



April 7, 2025 Planning Commission City Hall - Massie Chambers
5:00 PM

Agenda:

Call to Order

Approval of Agenda

1. **Approval of April 7, 2025 Agenda**

Approval of Meeting Minutes

2. **Approval of March 3, 2025 Meeting Minutes**

Individual Review of Regular Agenda Items

3. **Public Forum on Planned Related Topics**
4. **Duncan Rowe, 214 Hasty Drive:** Requests a six (6) month extension of the fire hydrant installation requirement at 214 Hasty Drive (*Deferred at March 3rd Meeting*)
5. **Prevost Car US Inc/Prosper Engineering:** Requests site plan approval for a 10,079 sq. ft. building addition and site parking alterations at 800 S. Cartwright Street. The property is referenced as Davidson County Tax Map/Parcel# 02600007000 and is zoned IG, Industrial General. Property Owner: Corporate Investors Partnership (2-25)
6. **Community Development Staff:** Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-201 Adult Oriented Establishment definition to include a sub-section for a private membership club

DISCUSSION ITEM:

7. Residential Planned Unit Development and High-Density Zoning Districts- Zoning Ordinance Amendment Review- Garage Orientation, Exterior Building Materials, and Permitted Density

8. Comprehensive Land Use Plan Review Project- Meeting Monday April 28, 2025 – 6 PM at Goodlettsville City Hall

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

amccormick@goodlettsville.gov

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**CITY OF GOODLETTSVILLE
MUNICIPAL PLANNING COMMISSION
MEETING AGENDA**

Monday April 7, 2025 5:00 PM

- ITEM#1 Approval of April 7, 2025 Agenda**
- ITEM#2 Approval of March 3, 2025 Meeting Minutes**
- ITEM#3 Public Forum on Planned Related Topics**
- ITEM#4 Duncan Rowe, 214 Hasty Drive:** Requests a six (6) month extension of the fire hydrant installation requirement at 214 Hasty Drive (*Deferred at March 3rd Meeting*)
- ITEM#5 Prevost Car US Inc/Prosper Engineering:** Requests site plan approval for a 10,079 sq. ft. building addition and site parking alterations at 800 S. Cartwright Street. Property is referenced as Davidson County Tax Map/Parcel# 02600007000 and is zoned IG, Industrial General. Property Owner: Corporate Investors Partnership (2-25)
- ITEM#6 Community Development Staff:** Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-201 Adult Oriented Establishment definition to include a sub-section for a private membership club

DISCUSSION ITEMS

- Residential Planned Unit Development and High-Density Zoning Districts- Zoning Ordinance Amendment Review- Garage Orientation, Exterior Building Materials, and Permitted Density
- Comprehensive Land Use Plan Review Project- Meeting Monday April 28, 2025 – 6 PM at Goodlettsville City Hall

**CITY OF GOODLETTSVILLE
MUNICIPAL PLANNING COMMISSION
STAFF REPORT**

Monday April 7, 2025 5:00 PM

***Comprehensive Land Use Plan Review Project- Meeting Monday April 28, 2025 – 6 PM at Goodlettsville City Hall- Review Development Scenarios**

ITEM#1 Approval of April 7, 2025 Agenda

STAFF NOTES: N/A

MOTION OPTIONS:

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

ITEM#2 Approval of March 3, 2025 Meeting Minutes

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

ITEM#3 Public Forum on Planned Related Topics

STAFF NOTES: N/A

MOTION OPTIONS: N/A

ITEM#4 Duncan Rowe, 214 Hasty Drive: Requests a six (6) month extension of the fire hydrant installation requirement at 214 Hasty Drive (*Deferred at March 3rd Meeting*)

STAFF NOTES:

The Planning Commission at the September 2024 meeting denied a requested Subdivision Regulations variance to remove the fire hydrant installation requirement per the Rowe-Mabee Minor Subdivision plat. The Planning Commission approved a six (6) month timeline for the fire hydrant installation. The owners have requested additional time as defined with the attached letter. If the requested additional time is not approved, staff will proceed with the City's violation and citation process.

The Rowe-Mabee Minor subdivision plat separated the 4.02-acre property (Tract #2) at 214 Hasty Drive off of a 24.28-acre property. The subdivision plat included a notation that required a fire hydrant to be installed per the applicable Water Department specifications at the end of Hasty Drive. The fire hydrant requirement was based on the Subdivision Regulations section

406.2 since the new lot/property was over 500 feet (680' measured per aerial tax assessor parcel data) from the existing fire hydrant near the intersection of Hasty Drive and Tabor Drive. The fire hydrant requirement was also due to the property owner's proposal on the adjacent Tract#1 to construct a home near the northeast corner of Tract#1.

MOTION OPTIONS:

1. Approve the additional requested six (6) month timeline for the fire hydrant installation
2. Deny the additional requested time for the fire hydrant installation and City staff will proceed to enforcement process
3. Defer the request to include any additional information as determined by Planning Commission

STAFF RECOMMENDATION TO BE PROVIDED AT THE MEETING

Referenced Subdivision Regulation Sections:

4-106.2 Fire Hydrants -- Fire hydrants shall be required in all subdivisions; they shall be located no more than one thousand (1,000) feet apart and be within five hundred (500) feet of any residential, commercial or industrial lot. However, the planning commission may require closer spacing where physical conditions or type of structures so warrant. To eliminate future street cuttings or openings, all underground utilities for fire hydrants, together with the fire hydrants themselves, and all other water supply improvements shall be installed before any final paving or a street shown on the subdivision plat, unless otherwise approved by the planning commission.

ITEM#5 **Prevost Car US Inc/Prosper Engineering:** Requests site plan approval for a 10,079 sq. ft. building addition and site parking alterations at 800 S. Cartwright Street. Property is referenced as Davidson County Tax Map/Parcel# 02600007000 and is zoned IG, Industrial General. Property Owner: Corporate Investors Partnership (2-25)

STAFF NOTES:

The phase one site plan includes 10,079 (sq. ft.) square feet building addition. The addition is for increased vehicle service bays. The building addition is located on a section of the existing parking lot. The plans also include a temporary gravel parking lot. The upcoming project phase two (2) will include additional building areas and permanent parking expansion. At this time the intention is for the temporary parking lot to be used for one year for the project construction.

STAFF STIPULATION:

1. Revised submittal plans addressing the City's consultant engineers plan review comments to be approved by city staff in coordination with the consultant engineer prior to City land disturbance (grading) permit issuance.

MOTION OPTIONS:

1. Approve the site plan with listed staff stipulation 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#6 **Community Development Staff:** Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-201 Adult Oriented Establishment definition to include a sub-section for a private membership club

STAFF NOTES:

The proposed amendment is based on a Metro Nashville Zoning Ordinance section. The proposed amendment includes a sexual encounter club use as an adult oriented business per the City's Zoning Ordinance. Adult oriented businesses per Goodlettsville's Zoning Ordinance are limited to defined industrial zoning districts with minimum separation to schools, day care, etc. The proposed amendment would include clubs that would include rooms for on-site sexual activities to occur. The sexual encounter club is commonly referred to as a sex club or swingers club. The City's current Zoning Ordinance section regulates performance based adult oriented uses. The amendment would expand the adult oriented use definition to include the sexual encounter club use.

Amendments in Bold/Italics

(l)Sexual encounter center means a business or commercial enterprise that, as one of its principal

business purposes, offers for any form of consideration:

- (i) Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
- (ii) For purposes of sexual stimulation ***and/or mental or physical gratification***, activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or semi-nude; or
- (iii) Sexual encounter clubs.***

Sexual encounter club means any establishment or business that allows members to engage in specified sexual activities or the exposure of specified anatomical areas, and which contains either rooms for couples or other adult-themed rooms or both for the use of members.

Sexual counter clubs shall be prohibited from all of the following:

- b. Admitting any new adult member without the affirmative vote of a majority of the other members;***
- c. Accepting applications for membership without a current member's written recommendation; and***
- d. Granting membership within twenty-four (24) hours from the time a membership application is filed.***

MOTION OPTIONS:

- 1. Recommend approval to the City Commission for an amendment of the Zoning Ordinance to include the sexual encounter club as presented by staff or with amendments determined by the Planning Commission
- 2. Recommend denial to the City Commission for an amendment to the Zoning Ordinance section as presented by staff
- 3. Defer request to include additional information as determined by the Planning Commission

Staff recommendation to be provided at meeting

DISCUSSION ITEMS

-Residential Planned Unit Development and High-Density Zoning Districts- Zoning Ordinance Amendment Review- Garage Orientation, Exterior Building Materials, and Permitted Density

The City Commission at the December 2024 meeting approved a one-year moratorium on new high density residential (3+ units/lot per acre) rezoning and master plan reviews. The moratorium was to allow the City to review the current Comprehensive Land Use Plan and Zoning Ordinance requirements including permitted density, mixed use commercial requirements, garage orientation and parking design, and exterior building material requirements to determine if any amendments are needed to ensure the City's regulations define the intended design for new residential development proposals.

The City's Zoning Ordinance has base and planned unit development residential zoning districts and base mixed use commercial and planned unit development districts. The residential base zoning districts are lot-based zoning districts. The Zoning Ordinance includes setbacks, minimum building square footage and attached garage requirements and permitted uses. Except that the ordinance does not include minimum house and garage requirements for the Agricultural zoning district. The planned unit development districts and rezoning process are master plan design and maximum density-based zoning. The planned unit development rezoning process includes a preliminary master that defines the particular property zoning. The planned unit development districts are subject to design requirements including minimum exterior building materials and garage design orientations. The Planned Unit Development design requirements do not include a minimum house living space square footage and garage requirement since a project master plan proposal design would be subject to review and approval by the Planning Commission and City Commission.

The Zoning Ordinance requirements for the minimum number of off-street parking and the minimum garage dimensions are for both the base and planned unit development residential districts. All new residential dwellings with three (3) or more bedrooms require four (4) off street parking spaces. All new residential buildings in the base residential zoning district require a minimum attached garage with either a minimum one car garage with the minimum dimensions of twelve (12') feet x twenty-two (22') or a two garage with the dimensions of twenty-two (22') feet x twenty-two (22') feet. The base commercial zoning districts and multi-family/mixed use planned unit developments are also under the City's Design Guidelines regarding site design, exterior building materials and colors, landscaping, and lighting. The Design Guidelines includes additional exterior building material allowances including decorative and architectural metal wall panels.

The Tennessee Code Annotated permits cities to adopt design guidelines for non-residential and multi-family residential uses. One- and two-family dwellings and townhouses are not typically considered multifamily per other administrative regulations of state agencies. Planned Unit Development master plan projects are typically approved with design requirements due to the zoning review process being a master plan-based design with the intention for controlled and shared project design aesthetics. The key in reducing the potential for a legal challenge with residential design requirements including minimum square footage and materials requirements is to provide reasonable standards and a process for reviewing proposed alternatives.

Additional design requirements will impact the cost of housing due to the increased minimum building materials requirements and the garage orientation design that impacts the lots size,

widths, and available project density. Also, the City requires with all new residential developments (increased from previous subdivision designs) a thicker roadway asphalt binder section of three (3'') inches, sidewalks on both sides of streets, and twenty-four (24'') inch street side mountable concrete curbs.

Staff requests the Planning Commission to discuss the following items to determine the intended Zoning Ordinance amendments to review and recommend to the City Commission based on the high-density moratorium. The goal with the required discussion and amendment process is to align the City's minimum ordinance requirements with expected future project designs.

1. Permitted residential uses (one and two family detached, attached, semi-attached, multifamily) and densities in all districts. **Example** the LDRPUD and R-15 zoning districts permit both one and two (2) family attached dwellings. Since the Commission has discussed intention for lower density projects then the LDRPUD zoning would be a typical request so should the LDRPUD zoning section be amended to remove the two (2) family detached dwelling unit. **See ITEM#1 and ITEM#2 below.**

Amendment Suggestion:

Remove two (2) family detached/semi-detached dwellings from the LRDPUD zoning district.

2. Review requirement for minimum living space square footages in residential planned unit developments. The Zoning Ordinance does not include a minimum square footage in the Planned Unit Development districts. The amendment would include a minimum square footage in addition to any attached required garage requirement for one and two family detached, attached, and multi-family units. **See ITEM#2 below**

Amendment Suggestion:

Detached one family residential minimum living space square footage not including garage- 2,000 sq. ft, two family semi-detached 1,500 sq. ft. per unit, attached 1,200 sq. ft. per unit) or as determined by project master plan.

3. Review requirement for attached garage or on-site garage requirement in residential planned unit development districts including all types of dwellings units. The Zoning Ordinance does not include any residential unit garage requirement in the Planned Unit Development districts. The amendment would include a requirement for a garage for the different types of residential units. The garage could be required to be attached to the residential unit for one and two family and attached dwellings and on-site garage availability for multi-family dwelling unit projects. **See ITEM#2 below**

Amendment Suggestion:

All one family and detached two (2) family and semi-detached two (2) family dwellings are required an attached two (2) car garage within minimum interior dimensions of twenty-two (22') feet x twenty-two (22') feet. All other attached dwelling units are required to include a minimum attached one car garage with minimum interior

dimensions of twelve (12') feet x twenty-two (22') feet. The garage requirement may be altered with the project master plan based on the project design and project location.

4. Review garage orientation requirements for planned unit developments and removing or reducing the allowance for limited percentage of front loaded and the recessed front-loaded garage design options. The Planning Commission has requested limited and no front-loaded garage designs with project reviews. The amendment would include eliminating or reducing the current requirement other than the allowance for courtyard, side and rear loaded garage designs with new projects. **See ITEM#4 below**

Amendment Suggestion:

Reduce the number of permitted front loaded garages from thirty-three (33%) percent to twenty-five (25%) percent of the total residential units in a project and extend the minimum front-loaded recessed garage dimension requirement from ten (10') feet to twenty-five (25') feet behind the front of the home. Garage doors exceeding nine (9') feet in width are prohibited on the limited percentage front-loaded, recessed front, and front-side loaded courtyard garages. The garage requirement may be altered with the project master plan based on the project design and project location

5. Review increased material requirements for planned unit developments and commercial Buildings. The Zoning Ordinance requires a minimum fifty (50%) percent brick and/or stone on planned unit development projects including both residential and commercial development and any base zoned commercial development. The Planning Commission has discussed possible seventy-five (75%) percent to ninety (90%) percent brick and/or stone requirements. **See ITEM#5 below**

Amendment Suggestion:

Increase the minimum primary residential exterior building material requirement of masonry brick and/or stone from fifty (50%) percent to seventy-five (75%). The inclusion of other primary exterior wall materials may be altered with the project master plan based on the project design and project location.

6. Review the minimum level of a commercial component required with mixed use developments in commercial planned unit developments and in the regional center planned unit developments zoning districts. The amendment would need to include a minimum commercial square footage requirement outside the Regional Center /Mall redevelopment area.

Amendment Suggestion:

A mixed-use development proposed in a commercial or a high-density residential planned unit development zoning district shall include a minimum of 5,000 square feet of dedicated commercial square footage for each 100,000 square feet of residential square footage or fraction thereof and shall include a minimum 10,000 square foot commercial unit for all projects including less than 100,000 square feet of residential square footage. The minimum required commercial square footage cannot include any leasing or business office associated with the residential unit construction, leasing, or management

*or any amenities primarily intended for the residents. The minimum required commercial square footage would be required to be constructed with the initial project phase or as determined by the master plan review process. The minimum square footage of commercial unit may be altered to include more commercial square footage per the project master plan based on the project design and project location. See **ITEM#6 below***

ITEM#1 Base Residential Zoning Districts

-Including Minimum Lot Size, Permitted Use, Minimum Living Space, and Attached Garage Requirement

A—Agricultural district- Five (5) acre or 217,800 square feet minimum lot size -one family detached dwelling permitted

R40—Low Density Residential District- 0.92 acre or 40, 000 square feet minimum lot size -one family detached dwelling permitted. 1,500 square feet minimum house living space with two (2) car attached garage

R25—Low Density Residential District- 0.57 acre or 25,000 square feet minimum lot size -one family detached dwelling permitted. 1,325 square feet minimum house living space with two (2) car attached garage

R15—Medium Density Residential District – 0.34 acre or 15,000 square feet minimum lot size-one and two *family detached dwellings* permitted. 1,200 square feet minimum house living space with two (2) car attached garage

R10—Medium Density Residential District- 0.23 acre or 10,000 square feet minimum lot size-one and two family detached, and semi-attached dwellings permitted. 1,000 square feet minimum house living space with one car attached garage

R7—High Density Residential District- 0.16 acre 7,000 square feet minimum lot size - one and two family detached, and semi-attached dwellings permitted. 1,000 square feet minimum house living space with one car attached garage

ITEM#2 Planned Unit Development Zoning Districts:

Low Density Residential Planned Unit Development 1.7 lots per acre maximum-one and two family detached dwelling permitted

Medium Density Residential Planned Unit Development 1.7 to 3.0 units/lot per acre maximum-one and two family detached, and semi-attached dwellings permitted

High Density Residential Planned Unit Development 3.0-15.00 units/lot per acre maximum-homes, attached residential, apartments, condos, etc. Requests for density over seven (7) units per acre depends on the project property location on a main roadway and/or in a mixed residential/commercial setting. The Zoning Ordinance includes a section that permits twenty-five

(25) units per acre provision for a high-rise senior housing but there are no examples of high rise senior housing in the city. One and two family detached, semi-attached, attached, and multi-family dwellings permitted.

Residential Limited Scale Planned Unit Development Seven (7) unit per acre maximum- One and two family detached, semi-attached, and attached dwellings permitted. Property at 208 Graves Road recently was rezoned as the first zoned property. The intention was for the rezonings only in the R7 and R10 residential zoning districts to permit a limited density increase with flexible development design and the requirement to comply with the Planned Unit Development design requirements.

ITEM#3 Base Commercial/Residential Mixed Use Zoning District Overlays:

CCO, Commercial Core Overlay

Ground floor commercial uses with upper level residential permitted at maximum density of forty (40) units per acre. Existing zoning designation along S. Main Street, Rivergate Parkway, Long Hollow Pike. Multi-family dwellings permitted

North Main Street Overlay

Ground floor commercial uses with upper level residential permitted at maximum density of fifteen (15) units per acre- only one property zoned on N. Main Street. The district was set up with the intention to include properties along the N. Main Street corridor to Fannin Drive (railroad bridge). Multi-family dwellings permitted.

Planned Unit Development Zoning Districts:

RC1 PUD- Regional Center Planned Unit Development High Intensity – Intended per Comprehensive Land Use plan for the RiverGate mall area- mixed use with maximum residential density permitted at forty (40) units per acre. One and two family detached, semi-attached, attached, and multi-family dwellings permitted. Old Macy's property zoned RC1.

RC2 PUD Regional Center Planned Unit Development Low Intensity- intended per Comprehensive Land Use plan for the areas around the RiverGate mall area- mixed use with maximum density permitted at twenty-five (25) units per acre. One and two family detached, semi-attached, attached, and multi-family dwellings permitted. No properties zoned RC2.

Other Commercial Planned Unit Developments District- City can review with the preliminary master plan and rezoning process incorporating defined use per the preliminary master plan including residential uses.

ITEM# 4 Planned Unit Development Residential Garage Orientation Design Requirements:

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 garage 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.

ITEM#5 Planned Unit Development Residential Exterior Building Material Design Requirements:

All buildings within a residential planned unit development shall meet the provisions of the city's design guidelines and the following. ***All building 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.

ITEM#6 Regional Center Planned Unit Development- Mixed Use Commercial Requirements:

(v.) RC1 to include minimum ground floor non-residential uses along Rivergate Parkway and within 500 feet of the center points of Rivergate Parkway and secondary street intersections with the primary ground square footage limited to non-residential uses. Residential uses include the residential units and offices and accessory uses of the residential use.

(vi) RC2 to include minimum ground floor non-residential uses along Rivergate Parkway with the primary ground square footage limited to non-residential uses. Residential uses include residential units and offices and accessory uses of the residential use.

(vii) RC2 to include minimum ground floor non-residential uses on all properties and portions of properties within 500 feet of the center points of Rivergate Parkway and secondary street intersections with the primary ground square footage limited to non-residential uses. Residential uses include the residential units and offices and accessory uses of the residential use.

(viii) RC2 to include minimum ground floor non-residential use on all properties and portions of properties within a 300 feet radius measured from the center point of the Blue Bird Drive and Meadowlark Drive intersection with the primary ground square footage limited to non-residential uses. Residential uses include the residential units and offices and accessory uses of the residential use.

Other Jurisdiction Examples

The key with the other local and regional jurisdiction examples listed below with planned unit development type zoning is that the master plan process defines the individual development design requirements. The master plan process can alter the building materials and garage requirements based on the project design. No minimum living space square footage was determined per the on-line regulation research of the selected jurisdictions. The project unit square footages are typically determined by the project master plan review and approval process. Projects within the communities can also be constructed exceeding the jurisdiction's minimum requirements either by the choice of the project developer or as determined within the individual project master plan approval process with the local jurisdiction.

Residential Building Materials

1. Master Plan review process for compatibility with surrounding area with materials subject to approved master plan process determined by the Planning Commission and elected Commission/Boards
2. Minimum seventy-five (75%) percent primary materials brick, stone, siding (wood or cement fiber) board with only brick/stone foundation design, limitations on the number of primary building materials and material changes at building wall corners and stacking of material colors with lower darker colors.
3. 100% brick, stone, or cement fiber board siding with brick/stone foundations

4. Thirty-five (35%) percent to sixty-six (66%) brick or stone depending on residential district
5. Front façade(s) 100% brick or stone with other materials and building walls determined by the project design including type of residential unit, visibility, and compatibility with adjacent areas.
6. Seventy (70%) percent brick or stone

Residential Garage Orientation

1. Master Plan review process for compatibility with surrounding area with materials subject to approved master plan process determined by Planning Commission and Commission/Boards
2. Smaller lots less than sixty (60') feet width- limitations on garage orientation and garage door width not exceeding forty (40%) percent of the front width of the home
3. Development review process limited percentage of garages fronting street and only multiple single garage doors permitted instead of larger garage double doors. Garage can be recessed a minimum of ten (10') feet behind the front of the home
4. Twenty (20') feet minimum recessed garage door behind the front of the home to not be considered a front-loaded garage, garage door not exceeding forty (40%) percent of the width of the front of the home, and double garage doors not permitted.
5. Twenty-five (25%) percent limited front loaded garages intermixed throughout development and minimum recessed front-loaded garage twenty-five (25') feet behind the front of the home not to be considered a front-loaded garage.

Tennessee Code Annotated Referenced Section:

6-54-133. Design review commission — Authority — Members — Appeal of decisions.

Any municipality may create a design review commission (DRC) having the authority to develop general guidelines for the exterior appearance of nonresidential property, multiple family residential property, and any entrance to a nonresidential development within the municipality. The municipal governing body may designate the planning commission as the DRC. When the municipality creates a separate DRC, the mayor shall appoint the members of the DRC from residents of the municipality and shall strive to ensure that the membership is representative of the municipality as a whole, including, if possible, members with either architectural or engineering knowledge, or any other person having experience in nonresidential building. Any property owner affected by the guidelines may appeal a decision of the DRC to the municipality's planning commission or, if there is no planning commission or if the municipality has designated the planning commission as the DRC, to the municipality's governing body.

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

March 3, 2025

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Scott Trew, Billy Barnfield, Commissioner 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, Sharon Reed (Staff), and Alex West (Staff).

Trew called the meeting to order, and Commissioner Gilmore offered prayer.

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

Item #2 Approval of February 3, 2025 Meeting Minutes: Mayor Tinnin made a motion to approve the minutes of the February 3, 2025 meeting, Parnell seconded the motion. The motion passed unanimously.

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

No one requested to speak at the meeting.

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

The Public Forum was closed.

AGENDA

Item #4 Duncan Rowe, 214 Hasty Drive: Requests a six (6) month extension of the fire hydrant installation requirement at 214 Hasty Drive.

Item Representative: No Representative

Staff Discussion:

- The Planning Commission at the September 2024 meeting denied a requested Subdivision Regulations variance to remove the fire hydrant installation requirement per the Rowe-Mabee Minor Subdivision plat.
- The Planning Commission approved a six (6) month timeline for the fire hydrant installation.
- The owners have requested an additional six (6) months.
- The Rowe-Mabee Minor subdivision plat separated the 4.02-acre property (Tract #2) at 214 Hasty Drive off of a 24.28-acre property.
- The subdivision plat included a notation that required a fire hydrant to be installed per the applicable Water Department specifications at the end of Hasty Drive.

- The fire hydrant requirement was based on the Subdivision Regulations section 406.2 since the new platted lot/property was over 500 feet (680' measured per aerial tax assessor parcel data) from the existing fire hydrant near the intersection of Hasty Drive and Tabor Drive.
- The fire hydrant requirement was also due to the property owner's proposal on the adjacent Tract#1 to construct a home near the northeast corner of Tract#1.
- Motion Option-Approve the additional requested six (6) month timeline for the fire hydrant installation.
- Motion Option-Deny the additional requested time for the fire hydrant installation and City staff will proceed to enforcement process.
- Motion Option-Defer the request to include any additional information as determined by Planning Commission.

Planning Commission Discussion:

- Trew asked if the board denies the request what happens?
- McCormick responded it would begin the legal process sending Court citations and a fine may be imposed.

Motion: Motion by Mayor Tinnin to defer the request for one (1) month, seconded by Barnfield.

- Trew commented he agrees with the motion but let it be known that if and when they give another extension that will be the limit.
- Barnfield requested the applicant be contacted and requested they be present at the next meeting. The motion passed unanimously.

Item #5 Rivergate Masterplan/ SGS Smith Gee Studio: Requests recommendation to the City Commission to rezone 29.40 acres from CSL, Commercial Services Limited to RC1, Regional Center Planned Unit Development High Intensity at 1000 Rivergate Parkway and preliminary master plan approval for 185,500 sq. ft. of mixed use commercial and 427 residential units. Properties referenced as Davidson County Tax Map/Parcels# 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 02614006100, 03402007600, and 03402007700. A portion of the properties are also in the Metro Davidson County Zoning Jurisdiction. Property Owners: KDI Rivergate Mall, LLC, J.C. Penny Co, Inc, Penny Property Sub Holdings LLC, Dillard TN. Operating LTD Partnership.

Item Representative: Kate Jarosh, Director Real Estate Development and Hunter Gee, Smith Gee Studio

Staff Discussion:

- The City Commission at the July 11, 2024 meeting approved the first section of the RiverGate Mall redevelopment project including 341 residential apartments, a 120 room hotel, and 17,000 sq ft. of commercial retail/restaurant.
- The proposed second section of the RiverGate Mall redevelopment project includes 427 residential units including 152 apartments, 172 senior living, and 103 town homes.
- The proposed second section also includes a 120 room hotel, 30,500 sq. ft. of commercial retail/restaurant, 75,000 sq. ft. of sports/entertainment, and 20,000 sq. ft. of medical offices.
- The third section will be the portion of the project within the Metro Nashville jurisdiction.
- The plans define the use and number of residential units but the applicant has requested some flexibility with the building layout with the preliminary plans.
- If the preliminary master plan is approved, the next level of plans would be the final master plans for the project which would include the defined building locations.
- The plan includes the 1.5 parking space per apartment unit ratio use with the first section project design.

- The parking for the residential uses, senior housing, and town homes will need to also include visitors parking spaces at 1 space per five (5) units.
- The applicant has requested with the town home design a twenty (20') feet x twenty-two (22') dimension garage instead of the City's requirement for a two (2) car garage at twenty-two (22') x twenty-two (22') feet.
- This review will require coordination with the Metro Nashville Public Works and Planning Departments.
- Staff Stipulation-If the preliminary master plan is approved, all building designs including residential buildings, hotel, and commercial buildings to meet the City's Commercial Design Guidelines and include the defined building locations.
- Staff Stipulation-If the preliminary master plan is approved, a full traffic study will be required with the final master plan including coordination with the Metro Planning and Public Works for any traffic signalization and intersection improvements and pedestrian/bike connections.
- Staff Stipulation-The revised plan to include designated residential parking areas including visitors parking of one space per five (5) units and any town homes designs including a two (2) car garage to include the minimum garage dimensions per the City's requirements of twenty-two (22') feet. The total number of residential parking spaces will be based on the bedroom unit number of the senior and town home units per the City's Zoning Ordinance requirements.
- Motion Option-Recommend approval to the City Commission to rezone the property to RC1, Regional Center Planned Unit Development and preliminary master plan approval to include staff stipulations and other items determined by the Planning Commission during the meeting discussion. The rezoning approval is based on the City's Comprehensive Land Use plan. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission to maintain the property zoning as CSL, Commercial Services Limited.
- Motion Option-Deferral to include any additional information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Jarosh discussed phase one (1) and proposed second section of the RiverGate Mall redevelopment with green space along with similar types of buildings, commercial mix, and residential mix.
- Jarosh discussed adding a sports and entertainment center in section two (2).
- City Manager Ellis commented that the project is as transformational to the City of Goodlettsville as any project they will ever see. Ellis stated that they have a long way to go but these guys have been wonderful to work with and would encourage their sincere consideration for this project.
- Barnfield discussed parking for the proposed commercial retail/restaurant space.
- McCormick responded and explained if it's part of a shopping center that's the ratio used.
- Jarosh responded this is the ratio they used for phase one (1) because they don't know exactly who is going to be in the spaces but they will make sure that everybody has what they need.
- Commissioner Gilmore asked if there will be any garage parking or will it be all ground level?
- Jarosh responded everything is surface parking and town houses will have garages.
- Trew discussed the size requirements for the town home garages.
- McCormick responded if it is a two (2) car garage it needs to be the City's requirement of twenty-two (22') x twenty-two (22') feet.
- Parnell commented they need to tell every developer they need to meet the City's requirements for a two (2) car garage of twenty-two (22') x twenty-two (22') feet.
- Parnell asked what will happen with Dillard's will it be integrated or a standalone building?
- Jarosh responded it will be a standalone building but will have an improved entrance facing into the community.

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

DISCUSSION ITEMS:

-Comprehensive Land Use Plan Review Project- Kick-Off Meeting Monday March 24, 2025 – 6 PM at Goodlettsville City Hall.

-Residential Planned Unit Development and High-Density Zoning Districts- Zoning Ordinance Amendment Review- Garage Orientation, Exterior Building Materials, and Permitted Density-

The City Commission at the December 2024 meeting approved a one-year moratorium on new high density residential (3+ units/lot per acre) rezoning and master plan reviews. The moratorium was to allow the City to review the current Comprehensive Land Use Plan and Zoning Ordinance requirements including permitted density, mixed use commercial requirements, garage orientation and parking design, and exterior building material requirements to determine if any amendments are needed to ensure the City's regulations define the intended design for new residential development proposals.

Staff presented the City's Planned Unit Development and High-Density Zoning Districts Zoning Ordinance.

Staff requests the Planning Commission to discuss the following items to determine the intended Zoning Ordinance amendments to review and recommend to the City Commission based on the high-density moratorium. The goal with the required discussion and amendment process is to align the City's minimum ordinance requirements with expected future project designs.

1. Permitted residential uses (one and two family detached, attached, semi-attached, multifamily) and densities in all districts.

Trew asked McCormick the difference between an attached townhome and two (2) family detached.

McCormick responded townhomes can be anywhere from four (4) to six (6) buildings together, a two-unit attached will be like a duplex it's two (2) detached from two (2) more.

2. Review requirement for minimum living space square footages in residential planned unit developments. The Zoning Ordinance does not include a minimum square footage in the Planned Unit Development districts. The amendment would include a minimum square footage in addition to any attached required garage requirement for one and two family detached, attached, and multi-family units.
3. Review requirement for attached garage or on-site garage requirement in residential planned unit development districts including all types of dwellings units. The Zoning Ordinance does not include any residential unit garage requirement in the Planned Unit Development districts.
4. Review garage orientation requirements for planned unit developments and removing or reducing the allowance for limited percentage of front loaded and the recessed front-loaded garage design options.
5. Review increased material requirements for planned unit developments and commercial Buildings.

Trew commented he did not like homes with one-hundred (100%) percent siding or some sort on the rear of the homes and is that something they could discuss.

McCormick responded and clarified the current design guidelines.

Barnfield asked if there is a reason the multi-family residential is with the commercial design guidelines?

McCormick responded originally when the Design Standards were adopted based on a State law that does not apply to one (1) and two (2) family units.

McCormick commented that multi-family design is also considered a commercial development.

McCormick discussed design guidelines for a Master Planned Unit Development and coordinated – consistent aesthetic-based project design

Barnfield discussed separating the design guidelines requirements for commercial and multi-family residential.

McCormick responded they could probably do different levels and justify the goals for more masonry products.

Commissioner Gilmore asked if their design plan requirements are consistent with surrounding Cities?

McCormick discussed developments in Hendersonville and thinks that fifty (50%) to seventy-five (75%) percent is a common range all around for Planned Unit Developments

McCormick discussed defining the board's expectations for development.

Barnfield asked McCormick if he could get surrounding Cities zoning policies for comparison?

City Manager Ellis commented he would like to see a chart side by side comparison based on what surrounding Cities do based on the type of building and zoning code.

Parnell discussed zoning codes and Planned Unit Developments with more flexibility of design requirements.

Parnell discussed development in Sumner County and the Sumner County school system.

Parnell discussed minimum square footage for homes and including fifty-five (55+) communities in the zoning code.

City Manager Ellis discussed growth for Goodlettsville and Sumner County's adequate facilities taxes for new development

Commissioner Gilmore discussed what the City has allowed in the past from developers and would like to see the standards raised.

6. Review the minimum level of a commercial component required with mixed use developments in commercial planned unit developments and in the regional center planned unit developments zoning districts.

Barnfield commented on the front-loaded garages it would be a lesser percentage and not at the entrance to that is the first thing you see.

McCormick discussed and asked about recessed front-loaded garages.

Parnell commented on the permitted use and is not a fan of two (2) units on one (1) lot.

Parnell discussed zoning for zero-lot line vs two (2) homes and two (2) owners on one (1) lot.

McCormick responded they can regulate the type and use of a unit on a lot but by State law not the format and type of ownership.

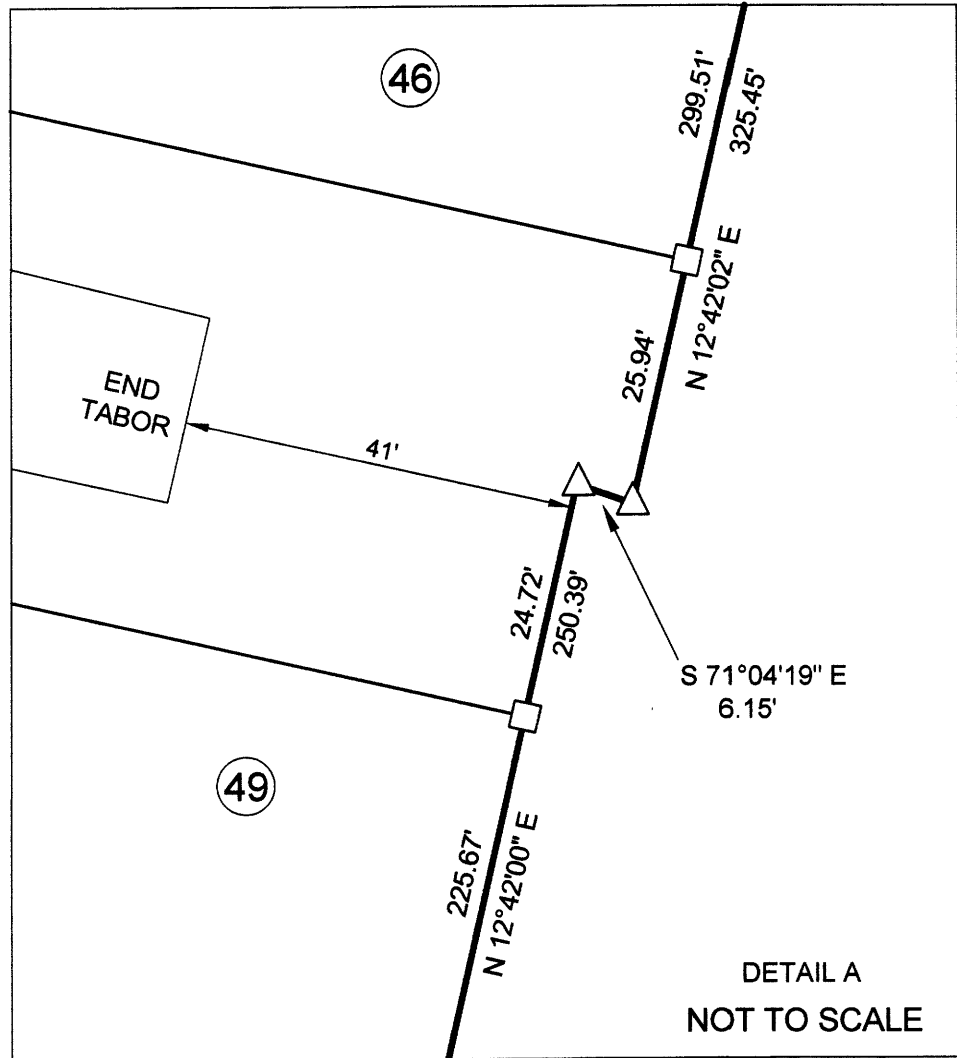
With no further business, the meeting was adjourned at 6:20 pm.

- CASE NO.**
- PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE TWO SEPARATE PARCELS
 - OWNERSHIP and PROPERTY INFORMATION
PARCEL ID: 02500001700
INSTRUMENT NO. 20201110-0132203

DAVID ROWE-MABEE and HAILEY ROWE-MABEE
0 DRY CREEK ROAD
GOODLETTSVILLE, TENNESSEE 37072
 - TENTH (10th) COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE
ZACH YOUNG, COUNCIL MEMBER
 - PROPERTY ZONING
R-40 - "LOW DENSITY RESIDENTIAL DISTRICT"
PER ORDINANCE NO. 20-979 DATED 10/22/2020
 - MINIMUM BUILDING SETBACKS
BUILDING SETBACKS TAKEN FROM GOODLETTSVILLE
ZONING ORDINANCE BULK TABLE II (PAGE 14-201)

FRONT - 50 FT
SIDE - 20 FT
REAR - 40 FT
 - LAND AREA
TRACT 1 AREA = 20.46 ± ACRES
TRACT 2 AREA = 4.02 ± ACRES
TOTAL SURVEYED AREA = 24.48 ± ACRES
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - SHARED ACCESS AND UTILITY EASEMENT TO SERVE TRACTS 1 AND 2 SHOWN HEREON AND NOT FOR THE USE OF SOLITUDE ACRES SUBDIVISION, SPECIFICALLY LOTS 41 AND 42.
 - ENGINEERING DESIGN IS REQUIRED FOR CULVERT/BRIDGE OVER CREEK CROSSINGS.
 - NOTE TO PROSPECTIVE OWNERS (UNKNOWN USE), YOU ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES, (DEVELOPMENT SERVICES) TO DETERMINE ADEQUACY OF PUBLIC WATER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.
 - NEW FIRE HYDRANT AT THE END OF HASTY DRIVE TO BE INSTALLED TO THE WATER DEPARTMENT SPECIFICATIONS PER GOODLETTSVILLE PLANNING DEPARTMENT.
 - OWNER(S) OF TRACTS 1 AND 2 ARE REQUIRED TO EXTEND SEWER SERVICE TO CITY SEWER SPECIFICATIONS PER GOODLETTSVILLE PLANNING DEPARTMENT.

THIS PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON FEMA NFIP FIRM PANNEL NUMBERED 47037C0136H, BEARING AN EFFECTIVE DATE OF APRIL 4, 2017.



LEGEND	
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	MINIMUM BUILDING SETBACK LINE (MBSL)
	CENTERLINE OF ASPHALT
	FENCE LINE
	1/2-INCH REBAR (FOUND)
	5/8-INCH REBAR (SET)
	CONCRETE MONUMENT (FOUND)
	SANITARY SEWER MANHOLE
	FIRE HYDRANT

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

DATE: 12/09/2021

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

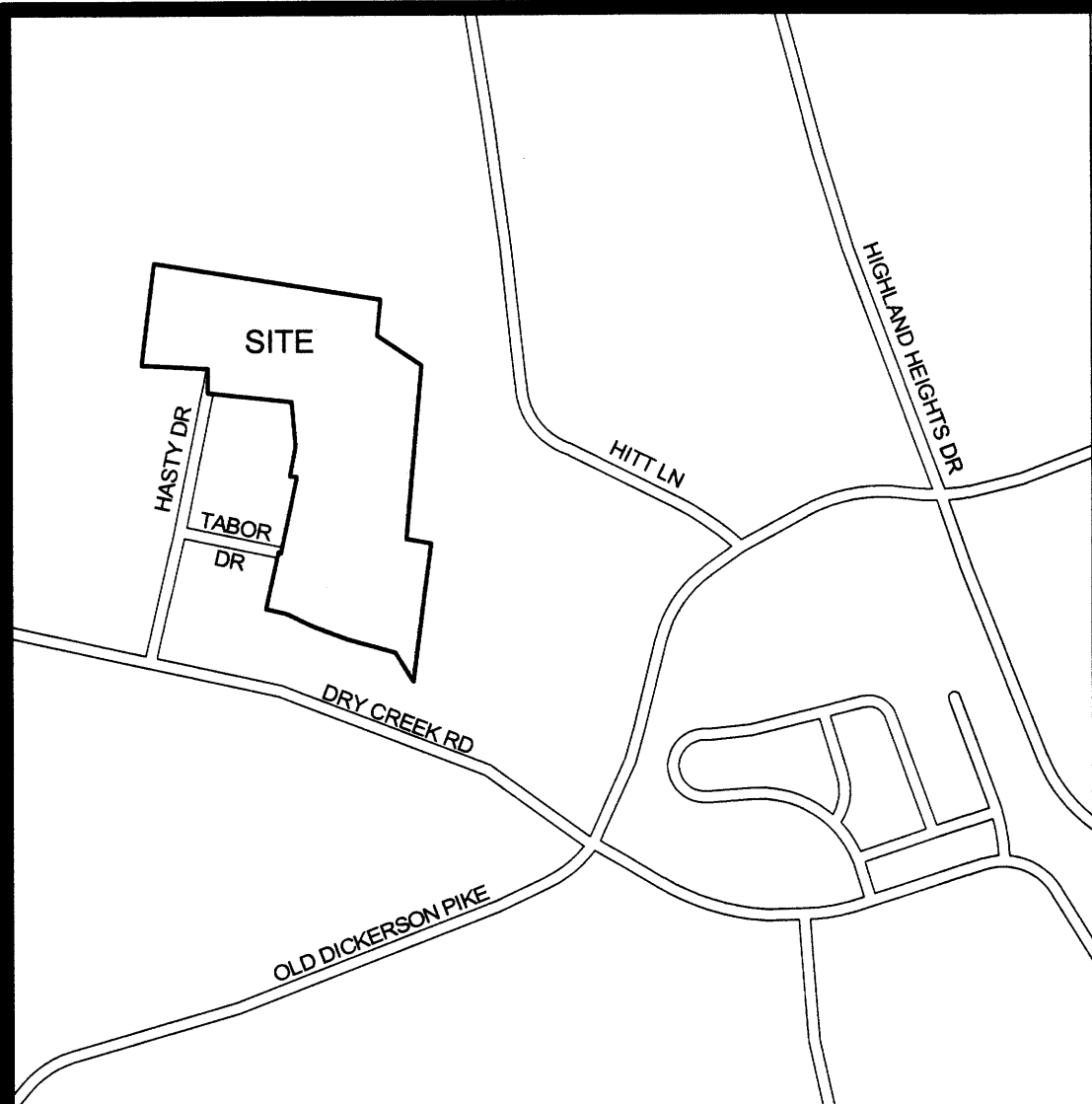
ROWE-MABEE MINOR SUBDIVISION
0 DRY CREEK ROAD
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS		DATE
NO.	DESCRIPTION	
1	MINOR SUBDIVISION SUBMITTAL	10/22/21
2	CORRECTIONS PER PLANNING DEPARTMENT	11/19/21
3	CORRECTIONS PER SEWER DEPARTMENT	12/09/21

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MINOR SUBDIVISION		NUMBER: 1 of 1
SHEET:		DATE: 12/09/21
PROJECT # 20707		SCALE: 1" = 100'
DRAWN BY: RGT		CHECKED BY: RGT

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES
302 North Caldwell Street, Paris, TN 38242 | 731-644-0141 | www.lismith.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-256-0290



VICINITY MAP - NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Instrument No. _____ County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines and that offers of irrevocable dedication for all public streets, utilities, and other facilities have been filed.

By: [Signature] Date: 12/09/21

By: [Signature] Date: 12/09/21

CERTIFICATE OF ACCURACY

I (we) hereby certify that this is a true and accurate survey of the property shown hereon to the accuracy required by the Goodlettsville Planning Commission and that the monuments have been placed as required by those regulations.

Ronald G Taylor 12/09/21 2123
Registered Land Surveyor Date R.L.S. No.

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled ROWE-MABEE have been installed in accordance with current local and state government requirements or a Letter of Credit or other approved surety has been filed which will guarantee said installation.

12/13 2021 Shawn W. D. Goodlettsville Sewer
Date Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled ROWE-MABEE has/have been installed in accordance with current local and state government requirements or a Letter of Credit or other approved surety has been filed to guarantee said installation.

12/13 2021 Shawn W. D. Metro Water Services
Date Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Goodlettsville Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

12/14 2021 R. Adam McCormick
Date Representative

Karen Johnson Davidson County
Batch# 774815 PLAT-4-G
12/16/2021 10:27:51 AM 1 pg
Fees: \$15.00 Taxes: \$0.00



20211216-0166282



PARCEL ID: 02500001800
SALE INSTRUMENT: 20171006-0102809
THOMAS EVANS

PARCEL ID: 02500001300
SALE INSTRUMENT: 20190716-0089562
ELLEN DAVIS

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983

PARCEL ID: 02500001400
SALE INSTRUMENT: 20120925-0087017
DANIEL ALBRIGHT

PARCEL ID: 025000020800
SALE INSTRUMENT: 20120911-0082094
DANIEL ALBRIGHT

PARCEL ID: 02500001500
SALE INSTRUMENT: 20131213-0128373
DANIEL ALBRIGHT

PARCEL ID: 025000018000
SALE INSTRUMENT: 20180830-0086034
DANIEL ALBRIGHT

PARCEL ID: 02515004200
SALE INSTRUMENT: 20190621-0060047
SARAH TEH

C1 CURVE DATA
RADIUS = 1239.41'
DELTA = 2°18'45"
LENGTH = 50.02'
BRG = N 04°32'49" E
CHORD = 50.02'

C2 CURVE DATA
RADIUS = 1239.41'
DELTA = 2°49'07"
LENGTH = 60.97'
BRG = N 01°59'37" E
CHORD = 60.97'

ACCESS and UTILITY EASEMENT DETAIL

EASEMENT AT THE NORTH END OF HASTY DRIVE IS TO BE A SHARED ACCESS AND UTILITY EASEMENT FOR TRACTS 1 AND 2 AS SHOWN HEREON. THIS EASEMENT IS NOT FOR THE USE OF SOLITUDE ACRES SUBDIVISION, SPECIFICALLY LOTS 41 AND 42

Duncan and Jeannie Rowe

214 Hasty Drive

Goodlettsville, TN 37072

jeannierowe@gmail.com

615-260-0180

January 31, 2025

City Council Commission

Goodlettsville, TN 37072

Subject: Request for Additional Extension for Fire Hydrant Installation

Dear Members of the City Council Commission,

We hope this letter finds you well. We are writing to formally request an additional six-month extension to install the required fire hydrant servicing our new home at 214 Hasty Drive.

We are deeply committed to complying with the city's requirements and appreciate the extension previously granted. Initially, we had planned to share the cost of the hydrant installation with our children, Davey and Hailey Rowe-Mabee, who are building on the adjacent property. However, their construction has been delayed, leaving us solely responsible for the installation cost, which we are currently unable to afford.

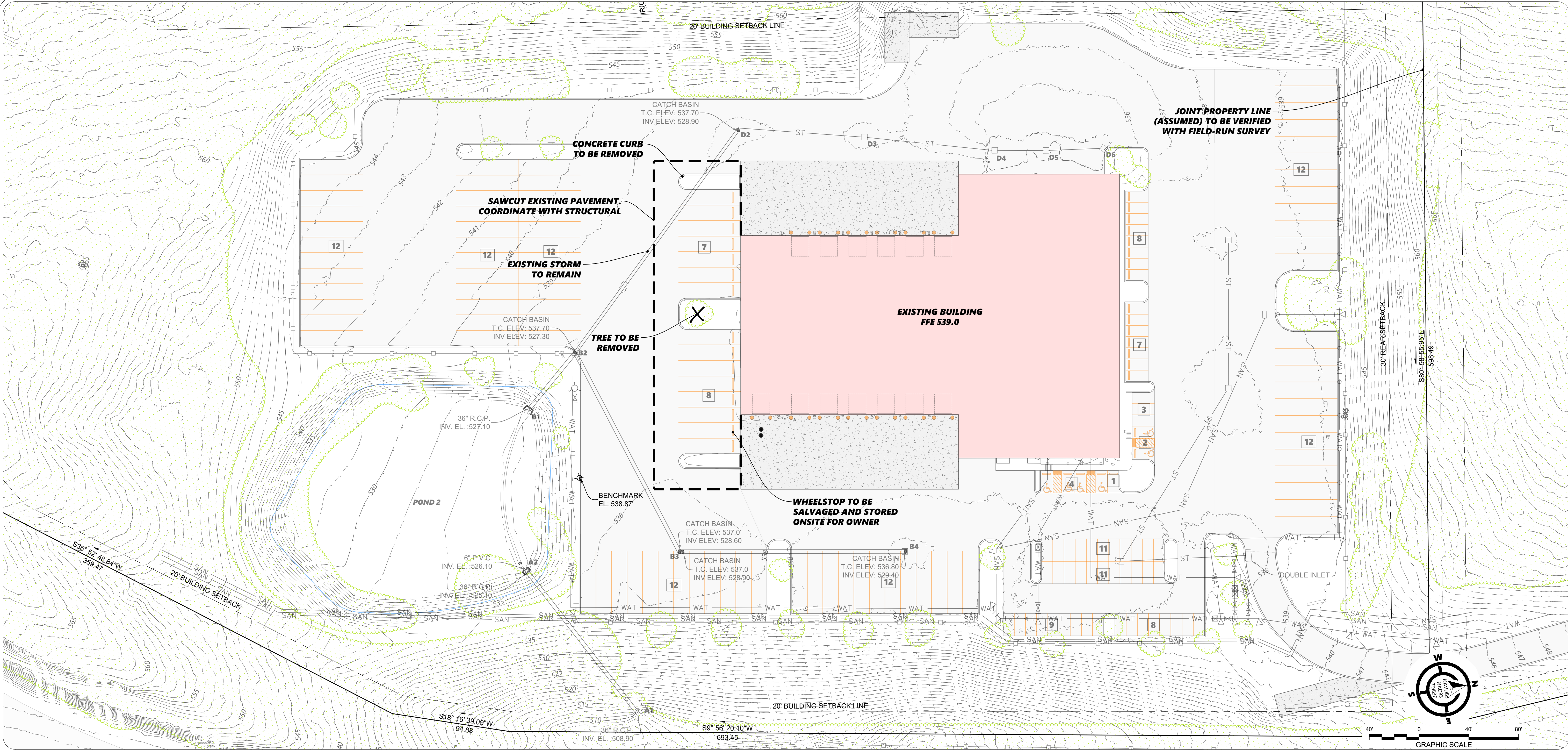
At this time, we are in the process of selling our previous home to secure the necessary funds. Granting us an additional six months would provide us the time needed to complete this sale and fulfill our obligation to install the hydrant without undue financial hardship.

We sincerely appreciate your consideration of our request and your ongoing support as we work to meet the city's requirements. We would be grateful for the opportunity to discuss this matter further at the upcoming council meeting if needed. Please let us know if any additional information is required.

Thank you for your time and consideration. We look forward to your response.

Sincerely,

Duncan and Jeannie Rowe



EXISTING CONDITIONS NOTES

- EXISTING CONDITIONS PREPARED BY CIVIL ENGINEER REFLECTS SURVEY DATA PROVIDED FOR A PORTION OF THE SITE BY CHERRY LAND SURVEYING INC. DATED 01/08/2025, SITE VISITS, AVAILABLE METRO NASHVILLE SITE DATA, FEMA MAPPING SYSTEMS, WEB SOIL SURVEY DATA, AND MAPPING AND STREET DATA MADE AVAILABLE ON GOOGLE.COM AND BINGMAPS.COM. THE CIVIL ENGINEER HAS PROVIDED THIS DRAWING AS AN INTERPRETATION AND ANALYSIS OF THE PROJECT'S IMPACT ON THE EXISTING AND SURROUNDING AREA AND CAN MAKE NO GUARANTEE ON THE VALIDITY OF THE INFORMATION PROVIDED.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS. SHOULD THE CONTRACTOR ENCOUNTER UNCHARTED INFRASTRUCTURE WHICH INTERFERES WITH CONSTRUCTION OR MAY IMPACT EXISTING TO REMAIN INFRASTRUCTURE, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO COMMENCING WITH WORK.
- GEOTECHNICAL EXPLORATION AND ANALYSIS PROVIDED BY AMEC DATED 06/06/2008.
- HYDRANT FLOW DATA HAS NOT BEEN OBTAINED FOR THIS SITE.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITY MAINS AND SERVICE CONNECTIONS, NOT EXCLUDING IRRIGATION AND LOW VOLTAGE INFRASTRUCTURE, BOTH ABOVE AND BELOW GROUND AS WELL AS VERIFY EXACT PROPERTY LIMITS VIA LICENSED SURVEYOR PRIOR TO COMMENCING ANY WORK ON SITE.
- THE CONTRACTOR SHALL NOTIFY THE COMMON GROUND ALLIANCE ONE-CALL SYSTEM (CALL 811 OR SUBMIT AN ONLINE REQUEST), AND ALL NON ONE-CALL SYSTEM MEMBERS, AND CONFIRM ALL UTILITIES HAVE BEEN MARKED PRIOR TO COMMENCEMENT OF SITE OPERATIONS.
- SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN PROVIDED AND ACTUAL FIELD CONDITIONS, INCLUDING UNCHARTED UTILITIES, HISTORIC AND/OR ARCHEOLOGICAL ARTIFACTS OR REMAINS BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO PROCEEDING WITH WORK.
- ALL DEMOLISHED AND EXCESS MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE OWNER. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLISHED MATERIALS OFF-SITE, IN A LEGAL MANNER. PROLONGED STORAGE OR THE SALE OF DEMOLISHED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED WITHOUT PRIOR NOTIFICATION AND CONSENT BY THE OWNER.
- THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES, AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL REPAIR ALL CONTRACTOR CAUSED DAMAGES TO UTILITIES AND RELOCATE EXISTING IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION, ACCORDING TO CURRENT LOCAL STANDARDS AT NO ADDITIONAL COST TO THE OWNER.
- ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT WRITTEN APPROVAL BY THE OWNER. THE CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION, PRESERVATIONS, AND/OR TREATMENT.
- PRIOR TO GRADING OPERATIONS, THE CONTRACTOR SHALL LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30" AT THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE. TREE LIMBS SHALL BE PRUNED BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED.
- CONTRACTOR SHALL NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS WITHIN DRIPLINES OF TREES OR WITHIN STORMWATER TREATMENT FOOTPRINTS.
- ALL DEMOLITION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH APPLICABLE LAWS AND REGULATIONS. CONTRACTOR SHALL TAKE PRECAUTIONS TO LIMIT DUST, SEDIMENT TRANSPORT, TRACKING, NOISE, AND VIBRATION TO THE EXTENT PRACTICAL.
- THE CONTRACTOR SHALL REPORT ALL COMPLAINTS AS IT PERTAINS TO DISRUPTION TO THE COMMUNITY TO THE OWNER WITHIN 24 HOURS. THE CONTRACTOR SHALL MAKE AN ATTEMPT TO OBTAIN CONTACT INFORMATION FOR THE COMPLAINANT SHOULD THE OWNER CHOOSE TO FOLLOW UP.
- BLASTING SHALL BE PERFORMED IN A MANNER CONSISTENT WITH APPLICABLE RULES AND REGULATIONS. THE CONTRACTOR SHALL CONSULT WITH QUALIFIED BLASTING PROFESSIONALS PRIOR TO COMMENCEMENT OF BLASTING.
- UNLESS OTHERWISE NOTED, IT IS NOT ANTICIPATED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED. IF MATERIALS ARE SUSPECTED OF CONTAINING HAZARDOUS MATERIALS IS ENCOUNTERED, NOTIFY THE OWNER AND APPLICABLE AUTHORITIES PRIOR TO COMMENCING WORK.
- PRIOR TO COMMENCEMENT OF SITE OPERATIONS, THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A WASTE MANAGEMENT AND RECYCLING PLAN.
- ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC. IN THE AREAS TO BE REMOVED, SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED IN THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITIONS, ETC. ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED IN THE SUBGRADE OF AREAS TO RECEIVE PLANTINGS.
- CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 98% OF MAXIMUM DENSITY PER ASTM D698 - STANDARD PROCTOR.
- THE CONTRACTOR SHALL PROVIDE NEAT, STRAIGHT, AND PERPENDICULAR SAWCUTS ALONG EXISTING STRUCTURES, PAVEMENTS, AND CONCRETE DEMOLITION TO REMAIN.

FEMA STATUS:
MAP NUMBER: 47037C0129J
REVISION DATE: 02/25/2022
DETERMINATION: ZONE X

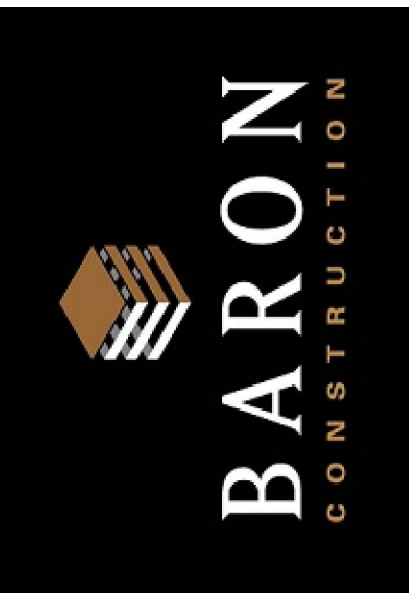
SETBACK:
FRONT: 50 FT
SIDE: 20 FT
REAR: 30 FT



ISSUE DATE: 03/03/2025

PROSPER
Engineering

P.O. BOX 2235
GOODLETTSVILLE, TN 37070



P.O. BOX 264
NASHVILLE, TN 37024

PREVOST CAR (US) INC
PHASE 1 ADDITION

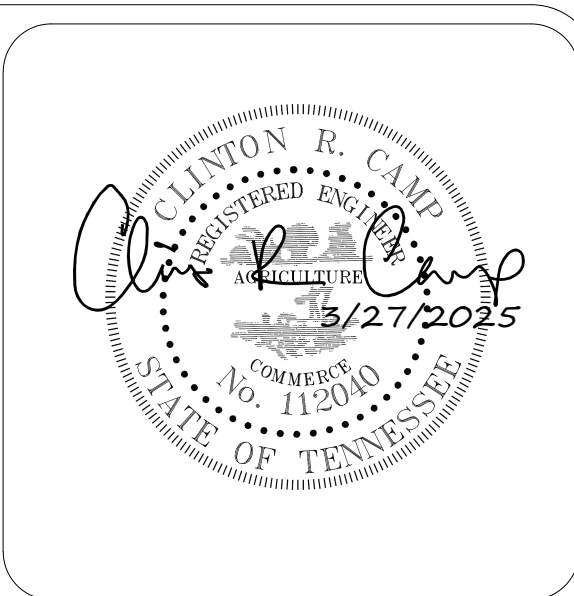
800 S CARTWRIGHT ST
GOODLETTSVILLE, TN 37072
LOT 2 CORPORATE INVESTORS
PARTNERSHIP VI, LLC

PROSPER PROJECT NO: 24011

EXISTING
CONDITIONS &
DEMOLITION
PLAN

C1.1

03/03/2025

[illegible]

THE CONSTRUCTION-PHASE EROSION PREVENTION CONTROLS HAVE BEEN DESIGNED TO ELIMINATE (OR MINIMIZE IF COMPLETE ELIMINATION IS NOT POSSIBLE) THE DISLODGING AND SUSPENSION OF SOIL IN WATER. SEDIMENT CONTROLS HAVE BEEN DESIGNED TO RETAIN MOBILIZED SEDIMENT ON SITE TO THE MAXIMUM EXTENT PRACTICABLE.

2. IF SEDIMENT ESCAPES THE PERMITTED AREA, OFF-SITE ACCUMULATIONS THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., SEDIMENT THAT HAS ESCAPED A CONSTRUCTION SITE AND COLLECTED IN A STREET MUST BE REMOVED SO THAT IT DOES NOT SUBSEQUENTLY WASH INTO STORM SEWERS AND STREAMS DURING THE NEXT RAIN OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS). PERMITTEES SHALL NOT INITIATE REMEDIATION OR RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THIS PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY. ARRANGEMENT CONCERNING THE REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE PERMITTEE AND THE ADJOINING LANDOWNER.

3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION BASINS AND OTHER SEDIMENT CONTROLS AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. SEDIMENT MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

4. LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND SO THAT THEY DO NOT BECOME A POLLUTANT SOURCE FOR STORMWATER DISCHARGES. EROSION PREVENTION AND SEDIMENT CONTROL MATERIALS (E.G., SILT FENCE) SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES.

5. ERODIBLE MATERIAL STORAGE AREAS (E.G., OVERBURDEN AND STOCKPILES OF SOIL) AND BORROW PITS THAT ARE USED PRIMARILY FOR PERMITTED PROJECT AND ARE CONTIGUOUS TO THE SITE ARE CONSIDERED A PART OF THE SITE AND SHALL BE IDENTIFIED ON THE NOI, ADDRESSED IN THE SWPPP AND INCLUDED IN THE FEE CALCULATION. TDOT PROJECTS SHALL BE ADDRESSED IN THE WASTE AND BORROW MANUAL PER THE STATEWIDE STORMWATER MANAGEMENT PLAN (SSWMP).

6. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING ACTIVITIES UNLESS THE AREA IS SUBSEQUENTLY TEMPORARILY OR PERMANENTLY STABILIZED.

7. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. EXISTING VEGETATION AT THE SITE SHOULD BE PERSEVERED TO THE MAXIMUM EXTENT PRACTICABLE.

8. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.

9. EPSC MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.

10. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR THE SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.

11. OFF-SITE VEHICLE TRACKING OF SEDIMENT AND THE GENERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ACCESS SHALL BE DESCRIBED AND IMPLEMENTED, AS NEEDED, TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.

12. PERMITTEES SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY PRECIPITATION.

13. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS OR ADVERSE SOGGY GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.

14. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE TEMPORARILY CEASED BUT SOIL DISTURBING ACTIVITIES WILL RESUME WITHIN 14 DAYS.

15. STEEP SLOPES SHALL BE STABILIZED NO LATER THAN SEVEN (7) DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.

16. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION (USING NATIVE HERBACEOUS AND WOODY PLANTS WHERE PRACTICABLE) OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. UNPACKED GRAVEL CONTAINING FINES (SILT AND CLAY SIZED PARTICLES) OR CRUSHER RUNS WILL NOT BE CONSIDERED A NON-ERODING SURFACE.

17. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE PLACED IN WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR AQUATIC RESOURCES ALTERATION PERMIT (ARAP) (SEE PART 9 OF TN100000).

18. THE SWPPP SHALL IDENTIFY AND PROVIDE THE NECESSARY EPSC MEASURES FOR THE INSTALLATION OF ANY WASTE DISPOSAL SYSTEM, SEWER OR SEPTIC SYSTEM. PERMITTEES MUST ALSO COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS AS NECESSARY.

19. THE SWPPP SHALL INCLUDE A DESCRIPTION OF CONSTRUCTION AND WASTE MATERIALS EXPECTED TO BE STORED ON-SITE. THE SWPPP SHALL ALSO INCLUDE A DESCRIPTION OF CONTROLS USED TO REDUCE POLLUTION FROM MATERIALS STORED ON SITE. CONTROLS MAY INCLUDE STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER OR SPILL PREVENTION AND RESPONSE.

20. A DESCRIPTION OF STORMWATER SOURCES FROM AREAS OTHER THAN CONSTRUCTION AND A DESCRIPTION OF CONTROLS AND MEASURES THAT WILL BE IMPLEMENTED AT THOSE SITES.

21. A DESCRIPTION OF MEASURES NECESSARY TO PREVENT "TAKING" OF LEGALLY PROTECTED STATE OR FEDERAL LISTED THREATENED OR ENDANGERED AQUATIC FAUNA AND CRITICAL HABITAT, IF APPLICABLE. THE PERMITTEE MUST DESCRIBE AND IMPLEMENT SUCH MEASURES TO MAINTAIN ELIGIBILITY FOR COVERAGE UNDER THIS PERMIT.

22. PERMITTEES MUST COMPLY WITH ANY ADDITIONAL EROSION PREVENTION, SEDIMENT CONTROL AND STORMWATER MANAGEMENT MEASURES REQUIRED BY A LOCAL MUNICIPALITY OR PERMITTED MS4 PROGRAM.

**PREVOST CAR (US) INC
PHASE 1 ADDITION**

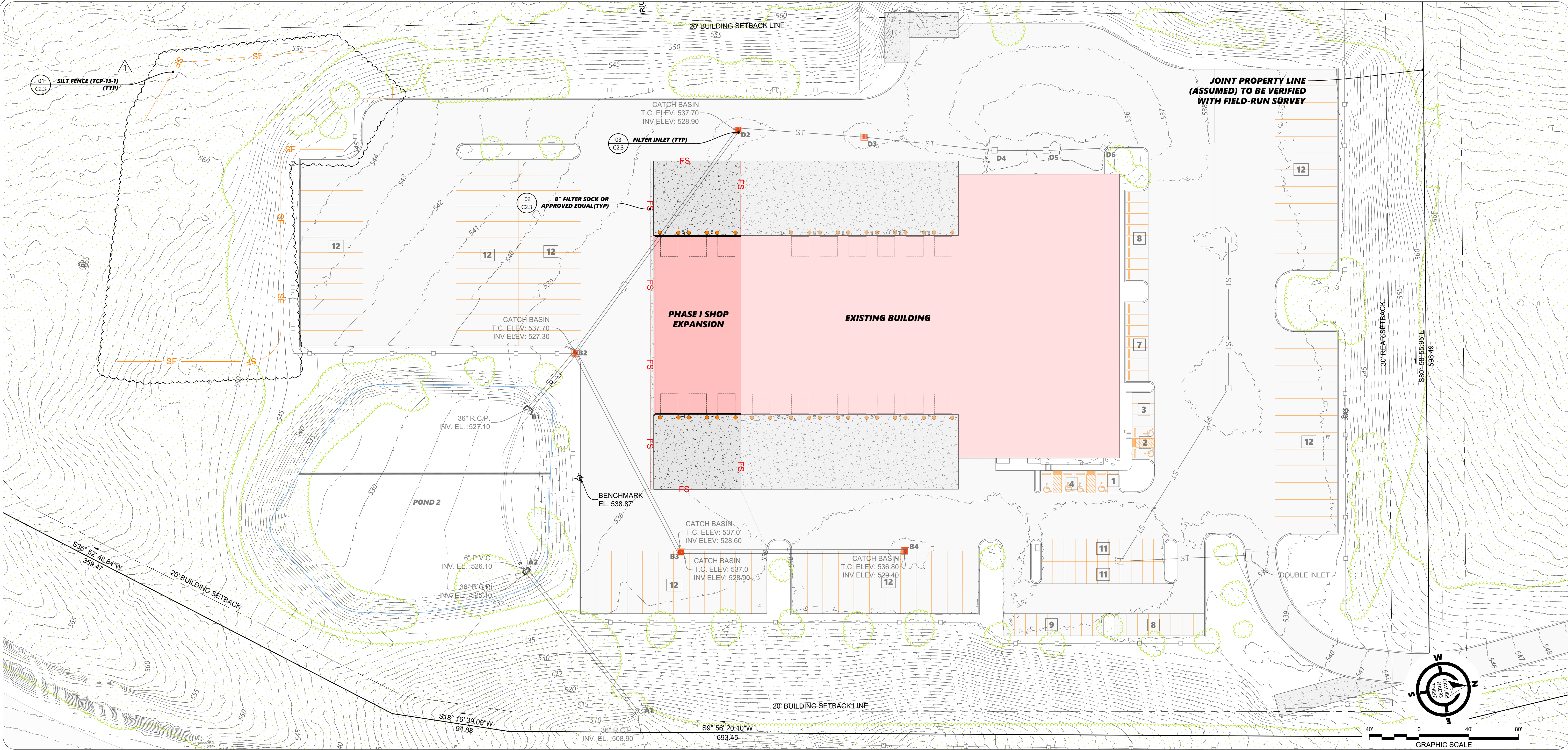
800 S CARTWRIGHT ST
GOODLETTSVILLE, TN 37072
LOT 2 CORPORATE INVESTORS
PARTNERSHIP VI, LLC

PROSPER PROJECT NO: 24011

EPSC PHASE 1

C2.0

03/03/2025



EPSC NOTES:

1. THE CONSTRUCTION-PHASE EROSION PREVENTION CONTROLS HAVE BEEN DESIGNED TO ELIMINATE (OR MINIMIZE IF COMPLETE ELIMINATION IS NOT POSSIBLE) THE DISLODGING AND SUSPENSION OF SOIL IN WATER. SEDIMENT CONTROLS HAVE BEEN DESIGNED TO RETAIN MOBILIZED SEDIMENT ON SITE TO THE MAXIMUM EXTENT PRACTICABLE.
2. IF SEDIMENT ESCAPES THE PERMITTED AREA, OFF-SITE ACCUMULATIONS THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., SEDIMENT THAT HAS ESCAPED A CONSTRUCTION SITE AND COLLECTED IN A STREET MUST BE REMOVED SO THAT IT DOES NOT SUBSEQUENTLY WASH INTO STORM SEWERS AND STREAMS DURING THE NEXT RAIN OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS). PERMITTEES SHALL NOT INITIATE REMEDIATION OR RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THIS PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY. ARRANGEMENT CONCERNING THE REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE PERMITTEE AND THE ADJOINING LANDOWNER.
3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION BASINS AND OTHER SEDIMENT CONTROLS AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. SEDIMENT MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
4. LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND SO THAT THEY DO NOT BECOME A POLLUTANT SOURCE FOR STORMWATER DISCHARGES. EROSION PREVENTION AND SEDIMENT CONTROL MATERIALS (E.G., SILT FENCE) SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES.
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6. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING ACTIVITIES UNLESS THE AREA IS SUBSEQUENTLY TEMPORARILY OR PERMANENTLY STABILIZED.
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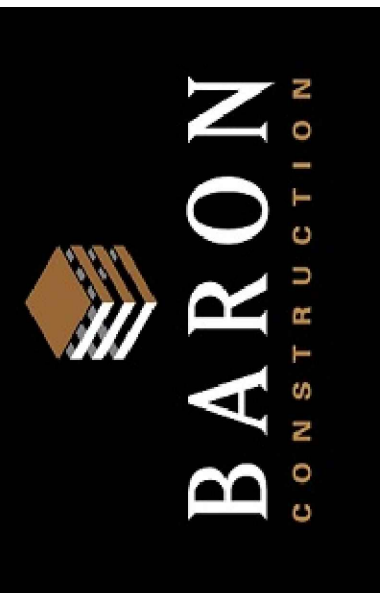


ISSUE DATE: 03/03/2025

03/27/2025 PLANNING COMMENTS

PROSPER
Engineering

P.O. BOX 2235
GOODLETTSVILLE, TN 37070



P.O. BOX 264
NASHVILLE, TN 37024

PREVOST CAR (US) INC
PHASE 1 ADDITION

800 S CARTWRIGHT ST
GOODLETTSVILLE, TN 37072
LOT 2 CORPORATE INVESTORS
PARTNERSHIP VI, LLC

PROSPER PROJECT NO: 24011

EPSC PHASE 2

C2.1

03/03/2025

[illegible]

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**PREVOST CAR (US) INC
PHASE 1 ADDITION**

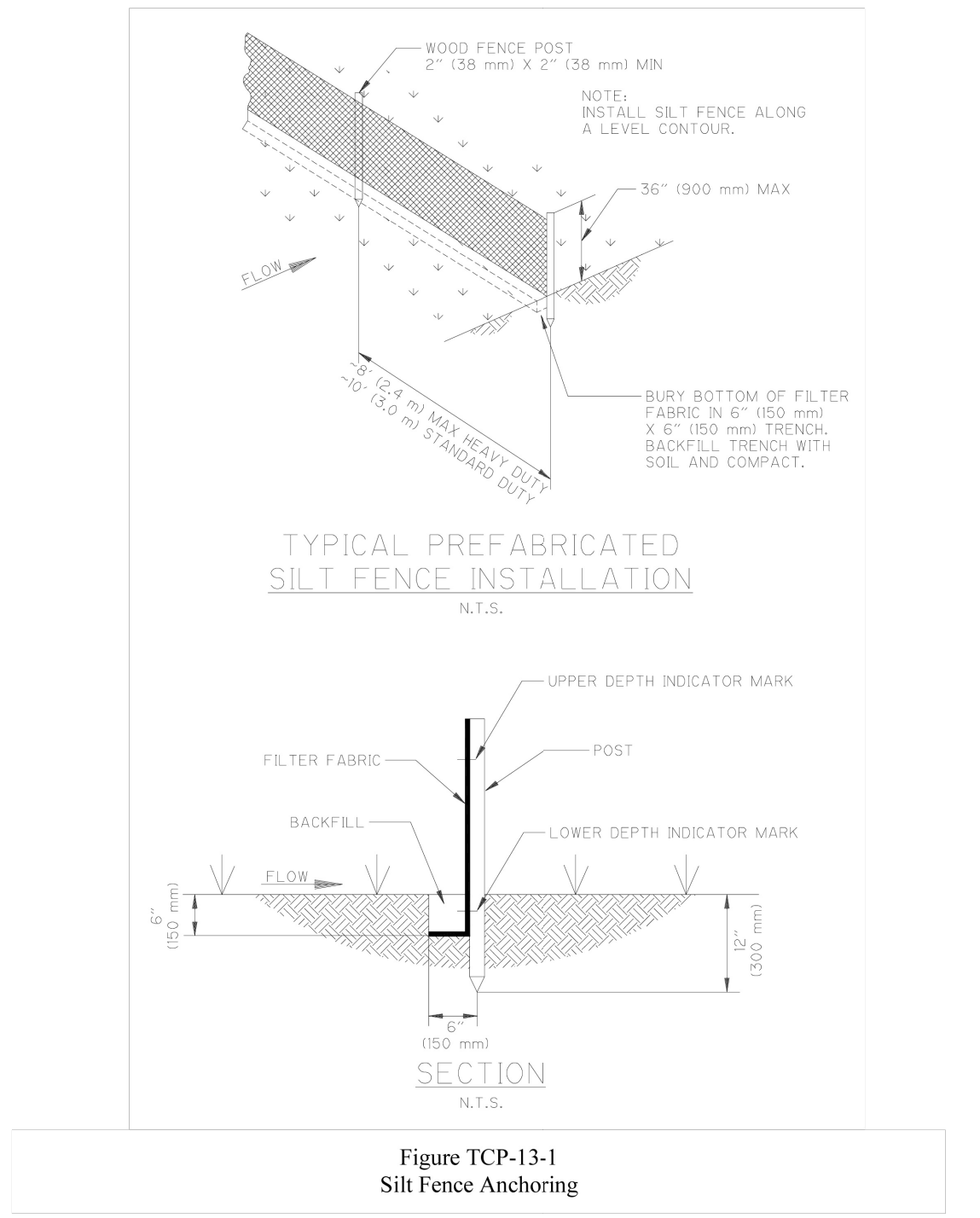
800 S CARTWRIGHT ST
GOODLETTSVILLE, TN 37072
LOT 2 CORPORATE INVESTORS
PARTNERSHIP VI, LLC

PROSPER PROJECT NO: 24011

EPSC PHASE 3

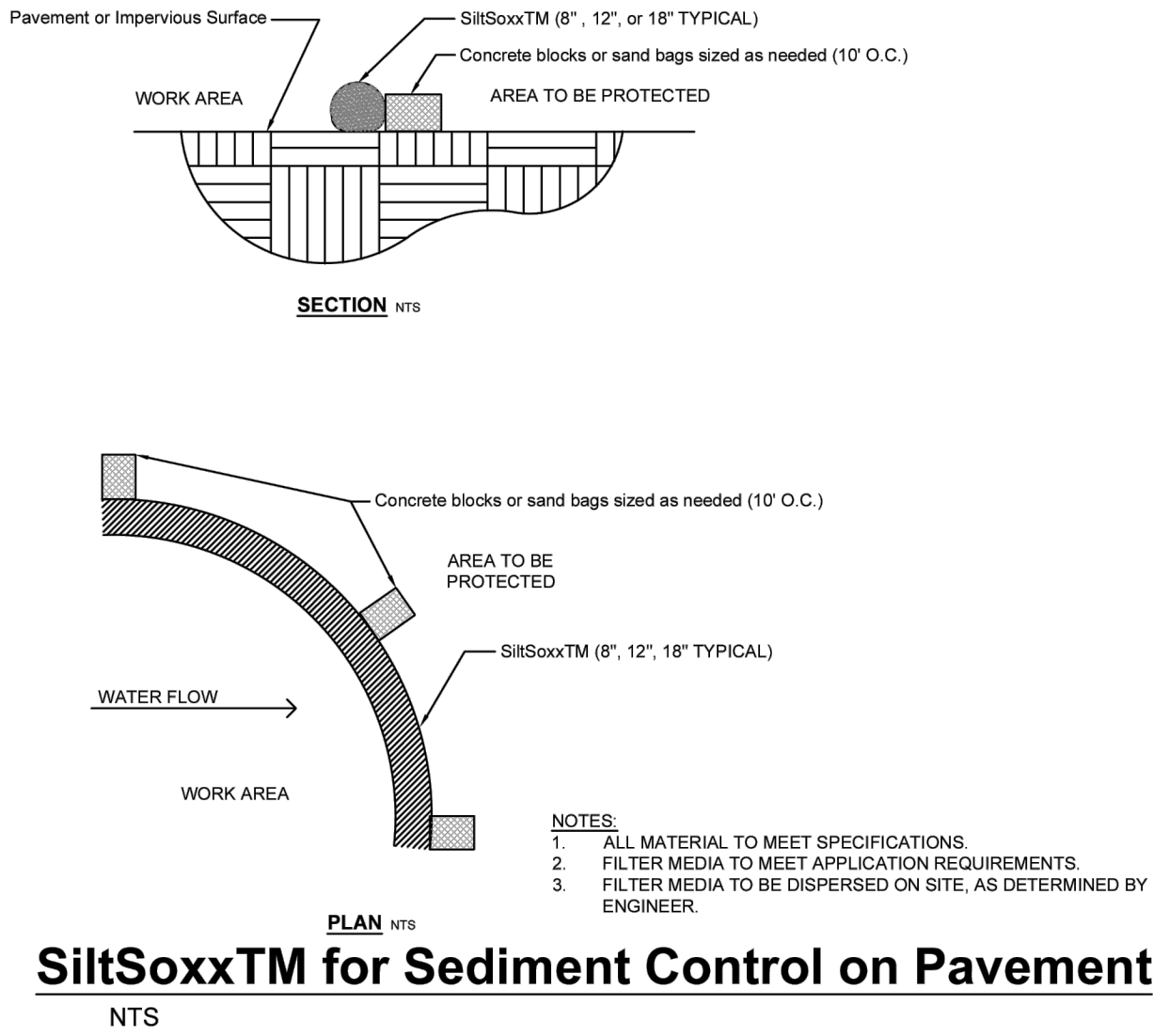
C2.2

03/03/2025

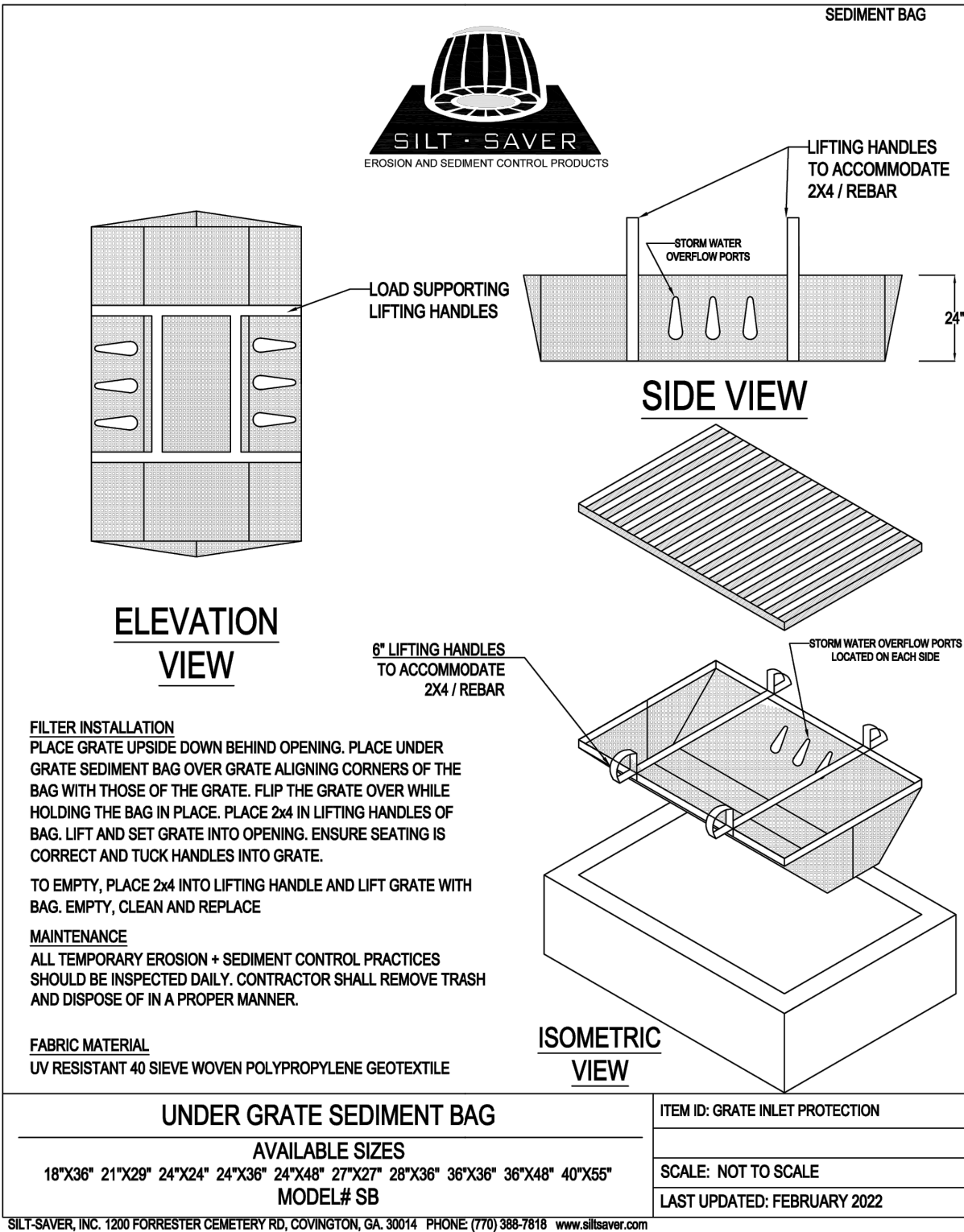


Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices TCP-13-7 February 2000

01
C2.3 **SILT FENCE (TCP-13-1)**
NOT TO SCALE



02
C2.3 **FILTER SOCK**
NOT TO SCALE



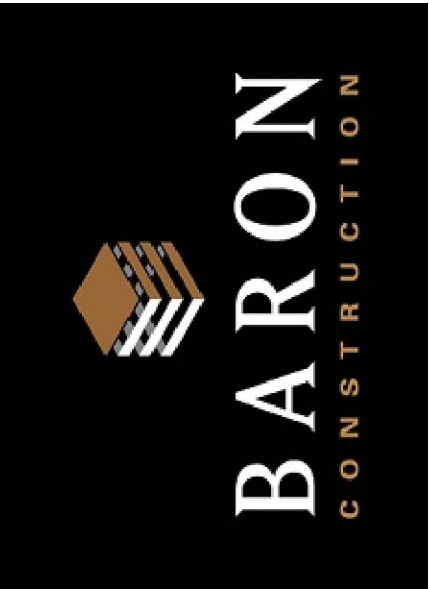
03
C2.3 **FILTER INLET**
NOT TO SCALE



ISSUE DATE: 03/03/2025

PROSPER
Engineering

P.O. BOX 2235
GOODLETTSVILLE, TN 37070



P.O. BOX 264
NASHVILLE, TN 37024

PREVOST CAR (US) INC
PHASE 1 ADDITION

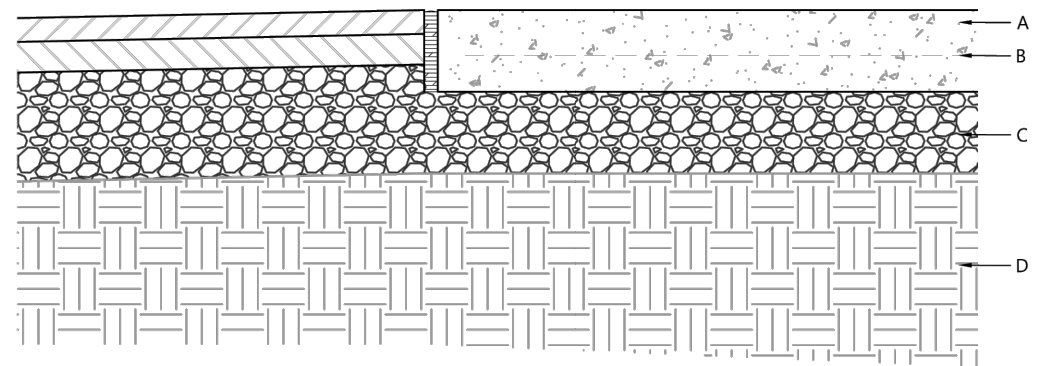
800 S CARTWRIGHT ST
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PROSPER PROJECT NO: 24011

EPSC DETAILS

C2.3

03/03/2025



- NOTES:
- BASE AND SUBBASE MAY CONTAIN MORE THAN ONE LAYER
 - AN IMPORTED SUBGRADE OR SELECTED SUBGRADE MATERIAL MAY BE PLACED OVER THE NATURAL SUBGRADE
 - DIMENSIONS SHOWN ARE GENERIC AND DO NOT REFLECT SPECIFIC SITE INFORMATION. PLEASE OBTAIN AND REFER TO THE GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN.

HEAVY DUTY

A. 8" 4,000 MIN PSI CONCRETE
B. 6"x6" - W/ 4 WIRE MESH
C. 6" MINERAL AGGREGATE BASE COURSE COMPACTED TO 100% STANDARD PROCTOR DRY DENSITY (ASTM D968)
D. COMPACTED SUBGRADE, 98% STANDARD PROCTOR DRY DENSITY (ASTM D698)

LIGHT DUTY

A. 6" 4,000 MIN PSI CONCRETE
B. 6"x6" - W/ 4 WIRE MESH
C. 4" MINERAL AGGREGATE BASE COURSE COMPACTED TO 100% STANDARD PROCTOR DRY DENSITY (ASTM D968)
D. COMPACTED SUBGRADE, 98% STANDARD PROCTOR DRY DENSITY (ASTM D698)

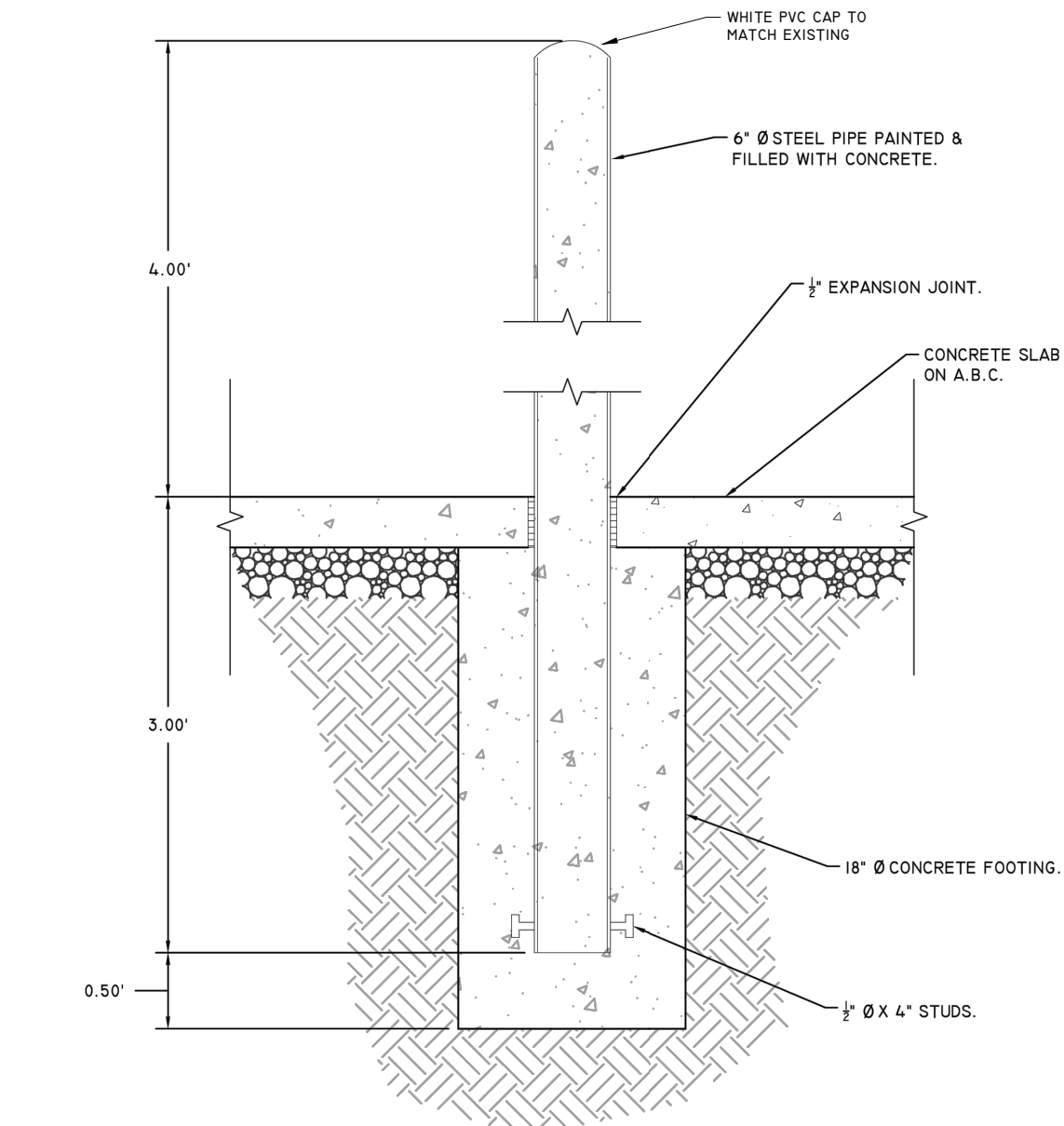
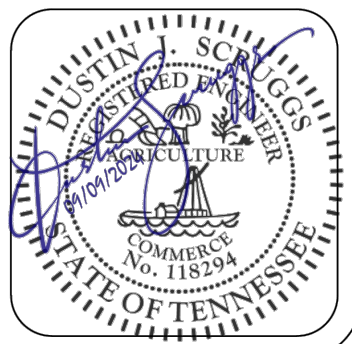
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Engineering

P.O. BOX 2235
GOODLETTSVILLE, TN 37070

ENGINEER OF RECORD: **DUSTIN SCRUGGS**
DATE: 09/09/2024

CONCRETE
PAVEMENT

DRAWING: **S201**



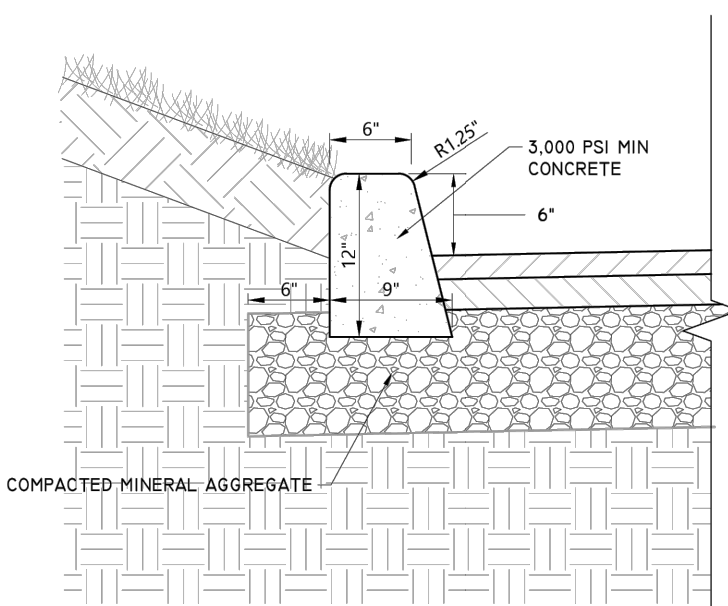
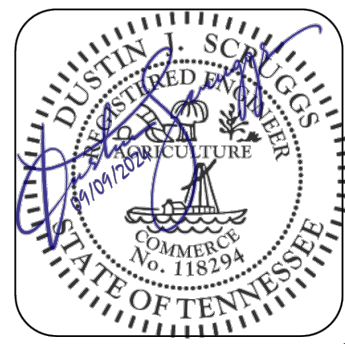
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P.O. BOX 2235
GOODLETTSVILLE, TN 37070

ENGINEER OF RECORD: **DUSTIN SCRUGGS**
DATE: 06/10/2024
REV 1: 09/09/2024 - DRAWING NUMBER CHANGE

STANDARD BOLLARD

DRAWING: **S111**



- A. 0.5" EXPANSION JOINTS ARE TO BE PLACED AT A MAXIMUM 100 LF INTERVALS ALONG THE LENGTH OF THE CURB.
- B. CONTRACTION JOINTS SHALL BE NO LESS THAN 1/8" WIDE AND NO MORE THAN 1/4" WIDE, NO LESS THAN 1" IN DEPTH. CONTRACTION JOINTS SHALL BE FORMED WITH A GROOVE FORMING TOOL AND BE TYPICALLY PLACED AT 25' INTERVALS, BUT NOT LESS THAN 4' AND NO MORE THAN 8'.

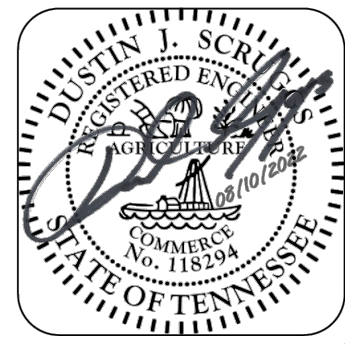
PROSPER
Engineering

P.O. BOX 2235
GOODLETTSVILLE, TN 37070

ENGINEER OF RECORD: **DUSTIN SCRUGGS**
DATE: 08/10/2022

CONCRETE POST
CURB

DRAWING: **S103**



01
C3.1

HEAVY DUTY CONCRETE PAVEMENT

NOT TO SCALE

02
C3.1

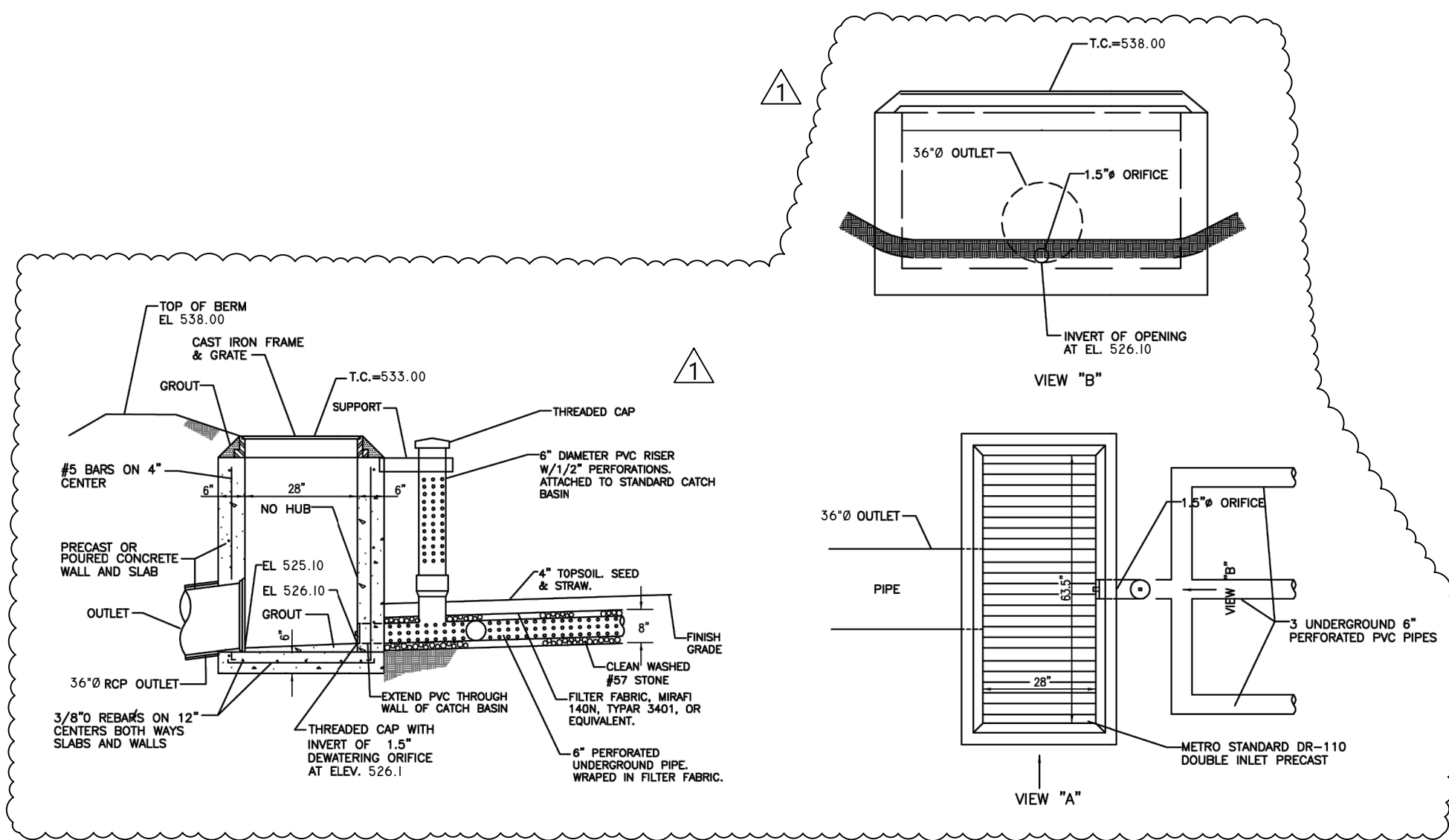
STANDARD BOLLARD

NOT TO SCALE

03
C3.1

CONCRETE POST CURB

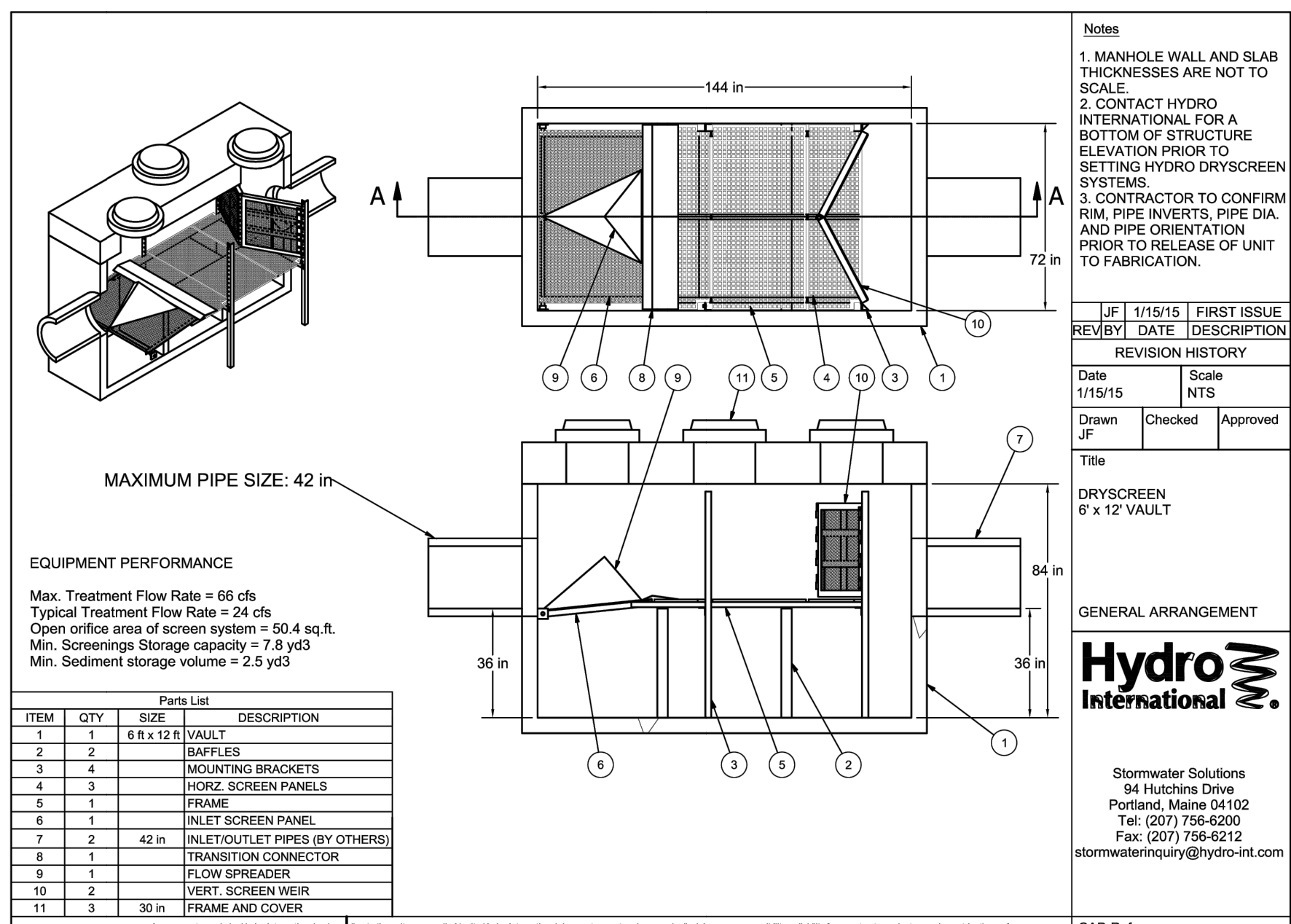
NOT TO SCALE



04
C3.1

OUTLET STRUCTURE

NOT TO SCALE



EQUIPMENT PERFORMANCE

Max. Treatment Flow Rate = 66 cfs
Typical Treatment Flow Rate = 24 cfs
Open orifice area of screen system = 50.4 sq ft.
Min. Screenings Storage capacity = 7.8 yd3
Min. Sediment storage volume = 2.5 yd3

ITEM	QTY	SIZE	DESCRIPTION
1	1	68 x 12 ft	VAULT
2	2		BAFFLES
3	4		MOUNTING BRACKETS
4	3		HORIZ. SCREEN PANELS
5	1		FRAME
6	1		INLET SCREEN PANEL
7	2	42 in	INLET/OUTLET PIPES (BY OTHERS)
8	1		TRANSITION CONNECTOR
9	1		FLOW SPREADER
10	2		VERT. SCREEN WEIR
11	3	30 in	FRAME AND COVER

Notes

- MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE
- CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING HYDRO DRYSCREEN SYSTEMS
- CONTRACTOR TO CONFIRM RM, PIPE INVERTS, PIPE DIA, AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION

REV	DATE	DESCRIPTION
JF	1/15/15	FIRST ISSUE

DATE	SCALE
1/15/15	NTS

Drawn	Checked	Approved
JF		

Title

DRYSCREEN
6' x 12' VAULT

Hydro
International

Stormwater Solutions
94 Hudson Drive
Portland, Maine 04102
Tel: (207) 756-6200
Fax: (207) 756-6212
stormwaterinquiry@hydro-int.com

CAD Ref: DS-6x12
Project No: xx-xxxx
Drawing No: DS-6x12 Rev.

05
C3.1

HYDRO DRYSCREEN VAULT

NOT TO SCALE

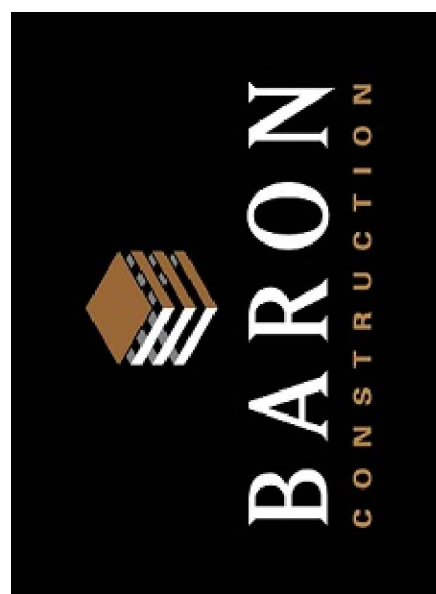


ISSUE DATE: 03/03/2025

DATE	REVISION	COMMENTS
03/27/2025	1	PLANNING COMMENTS

PROSPER
Engineering

P.O. BOX 2235
GOODLETTSVILLE, TN 37070



P.O. BOX 264
NASHVILLE, TN 37024

PREVOST CAR (US) INC PHASE 1 ADDITION

800 S CARTWRIGHT ST
GOODLETTSVILLE, TN 37072
LOT 2 CORPORATE INVESTORS
PARTNERSHIP VI, LLC

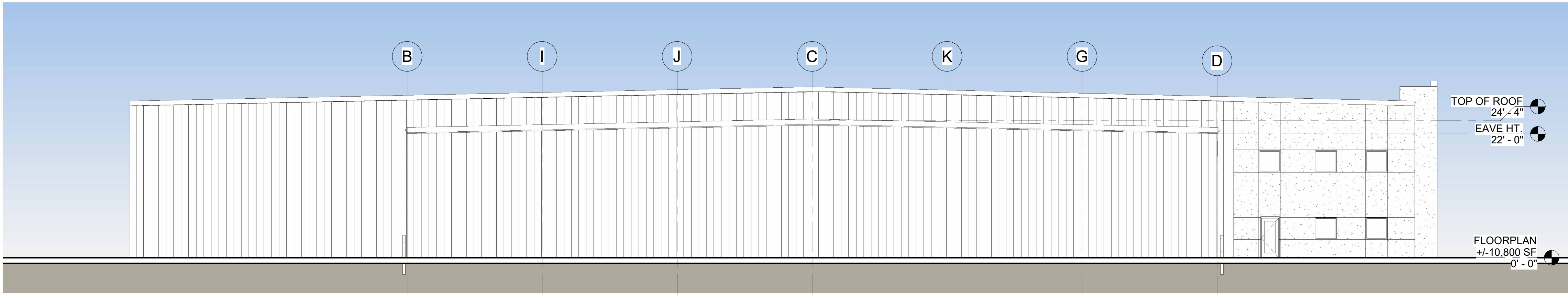
PROSPER PROJECT NO: 24011

SITE DETAILS

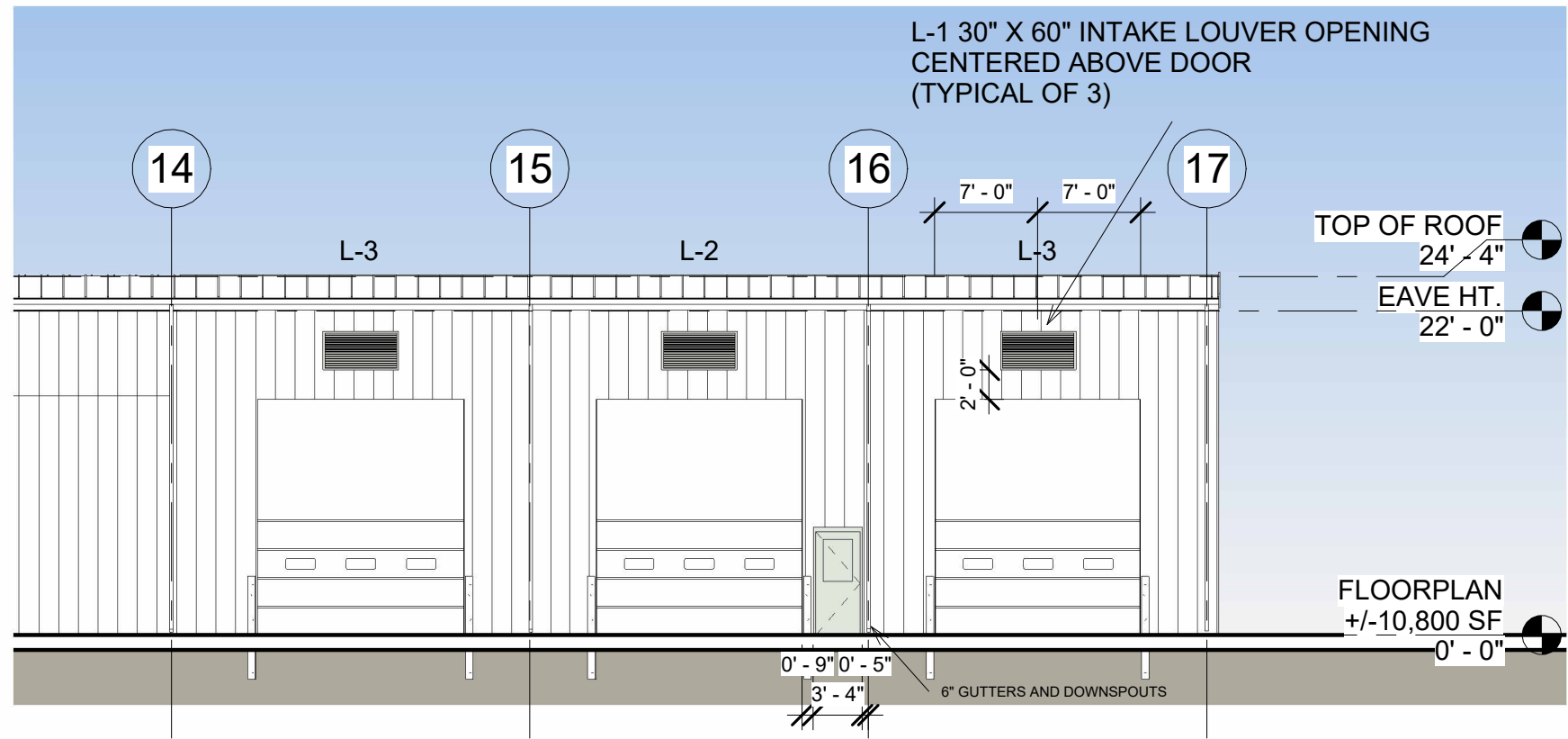
C3.1

03/03/2025

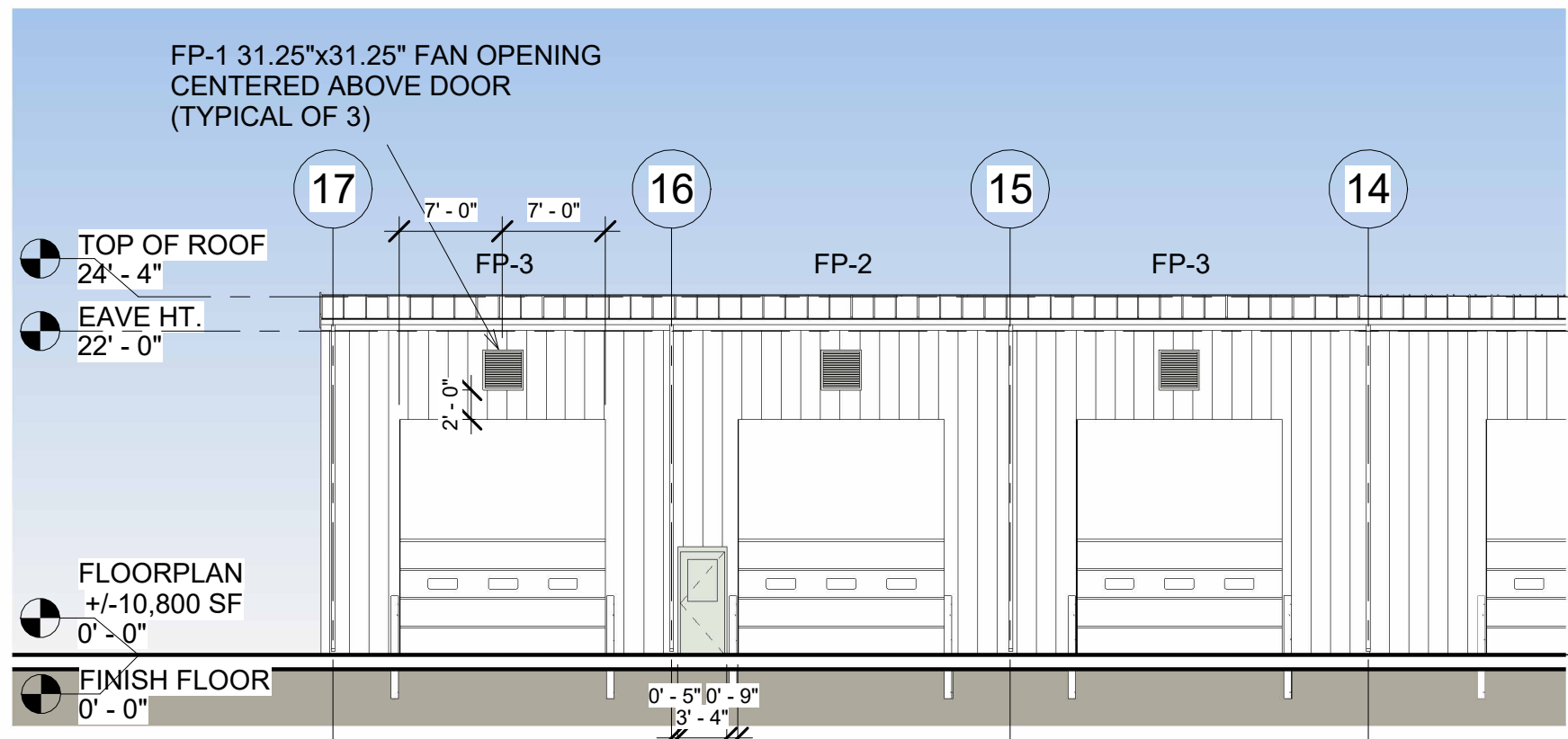
03/03/2025



1 SOUTH
3/32" = 1'-0"



4 WEST
3/32" = 1'-0"



3 EAST
3/32" = 1'-0"

Color Legend
1" = 1'-0"

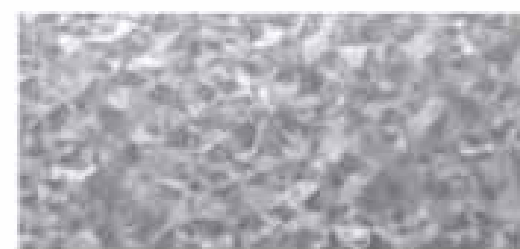


METAL WALL PANEL

POLAR WHITE

OVERHEAD DOORS

ALL EXTERIOR PAINTED DOORS AND METAL TRIMS TO BE PAINTED WITH SHERWIN WILLIAMS POLAR WHITE



GALVALUME
CLEAR ACRYLIC COATING

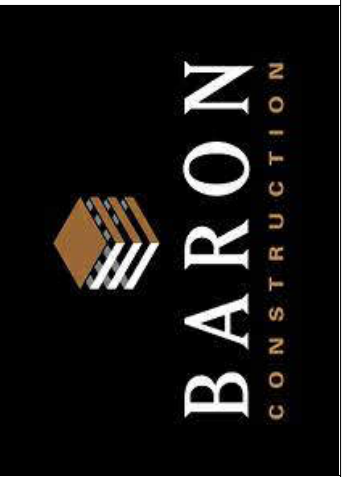
STANDING SEAM ROOF PANEL

COORDINATE ALL METAL PANEL COLOR SELECTION WITH PREVOST COLOR SCHEME. OBTAIN MBM(PEMB) COLOR SELECTION PANEL.



No.	Description	Date

T L P ARCHITECTS
4856 MYRA DRIVE
HERMITAGE, TN 37076
PHONE (615) 479-6199



PREVOST CAR (US) INC.
PHASE 1 ADDITION
800 South Cartwright Street
Goodlettsville, Tennessee 37072

ACM	Drawn by
TLP & JSC	Checked by
3/3/2025	Date
As indicated	Scale
2402	Project number

A2

3/2/2025 2:32:02 PM



ELECTRICAL SITE PLAN

SCALE: 1"=50'-0"

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF
	EP	11	Industrial Lighting Products Inc	VAS-21L-U-40-T3-[PMB;SLPF]	Viewpoint Area Light Small, 21,000 Lumen, 4,000K, Type 3 Polycarbonate Lens	21410	0.9
	EP	3	Industrial Lighting Products Inc	VAS-21L-U-40-T3-[PMB;SLPF]	Viewpoint Area Light Small, 21,000 Lumen, 4,000K, Type 3 Polycarbonate Lens	21410	0.9
	W1/EW	22	Industrial Lighting Products Inc	WPCM-12L-U-40-T4	Full Cutoff Wallpack 2.0, Medium Housing, 12,000 Lumens, 4000K, Type IV	11291	0.9
	DE/ED	11	Industrial Lighting Products Inc	WPCM-6L-U-40-T4	Full Cutoff Wallpack 2.0, Medium Housing, 6,000 Lumens, 4000K, Type IV	5849	0.9

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
PROP. LINE	0.0 fc	0.5 fc	0.0 fc	N/A	N/A
PARKING LOT	2.4 fc	23.2 fc	0.0 fc	N/A	N/A



PHASE 1 ADDITION
PREVOST CAR (US) INC.
800 South Cartwright Street
Goodlettsville, Tennessee 37072

Drawn by
AJP
Checked by
AJP
Date
3/27/2025
Scale
SEE PLANS
Project number
2402

E1

No.	Description	Date

T L P ARCHITECTS
4856 MYRA DRIVE
HERMITAGE, TN 37076
PHONE (615) 479-6199



