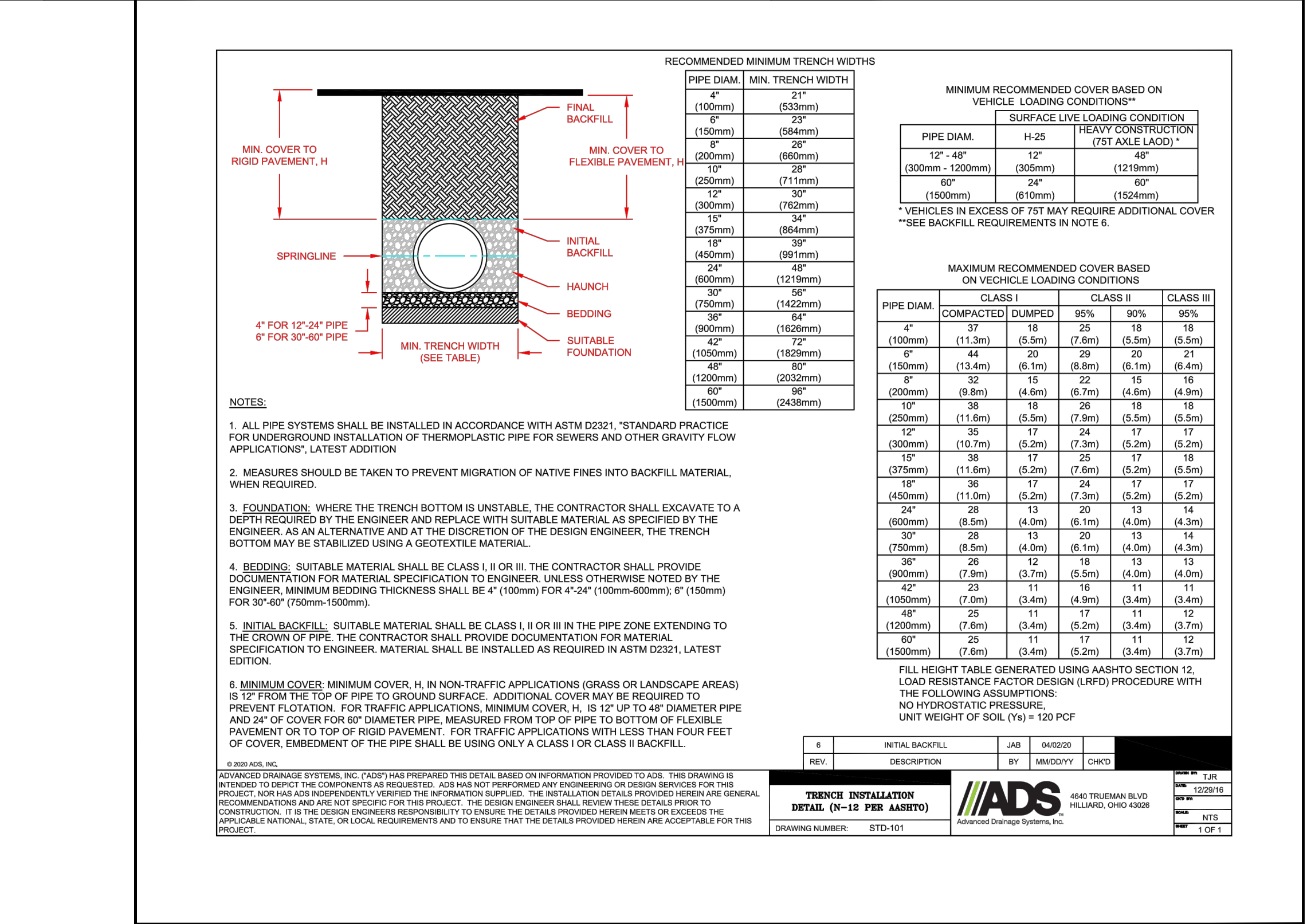
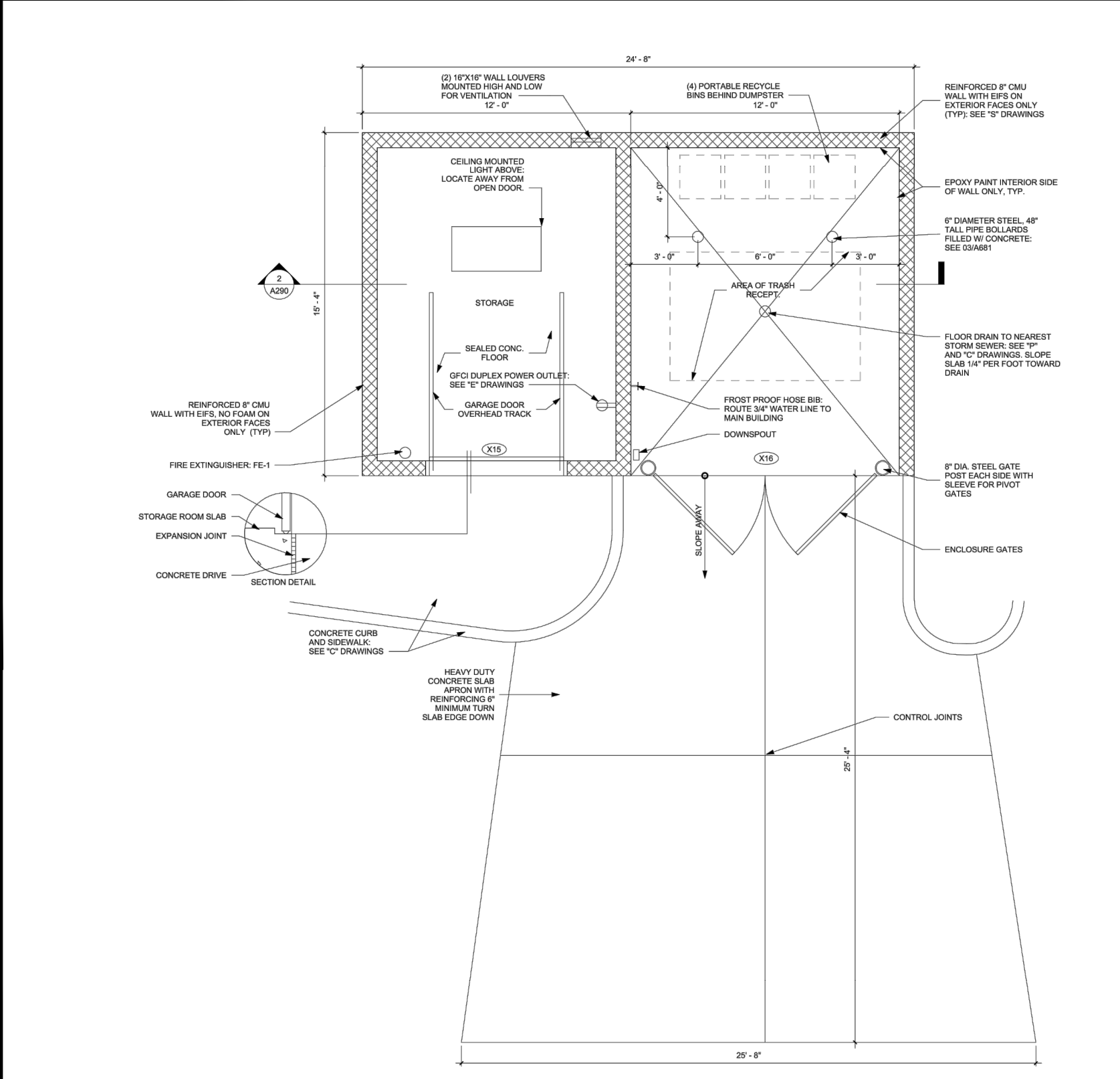
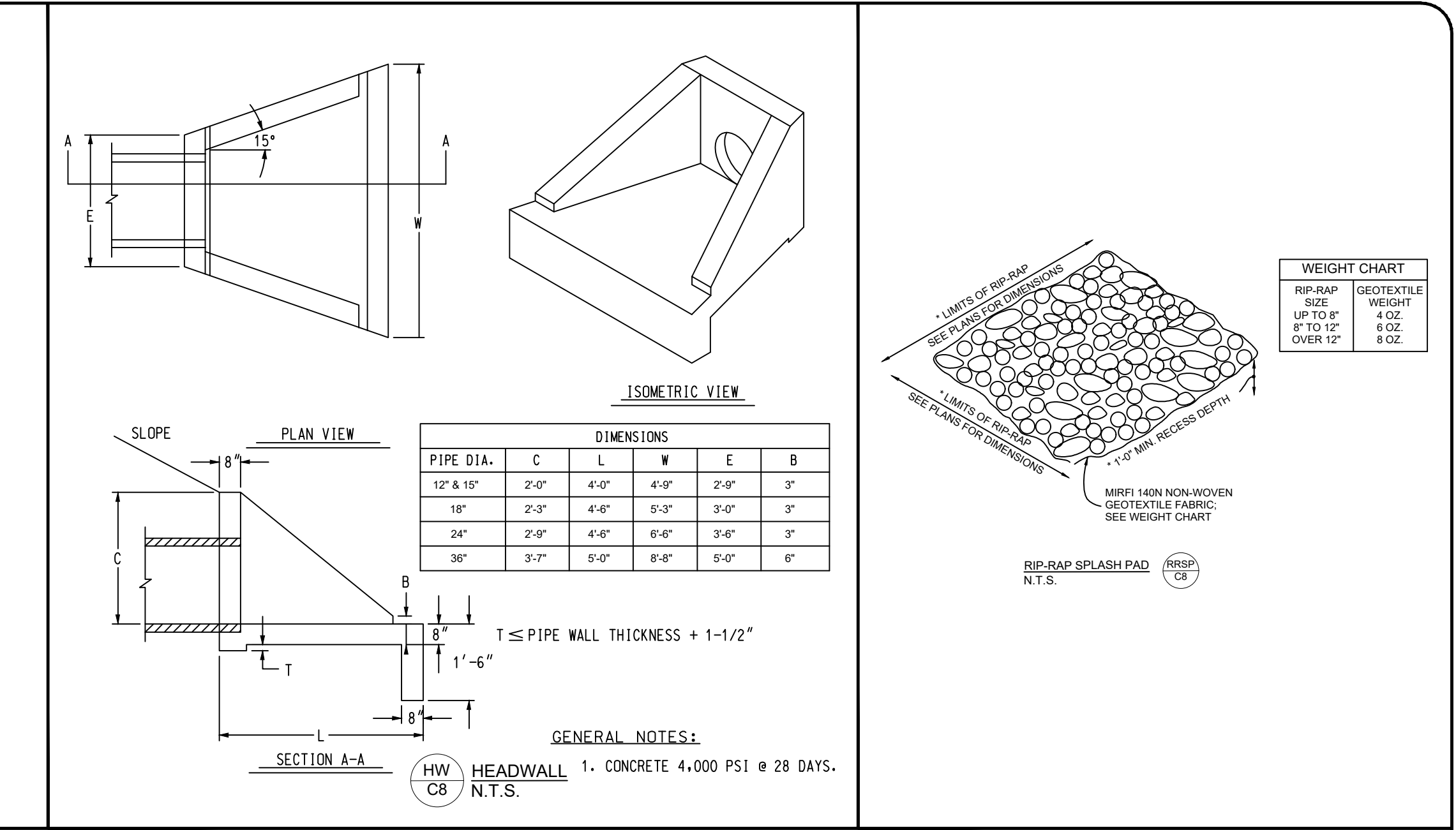
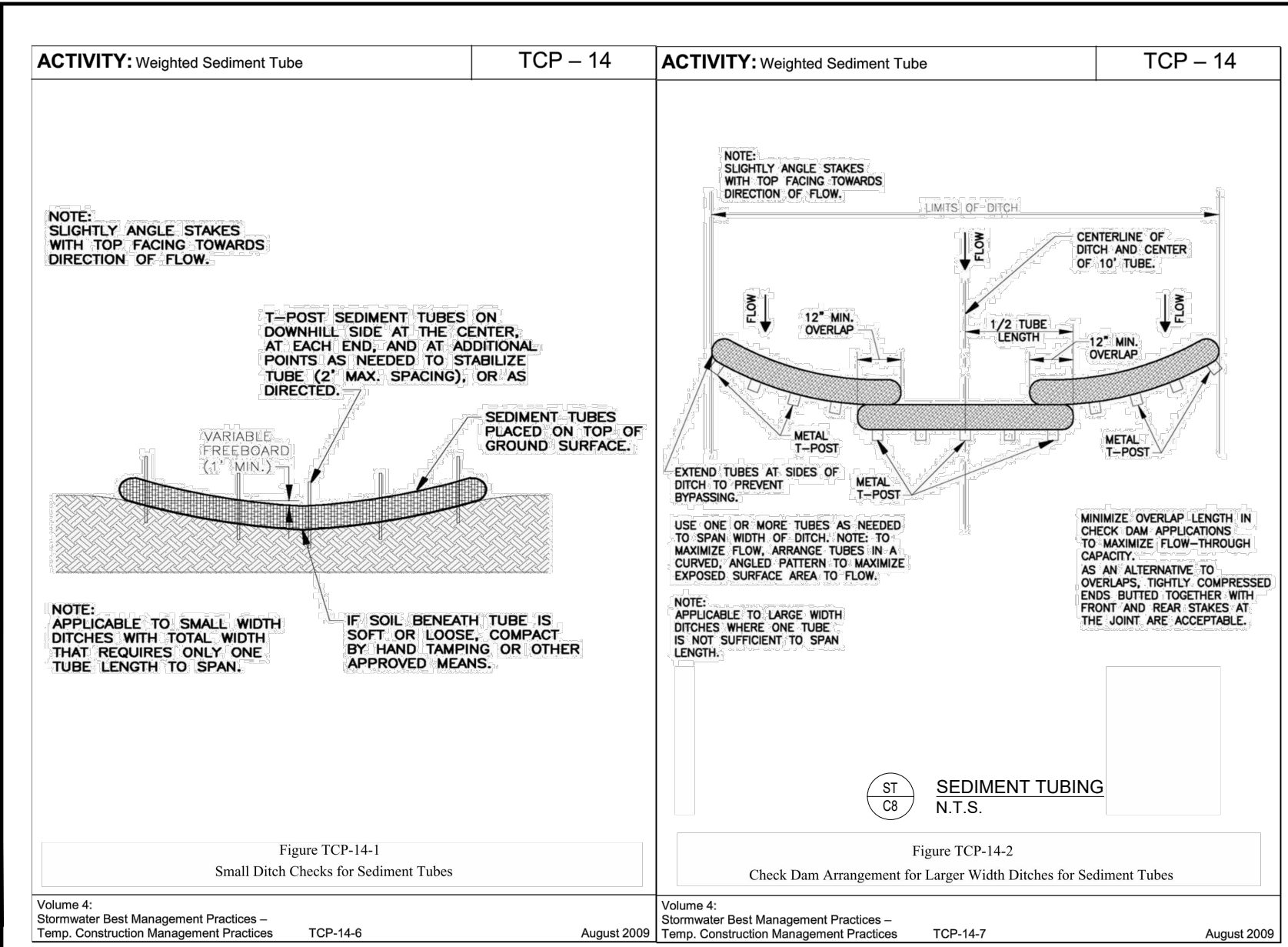
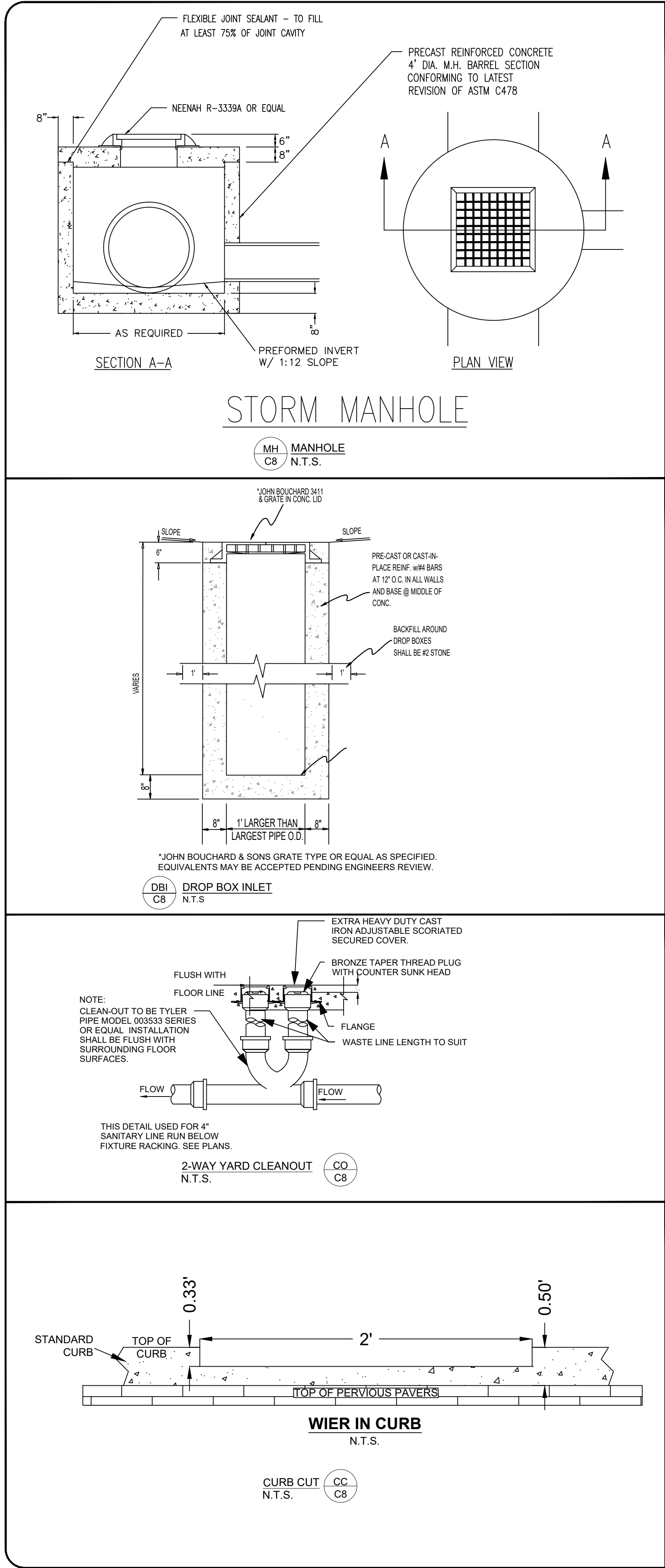
ACFS
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

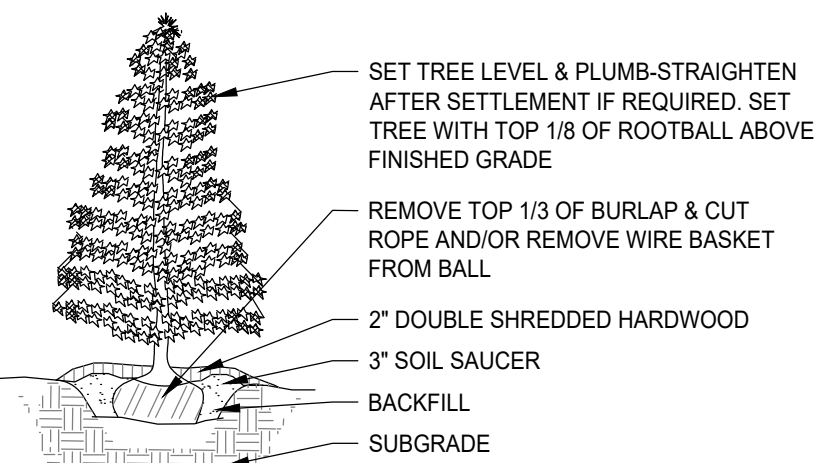
JOB NUMBER: 23-3197-L
DATE: 12-5-2024
SCALE: N.T.S.
DRAWN: B. ROBISON
CHECKED: D. WHITLEY
APPROVED: B. ZACKERY



C7

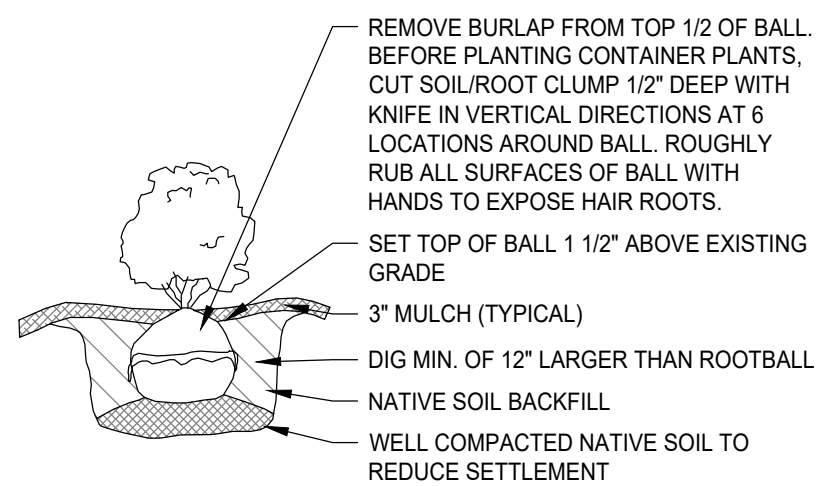
SITE DETAILS



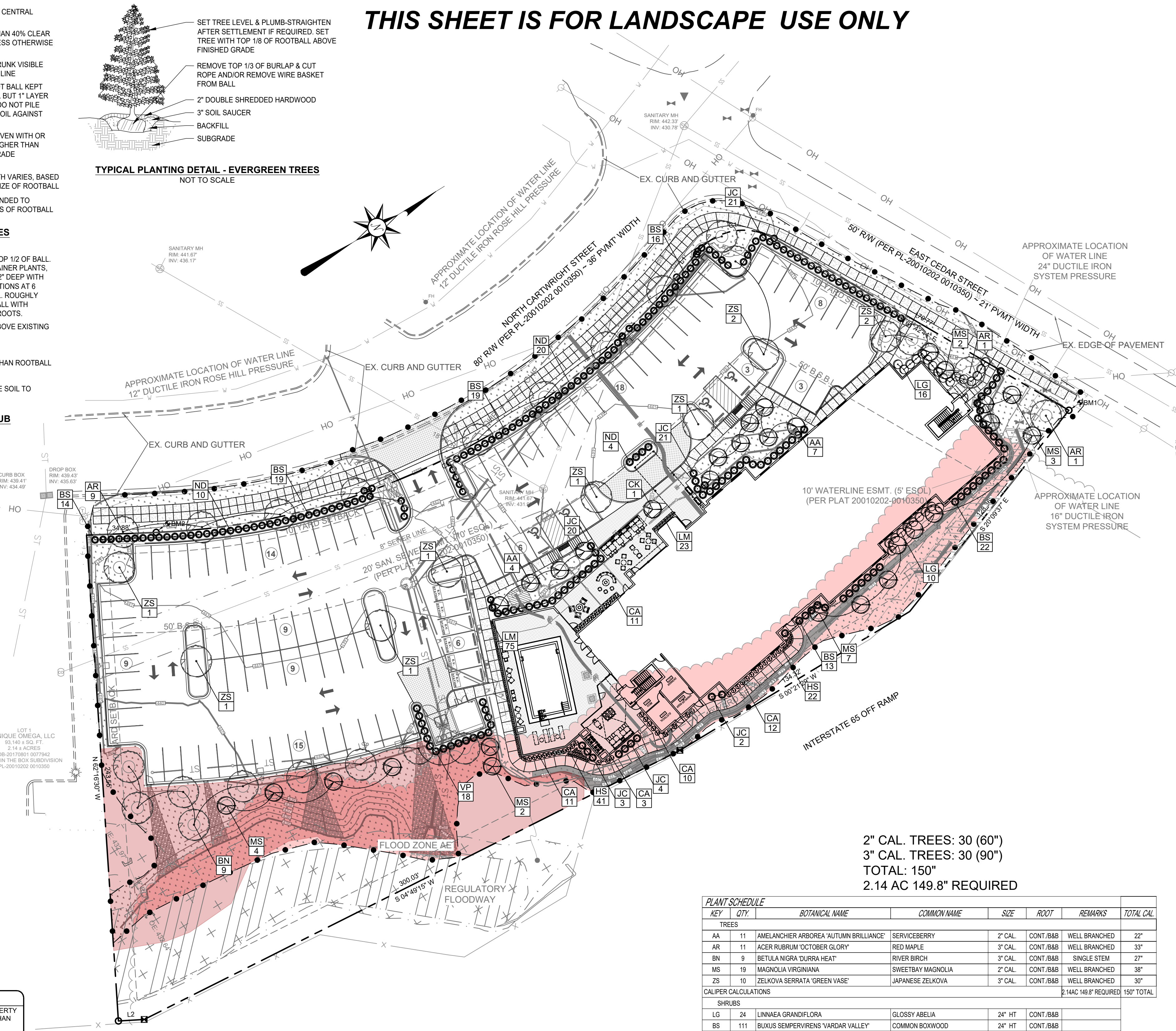


TYPICAL PLANTING DETAIL - EVERGREEN TREES
NOT TO SCALE

TYPICAL PLANTING DETAIL - TREES
NOT TO SCALE



TYPICAL PLANTING DETAIL - SHRUB
NOT TO SCALE



2" CAL. TREES: 30 (60")
3" CAL. TREES: 30 (90")
TOTAL: 150"
2.14 AC 149.8" REQUIRED

PLANT SCHEDULE							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	TOTAL CAL
TREES							
AA	11	AMELANCHIER ALBOREA 'AUTUMN BRILLIANCE'	SERVICEBERRY	2" CAL	CONT./B&B	WELL BRANCHED	22"
AR	11	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL	CONT./B&B	WELL BRANCHED	33"
BN	9	BETULA NIGRA 'DURRA HEAT'	RIVER BIRCH	3" CAL	CONT./B&B	SINGLE STEM	27"
MS	19	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL	CONT./B&B	WELL BRANCHED	38"
ZS	10	ZELKOVA SERRATA 'GREEN VASE'	JAPANESE ZELKOVA	3" CAL	CONT./B&B	WELL BRANCHED	30"
CALIPER CALCULATIONS							2.144C 149.8" REQUIRED
SHRUBS							
LG	24	LINNAEA GRANDIFLORA	GLOSSY ABELIA	24" HT	CONT./B&B		
BS	111	BUXUS SEMPERVIRENS 'YARDAR VALLEY'	COMMON BOXWOOD	24" HT	CONT./B&B		
JC	71	JUNIPERUS CHINENSIS 'PFIZERIANA COMPACTA'	CHINESE JUNIPER	24" HT	CONT./B&B		
ND	34	NANDINA DOMESTICA	HEAVENLY BAMBOO	24" HT	CONT./B&B		
VP	18	VIBURNUM PRENGENSE	PRENGENSE VIBURNUM	24" HT	CONT./B&B		
GROUND COVERS							
CA	47	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	CONT		
HS	63	HEMEROCALLIS 'STELLA DE ORO'	'STELLA DE ORO' DAYLILY	6" POTS - 12" O.C.			
LM	98	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	4" POTS - 12" O.C.			

	AREA OF SOD: 2,272 SQUARE YARDS	TOTAL PARKING SPACES:	100
	SOD TO BE A LOCALLY GROWN TYPE FESCUE. SOD	REQUIRED INTERIOR TREES:	6.66
	TO BE PLACED WITHIN 24 HOURS OF HARVEST.	PROVIDED INTERIOR TREES:	9

EXTENT OF TREE CLEARING

TOTAL PARKING SPACES:	100
REQUIRED INTERIOR TREES:	6.66
PROVIDED INTERIOR TREES:	9

0' 30' 60' 90'

GRAPHIC SCALE: 1" = 30'

LANDSCAPE NOTES

1. PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
2. PLANTS & TREES
 - 2.A. CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE ARCHITECT TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
 - 2.B. EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS
 - 2.C. ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATION.
 - 2.D. IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
3. MULCHING
 - 3.A. MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MIN. DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
 - 3.B. ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
4. PLANT MAINTENANCE
 - 4.A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
 - 4.B. ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS (IF USED), STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
 - 4.C. DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
5. ACCEPTANCE AND GUARANTEE
 - 5.A. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
 - 5.B. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
6. DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
7. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED
8. ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
9. THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN ONLY AS SHOWN IN THE AREA OF THE FOUNDATION.

MULCH: ALL SHRUBS THAT ARE SHOWN IN GROUPINGS SHALL BE MULCHED IN A PLANT BED WITH SHREDDED HARDWOOD MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (NEARLY INVISIBLE) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.

ANNUALS & PERENNIALS: ANY DESIRED ANNUALS AND PERENNIALS MAY BE DETERMINED BETWEEN THE PROPERTY OWNER AND THE LANDSCAPE CONTRACTOR FOR DESIRED COLOR PALETTE.

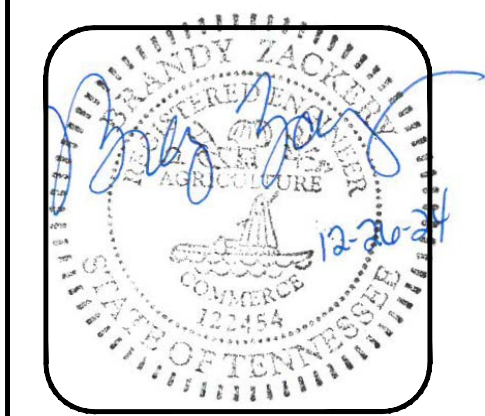
REVISIONS
DATE: 12-09-2024

HOME 2 SUITES
320 CARTWRIGHT ST
GOODLETTSVILLE, TN 37072



ACFS
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-0445

JOB NUMBER: 23-3197-L
DATE: 12-5-2024
SCALE: 1" = 30'
DRAWN: M.BIDWELL
CHECKED: B.SHIRLEY
APPROVED: B. ZACKERY



L1
LANDSCAPE
PLAN

COPYRIGHTS AND DISCLAIMERS

THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ACES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ACES IS FORBIDDEN.

ACES ASSUMES NO RESPONSIBILITY FOR DATA SUPPLIED IN AN ELECTRONIC FORMAT. DATA IS PROVIDED ELECTRONICALLY AS A CONVENIENCE AND THE RECIPIENT IS RESPONSIBLE FOR VERIFYING ACCURACY OF THE DATA. ACES DOES NOT ASSUME RESPONSIBILITY FOR ANY DATA WHICH HAVE BEEN SEALED AND SIGNED. IN THE EVENT OF INCONSISTENCIES BETWEEN THE ELECTRONIC DATA AND THE HARD COPY DATA, THE RECIPIENT IS RESPONSIBLE FOR OBTAINING CLARIFICATION ON WHICH PREVAILS.

THE RECIPIENT RELEASES ACES, ITS EMPLOYEES, CONSULTANTS AND AGENTS FROM ANY AND ALL CLAIMS ARISING IN ANY WAY FROM THE CONTENT OR PROVISION OF THE ELECTRONIC DATA.

NOTHING SHALL REDUCE OR DIMINISH ACES'S OWNERSHIP OF OR COPYRIGHT IN THE DATA OR ITS COMPILED OR ARRANGEMENT. ANY ANALYSIS, SOFTWARE OR FORMATTING IN THE ELECTRONIC DATA IS CONSIDERED PROPERTY OF ACES.

THE RECIPIENT OF ELECTRONIC DATA IS PROHIBITED FROM REDISTRIBUTING OR USING ANY DESIGN OR DRAWING INFORMATION WITHIN THE FILE FOR ANY REASON. THE FILE WAS ORIGINALLY DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.



— ● — ● — ● — ● — ● —
DISTURBED AREA =
2.14 +/- ACRES

COPYRIGHTS AND DISCLAIMERS

THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ACES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ACES IS FORBIDDEN.

ACES ASSUMES NO RESPONSIBILITY FOR DATA SUPPLIED IN AN ELECTRONIC FORMAT. DATA IS PROVIDED ELECTRONICALLY AS A CONVENIENCE AND THE RECIPIENT IS RESPONSIBLE FOR VERIFYING ACCURACY TO THE HARD COPY OF THE CURRENT DESIGN DRAWINGS WHICH HAVE BEEN SEALED AND SIGNED. IN THE EVENT OF INCONSISTENCIES BETWEEN THE ELECTRONIC AND THE HARD COPY DATA, THE RECIPIENT IS RESPONSIBLE FOR OBTAINING CLARIFICATION ON WHICH PREVAILS.

THE RECIPIENT RELEASES ACES, ITS EMPLOYEES, CONSULTANTS AND AGENTS FROM ANY AND ALL CLAIMS ARISING IN ANY WAY FROM THE CONTENT OR PROVISION OF THE ELECTRONIC DATA.

NOTHING SHALL REDUCE OR DIMINISH ACES'S OWNERSHIP OF OR COPYRIGHT IN THE DATA OR ITS COMPILED OR ARRANGED. ANY ANALYSIS, SOFTWARE OR FORMATTING IN THE ELECTRONIC DATA IS CONSIDERED PROPERTY OF ACES.

THE RECIPIENT OF ELECTRONIC DATA IS PROHIBITED FROM REDISTRIBUTING OR USING ANY DESIGN OR DRAWING INFORMATION WITHIN THE FILES FOR ANY REASON OTHER THAN IT WAS ORIGINALLY DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.

UTILITY NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "811" FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE "811" CALL CENTER, PLEASE STATE THE WORK TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

UNIQUE OMEGA, LLC
1516 HAMPTON ST
NASHVILLE, TN 37207
PARCEL SALE INSTRUMENT
DB-20170801 0077942
PL-20010202 0010350

BENCHMARK DATA:

- BENCHMARK 1
1/2" IRON PIN WITH 1 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725518.89
E: 17760402.00
ELEV: 438.05
- BENCHMARK 2
1/2" IRON PIN WITH 1 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725518.45
E: 17760215.53
ELEV: 440.22



Statistics

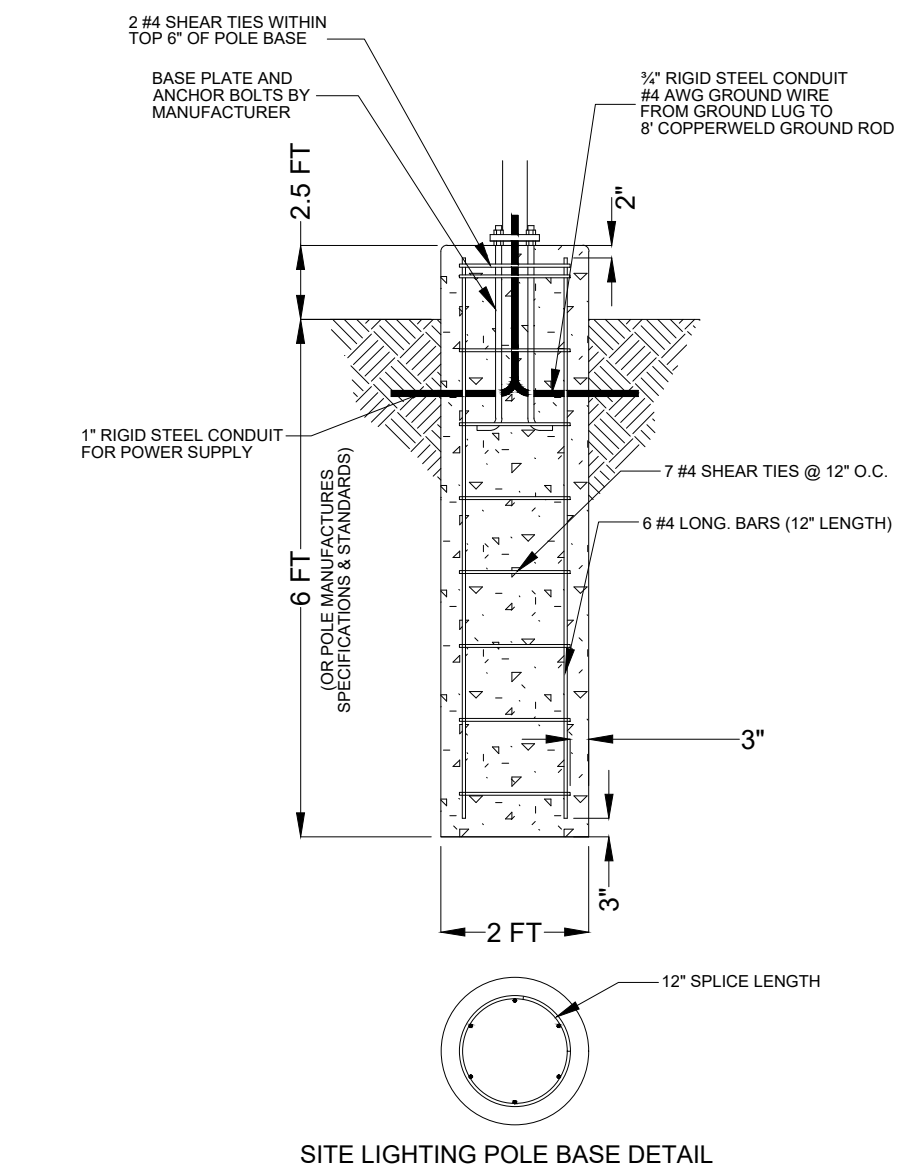
Description	Symbol	Max	Min	Avg
Calc Zone #1	+	5.5 fc	0.0 fc	0.6 fc

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A	8	Lithonia Lighting (OR Equivalent)	RSX1 LED P4 40K R4 HS	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution with HS Shield	1	12042	0.75	133.1431

GENERAL NOTES

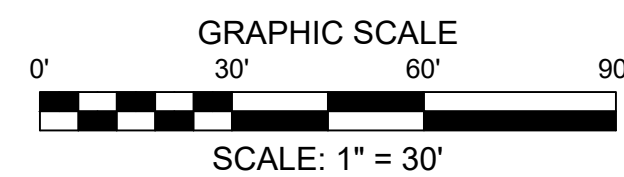
1. READINGS SHOWN ARE IN UNITS OF MAINTAIN FOOTCANDLES.
2. LITHONIA LED FIXTURES USED IN MODEL (SEE SCHEDULE ON THIS SHEET & MECHANICAL PLANS FOR FURTHER DETAILS).
3. FIXTURES SHALL MATCH AS NOTED OR EQUIVALENT PER OWNER.
4. ALL POLE HEIGHTS (A): 20'
5. SEE ARCHITECTURAL PLANS FOR LOCATION & DETAILS OF BUILDING MOUNTED SITE LIGHTING.
6. ALL FIXTURES AND POLES TO HAVE BLACK PAINTED FINISH.
7. READINGS TAKEN AT GRADE
8. SEE MECHANICAL/ELECTRICAL PLANS FOR EXACT LOCATION OF BUILDING MOUNTED FIXTURES AND WALL PACKS
9. FIXTURE SPACING AS SHOWN
10. L.L.F. CALCULATED AT 0.75
11. THE CONTRACTOR SHALL VERIFY TOTAL LINEAR FEET OF CONDUIT AND WIRE GAUGE SIZE IS ADEQUATE.
12. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH MECHANICAL ENGINEER TO ENSURE ELECTRICAL PANEL LOADING REQUIREMENTS ARE MET AND NOT EXCEEDED.
13. CONTRACTOR SHALL COORDINATE WITH MECHANICAL PLANS FOR CONNECTION TO ELECTRICAL SERVICE PANEL.
14. CONTRACTOR SHALL VERIFY THAT ALL ELECTRICAL CONNECTIONS MEET LOCAL BUILDING CODES AND LOADING REQUIREMENTS.
15. ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL, AND SITE LIGHTING PLANS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR REVIEW.

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



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

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



REVISIONS

HOME 2 SUITES
320 CARTWRIGHT ST
GOODLETTSVILLE, TN 37072



ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1838
BOWLING GREEN, KY 42101
PHONE (270) 786-9445

JOB NUMBER: 23-3197-L

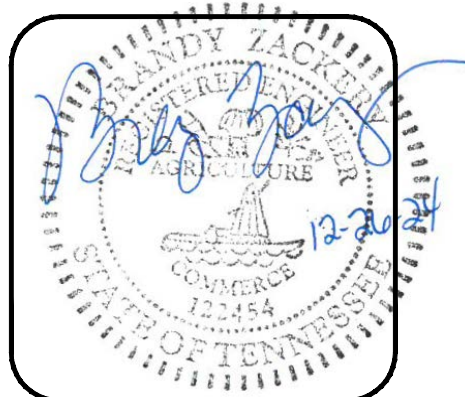
DATE: 12-5-2024

SCALE: 1" = 30'

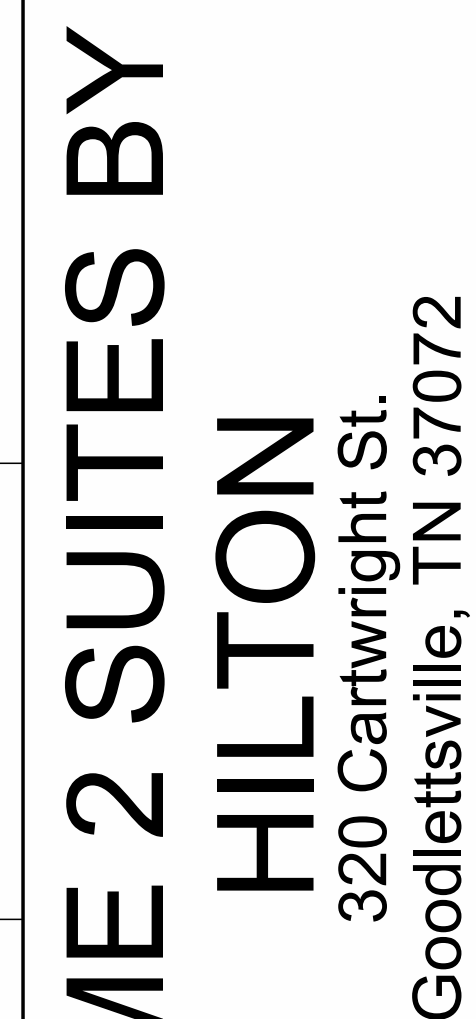
DRAWN: B. HAWKINS

CHECKED: D. WHITLEY

APPROVED: B. ZACKERY



SL1
SITE LIGHTING PLAN



MAYO ARCHITECTURE

1015 Stirlingshire Dr., Hendersonville, TN 37075
Telephone: 615-852-5504 - info@mavoarchitecture.com

[illegible]

EXTERIOR FINISH SCHEDULE			
MATERIAL	BASIS OF DESIGN	COLOR	REMARKS
WINDOWS/INTEGRAL PTAC GRILLES	QUAKER WINDOWS	TO BE SELECTED BY ARCHITECT	POWDER COATED FINISH
STOREFRONT	KAWNEER	COLOR TO MATCH WINDOWS	POWDER COATED FINISH
ALUMINUM ENTRANCE DOORS	KAWNEER	COLOR TO MATCH WINDOWS	POWDER COATED FINISH
HOLLOW METAL DOORS & FRAMES		ACRYLIC EPOXY/MATCH ADJACENT COLOR	FACTORY PRIME/FIELD PAINT
WALL LOUVERS NOT INCLUDING PTACS		ACRYLIC EPOXY/MATCH ADJACENT COLOR	FIELD PRIME/PAINT HIGH GLOSS
GAS PIPES, TEST DRAINS, ETC.		ACRYLIC EPOXY/MATCH ADJACENT COLOR	FIELD PRIME/PAINT HIGH GLOSS
GAS PIPES ON ROOF		ACRYLIC EPOXY/BLACK OR GRAY	FIELD PRIME/PAINT HIGH GLOSS
LIGHT FIXTURES		SEE "E" DRAWINGS	PREFINISHED
DUMPSTER STEEL GATE AND POSTS		MATCH EIFS COLOR EF2	FIELD PRIME/PAINT HIGH GLOSS
DUMPSTER STEEL BOLLARDS		MATCH EIFS COLOR EF2	FIELD PRIME/PAINT HIGH GLOSS
POOL FENCE		BLACK	ANODIZED ALUMINUM
SEALANT		MATCH ADJACENT COLOR	SEE NOTES, SHEET A401

1. CONTRACTOR SHALL PROVIDE SUPPORT STRUCTURE, 5/8" PLYWOOD BACKING FOR MOUNTING OF SIGN AND CONNECT ELECTRICAL CIRCUITS FOR OWNER FURNISHED AND INSTALLED FACADE-MOUNTED SIGNS. NO EXPOSED ELECTRICAL CONDUITS, BOXES OR WIRING TO BE ALLOWED.

2. SEAL ALL PENETRATIONS THROUGH EXTERIOR WALLS WITH SEALANT MATCHING COLOR OF ADJACENT WALL FINISH MATERIAL.

3. SEAL DOOR AND WINDOW FRAMES WITH SEALANT MATCHING COLOR OF FRAME.

4. FIELD PANT THE FOLLOWING:

- A. HOLLOW METAL DOORS AND FRAMES
- B. GAS PIPES AND SPRINKLER TEST DRAINS (ON ROOF ALSO)
- C. AIR INTAKE AND EXHAUST GRILLES
- D. SILLARDS
- E. DUMPS/STEEL GATE POSTS AND FRAME
- F. MISCELLANEOUS (AS DIRECTED BY ARCHITECT)



BR1 BRICK VENEER:
BELDEN BRICK "DOWNING BLACK VELOUR"



BR2 BRICK VENEER:
BELDEN BRICK "ENGLISH GRAY VELOUR"



**ST1 CULTURED STONE VENEER:
ARRISCRAFT "ICE-STACK"**

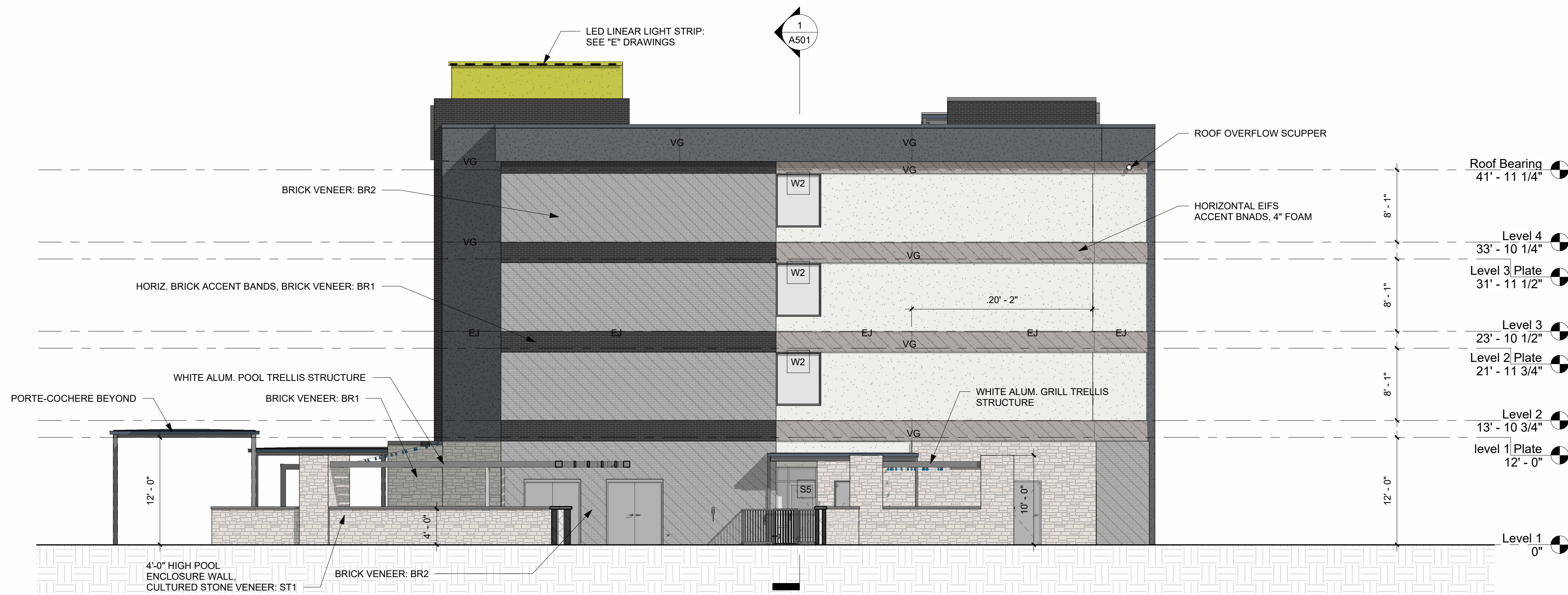
HOME 2 SUITES BY
HILTON
320 Cartwright St.
Goodlettsville, TN 37072

ma
MAYO ARCHITECTURE
1015 Springshire Dr., Hendersonville, TN 37075
Telephone: 615-852-5504 - info@mayoarchitecture.com

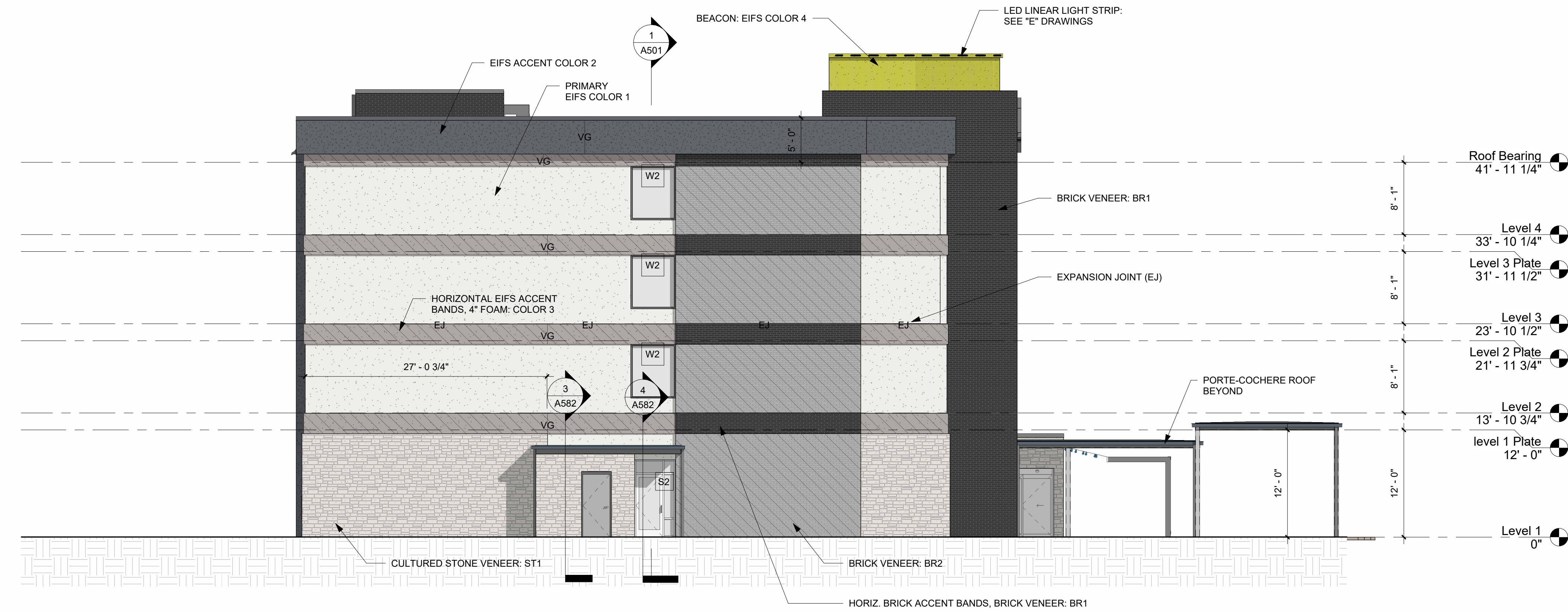
REVISIONS		
No.	Description	Date
1	Addendum #1	10-4-24

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER
A402
SCALE: 1/8" = 1'-0"
JOB NUMBER: 230816
DATE: 8-23-24



1 RIGHT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



SHEET NOTES AND LEGENDS ON SHEET A401.

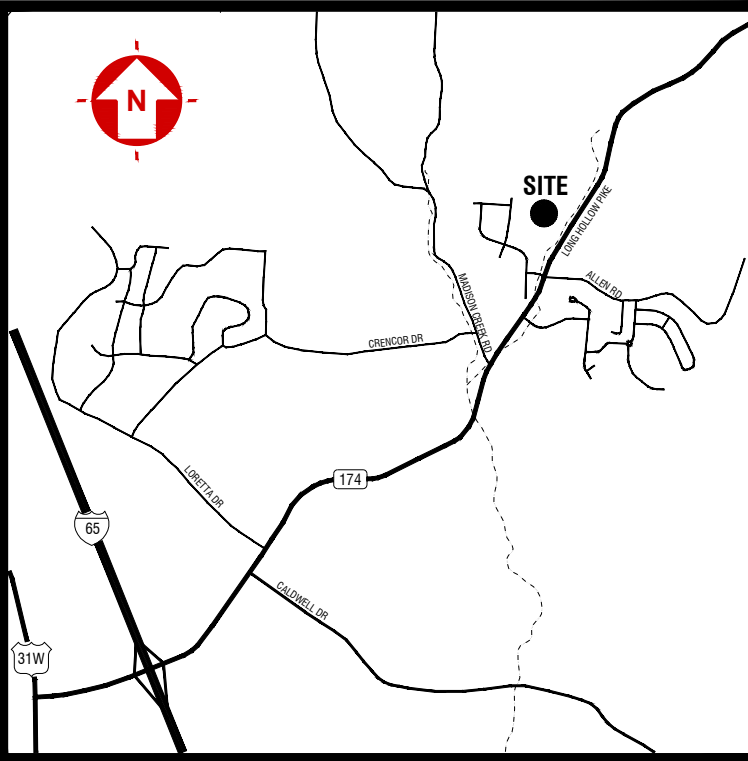
Z:\PROJECT DATABASE\2024\24145 - Keel - Residential - Long Hollow Pike Goodlettsville, TN\Plans\Mapa Site Plan\24145 Residential Long Hollow Pike Summer Co. 12.30.24.dwg--24-15 Gra Dec 30, 2024 -- 8:04am CopyEmerson



Know what's below.
Call before you dig.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, PROJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND IS SHOWN IN THE AREA ZONE 'X' ON FEMA FIRM MAP NUMBER 47165C0381H ON THE FLOOD INSURANCE RATE MAPS FOR CITY OF GOODLETTSVILLE, TN, WITH AN EFFECTIVE DATE OF 2/26/2017.



SITE DATA

JURISDICTION:	CITY OF GOODLETTSVILLE
ZONING CLASSIFICATION:	MDRPUD - MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (PROPOSED)
OVERALL DENSITY:	MDRPUD - 1.7 TO 3.0 UNITS PER ACRE PROPOSED - 2.02 UNITS PER ACRE
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROJECT AREA:	45.02± ACRES
OPEN SPACE:	MINIMUM - 15%; PROVIDED - 33.7%

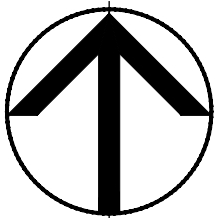
MIN. BUILDING SETBACKS:

FRONT:	30'
SIDE:	10'
REAR:	20'
MIN. LOT WIDTH AT BUILDING SETBACK	VARIES - 60' MINIMUM

PARKING REQUIREMENTS:

SINGLE AND TWO-FAMILY:	4 SPACES PER UNIT WITH 3 OR MORE BEDROOMS
VISITOR PARKING:	REQUIRED: 1 PARKING SPACE PER 5 RESIDENTIAL UNITS REQUIRED - 91/5 = 18 SPACES; PROVIDED 21 SPACES

CONTOUR LINES SHOWN HEREON WERE
DOWNLOADED FROM LIDAR ON THE
STATE OF TENNESSEE GIS DATABASE



TAX MAP:140
PARCELS: 124 & 124.01
PROPOSED ZONING: RPUD

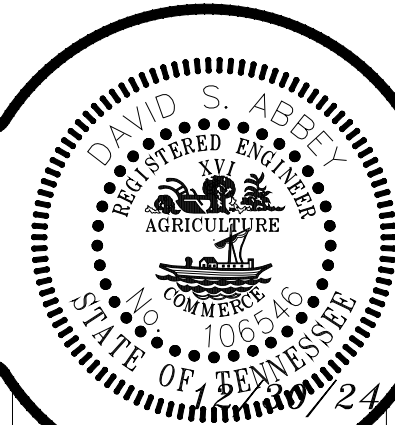
PLANS PREPARED FOR:

KEEL DEVELOPMENT, LLC
P.O. BOX 1067
KNOXVILLE, TN 37939
865-295-5992

PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgashville.com
DMG
DEVELOPMENT
MANAGEMENT GROUP, LLC

**HOLLOW RIDGE
RESIDENTIAL DEVELOPMENT**
4408 LONG HOLLOW PIKE
SUMNER COUNTY, TENNESSEE



REVISIONS
DESCRIPTION

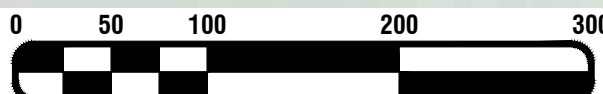
NO.	DATE	

DATE: 12/30/24
DMG Project No: 24145

MASTER SITE PLAN AND
ZONING/ANNEXATION REQUEST

SP1.2

ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION



SCALE 1" = 100'

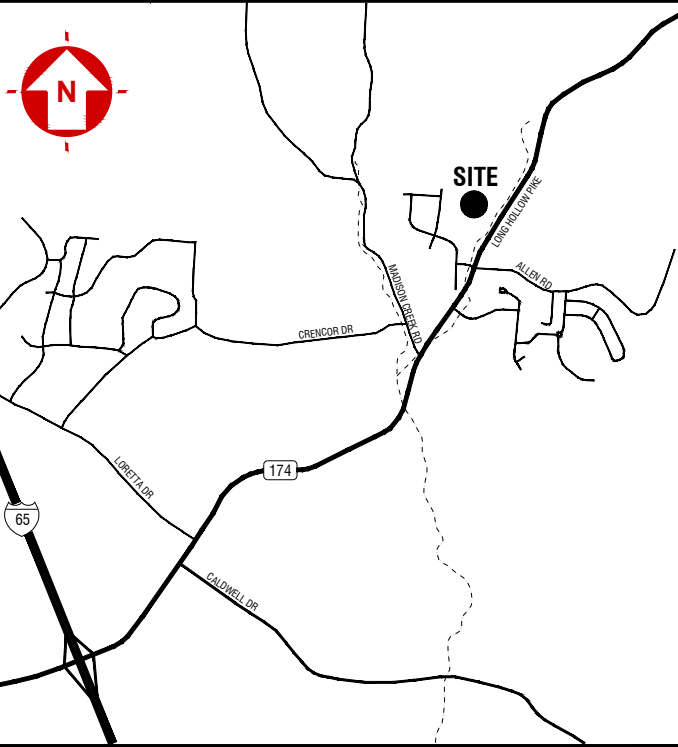
Z:\PROJECT DATABASE\2024\24145 - Keel - Residential - Long Hollow Pike Goodlettsville, TN\Plans\Mapa Site Plan\24145 Residential Long Hollow Pike Summer Co. 12.30.24.dwg--24-15 Gra Dec 30, 2024 -- 8:04am CopyEmerson



Know what's below.
Call before you dig.

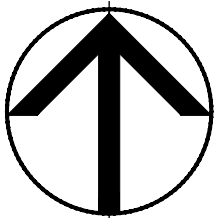
FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, PROJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND IS SHOWN IN THE AREA ZONE 'X' ON FEMA FIRM MAP NUMBER 47165C0381H ON THE FLOOD INSURANCE RATE MAPS FOR CITY OF GOODLETTSVILLE, TN, WITH AN EFFECTIVE DATE OF 2/26/2017.



SITE DATA	
JURISDICTION:	CITY OF GOODLETTSVILLE
ZONING CLASSIFICATION:	MDRPUD - MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (PROPOSED)
OVERALL DENSITY:	MDRPUD - 1.7 TO 3.0 UNITS PER ACRE PROPOSED - 2.02 UNITS PER ACRE
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROJECT AREA:	45.02± ACRES
OPEN SPACE:	MINIMUM - 15%; PROVIDED - 33.7%
MIN. BUILDING SETBACKS:	
FRONT:	30'
SIDE:	10'
REAR:	20'
MIN. LOT WIDTH AT BUILDING SETBACK	VARIES - 60' MINIMUM
PARKING REQUIREMENTS:	
SINGLE AND TWO-FAMILY:	4 SPACES PER UNIT WITH 3 OR MORE BEDROOMS
VISITOR PARKING:	REQUIRED: 1 PARKING SPACE PER 5 RESIDENTIAL UNITS REQUIRED - 91/5 = 18 SPACES; PROVIDED 21 SPACES

CONTOUR LINES SHOWN HEREON WERE
DOWNLOADED FROM LIDAR ON THE
STATE OF TENNESSEE GIS DATABASE

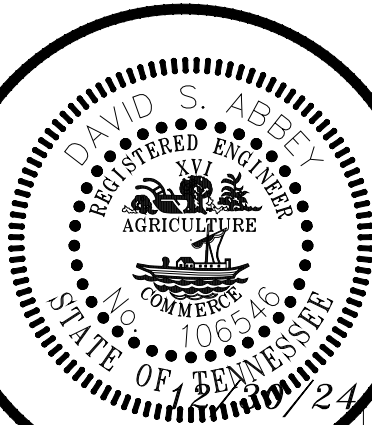


TAX MAP:140
PARCELS: 124 & 124.01
PROPOSED ZONING: RPUD

PLANS PREPARED FOR:
KEEL DEVELOPMENT, LLC
P.O. BOX 1067
KNOXVILLE, TN 37939
865-295-5992

PLANS PREPARED BY:
DMG DEVELOPMENT
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgashville.com

**HOLLOW RIDGE
RESIDENTIAL DEVELOPMENT**
4408 LONG HOLLOW PIKE
SUMNER COUNTY, TENNESSEE



REVISIONS
DESCRIPTION

NO.	DATE

DATE: 12/30/24
DMG Project No: 24145
MASTER SITE PLAN AND
ZONING/ANNEXATION REQUEST

SP1.2

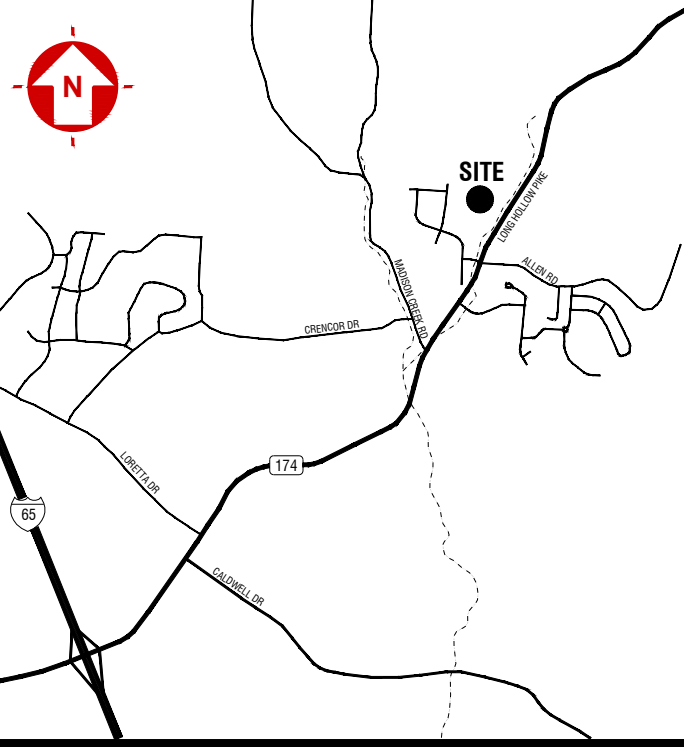
Z:\PROJECT DATABASE\2024\24145 - Keel - Residential - Long Hollow Pike Goodlettsville, TN\Plans\Mapa Site Plan\24145 Residential Long Hollow Pike Summer Co. 123024.dwg--24145 Color Dec 30, 2024 - 8:07am GaryEmerson



Know what's below.
Call before you dig.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, PROJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND IS SHOWN IN THE AREA ZONE 'X' ON FEMA FIRM MAP NUMBER 47165C0381H ON THE FLOOD INSURANCE RATE MAPS FOR CITY OF GOODLETTSVILLE, TN, WITH AN EFFECTIVE DATE OF 2/26/20217.



SITE DATA

JURISDICTION:	CITY OF GOODLETTSVILLE
ZONING CLASSIFICATION:	MDRPUD - MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (PROPOSED)
OVERALL DENSITY:	MDRPUD - 1.7 TO 3.0 UNITS PER ACRE PROPOSED - 2.02 UNITS PER ACRE
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROJECT AREA:	45.02± ACRES
OPEN SPACE:	MINIMUM - 15%; PROVIDED - 31.0%
MIN. BUILDING SETBACKS:	
FRONT:	30'
SIDE:	10'
REAR:	20'
MIN. LOT WIDTH AT BUILDING SETBACK	VARIES - 60' MINIMUM
PARKING REQUIREMENTS:	
SINGLE AND TWO-FAMILY:	4 SPACES PER UNIT WITH 3 OR MORE BEDROOMS
VISITOR PARKING:	REQUIRED: 1 PARKING SPACE PER 5 RESIDENTIAL UNITS REQUIRED - 91/5 = 18 SPACES; PROVIDED 21 SPACES

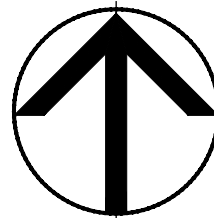
RESIDENTIAL DESIGN REQUIREMENTS:

THE INTENT OF THIS SUBSECTION IS TO GUIDE THE DEVELOPMENT OF RESIDENTIAL NEIGHBORHOODS THAT ARE COMPATIBLE THROUGHOUT THE DEVELOPMENT AND THAT COMPLEMENT EXISTING DEVELOPMENT AND THE NATURAL ENVIRONMENT. ARCHITECTURAL ELEVATIONS ARE REQUIRED WITH EACH DEVELOPMENT WITH AN ARCHITECTURAL THEME FOR ALL BUILDINGS INCLUDING A VARIETY IN BUILDING ROOF PITCHES AND BUILDING WALL AND ROOF DESIGNS AND MATERIALS, BUILDING COLORS, BUILDING ACCENT DESIGNS AND DESIGNS PREVENTING BLANK WALLS FRONTING STREETS. PLANS SHALL INCLUDE THE GARAGES OR COVERED PARKING FRONTAGE LOCATIONS AND ORIENTATION WITH OFF-STREET PARKING. PLANS SHALL INCLUDE BUILDING DESIGNS CONNECTED TO THE PROJECT STREETSCAPE DESIGN. GARAGE OR COVERED PARKING DESIGN FOR RESIDENTIAL PLANNED UNIT DEVELOPMENTS SHALL INCLUDE A DESIGN OR VARIETY OF DESIGNS THAT PREVENT MORE THAN 33 PERCENT OF THE TOTAL UNIT NUMBER OF FRONT LOADED GARAGES DOORS OR OPEN PARKING OPENINGS THAT ARE LEVEL WITH OR IN FRONT OF THE FRONT LINE OF THE RESIDENTIAL STRUCTURE. FRONT LOADED GARAGES OR COVERED OPEN PARKING INCLUDE GARAGES AND COVERED PARKING WITH THE GARAGE DOOR OR COVERED PARKING OPENING EXCEEDING 25 PERCENT OF THE FRONT BUILDING ELEVATION TOTAL WIDTH DIMENSION. EXCEPT FOR PARKING STRUCTURES FOR DEVELOPMENT SHARED PARKING, ATTACHED PARKING IN GARAGES ARE IN ADDITION TO THE REQUIRED PARKING SPACE REQUIREMENT FOR EACH RESIDENTIAL UNIT. THE PROJECT MASTER PLANS TO INCLUDE THE FOLLOWING GARAGE OR COVERED PARKING DESIGNS, OR OTHER ALTERNATIVE DESIGNS MAY BE REVIEWED WITH THE MASTER PLAN PROCESS.

- (A) SIDE LOADED GARAGES OR COVERED PARKING
- (B) ALLEY LOADED OR SECONDARY ROADWAY LOADED GARAGES OR COVERED PARKING WITH SIDEWALK CONNECTING EACH UNIT TO BE LOCATED AT THE FRONT OF THE RESIDENTIAL STRUCTURE FRONTING THE PRIMARY STREET.
- (C) RECESSED FRONT LOADED GARAGES OR COVERED PARKING FOR 10 FEET OR MORE BEHIND THE FRONT LINE OF THE HOUSE.
- (D) COURTYARD SIDE LOADED GARAGES AT THE FRONT OF THE STRUCTURE.
- (E) FRONT LOADED GARAGES WITH GARAGE DOOR(S) LESS THAN 25 PERCENT OF THE FRONT BUILDING ELEVATION WIDTH DIMENSION.

ALL BUILDING WITHIN A RESIDENTIAL PLANNED UNIT DEVELOPMENT SHALL MEET THE PROVISIONS OF THE CITY'S DESIGN GUIDELINES AND THE FOLLOWING. ALL FACADES AND EXTERIOR BUILDING WALLS SHALL INCLUDE A MINIMUM 50 PERCENT MASONRY BRICK AND/OR STONE. THE REMAINING 50 PERCENT ON ONE AND TWO FAMILY ATTACHED AND ATTACHED DWELLINGS MAY BE SPLIT FACE BLOCK, CEMENT FIBER BOARD, WOOD SIDING, EIFS, AND GLASS. A LIMITED PERCENTAGE OF METAL AND VINYL SIDING MAY BE PERMITTED FOR ACCENTS AND DECORATIVE FEATURES. ALL EXPOSED PORTIONS OF BUILDING FOUNDATIONS SHALL BE MASONRY BRICK OR STONE.

THE CITY REQUIRES TWO CAR GARAGES TO INCLUDE 22' X 22' INTERIOR DIMENSIONS.



TAX MAP:140
PARCELS: 124 & 124.01
PROPOSED ZONING: RPUD

PLANS PREPARED FOR:
KEEL DEVELOPMENT, LLC
P.O. BOX 1067
KNOXVILLE, TN 37939
865-292-5892

PLANS PREPARED BY:
**4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgashville.com**
DMG
DEVELOPMENT
MANAGEMENT GROUP, LLC

**HOLLOW RIDGE
RESIDENTIAL DEVELOPMENT**
4408 LONG HOLLOW PIKE
SUMNER COUNTY, TENNESSEE



REVISIONS
DESCRIPTION

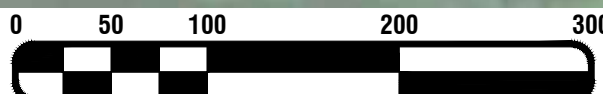
NO.	DATE	

DATE: 12/30/24
DMG Project No: 24145

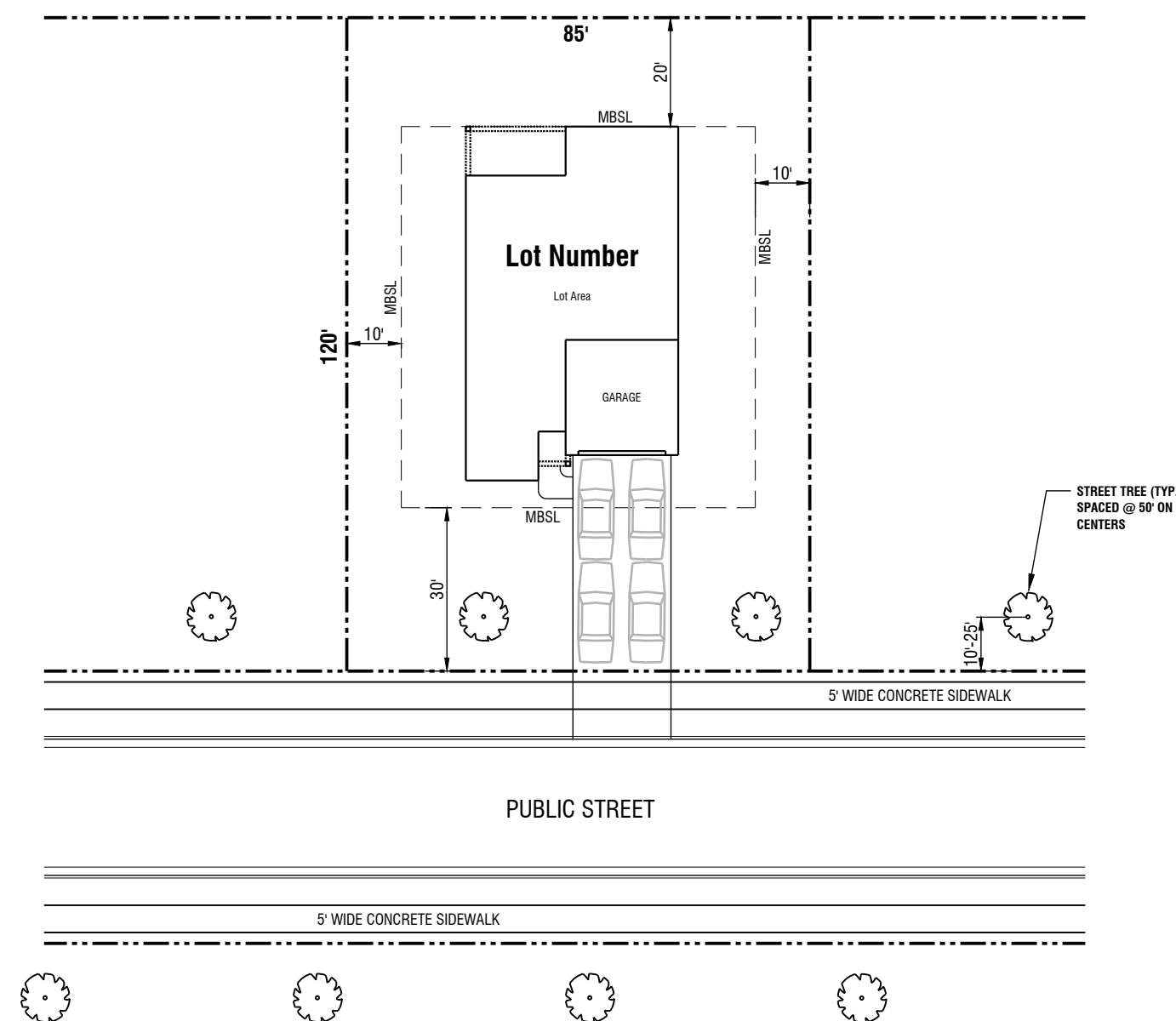
ANNEXATION / ZONING
EXHIBIT

SP2.0

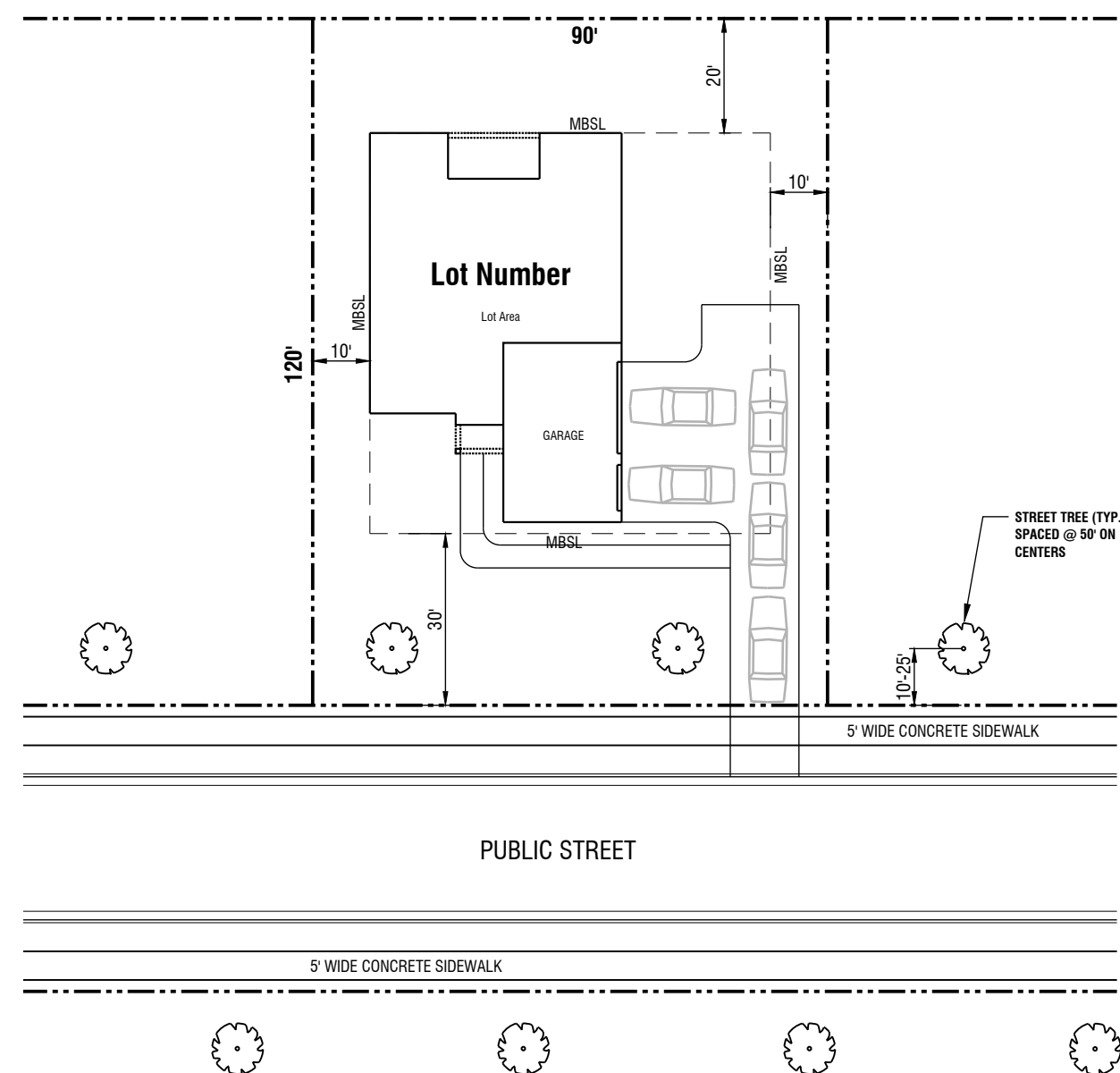
ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION



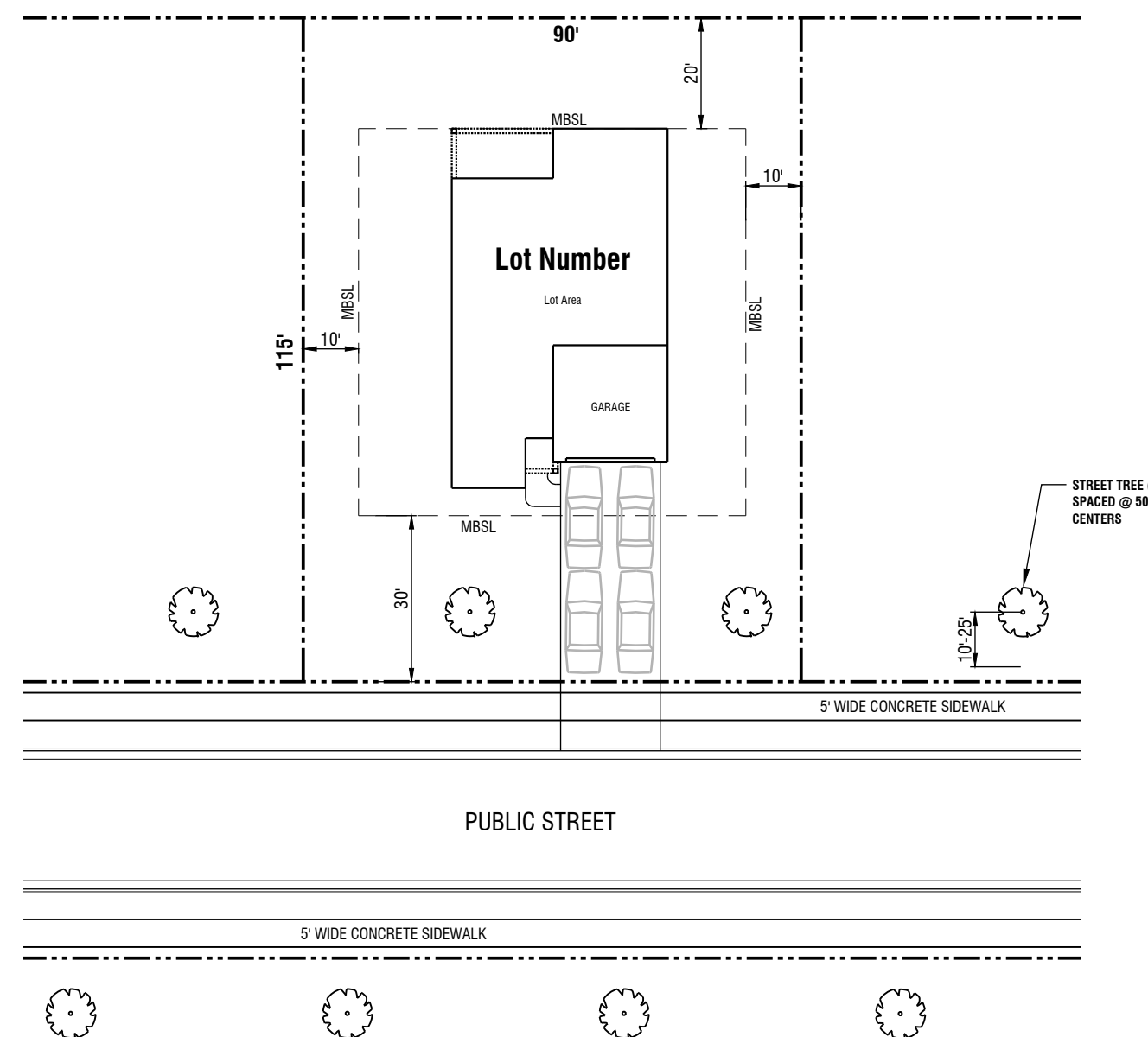
SCALE 1" = 100'



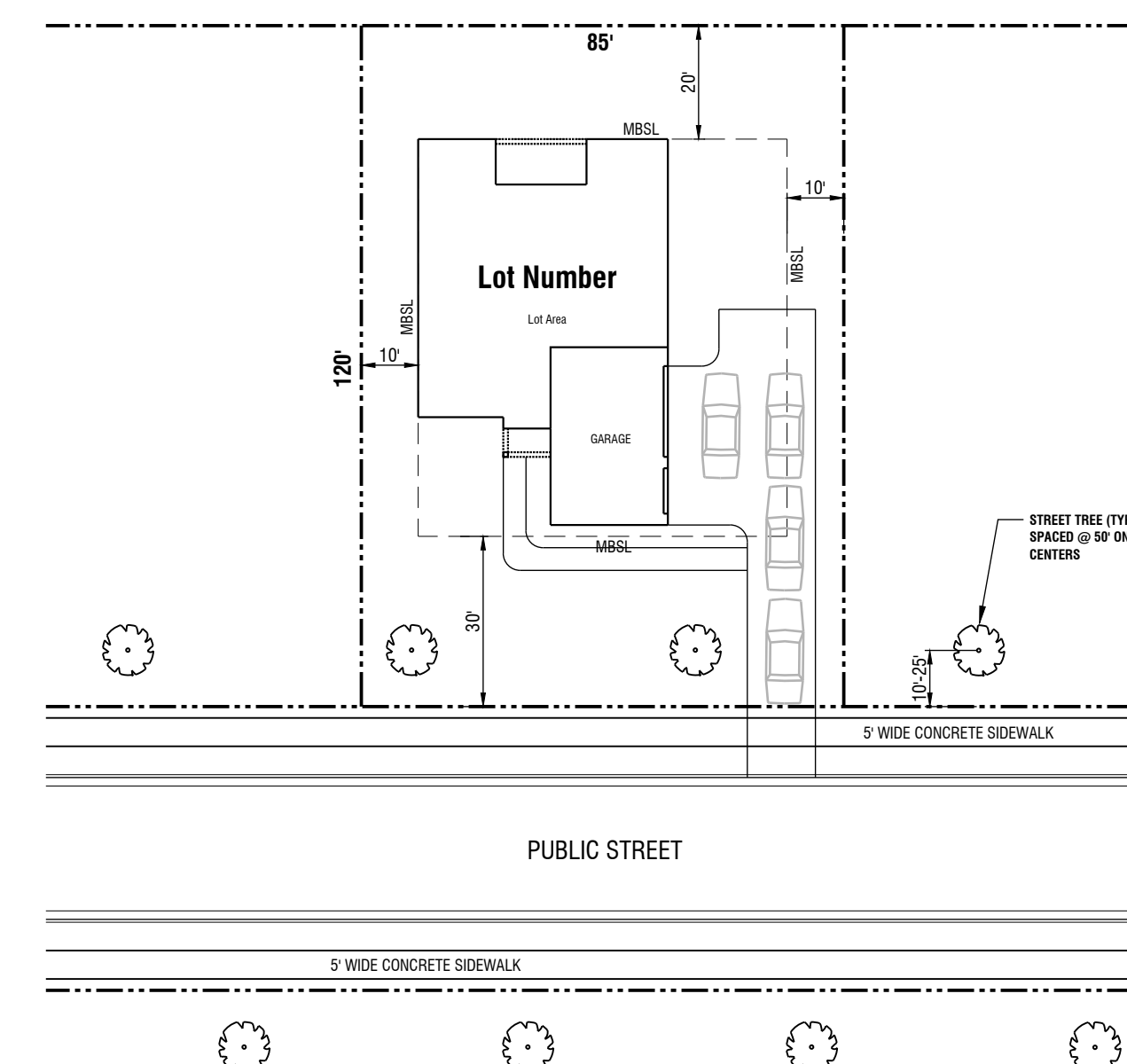
85' WIDE LOT



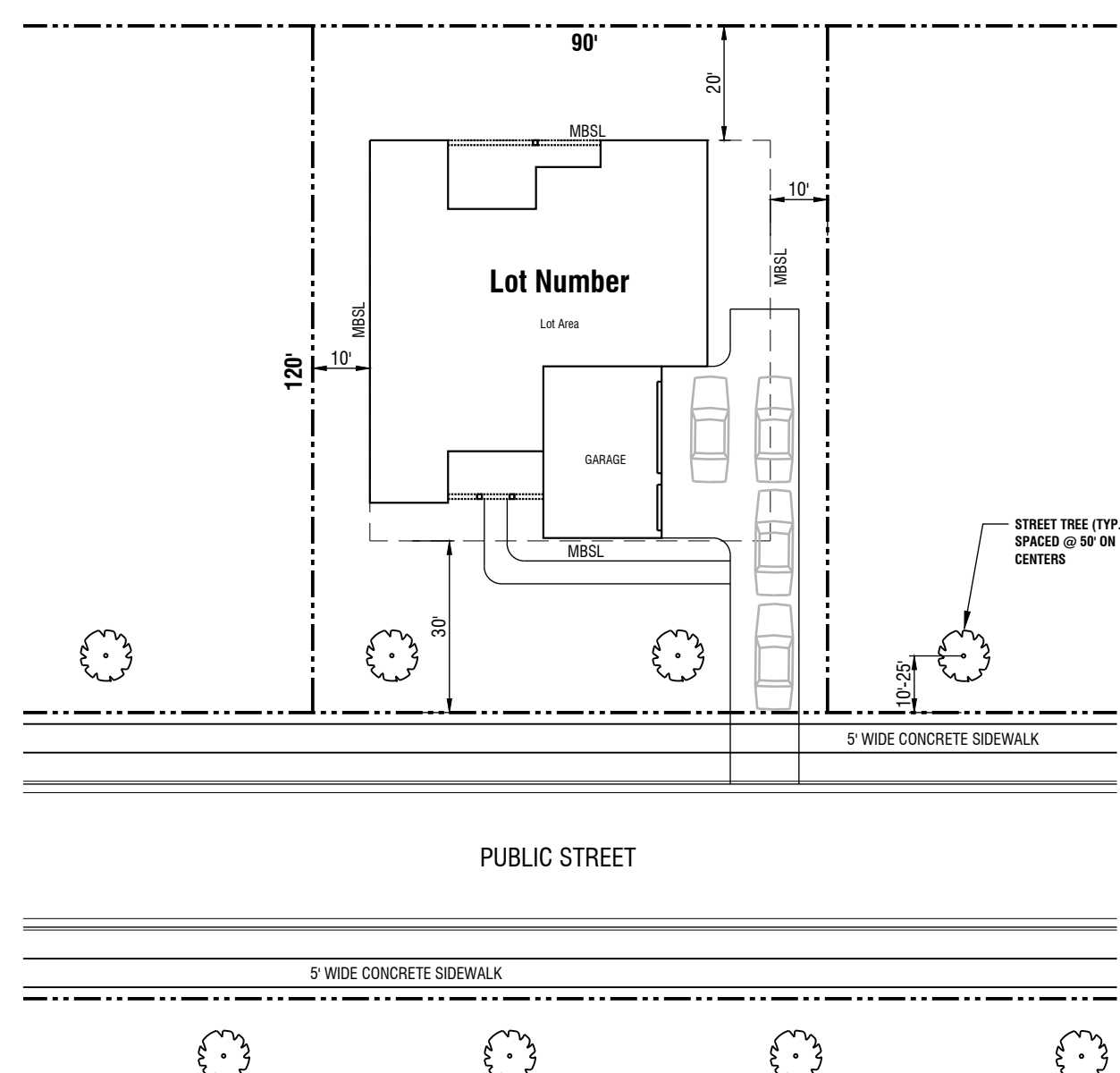
90' WIDE LOT



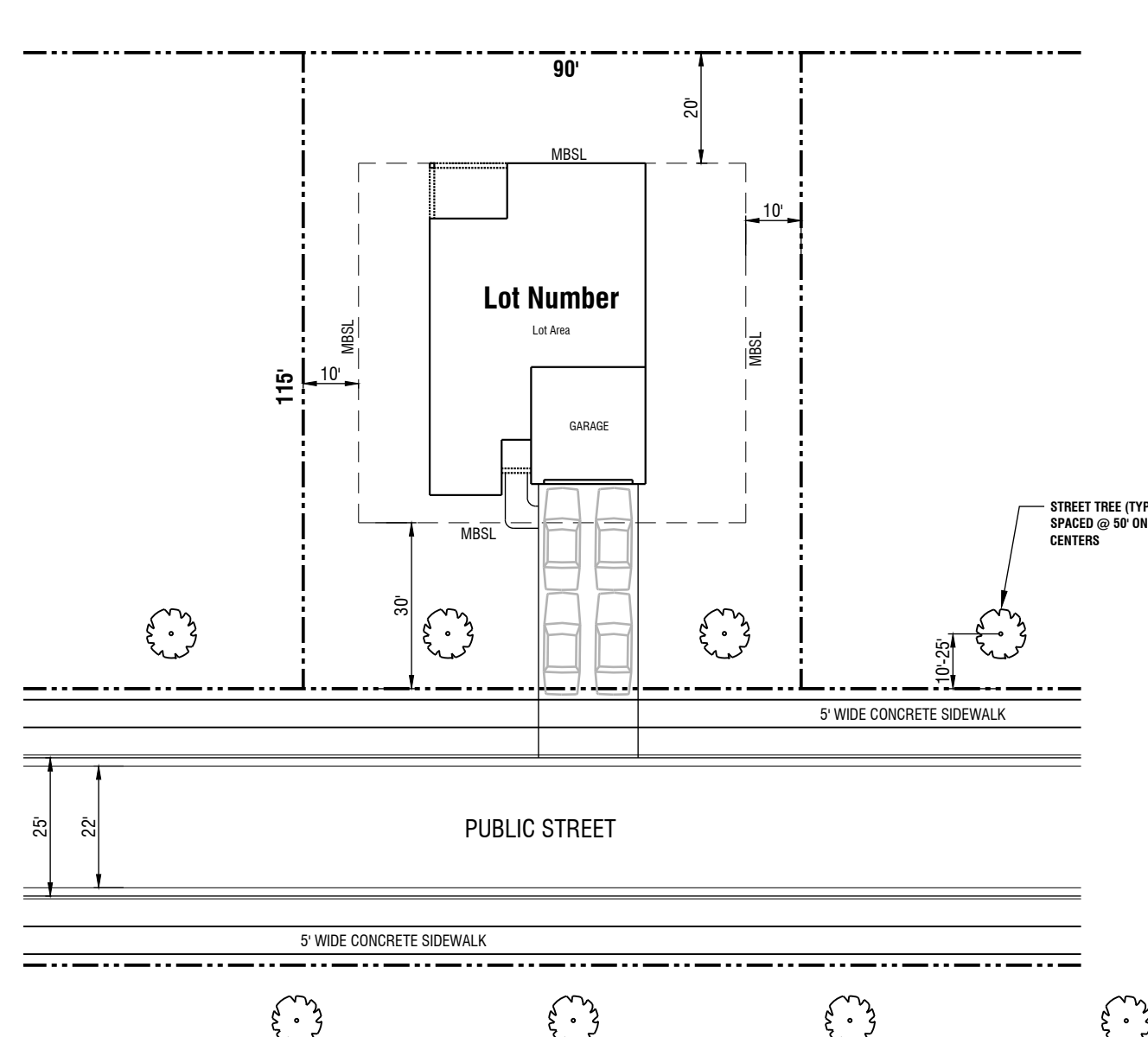
90' WIDE LOT



85' WIDE LOT



90' WIDE LOT



90' WIDE LOT

TYPICAL LOT CRITERIA

ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION



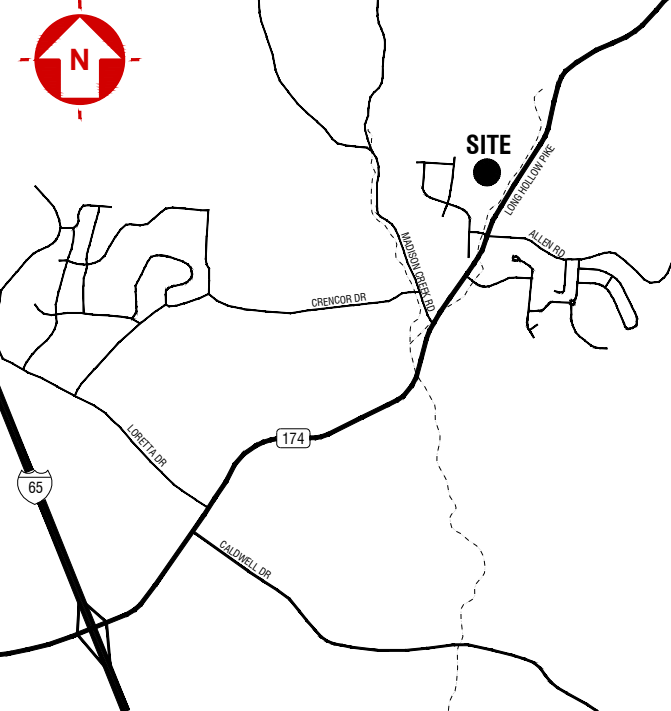
SCALE 1" = 30'



Know what's below.
Call before you dig

- FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, PROJECT
PARCEL IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA AND IS SHOWN IN THE AREA
ZONE 'X' ON FEMA FIRM MAP NUMBER
47165C0381H ON THE FLOOD INSURANCE
RATE MAPS FOR CITY OF GOODLETTSVILLE,
TN, WITH AN EFFECTIVE DATE OF 2/26/20217.



PLANS PREPARED FOR:

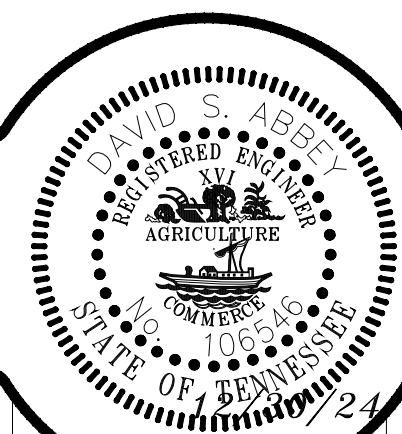
KEEL DEVELOPMENT, LLC
P.O. BOX 10667
KNOXVILLE, TN 37939
865-292-5692

PLANS PREPARED BY:

**4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE: (615) 227-5863
www.dmgmnashville.com**



**HOLLOW RIDGE
RESIDENTIAL DEVELOPMENT**
4408 LONG HOLLOW PIKE
SUMNER COUNTY, TENNESSEE

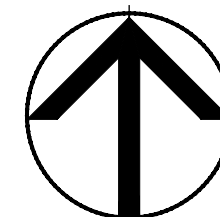
[illegible]

DATE:	12/30/24
-------	----------

DMG Project No: 24145

MASTER SITE PLAN AND
ZONING/ANNEXATION REQUEST

SP1.1



TAX MAP:140
PARCELS: 124 & 124.01
PROPOSED ZONING: RPUD





RESOLUTION NO. 24-()

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR ANNEXATION OF 45.02 ACRES ON LONG HOLLOW PIKE AS DESCRIBED IN RESOLUTION NO. ANNEXATION RESOLUTION 24-() BY THE CITY OF GOODLETTSVILLE, TENNESSEE

WHEREAS, TCA 6-51-102, as amended, requires that a plan of service be adopted by the governing body of a city prior to passage of an ordinance annexing any territory; and before the adoption of said plan of services, a municipality shall hold a public hearing and

WHEREAS, the Goodlettsville Municipal Planning Commission recommended this plan of service to the Goodlettsville City Commission at their () meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GOODLETTSVILLE, TENNESSEE:

Section 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated there is hereby adopted for the area described in RESOLUTION# 24 (), which includes 45.02 acres referenced as Sumner County Tax Map 140, Parcels 124.00 and 124.01 the following plan of service:

Police protection, fire protection, inspection and planning and zoning services, recreation facilities and programs shall commence upon the effective date of annexation.

For new dedicated and developed public rights of ways including public streets, sidewalks, curbs, and storm water infrastructure installed in the annexed area, the City shall per the provisions of the City's Subdivision Regulations be responsible for maintenance one-year after final acceptance by the City Commission of the public right of way improvements constructed to city standards and dedicated to the City of Goodlettsville. The developer of the property may be responsible for Long Hollow Road improvements per the development project traffic study and Planning Commission and Tennessee Department of Transportation review and approvals.

Street lighting services on the annexed section of Long Hollow Pike shall commence within one year of the effective date of annexation.

Miscellaneous: Any other governmental services provided by the City of Goodlettsville, not specified, will be provided after the effective date of annexation.

The following services shall be provided by the Developer:

Extension and/or installation of water lines, fire hydrants, sewer lines, gas lines, street name signs, stop signs and/or streetlights for new streets including curbs and sidewalks and storm water infrastructure installed in the annexed area shall be the responsibility of the developer. Streets constructed by developers shall have streetlights installed by the developer prior to acceptance as a public street. The developer of the property may be responsible for Long Hollow Pike

improvements per the development project traffic study and Planning Commission review
Planning Commission and Tennessee Department of Transportation review and approvals.

Section 2. That this resolution shall take effect from and after its adoption.

Notice of Public Hearing was published in "The Nashville Ledger" on ()

A Public Hearing was held in Massie Chambers at the Goodlettsville City Hall at 6:30 PM on ()

Attest:

Approved:

City Recorder

Mayor

Approved as to form:

Resolution Passed:_____

City Attorney

RESOLUTION NO. 24 ()

A RESOLUTION ANNEXING 1,770 FEET OF LONG HOLLOW PIKE/SR 174 RIGHT OF WAY AND ROADWAY BY THE CITY OF GOODLETTSVILLE, TENNESSEE

WHEREAS, The City of Goodlettsville hereby determines that the prosperity of the municipality and territory described herein will be materially hindered and the welfare of the inhabitants and property endangered if the property is not annexed, and;

WHEREAS, Pursuant to the provisions of Section TCA 6-51-104, Tennessee Code Annotated as amended, requires that a resolution be adopted by the governing body of a city prior to annexing any territory; and before the adoption of said annexation resolution, a municipality shall hold a public hearing, and;

WHEREAS, the right of way section is contiguous with the current city limits and is located in the City of Goodlettsville's Sumner County Urban Growth Boundary adopted per the Comprehensive Growth Plan provision of TCA Section 6-58, and;

WHEREAS, the street annexation section includes the public roadway frontage of the 45.02 acre annexation per Resolution No. 24(), and;

WHEREAS, Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated as amended, requires that a plan of services resolution be adopted by the governing body for the annexed territory, to designate a plan of services and Resolution 24-() defines the plan of services for the annexed area, and;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GOODLETTSVILLE, TENNESSEE:

Section 1. Pursuant to the provisions of Section 6-51-104, Tennessee Code Annotated there is hereby adopted a resolution for the annexation of a section of Long Hollow Pike/SR 174 including 1,770 feet of road right of way and roadway as shown on "Exhibit A" for an area within the City of Goodlettsville defined Sumner County Urban Growth Boundary.

Section 2. That this resolution shall take effect from and after its adoption.

Notice of Public Hearing was published in "The Nashville Ledger" on

A Public Hearing was held in Massie Chambers at the Goodlettsville City Hall at 6:30 PM on ()

Attest:

Approved:

City Recorder

Mayor

Approved as to form:

City Attorney

Resolution Passed:_____

RESOLUTION 24 ()

“EXHIBIT A”





RESOLUTION NO. 24 ()

**A RESOLUTION ANNEXING TWO PROPERTIES INCLUDING 45.02 ACRES
PROPERTY ON LONG HOLLOW PIKE BY THE CITY OF GOODLETTSVILLE,
TENNESSEE**

WHEREAS, The City of Goodlettsville hereby determines that the prosperity of the municipality and territory described herein will be materially hindered and the welfare of the inhabitants and property endangered if the property is not annexed, and;

WHEREAS, Pursuant to the provisions of Section TCA 6-51-104, Tennessee Code Annotated as amended, requires that a resolution be adopted by the governing body of a city prior to annexing any territory; and before the adoption of said annexation resolution, a municipality shall hold a public hearing, and;

WHEREAS, Pursuant to the provision of Section TCA 6-51-104, the property owner has submitted a written request for the annexation of the property, and;

WHEREAS, the property is contiguous with the current city limits and is located in the City of Goodlettsville's Sumner County Urban Growth Boundary adopted per the Comprehensive Growth Plan provision of TCA Section 6-58, and;

WHEREAS, Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated as amended, requires that a plan of services resolution be adopted by the governing body for the annexed territory, to designate a plan of services and Resolution 24-() defines the plan of services for the annexed area, and;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GOODLETTSVILLE, TENNESSEE:

Section 1. Pursuant to the provisions of Section 6-51-104, Tennessee Code Annotated there is hereby adopted a resolution for the annexation of the properties referenced as Sumner County Property Tax Map 140, Parcel 124.00 including 25.02 acres and Sumner County Property Tax Map 140, Parcel 124.01 including 20.00 acres as shown on "Exhibit A" for an area within the City of Goodlettsville defined Sumner County Urban Growth Boundary.

Section 2. That this resolution shall take effect from and after its adoption.

Notice of Public Hearing was published in "The Nashville Ledger" on

A Public Hearing was held in Massie Chambers at the Goodlettsville City Hall at 6:30 PM **on ()**

Attest:

Approved:

City Recorder

Mayor

Approved as to form:

Resolution Passed: _____

City Attorney

RESOLUTION 24 ()

“EXHIBIT A”



Property Map per Sumner County Tennessee Property Assessment Website:
tn.sumner.geopowered.com- August 29, 2024

Property#1 Sumner County Tax Map 140, Parcel 124.00

Beginning at a south-east property corner of Sumner County Tax Map 140, Parcel 124.00 and a north-east property corner of Sumner County Tax Map, Parcel 140 N, Group A, Parcel 44.00 at a point on the northern margin of the Long Hollow Pike/SR 174 right-of-way; then extending in a north-eastern direction 1,230 feet, more or less, along the northern margin of the Long Hollow Pike right-of-way along an eastern boundary of Sumner County Tax Map 140, Parcel 124.00 to a point at the north-east property corner of Sumner County Tax Map 140, Parcel 124.00 and a south-east property corner of Sumner County Tax Map 140, Parcel 114.04; then extending in a north-western direction 890 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 114.04 to a point at a south-west property corner of Sumner County Tax Map 140, Parcel 114.04 and a south-east property corner of Sumner County Tax Map 140, Parcel 124.01; then extending in a western direction 440 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 124.01 to a north-west property corner of Sumner County Tax Map 140, Parcel 124.00 and north-east property corner of Sumner County Tax Map 140N, Group B, Parcel 018.00; then extending in a southern direction 886 feet along the eastern property boundary of Sumner County Tax Map 140N, Group B, Parcel 018.00 and Sumner County Tax Map 140N, Group B, Parcel 042.00 to a south-west property corner of Sumner County Tax Map 140, Parcel 124.00 and south-east property corner of Sumner County Tax Map 140N, Group B, Parcel 042.00; then extending 810 feet, more or less in a south-eastern

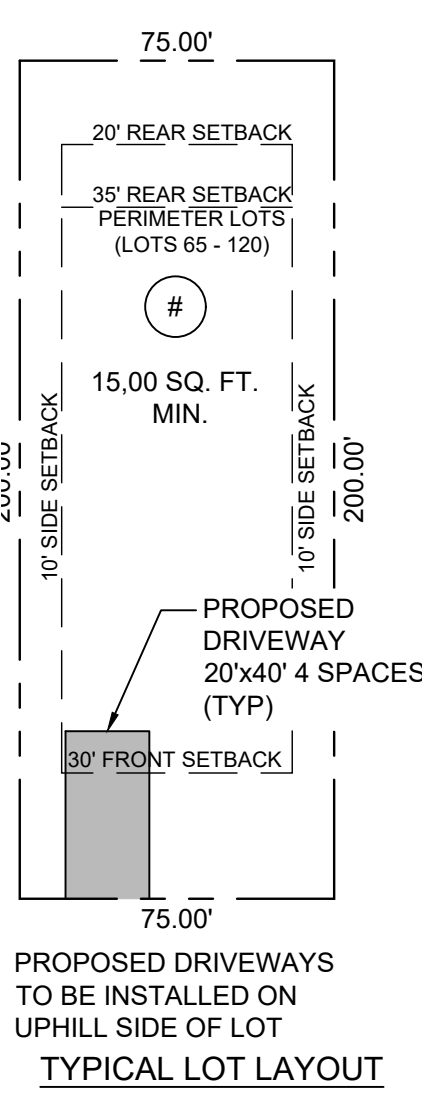
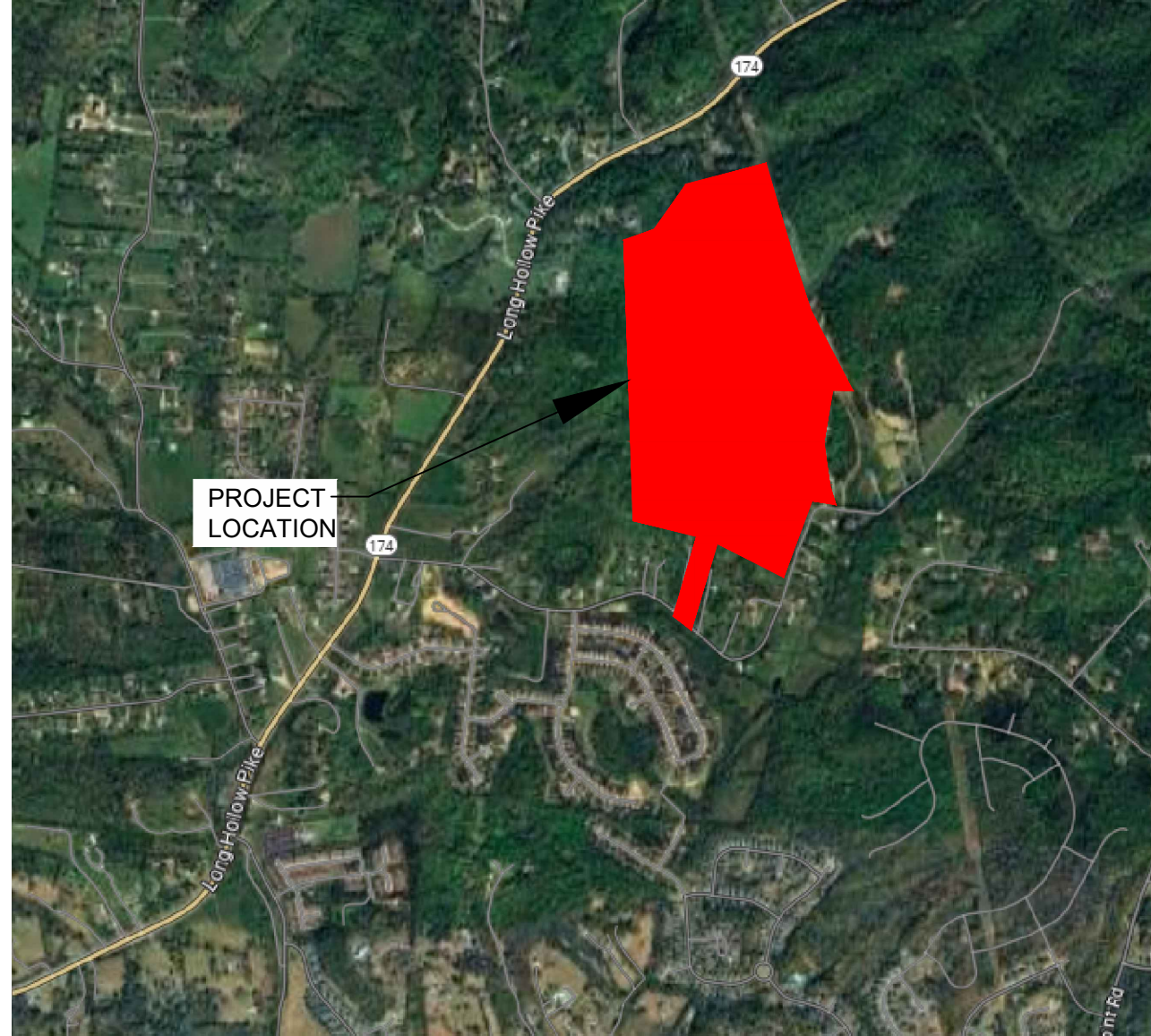
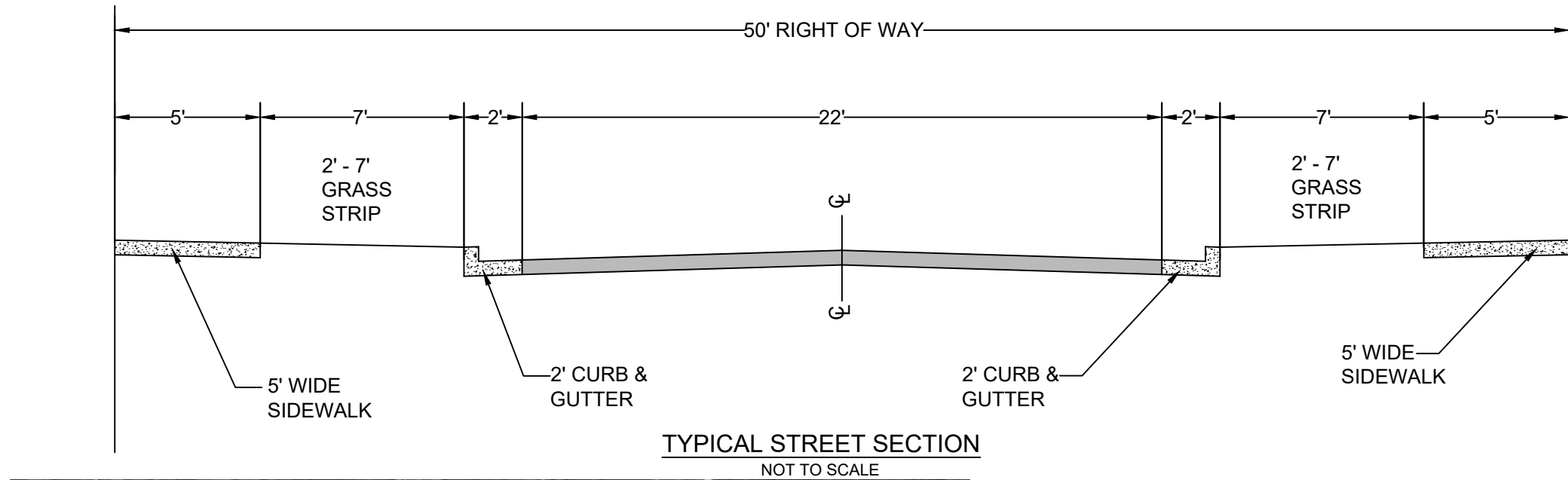
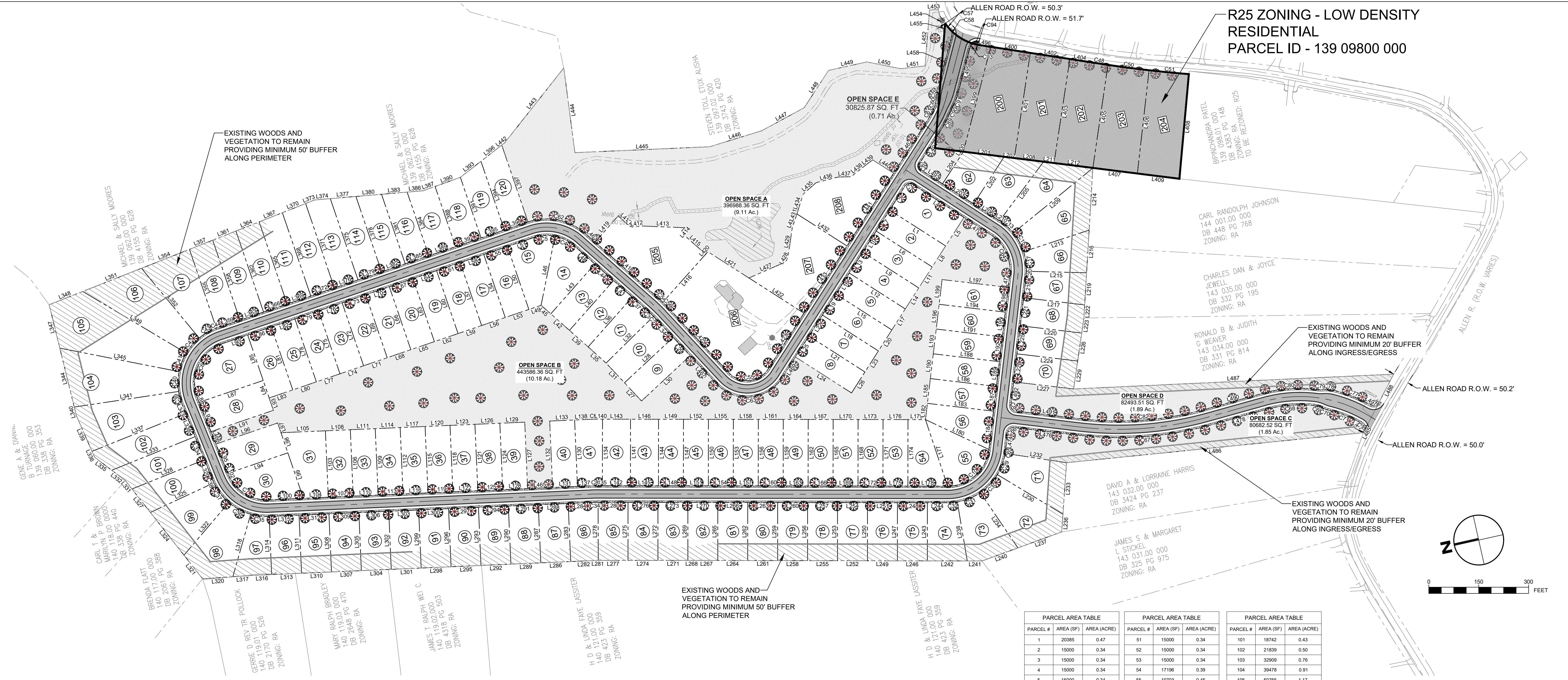
direction along the northern property boundary of Sumner County Tax Map 140N, Group A, Parcel 044.00 to the beginning south-east property corner of Sumner County Tax Map 140, Parcel 124.00 and a north-east property corner of Sumner County Tax Map, Parcel 140 N, Group A, Parcel 44.00.

The 25.02-acre property described above includes the property referenced as Sumner County Tax Map 140, Parcel 124.00. Property description prepared by the City of Goodlettsville Planning and Development staff using on-line measurement tools per the Sumner County Tennessee Property Assessment Website: tn.sumner.geopowered.com- August 29, 2024.

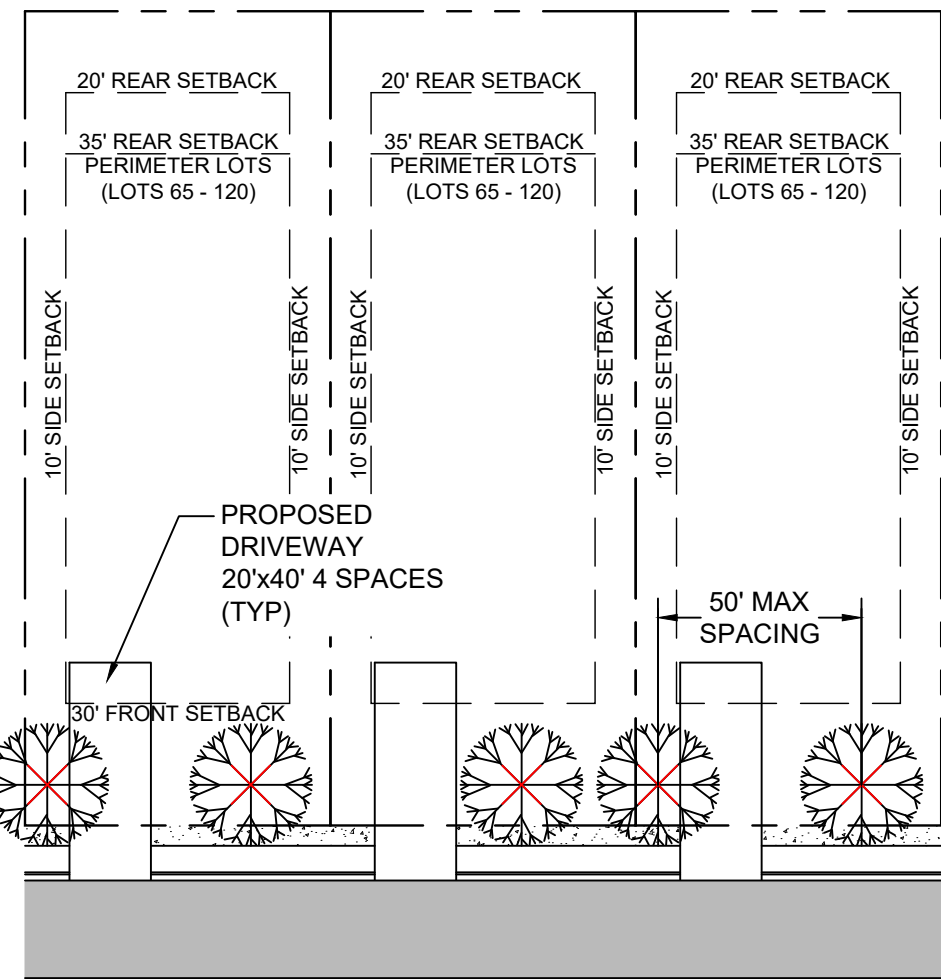
Property#2 Sumner County Tax Map 140, Parcel 124.01

Beginning at a south-east property corner of Sumner County Tax Map 140, Parcel 124.01 and a point of a south-west property corner of Sumner County Tax Map 140, Parcel 114.04 then extending in a north-eastern direction 965 feet, more or less, along a western boundary of Sumner County Tax Map 140, Parcel 114.04, Sumner County Tax Map 140, Parcel 114.02, and a portion of Sumner County Tax Map 140, Parcel 114.05 to a north-east property of Sumner County Tax Map 140, Parcel 124.01 and a south-east property corner of Sumner County Tax Map 140, Parcel 44.00; then extending in a south-western direction 269 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 44.00 to a north-east property corner of Sumner County Tax Map 140, Parcel 124.01 and a south-east property corner of Sumner County Tax Map 140, Parcel 44.00; then extending in a south-western direction 97 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 44.00 to a north-east property corner of Sumner County Tax Map Parcel 124.01 and a south-east property corner of Sumner County Tax Map 140, Parcel 44.00 00; then extending in a western direction 735 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 44.00 00 to a north-west property corner of Sumner County Tax Map 140, Parcel 124.01 and a south-west property corner of Sumner County Tax Map 140, Parcel 44.00 00; then extending in a southern direction 795 feet, more or less, along a portion of the eastern property boundary of Sumner County Tax Map 140, Parcel 110.00, and along the eastern property boundary of Sumner County Tax Map 140, Parcel 109.01 and Sumner County Tax Map 140, Parcel 109.03 to the point of a south-west property Sumner County Tax Map 140, Parcel 124.01, and north-east property corner of Sumner County Tax Map 140N Group B, Parcel 15.00 and a north-west property corner of Sumner County Tax Map 140N, Group B, Parcel 40.00; then extending in a south-eastern direction 515 feet, more or less, along a north property boundary of Sumner County Tax Map 140 N, Group B, Parcel 40.00, Sumner County Tax Map 140 N, Group B, Parcel 16.00, Sumner County Tax Map 140 N, Group B, Parcel 17.00, N. Maple Ridge Lane Public Right of Way, and Sumner County Tax Map 140 N, Group B, Parcel 18.00 to the point of a north-east property corner of Sumner County Tax Map 140 N, Group B, Parcel 18.00 and north-west property corner of Sumner County Tax Map 140, Parcel 124.00; then extending in an eastern direction 443 feet, more or less, along the northern property boundary of Sumner County Tax Map 140, Parcel 124.00 to the beginning south-east property corner of Sumner County Tax Map 140, Parcel 124.01 and a south-west property corner of Sumner County Tax Map 140, Parcel 114.04.

The 20.00-acre property described above includes the property referenced as Sumner County Tax Map 140, Parcel 124.01. Property Description prepared by the City of Goodlettsville Planning and Development Staff using on-line measurement tools per the Sumner County Tennessee Property Assessment Website: tn.sumner.geopowered.com- August 29, 2024.



- NOTES:
- 1) ALL SETBACKS WILL SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS
 - 2) ALL PUBLIC UTILITIES WILL BE LOCATED WITHIN THE 50' R.O.W.
 - 3) A 50' TO 20' BUFFER ALONG ALL EXTERIOR PROPERTY LINES CONSISTING OF NATURAL AND UNDISTURBED TREES AND VEGETATION WILL REMAIN.
 - 4) ALL OPEN SPACE TO BE PRIVATELY MAINTAINED.
 - 5) ALL PUBLIC STREETS ARE LOCATED WITHIN A 50' R.O.W.
 - 6) ALL PEDESTRIAN PATHWAYS WILL BE PROVIDED WITH PAINTED CROSSWALKS AND ADA COMPLIANT SIDEWALK RAMPS AND ADA TRUNCATED DOME TILES.



STREET TREES TO BE AT A MAXIMUM OF 50' SPACING.
STREET TREES TO BE PLACED 10'-25' BEHIND SIDEWALK.
STREET TREE CALIPER TO BE A MINIMUM OF 2" AND
MEET THE VARIETY REQUIREMENTS IN THE "RECOMMENDED
TREE AND SHRUB LIST" WITHIN APPENDIX B OF THE
ZONING ORDINANCE.

TYPICAL TREE LAYOUT
NOT TO SCALE

PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (ACRE)	PARCEL #	AREA (SF)	AREA (ACRE)	PARCEL #	AREA (SF)	AREA (ACRE)
1	20385	0.47	51	15000	0.34	101	18742	0.43
2	15000	0.34	52	15000	0.34	102	21839	0.50
3	15000	0.34	53	15000	0.34	103	32909	0.76
4	15000	0.34	54	17196	0.39	104	39478	0.91
5	15000	0.34	55	19703	0.45	105	50785	1.17
6	15000	0.34	56	16524	0.38	106	35101	0.81
7	15000	0.34	57	15000	0.34	107	27301	0.63
8	15000	0.34	58	15000	0.34	108	18910	0.43
9	15004	0.34	59	15000	0.34	109	19177	0.44
10	16791	0.39	60	15000	0.34	110	19443	0.45
11	15913	0.37	61	15000	0.34	111	19709	0.45
12	15000	0.34	62	15784	0.36	112	19076	0.46
13	15000	0.34	63	19336	0.44	113	19933	0.46
14	18959	0.44	64	22708	0.52	114	19662	0.43
15	18959	0.44	65	27615	0.63	115	17265	0.40
16	15000	0.34	66	17604	0.40	116	15867	0.36
17	15000	0.34	67	16105	0.37	117	16483	0.38
18	15000	0.34	68	15833	0.36	118	15514	0.36
19	15000	0.34	69	15710	0.36	119	15237	0.35
20	15000	0.34	70	15510	0.36	120	17347	0.40
21	15000	0.34	71	21888	0.50			
22	15000	0.34	72	28566	0.66			
23	15000	0.34	73	22098	0.51			
24	15000	0.34	74	18445	0.42			
25	15000	0.34	75	15733	0.36			
26	15000	0.34	76	15729	0.36			
27	26136	0.60	77	15725	0.36			
28	19071	0.44	78	15721	0.36			
29	18366	0.42	79	15717	0.36			
30	20596	0.47	80	15713	0.36			
31	20861	0.48	81	15708	0.36			
32	15000	0.34	82	15705	0.36			
33	15000	0.34	83	15712	0.36			
34	15000	0.34	84	15723	0.36			
35	15000	0.34	85	15684	0.36			
36	15000	0.34	86	15128	0.35			
37	15000	0.34	87	15742	0.36			
38	15000	0.34	88	15742	0.36			
39	15000	0.34	89	15742	0.36			
40	15000	0.34	90	15742	0.36			
41	15896	0.36	91	15742	0.36			
42	16849	0.39	92	15742	0.36			
43	16849	0.39	93	15742	0.36			
44	15000	0.34	94	15742	0.36			
45	15000	0.34	95	15742	0.36			
46	15000	0.34	96	15742	0.36			
47	15000	0.34	97	15494	0.36			
48	15000	0.34	98	26318	0.60			
49	15000	0.34	99	24105	0.55			
50	15000	0.34	100	17989	0.41			

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (ACRE)
200	44233	1.02
201	38320	0.88
202	36808	0.84
203	40595	0.93
204	38883	0.89
205	44170	1.01
206	87884	2.02
207	37936	0.87
208	38004	0.87

OPEN SPACE AREA TABLE		
PARCEL #	AREA (SF)	AREA (ACRE)
A	396988	9.11
B	443986	10.18
C	80863	1.85
D	82494	1.89
E	30826	0.71

SITE DATA TABLE	
OWNER INFORMATION	ALLEN FARMS INVESTMENT, LLC. 1014 CALEBS WALK GOODLETTSVILLE, TENNESSEE 37072 PHONE: (615) 498-9099
PARCEL ID	139 09800 000
CURRENT ZONING:	R-25
PARCEL ACREAGE:	5.44± ACRES
PARCEL ID	143 03300 000
CURRENT ZONING:	LDRPUD
PARCEL ACREAGE:	27.50± ACRES
PARCEL ID	139 06100 000
CURRENT ZONING:	LDRPUD
PARCEL ACREAGE:	38.88± ACRES
PARCEL ID	139 06201 000
CURRENT ZONING:	LDRPUD
PARCEL ACREAGE:	19.73± ACRES
TOTAL ACREAGE IN DEVELOPMENT:	91.55± ACRES
TOTAL COMMUNITY OPEN SPACE	23.74± ACRES
AREA OF R.O.W.	9.42± ACRES
LENGTH OF ROADWAY	8,208.36± L.F. (197,000±sqft)
LENGTH OF SIDEWALK	16,416.72± L.F. (82,083.56±sqft)

REVISED PRELIMINARY MASTER PLAN
ALLEN FARMS SUBDIVISION
ALLEN ROAD
GOODLETTSVILLE, TENNESSEE 37072

REVISIONS
NO. DATE BY DESCRIPTION
1 09/06/2023 CAJ SWGP/PTOT COMMENTS

COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION
2949 NOLENSVILLE PIKE, NASHVILLE TN., 37211
PHONE: (615) 331-1441 FAX: (615) 331-1050

DATE: 12/02/2024
DESIGNED BY: CAJ
SUPERVISED BY: CAJ
CHECKED BY: LH

PRELIMINARY
MASTER PLAN
SHEET NO: C1.00

PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE					
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION			
L1	200.000	N45° 13' 10.24"E	L56	75.000	N06° 14' 28.29"W	L108	75.000	S10° 05' 30.18"W	L160	75.000	N12° 39' 30.30"E	L211	31.925	S19° 48' 05.26"W	L265	174.515	S77° 25' 16.62"E	L317	57.952	N08° 34' 25.82"E	L377	77.280	S07° 42' 37.25"W	L430	25.259	S56° 54' 37.21"E
L2	85.580	S44° 46' 49.76"E	L57	200.000	N83° 45' 31.71"E	L109	200.000	N79° 54' 29.82"W	L161	75.000	S12° 39' 30.30"W	L212	117.614	S19° 48' 05.26"W	L266	90.000	S12° 39' 30.30"W	L318	195.388	S61° 30' 21.56"E	L378	239.512	S83° 45' 31.71"W	L431	15.867	S60° 04' 04.49"E
L4	182.931	S45° 27' 24.44"W	L58	75.000	S06° 14' 28.29"E	L110	75.000	N10° 05' 30.18"E	L162	200.000	N77° 20' 29.70"W	L213	207.269	N05° 35' 57.62"W	L267	67.021	N12° 41' 15.14"E	L320	91.068	N08° 34' 25.82"E	L379	75.000	N06° 14' 28.29"W	L432	178.652	S45° 13' 10.24"W
L5	101.823	N44° 46' 49.76"W	L59	75.000	N06° 14' 28.29"W	L111	75.000	S10° 05' 30.18"W	L163	75.000	N12° 39' 30.30"E	L214	186.946	N74° 01' 06.11"W	L268	22.979	N12° 34' 43.38"E	L321	90.717	N64° 24' 11.42"E	L380	77.280	S07° 42' 37.25"W	L433	240.000	N44° 46' 49.76"W
L6	200.000	N45° 13' 10.24"E	L60	200.000	N83° 45' 31.71"E	L112	200.000	N79° 54' 29.82"W	L164	75.000	S12° 39' 30.30"W	L215	180.674	N14° 02' 41.74"E	L269	174.513	S77° 25' 16.62"E	L322	207.833	S36° 57' 02.36"E	L381	220.880	S83° 45' 31.71"W	L434	62.201	S60° 04' 04.49"E
L7	75.000	S44° 46' 49.76"E	L61	75.000	S06° 14' 28.29"E	L113	75.000	N10° 05' 30.18"E	L165	200.000	N77° 20' 29.70"W	L216	128.584	N74° 01' 06.11"W	L270	90.000	S12° 39' 30.30"W	L324	163.413	N64° 24' 11.42"E	L382	75.000	N06° 14' 28.29"W	L435	51.953	S29° 01' 17.13"E
L8	75.000	N44° 46' 49.76"W	L62	75.000	N06° 14' 28.29"W	L114	75.000	S10° 05' 30.18"W	L166	75.000	N12° 39' 30.30"E	L217	184.822	N19° 20' 08.40"E	L271	90.000	N12° 34' 43.38"E	L325	210.530	S12° 23' 43.16"E	L383	77.280	S07° 42' 37.25"W	L436	68.169	S01° 57' 31.44"E
L9	200.000	N45° 13' 10.24"E	L63	200.000	N83° 45' 31.71"E	L115	200.000	N79° 54' 29.82"W	L167	75.000	S12° 39' 30.30"W	L218	63.840	S70° 39' 51.60"E	L272	174.638	S77° 25' 16.62"E	L327	89.618	N64° 24' 11.42"E	L384	202.248	S83° 45' 31.71"W	L437	39.599	S11° 05' 54.76"W
L10	75.000	S44° 46' 49.76"E	L64	75.000	S06° 14' 28.29"E	L116	75.000	N10° 05' 30.18"E	L168	200.000	N77° 20' 29.70"W	L219	96.803	N74° 01' 06.11"W	L273	90.000	S12° 39' 30.30"W	L328	235.019	S09° 23' 03.52"E	L385	75.000	N06° 14' 28.29"W	L438	58.075	S25° 59' 18.10"E
L11	75.000	N44° 46' 49.76"W	L65	75.000	N06° 14' 28.29"W	L117	75.000	S10° 05' 30.18"W	L169	75.000	N12° 39' 30.30"E	L220	185.933	N19° 20' 08.40"E	L274	90.000	N12° 34' 43.38"E	L329	65.803	S80° 36' 56.48"W	L386	48.718	S07° 42' 37.25"W	L439	24.463	S23° 34' 46.00"E
L12	200.000	N45° 13' 10.24"E	L66	200.000	N83° 45' 31.71"E	L118	200.000	N79° 54' 29.82"W	L170	75.000	S12° 39' 30.30"W	L221	85.000	S70° 39' 51.60"E	L275	174.763	S77° 25' 16.62"E	L331	31.951	N64° 24' 11.42"E	L387	37.726	S07° 16' 02.70"E	L440	74.268	S45° 13' 10.24"W
L13	75.000	S44° 46' 49.76"E	L67	75.000	S06° 14' 28.29"E	L119	75.000	N10° 05' 30.18"E	L171	200.000	N77° 20' 29.70"W	L222	39.374	N74° 01' 06.11"W	L276	90.000	S12° 39' 30.30"W	L332	51.551	N49° 54' 04.27"E	L388	191.178	S83° 45' 31.71"W	L441	260.000	N44° 46' 49.76"W
L14	75.000	N44° 46' 49.76"W	L68	75.000	N06° 14' 28.29"W	L120	75.000	S10° 05' 30.18"W	L172	75.000	N12° 39' 30.30"E	L223	45.709	N69° 10' 09.55"W	L277	89.430	N12° 34' 43.38"E	L333	270.270	S09° 23' 03.52"E	L389	85.000	N06° 14' 28.29"W	L442	11.427	S25° 20' 24.48"E
L15	200.000	N45° 13' 10.24"E	L69	200.000	N83° 45' 31.71"E	L121	200.000	N79° 54' 29.82"W	L173	75.000	S12° 39' 30.30"W	L224	183.715	N19° 20' 08.40"E	L278	174.884	S77° 36' 28.77"E	L334	75.000	S80° 36' 56.48"W	L390	80.854	S07° 16' 02.70"E	L443	286.450	S39° 08' 50.00"E
L16	75.000	S44° 46' 49.76"E	L70	75.000	S06° 14' 28.29"E	L122	75.000	N10° 05' 30.18"E	L174	200.000	N77° 20' 29.70"W	L225	85.000	S70° 39' 51.60"E	L280	87.791	S12° 39' 30.30"W	L335	65.136	N49° 54' 04.27"E	L391	192.626	S83° 45' 31.71"W	L444	256.942	N84° 53' 18.46"W
L17	75.000	N44° 46' 49.76"W	L71	75.000	N06° 14' 28.29"W	L123	75.000	S10° 05' 30.18"W	L175	75.000	N12° 39' 30.30"E	L226	85.029	N69° 10' 09.55"W	L281	4.923	N12° 34' 43.38"E	L336	19.009	N78° 54' 00.37"E	L392	80.841	N06° 14' 28.29"W	L445	405.806	S10° 03' 30.30"W
L18	200.000	N45° 13' 10.24"E	L72	200.000	N83° 45' 31.71"E	L124	200.000	N79° 54' 29.82"W	L176	75.000	S12° 39' 30.30"W	L227	181.500	N19° 17' 41.42"E	L282	78.057	N10° 05' 30.18"E	L337	304.108	S09° 23' 03.52"E	L393	78.479	S25° 20' 24.48"E	L446	163.699	S04° 31' 09.48"E
L19	75.000	S44° 46' 49.76"E	L73	75.000	S06° 14' 28.29"E	L125	75.000	N10° 05' 30.18"E	L177	210.839	S84° 12' 23.92"W	L228	85.000	S70° 39' 51.60"E	L283	174.913	S79° 54' 29.82"E	L338	75.000	S80° 36' 56.48"W	L394	218.304	S83° 45' 31.71"W	L447	144.602	S15° 52' 25.58"E
L20	75.000	N44° 46' 49.76"W	L74	75.000	N06° 14' 28.29"W	L126	75.000	S10° 05' 30.18"W	L178	119.344	N12° 39' 30.30"E	L229	84.900	N69° 10' 09.55"W	L284	70.930	S10° 05' 30.18"W	L339	117.138	N78° 54' 00.37"E	L395	74.159	N06° 14' 28.29"W	L448	134.689	S44° 04' 05.12"E
L21	200.000	N45° 13' 10.24"E	L75	200.000	N83° 45' 31.71"E	L127	200.000	N79° 54' 29.82"W	L179	52.612	S12° 39' 30.30"W	L230	230.075	N43° 42' 47.28"E	L286	90.000	N10° 05' 30.18"E	L340	26.698	N88° 49' 54.17"E	L396	79.369	S25° 20' 24.48"E	L449	117.810	S00° 01' 26.24"W
L22	75.000	S44° 46' 49.76"E	L76	75.000	S06° 14' 28.29"E	L128	75.000	N10° 05' 30.18"E	L180	210.839	S37° 47' 14.78"W	L232	186.663	S21° 13' 07.57"W	L287	174.913	S79° 54' 29.82"E	L341	317.331	S04° 04' 47.76"W	L397	244.274	S83° 45' 31.71"W	L450	103.249	S24° 00' 40.18"W
L23	75.000	N44° 46' 49.76"W	L77	75.000	N06° 14' 28.29"W	L129	75.000	S10° 05' 30.18"W	L182	49.255	S70° 39' 51.60"E	L233	155.361	N73° 25' 49.74"W	L288	90.000	S10° 05' 30.18"W	L343	28.876	S80° 36' 56.48"W	L398	75.000	N06° 14' 28.29"W	L451	74.062	S06° 13' 08.96"W
L24	200.000	N45° 13' 10.24"E	L78	200.000	N83° 45' 31.71"E	L130	200.000	N79° 54' 29.82"W	L183	200.000	S19° 20' 08.40"W	L234	200.769	N68° 21' 26.65"E	L289	90.000	N10° 05' 30.18"E	L344	182.462	N88° 49' 54.17"E	L399	326.109	S62° 46' 37.51"E	L452	169.068	S72° 48' 33.91"E
L25	75.000	S44° 46' 49.76"E	L79	75.000	S06° 14' 28.29"E	L131	75.000	N10° 05' 30.18"E	L184	115.987	N70° 39' 51.60"W	L236	53.384	N73° 25' 49.74"W	L290	174.913	S79° 54' 29.82"E	L345	365.478	S23° 43' 27.13"W	L400	120.291	S21° 21' 38.40"W	L453	26.207	S10° 39' 06.31"W
L26	75.000	N44° 46' 49.76"W	L80	75.000	N06° 14' 28.29"W	L132	200.000	S79° 54' 29.82"E	L185	75.000	S70° 39' 51.60"E	L237	140.163	N07° 27' 15.60"W	L291	90.000	S10° 05' 30.18"W	L347	134.472	N88° 49' 54.17"E	L401	320.202	N68° 47' 00.01"W	L454	74.953	S88° 51' 19.59"W
L27	75.000	N59° 32' 40.75"E	L81	200.000	N83° 45' 31.71"E	L133	75.000	S10° 05' 30.18"W	L186	200.000	S19° 20' 08.40"W	L238	179.925	S86° 59' 53.99"E	L292	90.000	N10° 05' 30.18"E	L348	108.466	S08° 57' 11.34"E	L402	120.291	S21° 21' 38.40"W	L455	31.711	S72° 06' 31.40"E
L28	200.067	S30° 25' 46.76"E	L82	75.000	S06° 14' 28.29"E	L134	200.000	N77° 20' 29.70"W	L187	75.000	N70° 39' 51.60"W	L240	114.871	N07° 27' 15.60"W	L293	174.913	S79° 54' 29.82"E	L349	362.038	S43° 22' 06.49"W	L403	316.928	N68° 47' 00.01"W	L458	161.037	N62° 46' 37.48"W
L29	75.000	S59° 34' 13.24"W	L83	75.000	N06° 14' 28.29"W	L135	10.765	N12° 39' 30.30"E	L188	200.000	S19° 20' 08.40"W	L241	44.358	N12° 41' 15.14"E	L294	90.000	S10° 05' 30.18"W	L351	189.869	S08° 57' 11.34"E	L404	59.713	S21° 21' 38.40"W	L462	185.087	N44° 46' 49.76"W
L30	200.034	N30° 25' 46.77"W	L84	55.573	N83° 45' 31.71"E	L137	40.716	N10° 05' 30.18"E	L189	75.000	N70° 39' 51.60"W	L242	120.098	N12° 41' 15.14"E	L295	90.000	N10° 05' 30.18"E	L352	272.001	S63° 00' 45.85"W	L405	313.645	N69° 05' 13.54"W	L463	39.079	N54° 04' 16.89"E
L31	81.176	N59° 32' 40.75"E	L85	144.427	N83° 45' 31.71"E	L138	40.716	S10° 05' 30.18"W	L190	75.000	S70° 39' 51.60"E	L243	174.835	S77° 25' 16.62"E	L296	174.913	S79° 54' 29.82"E	L354	155.149	S08° 57' 11.34"E	L406	312.718	N70° 57' 43.68"W	L465	75.000	N10° 05' 30.18"E
L32	200.000	S32° 00' 10.38"E	L86	75.000	S06° 14' 28.29"E	L140	10.765	S12° 39' 30.30"W	L191	200.000	S19° 20' 08.40"W	L244	60.804	S12° 39' 30.30"W	L297	90.000	S10° 05' 30.18"W	L355	250.391	S83° 45' 31.71"W	L407	134.909	N19° 37' 36.42"E	L466	40.060	N80° 36' 56.48"E
L34	73.626	S59° 34' 13.24"W	L87	203.353	N06° 14' 28.29"W	L141	200.000	N77° 20' 29.70"W	L192	75.000	N70° 39' 51.60"W	L246	90.000	N12° 41' 15.14"E	L298	90.000	N10° 05' 30.18"E	L357	75.084	S08° 57' 11.34"E	L408	316.104	N72° 14' 45.01"W	L467	116.682	S59° 34' 13.24"W
L35	72.603	N54° 34' 50.10"E	L88	12.592	N80° 36' 56.48"E	L142	84.243	N12° 39' 30.30"E	L193	75.000	S70° 39' 51.60"E	L247	174.789	S77° 25' 16.62"E	L299	174.913	S79° 54' 29.82"E	L358	253.911	S83° 45' 31.71"W	L409	127.357	N19° 37' 36.42"E	L469	75.000	S44° 46' 49.76"E
L36	200.000	S35° 55' 43.11"E	L90	79.231	S06° 14' 28.29"E	L143	84.243	S12° 39' 30.30"W	L194	200.000	S19° 20' 08.40"W	L248	90.000	S12° 39' 30.30"W	L300	90.000	S10° 05' 30.18"W	L359	71.635	N06° 14' 28.29"W	L410	45.018	S56° 35' 00.44"W	L470	96.542	S45° 27' 24.44"W
L37	53.773	S54° 04' 16.89"W	L91	198.136	N06° 14' 28.29"W	L144	200.000	N77° 20' 2																		

[illegible]

COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

22949 NOLENSVILLE PIKE, NASHVILLE TN., 37211
PHONE: (615) 331-1441 FAX: (615) 331-1050

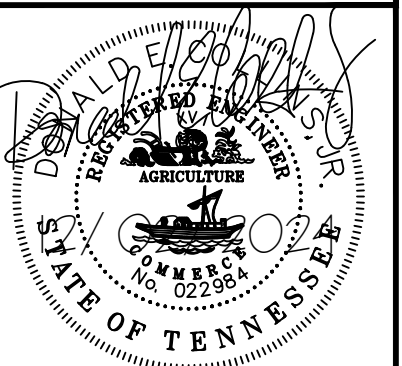
NASHVILLE TN., 3721
FAX: (615) 331-1050

REVISED PRELIMINARY MASTER PLAN

ALLEN FARMS SUBDIVISION

ALLEN ROAD

GOODLETTSVILLE, TENNESSEE 37072



DATE: 12/02/2024

DESIGNED BY: CAJ

DESIGNED BY: CAS
SUPERVISED BY:

CHECKED BY: LH

HOME SELECTION

HEET NO: C1.02

ALLEN FARMS RESIDENTIAL

Traffic Impact Study

Burch Project #24-1006

12/2/2024

Revised 12/30/2024



Vicinity Map

(Not to Scale)

ALLEN ROAD
GOODLETTSVILLE, TENNESSEE



BURCH
TRANSPORTATION

1114 17th Ave S, Suite 103 • Nashville, TN 37212
(615) 258-8551 • www.burchtransportation.com

1. Executive Summary

A traffic impact study was previously conducted by KCI Technologies for the project site in February 2018. The previous development plan included 85 single-family homes with one roadway connection to Allen Road.

The Allen Farms Residential development is proposed to be located on Allen Road in Goodlettsville, Tennessee. The proposed development includes a total of approximately 129 single-family lots, which includes one existing single-family home. The development will have two new roadway connections to Allen Road.

In order to provide data for this study, turning movement counts were conducted at the intersections of Allen Road with Long Hollow Pike and Old Stone Road for the AM and PM peak hours. The count data utilized for the TIS was collected on Wednesday, October 23, 2024.

The analyses presented in this report indicate that the proposed development will generate a manageable amount of new vehicular traffic to the study area. In total, the residential project is expected to generate approximately 1,266 new daily trips, 93 AM new peak hour trips, and 125 new PM peak hour trips. Capacity analyses indicate that the study intersections and site access points will generally operate acceptably following completion of the proposed single-family development.

Based on the analyses presented in this study and review of the study area and proposed development information, the following is recommended in order to accommodate the proposed development and provide for efficient traffic operations and safety:

Allen Road

Along the site frontage, Allen Road currently includes a total pavement width of approximately 20.5 feet without any paved shoulders. The City of Goodlettsville's street standards include a 22-foot pavement width with 2-foot curb and gutter in both directions for minor residential roadways; however, none of the road includes curb and gutter or stormwater infrastructure. Centerline and edgeline pavement marking striping are provided on Allen Road between Long Hollow Pike and just east of Old Stone Road. The centerline and edgeline striping should be extended from Old Stone Road to the East Site Access, which is the end of the city limits on Allen Road.

Long Hollow Pike and Allen Road

- Construct a northbound right turn lane on Long Hollow Pike at Allen Road. The turn lane should be constructed with approximately 100 feet of storage and 240 feet of bay taper.

Allen Road and West Site Access

- The West Site Access should be designed to include width for one entering lane and one exiting lane as presented on the current site plan.
- The West Site Access should be designed and constructed to allow for sufficient intersection sight distance, clear of any obstructions such as vegetation, landscaping, hardscaping, signs, driveway approach grades, and fencing within the departure sight triangle.
- Install a Side Road warning sign (W2-2) for the eastbound approach of Allen Road approximately 300 feet in advance of the proposed West Site Access.

Allen Road and East Site Access

- The East Site Access should be designed to include width for one entering lane and one exiting lane as presented on the current site plan.
- The East Site Access should be designed and constructed to allow for sufficient intersection sight distance, clear of any obstructions such as vegetation, landscaping, hardscaping, signs, driveway approach grades, and fencing within the departure sight triangle.
- Install a Side Road warning sign (W2-2) for the westbound approach of Allen Road approximately 300 feet in advance of the proposed East Site Access.

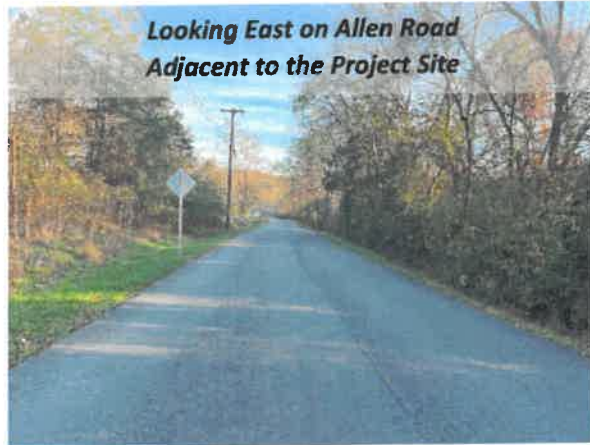
Based on the analyses presented in this report, no further improvements are recommended in association with the proposed Allen Farms Residential development.

3. Existing Conditions

The project site is served by Allen Road. Indirect but primary access will be provided Long Hollow Pike. The following provides a description of the roadways and intersections within the study area and the existing traffic data.

3.1 Roadway Descriptions

Allen Road is categorized as a local road by the City of Goodlettsville's *Major Thoroughfare Plan*. Allen Road connects to Long Hollow Pike to the west and dead ends to the east. The land uses along Allen Road are primarily residential and undeveloped rural land. Allen Road generally travels in a northeast/southwest direction. For the purposes of this traffic study, Allen Road is considered an east/west road. Adjacent to the project site, Allen Road includes a total pavement width of approximately 20.5 feet with sufficient width for one travel lane in each direction. There are no curbs, gutters, paved shoulders, sidewalks, or bike lanes on Allen Road in the vicinity of the project site. Allen Road includes rolling hills and horizontal curves. The posted speed limit on Allen Road is 35 mph. Allen Road, east of Old Stone Road, does not include any pavement markings in the vicinity of the project site. According to Goodlettsville's street standards, the desired cross-section for a minor residential road includes a 22-foot pavement width with 2-foot curb and gutter in both directions.



Long Hollow Pike is categorized as an urban minor arterial by the City of Goodlettsville's *Major Thoroughfare Plan*. Long Hollow Pike provides connection between Interstate 65 and the Goodlettsville area to the south and the Gallatin area to the north. In the vicinity of the project site, Long Hollow Pike generally travels in a north-south direction with one 11.5-foot travel lane and 8 to 10-foot paved shoulder in each direction. There are no curbs, gutters, sidewalks, or bike lanes on Long Hollow Pike in the vicinity of the project site. The posted speed limit on the roadway is 50 mph near the project site. Long Hollow Pike includes white edgeline and yellow centerline pavement markings.

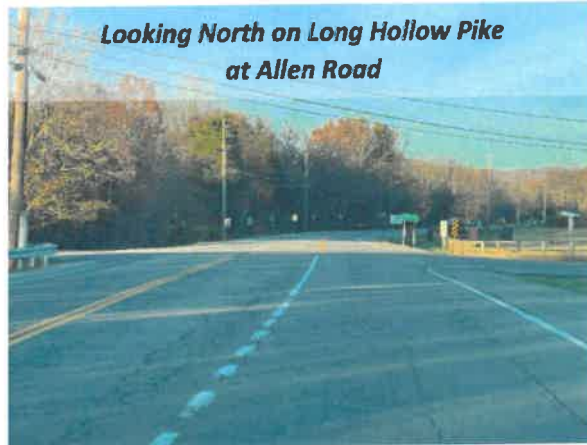


3.2 Intersection Descriptions

The following two (2) intersections were studied in this analysis:

- Long Hollow Pike and Allen Road (unsignalized)
- Allen Road and Old Stone Road (unsignalized)

The intersection of **Long Hollow Pike and Allen Road** is a two-way stop-controlled intersection four approaches. Stop control is provided for the eastbound and westbound approach of Allen Road to Long Hollow Pike. The northbound approach of Long Hollow Pike includes one left turn lane with approximately 90 feet of storage and one shared through/right turn lane. The southbound approach of Long Hollow Pike includes one left turn lane with approximately 65 feet of storage and one shared through/right turn lane. The eastbound and westbound approaches each include one shared lane for all turning movements. Stop signs are provided for both stop-controlled approaches, and a stop line is provided for the westbound approach of Allen Road.



The intersection of **Allen Road and Old Stone Road** is a one-way stop-controlled intersection with three approaches. Stop control is provided for the northbound approach of Old Stone Road to Allen Road. The eastbound approach of Allen Road includes one shared through/right turn lane. The westbound approach of Allen Road includes one shared left turn/through lane. The northbound approach of Old Stone Road includes one shared left turn/right turn lane. A stop sign, but no stop line pavement marking, is provided for the stop-controlled approach to the intersection.

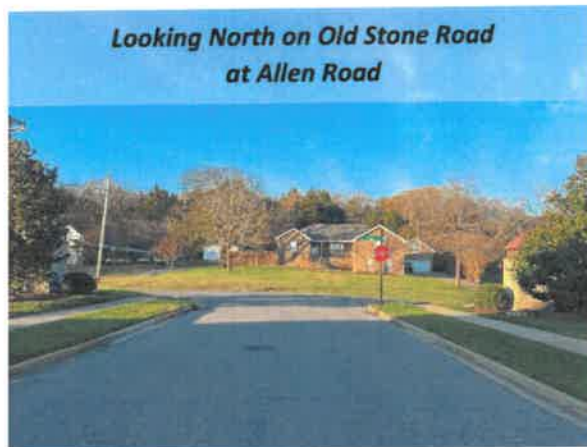
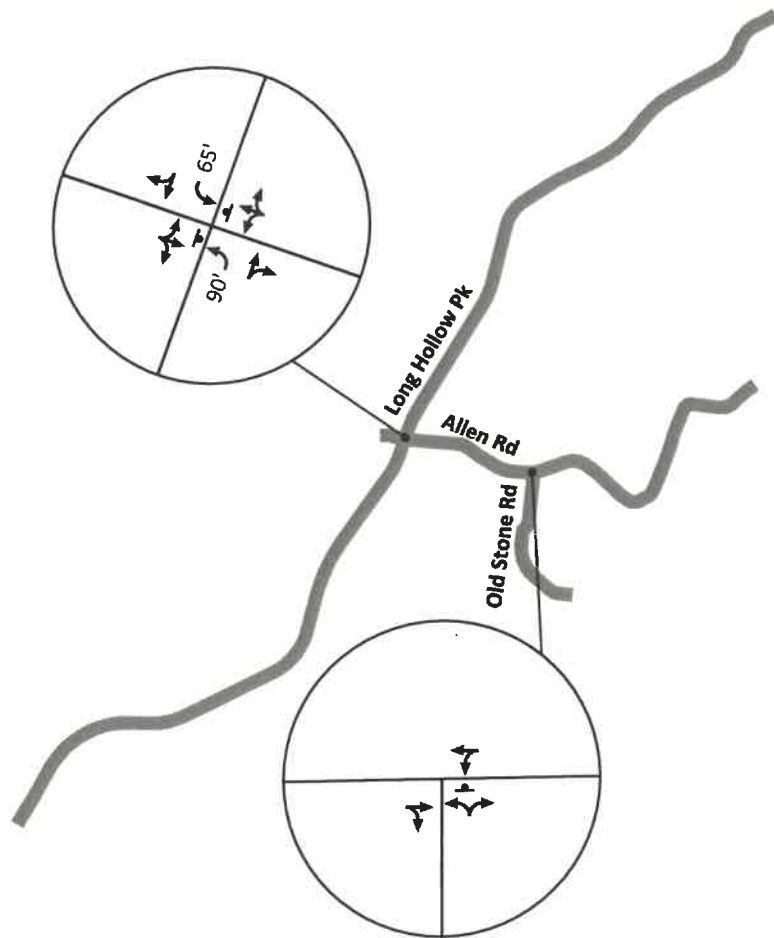


Figure 2 presents the intersection laneage and traffic control for the existing conditions.

Figure 2: Existing Laneage and Traffic Control



Legend:
 → Existing Laneage
 XXX' Storage Length
 ▲ Stop Sign

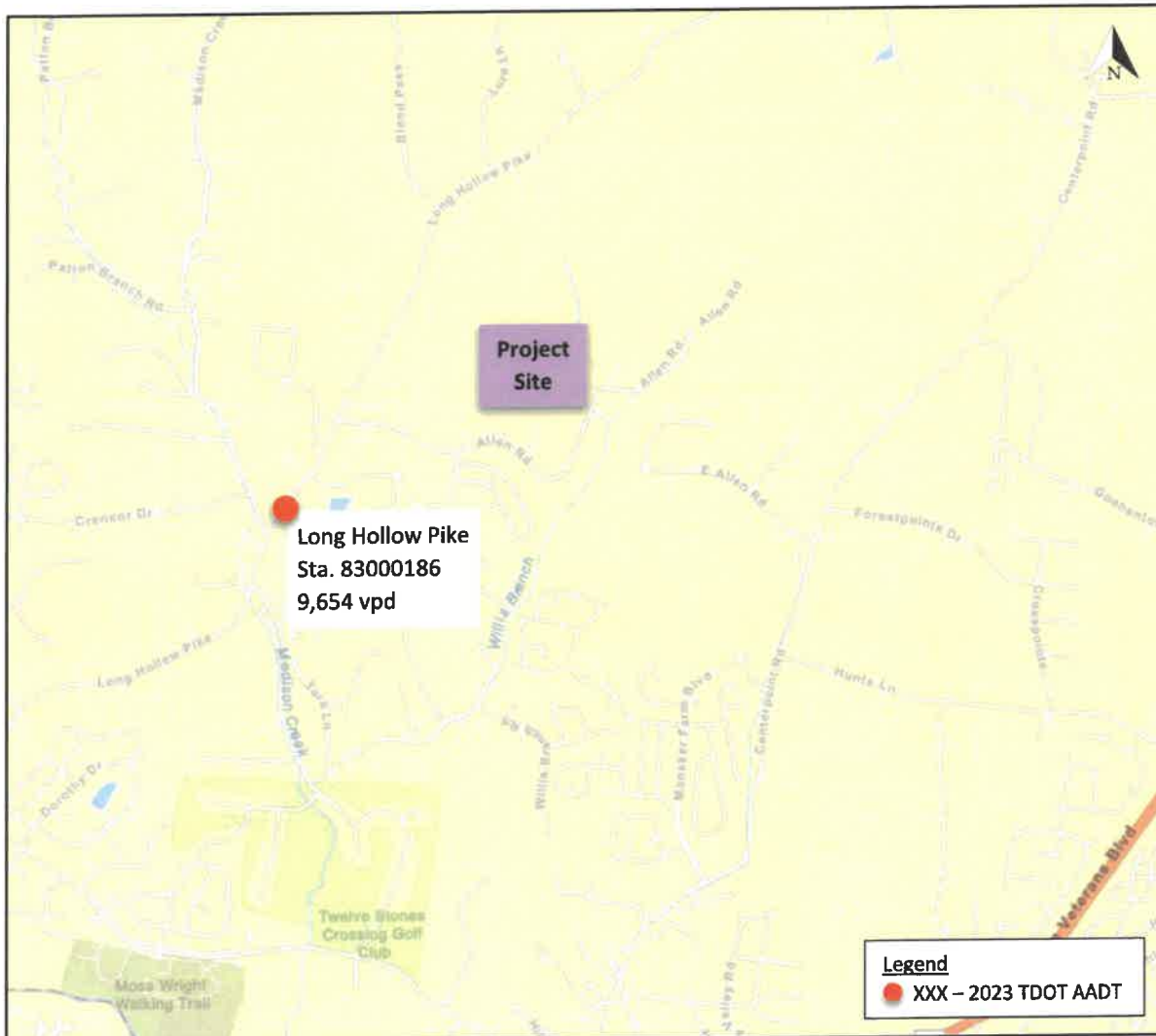


3.3 Existing Traffic Volumes

Existing traffic data on Long Hollow Pike was obtained from the Tennessee Department of Transportation (TDOT). The 2023 Annual Average Daily Traffic (AADT) are provided in Figure 3. As shown, the AADT on Long Hollow Pike south of Allen Road was approximately 9,654 vehicles per day in 2023. The TDOT count station data is included in Appendix C.

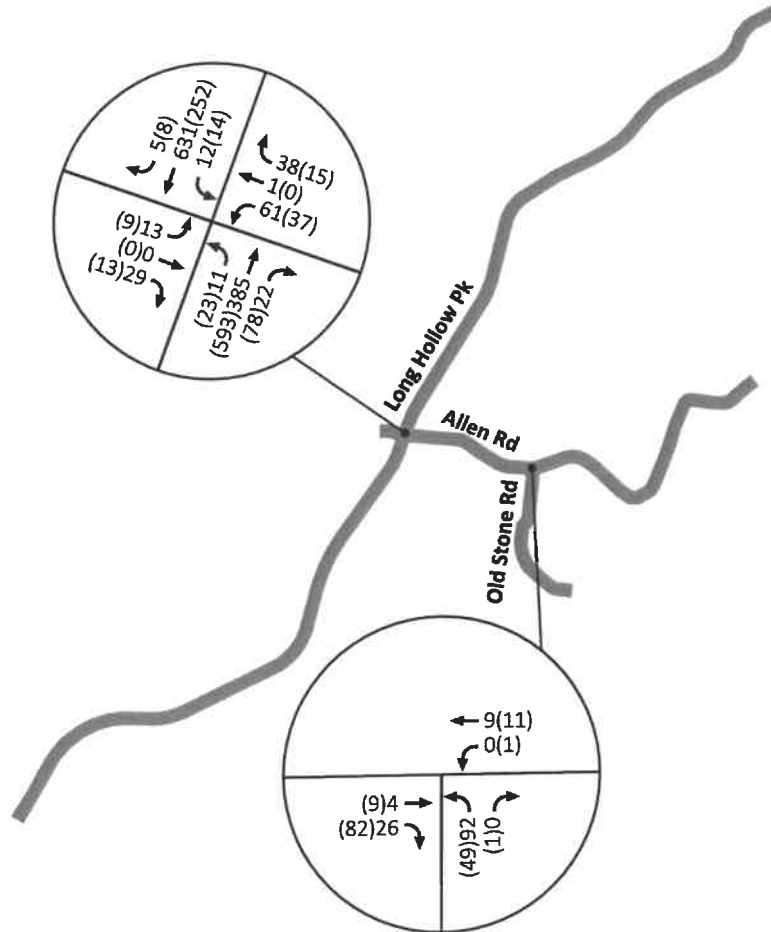
Turning movement counts were also collected at the intersections of Allen Road with Long Hollow Pike and Old Stone Road for the AM and PM peak hours. The count data utilized for the TIS was collected on Wednesday, October 23, 2024. The 2024 Existing Conditions Peak Hour Traffic Volumes are presented in Figure 4. The turning movement count data that was used to establish baseline conditions is included in Appendix D.

Figure 3: Daily Traffic Volumes



Source: TDOT traffic data, ArcGIS map (Not to Scale)

Figure 4: 2024 Existing Conditions Peak Hour Traffic Volumes



Legend:

XXX - AM Peak Hour Traffic Volumes
(XXX) - PM Peak Hour Traffic Volumes



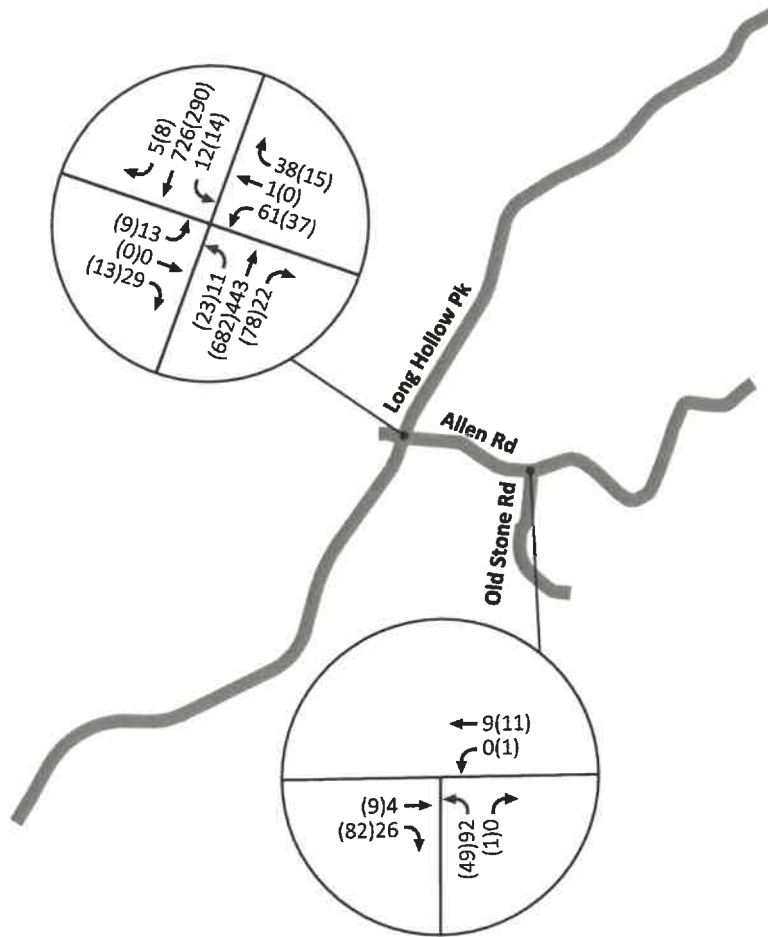
(Not to Scale)

4. Background Conditions

As previously stated, it is assumed that the proposed residential development will be completed in approximately two years, which would be in the year 2026. To account for additional traffic expected to be traveling on Long Hollow Pike in 2026 even if the development is not completed, background traffic volumes were established. A growth rate was applied to the existing peak hour traffic volumes for Long Hollow Pike through traffic. The historical TDOT count station traffic data in the study area were utilized to establish a growth trend. Based on this analysis, the average annual traffic growth in the study area over the last ten years (between 2023 and 2013) was found to be 7.5%. The 2024 Existing Peak Hour Traffic Volumes for Long Hollow Pike through traffic were increased by 15% (7.5% Annual Growth for 2 Years) to establish 2026 background traffic volumes.

The TDOT count station data and historical growth is included in Appendix C. The traffic calculation worksheets are included in Appendix F. Figure 5 presents the 2026 Background Conditions Peak Hour Traffic Volumes.

Figure 5: 2026 Background Peak Hour Traffic Volumes



Legend:

XXX - AM Peak Hour Traffic Volumes
(XXX) - PM Peak Hour Traffic Volumes



(Not to Scale)

5. Projected Conditions

A trip generation process was used to estimate the amount of traffic that is expected to be generated by the proposed residential development with a total of 129 single-family dwelling units, which includes one existing single-family home. Trip generation rates for the land use were taken from ITE's *Trip Generation Manual, 11th Edition*. No adjustments were applied to the base trip generation to account for alternate modes, internal capture, or pass-by trips.

Table 1 below presents the new vehicular traffic expected to be generated by the proposed residential development, which is to include 128 new single-family homes. As shown, the development is expected to generate approximately 1,266 new vehicle trips per day, 93 new vehicles per hour (vph) during the AM peak hour, and 125 new vph during the PM peak hour. Trip generation calculations are included in Appendix E.

Table 1: Trip Generation

Land Use	Size	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Single-Family Detached Housing LUC 210	128 d.u.	1,266	93	23	70	125	79	46
Source: ITE Trip Generation Manual, 11 th Edition.								

A directional distribution was developed based on the existing traffic counts and street network as well as the proposed land use. Table 2 presents the roadways, directions, and percent distribution that traffic is expected to be coming from when entering the site.

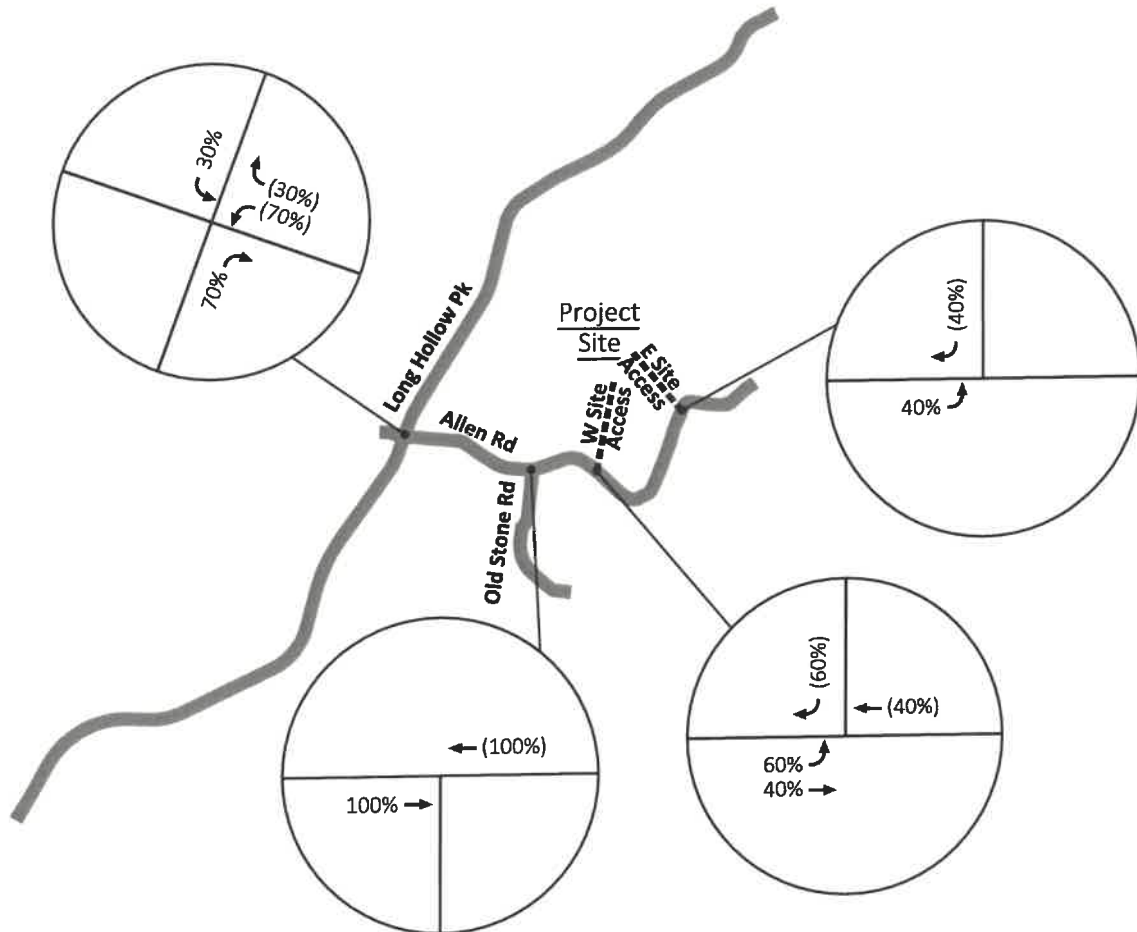
Table 2: Directional Distribution

Roadway	Entering Direction (From – To the Site)	Distribution
Long Hollow Pike	South	70%
Long Hollow Pike	North	30%
Total	--	100%

The current site plan includes two new roadway connections to Allen Road. Based on the directional distribution and the site access plan, the directional distribution was developed for the turning movements at each of the study intersections. The Directional Distribution for the project site at the study intersections is presented in Figure 6.

Using this directional distribution, the traffic generated by the site was assigned to the street network. The traffic assignment is presented in Figure 7. The site traffic was added to the background traffic volumes to obtain the 2026 Future Projected Peak Hour Traffic Volumes, which are presented in Figure 8. These volumes represent the total peak hour traffic expected at the study intersections following completion of the proposed development. The traffic calculation worksheets showing the traffic assignment and volume calculations are included in Appendix F.

Figure 6: Directional Distribution of Site Traffic

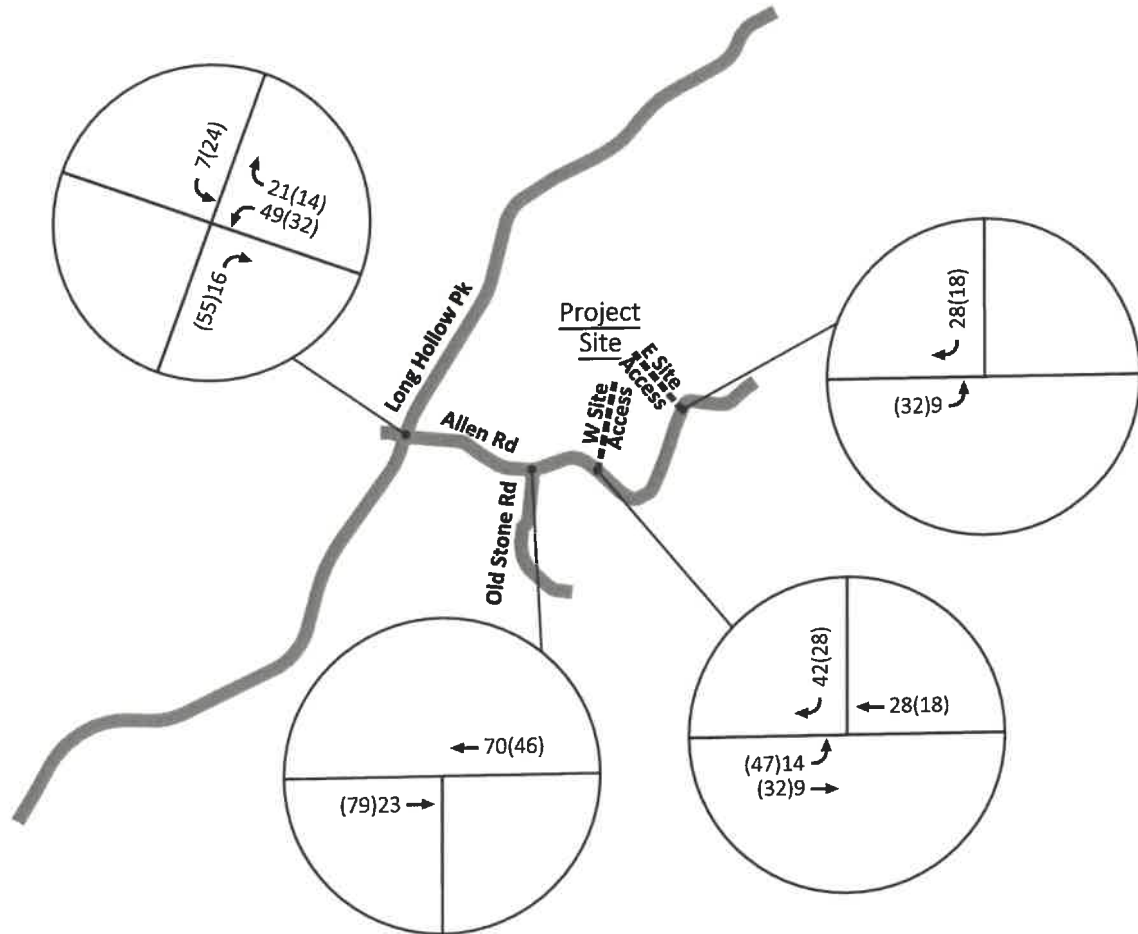


Legend:
XX% - Enter
(XX%) - Exit



(Not to Scale)

Figure 7: Assignment of Site Traffic



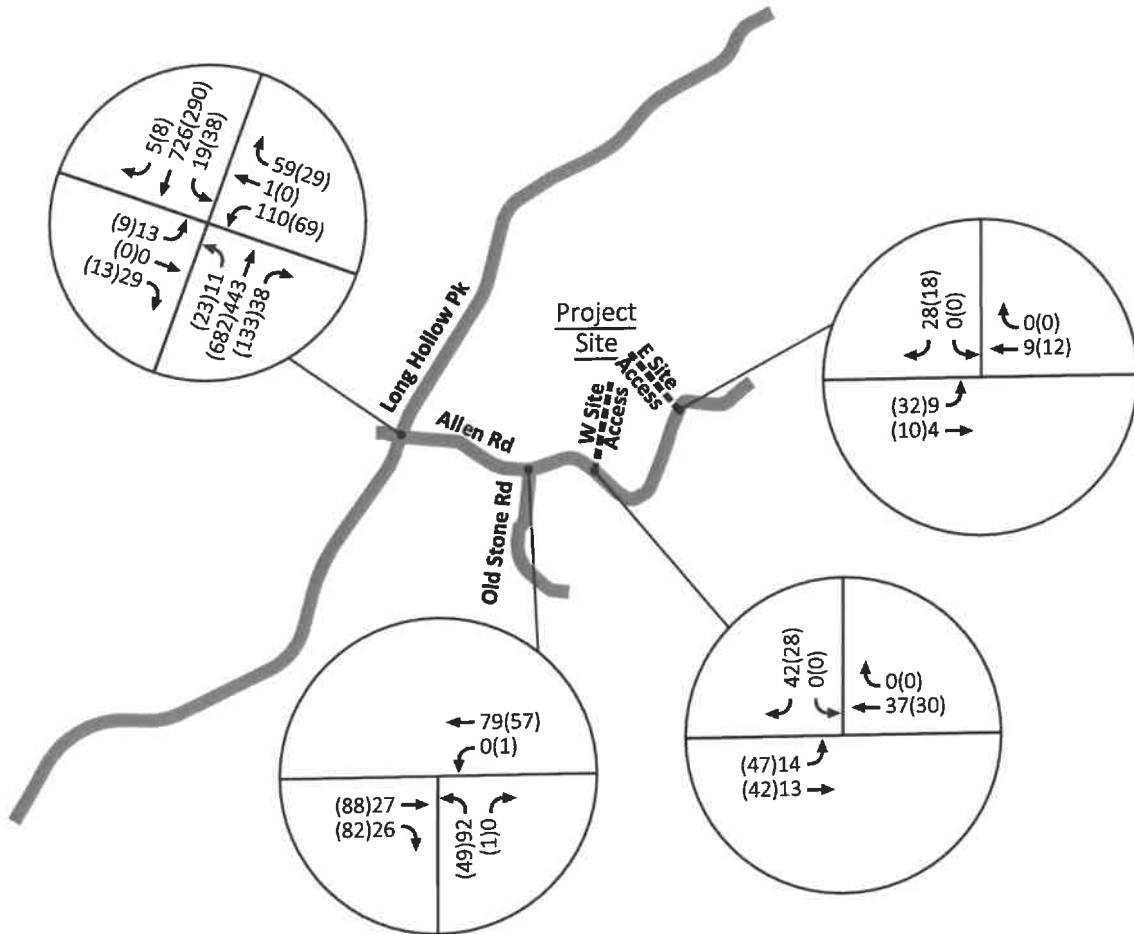
Legend:

XXX - AM Peak Hour Traffic Volumes
(XXX) - PM Peak Hour Traffic Volumes



(Not to Scale)

Figure 8: 2026 Future Projected Peak Hour Traffic Volumes



Legend:

XXX - AM Peak Hour Traffic Volumes
(XXX) - PM Peak Hour Traffic Volumes



(Not to Scale)

6. Traffic Operational Analysis

To evaluate the study intersections under Existing, Background, and Future Projected conditions, capacity analyses were conducted for the study intersections using Synchro 11 software and HCM 6th Edition methodology.

The capacity analyses result in a control delay and corresponding level of service (LOS). The LOS and control delay are used to describe how well a turning movement and/or intersection operates. LOS A operates with the least amount of delay, and LOS F the worst. In urbanized areas, LOS D is generally considered acceptable. Table 3 presents the descriptions of LOS for unsignalized intersections.

Table 3: Description of Unsignalized Intersection Level of Service (LOS)

LOS	Control Delay (seconds per vehicle)
A	0 – 10
B	> 10 – 15
C	> 15 – 25
D	> 25 – 35
E	> 35 – 50
F	> 50

Source: Highway Capacity Manual 6th Edition

6.1 Capacity Analysis

Tables 4 and 5 present the results of the AM and PM peak hour analysis, respectively. As shown, intersection delays during the AM and PM peaks are manageable, with one exception. During both AM and PM peak hours, the westbound approach of Allen Road to Long Hollow Pike is expected to operate at LOS F under projected conditions, and the maximum 95th percentile queue length is expected to be approximately eleven (11) vehicles during the AM peak hour. It should be noted that this level of service is typical for the minor street approach to a major roadway such as Long Hollow Pike.

Under all scenarios, the critical turning movements of the one-way stop-controlled intersection of Allen Road and Old Stone Road are expected to operate at LOS A. During both peak hours, the critical turning movements of the one-way stop-controlled intersection of Allen Road and the Site Accesses are expected to operate at LOS A under projected conditions. The Synchro worksheets are included in Appendix G.

Table 4: Intersection Capacity Analysis – AM Peak Hour

Intersection	Approach / Lane Group	LOS (Delay in sec/veh) [95 th % Queue in veh/ln]		
		2024 Existing	2026 Background	2026 Projected
Long Hollow Pk & Allen Rd (Two-Way Stop)	NB Left Turn	A (9.0) [0.0]	A (9.4) [0.0]	A (9.4) [0.0]
	EB Approach	C (20.5) [0.6]	D (25.3) [0.7]	D (27.1) [0.8]
	WB Approach	E (38.3) [2.6]	F (61.2) [3.8]	F (201) [10.6]
	SB Left Turn	A (8.3) [0.0]	A (8.4) [0.0]	A (8.5) [0.1]
Allen Rd & Old Stone Rd (One-Way Stop)	NB Approach	A (9.1) [0.3]	A (9.1) [0.3]	A (9.7) [0.4]
	WB Left Turn	A (0.0) [0.0]	A (0.0) [0.0]	A (0.0) [0.0]
Allen Rd & West Site Access (One-Way Stop)	EB Left Turn	--	--	A (7.3) [0.0]
	SB Approach	--	--	A (8.7) [0.1]
Allen Rd & East Site Access (One-Way Stop)	EB Left Turn	--	--	A (7.2) [0.0]
	SB Approach	--	--	A (8.5) [0.1]

Note: HCM 6th Edition Results reported above.

Table 5: Intersection Capacity Analysis – PM Peak Hour

Intersection	Approach / Lane Group	LOS (Delay in sec/veh) [95 th % Queue in veh/ln]		
		2024 Existing	2026 Background	2026 Projected
Long Hollow Pk & Allen Rd (Two-Way Stop)	NB Left Turn	A (7.9) [0.1]	A (8.0) [0.1]	A (8.0) [0.1]
	EB Approach	C (16.3) [0.2]	C (18.7) [0.3]	C (21.6) [0.3]
	WB Approach	D (25.3) [0.9]	D (32.0) [1.2]	F (59.8) [3.6]
	SB Left Turn	A (9.2) [0.1]	A (9.6) [0.1]	A (10.0) [0.2]
Allen Rd & Old Stone Rd (One-Way Stop)	NB Approach	A (9.1) [0.2]	A (9.1) [0.2]	A (9.9) [0.2]
	WB Left Turn	A (7.4) [0.0]	A (7.4) [0.0]	A (7.6) [0.0]
Allen Rd & West Site Access (One-Way Stop)	EB Left Turn	--	--	A (7.4) [0.1]
	SB Approach	--	--	A (8.6) [0.1]
Allen Rd & East Site Access (One-Way Stop)	EB Left Turn	--	--	A (7.3) [0.1]
	SB Approach	--	--	A (8.4) [0.1]

Note: HCM 6th Edition Results reported above.

6.2 Turn Lane Analysis

The intersection of Long Hollow Pike and Allen Road was evaluated for the need for a northbound right turn deceleration lane based on methodology presented in *NCHRP Report 457, Evaluating Intersection Improvements: An Engineering Study Guide*. In addition, the intersections of Allen Road and the Site Accesses were evaluated for the need for eastbound left turn deceleration lanes. The turn lane analysis was based on the 2026 Future Projected peak hour traffic volumes previously presented. The turn lane analysis was based on the posted speed limit of 50 mph on Long Hollow Pike and 35 mph on Allen Road.

The turn lane analysis determined that a right turn deceleration lane is warranted for the northbound approach of Long Hollow Pike to Allen Road. The turn lane analysis determined that turn lanes are not warranted for the eastbound approaches of Allen Road to the Site Accesses. Details of the turn lane analysis are included in Appendix H.

6.3 Intersection Sight Distance

According to the current concept plan, the proposed development includes two new roadway connections on Allen Road. The proposed site accesses were evaluated to make sure that sufficient intersection sight distance will be available for vehicles exiting the project site onto Allen Road from the Site Accesses.

For a 35-mph speed as posted on Allen Road, the guidelines from the American Association of State Highway and Transportation Officials' (AASHTO) *A Policy on Geometric Design of Highways and Streets*, call for a minimum stopping sight distance of 250 feet. This is the distance required for a driver to detect an object in the roadway that requires a stop and be able to stop in time before reaching the object. AASHTO also identifies the minimum intersection sight distance, which is the distance a driver can see approaching vehicles before the line of sight is blocked by an object or roadway curvature. Sufficient intersection sight distance allows for adequate time gap for a driver to turn across opposing traffic from a stopped condition without requiring on-coming traffic to significantly slow down. For a speed of 35 mph, the design value for a driver turning right from a stop is 335 feet and turning left from a stop is 390 feet. Therefore, it is desirable to provide a minimum of 335 feet looking to the east on Allen Road from the Site Accesses and 390 feet looking to the west/south.

Based on a review of the proposed Site Access locations per the site plan in Appendix A and field investigations, it was determined that the available intersection sight distance will be sufficient to accommodate right turns onto Allen Road from the West Site Access and left turns onto Allen Road from the East Site Access. A combination of horizontal and vertical curvature limits the available intersection sight distance for left turns from the West Site Access and right turns from the East Site Access. Side Road warning signs should be installed for the eastbound approach of Allen Road to the West Site Access and the westbound approach of Allen Road to the East Site Access.

Table 6: Intersection Sight Distance Summary

Intersection	Turn	Intersection Sight Distance	
		Required	Available
Allen Road and West Site Access	EB Left Turn (Looking West)	390'	335'
	WB Right Turn (Looking East)	335'	500'
Allen Road and East Site Access	EB Left Turn (Looking South)	390'	500'
	WB Right Turn (Looking East)	335'	310'

7. Conclusions and Recommendations

The Allen Farms Residential development is proposed to be located on Allen Road in Goodlettsville, Tennessee. The proposed development includes a total of approximately 129 single-family lots, which is to include one existing single-family home. The development will have two new roadway connections to Allen Road.

The analyses presented in this report indicate that the proposed development will generate a manageable amount of new vehicular traffic to the study area. In total, the residential project is expected to generate approximately 1,266 new daily trips, 93 new AM peak hour trips, and 125 new PM peak hour trips. Capacity analyses indicate that the study intersections and site access points will generally operate acceptably following completion of the proposed single-family development.

Based on the analyses presented in this study and review of the study area and proposed development information, the following is recommended in order to accommodate the proposed development and provide for efficient traffic operations and safety:

Allen Road

Along the site frontage, Allen Road currently includes a total pavement width of approximately 20.5 feet without any paved shoulders. The City of Goodlettsville's street standards include a 22-foot pavement width with 2-foot curb and gutter in both directions for minor residential roadways; however, none of the road includes curb and gutter or stormwater infrastructure. Centerline and edgeline pavement marking striping are provided on Allen Road between Long Hollow Pike and just east of Old Stone Road. The centerline and edgeline striping should be extended from Old Stone Road to the East Site Access, which is the end of the city limits on Allen Road.

Long Hollow Pike and Allen Road

- Construct a northbound right turn lane on Long Hollow Pike at Allen Road. The turn lane should be constructed with approximately 100 feet of storage and 240 feet of bay taper.

Allen Road and West Site Access

- The West Site Access should be designed to include width for one entering lane and one exiting lane as presented on the current site plan.
- The West Site Access should be designed and constructed to allow for sufficient intersection sight distance, clear of any obstructions such as vegetation, landscaping, hardscaping, signs, driveway approach grades, and fencing within the departure sight triangle.
- Install a Side Road warning sign (W2-2) for the eastbound approach of Allen Road approximately 300 feet in advance of the proposed West Site Access.

Allen Road and East Site Access

- The East Site Access should be designed to include width for one entering lane and one exiting lane as presented on the current site plan.
- The East Site Access should be designed and constructed to allow for sufficient intersection sight distance, clear of any obstructions such as vegetation, landscaping, hardscaping, signs, driveway approach grades, and fencing within the departure sight triangle.
- Install a Side Road warning sign (W2-2) for the westbound approach of Allen Road approximately 300 feet in advance of the proposed East Site Access.

Based on the analyses presented in this report, no further improvements are recommended in association with the proposed Allen Farms Residential development.

DRY CREEK COTTAGES

PRELIMINARY MASTER PLAN & REZONE

PREPARED FOR:
MCL

LOSE
DESIGN

SPACES FOR LIFE.

THIS DRAWING AND THE DESIGN SHOWN IS THE PROPERTY OF
THE ARCHITECT. REPRODUCTION, COPYING OR USE OF THIS
DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED.
AND ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

DRY CREEK COTTAGES
PRELIMINARY MASTER PLAN & REZONE

TENNESSEE
MCL
GOODLETTSVILLE

SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION
1	12/31/24	PMP & REZONE RESUBMITTAL

SHEET TITLE

COVER SHEET

PROJECT NO.
23172

DRAWN BY
JP

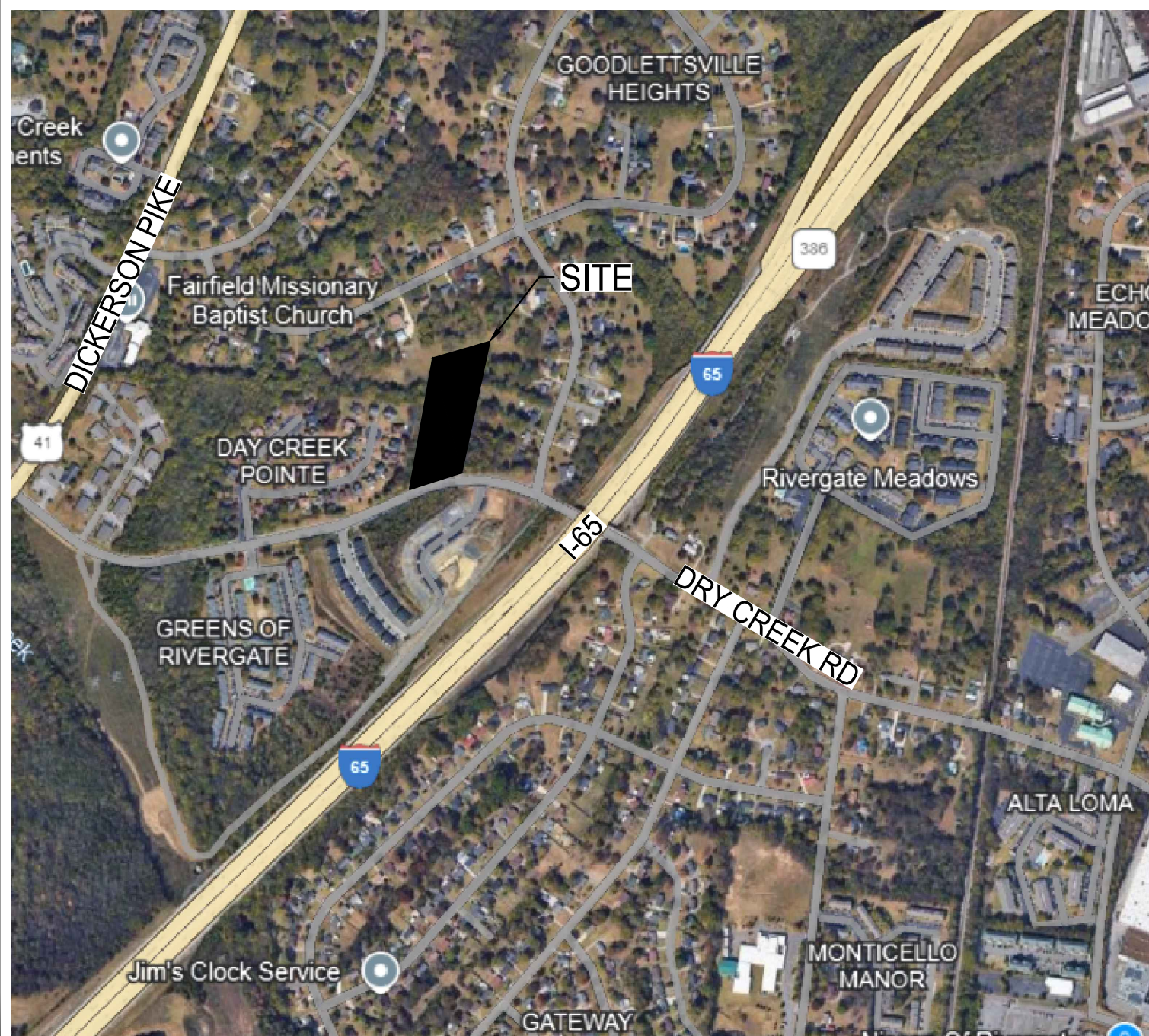
CHECKED BY
OM

SHEET NO.

DATE
10/10/2024

SCALE
NTS

C0.00

SHEET INDEX		SITE DATA TABLE		OWNER/DEVELOPER																													
Sheet List Table <table><tr><th>Sheet Number</th><th>Sheet Title</th></tr><tr><td>C0.00</td><td>COVER SHEET</td></tr><tr><td>C0.01</td><td>GENERAL NOTES</td></tr><tr><td>C0.02</td><td>EXISTING CONDITIONS</td></tr><tr><td>C1.00</td><td>LAYOUT PLAN KEY</td></tr><tr><td>C1.01</td><td>LAYOUT PLAN</td></tr><tr><td>C1.02</td><td>LAYOUT PLAN</td></tr><tr><td>C5.00</td><td>UTILITY PLAN</td></tr><tr><td>L1.00</td><td>LANDSCAPE PLAN KEY</td></tr><tr><td>L1.01</td><td>LANDSCAPE PLAN</td></tr><tr><td>L1.02</td><td>LANDSCAPE PLAN</td></tr><tr><td>L1.10</td><td>LANDSCAPE PLAN (NOTES & SCHEDULES)</td></tr><tr><td>L1.11</td><td>LANDSCAPE PLAN (DETAILS)</td></tr><tr><td>A0.00</td><td>ARCHITECTURE PLANS & ELEVATIONS</td></tr></table>		Sheet Number	Sheet Title	C0.00	COVER SHEET	C0.01	GENERAL NOTES	C0.02	EXISTING CONDITIONS	C1.00	LAYOUT PLAN KEY	C1.01	LAYOUT PLAN	C1.02	LAYOUT PLAN	C5.00	UTILITY PLAN	L1.00	LANDSCAPE PLAN KEY	L1.01	LANDSCAPE PLAN	L1.02	LANDSCAPE PLAN	L1.10	LANDSCAPE PLAN (NOTES & SCHEDULES)	L1.11	LANDSCAPE PLAN (DETAILS)	A0.00	ARCHITECTURE PLANS & ELEVATIONS	AREA FRONT: 2.34 AC BACK : 1.49 AC TOTAL AREA: 3.83 AC EXISTING ZONING FRONT: HDRPUD BACK: R25 PROPOSED ZONING FRONT: HDRPUD BACK: HDRPUD MAX. ALLOWABLE DENSITY: 7 UNITS/AC MAX. ALLOWABLE UNITS: 26 UNITS PROPOSED DENSITY: 6.79 UNITS/AC PROPOSED UNITS: 26 UNITS MINIMUM SPACING BETWEEN UNITS: 5' MINIMUM OPEN SPACE REQ.: 25% PROPOSED OPEN SPACE: (1.99 AC) 52% MINIMUM USABLE OPEN SPACE REQ.: 25% PROP. USABLE OPEN SPACE: (0.78AC) 39% MAXIMUM BUILDING HEIGHT: 3 STORIES PARKING REQUIRED: 110 (4 SPACE PER UNIT+ 1 PER 5 UNITS) PARKING PROPOSED: 110 TOTAL (61 GARAGE/DRIVEWAY+ 49 OFF STREET) VARIANCE REQUESTED: 1) 20' BUILDING SETBACK AROUND PERIMETER OF PUD CODE CALLS FOR 35'-50' BUILDING DIMENSIONS: 22 WIDTH' x 40' DEPTH ROADWAY TWO (2) 11' ASPHALT LANES 2' CURB & GUTTER 5' SIDEWALK		MCL 5115 MARYLAND WAY BRENTWOOD, TN 37027 (615)377-6589 CONTACT: NEAL LAMPLEY	
		Sheet Number	Sheet Title																														
		C0.00	COVER SHEET																														
		C0.01	GENERAL NOTES																														
C0.02	EXISTING CONDITIONS																																
C1.00	LAYOUT PLAN KEY																																
C1.01	LAYOUT PLAN																																
C1.02	LAYOUT PLAN																																
C5.00	UTILITY PLAN																																
L1.00	LANDSCAPE PLAN KEY																																
L1.01	LANDSCAPE PLAN																																
L1.02	LANDSCAPE PLAN																																
L1.10	LANDSCAPE PLAN (NOTES & SCHEDULES)																																
L1.11	LANDSCAPE PLAN (DETAILS)																																
A0.00	ARCHITECTURE PLANS & ELEVATIONS																																
DESIGNER		CONSULTANTS																															
LOSE DESIGN LANDSCAPE ARCHITECTURE/ARCHITECTURE/CIVIL ENGINEERING/PLANNING 2809 FOSTER AVENUE NASHVILLE, TENNESSEE 37210 PHONE: 615-242-0040 CONTACT: OLIVER MOORE OMOORE@LOSE.DESIGN		SURVEYOR: CRAWFORD & CUMMINGS, PC 8161 HWY 100, STE 163 NASHVILLE, TN 37221 (615)292-2661																															
LOCATION MAP																																	
																																	

1. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, DIMENSIONS, LEVELS, PLAN ELEVATIONS, INVERTS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME. REMEDIAL WORK RESULTING FROM LACK OF VERIFICATION WILL BE AT CONTRACTOR'S SOLE EXPENSE.
2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY DIFFERENT POINTS AND HUBS DURING THE CONSTRUCTION OF HISHER WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
3. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
4. THE SITE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
5. UPON RECEIPT OF POINT COORDINATE DATA, THE CONTRACTOR SHALL RUN AN INDEPENDENT VERTICAL CONTROL TRAVEL TO CHECK BENCHMARKS AND A HORIZONTAL CONTROL TRAVEL THROUGH GIVEN POINTS TO CONFIRM GEOMETRIC DATA. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.
6. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
7. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR PROJECT SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
8. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE/SHE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, WATER MAINS, SEWERS, BLASTING, PUBLIC STRUCTURES, ETC.
9. THE CONTRACTOR ACKNOWLEDGES AND AGREES THAT THE WORK IS ENTIRELY AT THE CONTRACTOR'S RISK UNTIL SITE IS ACCEPTED, AND THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR PROTECTION OF THE PROJECT AND PUBLIC SAFETY. THE CONTRACTOR WILL INDEMNIFY THE OWNER AND LOSE DESIGN, FROM LIABILITY AT THE CONSTRUCTION OF THE CONSTRUCTION PROCESS.
10. ALL DIMENSIONS, GRADES, AND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE BASED ON SITE SURVEY PROVIDED BY OTHERS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION/PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
11. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY PROTECTION FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS OR OTHER DEVICES SOLELY AT THE DETERMINATION OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY THE CONTRACTOR, SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF THEIR EMPLOYEES.
13. ALL PAY ITEMS HAVE BEEN EXPLICITLY SET FORTH AS PRIOR IN THE PROPOSAL. ALL OTHER ITEMS OF COST ARE TO BE INCLUDED IN THE PRICE OF THE ITEMS ACTUALLY BID UPON.
14. ALL WORK WITHIN THE RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING JURISDICTION AND SPECIFICATIONS.
15. 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 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 WHICH ENDANGER LIFE OR PROPERTY.
16. THE CONTRACTOR SHALL BE KEPT INFORMED OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL EXPLORATION WORK. PROMPTLY NOTIFY THE OWNER VERBALLY TO PERMIT VERIFICATION OF THE CONDITIONS AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLAN AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING AS REQUIRED ABOVE, OF SUCH DIFFERING CONDITIONS.
17. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE LAND OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER OR OTHER ARTIFACTS AND ANTIQUITIES.
18. ALL SURPLUS EXCAVATION SHALL BE PLACED ON-SITE IN A LOCATION DESIGNATED BY OWNER.
19. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO INSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
20. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DIRT AND WRE ARE TO BE PROVIDED IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP DEBRIS AND WASTE MATERIAL.
21. THE CONTRACTOR SHALL OFFER PROTECTION TO ALL FINISHED WORK, MAINTAIN SURFACES CLEAN, UNMARRED AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
22. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL CLEAN THE PAVED AREAS PRIOR TO REMOVAL OF TEMPORARY SEDIMENT CONTROLS, AS DIRECTED BY THE CITY AND/OR CONSTRUCTION/PROJECT MANAGER, IF POWER WASHING IS USED, NO SEDIMENT LADEN WATER SHALL BE WASHED INTO THE STORM SYSTEM. ALL SEDIMENT LADEN MATERIAL ON PAVEMENT OR WITHIN THE STORM SYSTEM SHALL BE COLLECTED AND REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE.
23. CONTRACTOR SHALL AT ALL TIMES ENSURE THAT SWPPP MEASURES PROTECTING FROM EROSION AND SEDIMENTATION BE IN PLACE PRIOR TO COMMENCEMENT OF ANY PHASE OF THE SITE CONSTRUCTION OR LAND ALTERATION.
24. THE CONTRACTOR SHALL COORDINATE ALL ROAD CLOSURES, EXCAVATIONS, ETC. WITH LOCAL JURISDICTIONS, ALL TEMPORARY LANE CLOSURES, EXCAVATIONS, BORINGS, TRAFFIC CONTROL, ETC. SHALL BE DONE IN COMPLIANCE WITH LOCAL REQUIREMENTS.
25. THE CONTRACTOR SHALL PERFORM ALL QUANTITY TAKEOFFS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT. LOSE DESIGN ACCEPTS NO RESPONSIBILITY NOR LIABILITY FOR QUANTITY TAKEOFFS PERFORMED FOR THIS PROJECT.

1. DEMOLITION INCLUDES THE FOLLOWING WITHIN THE PROPERTY LINES:
 - 1.1. TRANSFER BENCHMARK CONTROL TO NEW LOCATIONS OUTSIDE THE DISTURBED AREA PRIOR TO COMMENCING DEMOLITION OPERATIONS (WHEN APPLICABLE).
 - 1.2. ERECT PORTABLE BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
 - 1.3. DEMOLITION AND REMOVAL OF SITE IMPROVEMENTS.
 - 1.4. DISCONNECTING, CAPPING OR SEALING, AND ABANDONING/REMOVING SITE UTILITIES IN PLACE (WHICHEVER IS APPLICABLE).

2. ALL DEMOLISHED MATERIALS (EXCLUDING FOREIGN ITEMS AS LISTED IN 'GENERAL') BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED BY THE OWNER'S REP. DISPOSE OF OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST.
3. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, ETC., THAT ARE REMOVED SHALL BE REMOVED TO FULL DEPTH. ALL PAVEMENT, SIDEWALK, AND CURB SHALL BE SAW CUT IN ORDER TO OBTAIN NEAT LINES AND SMOOTH TRANSITIONS TO NEW SURFACES.

1. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERES WITH THE NEW CONSTRUCTION SHALL BE REMOVED AS DIRECTED BY THE OWNERS REPRESENTATIVE AT NO ADDITIONAL COST.
2. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, TREES, UTILITIES, AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE WILL BE REPAIRED TO LOCAL STANDARDS AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR DEMOLITION PURPOSES AND ONLY WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
5. OBTAIN APPROVED BORROW SLOP, MATERIALS OFF-SITE.
6. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE WILL NOT BE PERMITTED.
7. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
8. REMOVE: REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN.
9. REMOVE, REINSTALL, AND RELOCATE: REMOVE ITEMS INDICATED; CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE; STORE AND PROTECT AGAINST DAMAGE. REINSTALLATIONS INDICATED.
10. EXISTING TO REMAIN: PROTECT ITEMS INDICATED TO REMAIN AGAINST DAMAGE AND SOILING THROUGHOUT CONSTRUCTION. WHEN PERMITTED BY THE ENGINEER, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION THROUGHOUT CONSTRUCTION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.
11. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
12. CONTRACTOR SHALL SCHEDULE DEMOLITION ACTIVITIES WITH THE CONSTRUCTION/PROJECT MANAGER INCLUDING THE FOLLOWING:
 - 12.1. DETAILED SEQUENCE OF DEMOLITION AND REMOVAL WORK, INCLUSIVE OF STARTING AND STOPPING DATES FOR EACH ACTIVITY.
 - 12.2. DATES FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES.
 - 12.3. IDENTIFY AND ACCURATELY LOCATE UTILITIES AND OTHER SUBSURFACE STRUCTURAL, ELECTRICAL, OR MECHANICAL CONDITIONS.
13. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE THROUGHOUT CONSTRUCTION OPERATIONS.
14. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY ENGINEER AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO GOVERNING AUTHORITIES.
15. UTILITY REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITIES SERVING THE SITE.
 - 15.1. ARRANGE TO SHUT OFF AND CAP UTILITIES WITH UTILITY COMPANIES AND FOLLOW THEIR RESPECTIVE UTILITY KILL AND CAP POLICIES.
 - 15.2. ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED BY CONTRACTOR. LOSE DESIGN DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES INDICATED ON THE CONSTRUCTION DOCUMENTS. VERIFY LOCATION OF EXISTING UTILITIES AND EXERCISE EVERY PRECAUTION WHEN WORKING ON OR NEAR THESE AREAS TO AVOID DAMAGE TO THESE EXISTING FACILITIES. UTILITY LINES MAY BE ENCOUNTERED IN EXCAVATION THAT WERE NOT KNOWN OR SHOWN TO EXIST. SO CAUTION SHALL BE TAKEN IN ALL EXCAVATIONS. ACTIVE OR INACTIVE UTILITIES ENCOUNTERED BY THE CONTRACTOR SHALL BE HANDLED IN ACCORDANCE WITH THE REQUIREMENTS OR THE UTILITY COMPANIES.
16. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
17. ERECT TEMPORARY PROTECTION, BARRICADES AS PER LOCAL GOVERNING AUTHORITIES.
18. PROTECT EXISTING SITE IMPROVEMENTS AND APPURTENANCES TO REMAIN.
19. EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED.
20. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
21. CLEAN FACILITIES, BUILDINGS AND IMPROVEMENT OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
22. DAMAGES: PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS AT THE CONTRACTORS COST.
23. GENERAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
24. BURNING: DO NOT BURN DEMOLISHED MATERIALS.
25. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH EXISTING FACILITIES.
 - 25.1. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
 - 25.2. PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS OR OTHER PROTECTIONS TO PRESERVE EXISTING ITEMS INDICATED TO REMAIN AND TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. APPLY PROTECTIONS TO ADJACENT PROPERTIES AS REQUIRED.

1. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LIMITS INDICATED ON THE PLANS.
2. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.
3. ALL EQUIPMENT SHALL BE STORED UNDER THE Drip LINE OF TREES TO REMAIN.
4. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST TREES TO REMAIN.
5. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. WITHIN CLEARING LIMITS AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
6. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK.
7. ALL LOSSES OF CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING OPERATIONS.
8. CONTRACTOR TO STAKE TRAIL CENTERLINES (WHEN APPROPRIATE) & LIMITS OF CLEARING FOR REVIEW BY LOSE DESIGN PRIOR TO BEGINNING CLEARING OPERATIONS; TREES WITH GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH GRADING OF AREAS AROUND TREES TO REMAIN.
9. SEE SPECIFICATIONS FOR TREE CLEARING REQUIREMENTS AND PENALTIES FOR DAMAGES TO TREES DESIGNATED TO REMAIN.
10. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 14 CALENDAR DAYS PER STATE PERMITS.

1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LOUSE DESIGN, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL 811 TO HAVE EXISTING UTILITIES MARKED.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
3. LOUSE DESIGN ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS.

1. NOTIFY OWNER AND LOSE DESIGN AT 50, 95, AND 100 PERCENT COMPLETION OF EVERY PHASE OF CONSTRUCTION
2. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
3. ALL CONSTRUCTION TO COMPLY WITH LOCAL/COUNTY ZONING AND CODES STANDARDS AND STATE AND LOCAL STORMWATER REGULATIONS.

1. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNERS REPRESENTATIVE AND OUTSIDE AREAS PRONE TO FLOODING. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE MAINTAINED TO PREVENT LOSS OF TOPSOIL MATERIAL.
2. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS COVERED WITH TOPSOIL, AND VEGETATED PER DRAWINGS.
3. FILL AREAS SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND.
4. ROADWAYS AND DRIVEWAYS SHALL BE PROOF-ROLLED TO 98 PERCENT MAXIMUM DRY DENSITY (AS PER ASTM D698 STANDARD PROCTOR) WILL BE ALLOWED, UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER.
5. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RECOMPACTED TO 98 PERCENT MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
6. CONFIRMATION OF ALL COMPACTION REQUIREMENTS SHALL BE CONFIRMED BY A QUALIFIED SOILS ENGINEER. SEE SPECIFICATION FOR SOIL COMPACTION RATES.
6. ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 6 INCHES.
7. ALL AREAS WILL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.
9. GRADEWORK SHALL BE SEQUENCED SO THAT EACH AREA IS PLACED WITHIN 14 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
10. ALL GRADING OPERATIONS SHALL BE COMPLETED IN COMPLIANCE OF CITY, COUNTY, AND STATE LAND DISTURBANCE PERMITS AS REQUIRED.

1. ALL LAYOUT MEASUREMENTS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. COORDINATE POINTS SHOWN ARE TAKEN FROM BASE INFORMATION PROVIDED BY OTHERS. CONTRACTOR SHALL CROSS CHECK BETWEEN COORDINATE LAYOUT AND PLAN DIMENSIONS PRIOR TO COMMENCING WORK.
3. LOSE DESIGN, ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE BASE INFORMATION AS PROVIDED. CONTRACTOR IS TO VERIFY ALL BASE INFORMATION AS NECESSARY AND TO ADVISE THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ANY LAYOUT WORK.
4. ALL WORK SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL DAMAGED AND/OR DISTURBED MONUMENTS, STAKES, ETC.
6. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR SHALL USE DIMENSION, COORDINATES, AND OTHER INFORMATION PROVIDED ON LAYOUT PLANS.
7. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING REQUIRED ON THE PROJECT. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN EXISTING FACILITIES AND PROPOSED FACILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL NOTIFY LOSE DESIGN WITHIN 24 HOURS OF ANY LAYOUT DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. ALL ADDITIONAL COSTS, INCLUDING BUT NOT LIMITED TO MEDICAL, CONSTRUCTION, ADDITIONAL SITE VISITS, OR ENGINEERING SERVICES AND FEES, ETC., INCURRED DUE TO THE FAILURE TO FOLLOW THIS PROCEDURE WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL PROVIDE ADEQUATE LAYOUT INFORMATION TO DEMONSTRATE, TO THE MAXIMUM EXTENT PRACTICAL, THAT NO CONFLICTS BETWEEN VARIOUS TRADES EXIST.
10. DRAINAGE STRUCTURES ARE SHOWN TO INDICATE CASTING TYPE AND LOCATION. CONTRACTOR SHALL STAKE PROPOSED PAVING, STRUCTURES, CURBS, ETC. TO ENSURE DRAINAGE STRUCTURES ARE PLACED TO AVOID CONFLICTS. DRAINAGE STRUCTURES ARE NOT DRAWN TO SCALE.

1. ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE ACT, FEDERAL REGISTER 36CFR PARTS 1190 AND 1191. ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES; ARCHITECTURAL BARRIERS TO COMMUNITY DEVELOPMENT; GUIDELINES
2. CONTRACTOR TO COORDINATE ALL INSPECTIONS AS REQUIRED BY THE LOCAL ADA COMPLIANCE OFFICE.
3. AT ALL INTERSECTION OF TRAILS, SIDEWALKS, PLAZAS, AND OTHER INSTANCES WHERE 90 DEGREE TURNS CAN TAKE PLACE, THE MAX. SLOPE IN ALL DIRECTIONS IS 2 PERCENT.

1. EXISTING TREES ON-SITE TO BE REMOVED HAVE BEEN MARKED ON THE SITE PLANS WITH AN "X". ONLY THOSE MARKED TREES SHALL BE REMOVED. CONTRACTOR SHALL PROCEED WITH THE FOLLOWING FOR TREES TO BE REMOVED ONLY:
 - 1.1. REMOVE THE TOP OF ALL TREES INCLUDING BRANCHES AND TRUNK IN AN ORGANIZED AND SAFE MANNER BEING CAREFUL NOT TO DAMAGE ANY TREES TO REMAIN OR OTHER SITE FEATURES
 - 1.2. ALL STUMPS OF TREES BEING REMOVED SHALL BE COMPLETELY EXCAVATED AND REMOVED. ALL EXCAVATED HOLES, FROM REMOVAL OF TREE ROOTS, REMAINING ON-SITE SHALL BE REMEDIATED WITH ENGINEERED FILL AND COMPACTED TO MEET SPECIFICATIONS.
 - 1.3. ALL TREE WASTE, INCLUDING LIMBS, BRANCHES, TRUNKS, ROOTS OR OTHER, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF IN A LEGAL MANNER.
2. ALL TREES THAT HAVE NOT BEEN MARKED ON THESE PLANS WITH AN "X" SHALL BE PROTECTED ON SITE DURING CONSTRUCTION FROM ANY AND ALL DAMAGE. CONTRACTOR SHALL PROCEED WITH THE FOLLOW FOR TREES TO BE PROTECTED ONLY:
 - 2.1. ALL PROTECTED TREES THAT ARE LOCATED NEAR OR WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED BY TREE PROTECTION FENCING PER DETAILS.
 - 2.2. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PROTECTED TREES THAT ARE DAMAGED DURING CONSTRUCTION.
 - 2.3. IF PROTECTED TREES ARE LOCATED WITHIN THE LIMITS OF CONSTRUCTION, THEY MUST BE PROTECTED DURING SITE CONSTRUCTION.
 - 2.4. IF GRADING, EXCAVATION OR PAVING IS SHOWN TO OCCUR NEAR THE PROTECTED TREE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING WITH A LOCAL TREE SURGEON FOR RECOMMENDATIONS ON TREE PROTECTION.
 - 2.5. IF DISCREPANCIES OCCUR AND IT IS ANTICIPATED THAT THE PROTECTED TREES WILL BE DAMAGED DUE TO PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICT.
 - 2.6. THE CONTRACTOR SHALL ALSO SUBMIT RECOMMENDATIONS TO THE DESIGNER FROM THE TREE SURGEON FOR PROTECTION MEASURES.
 - 2.7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IN-FIELD COORDINATION WITH THE DESIGNER TO RESOLVE ANY CONFLICTS THAT MAY ARISE DUE TO PROTECTED TREES.
 - 2.8. IF THE CONTRACTOR LOCATES TREES IN THE FIELD THAT ARE NOT SHOWN ON THESE PLANS OR THAT ARE MISLOCATED, THE CONTRACTOR SHALL NOTIFY THE DESIGNER FOR REVIEW OF THE TREE AND ITS LOCATION.
 - 2.9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUB-CONSULTANTS AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE THE PROTECTION OF THE TREES TO REMAIN.

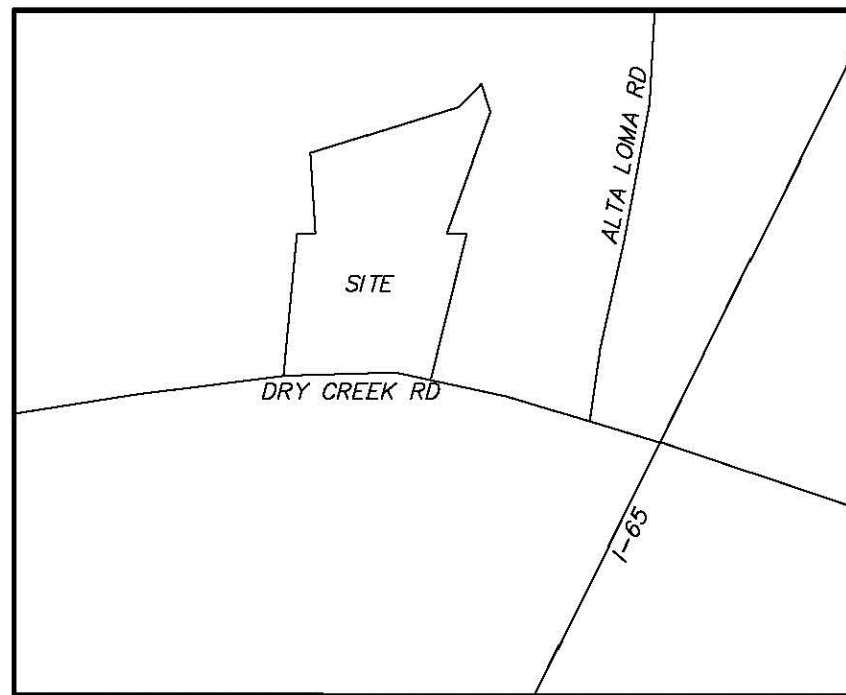
- 2.10. IN THE EVENT OF UTILITY LINE ADJUSTMENTS, ADDITIONS OR RELOCATIONS, THE CONTRACTOR SHALL WORK WITH THE UTILITY PROVIDER AND INSTALLER TO ROUTE THE UTILITY LINES OUTSIDE OF THE TREE PROTECTION ZONE. IF THIS IS NOT POSSIBLE, RECOMMENDATIONS MUST BE OBTAINED FROM A LOCAL TREE SURGEON FOR REMEDIATION OPTIONS.
- 2.11. CONTRACTOR MUST SUBMIT ALL REPORTS OR RECOMMENDATIONS FOR TREE PRUNING OR ALTERING TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO RENDERING SERVICES.

ASPH - ASPHALT	NC	- NOT IN CONTRACT
@ - AT	NO	- NUMBER
BBC - BOTTOM OF CURB	O.C.	- ON CENTER
BOF - BACKFLOW PREVENTER	OD	- OUTSIDE DIAMETER
BS - BOTTOM OF STEP	PD	- PERFORATED DRAIN
BL - BOTTOM OF WALL	PL	- PROPERTY LINE
CL - CENTERLINE	PB	- POINT OF BEGINNING
CJ - CONTROL JOINT	PP	- POWER POLE
CO - COMPANY	R	- RADIUS
CONT - CONTINUOUS	ROW	- RIGHT OF WAY
CY - CUBIC YARD	SERV	- SERVICE
DIA - DIAMETER	SC	- SCHEDULE
DI - DRIVE	SF	- SQUARE FEET
EJ - EXPANSION JOINT	S.F.	- SILT FENCE
ELEC - ELECTRIC	SQ	- SQUARE
ELEV - ELEVATION	SO	- SQUARE YARD
FX - FIRE HYDRANT	SIG	- SIGNAL
EX - EXISTING	SPEC	- SPECIFICATION(S)
FT - FEET	STA	- STATION
FL - FLOW LINE	ST	- STREET
GALV - GALVANIZED	T	- TELEPHONE
HT - HIGH POINT	TC	- TOP OF CASTING
HT - HEIGHT	TOC	- TOP OF CURB
HW - HEADWALL	TP	- TOP OF FOOTING
HYD - HYDRANT	TF	- TOP OF PAVEMENT
ID - INSIDE DIAMETER	TS	- TOP OF STEP
JUNC - JUNCTION	TW	- TOP OF WALL
LOC - LIMITS OF CLEARANCE	TYT	- TYPICAL
L.O.D. - LIMITS OF DISTURBANCE	VERT	- VERTICAL
LF - LINEAL FEET	W	- WATER
MAX - MAXIMUM	WS	- WATER SERVICE
MIN - MINIMUM	WW	- WATER VALVE
M - MANHOLE	WWF	- WELDED WIRE FABRIC
MPH - MILES PER HOUR		

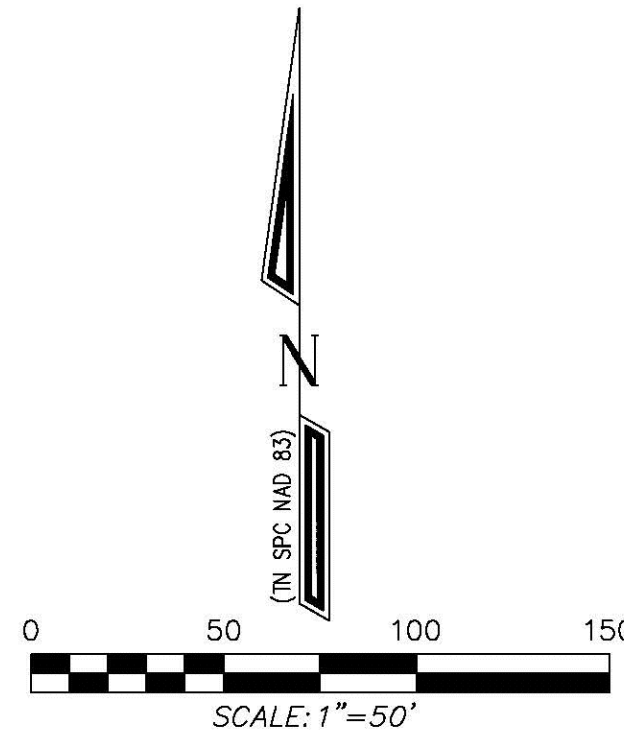
- BVCS - BEGINNING OF VERTICAL CURVE STATION
- BVCE - BEGINNING OF VERTICAL CURVE ELEVATION
- EVCS - ENDING OF VERTICAL CURVE STATION
- EVCE - ENDING OF VERTICAL CURVE ELEVATION
- PVI - POINT OF VERTICAL INTERSECTION

NOTE: THESE ABBREVIATIONS ARE GENERAL; INDIVIDUAL SHEETS MAY INCLUDE OTHERS.

— OE ——— OE ———	OVERHEAD ELECTRIC
— UE ——— UE ———	UNDERGROUND ELECTRIC
— G ——— G ———	GAS
— W ——— W ———	WATER
— SW ——— SW ———	STORM SEWER
— SS ——— SS ———	SANITARY SEWER
	BENCHMARK
	FIRE HYDRANT



VICINITY MAP
N.T.S.



UTILITY NOTE:

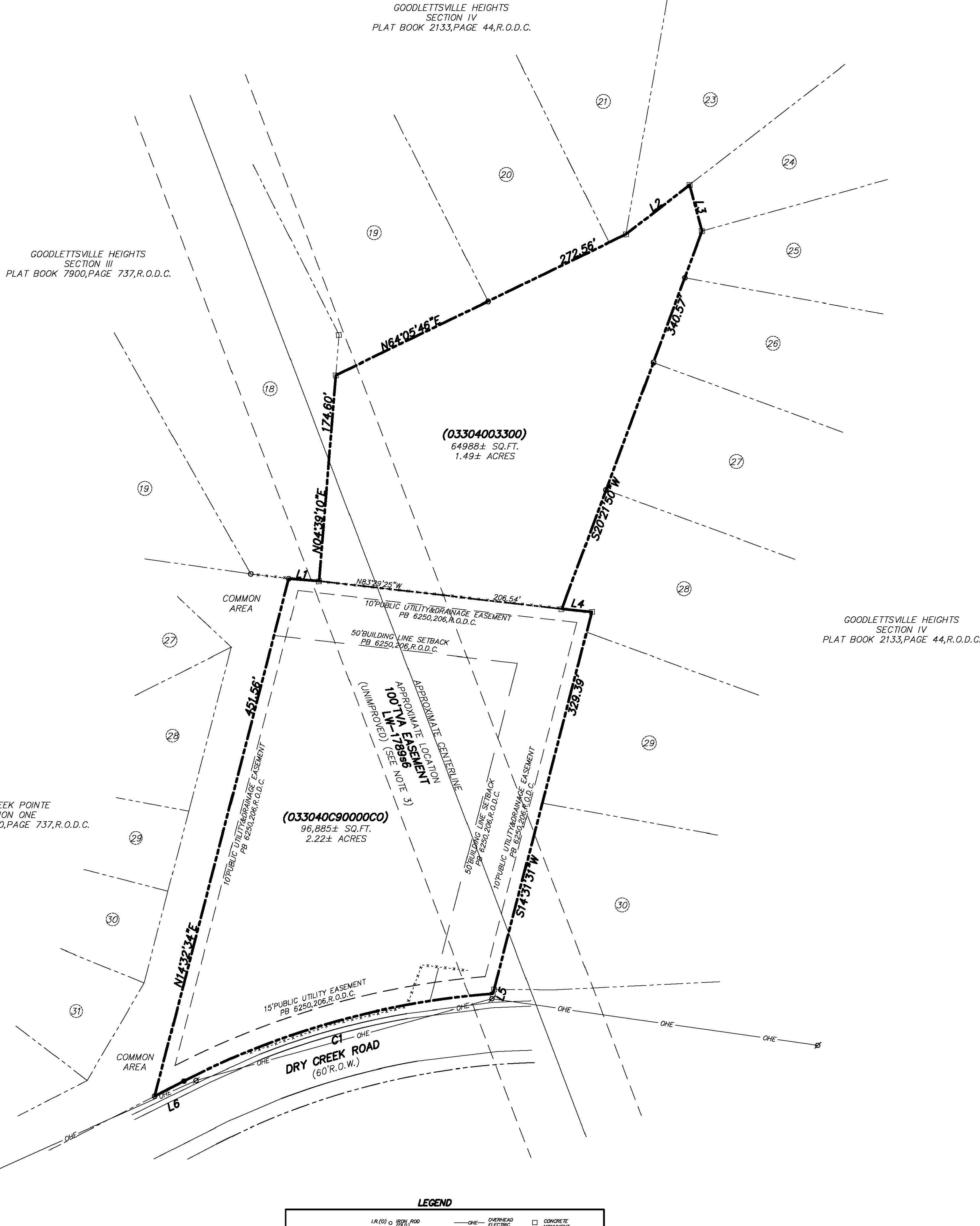
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO 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. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-815-355-1987 OR 1-800-351-1111.

LINE	BEARING	DISTANCE
L1	S86°30'22"E	25.71'
L2	N62°08'43"E	68.20'
L3	S75°05'41"E	40.48'
L4	S84°15'36"E	25.42'
L5	S17°49'51"W	3.87'
L6	S62°31'23"W	27.89'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	683.39'	273.01'	271.20'	S74°13'59"W	22°53'21"

NOTES:

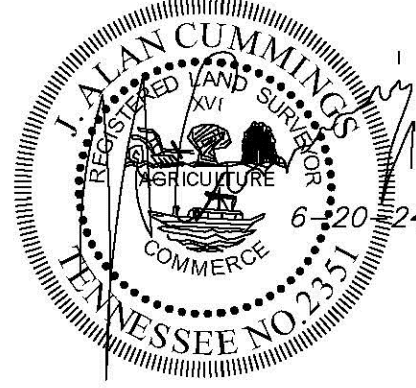
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATE(S) OF 6-25-24, UTILIZING A TOPCON DUAL FREQUENCY RECEIVER. THE BEARINGS SHOWN WERE DERIVED USING THE TDDT GNSS REFERENCE NETWORK AND REFERENCED TO NAD 83 (2011), TENNESSEE ZONE 4100.
- TVA EASEMENT LOCATION SHOWN HEREON IS APPROXIMATE; NO ABOVE GROUND EVIDENCE OBSERVED AT TIME OF SURVEY. THE EASEMENT LINE HAS BEEN DEENERGIZED AND HAS BEEN REMOVED. SURVEYOR UNABLE TO ESTABLISH CENTERLINE OF EASEMENT.



SURVEYOR'S CERTIFICATE

TO: LOSE DESIGN

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND MEETS THE REQUIREMENTS OF A CATEGORY I SURVEY. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000.



WARNING

THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS. USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

FOR:
OLIVER MOORE, PE
PROJECT MANAGER
LOSE DESIGN
P: (615) 242-0040 D: (615) 810-8187
A: 2809 FOSTER AVENUE
NASHVILLE, TN 37210
W: WWW.LOSE.DESIGN E: OMOORE@LOSE.DESIGN

DEED REFERENCE

TO: DRY CREEK ACQUISITIONS LLC
FROM: CDS CAPITAL LLC
RECORD: INSTRUMENT 202111020146607, R.O.D.C.

TO: CDS CAPITAL LLC
FROM: STEWART BUILDING GROUP LLC
RECORD: INSTRUMENT 201809260095362, R.O.D.C.
INSTRUMENT 202007300084020, R.O.D.C.
INSTRUMENT 202009080102225, R.O.D.C.

PARCEL IDs

033040C90000C0
033040C00100C0
033040C00200C0
033040C00300C0
033040C00400C0
033040C00500C0
033040C00600C0
033040C00700C0
033040C00800C0
033040C00900C0
033040C01000C0
033040C01100C0
033040C01200C0
033040C01300C0
033040C01400C0
033040C01500C0
033040C01600C0
033040C03300

PLAT REFERENCE

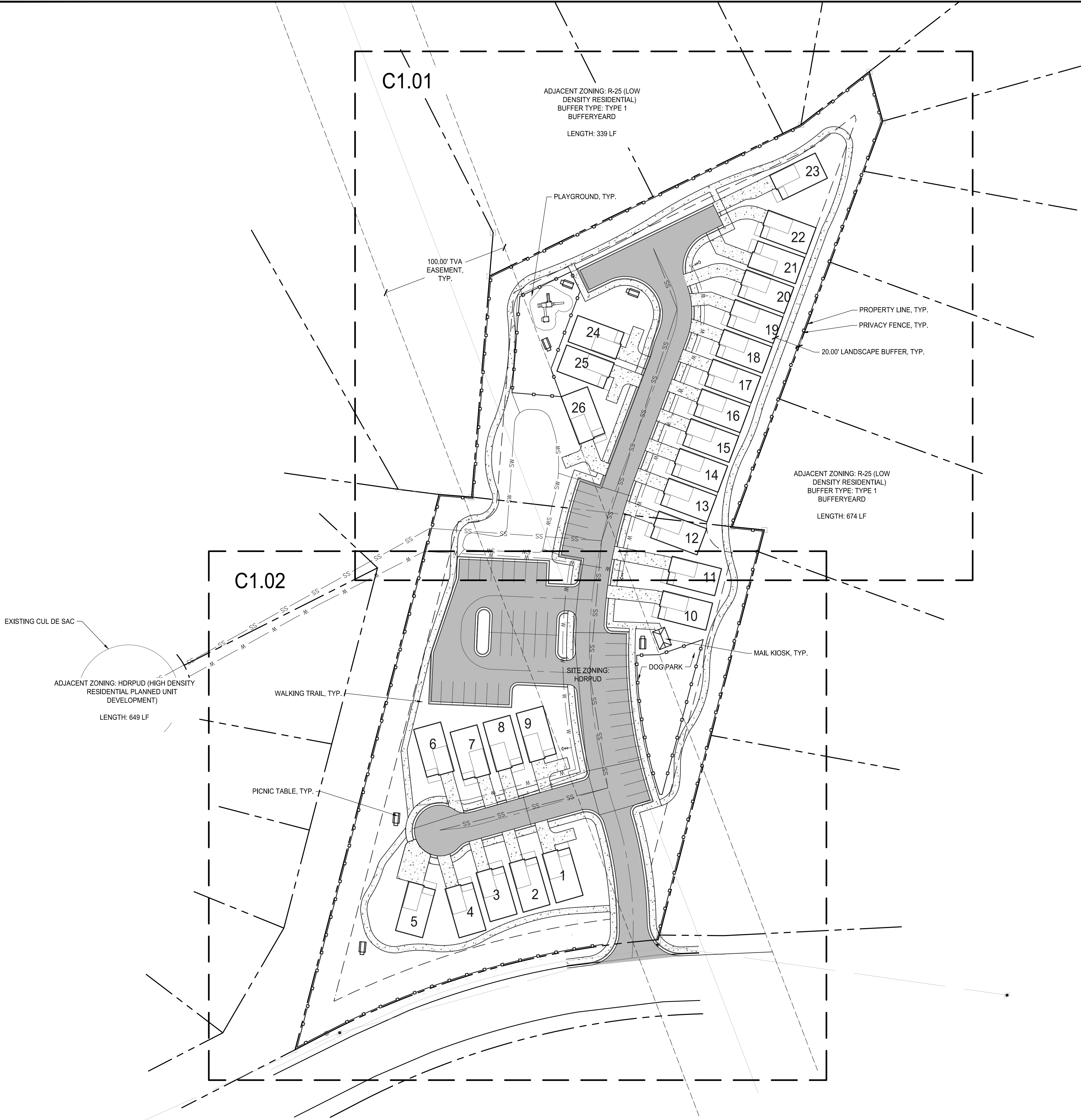
BEING LOT 8 ON PLAT ENTITLED RIVERGATE ACRES LIMITED OF RECORD IN PLAT BOOK 6250, PAGE 206, R.O.D.C. & RESERVED AS SHOWN ON PLAT ENTITLED GOODLETTSVILLE HEIGHTS, SECTION IV OF RECORD IN PLAT BOOK 2133, PAGE 44, R.O.D.C.

**TOTAL AREA: 161,873 SQUARE FEET±
OR 3.71 ACRES±**

GENERAL
PROPERTY SURVEY
**DRY CREEK COTTAGES &
MERIDAN CAPITAL GROUP, LLC**
100-120 OLD RYMAN WAY &
O DRAPER DRIVE,
10TH COUNCILMANIC DISTRICT,
CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY, TENNESSEE

DATE: 6-20-24 CCPC JOB NO. 24-045

N:\2023\20172_Dry_Creek_Developing_Goodlettsville_TN\2023\1_SHEETS\20172_C1.00_PTE_SHEETS.dwg - Printed on 2024-12-11 at 1:09:01 PM.



LAYOUT NOTES:

1. SEE SHEET 'C0.01 FOR GENERAL NOTES.
2. SEE ARCHITECTURAL SHEETS FOR BUILDING.
3. INSTALL JOINTS WHERE SHOWN TO ALIGN TO WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALL, CURBS, ETC.). ALL JOINTS TO BE STRAIGHT AND TRUE. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
4. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
5. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
6. ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
7. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
8. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TDOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
9. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

LAYOUT LEGEND:

- PROPERTY LINE
- CONCRETE (HEAVY-DUTY)
- CONCRETE (LIGHT-DUTY)
- PROPOSED ASPHALT (LIGHT-DUTY)

AREA
FRONT: 2.34 AC
BACK: 1.49 AC
TOTAL AREA: 3.83 AC

EXISTING ZONING
FRONT: HDRPUD
BACK: R25

PROPOSED ZONING
FRONT: HDRPUD
BACK: HDRPUD

MAX. ALLOWABLE DENSITY: 7 UNITS/AC
MAX. ALLOWABLE UNITS: 26 UNITS

PROPOSED DENSITY: 6.79 UNITS/AC
PROPOSED UNITS: 26 UNITS

MINIMUM SPACING BETWEEN UNITS: 5'

MINIMUM OPEN SPACE REQ.: 25%
PROPOSED OPEN SPACE: (1.99 AC) 52%

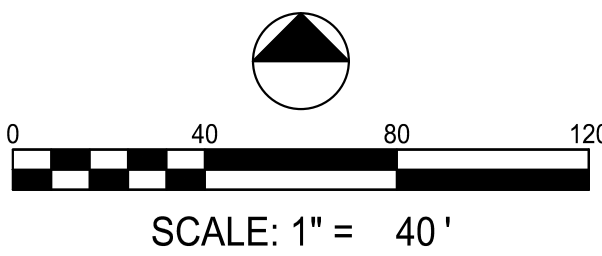
MINIMUM USABLE OPEN SPACE REQ.: 25%
PROP. USABLE OPEN SPACE: (0.78AC) 39%

MAXIMUM BUILDING HEIGHT: 3 STORIES

PARKING REQUIRED: 110 (4 SPACE PER UNIT + 1 PER 5 UNITS)
PARKING PROPOSED: 110 TOTAL (61 GARAGE/DRIVEWAY + 49 OFF STREET)

VARIANCES REQUESTED:
1) 20' BUILDING SETBACK AROUND PERIMETER OF PUD
CODE CALLS FOR 35'-50'

BUILDING DIMENSIONS: 22 WIDTH' x 40' DEPTH
ROADWAY
TWO (2) 11' ASPHALT LANES
2' CURB & GUTTER
5' SIDEWALK



LOSE
DESIGN
SPACES FOR LIFE.

THIS DRAWING AND THE DESIGN SHOWN IS THE PROPERTY OF THE ARCHITECT. REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT IS PROHIBITED. AND ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

DRY CREEK COTTAGES
PRELIMINARY MASTER PLAN & REZONE

GOODLETTSVILLE
MCL
TENNESSEE

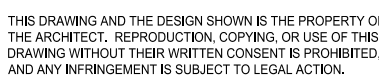
SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	12/31/24	PMP & REZONE RESUBMITTAL

SHEET TITLE

LAYOUT PLAN KEY

PROJECT NO. 23172	DATE 10/10/2024
DRAWN BY JP	SCALE 1"=40'
CHECKED BY OM	
SHEET NO.	

C1.00



TENNESSEE

MCL

GOODLETTSVILLE

[illegible]

SHEET TITLE

LAYOUT PLAN

PROJECT NO. 23172	DATE 10/10/2024
DRAWN BY JP	SCALE 1"=40'
CHECKED BY OM	
SHEET NO.	

C1.01

1. SEE SHEET "C0.01 FOR GENERAL NOTES.
2. SEE ARCHITECTURAL SHEETS FOR BUILDING.
3. INSTALL JOINTS WHERE SHOWN TO ALIGN TO WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALL, CURBS, ETC.). ALL JOINTS TO BE STRAIGHT AND TRUE.
4. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
5. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
7. ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
8. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
9. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TDOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
10. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

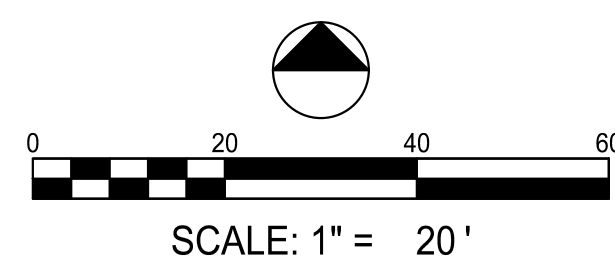
— — — — — PROPERTY LINE

 CONCRETE (HEAVY-DUTY)

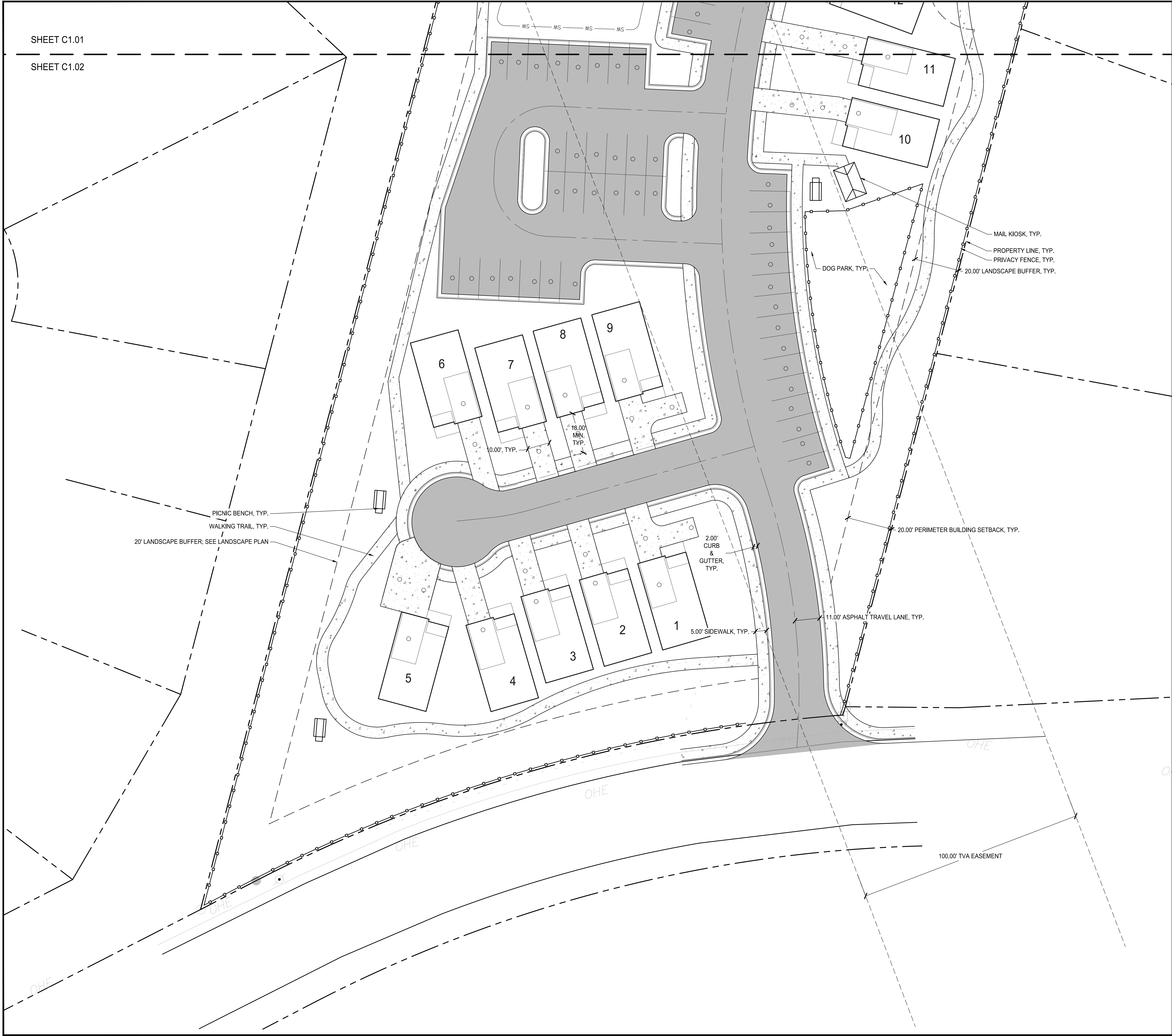
 CONCRETE (LIGHT-DUTY)

 PROPOSED ASPHALT (LIGHT-DUTY)

BUILDING DIMENSIONS: 22 WIDTH' x 40' DEPTH
ROADWAY
TWO (2) 11' ASPHALT LANES
2' CURB & GUTTER
5' SIDEWALK



N:\2023\23172_Dry_Creek_Developing_Goodlettsville_TN\20240110_SHEETS\23172_C1.02_PTE_SHEETS.dwg - Printed on 2024-12-11 at 1:29:30 PM.



LAYOUT NOTES:

- SEE SHEET C0.01 FOR GENERAL NOTES.
- SEE ARCHITECTURAL SHEETS FOR BUILDING.
- INSTALL JOINTS WHERE SHOWN TO ALIGN TO WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALL, CURBS, ETC.). ALL JOINTS TO BE STRAIGHT AND TRUE. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
- ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
- ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TDOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

LAYOUT LEGEND:

- PROPERTY LINE
- CONCRETE (HEAVY-DUTY)
- CONCRETE (LIGHT-DUTY)
- PROPOSED ASPHALT (LIGHT-DUTY)

AREA
FRONT: 2.34 AC
BACK : 1.49 AC
TOTAL AREA: 3.83 AC

EXISTING ZONING
FRONT: HDRPUD
BACK: R25

PROPOSED ZONING
FRONT: HDRPUD
BACK: HDRPUD

MAX. ALLOWABLE DENSITY: 7 UNITS/AC
MAX. ALLOWABLE UNITS: 26 UNITS

PROPOSED DENSITY: 6.79 UNITS/AC
PROPOSED UNITS: 26 UNITS

MINIMUM SPACING BETWEEN UNITS: 5'

MINIMUM OPEN SPACE REQ.: 25%
PROPOSED OPEN SPACE: (1.99 AC) 52%

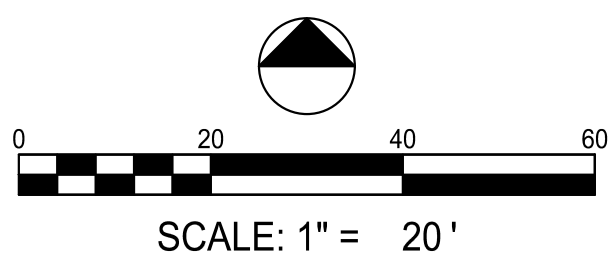
MINIMUM USABLE OPEN SPACE REQ.: 25%
PROP. USABLE OPEN SPACE: (0.78AC) 39%

MAXIMUM BUILDING HEIGHT: 3 STORIES

PARKING REQUIRED: 110 (4 SPACE PER UNIT+ 1 PER 5 UNITS)
PARKING PROPOSED: 110 TOTAL (61 GARAGE/DRIVEWAY+ 49 OFF STREET)

VARIANCE REQUESTED:
1) 20' BUILDING SETBACK AROUND PERIMETER OF PUD
CODE CALLS FOR 35'-50'

BUILDING DIMENSIONS: 22 WIDTH' x 40' DEPTH
ROADWAY
TWO (2) 11' ASPHALT LANES
2' CURB & GUTTER
5' SIDEWALK



LOSE
DESIGN
SPACES FOR LIFE.

THIS DRAWING AND THE DESIGN SHOWN IS THE PROPERTY OF THE ARCHITECT. REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED. AND ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

DRY CREEK COTTAGES
PRELIMINARY MASTER PLAN & REZONE

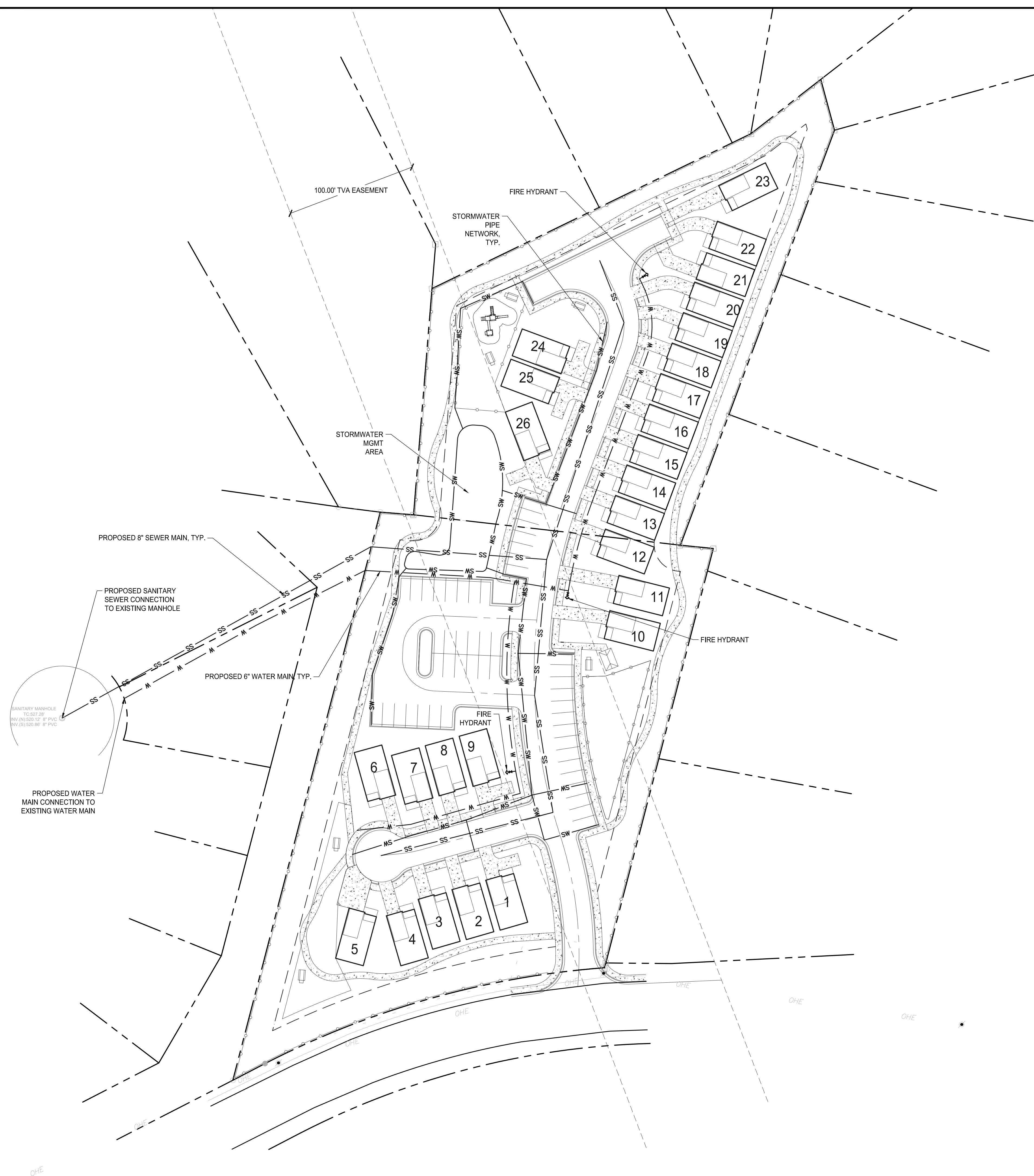
GOODLETTSVILLE
MCL
TENNESSEE

SUBMITTALS / REVISIONS	
NO.	DESCRIPTION
1	12/31/24 PMP & REZONE RESUBMITTAL

SHEET TITLE
LAYOUT PLAN

PROJECT NO. 23172	DATE 10/10/2024
DRAWN BY JP	SCALE 1"=10'
CHECKED BY OM	
SHEET NO.	

C1.02



SANITARY SEWER NOTES:

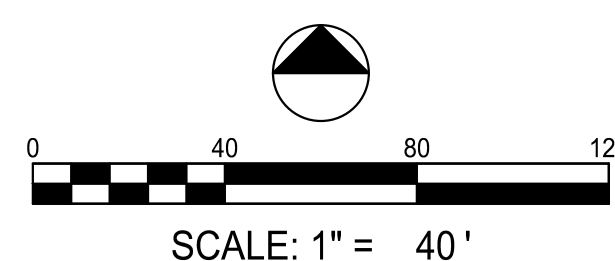
1. ALL WASTEWATER PIPE CONSTRUCTION MUST CONFORM TO ALL REGULATED CITY UTILITIES DEPT. SEWER STANDARDS AND SPECIFICATIONS.
2. CONSTRUCTION PERMIT AND A MANDATORY PRE-CONSTRUCTION CONFERENCE, WITH INSPECTOR BY APPOINTMENT ONLY, ARE REQUIRED PRIOR TO ANY SEWER WORK.
3. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 90% OF THE THEORETICAL MAXIMUM DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS.
5. FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK STABILIZATION AND PROTECTION SHALL BE REQUIRED AS PER EROSION CONTROL REQUIREMENTS AND THE LAWS OF GOODLETTSVILLE.
6. ALL PROPOSED SANITARY SEWER PIPING IS TO BE INSTALLED AT A MINIMUM SLOPE OF 1.0% UNLESS OTHERWISE STATED. (SEE SANITARY SEWER PROFILES FOR ADDITIONAL INFORMATION).
7. SEWERS SHOULD BE LAID AT LEAST 10' HORIZONTALLY AND 18" VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN WITH THE WATER MAIN ABOVE THE SEWER PIPE. SEWERS CROSSING WATER MAINS SHALL BE ARRANGED SO THAT THE SEWER THE SEWER JOINTS WILL BE EQUAL DISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, EITHER THE WATER MAIN OR THE SEWER SHOULD BE DUCTILE IRON OR SHALL BE ENCASED IN DUCTILE IRON OR CONCRETE FOR A MINIMUM OF ONE FULL JOINT LENGTH ON EACH SIDE OF THE CROSSING.
8. ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC OR SCHEDULE 40 FOR DEPTHS FROM 6' TO 16' AND DIP FOR DEPTHS LESS THAN 6' OR MORE THAN 16'.

WATER NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE WATER SYSTEM MUST COMPLY IN ALL MSUD STANDARDS, SPECIFICATIONS AND INSPECTION REQUIREMENTS.
2. THRUST BLOCKS TO BE USED AT ALL BENDS, PLUGS, AND TEES ON LINES 36" OR LARGER.
3. FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE A MIN. OF 3' OUTSIDE IF CURVE RADIUS.
4. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY MSUD.
5. ALL HYDRANTS MUST CONFORM TO THE SPECIFICATIONS OF MSUD.
6. ALL WATER SERVICE LINES SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES.

UTILITIES LEGEND

— W ——— W ———	WATER
— SW ——— SW ———	STORM SEWER
— SS ——— SS ———	SANITARY SEWER
◆	FIRE HYDRANT



LOSE
DESIGN
SPACES FOR LIFE.

THIS DRAWING AND THE DESIGN SHOWN IS THE PROPERTY OF THE ARCHITECT. REPRODUCTION, COPYING, OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED. AND ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

DRY CREEK COTTAGES
PRELIMINARY MASTER PLAN & REZONE

TENNESSEE

MCL

GOODLETTSVILLE

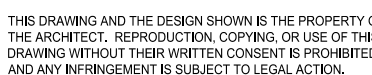
[illegible]

SHEET TITLE

UTILITY PLAN

PROJECT NO. 23172	DATE 10/10/2024
DRAWN BY OM	SCALE 1" = 40'
CHECKED BY MW	
SHEET NO.	

C5.00



TENNESSEE

MCI

GOODLETTSVILLE

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	12/31/24	PMP & REZONE RESUBMITTAL

SHEET TITLE

LANDSCAPE PLAN

PROJECT NO. 23172	DATE 10/10/2024
DRAWN BY SB	SCALE 1"=20'
CHECKED BY JG	
SHEET NO.	

L1.02

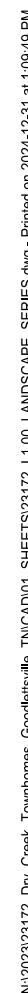


PHOTO	SYMBOL	COMMON / BOTANICAL NAME
-------	--------	-------------------------

TREES

	ARMSTRONG RED MAPLE ACER RUBRUM 'ARMSTRONG'
	FLOWERING DOGWOOD CORNUS FLORIDA
	PIN OAK QUERCUS PALUSTRIS
	SERVICEBERRY AMELANCHIER ALNIFOLIA
	TULIP POPLAR LIRODENDRON TULIPIFERA

SHRUBS

	COMMON BOXWOOD BUXUS SEMPERVIRENS
	INKBERRY HOLLY ILEX GLABRA
	YAUPON HOLLY ILEX VOMITORIA



SCALE: 1" = 20'

1. UNDERGROUND UTILITIES:
1.1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. BEFORE YOU DIG, CALL [TENNESSEE] [GEORGIA] [OTHER STATE] ONE CALL SYSTEM.
- 1.2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING THAT IS THE MAINDER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

1. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF THE PLANTS.
2. PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS, INCLUDING THE REMOVAL OF "POUNDUP" OR ANY OTHER MATERIAL THAT WILL ACTIVELY GROWING PLANTS. PLANT BEDS SHALL BE PREPARED AS CALLED FOR IN THE SPECIFICATIONS AND DETAILS.
3. ALL OTHER DISTURBED AREAS ARE TO BE SEEDED OR SODDED AS PER THE PLANS. ADDITIONAL SEEDING OR SODDING, IF REQUIRED, WILL BE AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. SEE EROSION CONTROL SHEET FOR SEEDING.
4. PLANTING BEDS SHALL HAVE A THREE (3) INCH SHREDDED HARDWOOD BARK MULCH OVER THE ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
5. PRIOR TO PLANTING, ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
6. ALL TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF ONE (1) PART ORIGINAL SUBSOIL AND TWO (2) PARTS TOPSOIL, THOROUGHLY MIXED. SAMPLE OF MIXTURE TO BE APPROVED IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. PLANT GROUND COVER AND ANNUAL BEDS IN SAME MIXTURE AS SHRUBS. AFTER PLANTING & MULCHING WATER AREAS TO POINT OF SATURATION.
8. ALL PLANTED AREAS ARE TO BE FERTILIZED WITH GRANULAR FERTILIZER. LANDSCAPE CONTRACTOR IS TO PROVIDE SOIL TEST RESULTS AND PROPOSED FERTILIZER APPLICATION RATES TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
9. ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60. 1-2004) OR LATEST EDITION. PLANTS NOT IN COMPLIANCE WILL BE REJECTED AND REPLACED WITH PLANTS THAT MEET THE STANDARDS.
10. SPRAY TREES AND SHRUBS WITH AN ANTI-DECIDUANT IF FOLIAGE IS PERENNIAL.
11. EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN THE SAME MANNER AS DECIDUOUS MATERIAL IS PLANTED.
12. DO NOT PRUNE ANY PLANT MATERIAL UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
13. ALL LANDSCAPE MATERIAL SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION. MATERIALS MAY BE VIEWED AT LANDSCAPE CONTRACTOR'S HOLDING SITE OR AT THIS SITE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF THE AVAILABILITY OF THE MATERIALS TO BE INSPECTED.
14. ALL MATERIALS ON ORDERED ON THE SITE AND FOUND TO BE UNACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF ORDER.
15. FIELD CHANGES ARE TO BE APPROVED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. EXISTING PLANT MATERIAL IS TO BE EVALUATED BY THE LANDSCAPE ARCHITECT FOR POSSIBLE RELOCATION ON SITE. THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK.
17. ALL PLANT MATERIAL SHALL BE SUPPLIED BY APPROPRIATE SOURCES TO PREVENT UNDO STRESS OR PROLONGED ACCLIMATIZATION WHICH WOULD INHIBIT PLANT GROWTH.
18. LANDSCAPE CONTRACTOR IS TO VERIFY PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST. IF DISCREPANCIES OCCUR, LANDSCAPE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
19. EVERGREEN TREES TO BE A MINIMUM OF 6 IN. IN HEIGHT AT TIME OF PLANTING. DECIDUOUS TREES TO BE 2' MIN. IN HEIGHT AT TIME OF PLANTING. PLANT LIST FOR LARGER MATERIAL REQUIRED.
20. MULTI-TRUNK PLANT MATERIAL SHALL BE ONE PLANT GROWN FROM SINGLE SEEDLING. NO CLUMP MULTI-PLANT STOCK WILL BE ACCEPTED.
21. IF IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE CENTRAL LEADER OF ANY TREE HAS BEEN CUT IN THE HISTORY OF THE PLANT'S GROWTH, THE MATERIAL SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE DECISION OF THE LANDSCAPE ARCHITECT WILL BE FINAL.

1. ALL CANOPY TREES SHALL BE LIMBED UP AT LEAST 7' WITH A MINIMUM HEIGHT OF 12'.
2. ALL PEDESTRIAN ACCESS WAYS MUST HAVE AT LEAST 7' OF CLEARANCE.
3. ALL UNDERSTORY TREES SHALL BE LIMBED UP AT LEAST 4' WITH A MINIMUM HEIGHT OF 8'.
4. ALL CANOPY AND UNDERSTORY TREES SHALL HAVE ONE STRONG CENTRAL LEADER TRUNK. NO MULTI-TRUNK UNLESS SPECIFIED.
5. THE SOUTH SIDE OF ALL TREES SHALL BE MARKED BEFORE TRANSPLANT FOR DIRECTIONAL PLACEMENT AT THE TIME OF PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR DIRECTIONAL PLACEMENT.
6. ALL TREES SHALL BE MATCHED SPECIMENS WITH A FULL CANOPY AND A UNIFORM BRANCHING HABIT.
7. EVERGREEN TREES SHALL BE FULL TO GROUND WITH A HEAVY CANOPY AND STRONG CENTRAL LEADER.
8. ALL SHRUBS SHALL HAVE A FULL, HEAVY BODY FOR THE COMPLETE HEIGHT OF THE SHRUB AND SHOULD NOT SHOW STRESS AT TIME OF PLANTING.
9. ALL SHRUBS SHALL HAVE A MINIMUM #3 CONTAINER AT TIME OF PLANTING. PLANT SELECTION MUST BE CHOSEN BY PLANT SIZE, NOT CONTAINER SIZE.
10. ALL SHRUBS, EXCEPT AS NOTED, SHALL BE PLANTED AND MAINTAINED IN THEIR NATURAL FORM TO CREATE A PLANT MASSING EFFECT. NO "GIMDORF" PRUNING IS ALLOWED.
11. MULCH "VOLCANOES" ARE UNACCEPTABLE. MULCH MUST BE INSTALLED PER DETAILS.
12. INSTALL ALL PLANTS IN ACCORDANCE WITH ALL APPLICABLE DETAILS AND SPECIFICATIONS INCLUDED WITHIN THE CONSTRUCTION PACKAGE.
13. ALL PLANTS MUST BE SELECTED, INSTALLED, AND MAINTAINED ACCORDING TO THE SPECIFICATIONS.
14. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM MAJOR UTILITY LINES. CONTACT LANDSCAPE ARCHITECT WHERE DISCREPANCIES OCCUR FOR FIELD ADJUSTMENT.

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>	<u>REMARKS</u>
TREES								
	ACE ARM	17	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	B&B	3" CAL	12'-14' HT	FULL PLANT, MATCHING
	CER EAS	53	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B&B	2" CAL	10'-12' HT	FULL PLANT, MATCHING
	COR FLO	40	CORNUS FLORIDA	FLOWERING DOGWOOD	B&B	2" CAL	10'-12' HT	FULL PLANT, MATCHING
	LIR TUL	30	LIRIODENDRON TULIIFERA	TULIP POPLAR	B&B	3" CAL	12'-14' HT	FULL TREE, MATCHING
	QUE PAL	26	QUERCUS PALUSTRIS	PIN OAK	B&B	3" CAL	12'-14' HT	FULL TREE, MATCHING
SHRUBS								
	BUX SEM	132	BUXUS SEMPERVIRENS	COMMON BOXWOOD	TBD	24"- 30"	24"-30"	FULL PLANT, MATCHING
	ILE GLA	133	ILEX GLABRA	INKBERRY HOLLY	TBD	30"-36"	30"-36"	FLL PLANT, MATCHING
	ILE VOM	74	ILEX VOMITORIA	YAUPON HOLLY	TBD	30"-36"	30"-36"	FULL PLANT, MATCHING

LANDSCAPE DATA TABLE FOR HDRPUD ZONING		
LANDSCAPE BUFFER REQUIREMENTS		
REQUIREMENT	REQUIRED	PROVIDED
ZONE HDRPUD : ZONE HDRPUD (649 L.F.)	BUFFERYARD 1	BUFFERYARD 1
FIVE CANOPY TREE PER 100' ALONG P.L.	32.45 TREES	22 TREES**
THREE UNDERSTORY TREES PER 100' ALONG P.L.	19.47 TREES	38 TREES
20 SHRUBS PER 100' ALONG P.L.	129.8 SHRBS	131 SHRUBS
FENCE/WALL	SIX FEET PRIVACY WOODEN FENCE ALONG P.L.	SIX FEET PRIVACY WOODEN FENCE ALONG P.L.
ZONE HDRPUD : ZONE R-25 (339 L.F.)	BUFFERYARD 1	BUFFERYARD 1
FIVE CANOPY TREE PER 100' ALONG P.L.	16.95 TREES	17 TREES
THREE UNDERSTORY TREES PER 100' ALONG P.L.	10 TREES	11 TREES
20 SHRUBS PER 100' ALONG P.L.	67.8 SHRBS	68 SHRUBS
FENCE/WALL	SIX FEET PRIVACY WOODEN FENCE ALONG P.L.	SIX FEET PRIVACY WOODEN FENCE ALONG P.L.
ZONE HDRPUD : ZONE R-25 (674 L.F.)	BUFFERYARD 1	BUFFERYARD 1
FIVE CANOPY TREE PER 100' ALONG P.L.	33.7 TREES	29 TREES**
THREE UNDERSTORY TREES PER 100' ALONG P.L.	20.22 TREES	30 TREES
20 SHRUBS PER 100' ALONG P.L.	134.8 SHRBS	135 SHRUBS
FENCE/WALL	SIX FEET PRIVACY WOODEN FENCE ALONG P.L.	SIX FEET PRIVACY WOODEN FENCE ALONG P.L.
**LARGE CANOPY TREES HAVE BEEN REPLACED WITH UNDERSTORY TREES UNDER TVA EASEMENT		
STREET TREE REQUIREMENTS (STREET FRONTAGE: 295 LF)		
REQUIREMENT	REQUIRED	PROVIDED
ONE MINIMUM 2" CALIPER TREE EVERY 30 LF	9.8	10
SITE TREE DENSITY (SITE AREA: 3.83 AC)		
EACH NEWLY DEVELOPED SITE SHALL BE REQUIRED TO HAVE A MINIMUM ACQUIRED CALIPER INCH (ACI OR CALIPER INCH) OF 70 CALIPER INCHES OF PROPOSED TREES PER ACRE.	268.1 CALIPER INCHES (CALIPER INCHES/ACRES)	405 CALIPER INCHES (105.74 CALIPER INCHES/ACRES)

GOODLETTSVILLE

NO.	DATE	DESCRIPTION
1	12/31/24	PMP & REZONE RESUBMITTAL
2	1	2
3	1	3
4	1	4
5	1	5
6	1	6
7	1	7
8	1	8
9	1	9
10	1	10

LANDSCAPE PLAN
(NOTES & SCHEDULES)

PROJECT NO. 23172	DATE 10/10/2024
DRAWN BY SB	SCALE NTS
CHECKED BY JG	
SHEET NO.	

L1.10

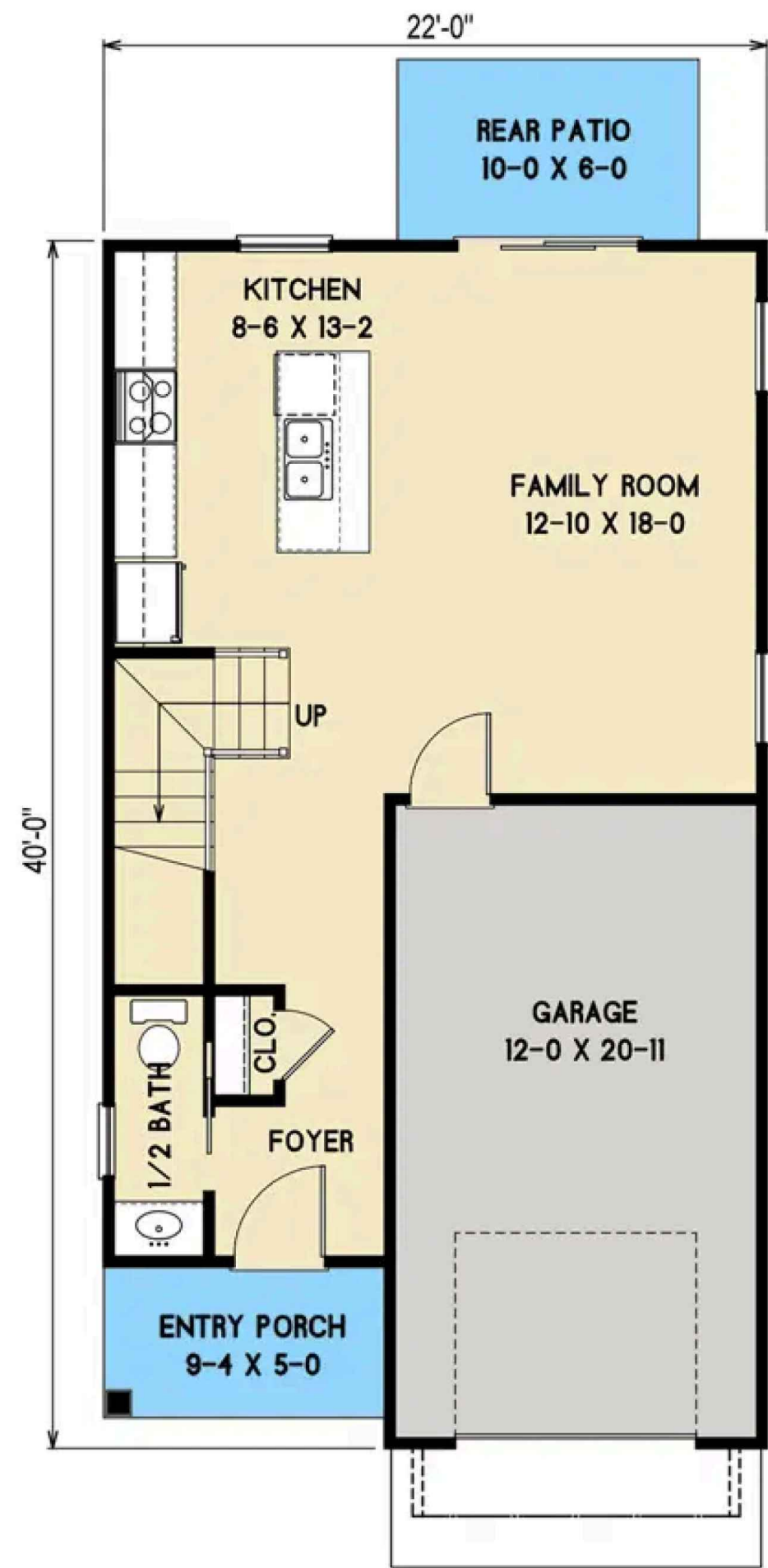
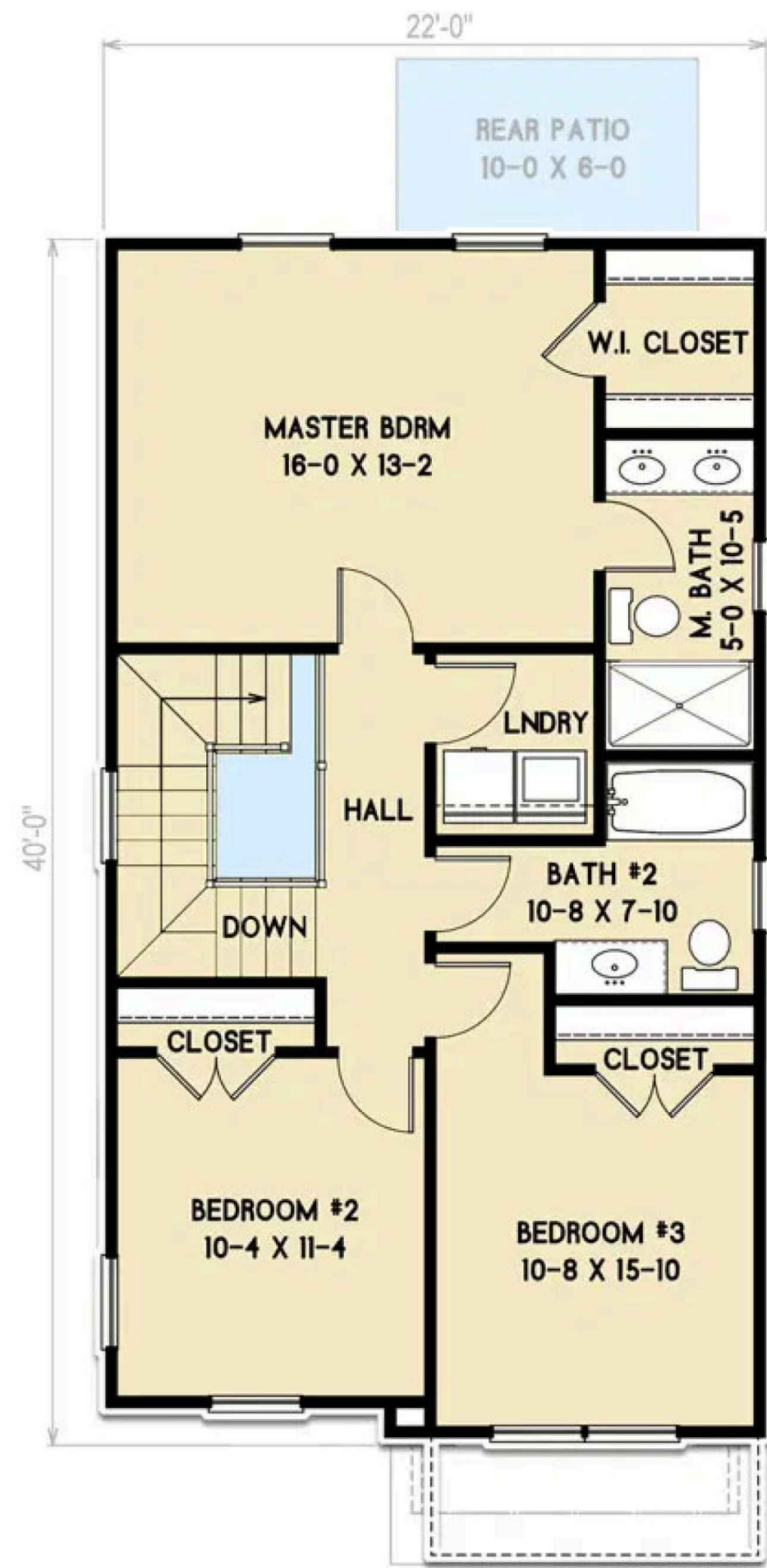
SHEET TITLELANDSCAPE PLAN
(DETAILS)

PROJECT NO. 23172	DATE 10/10/2024
DRAWN BY SB	SCALE NTS
CHECKED BY JG	
SHEET NO.	

L1.11



NOTE: PROPOSED UNIT DESIGN— CITY DESIGN GUIDELINE REQUIREMENT: MINIMUM 50% BRICK AND/OR STONE WITH SECONDARY MATERIALS INCLUDING SPLIT FACE BLOCK, CEMENT FIBER OR WOOD SIDING, EIFS, AND GLASS



NOTE: CITY MINIMUM GARAGE INTERIOR REQUIREMENT— ONE CAR: 12' X 22' AND TWO CAR: 22' X 22'

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	12/31/24	PMP & REZONE RESUBMITTAL

PROJECT NO. 23172	DATE 10/10/2024
DRAWN BY JP	SCALE NTS
CHECKED BY OM	
SHEET NO.	



RYZE
WINDSOR
GREEN
COMMUNITY





TABLE OF CONTENTS



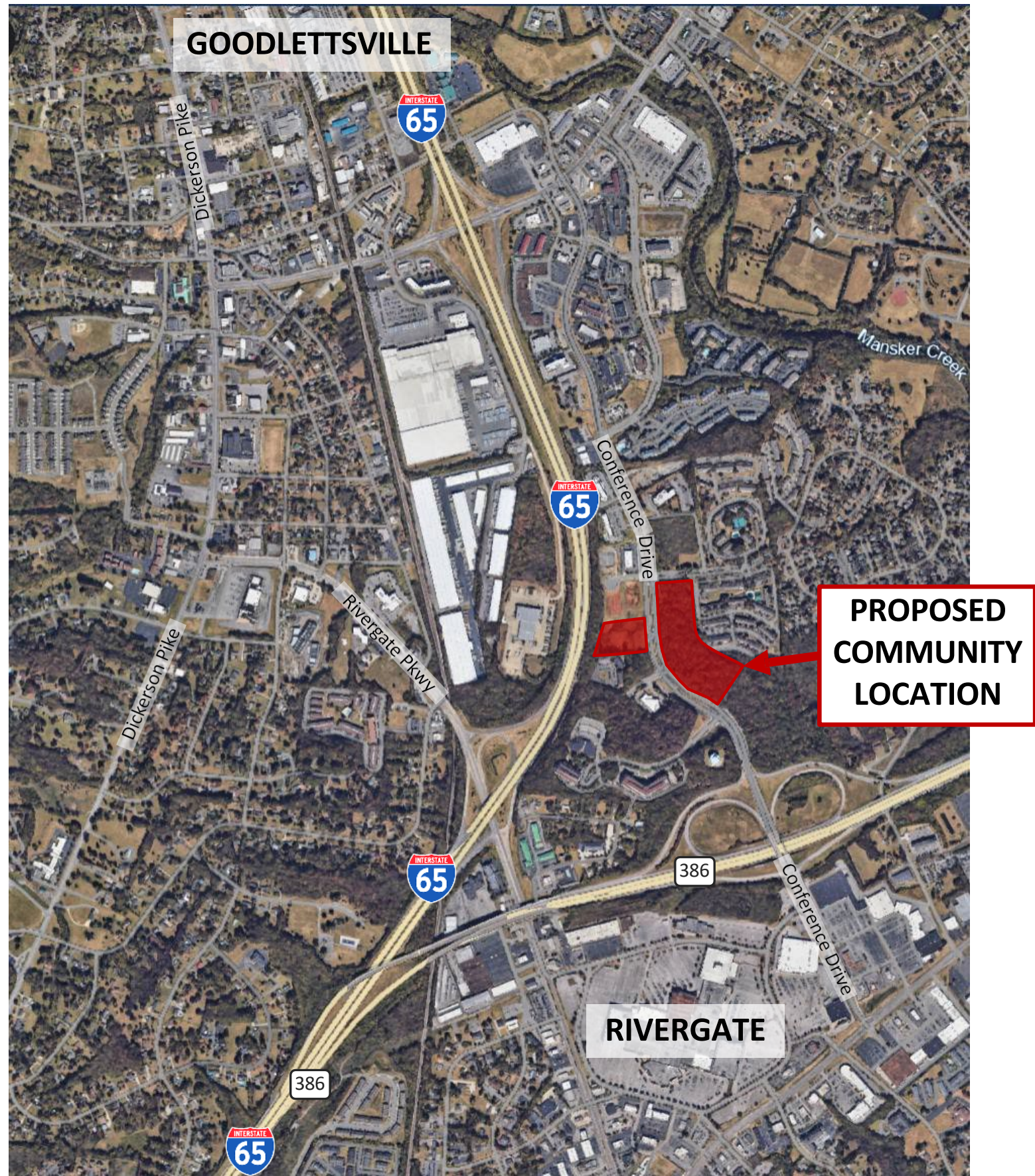
Page 3	Community Location
Pages 4-5	Planning Department Review Comments & Responses
Page 6-7	Reference – Traffic Memo
Page 8	Reference – Site Plan
Pages 9-16	Appendix : Planning Commission Presentation





COMMUNITY LOCATION

The proposed community is located at the intersection of Windsor Green Blvd and Conference Drive in Goodlettsville, Tennessee.



There are two parcels (11.52 and 3.53 acres for a total of 15.05 acres) that are currently zoned as General Office PUD.





PLANNING DEPARTMENT REVIEW COMMENTS



PLANNING DEPARTMENT COMMENT

RESPONSE

#1 Provide 8-11” x 17” (minimum size resubmittals) and 1 PDF by December 30 th	Provided.
#2 Provide written responses to comments.	Provided in this package.
#3 Provide water and sewer service utility commitment letters for units proposed.	Availability letters have been provided from the following utility providers: ○ Nashville Electric Service – Electric ○ Piedmont Natural Gas – Gas ○ Madison Suburban Utility District – Water We are currently awaiting an availability letter from the City of Goodlettsville Sewer Department. Conversations with Sewer Department have indicated no issues with the necessary utility capacity required for the intended uses.
#4 Proposed notation on building design – City design guideline requirement for a minimum 50% brick and/or stone with secondary materials including split face block, cement fiber or wood siding, EIFS, and glass – provide notation on minimum materials.	The City’s design guideline requirement for a minimum of 50% brick and/or stone with secondary materials, including split face block, cement fiber or wood siding, EIFS, and glass, will be met.
#5 Provide traffic study showing needed connection and any off-site roadway improvements (if preliminary master plan zoning and preliminary master plan approved). Can discuss with Planning Commission; this would be a requirement with a later plan submittal due to access to a divided 4-lane roadway section.	Kimley-Horn has provided a Traffic Trip Generation memo (reference page 6) for review and consideration. No notable impacts on infrastructure are anticipated and while a full traffic study will be provided as required, it is not anticipated that any major improvements will be necessary as a result of this proposed development.

RYZE WINDSOR GREEN COMMUNITY





PLANNING DEPARTMENT REVIEW COMMENTS



PLANNING DEPARTMENT COMMENT	RESPONSE
#6 Review connection to Windsor Green Blvd for a secondary access point and connection to the signalized intersection.	The site plan has been revised to reflect the proposed entry drive from Windsor Green Blvd. Reference page 8.
#7 Provide information on parking ratio for both apartments and commercial buildings.	The site plan meets City parking requirements. Reference page 8.
#8 Define proposed driveway connections.	Proposed driveway connections are noted on the rendered site plan. Reference page 8.
#9 Provide front setback dimension – Project perimeter setbacks 35.	Setback requirements have been incorporated. Reference page 8.
#10 Define proposed commercial use on master plan – example: food service, office/professional/medical offices, general retail, professional and personal services.	The master plan intends for the anchor or sole commercial use on the western side of Conference Drive to be a sit-down, full-service restaurant. It is our goal for this use to come online as soon as possible. Reference page 8.
#11 Planning Commission during study session questioned the level of commercial proposed on the east side of Conference Drive – their question is about whether they would qualify this as a mixed-use project development or not.	The potential commercial uses on the eastern site area under study and evaluation but could include co-working spaces, dog grooming facilities, and a limited mini market, all of which would be open to the public. These amenities would be located within the leasing and amenity center. Reference page 8.

RYZE WINDSOR GREEN COMMUNITY





REFERENCE (Traffic Trip Generation Memo)



MEMORANDUM

To: City of Goodlettsville, Tennessee

From: Kennedy Adam, P.E., *Kimley-Horn and Associates, Inc.*
Alainie Sawtelle, E.I., *Kimley-Horn and Associates, Inc.*

Date: December 23, 2024

RE: **Windsor Green Boulevard, Goodlettsville, TN – Trip Generation**

Kimley-Horn is pleased to provide this memorandum regarding the trip generation for the proposed *Windsor Green Boulevard* development located in the City of Goodlettsville, Tennessee.

PROJECT OVERVIEW

The *Windsor Green Boulevard* development will consist of 224 multi-family housing units and 8,000 SF of commercial space. The project is located on an approximate 14-acre site south of the intersection of Conference Drive at Windsor Green Boulevard in Goodlettsville, Tennessee.

The residential parcel of the proposed development (east of Conference Drive) will be served by two full-movement driveways located along Conference Drive, approximately 550’ and 950’ south of Windsor Green Boulevard. The commercial parcel of the proposed development (west of Conference Drive) will be served by one full-movement driveway located along Conference Drive approximately 550’ south of Windsor Green Boulevard.

TRIP GENERATION

Project trips used in this analysis are defined as the vehicle trips expected to be generated by the development. Anticipated trip generation for the proposed *Windsor Green Boulevard* development was calculated using rates and equations contained in the Institute of Transportation Engineers’ (ITE) Trip Generation Manual, 11th Edition. Due to the nature of the proposed land uses, internal capture and pass-by reductions were incorporated into the calculations.

The densities and the project trip generation for the proposed development are summarized by land use in **Table 1**.

Table 1: Trip Generation											
LUC	Land Use	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
221	Multifamily Housing	224 units	1,022	511	511	87	20	67	88	54	34
822	Commercial	8,000 SF	598	284	284	25	15	10	66	33	33
Gross Proposed Trips			1,590	795	795	112	35	77	154	87	67
Internal Capture Reductions			-190	-96	-94	-2	-1	-1	-24	-12	-12
Pass-By Reductions			-90	-45	-45	-4	-2	-2	-10	-5	-5
Net Proposed Trips			1,310	654	656	106	32	74	120	70	50

CONCLUSION

The proposed residential parcel of the *Windsor Green Boulevard* development is projected to generate 87 AM peak hour trips, 88 PM peak hour trips, and an estimated 1,022 daily trips. The commercial parcel is projected to generate 25 AM peak hour trips, 66 PM peak hour trips, and an estimated 598 daily trips. Net trips with internal capture and pass-by applied, the proposed *Windsor Green Boulevard* development is expected to generate 106 AM peak hour trips, 74 PM peak hour trips, and 1,310 daily trips. In addition to this trip generation memorandum, a full traffic impact study is anticipated to be completed after the January 6, 2025 planning commission meeting.

We hope this information is helpful. Please contact us at 615-564-2701 if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Kennedy Adams

Kennedy Adams, P.E.
Project Manager

Alainie Sawtelle

Alainie Sawtelle E.I.
Project Analyst





REFERENCE (Traffic Trip Generation Memo)



Proposed Trip Generation - Windsor Green Boulevard													
ITE Code	Land Use	Setting/Location	Density		Daily			AM Peak Hour			PM Peak Hour		
					Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	224	d.u.	1,022	511	511	87	20	67	88	54	34
822	Commercial*	General Urban/Suburban	8,000	s.f.	568	284	284	25	15	10	66	33	33
GROSS PROPOSED TRIPS					1,590	795	795	112	35	77	154	87	67
Gross Trips - Before Reductions					1,590	795	795	112	35	77	154	87	67
Residential					1,022	511	511	87	20	67	88	54	34
Commercial					568	284	284	25	15	10	66	33	33
Reduction - Internal Capture					-190	-96	-94	-2	-1	-1	-24	-12	-12
Residential					-95	-48	-47	-1	0	-1	-12	-9	-3
Commercial					-95	-48	-47	-1	-1	0	-12	-3	-9
Reduction - Pass-By			AM	Daily/PM	-90	-45	-45	-4	-2	-2	-10	-5	-5
820	Commercial	General Urban/Suburban	19%	19%	-90	-45	-45	-4	-2	-2	-10	-5	-5
NET PROPOSED TRIPS					1,310	654	656	106	32	74	120	70	50
DRIVEWAY VOLUMES					1,400	699	701	110	34	76	130	75	55

Notes:

*Assumed ITE code 822: integrated group of commercial establishments that is planned, developed, owned, and managed as a unit.





REFERENCE (Site Plan)



RESIDENTIAL

Units 224
Units/Acre 15
Parking Spaces 398

COMMERCIAL

Retail 6,000-8,000 sq.ft.
Parking Spaces 55



Park

Potential additional access drive to Windsor Green Blvd.

Apartment Homes

Leasing Office / Amenity

6,000-8,000 sq.ft.
Restaurant / Commercial Space

Access Points to
Conference Drive

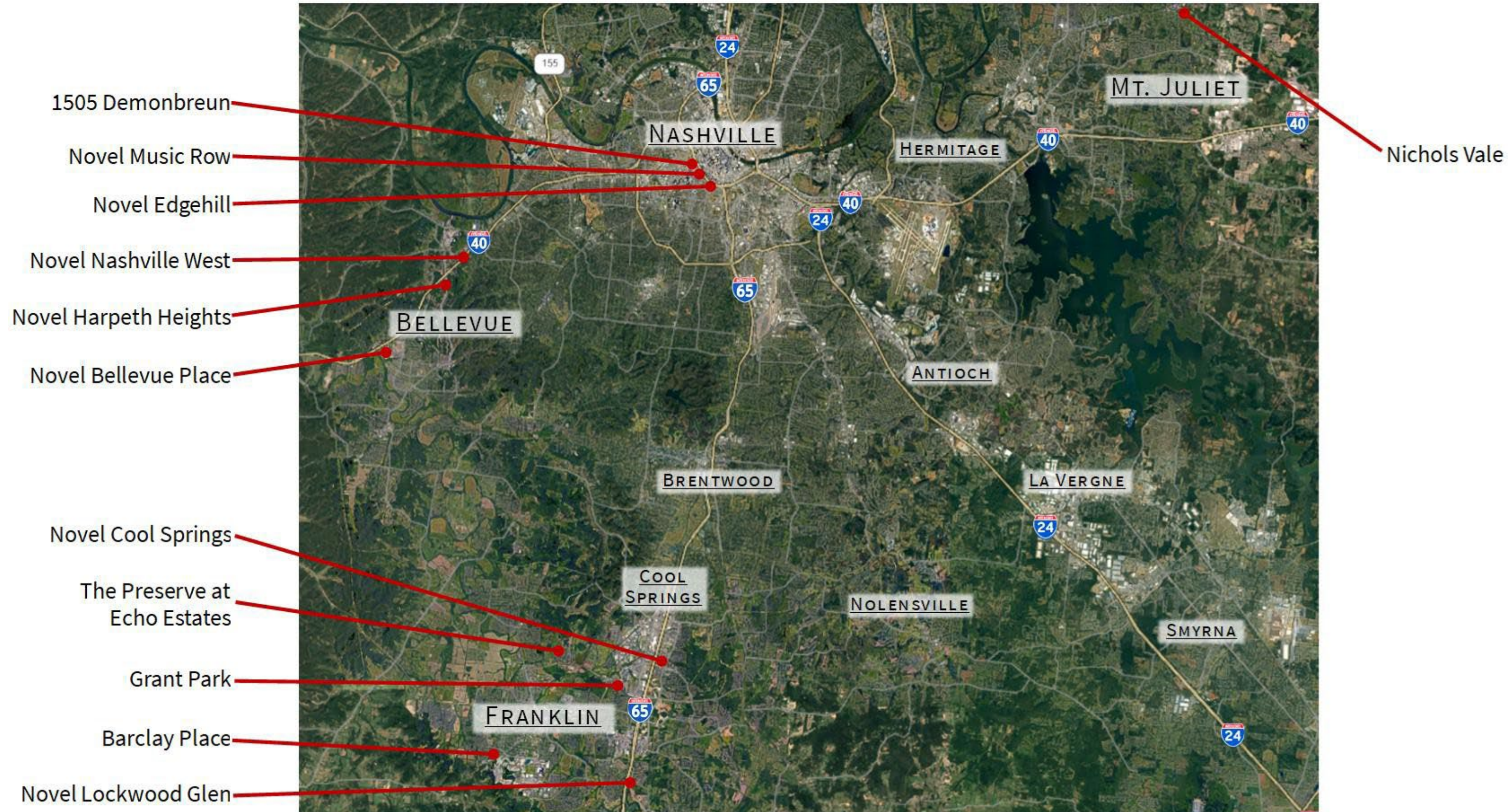
Dashed Line indicates the location of the 35' front setback line. As shown, all buildings comply with the requirement.

RYZE WINDSOR GREEN COMMUNITY



APPENDIX (Planning Commission Presentation)

PEARL STREET PARTNERS COMMUNITIES MAP



APPENDIX (Planning Commission Presentation)

PEARL STREET PARTNERS COMMUNITIES



APPENDIX (Planning Commission Presentation)

ZOM COMMUNITIES





APPENDIX (Planning Commission Presentation)



INSPIRATIONAL IMAGERY



RYZE WINDSOR GREEN COMMUNITY



APPENDIX (Planning Commission Presentation)

RYZE WINDSOR GREEN – CONCEPT PLAN



APPENDIX (Planning Commission Presentation)

CONCEPTUAL RENDERINGS



APPENDIX (Planning Commission Presentation)

CONCEPTUAL RENDERINGS



APPENDIX (Planning Commission Presentation)

CONCEPTUAL 3D RENDERING

