CITY OF GOODLETTSVILLE
PLANNING COMMISSION MEETING AGENDA
Monday December 2, 2019 5:00 PM

Call to Order
Approval of Consent and Regular Agendas
Approval of November 4, 2019 Meeting Minutes
Common Review of Consent Agenda Items 1-3
Individual Review of Regular Agenda Items 4-7

CONSENT AGENDA

ITEM#1 **<u>Parkview Preserve/ NVR Inc/Ryan Homes:</u> Request revised townhouse residential rear building setback requirements in the MDRPUD, Medium Density Residential Planned Unit Development project on French Street. Property Owner- Parkview Preserve Holding, LP. (9.1 #18-17)**

ITEM#2 Planning/Development Services Staff requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 Supplementary District Regulations, (5) Landscaping, Screening, and Buffering, (t) Monetary Compensation for Trees - to create an ordinance section to permit required plantings to be off-site due to site limitations

ITEM#3 Planning and Development Services Staff requests approval of the 2020 Planning Commission Meeting and Plan Submittal Schedule.

AGENDA

ITEM#4 **<u>310 Two Mile Parkway Office Building/Klober Engineering Services:</u> Requests site plan approval for 2,000 sq. ft. building on 0.30 acres at 310 Two Mile Parkway. Property referenced as Davidson County Tax Map/Parcel# 02605013500 and is zoned OP, Office/Professional. Property Owners- Able Builders, Inc (9.1#12-19)**

ITEM#5 **<u>Echo Hills Estates Master Plan/Civil Design Consultants, LLC:</u> Requests *progress update* of final master /construction plan for phase five (5) including thirty (30) single family home lots on a portion of 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly**

ITEM#6 **<u>Echo Hills Estates Master Plan/Civil Design Consultants, LLC</u>: Requests *progress update* of final master /construction plan for phase six (6) including thirty-one (31) single family home lots on a portion of 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly (9.1# 07-19)**

ITEM#7 **<u>Dominique's First Steps/Priscilla Rutledge, Property Owner:</u> Requests approval for a home day care center at 323 Whitham Court. Property referenced as Davidson County Tax Map/Parcel 02603001000 and is zoned HDRPUD, High Density Residential Planned Unit Development.**

DISCUSSION ITEMS:

-Sumner County Urban Growth Boundary Expansion-Long Hollow Pike area
-Accessory/Secondary Dwelling Unit
-2019 Planning Commission Annual Report

Public Forum on Planning Related Topics

Agenda Items: **Davidson County**/ *Sumner County*

CITY OF GOODLETTSVILLE
PLANNING COMMISSION MEETING AGENDA
Monday December 2, 2019 5:00 PM

STAFF RECOMMENDATION REPORT

The agenda includes consent and regular agenda sections. The consent agenda format allows the Planning Commission to review and approve multiple agenda items with one motion and vote. The consent agenda items are determined by staff to be administrative type items. The Planning Commission during the agenda review and approval item at the beginning of the meeting can amend the agenda to move a consent item to the regular agenda to be individually reviewed.

ITEM#1 **Parkview Preserve/ NVR Inc/Ryan Homes:** Request revised townhouse residential rear building setback requirements in the MDRPUD, Medium Density Residential Planned Unit Development project on French Street. Property Owner- Parkview Preserve Holding, LP. (9.1 #18-17)

STAFF NOTES:

The master plan and recorded plats include different townhouse lot depth dimensions of 109 feet, 110 feet, and 120 feet. The master plan and plats included a twenty (20') feet rear minimum building setback. One of the Ryan Home townhouse plans includes an optional larger master bedroom which includes a two (2') feet rear wall extension. The request is for the rear building setback for the townhouse lots including the 109 feet and 110 feet depths to be reduced from the twenty (20') feet to a seventeen and a half (17'- 5") feet minimum building rear setback. The property is zoned MDRPUD, Medium Density Residential Planned Unit Development. The MRPUD sections of the Zoning Ordinance permits a fifteen (15') feet rear setback. The proposal would still exceed the minimum requirement of the zoning ordinance. Lots 93-104 are development perimeter lots. Lots 58-79 are limited to one section of the project.

STAFF RECOMMENDATION: Approval since the proposed seventeen and a half (17'-5") feet setback exceeds the Zoning Ordinance minimum requirement and the impacted lots are limited to one area of the development including a section of development perimeter lots.

Referenced Zoning Ordinance Section:

(ii) Medium density residential planned unit development. The maximum overall density shall be three (3) dwelling units per acre. The minimum lot size shall be established by the preliminary master plan based on the purpose and characteristics of the PUD and the area in which it is proposed to be located. The minimum yard and open space requirements shall be as follows: Minimum front yard 25 feet Minimum side yard 05 feet **Minimum rear yard 15 feet** Minimum open space 7.0 percent

ITEM#2 **Planning/Development Services Staff** requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 Supplementary District Regulations, (5) Landscaping, Screening, and Buffering, (t) Monetary Compensation for Trees to create an ordinance section to permit required plantings to be off-site due to site limitations.

STAFF NOTES:
The proposed amendment is to define a process for a tree bank as an alternative to planting the required seventy (70") inches of tree caliper per acre of new site development. The collected funds will be placed into a city account to use for tree plantings on city property including parks and right-of-way. The provision would only be for property characteristics that would not feasibility permit the full tree caliper planting requirement. The Planning Commission with the property owner's agreement allowed a similar application with the Cartwright Street Conference Center/Hotel project due to the flood plain and the flood way on one of the properties. The alternative landscaping design would be included in the site plans reviewed by the Planning Commission.

STAFF RECOMMENDATION: Approval

Proposed Zoning Ordinance Section:

14-208. Supplementary district regulations (5) Landscaping, screening and buffering.
New Section (t) Monetary Compensation for Trees.

(t) Monetary Compensation for Trees. A developer may choose to provide the City of Goodlettsville with monetary compensation for trees. If this alternative for the development is chosen, then the following criteria shall be observed:

(i) Provide tree density calculations on the Tree Preservation and/or Tree Replacement Plan. Show the total amount of Tree Density Units that cannot be met on-site.

(ii) Multiply the Tree Density Units that cannot be met on-site by the Monetary Compensation Value of $ 300 per caliper inch. The product of those two numbers shall be provided on the Tree Preservation and/or Tree Replacement Plan. Contact the Director of Planning and Community Development for the current Monetary Compensation Value.

(iii) The monies collected for the Tree Bank may be used by the Department of Planning and Community Development, Public Services, and/or Support Services for the planting of trees at parks, greenways, fire stations, and libraries. Alternate planting locations may be approved by the Director of Planning and Community Development with the concurrence of the City Manager.

(u) Standards for Administering this Alternative Compliance Method. The Director must review and approve all requests for alternative compliance. In no instance shall the alternative compliance options be used to comply with any other ordinance requirement than the tree density or specimen tree requirement. The site development permit shall be

issued after the Director has approved the request for either compliance option and received the necessary documentation and funds.

(v) Exclusions. Trees used to meet requirements for parking lots, landscape strips, street frontage buffers, or buffer replanting must be planted on site and are excluded from the Tree Bank procedures. Trees that are required to meet minimum Tree Density Units and/or recompense requirements can be contributed toward the Tree Bank in accordance with this alternative measure.

TEM#3 **Planning and Development Services Staff requests approval of the 2020 Planning Commission Meeting and Plan Submittal Schedule.**

STAFF NOTES:
The 2020 Planning Meeting calendar includes one rescheduled meeting due to a holiday- Monday September 14th.

STAFF RECOMMENDATION: Approval

ITEM#4 **310 Two Mile Parkway Office Building/Klober Engineering Services:** Requests site plan approval for 2,000 sq. ft. building on 0.30 acres at 310 Two Mile Parkway. Property referenced as Davidson County Tax Map/Parcel# 02605013500 and is zoned OP, Office/Professional. Property Owners- Able Builders, Inc (9.1#12-19)

STAFF NOTES:

The site includes a small scale office/service building and parking area. The project includes a small trash cart screen area on the plans. The City of Goodlettsville does not provide trash service to commercial uses. The intent of the development is for the owner/tenant to contract with a private installer for cart pick up or they dispose of their own limited trash. The plans include a note that if the business owner cannot obtain private trash cart service and a small dumpster is needed. then a split face block dumpster screen with solid gate will be required behind the front wall of the building.

Staff has requested a revised driveway culvert design to support the City's upcoming ditch work along Two Mile Parkway and the detention pond/water quality facility outlet due to the railroad drainage berm along the back of the property. Staff met with the applicant on-site to discuss the revisions.

STAFF RECOMMENDATION: Approval with stipulation of drainage design revision.

ITEM#5 **Echo Hills Estates Master Plan/Civil Design Consultants, LLC:** Requests ***progress update*** of final master /construction plan for phase five (5) including thirty (30) single family home lots on a portion of 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly

STAFF NOTES:

No plans were submitted due to additional revision needed for the drainage design connection to the existing phases. Applicant has requested to update the Planning Commission on the progress of the plan.

STAFF RECOMMENDATION: No Action

ITEM#6 **Echo Hills Estates Master Plan/Civil Design Consultants, LLC:** Requests ***progress update*** of extension of final master /construction plan for phase six (6) including thirty-one (31) single family home lots on a portion of 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly (9.1# 07-19)

STAFF NOTES:

No plans were submitted due to additional revision needed for the drainage design connection to the existing phases. Applicant has requested to update the Planning Commission on the progress of the plans.

STAFF RECOMMENDATION: No Action

ITEM#7 **Dominique's First Steps/Priscilla Rutledge, Property Owner:** Requests approval for a home day care center at 323 Whitham Court. Property referenced as Davidson County Tax Map/Parcel 02603001000 and is zoned HDRPUD, High Density Residential Planned Unit Development.

STAFF NOTES:

The property is zoned HDRPUD, High Density Residential Planned Unit Development. The proposed home day care use is defined in the City Zoning Ordinance classification system as a Personal and Group Care facility. The HDRPUD zoning permits the Personal and Group Care facility use. Since the property is a single family subdivision, the use would be limited to a home day care facility. The Zoning Ordinance defines home day care facilities for up to eight (8) kids. The Zoning Ordinance includes a special conditional use process for day care centers but the HDRPUD zoning does not require a conditional use review process. The Planning Commission

reviews conditional use requests in the planned unit development zoning districts. Staff would recommend the Planning Commission review the request like a conditional use request and permit any adjacent property owners that show up to the meeting to speak during the review of this agenda item. Staff sent twelve (12) notices to property owners in the proximity of the applicant's property.

The City's zoning review process would be prior to the State Department of Health and Codes Department review of the house regarding operable exits and detectors and facilities. No alterations other than the recently completed fence are proposed on the property.

The property is within a FEMA (Federal Emergency Management Agency) regulated flood plain. Per the 1991 building permit application on-file, the first level of the house is constructed at a 434.5' feet elevation. The Davidson County preliminary flood insurance rate maps expected to be effective in 2020 include for the area of the property an increased 433.1' feet- 100-year flood elevation. The house is at the edge of the large flood plain basin and the house area would be subject to flooding with sustained heavy rains.

STAFF RECOMMENDATION: Approval- based on the property zoning permitting the use and the applicant's evacuation plan with the property being within a section of the flood plain area that would permit a proper and timely evacuation

Staff was contacted by a Windsor Green homeowner's association representative requesting the City to deny the request based on the provisions of the private home owner's association covenants and restrictions. Staff has contacted the applicant that the City's zoning process is different than private property restrictions and association enforcement and any City zoning approval would not change the ability of private restriction enforcement.

Zoning Ordinance Sections:

(j) Personal and group care facilities include the activities and facilities to provide for the care of pre-teenage children, excluding living accommodations for the clientele, the elderly and/or disabled and handicapped persons needing special care or supervision but excluding facilities oriented toward medical care and also excluding facilities for delinquent, criminally dangerous, or psychotic people. These activities would include: (i) Associations for physically or mentally handicapped persons **(ii) Child care facilities** (iii) Group home for physically or mentally handicapped persons (iv) Nursing homes (v) Retirement or rest homes (without health care)

(ii) Special conditions for personal and group care facilities (day care). For purposes of this ordinance, day care facilities are classified into two (2) types as defined below: (A) Day care home - include day care in an occupied residence of not more than eight (8) children including children living in the home. (B) Day care center - includes day care for more than eight (8) pre-teenage children in any kind of building. **(1) Day care home. (i) The required lot size, yard, and bulk regulations of the district shall apply. No variances shall be permitted for lots on which such use is to be located. (ii) All public utilities and sanitary sewers shall be available and connected to the site unless the site is over one (1) acre in size and sewer is not available. The fire department shall approve the facility for safety.**

(iii) All requirements of the State of Tennessee that pertain to the use shall be met. (iv) An outdoor play area of at least two hundred (200) square feet per child in size shall be available and shall be fenced. (v) The facility shall be located so as to be compatible with the surrounding area and provide safety to those using the facility. (vi) Fencing, screening, and landscaping shall be provided as appropriate to protect the surrounding area. (vii) A site plan shall be submitted in conjunction with the application for a conditional use permit.

DISCUSSION ITEMS:

-Sumner County Urban Growth Boundary Expansion-Long Hollow Pike area
Staff will be scheduling for the February Planning Commission and City Commission meetings the two (2) required public hearings for the City's proposed Sumner County Urban Growth Boundary extension amendment. The proposal will be presented to the Sumner County Coordinating Committee for approval by the County and all the cities in Sumner County. A portion of the proposed extension area includes areas that are currently within the City of Hendersonville's Urban Growth Boundary. The cities have a local agreement per attached Resolution# 19-872 to permit the City of Goodlettsville to expand their growth boundary and the City of Hendersonville rescinding their same section of the Urban Growth Boundary in exchange for a road right-of-way dedication on the City of Goodlettsville's forty (40) acre property off South Center Point Road in Hendersonville. The City of Goodlettsville owns the property in Hendersonville for a possible future sewer treatment facility. Staff is working on the written component of the plan which will include information from Sumner County's recent Long Hollow Pike Corridor Plan.

-Accessory/Secondary Dwelling Unit
As previously discussed, staff has received multiple request from property owners with larger acreage properties to be permitted to build an accessory residential building on their property for

family members. A zoning ordinance amendment would be required. Included in the meeting packet is a written request from a property owner of six (6) acres off Millwell Drive/Dry Creek Road.

Information per the October Planning Commission Meeting Packet:

-Secondary residential dwelling units

Staff has received two request for secondary residential dwelling units for family members on larger three (3) to five (5) acre properties. Staff explained the City's Zoning Ordinance does not permit the use but the owners have the ability to discuss the request with the Planning Commission to determine if the request could be facilitated through a zoning ordinance amendment. The zoning ordinance does not permit accessory residential buildings to be used for dwellings in residential zoning districts. The zoning ordinance does permit an accessory dwelling unit in the commercial zoning districts for a business owner or employee either as an attachment or de-attached building with the primary commercial use and commercial building. Staff attached examples of accessory dwelling unit and secondary dwelling unit ordinances. The accessory dwelling unit would allow an extension of a one-family detached residential use of a property including either an attached or detached unit. The secondary dwelling unit would be permitted were due to a property area that the particular residential zoning of the property would permit the property to be subdivided but the property owner would rather have two (2) dwelling units on the single larger property instead. Both examples include requirements for the Board of Zoning Appeals to review as a conditional use permit process. Also the ordinance specific for Goodlettsville would include a statement that the units are not for transient use of less than thirty (30) days for short term rentals.

<u>Goodlettsville Zoning Ordinance- Definitions</u>

(bb) "Dwelling, one-family detached." A building containing one (1) dwelling unit located on an individual lot. This shall include multi-sectional manufactured homes, provided that such homes shall have the same general appearance as site built homes in the area, including a roof with a minimum pitch of 5/12, an enclosed foundation, and base foundation landscaping. Such foundation shall not include exposed concrete block.

(cc) "Dwelling, semi-detached." A building containing not more than two (2) dwelling units, attached at a side to not more than one other building containing not more than two (2) dwelling units by a party wall without openings with each building having a separate lot with dimensions meeting regulations for the district. (

dd) "Dwelling, two-family detached." A detached residential building containing two (2) dwelling units, designed for occupancy by not more than two (2) families, also known as a duplex.

(ee) "Dwelling unit." A room or rooms connected together constituting a separate independent living facility for one (1) family only, including permanent living, sleeping, eating, cooking, bathing and sanitary facilities.

SAMPLE ZONING ORDINANCES

Secondary Single Family Residential Dwelling Units

A secondary residential family living dwelling unit detached from the primary single family residential dwelling unit, which provides complete living facilities including both bathroom and kitchen facilities on the same property as the primary single family dwelling unit. The following items are standards that shall apply to all secondary residential family dwelling units:

1. No more than one secondary residential dwelling unit shall be permitted in conjunction with the primary single-family dwelling unit. 2. The secondary unit shall be owned by the same person (s) as the primary dwelling unit. 3. The maximum size of all accessory buildings including the secondary unit shall be limited to the requirements of the zoning ordinance. The minimum dimensions of the secondary unit shall be determined by the adopted building code. The building setbacks shall be the same as the primary building setbacks of the zoning district. 4. The total area of the primary and secondary residential dwelling units and all accessory buildings shall not exceed the maximum lot coverage requirements of the zoning district. 5. The property shall contain adequate off-street parking for both the primary and secondary residential family dwelling units. 6. The secondary residential dwelling unit shall be designed to be an accessory of the primary structure and shall be smaller in area and shall not exceed the height of the primary unit. The secondary dwelling unit shall be within the same general area of the property as the primary dwelling to ensure the typical appearance of an accessory building to the adjoining residential properties. The secondary unit shall not be located in front of the primary unit on the property.

Applicants requesting a special exception shall submit a written request and plans of the property and building to the Board of Zoning Appeals. The plans shall include enough detail to certify that the requirements listed above will be me

Accessory Residential Family Dwelling Unit

An accessory residential family living dwelling unit either attached or detached to the primary single family residential dwelling unit, which provides complete living facilities for one or more persons on the same property as the primary single family dwelling unit. The following items are standards that shall apply to all accessory residential family dwelling units:

1. No more than one accessory residential dwelling unit shall be permitted on a single property in conjunction with the primary single-family dwelling unit. 2. The accessory unit shall be owned by same person(s) as the primary dwelling unit. 3. Only family member(s) of residents of the primary dwelling unit may occupy the dwelling unit. 4. The maximum size of all accessory buildings permitted for a residential property shall be limited to requirements of zoning ordinance. The maximum size of accessory dwelling or 750 square feet, whichever is more restrictive. Minimum dimensions of accessory unit shall be determined by adopted building code. 5. The total area of primary and accessory residential dwelling units shall not exceed maximum lot coverage requirements of zoning districts. 6. Attached accessory residential dwelling units shall be under same building setback requirements as primary dwelling unit. A

detached dwelling unit shall be based on accessory structure setback requirements of the zoning district. 7. The property shall contain adequate off-street parking for both the primary and accessory residential family dwelling unit. 8. Accessory residential dwelling unit shall be designed to be an accessory to the primary structure. The Board of Zoning Appeals review may include not allowing separate doors visible from street, separate street drive access, property address, utility meters, and any other items deemed necessary to ensure that the accessory residential dwelling unit shall be designed to be an accessory to the primary residential dwelling unit and that accessory unit shall not be a primary residential dwelling unit.

Applicants requesting a special exception shall submit a written request and plans of the property and building to the Board of Zoning Appeals. The plans shall include enough detail to certify that requirements listed above will be met.

If the special exception request is approved, the owner shall submit, prior to building permit application, a copy of recorded restrictive covenants including above listed requirements and any additional requirements that may be stipulated by the Board of Zoning Appeals.

-2019 Planning Commission Annual Report

Staff will present the 2019 report at the January Meeting. After the Planning Commission's review and approval, the report will be forwarded to the City Commission. Planning Commissioners can email or present to staff at the December 2nd meeting any ideas or suggestions of planning related policies or infrastructure improvements to be recommend for review by the City Commission. The intention of the report is to provide a work program for staff and the Planning Commission for the upcoming year.

Informational Items:

December 2nd Planning Commission and Board of Zoning Appeals Training Session
following the meeting from 6- 8 pm. Dinner will be provided

December 9, 2019 Comprehensive Plan Amendment Public Meeting 6-7pm
Staff sent 55 (fifty-five) property letters (attached) in addition to the meeting advertisement in the November 13th edition of *The Ledger.*

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

November 4, 2019
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice-Chairman Jim Galbreath, Scott Trew, Jim Hitt, Mayor Jeff Duncan, Jerry Garrett, Bob Whitaker, Judy Wheeler, Vice-Mayor Rusty Tinnin, Grady McNeal

Absent: David Lynn

Also Present: Addam McCormick, Russell Freeman, Rhonda Carson, Tim Ellis, Mary Laine Hucks, Larry Diorio, Greg Edrington, and Jeff McCormick

Chairman Espinosa called the meeting to order and offered prayer for the Lynn family and the loss of a family member

Wheeler made a motion to approve the agenda as amended. Tinnin seconded the motion. The motion passed unanimously 10-0.

Hitt made a motion to approve the minutes of the October 7, 2019 meeting, Galbreath seconded the motion with correction to include Espinosa as voting against Item#4. Motion approved 10-0.

ITEM#1
Grand OL' RV Resort/Klober Engineering Services: Request site plan approval for extension of park onto 3.21 aces at 708 N. Main Street. Property referenced as Davidson County Tax Map/Parcel#01808004800 and is zoned CS, Commercial Services. Property Owner- Thomas L. Cunningham III. (9.1# 09-19)

Project Representative: Chad Lacy, Klober Engineering Services

Staff Discussion Items:
-Expansion of existing RV park
-Per owner-ADA accessible spaces provided behind main facility due to limited distance and slopes
-Applicant requesting gravel parking drives versus paved/concrete based on existing design
-If gravel approved, two areas review concrete/sidewalk due to slope and drainage
-Lights in expansion area to be consistent with other lights but underground electric service would be required with new lights

-Lacy discussed slope shown at eight (8%) percent is consistent with existing drive areas not an Issue-concern would be that concrete sections could increase speed of run-off and these two (2) areas are not necessary to be concrete or asphalt in his opinion

Planning Commission Discussion Items:

-Tinnin discussed has seen the watershed area at regular times and when raining and no problems with gravel

-Espinosa asked if the gravel drive would be out onto Hwy 41/Springfield Highway
-Staff confirmed no - plans show access to expansion area coming through the existing paved entrance drive.
-Espinosa explained the request is for an RV park and drive design proposal is based on the request being an RV park and continuation of the existing drive and parking design

Motion: Tinnin made a motion to approve, Jim Hitt seconded the motion. The motion passed unanimously 10-0.

ITEM#2
Long Hollow Dental Clinic/GreenLID Design: Request site plan approval for a 6,287 sq. ft. dental medical facility on 1.5 acres on Business Park Circle. Property referenced as a portion of Sumner County Tax Map/Parcel 143J, Group F, Parcel 9.03 and is zoned GOPUD, General Office Planned Unit Development. Property Owner- Northcreek, LLC (9.1# 10-19)

Project Representative: Debbie Pennington, GreenLID Design

Staff Discussion Items:
-Plans per existing FEMA-FIRM maps show designed building location outside the regulated flood plain and the back portion of the property is within the 100 year regulated flood plain. The preliminary maps expected to be effective in early 2020 have an increased flood plain including the area of the building. The designed building finished floor elevation is 441' and current 100-year flood elevation is 437' and preliminary elevation is 438.8' so the designed building elevation meets city's requirement for one foot above 100-year elevation of current and preliminary flood maps.
-Staff during plan review requested the building design to be outside of the preliminary map floodplain which would require a building setback variance to push building closer to street and move parking to side and back but the property owner requested to maintain design

Planning Commission Discussion Items

-Galbreath asked if fire protection system including a sprinkler system was proposed. Pennington stated that no fire sprinkler proposed since building would be under square footage for when a fire sprinkler system would be required by code
-Garrett discussed the Old Hickory dam and lake and has seen five (5) to six (6') feet of water in area and there is a risk there of flooding

-Pennington discussed design was presented to owner regarding preliminary floodplains and owner requested to have design as shown on plans and submitted a letter – owner did not want all of the parking in the back of the property
-Espinosa discussed the property owner's letter submitted acknowledging floodplain changes and building location
-Espinosa owner understands risk per letter and Commission discussed possible flood insurance being required

with future maps
-Duncan stated building design finished floor elevation would be above both 100 year flood elevations
Galbreath discussed preliminary/future and current maps and per current maps the designed building location is outside the flood plain

Motion: Trew made a motion to approve, McNeal seconded the motion. The motion passed unanimously 10-0.

ITEM#3
ACE Auto of Goodlettsville/Bruce Rainey and Associates: Request site plan approval for a 1,500 sq. ft. auto sales and service facility on 0.59 acres at 829 Dickerson Road. Property referenced as Davidson County Tax Map/Parcel# 02500015500 and is zoned CPUD, Commercial Planned Unit Development. Property Owners- Bahman Barati and Shahnaz Soroush (9.1#11-19)

Project Representative: Bruce Rainey

Staff Discussion Items:
Staff discussed stipulations included in staff recommendation report including:
-Covered building entrance, change elevations with metal to materials permitted by design guidelines but no exposed metal façade and staff to review final building wall and roof colors.
-TDOT permit required for drive- plans include larger thirty (30') feet entrance radius no additional improvements requested by staff in 40 mph zone due to limited traffic and available sight distance from site but TDOT permit and approval required
-Sidewalk variance from Design Guidelines due to ditch and grades along the front of the site
-Parking lot pole lights for front sales and customer area
-Rear parking area to be solid screen with coated chain link fence and evergreen shrubs or wood solid fence 6-8' in height no woven wire
-All new utility service underground
-Dumpster gate solid
-Per zoning ordinance, use permitted for sales and service only not repair including engine, transmission shops, body shops, or storage of wrecked cars

-Rainey discussed requested sidewalk variance from Design Guidelines and the following items:
-Agreed to landscaping changes for rear screening with coated chain link fence
-Small scale building only 1,500 sq. ft.
-Screen solid front gates and dumpster access from back storage/parking areas
-Hard to maintain a wood fence prefer coated chain link with evergreen screening and some method at gate
-Building design service bays on side of building and changing front wall design for centered entry door with roof covering sidewalk area and installing two (2) windows

Tim Ellis- City Manager asked if the client would consider paying into a sidewalk fund instead of the sidewalk installation

Rainey- stated would comply with sidewalk requirement if that is the City's policy

Ellis-City Commission reviewing a draft ordinance for an in lieu of sidewalk cost per linear foot due to drainage or site issues

Planning Commission Discussion Items:

-Trew asked about gate
-Rainey stated along front left of site and no dumpster gate since dumpster loading from the rear of site not front
-Duncan city looking for areas of sidewalk improvements including along this highway
-Duncan sidewalk needed or payment for sidewalk across highway might be better location
-McNeal asked about oil/auto fluid storage
-Rainey requirements would be met either storage in containers in building or behind building
-Galbreath asked if sidewalks in the area now
-Staff no sidewalks in the area
-Espinosa said sidewalks will be up to Shevel Drive with the Main Street project- and sidewalks are needed in this area
-Ellis city working on sidewalk projects and has an adopted pedestrian plan in place
-Garrett sidewalks need to be installed and part of stipulation
-Rainey discussed if a curvilinear sidewalk would be permitted between landscaping
-Espinosa straight sidewalk better look
-Duncan as long as ADA requirement met and matches contours to current guideline
-Staff discussed his understanding that Rainey's request is for sidewalk on private property
-Jeff McCormick-City Public Works Director stated not sure sidewalk would fit in the right-of-way- city can't maintain it if installed on private property outside of right-of-way
-Duncan in lieu of may be better with drainage ditch and utility poles but sidewalk in area needed
-Galbreath agree that developer pay to fund sidewalk and sidewalks could better be served across the street

-Ellis asked if building elevations need to be approved by Commission
-Staff stated yes per Design Guidelines- Planning Commission has to review and approve but with amendments to building design per staff stipulations- no exposed metal siding, covered entrance, and staff approved final colors

-Russell Freeman, City Attorney discussed sidewalk variance approval process and if City has an objective guideline at this point

-Ellis stated City's draft proposal matches Metro Nashville's linear footage sidewalk in lieu of payment
-Ellis discussed that payment of sidewalk funds to be used in city for sidewalk installation

-Tinnin asked what is primary use of property auto sales or service
-Rainey stated primary use will be sales

Motion: Galbreath made a motion to approve, Wheeler seconded the motion. The motion passed unanimously 9-1 with Espinosa voting against

ITEM#4
Parkview Reserve/NVR Inc/Ryan Homes: Request revised residential exterior elevation material percentage requirements in the MDRPUD, Medium Density Residential Planned Unit Development project on French Street. Property Owner- Parkview Preserve Holding, LP. (9.1 #18-17)

Project Representative: Jon Nehrenz, NVR Inc

Staff Discussion Items:
The Planning Commission in October 2018 approved building elevations for the project and in the meeting minutes defined a minimum of twenty-five (25%) of building fronts to be brick or stone.
-One model home and two (2) townhouses were built and the amount of brick/stone on the building fronts was questioned and contain roughly ten (10%) to twenty (20%) percent brick/stone on the building fronts.
-The applicant's requests is to approve multiple elevation options with ranges for brick and stone fronts
-Staff discussed alternative to require brick/stone to grade on back and side foundation walls to meet intent for more brick and stone.
-Staff discussed the Planning Commission approved an alternative design of the Design Guidelines with the 2018 approval

-Nehrenz discussed the elevations approved in 2018 included the model home elevation and in error he mentioned twenty (five) to fifty (50%) percent brick or stone on the building fronts

-Nehrenz discussed the elevations approval request would give customer options of design with some elevations full brick/stone fronts to elevation based on the current model home

-Nehrenz discussed the elevation designs are based on architectural design- changing one part alters architect's design including wall construction for additional brick and stone

Planning Commission Discussion Items:

-Garrett discussed what was approved in 2018 and approval based on information provided at meeting including representative statement on materials

-Nehrenz discussed the model home design and some home plans already sold has twelve (12%) to fifteen (15%) percent brick or stone on fronts and remainder of building all hardi-board type siding

-Nehrenz discussed the city design guidelines do not reference doors and windows so these areas are deducted from front wall elevation calculations

-Nehrenz discussed some of the home plans sold include thirty (30) to forty (40%) percent brick and stone on the fronts

-Duncan discussed design criteria in place so not to have siding homes- not a fan of design with limited brick and stone
-Duncan discussed not having similar issue with Meritage Homes in Copper Creek

-Garret asked Nehrenz what it meant that they sold homes without minimum brick/stone

-Nehrenz stated go back to customer to add bands of brick or stone to achieve twenty-five (25%) brick or stone on the front wall

-Tinnin discussed brick to stone foundation requirement and estimate percentage area of additional brick and stone

-Nehrenz discussed with foundation an estimated additional 120 sq. ft. feet of brick or stone on house with foundation areas

-Commission discussed not permitting vinyl siding

-Hitt discussed issue could be all elevations looking the same

-Nehrenz discussed they require elevation changes so that no more than three (3) homes include the same elevation – total of forty-two (42) single family homes

-Trew discussed percentages and liked the designs but if all houses looked the same with limited brick and stone then development would look inexpensive

-Garret discussed not in favor of proposed changes impact rest of the development need to add additional brick and stone

-Nehrenz discussed they would offer to install brick and stone to match front elevation designs on side and rear of buildings elevations

-Wheeler discussed how much area would be foundations of brick and stone versus adding to the building fronts to meet the requirements

-Nehrenz discussed foundation areas would be from eight (8") inches to twenty-four (24") inches

-Hitt discussed house and project design and not building same house across the street – different elevations key

-Tinnin discussed the foundations including brick to stone would be a good compromise on all walls and if the proposal would include the side and rear walls

-Nehrenz confirmed it would be on sides and rear walls

Motion: Garret made a motion to deny, Duncan seconded
the motion. The motion was denied 4-6 with Garrett, Duncan, Whitaker, and McNeal voting for motion to deny and Trew, Wheeler, Tinnin, Galbreath, Espinosa, Hitt voting against motion to deny. Motion to deny not approved

-Espinosa discussed the denied motion and the request and the proposal is a change from requirement in October 2018 for a minimum percentage versus multiple elevations designs and agreement to install brick/stone on foundations.

-Freeman discussed the Design Guidelines and process for variances and alterations

-Staff discussed the 2018 approved was already an alternative since Design Guidelines requires all elevations to be fifty (50%) percent brick and stone with hardi-board type siding permitted as a secondary material

-Staff discussed the 2018 approval only involved the front elevations requiring a percentage of brick or stone

-Whitaker discussed proposed elevation designs and visibility issues with brick and stone of the front designs

-Duncan discussed the packet provided by applicant and request is for approval of designs including range of brick and stone fronts and agreement for foundations

-Ellis asked about the number of houses already sold and what they used as plans for selling homes

-Nehrenz discussed the elevations that were approved in 2018 include designs without twenty-five (25%) percent brick and stone fronts

-Garret stated that he relied on information presented at the 2018 meeting as well as statements made during meeting

-Wheeler discussed that the Commission previously gave an alternative design approval for twenty-five (25%) and they don't want to go back

-Hitt discussed agreement for brick and stone foundations

-Garret discussed in ten (10) to fifteen (15) years down the road it will look like a vinyl neighborhood need to maintain twenty-five (25%) requirement

-Duncan discussed the request should be simplified as approving the elevations submitted with foundation agreement versus maintaining 2018 approval of twenty-five (25%) percent brick and stone minimum fronts

-Espinosa summarized the request and the Commission's discussion and stated the need for motion for the request since the earlier motion was not approved

Motion: Trew made a motion to accept the elevations with brick and stone foundation bands on all side and rear walls, Tinnin seconded the motion. The motion was tied with Trew, Wheeler, Tinnin, Espinosa, McNeal voting for motion to approve and Duncan, Hitt, Galbreath, Whitaker, Garrett voting against the motion. Staff confirmed the 5-5 tie vote.

Espinosa requested Mr. Freemen to discuss what a tie vote means

Freeman discussed the tie was not approval

-Ellis discussed with the tie and not a denial that the request could come back to the Planning Commission within a year

ITEM#5
Copper Creek 2-1 - Meritage Homes: Requests one -year performance bond extension

Project Representative: N/A

Staff Discussion Items:
-$ 173,000 Bond already updated for one-year prior to Planning Commission review.

-Remaining improvements include asphalt surface repair, curb and sidewalk repairs, and asphalt surface improvements on Allen Road – cost estimates $ 60,000
-Intention is for phase acceptance to come later since later phase construction traffic still coming through phase 2-1

Motion: Duncan made a motion to approve, Whitaker seconded the motion. The motion passed unanimously 9-0 with Hitt abstaining.

DRAFT

DISCUSSION ITEMS

Long Hollow Pike Comprehensive Plan Amendment-

-Staff discussed notices will be sent to property owners in the area and a special meeting will be held on Monday December 9, 2019 to discuss. The next step would be a public hearing and formal review by the Planning Commission at the 1-6-2020 meeting.
-Request not property rezoning
-Staff estimated number of property owners in selected area- and per Ellis there are 30 parcels involved
-Trew discussed thought area already established as commercial
-Possible expansion of area on both sides of Geneva to provide buffering with street also

Animal boarding facility- residential zoning district-
-Proposed on a large acreage property (40+) acres- Madison Creek Road area
-R40 zoning allows agricultural conditional use but dogs not included- set up for horses and farm type animals only
-Residential area traffic including possible day type board facility morning and evening traffic generated
Garrett discussed noise would be a factor
Duncan discussed the need for dog boarding facility
Espinosa discussed protection of residents would need to be considered
Staff will research and prepare an ordinance including traffic, location, separation to adjacent residents

-Planning Commission /Board of Zoning and Sign Appeals training session
Training set for Monday December 2nd following the PC meeting from 6-8 pm. Legal issues- prominent/well respected Middle TN land use attorney will present. Dinner will be provided

<u>Public Forum on Planning Related Topics</u>

Hitt read the following statement regarding the City Commission overriding the Planning Commission's denial decision on the Long Hollow Pike/Caldwell Pike access drive proposal:

Hitt's Statement:

I would like to record my disappointment that the Board of Commissioners chose to overrule the Planning Commission and approve the limited access into the Publix shopping center.

At the September meeting of the Planning Commission, the application for the access was debated for over thirty minutes, and the Commission voted, overwhelmingly, to deny the request.

The Planning Commission pointed out many flaws in this request, and I think the decision of the Board of Commissioners will be decried in the future if the access is built.

Hopefully, TDOT will deny the request for this access road.

Mark Palmieri- 509 Geneva Drive

-Involved in large infrastructure projects

-City also include requirement buffer for appearance and sounds for commercial center especially the truck traffic associated with a center

-Lot of noise already from Long Hollow Pike

-Review developing commercial on both sides of Geneva and Grace Drives

-Lorretta Drive Traffic- speed and access concerns

-Blessed with growth- older houses in area ranch style houses could be future commercial area

-Long term planning that would be effective would be reviewing another access across Mansker Creek- secondary bridge

Garrett made a motion made to close public forum, seconded by Duncan. All in favor to close public forum

With no further business, the meeting adjourned at 6:56 pm.

_____ _____

Tony Espinosa, Chairman Addam McCormick, Planning Director

DRAFT

SITE PLAN FOR

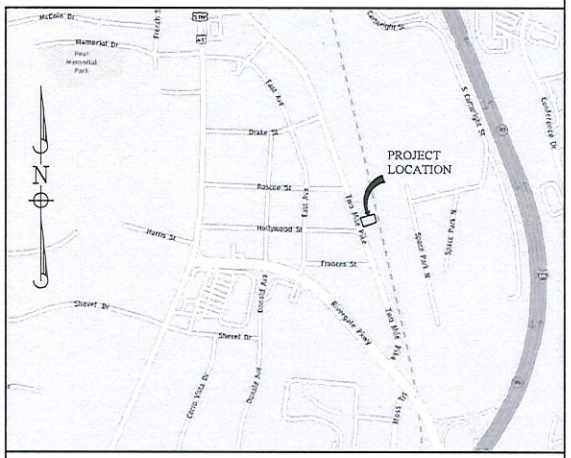
310 TWO MILE PIKE OFFICE BUILDING

GOODLETSVILLE, TN
DAVIDSON COUNTY

DATE: 11/22/19 310 TWO MILE PIKE OFFICE BLDG

SHEET INDEX

C1.00	PROJECT NOTES
C1.01	DEMO AND INITIAL EPSC
C1.02	SITE PLAN
C1.03	GRADING & DRAINAGE PLAN
C1.04	FINAL STABILIZATION
C1.05	PHOTOMETRIC PLAN
C2.01	CONSTRUCTION DETAILS
C2.02	CONSTRUCTION DETAILS
C2.03	CONSTRUCTION DETAILS
L-1.0	LANDSCAPE PLAN
A-2.0	ARCHITECTURAL ELEVATION



Vicinity Map
Not to Scale

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PHONE: (615) 382-2000 FAX: (888) 373-4485
www.klobereng.com

JOSHUA M. LYON, P.E. TN#112331

NOT FOR CONSTRUCTION

APPLICANT/ PROPERTY OWNER/ DEVELOPER:

AGILE BUILDERS, INC.
9475 CHESAPEAKE DRIVE
BRENTWOOD, TN 37027

DEED REFERENCE:

PARCEL ID: 02605013500
SALE INST: 08-20190701 0063465
DESCRIPTION: LOT 1, C&T SUBDIV. SEC.2

PROPERTY INFORMATION:

ZONING: OP, OFFICE
AREA: 12,990 S.F. = 0.30 ACRES

SITE USE

EXISTING USE: VACANT
PROPOSED USE: OFFICE

PARKING INFORMATION:

REQUIRED PARKING:
1/400 S.F. (OFFICE) = 2,000/400 = 5 SPACES

PROVIDED: 5 SPACES INCLUDING 1 ACCESSIBLE SPACE

LOT COVERAGE

NEW BUILDING AREA = 2,000 S.F.
BUILDING COVERAGE = 15.4%
MAX F.A.R.: 0.20 (20%)
PROPOSED CONCRETE SURFACE: ±600 S.F.
PROPOSED ASPHALT SURFACE: ±2,236 S.F.
IMPERVIOUS AREA: ±4,836 S.F. = 37.23%
MAX LOT COVERAGE: 40%

PERFORMANCE STANDARDS NOTE:

ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GOODLETTSVILLE ZONING ORDINANCE.

STATEMENT OF FINANCIAL RESPONSIBILITY:

THE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN.

TEMPORARY BENCHMARK:

CONTACT SURVEY PROVIDER: MARTY CANTRELL, RLS. FOR BENCHMARKING AND STAKING SERVICES. (615) 390-0279

SIGN NOTE:

ALL SIGNS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE CITY OF GOODLETTSVILLE ZONING ORDINANCE, CHAPTER 8, SECTION 11-808. SEPARATE SIGN PERMIT REQUIRED.

LANDSCAPE NOTE:

ALL LANDSCAPING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE CITY OF GOODLETTSVILLE DESIGN STANDARDS AND ZONING REGULATIONS. PLANT TYPES SHOWN MAY BE SUBSTITUTED WITH SIMILAR TYPES AND SIZES THAT ARE NATIVE TO THE AREA AND APPROVED BY THE CITY OF GOODLETTSVILLE.

UTILITIES NOTE:

COORDINATE LOCATION AND INSTALLATION OF UTILITIES WITH MECHANICAL, ELECTRICAL AND PLUMBING PLANS, MADISON SUBURBAN UTILITY DISTRICT AND TENNESSEE WATER RESOURCES

WATER: MADISON SUBURBAN UTILITY DISTRICT
108 WEST WEBSTER STREET
MADISON, TENNESSEE 37115
TELEPHONE: (615) 868-3201

SEWER: CITY OF GOODLETTSVILLE
WASTEWATER SERVICES
105 SOUTH MAIN STREET
GOODLETTSVILLE, TENNESSEE 37072
TELEPHONE: (615) 859-2740

ELECTRIC: NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TENNESSEE 37246
TELEPHONE: (615) 736-6900

GAS: PIEDMONT NATURAL GAS
4720 PIEDMONT ROW DRIVE
CHARLOTTE, NC 28210
TELEPHONE: (800) 752-7504

GENERAL NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON THIS SITE THE LOCATION OF UTILITIES MUST BE IDENTIFIED BY CALLING THE TOLL-FREE TENNESSEE ONE CALL REFERENCE NUMBER 1-800-351-1111.
2. ALL CONSTRUCTION ON THIS SITE SHALL COMPLY WITH APPLICABLE REGULATIONS AS SPECIFIED BY THE CITY OF GOODLETTSVILLE AND THE STATE OF TENNESSEE.
3. TOPSOIL SHALL BE PLACED ON EXCAVATED AREAS WHICH REQUIRE NEW VEGETATION. GROUND COVER SHALL BE REESTABLISHED WITH KENTUCKY 31 FESCUE SEEDED AT A MINIMUM OF 250 LBS. PER ACRE WITHIN 72 HOURS OF FINAL GRADING. SLOPES 3:1 OR GREATER, AND AREAS INDICATED ON PLANS, SHALL BE LINED WITH NORTH AMERICAN GREEN S150 GRASS MATTING OR EQUAL. SOD MAY BE SUBSTITUTED FOR MATTING OR SEED & STRAW AREAS.
4. SILT FENCE SHALL BE INSTALLED IN ALL EROSION AREAS WHICH COULD ALLOW UNTREATED STORMWATER RUNOFF TO BE DISCHARGED FROM THE PROPERTY. ALL EROSION CONTROL MEASURES SHALL BE CONSISTENT WITH THE PROVISIONS DESCRIBED IN THE MOST CURRENT EDITION OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK.
5. THE STORMWATER RUNOFF CALCULATIONS ON THIS SITE HAVE BEEN PERFORMED USING THE TR-55 METHOD AND RATIONAL METHOD. RAINFALL DATA WAS OBTAINED FROM NRCS USGS PROGRAM. THE DETENTION BASIN IS SIZED TO HANDLE A 2 THROUGH 100 YEAR STORM EVENTS WITHOUT OVERTOPPING THE POND. STORMWATER PIPES HAVE BEEN SIZED TO HANDLE A 25 YEAR STORM EVEN UNDER FREEFLOW CONDITIONS.
6. THE WATER QUALITY FEATURES SHALL BE INSPECTED AND CLEANED EVERY 3 MONTHS DURING THE FIRST YEAR OF SERVICE. MAINTENANCE WILL BE PERFORMED AS REQUIRED AFTER ONE YEAR.
7. IF A STORMWATER QUALITY UNIT/SYSTEM IS REQUIRED ON A SITE PLAN/SUBDIVISION PLAT, THE ENGINEER OF RECORD WILL BE REQUIRED TO INSPECT AND CERTIFY TO THE CONSTRUCTION/INSTALLATION OF THE FACILITY PER THE PLANS APPROVED BY THE CITY OF GOODLETTSVILLE. WRITTEN CERTIFICATION SHALL INCLUDE AS-BUILT DRAWINGS, PICTURES OF INSTALLATION AND VARIOUS ANALYSES THAT MAY BE REQUIRED BY THE STORMWATER DEPARTMENT.
8. ALL TEMPORARY AND PERMANENT BMP'S, INCLUDING DETENTION, SHALL BE INSPECTED BY THE ENGINEER OF RECORD AND CERTIFIED TO BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS PRIOR TO THE COMMENCEMENT OF WORK AND THE ISSUANCE OF AN OCCUPANCY PERMIT.
9. THE BOUNDARY SURVEY SHOWN HEREON WAS TAKEN FROM A SURVEY BY MARTY CANTRELL, RLS OF NASHVILLE, TN.
10. ACCORDING TO MAP 47037C0129H, DATED 04/05/2017, THIS SITE IS NOT IN A FLOOD HAZARD AREA.
11. SITE CONSTRUCTION WILL BEGIN FOLLOWING PLAN APPROVAL BY THE CITY OF GOODLETTSVILLE.

GENERAL UTILITY NOTES:

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS FROM THE FACILITY. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
4. THE CONTRACTOR SHALL NOTIFY THE TENNESSEE ONE-CALL SYSTEM, INC. (TOCS) AT 1-800-351-1111 AND ANY NON-TOCS MEMBER UTILITY INDIVIDUALLY, AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE LOCAL UTILITY COMPANY NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK.
5. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
6. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
8. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM PER ASTM D698.
9. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
10. THRUST BLOCK ALL WATERLINE FITTINGS WITH CONCRETE (4,000 P.S.I. MINIMUM) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES, OR OPERATING NUTS.
11. PROVIDE VENTS AT HIGH POINTS IN WATERLINE AS NECESSARY FOR EXPELLING AIR DURING FILLING OF WATERLINE. PROVIDE BRONZE CORPORATION STOP FOR CLOSING VENT DURING TESTING AND SERVICE. LEAVE VENT COMPONENTS PLUGGED AND ATTACHED TO PIPE AFTER SUCCESSFUL TEST.
12. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
13. ALL SANITARY SEWER PIPE SHALL BE CLASS SDR 35 PVC UNLESS NOTED OTHERWISE.
14. ALL WATER MAINS SHALL BE PRESSURE C900 PVC UNLESS NOTED OTHERWISE.
15. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED BETWEEN 3' AND 7' FROM PAVED SURFACE.
16. PROVIDE AS-BUILT DRAWINGS WHICH INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.

EP&SC NOTES:

1. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
2. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOPSOILING, AND SEEDING.
3. THE PROJECT IS SUBJECT TO INSPECTION BY THE CITY AT ANY TIME AND ITEMS FOUND DEFICIENT SHALL BE IMMEDIATELY CORRECTED. THE CITY MAY STOP CONSTRUCTION OR PROPERTIES, OR ADMINISTER OTHER ENFORCEMENT ACTIONS AS DEFINED BY THE CITY.
4. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 14 CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS OF ANY RAINFALL EXCEEDING 0.5 INCH PER 24 HOUR PERIOD.
5. THE APPROXIMATE TOTAL AREA OF THE SITE IS 0.30 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 0.11 ACRES.
6. THE INCREASE IN POST-CONSTRUCTION IMPERVIOUS AREA IS 0.11 ACRES.
7. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR OFF-SITE SOIL BORROW MATERIALS.
8. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION ACTIVITY STORMWATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR AND OWNER SHALL PROVIDE (WITH THE NOI FOR THIS PROJECT) EXISTING NPDES PERMIT TRACKING NUMBERS FOR SITE WHERE BORROW MATERIAL MAY BE OBTAINED AND WHERE SPOIL MATERIAL MAY BE PLACED. SHOULD PERMITS NOT EXIST FOR BORROW AND SPOIL SITES, SEPARATE NOI'S SHALL BE PROVIDED BY THE OWNER OR CONTRACTOR.
9. THE NOTICE OF COVERAGE (NOC) OF THE PERMIT TO DISCHARGE CONSTRUCTION ACTIVITY STORMWATER SHALL BE POSTED NEAR THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL HAVE A SET OF APPROVED EROSION CONTROL PLANS ON SITE DURING ALL CONSTRUCTION.
10. AN EROSION PREVENTION SILTATION CONTROL PLAN (EP&SC) AND LAND DISTURBANCE PERMIT (IF REQUIRED) SHALL BE IN PLACE PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD; GENERALLY CONSIDERED TO BE THROUGH THE COMPLETION OF RESTORATION. IF REQUIRED, THE EP&SC PLAN ALONG WITH AN INSPECTION CHECKLIST AND STORMWATER PERMIT MUST BE AT THE PROJECT SITE AT ALL TIMES. THE INSPECTION CHECKLIST SHALL HAVE A RECORD OF DATES EP&SC DEVICES ARE INSPECTED AND ANY CORRECTION ACTION TAKEN OR MAJOR OBSERVATIONS. BMP'S MUST BE INSPECTED BY A QUALIFIED PERSON WHO HAS TAKEN AN APPROVED EROSION AND SEDIMENTATION COURSE.
11. APPROVED INLET PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS MUST BE INSTALLED WITHIN 24 HOURS OF GRADING COMMENCEMENT.
12. SILT FENCE, OR OTHER SEDIMENT BARRIERS ARE TO BE INSTALLED PROPERLY ALONG TOPOGRAPHICAL CONTOURS DOWN SLOPE OF THE AREA TO BE DISTURBED PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY.
13. ALL EP&SC DEVICES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND A GOOD STAND OF GRASS HAS BEEN ESTABLISHED.
14. EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE INSPECTED AT LEAST TWICE EVERY CALENDAR WEEK AT LEAST 72 HOURS APART. INSPECTIONS ARE TO BE DOCUMENTED AND KEPT WITH THE SWPPP (IF REQUIRED).
15. STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING.
16. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL REQUIREMENTS.
17. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED AND UNWORKED FOR MORE THAN 30 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH, OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
18. EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING.
19. THIS SITE SHALL CONTAIN A TEMPORARY STONE CONSTRUCTION ENTRANCE THAT CONFORMS TO REQUIRED SPECIFICATIONS PRIOR TO GRADING COMMENCEMENT. THE STONE SHALL BE 2 TO 3 INCH IN DIAMETER AND SHALL BE KEPT CLEAN BY ADDING STONE AS NEEDED. IT SHALL BE AT LEAST 6 INCHES DEEP UNDERLAIN WITH FILTER FABRIC AND 20 FEET WIDE.
20. VEGETATIVE BUFFERS OR OTHER PROTECTION MUST BE PROVIDED ALONG STREAMS, RIVERS, AND PONDS TO AVOID EROSION OF BANKS.
21. ALL TREES DESIGNATED TO REMAIN, MUST BE PROTECTED. HEAVY EQUIPMENT SHOULD NOT BE OPERATED OR STORED, NOR MATERIALS HANDLED OR STORED, WITHIN THE DRIP LINES OF TREES.
22. SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS, PONDS, AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 35%.
23. SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
24. BUILDING AND WASTE MATERIALS, AND NON STORM WATER DISCHARGES, SUCH AS CONCRETE, PAINT WASH WATER, OR MACHINERY LEAKAGE, OR SPILLAGE MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORM WATER SYSTEM, GROUND WATER, OR NEARBY WATER BODY.
25. ALL EPSCS HAVE BEEN DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2 YEAR, 24 HOUR STORM EVENT.
26. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:
    - JAN 1 – MAY 1: ITALIAN RYE / KOREAN LESPEDEZA / SUMMER OATS
    - MAY 1 – JULY 15: SUDAN OR STARR MILLET
    - JULY 15 – JAN 1: BALBOA RYE / ITALIAN RYE
27. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
28. UPON COMPLETION OF SITE STABILIZATION, THE OWNER AND CONTRACTOR SHALL PROVIDED A NOTICE OF TERMINATION (NOT) FOR THE PROJECT TO THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER. A COPY OF THE NOT SHALL BE PROVIDED TO THE ENGINEER.
29. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER COMPLETION OF CONSTRUCTION.

LAYOUT AND PAVING NOTES:

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIPLINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 4,000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
7. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
8. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
9. COORDINATES ARE FOR FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB ON CURB INLETS, UNLESS OTHERWISE NOTED.
10. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
11. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
12. PARKING STRIPES SHALL BE 4-INCH WHITE PAVEMENT PAINT.
13. CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE THE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS.
14. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY CONSISTING OF THE FOLLOWING:
    A. AN AS-BUILT SURVEY SHALL BE PREPARED, SIGNED AND SEALED BY A SURVEYOR REGISTERED IN THE STATE IN WHICH THIS PROJECT RESIDES AND SUBMITTED TO THE ENGINEER IN THE HARD COPY AND ELECTRONIC FORMAT PRIOR TO COMPLETION OF THIS PROJECT. THE AS-BUILT SURVEY SHALL BE PREPARED USING THE SAME HORIZONTAL AND VERTICAL DATUM AS THE ORIGINAL SURVEY.
    B. THE AS-BUILT SURVEY SHALL DEPICT ALL BUILDINGS, CURB LINES, EDGES OF PAVEMENT, AND ALL SIDEWALKS AND PARKING.
    C. THE AS-BUILT SURVEY SHALL LOCATE ALL UNDERGROUND UTILITIES INCLUDING GREASE TRAP, OIL/WATER SEPARATOR, DRAINAGE AND SANITARY STRUCTURES, WATER VALVES, PIV'S AND HYDRANTS THROUGHOUT THE PROJECT LIMITS.
    D. THE AS-BUILT SURVEY SHALL ALSO INCLUDED ALL ACCESSIBLE PATHS, ALL PEDESTRIAN RAMPS AND LANDINGS AND ALL ACCESSIBLE PARKING AREAS INCLUDING AISLES AND DROP-OFF/PICK-UP AREAS. DIMENSION FULL LENGTH AND WIDTH OF ALL PEDESTRIAN RAMPS AND LANDINGS. SHOW ELEVATIONS AND SLOPES, INCLUDING LONGITUDINAL AND CROSS SLOPES FOR ALL ACCESSIBLE AREAS. THE ENGINEER WILL USE THIS SURVEY TO CHECK COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.

GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

1. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
2. ALL GRADED AREAS SHALL BE SEEDED AND MULCHED WITHIN 15 DAYS AFTER GRADING IS COMPLETED.
3. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
4. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
5. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 1/3 FILLED.
6. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ENGINEER.
7. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE THEY SHALL BE REMOVED.
8. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE CITY/ENGINEER.
9. THE GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
10. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
11. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS.
12. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
13. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
14. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
15. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
16. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
17. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THIS INTENT OR ANY PROBLEMS WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
18. EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
19. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.
20. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 98% MAXIMUM PER ASTM D698.
21. SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY MARTY CANTRELL, RLS OF NASHVILLE, TN.
22. ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. PIPE LENGTHS SHOWN ARE APPROXIMATE.
23. ALL CUT AND FILL SLOPES TO BE 3:1 MAXIMUM, UNLESS NOTED OTHERWISE.
24. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
25. AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 20 TONS.
26. FINISH GRADES TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS.
27. PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE.
28. MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/AISLES SHALL BE 2%.
29. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D698. CONSULT WITH CURRENT GEOTECHNICAL REPORT.
30. AN AS-BUILT TOPOGRAPHIC SURVEY OF THE FINAL STORMWATER MANAGEMENT POND(S) AND OUTLET STRUCTURE(S) SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW FOR COMPLIANCE WITH THE ORIGINAL DESIGN. THE CONTRACTOR MAY SUBMIT A PRELIMINARY TOPOGRAPHIC SURVEY TO THE ENGINEER PRIOR TO FINAL TOPSOIL APPLICATION.

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION. THIS PROJECT IS NOT PLANNED TO DISTURB MORE THAN ONE ACRE, IT THEREFORE DOES NOT FALL UNDER THE TENNESSEE DIVISION OF WATER POLLUTION CONTROL'S GENERAL NPDES PERMIT TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY.

JOSHUA M. LYON, P.E., PROJECT ENGINEER — DATE: 11/21/19

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REVISIONS

NO	BY	DATE	DESCRIPTION

STATE OF TENNESSEE — JOSHUA M. LYON — 112331 — 11/22/19
JOSHUA M. LYON, P.E. TN#112331

NOT FOR CONSTRUCTION

310 TWO MILE PIKE

310 TWO MILE PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
PROJECT NO.:	C08619

PROJECT NOTES

SHEET NUMBER
C1.00

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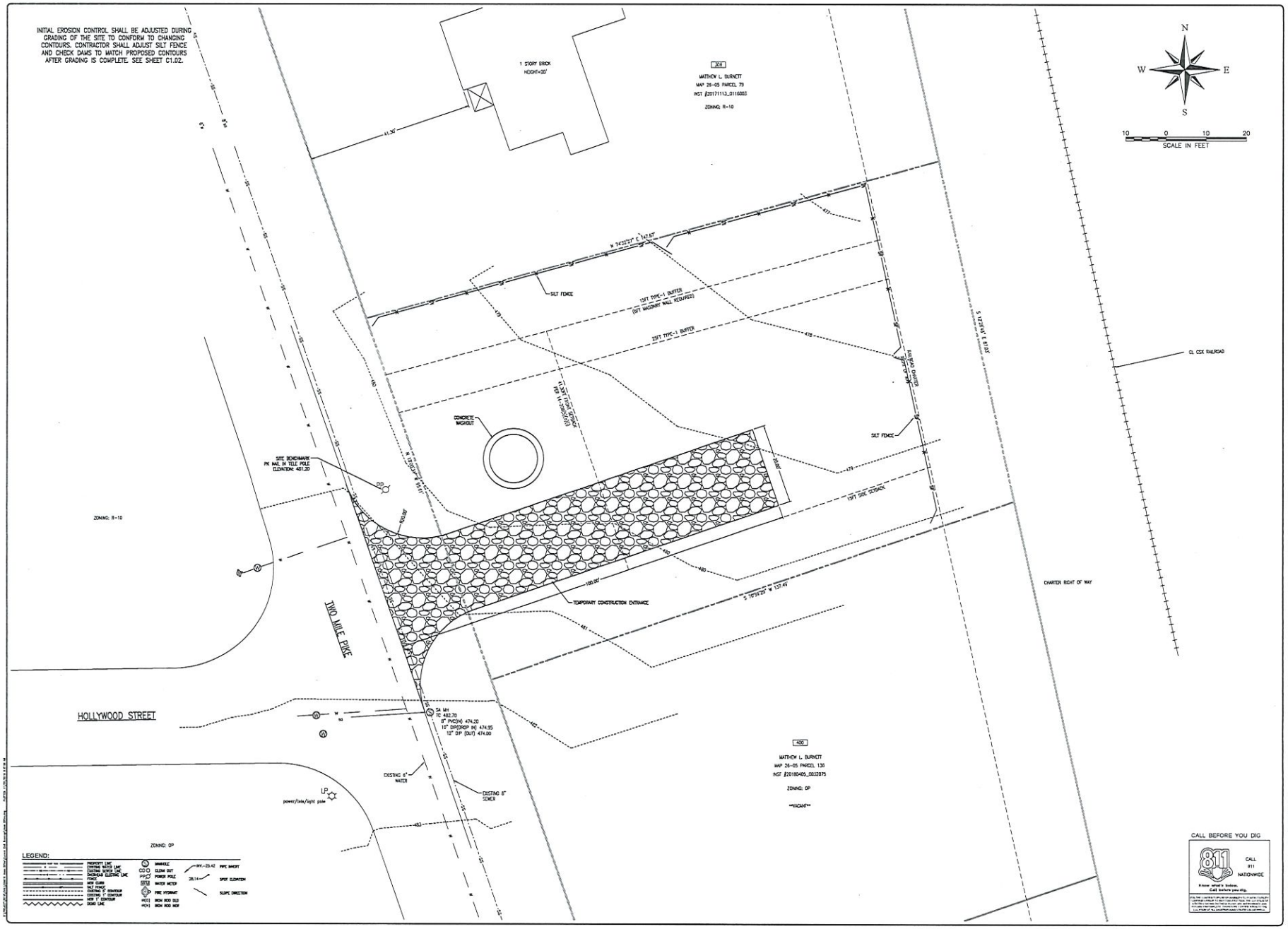
INITIAL EROSION CONTROL SHALL BE ADJUSTED DURING GRADING OF THE SITE TO CONFORM TO CHANGING CONTOURS. CONTRACTOR SHALL ADJUST SILT FENCE AND CHECK DAMS TO MATCH PROPOSED CONTOURS AFTER GRADING IS COMPLETE. SEE SHEET C1.02.



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NO	BY	DATE	DESCRIPTION	REVISION

JOSHUA M. LYON, P.E. TN#112331

NOT FOR CONSTRUCTION

310 TWO MILE PIKE

310 TWO MILE PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

DRAWN BY	DRL
CHECKED BY	JML
PROJECT NO :	C08619

DEMO AND INITIAL EP&SC

SHEET NUMBER
C1.01

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LOT COVERAGE

NEW BUILDING AREA = 2,000 S.F.
BUILDING COVERAGE = 13.4%
MAX F.A.R.: 0.20 (30%)
PROPOSED CONCRETE SURFACE: 6400 S.F.
PROPOSED ASPHALT SURFACE: 6,234 S.F.
IMPERVIOUS AREA: 14,634 S.F. = 37.53%
MAX LOT COVERAGE: 40%

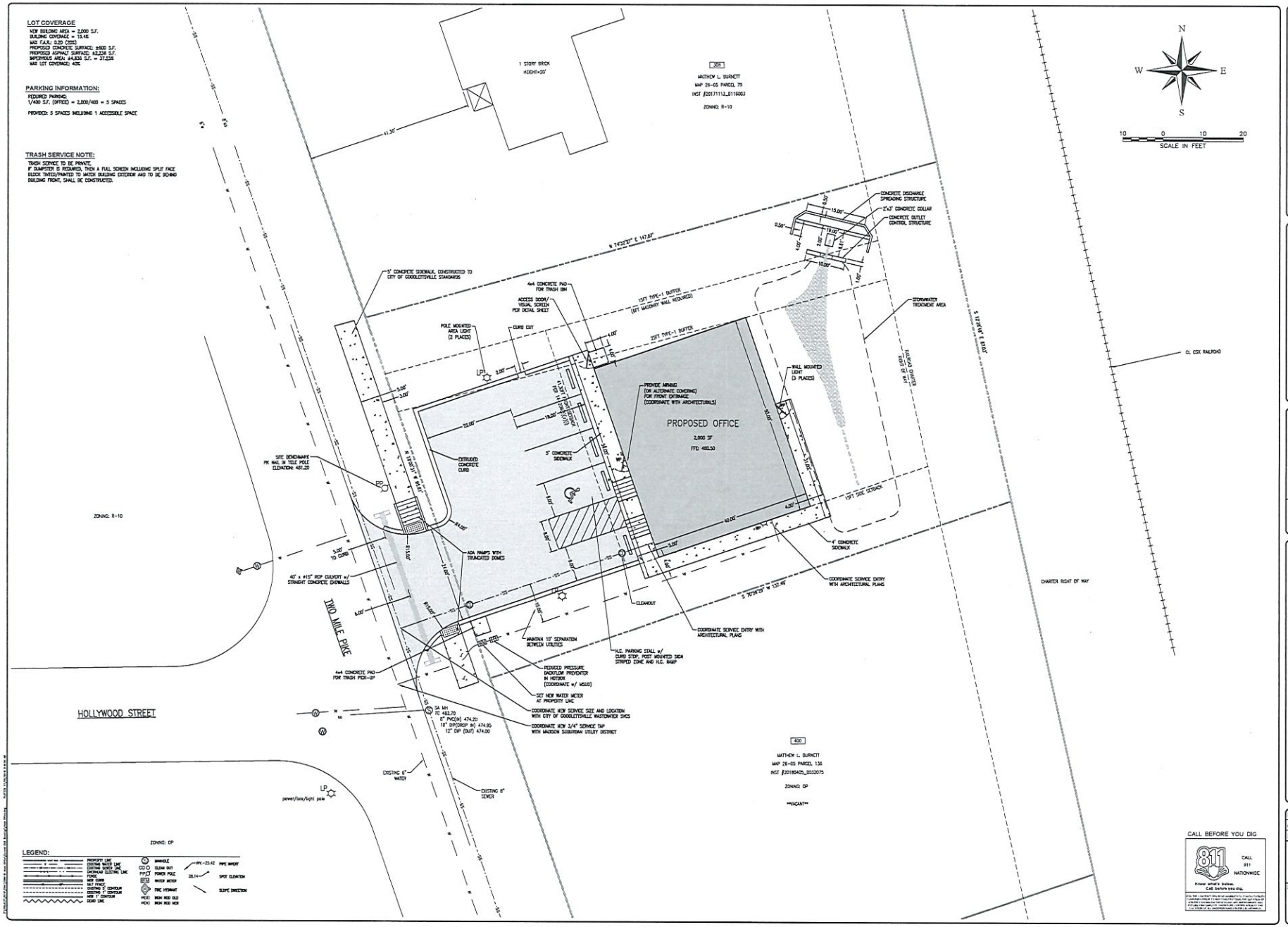
PARKING INFORMATION:

REQUIRED PARKING:
1/400 S.F. (OFFICE) = 2,000/400 = 5 SPACES

PROVIDED: 5 SPACES INCLUDING 1 ACCESSIBLE SPACE

TRASH SERVICE NOTE:

TRASH SERVICE TO BE PRIVATE.
IF DUMPSTER IS REQUIRED, THEN A FULL SCREEN INCLUDING SPLIT FACE BLOCK TINTED/PAINTED TO MATCH BUILDING EXTERIOR AND TO BE BEHIND BUILDING FRONT, SHALL BE CONSTRUCTED.



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NO	BY	DATE	REVISIONS DESCRIPTION

JOSHUA M. LYON, P.E. TN#112331

NOT FOR CONSTRUCTION

310 TWO MILE PIKE

310 TWO MILE PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
PROJECT NO.:	C08619

SITE LAYOUT

SHEET NUMBER
C1.02

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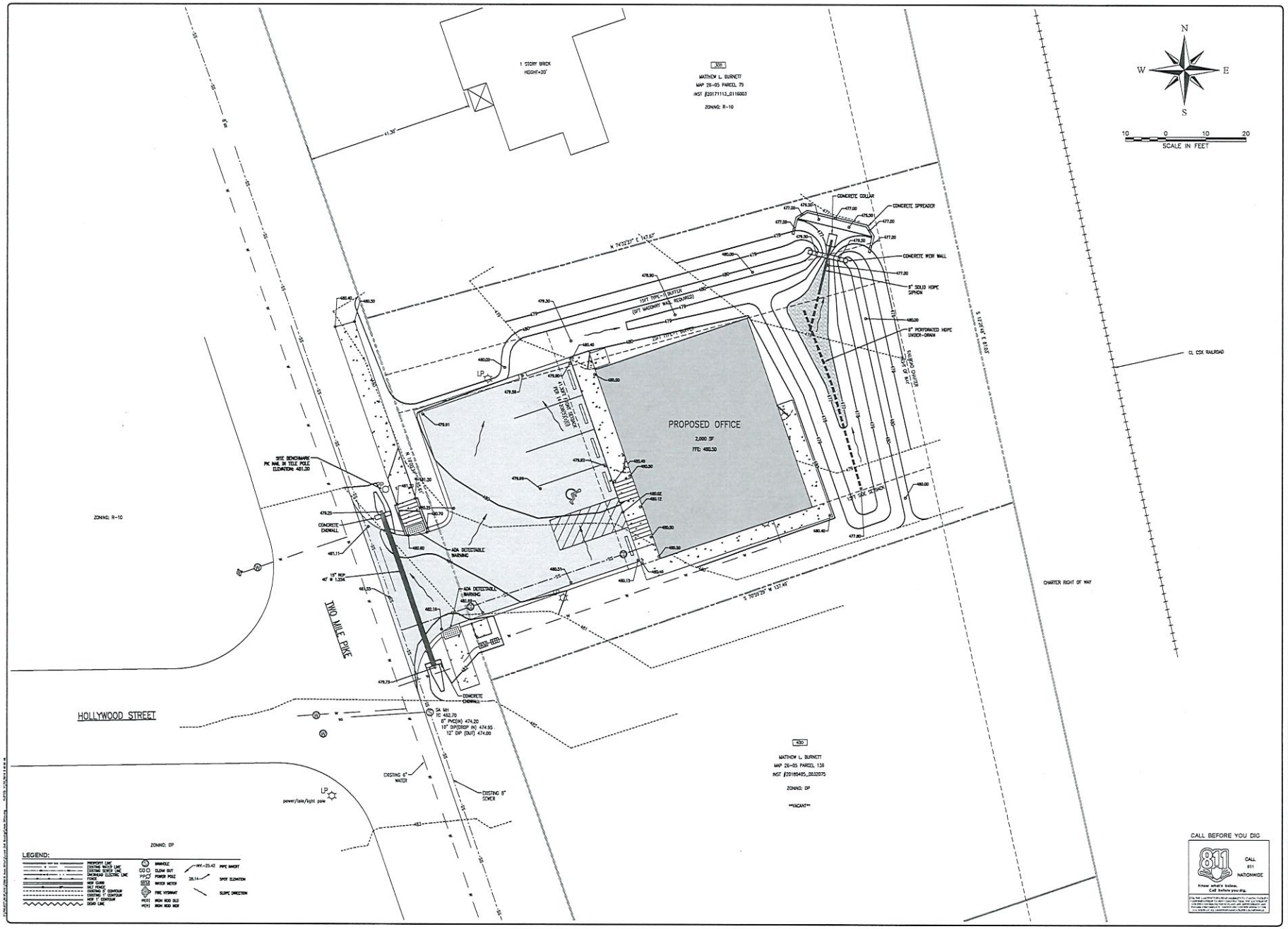

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NO	BY	DATE	REVISIONS DESCRIPTION

JOSHUA M. LYON, P.E. TN#112331

NOT FOR CONSTRUCTION

310 TWO MILE PIKE

310 TWO MILE PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
PROJECT NO.:	C08619

GRADING & DRAINAGE PLAN

SHEET NUMBER
C1.03

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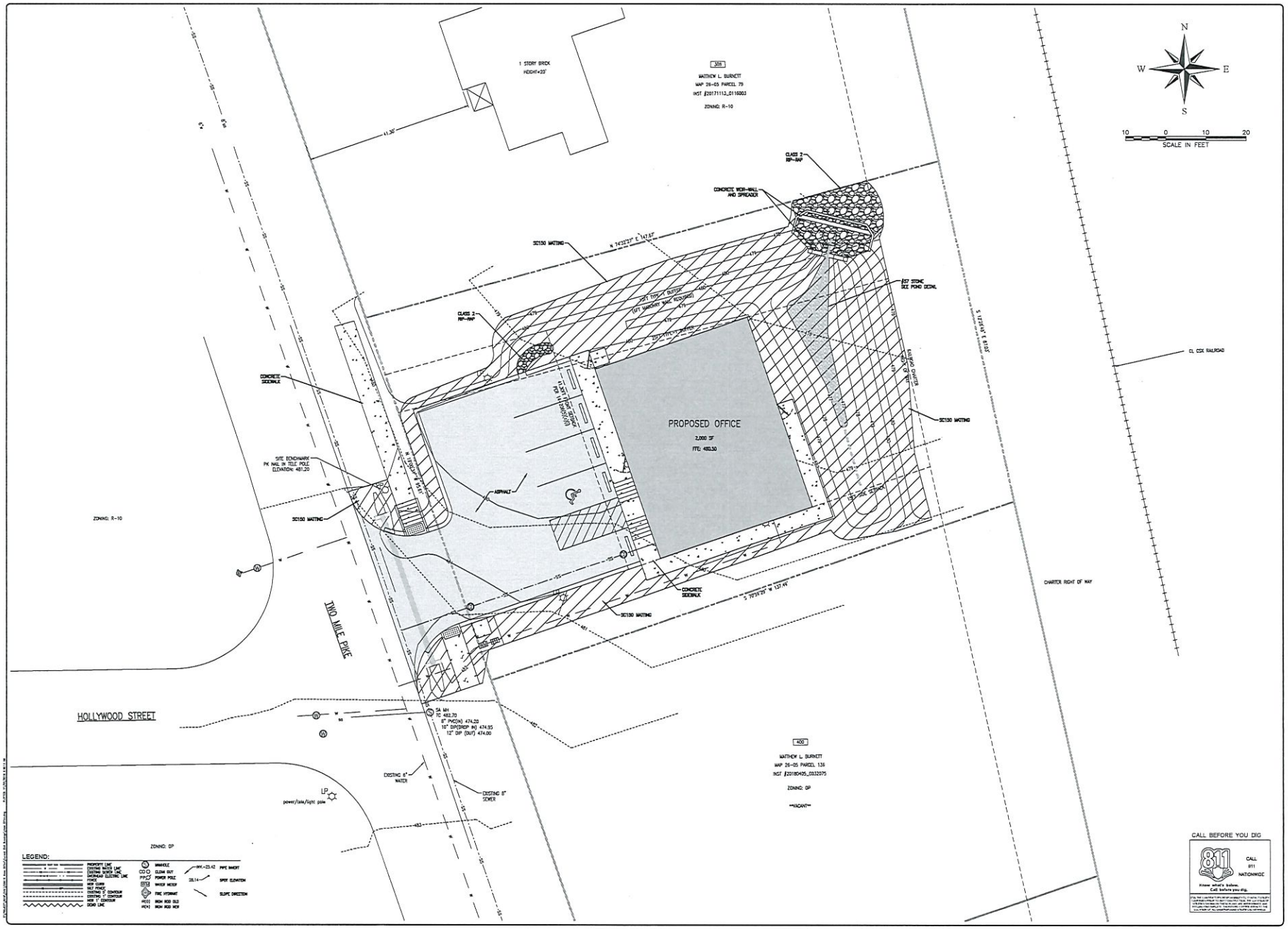

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NO	BY	DATE	DESCRIPTION

REVISIONS

JOSHUA M. LYON, P.E. TN#112331

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310 TWO MILE PIKE

310 TWO MILE PIKE
GOODLETSVILLE, TN
DAVIDSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
PROJECT NO.:	C08619

FINAL STABILIZATION

SHEET NUMBER
C1.04

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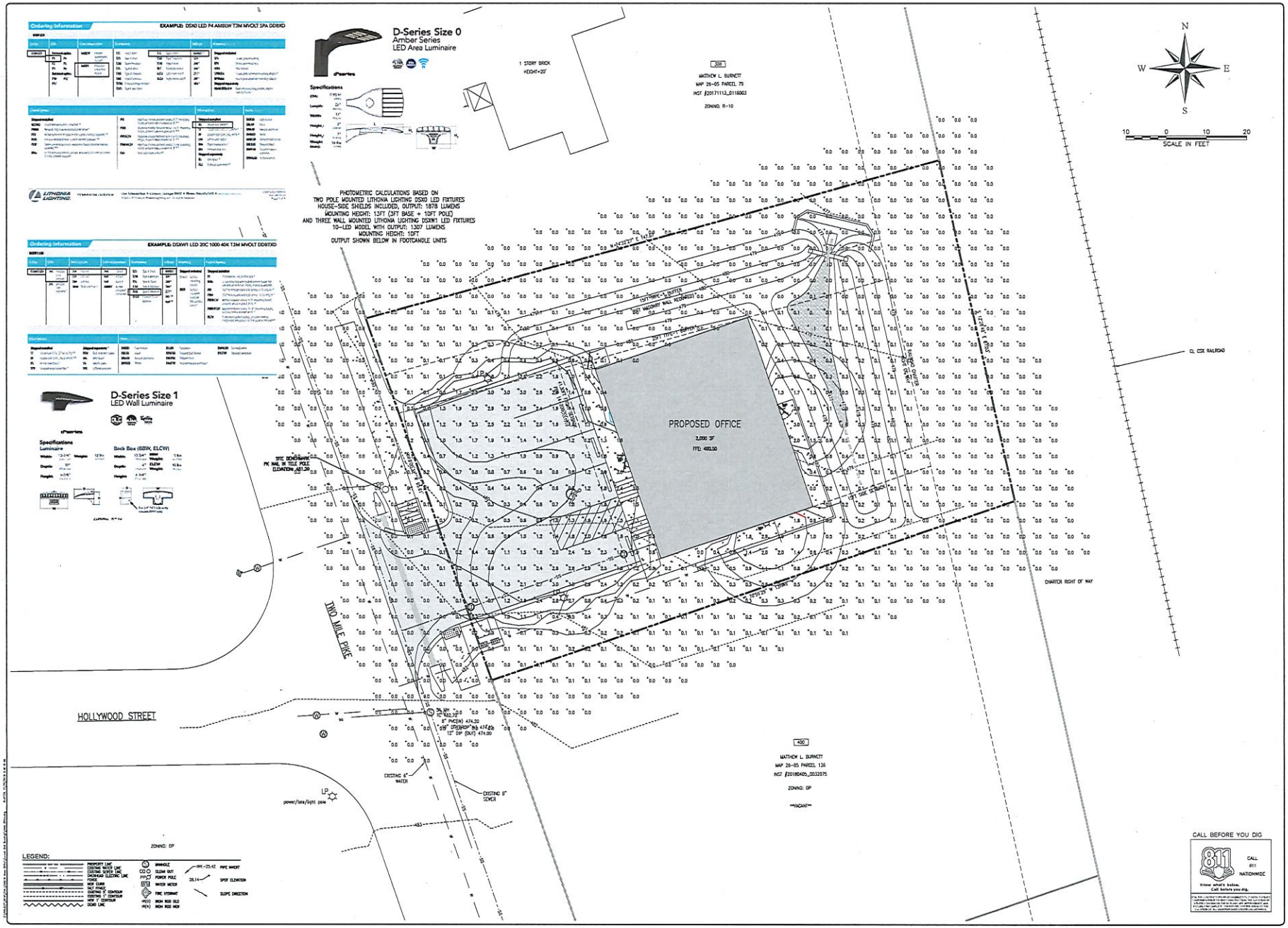

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REVISIONS

JOSHUA M. LYON, P.E. TN#112331

NOT FOR CONSTRUCTION

310 TWO MILE PIKE

310 TWO MILE PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
PROJECT NO.:	C08619

PHOTOMETRIC PLAN

SHEET NUMBER
C1.05

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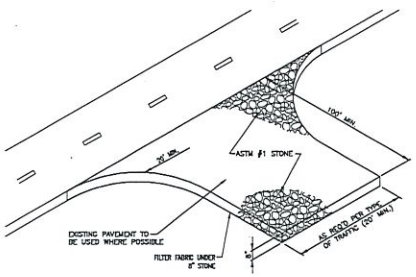
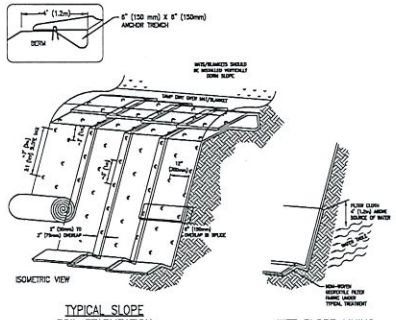


TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE METRO STORMWATER MANAGEMENT MANUAL TCP-03

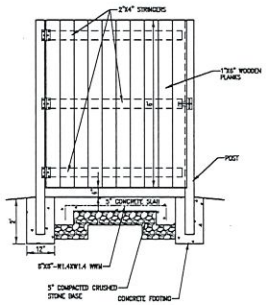


TYPICAL SLOPE
SOIL STABLIZATION
N.T.S.

WET SLOPE LINING
N.T.S.

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

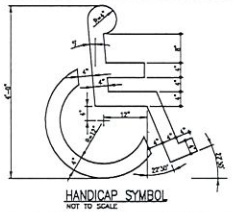
GRASS MATTING PLACEMENT
METRO STORMWATER MANAGEMENT MANUAL PESC-02



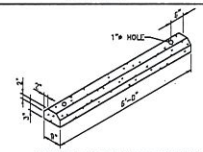
TRASH SCREEN NOTE:
THE SCREEN IS TO BE A WOODEN GATE, PAINTED TO MATCH EXTERIOR COLOR ON THE FRONT OF THE BUILDING.

NOTES:
1. ALL LUMBER TO BE PRESSURE TREATED
2. CONCRETE PAD WITHIN ENCLOSURE TO BE CLASS "A" CONCRETE (3,500 PSI).

TRASH & RECYCLING BIN SCREEN DETAIL
NOT TO SCALE

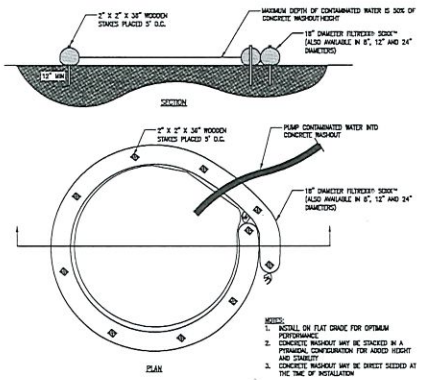


HANDICAP SYMBOL
NOT TO SCALE



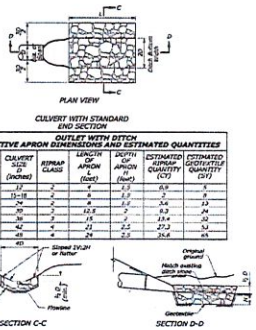
REQUIRES 2, 3/8" X 2'0" STEEL BAR STAKES FOR EACH CURB SECTION. CURB REINF. W/2 #3 BARS. LOCATE WHEEL STOP 2' FROM FACE OF SIDEWALK HEADER OR EDGE OF PAVEMENT.

TYPICAL PARKING CURB
NOT TO SCALE



NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY
3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION

FILTREXX® CONCRETE WASHOUT
NOT TO SCALE



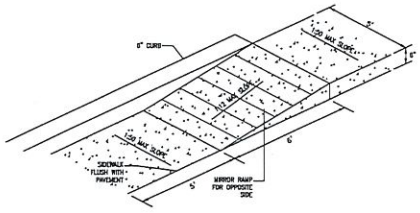
CULVERT WITH STANDARD END SECTION

OUTLET WITH DITCH

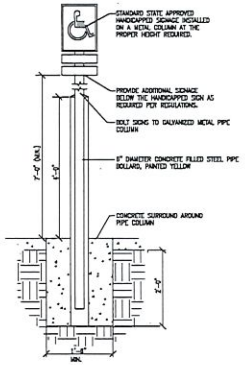
PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES

	CULVERT SIZE D (inches)	RIPRAP CLASS	LENGTH OF APRON (feet)	DEPTH OF APRON (feet)	ESTIMATED RIPRAP QUANTITY (CY)	ESTIMATED GEOTEXTILE QUANTITY (SY)
WITH END SECTION	12	2	4	1.5	0.9	1
	15-18	2	8	1.5	2	3
	24	2	8	1.5	3.6	3.3
	30	3	12.5	2	8.3	14
	36	3	15	2	13.9	20
	42	4	17	2.5	27.3	34
	48	4	21	2.5	34.4	45
	60					

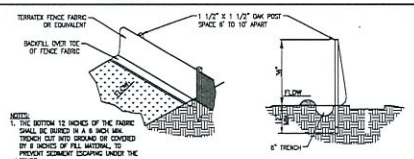
RIP-RAP APRON AT HEADWALLS
NOT TO SCALE



HANDICAP RAMP
NOT TO SCALE

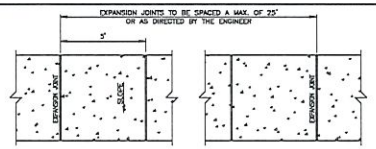


EXTERIOR HANDICAPPED SIGN
NOT TO SCALE



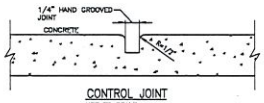
NOTES:
1. THE BOTTOM 12 INCHES OF THE FABRIC SHALL BE BURIED IN A 6 INCH MIN. TRENCH CUT INTO GROUND OR COVERED BY 6 INCHES OF FILL MATERIAL TO PREVENT SEDIMENT ESCAPING UNDER THE FENCE.
2. SILT FENCE SHALL REMAIN IN PLACE UNTIL GROUND COVER HAS BEEN ESTABLISHED.

SILT CONTROL FENCE
NOT TO SCALE
METRO STORMWATER MANAGEMENT MANUAL TCP-13

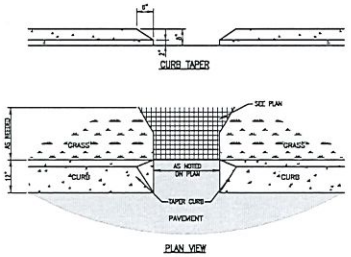


GENERAL NOTES:
1. SIDEWALKS SHALL BE A MIN. OF 4" IN THICKNESS AND MAINTAIN A MIN. OF 3' CLEARANCE THROUGH THE PATH
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL BE 1:48 (VERTICAL:HORIZONTAL).

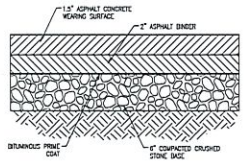
TYPICAL CONCRETE SIDEWALK
NOT TO SCALE



CONTROL JOINT
NOT TO SCALE

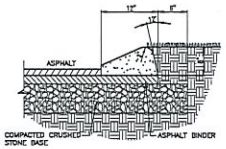


TYPICAL CURB CUT
NOT TO SCALE

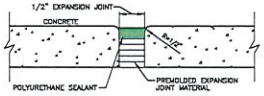


LIGHT DUTY ASPHALT PAVING DETAIL
NOT TO SCALE

VERIFY PAVEMENT AND STONE THICKNESS WITH ANY CURRENT GEOTECH REPORT



EXTRUDED CURB DETAIL
NOT TO SCALE



EXPANSION JOINT
NOT TO SCALE

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3556 FORT AUSTIN HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE (615) 384-3000 FAX (615) 384-3443
www.kloberengineering.com

NO.	BY	DATE	DESCRIPTION

REVISIONS

JOSHUA M. LYON, P.E. TN#112331
11/22/19

NOT FOR CONSTRUCTION

310 TWO MILE PIKE

310 TWO MILE PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

DRAWN BY: DRL
CHECKED BY: JML
PROJECT NO.: C18619

CONSTRUCTION DETAILS

SHEET NUMBER
C2.01

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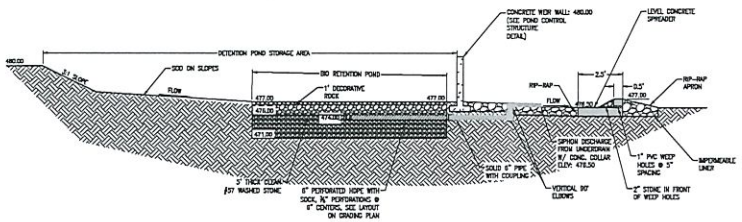
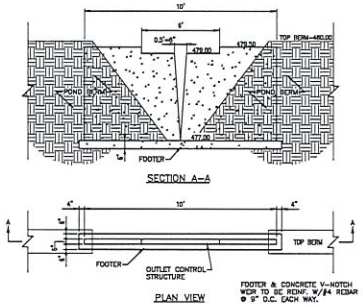
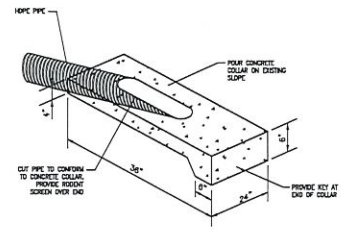


THE SPREADER SHALL HAVE A LEVEL ELEVATION FOR THE FULL LENGTH AS NOTED ON PLANS. THE EDGE OF THE SPREADER SHOULD BE TURNED IN AT A 45° ANGLE INTO THE SIDE SLOPE.

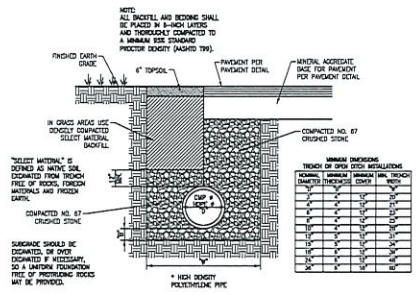
STORMWATER FACILITY DETAIL
NOT TO SCALE



POND CONTROL STRUCTURE
NOT TO SCALE



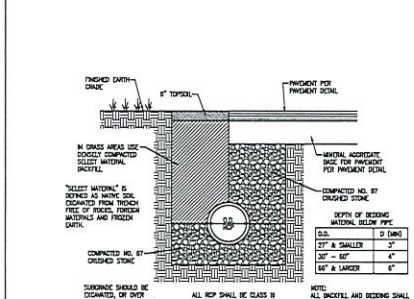
CONCRETE COLLAR
NOT TO SCALE



MINIMUM DIMENSIONS
TRENCH OR OPEN DITCH INSTALLATIONS

NOMINAL DIAMETER	MINIMUM THICKNESS	MINIMUM COVER	MIN. TRENCH WIDTH
12"	5"	12"	30"
15"	5"	12"	30"
18"	5"	12"	30"
24"	5"	12"	30"
30"	5"	12"	30"
36"	5"	12"	30"
42"	5"	12"	30"
48"	5"	12"	30"
54"	5"	12"	30"
60"	5"	12"	30"
66"	5"	12"	30"
72"	5"	12"	30"
78"	5"	12"	30"
84"	5"	12"	30"
90"	5"	12"	30"
96"	5"	12"	30"

CMP OR HDPE* BEDDING (NON-PERFORATED)
NOT TO SCALE

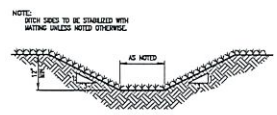


DEPTH OF BEDDING MATERIAL BELOW PIPE

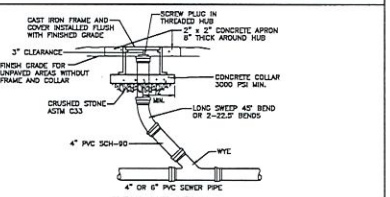
O.D.	D (MIN)
27" & SMALLER	3"
30" – 60"	4"
66" & LARGER	6"

NOTE:
ALL BACKFILL AND BEDDING SHALL BE PLACED IN 6-INCH LAYERS AND THOROUGHLY COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY (ASHTO T99).

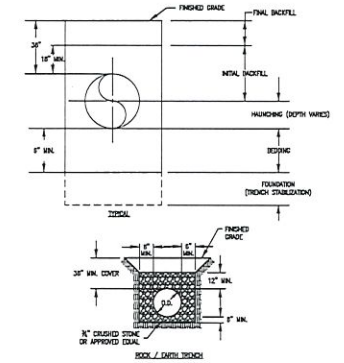
RCP BEDDING – CLASS B
NOT TO SCALE



TYPICAL FLAT BOTTOM DITCH DETAIL
NOT TO SCALE

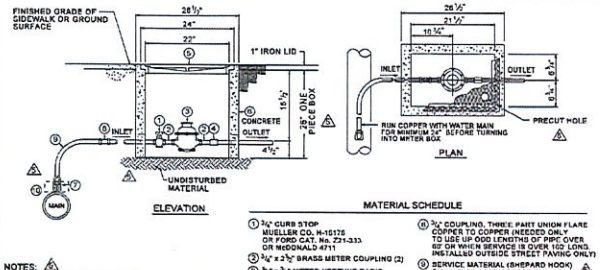


CLEAN OUT DETAIL
NOT TO SCALE



NOTES:
1. BEDDING, HAUNCHING AND INITIAL BACKFILL LAYERS SHALL BE ¾" CRUSHED STONE OR APPROVED EQUAL.
2. TRENCH SLOPE TO MEET CURRENT OSHA AND STATE GUIDELINES.

PIPE TRENCHING, BEDDING, AND HAUNCHING DETAILS
NOT TO SCALE



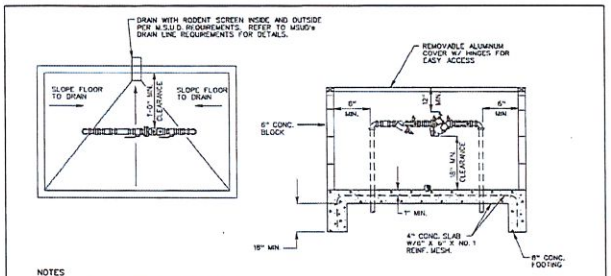
MATERIAL SCHEDULE

1. ¾" CURB STOP MUELLER CO. H-10176 OR FORD CAT. No. 231-333 OR McDONALD 4711
2. ¾" x 2½" BRASS METER COUPLING (2)
3. ⅝" x ¾" METER NEPTUNE RADIO READ WITH ANTENNA.
4. ⅝" BRASS COUPLING (OUTLET)
5. C.I. METER BOX FRAME AND COVER WITH PRECUT HOLE AND CAP JOHN BOUCHARD #8110 NASHVILLE STANDARD OR APPROVED EQUAL WITH HOLE PRECUT INTO BOX AND PLASTIC CAP ON IT. (SHALL NOT BE IMPRINTED WITH THE NAME "METRO")
6. ¾" METER BOX, ONE PIECE PRE-CAST CONCRETE.
7. ¾" CORPORATION STOP MUELLER CO. H-15039 OR McDONALD 4701L WITH 4776 90° BEND.
8. ¾" COUPLING, THREE PART UNION FLARE COPPER TO COPPER (NEEDED ONLY TO USE UP OOD LENGTHS OF PIPE OVER 60' OR WHEN SERVICE IS OVER 102' LONG, INSTALLED OUTSIDE STREET PAVING ONLY)
9. SERVICE MATERIAL (SHEPARD HOOK) ¾" "K" TYPE SOFT COPPER TUBING
10. (TAPPING SADDLE) C-900 MAIN CONNECTIONS ONLY. SMITH BLAIN #313 DOUBLE STRAP WITH ¾" "CC" THREADS. (FOR P.V.C. ONLY)

NOTES:

1. ALL WORK TO BE INSPECTED BY M.S.U.D. AFTER WORK IS COMPLETE AND BEFORE BACKFILLING. TAPE WILL BE MADE WITHIN TWO WEEKS, WEATHER PERMITTING.
2. ALL WATER METERS SHALL BE PLACED OUTSIDE OF ANY PAVED AREA SUCH AS DRIVEWAYS, ROADS, ETC.
3. CONNECTIONS: ALL COPPER CONNECTIONS AND FITTINGS WILL BE FLARE TYPE. USE TEFLON TAPE OR JOINT COMPOUND ON ALL THREADED CONNECTIONS.
4. WASHERS WILL BE FIBER.
5. COPPER FROM MAIN TO METER SHALL BE ONE CONTINUOUS PIECE OF K COPPER.
6. ALL BOLTS SHALL BE STAINLESS STEEL.

MADISON SUBURBAN UTILITY DISTRICT
5/8" - 2¼" METER INSTALLATION
JME / BWSC
Turner Professional Building
5701 Lyton Drive, Suite 106
Nashville, Tennessee 37209
SCALE: N.T.S.
SHEET NO. 1
DATE: 12/20/02



NOTES

THIS DRAWING INDICATES MINIMUM INSIDE DIMENSIONS FOR CLEARANCE AND ACCESS ONLY. THE PRINCIPAL OBJECTIVES ARE PROTECTION FOR THE INSTALLATION AND ADEQUATE CLEARANCES FOR EASE OF ACCESS AND MAINTENANCE.

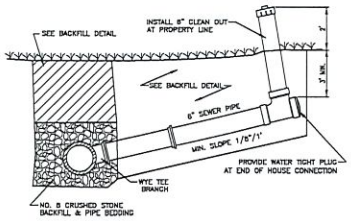
INSULATION/HEATING IS RECOMMENDED TO PREVENT FREEZING.

SECURITY FASTENING MAY BE DESIRABLE IN SOME LOCATIONS.

THE FOOTING, SLAB, OR WALL DESIGN AND OUTSIDE FINISH IS OPTIONAL WITH OWNER. PRE-FABRICATED MODELS OF COMPARABLE DIMENSIONS MAY BE SUBSTITUTED, SUCH AN THE "AQUA SHIELD" OR "HOT BOX" BY COMMERCIAL INSULATION CO., INC., OR, "SAFETY COVER" OR "WATERSAFE" BY GRIFFIN & CANTRELL.

BACKFLOW SIZE	DRAIN SIZE
¾" TO 1"	3 - 3" DRAINS
1¼" TO 2"	3 - 6" DRAINS

MADISON SUBURBAN UTILITY DISTRICT
¾" - 2" REDUCED PRESSURE BACKFLOW PREVENTOR ASSEMBLY BOX
JME / BWSC
Turner Professional Building
5701 Lyton Drive, Suite 106
Nashville, Tennessee 37209
SCALE: NONE
SHEET NO. 6
DATE: 04/06/92



TYPICAL SERVICE CONNECTION
NOT TO SCALE

KLOBER
ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3558 TOM ALLEN HWY. SUITE E, SPRINGFIELD, TN 37172
PHONE (615) 384-3209 FAX (615) 384-4455

NO.	BY	DATE	DESCRIPTION

REVISIONS

JOSHUA M. LYON, P.E. TN#112331
11/22/19

NOT FOR CONSTRUCTION

310 TWO MILE PIKE

310 TWO MILE PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
PROJECT NO:	C08619

CONSTRUCTION DETAILS

SHEET NUMBER
C2.02

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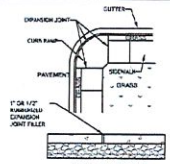
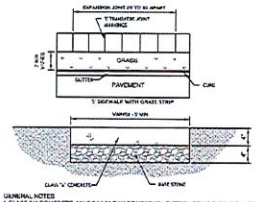


DETAIL OF EXPANSION JOINT

GENERAL NOTES:
1. ONE-INCH JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. HALF-INCH JOINTS TO BE USED IN OTHER LOCATIONS.
2. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK GREATER THAN 6' IN WIDTH.



GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH SYNTHETIC MICROFIBER REINFORCEMENT.
2. ROOT BARRIERS REQUIRED ON BOTH SIDES OF GRASS STRIP AROUND TREES.

N.T.S.

DATE: 10.27.16	TYPICAL 5' CONCRETE SIDEWALK	GOODLETTSVILLE TENNESSEE
REVISIONS	STD. DWG. RP-4	

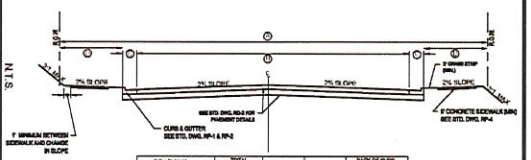
DATE: 10.27.16
REVISIONS

TYPICAL STREET SECTIONS

STD. DWG. RD-1

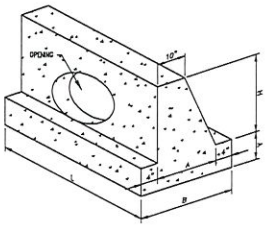
N.T.S.

GOODLETTSVILLE TENNESSEE



ROADWAY CLASSIFICATION	TOTAL RIGHT-OF-WAY (A)	PAVEMENT (B)	CURB & GUTTER (C)	BACK OF CURB TO RIGHT-OF-WAY (D)
MINOR RESIDENTIAL	50'	22'	2'	12'
RESIDENTIAL COLLECTOR	60'	36'	2'	10'
NON-RESIDENTIAL COLLECTOR	67'	36'	2.5'	9.5'
ARTERIAL	AS DETERMINED BY CITY ENGINEER			

PIPE SIZE	OPENING	L	A	B	H	WT.
18"	28"	48"	15"	23"	30"	2900#
24"	32"	72"	18"	24"	36"	4620#
30"	40"	96"	18"	28"	42"	7535#



TYPICAL ENDWALL DETAIL
NOT TO SCALE CLOUD SW-295 OR EQUIV.

KLOBER ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3556 TOM AUSTIN HWY. SUITE 1, SPRINGFIELD, TN 37172
PHONE (615) 384-2400 FAX (615) 384-2405
www.klobereng.com

NO	BY	DATE	DESCRIPTION	REVISIONS

JOSHUA M. LYON, P.E. TN#112331

NOT FOR CONSTRUCTION

310 TWO MILE PIKE

310 TWO MILE PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
PROJECT NO.:	C086619

CONSTRUCTION DETAILS

SHEET NUMBER
C2.03

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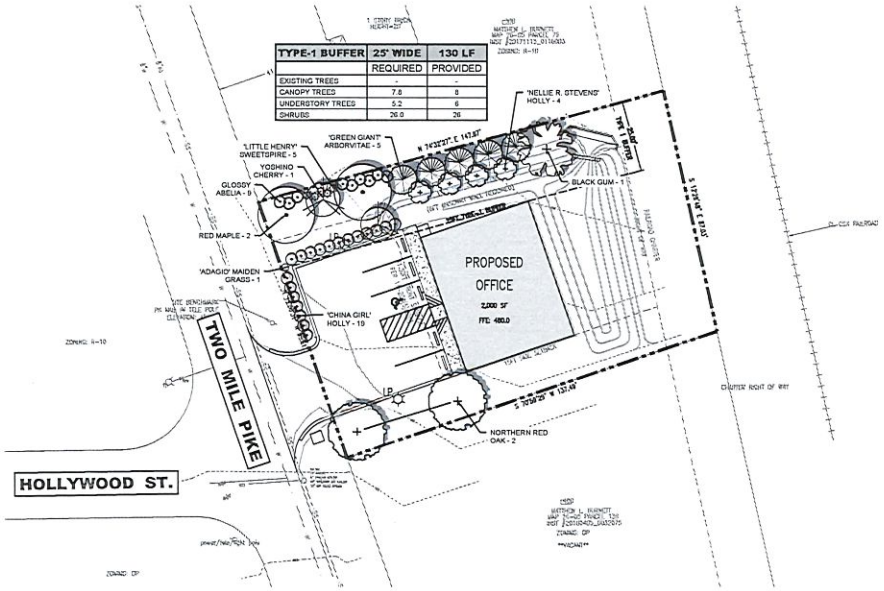
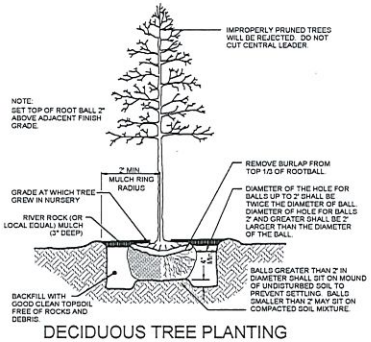
LANDSCAPE NOTES:

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK. ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA LANDSCAPE DESIGN (615) 469-1222.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. SEE CIVIL SHEETS FOR SEEDING/SOD/MATTING LOCATIONS.
7. SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
   A. SAND SHALL BE CLEAN MASONRY SAND.
   B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
   C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
    PLANTING DATES:
    SPRING: MARCH 15 - APRIL 15
    FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

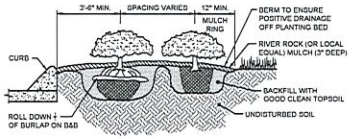
TYPE-1 BUFFER	25' WIDE	130 LF
	REQUIRED	PROVIDED
EXISTING TREES	-	-
CANOPY TREES	7.8	8
UNDERSTORY TREES	5.2	6
SHRUBS	26.0	26



LANDSCAPE CALCULATIONS		
TOTAL SITE ACREAGE:	12,960	(0.2982 AC)
	REQUIRED	PROVIDED
SITE AC: (ACREAGE X 70)	20.9 AC	40
EX. TREES TO REMAIN: (AC)	-	0
REPLACEMENT TREES:	0	0
TREE BANK:		0
TOTAL AC:	20.9"	40.0"
PARKING SPACES:	-	5
1 TREE / 15 SPACES:	1	1
PARKING FRONTAGE (28')		
SHRUBS: (1 PER 2 LF)	14	8
1 STREET TREE/40 LF	0.7	1
TOTAL TREES:		16
NATIVE TREES: (75% MIN.)	12.0	14
UNDERSTORY TREES: (20% - 50%)	3 - 8	6
3" TREES (or larger) (50% MIN.)	8.0	8



DECIDUOUS TREE PLANTING
NOT TO SCALE



SHRUB / GROUND COVER PLANTING
NOT TO SCALE

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	ACI	SPACING	COMMENTS
CANOPY TREES							
1	Black Gum	Nyssa sylvatica	12' - 14'	3" Cal.	3		B&B
5	'Green Giant' Arborvitae	Thuja (standish x plicata) 'Green Giant'	8' Min.	3" Cal.	15		Full to ground, well formed
2	Northern Red Oak	Quercus texana	10' - 12'	2" Cal.	4		B&B
2	Red Maple	Acer rubrum	12' - 14'	3" Cal.	6		B&B
10	TOTAL - CANOPY TREES				28		
UNDERSTORY TREES							
4	'Nellie R. Stevens' Holly	Ilex x 'Nellie R. Stevens'	6' - 7'	2" Cal.	8		Well formed
2	Yoshino Cherry	Prunus x yedoensis	8' - 10'	2" Cal.	4		B&B
6	TOTAL - UNDERSTORY TREES				12		
16	TOTAL - ALL TREES				40		
SHRUBS							
19	China Girl Holly	Ilex x meserveae "Mesog"	24" Min.	5 Gal.		3.5' o.c.	Container
9	Glossy Abelia	Abelia grandiflora	18" Min.	3 Gal.			Container
5	"Little Henry" Virginia Sweetspire	Ilea virginica "Little Henry"	18" Min.	3 Gal.		4' o.c.	Container
33	TOTAL - SHRUBS						
GRASSES, PERENNIALS AND GROUND COVER							
1	'Adagio' Maiden Grass	Miscanthus sinensis "Adagio"	24"	3 Gal.			
TURF							
-	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend					

ALL PARKING ISLANDS ARE TO BE INSPECTED AND APPROVED BY THE CITY OF GOODLETTSVILLE PLANNING DEPARTMENT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL OR SOIL.

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

N

20 0 10 20 40
GRAPHIC SCALE - 1 inch = 20 ft.

KLOBER ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3558 TOM AUSTIN HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 384-2000 FAX: (615) 384-2015
www.kloberengr.com

K·S·D
KITA SUSTAINABLE DESIGNS, LLC
Beauty♦Economy♦Sustainability
2101 Masters Dr. Springfield, TN 37172
(615) 469-1222 Ofc. (615) 59-7333 Cell
kreff@kitadesigns.biz

NO.	BY	DATE	DESCRIPTION

REVISIONS

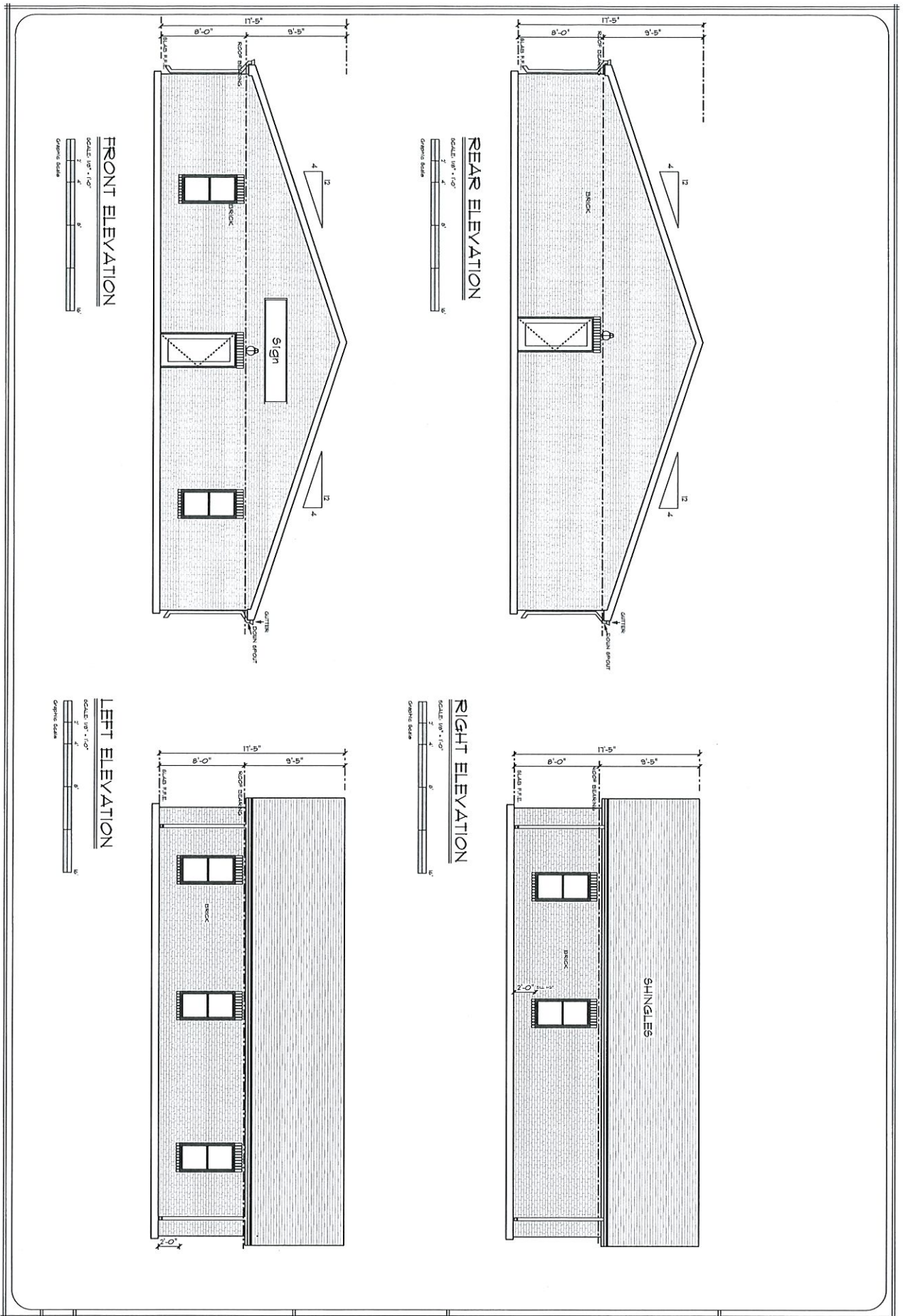
NOT FOR CONSTRUCTION

310 TWO MILE PIKE

310 TWO MILE PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

DRAWN BY: DRL
CHECKED BY: JML
PROJECT NO.: C08619

SHEET NUMBER
L-1.0



A-2	Date: 8.14.2019	ABLE BUILDERS	310 TWO MILE PIKE GOODLETTSVILLE, TN	TOTAL OFFICE SQ FT: 2000

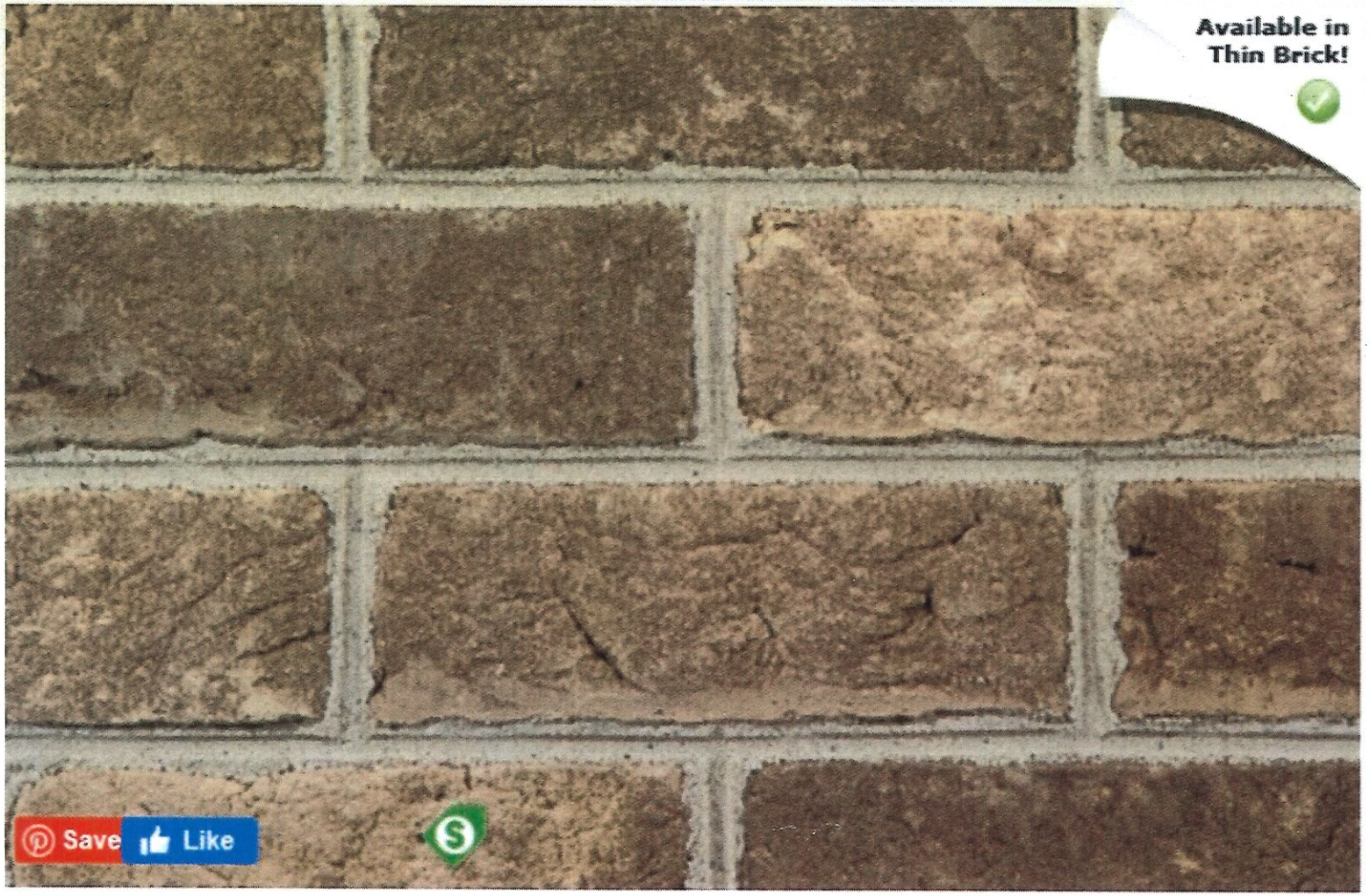
THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES.

IT IS THE CONTRACTOR'S RESPOSIBILITY TO COORDINATE ALL MECHANICAL, STRUCTURAL, ELECTRICAL AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME

Brown Bricks: Lancaster Blend

SPL ID: 00000820

	STANDARDS (Meets grade SW for all)	TYPE	TEXTURE	COMP.	CW	IRA	TE REP
PLANT 3 MOLDED	FACE BRICK C216 THIN BRICK C1088	FBA TBA	Antique Col (Handmade Appearance) (14)	10,697 psi	4.28	12.3	
	Cleaning Recommendation	Belden Brick recommends using Sure Klean Vana Trol® to clean this pr Alternatively, EaCo Chem NMD 80® can be used to clean any of our bri					



November 4, 2019

To whom it may concern,

My name is Pricilla Rutledge, I have been in the daycare industry for 4 plus years and CPR certified. I am writing this proposal to request a permit to have an in-home daycare at my residence at 323 Whitham Ct, Goodlettsville, TN 37072. The name of my daycare is Dominiques first steps.

My home has 2 rooms and a separate bathroom designated to the children. I also have a fenced in yard with playground equipment for the children to enjoy the outdoors when the weather permits.

At Dominiques First Steps, I provide a clean and structured environment for children between the ages of newborn-7 years of age. I will provide breakfast, lunch and a snack, fun activities to expand the creative mind of the children, and educational learning.

Thank you for taking the time to review my proposal.

Sincerely,

Pricilla Rutledge

P.O. Box 70634
Nashville, TN 37207

FENCES UNLIMITED, INC.

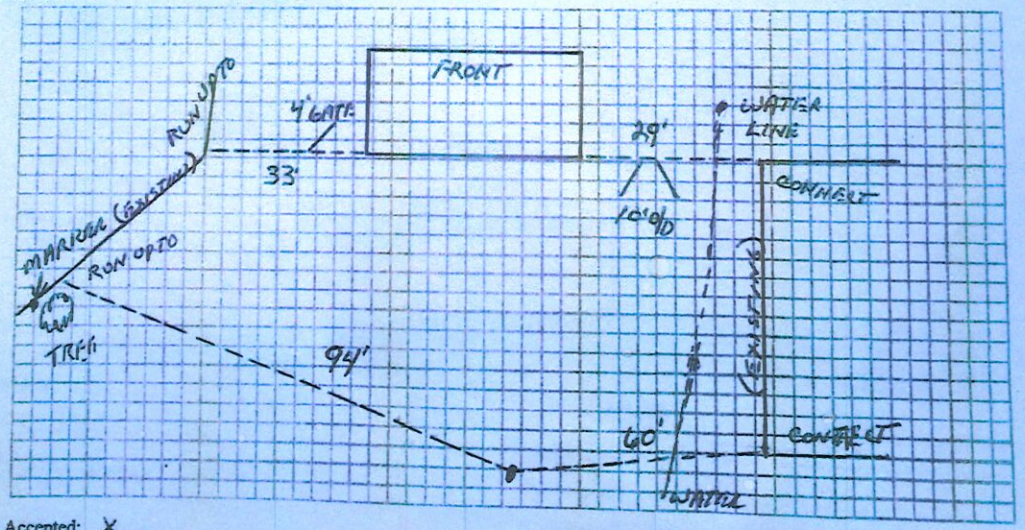
Phone: (615) 299-9979
Fax: (615) 299-9719

Quote To: PRISCILLA PORTLEDGE **Job Site:** SAME
Address: 323 WITHAM CT **Address:**
City/State/Zip: GOODLETTSVILLE, TN **City/State/Zip:**
Telephone: 615-424-4536 **Cell Phone:**
Fax: N/A **E-mail:** PRUTLEDGE516@GMAIL.COM

Job Description: INSTALL 216' OF 6' TALL TREATED PINE DOG EAR FENCING.
INSTALL ONE 10' D/D GATE AND ONE 4' GATE.
NOTE: PLEASE SIGN BOTTOM LEFT AND EMAIL BACK TO: CRHOOSIER@icloud.com (NO CAPS)

In accordance with the following terms and conditions which upon acceptance of this quotation by buyer are agreed to by buyer:

1. Price: [redacted] Payment Terms: [redacted] POST DATED CHECKS [redacted]
2. Seller Carries worker comp and liability insurance and will provide proof upon request.
3. Seller shall not be responsible for delays or damages caused by acts of God, strikes, riots or other causes beyond its control, and accepts no responsibility for liquidated damages.
4. No conditions or representations altering, detracting from or adding to the terms hereof shall be valid unless reduced to writing and accepted by seller.
5. All quotations are valid for 30 days only unless otherwise noted.
6. If upon completion, the invoice for this project is placed in the hands of the court or attorney for collection, buyer agrees to pay all attorney fees, court costs, and expenses incident to the collection of said indebtedness.
7. If Compressor is required to remove rock, an additional fee will be required: A $250.00 ONE TIME WILL BE ADDED.
8. Buyer is responsible for accurate disclosure property lines and all underground services (ie, Telephone, cable, gas, electric, plumbing, water, sewer, irrigation, etc.) In no way shall seller be liable for improper infringements or damages to services.
9. Workmanship shall be warranted for a period of one year. However, due to the unpredictable nature of wood, seller cannot warranty these materials.



Accepted: X
By: X
Date: X

Fences Unlimited, Inc.
By: Chuck Hoosier
Date: 9-15-19

This quotation is sent to you in duplicate. If accepted, sign and return original.

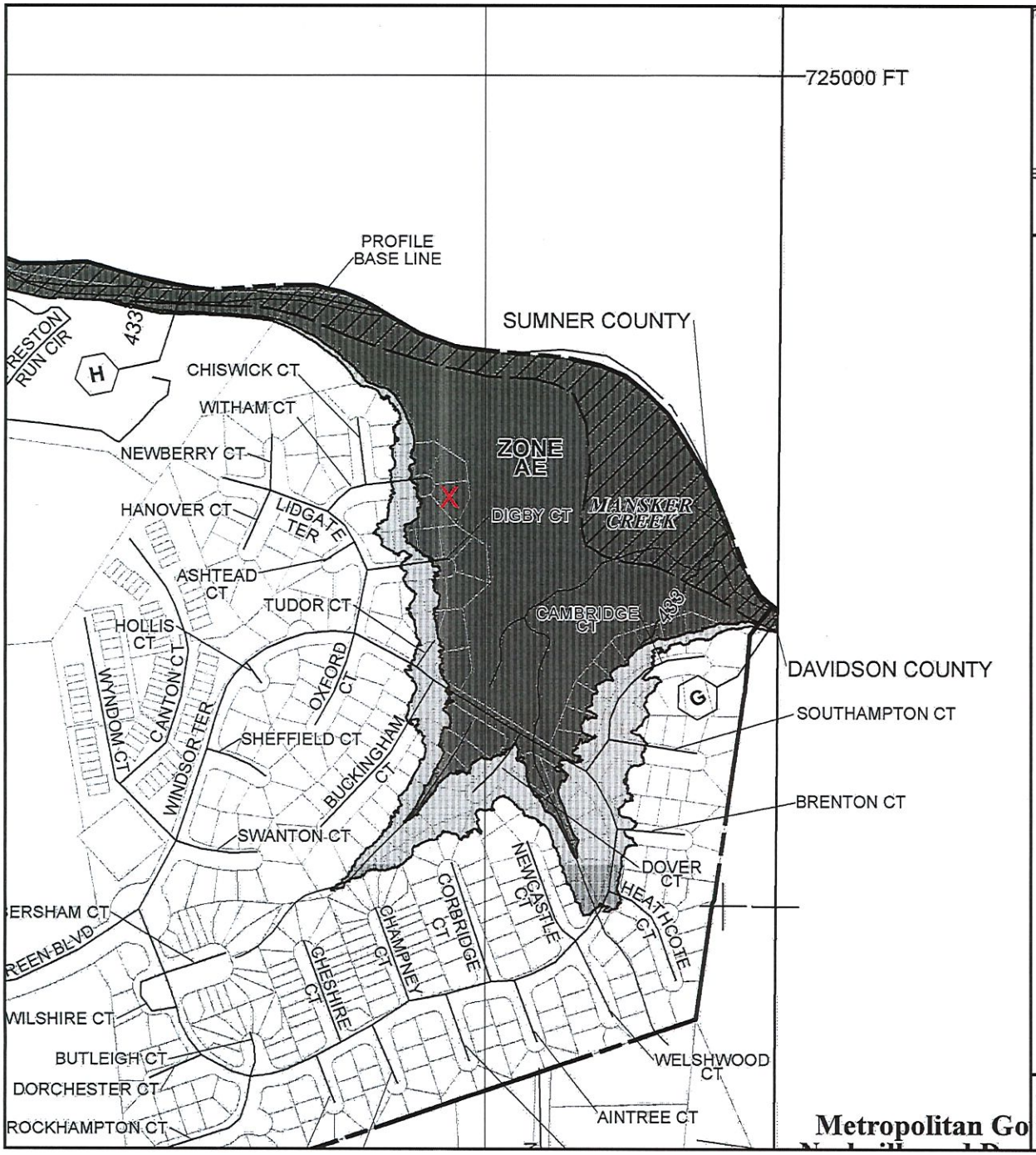
Evacuation Checklist

Before Evacuation:

1) Pick meeting place for parents to meet inside and outside of my neighborhood.
2) Gather Disaster Kit.
3) Keep vehicles gas tank at least on half full in case gas stations are close during emergency.
4) Have multiple evacuations routes planned in case roads are closed.

During Evacuation:

5) Grab Emergency Kit And take kids to primary exit
6) If primary exit is inaccessible go to secondary exit
7) Go to designed meeting point
8) Call emergency for help
9) Contact parents



rance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0129H

FIRM

FLOOD INSURANCE RATE MAP

METROPOLITAN GOVERNMENT OF

NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

AND INCORPORATED AREAS

PANEL 129 OF 478

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GOODLETTSVILLE, CITY OF	470287	0129	H
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY	470040	0129	H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 47037C0129H

MAP REVISED APRIL 5, 2017

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

APPENDIX A

P- PERMITTED USE
N- NOT A PERMITTED USE
C- PERMITTED ONLY BY CONDITIONAL USE

TABLE I

LAND USE ACTIVITY MATRIX

ZONING DISTRICTS

ACTIVITY	A	R40	R25	R15	R10	R7	LDR	MDR	HDR	MHP*	OP	CSL	CS	CG	CC	INT ****	CP	CPL	GO	RO	IR	IG
								PUD										PUD				
PERMANENT RESIDENTIAL																						
Dwelling, attached	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, one-family detached	P	P	P	P	P	P	P	P	P	N	C	N	N	N	N	N	N	N	N	N	N	N
Dwelling, two-family detached	N	N	N	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, semi-detached	N	N	N	N	P	P	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, multi-family	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, mobile home	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Bed & Breakfast Homestay	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mobile Home Park	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
SEMI PERMANENT RESIDENTIAL	N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
COMMUNITY FACILITY ACTIVITIES																						
Administrative	C	C	C	C	C	C	N	P	N	N	P	P	P	P	P	N	P	P	P	P	P	P
Community Assembly	N	N	N	N	N	N	P	P	P	N	C	P	P	P	C	N	P	P	P	N	P	P
Community Education	C	C	C	C	C	C	P	C	P	N	C	C	C	N	C	N	N	N	N	N	N	N
Cultural and Recreation Services	C	C	C	C	C	C	C	C	C	N	C	P	P	N	C	N	P	N	P	N	N	N
Essential Services	C	C	C	C	C	C	C	N	C	C	C	C	P	P	C	N	P	P	P	P	P	P
Extensive Impact	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N	C	C
Health Care	N	N	N	N	N	N	N	N	N	N	P	P	P	C	N	N	P	N	P	N	N	N
Institutional Care	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Intermediate Impact	C	C	C	C	C	C	P	**	P	N	C	C	C	C	C	N	N	N	N	N	C	C
Personal & Group Care	**	**	**	**	**	**	**	N	P	**	C	C	C	C	C	N	P	N	P	N	C	C
Religious Facilities	C	C	C	C	C	C	N	N	N	N	N	P	P	C	N	N	C	N	N	N	C	N
COMMERCIAL ACTIVITIES																						
Animal Care & Veternarian Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N	N	P	P
Automotive Parking	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	P	P
Automotive Repair and Cleaning	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	P	P
Automotive Servicing	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N	P	P
Building Materials and Farm Equipment	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	P	P
Consumer Repair Services	N	N	N	N	N	N	N	N	N	N	N	C	P	P	C	N	P	P	P	P	P	P
Construction Sales & Services	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	P	P
Convenience Commercial	N	N	N	N	N	N	N	N	P***	N	N	P	P	P	N	P	P	P	P	P	P	P
Entertainment & Amusement Services	N	N	N	N	N	N	N	N	N	N	C	C	P	P	N	N	P	P	N	N	N	N
Financial, Consultive, & Adminstrative	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	P	P	N	N
Food & Beverage Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P
Food Service Drive-in & Drive-thru	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	P	N	N	P	P
General Business & Communication Servic	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	P	N	P	P
General Personal Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	P	P	N	N
General Retail Trade	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	N	N
Group Assembly	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	N	N	N	N	N
Medical Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	P	P	N	N
Scrap Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transient Habitation: Hotel	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N	N	N
Transient Habitation: Motel	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N	N	N
Transient Habitation: Extended Stay Hotel/Motel	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	P	P	N	N	N	N	N
Transient Habitation: Short Term Rental Property	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N	N
Transient Habitation: SRO	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transport & Warehousing	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	P	P
Undertaking Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N	N	N	N
Vehicular, Craft & Related Equipment Sales	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	N	N	N	P
Wholesale Sales	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	P	N	P	P
Tourist Oriented Limited Manufacturing*****	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N	N	C	N
MANUFACTURING ACTIVITIES																						
Limited	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	P	P
Intermediate	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P
Extensive	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
AGRICULTURAL, RESOURCE PRODUCTION & EXTRACTIVE																						
Agricultural Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Crop & Animal Raising	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mining & Quarrying	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Plant & Forest Nurseries	P	C	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N
Confined Animal Feeding Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

*Mobile Home Park

**All such facilities are prohibited with the exception of Day Care Homes as defined in Section 14-1409(e)(2)(g) which shall be permitted by conditional use

***May be considered only when the PUD contains 200 dwelling units or more.

**** Interchange Overlay District limitation of uses per Ordinance 13-806. Retail limited to converience market in relation to a fuel and service station.

***** Tourist Oriented Limited Manufacturing: Limited manufacturing permitted in CG and IR zoning districts and conditional use would only apply for alcoholic beverages.

INFORMATION EFFECTIVE ON July 12, 2019 Check for any Zoning Ordinance Amendments or Updates after this date.

GOODLETTSVILLE
TENNESSEE

Department of Planning and Codes/Building Safety

November 12, 2019

The City of Goodlettsville Planning Department has received a request for a home day center at 323 Whitham Court. The City of Goodlettsville permits home day center centers for up to eight (8) kids in the property zoning classification of the Windsor Green project. The City's Planning Commission on Monday December 2, 2019 will be reviewing the request. Contact me with any questions or comments.

Sincerely,

Addam McCormick
City of Goodlettsville Planning Department
(615) 851-2202
amccormick@goodlettsville.gov

November 11, 2019

SENT VIA EMAIL
Mr. Addam McCormick
Goodlettsville Director of Planning and Development Services
105 S. Main Street
Goodlettsville, TN 37072
amccormick@goodlettsville.gov

Community: Parkview Preserve
RE: December 2, 2019 Planning Commission

Addam,

Ryan Homes would like to be added to the December 2, 2019 planning commission. We are requesting a minor plat amendment for phase 1 and phase 2 of Parkview Preserve.

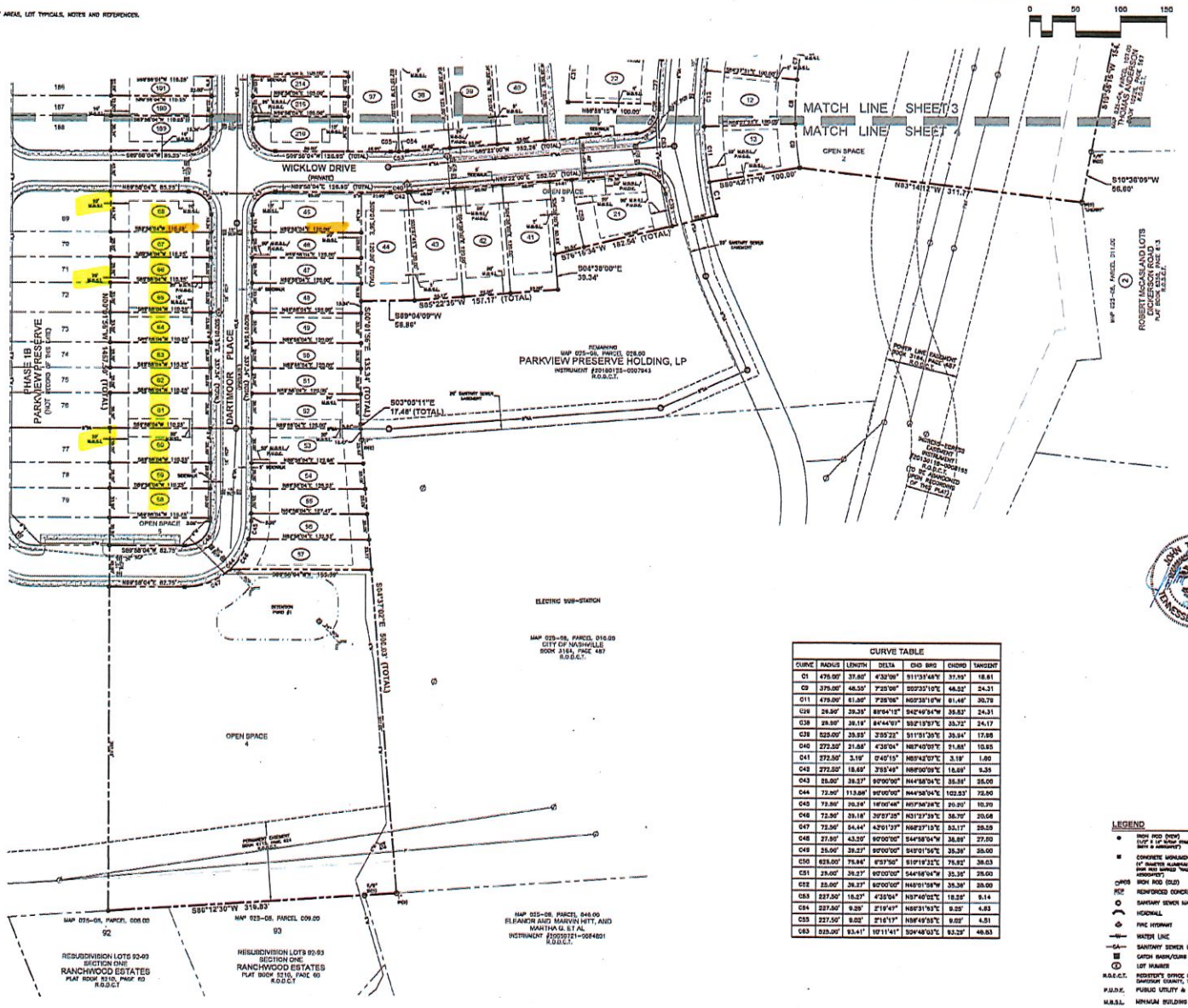
The recorded, rear setback is 20'. The MPUD allows a minimum 15' rear setback. We would like to amend the plat to show a 17.5' rear setback on lots 58-79 in phase 1 and lots 93-104 in phase 2.

Sincerely,

Jackson Nichols
NVR Land Development Manager

GENERAL NOTE

SEE SHEET 1 OF 4 FOR LOT AREAS, LOT TYPICALS, NOTES AND REFERENCES.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHD BRG	CHORD	TANGENT
C1	475.00'	37.80'	4°32'09"	S11°31'46"E	37.79'	18.91
C9	375.00'	48.52'	7°25'06"	S03°35'10"E	48.52'	24.31
C11	475.00'	61.80'	7°25'06"	N03°35'10"W	61.46'	30.79
C26	25.00'	39.35'	89°54'15"	S42°49'54"W	35.53'	24.31
C38	25.00'	38.19'	84°44'01"	S52°15'57"E	35.72'	24.17
C39	525.00'	35.83'	3°55'22"	S11°31'35"E	35.94'	17.98
C40	272.50'	21.88'	4°36'04"	N87°40'03"E	21.88'	10.95
C41	272.50'	3.16'	0°40'15"	N85°42'07"E	3.16'	1.60
C42	272.50'	18.69'	3°55'49"	N89°00'09"E	18.69'	9.35
C43	25.00'	39.27'	90°00'00"	N44°38'04"E	35.36'	25.00
C44	72.50'	113.98'	90°00'00"	N44°38'04"E	102.33'	72.50
C45	72.50'	20.28'	16°00'48"	N07°38'28"E	20.20'	10.20
C46	72.50'	39.18'	30°57'28"	N31°27'39"E	38.70'	20.06
C47	72.50'	54.44'	43°01'23"	N68°27'15"E	53.17'	28.58
C48	27.50'	43.20'	90°00'00"	S44°38'04"W	38.89'	27.50
C49	25.00'	39.27'	90°00'00"	S45°01'56"E	35.36'	25.00
C50	625.00'	78.84'	6°37'50"	S19°19'32"E	78.82'	39.53
C51	25.00'	39.27'	90°00'00"	S44°38'04"W	35.36'	25.00
C52	25.00'	39.27'	90°00'00"	N45°01'56"W	35.36'	25.00
C53	227.50'	18.23'	4°35'04"	N37°40'02"E	18.23'	9.14
C54	227.50'	9.25'	2°19'47"	N35°31'53"E	9.25'	4.63
C55	227.50'	9.02'	2°16'13"	N38°49'55"E	9.02'	4.51
C63	325.00'	93.41'	16°11'41"	S24°48'03"E	93.23'	46.93

LEGEND

- IRON ROD (NEW) 5/8" X 18" REBAR STAMPED "RAGAN SMITH & ASSOCIATES"
- CONCRETE MONUMENT (NEW) 10" DIAMETER ALUMINUM DISK W/ 1/2" IRON ROD STAMPED "RAGAN-SMITH ASSOCIATES"
- IRON ROD (OLD)
- RCP REINFORCED CONCRETE PIPE
- SANITARY SEWER MANHOLE
- HEADWALL
- FIRE HYDRANT
- WATER LINE
- SANITARY SEWER LINE
- CATCH BASIN/CURB INLET
- LOT NUMBER
- R.O.D.C.T. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE

CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN AN WARRANTY DEED OF RECORD IN INSTRUMENT NUMBER 20160125-0007943, R.O.D.C.T., AND THAT WE, HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH 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.

BY: _____ DATE: _____ 20__

PARKVIEW PRESERVE HOLDING, LP

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, AND THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A ORIGINAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY I SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF 1:28,248.

RAGAN-SMITH ASSOCIATES

BY: _____ DATE: 10/1/2018

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "PARKVIEW PRESERVE, PHASE 1A" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A LETTER OF CREDIT OR OTHER APPROVED SURETY HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM: MADISON SUBURBAN UTILITY DISTRICT

DATE: _____ BY: _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "PARKVIEW PRESERVE, PHASE 1A" 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: CITY OF GOODLETTSVILLE

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.

DATE: _____ 20__

DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF COMMON AREAS DRDICATION

PARKVIEW PRESERVE HOLDING, LP IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN "PARKVIEW PRESERVE, PHASE 1A", FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE OF THE HOMEOWNERS WITHIN "PARKVIEW PRESERVE, PHASE 1A". THE "DECLARATION OF COVENANTS AND RESTRICTIONS," APPLICABLE TO THE ABOVE NAMED SUBDIVISION, IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

BY: _____ DATE: _____

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: _____

CERTIFICATION OF RESTRICTIVE COVENANTS

THE "DECLARATION OF RESTRICTIVE COVENANTS FOR PARKVIEW PRESERVE, PHASE 1A" OF RECORD IN RECORD BOOK XXX, PAGE XXX, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, APPLICABLE TO THE ABOVE NAMED SUBDIVISION, IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

OWNER: _____

DATE: _____

FINAL PLAT

PARKVIEW PRESERVE PHASE 1A

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

DATE: OCTOBER 4, 2018 - SCALE 1" = 50'
DRAWN BY: B. LEWIS
JOB NO. 17153 W.O. 1191

RAGAN·SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE
214 OVERTON STREET
P.O. BOX 1773
NASHVILLE, TN 37202
(615) 244-8591

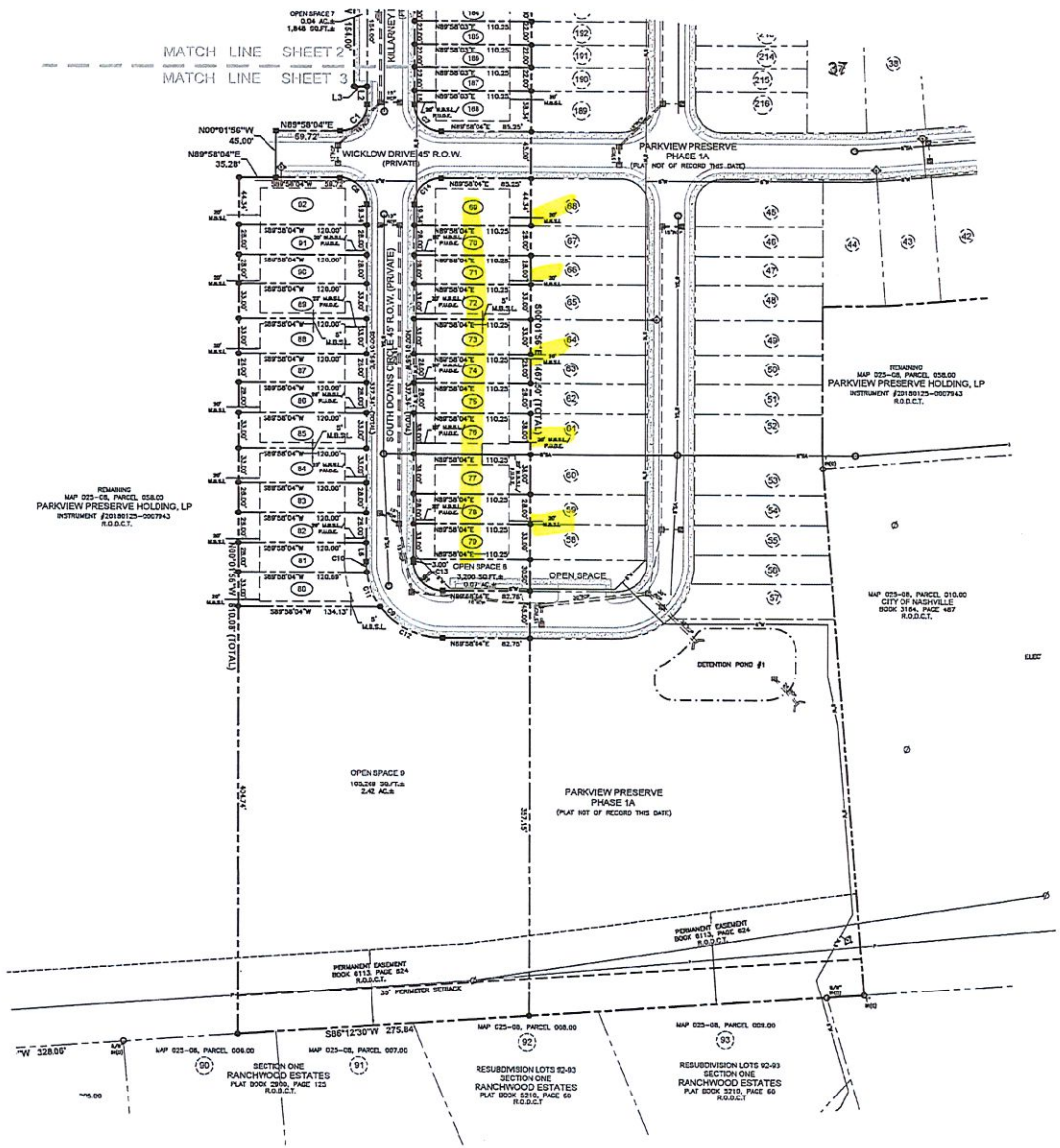
CHATTANOOGA
1014 CHERRY STREET
P.O. BOX 1148
CHATTANOOGA, TN 37401
(423) 267-7554

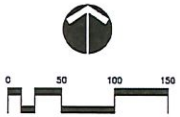
CONTACT: TOM DARNELL
tdarnell@ragansmith.com

SHEET 4 OF 4

GENERAL NOTE

SEE SHEET 1 OF 3 FOR LOT AREAS, NOTES AND REFERENCES.





CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	25.00'	39.27'	90°00'00"	25.00	35.36'	N44°58'04"E
C7	25.00'	39.27'	90°00'00"	25.00	35.36'	N45°01'56"W
C8	25.00'	39.27'	90°00'00"	25.00	35.36'	S45°01'56"E
C9	72.50'	113.88'	90°00'00"	72.50	102.53'	S45°01'56"E
C10	72.50'	10.03'	7°55'41"	5.02	10.02'	N03°59'47"W
C11	72.50'	36.00'	28°26'58"	18.38	35.63'	N22°11'06"W
C12	72.50'	67.83'	53°37'21"	36.64	65.40'	N63°13'16"W
C13	27.50'	43.20'	90°00'00"	27.50	38.89'	N45°01'56"W
C14	25.00'	39.27'	90°00'00"	25.00	35.36'	N44°58'04"E

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N00°01'56"W	16.75'
L3	S89°58'04"W	12.00'
L5	S00°01'55"E	13.34'
L6	N00°01'56"W	18.00'

LEGEND

- IRON ROD (OLD)
- CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- IRON ROD (NEW) (1/2" X 14" INTAX SPARKED "RAGAN SMITH & ASSOCIATES")
- RCP REINFORCED CONCRETE PIPE
- SANITARY SEWER MANHOLE
- HEADWALL
- FIRE HYDRANT
- WATER LINE
- OVERHEAD POWER LINE
- UTILITY POLE
- SANITARY SEWER LINE
- CATCH BASIN/CURB INLET
- FENCE
- LOT NUMBER
- R.O.D.C.T. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY

JOHN T. DARNALL TENNESSEE NO. 1571

FINAL PLAT

PARKVIEW PRESERVE PHASE 1B

10TH COUNCIL DISTRICT,
CITY OF GOODLETSVILLE
SUMNER COUNTY, TENNESSEE

DATE: OCTOBER 8, 2018 - SCALE 1" = 50'
DRAWN BY: C. KILGORE
JOB NO. 17163 W.O. 1311

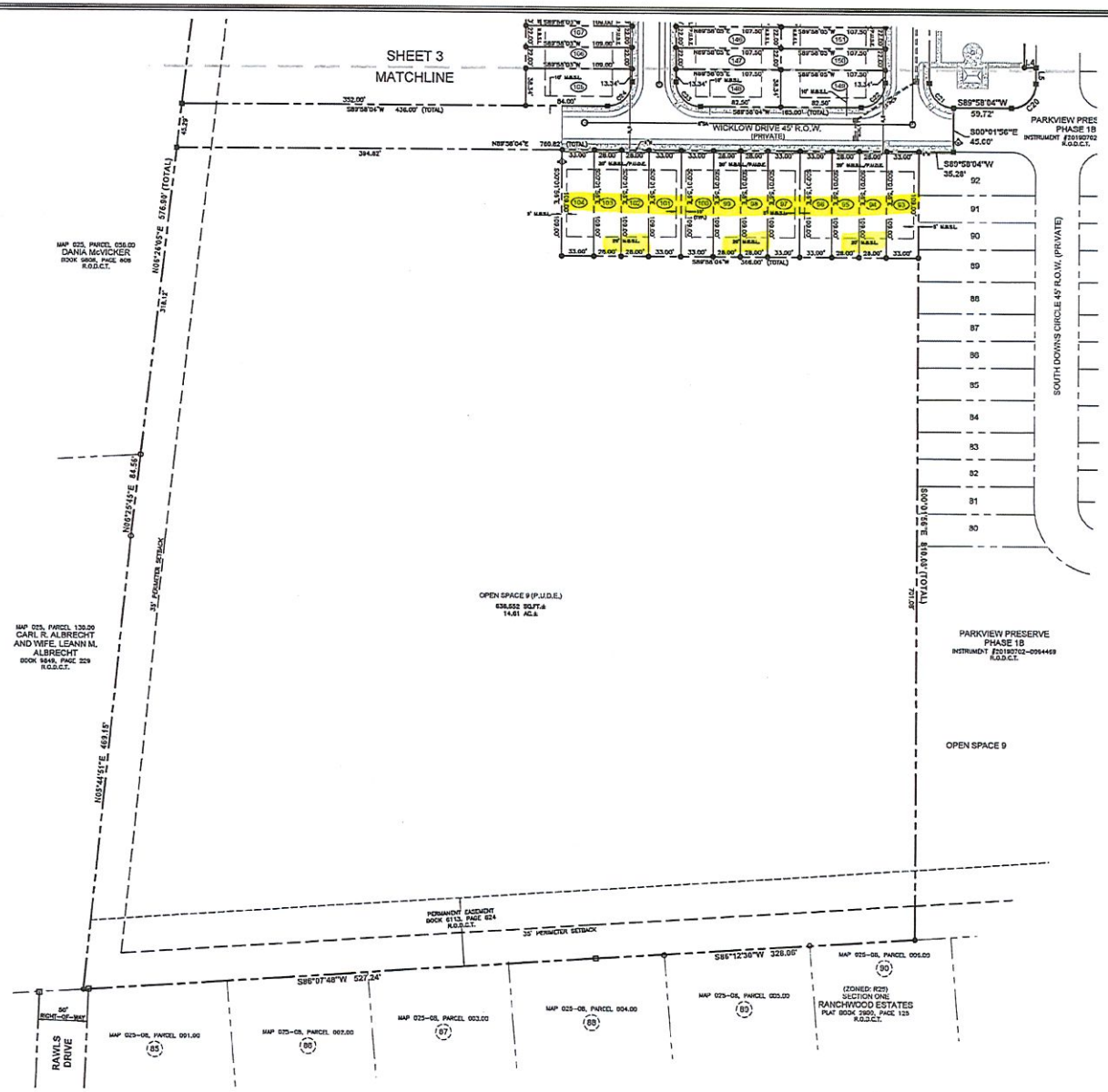
RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE CHATTANOOGA

GENERAL NOTE

SEE SHEET 1 OF 4 FOR LOT AREAS, NOTES AND REFERENCES.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C20	25.00'	39.27'	90°00'00"	25.00	35.36'	S44°58'04"W
C21	25.00'	39.27'	90°00'00"	25.00	35.36'	N45°01'56"W
C22	25.00'	39.27'	90°00'00"	25.00	35.36'	S44°58'04"W
C23	25.00'	39.27'	90°00'00"	25.00	35.36'	N45°01'56"W
C24	25.00'	39.27'	90°00'00"	25.00	35.36'	S44°58'04"W

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S00°01'56"E	16.75'

F.F.E. TABLE	
LOT	F.F.E.
93	577.2'
94	578.7'
95	580.7'
96	582.7'
97	582.7'
98	584.7'
99	586.7'
100	588.7'
101	589.2'
102	591.2'
103	593.2'
104	595.2'
105	599.2'
148	580.2'
149	578.7'

LEGEND

- CONCRETE MONUMENT (OLD)
- IRON ROD (OLD)
- CONCRETE MONUMENT (NEW) (5" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD IMPRINTED "RAGAN-SMITH ASSOCIATES")
- IRON ROD (NEW) (5/8" X 18" IRON ROD IMPRINTED "RAGAN SMITH & ASSOCIATES")
- RCP — REINFORCED CONCRETE PIPE
- SANITARY SEWER MANHOLE
- MAILBOX
- FIRE HYDRANT
- WATER LINE
- STORM MANHOLE
- SANITARY SEWER LINE
- CATCH BASIN/CURB INLET
- FENCE
- LOT NUMBER
- R.O.D.C.T. — REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN
- P.U.D.E. — PUBLIC UTILITY & DRAINAGE EASEMENT
- M.B.S.L. — MINIMUM BUILDING SETBACK LINE
- R.O.W. — RIGHT-OF-WAY
- F.F.E. — FINISHED FLOOR ELEVATION

G:\17-0-1311-S-2\CIVIL\PLAT\FINAL\PH-2\2-2 PH\FINAL PLAT 2.DWG

FINAL PLAT

PARKVIEW PRESERVE PHASE 2

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

REVISED: SEPTEMBER 30, 2019
DATE: SEPTEMBER 9, 2019 - SCALE 1" = 50'
DRAWN BY: C. KILGORE
JOB NO. 17153 W.O. 1011

JOHN T. DARNELL TENNESSEE NO. 1871

RAGAN·SMITH

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CHATTANOOGA
1420 GUNNISON STREET
P.O. BOX 1
CHATTANOOGA, TENNESSEE
(423) 698-8002

E-MAIL: RAGAN@RAGAN.COM

SHEET 4 OF 4

City of Goodlettsville Regional Planning Commission 2020 Meeting and Plan Review and Submittal Schedule			
Planning Commission Meeting at 5pm	**Applicant Initital Submittal due by 4 PM**	**Staff Comments Due to Applicant**	**Applicant Revised Plan due by 4 PM**
1/6/2020	12/2/2019	12/11/2019	12/23/2019
2/3/2020	1/6/2020	1/15/2020	1/27/2020
3/2/2020	2/3/2020	2/12/2020	2/24/2020
4/6/2020	3/2/2020	3/11/2020	3/23/2020
5/4/2020	4/6/2020	4/15/2020	4/27/2020
6/1/2020	5/4/2020	5/13/2020	5/27/2020
7/6/2020	6/1/2020	6/10/2020	6/22/2020
8/3/2020	7/6/2020	7/15/2020	7/27/2020
9/14/2020	8/3/2020	8/12/2020	8/24/2020
10/5/2020	9/1/2020	9/9/2020	9/21/2020
11/2/2020	10/5/2020	10/14/2020	10/26/2020
12/7/2020	11/2/2020	11/11/2020	11/23/2020
1/4/2021	12/1/2020	12/9/2020	12/21/2020

Dates altered due to Holidays and Special Events

Planning and Development Services Staff may alter dates for submittals which do not require plan review, previous deferred actions, or due to other special circumstances.

Applicable plan review fee to be paid with initital plan submittal.

Initital Plan Submittal: Application with two (2) full size plan copies and reports/support calculations with 1 digital (pdf) copy.

Revised Plan Submittal: Application with **one** full size plan copy and twelve (12) half size or 11" x 17" sheets with digital (pdf) copy and one copy of response letter, revised reports and support calculations with 1 digital (pdf) copy. Additional items may be required and will be listed in staff review comments.

Hi Addam,

I would like the zoning commission to consider adding an accessory family dwelling unit ordinance. I understand the concern the zoning commission may have around this but believe it would be a good option for those supporting elderly family members.

As other cities have done, the commission could put adequate parameters in place to ensure that these units are not used for short-term housing/rentals, are limited to family members, and that the original property is large enough to support an additional living space.

Multigenerational households are rising in the US (https://www.pewresearch.org/fact-tank/2018/04/05/a-record-64-million-americans-live-in-multigenerational-households/). Studies also show that multigenerational households improve quality of life, both for the elderly and the young (https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5769098/; http://www.ox.ac.uk/research/research-impact/grandparents-contribute-childrens-wellbeing).

Allowing certain residents an additional dwelling unit for family members only would help support the growing trend of multi-generational households, while still offering privacy and dignity to older family members wanting to maintain independence. Furthermore, with the rising cost of health care and assisted living facilities, this option would allow children to care for their aging parents in a more economical and personal level.

I appreciate the consideration and would be happy to answer any questions the commission may have of me.

Sincerely,

Kevin Teh
115 Milwell Dr.
Goodlettsville, TN 37072
408-425-0661
kvnteh@gmail.com

RESOLUTION NO. 19-872

A RESOLUTION TO APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF HENDERSONVILLE, TENNESSEE AS IT RELATES TO URBAN GROWTH BOUNDARIES AND ROAD RIGHT OF WAY.

WHEREAS, The City of Goodlettsville desires to expand its current Urban Growth Boundary, some of which currently lies within the City of Hendersonville Urban Growth Boundary; and

WHEREAS, the City of Hendersonville desires to acquire certain Right-of-Way on property currently owned by the City of Goodlettsville; and

WHEREAS, The City of Goodlettsville desires to donate certain Right-of-Way in exchange for the City of Hendersonville retracting a portion of their Urban Growth Boundary along Long Hollow Pike.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE THAT IT AUTHORIZES THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF HENDERSONVILLE, TENNESSEE AS INCLUDED AS EXHIBIT 1.

THIS RESOLUTION IS EFFECTIVE UPON ADOPTION, THE WELFARE OF THE CITIZENS OF GOODLETTSVILLE REQUIRING IT.

Adopted: September 12, 2019

MAYOR JEFF G. DUNCAN

CITY RECORDER

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY

EXHIBIT I

MEMORANDUM OF UNDERSTANDING

BETWEEN

THE CITY OF GOODLETTSVILLE, TENNESSEE

AND

THE CITY OF HENDERSONVILLE, TENNESSEE

This memorandum of understanding is made this _____ day of _____ 2019 between the City of Goodlettsville, Tennessee and the City of Hendersonville, Tennessee.

WHEREAS, the City of Goodlettsville desires to expand its current Urban Growth Boundary into a portion that is currently under the jurisdiction of the City of Hendersonville; and

WHEREAS, the City of Hendersonville desires to acquire the Right-of-Way for a future Rockland Road to Center Point Road connector as part of their long range transportation plan.

Now therefore the parties agree as follows:

I. The City of Goodlettsville, Tennessee will:

1. Provide the City of Hendersonville approximately 1590 linear feet of Right-of-Way along the North Boundary of Parcel 160 066.00 000, as well as, adequate Right-of-Way necessary to make the necessary connections to adjoining properties in the Northwest corner of referenced property. The Right-of-Way will be 64 linear feet in width, and

2. Allow the City of Hendersonville to have the right-of-first refusal if it ever determines that the property is surplus to the needs of the city or the Cumberland River Water Improvement Authority and chooses to sale said parcel.

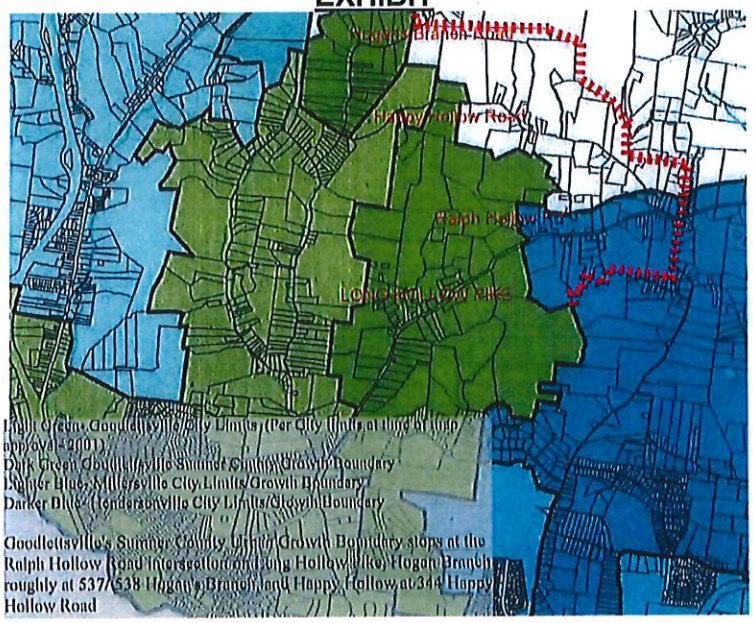
II. The City of Hendersonville, Tennessee will:

1. Retract a portion of its Urban Growth Boundary that was originally adopted in 2000 that is along the Long Hollow Pike Corridor and is demonstrated in the follow exhibit, and
2. Support the City of Goodlettsville in encompassing the aforementioned area into its Urban Growth Boundary as a part of the 2020 boundary update.

III. The parties further agree:

1. That all requirements of this memorandum of understanding are take place in an expeditious manner so that the welfare of both government entities is satisfied.

EXHIBIT



APPROVED:

City of Goodlettsville, Tennessee:

_____ / 9/12/19

Jeff G. Duncan, Mayor — Date

City of Hendersonville, Tennessee:

_____ / _____

Jamie Clary, Mayor — Date

GOODLETTSVILLE
TENNESSEE

Department of Planning and Codes/Building Safety

November 5, 2019

The City of Goodlettsville Planning Department on Monday, December 9, 2019 from 6 – 7pm will present the Goodlettsville City Commission's request for an amendment to the City's Comprehensive Land Use plan. The proposal is to expand the Comprehensive Land Use plan commercial use designation along both sides of Long Hollow Pike from the Long Hollow Pike/Loretta Drive and Long Hollow Pike/ Ellen Drive intersections to the area of the Long Hollow Pike/Grace Drive Intersection.

The proposal is not a property rezoning proposal and no development plans have been submitted for this area. The Comprehensive Land Use plan is the City's guide for future growth and development and provides the basis for all property rezoning changes including any future development proposals for this area. The Comprehensive Land Use plan currently includes the above referenced area as a residential conservation low density use designation.

The meeting will be held in the Goodlettsville City Hall- Massie Chambers at 105 S. Main Street.

Questions and comments are requested on the proposal.

Sincerely,

Addam McCormick
City of Goodlettsville Planning Department
(615) 851-2202 /amccormick@goodlettsville.gov