



November 1, 2021

Planning Commission
5:00 PM

City Hall - Massie Chambers

Agenda:

Call to Order

Approval of Agenda

1. Approval of Agenda

Approval of Meeting Minutes

2. Approval of October 4, 2021 Meeting Minutes

Individual Review of Regular Agenda Items

3. Copper Creek 2-4/Meritage Homes: Requests Recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning staff to define final improvement completion status
4. Villas at Highland Park/TTL/Sage Legacy: Requests preliminary master plan approval for 133 townhouse units on 19.12 acres on Dickerson Road. The plan includes the addition of a 1.2 acre property on Dickerson Road zoned CPUD, Commercial Planned Unit Development that does not include any residential units. Planning Commission at the April 27, 2020 meeting recommended approval to the City Commission to rezone the 19.12 acres from A, Agricultural to HDRPUD, High Density Residential Planned Unit Development. Properties referenced as Davidson County Tax Map/Parcels#02500006000, 0250021900, 0250021800, and 02500006200. Property Owners: Thomas and Tammy Cox and Robert and William Burton (#9- 21) (*Deferred at October 4th Meeting*)
5. Planning and Development Services Staff: Requests an amendment of the City's Comprehensive Land Use Plan to change an area designation from residential low density to high density residential for the requested rezoning and preliminary master for properties on Dickerson Road as referenced in Item#4. (*Deferred at October 4th Meeting*)

6. Advanced Care Medical/CESO, Inc/American Development Partners: Requests site plan approval for a 3,550 sq. ft. medical office facility on 1.05 acres at the corner of Long Hollow Pike/SR 174 and Loretta Drive. Property is referenced as Sumner County Tax Map/Parcel# 143JG00400 and is zoned CPUDL, Commercial Planned Unit Development Limited. Property Owner: Seeley Wallis Investments LLC (#11-21)
7. Dry Creek Townhomes/Wamble & Associates/Gallardia Properties: Request preliminary master plan approval for thirty-seven (37) townhouses on 11.00 acres on Dry Creek Road. Property is referenced as Davidson County Tax Map/Parcel# 03300020500 and is zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Gallardia Properties, LLC (#12-21)
8. Vintage Northcreek Phase Two/Ragan Smith/Jason Philips-Vintage Northcreek LLC: Request recommendation to the City Commission to rezone 2.26 acres on North Creek Boulevard from CPUD, Commercial Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development preliminary master plan approval for seventy-six (76) apartment units and a one acre commercial lot. Property is referenced as Davidson County Tax Map/Parcel# 01914001900. Property Owner: LNS Development Tennessee General Partnership (#13-21)
9. Kenjoh Outdoor Advertising: Requests approval for a pole sign within the Rivergate Parkway Interstate Sign Zone District at 705 Rivergate Parkway. Property referenced as Davidson County Tax Map/Parcel# 02613001500 and is zoned CSL, Commercial Services Limited/INT, Interchange Overlay
10. John and Nicole Levoy: Requests recommendation to the City's Board of Zoning and Sign Appeals Board for a proposed counseling center to be classified as a conditional use religious facility in an R-40, Low Density Residential zoning district. The requested location of the use is a 117.24-acre property on Happy Hollow Road referenced as Sumner County Tax Map/Parcel# 12113000000
11. Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 Supplementary District Regulations (o) Temporary Use Permits to replace ordinance with an updated section including revised review and approval process
12. Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-202 Use Classification (6)(c) Auto Repair and Cleaning Establishments and (h) Convenience Commercial to add automated car washes in the convenience commercial classification
13. Zoning Ordinance Amendment/ Planning and Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-209 Floodplain Districts to incorporate the updated Davidson County Flood Insurance Rate Maps (FIRM) and Flood Insurance Study report (FIS) set to be effective February 25, 2022 and other sections of the

ordinance to incorporate the updated sections of the State of Tennessee Model Flood Hazard Protection Ordinance

14. Planning and Development Services Staff: Request recommendation to the City Commission to amend the Zoning Map to align the R-10, Medium Density Residential, CSL, Commercial Services Limited, and CCO, Commercial Overlay zoning districts with the rear property line at 115 Hollywood Street

DISCUSSION ITEM:

Public Forum on Planning Related Topics

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

amccormick@goodlettsville.gov

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CITY OF GOODLETTSVILLE PLANNING COMMISSION

STAFF RECOMMENDATION REPORT

Monday November 1, 2021 5:00 PM

ITEM#1 Approval of Agenda

STAFF NOTES: N/A

STAFF RECOMMENDATION: Approval

ITEM#2 Approval of October 4, 2021 Meeting Minutes

STAFF NOTES:

STAFF RECOMMENDATION: Approval

ITEM#3 Copper Creek 2-4/Meritage Homes: Requests Recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning staff to define final improvement completion status.

STAFF NOTES:

Project Status: Forty-seven (47) residential lots completed / one hundred (100%) percent lot construction completed

Subdivision Plat Information: Copper Creek Section Two (2) Phase Four (4) – Recorded April 6, 2017

Subdivision Roadways: Section of Fall Creek Circle, Harpeth Court, and Long Hunter Drive

Subdivision Bond Information: Performance Bond \$ 250,000 - February 1, 2022 Expiration

Remaining Improvements:

Limited section of sidewalk repair

Remaining Improvement Cost Estimate: \$10,000

Copper Creek Final Work Completion Status Update per representative

-Detention ponds clean out and final stabilization is ongoing. Contractor expects work to be completed weather permitting within two (2) weeks.

-Sidewalk and curb repairs work has been awarded to a new subcontractor. Work has started on the repairs.

-Final paving of section 2-5 the paving contractor is expected to complete binder repairs and asphalt surface the first two (2) weeks of November.

STAFF RECOMMENDATION: Approval with a \$ 47,000 one-year maintenance bond with completion of the remaining improvements.

ITEM#4 Villas at Highland Park/TTL/Sage Legacy: Requests preliminary master plan approval for 133 townhouse units on 19.12 acres on Dickerson Road. The plan includes the addition of a 1.2 acre property on Dickerson Road zoned CPUD, Commercial Planned Unit Development that does not include any residential units. Planning Commission at the April 27, 2020 meeting recommend approval to the City Commission to rezone the 19.12 acres from A, Agricultural to HDRPUD, High Density Residential Planned Unit Development. Properties referenced as Davidson County Tax Map/Parcels#02500006000, 0250021900, 0250021800, and 02500006200. Property Owners: Thomas and Tammy Cox and Robert and William Burton (#9- 21) (*Deferred at October 4th Meeting*)

STAFF NOTES:

The Planning Commission at the April 27, 2020 meeting approved the rezoning recommendation to the City Commission with the list of project design guidelines as listed below. The City Commission at the July 23, 2020 meeting approved the rezoning ordinance on first reading only with the project guidelines listed below. The City Commission's rezoning ordinance second reading and Planning Commission's Comprehensive Plan review were both deferred until the project master plan was submitted for review and approval.

City Commission Ordinance 20-974 (1st reading approved)

SECTION 2. Minimum Project Design and Use Requirements:

- Multi-family townhomes at a density of seven (7) units per acre for the entire 19.12-acre property including total 133 units
- Unit cluster design to preserve natural green space
- Fifty (50') feet conservation easement along a portion of the northern edge of parcel 02500006000 to preserve a natural boundary with the single-family properties to the north
- Townhomes will be limited to two-stories and the intent is the units to be for-sale properties and half of them to be limited to a one-story building design
- All of the Zoning Ordinance and Design Guidelines regulations regarding building materials and development requirements including but not limited to landscaping would apply
- Preliminary and Final Master Plan review and approvals required by Planning Commission including a traffic study

The project proposal includes two (2) story townhouse designs to include more square footage for the units versus a mixture of one-story designs. The applicant has discussed property dimension and grade limitations, undeveloped Tennessee Valley Authority (TVA) easement across the property, looped street design, and the fifty (50') feet buffer along the north side of the property required per property acquisition agreements limits the area available for larger one-story unit designs.

The Planning Commission at previous meetings discussed unit layout and design and the number of units on the property. The Planning Commission at a follow up meeting discussed perimeter project buffers, open space and project layout, and if the commercial area shown at the front of the project should be included or not. The Planning Commission's 2020 review of the rezoning

proposal and City Commission's approval on first reading defined half of the units limited to one story in height and the unit cluster design to preserve more green space. The approval also included the maximum permitted density. If the Planning Commission determines the site layout does not meet the open space clustering previously approved guideline then the site layout could be reviewed to incorporate more intermixed open space which would reduce the unit number. The site layout is limited with limitations as discussed above. The Planning Commission and City Commission can review reducing the density below the maximum per the following zoning ordinance section. Since the Planning Commission previously approved the permitted density then any requested reduction in density would need to be reviewed and discussed during the meeting and any motions include a basis for any proposed reduction to the City Commission.

Referenced Zoning Ordinance Section:

(g) Limitation on density. The Goodlettsville Municipal/ Regional Planning Commission and City Commission may, within their discretion, limit the density to a figure lower than the maximum permitted above. This type of limitation shall be exercised only if the character of the adjoining neighborhood is inappropriate for the proposed development or if the development would place an excessive burden on the existing street and utility system.

The project representative discussed at the July 2021 meeting the intention for individual for-sale units. If the preliminary master plan is approved, the restrictive covenants submitted at the final master plan stage will need to include this statement.

The project design includes a public exterior loop street with multiple small private drives for the residential unit connections. The City's Fire Marshal's review comment included a loop street design for emergency services traffic. The revised design includes the loop street with designated parking. The revised design has been reviewed and agreed upon by the City's Fire Marshal. The revised design includes a wider entrance roadway section to accommodate a three (3) lane entrance section for the possible use of multiple emergency vehicles.

The proposal includes revised building design requirements per the City's Design Guidelines. One of the building designs includes revised two (2) car garage dimension of twenty-two (22') feet x twenty-two (22') feet. The one garage dimensions proposed are ten-half (10.5') feet x twenty-one (21') feet. The City Commission at the September 23, 2021 meeting adopted an ordinance requiring minimum garage dimensions of twelve (12') x twenty-two (22') feet one car garage dimensions and twenty-two (22') feet x twenty-two (22') feet for two (2) car garage dimensions. The one car garage dimension will be required to be revised to meet this requirement.

The proposal includes an additional 1.2-acre property not included in the initial 2020 rezoning review. The property area is zoned CPUD, Commercial Planned Unit Development. The additional property was included to provide an improved sight access intersection design.

An engineering traffic study will be required with the final master plan phase of the project. The revised plans include additional visitor parking areas.

Based on discussion at the October 18th Planning Commission Study Session, the project design has been flipped as shown with the attached plan with reduced project setbacks along the south property line. The plans include the revised list of permitted commercial uses for the proposed frontage commercial area excluding drive thru lanes, car washes and fuel pumps, and live outside music venues associated with restaurants.

STAFF RECOMMENDATION:

Approval with the following stipulations being included on plans referenced in stipulation items.

1. **Submitted with revised preliminary master plans submitted to the City Commission:** Revised building design information including increasing the one car garage dimension to twelve (12') feet x twenty-two (22') feet and Planning Commission's determination on revised design including all two (2) story units versus a mixture of one and two (2) story units per original guidelines. If Planning Commission determines the proposed two (2) townhouse design will be recommended, then staff recommends submittal of revised building designs to provide variety in roof lines and building designs as discussed at the October 18th study session.
2. Revise loop roadway and unit design with final master to ensure the rear parking for units backing up to roadway include sufficient dimension for off-street parking
3. Restrictive covenants submitted with final master plan to include statement of for-sale units.
4. Drainage and engineering site grading design review with final master plan to ensure storm water quality and quantity design is routed into engineered sized detention facilities with revised plan layout.
5. The design of the proposed sidewalks and roadways included in the proposed public rights-of-ways to be reviewed with final master plan to ensure the designs meet the City's Street Design standards regarding sidewalk location in relation to curbs and two (2) lane-twenty-four (24') feet minimum street widths.

ITEM#5 Planning and Development Services Staff: Requests an amendment of the City's Comprehensive Land Use Plan to change an area designation from residential low density to high density residential for the requested rezoning and preliminary master for properties on Dickerson Road as referenced in Item#4. (*Deferred at October 4th Meeting*)

The Planning Commission at the June 5, 2020 meeting held a public hearing to discuss the amendment. The amendment was deferred until a preliminary master plan was submitted for the project. The amendment area is adjacent to a Commercial Development classification and an existing apartment complex. The Comprehensive Plan amendment is needed to support the High Density Residential Planned Unit Development rezoning proposal. The review of the Comprehensive Land Use Plan amendment to be based on the determined best future

development of the area. The Planning Commission is the only board required to review the Comprehensive Land Use Plan amendment.

STAFF RECOMMENDATION:

Approval due to the location of the amendment area on Dickerson Road-Hwy 41/SR 11 which is a designated minor arterial route on the City's Major Thoroughfare Plan (2003) and the area would provide a transition between zoned and existing commercial and apartment areas to the south and larger lot single family lots to the north.

Proposed Comprehensive Plan Amendment Area:



Comprehensive Land Use Plan Text Sections:

GENERAL GOALS

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

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

A. POLICIES FOR RESIDENTIAL DEVELOPMENT

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

Low Density 1 - 2 dwelling units per acre

Low Medium Density 3 - 4 dwelling units per acre

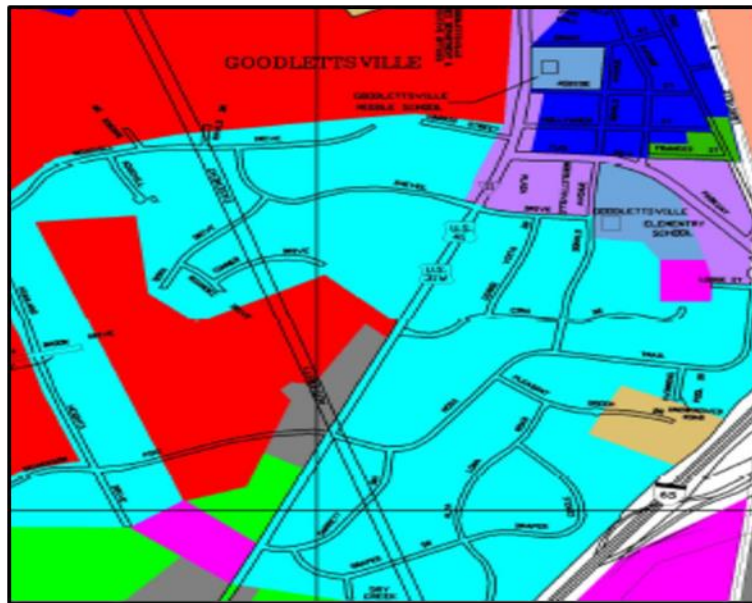
Medium Density 5 - 6 dwelling units per acre

High Density 7 and over dwelling units per acre

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

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

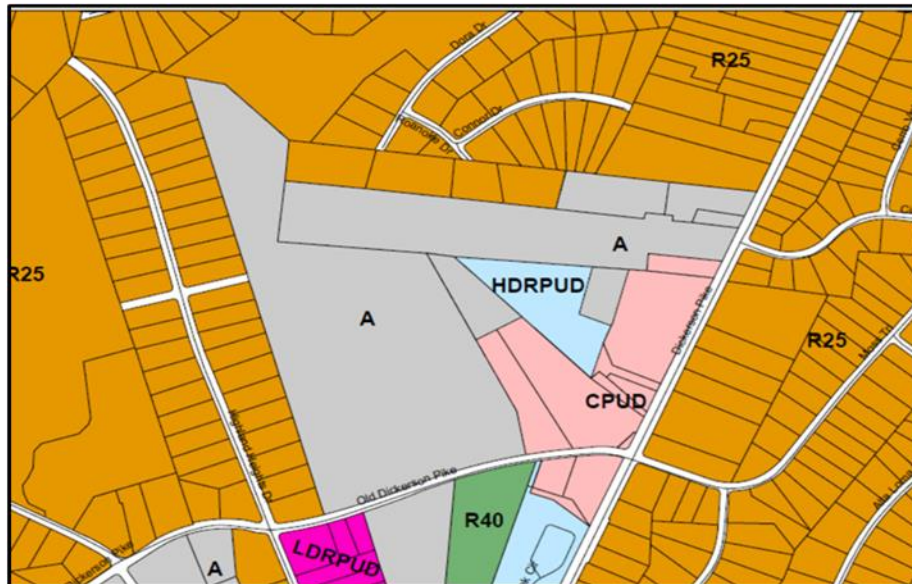
Comprehensive Land Use Plan Map Section:



LEGEND:

Residential Development High Density	Green
Residential Development Med. Density	Yellow
Residential Development Low Density	Red
Residential Conservation High Density	Pink
Residential Conservation Med. Density	Blue
Residential Conservation Low Density	Cyan
Commercial Development	Grey
Commercial Concentration	Purple

Zoning Map Section:



ITEM#6 Advanced Care Medical/CESO, Inc/American Development Partners: Requests site plan approval for a 3,550 sq. ft. medical office facility on 1.05 acres at the corner of Long Hollow Pike/SR 174 and Loretta Drive. Property is referenced as Sumner County Tax Map/Parcel# 143JG00400 and is zoned CPUDL, Commercial Planned Unit Development Limited. Property Owner: Seeley Wallis Investments LLC (#11-21)

STAFF NOTES: The site plan includes the site development of the Caldwell Square/Publix Center out-lot at the corner of Long Hollow Pike/ SR-174 and Loretta Drive. The site development access includes the shared Long Hollow Pike access point and internal access. The building design includes materials and colors to match the center design and a section of decorative siding.

STAFF RECOMMENDATION: Approval with applicant complying within revised consultant engineer comments regarding storm water and utility design prior to permit issuance

ITEM#7 Dry Creek Townhomes/Wamble & Associates/Gallardia Properties: Request preliminary master plan approval for thirty-seven (37) townhouses on 11.00 acres on Dry Creek Road. Property is referenced as Davidson County Tax Map/Parcel# 03300020500 and is zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Gallardia Properties, LLC (#12-21)

STAFF NOTES:

The property is currently zoned HDRPUD, High Density Residential Planned Unit Development.

STAFF RECOMMENDATION: Approval with following stipulations

- Provide sewer availability letter from City of Goodlettsville Public Works- currently in review stage
- At final master plan provide revised building elevations (instead of photos submitted) to reflect compliance with the City's Design Guideline requirements.

ITEM#8 Vintage Northcreek Phase Two/Ragan Smith/Jason Philips-Vintage Northcreek LLC: Request recommendation to the City Commission to rezone 2.26 acres on North Creek Boulevard from CPUD, Commercial Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development preliminary master plan approval for seventy-six (76) apartment units and a one acre commercial lot. Property is referenced as Davidson County Tax Map/Parcel# 01914001900. Property Owner: LNS Development Tennessee General Partnership (#13-21)

STAFF NOTES:

The development proposal is an expansion of the recently completed Vintage Northcreek Apartment complex. The design includes maintaining a one-acre commercial frontage lot along North Creek Boulevard. At this time the commercial development is preliminary without defined commercial tenants. Similar to the review and approval process of the existing complex, the proposal is being developed per the increased residential density provision in the Zoning Ordinance- Planned Unit Development section. The increased density is permitted when a project is a mixed used development or included in a commercial setting. Also, like the review and approval process of the existing complex, the proposal is being reviewed consistent with the Comprehensive Land Use Plan Commercial Development Designation due to the mixed-use project setting. The project density for both the existing section and proposed phase two is based on the combined acreage of lots two (2), three (3), five (5), and six (6) including a total of 203 units on 16.13 acres.

STAFF RECOMMENDATION: Approval with the stipulation that staff's approval of the two (2) lot subdivision plat (attached with meeting packet) is subject to City Commission approval of rezoning and preliminary master plan.

ITEM#9 Kenjoh Outdoor Advertising: Requests approval for a pole sign within the Rivergate Parkway Interstate Sign Zone District at 705 Rivergate Parkway. Property referenced as Davidson County Tax Map/Parcel# 02613001500 and is zoned CSL, Commercial Services Limited/INT, Interchange Overlay

STAFF NOTES: No revised plans were submitted

STAFF RECOMMENDATION: Deferral

ITEM#10 John and Nicole Levoy: Requests recommendation to the City's Board of Zoning and Sign Appeals Board for a proposed counseling center to be classified as a conditional use religious facility in an R-40, Low Density Residential zoning district. The requested location of the use is a 117.24-acre property on Happy Hollow Road referenced as Sumner County Tax Map/Parcel# 12113000000

STAFF NOTES: No revised information or plans were submitted

STAFF RECOMMENDATION: Deferral

ITEM#11 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 Supplementary District Regulations (o) Temporary Use Permits to replace ordinance with an updated section including revised review and approval process.

STAFF NOTES:

The proposed amendments are to update the existing regulations including more defined limitations, review and approval process, and additional uses. The Board of Zoning Appeals and Sign Appeal's review of new temporary uses is proposed to be limited to major uses in residential zoning districts or major uses within 500 feet of residential zoning districts.

STAFF RECOMMENDATION: Approval

Current Ordinance Section:

(o) Temporary use permits. The following regulations shall govern the operation of certain necessary or seasonal uses which are nonpermanent in nature. Application for a temporary use permit shall be made to the board of zoning appeals through the office of the planning director. Said application shall contain a graphic description of the property to be utilized and a site plan, a description of the proposed use, and sufficient information to determine yard requirements, setbacks, sanitary facilities, signage, and parking space for the proposed temporary use. Area and bulk regulations of the district in which the use is proposed to be located shall apply as well as the requirement for ingress/egress and surfacing requirements for parking areas. The board may require additional standards to protect the public safety and to reduce any actual or potential adverse off-site impacts.

The board may grant such temporary use permits for the following uses subject to a public hearing, the specific regulations and time limits

below, and any other limitation that may be necessary to protect adjoining property. After a temporary use permit has been properly granted, the board may authorize such use to be thereafter approved by administrative action of the planning director provided that no change in the character or layout of such use is proposed and provided that proper public notice is given.

(i) Carnival or circus. A temporary use permit may be issued in the CS, CG, IR, and IG districts; however, such permit shall be issued for a period of not longer than fifteen (15) days. Such use shall only be permitted on lots where adequate off-street parking can be provided and where adjoining uses will not be affected. A temporary use permit may be issued in any commercial district for children's rides and events provided that adequate parking and traffic circulation is available, any existing business operations will not be disrupted and subject to a maximum time period of seven (7) days.

(ii) Christmas tree sale. A temporary use permit may be issued for the display and sale of Christmas trees on open lots in any district subject to a maximum time of forty-five (45) days.

(iii) Temporary dwelling unit in cases of special hardship. In any residential district, a temporary use permit may be issued to place a mobile or modular home temporarily on a lot in which the principal structure was destroyed by fire, explosion or natural phenomena. The purpose of such placement temporarily shall be to provide shelter for only the residents of the principal structure during the period of reconstruction and to prevent exceptional hardship on the same. Water supply and appropriate sewage disposal must be available. Such permit may be initially issued for nine (9) months, and one (1) extension for up to six (6) months may be granted.

(iv) Fireworks sales, flea markets, and others. A temporary use permit may be issued for fireworks sales and flea markets in any commercial or industrial district, provided that a permit for fireworks sales shall be limited to twenty-one (21) days, a permit for flea markets shall be limited to three (3) days, and all others shall be limited to seven (7) days; provided further, that adequate parking and traffic circulation is available and any existing business operations will not be disrupted.

(v) Outdoor displays, sales of seasonal foods or merchandise. A temporary use permit may be issued for outdoor displays and sales conducted either as a part of an existing business or as a free-standing use in any commercial or industrial district provided that such sales and displays shall be limited to a maximum of sixty (60) days per year, and provided further, that adequate parking and traffic circulation is available and any

existing business operations will not be disrupted.

(vi) Outdoor performances. A temporary use permit may be issued for outdoor plays or musical performances in any commercial or industrial district as a part of an existing business or as a free-standing use provided that adequate parking and traffic circulation is available and any existing business operations will not be disrupted, provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 10:00 P.M. A temporary use permit may be issued for outdoor plays or musical performances in any residential or agricultural district provided that any traffic generated by the temporary use shall not use minor residential or neighborhood streets and can be accommodated on major thoroughfares or collector streets, and provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 10:00 P.M. Such permits shall be limited to two (2) days. The board may consider requests for extensions.

Proposed Ordinance Section Included in Meeting Packet:

ITEM#12 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-202 Use Classification (6)(c) Auto Repair and Cleaning Establishments and (h) Convenience Commercial to add automated car washes in the convenience commercial classification.

STAFF NOTES:

The existing car wash at 155 Long Hollow Pike is proposed to be demolished and replaced with a fully automated car wash including a coffee shop. Attached is a photo of an example of a similar car wash design by the applicant. The property is zoned CPUD, Commercial Planned Unit development which does not permit auto repair uses including car washes. The existing carwash use is a legal non-conforming use. Staff discussed with the applicant that per the State's Non-Conforming Zoning Use provisions that they can demolish and rebuild but they wanted their proposed use to not have any non-conforming issues and discussed a possible property rezoning. The City in 2020 amended the Zoning Ordinance to remove auto service and sales uses from the CPUD zoning. The auto repair and cleaning use was not included in recent amendment since it was already prohibited in the CPUD zoning district. The rezoning request would require either the CS, Commercial Services or CG, Commercial General zoning which neither zones are adjacent to the property as shown on the attached zoning map section. Staff discussed an option to review a Zoning Ordinance amendment instead of a rezoning request due to either the CS or CG zoning in this location could be considered a spot zoning. The proposed amendment is to include automated car washes similar to the convenience commercial- fuel service use only within the CPUD zoning districts.

STAFF RECOMMENDATION: Approval

Zoning Ordinance Section:

(c) Automotive repair and cleaning includes establishments

primarily engaged in furnishing auto repair services to the general public.

The activities include:

- (i) Auto cleaning and detailing services
- (ii) Auto engine repair and replacement shops
- (iii) Auto glass repair and replacement shops
- (iv) Auto inspection and diagnostic services
- (v) Auto paint shops
- (vi) Auto towing services
- (vii) Auto transmission repair shops
- (viii) Car washes
- (ix) Radiator and muffler shops
- (x) Tire retreading and repair shops

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

- (i) Gasoline service stations, excluding fuel services for trucks over ten thousand (10,000) pounds in gross vehicle weight
- (ii) Sale and installation of tires, batteries, accessories, and replacement items
- (iii) Lubricating services
- (iv) Performance of minor repairs (brakes, tune-up and similar service)
- (v) Wheel alignment

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

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



ITEM#13 Zoning Ordinance Amendment/ Planning and Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-209 Floodplain Districts to incorporate the updated Davidson County Flood Insurance Rate Maps (FIRM) and Flood Insurance Study report (FIS) set to be effective February 25, 2022 and other sections of the ordinance to incorporate the updated sections of the State of Tennessee Model Flood Hazard Protection Ordinance

STAFF NOTES: The amended model ordinance is to incorporate the Davidson County revised FEMA flood maps and associated flood studies in the City's Zoning Ordinance. The maps and flood studies will be effective February 25, 2022. The amended ordinance is the model ordinance provided by the State of Tennessee Flood Plain Coordinator

STAFF RECOMMENDATION: Approval

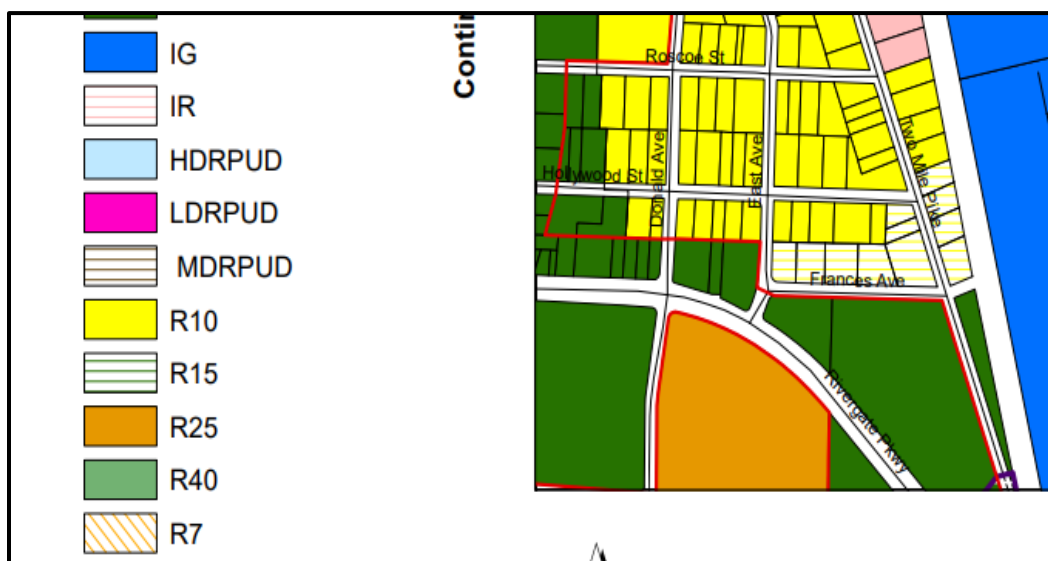
ITEM#14 Planning and Development Services Staff: Request recommendation to the City Commission to amend the Zoning Map to align the R-10, Medium Density Residential, CSL, Commercial Services Limited, and CCO, Commercial Overlay zoning districts with the rear property line at 115 Hollywood Street

STAFF NOTES:

The property owner at 115 Hollywood Street discussed during recent discussion regarding fence and landscape buffer with the adjacent project at 120 Rivergate Drive that the property lines and dimensions were recently amended between the two (2) property owners. The amendment is to relocate the area zoning boundaries to align with the revised property lines. The owner at 115 Hollywood Street discussed the need to have the zoning boundaries consistent with the new property line dimensions due to concerns with possible property tax assessments issues. See the yellow outlined area below which reflects the limited expansion of the R-10, Medium Density Residential zoning boundary. Staff discussed with the property owner the request would be administered by City Staff to the Planning Commission and City Commission.

STAFF RECOMMENDATION: Approval

Zoning Map:



OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

October 4, 2021

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Tony Espinosa, Vice Chairman Scott Trew, Jim Hitt, Grady McNeal, Jeff Parnell, Judy Wheeler, Bob Whittaker

Absent: Mayor Rusty Tinnin, Jeff Duncan

Also Present: Addam McCormick (Staff), City Manager Tim Ellis, Russell Freeman, Mary Laine Hucks, and Sharon Reed

Espinosa called the meeting to order and McNeal offered prayer.

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

Item #2 Approval of August 2, 2021 and August 30, 2021 Meeting Minutes: Parnell made a motion to approve the minutes of the August 2, 2021 and August 30, 2021 meetings, Trew seconded the motion. Motion passed.

AGENDA

Item #3 Copper Creek 2-5/Meritage Homes: Requests recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning staff to define final improvement completion status.

Item Representative: N/A

Staff Discussion:

- Project Status: One hundred (100%) percent lot construction- seventy-six (76%) lots.
- Subdivision Plat Information: Copper Creek Section Two (2) Phase Five (5) recorded February 1, 2018
- Subdivision Roadways: Old Stone Road cul-de-sac section and Dunbar Court
- Subdivision Bond Information: Performance Bond \$ 210,000 November 9, 2021 Expiration
- Remaining Improvements:
 - Asphalt surface and pavement markings
 - One sidewalk section by detention pond
 - Storm water finish grading and detention pond and ditch sections final stabilization
- Remaining Improvement Cost Estimate: \$ 75,000
- Staff recommend approval with \$ 40,000 maintenance bond subject to all remaining improvements being inspected, approved, and completed by the October 28, 2021 City Commission meeting. Per project representatives, the improvements are all scheduled to be completed within this time frame.
- Asphalt paving is anticipated the first week of October. If the remaining improvements are not completed per the Planning Commission's requirement, the project including performance bond will be in default and the City will request bond payment to complete the remaining improvements.

Planning Commission Discussion:

- Espinosa asked McCormick if the bond default is standard or a stipulation
- McCormick explained the bond requirements

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

Item #4 Rivergate Shell Building/Community Solutions by Design, LLC: Requests buffer screen design approval for a 3,055 sq. ft. commercial center on 0.44 acres at 120 Rivergate Parkway and Donald Ave. Site plan approved at the August 30, 2021 Meeting. Property referenced as Davidson County Tax Map/Parcel# 02605014200 and is zoned CSL, Commercial Services Limited and CCO, Commercial Core Overlay. Property Owner: Rafee & Fatimah Syed (#5-21)

Item Representative: N/A

Staff Discussion:

- The Planning Commission at the August 30th, 2021 meeting approved the site plan with the stipulation for staff to discuss the rear buffer design with the adjacent residential property owner. The property line fence design and installation location were based on an agreement between both property owners. The landscape buffer was requested with the existing fence including a dense evergreen landscaping screen to have a mature height of twelve (12'+) plus feet.

Planning Commission Discussion:

- Trew asked McCormick if all agreed with the landscaping
- McCormick explains the property line landscape, solid fence area and evergreen landscaping screen

Motion: Motion by Trew to approve, seconded by Parnell. Motion passed unanimously.

Item #5 Villas at Highland Park/TTL/Sage Legacy, Developer: Request preliminary master plan approval for 133 townhouse units on 19.12 acres on Dickerson Road. The plan includes the addition of a 1.2-acre property on Dickerson Road zoned CPUD, Commercial Planned Unit Development that does not include any residential units. Planning Commission at the April 27, 2020 meeting recommend approval to the City Commission to rezone the 19.12 acres from A, Agricultural to HDRPUD, High Density Residential Planned Unit Development. Properties referenced as Davidson County Tax Map/Parcels#02500006000, 0250021900, 0250021800, and 02500006200. Property Owners: Thomas and Tammy Cox and Robert and William Burton (#9- 21) (*Deferred at August 30, 2021 Meeting*)

Item Representative: George Grundler, Sage Legacy LLC, and Barry Cleveland, TTL

- Parnell recused himself from agenda item #5 Villas at Highland Park.
- Espinosa-made a recommendation to follow the guidelines of the City Commission meeting regarding Public Forum speakers.

Staff Discussion:

- The Planning Commission at the April 27, 2020 meeting approved the rezoning recommendation to the City Commission with the list of project design guidelines.

- The City Commission at the July 23, 2020 meeting approved the rezoning ordinance on first reading only with the project guidelines.
- The City Commission's rezoning ordinance second reading and Planning Commission's Comprehensive Plan review were both deferred until the project master plan was submitted for review and approval.
- The project proposal includes two (2) story townhouse designs to include more square footage for the units versus a mixture of one and two story designs.
- The applicant has discussed property dimension and grade limitations, undeveloped Tennessee Valley Authority (TVA) easement across the property, looped street design, and the fifty (50') feet buffer along the north side of the property required per property acquisition agreements limits the area available for larger one-story unit designs.
- The Planning Commission at a previous meeting discussed unit layout and design and the number of units on the property.
- The Planning Commission at a follow up meeting discussed perimeter project buffers, open space and project layout, and if the commercial area shown at the front of the project should be included or not.
- The Planning Commission's 2020 review of the rezoning proposal and City Commission's approval on first reading defined half of the units limited to one story in height and the unit cluster design to preserve more green space. The approval also included the maximum permitted density. If the Planning Commission determines the site layout does not meet the open space clustering previously approved guideline then the site layout could be reviewed to incorporate more intermixed open space which would reduce the unit number. The site layout is limited with limitations as discussed above. The Planning Commission and City Commission can review reducing the density below the maximum per the following zoning ordinance section. Since the Planning Commission previously approved the permitted density then any requested reduction in density would need to be reviewed and discussed during the meeting and any motions include a basis for any proposed reduction to the City Commission.
- The project representative discussed at the July meeting the intention for individual for-sale units. If the preliminary master plan is approved, the restrictive covenants submitted at the final master plan stage will need to include this statement.
- The project design includes a public exterior loop street with multiple small private drives for the residential unit connections. The City's Fire Marshal's review comment included a loop street design for emergency services traffic. The revised design includes the loop street with designated parking. The revised design has been reviewed and agreed upon by the City's Fire Marshal. The revised design includes a wider entrance roadway section to accommodate a three (3) lane entrance section for the possible use of multiple emergency vehicles.
- The proposal includes revised building design requirements per the City's Design Guidelines. One of the building designs includes revised two (2) car garage dimension of twenty-two (22') feet x twenty-two (22') feet. The one garage dimensions proposed are ten-half (10.5') feet x twenty-one (21') feet. The City Commission at the September 23, 2021 meeting adopted an ordinance requiring minimum garage dimensions of twelve (12') x twenty-two (22') feet one car garage dimensions and twenty-two (22') feet x twenty-two (22') feet for two (2) car garage dimensions. The one car garage dimension will be required to be revised to meet this requirement.
- The proposal includes the additional 1.2-acre property not included in the initial 2020 rezoning review. The property area is zoned CPUD, Commercial Planned Unit Development. The additional property was included to provide an improved sight access intersection design.

- An engineering traffic study will be required with the final master plan phase of the project. The revised plans include additional visitor parking areas in the one-way loop section on the south side of the project.
- Staff met with adjacent property owners and discussed the project design.
- Staff sent the applicant a list of requested design changes discussed in the property owner meeting and staff discussed the applicant's response
- The flipped site design caused an issue with the planned unit development minimum setback requirements along the south property line between the units and adjacent nursing home and apartment complex. Staff would recommend the Planning Commission to review the flipped site design alternative to discuss if setback reductions could be included with the preliminary master plan to permit the alternative layout design.
- The project plan has been amended to extend the development area onto a larger percentage of the property and maintain the frontage commercial area.
- Staff would recommend approval with the following stipulations being included on the preliminary master plan submitted for City Commission review:
 - Stipulation-revised building design information including increasing the one car garage dimension to twelve (12') feet x twenty-two (22') feet and Planning Commission's determination on revised design including all two (2) story units versus a mixture of one and two (2) story units per original guidelines
 - Stipulation-restrictive covenants submitted with final master plan to include statement of for-sale units.
 - Stipulation-review alternative flipped project design which would include reduced exterior building setbacks along the south property line. If the flipped design with perimeter setback reductions is determined by the Planning Commission not to work, then a fence or other method be required to prevent alteration of natural buffer easement area.

Planning Commission Discussion:

- Grundler discussed the revised updated Master Plan that best matches the site, and the approved Rezoning. The revised plan shows the homes upon the site have been spread throughout the entire site reducing the concern of the site being too dense and "scrunched". Updated architecture in regard to materials, garage size and massing. The fifty (50') feet of conservation easement along a portion of the Northern edge will remain. Parking for the homes, visitor parking, providing a safe and walkable community are addressed in the updated plan. Traffic slowing island provided in the area of the TVA easement.
- David Wilson-resident 510 Utley Drive – owns property adjacent to this property. Main concern is the transition of density adjacent to the single-family residential properties.
- Wilson discussed the City's Zoning Ordinance Section on "Limitation on Density"
- Wilson discussed the request to flip the site design to lower density
- Espinosa discussed the flipping and changing the setback requirement for the development
- Cleveland discussed concerns with flipping the site to the opposite side of property extending beyond the twenty (20') feet building setback
- Espinosa discussed the mixture of one (1) and two (2) story units and concerns with the transition between adjacent properties
- Espinosa asked if the property was flipped would the units have issues with selling?
- Grundler explains flipping the site would make the units less marketable

- Cleveland explains the alley section and storm water drainage area if site was flipped
- Trew discussed talking with Mr. Garrett and Mr. Grundler outside the board meeting.
- Trew commented he wants to be fair to the developer and the adjacent property owners and wants to work with all to try and accommodate everyone. Trew discussed concerns with the property owners along the Northern property line having the most impact with the development
- Grundler states they understand the concern and will do everything to mitigate if that means installing a fence or reducing density along the Northern side they are willing to accommodate all the requests
- Espinosa asked about the pavilion space location on the site map
- Grundler explains the site map and TVA easement
- Wheeler discussed additional use of the 1.2-acre commercial property for residential units instead
- Grundler explains the setback of the homes would be a concern and less desirable
- Trew comments on how long he thinks it will be before the commercial property developed
- Espinosa discussed the challenges for commercial property along Dickerson Pike and this area
- Hucks discussed the commercial property proposal and best options for this development
- McCormick explains the proposed use of the 1.2-acre commercial property
- McNeal asked McCormick if the City's Fire Marshal reviewed the plan
- McCormick explains the revised design includes a wider entrance and loop street design
- McNeal asked about the site drainage and landscaping plan
- Cleveland discussed the site drainage location, maintaining the drainage pattern area, trees remaining in the conservation easement and far back side of property
- Hitt asked about the entrance to the property, commented on the traffic flow, and questioned if the restricted covenants will state owner occupied units
- Cleveland discussed the divided four lane highway and similar count patterns on other projects
- Grundler discussed the proposed development is to be for sale homes
- Trew asked if approved when would they start clearing the land
- Grundler states he would anticipate beginning in the Spring and delivering homes in the fourth quarter of next year
- Parnell discussed the history of how the 19 acres was bought and sold. He discussed the parcel purchased from Dawn Milanovich and how the developer addressed concerns of adjacent property owners and vacant lots.
- Hitt comments on the board approving 133 units was to spread over 19 acres.
- Grundler states the property is now larger with the commercial space.
- Espinosa asked if the developers and investors are willing to consider the redesign of the property
- Grundler states nothing is non-negotiable, and they are more than willing to accommodate
- Cleveland asked if the board could be polled
- Trew discussed expanding the middle section and moving houses to the pavilion area reducing the number of units next to the adjacent property
- Cleveland states they can consider the request
- Freeman states the board can vote but cannot be polled.
- Espinosa discussed the board's request for space, transition in the area, flip the plan and come back to the board one more time.
- Parnell explains the contract for sale is supposed to close before the next Planning and Zoning meeting and request the board to approve with conditions.
- Espinosa discussed the number of units located adjacent to property owners East of Milanovich's and

West of Garrett's properties

- Hitt explains at this point he cannot consider a conditional approval with all the "maybe's" and "what if's" being discussed

- Espinosa explains his position if they received a conditional approval going West of Garrett property removing or allocate 19-units to the pavilion area

- Grundler asked Espinosa if he would be comfortable in refining his statement

- Espinosa stated he would not be comfortable in refining the statement

- Ellis suggested a work session to discuss the project before the next Planning Commission meeting.

- Trew discussed the commercial area and stated he thinks the work session would be very beneficial

- Wheeler discussed other issues with the project and she thinks the work session would be good

- Hitt asked Freeman for a legal view of a study session

- Freeman explains they can publicize and give notice of a work session to look over matters before the board. The work session is not for negotiation but for discussion of the project.

Motion: Trew made a motion to defer the request and have a study session referenced in meeting, seconded by Wheeler. The motion passed unanimously.

Item #6 Planning and Development Services Staff: Requests an amendment of the City's Comprehensive Land Use Plan to change an area designation from residential low density to high density residential for the requested rezoning and preliminary master for properties on Dickerson Road as referenced in Item#5. (*Deferred at the August 30th, 2021 Meeting*)

Motion: Whittaker made the motion to defer, seconded by Hitt. The motion passed unanimously.

Item #7 Hendon Properties: Request recommendation to the City Commission to amend the I-65 @ Long Hollow Pike Interstate Sign Zone Map to include a section of the 6.13-acre property along the south side of Vietnam Veterans Memorial Blvd (SR-386) referenced as Davidson County Tax Map/Parcels# 02600000700. Property Owners: Alton B. Fitzpatrick Revocable Living Trust

Item Representative: N/A

Staff Discussion:

- The applicant is requesting an extension of the Interstate Sign Zone map to include a section of property on the mall side of Vietnam Veterans Memorial Boulevard/SR-386.

- The proposed signage is for advertising and increased visibility for a proposed significant regional retail development in the Rivergate area.

- Recommend the Commission review a larger area to increase the visibility of business with larger signage.

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

Item #8 International Fire Sprinkler Protection INC/ IFP Realty, LLC: Request zoning use approval prior to site plan approval for a fire sprinkler design, engineering, and contractor facility on 1.52 acres on Windsor Green Ct. The property is zoned GOPUD, General Office Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 026060B02400CO.

Item Representative: Keith Horn, C&M Property Development

Staff Discussion:

- The property is zoned GOPUD, General Office Planned Unit Development.
- The zoning permits office and professional services but does not include contractor services including storage of heavy construction equipment and building material storage yards.
- Staff has reviewed similar contractor's office and service uses as office and professional services uses when not including on-site heavy equipment and storage yards.
- Staff wanted to confirm the proposed use with the Planning Commission prior to the final site plan being submitted.
- The proposal includes roughly forty (40%) percent of the building for design, engineering, sales, and management services.
- Recommend approval based on preliminary building and site design

Planning Commission Discussion:

- Espinosa asked about the outside storage
- Horn explains the outside storage will be moved inside
- Parnell asked for the vertical elevation difference from the hotel property and this property
- Horn discussed the elevation
- Wheeler asked if the plan is for the trucks to be stored or parked there for a long period of time?
- Horn explains the bay doors are open for delivery of equipment
- McCormick discussed the service vans parking on site
- Parnell discussed the request for special use and not rezoning
- McCormick discussed the zoning "General Office Planned Unit Development" and service bays
- McNeal questioned the trucks parking and exhaust from the interior building area
- Horn explains the warehouse space exhaust units
- Parnell discussed a landscaping buffer along the North boundary of property

Motion: Parnell made the motion to approve the request with additional landscaping referenced in meeting seconded by McNeal. The motion passed unanimously.

Item #9 Planning Staff requests approval to amend the Planning Commission By-Laws and recommend to the Goodlettsville City Commission to request the Tennessee Department of Economic and Community Development with the approval of the Local Government Planning Advisory Committee to change the City of Goodlettsville's Planning Commission Designation from a regional designation back to a municipal designation per Tennessee Code Annotated provisions.

Item Representative: N/A

Staff Discussion:

- The request is per the discussion at the August 30th meeting including the reasons for the City requesting to remove the Regional Planning Commission designation.
- The Goodlettsville City Commission at the September 9th meeting approved Ordinance 21-1014 on first reading. The second reading is scheduled for October 14th.

- The Ordinance is the formal request for the necessary state agency to officially remove the regional designation. Goodlettsville will maintain the Municipal Planning Commission designation which includes all levels of planning and zoning jurisdiction in the city limits.
- This request does not alter the existing and the current proposed amendments to the Sumner County Urban Growth Boundary maps. The Planning Commission and City Commission have previously approved an amendment to the City's Sumner County Urban Growth Boundary map.
- The proposed amendment and other map amendments by other jurisdictions in Sumner County are currently being reviewed by the Sumner County Coordinating Committee.
- The proposed by-law amendments are to remove all references to the Tennessee Code Annotated Regional Planning sections.
- The City Commission at the September 23rd meeting amended Ordinance 21-1009 to alter the Planning Commission membership to seven (7) members starting January 1, 2022.

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

Item #10 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-210 Planned Unit Development District Regulations (6) to include Regional Center Planned Unit Development Zoning District Regulations.

Staff Discussion:

- The proposed amendment will include two (2) Regional Center zoning districts under the planned unit development zoning ordinance section.
- The Regional Center areas and project and building designs were defined by a recent Comprehensive Plan amendment. Any rezoning requests to the Regional Center classification would require the initial preliminary master plan to be reviewed and approved by Planning Commission and City Commission. - The project design requirements would only apply to a property requested to be rezoned to the Regional Center classification.
- The intention is for the project master plans to define the individual project designs.
- The proposed ordinance has been amended to include additional defined areas for a minimum commercial component with new developments.

Planning Commission Discussion:

- Ellis discussed the intention for Planned Unit Development including what areas
- McCormick responded a master plan would be for the property in question and one project cannot include a master plan for area beyond the particular project unless property owners agree, or the city can do a concept design plan for a large area and that a majority of the mall area will require joint properties due to layout of the properties in the mall area

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

DISCUSSION ITEMS:

-Planning Commission By-Laws Overview

Staff will provide an overview of some sections of the By-Laws due to recent discussion items and questions about public comments for individual agenda items and the minimum number of members that need to be present to vote on agenda items. Staff discussed will submit public hearing review amendment later this year

McCormick discussed the Middle TN TAPA is hosting a Planning Commissioner/BZA training via digital. The training will be on Friday November 5th from 8 am to 12 noon. They have three session topics designed to provide the full 4 hours of required training. The training is free & will be recorded for those who can't make the live sessions.

Espinosa opened the Public Forum on Planning Related Topics

No one requested to speak at the meeting the public forum was closed.
Hitt made a motion to close the public forum, seconded by McNeal.

With no further business, the meeting adjourned at 7:53 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant

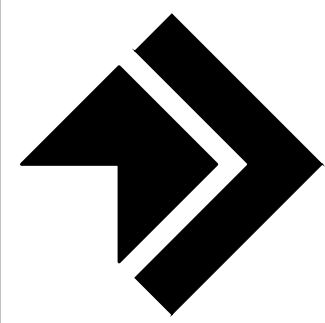
CONCEPTUAL PLAN
FOR
VILLAS AT HIGHLAND PARK
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

PERMITTED COMMERCIAL LAND USES:

- ESSENTIAL SERVICES LIMITED TO ONSITE UTILITY NEEDS ONLY
- RELIGIOUS FACILITIES
- CONVENIENCE COMMERCIAL NOT INCLUDING FUEL PUMPS AND CAR WASHES
- FINANCIAL, CONSULTIVE, ADMINISTRATIVE
- FOOD AND BEVERAGE SERVICES NOT INCLUDING AN OUTDOOR MUSIC PERFORMANCE VENUE OR DRIVE THRU LANES
- GENERAL BUSINESS SERVICES
- GENERAL PERSONAL SERVICES
- GENERAL RETAIL TRADE NOT INCLUDING FUEL PUMPS
- MEDICAL SERVICES

NO.	REVISIONS DESCRIPTION	DATE

Landmark
ENGINEERING GROUP
3440 38TH AVENUE, SUITE 4
MOLINE, IL 61285
(309) 755-3400
FAX (309) 755-5422
CIVIL ENGINEERING AND LAND SURVEYING
TENNESSEE DESIGN FIRM NUMBER F-21044



CONCEPTUAL PLAN
VILLAS AT HIGHLAND PARK
DAVIDSON COUNTY, TENNESSEE



LEGEND

- BITUMINOUS ROADWAY
- CONCRETE SIDEWALK
- PLAZA SIDEWALK
- CONSERVATION EASEMENT
- GREEN SPACE
- PROPERTY LINE
- ROW LINE
- SETBACK LINE
- EASEMENT LINE
- SANITARY SEWER
- SANITARY MANHOLE
- WATERMAIN
- FIRE HYDRANT
- CABLE TV/FIBER OPTIC
- CABLE TV/FIBER OPTIC
- TELEPHONE LINE
- GAS LINE

PAVILION SIZE = 24' X 48' SF

UNIT A ARE 20' X 48' = 48 UNITS

UNIT B ARE 28' X 60' = 84 UNITS

TOTAL UNITS = 132 UNITS

PARALLEL PARKING PROVIDED = 44 SPACES

PERPENDICULAR PARKING PROVIDED = 32 SPACES

UNIT A - (1 SPACE IN GARAGE) PARKING PROVIDED = 48 SPACES

UNIT B - (2 GARAGE SPACES AND 2 IN DRIVEWAY) PARKING PROVIDED = 336

TOTAL PARKING SPACES PROVIDED = 460 SPACES

ALL ROADWAYS ARE 2 WAY TRAFFIC

50' MINIMUM BUILDING SETBACK ALONG DICKERSON PIKE

15' SIDE AND REAR YARD MINIMUM BUILDING SETBACKS

UNIT A = HOUSING UNITS TYPICAL (1,800 HEATED SF EACH)

UNIT B = HOUSING UNITS TYPICAL (2,400 HEATED SF EACH)

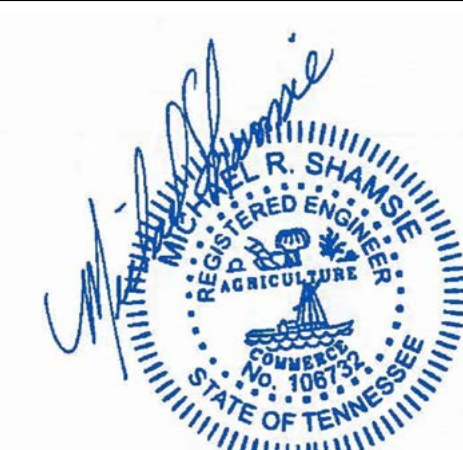
ALL PARALLEL PARKING SPACES ARE 10' WIDE X 22' IN LENGTH.

ALL PERPENDICULAR PARKING SPACES ARE 10' WIDE X 20' IN LENGTH

DEVELOPER

SAGE LEGACY, LLC
2000 MALLONY LANE
FRANKLIN, TN 37067

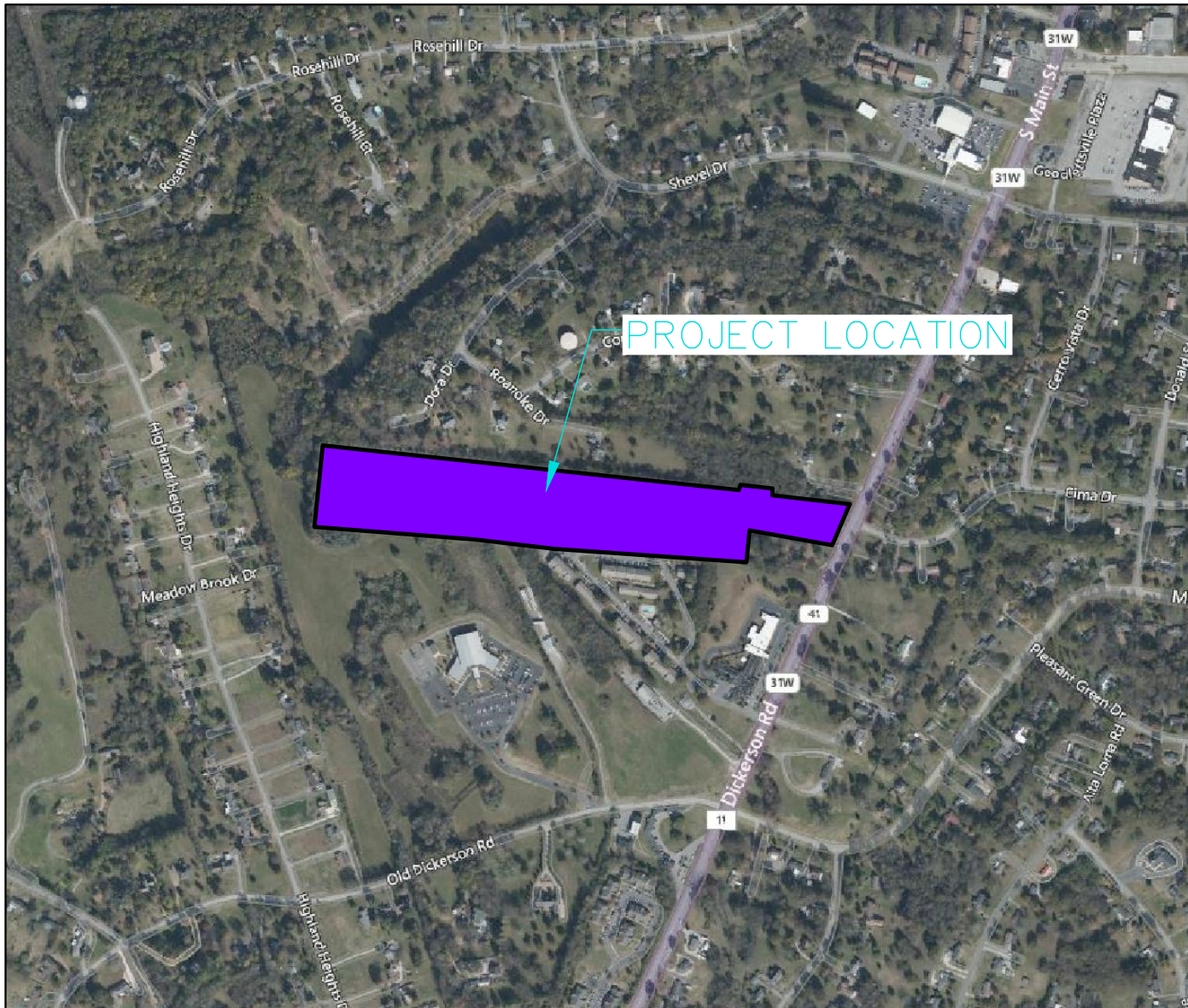
PHONE (703) 851-6340



I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS
WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION,
AND THAT I AM A DULY REGISTERED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF TENNESSEE

10/27/2021
DATE
MICHAEL R. SHAMSIE, P.E.
TN. P.E. #106732
EXP. DATE OCTOBER 2022
IF SEAL AND/OR SIGNATURE IS NOT A CONTRASTING
COLOR, THIS DOCUMENT IS NOT AN ORIGINAL.

DATE: 10/27/2021
DRAWN BY: HLG
CHECKED BY: MRS
1
01-21-1590



CONCEPTUAL PLAN FOR VILLAS AT HIGHLAND PARK GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

PROJECT INFORMATION

- PERIMETER LANDSCAPE BUFFER TO BE PROVIDED EXCEPT IN AREAS WHERE THE NATURAL VEGETATION WILL NOT BE DISTURBED.
- ALL PROPOSED UTILITIES (SEWER, WATER, GAS, STORM WATER, ELECTRIC, INTERNET) WILL BE LOCATED WITHIN THE 50' STREET R.O.W.
- COMMERCIAL USE AREA EXCLUDES USES OF JUNKYARDS, ADULT ENTERTAINMENT, MOBILE HOMES, AUTO REPAIR, WAREHOUSE, STORAGE UNITS, AUTO SALES.
- RESIDENTIAL DESIGN SHALL MEET THE CITY GUIDELINES OF A MINIMUM 50% BRICK/STONE WITH REMAINING SIDING TO BE CEMENT FIBER OR WOOD SIDING, EIFS, AND SOME WITH SPLIT FACE BRICK FOUNDATION OPTIONS.

STAFF RECOMMENDATION: Approval with the following stipulations being included on the preliminary master plan submitted for City Commission review

- Revised building design information including increase the garage dimensions and exterior elevations reflecting City's Design Guideline requirements and Planning Commission's determination on revised design including all two (2) story units
- Revised master plan defining the permitted commercial uses listed above for the commercial area at the front of the site
- Restrictive covenants submitted with final master plan to include statement of for-sale units.

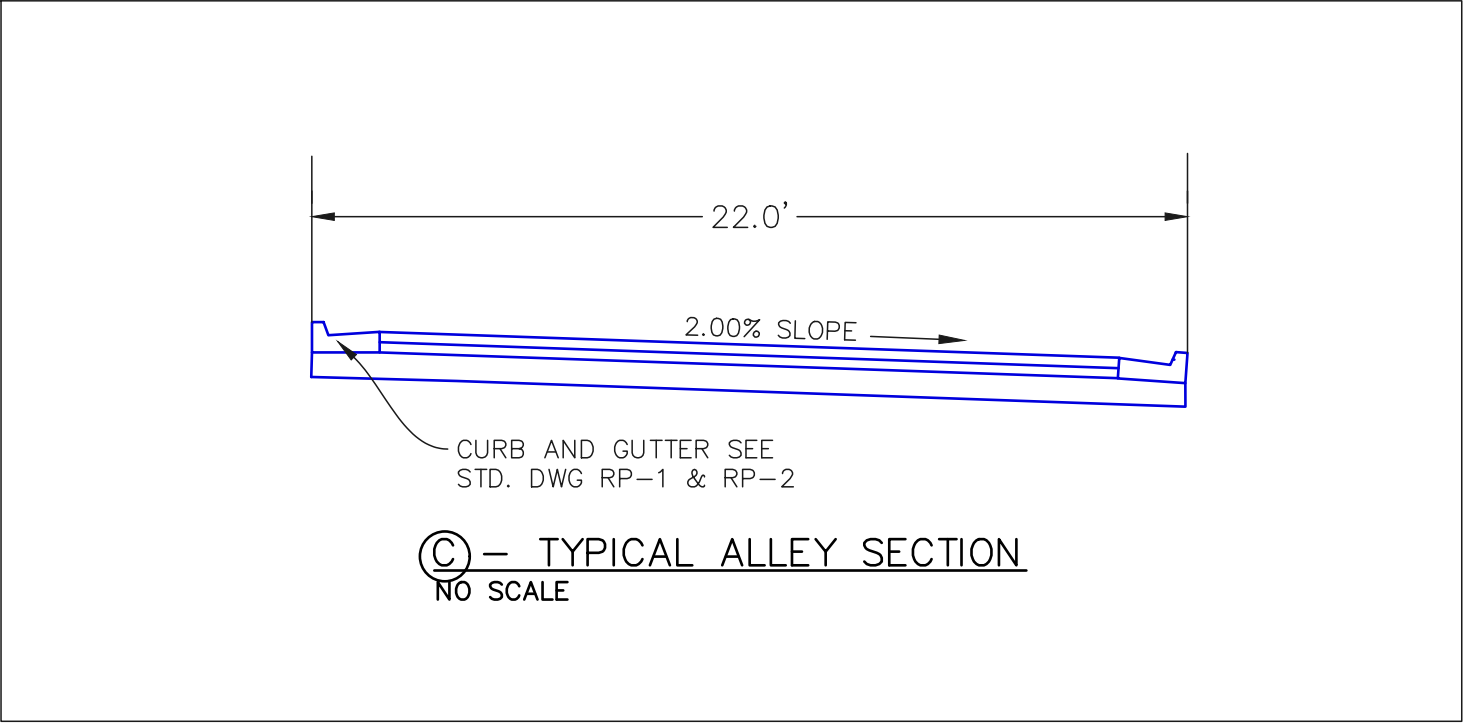
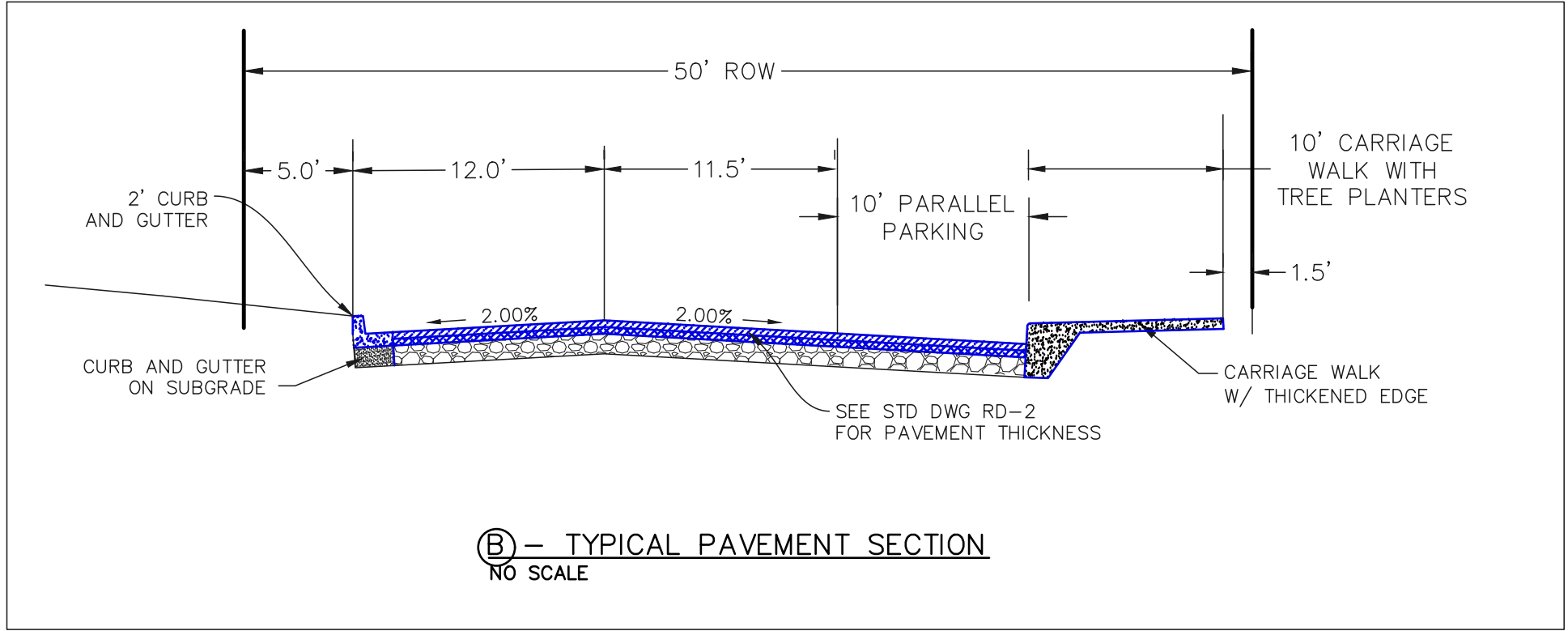
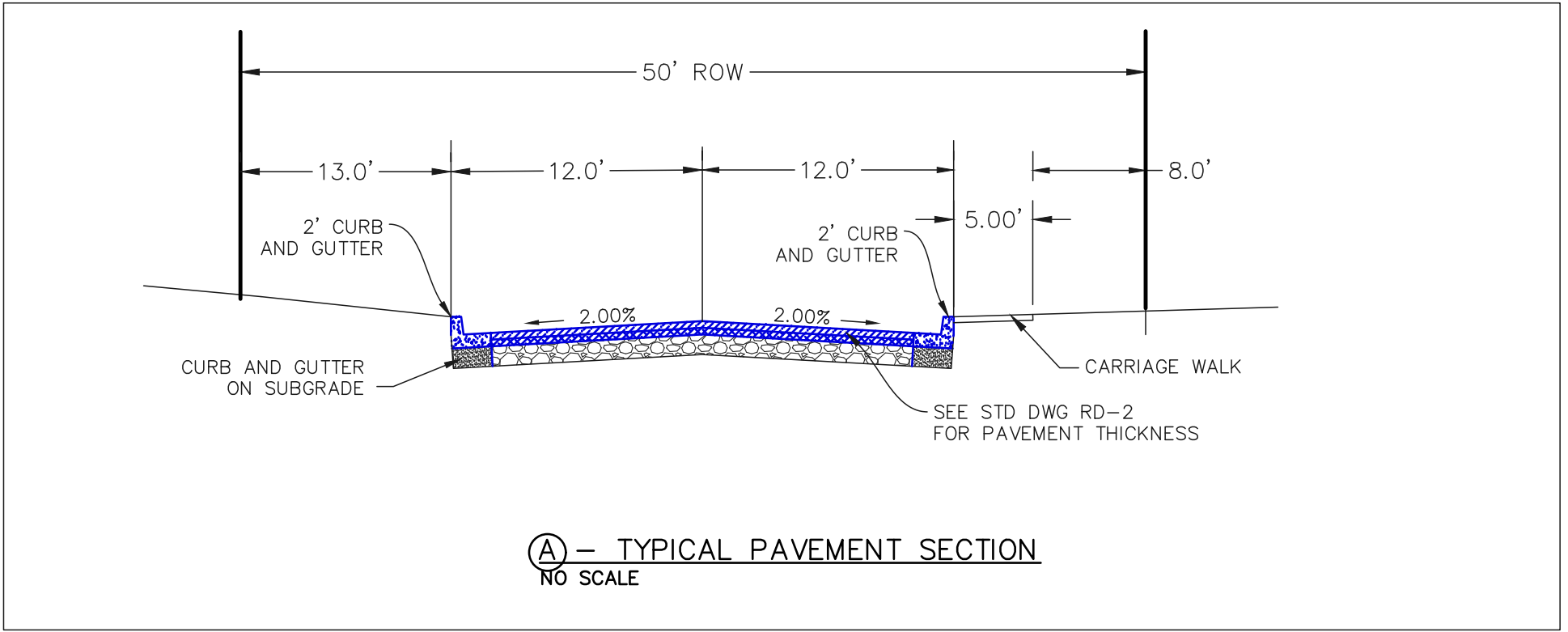
PROJECT NAME		VILLAS AT HIGHLAND PARK		ZONING	
PROJECT DEVELOPER		SAGE LEGACY		CURRENT	PROPOSED
PARCEL ID - 02500006000 0 DICKERSON PIKE GOODLETTSVILLE, TN 37072		6.23 ACRES		A	HDR-PUD
PARCEL ID - 02500021900 DICKERSON PIKE GOODLETTSVILLE, TN 37072		6.22 ACRES		A	HDR-PUD
PARCEL ID - 02500021800 DICKERSON PIKE GOODLETTSVILLE, TN 37072		6.67 ACRES		A	HDR-PUD
PARCEL ID - 02500006200 805 DICKERSON PIKE GOODLETTSVILLE, TN 37072		1.2 ACRES		CPUD	CPUD
DEVELOPMENT REQUIREMENTS		REQUIREMENTS		PROVIDED	
DENSITY OF IMPERVIOUS SURFACE		7/ACRE MAX		6.30/ACRE = 31.00% COVERAGE	
DENSITY OF BUILDING UNITS				4.30/ACRE = 21.16% COVERAGE	
OPEN SPACE		20% MIN.		47.84%	
MAXIMUM BUILDING HEIGHT		3 STORIES		2 STORIES	
PARKING REQUIREMENTS		133 - UNITS 2 SPACES PER UNIT TOTAL = 266 SPACES		A - 48 - UNITS w/ 2 SPACES = 48 SPACES B - 84 - UNITS w/ 4 SPACES = 336 SPACES PUBLIC SPACES = 76 TOTAL = 460 SPACES	
AREA OF PUBLIC R.O.W. = 3.13 acres					

(iii) High density residential planned unit development. (A) The maximum overall densities shall be in terms of the number of dwelling units per gross acre of all the area within said development. (B) The maximum floor area shall be in terms of a ratio of total floor area per total area within said development, as provided herein. (C) Yard requirements are waived and the following minimum controls shall be applied. Maximum density 7/acre Maximum floor area ratio .20 Minimum open space 20 percent Maximum building height 3 stories (D) The Goodlettsville Municipal/Regional Planning Commission and City Commission may authorize a high density residential planned unit development to be increased in density up to fifteen (15) units per acre for projects in commercial center mixed use areas with infrastructure to support the increased density including pedestrian connections to the mixed use commercial center areas. Maximum floor area ratio 1.0, maximum building height four (4) stories but may be increased to be consistent with the adjacent commercial developments in commercial center mixed uses areas. The minimum open space twenty percent (20%) and minimum size of site may be reduced in size as determined by planning commission and city commission during master plan review

Development standards. (i) Perimeter requirements. Along the perimeter of the PUD, buildings shall be designed to harmonize in scale, setbacks, and mass with existing adjacent areas. Perimeter landscaping shall also be required. The minimum building setback along the perimeter of the site shall be thirty-five feet (35'). The minimum setback from a public street that is external to the PUD shall be fifty feet (50').

ATTACHED DWELLINGS:

(D) Yards. (1) For units located along the periphery of a site containing attached dwellings, the yard provisions established for the district adjacent to the perimeter shall apply subject to a maximum front yard for the attached dwellings of thirty feet (30'). (2) For units located entirely within a site, no side or rear yard as such is required in connection with any attached dwelling located entirely within a site containing attached dwellings but each such unit shall on its own lot have one (1) yard containing not less than two hundred fifty (250) square feet. This yard shall be reasonably secluded from view from streets or from neighboring property and shall not be used for off-street parking or for any accessory building.

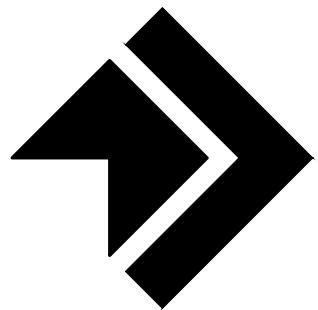


Master Concept Plan Criteria:

- (A) The location and size of the area involved.
Response: See Sheet 1 of Conceptual Plan
- (B) Transportation routes including streets, driveways, sidewalks, and pedestrian ways, and off-street parking and loading areas.
Response: All streets shall be public with all public utilities within the public right of way.
- (C) Location and approximate dimensions of structures including approximate height and bulk and the utilization of structures including activities and the number of living units.
Response: See Sheet 1 of Conceptual Plan
- (D) Location and extent of required landscape buffer yards and a generalized plan to indicate how the landscaping regulations will be met.
Response: See Sheet 1 of Conceptual Plan
- (E) Estimated population and density and extent of activities to be allocated to parts of the project.
Response: The development will be family friendly with easy pedestrian mobility throughout the planned development. The intent is to have families, singles and /or couples to purchase the units. The open space provided can be an amenity residence of this community can use for recreational activities as desired by the homeowner who reside within this community.
- (F) Reservations for public uses including schools, parks and other open spaces.
Response: Open space has been shown on the Master Concept Plan and is currently more than the required 20%. At this time, there are no confirmed plans for the open space. The homeowners within the development will decide on the recreation areas needed for the community.
- (G) Availability commitments from the appropriate water and sewer provider.
Response: Madison Utility District is responsible to provide the public water and stated they have sufficient water capacity for the community. The City of Goodlettsville will provide the public sewer services for the community.
- (H) Major landscaping features including topography.
Response: A 50 feet wide conservation and landscaped buffer will be lined with trees to provide a buffer from the properties to the north of the site as shown on sheet 1 of the Conceptual Plan. There will be some grading on the property to for the amenities and the infrastructure for the community. The intent of development is to provide landscaping necessary for aesthetics and functionality for the community and its surrounding residents.
- (I) The general means of the disposition of sanitary wastes and storm water.
Response: The development will be served by public sewer provided by City of Goodlettsville and public water to be provided by The Madison Utility District, respectively. Madison Utility District has stated they have sufficient water capacity for the community. The utilities will be located within the proposed public road right of way.
- (J) North arrow, graphic scale, and location map showing relationship to existing street system and adjoining properties.
- (ii) A tabulation of the land area to be devoted to various uses and activities and overall densities.
Response: See sheet 1 of Conceptual Plan
- (iii) The nature of the landowner's interest in the land proposed to be developed and a written statement or concurrence from all parties having a beneficial interest in the affected property.
Response: The landowner is to sell the property to the developer after obtaining the zoning entitlements. The City of Goodlettsville has received a letter from the interested parties for the written concurrence statement.
- (iv) The general substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities.
Response: At this time, a document has not been written, but the Planned Unit Development will maintain the homeowner's association covenants and restrictions for the properties as common and private ownership. The Conceptual Plan shows the planned utility locations within utility easements, right of way for ingress/egress, water/sewer. Water/Sewer easements will be located with the Public Street easement or within right of way. Electrical and phone/internet will be located in a twenty-foot easement on either side of the public right of way.
- (v) A development schedule, setting forth when the landowner intends to commence construction and an estimated completion period.
Response: Site plan design and construction permitting to commence on September 2021. April/May 2022 for development plan completion. All homes to be built and constructed by April 2024.
- (vi) A general summary explaining the character, intent, and financing of the PUD
Response: The intent of the Villas at Highland Park is to provide a vibrant community for a diverse range of families, couples or singles adults to enjoy the pedestrian plaza area that wines throughout the community for a place to call home. The two types housing provides a range of products for home ownership while maintaining some open space and plaza area for the community to use and enjoy. Sage Legacy will be working with an investment group for the acquisition and entitlement of the community. Once entitlements have been completed, the approved community will be sold to a builder/developer via a Joint Venture to complete the development and home construction.

NO.	REVISIONS DESCRIPTION	DATE

Landmark
ENGINEERING GROUP
3440 38TH AVENUE, SUITE 4
NASHVILLE, TN 37214
(615) 755-5465
FAX (615) 755-5622
CIVIL ENGINEERING AND LAND SURVEYING
TENNESSEE DESIGN FIRM NUMBER F-21044



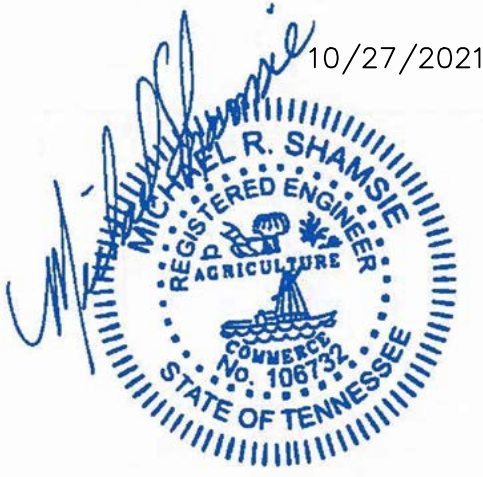
CONCEPTUAL PLAN

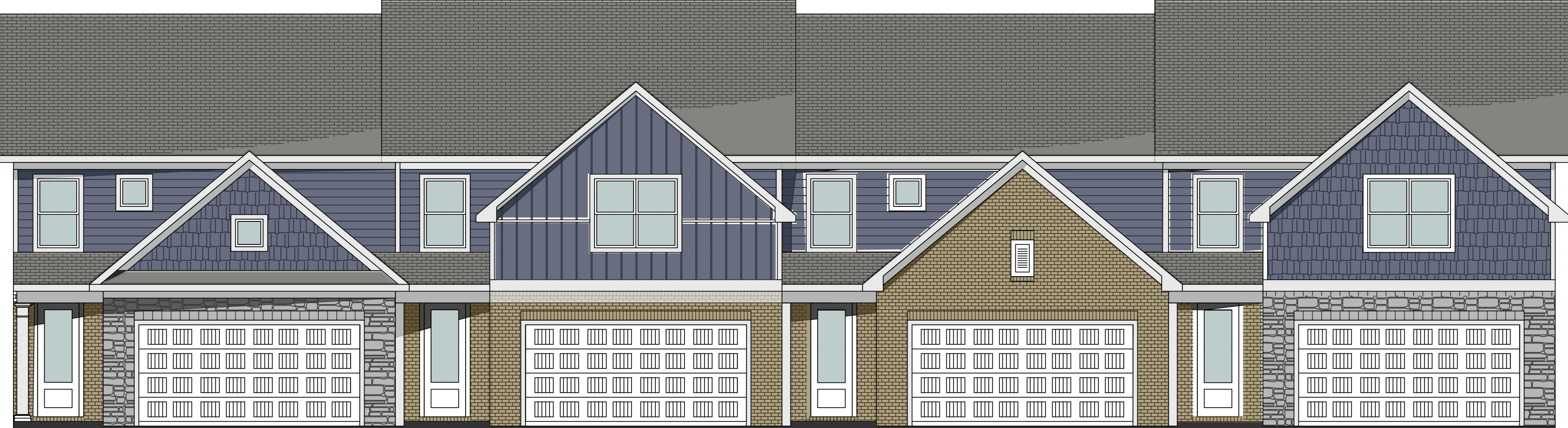
VILLAS AT HIGHLAND PARK
DAVIDSON COUNTY, TENNESSEE

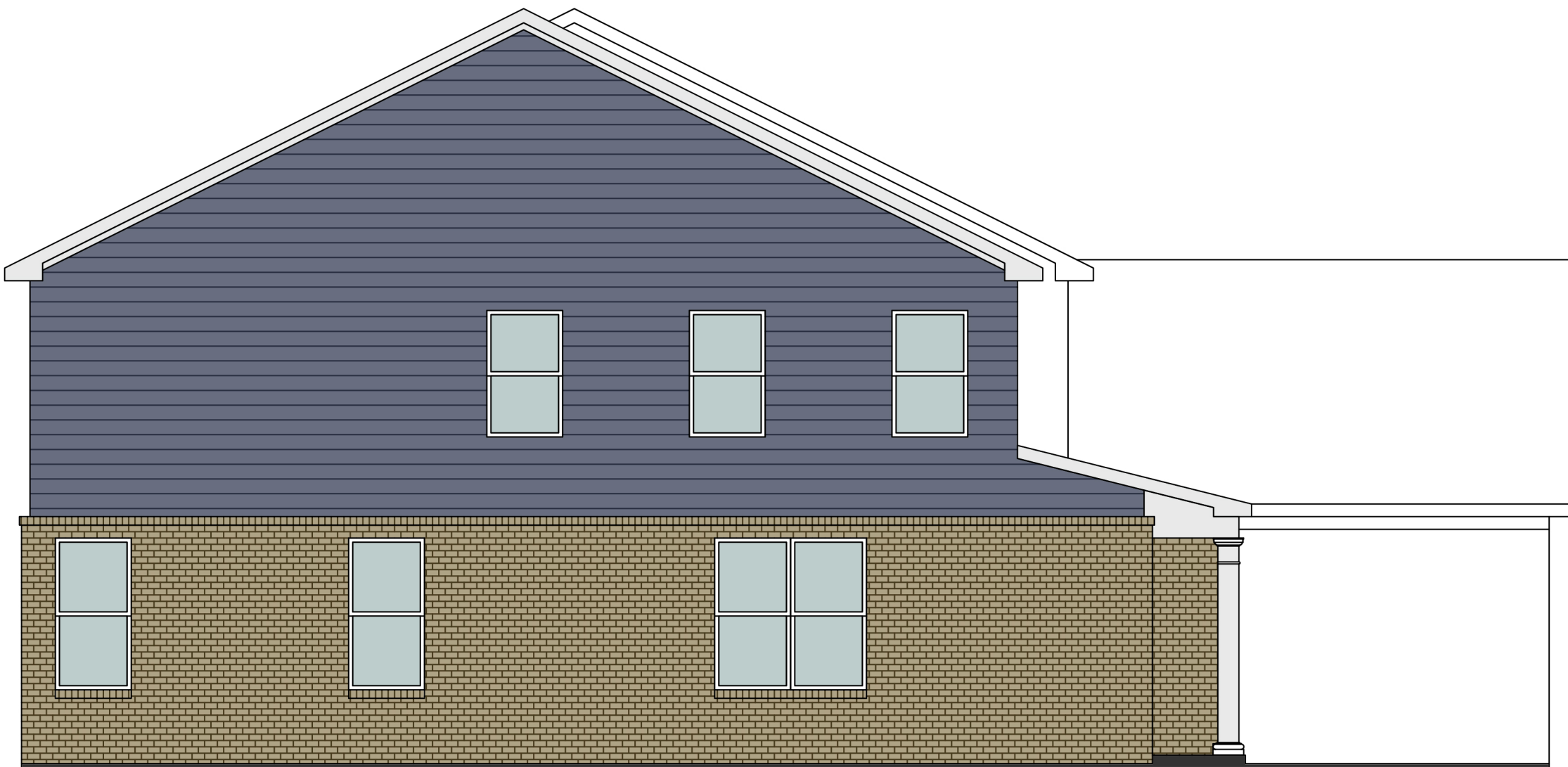
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DRAWN BY: HLG
CHECKED BY: MRS

2

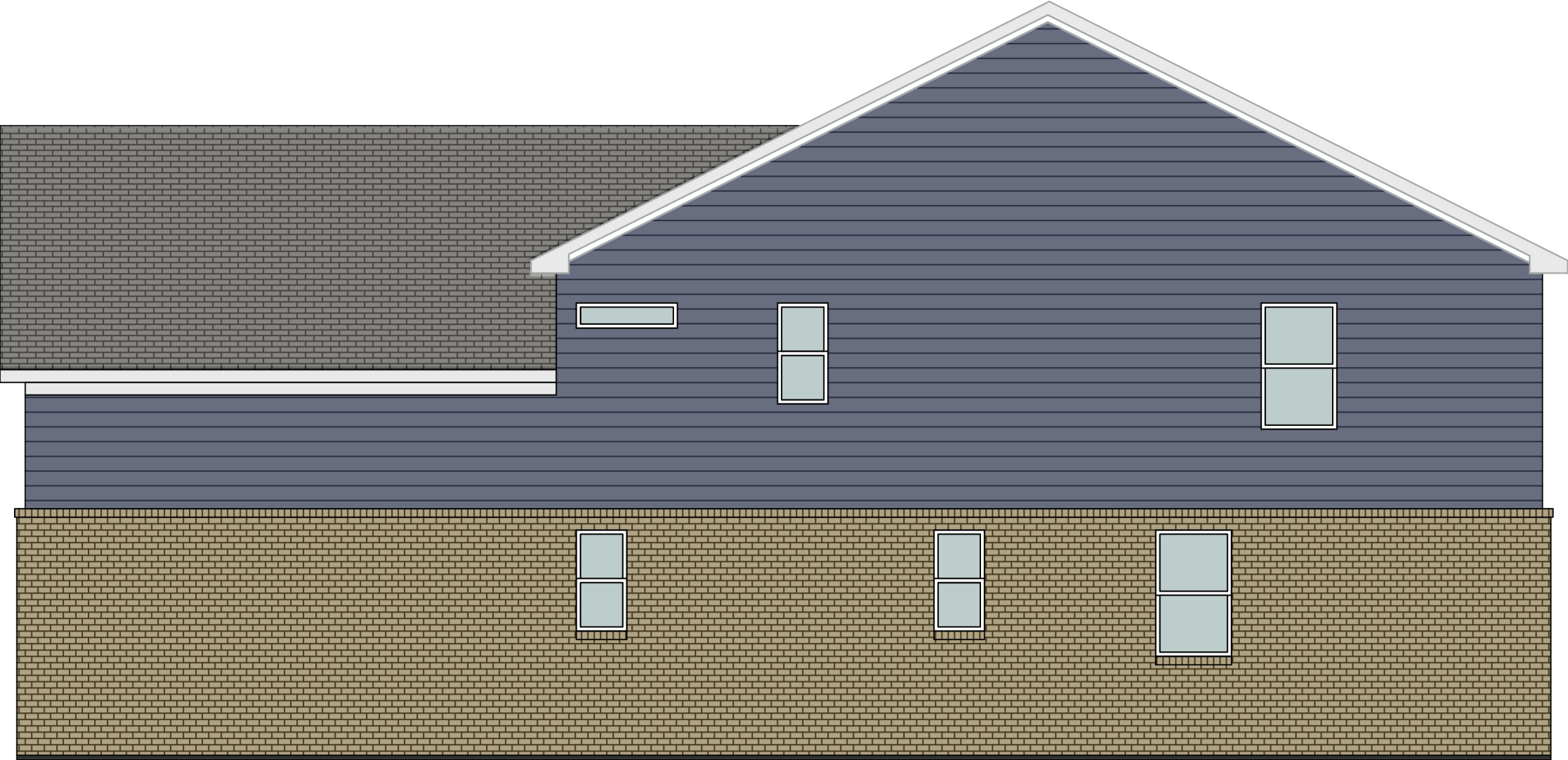
01-21-1590











Monday October 18th Planning Commission Study Session- Dickerson Road/Villages Townhouse 5- 6:45 pm

Members Present:

Tony Espinosa
Jim Hitt
Scott Trew
Rusty Tinnin
Judy Wheeler
Jeff Parnell

Other Present:

Addam McCormick, Planning Staff
Tim Ellis, City Manager
Russell Freeman, City Attorney
George Grundler, Developer Representative Sage Legacy LLC

Multiple Adjacent Property Owners

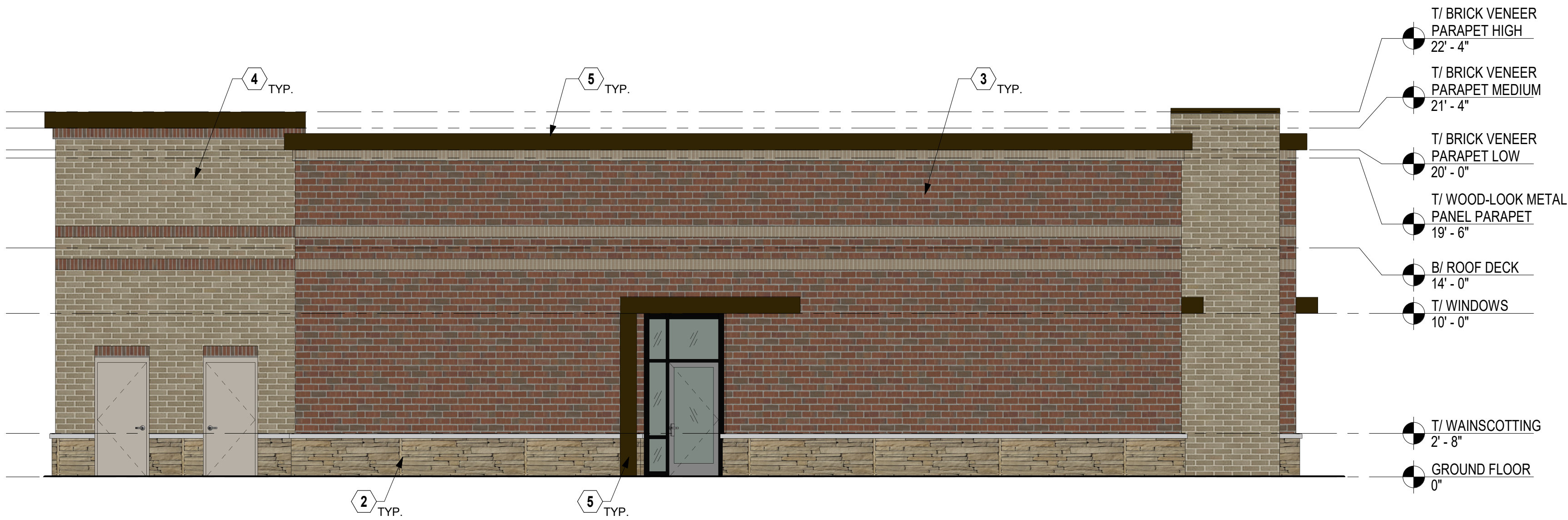
Items Discussed During Meeting

- 1. Review flipping site design to remove units along north property lines even if reduced 10-15' setback needed along the south property line**
 - 10' to 15' south setback building ok to install retaining walls and landscaping in area
 - Property representative brought to meeting for review the project with flipped site design- plan available for review and the end of the meeting
- 2. Review removing commercial area in front and spreading the 133 residential units out over entire site**
 - Defined uses for commercial area and possible additional limited uses to be reviewed
 - Commercial zoning 1.2 acres added for roadway construction sight distance
 - Discussed if commercial in area would be viable
- 3. Review dense evergreen screen along front of 50' conservation easement**
 - Evergreen type landscaping installed along inside boundary of easement
 - Retaining walls in area with flipped site design
 - Landscaping better than a fence for multiple reasons
 - Concern with future residents walking onto adjacent property owners
- 4. Review fence along interior of conservation easement to prevent access to conservation easement and cutting trees**
 - Concern with future residents walking onto adjacent property owners
- 5. Review reducing total unit count to spread units out more on the site and reduce intensity of the site**
 - Site intensity was discussed and if site design could be 95 single family homes instead or reduce number of units in project
 - Property representative discussed property tax assessment for revised 132 proposed units

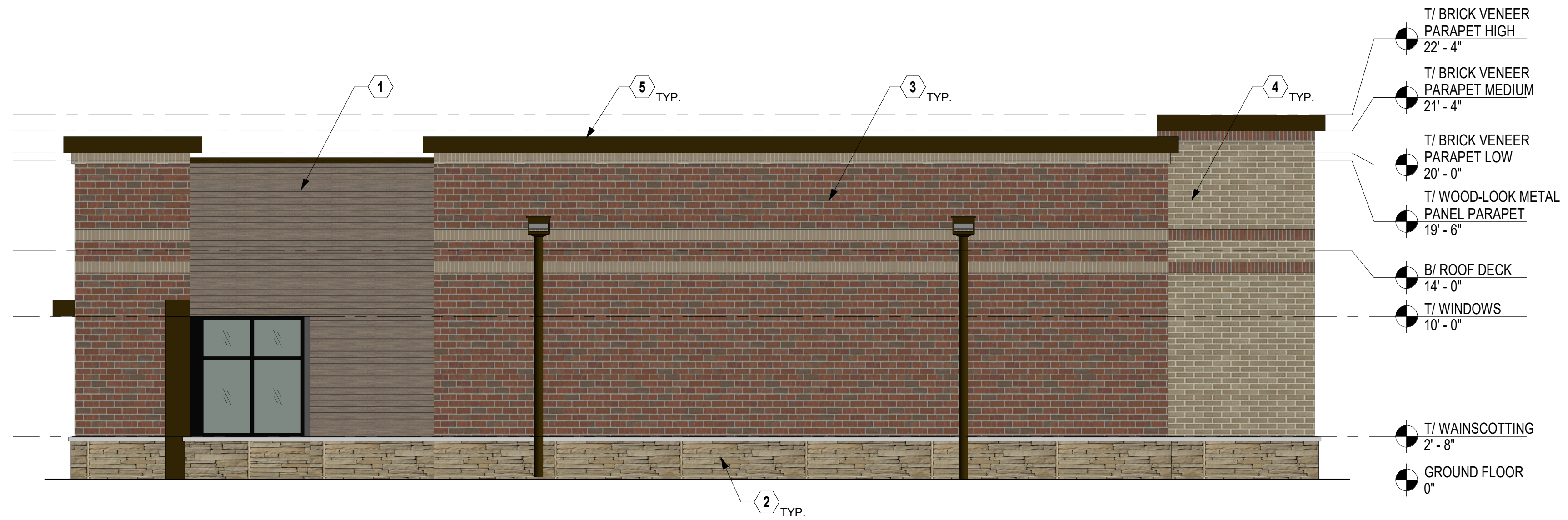
- 6. Townhouse unit design one/two (2) story mix versus all one level**
-Primary bedroom ground floor and aesthetic for varied roof lines original guidelines
- 7. Provide photo examples of unit construction**
- 8. Parking/garage designs one car garage to be 12' x 22' –revised two car garage meets requirements**
- 9. Drainage from site to be routed into storm water quality and quantity ponds – concern from adjacent property owner about drainage in sloped areas**



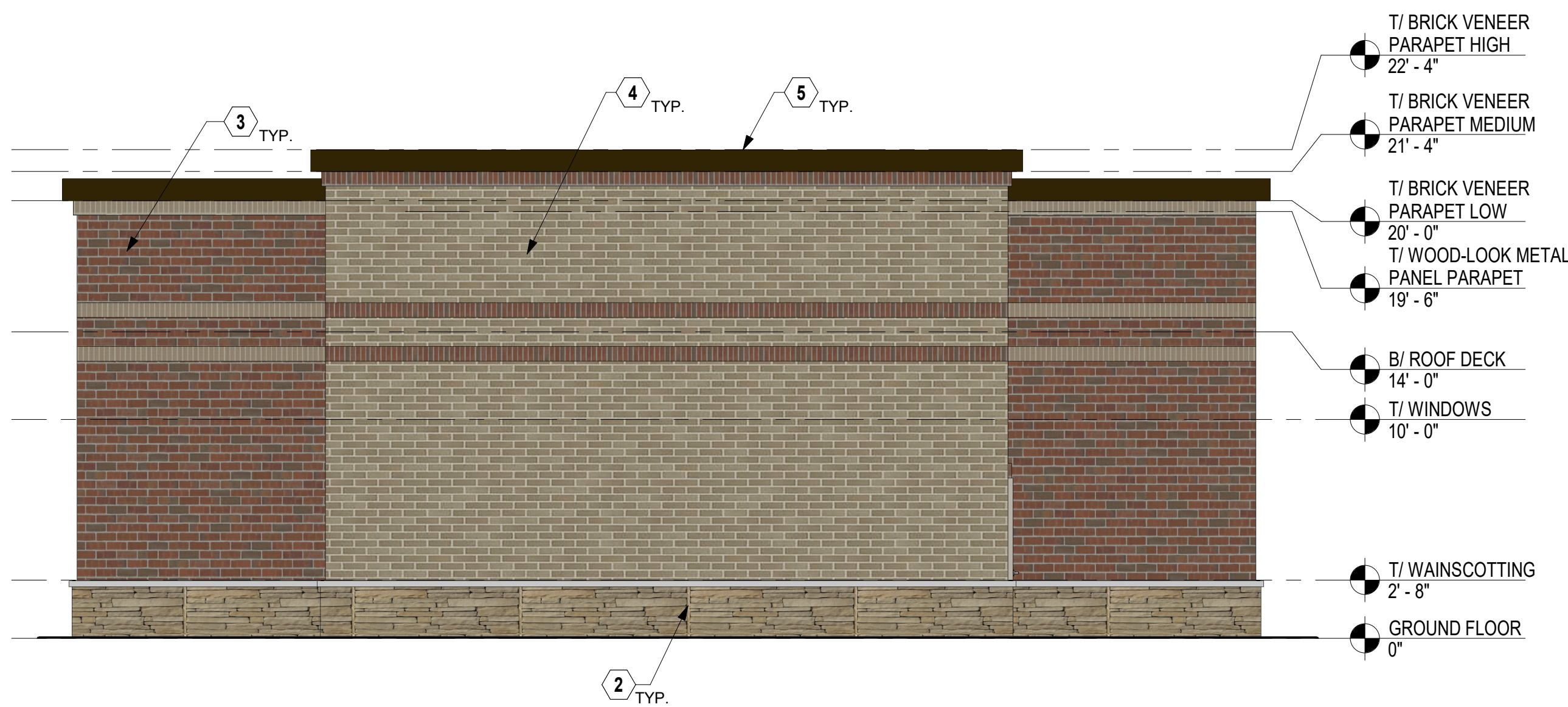
5 3D VIEW
Scale:



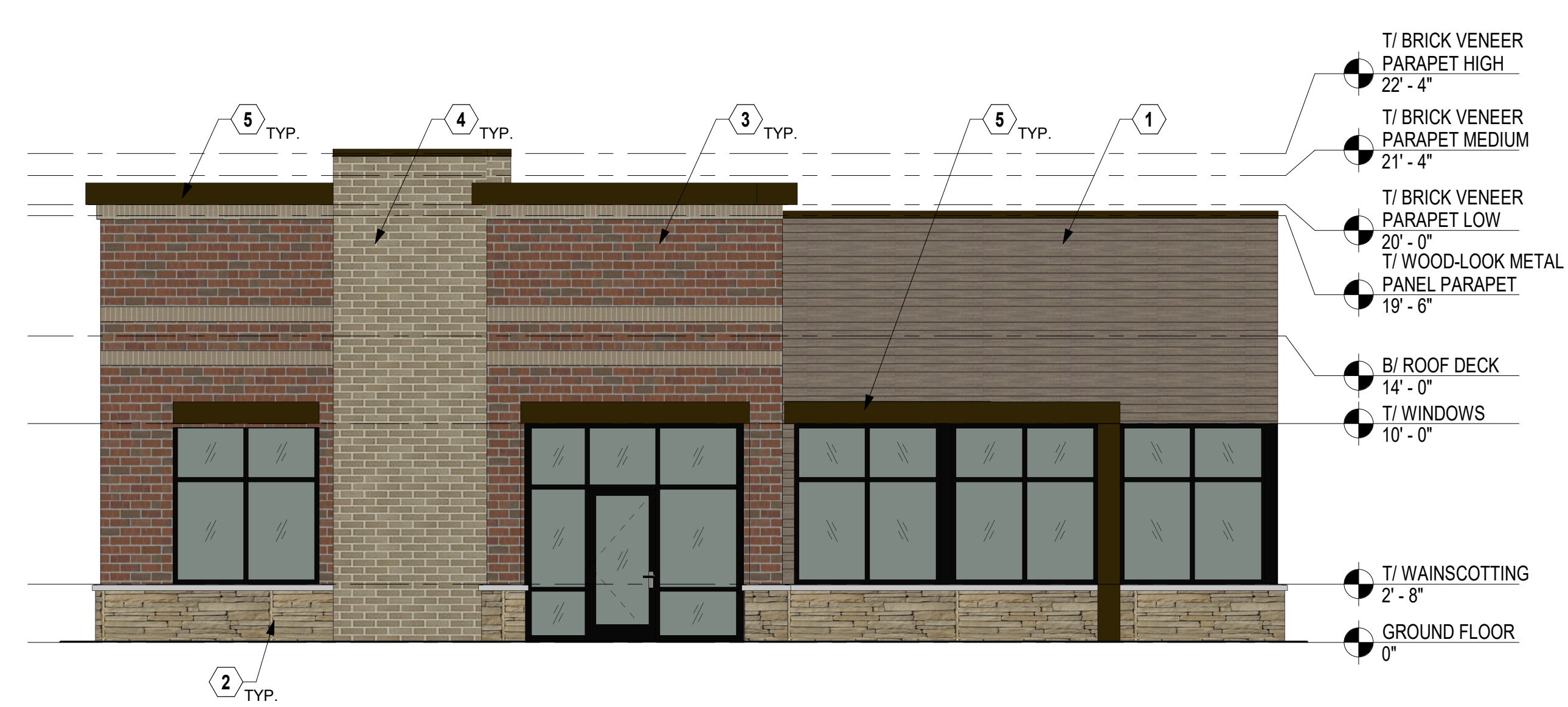
4 SIDE ELEVATION
Scale: 3/16" = 1'-0"



2 SIDE ELEVATION (FACING LONG HOLLOW PIKE)
Scale: 3/16" = 1'-0"



3 BACK ELEVATION (FACING LORETTA DRIVE)
Scale: 3/16" = 1'-0"



1 FRONT ELEVATION
Scale: 3/16" = 1'-0"

#	EXTERIOR MATERIAL LEGEND	
1		PAC CLAD PETERSON METAL WOOD-LOOK WALL PANEL WITH REVEAL - BEECHWOOD
2		GLEN GERY STONE - BEECHNUT STACKSTONE
3		GLEN GERY THIN BRICK - ABERDEEN
4		GLEN GERY THIN BRICK - PEARL RIVER
5		PAC CLAD PETERSON METAL PANEL & COPING - DARK BRONZE

 CESO WWW.CESOINC.COM 1305 NE McClain Road, Suite 7 Bentonville, AR 72712-3839 Phone: 479.271.8058 Fax: 888.208.4826	
Date	
Revisions / Submissions	
No.	

ACM GOODLETTSVILLE TN
AMERICAN DEVELOPMENT PARTNERS
490 LONG HOLLOW PIKE
GOODLETTSVILLE, TN 37072

Project number:	759560
Scale:	As indicated
Drawn:	CESO
Checked:	CESO
Date:	2021.10.04
Issue:	DESIGN REVIEW
Drawing Title:	

RENDERED
EXTERIOR
ELEVATIONS

A001

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GOODLETTSVILLE, TN
ADVANCE MEDICAL CENTER
FOR

AMERICAN DEVELOPMENT PARTNERS

490 LONG HOLLOW PIKE
GOODLETTSVILLE, TN 37072

DEVELOPER:
AMERICAN DEVELOPMENT PARTNERS
PO BOX 681982
FRANKLIN, TN 37064
PHONE: (615) 368-3412
CONTACT: MANNY BUTERA

ENGINEER:
CESO, INC.
216 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027
PHONE: (315) 928-5126
CONTACT: KELLY HIETT, PE
E.O.R.: JEREMY WESTMORELAND, PE

GOVERNING AGENCIES AND UTILITY COMPANIES:

SEWER:
GOODLETTSVILLE PUBLIC WORKS
215 CARTWRIGHT STREET
GOODLETTSVILLE, TN 37072
PHONE: (615) 851-2200

WATER:
WHITEHOUSE UTILITY DISTRICT
3303 HIGHWAY 31W
WHITE HOUSE, TN 37188
PHONE: (615) 672-4110

ZONING:
GOODLETTSVILLE
318 N. MAIN STREET
GOODLETTSVILLE, TN 37072
CONTACT: ADDAM MCCORMICK,
DIRECTOR OF PLANNING & DEVELOPMENT
SERVICES
PHONE: (615) 851-2202

ELECTRIC:
NASHVILLE ELECTRIC SERVICE
1214 CHURCH ST.
NASHVILLE, TN 37246
PHONE: (615) 736-9600

STORMWATER:
CITY OF GOODLETTSVILLE
318 N. MAIN STREET
GOODLETTSVILLE, TN 37072
CONTACT: RHONDA CARSON, ADMIN
SECRETARY
PHONE: (615) 851-3741

FIRE:
CITY OF GOODLETTSVILLE
318 N. MAIN STREET
GOODLETTSVILLE, TN 37072
CONTACT: RHONDA CARSON, ADMIN
SECRETARY
PHONE: (615) 851-3741

GAS SERVICE:
PIEDMONT NATURAL GAS
541 SPENCE LN.
NASHVILLE, TN 37210
PHONE: 1 (877) 279-3636

HIGHWAY:
TDOT-TENNESSEE DEPARTMETN OF
TRANSPORTATION
505 DEADERICK STREET
NASHVILLE, TN 37243
PHONE: (615) 741-2848

PROPERTY DATA:

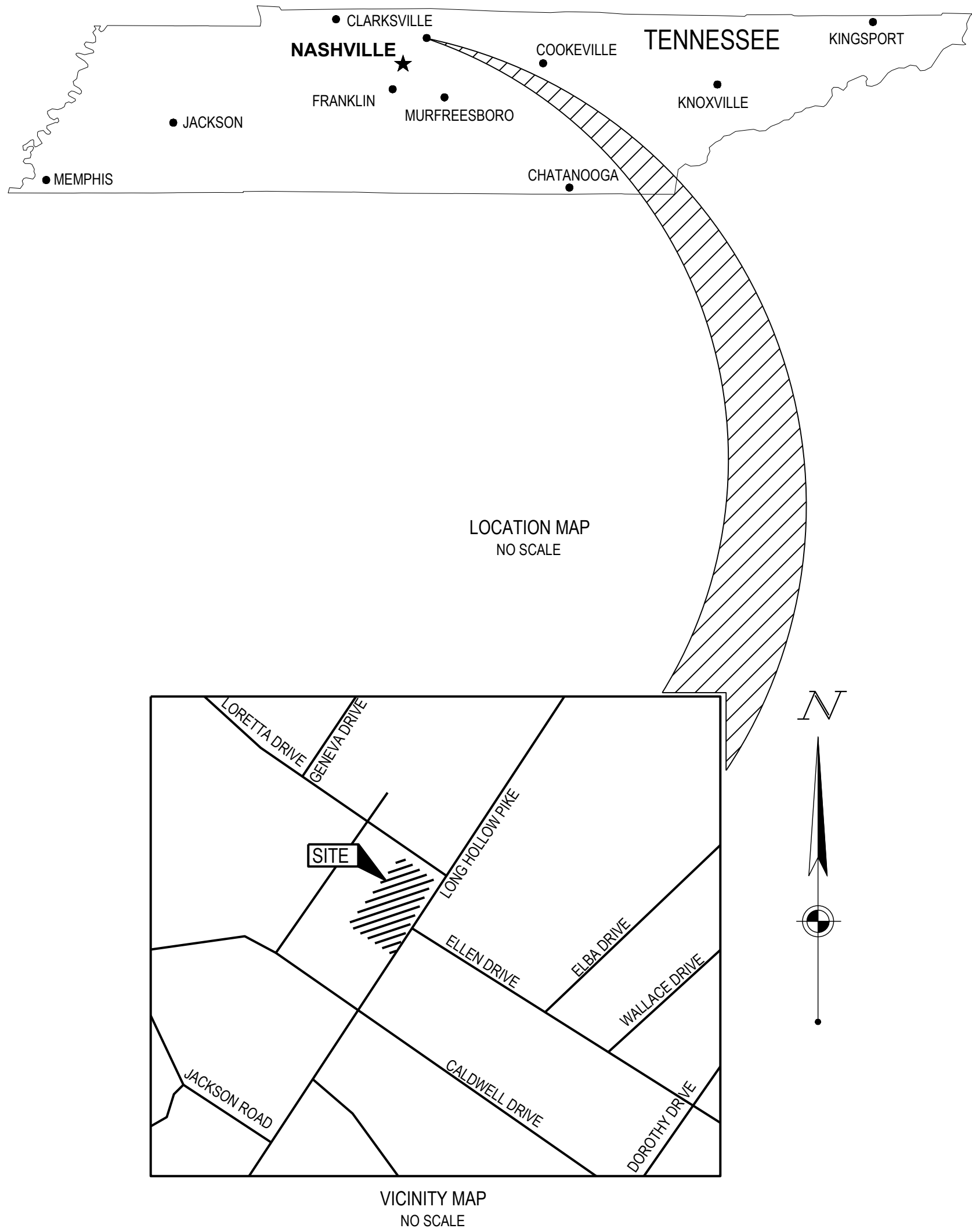
ADDRESS: LOT 6 OF THE FINAL PLAT OF PUBLIX SUBDIVISION, REV. 2
490 LONG HOLLOW PIKE, GOODLETTSVILLE, TN 37072

PROPERTY AREA: 1.059 AC (46,082 SF)

ZONING: CPUDL

PROPOSED USE: MEDICAL OFFICE

FLOODPLAIN DESIGNATION: THE SUBJECT PARCEL IS LOCATED WITHIN "ZONE X" AS
INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY-PANEL NUMBER 17097C0251K, EFFECTIVE DATE:
09/18/2013, PUBLISHED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY.



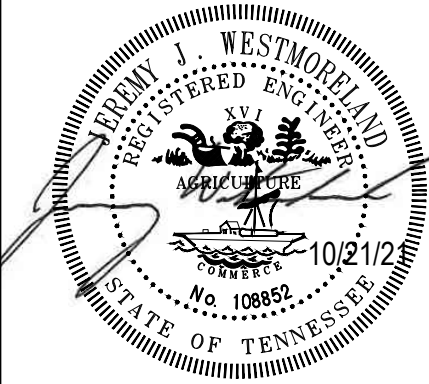
SURVEY PROVIDED BY:
CRAIG R. KNOCH & ASSOCIATES
24 NORTH BENNET STREET
GENEVA, ILLINOIS 60134
PHONE: (630) 845-1270
DATED: 07/17/2021

CESO PROVIDES NO GUARANTEE TO THE ACCURACY OF THE SURVEY
PROVIDED BY CRAIG R. KNOCH & ASSOCIATES. CONTRACTOR TO
VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C101	GENERAL NOTES
C200	EXISTING CONDITIONS & DEMOLITION PLAN
C300	SITE LAYOUT PLAN
C400	GRADING & DRAINAGE PLAN
C500	EPSC PLAN PHASE 1
C501	EPSC PLAN PHASE 2
C600	UTILITY PLAN
C700	SITE DETAILS
C701	EPSC DETAILS
C702	UTILITY DETAILS
C703	UTILITY DETAILS
C704	DUMPSTER ENCLOSURE DETAIL
L1.0	PLANTING PLAN
L2.0	DETAILS AND NOTES
PH100	PHOTOMETRIC PLAN



NO.	DATE	REVISION DESCRIPTION	
		CITY COMMENTS	
1	10/21/2021		



AMERICAN DEVELOPMENT PARTNERS
ACM - GOODLETTSVILLE,
TN
490 LONG HOLLOW PIKE, GOODLETTSVILLE, TN 37072

COVER SHEET

ISSUE:
NOT FOR CONSTRUCTION
DATE:
10/04/2021
JOB NO.: 759560
DESIGN: JPN
DRAWN: ZSO
CHECKED: HGC
SHEET NO.
C100

DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE LOCAL AND STATE GOVERNMENT, AND ALL UTILITY PROVIDERS LOCATED ON-SITE AND IN THE RIGHT OF WAY.
2. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK PER LOCAL AND STATE GOVERNMENT PROJECT SPECIFICATIONS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL TENNESSEE 811 AND THEN TO CONTACT ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED AND/OR RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK.
4. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION), AND THE LOCAL AND STATE GOVERNMENT PROJECT SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSAL, IN A LOCATION APPROVED BY THE GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS. AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL PROVIDE SAFETY RAILINGS AT ALL AREAS WHERE FALL PROTECTION IS REQUIRED.
7. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
8. SAWCUT AND REMOVE TO FULL DEPTH AT ALL PAVEMENT/SIDEWALK LIMITS OR TO EXISTING JOINTS.
9. CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE, FREE OF STANDING WATER DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
11. EXTENT OF DEMOLITION WORK IS NOT LIMITED TO ONLY WHAT IS SHOWN TO BE DEMOLISHED ON THIS PLAN. DEMOLITION WORK MUST BE COMPLETE SO THE PROPOSED STRUCTURES AND APPURTENANCES CAN BE CONSTRUCTED.
12. ALL POTENTIALLY HAZARDOUS/TOXIC MATERIALS MUST BE REMOVED FROM THE SITE PRIOR TO DEMOLITION, AND PER DIRECTION OF ENVIRONMENTAL ENGINEER.
13. THE REMOVAL OF STRUCTURES AND OBSTRUCTIONS SHALL BE IN ACCORDANCE WITH LOCAL CODES AND STANDARDS.
14. FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL CONTROL THE DISPOSAL OF DEBRIS RESULTING FROM THE REMOVAL OPERATION.
15. ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.
16. DEAD SEWER CONNECTIONS OR MAINS BEING REMOVED SHALL BE REMOVED TO THE RIGHT OF WAY (UNLESS PLANS OR THE SANITARY ENGINEER SPECIFY OTHERWISE) AND SEALED AND MADE WATERTIGHT.
17. ALL TRENCHES, HOLES AND PITS RESULTING FORM THE REMOVAL AND ABANDONMENT OF ANY STRUCTURE OR OBSTRUCTION SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
18. TREE REMOVAL AND CLEARING AND GRUBBING SHALL BE PERFORMED PER LOCAL AND STATE GOVERNMENT STANDARDS. STUMP SHALL BE REMOVED COMPLETELY, INCLUDING ALL ROOTS.
19. THE CONTRACTOR SHALL STRIP AND REMOVE (OR STOCKPILE) ALL TOPSOIL PRIOR TO COMMENCING WITH ANY EXCAVATION OR DEMOLITION.

SITE GENERAL NOTES

1. ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB OR FACE OF BUILDING.
2. ALL LIGHT POLES TO BE LOCATED 3' FROM THE BACK OF CURB, AS MEASURED FROM THE FACE OF POLE FOUNDATION, UNLESS OTHERWISE DENOTED ON PLANS.
3. ALL SIGNAGE SHALL COMPLY WITH LOCAL AND STATE GOVERNMENT REQUIREMENTS.
 - a. STOP SIGN
 - b. DO NOT ENTER
4. ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - a. LANE LINE: 6" WHITE
 - b. WORDING/LANE USE ARROWS AND HANDICAP AREA: WHITE
 - c. PARKING STALLS: 4" WHITE
 - d. STOP LINE: 12" WHITE
 - e. CROSSWALKS: TRANSVERSE LINES WITH DIAGONAL MARKINGS PER SECTION 38.17 (GAP BETWEEN TRANSVERSE LINES SHALL BE 4') ALL PAINTED WHITE.
5. BOLLARDS SHALL BE PLACED TO PROTECT GAS METER, ELECTRICAL AND TELEPHONE EQUIPMENT, BUILDING EQUIPMENT AT THE DRIVE THROUGH, AND DUMPSTER ENCLOSURE.
6. NEW CURB AND GUTTER ALONG EXISTING STREETS TO MATCH EXISTING CURB AND GUTTER IN KIND. IF UNDER DRAIN EXISTS, IT SHALL BE REPLACED.

GRADING GENERAL NOTES

1. CONTRACTOR SHALL CONSTRUCT SIDEWALKS SUCH THAT 2% IS THE MAXIMUM CROSS SLOPE, AND 5% IS THE MAXIMUM TRANSVERSE SLOPE, AND CURB RAMPS SHALL BE CONSTRUCTED PER DETAILS IN THESE PLANS, AND THE MAXIMUM SLOPES SHALL NOT BE EXCEEDED. FORMS SHALL BE PLACED FOR SIDEWALK AREA, AND THE SLOPES ARE TO BE VERIFIED PRIOR TO PLACING CONCRETE. IF SLOPES BECOME AN ISSUE, CONTRACTOR SHALL CONTACT THE ENGINEER.
 2. CURB AND GUTTER SHALL PITCH OUT WHERE GRADING IS SLOPED AWAY FROM THE CURB AND SHALL PITCH IN WHEN GRADING IS SLOPED TOWARDS THE CURB. THE PITCH OF THE GUTTER SHALL MATCH PARKING LOT GRADES.
- PLANTING NOTES:**
1. ALL PLANT MATERIAL SHALL BE NORTHERN NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER/CONSTRUCTION MANAGER. THE OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
 2. SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE MUNICIPALITY AND OWNER.
 3. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTH AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.
 4. PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. ¼ OF THE ROOT BALL ABOVE GRADE.
 5. REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
 6. FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION.
 7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXISTS, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.

GENERAL UTILITY NOTES:

1. COORDINATE ALL SITE UTILITY WORK WITH THE MECHANICAL AND ELECTRICAL DRAWINGS.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTOR'S WORK FORCE.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED TO PERFORM THE WORK PROPOSED ON THESE PLANS.
4. EXISTING AND PROPOSED GAS, ELECTRIC, TELEPHONE ASSUMED TO BE 36" COVER.
5. CONTRACTOR TO ENSURE MIN. 10' FOOT HORIZONTAL AND 18" VERTICAL CLEARANCE BETWEEN WATER AND SANITARY/STORM LINES.
6. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

STORM SEWER NOTES:

1. ALL STORM SEWER PIPES SHALL BE MANUFACTURED WITH INTEGRAL BELL AND SPIGOT JOINTS INCLUDING A GASKET, SO AS TO PROVIDE A WATERTIGHT SEAL.
2. ALL STORM SEWER PIPES LESS THAN 12" DIAMETER SHALL BE PVC SDR 35 WATERTIGHT PIPE CONFORMING TO ASTM SPECIFICATION D3034, UNLESS DENOTED OTHERWISE ON PLANS.
3. ALL STORM SEWER PIPES 12" DIAMETER AND GREATER SHALL BE HDPE N-12, WATERTIGHT PIPE AS MANUFACTURED BY ADS, OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLANS.
4. CONNECTIONS TO STRUCTURES SHALL BE MADE WATERTIGHT WITH NON-SHRINKING AND NON-CORROSIVE GROUT.

WATER NOTES:

1. WATER SERVICE MATERIAL LARGER THAN 2" SHALL BE DUCTILE IRON IN CONFORMANCE WITH ANSI A21.51 (AWWA C151) DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND LINED MOLDS, FOR WATER OR OTHER LIQUIDS AND ANSI A21.50 (AWWA C150) THICKNESS DESIGN OF IRON PIPE. ALL SERVICE LINES 2" OR LESS SHALL BE COPPER TYPE K. SIZE TO BE AS NOTED IN PLAN VIEW. SERVICE CONNECTION TO HAVE MINIMUM COVER OF 60" COVER.
2. ALL FITTINGS SHALL BE DUCTILE IRON IN CONFORMANCE WITH AWWA C110 OR AWWA C153. ALL FITTINGS SHALL BE RATED FOR 350 PSI WORKING PRESSURE, HAVE MECHANICAL JOINTS AND BE COATED AND CEMENT MORTAR LINED IN ACCORDANCE WITH AWWA C104. ALL BOLTS AND NUTS SHALL BE COR-TEN.
3. A TEN FEET MINIMUM HORIZONTAL SEPARATION (OUT-TO-OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND SANITARY SEWER.
4. AN 18-INCH MINIMUM VERTICAL SEPARATION (OUT-TO-OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND SANITARY SEWER AT ALL CROSSINGS.
5. A FOUR FEET MINIMUM HORIZONTAL SEPARATION (OUT-TO-OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND STORM SEWER.
6. A 12-INCH MINIMUM VERTICAL SEPARATION (OUT-TO-OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND STORM SEWER AT ALL CROSSINGS.

EPSC NOTES

1. THIS PLAN REPRESENTS THE MINIMUM EROSION CONTROL MEASURES, ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED TO CONTROL STORMWATER RUNOFF AS IDENTIFIED WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) AND/OR LOCAL STORMWATER INSPECTOR. CONTRACTOR IS RESPONSIBLE TO KEEP SEDIMENT ON SITE IN ACCORDANCE WITH THE SWPPP OR TDEC REQUIREMENTS.
2. CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.
3. ALL STORMWATER POLLUTION PREVENTION PLANS, NOTES AND DETAILS SHALL COMPLY WITH THE EROSION & SEDIMENT CONTROL HANDBOOK OF TDEC.
4. CONTRACTOR IS RESPONSIBLE TO MAINTAIN EROSION CONTROL MEASURES UNTIL ADEQUATE RE-VEGETATION AND STABILIZATION ARE ACHIEVED.
5. PROVIDE TEMPORARY CONSTRUCTION FENCE TO SECURE SITE DURING CONSTRUCTION.
6. IN THE EVENT THAT HIGH GROUND WATER IS ENCOUNTERED, CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND IMPLEMENTING A PLAN TO CONTROL BOTH SURFACE AND GROUND WATER DURING THE COURSE OF CONSTRUCTION.
7. CONTRACTOR TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL SEED OR SOD IS PLACED AND ESTABLISHED ON SITE FOR FINAL STABILIZATION IN ACCORDANCE WITH TDEC GUIDELINES AND REGULATIONS.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWERS SHALL BE PVC, SDR 35 MATERIAL, CONFORMING TO ASTM SPECIFICATION D3034, COLORED GREEN.
2. PVC PIPE SHALL HAVE AN INTEGRAL BELL AND JOINTS SHALL BE PREMIUM GASKETED JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 TO PROVIDE A WATERTIGHT SEAL AND SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. ALL EXISTING MANHOLE LIDS TO BE RESET TO PROPOSED GRADE IN ALL AREAS EXCEPT FOR 100-YEAR FLOODPLAIN OR UNLESS OTHERWISE DIRECTED BY THE LOCAL UTILITY AUTHORITY.

EXISTING FEATURES LEGEND

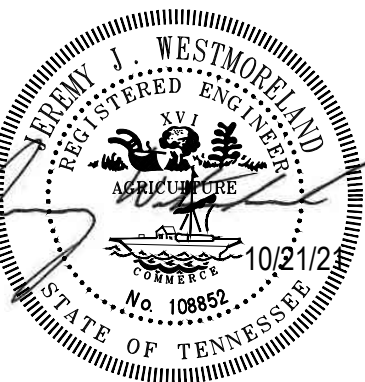
APPLIES TO ALL CIVIL SHEETS

- | | |
|--|--------------------------------|
| | RIGHT OF WAY LINE |
| | PARCEL LINE |
| | SUBJECT PROPERTY BOUNDARY LINE |
| | EASEMENT LINE |
| | CURB |
| | EDGE OF PAVEMENT |
| | EDGE OF WALK |
| | PAVEMENT MARKINGS |
| | STORM SEWER |
| | SANITARY SEWER |
| | WATER LINE |
| | GAS LINE |
| | OVHD ELECTRIC LINE |
| | UGND ELECTRIC LINE |
| | UGND TELECOMM LINE |
| | MAJOR CONTOUR |
| | MINOR CONTOUR |

- | | | | |
|--|----------------------|--|----------------------|
| | WATER METER | | STORM CATCH BASIN |
| | WATER VALVE | | STORM INLET BASIN |
| | POWER/TELEPHONE POLE | | STORM MANHOLE |
| | POWER POLE | | STORM CLEAN OUT |
| | AIR CONDITIONER | | SANITARY MANHOLE |
| | ELECTRIC BOX | | SANITARY CLEAN OUT |
| | LIGHT POLE | | TRAFFIC/ SIGNAL POLE |
| | GAS VALVE | | TRAFFIC MANHOLE |
| | GAS METER | | SIGN |



NO.	DATE	REVISION DESCRIPTION
1	10/21/2021	



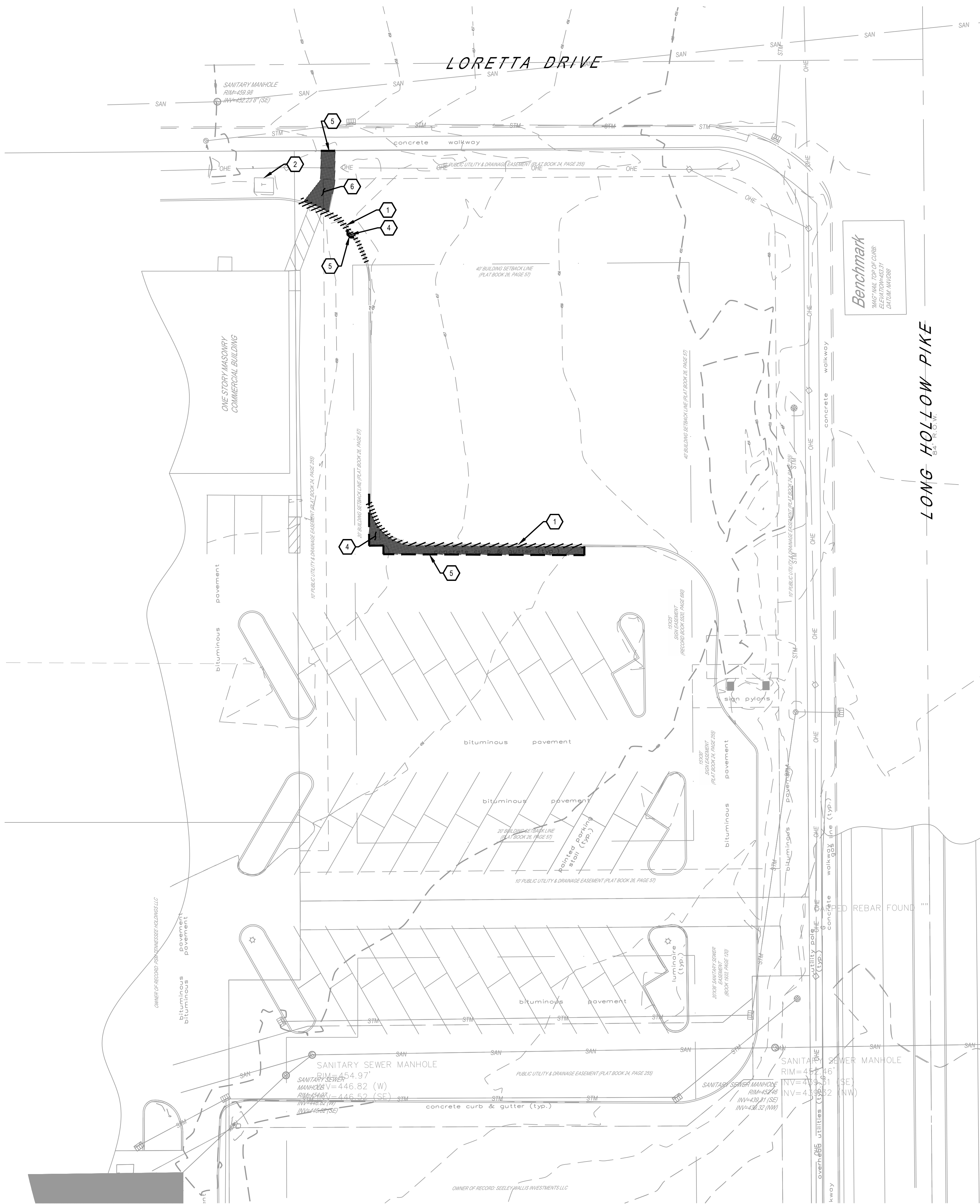
AMERICAN DEVELOPMENT PARTNERS

ACM - GOODLETTSVILLE,
TN

4901 LONG HOLLOW PIKE, GOODLETTSVILLE, TN 37072

GENERAL NOTES

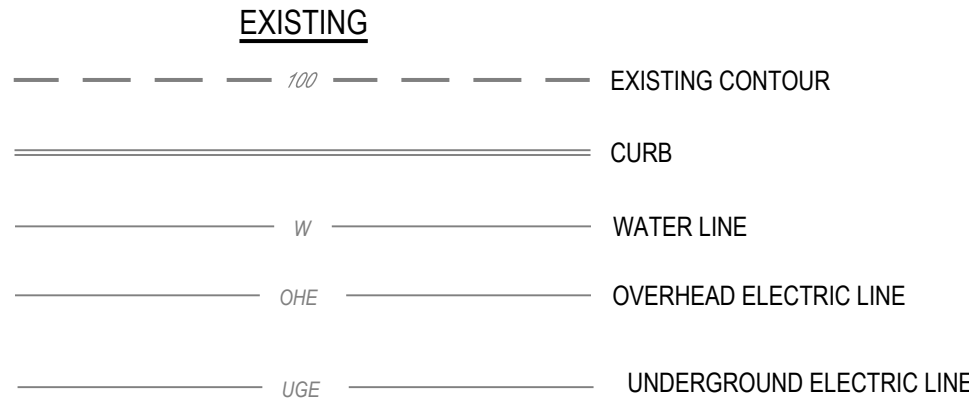
ISSUE: NOT FOR CONSTRUCTION	
DATE: 10/04/2021	
JOB NO.:	759560
DESIGN:	JPN
DRAWN:	ZSO
CHECKED:	HGC
SHEET NO. C101	



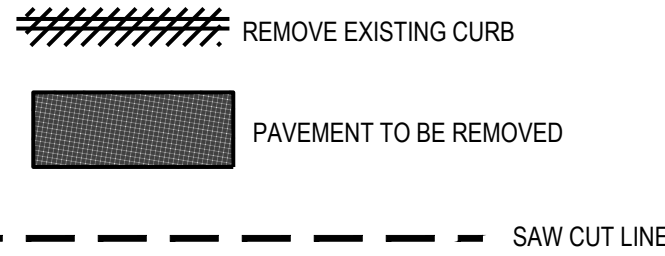
EXISTING CONDITIONS PER SURVEY

DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL WORK WITH TENNESSEE 811, AND ALL UTILITY PROVIDERS LOCATED ON-SITE AND IN THE RIGHT OF WAY.
2. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK PER LOCAL, STATE AND FEDERAL REGULATIONS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL TENNESSEE 811 AND THEN TO CONTACT ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED AND/OR RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK.
4. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) AND ALL STATE AND LOCAL REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSAL, IN A LOCATION APPROVED BY THE GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS. AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL PROVIDE SAFETY RAILINGS AT ALL AREAS WHERE FALL PROTECTION IS REQUIRED.
7. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
8. SAWCUT AND REMOVE TO FULL DEPTH AT ALL PAVEMENT/SIDEWALK LIMITS OR TO EXISTING JOINTS.
9. CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE, FREE OF STANDING WATER DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
11. EXTENT OF DEMOLITION WORK IS NOT LIMITED TO ONLY WHAT IS SHOWN TO BE DEMOLISHED ON THIS PLAN. DEMOLITION WORK MUST BE COMPLETE SO THE PROPOSED STRUCTURES AND APPURTENANCES CAN BE CONSTRUCTED.
12. ALL POTENTIALLY HAZARDOUS/TOXIC MATERIALS MUST BE REMOVED FROM THE SITE PRIOR TO DEMOLITION, AND PER DIRECTION OF THE ENVIRONMENTAL ENGINEER.
13. THE REMOVAL OF STRUCTURES AND OBSTRUCTIONS SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
14. FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL CONTROL THE DISPOSAL OF DEBRIS RESULTING FROM THE REMOVAL OPERATION.
15. ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.
16. DEAD SEWER CONNECTIONS OR MAINS BEING REMOVED SHALL BE REMOVED TO THE RIGHT OF WAY (UNLESS PLANS OR COUNTY ENGINEER SPECIFY OTHERWISE) AND SEALED AND MADE WATERTIGHT.
17. ALL TRENCHES, HOLES AND PITS RESULTING FROM THE REMOVAL AND ABANDONMENT OF ANY STRUCTURE OR OBSTRUCTION SHALL BE BACKFILLED AND COMPACTED.
18. TREE REMOVAL AND CLEARING AND GRUBBING SHALL BE PERFORMED PER STATE AND LOCAL REGULATIONS. STUMP SHALL BE REMOVED COMPLETELY, INCLUDING ALL ROOTS.
19. THE CONTRACTOR SHALL STRIP AND REMOVE (OR STOCKPILE) ALL TOPSOIL PRIOR TO COMMENCING WITH ANY EXCAVATION OR DEMOLITION.

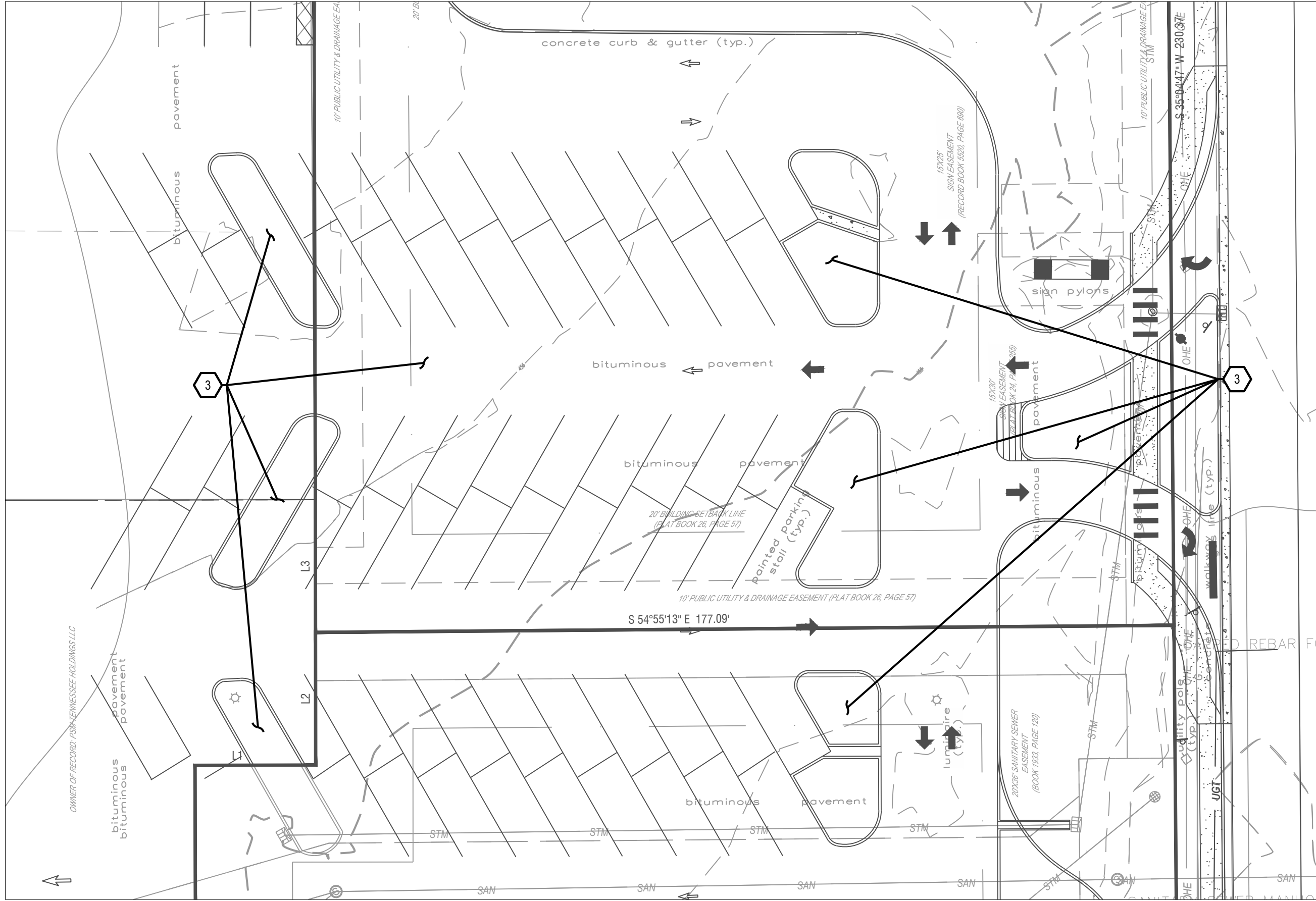


PROPOSED



CODED NOTES:

1. EXISTING CURB TO BE REMOVED
2. PROTECT EXISTING TRANSFORMER PAD TO REMAIN.
3. SITE WORK TO BE DONE BY OTHERS.
4. ASPHALT TO BE REMOVED.
5. SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH.
6. CONCRETE SIDEWALK TO BE REMOVED.



ANTICIPATED CONDITIONS AT BEGINNING OF CONSTRUCTION

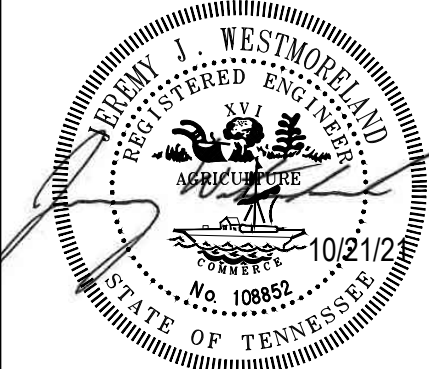
THIS EXHIBIT SHOWS IMPROVEMENTS DESIGNED BY DEVELOPMENT MANAGEMENT GROUP, LLC FOR SEELY WALLIS INVESTMENTS. THIS WORK IS OUTSIDE THE SCOPE OF THIS PROJECT BUT IS BEING SHOWN IN THE PLANS GOING FORWARD FOR COORDINATION PURPOSES, AS IT IS ANTICIPATED TO BE CONSTRUCTED AHEAD OF THIS PROJECT.

SURVEY PROVIDED BY:
CRAIG R. KNOCH & ASSOCIATES
24 NORTH BENNETT STREET
GENEVA, ILLINOIS 60134
PHONE: (630) 945-1270
DATED: 07/17/2021

CESO PROVIDES NO GUARANTEE TO THE ACCURACY OF THE SURVEY PROVIDED BY CRAIG R. KNOCH & ASSOCIATES. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.



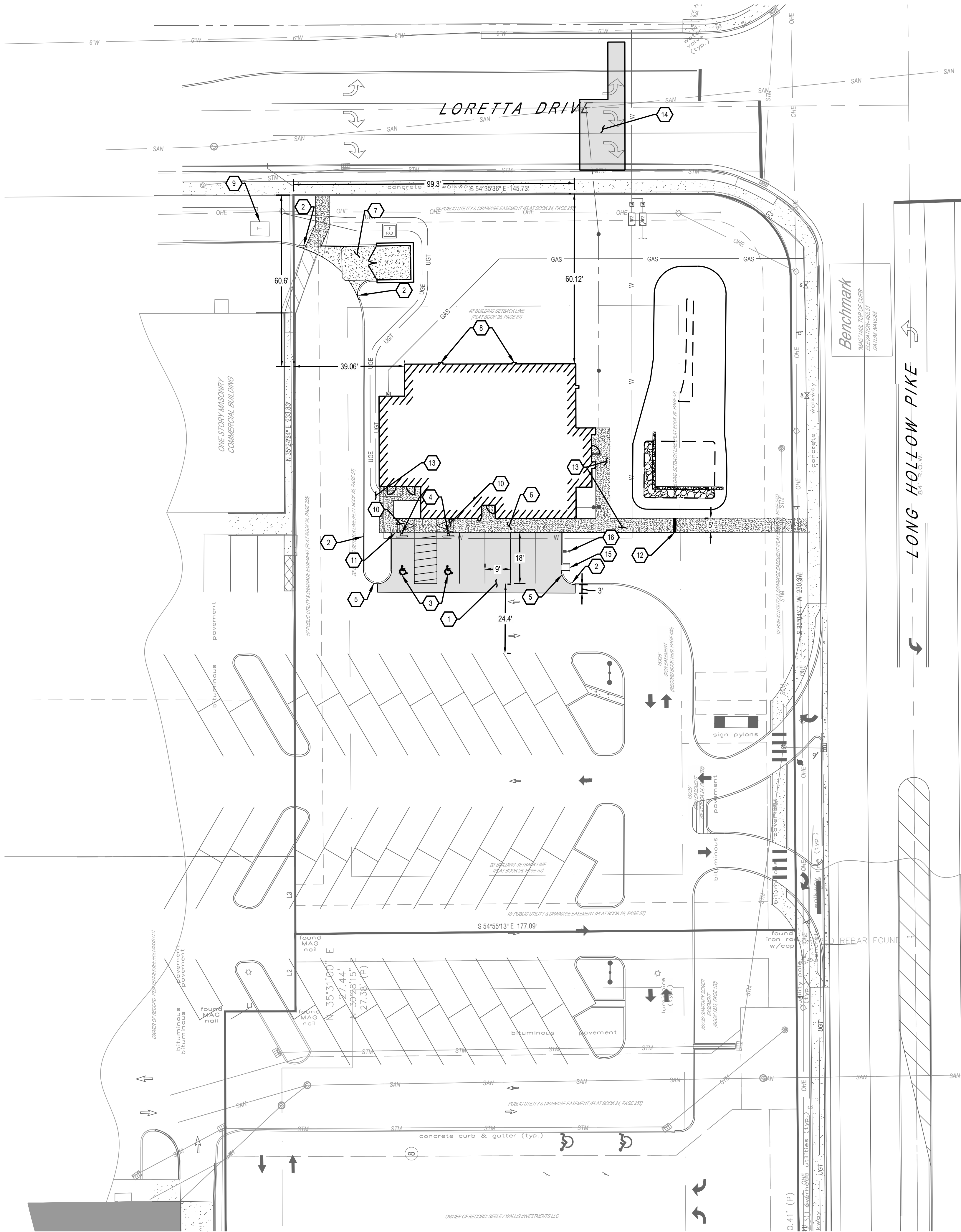
NO.	DATE	REVISION DESCRIPTION	CITY COMMENTS
1	10/21/2021		



AMERICAN DEVELOPMENT PARTNERS
ACM - GOODLETTSVILLE,
TN

EXISTING
CONDITIONS &
DEMOLITION
PLAN

ISSUE:	NOT FOR CONSTRUCTION
DATE:	10/04/2021
JOB NO.:	759560
DESIGN:	JPN
DRAWN:	ZSO
CHECKED:	HGC
SHEET NO.	C200



CODING NOTES

1. PROPOSED ASPHALT PAVEMENT. SEE DETAIL SHEET C700.
2. PROPOSED CURB TO BE TIED IN TO EXISTING CURB AND MATCH EXISTING IN KIND.
3. ACCESSIBLE PARKING SYMBOL. SEE DETAIL SHEET C700.
4. ACCESSIBLE PARKING SIGNAGE. SEE DETAIL SHEET C700.
5. PROPOSED 6" CURB. SEE DETAIL SHEET C700.
6. PROPOSED INTEGRAL CURB & SIDEWALK. SEE DETAIL SHEET C700.
7. PROPOSED HEAVY DUTY CONCRETE TRASH ENCLOSURE PAD. SEE DETAIL SHEET C700 FOR CONCRETE PAD DETAIL. ENCLOSURE PER LOCAL REQUIREMENTS. SEE SHEET C704 TRASH ENCLOSURE DETAILS.
8. APPROXIMATE LOCATION OF PROPOSED DOWNSPOUT. COORDINATE WITH ARCHITECTURAL PLANS FOR MORE DETAILS.
9. EXISTING TRANSFORMER PAD.
10. PROPOSED ACCESSIBLE RAMP. SEE DETAIL SHEET C700.
11. HEADER CURB.
12. SIDEWALK DRAIN. EVERGRATE T-12 OR APPROVED EQUAL. SEE DETAIL SHEET C700.
13. CONCRETE SIDEWALK.
14. OPEN CUT ROAD TO WATER AND SEWER MAIN FOR UTILITY CONNECTION. SEE SHEET C700 AND DETAIL SHEET C703.
15. CURB CUT AND FLUME.
16. LIGHT POLE.

EXISTING
REFER TO C101 FOR EXISTING FEATURES
LEGEND
PROPOSED

- PROPOSED CURB
- PROPOSED PAVEMENT/WALK
- PROPOSED "HEAVY DUTY" CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PARKING SPACE COUNT
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET

SITE GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, LOCAL, DOT AND OSHA STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITS AND INSPECTIONS AS NECESSARY PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND SITE LIGHTING ELECTRICAL LAYOUT.
3. ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB OR FACE OF BUILDING, WHERE APPLICABLE.
4. REFER TO CONSTRUCTION DETAILS/ GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
6. CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS. AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL PROVIDE SAFETY RAILINGS AT ALL AREAS WHERE FALL PROTECTION IS REQUIRED.
8. ALL SIGNAGE SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
9. ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH THE DOT AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
 - a. LANE LINE: 6" WHITE (PER M.U.T.C.D.)
 - b. PARKING STALLS: 4" WHITE (PER M.U.T.C.D.)
 - c. STOP LINE: 12" WHITE (PER M.U.T.C.D.)
 - d. CROSSWALKS: TRANSVERSE LINES WITH DIAGONAL MARKINGS PER SECTION 38.17 (GAP BETWEEN TRANSVERSE LINES SHALL BE 4') ALL PAINTED WHITE.
10. CONTRACTOR TO VERIFY GRADE PRIOR TO POURING CONCRETE.

CONTRACTOR NOTES

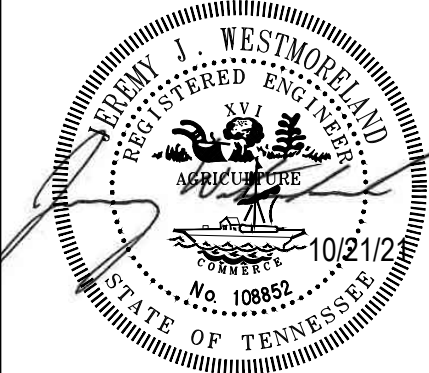
1. PRESSURE WASH WALKS AS NEEDED.
2. REPAINT LIGHTPOLES AND FIXTURES TO MATCH EXISTING COLOR.
3. ENSURE PROPER DRAINAGE TO EXISTING DRAINAGE SYSTEMS. CONTACT ENGINEERING WITH QUESTIONS

SITE DATA TABLE

DEVELOPER:	AMERICAN DEVELOPMENT PARTNERS PO BOX 681982 FRANKLIN, TN 37064 PHONE: (615) 368-3412 CONTACT: MANNY BUTERA		
ADDRESS:	LOT 6 OF THE FINAL PLAT OF PUBLIC SUBDIVISION, REV. 2 490 LONG HOLLOW PIKE, GOODLETTSVILLE, TN 37072		
PROPERTY AREA:	1.059 AC (46,082 SF)		
ZONING:	CPUDL		
PROPOSED USE:	MEDICAL OFFICE		
ADJOINING PROPERTIES	USE	OWNERS	ZONING
NORTH	LORETTA DR		
EAST	LONG HOLLOW PIKE		
SOUTH	PARKING LOT	SRK PARTNERSHIP & SUNSET INVESTMENTS PARTNERSHIP	CPUDL
WEST	STRIP CENTER	PSM TENNESSEE HOLDINGS LLC	CPUDL
FLOODPLAIN DESIGNATION:	THE SUBJECT PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 17097C0251K, EFFECTIVE DATE: 09/18/2013; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.		
BUILDING SETBACK	REQUIRED	PROPOSED	
FRONT (LORETTA)	40 FEET	60.9 FEET	
FRONT (LONG HOLLOW)	40 FEET	77.0 FEET	
SIDE (SOUTHWEST)	20 FEET	146.2 FEET	
SIDE (NORTHWEST)	20 FEET	39.3 FEET	
MAXIMUM F.A.R.	0.3	.078	
MAXIMUM LOT COVERAGE	40%	7.8%	
MAXIMUM HEIGHT	4 STORIES	1 STORY	
LANDSCAPE SETBACK	REQUIRED		
FRONT	15 FEET		
PARKING SPACES REQUIRED	18 SPACES (11 SPACE / 200 SF) * 3,577 SF = 18 SPACES)		
EXISTING:	STANDARD: 35 SPACES		
PROPOSED:	STANDARD: 4 SPACES ADA: 2 SPACES TOTAL: 41 SPACES		



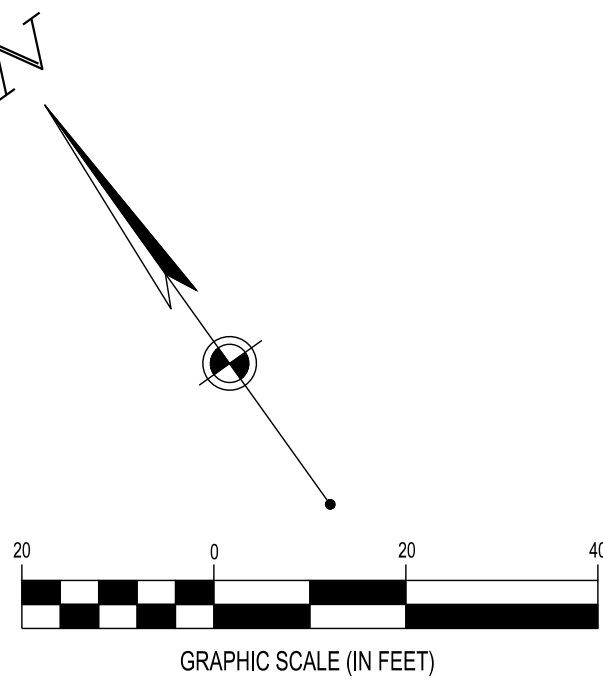
NO.	DATE	REVISION DESCRIPTION
1	10/21/2021	CITY COMMENTS



AMERICAN DEVELOPMENT PARTNERS
ACM - GOODLETTSVILLE,
TN

SITE LAYOUT
PLAN

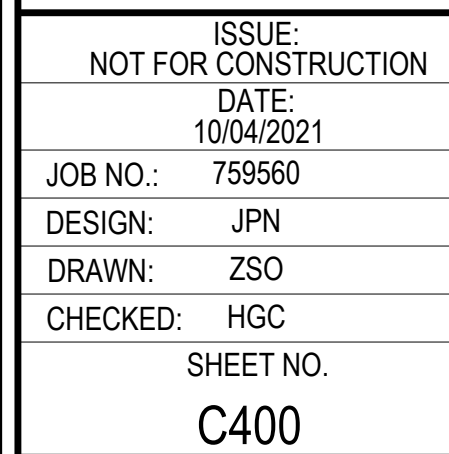
ISSUE:
NOT FOR CONSTRUCTION
DATE:
10/04/2021
JOB NO.: 759560
DESIGN: JPN
DRAWN: ZSO
CHECKED: HGC
SHEET NO.
C300

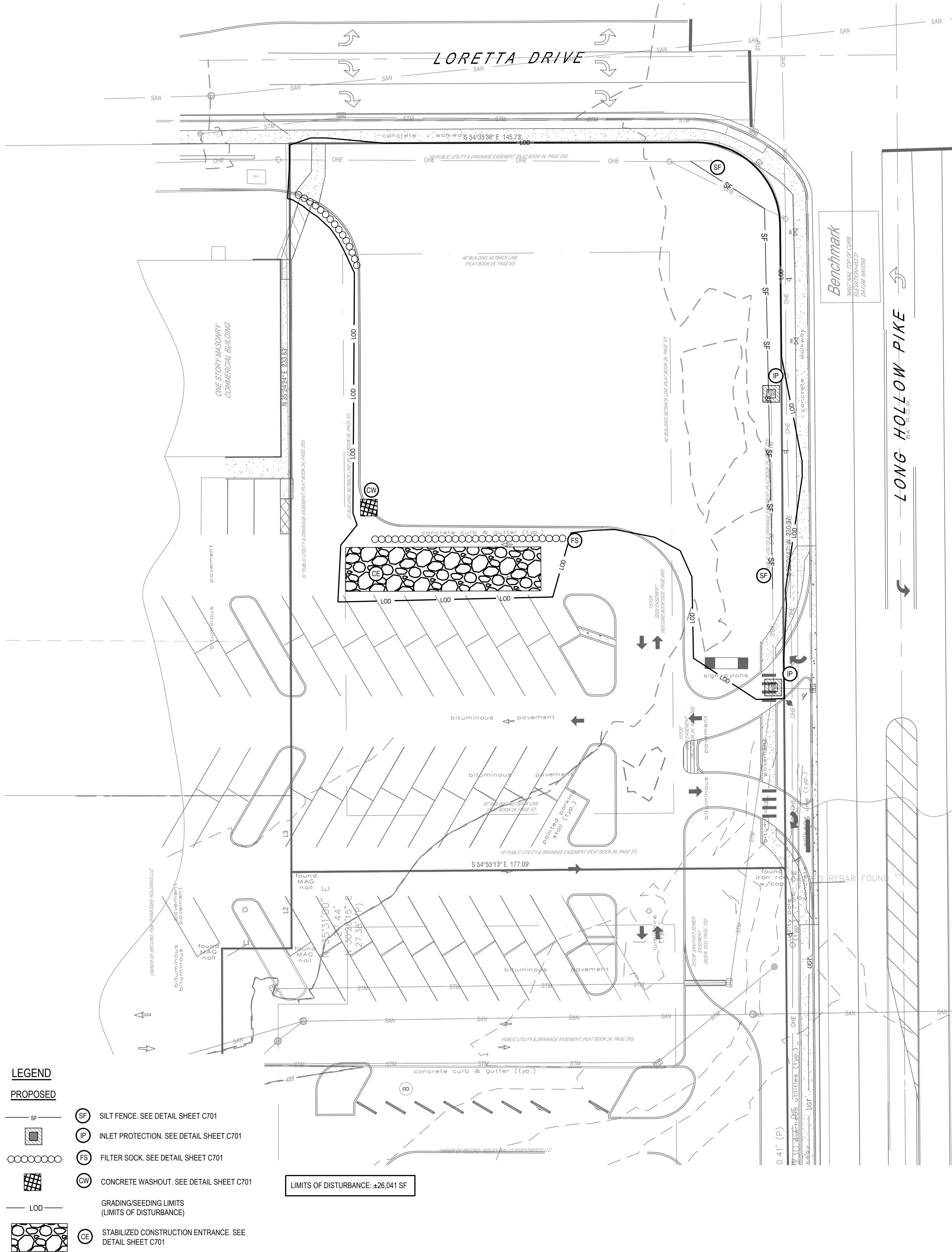




SCALE 1" = 10'

A graphic scale bar is shown below the map, with markings for 20, 0, 20, and 40 feet. The first 20-foot segment is divided into four alternating black and white squares. Below the scale bar is the text "GRAPHIC SCALE (IN FEET)". To the left of the scale bar is a north arrow pointing towards the top-left corner, with an 'N' at its tip.





LEGEND

PROPOSED

- SF SILT FENCE. SEE DETAIL SHEET C701
- IP INLET PROTECTION. SEE DETAIL SHEET C701
- FS FILTER SOCK. SEE DETAIL SHEET C701
- CW CONCRETE WASHOUT. SEE DETAIL SHEET C701
- LOD GRADING/SEEDING LIMITS (LIMITS OF DISTURBANCE)
- CE STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL SHEET C701

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROJECT NARRATIVE:

PLAN ENGINEERS: CESO, INC.
216 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027
PHONE: (615) 928-5126
CONTACT: KELLY HIETT, P.E.
E.O.R.: JEREMY WESTMORELAND, P.E.

DEVELOPER: AMERICAN DEVELOPMENT PARTNERS
PO BOX 681982
FRANKLIN, TN 37064
PHONE: (615) 368-3412
CONTACT: MANNY BUTERA

THE PROPOSED PROJECT IS THE CONSTRUCTION OF ADVANCED MEDICAL CARE. THE SUBJECT PARCEL IS 1.06 ACRES. THE TOTAL DISTURBED AREA IS 0.54 ACRES.

THE SITE DRAINS TO OFFSITE DETENTION.

ON-SITE SOILS:

MUC - MIMOSA-URBAN LAND COMPLEX, 2-15% SLOPES 100% SOIL GROUP C

SEQUENCE OF CONSTRUCTION

1. NOTIFY CITY OF GOODLETTSVILLE ENGINEER BEFORE WORK IS TO BEGIN.
2. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES INCLUDING SILT FENCE, FILTER SOCKS, CONCRETE WASHOUT.
3. SITE DEMOLITION.
4. ROUGH GRADING. EXCAVATE BIORETENTION AREA. PROVIDE TEMPORARY SEEDING OF DISTURBED AREAS WHICH ARE INACTIVE.
5. CURB CONSTRUCTION.
6. FINE GRADING AND PAVEMENT SUBGRADE PREPARATION
7. ASPHALT PAVING AND REMAINING CONCRETE FLATWORK.
8. FINAL SEEDING. PLACE BIORETENTION MATERIAL AND LANDSCAPE MATERIAL.

*CONTRACTOR SHALL MODIFY THE SEQUENCE OF CONSTRUCTION BASED ON SITE CONDITIONS. CONTRACTOR TO NOTIFY PROJECT MANAGER PRIOR TO CHANGING SEQUENCE OF CONSTRUCTION.

SWPPP GENERAL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS; ACCORDING TO THE LATEST EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES); ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT.
4. SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RESTABILIZED.
5. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
 - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
 - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
 - WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
6. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
 - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE.
 - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN TWENTY ONE (21) DAYS, BUT LESS THAN ONE (1) YEAR.
 - PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER.
7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:

SEEDING: SEEDING TO BE IN ACCORDANCE WITH AHJ REQUIREMENTS TO DOT SPECIFICATIONS

MULCHING: STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TON/ACRE.

FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER ILLDOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.

8. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION; ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
9. NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. ALL NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR OFF-SITE. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKE AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE.
10. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

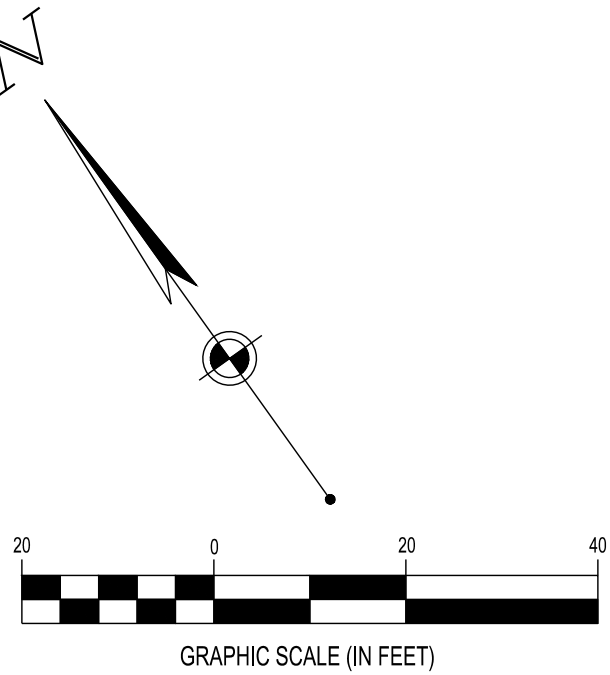
GRADING GENERAL NOTES

1. CONTRACTOR SHALL CONSTRUCT SIDEWALKS SUCH THAT 2% IS THE MAXIMUM GROSS SLOPE, AND 5% IS THE MAXIMUM TRANSVERSE SLOPE, AND CURB RAMPS SHALL BE CONSTRUCTED PER STATE DOT DETAILS, AND THE MAXIMUM SLOPES SHALL NOT BE EXCEEDED. FORMS SHALL BE PLACED FOR SIDEWALK AREA, AND THE SLOPES ARE TO BE VERIFIED PRIOR TO PLACING CONCRETE. IF SLOPES BECOME AN ISSUE, CONTRACTOR SHALL CONTACT THE ENGINEER.
2. CURB AND GUTTER SHALL PITCH OUT WHERE GRADING IS SLOPED AWAY FROM THE CURB AND SHALL PITCH IN WHEN GRADING IS SLOPED TOWARDS THE CURB. THE PITCH OF THE GUTTER SHALL MATCH PARKING LOT GRADES.
3. CONTRACTOR SHALL MAINTAIN A MAXIMUM 2% SLOPE IN ALL DIRECTIONS IN ACCESSIBLE PARKING LOT AREA.
4. ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO VERIFY GRADES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED TO ENGINEER.

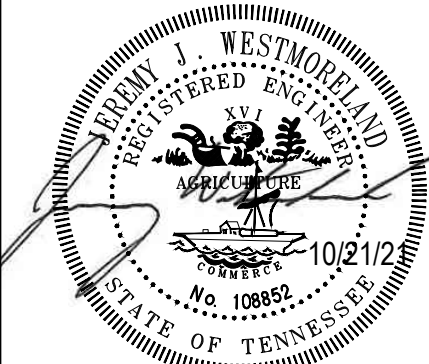
12. DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
13. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED WITH GENERAL PERMIT REQUIREMENTS. AT A MINIMUM SILT FENCE TO BE PLACED AT PERIMETER OF STOCKPILE AREA TO PREVENT SOIL FROM LEAVING THE STOCKPILE AREA.
14. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
15. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.
16. THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY, IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION. THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 98% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY, RESPECTIVELY; THE LAST COMPACTED LAYER MAY BE SACRIFICED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.
17. ALL DEWATERING ACTIVITIES SUCH AS PUMPING DOWN OF FLOODED FOUNDATION AND UTILITY TRENCHES MUST PASS THROUGH THE RETROFITTED DETENTION BASIN OR A SEDIMENT CONTROL PRACTICE PRIOR TO LEAVING THE SITE.
18. SILT FENCE AND OTHER PERIMETER EROSION CONTROL MEASURES SHOWN OFF LIMITS OF DISTURBANCE FOR CLARITY PURPOSES ONLY. CONTRACTOR TO ENSURE PERIMETER EROSION CONTROL MEASURES ARE PLACED AT THE LIMITS OF DISTURBANCE. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEER PRIOR TO PLACEMENT OF ANY EROSION CONTROL MEASURES.

SWPPP MAINTENANCE NOTES

1. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:
2. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION. INLET PROTECTION DEVICES SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
4. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED BY GENERAL CONTRACTOR AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE) BY GENERAL CONTRACTOR. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
7. STONE CONSTRUCTION EXIT TO BE MAINTAINED BY GENERAL CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
8. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
9. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.
10. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
11. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
12. AREA SHALL BE DESIGNATED BY CONTRACTOR AND SHOWN ON SWPPP MAP FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
13. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.
14. A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
15. ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
16. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN A TENNESSEE EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES.
17. THE CONTRACTOR SHALL CONTACT THE STATE EPA, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.
18. OPEN BURNING IS NOT PERMITTED ON THE SITE.
19. CONTRACTOR TO ENSURE STREETS SHALL BE CLEARED OF DEBRIS FROM SITE AND SWEEPED CLEAN ON AN AS NEEDED BASIS.
20. ADDITIONAL EPSC MEASURES MAY BE REQUIRED TO MAINTAIN THE SITE. CONTRACTOR RESPONSIBLE FOR UNDERSTANDING LOCAL AND STATE REQUIREMENTS FOR EPSC MEASURES. ANY ADDITIONAL MEASURES NEEDED TO CONTROL STORM WATER ARE TO BE INCLUDED IN THE INITIAL BID OF THE PROJECT WITH NO EXTRA COST TO THE OWNER. ANY CHANGES TO THESE PLANS SHOULD BE REPORTED TO THE ENGINEER OF RECORD.



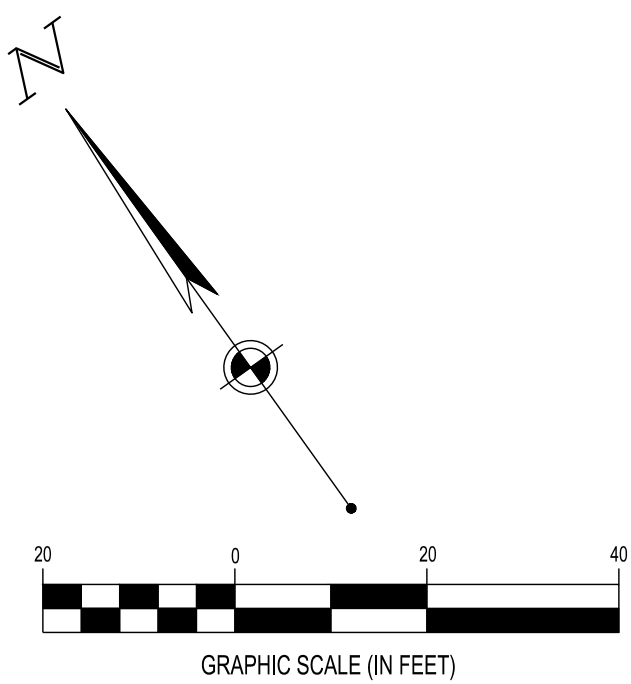
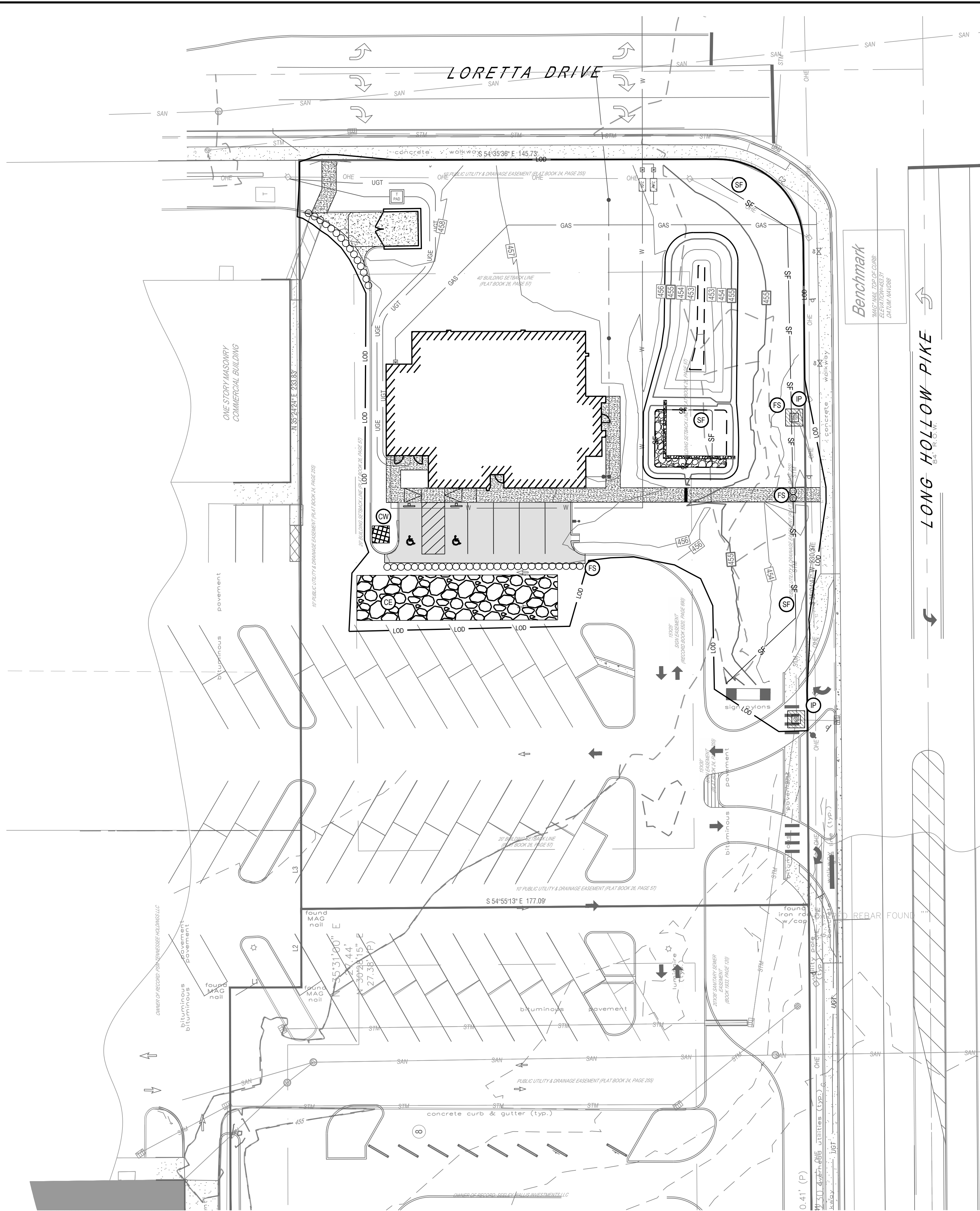
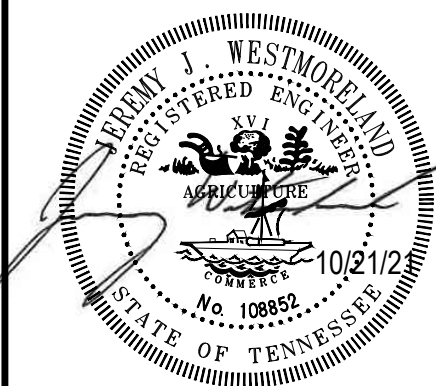
NO.	DATE	REVISION DESCRIPTION
1	10/21/2021	CITY COMMENTS



AMERICAN DEVELOPMENT PARTNERS
ACM - GOODLETTSVILLE,
TN

EPSC PLAN
PHASE 1

ISSUE:	NOT FOR CONSTRUCTION
DATE:	10/04/2021
JOB NO.:	759560
DESIGN:	JPN
DRAWN:	ZSO
CHECKED:	HGC
SHEET NO.	C500

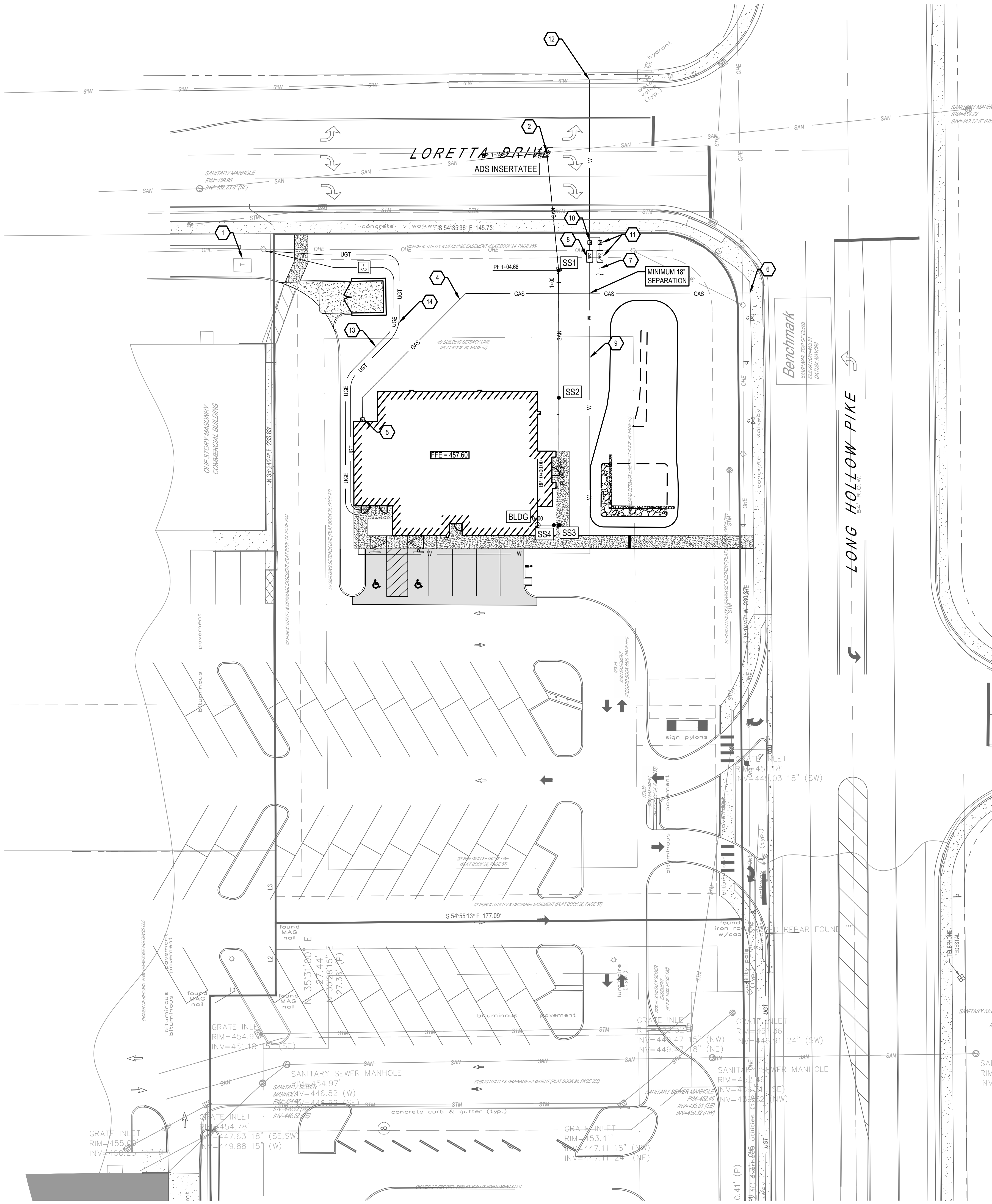
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AMERICAN DEVELOPMENT PARTNERS
ACM - GOODLETTSVILLE,
TN

490 LONG HOLLOW PIKE, GOODLETTSVILLE, TN 37072

EPSC PLAN
PHASE 2

ISSUE:	
NOT FOR CONSTRUCTION	
DATE:	
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OB NO.:	759560
DESIGN:	JPN
DRAWN:	ZSO
CHECKED:	HGC
SHEET NO.	
C501	



CODED NOTES:

- EXISTING TRANSFORMER TO REMAIN.
- TIE PROPOSED SANITARY SEWER LINE INTO EXISTING.
- PROPOSED CLEANOUT. SEE DETAIL SHEET C702
- PROPOSED GAS SERVICE.
- PROPOSED GAS METER.
- TIE PROPOSED GAS LINE INTO EXISTING. CONTRACTOR TO COORDINATE WITH PIEDMONT GAS COMPANY.
- PROPOSED CONNECTION TO IRRIGATION SYSTEM. SEE IRRIGATION PLANS FOR MORE DETAILS.
- PROPOSED 2" BACKFLOW PREVENTOR IN ABOVE GROUND HOTBOX. SEE DETAIL SHEET C702
- PROPOSED 2" DOMESTIC WATER SERVICE
- PROPOSED 2" WATER METER. SEE DETAIL SHEET C703
- IRRIGATION METER AND BACKFLOW PREVENTOR
- COORDINATE WITH WHITE HOUSE UTILITY FOR WATER TAP. SEE DETAIL SHEET C703
- PROPOSED ELECTRIC SERVICE (TO BE UNDERGROUND).
- PROPOSED TELEPHONE SERVICE.

GENERAL UTILITY NOTES:

- COORDINATE ALL SITE UTILITY WORK WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTOR'S WORK FORCE.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED TO PERFORM THE WORK PROPOSED ON THESE PLANS.
- EXISTING AND PROPOSED GAS, ELECTRIC, TELEPHONE ASSUMED TO BE 36" COVER
- CONTRACTOR TO ENSURE MIN. 10' FOOT HORIZONTAL AND 18" VERTICAL CLEARANCE BETWEEN WATER AND SANITARY/STORM LINES.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

LEGEND

EXISTING
REFER TO C101 FOR EXISTING FEATURES
LEGEND

PROPOSED	
	BUILDING
	CONCRETE CURB
	PAVEMENT/WALK
	SANITARY SEWER LINE
	DOMESTIC WATER SERVICE LINE
	GAS SERVICE LINE
	UNDERGROUND ELEC. LINE
	CATCH BASIN
	SANITARY CLEANOUT
	ELECTRICAL TRANSFORMER PAD
	LIGHT POLE
	STORM MANHOLE

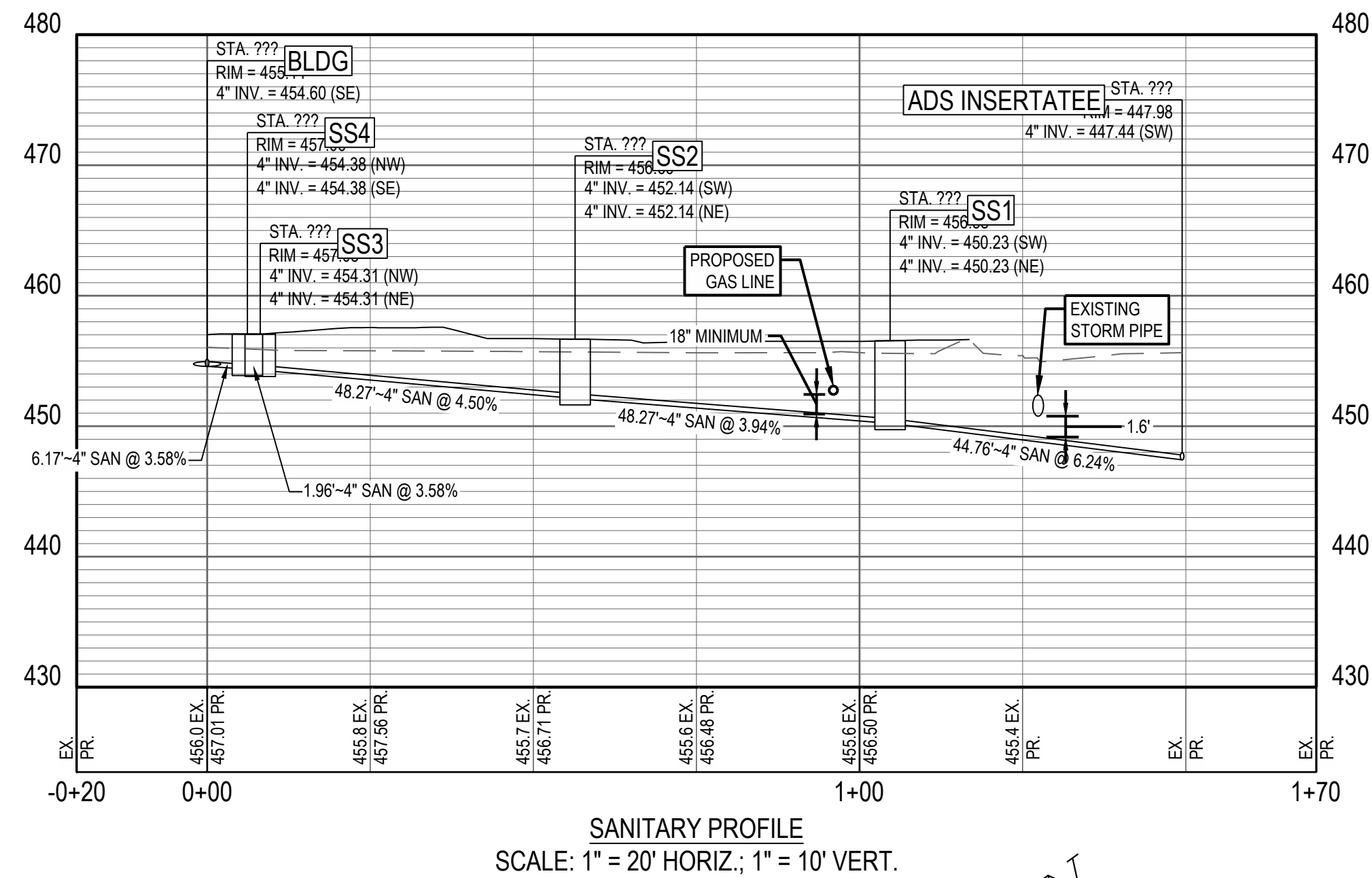
SEE SHEET C101
FOR GENERAL UTILITY NOTES

SANITARY SEWER STRUCTURE SCHEDULE

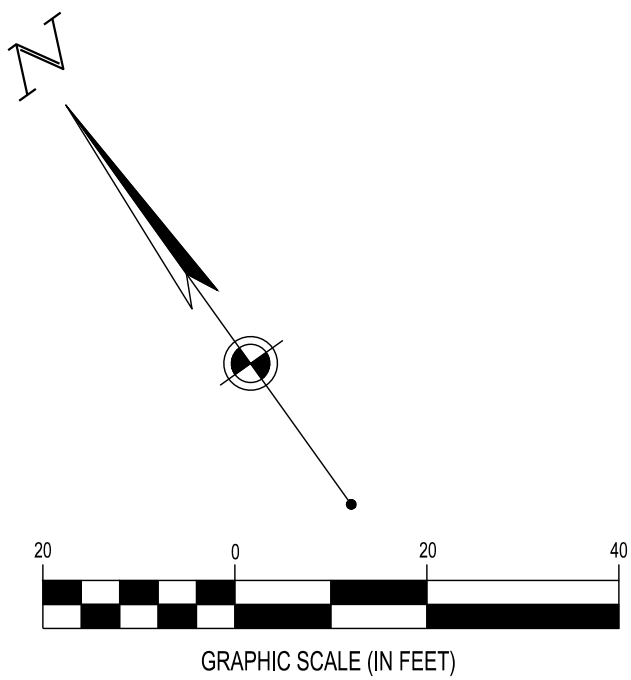
NO.	STRUCTURE	RIM	INVERT
BLDG	BLDG CONNECTION	455.14	454.60 (4" SE)
SS1	CLEANOUT	456.55	450.23 (4" SW) 450.23 (4" NE)
SS3	CLEANOUT	457.05	454.31 (4" NW) 454.31 (4" NE)
SS4	CLEANOUT	457.06	454.38 (4" NW) 454.38 (4" SE)

SANITARY SEWER PIPE TABLE

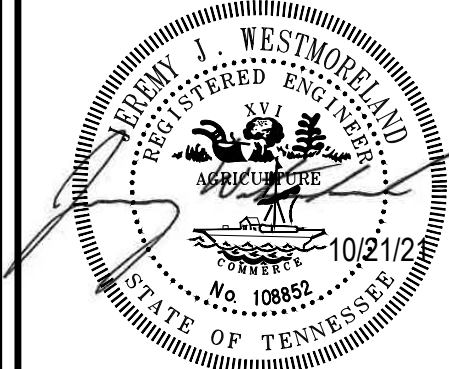
PIPE NAME	DIAMETER	LENGTH	SLOPE	MATERIAL
BLDG - SS4	4"	6'	3.58%	PVC
SS4 - SS3	4"	2'	3.58%	PVC
SS3 - SS2	4"	48'	4.50%	PVC



SANITARY PROFILE
SCALE: 1" = 20' HORIZ.; 1" = 10' VERT.



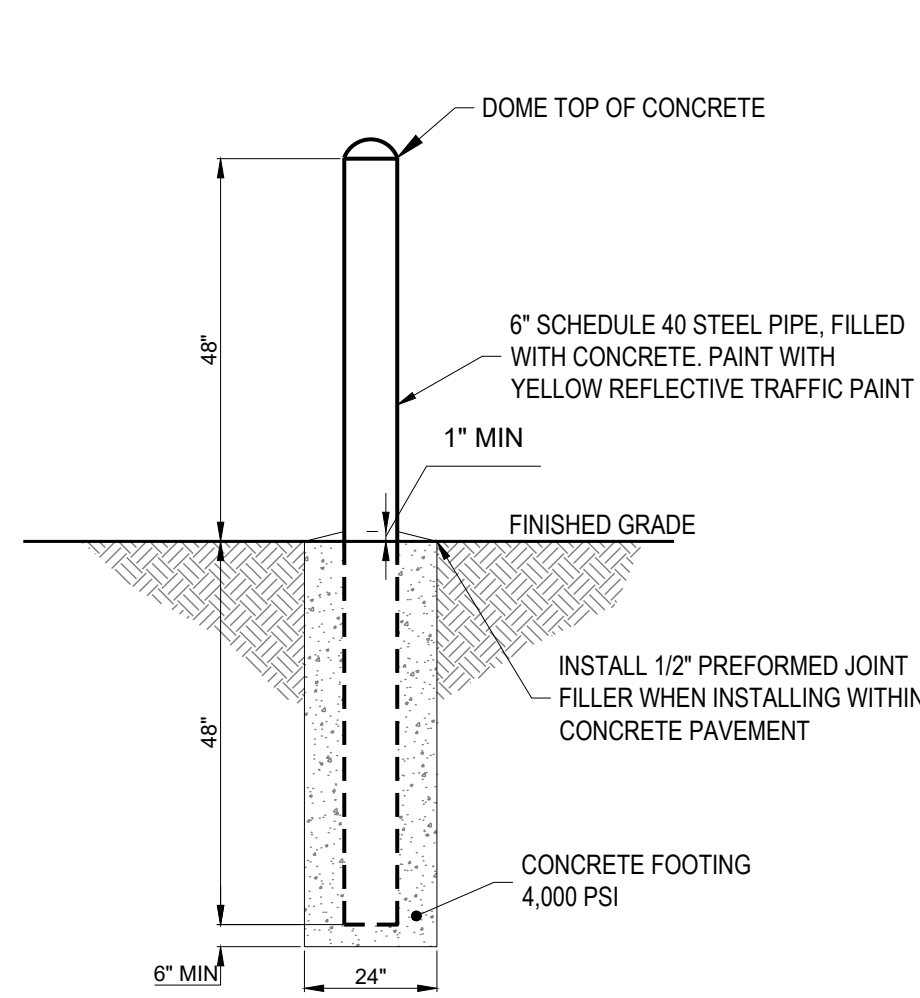
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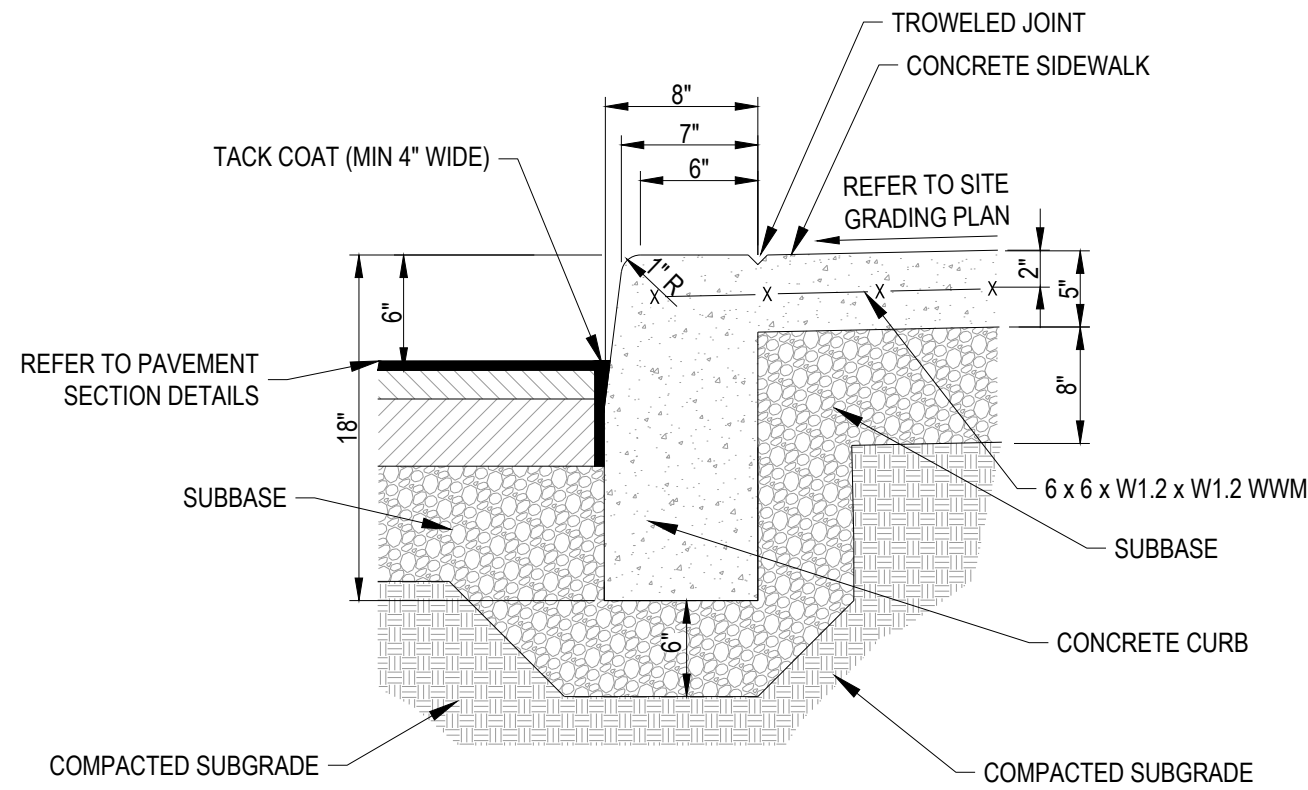
AMERICAN DEVELOPMENT PARTNERS
ACM - GOODLETTSVILLE,
TN

UTILITY PLAN

ISSUE:
NOT FOR CONSTRUCTION
DATE:
10/04/2021
JOB NO.: 759560
DESIGN: JPN
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SHEET NO.
C600

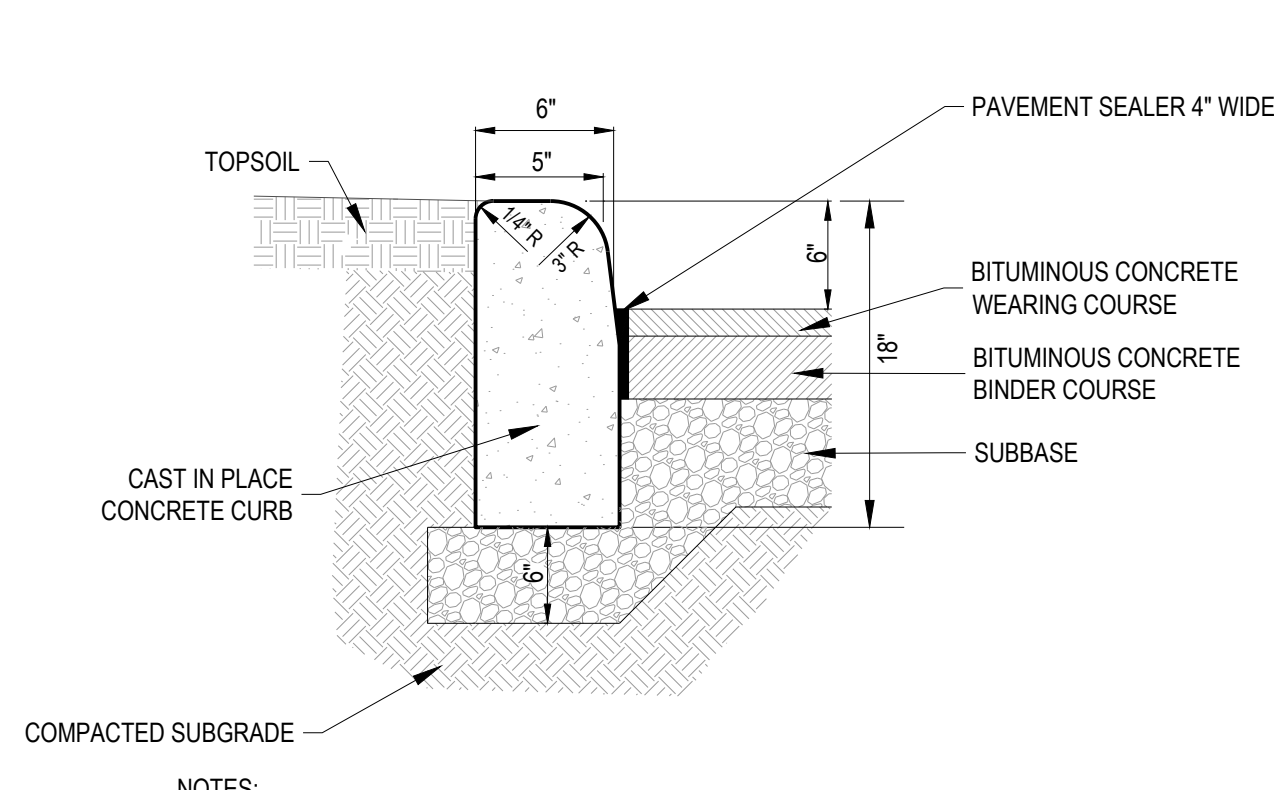


BOLLARD
NTS



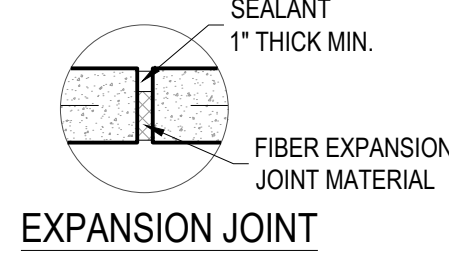
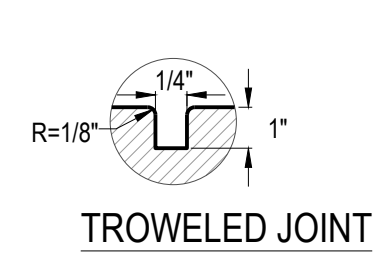
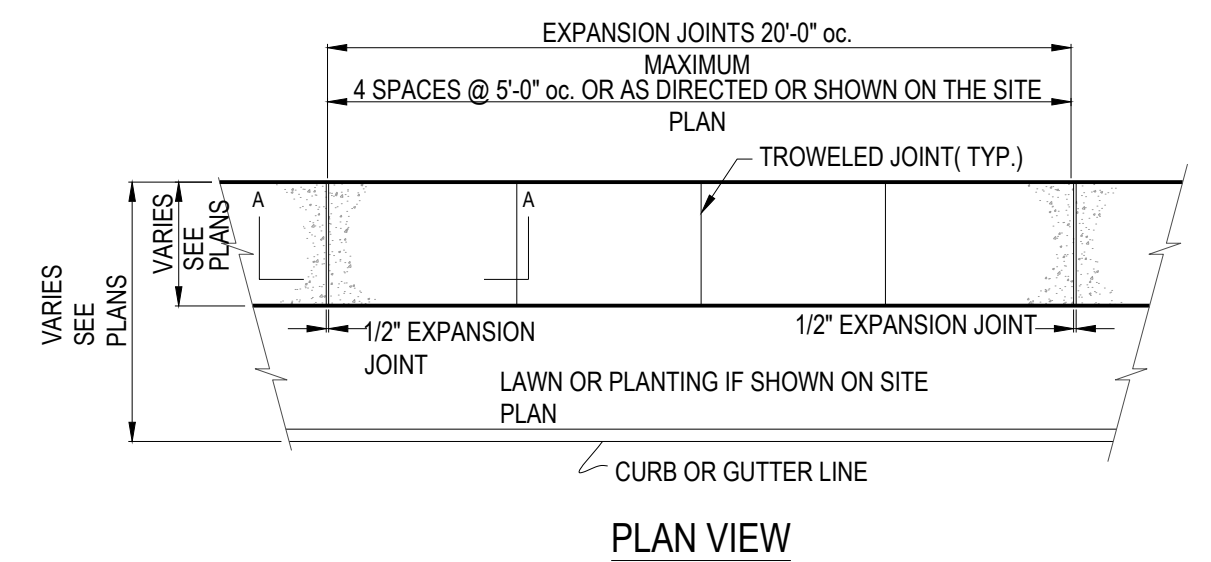
- NOTES:
1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE AT 28 DAYS.
 2. CURB EXPANSION JOINTS TO MATCH SIDEWALK EXPANSION JOINT SPACING.

INTEGRAL CURB & SIDEWALK
NTS



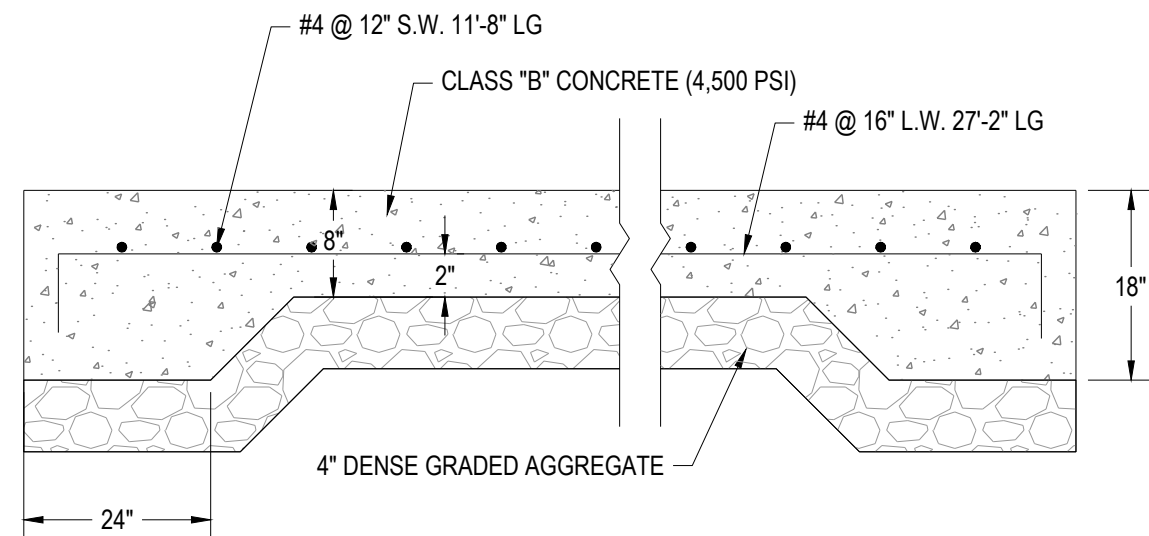
- NOTES:
1. ALL CONCRETE CURBS AND SIDEWALKS TO BE FC 4000 P.S.I. CONCRETE AT 28 DAYS.
 2. CURB EXPANSION JOINT SPACING IS 10'-0" MAXIMUM. FILL WITH 1/2" PREFORMED EXPANSION JOINT RECESSED 1/4 INCH BELOW TOP OF CURB.
 3. MAXIMUM HEIGHT OF CURB TO PAVING IS 6".

STRAIGHT FACED CURB DETAIL
NTS



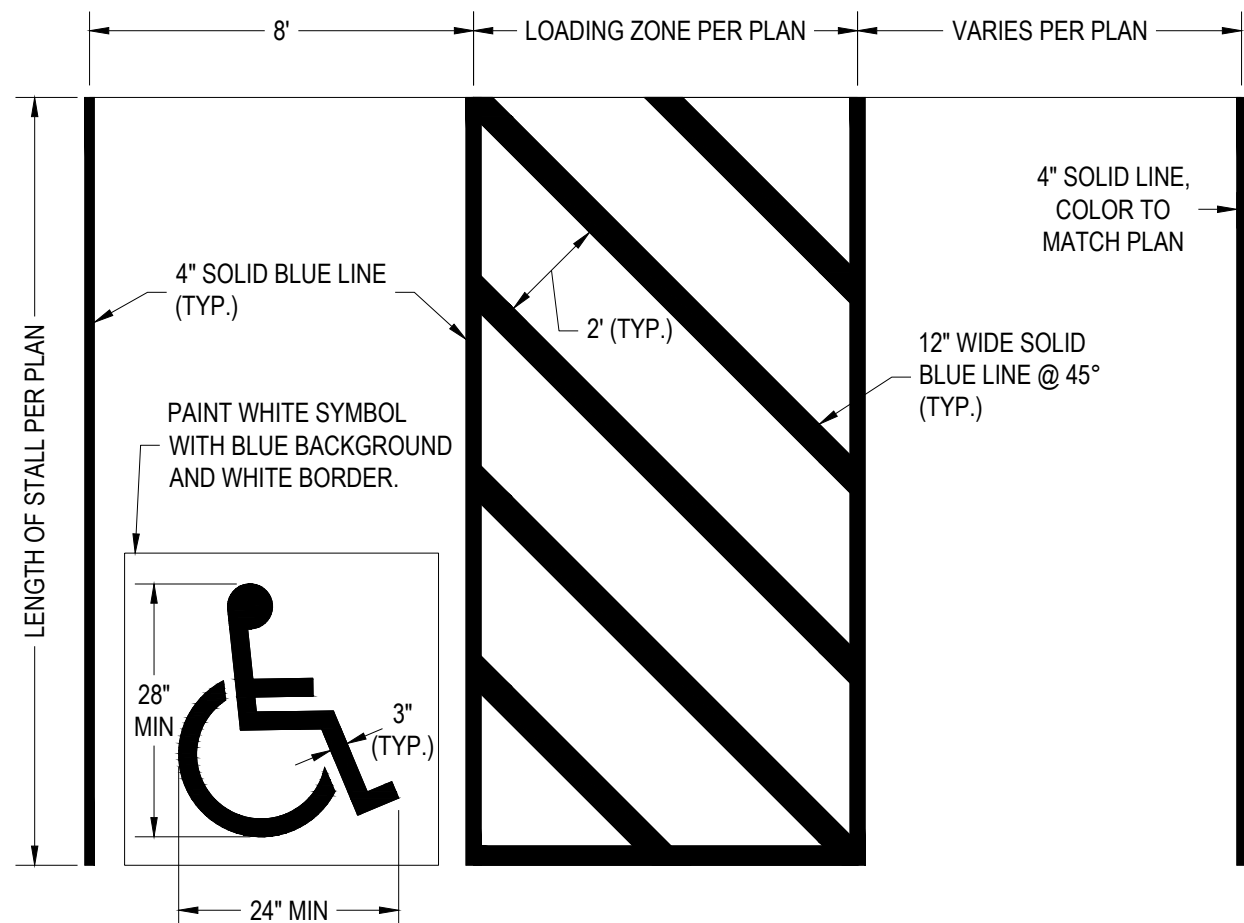
- NOTES:
1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE.
 2. SIDE WALK TO BE SLOPED 2% MAX. AWAY FROM BUILDING.

CONCRETE SIDEWALK DETAIL
NTS

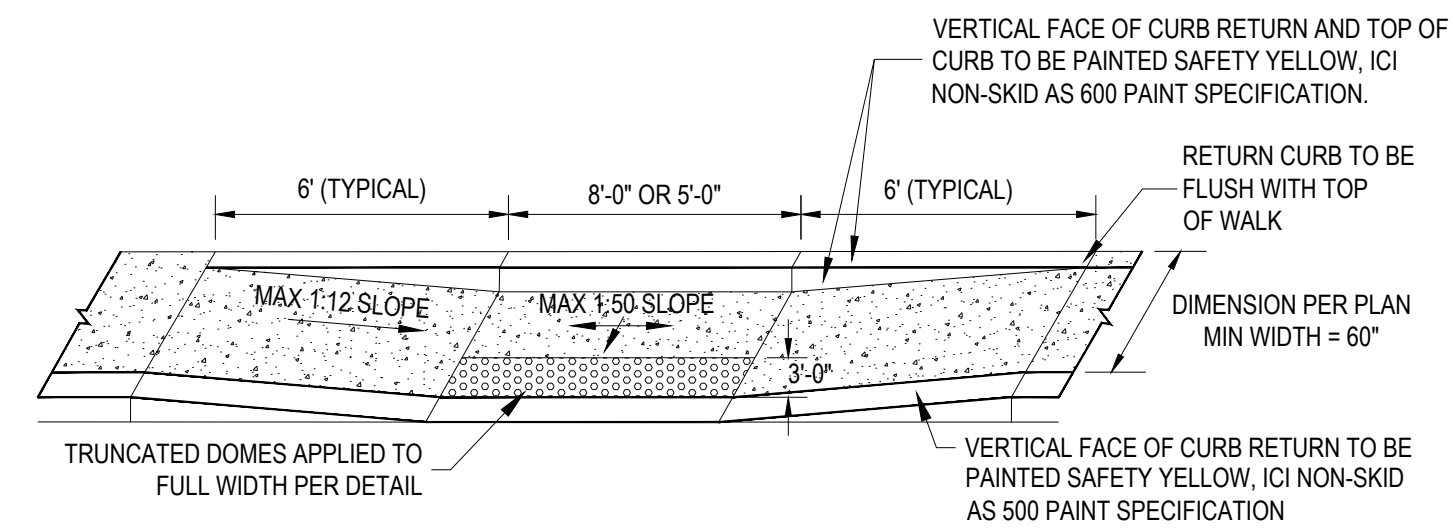


- NOTES:
1. INTENDED USE INCLUDES HVAC PAD, DRIVE-THRU LANES, AND DUMPSTER PAD APRON.

REINFORCED CONCRETE PAD
NTS

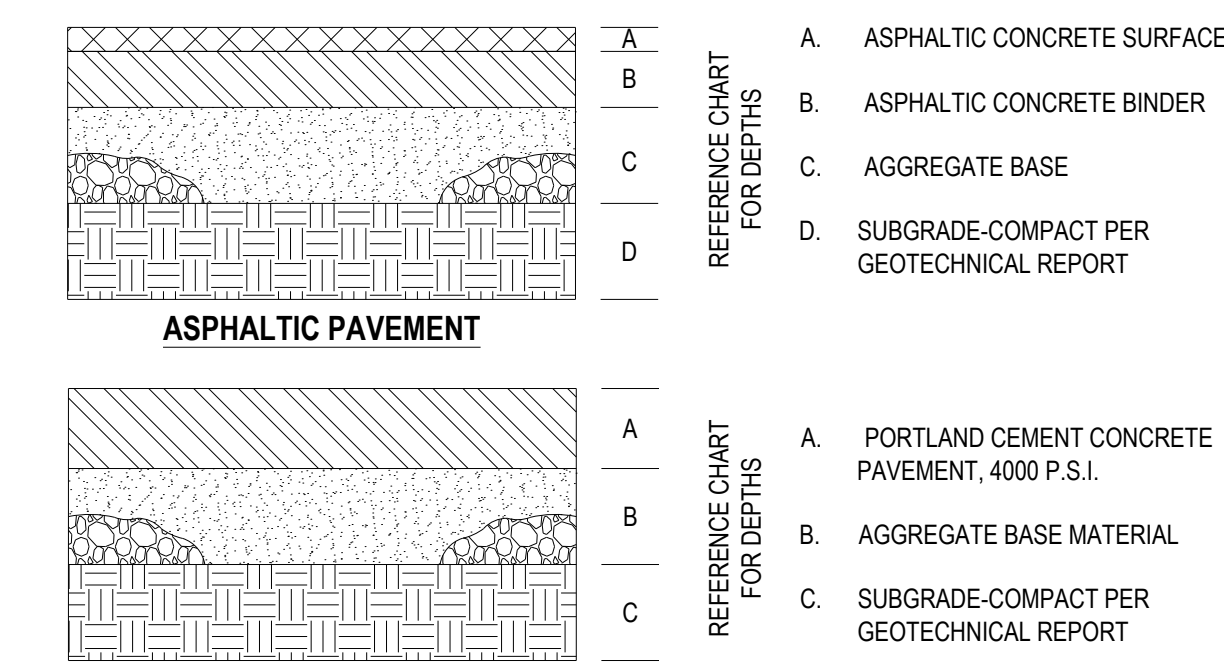


ACCESSIBLE PARKING SPACE STRIPING
NTS



- NOTES:
1. CURB RAMP SHOWN IN DIAGRAM SHALL HAVE NON-WALKING SURFACE ON EITHER SIDE.
 2. VERIFY SIZE AND STYLE (STRAIGHT, FLARED SIDES, OR BUILT UP) RAMP WITH SITE IMPROVEMENT PLAN.
 3. CROSS SLOPE (ACROSS RAMP MAIN SLOPE) SHALL NOT EXCEED 1.5% DESIGN (2.0% CONSTRUCTION) SLOPE.

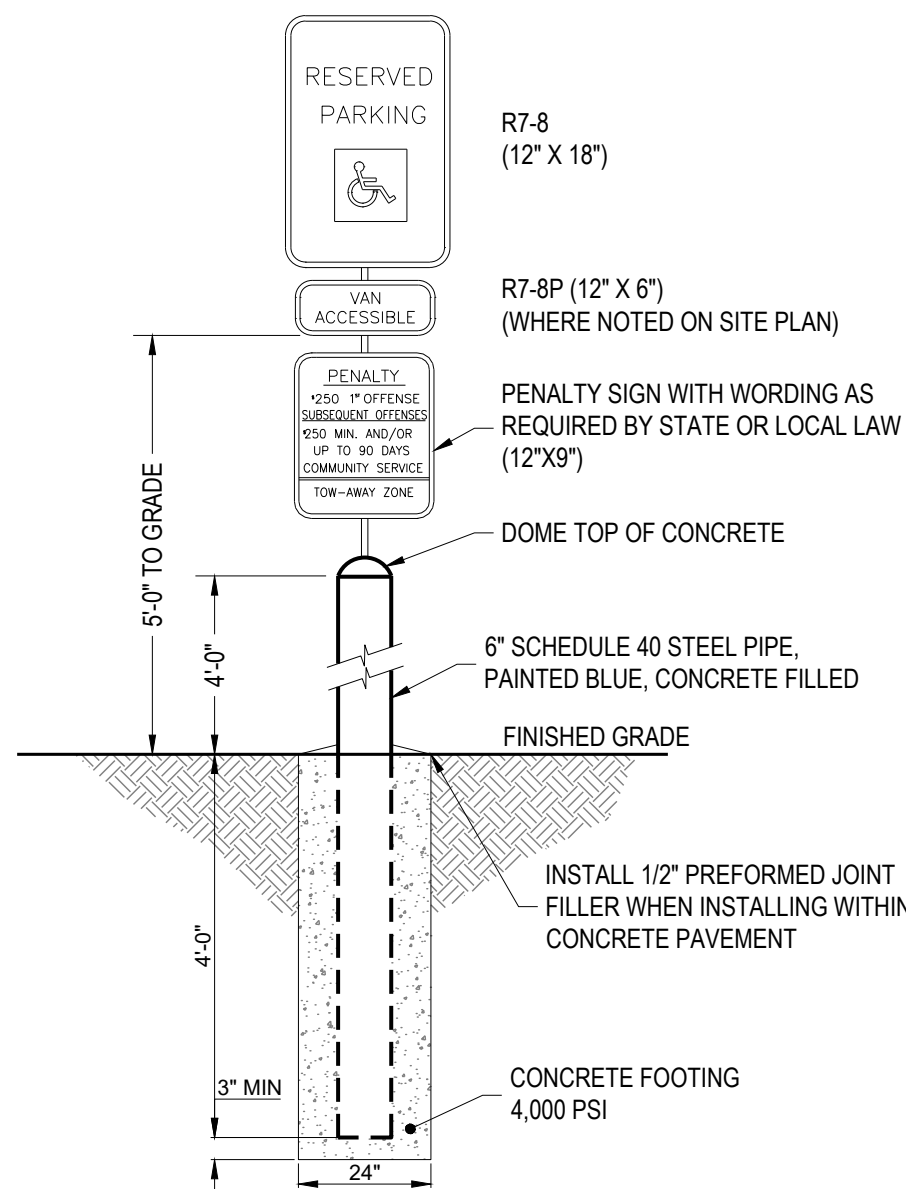
ACCESSIBLE CURB RAMP
NTS



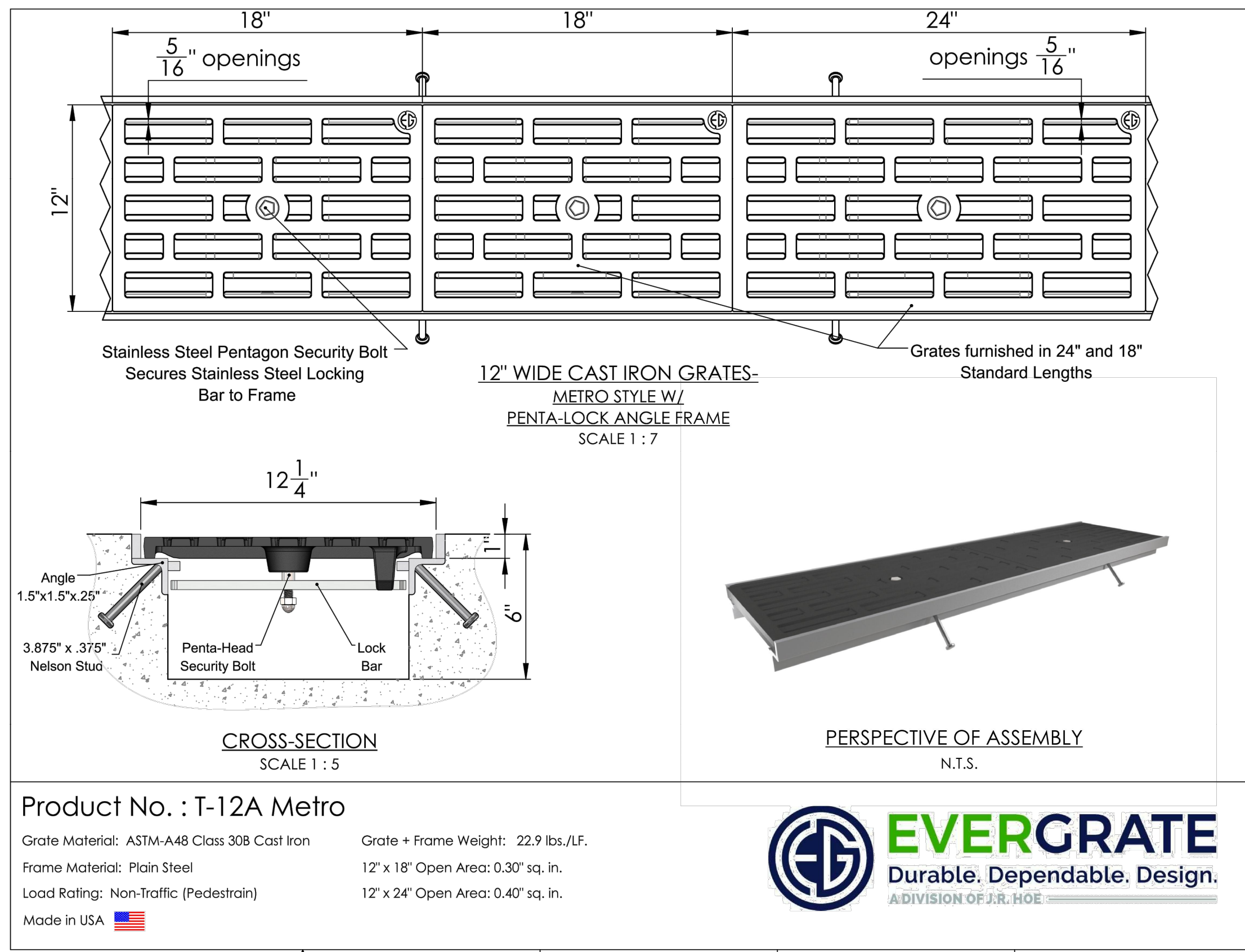
PAVEMENT LAYER DEPTHS					
	ASPHALT			CONCRETE	
	A	B	C	A	B
LIGHT DUTY	1.5	2.0	6.0	-	-
HEAVY DUTY	-	-	-	6.0	5.0

NOTE: CONTRACTOR TO VERIFY PAVEMENT SECTION MATCHES OR IS GREATER THAN THE SURROUNDING AREA.

PAVEMENT SECTIONS
NTS



ACCESSIBLE PARKING SIGN IN BOLLARD
NTS



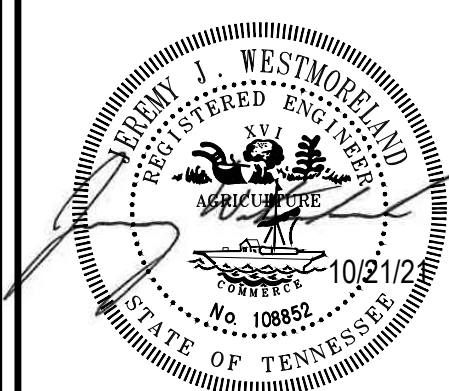
Product No. : T-12A Metro

Grate Material: ASTM-A48 Class 308 Cast Iron
Frame Material: Plain Steel
Load Rating: Non-Traffic (Pedestrian)
Made in USA

Grate + Frame Weight: 22.9 lbs./L.F.
12' x 18' Open Area: 0.30' sq. in.
12' x 24' Open Area: 0.40' sq. in.



NO.	DATE	REVISION DESCRIPTION	CITY COMMENTS
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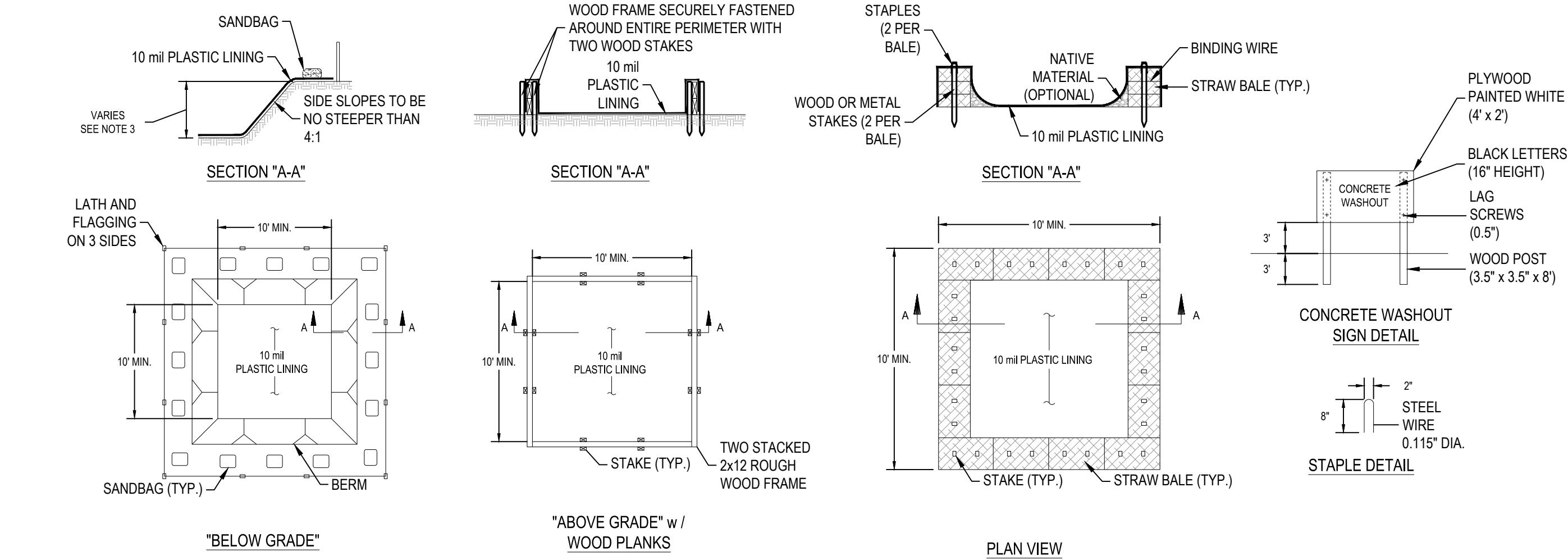


AMERICAN DEVELOPMENT PARTNERS
ACM - GOODLETTSVILLE,
TN

SITE DETAILS

ISSUE:	NOT FOR CONSTRUCTION
DATE:	10/04/2021
JOB NO.:	759560
DESIGN:	JPN
DRAWN:	ZSO
CHECKED:	HGC
SHEET NO.	C700

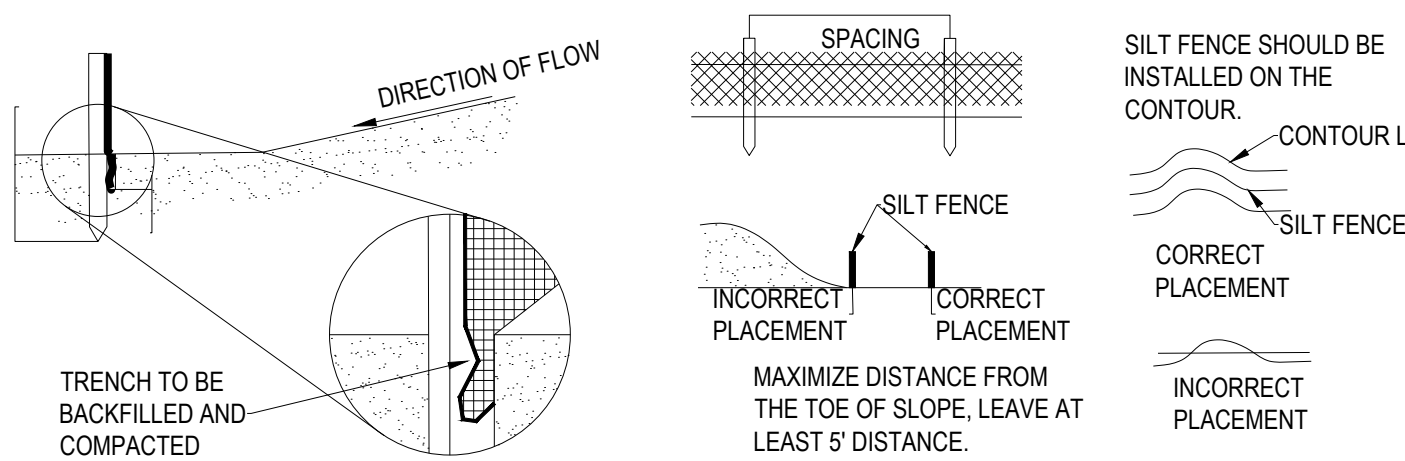
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- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 3. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING BUT NOT LIMITED TO OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.

CONCRETE WASHOUT

NTS



- NOTES:
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
 3. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
 4. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
 5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE ESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
 6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.
 7. THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM F 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICES WHICH WILL ENSURE ADEQUATE UNIFORM TRENCH DEPTH.
 8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT THE 8 INCHES OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 IN. DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
 9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
 10. MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONLY OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE:
 - 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED,
 - 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR
 - 3) OTHER PRACTICES SHALL BE INSTALLED.

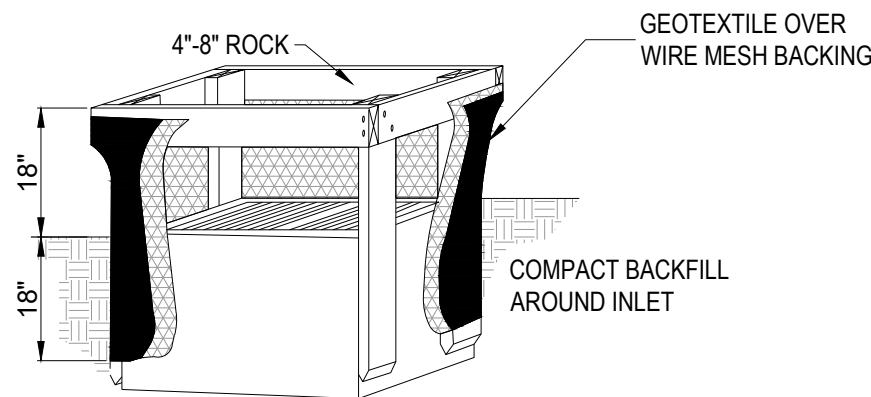
CRITERIA FOR SILT FENCE MATERIALS

1. FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2 IN. X 2 IN. HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.
2. SILT FENCE FABRIC (SEE CHART BELOW)

FABRIC PROPERTIES	VALUES	TEST METHODS
GRAB TENSILE STRENGTH	90 LB. MINIMUM	ASTM D-1682
MULEN BURST STRENGTH	190 PSI MINIMUM	ASTM D-3786
SLURRY FLOW RATE	0.3 GAL/MIN/FT. MAX.	
EQUIVALENT OPENING SIZE	40-80	US STD. SIEVE CW 02215
ULTRAVIOLET RADIATION STABILITY	90% MINIMUM	ASTM - G 26

SILT FENCE DETAIL

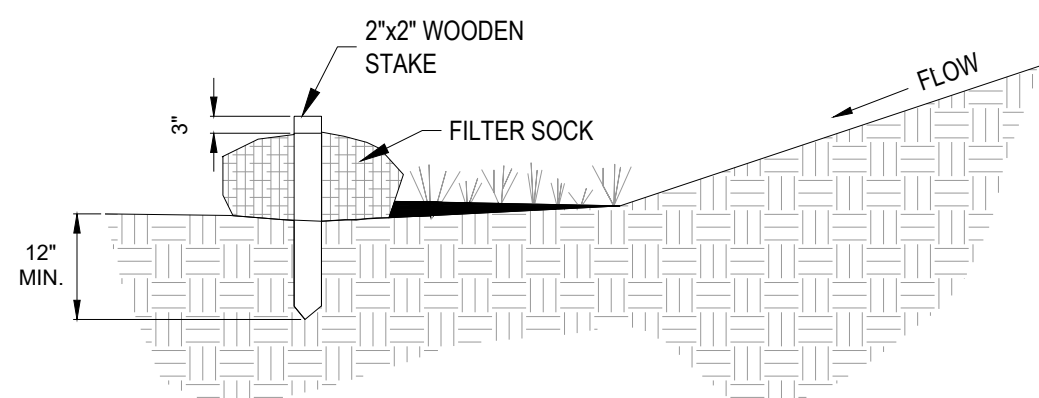
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SECTION

INLET PROTECTION

NTS

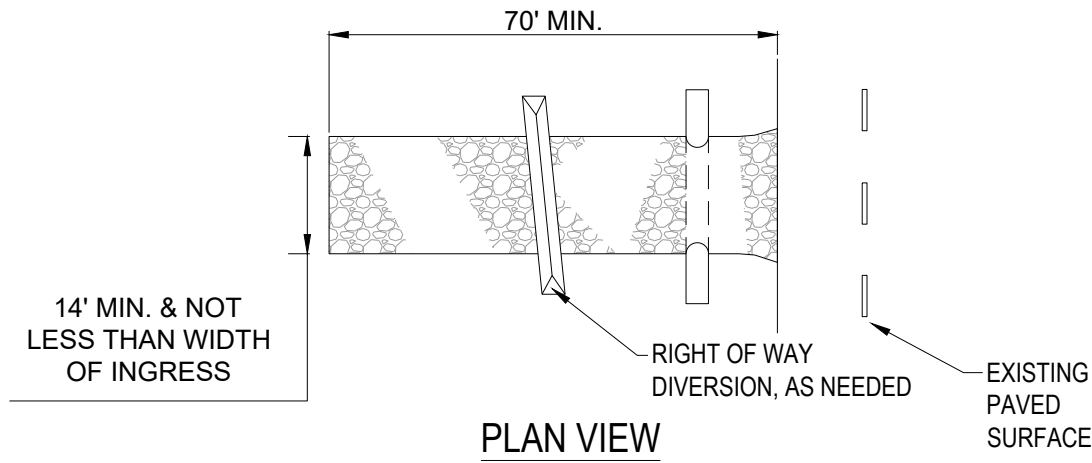


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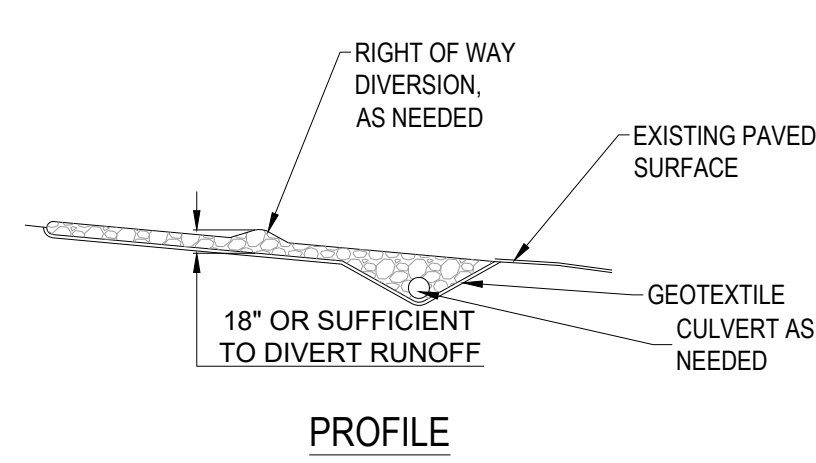
FILTER SOCK

NTS

- NOTES:
1. MATERIALS - COMPOST USED FOR FILTER SOCKS SHALL BE WEED, PATHOGEN AND INSECT FREE AND FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. THEY SHALL BE DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER AND CONSIST OF A PARTICLES RANGING FROM 3/8" TO 2".
 2. FILTER SOCKS SHALL BE 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS.
 3. FILTER SOCKS WILL BE PLACED ON A LEVEL LINE ACROSS SLOPES, GENERALLY PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND AS NEEDED MID-SLOPE.
 4. FILTER SOCKS INTENDED TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, SHALL BE SEEDED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.
 5. FILTER SOCKS ARE NOT TO BE USED IN CONCENTRATED FLOW SITUATIONS OR IN RUNOFF CHANNELS.
 6. ROUTINELY INSPECT FILTER SOCKS AFTER EACH SIGNIFICANT RAIN, MAINTAINING FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES.
 7. REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER SOCKS WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE PRACTICE.
 8. WHERE THE FILTER SOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
 9. REMOVAL - FILTER SOCKS WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED IN SUCH AS WAY AS TO FACILITATE AND NOT OBSTRUCT SEEDINGS.



PLAN VIEW



PROFILE

- NOTES:
1. STONE SIZE - (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS.
 3. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
 4. WIDTH - THE ENTRANCE SHALL E AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. GEOTEXTILE - A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF 10. STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:
 6. TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICAL BEFORE MAJOR GRADING ACTIVITIES.
 7. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
 8. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
 9. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
 10. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
 11. REMOVAL - THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

GEOTEXTILE SPECIFICATION FOR CONSTRUCTION ENTRANCE	
MINIMUM TENSILE STRENGTH	200 lbs.
MINIMUM PUNCTURE STRENGTH	80 psi.
MINIMUM TEAR STRENGTH	50 lbs.
MINIMUM BURST STRENGTH	320 psi.
MINIMUM ELONGATION	20%
EQUIVALENT OPENING SIZE	EOS < 0.6 mm.
PERMITTIVITY	1x10-3 cm/sec.

STABILIZED CONSTRUCTION ENTRANCE

NTS

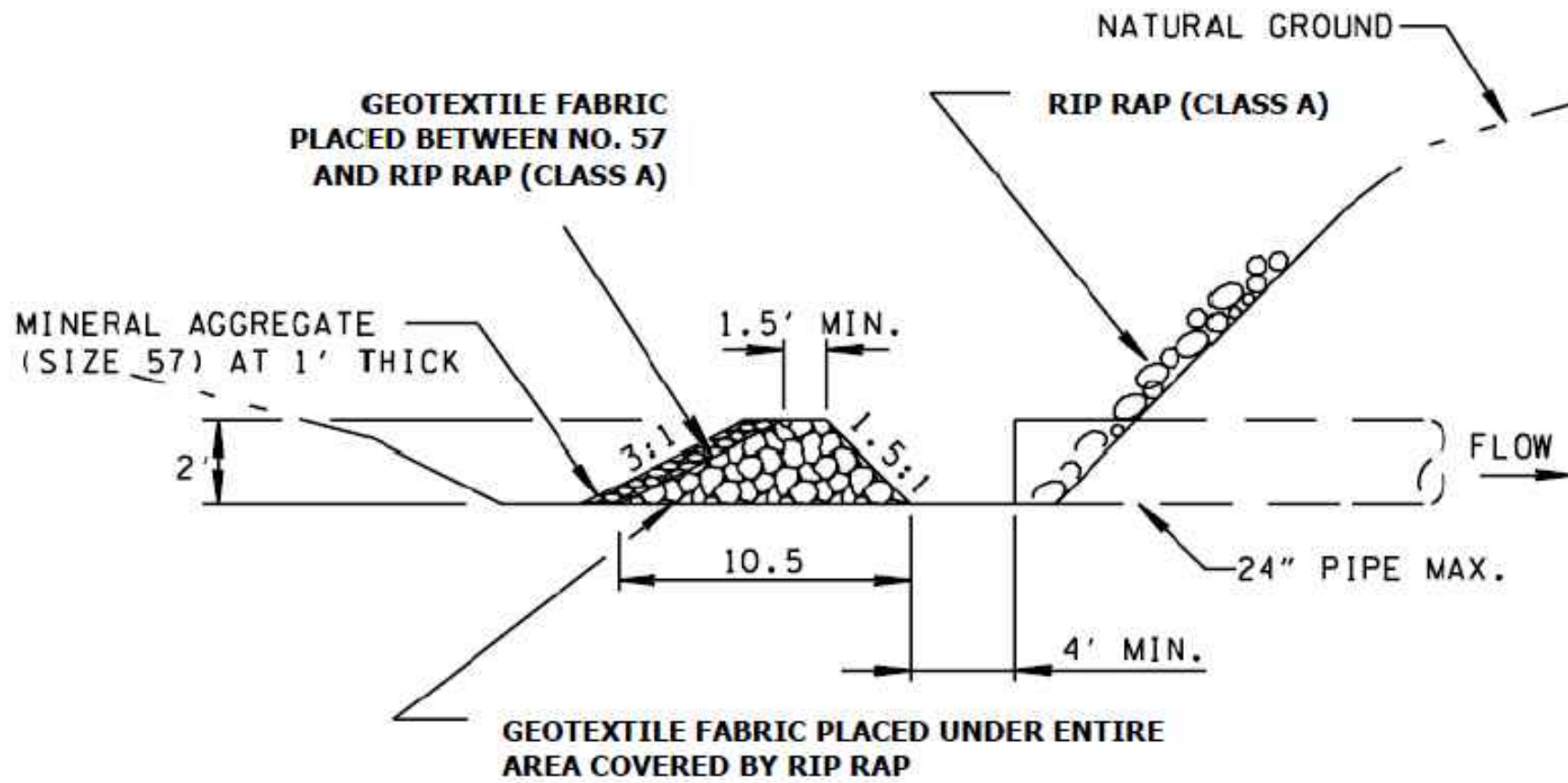


Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)



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CITY COMMENTS

DATE
10/21/2021

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AMERICAN DEVELOPMENT PARTNERS

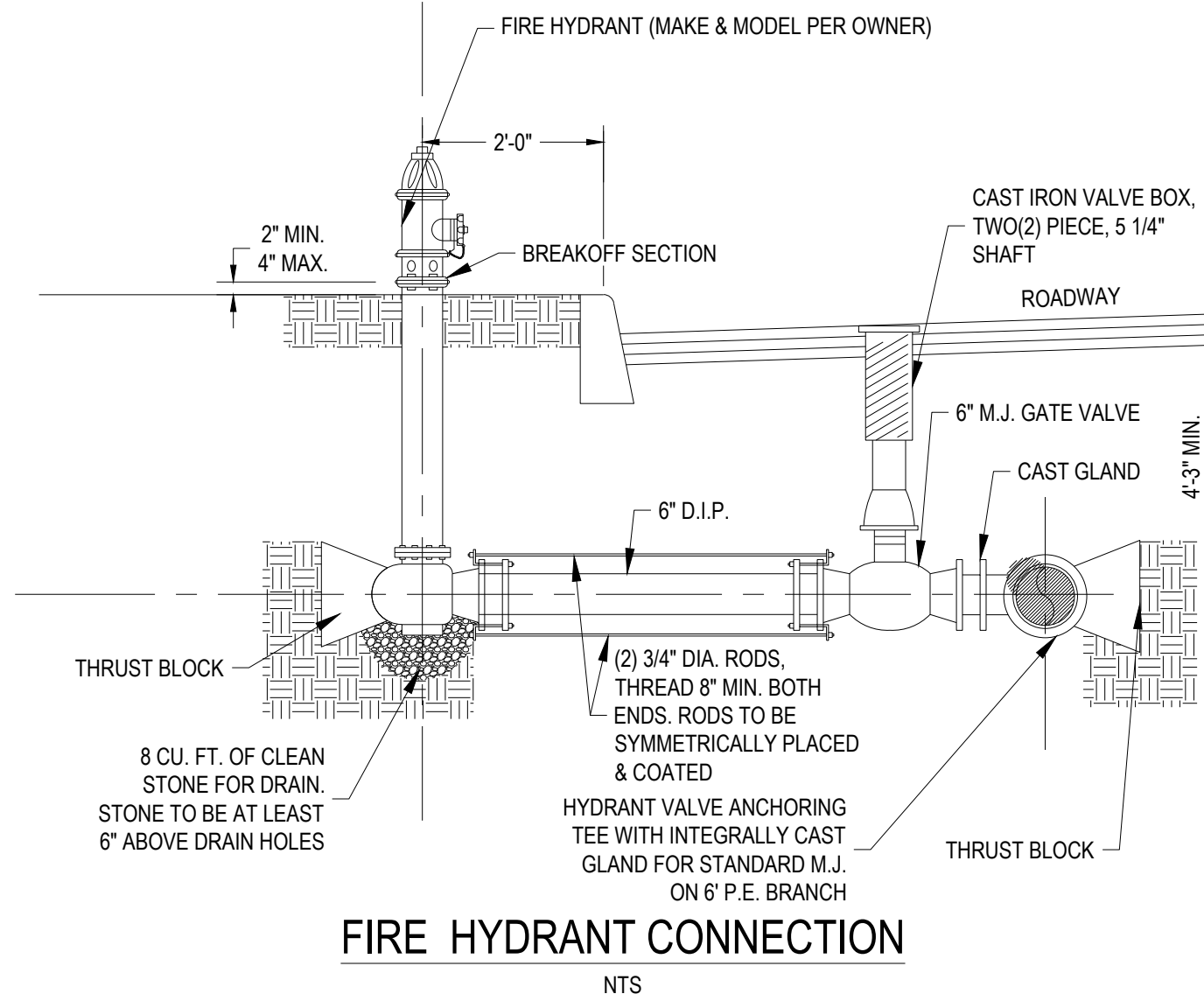
ACM - GOODLETTSVILLE,
TN

490 LONG HOLLOW PIKE, GOODLETTSVILLE, TN 37072

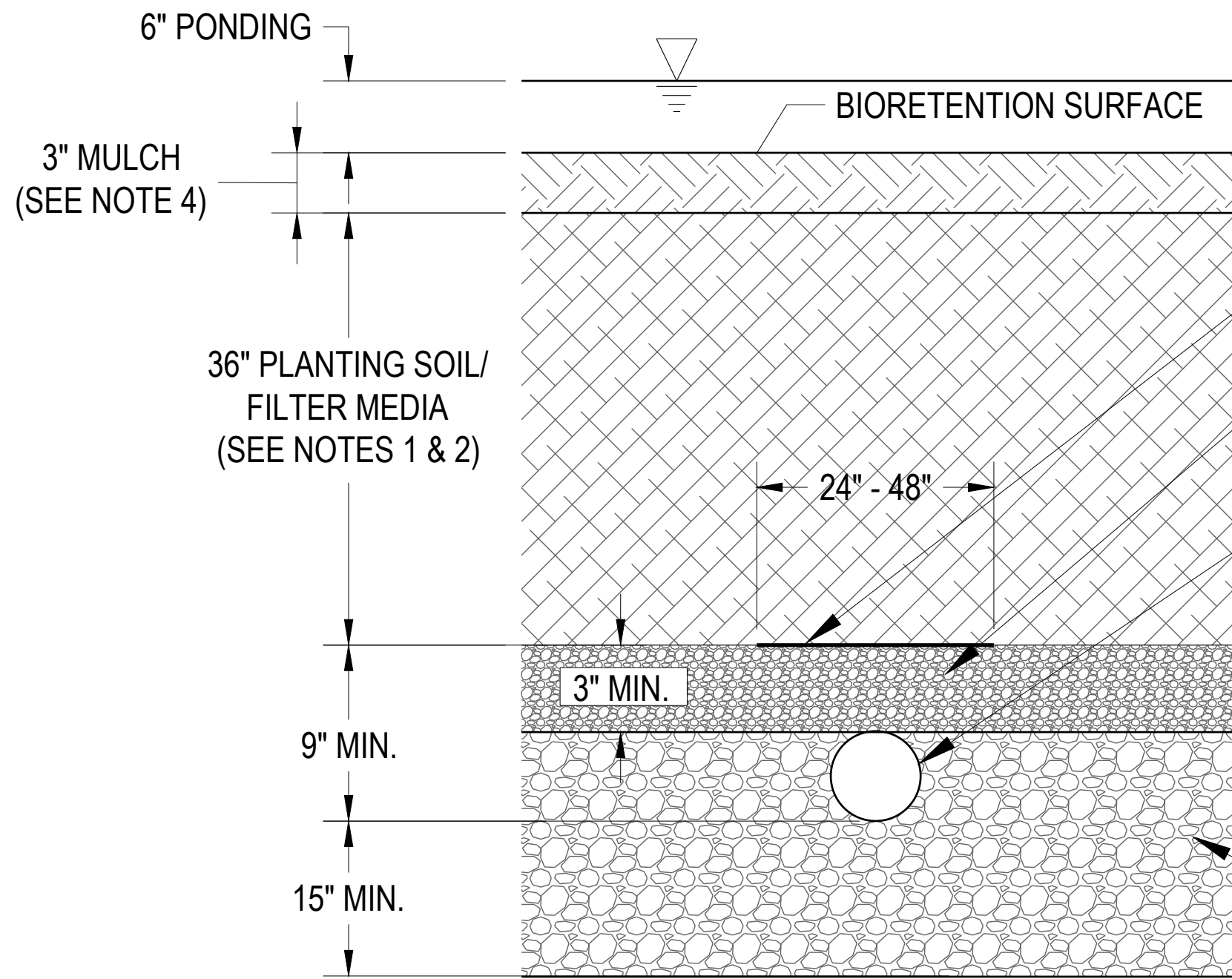
EPSC DETAILS

ISSUE:
NOT FOR CONSTRUCTION
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10/04/2021
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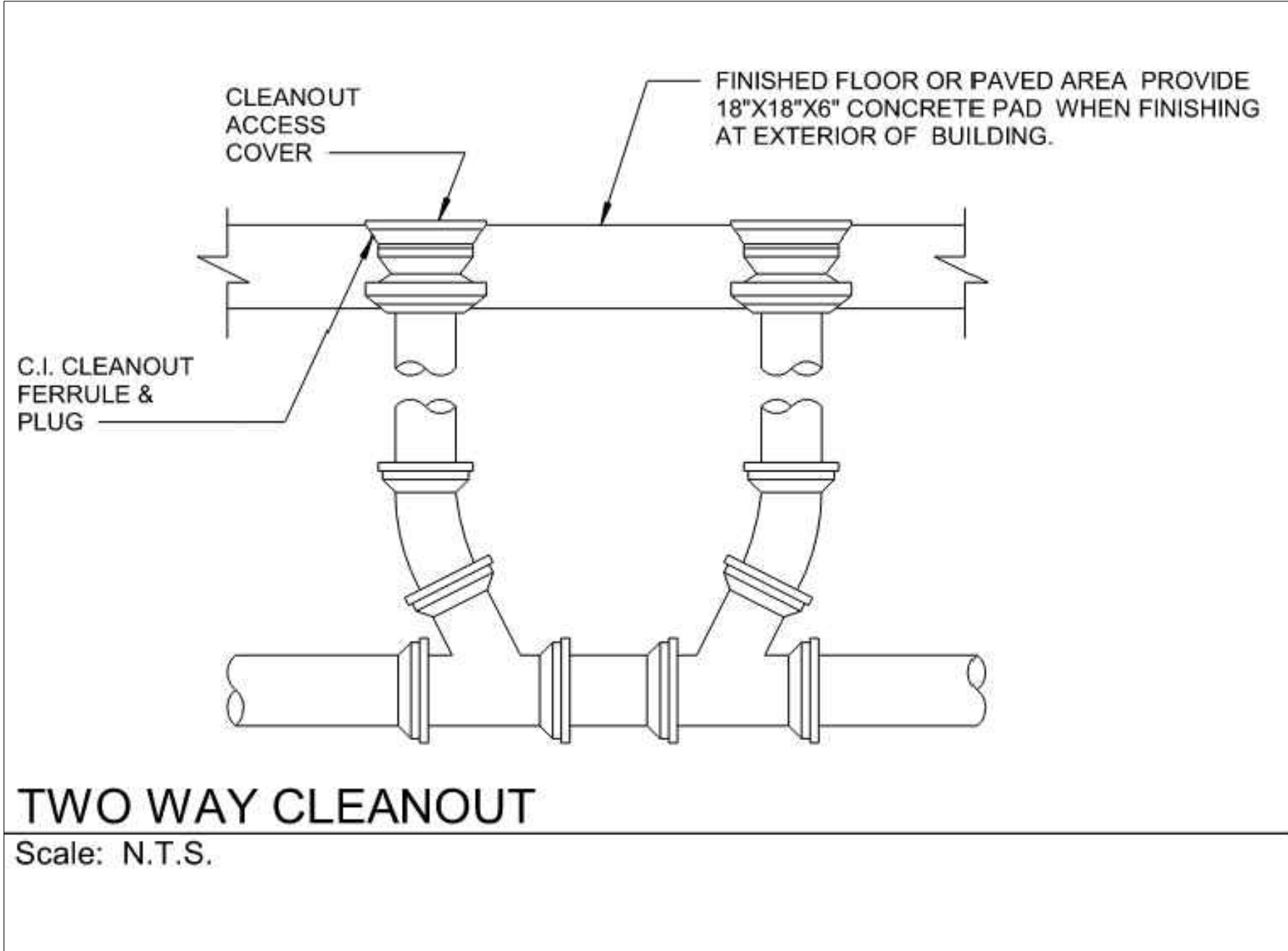
FIRE HYDRANT CONNECTION
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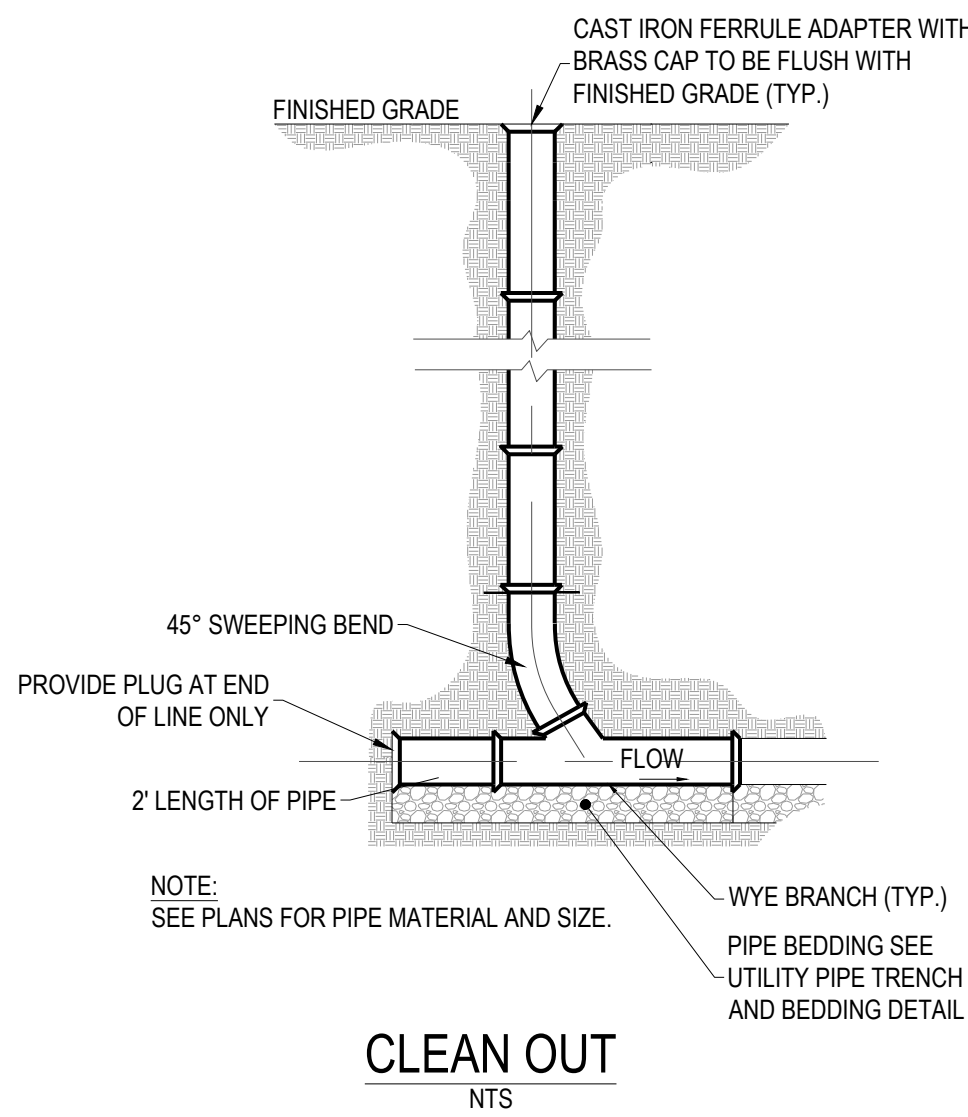
MIN. SURFACE AREA REQUIRED = 294 SF
SURFACE AREA PROVIDED = 294 SF

BIORETENTION NOTES:

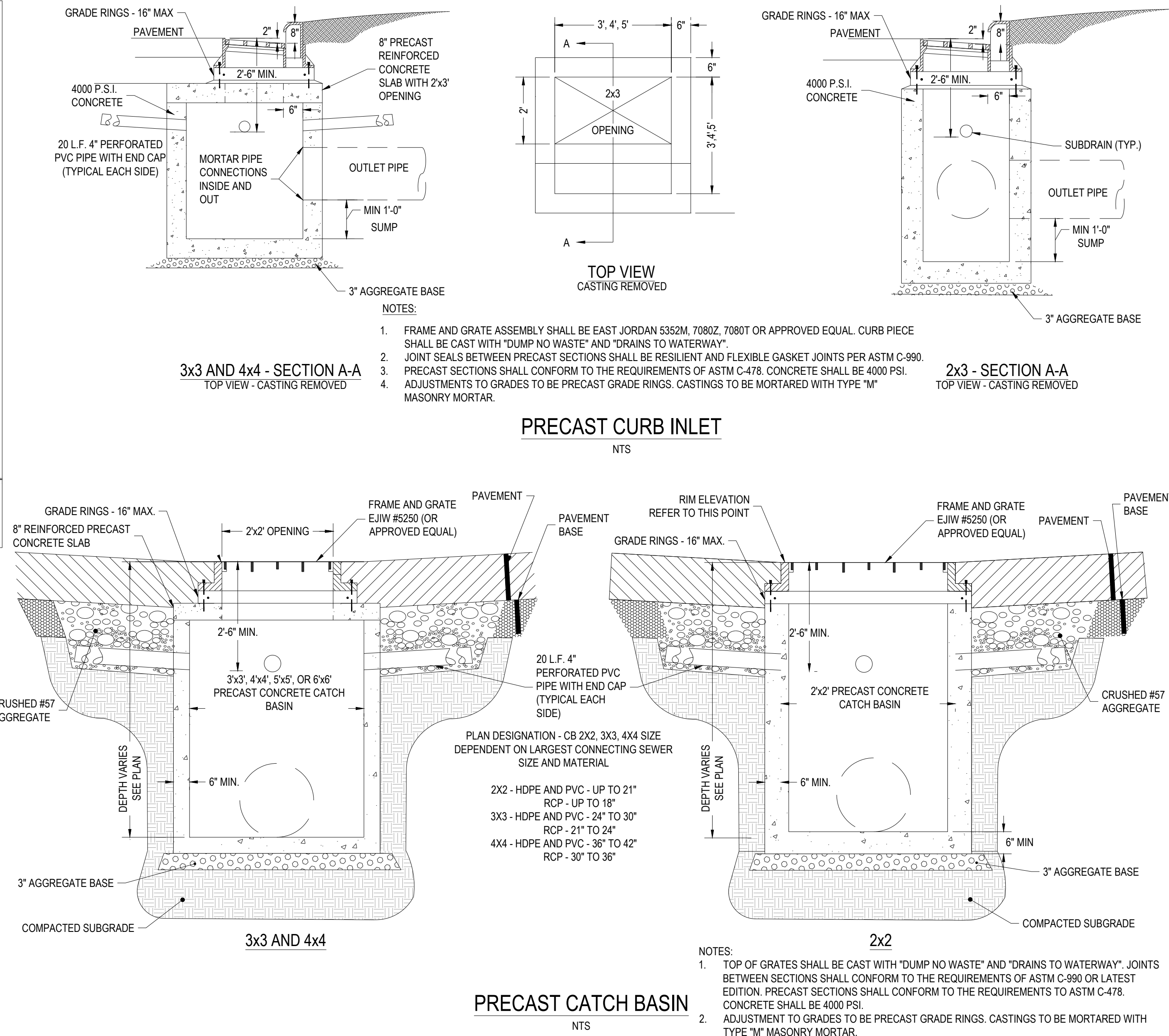
- PLANTING SOIL INFILTRATION RATE SHALL BE 1 INCH PER HOUR MINIMUM.
- FILTER MEDIA SHALL BE PER METRO NASHVILLE STORMWATER GIP-01.
 - SAND 70% TO 85%
 - SILT + CLAY 10-20%, WITH NO MORE THAN 10% CLAY
 - 5-10% ORGANIC MATTER
- SOIL FILTER FABRIC SHALL BE A NON-WOVEN GEOTEXTILE FABRIC WITH A FLOW RATE OF > 110 GAL./MIN./FT². APPLY ONLY TO THE POND SIDES AND ABOVE THE UNDERDRAIN.
- MULCH SHALL BE SHREDDED, AGED HARDWOOD MULCH OR PINE STRAW.
- STORAGE LAYER SHALL CONSIST OF CLEAN, WASHED #57 STONE.
- CONTRACTOR SHALL NOTIFY MWS DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF THE INSTALLATION, THE CONTRACTOR WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS BY MWS.



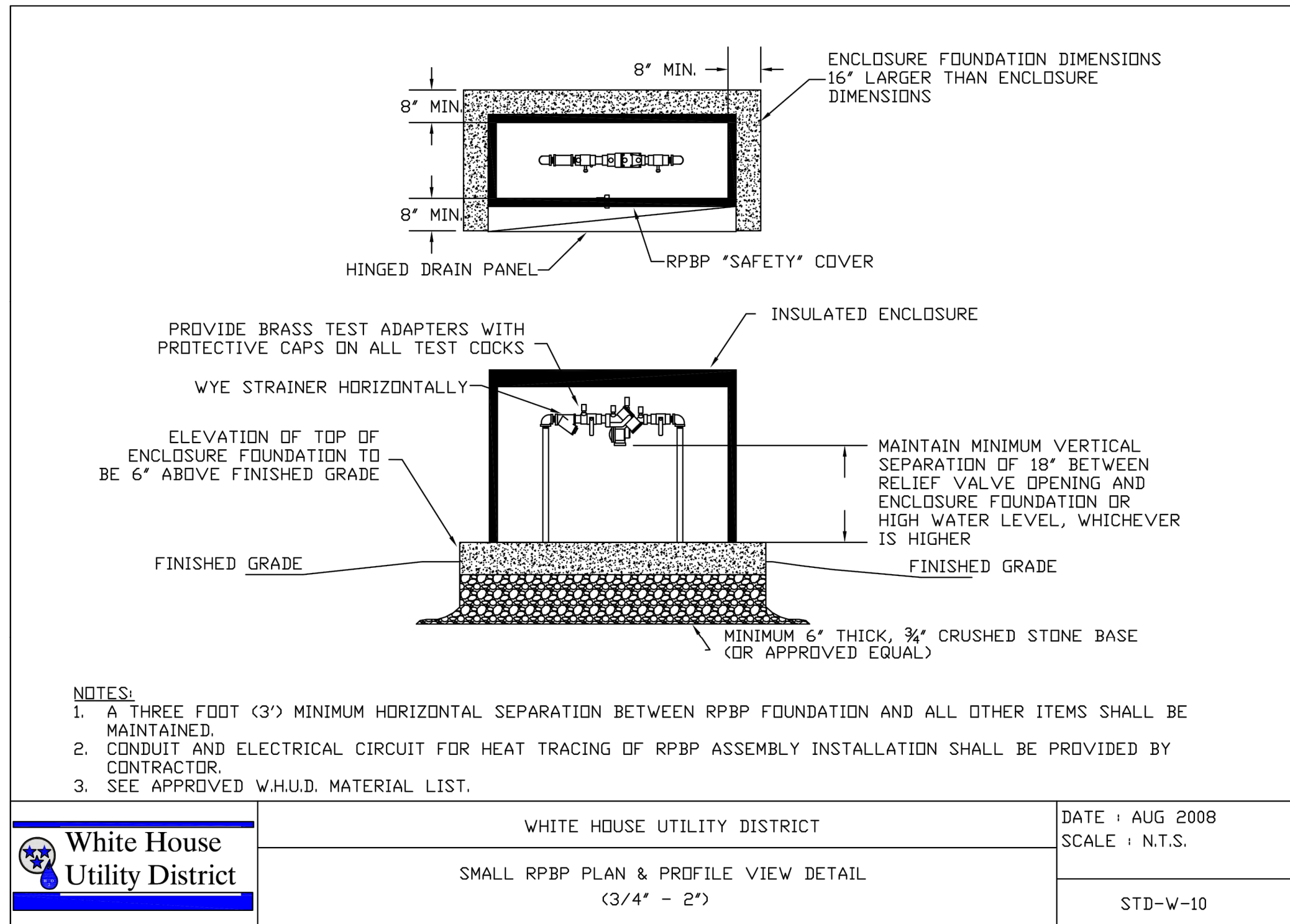
TWO WAY CLEANOUT
Scale: N.T.S.



CLEAN OUT
NTS



PRECAST CATCH BASIN
NTS

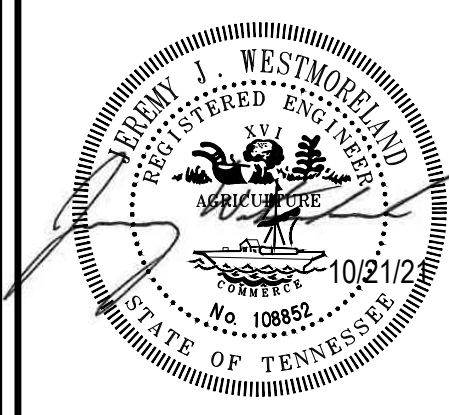


- NOTES:
- A THREE FOOT (3') MINIMUM HORIZONTAL SEPARATION BETWEEN RPB FOUNDATION AND ALL OTHER ITEMS SHALL BE MAINTAINED.
 - CONDUIT AND ELECTRICAL CIRCUIT FOR HEAT TRACING OF RPB ASSEMBLY INSTALLATION SHALL BE PROVIDED BY CONTRACTOR.
 - SEE APPROVED W.H.U.D. MATERIAL LIST.

	WHITE HOUSE UTILITY DISTRICT	DATE : AUG 2008 SCALE : N.T.S.
	SMALL RPB PLAN & PROFILE VIEW DETAIL (3/4" - 2")	STD-W-10



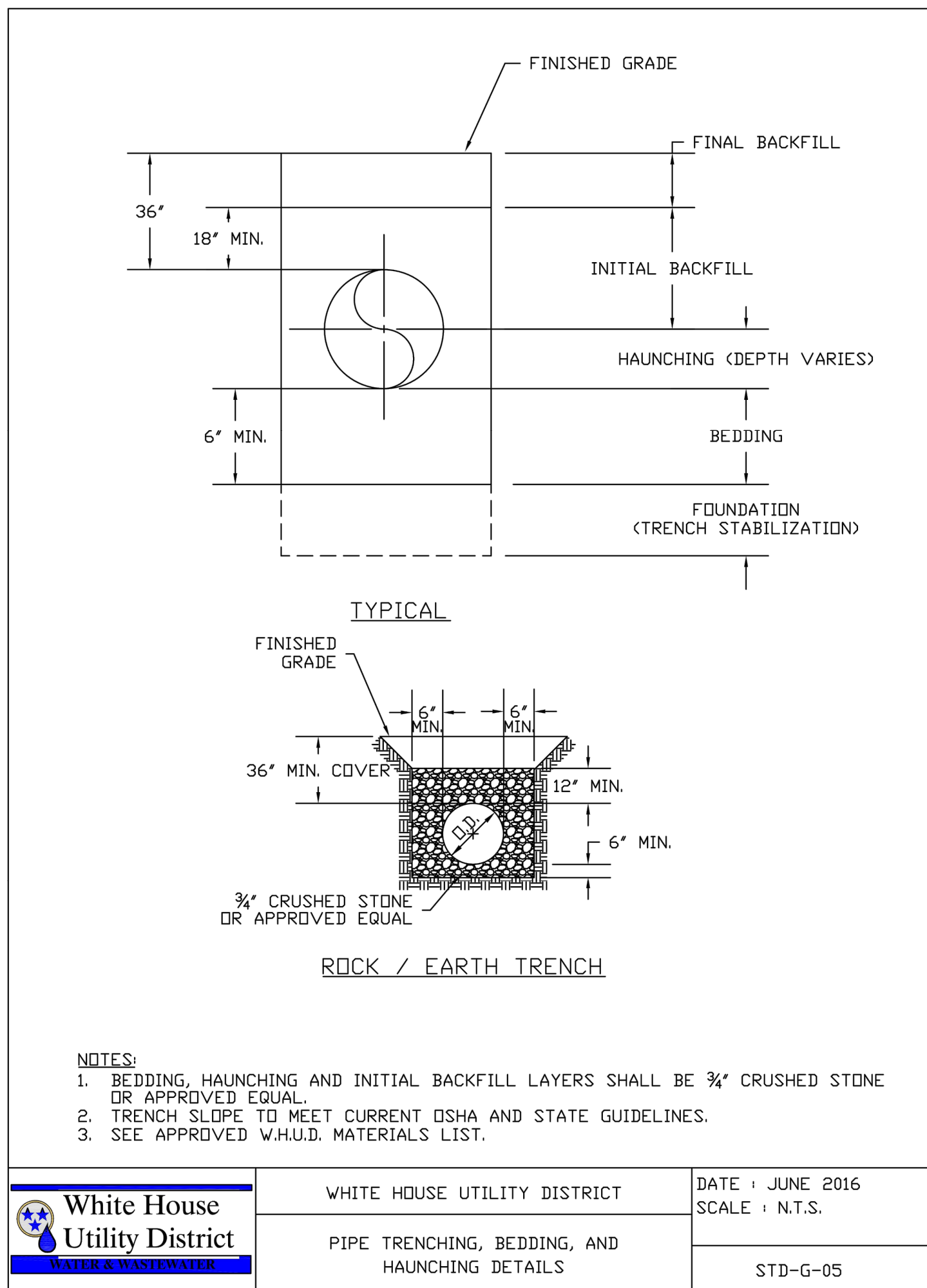
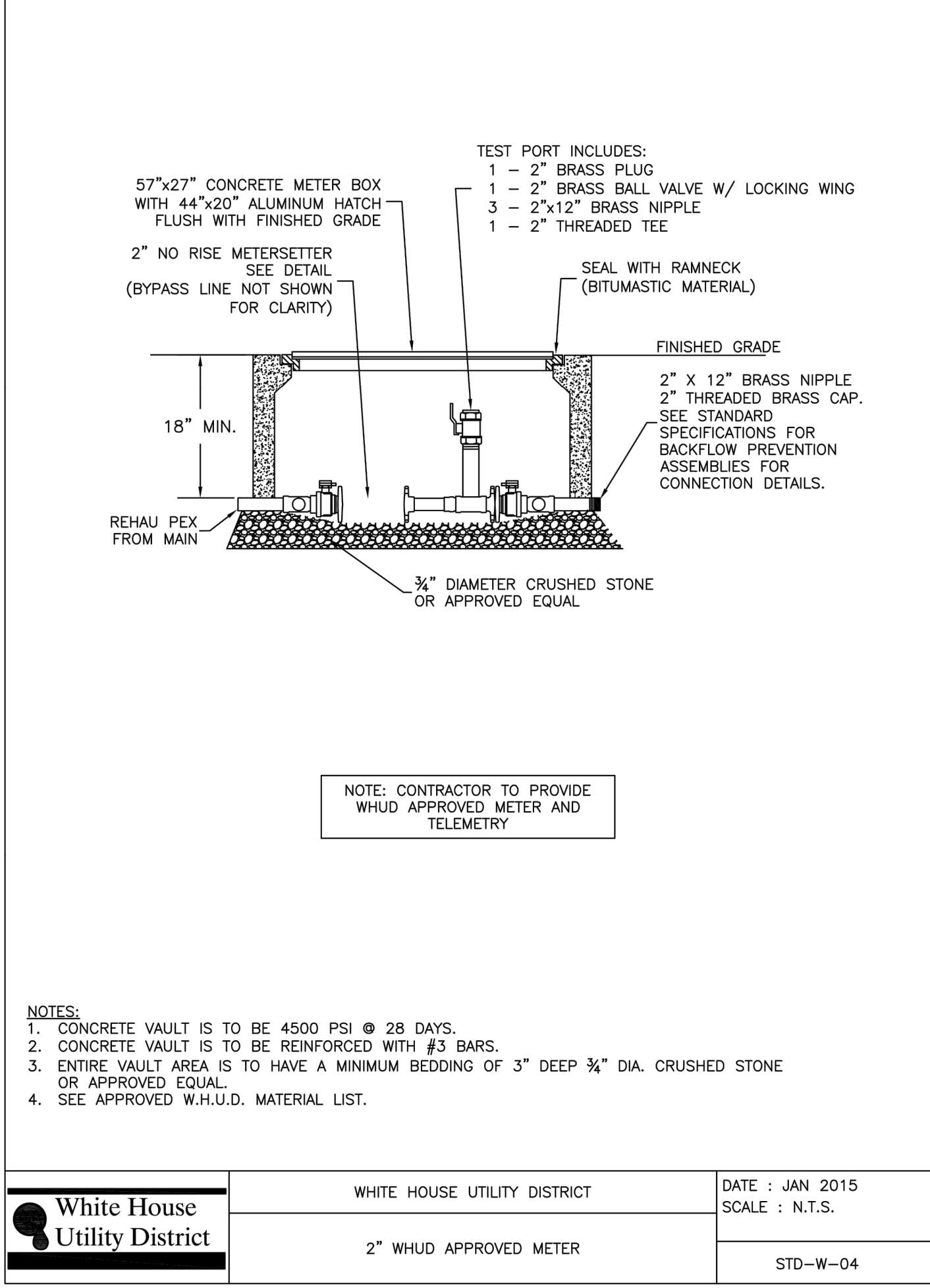
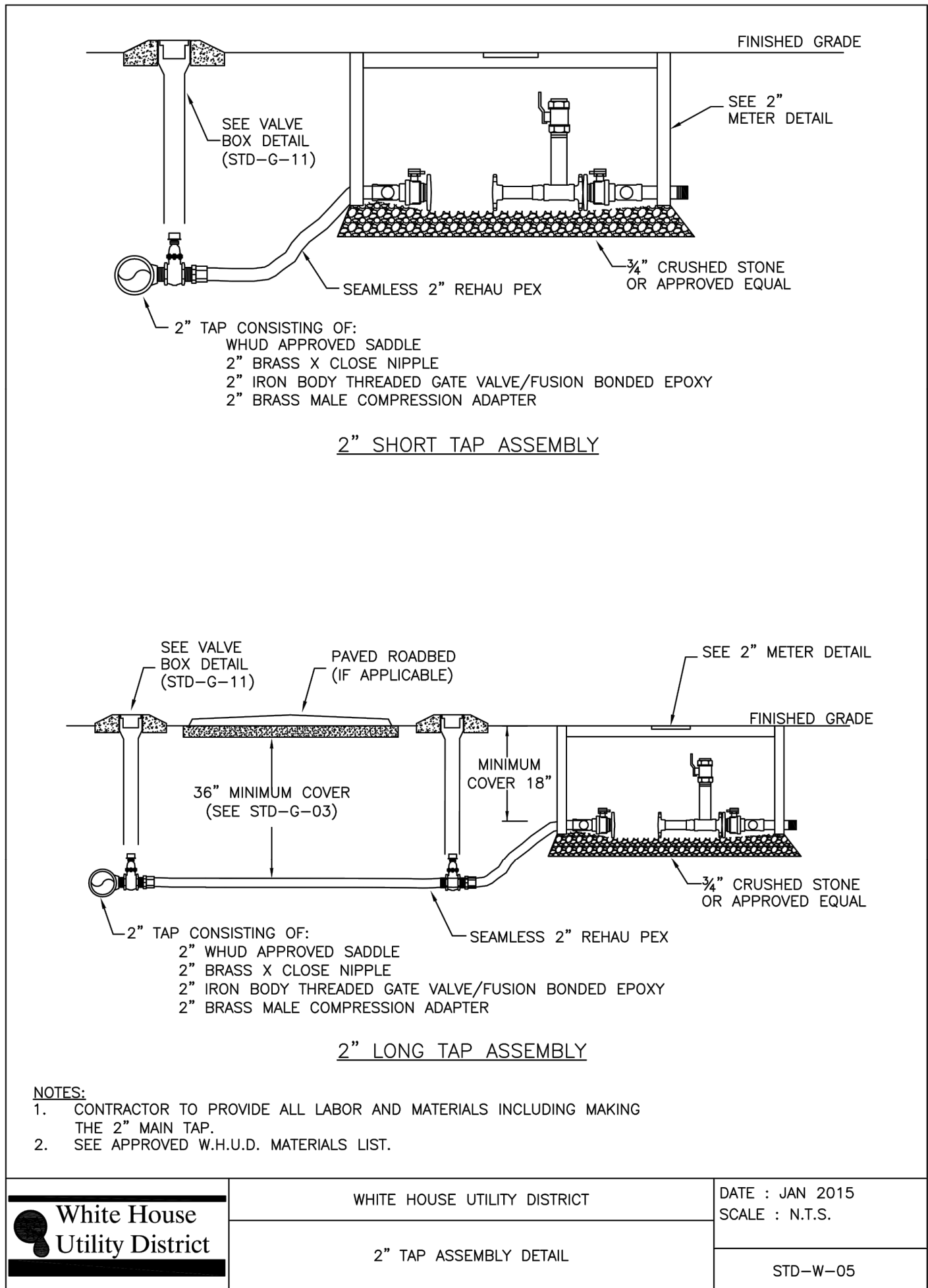
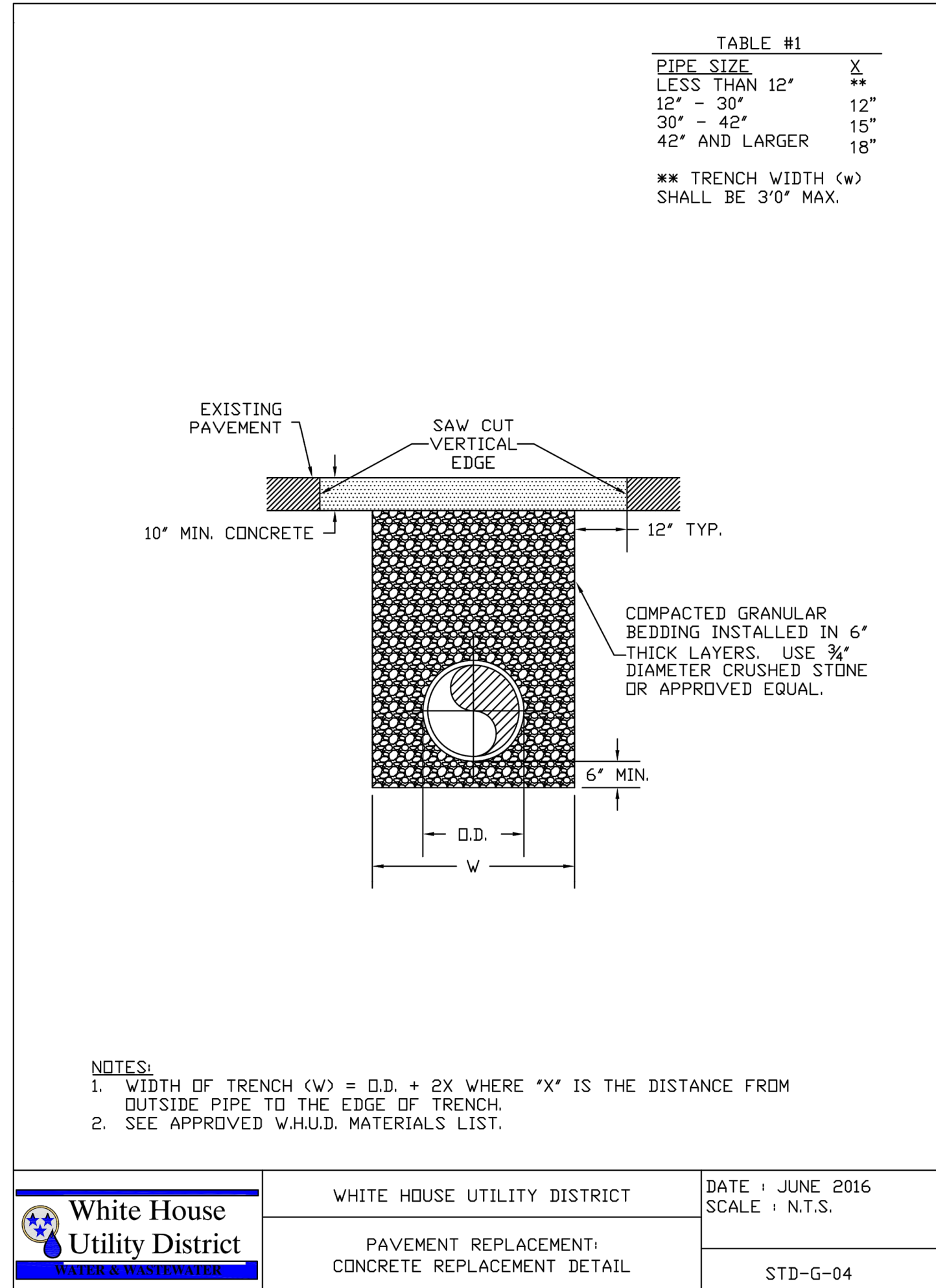
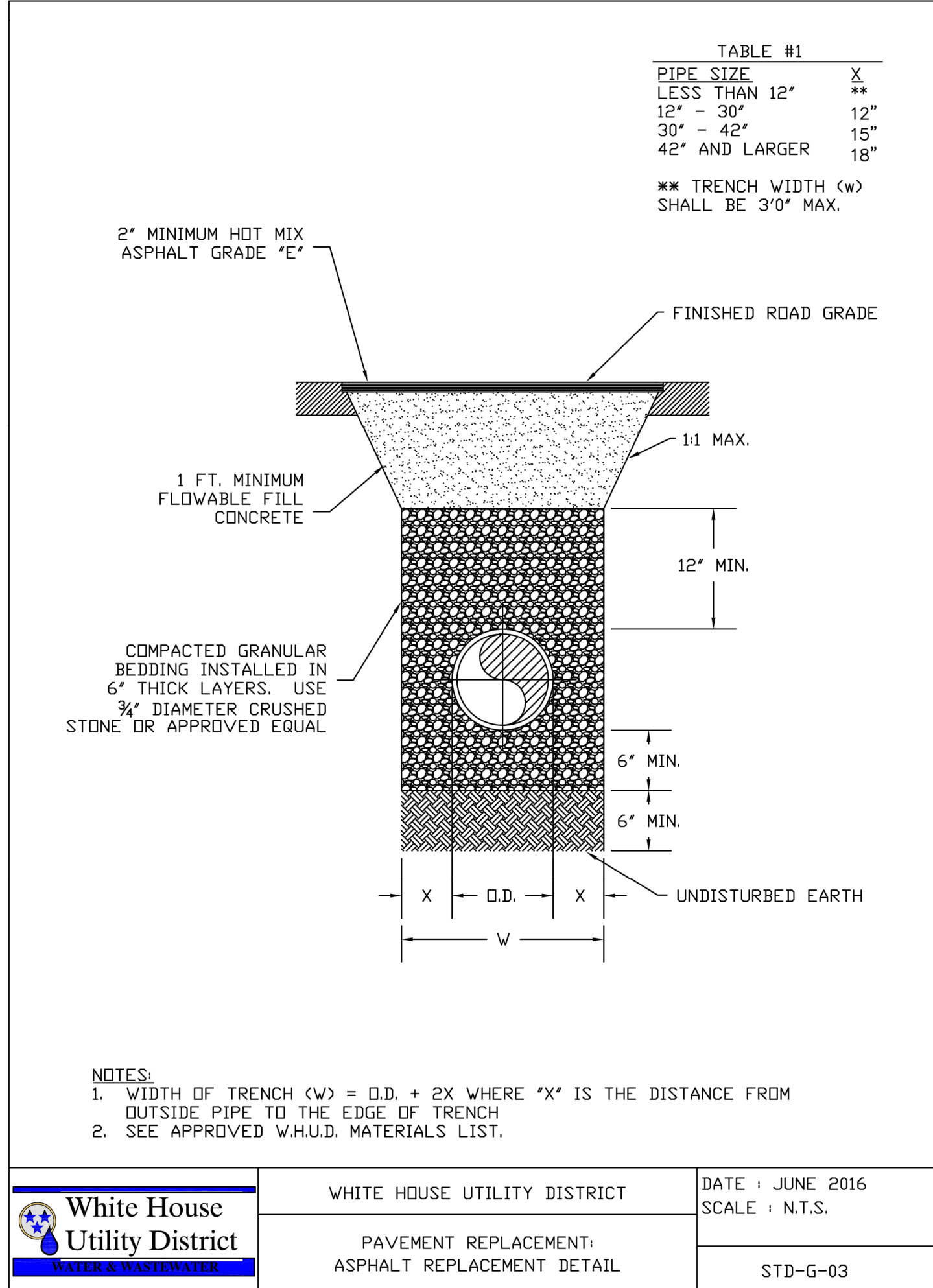
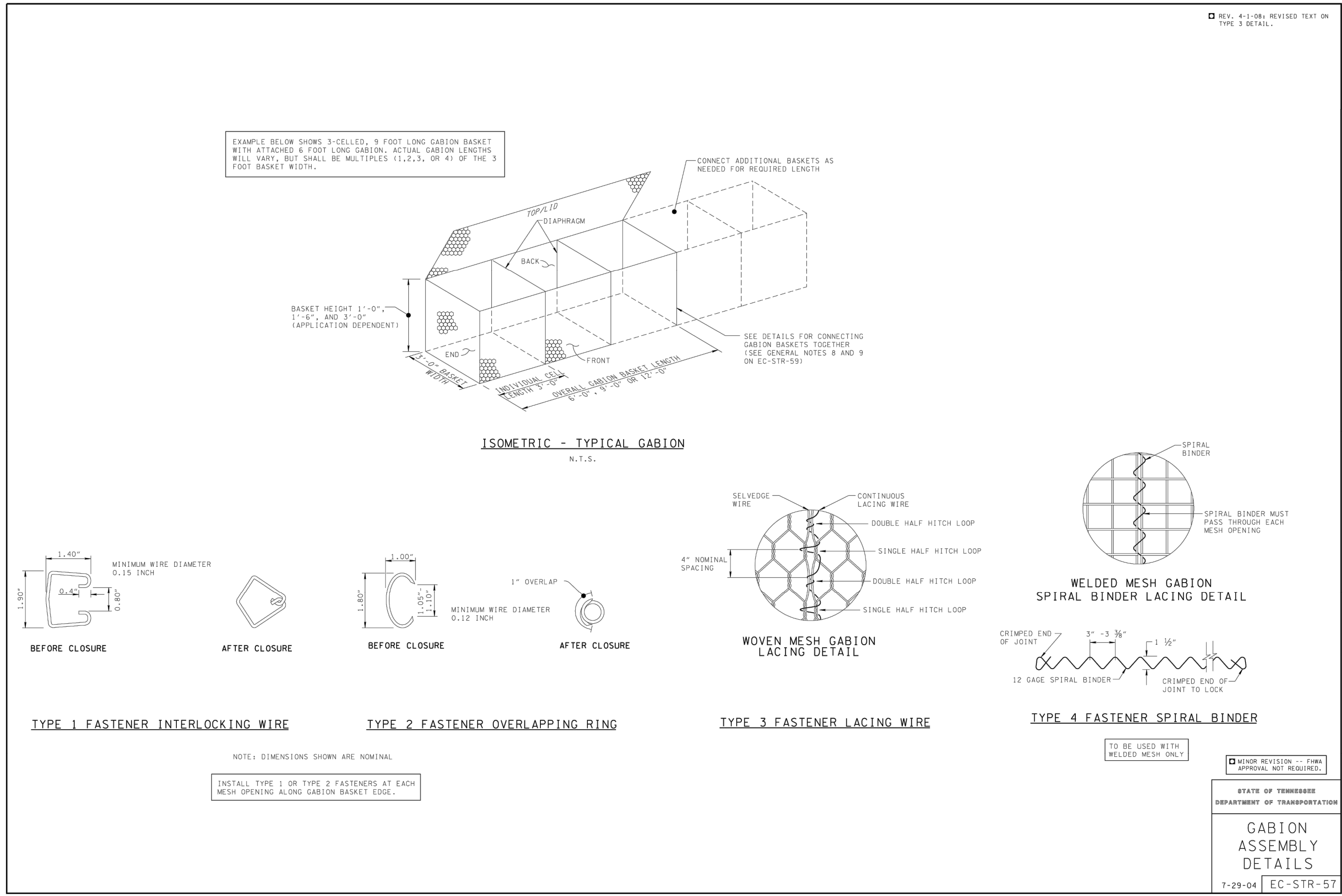
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AMERICAN DEVELOPMENT PARTNERS
ACM - GOODLETTSVILLE,
TN

UTILITY DETAILS

ISSUE:	NOT FOR CONSTRUCTION
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JOB NO.:	759560
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SHEET NO.	C702



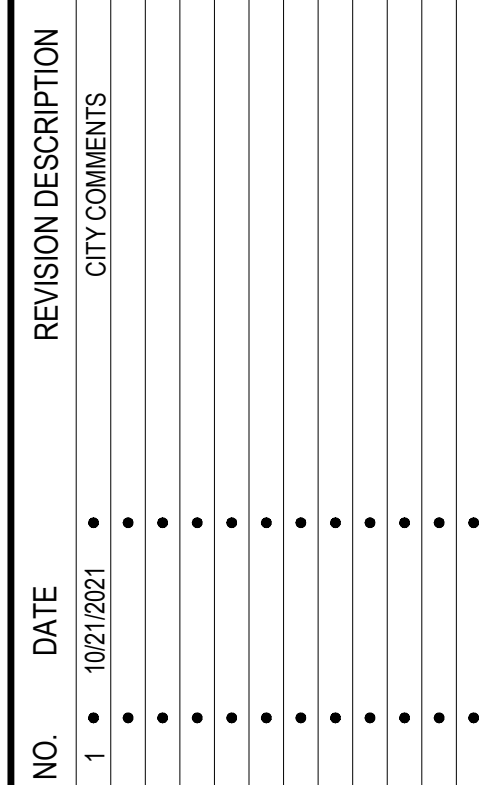
REVISION DESCRIPTION
CITY COMMENTS

NO. DATE
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AMERICAN DEVELOPMENT PARTNERS
ACM - GOODLETTSVILLE, TN

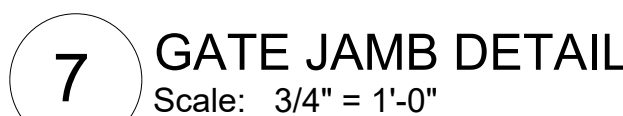
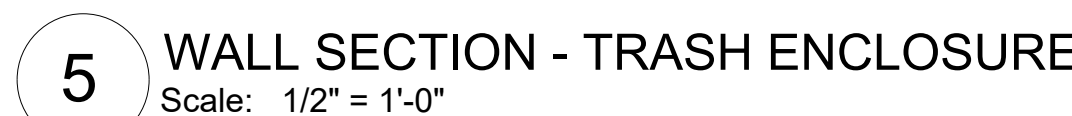
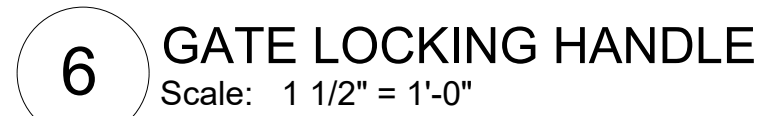
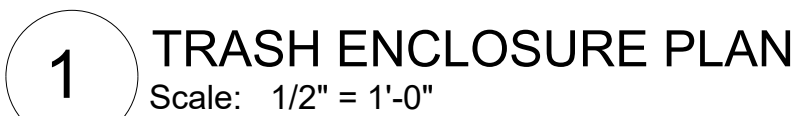
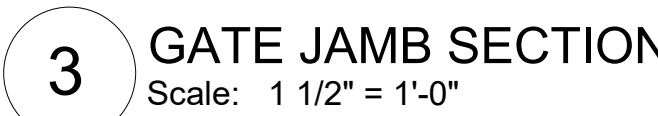
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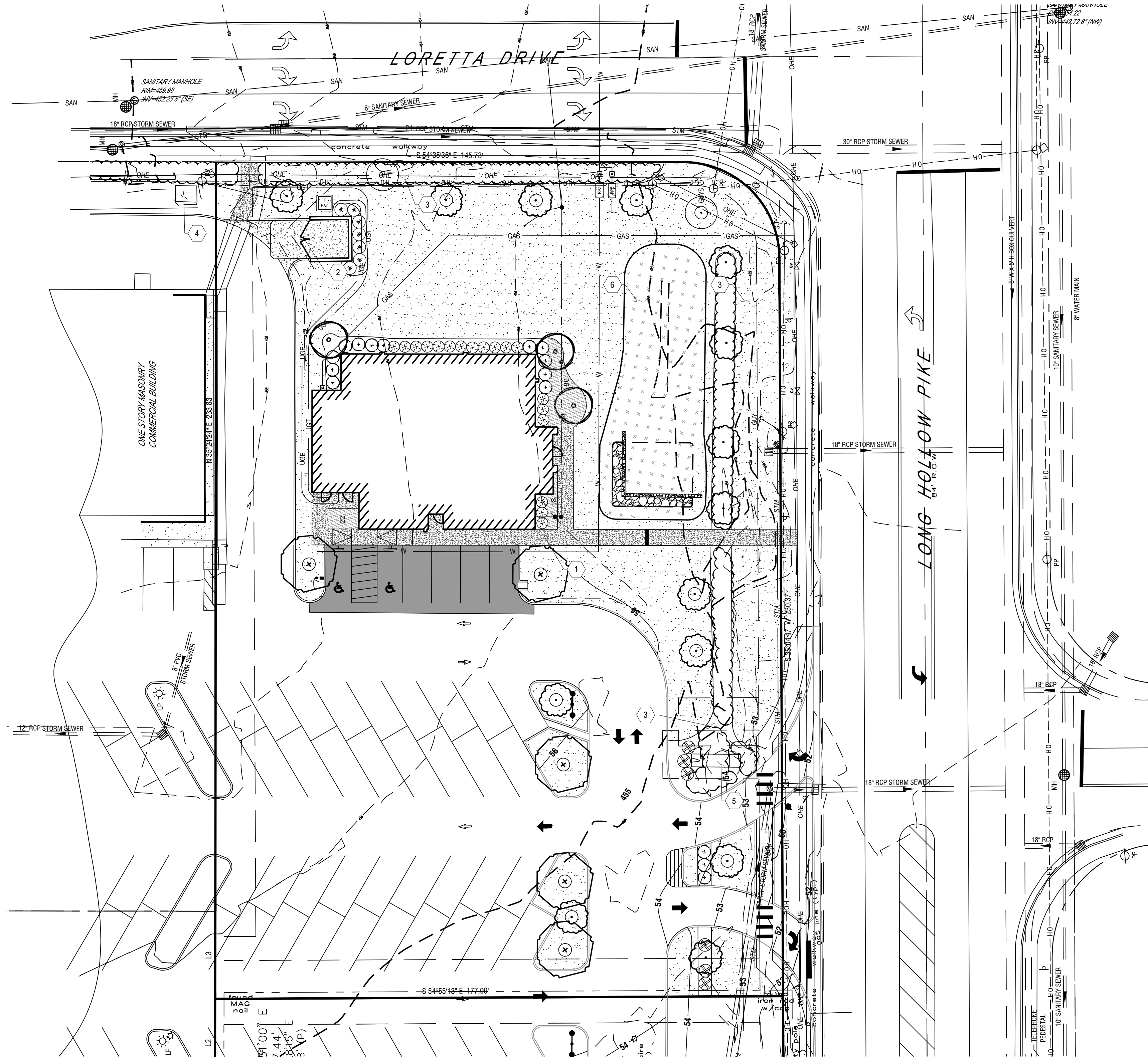
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CHECKED: HGC
SHEET NO.
C703



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SHEET NO.	
C703	

1. REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
2. PROVIDE LOCKING MECHANISM ON GATE DOORS.
3. GATE TO BE BUILT WITH 3" x 2" x 1/4" STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED A DARK BRONZE COLOR TO MATCH BUILDING METAL COLOR. REFER TO SHEET A201 EXTERIOR ELEVATIONS.





LANDSCAPE PLANT MATERIAL SCHEDULE

TREES	SIZE	SPACING	QTY
ACER RUBRUM 'AUTUM FLAME'	3" CAL.	AS SHOWN	5
AUTUM FLAME RED MAPLE			
LAGERSTOEMIA INDICA 'FAUREI'	2" CAL.	AS SHOWN	3
NATCHEZ CRAPE MYRTLE			
PRUNUS YEDOENSIS	2" CAL.	AS SHOWN	14
YOSHINO CHERRY			
EXISTING TREES TO REMAIN, EVERGREEN & DECIDUOUS			2
CONTRACTOR TO PROTECT WITHIN DRIP LINES			

SHRUBS & ACCENTS	SIZE	SPACING	QTY
EXISTING SHRUBS TO REMAIN, EVERGREEN & DECIDUOUS			N/A
CONTRACTOR TO PROTECT			
LOROPETALUM CHINENSE 'SHANG-HI'	18" HT.	4'-0" O.C.	18
PURPLE DIAMOND LOROPETALUM			
AZALEA 'CONLEB'	18" HT.	4'-0" O.C.	15
AUTUMN EMBERS ENCORE AZALEA			
ILEX CORNUTA 'BURFORDII NANA'	18" HT.	4'-0" O.C.	7
DWF BURFORD HOLLY			
EUONYMUS JAPONICA 'AUREO-MARGINATA'	18" HT.	4'-0" O.C.	6
GOLD EDGE EUONYMUS			

GROUNDCOVERS	SIZE	SPACING	QTY
ITEM			
LIRIOPE MUSCARI	1 GAL	1'-6" O.C.	120
BIG BLUE LILY TURF			
NUMBER INDICATED ON HATCH THROUGHOUT THE DRAWING			
REFLECTS THE NUMBER OF PLANTS IN THAT PARTICULAR AREA			
CYNODON DACTYLON	SOD		15,000 SF
BERMUDA GRASS			
CYNODON DACTYLON	SEED		2,145 SF
BERMUDA GRASS			

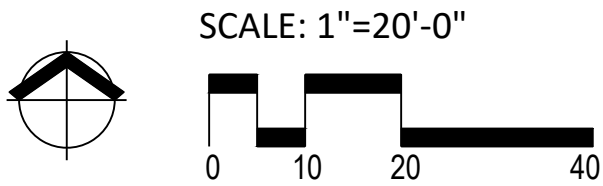
- MULCH
- ALL PLANT BEDS SHALL CONTAIN A 4" LAYER OF PINE NEEDLE MULCH
 - CONTRACTOR TO PLACE 4" DIAMETER MULCH RING AROUND ALL TREES IN LAWN

- IRRIGATION
- THE CONTRACTOR SHALL DESIGN, SUPPLY, AND INSTALL IRRIGATION SYSTEM FOR ALL SODDED AND PLANTING AREAS AS SHOWN ON THIS SHEET. DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

- LANDSCAPE REQUIREMENTS
- GENERAL REQUIREMENTS
- OVERALL SITE ACREAGE: 1.059 AC
- REQUIRED CANOPY TREES: 6 (1 PER LANDSCAPE ISLAND)
- PROPOSED CANOPY TREES: 5 + 2 UNDERSTORY TREES (EXISTING PARKING LOT LIGHT CONFLICT)
- REQUIRED UNDERSTORY TREES: 14 (1/30 LF OF STREET FRONTAGE)
- PROPOSED UNDERSTORY TREES: 14 (2 EXISTING)
- OFF STREET PARKING REQUIREMENTS
- REQUIRED DUMPSTER SCREENING: 9 EVERGREEN LARGE MATURING SHRUBS
- REQUIRED PARKING LOT SHRUBS: EVERGREEN SHRUBS 4' O.C
- PROPOSED PARKING LOT SHRUBS: 7 PLUS 53 EXISTING

CODED NOTES

- SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE TRASH ENCLOSURE PAD..
- EXISTING LANDSCAPE TO REMAIN
- EXISTING TRANSFORMER
- PROPOSED PYLON SIGN
- DETENTION BASIN



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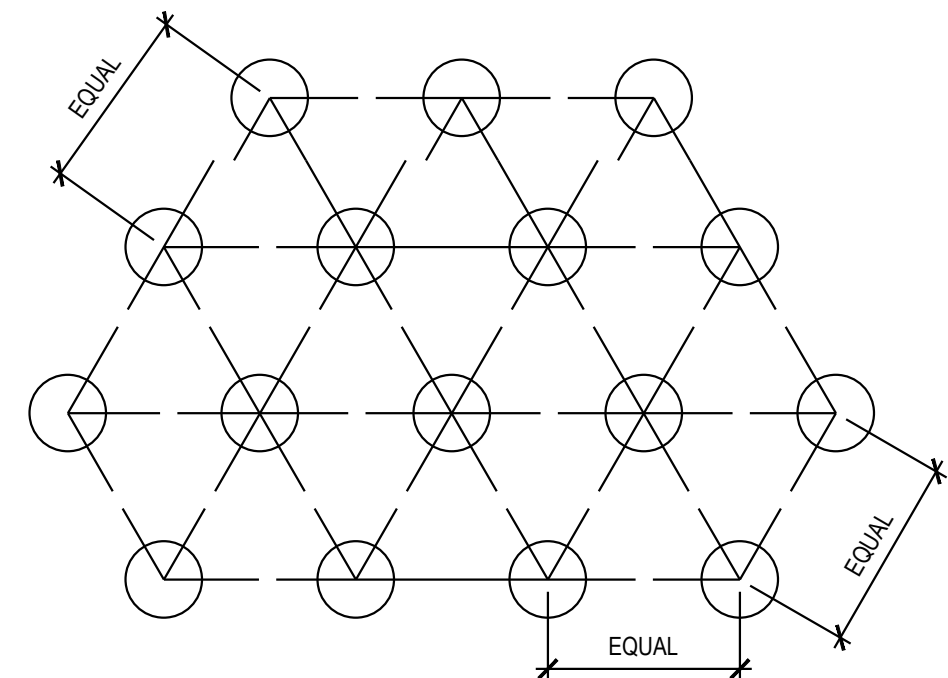
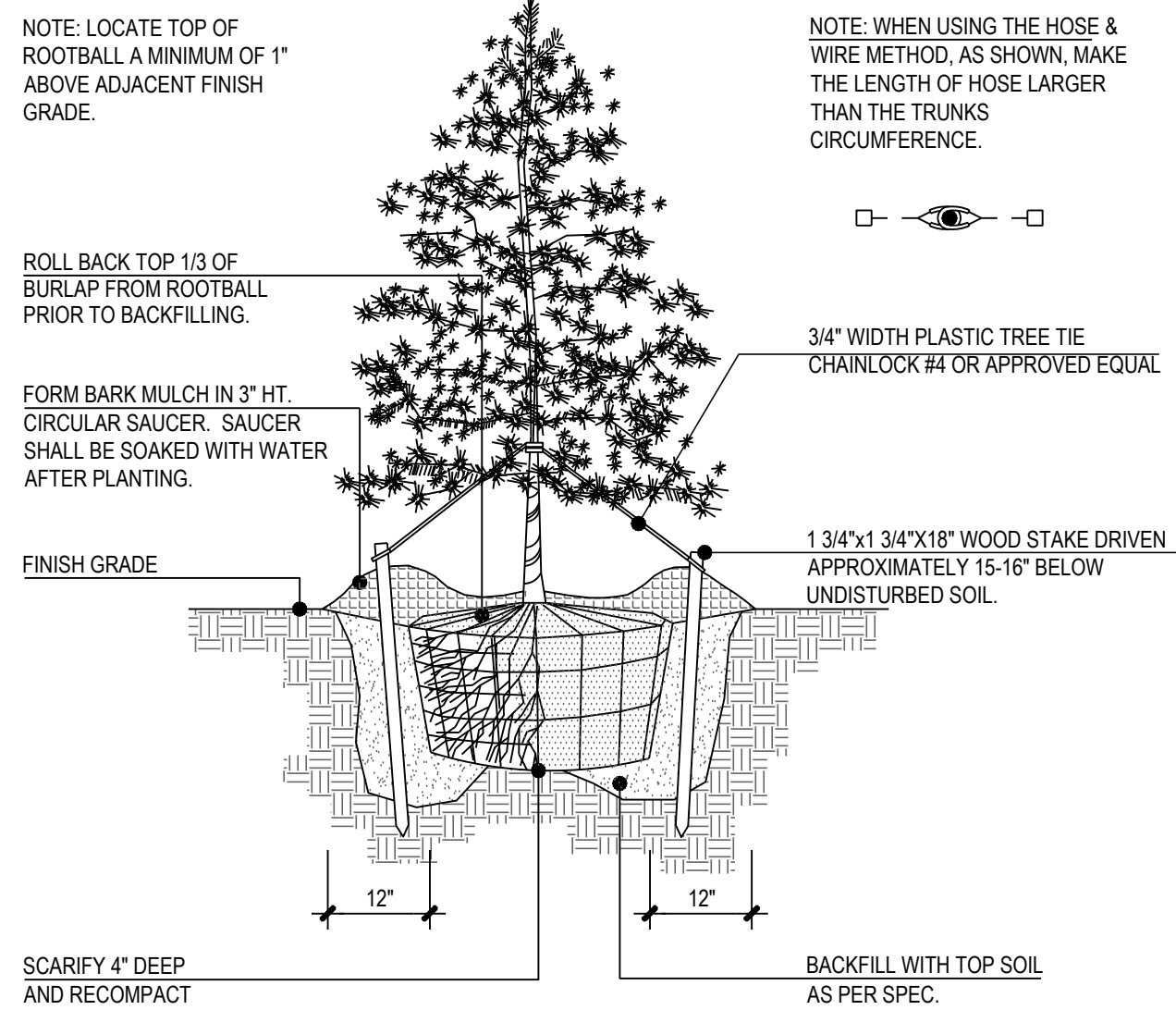
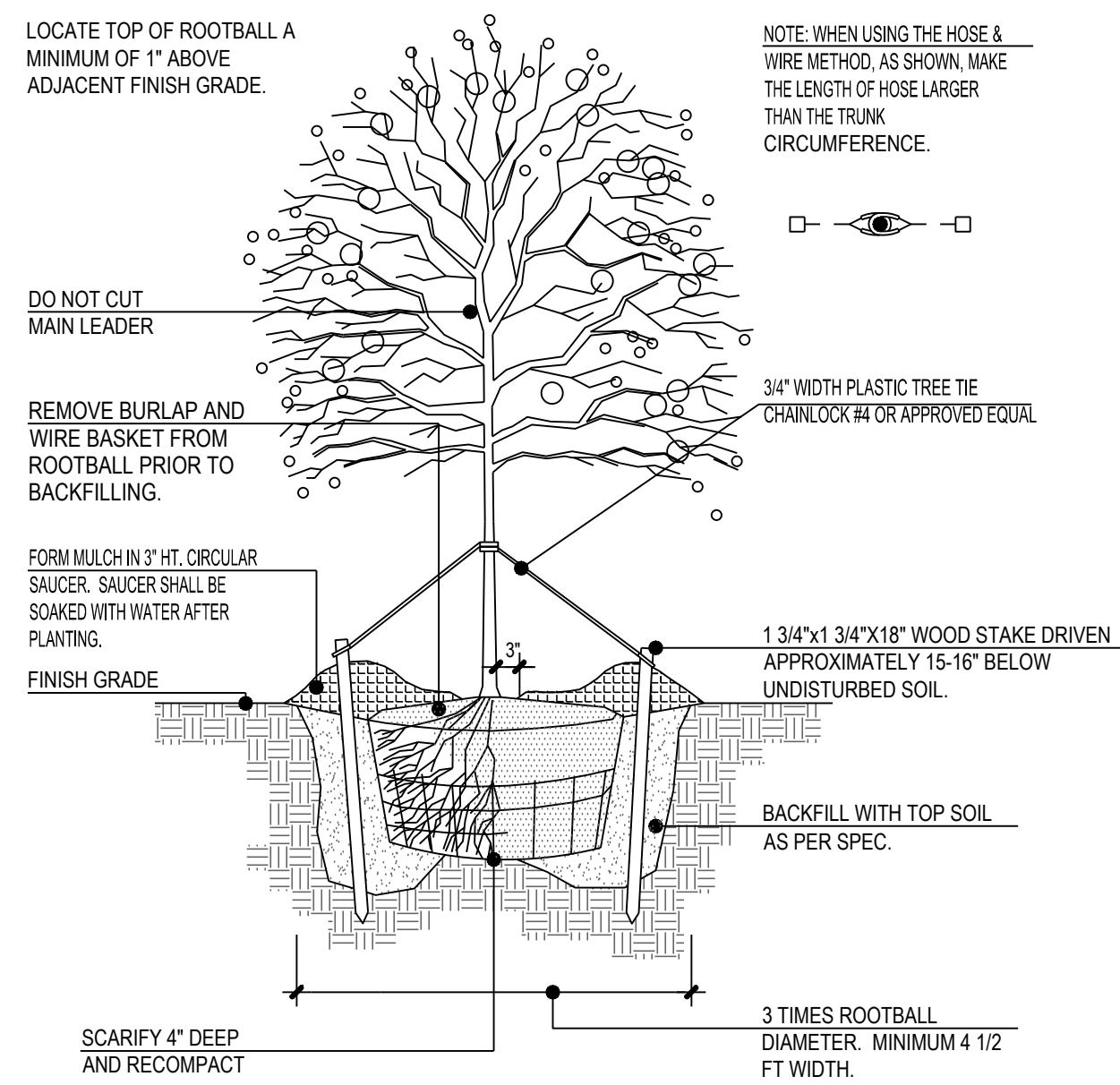
NO. DATE

AMERICAN DEVELOPMENT PARTNERS

ACM - GOODLETTSVILLE, TN

PLANTING PLAN

ISSUE: NOT FOR CONSTRUCTION
DATE: 10/04/2021
JOB NO.: 759560
DESIGN: JPN
DRAWN: ZSO
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SHEET NO. L 1.0

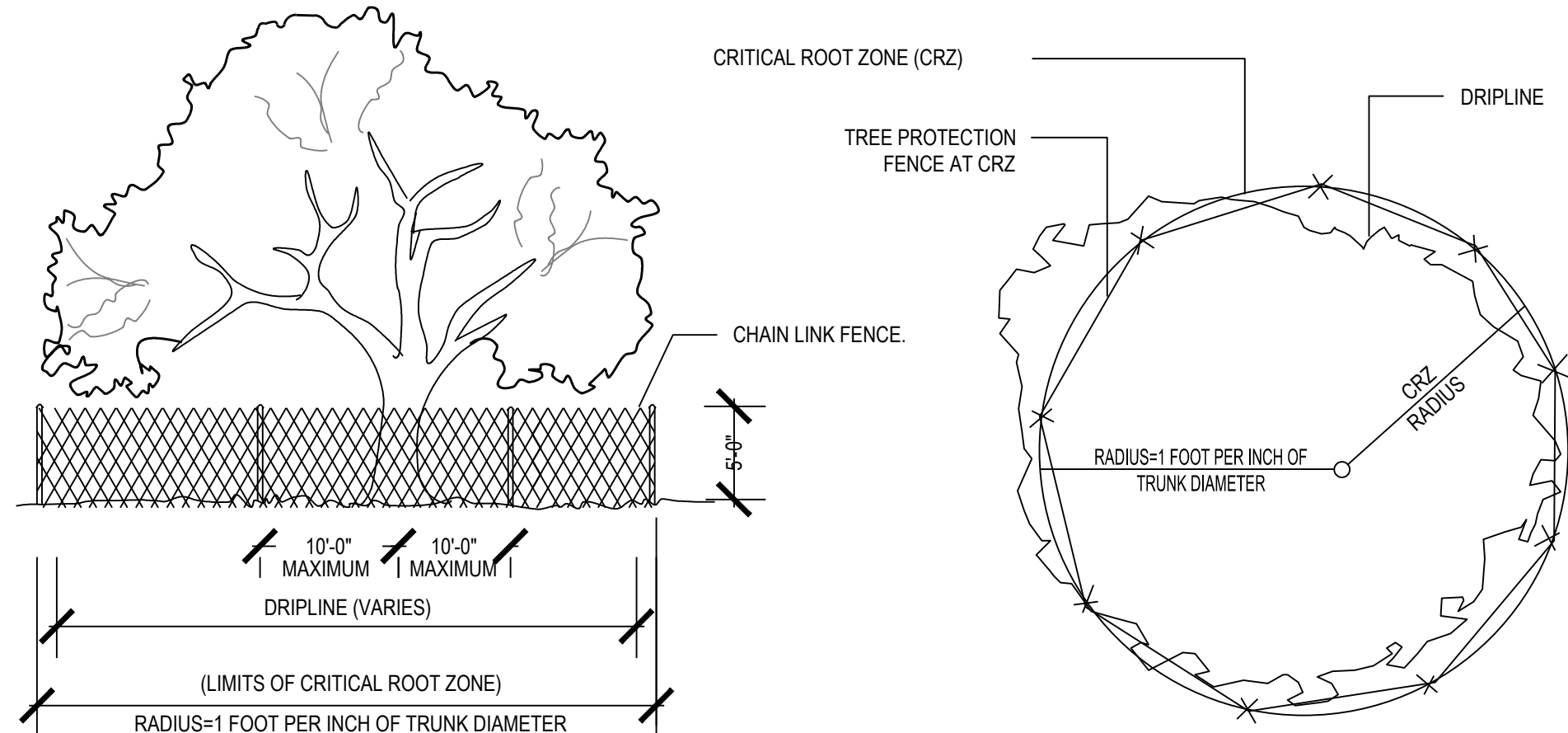
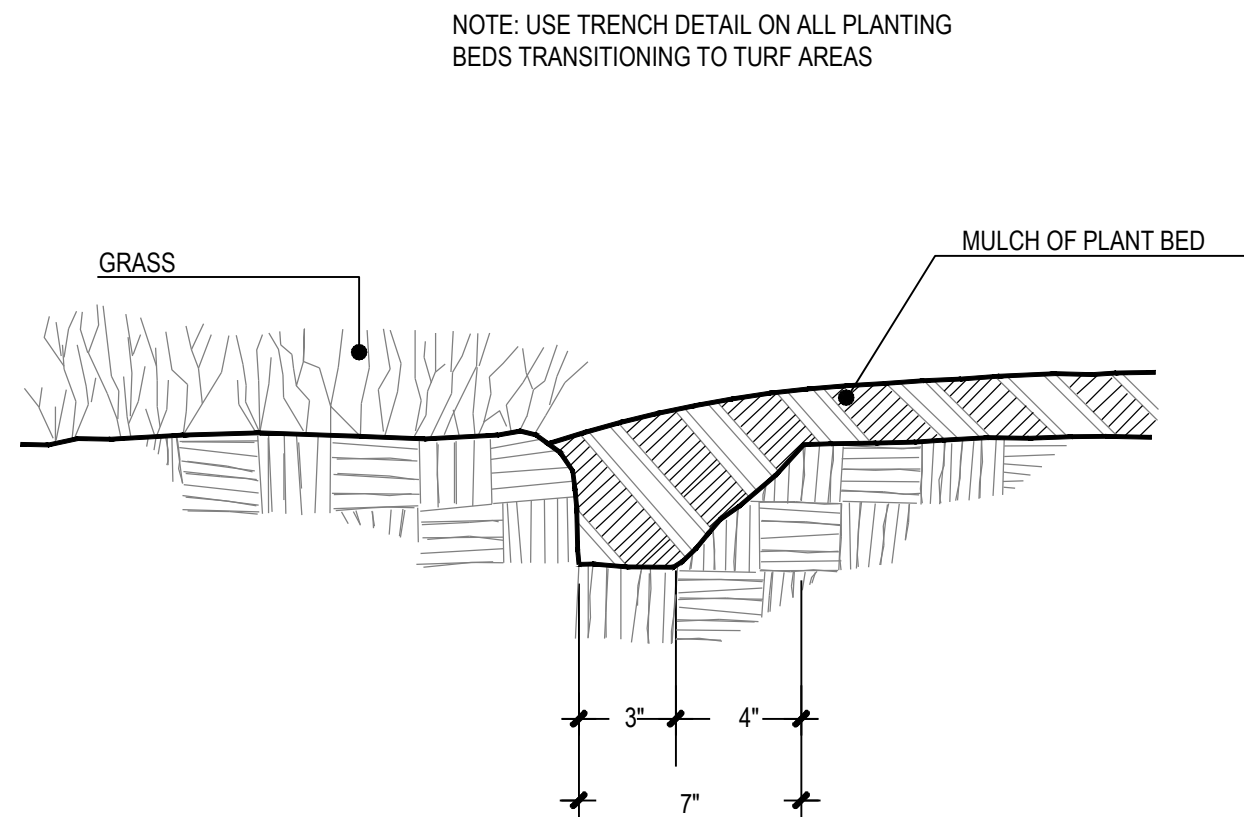
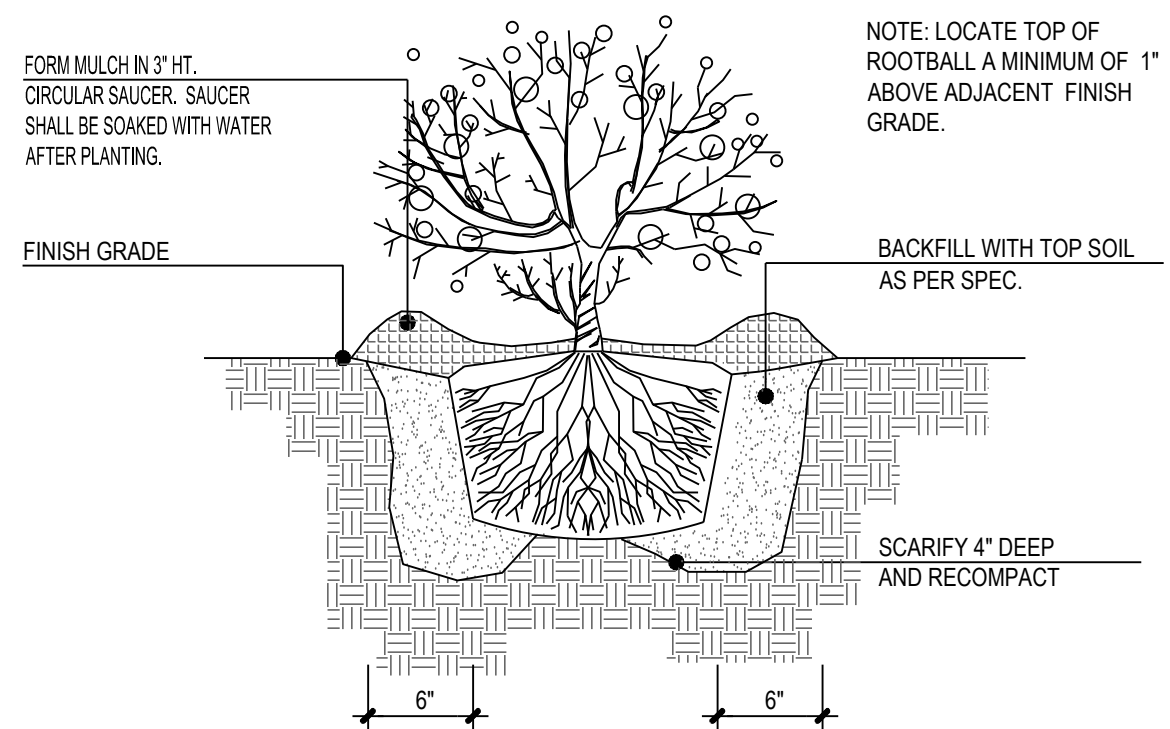


ALL GROUND COVER SHALL BE PLANTED AT
EQUAL TRIANGULAR SPACING PER ON CENTER
SPACING AS SPECIFIED ON PLANTING PLAN.

LOCATE GROUND COVER ONE HALF OF SPECIFIED
SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR
OTHER HARD SURFACE, UNLESS OTHERWISE NOTED

GENERAL NOTES: LANDSCAPE PLAN

1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
3. REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
4. REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
6. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
8. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
9. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
12. ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY LANDSCAPE ARCHITECT AT NO COST TO OWNER.
13. ONCE PROJECT IS AWARDED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL LARGER AT NO COST TO OWNER.
14. THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AND REPLACED BY CONTRACTOR AT NO COST TO THE OWNER.
15. PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
16. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
17. ALL PLANT MASSES TO BE TOP DRESSED WITH MULCH AS SPECIFIED IN PLANT SCHEDULE, SPREAD UNIFORMLY IN DEPTH OVER THE PLANTING BEDS AS DELINEATED ON THE PLANS UNLESS OTHERWISE NOTED.
18. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING, WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
19. ALL PLANTS SHALL BE GUARANTEED FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION OCCURS AND FINAL ACCEPTANCE BY OWNER.
20. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN ACCEPTANCE FROM THE OWNER AND LANDSCAPE ARCHITECT. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS AS PER THE PROJECT MANUAL AND/OR WRITTEN SPECIFICATIONS, IF APPLICABLE. LANDSCAPE MAINTENANCE IS THE LANDSCAPING CONTRACTORS RESPONSIBILITY UNTIL FINAL ACCEPTANCE BY THE OWNER.
21. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS
22. REFER TO PROJECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL REQUIREMENTS



NOTES:

1. NO TRUCKS OR HEAVY EQUIPMENT ALLOWED WITHIN BARRIERS, ONLY HAND LABOR ALLOWED.
2. NO CONSTRUCTION MATERIALS, SOILS DEPOSITS, OR SOLVENTS SHALL BE ALLOWED WITHIN BARRIERS.
3. BARRIERS ARE TO IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN TREE AREA.
4. BARRIERS ARE TO STAY IN PLACE UNTIL ALL PAVING, CONSTRUCTION, AND HEAVY EQUIPMENT IS REMOVED FROM THE AREA.
5. CRITICAL ROOT ZONE: 1 INCH OF TREE AT DIAMETER BREAST HEIGHT (DBH) IS EQUAL TO 1 FOOT OF CRITICAL ROOT ZONE (CRZ). IE. 30 INCH DBH = 30 FOOT CRZ

SOIL PLANTING MIXTURE (MIX ONSITE)

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH FROM THEIR SOURCE A GOOD CLEAN, NATIVE SOIL WHICH SHALL MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE. THIS SOIL SHALL BE USED FOR THE PLANTING MIXTURE AS FOLLOWS:
- A. ONE PART COMPOST/MANURE PLANTING MIX, TOPSOIL OR APPROVED EQUAL
 - B. ONE PART NATIVE SOIL

2. SOILS WITHIN PLANTING AREAS MUST BE SUITABLE FOR PROPOSED PLANTED MATERIAL & SOD WITH REGARD TO: pH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. THE CONTRACTOR SHALL ANALYZE EXISTING SOILS LOCATED IN PROXIMITY TO PROPOSED PLANT MATERIAL AND BE RESPONSIBLE TO AMEND THE SOIL TO OBTAIN ESSENTIAL REQUIREMENTS NECESSARY FOR THE ESTABLISHMENT AND GROWTH OF PLANT LIFE. LANDSCAPE CONTRACTOR TO PROVIDE SOILS REPORT AND APPROPRIATE RECOMMENDATIONS PRIOR TO INSTALLATION TO LANDSCAPE ARCHITECT FOR REVIEW.

3. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PLANTING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.

FERTILIZATION NOTES

SHRUBS AND TREES:

ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

APPLICATION RATE:

1 GALLON CAN:	1 - 21 GRAM TABLET
3 GALLON CAN:	2 - 21 GRAM TABLETS
5 GALLON CAN:	3 - 21 GRAM TABLETS
7 GALLON CAN:	4 - 21 GRAM TABLETS
TREES:	3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS:	7 - 21 GRAM TABLETS

GROUNDCOVER AREAS:

ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

TREE PROTECTION NOTES

1. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, DO NOT PLACE SOIL DEPOSITS, DEBRIS SOLVENTS, MANURING CONSTRUCTION MATERIAL OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN.
2. BEFORE CONSTRUCTION STARTS ALL PROTECTED TREES SHALL BE PRUNED AS FOLLOWS UNLESS OTHERWISE DIRECTED BY THE OWNER OR HIS REPRESENTATIVE: REMOVE ANY DEAD OR DISEASED THINNS OR BRANCHES, AND REMOVE WEAK OR CROSSED BRANCHES. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB, WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUMP, SO THAT CLOSURE CAN READILY START. ALL TRIMMING SHALL BE DONE BY A QUALIFIED TREE SURGEON. PRUNING SHALL BE IN ACCORDANCE WITH ANSI A-300 PRUNING STANDARDS.
3. ALL ROOTS TO BE REMOVED DURING THE SITE CLEARING SHALL BE SEVERED CLEAN AT THE PERIMETER OF THE DESIGNATED PROTECTED RADIUS. A 3" LAYER OF MULCH SHALL BE IMMEDIATELY APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES. A SOIL AUGER WILL BE USED TO BORE UNDER ROOT SYSTEMS UTILITIES ARE TO BE INSTALLED WITHIN 10' OF A PROTECTED TREE.

ROOT PRUNING NOTE:

WHEN THE CRITICAL ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS. ROOTS CAN BE PRUNED BY UTILIZING TRENCING EQUIPMENT DESIGNED FOR THIS PURPOSE OR BY HAND DIGGING A TRENCH AND PRUNING ROOTS WITH A PRUNING SAW, CHAIN SAW OR OTHER EQUIPMENT DESIGNED FOR TREE PRUNING. ROOTS LOCATED WITHIN A CRITICAL ROOT ZONE THAT WILL BE IMPACTED BY CONSTRUCTION MUST BE PRUNED TO A DEPTH OF 18 INCHES BELOW THE EXISTING GRADE OR TO THE DEPTH OF DISTURBANCE IF LESS THAN 18 INCHES FROM THE EXISTING GRADE. WHEN UNDERGROUND UTILITY LINES ARE TO BE INSTALLED WITHIN THE CRITICAL ROOT ZONE, THE ROOT PRUNING REQUIREMENTS MAY BE WAIVED IF THE LINES ARE INSTALLED BY TUNNELING OR DIRECTIONAL BORING AS OPPOSED TO OPEN TRENCHING. A LICENSED CERTIFIED ARBORIST SHALL PROVIDE PRUNING.

[illegible]

AMERICAN DEVELOPMENT PARTNERS
ACM - GOODLETTSVILLE,
TN

PLANTING DETAILS/ NOTES

ISSUE:	
NOT FOR CONSTRUCTION	
DATE:	
10/04/2021	
JOB NO.:	759560
DESIGN:	JPN
DRAWN:	ZSO
CHECKED:	HGC
SHEET NO.	
L 2.0	

NO.	DATE	REVISION DESCRIPTION
1	10/21/2021	CITY COMMENTS

PHOTOMETRIC PLAN
PROVIDED BY HP
ENGINEERING

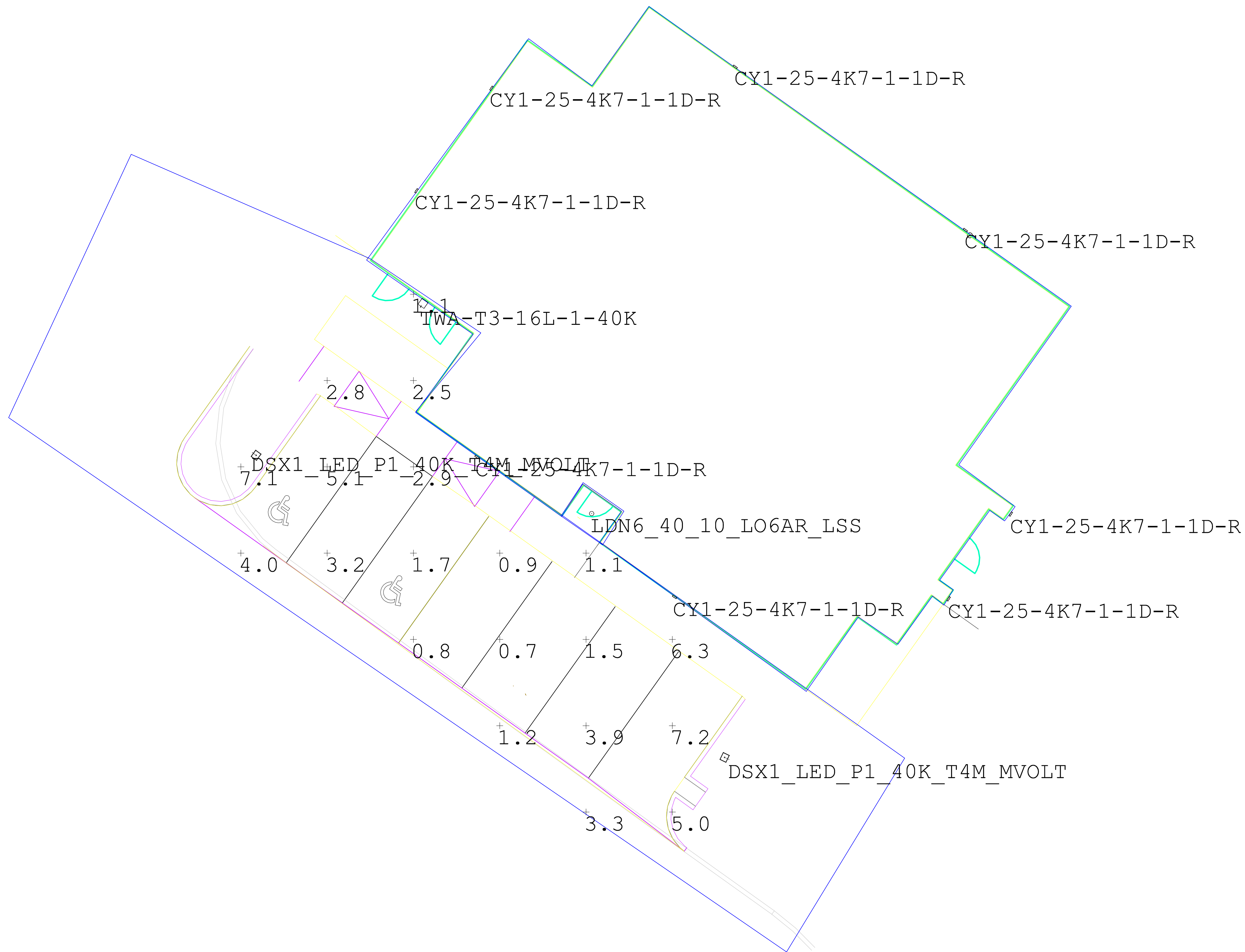
AMERICAN DEVELOPMENT PARTNERS

ACM - GOODLETTSVILLE,
TN

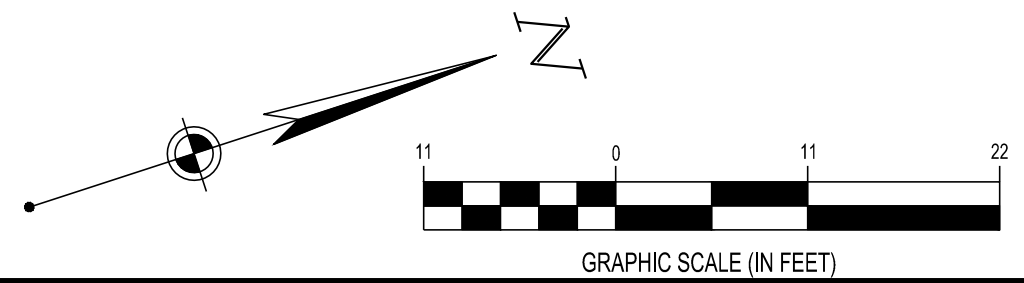
490 LONG HOLLOW PIKE, GOODLETTSVILLE, TN 37072

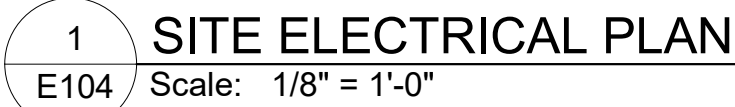
PHOTOMETRIC
PLAN

ISSUE:	
NOT FOR CONSTRUCTION	
DATE:	
10/04/2021	
NO.:	759560
GN:	JPN
WN:	ZSO
CKED:	HGC
SHEET NO.	
PH100	



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_10_Top	Illuminance	Fc	3.12	7.2	0.7	4.46	10.29

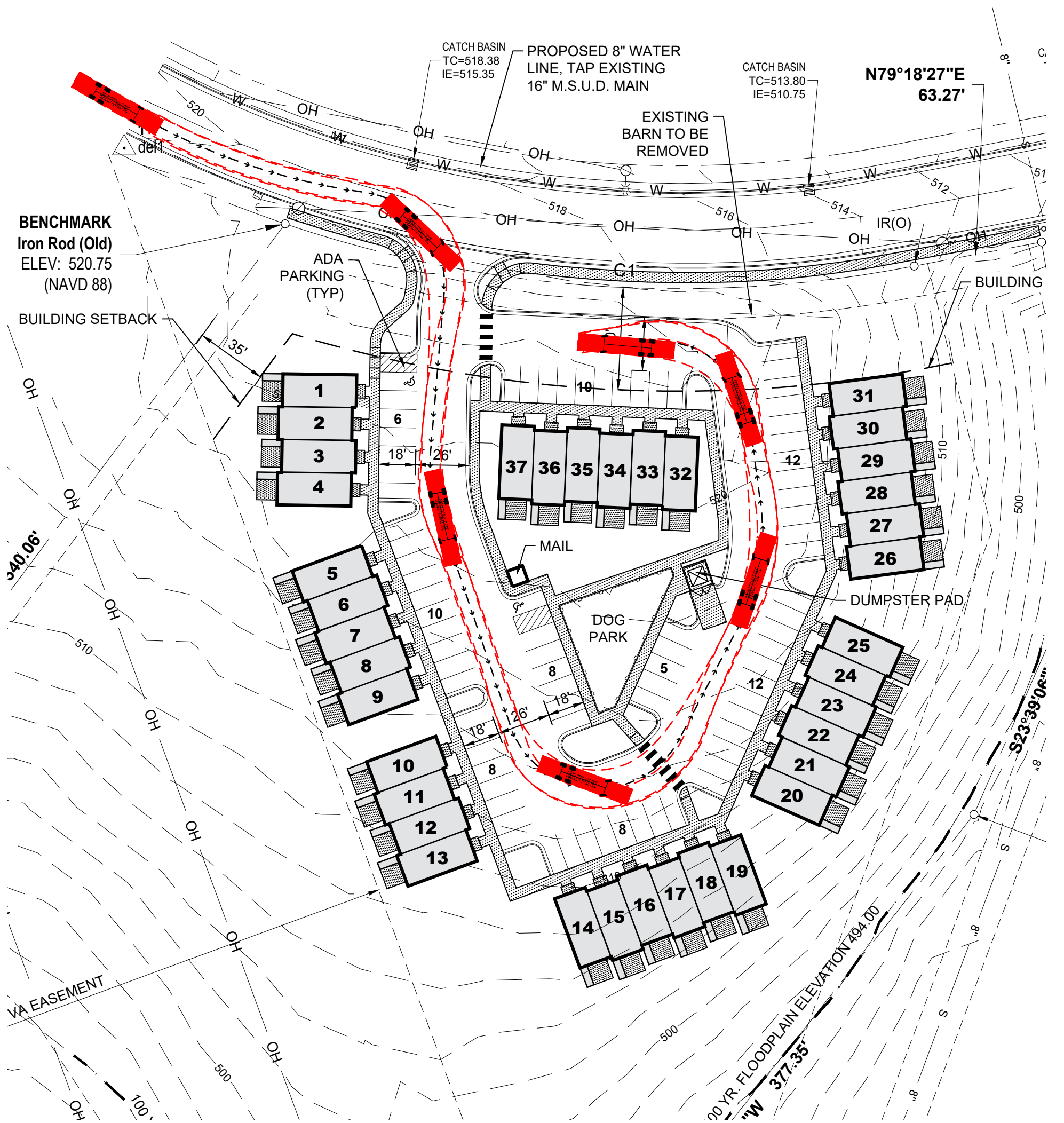


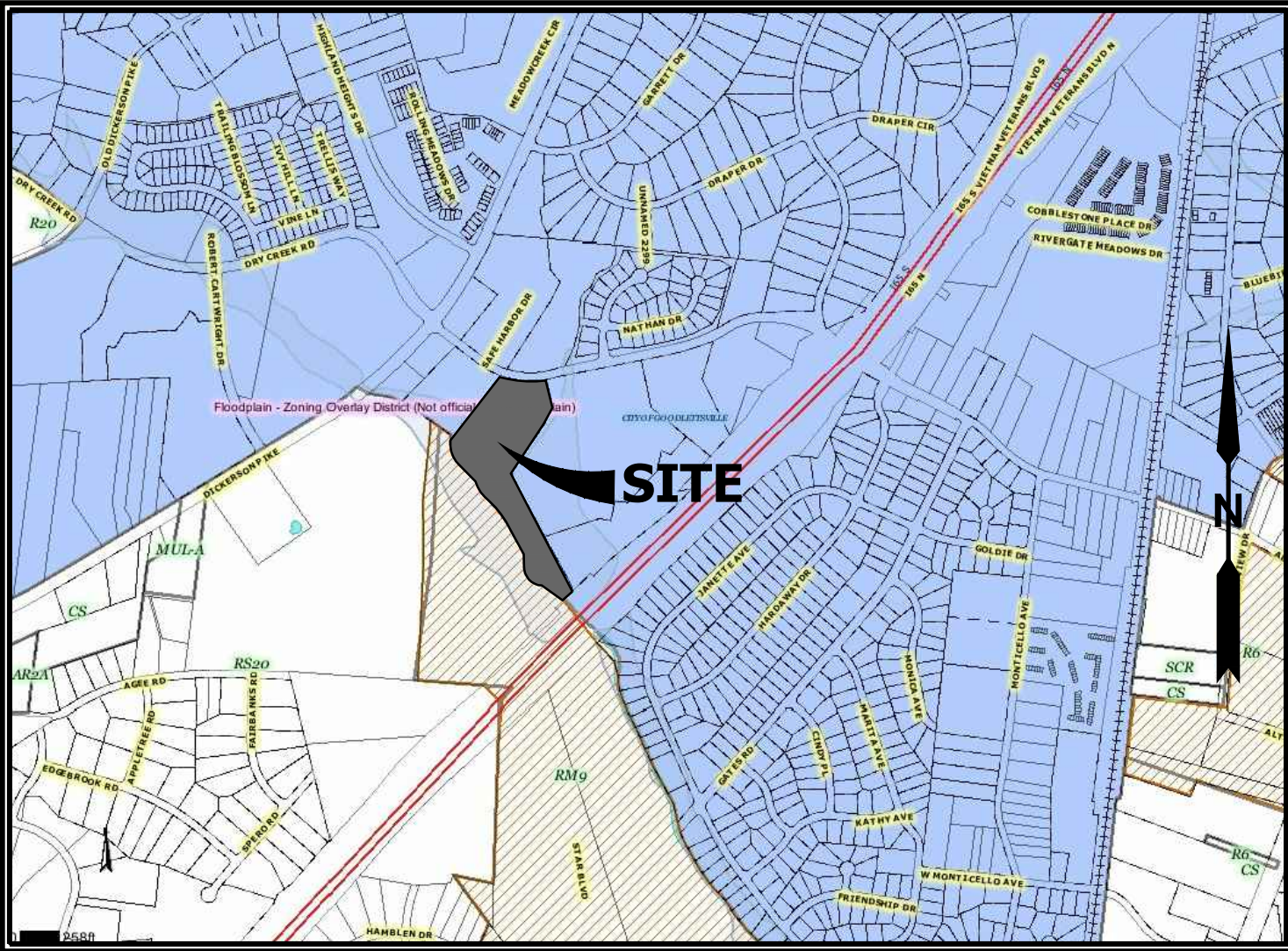


ACM GOODLETTSVILLE
AMERICAN DEVELOPMENT PARTNERS
LOT 5 PUBLIX SUBDIVISION
GOODLETTSVILLE, TN 37072

Project number:	757942
Scale:	As indicated
Drawn:	BBP
Checked:	JWL
Date:	2021.10.12
Issue:	1ST CITY SUBMITTAL
Drawing Title:	

E104





SITE LOCATION MAP

NOT TO SCALE

SITE DATA CHART

Parcel ID:	03300020500
Existing Base Zone	HRPUD
Proposed Base Zone	HRPUD
Gross Site Acreage	11.00 Acres
Net Acre / Fish Proposed	0.20 (0.08)
Acreage In Streets And Parking	0.73 Acres
Acreage In Open Space	9.49 Acres (86%)*
Building Coverage	0.52 Acres (4.7%)
Max Density / Density Provided	7 Units per Acre / 3.37 Units per Acre
Total Dwelling Units	1.50 Acres Or 14%
Impervious Surface Area Ratio	Attached Townhouse
Housing Type	3 Stories / 27
Building Height Max / Building Height Provided	
Parking Space Calculations (Based On No. Of Bedrooms)	
37 - 2 Bedroom Units @ 2.0 Spaces Per Unit	74
Total Parking Spaces Required:	74
Total Parking Spaces Proposed:	79
* Includes All Area Except Building Footprint, Drives, Parking, Porches And Patios.	
Owner/ Developer:	Gallardia Properties, LLC 1720 West End Ave., Suite 600 Nashville, TN 37203 Contact: Clay Gable Phone: (615) 972-5354 Email: clayc@vastland.com
Engineer/Applicator:	Wamble & Associates, PLLC 40 Middleton Street Nashville, TN 37210 Contact: Jimmy Yates Phone: (615) 251-9555 Email: jyates@wamblassociates.com

GENERAL NOTES:

1. This Property Is Located In Davidson County, Tennessee With The Corporate Limits Of The City Of Goodlettsville.
2. The Purpose Of This Plan Is To Obtain Final Approval From The City Of Goodlettsville To Develop 37 Attached 2-story Townhouse Units In 7 Buildings.
3. Public Sanitary Sewer Service Will Be Provided By The City Of Goodlettsville.
4. Public Water Service Will Be Provided By The Madison Suburban Utility District.
5. Each Unit Shall Have An Individual Water Service With Meter And A Sanitary Sewer Service Connection.
6. The Roads Will Be Private.
7. This Tract Is Located Within Zones "A6" & Zone "H" As Shown On FEMA Fire Community Panel No. 47037020136 J Effective Date of 4-28-2021.
8. Electric Service To Be Provided By Nashville Electric Service With Primary And Secondary Service To Each Unit Underground.

UTILITY DISCLAIMER

[illegible]



October 20, 2021

Re: Dry Creek Village

To Whom it May Concern:

This letter is a summary of materials and colors to be used on the exterior of the townhomes (excluding roofs) at the Dry Creek Village townhome project. The photos attached to this letter are examples of the type of product that Vastland intends to construct at Dry Creek Village.

The townhomes shall consist of:

- 50% brick in grays and darks.
- 45% white Hardi board
- 5% vinyl shake in grays and darks

Sincerely,

Mack McClung
Vastland Companies
Chief Manager





50% Brick



50% Brick



October 4, 2021

To Whom it May Concern:

This letter is a general summary of the proposed unnamed development located on the south side of Dry Creek Road approximately 540 feet east of Dickerson Pike and shall be included with the Preliminary Master Plan Checklist.

The land is currently owned by Gallardia Properties, whose Chief Manager, Mack McClung, hereby confirms his interest in the property and declares his intent to develop.

The PUD will have no covenants, easements, or restrictions (excluding those already set in place by surrounding utility districts and the City of Goodlettsville) except those restrictions explicitly stated in the Homeowner's Association documents. Said documents will include restrictions such as no short-term rental permits, exterior of homes must remain consistent with each other throughout the PUD, trash removal, etc., but do not affect the development of the PUD itself.

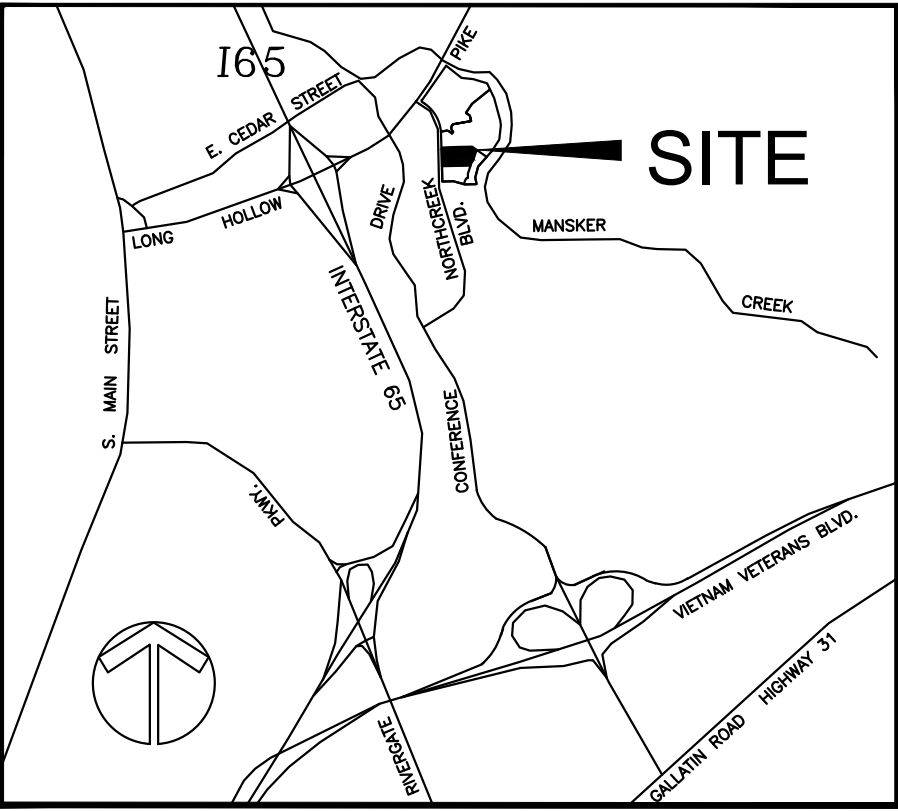
The development schedule will be as follows:

- Site work, grading, infrastructure, and utility installation will take approximately five (5) months from the city's issuance of a grading permit.
- The development will be a single phase. Once the city approves and signs off on completion of site work, vertical construction will begin.
- It is estimated that the site will be under construction for a total of 2-3 years barring setbacks caused by construction supply chain issues, market changes, etc. This figure includes both site work and townhome construction.

The intent of this PUD is to construct for-sale townhomes managed by an HOA that blend in with the heritage and culture of the surrounding areas. Vastland will be constructing a subdivision that is similar to the Dry Creek Commons neighborhood just east of this location. Vastland's intent is to match and further enhance the character of the city and to provide a quality neighborhood for citizens of Goodlettsville to live and enjoy for many years to come.

Thank you,

Mack McClung



VICINITY MAP
1" = 1000'

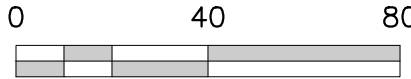
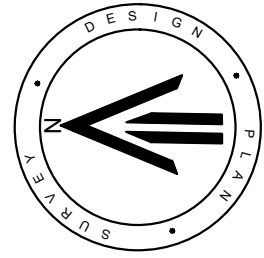
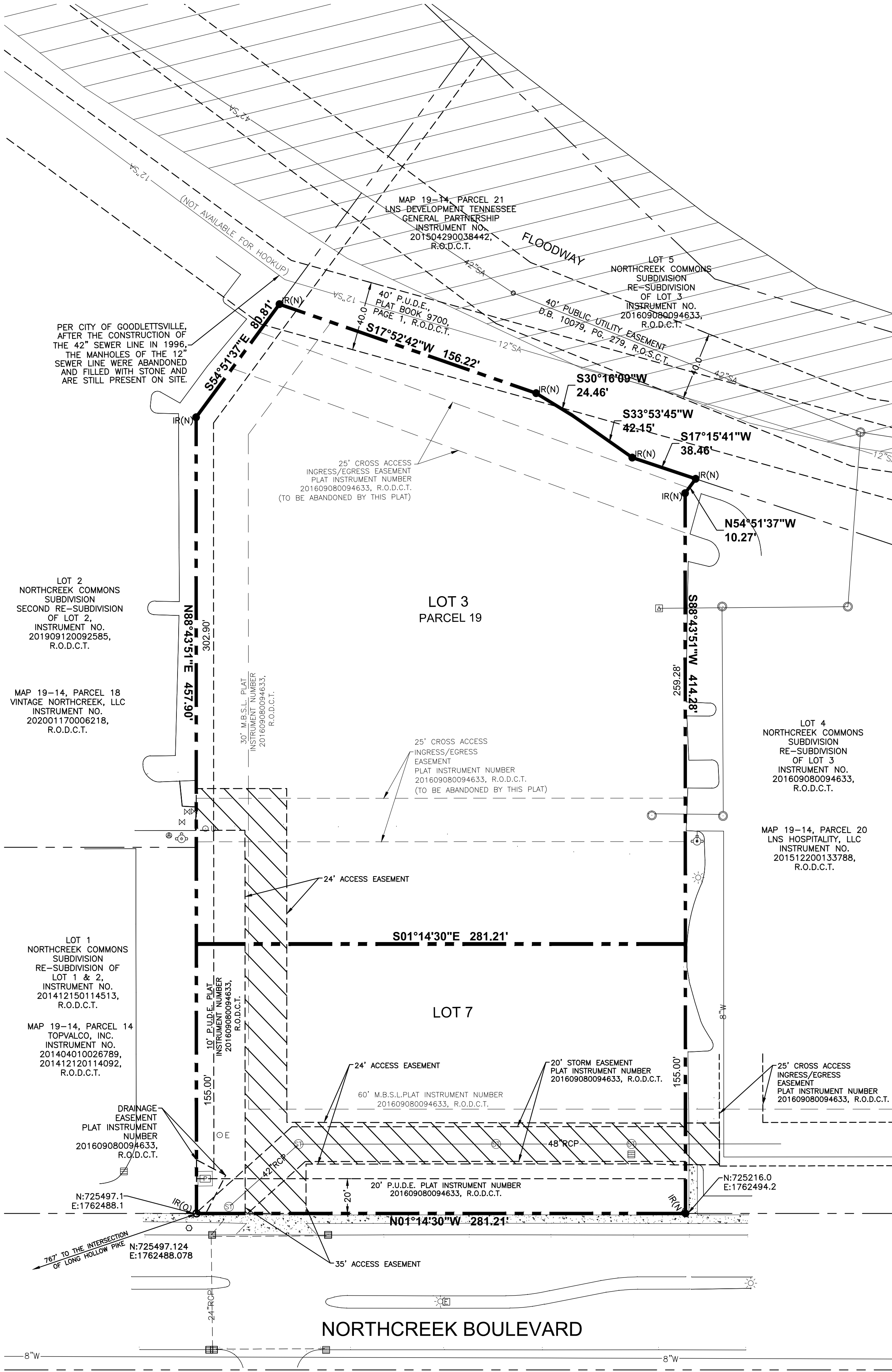
GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS.
2. THE RECORDING OF THIS PLAT Voids, Vacates and Supersedes Lot Number 3 as shown on the final plat entitled "NORTHCREEK COMMONS SUBDIVISION, RE-SUBDIVISION OF LOT 3" OF RECORD AS INSTRUMENT NUMBER 20160908-0094633, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
3. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
4. THIS PROPERTY IS CURRENTLY ZONED: C-PUD. MINIMUM BUILDING SETBACK LINES: FRONT = 60'; SIDE = 30 FEET; REAR = 30 FEET.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL - 811.
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE", "X" (OTHER FLOOD AREAS) AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0129H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470287; PANEL NO. 0129, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS BASE FLOOD ELEVATIONS DETERMINED.
- SAID MAP DEFINES ZONE "X" (OTHER FLOOD AREAS) UNDER "OTHER FLOOD AREAS" AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. THIS PROPERTY IS SUBJECT TO A LETTER OF MAP AMENDMENT (LOMA), CASE NUMBER 18-04-0816A, DATED JANUARY 03, 2018.
8. BEING PARCEL NUMBER 19 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP 19-14.
9. PER CITY OF GOODLETTSVILLE, AFTER THE CONSTRUCTION OF THE 42" SEWER LINE IN 1996, THE MANHOLES OF THE 12" SEWER LINE WERE ABANDONED AND FILLED WITH STONE AND ARE STILL PRESENT ON SITE.
10. A PUBLIC UTILITY EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT-OF-WAY SHALL HEREBY BE MADE A PART OF THIS RECORDING, ON THE CORNER LOTS WHERE FRONT AND SIDE YARD BUILDING SETBACKS ARE LESS THAN TWENTY (20'), THE EASEMENT DEPTH SHALL BE REDUCED ACCORDINGLY.
11. THIS PROPERTY IS SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS AND OWNERS ASSOCIATION FOR NORTHCREEK COMMONS, OF RECORD IN BOOK 7118, PAGE 938; FIRST AMENDMENT OF RECORD IN BOOK 7245, PAGE 958; SECOND AMENDMENT OF RECORD IN BOOK 8195, PAGE 337; THIRD AMENDMENT OF RECORD IN BOOK 9780, PAGE 183; FOURTH AMENDMENT OF RECORD IN INSTRUMENT NO. 20050106-0002035; FIFTH AMENDMENT OF RECORD IN INSTRUMENT NO. 20050113-0004886, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LEGEND

- | | | | |
|---------|--|-----|--|
| ● IR(N) | IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES") | RCF | REINFORCED CONCRETE PIPE |
| ○ IR(O) | IRON ROD (OLD) | SA | SANITARY SEWER LINE |
| □ | ELECTRIC BOX | GR | GUARDRAIL |
| ⊕ | FIRE HYDRANT | OP | OVERHEAD ELECTRIC POWER LINE |
| ⊕ | WATER VALVE | UP | UTILITY POLE W/ANCHOR |
| ⊕ | CATCH BASIN/CURB INLET | * | LIGHT STANDARD |
| ⊕ | STORM MANHOLE | ○ | GAS VALVE |
| ⊕ | SEWER VALVE | ○ | UTILITY POLE |
| ⊕ | TRANSFORMER PAD | ○ | REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE |

G:\21-02651-SURVEY\PLAT\0265 PLAT.DWG



OWNER / DEVELOPER
LNS DEVELOPMENT
TENNESSEE GENERAL PARTNERSHIP
216 CENTERVIEW DRIVE
SUITE 155, BUILDING NO. 7
BRENTWOOD, TENNESSEE 37027
MR. GURMIT ADVANI
(615) 377-9956
gurmit.advani@gmail.com

CERTIFICATE OF OWNERSHIP & DEDICATION

I(WE) HEREBY CERTIFY THAT I(WE) ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN A SPECIAL WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20150429-0038442, R.O.D.C.T. AND THAT I(WE), HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR(MY) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

LNS DEVELOPMENT
TENNESSEE GENERAL PARTNERSHIP

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON TO THE ACCURACY REQUIRED BY THE GOODLETTSVILLE PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY THOSE REGULATIONS. HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:45,072.
RAGAN-SMITH ASSOCIATES

BY: TED J. STEVENSON II DATE: 10/20/21
PLS NO.: 2136

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "NORTHCREEK COMMONS SUBDIVISION SECOND REVISION OF LOT 3" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A LETTER OF CREDIT OR OTHER APPROVED SURETY HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

SEWER SYSTEM: _____

DATE: _____ BY: _____

CERTIFICATE OF APPROVAL OF STREETS OR BOND POSTING

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC STREETS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GOODLETTSVILLE SUBDIVISION REGULATIONS OR (2) THAT A LETTER OF CREDIT OR OTHER APPROVED SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT
NAME: _____

DATE: _____ BY: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "NORTHCREEK COMMONS SUBDIVISION, SECOND REVISION OF LOT 3" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A LETTER OF CREDIT OR OTHER APPROVED SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: _____

NAME: MADISON SUBURBAN UTILITY DISTRICT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GOODLETTSVILLE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

BY: SECRETARY PLANNING COMMISSION

DATE: _____

FINAL PLAT

NORTHCREEK COMMONS SUBDIVISION SECOND REVISION OF LOT 3 201 NORTHCREEK BOULEVARD

10TH COUNCIL DISTRICT,
CITY OF GOODLETTSVILLE, DAVIDSON
COUNTY, TENNESSEE

OCTOBER 20, 2021
SCALE: 1" = 40'
JOB NO. 21-0265
SHEET 1 of 1



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com
315 Woodland Street Nashville, TN 37206
615.244.8591 tstevenson@ragansmith.com
Ted Stevenson

91,515 SQUARE FEET OR 2.10 ACRES±
43,587 SQUARE FEET OR 1.00 ACRES±
TOTAL AREA = 135,102 SQUARE FEET OR 3.10 ACRES±

VINTAGE NORTHCREEK PHASE 2

REVISED PRELIMINARY MASTER PLAN

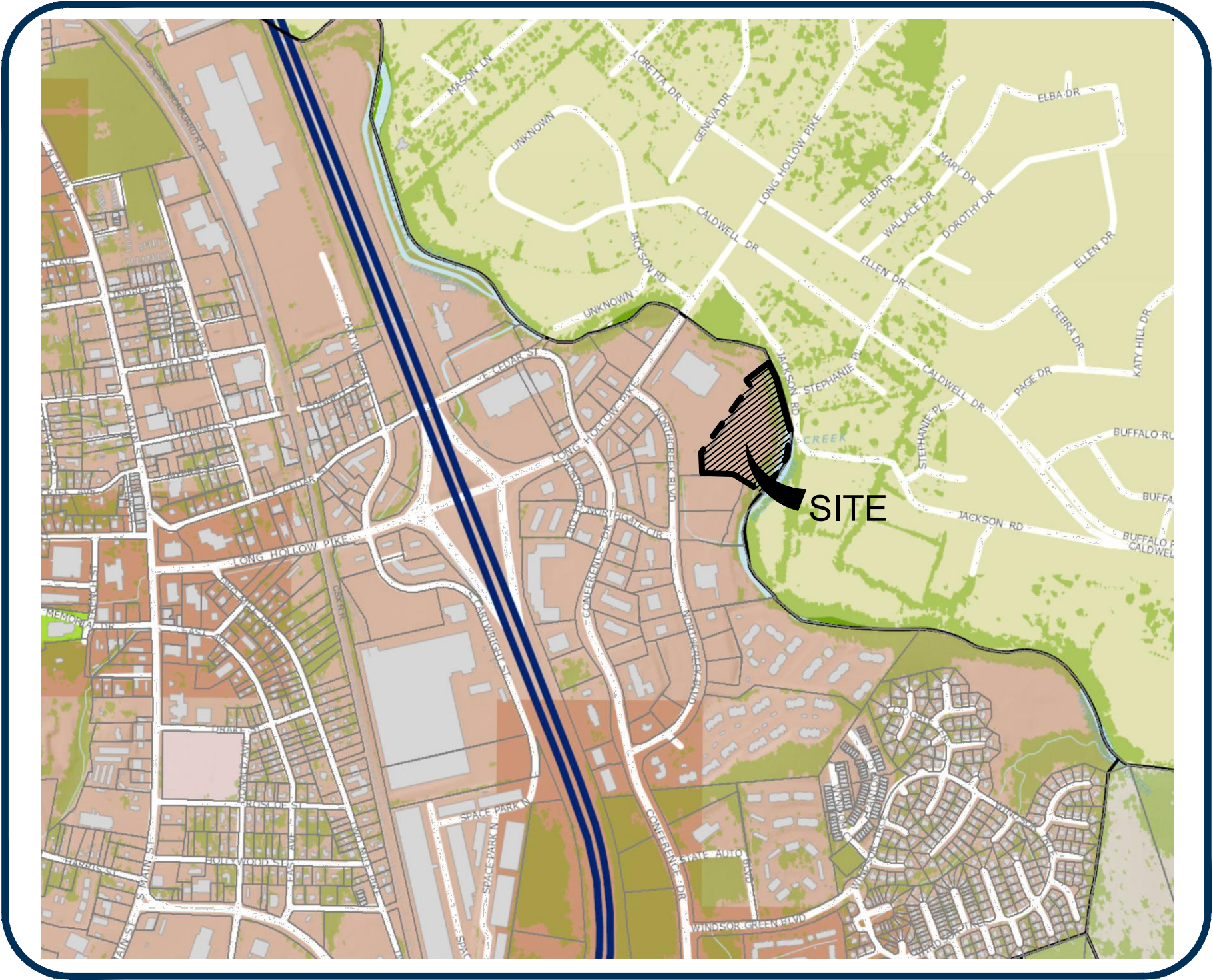
VINTAGE NORTHCREEK, LLC

CONTACTS

OWNER/DEVELOPER
JASON PHILLIPS
VINTAGE NORTHCREEK, LLC
1100 WILLIS BRANCH ROAD
GOODLETTSVILLE TN, 37072
(615) 855-3121
hjasonphillips@gmail.com

CIVIL
MATT LACKEY, PE
RAGAN-SMITH ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
mlackey@ragansmith.com

ARCHITECTURE
STEVE LULL
PARKER ASSOCIATES TULSA, LLC
2202 E. 49TH ST., SUITE 200
TULSA, OKLAHOMA 74105
(918) 742-2485
contact email address



LOCATION MAP
SCALE: 1"=1000'

TENTH COUNCIL DISTRICT,
NORTHCREEK BOULEVARD,
CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY,
TENNESSEE

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
CIVIL PLANS	
C0.1	EXISTING CONDITIONS PLAN
C0.2	EXISTING CONDITIONS PLAN
C1.0	OVERALL SITE LAYOUT PLAN
C1.1	SITE LAYOUT, GRADING, DRAINAGE & UTILITIES PLAN
ARCHITECTURAL PLANS	
AB7	BUILDING 3 ELEVATIONS
AB8	BUILDING 3 ELEVATIONS



VINTAGE NORTHCREEK PHASE
REVISED PRELIMINARY MASTER PLAN
VINTAGE NORTHCREEK, LLC

TENTH COUNCIL DISTRICT, NORTHCREEK BOULEVARD, CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY, TENNESSEE

Scale: _____

Date: _____ OCTOBER 20, 2021

Approved By: _____ M. LACKEY

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Drawing Title:
COVER SHEET

Drawing No.
C0.0

Project No.
21-0265



VINTAGE NORTH CREEK PHASE
REVISED PRELIMINARY MASTER PLAN
VINTAGE NORTH CREEK, LLC

TENTH COUNCIL DISTRICT, NORTH CREEK BOULEVARD, CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY, TENNESSEE

Scale: 1"=60'

Date: OCTOBER 20, 2021

Approved By: M. LACKEY

Revisions:

Drawing Title:

EXISTING
CONDITIONS
WITHOUT TOPO
PLAN

Drawing No.

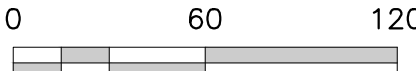
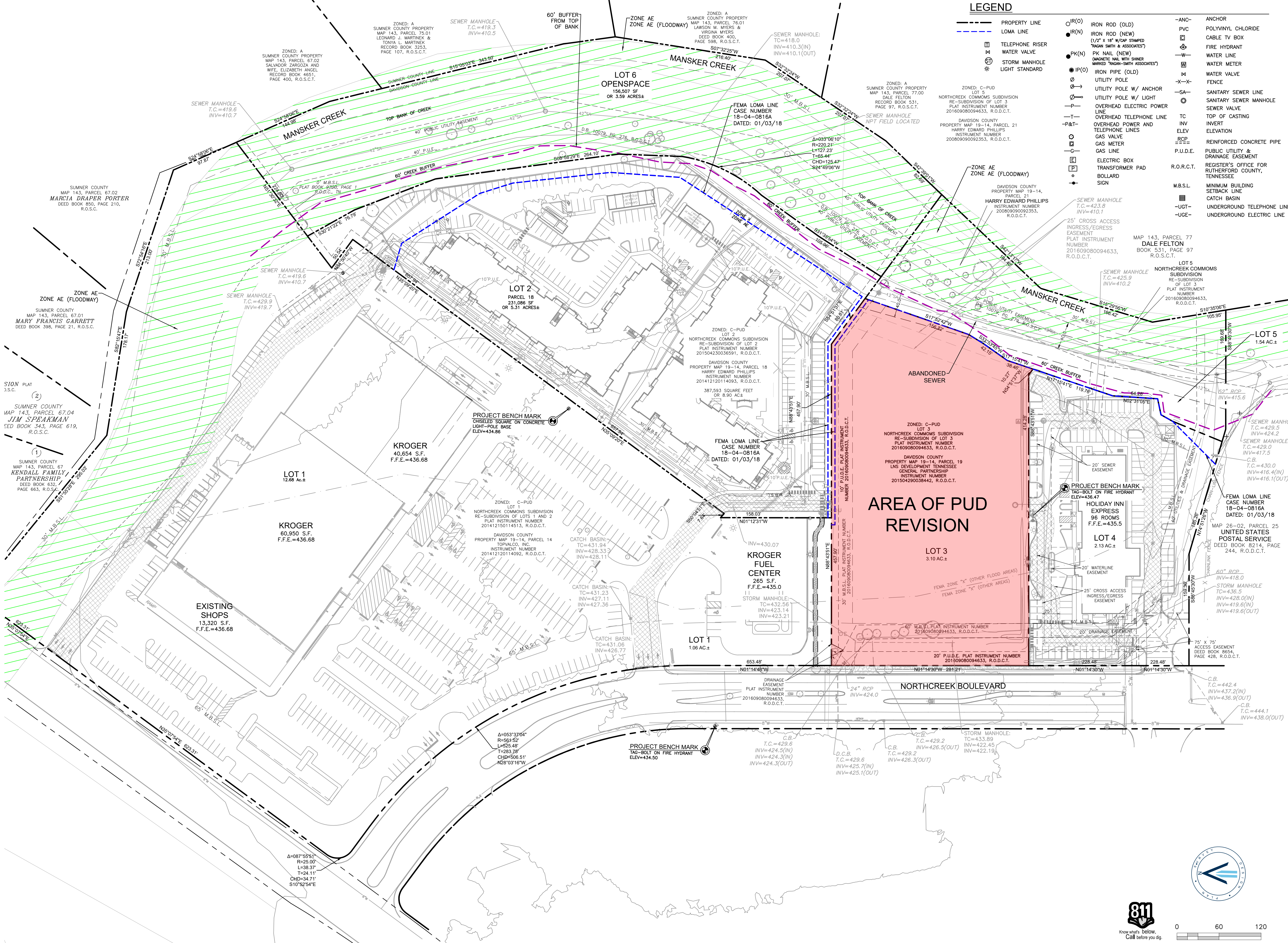
C0.1

Project No.

21-0265

LEGEND

PROPERTY LINE	IRON ROD (OLD)	ANCHOR
LOMA LINE	IRON ROD (NEW)	PVC
TELEPHONE RISER	(1/2" X 18" W/ CAP STAMPED "RAGAN SMITH & ASSOCIATES")	CABLE TV BOX
WATER VALVE	PK NAIL (NEW)	FIRE HYDRANT
STORM MANHOLE	(W/ MONITORIAL WITH SHIELD MARKED "RAGAN-SMITH ASSOCIATES")	WATER LINE
LIGHT STANDARD	IRON PIPE (OLD)	WATER METER
	UTILITY POLE	WATER VALVE
	UTILITY POLE W/ ANCHOR	FENCE
	UTILITY POLE W/ LIGHT	SANITARY SEWER LINE
	OVERHEAD ELECTRIC POWER	SANITARY SEWER MANHOLE
	OVERHEAD TELEPHONE LINE	SEWER VALVE
	OVERHEAD POWER AND	TOP OF CASTING
	TELEPHONE LINES	INVERT
	GAS VALVE	ELEVATION
	GAS METER	REINFORCED CONCRETE PIPE
	ELECTRIC BOX	PUBLIC UTILITY &
	TRANSFORMER PAD	DRAINAGE EASEMENT
	BOLLARD	R.O.D.C.T.
	SIGN	REGISTER'S OFFICE FOR
		RUTHERFORD COUNTY,
		TENNESSEE
		M.B.S.L.
		MINIMUM BUILDING
		SETBACK LINE
		CATCH BASIN
		UNDERGROUND TELEPHONE LINE
		UNDERGROUND ELECTRIC LINE





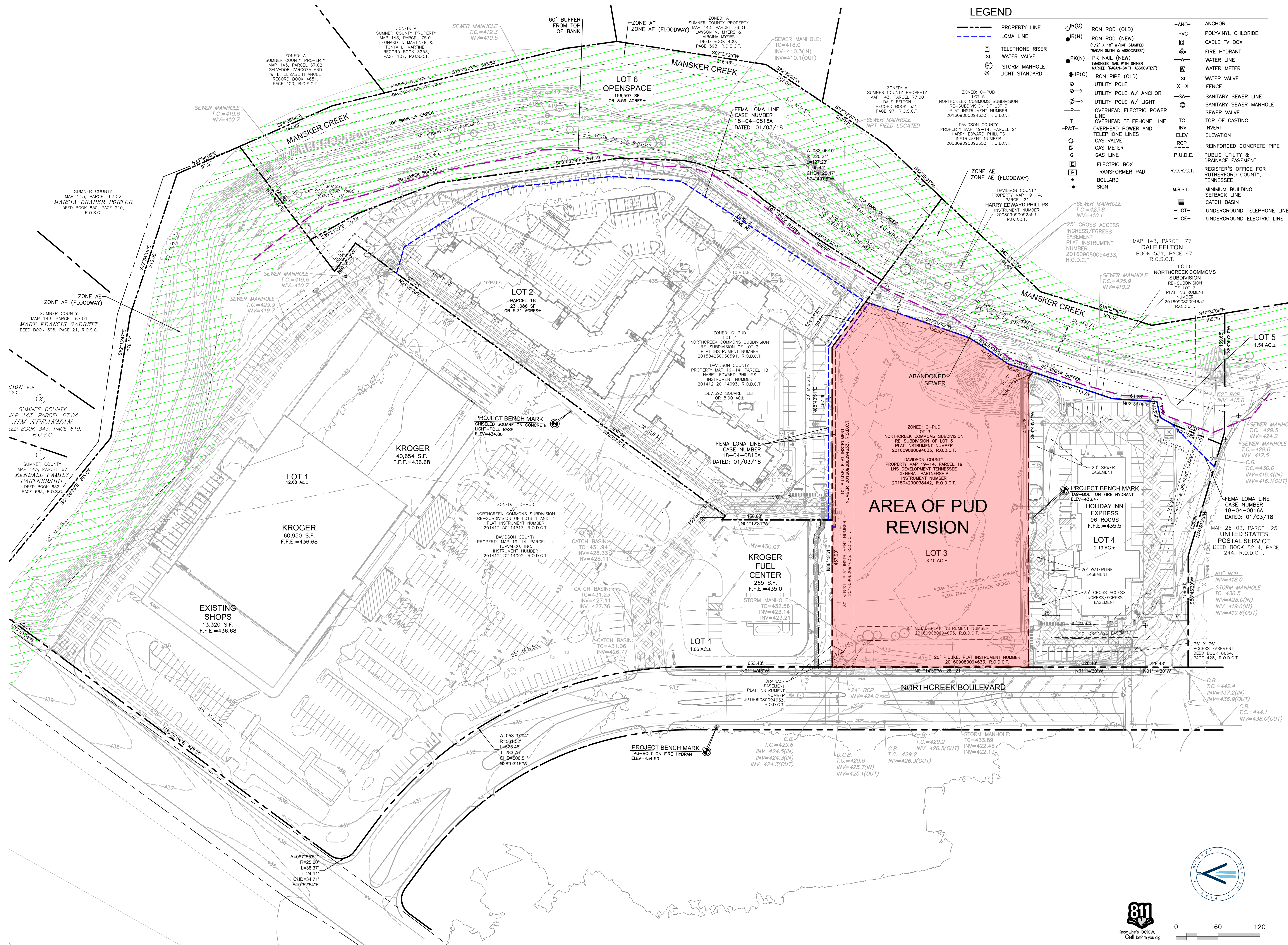
VINTAGE NORTHCREEK PHASE
REVISED PRELIMINARY MASTER PLAN
VINTAGE NORTHCREEK, LLC

TENTH COUNCIL DISTRICT, NORTHCREEK BOULEVARD, CITY OF GOODLETTSVILLE,

EXISTING
CONDITIONS WITH
TOPO PLAN

C0.2

Project No.
21-0265



VINTAGE NORTHCREEK PHASE

REVISED PRELIMINARY MASTER PLAN

VINTAGE NORTHCREEK, LLC

TENTH COUNCIL DISTRICT, NORTHCREEK BOULEVARD, CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY, TENNESSEE

Scale: 1"=60'

Date: OCTOBER 20, 2021

Approved By: M. LACKEY

Revisions:

Drawing Title:

SITE LAYOUT,
GRADING, DRAINAGE
& UTILITIES PLAN

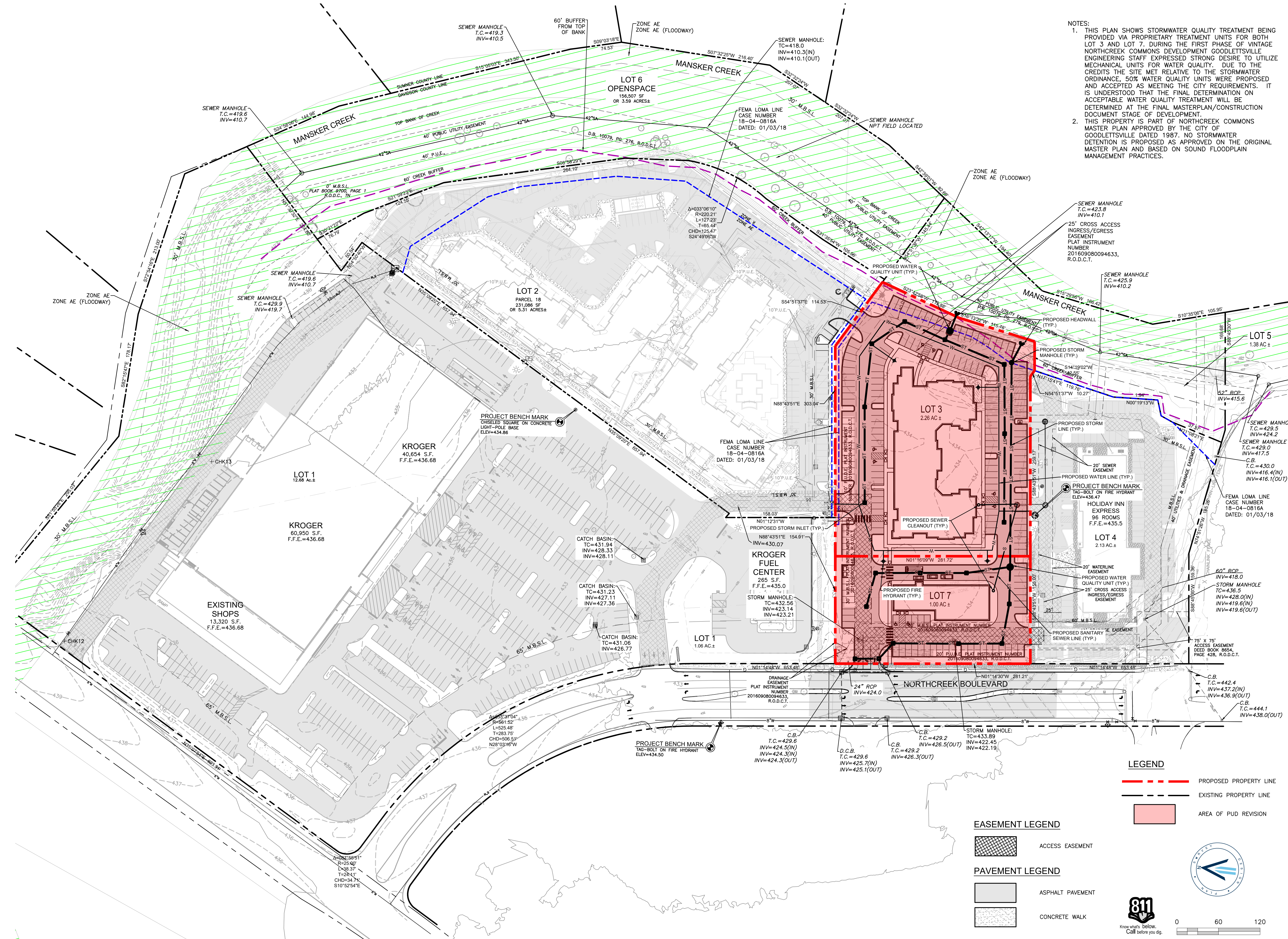
Drawing No.

C1.1

Project No.

21-0265

- NOTES:
1. THIS PLAN SHOWS STORMWATER QUALITY TREATMENT BEING PROVIDED VIA PROPRIETARY TREATMENT UNITS FOR BOTH LOT 3 AND LOT 7. DURING THE FIRST PHASE OF VINTAGE NORTHCREEK COMMONS DEVELOPMENT GOODLETTSVILLE ENGINEERING STAFF EXPRESSED STRONG DESIRE TO UTILIZE MECHANICAL UNITS FOR WATER QUALITY. DUE TO THE CREDITS THE SITE MET RELATIVE TO THE STORMWATER ORDINANCE, 50% WATER QUALITY UNITS WERE PROPOSED AND ACCEPTED AS MEETING THE CITY REQUIREMENTS. IT IS UNDERSTOOD THAT THE FINAL DETERMINATION ON ACCEPTABLE WATER QUALITY TREATMENT WILL BE DETERMINED AT THE FINAL MASTERPLAN/CONSTRUCTION DOCUMENT STAGE OF DEVELOPMENT.
 2. THIS PROPERTY IS PART OF NORTHCREEK COMMONS MASTER PLAN APPROVED BY THE CITY OF GOODLETTSVILLE DATED 1987. NO STORMWATER DETENTION IS PROPOSED AS APPROVED ON THE ORIGINAL MASTER PLAN AND BASED ON SOUND FLOODPLAIN MANAGEMENT PRACTICES.





VINTAGE NORTHCREEK PHASE 2
REVISED PRELIMINARY MASTER PLAN
VINTAGE NORTHCREEK, LLC

TENTH COUNCIL DISTRICT, NORTHCREEK BOULEVARD, CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY, TENNESSEE

Date: OCTOBER 20, 2021

Approved By: M/ LACKEY

Revisions:

Drawing Title:

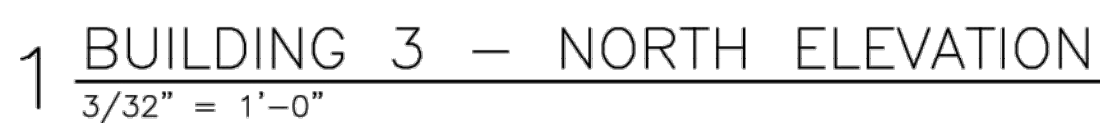
BUILDING 3 ELEVATIONS

Drawing No.

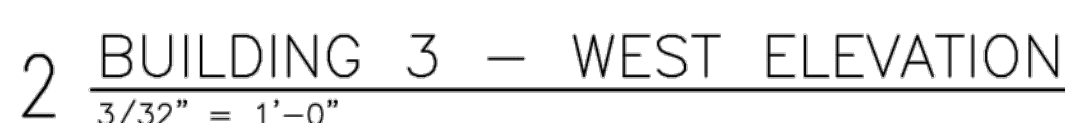
AB7

Project No.

21-0265



3 BUILDING 3 - WEST COURTYARD
3/32" = 1'-0"



200. FIBER-CEMENT SHEATHS ATTACHED TO MOISTURE RESISTANT
BARRIER, AND SHEATHING AND STUDS PER SCHEDULE WITH R-15
BATT INSULATION AND 5/8" FIRE RESISTANT GYPSUM BOARD AT
INTERIOR SURFACES OF EXTERIOR WALLS.
215. BRICK VENEER ATTACHED TO MOISTURE BARRIER ON
SHEATHING AND STUDS WITH R-15 BATT INSULATION AND 5/8"
FIRE RESISTANT GYPSUM BOARD AT INTERIOR. REFER TO
SCHEDULES FOR SHEATHING TYPE AND STUD SPACING. MIT
INSULATION AT EXTERIOR STORAGE CLOSETS.
230. FIBER-CEMENT STUDS ATTACHED TO MOISTURE RESISTANT MFR
REQUIREMENTS, ON 1X3 CEMENT FIBER FURRING ON C/O
APPROVED DRAINAGE WRAP AS RECOMMENDED BY SIDING
MANUFACTURER. SHEATHING WITH 5/8" FIRE RESISTANT GYPSUM BOARD AND
5/8" FIRE RESISTANT GYPSUM BOARD AT INTERIOR. MIT
INSULATION AT NON-CONDITIONED SPACES.
231. FIBER-CEMENT STUDS ATTACHED TO MOISTURE RESISTANT MFR
REQUIREMENTS, ON 1X3 CEMENT FIBER FURRING ON C/O
APPROVED DRAINAGE WRAP AS RECOMMENDED BY MFR. ON
CEILING OF STUDS ATTACHED TO CEILING OF STUDS ATTACHED TO
PRE-FINISHED ALUMINUM COPING ON FRAMING WITH 5/4x12 ON
TWO LEVELS OF 5/4x6 CEMENT FIBER TRIM AS SHOWN ON
DETAILS.
235. CEMENT FIBER STUDS BOARD ON MOISTURE RESISTANT
BARRIER, SHEATHING AND PARAPET STUDS. EXTEND
CEILING LINER UNDER FRAMING AND STUDS.
400. FIBERGLASS ARCHITECTURAL SHINGLES ON #15 FELT ON
DECKING PER SCHEDULE ON ROOF TRUSSESS WITH R-49
INSULATION WITH 1.5" AIR SPACE. CEILING OF STUDS ATTACHED TO
ON RESILIENT CHANNELS AT CEILING MIT INSULATION OVER
NON-CONDITIONED SPACES.
407. FIBERGLASS ARCHITECTURAL SHINGLES WITH WEATHER BARRIER ON 5/8"
PLYWOOD DECKING ON WOOD TRUSSES AT 2' 0" O.C.
516. BRICK SOLID COURSE.
517. BRICK SOLID COURSE - SUB-FLASHING AWAY FROM STRUCTURE.
518. CRICK COURSE PROJECTION 1/2" FROM BRICK FACE.
519. BRICK HERRINGBONE PATTERN AT LOCATIONS SHOWN ON
ELEVATIONS.
523. CEMENT FIBER TRIM BETWEEN CEMENT FIBER PANELS AT
LOCATIONS SHOWN ON ELEVATIONS. REFER TO DETAILS AND
INSTALL PER MFR. INSTRUCTIONS.
524. CEMENT FIBER PANELS AT ANCHORS WITH INTEGRAL
DRAINAGE SYSTEM AT ENDS. SUB DRAWINGS TO BE
PROVIDED FOR REVIEW.
525. CEMENT FIBER PANELS. SEE ARCHITECTURAL DRAWINGS FOR DETAIL.
535. GALVANIZED FLASHING OVER 5/4x8 ON 5/4x6 AND 5/4x6 CEMENT
FIBER TRIM. RE DETAILS.
539. GALVANIZED STONE PITCH PITCH TOP FOR DRAINAGE.
540. GALVANIZED DRIP ON ALUMINUM WRAPPED 6" CEMENT BOARD
FASCIA TRIM ON TREATED 2x4 SUB-FASCIA ATTACHED TO TRUSS
ENDS.
544. GUTTER WITH DOWNSPOUTS AND SPLASH BLOCKS AT GRADE.
545. FLASHING.
- 547-0' DIAMETER 3/4" WOOD TRIM SURFACE MOUNTED TO
CEMENT FIBER BOARD.
549. DECORATIVE EAVE BRACKET. PER DETAILS.
552. STANDARD VINYL RAILING SYSTEM WITH TOP RAIL AT 3'-6" A.F.F.
RAILINGS SPACED AT 42" O.C. PER DETAIL. SEE 5/4x4 F.
RAILINGS MFR. TO MEET PROJECT DESIGN REQUIREMENTS.
558. CEMENT FIBER TRIM.
- 715/1 CEMENT BOARD TRIM ON BEAM PER FRAMING PLANS.

PHASE II

1610 S. CHURCH STREET
MURFREESBORO, TN 37130

JOB NUMBER: 221023
DRAWN BY: SRL,AT,HA,TA
DATE: 09/06/2021

BUILDING 3 ELEVATIONS
SHEET NUMBER AB7 OF 1

CS-021-02051-CIVIL ENGINEERING-2-PLAN SHEETS-MASTER PLAN-0205 ARCH DWG
 PLOTTED BY BARAKA PATTERSON ON: 10/20/2021 3:20 PM LAST UPDATED BY BPATTERSON ON: 10/20/2021 2:44 PM



Nashville - Murfreesboro - Chattanooga
ragansmith.com

VINTAGE NORTHCREEK PHASE 2
REVISED PRELIMINARY MASTER PLAN
VINTAGE NORTHCREEK, LLC

TENTH COUNCIL DISTRICT, NORTHCREEK BOULEVARD, CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY, TENNESSEE

Scale: -

Date: OCTOBER 20, 2021

Approved By: M. LACKEY

Revisions:

[illegible]

Drawing Title:

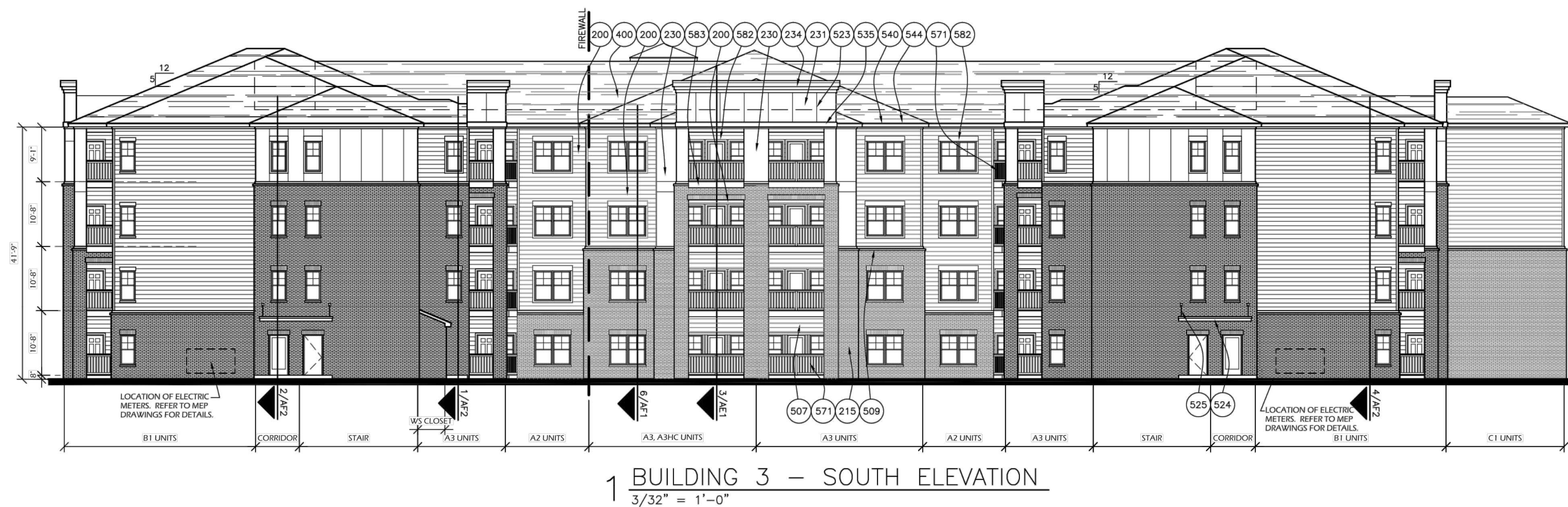
BUILDING 3 ELEVATIONS

Drawing No.

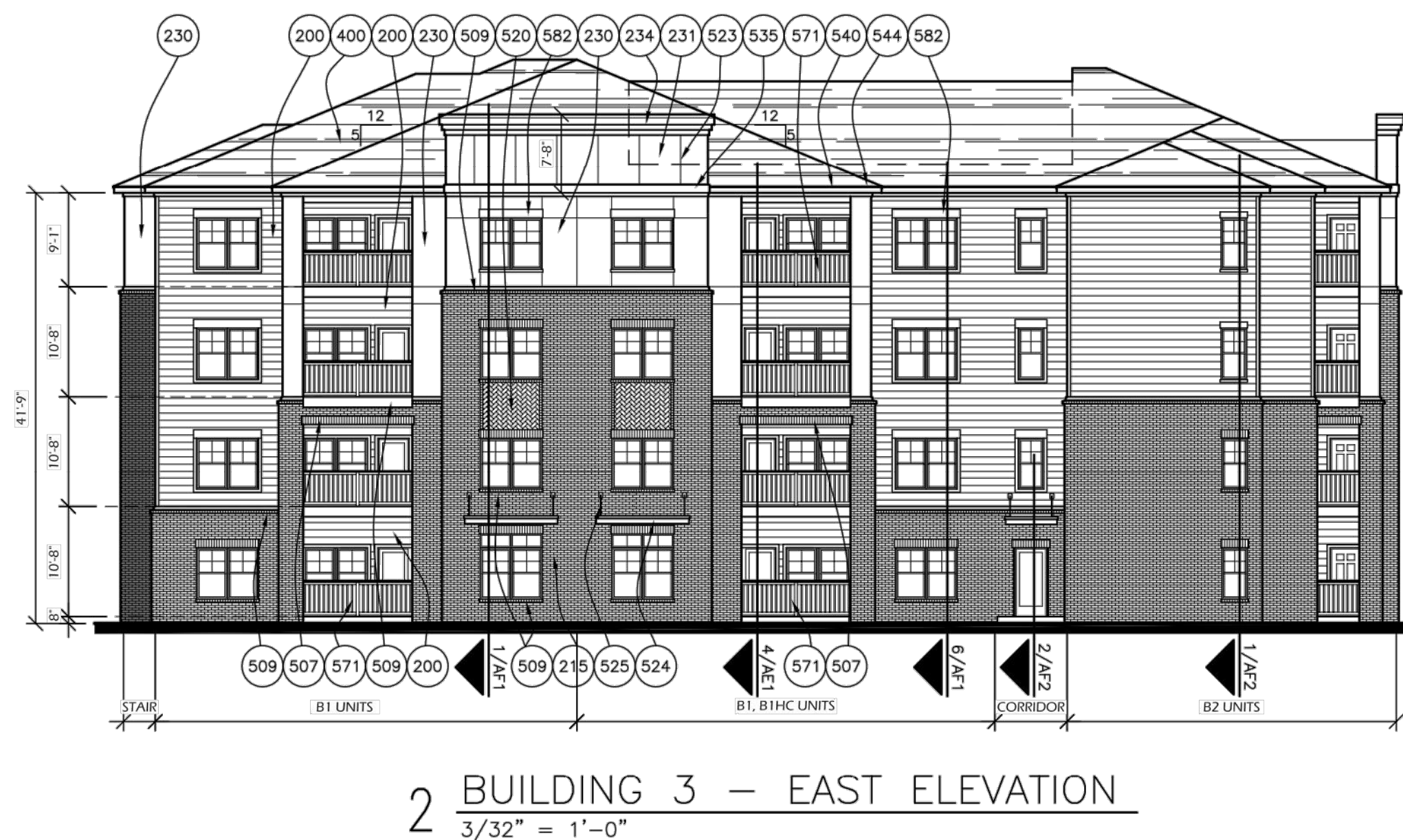
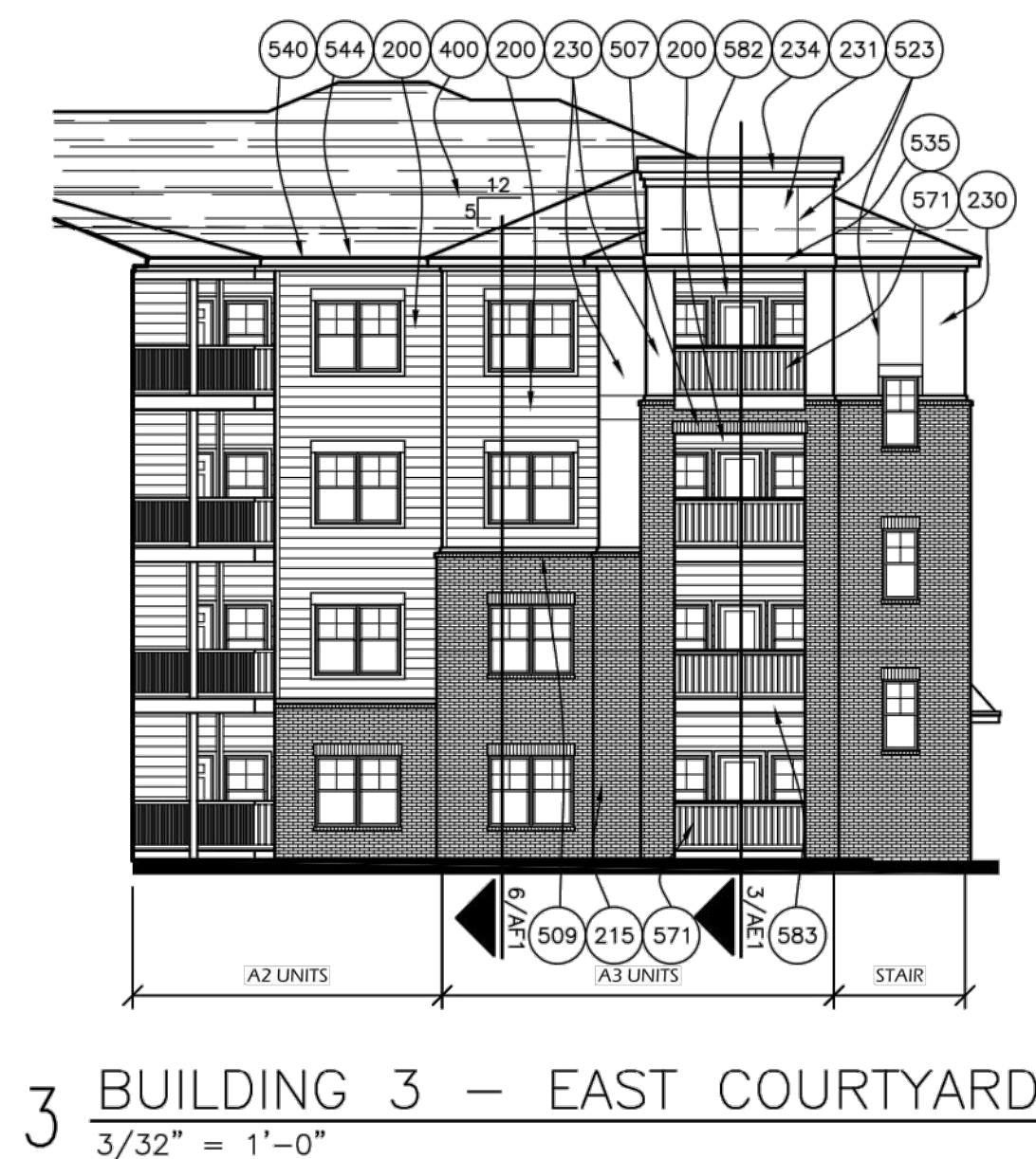
AB8

Project No.

21-0265



BUILDING MASONRY CALCULATIONS	
SOUTH ELEVATION (1/AB8)	
TOTAL ELEVATION GROSS AREA:	9,085.21 SF
NET AREA W/O OPENINGS:	7,168.74 SF
AREA OF FIBER CEMENT SIDING:	3,419.98 SF
AREA OF MASONRY:	3,748.76 SF
PERCENT MASONRY:	52.29 %
EAST ELEVATION (2/AB8)	
TOTAL ELEVATION GROSS AREA:	5,021.20 SF
NET AREA W/O OPENINGS:	3,581.76 SF
AREA OF FIBER CEMENT SIDING:	1,787.63 SF
AREA OF MASONRY:	1,794.13 SF
PERCENT MASONRY:	50.10 %
EAST COURTYARD ELEVATION (3/AB8)	
TOTAL ELEVATION GROSS AREA:	2,362.11 SF
NET AREA W/O OPENINGS:	1,483.53 SF
AREA OF FIBER CEMENT SIDING:	702.97 SF
AREA OF MASONRY:	780.56 SF
PERCENT MASONRY:	52.62 %

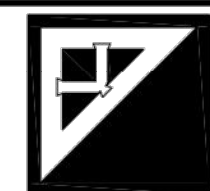


KEYNOTES

200. FIBER-CEMENT SIDINGS ATTACHED TO MOISTURE RESISTANT BARRIER, AND SHEATHING AND STUDS PER SCHEDULE WITH R-15 BATT INSULATION AND 5/8" FIBER RESISTANT GYPSUM BOARD AT INTERIOR. OMIL INSULATION AT NON-CONDITIONED SPACES.
215. SHEATHING AND STUDS ATTACHED TO MOISTURE RESISTANT BARRIER, AND SHEATHING AND STUDS WITH R-15 BATT INSULATION AND 5/8" FIBER RESISTANT GYPSUM BOARD AT INTERIOR. REFER TO SCHEDULE FOR SHEATHING TYPE AND STUD SPACING. OMIL INSULATION AT EXTERIOR STORAGE CLOSETS.
230. CEMENT FIBER STUCCO BOARD, INSTALLED PER MFR REQUIREMENTS, ON STUDS WITH 5/8" FIBER RESISTANT GYPSUM BOARD. APPROVED DRAINAGE WRAP AS RECOMMENDED BY SIDING MFR. ON SHEATHINGS ON STUDS WITH R-15 BATT INSULATION AND 5/8" FIBER RESISTANT GYPSUM BOARD AT INTERIOR. OMIL INSULATION AT NON-CONDITIONED SPACE.
231. CEMENT FIBER STUCCO BOARD, INSTALLED PER MFR REQUIREMENTS, ON STUDS WITH 5/8" FIBER RESISTANT GYPSUM BOARD. APPROVED DRAINAGE WRAP AS RECOMMENDED BY MFR. ON SHEATHING ON STUDS PER SCHEDULE.
232. 5/8" FIBER RESISTANT ALUMINUM CLADDING FRAMING WITH 5/4x12 ON TWO LEVELS OF 5/4x6 CEMENT FIBER TRIM AS SHOWN ON DETAIL.
400. FIBERGLASS ARCHITECTURAL SHINGLES ON #15 FELT ON DECKING PER SCHEDULE ON ROOF TRUSSEES WITH R-49 INSULATION. 1" LAYERS 5/8" FIBER RESISTANT GYPSUM BOARD ON RESILIENT CHANNELS AT CEILING OMIL INSULATION OVER NON-CONDITIONED SPACES.
507. BRICK SOLDER COULD - SLOPE AWAY FROM STRUCTURE.
526. BRICK HERRINGBONE PATTERN AT LOCATIONS SHOWN ON ELEVATIONS.
528. INTERIOR TRIM BETWEEN CEMENT FIBER PANELS AT LOCATIONS SHOWN ON ELEVATIONS. REFER TO DETAILS AND SCHEDULE FOR MFR.
530. PRE-MANUFACTURED ALUMINUM CANOPY WITH INTEGRAL DRAINAGE SYSTEM AT ENDS. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW.
531. TENSION ROD, RE-STRUCTURAL DRAWINGS FOR DETAIL.
532. GALVANIZED FLASHING OVER 5/4x8 on 5/4x6 AND 5/4x6 CEMENT FIBER TRIM PER DETAIL.
533. GALVANIZED DRIP ON ALUMINUM FRAMING PER CEMENT BOARD FLASHIC TRIM ON TREATED 2x4 SUB-FASCIA ATTACHED TO TRUSS ENDS.
544. GUTTER WITH DOWNSPOUTS AND SPLASH BLOCKS AT GRADE.
701. STANDARD VINYL RAILING SYSTEMS WITH TOP RAIL AT 3" A.F.F. AND PICKETS SPACING TO PROVIDE OPENINGS LESS THAN 4" A.F.F. HAVE SHOWN. SEE DETAIL FOR RAILING SYSTEM. INSPIRED BY RAILING MFR. TO MEET PROJECT DESIGN REQUIREMENTS.
702. CEMENT FIBER TRIM
- 718/12 CEMENT BOARD TRIM ON BEAM PER FRAMING PLANS.



PHASE II



Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2485

Bryan Hulst — Architect of Record

VINTAGE
NORTHCREEK,
LLC
1610 S. CHURCH STREET
MURFREESBORO, TN 37132

JOB NUMBER:	221023
DRAWN BY:	SRL,AT,HA,TA
DATE:	09/06/2021

BUILDING 3 ELEVATIONS

SHEET NUMBER AB8 OF

CS-21-02051-CIVIL ENGINEERING-2-PLAN SHEETS-MASTER PLAN-2025 ARCH.DWG
PLOTTED BY BARAKA PATTERSON ON: 10/20/2021 3:20 PM
LAST UPDATED BY BRATTERTON ON: 10/20/2021 2:44 PM

14-208 (o) Standards for Specific Temporary Uses

Temporary uses include special events which by their nature continue for the limited period of time provided in this ordinance. Temporary uses may occur indoors or outdoors, on improved or unimproved property, and should be consistent with the zoning for that property and its uses. Such temporary uses require regulation because they may result in street closures, traffic and parking needs, temporary buildings, electrical connections, portable restrooms, the use of flammable materials. Temporary uses may be classified as major or minor. The Board of Zoning and Sign Appeals shall review all major uses in residential zoning districts and when located in a non-residential zoning district when proposed to be operated within 500 feet of a residential zoning district. Major temporary uses require a temporary use permit including temporary use permit fee. Minor temporary use requires a temporary use permit excluding fee. The Planning Director shall review all minor temporary use permits. The temporary use time limits apply to both property and applicant use.

- (i) **Charitable Activities and Outside Meetings:** Maximum thirty (30) days per year permitted in all zoning districts. Such use must be sponsored by a public agency, religious institution, civic group, school, or other charitable non-profit organization. Such uses must be located on the site of the sponsor organization. **(Minor)**
- (ii) **Carnival, Circus, Fair, Festival:** Maximum seven (7) operating days within a fourteen (14) day period and separately no more than twice a year in the CC, CG, CS, CSL, CPUD, IR zoning districts. The hours of operation for such uses shall be limited to between 9 AM and 11 PM. Items to address lighting, noise, and traffic plans must be submitted as part of the temporary use permit. No use permitted within 500 feet of a low or medium density residential zoning district. **(Major)**
- (iii) **Outdoor Displays, Sales of Foods or Merchandise:** Maximum sixty (60) days per year in CC, CG, CS, CSL, CPUD, CPUDL and Industrial zoning districts. A temporary use permit may be issued for outdoor displays and sales conducted either as a part of an existing business or as a free-standing use in any commercial or industrial district provided that adequate parking and traffic circulation is available and any existing business operations will not be disrupted. Food Trucks regulated by Zoning Ordinance 14-206 (5)(h) and 9-506. **(Major)**
- (iv) **Construction or Sales Office or other structures associated with the development of property:** Permitted for length of construction period in all zoning districts. Construction offices, and all other structures associated with the development of the property, shall be removed upon completion of construction project.
Such uses must be located on the same site as the development/construction with which they are associated. Such structures shall meet the required setbacks for the applicable zoning district to extent practicable given the location of existing buildings and improvements on the site and the location of permitted construction areas. Such structures may not be regularly occupied by anyone except construction or sales personnel. **(Minor)**
- (v) **Temporary Dwelling Unit in Cases of Special Hardship:** In any residential district, a temporary use permit may be issued to place a mobile or modular home temporarily on a lot in which the principal structure was destroyed by fire, explosion, or natural

phenomena. The purpose of such placement temporarily shall be to provide shelter for only the residents of the principal structure during the period of reconstruction and to prevent exceptional hardship on the same. Water supply and appropriate sewage disposal must be available. Such permit may be initially issued for nine (9) months, with one (1) extension for up to six (6) months maybe granted only in case with an on-going reconstruction project **(Minor)**

- (vi) **Outdoor Performances:** Maximum three (3) day outdoor plays or musical performances in all commercial or industrial district as a part of an existing business or as a free-standing use provided that adequate parking and traffic circulation is available and any existing business operations will not be disrupted, provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 11:00 P.M. A temporary use permit may be issued for outdoor plays or musical performances in any residential or agricultural district provided that any traffic generated by the temporary use shall not use minor residential or neighborhood streets and can be accommodated on major thoroughfares or collector streets, and provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 9:00 P.M. Such permits in residential and agricultural district are limited to two (2) days no more than three (3) times per year. **(Major)**
- (vii) **Christmas Tree/Holiday Merchandise Sale:** Maximum sixty (60) days in any zoning district for the display and/or sale of Christmas trees/Holiday merchandise and not regulated as a Special Lighting Exhibit and Holiday Lighting Display. **(Major)**
- (viii) **Commercial Special Lighting Exhibits and Holiday Lighting Displays:** Maximum sixty (60) days in any commercial and industrial zoning district as a part of an existing business or as a free-standing use provided that adequate parking and traffic circulation is available and any existing business operations will not be disrupted, provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 11:00 P.M. A temporary use permit may be issued in any residential or agricultural district provided that any traffic generated by the temporary use shall not use minor residential or neighborhood streets and can be accommodated on major thoroughfares or collector streets, and provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 9:00 P.M. **(Major)**
- (ix) **Farmers Market:** One day per week in the same location not exceeding thirty (30) total days in a year in the CC, CG, CS, CSL, CPUD and Agricultural Zoning Districts. Only agricultural products are permitted to be sold. Such uses must be located on the site of the sponsor business/organization. **(Minor)**
- (x) **Exempt Uses:**

City, state, federal, school district, community college district, or other public agencies' event(s) when conducted wholly on that agency's public property or with the consent of another public property owner and which will not require public road closures or significantly impact on traffic on adjacent public streets; and

(xi) **Other Temporary Uses:**

For temporary uses that are not listed in this Chapter, the Planning Director may determine whether such use should be regulated as a minor or major use and the request be reviewed by the Board of Zoning and Sign Appeals. This determination shall be based upon the similarities and differences with the above listed uses and an assessment of the proposed temporary use's compatibility with the zoning district and surrounding land uses. Garage and Yard Sales not to exceed three (3) sales a year per property with only normal household items permitted to be sold. Garage and Yard Sale permits available in the customer service center. On-site auction and estates sales not to exceed three (3) days.

(xii) **Procedures for Issuance of Permit**

Application and Fee. Applications for a temporary use permit shall be made to the Community Development Department on forms provided for that purpose. Forms shall include the name and address of the applicant, the location of the proposed use (including an APN number), a detailed description of the proposed use including use of buildings and other areas, and a description of how the applicant will meet the requirements for issuance of the permit. The application will not be processed until the Planning Director deems it complete and all applicable fees have been paid. The applicant is responsible for the submission of all information necessary to make a determination regarding the temporary use permit.

- (a) Time of Application: The applicant should be submitted at least 60 days in advance of the first date of the proposed use.
- (b) Planning Director Review and Approval: A minor or a major temporary use may be approved, conditionally approved, or denied administratively without notice or hearing. Notwithstanding, the Planning Director may refer such application to the Board of Zoning and Sign Appeals for a noticed public hearing.
- (c) Board of Zoning and Sign Appeals Review and Approval: A major temporary use which impacts surrounding land uses or which requires a negative declaration or mitigated negative declaration shall be approved conditionally approved or denied by the Board of Zoning and Sign Appeals after a noticed public hearing. Notice shall be given as set out in the City of Goodlettsville Board of Zoning and Sign Appeals requirements.
- (d) Appeal: Decisions of the Planning Director may be appealed to the Board of Zoning and Sign Appeals and decisions of the Board of Zoning and Sign Appeals may be reviewed to the City Commission as a zoning ordinance amendment request.
- (e) Extension: An extension of a temporary use permit cannot be granted; a new use for different time frames requires a new application.
- (f) Transfer: No permit shall be transferable to another location or to another permittee.
- (g) Suspension and/or Revocation: The permit may be suspended effective immediately by the Planning Director pending revocation in the same manner as granted in the event that the permit was obtained by fraud or misrepresentation; the permittee

fails or refuses to comply with the conditions of the permit or violates any applicable state law or regulation; circumstances have changed so that the findings required may not be made.

- (h) Posting: The permit (along with any other required permits) shall be posted on the premises where the event is conducted and/or a copy of the permit must be in the possession of the person responsible for the event at all times while it is occurring.

(xiii) Findings Required for Issuance of Permit

In order to approve or conditionally approve a temporary use permit, all of the following findings shall be made:

- a) The proposed temporary use is compatible with the zoning, nature, character and use of the surrounding area; and
- b) The temporary use will not adversely affect the adjacent uses, buildings, or structures (with or without mitigation); and
- c) The nature of the proposed temporary use is not detrimental to the public health, safety, or welfare of the community.

(xiv) Requirements for Permit Issuance

No minor or major temporary use permit shall be issued unless the use meets the following criteria:

- a) Activities shall not block, restrict, or impair any of the following:
 - i. The public's complete view of another business or activity; and
 - ii. The view or visibility of the operator of any motor vehicle; and
 - iii. The movement of any pedestrian or motor vehicle; and
 - iv. The points of ingress and egress to a site.
- b) No activity (including parking), event, structure or signage may be located in the public right of way unless an encroachment permit specifically is granted by the City of Goodlettsville
- c) Signage/banners shall be limited as follows per Temporary Sign Ordinance Section 14-306.
- d) No open flames except for campfires when specifically permitted for historical, camping, or similar events with the appropriate permit for clearance by the Fire Department; covered barbeques only for cooking
- e) Canopies shall meet Building Code requirements.
- f) There shall be no balloons of any kind or size used for advertising of any kind. Balloons regarding the event shall be allowed only if they are normal sized and intended to be

sold or given away. Balloons must meet applicable standards for helium and ambient balloons.

- g) Tents may be allowed when specifically permitted for meeting Fire Code requirements and be under a separate permit review process by the Goodlettsville Fire Marshal and Codes Department.
- h) The use shall meet all applicable provisions of local, state, or federal laws and regulations, as well as City Codes and policies, including but not limited to City business licensing.
- i) If the holder of the permit is not the owner of the property to be used, the holder of the permit shall have a written agreement from the owner of the property for such use and consent to the request and/or the application must also be signed by the property owner.
- j) The holder of the permit shall have all necessary regulatory licenses or permits (i.e. food handling may only be allowed subject to the requirements of the Davidson County or Sumner County Environmental Health Department).
- k) The event shall not be scheduled at a location and/or time that conflicts with another already scheduled event for the same place and time.

(xv) **Conditions of Approval**

In approving an application for a temporary use permit (or for amendment of a temporary use permit), whether major or minor, the Planning Director or Board of Zoning and Sign Appeals may impose restrictions determined to be necessary to mitigate the impacts of the use and meet the requirements of this Chapter or of applicable local, state, or federal laws or regulations.

Such conditions will vary with the size and nature of the proposed use and may include but are not limited to:

- a) Location and timing of the use (i.e. outdoors versus in an enclosed building); and
- b) Provision for temporary parking facilities, including vehicular ingress and egress; and
- c) Regulation of nuisance factors such as, but not limited to, prevention of glare or direct illumination on adjacent properties, noise, vibration, smoke, dust, din, odors, vapors, and heat; and
- d) Regulation of temporary structures and facilities, including placement, height and size, location of equipment and open spaces, including buffer areas and other yards; and
- e) Provision for restroom and related sanitary facilities as well as medical facilities and emergency medical services; and
- f) Provision for solid waste collection and disposal, dust control; and
- g) Provision for security and safety measures including review by the City of Goodlettsville Police Department when determine necessary; and
- h) Regulation of canopies, and on-site signs; and
- i) Regulation of the number and length operating hours and days, including limitation of the duration of the temporary use; and

- j) Regulation of number, type, location and duration of cooking facilities, open flames, barbeques, food services and temporary inflatables or similar child entertainment devices; and
- k) Submission of a performance bond or other surety devices, to ensure that any temporary facilities or structures used will be removed from the site within a reasonable time following the event and that the property will be restored to its former condition; and
- l) If overnight habitation is required, adequate security or other personnel as well as sanitary facilities are provided; and
- m) If City property is damaged or destroyed as a result of the use, the permittee will reimburse the City for the actual cost of repair or replacement and the City may require a deposit therefor if such damage reasonably may be anticipated; and
- n) Deposit for traffic control and/or clean up fees unless already provided with an encroachment permit; and
- o) A requirement that the approval of the requested temporary use permit is contingent upon compliance with applicable provisions of the Municipal Code and City's adopted Building and Fire Codes
- p) Any other conditions which will ensure the operation of the proposed temporary use in an orderly and efficient manner and in accordance with the intent and purpose of this section.

(xvi) **Enforcement**

The requirement for a temporary use permit may be enforced by the City through any legally available means, including but not limited to an administrative citation where a use is in violation of the provisions of this Chapter. Where necessary to protect public health and safety, the Planning Director may issue a written suspension of a temporary use permit for its violation pending revocation of the permit pursuant to the provisions of this Chapter for approval of such permit.

ORDINANCE NO. _____

MUNICIPAL FLOODPLAIN ZONING ORDINANCE

AN ORDINANCE ADOPTED FOR THE PURPOSE OF AMENDING THE CITY OF GOODLETTSVILLE, TENNESSEE MUNICIPAL ZONING ORDINANCE REGULATING DEVELOPMENT WITHIN THE CORPORATE LIMITS OF GOODLETTSVILLE, TENNESSEE, TO MINIMIZE DANGER TO LIFE AND PROPERTY DUE TO FLOODING, AND TO MAINTAIN ELIGIBILITY FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM.

ARTICLE I. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

Section A. Statutory Authorization

The Legislature of the State of Tennessee has in Sections 13-7-201 through 13-7-210, Tennessee Code Annotated delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Goodlettsville, Tennessee, Mayor and the Goodlettsville City Commission, do ordain as follows:

Section B. Findings of Fact

1. The City of Goodlettsville, Tennessee, Mayor and its City Commission wishes to maintain eligibility in the National Flood Insurance Program (NFIP) and in order to do so must meet the NFIP regulations found in Title 44 of the Code of Federal Regulations (CFR), Ch. 1, Section 60.3.
2. Areas of the City of Goodlettsville, Tennessee are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
3. Flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

Section C. Statement of Purpose

It is the purpose of this Ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. This Ordinance is designed to:

1. Restrict or prohibit uses which are vulnerable to flooding or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;

2. Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;
4. Control filling, grading, dredging and other development which may increase flood damage or erosion;
5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

Section D. Objectives

The objectives of this Ordinance are:

1. To protect human life, health, safety and property;
2. To minimize expenditure of public funds for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodprone areas;
6. To help maintain a stable tax base by providing for the sound use and development of floodprone areas to minimize blight in flood areas;
7. To ensure that potential homebuyers are notified that property is in a floodprone area;
8. To maintain eligibility for participation in the NFIP.

ARTICLE II. DEFINITIONS

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application given its stated purpose and objectives.

"Accessory Structure" means a subordinate structure to the principal structure on the same lot and, for the purpose of this Ordinance, shall conform to the following:

1. Accessory structures shall only be used for parking of vehicles and storage.
2. Accessory structures shall be designed to have low flood damage potential.

3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.
4. Accessory structures shall be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures.
5. Utilities and service facilities such as electrical and heating equipment shall be elevated or otherwise protected from intrusion of floodwaters.

"Addition (to an existing building)" means any walled and roofed expansion to the perimeter or height of a building.

"Appeal" means a request for a review of the local enforcement officer's interpretation of any provision of this Ordinance or a request for a variance.

"Area of Shallow Flooding" means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate; and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Area of Special Flood-related Erosion Hazard" is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

"Area of Special Flood Hazard" see **"Special Flood Hazard Area"**.

"Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year. This term is also referred to as the 100-year flood or the one (1)-percent annual chance flood.

"Basement" means any portion of a building having its floor subgrade (below ground level) on all sides.

"Building" see **"Structure"**.

"Development" means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

"Elevated Building" means a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

"Emergency Flood Insurance Program" or **"Emergency Program"** means the program as implemented on an emergency basis in accordance with Section 1336 of the Act. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

"Erosion" means the process of the gradual wearing away of land masses. This peril is not "per se" covered under the Program.

"Exception" means a waiver from the provisions of this Ordinance which relieves the applicant from the requirements of a rule, regulation, order or other determination made or issued pursuant to this Ordinance.

"Existing Construction" means any structure for which the "start of construction" commenced before the effective date of the initial floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

"Existing Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

"Existing Structures" see **"Existing Construction"**.

"Expansion to an Existing Manufactured Home Park or Subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood" or "Flooding"

(a) A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.
3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

(b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

"Flood Elevation Determination" means a determination by the Federal Emergency Management Agency (FEMA) of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

"Flood Elevation Study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

"Flood Hazard Boundary Map (FHBM)" means an official map of a community, issued by FEMA, where the boundaries of areas of special flood hazard have been designated as Zone A.

"Flood Insurance Rate Map (FIRM)" means an official map of a community, issued by FEMA, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

"Flood Insurance Study" is the official report provided by FEMA, evaluating flood hazards and containing flood profiles and water surface elevation of the base flood.

"Floodplain" or "Floodprone Area" means any land area susceptible to being inundated by water from any source (see definition of "flooding").

"Floodplain Management" means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

"Flood Protection System" means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities and structures and their contents.

"Flood-related Erosion" means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

"Flood-related Erosion Area" or "Flood-related Erosion Prone Area" means a land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

"Flood-related Erosion Area Management" means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and floodplain management regulations.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge or culvert openings, and the hydrological effect of urbanization of the watershed.

"Functionally Dependent Use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

"Historic Structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on the City of Goodlettsville, Tennessee inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - a. By the approved Tennessee program as determined by the Secretary of the Interior or
 - b. Directly by the Secretary of the Interior.

"Levee" means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

"Levee System" means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

"Lowest Floor" means the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

"Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term "Manufactured Home" does not include a "Recreational Vehicle".

"Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Map" means the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by FEMA.

"Mean Sea Level" means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this Ordinance, the term is synonymous with the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

"National Geodetic Vertical Datum (NGVD)" means, as corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.

"New Construction" means any structure for which the "start of construction" commenced on or after the effective date of the initial floodplain management Ordinance and includes any subsequent improvements to such structure.

"New Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of this ordinance or the effective date of the initial floodplain management ordinance and includes any subsequent improvements to such structure.

"North American Vertical Datum (NAVD)" means, as corrected in 1988, a vertical control used as a reference for establishing varying elevations within the floodplain.

"100-year Flood" see **"Base Flood"**.

"Person" includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

"Reasonably Safe from Flooding" means base flood waters will not inundate the land or damage structures to be removed from the Special Flood Hazard Area and that any subsurface waters related to the base flood will not damage existing or proposed structures.

"Recreational Vehicle" means a vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck;
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

“Regulatory Flood Protection Elevation” means the “Base Flood Elevation” plus the “Freeboard”. In “Special Flood Hazard Areas” where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus 1 foot. In “Special Flood Hazard Areas” where no BFE has been established, this elevation shall be at least three (3) feet above the highest adjacent grade.

“Riverine” means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

“Special Flood Hazard Area” is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE or A99.

“Special Hazard Area” means an area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, or AH.

“Start of Construction” includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

“State Coordinating Agency” the Tennessee Emergency Management Agency, State NFIP Office, as designated by the Governor of the State of Tennessee at the request of FEMA to assist in the implementation of the NFIP for the State.

“Structure” for purposes of this Ordinance, means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

“Substantial Damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

“Substantial Improvement” means any reconstruction, rehabilitation, addition, alteration or other improvement of a structure in which the cost equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the initial improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial improvement, or (2) in the case of substantial damage, the value of the structure prior to the damage occurring.

The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which

have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair project or; (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

"Substantially Improved Existing Manufactured Home Parks or Subdivisions" is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

"Variance" is a grant of relief from the requirements of this Ordinance.

"Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this Ordinance is presumed to be in violation until such time as that documentation is provided.

"Water Surface Elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

ARTICLE III. GENERAL PROVISIONS

Section A. Application

This Ordinance shall apply to all areas within the incorporated area of the City of Goodlettsville, Tennessee.

Section B. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the City of Goodlettsville, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) dated February 25, 2022 and Flood Insurance Rate Map (FIRM), Community Panel Numbers 47037C0136H dated April 5, 2017, 47165C0264H, 47165C0270H, 47165C0376H, 47165C0377H, 47165C0378H, 47165C0379H, 47165C0381H and 47165C0383H dated February 26, 2021 and 47037C0126J, 47037C0128J, 47037C0129J and 47037C0137J dated February 25, 2022 along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

Section C. Requirement for Development Permit

A development permit shall be required in conformity with this Ordinance prior to the commencement of any development activities.

Section D. Compliance

No land, structure or use shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations.

Section E. Abrogation and Greater Restrictions

This Ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this Ordinance conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.

Section F. Interpretation

In the interpretation and application of this Ordinance, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body and; (3) deemed neither to limit nor repeal any other powers granted under Tennessee statutes.

Section G. Warning and Disclaimer of Liability

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the City of Goodlettsville, Tennessee or by any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made hereunder.

Section H. Penalties for Violation

Violation of the provisions of this Ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance shall constitute a misdemeanor punishable as other misdemeanors as provided by law. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon adjudication therefore, be fined as prescribed by Tennessee statutes, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Goodlettsville, Tennessee from taking such other lawful actions to prevent or remedy any violation.

ARTICLE IV. ADMINISTRATION

Section A. Designation of Ordinance Administrator

The Planning Director is hereby appointed as the Administrator to implement the provisions of this Ordinance.

Section B. Permit Procedures

Application for a development permit shall be made to the Administrator on forms furnished by the community prior to any development activities. The development permit may include, but is not limited to the following: plans in duplicate drawn to scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill

placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

1. Application stage

- a. Elevation in relation to mean sea level of the proposed lowest floor, including basement, of all buildings where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Ordinance.
- b. Elevation in relation to mean sea level to which any non-residential building will be floodproofed where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Ordinance.
- c. A FEMA Floodproofing Certificate from a Tennessee registered professional engineer or architect that the proposed non-residential floodproofed building will meet the floodproofing criteria in Article V, Sections A and B.
- d. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- e. In order to determine if improvements or damage meet the Substantial Improvement or Substantial Damage criteria, the applicant shall provide to the Floodplain Administrator a detailed cost to repair all damages and/or cost of improvements which includes the complete costs associated with all types of work necessary to completely repair or improve a building. These include the costs of all materials, labor, and other items necessary to perform the proposed work. These must be in the form of:
 - An itemized costs of materials, and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators
 - Building valuation tables published by building code organizations and cost-estimating manuals and tools available from professional building cost-estimating services.
 - A qualified estimate of costs that is prepared by the local official using professional judgement and knowledge of local and regional construction costs.
 - A detailed cost estimate provided and prepared by the building owner. This must include as much supporting documentation as possible (such as pricing information from lumber companies, plumbing and electrical suppliers, etc). In addition, the estimate must include the value of labor, including the value of the owner's labor.

2. Construction Stage

Within AE Zones, where Base Flood Elevation data is available, any lowest floor certification made relative to mean sea level shall be prepared by or under the

direct supervision of, a Tennessee registered land surveyor and certified by same. The Administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

Within approximate A Zones, where Base Flood Elevation data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade. The Administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

For all new construction and substantial improvements, the permit holder shall provide to the Administrator an as-built certification of the lowest floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing.

Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Administrator shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

3. Finished Construction Stage

A final Finished Construction Elevation Certificate is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Administrator will keep the certificate on file in perpetuity.

Section C. Duties and Responsibilities of the Administrator

Duties of the Administrator shall include, but not be limited to, the following:

1. Review all development permits to assure that the permit requirements of this Ordinance have been satisfied, and that proposed building sites will be reasonably safe from flooding.
2. Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
3. Notify adjacent communities and the Tennessee Emergency Management Agency, State NFIP Office, prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA.

4. For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to FEMA to ensure accuracy of community FIRM's through the Letter of Map Revision process.
5. Assure that the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.
6. Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable, of the lowest floor (including basement) of all new and substantially improved buildings, in accordance with Article IV, Section B.
7. Record the actual elevation, in relation to mean sea level or the highest adjacent grade, where applicable to which the new and substantially improved buildings have been floodproofed, in accordance with Article IV, Section B.
8. When floodproofing is utilized for a nonresidential structure, obtain certification of design criteria from a Tennessee registered professional engineer or architect, in accordance with Article IV, Section B.
9. Where interpretation is needed as to the exact location of boundaries of the Areas of Special Flood Hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance.
10. When Base Flood Elevation data and floodway data have not been provided by FEMA, obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from a Federal, State, or other sources, including data developed as a result of these regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the City of Goodlettsville, Tennessee FIRM meet the requirements of this Ordinance.
11. Maintain all records pertaining to the provisions of this Ordinance in the office of the Administrator and shall be open for public inspection. Permits issued under the provisions of this Ordinance shall be maintained in a separate file or marked for expedited retrieval within combined files.
12. A final Finished Construction Elevation Certificate (FEMA Form 086-0-33) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy. The Finished Construction Elevation Certificate certifier shall provide at least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent

possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" × 3". Digital photographs are acceptable.

ARTICLE V. PROVISIONS FOR FLOOD HAZARD REDUCTION

Section A. General Standards

In all areas of special flood hazard, the following provisions are required:

1. New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;
2. Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Tennessee and local anchoring requirements for resisting wind forces.
3. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
4. New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
5. All electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
6. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
8. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
9. Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this Ordinance, shall meet the requirements of "new construction" as contained in this Ordinance;
10. Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provision of this Ordinance, shall be undertaken only if said non-conformity is not further extended or replaced;

11. All new construction and substantial improvement proposals shall provide copies of all necessary Federal and State permits, including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334;
12. All subdivision proposals and other proposed new development proposals shall meet the standards of Article V, Section B;
13. When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction;
14. When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple Base Flood Elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest Base Flood Elevation.

Section B. Specific Standards

In all Areas of Special Flood Hazard, the following provisions, in addition to those set forth in Article V, Section A, are required:

1. Residential Structures

In AE Zones where Base Flood Elevation data is available, new construction and substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than two (2) feet above the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures".

Within approximate A Zones where Base Flood Elevations have not been established and where alternative data is not available, the administrator shall require the lowest floor of a building to be elevated to a level of at least three (3) feet above the highest adjacent grade (as defined in Article II). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

2. Non-Residential Structures

In AE Zones, where Base Flood Elevation data is available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than two (2) feet above the level of the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

In approximate A Zones, where Base Flood Elevations have not been established and where alternative data is not available, new construction and substantial

improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than three (3) feet above the highest adjacent grade (as defined in Article II). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: “Enclosures”

Non-Residential buildings located in all A Zones may be floodproofed, in lieu of being elevated, provided that all areas of the building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A Tennessee registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the Administrator as set forth in Article IV, Section B.

3. Enclosures

All new construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor that are subject to flooding, shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

- a. Designs for complying with this requirement must either be certified by a Tennessee professional engineer or architect or meet or exceed the following minimum criteria.
 - 1) Provide a minimum of two openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
 - 2) The bottom of all openings shall be no higher than one (1) foot above the finished grade;
 - 3) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
- b. The enclosed area shall be the minimum necessary to allow for parking of vehicles, storage or building access.
- c. The interior portion of such enclosed area shall not be finished or partitioned into separate rooms in such a way as to impede the movement of floodwaters and all such partitions shall comply with the provisions of Article V, Section B.

4. Standards for Manufactured Homes and Recreational Vehicles

- a. All manufactured homes placed, or substantially improved, on: (1) individual lots or parcels, (2) in expansions to existing manufactured home parks or subdivisions, or (3) in new or substantially improved

manufactured home parks or subdivisions, must meet all the requirements of new construction.

- b. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:
 - 1) In AE Zones, with Base Flood Elevations, the lowest floor of the manufactured home is elevated on a permanent foundation to no lower than two (2) feet above the level of the Base Flood Elevation or
 - 2) In approximate A Zones, without Base Flood Elevations, the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least equivalent strength) that are at least three (3) feet in height above the highest adjacent grade (as defined in Article II).
- c. Any manufactured home, which has incurred “substantial damage” as the result of a flood, must meet the standards of Article V, Sections A and B.
- d. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
- e. All recreational vehicles placed in an identified Special Flood Hazard Area must either:
 - 1) Be on the site for fewer than 180 consecutive days;
 - 2) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions), or;
 - 3) The recreational vehicle must meet all the requirements for new construction.

5. Standards for Subdivisions and Other Proposed New Development Proposals

Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding.

- a. All subdivision and other proposed new development proposals shall be consistent with the need to minimize flood damage.
- b. All subdivision and other proposed new development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
- c. All subdivision and other proposed new development proposals shall have adequate drainage provided to reduce exposure to flood hazards.

- d. In all approximate A Zones require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data (See Article V, Section E).

Section C. Standards for Special Flood Hazard Areas with Established Base Flood Elevations and With Floodways Designated

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions shall apply:

1. Encroachments are prohibited, including fill, new construction, substantial improvements or other development within the adopted regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase in flood levels or floodway widths during a base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof;
2. A community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of § 65.12, and receives the approval of FEMA;
3. ONLY if Article V, Section C, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

Section D. Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but Without Floodways Designated

Located within the Special Flood Hazard Areas established in Article III, Section B, where streams exist with base flood data provided but where no floodways have been designated (Zones AE), the following provisions apply:

1. Require until a regulatory floodway is designated, that no new construction, substantial, or other development, including fill shall be permitted within Zone AE on the community's FIRM, unless it is demonstrated through hydrologic and hydraulic analyses performed that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.
2. A community may permit encroachments within within Zones AE on the community's FIRM, that would result in an increase in the water surface elevation of the base flood, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of § 65.12, and receives the approval of FEMA;

3. ONLY if Article V, Section D, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

Section E. Standards for Streams without Established Base Flood Elevations and Floodways (A Zones)

Located within the Special Flood Hazard Areas established in Article III, Section B, where streams exist, but no base flood data has been provided and where a Floodway has not been delineated, the following provisions shall apply:

1. The Administrator shall obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from any Federal, State, or other sources, including data developed as a result of these regulations (see 2 below), as criteria for requiring that new construction, substantial improvements, or other development in approximate A Zones meet the requirements of Article V, Sections A and B.
2. Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data.
3. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, require the lowest floor of a building to be elevated or floodproofed to a level of at least three (3) feet above the highest adjacent grade (as defined in Article II). All applicable data including elevations or floodproofing certifications shall be recorded as set forth in Article IV, Section B. Openings sufficient to facilitate automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with the standards of Article V, Section B.
4. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, no encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or twenty feet (20), whichever is greater, measured from the top of the stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the City of Goodlettsville, Tennessee. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.
5. New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of Article V, Sections A and B. Within approximate A Zones, require that those subsections of Article V Section B dealing with the alteration or relocation of a watercourse,

assuring watercourse carrying capacities are maintained and manufactured homes provisions are complied with as required.

Section F. Standards For Areas of Shallow Flooding (Zone AO)

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Article V, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

1. The lowest floor (including basement) shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of one (1) foot above the highest adjacent grade; or at least three (3) feet above the highest adjacent grade, if no depth number is specified.
2. Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Article V, Section F(1) so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Article 4, Section B(1) (c) and Article V, Section B(2).
3. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Section G. Standards For Areas of Shallow Flooding (Zone AH)

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as shallow flooding areas. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one (1) to three (3) feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone. In addition to meeting the requirements of Article V, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

1. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Section H. Standards For Areas Protected by Flood Protection System (A-99 Zones)

Located within the Areas of Special Flood Hazard established in Article III, Section B, are areas of the 100-year floodplain protected by a flood protection system but where Base Flood Elevations have not been determined. Within these areas (A-99 Zones) all provisions of Article IV and Article V shall apply.

Section I. Standards for Unmapped Streams

Located within the City of Goodlettsville, Tennessee, are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams, the following provisions shall apply:

1. No encroachments including fill material or other development including structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the locality.
2. When a new flood hazard risk zone, and Base Flood Elevation and floodway data is available, new construction and substantial improvements shall meet the standards established in accordance with Articles IV and V.
3. ONLY if Article V, Section I, provisions (1) and (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

ARTICLE VI. VARIANCE PROCEDURES

Section A. Municipal Board of Zoning Appeals

1. Authority

The City of Goodlettsville, Tennessee Municipal Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.

2. Procedure

Meetings of the Municipal Board of Zoning Appeals shall be held at such times, as the Board shall determine. All meetings of the Municipal Board of Zoning Appeals shall be open to the public. The Municipal Board of Zoning Appeals shall adopt rules of procedure and shall keep records of applications and actions thereof, which shall be a public record. Compensation of the members of the Municipal Board of Zoning Appeals shall be set by the City Commission.

3. Appeals: How Taken

An appeal to the Municipal Board of Zoning Appeals may be taken by any person, firm or corporation aggrieved or by any governmental officer, department, or bureau affected by any decision of the Administrator based in whole or in part upon the provisions of this Ordinance. Such appeal shall be taken by filing with the Municipal Board of Zoning Appeals a notice of appeal, specifying the grounds thereof. In all cases where an appeal is made by a property owner or other interested party, a fee of \$ 200 dollars for the cost of publishing a notice of such

hearings shall be paid by the appellant. The Administrator shall transmit to the Municipal Board of Zoning Appeals all papers constituting the record upon which the appeal action was taken. The Municipal Board of Zoning Appeals shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to parties in interest and decide the same within a reasonable time which shall not be more than thirty (30) days from the date of the hearing. At the hearing, any person or party may appear and be heard in person or by agent or by attorney.

4. Powers

The Municipal Board of Zoning Appeals shall have the following powers:

a. Administrative Review

To hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, permit, decision, determination, or refusal made by the Administrator or other administrative official in carrying out or enforcement of any provisions of this Ordinance.

b. Variance Procedures

In the case of a request for a variance the following shall apply:

- 1) The City of Goodlettsville, Tennessee Municipal Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
- 2) Variances may be issued for the repair or rehabilitation of historic structures as defined, herein, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of this Ordinance to preserve the historic character and design of the structure.
- 3) In passing upon such applications, the Municipal Board of Zoning Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this Ordinance, and:
 - a) The danger that materials may be swept onto other property to the injury of others;
 - b) The danger to life and property due to flooding or erosion;
 - c) The susceptibility of the proposed facility and its contents to flood damage;
 - d) The importance of the services provided by the proposed facility to the community;
 - e) The necessity of the facility to a waterfront location, in the case of a functionally dependent use;

- f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - g) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - h) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - i) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
 - j) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, and streets and bridges.
- 4) Upon consideration of the factors listed above, and the purposes of this Ordinance, the Municipal Board of Zoning Appeals may attach such conditions to the granting of variances, as it deems necessary to effectuate the purposes of this Ordinance.
 - 5) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

Section B. Conditions for Variances

- 1. Variances shall be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard and the factors listed in Article VI, Section A.
- 2. Variances shall only be issued upon: a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship; or a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or Ordinances.
- 3. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance (as high as \$25 for \$100) coverage, and that such construction below the Base Flood Elevation increases risks to life and property.
- 4. The Administrator shall maintain the records of all appeal actions and report any variances to FEMA upon request.

ARTICLE VII. LEGAL STATUS PROVISIONS

Section A. Conflict with Other Ordinances

In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of the City of Goodlettsville, Tennessee, the most restrictive shall in all cases apply.

Section B. Severability

If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance which is not of itself invalid or unconstitutional.

Section C. Effective Date

This Ordinance shall become effective on February 25, 2022, in accordance with the Charter of the City of Goodlettsville, Tennessee, and the public welfare demanding it.

Approved and adopted by the City of Goodlettsville, Tennessee, Mayor and the Goodlettsville City Commission.

Date

Mayor of Goodlettsville, Tennessee

Attest: _____
City Recorder

Date of Public Hearing

1st Reading _____

2nd Reading _____

Date of Publication of
Caption and Summary