PRELIMINARY SPECIFIC (SP) PLAN SUBMITTAL

1800 WEST END HOTEL AND M/X DEVELOPMENT

MAP 92-12; PARCELS 470, 472, 447, & MAP 92-16; PARCEL 156

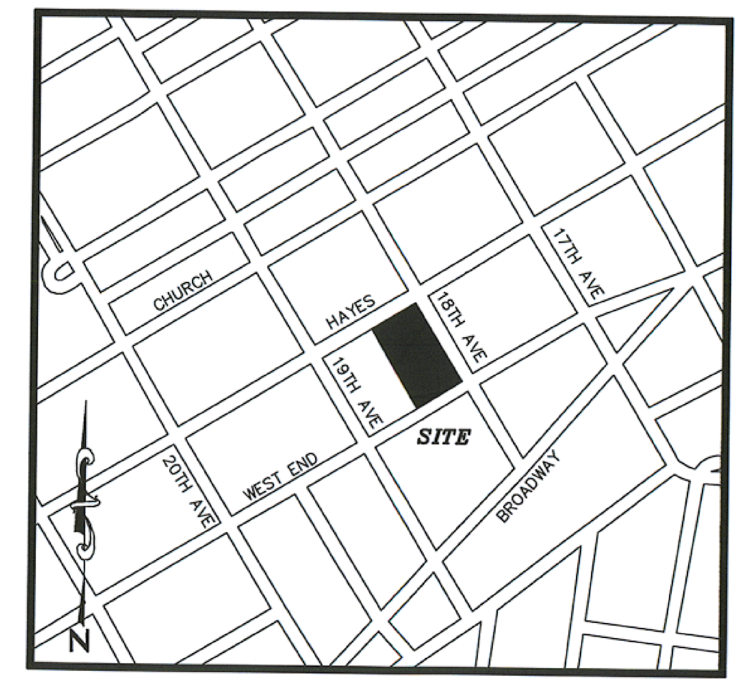
METROPOLITAN NASHVILLE & DAVIDSON COUNTY, TENNESSEE

SP NUMBER: 2008SP-021U-10

OWNER:

ACE HOSPITALITY, INC.

INITIAL SUBMITTAL: JULY 31, 2008
RE-SUBMITTAL: AUGUST 20, 2008



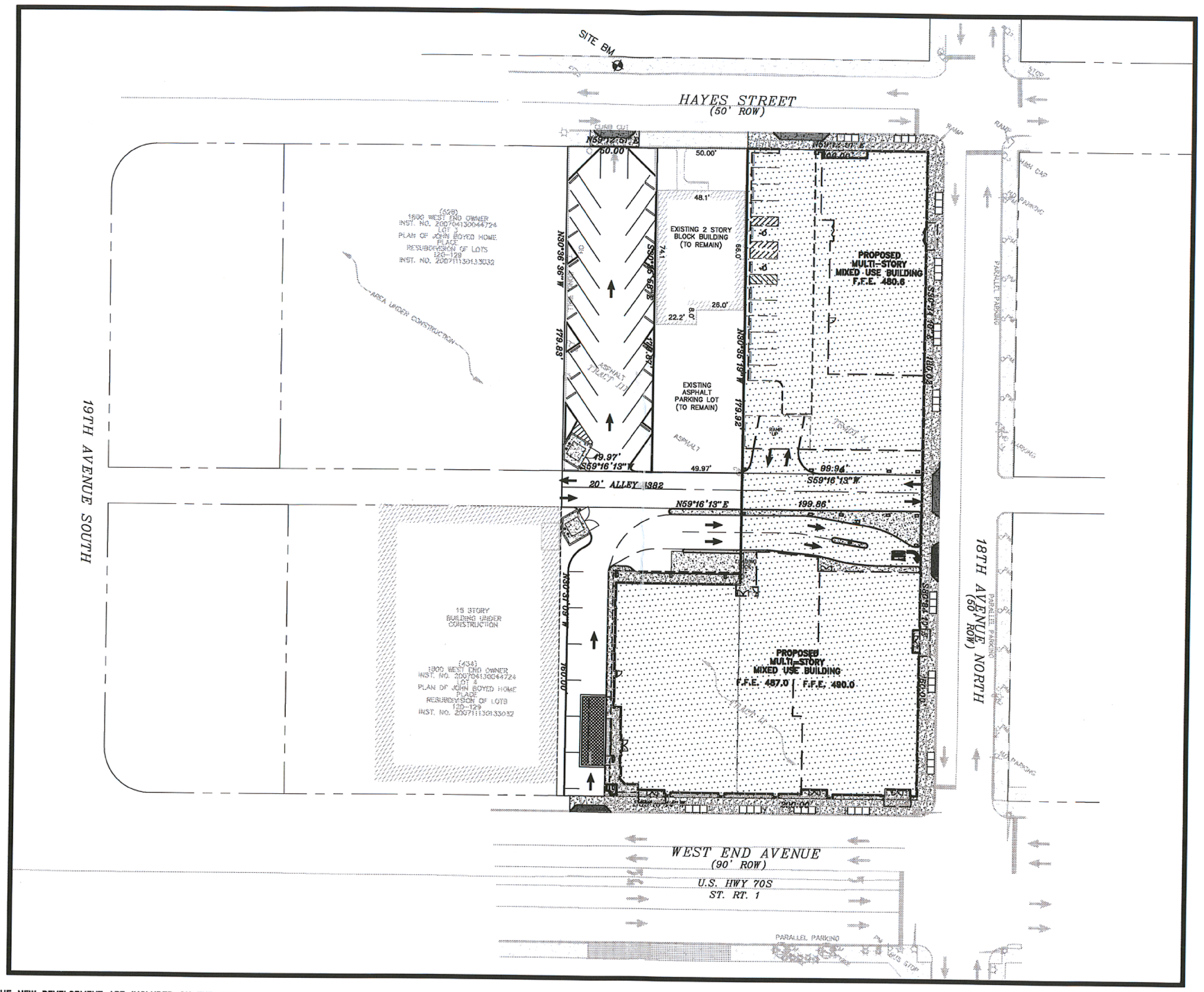
VICINITY MAP
NOT TO SCALE

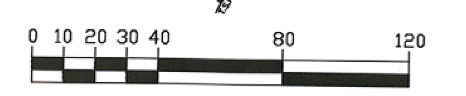
SITE DATA:

CITY:	NASHVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
COUNCIL DISTRICT:	19
COUNCIL MEMBER:	ERICA GILMORE
TAX MAP/LOT NUMBER	MAP 92-12, PARCEL 470, 472, 477 MAP 92-16, PARCEL 156
SITE LOCATION:	1800 WEST END AVENUE NASHVILLE, TN
ACREAGE OF TOTAL SITE:	1.35 ACRES
SQUARE FOOTAGE OF SITE:	58,969.08 SQ. FT.
"FALLBACK ZONING":	(CF)
PROPERTY ZONING:	SPECIFIC PLAN (SP)
LOT SIZE	NONE
FRONT YARD	NONE
REAR YARD	NONE
SIDE YARD	NONE
BUILDING HEIGHT PLANES	115' PER SP PLAN
PERMITTED LAND USES WITHIN SP:	
HOTEL	173,464 SQ. FT.
BANK LEASE SPACE	5,201 SQ. FT.
RESTAURANT LEASE SPACE	10,394 SQ. FT.
TOTAL NON-PARKING GARAGE DEVELOPMENT	190,033 SQ. FT.
MAXIMUM FLOOR AREA RATIO ALLOWED:	3.5
FLOOR AREA RATIO OF SITE:	3.2 (190,033 SQ. FT./58,969.08 SQ. FT.)
MAXIMUM IMPERVIOUS SURFACE RATIO ALLOWED:	1.0
IMPERVIOUS SURFACE RATIO PROVIDED:	0.98 (1,000 SQ. FT.)
MAXIMUM BUILDING HEIGHT: (REFER TO ARCH. SHT. A0.08)	115' MAXIMUM AT SETBACK (CORNER PARAPET; AT WEST END AVE. & 18TH AVE. N.) 111'-0" (8 STORIES)
NORTH FRONTAGE-HAYES ST.:	(RESIDENCE INN UNDERSTORY PARKING ENTRANCE) 100'-8" (8 STORIES)
EAST FRONTAGE-18TH AVE. NORTH:	(RESIDENCE INN MAIN ENTRACE) 100'-8" (8 STORIES)
SOUTH FRONTAGE-WEST END AVE.:	(BANK LOBBY & RESTURANT MAIN ENTRANCES) 100'-8" (8 STORIES)
WEST FRONTAGE-HOTEL DRIVE:	(HOTEL MAIN ENTRANCE) 100'-8" (8 STORIES)
PARKING REQUIREMENT:	
HOTEL	250 SPACES (1 SP/ROOM @ 245 ROOMS PLUS 1 SP/4 EMP. @ 18 EMP./SHIFT)
BANK LEASE SPACE	7 (UZO: 1 SP/500 SQ. FT. @ 3,201 SQ. FT.)
RESTAURANT LEASE SPACE	63 (UZO: 1 SP/150 SQ. FT. @ 9,394 SQ. FT.)
TOTAL PARKING REQUIRED	320 SPACES
PARKING PROVIDED:	
NON STRUCTURAL	29 SPACES
STRUCTURAL	
STANDARD	197 SPACES
COMPACT	106 SPACES
TOTAL	303 SPACES
TOTAL PARKING PROVIDED	332 SPACES
REQUIRED HANDICAP PARKING	8 SPACES
PROVIDED HANDICAP PARKING	8 SPACES (INCLUDED IN TOTAL ABOVE)
FEMA FIRM PANEL:	MAP NO. 47037C0218F, DATED APRIL 20, 2001; THE SUBJECT SITE DOES NOT LIE WITHIN A A 100-YR FLOOD HAZARD AREA

OWNER: ACE HOSPITALITY, INC.
280 WARFIELD BLVD.
CLARKSVILLE, TN 37043
CONTACT: DR. ANIL PATEL
EMAIL: GIPATEL@USA.NET
PHONE: 931-551-9605

APPLICANT: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
1935 21st AVENUE SOUTH
NASHVILLE, TN 37212
CONTACT: JEFF HEINZE or CHRIS AKERS
EMAIL: CAKERS@LEAINC.COM. JHEINZE@LEAINC.COM
PHONE: 615-385-4144





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METROPOLITAN PLANNING DEPARTMENT
AUG 2 6 2008
NASHVILLE & DAVIDSON COUNTY

SPECIFIC PLAN APPROVAL
☒ PRELIMINARY, ☐ FINAL, ☐ AMENDED, in ☐ FULL, ☒ CONDITIONAL compliance with the SP provisions of the Metropolitan Zoning Ordinance.
Conditions Approved By MPC on 9-11-08
By Bob Leeman MPC Date 9-11-08
Metropolitan Planning Commission

JAMES H. LITTLEJOHN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 14172 STATE OF TENNESSEE 8/20/08

JEFFREY D. HEINZE REGISTERED AGRICULTURE COMMERCE TENNESSEE NO. 328 LANDSCAPE ARCHITECT 8/20/08

SP ZONING APPLICATION NARRATIVE

EXISTING SITE CONDITIONS:

THE SP SITE PLAN ENCOMPASSES A 1.35 ACRE COMPILATION OF MULTIPLE LAND PARCELS WITH FRONTAGE ON WEST END AVENUE, 18TH AVENUE, AND PUBLIC ALLEY NO. 382. A MULTI-STORY DAYS INN HOTEL IS CURRENTLY SITED ON THE PROPERTY AND BRIDGES ACROSS THE PUBLIC ALLEYWAY WITH BUILDING FLOOR AREA, IN SIMILAR FASHION TO THE PROPOSED BUILDING CONFIGURATION. THE SURROUNDING PROPERTY IS ZONED CORE FRAME (CF).

THE HOTEL OPERATING ON-SITE CURRENTLY HAS EXISTING CURB CUTS ALLOWING ACCESS TO THE SITE: ONE ON WEST END; TWO ON HAYES STREET; AND OPEN ACCESS TO THE PUBLIC ALLEY. THESE ACCESS POINTS WILL BE MAINTAINED IN SIMILAR COUNT FOR WEST END AVE. AND HAYES STREET FRONTAGES, WHILE ADDING AN ADDITIONAL ACCESS CUT ONTO 18TH AVE.

THE EXISTING BUILDING WILL BE DEMOLISHED IN ITS ENTIRETY TO ALLOW FOR THE NEW CONSTRUCTION.

PROPOSED SITE PLAN:

THE SP DEVELOPMENT PLAN INCORPORATES 190,033 S.F. OF BUILDING AREA ONTO THE SITE, WHICH IS DIVIDED INTO MULTIPLE USE DESIGNATIONS AS SUMMARIZED ON THE SITE PLAN ACCOMPANYING THIS DOCUMENT AND IN THE ARCHITECTURAL NARRATIVE. IN ACTUALITY, TWO SEPARATE HOTEL VENDORS WILL BE OPERATING WITHIN THE BUILDING AND SHARING COMMON AREA SERVICES (SUCH AS LOADING AND TRASH FACILITIES).

THE DEVELOPMENT INCORPORATES THE PRINCIPLE OF SITING THE BUILDING AT THE STREET EDGE AND HAVING A VERTICAL EDGE FOR THE FULL EIGHT-STORY HEIGHT OF THE STRUCTURE. THE ARCHITECTURAL NARRATIVE WILL ADDRESS THE INTERNAL FUNCTIONS OF THE BUILDING PROGRAM BY FLOOR AND HOW THESE SPACES RELATE EXTERNALLY TO THE DESIRED CONDITION OF PRESENTING AN "ACTIVATED" STREET EDGE WITH THE INTERNAL USES.

A MANDATORY REFERRAL REQUEST WILL BE FILED AT A FUTURE DATE TO ADDRESS THREE COMPONENTS OF THE PROPOSED SITE PLAN:

- BRIDGING OF THE PUBLIC ALLEYWAY WITH THE BUILDING CONSTRUCTION. EVEN THOUGH THIS CONDITION IS PRESENT WITH THE EXISTING BUILDING, OUR ENCROACHMENT WILL BE WIDER ACROSS THE ALLEY, SO IT HAS BEEN DETERMINED THAT THIS CONDITION MUST BE REAPPROVED BY METRO COUNCIL.
- ENCROACHMENT OF BUILDING CANOPIES INTO THE RIGHT-OF-WAY OF WEST END AVE. AND 18TH AVE.
- INCORPORATION OF TREE WELLS AND PERVIOUS PAVEMENT DETAIL FOR STREET TREE PLANTINGS WITHIN THE RIGHT-OF-WAY OF WEST END AVE, 18TH AVE., AND HAYES ST.

THE PROPOSED FAR AND ISR FOR THE NEW DEVELOPMENT ARE INCLUDED ON THE SITE PLAN. BOTH FALL WITHIN THE LIMITS AFFORDED BY THE CURRENT CF ZONING; THEREFORE, THIS SHOULD NOT BE AN ISSUE WITH THE SP PROPOSAL. WITH THE EXCEPTION OF THE ALLOWABLE BUILDING HEIGHT AT THE SETBACK LINE UNDER THE CF ZONING (65 FEET IS ALLOWED WHILE THE PROPOSED STRUCTURE WILL ENCOMPASS APPROXIMATELY 115 FEET AT THE STREET EDGE SETBACK ALONG WEST END AVE. AND 18TH AVE.), THE PROPOSED SP DEVELOPMENT CAN COMPLY WITH OTHER DEVELOPMENT CRITERIA OF THE CF ZONING DISTRICT.

A SURFACE LOT AND AN INTERNAL THREE-LEVEL PARKING DECK ARE UTILIZED TO MEET THE UZO PARKING REQUIREMENTS. ONE ASPECT OF THE SP PLAN IS THAT 35% OF THE SPACES PROVIDED ARE DEFINED AS COMPACT (WHICH EXCEEDS THE 30% ALLOWED BY THE CODE).

DEVELOPMENT PROGRAM INTERFACE WITH THE PUBLIC STREET EDGE:

AS IMPORTANT AS VEHICULAR CURB RAMP LOCATIONS ARE TO THE FUNCTIONING OF THIS URBAN SITE, THE DESIGN OF PEDESTRIAN ACCESS POINTS IS EQUALLY IMPORTANT. THIS CONDITION WAS CONSIDERED BY THE DESIGN TEAM WHEN SITING THE EGRESS POINTS THAT CONNECT THE INTERNAL PROGRAM SPACES TO THE STREETSCAPE/ PUBLIC REALM. THE DESIGN PROPOSES 4 MAIN PEDESTRIAN ACCESS POINTS ALONG THE ADJOINING STREETS:

- TWO ACCESS POINTS ON WEST END – ONE TO SERVE THE HOTEL AND BANK COMMON LOBBY (WHICH ALSO SERVES THE 2ND FLOOR RETAIL/ RESTAURANT SPACE FRONTING WEST END) AND ONE SITED AT THE CORNER OF WEST END AND 18TH AVE. TO SERVE SOLELY THE BANK TENANT SPACE.
- TWO ACCESS POINTS ALONG 18TH AVE – ONE TO SERVE AS A SECONDARY ENTRY POINT TO THE BANK TENANT SPACE AND ONE TO ENTER INTO THE LOBBY SPACE OF THE SECOND HOTEL VENDOR FURTHER TO THE NORTH AND IN PROXIMITY OF THE HAYES AVE/ 18TH AVE. INTERSECTION.

THESE ENTRY LOCATIONS WILL BE MADE VISUALLY PROMINENT WITHIN THE FABRIC OF THE STREETSCAPE WITH OVER-HANGING PEDESTRIAN SCALE CANOPIES AND OTHER ACCENT FEATURES (SUCH AS PLANTERS, SPECIALTY PAVEMENT DEMARCATION, LIGHTING, ETC.), WHERE APPROPRIATE AND FEASIBLE. ONE CONDITION THAT DOES AFFECT THE LOCATIONS SELECTED FOR THE BUILDING ENTRY POINTS IS THE SLOPING NATURE OF THE ADJACENT STREETS. SEVERAL OF THE DOORWAY LOCATIONS ARE GOVERNED BY THE RELATIONSHIP BETWEEN INTERNAL FLOOR ELEVATIONS AND SIDEWALK GRADE ALONG THE BUILDING PERIMETER.

THE STAGING OF VEHICLES FOR THE ARRIVAL OF HOTEL GUESTS WILL OCCUR OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. THE HOTEL VENDOR FACING WEST END AVE. WILL HAVE A DESIGNATED ACCESS LANE AND PARALLEL PARKING SPACES ALONG THE WESTERN PERIMETER OF THE SITE, AFFORDING DIRECT ACCESS INTO THE HOTEL LOBBY, AND THE SECOND HOTEL VENDOR FACING 18TH STREET WILL HAVE AN INTERNAL DRIVEWAY BENEATH THE BUILDING FOOTPRINT (ACCESSIBLE FROM HAYES ST. AND THE PUBLIC ALLEYWAY).

THE STREET EDGE WILL BE FURTHER ENHANCED BY THE PROVISION OF STREET TREE PLANTINGS ALONG THE PERIPHERY OF THE SITE. THE TREES WILL OFFER SEPARATION FOR THE PEDESTRIAN FROM THE VEHICULAR TRAVEL WAY AND SERVE TO MITIGATE THE HEAT ISLAND EFFECT OF THIS URBAN SITE. THE PROPOSED TREE PLANTINGS ARE ILLUSTRATED ON THE SITE LANDSCAPE PLAN CONTAINED WITHIN THE SUBMITTAL DRAWINGS.

ARCHITECTURAL NARRATIVE:

WHILE THE MASSING AND THREE-DIMENSIONALITY OF THE BUILDING ARE COMPLETE FOR THIS APPLICATION, THE DRAWINGS, AS PRESENTED, ARE MEANT TO REPRESENT GENERAL DESIGN PRINCIPLES TO ALLOW SOME FLEXIBILITY AS DESIGN PROCEEDS WITH CERTAIN FINISH SELECTIONS. THOSE PRINCIPLES ARE AS FOLLOWS (THE SPECIFIC RENDERING OF THE BUILDING FOR THE PURPOSE OF THIS APPLICATION IS BELOW):

- MAINTAIN AN ACTIVE AND TRANSPARENT EDGE AT THE STREET, WITH PARTICULAR EMPHASIS ON THE IMPORTANCE OF THE WEST END AVENUE SIDE AND THE CORNER AT 18TH STREET. USE ONLY NON-TINTED TRANSPARENT GLASS ON THE 1ST AND 2ND FLOOR. ALL ACTIVE/SEMI-PUBLIC USES ARE LOCATED AGAINST THE STREET EDGE, WITH SERVICE-TYPE USES PUSHED TO THE INTERIOR OF THE FLOOR PLAN.
- MAXIMIZE THE NUMBER AND QUALITY OF PEDESTRIAN ENTRIES FROM THE STREET.
- MASK THE GARAGE LEVELS ON THE FAÇADE BY USING OPENINGS THAT ARE COORDINATED WITH THE PROPORTIONS OF THE BUILDING AS A WHOLE. SCREEN THOSE OPENINGS USING TRAILING/DRAPING VEGETATION GROWING FROM AN UPPER LEVEL PLANTER INTEGRATED INTO THE DESIGN OF THE BUILDING.
- ARTICULATE THE BASE OF THE BUILDING WITH DIFFERENTIATED MATERIALS, UP TO THE 4TH FLOOR LEVEL ON THE 18TH STREET SIDE AND THE 3RD LEVEL ON THE WEST END AVENUE SIDE.
- ARTICULATE THE UPPER, HOTEL FLOORS WITH DIFFERENTIATED MATERIALS, COLORS, AND/OR TEXTURES, WINDOW/STOREFRONT OPENINGS, AND INSETS IN THE BUILDING MASS.
- HOLD THE CORNER AT 18TH AND WEST END WITH A STRONG MASS, EXTENDING HIGHER THAN THE REST OF THE BUILDING, AND ARTICULATED WITH A CHANGE IN MATERIAL, COLOR, AND/OR TEXTURE, WITH A DIFFERENT TYPE OF WINDOW/STOREFRONT OPENING ON THE UPPER, HOTEL FLOORS.

THE FINAL SELECTION OF MATERIALS WILL CONFORM TO THE ABOVE-LISTED PRINCIPLES. AT THIS STAGE IN DESIGN DEVELOPMENT THE RENDERING OF THESE PRINCIPLES IS AS FOLLOWS:

- BASE (1ST AND 2ND FLOORS): CONVENTIONAL SIZED (8") BRICK MASONRY WITH LARGE PUNCHED OPENINGS (ALUMINUM STOREFRONT) WITH CLEAR (NON-TINTED), LOW-E INSULATED GLAZING UNITS.
- HOTEL FLOORS: A RHYTHM OF STUCCO AND VERTICALLY-ORIENTED ALUMINUM STOREFRONT SYSTEMS. THE STUCCO IS A NON-SYNTHETIC, "REAL" STUCCO, WITH SCORED JOINTS.
- CORNER: DIFFERENTIATED COLOR AND/OR MATERIAL. RAINSCREEN CLADDING, ARPA EXTERIOR COMPACT LAMINATE, OR SIMILAR, TO BE USED TO DIFFERENTIATE THE 18TH-WEST END CORNER FROM THE REST OF THE BUILDING. WINDOWS ARE TO BE PUNCHED OPENINGS WITH DEEP PROFILES TO EMPHASIS MASS. PROJECTING BALCONIES TO CREATE AN ACTIVE PRESENCE ABOVE THE STREET.
- GARAGE FLOORS – SCREENED OPENINGS ARE TO BE INFILLED WITH AN ALUMINUM FRAMED GRID, ON WHICH WILL GROW TRAILING/DRAPING VEGETATION FROM PLANTERS INTEGRATED INTO THE DESIGN OF THE BUILDING AT THE TOP OF THE BRICK COURSING.

SIGNAGE:

SIGNAGE ON THE PROJECT WILL OCCUR ON A GRADIENT OF SCALES, BASED ON THE GIVEN CONTEXT OF MIDTOWN. FIRST, THE EMPHASIS ON THE PEDESTRIAN AND THE LINKAGES TO DOWNTOWN, VANDERBILT UNIVERSITY, MUSIC ROW, AND HILLSBORO VILLAGE, SUGGEST SIGNS AT THE STREET LEVEL, SCALED AND BUILT WITH PEDESTRIANS IN MIND. SECOND, THE JUXTAPOSITION OF THE INCREDIBLY LARGE SCALE OF BUILDINGS IN THE IMMEDIATE VICINITY, AS WELL AS THE PRESENCE OF THE HIGHWAY NEARBY, SUGGEST A LARGER SCALE OUTSIDE THE REALM OF THE PEDESTRIAN. PRINCIPLES BEHIND THE SIGNAGE PLAN FOR THIS BUILDING ARE AS FOLLOWS:

1. GENERAL –
   - A. PERMANENT MATERIALS, SUCH AS METAL, WOOD, AND GLASS FOR ALL SIGNAGE. INTERNALLY ILLUMINATED BOX SIGNS WILL NOT BE USED, BUT INDIVIDUALLY LIT LETTERS MAY BE. BOX-TYPE SIGNS WILL BE EITHER BACKLIT OR INDIRECTLY LIT FROM A SEPARATE SOURCE.
   - B. MONUMENT AND/OR POLE SIGNS WILL NOT BE USED ON THIS SITE, ONLY SIGNS ATTACHED TO THE BUILDING.
2. PROJECTING SIGNS –
   - A. LIMITED TO ONE SIGN PER STREET FRONTAGE OF EACH INDIVIDUAL BUSINESS. TOTAL OF 6 PROJECTING SIGNS, MAXIMUM. ONE FOR SPRING HILL SUITES AND THE RESTAURANT ON WEST END, AND TWO FOR THE BANK (WEST END AND 18TH) AND THE RESIDENCE INN (18TH AND HAYES).
   - B. SMALL, PERPENDICULAR TO THE BUILDING, AND MADE OF PERMANENT MATERIALS, METAL, GLASS, AND WOOD.
   - C. NO LARGER THAN 15 SF AND TO BE MOUNTED SUCH THAT THE TOPS OF THE SIGNS WILL BE NO HIGHER THAN 20' ABOVE THE SIDEWALK.
   - D. LOCATIONS OF THESE SIGNS ARE NOT SPECIFIED TO PROVIDE SOME FLEXIBILITY FOR FUTURE RETAIL TENANTS.
3. MINOR BUILDING SIGNS –
   - A. WALL MOUNTED SIGNS, SLIGHTLY BIGGER THAN PROJECTING SIGNS, LOCATED AT OR NEAR PEDESTRIAN ENTRIES. NOTE THERE WILL BE ONE FOR THE RESTAURANT ON WEST END AND ONE FOR THE BUILDING IN GENERAL, AS SHOWN ON THE WEST END ELEVATION.
   - B. NO UNDERLIT, BACKLIT, OR DIFFUSED LIT CANOPY SIGNAGE.
   - C. THIS SIGNAGE MAY BE PHYSICALLY ATTACHED TO BUILDING CANOPIES OR TO THE BUILDING NEARBY AND MAY BE PARALLEL TO THE BUILDING FACE OR PERPENDICULAR. TRAFFIC DIRECTIONAL SIGNS FOR THE ALLEY AND BANK DRIVE-THRU MAY BE PROJECTING SIZE (IN ADDITION TO THE 7 DESCRIBED ABOVE) OR WALL MOUNTED.
   - D. NO LARGER THAN 40 SF.
4. MAJOR BUILDING SIGNAGE –
   - A. SIGNS MOUNTED OUTSIDE THE PEDESTRIAN REALM IN THE UPPER PARAPET OF THE BUILDING, NO PORTION OF THE SIGN MAY BE LOWER THAN 90' ABOVE THE ADJACENT SIDEWALK. THESE SIGNS WILL BE LOCATED ON THE "BOOK-END" TOWER ELEMENTS OF THE MASS OF THE BUILDING – SEE ELEVATIONS FOR CONCEPTUAL LOCATIONS.
   - B. BACKLIT ONLY.
   - C. METAL SIGNAGE ONLY, WITH GLASS OR TRANSLUCENT PLASTIC FOR CERTAIN FEATURES OF THE SIGNAGE NEEDING CONTRASTING EMPHASIS.
   - D. NO LARGER THAN 150 SF.

SP_2008SP-021U-10

NOTES

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2. THE AREA SHOWN DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (FIRM) MAP NO. 47037C0216F, DATED APRIL 20, 2001.
3. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO DAVIDSON COUNTY TAX MAPS 92-12 & 92-16.
4. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
5. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED NAVD 88.
6. PRIOR TO CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/ OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE, ELECTRICAL CABLES AND WATER LINES ETC... IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NO MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. FOR A ONE CALL CENTER, DIAL 811.
7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES, MAPS ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES EXISTING WHICH ARE UNKNOWN TO THE SURVEYOR.
8. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
9. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.

SITE BM: PK NAIL IN SIDEWALK NORTH SIDE AF HAYES STREET ELEV: 473.66

PROJECT BM: NAVD 88 (GPS DERIVED)

BULK RESTRICTIONS

ZONING: (CF) COMMERCIAL CORE FRAME
FRONT YARD SETBACKS: NONE FEET
SIDE YARD SETBACKS: NONE FEET
REAR YARD SETBACKS: NONE FEET
MIN. LOT AREA: NONE SQ. FEET
MAX. FAR: 5.00; MAX. ISR:1.00
MAX. HEIGHT @ SETBACK LINE: 65 FEET
SLOPE OF HEIGHT CONTROL PLANE (V TO H): 1.5 TO 1

LEGEND

PARCEL NO.	( )
IRON ROD (OLD)	IR(O)
IRON ROD (SET)	IR(N)
P.K. NAIL (OLD)	PN(O)
RAILROAD SPIKE (OLD)	RR(O)
PROPERTY LINE	
CONTOUR LINE	528
FENCE	X
UNDERGROUND ELECTRIC LINE	UGE
OVERHEAD POWER LINE	OH
COMBINATION SANITARY & STORM	
SANITARY SEWER LINE	8"SA
STORM SEWER LINE	15"CP
WATER LINE	8"W
GAS LINE	2"G
ELECTRIC METER	E
UTILITY POLE	
GUY WIRE	
LIGHT POST	
SANITARY SEWER MANHOLE	S
STORM DRAINAGE MANHOLE	D
CURB INLET	
CATCH BASIN	
CLEANOUT	CO
FIRE HYDRANT	
WATER METER	W
WATER VALVE	W
GAS METER	G
GAS VALVE	G
SIGN	
YARD LIGHT	
POST INDICATOR VALVE	
BOLLARD	
PARKING METER	PM
BOREHOLE	BH
CONCRETE	

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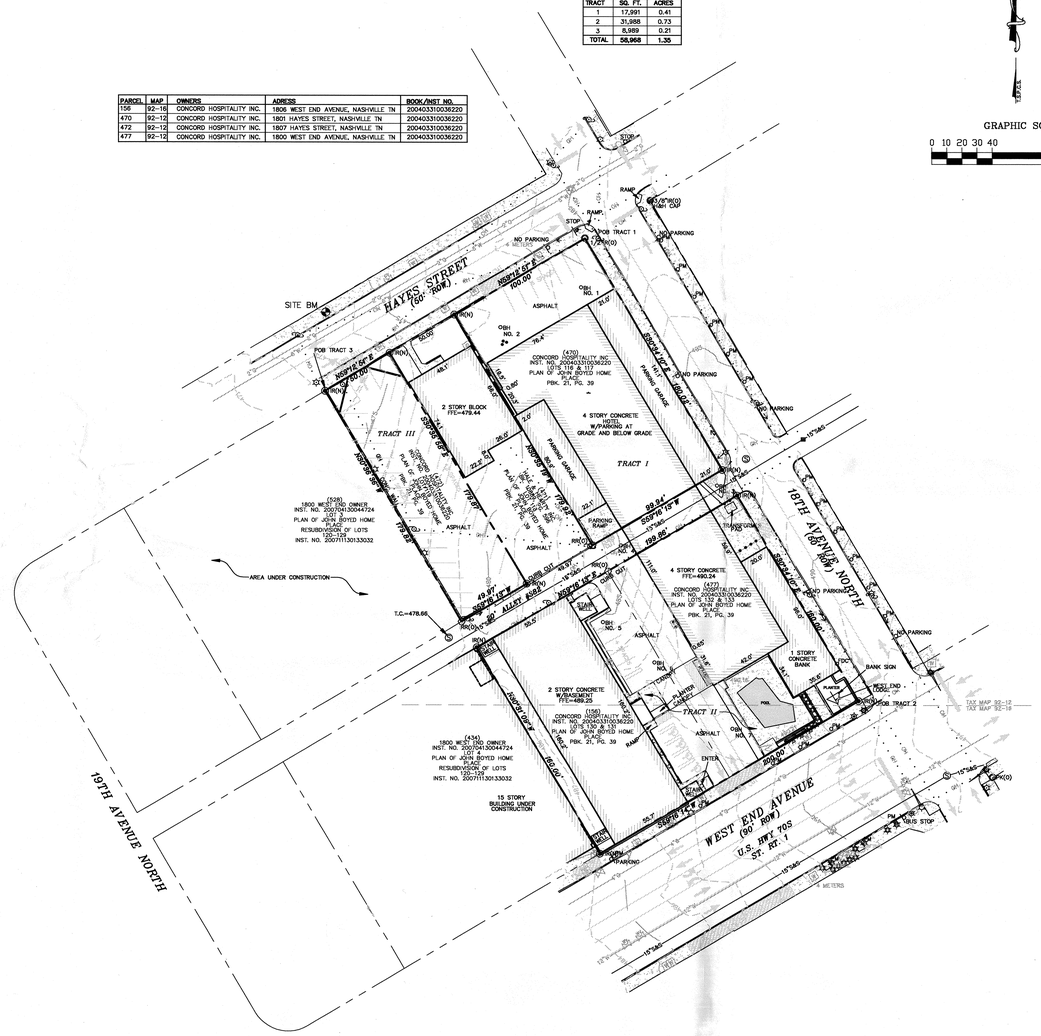
AREA SUMMARY

TRACT	SQ. FT.	ACRES
1	17,991	0.41
2	31,988	0.73
3	8,989	0.21
TOTAL	58,968	1.35

PARCEL	MAP	OWNERS	ADRESS	BOOK/INST NO.
156	92-16	CONCORD HOSPITALITY INC.	1806 WEST END AVENUE, NASHVILLE TN	20040331003636220
470	92-12	CONCORD HOSPITALITY INC.	1801 HAYES STREET, NASHVILLE TN	20040331003636220
472	92-12	CONCORD HOSPITALITY INC.	1807 HAYES STREET, NASHVILLE TN	20040331003636220
477	92-12	CONCORD HOSPITALITY INC.	1800 WEST END AVENUE, NASHVILLE TN	20040331003636220



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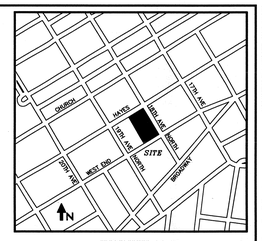

VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION TRACT I

A tract of land in the 19th Council District, Davidson County, Tennessee. Being Lots 116 and 117 of the Plan of John Boyed Home Place as recorded in Plat Book 21, Page 39, Register's Office Davidson County (RODC). Being bounded on the north by Hayes Street (a 50' Right-of-Way) (ROW), on the east by 18th Avenue North (a 50' ROW), on the south by Alley No. 382 a (20' ROW) and on the west by Lot 118 of the Plan of John Boyed Home Place. Tract being described as follows:

POINT OF BEGINNING being on ¾" iron rod old at the southwest corner of the intersection of the ROW for Hayes Street and 18th Avenue North; thence with the western ROW of said 18th Avenue North, South 30°34'10" East 180.02 feet to a iron rod new on the northern ROW of Sold Alley; thence with sold southern ROW South 59°16'13" West 99.94 feet to a railroad spike old on the eastern line of sold Lot 118; thence with sold eastern line of Lot 118 North 30°30'16" West 179.92 feet to a iron rod new on the southern ROW of sold Hayes Street; thence with sold southern ROW of Hayes Street North 59°12'51" East 100.00 feet to the point of beginning.

Containing 17,991 square feet of 0.41 acres

PROPERTY DESCRIPTION TRACT II

A tract of land in the 19th Council District, Davidson County, Tennessee. Being Lots 130, 131, 132 and 133 of the Plan of John Boyed Home Place as recorded in Plat Book 21, Page 39, Register's Office Davidson County (RODC).Being bounded on the north by Alley No. 382 a (20' Right-of-Way) (ROW), on the east by 18th Avenue North (a 50' ROW), on the south by West End Avenue,U.S. Highway 70 South/State Route 1, on the west by Lot 4 of the Plan of John Boyed Home Place, Resubdivision of Lots 120-129, as recorded in Inst. No. 20071113013033032, RODC. Tract being described as follows:

POINT OF BEGINNING being the southeastern corner of the herein described tract and being on the northwestern corner of the intersection of West End Avenue and 18th Avenue North; thence with the northern ROW of sold West End Avenue South 59°16'14" West 200.00 feet to a point on the eastern line of sold Lot 4; trence leaving sold ROW with the eastern line of sold Lot 4 North 30°31'09" West 160.00 feet to a point on the southern ROW of sold Alley No. 382; thence with sold southern ROW of Alley 382 North 59°16'13" East 199.86 feet to a point on the western ROW of sold 18th Avenue North; thence with sold western ROW of 18th Avenue North, South 30°34'10" East 160.00 feet to the point of beginning.

Containing 31,988 square feet or 0.73 acres.

PROPERTY DESCRIPTION TRACT III

A tract of land in the 19th Council District, Davidson County Tennessee. Being Lot 119 of the Plan of John Boyed Home Place as recorded in Plat Book 21, Page 39, Registers Office Davidson County, Tennessee, (RODC). Tract being bounded on the North by Hayes Street (a 50' Right-of-Way)(ROW), on the east by Lot 118 of sold Plan of John Boyed Home Place , also being the Hale and Hearty Inc. tract as recorded in Book 10888, Page 586, ROOC, on the south by Alley #382 ROW and on the west by Lot 3 Plan of John Boyed Home Place Resubdivision of Lots 120-129 as recorded in Instrument No. 20071130133032, ROOC. Tract being described as follows:

POINT OF BEGINNING being on iron rod new at the northwestern corner of the herein described tract and being on the southern ROW of sold Hayes Street; thence with sold southern ROW North 59°12'51" East to an iron rod new at the northwestern corner of sold Lot 118; thence leaving sold Hayes Street ROW with the western line of sold Lot 118 South 30°30'58" East 179.87 feet to an iron rod new on the northern ROW of sold Alley #382; thence with sold northern ROW South 59°16'13" West 49.97 feet to a railroad spike old at the southeastern corner of sold Lot 3; thence leaving sold Alley ROW with the western line of sold Lot 3 North 30°30'36" West 179.82 feet to the point of beginning.

Containing 8,989 square feet or 0.21 acres.

SURVEYOR'S CERTIFICATE

I hereby certify that this is a Category "I" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

By: [signature] Date: 8/19/08
ROBERT M. SEARSON TENN. REGISTERED SURVEYOR'S No. 1668

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

1800 WEST END AVENUE

TAX MAPS 92-12 & 92-16
PARCELS 470, 472, 477 & 156
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ACE HOSPITALITY INC.
280 WARFIELD BLVD
CLARKSVILLE, TN 37043

ROBERT M. SEARSON TENN. REG. NO. 1668 8/19/08

DATE	REVISIONS
8/19/08	CLIENT NAME
7/31/08	TRACT 3 AREA ACRES
7/23/08	CAT. 1 BOUNDARY/DESCRIPTIONS

DATE	REVISIONS
06/02/08	28124

BOUNDARY & TOPOGRAPHIC SURVEY

1800 WEST END HOTEL AND M/X DEVELOPMENT

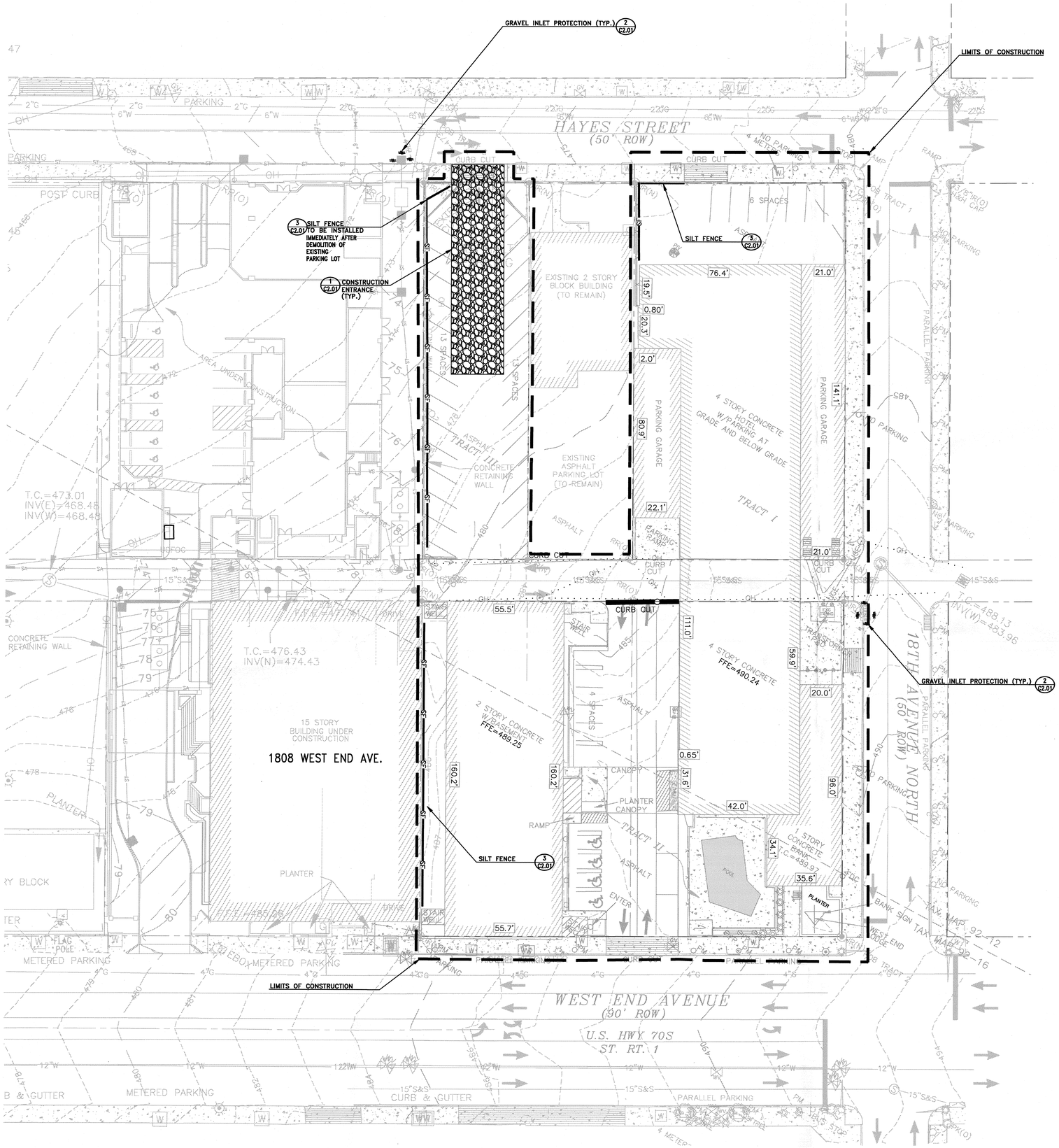
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ACE HOSPITALITY, INC.
280 WARFIELD BLVD.
CLARKSVILLE, TN 37043

DATE	REVISIONS
08/20/08	28124

C1.00
EXISTING CONDITIONS PLAN

NOT ISSUED FOR CONSTRUCTION - FOR INFORMATION ONLY



SITE BM:
PK NAIL IN SIDEWALK NORTH SIDE OF HAYES STREET
ELEV: 473.86

PROJECT BM:
NAVD 88 (GPS DERIVED)

SITE DESCRIPTION:

1. THE SITE IS LOCATED ON METRO TAX MAP 92-12, AS PARCELS 470, 472, 477 AND TAX MAP 92-16, AS PARCEL 156.

2. APPROXIMATE CONSTRUCTION TIME TABLE:
   BEGIN CONSTRUCTION -DECEMBER 2008
   COMPLETE CONSTRUCTION -JUNE 2010

3. CONSTRUCTION AND EROSION CONTROL PROCESS:
   - ATTEND PRECONSTRUCTION MEETING WITH METRO NPDES DEPARTMENT.
   - INSTALL CONSTRUCTION ENTRANCE
   - INSTALL SILT FENCE & INLET PROTECTION
   - HAVE INSTALLATION REVIEWED IN THE FIELD BY METRO NPDES DEPARTMENT
   - BEGIN CLEARING AND GRADING THE SITE WHILE MAINTAINING THE EROSION CONTROL MEASURES.
   - AS THE STORM WATER DRAINAGE SYSTEMS ARE INSTALLED, INLET PROTECTION WILL BE PROVIDED TO PROMOTE SEDIMENT TRAPS PRIOR TO THE STORM ENTERING THE SYSTEM. THIS WILL BE AN ONGOING PROCESS TO MAINTAIN THE EROSION CONTROL MEASURES AND WILL BE COORDINATED WITH THE METRO NPDES REPRESENTATIVE. THE CONTRACTOR MAY ELECT TO WORK WITH THE NPDES REPRESENTATIVE TO ALTER THE ABOVE NOTED STAGES.

4. TOTAL SITE AREA = 1.35 ± ACRES
   DISTURBED AREA = 1.35 ± ACRES

5. THE ESTIMATED EXISTING CURVE NUMBER IS 97. UPON COMPLETION OF THE SITE, THE ESTIMATED CURVE NUMBER WILL REMAIN AT 97.

6. SITE RUNOFF IS DIRECTED TO THE CUMBERLAND RIVER VIA METRO STORMWATER PIPE SYSTEM. THERE ARE NO WETLANDS ON THE SITE.

NOTE:

CONTRACTOR SHALL INSTALL A 4'X4' WEATHER PROOF SIGN (8' 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).

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. SEDIMENT LOGS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. NECESSARY REPAIRS TO LOGS OR REPLACEMENT OF LOGS SHALL BE ACCOMPLISHED PROMPTLY. SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHED APPROXIMATELY ONE-HALF THE HEIGHT OF THE LOG. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT LOG IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO EXISTING GRADE, PREPARED AND SEEDED.

3. CONTRACTOR TO PROVIDE AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING.

4. PLEASE SEE SHEET C5.01 OF THE CONTRACT DOCUMENTS FOR THE SITE GRADING AND DRAINAGE PLAN AND ADDITIONAL SITE GRADING & EROSION CONTROL NOTES. THESE SHEETS SHALL REMAIN A PERMANENT PART OF THE SWPPP AFTER CONSTRUCTION IS COMPLETE.

METROPOLITAN NASHVILLE EXCAVATION NOTE:

ANY EXCAVATION, FILL OR DISTURBANCE OF 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.

ALL WORK IN THE RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS. STREET AND SIDEWALK CLOSURES ARE TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

METROPOLITAN NASHVILLE WATER SERVICES NOTE:

METRO WATER SERVICES SHALL BE PROVIDED AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

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, HAS BEEN GRANTED COVERAGE UNDER THE TENNESSEE GENERAL STORM WATER PERMIT ADDRESSING CONSTRUCTION SITE RUNOFF ACTIVITIES BY THE TENNESSEE DIVISION OF WATER POLLUTION CONTROL." (TNR#_____)

TN REGISTERED ENGINEER _____ DATE _____

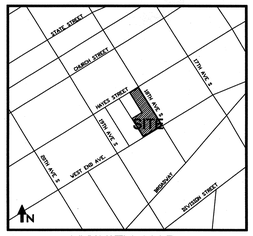
I _____ REGISTERED EROSION CONTROL SPECIALIST HAVE REVIEWED THE PLAN FOR SUFFICIENT ONSITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS.

SIGNATURE _____ DATE _____

PROPOSED FEATURE LEGEND

TREE PROTECTION
SILT FENCE — SF —
GRAVEL INLET PROTECTION
CONSTRUCTION ENTRANCE
SEDIMENT LOGS*

* PROVIDE 9" DIAMETER CURLEX SEDIMENT LOGS, BY AMERICAN EXCELISOR OR APPROVED EQUAL, BEHIND SAWCUT EDGE (TYP.) & PROVIDE SAND BAGS FOR DOWNWARD WEIGHT (LOGS & BAGS CAN BE MOVED OUT OF THE WAY TEMPORARILY FOR SITE ACCESS)



VICINITY MAP
NOT TO SCALE

LITTLEJOHN ENGINEERING ASSOCIATES
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LANDSCAPE ARCHITECTURE
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NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ACE HOSPITALITY, INC.
280 WARFIELD BLVD.
CLARKSVILLE, TN 37043

JAMES A. LITTLEJOHN
REGISTERED ENGINEER
AGRICULTURE
No. 14174
STATE OF TENNESSEE
8/20/08

DATE	REVISIONS
08/20/08	28124

C2.00
EROSION PREVENTION AND SEDIMENT CONTROL PLAN

NOT ISSUED FOR CONSTRUCTION - FOR INFORMATION ONLY

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TREE PROTECTION NOTES:

1. PRIOR TO CONSTRUCTION ACTIVITY, THE GENERAL CONTRACTOR SHALL STAKE THE LIMITS OF CLEARING, GRADING AND BUILDING FOOTPRINTS THAT AFFECT THE TREE PRESERVATION AREAS.

2. THE LOCATION OF TREE PROTECTION MEASURES SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION COMMENCING. TREE PROTECTION BARRICADES SHALL CONSIST OF ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, AND SHALL BE INSTALLED IN LOCATIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

3. CONTRACTOR SHALL INSTALL ADEQUATE TREE PROTECTION MEASURES PRIOR TO ANY GRADING ACTIVITIES TO PREVENT CONSTRUCTION ACTIVITIES WITHIN PROXIMITY OF SPECIMEN TREES.

4. ALL GRADING WITHIN PROTECTED-ROOT-ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE GROUND AND COVERED WITH BACKFILL AS SOON AS POSSIBLE. IF EXPOSED ROOTS ARE NOT COVERED WITHIN 24 HOURS, COVER THEM WITH MULCH AND THOROUGHLY WATER UNTIL COVERED WITH BACKFILL.

6. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO BE PRESERVED.

7. WHENEVER GRADING OR EXCAVATION IS DIRECTED WITHIN THE CANOPY COVERAGE AREA OF A TREE TO BE PRESERVED, FIRST CUT ROOTS USING A "DITCH WITCH" OR SIMILAR DEVICE TO PROVIDE CLEAN CUT OF ROOTS AT LIMITS OF ACTIVITY (PRIOR TO USE OF BACKHOE OR BULLDOZER). DO NOT ALLOW HEAVY EQUIPMENT WITHIN THE AREA BETWEEN CUT LINE AND TRUNK OF TREE. TRENCHES TO BE BACKFILLED AND TAMPERED TO MINIMIZE SETTLEMENT.

8. BARRICADES SHALL ENCROACH ON AREAS TO BE PAVED UNTIL PAVING AND/OR GRADE ADJUSTMENT ACTIVITIES BEGIN. ONLY THEN SHALL BARRICADES BE MOVED TO THE MAXIMUM ALLOWABLE PROTECTED ROOT TREE SAVE ZONE THAT WILL NOT ENCROACH ON THE PLANNED CONSTRUCTION. REMOVAL OF BARRICADE SHALL OCCUR ONLY AFTER PAVING IS COMPLETED AND CURBING IS INSTALLED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

9. PROVIDE WATERING OF SPECIMEN TREES DURING CONSTRUCTION WHEN PERIODS OF DROUGHT EXCEED SEVEN DAYS. UTILIZE OSCILLATING TYPE SPRINKLERS TO COVER ENTIRE PROTECTED ROOT ZONE FOR FOUR HOURS EACH.

10. ROOT AREA OF TREES WHERE SOIL HAS BEEN COMPACTED DUE TO CONSTRUCTION ACTIVITY SHALL BE VERTICALLY MULCHED (AERATED) AT DIRECTION OF THE QUALIFIED PROFESSIONAL. THIS SHALL BE ACCOMPLISHED BY AUGURING THE SOIL IN A 2' GRID PATTERN TO WITHIN 3' OF TRUNK AND TO 10' BEYOND THE DRIP LINE. A 2" TO 3" HAND OPERATED AUGUR SHALL BE USED TO DRILL HOLES TO A MINIMUM DEPTH OF 12". TYPE OF BACKFILL WILL BE DETERMINED BY THE QUALIFIED PROFESSIONAL.

11. HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITY MAY OCCUR ON THE SURFACE OF TREE FOLIAGE. TO CONTROL DUST, TREE FOLIAGE MAY BE HOSED DOWN UPON THE REQUEST OF THE QUALIFIED PROFESSIONAL.

12. REMOVAL OF ALL TREE PROTECTION FENCING, SILT FENCING AND SIGNAGE WILL BE DONE BY THE GENERAL CONTRACTOR WHEN PERMITTED BY THE LOCAL CODE ENFORCEMENT OFFICIALS. RESTORATION OF ALL AREAS DISTURBED BY THE FENCING AND/OR SIGNAGE WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

A. INSPECTIONS DESCRIBED IN PARAGRAPHS B, C AND D BELOW SHALL BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E. G., SITE COVERED WITH SNOW OR ICE) SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITY RESUMES. INSPECTIONS REQUIREMENTS DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED AS DESCRIBED IN SUBPART 3.1 ABOVE. WRITTEN NOTIFICATION OF THE INTENT TO CONDUCT ONLY MONTHLY INSPECTIONS AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS FOR THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AND THE TENNESSEE VALLEY AUTHORITY (TVA).

B. QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE OR COOPERATIVELY BY MULTIPLE PERMITTEES) 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 MEASURE, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND EACH OUTFALL.

C. 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 PREVENTION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWPPP SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.

D. OUTFALL POINTS (WHERE DISCHARGES LEAVE THE SITE OR ENTER WATERS OF THE STATE) SHALL BE INSPECTED TO DETERMINE WHETHER EROSION PREVENTION AND SEDIMENT CONTROL MEASURE ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

E. 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 NEXT RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED.

F. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION IDENTIFIED IN THE SWPPP IN ACCORDANCE WITH SECTION 3.5.1 ABOVE OF THIS PERMIT AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THE SWPPP IN ACCORDANCE WITH SECTION 3.5.2 ABOVE OF THIS PERMIT SHALL BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE SWPPP BUT IN NO CASE LATER THAN 14 DAYS FOLLOWING THE INSPECTION.

G. INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OF PERSON MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVISE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION), AND ACTION TAKEN IN ACCORDANCE WITH SECTION 3.5.8 ABOVE OF THIS PERMIT. INSPECTION DOCUMENTATION WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST. INSPECTION REPORTS MUST BE SUBMITTED TO THE DIVISION WITHIN 10 DAYS OF THE REQUEST. PERMITTEE NOT DISCHARGING INTO IMPAIRED OR HIGH QUALITY WATERS MAY, BUT ARE NOT REQUIRED TO, USE THE INSPECTION OF FORM PROVIDED IN APPENDIX C.

TYPICAL NOTES

A. THE CONSTRUCTION-PHASE EROSION PREVENTION CONTROLS SHALL BE DESIGNED TO MINIMIZE THE DISLODGING AND SUSPENSION OF SOIL IN WATER. SEDIMENT CONTROLS SHALL BE DESIGNED TO RETAIN MOBILIZED SEDIMENT ON SITE.

B. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS (WHERE APPLICABLE) AND GOOD ENGINEERING PRACTICES. ALL CONTROL MEASURES SELECTED MUST BE ABLE TO SLOW RUNOFF SO THAT RILL AND GULLY FORMATION IS PREVENTED. WHEN STEEP SLOPES AND/OR FINE PARTICLE SOILS ARE PRESENT AT THE SITE, ADDITIONAL PHYSICAL OR CHEMICAL TREATMENT OF STORM WATER RUNOFF MAY BE REQUIRED AND MUST BE FULLY DESCRIBED. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE PERMITTEE MUST REPLACE OR MODIFY THE CONTROL FOR RELEVANT SITE SITUATIONS.

C. IF PERMANENT OR TEMPORARY VEGETATION IS TO BE USED AS A CONTROL MEASURE, THEN THE TIMING OF THE PLANTING OF THE VEGETATION COVER MUST BE DISCUSSED IN THE SWPPP. DELAY IN PLANTING COVER VEGETATION UNTIL WINTER MONTHS OR DRY MONTHS SHOULD BE AVOIDED, IF POSSIBLE.

D. 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 (E.G., FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN A STREET MUST BE REMOVED SO THAT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS). PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THIS PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJOINING LANDOWNER.

E. 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%.

F. LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND (E. G., FORECASTED BY LOCAL WEATHER REPORTS), OR OTHERWISE PREVENTED FORM BECOMING POLLUTANT SOURCE FOR STORM WATER DISCHARGES (E. G., SCREENING OUTFALLS, DAILY PICK-UP, ETC.) AFTER USE, MATERIALS USED FOR EROSION PREVENTION AND SEDIMENT CONTROL SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.

G. OFFSITE ERODIBLE MATERIAL STORAGE AREAS (ALSO INCLUDING OVERBURDEN AND STOCKPILES OF DIRT, ETC.) USED PRIMARILY BY THE PERMITTED PROJECT ARE CONSIDERED A PART OF THE PROJECT AND SHALL BE ADDRESSED IN THE SWPPP AND INCLUDED IN THE FEE CALCULATION.

H. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.

I. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.

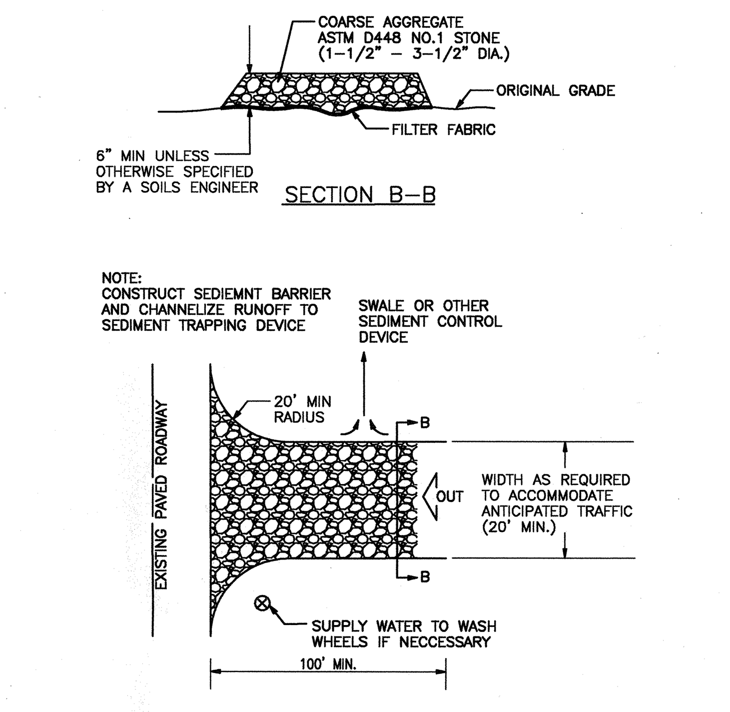
J. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.

K. 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 15 DAYS (SEE SUBSECTION 3.5.3.2 BELOW). NO MORE THAN 50 ACRES OF ACTIVE SOIL DISTURBANCE IS ALLOWED AT ANY TIME DURING THE CONSTRUCTION PROJECT.

L. EROSION PREVENTION AND SEDIMENT CONTROL MEASURE MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.

M. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.

N. PERMITTEE SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.

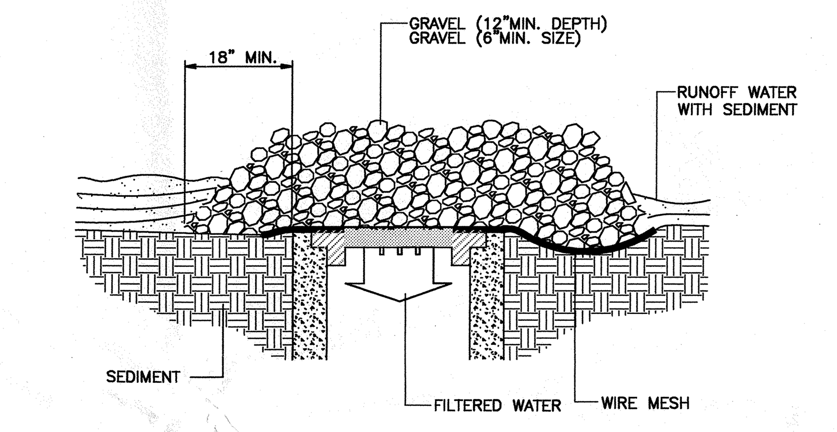


1 **TEMPORARY CONSTRUCTION ENTRANCE**

NOT TO SCALE

SPECIFIC APPLICATION

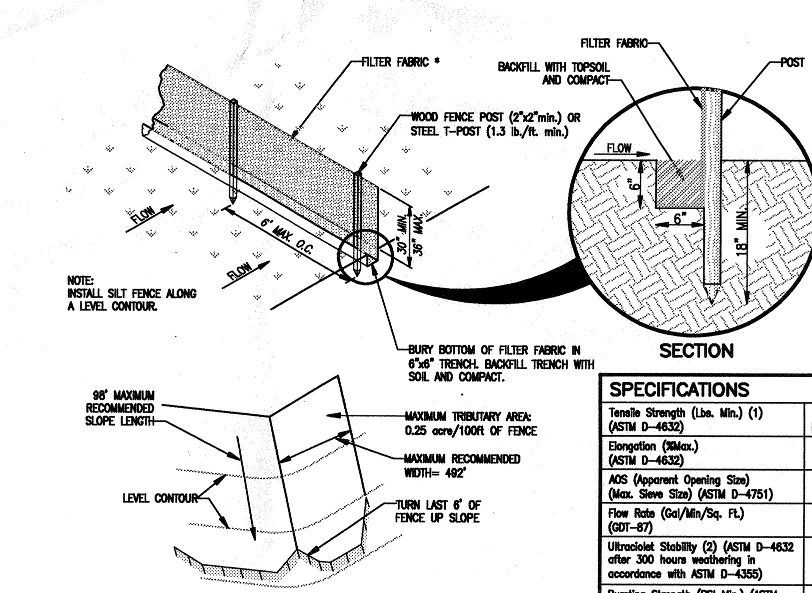
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATION FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE AND UNPROTECTED AREAS.



WIRE MESH AND GRAVEL INLET FILTER

2 **DRAINAGE INLET PROTECTION (TCP-24)**

NOT TO SCALE



SPECIFICATIONS	
Tensile Strength (Lbs. Min.) (1) (ASTM D-4632)	Warp-120 Fill -100
Elongation (%Max.) (ASTM D-4632)	40
AOS (Apparent Opening Size) (Max. Sieve Size) (ASTM D-4751)	#30
Flow Rate (Gal/Min/Sq. Ft.) (GDT-87)	25
Ultraviolet Stability (2) (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphram Bursting Strength Tester)	175
Minimum Fabric Width (Inches)	36

3 **SILT FENCE (TCP-13)**

NOT TO SCALE

LITTLEJOHN ENGINEERING ASSOCIATES

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1800 WEST END HOTEL AND M/X DEVELOPMENT

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ACE HOSPITALITY, INC.
280 WARFIELD BLVD.
CLARKSVILLE, TN 37043

JAMES H. LITTLEJOHN — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 14172 — STATE OF TENNESSEE — 8/20/08

DATE	REVISIONS
08/20/08	28124

NOT ISSUED FOR CONSTRUCTION - FOR INFORMATION ONLY

C2.01

E.P.S.C. DETAILS

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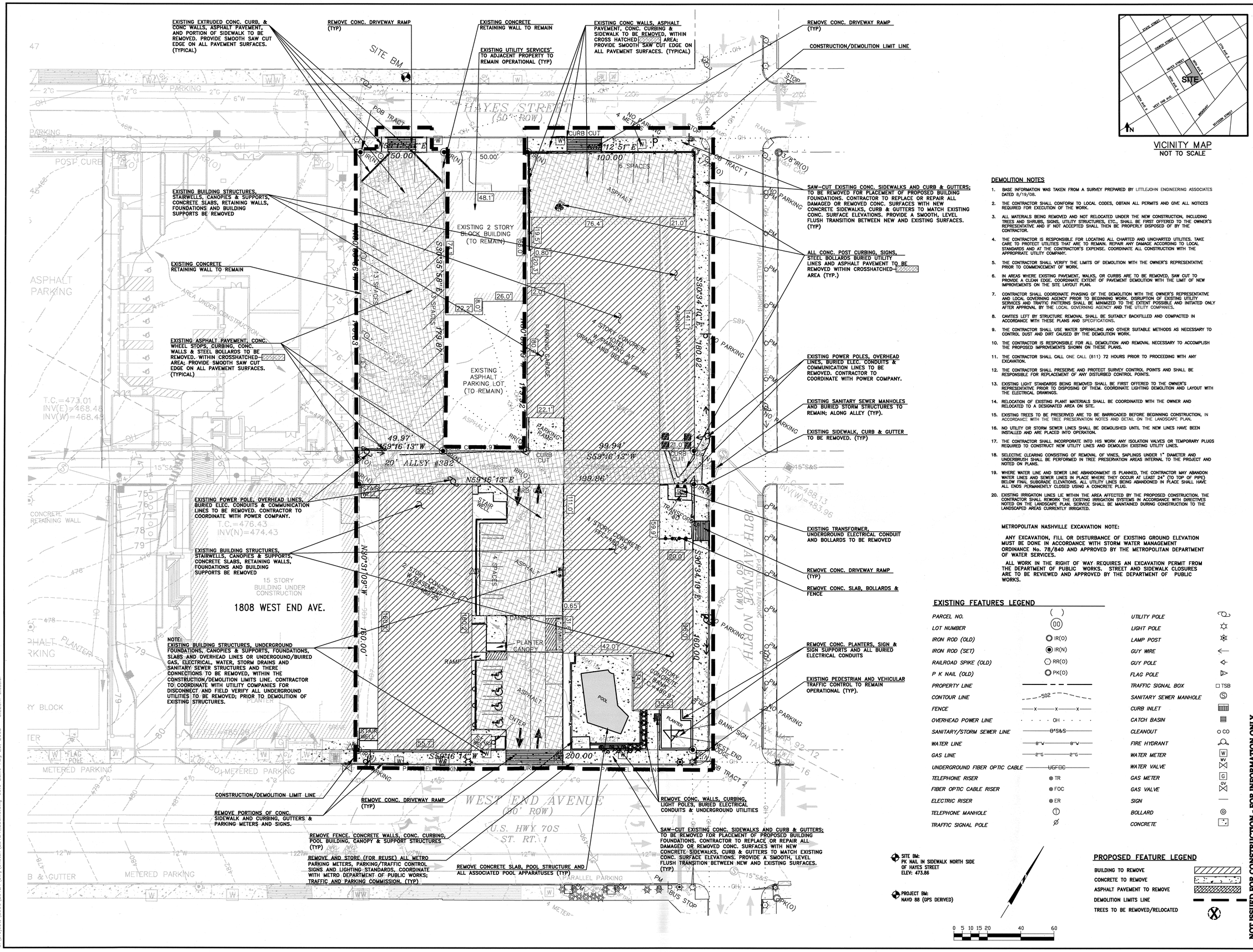

VICINITY MAP
NOT TO SCALE

DEMOLITION NOTES

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY LITTLEJOHN ENGINEERING ASSOCIATES DATED 8/19/08.
2. THE CONTRACTOR SHALL CONFORM TO LOCAL CODES, OBTAIN ALL PERMITS AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK.
3. ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES AND SHRUBS, SIGNS, UTILITY STRUCTURES, ETC., SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE AND IF NOT ACCEPTED SHALL THEN BE PROPERLY DISPOSED OF BY THE CONTRACTOR.
4. 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.
5. THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
6. IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED, SAW CUT TO PROVIDE A CLEAN EDGE. COORDINATE EXTENT OF PAVEMENT DEMOLITION WITH THE LIMIT OF NEW IMPROVEMENTS ON THE SITE LAYOUT PLAN.
7. CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.
8. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
11. THE CONTRACTOR SHALL CALL ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
12. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS.
13. EXISTING LIGHT STANDARDS BEING REMOVED SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE PRIOR TO DISPOSING OF THEM. COORDINATE LIGHTING DEMOLITION AND LAYOUT WITH THE ELECTRICAL DRAWINGS.
14. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.
15. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION, IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAIL ON THE LANDSCAPE PLAN.
16. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED AND ARE PLACED INTO OPERATION.
17. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES AND DEMOLISH EXISTING UTILITY LINES.
18. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
19. WHERE WATER LINE AND SEWER LINE ABANDONMENT IS PLANNED, THE CONTRACTOR MAY ABANDON WATER LINES AND SEWER LINES IN PLACE WHERE THEY OCCUR AT LEAST 24" (TO TOP OF PIPE) BELOW FINAL SUBGRADE ELEVATIONS. ALL UTILITY LINES BEING ABANDONED IN PLACE SHALL HAVE ALL ENDS PERMANENTLY CLOSED USING A CONCRETE PLUG.
20. EXISTING IRRIGATION LINES LIE WITHIN THE AREA AFFECTED BY THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL REWORK THE EXISTING IRRIGATION SYSTEMS IN ACCORDANCE WITH DIRECTIVES NOTED ON THE LANDSCAPE PLAN. SERVICE SHALL BE MAINTAINED DURING CONSTRUCTION TO THE LANDSCAPED AREAS CURRENTLY IRRIGATED.

METROPOLITAN NASHVILLE EXCAVATION NOTE:

ANY EXCAVATION, FILL OR DISTURBANCE OF 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.

ALL WORK IN THE RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS. STREET AND SIDEWALK CLOSURES ARE TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

EXISTING FEATURES LEGEND

PARCEL NO.	( )	UTILITY POLE	
LOT NUMBER	00	LIGHT POLE	
IRON ROD (OLD)	IR(O)	LAMP POST	
IRON ROD (SET)	IR(N)	GUY WIRE	
RAILROAD SPIKE (OLD)	RR(O)	GUY POLE	
P K NAIL (OLD)	PK(O)	FLAG POLE	
PROPERTY LINE		TRAFFIC SIGNAL BOX	TSB
CONTOUR LINE	502	SANITARY SEWER MANHOLE	S
FENCE	x x x	CURB INLET	
OVERHEAD POWER LINE	OH	CATCH BASIN	
SANITARY/STORM SEWER LINE	8"S&S	CLEANOUT	CO
WATER LINE	8"W 8"W	FIRE HYDRANT	
GAS LINE	2"G 2"G	WATER METER	W
UNDERGROUND FIBER OPTIC CABLE	UGFOC	WATER VALVE	WV
TELEPHONE RISER	TR	GAS METER	G
FIBER OPTIC CABLE RISER	FOC	GAS VALVE	GV
ELECTRIC RISER	ER	SIGN	
TELEPHONE MANHOLE	T	BOLLARD	
TRAFFIC SIGNAL POLE		CONCRETE	

SITE BM: PK NAIL IN SIDEWALK NORTH SIDE OF HAYES STREET ELEV: 473.86

PROJECT BM: NAVD 88 (GPS DERIVED)

0 5 10 15 20 40 60

PROPOSED FEATURE LEGEND

BUILDING TO REMOVE	
CONCRETE TO REMOVE	
ASPHALT PAVEMENT TO REMOVE	
DEMOLITION LIMITS LINE	
TREES TO BE REMOVED/RELOCATED	X

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LITTLEJOHN ENGINEERING ASSOCIATES
ENGINEERING · PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SERVICES
1935 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
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1800 WEST END HOTEL AND M/X DEVELOPMENT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ACE HOSPITALITY, INC.
280 WARFIELD BLVD.
CLARKSVILLE, TN 37043

JAMES H. LITTLEJOHN REGISTERED ENGINEER AGRICULTURE No. 14175 STATE OF TENNESSEE 8/20/08

DATE	REVISIONS
08/20/08	28124

C3.00
SITE DEMOLITION PLAN

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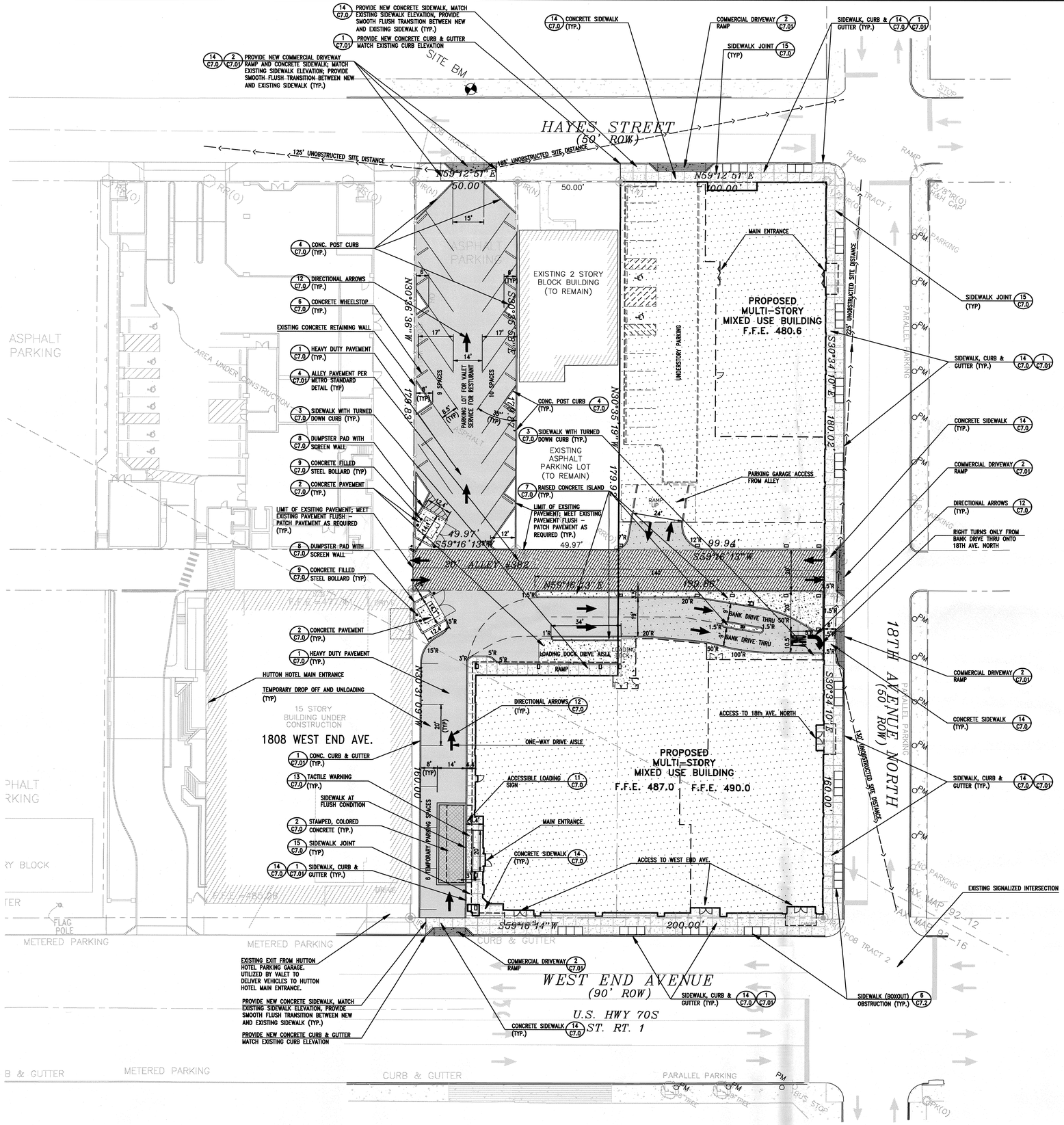

GENERAL NOTES

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY LITTLEJOHN ENGINEERING ASSOCIATES, DATED 8/19/08.
2. THE PROJECT SITE IS SHOWN ON TAX MAP 92-12, AS PARCEL 477, 470, 472, AND TAX MAP 92-16, AS PARCEL 156.
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 BUILDING SHALL BE LAID OUT UTILIZING THE EXISTING STRUCTURE AS A CONTROL POINT AND THE ARCHITECTURAL DRAWINGS. DIMENSIONS SHOWN TO THE PROPOSED BUILDING ARE CALCULATED TO THE FACE OF EXTERIOR WALL. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
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 SHALL PAVE IN THE DIRECTION OF TRAFFIC.
16. THE CONTRACTOR SHALL COLD PLANE IN THE DIRECTION OF TRAFFIC.
17. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
18. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL GOVERNING AGENCY.
19. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.
20. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL GOVERNING AGENCY AND STATE DOT. STANDARDS AND SPECIFICATIONS.
21. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

METROPOLITAN NASHVILLE PRIMARY NOTE:

THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

ALL WORK IN THE RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS. STREET AND SIDEWALK CLOSURES ARE TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

PROPOSED FEATURES LEGEND

PROPOSED BUILDING		TACTILE WARNING	
CONCRETE PAVEMENT		PAINTED STRIPE	
CONCRETE SIDEWALK		CONCRETE CURB	
HEAVY DUTY ASPHALT PAVEMENT		CENTERLINE	
LIGHT DUTY ASPHALT PAVEMENT		BUILDING OUTLINE	
METRO ALLEY ASPHALT PAVEMENT		ACCESSIBLE PATH	
STAMPED CONCRETE PAVEMENT			
METRO PAVEMENT REPLACEMENT			
TDOT ASPHALT PAVEMENT			

EXISTING FEATURES LEGEND

PARCEL NO.	( )	UTILITY POLE	
LOT NUMBER	(00)	LIGHT POLE	
IRON ROD (OLD)	IR(O)	LAMP POST	
IRON ROD (SET)	IR(N)	GUY WIRE	
RAILROAD SPIKE (OLD)	RR(O)	GUY POLE	
P K NAIL (OLD)	PK(O)	FLAG POLE	
PROPERTY LINE		TRAFFIC SIGNAL BOX	TSB
CONTOUR LINE	502	SANITARY SEWER MANHOLE	S
FENCE	x x x	CURB INLET	
OVERHEAD POWER LINE	OH	CATCH BASIN	
SANITARY/STORM SEWER LINE	8"S&S	CLEANOUT	CO
WATER LINE	8"W 8"W	FIRE HYDRANT	
GAS LINE	2"G 2"G	WATER METER	W
UNDERGROUND FIBER OPTIC CABLE	UGFOC	WATER VALVE	WV
TELEPHONE RISER	TR	GAS METER	G
FIBER OPTIC CABLE RISER	FOC	GAS VALVE	GV
ELECTRIC RISER	ER	SIGN	
TELEPHONE MANHOLE	T	BOLLARD	
TRAFFIC SIGNAL POLE		CONCRETE	

0 5 10 15 20 40 60

SITE BM:
PK NAIL IN SIDEWALK NORTH SIDE OF HAYES STREET
ELEV: 473.86

PROJECT BM:
NAVD 88 (GPS DERIVED)

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REGISTERED ENGINEER
AGRICULTURE
No. 14175
STATE OF TENNESSEE
8/20/08

DATE	REVISIONS
08/20/08	28124

C4.00

SITE LAYOUT PLAN

NOT ISSUED FOR CONSTRUCTION - FOR INFORMATION ONLY

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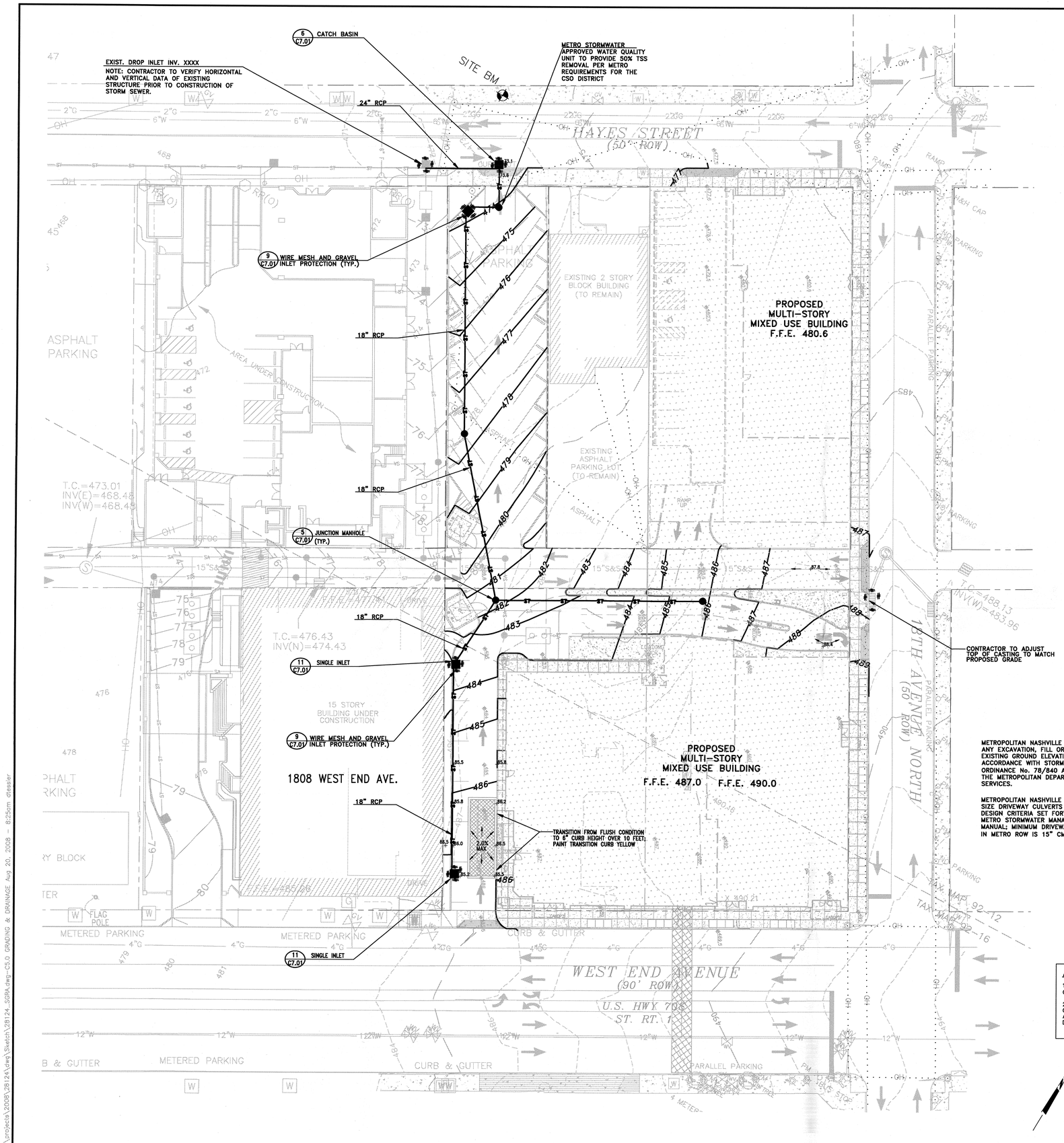


METROPOLITAN NASHVILLE EXCAVATION NOTE: ANY EXCAVATION, FILL OR DISTURBANCE OF EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE No. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

METROPOLITAN NASHVILLE C/D NOTE: SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL; MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.

SITE GRADING & EROSION CONTROL NOTES

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY LITTLEJOHN ENGINEERING ASSOCIATES, DATED 6/02/08.
2. THE PROJECT SITE IS SHOWN ON TAX MAP 92-12, AS PARCELS 470, 472 & 477, AND TAX MAP 92-16, AS PARCELS 156.
3. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 1.35 ACRES.
4. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0218F OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR DAVIDSON COUNTY TENNESSEE, WITH AN EFFECTIVE DATE OF APRIL 20, 2001.
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 LOCAL GOVERNING AGENCY, 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 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.
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 "ONE CALL" (811) 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. ALL FILL MATERIAL IN THE BUILDING ENVELOPE(S) SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACTED TO 98% STANDARD PROCTOR.
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.

EXISTING FEATURES LEGEND

PARCEL NO.	( )
LOT NUMBER	(00)
IRON ROD (OLD)	IR(O)
IRON ROD (SET)	IR(N)
RAILROAD SPIKE (OLD)	RR(O)
P K NAIL (OLD)	PK(O)
PROPERTY LINE	
CONTOUR LINE	502
FENCE	X X X
OVERHEAD POWER LINE	OH
SANITARY/STORM SEWER LINE	8"S&S
WATER LINE	8"W 8"W
GAS LINE	2"G 2"G
UNDERGROUND FIBER OPTIC CABLE	UGFOC
TELEPHONE RISER	TR
FIBER OPTIC CABLE RISER	FOC
ELECTRIC RISER	ER
TELEPHONE MANHOLE	T
TRAFFIC SIGNAL POLE	
UTILITY POLE	
LIGHT POLE	
LAMP POST	
GUY WIRE	
GUY POLE	
FLAG POLE	
TRAFFIC SIGNAL BOX	TSB
SANITARY SEWER MANHOLE	S
CURB INLET	
CATCH BASIN	
CLEANOUT	CO
FIRE HYDRANT	
WATER METER	W
WATER VALVE	WV
GAS METER	G
GAS VALVE	GV
SIGN	
BOLLARD	
CONCRETE	

PROPOSED FEATURES LEGEND

STORM PIPE & INLET	
SPOT ELEVATION	+ 80.5
PROPOSED CONTOUR	479
DRAINAGE STRUCTURE	C3
SILT FENCE	
INLET PROTECTION	
INLET FILTER	
EROSION CONTROL FABRIC	

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR REVIEW OF THE STORMWATER QUALITY UNIT INSTALLATION PRIOR TO BACKFILLING. (PROVIDE MIN. 48 HRS. NOTICE)
2. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH INFORMATION FOR WATER QUALITY DEVICE INCLUDING MANUFACTURER, SALES RECEIPT, ATTACHED SHOP DRAWINGS, AND DATE OF FIELD INSPECTION SO THAT HE MAY FORWARD TO M.W.S. STORMWATER DIVISION WITH STAMP AND DATE.

SITE BM:
PK NAIL IN SIDEWALK NORTH SIDE OF HAYES STREET
ELEV: 473.86

PROJECT BM:
NAVD 88 (GPS DERIVED)

0 5 10 15 20 40 60

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

1800 WEST END HOTEL AND M/X DEVELOPMENT

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ACE HOSPITALITY, INC.
280 WARFIELD BLVD.
CLARKSVILLE, TN 37043

JAMES H. LITTLEJOHN REGISTERED ENGINEER AGRICULTURE No. 14175 STATE OF TENNESSEE 8/20/08

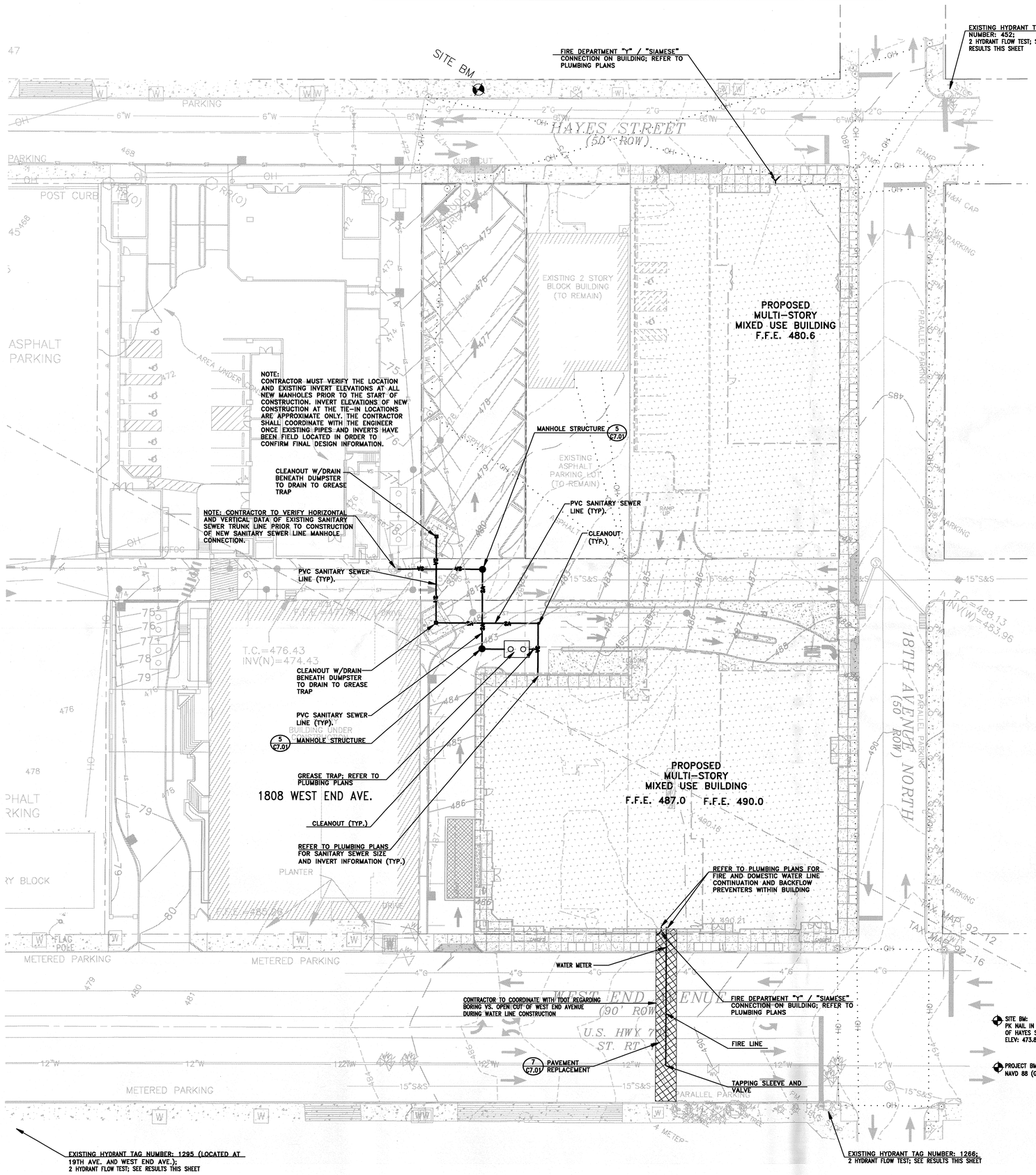
DATE	REVISIONS
08/20/08	28124

C5.00

SITE GRADING AND DRAINAGE PLAN

NOT ISSUED FOR CONSTRUCTION - FOR INFORMATION ONLY

G:\projects\2008\28124\dwg\Sketch\28124 SGRA.dwg-C5.0 GRADING & DRAINAGE Aug 20, 2008 8:25am dtessier



SITE BM: PK NAIL IN SIDEWALK NORTH SIDE OF HAYES STREET ELEV: 473.86

PROJECT BM: NAVD 88 (GPS DERIVED)

SITE UTILITY NOTES

1. THE PROJECT SITE IS SHOWN ON TAX MAP 92-12, AS PARCEL 470, 472, 477, AND TAX MAP 92-16, ON PARCEL 156.
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 METRO WATER 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 METRO WATER SERVICES 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 AND TDOT 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 METRO WATER SERVICES.
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 METRO 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 ("ONE CALL" SYSTEM, INC.). THE CONTRACTOR SHALL CALL "ONE CALL" (811) 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 (98%) 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 ENGINEERING 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. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.
28. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFE GUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
29. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATION'S AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.
30. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
31. 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.
32. THE CONCRETE CAPS AND ENCASEMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK. USE 3000 PSI CONCRETE.
33. CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #8 WIRE.
34. BACKFLOW PREVENTION DEVICE FOR THE DOMESTIC WATER SERVICE SHALL BE LOCATED INSIDE THE BUILDING, SEE PLUMBING PLANS.
35. SIAMESE CONNECTION IS LOCATED ON THE BUILDING, SEE PLUMBING PLANS.
36. THE FIRE LINE SHALL BE INSTALLED BY A SPRINKLER CONTRACTOR LICENSED IN THE STATE OF TENNESSEE.
37. THE DOMESTIC LINE WATER METER SHALL BE A SENSUS 6" FIRE LINE COMPACT METER AND SHALL BE APPROVED BY METRO WATER SERVICES PRIOR TO PURCHASE AND INSTALLATION.
38. THE PROJECT SITE IS LOCATED IN METRO COUNCIL DISTRICT NO. 19.

METRO WATER AND SEWER NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
6. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP.) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
7. ALL WATER METER REGISTERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
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 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 THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPOERTY LINE RIGHT OF WAY. 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.

OWNER: ACE HOSPITALITY, INC.
280 WARFIELD BLVD.
CLARKSVILLE, TN 37043
CONTACT: DR. ANIL PATEL

APPLICANT: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144
CONTACT: CHRIS AKERS

METROPOLITAN NASHVILLE WATER SERVICES NOTE: METRO WATER SERVICES SHALL BE PROVIDED AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

EXISTING FEATURES LEGEND

PARCEL NO.	( )	UTILITY POLE	
LOT NUMBER	DO	LIGHT POLE	
IRON ROD (OLD)	IR(O)	LAMP POST	
IRON ROD (SET)	IR(N)	GUY WIRE	
RAILROAD SPIKE (OLD)	RR(O)	GUY POLE	
P K NAIL (OLD)	PK(O)	FLAG POLE	
PROPERTY LINE		TRAFFIC SIGNAL BOX	TSB
CONTOUR LINE	502	SANITARY SEWER MANHOLE	S
FENCE	X X	CURB INLET	
OVERHEAD POWER LINE	OH	CATCH BASIN	
SANITARY/STORM SEWER LINE	8"S&S	CLEANOUT	CO
WATER LINE	8"W	FIRE HYDRANT	
GAS LINE	2"G	WATER METER	W
UNDERGROUND FIBER OPTIC CABLE	UGFOC	WATER VALVE	
TELEPHONE RISER	TR	GAS METER	G
FIBER OPTIC CABLE RISER	FOC	GAS VALVE	
ELECTRIC RISER	ER	SIGN	
TELEPHONE MANHOLE	T	BOLLARD	
TRAFFIC SIGNAL POLE		CONCRETE	

PROPOSED FEATURES LEGEND

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

NOTE:
DOMESTIC & FIRE BACKFLOW PREVENTERS LOCATED INSIDE BUILDING; REFER TO PLUMBING PLANS

FIRE HYDRANT FLOW INFORMATION

TWO HYDRANT FLOW TEST #1:

READ HYDRANT #1295
LOCATION: SE CORNER OF WEST END AVENUE AND 19TH AVENUE NORTH
(12" LINE)
ELEVATION: 476±'

FLOWED HYDRANT #1266
LOCATION: SW CORNER OF WEST END AVENUE AND 18TH AVENUE SOUTH
ELEVATION: 491±'

STATIC PRESSURE: 81 PSI
RESIDUAL PRESSURE: 80 PSI
FLOW RATE: 1,295 GPM
FLOW TEST DATE: APRIL 26, 2007
FLOW TEST TIME: 1:10 PM
CONDUCTED BY: METRO WATER SERVICES & LITTLEJOHN ENGINEERING ASSOC.

TWO HYDRANT FLOW TEST #2:

READ HYDRANT #1266
LOCATION: SW CORNER OF WEST END AVENUE AND 18TH AVENUE SOUTH
(12" LINE)
ELEVATION: 491±'

FLOWED HYDRANT #1295
LOCATION: SE CORNER OF WEST END AVENUE AND 19TH AVENUE NORTH
ELEVATION: 476±'

STATIC PRESSURE: 73 PSI
RESIDUAL PRESSURE: 70 PSI
FLOW RATE: 1,295 GPM
FLOW TEST DATE: APRIL 26, 2007
FLOW TEST TIME: 1:15 PM
CONDUCTED BY: METRO WATER SERVICES & LITTLEJOHN ENGINEERING ASSOC.

0 5 10 15 20 40 60

METRO PROJECT # XXX
XXX

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CLARKSVILLE, TN 37043

JAMES H. LITTLEJOHN
REGISTERED ENGINEER
AGRICULTURE
NO. 14175
STATE OF TENNESSEE
8/20/08

DATE	REVISIONS
08/20/08	28124

C6.00
SITE UTILITY PLAN

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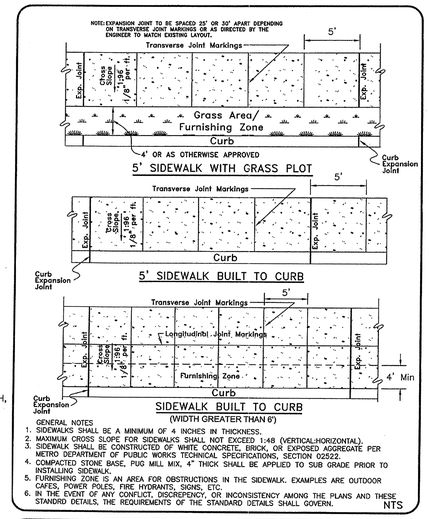
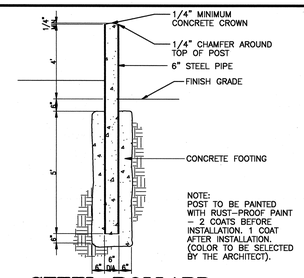


GENERAL NOTES
1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
3. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
4. COMPACTED STONE BASE, FUG 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.

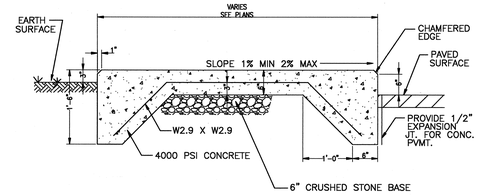
NTS

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

14.



9. **STEEL BOLLARD**
NOT TO SCALE



5. **UTILITY PAD**
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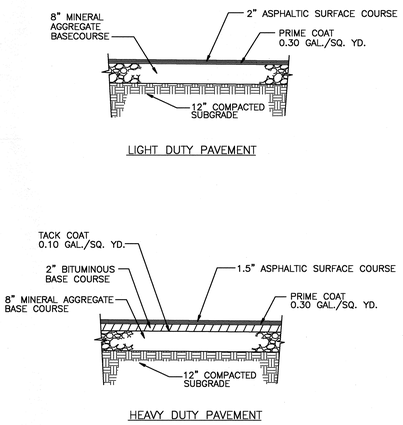

1. **ASPHALT PAVEMENT SECTION**
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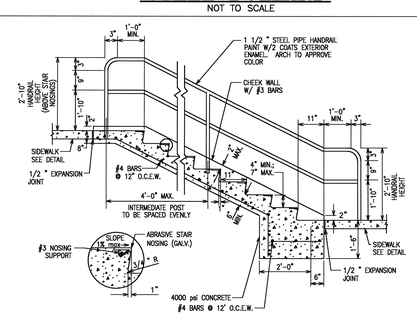
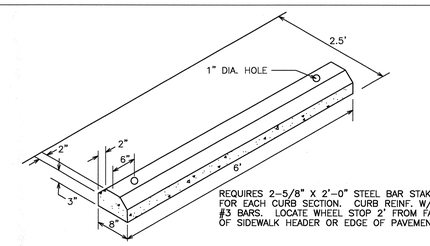
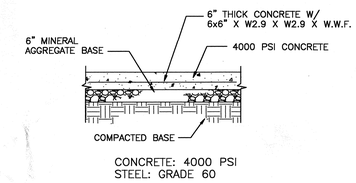


10. **CONCRETE STEPS W/HANDRAIL**
NOT TO SCALE



PRECAST CONCRETE WHEEL STOP
NOT TO SCALE

6.



2. **CONCRETE PAVEMENT**
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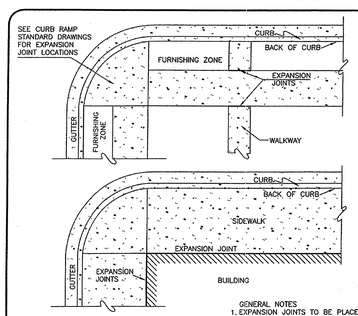
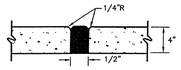


GENERAL NOTES
1. EXPANSION JOINTS TO BE PLACED AS SHOWN ON THIS DRAWING OR AS DIRECTED BY THE ENGINEER, AT CURB RETURNS, WHERE BUILDINGS ARE ADJACENT TO SIDEWALKS, AND AT WALKWAYS.
2. COST OF ALL EXPANSION JOINTS TO BE INCLUDED IN UNIT BID PRICE FOR SIDEWALKS.
3. ONE-HALF INCH EXPANSION JOINTS TO BE USED IN ALL LOCATIONS.
4. THIS METRO STANDARD DRAWING IS FOR THE EXPANSION JOINTS IN SIDEWALKS. SEE OTHER METRO STANDARD DRAWINGS FOR CURB RAMP PLACEMENT, SIDEWALK DETAILS, OBSTRUCTIONS, ETC.
5. THE EXPANSION JOINT MATERIAL SHALL BE RECYCLED MATERIAL 1/2" THICK AS MANUFACTURED BY J.D. RUSSELL COMPANY, 1-800-888-6872, WWW.JDRUSSELL COMPANY.COM, OR APPROVED EQUAL.

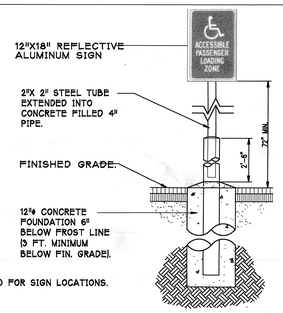


TYPICAL EXPANSION JOINT DETAIL

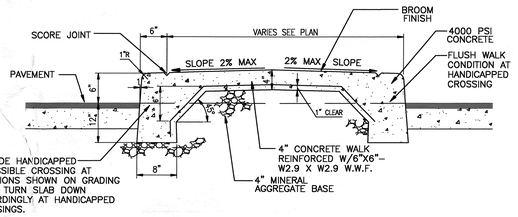
NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD EXPANSION JOINT FOR CONCRETE SIDEWALK	DWG. NO. ST-209
DIR. OF ENG.: Mark Macy DATE: 5/12/03		REVISED: 03/01/02 REVISED: 05/02/03 REVISED:

15.



11. **ACCESSIBLE LOADING ZONE SIGN**
NOT TO SCALE



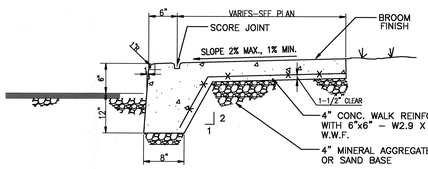
CONCRETE MEDIAN WITH TURN DOWN CURB
NOT TO SCALE

7.

MAX. CROSS SLOPE IS 1:50.

USE 3500 PSI CONCRETE;
USE GRADE 60 STEEL;
PROVIDE CONTROL JOINTS @ 5' CENTERS;
PROVIDE EXPANSION JOINTS @ 25' CENTERS AND WHERE SIDEWALKS ABUT RIGID MATERIAL

FOR HANDICAP ACCESSIBLE PATH, MAX. RUNNING SLOPE IS 1:20.



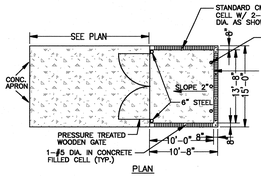
3. **CONCRETE SIDEWALK WITH TURN DOWN CURB**
NOT TO SCALE

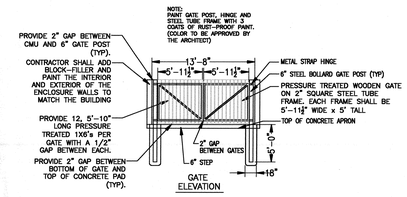
12. **DIRECTIONAL ARROWS**
NOT TO SCALE

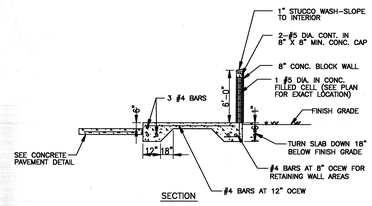
HARDWARE SPECS:

A. MANUFACTURER'S STANDARD PRODUCTS, INSTALLED COMPLETE. THE TYPE OF HINGES SHALL ALLOW GATES TO SWING THROUGH 180 DEGREES, FROM CLOSED TO OPEN POSITION, HANG AND SECURE GATES IN SUCH A MANNER THAT, WHEN LOCKED, THEY CANNOT BE LIFTED OFF HINGES.

B. PROVIDE STOPS AND KEEPERS FOR DOUBLE GATES. LATCHES SHALL HAVE A PLUNGER-BAR ARRANGED TO ENGAGE THE CENTER STOP. ARRANGE LATCHES FOR LOCKING. CENTER STOPS SHALL CONSIST OF A DEVICE ARRANGED TO BE SET IN CONCRETE AND TO ENGAGE A PLUNGER BAR. KEEPERS SHALL CONSIST OF A MECHANICAL DEVICE FOR SECURING THE FREE END OF THE GATE WHEN IN FULL OPEN POSITION.

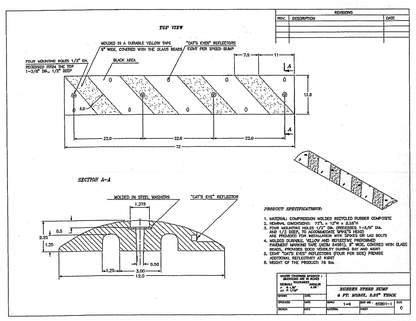






DUMPSTER PAD W/SCREEN WALL
NOT TO SCALE

8.



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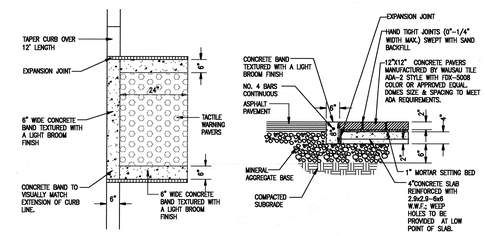
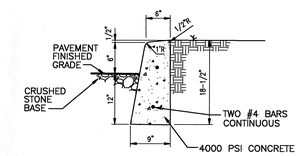


13. **TACTILE WARNING SURFACE**
NOT TO SCALE



4. **CONCRETE POST CURB**
NOT TO SCALE

LITTLEJOHN ENGINEERING ASSOCIATES
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LAND SURVEYING
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1935 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

1800 WEST END HOTEL AND MIX DEVELOPMENT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ACE HOSPITALITY, INC.
280 WARFIELD BLVD.
CLARKSVILLE, TN 37043

JAMES H. LITTLEJOHN
REGISTERED ENGINEER
AGRICULTURE
No. 14172
STATE OF TENNESSEE
8/20/08

DATE	REVISIONS
08/20/08	28124

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GENERAL NOTES CONTINUED: PAGE 2 OF 2

10. ALL REPAIRS SHALL INCLUDE FULL LANE WIDTH RESURFACING.

11. ALL REPAIRS SHALL UTILIZE A 2-FOOT CUTBACK ON ALL SIDES EXCEPT THE EDGE OF PAVEMENT.

12. NEW UTILITY CUTS WILL BE MILLED AND PAVED TO ANY EXISTING UTILITY CUT OR DAMAGED PAVEMENT WITHIN 10-FEET. IF EXISTING CUT OR DAMAGED PAVEMENT IS LESS THAN 10-FEET IN LENGTH, THE EXISTING CUT OR DAMAGED PAVEMENT SHALL ALSO BE MILLED AND PAVED.

13. ASPHALT REPAIR ADJACENT TO CURB AND GUTTER ALONG A ROADWAY GREATER THAN 24-INCHES SHALL HAVE FULL LANE WIDTH PAVING.

14. WHEN GRADED STONE (I.E. #57, #67, #78 STONE) IS USED THERE IS GENERALLY NO COMPACTION EQUIPMENT REQUIRED. THE MATERIAL DOES, HOWEVER, NEED TO BE PUT IN THE TRENCH IN APPROXIMATELY 12-INCH LIFTS.

15. GRADED STONE PLACED IN TRENCH SHOULD BE CAPPED WITH 8 TO 12-INCHES OF PUG MIX (MIX IS ESSENTIALLY TYPE A BASE, GRADE D, OR MORE COMMONLY KNOWN AS "CRUSHER RUN"). SEE TDOT STANDARD SPECIFICATION 303.07.

16. TYPE "A" BASE, GRADE "D" CAN BE USED FOR THE ENTIRE BACKFILL AND COMPACTED BY MECHANICAL METHODS IN NO MORE THAN 6-INCH LIFTS AS PROVIDED IN SECTION 204.11 OF TDOT STANDARD SPECIFICATIONS.

17. THE PUG MIX SHOULD BE COMPACTED IN 6-INCH LIFTS WITH A STEEL SHELL ROLLER OR OTHER MECHANICAL VIBRATORY COMPACTION EQUIPMENT. SEE TDOT STANDARD SPECIFICATIONS 303.08 AND 303.09. MATERIAL SHOULD BE ALLOWED TO CURE UNTIL ALL THE MOISTURE IS GONE FROM STONE (USUALLY 24-48 HOURS).

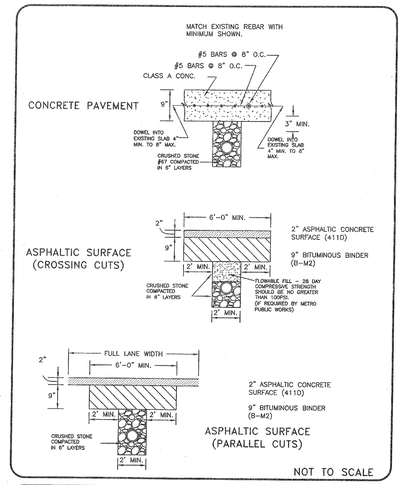
18. THE TRENCH SHOULD THEN HAVE 9-INCHES OF BINDER PLACED IN A MINIMUM OF TWO (2) LIFTS AND COMPACTED WITH MECHANICAL COMPACTION EQUIPMENT.

19. ASPHALT SURFACE MATERIAL SHOULD BE PLACED AT 2-INCH THICKNESS AND COMPACTED.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	TRENCH REPAIR NOTES	DWG. NO. ST-271a
DIR. OF ENG.: Mark Macy DATE: 3/31/06	REVISED: 03/31/06 REVISED: REVISED:	

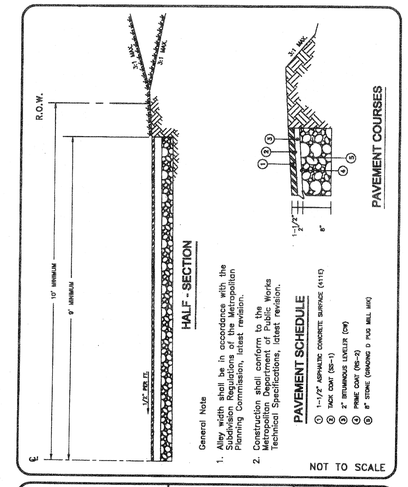
10.



NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	TRENCH REPAIR WITHIN AND OUTSIDE ROADWAY	DWG. NO. ST-270
DIR. OF ENG.: Mark Macy DATE: 3/29/06	REVISED: 11/24/03 REVISED: 06/23/04 REVISED: 01/06/06	

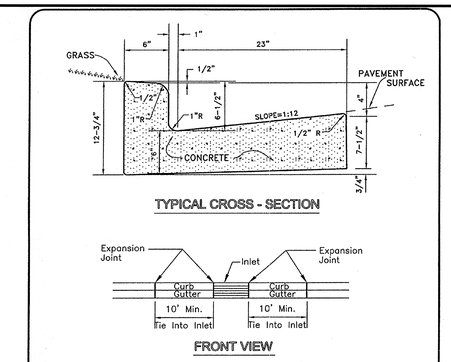
7.



NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD ALLEY SECTION	DWG. NO. ST-263
ASST. DIR. ENG.: Mark Macy DATE: 8/25/00 DIRECTOR: DATE: 8/25/00		REVISED: 08/25/00

4.

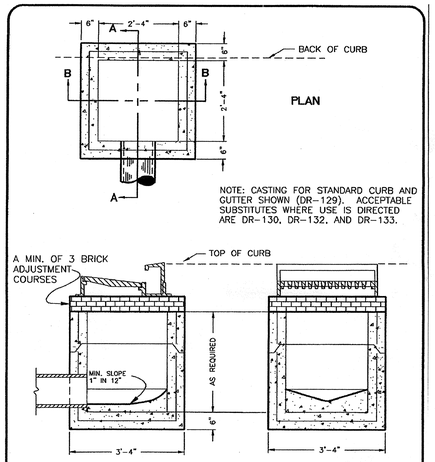


GENERAL NOTES
1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness 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.: Mark Macy DATE: 5/12/03	REVISED: 07/27/02 REVISED: 05/02/03 REVISED:	

1.



NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SINGLE INLET (PRECAST)	DWG. NO. DR-105
ASST. DIR. ENG.: DATE: 3/14/00 DIRECTOR: DATE: 3/14/00		REVISED: 02/08/00

11.

GENERAL NOTES PAGE 1 OF 2

1. PRIOR TO PLACEMENT OF CRUSHED STONE OR FLOWABLE FILL THE DEPARTMENT OF PUBLIC WORKS PERMITS OFFICE WILL BE NOTIFIED AND AN INSPECTION OF THE TRENCH WILL BE MADE BY A REPRESENTATIVE OF THE DEPARTMENT OF PUBLIC WORKS PERMITS OFFICE. AT THE COMPLETION OF THE INSTALLATION OF THE CRUSHED STONE OR FLOWABLE FILL, THE DEPARTMENT OF PUBLIC WORKS PERMITS OFFICE WILL BE NOTIFIED AND AN INSPECTION OF THE BACKFILL WILL BE MADE BY A REPRESENTATIVE OF THE DEPARTMENT OF PUBLIC WORKS. AFTER ACCEPTANCE OF THE BACKFILL BY THE REPRESENTATIVE OF THE DEPARTMENT OF PUBLIC WORKS PERMITS OFFICE, THE ASPHALT PAVEMENT CAN BE APPLIED.

2. INSPECTION PERSONNEL OF THE DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED BY CONTRACTOR/PERMITEE AT LEAST TWO (2) DAYS PRIOR TO REQUEST FOR INSPECTION.

3. THE WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF SURFACE COURSE.

4. EXISTING PAVEMENTS, BASES, CURBS & GUTTERS AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE BY USE OF AN AIR HAMMER, SAW OR OTHER SUITABLE EQUIPMENT. EXPANSION JOINTS REMOVED SHALL BE REPLACED.

5. THE MINIMUM WIDTH TO BE TRIMMED ON EACH SIDE OF THE TRENCH LINE, AS SEEN IN THE SECTION MAY BE WAIVED OR AMENDED UPON APPROVAL OF THE METRO INSPECTOR, HOWEVER, A MINIMUM WIDTH OF REPLACEMENT SHALL BE 6'-0" TO ALLOW FOR COMPACTION BY A STEEL WHEEL ROLLER.

6. IF PERMANENT PAVEMENT REPAIRS CANNOT BE MADE WITHIN THREE (3) DAYS, THEN TEMPORARY REPLACEMENT SHALL BE MADE WITH 2" COLD MIX OR HOT BITUMINOUS SEAL COAT OVER COMPACTED CRUSHED STONE. PERMANENT PAVEMENT REPAIR TO BE COMPLETED WITHIN THE TIME PERIOD AS PER METRO CODE 13.20.

7. ALL EXCAVATIONS MADE WITHIN PUBLIC RIGHT-OF-WAY REQUIRE EXCAVATIONS AND STREET CLOSURE PERMITS FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCING WORK AS PER METRO CODE 13.20.

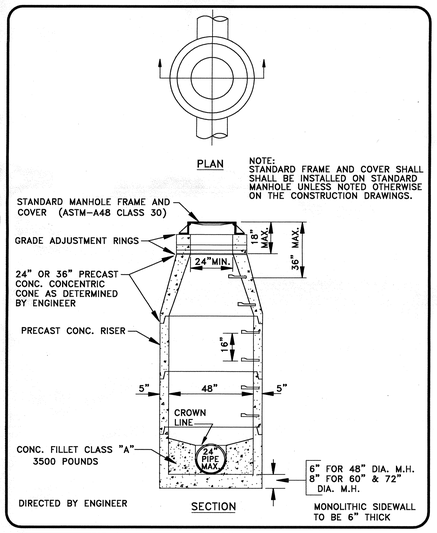
8. FLOWABLE FILL SHALL MEET THE REQUIREMENTS IN TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SECTION 204, EXCEPT AS MODIFIED BY PUBLIC WORKS TECHNICAL SPECIFICATIONS 02225, LATEST REVISION.

9. 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

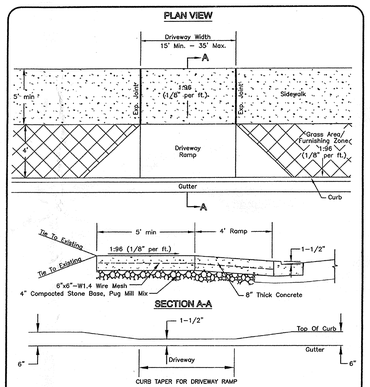
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	TRENCH REPAIR NOTES	DWG. NO. ST-271
DIR. OF ENG.: Mark Macy DATE: 3/31/06	REVISED: 09/10/04 REVISED: 01/06/06 REVISED: 03/31/06	

8.



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	STD. PRECAST CONC. MANHOLE DETAIL	
NOT TO SCALE	DATE: 8/20/02	DWG. NO. SDET003

5.

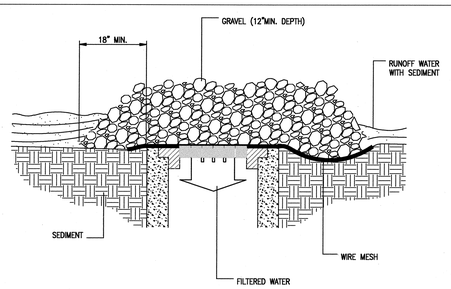


NOTE: 1. Cross-slope of sidewalk shall not exceed 1:48 (vertical:horizontal).
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.
3. Concrete shall be 8 inches thick.

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.: Mark Macy DATE: 5/12/03	REVISED: 07/27/02 REVISED: 05/06/03 REVISED:	

2.



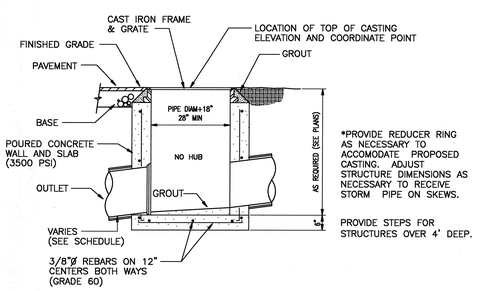
SPECIFIC APPLICATION

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.

TCP - 24-4

9. **WIRE MESH AND GRAVEL INLET FILTER**

NOT TO SCALE

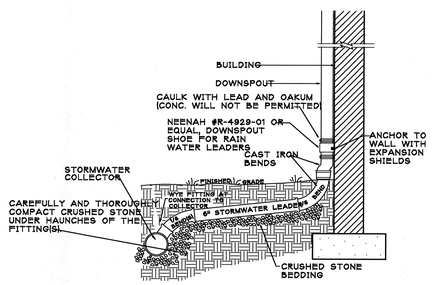


*PROVIDE REDUCER RING AS NECESSARY TO ACCOMODATE PROPOSED CASTING. ADJUST STRUCTURE DIMENSIONS AS NECESSARY TO RECEIVE STORM PIPE ON SKEWS.

PROVIDE STEPS FOR STRUCTURES OVER 4' DEEP.

6. **CATCH BASIN**

NOT TO SCALE



3. **DOWNSPOUT CONNECTION**

NOT TO SCALE

LITTLEJOHN ENGINEERING ASSOCIATES
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LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SERVICES
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1800 WEST END HOTEL AND M/X DEVELOPMENT

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ACE HOSPITALITY, INC.
280 WARFIELD BLVD.
CLARKSVILLE, TN 37043

JAMES H. LITTLEJOHN REGISTERED ENGINEER AGRICULTURE No. 14172 STATE OF TENNESSEE 8/20/08

DATE	REVISIONS
08/20/08	28124

C7.01

SITE DETAILS

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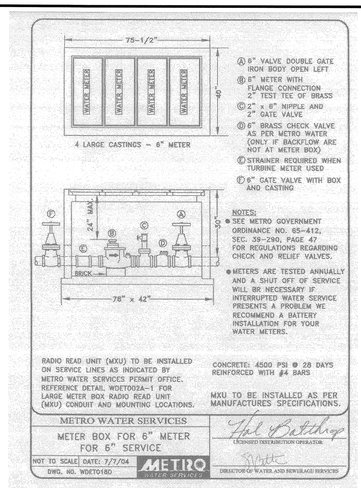

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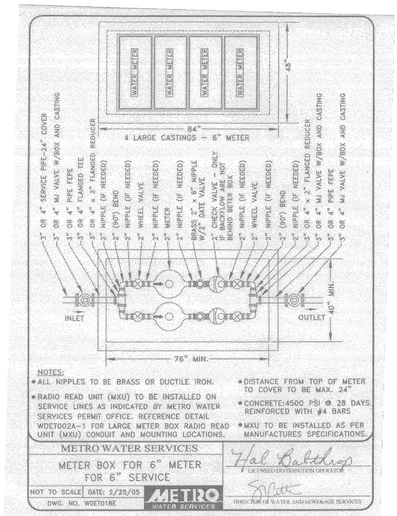

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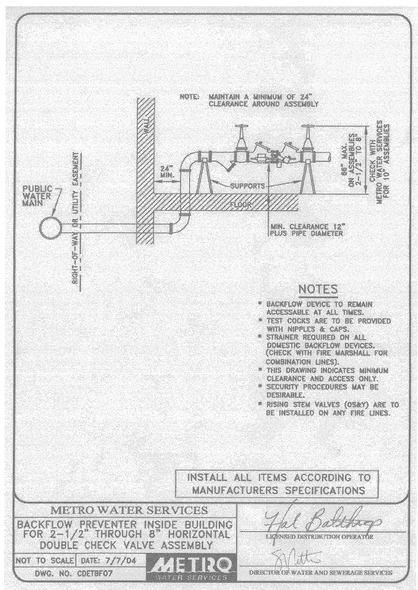

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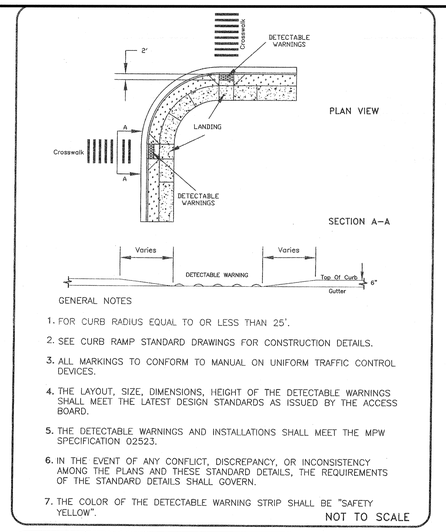


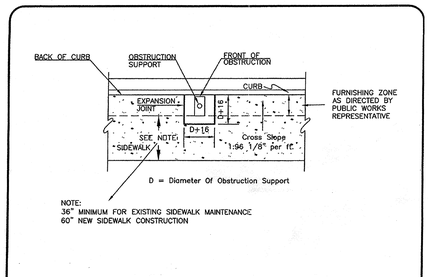
GENERAL NOTES

1. FOR CURB RADIUS EQUAL TO OR LESS 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.
7. THE COLOR OF THE DETECTABLE WARNING STRIP SHALL BE "SAFETY YELLOW".

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNINGS AT CURB RETURNS WITH RADIUS 25' OR LESS	DWG. NO. ST-329
DIR. OF ENG.: Mark Macy DATE: 6/17/05		REVISED: 06/17/05 REVISED: 08/13/04 REVISED:

5.



GENERAL NOTES:

1. SEE STANDARD DRAWINGS ST-209 AND ST-210 FOR EXPANSION JOINT LAYOUT, TRANSVERSE JOINT MARKINGS LAYOUT, FURNISHING ZONE, LAYOUT VARIATIONS FOR SIDEWALKS AND FURNISHING ZONE, AND GENERAL NOTES FOR SIDEWALK CONSTRUCTION.
2. ONE-HALF INCH EXPANSION JOINT MATERIAL TO BE USED.
3. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUBGRADE PRIOR TO INSTALLING SIDEWALK.
4. CROSS-SLOPE OF SIDEWALK SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
5. OBSTRUCTIONS NOT ALLOWED IN NEW RIGHTS-OF-WAY.
6. 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	OBSTRUCTION IN SIDEWALK	DWG. NO. ST-211
DIR. OF ENG.: Mark Macy DATE: 7/15/04		REVISED: 11/24/03 REVISED: 02/17/04 REVISED: 06/23/04

6.

TABLE OF DIMENSIONS FOR CONCRETE KICKERS

SIZE OF PIPE (In.)		2" & 2-1/4"	3" & 4"	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
45° BENDS & TEES	H1	18"	24"	24"	36"	48"	54"	66"					
	H2	10"	12"	16"	18"	24"	30"	34"	36"	38"	42"	52"	58"
	V	12"	12"	18"	18"	18"	24"	36"					
	D	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"	24"
	cu. ft.	1.90	2.25	3.50	5.05	7.15	13.40	22.50					
90° BENDS	H1	18"	24"	30"	39"	54"	54"	69"					
	H2	10"	12"	16"	18"	32"	32"	48"	48"	48"	60"	72"	96"
	V	12	12"	18"	24"	24"	36"	48"					
	D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"
	cu. ft.	1.90	2.25	4.05	7.30	10.25	18.15	29.00					
45° BENDS	H1	18"	18"	24"	30"	24"	42"	48"					
	H2	6"	8"	10"	11"	18"	18"	30"	30"	40"	48"	48"	72"
	V	12"	12"	16"	18"	21"	24"	36"					
	D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"
	cu. ft.	1.50	1.60	3.20	3.95	4.60	9.60	17.00					
22-1/2° BENDS	H1	18"	18"	24"	24"	24"	24"	36"					
	H2	6"	8"	10"	11"	18"	18"	30"	30"	36"	42"	48"	72"
	V	12"	12"	16"	18"	21"	24"	27"					
	D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"
	cu. ft.	1.50	1.60	3.20	3.40	4.60	6.80	11.80					
11-1/4° BENDS	H1	18"	18"	24"	24"	24"	24"	27"					
	H2	6"	8"	10"	11"	18"	18"	24"	30"	40"	42"	48"	48"
	V	12"	12"	16"	16"	21"	21"	27"					
	D	18"	18"	18"	18"	18"	24"	24"					
	cu. ft.	1.50	1.60	3.20	3.40	4.60	6.10	9.10					

NOTE:
CONCRETE USED FOR BLOCKING SHALL BE (CLASS "A"-3500# PER SQ. IN.). EARTH PRESSURES ARE FIGURED AT (4000# PER SQ. FT.) BEARING AREA OF KICKERS SHALL BE INCREASED WHEN FOURED AGAINST SAND, LOOSE FILL, WET EARTH, CINDERS, ETC.

TABLE BASED ON 225 P.S.I. OR 150 P.S.I. WORKING PRESSURE PLUS 50% WATER HAMMER

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	TABLE OF DIMENSIONS	
NOT TO SCALE	DATE: 12/31/97	DWG. NO. WDET006

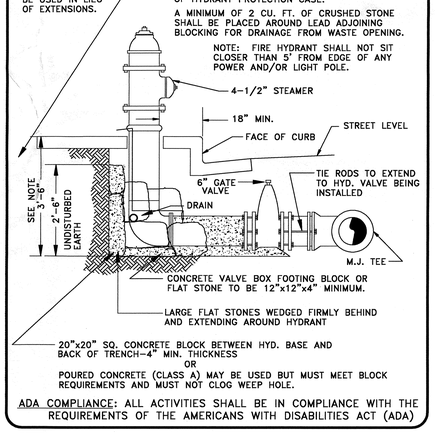
3.

HYDRANT SHALL BE SET ON CONCRETE VALVE BOX FOOTING BLOCK. CONCRETE BLOCK OR POURED CONCRETE (CLASS A) SHALL BE WEDGED FIRMLY BEHIND AND EXTENDING AROUND HYDRANT TO UNDISTURBED EARTH.

CARE SHALL BE USED TO SET HYDRANT PLUMB. THE FIRE HYDRANT SHALL BE LOCATED NOT LESS THAN 18 INCHES FROM FACE OF CURB TO FRONT OF HYDRANT PROTECTION CASE.

A MINIMUM OF 2 CU. FT. OF CRUSHED STONE SHALL BE PLACED AROUND LEAD ADJOINING BLOCKING FOR DRAINAGE FROM WASTE OPENING.

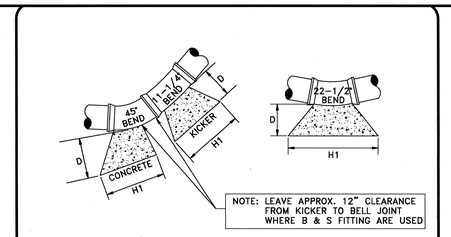
NOTE: FIRE HYDRANT SHALL NOT SIT CLOSER THAN 5' FROM EDGE OF ANY POWER AND/OR LIGHT POLE.

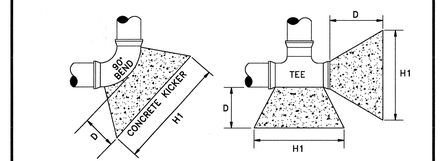


ADA COMPLIANCE: ALL ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA)

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	FIRE HYDRANT INSTALLATION	
NOT TO SCALE	DATE: 2/13/02	DWG. NO. WDET005

4.

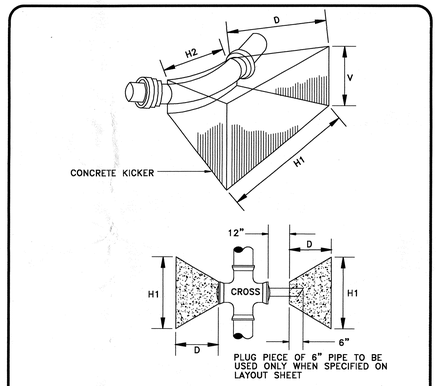




NOTE: SEE DRAWING WDET006 FOR TABLE OF DIMENSIONS FOR CONCRETE KICKERS

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	BLOCKING DETAIL (1 OF 2)	
NOT TO SCALE	DATE: 4/10/95	DWG. NO. WDET007

1.



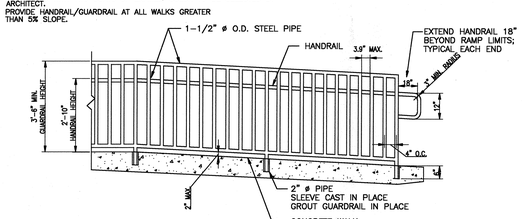
NOTE: SEE DRAWING WDET006 FOR TABLE OF DIMENSIONS FOR CONCRETE KICKERS

METROPOLITAN GOVERNMENT NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	BLOCKING DETAIL (2 OF 2)	
NOT TO SCALE	DATE: 4/17/95	DWG. NO. WDET009

2.

NOTES:

1. PROVIDE 3'-6" HEIGHT 1-1/2" O.D. GUARDRAIL AT ELEVATION DROPS OF GREATER THAN 30". MAXIMUM SPACING BETWEEN VERTICAL RAILS SHALL BE 4" O.C.
2. VARIATIONS IN GUARDRAIL HEIGHT SHALL NOT BE ALLOWED.
3. MAXIMUM CLEARANCE BETWEEN BOTTOM RAIL AND CONCRETE SHALL BE 2".
4. GUARDRAIL SHALL HAVE SMOOTH FINISH, ALL WELDED SURFACES BE PAINTED WITH TWO COATS OF ENAMEL, COLOR TO BE SELECTED BY ARCHITECT.
5. PROVIDE HANDRAIL/GUARDRAIL AT ALL WALKS GREATER THAN 5% SLOPE.



GUARDRAIL/HANDRAIL

NOT TO SCALE

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NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ACE HOSPITALITY, INC.
280 WARFIELD BLVD.
CLARKSVILLE, TN 37043

JAMES H. LITTLEJOHN, JR. REGISTERED ENGINEER AGRICULTURE NO. 14172 STATE OF TENNESSEE 8/20/08

DATE	REVISIONS
08/20/08	28124

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C7.02
SITE DETAILS

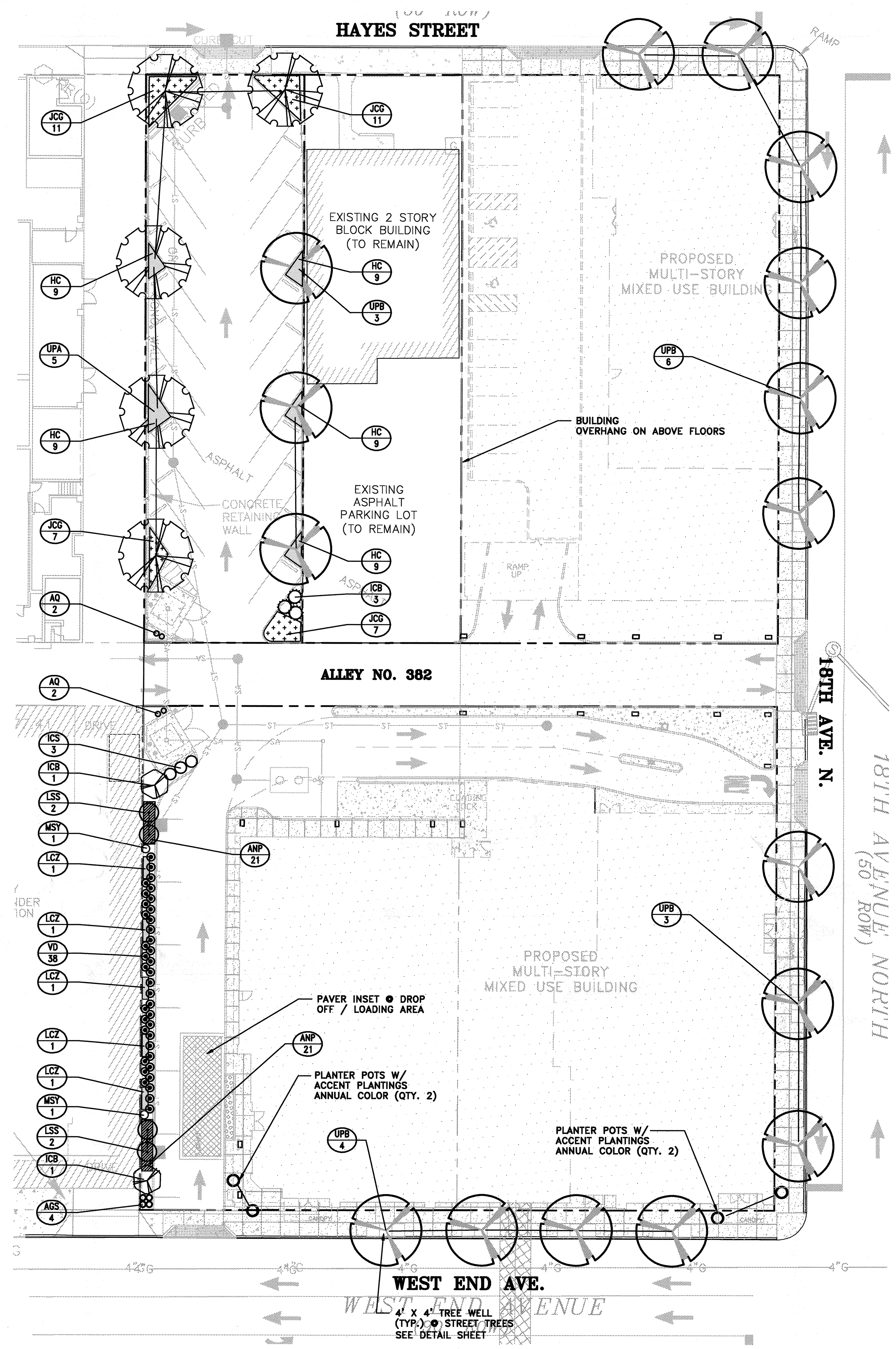
G:\projects\2008\28124\dwg\Sketch\28124_SDET.dwg-C7.02 DETAILS Aug 20, 2008 - 8:23am dlessler

PLANTING NOTES:

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY LITTLEJOHN ENGINEERING ASSOC., DATED 8-19-08. 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.

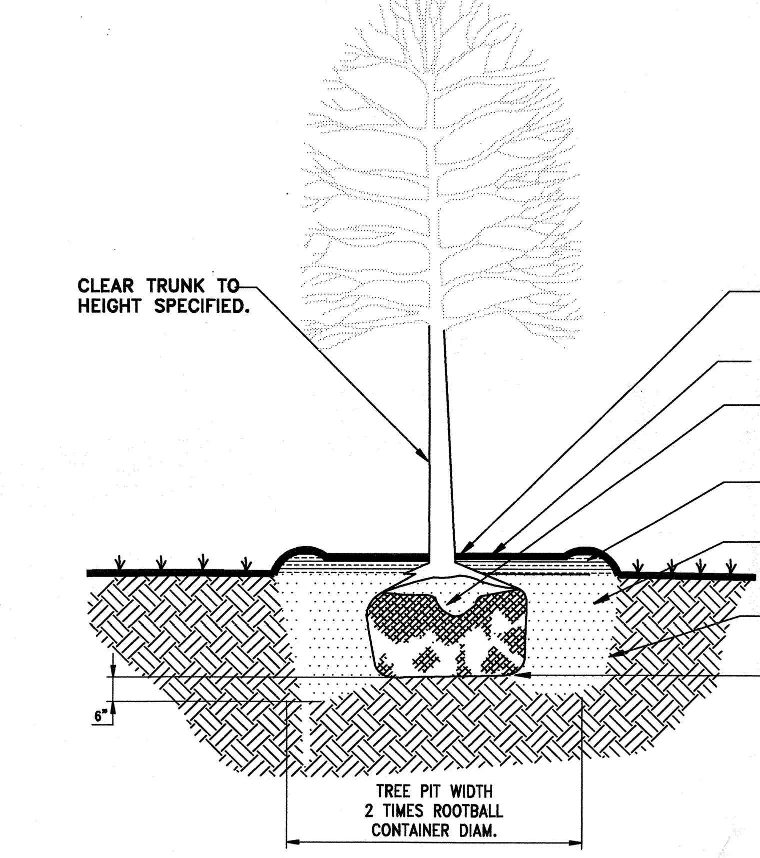
IRRIGATION NOTES:

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.

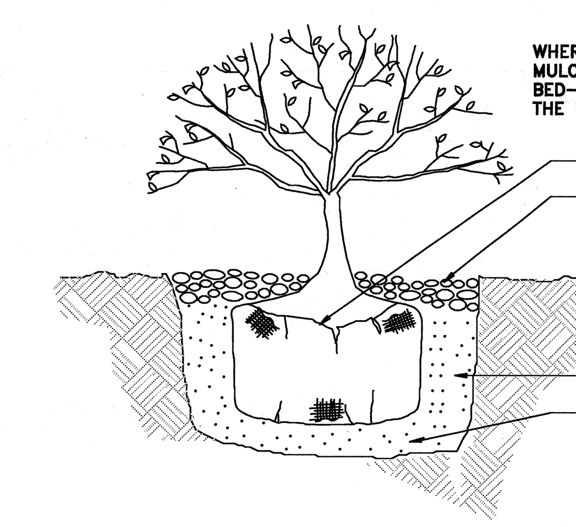


PHASE ONE-PLANT LIST

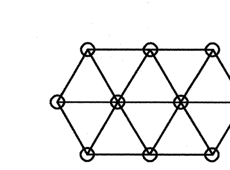
KEY	BOTANICAL NAME	COMMON NAME	QTY	ROOT	SIZE AT PLANTING	NOTES:
	TREES					
ICB	Ilex cornuta 'Burfordii' (Tree Form)	Burford Holly (Tree Form)	2	B&B	2" cal.9-10'Ht.	Specimen; limb up 3.5' Ht.
LSS	Liquidumbar styraciflua 'Slender'	Columnar Sweetgum	4	B&B	2" cal.	Obtain from Bold Springs Nursery
UPA	Ulmus parvifolia 'Athena Classic'	Athena Classic	5	B&B	3" cal.	Obtain from Bold Springs Nursery
UPB	Ulmus parvifolia 'BSNUPF' Silhouette	Everclear Lacebark Elm	16	B&B	3" cal.	Obtain from Bold Springs Nursery
	SHRUBS					
AGS	Abelia x 'Rose Creek'	Rose Creek Abelia	4	#7 cont.	24-27" sp.	
ICS	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	3	#7 cont.	42" ht.	Dense and full
JCG	Juniperus chinensis "Gold Coast'	Gold Coast Juniper	36	#3 cont.		
LCZ	Loropetalum chinensis 'Zhuzhou'	Zhuzhou Fringe Flower	5	#15 cont.	4-5' ht.	Espalleved to metal frame
MSY	Miscanthus sinensis 'Yakujima'	Yakujima Miscanthus	2	#7 cont.	3' ht.	Dense Clump
VD	Viburnum davidii	David Vibunum	38	#3 cont.	21-24" sp.	
	GROUND COVER					
ANP	Athyrium niponieum 'Burgundy'	Burgundy Lace Painted Fern	42			Plant @ 21-24" o.c.
AQ	Abelia quinata		4	#3 cont.		Train to dumpster screen wall
HC	Hypericum calycinum		47	4" pots	3 runners min.	Plant @ 18" o.c.



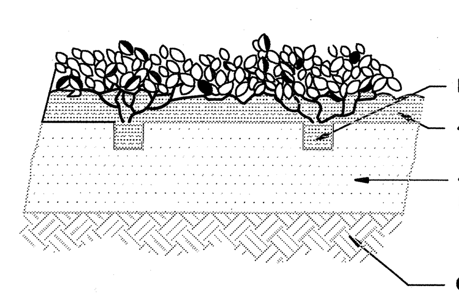
TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



REFER TO PLANS FOR FINISH GRADE.



GROUNDCOVER PLANTING
NOT TO SCALE

SITE LANDSCAPE DATA

PROJECT SITE ACREAGE: 1.35± ACRES
ZONE: SP
MAP 92-12, PARCELS 470, 472, & 477
MAP 92-16, PARCEL 156
IMPERVIOUS AREA RATIO ALLOWED: 1.0
IMPERVIOUS AREA RATIO PROVIDED: 0.98

TREE DENSITY CALCULATION

PROJECT SITE ACREAGE: 1.35 Ac.
BUILDING COVERAGE: 0.96
ADJUSTED ACREAGE: 0.71 Ac.
(MULTIPLIER= 14 UNITS PER ACRE X 0.71)
TREE DENSITY UNITS REQUIRED: 9.9 DU
EXISTING TREE CREDITS: 0"
PROPOSED TREE PLANTINGS: 27

6-2" CAL. X 0.5 = 3.0
21-3" CAL. X 0.6 = 12.6
TOTAL TREE UNITS PROVIDED = 15.6

0 5 10 15 20 40 60

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CLARKSVILLE, TN 37043

JEFFREY D. HEINZE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 328
8/26/08

DATE	REVISIONS
08/20/08	28124

L1.00
LANDSCAPE PLAN AND DETAILS

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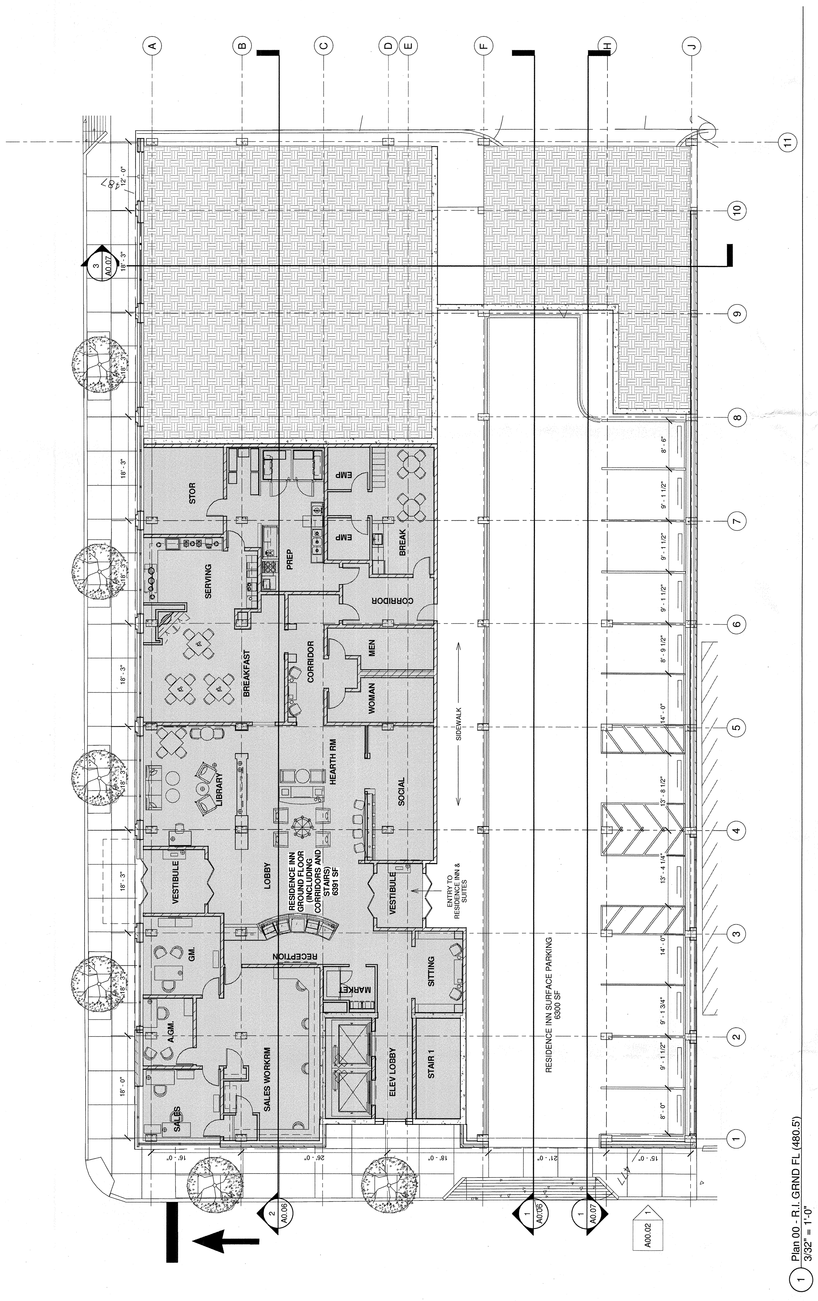

1 Plan 00 - R.I. GRND FL (480.5')
3/32" = 1'-0"

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Rev. Num.	Rev. Date	Revision Description

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Project No.: 7035.1
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Prelim Floor Plan 00

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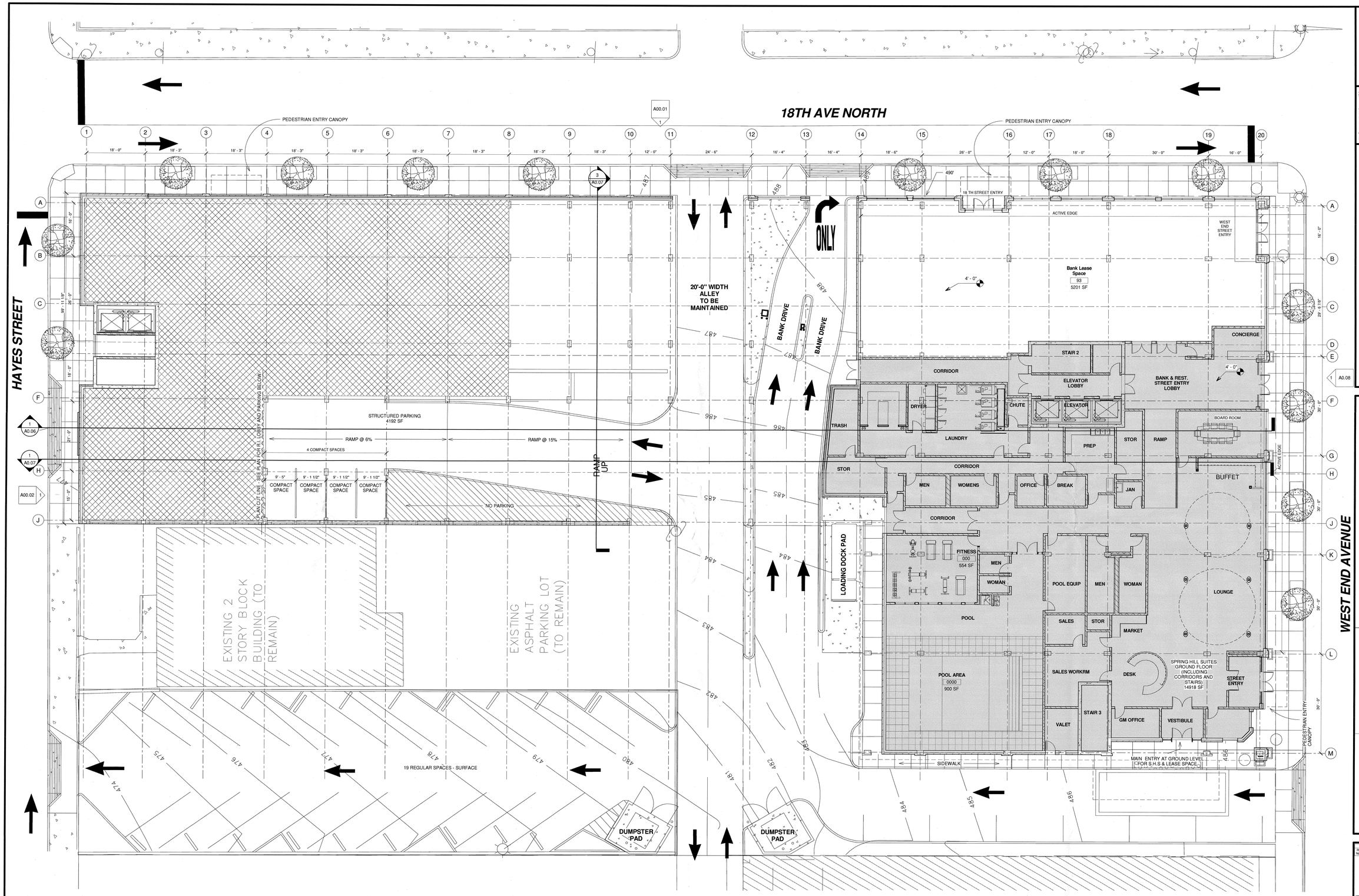

1 Plan 01 - S.H.S. GRND FL (486')
3/32" = 1'-0"

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TERRY W. BARKER
REGISTERED ARCHITECT
STATE OF TENNESSEE

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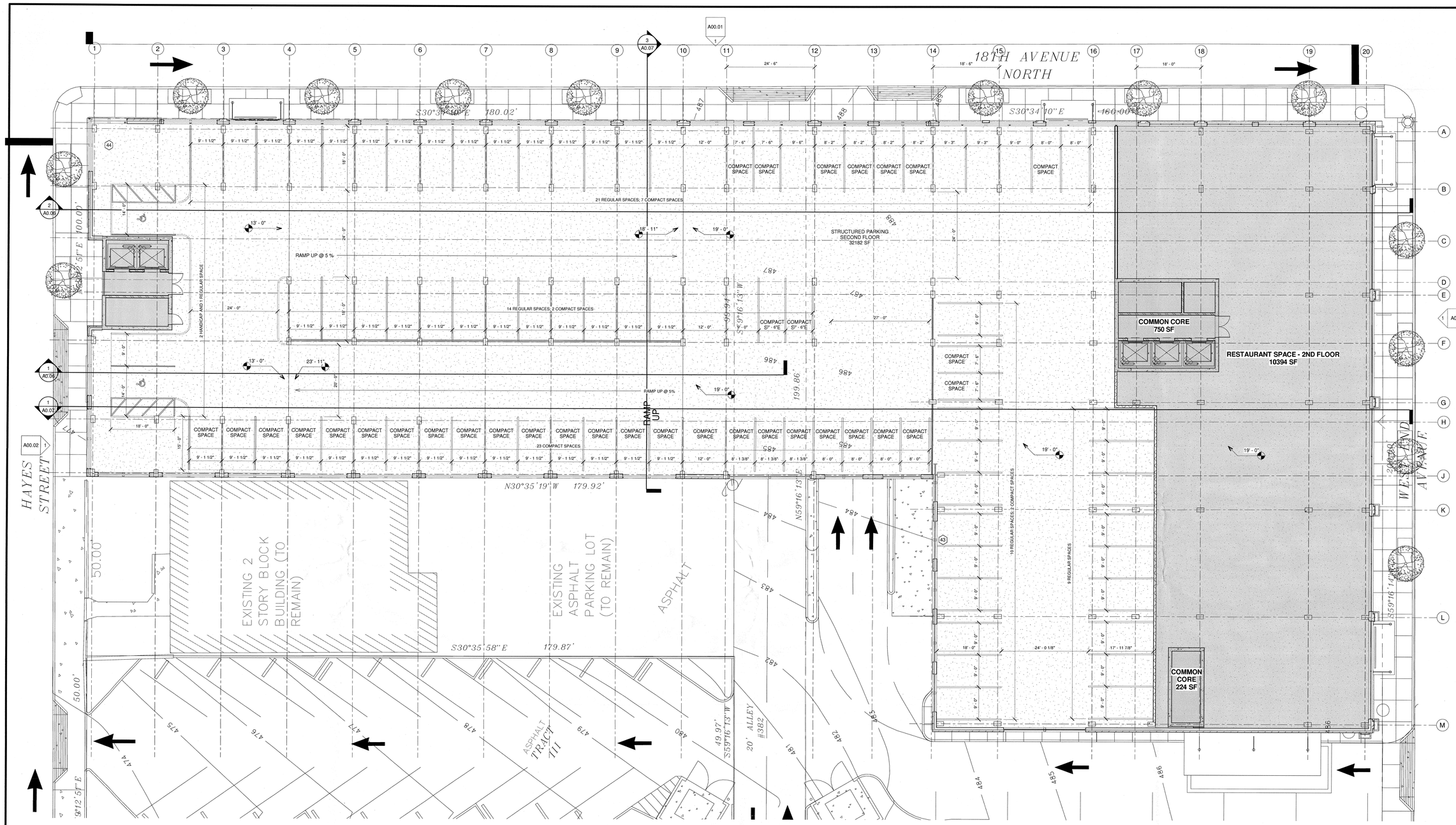
Prelim Floor Plan 1

A0.01



1 Plan 02A - Second FL (505')
3/32" = 1'-0"

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JERRY W. BARNES REGISTERED ARCHITECT No. 102311 STATE OF TENNESSEE

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Prelim Floor Plan 2

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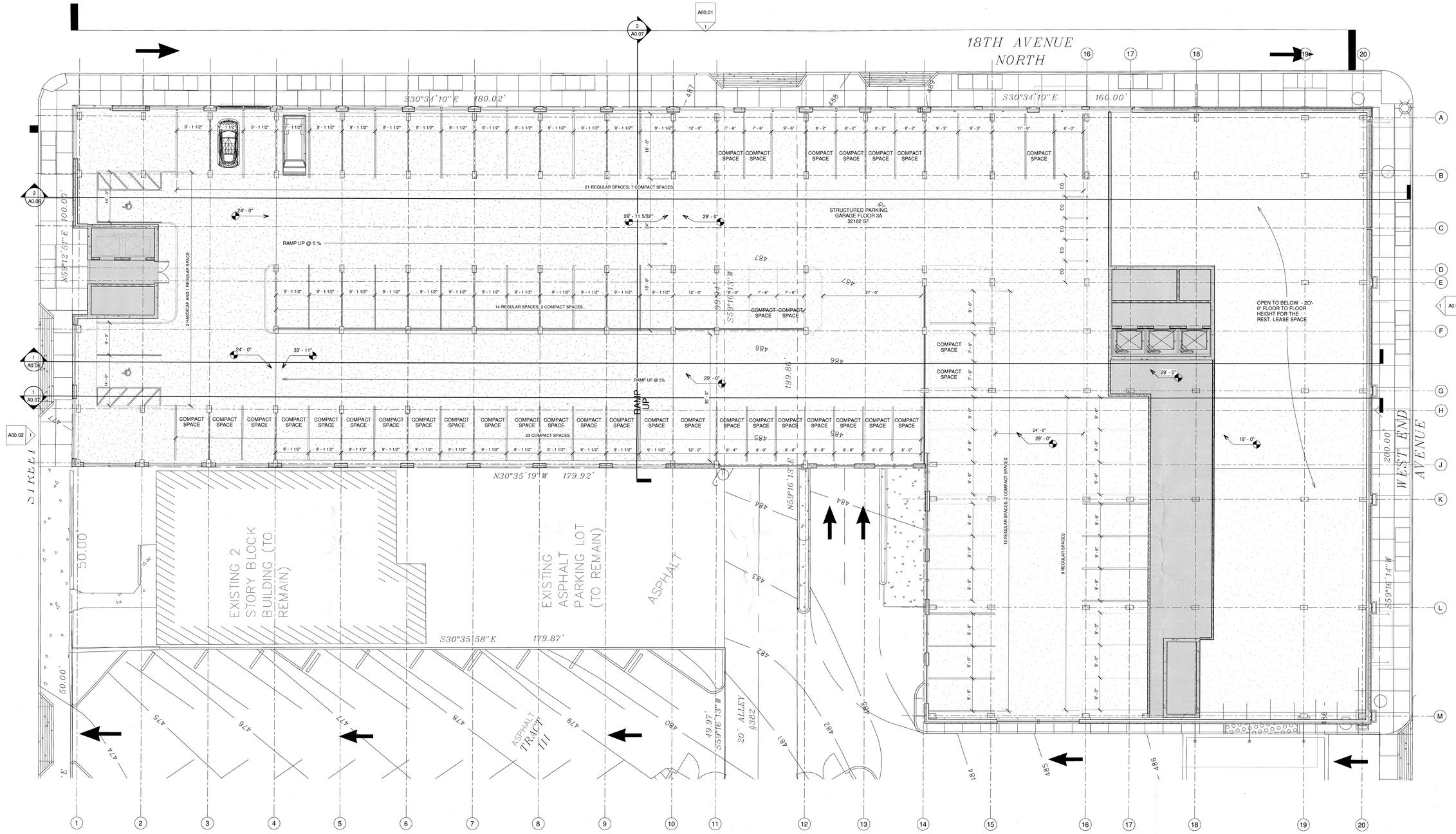

1 Plan 03A - Gar. FL 03 (515')
3/32" = 1'-0"

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Prelim Floor Plan 03A

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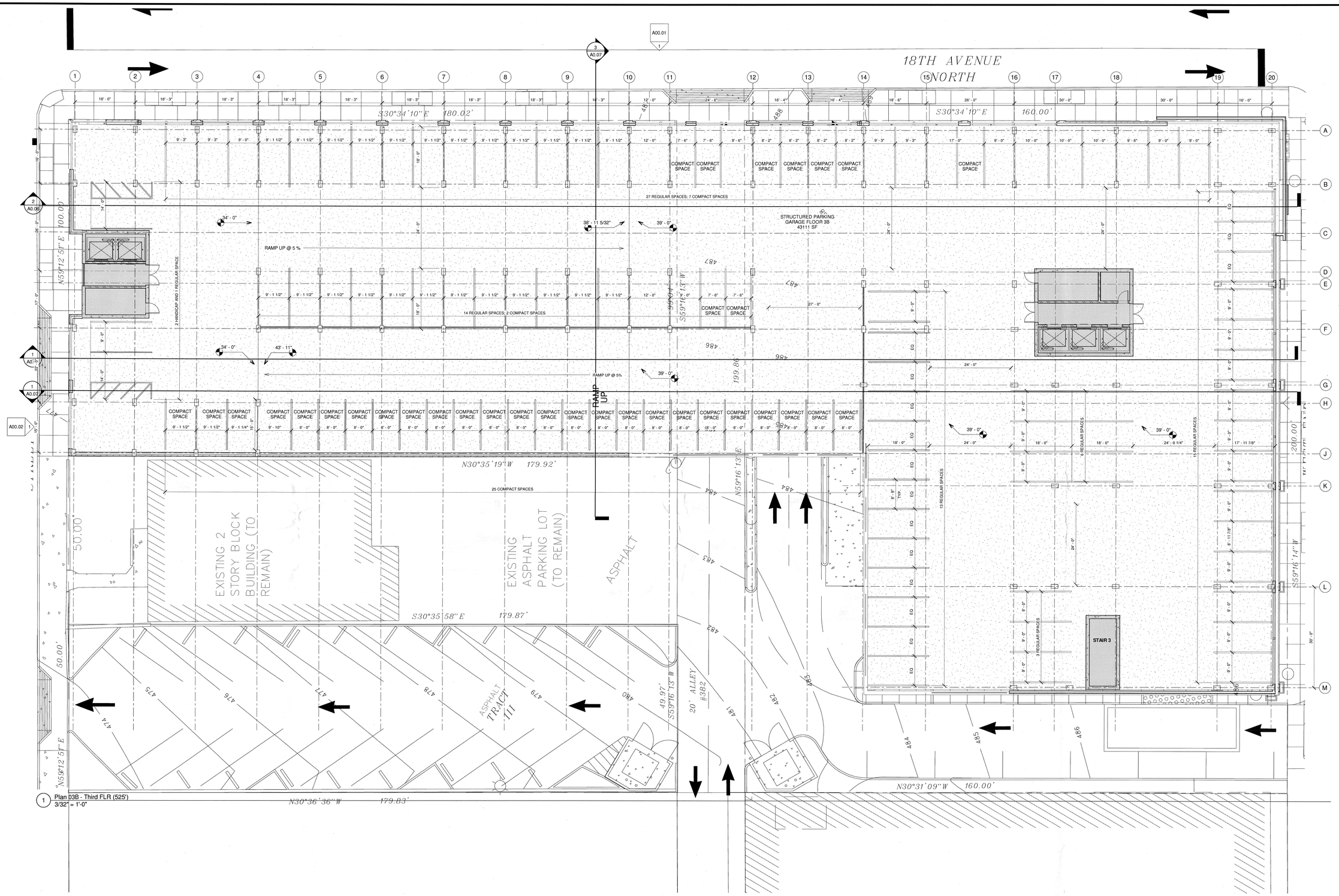

1 Plan 03B - Third FLR (525')
3/32" = 1'-0"

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Prelim Floor Plan 03B

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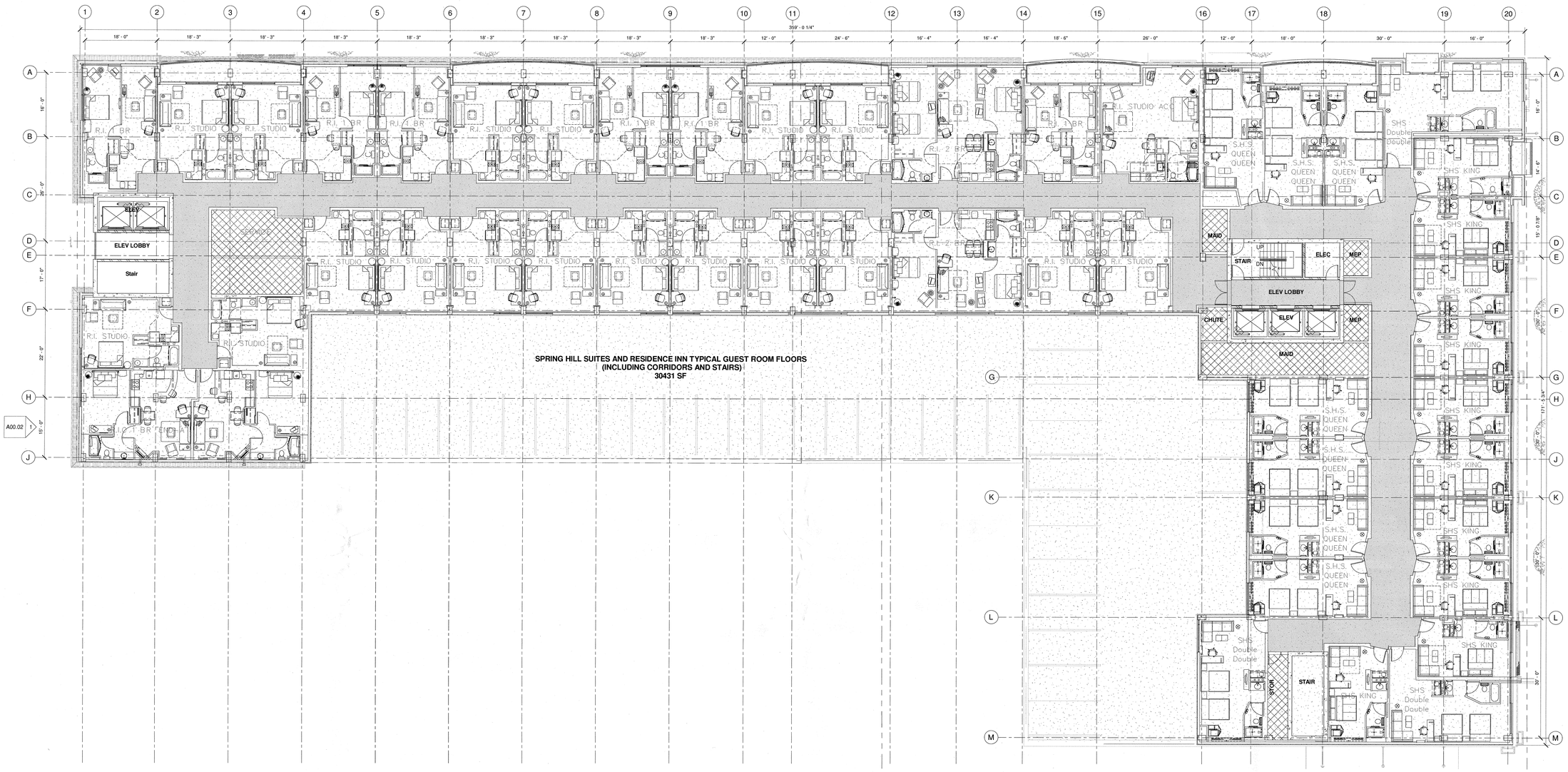

1 Plan 08 - Eighth FL (572.33')
3/32" = 1'-0"

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Prelim Floor Plan 4-8

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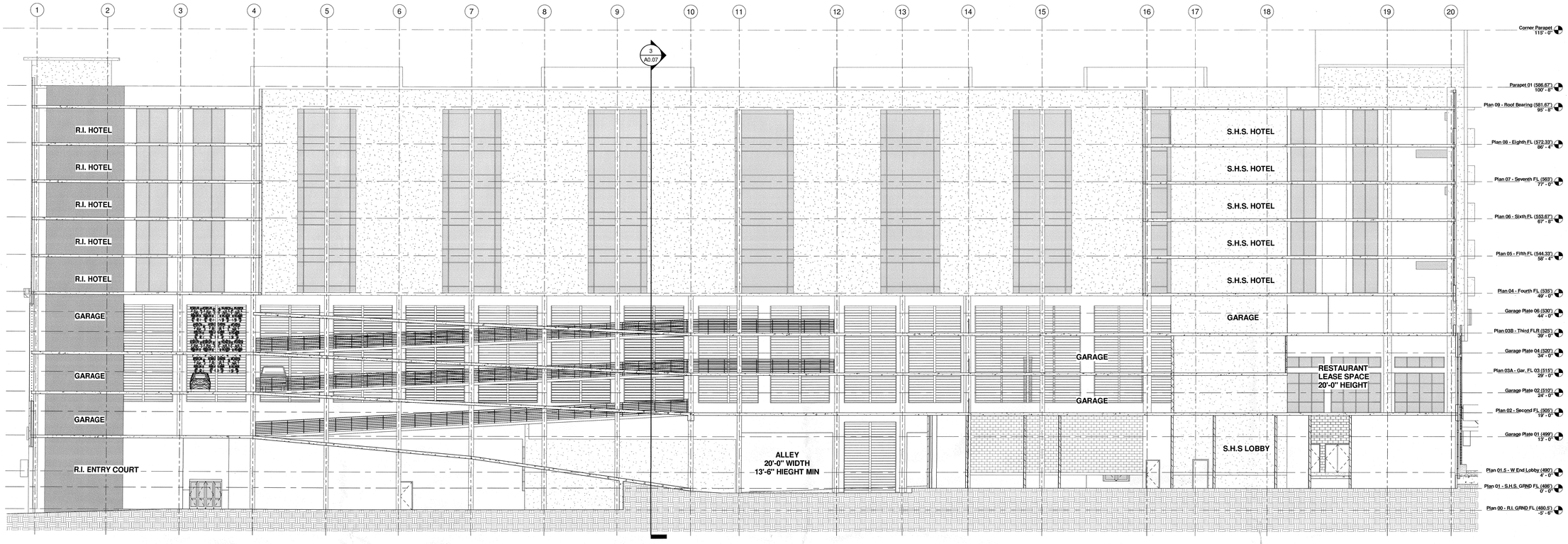
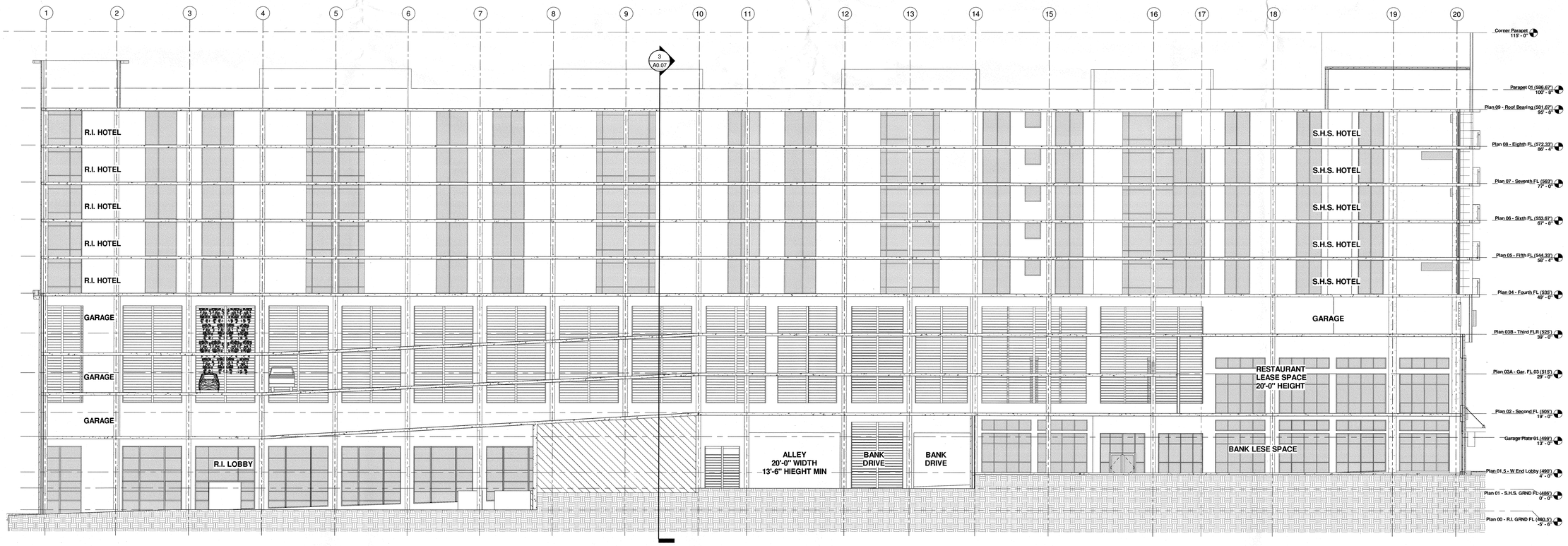


1 Preliminary Document - Long Section
3/32" = 1'-0"



2 Preliminary Document - Long Section1
3/32" = 1'-0"

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Prelim Section

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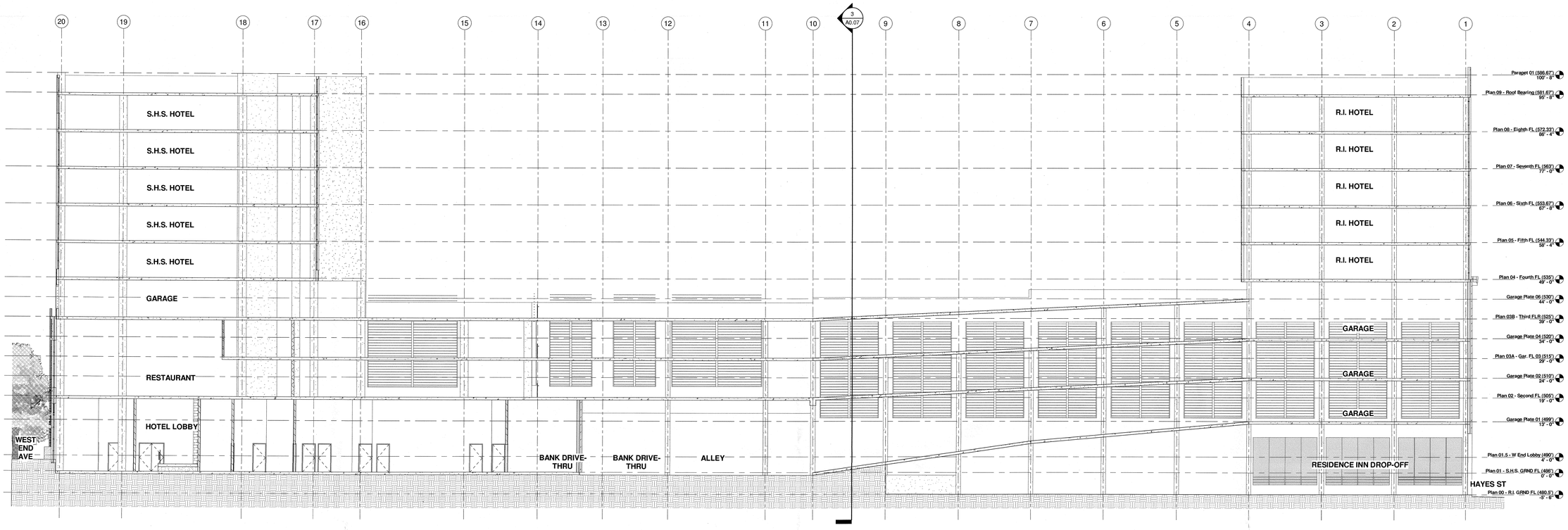

1 Preliminary Document - Long Section2
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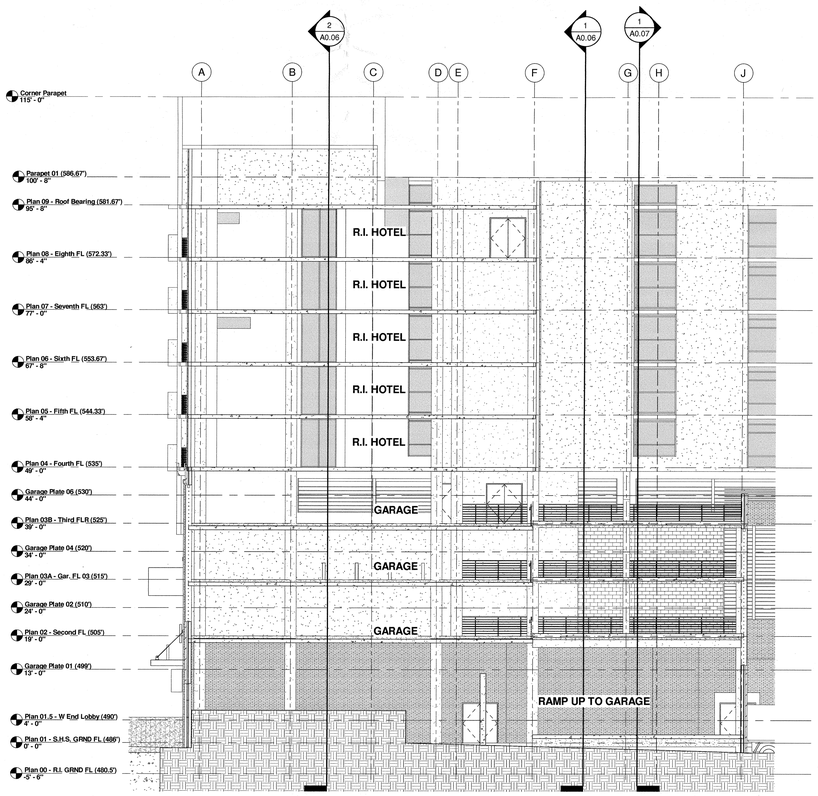

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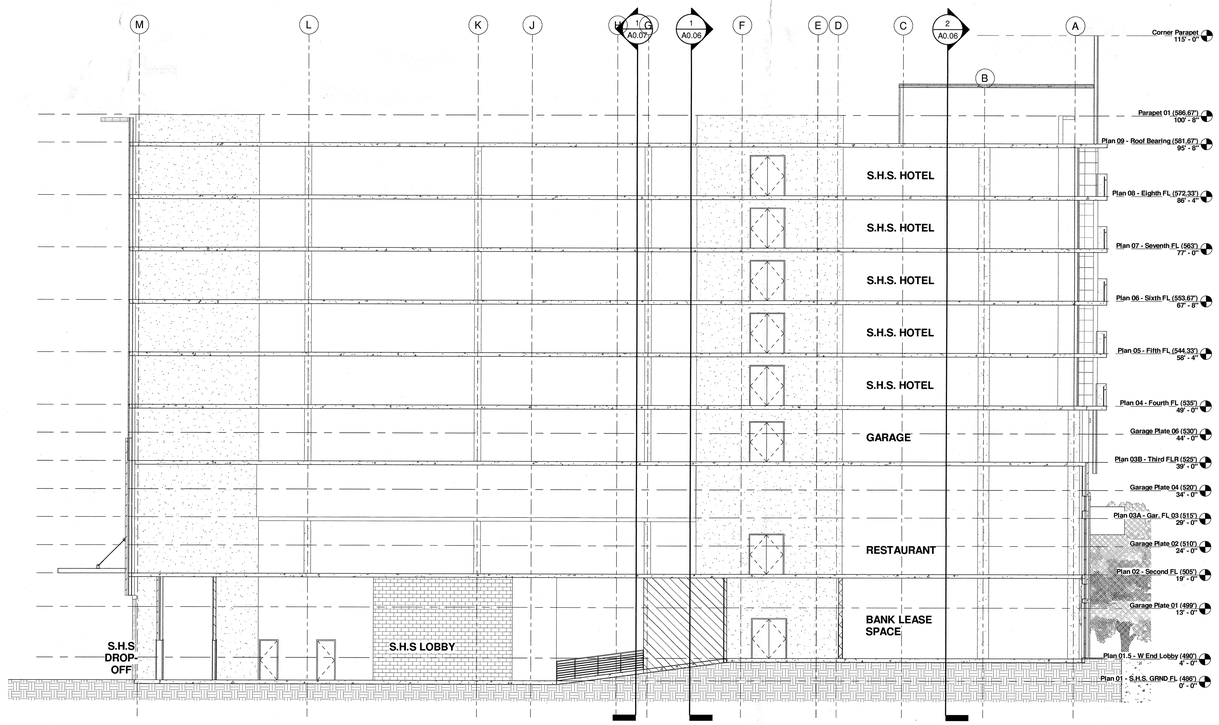

2 Preliminary Document - Cross Section
3/32" = 1'-0"

Preliminary Plan For SP Rezoning Application - Not For Construction

8/19/2008 2:27:50 PM

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Ace Hospitality INC.
1800 West End Hotel and M/X Development
1800 West End Avenue
Nashville, TN

SPRINGHILL SUITES Marriott

Residence Inn Marriott

Revision Schedule

Rev. Num.	Rev. Date	Revision Description

Release Date: AUG 20, 2008
Project No.: 7035.1
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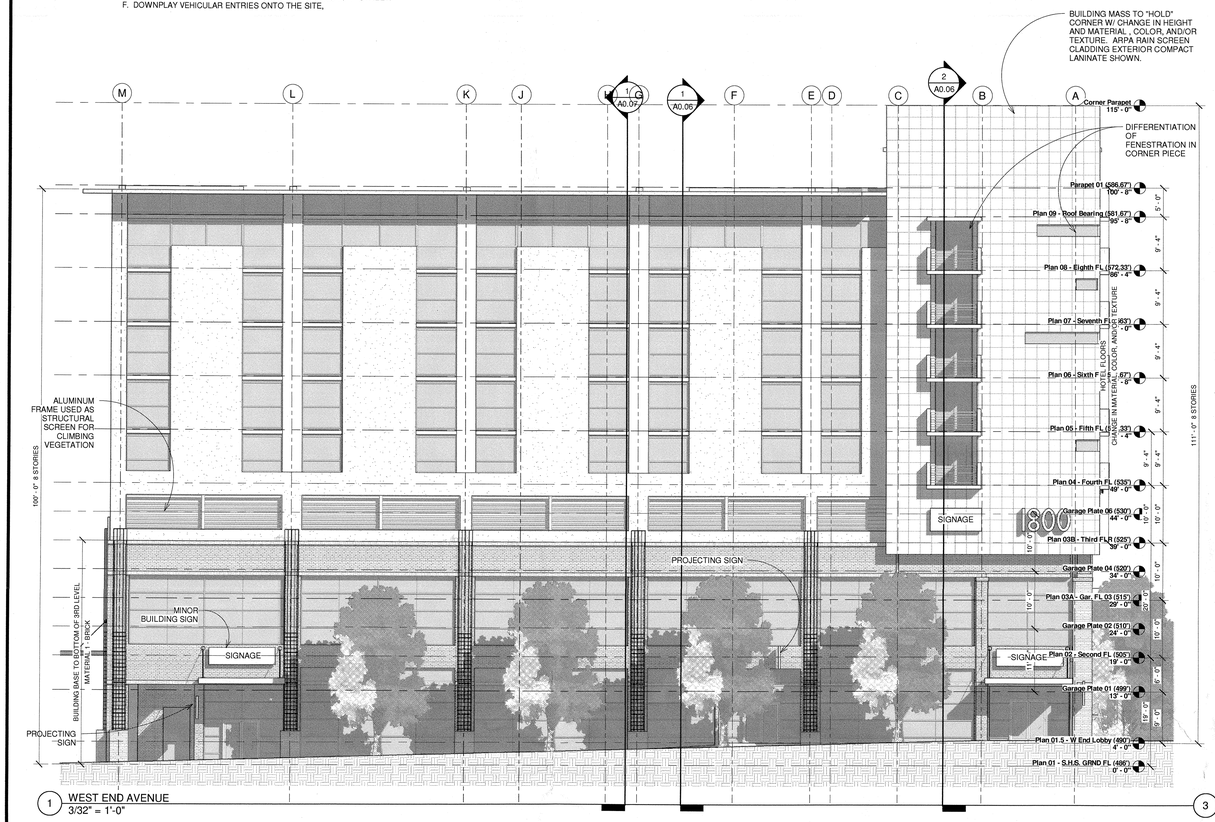
RIVER STREET ARCHITECTURE

Prelim Section

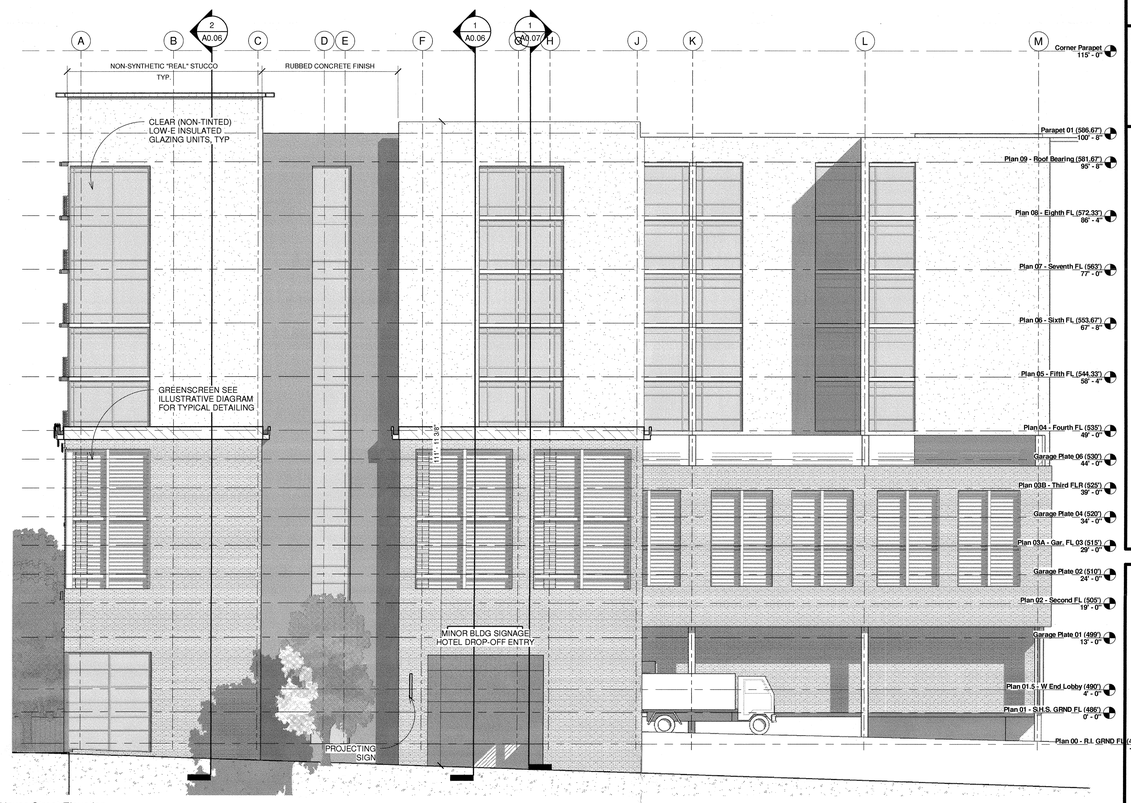
A0.07

GENERAL NOTES - ELEVATIONS - SP APPLICATION

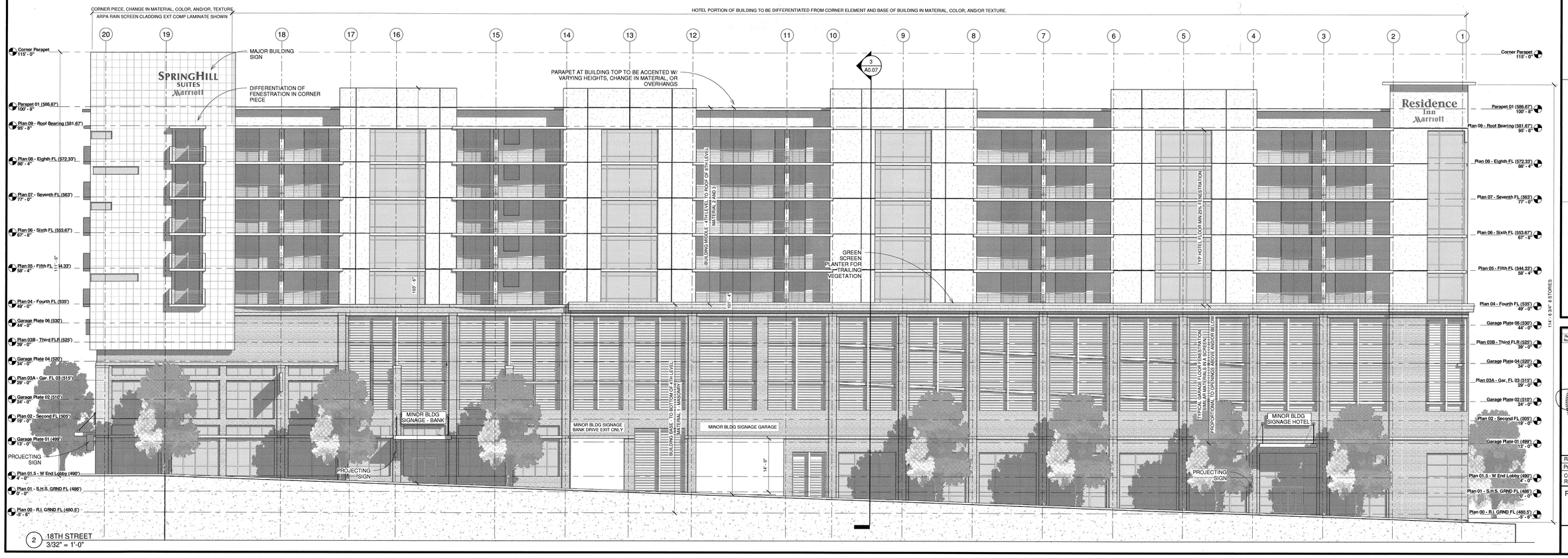
2. GENERAL PRINCIPLES FOR THE DESIGN OF THE BUILDING ARE AS FOLLOWS:
   A. MAXIMIZE ACTIVITY AND TRANSPARENCY ON THE STREET AND 2ND FLOOR AT WEST END.
   B. MASK THE GARAGE FLOORS AS INTEGRAL PARTS OF THE ARCHITECTURE OF THE BUILDING, USING SIMILAR PROPORTIONS, SCREENS, AND MATERIALS
   C. DIFFERENTIATE BETWEEN THE BASE OF THE BUILDING AND THE HOTEL FLOORS.
   D. HOLD THE CORNER WITH A DIFFERENTIATED ELEMENT.
   E. MAXIMIZE PEDESTRIAN ENTRIES ON WEST END AND 18TH STREET.
   F. DOWNPLAY VEHICULAR ENTRIES ONTO THE SITE,



1 WEST END AVENUE
3/32" = 1'-0"



3 Hayes Street Elevation
3/32" = 1'-0"



2 18TH STREET
3/32" = 1'-0"

Preliminary Plan For SP Rezoning Application Not For Construction

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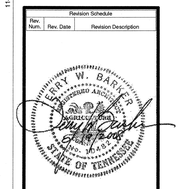
Revision Schedule		
Rev. Num.	Rev. Date	Revision Description



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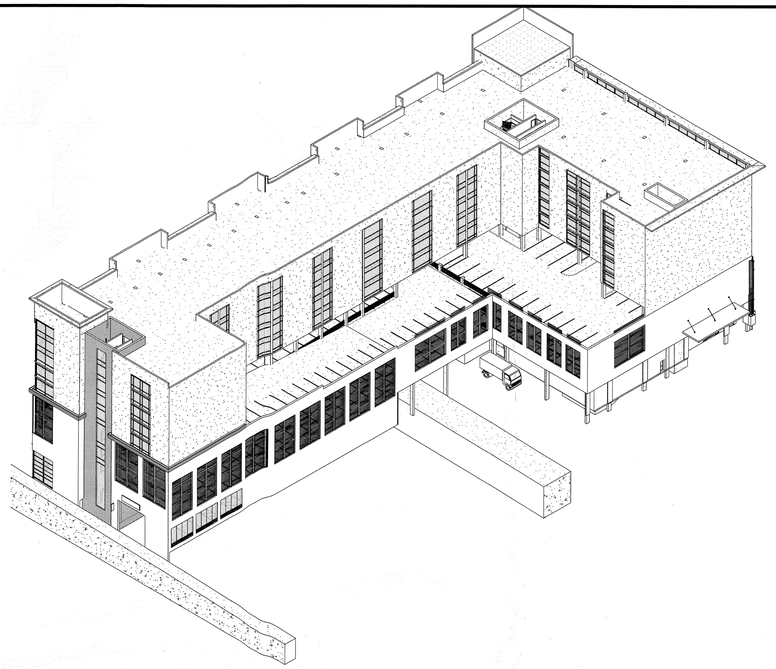
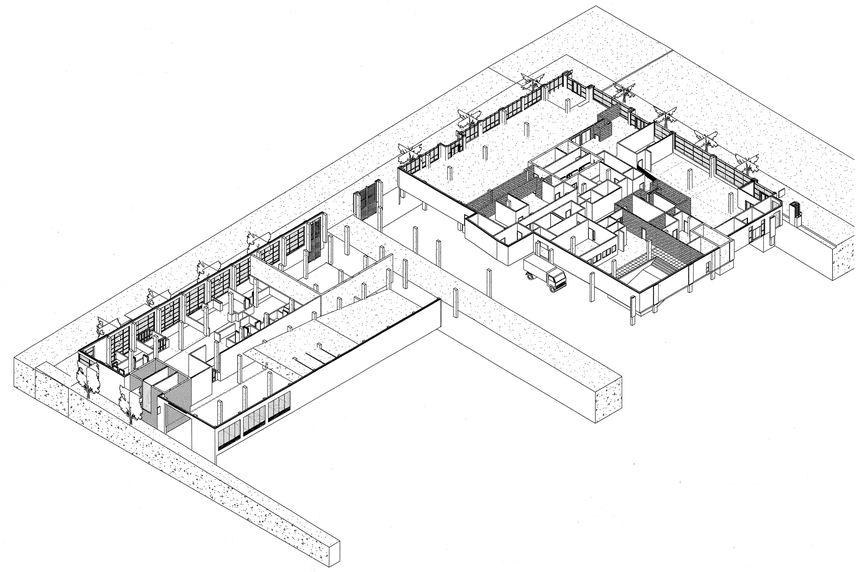
Preliminary Elevations

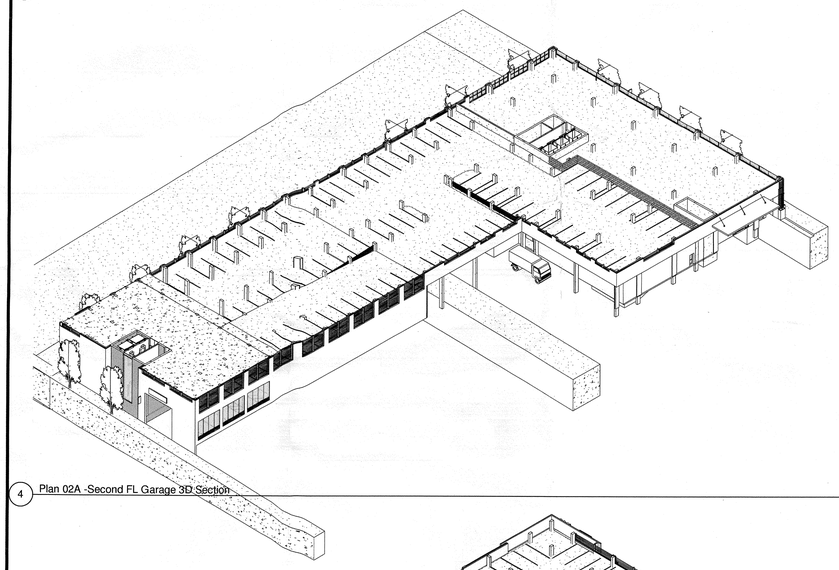
A0.08



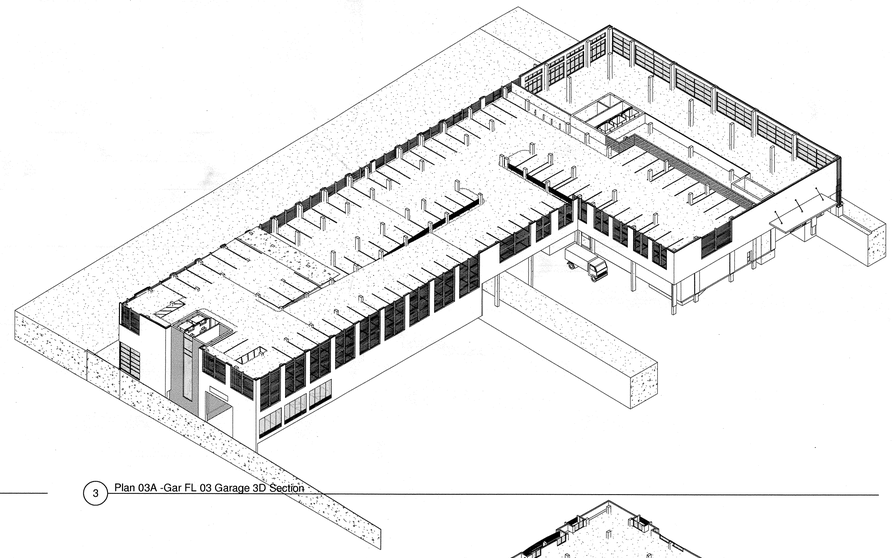
6 Overall 3D Section



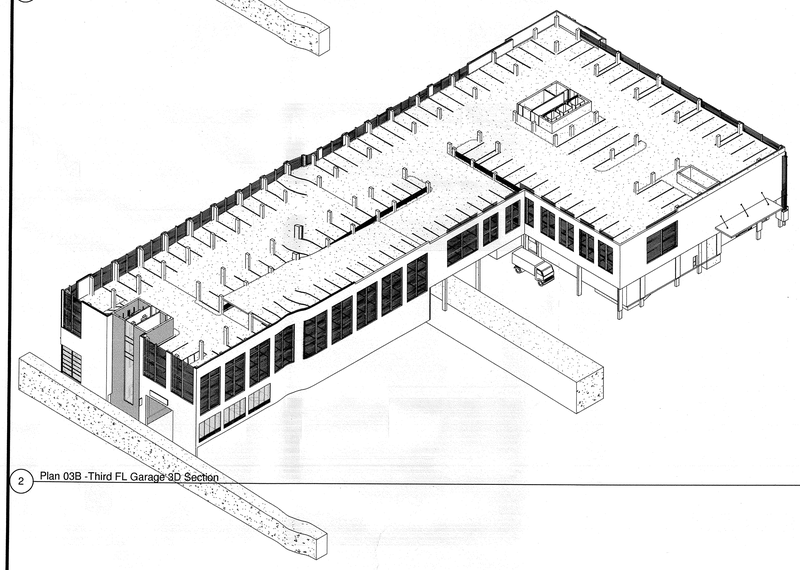
5 Plan 01 -Ground FL Garage 3D Section



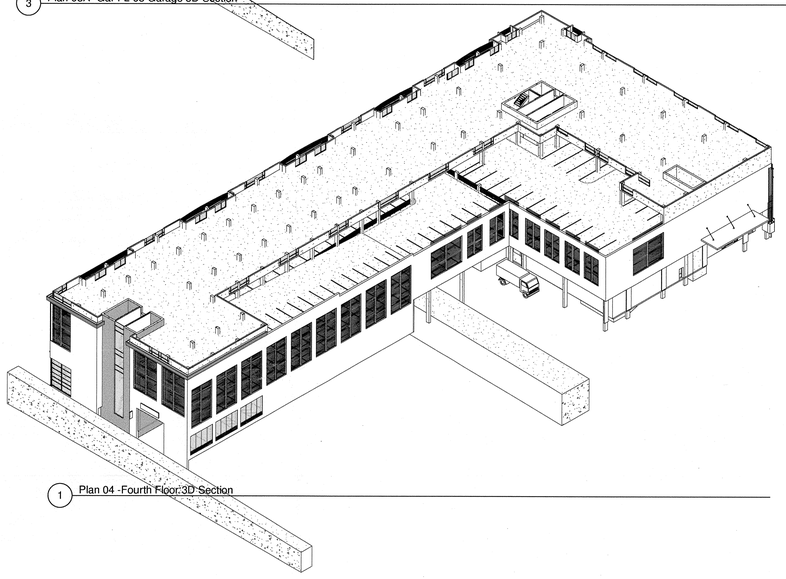
4 Plan 02A -Second FL Garage 3D Section



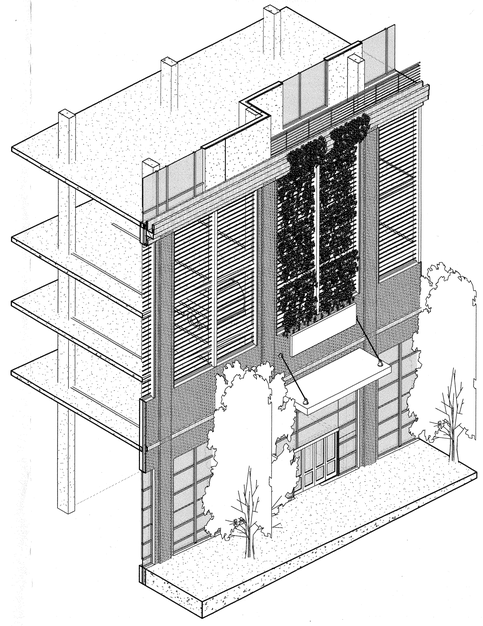
3 Plan 03A -Gar FL 03 Garage 3D Section



2 Plan 03B -Third FL Garage 3D Section



1 Plan 04 -Fourth Floor 3D Section



7 Green Screen 3d Section

Preliminary Plan For SP Rezoning Application Not For Construction

8/19/2008 6:34:19 PM

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Revision Schedule

Rev. Num.	Rev. Date	Revision Description

Release Date: AUG 20, 2008
Project No.: 7035.1

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Preliminary Axon Sections

A0.09

1 Color Hayes Street Elevation
1 : 300

SPECIFIC PLAN APPROVAL
☒ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in ☐ FULL, ☒ CONDITIONAL, compliance with the SP provisions of the Metropolitan Zoning Ordinance.
Conditions
Approved by MPC on 9-11-08
By Bob Leu MPC Date 9-11-08
Metropolitan Planning Commission

SP-2008SP-021U-10

SHEET DESCRIPTION						
Hayes St Color Elevation	Project number	7035.1	No.	Description	Date	Ace Hospitality INC. 1800 West End Hotel and M/X Development Nashville, TN
	Date	AUG 20, 2008				
SHEET NO. A00.02	Drawn by	Author				
	Checked by	Checker				

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1 Color WEST END AVENUE
1 : 300

SHEET DESCRIPTION West End Color Elevation	Project number 7035.1	No.	Description	Date	Ace Hospitality INC. 1800 West End Hotel and M/X Development Nashville, TN
	Date AUG 20, 2008				
SHEET NO. A00.03	Drawn by Author				
	Checked by Checker				

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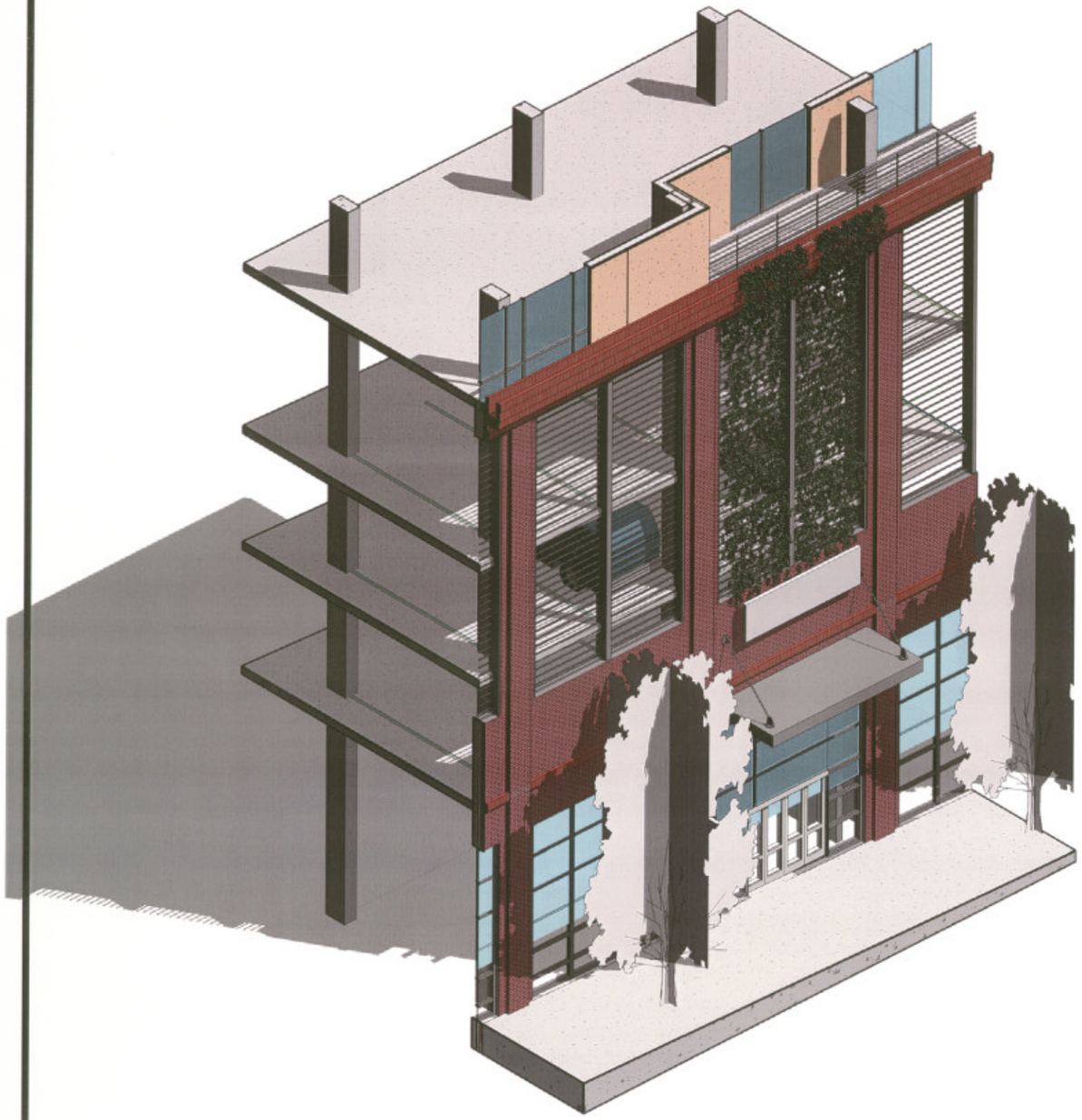

1 Color Green Screen 3d Section

SHEET DESCRIPTION
Greenscreen Axon Detail

SHEET NO.
A00.04

Project number	7035.1
Date	AUG 20, 2008
Drawn by	Author
Checked by	Checker

No.	Description	Date

Ace Hospitality INC.
1800 West End Hotel and M/X Development
Nashville, TN

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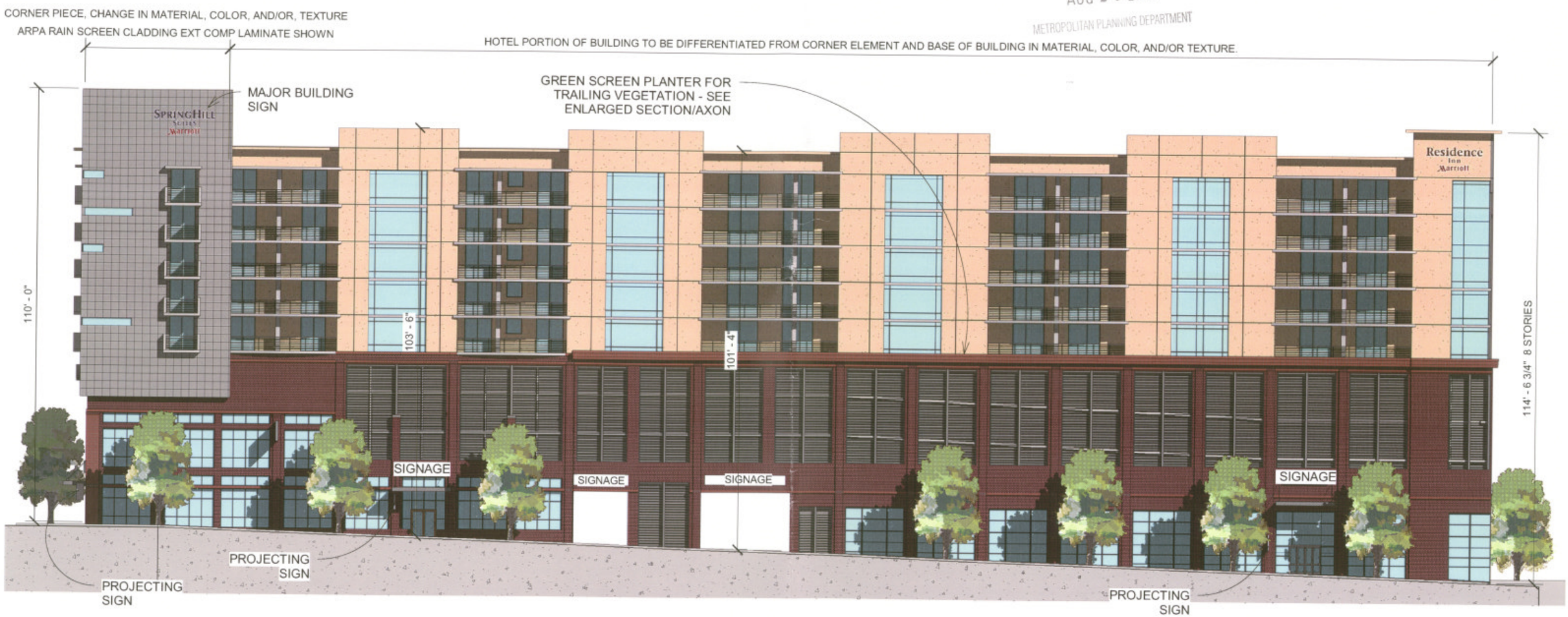
NASHVILLE & DAVIDSON COUNTY
AUG 20 2008
METROPOLITAN PLANNING DEPARTMENT

TERRY W. BARKER
REGISTERED ARCHITECT
AGRICOLA TERR.
No. 10482
STATE OF TENNESSEE



1 Color 18TH STREET
1 : 300

SHEET DESCRIPTION					
18th Street Color Elevation	Project number	7035.1	No.	Description	Date
	Date	AUG 20, 2008			
SHEET NO.	Drawn by	BB			
A00.01	Checked by	CP			

Ace Hospitality INC.
1800 West End Hotel and M/X Development
Nashville, TN

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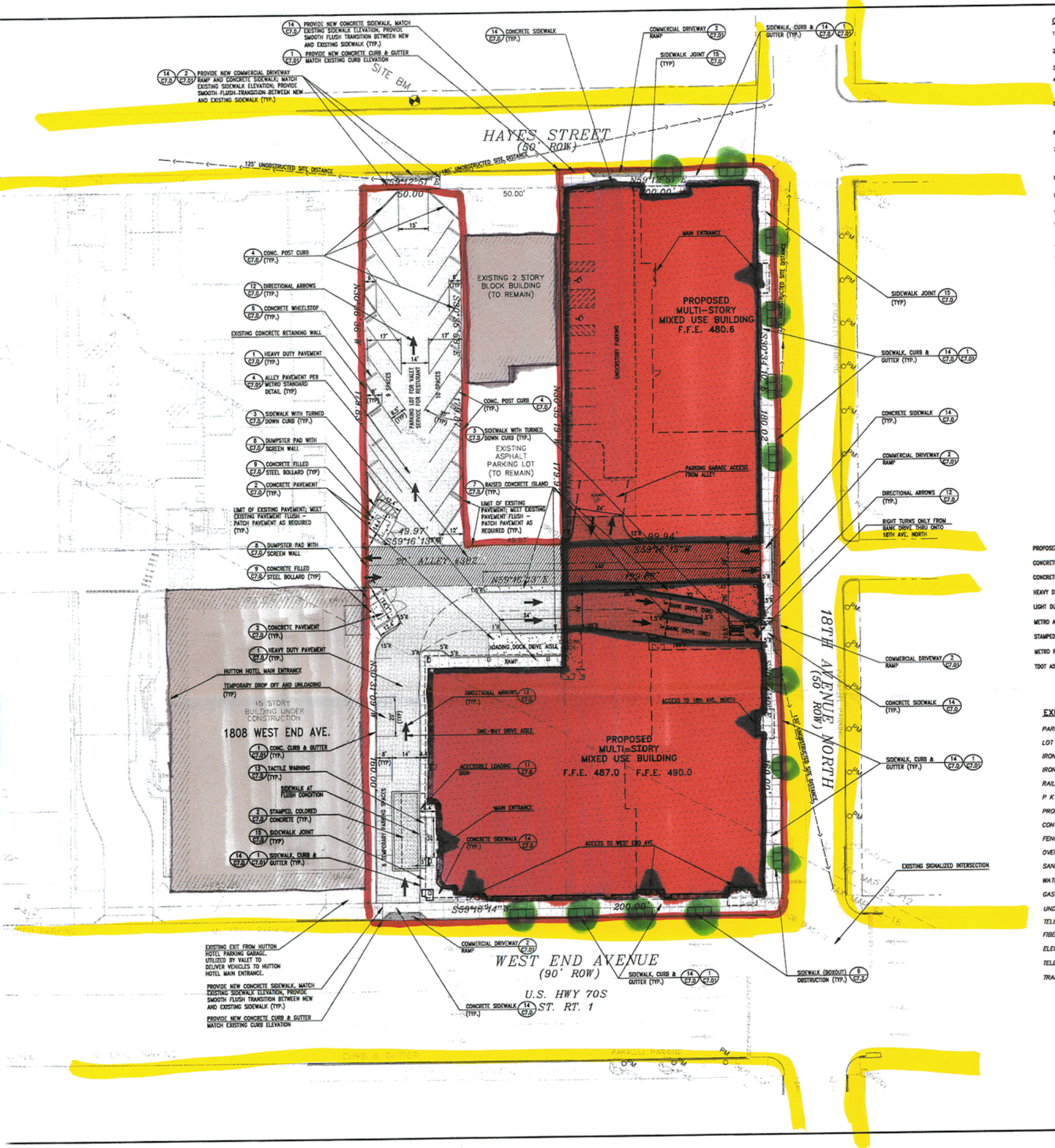

GENERAL NOTES

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY LITTLEJOHN ENGINEERING ASSOCIATES, DATED 8/19/08.
2. THE PROJECT SITE IS SHOWN ON TAX MAP 92-12, AS PARCEL 477, 470, 472, AND TAX MAP 92-16, AS PARCEL 156.
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 BUILDING SHALL BE LAID OUT UTILIZING THE EXISTING STRUCTURE AS A CONTROL POINT AND THE ARCHITECTURAL DRAWINGS. DIMENSIONS SHOWN TO THE PROPOSED BUILDING ARE CALCULATED TO THE FACE OF EXTERIOR WALL. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
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 SHALL PAVE IN THE DIRECTION OF TRAFFIC.
16. THE CONTRACTOR SHALL COLD PLANE IN THE DIRECTION OF TRAFFIC.
17. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
18. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL GOVERNING AGENCY.
19. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.
20. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL GOVERNING AGENCY AND STATE DOT. STANDARDS AND SPECIFICATIONS.
21. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

METROPOLITAN NASHVILLE PRIMARY NOTE:

THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

ALL WORK IN THE RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS. STREET AND SIDEWALK CLOSURES ARE TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

PROPOSED FEATURES LEGEND

PROPOSED BUILDING	TACTILE WARNING
CONCRETE PAVEMENT	PAINTED STRIPE
CONCRETE SIDEWALK	CONCRETE CURB
HEAVY DUTY ASPHALT PAVEMENT	CENTERLINE
LIGHT DUTY ASPHALT PAVEMENT	BUILDING OUTLINE
METRO ALLEY ASPHALT PAVEMENT	ACCESSIBLE PATH
STAMPED CONCRETE PAVEMENT	
METRO PAVEMENT REPLACEMENT	
TDOT ASPHALT PAVEMENT	

EXISTING FEATURES LEGEND

PARCEL NO.	( )
LOT NUMBER	00
IRON ROD (OLD)	IR(O)
IRON ROD (SET)	IR(N)
RAILROAD SPIKE (OLD)	RR(O)
P K NAIL (OLD)	PK(O)
PROPERTY LINE	
CONTOUR LINE	502
FENCE	x x x
OVERHEAD POWER LINE	OH
SANITARY/STORM SEWER LINE	8"S&S
WATER LINE	8"W 8"W
GAS LINE	2"G 2"G
UNDERGROUND FIBER OPTIC CABLE	UGFOC
TELEPHONE RISER	TR
FIBER OPTIC CABLE RISER	FOC
ELECTRIC RISER	ER
TELEPHONE MANHOLE	T
TRAFFIC SIGNAL POLE	
UTILITY POLE	
LIGHT POLE	
LAMP POST	
GUY WIRE	
GUY POLE	
FLAG POLE	
TRAFFIC SIGNAL BOX	TSB
SANITARY SEWER MANHOLE	S
CURB INLET	
CATCH BASIN	
CLEANOUT	CO
FIRE HYDRANT	
WATER METER	W
WATER VALVE	WV
GAS METER	G
GAS VALVE	GV
SIGN	
BOLLARD	
CONCRETE	

SITE BM:
PK NAIL IN SIDEWALK NORTH SIDE OF HAYES STREET
ELEV: 473.86

PROJECT BM:
NAVD 88 (GPS DERIVED)

0 5 10 15 20 40 60

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

1800 WEST END HOTEL AND M/X DEVELOPMENT

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ACE HOSPITALITY, INC.
280 WARFIELD BLVD.
CLARKSVILLE, TN 37043

JAMES H. LITTLEJOHN
REGISTERED ENGINEER
AGRICULTURE
No. 14172
STATE OF TENNESSEE
8/20/08

DATE	REVISIONS
08/20/08	28124

NOT ISSUED FOR CONSTRUCTION - FOR INFORMATION ONLY

C4.00
SITE LAYOUT PLAN

SP_2008SP-021U-10
9-11-08 MPC