Planning Commission

August 4, 2025 5:00 PM City Hall - Massie Chambers

Agenda:

Call to Order

Approval of Agenda

1. Approval of August 4, 2025 Agenda

Approval of Meeting Minutes

2. Approval of July 7, 2025 Meeting Minutes

Individual Review of Regular Agenda Items

3. Public Forum on Planned Related Topics
4. Meridian Capital Group, LLC, Dry Creek Cottages: Requests letter of credit one-year extension
5. RiverGate Infrastructure Plan (Final Master Plan Approval Process-Phase One), Fulmer Lucas: Requests site demolition and road, stormwater, and utility design plan approval for the 42.25-acre portion of the RiverGate Mall redevelopment within the Goodlettsville city limits. The properties are zoned RC1PUD, Regional Center Planned Unit Development. The properties are referenced as Davidson County Tax Map/Parcel# 02614002400, 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 02614006100, 02614003100, 03402007600, and 03402007700. Property Owners: KDI Rivergate Mall, LLC, J.C. Penny Co, INC, Penny Property Sub Holdings LLC, Dillard TN Operating LTD Partnership, MRH Rivergate, LLC (7-24, 1-25)
6. Drew Hardison, Applicant: Requests alternative building materials for a proposed accessory building at 1008 Caldwell Drive. The 2.81-acre property referenced as Sumner County Tax Map/Parcel# 161004.02 is zoned R-40 Low Density Residential. Property Owners: Carole and George Dudney
7. Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-208 (4)(b) and 14-213 (10) (e) to define increased public hearing time frame for Zoning Ordinance

and Zoning Map amendments and to reference state law vested rights for site plan approvals

DISCUSSION ITEMS:

8. Residential Planned Unit Development and High-Density Zoning Districts- Zoning Ordinance
   Amendment Review- Garage Orientation, Exterior Building Materials, and Permitted Density
9. Comprehensive Land Use Plan Review Meeting#4 August 25, 2025 -6 pm

For more information regarding this agenda, please contact the city recorder by email at:
amccormick@goodlettsville.gov
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CITY OF GOODLETTSVILLE
MUNICIPAL PLANNING COMMISSION MEETING
STAFF REPORT

MONDAY AUGUST 4, 2025 5:00 PM

NOTE: Staff recommendation on motion options to be provided at the meeting

ITEM#1 Approval of August 4, 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 July 7, 2025 Meeting Minutes

STAFF NOTES: N/A

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 Meridian Capital Group, LLC, Dry Creek Cottages: Requests letter of credit one-year extension

STAFF NOTES:

The current $ 228,000 performance bond expires August 26, 2025. The project construction has lapsed. The project plan includes sixteen (16) cottage style residential units set up as fourteen (14) detached one family condo style lots and a two (2) unit attached dwelling. The remaining project improvements include utilities, private drive and parking, sidewalks, retaining wall, storm water, landscaping, and lighting. The recorded project master deed includes the fourteen (14) detached one family condo style lots. Staff recommends any approved bond extension be increased by two (2%) for inflation for the 2025-2026 bond period.

MOTION OPTIONS:

1. Approval for one-year bond extension and bond amount increase to $ 235,000-two (2%) percent increase

2. Approval of one-year bond extension at amount determined by Planning Commission based on information provided during meeting
3. Denial of one-year bond extension to direct staff to request payment on bond to prioritize and complete the remaining project improvements

ITEM#5 **RiverGate Infrastructure Plan (Final Master Plan Approval Process-Phase One), Fulmer Lucas**: Requests site demolition and road, stormwater, and utility design plan approval for the 42.25-acre portion of the RiverGate Mall redevelopment within the Goodlettsville city limits. The properties are zoned RC1PUD, Regional Center Planned Unit Development. The properties are referenced as Davidson County Tax Map/Parcel# 02614002400, 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 02614006100, 02614003100, 03402007600, and 03402007700. Property Owners: KDI Rivergate Mall, LLC, J.C. Penny Co, INC, Penny Property Sub Holdings LLC, Dillard TN Operating LTD Partnership, MRH Rivergate, LLC (7-24, 1-25)

STAFF NOTES:

The project plans includes portions of the mall area in both Goodlettsville and Metro Davidson County jurisdictions. The Metro Planning Commission will also have to review the plans. The project design has been coordinated with the Metro Water and Public Works Departments. The entire project was reviewed under the Metro multi-modal traffic study process. Summary sections of the traffic study are included with the meeting packet. The plans include a demolition plan and internal private roadway construction plan with alterations at public street intersections. All the mall buildings within the Goodlettsville jurisdiction will be demolished with the possibility of a phased demolition process. Additional final master plans will be required with additional phasing of the project construction including building and parking designs, exterior building façade designs, and storm water quality designs.

The project designer defined the proposed alterations of existing intersection as stated below:

The existing intersections of Bluebird Drive/Rivergate Drive, Cude Lane/Rivergate Drive, and Rivergate Parkway/Rivergate Drive will be reduced to three (3) lanes. Bluebird Drive/Rivergate Drive and Cude Lane/Rivergate Drive will each be reduced to a one-lane inbound and two-lane outbound. Rivergate Parkway/Rivergate Drive will be reduced to a two (2) lane inbound and one-lane outbound. This is to provide space for a public multimodal path within a previously existing lane width. Coordination with Nashville Department of Transportaition (NDOT) is ongoing to determine the final street sections provided at each intersection.

The project design includes a typical sidewalk crosswalk section with landscaping planter strips but additional sidewalk/pedestrian connections will be included with the individual building designs plans. The size of the connection depends on the use of the building.

The City's engineer consultant is currently reviewing the revised plans. Any remaining major items will be presented at the meeting and will be included as an agenda item motion stipulation.

MOTION OPTIONS:

1. Approve the final master plan (demolition and roadway and utility) infrastructure plans based on the design being consistent with the project preliminary master plan
2. Deny the final master plan with defined plan revisions required for a plan resubmittal
3. Defer request to include additional information as determined by the Planning Commission

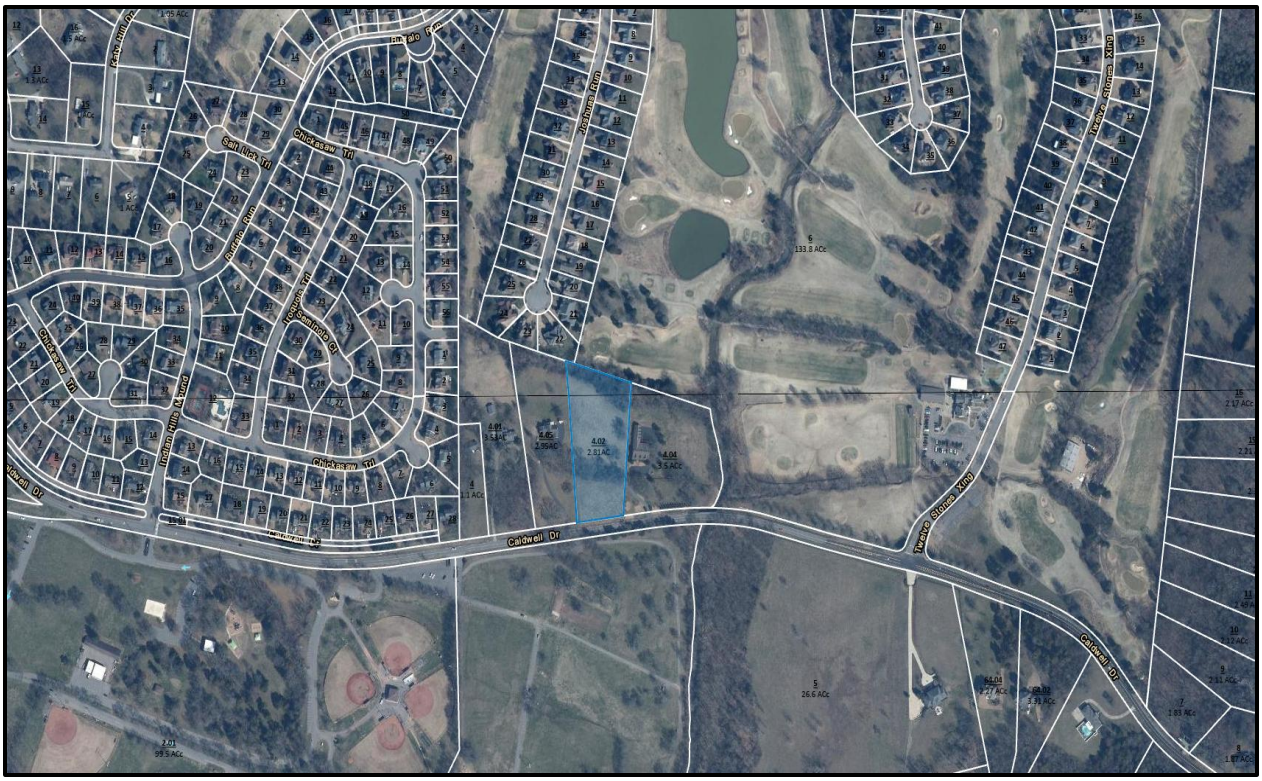
ITEM#6 **Drew Hardison, Applicant: Requests alternative building materials for a proposed accessory building at 1008 Caldwell Drive**. The 2.81-acre property referenced as Sumner County Tax Map/Parcel# 161004.02 is zoned R-40 Low Density Residential. Property Owners: Carole and George Dudney

STAFF NOTES:

The request is to construct a 1,200 square feet (sq. ft.) accessory building. The accessory building is proposed to be permitted at the same time as the proposed home (primary use/structure) on the property. The accessory building would be located behind the house as shown on the drawing below with limited visibility from Caldwell Drive. The accessory building is proposed to include metal wall and roof panels with exterior colors to match the proposed house. The house is proposed to be constructed with brick and fiber board siding exterior materials. The owner would have the option to construct a house (primary structure) with metal walls and roof and the accessory building could match the construction per the City's Zoning Ordinance requirement for accessory buildings over 504 square feet to match the primary building (house) materials. The City's Zoning Ordinance provides an exemption to the material matching requirement for R-40 zoned properties exceeding five (5) acres. The property is zoned R40, but the property includes 2.81 acres. The City's Zoning Ordinance includes a section permitting the Planning Commission's review of proposed alternative accessory building exterior materials.

MOTION OPTIONS:

1. Approve the proposed alternative accessory building materials based on the limited visiblity of the accessory building on the larger property
2. Deny the request and require the accessory building to be constructed to match the proposed primary building (house).
3. Defer the request for staff to submit a Zoning Ordinance amendment to reduce the accessory materials property size exemption currently at five (5) acres in the R-40, Low Density Zoning District to two (2) acres. The Zoning Ordinance amendment process would be subject to review by the Planning Commission and review and approval by the City Commission.


Caldwell Dr
Twelve Shores Xing
Chickasaw Trl
Salt Lick Trl
Rte 190
Jonahana Path
Twelve Shores Xing
Caldwell Dr
Chickasaw Trl
Howell Dr
Caldwell Dr

PROPOSED ACCESSORY BUILDING
PROPOSED HOUSE
CALDWELL DRIVE

Property View from Caldwell Drive

Proposed 1,200 sq .ft. Accessory Building

ITEM#7 **Community Development Staff:** Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-208 (4)(b) and 14-213 (10) (e) to define increased public hearing time frame for Zoning Ordinance and Zoning Map amendments and to reference state law vested rights for site plan approvals.

STAFF NOTES:

The proposed amendments are to coordinate sections of the City's Zoning Ordinance with recent State law changes. The amendments include an extended public hearing review timeline for Zoning Ordinance and Zoning Map amendments and a reference to the detailed and expanded development plan approval vested rights State law authorizes cities to develop zoning provisions, but minimum property rights and protections and processes specifically defined by state law apply.

Amendment#1 Zoning Ordinance Section 14-208 (4)(b)

Site plan required for zoning permits. All applications for zoning permits shall be accompanied by a site plan meeting the requirements herein and with sufficient copies to provide for staff and Goodlettsville Municipal/Regional Planning Commission distribution; provided however, that a site plan is not required when an existing building is converted from one permitted use to another permitted use and no additional construction is required and that no additional impervious surfaces are added to the site. With the exception of single and two-family dwellings, and limited development site plans listed below, the site plan for all buildings or for new parking lots which require paving shall be approved by the Goodlettsville Municipal/Regional Planning Commission prior to the issuance of the zoning permit. The approval of any site plan shall ~~***lapse at the end of six months***~~ ***be valid per the provisions of T.C.A section 13-4-310 and shall lapse*** if construction has not been initiated, and a new submission will be required meeting all zoning requirements including any amendments since the original approval. If the site plan approval is denied, within one year of the date of denial, a subsequent application shall not be reviewed or heard unless there is substantial new evidence available, or if a significant mistake of law or of fact affected the prior denial. Such subsequent application shall include a detailed statement of the grounds justifying its consideration.

Amendment#2 Zoning Ordinance Section 14-213 (10)(e) Commercial District Regulations

Public hearing and notice of hearing. A public hearing shall be held on all proposed amendments to this title prior to second reading by the city commission. Notice of such hearing shall be displayed as follows: The city manager shall give notice in a newspaper of general circulation within the city at least fifteen ~~***(15)***~~ ***twenty-one (21) days*** prior to the public hearing. This notice shall specify the location, current and proposed zoning classification, and it may contain a graphic illustration of the area.

MOTION OPTIONS:

1. Recommend approval to the City Commission for the amendments of the Zoning Ordinance to include amendments based on State law requirements
2. Defer request to include additional information as determined by the Planning Commission

Referenced Section of Tennessee Code Annotated 13-4-310. Power of municipal planning commission to promulgate provisions for development — Vesting period for development standards as to approved development plans.

(a) A municipal planning commission shall have the power to promulgate provisions in its subdivision regulations and recommend amendments to the zoning ordinance for the establishment of review and approval powers for site plans and the establishment under the zoning provisions for review and approval of planned unit developments, overlay districts, mixed use developments, condominiums and other types of sustainable design and development of property. The provision of well-designed and properly constructed infrastructure within such development is vital to the health, safety and welfare of the public utilizing said development and the community as a whole. These types of developments typically contain infrastructure that may be dedicated to a governmental entity or may be controlled by other types of bodies or nongovernmental entities including, but not limited to, property owner associations. These infrastructure and internal development improvements such as, but not limited to, public and nonpublic roads, water and sewer lines, landscaping, green space, sustainable design features and other improvements as required by the planning commission, either through its subdivision regulation or through the local government's zoning ordinance, shall be subject to bonding or other methods of guaranteeing their installation. The planning commission may set and hold these guaranteeing instruments or may designate to another governmental body that duty and function.

(b) A vested property right shall be established with respect to any property upon the approval, by the local government in which the property is situated, of a preliminary development plan or a final development plan where no preliminary development plan is required by ordinance or regulation or a building permit allowing construction of a building where there was no need for prior approval of a preliminary development plan for the property on which that building will be constructed. During the vesting period described in subsections (c) and (d), the locally adopted development standards which are in effect on the date of approval of a preliminary development plan or the date of approval of a building permit, as described by this subsection (b), shall remain the development standards applicable to that property or building during the vesting period.

(c) Unless an extension is granted by the local government, the vesting period applicable to an approved construction project for which a building permit has been issued shall begin on the date of issuance of the building permit by the local government and shall remain in effect for the time period authorized by the approved building permit, including any approved renewal obtained by the applicant prior to the expiration or termination of the permit to be renewed; provided, that the applicant pursues with reasonable diligence site preparation, if applicable, and construction.

(d)

(1) The vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government approval of a final development plan, secures

any necessary permits and commences site preparation within the vesting period. If the applicant obtains local government approval of a final development plan, secures any necessary permits, and commences site preparation within the vesting period, then the vesting period shall be extended an additional two (2) years to commence construction from the date of the expiration of the three-year period. During the two-year period, the applicant shall commence construction and maintain any necessary permits to remain vested.

(2) If construction commences during the vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years from the date of the approval of the preliminary development plan, excluding any vesting period provided for in subdivision (l)(2), unless the local government grants an extension pursuant to an ordinance or resolution; provided further, that the applicant maintains any necessary permits during the ten-year period.

(3) In the case of developments which proceed in two (2) or more sections or phases as described in the development plan, there shall be a separate vesting period applicable to each section or phase. The development standards which are in effect on the date of approval of the preliminary development plan for the first section or phase of the development shall remain the development standards applicable to all subsequent sections or phases of the development; provided, that the total vesting period for all phases shall not exceed fifteen (15) years from the date of the approval of the preliminary development plan for the first section or phase, excluding any vesting period provided for in subdivision (l)(2), unless the local government grants an extension pursuant to an ordinance or resolution; provided further, that the applicant maintains any necessary permits during the fifteen-year period.

(e) A local government may, by ordinance or resolution, specifically identify the type or types of development plans within the local government's jurisdiction that will cause property rights to vest; provided, that regardless of nomenclature used in the ordinance or resolution to describe a development plan, a plan which contains any of the information described in subdivision (k)(5) or (k)(6) shall be considered a development plan that will cause property rights to vest according to this section. Any such ordinance or resolution shall also specify what constitutes approval of a development plan within its jurisdiction. If a local government has not adopted an ordinance or resolution pursuant to this section specifying what constitutes a development plan that would trigger a vested property right, then rights shall vest upon the approval of any plan, plat, drawing, or sketch, however denominated, that is substantially similar to any plan, plat, drawing, or sketch described in subdivision (k)(5) or (k)(6).

DISCUSSION ITEMS

-Comprehensive Land Use Plan Review Meeting#4 August 25, 2025 -6 pm

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

STAFF NOTES:

The Zoning Ordinance and Design Guidelines amendments will be included on the September Planning Commission for review and recommendation to the City Commission. Amendment Item#6 has been revised based on the discussion at the July meeting.

Amendments:

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 any commercial zoning districts. The Regional Center Planned Unit Development ordinance defines where commercial uses are required with developments and the amendment would apply in the locations required to include commercial uses.

Amendment Suggestion:

A mixed-use development in a commercial zoning district shall include commercial uses only on the street floor level and the commercial area shall not be less than a minimum of twenty-five (25%) percent of the entire building square footage. The commercial space cannot include any leasing or business office associated with residential unit construction, leasing, or management or any amenities primarily intended for the residents. 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

July 7, 2025 Goodlettsville City Hall

5:00 p.m. Massie Chambers-Auditorium

Present: Chairman Scott Trew, Billy Barnfield, Commissioner Cisco Gilmore, Grady McNeal, Jeff Parnell, and Judy Wheeler.

Absent: Mayor Rusty Tinnin

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, Wheeler seconded the motion. The motion passed.

Item #2 Approval of June 2, 2025 Meeting Minutes: Commissioner Gilmore made a motion to approve the minutes of the June 2, 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.
McNeal made a motion to close the public forum, seconded by Barnfield. The motion passed.

The Public Forum was closed.

AGENDA

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 Representative: Dustin Scruggs, Prosper Engineering, PLLC

Staff Discussion:
-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.
-Staff Stipulation-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. (TDEC Hydraulic Determination and Geotech Rock Face Wall)
-Motion Option-Approve the site plan with listed staff stipulation 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 define the items needed to revise the plan to meet the City's Zoning Ordinance site plan requirements.
-Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:
-Scruggs discussed the stream/ditch on the property.

Motion: Motion by Barnfield to approve the request with staff stipulation, seconded by Parnell. The motion passed.

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 Representative: Addam McCormick, Staff

Staff Discussion:
-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 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 Option-Deferral of the request to the August 4th Planning Commission meeting agenda per the applicant's request *(STAFF RECOMMENDATION-based on applicant's request)*
-Motion Option-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.

Planning Commission Discussion:
-Trew asked for a show of hands if anybody in the audience was there with concerns about this property.

Leila Scott – 519 Alta Loma Road
Discussed her property having a natural spring underground that feeds into the two (2) properties they are requesting to conjoin. Scott has concerns that if they continue to destroy the tree line it will cause backup ponding on her property. Scott also discussed a sink hole on her property because of the natural springs on her property and requested EPA to visit the site to review the proposal would not hurt her property.

-Parnell discussed deferring the request.

Eric Meacham – 127 Draper Drive
Asked the question is it guaranteed it's going to be deferred because that's what the developer has requested or is there a likelihood you could vote to deny it now if you heard from all of us that live in the surrounding area?

-Trew responded it will be deferred for at least a couple of months, and you'll be notified of that meeting date and you may come and bring your neighbors at that time you will each have three (3) minutes to make your comments regarding this project.
-Ellis commented since there seems to be a lot of issues with this request my recommendation to the board would be consider deferring this for three (3) months so the owners can get everything in line and these folks will know when to come back and speak.
-McCormick explained the request is basically a rezoning and a revised drawing and will have to be approved by this board and the City Commission. The next phase will be doing the final construction plans and TDEC will do a hydraulic determination to determine if the property contains a regulated stream or not and this could impact stream buffer.

Motion: Motion by Parnell to defer the request for three (3) months to the October 6, 2025 meeting, seconded by Barnfield. The motion passed.

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.

Item Representative: Addam McCormick, Staff

Staff Discussion:

-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.
-There are five (5) sections proposed by two different applicants to be included in the Interchange Overlay District going forward.
-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 Option-Recommend approval to the City Commission for an amendment of the Zoning Ordinance to include amendment sections (1-4) or only select amendments as determined by the Planning Commission. (Staff Recommendation)
-Motion Option-Recommend denial to the City Commission for an amendment to the Zoning Ordinance section as presented by staff to maintain the existing permitted uses in the INT Overlay as determined by the Planning Commission.
-Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

-Bill Sealy-912 Conference Dive-discussed the issues with limited uses for this parcel and the need to expand the current permitted uses.
-Sealy discussed the work they have done since last month's meeting reaching out to the restaurants in hope to be able to get them interested in the parcel and redevelop the property for that establishment.
-Commissioner Gilmore commented that he is against item #5 (Express Automobile-Passenger Vehicle-Lubricating Services) being in the Interchange Overlay.
-Commissioner Gilmore discussed permitted uses amendments number 1 thru 4 being added to the Interchange Overlay District.
-Sealy discussed a bank being interested in the parcel 912 Conference Drive and the need for the General Retail Use and Automobile Passenger Vehicle Lubricating Services use added to the Interchange Overlay District for this parcel.
-McCormick discussed the Zoning Ordinance Defined Uses for Automotive servicing.
-Wheeler discussed Amendment Section #1 Convention Centers and Event Centers regarding restrictions on the kind of organizations, groups, individuals who might want to bring an event that might not represent what we hope Goodlettsville would represent.
-McCormick responded they have adult oriented business regulations that would not be permitted in that district other than that it would be difficult to regulate who they rent the facility to.
-Attorney Freeman discussed adult oriented businesses that event centers seem to lend itself to that use sometimes and difficult to regulate even though it is prohibited.
-Wheeler commented that her concern is topical and gave an example of marketing/sales of adult

oriented books, items and displays for a period of time in a convention or event center.
-Trew commented he did not have a problem with the amendment section #5 Express Automobile-Passenger Vehicle-Lubricating Services in any part of the INT Overlay.
-Parnell discussed a need for a Convention Center in the City and why would they have an interchange overlay if they add the proposed additional uses.
-Parnell discussed the proposed additional uses for the Interchange Overlay District.
-Barnfield discussed excluding the parcel 705 Rivergate Parkway from the INT Overlay District.
-Parnell discussed opposition in excluding properties from the INT Overlay District.
-Trew discussed the recommended motion option amendments vs removing the INT Overlay District in the Zoning Ordinance.
-Commissioner Gilmore commented that in 2013 there was a reason an INT Overlay was put in place and discussed changing that to allow something to go into it that they may regret.
-Commissioner Gilmore commented that they are missing an Event Center in the City and he will make a motion to accept amendment section #1 Convention Centers and Event Centers.
-Commissioner Gilmore apologized that he knew it did not help with the Arby's building property and he did not think they are ready for a bank on the property either.
-Commissioner Gilmore asked when do they look at the INT Overlay for review and change?
-City Manager Ellis responded that now would be the time to look at it because they are addressing the comprehensive land use plan.

Motion: Motion by Commissioner Gilmore to approve an amendment of the Zoning Ordinance to include Amendment Section #1 Regular INT Overlay (v). Convention Centers and Event Centers, seconded by Parnell.

-Barnfield discussed adding the Amendment Section #1 to the INT Overlay vs omitting the movie theater and strip center next to the theater.
-Parnell asked if they have concerns about somebody trying to put an event center somewhere else?
-Barnfield has concerns about that.

Motion: Motion by Commissioner Gilmore to approve an amendment of the Zoning Ordinance to include Amendment Section #1 Regular INT Overlay (v). Convention Centers and Event Centers, seconded by Parnell. The motion passed five (5) yes votes and one (1) Wheeler no vote.

-Trew suggested continuing education on the topic Interchange Overlay.

DISCUSSION ITEMS:

-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 intention is also to coordinate the amendments with the adoption of the updated Comprehensive Land Use Plan. 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. Staff and the Planning Commission discussed the amendment proposals to be reviewed with the comprehensive plan amendment process and also amendments after the plan adoption including residential neighborhood preservation overlay and developing a rural residential zoning district.

-Design Guidelines Minimum Brick and Stone Exterior Building Material Requirements

Staff and Planning Commission discussed a proposed amendment to increase the minimum brick requirements from fifty (50%) percent to a higher percentage requirement

With no further business, the meeting was adjourned at 6:52 pm.

_____ _____

Scott Trew, Chairman Sharon Reed, Planning Assistant

DRAFT

SITE PLANS FOR:

RIVERGATE INFRASTRUCTURE PLANS

1000 RIVERGATE PARKWAY

GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DEVELOPER
MERUS
1222 DEMONBREUN STREET - SUITE 1200
NASHVILLE, TENNESSEE 37203

CONTACT: KATE JAROSH
615-224-8920

CIVIL ENGINEER
FULMER LUCAS ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215

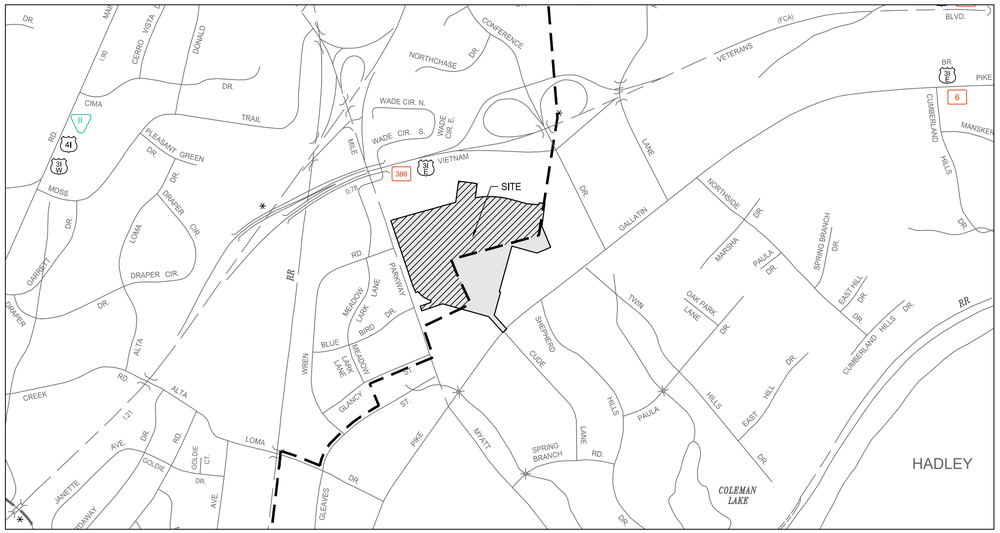
CONTACT: MICHELLE DOVE
601-988-3254

LAND SURVEYOR
CESO, INC.
216 CENTERVIEW DRIVE - SUITE 150
NASHVILLE, TENNESSEE 37027

CONTACT: TRAVIS CALDWELL
615-928-5120

LANDSCAPE ARCHITECT
IRONWOOD DESIGN GROUP
1030 16TH AVENUE SOUTH - 2ND FLOOR
NASHVILLE, TENNESSEE 37212

CONTACT: JOSH BETHEA
615-378-5016



VICINITY MAP

SCALE: 1"=1000'

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION:

2. I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ±52.0 AC.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

☐ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

SIGNATURE: MichelleDove DATE: 06/27/2025

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

DEVELOPMENT SUMMARY

ADDRESS:	1000 RIVERGATE PARKWAY GOODLETTSVILLE, TENNESSEE 37072
PARCELS:	03402007600, 02614002600, 02614002800, 02614005500, 02614005200, 03402007700, 02614005600, 02614006100, 02614002400, 02614003100
OWNERS:	KDI RIVERGATE MALL, LLC J. C. PENNEY CO., INC PENNEY PROPERTY SUB HOLDINGS LLC DILLARD TN. OPERATING LTD PARTNERSHIP MRH RIVERGATE, LLC
FEMA MAP:	47037C0137K (06/20/2024) ZONE X
SP AREA:	14.58 AC
METRO INFRASTRUCTURE AREA:	3.56 AC
GOODLETTSVILLE AREA:	42.25 AC
GOODLETTSVILLE INFRASTRUCTURE AREA:	10.45 AC
TOTAL SITE AREA:	56.83 AC
CURRENT ZONING:	PLANNED UNIT DEVELOPMENT REGIONAL CENTER 1 (RC1)

SHEET SET

Sheet Number	Sheet Title
C0.0	COVER SHEET
V1.0	ALTA LAND TITLE SURVEY (1 OF 6)
V1.1	ALTA LAND TITLE SURVEY (2 OF 6)
V1.2	ALTA LAND TITLE SURVEY (3 OF 6)
V1.3	ALTA LAND TITLE SURVEY (4 OF 6)
V1.4	ALTA LAND TITLE SURVEY (5 OF 6)
V1.5	ALTA LAND TITLE SURVEY (6 OF 6)
C0.1	ENLARGED SITE DEMOLITION PLAN
C0.2	ENLARGED SITE DEMOLITION PLAN
C0.3	ENLARGED SITE DEMOLITION PLAN
C0.4	ENLARGED SITE DEMOLITION PLAN
C1.0	OVERALL SITE LAYOUT PLAN
C1.1	ROAD A PLAN & PROFILE
C1.2	ROAD B PLAN & PROFILE
C1.3	ROAD B PLAN & PROFILE
C1.4	ROAD C PLAN & PROFILE
C1.5	ROAD C PLAN & PROFILE
C1.6	ROAD D PLAN & PROFILE
C1.7	ROAD D PLAN & PROFILE
C1.8	ROAD E PLAN
C1.9	EXISTING RIVERGATE DRIVE-1 PLAN
C1.10	EXISTING RIVERGATE DRIVE-2 PLAN
C1.11	FIRE ACCESS PLAN
C2.0	OVERALL GRADING & DRAINAGE PLAN
C2.1	ENLARGED GRADING & DRAINAGE PLAN
C2.2	ENLARGED GRADING & DRAINAGE PLAN
C2.3	ENLARGED GRADING & DRAINAGE PLAN
C2.4	ENLARGED GRADING & DRAINAGE PLAN
C2.5	STORM STRUCTURE & PIPE DATA TABLES
C2.6	STORM STRUCTURE & PIPE DATA TABLES
C2.7	STORM LINE A PLAN & PROFILES
C2.8	STORM LINE A PLAN & PROFILES
C2.9	STORM LINE A PLAN & PROFILES
C2.10	STORM LINE A PLAN & PROFILES
C2.11	STORM LINE B PLAN & PROFILES
C2.12	STORM LINE B PLAN & PROFILES
C2.13	STORM LINE B PLAN & PROFILES
C2.14	STORM LINE C PLAN & PROFILES
C2.15	STORM LINE C PLAN & PROFILES
C2.16	STORM LINE C PLAN & PROFILES
C2.17	STORM LINE C PLAN & PROFILES
C2.18	STORM LINE D PLAN & PROFILES
C2.19	STORM LINE E PLAN & PROFILES
C3.0	OVERALL SITE UTILITY PLAN
C3.1	ENLARGED SITE UTILITY PLAN
C3.2	ENLARGED SITE UTILITY PLAN
C3.3	ENLARGED SITE UTILITY PLAN
C3.4	ENLARGED SITE UTILITY PLAN
C3.5	ENLARGED FIRE HYDRANT PLAN
C3.6	SANITARY SEWER MAIN 'A' PLAN & PROFILE
C3.7	SANITARY SEWER MAIN 'A' PLAN & PROFILE
C3.8	SANITARY SEWER MAIN 'A' PLAN & PROFILE
C3.9	SANITARY SEWER MAIN 'B' PLAN & PROFILE
C3.10	SANITARY SEWER MAIN 'B' PLAN & PROFILE
C3.11	SANITARY SEWER MAIN 'B' PLAN & PROFILE
C3.12	SANITARY SEWER MAIN 'C' PLAN & PROFILE
C3.13	SANITARY SEWER MAIN 'D' PLAN & PROFILE
C4.1	ENLARGED INITIAL EPSC PLAN
C4.2	ENLARGED INITIAL EPSC PLAN
C4.3	ENLARGED INITIAL EPSC PLAN
C4.4	ENLARGED INITIAL EPSC PLAN
C4.5	ENLARGED INTERMEDIATE EPSC PLAN
C4.6	ENLARGED INTERMEDIATE EPSC PLAN
C4.7	ENLARGED INTERMEDIATE EPSC PLAN
C4.8	ENLARGED INTERMEDIATE EPSC PLAN
C4.9	ENLARGED FINAL EPSC PLAN
C4.10	ENLARGED FINAL EPSC PLAN
C4.11	ENLARGED FINAL EPSC PLAN
C4.12	ENLARGED FINAL EPSC PLAN
C5.0	SITE DETAILS
C5.1	SITE DETAILS
C5.2	SITE DETAILS
C5.3	SITE DETAILS
C5.4	SITE DETAILS
C5.5	SITE DETAILS
C5.6	SITE DETAILS
C5.7	SITE DETAILS

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHELLE K. DOVE — REGISTERED — AGRICULTURE — No. 109853 — STATE OF TENNESSEE — 06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

COVER SHEET

C0.0

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
2:11:41 PM
Z:\1411 Rivergate\Design\01 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C5.0_Site Details.dwg

Rivergate II (KDI) Property
Title Commitment No: NCS-1229792-NAS
Effective Date: October 01, 2024 at 7:30 AM

Exhibit A - Record Legal Description

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

PARCEL 1:

Land located in the Tenth Councilmanic District of Nashville, Davidson County, Tennessee, near Gallatin Pike and Rivergate Parkway, being Lot 5A on the Final Plat of Resubdivision Lot 5, Rivergate Mall Shopping Center of record in Book 7900, Page 237, R.O.D.C. and being more particularly described as follows:

Beginning at a southeasterly corner of Lot 4 and a northeasterly corner of Lot 2 on the Final Plat of Resubdivision of Tracts C-2, D-2 and D-3, Rivergate Mall Shopping Center of record in Book 6900, Page 279, R.O.D.C.;
Thence N15°30'00"E, 141.63 feet; Thence S74°30'00"E, 262.00 feet; Thence S15°30'00"W, 78.00 feet; Thence S74°30'00"E, 73.00 feet; Thence S15°30'00"W, 145.00 feet; Thence N74°30'00"W, 73.00 feet; Thence S15°30'00"W, 91.00 feet; Thence N74°30'00"W, 262.00 feet; Thence N15°30'00"E, 172.37 feet to the beginning.

PARCEL 2:

Land located in the Tenth Councilmanic District of Nashville, Davidson County, Tennessee, near Gallatin Pike and Rivergate Parkway, being Tract D-1 on the Final Plat of Resubdivision of Tracts A-1, C-1, and D-1,Rivergate Mall Shopping Center of record in Book 6900, Page 349, R.O.D.C. and being more particularly described as follows:

Beginning in the northerly right-of-way of Gallatin Pike at a northeasterly corner of Modernage, Inc. property of record in Deed Book 8231, Page 84, R.O.D.C.;
Thence N41°55'00"W, 298.00 feet;
Thence N74°30'00"W, 672.00 feet;
Thence S71°25'00"W, 304.92 feet to the easterly right-of-way of Two Mile Parkway;
Thence with said right-of-way N18°35'00"W, 70.00 feet to a southwesterly corner of 890 Rivergate, LLC property of record as Instrument No. 200601190007495, R.O.D.C.;
Thence with the boundary of said 890 Rivergate property as follows:
N71°25'00"E, 152.50 feet;
N15°39'00"E, 27.44 feet;
Northwesterly with a curve to the right 226.09 feet, said curve having a radius of 343.00 feet, a central angle of 37°46'00" and a chord of 222.02 feet at N57°37'00"W; S71°25'00"W, 34.15 feet to the easterly right-of-way of Rivergate Parkway;
Thence with said easterly right-of-way as follows:
N18°35'00"W, 43.00 feet;
N20°31'06"W, 54.55 feet;
N18°35'00"W, 174.97 feet;
Thence S74°30'00"E, 415.95 feet; Thence N15°30'00"E, 618.96 feet; Thence S74°30'00"E, 333.50 feet; Thence S15°30'00"W, 229.00 feet; Thence S74°30'00"E, 218.00 feet;
Thence N15°30'00"E, 80.73 feet; Thence S74°30'00"E, 5.42 feet; Thence N15°30'00"E, 22.77 feet; Thence S74°30'00"E, 328.08 feet; Thence S15°30'00"W, 723.27 feet;
Thence S41°55'00"E, 258.47 feet to the northerly right-of-way of Gallatin Pike;
Thence with said right-of-way southwesterly with a curve to the left 70.86 feet to the beginning, said curve having a radius of 985.00 feet, a central angle of 04°17'19" and a chord of 70.85 feet at S45°16'55"W.

PARCEL 3:

Land located in the Tenth Councilmanic District of Nashville, Davidson County, Tennessee, near Gallatin Pike and Rivergate Parkway, being Lot 5 on the Resubdivision of Lot 4 and Lot 5, Rivergate Mall Shopping Center recorded November 26, 2019 as Plat Instrument No. 201911260122177, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

PARCEL 4:

Easement(s) benefiting above Parcels contained in Deed of Declaration of record in Book 4386, Page 523; as affected by Amendment of Deed of Declaration and First Amendment of Operating Agreement in Book 4523, Page 322; Term Agreement in Book 4626, Page 605; Second Amendment to Deed of Declaration in Book 5254, Page 146; Third Amendment to Deed of Declaration in Book 5254, Page 164; Fourth Amendment to Deed of Declaration in Book 7185, Page 44, Re-recorded in Book 7297, Page 12; Fifth Amendment to Deed of Declaration in Instrument No. 200309150135252; and Assignment and Assumption of REA Agreements in Instrument No. 201309050093856; and Notice of Termination of Operating Agreement in Instrument No. 202304260030543, in the Register's Office of Davidson County, Tennessee.

PARCEL 5:

Easement(s) benefiting above Parcels contained in Memorandum of Operating Agreement in Book 4432, Page 137; as affected by Amendment of Deed of Declaration and First Amendment of Operating Agreement in Book 4523, Page 322; Term Agreement in Book 4626, Page 605; Second Amendment to Operating Agreement and Memorandum of Operating Agreement in Book 5254, Page 124; Third Amendment of Operating Agreement in Book 7184, Page 989, Re-recorded in Book 7296, Page 957; Fourth Amendment of Operating Agreement in Instrument No. 200309150135253; Fifth Amendment to Operating Agreement in Instrument No. 200907230069160; and Assignment and Assumption of REA Agreements in Instrument No. 201309050093856; and Notice of Termination of Operating Agreement in Instrument No. 202304260030543, in the Register's Office of Davidson County, Tennessee.

PARCEL 6:

Easement(s) benefiting above Parcels contained in Easement Agreement in Book 7185, Page 132, Re-recorded in Book 7297, Page 112; and Assignment and Assumption of REA Agreements in Instrument No. 201309050093856, in the Register's Office of Davidson County, Tennessee.

PARCEL 7:

Easement(s) benefiting above Parcels contained in Easement Agreement in Book 8514, Page 164; as affected by Assignment and Assumption of REA Agreements in Instrument No. 201309050093856, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to KDI Rivergate Mall, LLC, a Georgia limited liability company, by Deed from Rivergate Mall Limited Partnership, a Delaware limited partnership, of record in Instrument No. 201309050093854, in the Register's Office of Davidson County, Tennessee.

SCHEDULE B - SECTION II

Items 1-9, 39, & 40 are not survey matters.

10. All matters shown on plat(s) of record in Book 6900, Page 334; Instrument No. 201911260122177; and Book 6900, Page 349, in the Register's Office of Davidson County, Tennessee
-PLOTTED AND SHOWN HEREON

11. Matters contained in Deed of recorded in Book 653, Page 56, in the Register's Office of Davidson County, Tennessee.
(Affects Parcel 3)
-PLOTTED AND SHOWN HEREON OVER PARCEL 4, 5, & 6

12. Clearance Permit of record in Book 986, Page 330, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON OVER PARCEL 4, 5, & 6

13. Clearance Permit of record in Book 986, Page 336, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON OVER PARCEL 4, 5, & 6

14. Easement(s) granted United States of America upon the relation and for the use of the Tennessee Valley Authority, by Declaration of Taking of record in Book 2485, Page 253, in the Register's Office of Davidson County, Tennessee.
(Affects Parcel 3)
-PLOTTED AND SHOWN HEREON OVER PARCEL 4, 5, & 6

15. Easement(s) granted United States of America upon the relation and for the use of the Tennessee Valley Authority, by Declaration of Taking of record in Book 2485, Page 257, in the Register's Office of Davidson County, Tennessee.
(Affects Parcel 3)
-PLOTTED AND SHOWN HEREON OVER PARCEL 4, 5, & 6

16. Terms and provisions of Deed of Declaration, by Rivergate Associates, a Joint Venture composed of Rivergate Mall, Inc., a Tennessee corporation, and JV Corporation, a Tennessee corporation, of record in Book 4386, Page 523; as affected by Amendment of Deed of Declaration and First Amendment of Operating Agreement in Book 4523, Page 322; Term Agreement in Book 4626, Page 605; Second Amendment to Deed of Declaration in Book 5254, Page 146; Third Amendment to Deed of Declaration in Book 5254, Page 164; Fourth Amendment to Deed of Declaration in Book 7185, Page 44, Re-recorded in Book 7297, Page 12; Fifth Amendment to Deed of Declaration in Instrument No. 200309150135252; Assignment and Assumption of REA Agreements in Instrument No. 201309050093856; and Notice of Termination of Operating Agreement in Instrument No. 202304260030543, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

17. THIS ITEM HAS BEEN INTENTIONALLY DELETED

18. Matters contained in Deed of recorded in Book 4560, Page 515, in the Register's Office of Davidson County, Tennessee.
(Affects Parcel 3)
-EXACT LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
-PLOTTED AND SHOWN HEREON OVER A PART OF PARCEL 3

19. Terms and provisions of Agreement, by and between Rivergate Associates, a joint venture composed of Rivergate Mall, Inc. and Tennessee JV Corp. and Madison Suburban Utility District of Davidson County, Tennessee, of record in Book 5305, Page 800; as affected by Assignment and Assumption of Water Line Agreement in Book 6321, Page 178, in the Register's Office of Davidson County, Tennessee.
-WATERLINE EASEMENT LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT
-ACCESS EASEMENT CITED IN DOCUMENT PLOTTED AND SHOWN HEREON

20. Terms and provisions of Easement Agreement, by and between Rivergate Associates, a joint venture composed of Rivergate Mall, Inc., a Tennessee corporation and Dayton-Hudson Corporation, a Minnesota corporation, of record in Book 5581, Page 1, in the Register's Office of Davidson County, Tennessee.
(Affects Parcel 3)
-BLANKET IN NATURE OVER THE SURVEYED PROPERTY

21. Terms and provisions of Reciprocal Easement Agreement, by and between Dayton-Hudson Corporation d/b/a Target Stores, a Minnesota corporation; Rivergate Associates, a Joint Venture composed of Rivergate Mall, Inc, a Tenn. corporation and Tennessee J.V. Corporation, a Tennessee corporation, of record in Book 5581, Page 20; as affected by First Amendment to Reciprocal Easement Agreement in Book 7185, Page 125, Re-recorded in Book 7297, Page 105; Second Amendment to Reciprocal Easement Agreement in Instrument No. 201210090092585; Third Amendment to Reciprocal Easement Agreement in Instrument No. 201210090092586, in the Register's Office of Davidson County, Tennessee.
-BLANKET IN NATURE OVER THE SURVEYED PROPERTY

22. Terms and provisions of Easement Agreement, by and between Rivergate Plaza Joint Venture and Nashland Associates, a Tennessee general partnership, of record in Book 7185, Page 132, Re-recordedin Book 7297, Page 112; as affected by Assignment and Assumption of REA Agreements in Instrument No. 201309050093856, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

23. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Nashland Associates, a Tennessee general partnership and Sears, Roebuck and Co., a New York corporation, of record in Book 7185, Page 153, as Re-recorded in Book 7297, Page 133; as affected by Notice of Assignment and Assumption of Leases in Instrument No. 201309050093855; Subordination, Attornment and Non-Disturbance Agreement in Instrument No. 201404220033903, in the Register's Office of Davidson County, Tennessee.
(Affects Parcel 1)
-SURVEYED PROPERTY IS CITED IN RECORD DOCUMENTS. NO ITEMS TO PLOT.

24. Terms and provisions of Easement Agreement, by and between Rivergate Plaza Joint Venture and Nashland Associates, a Tennessee general partnership, of record in Book 8514, Page 164; as affected by Assignment and Assumption of REA Agreements in Instrument No. 201309050093856, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

25. Terms and provisions of Easement Agreement, by and between Village at Rivergate Limited Partnership and Powertel/Memphis, of record in Book 11162, Page 564, in the Register's Office of Davidson County, Tennessee.
(Affects Parcel 3)
-IS NOT ON THE SURVEYED PROPERTY

26. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains, Force Mains and Appurtenances, by and between Rivergate Mall Limited Partnership and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, of record in Instrument No. 200106150063734, in the Register's Office of Davidson County, Tennessee.
(Affects Parcel 3)
-IS NOT ON THE SURVEYED PROPERTY

27. Terms and provisions of Stormwater Detention Agreement, by and between Rivergate Mall Ltd, Partnership Property and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200202110017926, in the Register's Office of Davidson County, Tennessee.
(Affects Parcel 3)
-PLOTTED AND SHOWN HEREON OVER A PART OF PARCEL 3

28. Terms and provisions of Joint Driveway and Drainage Easement Agreement, by and between Rivergate Mall Limited Partnership, a Delaware limited partnership; Chick-Fil-A, Inc., a Georgia corporation and Horizon Restaurant Group, Inc., a Kentucky corporation, of record in Instrument No. 200203260036666, in the Register's Office of Davidson County, Tennessee.
(Affects Parcel 3)
-IS NOT ON THE SURVEYED PROPERTY

29. Terms and provisions of unrecorded lease, as evidenced by Short Form Lease by and between Rivergate Mall Limited Partnership and Chick-Fil-A, Inc., a Georgia corporation, of record in Instrument No. 200203260036667; as affected by Notice of Assignment and Assumption of Leases in Instrument No. 201309050093855; First Amendment to Short Form Lease in Instrument No. 202004060036250, in the Register's Office of Davidson County, Tennessee.
(Affects Parcel 3)
-IS NOT ON THE SURVEYED PROPERTY

30. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Rivergate Mall Limited Partnership, a Delaware limited partnership and Horizon Restaurant Group, Inc., a Kentucky corporation, of record in Instrument No. 200206050068336; as affected by Subordination, Attornment and Non-Disturbance Agreement in Instrument No. 201404160031991, in the Register's Office of Davidson County, Tennessee.
-SURVEYED PROPERTY IS CITED IN RECORD DOCUMENTS. NO ITEMS TO PLOT.

31. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Rivergate Mall Limited Partnership, a Delaware limited partnership and The Cato Corporation, of record in Instrument No. 200208050093313; as affected by Subordination, Non-Disturbanceand Attornment Agreement in Instrument No. 201404220033902, in the Register's Office of Davidson County, Tennessee.
-SURVEYED PROPERTY IS CITED IN RECORD DOCUMENTS. NO ITEMS TO PLOT.

32. Terms and provisions of Ingress/Egress Easement Agreement, by and between Rivergate Mall Limited Partnership, a Delaware limited partnership and Regions Bank, an Alabama banking corporation, of record in Instrument No. 200601190007494, in the Register's Office of Davidson County, Tennessee.
(Affects Parcel 2)
-PLOTTED AND SHOWN HEREON

33. Terms and provisions of unrecorded lease, as evidenced by Memorandum by and between Rivergate Mall Limited Partnership, a Delaware limited partnership and Eastwynn Theatres, Inc., an Alabama corporation, of record in Instrument No. 201006100045098; as affected by Notice of Assignment and Assumption of Leases in Instrument No. 201309050093855; Subordination, Attornment and Non-DisturbanceAgreement in Instrument No. 201404220033901, in the Register's Office of Davidson County, Tennessee.
-SURVEYED PROPERTY IS CITED IN RECORD DOCUMENTS. NO ITEMS TO PLOT.

34. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between KDI Rivergate Mall, LLC, a Delaware limited liability company and Citi Trends, Inc., of record in Instrument No. 202001310011616, in the Register's Office of Davidson County, Tennessee.
-SURVEYED PROPERTY IS CITED IN RECORD DOCUMENTS. NO ITEMS TO PLOT.

35. Terms and provisions of Maintenance Agreement, by and between KDI Rivergate Mall, LLC, a Georgia limited liability company and Highway 23 LLC, a Louisiana limited liability company, of record in Instrument No. 202403210019544, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

36. Terms and provisions of Monument Sign Easement Agreement, by and between KDI Rivergate Mall, LLC, a Georgia limited liability company and Highway 23 LLC, a Louisiana limited liability company, of record in Instrument No. 202403210019545, in the Register's Office of Davidson County, Tennessee.
-IS NOT ON THE SURVEYED PROPERTY AND HAS NO DEFINED SIZE.
-SHOWN FOR GRAPHIC REPRESENTATION ONLY

37. Terms and provisions of Monument Sign Easement Agreement, by and between KDI Rivergate Mall, LLC, a Georgia limited liability company and BJ's Wholesale Club, Inc., a Delaware corporation, of record in Instrument No. 202405070033424, in the Register's Office of Davidson County, Tennessee.
-IS NOT ON THE SURVEYED PROPERTY AND HAS NO DEFINED SIZE.
-SHOWN FOR GRAPHIC REPRESENTATION ONLY

38. Terms and provisions of Declaration of Restrictive Covenants, by KDI Rivergate Mall, LLC, a Georgia limited liability company, of record in Instrument No. 202405070033425, in the Register's Office of Davidson County, Tennessee.
-BLANKET IN NATURE OVER THE SURVEYED PROPERTY

MRH (Macy's) Property
Title Commitment No: NCS-1210029-NAS
Effective Date: September 05, 2024 at 7:30 AM

Exhibit A - Record Legal Description

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Being a parcel of land in the Second Civil District, Goodlettsville, Davidson County, Tennessee, located on the Easterly side of Two Mile Parkway, and being more particularly described as follows: beginning at an iron pin set on the Easterly margin of Two Mile Parkway, said point being Northerly 2,664 feet, more or less, from the intersection of Two Mile Parkway and Gallatin Road, said point also being the Northwesterly corner of the herein described tract; thence, leaving the Easterly margin of Two Mile Parkway, with the Southerly line of Lot No. 1 on the plan of Resubdivision Tracts C-2, D-2 and D-3, RIVERGATE MALL SHOPPING CENTER, as of record in Book 6900, Page 279, register's office for Davidson County. Tennessee, N 74 deg. 30 min. E, 376.57 feet to an iron pin set; thence, S 74 deg. 30 min. E, 510.00 feet to an iron pin set: thence, with the Westerly lines of Lot 2 on the plan of Resubdivision Tracts C-2, D-2, D-3, RIVERGATE MALL SHOPPING CENTER and Tract D-1 on the resubdivision Tracts A-1, B, C-1and D-1, RIVERGATE MALL SHOPPING CENTER, S 15 deg. 30 min. W, 810.00 feet to an iron pin set; thence, N 74 deg. 30 min. W, 415.95 feet to an iron pin set on the Easterly margin of two Mile Parkway; Thence, Northerly with the Easterly margin of two mile parkway, N 18 deg. 35 min. W, 743.82 feet to the Point of Beginning.

Being the same property conveyed to MRH Rivergate, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Macy's Retail Holdings, LLC, an Ohio Limited Liability Company, successor to The May Department Stores Company, a New York corporation, of record in Instrument No. 202008070088426, in the Register's Office of Davidson County, Tennessee.

SCHEDULE B - SECTION II

Items 1-9 & 20 are not survey matters.

10. All matters shown on plat(s) of record in Book 4460, Page 31 as corrected in Book 5550, Page 678, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

11. All matters shown on plat(s) of record in Book 6900, Page 279 as affected by Termination of Easement of record in Instrument No. 202305170036842 and in Instrument No. 202305170036843, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

12. All matters shown on plat(s) of record in Book 6900, Page 349, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

13. Easement(s) from P. J. Moran and Sallie Moran to Tennessee Electric Power Company, of record in Book 653, Page 56, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

14. Clearance Permit from R. E. Dunn, Trustee for Mrs. Mary J. Dunn to Tennessee Electric Power Company, of record in Book 986, Page 330, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

15. Clearance Permit from Dr. M.B. Garner and Lela S. Garner to Tennessee Electric Power Company, of record in Book 986, Page 336, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

16. Declaration of Taking granted to United States of America upon the relation and for the use of the Tennessee Valley Authority of record in Book 2485, Page 253, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

17. Declaration of Taking granted to United States of America upon the relation and for the use of the Tennessee Valley Authority of record in Book 2485, Page 257, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

18. Terms and provisions of Deed of Declaration, by Rivergate Associates, a Joint Venture composed of Rivergate Mall, Inc., a Tennessee corporation, and Tennessee JV Corporation, a Tennessee corporation, of record in Book 4386, Page 523, as amended by Amendment of Deed of Declaration and First Amendment to Operation Agreement in Book 4523, Page 322; as affected by Term Agreement in Book 4626, Page 605; as amended by Second Amendment to Deed of Declaration in Book 5254, Page 146; as amended by Third Amendment to Deed of Declaration in Book 5254, Page 164; as amended by Fourth Amendment to Deed of Declaration in Book 7185, Page 44 as re-recorded in Book 7297, Page 12; as assigned by Assignment of Documents and Assumption Agreement in Instrument No. 200103190026225; as assigned by Assignment and Assumption of Operating Agreements in Instrument No. 200103190026227; as amended by Fifth Amendment to Deed of Declaration in Instrument No. 200309150135252; as assigned by Assignment and Assumption of REA Agreements in Instrument No. 201309050093856; and as assigned by Assignment and Assumption of Operating Agreements in Instrument No. 202008070088425, in the Register's Office of Davidson County, Tennessee.
- PLOTTED AND SHOWN HEREON

19. Terms and provisions of Easement Agreement, by and between Rivergate Plaza Joint Venture and Nashland Associates, of record in Book 7185, Page 132 re-recorded in Book 7297, Page 112, as affected by Assignment and Assumption of REA Agreement(s) in Instrument No. 201309050093856, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

SURVEYOR NOTES:

1. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitments listed on this page.
2. Improved access to the subject parcel is available via Rivergate Parkway, Rivergate Drive, & Gallatin Pike North (US 31).
3. No roadway improvement plans were disclosed to CESO during the survey.
4. The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.
5. Parcel is located within Zone "X" (Area of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 47037C0137K, effective date: 6/20/2024 published by the Federal Emergency Management Agency.
6. Observed address of the property is 1000 Rivergate Parkway, Goodlettesville, TN 37072.
7. No zoning report was provided to the surveyor.
8. No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
9. No proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
10. Parcels are contiguous with no gaps, gores, or overlaps.
11. No cemeteries were observed on the surveyed property.
12. Building Footprint: 829,985 +/-
Property Footprint: 2,368,423 +/-
Building Coverage: 2.8% +/-

JCP Property
Title Commitment No: NCS-1229792A-NAS
Effective Date: February 18, 2025 at 7:30 AM

Exhibit A - Record Legal Description

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Being a parcel of land in the Second Civil District, Goodlettsville, Davidson County, Tennessee, located on the easterly side of Two Mile Pike, being Lot Nos. 1, 2 and 4 as shown on the plan of Resubdivision Tracts C-2, D-2 and D-3, Rivergate Mall Shopping Center, as of record in Book 6900, Page 279, R.O.D.C, and being more particularly described as follows:

Beginning at a point in the easterly margin of Two Mile Pike as widened, said point being northwesterly 2,664 feet, more or less, from the centerline of Gallatin Road, as measured along said easterly margin of Two Mile Pike, said point also being the northwesterly corner of the property conveyed to Castner-Knott Dry Goods Company by deed of record in Book 5560, Page 659, R.O.D.C, and being the southwesterly corner of the herein-described parcel:

THENCE, with said easterly margin of Two Mile Pike, N 18° 35' W, 50,.07 feet to a point;

THENCE, leaving said easterly margin of Two Mile Pike with the southerly line of the properties conveyed to Texaco, Inc., by deed of record in Book 6111, Page 832, R.O.D.C., Floyd W. and A.L. Primrose by deed of record in Book 4561, Page 48, R.O.D.C., and Rivergate Plaza, Ltd., by of record in Book 5836, Page 554, R.O.D.C., the following calls;

N 74° 30' E, 572.00 feet to a point;
N 83° 08' E, 350.00 feet to a point;

THENCE, with the easterly line of said Rivergate Plaza, Ltd., property, N 07° 40' E, 362.00 feet to a point;

THENCE, with the remainder of the southerly line of said Rivergate Plaza, Ltd., property S 82° 20' E, 262.00 feet to a point in the westerly line of Lot No. 3, as shown on Plan of Resubdivision of Tracts C-2, D-2 and D-3 Rivergate mall Shopping Center as of record in Book 6900, Page 279, R.O.D.C.;

THENCE, with said westerly line of Lot No. 3, S 07° 40' W, 122.90 feet to a point;

THENCE, with the southerly line of said Lot 3, S 82° 20' E, 424.00 feet to a point;

THENCE, with the easterly line of said Lot No. 3, N 07° 40' E, 200.00 feet to a point;

THENCE, S 82° 20' E, 325.59 feet to a point;

THENCE, with the westerly line of Lot No. 6 as shown on the aforementioned plan of Resubdivision Tracts C-2, D-2, and D-3, Rivergate Mall Shopping Center, S 07° 40' W, 227.00 feet to a point in the northerly line of the property conveyed to Corporate Property Investor's by deed of record in Book 4558, Page 455, R.O.D.C.;

THENCE, with a portion of said northerly line, N 82° 20' W, 79.58 feet to a point;

THENCE, with a portion of the westerly line of said Corporate Property Investor's property, S 07° 40' W, 187.09 feet to a point;

THENCE, leaving said westerly line with the northerly line of Lot No. 5, as shown on the aforementioned plan of the Resubdivision of Tracts C-2, D-2 and D-3, Rivergate Mall Shopping Center, the following calls:

N 74° 30' W, 72.50 feet to a point; N 15° 30' E, 67.00 feet to a point; N 74° 30' W, 262.00 feet to a point;

THENCE, with the westerly line of said Lot No. 5 the following calls:

S 15° 30' W, 314.00 feet to a point; S 74° 30' E, 55.07 feet to a point; S 15° 30' W, 355.12 feet to a point; N 74° 30' W, 42.10 feet to a point; S 15° 30' W, 23.17 feet to a point; S 74° 30' E, 13.33 feet to a point; S 15° 30' W, 25.67 feet to a point; N 74° 30' W 13.33 feet to a point; S 15° 30' W, 13.51 feet to a point; S 74° 30' E, 21.00 feet to a point; S 15° 30' W 57.00 feet to a point; N 74° 30' W, 15.58 feet to a point; S 15° 30' W, 22.17 feet to a point in the northerly line of the property conveyed to Nashland Associates by deed of record in Book 6321, Page 79, R.O.D.C.;

THENCE, with said northerly line, the following calls:

S 15° 30' W, 22.77 feet to a point; N 74° 30' W, 5.42 feet to a point; S 15° 30' W, 80.73 feet to a point; N 74° 30' W, 218.00 feet to a point; N 15° 30' E, 229.00 feet to a point; N 74° 30' W, 333.50 feet to a point in the easterly line of the property conveyed to Castner-Knott Dry Goods Company by deed of record in Book 4388, Page 822, R.O.D.C.;

THENCE, with said easterly line N 15° 30' E, 191.04 feet to a point;

THENCE, with the northerly line of said Castner-Knott Dry Goods Company property, N 74° 30' W, 510.00 feet to a point;

THENCE, with the northerly line of the property conveyed to Castner-Knott Dry Goods Company by deed of record in Book 5560, Page 659, R.O.D.C., S 74° 30' W, 376.57 feet to the point of beginning.

INCLUDED in the above described property but EXPRESSLY EXCLUDED is the following:

Being a parcel of land in the City of Goodlettsville, Tenth Councilmanic District of Davidson County, Tennessee, situated in the southwest quadrant of the intersection of Conference Drive and Vietnam Veterans Boulevard, being a portion of Lot No. 4 as shown on the Plan of Resubdivision Tracts C-2, D-2 and D-3, Rivergate Mall Shopping Center as of record in Book 6900, Page 279, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the southwest corner of Lot No. 3, said being on the easterly line of Lot No. 2 as shown on said Rivergate Mall Shopping Center Resubdivision Tract C-2, D-2, and D-3 of record in Plat Book 6900, Page 279, R.O.D.C.;

THENCE, with the southerly line of said Lot No. 3, S 82° 23' 00" E, 424.00 feet to the Southeast corner of said Lot 3;

THENCE, with the Easterly line of said Lot No. 3, N 07° 37" 00" E, 200.00 feet to the Southerly line of the property conveyed to Alton B. Fitzpatrick Revocable Living Trust by deed of record in Instrument No. 20180511-0045522 R.O.D.C;

THENCE, leaving Lot No. 3 with said Southerly line, S 82° 23' 00" E, 326.31 feet to the Northwest corner of Lot No. 6, as shown on the aforementioned plan of resubdivision tracts C-2, D-2 and D-3;

THENCE, leaving said southerly line with the westerly line of Lot No. 6, as shown on the aforementioned plan of resubdivision, tracts C-2, D-2 and D-3, S 07° 40' 07" W, 226.92 feet to the northerly line of Tract A-2, as shown on Rivergate Mall Shopping Center, of record in Plat Book 4460, Page 31, R.O.D.C.;

THENCE, leaving Tract A-2 with a new severance line the following calls:

N 74° 47' 14" W, 173.62 feet,
With a curve to the left, having a central angle of 25° 05' 24", a radius of 1,149.70 feet, a tangent of 255.38 feet, and a chord of N 87° 19' 56" W, 499.59 feet for an arc length of 503.46 feet to the easterly line of Lot No. 2;

THENCE, leaving said new severance line with the Easterly line of Lot No. 2, N 07° 39' 54" E, 75.71 feet to the point of beginning.

Being the same property conveyed to Penney Property Sub Holdings, LLC, a Delaware limited liability company by Special Warranty Deed from J. C. Penney Corporation, Inc. of record in Instrument No. 202012230152941; and by Correction Special Warranty Deed of record in Instrument No. 202210250115666, in the Register's Office of Davidson County, Tennessee.

and

Being the same property conveyed to J. C. Penney Corporation, Inc. by Deed from Schnitzer-Penn Investment Co., a limited partnership and Schnitzer-Goodpenn Properties, a general partnership of record in Book 6825, Page 59, in the Register's Office of Davidson County, Tennessee.

SCHEDUBLE B - SECTION II

Items 1-9, & 30-32 are not survey matters.

10. All matters shown on plat(s) of record in Plat Book 4460, Page 31; as corrected in Surveyor's Certificate of Correction of record in Book 5550, Page 678 and plat(s) in Book 4595, Page 100, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

11. All matters shown on plat(s) of record in Plat Book 6900, Page 279 and Plat Book 6900, Page 349, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

12. All matters shown on plat(s) of record in Instrument No. 202301180003948, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

13. Easement from P.J. Moran to The Tennessee Electric Power Company, of record in Book 653, Page 56, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

14. Clearance Permit of record in Book 986, Page 330 and Book 986, Page 336, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

15. Terms and provisions as set forth in Declaration of Taking of record in Book 2485, Page 253 and in Book 2485, Page 257, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

16. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Goodpenney Properties, Inc., a Delaware corporation and J.C. Penney Properties, Inc., a Delaware corporation, of record in Book 4622, Page 464; as affected by Assignment of Lease and Agreement in Book 4622, Page 496; Assignment in Book 4622, Page 506; Assignment in Book 4622, Page 666; Assignment in Book 6825, Page 67; and First Amendment of Lease and Agreement in Book 7185, Page 157, as re-recorded in Book 7297, Page 137, in the Register's Office of Davidson County, Tennessee.
-SURVEYED PROPERTY IS CITED IN RECORD DOCUMENTS. NO ITEMS TO PLOT.

17. Terms and provisions of Memorandum of Operating Agreement, by and between Rivergate Associates, a joint venture composed of Rivergate Mall, Inc., a Tennessee corporation and Tennessee JV Corporation, a Tennessee corporation, and J. C. Penney Company, Inc., a Delaware corporation qualified to do business in the State of Tennessee; Alstores Realty Corporation, a Delaware corporation, qualified to do business in Tennessee; Cain-Sloan Company, a Tennessee corporation; and The Castner-Knott Dry Goods Co., a Tennessee corporation, of record in Book 4432, Page 137; as affected by Assignment in Book 4456, Page 866; Amendment of Deed of Declaration and First Amendment of Operating Agreement in Book 4523, Page 322; Term Agreement in Book 4626, Page 605; Second Amendment to Operating Agreement and Memorandum of Operating Agreement in Book 5254, Page 124; Third Amendment of Operating Agreement in Book 7184, Page 989, as re-recordedin Book 7296, Page 957; and Fourth Amendment of Operating Agreement in Instrument No. 200309150135253; Fifth Amendment to Operating Agreement of record in Instrument No. 200907230069160; as assigned by Assignment and Assumption Operating Agreement of record in Instrument No. 201312020122626 and Instrument No. 202301200004789, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

18. Terms and provisions of Easement Agreement, by and between Rivergate Plaza Joint Venture and Nashland Associates, a Tennessee general partnership, of record in Book 7185, Page 132, as re-recordedin Book 7297, Page 112; as affected by Assignment and Assumption of REA Agreements in Instrument No. 201309050093839, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

19. Terms and provisions of Agreement for Exchange of Lands, by and between Nashland Associates, a Tennessee general partnership and J.C. Penney Company, Inc., a Delaware corporation qualified to do business in the State of Tennessee, of record in Book 7296, Page 855, in the Register's Office of Davidson County, Tennessee.
-SURVEYED PROPERTY IS CITED IN RECORD DOCUMENTS. NO ITEMS TO PLOT.

20. Terms and provisions of Deed of Declaration, by Rivergate Associates, a joint venture composed of Rivergate Mall, Inc., a Tennessee corporation and Tennessee JV Corporation, a Tennessee corporation, of record in Book 4386, Page 523; as affected by Amendment of Deed of Declaration and First Amendment of Operating Agreement in Book 4523, Page 322; Second Amendment to Deed of Declaration in Book 5254, Page 146; Third Amendment to Deed of Declaration in Book 5254, Page 164; Fourth Amendment to Deed of Declaration in Book 7185, Page 44, as re-recorded in Book 7297, Page 12; and Fifth Amendment to Deed of Declaration in Instrument No. 200309150135252, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

21. Terms and provisions of Grant of Utility Easement, by and between Cousins Properties of Tennessee, Inc. and The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the said Metropolitan Government, of record in Book 4659, Page 966, in the Register's Office of Davidson County, Tennessee.
-ADJACENT TO AND TOUCHING THE SURVEYED PROPERTY

22. Terms and provisions of Lease, by and between Rivergate Associates, a joint venture composed of Rivergate Mall, Inc., a Georgia corporation and Tennessee JV Corporation, a Tennessee corporation, and Walgreen Co., an Illinois corporation, of record in Book 4522, Page 744; as affected by Agreement in Book 5254, Page 182, in the Register's Office of Davidson County, Tennessee.
-PLOTTED AND SHOWN HEREON

23. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Rivergate Associates and The Wiener Corporation, a Louisiana Corporation, of record in Book 4584, Page 66, in the Register's Office of Davidson County, Tennessee.
-SURVEYED PROPERTY IS CITED IN RECORD DOCUMENTS. NO ITEMS TO PLOT.

24. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Rivergate Associates, a Tennessee corporation and Martin Theatres of Georgia, Inc., a Georgia corporation, of record in Book 4641, Page 984, in the Register's Office of Davidson County, Tennessee.
-SURVEYED PROPERTY IS CITED IN RECORD DOCUMENTS. NO ITEMS TO PLOT.

25. Terms and provisions of Reciprocal Easement Agreement, by and between Rivergate Plaza Joint Venture and J. C. Penney Company, Inc., a Delaware corporation qualified to do business in the State of Tennessee, of record in Book 8450, Page 572, in the Register's Office of Davidson County, Tennessee.
-ADJACENT TO AND TOUCHING THE SURVEYED PROPERTY

26. Terms and conditions of Order Authorizing (A) Entry Into and Performance under the Asset Purchase Agreement and (B) Sale of the Opco Acquired Assets and the Propco Acquired Assets Free and Clear of Liens, Claims, Encumbrances and Interests and (C) Assumption and Assignment of Executory Contracts and Unexpired Leases and (II) Granting Related Relief of record in Instrument No. 202012230152940, in the Register's Office of Davidson County, Tennessee.
-NOT A SURVEY MATTER

27. Termination of Lease and Agreement of record in Instrument No. 201312020122622, in the Register's Office of Davidson County, Tennessee.
-NOT A SURVEY MATTER

28. Terms and provisions of Agreement of Covenants, Conditions and Restrictions, by J. C. Penney Corporation, Inc., of record in Instrument No. 201312020122628, in the Register's Office of Davidson County, Tennessee.
-NOT A SURVEY MATTER

29. Sanitary Sewer Easement from Penney Property Sub Holdings, LLC to BJ Rivergate, LLC, of record in Instrument No. 202310190081998, in the Register's Office of Davidson County, Tennessee.
- PLOTTED AND SHOWN HEREON

SURVEYOR'S CERTIFICATION:

TO: AL. Neyer RE, LLC, an Ohio limited liability company; KDI Rivergate Mall, LLC, a Georgia limited liability company; MRH Rivergate, LLC, a Tennessee limited liability company; Penney Property Sub Holdings, LLC, a Delaware limited liability company; J.C. Penney Company, Inc., a Delaware corporation; First American Title Insurance Company national Commercial Services

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 11(a), 13, 15, 16, 17, & 18 of Table A thereof. The fieldwork was completed on May 1, 2025.

Date of Plat or Map May 2, 2025.

Jeffrey K. Kimbro, TN PLS No. 1756 Date
jeff.kimbro@cesoinc.com

CESO
WWW.CESOINC.COM
216 Centerview Dr., Suite 150
Brentwood, TN 37027
Phone: 615.928.5120 Fax: 888.208.4826

JEFFREY K. KIMBRO REGISTERED LAND SURVEYOR TENNESSEE No. 1756
THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE AND NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

Merus

RIVERGATE MALL
1000 Rivergate Pkwy
Goodlettsville, TN 37072

Revisions / Submissions

ID	Description	Date

Project Number:	766283
Scale:	1" = 100'
Drawn By:	TDC
Checked By:	JKK
Date:	May 30, 2025
Issue:	Preliminary

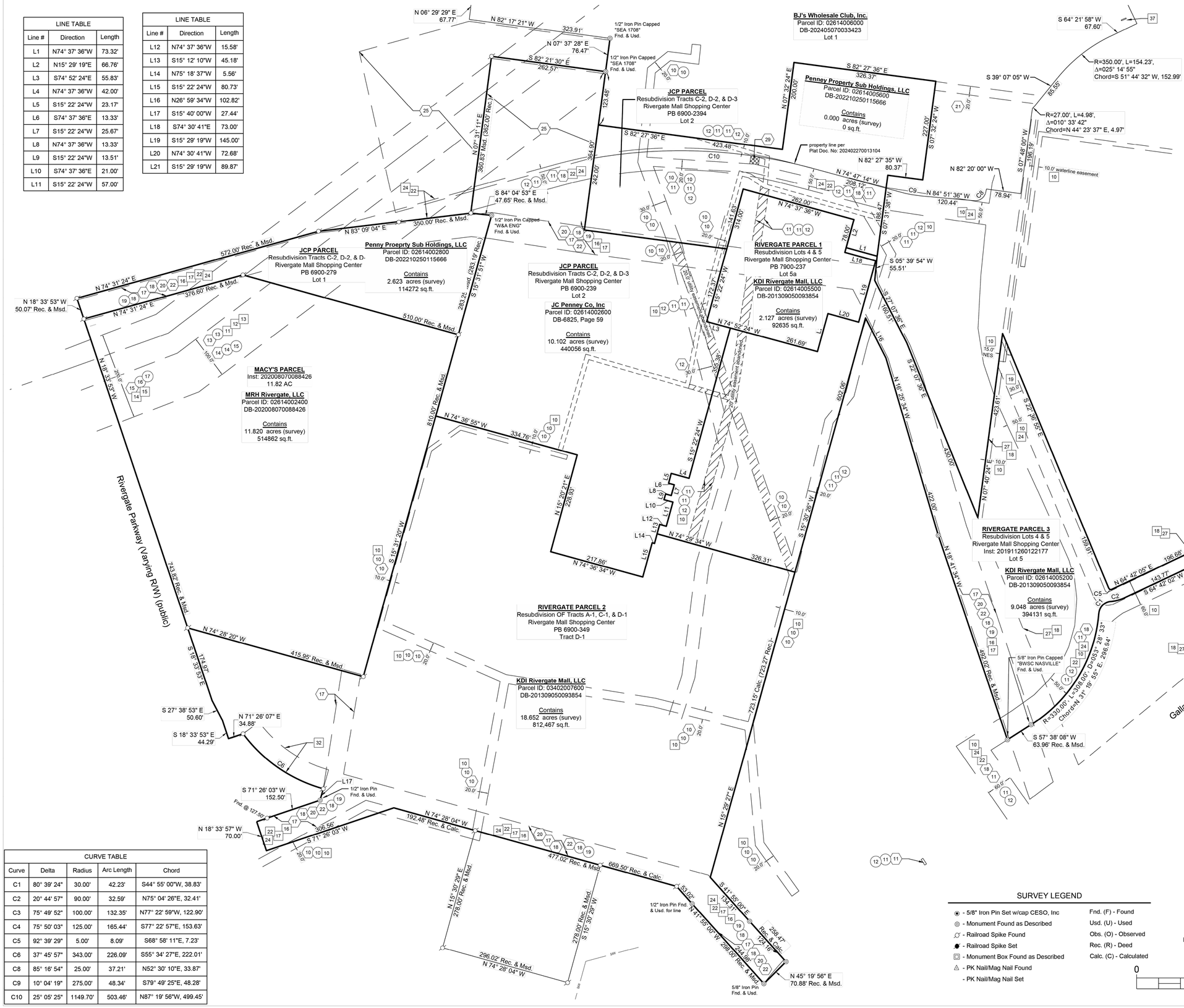
Drawing Title:
ALTA / NSPS Land Title Survey

1 of 6

LINE TABLE		
Line #	Direction	Length
L1	N74° 37' 36"W	73.32'
L2	N15° 29' 19"E	66.76'
L3	S74° 52' 24"E	55.83'
L4	N74° 37' 36"W	42.00'
L5	S15° 22' 24"W	23.17'
L6	S74° 37' 36"E	13.33'
L7	S15° 22' 24"W	25.67'
L8	N74° 37' 36"W	13.33'
L9	S15° 22' 24"W	13.51'
L10	S74° 37' 36"E	21.00'
L11	S15° 22' 24"W	57.00'

LINE TABLE		
Line #	Direction	Length
L12	N74° 37' 36"W	15.58'
L13	S15° 12' 10"W	45.18'
L14	N75° 18' 37"W	5.56'
L15	S15° 22' 24"W	80.73'
L16	N26° 59' 34"W	102.82'
L17	S15° 40' 00"W	27.44'
L18	S74° 30' 41"E	73.00'
L19	S15° 29' 19"W	145.00'
L20	N74° 30' 41"W	72.68'
L21	S15° 29' 19"W	89.87'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	80° 39' 24"	30.00'	42.23'	S44° 55' 00"W, 38.83'
C2	20° 44' 57"	90.00'	32.59'	N75° 04' 26"E, 32.41'
C3	75° 49' 52"	100.00'	132.35'	N77° 22' 59"W, 122.90'
C4	75° 50' 03"	125.00'	165.44'	S77° 22' 57"E, 153.63'
C5	92° 39' 29"	5.00'	8.09'	S68° 58' 11"E, 7.23'
C6	37° 45' 57"	343.00'	226.09'	S55° 34' 27"E, 222.01'
C8	85° 16' 54"	25.00'	37.21'	N52° 30' 10"E, 33.87'
C9	10° 04' 19"	275.00'	48.34'	S79° 49' 25"E, 48.28'
C10	25° 05' 25"	1149.70'	503.46'	N87° 19' 56"W, 499.45'



SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - Monument Found as Described
- ⌭ - Railroad Spike Found
- ⌭ - Railroad Spike Set
- ▣ - Monument Box Found as Described
- △ - PK Nail/Mag Nail Found
- △ - PK Nail/Mag Nail Set

Fnd. (F) - Found
Usd. (U) - Used
Obs. (O) - Observed
Rec. (R) - Deed
Calc. (C) - Calculated

BASIS OF BEARINGS
NAD 83 (2011), TENNESSEE STATE PLANE ZONE
Derived from GPS Observations

0 100 200 Feet

CESO
WWW.CESOINC.COM
216 Centerview Dr., Suite 150
Brentwood, TN 37027
Phone: 615.928.5120 Fax: 888.208.4826

JEFFREY K. KIMBRO
REGISTERED LAND SURVEYOR
THE NEGLIGENT USE OF THIS SURVEY BY ANY PARTY OTHER THAN THE CERTIFIED PARTY SHALL BE AT THE USER'S RISK
TENNESSEE No. 1756

Merus

RIVERGATE MALL
1000 Rivergate Pkwy
Goodlettsville, TN 37072

Revisions / Submissions

ID	Description	Date

Project Number:	766283
Scale:	1" = 100'
Drawn By:	TDC
Checked By:	JKK
Date:	May 30, 2025
Issue:	Preliminary

Drawing Title:
ALTA / NSPS Land Title Survey

2 of 6

SANITARY STRUCTURE SCHEDULE

8117 – SANITARY MANHOLE
RIM = 507.61
FL 8" PVC SE = 498.0'
FL 6" PVC E = 503.0'
FL 8" PVC NW = 498.0'

8125 – SANITARY MANHOLE
RIM = 501.57
FL 18" CI W = 494.9'
FL 18" CI E = 494.9'

8158 – SANITARY MANHOLE
RIM = 507.97
FL 8" PVC NW = 500.1'
FL 8" PVC SW = 496.7'
FL 8" PVC NE = 496.7'

8174 – SANITARY MANHOLE
RIM = 508.06
FL 8" PVC SW = 497.1'
FL 8" PVC E = 497.1'

8181 – SANITARY MANHOLE
RIM = 507.98
FL 8" PVC W = 497.8'
FL 12" PVC N = 498.3'
FL 8" PVC E = 499.9'
FL 12" PVC NE = 499.8'
FL 8" PVC NW = 500.0'

8349 – SANITARY MANHOLE
RIM = 494.60
FL 8" CLAY SE = 485.8'
FL 8" CLAY W = 485.7'

8489 – SANITARY MANHOLE
RIM = 495.75
FL 8" CLAY NW = 487.0'
FL 8" CLAY N = 486.9'

8516 – SANITARY MANHOLE
RIM = 504.64
FL 6" METAL N = 501.0'
FL 10" CLAY NW = 492.0'
FL 10" CLAY S = 491.9'
FL 10" CLAY SE = 492.0'

8547 – SANITARY MANHOLE
RIM = 492.35
FL 8" PVC NE = 483.7'
FL 8" PVC S = 483.7'

8551 – SANITARY MANHOLE
RIM = 484.08
FL 12" CLAY SW = 473.8'
FL 12" CLAY NE = 477.1'

6001 – SANITARY MANHOLE
RIM = 488.98'
FL 8" PVC N = 475.3'
FL 8" PVC SW = 473.54'

STORM STRUCTURE SCHEDULE

8127 – CATCH BASIN SQUARE
RIM = 497.63
FL 18" RCP NE = 489.7'
FL 30" RCP WSW = 488.4'

8137 – CATCH BASIN SQUARE
RIM = 498.69
FL 18" RCP SW = 495.2'
FL 18" RCP NE = 495.2'

8139 – CATCH BASIN SQUARE
RIM = 502.20
FL 18" RCP SW = 497.9'
FL 18" RCP NE = 497.9'

8149 – CATCH BASIN SQUARE
RIM = 504.07
FL 18" RCP SW = 499.8'

8157 – DRAINAGE MANHOLE
RIM = 508.31
FL 36" RCP E = 494.1'
FL 36" RCP N = 494.7'

8171 – CATCH BASIN SQUARE
RIM = 508.41

8176 – DRAINAGE MANHOLE
RIM = 507.61
FL 15" RCP E = 499.9'
FL 24" RCP NW = 493.3'
FL 72" RCP NE = 482.8'
FL 72" RCP SW = 488.76'

8182 – DRAINAGE MANHOLE
RIM = 507.94
FL 18" RCP NW = 502.8'
FL 18" RCP SE = 502.9'

8187 – CURB INLET
RIM = 509.02
FL 24" RCP E = 504.3'
FL 24" RCP W = 503.7'

8188 – CURB INLET
RIM = 517.96
FL 24" RCP W = 511.4'
FL 24" RCP SE = 511.5'

8342 – CURB INLET
RIM = 496.15
FL 15" RCP SW = 493.1'

8345 – CURB INLET
RIM = 494.85
FL 15" RCP W = 491.7'
FL 18" RCP S = 491.4'

8347 – CURB INLET
RIM = 494.61
FL 18" RCP SE = 490.0'
FL 18" RCP SW = 490.0'

8350 – CURB INLET
RIM = 490.96
FL 18" RCP N = 487.6'
FL 18" RCP S = 487.6'

8351 – CURB INLET
RIM = 490.78
FL 18" RCP NW = 485.5'
FL 24" RCP SW = 484.7'
FL 18" RCP NE = 485.0'

8354 – CURB INLET
RIM = 494.80
FL 18" RCP NW = 491.9'

8359 – CURB INLET
RIM = 494.97
FL 12" RCP W = 490.3'
FL 12" RCP S = 486.2'

8360 – CURB INLET
RIM = 504.00
FL 24" RCP NW = 492.7'
FL 24" RCP NE = 492.9'

8477 – CURB INLET
RIM = 485.93
FL 8" RCP NE = 483.5'
FL 18" RCP S = 484.1'

8480 – CURB INLET
RIM = 485.59
FL 18" RCP N = 480.7'
FL 24" RCP NE = 479.7'
FL 24" RCP SW = 479.4'

8486 – CATCH BASIN SQUARE
RIM = 488.99
FL 8" RCP SW = 485.2'

8490 – CATCH BASIN ROUND
RIM = 494.84
FL 12" RCP NE = 491.8'

8519 – DRAINAGE MANHOLE
RIM = 486.35
FL 56" RCP S = 477.9'
FL 18" RCP W = 479.8'

8520 – CURB INLET
RIM = 485.84
FL 18" RCP W = 483.1'
FL 8" CMP S = 484.0'
FL 8" CMP N = 484.0'

8542 – DRAINAGE MANHOLE
RIM = 489.04
FL 72" RCP NE = 471.1'
FL 72" RCP SW = 470.39'

8543 – CURB INLET
RIM = 498.45
FL 15" PVC NE = 496.7'
FL 15" PVC SW = 496.7'

8550 – DRAINAGE MANHOLE
RIM = 484.49
FL 48" RCP N = 476.0'
FL 48" RCP S = 475.5'

TOPOGRAPHIC LEGEND

- Bollard
- Catch Basin Round
- Catch Basin Square
- Cleanout
- Communication Manhole
- Communications Box
- Curb Inlet
- Drainage Manhole
- Electric Box
- Electric Manhole
- Electric Transformer
- Fire C-Valve
- Fire Hydrant
- Gas Marker
- Gas Meter
- Gas Valve
- Grease Manhole
- Guy Wire
- Invert
- Light Pole
- Power Pole
- Power Telephone Light Pole
- Power Telephone Pole
- Sanitary Manhole
- Sewer Cleanout Cover
- Sign
- Telephone Light Pole
- Telephone Pole
- Traffic Signal Box
- Traffic Signal Pole
- Tree - Deciduous
- Unknown Manhole
- Water Manhole
- Water Meter
- Water Valve
- Water Well

- Gas Line
- Water Line
- Underground Electric (Per Plan)
- Underground Communications
- Overhead Utility Line
- Storm Sewer
- Sanitary Sewer

0 50 100 Feet

BASIS OF BEARINGS

NAD 83 (2011), TENNESSEE STATE PLANE ZONE
Derived from GPS Observations

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REGISTERED LAND SURVEYOR
TENNESSEE No. 1756
AS INDICATED, THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR NAMED HEREON

Merus

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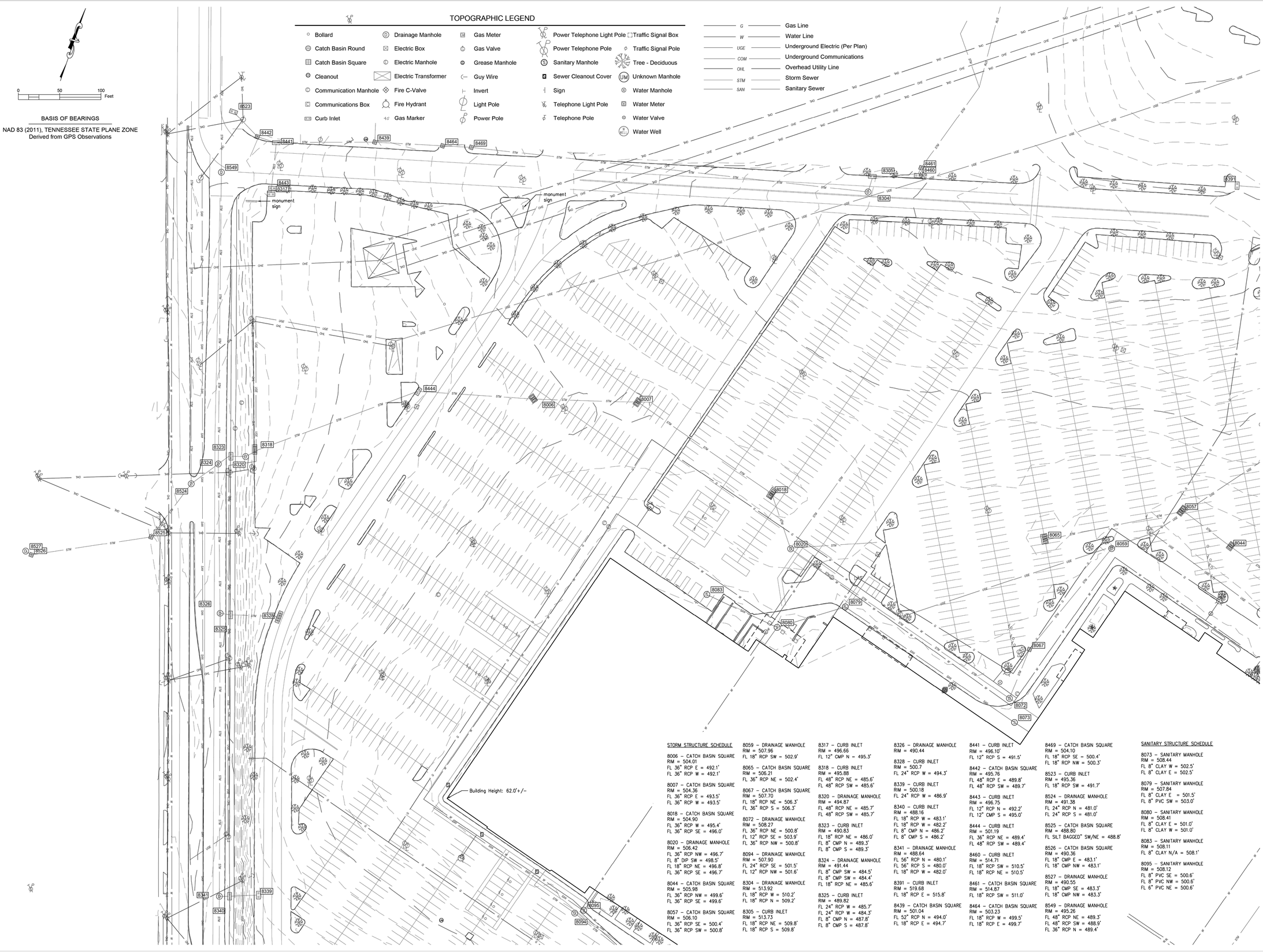

STORM STRUCTURE SCHEDULE

8006 – CATCH BASIN SQUARE
RIM = 504.01
FL 36" RCP E = 492.1'
FL 36" RCP W = 492.1'

8007 – CATCH BASIN SQUARE
RIM = 504.36
FL 36" RCP E = 493.5'
FL 36" RCP W = 493.5'

8018 – CATCH BASIN SQUARE
RIM = 504.90
FL 36" RCP W = 495.4'
FL 36" RCP SE = 496.0'

8020 – DRAINAGE MANHOLE
RIM = 506.42
FL 36" RCP NW = 496.7'
FL 8" DIP SW = 498.5'
FL 18" RCP NE = 496.8'
FL 36" RCP SE = 496.7'

8044 – CATCH BASIN SQUARE
RIM = 505.98
FL 36" RCP NW = 499.6'
FL 36" RCP SE = 499.6'

8057 – CATCH BASIN SQUARE
RIM = 506.10
FL 36" RCP SE = 500.4'
FL 36" RCP SW = 500.8'

8059 – DRAINAGE MANHOLE
RIM = 507.96
FL 18" RCP SW = 502.9'

8065 – CATCH BASIN SQUARE
RIM = 506.21
FL 36" RCP NE = 502.4'

8067 – CATCH BASIN SQUARE
RIM = 507.70
FL 18" RCP NE = 506.3'
FL 36" RCP S = 506.3'

8072 – DRAINAGE MANHOLE
RIM = 508.27
FL 36" RCP NE = 500.8'
FL 12" RCP SE = 503.9'
FL 36" RCP NW = 500.8'

8094 – DRAINAGE MANHOLE
RIM = 507.90
FL 24" RCP SE = 501.5'
FL 12" RCP NW = 501.6'

8304 – DRAINAGE MANHOLE
RIM = 513.92
FL 18" RCP W = 510.2'
FL 18" RCP N = 509.2'

8305 – CURB INLET
RIM = 513.73
FL 18" RCP NE = 509.8'
FL 18" RCP S = 509.8'

8317 – CURB INLET
RIM = 496.66
FL 12" CMP N = 495.3'

8318 – CURB INLET
RIM = 495.88
FL 48" RCP NE = 485.6'
FL 48" RCP SW = 485.6'

8320 – DRAINAGE MANHOLE
RIM = 494.87
FL 48" RCP NE = 485.7'
FL 48" RCP SW = 485.7'

8323 – CURB INLET
RIM = 490.83
FL 18" RCP NE = 486.0'
FL 8" CMP N = 489.3'
FL 8" CMP S = 489.3'

8324 – DRAINAGE MANHOLE
RIM = 491.44
FL 8" CMP SW = 484.5'
FL 8" CMP SW = 484.4'
FL 18" RCP NE = 485.6'

8325 – CURB INLET
RIM = 489.82
FL 24" RCP W = 485.7'
FL 24" RCP W = 484.3'
FL 8" CMP N = 487.8'
FL 8" CMP S = 487.8'

8326 – DRAINAGE MANHOLE
RIM = 490.44

8328 – CURB INLET
RIM = 500.7
FL 24" RCP W = 494.3'

8339 – CURB INLET
RIM = 500.18
FL 24" RCP W = 486.9'

8340 – CURB INLET
RIM = 488.16
FL 18" RCP W = 483.1'
FL 18" RCP W = 482.2'
FL 8" CMP N = 486.2'
FL 8" CMP S = 486.2'

8341 – DRAINAGE MANHOLE
RIM = 488.64
FL 56" RCP N = 480.1'
FL 56" RCP S = 480.0'
FL 18" RCP W = 482.0'

8391 – CURB INLET
RIM = 519.68
FL 18" RCP E = 515.8'

8439 – CATCH BASIN SQUARE
RIM = 501.04
FL 52" RCP N = 494.0'
FL 18" RCP E = 494.7'

8441 – CURB INLET
RIM = 496.10'
FL 12" RCP S = 491.5'

8442 – CATCH BASIN SQUARE
RIM = 495.76
FL 48" RCP E = 489.8'
FL 48" RCP SW = 489.7'

8443 – CURB INLET
RIM = 496.75
FL 12" RCP N = 492.2'
FL 12" CMP S = 495.0'

8444 – CURB INLET
RIM = 501.19
FL 36" RCP NE = 489.4'
FL 48" RCP SW = 489.4'

8460 – CURB INLET
RIM = 514.71
FL 18" RCP SW = 510.5'
FL 18" RCP NE = 510.5'

8461 – CATCH BASIN SQUARE
RIM = 514.87
FL 18" RCP SW = 511.0'

8464 – CATCH BASIN SQUARE
RIM = 503.23
FL 18" RCP W = 499.5'
FL 18" RCP E = 499.7'

8469 – CATCH BASIN SQUARE
RIM = 504.10
FL 18" RCP SE = 500.4'
FL 18" RCP NW = 500.3'

8523 – CURB INLET
RIM = 495.36
FL 18" RCP SW = 491.7'

8524 – DRAINAGE MANHOLE
RIM = 491.38
FL 24" RCP N = 481.0'
FL 24" RCP S = 481.0'

8525 – CATCH BASIN SQUARE
RIM = 488.80
FL SILT BAGGED" SW/NE = 488.8'

8526 – CATCH BASIN SQUARE
RIM = 490.36
FL 18" CMP E = 483.1'
FL 18" CMP NW = 483.1'

8527 – DRAINAGE MANHOLE
RIM = 490.55
FL 18" CMP SE = 483.3'
FL 18" CMP NW = 483.3'

8549 – DRAINAGE MANHOLE
RIM = 495.26
FL 48" RCP NE = 489.3'
FL 48" RCP SW = 488.9'
FL 36" RCP N = 489.4'

SANITARY STRUCTURE SCHEDULE

8073 – SANITARY MANHOLE
RIM = 508.44
FL 8" CLAY W = 502.5'
FL 8" CLAY E = 502.5'

8079 – SANITARY MANHOLE
RIM = 507.84
FL 8" CLAY E = 501.5'
FL 8" PVC SW = 503.0'

8080 – SANITARY MANHOLE
RIM = 508.41
FL 8" CLAY E = 501.0'
FL 8" CLAY W = 501.0'

8083 – SANITARY MANHOLE
RIM = 508.11
FL 8" CLAY N/A = 508.1'

8095 – SANITARY MANHOLE
RIM = 508.12
FL 8" PVC SE = 500.6'
FL 8" PVC NW = 500.6'
FL 6" PVC NE = 500.6'

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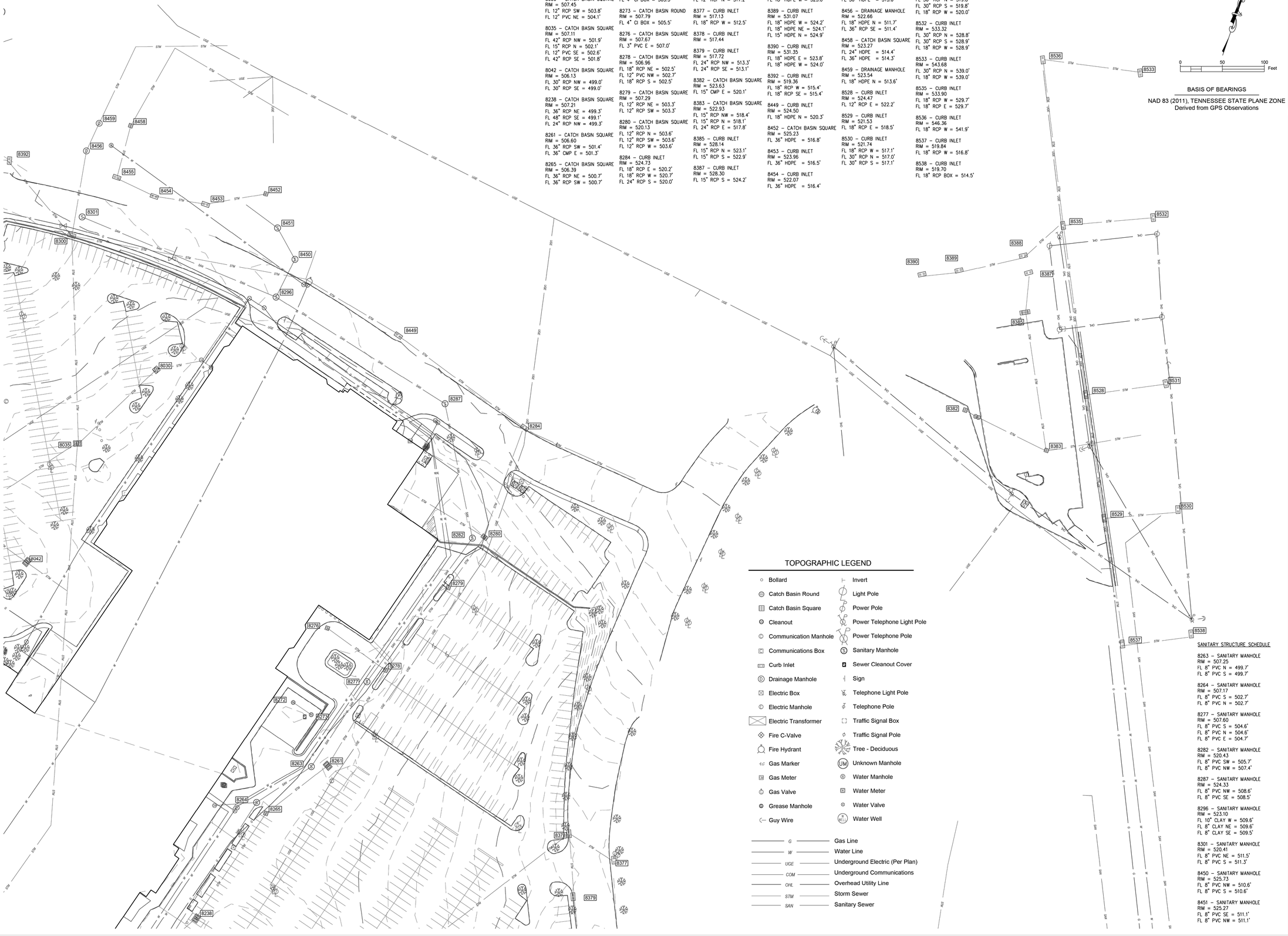

STORM STRUCTURE SCHEDULE

8030 – CATCH BASIN SQUARE
RIM = 507.45
FL 12" RCP SW = 503.8'
FL 12" PVC NE = 504.1'

8035 – CATCH BASIN SQUARE
RIM = 507.11
FL 42" RCP NW = 501.9'
FL 15" RCP N = 502.1'
FL 12" PVC SE = 502.6'
FL 42" RCP SE = 501.8'

8042 – CATCH BASIN SQUARE
RIM = 506.13
FL 30" RCP NW = 499.0'
FL 30" RCP SE = 499.0'

8238 – CATCH BASIN SQUARE
RIM = 507.21
FL 36" RCP NE = 499.3'
FL 48" RCP SE = 499.1'
FL 24" RCP NW = 499.3'

8261 – CATCH BASIN SQUARE
RIM = 506.60
FL 36" RCP SW = 501.4'
FL 36" CMP E = 501.3'

8265 – CATCH BASIN SQUARE
RIM = 506.39
FL 36" RCP NE = 500.7'
FL 36" RCP SW = 500.7'

8272 – CATCH BASIN ROUND
RIM = 507.72
FL 4" CI BOX = 505.5'

8273 – CATCH BASIN ROUND
RIM = 507.79
FL 4" CI BOX = 505.5'

8276 – CATCH BASIN SQUARE
RIM = 507.67
FL 3" PVC E = 507.0'

8278 – CATCH BASIN SQUARE
RIM = 506.96
FL 18" RCP NE = 502.5'
FL 12" PVC NW = 502.7'
FL 18" RCP S = 502.5'

8279 – CATCH BASIN SQUARE
RIM = 507.29
FL 12" RCP NE = 503.3'
FL 12" RCP SW = 503.3'

8280 – CATCH BASIN SQUARE
RIM = 520.13
FL 12" RCP N = 503.6'
FL 12" RCP SW = 503.6'
FL 12" RCP W = 503.6'

8284 – CURB INLET
RIM = 524.73
FL 18" RCP E = 520.2'
FL 18" RCP W = 520.7'
FL 24" RCP S = 520.0'

8300 – CURB INLET
RIM = 519.45
FL 12" RCP N = 517.2'

8377 – CURB INLET
RIM = 517.13
FL 18" RCP W = 512.5'

8378 – CURB INLET
RIM = 517.44

8379 – CURB INLET
RIM = 517.72
FL 24" RCP NW = 513.3'
FL 24" RCP SE = 513.1'

8382 – CATCH BASIN SQUARE
RIM = 523.63
FL 15" CMP E = 520.1'

8383 – CATCH BASIN SQUARE
RIM = 522.93
FL 15" RCP NW = 518.4'
FL 15" RCP N = 518.1'
FL 24" RCP E = 517.8'

8385 – CURB INLET
RIM = 528.14
FL 15" RCP N = 523.1'
FL 15" RCP S = 522.9'

8387 – CURB INLET
RIM = 528.30
FL 15" RCP S = 524.2'

8388 – CURB INLET
RIM = 531.17
FL 18" HDPE W = 525.0'

8389 – CURB INLET
RIM = 531.07
FL 18" HDPE W = 524.2'
FL 18" HDPE NE = 524.1'
FL 15" HDPE N = 524.9'

8390 – CURB INLET
RIM = 531.35
FL 18" HDPE E = 523.8'
FL 18" HDPE W = 524.0'

8392 – CURB INLET
RIM = 519.36
FL 18" RCP W = 515.4'
FL 18" RCP SE = 515.4'

8449 – CURB INLET
RIM = 524.50
FL 18" HDPE N = 520.3'

8452 – CATCH BASIN SQUARE
RIM = 525.23
FL 36" HDPE = 516.8'

8453 – CURB INLET
RIM = 523.95
FL 36" HDPE = 516.5'

8454 – CURB INLET
RIM = 522.07
FL 36" HDPE = 516.4'

8455 – CURB INLET
RIM = 521.98
FL 36" HDPE = 515.0'

8456 – DRAINAGE MANHOLE
RIM = 522.66
FL 18" HDPE N = 511.7'
FL 36" RCP SE = 511.4'

8458 – CATCH BASIN SQUARE
RIM = 523.27
FL 24" HDPE = 514.4'
FL 36" HDPE = 514.3'

8459 – DRAINAGE MANHOLE
RIM = 523.54
FL 18" HDPE N = 513.6'

8528 – CURB INLET
RIM = 524.47
FL 12" RCP E = 522.2'

8529 – CURB INLET
RIM = 521.53
FL 18" RCP E = 518.5'

8530 – CURB INLET
RIM = 521.74
FL 18" RCP W = 517.1'
FL 30" RCP N = 517.0'
FL 30" RCP S = 517.1'

8531 – CURB INLET
RIM = 524.50
FL 30" RCP N = 519.8'
FL 30" RCP S = 519.8'
FL 18" RCP W = 520.0'

8532 – CURB INLET
RIM = 533.32
FL 30" RCP N = 528.8'
FL 30" RCP S = 528.9'
FL 18" RCP W = 528.9'

8533 – CURB INLET
RIM = 543.68
FL 30" RCP N = 539.0'
FL 18" RCP W = 539.0'

8535 – CURB INLET
RIM = 533.90
FL 18" RCP W = 529.7'
FL 18" RCP E = 529.7'

8536 – CURB INLET
RIM = 546.36
FL 18" RCP W = 541.9'

8537 – CURB INLET
RIM = 519.84
FL 18" RCP W = 516.8'

8538 – CURB INLET
RIM = 519.70
FL 18" RCP BOX = 514.5'

TOPOGRAPHIC LEGEND

- Bollard
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- Cleanout
- Communication Manhole
- Communications Box
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- Unknown Manhole
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SANITARY STRUCTURE SCHEDULE

8263 – SANITARY MANHOLE
RIM = 507.25
FL 8" PVC N = 499.7'
FL 8" PVC S = 499.7'

8264 – SANITARY MANHOLE
RIM = 507.17
FL 8" PVC S = 502.7'
FL 8" PVC N = 502.7'

8277 – SANITARY MANHOLE
RIM = 507.60
FL 8" PVC S = 504.6'
FL 8" PVC N = 504.6'
FL 8" PVC E = 504.7'

8282 – SANITARY MANHOLE
RIM = 520.43
FL 8" PVC SW = 505.7'
FL 8" PVC NW = 507.4'

8287 – SANITARY MANHOLE
RIM = 524.33
FL 8" PVC NW = 508.6'
FL 8" PVC SE = 508.5'

8296 – SANITARY MANHOLE
RIM = 523.10
FL 10" CLAY W = 509.6'
FL 8" CLAY NE = 509.6'
FL 8" CLAY SE = 509.5'

8301 – SANITARY MANHOLE
RIM = 520.41
FL 8" PVC NE = 511.5'
FL 8" PVC S = 511.3'

8450 – SANITARY MANHOLE
RIM = 525.73
FL 8" PVC NW = 510.6'
FL 8" PVC S = 510.6'

8451 – SANITARY MANHOLE
RIM = 525.27
FL 8" PVC SE = 511.1'
FL 8" PVC NW = 511.1'

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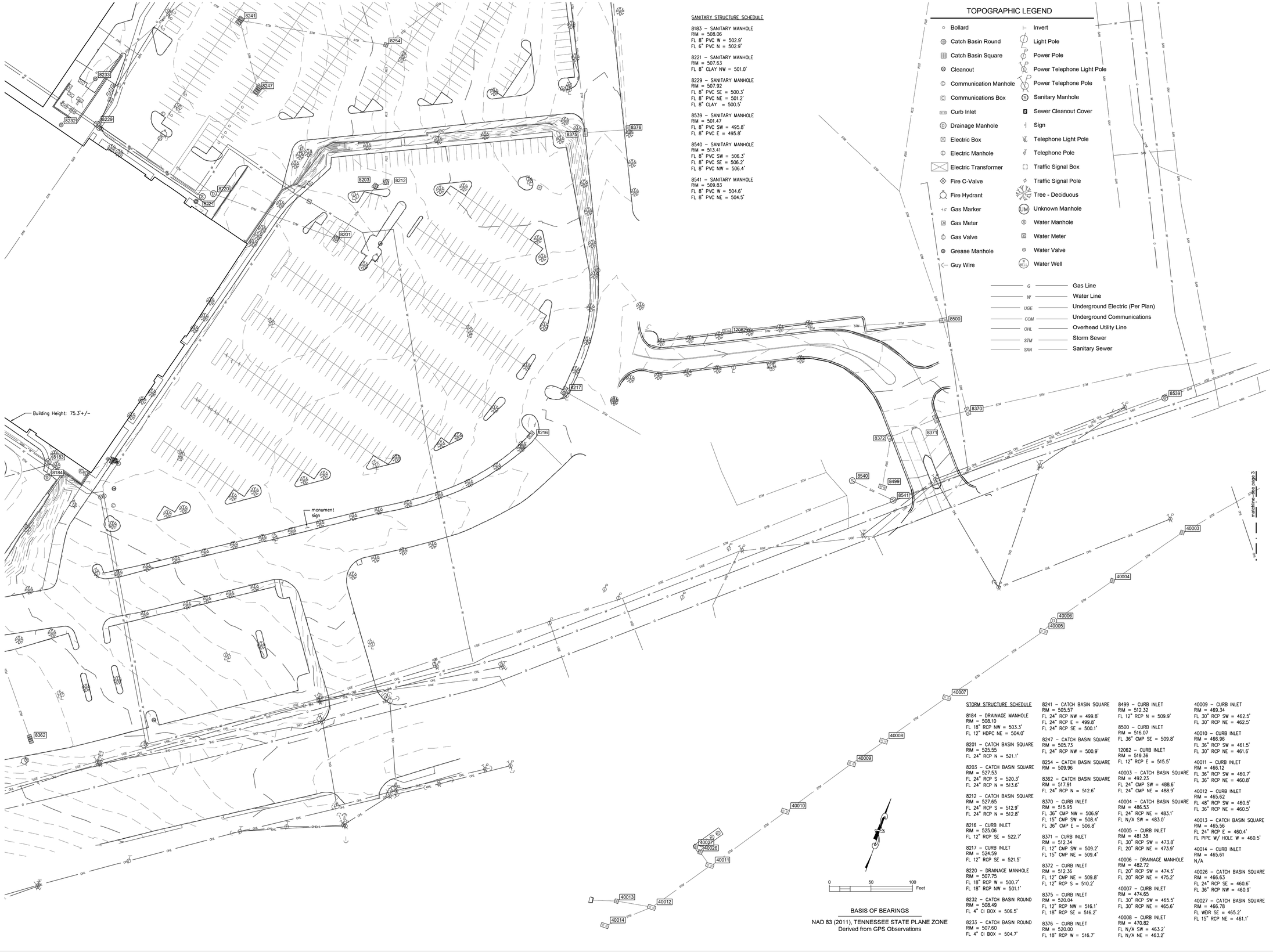


SANITARY STRUCTURE SCHEDULE

8183 – SANITARY MANHOLE
RIM = 508.06
FL 8" PVC W = 502.9'
FL 6" PVC N = 502.9'

8221 – SANITARY MANHOLE
RIM = 507.63
FL 8" CLAY NW = 501.0'

8229 – SANITARY MANHOLE
RIM = 507.92
FL 8" PVC SE = 500.3'
FL 8" PVC NE = 501.2'
FL 8" CLAY = 500.5'

8539 – SANITARY MANHOLE
RIM = 501.47
FL 8" PVC SW = 495.8'
FL 8" PVC E = 495.8'

8540 – SANITARY MANHOLE
RIM = 513.41
FL 8" PVC SW = 506.3'
FL 8" PVC SE = 506.2'
FL 8" PVC NW = 506.4'

8541 – SANITARY MANHOLE
RIM = 509.83
FL 8" PVC W = 504.6'
FL 8" PVC NE = 504.5'

TOPOGRAPHIC LEGEND

- Bollard
- Catch Basin Round
- Catch Basin Square
- Cleanout
- Communication Manhole
- Communications Box
- Curb Inlet
- Drainage Manhole
- Electric Box
- Electric Manhole
- Electric Transformer
- Fire C-Valve
- Fire Hydrant
- Gas Marker
- Gas Meter
- Gas Valve
- Grease Manhole
- Guy Wire
- Invert
- Light Pole
- Power Pole
- Power Telephone Light Pole
- Power Telephone Pole
- Sanitary Manhole
- Sewer Cleanout Cover
- Sign
- Telephone Light Pole
- Telephone Pole
- Traffic Signal Box
- Traffic Signal Pole
- Tree - Deciduous
- Unknown Manhole
- Water Manhole
- Water Meter
- Water Valve
- Water Well

- G — Gas Line
- W — Water Line
- UGE — Underground Electric (Per Plan)
- COM — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer

STORM STRUCTURE SCHEDULE

8184 – DRAINAGE MANHOLE
RIM = 508.10
FL 18" RCP NW = 503.3'
FL 12" HDPC NE = 504.0'

8201 – CATCH BASIN SQUARE
RIM = 525.55
FL 24" RCP N = 521.1'

8203 – CATCH BASIN SQUARE
RIM = 527.53
FL 24" RCP S = 520.3'
FL 24" RCP N = 513.6'

8212 – CATCH BASIN SQUARE
RIM = 527.65
FL 24" RCP S = 512.9'
FL 24" RCP N = 512.8'

8216 – CURB INLET
RIM = 525.06
FL 12" RCP SE = 522.7'

8217 – CURB INLET
RIM = 524.59
FL 12" RCP SE = 521.5'

8220 – DRAINAGE MANHOLE
RIM = 507.75
FL 18" RCP W = 500.7'
FL 18" RCP NW = 501.1'

8232 – CATCH BASIN ROUND
RIM = 508.49
FL 4" CI BOX = 506.5'

8233 – CATCH BASIN ROUND
RIM = 507.60
FL 4" CI BOX = 504.7'

8241 – CATCH BASIN SQUARE
RIM = 505.57
FL 24" RCP NW = 499.8'
FL 24" RCP E = 499.8'
FL 24" RCP SE = 500.1'

8247 – CATCH BASIN SQUARE
RIM = 505.73
FL 24" RCP NW = 500.9'

8254 – CATCH BASIN SQUARE
RIM = 509.96

8362 – CATCH BASIN SQUARE
RIM = 517.91
FL 24" RCP N = 512.6'

8370 – CURB INLET
RIM = 515.95
FL 36" CMP NW = 506.9'
FL 15" CMP SW = 508.4'
FL 36" CMP E = 506.8'

8371 – CURB INLET
RIM = 512.34
FL 12" CMP SW = 509.2'
FL 15" CMP NE = 509.4'

8372 – CURB INLET
RIM = 512.36
FL 12" CMP NE = 509.8'
FL 12" RCP S = 510.2'

8375 – CURB INLET
RIM = 520.04
FL 12" RCP NW = 516.1'
FL 18" RCP SE = 516.2'

8376 – CURB INLET
RIM = 520.00
FL 18" RCP W = 516.7'

8499 – CURB INLET
RIM = 512.32
FL 12" RCP N = 509.9'

8500 – CURB INLET
RIM = 516.07
FL 36" CMP SE = 509.8'

12062 – CURB INLET
RIM = 519.36
FL 12" RCP E = 515.5'

40003 – CATCH BASIN SQUARE
RIM = 492.23
FL 24" CMP SW = 488.6'
FL 24" CMP NE = 488.9'

40004 – CATCH BASIN SQUARE
RIM = 486.53
FL 24" RCP NE = 483.1'
FL N/A SW = 483.0'

40005 – CURB INLET
RIM = 481.38
FL 30" RCP SW = 473.8'
FL 20" RCP NE = 473.9'

40006 – DRAINAGE MANHOLE
RIM = 482.72
FL 20" RCP SW = 474.5'
FL 20" RCP NE = 475.2'

40007 – CURB INLET
RIM = 474.65
FL 30" RCP SW = 465.5'
FL 30" RCP NE = 465.6'

40008 – CURB INLET
RIM = 470.82
FL N/A SW = 463.2'
FL N/A NE = 463.2'

40009 – CURB INLET
RIM = 469.34
FL 30" RCP SW = 462.5'
FL 30" RCP NE = 462.5'

40010 – CURB INLET
RIM = 466.96
FL 36" RCP SW = 461.5'
FL 30" RCP NE = 461.6'

40011 – CURB INLET
RIM = 466.12
FL 36" RCP SW = 460.7'
FL 36" RCP NE = 460.8'

40012 – CURB INLET
RIM = 465.62
FL 48" RCP SW = 460.5'
FL 36" RCP NE = 460.5'

40013 – CATCH BASIN SQUARE
RIM = 465.56
FL 24" RCP E = 460.4'
FL PIPE W/ HOLE W = 460.5'

40014 – CURB INLET
RIM = 465.61
N/A

40026 – CATCH BASIN SQUARE
RIM = 466.63
FL 24" RCP SE = 460.6'
FL 36" RCP NW = 460.9'

40027 – CATCH BASIN SQUARE
RIM = 466.78
FL WEIR SE = 465.2'
FL 15" RCP NE = 461.1'

0 50 100 Feet

BASIS OF BEARINGS

NAD 83 (2011), TENNESSEE STATE PLANE ZONE
Derived from GPS Observations

CESO
WWW.CESOINC.COM
216 Centerview Dr., Suite 150
Brentwood, TN 37027
Phone: 615.928.5120 Fax: 888.208.4826

JEFFREY K. KIMBRO
REGISTERED LAND SURVEYOR
AGENCY SPECIFIC
NOT VALID FOR USE ON
ANY OTHER PROJECT
OR EXTENSION OF THIS
PROJECT
TENNESSEE No. 1756

Merus

RIVERGATE MALL
1000 Rivergate Pkwy
Goodlettsville, TN 37072

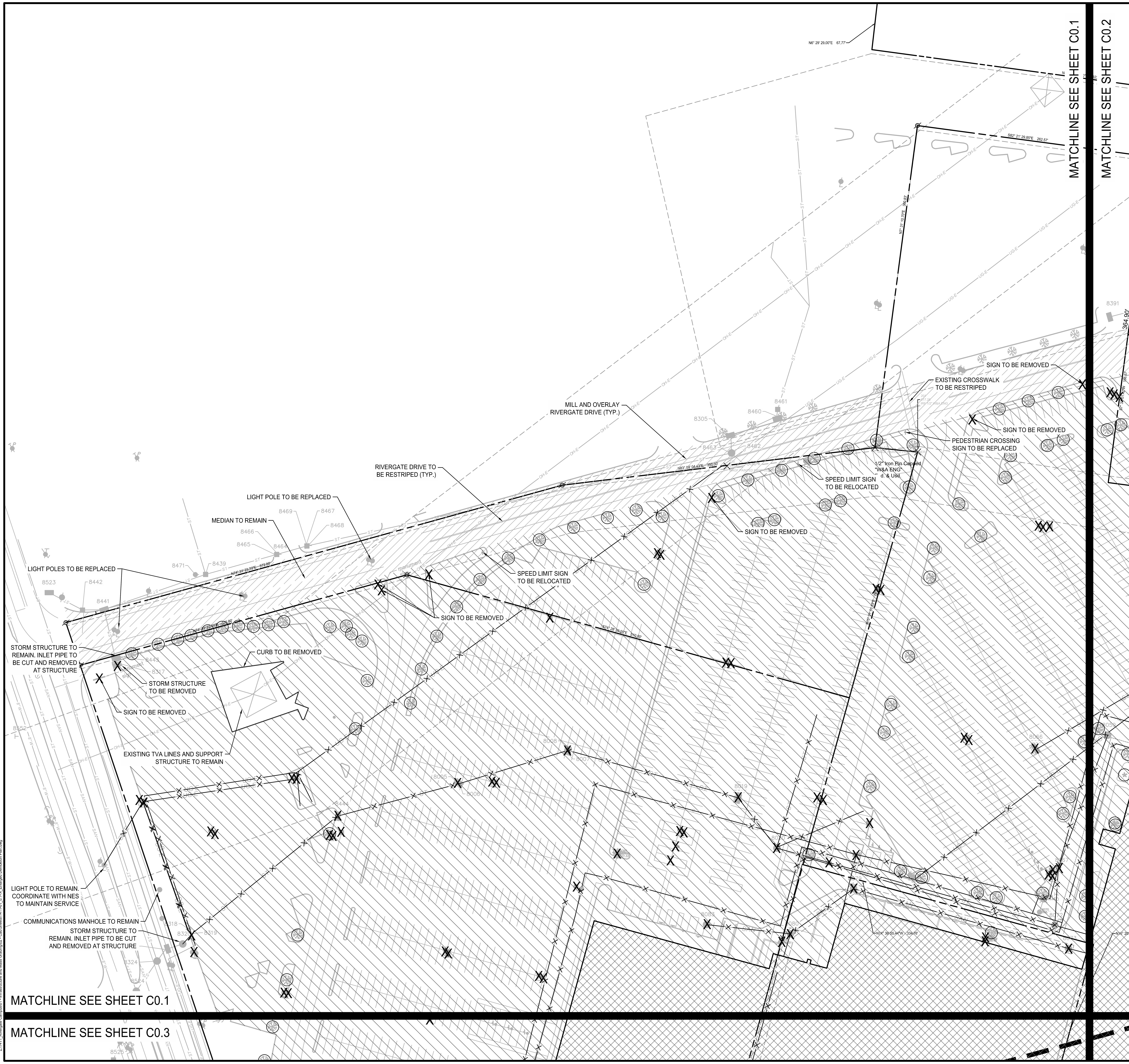
Revisions / Submissions

ID	Description	Date

Project Number:	766283
Scale:	1" = 50'
Drawn By:	TDC
Checked By:	JKK
Date:	May 30, 2025
Issue:	Preliminary

Drawing Title:
ALTA / NSPS Land Title Survey

6 of 6



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15. ALL STORM AND SANITARY LINES SHALL REMAIN IN PLACE UNTIL PROPOSED LINES ARE INSTALLED.
16. TEMPORARY TURNAROUNDS FOR FIRE ACCESS SHALL BE PROVIDED DURING CONSTRUCTION WHERE EXISTING OR PROPOSED DRIVES EXTEND GREATER THAN 150' FROM THE NEAREST INTERSECTION OR TURNAROUND POINT.
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- MILL & OVERLAY EXISTING ASPHALT
- UTILITY LINE TO BE REMOVED
- X UTILITY STRUCTURE TO BE REMOVED
- TREE TO BE REMOVED
- LOD LIMITS OF DISTURBANCE

LEGEND

- IRON ROD
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- UTILITY VALVE, IDENTIFIED ON PLANS
- WATER METER
- UTILITY POLE

0 25 50 100 150

SCALE: 1" = 50'

811

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

(1) FINAL SP: 2025SP-017-002
MWS SWGR: 2025057042

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHELLE M. DAVE — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 129653 — AGRICULTURE — COMMERCE — 07/24/2025

SITE PLANS FOR:

RIVERGATE INFRASTRUCTURE PLANS

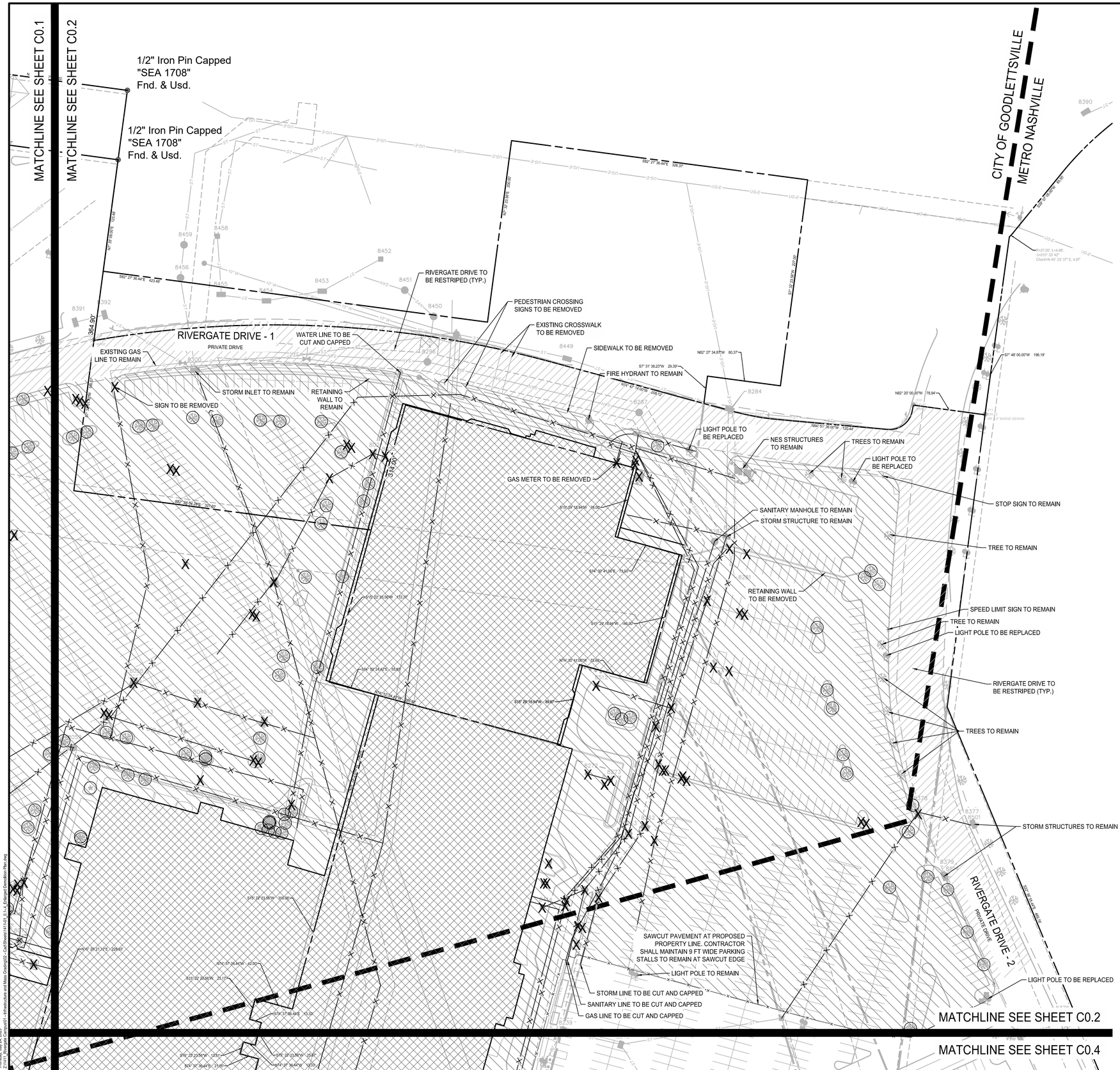
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET
MMD	07/24/2025	AGENCY COMMENTS

ENLARGED SITE DEMOLITION PLAN

C0.1

1411-01 RIVERGATE INFRASTRUCTURE PLANS



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- LOD — LIMITS OF DISTURBANCE

LEGEND

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- CATCH BASIN
- FIRE HYDRANT
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- UTILITY VALVE, IDENTIFIED ON PLANS
- WATER METER
- UTILITY POLE

0 25 50 100 150

SCALE: 1" = 50'

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PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

1 FINAL SP: 2025SP-017-002
MWS SWGR: 2025057042

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INFO@FULMERLUCAS.COM - (615) 345-3770

GUILLEM DOMENECH ... AGRICULTURE ... No. 109853 ... STATE OF TENNESSEE

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET
MMD	07/24/2025	AGENCY COMMENTS

ENLARGED SITE DEMOLITION PLAN

C0.2

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Thursday, July 24, 2025
Z:\1411-01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01 (L)-1-4 Enlarged Demolition Plan.dwg

MATCHLINE SEE SHEET C0.1

MATCHLINE SEE SHEET C0.3

STORM STRUCTURE TO REMAIN. INLET PIPE TO BE CUT AND REMOVED AT STRUCTURE

LIGHT POLE TO REMAIN

ELECTRIC POLES TO REMAIN

GAS LINE TO REMAIN

RIVERGATE PARKWAY
R.O.W. VARIES

ELECTRICAL POLE TO REMAIN

SAWCUT PAVEMENT AT PROPOSED EDGE OF CURB AND GUTTER

EXISTING PAVEMENT AND CURB TO BE REMOVED

STORM STRUCTURES TO REMAIN

Fnd. @ 127.50'

1/2" Iron Pin Fnd. & Usd.

BLUEBIRD DRIVE
PRIVATE DRIVE

MEDIAN TO REMAIN

STORM STRUCTURE TO REMAIN

SAWCUT PAVEMENT AT PROPOSED EDGE OF CURB AND GUTTER

SANITARY MANHOLE TO REMAIN

CURBED ISLAND TO BE REMOVED

MEDIAN TO BE REMOVED

STORM STRUCTURE TO REMAIN

SANITARY MANHOLE TO REMAIN

EXISTING CURB CUTS ON RIVERGATE DRIVE SHALL BE MAINTAINED (TYP.)

RIVERGATE DRIVE CURB TO BE MAINTAINED (TYP.)

CITY OF GOODLETTSVILLE
METRO NASHVILLE

MATCHLINE SEE SHEET C0.3

MATCHLINE SEE SHEET C0.4

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0 25 50 100 150
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CHELLEM KOTHAPALLI
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 139853
STATE OF TENNESSEE
07/24/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
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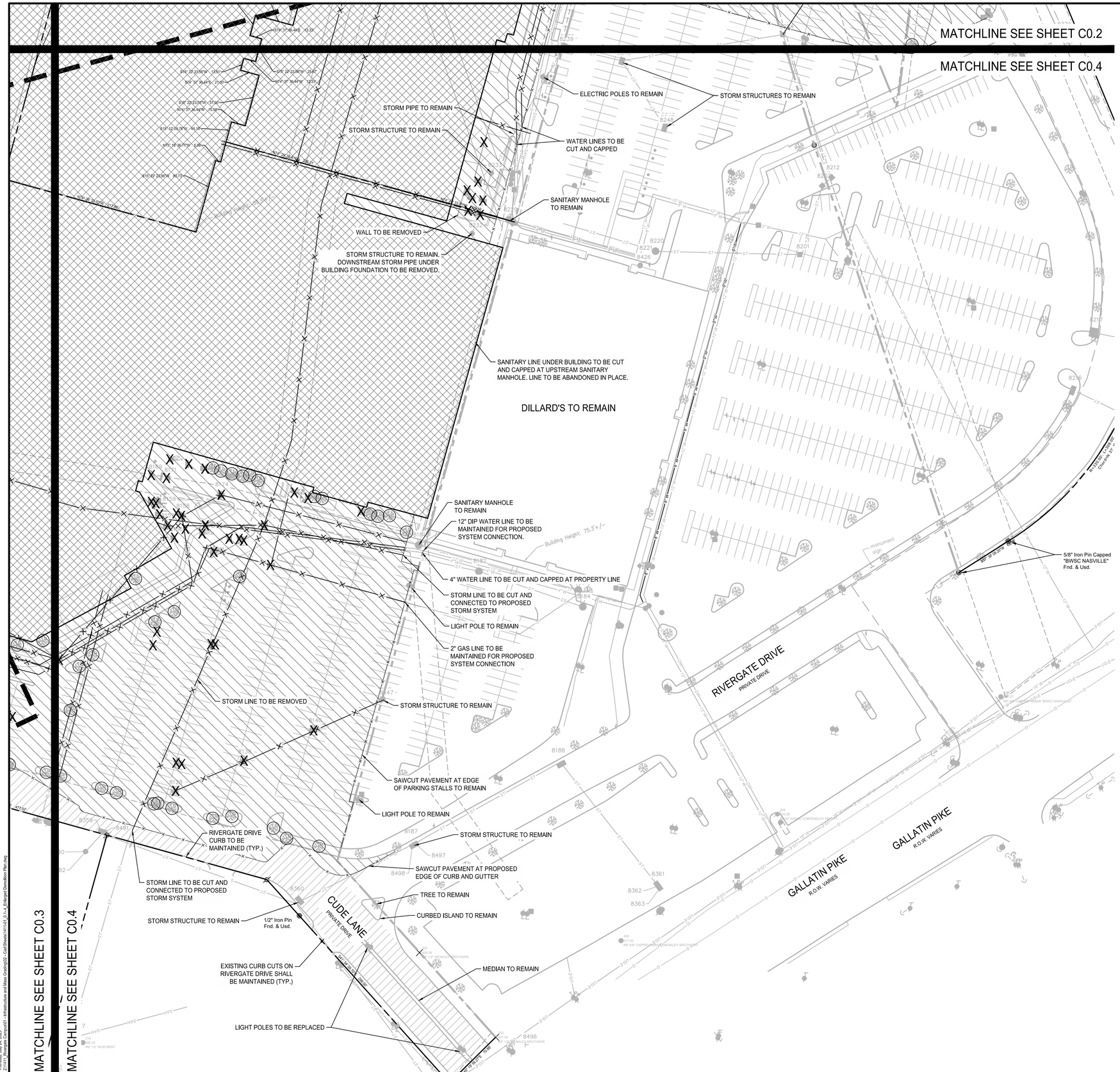
MMD	07/24/2025	AGENCY COMMENTS

ENLARGED SITE DEMOLITION PLAN

C0.3

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Thursday, July 24, 2025
Z:\1411 Rivergate Goodlett\01 - Infrastructure and Mass Grading\02 - Civil Sheets\1411-01_0.1-5_Enlarged Demolition Plan.dwg



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3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY. STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.
13. DEMOLITION SHOWN ON PLANS REFLECTS THE FINAL CONDITION FOR EXISTING UTILITIES AND SITE COMPONENTS TO BE REMOVED. CONTRACTOR SHALL PHASE DEMOLITION AS NECESSARY TO MAINTAIN ALL ACTIVE UTILITY SERVICE LINES THROUGHOUT CONSTRUCTION.
14. OFFSITE LIGHT POLES SHALL BE MAINTAINED AND RECONNECTED TO PROPOSED UNDERGROUND ELECTRIC LINE AS NECESSARY.
15. ALL STORM AND SANITARY LINES SHALL REMAIN IN PLACE UNTIL PROPOSED LINES ARE INSTALLED.
16. TEMPORARY TURNAROUNDS FOR FIRE ACCESS SHALL BE PROVIDED DURING CONSTRUCTION WHERE EXISTING OR PROPOSED DRIVES EXTEND GREATER THAN 150' FROM THE NEAREST INTERSECTION OR TURNAROUND POINT.
17. ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC. IN THE AREA TO BE REMOVED SHALL BE REMOVED FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC. ARE IN ACCORDANCE WITH JURISDICTIONAL REGULATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.

SITE DEMOLITION LEGEND:

- PAVEMENT, PAVEMENT STRIPING, SIDEWALKS, CURBS, RAMPS, ISLANDS, AND BOLLARDS TO BE REMOVED
- BUILDING DEMOLITION
- MILL & OVERLAY EXISTING ASPHALT
- UTILITY LINE TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- TREE TO BE REMOVED
- LOD — LIMITS OF DISTURBANCE

LEGEND

- IRON ROD
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- UTILITY VALVE, IDENTIFIED ON PLANS
- WATER METER
- UTILITY POLE

0 25 50 100 150
SCALE: 1" = 50'

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

1 FINAL SP: 2025SP-017-002
MWS SWGR: 2025057042

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

WILLIAM KYLE STAMMELLER
No. 129853
AGRICULTURE
STATE OF TENNESSEE

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET
MMD	07/24/2025	AGENCY COMMENTS

ENLARGED SITE DEMOLITION PLAN

C0.4

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Thursday, July 24, 2025
P:\1411 Rivergate Corporate\01 - Infrastructure and Mass Grading\02 - Civil Sheets\1411-01_0.1-1.4_Enlarged Demolition Plan.dwg

CITY OF GOODLETTSVILLE IMPERVIOUS AREA		
	SF	AC
EXISTING IMPERVIOUS AREA TO REMAIN	63,884	1.47
EXISTING IMPERVIOUS AREA TO BE MILLED AND OVERLAID	160,775	3.69
INFRASTRUCTURE PHASE PROPOSED IMPERVIOUS AREA	185,061	4.25
FINAL DEVELOPMENT TOTAL PROPOSED IMPERVIOUS AREA	1,108,815	25.45
FINAL DEVELOPMENT TOTAL IMPERVIOUS AREA	1,332,456	30.59

1

BJ's Wholesale Club, Inc.
Parcel ID: 02614006000
DB-20240507003423
Lot 1

Penney Property Sub Holdings, LLC
Parcel ID: 02614005600
DB-20221025011566

20' DRAINAGE EASEMENT TO REMAIN

EXISTING PAVEMENT TO REMAIN

property line per Plat Doc. No: 202402270013104

RIVERGATE DRIVE - 1

PROPOSED 10' WIDE MULTIMODAL PATH WITH 2' WIDE PROTECTION BARRIER

JCP PARCEL
Resubdivision Tracts C-2, D-2, & D-3
Rivergate Mall Shopping Center
PB 6900-2394
Lot 2

UTILITY EASEMENT TO BE ABANDONED

RIVERGATE PARCEL 1
Resubdivision Lots 4 & 5
Rivergate Mall Shopping Center
PB 7900-237
Lot 5a

EXISTING THREE-WAY STOP

MULTIMODAL PATH CONNECTION TO PUBLIC SIDEWALK

1,057 LF RETAINING WALL
10' MAXIMUM HEIGHT
(DESIGN BY OTHERS)

PROPOSED 10' WIDE MULTIMODAL PATH WITH 2' WIDE PROTECTION BARRIER

PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT

SIDEWALK CONNECTIONS TO MULTIMODAL PATH

OLD PROPERTY LINE (TYP.)

200' TVA EASEMENT

PROPOSED 10' WIDE MULTIMODAL PATH WITH 2' WIDE PROTECTION BARRIER

MULTIMODAL PATH CONNECTION TO PUBLIC SIDEWALK

Penny Property Sub Holdings, LLC
Parcel ID: 02614002800
DB-20221025011566

JCP PARCEL
Resubdivision Tracts C-2, D-2, & D-3
Rivergate Mall Shopping Center
PB 6900-279
Lot 1

SHARED OPERATIONAL EASEMENT TO BE ABANDONED

JC Penney Co, Inc
Parcel ID: 02614002600
DB-6825, Page 59

4'x6' TREE WELL EVERY 40 LF (TYP.) STREET LANDSCAPING PER CITY OF GOODLETTSVILLE REGULATIONS

EXISTING SIGNALIZED INTERSECTION

EXISTING TVA STRUCTURE

MACY'S PARCEL
Inst: 202008070088426
11.82 AC

PROPOSED 22' PRIVATE DRIVE

PROPOSED ACCESS AND UTILITY EASEMENT

MRH Rivergate, LLC
Parcel ID: 02614002400
DB-20200807008842 6

SHARED OPERATIONAL EASEMENT TO BE ABANDONED

UTILITY EASEMENT TO BE ABANDONED

30' STORM EASEMENT TO BE ABANDONED

PROPOSED 22' PRIVATE DRIVE

UTILITY EASEMENT TO BE ABANDONED

4'x6' TREE WELL EVERY 30 LF ON AVERAGE (TYP.) STREET LANDSCAPING PER METRO ZONING CODE 17.24

EXISTING THREE-WAY STOP

UTILITY EASEMENT TO BE ABANDONED

PROPOSED ACCESS AND UTILITY EASEMENT

PROPOSED PROPERTY LINE (TYP.)

RIVERGATE PARCEL 3
Resubdivision Lots 4 & 5
Rivergate Mall Shopping Center
Inst: 201911260122177
Lot 5

KDI Rivergate Mall, LLC
Parcel ID: 02614005200
DB-20130905009385 4

EXISTING THREE-WAY STOP

PROPOSED 22' PRIVATE DRIVE

RIVERGATE PARCEL 2
Resubdivision OF Tracts A-1, C-1, & D-1
Rivergate Mall Shopping Center
PB 6900-349
Tract D-1

DILLARD'S TO REMAIN

PROPOSED CURB CUT FOR FUTURE DEVELOPMENT (TYP.)

PROPOSED ACCESS AND UTILITY EASEMENT

ACCESS EASEMENT TO BE ABANDONED

UTILITY EASEMENT TO BE ABANDONED

KDI Rivergate Mall, LLC
Parcel ID: 03402007600
DB-20130905009385 4

TIE TO EXISTING DRIVE AISLE

PROPOSED 10' WIDE MULTIMODAL PATH WITH 2' WIDE PROTECTION BARRIER

PROPOSED ACCESS AND UTILITY EASEMENT

EXISTING SIGNALIZED INTERSECTION

MULTIMODAL PATH CONNECTION TO PUBLIC SIDEWALK

PROPOSED ACCESS AND UTILITY EASEMENT

PROPOSED ACCESS AND UTILITY EASEMENT

MULTIMODAL PATH CONNECTION TO PUBLIC SIDEWALK

EXISTING SIGNALIZED INTERSECTION

CITY OF GOODLETTSVILLE
METRO NASHVILLE

RIVERGATE PARKWAY
RIVERGATE DRIVE
BLUEBIRD DRIVE
GALLATIN PIKE
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
CUL-DE-SAC

1

STREET TREES SHALL BE PLACED EVERY 40 LF ALONG PRIVATE ROADS WITHIN THE CITY OF GOODLETTSVILLE JURISDICTION.
STREET TREES SHALL BE PLACED EVERY 30 LF ON AVERAGE ALONG PRIVATE ROADS WITHIN METRO NASHVILLE JURISDICTION.

STREET TREES SHALL BE INSTALLED WITH AN INITIAL HEIGHT OF 5-7', DEPENDENT ON TRUNK CALIPER AT TIME OF PLANTING. TREES SHALL BE INSPECTED AND TRIMMED TO MAINTAIN A 14' CLEARANCE OVER STREETS TO NOT IMPEDE PEDESTRIAN, BICYCLE, OR LARGER VEHICULAR TRAFFIC.

STREET TREE SCHEDULE:

ROAD A	THORNLESS HONEYLOCUST
ROAD B	AMERICAN ELM
ROAD C	LONDON PLANETREE
ROAD D	NUTTALL OAK
ROAD E	GINKGO

0 50 100 200 300
SCALE: 1" = 100'

NOTES:

1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
4. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
7. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FIVE FEET (5') UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
9. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK , THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, NASHVILLE ELECTRIC SERVICE SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
10. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION' ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
13. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER OF RECORD IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
14. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
15. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE UNLESS OTHERWISE NOTED.
16. ALL CURB RAMPS IN THE PUBLIC RIGHT-OF-WAY ARE TO RECEIVE DETECTABLE WARNINGS PER LOCAL MUNICIPALITY.
17. ALL SITE RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
18. INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS SUCH AS WALLS, CURBS, ETC.
19. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
20. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
21. ALL PAVEMENT MARKINGS SHALL BE 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) LATEST EDITION. RIGHT-OF-WAY SIGNAGE TO ALSO COMPLY WITH M.U.T.C.D. ON SITE PAVEMENT MARKINGS SHALL BE WHITE PAINT UNLESS NOTED OTHERWISE.

SITE DATA:

SP AREA:	14.58 AC
METRO INFRASTRUCTURE AREA:	3.56 AC
GOODLETTSVILLE AREA:	42.25 AC
GOODLETTSVILLE INFRASTRUCTURE AREA:	10.45 AC
TOTAL SITE AREA:	56.83 AC

	METRO NASHVILLE	GOODLETTSVILLE
MAXIMUM DENSITY		1 PER CITY OF GOODLETTSVILLE APPROVED PRELIMINARY MASTER PLANS AND REZONING ORDINANCES
RESIDENTIAL DWELLING UNITS:	450	427
NON-RESIDENTIAL:	100,000 GSF	185,500 GSF
PROVIDED DENSITY		
RESIDENTIAL DWELLING UNITS:	N/A	N/A
NON-RESIDENTIAL:	N/A	N/A

	METRO NASHVILLE	GOODLETTSVILLE
MAXIMUM FAR:	1.5	0.80
PROVIDED FAR:	N/A	N/A

	METRO NASHVILLE	GOODLETTSVILLE
MAXIMUM ISR:	0.9	0.9
PROVIDED ISR (ROADS, PARKING, SIDEWALKS):	0.18	1 0.22

	METRO NASHVILLE	GOODLETTSVILLE
PARKING REQUIRED	PER TITLE 17 UZO	
	= 0 SPACES	= 0 SPACES
PROVIDED ON-STREET PARKING	= 57 SPACES	= 163 SPACES

PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- MILL & OVERLAY EXISTING ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

1 FINAL SP: 2025SP-017-002
MWS SWGR: 2025057042

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHELLE D. HUMPHREY — 129053 — AGRICULTURE — 07/24/2025 — STATE OF TENNESSEE

SITE PLANS FOR:

RIVERGATE INFRASTRUCTURE PLANS

1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

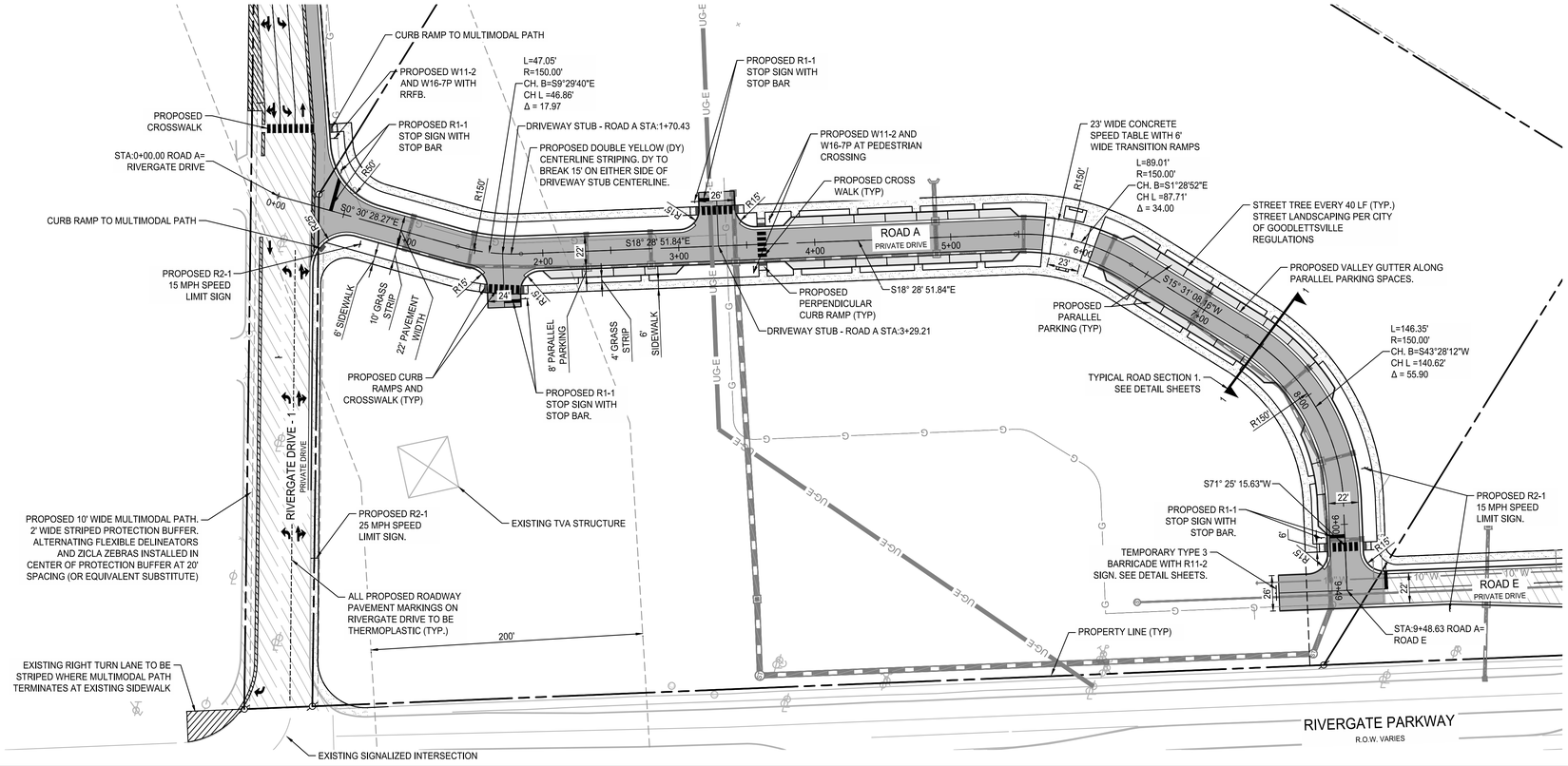
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET
MMD	07/24/2025	AGENCY COMMENTS

OVERALL SITE LAYOUT PLAN

C1.0

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Thursday, July 24, 2025
Plotted By: Michelle Humphrey
File Location: K:\Projects\2025\01 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C1.0_Overall Site Layout.dwg

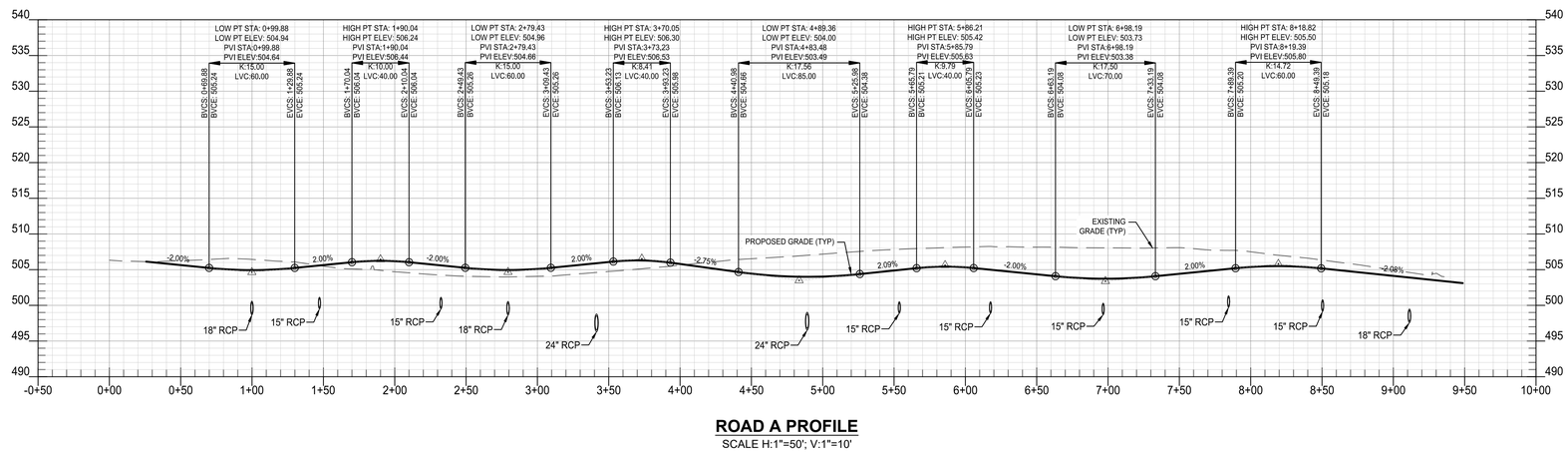


PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- MILL & OVERLAY EXISTING ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHELLEM PRAVEEN KUMAR REDDY
LICENSED PROFESSIONAL ENGINEER
No. 125853
AGRICULTURE
STATE OF TENNESSEE
06/27/2025



ROAD A PROFILE
SCALE H:1"=50'; V:1"=10'

811 Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

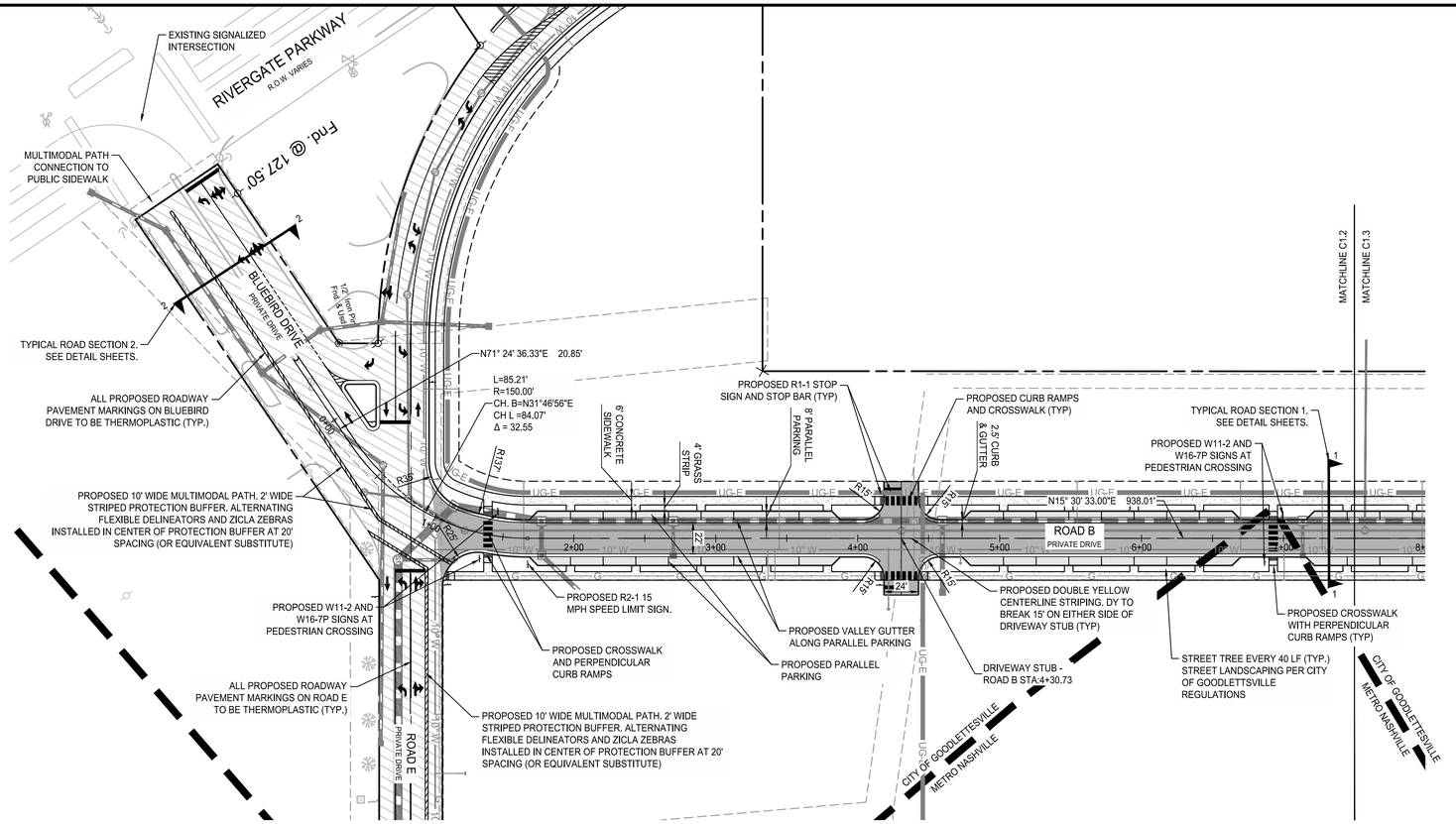
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ROAD A PLAN & PROFILE

C1.1

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
Plotted by: Chellem Praveen Kumar Reddy
File: I:\1 Projects\1411-01 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C1.1-4_Site Layout Plan & Profiles.dwg

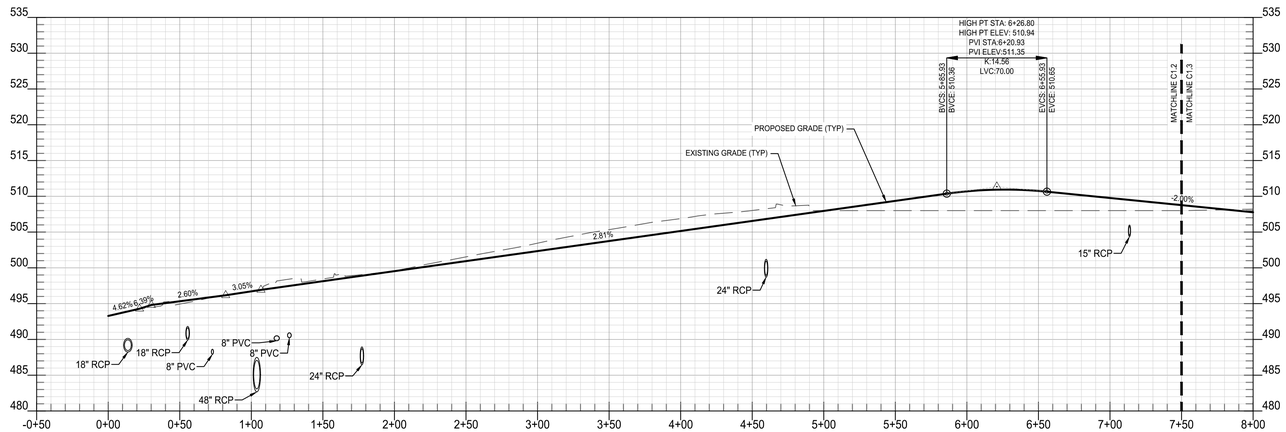


PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- MILL & OVERLAY EXISTING ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHELLE M. DOLL
REGISTERED
PROFESSIONAL
ENGINEER
AGRICULTURE
No. 129853
STATE OF TENNESSEE
6/06/2025



ROAD B (STA. 0+00 - 7+50) PROFILE
SCALE H:1"=50'; V:1"=10'

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ROAD B PLAN & PROFILE

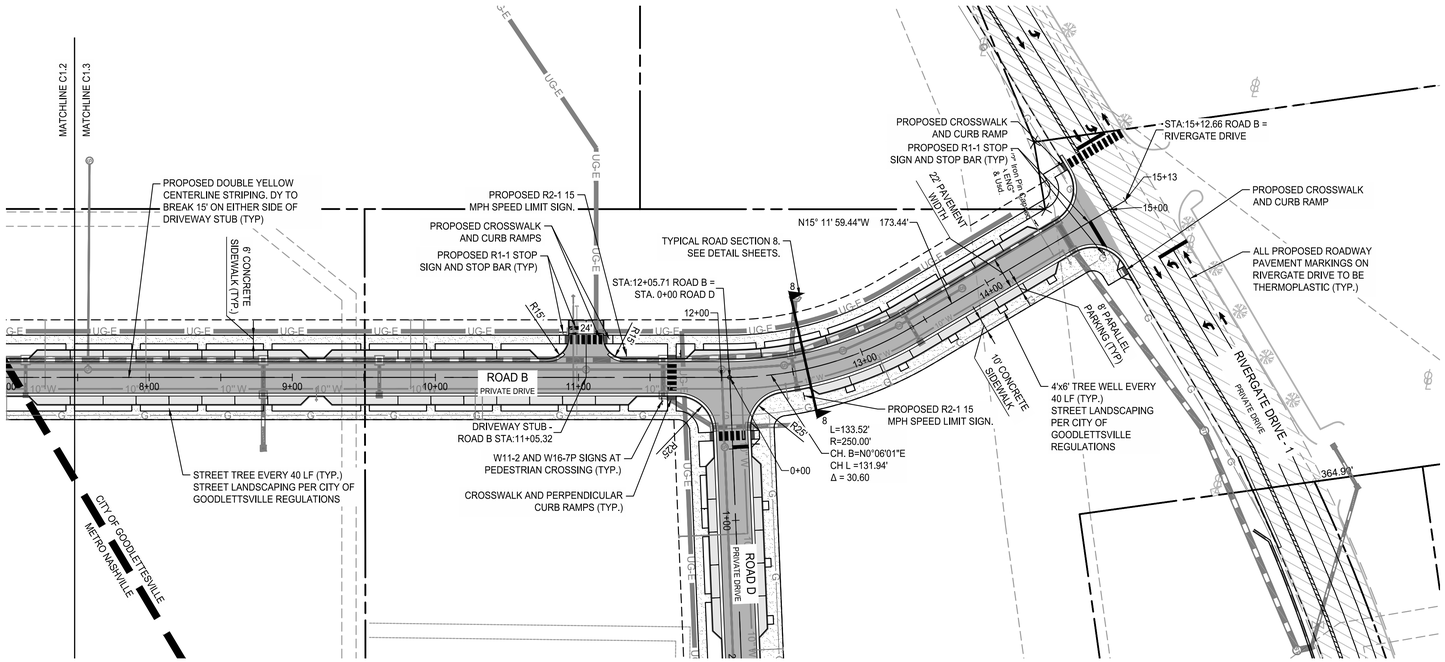
C1.2

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
File: L:\Projects\Davidson County\01 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C1.1-4_Site Layout Plan & Profiles.dwg

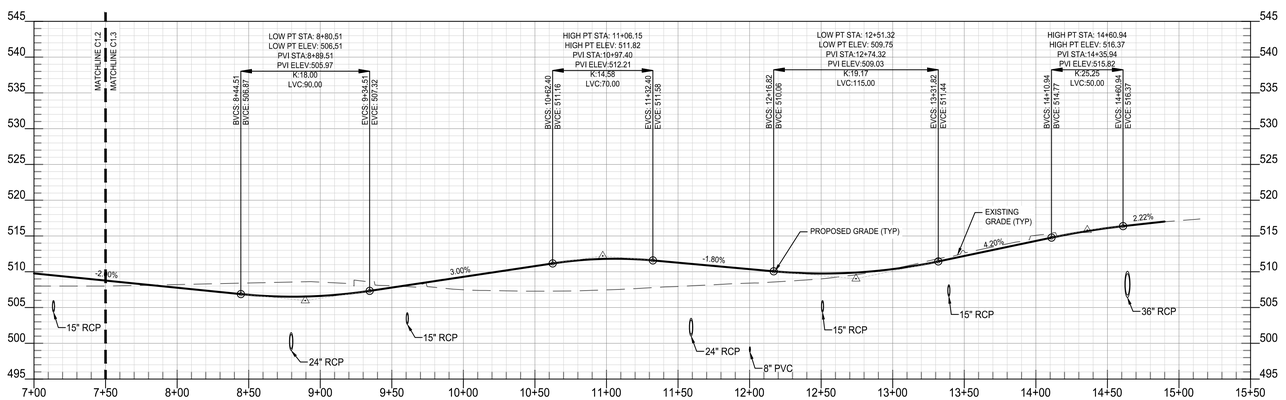


PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- MILL & OVERLAY EXISTING ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE

0 25 50 100 150

SCALE: 1" = 50'



ROAD B (STA. 7+50 - 15+14.68) PROFILE

SCALE H:1"=50'; V:1"=10'

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

RACHELLE M. MICHELETTO — 128853 — AGRICULTURE — STATE OF TENNESSEE — 06/27/2025

SITE PLANS FOR:

RIVERGATE INFRASTRUCTURE PLANS

1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

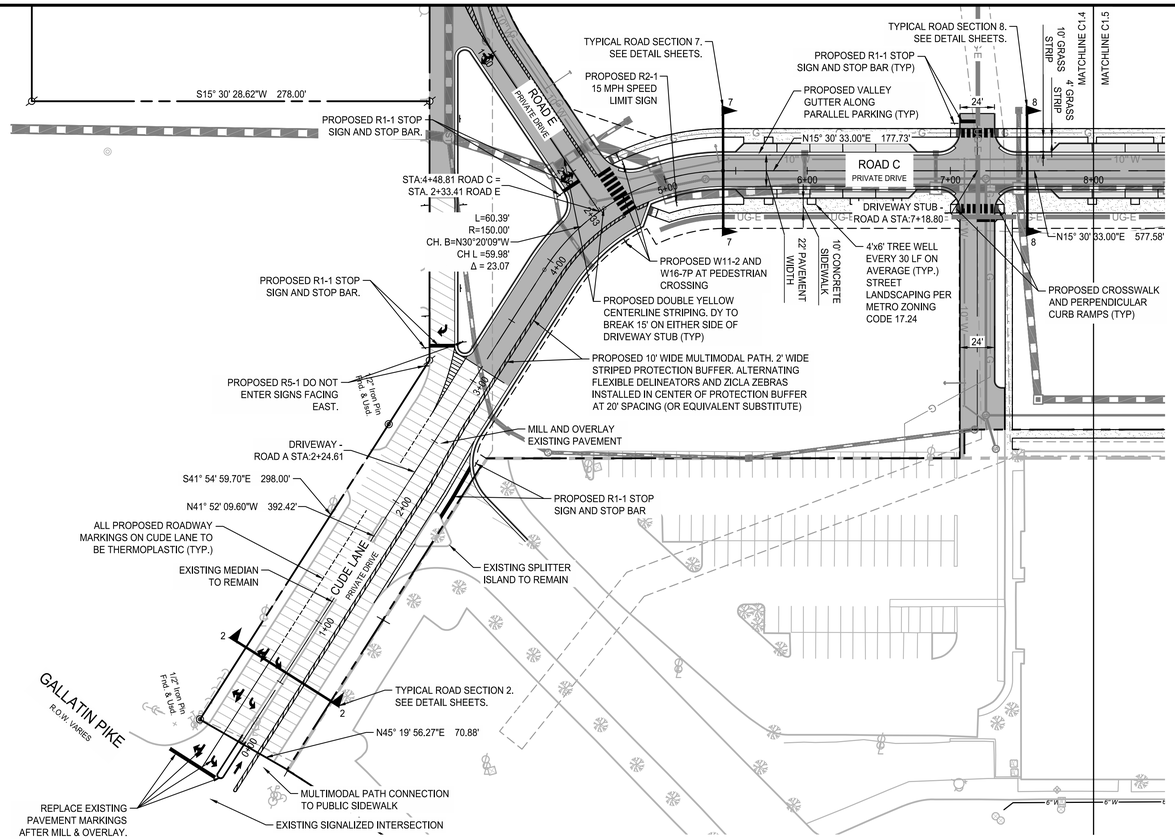
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ROAD B PLAN & PROFILE

C1.3

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
Plotted by: Stephen Campbell
File: L:\Projects\1411-01 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C1.1-4_Site Layout Plan & Profiles.dwg

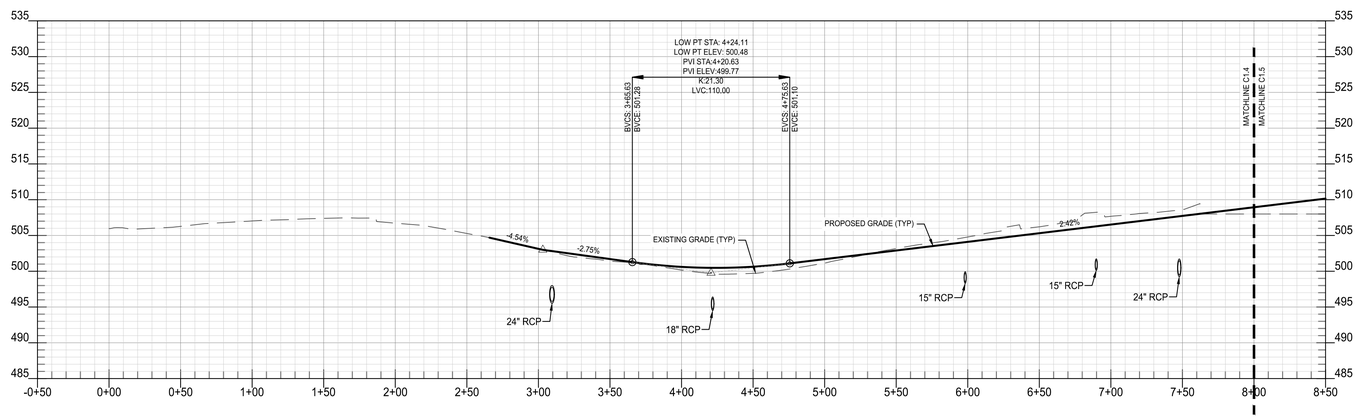


PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- MILL & OVERLAY EXISTING ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE

0 25 50 100 150

SCALE: 1" = 50'



ROAD C (STA. 0+00 - 8+00) PROFILE

SCALE H:1"=50'; V:1"=10'

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

GUILLEM D. SCHUTTE
REGISTERED
LANDSCAPE ARCHITECT
AGRICULTURE
No. 109853
STATE OF TENNESSEE
6/06/2025

SITE PLANS FOR:

RIVERGATE INFRASTRUCTURE PLANS

1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

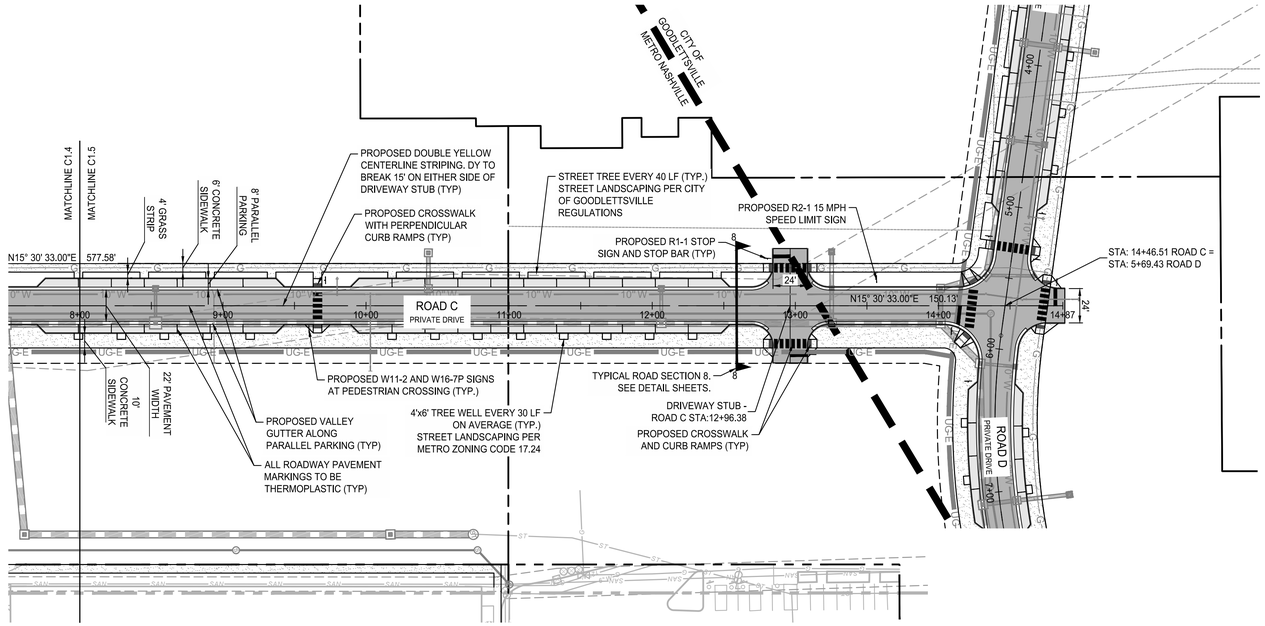
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ROAD C PLAN & PROFILE

C1.4

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
2:11:11 PM
C:\Users\CCoffey\DD1 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C1.1-4_Site Layout Plan & Profiles.dwg

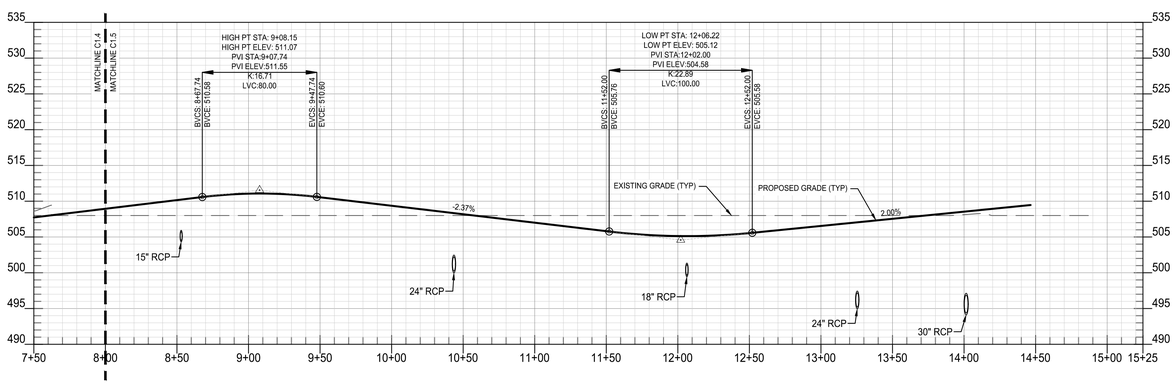


PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- MILL & OVERLAY EXISTING ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE

0 25 50 100 150

SCALE: 1" = 50'



ROAD C (STA. 8+00 - 14+86.88) PROFILE

SCALE H:1"=50'; V:1"=10'

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHELLE D. LUCAS — 329 — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — No. 129853 — STATE OF TENNESSEE
6/06/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

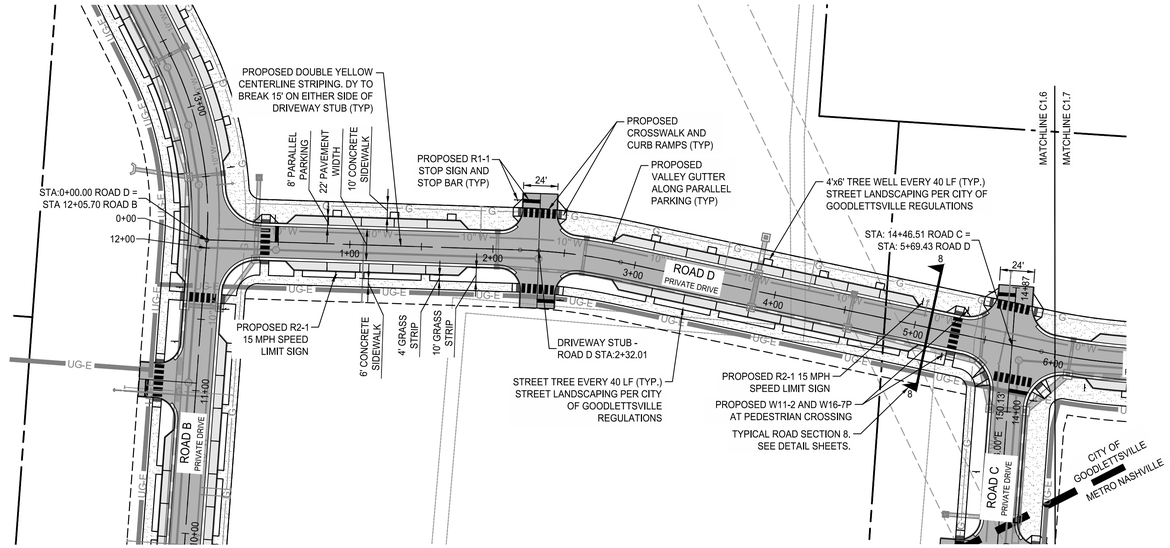
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ROAD C PLAN & PROFILE

C1.5

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
F:\1411 Rivergate Goodlettsville\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01 C1.5-8_Site Layout Plan & Profiles.dwg



ROAD D (STA. 0+00 - 6+00) PROFILE
SCALE H:1"=50'; V:1"=10'

PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- MILL & OVERLAY EXISTING ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE

0 25 50 100 150
SCALE: 1" = 50'

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHELLE M. DOUGLAS
REGISTERED
123
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
06/27/2025
No. 109853
STATE OF TENNESSEE

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

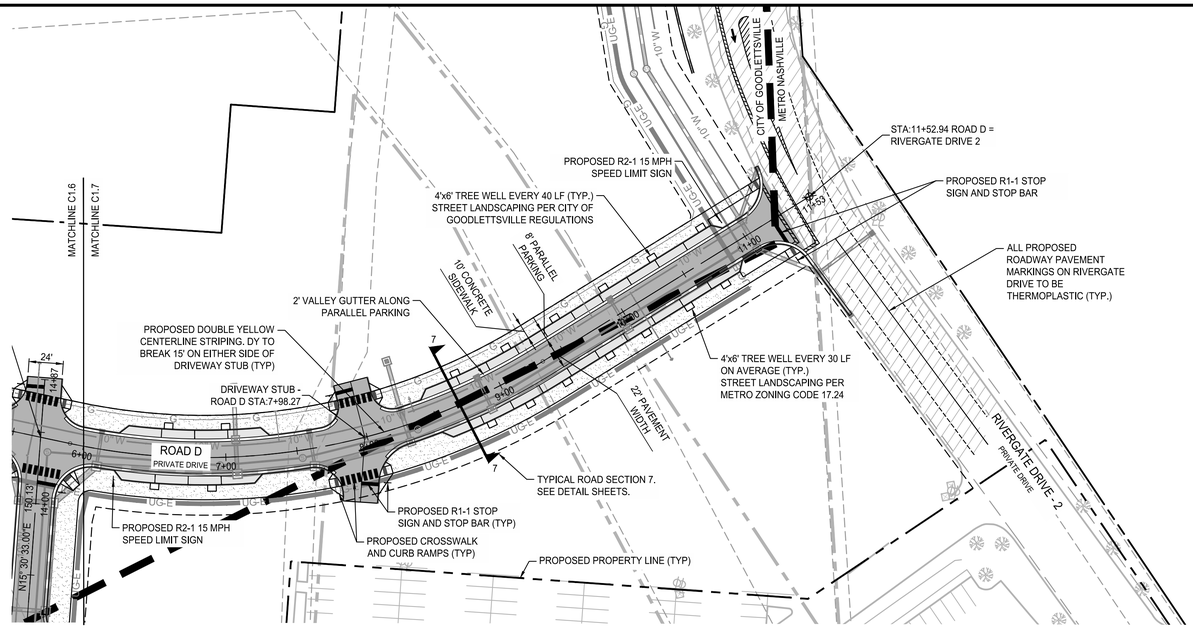
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ROAD D PLAN & PROFILE

C1.6

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
P:\1411 Rivergate Goodlettsville\01- Infrastructure and Mass Grading\02- Cad\Sheets\1411-01 C1.5-6_Site Layout Plan & Profiles.dwg

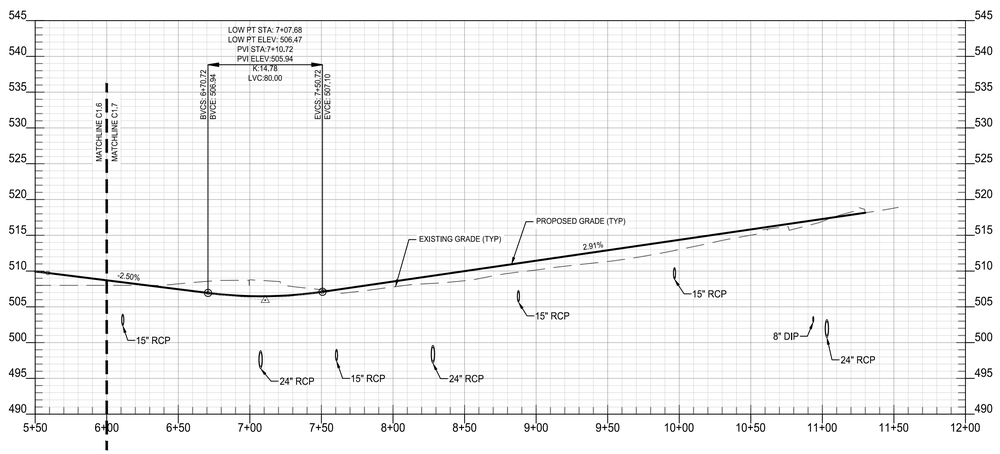


PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- MILL & OVERLAY EXISTING ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE

0 25 50 100 150

SCALE: 1" = 50'



ROAD D (STA. 6+00 - 11+52.94) PROFILE

SCALE H:1"=50'; V:1"=10'

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHELLEM CHRISTOPHER HOLLOWAY 129 LICENSED PROFESSIONAL ENGINEER AGRICULTURE CIVIL No. 129853 STATE OF TENNESSEE 06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ROAD D PLAN & PROFILE

C1.7

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
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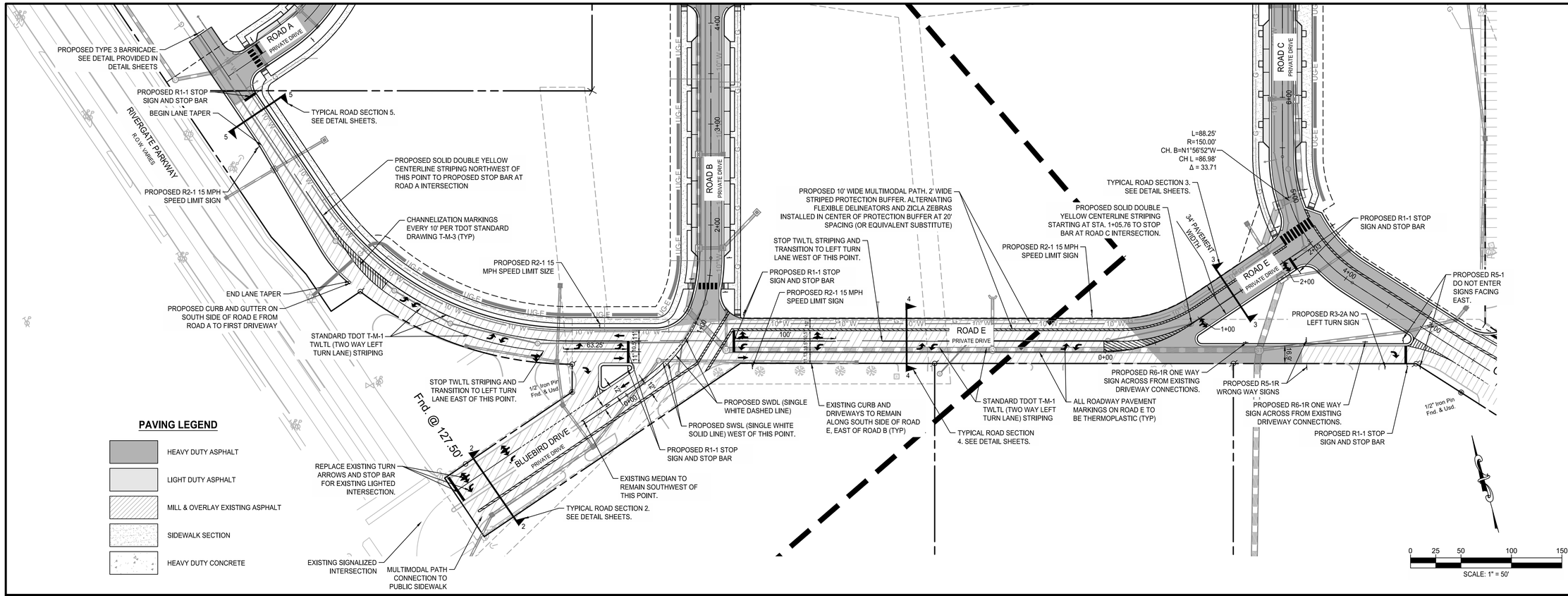
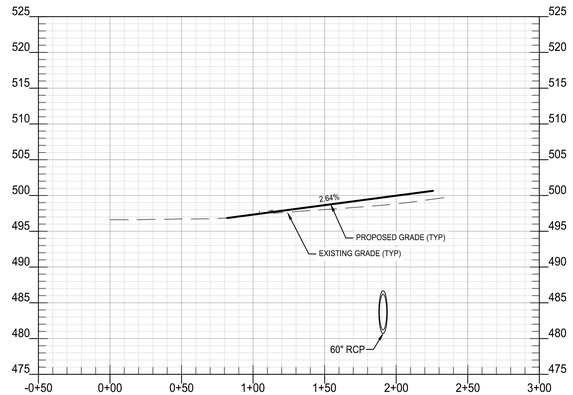




ROAD E (STA. 0+00 - 2+33.41) PROFILE

SCALE H:1"=50'; V:1"=10'

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHELLEM KOTHA
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 129953
STATE OF TENNESSEE
6/06/2025

SITE PLANS FOR:

RIVERGATE INFRASTRUCTURE PLANS

1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

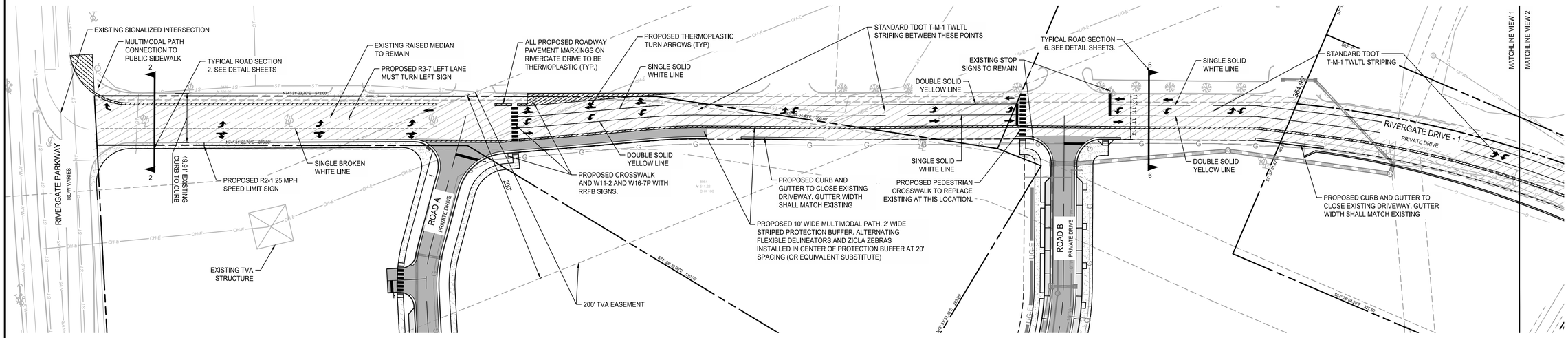
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

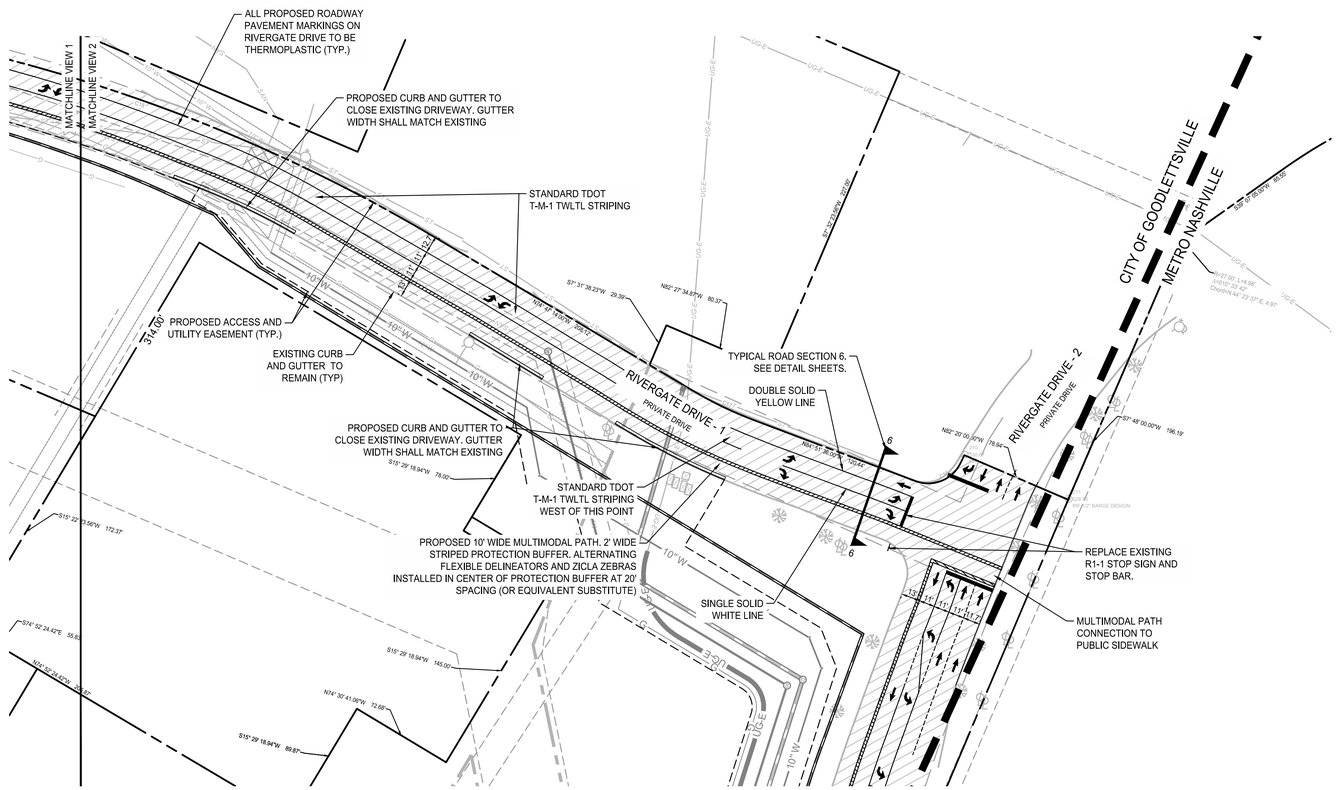
ROAD E PLAN

C1.8

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
Plotted by: Chellem Kotha
File: I:\Projects\Rivergate\Civil\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C1.5-8_Site Layout Plan & Profiles.dwg





PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- MILL & OVERLAY EXISTING ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

NICHOLAS C. WILLIAMS — 129853 — AGRICULTURE — STATE OF TENNESSEE — 06/27/2025

SITE PLANS FOR:

RIVERGATE INFRASTRUCTURE PLANS

1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

EXISTING RIVERGATE DRIVE-1 PLAN

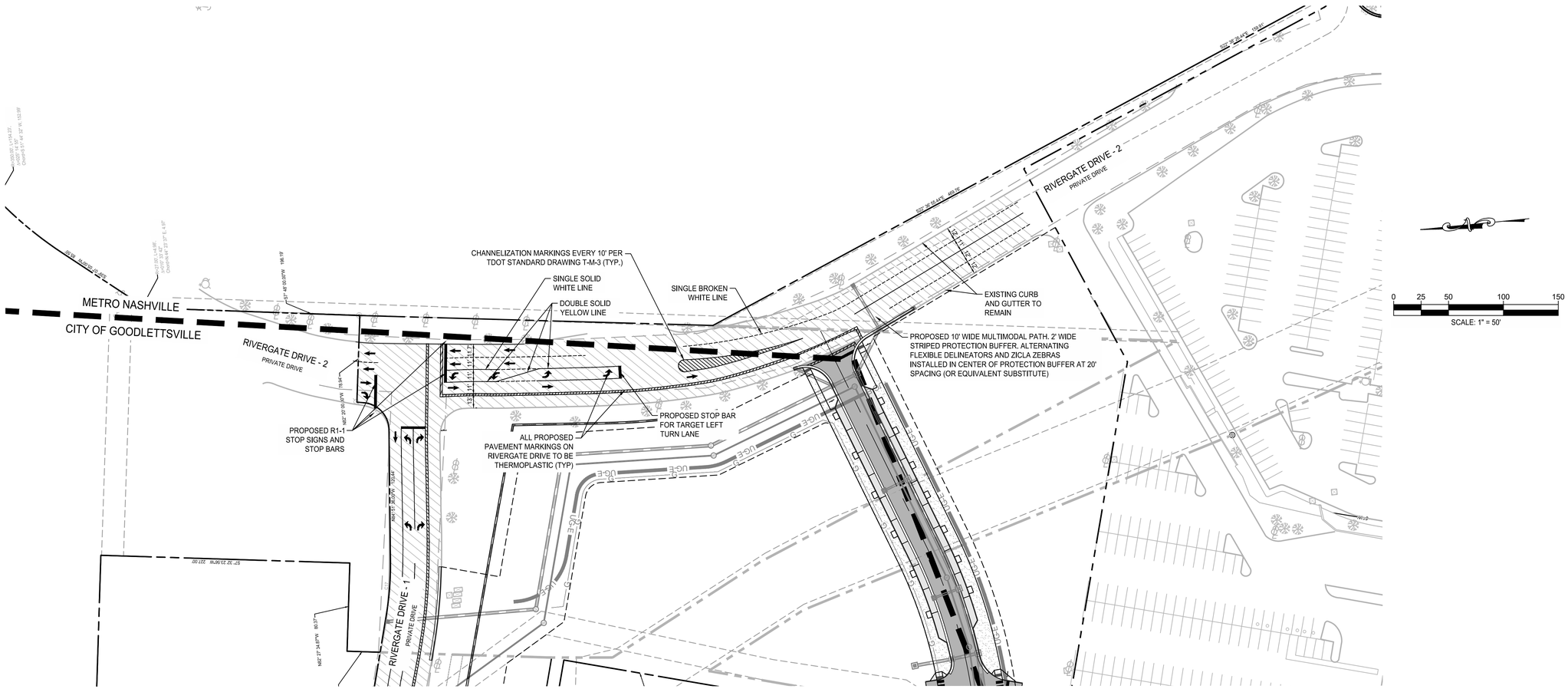
C1.9

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
F:\411 Projects\Davidson\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01 C1.9-10_Site Layout Plan & Profiles.dwg

PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- MILL & OVERLAY EXISTING ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE



Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHELLEN C. HUDSON
No. 129853
AGRICULTURE
STATE OF TENNESSEE
6/26/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	08/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

EXISTING RIVERGATE DRIVE-2 PLAN

C1.10

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
Plotted by: Chellen Hudson
P:\1411 Rivergate Parkway\01 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C1.9-.10_Site Layout Plan & Profiles.dwg

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHELLEM RAO
Licensed
PROFESSIONAL ENGINEER
AGRICULTURE
No. 109853
STATE OF TENNESSEE
6/06/2026

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2026	PERMIT SET

FIRE ACCESS PLAN

C1.11

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
C:\Users\CHellem\Desktop\1411-01 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C1.11_Fire Code Compliance Plan.dwg

AS-BUILT NOTE:

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE AND OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT AND FILL IN THE FLOODPLAIN
- SINKHOLE OPERATIONS
- BIORETENTION PONDS

THE ENGINEER SHALL CONTACT THE STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION:

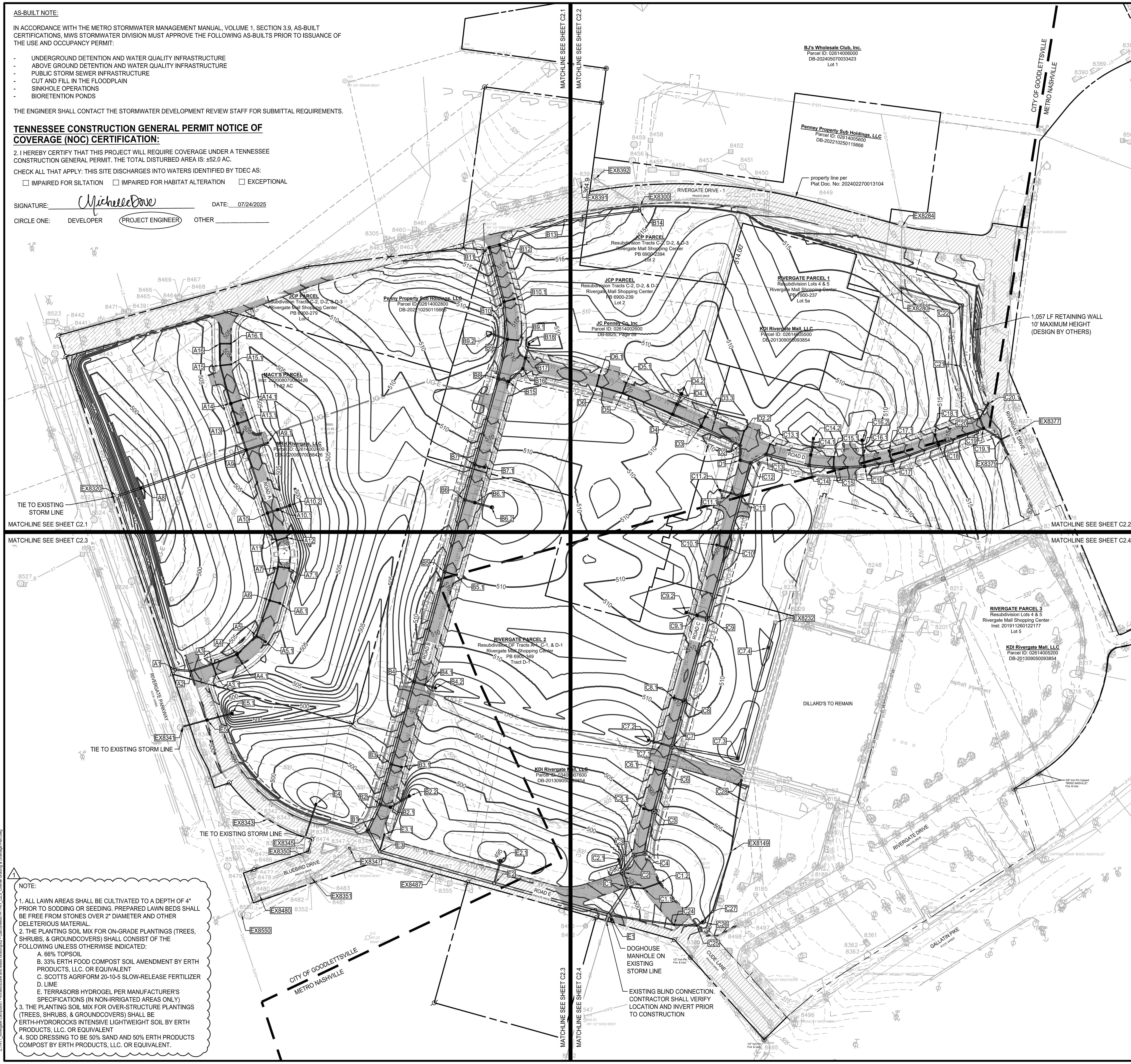
2. I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ±52.0 AC.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

☐ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

SIGNATURE: Michelle Dove DATE: 07/24/2025

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER ________



△1 NOTE:

1. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING OR SEEDING. PREPARED LAWN BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
2. THE PLANTING SOIL MIX FOR ON-GRADE PLANTINGS (TREES, SHRUBS, & GROUNDCOVERS) SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE INDICATED:
   - A. 66% TOPSOIL
   - B. 33% ERTH FOOD COMPOST SOIL AMENDMENT BY ERTH PRODUCTS, LLC. OR EQUIVALENT
   - C. SCOTTS AGRIFORM 20-10-5 SLOW-RELEASE FERTILIZER
   - D. LIME
   - E. TERRASORB HYDROGEL PER MANUFACTURER'S SPECIFICATIONS (IN NON-IRRIGATED AREAS ONLY)
3. THE PLANTING SOIL MIX FOR OVER-STRUCTURE PLANTINGS (TREES, SHRUBS, & GROUNDCOVERS) SHALL BE ERTH-HYDROROCKS INTENSIVE LIGHTWEIGHT SOIL BY ERTH PRODUCTS, LLC. OR EQUIVALENT
4. SOD DRESSING TO BE 50% SAND AND 50% ERTH PRODUCTS COMPOST BY ERTH PRODUCTS, LLC. OR EQUIVALENT.

Wednesday, July 23, 2025
Z:\1411_Rivergate Campus\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C2.0_Overall Grading & Drainage Plan.dwg

GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS OTHERWISE SPECIFIED BY NDOT, MWS, OR CITY OF GOODLETTSVILLE.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE ENGINEER OR LANDSCAPE ARCHITECT OF RECORD.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. WHERE THE SITE FALLS UNDER METRO NASHVILLE JURISDICTION: GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
10. WHERE THE SITE FALLS UNDER CITY OF GOODLETTSVILLE JURISDICTION: GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY THE CITY OF GOODLETTSVILLE, AND THE LAND DISTURBANCE PERMIT HAS BEEN ISSUED.
11. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL INSPECTOR(S).
12. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
13. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE SITE EROSION CONTROL INSPECTOR(S), THEY MAY BE REMOVED.
14. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
15. IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO STORMWATER BMP CP-10 AND CP-13 AND THE TDEC EROSION CONTROL HANDBOOK. CONTRACTOR SHALL COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
16. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED FROM ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
17. CONTRACTOR SHALL CONTACT ENGINEER OF RECORD PRIOR TO INSTALLATION OF ALL STORMWATER AND UNDERGROUND UTILITY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT IN ORDER TO DETERMINE REQUIRED AS-BUILT INFORMATION.
18. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

LEGEND

Symbol	Description
DW	DOMESTIC WATER SERVICE
G	GAS SERVICE
SAN	SANITARY SEWER SERVICE
OH-E	OVERHEAD ELECTRIC SERVICE
UG-E	UNDERGROUND ELECTRIC SERVICE
	STORM PIPE (SEE PLANS FOR MATERIAL)
562	EXISTING CONTOUR
562	PROPOSED CONTOUR
(S)	SANITARY SEWER MANHOLE
(ST)	STORM SEWER MANHOLE
	CURB INLET
	CATCH BASIN
	NYLOPLAST DRAIN BASIN
	ELECTRIC/COMMUNICATION POLE
XXX.XX / XXX.XX	TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
TW:XXX.XX / BW:XXX.XX	RETAINING WALL: TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
XXX.XX (M.E.F.G.)	MEET EXISTING GRADE
XXX.XX	SPOT ELEVATION
XXX.XX	EXISTING SPOT ELEVATION
XXX.XX (F)	FLUSH SPOT ELEVATION

0 50 100 200 300
SCALE: 1" = 100'

Know what's **below**. **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

△1 FINAL SP: 2025SP-017-002
MWS SWGR: 2025057042

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHELLE M. DOVE, REGISTERED ENGINEER, STATE OF TENNESSEE, No. 129653 — Michelle Dove 07/24/2025

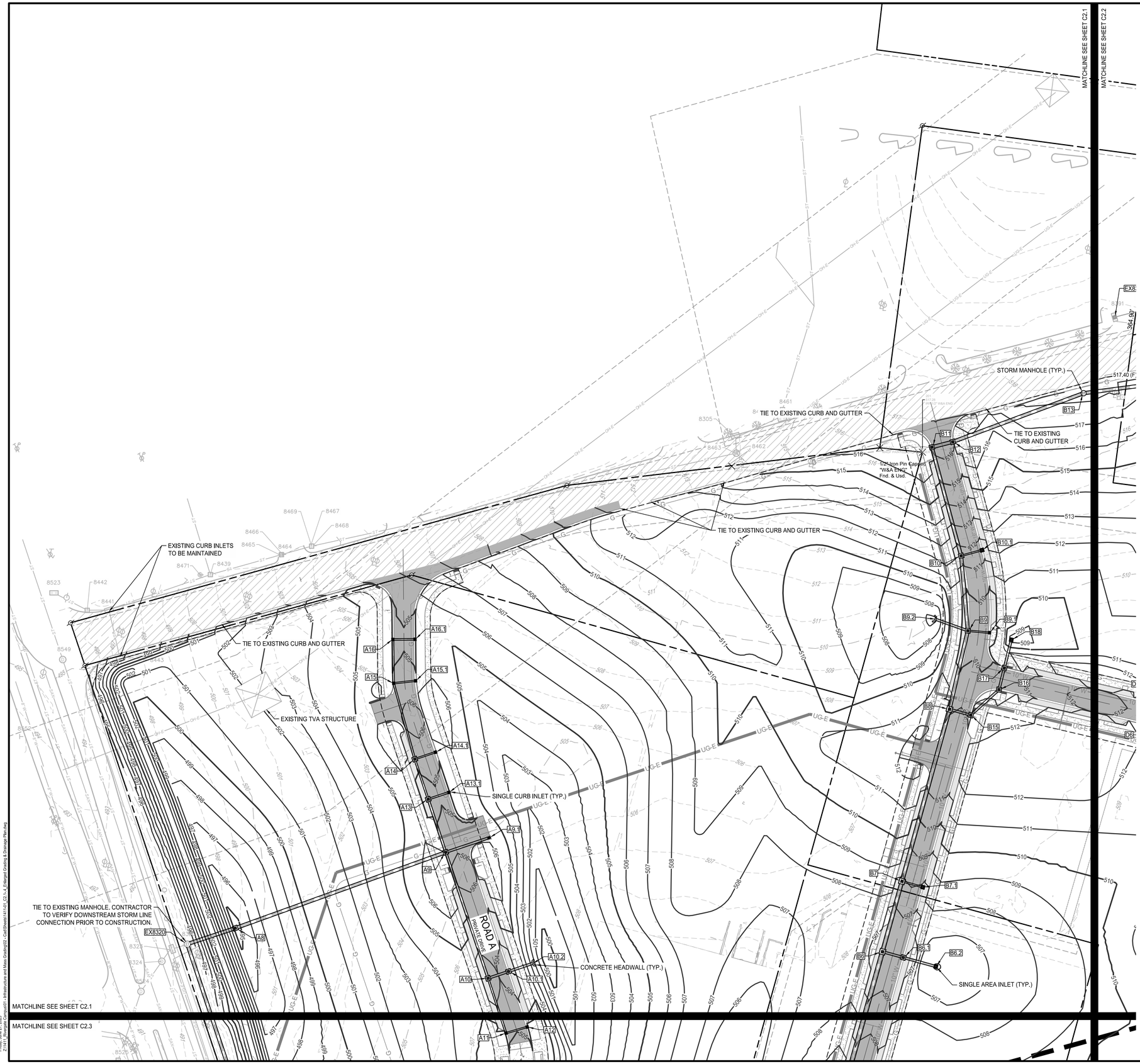
SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET
MMD	07/24/2025	AGENCY COMMENTS

OVERALL GRADING & DRAINAGE PLAN

C2.0

1411-01 RIVERGATE INFRASTRUCTURE PLANS



GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
12. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
13. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
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- XXX.XX (F) — FLUSH SPOT ELEVATION

0 25 50 100 150
SCALE: 1" = 50'

Know what's below. Call before you dig.
SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

ARCHILLEM PAUL SCHNITTKER
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 102853
STATE OF TENNESSEE
6/06/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ENLARGED GRADING & DRAINAGE PLAN

C2.1

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
P:\1411 Rivergate\Design\01 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C2.1-4_Enlarged Grading & Drainage Plan.dwg

MATCHLINE SEE SHEET C2.1

MATCHLINE SEE SHEET C2.2

1/2" Iron Pin Capped
"SEA 1708"
Fnd. & Usd.

1/2" Iron Pin Capped
"SEA 1708"
Fnd. & Usd.

CITY OF GOODLETTSVILLE
METRO NASHVILLE

RIVERGATE DRIVE - 1
PRIVATE DRIVE

ROAD D
PRIVATE DRIVE

RIVERGATE DRIVE - 2
PRIVATE DRIVE

TIE EXISTING STRUCTURE TO PROPOSED STORM LINE. CONTRACTOR SHALL VERIFY PIPE INVERT ELEVATIONS AND CONDITION PRIOR TO MODIFICATION OF RETAINING WALL.

TIE EXISTING STRUCTURE TO PROPOSED STORM LINE. CONTRACTOR SHALL VERIFY PIPE CONDITION PRIOR TO CONSTRUCTION OF RETAINING WALL.

TIE EXISTING STRUCTURE TO PROPOSED STORM LINE. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF STRUCTURE PRIOR TO CONSTRUCTION.

TIE EXISTING STRUCTURE TO PROPOSED STORM LINE. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF STRUCTURE PRIOR TO CONSTRUCTION.

1,057 LF RETAINING WALL
10' MAXIMUM HEIGHT
(DESIGN BY OTHERS)

STORM MANHOLE (TYP.)

SINGLE AREA INLET (TYP.)

SINGLE CURB INLET (TYP.)

TW:518.80
BW:517.40

517.40 (F)

TW:520.00
BW:515.50

TW:520.80
BW:514.50

TW:521.60
BW:513.81

TW:522.90
BW:513.10

TW:523.80
BW:513.80

TW:524.70
BW:514.70

TW:525.20
BW:516.20

TW:525.70
BW:515.70

TW:527.50
BW:519.80

TW:521.40
BW:519.26

518.60 (F)

364.00'

314.00'

EX8391 EX8392 EX8300 EX8284 EX8280 EX8377 EX8379

B13 B14

D1 D2 D2.2 D3 D3.3 D4 D4.1 D4.2 D5 D5.1 D6 D6.1

C10 C10.1 C11 C11.1 C11.2 C12 C13 C13.1 C14 C14.1 C14.2 C15 C15.1 C16 C16.1 C16.2 C17 C17.1 C18 C18.1 C19 C19.1 C20 C20.1 C21 C22

MATCHLINE SEE SHEET C2.2

MATCHLINE SEE SHEET C2.4

0 25 50 100 150
SCALE: 1" = 50'

GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
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4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
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Know what's **below.**
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FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHELLEM DOUGLAS CHOI
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
No. 109853
STATE OF TENNESSEE
6/06/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ENLARGED GRADING & DRAINAGE PLAN

C2.2

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
P:\Projects\1411-01 Rivergate\1411-01 Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01 C2-1-4_Enlarged Grading & Drainage Plan.dwg

MATCHLINE SEE SHEET C2.1

MATCHLINE SEE SHEET C2.3

RIVERGATE PARKWAY
R.O.W. VARIES

ROAD B
PRIVATE DRIVE

ROAD E
PRIVATE DRIVE

BLUEBIRD DRIVE
PRIVATE DRIVE

TIE TO EXISTING STORM STRUCTURE

SINGLE AREA INLET (TYP.)

TIE TO EXISTING STORM STRUCTURE

1/2" Iron Pin Fnd. & Usd.

Fnd. @ 127.50'

SINGLE CURB INLET (TYP.)

CONCRETE HEADWALL (TYP.)

STORM MANHOLE (TYP.)

EXISTING GRATE TO BE REPLACED WITH SOLID COVER

CITY OF GOODLETTSVILLE
METRO NASHVILLE

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.4

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0 25 50 100 150
SCALE: 1" = 50'

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHELLEM KOTHA
REGISTERED
AGRICULTURE
No. 129853
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ENLARGED GRADING & DRAINAGE PLAN

C2.3

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Plotted: June 27, 2025
P:\1411 Rivergate Parkwood\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01- C2.1-4_Enlarged Grading & Drainage Plan.dwg

MATCHLINE SEE SHEET C2.2

MATCHLINE SEE SHEET C2.4

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.4

ROAD C
PRIVATE DRIVE

SINGLE AREA INLET (TYP.)

SINGLE CURB INLET (TYP.)

DILLARD'S TO REMAIN

TIE EXISTING STORM MANHOLE TO PROPOSED STORM SYSTEM

TIE TO EXISTING PAVEMENT

TIE EXISTING STORM LINE TO PROPOSED MANHOLE

STORM MANHOLE (TYP.)

TRANSITION CURB TO FLUSH AT PROPERTY LINE

TIE EXISTING STORM STRUCTURE TO PROPOSED STORM LINES

TIE TO EXISTING CURB AND GUTTER

EXISTING BLIND CONNECTION. CONTRACTOR TO VERIFY LOCATION AND PIPE ELEVATION PRIOR TO CONSTRUCTION.

1/2" Iron Pin Fnd. & Usd.

5/8" Iron Pin Capped "BWSC NASVILLE" Fnd. & Usd.

RIVERGATE DRIVE
PRIVATE DRIVE

CUDE LANE
PRIVATE DRIVE

GALLATIN PIKE
R.O.W. VARIES

0 25 50 100 150
SCALE: 1" = 50'

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MICHELLE K. MCCULLOUGH
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 109853
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
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ENLARGED GRADING & DRAINAGE PLAN

C2.4

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
P:\11 Projects\1411-01 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C3.1-4_Enlarged Grading & Drainage Plan.dwg

STRUCTURE TABLE

STRUCTURE	TYPE	T.C.	PIPE IN : I.E.	PIPE OUT : I.E.
A1	60 INCH MWS MANHOLE (36" MAX PIPE)	496.90	A2-A1 - 30" RCP (E) : 490.90	A1-EX8320 - 36" RCP (N) : 490.40
A2	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	502.86	A3-A2 - 24" RCP (E) : 495.10	A2-A1 - 30" RCP (W) : 492.80
A3	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	503.57	A4-A3 - 18" RCP (E) : 495.76 A3.1-A3 - 18" RCP (S) : 497.65	A3-A2 - 24" RCP (W) : 495.66
A3.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	503.57		A3.1-A3 - 18" RCP (N) : 497.90
A4	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	504.86	A5-A4 - 18" RCP (NE) : 496.44 A4.1-A4 - 15" RCP (SE) : 499.20	A4-A3 - 18" RCP (W) : 496.34
A4.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	504.84		A4.1-A4 - 15" RCP (NW) : 499.50
A5	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	504.78	A6-A5 - 18" RCP (N) : 497.14 A5.1-A5 - 15" RCP (SE) : 499.40	A5-A4 - 18" RCP (SW) : 497.04
A5.1	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	504.80		A5.1-A5 - 15" RCP (NW) : 500.40
A6	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	503.43	A7-A6 - 18" RCP (N) : 498.08 A6.1-A6 - 15" RCP (E) : 498.75	A6-A5 - 18" RCP (S) : 497.98
A6.1	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	503.43		A6.1-A6 - 15" RCP (W) : 499.00
A7	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	504.67	A7.1-A7 - 15" RCP (E) : 498.95	A7-A6 - 18" RCP (S) : 498.85
A7.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	504.66		A7.1-A7 - 15" RCP (W) : 499.20
A8	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	494.50	A9-A8 - 36" RCP (E) : 489.30	A8-EX8320 - 36" RCP (W) : 489.20
A9	TDOT D-CB-12SB CATCH BASIN (36" MAX PIPE)	505.57	A13-A9 - 24" RCP (N) : 495.90 A10-A9 - 24" RCP (S) : 495.00 A9.1-A9 - 24" RCP (E) : 496.40	A9-A8 - 36" RCP (W) : 494.90
A9.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	505.30		A9.1-A9 - 24" RCP (W) : 497.00
A10	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	503.70	A11-A10 - 18" RCP (S) : 497.90 A10.1-A10 - 24" RCP (E) : 496.66	A10-A9 - 24" RCP (N) : 496.56
A10.1	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	503.70	A10.2-A10.1 - 24" RCP (E) : 497.00	A10.1-A10 - 24" RCP (W) : 496.90
A10.2	24 INCH WINGED HEADWALL			A10.2-A10.1 - 24" RCP (W) : 498.80
A11	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	504.64	A12-A11 - 15" RCP (E) : 498.96	A11-A10 - 18" RCP (N) : 498.86
A12	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	504.63		A12-A11 - 15" RCP (W) : 499.20
A13	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	504.65	A14-A13 - 18" RCP (N) : 496.63 A13.1-A13 - 18" RCP (E) : 498.70	A13-A9 - 24" RCP (S) : 496.53
A13.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	504.63		A13.1-A13 - 18" RCP (W) : 499.00
A14	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	505.29	A15-A14 - 18" RCP (N) : 497.20 A14.1-A14 - 15" RCP (E) : 499.50	A14-A13 - 18" RCP (S) : 497.10
A14.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	505.27		A14.1-A14 - 15" RCP (W) : 499.90
A15	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	505.27	A16-A15 - 18" RCP (N) : 498.17 A15.1-A15 - 15" RCP (E) : 499.50	A15-A14 - 18" RCP (S) : 498.07
A15.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	505.26		A15.1-A15 - 15" RCP (W) : 499.90
A16	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	504.62	A16.1-A16 - 18" RCP (E) : 498.76	A16-A15 - 18" RCP (S) : 498.66
A16.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	504.62		A16.1-A16 - 18" RCP (W) : 499.00
B1	TDOT D-CB-12SC CATCH BASIN (48" MAX PIPE)	497.08	B2-B1 - 48" RCP (NE) : 482.70	B1-E3 - 48" RCP (SE) : 482.60
B2	TDOT D-CB-42SC CATCH BASIN (48" MAX PIPE)	498.59	B3-B2 - 48" RCP (N) : 483.43 B2.1-B2 - 24" RCP (E) : 486.50	B2-B1 - 48" RCP (SW) : 483.33
B2.1	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	498.60	B2.2-B2.1 - 24" RCP (NE) : 488.00	B2.1-B2 - 24" RCP (W) : 486.90
B2.2	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	496.33		B2.2-B2.1 - 24" RCP (SW) : 489.50
B3	TDOT D-CB-42SC CATCH BASIN (48" MAX PIPE)	501.19	B4-B3 - 48" RCP (N) : 484.46 B3.1-B3 - 15" RCP (E) : 495.60	B3-B2 - 48" RCP (S) : 484.36
B3.1	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	501.19		B3.1-B3 - 15" RCP (W) : 496.70
B4	TDOT D-CB-12SC CATCH BASIN (48" MAX PIPE)	506.50	B5-B4 - 48" RCP (N) : 486.46 B4.1-B4 - 24" RCP (E) : 498.80	B4-B3 - 48" RCP (S) : 486.36
B4.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	506.50	B4.2-B4.1 - 24" RCP (E) : 499.20	B4.1-B4 - 24" RCP (W) : 499.10
B4.2	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	505.30		B4.2-B4.1 - 24" RCP (W) : 499.50
B5	TDOT D-CB-12SC CATCH BASIN (48" MAX PIPE)	509.17	B6-B5 - 48" RCP (N) : 489.10 B5.1-B5 - 15" RCP (E) : 504.40	B5-B4 - 48" RCP (S) : 489.00
B5.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	509.17		B5.1-B5 - 15" RCP (W) : 504.70

STRUCTURE TABLE

STRUCTURE	TYPE	T.C.	PIPE IN : I.E.	PIPE OUT : I.E.
B6	TDOT D-CB-42SC CATCH BASIN (48" MAX PIPE)	506.21	B7-B6 - 42" RCP (N) : 491.26 B6.1-B6 - 24" RCP (E) : 499.10	B6-B5 - 48" RCP (S) : 490.76
B6.1	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	506.21	B6.2-B6.1 - 24" RCP (E) : 499.50	B6.1-B6 - 24" RCP (W) : 499.40
B6.2	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	505.90		B6.2-B6.1 - 24" RCP (W) : 500.10
B7	TDOT D-CB-42SC CATCH BASIN (48" MAX PIPE)	507.81	B8-B7 - 42" RCP (N) : 495.30 B7.1-B7 - 15" RCP (E) : 502.30	B7-B6 - 42" RCP (S) : 495.20
B7.1	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	507.80		B7.1-B7 - 15" RCP (W) : 503.40
B8	TDOT D-CB-12SC CATCH BASIN (48" MAX PIPE)	510.78	B9-B8 - 36" RCP (N) : 499.50 B15-B8 - 24" RCP (E) : 501.10	B8-B7 - 42" RCP (S) : 499.40
B9	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	509.45	B10-B9 - 36" RCP (N) : 500.50 B9.1-B9 - 15" RCP (E) : 504.10 B9.2-B9 - 24" RCP (W) : 502.70	B9-B8 - 36" RCP (S) : 500.40
B9.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	509.43		B9.1-B9 - 15" RCP (W) : 505.00
B9.2	24 INCH WINGED HEADWALL			B9.2-B9 - 24" RCP (E) : 504.00
B10	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	511.45	B11-B10 - 36" RCP (N) : 502.50 B10.1-B10 - 15" RCP (E) : 506.50	B10-B9 - 36" RCP (S) : 502.40
B10.1	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	511.45		B10.1-B10 - 15" RCP (W) : 507.00
B11	TDOT D-CB-12SB CATCH BASIN (36" MAX PIPE)	516.16	B12-B11 - 36" RCP (E) : 506.59	B11-B10 - 36" RCP (S) : 506.49
B12	TDOT D-CB-12SB CATCH BASIN (36" MAX PIPE)	516.11	B13-B12 - 36" RCP (E) : 506.99	B12-B11 - 36" RCP (W) : 506.89
B13	60 INCH MWS MANHOLE (36" MAX PIPE)	518.38	B14-B13 - 36" RCP (E) : 508.64	B13-B12 - 36" RCP (W) : 508.54
B14	60 INCH MWS MANHOLE (36" MAX PIPE)	515.67	EX8300-B14 - 36" RCP (N) : 510.40	B14-B13 - 36" RCP (W) : 510.30
B15	TDOT D-CB-12SB CATCH BASIN (36" MAX PIPE)	510.78	B16-B15 - 24" RCP (NE) : 501.51	B15-B8 - 24" RCP (W) : 501.41
B16	TDOT D-CB-12SB CATCH BASIN (36" MAX PIPE)	510.25	B17-B16 - 24" RCP (N) : 502.03	B16-B15 - 24" RCP (SW) : 501.93
B17	TDOT D-CB-12SB CATCH BASIN (36" MAX PIPE)	510.19	B18-B17 - 24" RCP (N) : 502.38	B17-B16 - 24" RCP (S) : 502.28
B18	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	508.50		B18-B17 - 24" RCP (S) : 502.70
C1	TDOT D-CB-12SD CATCH BASIN (66" MAX PIPE)	499.40	C1.1-C1 - 18" RCP (E) : 493.25 C2-C1 - 60" RCP (N) : 481.05	C1-E1 - 60" RCP (SW) : 480.95
C1.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	500.15	C1.2-C1.1 - 18" RCP (E) : 494.45	C1.1-C1 - 18" RCP (W) : 494.35
C1.2	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	499.93		C1.2-C1.1 - 18" RCP (W) : 495.20
C2	TDOT D-CB-12SD CATCH BASIN (66" MAX PIPE)	500.17	C3-C2 - 60" RCP (NE) : 481.59 C2.1-C2 - 24" RCP (N) : 491.45	C2-C1 - 60" RCP (S) : 481.49
C2.1	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	497.50		C2.1-C2 - 24" RCP (S) : 491.75
C3	TDOT D-CB-12SD CATCH BASIN (66" MAX PIPE)	501.27	C4-C3 - 60" RCP (E) : 482.27	C3-C2 - 60" RCP (SW) : 482.17
C4	TDOT D-CB-12SD CATCH BASIN (66" MAX PIPE)	501.36	C5-C4 - 60" RCP (N) : 482.68	C4-C3 - 60" RCP (W) : 482.58
C5	TDOT D-CB-42SD CATCH BASIN (66" MAX PIPE)	503.76	C6-C5 - 54" RCP (N) : 483.98 C5.1-C5 - 15" RCP (W) : 498.00	C5-C4 - 60" RCP (S) : 483.88
C5.1	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	503.76		C5.1-C5 - 15" RCP (E) : 499.00
C6	TDOT D-CB-12SD CATCH BASIN (66" MAX PIPE)	505.96	C7-C6 - 54" RCP (N) : 485.00 C6.1-C6 - 15" RCP (W) : 500.10	C6-C5 - 54" RCP (S) : 484.90
C6.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	505.96		C6.1-C6 - 15" RCP (E) : 500.50
C7	TDOT D-CB-12SD CATCH BASIN (66" MAX PIPE)	507.36	C8-C7 - 54" RCP (N) : 486.36 C7.1-C7 - 24" RCP (W) : 499.36 C7.3-C7 - 48" RCP (E) : 490.72	C7-C6 - 54" RCP (S) : 486.26
C7.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	507.36	C7.2-C7.1 - 24" RCP (W) : 499.70	C7.1-C7 - 24" RCP (E) : 499.60
C7.2	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	505.50		C7.2-C7.1 - 24" RCP (E) : 500.00
C7.3	TDOT D-CB-42SC CATCH BASIN (48" MAX PIPE)	505.90	C7.4-C7.3 - 48" RCP (N) : 492.30	C7.3-C7 - 48" RCP (W) : 492.20
C7.4	TDOT D-CB-42SC CATCH BASIN (48" MAX PIPE)	506.30	EX8232-C7.4 - 48" RCP (N) : 495.05	C7.4-C7.3 - 48" RCP (S) : 494.95
C8	TDOT D-CB-42SD CATCH BASIN (66" MAX PIPE)	509.92	C9-C8 - 54" RCP (N) : 487.51 C8.1-C8 - 15" RCP (W) : 504.00	C8-C7 - 54" RCP (S) : 487.41
C8.1	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	509.92		C8.1-C8 - 15" RCP (E) : 505.00
C9	TDOT D-CB-42SD CATCH BASIN (66" MAX PIPE)	508.03	C10-C9 - 48" RCP (N) : 489.52 C9.1-C9 - 24" RCP (W) : 500.11	C9-C8 - 54" RCP (S) : 489.42
C9.1	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	508.03	C9.2-C9.1 - 24" RCP (W) : 500.45	C9.1-C9 - 24" RCP (E) : 500.35

STRUCTURE TABLE

STRUCTURE	TYPE	T.C.	PIPE IN : I.E.	PIPE OUT : I.E.
C9.2	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	507.40		C9.2-C9.1 - 24" RCP (E) : 500.70
C10	TDOT D-CB-42SC CATCH BASIN (48" MAX PIPE)	504.82	C11-C10 - 48" RCP (N) : 491.53 C10.1-C10 - 18" RCP (W) : 499.20	C10-C9 - 48" RCP (S) : 491.43
C10.1	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	504.82		C10.1-C10 - 18" RCP (E) : 500.10
C11	TDOT D-CB-12SC CATCH BASIN (48" MAX PIPE)	506.72	C12-C11 - 48" RCP (N) : 492.82 C11.1-C11 - 24" RCP (W) : 494.00	C11-C10 - 48" RCP (S) : 492.72
C11.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	506.72	C11.2-C11.1 - 24" RCP (W) : 495.60	C11.1-C11 - 24" RCP (E) : 494.90
C11.2	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	506.90		C11.2-C11.1 - 24" RCP (E) : 498.00
C12	TDOT D-CB-12SC CATCH BASIN (48" MAX PIPE)	508.24	C13-C12 - 42" RCP (NE) : 493.68 D1-C12 - 30" RCP (W) : 493.90	C12-C11 - 48" RCP (S) : 493.58
C13	TDOT D-CB-12SC CATCH BASIN (48" MAX PIPE)	508.30	C14-C13 - 42" RCP (E) : 494.17 C13.1-C13 - 15" RCP (N) : 502.40	C13-C12 - 42" RCP (SW) : 494.07
C13.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	508.10		C13.1-C13 - 15" RCP (S) : 502.70
C14	TDOT D-CB-42SC CATCH BASIN (48" MAX PIPE)	506.17	C15-C14 - 42" RCP (E) : 495.26 C14.1-C14 - 24" RCP (N) : 495.80	C14-C13 - 42" RCP (W) : 495.16
C14.1	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	506.17	C14.2-C14.1 - 24" RCP (N) : 499.30	C14.1-C14 - 24" RCP (S) : 496.75
C14.2	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	505.08		C14.2-C14.1 - 24" RCP (S) : 499.85
C15	TDOT D-CB-12SC CATCH BASIN (48" MAX PIPE)	507.04	C16-C15 - 36" RCP (E) : 495.90 C15.1-C15 - 15" RCP (N) : 496.80	C15-C14 - 42" RCP (W) : 495.80
C15.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	507.11		C15.1-C15 - 15" RCP (S) : 497.75
C16	TDOT D-CB-12SB CATCH BASIN (36" MAX PIPE)	509.02	C17-C16 - 30" RCP (E) : 497.76 C16.1-C16 - 24" RCP (N) : 496.70	C16-C15 - 36" RCP (W) : 496.60
C16.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	509.02	C16.2-C16.1 - 24" RCP (N) : 500.10	C16.1-C16 - 24" RCP (S) : 497.00
C16.2	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	507.50		C16.2-C16.1 - 24" RCP (S) : 500.50
C17	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	510.78	C18-C17 - 30" RCP (E) : 498.47 C17.1-C17 - 15" RCP (N) : 505.30	C17-C16 - 30" RCP (W) : 498.37
C17.1	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	510.78		C17.1-C17 - 15" RCP (S) : 506.40
C18	TDOT D-CB-12SB CATCH BASIN (36" MAX PIPE)	513.96	C19-C18 - 30" RCP (E) : 499.67 C18.1-C18 - 15" RCP (N) : 508.60	C18-C17 - 30" RCP (W) : 499.57
C18.1	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	513.96		C18.1-C18 - 15" RCP (S) : 509.50
C19	TDOT D-CB-12SB CATCH BASIN (36" MAX PIPE)	517.04	C20-C19 - 24" RCP (N) : 500.84 C19.1-C19 - 24" RCP (SE) : 510.00	C19-C18 - 30" RCP (W) : 500.74
C19.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	517.88	EX8377-C19.1 - 18" RCP (NE) : 512.00 EX8379-C19.1 - 24" RCP (SE) : 511.70	C19.1-C19 - 24" RCP (NW) : 511.00
C20	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	517.04	C21-C20 - 24" RCP (N) : 501.19 C20.1-C20 - 18" RCP (NE) : 511.20	C20-C19 - 24" RCP (S) : 501.09
C20.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	518.95		C20.1-C20 - 18" RCP (SW) : 513.10
C21	48 INCH MWS MANHOLE (24" MAX PIPE)	517.34	C22-C21 - 24" RCP (N) : 501.91	C21-C20 - 24" RCP (S) : 501.81
C22	48 INCH MWS MANHOLE (24" MAX PIPE)	518.31	C23-C22 - 24" RCP (W) : 502.69	C22-C21 - 24" RCP (S) : 502.59
C24	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	502.17	C25-C24 - 24" RCP (E) : 495.40	C24-E1 - 24" RCP (W) : 495.30
C25	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	503.21	C26-C25 - 24" RCP (NE) : 496.60	C25-C24 - 24" RCP (W) : 496.50
C26	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	502.90	C27-C26 - 18" RCP (NE) : 497.99	C26-C25 - 24" RCP (SW) : 497.89
C27	48 INCH MWS MANHOLE (24" MAX PIPE)	504.36	EX8149-C27 - 18" RCP (N) : 498.40	C27-C26 - 18" RCP (SW) : 498.30
C28	48 INCH MWS MANHOLE (24" MAX PIPE)	507.91		C28-EX8149 - 18" RCP (S) : 501.50
D1	TDOT D-CB-12SB CATCH BASIN (36" MAX PIPE)	508.24	D2-D1 - 30" RCP (N) : 494.60	D1-C12 - 30" RCP (E) : 494.40
D2	TDOT D-CB-12SC CATCH BASIN (48" MAX PIPE)	509.27	D3-D2 - 30" RCP (NW) : 496.54 D2.2-D2 - 15" RCP (N) : 503.70	D2-D1 - 30" RCP (S) : 496.44
D2.2	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	509.59		D2.2-D2 - 15" RCP (S) : 504.10
D3	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	508.90	D4-D3 - 30" RCP (NW) : 497.60 D3.3-D3 - 15" RCP (NE) : 504.16	D3-D2 - 30" RCP (SE) : 497.50
D3.3	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	508.91		D3.3-D3 - 15" RCP (SW) : 504.40
D4	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	507.94	D5-D4 - 18" RCP (NW) : 502.95 D4.1-D4 - 30" RCP (NE) : 498.40	D4-D3 - 30" RCP (SE) : 498.30
D4.1	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	507.94	D4.2-D4.1 - 30" RCP (NE) : 498.74	D4.1-D4 - 30" RCP (SW) : 498.64

Know what's **below.** **Call** before you dig.

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KATHLEEN D. [illegible]
NOTARY PUBLIC
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
No. 109853
6/06/2025
STATE OF TENNESSEE

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

STORM STRUCTURE & PIPE DATA TABLES

C2.5

1411-01 RIVERGATE INFRASTRUCTURE PLANS

STRUCTURE TABLE

STRUCTURE	TYPE	T.C.	PIPE IN : I.E.	PIPE OUT : I.E.
D4.2	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	506.76		D4.2-D4.1 - 30" RCP (SW) : 499.00
D5	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	509.95	D6-D5 - 18" RCP (W) : 504.26 D5.1-D5 - 15" RCP (N) : 504.35	D5-D4 - 18" RCP (SE) : 504.16
D5.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	509.96		D5.1-D5 - 15" RCP (S) : 504.60
D6	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	511.18	D6.1-D6 - 15" RCP (N) : 505.55	D6-D5 - 18" RCP (E) : 505.45
D6.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	511.18		D6.1-D6 - 15" RCP (S) : 505.80
E1	72 INCH MWS MANHOLE (48" MAX PIPE)	496.83	E2-E1 - 54" RCP (W) : 478.00 C1-E1 - 60" RCP (NE) : 480.00 C24-E1 - 24" RCP (E) : 492.50	E1-EX1 - 60" RCP (SW) : 475.74
E2	72 INCH MWS MANHOLE (48" MAX PIPE)	496.81	E3-E2 - 54" RCP (W) : 480.08 E2.1-E2 - 24" RCP (N) : 490.10	E2-E1 - 54" RCP (E) : 479.98
E2.1	24 INCH WINGED HEADWALL			E2.1-E2 - 24" RCP (S) : 490.60
E3	72 INCH MWS MANHOLE (48" MAX PIPE)	495.96	E3.1-E3 - 15" RCP (N) : 491.50 B1-E3 - 48" RCP (NW) : 482.05	E3-E2 - 54" RCP (E) : 481.55
E3.1	TDOT D-CB-12S CATCH BASIN (24" MAX PIPE)	497.32		E3.1-E3 - 15" RCP (S) : 492.30
E4	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	496.50		E4-EX8345 - 18" RCP (S) : 491.88
E5	TDOT D-CB-12SB CATCH BASIN (36" MAX PIPE)	501.43	E5.1-E5 - 18" RCP (E) : 487.90	E5-EX8341 - 18" RCP (W) : 486.00
E5.1	TDOT D-CB-42SB CATCH BASIN (36" MAX PIPE)	496.50		E5.1-E5 - 18" RCP (W) : 488.50
EX1	EX BLIND CONNECTION		E1-EX1 - 60" RCP (NE) : 475.50	EX1-EX8542 - 60" RCP (S) : 474.77
EX8149	EX MH	505.13	C28-EX8149 - 18" RCP (N) : 499.90	EX8149-C27 - 18" RCP (S) : 499.80
EX8232	EX MH	507.90		EX8232-C7.4 - 48" RCP (S) : 496.50
EX8280	EX MH	516.20	EX8284-EX8280 - 24" RCP (N) : 503.60	C23-C22 - 24" RCP (E) : 503.40
EX8284	EX CB	526.00		EX8284-EX8280 - 24" RCP (S) : 520.00
EX8300	EX CB	520.15	EX8392-EX8300 - 18" RCP (NW) : 514.24	EX8300-B14 - 36" RCP (S) : 510.50
EX8320	EX MH	496.66	A8-EX8320 - 36" RCP (E) : 487.60 A1-EX8320 - 36" RCP (S) : 487.50	
EX8341	EX CB	488.19	E5-EX8341 - 18" RCP (E) : 483.10	
EX8343	EX CB	496.41		EX8343-EX8345 - 15" RCP (SE) : 493.10
EX8345	EX CB	494.21	E4-EX8345 - 18" RCP (N) : 491.50 EX8343-EX8345 - 15" RCP (NW) : 491.90	EX8345-EX8350 - 18" RCP (S) : 491.40
EX8347	EX MH	494.97	EX8487-EX8347 - 18" RCP (E) : 490.00	EX8347-EX8351 - 18" RCP (SW) : 490.00
EX8350	EX CB	489.39	EX8345-EX8350 - 18" RCP (N) : 487.60	EX8350-EX8351 - 18" RCP (S) : 487.60
EX8351	EX CB	487.21	EX8350-EX8351 - 18" RCP (N) : 485.50 EX8347-EX8351 - 18" RCP (NE) : 485.00	EX8351-EX8480 - 24" RCP (W) : 484.70
EX8377	EX CB	517.43		EX8377-C19.1 - 18" RCP (SW) : 512.50
EX8379	EX CB	518.24		EX8379-C19.1 - 24" RCP (NW) : 512.40
EX8391	EX CB	520.35		EX8391-EX8392 - 18" RCP (E) : 515.80
EX8392	EX CB	520.95	EX8391-EX8392 - 18" RCP (W) : 515.40	EX8392-EX8300 - 18" RCP (SE) : 515.40
EX8480	EX CB	482.15	EX8351-EX8480 - 24" RCP (E) : 479.90	EX8480-EX8550 - 18" RCP (SW) : 479.40
EX8487	EX CB	495.14		EX8487-EX8347 - 18" RCP (W) : 491.90
EX8542	EX MH	489.04	EX1-EX8542 - 60" RCP (N) : 471.50	
EX8550	EX MH	477.71	EX8480-EX8550 - 18" RCP (NE) : 476.00	

PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
A1-EX8320	RCP	36"	407'	0.71%
A2-A1	RCP	30"	36'	5.23%
A3-A2	RCP	24"	50'	1.13%
A3.1-A3	RCP	18"	25'	1.00%
A4-A3	RCP	18"	58'	1.00%
A4.1-A4	RCP	15"	24'	1.24%
A5-A4	RCP	18"	60'	1.00%
A5.1-A5	RCP	15"	24'	4.12%
A6-A5	RCP	18"	84'	1.00%
A6.1-A6	RCP	15"	24'	1.04%
A7-A6	RCP	18"	77'	1.00%
A7.1-A7	RCP	15"	25'	1.00%
A8-EX8320	RCP	36"	56'	2.85%
A9-A8	RCP	36"	248'	2.25%
A9.1-A9	RCP	24"	51'	1.18%
A10-A9	RCP	24"	148'	1.06%
A10.1-A10	RCP	24"	24'	1.00%
A10.2-A10.1	RCP	24"	29'	6.27%
A11-A10	RCP	18"	64'	1.50%
A12-A11	RCP	15"	24'	1.00%
A13-A9	RCP	24"	62'	1.02%
A13.1-A13	RCP	18"	24'	1.24%
A14-A13	RCP	18"	47'	1.00%
A14.1-A14	RCP	15"	24'	1.65%
A15-A14	RCP	18"	87'	1.00%
A15.1-A15	RCP	15"	24'	1.63%
A16-A15	RCP	18"	49'	1.00%
A16.1-A16	RCP	18"	25'	1.00%
B1-E3	RCP	48"	55'	1.00%
B2-B1	RCP	48"	63'	1.00%
B2.1-B2	RCP	24"	24'	1.67%
B2.2-B2.1	RCP	24"	49'	3.09%
B3-B2	RCP	48"	93'	1.00%
B3.1-B3	RCP	15"	24'	4.56%
B4-B3	RCP	48"	190'	1.00%
B4.1-B4	RCP	24"	25'	1.22%
B4.2-B4.1	RCP	24"	26'	1.17%
B5-B4	RCP	48"	254'	1.00%
B5.1-B5	RCP	15"	24'	1.22%
B6-B5	RCP	48"	166'	1.00%
B6.1-B6	RCP	24"	24'	1.25%
B6.2-B6.1	RCP	24"	37'	1.60%
B7-B6	RCP	42"	81'	4.85%
B7.1-B7	RCP	15"	24'	4.57%
B8-B7	RCP	42"	198'	2.07%
B9-B8	RCP	36"	89'	1.01%
B9.1-B9	RCP	15"	24'	3.71%
B9.2-B9	RCP	24"	38'	3.40%
B10-B9	RCP	36"	84'	2.27%
B10.1-B10	RCP	15"	24'	2.08%

PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
B11-B10	RCP	36"	125'	3.19%
B12-B11	RCP	36"	24'	1.25%
B13-B12	RCP	36"	155'	1.00%
B14-B13	RCP	36"	166'	1.00%
B15-B8	RCP	24"	25'	1.27%
B16-B15	RCP	24"	42'	1.00%
B17-B16	RCP	24"	25'	1.00%
B18-B17	RCP	24"	32'	1.00%
C1-E1	RCP	60"	75'	1.27%
C1.1-C1	RCP	18"	37'	3.00%
C1.2-C1.1	RCP	18"	37'	2.00%
C2-C1	RCP	60"	35'	1.27%
C2.1-C2	RCP	24"	30'	1.00%
C3-C2	RCP	60"	46'	1.27%
C4-C3	RCP	60"	25'	1.27%
C5-C4	RCP	60"	95'	1.27%
C5.1-C5	RCP	15"	24'	4.17%
C6-C5	RCP	54"	92'	1.00%
C6.1-C6	RCP	15"	24'	1.63%
C7-C6	RCP	54"	58'	2.17%
C7.1-C7	RCP	24"	24'	1.00%
C7.2-C7.1	RCP	24"	30'	1.00%
C7.3-C7	RCP	48"	148'	1.00%
C7.4-C7.3	RCP	48"	256'	1.04%
C8-C7	RCP	54"	105'	1.00%
C8.1-C8	RCP	15"	24'	4.17%
C9-C8	RCP	54"	191'	1.00%
C9.1-C9	RCP	24"	24'	1.00%
C9.2-C9.1	RCP	24"	25'	1.00%
C10-C9	RCP	48"	163'	1.17%
C10.1-C10	RCP	18"	24'	3.75%
C11-C10	RCP	48"	119'	1.00%
C11.1-C11	RCP	24"	24'	3.67%
C11.2-C11.1	RCP	24"	26'	9.41%
C12-C11	RCP	48"	76'	1.00%
C13-C12	RCP	42"	39'	1.00%
C13.1-C13	RCP	15"	25'	1.22%
C14-C13	RCP	42"	99'	1.00%
C14.1-C14	RCP	24"	24'	3.96%
C14.2-C14.1	RCP	24"	37'	1.50%
C15-C14	RCP	42"	54'	1.00%
C15.1-C15	RCP	15"	25'	3.82%
C16-C15	RCP	36"	69'	1.01%
C16.1-C16	RCP	24"	25'	1.22%
C16.2-C16.1	RCP	24"	34'	1.16%
C17-C16	RCP	30"	61'	1.00%
C17.1-C17	RCP	15"	24'	4.58%
C18-C17	RCP	30"	110'	1.00%
C18.1-C18	RCP	15"	24'	3.75%
C19-C18	RCP	30"	106'	1.00%

PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
C19.1-C19	RCP	24"	46'	2.18%
C20-C19	RCP	24"	25'	1.00%
C20.1-C20	RCP	18"	37'	5.10%
C21-C20	RCP	24"	123'	0.50%
C22-C21	RCP	24"	136'	0.50%
C23-C22	RCP	24"	142'	0.50%
C24-E1	RCP	24"	147'	1.91%
C25-C24	RCP	24"	51'	2.16%
C26-C25	RCP	24"	15'	8.32%
C27-C26	RCP	18"	31'	1.00%
C28-EX8149	RCP	18"	159'	1.01%
D1-C12	RCP	30"	24'	2.06%
D2-D1	RCP	30"	33'	5.61%
D2.2-D2	RCP	15"	34'	1.19%
D3-D2	RCP	30"	96'	1.00%
D3.3-D3	RCP	15"	24'	1.00%
D4-D3	RCP	30"	69'	1.02%
D4.1-D4	RCP	30"	24'	1.00%
D4.2-D4.1	RCP	30"	26'	1.00%
D5-D4	RCP	18"	121'	1.00%
D5.1-D5	RCP	15"	25'	1.00%
D6-D5	RCP	18"	60'	2.00%
D6.1-D6	RCP	15"	25'	1.00%
E1-EX1	RCP	60"	16'	1.50%
E2-E1	RCP	54"	264'	0.75%
E2.1-E2	RCP	24"	52'	0.97%
E3-E2	RCP	54"	264'	0.56%
E3.1-E3	RCP	15"	39'	2.03%
E4-EX8345	RCP	18"	75'	0.50%
E5-EX8341	RCP	18"	55'	5.25%
E5.1-E5	RCP	18"	58'	1.04%
EX1-EX8542	RCP	60"	327'	1.00%
EX8149-C27	RCP	18"	140'	1.00%
EX8232-C7.4	RCP	48"	58'	2.50%
EX8284-EX8280	RCP	24"	136'	12.10%
EX8300-B14	RCP	36"	10'	1.00%
EX8343-EX8345	RCP	15"	91'	1.32%
EX8345-EX8350	RCP	18"	43'	8.75%
EX8347-EX8351	RCP	18"	107'	4.66%
EX8350-EX8351	RCP	18"	51'	4.10%
EX8351-EX8480	RCP	24"	121'	3.96%
EX8377-C19.1	RCP	18"	46'	1.08%
EX8379-C19.1	RCP	24"	37'	1.91%
EX8391-EX8392	RCP	18"	33'	1.21%
EX8392-EX8300	RCP	18"	116'	1.00%
EX8480-EX8550	RCP	18"	59'	5.77%
EX8487-EX6347	RCP	18"	196'	0.97%

Know what's **below.**
Call before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

WILLEM D. KOK
REGISTERED
LANDSCAPE
ARCHITECT
No. 109853
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

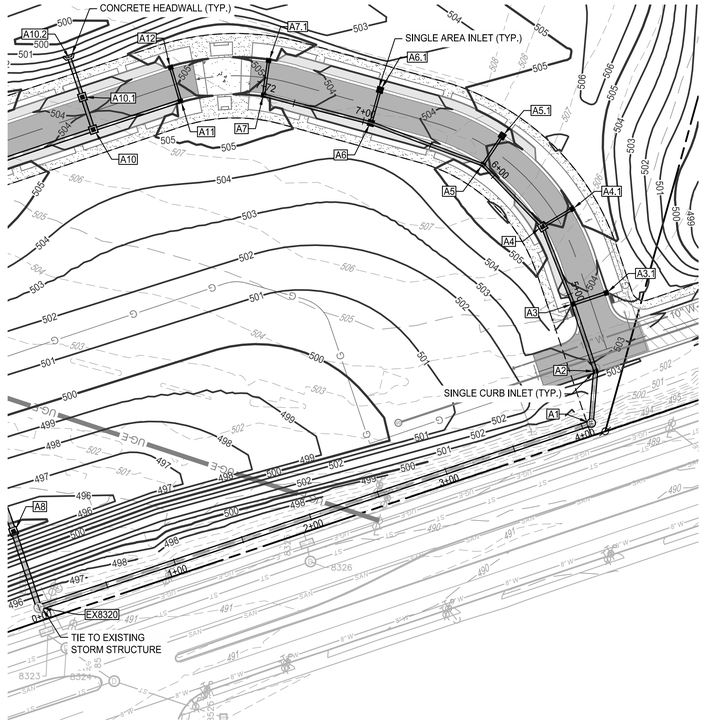
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

STORM STRUCTURE & PIPE DATA TABLES

C2.6

1411-01 RIVERGATE INFRASTRUCTURE PLANS

NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.



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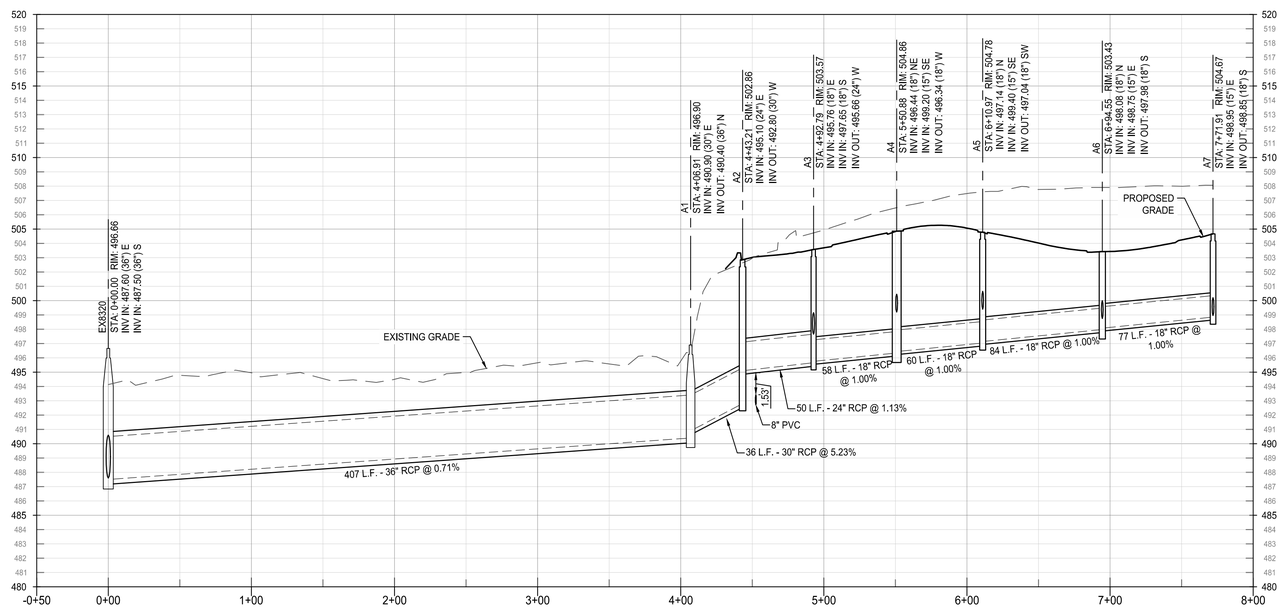

A7-EX8320 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

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2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHELLE D. CHRISTIAN
REGISTERED
AGRICULTURE
No. 109953
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

STORM LINE A PLAN & PROFILES

C2.7

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
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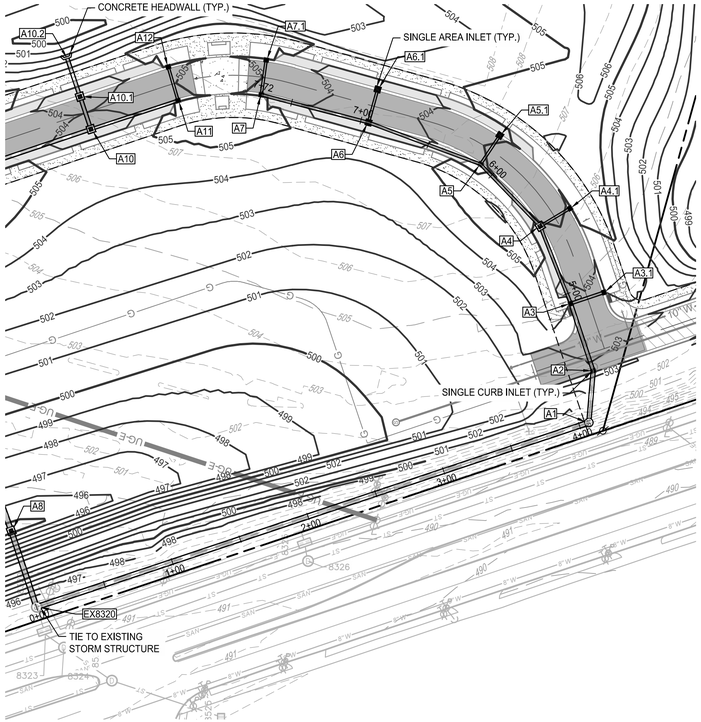

NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.

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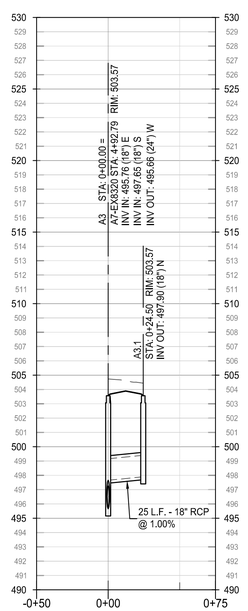

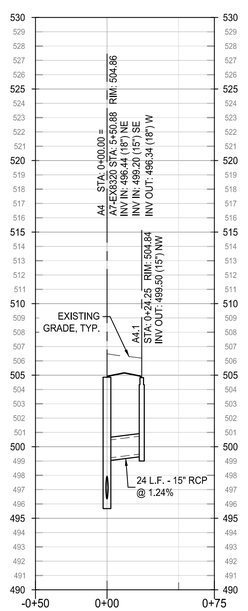

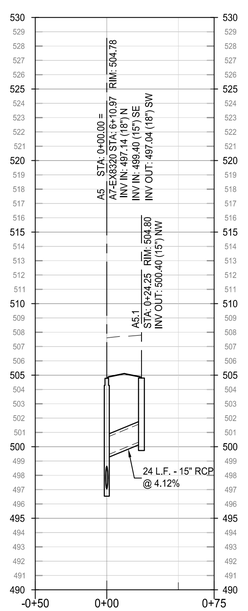

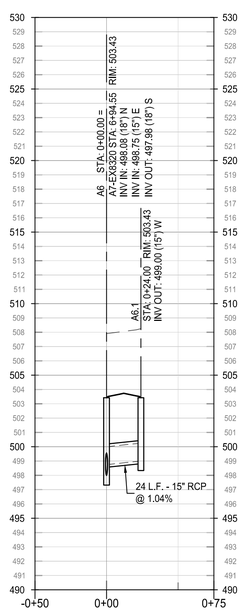

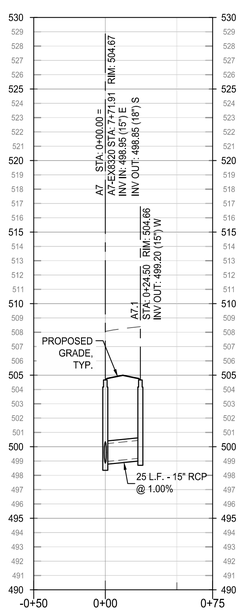

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PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHELLE D. CHRISTMAN
REGISTERED
PROFESSIONAL
ENGINEER
AGRICULTURE
No. 109953
STATE OF TENNESSEE
6/06/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

STORM LINE A PLAN & PROFILES

C2.8

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Plotted: June 27, 2025
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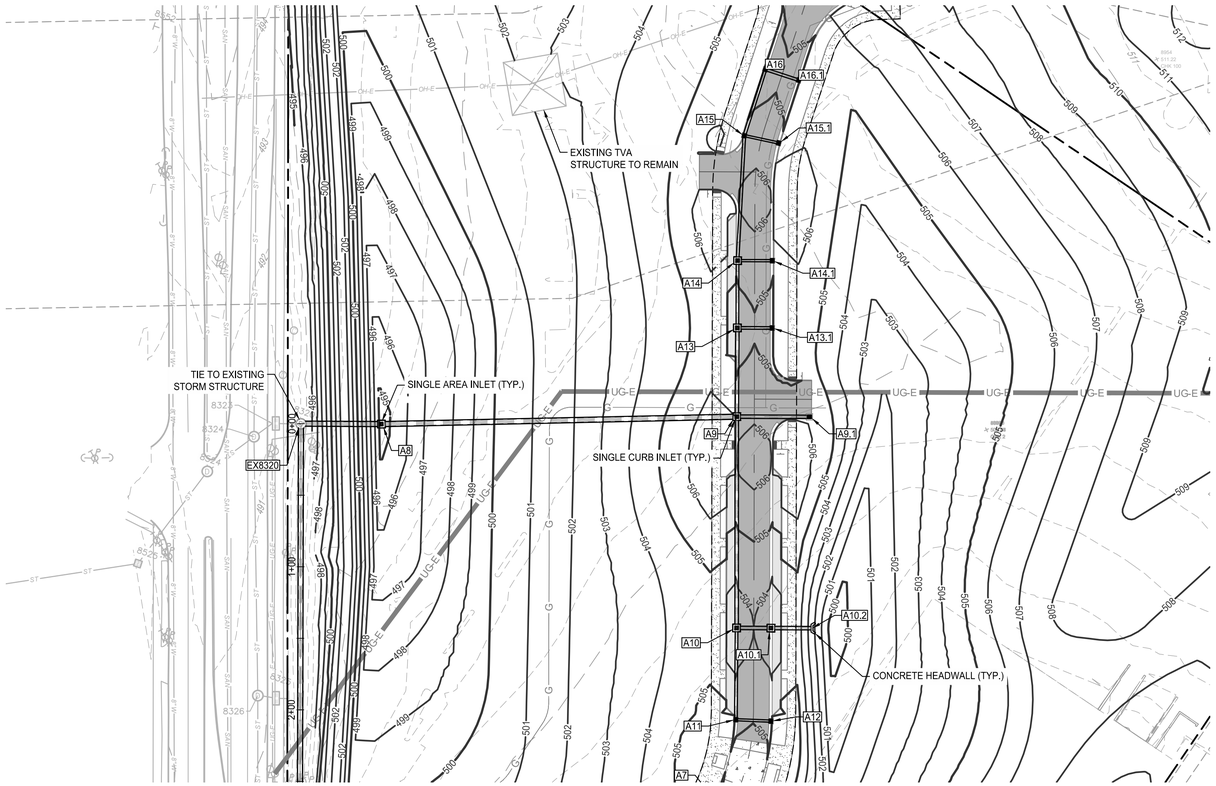

NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.

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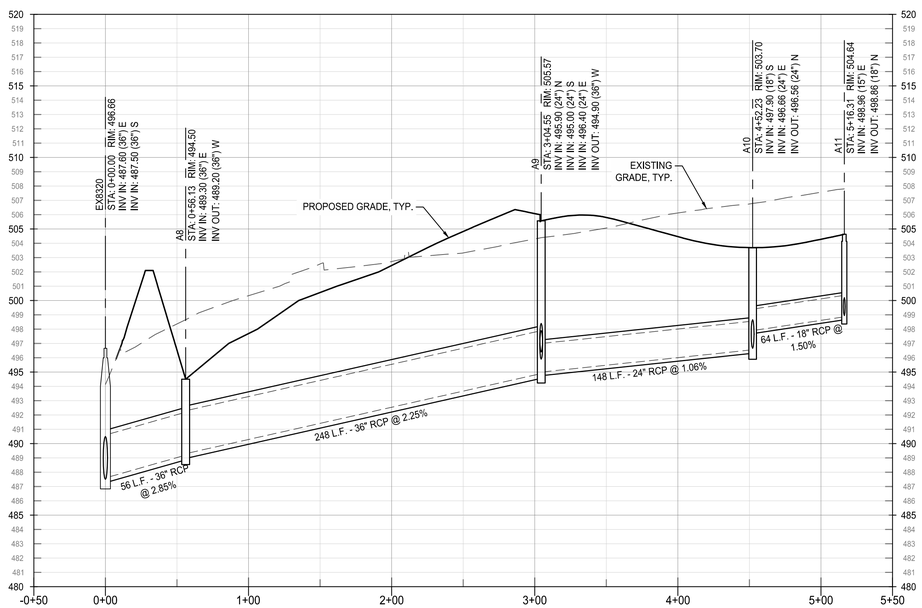
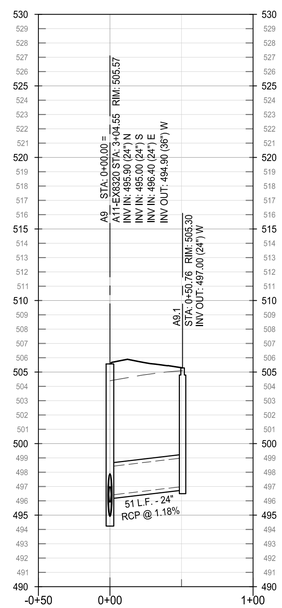
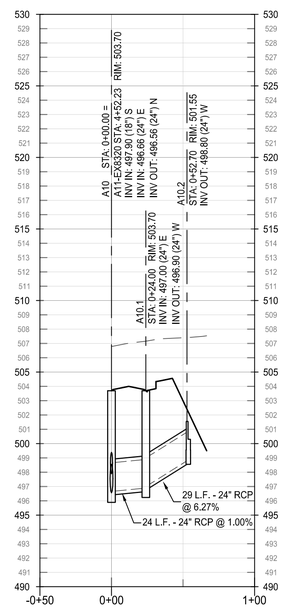
SCALE: 1" = 50'



A11-EX8320 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



A9.1-A9 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



A10.2-A10 PROFILE
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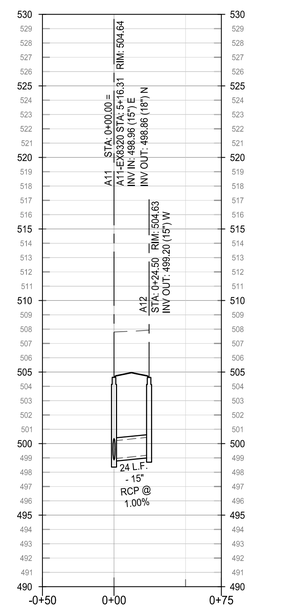
1"=5' VERTICAL



A12-A11 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

Know what's **below.**
Call before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

GUILLEM JOSE MICHELENA
REGISTERED
AGRICULTURE
No. 125853
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

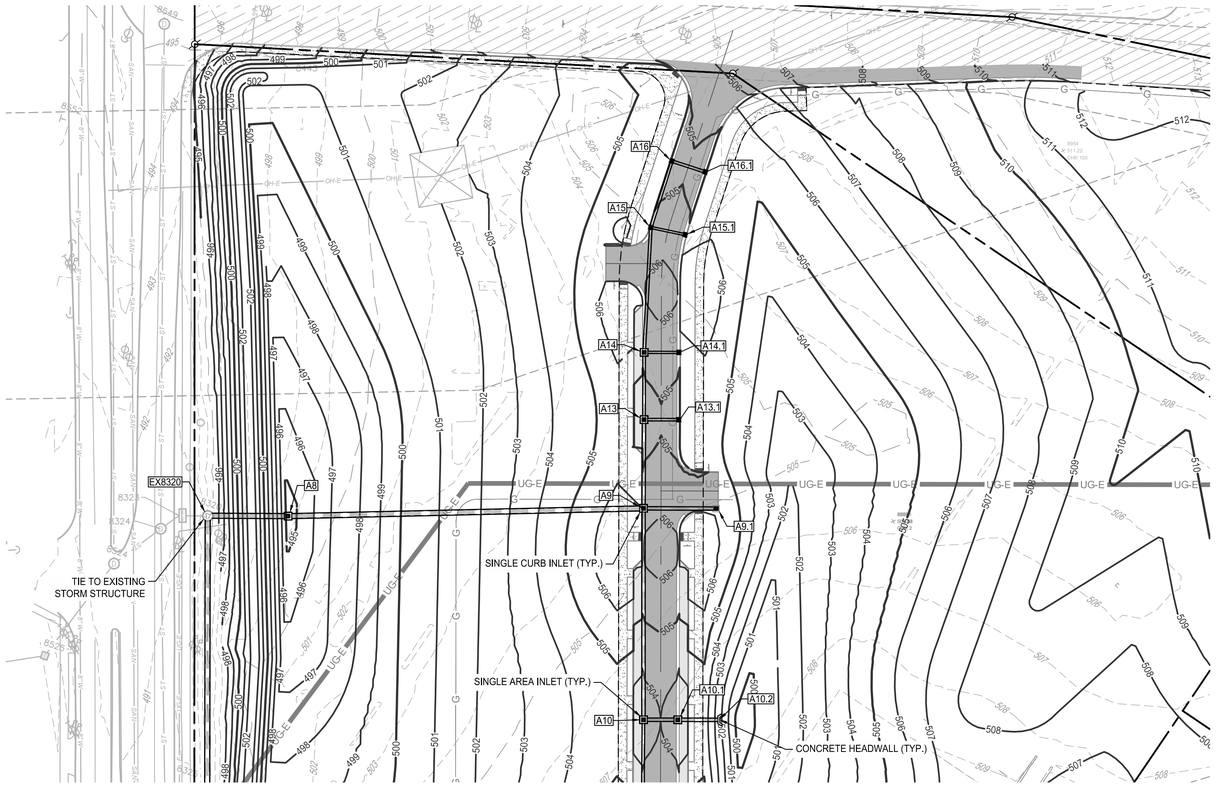
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

STORM LINE A PLAN & PROFILES

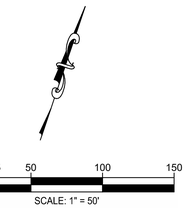
C2.9

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Plotted: Jun 27, 2025
P:\1411 Rivergate Parkway\001 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C2.7-9_Storm Plan & Profiles.dwg

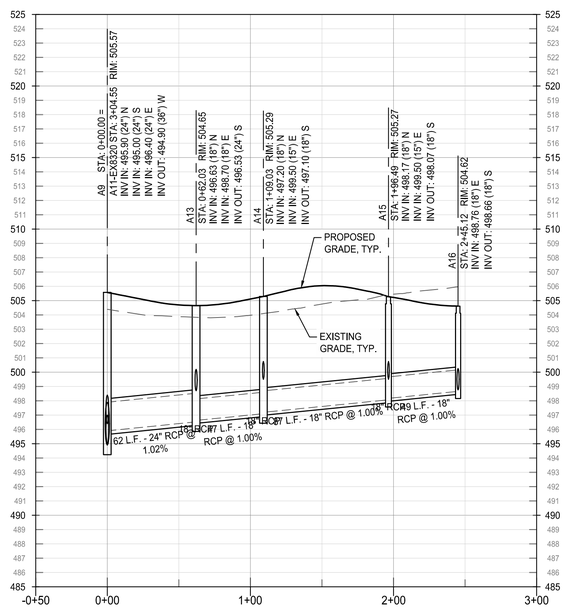


NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.

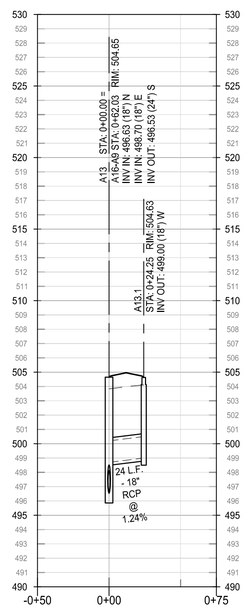


0 25 50 100 150

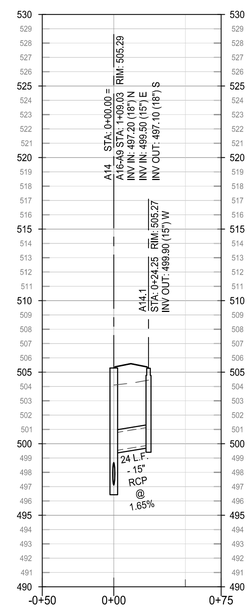
SCALE: 1" = 50'



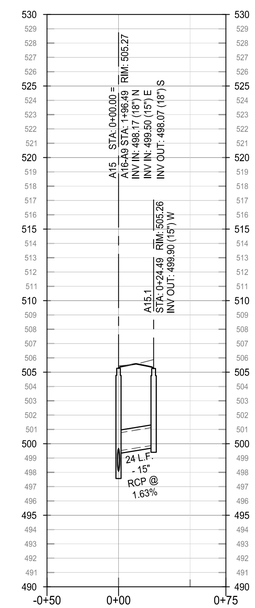
A16-A9 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



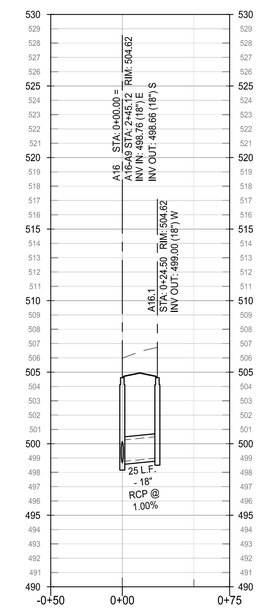
A13.1-A13 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



A14.1-A14 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



A15.1-A15 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



A16.1-A16 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

811 Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

RACHEL M. POPE
REGISTERED
AGRICULTURE
No. 109853
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

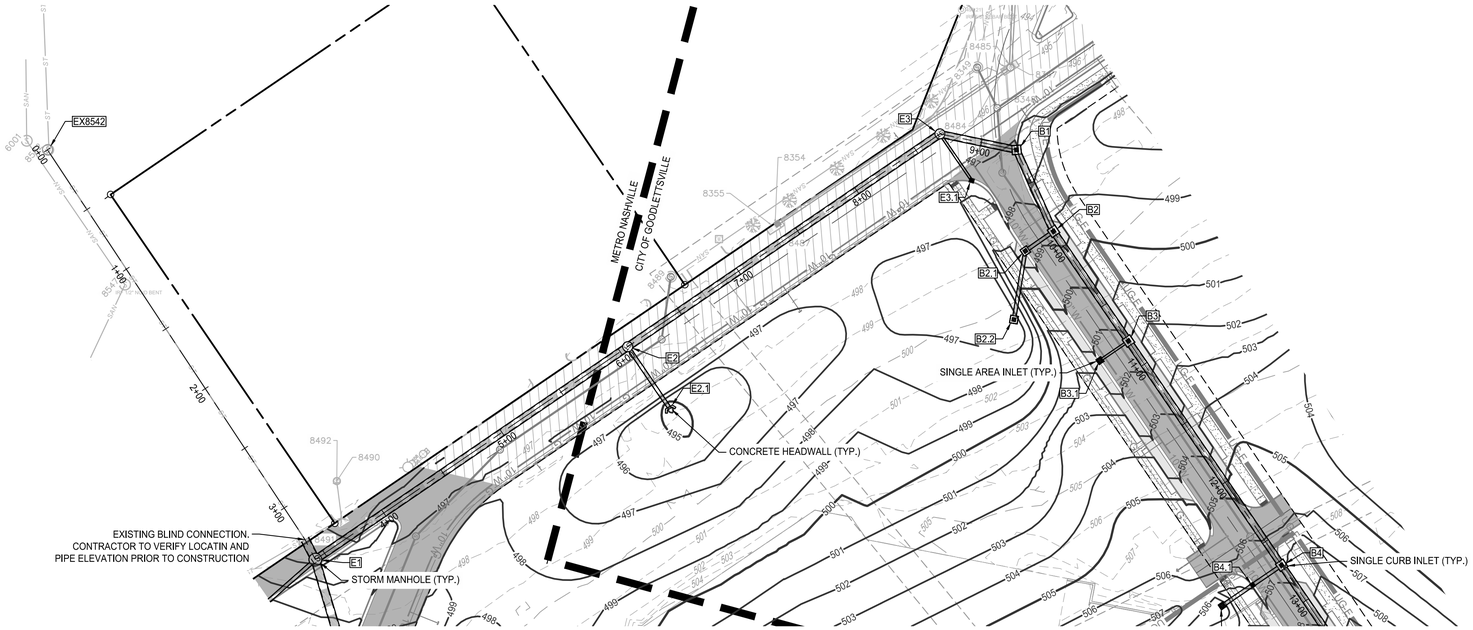
STORM LINE A PLAN & PROFILES

C2.10

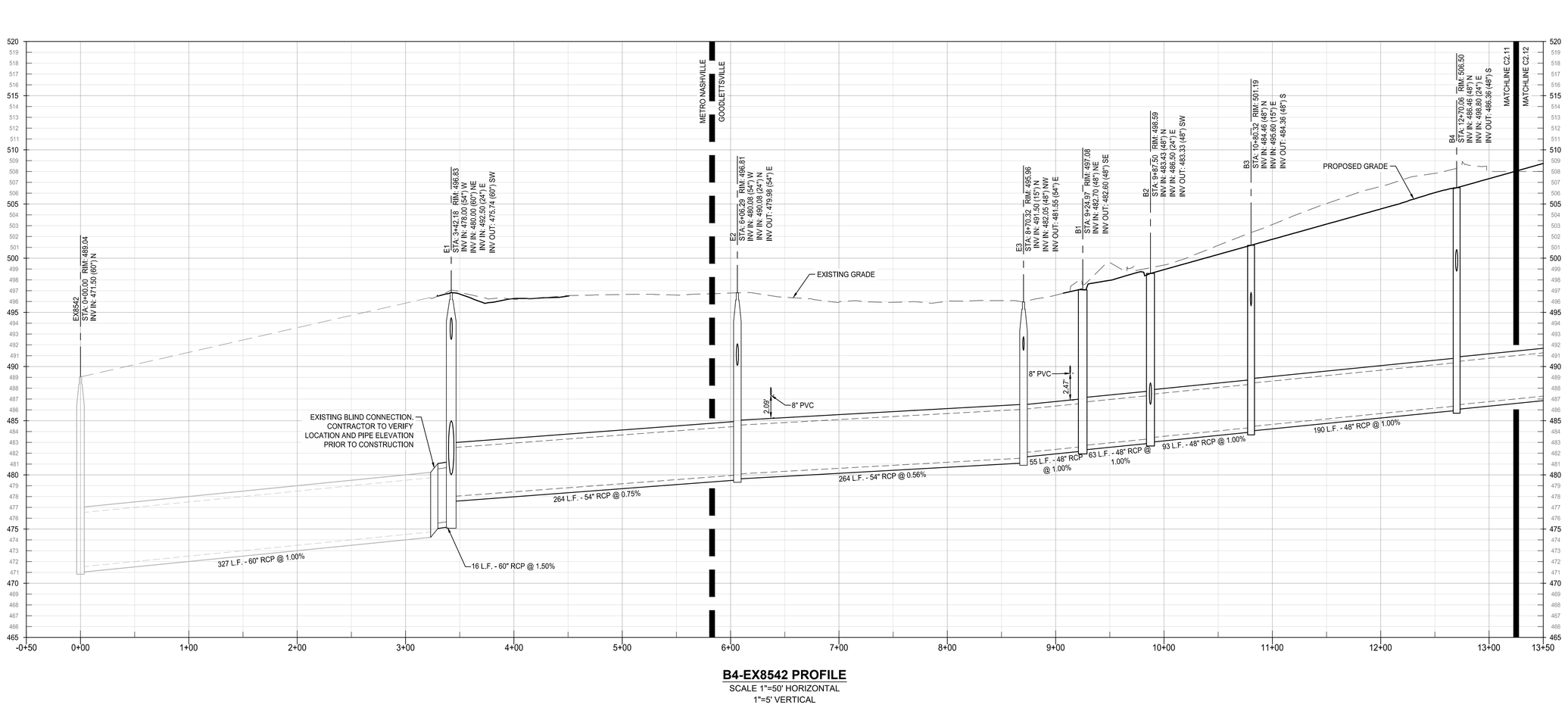
1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
P:\1411 Rivergate\Design\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C2.10-2_Storm Plan & Profiles.dwg

NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.



0 25 50 100 150
SCALE: 1" = 50'



B4-EX8542 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

Know what's below. Call before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

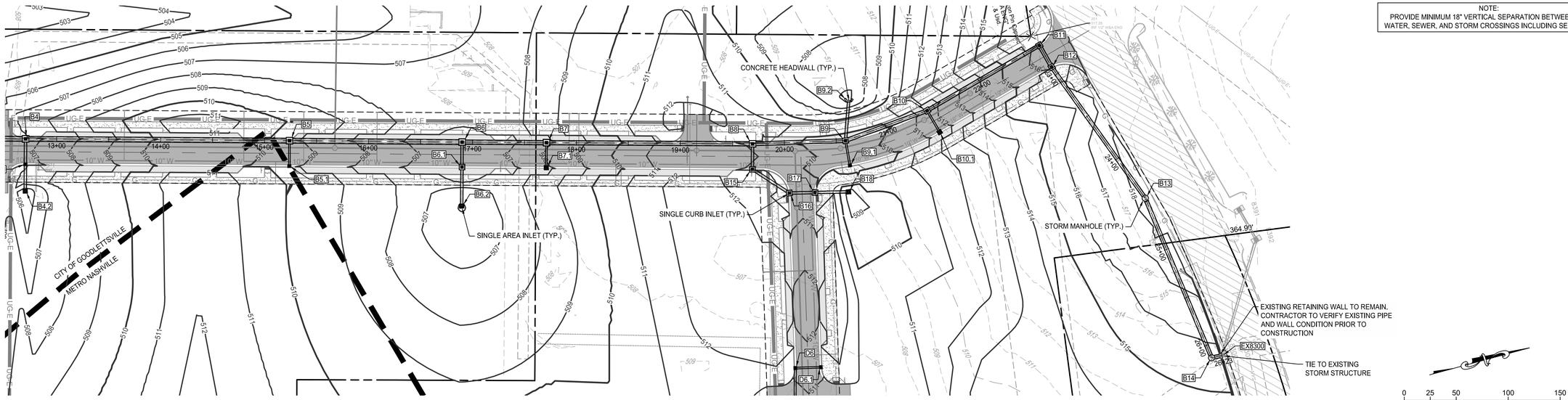
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

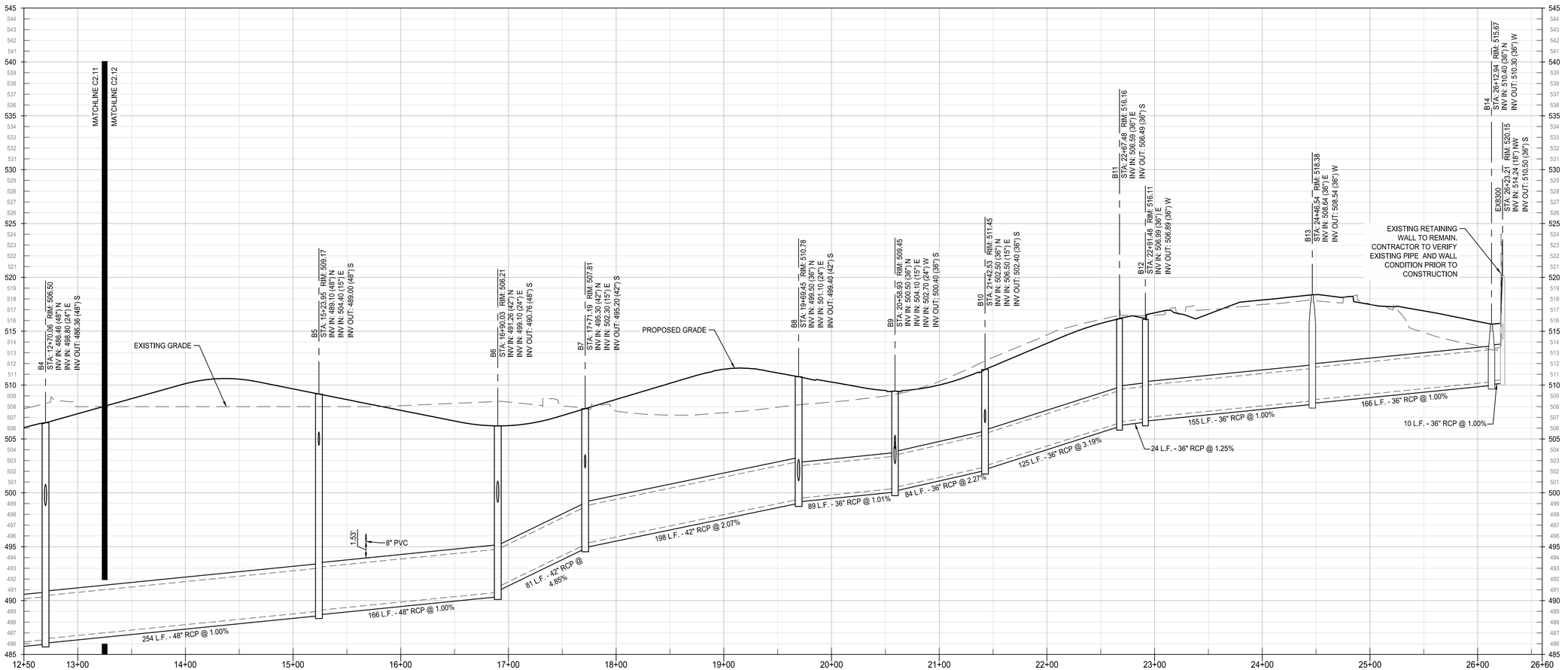
STORM LINE B PLAN & PROFILES

C2.11

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
2:11:11 PM
Z:\1411 Rivergate\Drawings\01 - Infrastructure and Mass Grading\02 - Civil Sheets\1411-01_C2.13-15_Storm Plan & Profiles.dwg





EX8300-B5 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

GUILLERMO ANDRES RICHTTER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 109953
STATE OF TENNESSEE
6/06/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

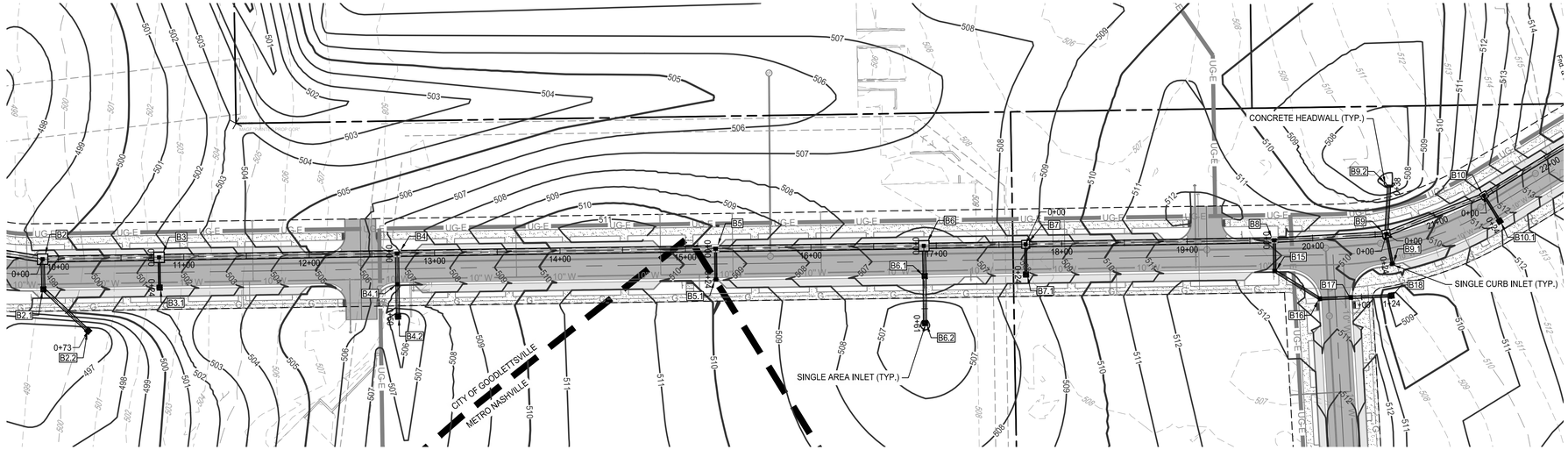
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

STORM LINE B PLAN & PROFILES

C2.12

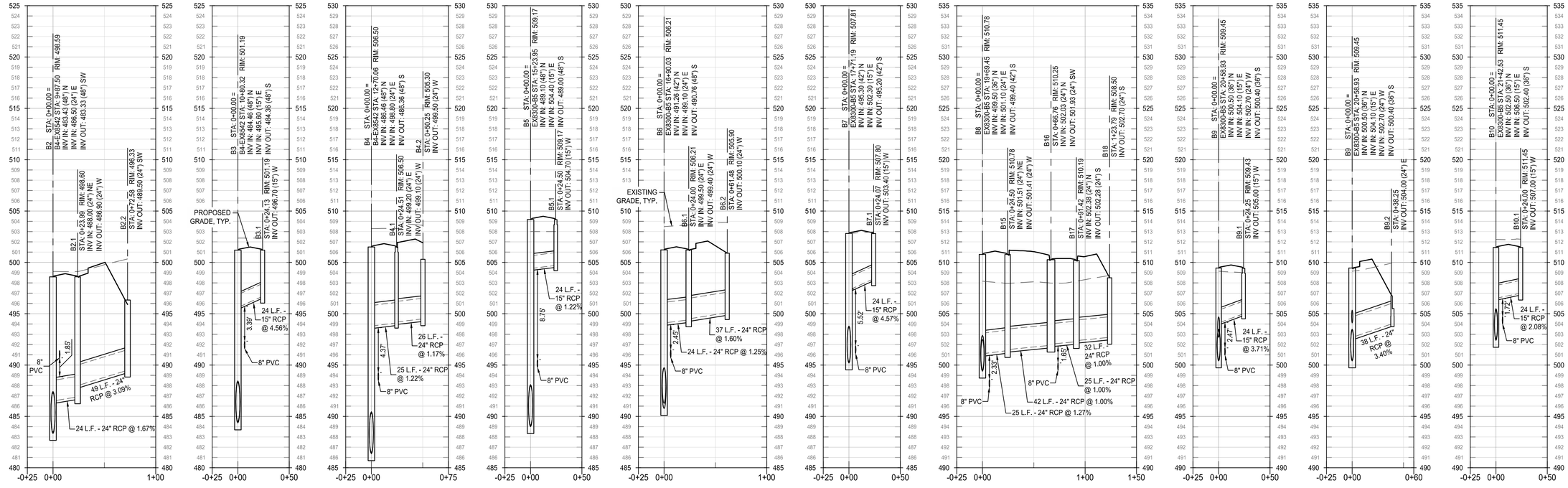
1411-01 RIVERGATE INFRASTRUCTURE PLANS

Plotted: June 27, 2025
P:\1411-01 Rivergate Parkway\02 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01 - C2.10-12_Storm Plan & Profiles.dwg



NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.

0 25 50 100 150
SCALE: 1" = 50'



Know what's **below.**
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SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

WILLEM K. FULMER
REGISTERED
AGRICULTURE
No. 109853
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	08/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

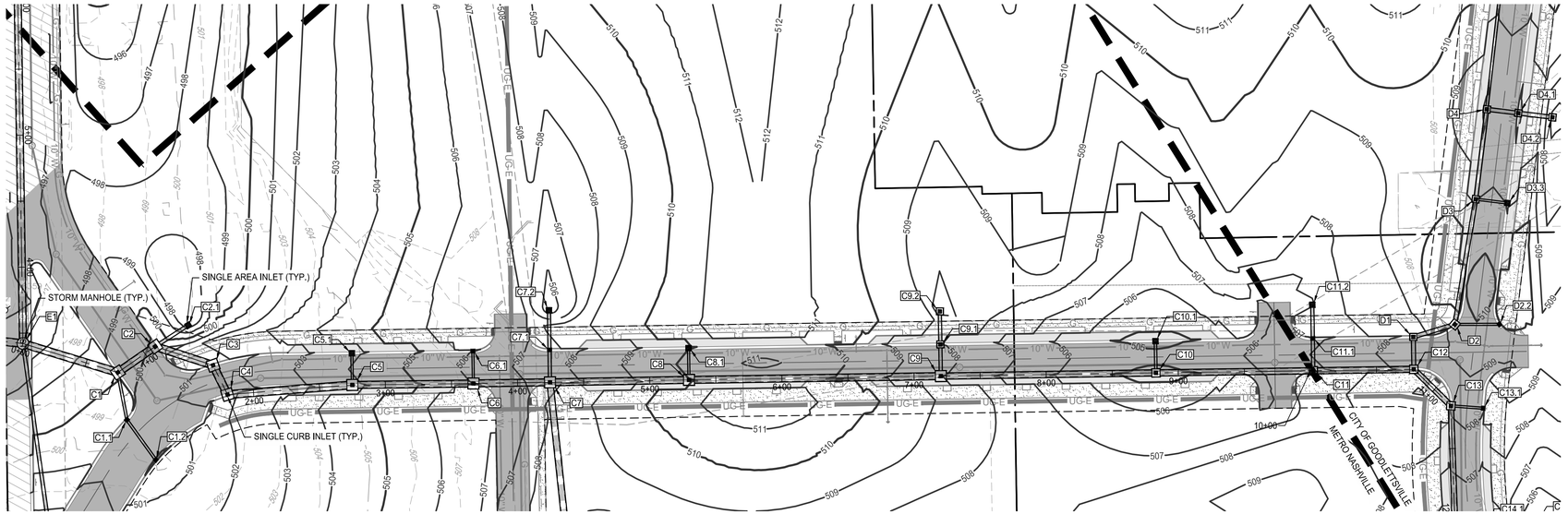
STORM LINE B PLAN & PROFILES

C2.13

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
F:\1411-01 Rivergate Goodlett\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C2.13_Storm Plan & Profiles.dwg

NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.



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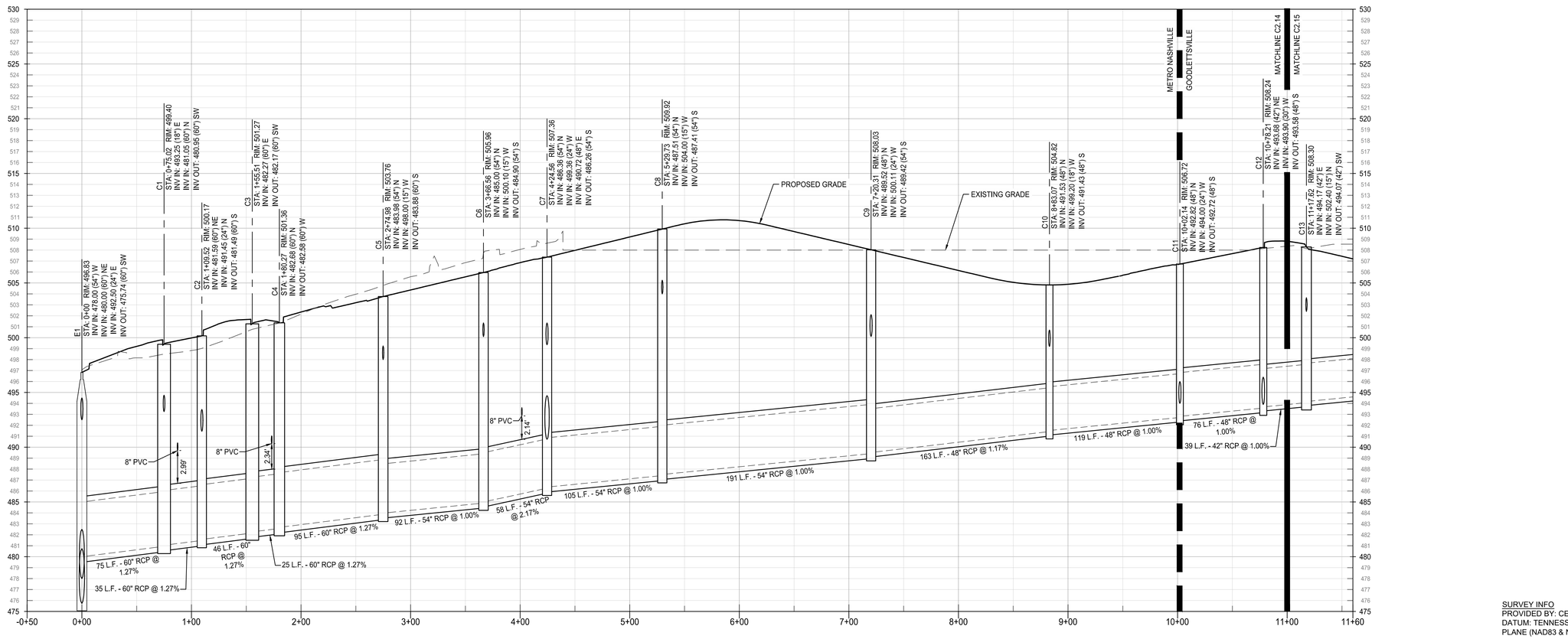
SCALE: 1" = 50'



C12-E1 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

WILLEM K. HERBERT
No. 129853
AGRICULTURE
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

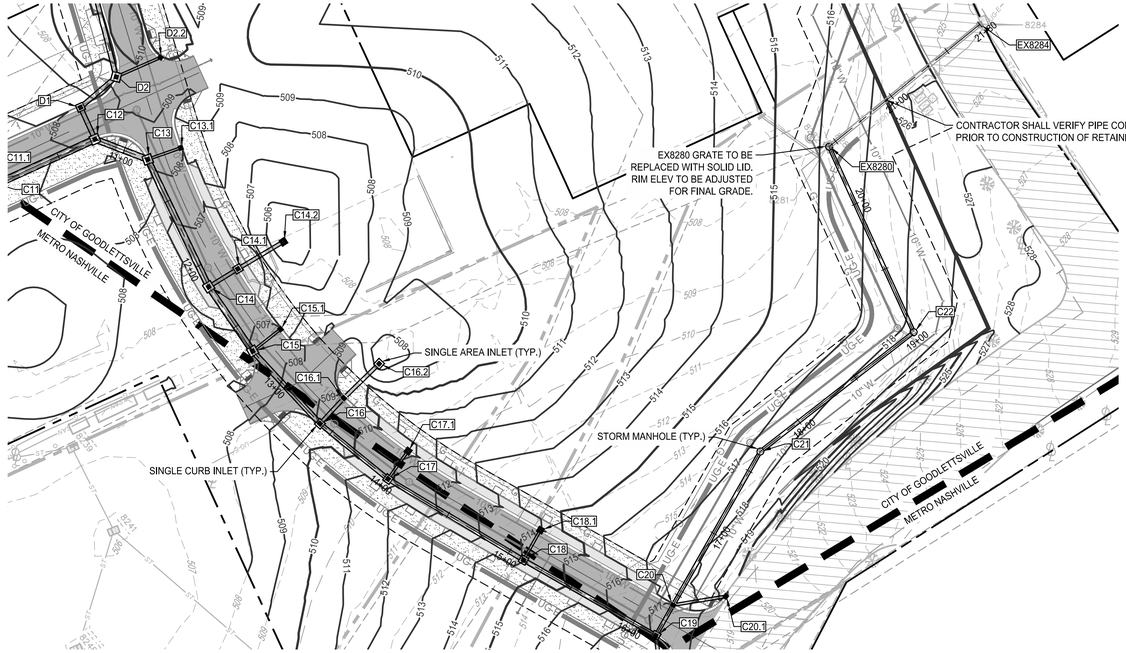
STORM LINE C PLAN & PROFILES

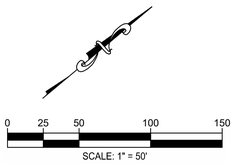
C2.14

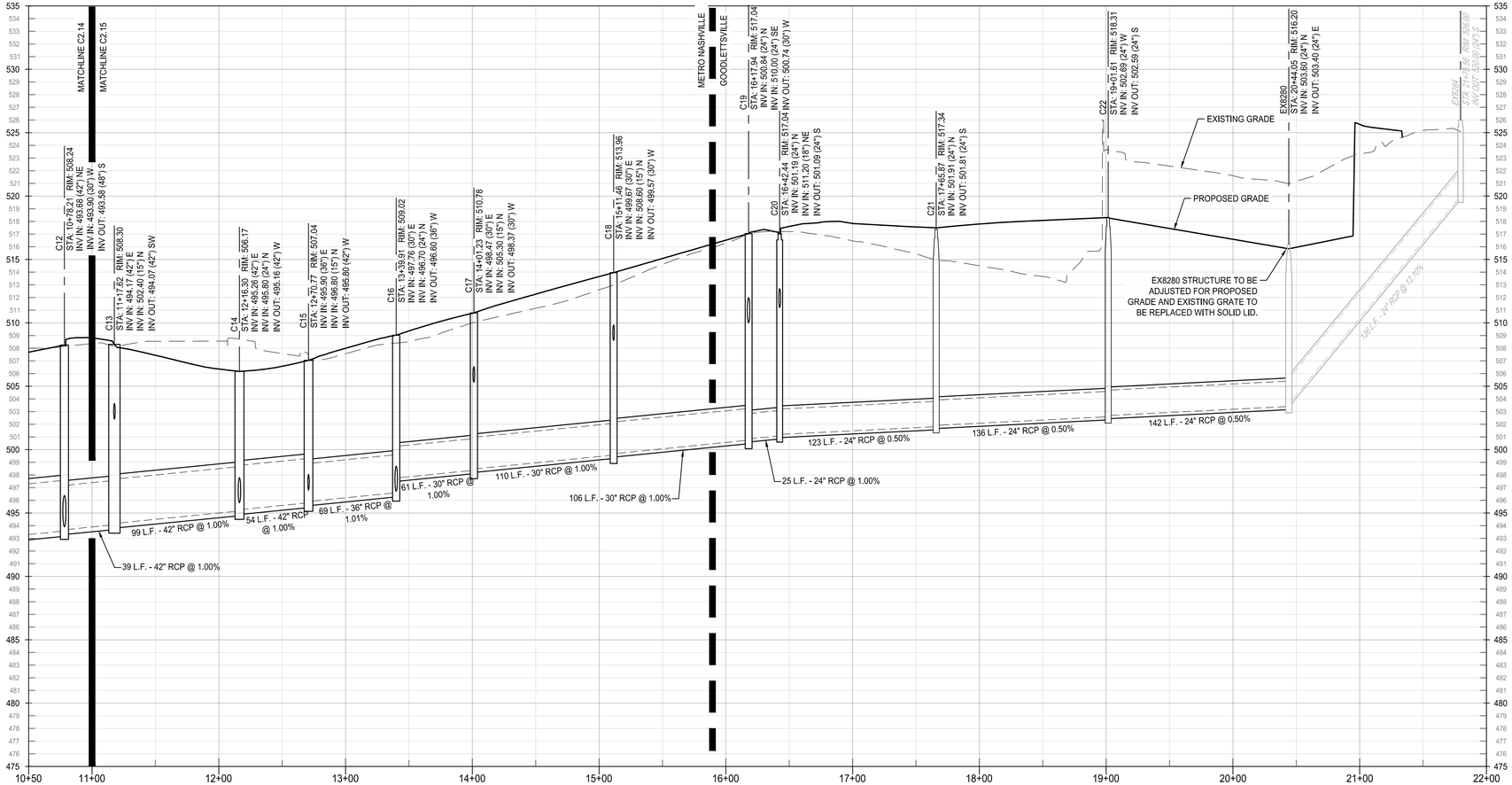
1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
C:\11 Projects\1411-01 - Infrastructure and Mass Grading\02 - Civil Sheets\1411-01_C2.14-16_Storm Plan & Profiles.dwg

NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.







EX8284-C13 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHELLEM KOTHAPALLI
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 139853
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

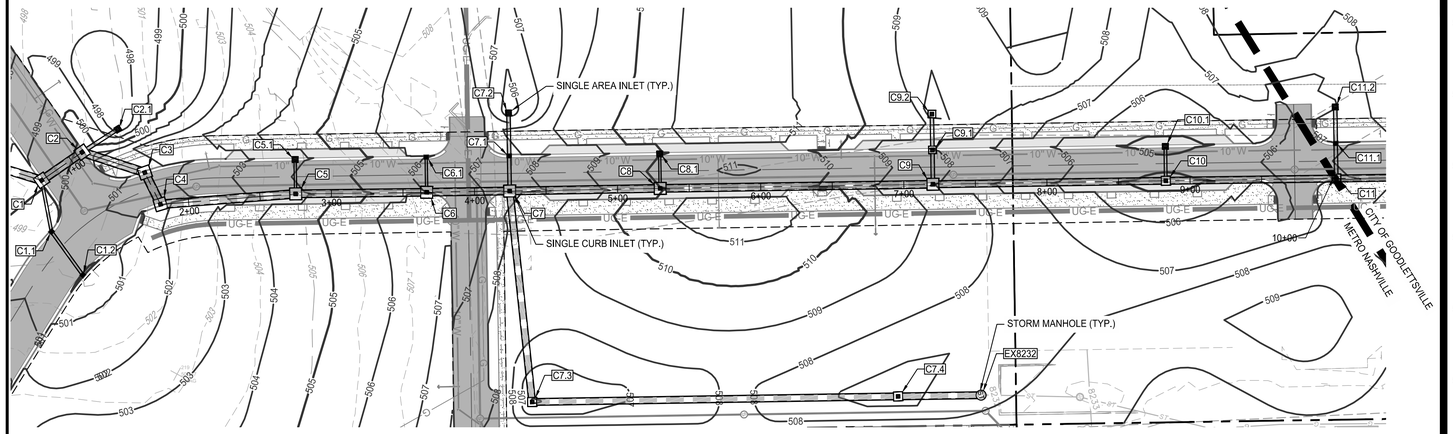
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

STORM LINE C PLAN & PROFILES

C2.15

1411-01 RIVERGATE INFRASTRUCTURE PLANS

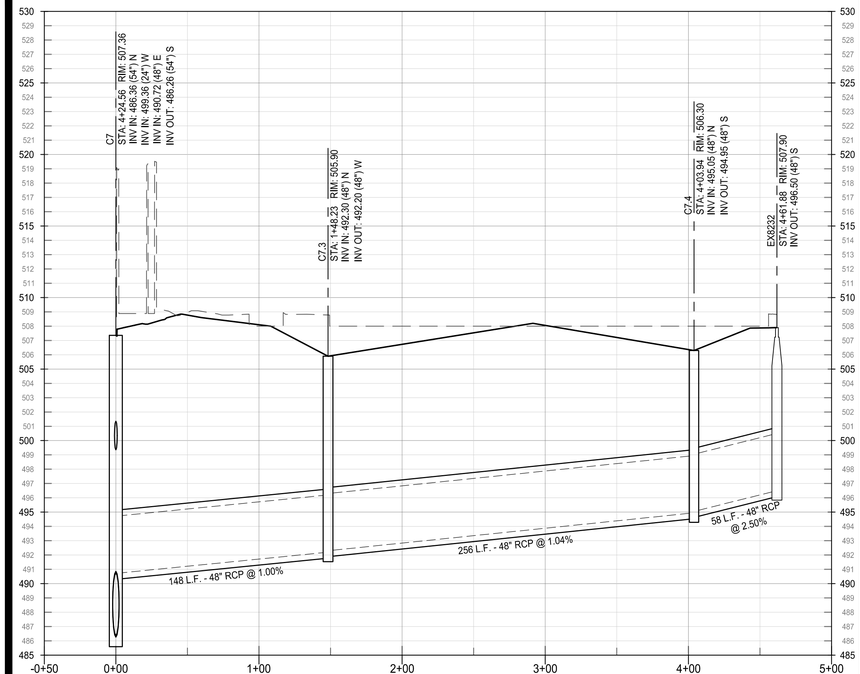
Friday, June 27, 2025
Plotted by: Chellem Kothapalli
File: I:\Projects\1411-01 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C2.14-16_Storm Plns & Profiles.dwg



NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.

811 Know what's **below.** **Call** before you dig.

0 25 50 100 150
SCALE: 1" = 50'



EX8232-C7 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

WILLIAM RYAN LUCAS
REGISTERED
LANDSCAPE ARCHITECT
No. 109853
STATE OF TENNESSEE
06/27/2025

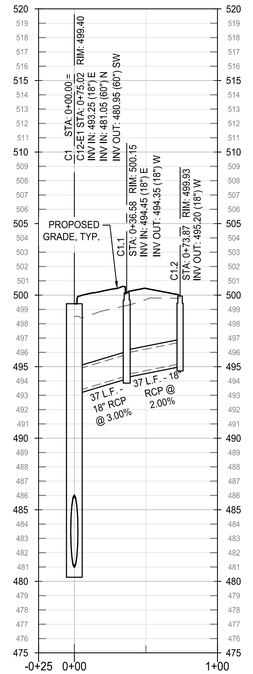
SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

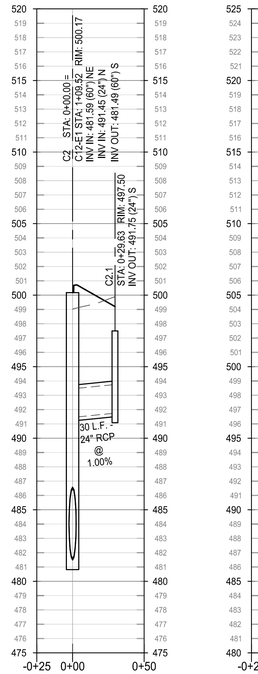
STORM LINE C PLAN & PROFILES

C2.16

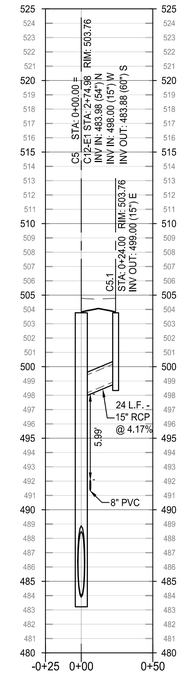
1411-01 RIVERGATE INFRASTRUCTURE PLANS



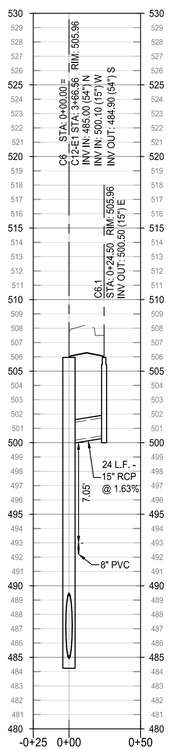
C1.2-C1 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



C2.1-C2 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



C5.1-C5 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



C6.1-C6 PROFILE
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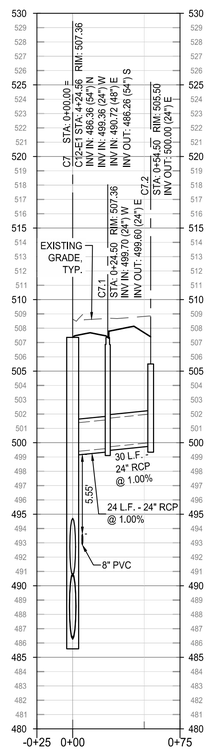
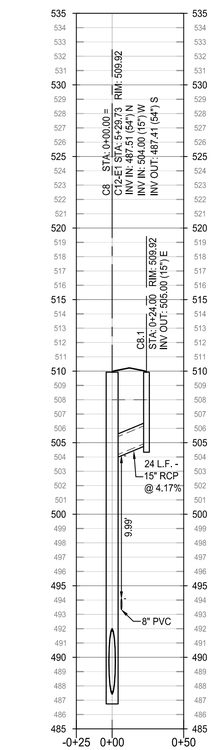
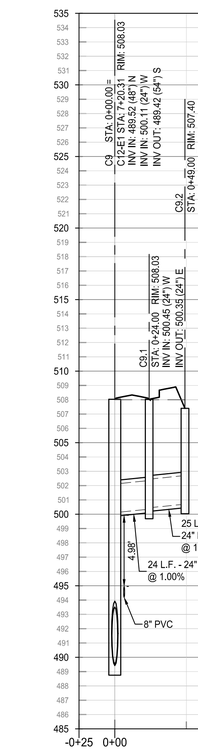
1"=5' VERTICAL



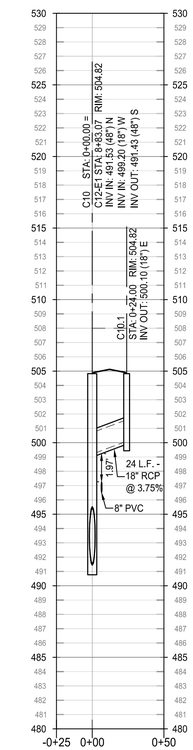
C7.2-C7 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



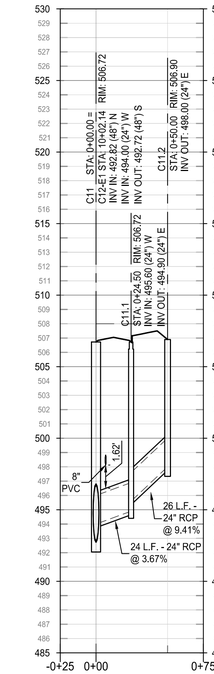
C8.1-C8 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



C9.2-C9 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



C10.1-C10 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



C11.2-C11 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Plotted: June 27 2025
P:\1411-01 Rivergate\Design\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01 C2-14-16_Storm Plan & Profiles.dwg

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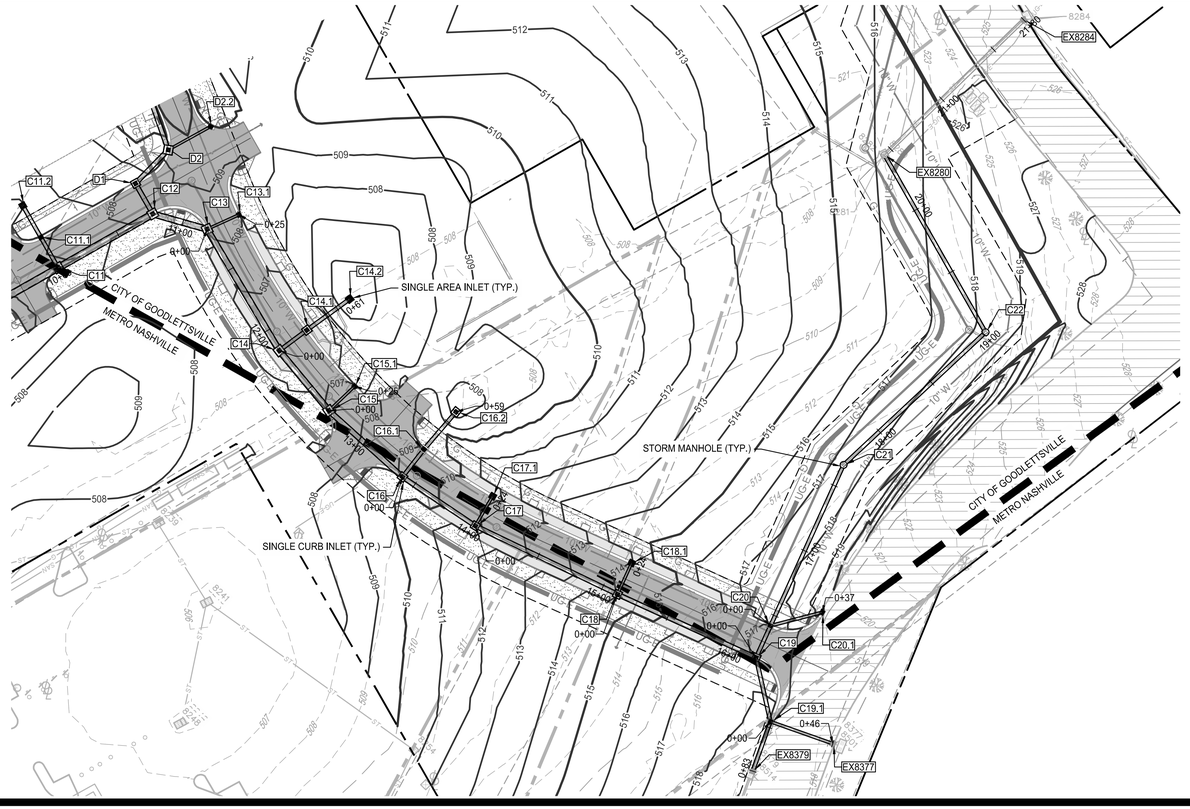

NOTE:
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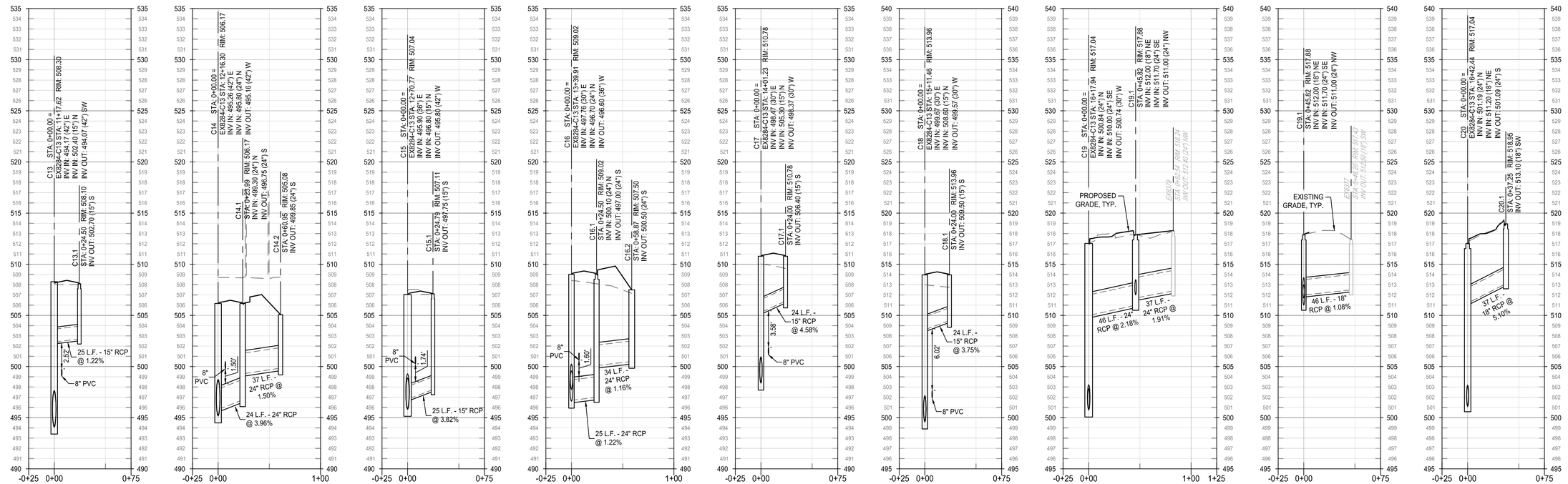
0 25 50 100 150
SCALE: 1" = 50'



C13.1-C13 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

C14.2-C14 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

C15.1-C15 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

C16.2-C16 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

C17.1-C17 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

C18.1-C18 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

EX8379-C19 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

EX8377-C19.1 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

C20.1-C20 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
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INFO@FULMERLUCAS.COM - (615) 345-3770

CHELLEM ROSS
No. 109853
AGRICULTURE
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

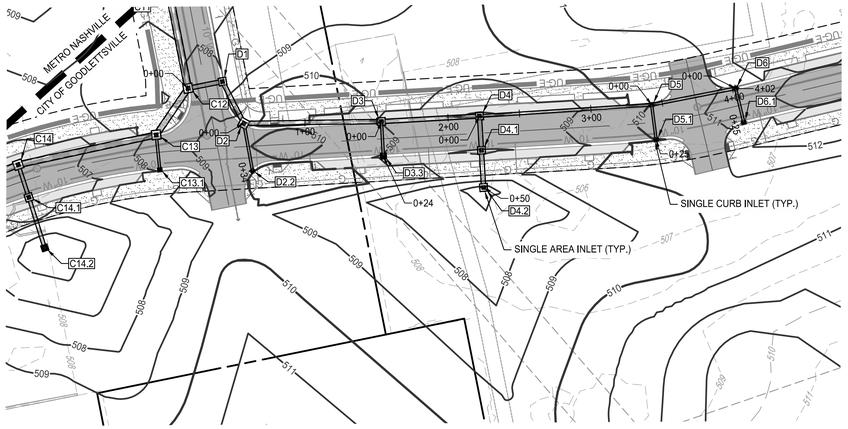
STORM LINE C PLAN & PROFILES

C2.17

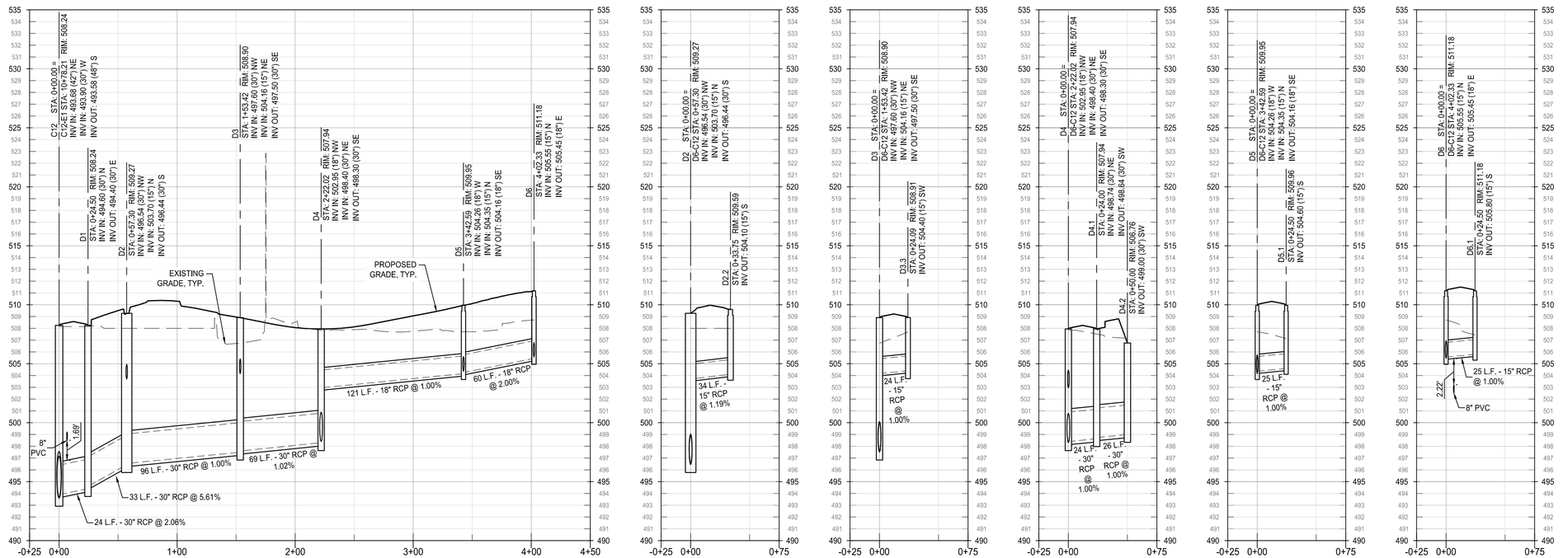
1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
Plotted by: Chellem Ross
File: L:\Projects\Davidson County\01 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C2.17-19_Storm Plan & Profiles.dwg

NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.



0 25 50 100 150
SCALE: 1" = 50'



D6-C12 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

D2.2-D2 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

D3.3-D3 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

D4.2-D4 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

D5.1-D5 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

D6.1-D6 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

Know what's **below.**
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NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

WILLIAM LEM ROBERTS
REGISTERED
PROFESSIONAL
ENGINEER
AGRICULTURE
No. 109853
STATE OF TENNESSEE
6/06/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

STORM LINE D PLAN & PROFILES

C2.18

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
File: L:\Projects\Davidson County\01 - Infrastructure and Mass Grading\02 - Civil Sheets\1411-01_C3.17-19_Storm Plan & Profiles.dwg

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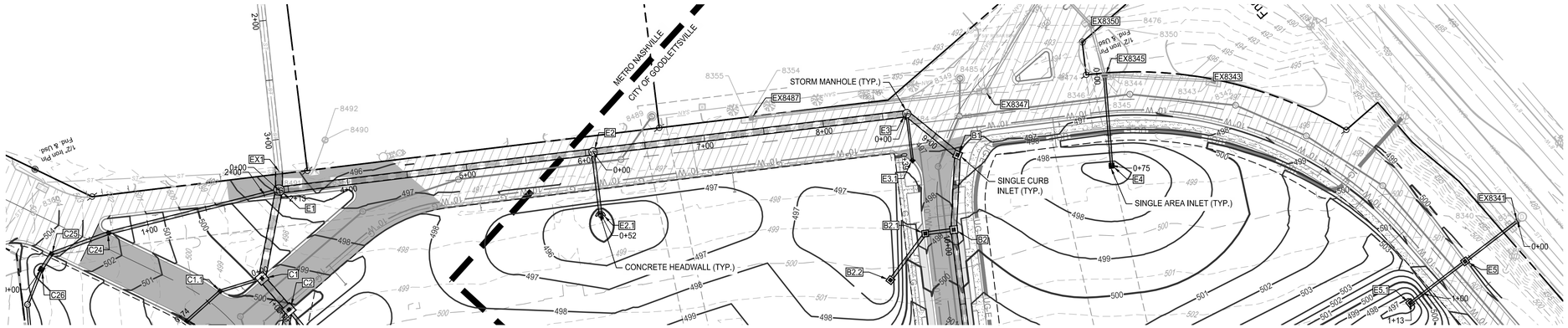
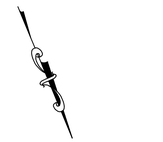
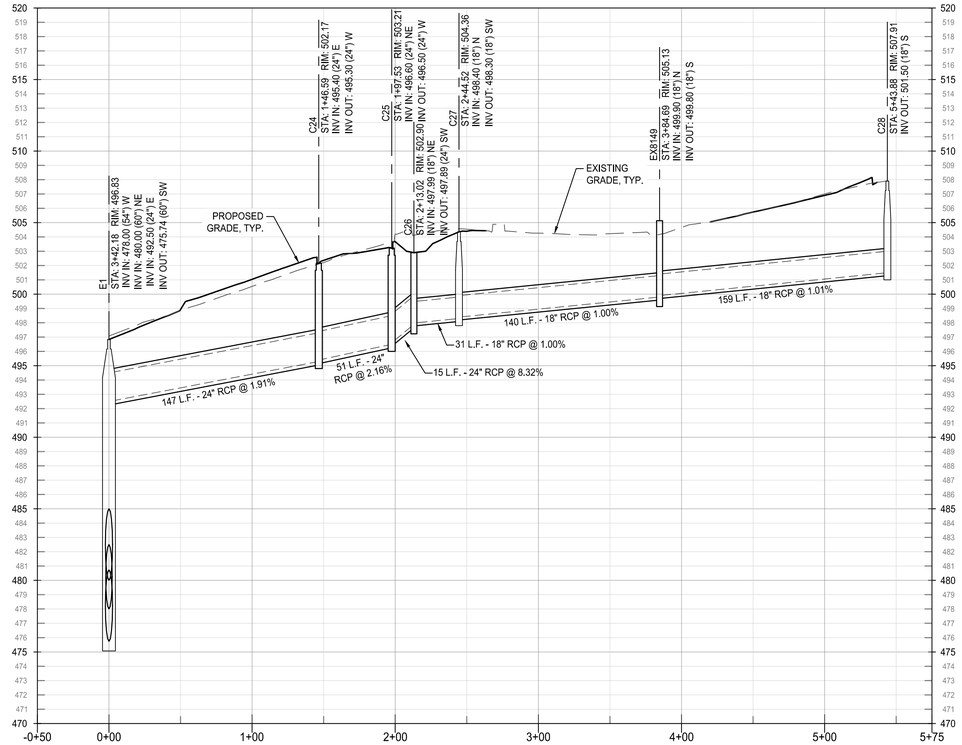
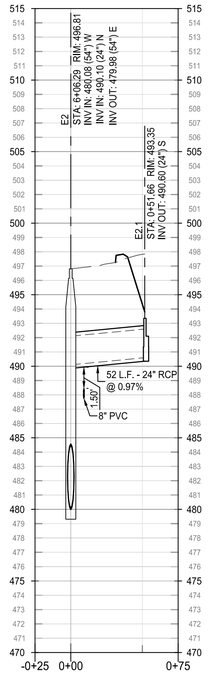




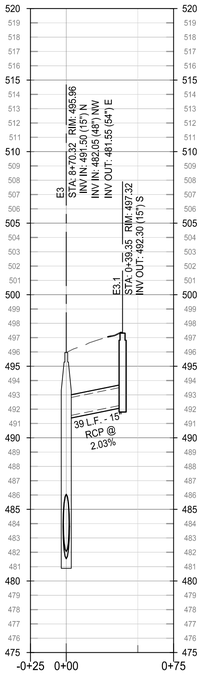
0 25 50 100 150
SCALE: 1" = 50'



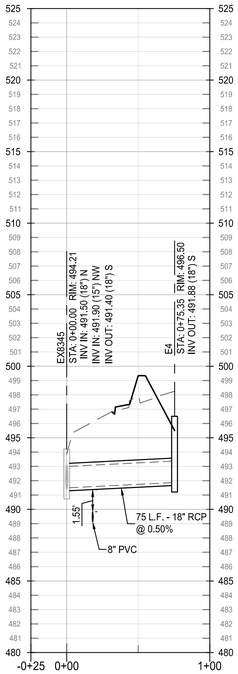
C28-E1 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



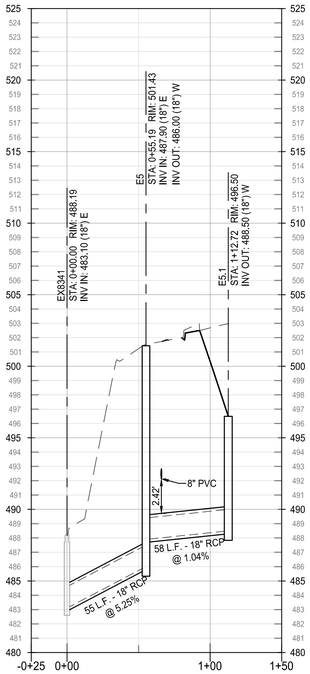
E2.1-E2 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



E3.1-E3 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



E4-EX8345 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



E5.1-EX8341 PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

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NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

GUILLERMO MARTINEZ
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 109853
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

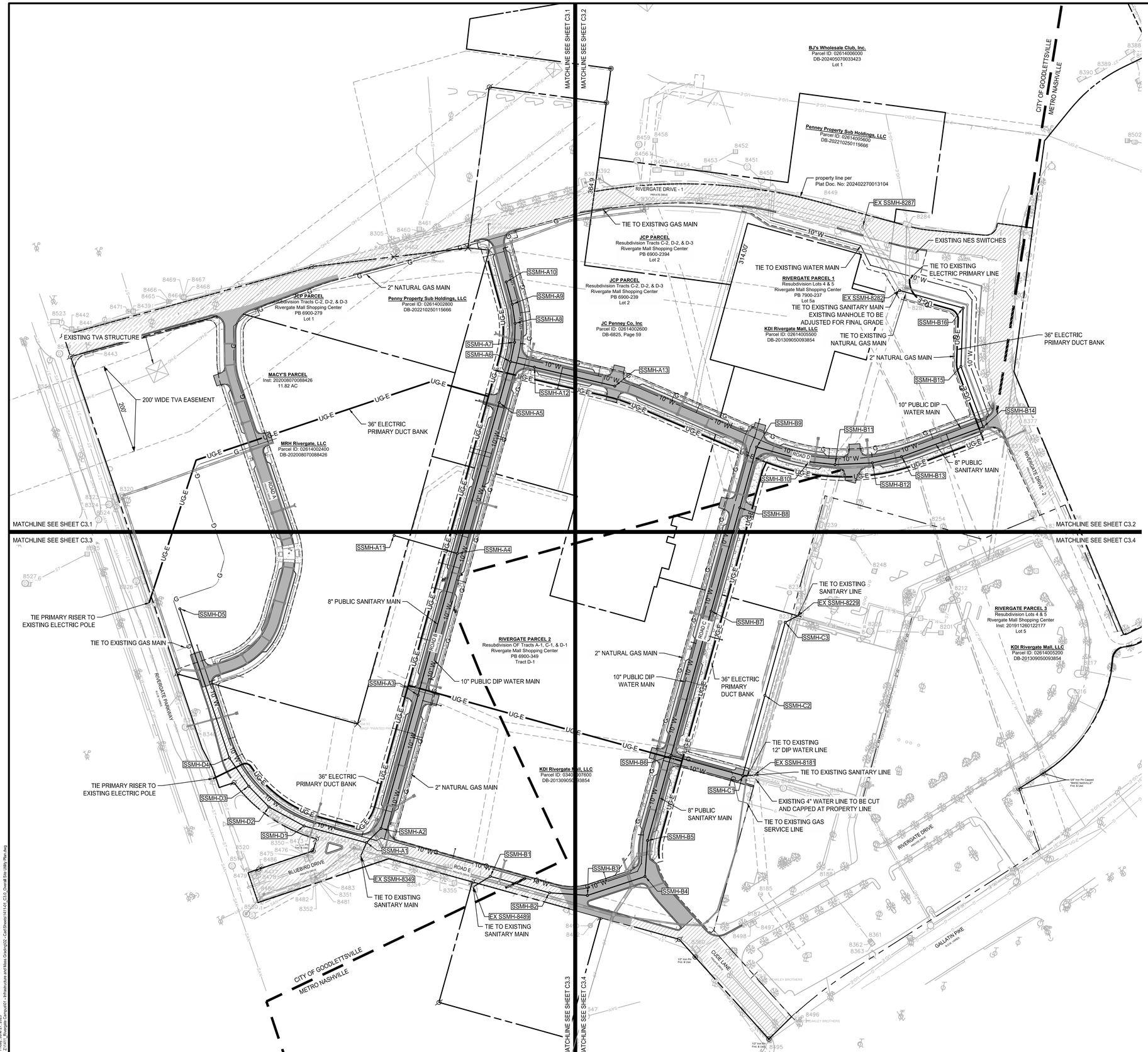
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

STORM LINE E PLAN & PROFILES

C2.19

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
2:11:11 PM
Z:\1411 Riverdale Campus\01 - Infrastructure and Mass Grading\02 - Civil Sheets\1411-01_C2.17-19_Storm Plan & Profiles.dwg



LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- UG-E — UNDERGROUND ELECTRIC SERVICE
- STORM PIPE (SEE PLANS FOR MATERIAL).
- PROPERTY LINE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE

UTILITY NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE PER MADISON SUBURBAN UTILITY DISTRICT SPECIFICATIONS.
2. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
3. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR 35 PVC. PROPOSED SEWER LINES INSTALLED WITHIN FILL MUST BE DUCTILE IRON PIPE.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
5. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
6. ALL WATER METERS WILL BE PURCHASED FROM MADISON SUBURBAN UTILITY DISTRICT.
7. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
8. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
9. GC SHALL REVIEW NES, MSUD, PIEDMONT, AND CITY OF GOODLETTSVILLE SEWER SPECIFICATIONS PRIOR TO INITIATING WORK.
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    - C. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF THE MECHANICAL-JOINT-DUCTILE-IRON PIPE AND SHALL BE PRESSURE-TESTED TO ASSURE WATER-TIGHTNESS BEFORE USE AS A WATER LINE AND SEWER LINE RESPECTIVELY.
16. SEE SHEET C5.4 FOR MADISON SUBURBAN UTILITY DISTRICT STANDARD NOTES.
17. UTILITY PROVIDERS

    SANITARY: CITY OF GOODLETTSVILLE

    WATER: MADISON SUBURBAN UTILITY DISTRICT

    GAS: PIEDMONT

    ELECTRIC: NASHVILLE ELECTRIC SERVICE

Know what's **below.** **Call** before you dig.

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PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHELLE K. LUCAS — 129053 — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 6/06/2025

SITE PLANS FOR:

RIVERGATE INFRASTRUCTURE PLANS

1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

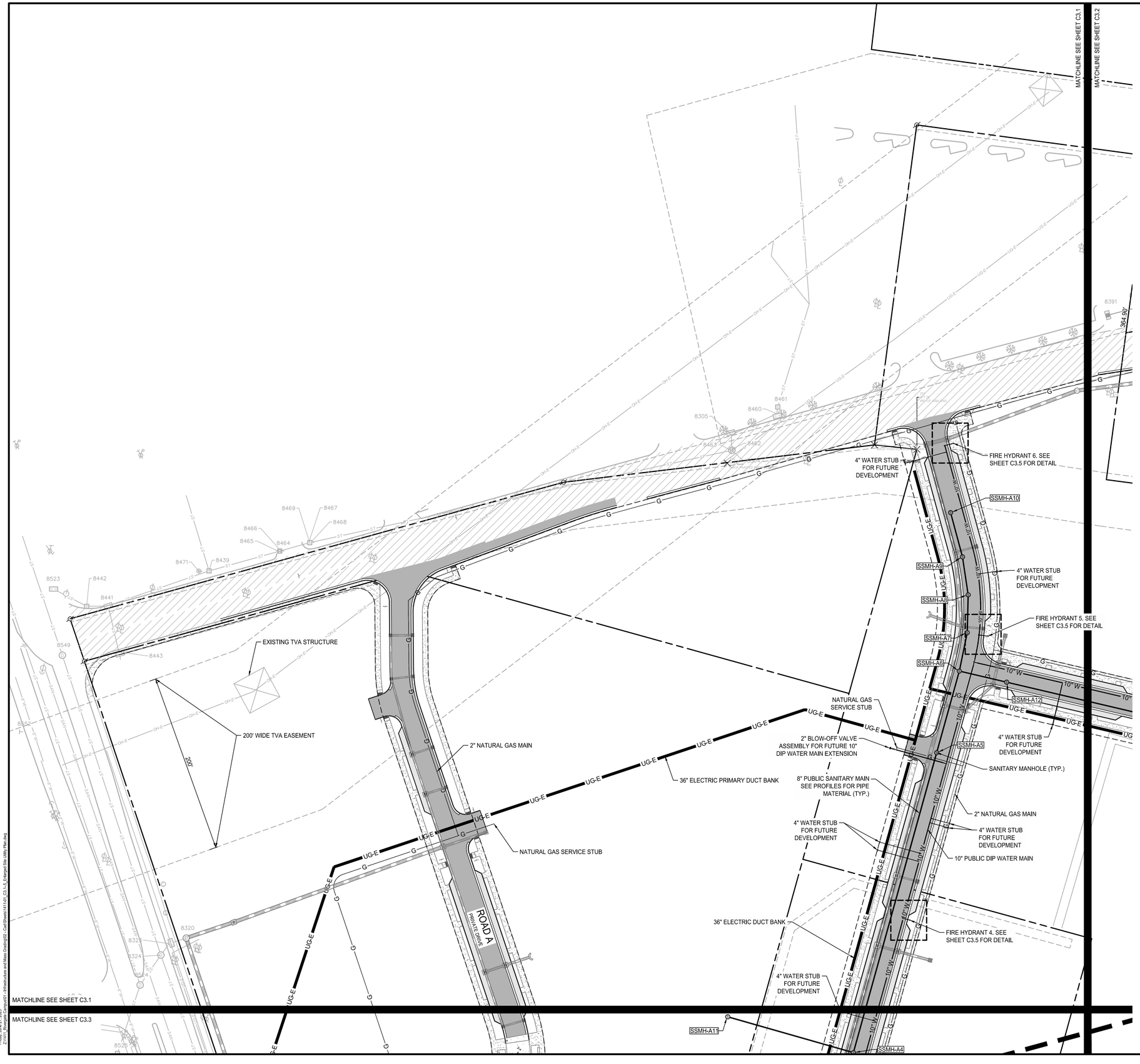
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

OVERALL SITE UTILITY PLAN

C3.0

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
P:\1411 Rivergate\Graphics\02 - Infrastructure and Mass Grading\02 - Civil Sheets\1411-01_C3.0_Overall Site Utility Plan.dwg



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    ELECTRIC: NASHVILLE ELECTRIC SERVICE

0 25 50 100 150

SCALE: 1" = 50'

Know what's **below.** **Call** before you dig.

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PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHELLEM POLLARD
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
No. 109853
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

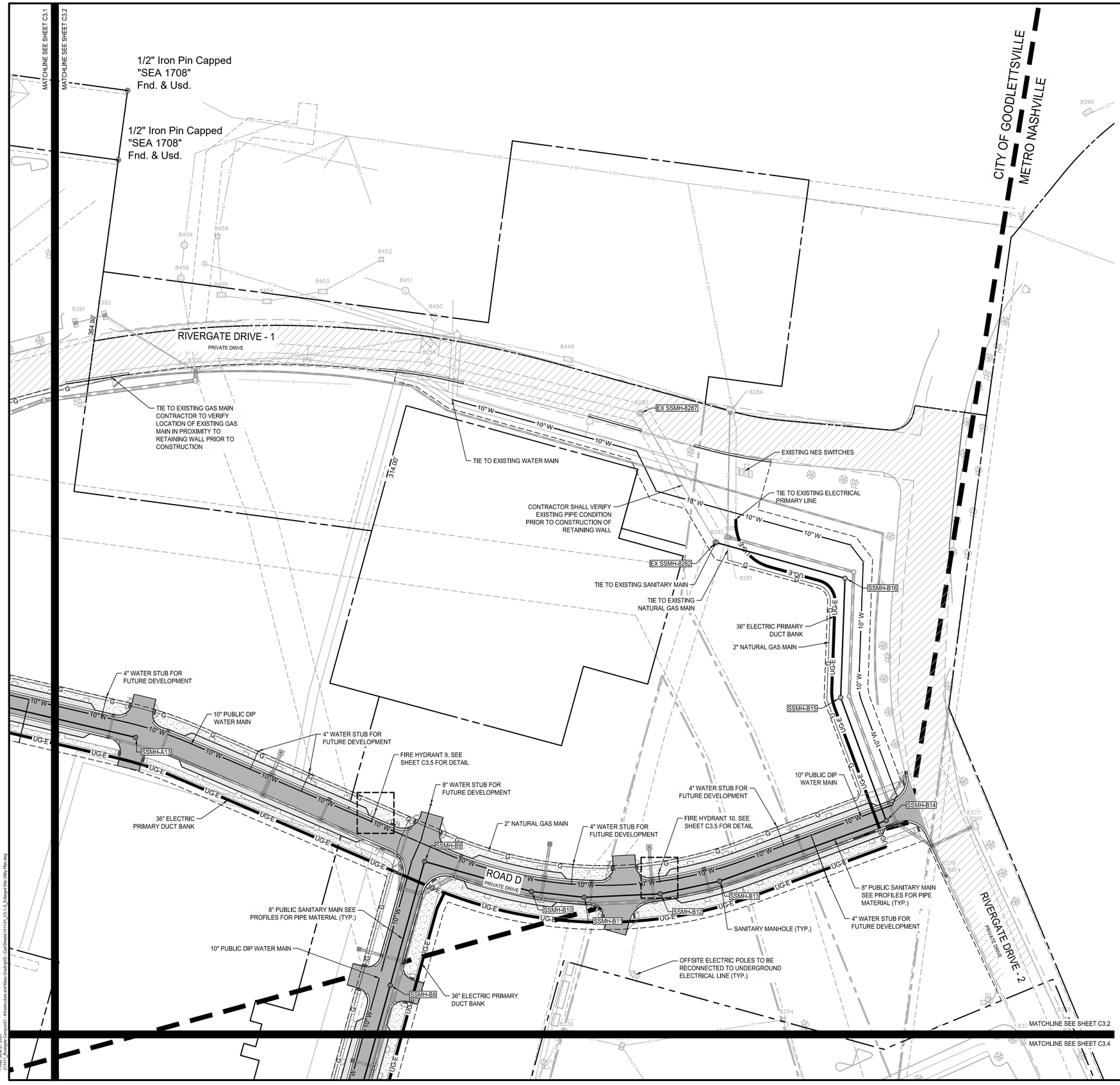
DR.	DATE	DESCRIPTION
CCH	08/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ENLARGED SITE UTILITY PLAN

C3.1

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
P:\2014\1411-01 - Infrastructure and Mass Grading\02 - Civil Sheets\1411-01_C3_1-5_Enlarged Site Utility Plan.dwg



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    - C. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF THE MECHANICAL-JOINT-DUCTILE-IRON PIPE AND SHALL BE PRESSURE-TESTED TO ASSURE WATER-TIGHTNESS BEFORE USE AS A WATER LINE AND SEWER LINE RESPECTIVELY.
16. SEE SHEET C5.4 FOR MADISON SUBURBAN UTILITY DISTRICT STANDARD NOTES.
17. UTILITY PROVIDERS

    SANITARY: CITY OF GOODLETTSVILLE

    WATER: MADISON SUBURBAN UTILITY DISTRICT

    GAS: PIEDMONT

    ELECTRIC: NASHVILLE ELECTRIC SERVICE

0 25 50 100 150

SCALE: 1" = 50'

Know what's **below.**
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SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

SITE PLANS FOR:

RIVERGATE INFRASTRUCTURE PLANS

1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

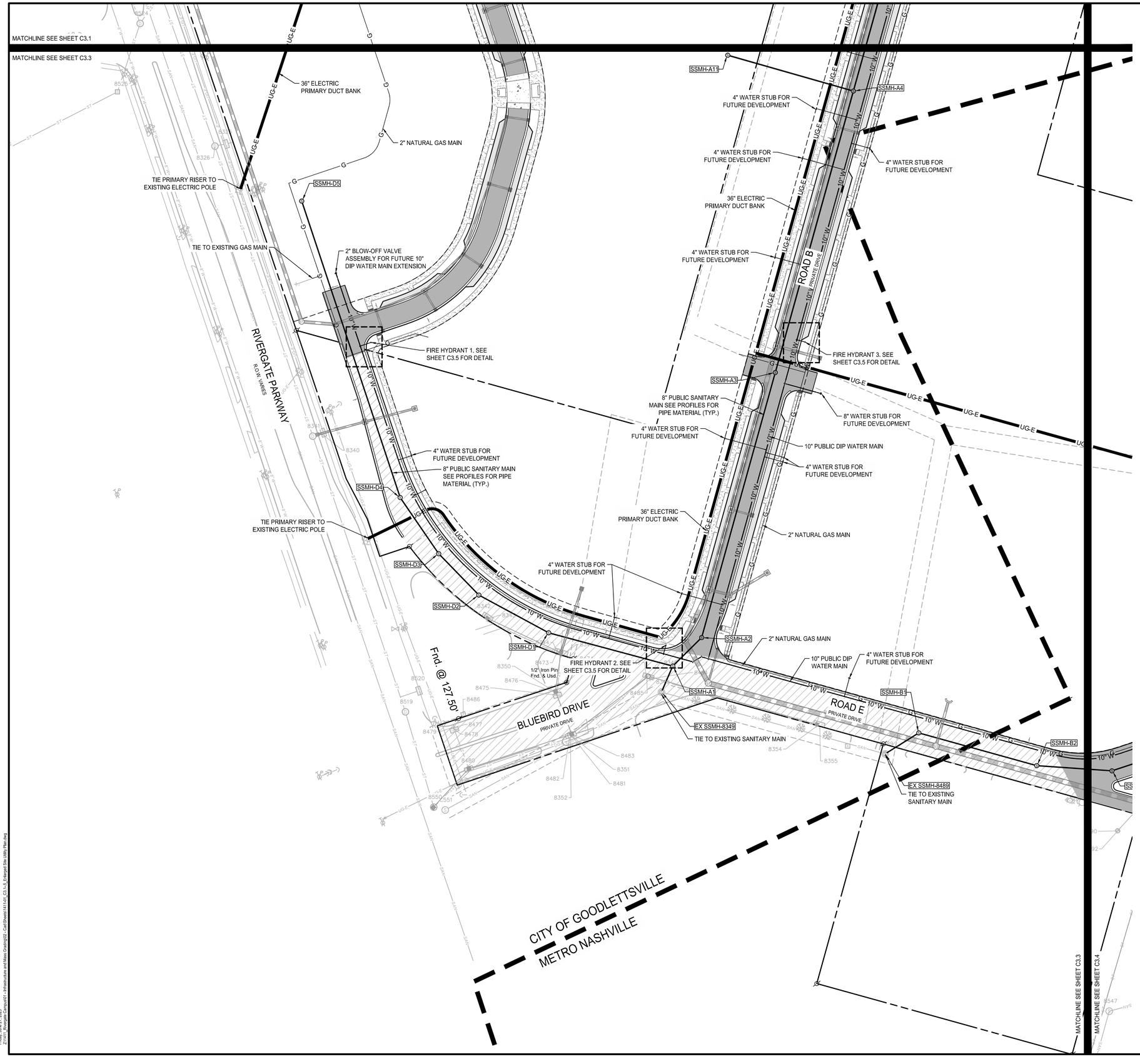
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ENLARGED SITE UTILITY PLAN

C3.2

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
2:11:11 PM
Z:\1411_Rivergate\Drawings\01 - Infrastructure and Mass Grading\02 - Civil Sheets\1411-01_C3.1-3_Enlarged Site Utility Plan.dwg



LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- UG-E — UNDERGROUND ELECTRIC SERVICE
- STORM PIPE (SEE PLANS FOR MATERIAL).
- PROPERTY LINE
- (S) SANITARY SEWER MANHOLE
- (ST) STORM SEWER MANHOLE
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- CATCH BASIN
- NYLOPLAST DRAIN BASIN
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3. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR 35 PVC. PROPOSED SEWER LINES INSTALLED WITHIN FILL MUST BE DUCTILE IRON PIPE.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
5. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
6. ALL WATER METERS WILL BE PURCHASED FROM MADISON SUBURBAN UTILITY DISTRICT.
7. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
8. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
9. GC SHALL REVIEW NES, MSUD, PIEDMONT, AND CITY OF GOODLETTSVILLE SEWER SPECIFICATIONS PRIOR TO INITIATING WORK.
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    GAS: PIEDMONT

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INFO@FULMERLUCAS.COM - (615) 345-3770

GUILLERMO CHACHAQUE — 2231 — AGRICULTURE — 06/27/2025 — No. 109853 — STATE OF TENNESSEE

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

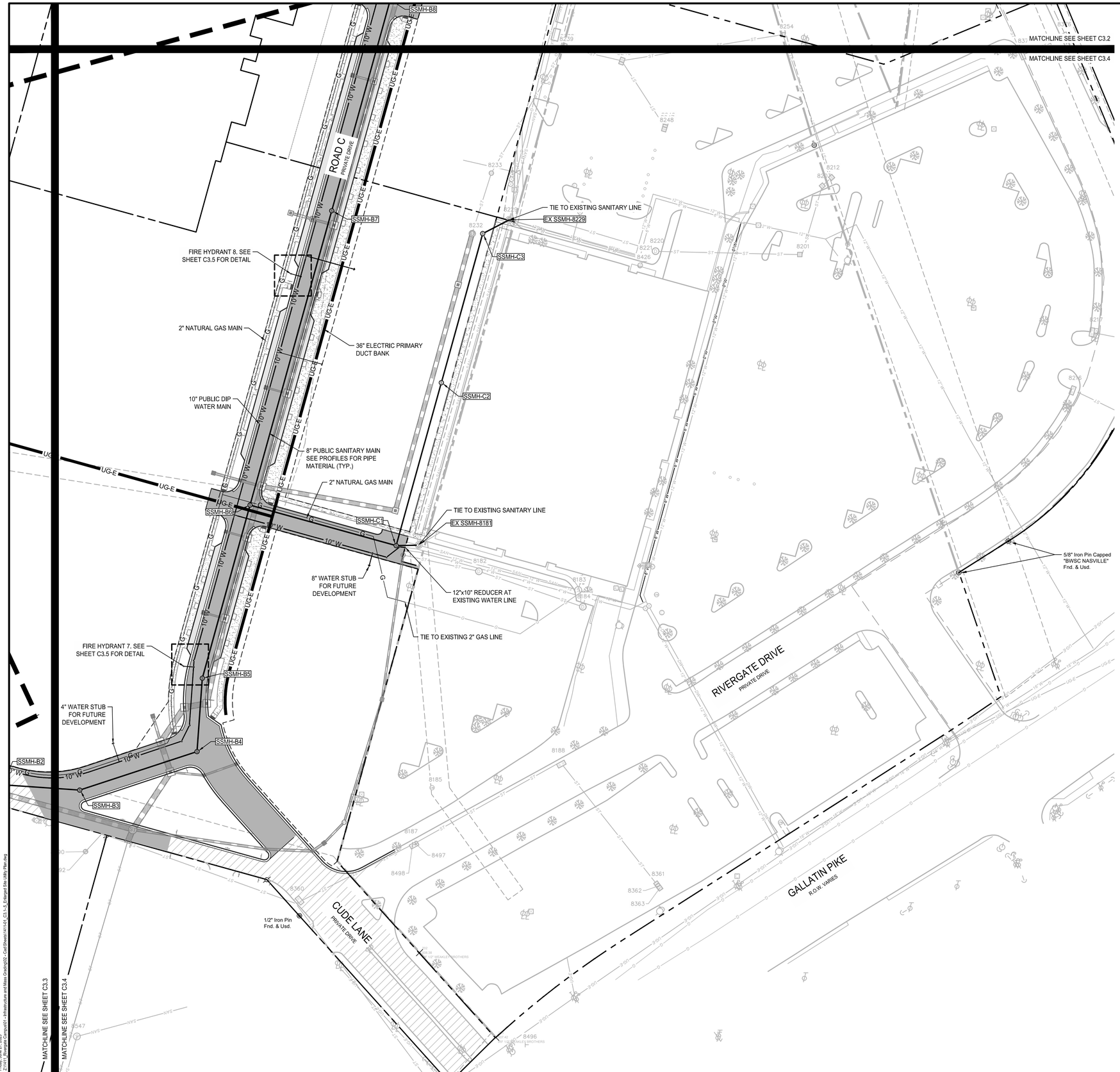
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ENLARGED SITE UTILITY PLAN

C3.3

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
P:\1411-01 Rivergate Goodlettsville\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C3.1-5_Enlarged Site Utility Plan.dwg



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    GAS: PIEDMONT

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0 25 50 100 150

SCALE: 1" = 50'

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GUILLERMO CHUCHILLA
No. 109853
AGRICULTURE
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:

RIVERGATE INFRASTRUCTURE PLANS

1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ENLARGED SITE UTILITY PLAN

C3.4

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
2:11:11pm - Guillermo Chuchilla
P:\1411 Rivergate Campus\01 - Infrastructure and Mass Grading\02 - Civil Sheets\1411-01_C3.1-3.5_Enlarged Site Utility Plan.dwg

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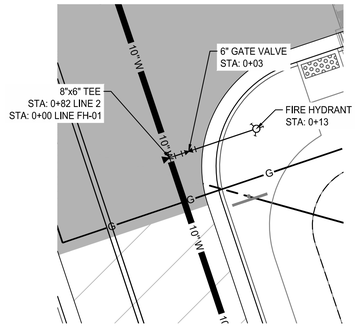
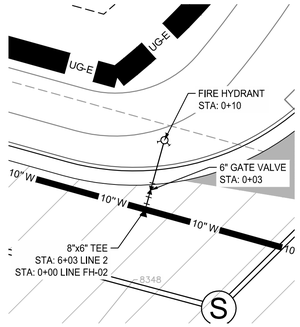
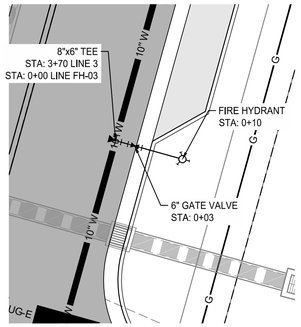


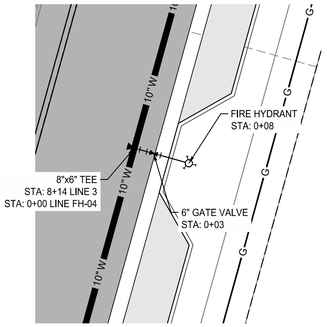
INSET 1 - FH-01
SCALE: 1" = 10'



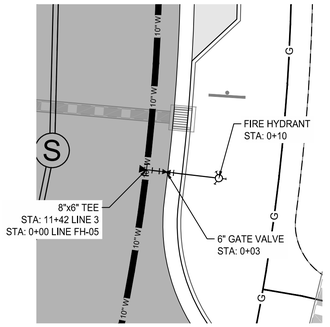
INSET 2 - FH-02
SCALE: 1" = 10'



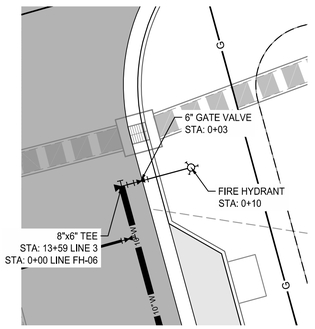
INSET 3 - FH-03
SCALE: 1" = 10'



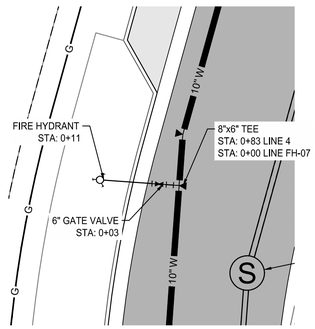
INSET 4 - FH-04
SCALE: 1" = 10'



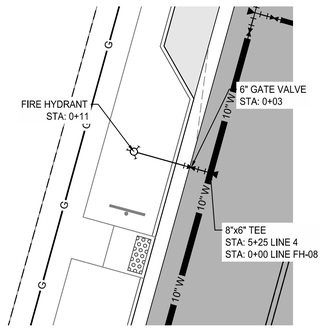
INSET 5 - FH-05
SCALE: 1" = 10'



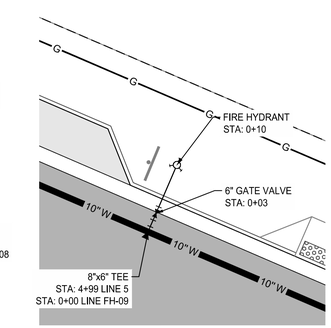
INSET 6 - FH-06
SCALE: 1" = 10'



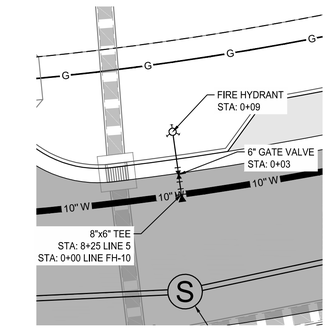
INSET 7 - FH-07
SCALE: 1" = 10'



INSET 8 - FH-08
SCALE: 1" = 10'



INSET 9 - FH-09
SCALE: 1" = 10'



INSET 10 - FH-10
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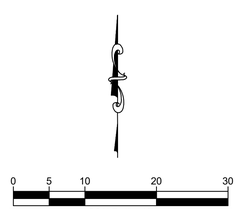

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WILLEM K. VANDERMEULEN
No. 109853
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
STATE OF TENNESSEE
6/06/2025

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DR.	DATE	DESCRIPTION
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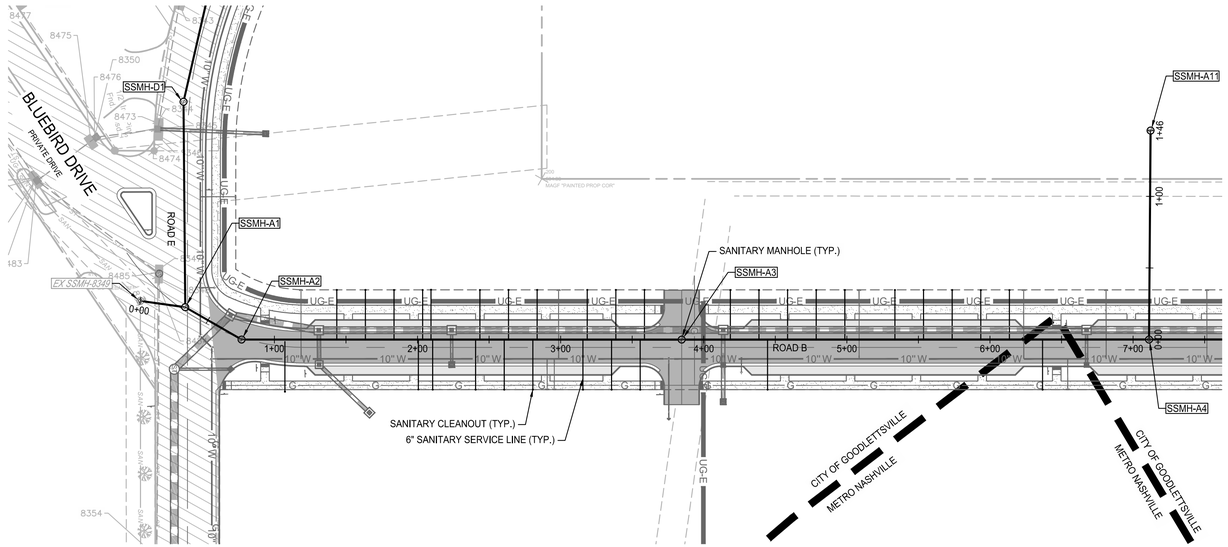
ENLARGED FIRE HYDRANT PLAN

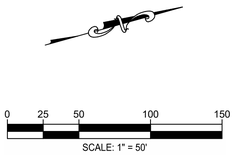
C3.5

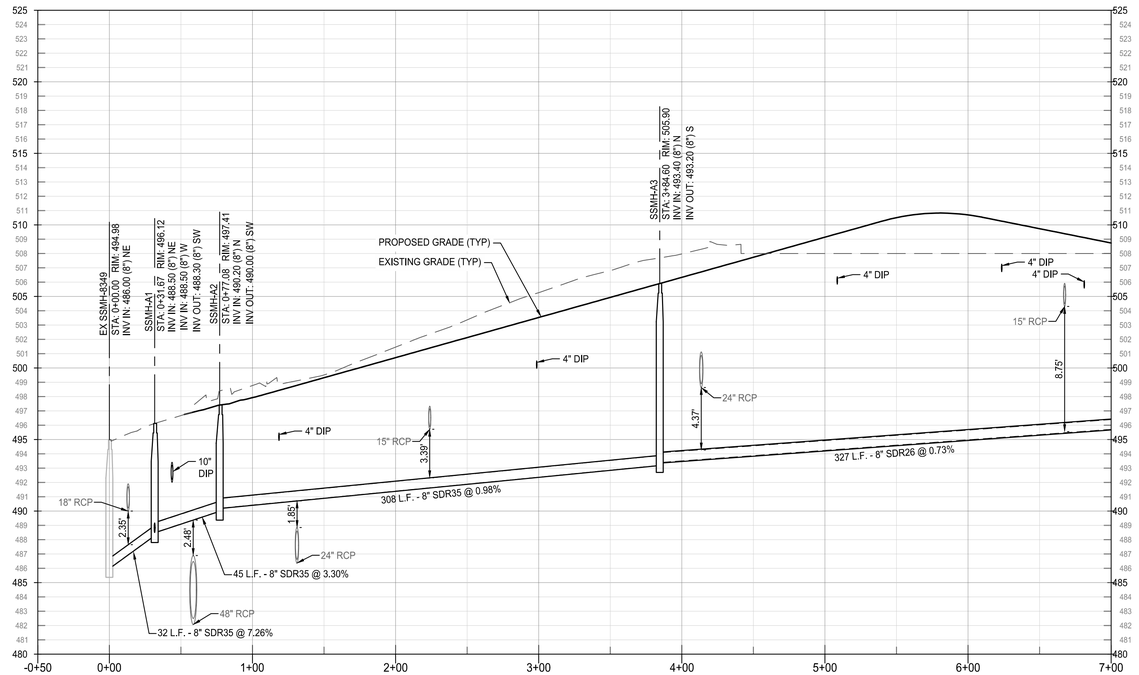
1411-01 RIVERGATE INFRASTRUCTURE PLANS

Friday, June 27, 2025
Plotted by: Cameron Hollyfield
Path: I:\Projects\Goodlett\01 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C3.1-5_Enlarged Site Utility Plan.dwg

NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.







SANITARY MAIN A (A3 - EX 8349) PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

Know what's **below.**
Call before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

GUILLEM PEREZ
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 109853
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

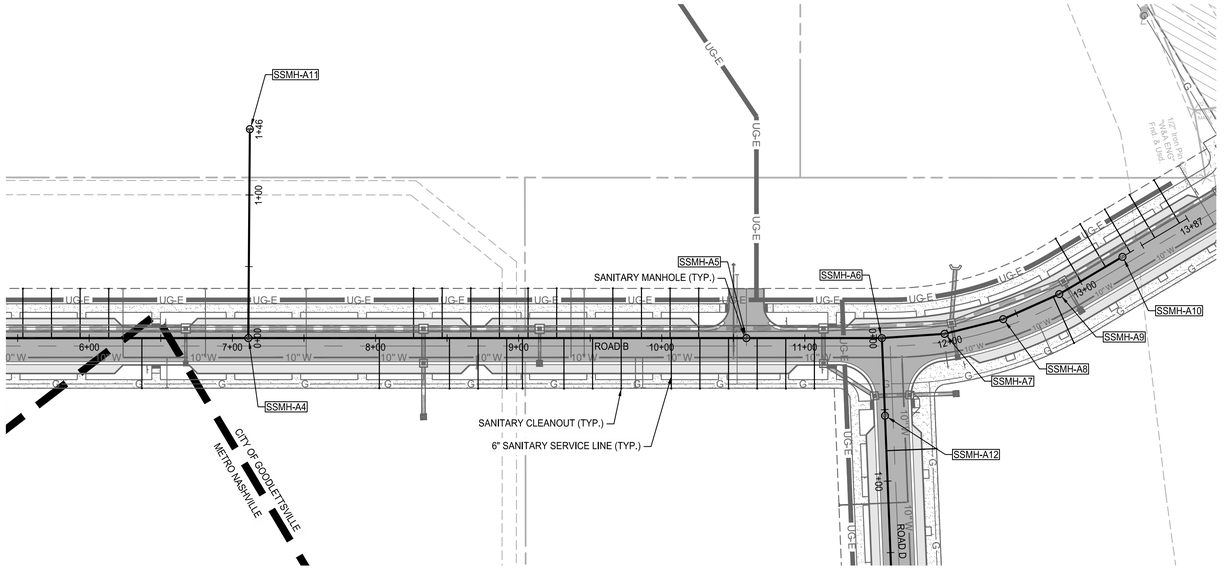
SANITARY SEWER MAIN 'A' PLAN & PROFILE

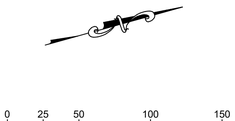
C3.6

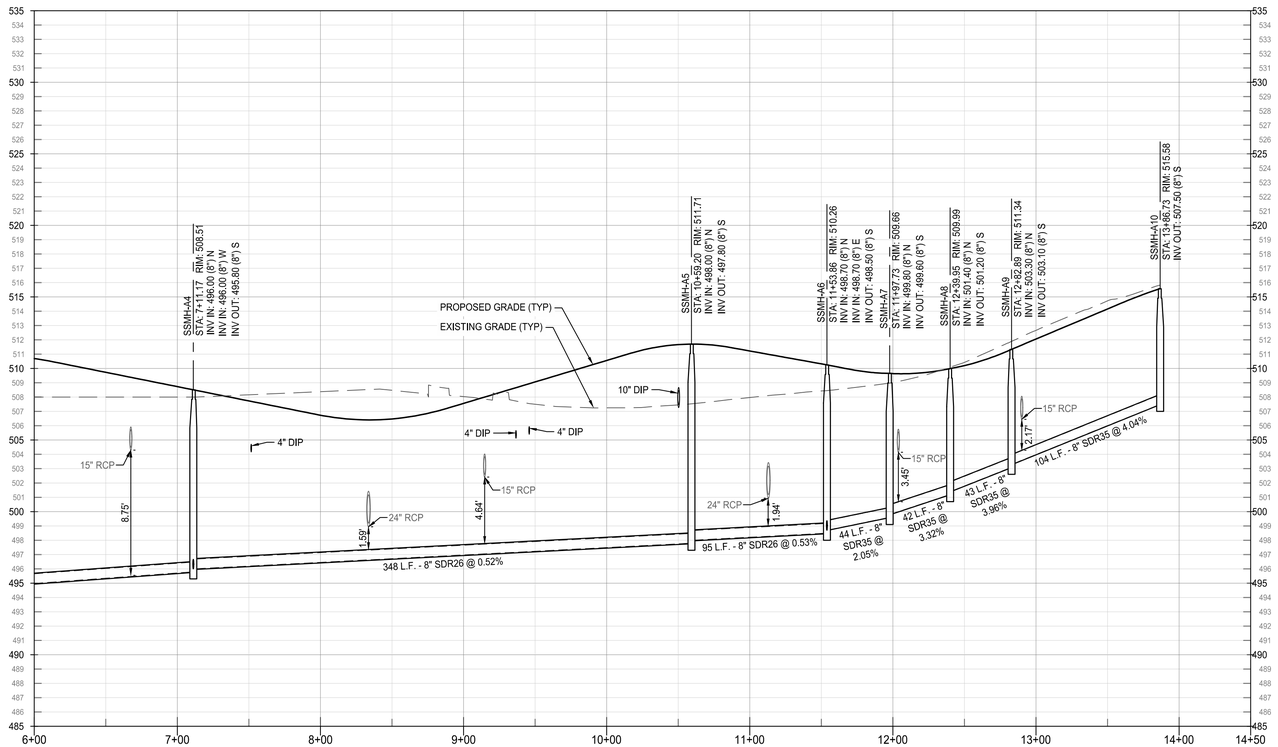
1411-01 RIVERGATE INFRASTRUCTURE PLANS

Saved by: Jessie Shi, 2025
Z:\1411 - Rivergate Commons\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C3.6-8_Sanitary Sewer Plan & Profiles.dwg

NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.







SANITARY MAIN A (A10 - A4) PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

Know what's **below.**
Call before you dig.
SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

RACHELLE M. STARKEY
LICENSED
PROFESSIONAL
ENGINEER
No. 109853
AGRICULTURE
STATE OF TENNESSEE
6/06/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

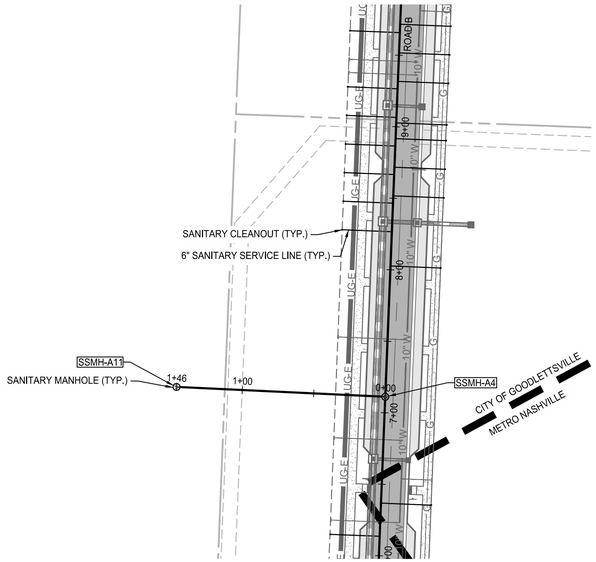
SANITARY SEWER MAIN 'A' PLAN & PROFILE

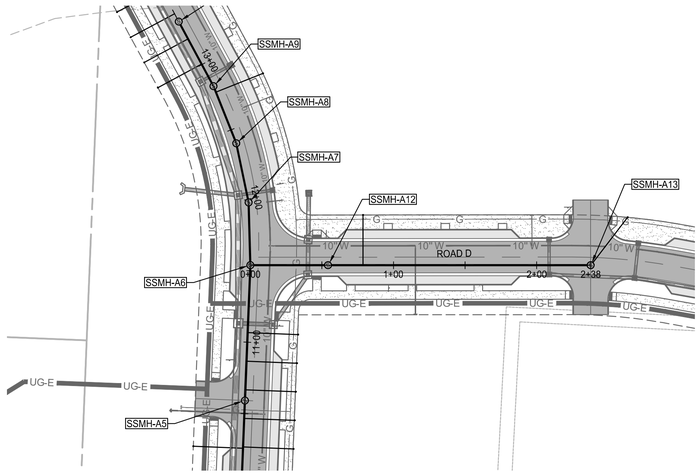
C3.7

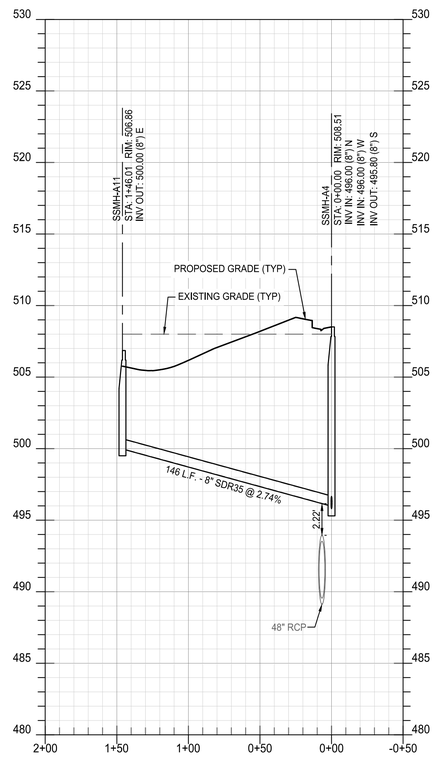
1411-01 RIVERGATE INFRASTRUCTURE PLANS

Saved by: June 26, 2025
2:14:51 pm
Z:\Projects\1411-01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C3-6-8_Sanitary Sewer Plan & Profiles.dwg

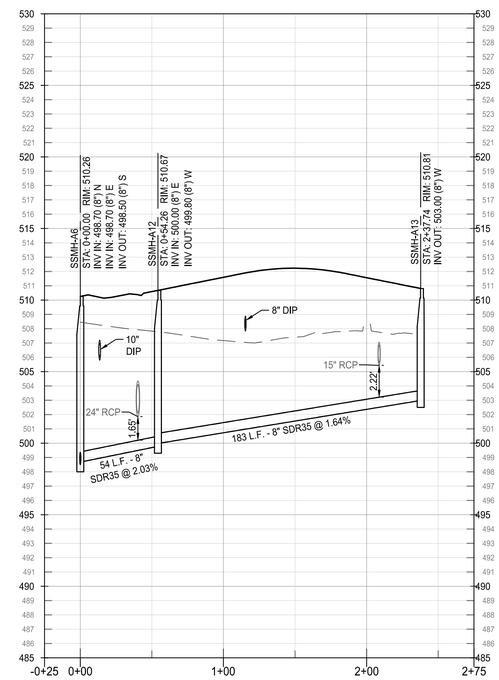
NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.



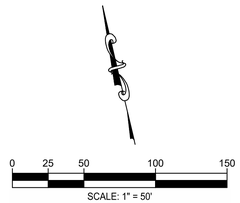




SANITARY MAIN A (A11-A4) PROFILE
SCALE H:1"=50'; V:1"=5'



SANITARY MAIN A (A13-A6) PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



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SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHELLEM RAMA KRISHNA REDDY
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 109853
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

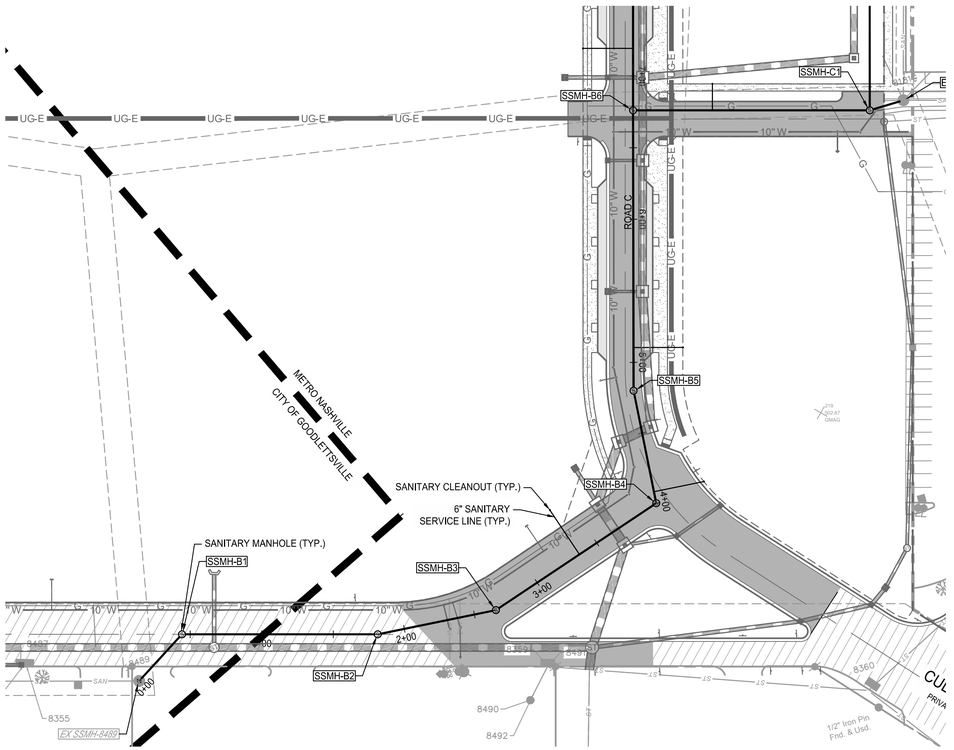
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

SANITARY SEWER MAIN 'A' PLAN & PROFILE

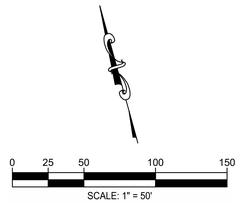
C3.8

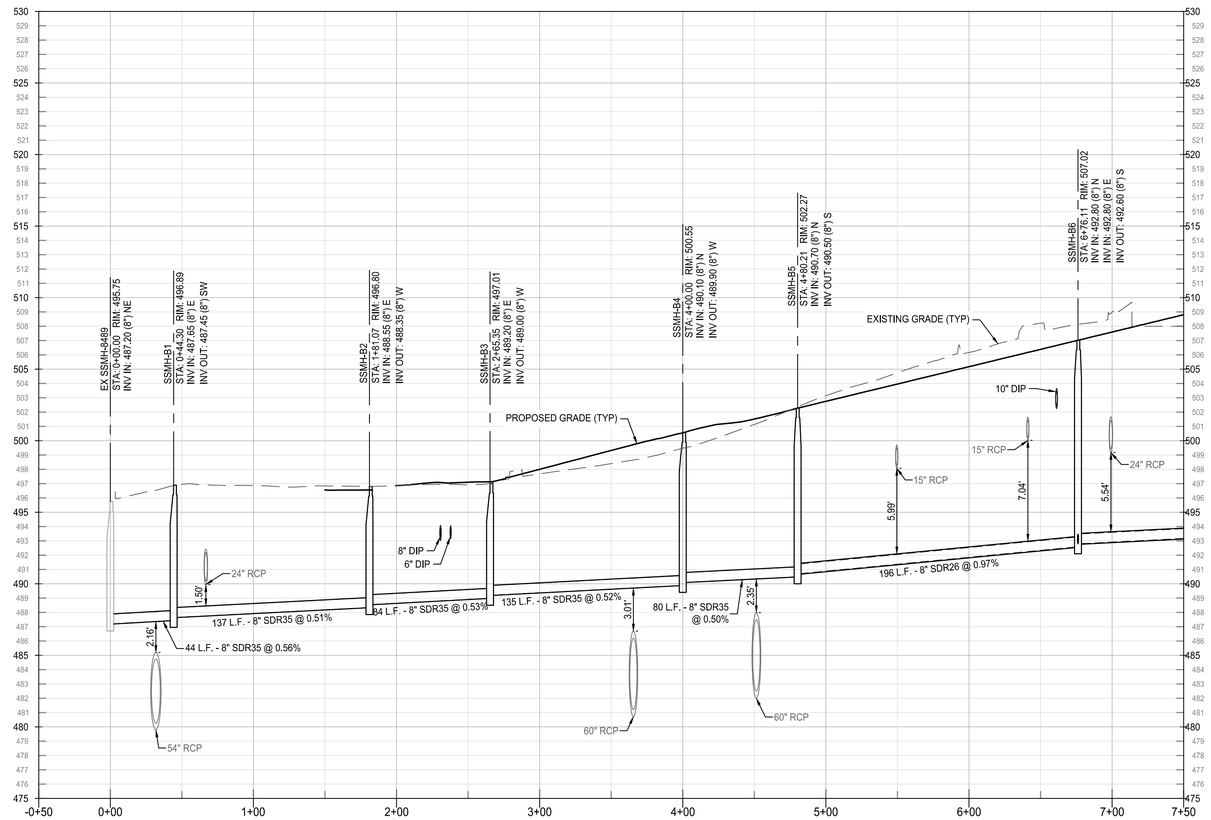
1411-01 RIVERGATE INFRASTRUCTURE PLANS

Saved: June 26, 2025
Z:\1411 Rivergate Infrastructure\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C3-8_Sanitary Sewer Plan & Profiles.dwg



NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.





SANITARY MAIN B (B7 - EX 8489) PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

Know what's **below.**
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SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHELLEM RAMA KRISHNA REDDY
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 109853
STATE OF TENNESSEE
6/06/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

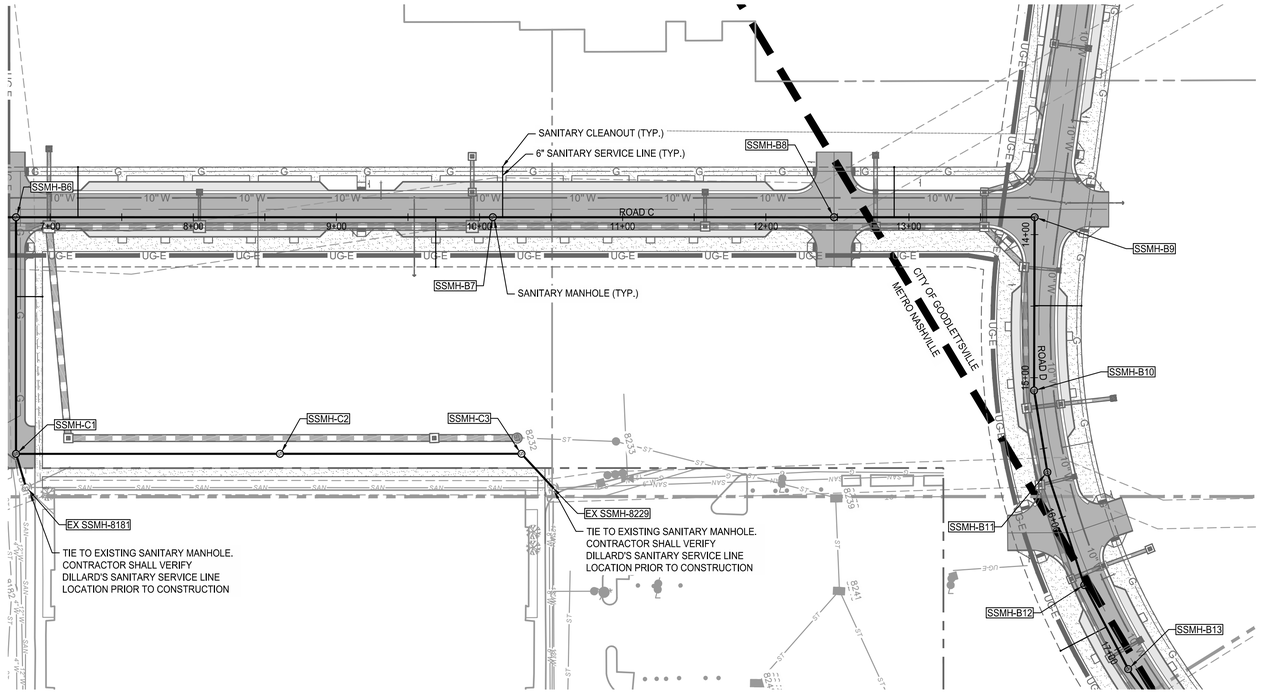
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

SANITARY SEWER MAIN 'B' PLAN & PROFILE

C3.9

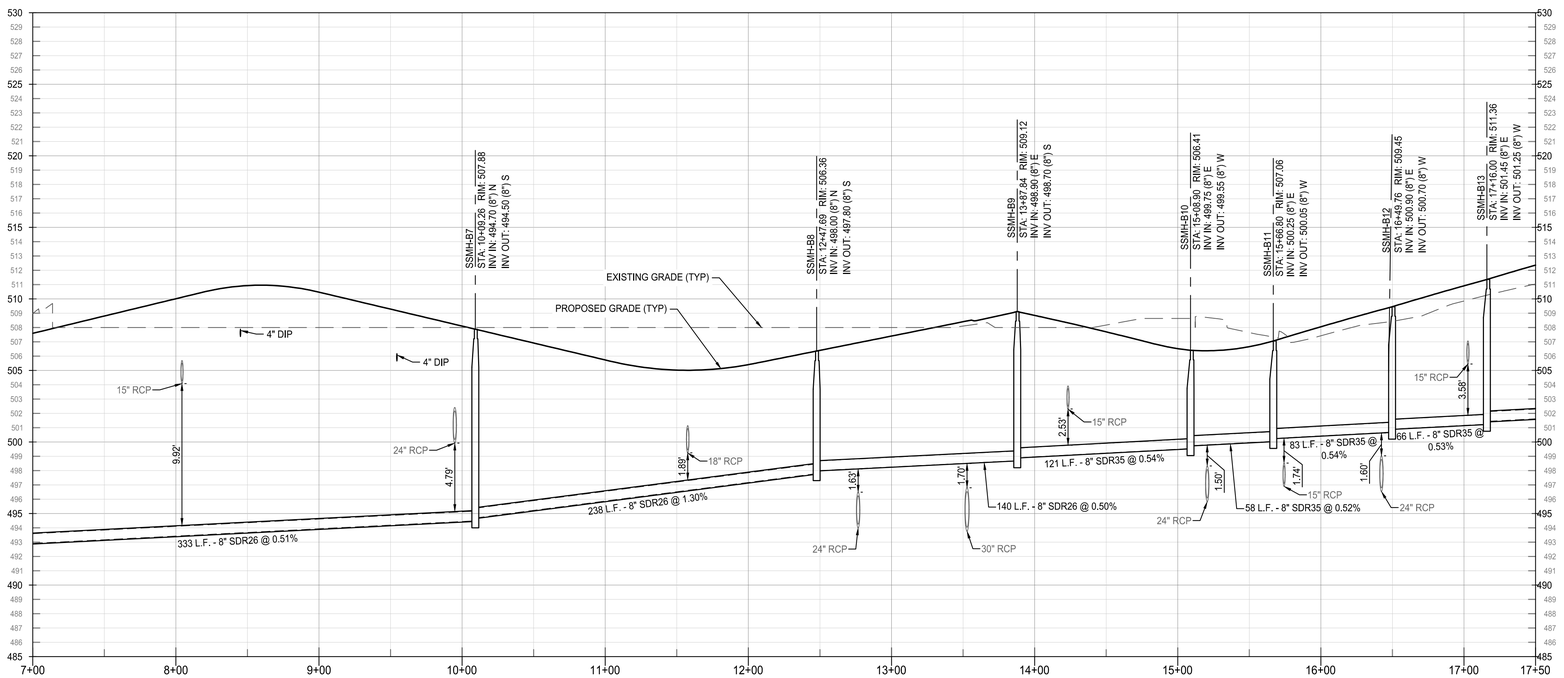
1411-01 RIVERGATE INFRASTRUCTURE PLANS

Sunday, June 29, 2025
K:\1411-1 Rivergate Corridor\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C3.9_11_Sanitary Sewer Plan & Profiles.dwg



NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.

0 25 50 100 150
SCALE: 1" = 50'



SANITARY MAIN B (B14 - B8) PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

SHELLEM KOCH
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 109853
STATE OF TENNESSEE
6/06/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

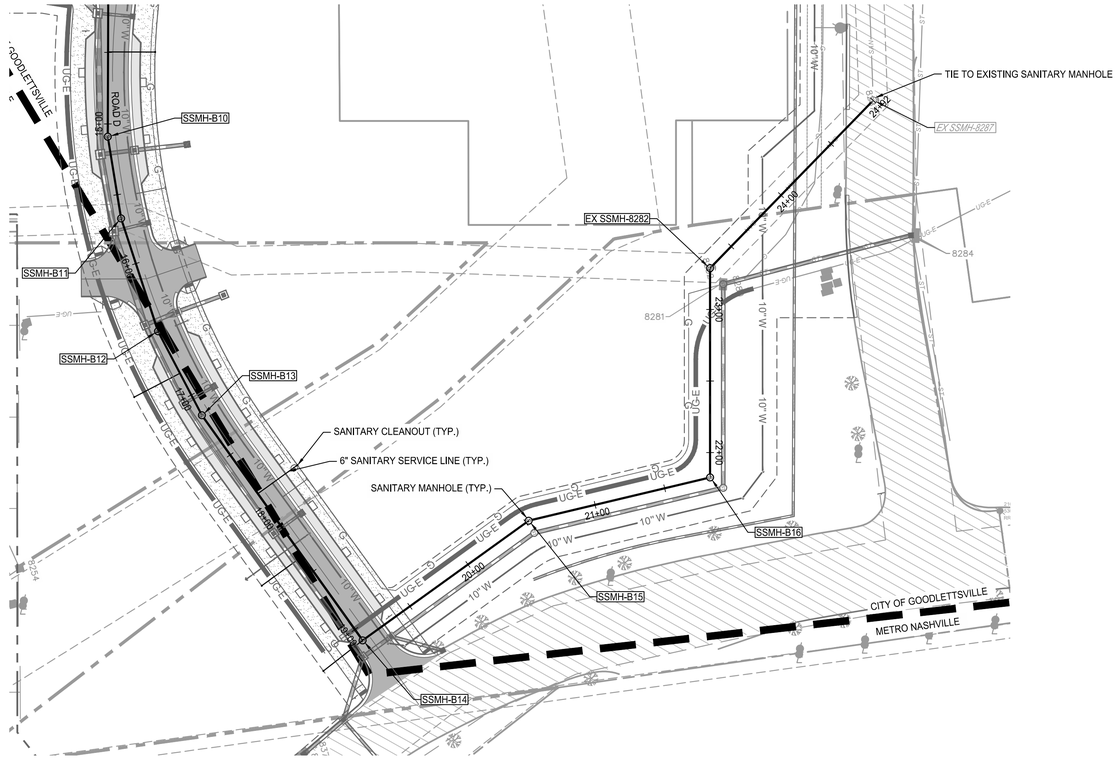
SANITARY SEWER MAIN 'B' PLAN & PROFILE

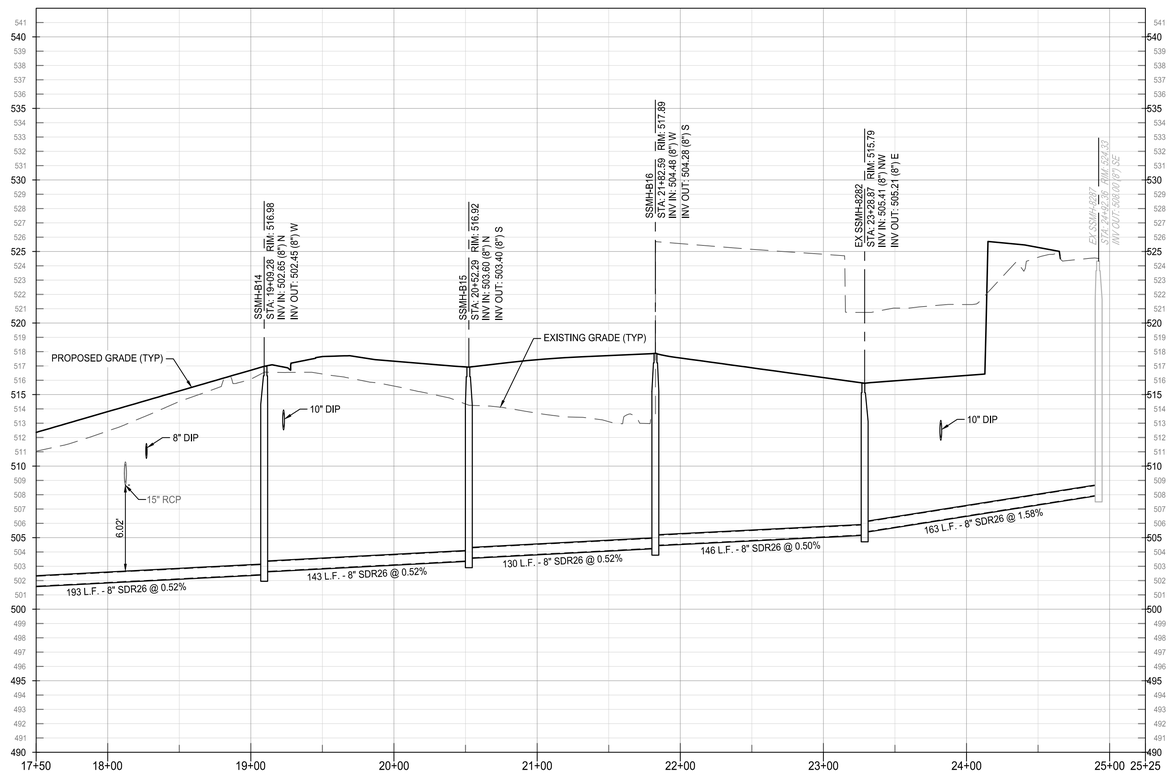
C3.10

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Saved by: June 26, 2025
2:54:51 pm
Z:\1411 Rivergate\Cad\Layout\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C3.9-.11_Sanitary Sewer Plan & Profiles.dwg

NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.





SANITARY MAIN B (EX 8287 - B14) PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

Know what's **below.**
Call before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

LOWELL EMMETT COOKE
REGISTERED
LANDSCAPE ARCHITECT
AGRICULTURE
No. 109953
STATE OF TENNESSEE
6/06/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

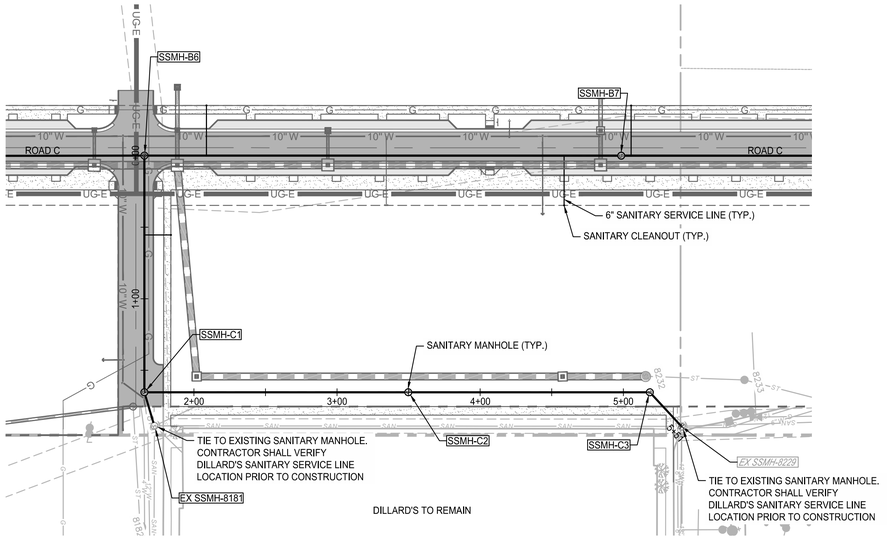
SANITARY SEWER MAIN 'B' PLAN & PROFILE

C3.11

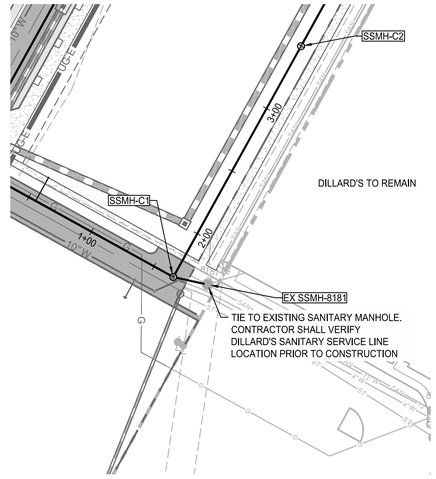
1411-01 RIVERGATE INFRASTRUCTURE PLANS

Saved: June 26, 2025
Z:\1411 - Rivergate\1411-01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C3.9-.11_Sanitary Sewer Plan & Profiles.dwg

NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.



0 25 50 100 150
SCALE: 1" = 50'



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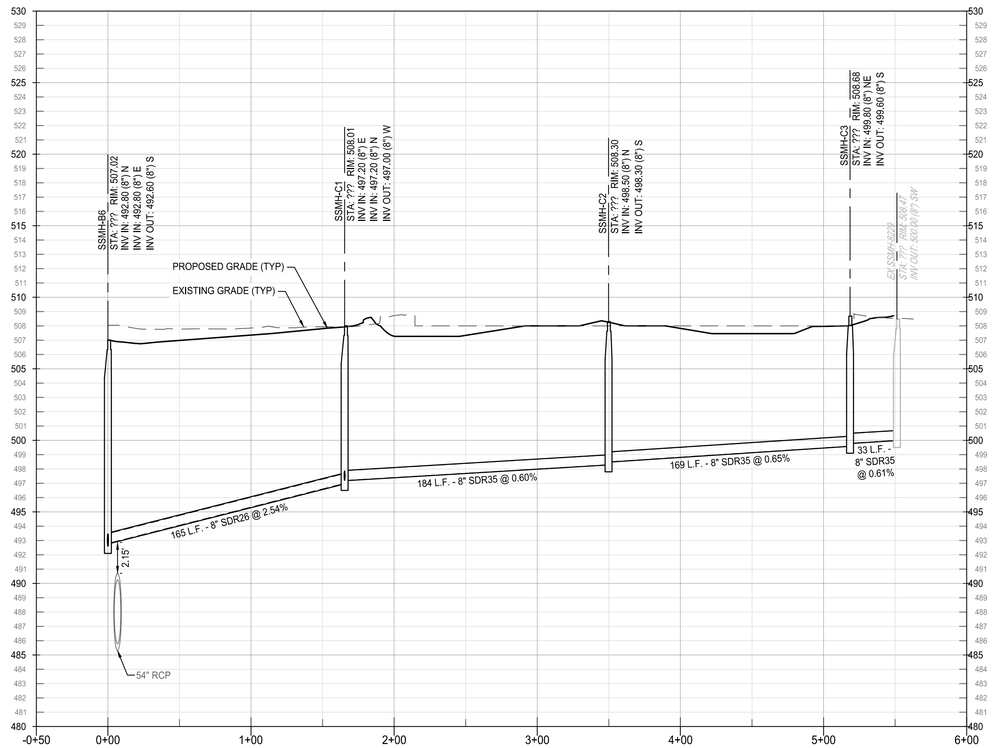
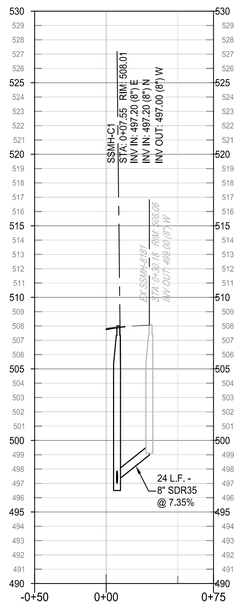


SANITARY MAIN C (EX 8229 - C1) PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL



SANITARY LINE C (EX 8181 - C1) PROFILE
SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

Know what's **below.**
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SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

RACHELLE KAY SCHNITKER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 129853
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

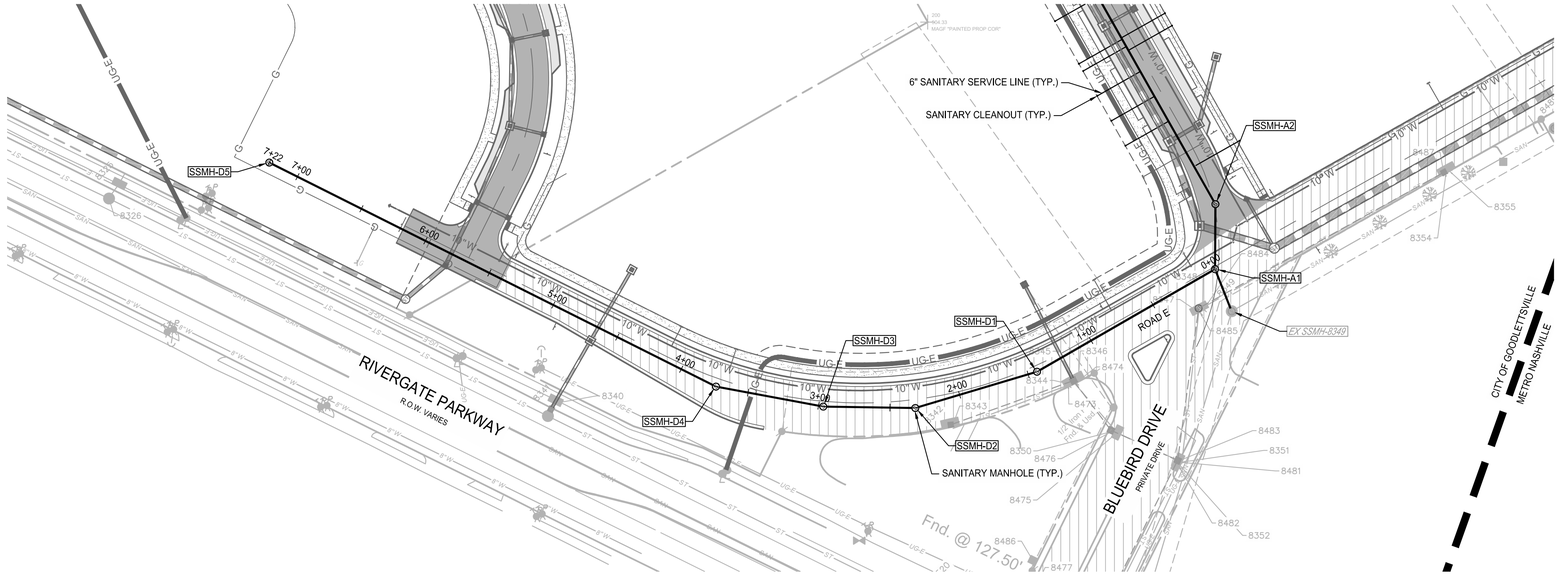
SANITARY SEWER MAIN 'C' PLAN & PROFILE

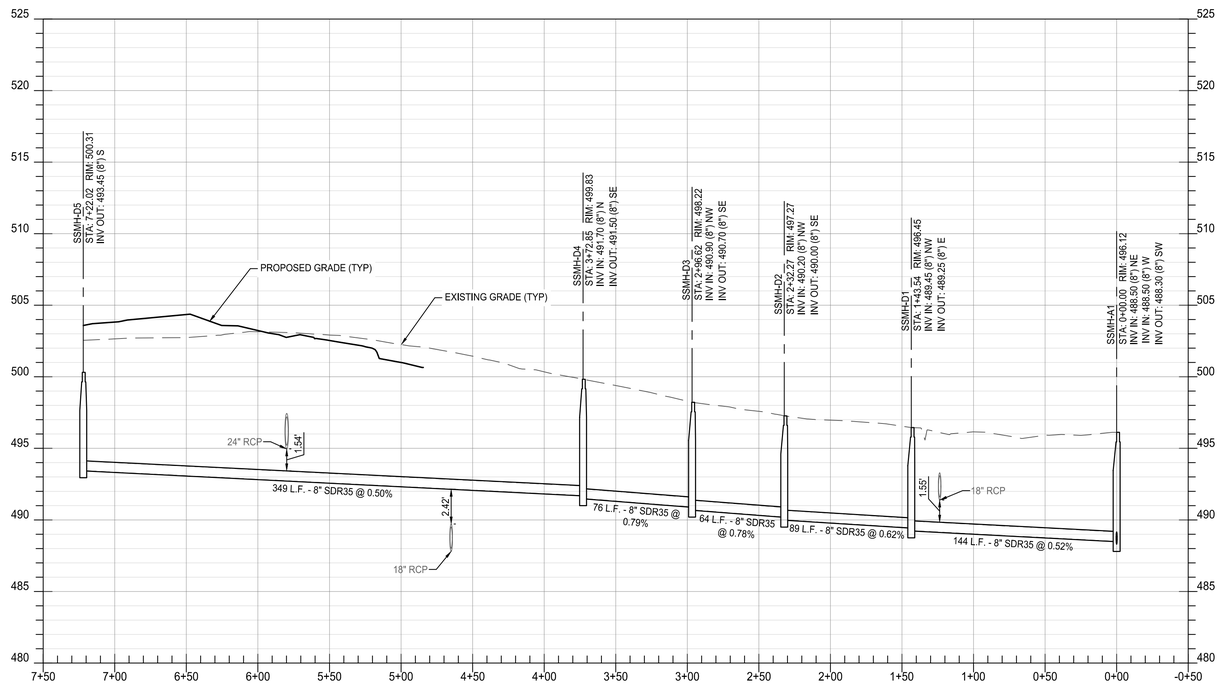
C3.12

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
2:01:47pm - Z:\Projects\1411-01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C3.12x-13_Sanitary Sewer Plan & Profiles.dwg

NOTE:
PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER, SEWER, AND STORM CROSSINGS INCLUDING SERVICES.





SANITARY MAIN D PROFILE
SCALE H:1"=50'; V:1"=5'

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JAMIE LEM LUCAS — 129853 — AGRICULTURE — STATE OF TENNESSEE — 06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

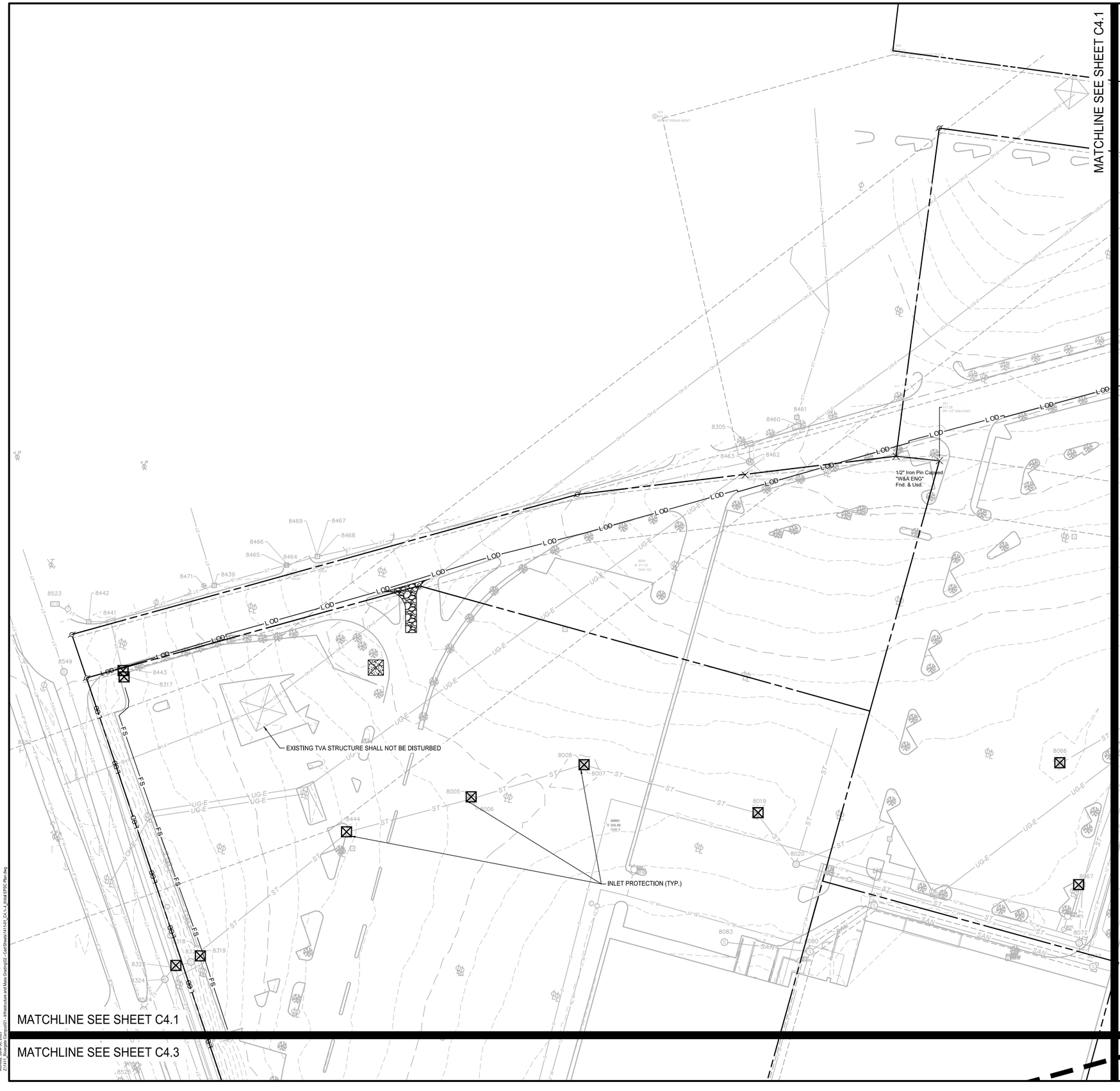
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

SANITARY SEWER MAIN 'D' PLAN & PROFILE

C3.13

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Issued: June 30, 2025
Z:\1411 - Riverdale Church\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C3.13-.13_Sanitary Sewer Plan & Profile.dwg



MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.2

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.

EROSION & SEDIMENT CONTROL NOTES:

1. ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
2. ALL STOCKPILES ARE TO BE CONTAINED ON THE PROJECT PROPERTY UNLESS WRITTEN PERMISSION IS GIVEN BY THE ADJACENT PROPERTY OWNER. INSTALL SILT FENCE AT THE BASE OF ANY STOCKPILES.
3. ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE PROPER EROSION CONTROL BLANKETS/MATTING OR SOD.
4. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
5. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
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☐ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

SIGNATURE: MichelleDove DATE: 06/27/2025

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

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- CONCRETE WASHOUT AREA

NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER

0 25 50 100 150

SCALE: 1" = 50'

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SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHELLE LEM DOVE — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — No. 129953 — STATE OF TENNESSEE — 06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

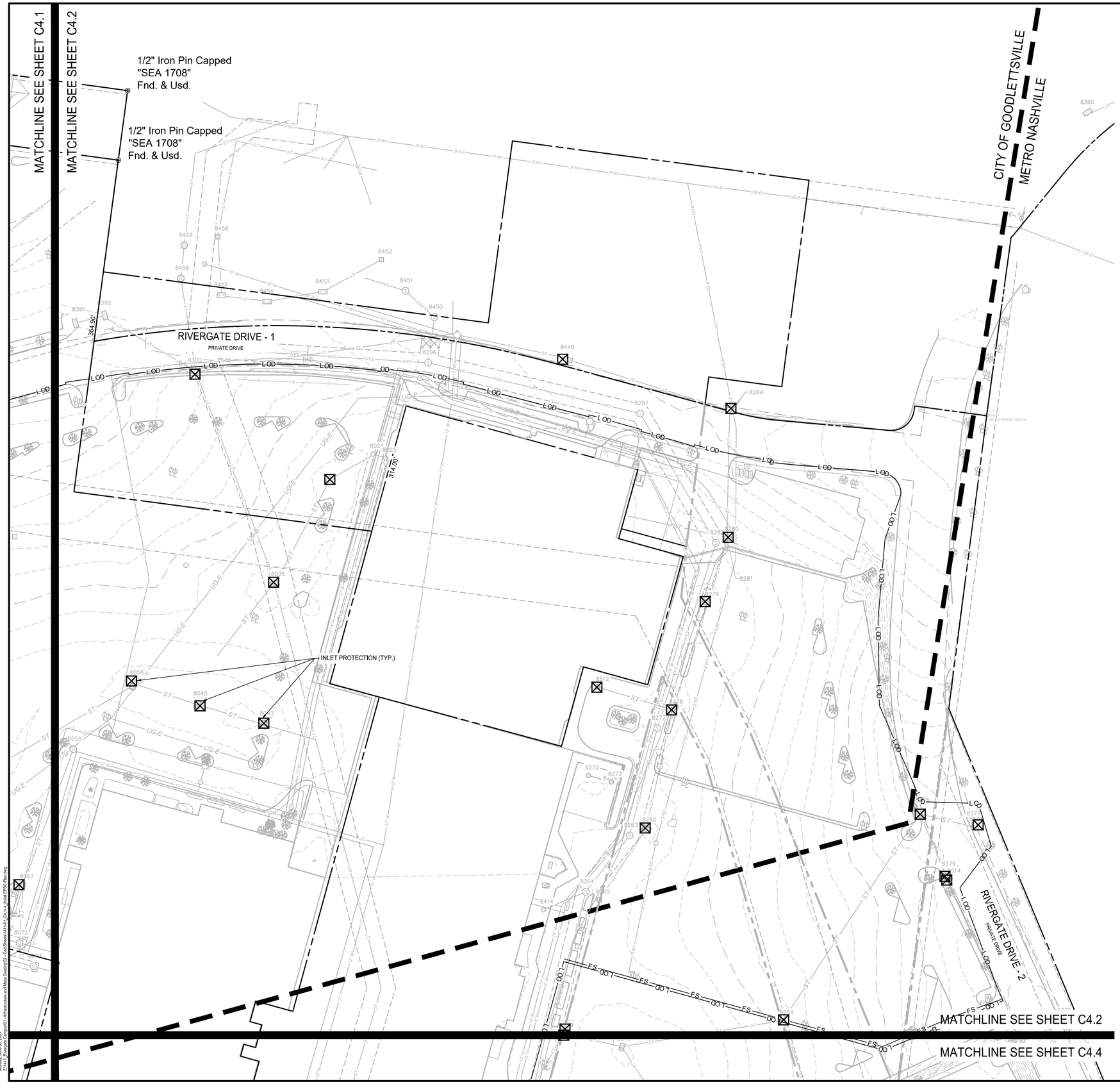
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ENLARGED INITIAL EPSC PLAN

C4.1

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
K:\1411-01 - Infrastructure and Mass Grading\02 - CadSheets\1411-01_C4.1-4_Initial EPSC Plan.dwg



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SIGNATURE: MichelleDove DATE: 06/27/2025

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

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WILLEM MICHELLE DOVE — 102653 — AGRICULTURE — ENGINEER — STATE OF TENNESSEE — 06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

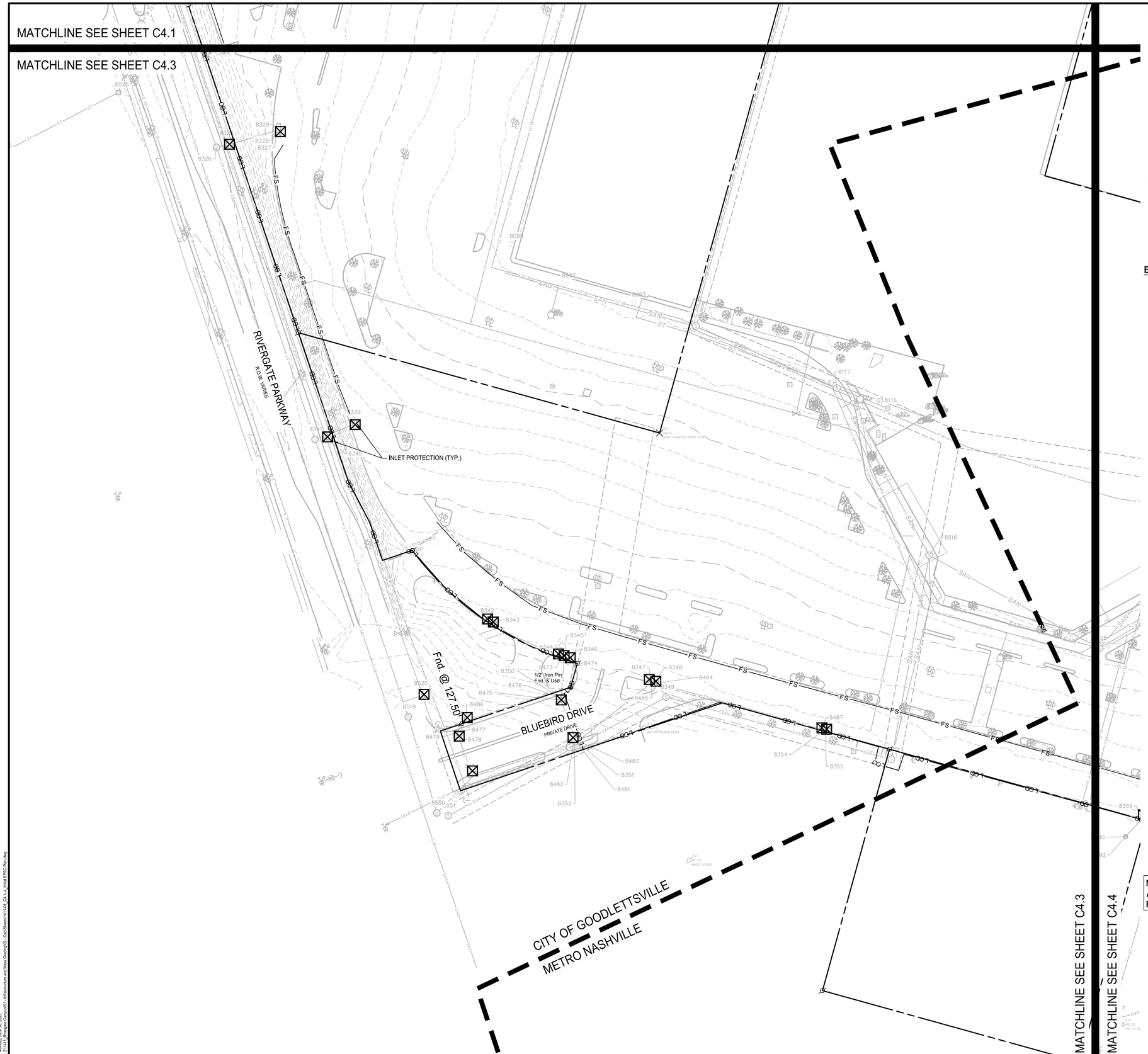
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ENLARGED INITIAL EPSC PLAN

C4.2

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
By: Cameron Hall
J:\Land Development\1411-01 - Infrastructure and Mass Grading\02 - CadSheets\1411-01_C4.1-4_Initial EPSC Plan.dwg



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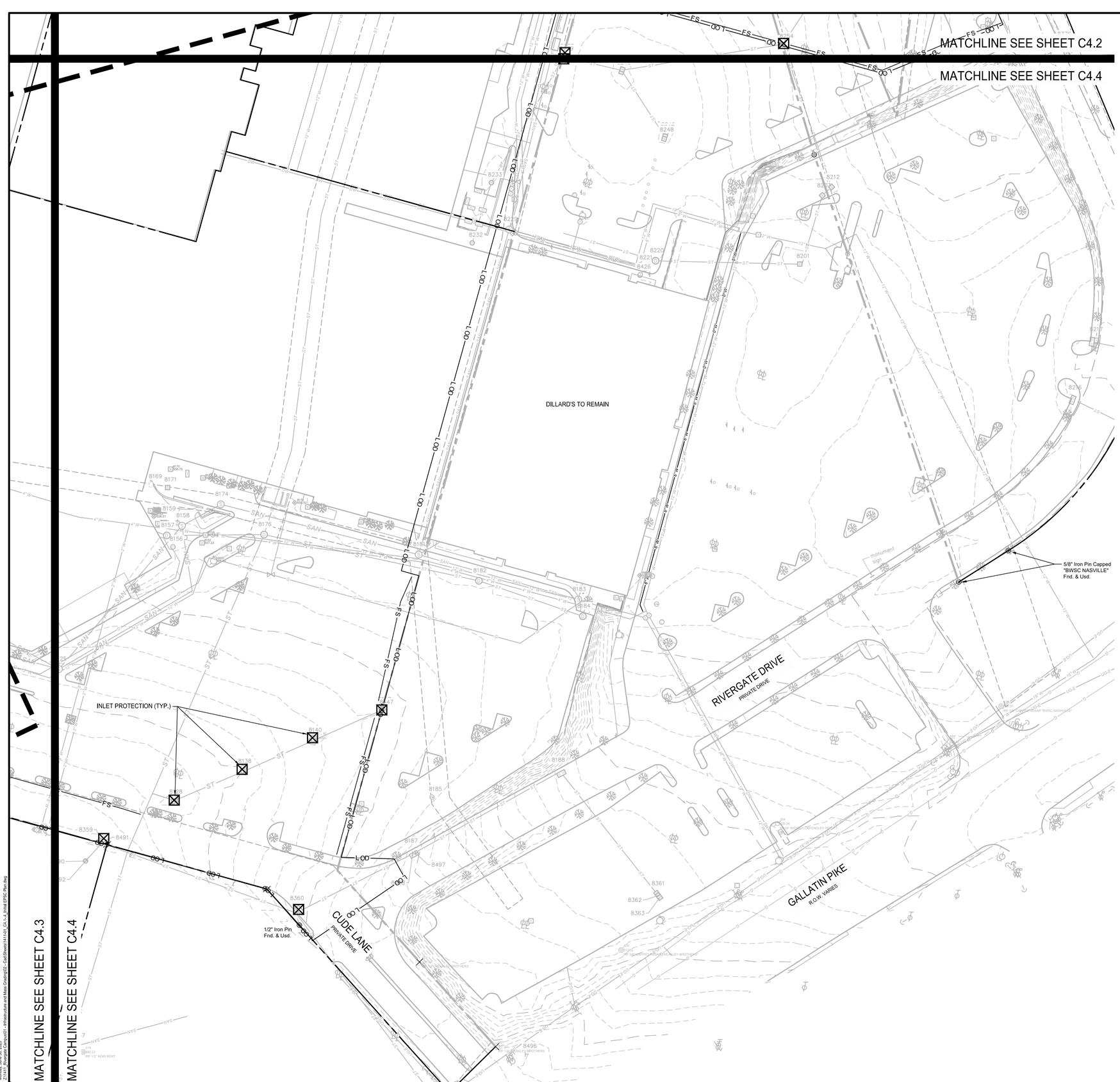
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ENLARGED INITIAL EPSC PLAN

C4.3

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
2:11:13 PM | User: CCH | Layout: C4.3 - Infrastructure and Mass Grading/02 - Cad/Sheets/1411-01 C4.1-4_Initial EPSC Plan.dwg



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CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

☐ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

SIGNATURE: Michelle Dove DATE: 06/27/2025

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

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0 25 50 100 150
SCALE: 1" = 50'

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SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHELLE M. DOVE — 129853 — AGRICULTURE — CIVIL — STATE OF TENNESSEE — 06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ENLARGED INITIAL EPSC PLAN

C4.4

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
K:\1411 Rivergate\Civil\001 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01 C4.1-4_Initial EPSC Plan.dwg

MATCHLINE SEE SHEET C4.6

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SIGNATURE: Michelle Dove DATE: 06/27/2025

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MICHELLE M. DOVE — 129853 — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — CIVIL — STATE OF TENNESSEE — 06/27/2025

SITE PLANS FOR:

RIVERGATE INFRASTRUCTURE PLANS

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DR.	DATE	DESCRIPTION
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CCH	06/27/2025	PERMIT SET

ENLARGED INTERMEDIATE EPSC PLAN

C4.5

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
Z:\1411\1411-01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C4.5_8_Intermediate EPSC Plan.dwg

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SIGNATURE: MichelleDove DATE: 06/27/2025

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

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MICHELLE K. DOVE — 129853 — AGRICULTURE — ENGINEER — STATE OF TENNESSEE — 06/27/2025

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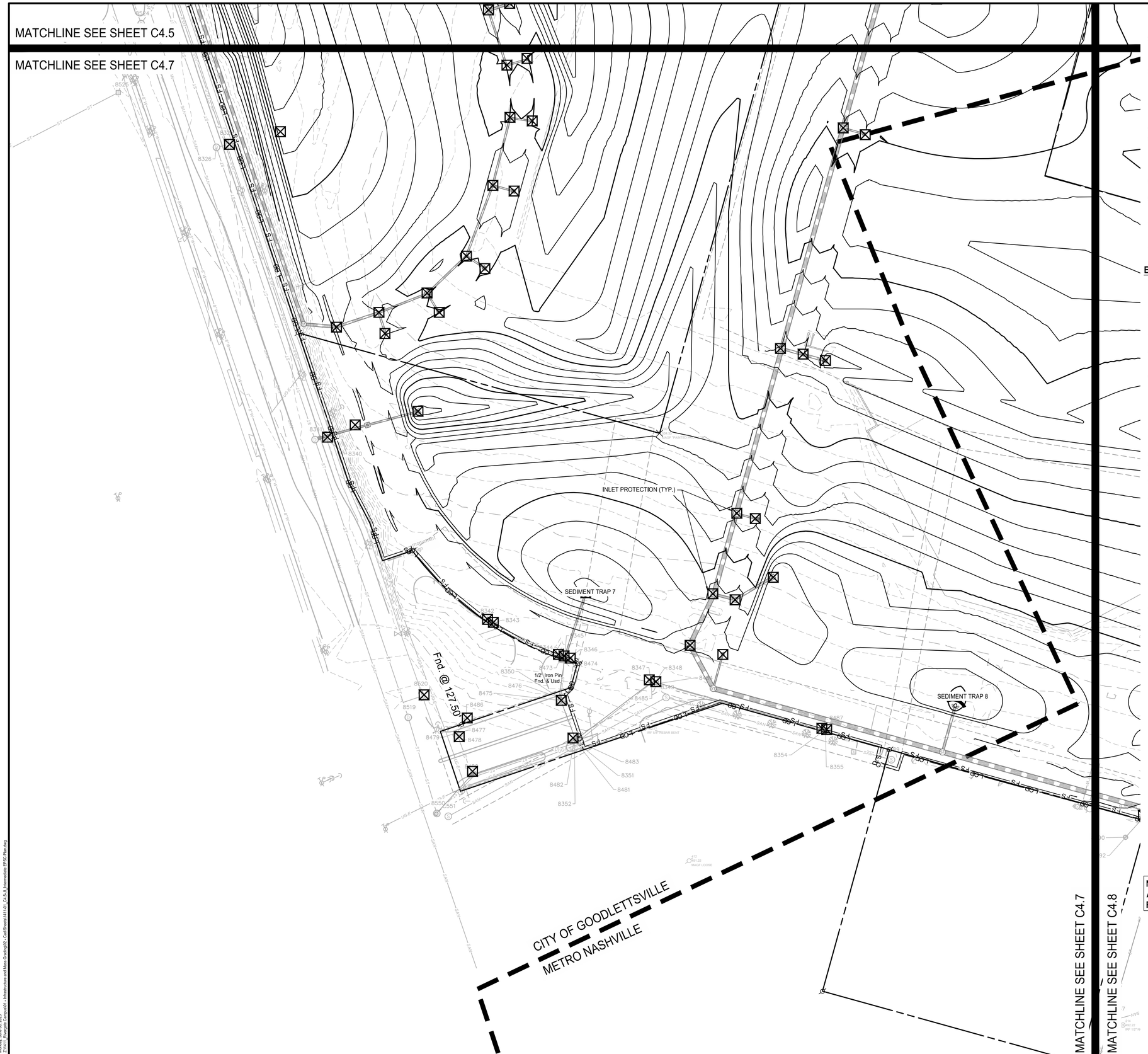
ENLARGED INTERMEDIATE EPSC PLAN

C4.6

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
Z:\Projects\1411-01 RIVERGATE INFRASTRUCTURE PLANS\Drawings\02 - Civil\Sheets\1411-01_C4.5_6_Intermediate EPSC Plan.dwg



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FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

WILLEM KOK TENNESSEE LICENSED PROFESSIONAL ENGINEER AGRICULTURE No. 109953 STATE OF TENNESSEE 06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

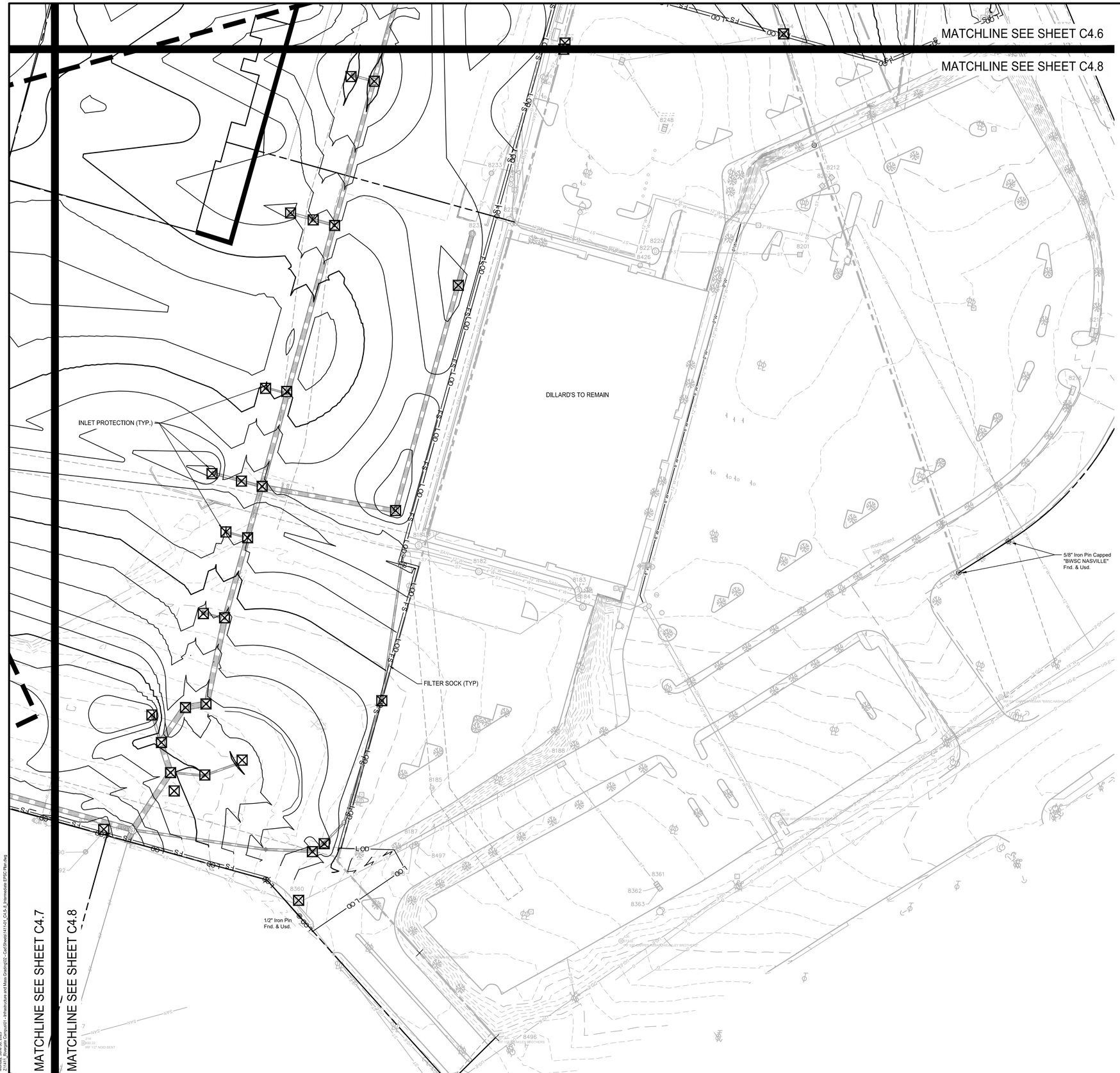
DR.	DATE	DESCRIPTION
CCH	08/19/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ENLARGED INTERMEDIATE EPSC PLAN

C4.7

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
By CCH | J:\Projects\1411-01 - Infrastructure and Mass Grading\02 - Civil Sheets\1411-01_C4.5_8 Intermediate EPSC Plan.dwg



GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.

EROSION & SEDIMENT CONTROL NOTES:

1. ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
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6. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
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TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION:

2. I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ±52.0 AC.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

☐ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

SIGNATURE:_____ DATE: 06/27/2025

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

EROSION CONTROL LEGEND:

- INLET PROTECTION
- SF / FS — WIRE BACKED SILT FENCE / WEIGHTED SEDIMENT TUBE OR APPROVED EQUAL
- L OD — LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT AREA

NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER

0 25 50 100 150
SCALE: 1" = 50'

Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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MICHELLE M. DOYLE
REGISTERED ENGINEER
AGRICULTURE
No. 109853
STATE OF TENNESSEE
06/27/2025

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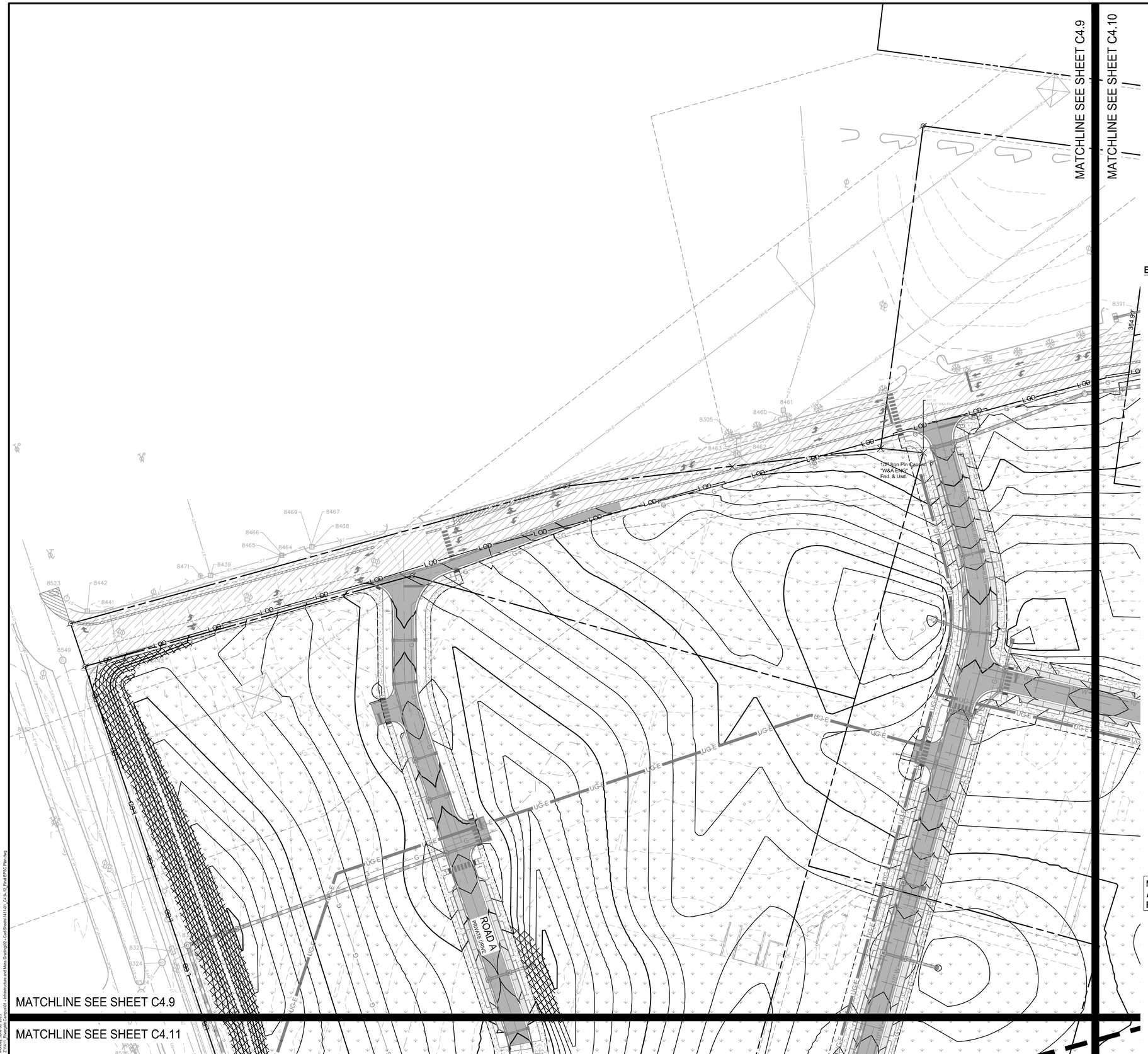
C4.8

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
K:\2014\1411-01\Civil\Sheets\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01 C4.5-8_Intermediate EPSC Plan.dwg



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SIGNATURE: MichelleDove DATE: 06/27/2025

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

EROSION CONTROL LEGEND:

AREA OF PERMANENT STABILIZATION.
SEED WITH KY-31 FESCUE AT 5 LBS PER 1,000 SF
STRAW MULCH AT 1.5 BALES PER 1,000 SF.

AREA TO RECEIVE TURF REINFORCEMENT MATTING

LOD LIMITS OF DISTURBANCE

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0 25 50 100 150
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DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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ENLARGED FINAL EPSC PLAN

C4.9

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
By: Christopher Hall
I:\1411\001 - Infrastructure and Mass Grading\02 - Civil Sheets\1411-01_C4.9-12_Final EPSC Plan.dwg

MATCHLINE SEE SHEET C4.9

MATCHLINE SEE SHEET C4.10

1/2" Iron Pin Capped
"SEA 1708"
Fnd. & Usd.

1/2" Iron Pin Capped
"SEA 1708"
Fnd. & Usd.

CITY OF GOODLETTSVILLE
METRO NASHVILLE

RIVERGATE DRIVE - 1
PRIVATE DRIVE

364.91'

314.00'

ROAD D
PRIVATE DRIVE

RIVERGATE DRIVE - 2
PRIVATE DRIVE

MATCHLINE SEE SHEET C4.10

MATCHLINE SEE SHEET C4.12

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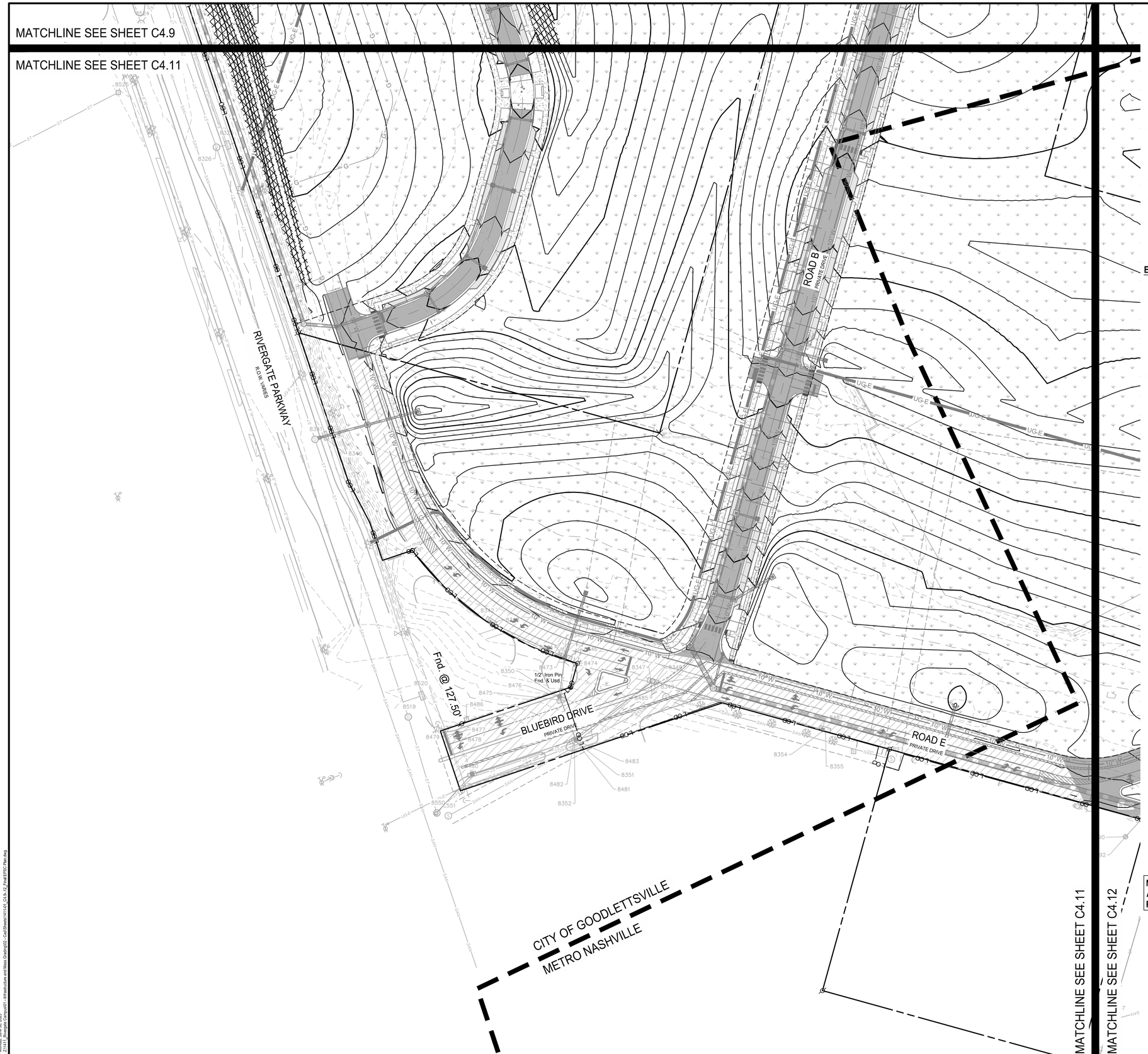
MATCHLINE SEE SHEET C4.9

MATCHLINE SEE SHEET C4.11



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4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
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11. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
12. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
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TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION:

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CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

☐ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

SIGNATURE: Michelle Dove DATE: 06/27/2025

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

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AREA OF PERMANENT STABILIZATION.
SEED WITH KY-31 FESCUE AT 5 LBS PER 1,000 SF
STRAW MULCH AT 1.5 BALES PER 1,000 SF.

AREA TO RECEIVE TURF REINFORCEMENT MATTING

LOD LIMITS OF DISTURBANCE

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0 25 50 100 150
SCALE: 1" = 50'

811 Know what's **below.** **Call** before you dig.

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

Michelle Dove
AGRICULTURE
No. 109953
STATE OF TENNESSEE
06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ENLARGED FINAL EPSC PLAN

C4.11

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
2:11:13 pm | Owner: CCH | user01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C4.9-.12_Final EPSC Plan.dwg

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SIGNATURE: MichelleDove DATE: 06/27/2025

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2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHELLE K. DOVE
REGISTERED
AGRICULTURE
No. 109853
STATE OF TENNESSEE
06/27/2025

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GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

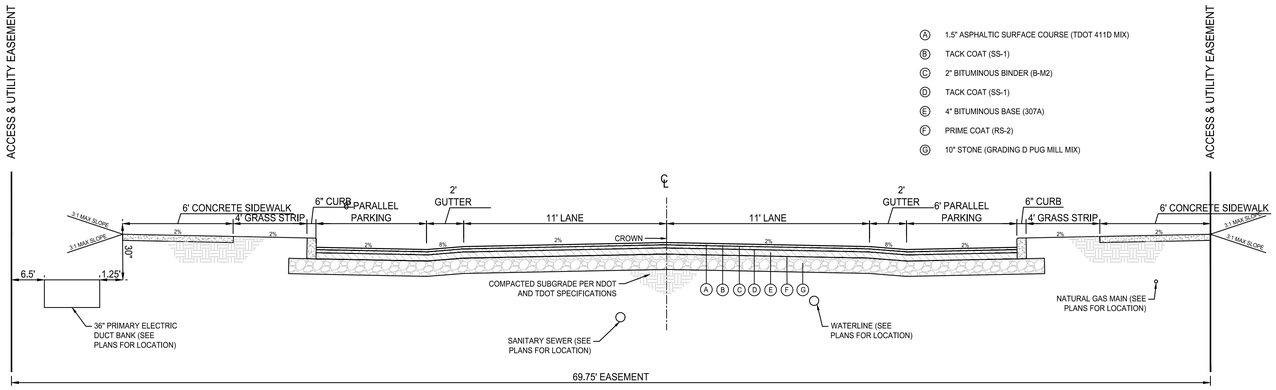
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

ENLARGED FINAL EPSC PLAN

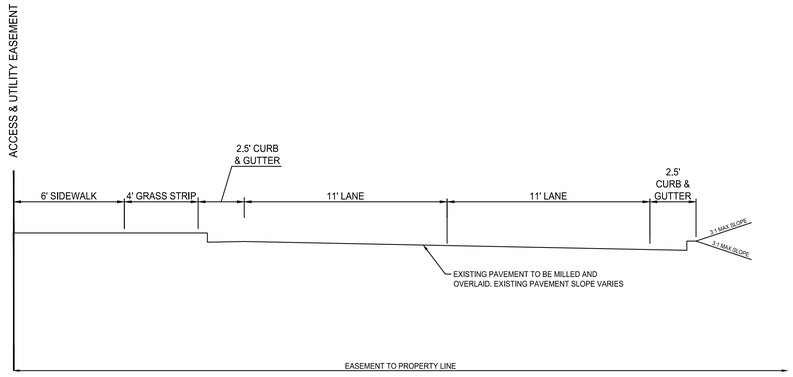
C4.12

1411-01 RIVERGATE INFRASTRUCTURE PLANS

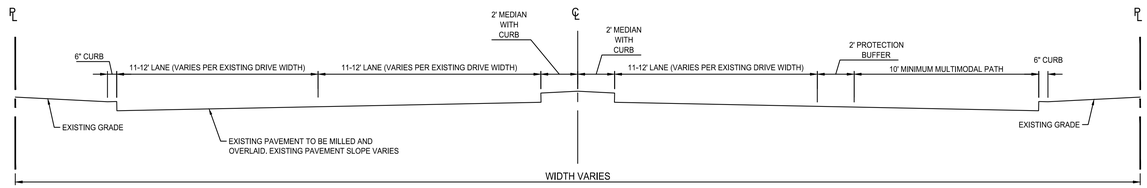
Plotted: June 30, 2025
Z:\1411 - Rivergate\1411-01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01 C4.9-.12_Final EPSC Plan.dwg



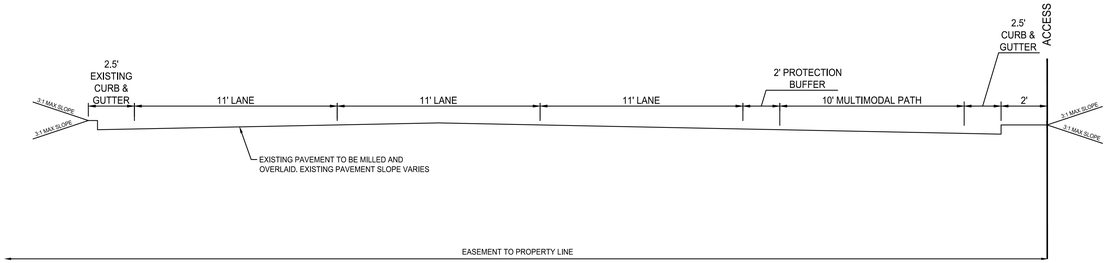
PROPOSED CROSS SECTION '1'
PRIVATE ROAD WITH PARALLEL PARKING



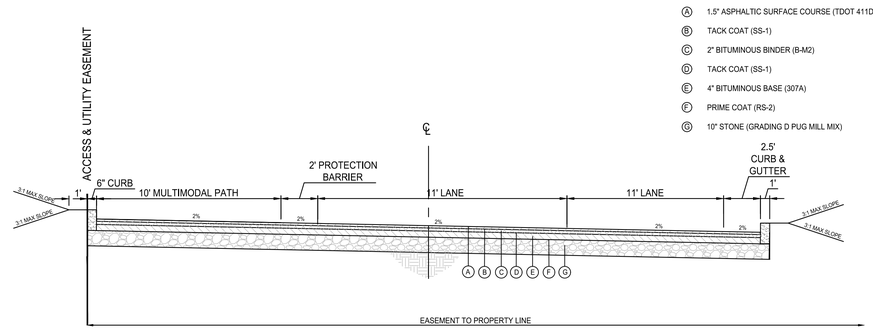
PROPOSED CROSS SECTION '5'



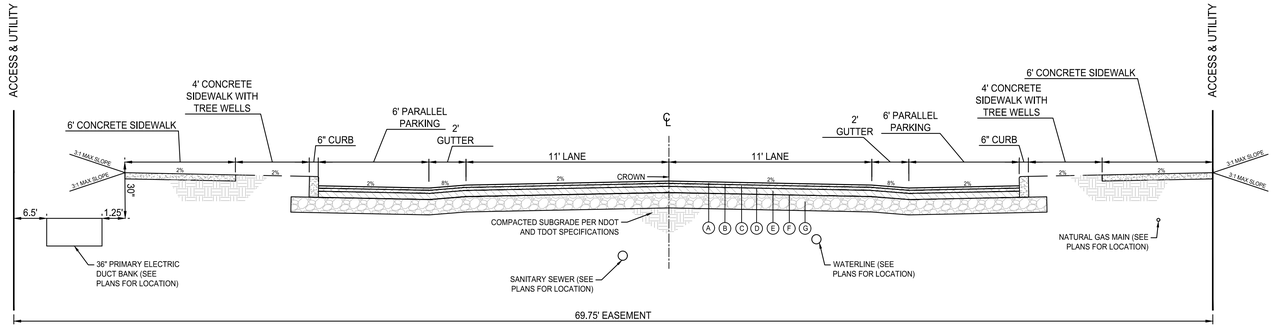
PROPOSED CROSS SECTION '2'
RAISED MEDIAN WITH MULTIMODAL PATH



PROPOSED CROSS SECTION '6'



PROPOSED CROSS SECTION '3'



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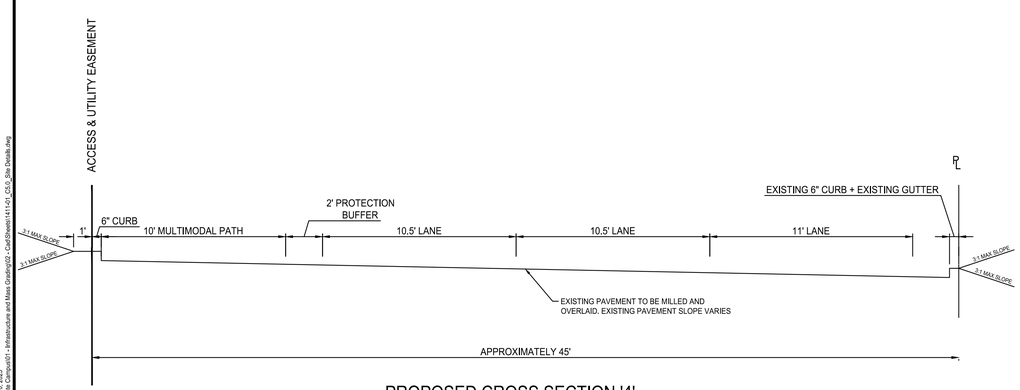

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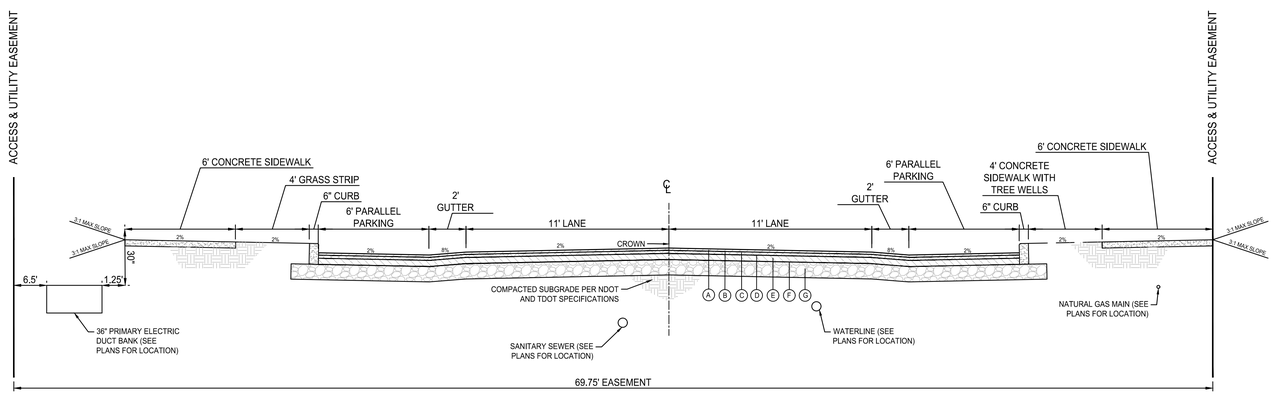


PROPOSED CROSS SECTION '8'

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

FINAL SP FOR:

RIVERGATE INFRASTRUCTURE PLANS

1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

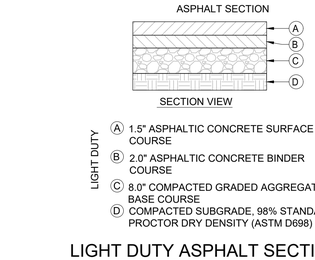
DRL	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET

SITE DETAILS

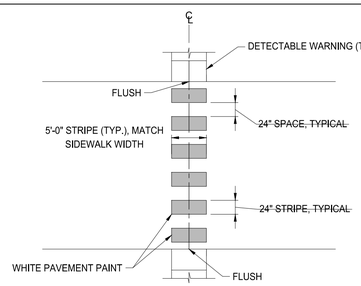
C5.0

1411-01 RIVERGATE INFRASTRUCTURE PLANS

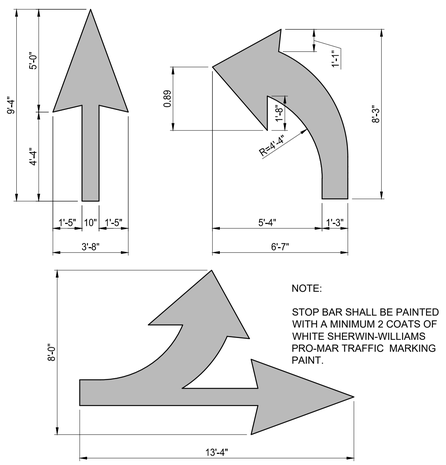
Issued By: June 10, 2025
Z:\1411 Rivergate\1411-01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C5.0_Site Details.dwg



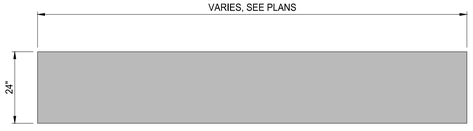
LIGHT DUTY ASPHALT SECTION
N.T.S.



PAINTED CROSSWALK
N.T.S.

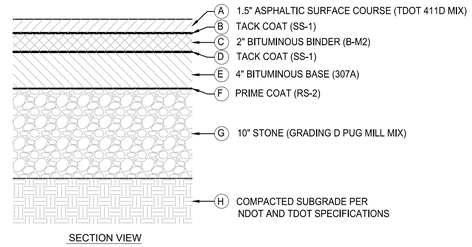


PAINTED DIRECTIONAL ARROWS FOR PAVEMENT
N.T.S.

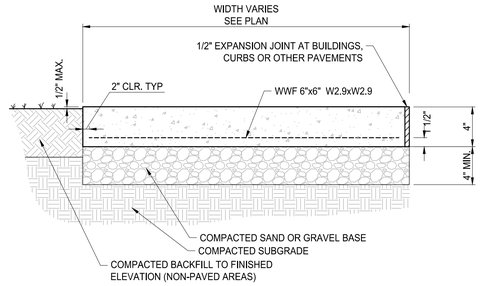


NOTES:
1. STOP BAR SHALL BE PAINTED WITH A MINIMUM 2 COATS OF WHITE SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING PAINT.
2. EDGE OF STOP BAR SHALL BE PARALLEL TO EDGE OF HIGHWAY TRAVEL WAY.

STOP BAR
N.T.S.

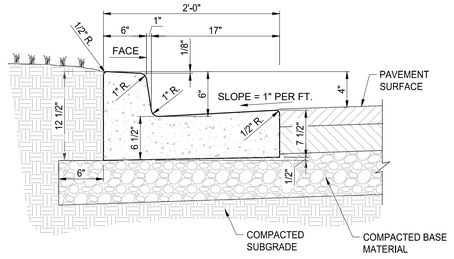


TYPICAL ASPHALT PAVEMENT SECTION
N.T.S.



NOTES:
1. PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) TRANSVERSE CONTROL JOINTS AT 5'-0" ON CENTER.
2. PROVIDE EXPANSION JOINTS AT 30'-0" (MAX.) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES.
3. LONGITUDINAL SLOPES SHALL NOT EXCEED 5.00% (1:20)
4. CROSS SLOPES SHALL NOT EXCEED 2.00% (1:50)
5. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI (TYP.)

CONCRETE SIDEWALK
N.T.S.



TYPICAL CROSS-SECTION

NOTES:
1. CURB AND GUTTER SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS, OR EXTRUDED AND THEN SAWCUT AT 10 FOOT INTERVALS TO A DEPTH OF 1.75".
2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 100 FEET, AT THE ENDS OF CIRCULAR RETURNS, LINING UP WITH PAVEMENT JOINTS WHERE ADJACENT PAVEMENT IS CONCRETE, AND AT ALL POINTS WHERE THE NEW CURB AND GUTTER ABUTS OTHER CONCRETE STRUCTURES OR INLET CASTINGS.
3. 10' LONG TRANSITIONS SHALL BE PROVIDED BETWEEN NORMAL GUTTER AND REVERSE-PITCHED GUTTER, UNLESS OTHERWISE NOTED ON THE PAVING PLANS.
4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI (TYP.)
5. PROVIDE REVERSE-PITCHED GUTTER WHERE GRADING PLAN INDICATES SLOPE AWAY FROM CURB.

24" CONCRETE CURB AND GUTTER
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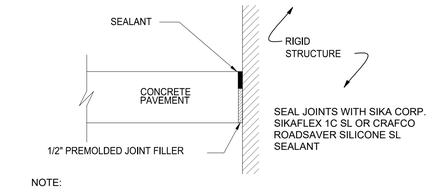
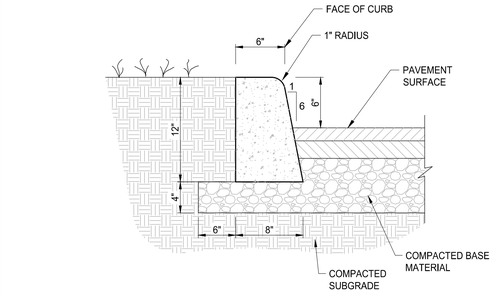


NOTE:
PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE.

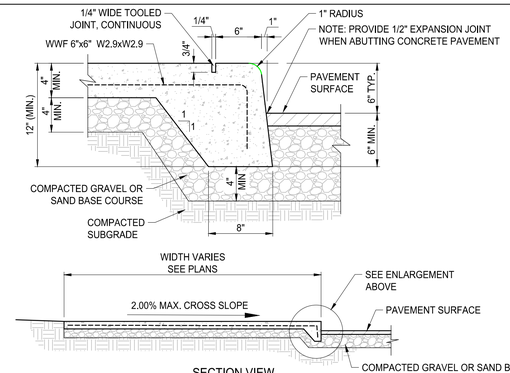
ISOLATION JOINT
N.T.S.



TYPICAL CROSS-SECTION

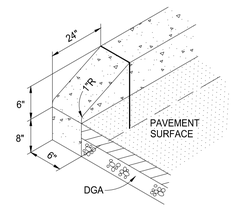
NOTES:
1. CURB SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS, OR EXTRUDED AND THEN SAWCUT AT 10 FOOT INTERVALS TO A DEPTH OF 1.75".
2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50 FEET, AT THE ENDS OF RETURNS, AND AT ALL POINTS WHERE THE NEW CURB AND GUTTER ABUTS OTHER CONCRETE STRUCTURES OR INLET CASTINGS.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI (TYP.)

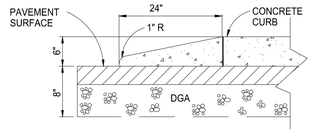
CONCRETE POST CURB
N.T.S.



NOTES:
1. PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) TRANSVERSE CONTROL JOINTS AT 5'-0" ON CENTER.
2. PROVIDE EXPANSION JOINTS AT 30'-0" (MAX.) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES.
3. LONGITUDINAL SLOPES SHALL NOT EXCEED 5.00% (1:20)
4. CROSS SLOPES SHALL NOT EXCEED 2.00% (1:50)
5. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI (TYP.)

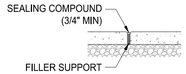
INTEGRAL CURB AND WALK
N.T.S.





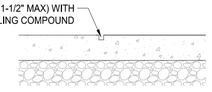
CURB TAPER
N.T.S.

NOTE:
30' MAXIMUM SPACING.

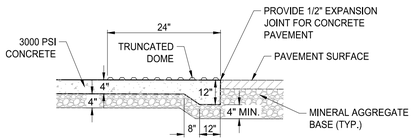


EXPANSION JOINT
N.T.S.

NOTE:
REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL RECOMMENDATIONS .

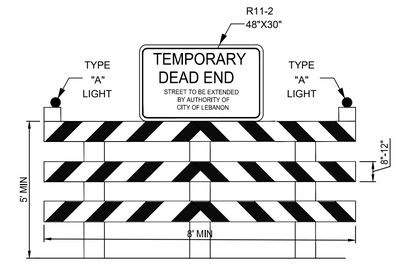


CONTROL JOINT
N.T.S.

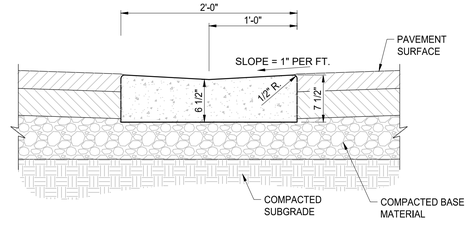


DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 IN. (23 MM), A NOMINAL HEIGHT OF 0.2 IN. (5 MM), A CENTER-TO-CENTER SPACING AS SHOWN ABOVE, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. SEE SITE LAYOUT PLANS AND DETAILS FOR LOCATIONS OF TRUNCATED DOMES. SUBMIT PROPOSED MATERIAL AND/OR TEST PANEL FOR APPROVAL BY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION. PROVIDE ARMOR-TILE, OR EQUIVALENT SYSTEM.

DETECTABLE WARNING SURFACE
N.T.S.



TYPE 3 TEMPORARY BARRICADE
N.T.S.



TYPICAL CROSS-SECTION

24" CONCRETE VALLEY GUTTER
N.T.S.

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

SITE DETAILS

C5.1

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
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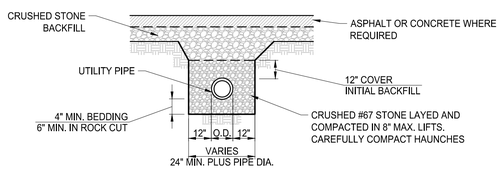
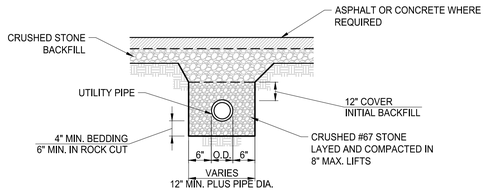
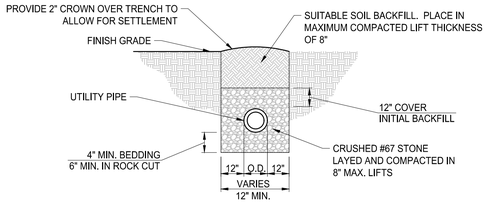


FOR TRAFFIC-RATED AREAS
(FLEXIBLE PIPE)

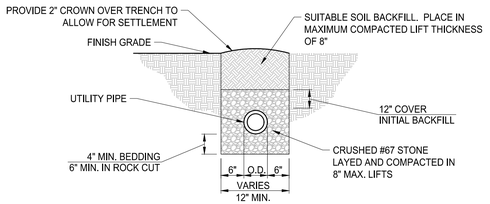


FOR TRAFFIC-RATED AREAS
(RIGID PIPE)

TYPICAL UTILITY LINE TRENCH - PAVED AREAS
N.T.S.

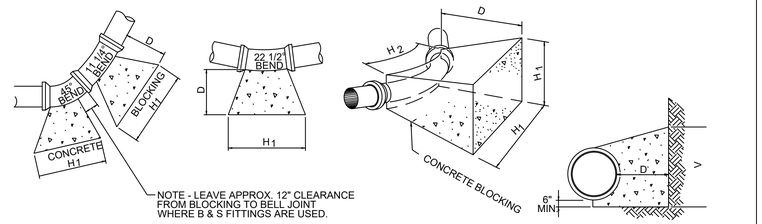


FOR FLEXIBLE PIPE



FOR RIGID PIPE

TYPICAL UTILITY LINE TRENCH - UNPAVED AREAS
N.T.S.

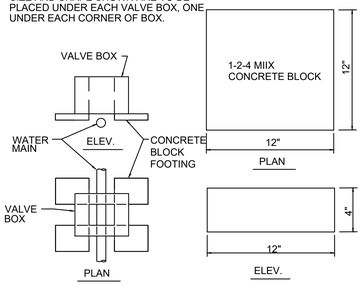


NOTE - SEE TABLE OF DIMENSIONS FOR CONCRETE BLOCKING. (THIS SHEET)

CONCRETE BLOCKING
N.T.S.

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

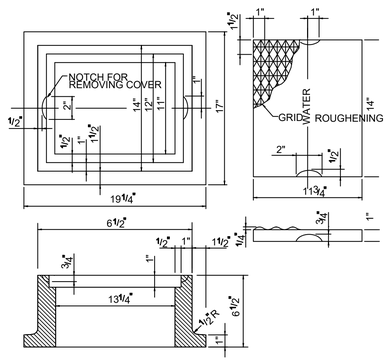
FOUR (4) CONCRETE BLOCKS OF THE SIZE AND SHAPE SHOWN ARE TO BE PLACED UNDER EACH VALVE BOX, ONE UNDER EACH CORNER OF BOX.



NO REINFORCING STEEL IN FOOTING. CONCRETE MIX TO BE 1 PART CEMENT 2 PARTS SAND AND 4 PARTS No. 2 CRUSHED STONE OR GRAVEL. VOLUME FOR ONE BLOCK = 0.333 CU. FT. FOR ALL BLOCKS VOLUME = 1.332 CU. FT. WEIGHT OF ONE BLOCK = APPROX. 50 LBS. FOR ALL FOUR BLOCKS, WEIGHT = 200 LBS. BEARING AREA ON SOIL = 576 SQ. IN.

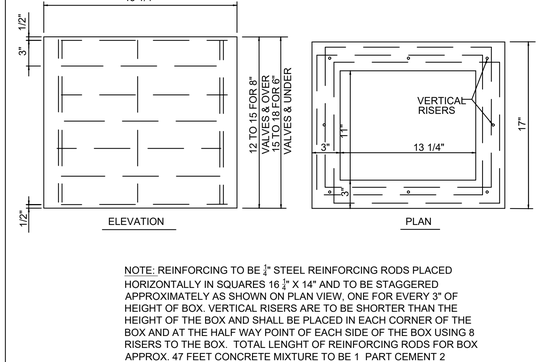
CONCRETE VALVE BOX FOOTING
N.T.S.

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770



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

CAST IRON VALVE BOX FRAME AND COVER
N.T.S.



NOTE: REINFORCING TO BE ¼" STEEL REINFORCING RODS PLACED HORIZONTALLY IN SQUARES 16 ¼" X 14" AND TO BE STAGGERED APPROXIMATELY AS SHOWN ON PLAN VIEW, ONE FOR EVERY 3" OF HEIGHT OF BOX. VERTICAL RISERS ARE TO BE SHORTER THAN THE HEIGHT OF THE BOX AND SHALL BE PLACED IN EACH CORNER OF THE BOX AND AT THE HALF WAY POINT OF EACH SIDE OF THE BOX USING 8 RISERS TO THE BOX. TOTAL LENGHT OF REINFORCING RODS FOR BOX APPROX. 47 FEET CONCRETE MIXTURE TO BE 1 PART CEMENT 2 PARTS SAND & 4 PARTS No. 2 CRUSHED STONE OR GRAVEL. TOTAL VOLUME OF MIXTURE FOR BOX - APPROX. 2 CU. FT.

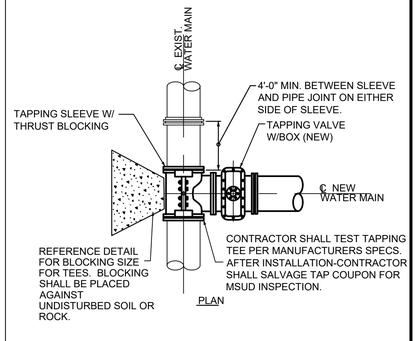
CONCRETE VALVE BOX
N.T.S.

TABLE OF DIMENSIONS FOR CONCRETE BLOCKING																											
SIZE OF PIPE	TAPPING SLEEVES TEES & PLUGS					90° BENDS					45° BENDS					22 ½° BENDS					11 ¼° BENDS					
	H_1	H_2	V	D	CU. FT.	H_1	H_2	V	D	CU. FT.	H_1	H_2	V	D	CU. FT.	H_1	H_2	V	D	CU. FT.	H_1	H_2	V	D	CU. FT.
2"& 2¼"	18"	10"	12"	18"	1.90	18"	10"	12"	18"	1.90	18"	6"	12"	18"	1.50	18"	6"	12"	18"	1.50	18"	6"	12"	18"	1.50
3"&4"	24"	12"	12"	18"	2.25	24"	12"	12"	18"	2.25	18"	8"	12"	18"	1.60	18"	8"	12"	18"	1.60	18"	8"	12"	18"	1.60
6"	24"	16"	18"	18"	3.50	30"	16"	18"	18"	4.05	24"	10"	16"	18"	3.20	24"	10"	16"	18"	3.20	24"	10"	16"	18"	3.20
8"	36"	18"	18"	18"	5.05	39"	18"	24"	18"	7.30	30"	11"	18"	18"	3.95	24"	11"	18"	18"	3.40	24"	11"	16"	18"	3.40
10"	48"	24"	18"	24"	7.15	54"	32"	12"	18"	10.25	24"	18"	21"	18"	4.60	24"	18'	21"	18"	4.60	24"	18"	21"	18"	4.60
12"	54"	30"	24"	24"	13.4	54"	36"	26"	24"	18.15	42"	18"	24"	24"	9.60	24"	18"	24"	24"	6.80	24"	18"	21"	24"	6.10
16"	66"	34"	36"	24"	22.5	69"	48"	48"	24"	29.0	48"	30"	36"	24"	17.0	24"	30"	27"	24"	11.8	27"	24"	27"	24"	9.10
24"	84"	48"	46"	30"	75.6	88"	68"	68"	36"	126.8	60"	36"	42"	36"	48.0	36"	30"	42"	36"	22.7	36"	30"	42"	36"	22.7

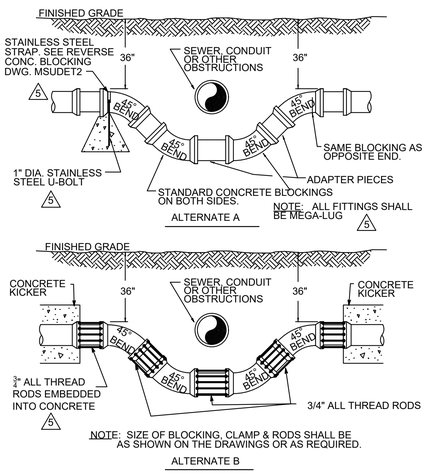
TABLE IS BASED ON 225 P.S.I. OR 150 P.S.I. WORKING PRESSURE PLUS 50% WATER HAMMER.

NOTE: CONCRETE USED FOR BLOCKING SHALL BE 3500#/sq. in EARTH PRESSURES ARE FIGURED AT 4000# PER SQ. FT. BEARING AREA OF KICKERS SHALL BE INCREASED WHEN POURED AGAINST SAND, LOOSE FILL, WET EARTH, CINDERS, ETC.

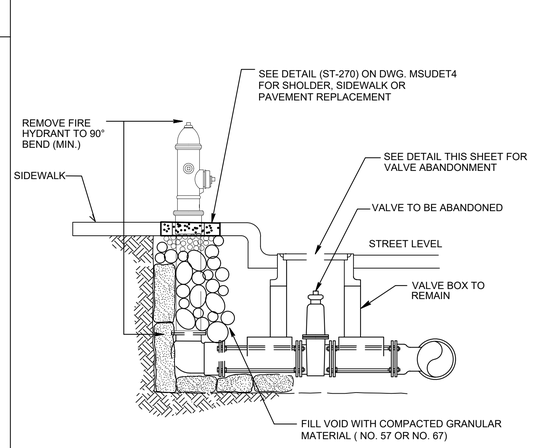
TABLE OF DIMENSIONS FOR CONCRETE BLOCKING
N.T.S.



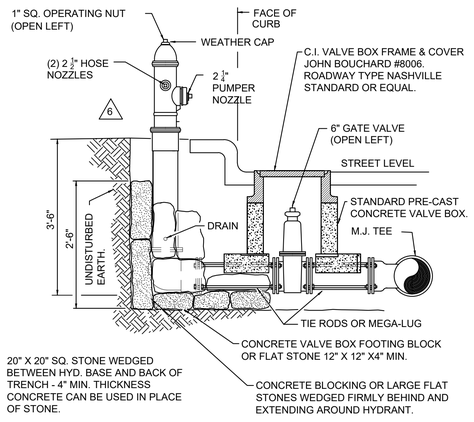
TAPPING SLEEVE AND VALVE
N.T.S.



METHOD OF CROSSING UNDER OBSTRUCTION
N.T.S.



FIRE HYDRANT REMOVAL
N.T.S.



CONCRETE BLOCKING OR HYDRANT SHALL BE SET ON FLAT STONE OR CONC. VALVE BOX FOOTING BLOCK. LARGE FLAT STONES SHALL BE WEDGED FIRMLY BEHIND AND EXTENDING AROUND HYDRANT TO UNDISTURBED EARTH.

CARE SHALL BE TAKEN TO SET HYDRANT PLUMB.

A MINIMUM OF 2 CU. FT. OF CRUSHED STONE SHALL BE PLACED AROUND LEAD ADJOINING BLOCKING FOR DRAINAGE FROM WASTE OPENING.

FIRE HYDRANT INSTALLATION
N.T.S.

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	09/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

SITE DETAILS

C5.2

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Modified: June 30, 2025
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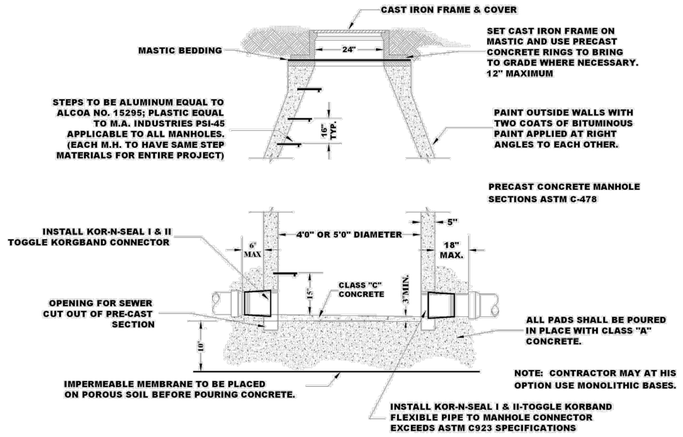
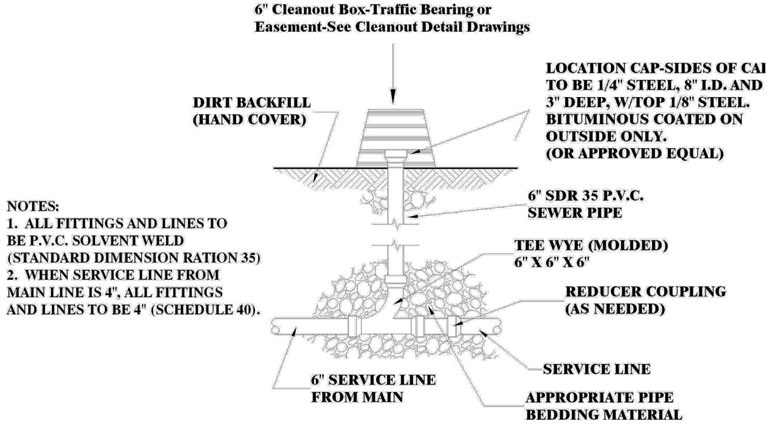
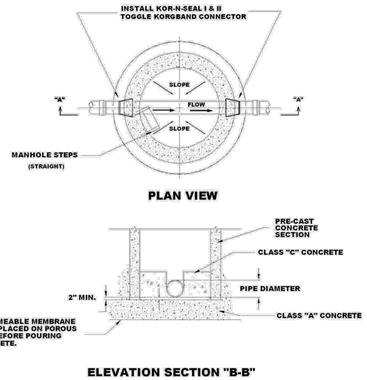


STANDARD PRECAST MANHOLE (A-A)

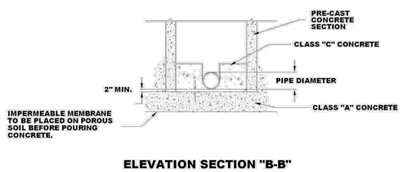


NOTES:
1. ALL FITTINGS AND LINES TO BE P.V.C. SOLVENT WELD (STANDARD DIMENSION RATION 35)
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4" (SCHEDULE 40).

CLEANOUT

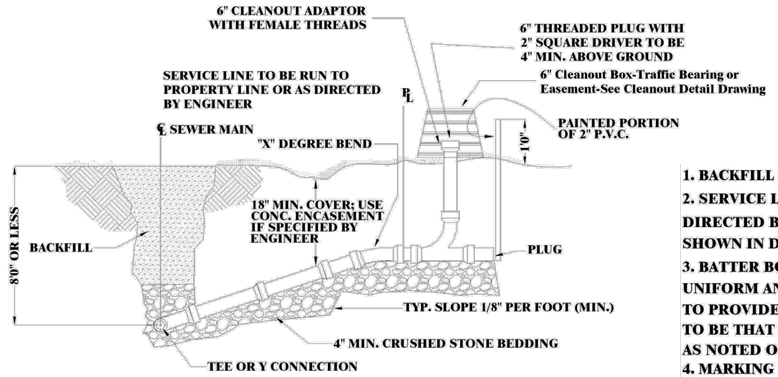


PLAN VIEW



ELEVATION SECTION "B-B"

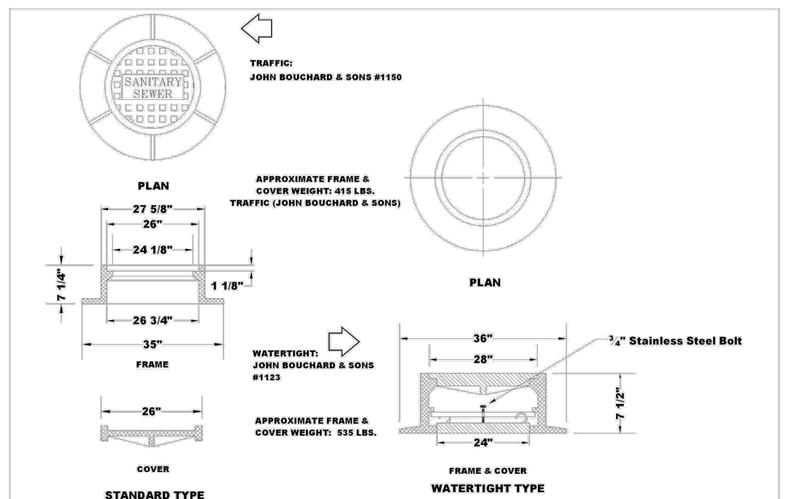
NOTE: CONCRETE WILL BE READY MIX AND SHALL COMPLY WITH THE SPECIFICATIONS ASTM DESIGNATION 94 FOR THE CLASSES A, B, AND C AS OUTLINED IN THE STANDARD SPECS.



TYPICAL SERVICE LINE DETAIL

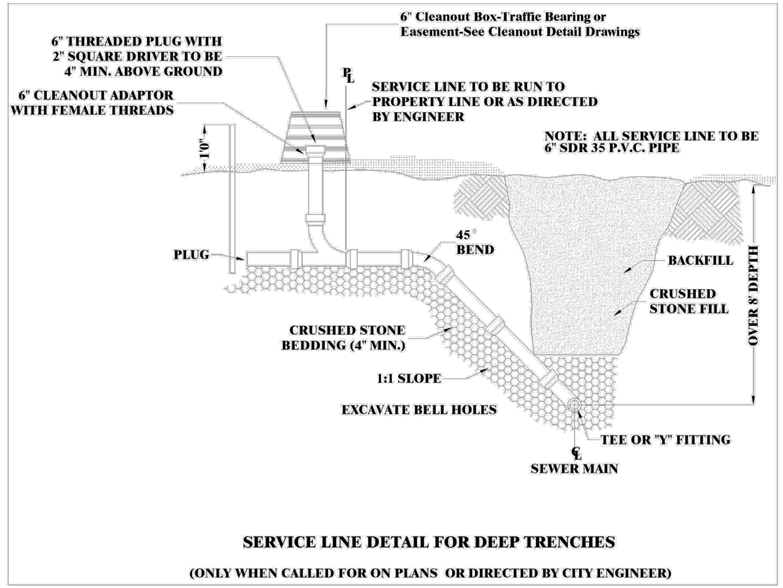
1. BACKFILL ON SERVICE LINES TO BE AS DESCRIBED IN PROJECT SPECS.
2. SERVICE LINES FOR DEEP TRENCHES TO BE USED WHERE SHOWN ON PLANS OR AS DIRECTED BY ENGINEER. SERVICE FOR DEEP TRENCHES SHALL BE CONSTRUCTED AS SHOWN IN DETAIL ABOVE IN LIEU OF VERTICAL STACKS ENCASED IN CONCRETE.
3. BATTER BOARDS NO REQUIRED FOR LAYING PIPE, BUT GRADE TO BE REASONABLY UNIFORM AND ALIGNMENT STRAIGHT. GRADE SHALL BE THAT WHICH IS SUFFICIENT TO PROVIDE SERVICE TO BUILDING OR AS DIRECTED BY ENGINEER WITH MINIMUM TO BE THAT ALLOWED BY LOCAL PLUMBING CODE OR 1/8" PER FOOT MINIMUM OR AS NOTED ON PLANS.
4. MARKING ROD SHALL EXTEND FROM BOTTOM OF END OF SERVICE LINE TO 1'0" ABOVE GROUND.

SERVICE LINE TRENCHING DETAILS



MANHOLE FRAMES AND COVERS

NOT TO SCALE



SERVICE LINE DETAIL FOR DEEP TRENCHES

(ONLY WHEN CALLED FOR ON PLANS OR DIRECTED BY CITY ENGINEER)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

WHELLEM AGRICULTURE LICENSED PROFESSIONAL ENGINEER CIVIL No. 109853 STATE OF TENNESSEE
6/06/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	08/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

SITE DETAILS

C5.3

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
N:\1411 Rivergate\Design\01 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C5.0_Site Details.dwg

MSUD NOTES:

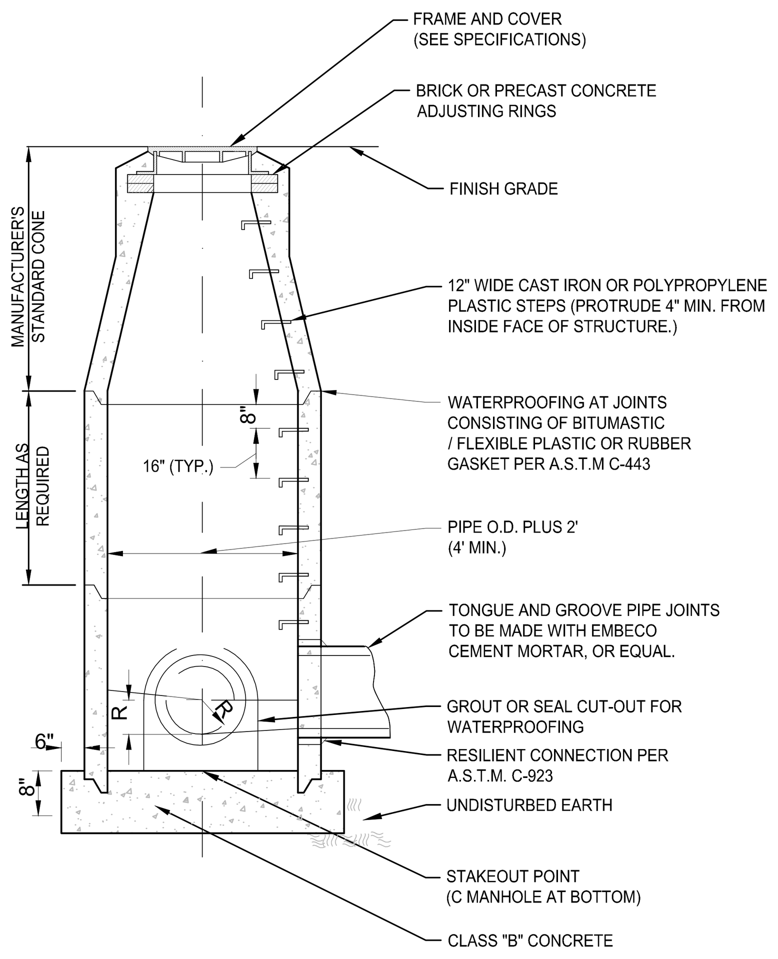
1. ALL WATER LINE CONSTRUCTION AND MATERIALS WILL BE IN STRICT COMPLIANCE WITH THE CURRENT APPROVED SPECIFICATIONS FOR THE MADISON SUBURBAN UTILITY DISTRICT (MSUD) AS ON FILE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER QUALITY CONTROL.
2. BEFORE ANY WATER LINE WORK IS INITIATED ON THIS PROJECT, THE CONTRACTOR SHOULD CONTACT MSUD AND SATISFY ALL REQUIREMENTS OF MSUD. UPON COMPLETION OF THE WATER LINE INSTALLATION, THE CONTRACTOR WILL PERFORM A PRESSURE TEST AND DISINFECT THE LINE UNDER THE INSPECTION OF MSUD. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF REASONABLE INSPECTION FEES OF MSUD.
3. ANY AND ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED AND PAID PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST THEREFORE WILL BE BORNE BY THE CONTRACTOR.
4. MSUD WILL SUPPLY THE APPROPRIATE WATER METER(S) AND SHALL BE REIMBURSED BY THE CONTRACTOR FOR MATERIAL COSTS.
5. WATER LINE CONSTRUCTION IS TO BE COMPLETED BY THE CONTRACTOR EXCEPT FOR THE ACTURAL CONNECTIONS TO EXISTING WATER LINE. AT LEAST 72 HOURS PRIOR TO CONNECTING PROPOSED WATER LINE TO THE SYSTEM, THE CONTRACTOR WILL NOTIFY MSUD AND COORDINATE METHOD OF CONNECTION AND TIME TO SHUT DOWN EXISTING WATER LINE IF REQUIRED.
6. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
7. WATER LINE MATERIAL WILL BE DUCTILE IRON PIPE, CLASS 52 WITH DUCTILE IRON FITTINGS AND DUCTILE IRON OR BRASS TAPS AS APPROPRIATE.
8. THE CONTRACTOR IS REQUIRED TO LOCATE ALL NEW TIE-INS, FITTINGS, VALVES, VAULTS, PRESSURE REDUCING VALVES, WATER UTILITY CROSSINGS OF OTHER UTILITIES OR STREAMS, CASING PIPE ENDS, CONCRETE ENCASEMENT ENDS, AND FIRE HYDRANTS UTILIZING THE GLOBAL POSITIONING SYSTEM (GPS). POINTS ON THE WATER MAIN EVERY 50 FEET BETWEEN THESE ITEMS SHALL ALSO BE LOCATED. ELEVATIONS AND COORDINATES (NORTHING AND EASING BASED UPON THE TENNESSEE RECTANGULAR GRID SYSTEM, 1983 NORTH AMERICA DATUM OR UPDATED VERSIONS OF EACH OF THESE ITEMS SHALL BE OBTAINED AND PROVIDED TO MSUD. THIS GPS INFORMATIONS SHALL INCLUDE REAL TIME SIGNAL CORRECTION. THE CONTRACTOR SHALL COORDINATE THE DEVELOPMENT OF THIS DATA WITH THE MSUD PROJECT INSPECTOR. FINAL ACCEPTANCE OF THE NEW FACILITIES BY MSUD IS CONTINGENT UPON RECEIPT OF THIS INFORMATION. TWO (2) 24" X 36" HARD COPIES AND ONE (1) ELECTRONIC COPY (MICROSTATION OR AUTOCAD) OF THE AS-BUILT PLANS, INCLUDING THIS GPS DATA, ARE TO BE PROVIDED TO MSUD ONCE CONSTRUCTION IS COMPLETED. THE ELECTRONIC COPY SHALL BE UTILIZED SOLELY FOR THE PURPOSE OF TRANSFERRING AS-BUILT INFORMATION TO MSUD'S WATER SYSTEM DISTRIBUTION MAPS.
9. ALL BENDS, TEES, CROSSES, PLUGS, AND PRESSURE CONNECTIONS, ETC. SHALL BE BACKED UP AND ANCHORED WITH CONCRETE BLOCKING.
10. BACKFLOW PREVENTERS ARE TO BE INSTALLED BY TENNESSEE CERTIFIED INSTALLERS WHO SPECIALIZE IN BACKFLOW PREVENTION. ALL INSTALLATIONS ARE TO MEET MSUD'S REQUIREMENTS. ALSO, THE CONTRACTOR MUST SCHEDULE A TIME FOR TESTING OF THE DEVICE WITH THE DISTRICT'S INSPECTOR BEFORE COMPLETION OF THE PROJECT. IT IS NECESSARY FOR THE CONTRACTOR TO BE PRESENT DURING THIS TEST IN ORDER TO CORRECT ANY POTENTIAL PROBLEMS PRIOR TO OCCUPANCY OF THE PROPERTY.
11. BE SURE TO NOTIFY THE STATE, WHEN REQUIRED BY STATE REGULATIONS, BEFORE YOU BEGIN ANY WATER LINE CONSTRUCTION.
12. ALL VALVES SHALL OPEN BY TURNING TO THE LEFT AND BE SECURED USING MEGA-LUGS. ALL PIPE FITTINGS SHALL BE SECURED USING MEGA-LUGS.
13. IF STATE REVIEW AND APPROVAL IS REQUIRED, OWNER/DEVELOPER SHALL SUBMIT A STATE APPROVED SET OF PLANS TO MSUD A MINIMUM OF TWO (2) WEEKS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN A SET OF STATE APPROVED PLANS AND SPECIFICATIONS ON THE PROJECT SITE AT ALL TIMES.
14. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, ALL WATER METERS SHALL BE PLACED IN AN ALIGNMENT THAT IS PERPENDICULAR TO THE ROAD FRONTING THE STRUCTURE BEING SERVED; THEY SHALL BE PLACED A MINMUM OF 2'-0" FROM ANY STRUCTURE, INCLUDING, BUT NOT LIMITED TO SIDEWALDS, DRIVEWAYS MAILBOXES, TREES, ETC.; AND THEY SHALL BE LOCATED AT THE FRONT OF THE STRUCTURE.
15. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO FIRE HYDRANTS SHALL BE PLACED BETWEEN A SIDEWALK AND THE ROAD OR CURBING.
15. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER MAINS SHALL BE PLACED UNDER A SIDEWALK, EXTENDING PARALLEL TO THE SIDEWALK.
16. ANY WATER MAINS INSTALLED CROSSING UNDER PAVEMENT CARRYING VEHICULAR TRAFFIC SHALL BE BACKFILLED WITH STONE, PER MSUD TRENCH DETAIL – TYPE B. ANY PAVEMENT CARRYING VEHICULAR TRAFFIC, PLACED OVER EXISTING WATER MAINS, SHALL REQUIRE THE MAIN TO BE BEDDED WITH STONE, PER MSUD TRENCH DETAIL – TYPE B.
17. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER VALVES SHALL BE PLACED IN SIDEWALKS OR RESIDENTIAL DRIVEWAYS.
18. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, WATER MAINS IN RESIDENTIAL DEVELOPMENTS SHALL BE PLACED IN THE MIDDLE OF ONE LANE OF A STREET. ANY LINE DEFLECTED MORE THAN 5° WILL HAVE TO USE A BEND.
19. ON-SITE MSUD APPROVAL OF A PART OF A PROJECT'S WATER SYSTEM INSTALLATION DOES NOT CONSTITUTE THE DISTRICT'S APPROVAL OF ALL OF THE PROJECT'S WATER SYSTEM INSTALLATION. FINAL ON-SITE APPROVAL OF THE PROJECT'S TOTAL WATER SYSTEM INSTALLATION MUST BE OBTAINED BEFORE THE MSUD WILL RECEIVE OWNERSHIP OF THAT WATER SYSTEM. FROM THE TIME OF THE ON-SITE INSPECTION AND FINAL APPROVAL OF THE TOTAL WATER SYSTEM INSTALLATION BY A REPRESENTATIVE OF THE MSUD, FURTHER CHANGES IMPACTING THE CONDITIONS OF OR THE ACCESSIBILITY TO THE WATER SYSTEM FACILITIES ARE STRICTLY FORBIDDEN WITHOUT THE PRIOR APPROVAL OF THE MSUD. THESE INCLUDE, BUT ARE NOT LIMITED TO, CHANGES IN OVERBURDEN SLOPE OR DEPTH ON THE WATER MAIN, CHANGES THAT ADVERSELY EFFECT, IN THE OPINION OF THE MSUD, VEHICULAR OR EQUIPMENT ACCESS TO THE WATER MAINS, THE PLANTING OF TREES, SHRUBS, ETC. IN THE WATER UTILITIES EASEMENT OR THE LATER CONSTRUCTION OR PLACEMENT OF STRUCTURES CONSTRICTING THE WIDTH OF THE WATER UTILITIES EASEMENT. SHOULD THESE OR OTHER TYPES OF CHANGES BE MADE WITHOUT PRIOR APPROVAL OF THE MSUD, THEY SHALL BE RETURNED BACK TO THE ORIGINAL CONDITIONS AT THE TIME OF FINAL APPROVAL, AT THE COST OF THE PROPERTY OWNER DURING THOSE CHANGES.
20. THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM INSTALLATION SHALL BE RESPONSIBLE FOR INSURING THAT THOSE
PLANS INCLUDE ALL ASPECTS OF THE PROJECT IMPACTING THE WATER SYSTEM ADDITIONS OR MODIFICATIONS. ANY SUBSEQUENT CHANGES IN PLANS, ADVERSELY IMPACTING THE WATER SYSTEM INSTALLATION, IN THE OPINION OF THE MSUD, AFTER APPROVAL OF THE ORIGINAL PLANS SUBMITTED BY THE MSUD, SHALL NEGATE THE PRIOR APPROVAL AND GIVE CAUSE FOR A RESUBMITTAL OF THE REVISED PLANS TO THE MSUD FOR APPROVAL. THE PLAN SHEETS OF THE WATER SYSTEM ADDITIONS OR MODIFICATIONS SHALL BE THE CONTROL SHEETS FOR THE REVIEW OF THE MSUD FOR APPROVAL AND SHALL INCLUDE ALL PROPER CROSS-REFERENCE NOTES TO ANY OTHER SHEETS SHOWING INFORMATION RELATED TO PIPE DEPTH, GROUND SLOPE, ETC. THE WATER MAIN DEPTH, AT ALL TIMES, SHALL BE THREE (3) FEET FROM THE GROUND ELEVATION TO THE TOP OF THE PIPE, UNLESS OTHER PROJECT ISSUES, SUCH AS EXISTING UTILITIES, ETC., REQUIRE A GREATER DEPTH FOR THE WATER MAIN. UNLESS APPROVAL HAS BEEN PROVIDED BY THE MSUD, NO WATER MAIN DEPTH SHALL BE
GREATER THAN SIX (6) FEET UPON FINAL CONSTRUCTION OF THE PROJECT.
21. THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM / FIRE SPRINKLER INSTALLATION SHALL INCLUDE ON THE UTILITY DRAWINGS A SPRINKLER HEAD SCHEDULE WHICH SHALL INCLUDE SIZES AND QUANTITIES OF SPRINKLER HEADS.
22. NEW WATER MAINS TO BE OWNED AND MAINTAINED BY THE M.S.U.D.,OUTSIDE OFF-ROAD RIGHT-OF-WAYS, SHALL NOT BE INSTALLED UNDER PAVEMENT AND / OR CONCRETE IN PRIVATE PROPERTY, UNLESS THERE ARE NO OTHER OPTIONS FOR THE ROUTE OF THE MAIN. SHOULD THE WATER MAIN HAVE TO BE INSTALLED UNDER PAVEMENT AND / OR CONCRETE, OUTSIDE OF THE ROAD RIGHT-OF-WAY, THE PROPERTY OWNER AGREES TO ASSUME ALL COSTS AND RESPONSIBILITIES OF RESTORING THE PAVEMENT AND / OR CONCRETE, SHOULD THE M.S.U.D.BE REQUIRED TO ACCESS THE WATER MAIN FOR MAINTENANCE, REPAIR OR REVISION.
23. ANY EXISTING FIRE, DOMESTIC AND/OR IRRIGATION SERVICE LINES THAT WILL NOT BE USED BY A PROPOSED DEVELOPMENT SHALL BE DISCONNECTED BACK AT THEIR TAP OR CONNECTION TO THE PUBLIC WATER MAIN. FOR CORPORATION STOP TAPS, THE STOP SHALL BE CLOSED, THEN THE SERVICE
LINE DISCONNECTED AT THE STOP, PER MSUD APPROVED METHODS. FOR LARGER SERVICE CONNECTIONS USING TAPPING SLEEVES AND VALVES OR TEES AND VALVES, THE VALVE SHALL BE CLOSED BY THE MSUD, BEFORE THE PROJECT CONTRACTOR DISCONNECTS THE WATER SERVICE LINE WITHIN THREE FEET OF THE VALVE, ON THE CUSTOMER SIDE OF THE VALVE. THE WATER SERVICE LINE SHALL THEN BE CAPPED AT THE DISCONNECTION, UTILIZING TWO OF THREE METHODS OF RESTRAINT: MEGALUG, ROD OR CONCRETE KICKER. THIS DISCONNECTION AND RESTRAINT SHALL BE PERFORMED UNDER THE INSPECTION AND APPROVAL OF THE MSUD PROJECT INSPECTOR. NO DISCONNECTS SHALL LEAK WITHIN 24 HOURS AFTER THE DISCONNECT IS PERFORMED. ALL DISCONNECTIONS SHALL BE ACCEPTED BY THE MSUD IN WRITING. THE MSUD IS RESPONSIBLE FOR REMOVING ANY ABANDONED METERS OWNED BY THE MSUD. THE PROJECT CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL ABANDONED BACKFLOW DEVICES. ALL ABANDONED METER AND BACKFLOW DEVICE VAULTS ARE PROPERTY OF THE PROJECT OWNER AND CAN BE DISPOSED OF IN A MANNER OF THEIR CHOICE.

MADISON SUBURBAN UTILITY DISTRICT STANDARD NOTES

Monday, June 30, 2025
Z:\1411_Rivergate Campus\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C5.0_Site Details.dwg

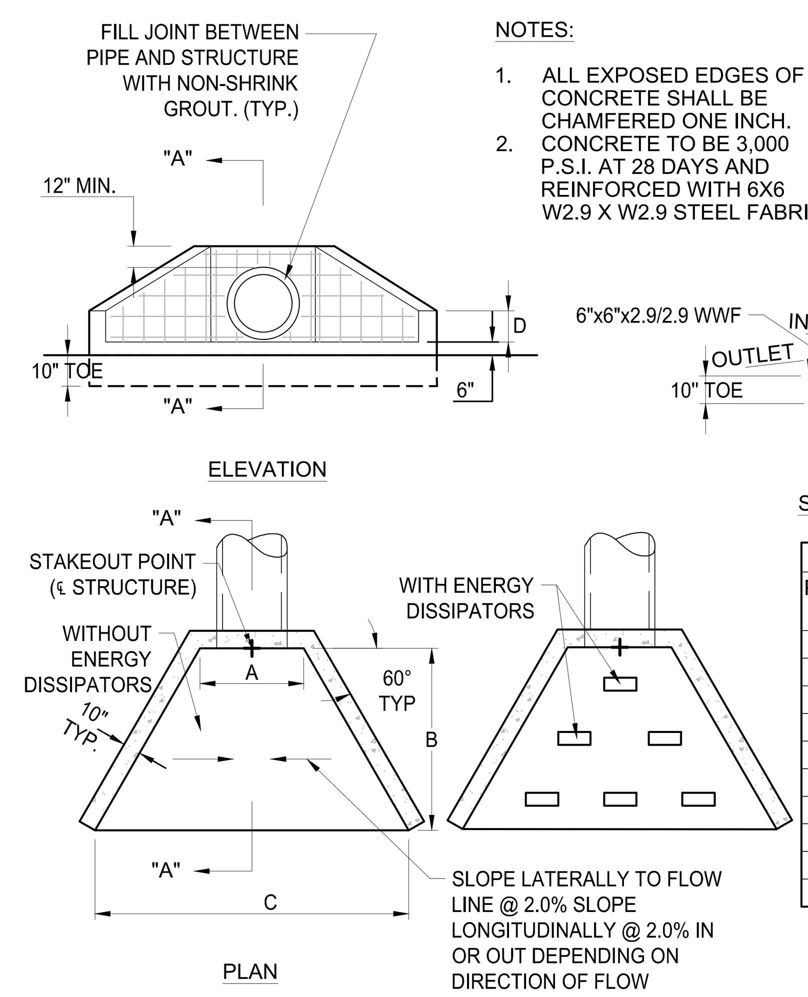
NOTES:

1. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRAD 60 BARS.
2. PROVIDE ½" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQUIRED.
3. CASTING EQUAL OF NEENAH 1788 OR EJIW 1040 WITH TYPE A SOLID COVER. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING.
4. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
5. JOINTS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510. FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK. NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.
6. ALL PRECAST CONCRETE MANHOLE SECTIONS TO BE ASTM C478, MIN. THICKNESS WALLS. CONE SECTION TO BE CONCENTRIC UNLESS OTHERWISE APPROVED BY ENGINEER.



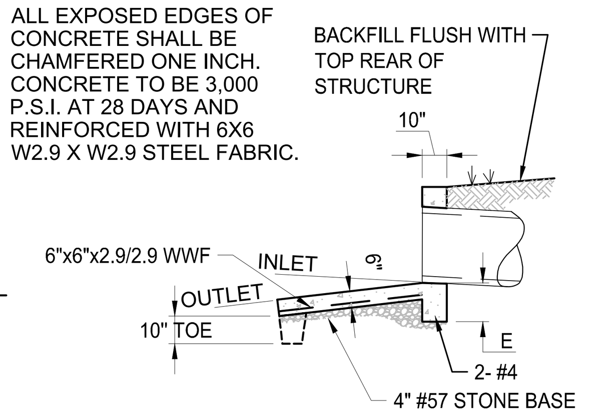
STORM MANHOLE

N.T.S.



NOTES:

1. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED ONE INCH.
2. CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS AND REINFORCED WITH 6X6 W2.9 X W2.9 STEEL FABRIC.

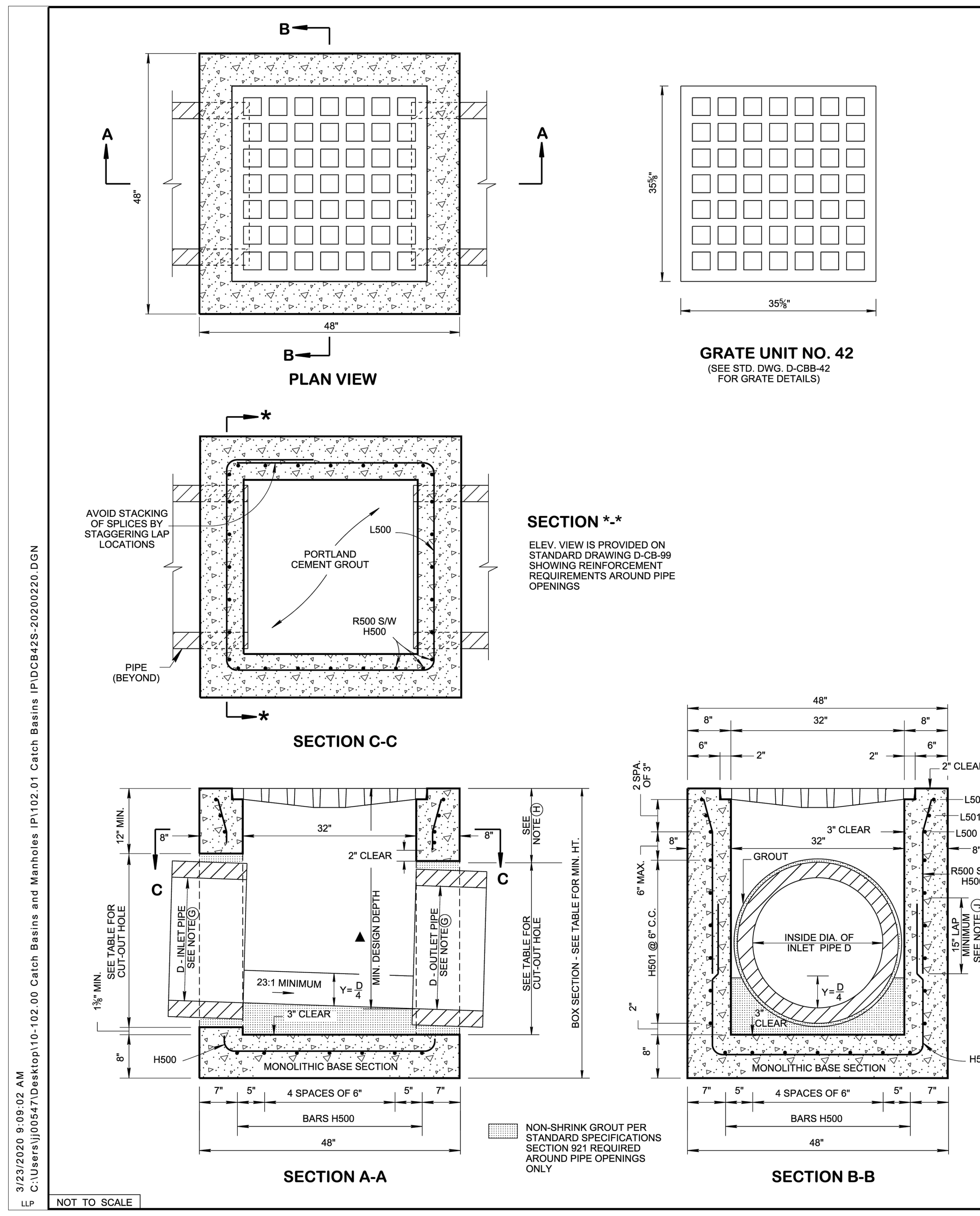


SECTION "A-A"

DIMENSIONS TABLE					
PIPE DIA.	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

PRECAST CONCRETE WINGED HEADWALL

N.T.S.

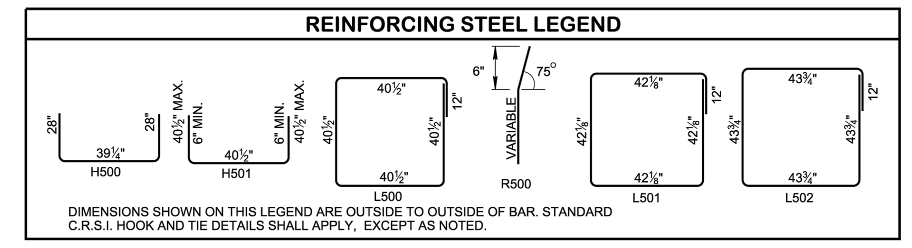


CATCH BASIN DIMENSIONS				▲ FOR DESIGN USE ONLY
INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
18	2½	25	46⅜	2.94
24	3	32	53⅜	3.48

1. CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
2. ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.
3. CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.
4. THE HEIGHT OF THE BOX SECTION SHALL NOT EXCEED 66".

REV. 5-27-99: ADDED CATCH BASIN MAXIMUM DEPTH REQUIREMENT NOTE.
REV. 5-30-01: CHANGED MAXIMUM DEPTH TABLE.
REV. 6-10-01: CHANGED PAY ITEMS IN GENERAL NOTE (J).
REV. 7-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE (C).
REV. 1-19-05: CORRECTED PAY ITEM NO. 611-42.02 IN GENERAL NOTE (J).
☐ REV. 8-01-12: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.
REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES. CORRECTED STANDARD SPECIFICATIONS SECTION NUMBER TO 921 FOR NON -SHRINK GROUT. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS.
REV. 02-20-2020: REDREW SHEET.

REINFORCING STEEL LEGEND



DIMENSIONS SHOWN ON THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD C.R.S.I. HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 42S AND ALL PRECAST NO. 42S CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.

(B) CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY, WITH PERMISSION FROM THE ENGINEER, SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

(C) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f'_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, F_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(D) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT THEIR OWN EXPENSE.

(E) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(F) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(G) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(H) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 12 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(I) SEE STANDARD DRAWING D-CBB-42 FOR DETAILS REGARDING CAST IRON GRATES.

(J) THE CONTRACTOR MAY ELIMINATE THE R500 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500 BARS AND BENDING THE TOP 6 INCHES AT 75° SO THAT 2 INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(K) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT INCLUDES GRATE. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS:

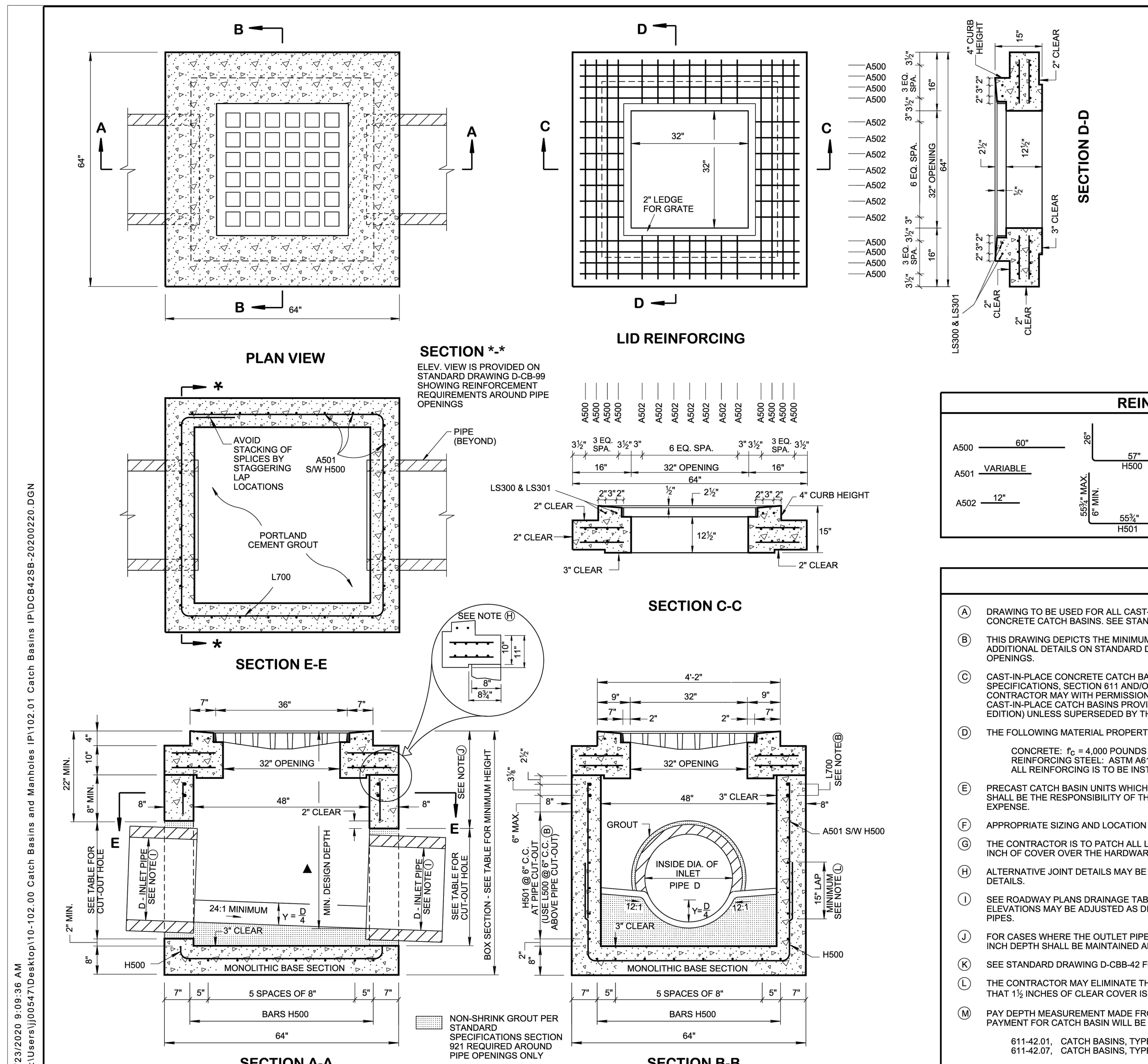
611-42.01, CATCH BASINS, TYPE 42, 0'-4' DEPTH, EACH.
611-42.02, CATCH BASINS, TYPE 42, > 4'-8' DEPTH, EACH.

☐ APPROVED BY FHWA
(ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

STANDARD 32" X 32" SQUARE CONCRETE NO. 42 CATCH BASIN

10-26-1997 | D-CB-42S



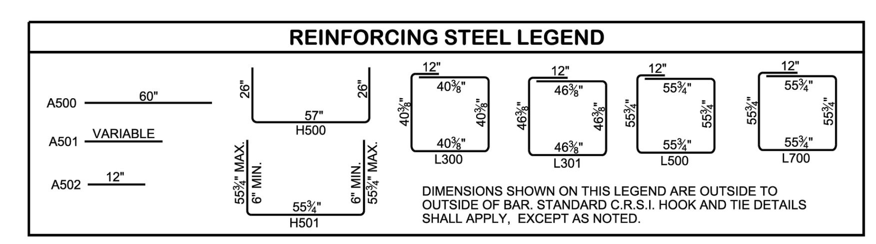
CATCH BASIN MAXIMUM DEPTH NOTE
MAXIMUM DEPTH FOR THIS STRUCTURE IS 28.00'.

CATCH BASIN DIMENSIONS				▲ FOR DESIGN USE ONLY
INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
18	2½	25	57	3.82
24	3	32	64	4.36
30	3½	39	71	4.90
36	4	46	78	5.45

1. CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
2. ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.
3. CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

REV. 5-27-01: CHANGED PAY ITEMS IN GENERAL NOTE (J). ADDED CATCH BASIN MAXIMUM DEPTH NOTE.
REV. 7-29-04: CORRECTED GENERAL NOTE (I).
☐ REV. 8-01-12: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.
REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.
REV. 3-11-14: ELIMINATED STIRRUPS.
REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES. CORRECTED STANDARD SPECIFICATIONS SECTION NUMBER TO 921 FOR NON -SHRINK GROUT. ADDED DIMENSION IN SECTION VIEW A-A FOR NOTE (J). CORRECTED REBAR PLACEMENT IN LIDS. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS.
REV. 02-20-2020: REDREW SHEET.

REINFORCING STEEL LEGEND



DIMENSIONS SHOWN ON THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD C.R.S.I. HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 42SB CONCRETE CATCH BASINS AND ALL PRECAST NO. 42SB CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.

(B) THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

(C) CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY WITH PERMISSION FROM THE ENGINEER SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

(D) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, F_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(E) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT THEIR OWN EXPENSE.

(F) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(G) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(H) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

(I) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(J) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 22 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(K) SEE STANDARD DRAWING D-CBB-42 FOR DETAILS REGARDING CAST IRON GRATES.

(L) THE CONTRACTOR MAY ELIMINATE THE A501 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(M) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT INCLUDES GRATE. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS:

611-42.01, CATCH BASINS, TYPE 42, 0'-4' DEPTH, EACH, (THROUGH)
611-42.07, CATCH BASINS, TYPE 42, > 24'-28' DEPTH, EACH.

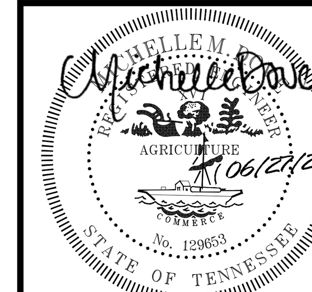
☐ APPROVED BY FHWA
(ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

STANDARD 4' X 4' SQUARE CONCRETE NO. 42 CATCH BASIN

05-27-1999 | D-CB-42SB

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770



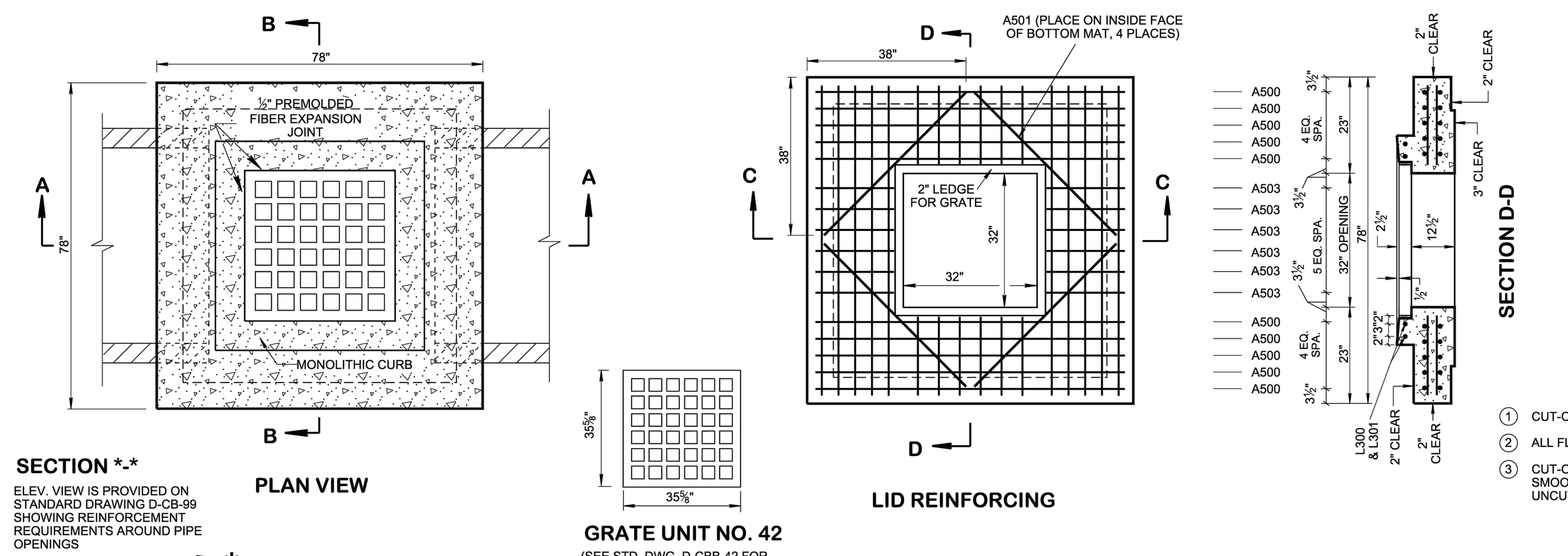
SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

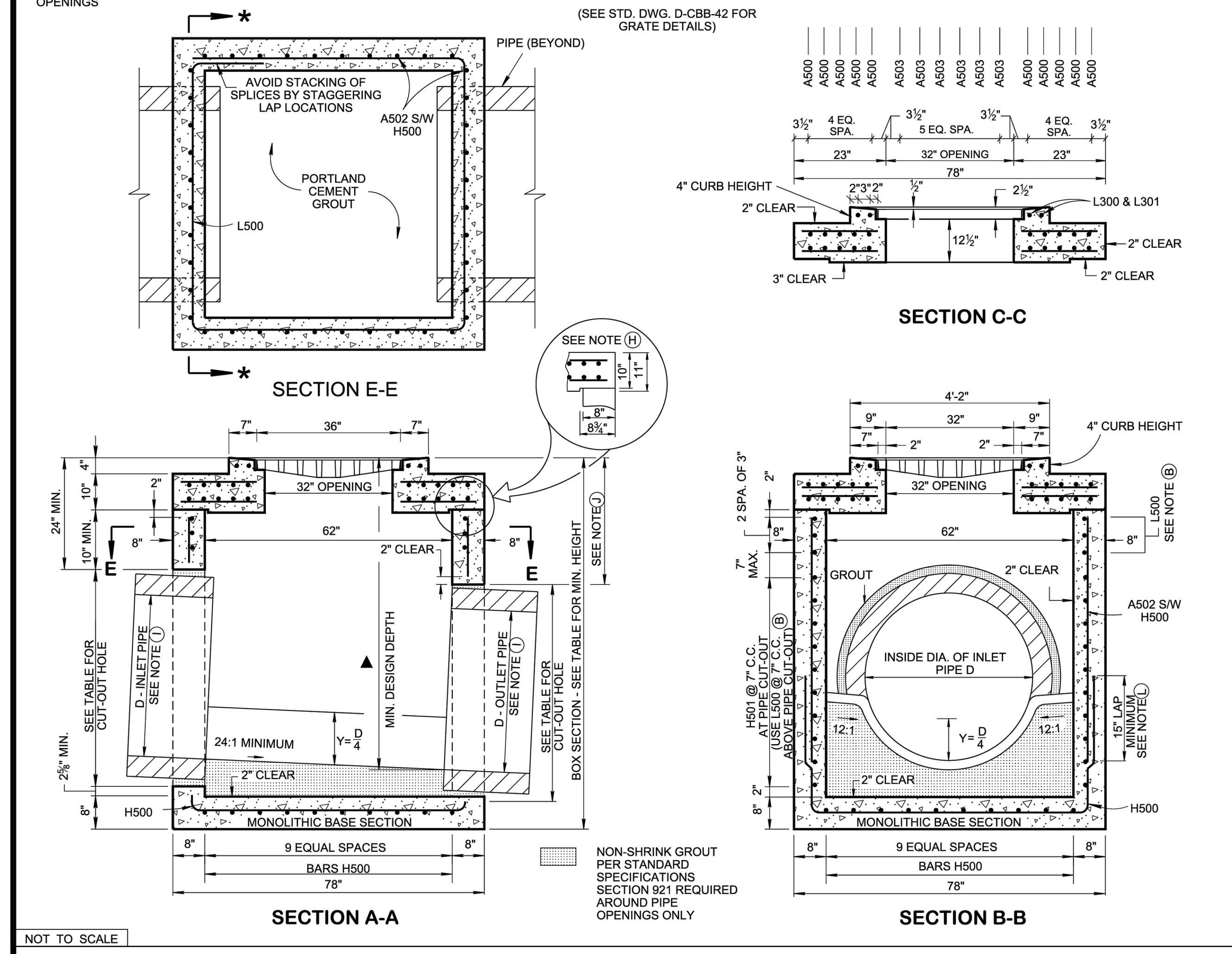
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

SITE DETAILS

C5.4

1411-01 RIVERGATE INFRASTRUCTURE PLANS





CATCH BASIN MAXIMUM DEPTH NOTE
MAXIMUM DEPTH FOR THIS STRUCTURE IS 28.00'.

CATCH BASIN DIMENSIONS				▲ FOR DESIGN USE ONLY CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	
18	2½	25	59⅝	4.04
24	3	32	66⅝	4.58
30	3½	39	73⅝	5.12
36	4	46	80⅝	5.66
42	4½	53	87⅝	6.20
48	5	60	94⅝	6.74

1. CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
2. ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.
3. CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

REINFORCING STEEL LEGEND

A500 74"; A501 48"; A502 VARIABLE; A503 19"; H500 32" / 68½" / 32"; H501 67¼" MAX. 6" MIN. 67¼"; L300 12" 40⅜"; L301 12" 46⅜"; L500 12" 67¼"

DIMENSIONS SHOWN IN THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD C.R.S.I. HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 42SC CONCRETE CATCH BASINS AND ALL PRECAST NO. 42SC CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.

(B) THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

(C) CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY WITH PERMISSION FROM THE ENGINEER SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

(D) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f'_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, F_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(E) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT THEIR OWN EXPENSE.

(F) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(G) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(H) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

(I) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(J) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 24 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(K) SEE STANDARD DRAWING D-CBB-42 FOR DETAILS REGARDING CAST IRON GRATES.

(L) THE CONTRACTOR MAY ELIMINATE THE A502 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(M) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT INCLUDES GRATE. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS:

611-42.02, CATCH BASINS, TYPE 42, > 4'-8" DEPTH, EACH, (THROUGH)
611-42.07, CATCH BASINS, TYPE 42, > 24'-28' DEPTH, EACH.

☐ REV. 8-01-12: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.

REV. 3-11-14: ELIMINATED STIRRUPS.

REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES. CORRECTED STANDARD SPECIFICATIONS SECTION NUMBER TO 921 FOR NON-SHRINK GROUT. ADDED DIMENSION IN SECTION VIEW A-A FOR NOTE (J). CORRECTED REBAR PLACEMENT IN LIDS. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS.

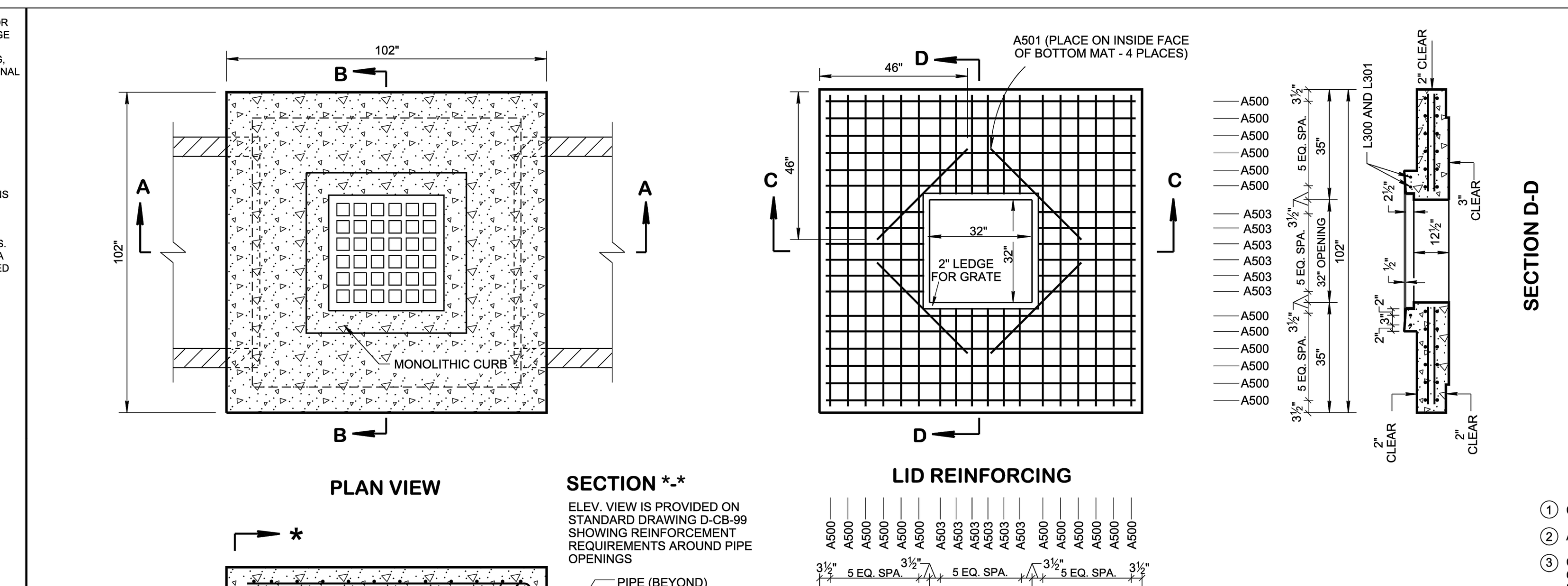
REV. 02-20-2020: REDREW SHEET.

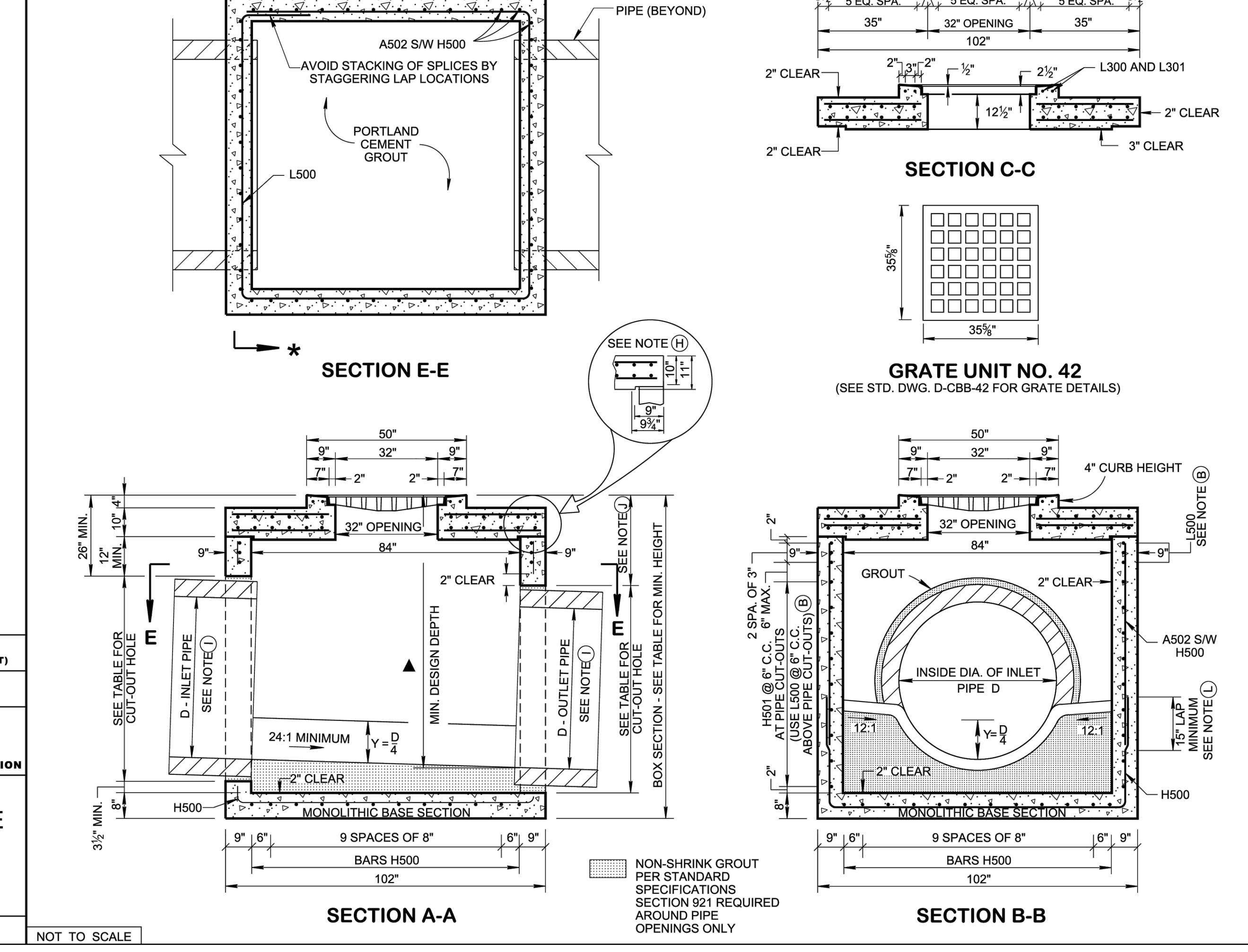
☐ APPROVED BY FHWA
(ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

STANDARD
5'2' X 5'2" SQUARE
CONCRETE
NO. 42
CATCH BASIN

02-28-2003 D-CB-42SC





CATCH BASIN MAXIMUM DEPTH NOTE
MAXIMUM DEPTH FOR THIS STRUCTURE IS 28.00'.

CATCH BASIN DIMENSIONS				▲ FOR DESIGN USE ONLY CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	
18	2½	25	62½	4.28
24	3	32	69½	4.82
30	3½	39	76½	5.37
36	4	46	83½	5.91
42	4½	53	90½	6.45
48	5	60	97½	6.99
54	5½	67	104½	7.53
60	6	74	111½	8.08
66	6½	81	118½	8.62

1. CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
2. ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.
3. CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

REINFORCING STEEL LEGEND

A500 98"; A501 40"; A502 VARIABLE; A503 31"; H500 32" / 90½" / 32"; H501 89¼" MAX. 6" MIN. 89¼"; L300 12" 40⅜"; L301 12" 46⅜"; L500 12" 89¼"

DIMENSIONS SHOWN IN THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD C.R.S.I. HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 42SD CONCRETE CATCH BASINS AND ALL PRECAST NO. 42SD CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.

(B) THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

(C) CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY WITH PERMISSION FROM THE ENGINEER SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

(D) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f'_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, F_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(E) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT THEIR OWN EXPENSE.

(F) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(G) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(H) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

(I) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(J) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 26 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(K) SEE STANDARD DRAWING D-CBB-42 FOR DETAILS REGARDING CAST IRON GRATES.

(L) THE CONTRACTOR MAY ELIMINATE THE A502 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(M) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT INCLUDES GRATE. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS:

611-42.02, CATCH BASINS, TYPE 42, 4'-8' DEPTH, EACH, (THROUGH)
611-42.07, CATCH BASINS, TYPE 42, > 24'-28' DEPTH, EACH.

REV. 9-5-98: CHANGED LENGTH OF REINFORCING BAR DESIGNATED A501.

REV. 1-19-99: ADDED CURB HEIGHT.

REV. 5-27-01: CHANGED PAY ITEMS IN GENERAL NOTE (J). ADDED CATCH BASIN MAXIMUM DEPTH NOTE.

REV. 5-30-02: MODIFIED REINFORCING STEEL.

REV. 7-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE (C).

REV. 9-11-02: CHANGED REINFORCING STEEL IN BASE SECTION.

☐ REV. 8-01-12: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.

REV. 3-11-14: ELIMINATED STIRRUPS.

REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES. CORRECTED STANDARD SPECIFICATIONS SECTION NUMBER TO 921 FOR NON-SHRINK GROUT. ADDED DIMENSION IN SECTION VIEW A-A FOR NOTE (J). CORRECTED REBAR PLACEMENT IN LIDS. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS.

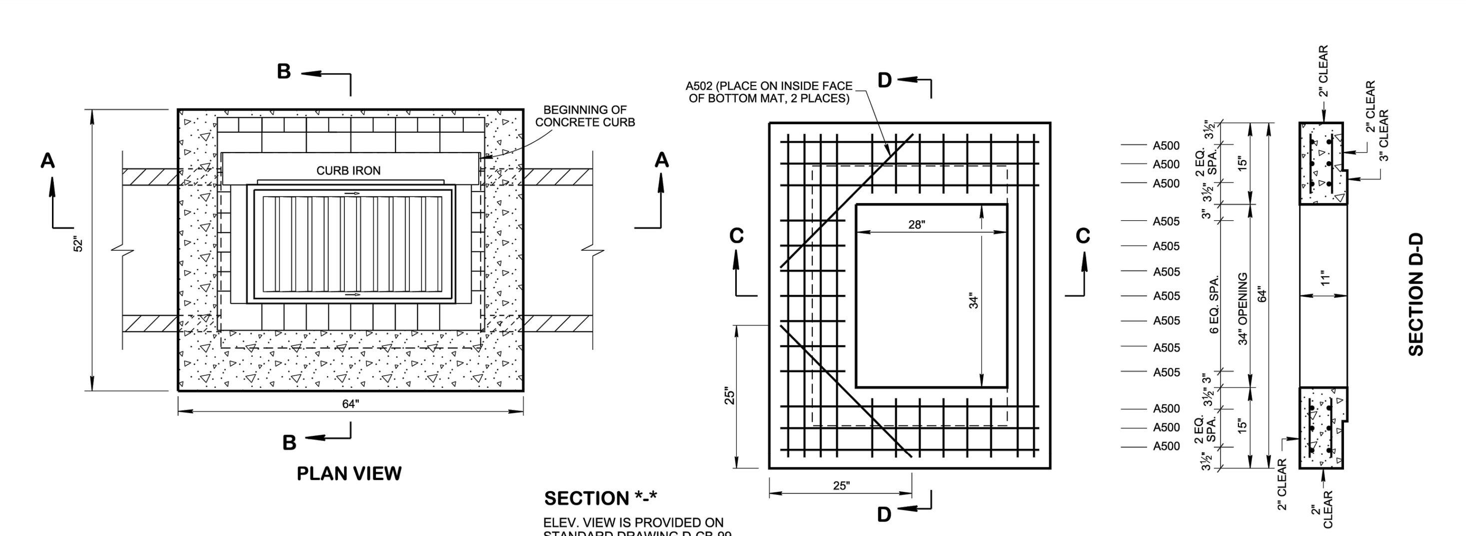
REV. 02-20-2020: REDREW SHEET.

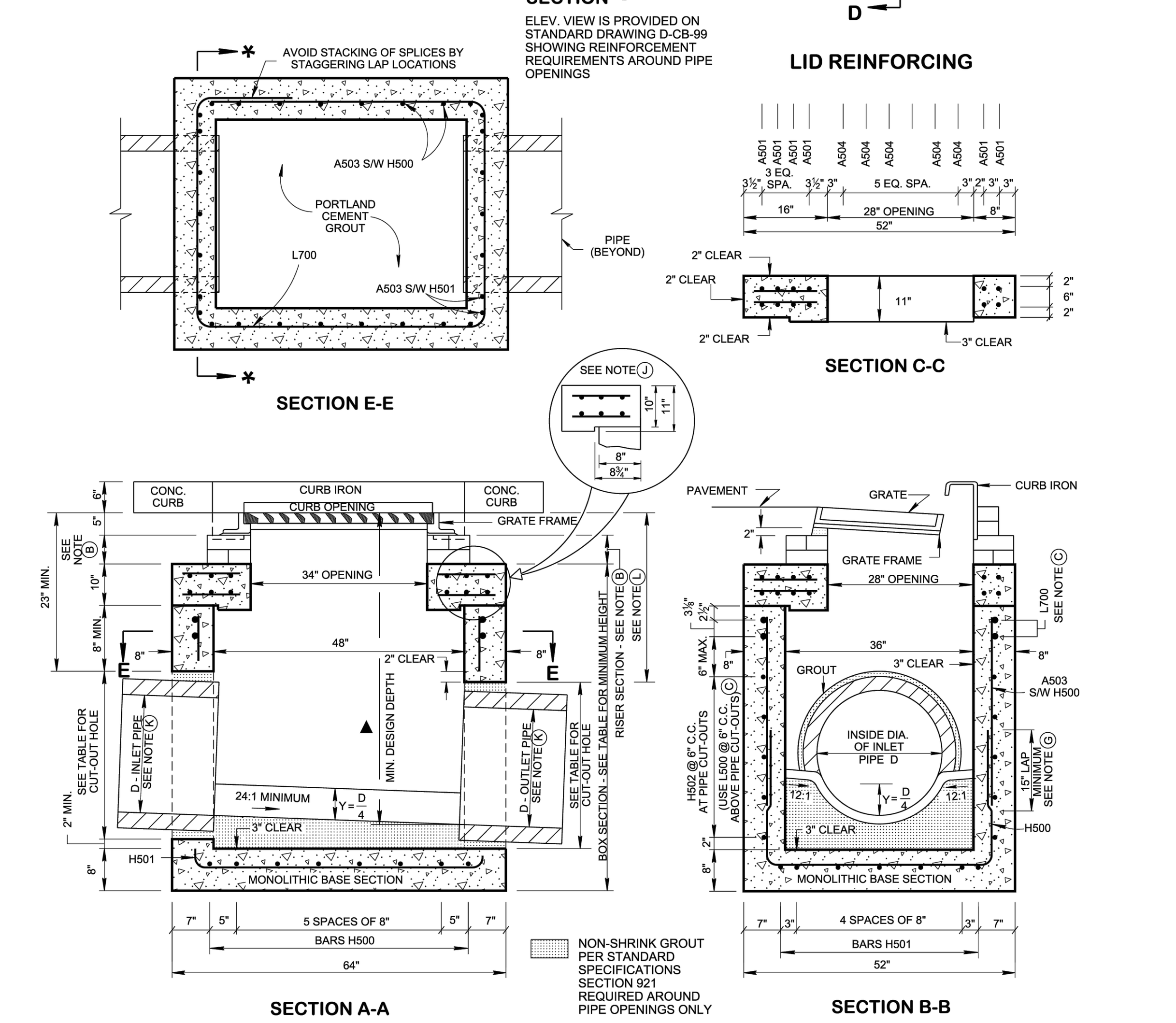
☐ APPROVED BY FHWA
(ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

STANDARD
7' X 7' SQUARE
CONCRETE
NO. 42
CATCH BASIN

09-28-1998 D-CB-42SD





CATCH BASIN MAXIMUM DEPTH NOTE
MAXIMUM DEPTH FOR THIS STRUCTURE IS 20.00'.

CATCH BASIN DIMENSIONS				▲ FOR DESIGN USE ONLY CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	
18	2½	25	53	3.90
24	3	32	60	4.45
(4) 30	3½	39	67	4.99
(4) 36	4	46	74	5.53

1. CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
2. ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.
3. CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.
4. TO BE USED IN 48 INCH INTERIOR WALLS ONLY.

REINFORCING STEEL LEGEND

A500 48"; A501 60"; A502 33"; A503 VARIABLE; A504 11"; A505 12"; L500 44½" × 56½" (12"); L700 45" × 57" (12"); H500 26" / 43¼" / 26"; H501 26" / 55¼" / 26"; H502 44½" MAX. 6" MIN. 56½"

DIMENSIONS SHOWN ON THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD C.R.S.I. HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 12 CONCRETE CATCH BASINS AND ALL PRECAST NO. 12 CONCRETE CATCH BASINS THAT ARE GREATER THAN TWELVE FEET IN DEPTH. SEE STANDARD DRAWING D-CB-12P FOR DETAILS OF PRECAST NO. 12 CONCRETE CATCH BASINS TWELVE FEET AND LESS IN DEPTH. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.

(B) THIS DIMENSION MAY VARY FROM A MINIMUM OF 0 INCHES TO A MAXIMUM OF 24 INCHES AS LONG AS 23 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES. THE USE OF BRICK SHALL BE LIMITED TO 6 INCHES. IF THIS DIMENSION EXCEEDS 6 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-RF-1.

(C) THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

(D) CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY, WITH PERMISSION FROM THE ENGINEER, SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

(E) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f'_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, F_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(F) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT THEIR OWN EXPENSE.

(G) THE CONTRACTOR MAY ELIMINATE THE A503 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500/H501 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(H) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(I) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(J) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

(K) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(L) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 23 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(M) SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES, FRAMES AND CURB INLETS.

(N) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT INCLUDES RISER SECTION AND GRATE. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS:

611-12.01, CATCH BASINS, TYPE 12, 0'-4' DEPTH, EACH, (THROUGH)
611-12.05, CATCH BASINS, TYPE 12, > 16'-20' DEPTH, EACH.

REV. 12-18-95: CHANGED VERTICAL DEPTH REQUIREMENTS. ADDED HANDLING AND CUT-OUT HOLE NOTES.

REV. 12-18-96: REMOVED 0.5" PREMOLDED FIBER EXPANSION JOINT FROM SECTION "B-B". REMOVED OLD GENERAL NOTE (H) CHANGED LABEL OF LAST THREE GENERAL NOTES.

REV. 10-26-97: CHANGED MINIMUM DEPTH TABLE AND MODIFIED STEEL IN BASE SECTION.

REV. 1-19-99: MODIFIED CATCH BASIN MINIMUM DEPTH TABLE.

REV. 5-27-01: CHANGED PAY ITEMS IN GENERAL NOTE (J). ADDED CATCH BASIN MAXIMUM DEPTH NOTE.

REV. 7-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE (C).

☐ REV. 8-01-12: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.

REV. 3-11-14: ELIMINATED STIRRUPS.

REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES. CORRECTED STANDARD SPECIFICATIONS SECTION NUMBER TO 921 FOR NON-SHRINK GROUT. ADDED DIMENSION TO SECTION A-A FOR NOTE (B). CORRECTED REBAR PLACEMENT IN LIDS. ADDED DIMENSION TO SECTION A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS.

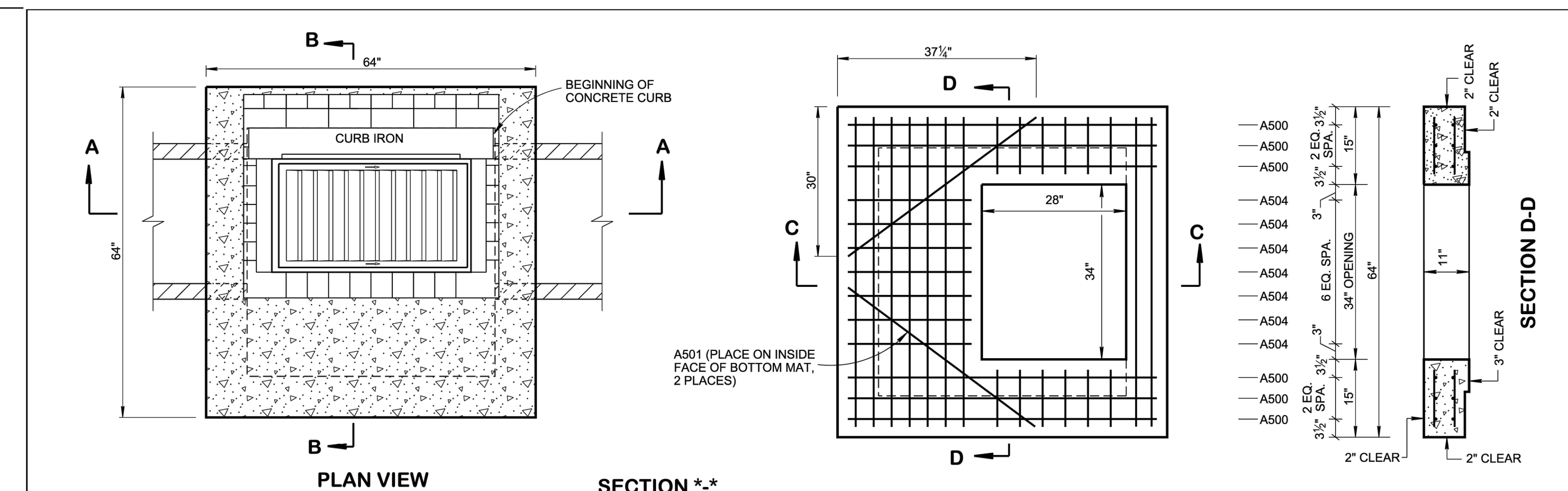
REV. 02-20-2020: REDREW SHEET.

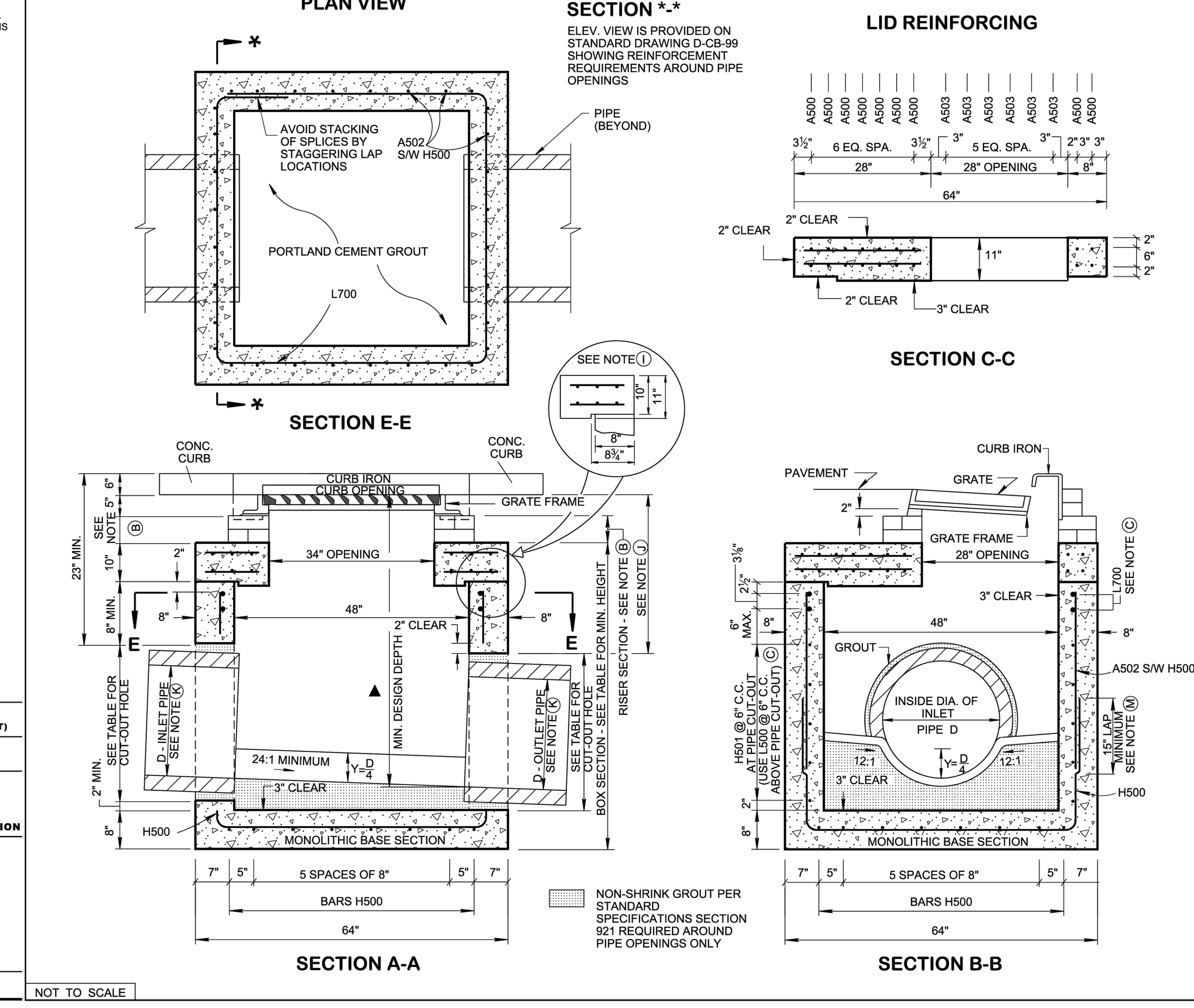
☐ APPROVED BY FHWA
(ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

STANDARD
RETANGULAR
CONCRETE
NO.12
CATCH BASIN

05-27-1995 D-CB-12S





CATCH BASIN MAXIMUM DEPTH NOTE
MAXIMUM DEPTH FOR THIS STRUCTURE IS 28.00'.

CATCH BASIN DIMENSIONS				▲ FOR DESIGN USE ONLY CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	
18	2½	25	53	3.90
24	3	32	60	4.45
30	3½	39	67	4.99
36	4	46	74	5.53

1. CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
2. ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.
3. CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

REINFORCING STEEL LEGEND

A500 60"; A501 45"; A502 VARIABLE; A503 11"; A504 24"; H500 26" / 57" / 26"; H501 55¾" MAX. 6" MIN. 55¾"; L500 12" 55¾"; L700 12" 55¾"

DIMENSIONS SHOWN IN THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD C.R.S.I. HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 12SB CONCRETE CATCH BASINS AND ALL PRECAST NO. 12SB CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES AND DETAILS.

(B) THIS DIMENSION MAY VARY FROM A MINIMUM OF 0 INCHES TO A MAXIMUM OF 24 INCHES AS LONG AS 23 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES. THE USE OF BRICK SHALL BE LIMITED TO 6 INCHES. IF THIS DIMENSION EXCEEDS 6 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-RF-1.

(C) THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

(D) CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY, WITH PERMISSION FROM THE ENGINEER, SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

(E) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f'_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, F_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(F) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT THEIR OWN EXPENSE.

(G) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(H) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(I) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

(J) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 23 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(K) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(L) SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES AND FRAMES.

(M) THE CONTRACTOR MAY ELIMINATE THE A502 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500 BARS SO THAT 1 ½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(N) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT INCLUDES RISER SECTION AND GRATE. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS:

611-12.01, CATCH BASINS, TYPE 12, 0'-4' DEPTH, EACH, (THROUGH)
611-12.07, CATCH BASINS, TYPE 12, > 24'-28' DEPTH, EACH.

REV. 5-27-98: CHANGED REINFORCING STEEL IN SECTION E-E VIEW.

REV. 1-19-99: MODIFIED CATCH BASIN MINIMUM DEPTH TABLE.

REV. 5-27-01: CHANGED PAY ITEMS IN GENERAL NOTE (J). ADDED CATCH BASIN MAXIMUM DEPTH NOTE.

REV. 7-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE (C).

☐ REV. 8-01-12: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.

REV. 3-11-14: ELIMINATED STIRRUPS.

REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES. CORRECTED STANDARD SPECIFICATIONS SECTION NUMBER TO 921 FOR NON-SHRINK GROUT. ADDED DIMENSION IN SECTION A-A FOR NOTE (B). CORRECTED REBAR PLACEMENT IN LIDS. ADDED DIMENSION TO SECTION A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS.

REV. 02-20-2020: REDREW SHEET.

☐ APPROVED BY FHWA
(ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

STANDARD
4' X 4' SQUARE
CONCRETE
NO. 12
CATCH BASIN

09-05-1997 D-CB-12SB

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHELLE M. [...] REGISTERED ENGINEER, STATE OF TENNESSEE, No. 129653 — 06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

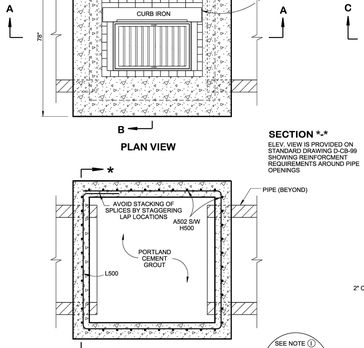
DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

SITE DETAILS

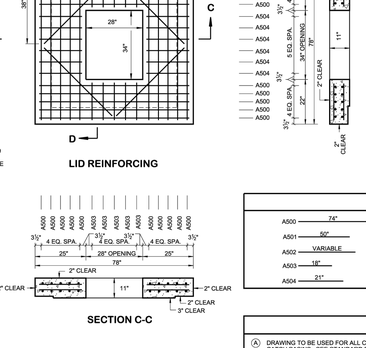
C5.5

1411-01 RIVERGATE INFRASTRUCTURE PLANS

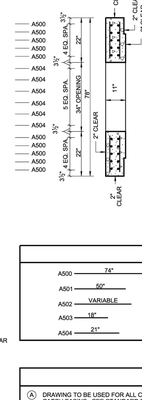
Monday, June 30, 2025
Z:\1411_Rivergate Campus\01 - Infrastructure and Mass Grading\02 - Cad\Sheets\1411-01_C5.0_Site Details.dwg



PLAN VIEW



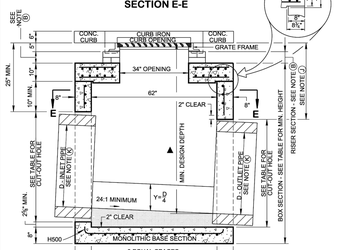
LID REINFORCING



SECTION *-*

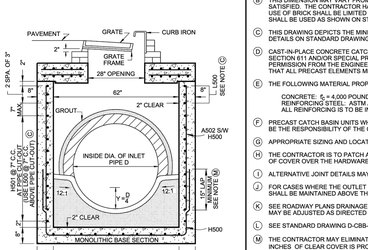
ELEV. VIEW IS PROVIDED ON STANDARD DRAWING D-CB-99 SHOWING REINFORCEMENT REQUIREMENTS AROUND PIPE OPENINGS

SECTION E-E



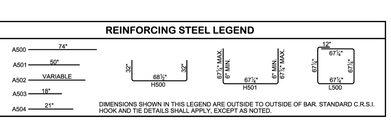
SECTION A-A

NON-SHRINK GROUT PER STANDARD SPECIFICATIONS SECTION 921 REQUIRED AROUND PIPE OPENINGS ONLY



SECTION B-B

REINFORCING STEEL LEGEND



SECTION C-C

DIMENSIONS SHOWN IN THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD C.R.S.I. HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 12 SC CONCRETE CATCH BASINS AND ALL PRECAST NO. 12 SC CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES AND DETAILS.

(B) THIS DIMENSION MAY VARY FROM A MINIMUM OF 0 INCHES TO A MAXIMUM OF 24 INCHES AS LONG AS 25 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES. THE USE OF BRICK SHALL BE LIMITED TO 8 INCHES. IF THIS DIMENSION EXCEEDS 8 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-RF-1.

(C) THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

(D) CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY, WITH PERMISSION FROM THE ENGINEER, SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

(E) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, F_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(F) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT THEIR OWN EXPENSE.

(G) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(H) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(I) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

(J) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 25 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(K) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(L) SEE STANDARD DRAWING D-CBS-12A FOR DETAILS REGARDING CAST IRON GRATES AND FRAMES.

(M) THE CONTRACTOR MAY ELIMINATE THE A502 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(N) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT INCLUDES RISER SECTION AND GRATE. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS:

611-12.02, CATCH BASINS, TYPE 12, > 4'-8' DEPTH, EACH, (THROUGH)
611-12.07, CATCH BASINS, TYPE 12, > 24'-28' DEPTH, EACH.

CATCH BASIN MAXIMUM DEPTH NOTE

MAXIMUM DEPTH FOR THIS STRUCTURE IS 28.00'.

CATCH BASIN DIMENSIONS

INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	▲ FOR DESIGN USE ONLY CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
18	2½	25	55½	4.12
24	3	32	62½	4.66
30	3½	39	69½	5.20
36	4	46	76½	5.74
42	4½	53	83½	6.29
48	5	60	90½	6.83

① CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".

② ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.

③ CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

REV. 5-27-01: CHANGED PAY ITEMS IN GENERAL NOTE (J). ADDED CATCH BASIN MAXIMUM DEPTH NOTE.

REV. 5-30-02: MODIFIED REINFORCING STEEL.

REV. 7-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE (E).

REV. 9-11-02: CHANGED REINFORCING STEEL IN BASE SECTION.

☐ REV. 8-01-12: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.

REV. 3-11-14: ELIMINATED STIRRUPS.

REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES. CORRECTED STANDARD SPECIFICATIONS SECTION NUMBER TO 921 FOR NON -SHRINK GROUT. ADDED DIMENSION IN SECTION VIEW A-A FOR NOTE (B). CORRECTED REBAR PLACEMENT IN LEGS. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS.

REV. 02-20-2020: REDREW SHEET.

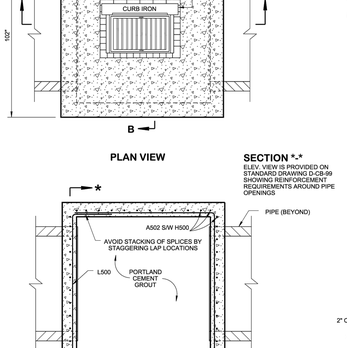
☐ APPROVED BY FHWA (ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

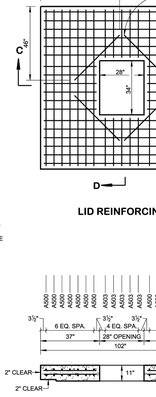
STANDARD 5'2" X 5'2" SQUARE CONCRETE NO.12 CATCH BASIN

09-05-1997 D-CB-12SC

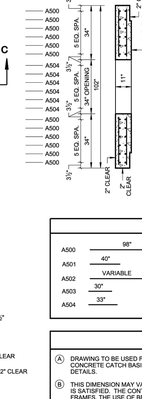
NOT TO SCALE



PLAN VIEW



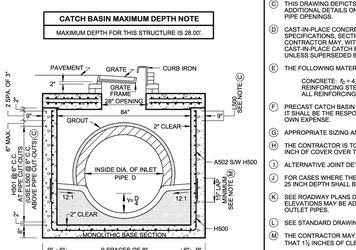
LID REINFORCING



SECTION *-*

ELEV. VIEW IS PROVIDED ON STANDARD DRAWING D-CB-99 SHOWING REINFORCEMENT REQUIREMENTS AROUND PIPE OPENINGS

SECTION E-E

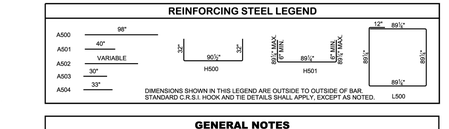


SECTION A-A

NON-SHRINK GROUT PER STANDARD SPECIFICATIONS SECTION 921 REQUIRED AROUND PIPE OPENINGS ONLY

SECTION B-B

REINFORCING STEEL LEGEND



SECTION C-C

DIMENSIONS SHOWN IN THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD C.R.S.I. HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 12SD CONCRETE CATCH BASINS AND ALL PRECAST NO. 12SD CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES AND DETAILS.

(B) THIS DIMENSION MAY VARY FROM A MINIMUM OF 0 INCHES TO A MAXIMUM OF 24 INCHES AS LONG AS 25 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES. THE USE OF BRICK SHALL BE LIMITED TO 8 INCHES. IF THIS DIMENSION EXCEEDS 8 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-RF-1.

(C) THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

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CONCRETE: f_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, F_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(F) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT THEIR OWN EXPENSE.

(G) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

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(I) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

(J) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 25 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(K) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(L) SEE STANDARD DRAWING D-CBS-12A FOR DETAILS REGARDING CAST IRON GRATES, FRAMES AND CURB INLETS.

(M) THE CONTRACTOR MAY ELIMINATE THE A502 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(N) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT INCLUDES RISER SECTION AND GRATE. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS:

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CATCH BASIN MAXIMUM DEPTH NOTE

MAXIMUM DEPTH FOR THIS STRUCTURE IS 28.00'.

CATCH BASIN DIMENSIONS

INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	▲ FOR DESIGN USE ONLY CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
18	2½	25	56½	4.20
24	3	32	63½	4.74
30	3½	39	70½	5.28
36	4	46	77½	5.82
42	4½	53	84½	6.37
48	5	60	91½	6.91
54	5½	67	98½	7.45
60	6	74	105½	7.99
66	6½	81	112½	8.53

① CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".

② ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.

③ CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

REV. 5-27-01: CHANGED PAY ITEMS IN GENERAL NOTE (J). ADDED CATCH BASIN MAXIMUM DEPTH NOTE.

REV. 5-30-02: MODIFIED REINFORCING STEEL.

REV. 7-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE (E).

REV. 9-11-02: CHANGED REINFORCING STEEL IN BASE SECTION.

☐ REV. 8-01-12: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

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REV. 02-20-2020: REDREW SHEET.

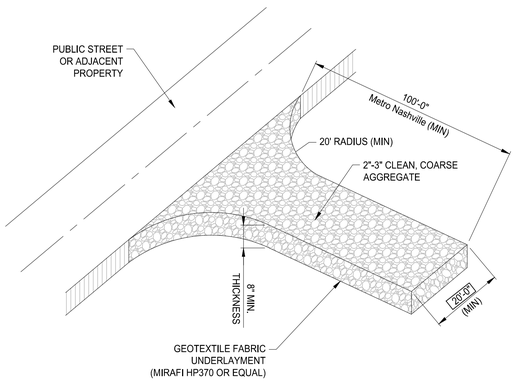
☐ APPROVED BY FHWA (ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

STANDARD 7' X 7' SQUARE CONCRETE NO.12 CATCH BASIN

05-27-1998 D-CB-12SD

NOT TO SCALE

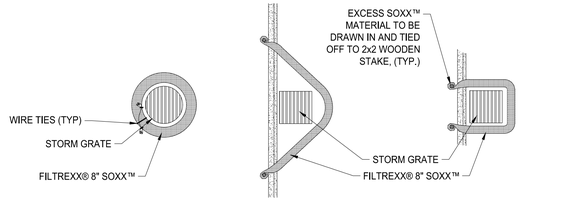


ISOMETRIC VIEW

METRO TCP-03

TEMPORARY CONSTRUCTION EXIT

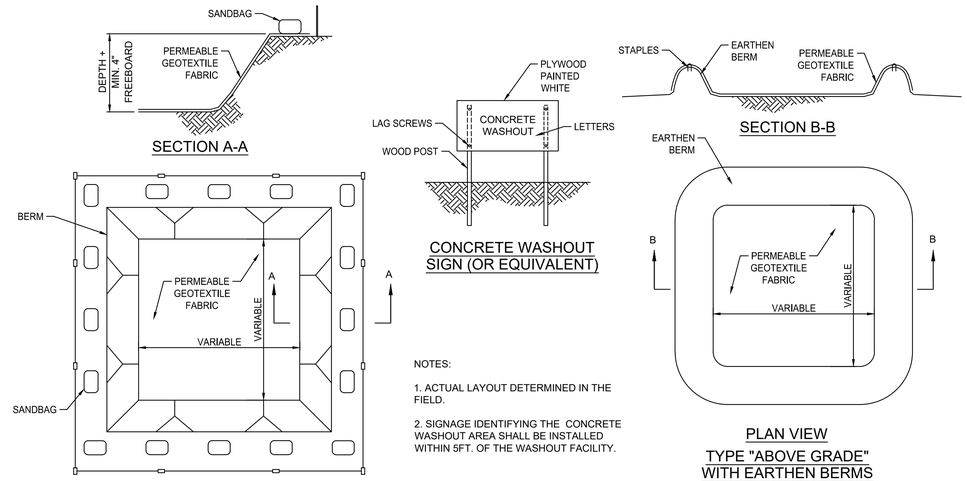
N.T.S.



METRO TCP-24

INLET PROTECTION

N.T.S.

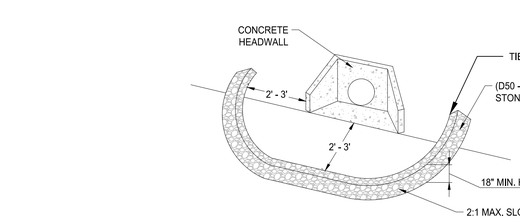


NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT. OF THE WASHOUT FACILITY.

CONCRETE WASHOUT AREA

N.T.S.

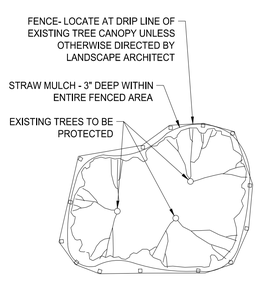


NOTES:
1. INSPECT STONE FILTER RING ONCE FINAL STABILIZATION HAS OCCURRED AND REPAIR AS NECESSARY.

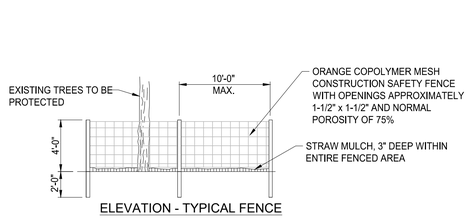
METRO TCP-16

TEMPORARY STONE FILTER RING

N.T.S.



PLAN - TYPICAL FENCE



ELEVATION - TYPICAL FENCE

NOTES:

1. INSTALL TREE PROTECTION PRIOR TO CLEARING AND GRUBBING.
2. ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED.
3. REMOVE ALL EXISTING CONCRETE OR ASPHALT PAVEMENT WITHIN THE LIMITS OF THE FENCED AREA. IF REMOVAL CREATES A POTENTIAL FOR STANDING WATER, AREA SHALL BE FILLED TO PROVIDE POSITIVE DRAINAGE, OR AREA OUTSIDE FENCE SHALL BE GRADED TO PROVIDE FOR POSITIVE DRAINAGE.
4. REMOVE ALL VINES FROM PROTECTED TREES.
5. DEAD OR DAMAGED LIMBS SHALL BE REMOVED BY AN ARBORIST.
6. NO GRADING SHALL TAKE PLACE WITHIN THE DRIP LINE OF PROTECTED TREES.
7. CONTRACTOR SHALL MAINTAIN TREE PROTECTION THROUGHOUT CONSTRUCTION.

TEMPORARY COPOLYMER TREE PROTECTION

N.T.S.

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

SITE PLANS FOR:

RIVERGATE INFRASTRUCTURE PLANS

1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

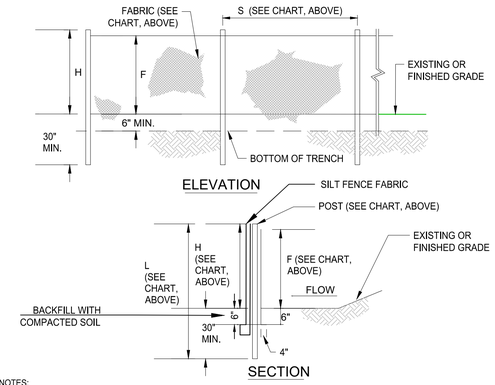
SITE DETAILS

C5.6

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Updated: June 30, 2025
Xref: C:\Users\cchellem\OneDrive - Fulmer Lucas\Documents\2021 - Engineering\2021 - Infrastructure and Mass Grading\02 - Civil\Sheets\1411-01_C5.0_Site Details.dwg

POST SIZE, MATERIAL AND SPACING CHART		
	WITHOUT BACKING	WITH BACKING
MIN. LENGTH = L	58"	58"
MIN. HEIGHT = H	18"	30"
MAX. SPACING = S	6'-0"	6'-0"
MATERIAL	2.25"x2.25" PINE OR 1.25 LB./FT. STEEL	1.25 LB./FT. STEEL
	WITHOUT BACKING	WITH BACKING
TENSILE STRENGTH (LBS. MIN.) (1) (ASTM D-4632)	WARP - 120 FILL - 100	WARP - 310 FILL - 200
ELONGATION (% MAX.) (ASTM D-4632)	20	---
AOS (APPARENT OPENING SIZE) (MAX. SIEVE SIZE) (ASTM D-4751)	#30	#70
FLOW RATE (GAL./MIN./SQ. FT.) (GDT-87) (MAX.)	4	18
ULTRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	70	90
BURSTING STRENGTH (PSI MIN.) (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)	250	400
MINIMUM FABRIC WIDTH (INCHES) = F+6"	26"	38"
(1) MINIMUM ROLL AVERAGE OF FIVE SPECIMENS. (2) PERCENT OF REQUIRED INITIAL MINIMUM STRENGTH. (3) PROVIDE WIRE FABRIC BACKING FOR TYPE C.		

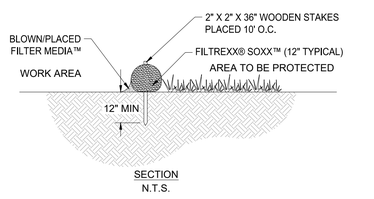


NOTES:
1. USE SILT FENCE WITHOUT BACKING UNLESS OTHERWISE NOTED.
2. SILT FENCE SHALL BE INSTALLED USING A MECHANICAL TRENCHING MACHINE.
3. FABRIC, IN AREAS WHERE ROCK PROHIBITS PROPER EMBEDMENT, SHALL BE SECURED BY PLACING CLEAN CRUSHED STONE OR SAND ALONG THE BASE OF THE FENCE, 20 POUNDS OF STONE OR SAND, PER FOOT, MIN.
4. FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS WITH A MINIMUM OF FIVE, 17 GAUGE (¾" WIDE X 1½" LONG) WIRE STAPLES.
5. FILTER FABRIC SHALL BE FASTENED TO STEEL POSTS WITH A MINIMUM OF FIVE WIRES OR PLASTIC ZIP TIES WITH A MINIMUM OF 50 LBS TENSILE STRENGTH.
6. CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT WHEN SEDIMENT DEPTH REACHES 12".

METRO TCP-13

TEMPORARY SILT FENCE

N.T.S.



METRO TCP-14

WEIGHTED SEDIMENT TUBE

N.T.S.

ACTIVITY: Sediment Traps	TCP – 17

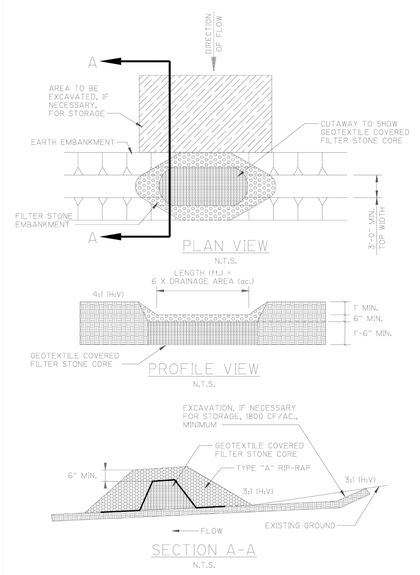
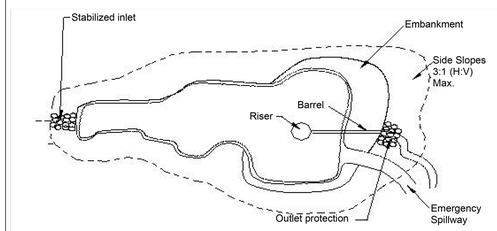
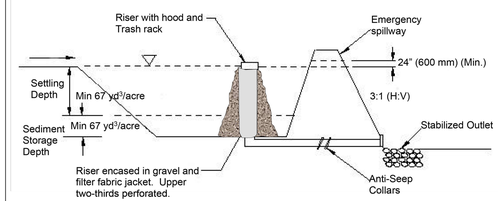


Figure TCP-17-3
Sediment Trap with Stone Outlet

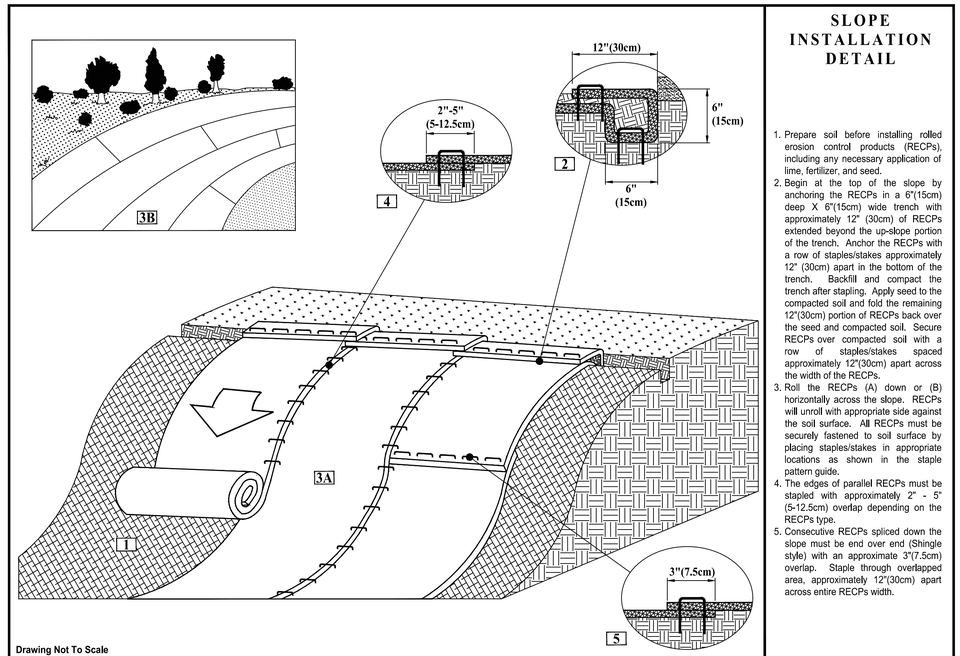
ACTIVITY: Temporary Sediment / Detention Basin	TCP – 18





NOTE:
This outlet provides partial draining of pool. For temporary sediment basins, rock encasement around the riser may not be necessary, however, filter fabric must then be fastened around the riser using either staples or other manufactured fasteners.

Figure TCP-18-2
Sediment Basin – Riser Pipe Outlet Structure A



Drawing Not To Scale

SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

NORTH AMERICAN GREEN

5401 St. Wendel - Cynthiana Rd. PH: 800-772-2040
Poseyville, IN 47633 www.nagreen.com

Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

WILLEM K. FULMER — Architecture — AGRICULTURE — No. 109053 — REGISTERED — STATE OF TENNESSEE — 06/27/2025

SITE PLANS FOR:
RIVERGATE INFRASTRUCTURE PLANS
1000 RIVERGATE PARKWAY
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072

DR.	DATE	DESCRIPTION
CCH	06/10/2025	PERMIT SET
CCH	06/27/2025	PERMIT SET

SITE DETAILS

C5.7

1411-01 RIVERGATE INFRASTRUCTURE PLANS

Monday, June 30, 2025
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RIVERGATE MIXED-USE REDEVELOPMENT

Multimodal Transportation Analysis

February 20, 2025
Rev. June 9, 2025

Vicinity Map
(Not to Scale)

Prepared For:
Fulmer Lucas

1000 RIVERGATE PARKWAY
GOODLETTSVILLE, TN

BURCH TRANSPORTATION

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

1. Executive Summary

The Rivergate Mixed-Use Redevelopment is proposed to be located at the Rivergate Mall site at 1000 Rivergate Parkway in Goodlettsville, TN. Specifically, the development is on the north side of Gallatin Pike and is bordered by Rivergate Parkway on the west and Conference Drive on the east. The project is planned to include approximately 115,700 square feet of commercial space, 52,500 square feet of office space, a 60,000 square foot sports entertainment venue, 240 hotel rooms, and 955 multifamily residential units. It is worth noting that this redevelopment will replace approximately 866, 000 square feet of retail space occupied by the Rivergate Mall, not including the existing Dillard's department store, which is planned to remain. Vehicular site access will be provided by an existing ring road (Rivergate Drive, private) around the site and is not proposing any new accesses to any public streets.

In order to provide data for this study, turning movement counts for the AM and PM peak hours were conducted at seventeen (17) intersections internal and external to the site during January 2025. All count data was collected when Metro Nashville Public Schools were in session.

The analyses presented in this report indicate that the proposed development will generate a manageable amount of new vehicular traffic to the study area. In total, the mixed-use development is expected to generate approximately 13,042 new vehicle trips per day, 920 vehicles per hour (vph) during the AM peak hour, and 1,013 vph during the PM peak hour. Capacity analyses indicate that delay at the study intersections will be manageable following completion of the proposed development.

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

Location	Description
Western leg of Cude Ln (private) from Rivergate Dr (private) to Gallatin Pk	Work with adjacent property owner (In-N-Out Burger) to construct a pedestrian accommodation to connect development to Gallatin Pk.
Intersection of Conference Drive and SR 386 NB ramps	Add signal backplates and 1.0 second of all-red clearance time for the eastbound approach.
Internal bus stop	Prep site for a multi-bay bus stop for Madison-area routes.
Internal roadway improvements	Reconstruct internal circulation road (Rivergate Drive).
Internal intersection improvements	Reconstruct Rivergate Drive intersections at Bluebird Lane and Cude Lane.
Pedestrian connection To Rivergate Parkway	Reconstruct one westbound approach of Rivergate Drive at Rivergate Parkway to extend existing sidewalks into the development.

Based on the analyses presented in this report, no further improvements are recommended in association with the proposed Rivergate Mixed-Use Redevelopment.

3.4 Traffic Operational Analysis

To evaluate the study intersections under Existing, Future No-Build, and Future Build conditions, capacity analyses were conducted for the study intersections using Synchro 12 software and HCM 7th Edition methodology.

The capacity analyses result in a control delay and corresponding level of service (LOS). The LOS and control delay are used to describe how well a turning movement and/or intersection operates. LOS A operates with the least amount of delay, and LOS F the worst. In urbanized areas, LOS D is generally considered acceptable. Table 3.3 presents the descriptions of LOS for unsignalized intersections, and Table 3.4 presents the descriptions of LOS for signalized intersections.

Table 3.3 Description of Unsignalized Intersection Level of Service (LOS)

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

Source: *Highway Capacity Manual 7th Edition*

Table 3.4 Description of Signalized Intersection Level of Service (LOS)

LOS v/c ≤ 1.0	Control Delay (seconds per vehicle)	Description
A	≤ 10	Volume-to-capacity ratio is low and either progression is exceptionally favorable or cycle length is short.
B	> 10 – 20	Progression is highly favorable or the cycle length is short. More vehicles stop than LOS A.
C	> 20 – 35	Progression is favorable or cycle lengths are moderate. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.
D	> 35 – 55	Volume-to-capacity is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.
E	> 55 – 80	Volume-to-capacity is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.
F	> 80	Volume-to-capacity is very high or exceeds 1.0, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.

Source: *Highway Capacity Manual, 7th Edition*

Table 3.5 and 3.6 present the results of the AM and PM peak hour analysis. As shown, under existing conditions, all ten of the signalized intersections in the study area operate with acceptable delays with one exception. The intersection of Gallatin Pike and Rivergate Parkway/Myatt Drive currently operates at overall LOS F during both the AM and PM peak hours. The lane configuration on the Rivergate Parkway approach requires a split-phase operating scheme here, which, combined with a long cycle length (up to 170 seconds), results in higher delays. There are also multiple individual turning movements at other intersections that also have LOS E/F conditions as well, but these are low-volume minor approaches which do not receive much green time in favor of priority for the major movements in the area.

The sole unsignalized intersection in the study area, Gallatin Pike and Twin Hills Drive, has predictably high delays and LOS F conditions during both peak periods. This is to be expected for a minor, stop-controlled approach to a high-volume arterial like Gallatin Pike. Traffic volumes using the Twin Hills Drive approaches are low.

As shown in Tables 3.5 and 3.6, the trips generated by the development will have a modest impact on the overall LOS at study area intersections. The 2030 Build condition usually adds a few seconds of overall delay above the No-Build condition. This sometimes worsens the LOS from A to B or B to C, but never more significantly than this. At the critical intersection of Gallatin Pike and Rivergate Parkway/Myatt Drive, overall delays increased by 4 or 5 seconds (PM and AM peak, respectively).

While the trips generated by the development are significant, traffic impacts are limited due to the robust street capacity already in place in the Rivergate area. As previously discussed, the project site was built as a regional shopping mall and today's traffic volumes are approximately 60% of what they were 20 years ago in 2004.

The Synchro worksheets are included in Appendix G.

Table 3.5 Intersection Capacity Analysis – AM Peak Hour

Intersection	Approach / Lane Group	LOS (Delay in sec/veh)		
		2025 Existing	2030 No-Build	2030 Build
Rivergate Pkwy and I-65 SB Ramps (Signalized)	NB Through	A (0.1)	A (0.2)	A (0.2)
	SB Through	A (8.2)	A (8.9)	B (10.6)
	WB Left Turn	E (67.7)	E (66.9)	E (64.5)
	Overall Intersection	**C (20.2)**	**C (20.3)**	**C (21.5)**
Rivergate Pkwy and I-65 NB Ramps (Signalized)	NB Through	A (4.7)	A (5.0)	A (8.7)
	SB Left Turn	A (5.6)	A (6.1)	B (11.5)
	SB Through	A (5.4)	A (5.8)	A (9.6)
	EB Left Turn	E (62.3)	E (61.7)	D (52.3)
	EB Right Turn	E (69.1)	E (68.6)	E (69.8)
	Overall Intersection	**B (17.7)**	**B (17.9)**	**C (22.7)**
Rivergate Pkwy and Rivergate Dr West (Signalized)	NB Through	A (5.3)	A (5.4)	B (18.5)
	SB Left Turn	F (91.5)	F (90.5)	C (23.2)
	WB Right Turn	E (63.9)	E (63.9)	D (53.7)
	Overall Intersection	**B (12.9)**	**B (12.5)**	**B (17.2)**

Table 3.5 Intersection Capacity Analysis – AM Peak Hour (Cont.)

Intersection	Approach / Lane Group	LOS (Delay in sec/veh)		
		2025 Existing	2030 No-Build	2030 Build
Rivergate Pkwy and Bluebird Dr (Signalized)	NB Left Turn	A (4.4)	A (4.4)	A (5.7)
	NB Through	A (7.1)	A (7.3)	A (9.2)
	NB Right Turn	A (5.3)	A (5.3)	A (7.2)
	SB Left Turn	A (4.8)	A (4.9)	A (6.3)
	SB Through/Right Turn	A (1.0)	A (1.1)	A (0.8)
	EB Left Turn	E (75.5)	E (75.8)	E (75.8)
	EB Through/Right Turn	E (79.3)	E (79.1)	E (79.1)
	WB Left Turn	E (73.8)	E (73.8)	E (75.2)
	WB Through/Right Turn	F (84.8)	F (84.8)	E (79.6)
	Overall Intersection	**A (7.7)**	**A (7.7)**	**B (11.5)**
Gallatin Pk and Rivergate Pkwy/Myatt Dr (Signalized)	NB Left Turn	E (67.2)	E (67.6)	E (67.6)
	NB Through	C (32.3)	C (33.0)	C (33.3)
	NB Right Turn	C (30.5)	C (31.1)	C (31.1)
	SB Left Turn	F (81.0)	F (81.8)	F (80.4)
	SB Through	D (35.5)	D (36.1)	D (36.4)
	EB Left Turn	E (56.1)	E (56.2)	E (56.2)
	EB Through	F (>300)	F (>300)	F (>300)
	WB Left Turn	E (56.5)	E (56.6)	E (56.6)
	WB Through	E (64.8)	E (66.5)	E (69.3)
	WB Right Turn	F (188)	F (204)	F (204)
	Overall Intersection	**F (108)**	**F (115)**	**F (121)**
Gallatin Pk and Cude Ln (Signalized)	NB Left Turn	A (5.1)	A (5.2)	A (6.1)
	NB Through/ Right Turn	A (8.8)	A (9.1)	B (10.6)
	SB Left Turn	A (5.7)	A (6.0)	A (7.1)
	SB Through	A (0.9)	A (1.0)	A (1.2)
	SB Right Turn	A (0.0)	A (0.0)	A (0.0)
	EB Left Turn	E (70.4)	E (70.4)	E (72.7)
	EB Through/Right Turn	F (83.1)	F (83.1)	F (91.2)
	WB Left Turn	E (66.6)	E (66.5)	E (63.2)
	WB Through/Right Turn	E (60.1)	E (60.0)	E (56.7)
	Overall Intersection	**A (6.9)**	**A (7.0)**	**A (9.4)**
Gallatin Pk and Shepherd Hills Dr (Signalized)	NB Left Turn	F (89.7)	F (89.6)	F (89.1)
	NB Through/ Right Turn	A (9.1)	A (9.4)	A (9.7)
	SB Left Turn	E (72.6)	E (72.9)	E (72.9)
	SB Through/ Right Turn	A (1.3)	A (1.5)	A (1.7)
	EB Left Turn	E (68.5)	E (68.5)	E (69.2)
	EB Through/Right Turn	F (86.0)	F (86.0)	F (83.3)
	WB Left Turn	F (83.3)	F (82.8)	F (82.8)
	WB Through/Right Turn	E (77.6)	E (77.6)	E (77.6)
	Overall Intersection	**A (9.0)**	**A (9.1)**	**A (9.5)**
Gallatin Pk and Twin Hills Dr (Two-Way Stop Control)	NB Left Turn	B (13.8)	B (14.4)	C (15.1)
	SB Left Turn	B (10.2)	B (10.5)	B (10.9)
	EB Approach	F (88.5)	F (201)	F (268)
	WB Approach	E (42.5)	E (54)	F (75.3)

Table 3.5 Intersection Capacity Analysis – AM Peak Hour (Cont.)

Intersection	Approach / Lane Group	LOS (Delay in sec/veh)		
		2025 Existing	2030 No-Build	2030 Build
Gallatin Pk and Conference Dr (Signalized)	NB Left Turn	F (180)	F (242)	F (280)
	NB Through/ Right Turn	A (0.7)	A (0.8)	A (0.9)
	SB Left Turn	E (70.4)	E (70.4)	E (70.4)
	SB Through/ Right Turn	C (22.8)	C (23.9)	C (25.3)
	EB Left Turn	E (59.4)	E (59.6)	E (60.2)
	EB Through/Right Turn	F (96.3)	F (109)	F (109)
	WB Left Turn	E (73.0)	E (72.9)	E (72.9)
	WB Through/Right Turn	F (83.4)	F (83.6)	F (83.6)
	Overall Intersection	**D (39.9)**	**D (47.4)**	**D (49.8)**
Conference Dr and Rivergate Dr East (Signalized)	NB Left Turn	A (2.6)	A (2.6)	A (3.3)
	NB Through	A (2.3)	A (2.3)	A (2.9)
	SB Through	A (0.1)	A (0.2)	A (0.2)
	SB Right Turn	A (0.3)	A (0.3)	A (0.4)
	EB Left Turn	E (74.2)	E (74.2)	E (74.8)
	Overall Intersection	**A (9.5)**	**A (9.2)**	**B (11.8)**
Conference Dr and SR 386 NB Ramps (Signalized)	NB Through	B (15.7)	B (16.8)	B (16.8)
	SB Left Turn	E (66.9)	E (66.4)	E (66.4)
	SB Through	A (4.4)	A (4.7)	A (4.7)
	EB Left Turn	E (66.2)	E (66.5)	E (65.5)
	EB Right Turn	E (73.5)	E (72.9)	E (72.9)
	Overall Intersection	**C (33.9)**	**C (34.1)**	**C (33.4)**
Rivergate Dr and Rivergate Dr West (Stop Control)	NB Through/Left Turn	B (10.8)	B (10.8)	A (9.9)
	NB Right Turn	A (0.0)	A (0.0)	
	SB Left/Through/Right	B (10.9)	B (10.9)	A (8.9)
	EB Left Turn	A (7.4)	A (7.4)	A (8.6)
	EB Through/Right Turn			B (11.7)
	WB Left Turn	A (7.5)	A (7.5)	A (8.8)
	WB Through/Right Turn			B (10.2)
Rivergate Dr and Bluebird Dr (All-Way Stop Control)	NB Approach	A (8.0)	A (8.0)	A (7.4)
	EB Approach	A (8.1)	A (8.1)	A (9.3)
	WB Approach	A (7.8)	A (7.8)	B (11.2)
	SB Approach	N/A	N/A	A (7.3)
	Overall Intersection	**A (6.8)**	**A (6.8)**	**TWSC**
Rivergate Dr and Cude Lane, existing (Stop Control)	WB Approach	A (8.9)	A (8.9)	N/A
Rivergate Dr and Cude Lane, proposed (Stop Control)	EB Approach	N/A	N/A	A (9.6)
	NB Left Turn			A (7.5)
	WB Approach			B (10.7)
	SB Left Turn			A (7.5)
Rivergate Dr and Shepherd Hills Dr (All-Way Stop Control)	NB Approach	A (8.4)	A (8.4)	A (8.5)
	EB Approach	A (8.0)	A (8.0)	A (7.9)
	WB Approach	A (9.0)	A (9.0)	A (9.1)
	Overall Intersection	**A (7.9)**	**A (7.9)**	**A (8.2)**

Table 3.5 Intersection Capacity Analysis – AM Peak Hour (Cont.)

Intersection	Approach / Lane Group	LOS (Delay in sec/veh)		
		2025 Existing	2030 No-Build	2030 Build
Rivergate Dr and Twin Hills Dr (Stop Control)	WB Approach	A (9.2)	A (9.2)	A (9.5)
	SB Left Turn	A (0.0)	A (0.0)	A (0)
Rivergate Dr and Rivergate Dr East (All-Way Stop Control)	NB Approach	A (8.8)	A (8.8)	A (9.0)
	SB Approach	A (8.7)	A (8.7)	B (11.3)
	EB Approach	A (9.7)	A (9.7)	B (10.5)
	Overall Intersection	**A (8.6)**	**A (8.6)**	**B (10.6)**

Table 3.6 Intersection Capacity Analysis – PM Peak Hour

Intersection	Approach / Lane Group	LOS (Delay in sec/veh)		
		2025 Existing	2030 No-Build	2030 Build
Rivergate Pkwy and I-65 SB Ramps (Signalized)	NB Through	A (0.4)	A (0.4)	A (0.5)
	SB Through	A (7.7)	A (8.3)	A (9.7)
	WB Left Turn	D (39.2)	D (39.8)	D (41.5)
	Overall Intersection	**B (11.7)**	**B (12.0)**	**B (13.6)**
Rivergate Pkwy and I-65 NB Ramps (Signalized)	NB Through	A (3.7)	A (3.9)	A (7.0)
	SB Left Turn	A (4.9)	A (5.2)	B (10.7)
	SB Through	A (3.6)	A (3.7)	A (6.4)
	EB Left Turn	D (42.1)	D (42.0)	C (32.6)
	EB Right Turn	D (41.0)	D (40.9)	D (37.9)
	Overall Intersection	**A (7.7)**	**A (7.8)**	**B (11.6)**
Rivergate Pkwy and Rivergate Dr West (Signalized)	NB Through	A (3.1)	A (3.2)	C (20.9)
	SB Left Turn	F (91.8)	F (91.6)	C (28.5)
	WB Right Turn	E (69.7)	E (70.2)	D (40.7)
	Overall Intersection	**B (16.2)**	**B (15.7)**	**B (18.7)**
Rivergate Pkwy and Bluebird Dr (Signalized)	NB Left Turn	A (7.8)	A (7.8)	B (10.3)
	NB Through	B (12.9)	B (13.3)	B (15.9)
	NB Right Turn	A (9.1)	A (9.2)	B (11.7)
	SB Left Turn	A (9.6)	B (10.0)	B (12.9)
	SB Through/Right Turn	A (0.7)	A (0.8)	B (14.0)
	EB Left Turn	F (82.1)	F (82.2)	F (82.2)
	EB Through/Right Turn	F (92.0)	F (92.9)	F (92.9)
	WB Left Turn	E (78.1)	E (78.1)	F (81.8)
	WB Through/Right Turn	F (88.9)	F (88.9)	F (89.7)
	Overall Intersection	**B (18.3)**	**B (18.3)**	**C (26.4)**
Gallatin Pk and Rivergate Pkwy/Myatt Dr (Signalized)	NB Left Turn	F (85.3)	F (88.3)	F (88.3)
	NB Through	D (54.5)	E (57.4)	E (59.3)
	NB Right Turn	D (37.3)	D (37.5)	D (37.5)
	SB Left Turn	F (127)	F (144)	F (144)
	SB Through	D (44.7)	D (45.5)	D (46.0)
	EB Left Turn	E (65.2)	E (65.7)	E (65.7)
	EB Through	F (217)	F (243)	F (280)
	WB Left Turn	E (63.6)	E (64.0)	E (64.0)
	WB Through	F (85.4)	F (93.9)	F (104)
	WB Right Turn	F (199)	F (226)	F (226)
	Overall Intersection	**F (98.1)**	**F (107)**	**F (112)**

Table 3.6 Intersection Capacity Analysis – PM Peak Hour (Cont.)

Intersection	Approach / Lane Group	LOS (Delay in sec/veh)		
		2025 Existing	2030 No-Build	2030 Build
Gallatin Pk and Cude Ln (Signalized)	NB Left Turn	A (6.0)	A (6.0)	A (7.7)
	NB Through/ Right Turn	B (15.5)	B (16.2)	B (19.5)
	SB Left Turn	B (15.8)	B (18.8)	C (22.5)
	SB Through	A (0.7)	A (0.7)	A (0.8)
	SB Right Turn	A (0.0)	A (0.0)	A (0.1)
	EB Left Turn	E (78.1)	E (78.1)	F (84.6)
	EB Through/Right Turn	F (94.4)	F (94.4)	F (100)
	WB Left Turn	E (71.8)	E (71.7)	E (67.1)
	WB Through/Right Turn	E (67.9)	E (67.9)	E (62.9)
	Overall Intersection	**B (14.2)**	**B (14.6)**	**B (18.1)**
Gallatin Pk and Shepherd Hills Dr (Signalized)	NB Left Turn	F (113)	F (110)	F (108)
	NB Through/ Right Turn	C (24.1)	C (26.4)	C (27.4)
	SB Left Turn	F (107)	F (109)	F (110)
	SB Through/ Right Turn	A (1.0)	A (1.1)	A (1.2)
	EB Left Turn	E (73.3)	E (73.3)	E (74.0)
	EB Through/Right Turn	F (200)	F (200)	F (201)
	WB Left Turn	F (77.5)	F (77.1)	E (77.1)
	WB Through/Right Turn	F (90.0)	F (89.7)	F (89.7)
	Overall Intersection	**C (29.0)**	**C (29.7)**	**C (29.8)**
Gallatin Pk and Twin Hills Dr (Two-Way Stop Control)	NB Left Turn	B (12.9)	B (13.4)	B (14.1)
	SB Left Turn	C (17.0)	C (18.1)	C (19.1)
	EB Approach	F (>300)	F (>300)	F (>300)
	WB Approach	F (>300)	F (>300)	F (>300)
Gallatin Pk and Conference Dr (Signalized)	NB Left Turn	F (135)	F (185)	F (232)
	NB Through/ Right Turn	A (3.2)	A (3.7)	A (4.4)
	SB Left Turn	F (92.0)	F (92.0)	F (92.0)
	SB Through/ Right Turn	B (18.9)	B (19.3)	C (20.1)
	EB Left Turn	F (84.5)	F (89.0)	F (98.4)
	EB Through/Right Turn	F (268)	F (297)	F (298)
	WB Left Turn	F (81.5)	F (82.9)	F (82.9)
	WB Through/Right Turn	F (136)	F (149)	F (150)
	Overall Intersection	**D (54.9)**	**E (62.9)**	**E (66.1)**
Conference Dr and Rivergate Dr East (Signalized)	NB Left Turn	B (10.6)	B (10.9)	B (14.8)
	NB Through	A (8.4)	A (8.5)	A (9.9)
	SB Through	C (22.9)	C (23.3)	D (38.1)
	SB Right Turn	A (4.9)	A (4.9)	A (7.7)
	EB Left Turn	E (72.4)	E (72.4)	E (72.1)
	Overall Intersection	**C (26.4)**	**C (26.2)**	**C (31.9)**
Conference Dr and SR 386 NB Ramps (Signalized)	NB Through	C (25.0)	C (26.2)	C (26.2)
	SB Left Turn	E (79.0)	E (79.3)	E (79.3)
	SB Through	A (7.6)	A (7.6)	A (7.7)
	EB Left Turn	E (62.3)	E (62.8)	E (64.0)
	EB Right Turn	F (148)	F (166)	F (182)
	Overall Intersection	**D (46.5)**	**D (49.2)**	**D (50.3)**

Table 3.6 Intersection Capacity Analysis – PM Peak Hour (Cont.)

Intersection	Approach / Lane Group	LOS (Delay in sec/veh)		
		2025 Existing	2030 No-Build	2030 Build
Rivergate Dr and Rivergate Dr West (Stop Control)	NB Through/Left Turn	C (16.3)	C (16.3)	B (12.9)
	NB Right Turn	A (0.0)	A (0.0)	
	SB Left/Through/Right	B (13.8)	B (13.8)	B (10.4)
	EB Left Turn	A (7.7)	A (7.7)	A (9.5)
	EB Through/Right Turn			D (29.0)
	WB Left Turn	A (7.9)	A (7.9)	A (9.9)
	WB Through/Right Turn			C (15.2)
Rivergate Dr and Bluebird Dr (All-Way Stop Control)	NB Approach	A (8.5)	A (8.5)	A (7.5)
	EB Approach	A (8.7)	A (8.7)	B (10.9)
	WB Approach	A (8.6)	A (8.6)	B (14.7)
	SB Approach	N/A	N/A	A (7.4)
	Overall Intersection	**A (7.5)**	**A (7.5)**	**TWSC**
Rivergate Dr and Cude Lane, existing (Stop Control)	WB Approach	A (9.3)	A (9.3)	N/A
Rivergate Dr and Cude Lane, proposed (Stop Control)	EB Approach	N/A	N/A	B (10.4)
	NB Left Turn			A (7.6)
	WB Approach			B (14.7)
	SB Left Turn			A (7.9)
Rivergate Dr and Shepherd Hills Dr (All-Way Stop Control)	NB Approach	A (9.4)	A (9.4)	A (9.4)
	EB Approach	A (9.7)	A (9.7)	A (9.6)
	WB Approach	B (11.8)	B (11.8)	B (11.2)
	Overall Intersection	**A (9.8)**	**A (9.8)**	**A (9.7)**
Rivergate Dr and Twin Hills Dr (Stop Control)	WB Approach	B (10.4)	B (10.4)	B (10.7)
	SB Left Turn	A (7.8)	A (7.8)	A (7.8)
Rivergate Dr and Rivergate Dr East (All-Way Stop Control)	NB Approach	B (11.4)	B (11.4)	C (21.9)
	SB Approach	B (14.1)	B (14.1)	E (40.1)
	EB Approach	C (17.5)	C (17.5)	C (20.9)
	Overall Intersection	**B (13.2)**	**B (13.2)**	**D (28.2)**

For better circulation in the development, the Bluebird Drive and Cude Lane approaches should operate as free-flow approaches with Rivergate Drive serving as the stop-controlled minor approaches. During the PM peak, congestion on Gallatin Pike may prevent queues trying to leave the site from accessing the arterial. This may extend queuing toward the internal Rivergate Drive intersections, but does not present any safety issue, nor is it likely to affect internal circulation.

The Build analysis also includes reduced lanes as follows: remove one northbound approach lane on Cude Lane at Rivergate Drive, remove one northbound approach lane on Bluebird Dr at Rivergate Drive, convert Rivergate Drive approaches to a standard 3-lane configuration (where controlled by the development), and remove one westbound right turn lane from Rivergate Drive at Rivergate Parkway.

Detailed results of this analysis are included in the Synchro worksheets in Appendix G.

6. Conclusions and Recommendations

The Rivergate Mixed-Use Redevelopment is proposed to be located at the Rivergate Mall site at 1000 Rivergate Parkway in Goodlettsville, TN. The mixed-use redevelopment plans to include approximately 115,700 square feet of commercial space, 52,500 square feet of office space, a 60,000 square foot sports entertainment venue, 240 hotel rooms, and 955 multifamily residential units. The project will derive its access from the existing ring road (Rivergate Drive) around the site and therefore is not proposing any new accesses to any public streets.

6.1 Key Findings

The analyses presented in this MMTA provide the following findings:

- The site is the redevelopment of a former regional shopping mall which is now effectively less than 30% occupied. Historic traffic counts show traffic in the area has been decreasing since 2004. Notwithstanding, the intersection of Gallatin Pike and Rivergate Parkway/Myatt Drive remains a busy intersection operating currently with LOS F conditions.
- Traffic elsewhere in the study area operates acceptably, with longer delays on side street approaches which give priority to the busier arterials surrounding the site.
- The study segments of the study area streets do not meet the street cross-section standards set forth in the *Major and Collector Street Plan*. However, future improvements to Gallatin Pike will bring it into compliance with the Complete Streets project.
- Twenty-one (21) of the 961 reported crashes (2.2%) in the study area resulted in serious injuries or fatalities. Fifteen (15) of the crashes (1.6%) included pedestrians.
- Statistically, the most crash-prone intersection in the study area is Conference Drive and SR 386 NB ramps, with two-thirds of crashes here involving the eastbound ramp approach. There is new pavement marking at the intersection which should help, and the addition of signal backplates and adding one second of red clearance time (from 2.0 seconds to 3.0 seconds) could reduce crashes further.
- There are some sidewalks in the study area, but there are many sidewalk gaps on Gallatin Road and on Conference Drive in the study area. Notably, there are no sidewalk connections between the project site and the surrounding arterials. Safe, signalized pedestrian crossings of the arterials in the study area exist at some locations, but not at others.
- The transit stops closest to the proposed development are relatively new shelter stops, but no connecting sidewalk exists for the inbound station.

6.2 Community Needs

The USDOT Equitable Transportation Community (ETC) Explorer Tool is currently unavailable; February 2025. Subsection omitted.

6.3 Mitigation Measures

Table 6.2 summarizes potential improvements to the transportation network that are needed to address the findings of the multimodal and safety analysis conducted as part of this MMTA. However, not all of these needed improvements are directly related to deficiencies or the impact/demand created by the proposed development. As such, Table 6.3 highlights the recommended mitigation measures for the proposed development and documents the rational nexus between the improvement and the development's impacts.

Table 6.1 Possible Improvements

ID	Location	Description	Benefits
1	Intersection 1, eastbound approach of Rivergate Pkwy	Widen into median to provide full dual LT and dual through lanes.	This will allow removal of split phase operation, making the intersection more efficient and lessen pedestrian conflict.
2	Segments 1 - 3 (Gallatin Pike)	Complete Streets project to add 14' MUP both sides and compliant crossings.	Meet MCSP requirements for both sides of street. Improves Conference Dr bus stops.
3	Segment 4 (Conference Dr)	Extend approx. 800' of sidewalk on the south side.	Basic accommodation. Site conditions do not allow for 14' sidewalk as per MCSP.
4	Intersection 7 (Rivergate Pkwy and Bluebird Dr)	Provide curb ramps, pedestrian signals, and crosswalks on all approaches.	Improve pedestrian safety and access.
5	Intersection 8 (Rivergate Pkwy and Rivergate Dr West)	Provide curb ramps, pedestrian signals, and crosswalks on eastern and southern legs.	Improve pedestrian safety and access.
6	Various locations	Provide sidewalk connections from Rivergate Dr ring road to study area arterials.	Improve pedestrian safety and access. (However, these are on private property.)
7	Intersection of Conference Drive and SR 386 NB ramps	Add signal backplates and 1.0 second of all-red clearance time for the eastbound approach.	Safety improvement at this intersection having the highest crash rate.
8	Intersection of Rivergate Parkway and Wade Circle (not a study intersection)	Add full pedestrian signal and ADA upgrades.	General need, pedestrian crash here.
9	Intersection 6 (Conference Drive and SR 386 EB ramps)	Add full pedestrian signal and ADA upgrades.	General need, pedestrian crashes here.
10	Internal bus stop	Prep site for a multi-bay bus stop for Madison-area routes.	Provide multi-modal options.
11	Internal roadway improvements	Reconstruct internal circulation road (Rivergate Drive).	Standard three-lane cross-section and pedestrian accommodations will serve proposed development better.
12	Internal intersection improvements	Reconstruct Rivergate Drive intersections at Bluebird Lane and Cude Lane.	Removal/restrictions to channelized turn lanes and clarifying traffic control will provide safer operation.
13	Pedestrian connection To Rivergate Parkway	Reconstruct one westbound approach of Rivergate Drive at Rivergate Parkway to extend existing sidewalks into the development.	Improve pedestrian safety and access.

From the list of recommended improvements within the study area, six (6) mitigation measures have been identified and committed to by the development. Table 6.2 below summarizes the recommended mitigation measures. The establishment of the rational nexus provides a logical connection between the anticipated impact of the new development and the proposed mitigation measure.

Table 6.2 Recommended Mitigation Measures

ID	Location	Description	Rational Nexus	Cost Estimate	Commitment
6	Western leg of Cude Ln (private) from Rivergate Dr (private) to Gallatin Pk	Work with adjacent property owner (In-N-Out Burger) to construct a pedestrian accommodation to connect development to Gallatin Pk.	Provides safe/comfortable ped and bike infrastructure into development	N/A with Site Design per Site Plan	*Full Commitment*
7	Intersection of Conference Drive and SR 386 NB ramps	Add signal backplates and 1.0 second of all-red clearance time for the eastbound approach.	Safety improvement at intersection used by development residents/patrons.	$2,000	*Full Commitment*
10	Internal bus stop	Prep site for a multi-bay bus stop for Madison-area routes.	Provides multi-modal options.	N/A with Site Design per Site Plan	*Full Commitment*
11	Internal roadway improvements	Reconstruct internal circulation road (Rivergate Drive).	Standard three-lane cross-section and pedestrian accommodations will serve proposed development better.	N/A with Site Design per Site Plan	*Full Commitment (on developer's property)*
12	Internal intersection improvements	Reconstruct Rivergate Drive intersections at Bluebird Lane and Cude Lane.	Removal/restrictions to channelized turn lanes and clarifying traffic control will provide safer operation.	N/A with Site Design per Site Plan	*Full Commitment (on developer's property)*
13	Pedestrian connection To Rivergate Parkway	Reconstruct one westbound approach of Rivergate Drive at Rivergate Parkway to extend existing sidewalks into the development.	Provides safe/comfortable ped and bike infrastructure into development	N/A with Site Design per Site Plan	*Full Commitment*

In addition, the following is recommended in order to accommodate the projected traffic and improve the transportation network surrounding the project site:

- Ensure all internal streets have low design speed features
- Inbound movements from Gallatin Pike on Bluebird Drive and Cude Lane should be assigned as major approaches and Rivergate Drive movements as minor approaches.

Based on the analyses presented in this report, no further improvements are recommended in association with the proposed Rivergate Mixed-Use Redevelopment.