PURPOSE:
TO CREATE A SPECIFIC PLAN DISTRIC (SP) TO ALLOW VEHICLE SALES AND SERVICES, LIMITED, W/ ASSOCIATED SALES OFFICE, MAINTENANCE/SERVICE AREA AND PARTS STORAGE.

NOTES:

1.) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

2.) THIS PROPERTY IS IN ZONE X AND IS OUTSIDE OF THE 100 YR FLOODPLAIN AS SHOWN ON FEMA MAP 47037C0227F DATED APRIL 20, 2001.

3.) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS' SIDEWALK DESIGN STANDARDS.

4.) WHEELCHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.

5.) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

6.) BUILDING SETBACKS SHALL BE PER THE METRO ZONING CODE.

7.) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

8.) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

9.) NOTE TO PROSPECTIVE OWNERS:
YOU ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES ENGINEERING (DEVELOPMENT SERVICES) TO DETERMINE ADEQUACY OF PUBLIC WATER AND SEWER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.

10.) EXISTING SIGNAGE TO REMAIN AND NO NEW SIGNAGE TO BE ADDED TO PROJECT SITE.

Maintenance Agreement Inst. # 200804040034015

APPLICATION #:	PROJECT NAME: 2614 Music Valley Drive
MAP/PARCEL #: MAP 62 PARCELS 11.01 AND 155	EXAMINER:

USE	
DETERMINE THE USE	VEHICULAR SALES
PROPERTY ZONING - OVERLAYS-SURROUNDING ZONING	CS / OV-COM / COMMERCIAL PUD OVERLAY
USE CHARTS: P	PERMITTED
SITE CRITERIA	
MAP & PARCEL NO.	MAP 62, PARCELS 11.01 AND 155
SUBDIVISION PLAT	N/A
MINIMUM LOT SIZE-FOOTPRINT:	NONE
FAR	0.60 MAX/0.03 PROPOSED
ISR-ADJUSTMENTS-SLOPES OVER 15%	0.90 MAX/0.80 PROPOSED
STREET SETBACK/STREET TYPE(S)	45'- MUSIC VALLEY DRIVE -COLLECTOR-(NONARTERIAL STREET)
SIDE YARD	NONE
REAR YARD	20'
HEIGHT STANDARDS-NUMBER OF FLOORS	30' AT SETBACK LINE/1.5 TO 1 VERTICAL PLANE-3 FLOORS
PARKING AND ACCESS	
RAMP LOCATION & NUMBER	1 EXISTING (TO BE REMOVED), NONE PROPOSED
DISTANCE TO NEAREST EXISTING RAMP	285' TO THE NORTH MUSIC VALLEY DRIVE
DISTANCE TO INTERSECTIONS:	0.60 MILES TO INSTERSECTION OF MUSIC VALLEY DR. AND PENNINGTON BEND
50' MINOR STREET 185' ARTERIAL STREET 100' COLLECTOR 250' CONTROLLED ACCESS RAMP	
REQUIRED PARKING BASED ON USES	WAREHOUSE @ 1PER/2,500 SqFt = 2 SPACES
PARKING REDUCTION	NONE
PARKING PROVIDED	91 SPACES
REQUIRED LOADING BASED ON USES	
SURFACING OVER 5 SPACES 1,750 SQ. FT.	PROVIDED
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	12' WIDE STALLS WITH VARYING LENGTHS AT 90° WITH 30' DRIVE ISLES
QUEUING LANES	NONE REQUIRED
OVER 10 SPACES 20' QUEUING AT EXIT	PROVIDED
NUMBER OF COMPACT SPACES / %	NONE
NUMBER OF ACCESSIBLE SPACES	NONE
SIDEWALKS REQUIRED-INTERNAL/PUBLIC	N/A
LANDSCAPING STANDARDS	
REQUIRED BUFFER YARDS	NONE
BUFFERYARD ADJUSTMENT	NONE
PERIMETER LANDSCAPING	PROVIDED IN AREAS OF PROPOSED DISTURBANCE
STANDARD FOR FOUR OR MORE LANES	N/A
STANDARD FOR LESS THAN FOUR LANES	PROVIDED
SIDE LINES ADJACENT TO PARKING AREAS	5' WITH TREES PROVIDED IN AREAS OF PROPOSED DISTURBANCE
INTERIOR LANDSCAPING MINIMUM 8% AREA	12% PROVIDED WITHIN DEVELOPMENT AREA
OPAQUE FENCE ADJACENT TO RES. IN PARKING AREA	N/A
SCREENING AROUND DUMPSTERS	NO NEW DUMPSTERS PROPOSED WITH THIS PROJECT
TREE DENSITY	MET (SEE TREE COMPLIANCE PLAN SHEET C4.0)

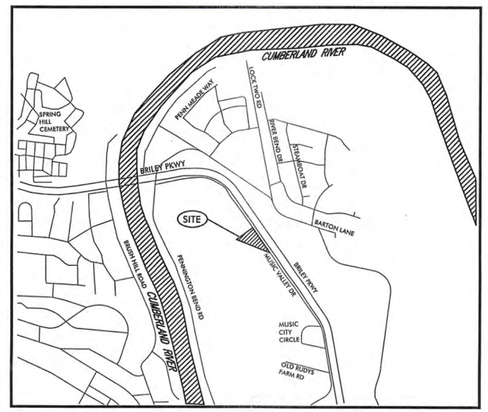
Cullum & Maxey

Preliminary & Final SP
SP # 2008SP-020U-14

2614 Music Valley Drive

Tax Map 62, Parcels 11.01 & 155

Nashville, Davidson County, Tennessee



Vicinity Map NTS

Sheet Schedule

C0.0 Cover Sheet
C1.0 Demolition/Erosion Control Plan
C2.0 Site Plan
C3.0 Grading & Drainage Plan
C4.0 Tree Compliance Plan

LAND USE TABLE
1) VEHICLE SALES AND SERVICES, LIMITED, W/ ASSOCIATED SALES OFFICE, MAINTENANCE/SERVICE AREA AND PARTS STORAGE.

CONSTRUCTION SCHEDULE
ALL PROPOSED IMPROVEMENTS ARE TO BE COMPLETED IN ONE PHASE AND WITHIN ONE YEAR FROM THE START DATE.

SITE DATA TABLE	
ACERAGE:	3.25 AC
DENSITY:	N/A
DWELLING UNITS:	N/A
FAR:	0.03 PROPOSED/0.60 MAXIMUM
LOTS:	N/A
ISR:	0.80 PROPOSED/0.90 MAXIMUM
PARKING:	91 PROPOSED/2 REQUIRED
SF OR LAND USE:	N/A
USES:	VEHICULAR SALES

COUNCIL MEMBER - PHIL CLAIBORNE
COUNCILMANIC DISTRICT - 15TH
MAP 62
PARCEL 11.01 & 155

OWNER/DEVELOPER- CULLUM AND MAXEY
CONTACT PERSON - BOB SIRCY
ADDRESS - 2600 MUSIC VALLEY DRIVE
NASHVILLE, TN 37214
615-889-1600

ENGINEER
DALE & ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
(615) 297-5166 EXT 106
CONTACT PERSON - CHARLEY DEAN, PE

SP PRELIMINARY, FULL, FINAL
SP provisions of the Ordinance.
Conditions see Staff report 8-28-08
By Date 8-28-08
Metropolitan Planning Commission

NASHVILLE & DAVIDSON COUNTY
AUG 20 2008
METROPOLITAN PLANNING DEPARTMENT

NOC#TNR 145941
Codes Tracking # T200811927

CHARLES TAYLOR DEAN REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 106445 STATE OF TENNESSEE

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

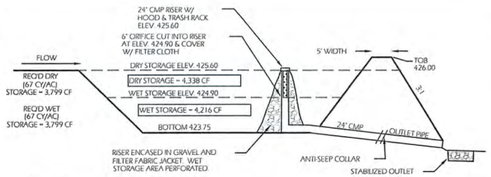
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

PROJECT #07054
CULLUM AND MAXEY

C0.0

1 OF 5

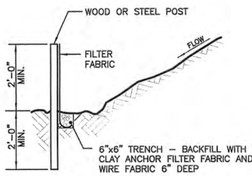
SP-2008SP-020U-14



1. POND TO REMAIN IN PLACE UNTIL SITE IS STABILIZED
2. DRAIN AREA TO POND = 2.1 ACRES
3. TOTAL REQUIRED STORAGE = 7,580 CF (134 CY / AC)
4. TOTAL PROVIDED STORAGE = 11,159 CF

SEDIMENT BASIN 1

NOT TO SCALE



NOTES:

1. FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING.
2. STEEL POSTS SHALL BE APPROVED BY OWNER PRIOR TO USE.
3. WOOD POSTS SHALL BE 2"x 2" MIN., OAK OR SIMILAR HARDWOOD.
4. POSTS SHALL BE SPACED AT 6' INTERVALS.
5. FILTER FABRIC SHALL BE SECURELY BOUND TO POSTS WITH EITHER STAPLES OR WIRE TIES.
6. FILTER FABRIC SHALL BE POLYPROPYLENE FABRIC BY CORPS OF ENGINEERS GUIDE SPEC. CW 02215. WITH EQUIVALENT OPENING SIZE (EOS) OF NO.100 SIEVE MIN., NO.40 SIEVE MAX., AS DETERMINED

MAINTENANCE NOTES:

1. INSPECT WEEKLY AND AFTER EACH RAINFALL
2. REPAIR WHEREVER FENCE IS DAMAGED.
3. REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE
4. INSPECT SILT FENCE WHEN RAIN IS FORECAST. PERFORM REQUIRED MAINTENANCE BEFORE THE STORM EVENT.
5. REMOVE SILT FENCE WHEN NO LONGER NEEDED. FILL AND COMPACT PAST HOLES AND ANCHOR TRENCH REMOVE SEDIMENT ACCUMULATION, AND GRADE ALIGNMENT TO BLEND WITH ADJACENT GROUND.

SILT FENCE DETAIL

SEE METRO STORMWATER MANAGEMENT MANUAL VOLUME 4 SECTION TCP–13

NOT TO SCALE

EROSION & GRADING NOTES

1. EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.

2. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED.

3. EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.

4. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.

6. ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.

7. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95.5% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.

8. THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO THE BEGINNING OF WORK.

9. THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.

10. SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.

11. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS, AND LIGHTS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

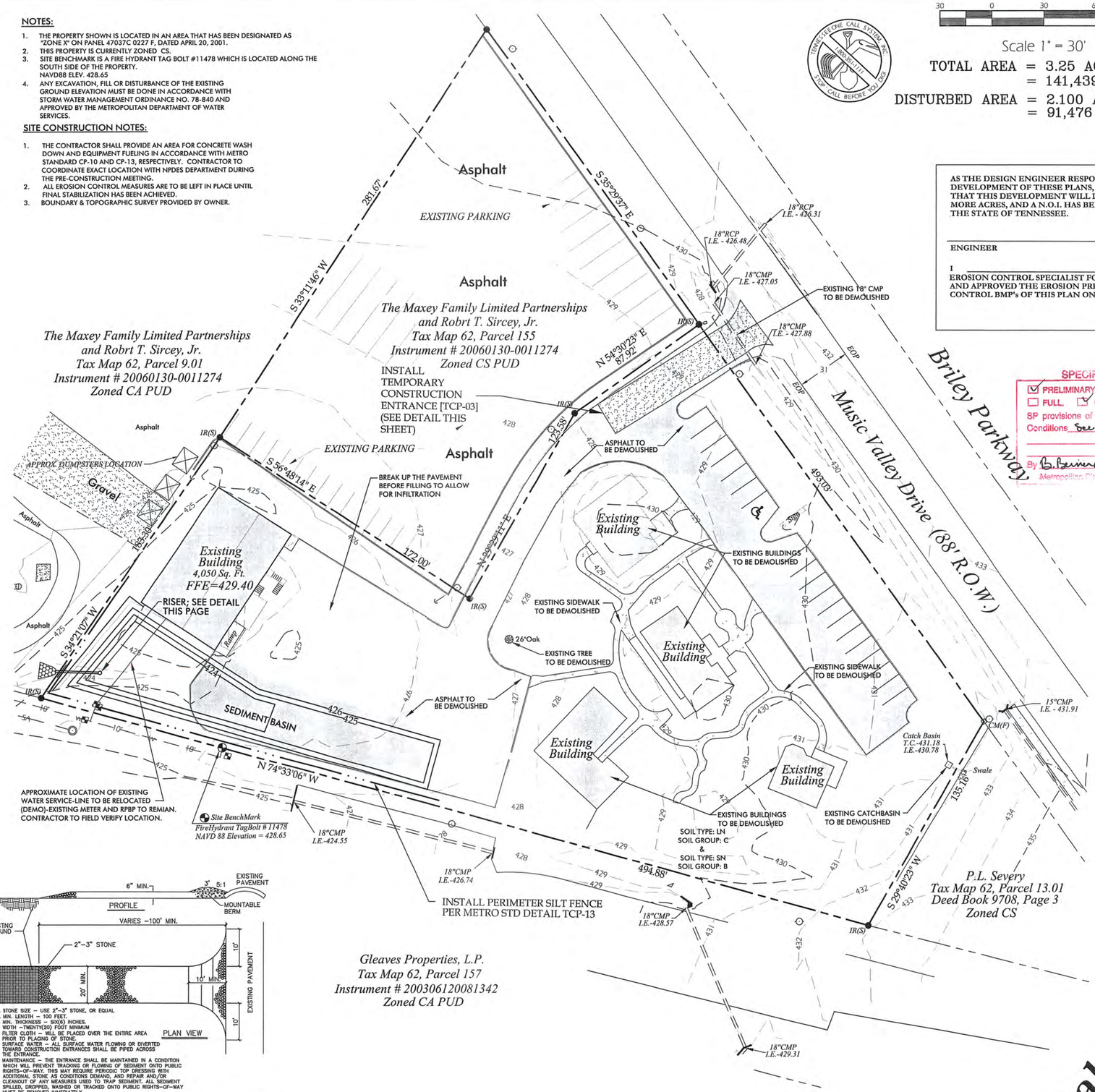
13. ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION FOR HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE LAWS AND ORDINANCES OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.

NOTES:

1. THE PROPERTY SHOWN IS LOCATED IN AN AREA THAT HAS BEEN DESIGNATED AS "ZONE X" ON PANEL 47037C 0227 F, DATED APRIL 20, 2001.
2. THIS PROPERTY IS CURRENTLY ZONED CS.
3. SITE BENCHMARK IS A FIRE HYDRANT TAG BOLT #11478 WHICH IS LOCATED ALONG THE SOUTH SIDE OF THE PROPERTY. NAVD88 ELEV. 428.65
4. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

SITE CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO STANDARD CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.
2. ALL EROSION CONTROL MEASURES ARE TO BE LEFT IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
3. BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY OWNER.



1. STONE SIZE – USE 2"–3" STONE, OR EQUAL.
2. MIN. LENGTH – 100 FEET.
3. MIN. THICKNESS – SIX(6) INCHES.
4. WIDTH –TWENTY(20) FOOT MINIMUM
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.

TEMPORARY CONSTRUCTION ENTRANCE

SEE METRO STORMWATER MANAGEMENT MANUAL VOLUME 4 SECTION TCP–03

NOT TO SCALE

30 0 30 60 90

Scale 1" = 30'

TOTAL AREA = 3.25 ACRES
= 141,439 S.F.

DISTURBED AREA = 2.100 ACRES
= 91,476 S.F.

N W E S

MAGNETIC REGISTERED TO TN STATE PLANE COORDINATE SYSTEM (NAVD88)

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES, AND A N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE.

ENGINEER _____ DATE _____

I _____, AS THE "CERTIFIED" EROSION CONTROL SPECIALIST FOR THIS SITE, HAVE REVIEWED AND APPROVED THE EROSION PREVENTION AND SEDIMENT CONTROL BMP's OF THIS PLAN ON _____

DATE

SPECIFIC [illegible]
☑ PRELIMINARY, ☐ [illegible] AMENDED, in
☐ FULL, ☐ CO[illegible] with the
SP provisions of the [illegible] Ordinance.
Conditions See staff report 8-28-08
By B. Burnette Date 8-28-08
Metropolitan Planning Commission

Codes App. # T200811927
NOC#TNR 145941

REVISIONS:
3/17/08- MSW TR Comments

DATE: July 17, 2008

Cullum & Maxey

2614 Music Valley Drive
Tax Map 62, Parcels 11.01 & 155
Nashville, Davidson County, Tennessee

CHARLES TAYLOR DALE III
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
106425
STATE OF TENNESSEE
8/28/08

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

Erosion Control & Demolition Plan

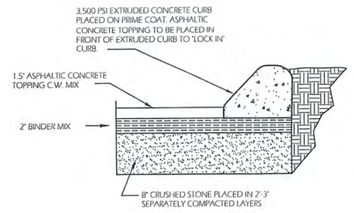
PROJECT #07054
CULLUM AND MAXEY

C1.0

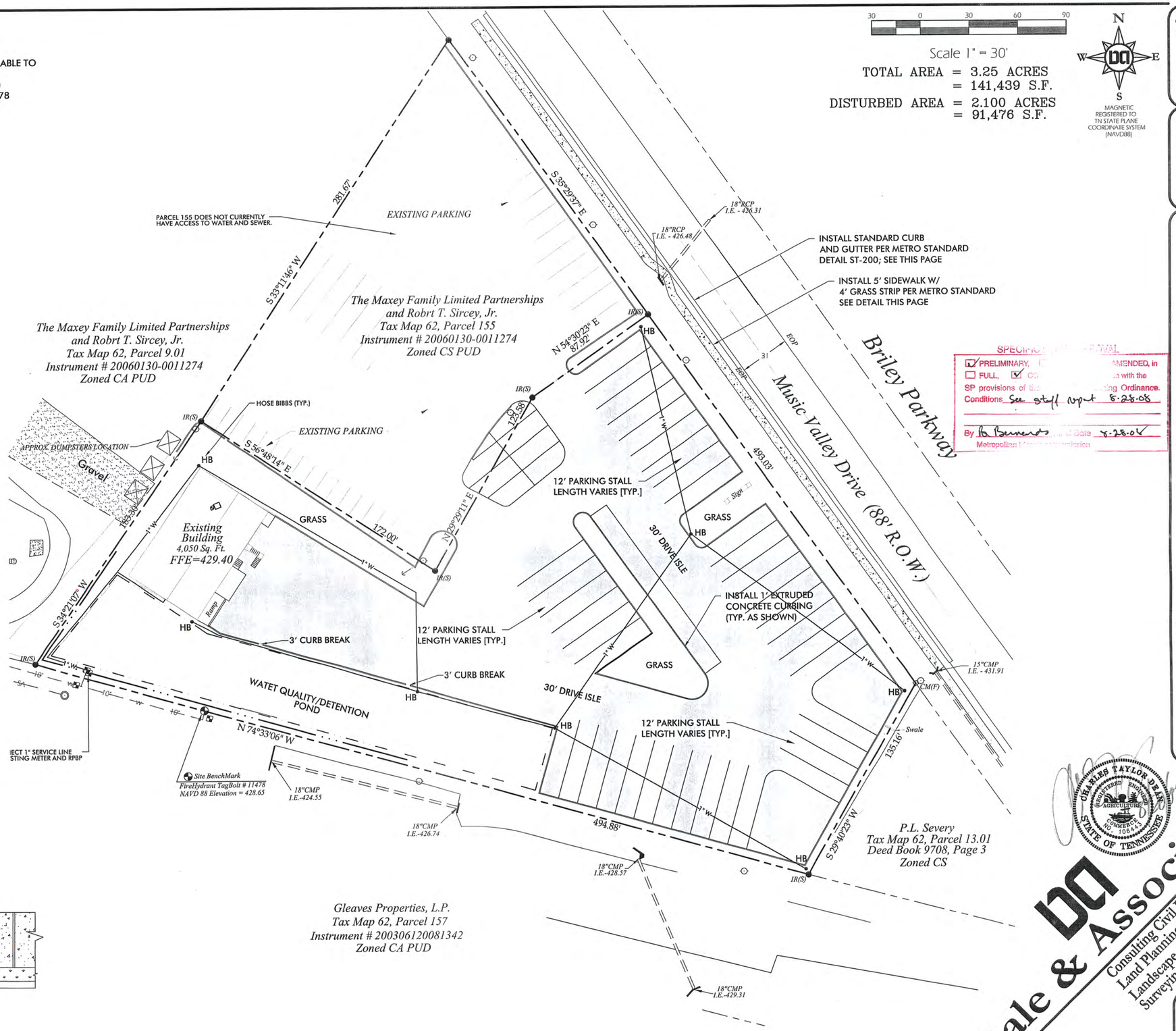
2 OF 5

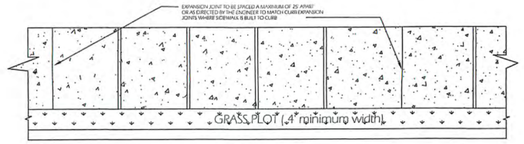
NOTES:

1. THE PROPERTY SHOWN IS INCLUDED IN AREAS DESIGNATED AS "ZONE X" ON THE MOST CURRENT FLOOD INSURANCE MAPS AVAILABLE TO THIS OFFICE. PANEL NO. 47037C-0227 F DATED APRIL 20, 2001.
2. THIS PROPERTY IS CURRENTLY ZONED CS (COMMERCIAL SERVICE)
3. SITE BENCHMARK IS LOCATED ON A FIREHYDRANT TAG BOLT#11478 LOCATED ALONG THE SOUTH PROPERTY LINE. NAVD88 ELEV. 428.65'
4. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
5. BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY OWNER.



PAVEMENT DETAIL





5' SIDEWALK WITH GRASS PLOT

General Notes:
1. Sidewalks shall be a minimum of 4" thick and maintain a minimum of 3 feet clearance through the path of travel.
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 Dept of Public Works Technical Specifications Section 02522.

SPECIFIC ... PRELIMINARY, ... AMENDED, in ☐ FULL, ☑ ... with the SP provisions of the ... Ordinance.
Conditions See staff report 8-28-08
By ... Date 8-28-08
Metropolitan ... Commission

Codes App. # T200811927
NOC#TNR 145941

REVISIONS:
3/17/08- MSW TR Comments

DATE: July 17, 2008

Cullum & Maxey

2614 Music Valley Drive
Tax Map 62, Parcels 11.01 & 155
Nashville, Davidson County, Tennessee

CHARLES TAYLOR DEAN REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 106443 STATE OF TENNESSEE

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Land Planning & Zoning
Landscape Architecture
Surveying

Site Plan

516 Heather Place
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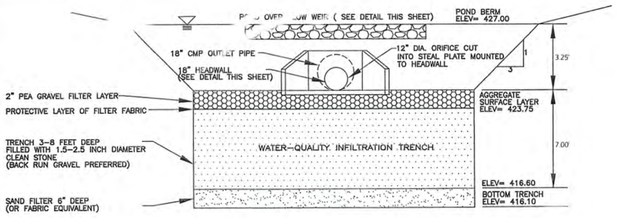
(615) 297-5166

PROJECT #07054
CULLUM AND MAXEY

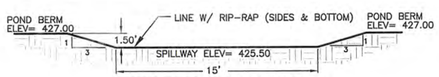
C2.0

3 OF 5



WATER-QUALITY / DETENTION POND DETAIL

NOT TO SCALE



POND OVERFLOW WEIR

N.T.S.

AS-BUILTS ARE REQUIRED FOR WATER QUALITY STRUCTURES PRIOR TO TO ISSUANCE OF THE U & O PERMIT. CERTIFICATION MUST INCLUDE, AT MINIMUM, THE FOLLOWING INFORMATION:

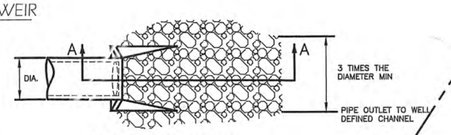
A) MANUFACTURER AND MODEL NUMBER OF UNIT
B) SALES RECEIPT
C) ATTACHED SHOP DRAWINGS OF INSTALLED UNIT
D) DATE OF FIELD INSPECTION BY ENGINEER (BEFORE BACKFILLING STRUCTURE)
E) ENGINEER STAMP AND DATE

AS-BUILTS ARE REQUIRED FOR THE INFILTRATION TRENCH PRIOR TO TO ISSUANCE OF THE U & O PERMIT. CERTIFICATION MUST INCLUDE AT MINIMUM, THE FOLLOWING INFORMATION:

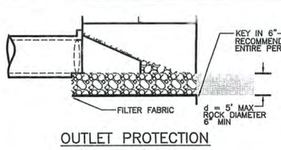
A) THE INFILTRATION TRENCH CANNOT BE LOCATED IN A SINKHOLE AREA OR IN KARST SOILS.
B) INFILTRATION RATES MUST BE VERIFIED.
C) PROPER DIMENSIONS FOR THE TRENCH MUST BE VERIFIED.
D) A MECHANISM FOR OVERFLOW FOR LARGE STORM EVENTS MUST BE PROVIDED.

IN ACCORDANCE WITH THE METRO STORMWATER 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 FLOODPLAIN
- SIMILAR OPERATIONS

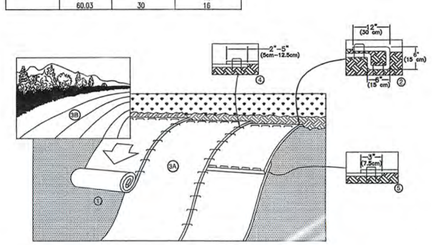


OUTLET PROTECTION
PLAN VIEW



OUTLET PROTECTION
PESC-07 / TCP-25
SECTION A-A
N.T.S.

PIPE DIAMETER (in)	DISCHARGE (ft.³/s)	APRON LENGTH, L (ft)	RIP-RAP D_{50} DIAMETER MIN (in)
12"	4.9	10	4
	9.89	13	6
18"	9.89	10	6
	20.13	16	8
	30.01	23	12
	39.90	26	16
24"	30.01	16	8
	39.90	26	8
	50.14	26	12
	60.03	30	16



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM™ STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH™ ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKET.

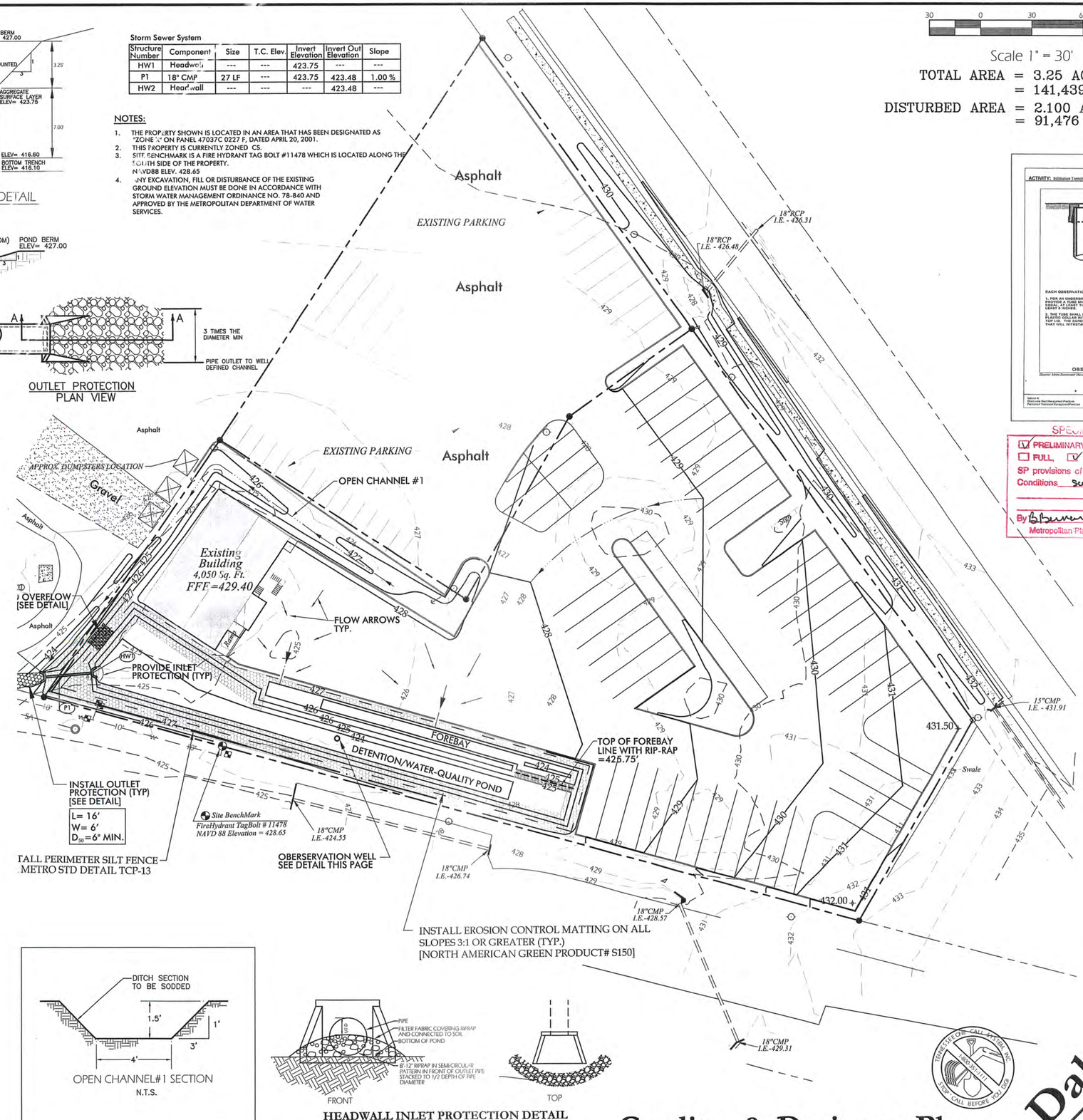
EROSION CONTROL MATTING INSTALLATION DETAIL
NORTH AMERICAN GREEN PRODUCT # S150
NTS

Storm Sewer System

Structure Number	Component	Size	T.C. Elev.	Invert Elevation	Invert Out Elevation	Slope
HW1	Headwall	---	---	423.75	---	---
P1	18" CMP	27 LF	---	423.75	423.48	1.00 %
HW2	Headwall	---	---	---	423.48	---

NOTES:

1. THE PROPERTY SHOWN IS LOCATED IN AN AREA THAT HAS BEEN DESIGNATED AS "ZONE X" ON PANEL 47037C 0227 F, DATED APRIL 20, 2001.
2. THIS PROPERTY IS CURRENTLY ZONED CS.
3. SITE BENCHMARK IS A FIRE HYDRANT TAG BOLT #11478 WHICH IS LOCATED ALONG THE SOUTH SIDE OF THE PROPERTY. NAVD88 ELEV. 428.65
4. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.



OPEN CHANNEL#1 SECTION

N.T.S.

HEADWALL INLET PROTECTION DETAIL

TCP-24

NTS

30 0 30 60 90

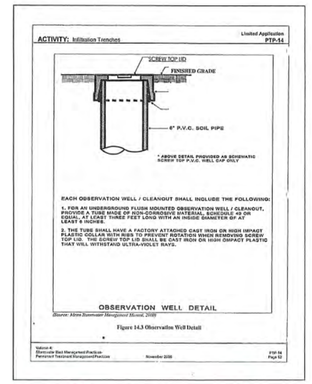
Scale 1" = 30'

TOTAL AREA = 3.25 ACRES
= 141,439 S.F.

DISTURBED AREA = 2.100 ACRES
= 91,476 S.F.

N W E S

MAGNETIC
REGISTERED TO
TN STATE PLANE
COORDINATE SYSTEM
(NAVD88)



SPECIAL PERMIT

☑ PRELIMINARY, ☐ AMENDED, in
☐ FULL, ☑ GP ce with the
SP provisions of the ing Ordinance.
Conditions See staff report 8-28-08

By B Burnette MPC Date 8-28-08
Metropolitan Planning Commission

Codes App. # T200811927
NOC#TNR 145941

REVISIONS:
3/17/08- MSW TR Comments

DATE: July 17, 2008

Cullum & Maxey

2614 Music Valley Drive
Tax Map 62, Parcels 11.01 & 155
Nashville, Davidson County, Tennessee

CHARLES TAYLOR DEAN REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 106445 STATE OF TENNESSEE

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

PROJECT #07054
CULLUM AND MAXEY

C3.0

4 OF 5

Grading & Drainage Plan

LAND07209R3.DWG

REQUIREMENTS

PROPERTY ZONE:	CS PUD	
IMPERVIOUS AREA:	70,400	SQ. FT.
PARKING AREA		
PERIMETER	28,250	SQ. FT.
INTERIOR	35,350	SQ. FT.
INTERIOR PLANTING AREA REQUIRED:	5,088	SQ. FT.
INTERIOR PLANTING AREA PROVIDED:	4,500	SQ. FT.
AREA OF LOT:	2.21	ACRES
BUILDING COVERAGE: –	0.09	ACRES
AREA OF REQUIRED COMPLIANCE:	2.11	ACRES
x	14.0	
REQUIRED TREE DENSITY UNITS:	29.6	

EXISTING TREES TO REMAIN
CREDIT FOR TREES TO REMAIN: 0.0

PROPOSED NEW TREES:
2" CAL @ 0.5 33 x 0.5 = 16.5
4" CAL @ 0.7 19 x 0.7 = 13.3
CREDIT FOR NEW TREES: 29.8

TOTAL TREE DENSITY UNITS PROVIDED: 29.8

IRRIGATION WILL BE PROVIDED BY HOSE BIBS

THIS PROPERTY IS AN SP ZONED DEVELOPMENT.

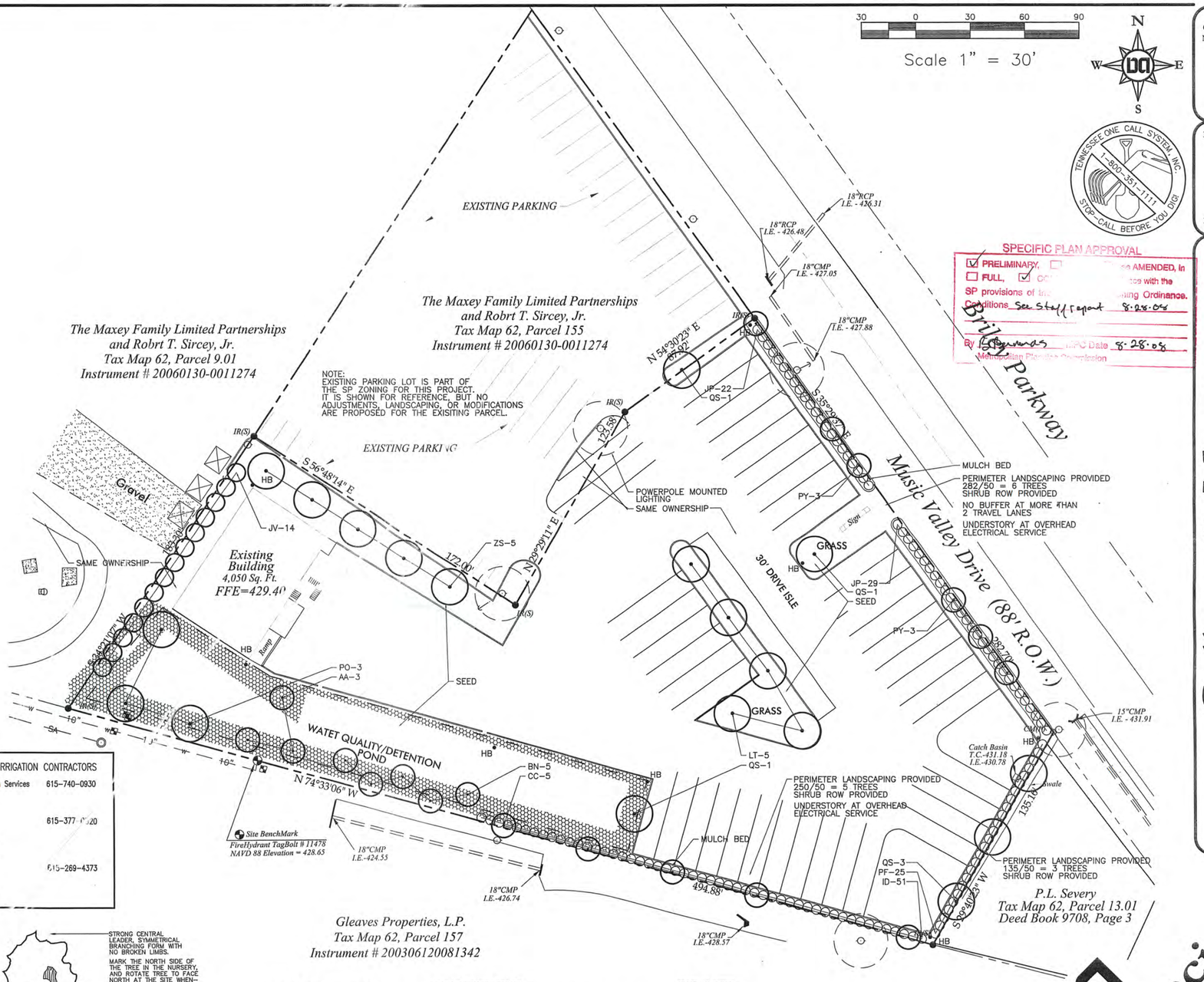
MATERIALS SCHEDULE

KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
TREES						
AA	3	Amelanchier arborea/ Downy Serviceberry	8'–10'	4'–5'	2"	4' Clear Trunk
BN	5	Betula nigra/ River Birch	8'–10'	4'–5'	2"	Min. 3 Cane.
CC	5	Cercis canadensis/ Eastern Redbud	8'–10'	4'–5'	2"	4' Clear Trunk
JV	14	Juniperus virginiana/ Red Cedar	Min. 3'–4'		2"	F.T.B.
LT	5	Liriodendron tulipifera/ Tulip Poplar	14'–16'	7'– 9'	4"	5' Clear Trunk
PK	6	Prunus serrulata 'Kwansan'/ Kwansan Cherry	8'–10'	4'–5'	2"	4' Clear Trunk
PO	3	Platanus occidentalis/ American Sycamore	14'–16'	7'– 9'	4"	5' Clear Trunk
QS	6	Quercus shumardii/ Shumard Oak	14'–16'	7'– 9'	4"	5' Clear Trunk
ZS	5	Zelkova serrata 'Village Green'/ Japanese Zelkova	14'–16'	7'– 9'	4"	5' Clear Trunk
SHRUBS						
ID	51	Ilex cornuta 'Delcon'/ Needlepoint Holly	18"–24"	15"–18"	F.T.B.	
JP	51	Juniperus pfitzeriana 'Armstrongii'/ Armstrong Pfitzer Juniper	18"–24"	15"–18"	F.T.B.	
PF	25	Photinia fraseri/ Red Tipped Photinia	18"–24"	15"–18"	F.T.B.	
TURF						
SEED		Turf Mixture	80% Rebel Supreme,20% Merion Bluegrass. Seed all disturbed areas @ 5#/1,000 sf.			
MISCELLANEOUS						
		Shredded Hardwood Bark Mulch	REMARKS Minimum 3" depth throughout. Min. 4" deep on slopes greater than 3:1.			

NOTES
F.T.B. = Full To Bottom

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
2. ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
   PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10–10–10 FERTILIZER.
6. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
8. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
9. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
10. ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
11. ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
13. NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY CUMBERLAND LANDESIGN. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
14. ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
15. GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
16. NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.



SPECIFIC PLAN APPROVAL
☑ PRELIMINARY, ☐ FULL, ☑ OCR
AMENDED, in accordance with the SP provisions of the Zoning Ordinance.
Conditions See Staff report 8-28-08
By Brillenmas Date 8-28-08
Metropolitan Planning Commission

Codes Tracking #
NOC#

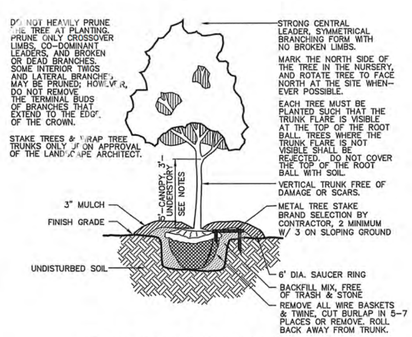
REVISIONS:

DATE: October 5, 2007

Cullum & Maxey
2614 Music Valley Drive
Tax Map 62, Parcels 11.01 & 155
Nashville, Davidson County, Tennessee

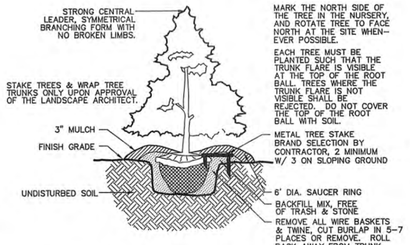
AREA LANDSCAPE & IRRIGATION CONTRACTORS

* Advantage Construction Services Attn. Ilia 1208 Highway 47E Dickson, TN 37055	615-740-0930
* Horti-Care Attn. Gerald 215 Centerview Drive Suite 105 Brentwood, TN 37027	615-377-[illegible]20
* OCR Attn. Ernie P.O. Box 150772 Nashville, TN 37215	615-269-4373



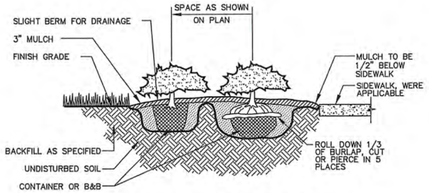
ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

DECIDUOUS TREE PLANTING DETAIL



ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

EVERGREEN TREE PLANTING DETAIL



SHRUB / GROUNDCOVER PLANTING DETAIL

Tree Compliance Plan

Cumberland landesign inc.
615-333-4636 Site Planning Landscape Architecture

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

PROJECT #07054
CULLUM AND MAXEY

L1.0

1 OF 1