US Army Corps of Engineers®
Nashville District

Public Notice

Public Notice No. **04-39** Date: **June 15, 2004**

Application No. **2003-00991**

Please address all comments to:
Nashville District Corps of Engineers, Regulatory Branch
(Attn: Kathleen J. Kuná)
3701 Bell Road, Nashville, TN 37214
kathleen.j.kuna@usace.army.mil

JOINT PUBLIC NOTICE
US ARMY CORPS OF ENGINEERS
AND
STATE OF TENNESSEE

SUBJECT: Proposed Discharge of Fill Material into 0.93 acres of emergent wetlands and 1,140 linear feet of intermittent stream for the construction of the Mt. Juliet Crossings multi-business complex, Wilson County, Tennessee

TO ALL CONCERNED: The application described below has been submitted for a Department of the Army Permit pursuant to **Section 404 of the Clean Water Act** (CWA). Before a permit can be issued, certification must be provided by the Tennessee Department of Environment & Conservation, pursuant to Section 401(a)(1) of the CWA, that applicable water quality standards will not be violated. By copy of this notice, the applicant hereby applies for the required certification.

APPLICANT:
Mr. Kenneth Powers
South Mt. Juliet Holdings
2605 Elm Hill Pike, Suite E
Nashville, TN 37214

LOCATION: A 37.3-acre parcel in the SW corner of the intersection of South Mt. Juliet Road and Adams Lane, Rutherford County, TN. The wetlands are contiguous to two unnamed tributaries to North Creek at Mile 2.8 Right Bank. USGS Hermitage Quad Map. Latitude N36° 09′ 39.54″, Longitude W86° 31′ 12.67″.

DESCRIPTION: The proposed action is the discharge of approximately 1,500 cubic yards (CY) of clean fill material into 0.93 acres of emergent wetlands and approximately 380 CY of material below the ordinary high water line within 1,140 feet of intermittent stream. This stream flow would be diverted via an underground drainage system (labeled as drainage structures C1 to C6 on the attached site plans) along the western edge of the property and discharged back into the existing stream at the northwestern edge of the gas line easement (Wetland 1A). The existing stream would remain unaffected through the gas easement until it reached the proposed drainage structure B3. From this point, flow would be directed into another underground drainage system (B1to B3) to discharge into North Creek. In the area between drainage structure B3 and C1 is a proposed Stormwater Management pond that would be designed to detain a 25-year storm event. The pond would drain completely within 48 hours and is not designed to permanently impound water. The pipe (from C2 to C1) has a proposed slope of 1.0% to insure that exiting velocities are non-erosive to the slopes. A natural gas pipeline traverses the property and would not be impacted by the proposed construction. There would be no direct impacts to North Creek, and the applicant would maintain a 30-foot (from center line of creek) riparian buffer zone on both sides of the creek. The purpose of the proposed work is to develop a multi-business complex for public use.

MITIGATION: The applicant proposes the following mitigation:

1) Wetland Impacts: The purchase of 1.86 acres of wetland credits at the Harpeth Wetland Mitigation Bank for the loss of 0.93 acres of on-site wetlands

2) Stream Impacts: the applicant is currently searching for potential stream mitigation sites within the Stones River Basin. Any site would require authorization by both the Corps and TDEC prior to any mitigation work. If no viable site has been located within 18 months, the applicant will pay $228,000 ($200 per foot of impact) into the Tennessee In-Lieu-Fee Stream Mitigation Program for the 1,140 linear feet of stream encapsulation.

Plans of the proposed work are attached to this notice.

The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit that reasonably may be expected to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. In addition, the evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under authority of Section 404(b)(1) of the CWA (40 CFR Part 230). A permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

An Environmental Assessment will be prepared by this office prior to a final decision concerning issuance or denial of the requested Department of the Army Permit.

The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known which would be affected by the proposed work. This review constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the office of the State Historic Preservation Officer.

Based on available information, the proposed work will not destroy or endanger any federally-listed, threatened, or endangered species or their critical habitats, as identified under the Endangered Species Act. Therefore, we have reached a no effect determination and initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

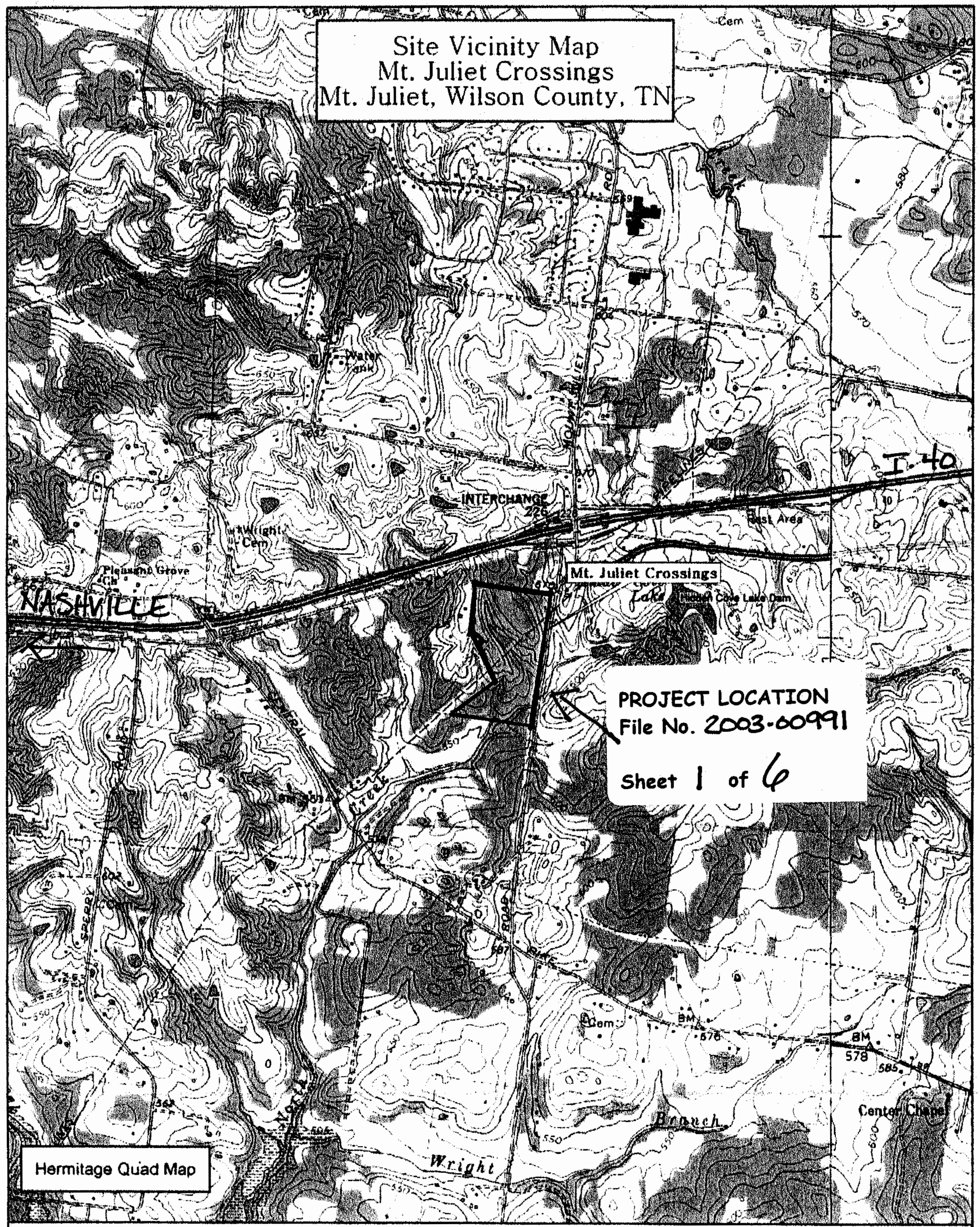
Other federal, state, and/or local approvals required for the proposed work are as follows:

Water quality certification from the state of Tennessee Department of Environmental Conservation (TDEC) in accordance with Section 401(a)(1) of the CWA.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

Written statements received in this office on or before July 14, 2004, will become a part of the record and will be considered in the determination. Any response to this notice should be directed to the Regulatory Branch, Attention: Kathleen Kuná, at the above address, telephone (615) 369-7506, or at kathleen.j.kuna@usace.army.mil

Site Vicinity Map
Mt. Juliet Crossings
Mt. Juliet, Wilson County, TN



PROJECT LOCATION
File No. 2003-00991

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DELORME
© 2001 DeLorme. Topo USA® 3.0
Zoom Level: 13-0 Datum: WGS84

Scale 1 : 24,000
1" = 2,000.00 ft

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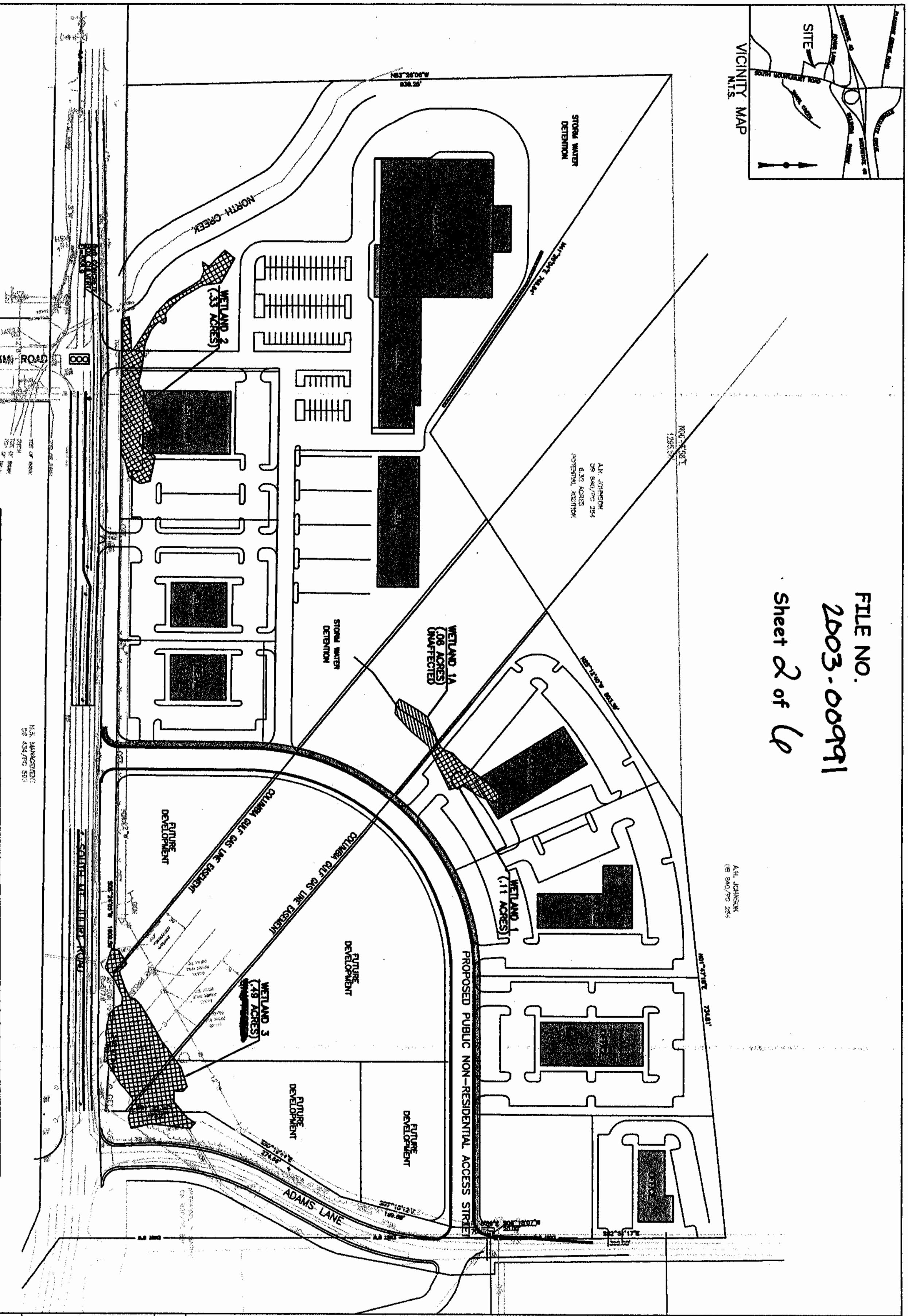

▩ WETLANDS (.93 ACRES)

▨ UNAFFECTED WETLANDS (.06 ACRES)

PROPOSED COMMERCIAL DEVELOPMENT

CEC PROJECT NUMBER
230-874

SHEET 2 OF 4

DATE: 05-04-04
DWN. BY: CSW
CHKD. BY: JC
SCALE: 1"=230'

Civil & Environmental Consultants, Inc.
624 Grassmere Park Drive
Nashville, TN 37211
(615) 333-7797 (800) 763-2326
Pittsburgh, PA Cincinnati, OH Columbus, OH
Indianapolis, IN Chicago, IL Export, PA St. Louis, MO

MAP 446 PARCEL 79

REVISION	COMMENTS	DATE	CHECKED BY

C2.00

DATE: 05-04-04
JOB NO.: 03-030-01
CADD CODE: 1387

SCHEMATIC SITE DEVELOPMENT PLAN

MT. JULIET CROSSINGS

SOUTH MOUNT JULIET ROAD-(SR 171) AT ADAMS LANE

SOUTH MOUNT JULIET ROAD-(SR 171) AT ADAMS LANE
MOUNT JULIET, WILSON COUNTY, TENNESSEE

CIVIL • SITE
DESIGN GROUP, PLLC

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arriers before beginning grading operations.
drainage plan is not a determination or guarantee of
he subsurface conditions for the work indicated.
he subsurface conditions for the work
the responsibility of the contractor.
vegetation or remove trees except when necessary
ses.
elevations and location of drainage
as shown on the plan unless otherwise noted.
ope longitudinally with the pavement grades.
for disposal and/or stockpile of any material shall be
for such activity. It is the responsibility of the
that all required permits are secured for each
A copy of the approved permit must be provided to
to commencement of work on any property.
may result in the contractor removing any
terial at his own expense.
all disturbed areas as soon as possible after final
ed, unless otherwise indicated. Contractor shall
are necessary to establish permanent soil

our lines and spot elevations are the result of an
design and reflect a planned intent with regard
movement of materials. Should the contractor
of the intent or any problem with the continuity
ineer shall be contacted immediately.
lopes shall be 3 horizontal to 1 vertical or flatter
ndicated on the plans.
ge shall be established as the first order of work
ined at all times during and after construction.
erched water in foundation and pavement areas
and replaced with suitable fill materials.

20. Remove sediment from all drainage structures before acceptance by local governing agency, or as directed by the owner's representative.

21. Contractor shall conform to all applicable codes and obtain approval as necessary before beginning construction.

22. Remove the temporary erosion and water pollution control devices only after a solid stand of grass has been established on graded areas and when in the opinion of the owner's representative, they are no longer needed.

23. Provide temporary construction access(es) at the point(s) where construction vehicles exit the construction area. Maintain public roadways free of tracked mud and dirt.

24. All earthwork, including the excavated subgrade and each layer of fill, shall be monitored and approved by a qualified geotechnical engineer, or his representative.

25. All fill material shall be approved by the geotechnical engineer prior to placement. This material shall be placed in lifts and compacted as directed by the geotechnical engineer.

26. All drainage construction materials and installation shall conform to the requirements and specifications of the City of Mt. Juliet. If there are any discrepancies between the City's specifications and the information on these plans, the City's specifications shall govern.

27. It shall be the contractor's responsibility to waste excess earth material off site at no additional cost to the owner. The contractor shall first offer the excess material to the owner. If not accepted by the owner, the contractor shall dispose of earth material off site. It shall also be the contractor's responsibility to import suitable material (at no additional cost to the owner) for earthwork operations if sufficient amounts of earth material are not available on site.

28. The contractor shall check all existing grades and dimensions in the field prior to beginning work and report any discrepancies to the engineer.

29. Fill slopes 3:1 and steeper shall be placed and compacted 5' beyond proposed limits and then excavated back to the proposed location.

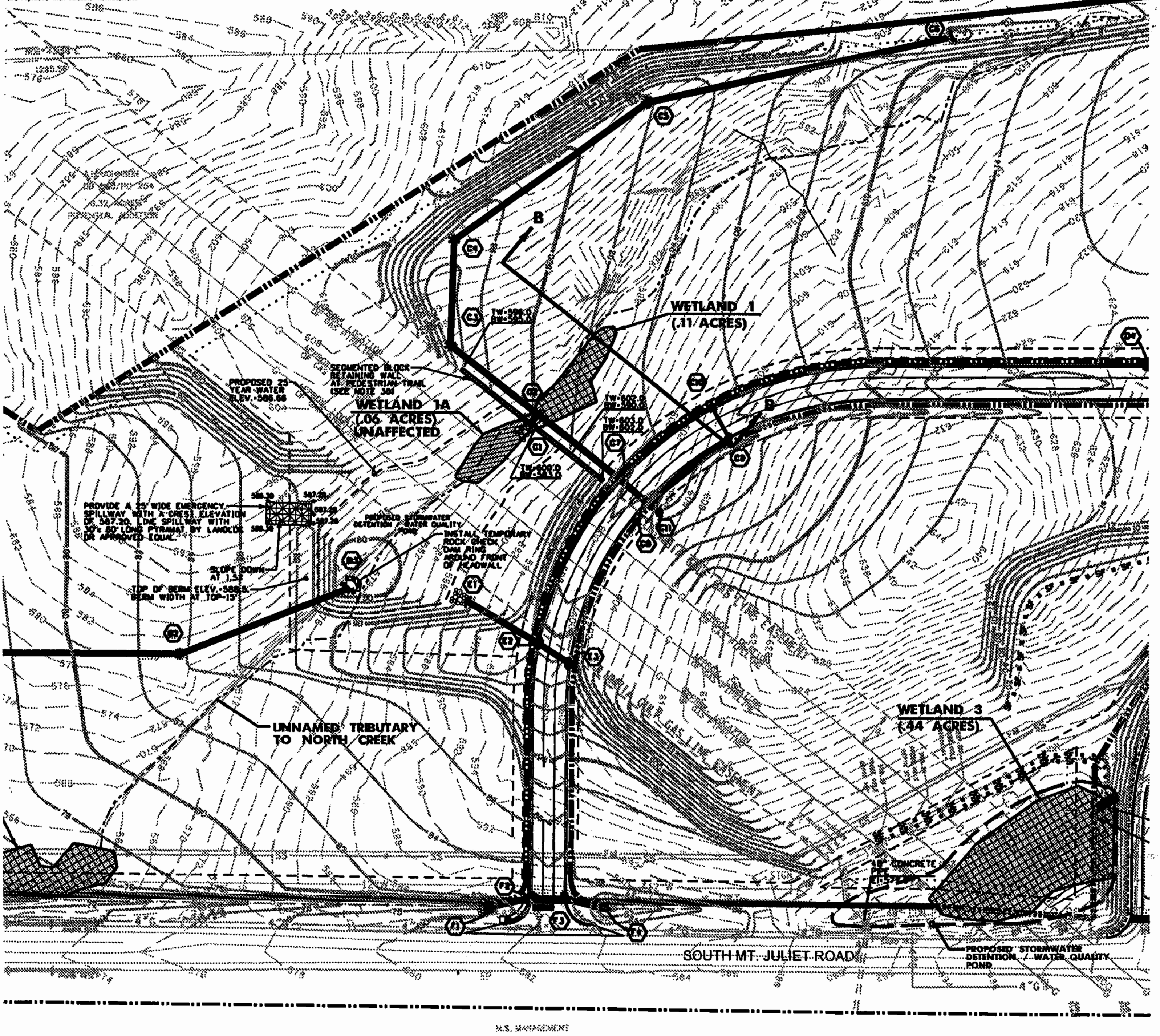
30. Strip topsoil from all cut and fill areas and stockpile. Upon completion of general grading respread the topsoil over all disturbed areas, to a minimum depth of 4". Contractor shall supply additional top soil if insufficient quantities exist on site. Remove any excess topsoil from the site if not needed by the owner.

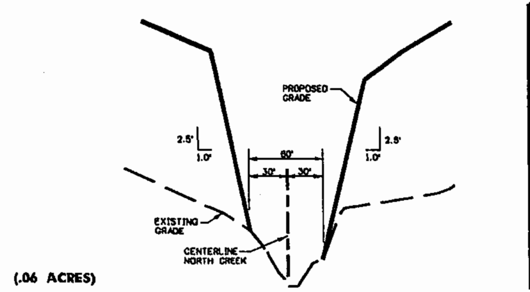
31. The contractor shall take special care to compact fill sufficiently around and over all pipes, structures, valve stems, etc., inside the proposed paved areas to avoid settlement. Any settlement during the warranty period shall be restored by the contractor at no additional cost to the owner.

32. The location of all diversion swales and ditches shall be field adjusted to avoid trees as possible. The contractor shall walk the alignment of these swales and ditches in the field to verify avoidance of trees.

33. In no case shall slope height, slope inclination, or excavation depth, including trench construction, exceed those specified in local, state and federal regulations, specifically the current OSHA Health and Safety Standards for Excavations (29 CRF Part 1926) shall be followed.

34. Erosion control devices shall be in place and inspected / approved by the Mt Juliet Dept. of Public Works prior to the start of any excavation on the site.





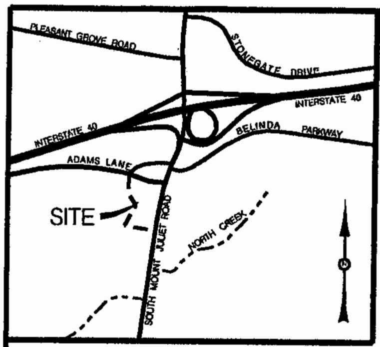
STORM STRUCTURE AND PIPE TABLE

ST.NO.	DESC.	LINE	SIZE	TYPE	LENGTH	SLOPE	TC	INV (IN)	INV (OUT)
B1	HW						N/A	564.02	—
		B2 TO B1	48	RCP	550	1.36			
B2	JB						583.5	577.00	576.80
		B3 TO B2	48	RCP	200	0.75			
B3	HW						N/A	578.50	—
C1	HW						N/A	—	583.50
		C2 TO C1	42	RCP	20	1.00			
C2	CB						600.1	587.70 (C3) 584.00 (C1)	583.70
		C3 TO C2	42	RCP	125	2.05			
C3	CB						595.5	590.50	590.30
		C4 TO C3	42	RCP	120	1.08			
C4	CB						597.0	592.00	591.80
		C5 TO C4	36	RCP	288	1.60			
C5	CB						601.9	596.50	596.30
		C6 TO C5	36	RCP	350	1.29			
C6	HW						608.0	601.00	—
		C7 TO C2	24	RCP	119	12.69			
C7	SGL						604.1	599.20	599.00
		C8 TO C7	24	RCP	41	1.46			
C8	SGL					600.10	604.1	600.10 (C9) 599.90 (C11)	599.80
		C9 TO C8	18	RCP	120	1.00			
C9	SGL						605.4	601.40	601.30
		C10 TO C9	18	RCP	41	0.98			
C10	SGL						605.4	—	601.80
		C11 TO C8	24	RCP	20	1.50			
C11	HW						N/A	—	600.20
D1	HW						N/A	602.00	—
		D2 TO D1	18	RCP	55	7.27			
D2	DBL						610.1	606.10	606.00

STORM STRUCTURE AND PIPE TABLE CONTINUED

ST.NO.	DESC.	LINE	SIZE	TYPE	LENGTH	SLOPE	TC	INV (IN)
E1	HW						N/A	588.00
		E2 TO E1	18	RCP	90	6.33		
E2	SGL						599.0	593.80
		E3 TO E2	18	RCP	45	0.89		
E3	DBL						597.7	—
F1	HW						N/A	577.80
		F2 TO F1	24	RCP	40	1.00		
F2	DBL						582.1	578.30
		F3 TO F2	24	RCP	41	0.38		
F3	DBL						582.3	578.80
		F4 TO F3	18	RCP	42	1.19		
F4	HW						N/A	—

SGL = SINGLE CURB INLET
DBL = DOUBLE CURB INLET
TPL = TRIPLE CURB INLET
HW = HEADWALL
CB = CATCH BASIN
JB = JUNCTION BOX



VICINITY MAP
N.T.S.

SITE GRADING & EROSION CONTROL NOTES

1. The disturbed area for this project is approximately 31.5 acres.

2. The contractor shall comply with all pertinent provisions of the manual of accident prevention and construction issued by AGC of America, Inc. and the safety and health regulations of construction issued by the U.S. Department of Labor.

3. The contractor shall call "Tennessee One Call" (1-800-351-1111) 72 hours prior to proceeding with any excavation.

4. If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the engineer.

5. Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams. Provide a silt fence around the toe of the stockpile.

6. Clean silt barriers when they are approximately 50% filled with sediment or as directed by the owner's representative. Silt barriers shall be replaced as effectiveness is significantly reduced, or as directed by the owner's representative.

7. All pipes under existing paved areas shall be backfilled to the top of subgrade with # 57 crushed stone.

8. Sediment removed from sediment control structures is to be placed at a site approved by the engineer. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in bid price for earthwork. The contractor shall obtain the disposal site as part of his work.

9. All storm drainage pipe shall be Reinforced Concrete Pipe. (Class III).

10. Minimum grade on asphalt or concrete paving shall be 1.0%.

11. Construct silt barriers before beginning grading operations.

12. This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.

13. Do not disturb vegetation or re
for grading purposes.

14. Top of grate elevations and loc
structures shall be as shown on the
The grates shall slope longitudinally

15. Any site used for disposal and/o
property permitted for such activity
contractor to see that all required
property utilized. A copy of the ap
the inspector prior to commenceme
Failure to do so may result in the
illegally placed material at his own e

16. Seed and straw all disturbed are
grading is completed, unless otherwi
take whatever means necessary to
stabilization.

17. Proposed contour lines and spot
engineered grading design and refle
to drainage and movement of mate
have any question of the intent or
of grades, the engineer shall be cont

18. All cut and fill slopes shall be 3 ho
unless otherwise indicated on the plans.

19. Positive drainage shall be established as the first order of work and shall be maintained at all times during and after construction. Soil softened by perched water in foundation and pavement areas must be undercut and replaced with suitable fill materials.

20. Remove sediment from all drainag
by local governing agency, or as dire
representative.

21. Contractor shall conform to all ap
approvals as necessary before
not accepted by the owner, the cont
material off site. It shall also be the
import suitable material (at no additio
earthwork operations if sufficient am
not available on site.

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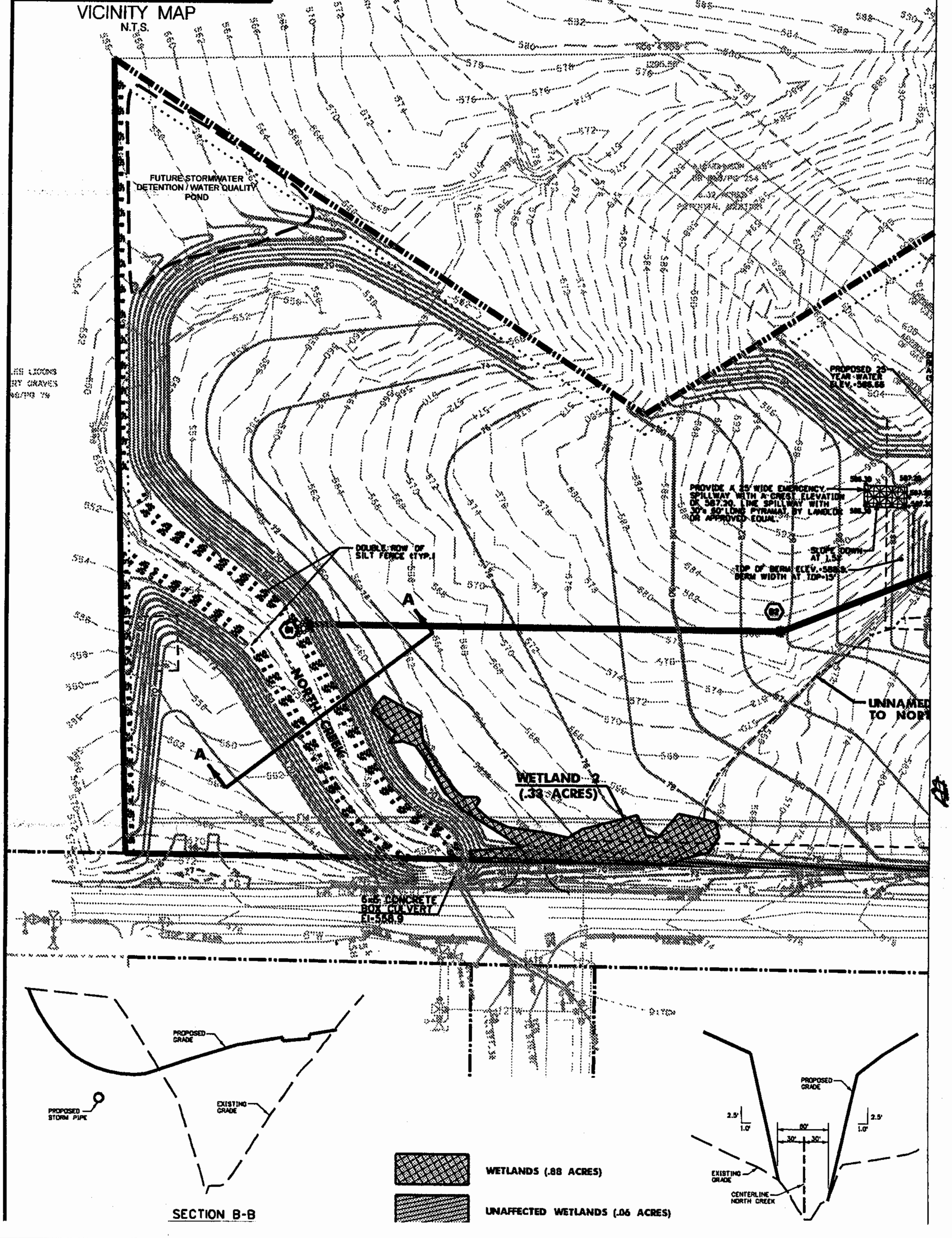
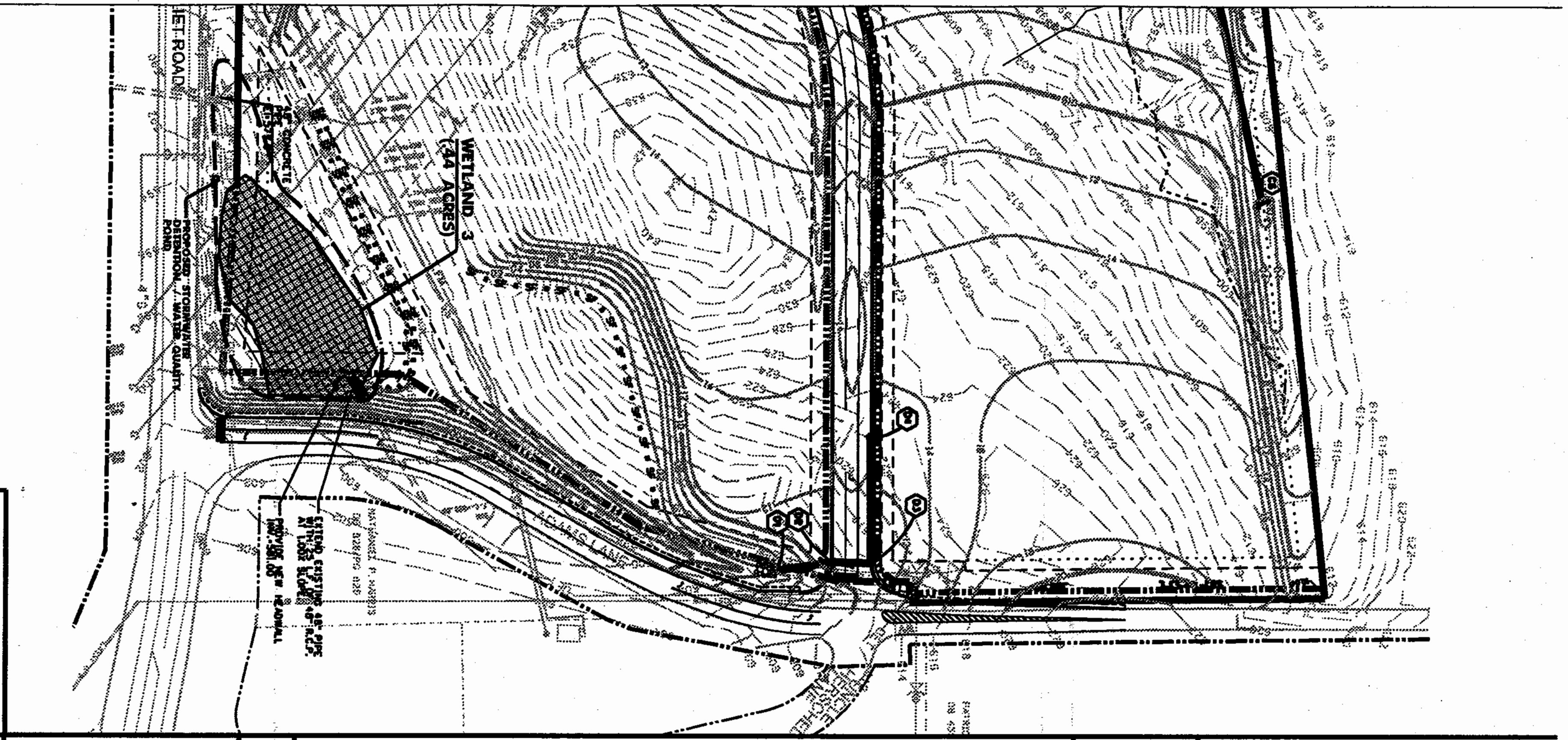


▩ WETLANDS (.88 ACRES)

▨ UNAFFECTED WETLANDS (.06 ACRES)



STORM STRUCTURE AND PIPE TABLE CONTINUED

ST.NO.	DESC.	LINE	SIZE	TYPE	LENGTH	SLOPE	TC	INV (IN)	INV (OUT)
E1	HW	E2 TO E1	18	RCP	90	5.33	N/A	588.00	——
E2	SGL	E3 TO E2	18	RCP	45	0.89	595.0	593.80	593.70
E3	DBL						597.7	——	594.20
F1	HW	F2 TO F1	24	RCP	40	1.00	N/A	577.80	——
F2	DBL	F3 TO F2	24	RCP	41	0.98	582.1	578.30	578.20
F3	DBL	F4 TO F3	18	RCP	42	1.15	582.3	578.80	578.70
F4	HW						N/A	——	579.30

SGL = SINGLE CURB INLET
DBL = DOUBLE CURB INLET
TPL = TRIPLE CURB INLET
HW = HEADWALL
CB = CATCH BASIN
JB = JUNCTION BOX
BOX CULVERT SHALL CONFORM TO TDOT STANDARD DETAIL No. STD-15-36 AND STD-15-37
RCP = REINFORCED CONCRETE PIPE (CLASS III)

MAP 446 PARCEL 79

SCALE 1" = 50'

CHECKED BY:	DATE	COMMENTS	REVISION
	04-30-2004	REVISIONS AND UPDATES PER SITE PLANS	
	05-03-2004	REVISIONS AT NORTHEAST CORNER OF SITE	
	06-08-2004	REVISED SECTION B-B	

C2.00

DATE: 04-09-04

PRELIMINARY MASS GRADING PLAN

MT. JULIET CROSSINGS

SOUTH MOUNT JULIET ROAD-(SR 171) AT ADAMS LANE
SOUTH MOUNT JULIET ROAD-(SR 171) AT ADAMS LANE
MOUNT JULIET, WILSON COUNTY, TENNESSEE

CIVIL • SITE
DESIGN GROUP, PLLC
1808 West End Avenue, Suite 1402
Nashville, Tennessee 37203
PH (615) 329-3296 FX (615) 341-0901
e-mail: civilgrp@bellsouth.net

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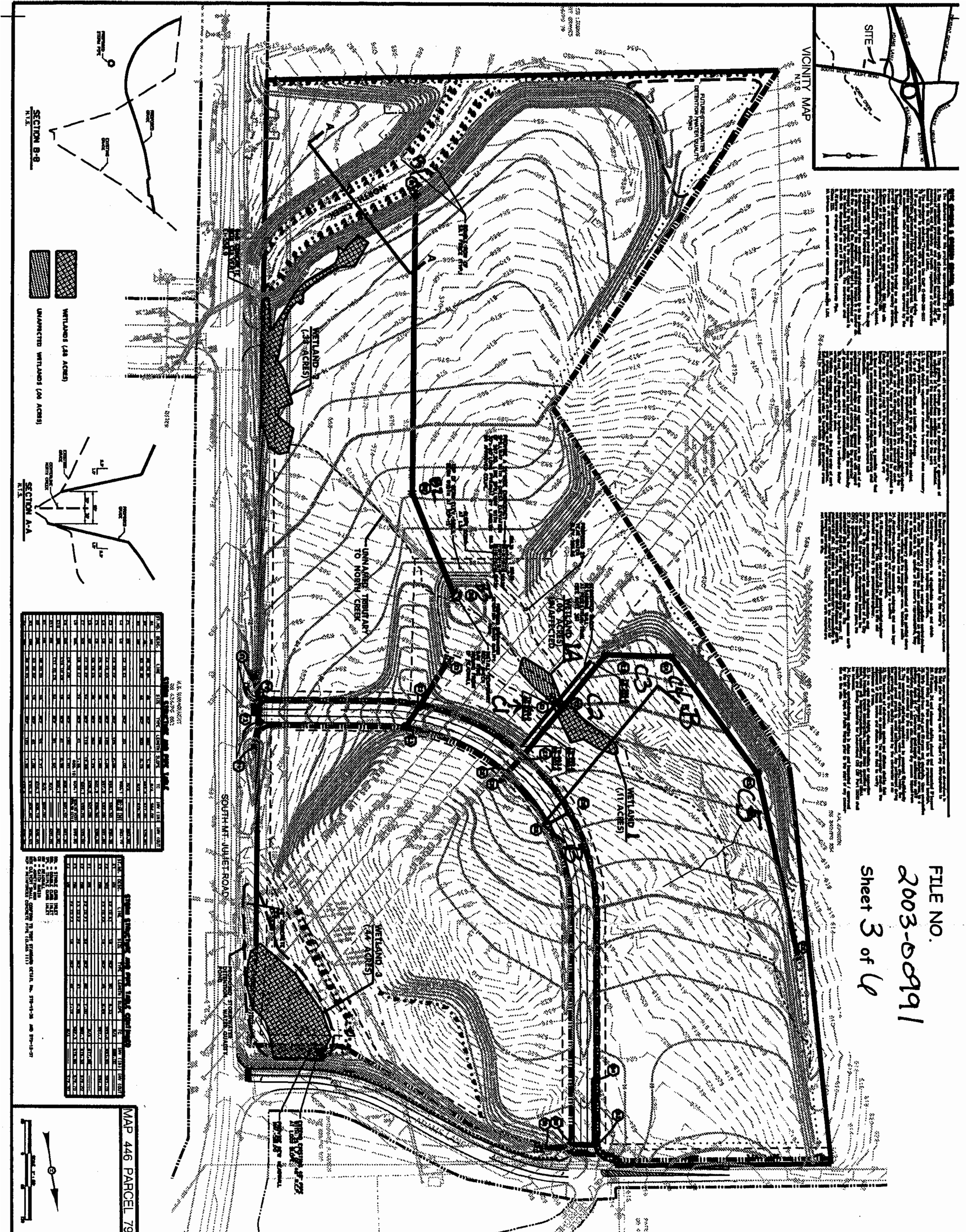

FILE NO.
2003-0091
Sheet 3 of 6

CHECKED BY:	DATE	COMMENTS	REVISION
	04-30-2004	REVISIONS AND UPDATES PER SITE PLANS	
	05-03-2004	REVISIONS AT NORTHEAST CORNER OF SITE	
	05-[illegible]-2004	REVISED SECTION B-B	

PRELIMINARY MASS GRADING PLAN

MT. JULIET CROSSINGS

CIVIL • SITE