SITE DEVELOPMENT PLANS FOR:

GOOD PEOPLE

908 MERIDIAN STREET
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37207
PARCELS: 08203022900, 08203023100
SWGR#: 2022029944

DEVELOPER
TOWERY DEVELOPMENT, LLC
3201 TREVOR STREET, SUITE #200
NASHVILLE, TENNESSEE 37209

CONTACT: MCCLAIN TOWERY 615-870-8171

CIVIL ENGINEER

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

CONTACT: JOSH HUTCHESON 615-477-9440

LAND SURVEYOR
CHERRY LAND SURVEYING
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204

CONTACT: MICHAEL CHARETTE 615-269-3972

ARCHITECT

PFEFFER TORODE ARCHITECTURE
921-B WOODLAND STREET
NASHVILLE, TENNESSEE 37206

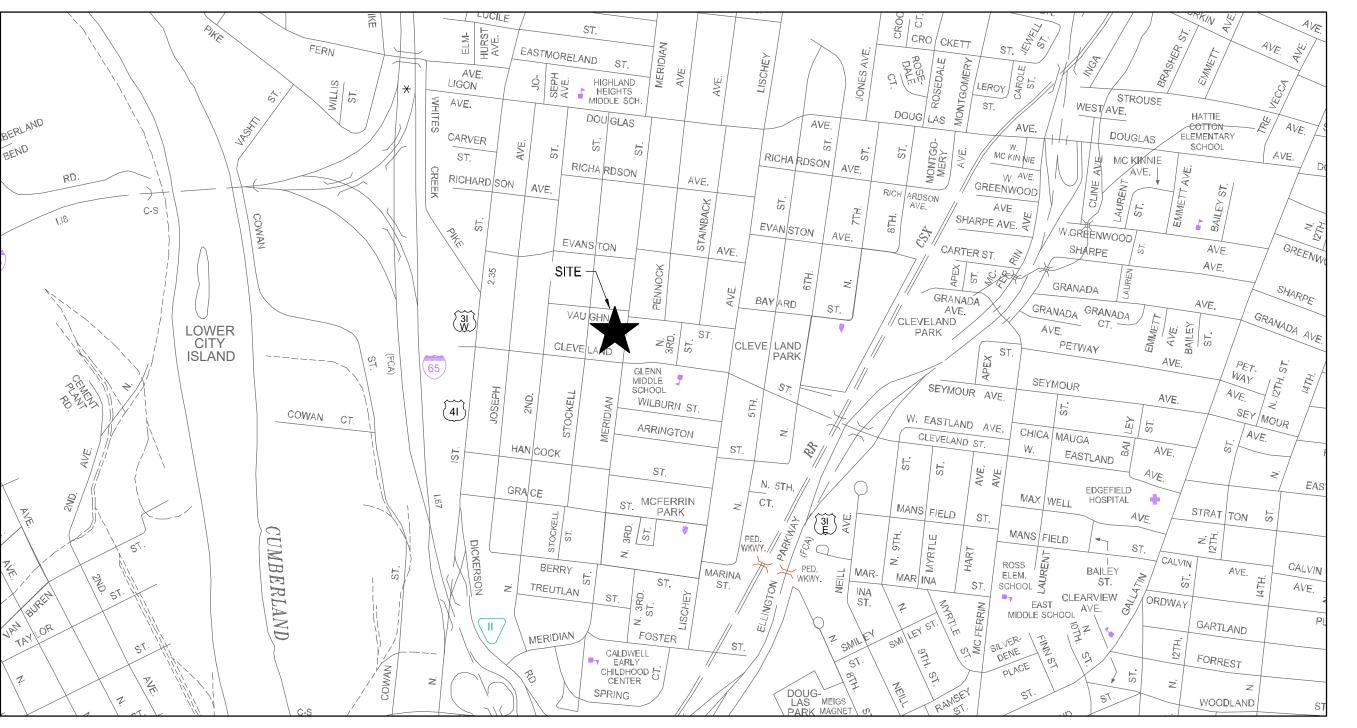
CONTACT: MATT SUTTON

615-667-0808, EXT. 2800

LANDSCAPE ARCHITECT CSDG

2305 KLINE AVENUE, SUITE 300 NASHVILLE, TENNESSEE 37211

CONTACT: LELAND HOWE 615-248-9999



VICINITY	MAP
SCALE: 1"=	:1000'

	Sheet List Table
Sheet Number	Sheet Title
C0.0	COVER SHEET
V1.0	TOPOGRAPHIC SURVEY
C0.1	SITE DEMOLITION PLAN
C0.2	INITIAL EPSC PLAN
C1.0	SITE LAYOUT PLAN
C2.0	SITE GRADING PLAN
C2.1	SITE DRAINAGE PLAN
C2.2	INTERMEDIATE EPSC PLAN
C3.0	SITE UTILITY PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
C4.3	SITE DETAILS
C4.4	SITE DETAILS
L0.0	TREE REMOVAL PLAN
L1.0	OVERALL LANDSCAPE ORDINANCE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS
	1

FULMER LUC



GOOD PEOPLE
908 MERIDIAN STREET
SHVILLE, DAVIDSON COUNTY, TENNESSEE 37

DR.	DATE	DESCRIPTION	
ЛКН	04/29/2022	MWS SUBMITTAL	
JKH	05/03/2022	FINAL SP SUBMITTAL	
ЛКН	07/07/2022	MWS RESUBMITTAL	
JKH	11/29/2022	FINAL SP RESUBMITTAL	
ЛКН	04/04/2023	FINAL SP RESUBMITTAL	
			_

COVER SHEET

C0.0

Notes THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT. PER "THE UNDERGROUND UTILITY DAMAGE PREVENT , THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR

2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

REGULATORY AUTHORITY (TRA) AT 811.

INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE

- 3) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 4) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYÉD ARE UNKNOWN AND ARE NOT SHOWN.
- 5) PARCEL ID#:08203022900 IS CURRENTLY ZONED "SP" (A SPECIFIC PLAN DISTRICT IS A ZONING CATEGORY ADOPTED BY COUNCIL WITH AN ASSOCIATED SITE PLAN WHICH DETERMINES THE DENSITY, BUILDING LAYOUT AND STREET LAYOUT), WITH "OV-UZO" AND "OV-HPL" OVERLAY.
- 6) PARCEL ID#:08203023100 IS CURRENTLY ZONED "SP" (A SPECIFIC PLAN DISTRICT IS A ZONING CATEGORY ADOPTED BY COUNCIL WITH AN ASSOCIATED SITE PLAN WHICH DETERMINES THE DENSITY, BUILDING LAYOUT AND STREET LAYOUT), WITH "OV-UZO" OVERLAY.
- 7) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0234H", DATED: APRIL 05, 2017. FLOOD ZONE "X".
- THIS PROPERTY HAS DIRECT PHYSICAL PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM VAUGHN STREET AND MERIDIAN STREET WHICH ARE PUBLIC DEDICATED RIGHTS OF WAY.
- 9) THERE IS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SITE OBSERVED AT THE TIME OF FIELD WORK.
- 10) EXCEPT AS SHOWN THERE ARE NO VISIBLE EVIDENCE OF ENCROACHMENTS ONTO OR FROM SITE OBSERVED AT THE TIME OF FIELD WORK.
- 11) THERE IS VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF
- 12) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF FIELD WORK.
- 13) THERE IS NO VISIBLE EVIDENCE OF FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT OBSERVED
- 14) THERE ARE NO VISIBLE PARKING SPACES LOCATED ON SITE AT THE TIME OF FIELD WORK.
- 15) ELEVATIONS ARE BASED UPON VERTICAL DATUM NAVD 88.
- 16) PARCEL ID#:08203022900 IS SUBJECT TO MATTERS OF RECORD IN THE REVISED FÎNAL PLAT, MERIDIAN PROPERTY, PHASE II, AS OF RECORD IN INSTRUMENT NUMBER: 20190917-0094125, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 17) THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER: NCS-1043173-NAS, DATED: DECEMBER 12, 2020 AT 7:30 A.M., PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY. BEING THE SAME PROPERTY AS SHOWN HEREON.
- 18) COMMITMENT NUMBERS SHOWN AS THUS (#10) REFERS TO SCHEDULE B, PART II OF THE ABOVE REFERENCED TITLE COMMITMENT.

Deed Reference

Deed reference for this property is Instrument Number: 20170417-0037286, at the Register's Office for Davidson County, Tennessee. Owner of record being: RCK Meridian Partners

Plat Reference

A portion of this property is Lot 1 of the Revised Final Plat, Meridian Property, Phase II, as of record in Instrument Number: 20190917-0094125, at the Register's Office for Davidson County, Tennessee.

GPS Note

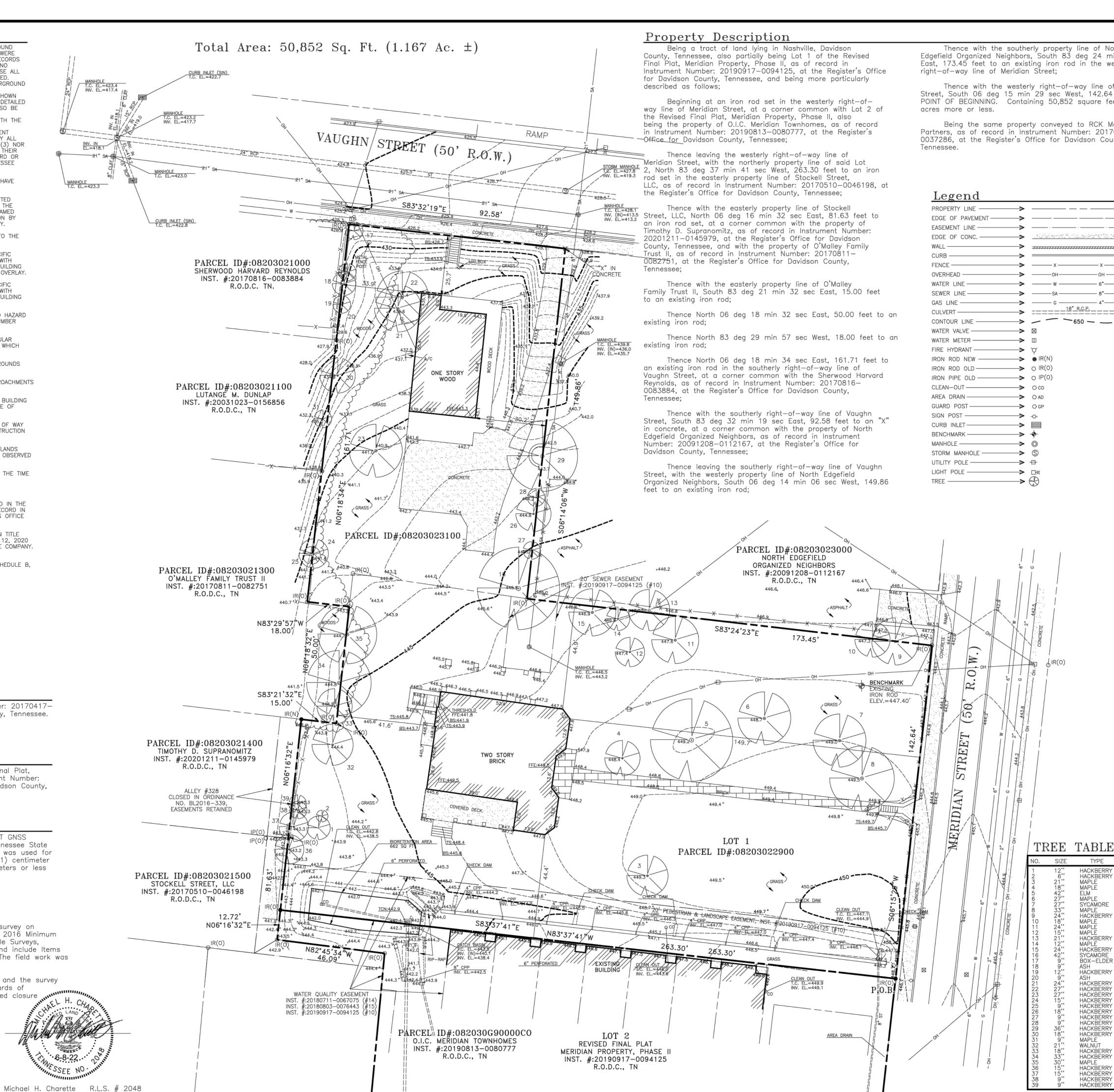
A Topcon GRS-1 GPS network rover utilizing the TDOT GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1,2,3,4,5,6(a),7(a),8,9,11 & 13 of Table A thereof. The field work was completed on January 04, 2021.

I further certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

CHERRY LAND SURVEYING, INC.

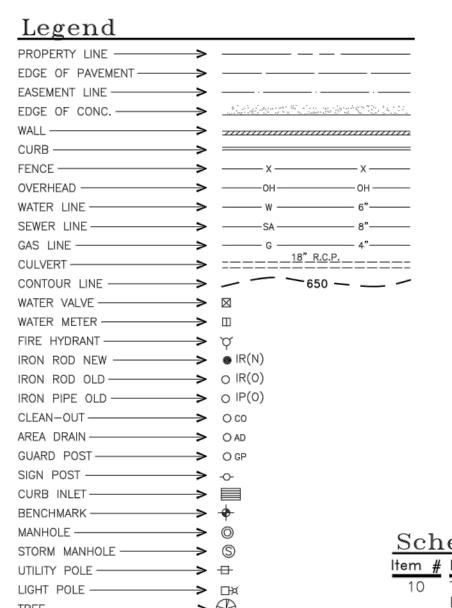
622 WEST IRIS DRIVE NASHVILLE, TENNESSEE 37204 (615)269-3972 FAX:(615)269-9345 E-MAIL: cherryls@comcast.net

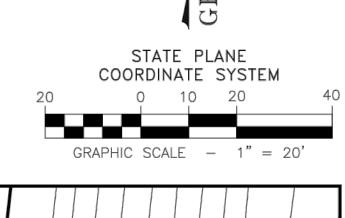


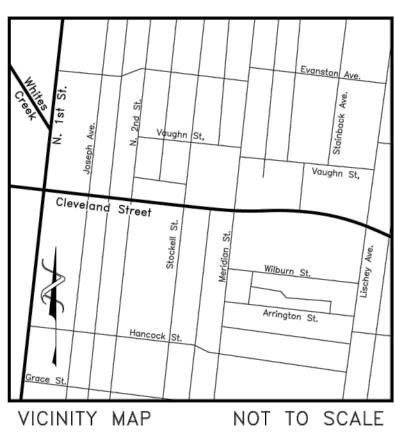
Thence with the southerly property line of North Edgefield Organized Neighbors, South 83 deg 24 min 23 sec East, 173.45 feet to an existing iron rod in the westerly

Thence with the westerly right-of-way line of Meridian Street, South 06 deg 15 min 29 sec West, 142.64 feet to the POINT OF BEGINNING. Containing 50,852 square feet or 1.167

Being the same property conveyed to RCK Meridian Partners, as of record in Instrument Number: 20170417-0037286, at the Register's Office for Davidson County,







Schedule B, Part II

Item # Description

HACKBERRY

HACKBERRY

HACKBERR'

HACKBERRY

SYCAMORE BOX-ELDER

HACKBERRY

HACKBERRY

HACKBERRY

HACKBERRY

HACKBERRY

HACKBERRY

HACKBERRY HACKBERRY HACKBERRY

HACKBERRY

HACKBERR'

HACKBERRY

HACKBERR'

HACKBERRY HACKBERRY

MAPLE MAPLE MAPLE

This property is not subject to matters as of record in Plat Book 57, Page 138, at the Register's Office for Davidson County, Tennessee.

- 10 Parcel ID#:08203023100 is part of the J.J. Keys Lot of the Plan of the Benedict Land Co.'s, as of record in Plat Book 332. Page 40. at the Register's Office for Davidson County. Tennessee. There are no easements shown on said plat affecting the subject property.
- 10 This property is not subject to matters as shown in Instrument Number: 20161130-0125780, at the Register's Office for Davidson County, Tennessee. Said plat was voided, vacated and superseded by the recording of Instrument Number: 20190917-0094125, at the Register's Office for
- 10 Parcel ID#:08203022900 is Lot 1 of the Meridian Property, Phase II, as of record in Instrument Number: 20190917-0094125, at the Register's Office for Davidson County,
- 11 This property is not subject to a Right-of-way or Easement, as of record in Deed Book 221, Page 40, at the Register's Office for Davidson County, Tennessee. The r.o.w. or easement property is located to the west of subject property.
- This property is not subject to the portion of Cleveland Street, as per Bill No. 63—39 and as of record in Deed Book 3770, Page 243, at the Register's Office for Davidson County, Tennessee. Said closure is to the east of subject
- 13 Parcel ID#:08203022900 is subject to a Parking and Use Restriction Agreement, as of record in Instrument Number: 20180627-0061996, at the Register's Office for Davidson County, Tennessee. Said agreement is blanket in nature.
- 14 The southerly portion of Parcel ID#:08203022900 is subject to an Agreement for Dedication of Easement, as of record in Instrument Number: 20180711-0067075, at the Register's Office for Davidson County, Tennessee. Said easement is located on the southerly portion of subject property as
- The southerly portion of Parcel ID#:08203022900 is subject the Agreement for Long—Term Maintenance of Stromwater Management Facilities, as of record in Instrument Number: 20180803-0076443, at the Register's Office for Davidson County, Tennessee. Said agreement is blanket in nature.

The southerly portion of Parcel ID#:08203022900 is subject to a Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, as of record in Instrument Number: 20180919-0092837, at the Register's Office for Davidson County, Tennessee. Said restrictions are blanket in

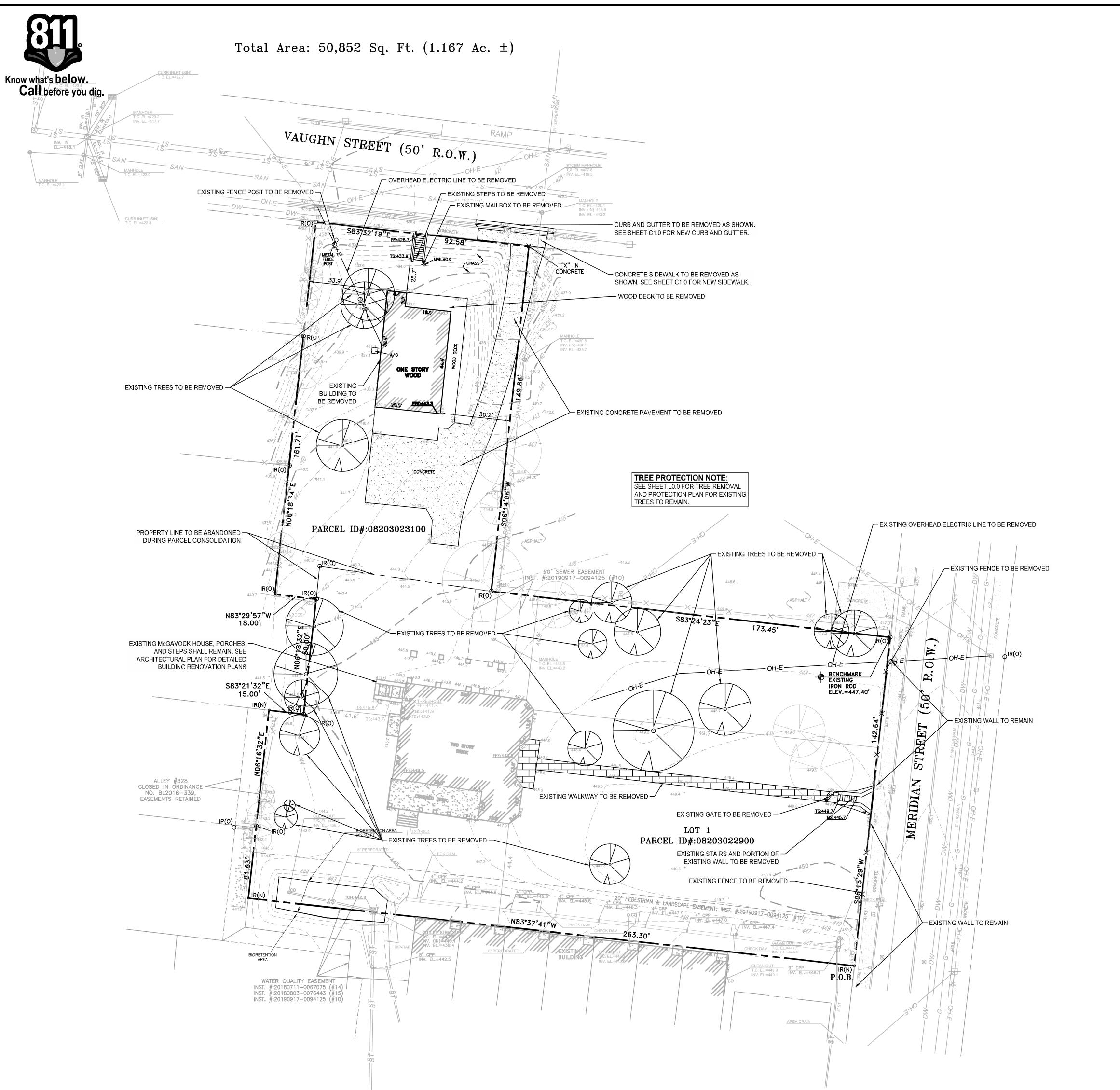
The southerly portion of Parcel ID#:08203022900 is subject to a Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, as of record in Instrument Number: 20180919-0092848, at the Register's Office for Davidson County, Tennessee. Said restrictions are blanket in nature.

ALTA/NSPS LAND TITLE SURVEY

908 MERIDIAN STREET 206 VAUGHN STREET PARCEL ID#: 08203022900 PARCEL ID#: 08203032100 INSTRUMENT #:20170417-0037286 NASHVILLE, DAVIDSON COUNTY, TENNESSEE SCALE: 1"=20' DATED: JANUARY 12, 2021

REVISED DATE: JUNE 8, 2022-ADDED STORM STRUCTURES

IN VAUGHN STREET



GENERAL NOTES:

- 1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- 2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- 3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
- 4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
- 5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
- 6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
- 7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED
- 8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
- 9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
- 10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- 11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT.
- CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS. 12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

MAP REFERENCE:

PARCEL ID FOR SUBJECT PROPERTY IS 08203022900 AND 08203023100 ON DAVIDSON COUNTY PROPERTY MAP.

SCALE: 1" = 20'

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

SURVEY INFO

LEGEND

() IRON ROD (OLD)

BENCHMARK

CATCH BASIN

🂢 🛚 FIRE HYDRANT SEWER MANHOLE

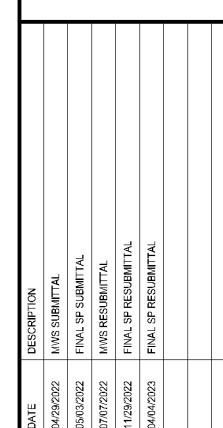
EXISTING TREE

WV WATER VALVE

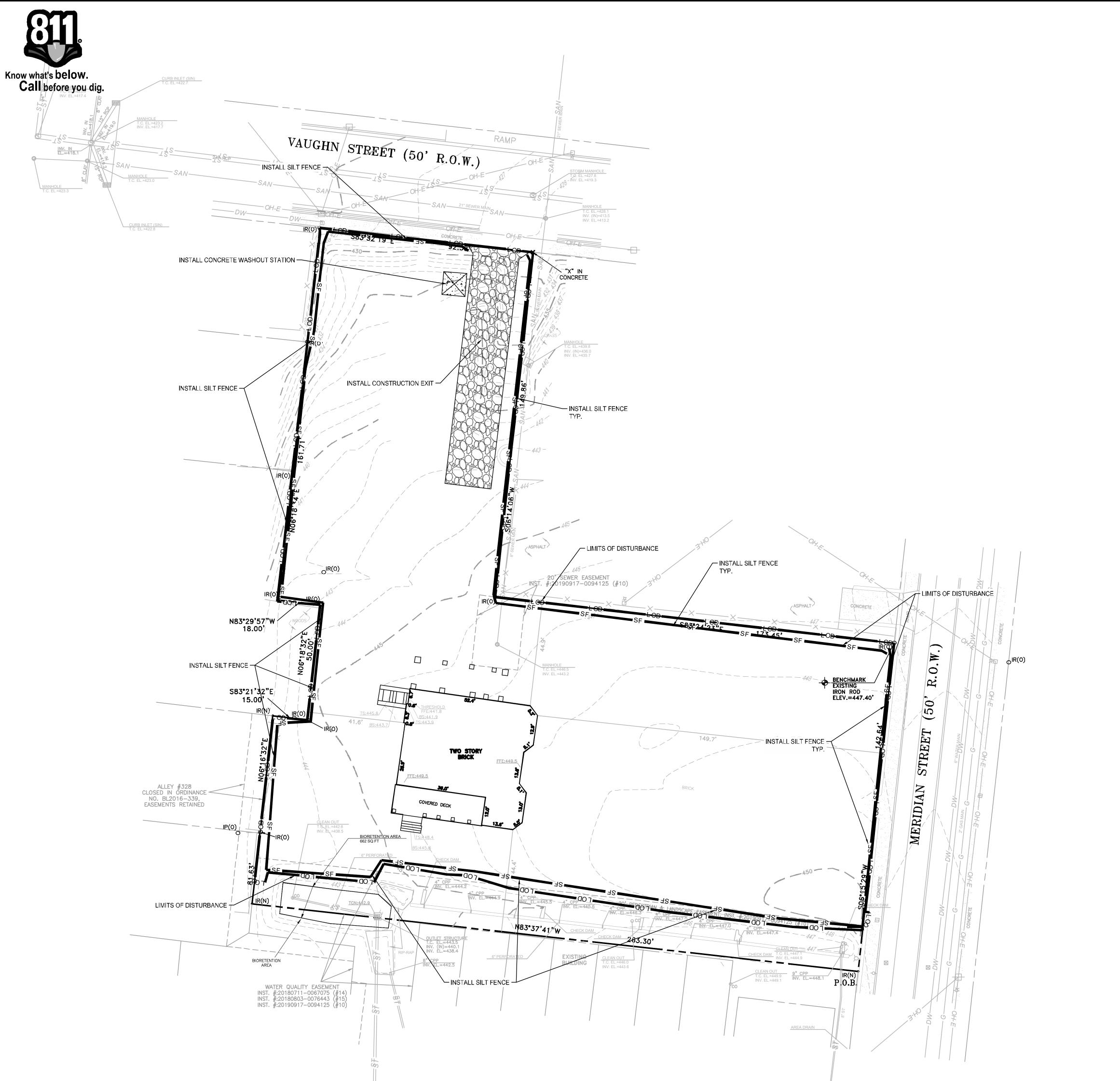
WM WATER METER IRON ROD (NEW)

Ø UTILITY POLE

SP



SITE **DEMOLITION** PLAN



GENERAL NOTES:

- GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE
- 3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
- 4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
- GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
- 6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
- 7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION. 8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING
- SHOULD BE CONTINUOUS DURING ACTIVE WORK. 9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT
- DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
- 10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- 11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.

EROSION & SEDIMENT CONTROL NOTES:

- ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
- 2. ALL STOCKPILES ARE TO BE CONTAINED ON THE PROJECT PROPERTY UNLESS WRITTEN PERMISSION IS GIVEN BY THE ADJACENT PROPERTY OWNER. INSTALL SILT FENCE AT THE BASE OF ANY STOCKPILES.
- 3. ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE PROPER EROSION CONTROL BLANKETS/MATTING OR SOD.
- 4. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
- WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
- CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING T THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
- 7. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED PER THE LANDSCAPE PLAN. ALL AREAS NOT OTHERWISE RECEIVING SOD OR OTHER PLANTING SHALL RECEIVE SEED AND STRAW PER THE SPECIFICATIONS INCLUDED WITHIN TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- 8. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
- 9. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
- 10. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS
- SUSPENDED OR COMPLETED. 11. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON
- DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED 12. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33%
- FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST
- 13. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
- 14. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
- 15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.

NOC NOTE:

I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: 1.1 ACRES ±. THE RECEIVING WATER (CUMBERLAND RIVER) IS LISTED AS IMPAIRED.

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

- ☐ IMPAIRED FOR SILTATION
- ☐ IMPAIRED FOR HABITAT ALTERATION
- EXCEPTIONAL

SIGNATURE: Josh Hutcheson DATE: 4/29/2022 CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) LEGEND

EROSION CONTROL LEGEND:

INLET PROTECTION (TCP-24) WIRE BACKED SILT FENCE (TCP-13), WEIGHTED SEDIMENT TUBE (TCP-14)

OR APPROVED EQUAL

LIMITS OF DISTURBANCE

FIRE HYDRANT SEWER MANHOLE EXISTING TREE CONSTRUCTION ENTRANCE/EXIT (TCP-03) WV WATER VALVE CONCRETE WASHOUT AREA (CP-10) WM WATER METER

> NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER

(OLD)

BENCHMARK

CATCH BASIN

IRON ROD (NEW)

Ø UTILITY POLE

SCALE: 1" = 20'

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

SP FINAL

INITIAL EPSC PLAN

HISTORIC CONDITIONS OF APPROVAL:

- 1. THE UNCOVERED ROOFTOP DECK SHALL NOT BE COVERED OR ENCLOSED AND SHALL REMAIN FREE FROM APPURTENANCES SUCH AS CANOPIES, POLES, LIGHTING, A/V, HEATERS, FANS, OR SIGNAGE.
- 2. ANY PROPOSED MATERIAL REPLACEMENT ON THE HISTORIC BUILDING (I.E. ROOFING, WINDOWS, DOORS, SIDING, BRICK, STONE, ETC.) SHALL BE REVIEWED BEFORE THE WORK TAKES PLACE.
- 3. REPAINTING, CLEANING, OR PAINTING OF MASONRY, IF PROPOSED, SHALL BE REVIEWED BEFORE WORK TAKES
- DURING CONSTRUCTION.
- PURCHASE AND INSTALLATION.
- 6. THE FINAL SELECTIONS OF WINDOWS, DOORS, AND ROOF COLOR SHALL BE APPROVED PRIOR TO PURCHASE AND INSTALLATION.
- APPLICATION #: PROJECT NAME: GOOD PEOPLE MAP/PARCEL #: 08203022900, 08203023100 EXAMINER:

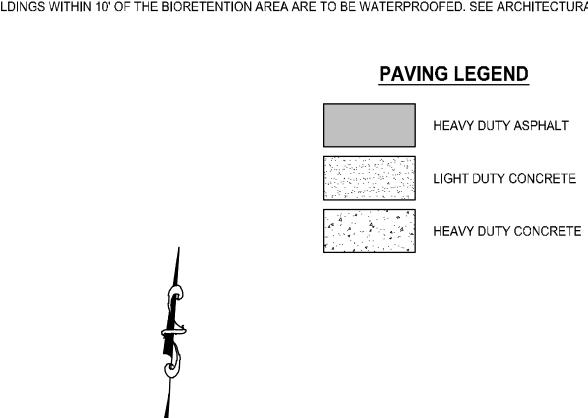
DETERMINE THE USE	BREWERY, ASSOCIATED FOOD AND BEVERAGE (PER SP)
PROPERTY ZONING (OVERLAYS) SURROUNDING ZONING	SP (UZO, HPL) SP (UZO)
USE CHARTS: P	P - PERMITTED, PER SP
SITE CRITERIA	
MAP & PARCEL NO.	08203022900, 08203023100
COUNCIL DISTRICT	DISTRICT 5 - SEAN PARKER
LOT SIZE:	1.17 AC
FAR	N/A
ISR	N/A
STREET SETBACK/STREET TYPE(S)	15 '
SIDE YARD	3' L/S, 15' BLDG
REAR YARD	N/A
HEIGHT STANDARDS	N/A
PARKING AND ACCESS	
RAMP LOCATION & NUMBER	N/A
DISTANCE TO NEAREST EXISTING RAMP	N/A
REQUIRED PARKING BASED ON USES	8 SPACES (WITH 20% REDUCTION)
PARKING CALCULATIONS	RETAIL = 800 SF EXEMPT OFFICE = 800 SF = EXEMPT RESTAURANT = 2500 SF = 10 SPACES TOTAL = 10 SPACES (8 SPACES AFTER 20% REDUCTION)
PARKING PROVIDED	7 STANDARD PARKING STALLS 1 ACCESSIBLE PARKING STALLS 8 TOTAL STALLS PROVIDED
REQUIRED LOADING BASED ON USES	N/A
SURFACING OVER 5 SPACES 1,750 SQ. FT.	PRÓVIDED
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	18' × 8.5' (90° STANDARD)
QUEUING LANES	N/A
OVER 10 SPACES 20' QUEUING AT EXIT	PROVIDED
NUMBER OF COMPACT SPACES / %	0 COMPACT SPACES / 0% OF REQUIRED
NUMBER OF ACCESSIBLE SPACES	1 REQUIRED
SIDEWALKS REQUIRED-INTERNAL/PUBLIC	N/A

NOTES:

- CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- 2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- 3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING
- 4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
- 5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
- 6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL
- BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE. 7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS
- OTHERWISE NOTED. 8. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.

CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF

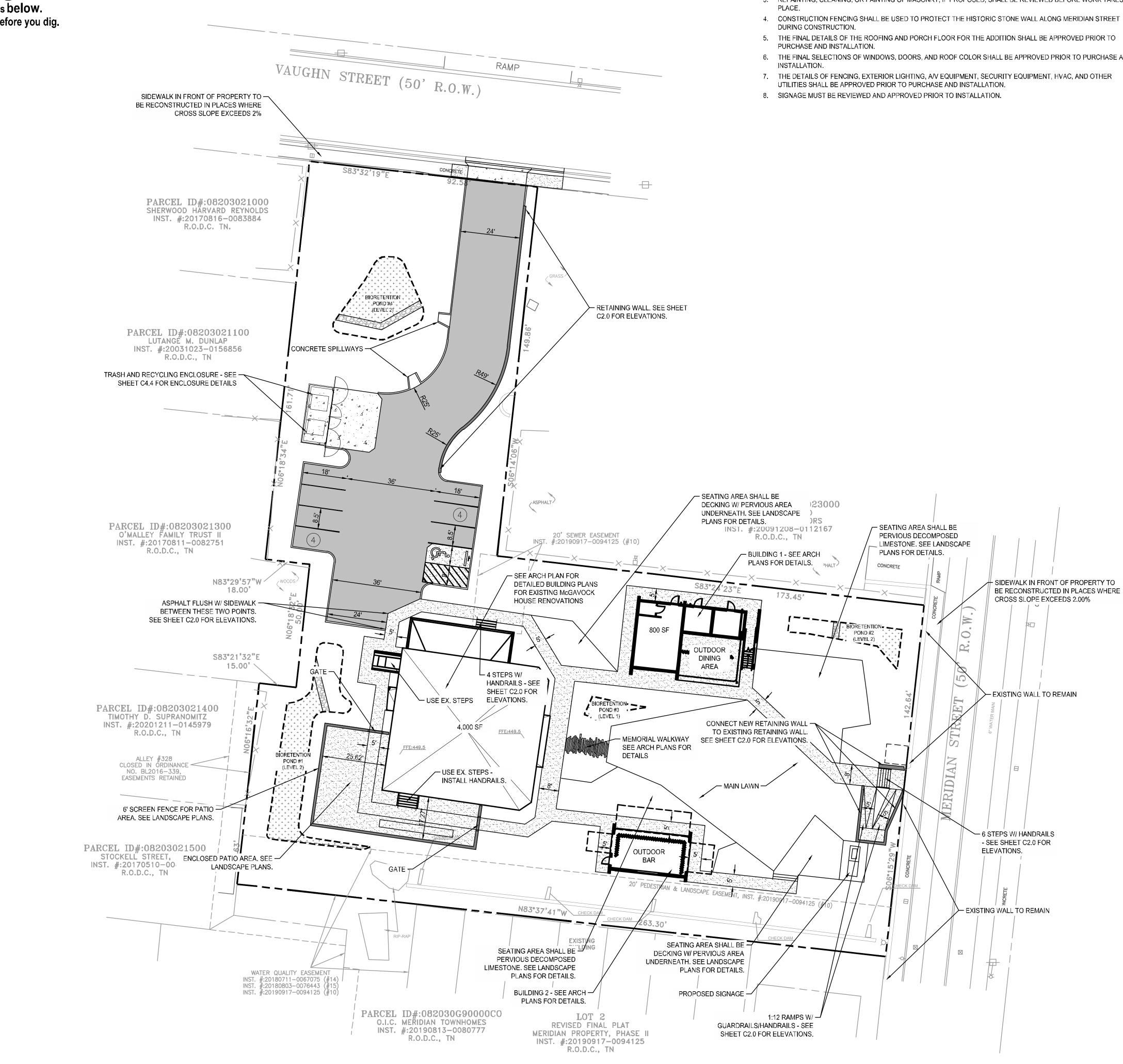
- CONSTRUCTION. 10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY
- SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN. 11. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS
- 12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS
- FOR CONSTRUCTION' ISSUED BY THE U.S. DEPARTMENT OF LABOR. 13. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT
- THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
- 14. FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
- 15. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- 16. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
- 17. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
- 18. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
- 19. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE
- 20. ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER METRO PUBLIC WORKS SPECIFICATIONS SECTION 02523
- (http://www.nashville.gov/Public-Works/Developer-Services/Engineering-Details-and-Specifications.aspx).
- 21. ALL BUILDINGS WITHIN 10' OF THE BIORETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS



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

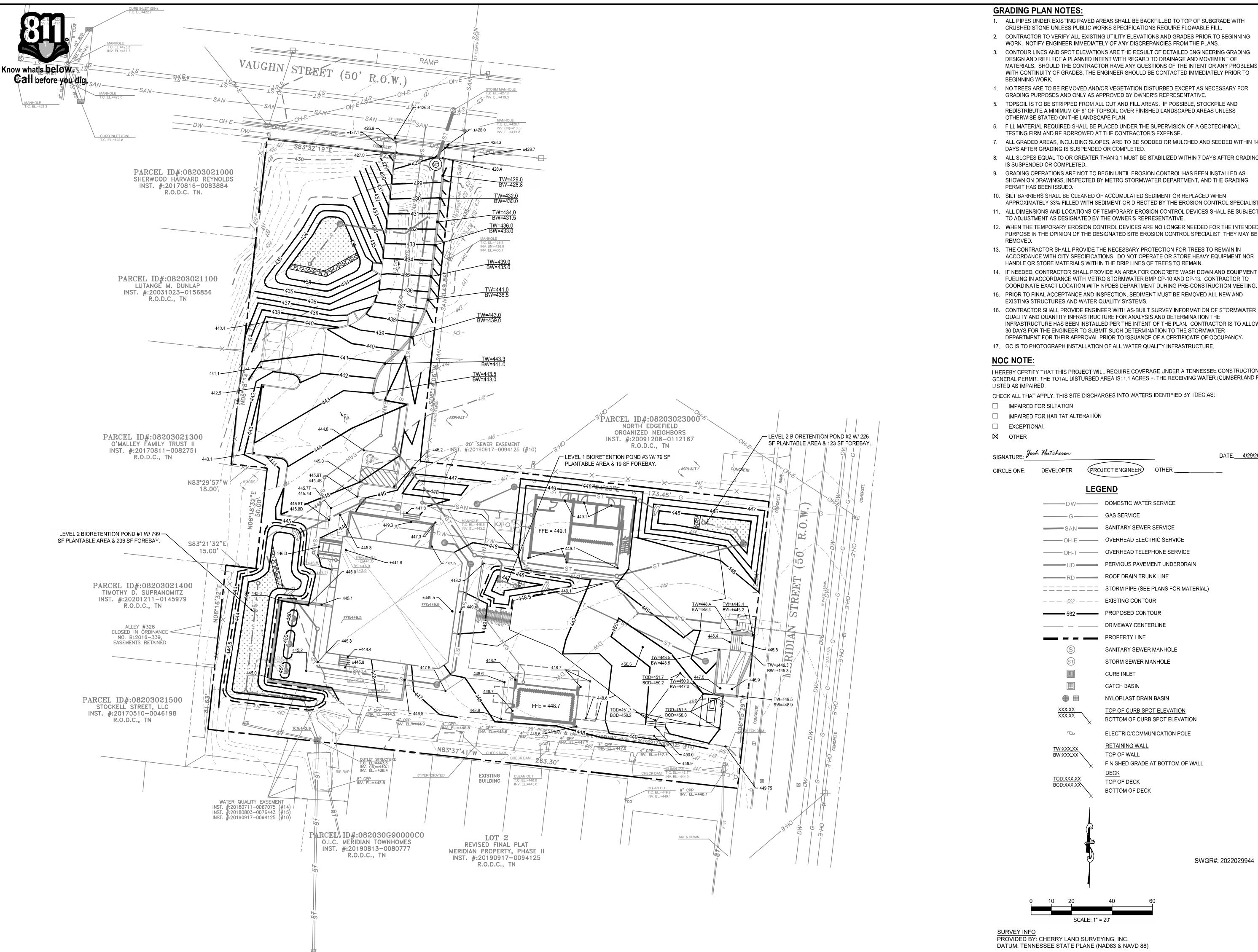
SCALE: 1" = 20'

SITE LAYOUT PLAN



SP

ME SOI



GRADING PLAN NOTES:

- 1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
- 2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
- 3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO
- 4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
- 5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- 6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
- 7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
- 8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING
- IS SUSPENDED OR COMPLETED. 9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS
- SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING
- APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST. 11. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT
- TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. 12. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE
- 13. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR
- HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN. 14. IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO STORMWATER BMP CP-10 AND CP-13. CONTRACTOR TO
- 15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
- 16. CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT SURVEY INFORMATION OF STORMWATER QUALITY AND QUANTITY INFRASTRUCTURE FOR ANALYSIS AND DETERMINATION THE INFRASTRUCTURE HAS BEEN INSTALLED PER THE INTENT OF THE PLAN. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 17. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: 1.1 ACRES ±. THE RECEIVING WATER (CUMBERLAND RIVER) IS LISTED AS IMPAIRED.

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

- ☐ IMPAIRED FOR SILTATION
- ☐ IMPAIRED FOR HABITAT ALTERATION

SIGNATURE: Josh Hutcheson DATE: 4/29/2022 CIRCLE ONE: DEVELOPER PROJECT ENGINEER

LEGEND

GAS SERVICE SAN SANITARY SEWER SERVICE OH-E OVERHEAD ELECTRIC SERVICE ----- OH-T ----- OVERHEAD TELEPHONE SERVICE PERVIOUS PAVEMENT UNDERDRAIN

THE STORM PIPE (SEE PLANS FOR MATERIAL) _ _ _ - 562 · _ _ _ EXISTING CONTOUR - 562 ----- PROPOSED CONTOUR

PROPERTY LINE SANITARY SEWER MANHOLE

STORM SEWER MANHOLE CURB INLET

CATCH BASIN NYLOPLAST DRAIN BASIN TOP OF CURB SPOT ELEVATION

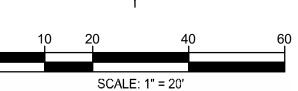
_____ DRIVEWAY CENTERLINE

BOTTOM OF CURB SPOT ELEVATION ELECTRIC/COMMUNICATION POLE

RETAINING WALL TOP OF WALL

FINISHED GRADE AT BOTTOM OF WALL TOP OF DECK BOTTOM OF DECK

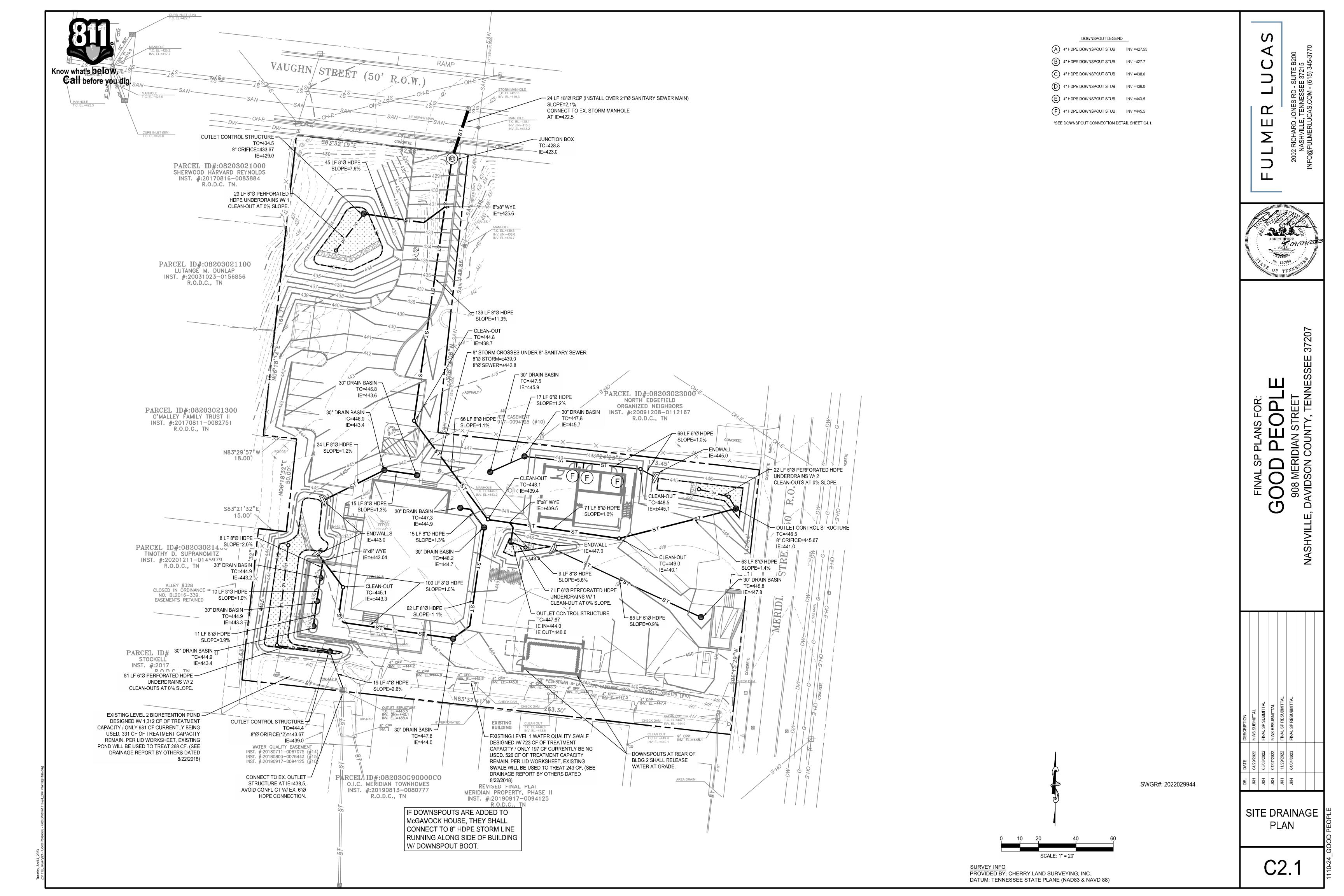
SWGR#: 2022029944

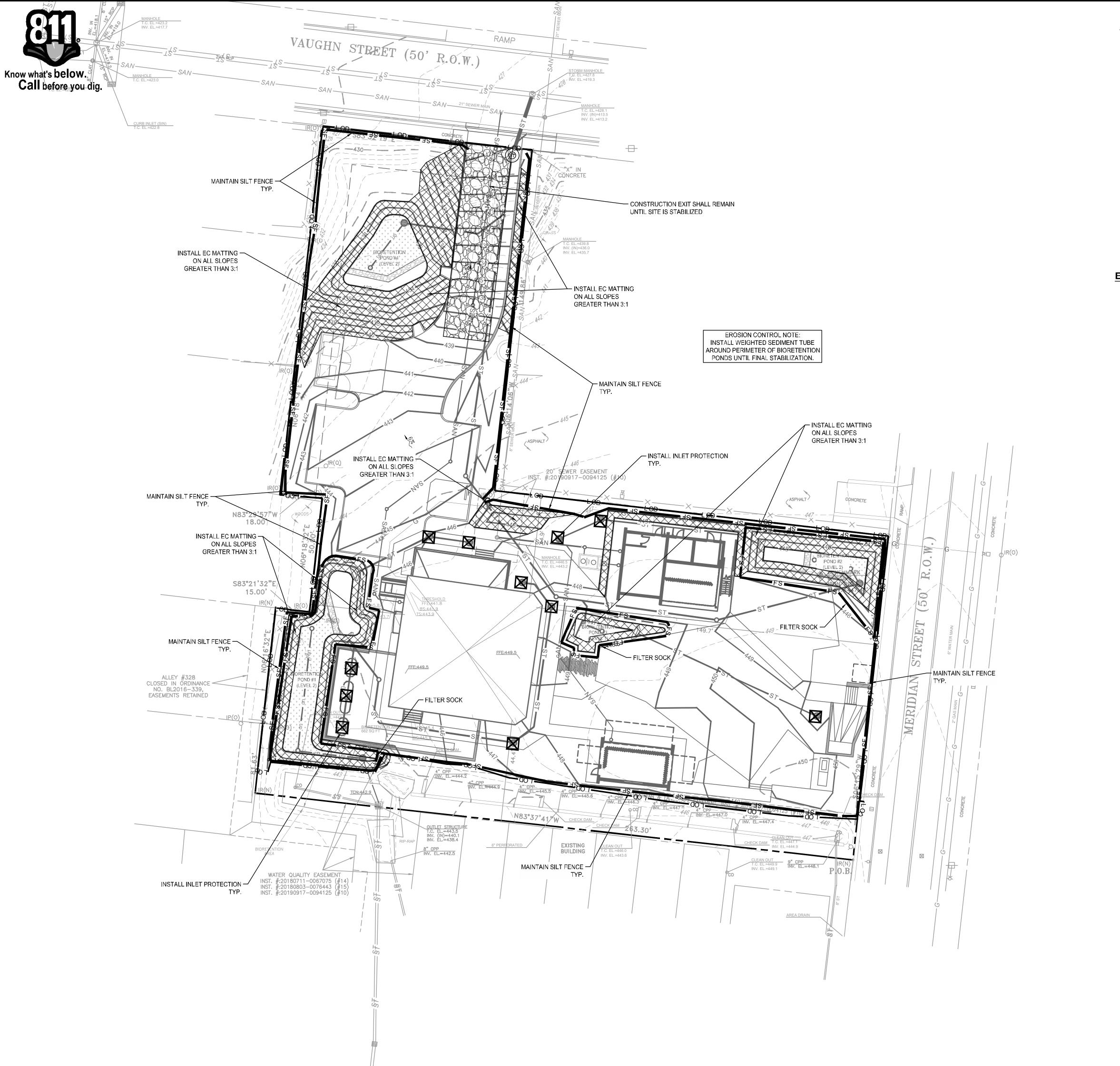


PROVIDED BY: CHERRY LAND SURVEYING, INC. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

SP

SITE GRADING PLAN





GENERAL NOTES:

- GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- 2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE
- GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
- 4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
- GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
- 6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
- 7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION. 8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING
- SHOULD BE CONTINUOUS DURING ACTIVE WORK. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT
- DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS. 10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE
- AT THE EXPENSE OF THE CONTRACTOR. 11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.

PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED

EROSION & SEDIMENT CONTROL NOTES:

THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

- 1. ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
- 2. ALL STOCKPILES ARE TO BE CONTAINED ON THE PROJECT PROPERTY UNLESS WRITTEN PERMISSION IS GIVEN BY THE ADJACENT PROPERTY OWNER. INSTALL SILT FENCE AT THE BASE OF ANY STOCKPILES.
- 3. ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE PROPER EROSION CONTROL BLANKETS/MATTING OR SOD.
- 4. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
- WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.

WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING T

- CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO
- 7. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED PER THE LANDSCAPE PLAN. ALL AREAS NOT OTHERWISE RECEIVING SOD OR OTHER PLANTING SHALL RECEIVE SEED AND STRAW PER THE SPECIFICATIONS INCLUDED WITHIN TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
- ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
- 10. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS
- SUSPENDED OR COMPLETED. 11. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON
- DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED 12. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33%
- FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST
- 13. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
- 14. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
- 15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.

NOC NOTE:

I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: 1.1 ACRES ±. THE RECEIVING WATER (CUMBERLAND RIVER) IS LISTED AS IMPAIRED.

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

- ☐ IMPAIRED FOR SILTATION
- ☐ IMPAIRED FOR HABITAT ALTERATION
- EXCEPTIONAL

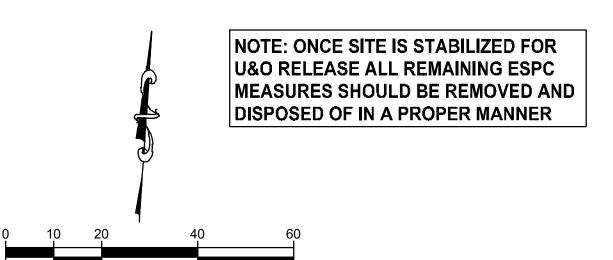
SIGNATURE: Josh Hutcheson DATE: 4/29/2022 (PROJECT ENGINEER) CIRCLE ONE: DEVELOPER **LEGEND EROSION CONTROL LEGEND:**

INLET PROTECTION (TCP-24) WIRE BACKED SILT FENCE (TCP-13), OR APPROVED EQUAL LIMITS OF DISTURBANCE CONCRETE WASHOUT AREA (CP-10)

WEIGHTED SEDIMENT TUBE (TCP-14)

CONSTRUCTION ENTRANCE/EXIT (TCP-03) EC MATTING (TCP-09)

() IRON ROD (OLD) BENCHMARK CATCH BASIN TIRE HYDRANT SEWER MANHOLE EXISTING TREE WV WATER VALVE WM WATER METER IRON ROD (NEW) Ø UTILITY POLE



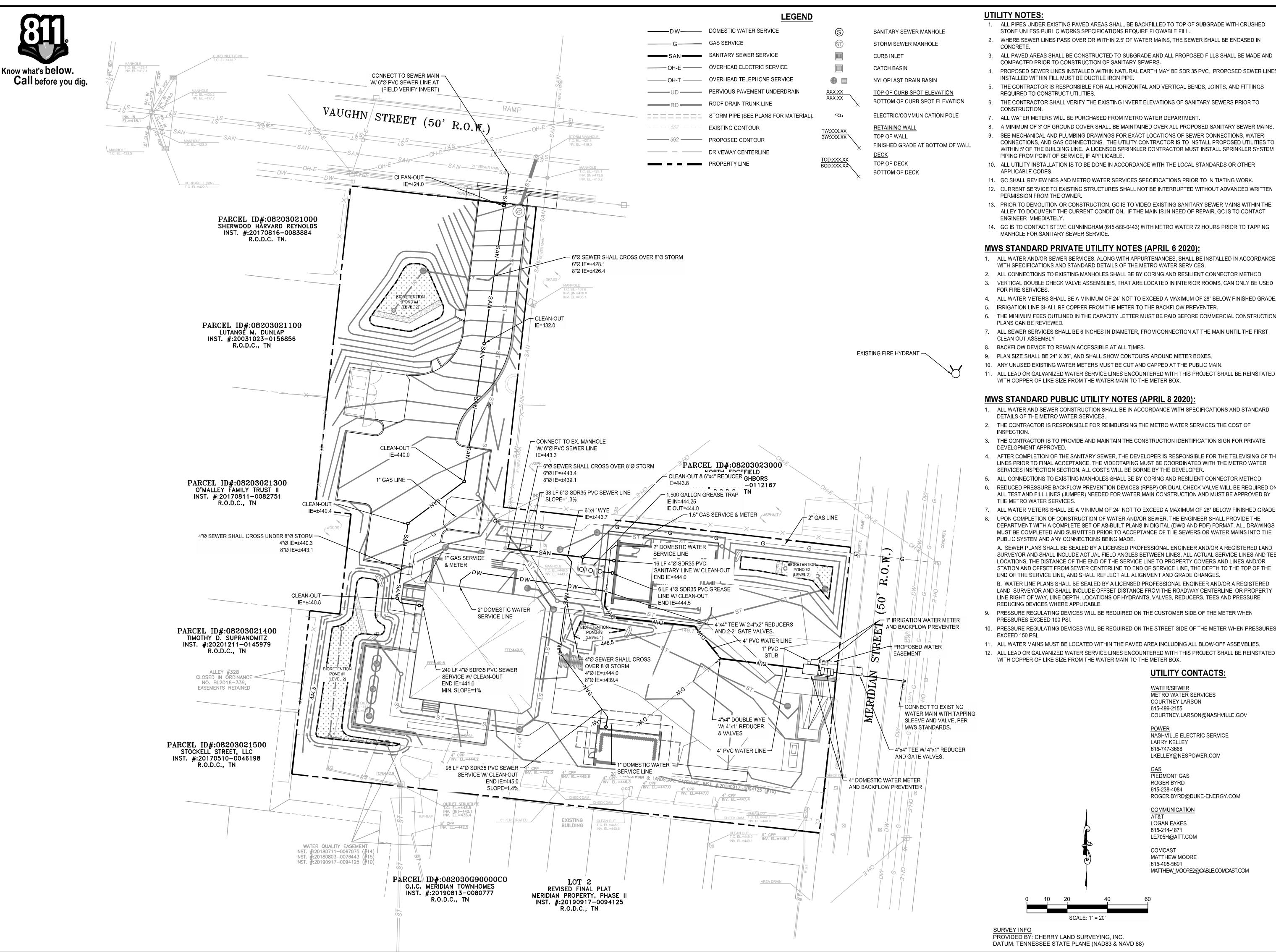
SURVEY INFO PROVIDED BY: CHERRY LAND SURVEYING, INC. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

SCALE: 1" = 20'

SP FINAL

INTERMEDIATE **EPSC PLAN**

유 참 차 차 차 차



- ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED. STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
- 2. WHERE SEWER LINES PASS OVER OR WITHIN 2.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN
- 3. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
- 4. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR 35 PVC. PROPOSED SEWER LINES
- INSTALLED WITHIN FILL MUST BE DUCTILE IRON PIPE.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
- 6. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO
- ALL WATER METERS WILL BE PURCHASED FROM METRO WATER DEPARTMENT.
- 8. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS
- SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM
- 10. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER
- GC SHALL REVIEW NES AND METRO WATER SERVICES SPECIFICATIONS PRIOR TO INITIATING WORK.
- CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN
- 13. PRIOR TO DEMOLITION OR CONSTRUCTION, GC IS TO VIDEO EXISTING SANITARY SEWER MAINS WITHIN THE ALLEY TO DOCUMENT THE CURRENT CONDITION. IF THE MAIN IS IN NEED OF REPAIR, GC IS TO CONTACT
- 14. GC IS TO CONTACT STEVE CUNNINGHAM (615-566-0443) WITH METRO WATER 72 HOURS PRIOR TO TAPPING MANHOLE FOR SANITARY SEWER SERVICE.

MWS STANDARD PRIVATE UTILITY NOTES (APRIL 6 2020):

- ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 3. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED
- 4. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- 5. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
- THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION
- 7. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST
- 9. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.
- ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.

MWS STANDARD PUBLIC UTILITY NOTES (APRIL 8 2020):

- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF
- 3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE
- 4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE METRO WATER
- SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD
- REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY
- 7. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE
- MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE. A. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY COMERS AND LINES AND/OR
- STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES B. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/OR A REGISTERED
- LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE.
- 9. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- 10. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES
- 11. ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.

SCALE: 1" = 20'

12. ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.

UTILITY CONTACTS:

METRO WATER SERVICES COURTNEY LARSON 615-499-2155 COURTNEY.LARSON@NASHVILLE.GOV

NASHVILLE ELECTRIC SERVICE LARRY KELLEY 615-747-3688 LKELLEY@NESPOWER.COM

GAS PIEDMONT GAS ROGER BYRD 615-238-4084 ROGER.BYRD@DUKE-ENERGY.COM

COMMUNICATION LOGAN EAKES 615-214-4871 LE705H@ATT.COM

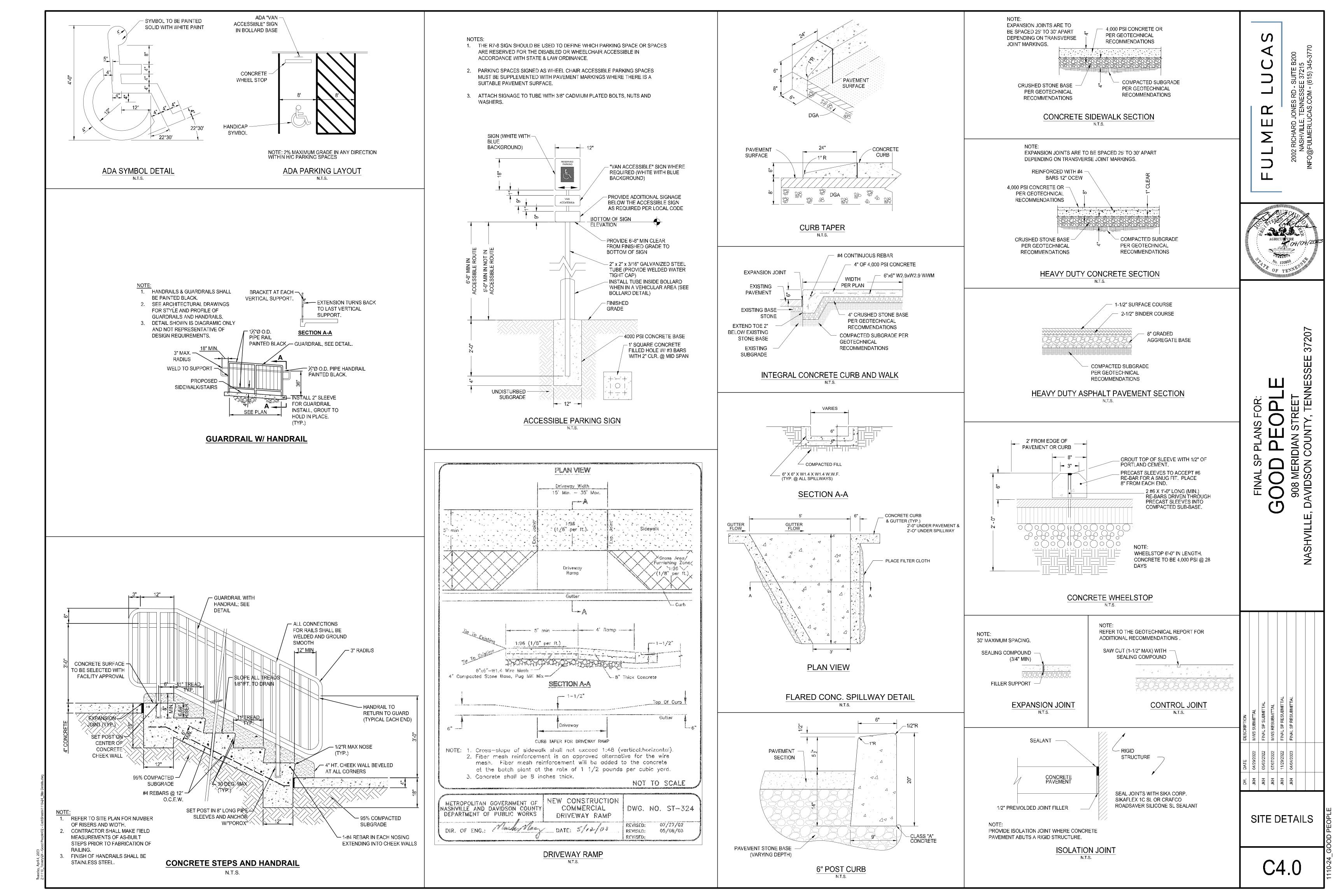
COMCAST MATTHEW MOORE 615-405-5601

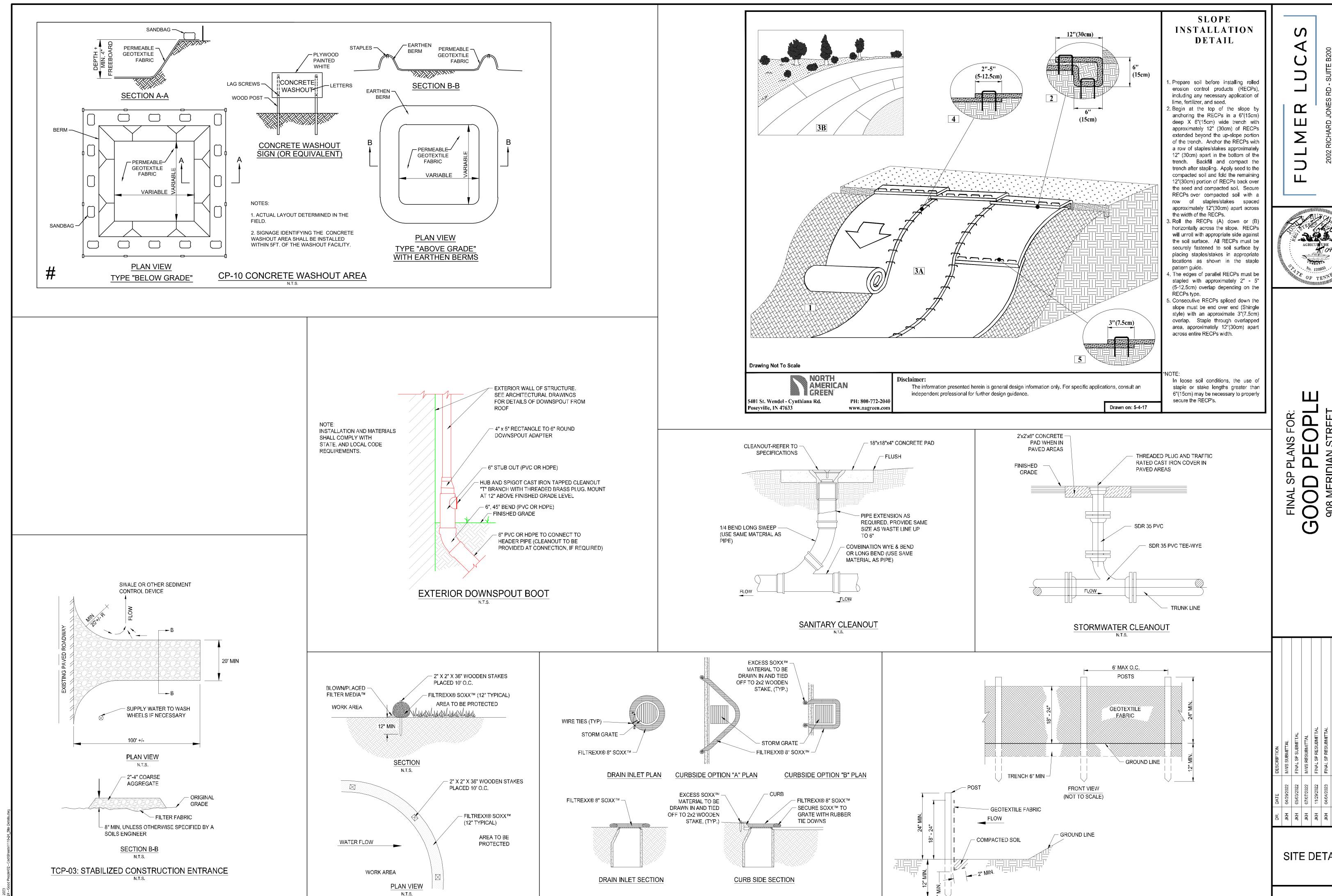
MATTHEW_MOORE2@CABLE.COMCAST.COM

PLAN

SP

SITE UTILITY





TCP-24: INLET PROTECTION

TCP-14: WEIGHTED SEDIMENT TUBE

SITE DETAILS

SIDE VIEW (NOT TO SCALE)

TCP-13: SILT FENCE

BIORETENTION SIZING SUMMARY																		
BIORETENTION POND NUMBER	LEVEL	TOP OF BANK ELEVATION	OVERFLOW STRUCTURE RIM	8" ORIFICE ELEVATION	PONDING DEPTH (IN)	PONDING BOTTOM ELEVATION	MULCH BOTTOM ELEVATION	BIO-SOIL DEPTH (IN)	BIO-SOIL BOTTOM ELEVATION	CHOKER STONE DEPTH (IN)	CHOKER STONE BOTTOM ELEVATION	PIPE INVERT	RESERVOIR STONE DEPTH (IN)	RESERVOIR STONE BOTTOM ELEVATION	INFILTRATION TEST ELEVATION	REQUIRED VOLUME (CF)	PROVIDED VOLUME (CF)	PLANTABLE AREA (SF)
#1	2	444.5	444.4	443.67 (*2)	8	443.0	442.75	36	439.75	3	439.5	439.0	9	438.75	438.5	764	1,400	769
#2	2	447.0	446.5	445.67	8	445.0	444.75	36	441.75	3	441.5	441.0	9	440.75	440.5	390	411	226
#3	1	448.5	447.67	N/A	8	447.0	446.75	24	444.75	3	444.5	444.0	9	443.75	443.5	50	124	79
#4	2	435.0	434.5	433.67	8	433.0	432.75	36	429.75	3	429.5	429.0	9	428.75	N/A	625	915	503

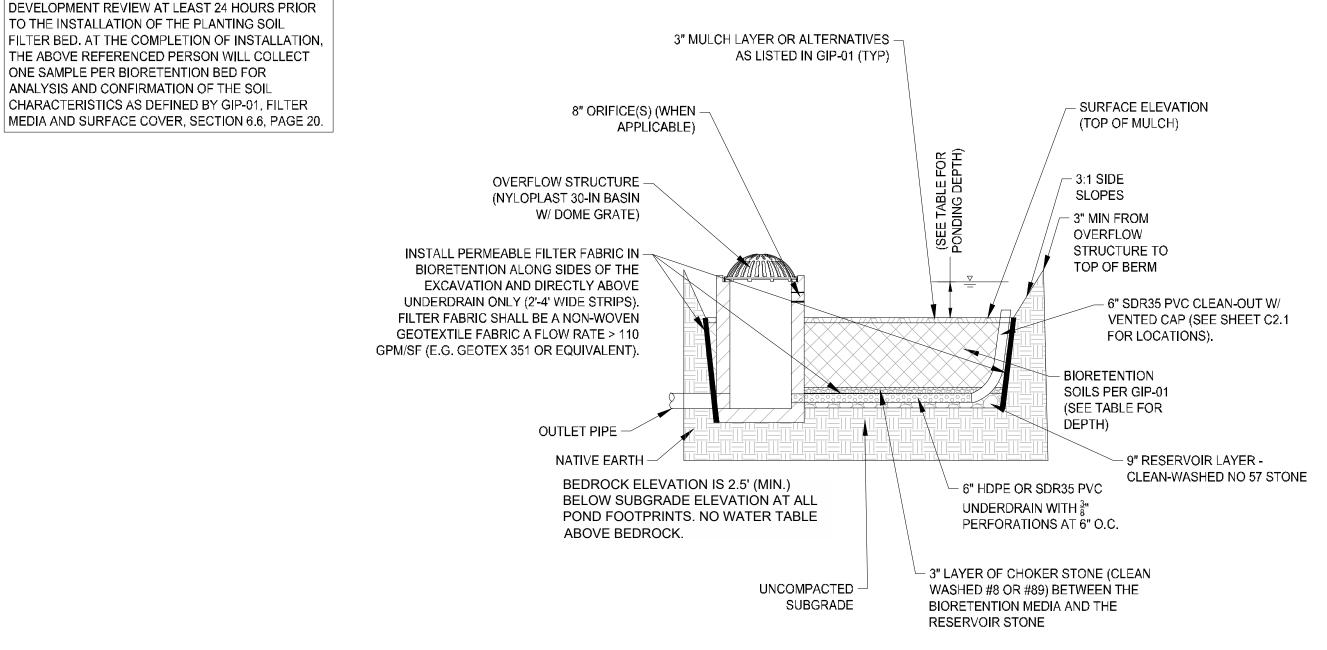
MWS NOTIFICATION NOTE: CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER

NOTES:

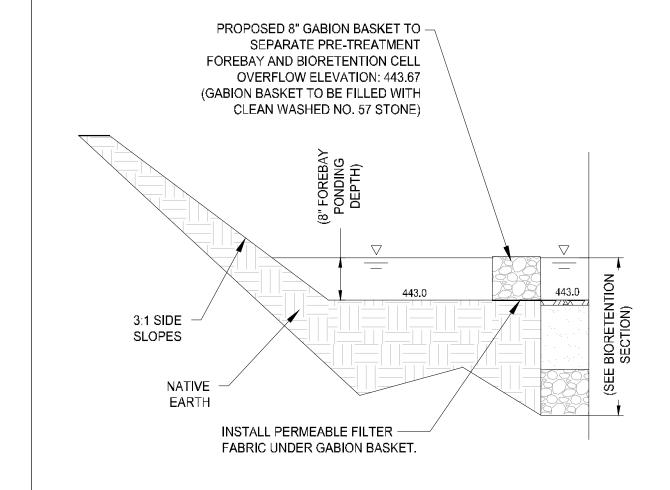
- 1. FILTER SOCK OR APPROVED EQUAL IS TO BE PLACED AROUND TOP OF BIORETENTION POND UNTIL SITE IS FULLY STABILIZED IN ORDER TO KEEP CONSTRUCTION SEDIMENT FROM ENTERING
- 2. ALL STONE IS TO BE PRE-WASHED AND FREE OF FINES. 3. FILTER MEDIA COMPOSITION TO MEET LID MANUAL GIP-01:
- 70% TO 85% SAND
- SILT + CLAY 10% TO 30%, WITH NO MORE THAN 10% CLAY • 5% TO 10% ORGANIC MATTER *VOLUME OF FILTER MEDIA BASED ON 110% OF PLAN VOLUME TO
- ACCOUNT FOR SETTLING OR COMPACTION. 4. GEOTEXTILE/LINER SPECIFICATIONS (PER LID MANUAL GIP-01): USE A NON-WOVEN GEOTEXTILE FABRIC WITH A FLOW RATE OF
- > 110 GAL./MIN./FT2 (E.G., GEOTEX 351 OR EQUIVALENT)
- APPLY ONLY TO THE SIDES AND ABOVE THE UNDERDRAIN IN 2'-4' WIDE STRIPS.
- 5. BOTH THE SUMP STONE AND THE 9" UNDERDRAIN STONE JACKET SHALL EXTEND THE ENTIRE LENGTH AND WIDTH OF THE BIORETENTION POND. 6. USE 6" CORRUGATED HDPE OR SDR35 PVC W/ 3/8"

SLOPE LOCATED NO MORE THAN 20' FROM THE NEXT PIPE.

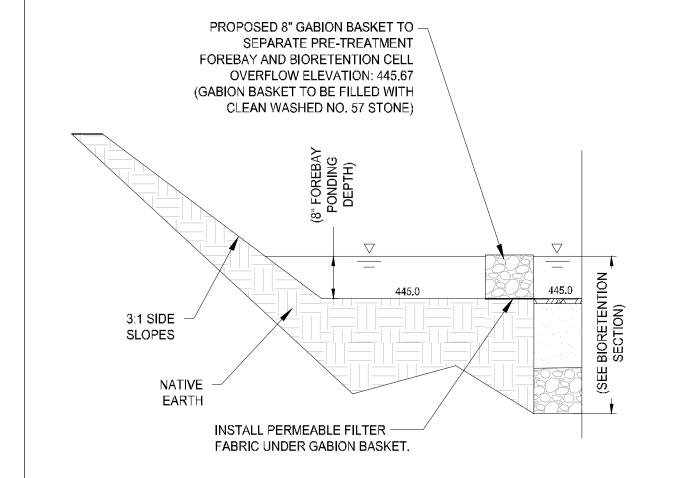
PERFORATIONS AT 6" O.C. POSITION EACH UNDERDRAIN ON A 0%



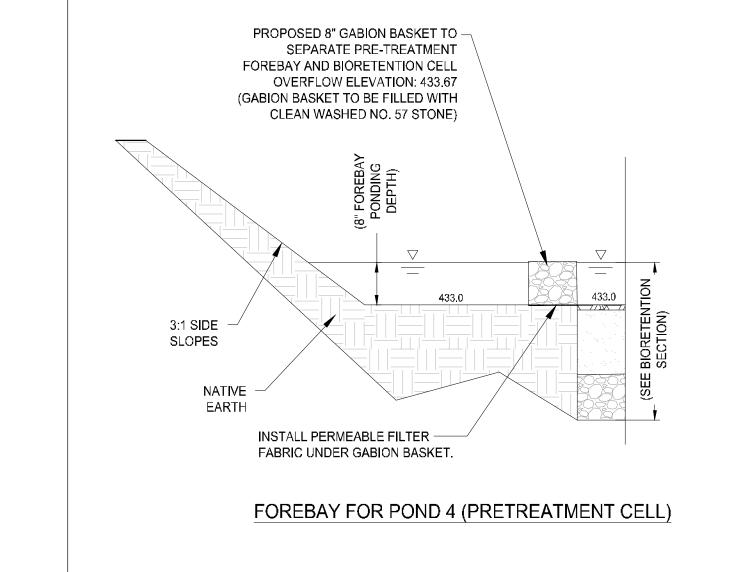
BIORETENTION POND SECTION (GIP-01)

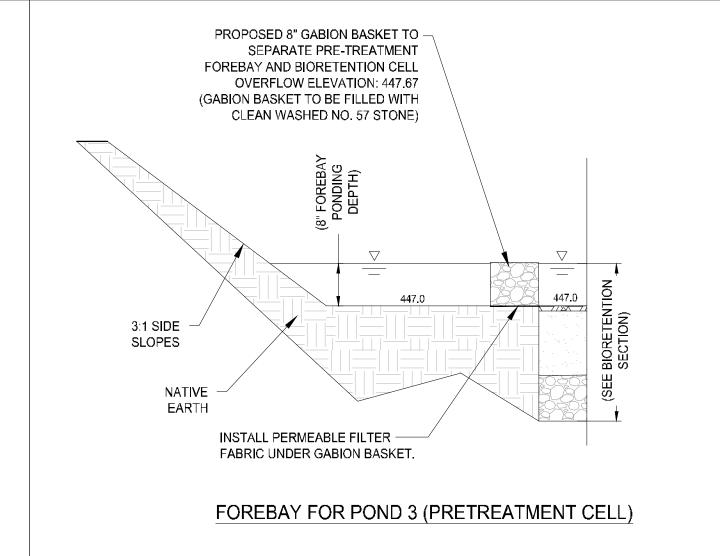


FOREBAY FOR POND 1 (PRETREATMENT CELL)



FOREBAY FOR POND 2 (PRETREATMENT CELL)



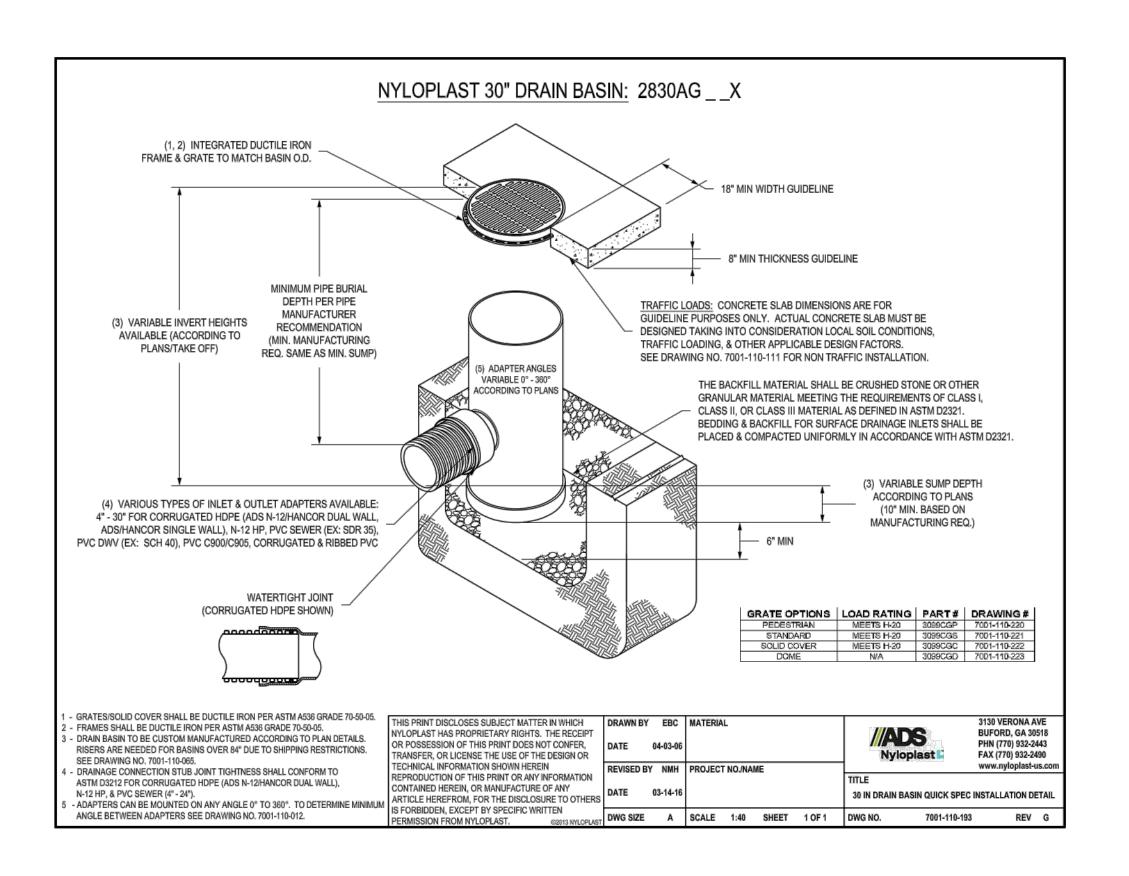


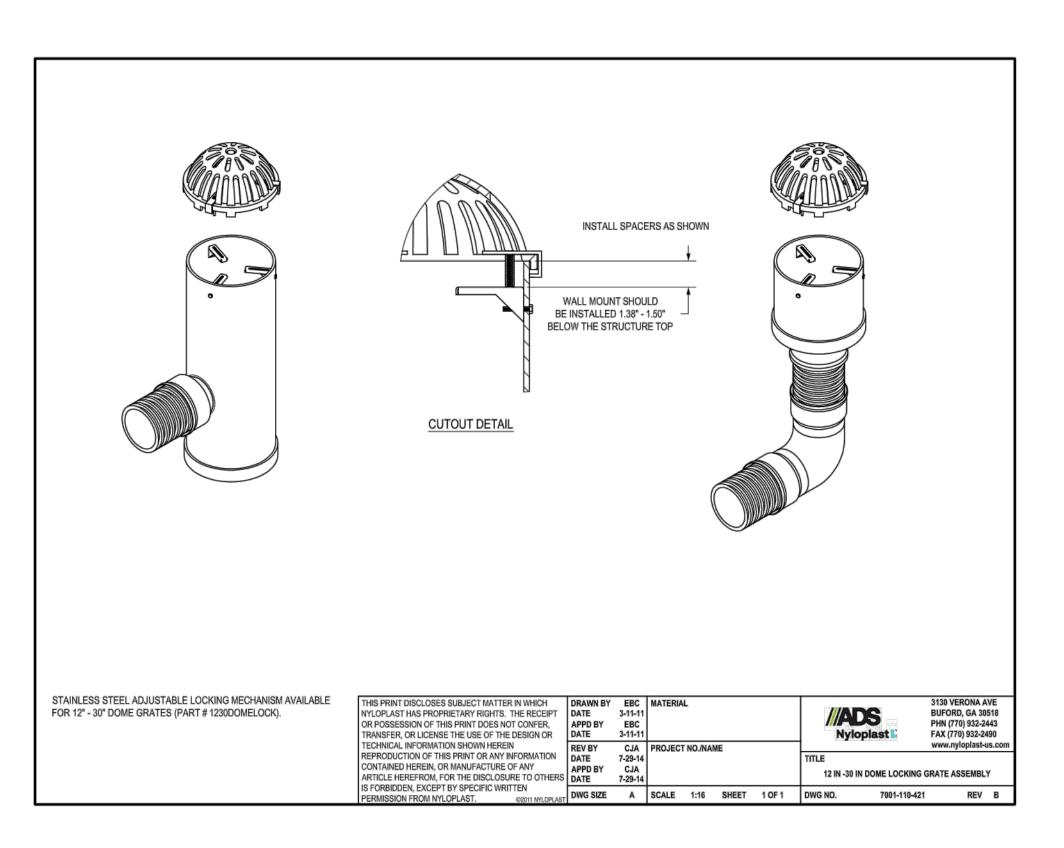
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R

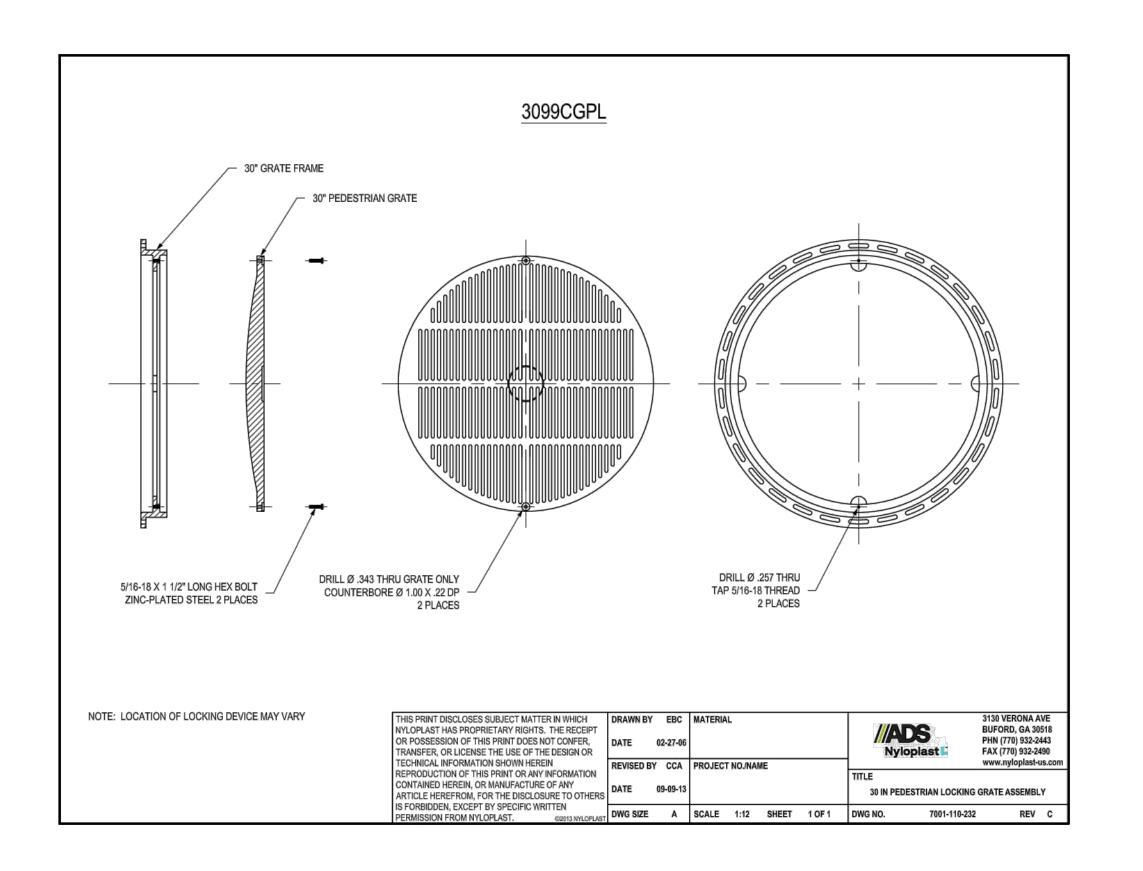
SP

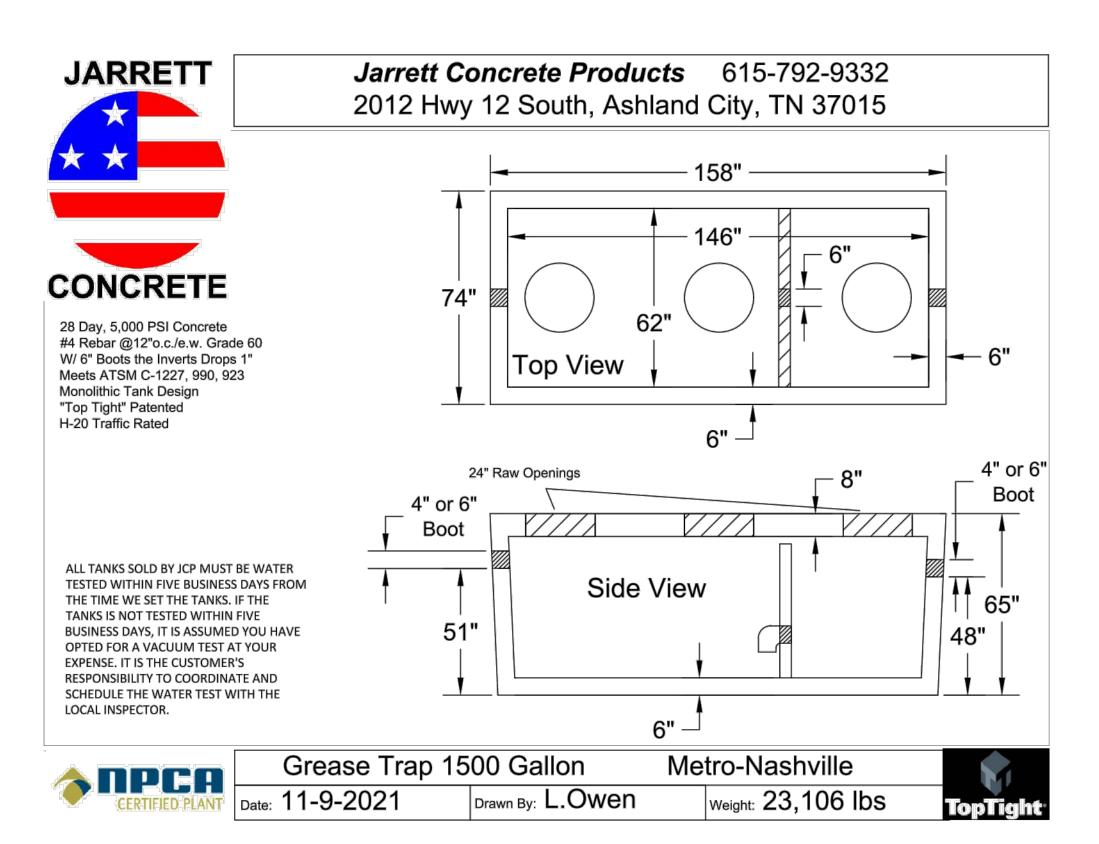
SITE DETAILS

C4.2

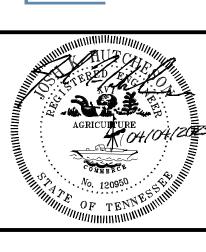








FULMER LUCAS



GOOD PEOPLE

908 MERIDIAN STREET

 E
 DESCRIPTION

 9/2022
 MWS SUBMITTAL

 3/2022
 FINAL SP SUBMITTAL

 9/2022
 FINAL SP RESUBMITTAL

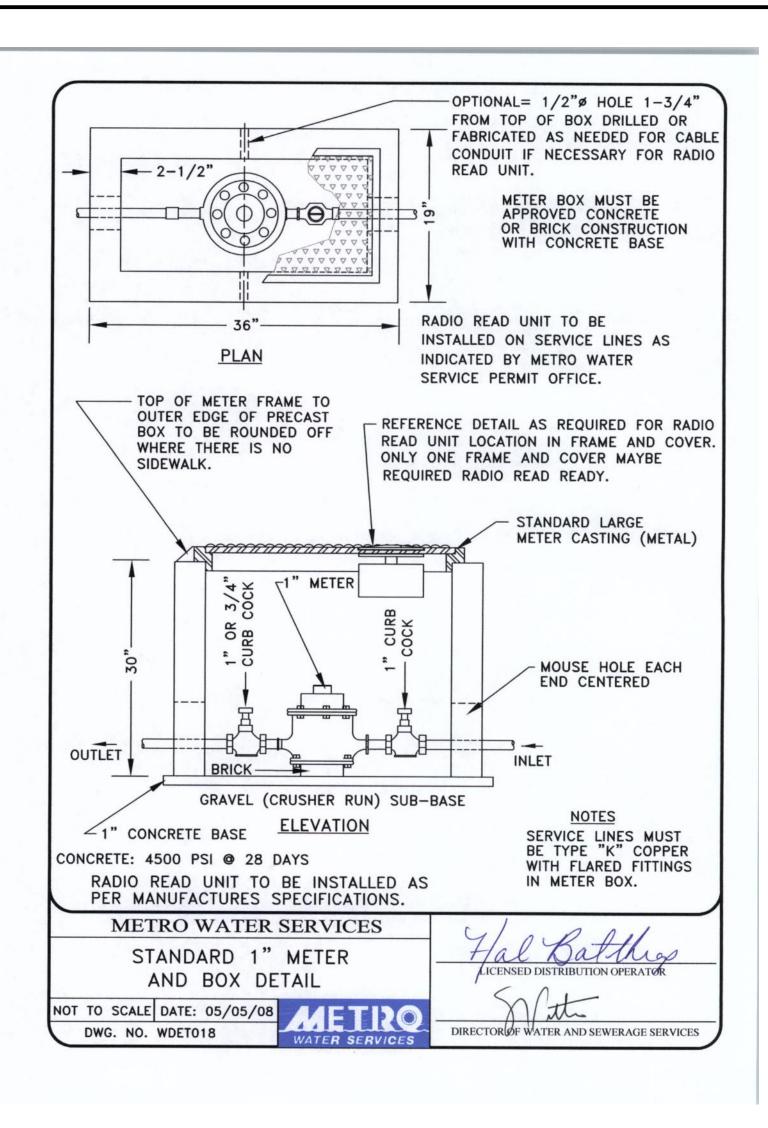
 9/2022
 FINAL SP RESUBMITTAL

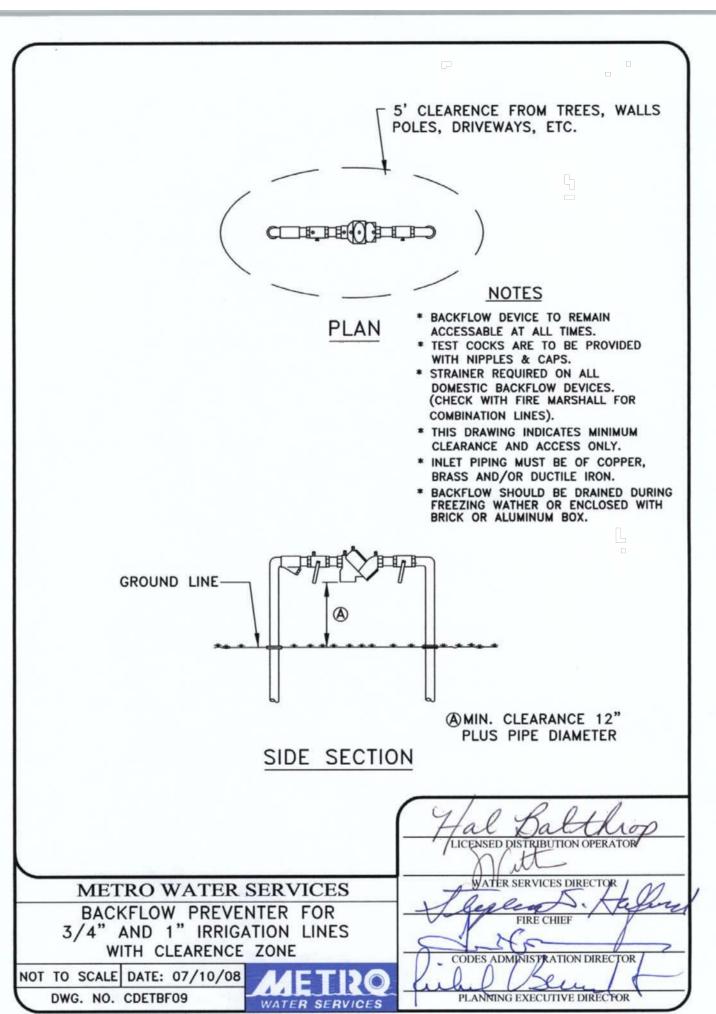
 4/2023
 FINAL SP RESUBMITTAL

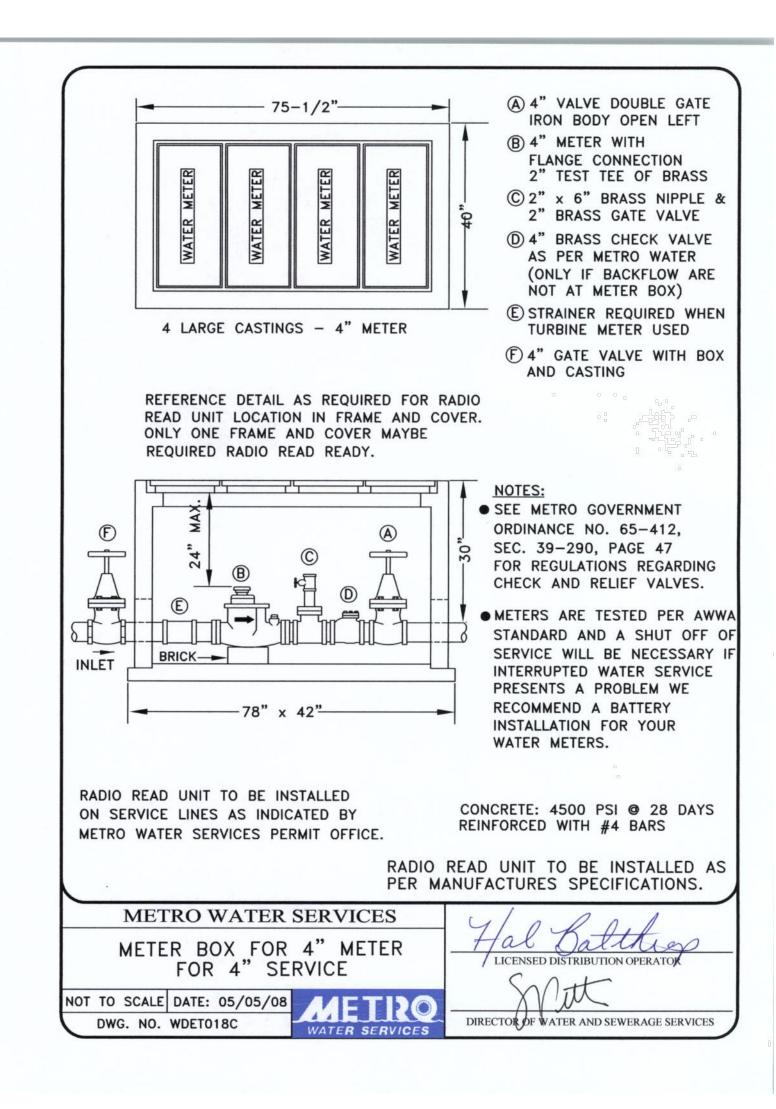
SITE DETAILS

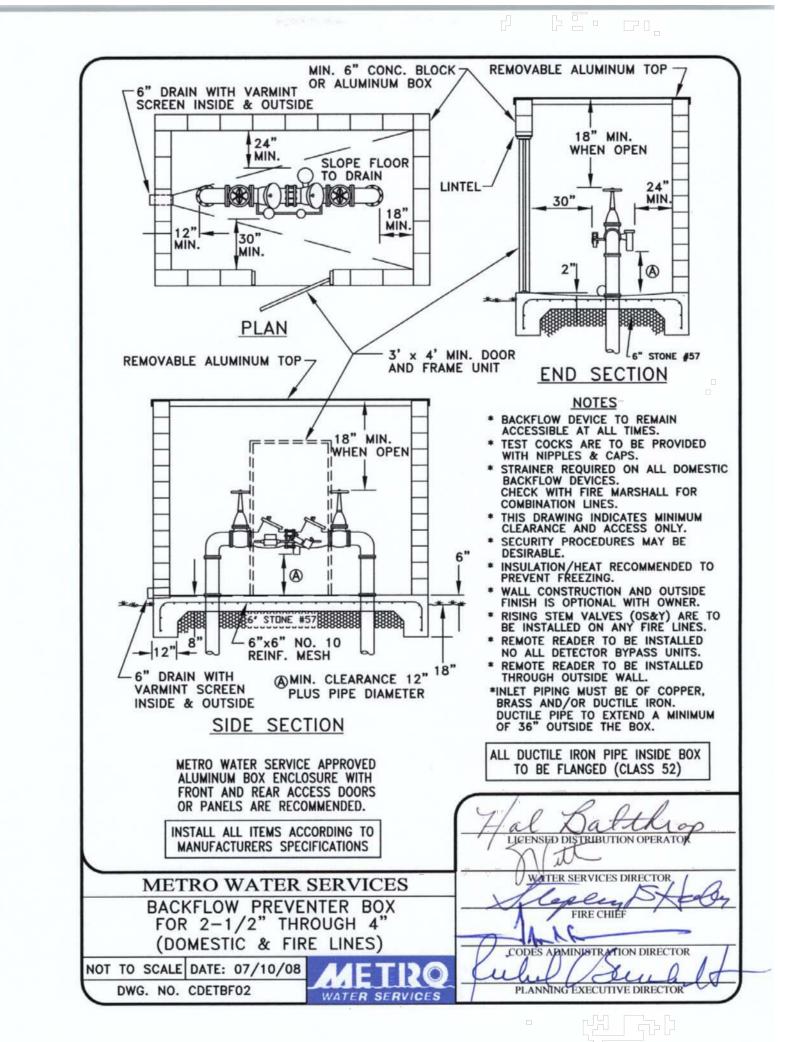
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R
 R

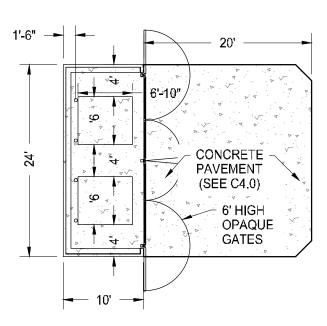
C4.3

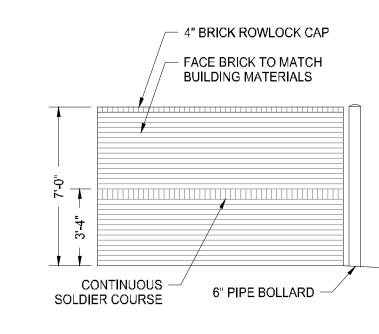




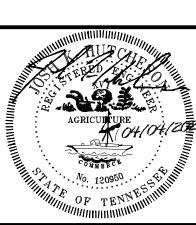








TRASH & RECYCLING CONTAINER ENCLOSURE

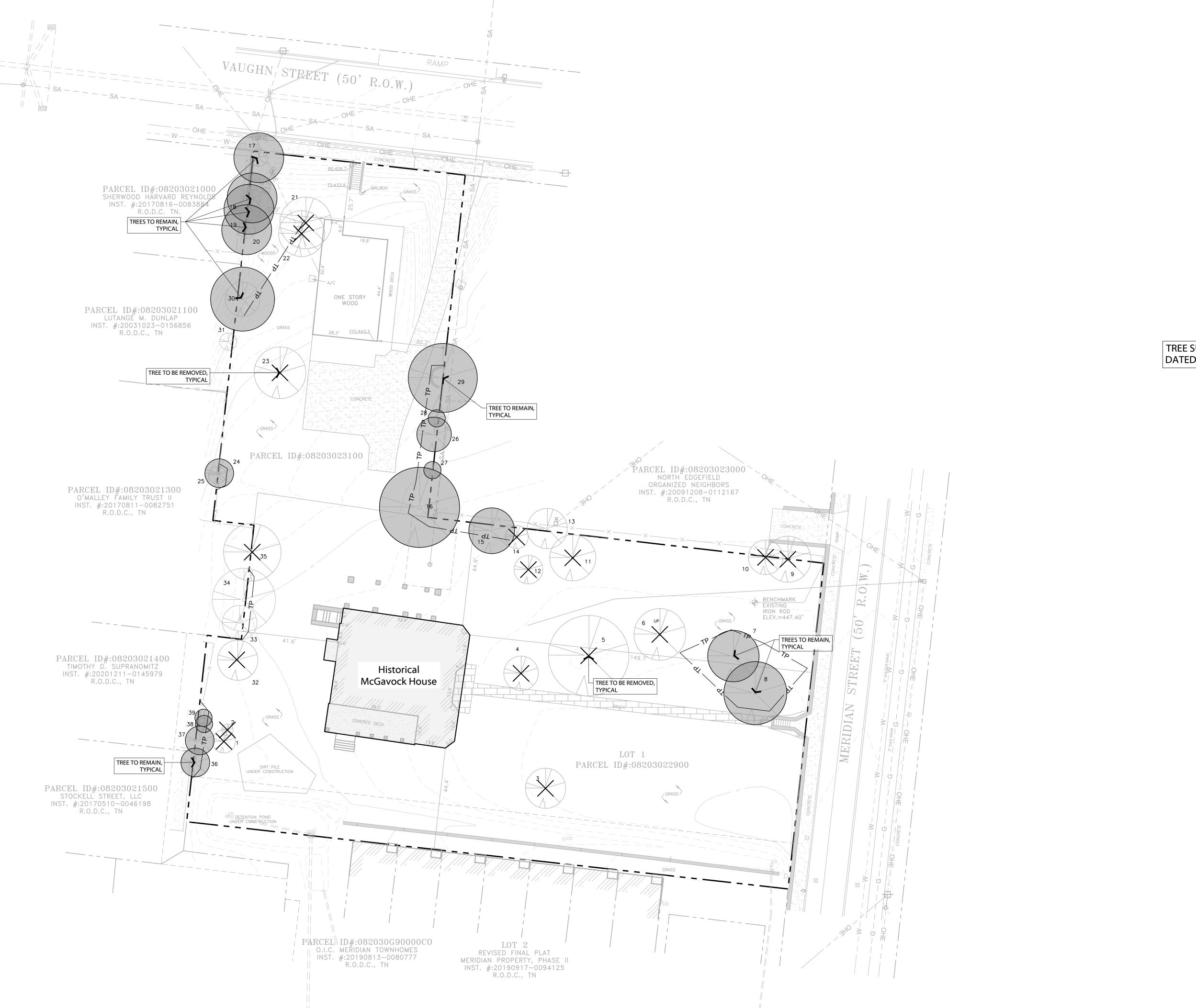


37

ANS S_P

SITE DETAILS

C4.4



Planning | Engineering Landscape Architecture 2305 Kline Ave, Ste 300 Nashville, TN 37211 615.248.9999 csdgtn.com

TREE TABLE

TYPE

SYCAMORE MAPLE

HACKBERRY

HACKBERRY

HACKBERRY

HACKBERRY

HACKBERRY

HACKBERRY HACKBERRY

HACKBERRY

HACKBERRY HACKBERRY MAPLE

HACKBERRY HACKBERRY

HACKBERRY HACKBERRY HACKBERRY

HACKBERRY

* = NOT ON PROPERTY

ASH

SYCAMORE BOX-ELDER

SEAL

TREE SURVEY PROVIDED BY: CHERRY LAND SURVERYING, INC. DATED: JANUARY 12, 2021

> ISSUE SET: ISSUE DATE: 04/04/2023 REVISION HISTORY: Rev. Description
>
> FINAL SP RESUBMITTAL
>
> FINAL SP RESUBMITTAL
>
> SW RESUBMITTAL FINAL SP RESUBMITTAL FINAL SP RESUBMITTAL

& ™

HOUSE

MAP 82.03, PARCEL 229,231 PROJECT BENCHMARK: DESCRIPTION: **ELEVATION:**

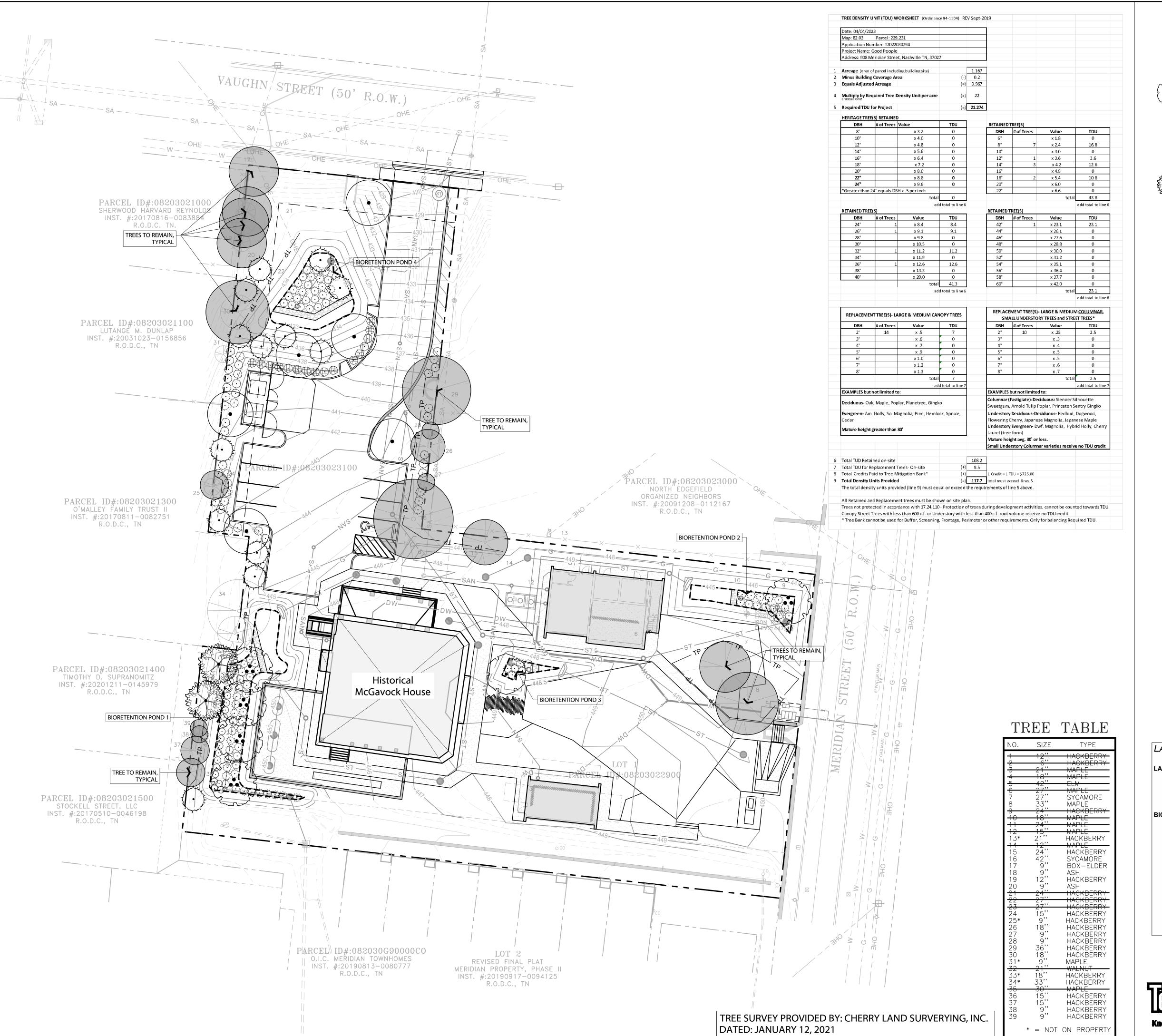
Know what's **below. Call before you dig.**

SCALE: 1"=20'

DRAWN BY: LH CHECKED BY: KJ TREE REMOVAL PLAN

FINAL SP

PROJECT NO.: 21-004-01





CODE COMMON NAME OCTOBER GLORY MAPLE DURAHEAT RIVER BIRCH WILDFIRE TUPELO **EVERGREEN TREES** CODE COMMON NAME NELLIE STEVENS HOLLY MG SOUTHERN MAGNOLIA

EVERGREEN SHRUBS CODE COMMON NAME **INKBERRY HOLLY**

JUNIPER

GRASSES CODE COMMON NAME

PVN NORTHWIND SWITCH GRASS

TMD DENSE YEW

57 proposed shrubs

LANDSCAPE REQUIREMENTS

LANDSCAPE BUFFER - 3' WIDE PER FINAL SP DOCUMENTS 330 LF - 2.5 Canopy, 1.0 Understory, 8 Shrubs / 100 LF

= 26.4 required shrubs = 3.3 required understory trees

6 proposed understory trees 5 proposed + existing canopy trees = 8.3 required canopy trees

BIORETENTION PONDS

BIORETENTION POND 1 - 799 SF = 600 SF required | 823 SF proposed

> = 4 required trees 4 proposed trees

BIORETENTION POND 2 - 226 SF = 170 SF required | 224 SF proposed

= 1 required trees | 1 **proposed tree**s

BIORETENTION POND 3 - 79 SF = 60 SF required | 96 SF proposed 1 proposed trees

= 1 required trees

= 2 required trees

BIORETENTION POND 4 - 505 SF = 379 SF required 448 SF proposed

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

2 proposed trees

MAP 82.03, PARCEL 229,231 PROJECT BENCHMARK:

DESCRIPTION: **ELEVATION:**

SCALE: 1"=20'

Planning | Engineering Landscape Architecture 2305 Kline Ave, Ste 300 Nashville, TN 37211 615.248.9999 csdgtn.com

SEAL

∞ SE HOOH

ISSUE SET:

FINAL SP

ISSUE DATE: 04/04/2023 **REVISION HISTORY:**

FINAL SP RESUBMITTAL FINAL SP RESUBMITTAL SW RESUBMITTAL FINAL SP RESUBMITTAL FINAL SP RESUBMITTAL

DRAWN BY: LH

CHECKED BY: KJ OVERALL LANDSCAPE

ORDINANCE PLAN

PROJECT NO.: 21-004-01

- 1. This property is located within Metro Nashville, Davidson County. Contractor shall conform to all necessary requirements outlined by the standards of the City of Metro - Nashville.
- 2. All work shall be performed by fully qualified Plantsmen. Use good Horticultural practices to keep all plants and plant material installed in a living, healthy condition up to the date of termination of the Contractor's responsibility for care.
- 3. The Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Contractor at the time of
- 4. The Contractor is responsible for locating all underground utilities and shall avoid damage to existing
- utilities during the course of the work. 5. The Contractor is responsible for repairing any damage to utilities, site structures, etc., resulting from
- landscape construction. 6. The Contractor shall be responsible for securing all necessary applicable permits and licenses to
- perform the work set forth on this plan set and the specifications. 7. The Contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on
- the plan will take precedence. No material shall be planted before finish grading has been completed.
- 9. The plants delivered to the project site shall be planted as soon as site conditions permit. Contractor shall take care in scheduling plant deliveries and the size of the deliveries so that long periods of storage are avoided. Adequately protect plants placed in temporary storage from the sun and wind; water plants so as to maintain their appearance and health. Plants that have not been properly maintained during temporary storage may be rejected by the Landscape Architect.
- 10. Should the Contractor encounter unsatisfactory surface or other subsurface drainage conditions, soil depth, latent soils, hard pan, stem of utility lines or other conditions that will jeopardize the health and vigor of the plants, he/she must advise the Owner's Representative in writing of the conditions prior to installing the plants. Otherwise, the Contractor warrants that the planting areas are suitable for proper growth and development of the plant material to be installed and Contractor shall take responsibility for the cost of any revision.
- 11. It is the responsibility of the Contractor to verify that each excavated tree or shrub pit will percolate (drain) prior to adding topsoil of planting mix and installing trees or shrubs. The Contractor shall fill the bottom of selected holes with six inches of water. This water should percolate out within a 24-hour period. If the soil at a given area does not drain properly, a PVC drain or gravel sump shall be installed, or the planting relocated to an area approved by the Owner's Representative.
- 12. Prior to installation of plant materials, the width and length of all parking lot landscape island and median areas are to be excavated to a depth of 24 inches below the proposed top of pavement elevation. Excavated material is to be removed from the landscape areas and disposed of off site or in an area approved by the Project Engineer. No asphaltic construction trash and/or materials are to be left in the topsoil and planting mix backfill and/or subgrade of any proposed parking area islands and/or planting medians and strips. Parking lot islands and medians are to be backfilled with sifted topsoil as per project specifications and to the elevations indicated on the grading plans.
- 13. All shrub and ground cover beds not in parking lot islands or median strips are to be excavated to a depth of 12 Inches and disposed of off site or in an area approved by the Project Engineer. Trees in these bed areas shall be installed per the tree planting detail. The bed area is to be backfilled with sifted topsoil to the elevations indicated on the grading plans as per the specifications.
- 14. The optimum time for planting is from October 1 to April 1. Scheduling for planting at other times must be approved in writing by the Landscape Architect.
- 15. Existing trees to remain shall be protected from construction damage. Selectively prune dead wood. 16. New tree plantings are to not be staked per planting details. Trees that are planted in special
- circumstances of windy conditions may be staked once approved by the Landscape Architect. 17. All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless
- 18. The Contractor shall stake or mark all plant material locations prior to installation. The Contractor shall
- have the Landscape Architect or Owner's Representative approve all staking prior to installation. 19. All plant material which dies, turns brown, or defoliates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species quantity and size and
- meeting all plant list specifications at no expense to the Owner. 20. The Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- 21. Chemical Weed Control (pre-emergent, i.e. Treflan) shall be applied to all landscape areas prior to any
- 22. All planting areas shall receive a 3 inch layer of shredded hardwood bark mulch, which is to be watered-in after installation.
- 23. All plants shall be vigorous, healthy material, free of pests and disease.
- 24. All plants and trees must meet all requirements specified in the plant list, details, and notes. 25. The standards set forth in "American Standard for Nursery Stock" represent general guideline
- specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted on the material schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
- 26. Dimensions for trunk caliper, heights, and spread specified on the material schedule are a general guide for the minimum required size of each plant. Quality and size of plants, spread of roots and size of balls shall be in accordance with A.N.S.I. Z60 "American Standard for Nursery Stock " (current edition) as published by the American Association of Nurserymen, Inc.
- 27. All disturbed areas shall be planted with turf as indicated on the material schedule
- 28. Existing sod shall be removed as necessary to accommodate new plantings.
- 29. Any existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing at no expense to the Owner.
- 30. The Contractor is responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, of all planting areas and lawns per project specifications until total acceptance of the work by the Owner.
- 31. The Contractor shall completely guarantee all work for a period of one year beginning at the date of
- 32. The Contractor shall provide the Owner with written instructions on the proper care of all specified plant materials prior to final payment.
- 33. The Contractor shall be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- 34. ATTENTION OWNER/INSTALLER: This landscape plan has been designed to meet the minimum requirements of the City of Nashville zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance / maintenance bond for landscaping. Deviation from the approved landscape plan shall not be made without first consulting Civil-Site Design Group and then obtaining approval from either the City of Nashville planning commission or the planning department.
- 35. Prior to installing any plant material in the R.O.W., the Contractor shall contact the City of Nashville Urban Environmental Department (UED) at (615) 862-6488 for a permit to plant in the R.O.W. Any trees installed in the City of Nashville's R.O.W. must be inspected by the UED and Landscape Architect prior to installation. Any materials not inspected prior to installation are subject to removal at the Contractor's expense.
- 36. Trees of the same species shall have the following characteristics: matched branching height, caliper, height of tree, spread of branches and branching structure, and overall shape.
- 37. All on-site utility providers shall be contacted to locate all above ground structures. Once located, these utility structures shall be screened from the public R.O.W. on three sides.

Planting Notes:

- 1. Any series of trees to be placed in a particular arrangement will be field checked for accuracy by the Landscape Architect. Any plants misarranged will be relocated by the Contractor at no expense to the Owner. Trees shall be
- placed on-center when possible unless noted otherwise on plans. 2. Soil used in backfilling planting pits shall be topsoil and mixed with 25% peat by volume, except for ericaceous plants, very acid or sour soil (soil having a pH less than 6) shall be mixed with sufficient lime to produce a slightly acid reaction (a pH of 6.0 to 6.5). 10-10-10 commercial fertilizer at the rate of 2 pound per cubic yard shall be added. Both fertilizer and peat shall be thoroughly mixed by hand or rotary tiller.
- 3. Soil used in backfilling ericaceous plants shall be topsoil mixed with 50% peat by volume, 5-10-5 commercial fertilizer at the rate of 5 pounds per cubic yard shall be added. Both fertilizer and peat shall be thoroughly mixed by
- 4. Upon securing plant material, and before installation, the Contractor shall notify the Landscape Architect for a pre-installation inspection in order to verify all plant material meets specifications. Trees of same species shall be matched in growth character and uniformity.
- 5. Herbicide (Treflan or equivalent) shall be applied to all planting beds prior to planting for noxious weed control at a rate of 2 pounds per 1,000 square feet.
- Contractor shall submit a 10 ounce sample of the topsoil proposed to a testing laboratory for analysis. Test results, with recommendations for suitability, shall be submitted to the Owner's Representative for approval.
- Plants shall be oriented vertically and oriented for best appearance. All non-biodegradable root containers shall be removed and disposed of off site.
- Tree branches shall be selectively trimmed by 25%, maintaining natural shape. All dead and broken branches in trees and shrubs shall also be pruned. Remove tags, twine or other non-biodegradable material, and remove from
- 9. Scarify subsoil in planting beds to a depth of 3 inches. All planting beds shall receive a minimum of 6 inches of
- 10. Contractor shall provide smooth, neatly trenched (3 inch deep) bed edges.
- 11. All planting beds to have a minimum of 3 inch deep shredded hardwood bark mulch.
- 12. Dimensions for trunk caliper, heights, and spread specified on the material schedule are a general guide for the minimum required size of each plant. Quality & size of plants, spread of roots, and size of balls shall be in accordance with A.N.S.I. Z60 "American Standard for Nursery Stock" (current edition) as published by the American Association of Nurserymen, Inc.
- 13. The quantities indicated on the material schedule are provided for the benefit of the Contractor, but should not be assumed to always be correct. In the event of a discrepancy, the planting plan will take precedence over the material schedule. The Contractor shall be responsible for his/her own quantity calculations and the liability pertaining to those quantities and any related contract documents and/or price quotations.
- 14. Contractor shall warranty all material for one year after date of final acceptance.

Sodding Notes:

- 1. Areas indicated for sod shall be Kentucky 31 Fescue, minimum age shall be 18 months, with root development that will support its own weight without tearing when suspended vertically by holding the upper two corners.
- Contractor shall submit sod certification for grass species and location of sod source. Contractor shall include certification that sod is free of disease, nematodes, undesirable insects, and quarantine restrictions.
- Sod shall be delivered on pallets. Prior to installation, sod shall be stored at a location that is protected from damaging
- effects of sun and wind. 4. 6-12-12 commercial type fertilizer, with 50% of the element derived from organic sources, shall be applied at a rate
- recommended by the manufacturer. Apply after smooth raking of topsoil and no more than 48 hours before laying sod. Mix thoroughly in the upper 2 inches of topsoil and lightly water to aid breakdown.
- Areas to receive sod shall be lightly moistened immediately prior to laying sod. 6. Lay sod tightly with no open joints visible and not overlapping. Stagger end joints a minimum of 12 inches and do not
- stretch sod pieces. 7. On slopes 6 inches per foot and steeper, lay sod perpendicular to slope and secure every row with wooden pegs at a
- maximum 2 feet on-center. Drive pegs flush with sod portion of sod. 8. Prior to placing sod on slopes of 8 inches per foot and steeper, place jute erosion control mesh over topsoil. Securely anchor sod in place with pegs sunk firmly into the ground. Contractor shall submit 12" x 12" samples of jute mesh for review to Landscape Architect or Owner's Representative prior to installation.
- Immediately after installation, water sodded areas to a depth of 4 inches. 10. After sod and soil have dried, roll sodded areas to ensure a good bond between soil and sod. Roller shall not exceed 150 pounds.
- 11. Contractor shall be responsible for maintaining (mowing, trimming, watering) the sod until the installation is inspected and accepted by the Landscape Architect or Owner's Representative.
- 12. The Contractor shall replace sod areas that show deterioration for a period of one year after acceptance of the installation. Deteriorated material shall be replaced with sod of equal quality originally specified at no expense to the Owner.

BIORETENTION NOTES:

1. Contractor, Engineer, or Owners Representative shall notify MWS NPDES Staff at least 48 hours prior to the installation of the bioretention filter media. At the completion of installation, the above referenced person will collect one sample per bioretention area for analysis and confirmation of the filter media as defined by GIP-01. Media testing not required when using a certified media product. 2. I hereby certify that this bioretention planting plan is in keeping with the requirements listed in GIP-01 Section 5.6. Only native species and/or non-invasive species of plants were used in the design of this bioretention planting plan. This plan will achieve at least 75% surface area coverage within the first two years, and has the minimum amount of required trees. 3. Vehicular and equipment traffic shall be prohibited in the bioretention area to prevent compaction and sediment deposition.

3. Vehicular and equipment traffic shall be prohibited in an infiltrating urban bioretention area to prevent

URBAN BIORETENTION POND

compaction and sediment deposition

1. Contractor, Engineer, or Owners Representative shall notify MWS NPDES staff at least 48 hours prior to the installation of the planting soil filter bed. At the completion of installation, the above referenced person will collect one sample per urban bioretention bed for analysis and confirmation of the soil characteristics as defined by GIP-01. Media testing not required when using a certified media product. 2. I hereby certify that this urban bioretention planting plan is in keeping with the requirements listed in GIP02 Section 5.6. Only native species and/or non-invasive species of plants were used in the design of this urban bioretention planting plan. This plan will achieve at least 75% surface area coverage within the first

TOP OF ROOTBALL TO BE 1" ABOVE FINISHED GRADE. PLACE ROOTBALL ON COMPACTED SPECIFIED PLANTING MIX FILL BED WITH MINIMUM 3' LAYER OF SPECIFED MULCH, TAPER MULCH AWAY FROM 3" HIGH WATER RETENTION BASIN FINISHED GRADE SPECIFIED PLANTING MIX REMOVE CONTAINER AND ANY WRAPPING, TWINE, WIRES, ETC. UNDISTURBED SUBGRADE TWO TIMES NOTE: CONTRACTOR SHALL ASSURE PERCULATION ROOTBALL WIDTH OF PLANTING PITS PRIOR TO INSTALLATION

SHRUB PIT PLANTING



OVERALL PLANT SCHEDULE

CODE QTY BOTANICAL / COMMON NAME

BETULA NIGRA 'DURAHEAT' / DURAHEAT RIVER BIRCH 10` - 12` H B & B 2"CAL NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO B&B 2"CAL 10` - 12` H **EVERGREEN TREES** CODE QTY BOTANICAL / COMMON NAME CONT SIZE ILEX X `NELLIE R STEVENS` / NELLIE STEVENS HOLLY B&B 2"CAL 6` - 8` H MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA B&B 2"CAL 8` - 10` H CODE BOTANICAL / COMMON NAME ILEX GLABRA / INKBERRY HOLLY 3 GAL 18" H 36" o.c. JUNIPERUS X PFITZERIANA `KALLAY`S COMPACT` / JUNIPER 3 GAL 18" H 48" o.c. **(·)** TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW 3 GAL 18" H 48" o.c. **GRASSES** BOTANICAL / COMMON NAME {•} PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS 48" o.c.

ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE

* PLEASE NOTE THAT OVERALL SCHEDULE INCLUDES ALL PLANTS FROM BIORETENTION PONDS AND BUFFER PLANTINGS.

CONT

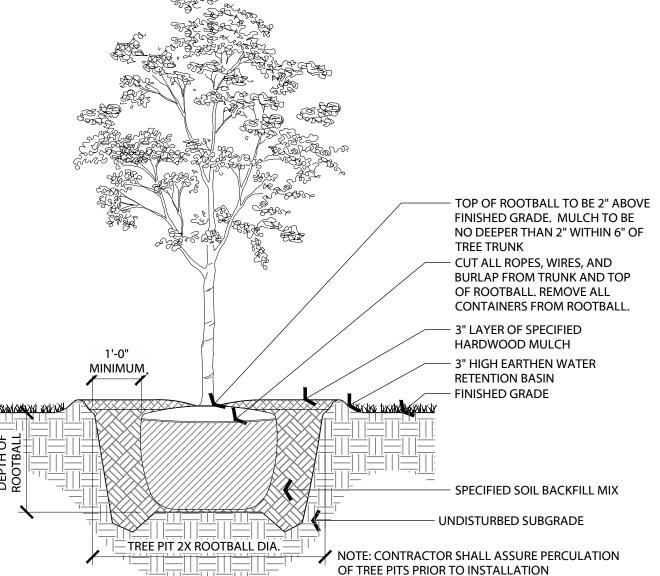
B&B 2"CAL

10` - 12` H

NOTE: TREE SIZES SHOWN ARE REQUIRED MINIMUMS. CONTRACTOR TO REFER TO ENHANCED LANDSCAPE PLANS FOR PRICING.

NOTE: IRRIGATION TO BE PROVIDED BY AN AUTOMATIC SYSTEM. DESIGN BY OTHERS.

> *PLEASE NOTE THAT THE BIORETENTION PLANTINGS TO BE EXCLUDED FROM AUTOMATIC IRRIGATION COVERAGE.



TREE PLANTING - STANDARD TRUNK

Planning | Engineering Landscape Architecture 2305 Kline Ave, Ste 300 Nashville, TN 37211 615.248.9999

SEAL

∞ I

ISSUE SET:

FINAL SP

ISSUE DATE: 04/04/2023 REVISION HISTORY FINAL SP RESUBMITTAL FINAL SP RESUBMITTAL SW RESUBMITTA FINAL SP RESUBMITTA FINAL SP RESUBMITTAL

DRAWN BY: LH

LANDSCAPE NOTES AND DETAILS

PROJECT NO.: 21-004-01

CHECKED BY: KJ

TREE PROTECTION FENCING

Know what's **below. Call before yo**u dig.

- EXISTING TREE DRIP LINE

P-21.004.1-11

4' TALL CHAIN-LINK FENCE

MINIMUM RADIUS

INSTALLED AT DRIP-LINE OR 10'

NOTE: CONTRACTOR SHALL ASSURE PERCULATION

OF TREE PITS PRIOR TO INSTALLATION

- 2X2X6' WOODEN STAKE

SHALL BE VISIBLE

2 PLY REINFORCED RUBBER OR

PLASTIC HOSE. MINIMUM 3/4" DIAMETER.

- PLANT AT SAME GRADE AS GROWN IN

- FILL BASIN WITH MINIMUM 4" LAYER

OF SPECIFIED MULCH. MINIMUM 3"

- 4" HIGH WATER RETENTION BASIN

INISHED GRADE

SPECIFIED PLANTING MIX

- UNDISTURBED SUBGRADE

FROM TOP 3 OF ROOTBALL

REMOVE BURLAP AND TWINE

FROM TRUNK OF TREE. ROOT FLARE