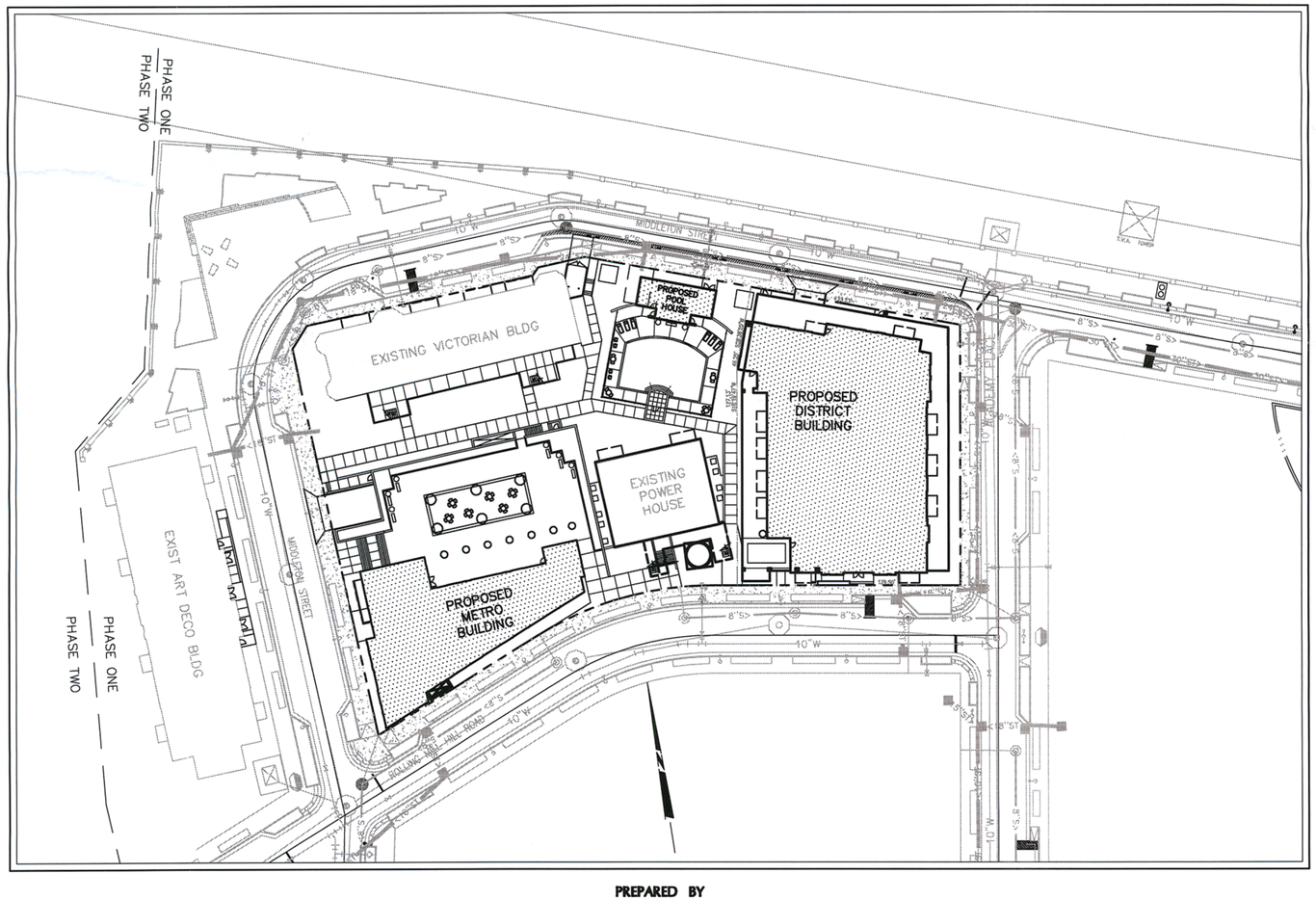
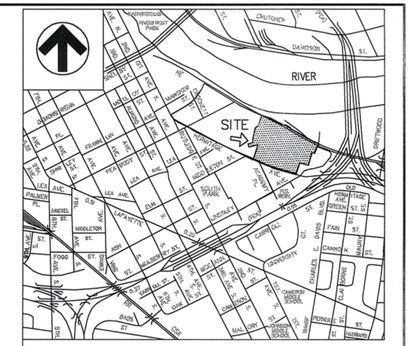
ROLLING MILL HILL

lofts | townhomes | flats

Nashville, Tennessee

SITE CONSTRUCTION DOCUMENTS





VICINITY MAP

NOT TO SCALE

SHEET INDEX

C0.0	COVER & INDEX SHEET
C1.0	EXISTING CONDITIONS
C2.0	SEDIMENT & EROSION CONTROL PLAN
C2.1	SEDIMENT & EROSION CONTROL DETAILS
C3.0	LAYOUT PLAN
C3.1	DETAILED LAYOUT PLAN
C3.2	POOL LAYOUT PLAN
C4.0	GRADING AND DRAINAGE PLAN
C4.1	DETAILED SITE GRADING PLAN
C4.2	DISTRICT EXCAVATION PLAN
C4.3	METRO EXCAVATION PLAN
C5.0	UTILITY PLAN
C5.1	WATER UTILITY PLAN
C6.0	DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L2.0	PLAZA & POOL LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS

SPECIFIC PLAN APPROVAL
☐ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in
☐ FULL,
SP provisions in compliance with the
Conditions: See Staff report & minutes
MPC Date 12/13/07
By
Metropolitan Planning Commission

DONALD C. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
No. 016236
10/31/07
STATE OF TENNESSEE

DIRECT DEVELOPMENT

DIRECT DEVELOPMENT

1240 Main Street
Suite 1
Green Bay, WI 54302
Contact: Andy Schroeder

OCTOBER 30, 2007

2007SP-182U-09

NASHVILLE & DAVIDSON COUNTY
NOV 1 - 2007
METROPOLITAN PLANNING DEPARTMENT

PREPARED BY

LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE
1935 Twenty-First Avenue South Nashville, Tennessee 37212 Phone 615-385-4144

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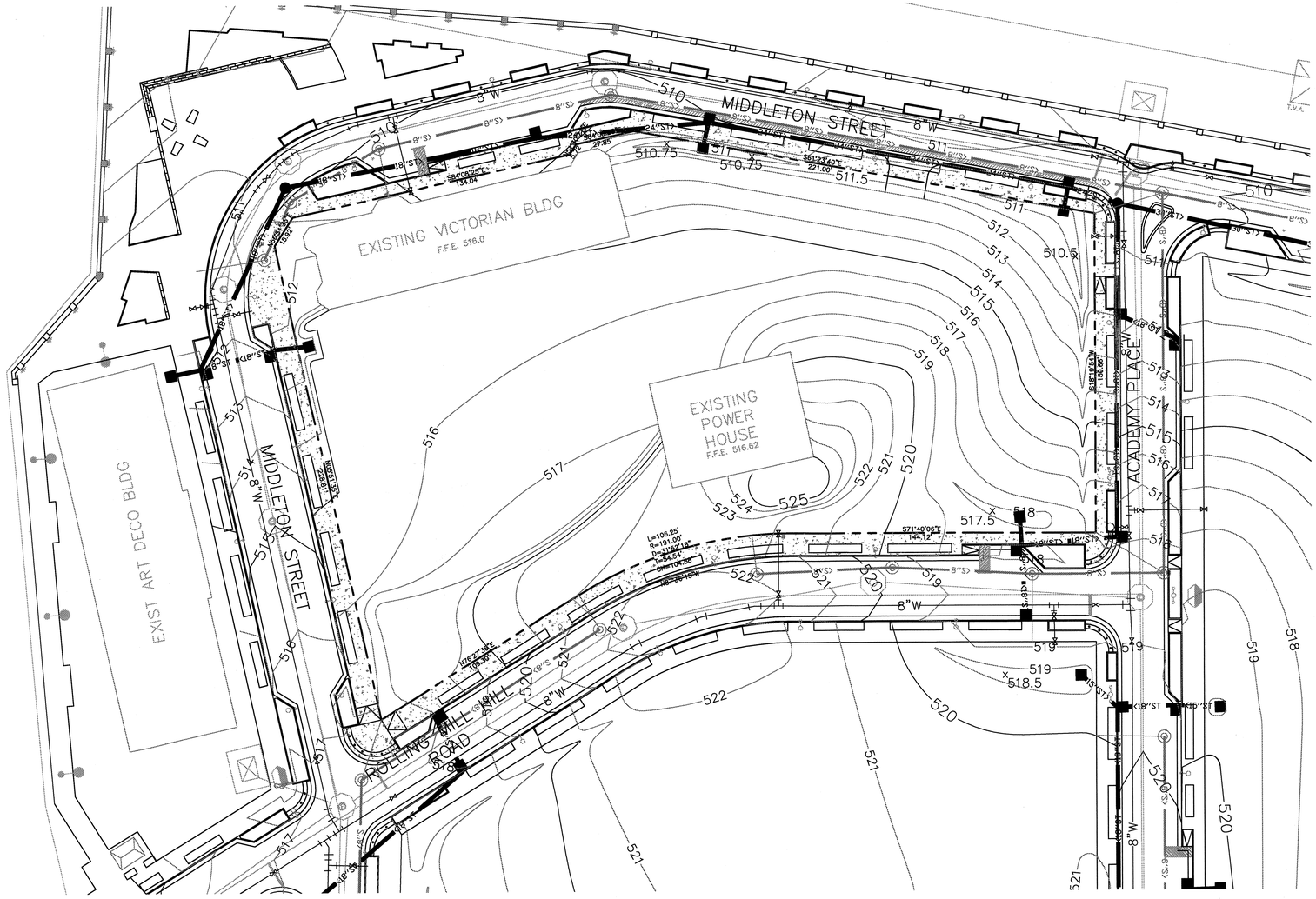

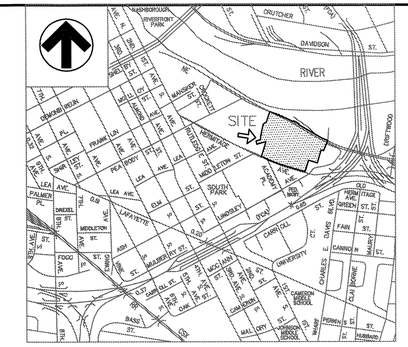

VICINITY MAP
NOT TO SCALE

0 10 20 30 60 90
SCALE : 1" = 30'

NOTE:
EXISTING CONDITIONS INFORMATION IS BASED ON THE INFRASTRUCTURE & MASS GRADING CONSTRUCTION PLANS PREPARED BY GRESHAM, SMITH & PARTNERS TITLED ROLLING MILL HILL-PHASE 1 DATED 5-27-05.

PROPERTY BOUNDARY INFORMATION IS BASED ON THE FINAL PLAT PREPARED BY GRESHAM, SMITH & PARTNERS TITLED FINAL PLAT OF PHASE 1 ROLLING MILL HILL DATED 10-18-06.

LITTLEJOHN ENGINEERING ASSOCIATES
ENGINEERING · PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SERVICES
1935 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

ROLLING MILL HILL
NASHVILLE
DAVIDSON COUNTY, TN

RMH LAND INVESTMENT, LLC
ANDY SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707
DIRECT DEVELOPMENT

DONALD C. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
No. 016336
STATE OF TENNESSEE
10/08/07

DATE	REVISIONS
10-30-07	SP PACKAGE
5/1/2007	26223

C1.0

EXISTING CONDITIONS

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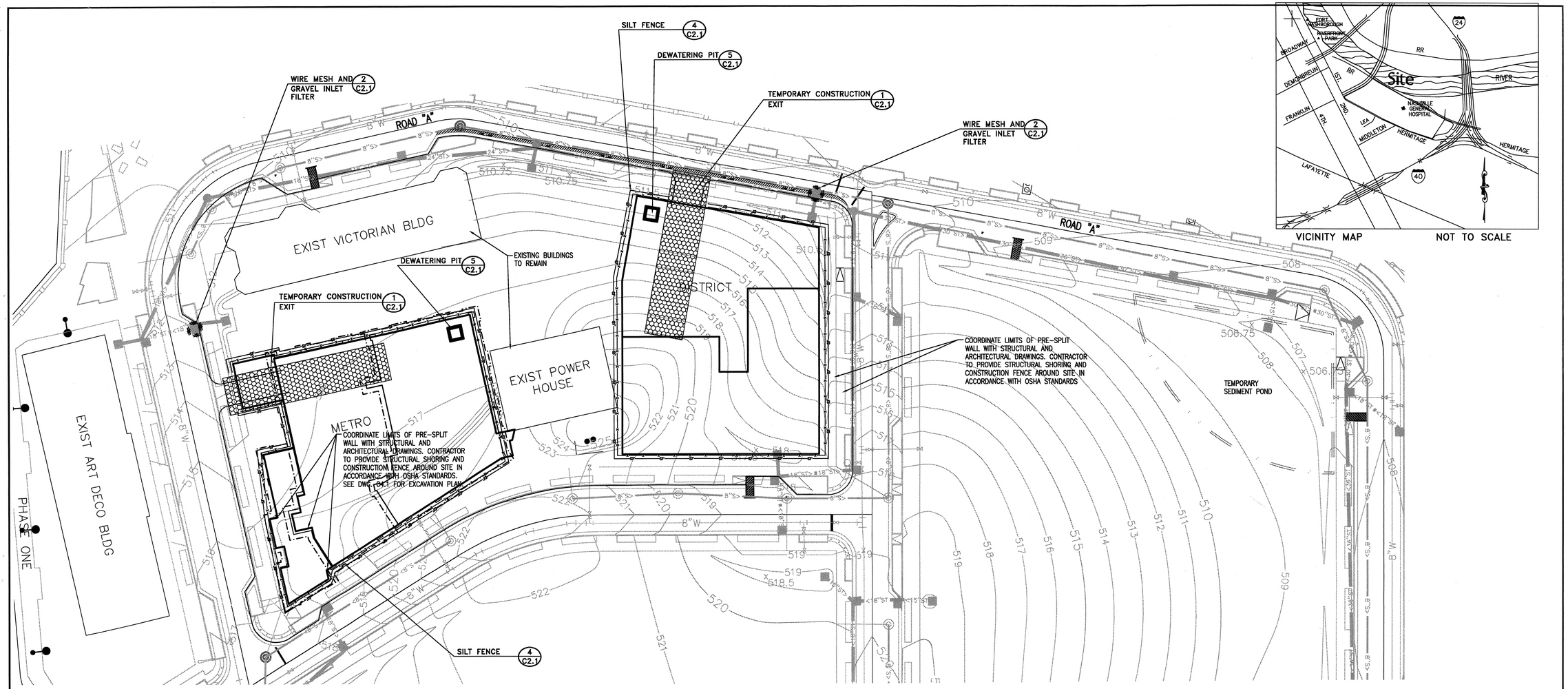

VICINITY MAP NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. MAINTENANCE: EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL, IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. CONTRACTOR WILL COMPLY WITH ALL LOCAL AND STATE EROSION AND SEDIMENT CONTROL REQUIREMENTS.
4. ALL SEDIMENT CONTROLS AND CRITICAL SLOPES MUST BE STABILIZED WITHIN SEVEN CALENDER DAYS. ALL OTHER DISTURBED AREAS ON THE PROJECT SITE MUST BE STABILIZED WITHIN FOURTEEN CALENDER DAYS.
5. ALL POINTS OF INGRESS AND EGRESS SHALL BE PROTECTED TO MINIMIZE TRACKING OF MUD ONTO PUBLIC RIGHTS-OF-WAY AND ROADS.
6. ANY EARTH, GRAVEL, AND/OR OTHER MATERIAL TRACKED, SPILLED, OR WASHED ONTO ROAD OR ADJACENT PROPERTIES MUST BE IMMEDIATELY REMOVED AND DISPOSED OF IN A PROPER MANNER, FLUSHING WILL NOT BE PERMITTED. ALL MATERIAL MUST BE REMOVED BY MEANS OF SHOVELING AND SWEEPING.
7. SEDIMENT CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL SITE IS PERMANENTLY STABILIZED.
8. AFTER SITE IS PERMANENTLY STABILIZED AND BEFORE EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL CLEAN DEBRIS AND SILT FROM ALL STORM SEWERS, STRUCTURES AND DITCHES IN AREA OF WORK.
9. ALL EXCAVATED MATERIAL SHALL BE PLACED ON HIGH SIDE WHEREVER POSSIBLE AND CONFINED TO AN AREA WHERE IT WILL NOT OBSTRUCT THE NORMAL FLOW OF THE DRAINAGE.
10. PUMPING OF SEDIMENT LADEN WATER WILL NOT BE ALLOWED UNLESS IT IS FILTERED BY WAY OF AN APPROVED SEDIMENT TRAPPING DEVICE.
11. CONTINUOUS INSPECTION AND MAINTENANCE OF THE SEDIMENT CONTROL DEVICES IS MANDATORY.
12. ANY SEDIMENT CONTROL DEVICES DISTURBED DURING UTILITY CONSTRUCTION MUST BE RESTORED IMMEDIATELY.
13. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING.
14. 6' CHAIN LINK FENCING SHALL BE INSTALLED AROUND THE SITE.
15. DEWATERING WILL BE ACCOMPLISHED THROUGH CONSTRUCTION OF DEWATERING PITS AT THE NORTHEAST CORNERS OF THE SITES. A STONE CHECK DAM WILL SERVE TO FILTER WATER BEFORE ENTERING THE PITS. TEMPORARY SUMP PUMPS IN EACH PIT WILL PUMP THE WATER TO THE OFF SITE SEDIMENT POND THROUGH OVERLAND PIPING OPERATED AND MAINTAINED BY MDHA UNDER THE CURRENT NOTICE OF COVERAGE (TNR 142683) & METRO GRADING PERMIT 2005-206. SEE CP-02 IN THE METRO STORM WATER MANUAL VOLUME 4.

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING OF EXCAVATION DURING THE CONSTRUCTION PERIOD IN ACCORDANCE WITH SECTION CP-02 OF THE NASVHILLE METRO STORMWATER MANAGEMENT MANUAL VOLUME 4.
DEWATERING PIT SIZE IS BASED ON DEWATERING PUMP DISCHARGE FLOW RATE:
xx LIT/SEC X 7.3 = 1 CUB-METER OF DEWATERING PIT OVER-EXCAVATION
xx GPM X 0.60 = 1 CUB-YARD OF DEWATERING PIT OVER-EXCAVATION

SITE DESCRIPTION:

THE SITE IS LOCATED ON METRO TAX MAP 93-11, PARCELS 85, 105, 106, 107, 108 & 242 AND IN COUNCIL DISTRICT 6 IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. CONSTRUCTION ACTIVITY ON THIS SITE WILL CONSIST OF DISTURBING APPROXIMATELY 1.78± ACRES TO CONSTRUCT ROLLING MILL HILL PLAZA.

1. APPROXIMATE CONSTRUCTION TIME TABLE:
   BEGIN CONSTRUCTION – JUNE 2007
   COMPLETE CONSTRUCTION – JUNE 2009
2. CONSTRUCTION SEQUENCE:
   A. ATTEND METRO WATER SERVICES – WATER QUALITY DIVISION PRE-CONSTRUCTION MEETING.
   B. INSTALL CONSTRUCTION ENTRANCE
   C. INSTALL SILT FENCE.
   D. CONTACT METRO WATER SERVICES – WATER QUALITY DIVISION – EROSION CONTROL INSPECTOR FOR INSPECTION OF EROSION CONTROL DEVICES TO OBTAIN GRADING PERMIT.
   E. CLEAR AND GRUB THE REMAINING SITE.
   F. CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES.
   G. UPON PERMANENT SITE STABILIZATION SEED AND STRAW.
   H. REMOVE ALL OTHER EROSION TEMPORARY CONTROL DEVICES.
4. TOTAL SITE AREA = 1.93± ACRES
   DISTURBED AREA = 1.78± ACRES
5. AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED, THE ESTIMATED RUNOFF COEFFICIENT FOR THE SITE IS 0.90.
6. GEOTECHNICAL INFORMATION FOR THIS PROJECT WAS PERFORMED AND DOCUMENTED BY PROFESSIONAL SERVICE INDUSTRIES, INC. IN THE GEOTECHNICAL STUDY DATED MARCH 20, 2006. PSI No. 358-65014

METRO NOTES:

"AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I HEREBY CERTIFY THAT THIS PROJECT, WHICH SHALL DISTURB ONE (1) OR MORE ACRES, WILL BE GRANTED COVERAGE UNDER THE TENNESSEE GENERAL STORM WATER PERMIT ADDRESSING CONSTRUCTION SITE RUNOFF ACTIVITIES BY THE TENNESSEE DIVISION OF WATER POLLUTION CONTROL."

TN REGISTERED ENGINEER — DATE 5/8/07

I, Don C Williams, CERTIFIED EROSION CONTROL SPECIALIST HAVE REVIEWED THE PLAN FOR SUFFICIENT ONSITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS.

EROSION CONTROL SPECIALIST — DATE 5/8/07

PROJECT BM:
ROLLING MILL HILLS CONTROL POINT – PK NAIL IN SIDEWALK AT THE INTERSECTION OF MIDDLETON ST & HERMITAGE AV IN FRONT OF CREDIT UNION.
ELEV: 510.34

0 10 20 30 60 90
SCALE : 1" = 30'

PROPOSED FEATURES LEGEND

STORM PIPE & INLET
SPOT ELEVATION + 91.8
PROPOSED CONTOUR 90
DRAINAGE STRUCTURE C3
SILT FENCE
TREE PROTECTION
INLET PROTECTION
STRAW BALE FILTER

NOTE:
SITE LIES IN ZONE X ON FEMA MAP 47037C0217F AND 47037C0219F, EFFECTIVE DATE APRIL 20, 2001

LITTLEJOHN ENGINEERING ASSOCIATES
ENGINEERING · PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SERVICES
1935 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

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RMH LAND INVESTMENT, LLC
ANDY SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707

DIRECT DEVELOPMENT

DONALD C. WILLIAMS REGISTERED ENGINEER AGRICULTURE 5/8/07 No. 016356 STATE OF TENNESSEE

DATE	REVISIONS
10-30-07	SP PACKAGE
8-24-07	REVISED LAYOUT
5/1/2007	26223

C2.0
SEDIMENT AND EROSION CONTROL PLAN

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SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1. INSPECTIONS SHALL BE DONE BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS. WHEN PORTIONS OF THE SITE HAVE BEEN FINALLY OR TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G. SITE COVERED WITH SNOW, ICE OR FROZEN GROUND), SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH.
2. INSPECTIONS AND ASSOCIATED NECESSARY REPAIRS DONE 60 HOURS BEFORE A RAIN EVENT CONSTITUTE COMPLIANCE WITH "BEFORE ANTICIPATED STORM EVENTS," AND INSPECTIONS AND REPAIRS ON A FRIDAY MEET THE REQUIREMENTS FOR RAIN EVENTS OVER THE WEEKEND.
3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
4. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN AND IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
5. OUTFALL POINTS (WHERE DISCHARGES FROM THE SITE ENTER STREAMS OR WET WEATHER CONVEYANCES) SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED IF POSSIBLE. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
6. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE NEED IS IDENTIFIED. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRATICABLE.
7. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION PROVIDED, AND THE POLLUTION PREVENTION MEASURES PRESENTED IN THIS PLAN MAY BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 14 CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THIS PLAN IN NO CASE LATER THAN 21 CALENDAR DAYS FOLLOWING THE INSPECTION.
8. INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATIONS(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND ACTIONS TAKEN IN ACCORDANCE IN PARAGRAPH 6 ABOVE.

TYPICAL NOTES

1. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.
3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
4. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
5. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
6. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
7. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
8. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE; THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPT IN THE FOLLOWING TWO SITUATIONS: 1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL; OR 2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
11. CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 21 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES: AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
12. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 15 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.
13. NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT
14. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

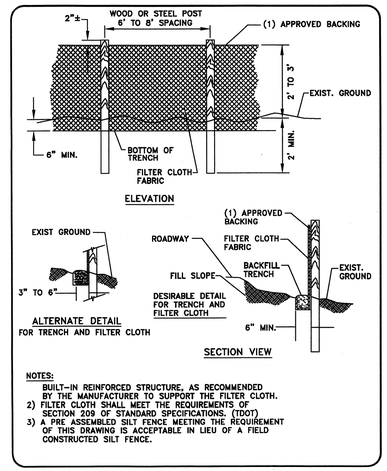
NOTE:

1. AFTER EVERY STORM EVENT, THE ENTIRE SILT FENCE MUST BE INSPECTED AND ANY NEEDED REPAIRS DONE AT THAT TIME. SHOULD ANY DAMAGE OCCUR DUE TO TRAFFIC OR ANY OTHER ACTIVITY THE FENCE MUST BE REPAIRED BEFORE THE END OF EACH WORK DAY.
2. STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY. SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHED APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO EXISTING GRADE, PREPARED AND SEEDED.
3. PLEASE SEE SHEETS C2.0, C2.1 & C5.0 OF THE CONTRACT DOCUMENTS, FOR THE GRADING AND DRAINAGE PLAN, EROSION CONTROL DETAILS, AND THE STORM WATER POLLUTION PREVENTION PLAN AND NOTES. THESE SHEETS SHALL REMAIN A PERMANENT PART OF THE SWPPP AFTER CONSTRUCTION IS COMPLETE.

NOTE:

CONTRACTOR IS TO INSTALL A 4'X4' WEATHER PROOF SIGN (6' HEIGHT) AT THE MAIN CONSTRUCTION ENTRANCE. THE SIGN SHALL HAVE THE FOLLOWING INFORMATION:

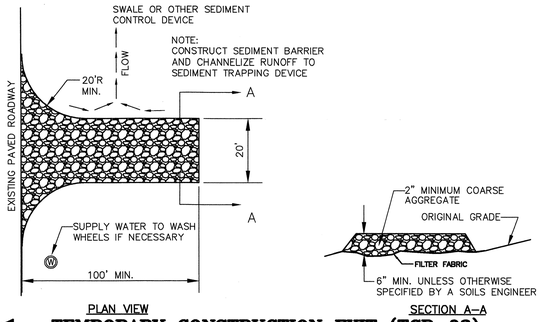
1. A COPY OF THE NOTICE OF COVERAGE WITH THE NPDES PERMIT NUMBER (FURNISHED BY ENGINEER).
2. THE NAME AND TELEPHONE NUMBER OF A LOCAL CONTACT PERSON (FURNISHED BY CONSTRUCTION MANAGER).
3. DESCRIPTION OF PROJECT (FURNISHED BY CONSTRUCTION MANAGER).



NOTES:
1) BUILT-IN REINFORCED STRUCTURE, AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE FILTER CLOTH.
2) FILTER CLOTH SHALL MEET THE REQUIREMENTS OF SECTION 209 OF STANDARD SPECIFICATIONS. (TDOT)
3) A PRE ASSEMBLED SILT FENCE MEETING THE REQUIREMENT OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE.

4

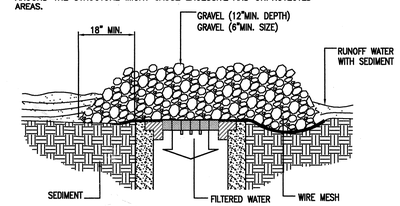
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES		TYPICAL TEMPORARY SILT FENCE
NOT TO SCALE	DATE: 5/11/95	DWG. NO. SDET012



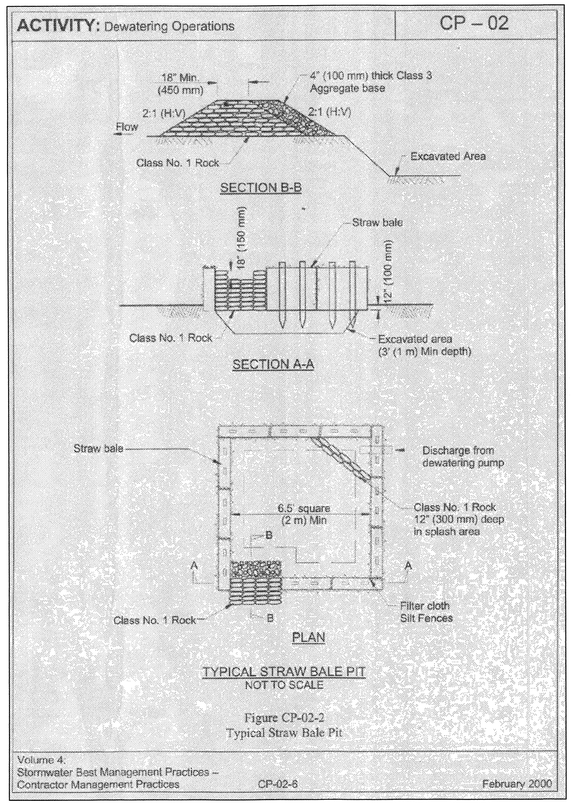
1 **TEMPORARY CONSTRUCTION EXIT (TCP-03)**
NOT TO SCALE

SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATION FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE AND UNPROTECTED AREAS.



2 **WIRE MESH AND GRAVEL INLET FILTER**
NOT TO SCALE



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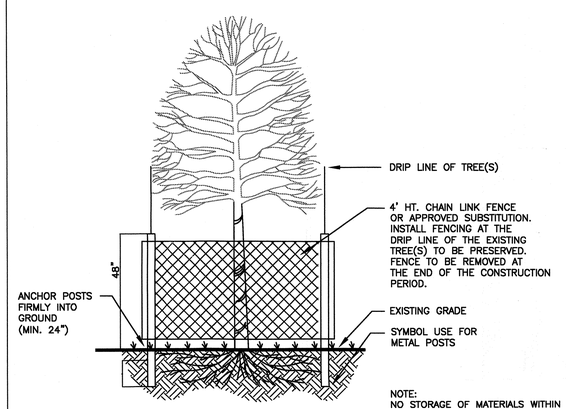

NOTE:
NO STORAGE OF MATERIALS WITHIN OR AGAINST THE PROTECTION BARRIER.

3 **TREE PROTECTION**
NOT TO SCALE

LITTLEJOHN ENGINEERING ASSOCIATES
ENGINEERING · PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SERVICES
1935 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

ROLLING MILL HILL
NASHVILLE
DAVIDSON COUNTY, TN

RMH LAND INVESTMENT, LLC
ANDY SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707
DIRECT DEVELOPMENT

DONALD C. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
No. 01 6 5 3 6
10/31/07
STATE OF TENNESSEE

DATE	REVISIONS
10-30-07	SP PACKAGE

5/1/2007 26223

C2.1
SEDIMENT AND EROSION CONTROL DETAILS

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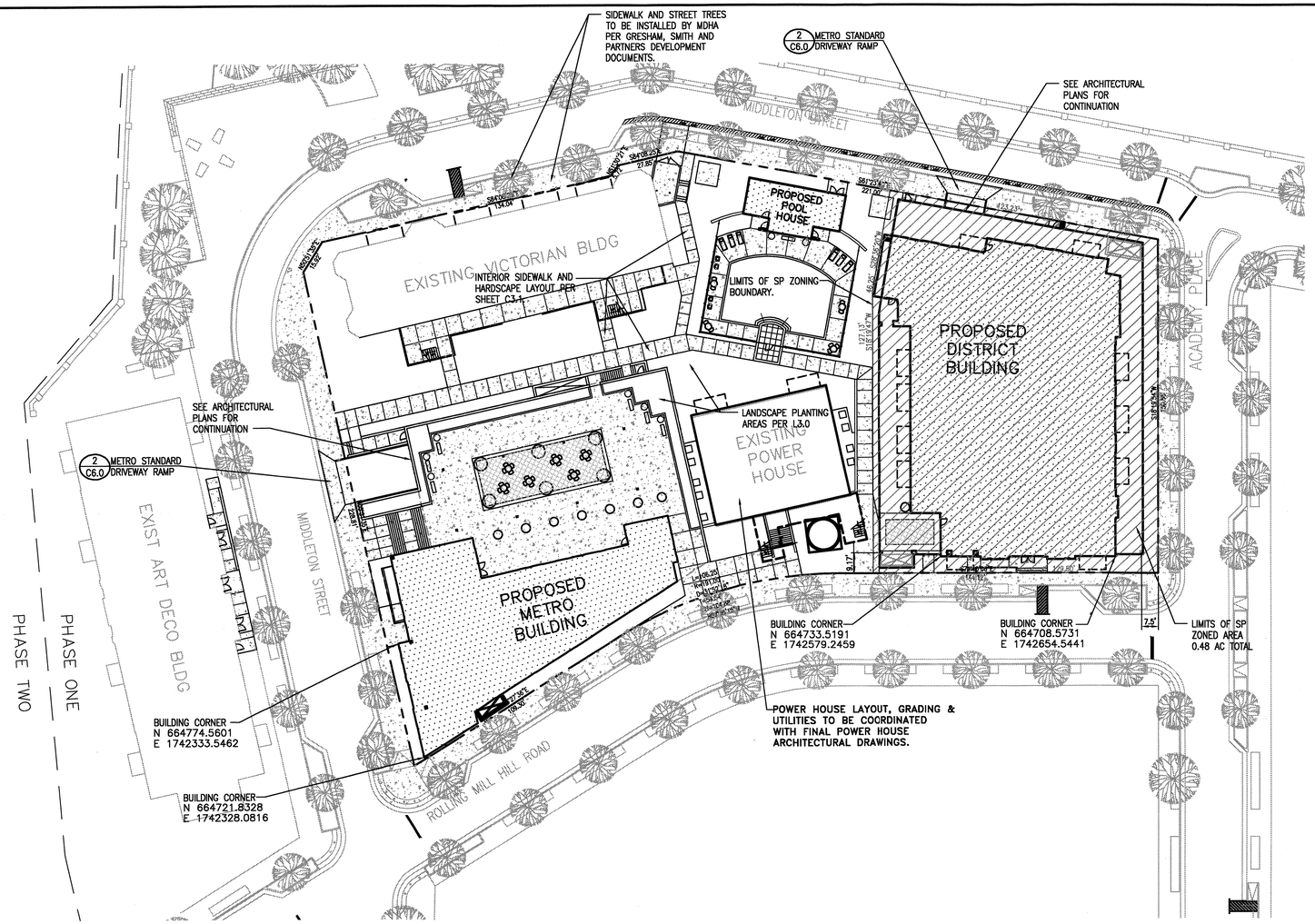

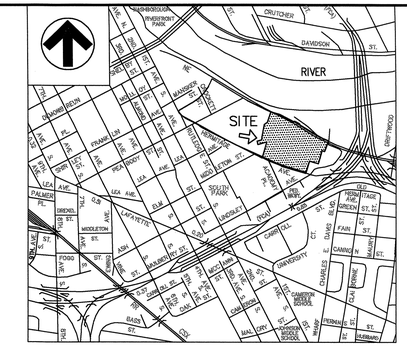

VICINITY MAP
NOT TO SCALE

ZONING REVIEW CHECKLIST

APPLICATION #: T2007-34832
APPLICATION DATE: JULY 23, 2007
MAP/PARCEL: 93-11 / 252 & 253
COUNCIL DISTRICT: 6 – MIKE JAMESON

PRJECT NAME: ROLLING MILL HILL
ZONING EXAMINER: WALTER MORGAN

USE		
DETERMINE THE USE	RESIDENTIAL MID-RISE	
PROPERTY ZONING – SURROUNDING ZONING	CF	
USE CHARTS: P, PC, SE, A	P	
ACCESS		
RAMP LOCATION & NUMBER	ROLLING MILL RD. & MIDDLETON ST.	
DISTANCE TO NEAREST EXISTING RAMP (MIN. 30')	20'	
DISTANCE TO INTERSECTIONS:	50'	
SITE CRITERIA		
SUBDIVISION PLAT	ROLLING MILL HILL	
MINIMUM LOT SIZE	NA	
FAR	MAX: 5.0	PROVIDED: 3.44
ISR – ADJUSTMENTS / SLOPES OVER 15% / FLOOD PLAIN	MAX: 1.0	PROVIDED: 0.90
STREET SETBACK / STREET TYPE(S)	NONE REQUIRED	
SIDE YARD	NONE REQUIRED	
REAR YARD	NONE REQUIRED	
HEIGHT PLANES–METRO/VICTORIAN/POWER HOUSE/ART DECO	1.5 TO 1	
HEIGHT PLANES–DISTRICT	NA (SP ZONED)	
REQUIRED BUFFER YARDS	N/A	
OPAQUE FENCE ADJACENT TO RESIDENTIAL IN PARKING AREA	N/A	
BUFFER YARD ADJUSTMENT	N/A	
SCREENING AROUND DUMPSTERS	N/A	
PARKING STANDARDS		
REQUIRED PARKING BASED ON USES	192 REQUIRED	202 PROVIDED
REQUIRED LOADING BASED ON USES	N/A	
SURFACING OVER 5 SPACES 1,750 SQ. FT.	CONCRETE PROVIDED	
SPACE SIZES, AISLES WIDTHS, ANGLE DATA	9'X18', 24' WIDTH, 90°	
QUEUING LANES	N/A	
OVER 10 SPACES 20' QUEUING AT EXIT	N/A	
NUMBER OF COMPACT SPACES / %	3 TOTAL / 1.5%	
NUMBER OF HANDICAPPED SPACES	7 REQUIRED	7 PROVIDED
LANDSCAPING STANDARDS		
PERIMETER LANDSCAPING	N/A	
STANDARD FOR 4 OR MORE LANES	N/A	
STANDARD FOR LESS THAN FOUR LANES	N/A	
SIDE LINES ADJACENT TO PARKING AREAS 5' MINIMUM WIDTH WITH TREES 2.5' WITHOUT TREES	N/A	
INTERIOR LANDSCAPING MINIMUM 8% AREA	N/A	

GENERAL NOTES

1. EXISTING CONDITIONS INFORMATION SHOWN ON THIS DRAWING ARE BASED ON INFORMATION TAKEN FROM THE INFRASTRUCTURE & MASS GRADING CONSTRUCTION PLANS PREPARED BY GRESHAM, SMITH & PARTNERS TITLED ROLLING MILL HILL–PHASE 1 DATED 5–27–05. PROPERTY BOUNDARY INFORMATION IS BASED ON THE FINAL PLAT PREPARED BY GRESHAM, SMITH & PARTNERS TITLED FINAL PLAT OF PHASE 1 ROLLING MILL HILL DATED 10–18–06.
2. THE PROJECT SITE IS SHOWN ON METRO, TAX MAP 93–11, AS PARCEL 252 & 253.
3. THE SITE LAYOUT IS BASED ON REFERENCE POINTS AS NOTED.
4. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
7. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
8. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
9. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE.
11. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.
13. THE PROPOSED EXPANSION TO THE EXISTING POWER HOUSE, VICTORIAN AND ART DECO BUILDINGS SHALL BE LAID OUT UTILIZING THE EXISTING STRUCTURES AS A CONTROL POINT AND THE ARCHITECTURAL DRAWINGS. DIMENSIONS SHOWN TO THE PROPOSED EXPANSIONS ARE CALCULATED TO THE FACE OF EXTERIOR WALL. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. THE PROPOSED METRO AND DISTRICT BUILDINGS SHALL BE LAID OUT UTILIZING SITE COORDINATES AS SHOWN.
14. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
15. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
16. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF METRO PUBLIC WORKS.
17. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO METRO PUBLIC WORKS REGULATIONS AND SPECIFICATIONS.
18. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE METRO PUBLIC WORKS AND TENN. DOT. STANDARDS AND SPECIFICATIONS.
19. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

PROJECT BM:
ROLLING MILL HILLS CONTROL POINT – PK NAIL IN SIDEWALK AT THE INTERSECTION OF MIDDLETON ST & HERMITAGE AV IN FRONT OF CREDIT UNION.
ELEV: 510.34

0 10 20 30 60 90
SCALE : 1" = 30'

PROPOSED FEATURES LEGEND

- SP ZONING
- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

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ENGINEERING · PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SERVICES
1935 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

ROLLING MILL HILL
NASHVILLE
DAVIDSON COUNTY, TN

RMH LAND INVESTMENT, LLC
ANDY SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707
DIRECT DEVELOPMENT

DONALD C. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
No. 016.3
STATE OF TENNESSEE
10/31/07

DATE	REVISIONS
10-30-07	SP PACKAGE
8-24-07	REVISED LAYOUT

5/1/2007 26223

C3.0
LAYOUT PLAN

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SITE FEATURES NOTES:

1. CONCRETE GARAGE ROOF WITH COLORED SONOGARD SEALED SURFACE.
2. CONCRETE GARAGE ROOF WITH SELECTED COLOR AND PATTERN STRIPPED SONOGARD SEALED SURFACE.
3. STREETSCAPE STYLE BENCH (QTY. 6) STEEL POWDER COATED SIMILAR TO VICTOR STANLEY SELECTED BY OWNER.
4. 4" THICK BROOM FINISHED CONCRETE SIDEWALK PAVEMENT, SCORED AS NOTED. EXPANSION JOINTS AT MAX. 25' OR LESS. REINFORCE WITH FIBRE MESH AND 6X6 W.W.M. ON 4" MIN. COMPACTED STONE BASE WITH TOOLED 4" BAND AROUND ALL SECTIONS. CROSS SLOPE OF AT LEAST 1/4"/FT. AS NOTED. SEE DETAIL SHEET C6.0.
5. STEP HANDRAIL TO MATCH RAILINGS ALONG DISTRICT BLDG. – SEE DETAIL SHEET C6.0
6. STEEL BED EDGING
7. 2" OF WASHED RIVER GRAVEL (PEA GRAVEL) ON WOOD FIBRE-PRE-EMERGENT APPLIED BEFORE INSTALLATION.
8. TABLE & CHAIRS (BY OWNER)
9. PLANTER WALLS. SEE ARCHITECTURAL PLANS

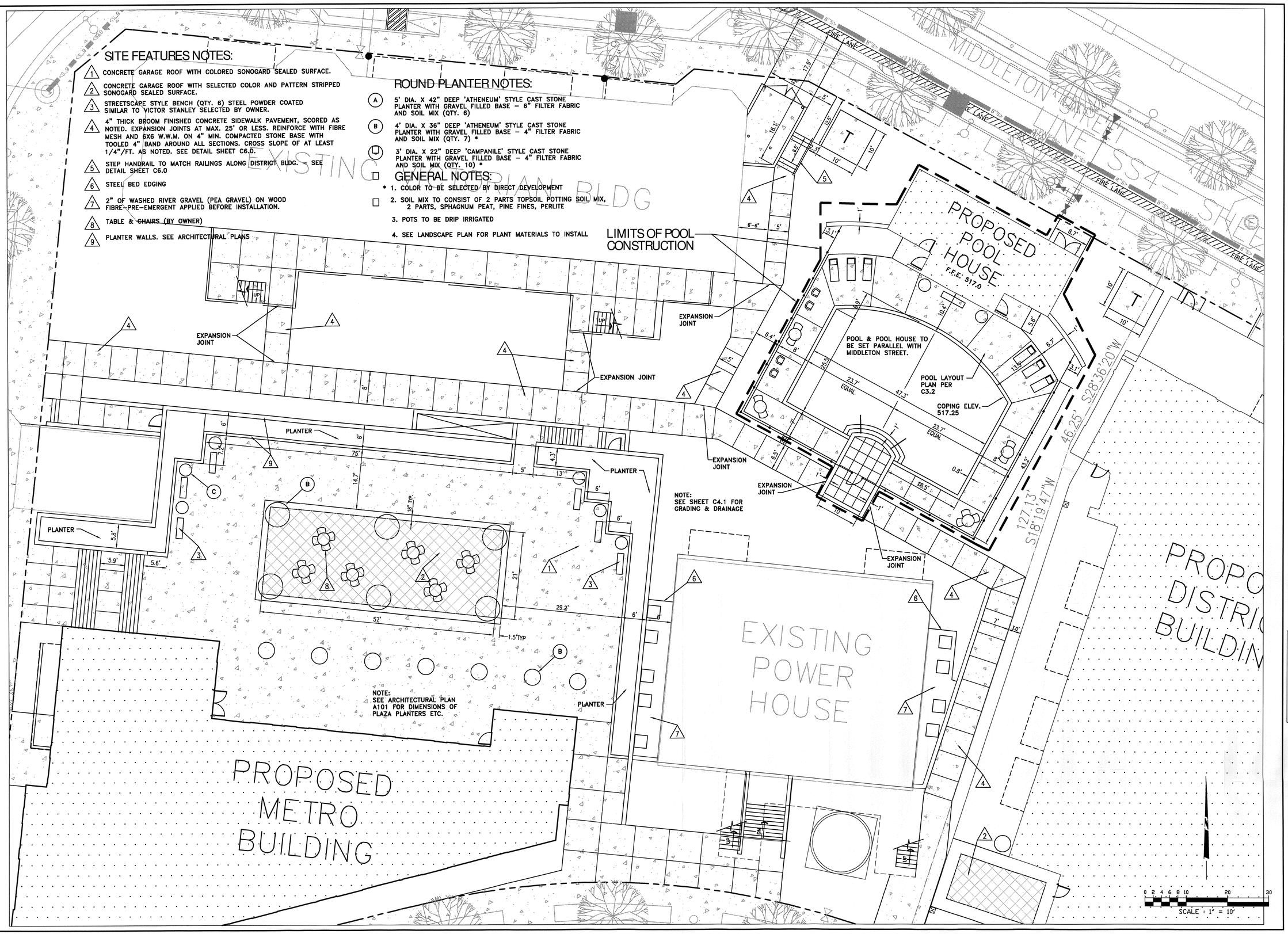
ROUND PLANTER NOTES:

- (A) 5' DIA. X 42" DEEP 'ATHENEUM' STYLE CAST STONE PLANTER WITH GRAVEL FILLED BASE – 6" FILTER FABRIC AND SOIL MIX (QTY. 6)
- (B) 4' DIA. X 36" DEEP 'ATHENEUM' STYLE CAST STONE PLANTER WITH GRAVEL FILLED BASE – 4" FILTER FABRIC AND SOIL MIX (QTY. 7) *
- (C) 3' DIA. X 22" DEEP 'CAMPANILE' STYLE CAST STONE PLANTER WITH GRAVEL FILLED BASE – 4" FILTER FABRIC AND SOIL MIX (QTY. 10) *

GENERAL NOTES:

* 1. COLOR TO BE SELECTED BY DIRECT DEVELOPMENT

2. SOIL MIX TO CONSIST OF 2 PARTS TOPSOIL POTTING SOIL MIX, 2 PARTS, SPHAGNUM PEAT, PINE FINES, PERLITE
3. POTS TO BE DRIP IRRIGATED
4. SEE LANDSCAPE PLAN FOR PLANT MATERIALS TO INSTALL



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NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

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RMH LAND INVESTMENT, LLC
ANDY SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707
DIRECT DEVELOPMENT

DONALD C. WILLIAMS, JR. REGISTERED ENGINEER AGRICULTURE CIVIL STRUCTURAL No. 016236 STATE OF TENNESSEE 10/08/07

DATE	REVISIONS
10-30-07	SP PACKAGE
5/1/2007	26223

C3.1
DETAILED LAYOUT PLAN

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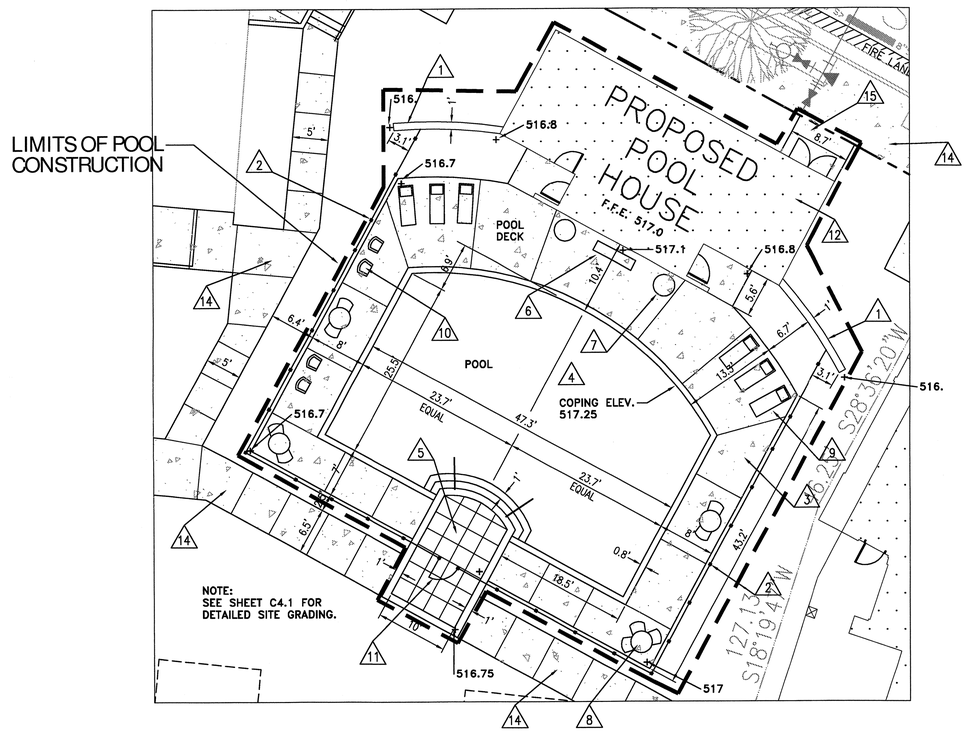

SITE FEATURES NOTES:

1. SEGMENTAL INTERLOCKING RETAINING WALL (TOP OF WALL 517.5) CELTIK, BY BELGARD BUILT PER MANUFACTURER'S SPECIFICATIONS.
2. 4' TALL ALUMINUM ALLOY 'JERITH' TYPE BLACK POWDER COATED FENCE WITH POSTS AT 6' MAX. SPACING TO MATCH THE DETAILS OF THE RAILINGS ALONG DISTRICT BUILDING FENCE TO MEET CITY POOL ENCLOSURE STANDARDS.
3. REINFORCED CONCRETE POOL DECK SURFACE WITH LIGHT COLORED (SELECTED BY OWNER) SEALED "COOL DECK" SURFACE. COPING TO BE PRECAST BULNOSED CONCRETE.
4. POOL CONSTRUCTION TO BE 'IN-GROUND' GUNITE REINFORCED POOL. POOL CONTRACTOR TO SUPPLY ALL PLANS AND SPECIFICATIONS FOR STRUCTURAL, PLUMBING, ELECTRICAL, AND LIGHTING FOR CITY & OWNER APPROVAL.
5. REINFORCED CONCRETE POOL DECK SURFACED WITH COLORED (SELECTED BY OWNER) SEALED AND SCORED 'COOL DECK' SURFACE.
6. BENCH – NOT IN POOL CONTRACT
7. ROUND PLANTERS – NOT IN POOL CONTRACT
8. PATIO TABLE AND CHAIRS (QTY. 4) SELECTED BY OWNER. – NOT IN POOL CONTRACT
9. LOUNGE CHAIRS (QTY. 6) SELECTED BY OWNER. – NOT IN POOL CONTRACT
10. CHAIRS – SELECTED BY OWNER. – NOT IN POOL CONTRACT
11. SAFETY LATCHED GATE MATCHING FENCE – (SEE # 2)
12. SEE ARCHITECTURAL PLANS FOR POOLHOUSE
13. BROOM FINISHED 4" CONCRETE WITH FIBRE MESH ON 4" COMPACTED GRAVEL
14. CONCRETE SIDEWALK (BY OTHERS)
15. CONCRETE BAND AROUND ENTRY TO OLD PAVEMENT TO MATCH POOL COPING.

0 2 4 6 8 10 20 30
SCALE : 1" = 10'

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GREEN BAY, WISCONSIN 54302
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DONALD C. WILLIAMS REGISTERED ENGINEER AGRICULTURE No. 016356 STATE OF TENNESSEE
10/31/07

DATE	REVISIONS
10-30-07	SP PACKAGE
5/1/2007	26223

C3.2
POOL LAYOUT PLAN

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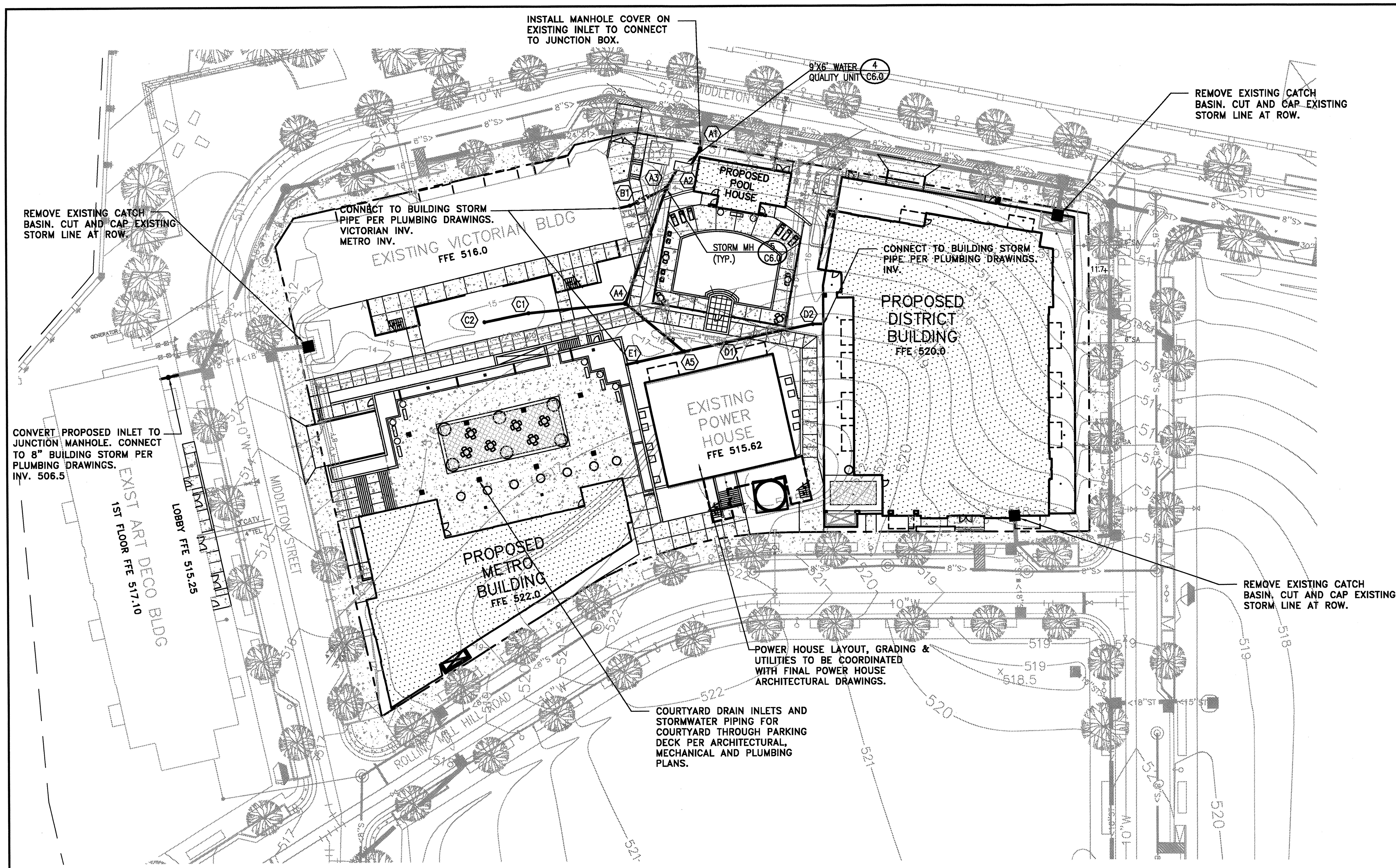


STORM SEWER PIPE

FROM CODE	FROM ELEV.	TO CODE	TO ELEV.	GRADE %	SIZE (INCHES)	LENGTH (LIN. FT.)	TYPE
A5	508.40	A4	508.20	0.56	12	36	RCP
A4	508.10	A3	507.50	1.03	18	58	RCP
A3	507.40	A2	507.20	2.00	18	10	RCP
A2	507.00	A1	506.85	1.50	18	10	RCP
B1	508.00	A3	507.50	2.63	12	19	RCP
C2	511.00	C1	510.05	2.27	12	22	ADS N-12
C1	510.40	A4	508.20	4.78	12	46	ADS N-12
D1	508.80	A5	508.50	1.43	12	21	RCP
D2	509.50	D1	508.90	1.43	12	42	RCP
E1	509.00	A5	508.50	2.00	12	25	RCP

DRAINAGE STRUCTURES

CODE	DESCRIPTION	TOP GRATE	NORTHING	EASTING
A1	EXISTING INLET	510.50	.	.
A2	WATER QUALITY UNIT	511.00	.	.
A3	JUNCTION MH	511.50	.	.
A4	JUNCTION MH	516.00	.	.
A5	JUNCTION MH	519.50	.	.
B1	CLEANOUT	512.00	.	.
C1	ADS INLET	514.40	.	.
C2	ADS INLET	514.40	.	.
D1	ADS INLET	515.80	.	.
D2	CLEANOUT	518.00	.	.
E1	CLEANOUT	517.00	.	.

PROJECT BM:
ROLLING MILL HILLS CONTROL POINT – PK NAIL IN SIDEWALK AT THE INTERSECTION OF MIDDLETON ST & HERMITAGE AV IN FRONT OF CREDIT UNION.
ELEV: 510.34 (NGVD88)

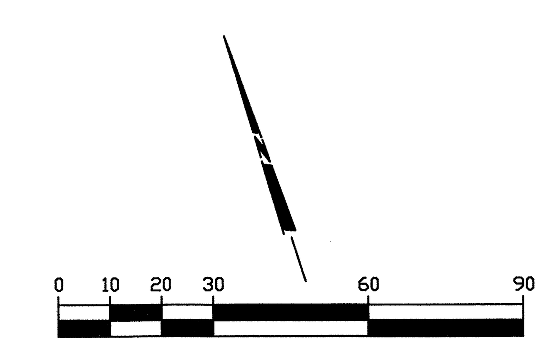
NOTE:
EXISTING CONDITIONS INFORMATION SHOWN ON THIS DRAWING IS BASED ON THE SITE GRADING AND UTILITY PLANS FOR THE ROLLING MILL HILL SITE PREPERATION DOCUMENTS.

LEGEND

STORM PIPE & INLET	(heavy line)
SPOT ELEVATION	+ 91.8
PROPOSED CONTOUR	90
DRAINAGE STRUCTURE	C3
SITLE FENCE	SF SF
TREE PROTECTION	X X X
INLET PROTECTION	
STRAW BALE FILTER	

BMP WATER QUALITY STRUCTURE NOTE:

BMP STRUCTURE BY CRYSTAL STREAM, MODEL #956
(OR APPROVED EQUAL)
2YR=3 MONTH PEAK :
Q=CIA=0.90 x 2.45 IN/HR x 1.10 AC = 2.43 CFS
10 YEAR BY-PASS
Q=CIA=0.90 x 6.97 IN/HR x 1.10 AC = 6.90 CFS



SITE GRADING & EROSION CONTROL NOTES

1. EXISTING CONDITIONS INFORMATION SHOWN ON THIS DRAWING ARE BASED ON INFORMATION TAKEN FROM THE INFRASTRUCTURE & MASS GRADING CONSTRUCTION PLANS PREPARED BY GRESHAM, SMITH & PARTNERS TITLED ROLLING MILL HILL–PHASE 1 DATED 5–27–05. PROPERTY BOUNDARY INFORMATION IS BASED ON THE FINAL PLAT PREPARED BY GRESHAM, SMITH & PARTNERS TITLED FINAL PLAT OF PHASE 1 ROLLING MILL HILL DATED 10–18–06.
2. THE PROJECT SITE IS SHOWN ON TAX MAP 93–11, AS PARCEL 252 & 253.
3. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 1.4 ACRES.
4. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANELS NO. 47037C0217F AND NO. 47037C0219F OF THE (FIRM) FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR DAVIDSON COUNTY TENNESSEE, BOTH WITH AN EFFECTIVE DATE OF 4–20–01.
5. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
6. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
7. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY METRO WATER SERVICES, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
10. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
11. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
12. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE PLUMBING PLANS.
13. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
14. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
15. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
16. THE CONTRACTOR SHALL CALL "TENNESSEE ONE CALL" (1–800–351–1111) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
17. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
18. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.
19. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0%.
20. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
21. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
22. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
23. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE FROM THE OWNER. DETERMINATION OF THE SUBSURFACE CONDITION FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
24. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
25. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.
26. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
27. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
28. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DETAIL, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.
29. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.
30. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.
31. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXCEPTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
32. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III.
33. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
34. THE LOCATION OF ALL DIVERSION SWALES AND DITCHES SHALL BE FIELD ADJUSTED TO AVOID TREES AS POSSIBLE. THE CONTRACTOR SHALL WALK THE ALIGNMENT OF THESE SWALES AND DITCHES IN THE FIELD TO VERIFY AVOIDANCE OF TREES.
35. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN–OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
36. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN–OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
37. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
38. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIRST OFFER THE EXCESS MATERIAL TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL DISPOSE OF EARTH MATERIAL OFF SITE. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIAL ARE NOT AVAILABLE ON SITE.
39. STABILIZATION MEASURES SHALL BE IMPLEMENTED PER METRO STORMWATER MANUAL VOLUME 1, SECTION 6.10.1 PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO ANY PORTION OF DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
40. SOIL STABILIZATION REFERS TO MEASURES THAT PROTECT SOIL FROM THE EROSIVE FORCES OF RAINDROP IMPACT AND FLOWING WATER. APPLICABLE PRACTICES INCLUDE BUT ARE NOT LIMITED TO VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED. SELECTED SOIL STABILIZATION MEASURES SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
41. SOIL STOCKPILES SHALL BE STABILIZED IF LEFT UNDISTURBED FOR 15 OR MORE DAYS. THEY SHALL BE PROTECTED WITH SEDIMENT TRAPPING MEASURES THAT MAY INCLUDE SEDIMENT TRAPS OR DETENTION PONDS TO PREVENT SOIL LOSS FROM THE PROJECT SITE THROUGHOUT THE LIFE OF THE SOIL STOCKPILING PRACTICE.
42. THE CONTRACTOR SHALL PROVIDE AS–BUILT INFORMATION FOR THE WATER QUALITY STRUCTURE PRIOR TO ISSUANCE OF THE U&O PERMIT. CERTIFICATION MUST NCLUED, AT A MINIMUM, THE FOLLOWING INFORMATION:
    A. MANUFACTURER MAKE AND MODEL NUMBER OF UNIT
    B. SALES RECEIPT
    C. ATTACHED SHOP DRAWINGS OF INSTALLED UNIT
    D. DATE OF FIELD INSPECTION BY ENGINEER (BEFORE BACKFILLING STRUCTURE)
    E. ENGINEER STAMP AND DATE

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ENGINEERING · PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SERVICES
1935 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

ROLLING MILL HILL
NASHVILLE
DAVIDSON COUNTY, TN

RMH LAND INVESTMENT, LLC
ANDY SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707

DIRECT DEVELOPMENT

DONALD C. WILLIAMS · REGISTERED ENGINEER · AGRICULTURE COMMERCE · No. 016336 · STATE OF TENNESSEE · 10/31/07

DATE	REVISIONS
10-30-07	SP PACKAGE
8-24-07	REVISED LAYOUT

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C4.0
GRADING & DRAINAGE PLAN

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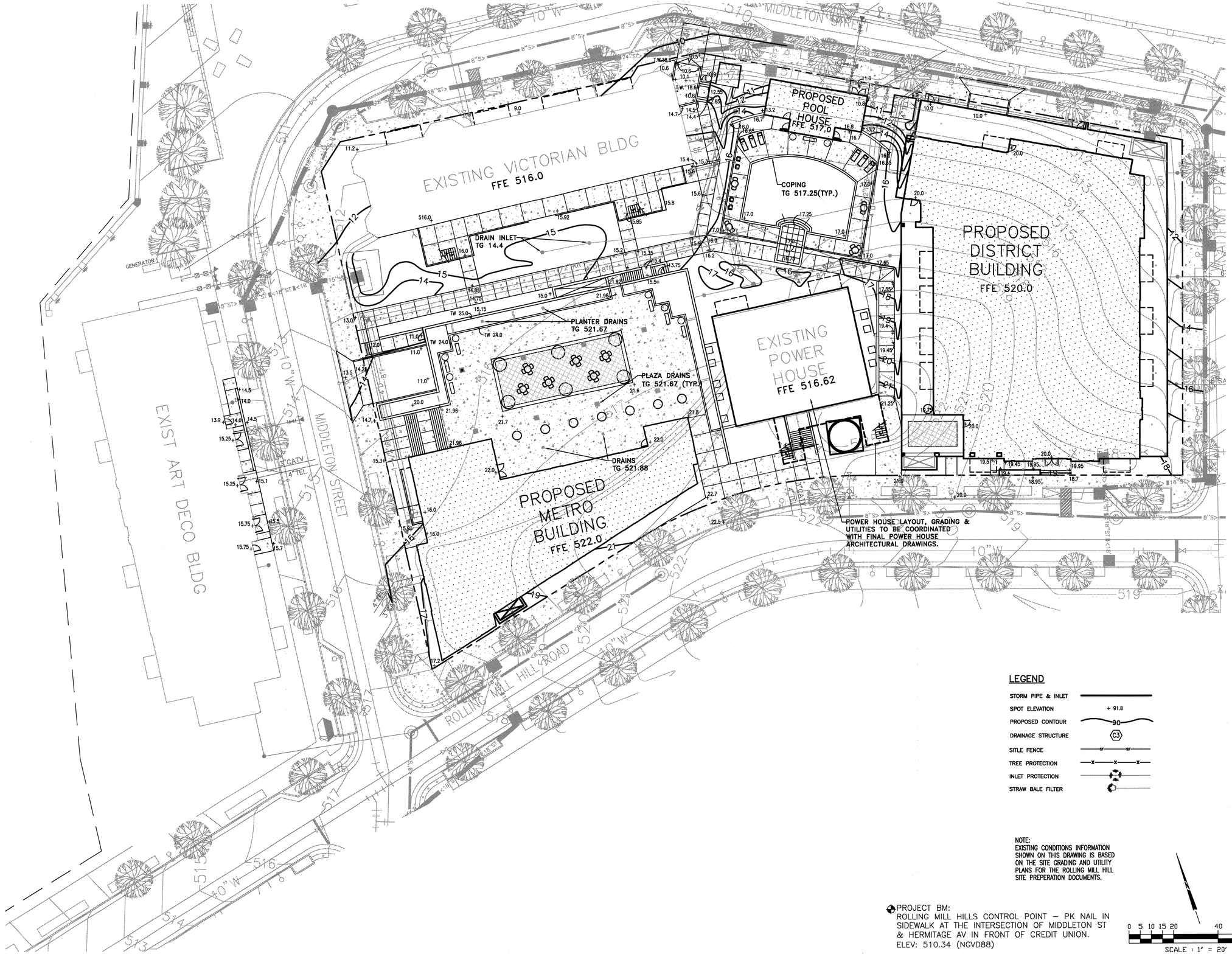

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ENVIRONMENTAL SERVICES
1935 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

ROLLING MILL HILL

NASHVILLE
DAVIDSON COUNTY, TN

RMH LAND INVESTMENT, LLC
ANDY SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707

DIRECT DEVELOPMENT

DONALD C. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
10/31/07
NO. 016
STATE OF TENNESSEE

DATE	REVISIONS
10-30-07	SP PACKAGE
5/1/2007	26223

C4.1

DETAILED SITE GRADING PLAN

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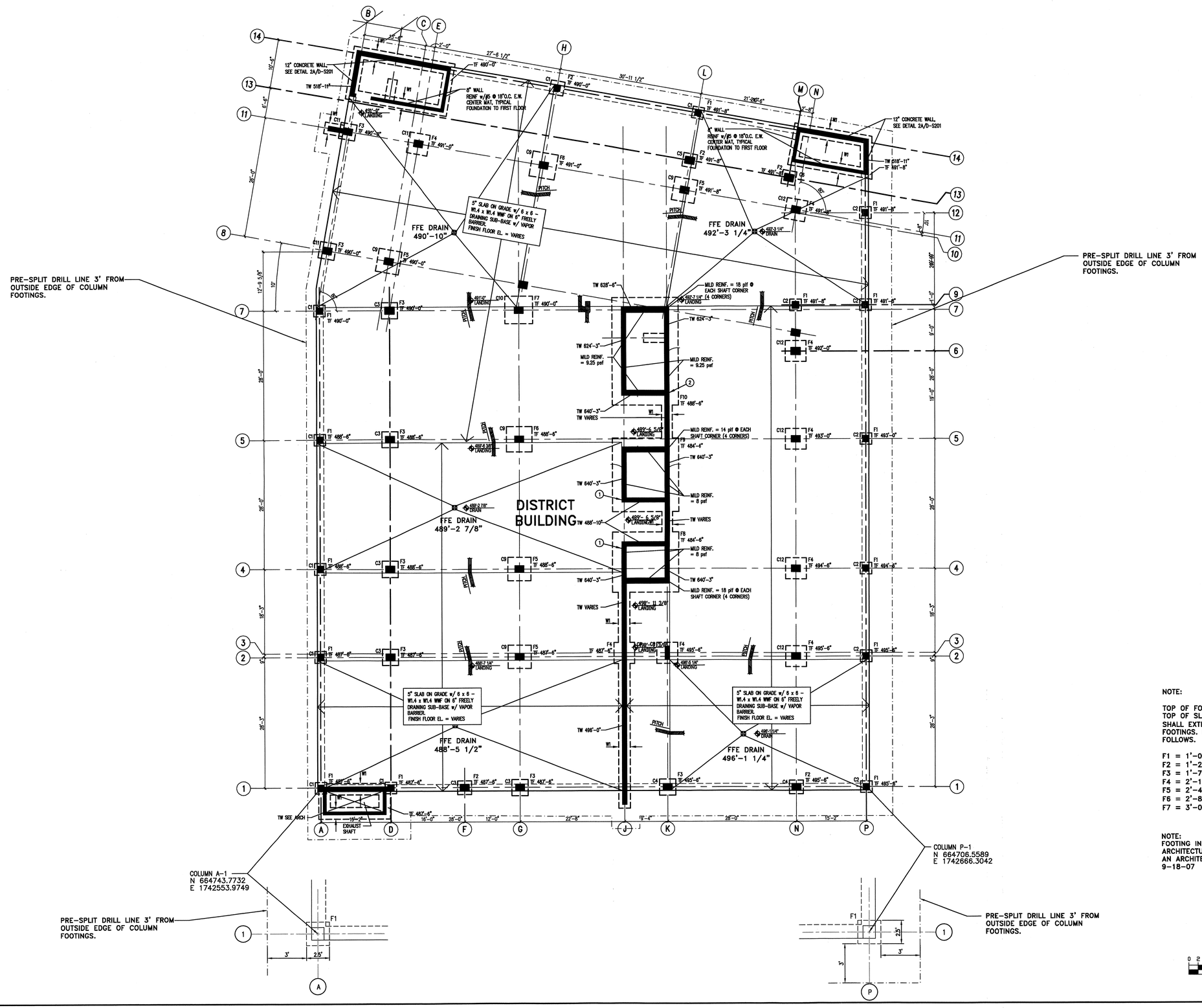

NOTE:

TOP OF FOOTING SHALL BE 8" BELOW TOP OF SLAB ELEVATION. BLASTING SHALL EXTEND TO 6" BELOW BOTTOM OF FOOTINGS. FOOTING DEPTHS ARE AS FOLLOWS.

F1 = 1'-0"
F2 = 1'-2"
F3 = 1'-7"
F4 = 2'-1"
F5 = 2'-4"
F6 = 2'-8"
F7 = 3'-0"

NOTE:
FOOTING INFORMATION WAS TAKEN FROM ARCHITECTURAL DWG NO. D-S098 AND AN ARCHITECTURAL GRID DWG DATED 9-18-07

SCALE : 1' = 10'

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ENGINEERING · PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SERVICES
1935 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

ROLLING MILL HILL
NASHVILLE
DAVIDSON COUNTY, TN

RMH LAND INVESTMENT, LLC
ANDY SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707
DIRECT DEVELOPMENT

DONALD C. WILLIAMS REGISTERED ENGINEER AGRICULTURE No. 016236 STATE OF TENNESSEE 10/8/07

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8-24-07	REVISED LAYOUT

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C4.2
DISTRICT EXCAVATION PLAN

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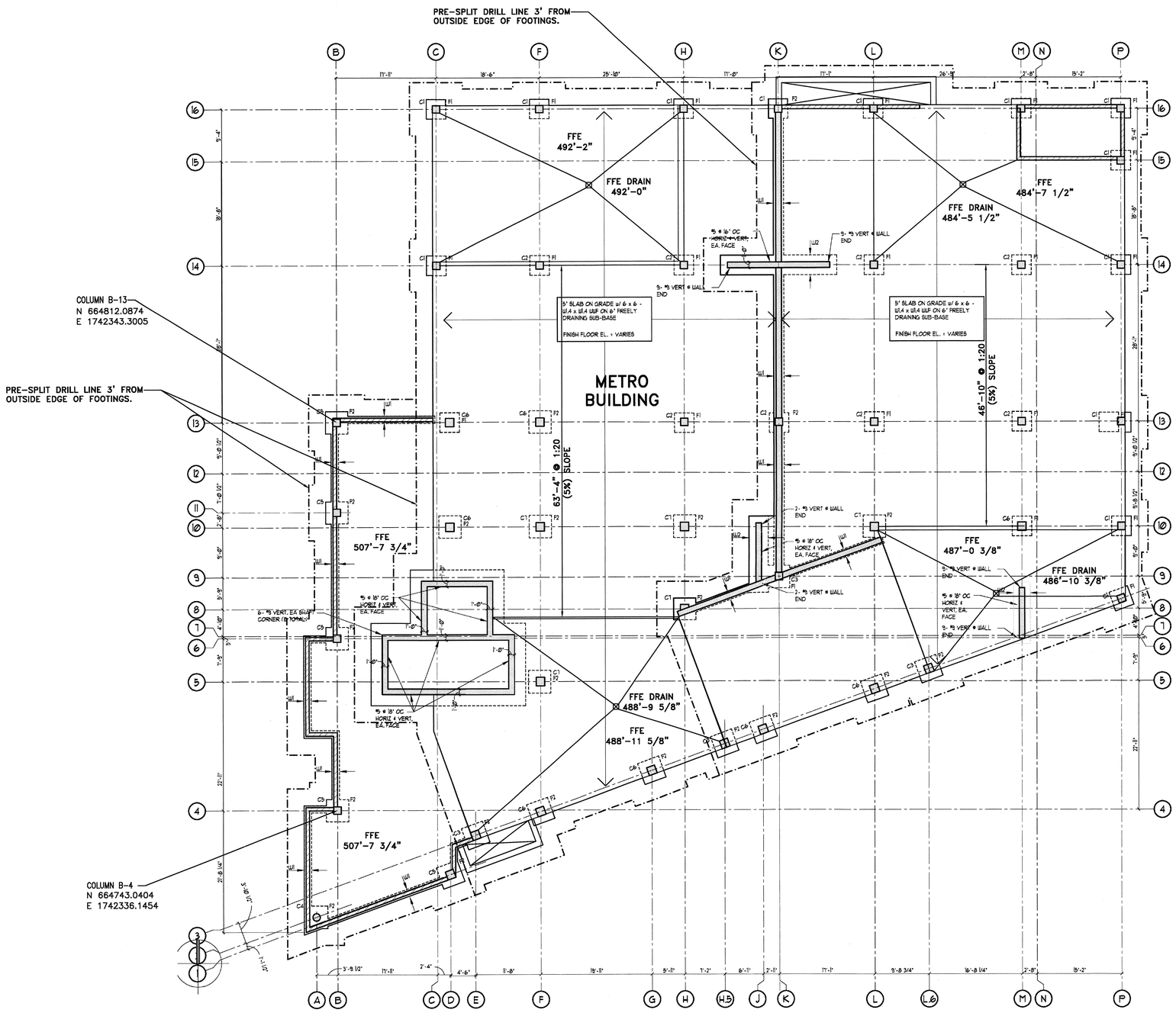

NOTE:
FOOTING INFORMATION WAS TAKEN FROM ARCHITECTURAL DWG NO. M-S098 DATED 8-15-07.

NOTE:

TOP OF FOOTING SHALL BE 8" BELOW TOP OF SLAB ELEVATION. BLASTING SHALL EXTEND TO 6" BELOW BOTTOM OF FOOTINGS. FOOTING DEPTHS ARE AS FOLLOWS.

F1 = 1'-6"
F2 = 1'-11"
W1 = 1'-0"
W2 = 1'-4"

0 2 4 6 8 10 20 30
SCALE : 1" = 10'

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ENGINEERING · PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SERVICES
1935 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

ROLLING MILL HILL
NASHVILLE
DAVIDSON COUNTY, TN

RMH LAND INVESTMENT, LLC
ANDY SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707
DIRECT DEVELOPMENT

DONALD C. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
No. 016 26
STATE OF TENNESSEE
10/30/07

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C4.3
METRO EXCAVATION PLAN

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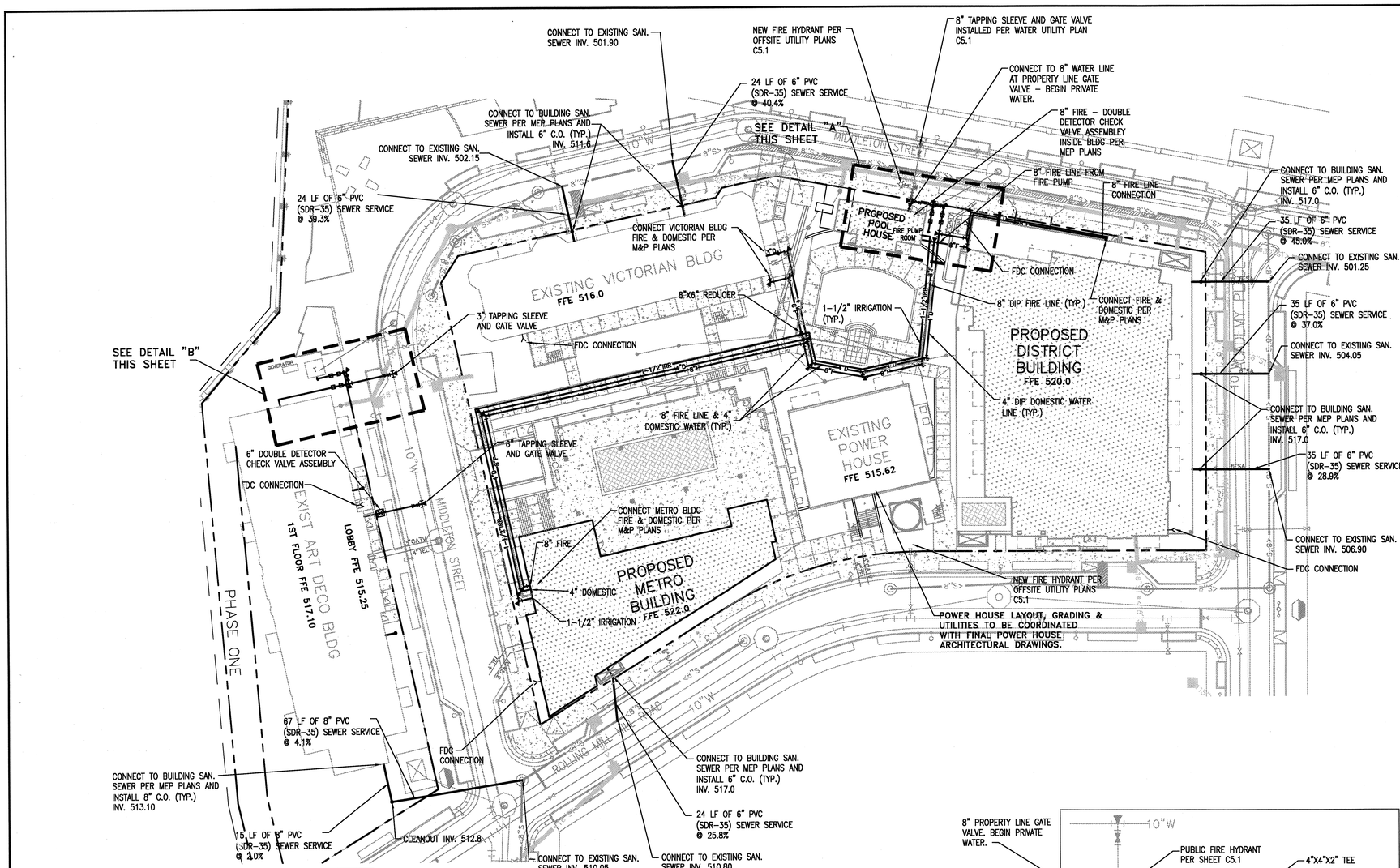
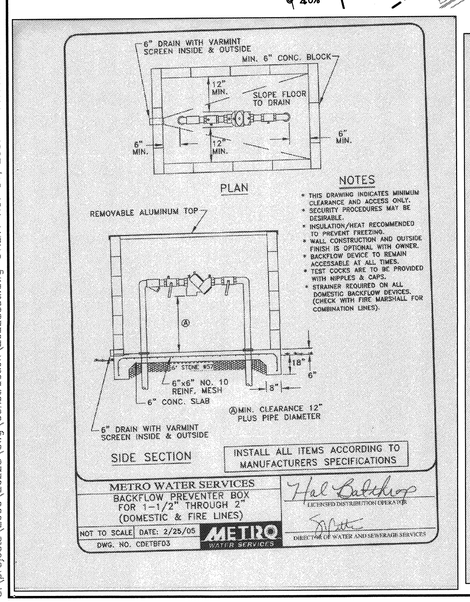
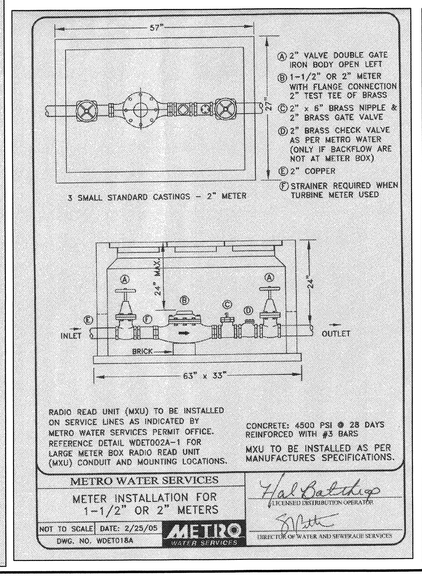
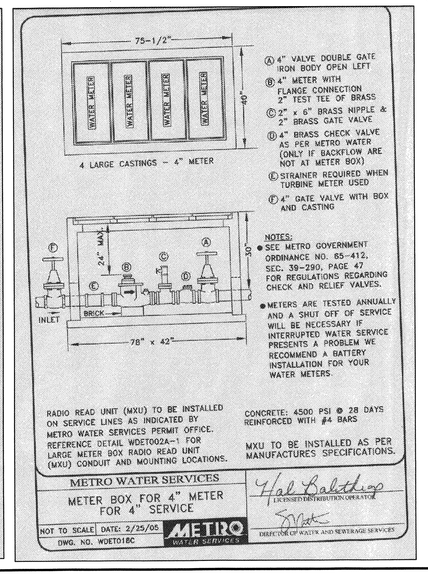


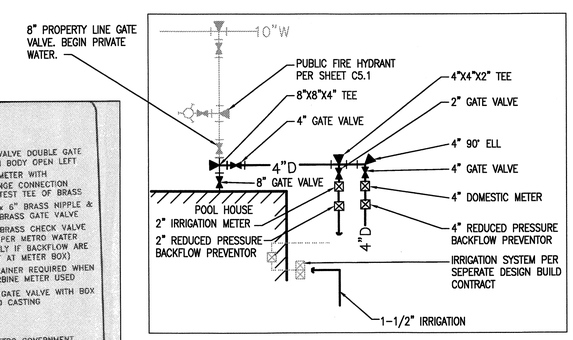
SITE UTILITY NOTES

1. THE PROJECT SITE IS SHOWN ON TAX MAP 93-11, AS PARCELS 252 & 253.
2. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE SEWER PLAN AND PROFILE SHEETS. POLYVINYLCHLORIDE (PVC) SHALL BE (SDR 35). DUCTILE IRON PIPE (D.I.P.) SHALL BE CLASS 52.
3. ALL WATER LINES, SEWER LINES, AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE DEPARTMENT OF WATER AND SEWERAGE SERVICES REQUIREMENTS AND SPECIFICATIONS.
4. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.
5. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
6. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
9. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
10. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE WATER AND SEWER DEPARTMENT SPECIFICATIONS.
11. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER METRO REQUIREMENTS.
12. REPAIR ALL DAMAGE TO EXISTING FEATURES (i.e. DRIVES, ROADS, YARDS, LANDSCAPING, ETC...) TO PRE-CONSTRUCTION CONDITION.
13. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY WATER DEPARTMENT.
14. REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE DEPARTMENT OF WATER SERVICES.
15. COORDINATE THE EXACT LOCATION OF ALL UTILITIES ENTERING THE BUILDING WITH THE PLUMBING PLANS.
16. WATER METERS SHALL BE NO DEEPER THAN 24" FROM TOP OF METER TO PROPOSED FINISHED GRADE.
17. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA.
18. SOME UTILITIES CAN BE LOCATED BY CALLING THE ("TENNESSEE ONE CALL" SYSTEM, INC.). THE CONTRACTOR SHALL CALL "TENNESSEE ONE CALL" (1-800-351-1111) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
19. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS. EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.
20. REPAIR EXISTING PAVEMENT, CURBS, WALKS. LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
21. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY BY THE CONTRACTOR.
22. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
23. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
24. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO (95%) OF MAXIMUM DRY DENSITY ACCORDING TO ASTM (D-698) PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
25. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
26. EXISTING MANHOLES LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
27. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6" LINE TO HYDRANT, 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
28. THE CONCRETE CAPS AND ENCASEMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK. USE 3000 PSI CONCRETE.
29. BACKFLOW PREVENTION DEVICE FOR THE DOMESTIC WATER SERVICE SHALL BE LOCATED INSIDE THE BUILDING, SEE PLUMBING PLANS.
30. SIAMESE STAND PIPE TO BE GALVANIZED STEEL.
31. THE FIRE LINE SHALL BE INSTALLED BY A SPRINKLER CONTRACTOR LICENSED IN THE STATE OF TN.

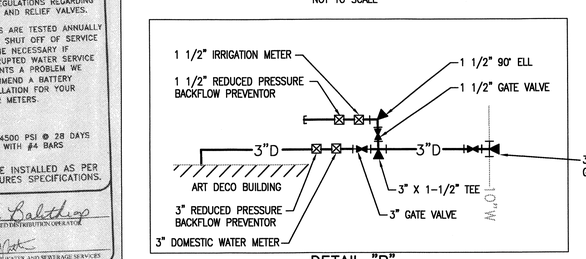








DETAIL "A"
NOT TO SCALE



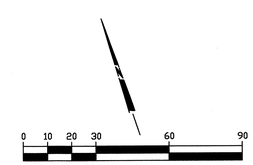
DETAIL "B"
NOT TO SCALE

LEGEND

DOMESTIC SERVICE	2" W
FIRE SERVICE	6" F
GAS LINE	G
WATER LINE WITH 90° THRUST BLOCK	
SANITARY SEWER LINE WITH CLEANOUT	
NEW FIRE HYDRANT	
UNDERGROUND ELECTRIC	UGE UGE UGE UGE

SPECIAL NOTE:
EXISTING CONDITIONS INFORMATION SHOWN ON THIS DRAWING IS BASED OF THE SITE GRADING AND UTILITY PLANS FOR THE ROLLING MILL HILL SITE PREPERATION DOCUMENTS.

SPECIAL NOTE:
COORDINATE ALL UTILITY SERVICE CONNECTIONS WITH MECHANICAL & PLUMBING PLANS BY OTHERS



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1935 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

ROLLING MILL HILL
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RMH LAND INVESTMENT, LLC
AND Y SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707
DIRECT DEVELOPMENT

DONALD C. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
No. 016376
STATE OF TENNESSEE
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UTILITY PLAN

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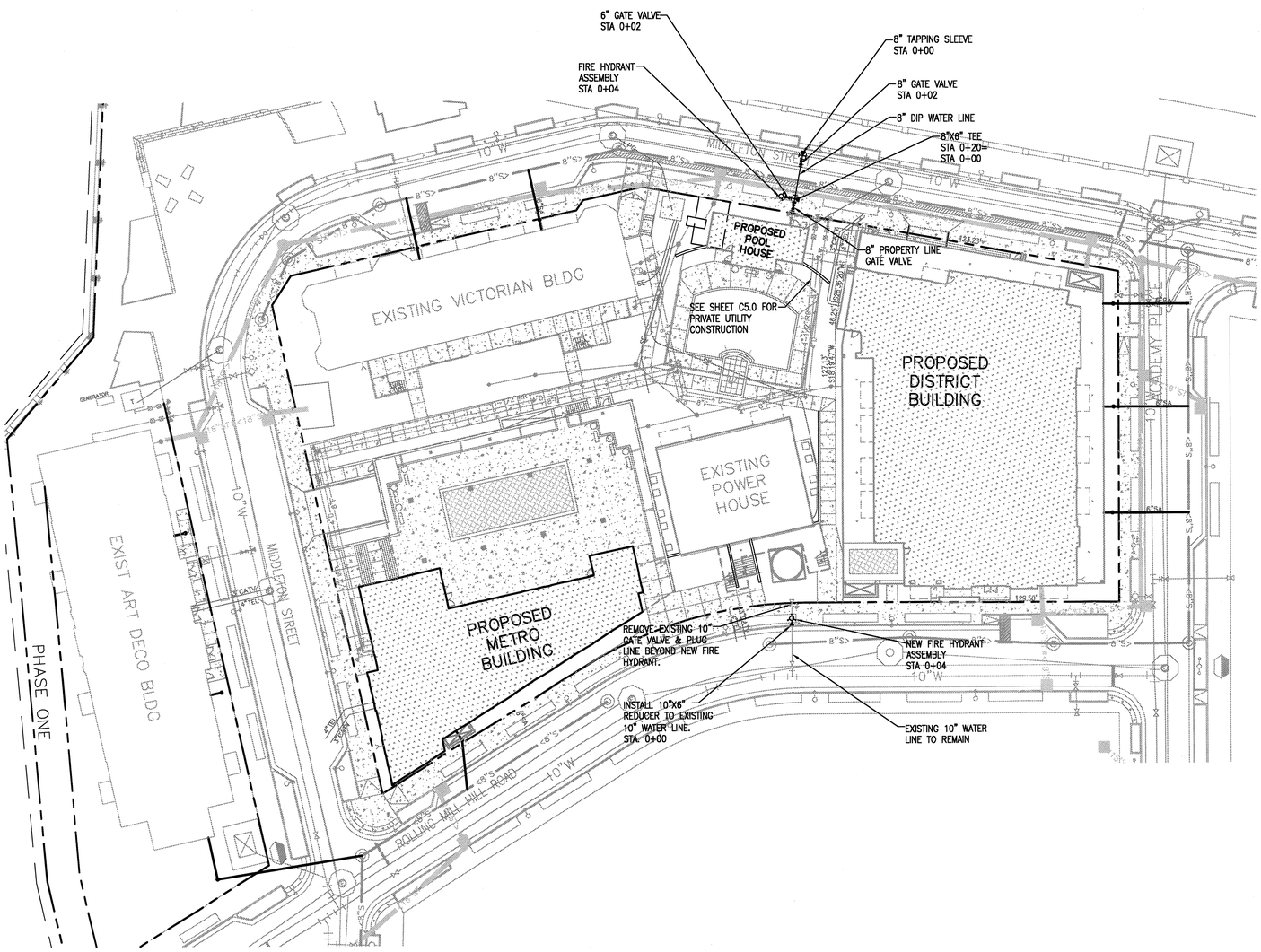

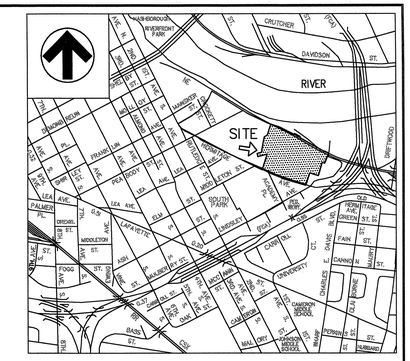

VICINITY MAP

NOT TO SCALE

METRO WATER AND SEWER NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE METROPOLITAN DEPARTMENT OF WATER AND SEWERAGE SERVICES.

2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METROPLOITAN DEPARTMENT OF WATER AND SEWERAGE SERVICES THE COST OF INSPECTION.

3. REDUCED PRESSURE BACKFLOW PREVENTOR (R.P.B.P.) OR DUEL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE DEPARTMENT OF WATER SERVICES.

4. WATER METERS SHALL BE NO DEEPER THAN 24" FROM THE TOP OF METER TO PROPOSED FINISH GRADE.

5. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF RECORD DRAWING PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND IN DIGITAL DWG FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICES LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES, THE DEPTH TO TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER PLANS SHALL INCLUDE OFFSET DISTANCE FROM THE CURB/PAVEMENT EDGE, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE THERETO.

6. THE CONTRACTOR SHALL PROVIDE THE RECORD DRAWING INFORMATION NOTED ABOVE TO THE ENGINEER.

7. CONTRACTOR TO COORDINATE INSTALLATION OF INDERGROUND ELECTRIC, CABLE TELEVISION, TELEPHONE AND GAS SERVICE WITH THE APPROPRIATE UTILITY COMPANIES.

8. AFTER COMPLETION OF THE SANITARY SEWER(S), THE DEVELOPER IS RESPONSIBLE FOR THE TELIVISING 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.

9. ALL CONNECTIONS TO EXISTING MANHOLE(S) SHALL BE CORING AND RESILIENT CONNECTOR METHOD.

10. LOCATE WATER MAIN 5' INSIDE CURB.

11. MAINTAIN 10' SEPARATION BETWEEN WATER AND SEWER LINES.

USE OF PVC FOR PUBLIC WATER MAINS

IN ORDER TO PROVIDE AN ADEQUATELY-SIZED WATER MAIN FOR NORMAL DOMESTIC USE (NOT FIRE PROTECTION) WHILE ALSO MAINTAINING SUFFICIENT CHLORINE RESIDUAL IN CERTAIN DEAD END SITUATIONS, COMMENCING APRIL 1, 1990, THE DEPARTMENT OF WATER AND SEWERAGE SERVICES WILL PERMIT THE USE OF POLYVINYL CHLORIDE (PVC) PIPE FOR USE AS PUBLIC WATER MAINS WITHIN ITS JURISDICTION SUBJECT TO THE FOLLOWING RESTRICTIIONS.

1. ONLY 3" IN DIAMETER IS PERMITTED.

2. ONLY CLASS 200 (SDR 21) GASKETED JOINTED PIPE IS PERMITTED.

3. 16 GAUGE WIRE WITH BRIGHT ORANGE JACKET (OR OTHER APPROVED MEANS OF ABOVE GROUND LOCATION) MUST BE USED WHEN INSTALLING THIS PIPE.

4. SERVICE TAPS (3/4" AND 1") WILL BE PERMITTED ONLY WITH DOUBLE-BANDED TAPPING SADDLES. TAPS LARGER THAN 1" WILL REQUIRE THAT A TEE BE CUT OR TAPPING SLEEVE AND VALVE.

5. VALVES WILL BE AWWA MECHANICAL JOINT, IRON BODY-TYPE AND FITTED WITH THE APPROPRIATELY SIZED ADAPTER, GASKETS, TO ASSURE COMPATIBILITY WITH PVC PIPE.

6. ALL OTHER SPECIFICATIONS RELATED TO PUBLIC WATER MAIN INSTALLATION MUST BE EMPLOYED, INCLUDING STANDARD LEAKAGE AND PRESSURE TESTING.

LEGEND

DOMESTIC SERVICE	2" W
FIRE SERVICE	6" F
GAS LINE	G
WATER LINE WITH 90° THRUST BLOCK	
SANITARY SEWER LINE WITH CLEANOUT	
NEW FIRE HYDRANT	
UNDERGROUND ELECTRIC	UGE — UGE — UGE

OWNER/DEVELOPER:
RMH LAND INVESTMENT, LLC
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707

THE PROJECT SITE IS SHOWN ON DAVIDSON COUNTY TAX MAP 93-11 AS PARCELS 252 AND 253.

METRO PROJECT
07-WL-__

0 10 20 30 60 90
SCALE : 1" = 30'

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NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

ROLLING MILL HILL
NASHVILLE
DAVIDSON COUNTY, TN

RMH LAND
INVESTMENT, LLC
ANDY SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707
DIRECT DEVELOPMENT

DONALD C. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
No. 016336
10/05/07
STATE OF TENNESSEE

DATE	REVISIONS
10-30-07	SP PACKAGE
5/1/2007	26223

C5.1
WATER
UTILITY
PLAN

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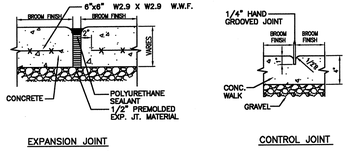
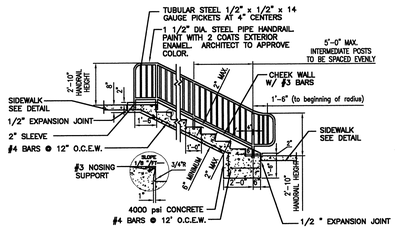


SIDEWALK JOINTS

NOT TO SCALE

11



CONCRETE STAIRS WITH HANDRAIL

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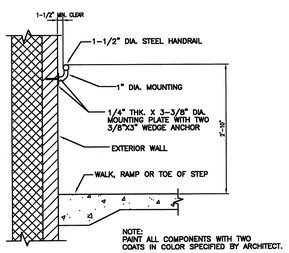

WALL MOUNTED HANDRAIL

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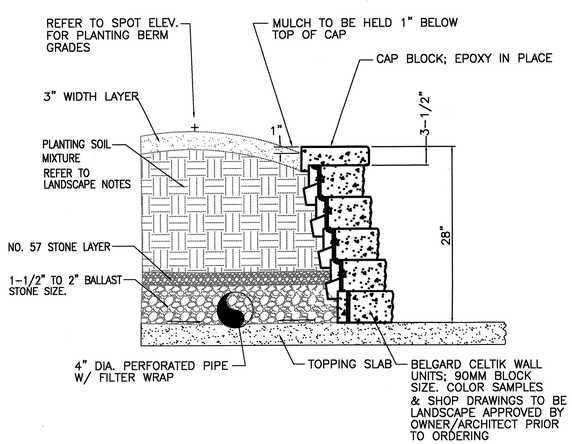

RAISED PLANTER

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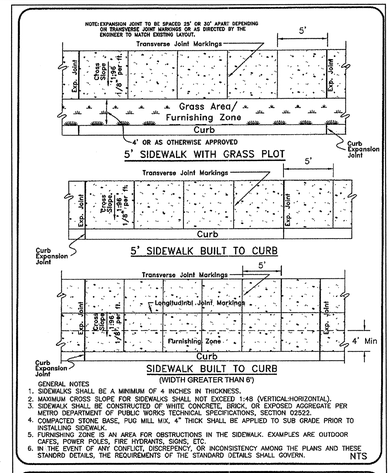

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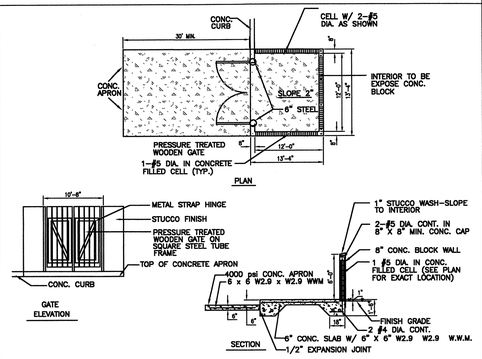

DUMPSTER PAD W/SCREEN WALL

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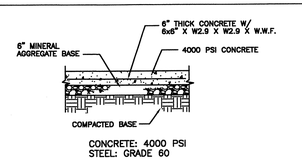

CONCRETE PAVEMENT

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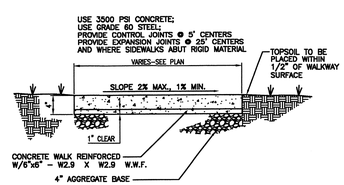

CONCRETE SIDEWALK

NOT TO SCALE

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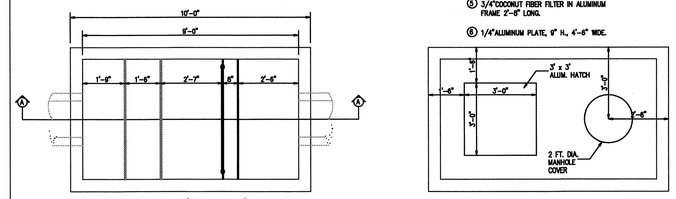
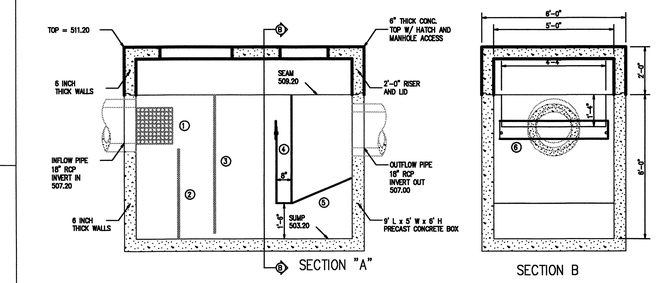


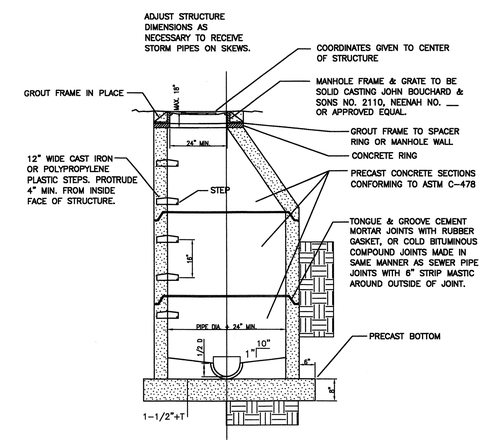
LEGEND

1. EXPANDED ALUMINUM BASKET W/ 1/4" MESH LINING, 1'-6" H x 1'-6" L x 8'-0" W
2. 1ST INTERNAL BAFFLE W/ 1" HOLES DRILLED AT 1-1/4" O.C., 3'-9" H.
3. 2ND INTERNAL BAFFLE W/ 1" HOLES DRILLED AT 1 1/4" O.C., 6'-0" H.
4. SPILL PROTECTIN RESERVOIR 4'-6" H. WITH A 1'-4" FRONT CUT.
5. 3/4"COCONUT FIBER FILTER IN ALUMINUM FRAME 2'-8" LONG
6. 1/4"ALUMINUM PLATE, 9" H., 4'-6" WIDE.



CRYSTALSTREAM WATER QUALITY VAULT
MODEL "956"

4

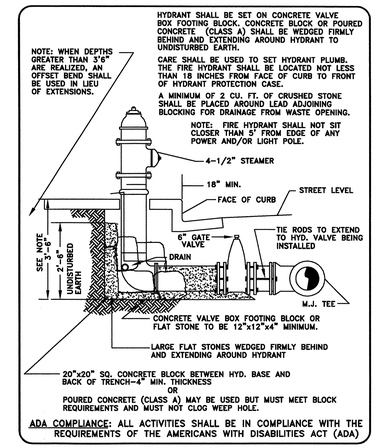


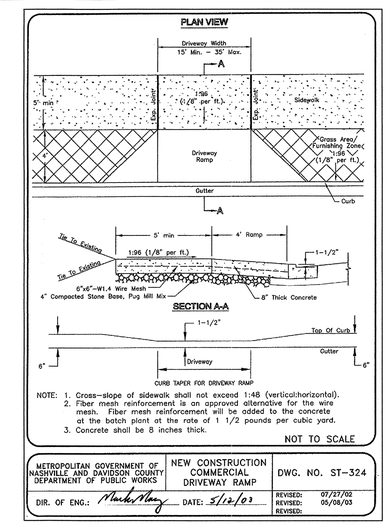
STORM MANHOLE

NOT TO SCALE

5

1





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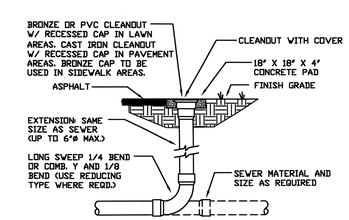

CLEANOUT

NOT TO SCALE

3

6

LITTLEJOHN ENGINEERING ASSOCIATES
ENGINEERING · PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SERVICES
1935 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

ROLLING MILL HILL

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ANDY SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707
DIRECT DEVELOPMENT

DONALD C. WILLIAMS REGISTERED ENGINEER AGRICULTURE 10/05/07 No. 016325 STATE OF TENNESSEE

DATE	REVISIONS
10-30-07	SP PACKAGE
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C6.0

SITE DETAILS

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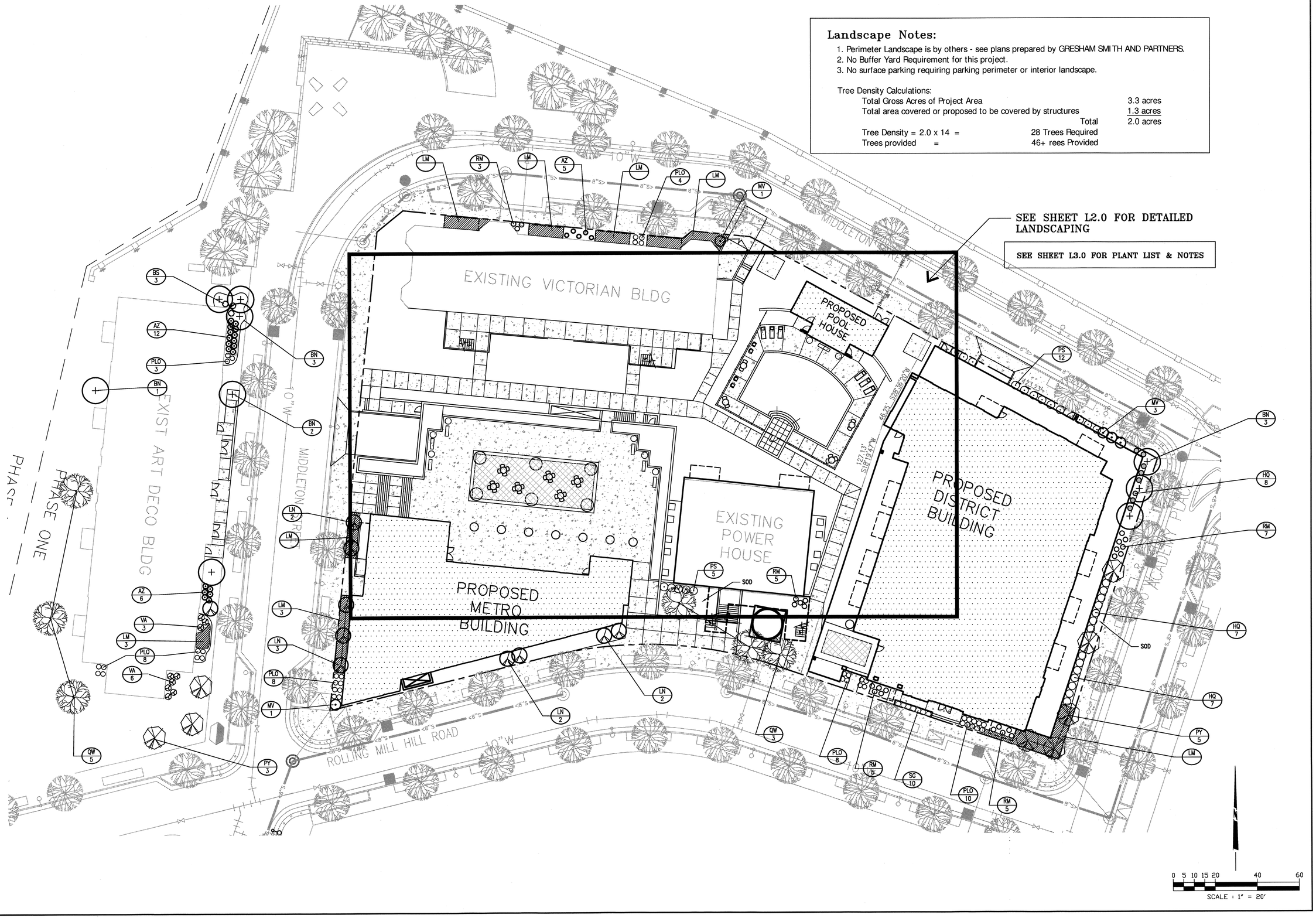
Landscape Notes:

1. Perimeter Landscape is by others - see plans prepared by GRESHAM SMITH AND PARTNERS.
2. No Buffer Yard Requirement for this project.
3. No surface parking requiring parking perimeter or interior landscape.

Tree Density Calculations:

Total Gross Acres of Project Area		3.3 acres
Total area covered or proposed to be covered by structures		1.3 acres
	Total	2.0 acres
Tree Density = 2.0 x 14 =	28 Trees Required	
Trees provided =	46+ rees Provided	



LITTLEJOHN ENGINEERING ASSOCIATES

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LANDSCAPE BID PACK

RMH LAND INVESTMENT, LLC
ANDY SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 594-0707

DIRECT DEVELOPMENT

WILLIAM B. CROWE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1054
11/01/2007

DATE	REVISIONS
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OVERALL LANDSCAPE PLAN

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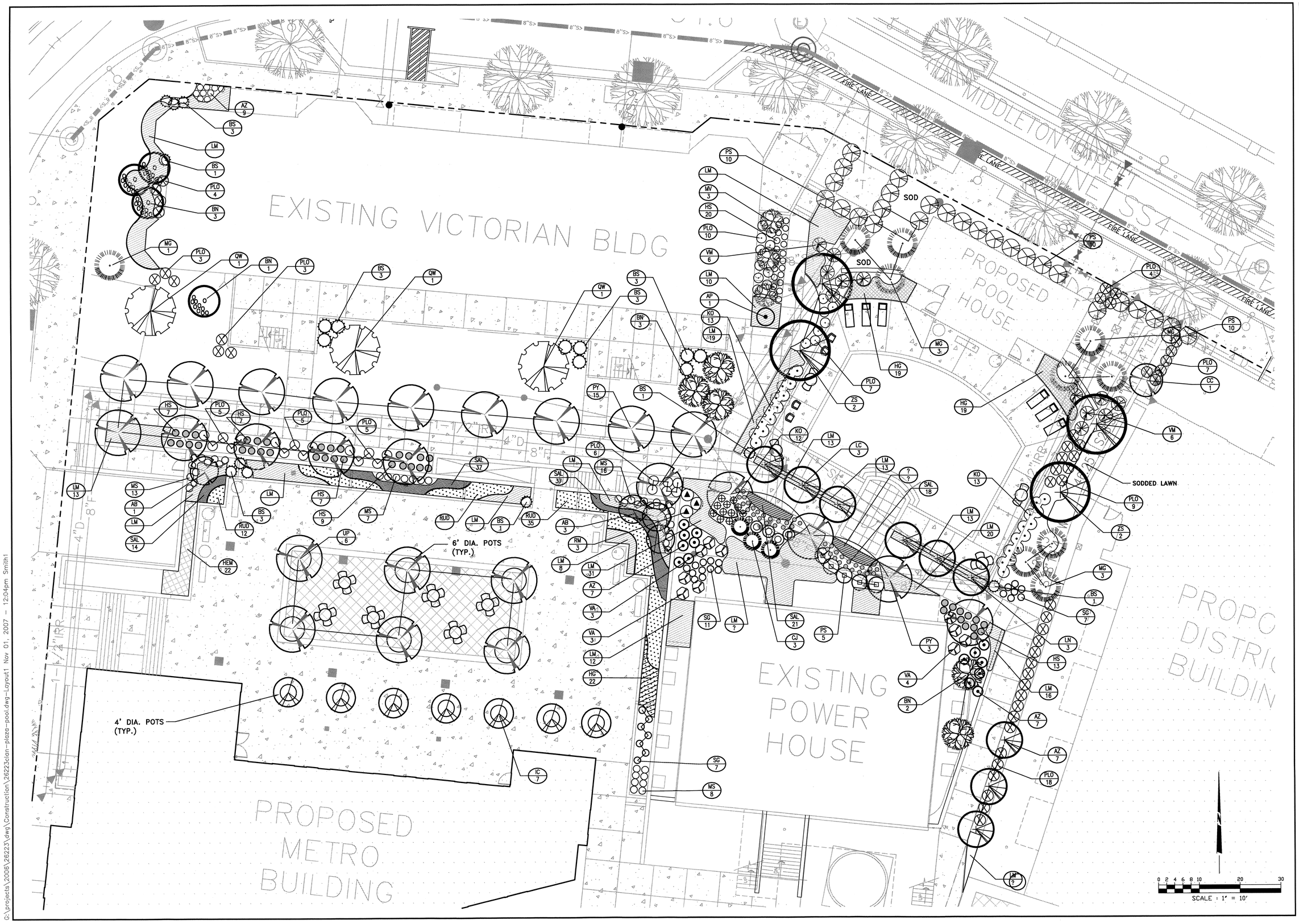

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RMH LAND INVESTMENT, LLC
ANDY SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707
DIRECT DEVELOPMENT

WILLIAM B. CRAWFORD
REGISTERED
TENNESSEE NO. 1054
LANDSCAPE ARCHITECT
5/1/2007

DATE	REVISIONS
5/1/2007	26223

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PLAZA & POOL LANDSCAPE PLAN

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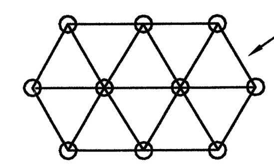
PLANTING NOTES:

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY LITTLEJOHN ENGINEERING ASSOC., DATED 10–25–05. LITTLEJOHN ENGINEERING AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL PLANTING BEDS TO RECEIVE PINE NEEDLE MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
6. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
7. PRE–EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
8. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED OR SODDED IN ACCORDANCE WITH THE PLANT LIST & NOTES ON DRAWING.
9. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
11. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
12. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
13. ALL TREES SHALL HAVE A WELL–FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
14. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
15. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
16. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL 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. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
17. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE OWNER'S REPRESENTATIVE IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
18. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
19. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 6 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA: (25#) 10–10–10 FERTILIZER PER 1000 SQ. FT. ALL AMENDMENTS ARE TO BE SPREAD AND FILLED INTO THE SOIL UNIFORMLY.

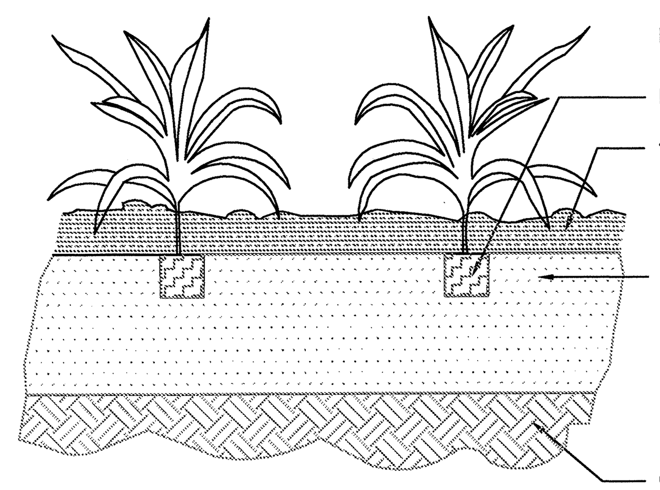
IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE A COMBINATION OF A DRIP IRRIGATION SYSTEM FOR TREES AND SHRUBS AND STANDARD ROTOR SYSTEM FOR LAWN AREAS ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
3. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE RAINBIRD MODEL ESP–MC SERIES, 18 STATION FOR BUILDING GROUNDS.
4. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 150 PVC.
5. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
6. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
7. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL ST–103/PT–ST SNAP–TITE CONNECTIONS.
8. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
9. ALL VALVES SHALL BE LOCATED IN AMATEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
10. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.



NOTE: HATCH PERENNIAL BEDS SHALL BE PLANTED USING TRIANGULAR PLANT SCHEME. BEDS WITH INDIVIDUAL

REFER TO PLANTING SCHEDULE FOR ON–CENTER PLANTING DIMENSION.



REFER TO PLANS FOR FINISH GRADE.

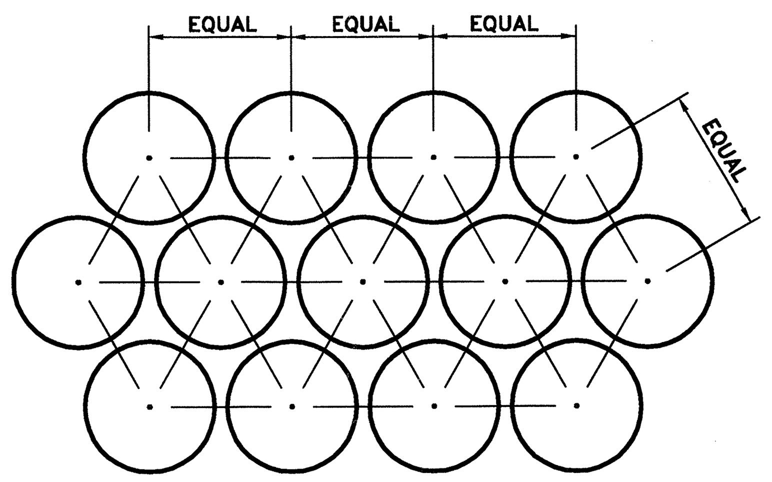
REMOVE OR SPLIT PEAT POT

4" MULCH LAYER

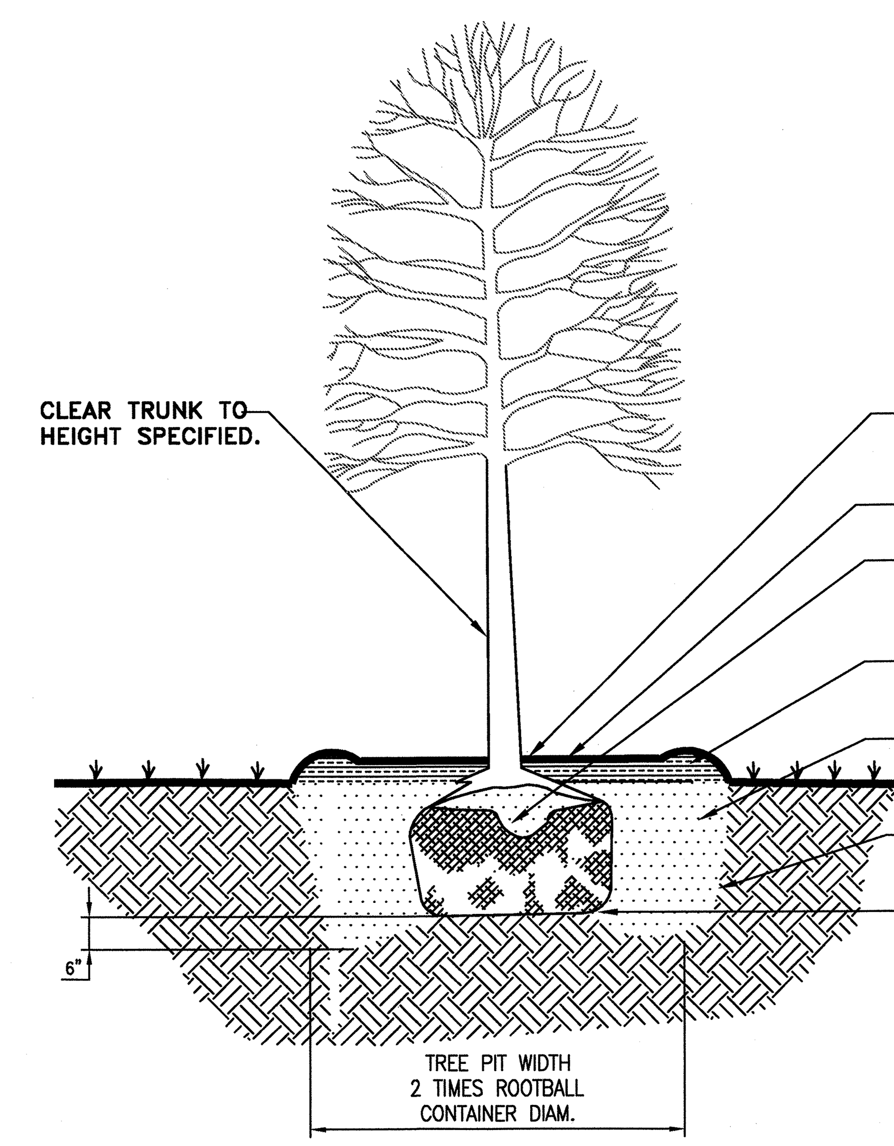
12" PREPARED SOIL BACKFILL W/SOIL MIXTURE MEDIUM: 1 PART PEAT 1 PART SAND 2 PARTS TOPSOIL

COMPACTED SURGED

PERENNIAL PLANTING
NOT TO SCALE



PLANT SPACING
NOT TO SCALE



CLEAR TRUNK TO HEIGHT SPECIFIED.

CROWN OF ROOT BALL SHALL BE INSTALLED 2–4" ABOVE FINISHED GRADE CONDITIONS.

4" LAYER OF MULCH

FOLD DOWN OR CUT AND REMOVE TOP 1/3 OF BURLAP. IF NON–BIODEGRADABLE WRAP IS USED, REMOVE TOTALLY. REMOVE WIRE BASKET COMPLETELY.

FORM RAISED SOIL RING WITH TOPSOIL (3" CONTINUOUS).

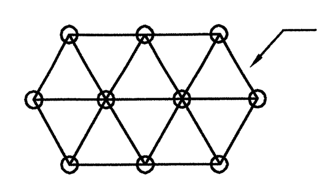
BACKFILL WITH EXISTING SOIL, PER METRO REQUIREMENTS

SLOPE & SCARIFY SIDES OF PIT

SET ROOT BALL ON UNDISTURBED SOIL AT BOTTOM OF PIT

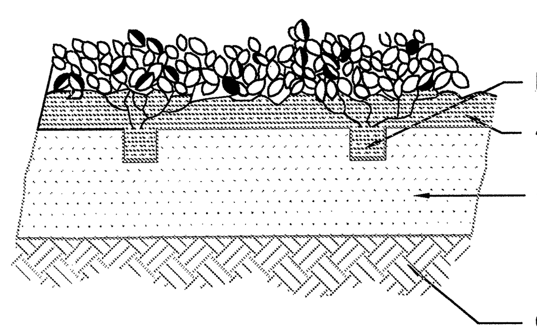
TREE PIT WIDTH 2 TIMES ROOTBALL CONTAINER DIAM.

TREE PLANTING
NOT TO SCALE



NOTE: ALL GROUNDCOVER BEDS SHALL BE PLANTED USING TRIANGULAR PLANT SPACING, UNLESS SHOWN OTHERWISE. REFER TO PLANTING SCHEDULE FOR ON–CENTER PLANTING DIMENSION.

REFER TO PLANS FOR FINISH GRADE.



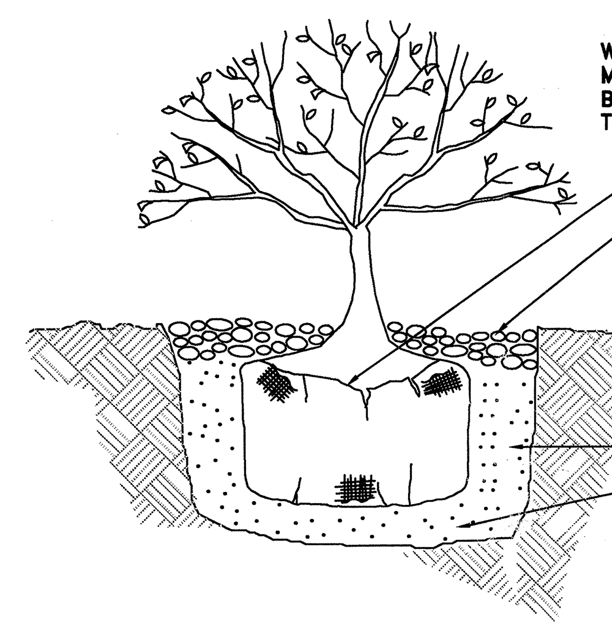
REMOVE OR SPLIT PEAT POT

4" MULCH LAYER

12" PREPARED SOIL MIXTURE MEDIUM: 1 PART PEAT 1 PART SAND 2 PARTS TOPSOIL

COMPACTED SUBGRADE

GROUNDCOVER PLANTING
NOT TO SCALE



WHERE SHRUBS APPEAR IN BEDS MULCH SHALL COVER THE ENTIRE BED–EDGE BED AS DENOTED ON THE PLANS

LOOSEN BURLAP AT TOP

MIMINUM 4" MULCH

MINIMUM 12" SIDE CLEARANCE

MIINIMUM 6" PLANTING MEDIUM 3 PARTS TOPSOIL 1 PART PEAT MOSS

SHRUB PLANTING
NOT TO SCALE

P L A N T   L I S T

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	ROOT	SIZE AT PLANTING	NOTES:
	TREES					
AB	Acer buergerianum	Trident Maple	5	B&B	8–9' ht.	
AP	Acer palmatum var. atropurpeum	Red Leaf Japanese Maple	1	B&B	5–6' ht.	
AR	Acer rubrum 'October Glory'	October Glory Red Maple				
BN	Betula nigra	River Birch	12	B&B	8–9' ht.	
CC	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	1	B&B	2" cal.	
CJ	Cryptomeria japonica	Japanese Cedar	3	B&B	8–9' ht.	
LN	Lagerstroemia indica 'Catawba'	Catawba Crapemyrtle	18	25 gal.	6–7' ht.	
MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	10	30 gal.	6–8' ht.	
PY	Prunus x yedoensis	Yoshino Cherry	23	B&B	2.5" cal.	
QW	Quercus phellos	Willow Oak	11	B&B	2.5" cal.	
QW	Ulmus parvifolia	Chinese Elm	6	B&B	2.5" cal.	
ZS	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	6	B&B	2.5" cal.	
	SHRUBS					
AZ	Azalea hybrid 'Girard's Fuschia'	Girard's Fuschia Azalea	28	3 gal.	24–30" ht	
BS	Buxus sempervirens	Common Boxwood	19	30" x 30"		
HQ	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	22	3 gal.	24–30" ht	
IC	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	7	30" x 30"		
RM	Rhododendron 'P.J.M.'	P.J.M. Rhododendron	28	5 gal.	24–30" ht	
MV	Magnolia virginiana	Sweetbay Magnolia	8	15 gal.	8–9' ht.	
PL	Prunus laurocerosus 'Otto Luyken'	Otto Luyken Laurel	119	5 gal.	18–24" ht	
PS	Prunus laurocerosus 'Schipkaensis'	Schip Laurel	52		4–5' ht	
KO	Rosa x 'Radrazzi'	Knockout Rose	38	3 gal.	18–24" ht	
SG	Spirea bumaldi 'Goldflame'	Goldflame Spirea	35	3 gal.	18–24" ht	
VA	Viburnum rytidophylum 'Alleghany'	Alleghany Viburnum	10	5 gal.	24–30" ht	
VM	Viburnum plicatum tomentosum 'Mariesii'	Doublefile Viburnum	12	5 gal.	24–30" ht	
	GROUND COVER / GRASSES / PERENNIALS					
HG	Geranium x 'Rozanne'	Rozanne Cranesbill	60		1 gal.	
HS	Hosta sieboldiana 'Frances Williams'	Frances Williams Hosta	63		1 gal.	
LM	Liriope muscari 'Big Blue'	Big Blue Lilyturf	900		1 gal.	
MS	Miscanthus sinensis 'Yakushima'	Yakushima Maiden Grass	44		1 gal.	
SAL	Salvia 'May Night'	May Night Sage	94		1 gal.	
RUD	Rudbeckia fulgida vaqr. sullivantii	Black–Eyed Susan	157		1 gal.	
HEM	Hemercallis x 'Stella D'oro	Stella D'oro Daylily	50		1 gal.	

SOD

COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSES OF SOD MATERIALS AN "APPROVED" NURSERY BLEND OF CENTIPEDE VARIETIES SIMILAR TO 'MATADOR' OR APPROVED SUBSTITUTE.

SEED

SEED TO BE PREMIUM TALL FESCUE BLEND FESCUE VARIETY AND TESTED TO MINIMUM PERCENTAGES OF PURITY AND GERMINATION. POA ANNUA, BENT GRASS AND NOZIOUS WEED SEED FREE. RATE: 8 LBS. PER 1,000 S.F.

GRASS SEED BLEND FOR PLANTING FROM APRIL 1 THROUGH OCTOBER 1. SEEDING PERFORMED AFTER OCTOBER 1ST (WITH OWNER'S PERMISSION) SHALL HAVE 20% OF THE MIX IN PENNFINE PERENNIAL RYEGRASS.

Landscape Notes:

1. Perimeter Landscape is by others - see plans prepared by GRESHAM SMITH AND PARTNERS.
2. No Buffer Yard Requirement for this project.
3. No surface parking requiring parking perimeter or interior landscape.

Tree Density Calculations:

Total Gross Acres of Project Area		3.3 acres
Total area covered or proposed to be covered by structures		1.3 acres
	Total Net Acres	2.0 acres
Tree Density = 2.0 x 14 =	28 Trees Required	
Trees provided	46+ Trees Provided	

SEE SHEET L2.0 FOR DETAILED LANDSCAPING

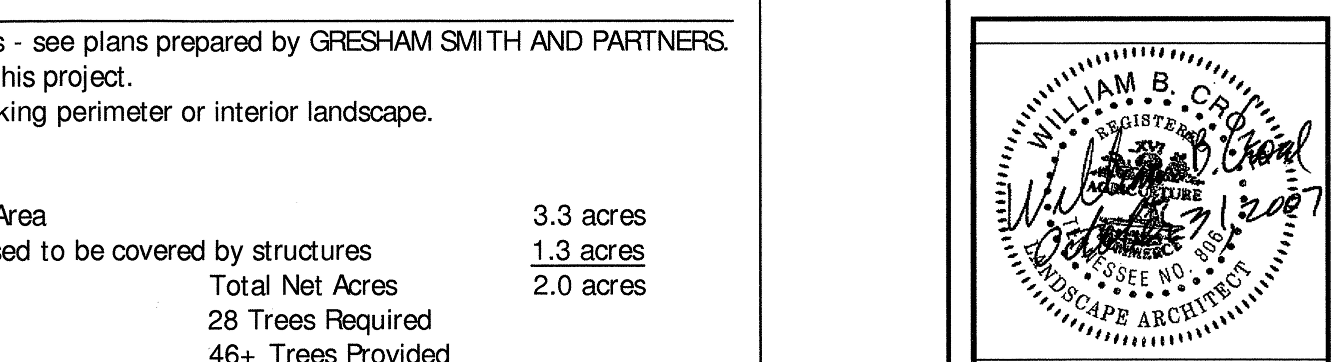
SEE SHEET L3.0 FOR PLANT LIST & NOTES

LITTLEJOHN ENGINEERING ASSOCIATES
ENGINEERING · PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SERVICES
1935 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

ROLLING MILL HILL
NASHVILLE
DAVIDSON COUNTY, TN
LANDSCAPE BID PACK

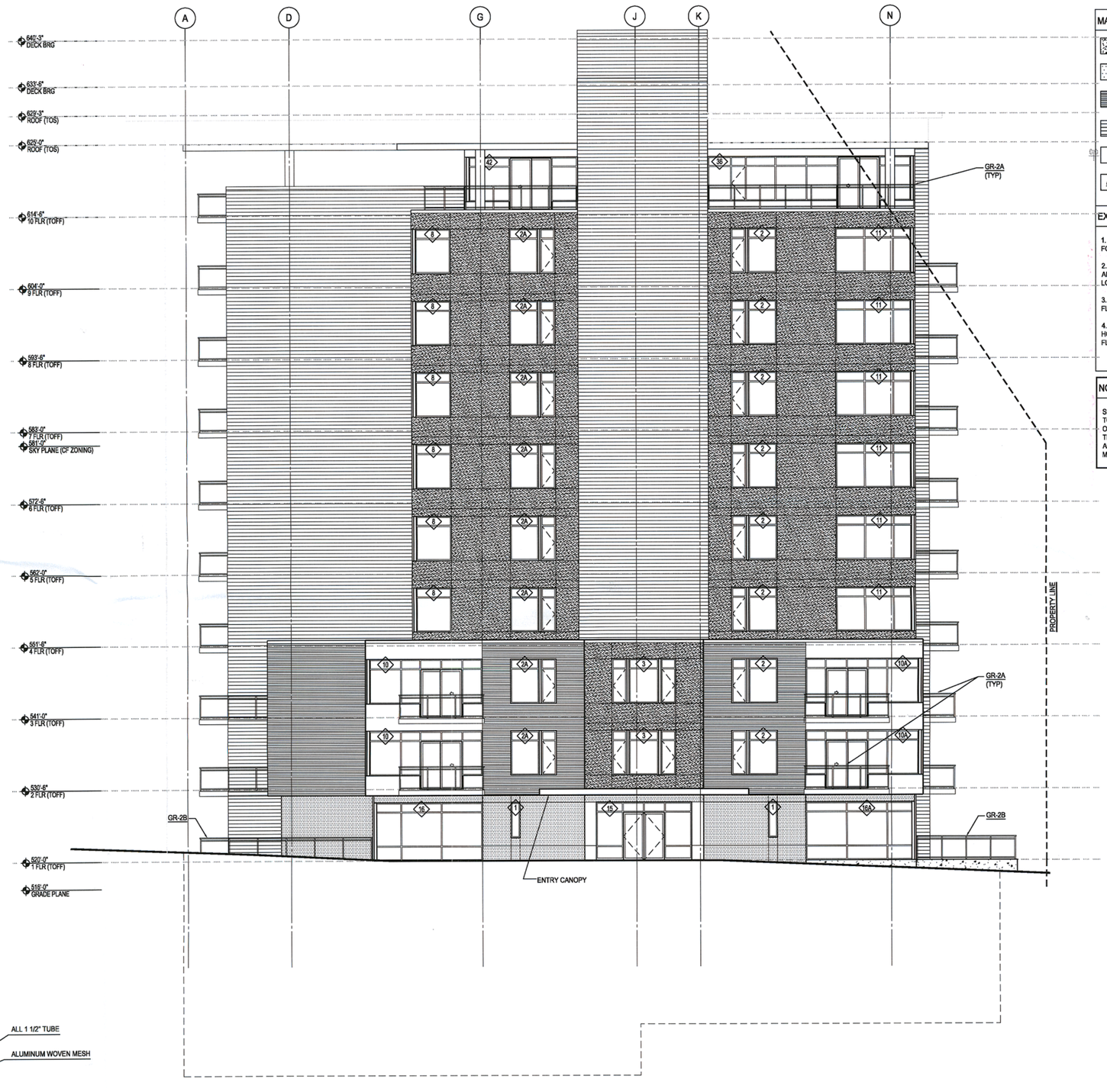
RMH LAND INVESTMENT, LLC
ANDY SCHROEDER
1240 MAIN STREET, SUITE 1
GREEN BAY, WISCONSIN 54302
(205) 994-0707

DIRECT DEVELOPMENT



DATE	REVISIONS
5/1/2007	26223

L3.0
LANDSCAPE DETAILS



MATERIAL KEY

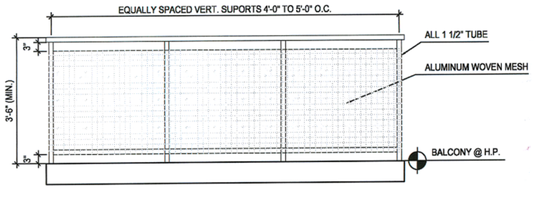
- CEMENT BOARD STUCCO (WS-1) COLOR A
- CEMENT BOARD STUCCO (WS-1) COLOR B WITH ACCENT JOINT PATTERN
- METAL PANEL CENTRIA - ¾" ECONOLAP (WS-2) COLOR C
- METAL PANEL CENTRIA -STYLE - RIB (WS-2) COLOR C
- ARCHITECTURAL SHEET METAL WALL (WS-3)
- CAST IN-PLACE CONCRETE (FWS-2, WS-4)

EXTERIOR ELEVATIONS - GENERAL NOTES

1. EXTERIOR BALCONIES AND GUARDRAILS SHOWN DASHED FOR CLARITY OF MATERIALS BEHIND.
2. COORDINATE WITH ARCHITECT EXTERIOR LOCATIONS OF ALL MEP - RELATED PENETRATIONS (DRYER VENTS, EXHAUST LOUVRES, LIGHTING).
3. FINISH COLOR OF ALL COPINGS, GRAVEL STOPS, FLASHINGS TO MATCH ADJACENT WALL COLOR.
4. EXTERIOR MATERIAL JOINTS TO ALIGN VERTICALLY AND HORIZONTALLY WITH WINDOWS, DOORS AND BOTTOM OF FLOOR SLAB WHERE SHOWN.

NOTE

SP ZONING FOR THE DISTRICT BUILDING IS SOLELY INTENDED TO ESTABLISH THE HEIGHT CONTROL STANDARDS AS SHOWN ON THESE DOCUMENTS. DRAWINGS ARE CONSISTENT WITH THE MDHA ROLLING MILL HILL DEVELOPMENT GUIDELINES AND ARE SUBJECT TO FINAL REVIEW AND APPROVAL BY MDHA



19 RAILING SYSTEM GR-2A
1/2" = 1'-0"

22 SOUTH ELEVATION
1/8" = 1'-0"

SPECIFIC PLAN APPROVAL
☐ Preliminary ☐ Final ☐ SP Revision ☐ as AMENDED in Conditions see staff report/minutes
Consistent with the Zoning Ordinance.
By [illegible] MPC Date 12/13/07
Metropolitan Planning Commission

eu:a

eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7794

madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680

DIRECT DEVELOPMENT
CONSTRUCTION•RENOVATION

PROJECT

ROLLING MILL HILL DISTRICT BUILDING

500 ROLLING MILL HILL ROAD
NASHVILLE, TENNESSEE

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12-04-06	50% DESIGN DEVELOPMENT SET

FINAL SP ZONING PLAN

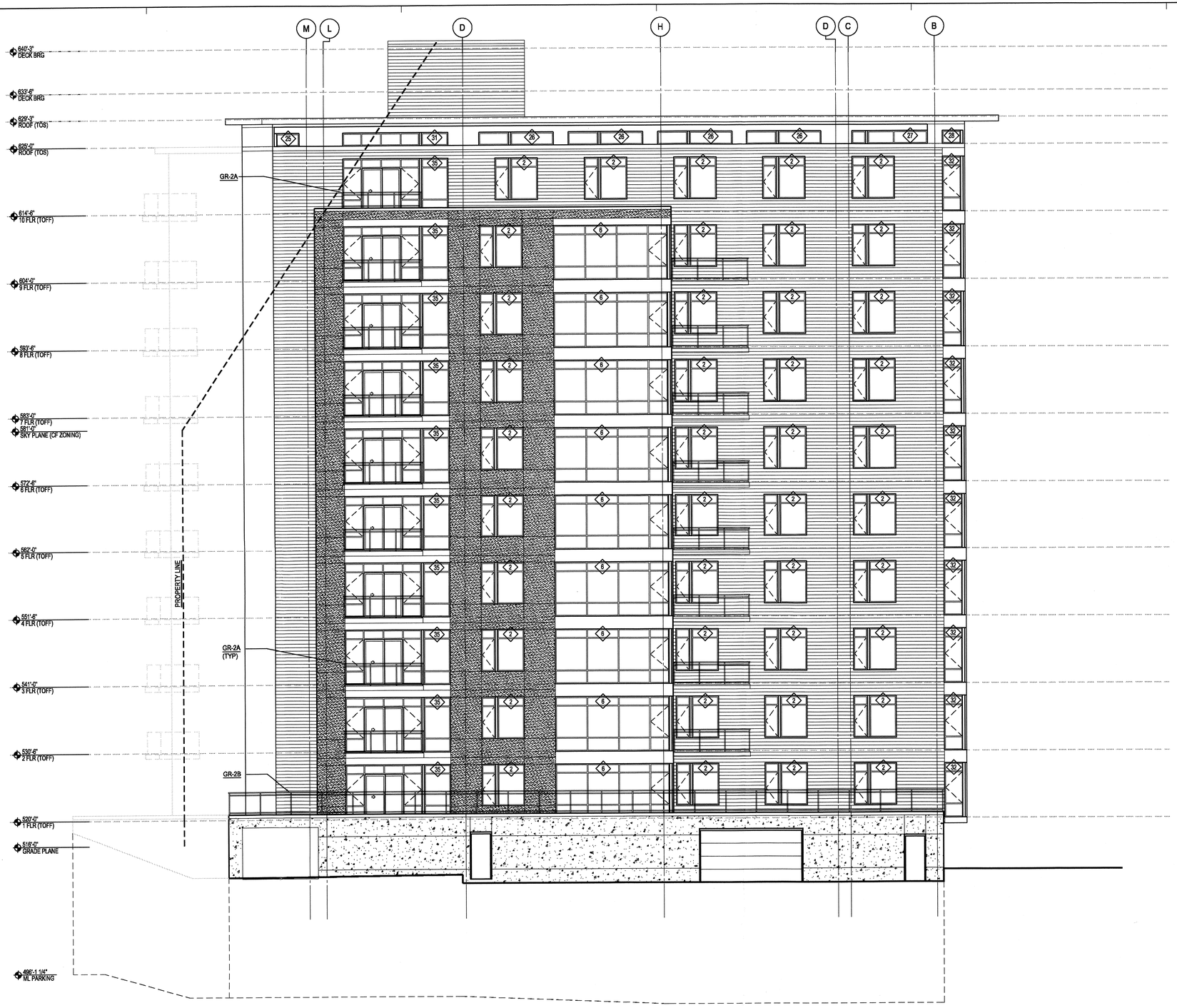
SHEET TITLE

EXTERIOR ELEVATIONS

NASHVILLE & DAVIDSON COUNTY
NOV 20 2007
METROPOLITAN PLANNING DEPARTMENT

PROJECT MANAGER	WWR
PROJECT NUMBER	104335-08
DATE	NOVEMBER 12, 2007
SHEET NUMBER	

D-A200



22 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL KEY

- CEMENT BOARD STUCCO (WS-1) COLOR A
- CEMENT BOARD STUCCO (WS-1) COLOR B WITH ACCENT JOINT PATTERN
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- METAL PANEL CENTRIA -STYLE - RIB (WS-2) COLOR C
- ARCHITECTURAL SHEET METAL WALL (WS-3)
- CAST IN-PLACE CONCRETE (FWS-2, WS-4)

EXTERIOR ELEVATIONS - GENERAL NOTES

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3. FINISH COLOR OF ALL COPINGS, GRAVEL STOPS, FLASHINGS TO MATCH ADJACENT WALL COLOR.
4. EXTERIOR MATERIAL JOINTS TO ALIGN VERTICALLY AND HORIZONTALLY WITH WINDOWS, DOORS AND BOTTOM OF FLOOR SLAB WHERE SHOWN.

NOTE

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eu:a
eppstein uhen : architects
milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 tel 414 271 5350 fax 414 271 7794
madison 222 West Washington Ave, Suite 650 Madison, Wisconsin 53703 tel 608 442 5350 fax 608 442 6680

DIRECT DEVELOPMENT
CONSTRUCTION•RENOVATION

PROJECT
ROLLING MILL HILL DISTRICT BUILDING
500 ROLLING MILL HILL ROAD
NASHVILLE, TENNESSEE

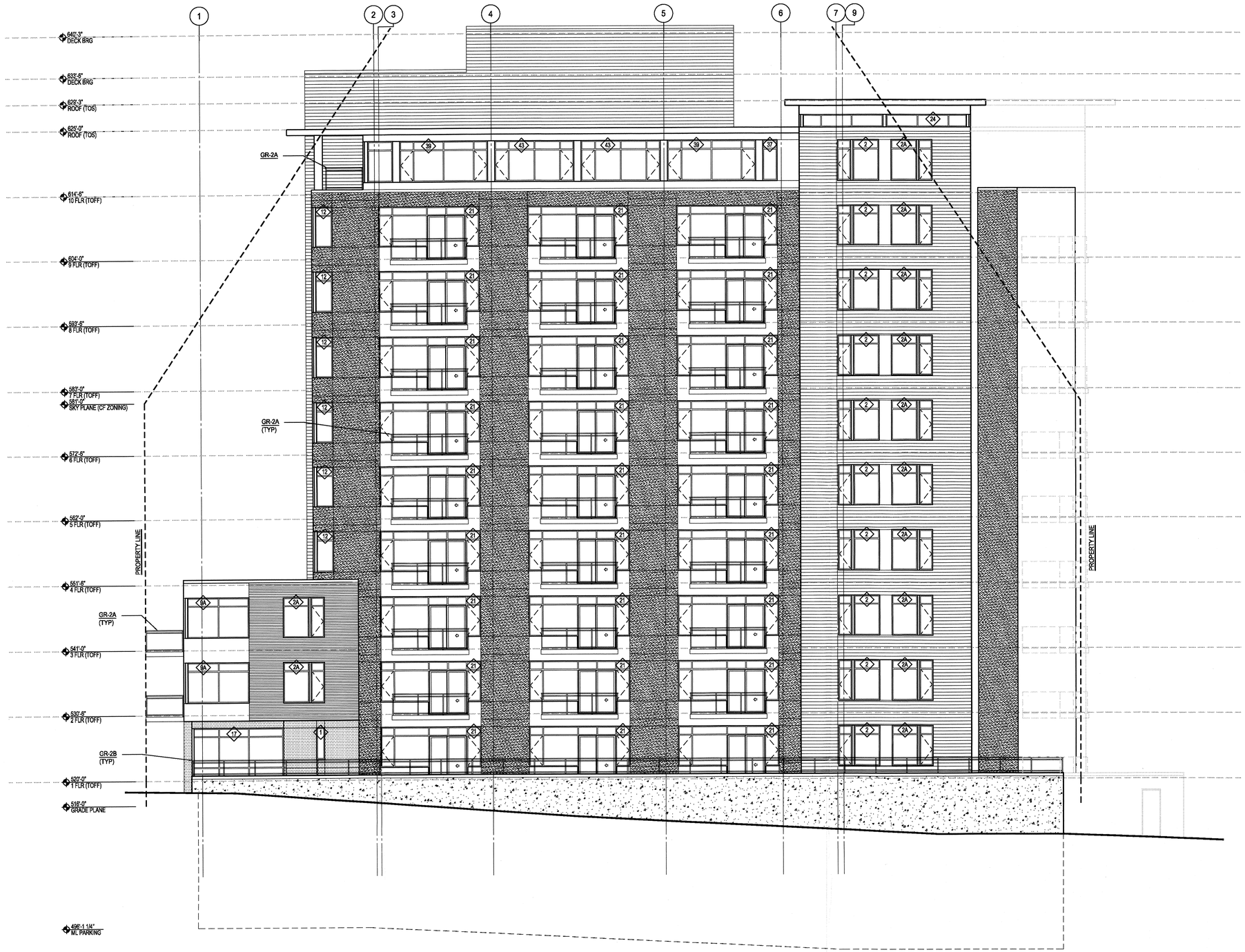
ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12-04-06	55% DESIGN DEVELOPMENT SET

FINAL SP ZONING PLAN
SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT MANAGER	WWR
PROJECT NUMBER	104335-08
DATE	NOVEMBER 12, 2007
SHEET NUMBER	

D-A201



22 EAST ELEVATION
1/8" = 1'-0"

MATERIAL KEY

- CEMENT BOARD STUCCO (WS-1) COLOR A
- CEMENT BOARD STUCCO (WS-1) COLOR B WITH ACCENT JOINT PATTERN
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DIRECT DEVELOPMENT CONSTRUCTION•RENOVATION

PROJECT
ROLLING MILL HILL DISTRICT BUILDING
500 ROLLING MILL HILL ROAD
NASHVILLE, TENNESSEE

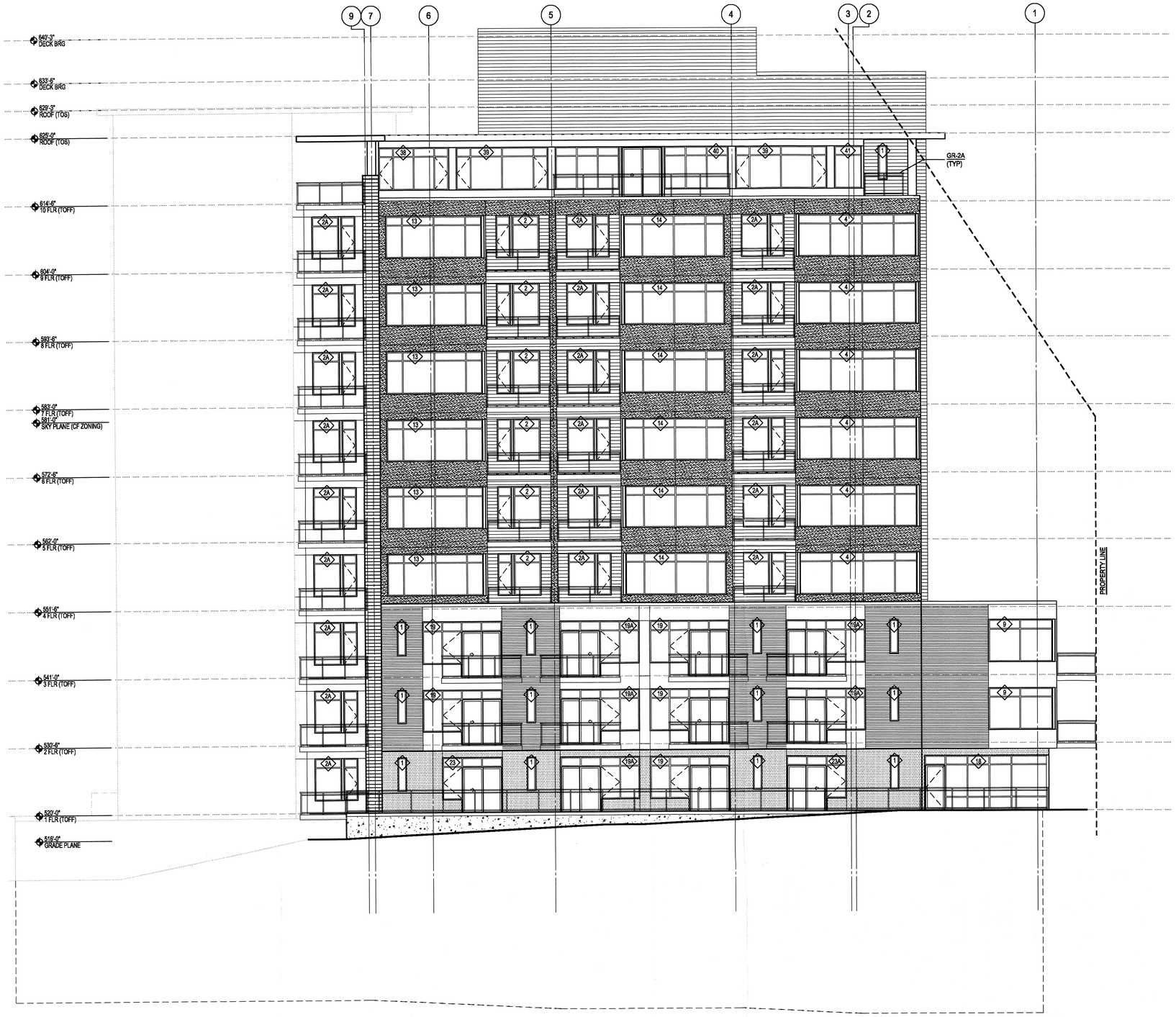
ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12-04-06	65% DESIGN DEVELOPMENT SET

FINAL SP ZONING PLAN

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT MANAGER	WWR
PROJECT NUMBER	104335-08
DATE	NOVEMBER 12, 2007
SHEET NUMBER	D-A202



22 WEST ELEVATION
1/8" = 1'-0"

MATERIAL KEY

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- CEMENT BOARD STUCCO (WS-1) COLOR B WITH ACCENT JOINT PATTERN
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DIRECT DEVELOPMENT CONSTRUCTION•RENOVATION

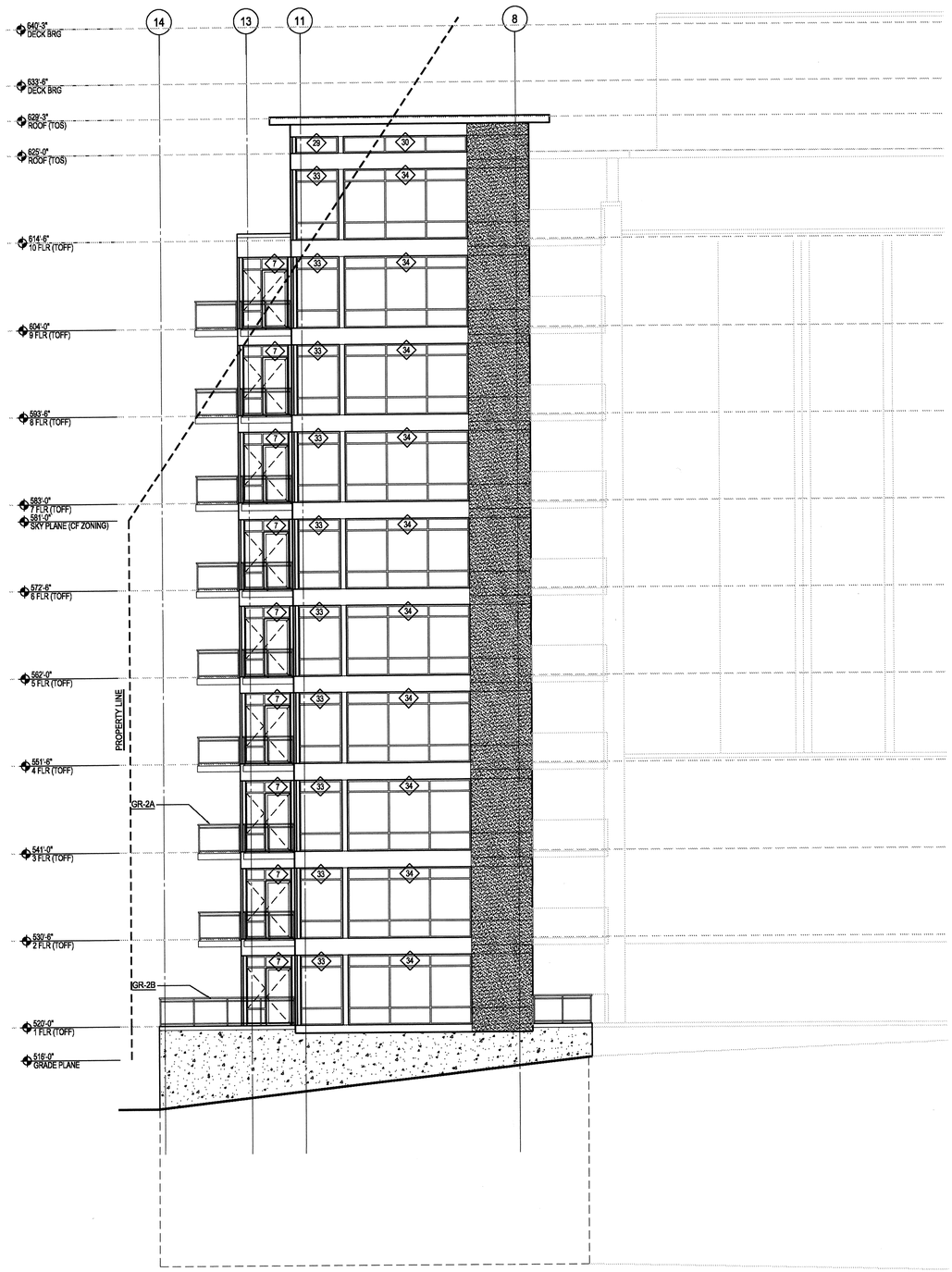
PROJECT
ROLLING MILL HILL DISTRICT BUILDING
500 ROLLING MILL HILL ROAD
NASHVILLE, TENNESSEE

ISSUANCE AND REVISIONS

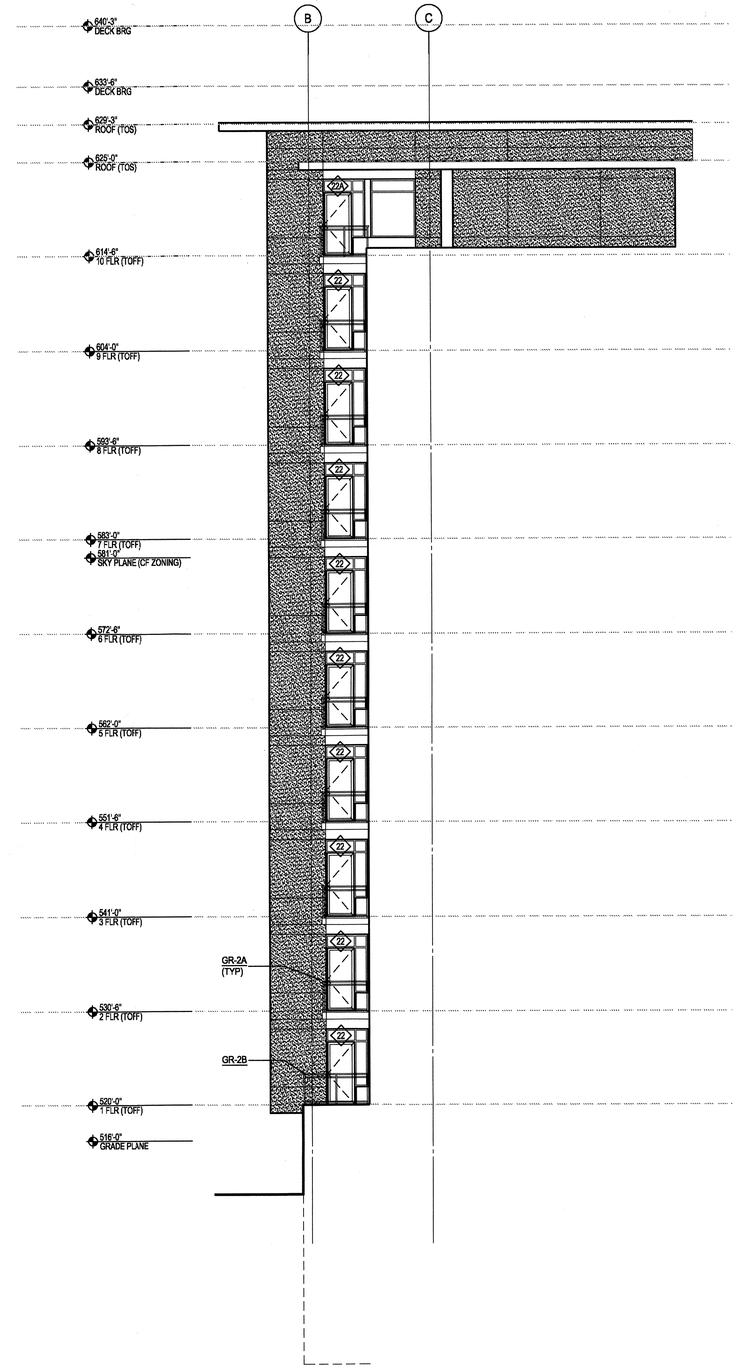
DATE	DESCRIPTION
12-04-06	50% DESIGN DEVELOPMENT SET

SHEET TITLE
FINAL SP ZONING PLAN
EXTERIOR ELEVATIONS

PROJECT MANAGER	WWR
PROJECT NUMBER	104335-08
DATE	NOVEMBER 12, 2007
SHEET NUMBER	D-A203



19 NORTHWEST ELEVATION
1/8" = 1'-0"



22 SOUTHWEST ELEVATION
1/8" = 1'-0"

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DIRECT DEVELOPMENT
CONSTRUCTION•RENOVATION

PROJECT

ROLLING MILL HILL DISTRICT BUILDING

500 ROLLING MILL HILL ROAD
NASHVILLE, TENNESSEE

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12-04-06	50% DESIGN DEVELOPMENT SET

FINAL SP ZONING PLAN

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT MANAGER	WWR
PROJECT NUMBER	104335-08
DATE	NOVEMBER 12, 2007
SHEET NUMBER	

D-A204