

April 15, 2022

Mr. Timmy Jennette  
Division of Water Resources  
Nashville Environmental Field Office  
711 R. S. Gass Blvd.  
Nashville, TN 37216

Re: Request for Hydrologic Determination  
2500 Buena Vista Pike Site  
Nashville, Davidson County, Tennessee

Dear Mr. Jennette:

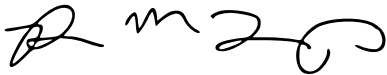
I currently own property rights by purchase and sale agreement for the above-identified property located at 2500 Buena Vista Pike, Nashville, Davidson County, Tennessee. The property is located at the following coordinates N36.197384; W86.810551. The Subject Property is being considered for development. I grant permission for the Division of Water Resources personnel's access to the property for the purposes of completing a hydrologic determination.

My information is as follows:

Name:	Ryan McLaury, General Partner, Rhythm Development GP
Address:	96 Shields Ln, Madison TN 37115
Phone:	636-697-8716

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'R McLaury', with a stylized flourish at the end.



April 15, 2022

Mr. Ryan McLaury  
Rhythm Development LLC  
500 Creative Way  
Madison, TN 37116

Dear Mr. McLaury:

Subject: Hydrologic Determination  
2500 Buena Vista Pike Site  
Nashville, Davidson County, TN  
CEC Project 322-652

Civil & Environmental Consultants, Inc. (CEC) was contracted by Rhythm Development LLC to provide a Hydrologic Determination (HD) at the property located at 2500 Buena Vista Pike in Nashville, Davidson County, Tennessee. The site coordinates are N36.197384, W86.810551. CEC performed the site visit on April 4, 2022. The area of interest is depicted on the Nashville-West USGS 7.5 Minute Topographic Map (Figure 1) and is located in the Cumberland River-Browns Creek Watershed (HUC-12 – 051302020305).

The site is being evaluated for potential development. The site consists of a forested land. A Metro government wastewater services station is located along the western property boundary and residential homes are located along the eastern property boundary. The Cumberland River is located along the southern property boundary. A channelized conveyance is centrally located on the property boundary (Figure 2).

Hydrologic determinations at the proposed site included both a literature review and an on-site evaluation in accordance with the Tennessee Department of Environment and Conservation Division of Water Resource's "Hydrologic Determination Field Data Sheet" (see attached). Also included is a photographic summary depicting conditions observed during the site visit. Figure 3 depicts the location and direction of the photographs taken.

Prior to the site visit, a desktop review of the U.S. Fish and Wildlife Service National Wetland Inventory (NWI), the National Resources Conservation Service Web Soil Survey, and the Tennessee Department of Environment and Conservation GIS (TDEC-GIS) website was performed. As evident in Figure 1, there are no "blue line" features located within the proposed area of interest.

A review of the Tennessee Valley Authority (TVA) rain gauge data for J. Percy Priest Dam was obtained to determine if rain had fallen in the area within seven (7) days of the site visit. According to the website, total precipitation in the area from March 28, 2022 to April 3, 2022 was 1.09 inches

(Table 2). A calculation of the 30-year average rainfall results in a sum value of 14, indicating normal weather conditions for the period prior in the greater Nashville area (Table 1, attached).

Table 1									
Calculation of Normal Weather Conditions									
		Long-term rainfall records							
	Month	Minus One STD. Dev. (DRY)	Normal (Mean inches)	Plus One STD. Dev. (WET)	Actual Rainfall	Condition (dry, wet, normal)	Condition value	Month weight value	Product of previous two columns
1 <sup>st</sup> prior month	March	2.84	4.51	6.18	3.8	NORMAL	2	x 3	6
2 <sup>nd</sup> prior month	February	3.37	5.05	6.73	8.63	WET	3	x 2	6
3 <sup>rd</sup> prior month	January	4.60	6.53	8.46	6.53	NORMAL	2	x 1	2
								Sum =	14
Note:									
If sum is:						Condition value:			
6-9	then period prior has been drier than normal					Dry =		1	
10-14	then period prior has been normal					Normal =		2	
15-18	then period prior has been wetter than normal					Wet =		3	
Conclusions:                   Period prior has been normal.									

**Table 2. Rainfall Data – TVA Rain Gauge**

Date:	03/28 Tue	03/29 Wed	03/30 Thur	03/31 Fri	04/01 Sat	04/02 Sun	04/03 Mon
JPHT1 – J. Percy Priest Dam	0.00	0.00	1.08	0.01	0.00	0.00	0.00

WWC-1/EPH-1 is a wet weather conveyance/ephemeral stream located in a forested area and is approximately 274 feet in length bisects the central portion of the site (Figure 2). The channel

exhibited a defined bed and bank, with some sinuosity. The substrate consisted primarily of soil with gravel and rocks. Some sorting and recent alluvial deposits were noted in the channel. Leaf litter in the channel was predominately present in areas. Fibrous roots and rooted plants were observed along the reach. No flow, fish or benthic macroinvertebrates were observed in the channel. Dominant vegetation along the channel is *Ligustrum sp.*, *Celtis occidentalis*, and *Lonicera japonica*. This feature originates from a culvert located on the adjacent property to the west. The feature receives stormwater runoff from Elm Hill Pike. The feature scored a 16.75 on the Hydrologic Determination Form (attached).

WWC-2/EPH-2 is a wet weather conveyance/ephemeral stream located on the bluff at the southern end of the site near the Cumberland River and is approximately 237 feet in length (Figure 2). The channel exhibited a defined incised bed and bank and the lower reach exhibited some sinuosity. The upper reach of the channel was less incised. The substrate consisted primarily of soil with some gravel and rocks. Some substrate sorting and recent alluvial deposits were noted in the channel. Fibrous roots and rooted plants were observed along the reach. No flow, fish or benthic macroinvertebrates were observed in the channel. The feature scored a 12.25 on the Hydrologic Determination Form (attached).

PND-1 a man-made detention pond was observed in-line with the WWC-1/EPH-1. The feature was dry during the site visit and no hydric soils or hydric vegetation were observed. Dominate vegetation in the pond was common hackberry (*Celtis occidentalis*) and bush honeysuckle (*Diervilla sp.*) and privet (*Ligustrum sp.*).

Based on the geomorphological, hydrological, and biological characteristics, the features are classified as a wet weather conveyance/ephemeral streams.

CEC appreciates the opportunity to assist you with this project. If you have any questions or need any additional information, please feel free to contact us at (615) 333-7797.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



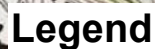
Jose Garcia, QHP  
Project Manager



Tim Nehus  
Principal

Attachments





## REFERENCE

USGS TOPOGRAPHIC MAP/ ARCGIS MAP SERVICE:  
[HTTP://GOTO.ARCGISONLINE.COM/MAPS/USA\\_TOPO\\_MAPS](http://gto.arcgisonline.com/maps/usa_topo_maps)  
 ACCESSED 4/5/2022



[www.cecinc.com](http://www.cecinc.com)

RHYTHM DEVELOPMENT, LLC  
JURISDICTIONAL DETERMINATION  
2500 BUENA VISTA PIKE  
NASHVILLE, DAVIDSON COUNTY, TN

USGS TOPOGRAPHIC MAP

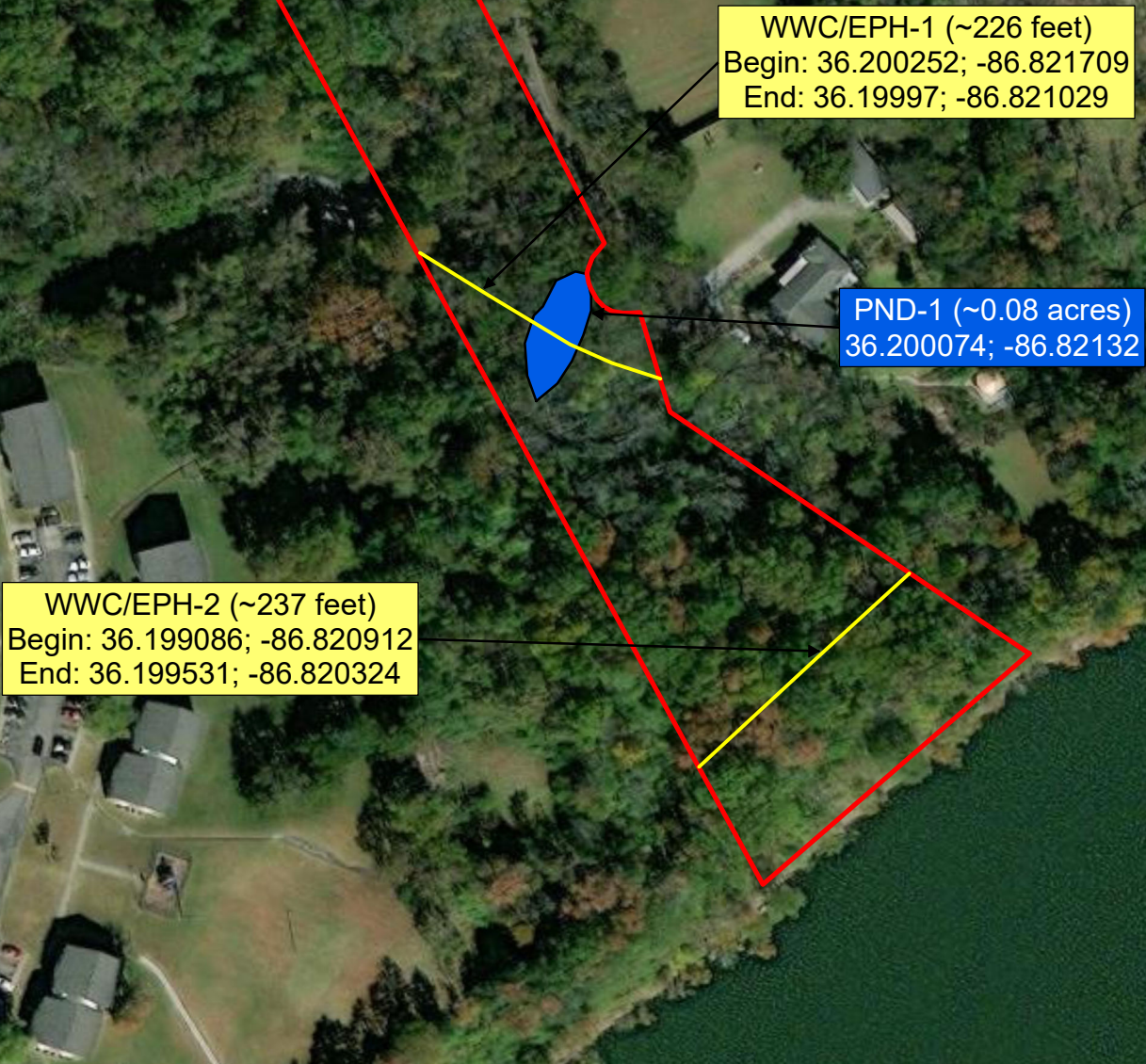
1

322-652





ISVR-NASHV\PI\320-0001322-652\Civil\Map\322-652\_FIG-2\_FEATURE\_LOCATION\_MAP.mxd (4/12/2022 4:45:54 PM)



### Legend

- Wet Weather Conveyance/Ephemeral Stream
- Property Boundary (~3.5 acres)
- Pond

### REFERENCE

TDOT AERIAL IMAGERY  
GO TO ARCGIS ON [TNMAP.TN.GOV/BASEMAPS/IMAGERY](http://TNMAP.TN.GOV/BASEMAPS/IMAGERY)  
ACCESSED 4/12/2022



**Civil & Environmental Consultants, Inc.**

117 Seaboard Lane, Ste. E100 Franklin, Tennessee

615-333-7797 • 800-763-2326

[www.cecinc.com](http://www.cecinc.com)

RHYTHM DEVELOPMENT, LLC  
JURISDICTIONAL DETERMINATION  
2500 BUENA VISTA PIKE  
NASHVILLE, DAVIDSON COUNTY, TN

### HYDROLOGIC FEATURE LOCATION MAP

DRAWN BY:	JFS	CHECKED BY:	JVG	APPROVED BY:	TJN * Hand signature on file	FIGURE NO:	2
DATE:	4/12/2022	SCALE:	1 in = 150 ft	PROJECT NO:	322-652		










ISVR-NASHV\PI\320-0001322-652\Civil\Map\322-652\_NRCS Map.dwg 11/6/2022 9:24:57 AM



## Legend

 Property Boundary (~3.5 acres)

## NRCS Soils Layer

-  BbD-Barfield-Rock Outcrop
-  Ln-Lindell-Urban Land Complex
-  MmC-Mimsoa Silt Loam
-  MsD-Mimosa-Urban Land Complex
-  W-Water

## REFERENCE

TDOT AERIAL IMAGERY  
GO TO ARCGIS ON [TNMAP.TN.GOV/BASEMAPS/IMAGERY](http://TNMAP.TN.GOV/BASEMAPS/IMAGERY)  
ACCESSED 4/6/2022

U.S.D.A., N.R.C.S.  
SOIL SURVEY GEOGRAPHIC (SSURGO) DATABASE FOR  
DAVIDSON COUNTY, TN, 2022



**Civil & Environmental Consultants, Inc.**

117 Seaboard Lane, Ste. E100 Franklin, Tennessee

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RHYTHM DEVELOPMENT, LLC  
JURISDICTIONAL DETERMINATION  
2500 BUENA VISTA PIKE  
NASHVILLE, DAVIDSON COUNTY, TN

NRCS SOILS MAP


DRAWN BY:	JFS	CHECKED BY:	JVG	APPROVED BY:	TJN * Hand signature on file	FIGURE NO:	3
DATE:	4/6/2022	SCALE:	1 in = 200 ft	PROJECT NO:	322-652		











ISVR-NASHV1P:320-0001322-6521;C:\M\320-0001322-6521\NWI Map\Drawn/4/26/2022/320-0001322-6521-42.dwg

### Legend

 Property Boundary (~3.5 acres)

### NWI Layer

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

### REFERENCE

TDOT AERIAL IMAGERY  
GO TO ARCGIS ON [TNMAP.TN.GOV/BASEMAPS/IMAGERY](http://TNMAP.TN.GOV/BASEMAPS/IMAGERY)  
ACCESSED 4/6/2022

U.S. FISH & WILDLIFE SERVICE  
NATIONAL WETLANDS INVENTORY (NWI) MAP  
DAVIDSON COUNTY, TN 2022



**Civil & Environmental Consultants, Inc.**

117 Seaboard Lane, Ste. E100 Franklin, Tennessee

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NASHVILLE, DAVIDSON COUNTY, TN

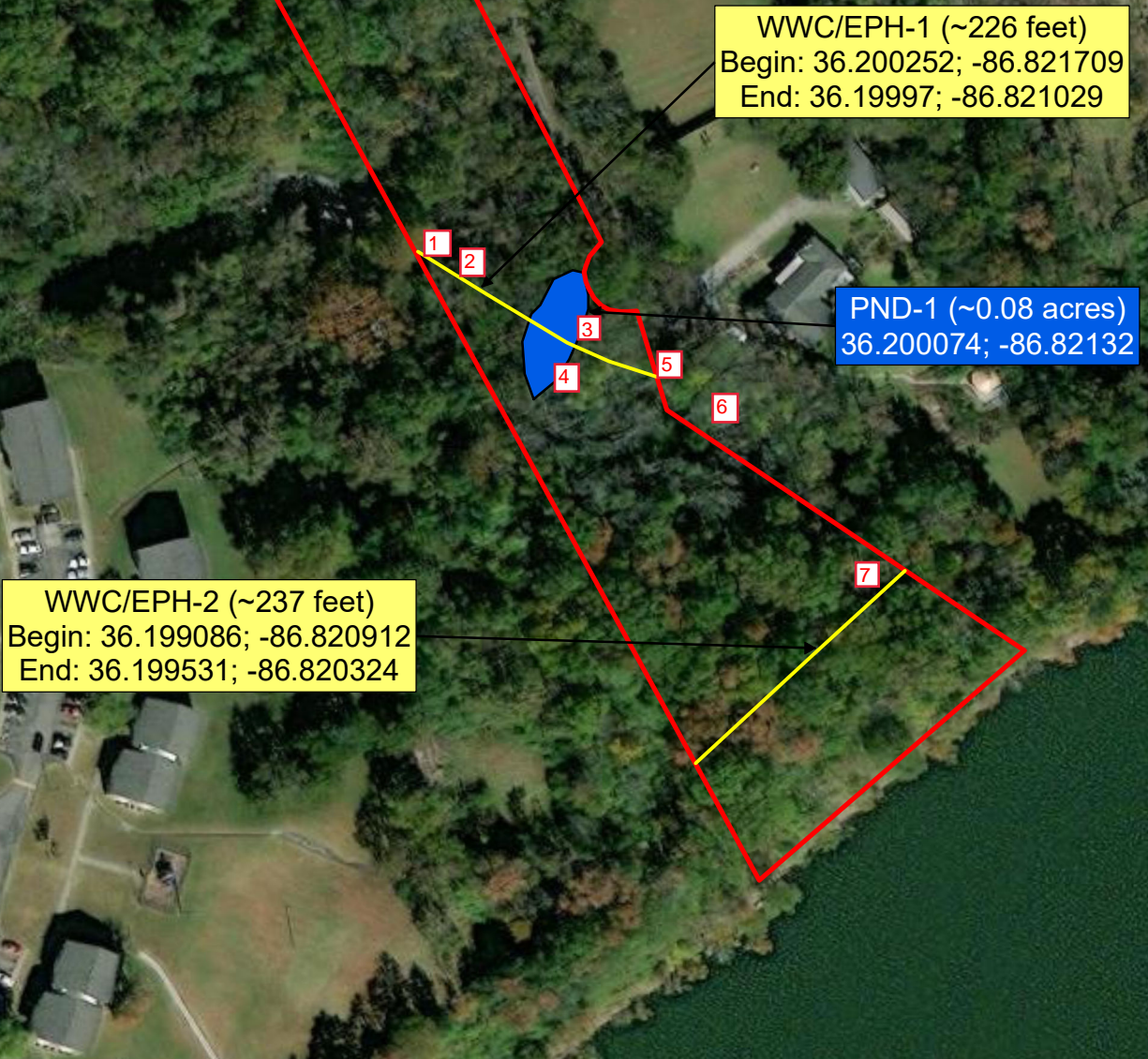
NATIONAL WETLAND INVENTORY (NWI) MAP

DRAWN BY:	JFS	CHECKED BY:	JVG	APPROVED BY:	TJN * Hand signature on file	FIGURE NO:	4
DATE:	4/6/2022	SCALE:	1 in = 500 ft	PROJECT NO:	322-652		





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**Legend**

- Wet Weather Conveyance/Ephemeral Stream
- Property Boundary (~3.5 acres)
- Pond

**REFERENCE**  
TDOT AERIAL IMAGERY  
GO TO ARCGIS ON TNMAP.TN.GOV/BASEMAPS/IMAGERY  
ACCESSED 4/12/2022



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RHYTHM DEVELOPMENT, LLC  
JURISDICTIONAL DETERMINATION  
2500 BUENA VISTA PIKE  
NASHVILLE, DAVIDSON COUNTY, TN

**PHOTOGRAPH LOCATION MAP**

DRAWN BY:	JFS	CHECKED BY:	JVG	APPROVED BY:	TJN <small>* Hand signature on file</small>	FIGURE NO:	5
DATE:	4/12/2022	SCALE:	1 in = 150 ft	PROJECT NO:	322-652		



 Pond

TDOT AERIAL IMAGERY  
GO TO ARCGIS ON TNMAP.TN.GOV/BASEMAPS/IMAGERY  
ACCESSED 4/12/2022



## PHOTOGRAPH LOCATION MAP

5

322-652





Photo 1: Up gradient view of WWC-1/EPH-1.



Photo 2: Down gradient view of WWC-1/EPH-1.





Photo 3: View of dry pond (PND-1).



Photo 4: Alternate view of dry pond (PND-1).





Photo 5: Down gradient view of WWC-1/EPH-1 below PND-1.



Photo 6: Up gradient view of WWC-1/EPH-1 below PND-1.





Photo 7: Up gradient view of WWC-2/ EPH-2.

Photo 10: Down stream view of STR-4.



**Hydrologic Determination Field Data Sheet**

Tennessee Division of Water Resources, Version 1.5 (Fillable Form)

Named Waterbody: NA		Date/Time: 4/4/22
Assessors/Affiliation: J. Garcia, CEC, Inc.		Project ID :
Site Name/Description: Buena Vista Site		WWC-1
Site Location: Nashville, Davidson County, TN		
HUC (12 digit): 0513020305	Latitude: 36.200366	
Previous Rainfall (7-days) : 1.09 inches	Longitude: -86.821793	
Precipitation this Season vs. Normal : average TVA rain gauge Source of recent & seasonal precip. data :		
Watershed Size : ~ 15 acres	County: Davidson	
Soil Type(s) / Geology : Lindell Urban Land Complex	Source: USDA	
Surrounding Land Use : Residential, forested		
Degree of historical alteration to natural channel morphology & hydrology (select one & describe fully in Notes) : Slight		

**Primary Field Indicators Observed**

Primary Indicators	NO	YES
1. Hydrologic feature exists solely due to a process discharge	<input checked="" type="checkbox"/>	WWC
2. Defined bed and bank absent, vegetation composed of upland and FACU species	<input checked="" type="checkbox"/>	WWC
3. Watercourse dry anytime during February through April 15th, under normal precipitation / groundwater conditions	<input checked="" type="checkbox"/>	WWC
4. Daily flow and precipitation records showing feature only flows in direct response to rainfall	<input checked="" type="checkbox"/>	WWC
5. Presence of multiple populations of obligate lotic organisms with ≥ 2 month aquatic phase	<input checked="" type="checkbox"/>	Stream
6. Presence of fish (except <i>Gambusia</i> )	<input checked="" type="checkbox"/>	Stream
7. Presence of naturally occurring ground water table connection	<input checked="" type="checkbox"/>	Stream
8. Flowing water in channel and 7 days since last precip >0.1" in local watershed	<input checked="" type="checkbox"/>	Stream
9. Evidence watercourse has been used as a supply of drinking water	<input checked="" type="checkbox"/>	Stream

**NOTE: If any Primary Indicators 1-9 = "Yes", then no further investigation is necessary. However, assessors may choose to score secondary indicators as supporting evidence.**

In the absence of a primary indicator, or other definitive evidence, complete the secondary indicator table on page 2 of this sheet, and provide score below.

Guidance for the interpretation and scoring of both the primary & secondary indicators is provided in  
*TDEC-DWR Guidance For Making Hydrologic Determinations, Version 1.5*

**Overall Hydrologic Determination = WET WEATHER CONVEYANCE****Secondary Indicator Score (if applicable) = 16.75****Justification / Notes :**

Surrounding area has been developed. The feature receives stormwater run off from Elm Hill Pike via a culvert.

## Secondary Field Indicator Evaluation

**A. Geomorphology** (Subtotal = 11.25

<b>A. Geomorphology</b> (Subtotal = 11.25)	<b>Absent</b>	<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>	
1. Continuous bed and bank	0	1	2	3	2.5
2. Sinuous channel	0	1	2	3	1.5
3. In-channel structure: riffle-pool sequences	0	1	2	3	1.5
4. Sorting of soil textures or other substrate	0	1	2	3	1.5
5. Active/relic floodplain	0	0.5	1	1.5	0
6. Depositional bars or benches	0	1	2	3	1
7. Braided channel	0	1	2	3	0
8. Recent alluvial deposits	0	0.5	1	1.5	1
9. Natural levees	0	1	2	3	0
10. Headcuts	0	1	2	3	0.5
11. Grade controls	0	0.5	1	1.5	0.75
12. Natural valley or drainageway	0	0.5	1	1.5	1
13. At least second order channel on existing USGS or NRCS map	0	1	2	3	0

**B. Hydrology** (Subtotal = 2.50

<b>B. Hydrology</b> (Subtotal = 2.50)	<b>Absent</b>	<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>	
14. Subsurface flow/discharge into channel	0	1	2	3	0
15. Water in channel and >48 hours since sig. rain	0	1	2	3	0
16. Leaf litter in channel (January – September)	1.5	1	0.5	0	1
17. Sediment on plants or on debris	0	0.5	1	1.5	0.5
18. Organic debris lines or piles (wrack lines)	0	0.5	1	1.5	1
19. Hydric soils in channel bed or sides of channel	No = 0		Yes = 1.5		0

N/A

**C. Biology** (Subtotal = 3.00

<b>C. Biology</b> (Subtotal = 3.00)	<b>Absent</b>	<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>	
20. Fibrous roots in channel bed <sup>1</sup>	3	2	1	0	1
21. Rooted plants in the thalweg <sup>1</sup>	3	2	1	0	2
22. Crayfish in stream (exclude in floodplain)	0	1	2	3	0
23. Bivalves/mussels	0	1	2	3	0
24. Amphibians	0	0.5	1	1.5	0
25. Macrobenthos (record type & abundance)	0	1	2	3	0
26. Filamentous algae; periphyton	0	1	2	3	0
27. Iron oxidizing bacteria/fungus	0	0.5	1	1.5	0
28. Wetland plants in channel bed <sup>2</sup>	0	0.5	1	1.5	0

<sup>1</sup> Focus is on the presence of terrestrial plants.

<sup>2</sup> Focus is on the presence of aquatic or wetland plants.

Total Points = 16.75

*Under Normal Conditions, Watercourse is a Wet Weather Conveyance if Secondary Indicator Score < 19 points*

### Notes :

[illegible]



**Hydrologic Determination Field Data Sheet**

Tennessee Division of Water Resources, Version 1.5 (Fillable Form)

Named Waterbody: NA		Date/Time: 4/4/22
Assessors/Affiliation: J. Garcia, CEC, Inc.		Project ID :
Site Name/Description: Buena Vista site		WWC-2
Site Location: Nashville, Davidson County, TN		
HUC (12 digit): 051302020305	Latitude: 36.199086	
Previous Rainfall (7-days) : 1.09 inches	Longitude: -86.820912	
Precipitation this Season vs. Normal : average <b>TVA rain gauge</b> Source of recent & seasonal precip. data :		
Watershed Size : ~ 5acres	County: Davidson	
Soil Type(s) / Geology : Lindell Urban Land Complex	Source: USDA	
Surrounding Land Use : Residential, forested		
Degree of historical alteration to natural channel morphology & hydrology (select one & describe fully in Notes) : Absent		

**Primary Field Indicators Observed**

Primary Indicators	NO	YES
1. Hydrologic feature exists solely due to a process discharge	<input checked="" type="checkbox"/>	WWC
2. Defined bed and bank absent, vegetation composed of upland and FACU species	<input checked="" type="checkbox"/>	WWC
3. Watercourse dry anytime during February through April 15th, under normal precipitation / groundwater conditions	<input checked="" type="checkbox"/>	WWC
4. Daily flow and precipitation records showing feature only flows in direct response to rainfall	<input checked="" type="checkbox"/>	WWC
5. Presence of multiple populations of obligate lotic organisms with $\geq 2$ month aquatic phase	<input checked="" type="checkbox"/>	Stream
6. Presence of fish (except <i>Gambusia</i> )	<input checked="" type="checkbox"/>	Stream
7. Presence of naturally occurring ground water table connection	<input checked="" type="checkbox"/>	Stream
8. Flowing water in channel and 7 days since last precip $>0.1$ " in local watershed	<input checked="" type="checkbox"/>	Stream
9. Evidence watercourse has been used as a supply of drinking water	<input checked="" type="checkbox"/>	Stream

**NOTE: If any Primary Indicators 1-9 = "Yes", then no further investigation is necessary. However, assessors may choose to score secondary indicators as supporting evidence.**

In the absence of a primary indicator, or other definitive evidence, complete the secondary indicator table on page 2 of this sheet, and provide score below.

Guidance for the interpretation and scoring of both the primary & secondary indicators is provided in  
*TDEC-DWR Guidance For Making Hydrologic Determinations, Version 1.5*

**Overall Hydrologic Determination = WET WEATHER CONVEYANCE****Secondary Indicator Score (if applicable) = 12.25****Justification / Notes :**

Surrounding area has been developed.

## Secondary Field Indicator Evaluation

### A. Geomorphology (Subtotal = 6.75)

<b>A. Geomorphology</b> (Subtotal = 6.75)	<b>Absent</b>	<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>	
1. Continuous bed and bank	0	1	2	3	1.5
2. Sinuous channel	0	1	2	3	0.5
3. In-channel structure: riffle-pool sequences	0	1	2	3	1
4. Sorting of soil textures or other substrate	0	1	2	3	0.5
5. Active/relic floodplain	0	0.5	1	1.5	0
6. Depositional bars or benches	0	1	2	3	0
7. Braided channel	0	1	2	3	0
8. Recent alluvial deposits	0	0.5	1	1.5	0.5
9. Natural levees	0	1	2	3	0
10. Headcuts	0	1	2	3	1.5
11. Grade controls	0	0.5	1	1.5	1
12. Natural valley or drainageway	0	0.5	1	1.5	0.25
13. At least second order channel on existing USGS or NRCS map	0	1	2	3	0

**B. Hydrology** (Subtotal = 2.50

<b>B. Hydrology</b> (Subtotal = 2.50)	<b>Absent</b>	<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>	
14. Subsurface flow/discharge into channel	0	1	2	3	0
15. Water in channel and >48 hours since sig. rain	0	1	2	3	0
16. Leaf litter in channel (January – September)	1.5	1	0.5	0	1.25
17. Sediment on plants or on debris	0	0.5	1	1.5	0.5
18. Organic debris lines or piles (wrack lines)	0	0.5	1	1.5	0.75
19. Hydric soils in channel bed or sides of channel	No = 0		Yes = 1.5		0

N/A

**C. Biology** (Subtotal = 3.00

<b>C. Biology</b> (Subtotal = 3.00)	<b>Absent</b>	<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>	
20. Fibrous roots in channel bed <sup>1</sup>	3	2	1	0	0.5
21. Rooted plants in the thalweg <sup>1</sup>	3	2	1	0	2.5
22. Crayfish in stream (exclude in floodplain)	0	1	2	3	0
23. Bivalves/mussels	0	1	2	3	0
24. Amphibians	0	0.5	1	1.5	0
25. Macrobenthos (record type & abundance)	0	1	2	3	0
26. Filamentous algae; periphyton	0	1	2	3	0
27. Iron oxidizing bacteria/fungus	0	0.5	1	1.5	0
28. Wetland plants in channel bed <sup>2</sup>	0	0.5	1	1.5	0

<sup>1</sup> Focus is on the presence of terrestrial plants.

<sup>2</sup> Focus is on the presence of aquatic or wetland plants.

Total Points = 12.25

*Under Normal Conditions, Watercourse is a Wet Weather Conveyance if Secondary Indicator Score < 19 points*

### Notes :

[illegible]