FINAL SPECIFIC PLAN

BYRON CLOSE

CASE # 2008SP-007-001

COUNCIL BILL # BL2008-149

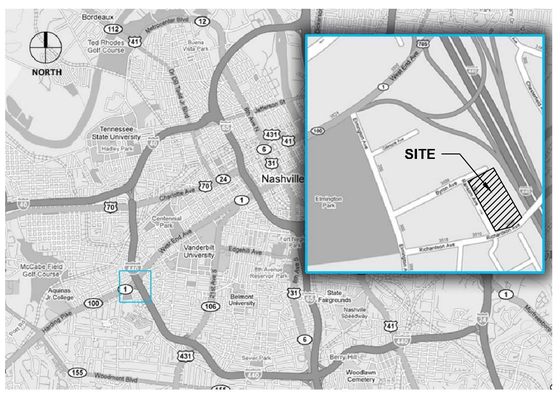
3501 BYRON AVENUE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

COUNCIL DISTRICT 18 - BURKLEY ALLEN

PREPARED FOR:
BYRON AVENUE 3501, LLC
1308 Martin Street
Nashville TN 37203
615-533-4255

September 06, 2012
Rev. November 14, 2012



NORTH
VICINITY MAP
NOT TO SCALE

PLANNER/LANDSCAPE ARCHITECT

EDGE
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CIVIL ENGINEER

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ENGINEERING • PLANNING • SURVEYING
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ARCHITECTURE

VINTAGE MILLWORKS INC.
CUSTOM ARCHITECTURAL WOODWORK & DESIGNS
525 MERRITT AVENUE, NASHVILLE, TN 37203

DEVELOPMENT SUMMARY:

- PROPERTY LOCATED IN DAVIDSON COUNTY - TAX MAP 104-10 AS PARCEL 047.
- DEED OF RECORD IN BOOK 626, PAGE 550 R.O.D.C., TENN., DATED DEC. 11, 1923
- COUNCIL DISTRICT: 18
- COUNCIL MEMBER: BURKLEY ALLEN
- OWNER: BYRON AVENUE 3501, LLC
  1308 MARTIN STREET
  NASHVILLE TN 37203
  (615) 533-4255
  CONTACT:KEVIN SMITH
- NAME: BYRON CLOSE
- CASE NUMBER:2008SP-007-001
- COUNCIL BILL NUMBER:BL2008-149
- PLAN DATE: 09/06/12
- SCALE: 1"=30'
- PROPERTY LIES WITHIN ZONE "X" (NOT A SPECIAL FLOOD HAZARD AREA) PER FEMA MAP # 47037C0214F, EFFECTIVE DATE APRIL 20M 2001.

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PROJECT #: 12110

SITE REFERENCE MAP
NTS

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PERMITTED LAND USES
SINGLE FAMILY RESIDENCE

PARKING REQUIREMENTS
DAILY ACTIVITIES
SINGLE FAMILY RESIDENCE - 2 SPACES (PROVIDED)

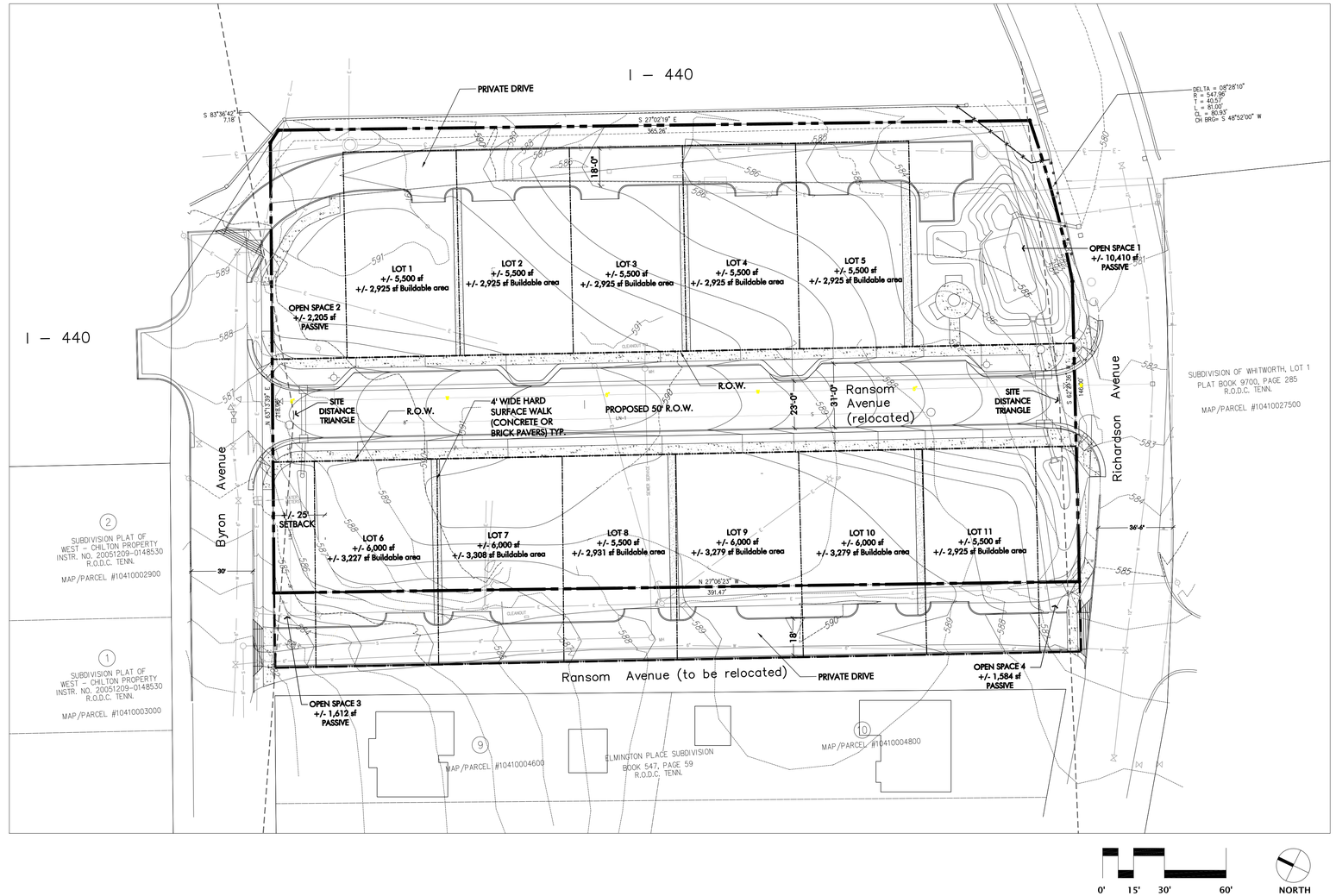
SITE DATA TABLE:
- ACREAGE: +/- 2.40 AC.
- DENSITY: 4.58
- DWELLING UNITS/LOTS: 11
- PARKING: 22 SPACES (GARAGE)
  11 SPACES (ON-STREET)
- SQUARE FOOTAGE:
  AREA IN LOTS: +/- 62,500 sf
  OPEN SPACE REQUIRED: +/- 15,682 sf (15%)
  OPEN SPACE PROVIDED: +/- 15,811 sf (15.12%)

BULK STANDARDS
(PER REQUIREMENTS OF THE RS-7.5 (CLUSTER LOT OPTION) ZONING DISTRICT & THE ELMINGTON PLACE NCO GUIDELINES):

MAX FAR	N/A
MAX ISR	N/A
MIN. FRONT SETBACK	10'
MIN. REAR SETBACK	25'
MIN. SIDE SETBACK	5'
MAX. BUILDING HEIGHT	2 STORIES*

(* REQUIRED TO BE COMPATIBLE WITH SURROUNDING DEVELOPMENT)

NOTE:
1. FOR ANY BULK STANDARDS NOT SPECIFICALLY NOTED, THE STANDARDS OF THE RS-7.5 (CLUSTER LOT OPTION) ZONING DISTRICT SHALL APPLY.
2. THE ELIMINGTON PLACE NCO GUIDELINES SHALL APPLY TO THIS DEVELOPMENT.
3. TRASH CARTS TO BE PICKED UP ON RANSOM PLACE



GENERAL NOTES

1. THE PURPOSE OF THE SP IS TO CREATE AN 11-UNIT SINGLE-FAMILY DETACHED SUBDIVISION AND RELOCATE RANSOM AVENUE.

2. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.

3. ALL ROADWAY, DRIVEWAY, SIDEWALK, AND CURB CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY CODES AND REQUIREMENTS.

4. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE UNLESS REQUIRED OTHERWISE BY LOCAL CODES.

5. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

6. ALL SITE RELATED CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.

7. HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.

8. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL GOVERNING AGENCY AND STATE D.O.T. STANDARDS AND SPECIFICATIONS.

9. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (I.E. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF ANY UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION TO EXISTING FEATURES (I.E. PAVEMENT,SIDEWALKS, CURBS, UTILITIES, ETC.), AT HIS OWN EXPENSE, TO THE STANDARDS OF THE PRE CONSTRUCTION CONDITION OR BETTER.

10. 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.

11. EXISTING PAVEMENT OF PRIVATE OR PUBLIC ROADWAYS/DRIVES SHALL BE PATCHED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY'S STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.

12. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

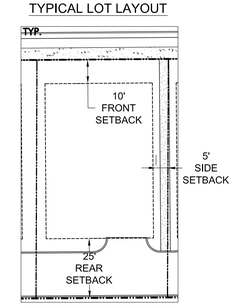
13. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THESE SITE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

14. THE GENERAL CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY ON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATED EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

15. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN THE CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.

16. THE OWNER,ENGINEER, AND ARCHITECT DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATIONS OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS NECESSARY TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.

TYPICAL LOT LAYOUT



NOTE: ALL LOTS ARE INTERIOR

TRASH CARTS TO BE PICKED UP ON RANSOM PLACE

APPLICANT
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CONSULTANTS

SEAL
JOHN DAVID HAAS REGISTERED TENNESSEE NO. 570 LANDSCAPE ARCHITECT
12/20/12

PROJECT TITLE
BYRON CLOSE
FINAL SP PLAN
CASE # 2008SP-007-001
COUNCIL BILL #BL2008-149
NASHVILLE, TN

CLIENT
BYRON AVENUE 3501, LLC

PROJECT NO.
Date 08/16/12
Revisions

09/06/12	PER CITY COMMENTS
11/14/12	PER STORMWATER
12/20/12	PER CITY COMMENTS

Sheet Title
SITE PLAN

Sheet Number
SP 1.0

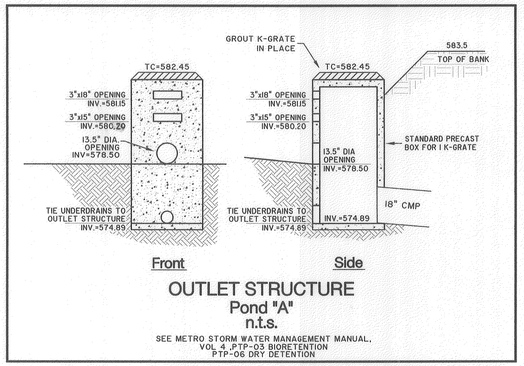
GRADING & DRAINAGE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & PAYING FOR ALL PERMITS ASSOCIATED WITH THIS CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO PAYMENT FOR INSPECTION BY METRO.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE METRO DEPT. OF PUBLIC WORKS.
3. DRAINAGE STRUCTURES SHOWN SHALL BE INLETS PER METRO DEPT. OF PUBLIC WORKS DRAWING Nos. DR-105, DR-110 & DR-115.
4. ALL HEADWALLS SHOWN ARE TO BE BUILT ACCORDING TO METRO DEPT. OF PUBLIC WORKS SPECIFICATIONS AND STANDARD DRAWING No. DR-150.
5. ALL PAVEMENT WILL BE 8" CRUSHED STONE BASE, 2" ASPHALTIC CONCRETE BASE (B-Modified) AND 1-1/2" ASPHALTIC CONCRETE SURFACE (411-D).
6. PROPERTY IS LOCATED ON PROPERTY MAP 104-10, PARCEL 47
8. ALL SLOPES AND DISTURBED AREAS ARE TO BE STABILIZED AFTER CONSTRUCTION BY MULCH AND SEEDING AT THE FOLLOWING RATES:
   a) YARDS & BUILDING AREAS: 1.0 TON/ACRE MULCH & SEED.
   b) ALL OTHER DISTURBED AREAS: 1.5 TON/ACRE MULCH & SEED.
9. EROSION CONTROL SHALL REMAIN IN GOOD WORKING ORDER UNTIL FINAL STABILIZATION OF OF THE SITE HAS BEEN ACHIEVED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, IN THE FIELD, OF ALL EXISTING UTILITIES BEFORE THE START OF CONSTRUCTION. THEY SHALL COORDINATE WITH THESE UTILITY COMPANIES ANY RELOCATIONS THAT MAYBE REQUIRED I.E. POWER POLE LOCATIONS, GAS LINE, WATER LINE, FIBER OPTIC, ETC.
11. ALL CURBS TO BE ST-200 EXCEPT AS NOTED.
12. ALL SIDEWALKS TO BE PER METRO STD.
13. ALL R.O.W. GRADING TO BE PER METRO STD.
14. ALL GRADED SLOPES SHALL BE NO STEEPER THAN 3:1 SLOPE.
15. DRIVEWAY LOCATIONS SHOWN ARE APPROXIMATE. ACTUAL LOCATION MAY VARY.
16. ALL 3:1 SLOPES TO BE STABILIZED BY NORTH AMERICAN GREEN S75 OR EQUAL
17. PROPERTY IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. MAP NUMBER 47037C0214F, EFFECTIVE DATE APRIL 20, 2001
18. TEMPORARY INLET PROTECTION SHALL BE IN PLACE DURING CONSTRUCTION. METRO STORM WATER MANAGEMENT MANUAL, VOL 4 ,TCP-24.
19. EXCAVATION AND LANE CLOSURE PERMITS ARE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT OF WAY.
20. PROOF-ROLLING OF ALL STREET SUB-GRADES IS REQUIRED IN THE PRESENCE OF THE METRO INSPECTOR, REQUEST TO BE MADE 24 HOURS IN ADVANCE.
21. STOP SIGNS TO BE 30 INCH BY 30 INCH.
22. ALL SIGNS TO HAVE 3M REFLECTIVE COATING. ON A NINE INCH GREEN ALUMINUM BLADE.
23. STREET SIGNS TO HAVE SIX INCH WHITE LETTERS
24. ALL OPEN SPACE IS A DRAINAGE EASEMENT.
25. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASHOUT AND EQUIPMENT FUELING (METRO STORM WATER MANAGEMENT MANUAL, VOL 4 ,CP-10 AND CP-13) CONTRACTOR TO COORDINATE LOCATION WITH NPEDES DEPARTMENT AT TIME OF OF PRE-CONSTRUCTION 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 TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
26. EXISTING STOP SIGN CONTROLED INTERSECTION AT RICHARDSON AVE. / RANSOM AVENUE TO BE MOVED TO THE RELOCATED INTERSECTION OF RICHARDSON AVE. / RANSOM AVE. RELOCATION TO BE COORDINATED WITH METRO PUBLIC WORKS AND THE TRAFFIC AND PARKING COMMISSION.
27. PRIVATE DRIVEWAYS ARE TO BE CONSTRUCTED AS SHOWN ON METRO DETAIL ST-263 WITH 6" RIBBON CURB.
28. ALL SIGNS AND MARKINGS SHALL BE INSTALL IN ACCORDANCE WITH U.S.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
29. "PRIVATE DRIVEWAY - NO PARKING" SIGNS SHALL BE LOCATED AT THE ENTRANCE TO EACH PRIVATE DRIVE, WITH ADDITIONAL SIGNES ALONG THE DRIVE, FOR A TOTAL OF 3 SIGNS PER DRIVE.
30. NO PARKING SHALL BE ALLOWED ON THE WESTERN SIDE OF RELOCATED RANSOM AVE.
31. TRASH CARTS TO BE PICKED UP ON RANSOM PLACE.
32. 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 PTP-03, SITE DESIGN AND CONSIDERATIONS ITEM 3, PAGE 3 OF 10.

LEGEND

- STOP SIGN w/STREETNAME
  STOP SIGN - 30"x30" (MUTCD 2B.04)
- PRIVATE DRIVE - NO PARKING SIGN
- NO PARKING SIGN

PROPOSED DISTURCED AREA = 2.3 Ac±



OUTLET STRUCTURE
Pond "A"
n.t.s.

SEE METRO STORM WATER MANAGEMENT MANUAL, VOL 4 ,PTP-03 BIORETENTION PTP-06 DRY DETENTION

PROPOSED DEVELOPMENT SCHEDULE

BEGIN CONSTRUCTION SEPTEMBER/OCTOBER 2012
COMPLETE SEPTEMBER/OCTOBER 2014

NONACTIVE AREAS ARE TO BE STABILIZED AS SOON AS PRACTICAL WITHIN 15 DAYS OF GRADING ACTIVITY

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

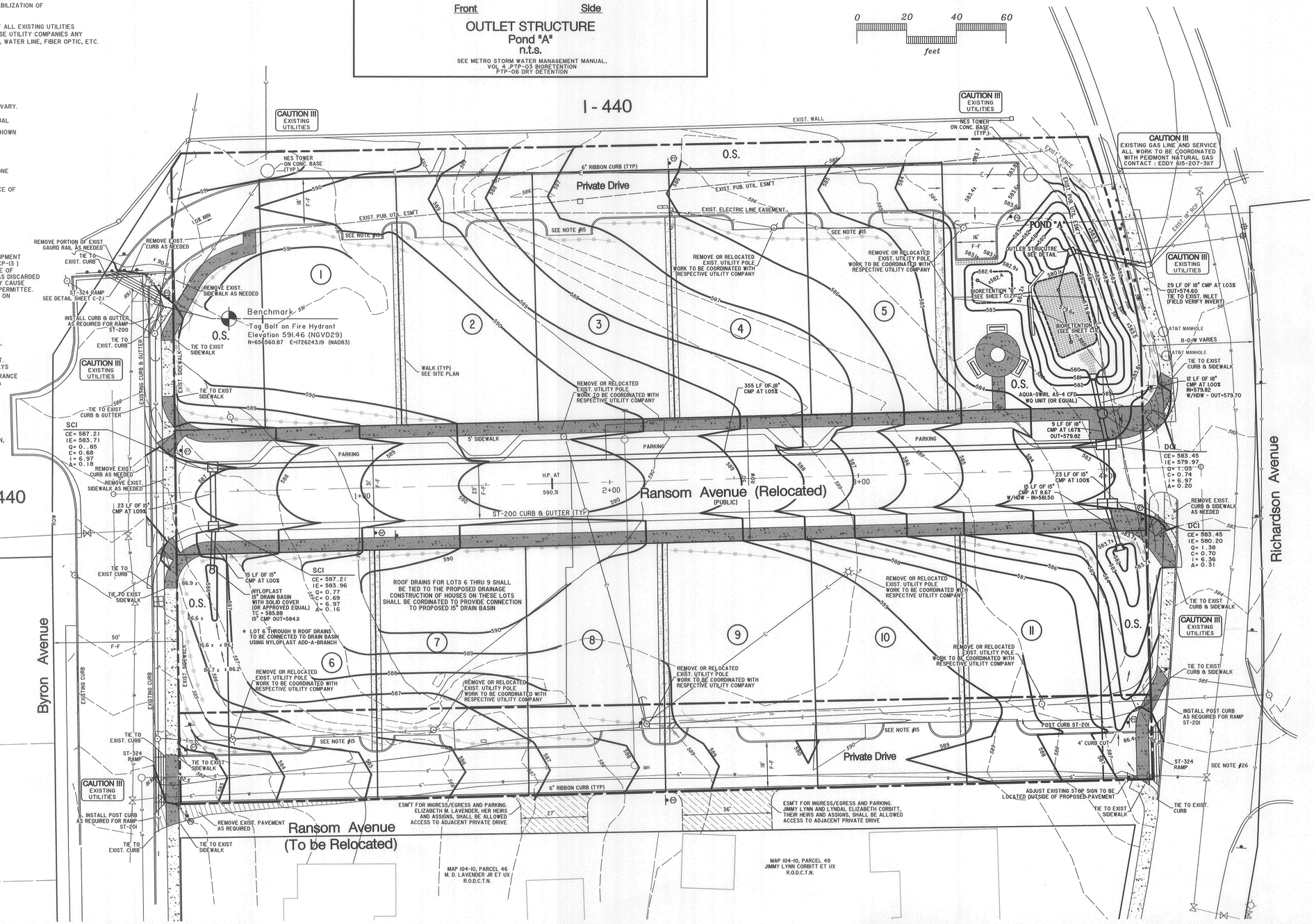
- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

THE ENGINEER SHALL VISIT WWW.NASHVILLE.GOV/STORMWATER/ASBUILT.HTM FOR SUBMITAL REQUIREMENTS.

THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE GENERAL STORM WATER PERMIT No. TNR148297

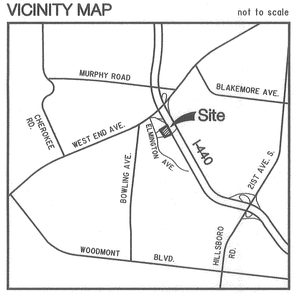
SIGNATURE — DATE 11/14/12

CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER



VICINITY MAP

not to scale



GRADING & DRAINAGE PLAN

REVISIONS: 8-30-12 AS PER METRO PUBLIC WORKS
10-23-12 AS PER METRO WATER SERVICES - STORMWATER
11-13-12 AS PER METRO WATER SERVICES - STORMWATER

Byron Avenue 3501, LLC
DEVELOPER

Anderson, Delk, Epps & Associates Inc.
ENGINEERING/PLANNING/SURVEYING
616 GRASSMERE PARK DRIVE - SUITE 4
NASHVILLE, TENNESSEE 37211

BILLY J. EPPS
REGISTERED ENGINEER
No. 21139
STATE OF TENNESSEE

Byron Close

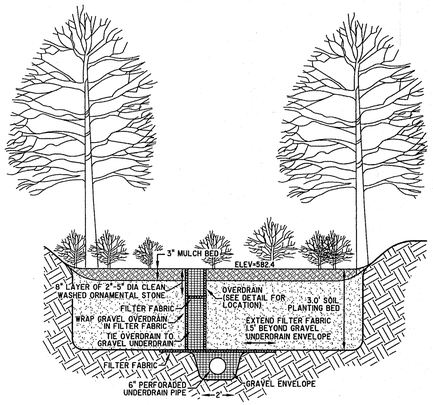
18th Council District
Nashville, Tennessee

GRADING & DRAINAGE

DATE : 07 - 30 - 12

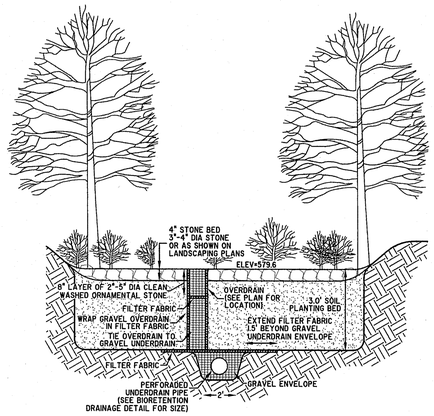
JOB No. 08-115

SHEET C - 1.1



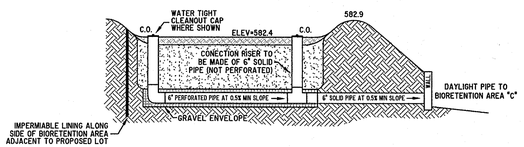
Bioretention Area "B" Detail

n.t.s.



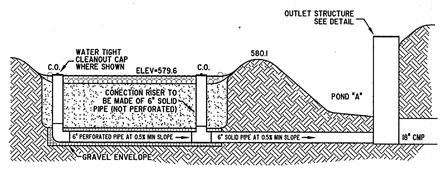
Bioretention Area "C" Detail

n.t.s.



Bioretention Area "B" Detail

n.t.s.



Bioretention Area "C" Detail

n.t.s.

BIORETENTION NOTES:

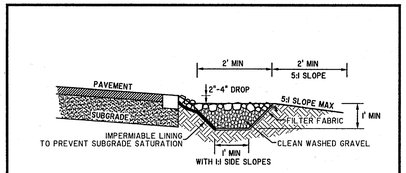
1.) PLANTING SOIL BED MUST BE SANDY LOAM, LOAMY SAND, OR LOAM TEXTURE PER USDA TEXTURAL TRIANGLE WITH A CLAY CONTENT RATING FROM 10-25 PERCENT.

2.) THE PLANTING SOIL MUST HAVE A MINIMUM INFILTRATION RATE OF 2.0 INCHES PER HOUR AND A pH BETWEEN 5.5 AND 6.5

3.) THE PLANTING SOIL SHOULD HAVE A 1.5 TO 3 PERCENT ORGANIC CONTENT AND A MAXIMUM 500-PPM CONCENTRATION OF SOLUBLE SALTS.

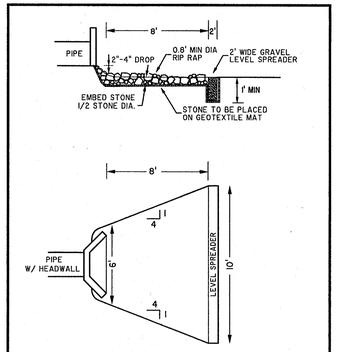
4.) MULCH LAYER SHOULD BE COMMERCIALLY AVAILABLE FINE SHREDDED HARDWOOD MULCH OR SHREDDED HARDWOOD CHIPS.

5) 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 PTP-03, SITE DESIGN AND CONSIDERATIONS ITEM 3, PAGE 3 OF 10.



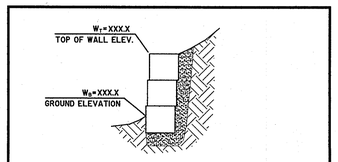
Gravel Diaphragm Detail

n.t.s.



Gravel Flow Spreader Detail

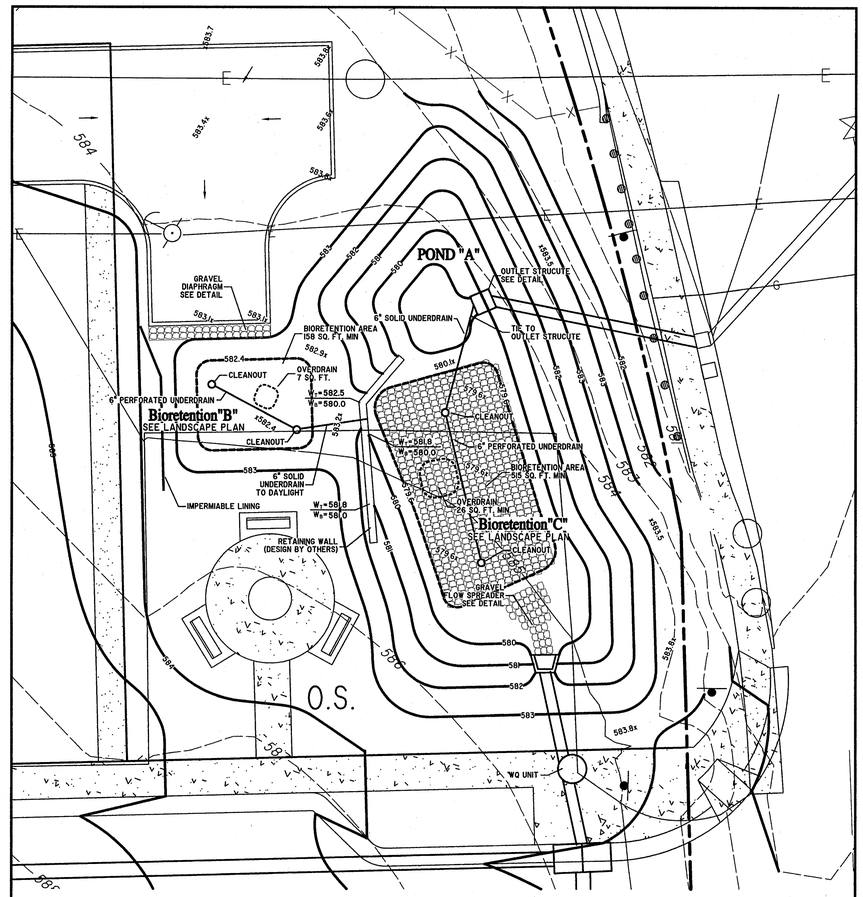
n.t.s.



Retaining Wall Detail

n.t.s.

Design by Others



Detention and Water Quality Area Detail

1"=10'

GRADING & DRAINAGE PLAN

REVISIONS: 8-30-12 AS PER METRO PUBLIC WORKS
10-23-12 AS PER METRO WATER SERVICES - STORMWATER
11-13-12 AS PER METRO WATER SERVICES - STORMWATER

Byron Avenue 3501, LLC
DEVELOPER

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ENGINEERING/PLANNING/SURVEYING
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NASHVILLE, TENNESSEE 37211

Byron Close

18th Council District
Nashville, Tennessee

GRADING & DRAINAGE

DATE : 07 - 30 - 12

JOB No. 08-115

SHEET C - 1.2

GRADING & DRAINAGE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & PAYING FOR ALL PERMITS ASSOCIATED WITH THIS CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO PAYMENT FOR INSPECTION BY METRO.
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6. PROPERTY IS LOCATED ON PROPERTY MAP 104-10, PARCEL 47
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9. EROSION CONTROL SHALL REMAIN IN GOOD WORKING ORDER UNTIL FINAL STABILIZATION OF OF THE SITE HAS BEEN ACHIEVED.
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19. EXCAVATION AND LANE CLOSURE PERMITS ARE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT OF WAY.
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21. STOP SIGNS TO BE 30 INCH BY 30 INCH.
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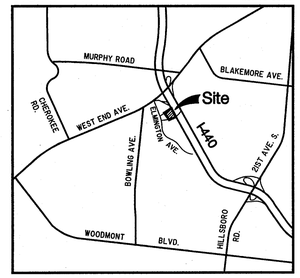
PROPOSED DISTURCED AREA = 2.3 Ac±

north

0 50 100 150
feet

VICINITY MAP

not to scale



PROPOSED DEVELOPMENT SCHEDULE

BEGIN CONSTRUCTION SEPTEMBER/OCTOBER 2012
COMPLETE SEPTEMBER/OCTOBER 2014

NONACTIVE AREAS ARE TO BE STABILIZED AS SOON AS PRACTICAL WITHIN 15 DAYS OF GRADING ACTIVITY

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

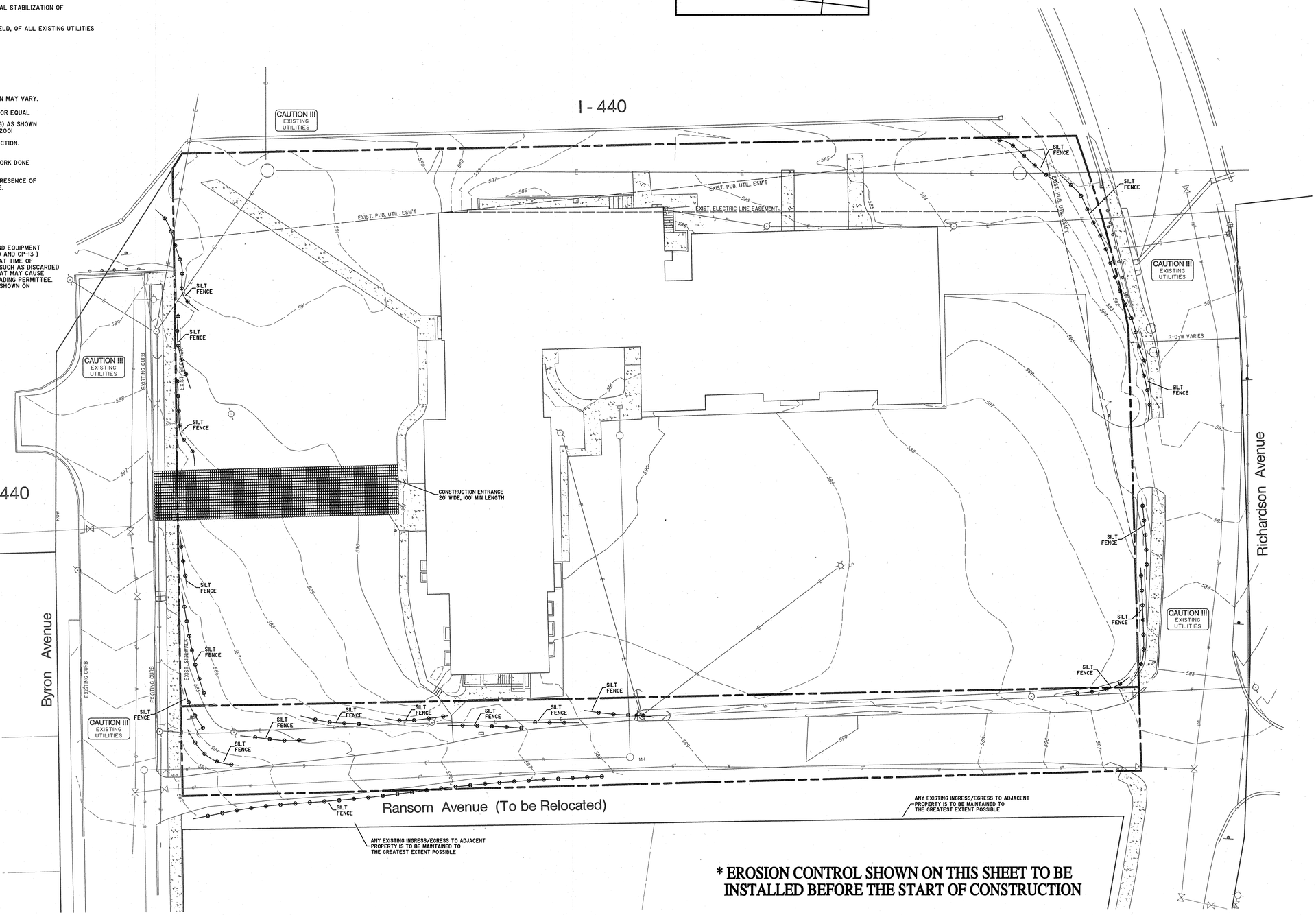
- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

THE ENGINEER SHALL VISIT WWW.NASHVILLE.GOV/STORMWATER/ASBUILT.HTM FOR SUBMITAL REQUIREMENTS.

THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE GENERAL STORM WATER PERMIT No. TNR148297

SIGNATURE DATE 10/25/12

CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER



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VOLUME 4 - BEST MANAGEMENT PRACTICES (BMP) MANUAL (2009)

EROSION CONTROL MEASURES MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:	
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PAVING OPERATIONS	CP-03
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TIRE WASHING FACILITY	TCP-01
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STABILIZED CONSTRUCTION ENTRANCE	TCP-03
BUFFER ZONES	TCP-04
TEMPORARY SEEDING	TCP-05
SURFACE ROUGHENING	TCP-06
TOP SOILING	TCP-07
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NETS AND MATS	TCP-09
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SOIL BIOENGINEERING AND BANK STABILIZATION	PECS-04
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BIORETENTION	PTP-03
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*** EROSION CONTROL SHOWN ON THIS SHEET TO BE INSTALLED BEFORE THE START OF CONSTRUCTION**

EROSION CONTROL PLAN

REVISIONS: 10-23-12 AS PER METRO WATER SERVICES - STORMWATER

Byron Avenue 3501, LLC
DEVELOPER

Anderson, Delk, Epps & Associates Inc.
ENGINEERING/PLANNING/SURVEYING
618 GRASSMERE PARK DRIVE / SUITE 4
NASHVILLE, TENNESSEE 37211

BILLY J. EPPS
REGISTERED ENGINEER
No. 21
STATE OF TENNESSEE
10/25/12

Byron Close

18th Council District
Nashville, Tennessee

EROSION CONTROL

DATE : 07 - 30 - 12

JOB No. 08-115

SHEET C - 1.3

GRADING & DRAINAGE NOTES:

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north

0 50 100 150
feet

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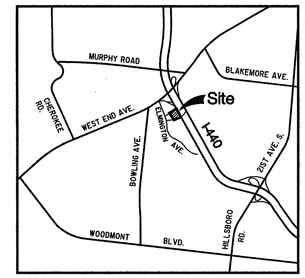
not to scale



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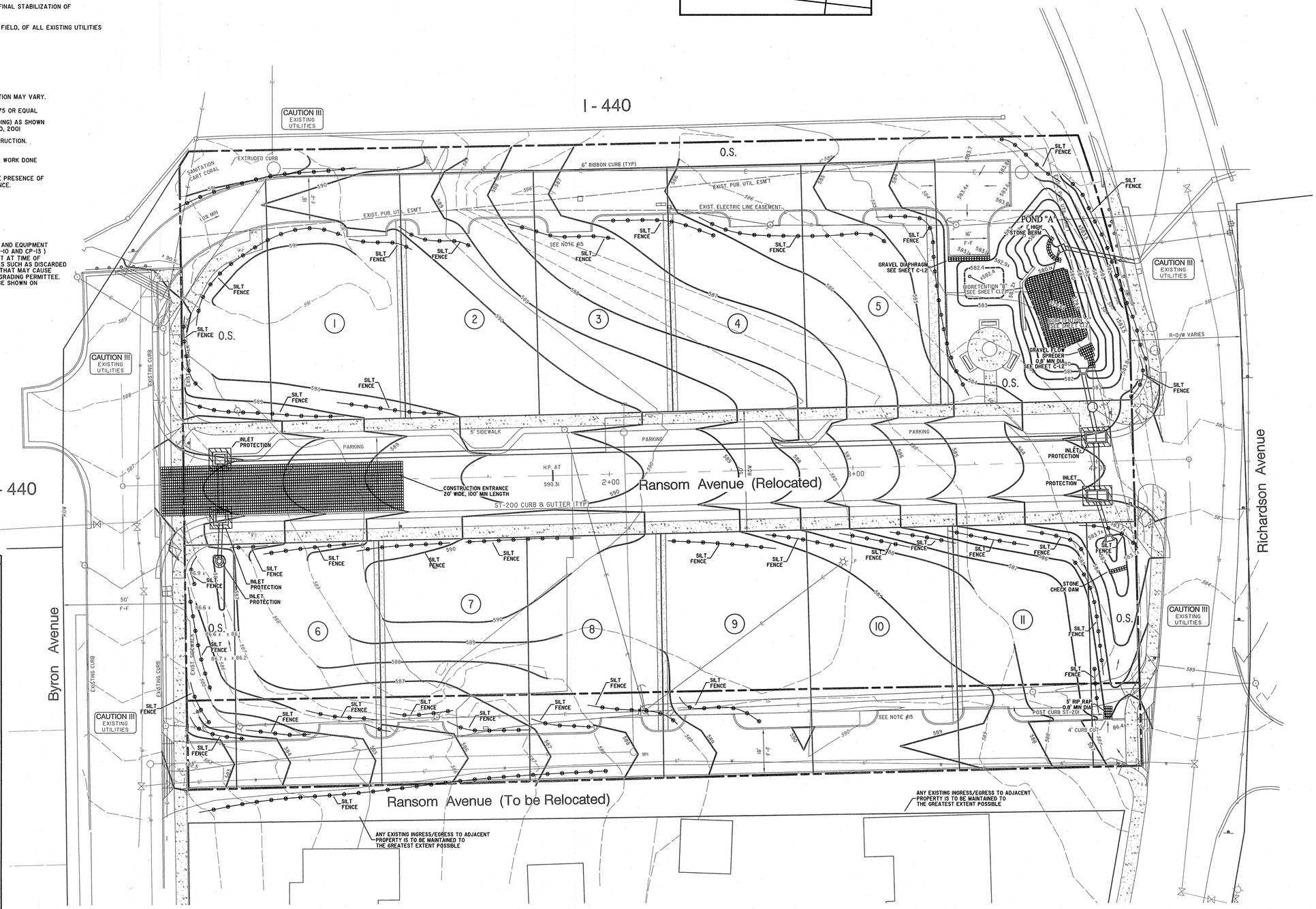
SIGNATURE 11/14/12 DATE

CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER



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EROSION CONTROL PLAN

REVISIONS: 8-30-12 AS PER METRO PUBLIC WORKS
10-23-12 AS PER METRO WATER SERVICES - STORMWATER
11-13-12 AS PER METRO WATER SERVICES - STORMWATER

Byron Avenue 3501, LLC
DEVELOPER

Anderson, Delk, Epps & Associates Inc.
ENGINEERING/PLANNING/SURVEYING
618 GRASSMERE PARK DRIVE, SUITE 4
NASHVILLE, TENNESSEE 37211

Byron Close

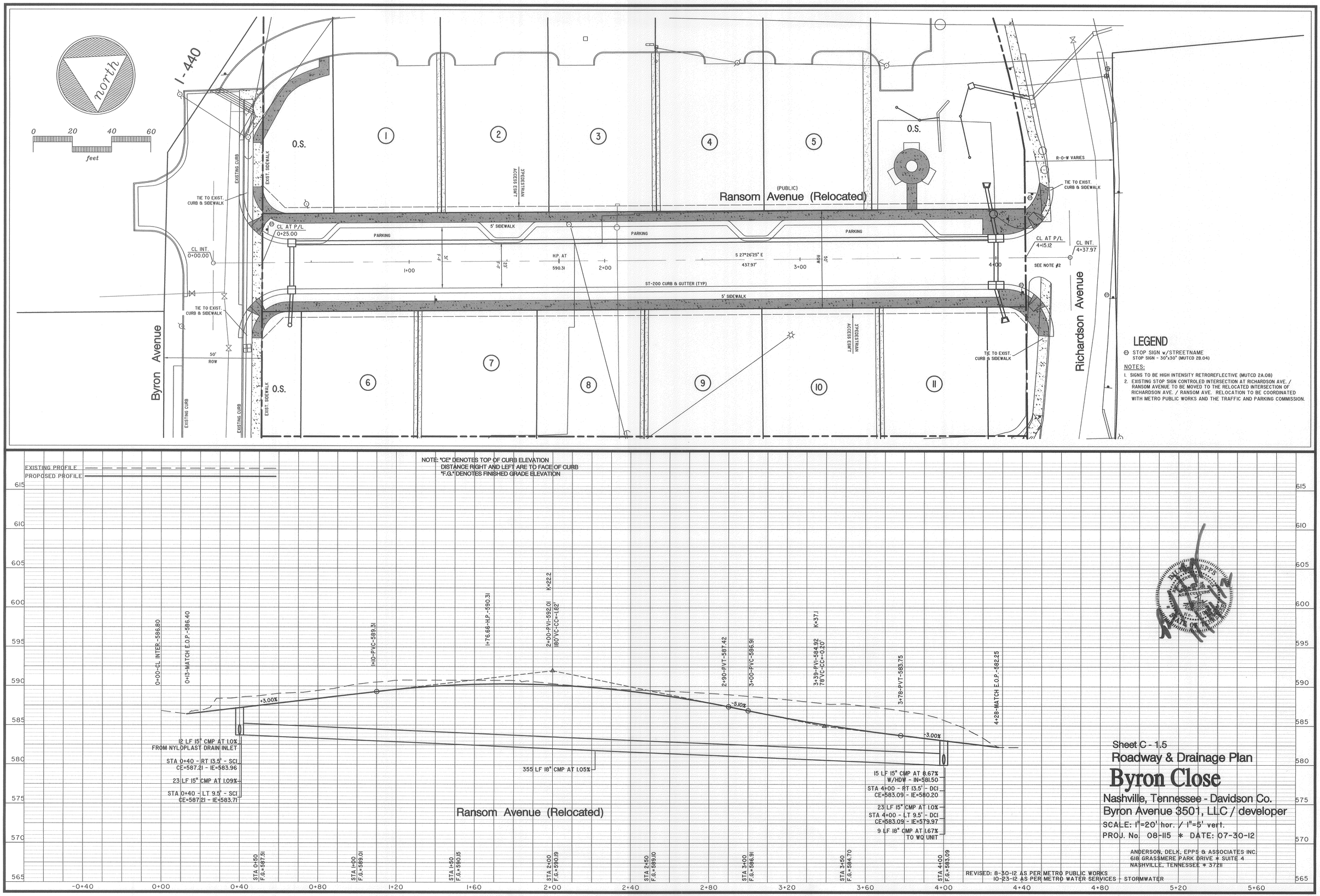
18th Council District
Nashville, Tennessee

GRADING & DRAINAGE

DATE : 07 - 30 - 12

JOB No. 08-115

SHEET C - 1.4


north
0 20 40 60
feet
I-440
O.S.
1
2
3
4
5
6
7
8
9
10
11
EXISTING CURB
EXIST. SIDEWALK
TIE TO EXIST. CURB & SIDEWALK
3'PEDESTRIAN ACCESS ESMT
(PUBLIC)
Ransom Avenue (Relocated)
CL AT P/L 0+25.00
CL INT. 0+00.00
5' SIDEWALK
PARKING
H.P. AT 590.31
S 27°26'25" E
437.97'
50' ROW
ST-200 CURB & GUTTER (TYP)
R-O-W VARIES
CL AT P/L 4+15.12
CL INT. 4+37.97
SEE NOTE #2
Byron Avenue
Richardson Avenue
LEGEND
STOP SIGN w/STREETNAME
STOP SIGN - 30"x30" (MUTCD 2B.04)
NOTES:
1. SIGNS TO BE HIGH INTENSITY RETROREFLECTIVE (MUTCD 2A.08)
2. EXISTING STOP SIGN CONTROLED INTERSECTION AT RICHARDSON AVE. / RANSOM AVENUE TO BE MOVED TO THE RELOCATED INTERSECTION OF RICHARDSON AVE. / RANSOM AVE. RELOCATION TO BE COORDINATED WITH METRO PUBLIC WORKS AND THE TRAFFIC AND PARKING COMMISSION.
NOTE: "CE" DENOTES TOP OF CURB ELEVATION
DISTANCE RIGHT AND LEFT ARE TO FACE OF CURB
"F.G." DENOTES FINISHED GRADE ELEVATION
EXISTING PROFILE
PROPOSED PROFILE
0+00-CL INTER.-586.80
0+13-MATCH E.O.P.-586.40
1+10-PVC-589.31
1+76.66-HP-590.31
2+00-PVI-592.01 K=22.2
180' VC-CC=-1.82'
2+90-PVT-587.42
3+00-PVC-586.91
3+39-PVI-584.92 K=37.1
78' VC-CC=-0.20'
3+78-PVT-583.75
4+28-MATCH E.O.P.-582.25
+3.00%
-5.10%
-3.00%
12 LF 15" CMP AT 1.0%
FROM NYLOPLAST DRAIN INLET
STA 0+40 - RT 13.5' - SCI
CE=587.21 - IE=583.96
23 LF 15" CMP AT 1.09%
STA 0+40 - LT 9.5' - SCI
CE=587.21 - IE=583.71
355 LF 18" CMP AT 1.05%
15 LF 15" CMP AT 8.67%
W/HDW - IN=581.50
STA 4+00 - RT 13.5' - DCI
CE=583.09 - IE=580.20
23 LF 15" CMP AT 1.0%
STA 4+00 - LT 9.5' - DCI
CE=583.09 - IE=579.97
9 LF 18" CMP AT 1.67%
TO WQ UNIT
Ransom Avenue (Relocated)
STA 0+50 F.G.=587.51
STA 1+00 F.G.=589.01
STA 1+50 F.G.=590.15
STA 2+00 F.G.=590.19
STA 2+50 F.G.=589.10
STA 3+00 F.G.=586.91
STA 3+50 F.G.=584.70
STA 4+00 F.G.=583.09
615
610
605
600
595
590
585
580
575
570
565
-0+40
0+00
0+40
0+80
1+20
1+60
2+00
2+40
2+80
3+20
3+60
4+00
4+40
4+80
5+20
5+60
Sheet C - 1.5
Roadway & Drainage Plan
Byron Close
Nashville, Tennessee - Davidson Co.
Byron Avenue 3501, LLC / developer
SCALE: 1"=20' hor. / 1"=5' vert.
PROJ. No. 08-115 * DATE: 07-30-12
ANDERSON, DELK, EPPS & ASSOCIATES INC.
618 GRASSMERE PARK DRIVE * SUITE 4
NASHVILLE, TENNESSEE * 37211
REVISED: 8-30-12 AS PER METRO PUBLIC WORKS
10-23-12 AS PER METRO WATER SERVICES - STORMWATER

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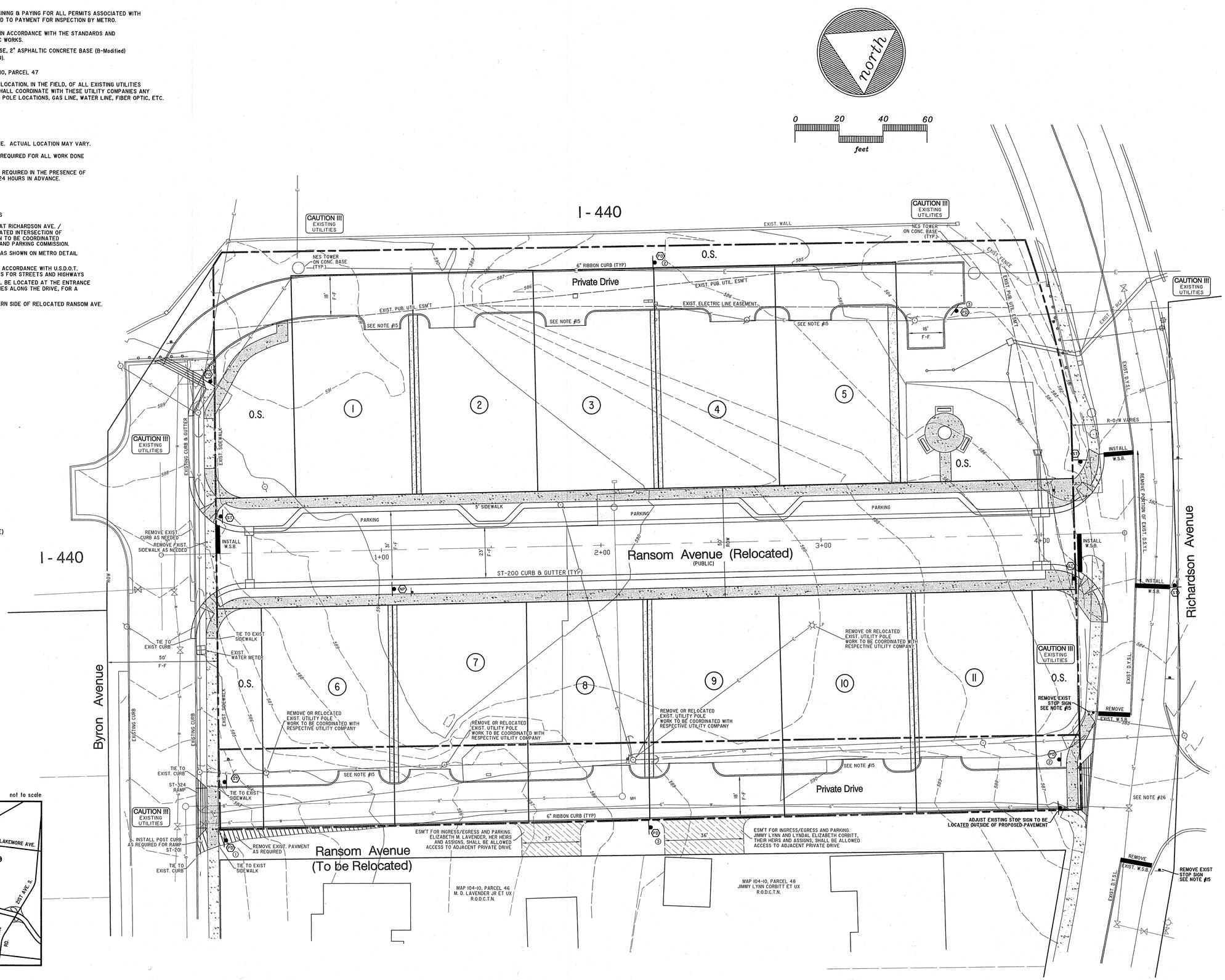
16. PRIVATE DRIVEWAYS ARE TO BE CONSTRUCTED AS SHOWN ON METRO DETAIL ST-263 WITH 6" RIBBON CURB.
17. ALL SIGNS AND MARKINGS SHALL BE INSTALL IN ACCORDANCE WITH U.S.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
18. "PRIVATE DRIVEWAY - NO PARKING" SIGNS SHALL BE LOCATED AT THE ENTRANCE TO EACH PRIVATE DRIVE, WITH ADDITIONAL SIGNES ALONG THE DRIVE, FOR A TOTAL OF 3 SIGNS PER DRIVE.
19. NO PARKING SHALL BE ALLOWED ON THE WESTERN SIDE OF RELOCATED RANSOM AVE.

LEGEND

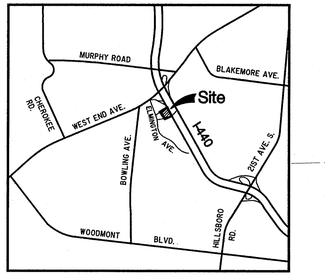
- STOP SIGN w/STREETNAME STOP SIGN - 30"x30" (MUTCD 2B.04)
- PRIVATE DRIVE - NO PARKING SIGN
- PRIVATE DRIVE - NO PARKING SIGN NUMBERING (3 TOTAL PER PRIVATE DRIVE)
- NO PARKING SIGN

W.S.B. WHITE STOP BAR
D.S.Y.L. DOUBLE SOLID YELLOW LINE



VICINITY MAP

not to scale



SIGNAGE AND STRIPING PLAN

REVISIONS:

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DEVELOPER

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ENGINEERING/PLANNING/SURVEYING
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BILLY J. EPPS
REGISTERED ENGINEER
NO. 22495
STATE OF TENNESSEE

Byron Close

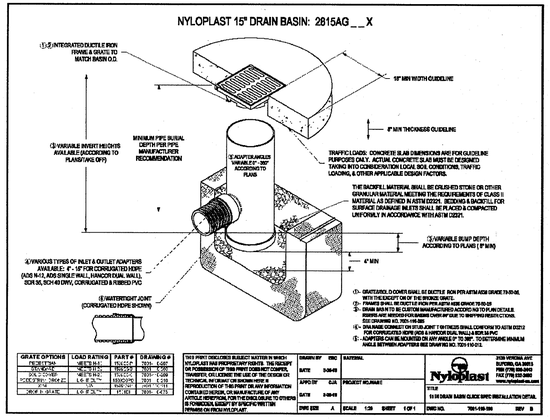
18th Council District
Nashville, Tennessee

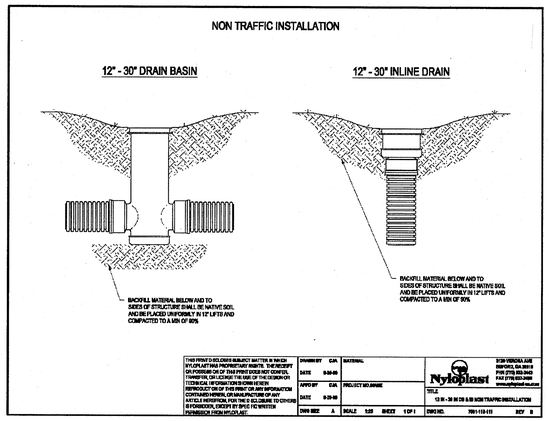
SIGNAGE / STRIPING

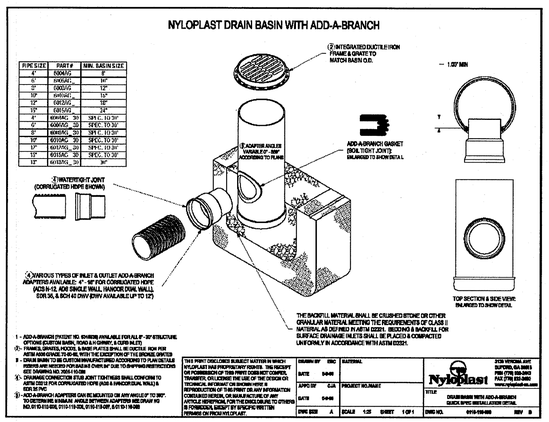
DATE : 08 - 30 - 12

JOB No. 08-115

SHEET C - 1.6





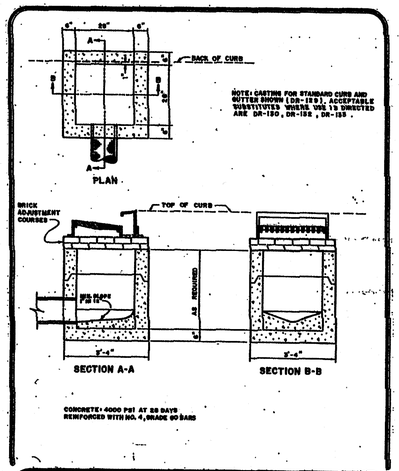


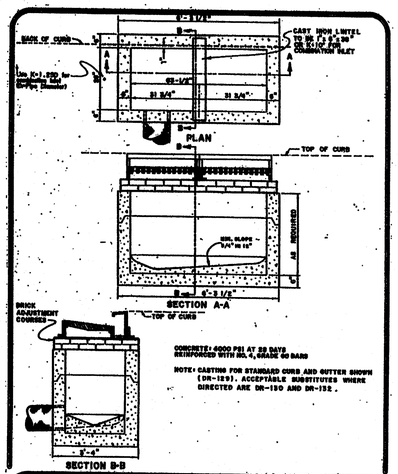
9 IN BASIN WITH ADD-A-BRANCH	
ADAPTER SIZE	MINIMUM ANGLE BETWEEN ADAPTERS
4" - 4"	119°

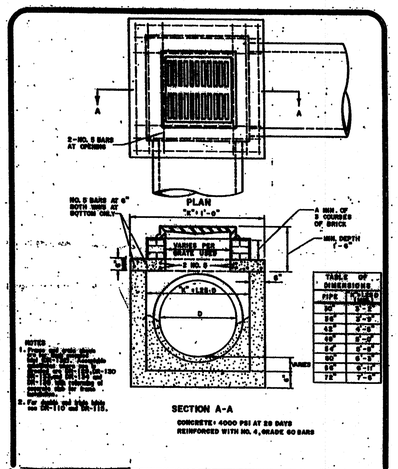
15 IN BASIN WITH ADD-A-BRANCH	
ADAPTER SIZE	MINIMUM ANGLE BETWEEN ADAPTERS
4" - 4"	69°
4" - 6"	69°
4" - 8"	79°
4" - 10"	91°
6" - 6"	78°
6" - 8"	89°
6" - 10"	100°
8" - 8"	98°
8" - 10"	110°
10" - 10"	122°

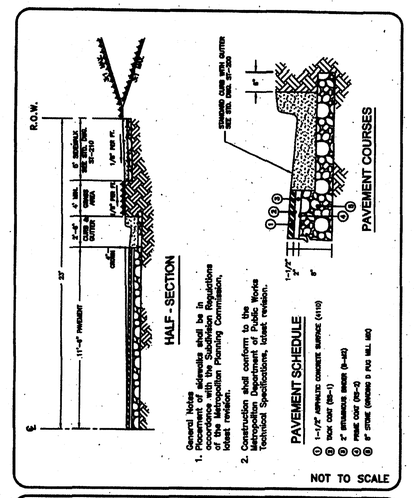
12 IN BASIN WITH ADD-A-BRANCH	
ADAPTER SIZE	MINIMUM ANGLE BETWEEN ADAPTERS
4" - 4"	75°
4" - 6"	87°
4" - 8"	102°
4" - 10"	109°
6" - 6"	114°
6" - 8"	125°

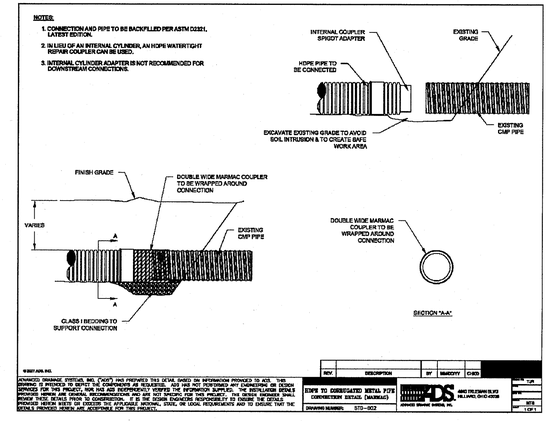
16 IN BASIN WITH ADD-A-BRANCH	
ADAPTER SIZE	MINIMUM ANGLE BETWEEN ADAPTERS
4" - 4"	96°
4" - 6"	109°
6" - 8"	127°

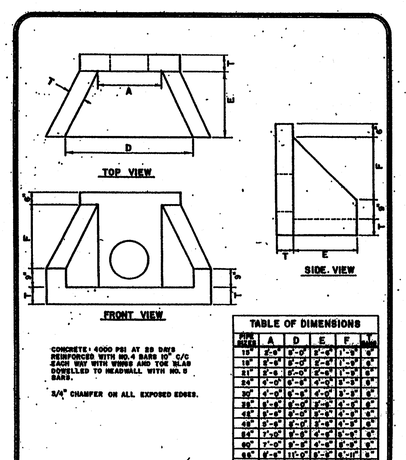


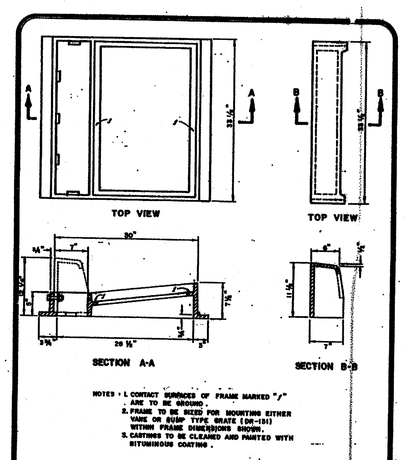


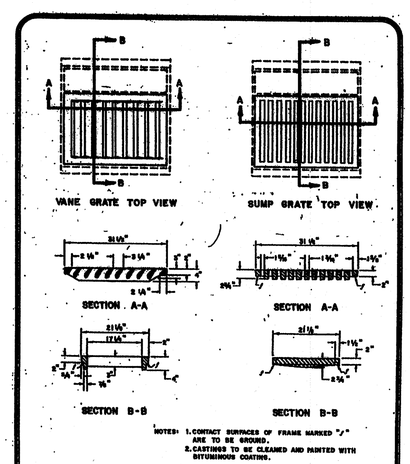


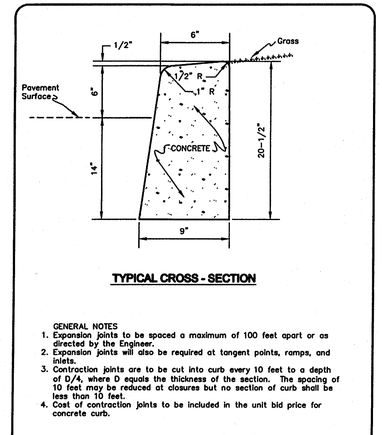


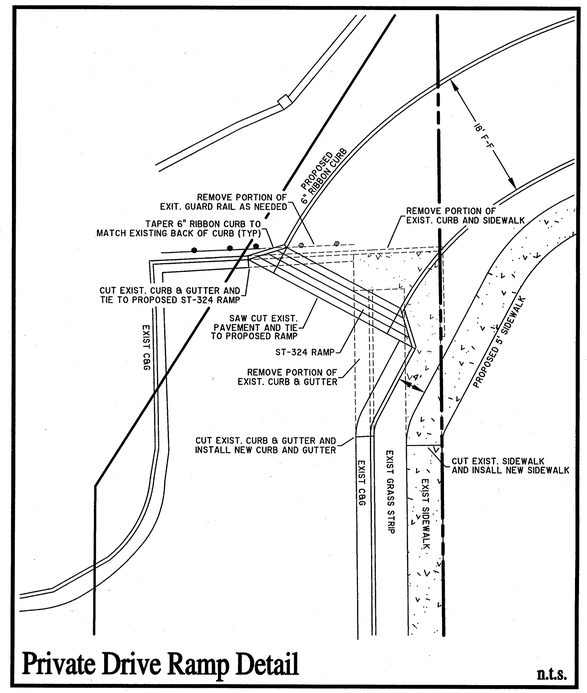












DETAIL SHEET

REVISIONS: 8-30-12 AS PER METRO PUBLIC WORKS
10-23-12 AS PER METRO WATER SERVICES - STORMWATER

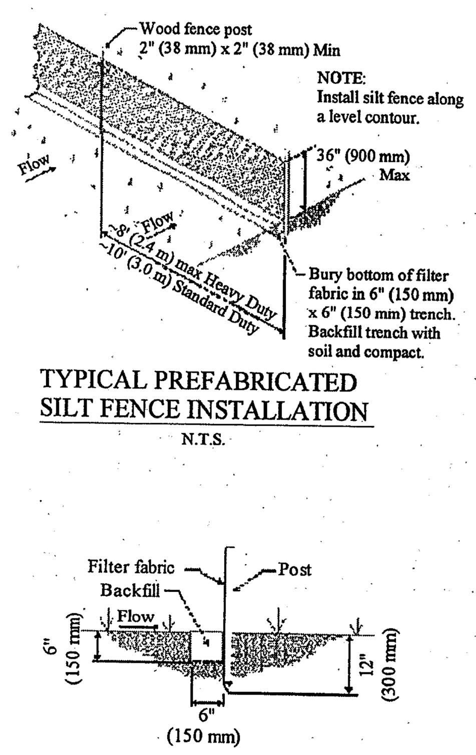
Byron Avenue 3501, LLC
DEVELOPER

Anderson, Delk, Epps & Associates Inc.
ENGINEERING/PLANNING/SURVEYING
618 GRASSMERE PARK DRIVE / SUITE 4
NASHVILLE, TENNESSEE 37211

Byron Close
18th Council District
Nashville, Tennessee

DETAIL SHEET
DATE: 07-30-12
JOB No. 08-115
SHEET C-2.1

ACTIVITY: Silt Fence	TCP – 13



TYPICAL PREFABRICATED SILT FENCE INSTALLATION

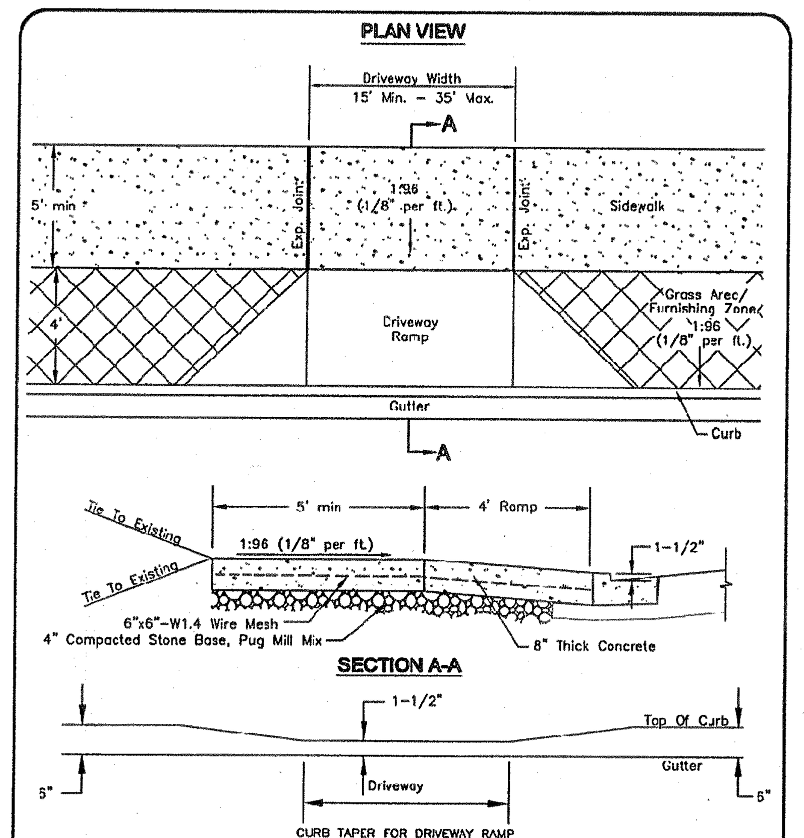
N.T.S.

SECTION

N.T.S.

Figure TCP-13-1
Silt Fence Anchoring

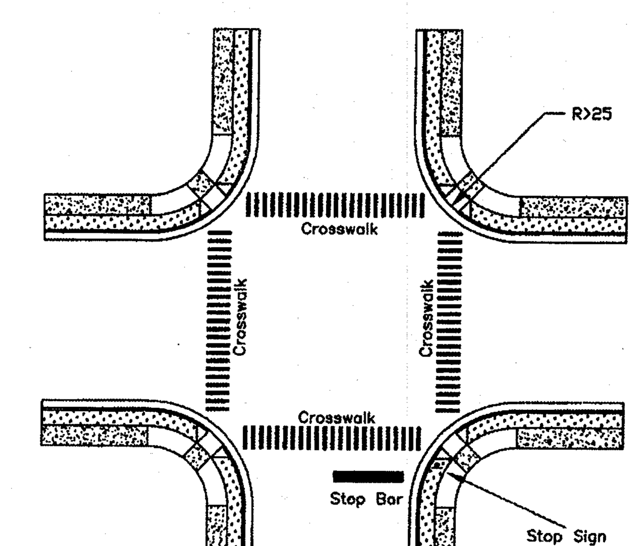
Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices TCP-13-7 February 2000



NOTE:
1. Cross–slope of sidewalk shall not exceed 1:48 (vertical:horizontal).
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.
3. Concrete shall be 8 inches thick.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP	DWG. NO. ST–324
DIR. OF ENG.: [signature] DATE: 5/12/03		REVISED: 07/27/02 REVISED: 05/08/03 REVISED:

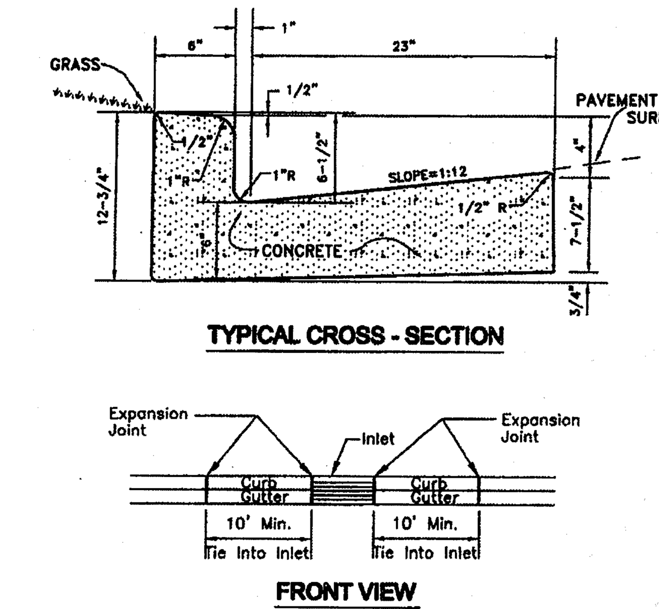


GENERAL NOTES

1. GEOMETRIC LAYOUT IS FOR CURB RADIUS GREATER THAN 25'.
2. SEE NOTES FOR GEOMETRIC LAYOUT AT CURB (ST–328)
3. IN THE EVENT OF ANY CONFLICT, DISCREPENCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

NOT TO SCALE

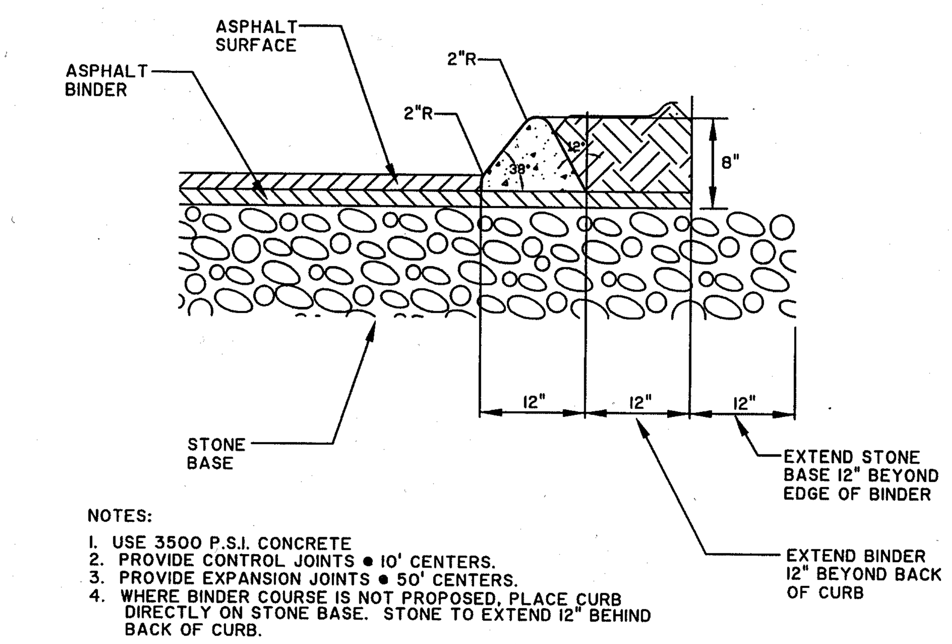
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	GEOMETRIC LAYOUT AT CURB RETURNS WITH RADIUS GREATER THAN 25'	DWG. NO. ST–327
DIR. OF ENG.: [signature] DATE: 7/15/04		REVISED: 11/24/03 REVISED: 02/17/04 REVISED: 06/23/04



GENERAL NOTES
1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.
4. There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
5. Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

NOT TO SCALE

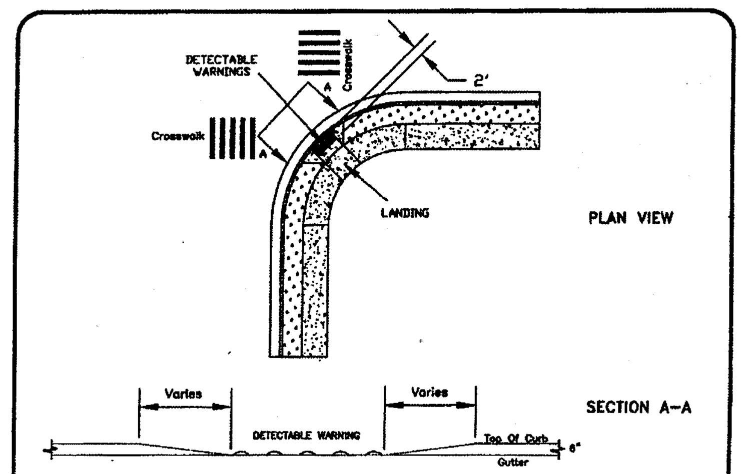
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST–200
DIR. OF ENG.: [signature] DATE: 5/12/03		REVISED: 07/21/00 REVISED: 05/02/03 REVISED:



NOTES:
1. USE 3500 P.S.I. CONCRETE
2. PROVIDE CONTROL JOINTS @ 10' CENTERS.
3. PROVIDE EXPANSION JOINTS @ 50' CENTERS.
4. WHERE BINDER COURSE IS NOT PROPOSED, PLACE CURB DIRECTLY ON STONE BASE. STONE TO EXTEND 12" BEHIND BACK OF CURB.

EXTRUDED CURB

N.T.S.



GENERAL NOTES

1. FOR CURB RADIUS GREATER THAN 25'.
2. SEE CURB RAMP STANDARD DRAWINGS FOR CONSTRUCTION DETAILS.
3. ALL MARKINGS TO CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. THE LAYOUT, SIZE, DIMENSIONS, HEIGHT OF THE DETECTABLE WARNINGS SHALL MEET THE LATEST DESIGN STANDARDS AS ISSUED BY THE ACCESS BOARD.
5. THE DETECTABLE WARNINGS AND INSTALLATIONS SHALL MEET THE MPW SPECIFICATION 02523.
6. IN THE EVENT OF ANY CONFLICT, DISCREPANCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

NOT TO SCALE

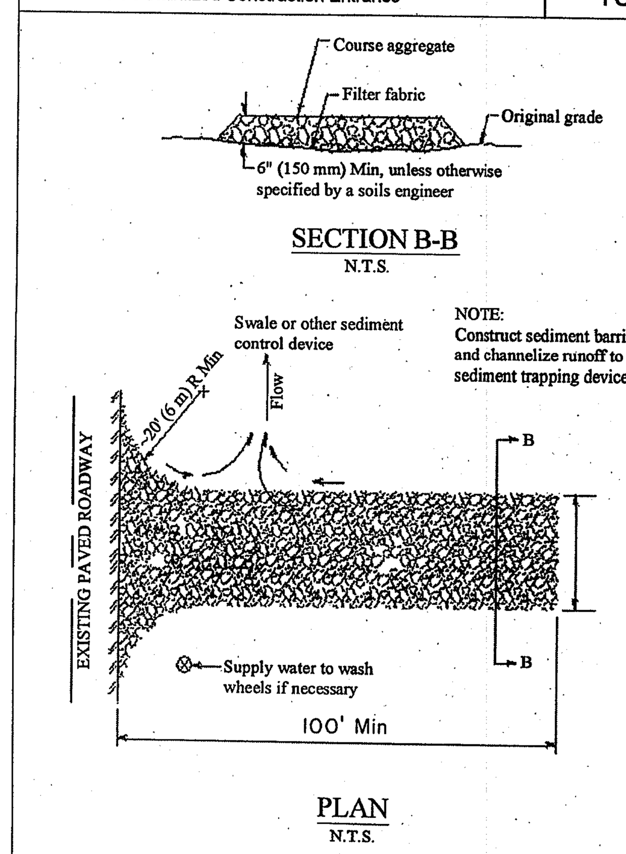
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNINGS AT CURB RETURNS WITH RADIUS GREATER THAN 25'	DWG. NO. ST–330
DIR. OF ENG.: [signature] DATE: 5/14/04		REVISED: 08/13/04 REVISED: REVISED:

NOTES:

1. CURB RAMPS SHALL BE PROVIDED TO ALLOW ALL USERS TO MAKE THE TRANSITION IN GRADE FROM THE STREET TO THE SIDEWALK.
2. CURB RAMPS SHALL BE CONSTRUCTED TO THE DIMENSIONS AND FINISHED ELEVATIONS AS SPECIFIED IN THE PLANS AND/OR CONTRACT DOCUMENTS AND SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. CARE SHALL BE TAKEN TO ASSURE AN UNIFORM GRADE ON THE CURB RAMP. LONGITUDINAL AND TRANSVERSE JOINT MARKINGS SHALL NOT BE ALLOWED ON THE LANDINGS OR RAMPS.
3. DRAINAGE AND UTILITY STRUCTURES SHALL NOT BE PLACED IN CURB RAMP OR LANDING.
4. THE GUTTER LINE PROFILE OF THE STREET SHALL BE MAINTAINED THROUGH THE AREA OF THE CURB RAMP.
5. THE FURNISHING ZONE BUFFERS PEDESTRIANS FROM THE ADJACENT ROADWAY, AND IS ALSO THE AREA WHERE ELEMENTS SUCH AS STREET TREES, SIGNAL POLES, UTILITY POLES, STREET LIGHTS, CONTROLLER BOXES, HYDRANTS, SIGNS, PARKING METERS, DRIVEWAY APRONS, GRATES, HATCH COVERS, AND STREET FURNITURE ARE PROPERLY LOCATED.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB RAMP NOTES	DWG. NO. ST–215
ASST. DIR. ENG.: [signature] DATE: 11/21/00 DIRECTOR: [signature] DATE: 11-20-00		REVISED: 11/10/00

ACTIVITY: Stabilized Construction Entrance	TCP – 03

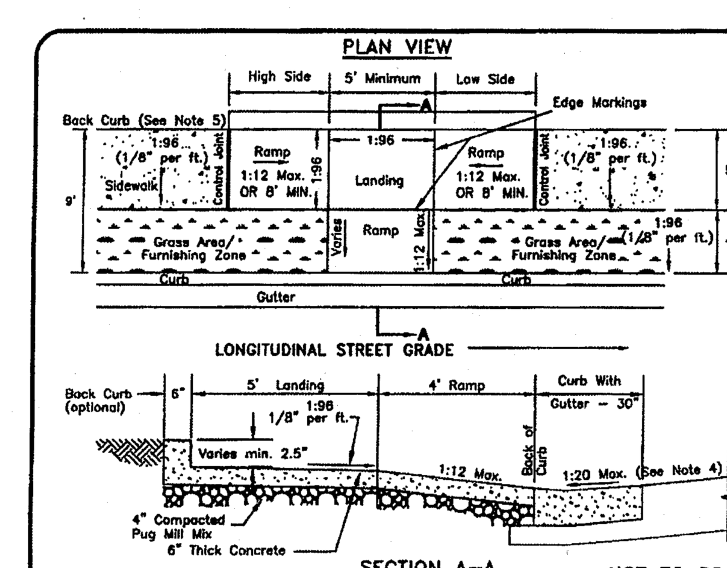


PLAN

N.T.S.

Figure TCP-03-1
Stabilized Construction Entrance

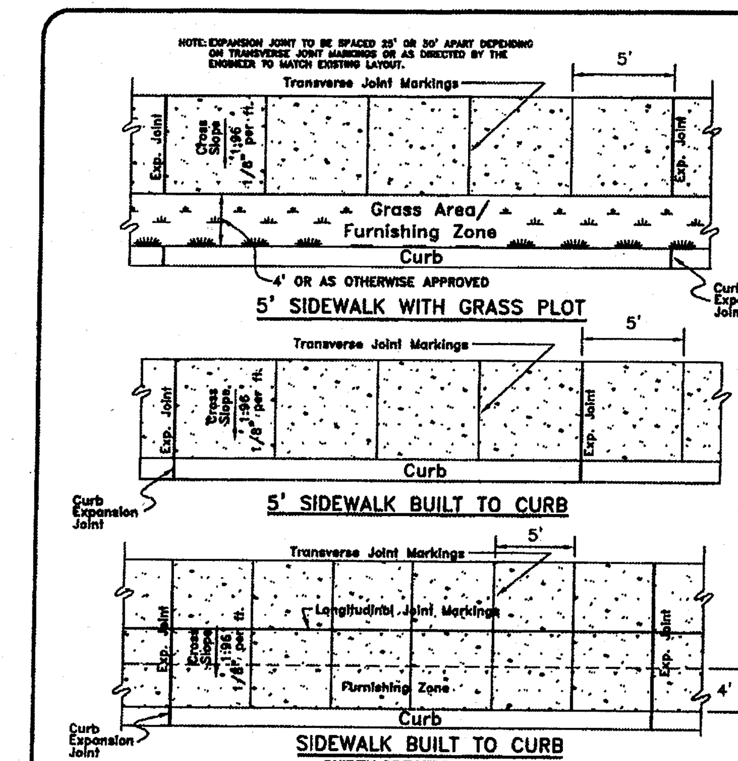
Volume 4:
Stormwater Best Management Practices –
Temp. Construction Site Management Practices TCP-03-5 February 2000



NOT TO SCALE

GENERAL NOTES
1. Ramp shall be flush with the gutter or edge of pavement.
2. Cross–slope of landing and of sidewalk shall not exceed 1:48 (vertical:horizontal).
3. Surface texture of the curb ramp shall be stable, firm, and slip–resistant. The surface shall be coarse broomed "white" concrete finish transverse to the slope of the ramp.
4. The normal gutter slope of 1:12 (vertical:horizontal) shall be reduced to 1:20 (vertical:horizontal) at the ramp when the curb and gutter is poured before the ramp, or the gutter at the ramp must be cut out, removed, and repoured when the ramp is poured.
5. Back curb shall be constructed at the direction of Public Works, and if required, back curb height along ramp shall transition from 0 inches at expansion joints to the proposed height of back curb at landing and shall be a constant height through landing. Deletion of back curb requires approval of inspector. Removal to be noted in project file and on inspection report.
6. High side and low side ramps shall have a maximum slope of 1:12 (vertical:horizontal) or shall be 8 feet (96 inches) minimum in length.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION CURB RAMP	DWG. NO. ST–320
DIR. OF ENG.: [signature] DATE: 5/12/03		REVISED: 07/18/02 REVISED: 05/08/03 REVISED:

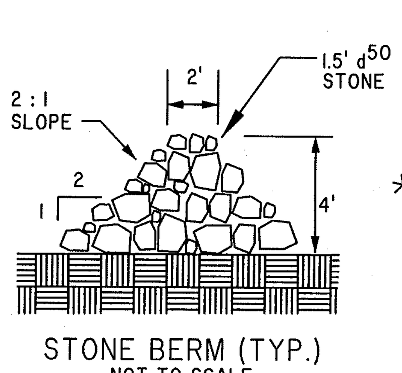


SIDEWALK BUILT TO CURB
(WIDTH GREATER THAN 6')

GENERAL NOTES
1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
3. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
4. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
5. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
6. IN THE EVENT OF ANY CONFLICT, DISCREPENCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDRD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

NTS

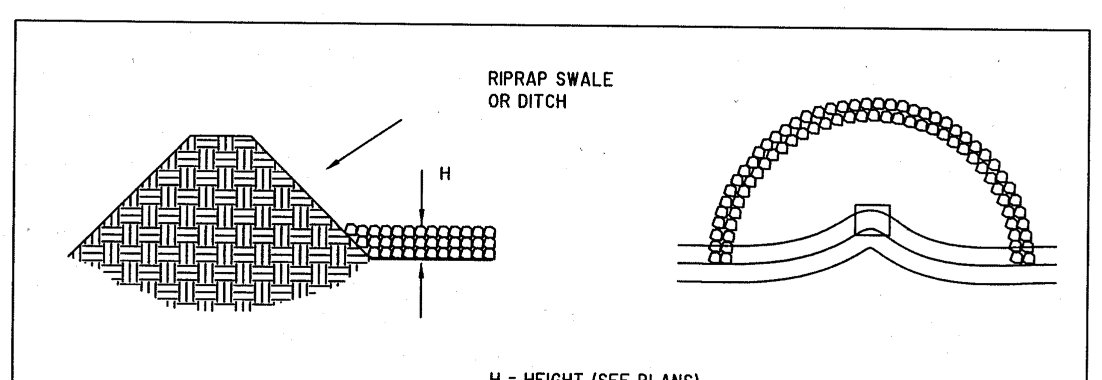
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST–210
DIR. OF ENG.: [signature] DATE: 7/15/04		REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04



* NOTE: STONE BERMS ARE TO REMAIN IN PLACE UNTIL 75% OF HOMES ARE BUILT. THE BERMS SHALL THEN BE REMOVED AND THE SILT REMOVED FROM THE AREA AND THE GRADE RETURNED TO THE GRADE AS SHOWN ON THESE PLANS.

STONE BERM (TYP.)

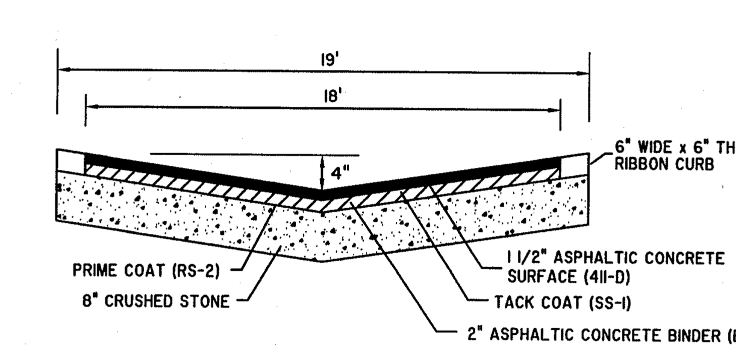
NOT TO SCALE



H = HEIGHT (SEE PLANS)

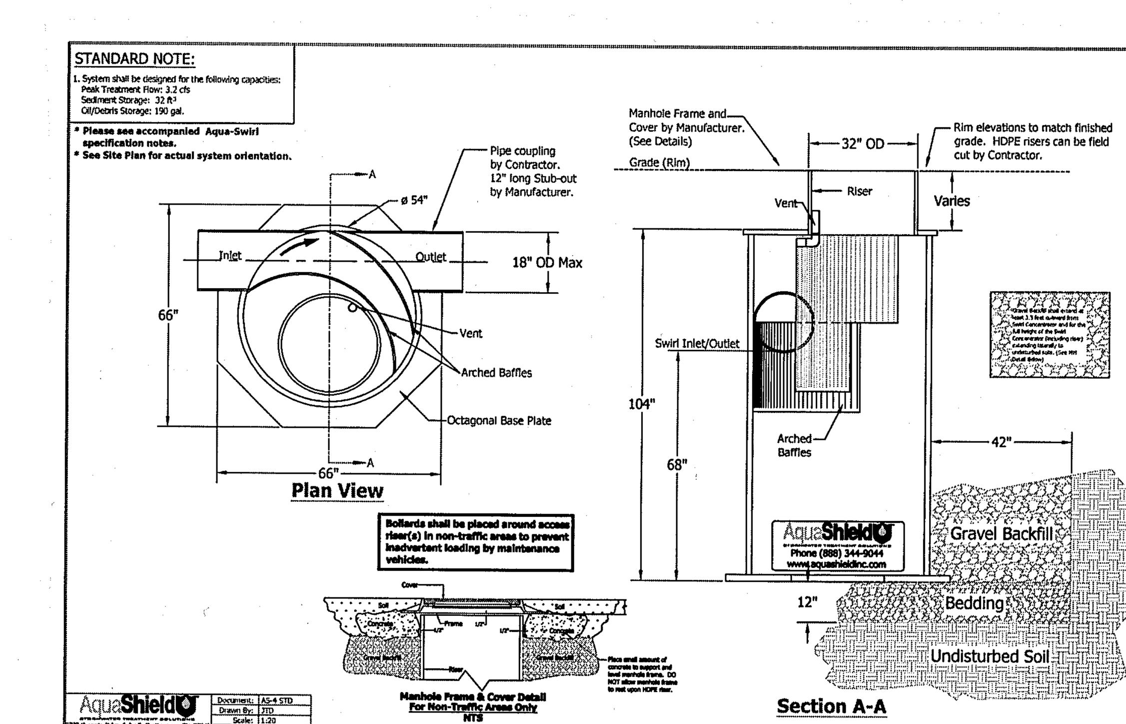
CHECK DAM DETAIL

N.T.S.



TYPICAL ALLEY SECTION

N.T.S.



DETAIL SHEET

REVISIONS:

Byron Avenue 3501, LLC
DEVELOPER

Anderson, Delk, Epps & Associates Inc.
ENGINEERING/PLANNING/SURVEYING
618 GRASSMERE PARK DRIVE / SUITE 4
NASHVILLE, TENNESSEE 37211

BILLY J. EPPS — REGISTERED ENGINEER — AGRICULTURE COMMERCE — STATE OF TENNESSEE [seal, signed]

Byron Close

18th Council District
Nashville, Tennessee

DETAIL SHEET

DATE: 07-30-12

JOB No. 08-115

SHEET C-2.2

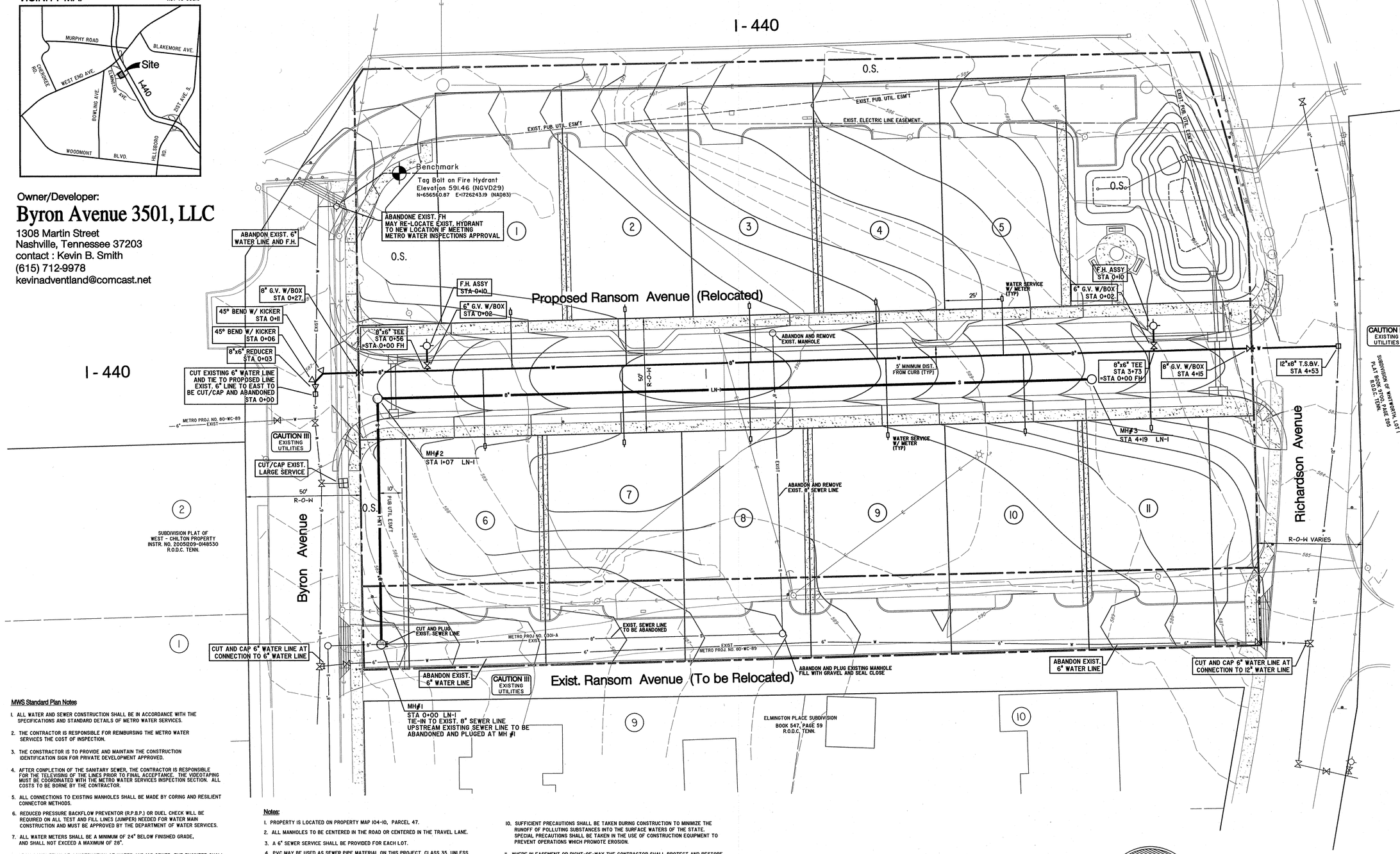
VICINITY MAP

not to scale

Owner/Developer:

Byron Avenue 3501, LLC

1308 Martin Street
Nashville, Tennessee 37203
contact : Kevin B. Smith
(615) 712-9978
kevinadventland@comcast.net



MWS Standard Plan Notes

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
3. THE CONSTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE CONTRACTOR 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 TO BE BORNE BY THE CONTRACTOR.
5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORING AND RESILIENT CONNECTOR METHODS.
6. REDUCED PRESSURE BACKFLOW PREVENTOR (R.P.B.P.) OR DUEL CHECK WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE DEPARTMENT OF WATER SERVICES.
7. ALL WATER METERS SHALL BE A MINIMUM OF 24" BELOW FINISHED GRADE, AND SHALL NOT EXCEED A MAXIMUM OF 28".
8. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND IN DIGITAL DWG FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR (RLS) 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 CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES, WATER PLANS SHALL BE SEALED BY A LICENSED ENGINEER OR RLS AND WILL 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.
9. PRESSURE REGULATION DEVISES WILL BE REQUIRED ON THE CUSTOMER SIDE OF OF THE WATER METER WHEN PRESSURE EXCEEDS 100 PSI.
10. PRESSURE REGULATION DEVISES WILL BE REQUIRED ON THE STREET SIDE OF OF THE WATER METER WHEN PRESSURE EXCEEDS 150 PSI.

PR : INDICATES UNITS TO HAVE PRESSURE REGULATING DEVICE.

11. ALL WATER MAINS MUST BE WITHIN THE PAVED AREA INCLUDING BLOW-OFF ASSEMBILIES. THIS INCUDES TEMPORARY CUL-DE-SACS FOR MULTIPLE PHASED DEVELOPMENTS.

Notes:

1. PROPERTY IS LOCATED ON PROPERTY MAP 104-10, PARCEL 47.
2. ALL MANHOLES TO BE CENTERED IN THE ROAD OR CENTERED IN THE TRAVEL LANE.
3. A 6" SEWER SERVICE SHALL BE PROVIDED FOR EACH LOT.
4. PVC MAY BE USED AS SEWER PIPE MATERIAL ON THIS PROJECT, CLASS 35, UNLESS NOTED OTHERWISE.
5. A DISTANCE OF 10 ft. SHALL BE MAINTAINED BETWEEN PROPOSED WATER LINE & PROPOSED SEWER LINE; THIS MAY REQUIRE THE CONTRACTOR TO MAKE ADJUSTMENTS IN THE FIELD.
6. FIRE HYDRANT ASSEMBLY AS DENOTED ON THIS PLAN SHALL INCLUDE:
   A) FIRE HYDRANT BLOCKED OR RODDED.
   B) 6" GATE VALVE.
   C) 6" MAIN TO HYDRANT.
   D) TEE WITH BLOCKING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, IN THE FIELD, OF ALL EXISTING UTILITIES BEFORE THE START OF CONSTRUCTION. HE SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK IN EACH AREA. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
8. PROPOSED MANHOLES TO HAVE A MINIMUM DEPTH OF 4 FEET. M.H. TOP OF CASTING ELEVATIONS TO BE NOTED AT THE TIME WHEN AS-BUILTS ARE PREPARED.
9. SANITARY SEWER PIPE WILL HAVE A MINIMUM COVER OF 4 FEET BENEATH PAVEMENT, AND 30 INCHES UNPAVED.
10. SUFFICIENT PRECAUTIONS SHALL BE TAKEN DURING CONSTRUCTION TO MINIMIZE THE RUNOFF OF POLLUTING SUBSTANCES INTO THE SURFACE WATERS OF THE STATE. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION.
11. WHERE IN EASEMENT OR RIGHT-OF-WAY THE CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION EQUAL TO THAT EXISTING AT THE START OF CONSTRUCTION.
12. THE CONTRACTOR SHALL RESTORE ALL DRIVEWAYS, CULVERTS, FENCES, WALLS, SMALL ORNAMENTAL TREES, CULTIVATED SHRUBS, FLOWERS, SIGNS, LIGHT AND POWER POLES, STREET MARKERS, MAIL BOXES, WATER AND GAS LINES, WATER AND GAS METERS AND BOXES, LAWNS, AND FIELDS DISTURBED BY CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITIONS. THE COST OF THIS WORK SHALL BE MERGED IN THE UNIT BID AND CONTRACT PRICE FOR THE PROPOSED SEWER LINE.
13. GRADE LINES SHOWN ARE FOR REFERENCE ONLY. SEE APPROVED GRADING AND DRAINAGE PLANS FOR FINAL GRADE LINES.

METRO PROJECT NO.
12-SL-69 (WATER)
12-SL-67 (SEWER)

WATER AND SEWER PLAN

REVISIONS: REVISED 8/20/12 AS PER METRO WATER SERVICES - WATER & SEWER

Byron Avenue 3501, LLC
DEVELOPER

Anderson, Delk, Epps & Associates Inc.
ENGINEERING/PLANNING/SURVEYING
618 GRASSMERE PARK DRIVE / SUITE 4
NASHVILLE, TENNESSEE 37211
(615) 331-0809
andersondelkepps@bellsouth.net

ERIC OLSEN REGISTERED ENGINEER TENNESSEE

Byron Close

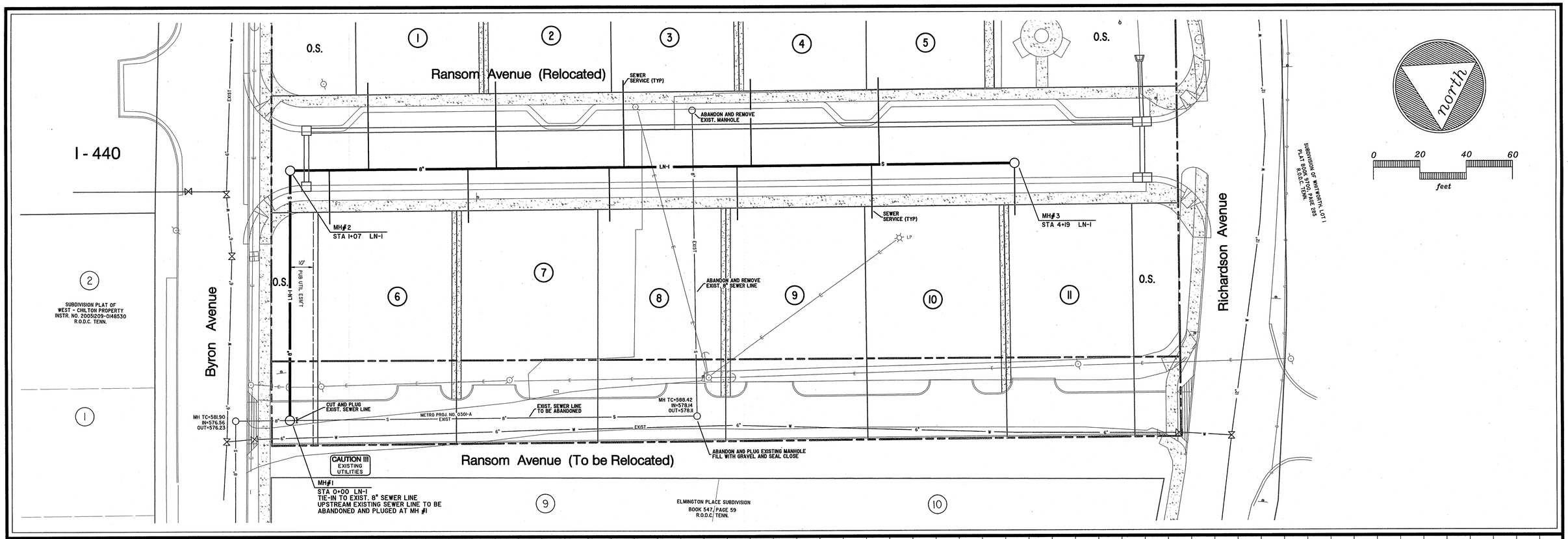
18th Council District
Nashville, Tennessee
Map 104-10, Parcel 47

WATER & SEWER

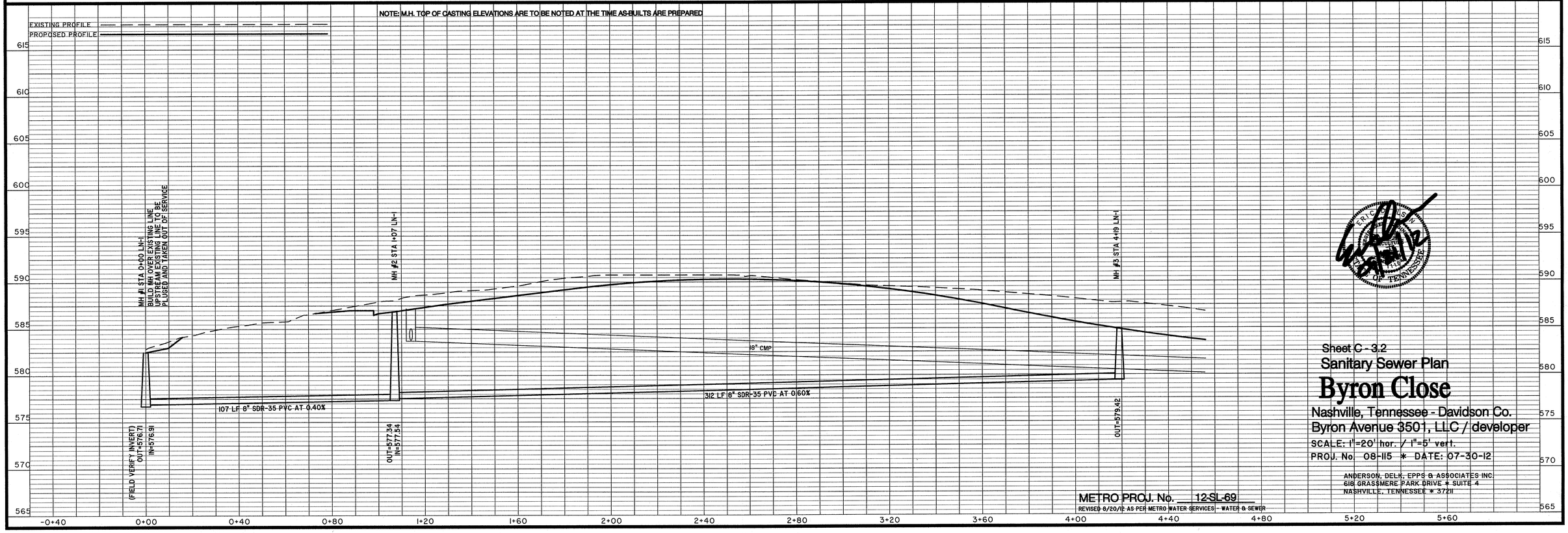
DATE : 07 - 30 - 12

JOB No. 08-115

SHEET C - 3.1



NOTE: M.H. TOP OF CASTING ELEVATIONS ARE TO BE NOTED AT THE TIME AS-BUILTS ARE PREPARED



Sheet C - 3.2

Sanitary Sewer Plan

Byron Close

Nashville, Tennessee - Davidson Co.

Byron Avenue 3501, LLC / developer

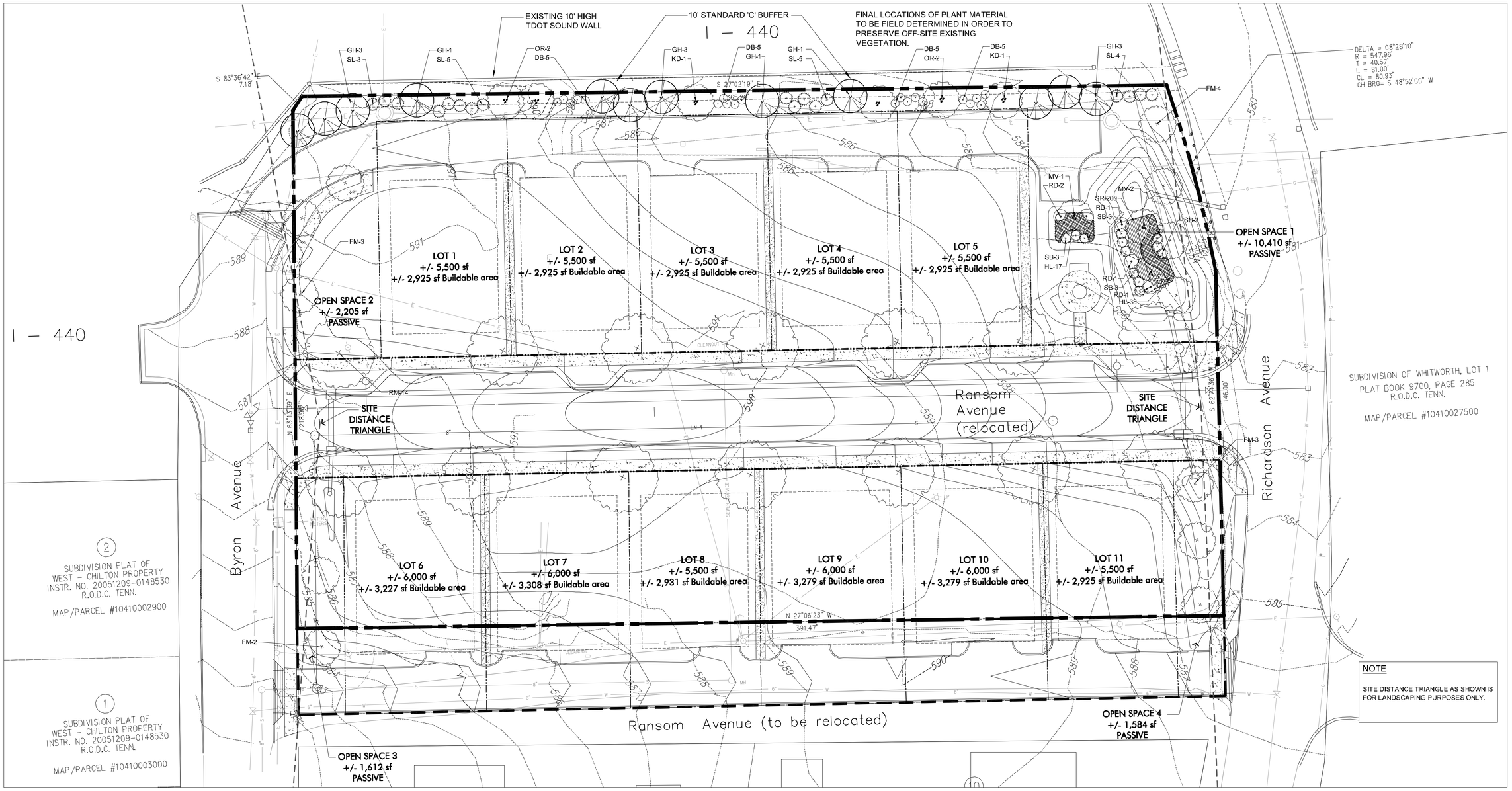
SCALE: 1"=20' hor. / 1"=5' vert.

PROJ. No. 08-115 * DATE: 07-30-12

ANDERSON, DELK, EPPS & ASSOCIATES INC.
618 GRASSMERE PARK DRIVE * SUITE 4
NASHVILLE, TENNESSEE * 37211

METRO PROJ. No. 12-SL-69

REVISED 8/20/12 AS PER METRO WATER SERVICES - WATER & SEWER



NOTE

SITE DISTANCE TRIANGLE AS SHOWN IS FOR LANDSCAPING PURPOSES ONLY.

CALCULATIONS WORKSHEET FOR TREE DENSITY REQUIREMENTS

MAP # 104-10 PARCEL - 047

PROPERTY ZONE: SP

PARKING AREA	
PERIMETER	NA
INTERIOR	NA
INTERIOR PLANTING AREA REQUIRED:	NA
INTERIOR PLANTING AREA PROVIDED:	NA
AREA OF LOT:	2.40 ACRES
LOT COVERAGE: -	1.44 ACRES
AREA OF REQUIRED COMPLIANCE:	0.96 ACRES
	x 14.0
REQUIRED TREE DENSITY UNITS:	13.44

TOTAL TREE DENSITY UNITS PROPOSED: 22.5
(INCLUDES REQUIRED PLANTINGS ONLY)

TOTAL TREE DENSITY UNITS : 22.5

GENERAL LANDSCAPE NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
8. ALL PLANTS SHALL MEET OR EXCEED STADNDARDS SET IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN NURSERY AND LANDSCAPE (ANLA) STANDARDS.

REQUIRED PLANTINGS - PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
		Canopy Trees			
RM	14	ACER RUBRUM * RED SUNSET*	*RED SUNSET* RED MAPLE	2 " CAL.	
GH*	12	ILEX OPACA 'GREENLEAF'	GREENLEAF AMERICAN HOLLY	2 " CAL.	
		Ornamental Trees			
FM*	10	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2" CAL.	
OR*	4	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	2" CAL.	
KD*	2	CORNUS KOUSA	KOUSA DOGWOOD	2" CAL.	
MV	3	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL.	MULTI-STEM
		Shrubs			
SL	17	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIP LAUREL	24" - 30" HT.	
DB	20	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	24" - 30" HT.	
SB	12	LINDERA BENZOIN	SPICE BUSH	18" - 24" HT.	
RD	5	CORNUS SERICEA	RED OSIER DOGWOOD	18" - 24" HT.	

*TREES SELECTED PER NES PUBLICATION *POWERLINE APPROVED TREES*

*REQ PLANTINGS - BIORETENTION

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
HL	56	HIBISCUS LAEVIS	HALBERD-LEAVED ROSEMALLOW	1 QUART	24" O.C.
SR	200	JUNCUS EFFUSUS	SOFT RUSH	1 QUART	12" O.C.

*SEE BIORETENTION NOTE ON PLAN

BIORETENTION NOTE

The landscape material that has been specified are native wetland plants that can survive periods of flooding. With proper care and maintenance, these plantings should survive a 100 or 500 year storm event.

IRRIGATION NOTE

ALL PLANT MATERIAL TO BE IRRIGATED WITH A HIGH EFFICIENCY DRIP IRRIGATION SYSTEM TO BE INSTALLED AT THE TIME OF PLANTING.

10' STANDARD 'C' BUFFER
365 LF - REQUIRED:
11 CANOPY TREES
7 UNDERSTORY
37 SHRUBS
6' MASONRY WALL (PROVIDED WITH EXISTING 10' TDOT SOUND WALL)

0' 10' 20' 40'

NORTH

EDGE
PLANNING LANDSCAPE ARCHITECTURE GRAPHIC DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154 F 615-250-8155

CONSULTANTS

SEAL

JOHN DAVID HAASJR. REGISTERED AGRICULTURE TENNESSEE NO. 614 LANDSCAPE ARCHITECT 11/14/12

PROJECT TITLE

BYRON CLOSE
FINAL SP PLAN
CASE # 2008SP-007-001
COUNCIL BILL #BL2008-149
NASHVILLE, TN

CLIENT

BYRON AVENUE 3501, LLC

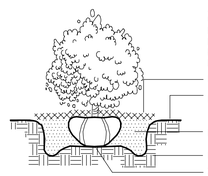
PROJECT NO.	
Date	08/16/12
Revisions	
09/06/12	PER CITY COMMENTS
10/23/12	PER STORMWATER
11/14/12	PER STORMWATER

Sheet Title

LANDSCAPE PLAN

Sheet Number

L-1.0



NOTES:

1. TOP OF ROOT BALL TO BE 2"–3" ABOVE ADJACENT FINISH GRADE
ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

HARDWOOD BARK MULCH

FINISH GRADE

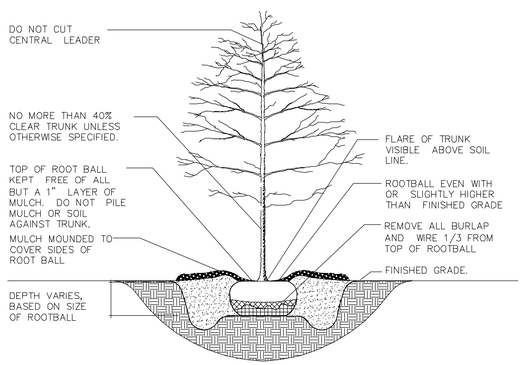
BACKFILL PLANTING MIX

EXISTING SOIL

2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF UNDISTURBED SOIL OR COMPACTED BACKFILL

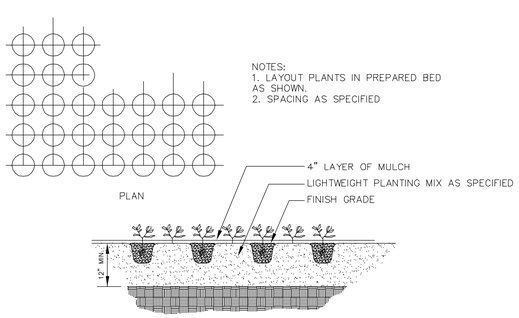
1 / L-2.0 SHRUB PLANTING

SECTION NTS



2 / L-2.0 TREE PLANTING

SECTION NTS



3 / L-2.0 GROUNDCOVER PLANTING

SECTION NTS

NOTES:

TREE SELECTION SPECIFICATIONS:

1. THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
2. TREES SHOULD BE ROOTED INTO THE ROOT BALL SO THAT SOIL OR MEDIA REMAINS INTACT AND TRUNK AND ROOT BALL MOVE AS ONE WHEN LIFTED, BUT NOT ROOT BOUND. THE TRUNK SHOULD BEND WHEN GENTLY PUSHED AND SHOULD NOT BE LOOSE SO IT PIVOTS AT OR BELOW SOIL LINE.
3. THE POINT WHERE THE TOP-MOST ROOT IN THE ROOT BALL EMERGES FROM THE TRUNK SHALL BE WITHIN TWO INCHES OF THE SOIL SURFACE. IT CAN BE EXPOSED AND VISIBLE AT THE SOIL SURFACE. IF IT IS NOT WITHIN THE TOP TWO INCHES OF SOIL, GENTLY REMOVE THE TOP LAYER OF SOIL FROM THE ROOTBALL UNTIL THE FIRST MAJOR ROOT FLARE IS VISIBLE.
4. THE RELATIONSHIP BETWEEN CALIPER, HEIGHT AND ROOT BALL SIZE SHALL MEET THE ANSI Z60.1 STANDARD, LATEST EDITION.
5. THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART. THERE CAN BE TWO LEADERS IN THE TOP 25% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.
6. THE TREE CANOPY SHOULD BE MOSTLY SYMMETRICAL AND FREE OF LARGE VOIDS. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF TREE HEIGHT UNLESS OTHERWISE SPECIFIED IN THE PLANTING SPECIFICATIONS.
7. OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL. PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO CONKS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 5% OF THE TREE.
8. IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.

TREE PLANTING SPECIFICATIONS:

1. THE DEPTH OF THE HOLE DUG SHOULD BE ABOUT 10% LESS THAN THE DISTANCE FROM THE TOP-MOST ROOT (MEASURED WHERE IT JOINS THE TRUNK) TO THE BOTTOM OF THE ROOTBALL. THE WIDTH OF THE HOLE SHALL BE AT LEAST 1.5 TIMES THE WIDTH OF THE ROOTBALL.
2. CUT AWAY BURLAP AND WIRING SO THAT AT LEAST 1/3 OF THE ROOTBALL IS EXPOSED. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY. ALL TWINE AND ROPE SHALL BE REMOVED FROM THE BASE OF THE TREE AND FROM ANY BRANCHES.
3. AFTER PLANTING, THE TOPMOST ROOT SHALL BE NO MORE THAN 2 INCHES BELOW THE SOIL SURFACE. ADDITIONAL SOIL SHOULD BE REMOVED. THE SURROUNDING GRADE SHOULD BE EVEN WITH OR SLIGHTLY LOWER THAN THE TOP ROOT. PLEASE NOTE: SOME TREES WILL ARRIVE FROM THE NURSERY WITH TOO MUCH SOIL COVERING THE FIRST MAJOR ROOT FLARE. THIS SOIL SHOULD BE REMOVED. THE RESULTING SOIL LINE SHOULD BE EVEN WITH OR ABOVE THE SURROUNDING GRADE.
4. 2-3 INCHES OF MULCH SHOULD BE APPLIED TO COVER THE SIDES OF THE ROOTBALL TO A POINT EVEN WITH THE DRIPLINE. DO NOT ADD ANY SOIL TO THE TOP OF THE ROOTBALL. DO NOT ADD MORE THAN 1 INCH OF MULCH TO THE TOP OF THE ROOT BALL.
5. IN POORLY DRAINED SOIL, POSITION THE TOP OF THE ROOTBALL 10% OR MORE ABOVE THE SURROUNDING GRADE. NO MORE THAN 20% OF THE ROOTBALL SHOULD BE ABOVE THE SURROUNDING GRADE.
6. STAKING OF TREES IS NOT ALLOWED UNLESS PERMISSION IS SPECIFICALLY OBTAINED FROM THE URBAN FORESTRY DEPARTMENT.

EDGE
PLANNING LANDSCAPE ARCHITECTURE GRAPHIC DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154 F 615-250-8155

CONSULTANTS

SEAL

PROJECT TITLE

BYRON CLOSE
FINAL SP PLAN
CASE # 2008SP-007-001
COUNCIL BILL #BL2008-149
NASHVILLE, TN

CLIENT

BYRON AVENUE 3501, LLC

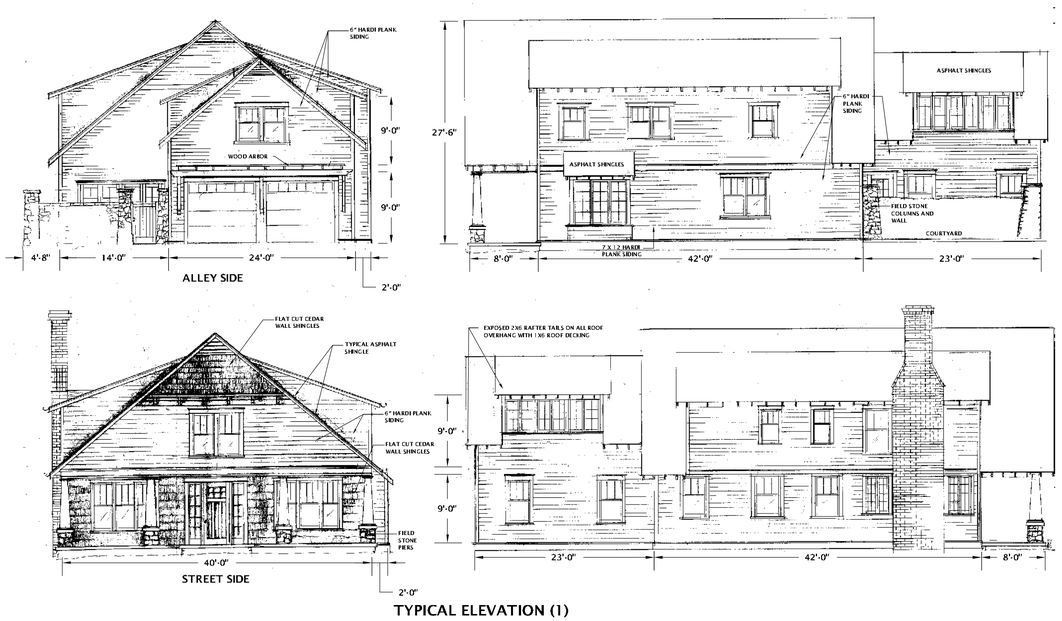
PROJECT NO.
Date 08/16/12
Revisions
09/06/12 PER CITY COMMENTS

Sheet Title

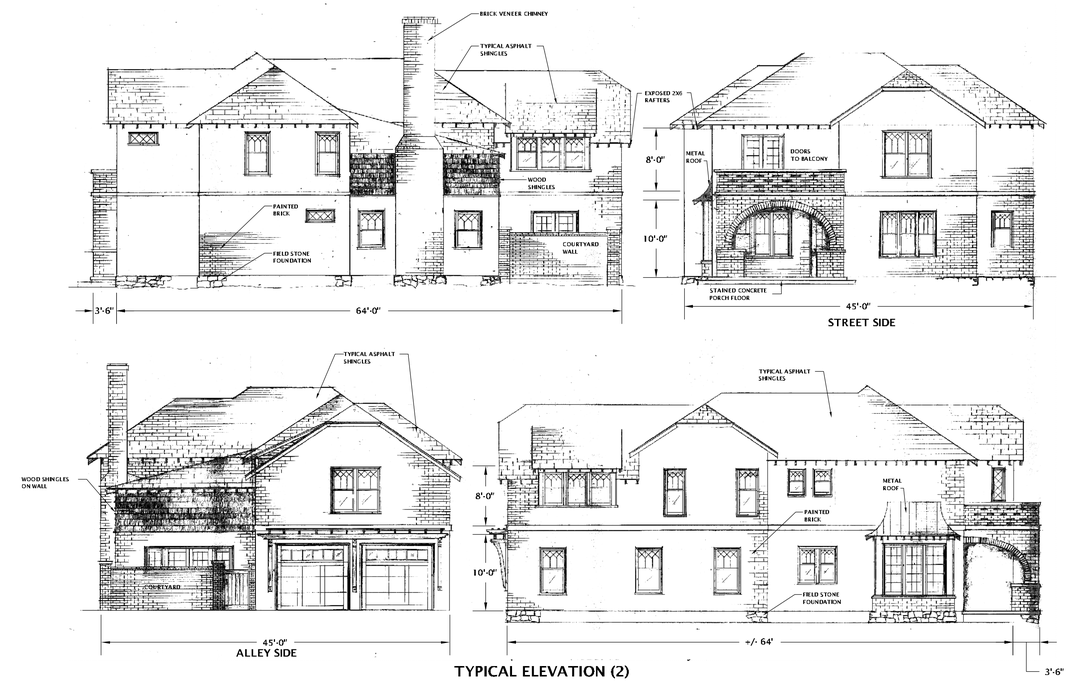
LANDSCAPE DETAILS

Sheet Number

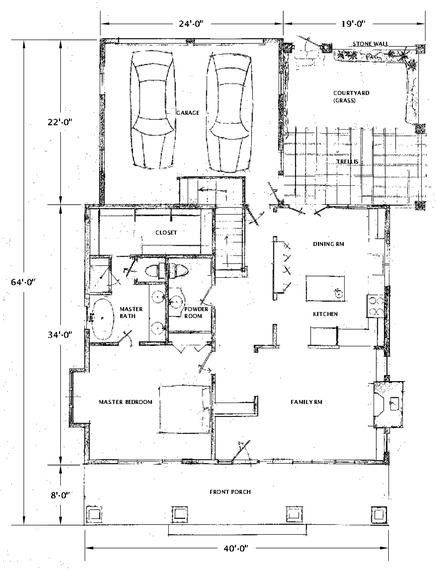
L-2.0

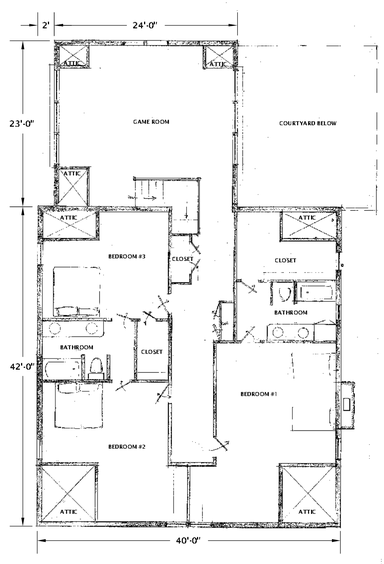


TYPICAL ELEVATION (1)



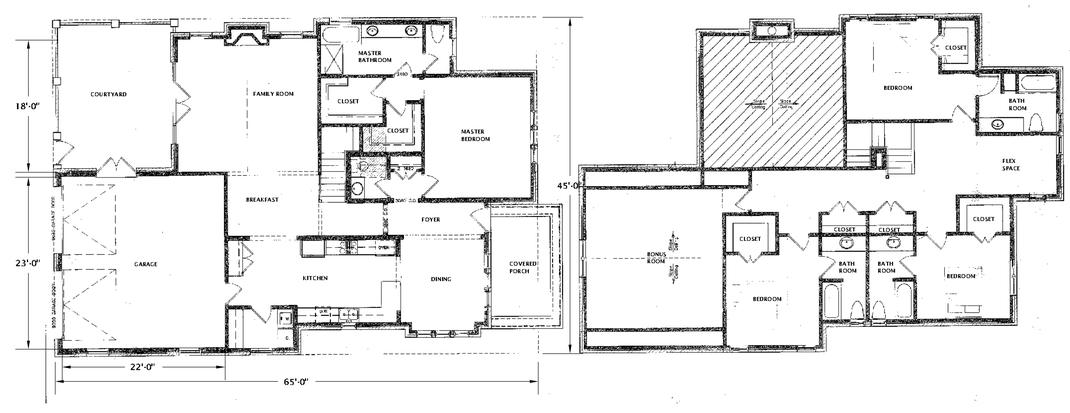
TYPICAL ELEVATION (2)





TYPICAL FLOOR PLAN (1)

1ST FLOOR	1,254 SQ. FT.
2ND FLOOR	1,885 SQ. FT.
GARAGE & PORCH	803 SQ. FT.



TYPICAL FLOOR PLAN (2)

1ST FLOOR	1,728 SQ. FT.
2ND FLOOR	1,763 SQ. FT.
GARAGE & PORCH	738 SQ. FT.

ARCHITECTURE PROVIDED BY:

VINTAGE MILLWORKS INC.

CUSTOM ARCHITECTURAL WOODWORK & DESIGNS
525 MERRITT AVENUE, NASHVILLE, TN 37203

NOTE:
ARCHITECTURAL ELEVATIONS AND FLOOR PLANS SHOW DESIGN INTENT ONLY. ALL ELEVATIONS SHALL COMPLY WITH THE ELMINGTON PLACE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT GUIDELINES AND SHALL BE REVIWED AND APPROVED BY THE METRO HISTORIC ZONING COMMISSION

EDGE
PLANNING LANDSCAPE ARCHITECTURE GRAPHIC DESIGN
210 Twelfth Avenue South
Suite 202
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CONSULTANTS

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ARCHITECTURAL ELEVATIONS

Sheet Number

A 1.0