

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

**MONDAY JULY 7, 2025 5:00 PM**

- ITEM#1      Approval of July 7, 2025 Agenda
- ITEM#2      Approval of June 2, 2025 Meeting Minutes
- ITEM#3      Public Forum on Planned Related Topics
- ITEM#4      Prevost Car US Inc Phase Two / Prosper Engineering: Requests site plan approval for additional parking 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 (6-25)
- ITEM#5      Dry Creek Cottages Dry Creek Road, Dale and Associates: 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 alter the existing master plan from fourteen (14) detached one family dwelling units and a two (2) family detached dwelling unit to sixteen (16) 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#6      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

**DISCUSSION ITEMS**

- 601 Caldwell Drive- Conceptual Redevelopment Proposal
- Residential Planned Unit Development and High-Density Zoning Districts- Zoning Ordinance Amendment Review- Garage Orientation, Exterior Building Materials, and Permitted Density
- Design Guidelines Minimum Brick and Stone Exterior Building Material Requirements

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

**MONDAY JULY 7, 2025 5:00 PM**

- ITEM#1 Approval of July 7, 2025 Agenda
- ITEM#2 Approval of June 2, 2025 Meeting Minutes
- ITEM#3 Public Forum on Planned Related Topics
- ITEM#4 Prevost Car US Inc Phase Two / Prosper Engineering: Requests site plan approval for additional parking 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 (6-25)
- ITEM#5 Dry Creek Cottages Dry Creek Road, Dale and Associates: 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 alter the existing master plan from fourteen (14) detached one family dwelling units and a two (2) family detached dwelling unit to sixteen (16) 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#6 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

**DISCUSSION ITEMS**

- 601 Caldwell Drive- Conceptual Redevelopment Proposal
- Residential Planned Unit Development and High-Density Zoning Districts- Zoning Ordinance Amendment Review- Garage Orientation, Exterior Building Materials, and Permitted Density
- Design Guidelines Minimum Brick and Stone Exterior Building Material Requirements

**CITY OF GOODLETTSVILLE  
MUNICIPAL PLANNING COMMISSION  
STAFF REPORT  
MONDAY JULY 7, 2025 5:00 PM**

**ITEM#1      Approval of July 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 June 2, 2025 Meeting Minutes**

**STAFF NOTES:** N/

**MOTION OPTIONS:**

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      Prevost Car US Inc Phase Two / Prosper Engineering:** Requests site plan approval for additional parking 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 (6-25)

**STAFF NOTES:**

The Planning Commission at the April 2025 meeting approved the phase one plans that included a building addition and temporary parking area. The proposed phase two (2) plans includes additional parking areas and storm water facilities. The City's engineer consultants are reviewing the revised plan submittal. Any additional major storm water design comments will be presented at the meeting.

**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#5 Dry Creek Cottages Dry Creek Road, Dale and Associates:** 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 alter the existing master plan from fourteen (14) detached one family dwelling units and a two (2) family detached dwelling unit to sixteen (16) 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 applicant has requested deferral of the request to the August or September meeting agenda. The applicant is currently reviewing design options based on the recent plan review comments. Due to the advertised public forum for the proposed rezoning of the 1.49-acre property and revised master plan, staff left the item on the agenda to receive any public comments from the adjacent property owners. The applicant did not send in a revised plan submittal for the July meeting review. Staff included the plan review submittal only to describe the agenda item for any public comments.

The proposal includes rezoning an adjacent 1.49-acre property and including a revised master plan for both properties for a total of sixteen (16) detached residential units. The existing master plan for the front 2.34-acre property includes fourteen (14) one family detached unit and a two (2) unit attached unit for a total of sixteen (16) units. The proposed rezoning and revised master plan does not include any additional units or project density. 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 and to incorporate larger and more valuable residences for sale. The properties include a non-improved TVA easement on the properties that limits the full use of the properties. The project design includes private development improvements.

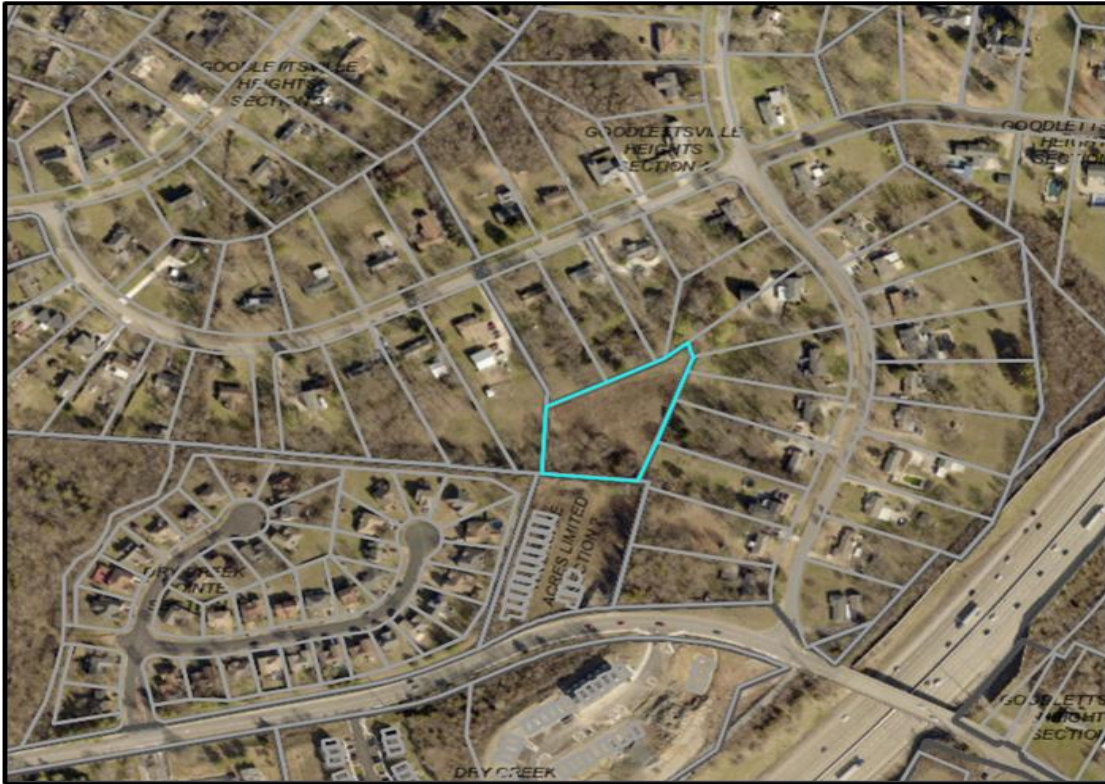
The Planning Commission at the January 2025 meeting recommended denial of a proposal to increase the number of units from sixteen (16) to twenty-six (26) units. The revised proposal is to maintain the existing number of residential units but spread the units over both the 2.34- and 1.49-acre properties.

**MOTION OPTIONS:**

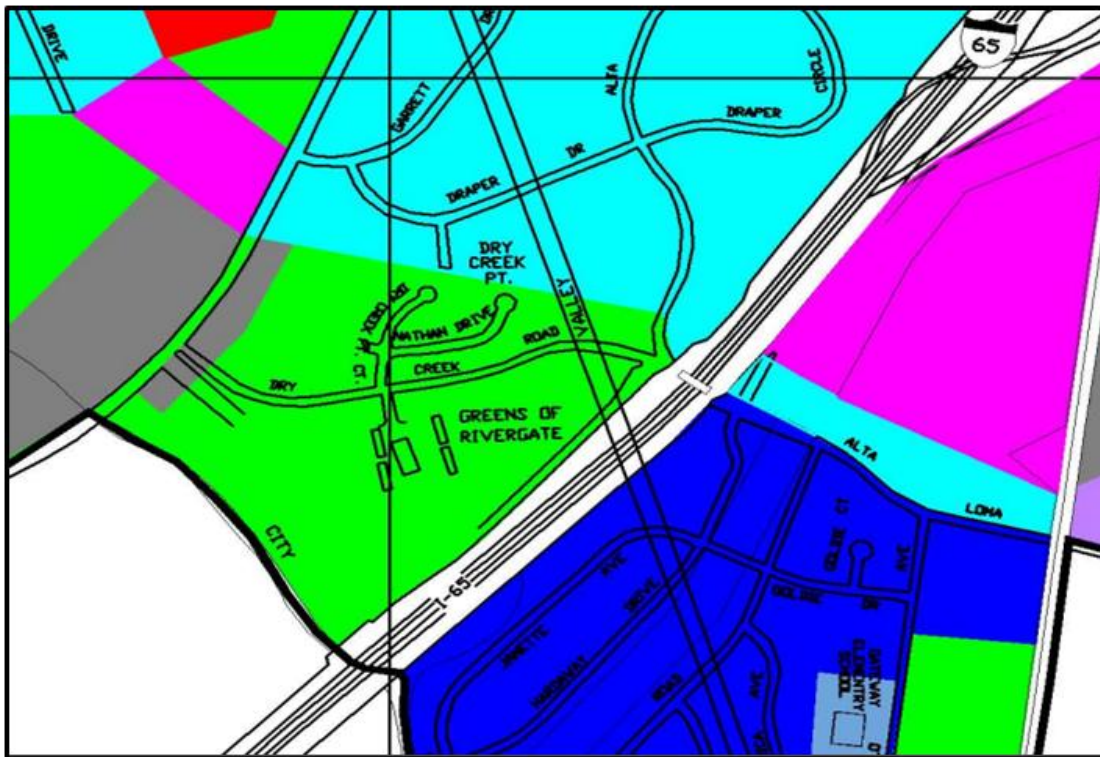
1. Deferral of the request to the August 4<sup>th</sup> Planning Commission meeting agenda per the applicant's request (***STAFF RECOMMENDATION-based on applicant's request***)
2. Recommendation to the City Commission to deny the request if the Planning Commission determines during the meeting that no rezoning will be recommended on the 1.49-acre portion of the property.



1.49 Acre Property



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

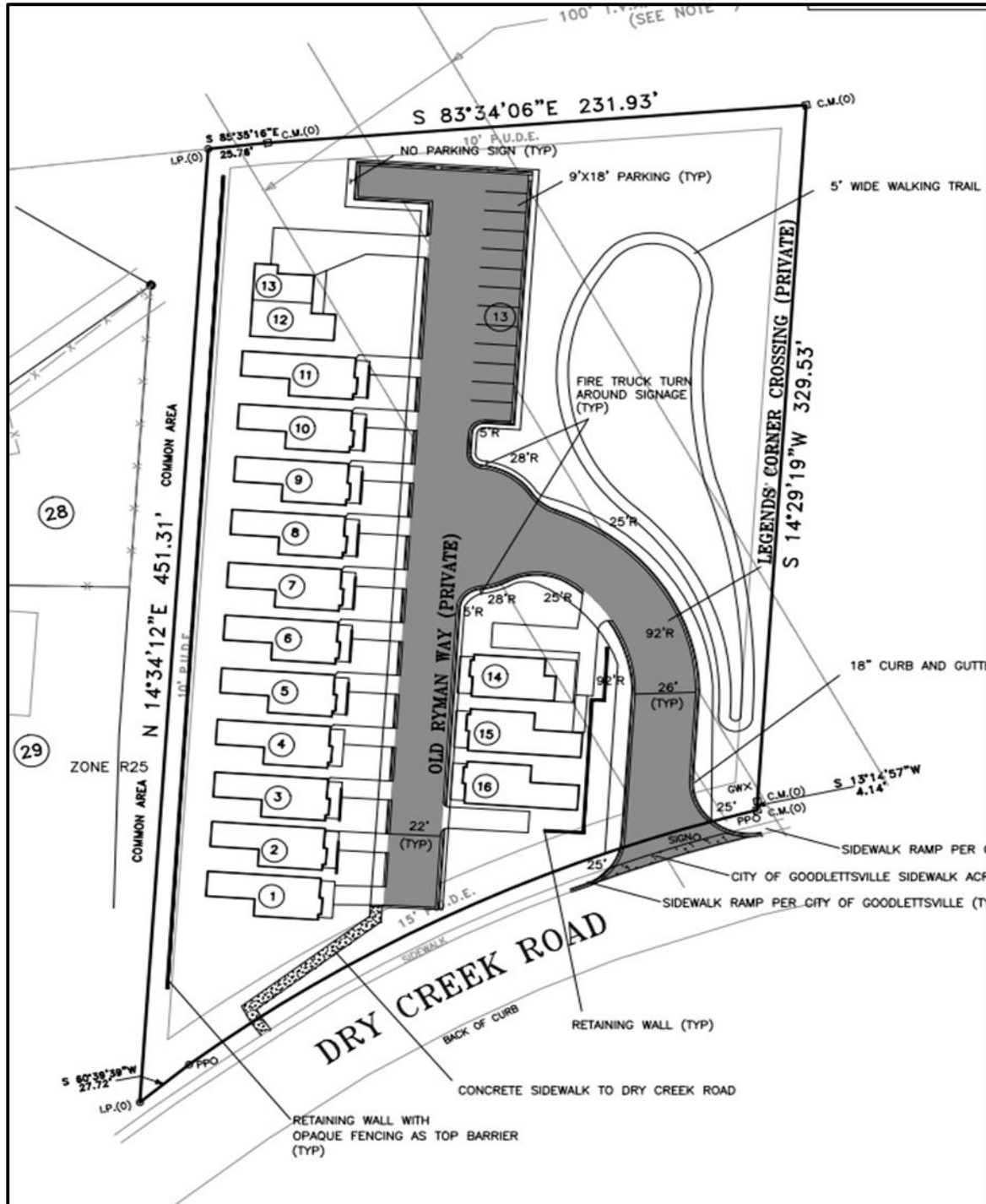
**Zoning Map**



Light Brown- High Density Residential Planned Unit Development

Red- R25, Low Density Residential

**Existing Project Master Plan – Fourteen (14) one family detached dwellings with one two (2) family detached dwelling – total of sixteen (16) units on 2.34 acres – 1.49 acre property not included with the current adopted plan**



**ITEM#6 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

**STAFF NOTES:**

The amendments are based on the June Planning Commission meeting discussion items. Since the requested amendments include multiple sections, the amendment review will be broken down into multiple amendments and the Planning Commission can decide to select one or multiple amendments to recommend for approval or denial to the City Commission.

**Zoning Ordinance Amendment Bold Italics**

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

**(7) Interchange Overlay District.**

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

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

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

- (i)Fuel and service stations.
- (ii)Hotels and motels.
- (iii)Restaurants and drive-in restaurants.
- (iv)Wireless communications facilities.

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

- 1. Convenience Commercial
- 2. Personal Services
- 3. Financial, Consultative and Administrative Services
- 4. General Retail Trade

*Amendment Section#1 Regular INT Overlay*

*(v). Convention Centers and Event Centers*

*Amendment Section#2 Regular INT Overlay*

*(vi) General Retail Trade*

*Amendment Section#3 Regular INT Overlay*

*(vii) Personal Services with the exception of mini-warehouse conditional use*

*Amendment Section #4 Regular INT Overlay and revised section Exit 98*

*(viii) Convenience Commercial (Excluding automated car washes)*

*Amendment Section#5 Regular INT Overlay*

*Express Automobile -Passenger Vehicle - Lubricating Services*

**MOTION OPTIONS:**

1. Recommend approval to the City Commission for an amendment of the Zoning Ordinance to include amendment sections (1-5) or only select amendments (example 1, 2, 4) to include additional permitted uses in the INT overlay as determined by the Planning Commission
2. Recommend denial to the City Commission for an amendment to the Zoning Ordinance section as presented by staff to maintain the existing permitted uses in the INT Overlay as determined by the Planning Commission
3. Defer request to include additional information as determined by the Planning Commission

*Staff recommendation to be provided at meeting*

**Zoning Ordinance Defined Uses**

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

- (i) Gasoline service stations, excluding fuel services for trucks over 10,000 pounds in gross vehicle weight.
- (ii) Sale and installation of tires, batteries, accessories, and replacement items.**
- (iii) Lubricating services.**

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

(v) Wheel alignment.

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

(i) Bakeries.

(ii) Barber shops.

(iii) Beauty shops.

(iv) Drug stores.

(v) Grocery stores.

(vi) Hardware stores (no outside storage).

(vii) Laundry and dry-cleaning pick-up stations.

(viii) Newsstands (excluding adult bookstores as defined).

(ix) Self-service gasoline pumps, excluding fuel services for trucks over 10,000 pounds in gross vehicle weight.

(x) Shoe repair services

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

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

(i) Accounting, auditing, and bookkeeping services.

(ii) Agricultural credit institution.

(iii) Artists' studios (excluding commercial artists).

(iv) Attorneys and law offices.

(v) Banking and bank-related functions.

(vi) Consulting scientists.

(vii) Credit unions.

(viii) Educational and scientific research services.

(ix) Engineering, architectural, and planning services.

(x) Holding and investment organizations.

- (xi) Insurance carriers, agents, brokers, and service.
- (xii) Money management and investment offices.
- (xiii) Real estate brokers, managers and appraisers.
- (xiv) Rediscount and financing institutions for credit agencies other than banks.
- (xv) Savings and loan associations.
- (xvi) Securities commodities, brokers, dealers, and exchanges.
- (xvii) Songwriters, music arrangers, writers and lecturers.
- (xviii) Title offices.

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

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

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

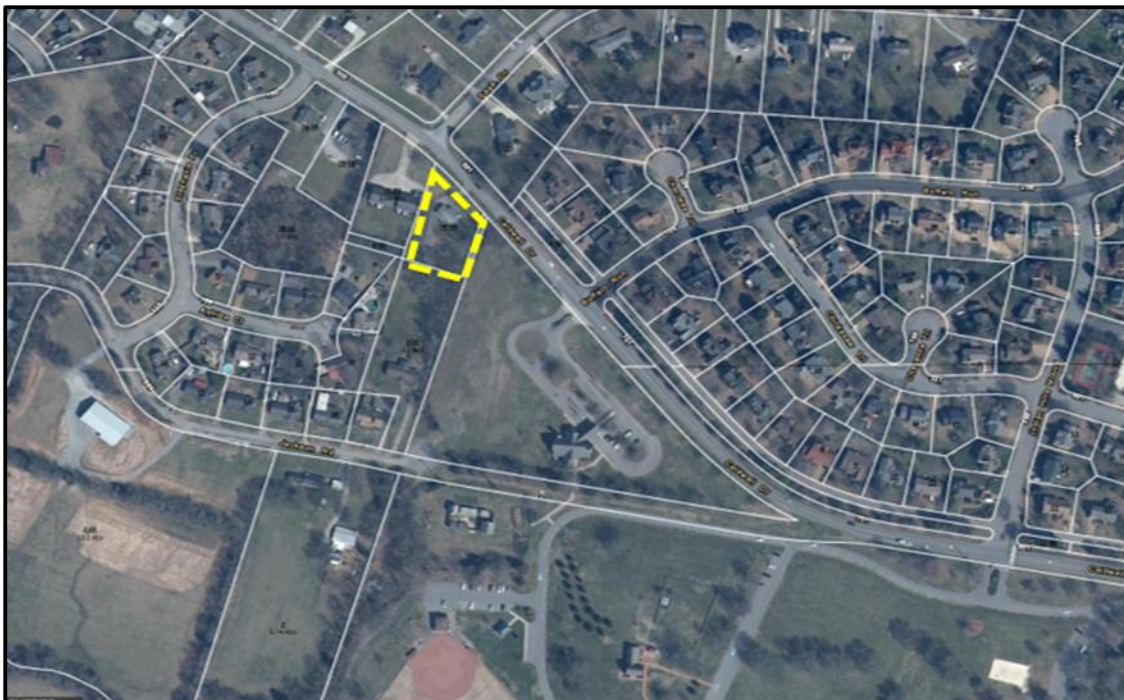
- (i) Antique and second hand merchandise stores.
- (ii) Automotive parts (no exterior storage).
- (iii) Bakeries.
- (iv) Book and stationery stores (excluding adult bookstores).
- (v) Camera stores. (vi) Candy, nut and confectionery stores.
- (vii) Children's and infant's stores.
- (viii) Convenience markets including gasoline and diesel fuel sales for cars and trucks.
- (ix) Dairy products stores.
- (x) Department stores
- .(xi) Drapery, curtain, and upholstery stores.
- (xii) Drug stores and proprietary stores.
- (xiii) Family clothing stores.
- (xiv) Floor covering stores.
- (xv) Florists.
- (xvi) Fruit stores and vegetable markets.
- (xvii) Furniture stores.
- (xviii) Furriers and fur shops.
- (xix) Gift shops.
- (xx) Grocery stores.
- (xxi) Hardware store
- .(xxii) Hobby, toy, and game stores.
- (xxiii) Household appliance stores.
- (xiv) Jewelry stores
- (xxv) Lawn and garden supplies, retail nurseries
- (xxvi) Liquor stores. (only when permitted per the City's Municipal Code)
- (xxvii) Luggage shops.
- (xxviii) Meat and seafood markets.
- (xxix) Men's and boy's clothing and furnishing stores.

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

## DISCUSSION ITEMS

### **601 Caldwell Drive- Conceptual Redevelopment Proposal**

The 0.68-acre property includes a one family detached dwelling unit. The property is zoned R-10, Medium Density Residential. The property is designated on the City's Comprehensive Land Use Plan as Residential Conservation Medium Density. The conceptual proposal is to rezone and alter the property to a restaurant facility that would serve the residents in the area and the numerous visitors at the adjacent Moss-Wright Park. The request would require a Comprehensive Plan amendment and property rezoning.



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

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 current December 2024 to December 2025 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 and adopt these amendments prior to the expiration of the one-year moratorium in December. The intention is also to coordinate the amendments with the adoption of the updated Comprehensive Land Use Plan. Staff will prepare a second round of

Zoning Ordinance amendments following the adoption of the Comprehensive Land Use plan to implement any new policies defined by the plan including a possible neighborhood preservation overlay that would define alterations to lots and replacement of existing structures in an existing established subdivision including minimum building design compatibility requirements. Another amendment would be the possible development of a new rural residential zoning district and planned unit development for larger lot type subdivision and development proposals.

**Zoning Ordinance Amendment Proposals:**

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.

*Amendment Suggestion:*

*Remove the two (2) family detached/semi-detached dwelling use from the LRDPUD zoning district and R-15 zoning districts.*

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.

*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.

*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 with 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.

*Amendment Suggestion:*

*Reduce the number of permitted front loaded garages from thirty-three (33%) percent to twenty (20%) 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. Front loaded garage locations shall be located in limited visibility situations from adjacent properties and main roadways. 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.

*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%) percent. 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 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 of 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 with the master plan review process. The minimum square footage of commercial unit may be altered per the project master plan process based on the project design and project location.*

### **-Design Guidelines Minimum Brick and Stone Exterior Building Material Requirements**

Staff requests the Planning Commission to discuss the following item to determine the intended Zoning Ordinance and Design Guidelines amendments to submit to the City Commission for adoption. The Planning Commission has previously discussed a larger percentage of brick and/or stone materials on new non-residential developments including new commercial buildings, apartment buildings, and industrial buildings.

Current Requirements:

-Non-Industrial Buildings- Fifty (50%) percent brick and/or stone materials on all building sides with an allowance for seventy-five (75%) percent glass and insulated aluminum panels when used only with twenty-five (25%) percent minimum brick and/or stone materials

-Other materials permitted include split face block, EIFS, wood or cement fiber board siding, glass panels, and decorative metal panels limited to fifteen (15%) percent of wall areas.

-Industrial Buildings- Thirty-three (33%) percent brick/and or stone materials on street front façade only- other materials and wall areas are permitted to include split face block, EIFS, wood or cement fiber board siding, glass panels, metal wall panels, concrete panel walls.

*Amendment Suggestion:*

*-Non-Industrial Buildings- Seventy-five (75%) percent brick and/or stone materials on all building sides with an allowance for fifty (50%) percent glass and insulated aluminum panels when used only with fifty (50%) percent minimum brick and/or stone materials*

OFFICIAL MINUTES OF THE MEETING  
GOODLETTSVILLE PLANNING COMMISSION

June 2, 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, Jenni Lester (Staff), and Sharon Reed (Staff).

Trew called the meeting to order and Barnfield offered prayer.

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

**Item #2 Approval of May 5, 2025 Meeting Minutes:** Commissioner Gilmore made a motion to approve the minutes of the May 5, 2025 meeting, Parnell seconded the motion. The motion passed.

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

No one requested to speak at the meeting.

Wheeler made a motion to close the public forum, seconded by Parnell. The motion passed.

**The Public Forum was closed.**

**AGENDA**

**Item #4 Dry Creek LLC, Cedar Side at Dry Creek Section Two (2):** Requests performance bond one-year extension and reduction.

**Item Representative: Addam McCormick, Staff**

**Staff Discussion:**

- The current \$225,000 performance bond expires July 2, 2025.
- The project developer has requested a bond reduction to \$164,000 and a one-year bond extension.
- The requested bond reduction amount is based on the estimated cost of remaining improvements.
- The City's Public Works Department requested additional bond funds to account for any construction damage to the roadway asphalt binder layer, curbs, and sidewalks.
- The revised bond amount including the Public Works requested additional bond funds would be \$190,000.
- The project phase includes sixty-two (62) attached townhouse type units.
- Thirty-six (36) of the units are completed and eleven (11) units are currently under construction.
- The property phase unit completion is at fifty-eight (58%) percent.
- At the Planning Commission's 2024 bond review, the project phase unit completion was at twenty-two (22%) percent.

- The remaining project items include final street paving and striping, sidewalks, finish grading and bio retention storm water quality feature construction maintenance and finish work, and sewer line final testing.
- Motion Option-Approval of the requested bond reduction and one-year bond extension at \$190,000. The amount includes the applicant's requested \$164,000 bond amount and the City's Public Works Department requested additional bond amount. (Staff Recommendation)
- Motion Option-Approval of one-year bond extension including an additional two (2%) inflation to the existing bond amount at \$ 229,500.
- Motion Option-Approval of one-year bond extension at amount determined by Planning Commission based on information provided during meeting.
- Motion Option-Denial of one-year bond extension to direct staff to notify property owner to complete the remaining items prior to bond expiration date or request payment on bond to prioritize and complete the remaining project improvements.

**Planning Commission Discussion:**

- Barnfield asked if it could be less than a one-year extension.
- McCormick responded they could, but did not think they would be ready and added one-year extension is typical.

**Motion:** Motion by Barnfield to approve the bond reduction and one-year bond extension at \$190,000, seconded by Wheeler. The motion passed.

**Item #5 Sky Pediatric Dentistry/Arnold Consulting Engineering Services, Inc:** Request site plan approval for a 6,711 square feet dentist office on 1.63 acres at 3106 Business Park Circle. The property is referenced as Sumner County Tax Map/Parcel# 143J F 009.02 and is zoned GOPUD, General Office Planned Unit Development. Property Owner- 4 X 2 LLC (5-25).

**Item Representative: David Elliott, Bowling Green, Ky**

**Staff Discussion:**

- Due to the location of the project in the Mansker Creek drainage basin, the project only includes a storm water quality design.
- The plan information includes the building exterior design and exterior wall colors including the primary building material of brick on fifty-five (55%) percent of the exterior walls.
- Motion Option-Approve the site plan that meets the City's Zoning Ordinance and Design Guidelines including any additional items determined by the Planning Commission. (Staff Recommendation)
- Motion Option-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 Design Guidelines and define the items needed to revise the plan to meet the City's Zoning Ordinance and Design Guideline site plan requirements.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

**Planning Commission Discussion:**

- Barnfield asked what the reason for the underground storm water basin was.
- McCormick responded it was there to infiltrate the ground water.

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

### **DISCUSSION ITEMS:**

#### **-Planning Commission Application Fees Review- New State Law**

The State House and Senate recently adopted a new law requiring cities and counties to provide a basis for any plan review, inspection, and permit type fee in excess of two hundred fifty dollars (\$250). The Community Development Department in 2022 revised and adopted a fee schedule. The fee schedule also included building, fire, sign, and land disturbance permit fees. The planning office has two (2) levels of fees that come before the Planning Commission.

The Planning Office Permits and Fees: Fee Schedule Revised January 2022:

1. All development plans and applications requiring Planning Commission Review there is a \$ 600 fee.
2. All development plans and applications that do not require Planning Commission Review there is a \$ 300 fee.
3. All development plans requiring consultant engineering plan review \$ 1,000 in addition to fee required with item one (1).
4. All development plans requiring consultant engineering plan review \$ 500 in addition to fee required with item two (2).

#### **-Interchange Overlay Property Uses- 912 Conference Drive and 705 Rivergate Parkway**

The properties at 912 Conference Drive (former Arby's) and 705 Rivergate Parkway (former Impact Church) are in the INT, Interchange Overlay. Staff has received a request to expand the current permitted uses including restaurants, convenience markets with or without fuel, and hotels to include additional uses. The proposals would require either amending the Zoning Ordinance to include the additional permitted uses or altering the INT Interchange overlay maps to remove the referenced properties and adjacent areas.

Requested uses to be permitted at 912 Conference Drive are: 1. General Retail Trade, Example: Verizon Store. 2. Personal Services, Example: Salon, Fed-Ex, or Heartland Dental. 3. Financial, Consultative and Administrative Services, Example: Chase Bank or H&R Block. 4. Auto Servicing including only lubricating services and replacement items, Example: Valvoline Oil Change.

-Bill Sealy with Restaurant Retail Properties discussed the limited uses for the 0.8 acre located on Conference Drive and hoping to apply some of the exit 98 overlay uses to the property.

-Mr. Sealy explained he is under contract with the property owner to purchase and redevelop the property. Mr. Sealy discussed the current use of the property and other alternative uses but as a buyer for the property they need some expanded uses.

-Commissioner Gilmore asked if they had talked with anybody specific for the location.

-Mr. Sealy responded they have financial institutions interested in coming to Goodlettsville along with the general retail trade or the auto service fast oil change locations.

-Barnfield commented due to not approving the Shoney's location for a bank he would not approve to include use for a financial, consultative and administrative services use for this property.

-Parnell discussed hearing from citizens all the time the need for more restaurants and that this is not a small request to change the permitted uses and he is not willing to do it.

- Parnell commented that if they come to them a year from now and explained they have been working with restaurants but will not work for a restaurant than they would have some basis to expand the uses for that lot.
- Parnell commented he would like to see some effort to get a restaurant for the property.
- Commissioner Gilmore commented he would not like to see a quick oil change, auto service or financial institution on the property.
- Trew stated he did not want to see an empty building, but he would prefer not to see a financial institution and as far as the other uses he could go either way.
- McCormick explained 705 Rivergate Parkway (former Impact Church) is a non-conforming use now and another Church can take it over and continue with that use.
- McCormick stated the request is to use it as a Church and as a civic, conference, and event center.
- Dean Patel discussed the three (3) acre site being a good starting point for a small civic, and or conference center type facility.
- Parnell discussed revising in the Interchange Overlay item #6 to read Hotels, motels and/or convention center.
- Commissioner Gilmore commented that the area is in need of a convention center and thinks it would be very beneficial.

**With no further business, the meeting was adjourned at 6:07 pm.**

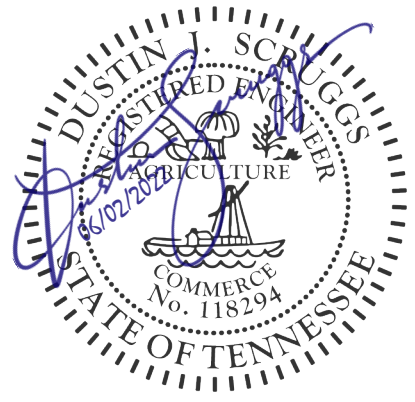
---

Scott Trew, Chairman

---

Sharon Reed, Planning Assistant

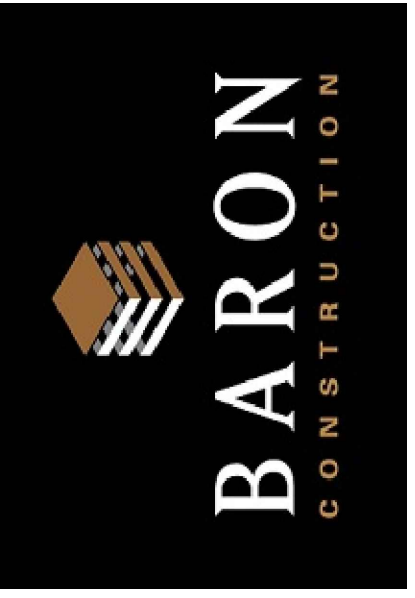




ISSUE DATE: 06/02/2025

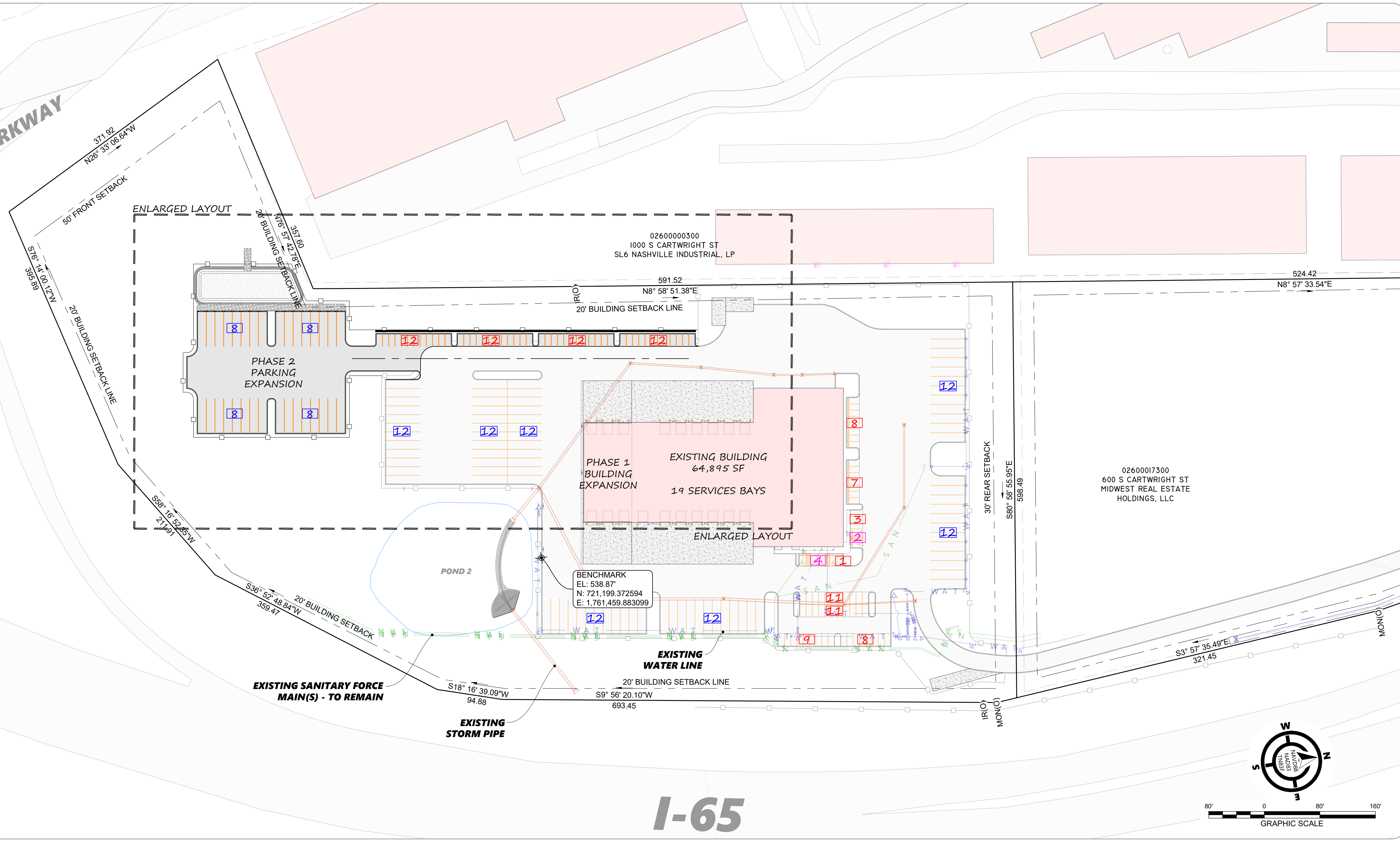
**PROSPER**  
Engineering

P.O. BOX 2235  
GOODLETTSVILLE, TN 37070



P.O. BOX 264  
NASHVILLE, TN 37024

**RIVERGATE PARKWAY**



RV PARKING (BLUE)  
PEDESTRIAN PARKING (RED)  
HANDICAPPED PARKING (PINK)

**ZONING NOTES**

- 1. STATEMENT OF PURPOSE. THE INDUSTRIAL DISTRICTS ESTABLISHED BY THIS TITLE ARE DESIGNED TO PROVIDE SUFFICIENT SPACE, IN APPROPRIATE LOCATIONS, TO MEET THE NEEDS FOR INDUSTRIAL EXPANSION WITHIN THE CITY... TO ENCOURAGE INDUSTRIAL DEVELOPMENT WHICH IS FREE FROM HAZARDS TO THE PUBLIC HEALTH AND FROM OTHER OBJECTIONABLE INFLUENCES...
- 2. GENERAL INDUSTRIAL DISTRICT (IG). THIS CLASS OF DISTRICT IS INTENDED TO PROVIDE SPACE FOR THE TYPES OF INDUSTRIAL ACTIVITIES WHICH BY REASON OF VOLUME OF RAW MATERIALS OR FREIGHT, SCALE OF OPERATIONS, TYPE OF STRUCTURES REQUIRED, OR OTHER SIMILAR CHARACTERISTICS REQUIRE LOCATIONS RELATIVELY WELL SEPARATED FROM NON-INDUSTRIAL USES AND A DEFINED COMMERCIAL USE THAT IS TYPICALLY LOCATED IN CLOSE PROXIMITY TO AN INTERSTATE CORRIDOR AND DUE TO THE POSSIBLE NEGATIVE IMPACTS ASSOCIATED WITH THE DEFINED COMMERCIAL USE ONTO ADJACENT INTERCHANGE COMMERCIAL AND RESIDENTIAL AREAS...
- 3. NO FENCE OR WALL SHALL EXCEED 15 FEET IN HEIGHT AND SHALL NOT EXTEND PAST THE FRONT OF THE PRINCIPAL BUILDING. BETWEEN THE FRONT OF THE PRINCIPAL BUILDING AND THE STREET RIGHT-OF-WAY, NO FENCE OR WALL SHALL EXCEED SIX FEET IN HEIGHT. SEE ZONING ORDINANCE FOR MATERIALS

**SITE & ARCHITECTURAL STANDARDS**

- 1. ANY LIGHTING USED TO ILLUMINATE OFF STREET PARKING AREAS SHALL BE DIRECTED AWAY FROM PROPERTY IN ANY RESIDENTIAL DISTRICT IN SUCH A WAY AS NOT TO CREATE A NUISANCE, AND SUCH LIGHTING SHALL NOT EXCEED ONE-HALF FOOT CANDLE AT OR ABOVE ANY RESIDENTIAL DISTRICT BOUNDARY OR COMMERCIAL DISTRICT BOUNDARY WHERE RESIDENCES ARE LOCATED AND PERMITTED.
- 2. THE MAXIMUM SLOPE WITHIN THE AREA OF THE PARKING STALLS SHALL BE FIVE PERCENT (5%). THE MAXIMUM SLOPE OF DRIVEWAYS SHALL BE TEN PERCENT (10%).

**LANDSCAPING, SCREENING, & BUFFERING**

- 1. ALL PROPOSED PLANT MATERIAL FOR A GIVEN SITE ARE TO BE APPROPRIATELY SPECIFIED IN ORDER TO TOLERATE THE CLIMATE CONDITIONS OF THE MIDDLE TENNESSEE AREA. ALL PROPOSED PLANT MATERIAL FOR A GIVEN SITE ARE TO MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC., ISSUED IN 1997.
- 2. 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.
- 3. SEVENTY-FIVE PERCENT OF REQUIRED TREES SHALL BE NATIVE TO THE SOUTHEASTERN UNITED STATES. FIFTY PERCENT OF REQUIRED TREES SHALL BE A MINIMUM THREE CALIPER INCHES IN SIZE.
- 4. NO PROPOSED CANOPY TREE PLANTED AT A SIZE LESS THAN TWO CALIPER INCHES WILL BE ACCEPTED AS A REQUIRED TREE.
- 5. NO PROPOSED UNDERSTORY/ORNAMENTAL TREE SHALL BE LESS THAN TWO CALIPER INCHES IN SIZE. A MINIMUM OF 20 PERCENT AND MAXIMUM OF 50 PERCENT OF REQUIRED TREES SHALL BE UNDERSTORY AND/OR ORNAMENTAL TREES.
- 6. EXISTING TREES TO BE PROTECTED AND RETAINED (SEE FIGURE F-1) SHALL COUNT 50 PERCENT OF THEIR SIZE TOWARDS THE 70 INCH/ACRE REQUIREMENTS BUT NOT COUNT TOWARDS PARKING AREA REQUIREMENTS.
- 7. IN THE EVENT THAT THE EXISTING TREE CREDIT CREATES A CONDITION WHERE NO NEW TREE PLANTINGS ARE REQUIRED UNDER THE FORMULA, A MINIMUM OF 35 CALIPER INCHES/ACRE OF PROPOSED TREES SHALL BE PROVIDED.
- 8. ONE LANDSCAPE ISLAND WITH A MINIMUM SIZE OF NINE FEET BY EIGHTEEN FEET (SEE FIGURE F-2) SHALL BE PLACED AT A MINIMUM OF EVERY 15 SPACES IN ANY PROPOSED ROW OF PARKING.
- 9. A MINIMUM OF ONE THREE-INCH CALIPER OR LARGER CANOPY TREE IS TO BE PLACED IN EACH PROPOSED ISLAND. SAID CANOPY TREES CAN BE USED TOWARD THE OVERALL TREE REQUIREMENTS BUT NOT TOWARD ANY EXISTING TREE REPLACEMENT.
- 10. SAID ISLANDS ARE TO BE FREE OF ALL ASPHALTIC, CONCRETE AND/OR TRASH MATERIALS (SEE FIGURE F-3). THE FOLLOWING NOTE IS TO BE PLACED ON ALL SITE PLANS. "ALL PARKING ISLANDS ARE TO BE INSPECTED AND APPROVED BY THE CITY OF GOODLETTSVILLE PLANNING DEPARTMENT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL OR SOIL."
- 11. ALL AREAS THAT HAVE BEEN DISTURBED BY A PARTICULAR SITE'S DEVELOPMENT AND ARE NOT WITHIN A PLANTED AREA SHALL BE SEEDED AND STRAWED OR SODDED IN ORDER TO ACHIEVE A WELL-ESTABLISHED LAWN.
- 12. ALL DISTURBED AREAS THAT EXCEED A 3:1 SLOPE SHALL RECEIVE A JUTE EROSION CONTROL MESH (OR EQUIVALENT) AND BE PLANTED WITH THE APPROPRIATE TURF OR GROUND COVER THAT WILL PROVIDE A FAST GROWTH HABIT AND RAPID ESTABLISHMENT.

**LANDSCAPING, SCREENING, & BUFFERING**

- 13. ALL DISTURBED NATURAL AREAS THAT EXCEED A 3:1 SLOPE AND ARE LOCATED ALONG A STREET FRONT ARE TO RECEIVE SOD.
- 14. ALL STORM DRAINAGE DITCH BOTTOMS ARE TO RECEIVE SOD UNLESS A CONCRETE FLUME HAS BEEN PROPOSED.
- 15. A TREE REMOVAL PERMIT MUST BE OBTAINED PRIOR TO THE REMOVAL OF ANY EXISTING TREES WHICH ARE EIGHT CALIPER INCHES OR LARGER FROM A SITE PROPOSED FOR DEVELOPMENT OR FOR GENERAL CLEARING PURPOSES. IN ORDER TO OBTAIN SUCH PERMIT, THE APPLICANT MUST DEMONSTRATE THE INTENT OF THE TREE REMOVAL FOR THE SITE IN QUESTIONS AND PAY A FEE OF \$25.00 TO THE CITY. FINAL GRANTING OF THE PERMIT WILL BE DETERMINED BY THE GOODLETTSVILLE PLANNING DEPARTMENT. ANY VARIANCE FROM THIS PROCEDURE SHALL FIRST BE CONSIDERED BY THE GOODLETTSVILLE MUNICIPAL/REGIONAL PLANNING COMMISSION.
- 16. ALL EXISTING TREES THAT ARE TO BE REMOVED FROM A SITE TO BE DEVELOPED (THIS ALSO INCLUDES SITES THAT ARE TO BE CLEARED OF THEIR EXISTING TREES IN ORDER TO INCREASE THEIR MARKET VALUE AS A FUTURE DEVELOPMENT) SHALL BE REPLACED AT A RATE OF 50 PERCENT OF THEIR SIZE. WHEN THE REPLACEMENT OF EXISTING TREES RESULTS IN AN ACQUIRED CALIPER INCH CALCULATION IN EXCESS OF 150 PERCENT OF THE REQUIREMENT FOR THE SITE, THE REQUIREMENT SHALL BE CAPPED AT 150 PERCENT OF THE REQUIREMENT FOR THE SITE. THE REQUIREMENT SHALL BE CAPPED AT 150 PERCENT OF THE REQUIREMENT FOR THE SITE. FOR EXAMPLE: IF A 24 CALIPER INCH EXISTING TREE IS REMOVED THEN 12 CALIPER INCHES OF NEW TREES MUST BE PROPOSED TO REPLACE THIS TREE. (NOTE: THIS ONLY APPLIES TO THE REMOVAL OF TREES AT A SIZE OF EIGHT CALIPER INCHES AND UP).
- 17. ANY CANOPY TREE 18 CALIPER INCHES OR OVER IN SIZE SHALL BE IDENTIFIED AS A SPECIMEN TREE. EXTRAORDINARY EFFORTS TO PROTECT SUCH TREES SHALL BE TAKEN, AND ANY REMOVAL OF A SPECIMEN TREE SHALL BE SPECIFICALLY APPROVED AS A PART OF THE LANDSCAPE PLAN. THE REPLACEMENT OF SUCH TREES SHALL BE ON A ONE INCH TO ONE INCH BASIS.
- 18. THE OWNER, OR HIS AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS AS MAY BE REQUIRED BY THE PROVISIONS OF THIS SECTION. ALL PLANT MATERIAL SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY AND KEPT FREE OF REFUSE AND DEBRIS. FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR. THE PRACTICE OF "TOPPING" TREES SHALL NOT BE PERMITTED AS A NORMAL PRACTICE OF MAINTENANCE OF TREES. TOPPING IS DEFINED AS THE EXCESSIVE AND ARBITRARY REMOVAL OF LIMBS WITH NO REGARD TO THE STRUCTURE OF THE TREE. EXCESSIVE REMOVAL OF LIMBS IS REMOVAL OF MORE THAN 20 TO 25 PERCENT OF THE LIMBS AS STATED IN THE ANS STANDARDS FOR PRUNING. TREES SEVERELY DAMAGED BY STORMS OR OTHER CAUSES MAY BE EXEMPTED FROM THIS REQUIREMENT AT THE DETERMINATION OF THE PLANNING DIRECTOR.

**LANDSCAPING, SCREENING, & BUFFERING**

STANDARD (IG - INDUSTRIAL GENERAL)	REQUIREMENT	PROVIDED
MINIMUM LOT AREA	40,000 SQ FT (OR AS APPROVED BY SITE PLAN)	799,305 SF
MINIMUM LOT WIDTH AT STREET	100 FT	1,440 FT
MAXIMUM LOT COVERAGE (ALL BUILDINGS)	50%	64,895 / 799,305 = 8.11%
MAXIMUM HEIGHT (IN STORIES)	3	31.5 FT
MAXIMUM FLOOR RATIO	2.00	0.08
MAXIMUM LOT COVERAGE	80% IMPERVIOUS SURFACE	38%
OFF-STREET PARKING	76 (AUTOMOTIVE SERVICES AND REPAIR - 4 SPACES/BAY)	112
HANDICAPPED PARKING	5	6

**SITE DATA:**

PARCEL ID: 02600007000  
PARCEL ADDRESS: 800 S CARTWRIGHT ST GOODLETTSVILLE, TN 37072  
OWNER: PREVOST CAR, (US) INC.  
SALE INSTRUMENT: DB-20080626 0066072  
MAILING ADDRESS: 652 OLD EZZELL RD NASHVILLE, TN 37217  
ACREAGE: 18.35 AC  
FRONTAGE DIMENSION: 372' FT  
SIDE DIMENSION: 900' FT  
COUNCIL DISTRICT: 10  
COUNTY: DAVIDSON

**SETBACKS (IG)**

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

**FEMA**

MAP NUMBER: 47037C0129J & 47037C0137K  
REVISION DATE: 02/25/2022  
DETERMINATION: ZONE X

**PREVOST CAR (US) INC PHASE 2**

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

PROSPER PROJECT NO: 24011

**OVERALL PLAN**

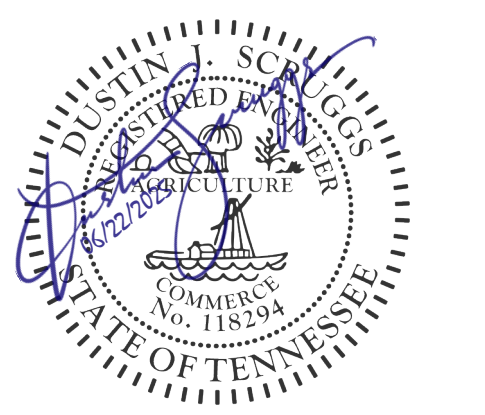
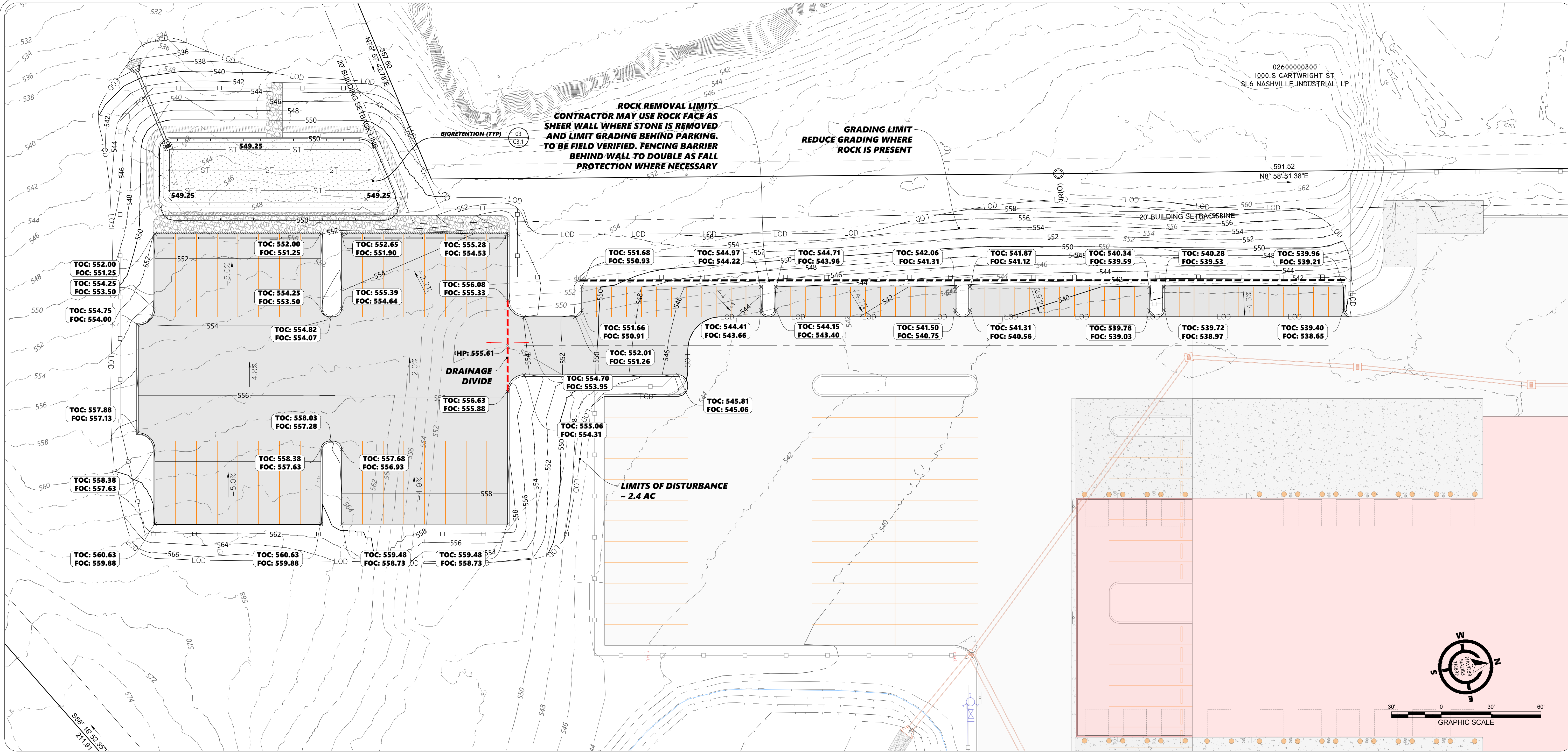
**C1.0**

06/02/2025









ISSUE DATE: 06/02/2025

DATE	DESCRIPTION
06/22/2025	UPDATED PER CITY COMMENTS

**PROSPER**  
Engineering

**BARON**  
CONSTRUCTION

P.O. BOX 2235  
GOODLETTSVILLE, TN 37070

P.O. BOX 264  
NASHVILLE, TN 37024

**SITE GRADING AND DRAINAGE NOTES**

- FINAL FINISH GRADE TOLERANCES SHALL BE 0.10 FT ABOVE OR BELOW DESIGN ELEVATIONS WITHIN THE BUILDING PADS AND PAVED AREAS. NO TOLERANCE ALLOWED BEYOND A MAXIMUM OR MINIMUM SPECIFIED SLOPE.
- ADA PARKING, LOADING, AND SIDEWALK LANDING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. TRAVERSE ADA ACCESS ROUTES SHALL NOT EXCEED A 2.0% CROSS SLOPE, 5.0% LONGITUDINAL SLOPE, EXCEPT WHERE ADA RAMPS ARE SPECIFIED. ADA RAMPS SHALL NOT EXCEED 2.0% CROSS SLOPES AND/OR 8.3% LONGITUDINAL SLOPE.
- TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. STOCKPILES SHALL BE FREE DRAINING AND BE EQUIPPED WITH EROSION AND SEDIMENT CONTROL MEASURES AROUND THE STOCKPILE.
- TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
- TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS. GRATES SHALL SLOPE AND CONFORM WITH THE ADJACENT PAVEMENT GRADE. CASTINGS SHALL BE ADJUSTED TO CONFORM TO THE ADJACENT CURB LINE. EXISTING MANHOLES, INLETS, CATCH BASIN CASTINGS TO REMAIN SHALL BE RESET AND/OR ADJUSTED TO MATCH FINISHED GRADE.
- UNLESS OTHERWISE NOTED PROPOSED SPOT ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
- CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED PROFESSIONAL GRADING DESIGN AND REFLECT A PLANNED INTENT REGARDING DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS TO POSITIVELY DRAIN. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE CONTRACTOR SHALL CONSULT THE DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
- UNLESS OTHERWISE NOTED, ALL PERMANENT, UNPROTECTED CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3:1.
- ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED FLUSH WITH TOPSOIL, SEEDED AND MULCHED.
- ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SOIL COMPACTED TO 95% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
- UNLESS OTHERWISE NOTED, ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP. PIPE LENGTHS SHOWN ARE APPROXIMATE TWO-DIMENSIONAL LENGTH FROM CENTER OF UPSTREAM STRUCTURE TO CENTER OF DOWNSTREAM STRUCTURE.
- FINAL FINISH GRADE TOLERANCES SHALL BE 0.25 FT ABOVE OR BELOW DESIGN ELEVATIONS OUTSIDE OF PAVED AREAS. NO TOLERANCE ALLOWED WHEN A MAXIMUM OR MINIMUM SLOPE IS SPECIFIED.
- WITHIN PAVED AREAS, EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.

**CITY OF GOODLETTSVILLE**

AN EROSION PREVENTION SILTATION CONTROL PLAN (EP&SC) AND LAND DISTURBANCE PERMIT (IF REQUIRED) SHALL BE IN PLACE PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD; GENERALLY CONSIDERED TO BE THROUGH THE COMPLETION OF RESTORATION. A COPY OF THE EP&SC PLAN ALONG WITH AN INSPECTION CHECKLIST AND STORMWATER PERMIT MUST BE AT THE PROJECT SITE AT ALL TIMES. THE INSPECTION CHECKLIST SHALL HAVE A RECORD OF DATES EP&SC DEVICES ARE INSPECTED AND ANY CORRECTION ACTION TAKEN OR MAJOR OBSERVATIONS. BMPs MUST BE INSPECTED BY A QUALIFIED PERSON WHO HAS TAKEN AN APPROVED EROSION AND SEDIMENTATION COURSE.

ALL EP&SC DEVICES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND A GOOD STAND OF GRASS HAS BEEN ESTABLISHED.

EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE INSPECTED AT LEAST TWICE EVERY CALENDAR WEEK AT LEAST 72 HOURS APART. INSPECTIONS ARE TO BE DOCUMENTED AND KEPT WITH THE SWPPP (INSPECTION REPORTS TO BE FURNISHED TO THE GOODLETTSVILLE PUBLIC WORKS DEPARTMENT WEEKLY).

SILT FENCE OR OTHER SEDIMENT BARRIERS ARE TO BE INSTALLED PROPERLY ALONG TOPOGRAPHICAL CONTOURS DOWN SLOPE OF THE AREA TO BE DISTURBED PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY.

EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCLOSED WITH SILT FENCING.

THIS SITE SHALL CONTAIN A TEMPORARY STONE CONSTRUCTION ENTRANCE THAT CONFORMS TO THE CITY OF GOODLETTSVILLE'S STORMWATER ORDINANCE AND BEST MANAGEMENT PRACTICE MANUAL PRIOR TO GRADING COMMENCEMENT. THE STONE SHALL BE 2-3 INCHES IN DIAMETER AND SHALL BE KEPT CLEAN BY ADDING STONE AS NEEDED. IT SHALL BE AT LEAST 6 INCHES DEEP UNDERLAIN WITH FILTER FABRIC AND 20 FEET WIDE.

APPROVED INLET PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS MUST BE INSTALLED PRIOR TO GRADING COMMENCEMENT. VEGETATIVE BUFFERS OR OTHER PROTECTION MUST BE PROVIDED ALONG STREAMS, RIVERS, AND PONDS TO AVOID EROSION OF BANKS.

AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING.

ALL TREES DESIGNATED TO REMAIN, MUST BE PROTECTED. HEAVY EQUIPMENT SHOULD NOT BE OPERATED OR STORED, NOR MATERIALS HANDLED OR STORED, WITHIN THE DRIP LINE OF TREES.

MUDDY WATER TO BE PUMPED FROM EXCAVATION AND WORK AREAS MUST BE HELD IN SETTLING BASINS OR FILTERED PRIOR TO ITS DISCHARGE INTO SURFACE WATERS. WATER MUST BE DISCHARGED THROUGH A PIPE, WELL GRASSED OR LINED CHANNEL OR OTHER EQUIVALENT MEANS SO THE DISCHARGE DOES NOT CAUSE EROSION. DISCHARGED WATER MUST NOT CAUSE AN OBJECTIONABLE COLOR CONTRAST WITH THE RECEIVING STREAM.

SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS, PONDS AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 33%.

SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.

BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE, PAINT WASH WATER, OR MACHINERY LEAKAGE OR SPILLAGE MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORM WATER SYSTEM, GROUND WATER OR NEARBY WATER BODY.

THE PROJECT IS SUBJECT TO INSPECTION BY THE CITY OF GOODLETTSVILLE AT ANY TIME AND ITEMS FOUND DEFICIENT SHALL BE IMMEDIATELY CORRECTED. THE CITY MAY STOP CONSTRUCTION ON PROPERTIES, OR ADMINISTER OTHER ENFORCEMENT ACTIONS AS DEFINED BY GOODLETTSVILLE'S STORMWATER MANAGEMENT ORDINANCE INCLUDING CIVIL PENALTIES OF \$50 TO \$5,000 PER DAY OF VIOLATION.

**SURFACE LEGEND**

SURFACE CONTOUR ELEVATION (MAJOR):	----- 600
SURFACE CONTOUR ELEVATION (MINOR):	----- 600
GRADING CONTOUR ELEVATION (MAJOR):	===== 600
GRADING CONTOUR ELEVATION (MINOR):	===== 600
FLOOD SURFACE ELEVATION (MAJOR):	===== 600
FLOOD SURFACE ELEVATION (MINOR):	===== 600
100-YR FLOOD MAPPED (FEMA):	----- 1 0 0 Y R
100-YR FLOOD MODELED (AS-BUILT):	----- 1 0 0 Y R
100-YR FLOOD MODELED (SURFACE):	----- 1 0 0 Y R
100-YR FLOOD MODELED (GRADING):	----- 1 0 0 Y R
TOP OF BANK:	----- 875.45
FLOW CENTERLINE:	----- 132.12
SURFACE ELEVATION POINT:	----- 152.25
GRADING ELEVATION POINT:	----- 100.11
FINISHED FLOOR ELEVATION:	----- 99.00
TOP OF WALL:	----- 96.00
FACE/FRONT OF WALL:	----- 90.25
BACK/BEHIND OF WALL:	----- 90.75
TOP OF CURB:	----- 152.11
FACE/FRONT OF CURB:	----- 178.55
HIGH POINT:	----- 142.24
LOW POINT:	
MATCH EXISTING GROUND:	



ALWAYS CALL 811 BEFORE YOU DIG!  
IT'S FREE, IT'S EASY, AND IT'S THE LAW!  
DIG-DRILL-BLAST-BORE  
CALL 811, OR 800.351.1111  
615.367.1110  
TENNESSEE - ONE CALL CENTER

**PREVOST CAR (US) INC PHASE 2**

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

PROSPER PROJECT NO: 24011

**GRADING & DRAINAGE PLAN**

**C3.0**

06/02/2025





ISSUE DATE: 06/02/2025

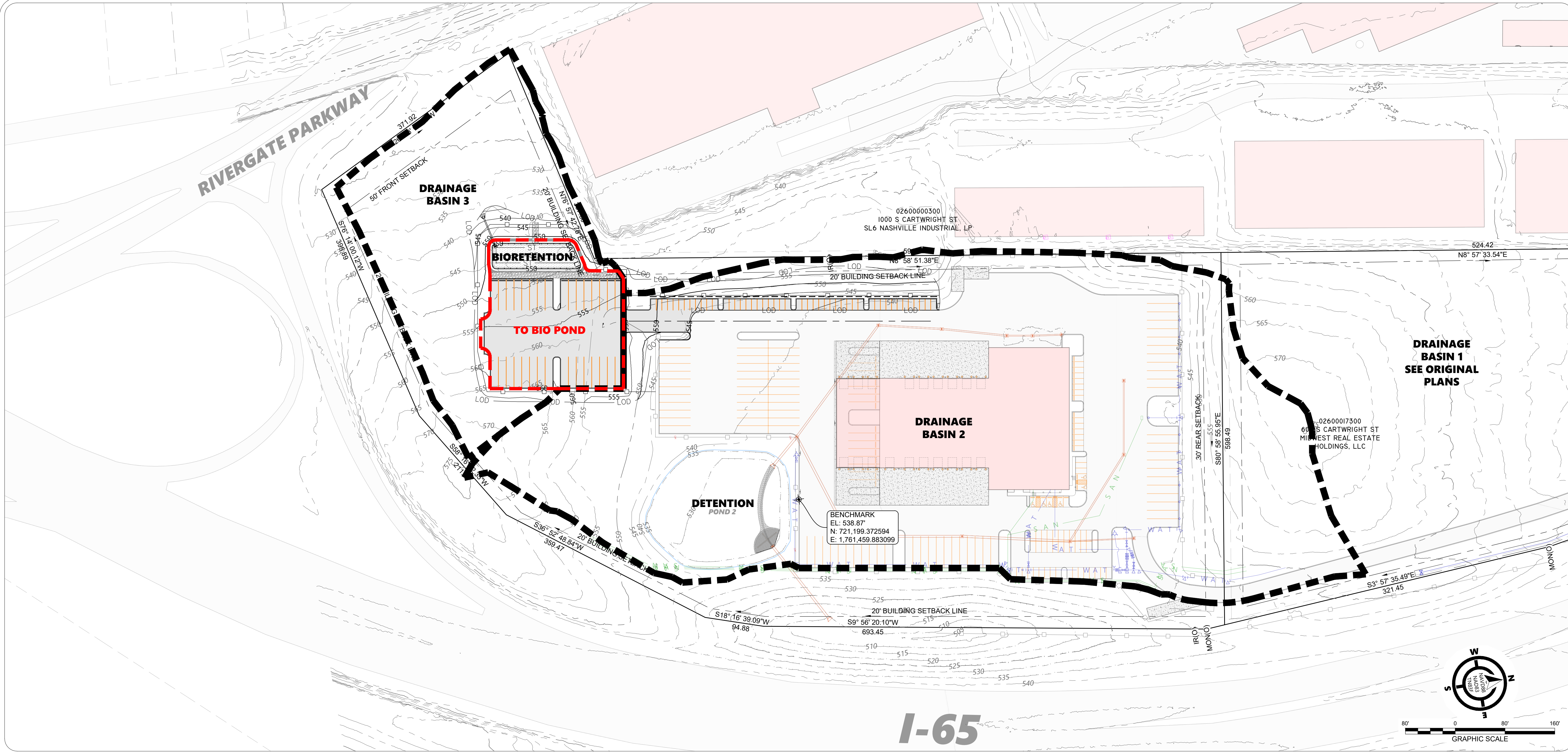
DATE	DESCRIPTION
06/22/2025	UPDATED PER CITY COMMENTS

**PROSPER**  
Engineering

**BARON**  
CONSTRUCTION

P.O. BOX 2235  
GOODLETTSVILLE, TN 37070

P.O. BOX 264  
NASHVILLE, TN 37024



**PEAK FLOWS BY PHASE (CFS)**

BASIN 2	BASIN 2					POND ELEVATIONS
	PRE-EXISTING 2008	EXISTING 2008	EXISTING 2025	PHASE 1 2025	PHASE 2 2025	
2-YR	21.27	10.82	0.84	0.84	0.81	532.14
5-YR	37.84	17.55	7.61	7.61	7.28	532.38
10-YR	79.58	22.15	19.53	19.53	19.12	532.63
25-YR	64.96	28.06	33.58	33.58	33.16	532.86
50-YR	76.96	32.59	44.32	44.38	43.84	533.01
100-YR	88.79	37.02	53.70	53.77	53.09	533.14

**PEAK FLOWS BY PHASE (CFS)**

BASIN 2	BASIN 3				
	PRE-EXISTING 2008	EXISTING 2008	EXISTING 2025	PHASE 1 2025	PHASE 2 2025
2-YR	--	--	5.05	5.05	4.97
5-YR	--	--	8.99	8.99	8.90
10-YR	--	--	11.78	11.78	11.69
25-YR	--	--	15.47	15.47	15.40
50-YR	--	--	18.28	18.28	18.22
100-YR	--	--	21.09	21.09	21.05

**LAND USE SITE OVERALL**

LAND USE	SITE OVERALL		
	EXISTING 2025	PHASE 1 2025	PHASE 2 2025
IMPERVIOUS AREA	6.99	7.04	8.18
TURF - C	4.66	4.61	4.90
FOREST - C	6.76	6.76	5.39
GRAVEL - C	0.00	0.00	0.05

**BASIN 2 - PHASE 0 - TO DETENTION POND**

SYM	DESCRIPTION	AREA (SF)	AREA (AC)	CN
IA	IMPERVIOUS	308,724	7.09	98
TC	TURF C	160,040	3.67	79
FC	FOREST C	118,828	2.73	73
GC	GRAVEL C	0	0.00	89
TOTAL	BOUNDARY	587,592	13.49	87.77

**BASIN 2 - PHASE 1 - TO DETENTION POND**

SYM	DESCRIPTION	AREA (SF)	AREA (AC)	CN
IA	IMPERVIOUS	310,803	7.14	98
TC	TURF C	157,961	3.63	79
FC	FOREST C	118,828	2.73	73
GC	GRAVEL C	0	0.00	89
TOTAL	BOUNDARY	587,592	13.49	87.84

**BASIN 2 - PHASE 2 - TO DETENTION POND**

SYM	DESCRIPTION	AREA (SF)	AREA (AC)	CN
IA	IMPERVIOUS	322,811	7.41	98
TC	TURF C	149,244	3.43	79
FC	FOREST C	111,547	2.56	73
GC	GRAVEL C	0	0.00	89
TOTAL	BOUNDARY	583,435	13.39	88.36

**BASIN 3 - PHASE 0 & PHASE 1**

SYM	DESCRIPTION	AREA (SF)	AREA (AC)	CN
IA	IMPERVIOUS	0	0.00	98
TC	TURF C	0	0.00	79
FC	FOREST C	165,724	3.80	73
GC	GRAVEL C	0	0.00	89
TOTAL	BOUNDARY	165,724	3.80	73.00

**BASIN 3 - PHASE 2 - BYPASS BIO POND**

SYM	DESCRIPTION	AREA (SF)	AREA (AC)	CN
IA	IMPERVIOUS	0	0.00	98
TC	TURF C	15,196	0.35	79
FC	FOREST C	107,758	2.47	73
GC	GRAVEL C	280	0.01	89
TOTAL	BOUNDARY	123,234	2.83	73.78

**BASIN 3 - PHASE 2 - TO BIO POND**

SYM	DESCRIPTION	AREA (SF)	AREA (AC)	CN
IA	IMPERVIOUS	37,726	0.87	98
TC	TURF C	3,785	0.09	79
FC	FOREST C	4,718	0.11	73
GC	GRAVEL C	2,414	0.06	89
TOTAL	BOUNDARY	48,643	1.12	93.65

**PROJECT OVERVIEW**  
THIS PHASE 2 PROJECT EXPANDS THE EXISTING TRANSPORTATION FACILITY BY ADDING 48 PEDESTRIAN PARKING SPACES ALONG THE WEST DRIVE AISLE AND 32 BUS PARKING SPACES TO THE SOUTH. THE SITE HAS BEEN DIVIDED INTO TWO PRIMARY DRAINAGE BASINS (BASIN 2 AND BASIN 3), WHICH ARE DELINEATED ON THIS PLAN SHEET.

**FEMA FLOODPLAIN**  
THE SITE IS LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FIRM PANELS 47037C01291 (EFFECTIVE FEBRUARY 25, 2022) AND 47037C0137K (EFFECTIVE JUNE 20, 2023). NO PORTION OF THE SITE FALLS WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA), AND NO FLOODPLAIN ENCROACHMENT IS PROPOSED.

**BASIN 2 - EXISTING POND RETROFIT**  
BASIN 2 UTILIZES AN EXISTING DETENTION POND RETROFITTED IN PHASE 1 TO PROVIDE PEAK FLOW DETENTION AND WATER QUALITY TREATMENT. THE POND CAPTURES AND TREATS RUNOFF VOLUMES SIGNIFICANTLY EXCEEDING THE REQUIRED 4,005 CUBIC FEET FOR WATER QUALITY BY PROVIDING 83,248 CUBIC FEET OF VOLUME DURING THE 1-YEAR, 24-HOUR STORM EVENT. PHASE 1 IMPROVEMENTS INCLUDE REMOVAL OF A CONCRETE FLUME, INSTALLATION OF A RIP RAP ECO-CHANNEL, ROCK FILTER RING, AND INFILTRATION ZONE. THESE IMPROVEMENTS MEET AND EXCEED THE CITY'S M54 WATER QUALITY REQUIREMENTS.

**BASIN 3 - NEW BIORETENTION BASIN**  
BASIN 3 CAPTURES ADDITIONAL IMPERVIOUS SURFACES FROM PHASE 2 IMPROVEMENTS AND UTILIZES A NEW BIORETENTION BASIN WITH UNDERDRAINS. THE BASIN TREATS 10,750 CUBIC FEET OF RUNOFF, REPRESENTING TREATMENT OF THE FIRST 3.42 INCHES OF STORMWATER, EXCEEDING THE CITY'S 2.5-INCH MINIMUM REQUIREMENT. THE BIORETENTION BASIN IS DESIGNED WITH A 0.5-FT PONDING DEPTH, 3 INCHES OF MULCH, 3 FEET OF MEDIA, 2 FEET OF STONE, A 12-INCH SUMP, A 6-INCH UNDERDRAIN, A 10-FOOT EMERGENCY SPILLWAY, AND A 24"x24" OUTLET STRUCTURE DISCHARGING TO AN 18" RCP PIPE.

**HYDROLOGY AND PEAK FLOWS**  
HYDROLOGIC MODELING WAS PERFORMED USING AUTODESK HYDROGRAPH (HYDROFLOW), WITH DRAINAGE AREAS DELINEATED AND CURVE NUMBERS ASSIGNED PER THE SCS TR-55 METHODOLOGY. BASIN 2 PEAK FLOWS REFERENCE THE 2008 LITTLE JOHN REPORT; PHASE 2 FLOWS REMAIN BELOW THOSE ORIGINAL PRE-DEVELOPMENT LEVELS. BASIN 3 PEAK FLOWS INCORPORATE ADJUSTED CURVE NUMBERS, REDUCING PAVEMENT CN FROM 98 TO 68.2 AND OVERALL BASIN CN FROM 73 TO 72.6.

**PREVOST CAR (US) INC PHASE 2**

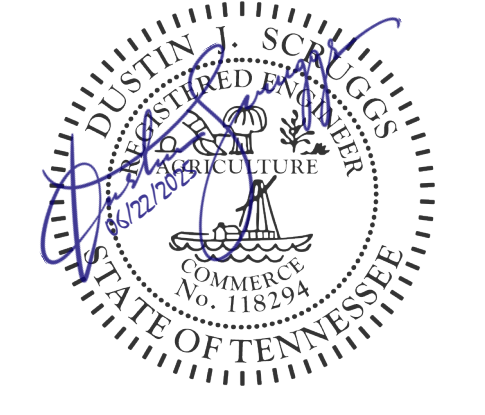
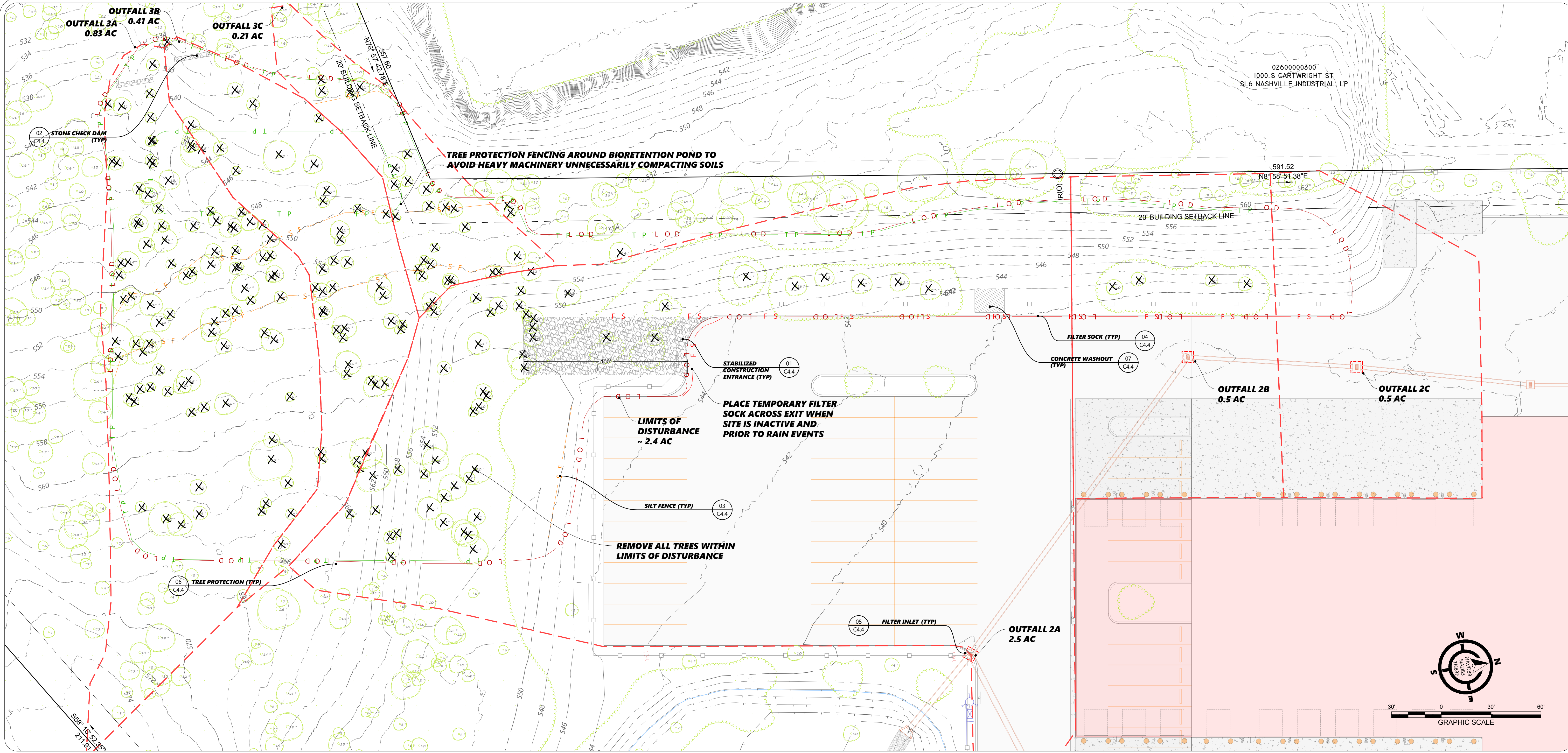
800 S CARTWRIGHT ST  
GOODLETTSVILLE, TN 37072  
LOT 2 CORPORATE INVESTORS  
PARTNERSHIP VI, LLC

PROSPER PROJECT NO: 24011

**STORMWATER MANAGEMENT PLAN**

**C4.0**

06/02/2025



ISSUE DATE: 06/02/2025

DATE	UPDATED PER CITY COMMENTS
06/22/2025	

**PROSPER**  
 Engineering  
 P.O. BOX 2235  
 GOODLETTSVILLE, TN 37074

**BARON**  
 CONSTRUCTION  
 P.O. BOX 264  
 NASHVILLE, TN 37024

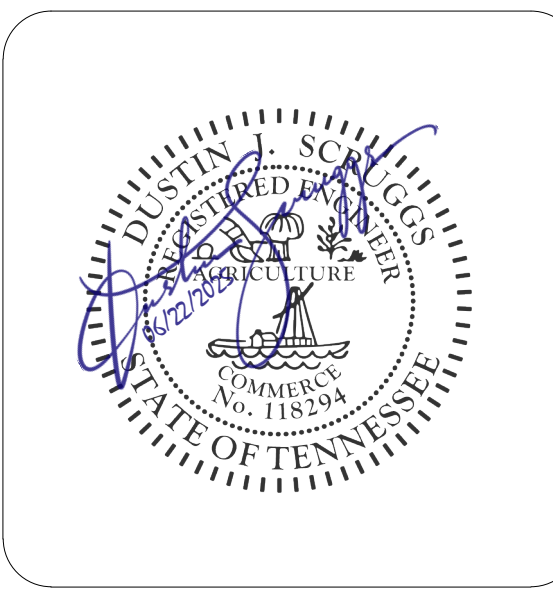
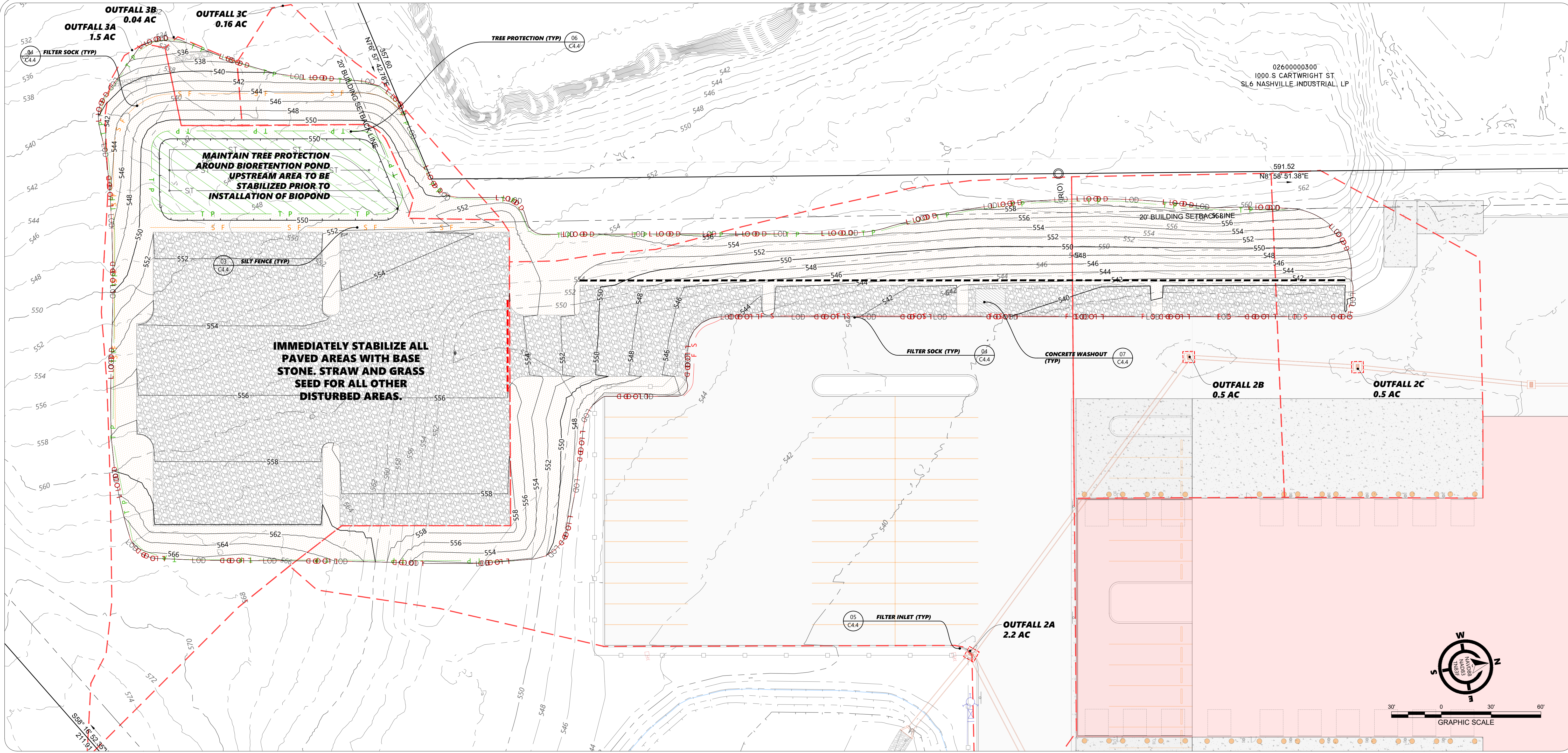
**EPSC NOTES:**

- 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.
- 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 PERMITEE AND THE ADJOINING LANDOWNER.
- 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%.
- 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.
- 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).
- 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.
- 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.
- CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
- 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.
- 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.
- 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.
- PERMITEES SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY PRECIPITATION
- 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.
- WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE TEMPORARILY CEASED BUT SOIL DISTURBING ACTIVITIES WILL RESUME WITHIN 14 DAYS.
- STEEP SLOPES SHALL BE STABILIZED NO LATER THAN SEVEN (7) DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
- 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.
- 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 TNR100000).
- THE SWPPP SHALL IDENTIFY AND PROVIDE THE NECESSARY EPSC MEASURES FOR THE INSTALLATION OF ANY WASTE DISPOSAL SYSTEM, SEWER OR SEPTIC SYSTEM. PERMITEES MUST ALSO COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS AS NECESSARY.
- 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.
- A DESCRIPTION OF STORMWATER SOURCES FROM AREAS OTHER THAN CONSTRUCTION AND A DESCRIPTION OF CONTROLS AND MEASURES THAT WILL BE IMPLEMENTED AT THOSE SITES.
- 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 PERMITEE MUST DESCRIBE AND IMPLEMENT SUCH MEASURES TO MAINTAIN ELIGIBILITY FOR COVERAGE UNDER THIS PERMIT.
- PERMITEES 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 2**

800 S CARTWRIGHT ST  
 GOODLETTSVILLE, TN 37072  
 LOT 2 CORPORATE INVESTORS  
 PARTNERSHIP VI, LLC  
 PROSPER PROJECT NO: 24011

INITIAL  
 EROSION  
 CONTROL  
 PLAN  
**C4.1**  
 06/02/2025



ISSUE DATE: 06/02/2025

06/22/2025	UPDATED PER CITY COMMENTS

**PROSPER**  
Engineering

**BARON**  
CONSTRUCTION

P.O. BOX 264  
NASHVILLE, TN 37024

P.O. BOX 2235  
GOODLETTSVILLE, TN 37070

- 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 PERMITEE 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. PERMITEES 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. UNPRACTICED 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 TNR100000).
18. THE SWPPP SHALL IDENTIFY AND PROVIDE THE NECESSARY EPSC MEASURES FOR THE INSTALLATION OF ANY WASTE DISPOSAL SYSTEM, SEWER OR SEPTIC SYSTEM. PERMITEES 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 PERMITEE MUST DESCRIBE AND IMPLEMENT SUCH MEASURES TO MAINTAIN ELIGIBILITY FOR COVERAGE UNDER THIS PERMIT.
22. PERMITEES MUST COMPLY WITH ANY ADDITIONAL EROSION PREVENTION, SEDIMENT CONTROL AND STORMWATER MANAGEMENT MEASURES REQUIRED BY A LOCAL MUNICIPALITY OR PERMITTED MS4 PROGRAM.

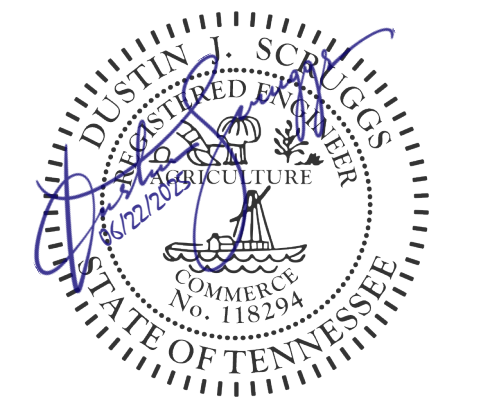
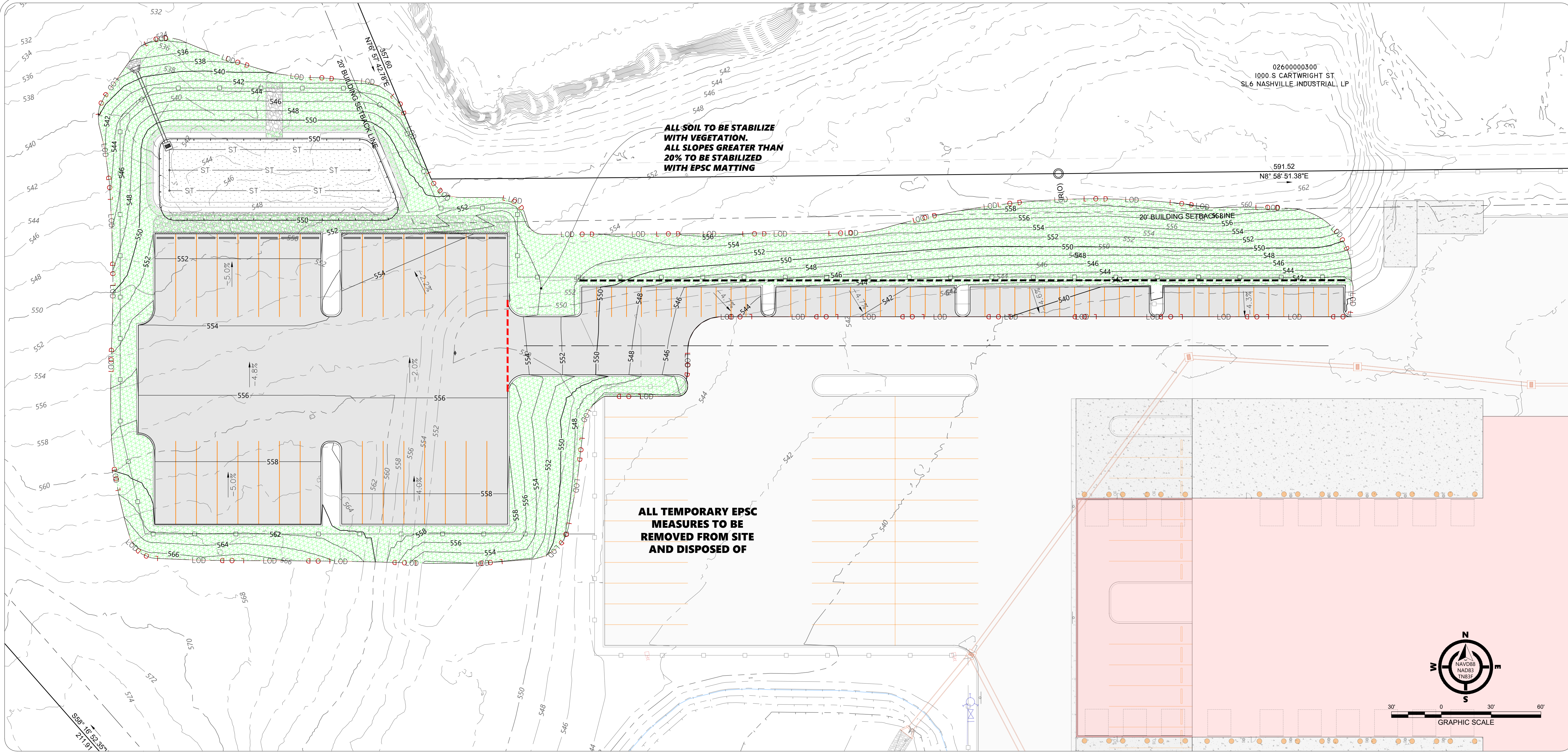
**PREVOST CAR (US) INC PHASE 2**

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

PROSPER PROJECT NO: 24011

**INTERIM  
EROSION  
CONTROL  
PLAN  
C4.2**

06/02/2025



ISSUE DATE: 06/02/2025

DATE	DESCRIPTION
06/22/2025	UPDATED PER CITY COMMENTS

**PROSPER**  
 Engineering  
 P.O. BOX 2235  
 GOODLETTSVILLE, TN 37070

**BARON**  
 CONSTRUCTION  
 P.O. BOX 264  
 NASHVILLE, TN 37024

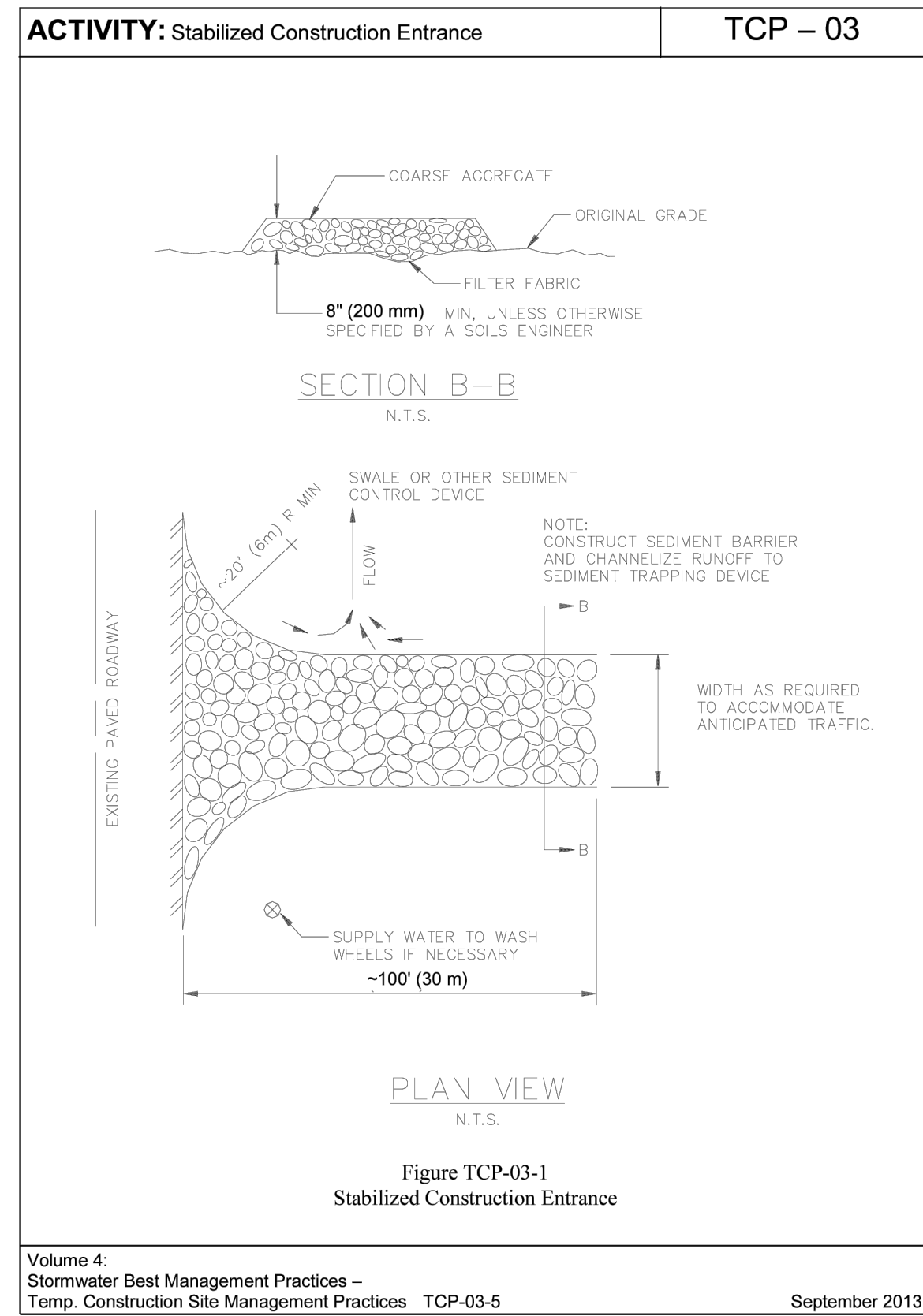
**EPSC NOTES:**

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 PERMITEE 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 TNR100000).
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 PERMITEE 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.

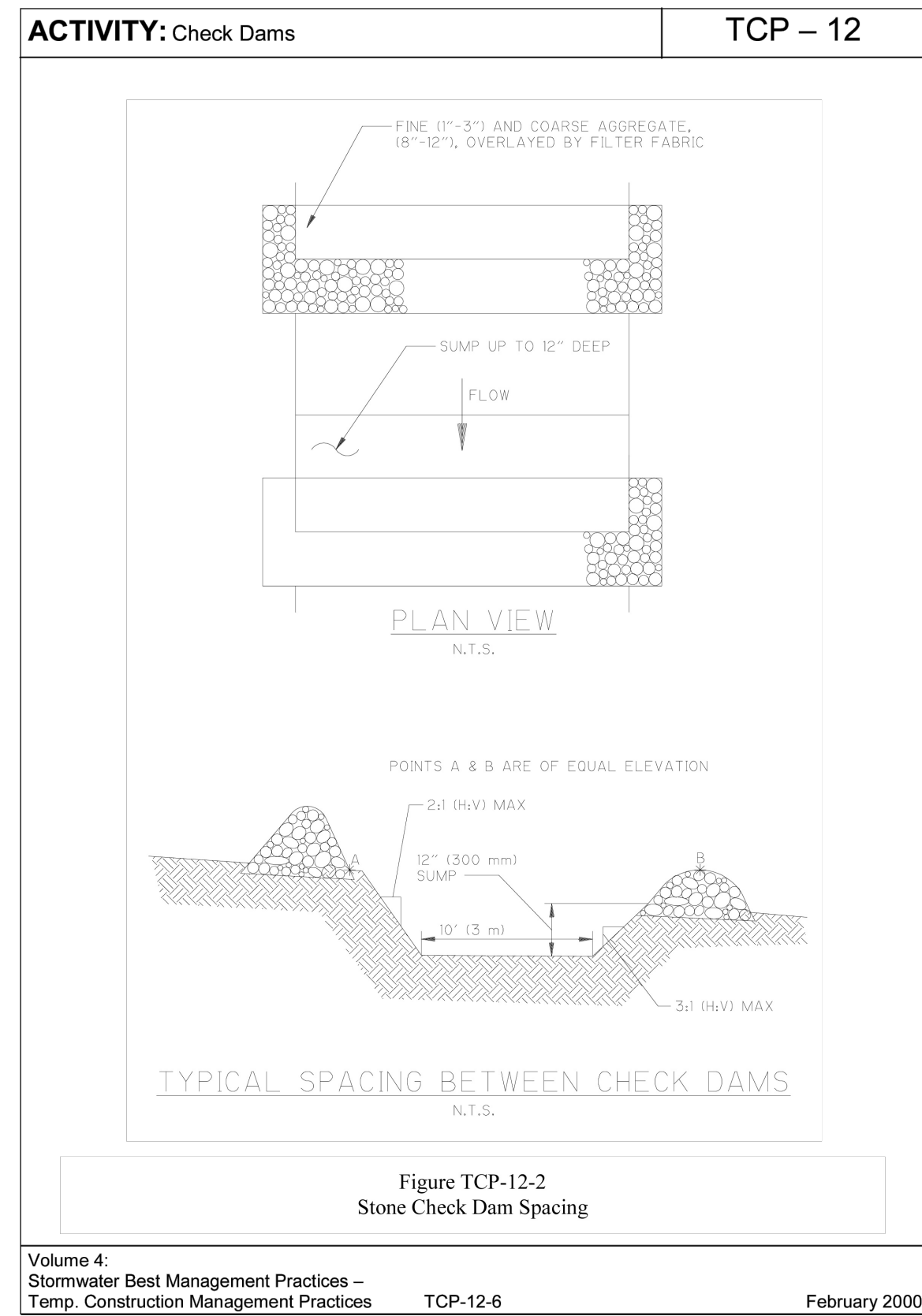
**PREVOST CAR (US) INC PHASE 2**

800 S CARTWRIGHT ST  
 GOODLETTSVILLE, TN 37072  
 LOT 2 CORPORATE INVESTORS  
 PARTNERSHIP VI, LLC  
 PROSPER PROJECT NO: 24011

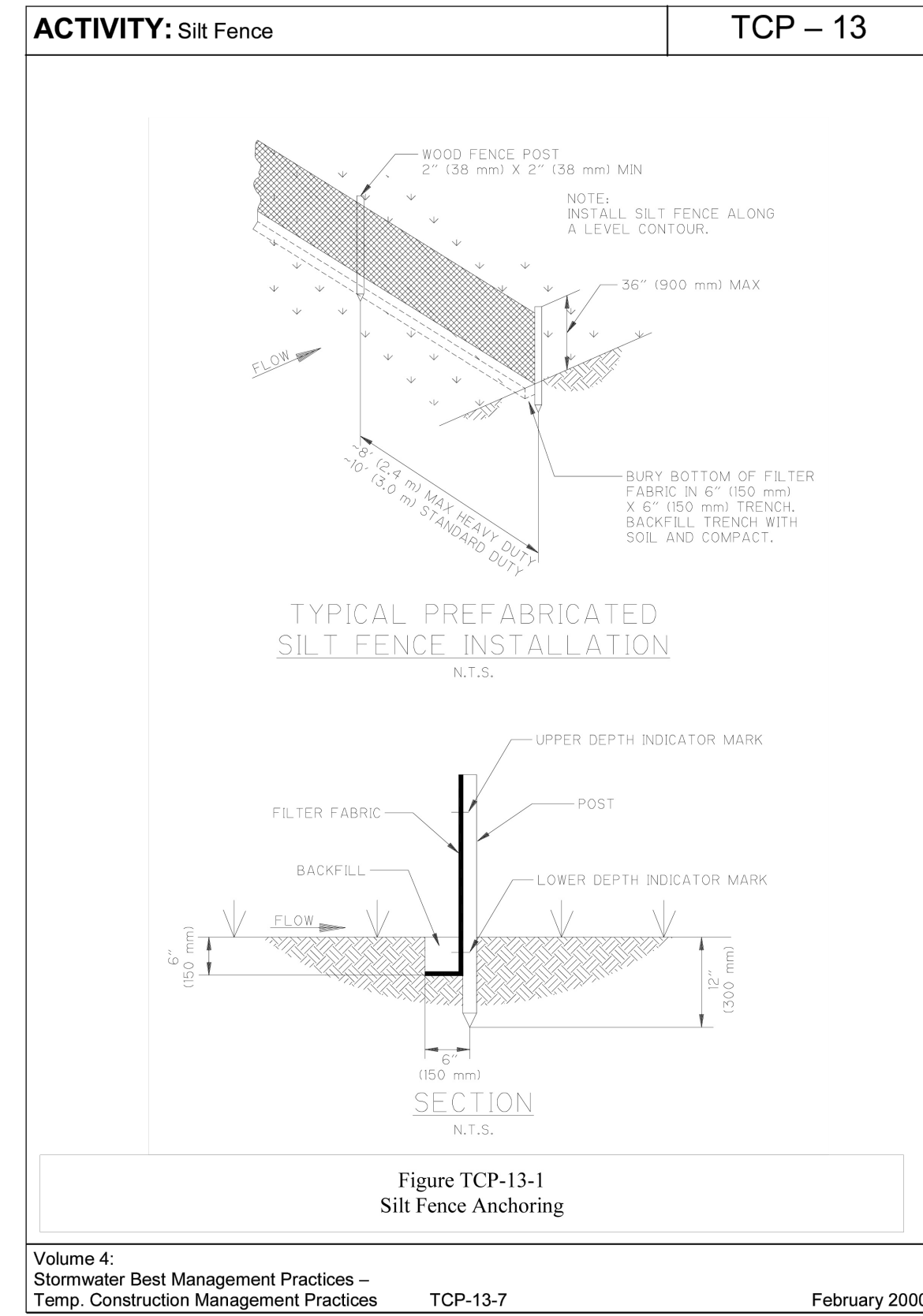
**FINAL EROSION CONTROL PLAN**  
**C4.3**  
 06/02/2025



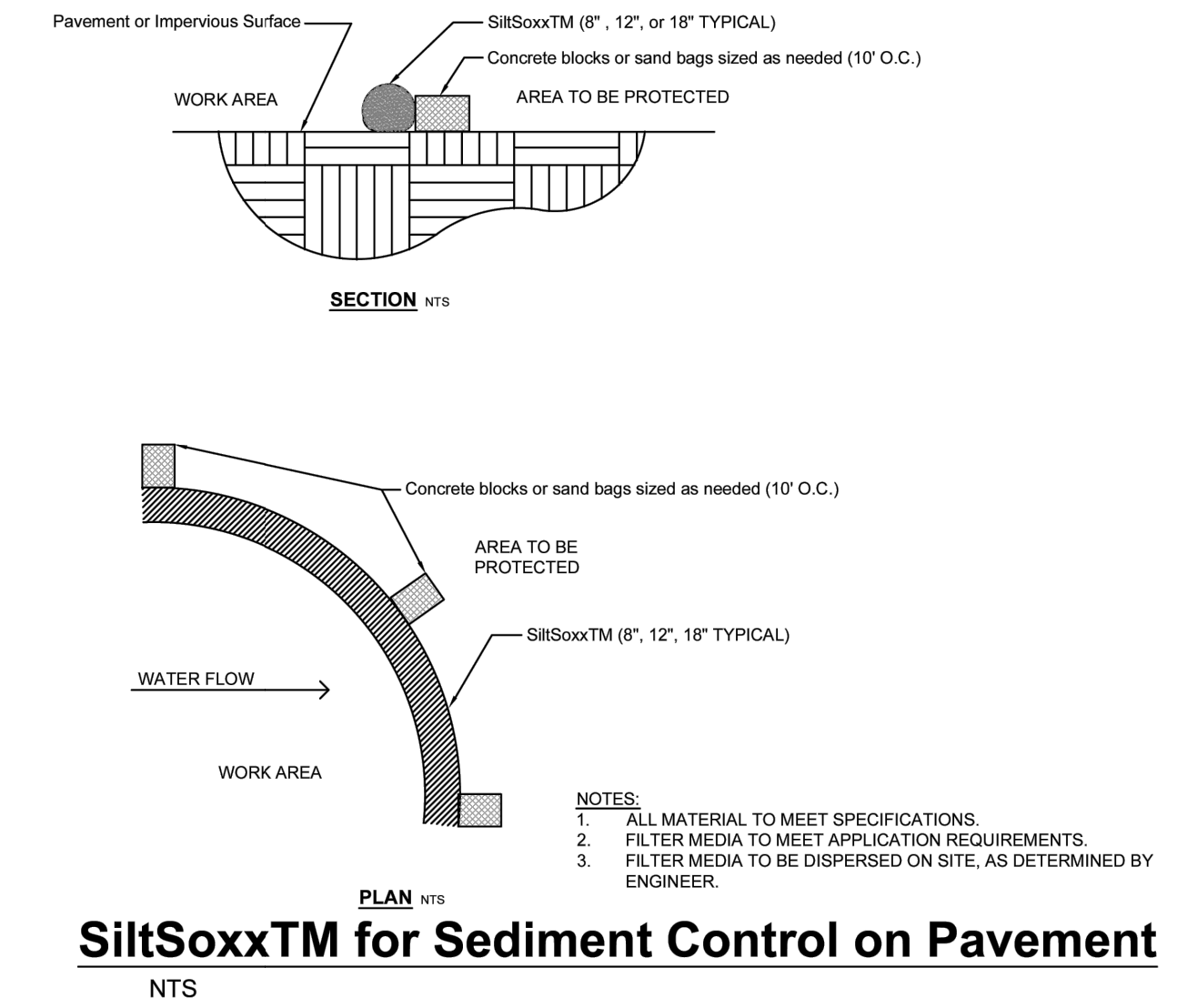
01 **STABILIZED CONSTRUCTION ENTRANCE**  
C4.4 NOT TO SCALE



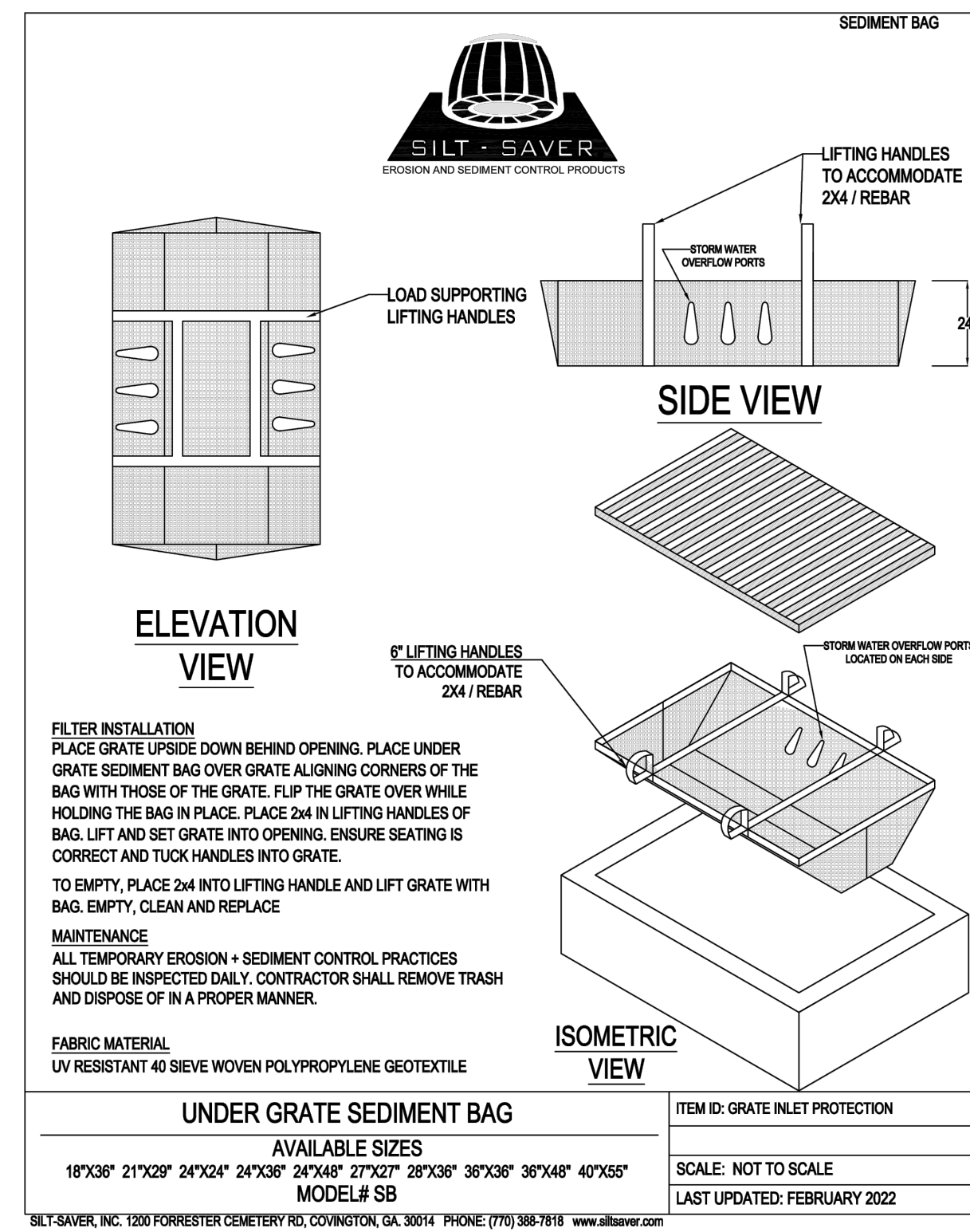
02 **STONE CHECK DAM**  
C4.4 NOT TO SCALE



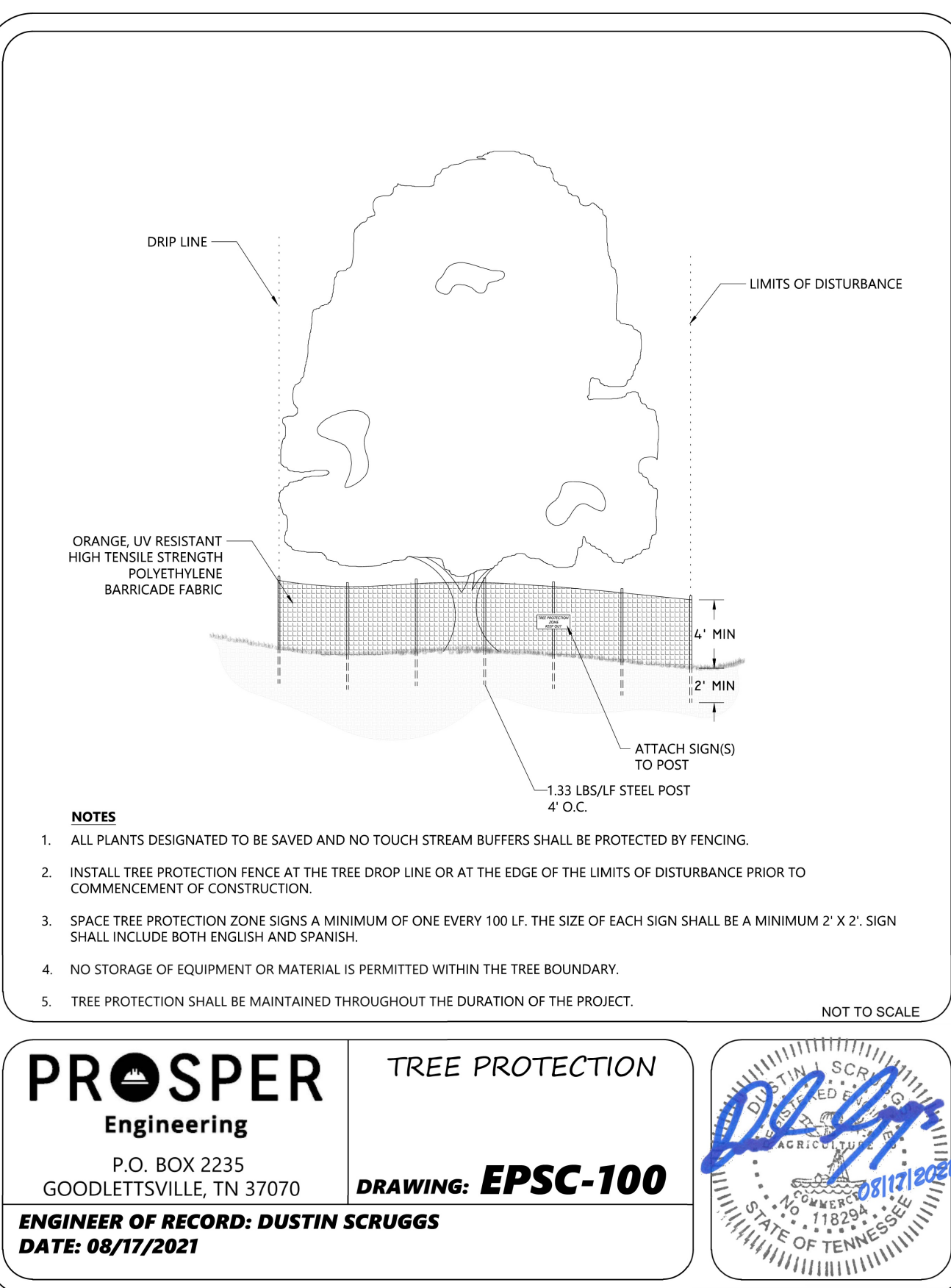
03 **SILT FENCE**  
C4.4 NOT TO SCALE



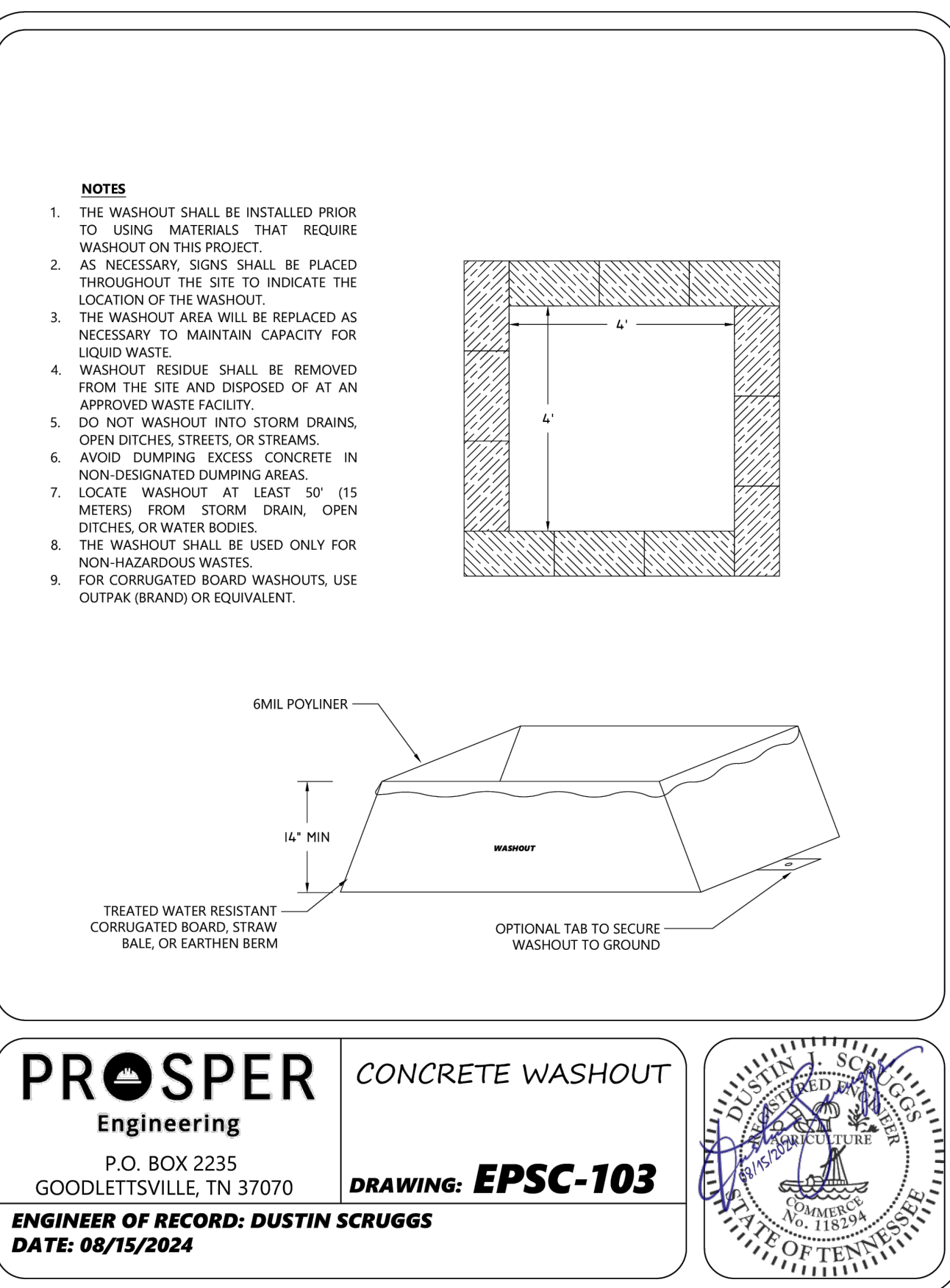
04 **FILTER SOCK**  
C4.4 NOT TO SCALE



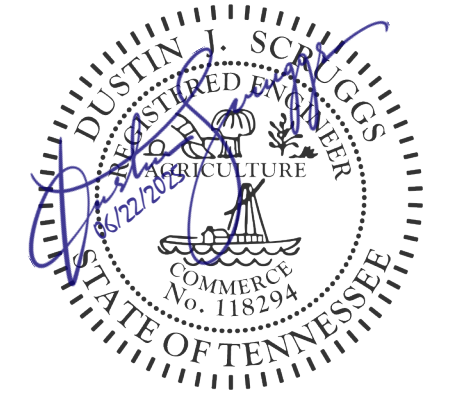
05 **FILTER INLET**  
C4.4 NOT TO SCALE



06 **TREE PROTECTION**  
C4.4 NOT TO SCALE



07 **CONCRETE WASHOUT**  
C4.4 NOT TO SCALE

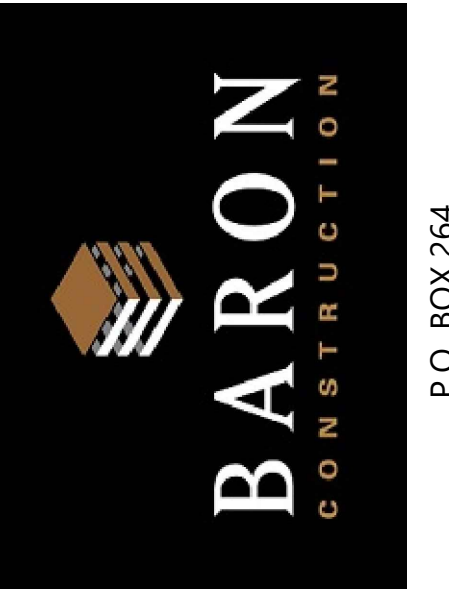


ISSUE DATE: 06/02/2025

06/22/2025 UPDATED PER CITY COMMENTS

NO.	DATE	DESCRIPTION
1	06/22/2025	UPDATED PER CITY COMMENTS

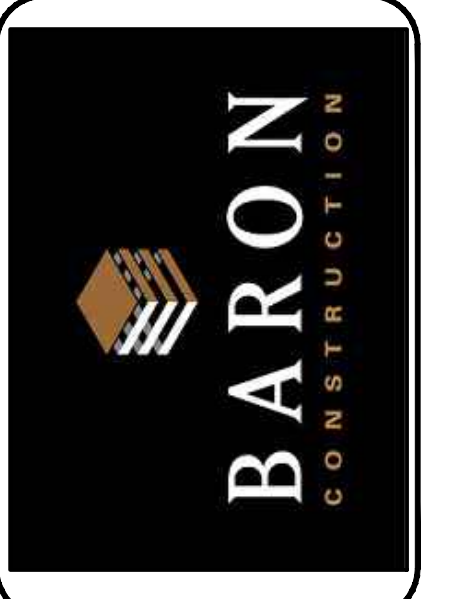
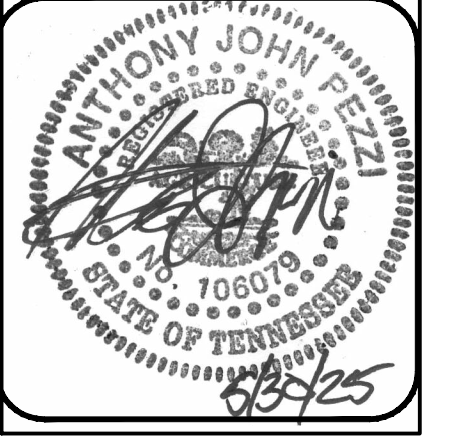
**PROSPER**  
Engineering  
P.O. BOX 2235  
GOODLETTSVILLE, TN 37024



**PREVOST CAR (US) INC PHASE 2**  
800 S CARTWRIGHT ST  
GOODLETTSVILLE, TN 37072  
LOT 2 CORPORATE INVESTORS  
PARTNERSHIP VI, LLC  
PROSPER PROJECT NO: 24011

EPSC DETAILS

**C4.4**  
06/02/2025



**SITE ELECTRICAL PLAN**  
 SHEET TITLE

**PREVOST CAR (US) INC - PHASE 2A**  
 800 S. CARTWRIGHT ST  
 GOODLETTSVILLE, TN 37072  
 LOT 2 CORPORATE INVESTORS PARTNERSHIP VI, LLC

PROJECT NO:  
25070

DATE:  
06/02/2025

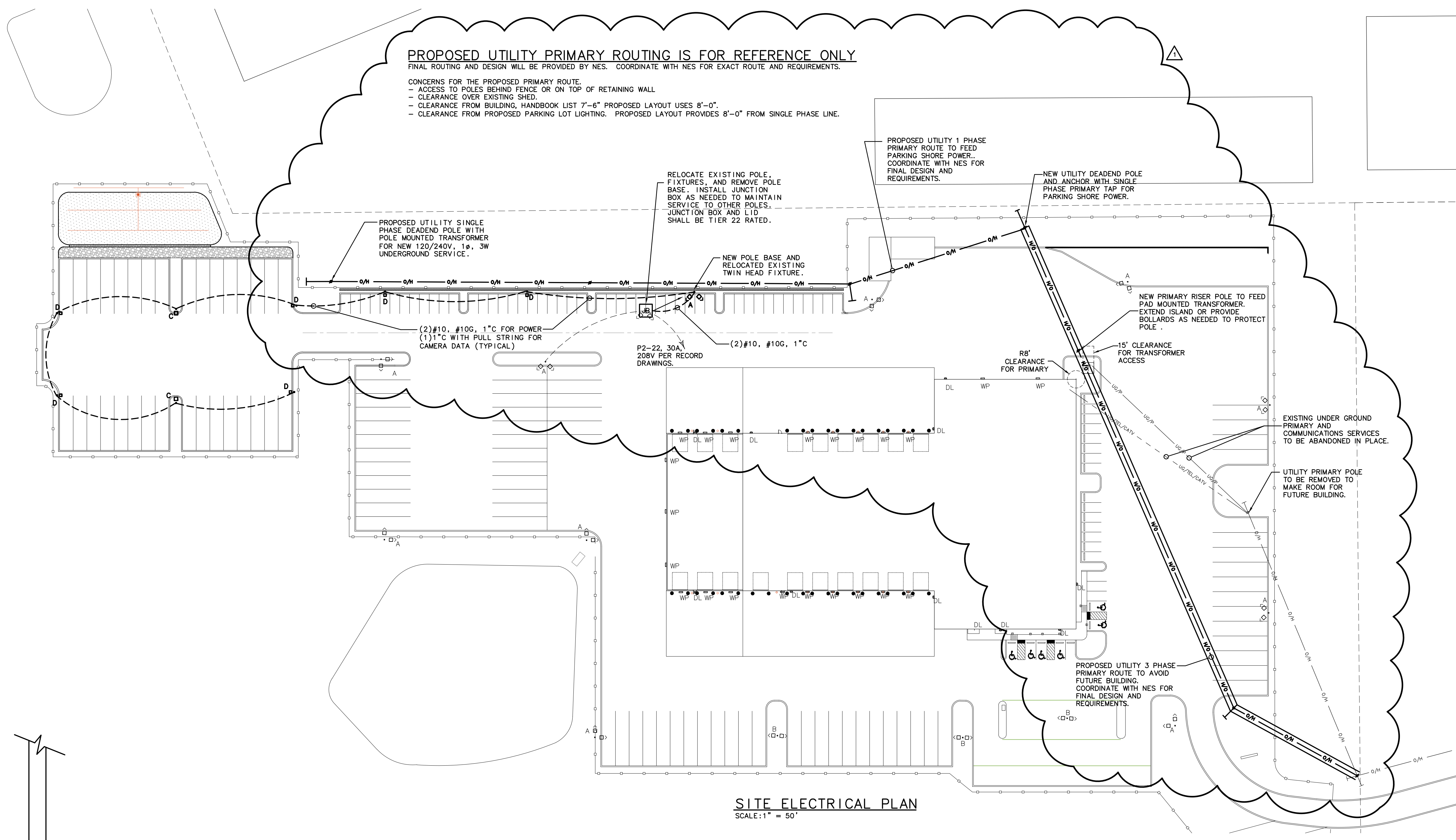
REVISED:  
06/13/2025

SHEET NO:  
**E-1**

**PROPOSED UTILITY PRIMARY ROUTING IS FOR REFERENCE ONLY**

FINAL ROUTING AND DESIGN WILL BE PROVIDED BY NES. COORDINATE WITH NES FOR EXACT ROUTE AND REQUIREMENTS.

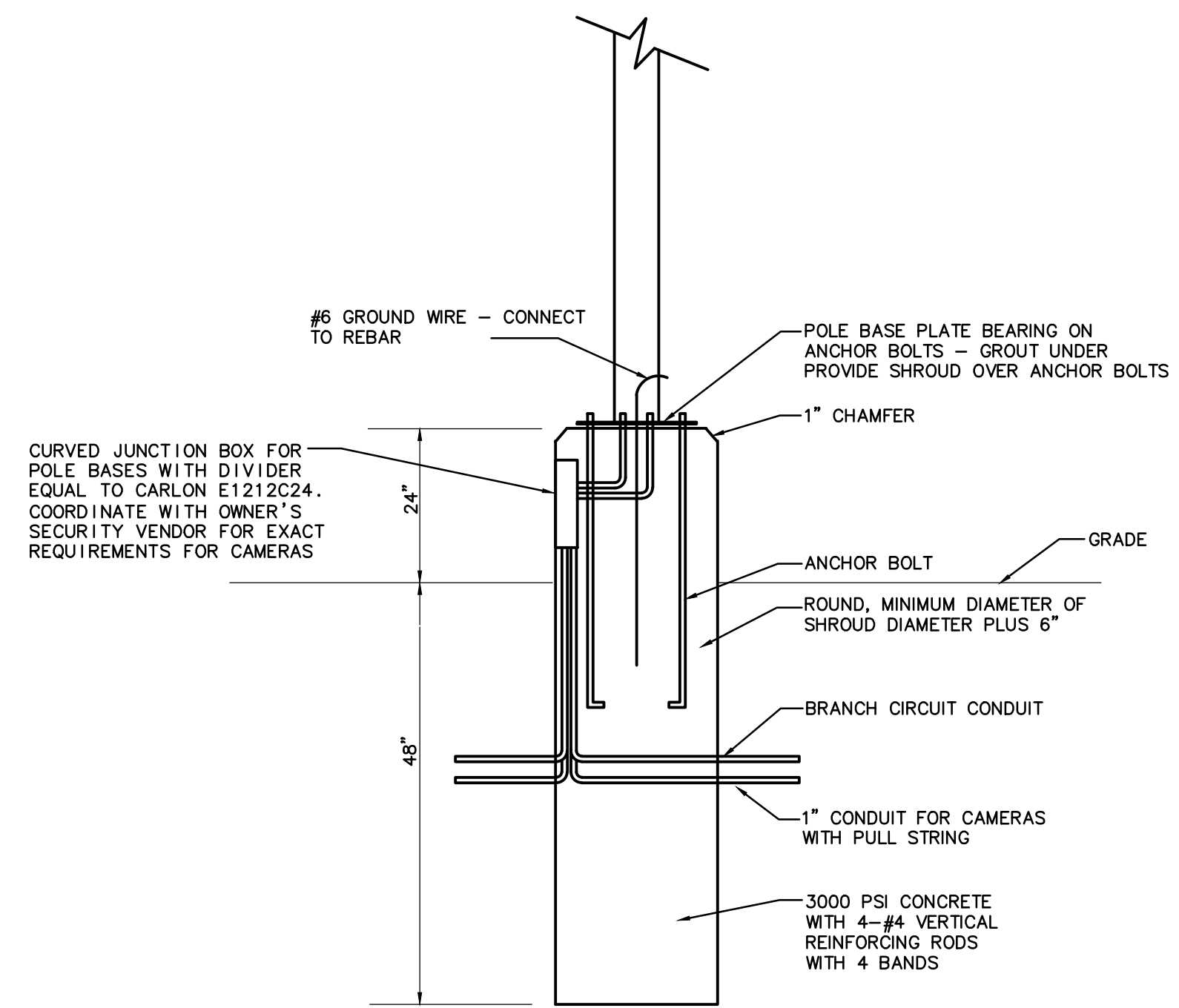
- CONCERNS FOR THE PROPOSED PRIMARY ROUTE.
- ACCESS TO POLES BEHIND FENCE OR ON TOP OF RETAINING WALL.
  - CLEARANCE OVER EXISTING SHED.
  - CLEARANCE FROM BUILDING, HANDBOOK LIST 7'-6" PROPOSED LAYOUT USES 8'-0".
  - CLEARANCE FROM PROPOSED PARKING LOT LIGHTING. PROPOSED LAYOUT PROVIDES 8'-0" FROM SINGLE PHASE LINE.



**SITE ELECTRICAL PLAN**  
 SCALE: 1" = 50'

**ELECTRICAL SPECIFICATIONS**

1. THE GENERAL CONDITIONS OF DIVISION 1 OF THE PROJECT SPECIFICATIONS SHALL BECOME A PART OF THIS SPECIFICATION.
2. VISIT SITE BEFORE SUBMISSION OF BID AND OBSERVE EXISTING CONDITIONS AND VERIFY LOCATIONS OF EXISTING UTILITIES.
3. FURNISH ALL THE MATERIALS, EQUIPMENT, AND SERVICES REQUIRED TO PROVIDE A COMPLETE, WORKING ELECTRICAL SYSTEM.
4. ALL MATERIALS SHALL BE NEW AND OF COMMERCIAL QUALITY. ALL MATERIALS FOR WHICH AN UNDERWRITERS LABORATORY STANDARD EXISTS SHALL BEAR THE UL LABEL.
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES.
6. SECURE AND PAY FOR ALL NECESSARY PERMITS AND CERTIFICATES OF INSPECTION REQUIRED.
7. GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER.
8. SUBMIT 6 COPIES OF SHOP DRAWING FOR EQUIPMENT AND MATERIALS FURNISHED UNDER THIS CONTRACT.
9. COORDINATE ELECTRICAL WORK WITH VENDORS AND OTHER TRADES ON THE PROJECT. VERIFY LOCATION AND ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT BEFORE ROUGH-IN.
10. INSTALL ALL POWER WIRING IN CONDUIT. USE EMT ABOVE FLOOR WHERE NOT EXPOSED TO WEATHER OR PHYSICAL DAMAGE. USE PVC UNDERGROUND AND UNDERFLOOR. USE RGS WHERE EXPOSED TO PHYSICAL DAMAGE AND USE RGS ELBOWS WHERE PVC ENTERS GROUND OR FLOOR.
11. INSTALL ONLY COPPER WIRE WITH THWN OR THHN INSULATION FOR POWER WIRING UNLESS SPECIFICALLY INDICATED OTHERWISE ON DRAWINGS.
12. INSTALL STEEL BOXES INDOORS AND CAST BOXES OUTDOORS. OUTDOOR COVER PLATES SHALL BE WEATHERPROOF WHILE IN USE TYPE.
13. PROVIDE JUNCTION BOXES FOR THE PURPOSE OF SEALING CONDUITS PENETRATING INTO REFRIGERATED AREAS AND/OR PENETRATING THE EXTERIOR WALL OF THE BUILDING. JUNCTION BOX SHALL BE LOCATED AT THE POINT OF PENETRATION. THE CONDUIT SHALL BE FILLED BY AN APPROVED MATERIAL TO PREVENT THE CIRCULATION OF WARM AIR TO A COLDER SECTION OF CONDUIT.



**POLE BASE/PARKING LOT LIGHT FIXTURE DETAIL**

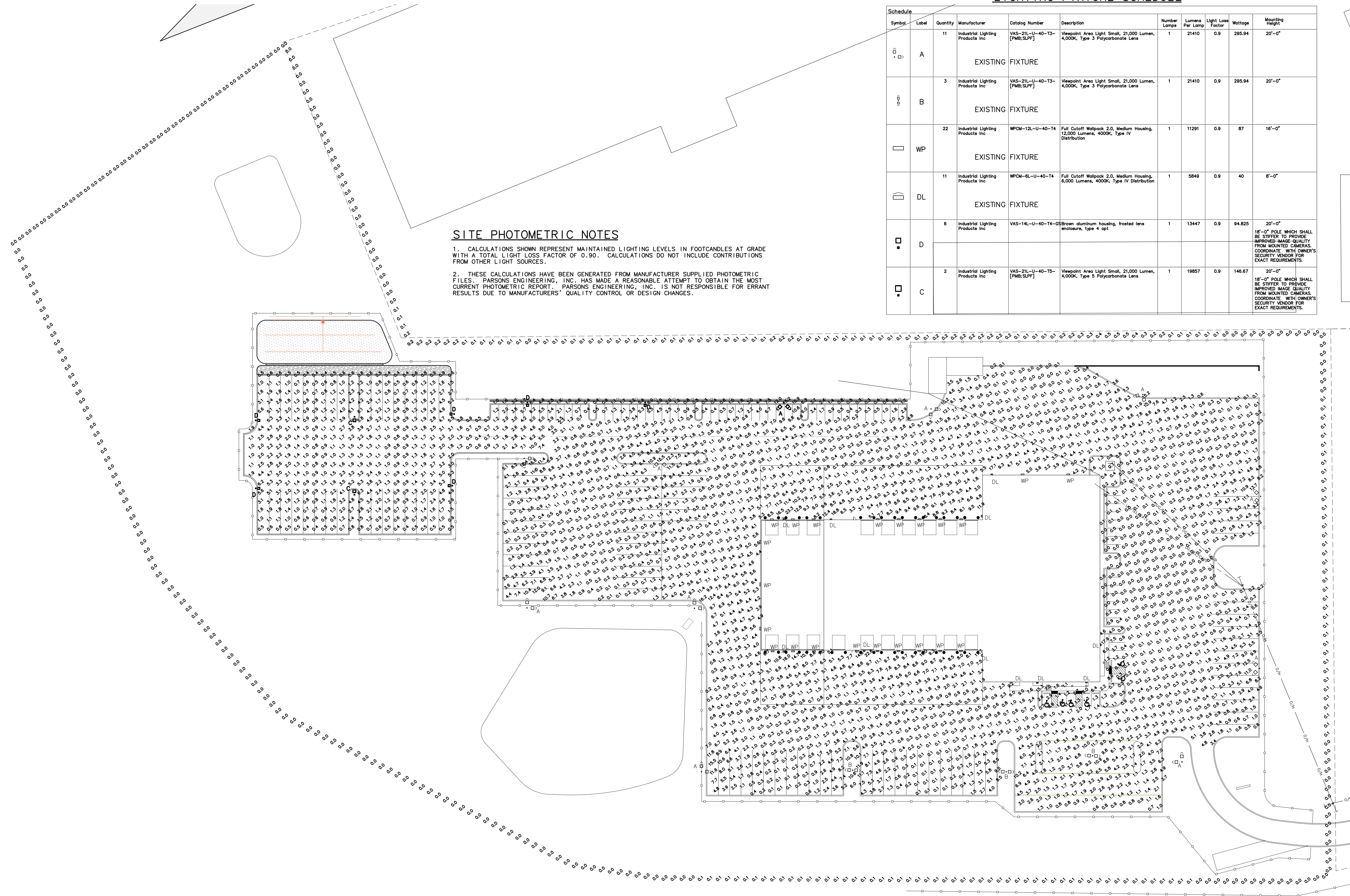
NO SCALE  
 POLE BASE DETAIL PROVIDED FOR SCOPE AND BID PURPOSES. CONTRACTOR SHALL SUBMIT A POLE BASE DESIGN SUITABLE FOR POLE/LIGHT COMBINATION AND LOCAL SOIL CONDITIONS THAT HAS BEEN DESIGNED AND APPROVED BY A STRUCTURAL ENGINEER HIRED BY CONTRACTOR.

LIGHTING FIXTURE SCHEDULE

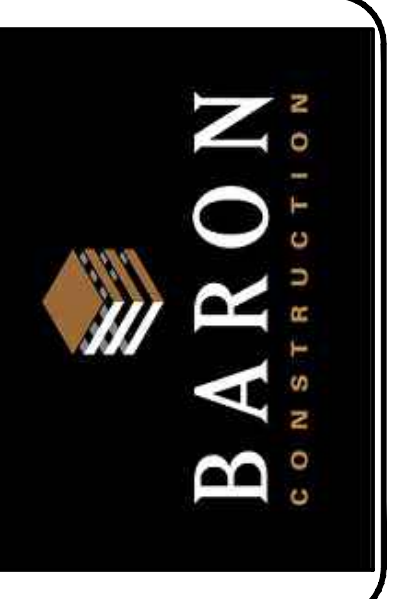
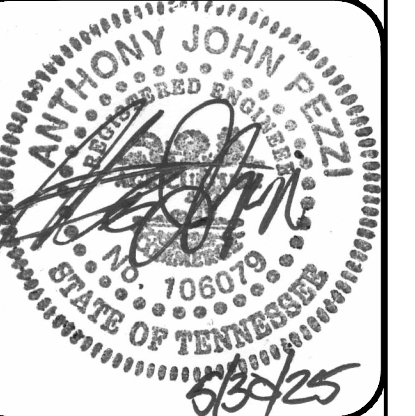
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
⬢	A	11	Industrial Lighting Products Inc	VAS-21L-U-40-T3-[PMB;SLPF]	Viewpoint Area Light Small, 21,000 Lumen, 4,000K, Type 3 Polycarbonate Lens	1	21410	0.9	295.94	20'-0"
				EXISTING FIXTURE						
⬢	B	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	1	21410	0.9	295.94	20'-0"
				EXISTING FIXTURE						
⬢	WP	22	Industrial Lighting Products Inc	WPCM-12L-U-40-T4	Full Cutoff Wallpack 2.0, Medium Housing, 12,000 Lumens, 4000K, Type IV Distribution	1	11291	0.9	87	16'-0"
				EXISTING FIXTURE						
⬢	DL	11	Industrial Lighting Products Inc	WPCM-6L-U-40-T4	Full Cutoff Wallpack 2.0, Medium Housing, 6,000 Lumens, 4000K, Type IV Distribution	1	5849	0.9	40	8'-0"
				EXISTING FIXTURE						
⬢	D	6	Industrial Lighting Products Inc	VAS-14L-U-40-T4-OS	Brown aluminum housing, frosted lens enclosure, Type 4 opt	1	13447	0.9	94.825	20'-0"
				EXISTING FIXTURE						18'-0" POLE WHICH SHALL BE STIFFER TO PROVIDE IMPROVED IMAGE QUALITY FROM MOUNTED CAMERAS. COORDINATE WITH OWNER'S SECURITY VENDOR FOR EXACT REQUIREMENTS.
⬢	C	2	Industrial Lighting Products Inc	VAS-21L-U-40-T5-[PMB;SLPF]	Viewpoint Area Light Small, 21,000 Lumen, 4,000K, Type 5 Polycarbonate Lens	1	19857	0.9	146.67	20'-0"
				EXISTING FIXTURE						18'-0" POLE WHICH SHALL BE STIFFER TO PROVIDE IMPROVED IMAGE QUALITY FROM MOUNTED CAMERAS. COORDINATE WITH OWNER'S SECURITY VENDOR FOR EXACT REQUIREMENTS.

SITE PHOTOMETRIC NOTES

1. CALCULATIONS SHOWN REPRESENT MAINTAINED LIGHTING LEVELS IN FOOTCANDLES AT GRADE WITH A TOTAL LIGHT LOSS FACTOR OF 0.90. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM OTHER LIGHT SOURCES.
2. THESE CALCULATIONS HAVE BEEN GENERATED FROM MANUFACTURER SUPPLIED PHOTOMETRIC FILES. PARSONS ENGINEERING, INC. HAS MADE A REASONABLE ATTEMPT TO OBTAIN THE MOST CURRENT PHOTOMETRIC REPORT. PARSONS ENGINEERING, INC. IS NOT RESPONSIBLE FOR ERRANT RESULTS DUE TO MANUFACTURERS' QUALITY CONTROL OR DESIGN CHANGES.



SITE PHOTOMETRIC PLAN  
SCALE: 1" = 50'



SHEET TITLE: SITE PHOTOMETRIC PLAN

PREVOST CAR (US) INC - PHASE 2A  
800 S. CARTWRIGHT ST  
GOODLETTSVILLE, TN 37072  
LOT 2 CORPORATE INVESTORS PARTNERSHIP VI, LLC

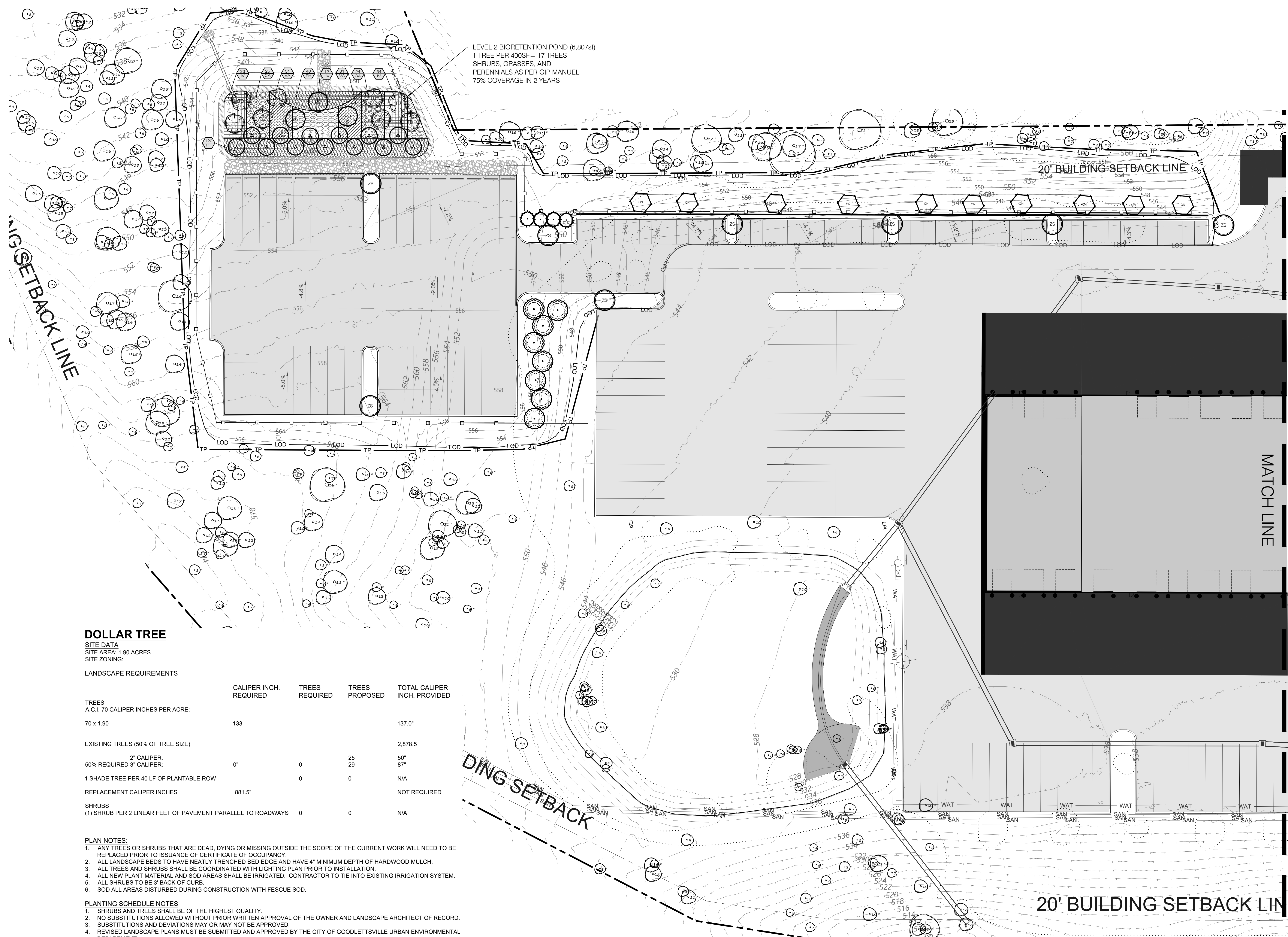
PROJECT NO: 25070
DATE: 06/02/2025
REVISED:

SHEET NO:  
**E-2**





Job # - 25186  
 BY: cb



LEVEL 2 BIORETENTION POND (6,807sf)  
 1 TREE PER 400SF = 17 TREES  
 SHRUBS, GRASSES, AND  
 PERENNIALS AS PER GIP MANUAL  
 75% COVERAGE IN 2 YEARS

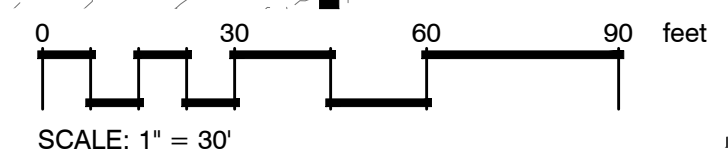
20' BUILDING SETBACK LINE

20' BUILDING SETBACK LINE

MATCH LINE

20' DING SETBACK

20' BUILDING SETBACK LINE



**DOLLAR TREE**

SITE DATA  
 SITE AREA: 1.90 ACRES  
 SITE ZONING:

**LANDSCAPE REQUIREMENTS**

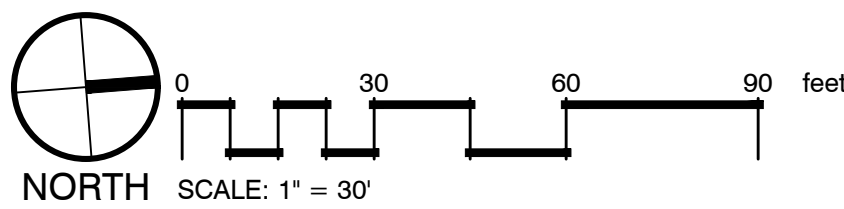
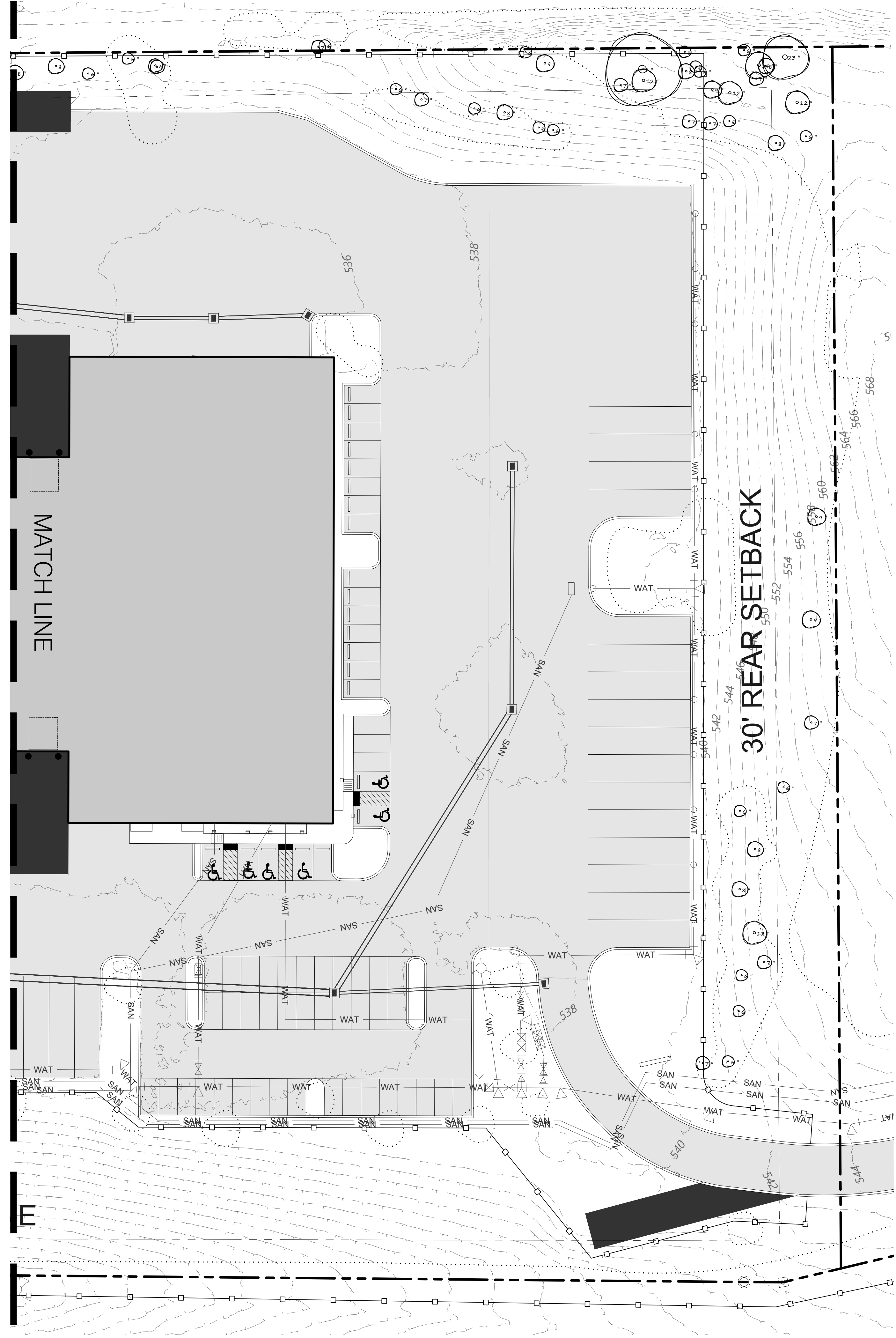
TREES	CALIPER INCH. REQUIRED	TREES REQUIRED	TREES PROPOSED	TOTAL CALIPER INCH. PROVIDED
A.C.I. 70 CALIPER INCHES PER ACRE:				
70 x 1.90	133			137.0"
EXISTING TREES (50% OF TREE SIZE)				2,878.5
2" CALIPER:		0	25	50"
50% REQUIRED 3" CALIPER:	0"	0	29	87"
1 SHADE TREE PER 40 LF OF PLANTABLE ROW		0	0	N/A
REPLACEMENT CALIPER INCHES	881.5"			NOT REQUIRED
SHRUBS				
(1) SHRUB PER 2 LINEAR FEET OF PAVEMENT PARALLEL TO ROADWAYS		0	0	N/A

**PLAN NOTES:**

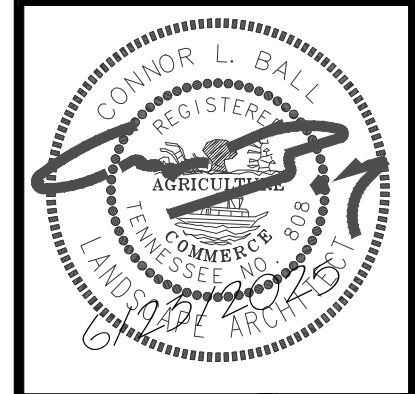
- ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
- ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
- ALL NEW PLANT MATERIAL AND SOD AREAS SHALL BE IRRIGATED. CONTRACTOR TO TIE INTO EXISTING IRRIGATION SYSTEM.
- ALL SHRUBS TO BE 3" BACK OF CURB.
- SOD ALL AREAS DISTURBED DURING CONSTRUCTION WITH FESCUE SOD.

**PLANTING SCHEDULE NOTES**

- SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
- NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
- SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
- REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF GOODLETTSVILLE URBAN ENVIRONMENTAL DEPARTMENT
- ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.



PROPOSED SITE FOR:  
**PREVOST PARKING ADDITION**  
 GOODLETTSVILLE, TENNESSEE



Job # - 25186  
 BY: cb

