

Dollar General, Stewarts Ferry

A Specific Plan (SP) District (Formerly Northlake Townhomes SP)

Preliminary SP (Metro Case No. 2012SP-007-001)

SP # 2007SP-019U-14

Metro Council Bill # 2001-1343

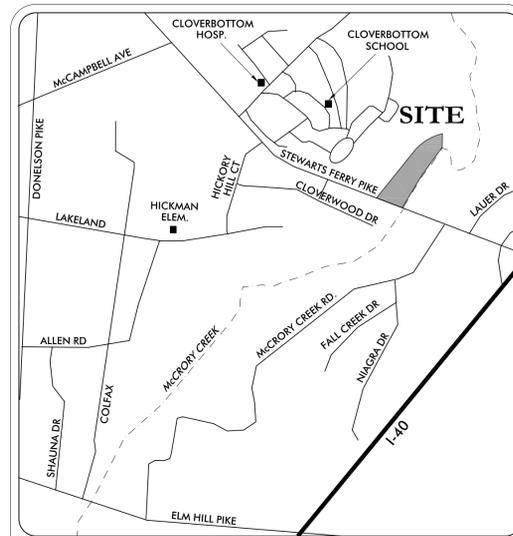
General Plan Consistency

This property falls within the Community Plan Number 14, Donelson/Hermitage, with a Land Use Policy of CMC (Commercial Mixed Concentration) and NCO (Natural Conservation). CMC is a Structure Plan that accommodates major concentrations of mixed commercial development providing consumer goods, services, and employment. Good Accessibility to the site is important due to the amount of traffic generated by this Land Use. Land Uses permitted in CMC include Medium to High Density Residential, all types of retail, highway oriented commercial services, office, etc. This plan meets the standards set forth in the Land Use Manual. The Retail Use proposed fits the Policy of Commercial Mixed Concentration, and this project is proposing to provide a Natural Conservation Easement which will satisfy the NCO Policy on this property. Prior to the approval of the previous SP, this site was Zoned CS which allows Retail Use within the classification.

Overall, this project meets the Policies that this property falls under and will be an enhancement to the surrounding community by providing more retail and preserving more of the site than the current SP as a natural area within a proposed conservation easement.

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	RETAIL	
PROPERTY ZONING	SP	SURROUNDING ZONING R10 (NORTHWEST) & CL(SOUTHEAST)
MINIMUM LOT SIZE	N/A	BUILDING FOOTPRINT 12,480 Sq Ft
NUMBER OF UNITS	N/A	
BUILDING SUMMARY	RETAIL: 9,500 SF GOODS STORAGE: 2,980 SF	
FAR	60% MAXIMUM	6% PROPOSED
ISR	90% MAXIMUM	20% PROPOSED
FRONT YARD SETBACK:	57' FROM CENTERLINE OF STEWARTS FERRY PIKE	
SIDE YARD	NONE REQUIRED: 10' FROM PROPERTY LINE PROPOSED	
REAR YARD	20' FROM PROPERTY LINE	
HEIGHT STANDARDS	1 STORY	
PARKING AND ACCESS		
RAMP LOCATION AND NUMBER	1 ACCESS ON STEWARTS FERRY PIKE	
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	190' EAST ON STEWARTS FERRY PIKE	
DISTANCE TO INTERSECTION	190' EAST ON STEWARTS FERRY PIKE	
	50' MINOR STREET 100' COLLECTOR	185' ARTERIAL STREET 250' CONTROLLED ACCESS RAMP
REQUIRED PARKING BASED ON USES	1 SPACE/200 SF @ 9,500 -48 SPACES 1 SPACE/1500 SF @ 2,980 -2 SPACES = 50 TOTAL SPACES REQ'D 50 SPACES PROPOSED	
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	8.5'x18', 24' AISLES, 90° STD, 9'x20' 90° STD	



Site Vicinity Map

541 & 551 Stewarts Ferry Pike
Being Parcels 59 & 60 On Tax Map 96
Nashville, Davidson County, Tennessee

ORDINANCE NO. BL2007-1343

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, by changing from CS to SP zoning property located at 541 and 551 Stewarts Ferry Pike, approximately 1,130 feet west of Lauer Drive (4.57 acres), to permit the development of 20 townhomes and 4,000 square feet of warehouse space, all of which is described herein (Proposal No. 2007SP-019U-14).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY: Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing CS to SP zoning property located at 541 and 551 Stewarts Ferry Pike, approximately 1,130 feet west of Lauer Drive (4.57 acres), to permit the development of 20 townhomes and 4,000 square feet of warehouse space, as being Property Parcel Nos. 059, 060 as designated on Map 096-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and made a part of this ordinance as though copied herein. Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Sheet No. 096

of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted that, the following conditions be completed, bonded or satisfied prior to the issuance of any permits, or specifically required in the condition.

1. If the previous in-lieu fee for sidewalks for the properties within this SP are not currently retained by Metro, then sidewalks shall be required along Stewarts Ferry Pike. If sidewalks are required, then the development plan must be revised to provide sufficient room for sidewalks. If the change only requires minor changes to the plan, then the changes may be approved as a revision with the final development plan. If the changes are determined by staff to be major, then the plan shall be referred back to Council for approval. 2. A greenway easement shall be provided along McCrory Creek. Since a buffer disturbance has been previously approved for this site, the greenway easement shall be placed within the stream buffer in areas where the disturbance has been approved and adjacent the stream buffer within a 25 foot greenway easement where there is sufficient area. Additional disturbance for the greenway will have to be approved by the Stormwater Management Committee prior to any approval of the final development plan. If an additional buffer disturbance is not approved for the greenway, then the Planning Commission may consider waiving the greenway easement requirement at the final development plan stage. If an additional disturbance is approved, then Metro Greenways must determine if the developer should construct the greenway with the final development plan.

3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district effective at the date of the building permit. This zoning district must be shown on the plan.

4. Signage shall be limited to one monument type sign 20 square feet or less, and not exceed 4 feet in height.

Section 4. Be it further enacted that, a final corrected copy of the SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of this ordinance. If a final corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of this ordinance, then the final corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

Section 5. Be it further enacted, that minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not present in the plan that is a part of this ordinance.

Section 6. Be it further enacted, that for any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district at the effective date of the application for any building permit.

Section 7. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Harold White, J. B. Loring

Sheet Schedule

- | | | |
|---|------|--------------------------------|
| 1 | C0.0 | Cover Sheet |
| 2 | C1.0 | Proposed Development Plan |
| 3 | C2.0 | Proposed Utility Plan |
| 4 | C3.0 | SP Development Plan Comparison |

PURPOSE NOTE

THE PURPOSE OF THIS SUBMITTAL IS TO ABANDON THE EXISTING, GOVERNING, SPECIFIC PLAN KNOWN AS NORTHLAKE TOWNHOMES AND TO OBTAIN PRELIMINARY SP APPROVAL FOR THE DOLLAR GENERAL, SHOWN HEREIN.

STANDARD NOTES

- 1) THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE, CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) PORTIONS OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FEMA MAP 47037C0242F DATED APRIL 20, 2001.
- 4) THE SITE BENCHMARK IS A BRASS DISK LOCATED ON THE SOUTHEAST CORNER TOP OF BRIDGE. NGVD 29 ELEVATION 434.84
- 5) ALL SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS' SIDEWALK DESIGN STANDARDS.
- 6) WHEELCHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 7) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPROVED SPECIFIC PLAN.
- 8) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 9) ANY APPROVALS ARE SUBJECT TO PUBLIC WORKS' APPROVAL OF THE CONSTRUCTION PLANS. FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON FIELD CONDITIONS.
- 10) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- 11) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM 15" CMP IN R.O.W.)
- 12) SOLID WASTE PICKUP SHALL BE PROVIDED VIA ONSITE DUMPSTERS. PLAN & PICKUP TO BE COORDINATED WITH THE METRO PUBLIC WORKS SOLID WASTE DEPARTMENT.
- 13) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 14) ALL WORK IN THE PUBLIC RIGHT OF WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- 15) THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORM WATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
- 16) 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.

COUNCIL DISTRICT-14
COUNCILMEMBER-BRUCE STANLEY

CURRENT OWNER OF RECORD
HERITAGE BANK
PO BOX 537
HOPKINSVILLE, KY 42241
CONTACT: AMY FUTRELL
PHONE: (270)887-2925

APPLICANT
TURNER AND ASSOCIATES REALTY, INC.
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ENGINEER
DALE & ASSOCIATES
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SURVEYOR
DALE & ASSOCIATES
516 HEATHER PLACE
NASHVILLE, TENNESSEE 37204
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FLOODNOTE
A PORTION OF THIS PROPERTY DOES LINE IN A FLOOD HAZARD AREA AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47037C0242F. DATED APRIL 20, 2001.

SITE BENCHMARK
BRASS DISK LOCATED ON THE SE CORNER TOP OF BRIDGE (METRO BENCHMARK).
NGVD 1929 ELEVATION 434.84



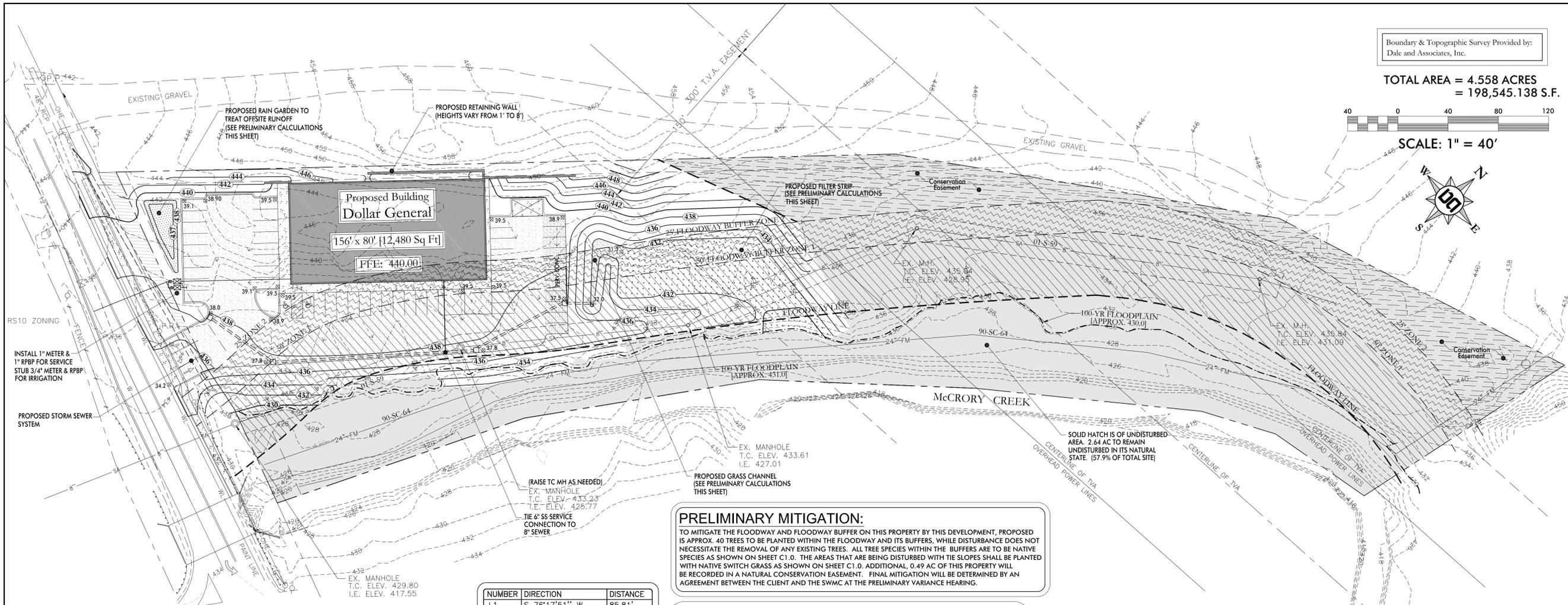
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
Landscape Architecture

MPC Case Number
2012SP-007-001

516 Heather Place
Nashville, Tennessee 37204
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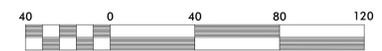
DA PROJECT # 11107
Dollar General SP
Stewarts Ferry Pike

C0.0



Boundary & Topographic Survey Provided by:
Dale and Associates, Inc.

TOTAL AREA = 4.558 ACRES
= 198,545.138 S.F.



SCALE: 1" = 40'



REVISIONS:

Preparation Date: Jan 2012

Dollar General
Stewarts Ferry Pike
Tax Map 96, Parcels 59 & 60
Nashville, Davidson County, Tennessee

RS10 ZONING
INSTALL 1" METER & 1" RPPB FOR SERVICE STUB 3/4" METER & RPPB FOR IRRIGATION

PROPOSED STORM SEWER SYSTEM

PRELIMINARY MITIGATION:
TO MITIGATE THE FLOODWAY AND FLOODWAY BUFFER ON THIS PROPERTY BY THIS DEVELOPMENT, PROPOSED IS APPROX. 40 TREES TO BE PLANTED WITHIN THE FLOODWAY AND ITS BUFFERS, WHILE DISTURBANCE DOES NOT NECESSITATE THE REMOVAL OF ANY EXISTING TREES. ALL TREE SPECIES WITHIN THE BUFFERS ARE TO BE NATIVE SPECIES AS SHOWN ON SHEET C1.0. THE AREAS THAT ARE BEING DISTURBED WITH THE SLOPES SHALL BE PLANTED WITH NATIVE SWITCH GRASS AS SHOWN ON SHEET C1.0. ADDITIONAL, 0.40 AC OF THIS PROPERTY WILL BE RECORDED IN A NATURAL CONSERVATION EASEMENT. FINAL MITIGATION WILL BE DETERMINED BY AN AGREEMENT BETWEEN THE CLIENT AND THE SWMC AT THE PRELIMINARY VARIANCE HEARING.

NUMBER	DIRECTION	DISTANCE
L1	S 76°17'51" W	85.81'
L2	S 58°26'18" W	61.53'
L3	N 73°11'54" W	82.23'
L4	N 82°18'19" W	126.40'
L5	N 73°11'44" W	90.18'

HYDRANT TEST
HYDRANT # 11960
STATIC: 95 PSI
RESIDUAL: 70 PSI
HYDRANT # 11961
FLOW: 70 PSI
GPM: 1,397 GPM
TESTED BY: MWS
DATE: 5/17/07

PRELIMINARY STORMWATER VARIANCE COMPARISON:
SUMMARY:
THE PREVIOUS SP ON THIS PROPERTY, NORTHLAKE TOWNHOMES SP, WAS GRANTED A VARIANCE BY THE STORMWATER MANAGEMENT COMMITTEE IN MARCH OF 2004. AT THAT TIME, THE STORMWATER MANUAL AND ITS REGULATIONS REQUIRED A 50' FLOODWAY BUFFER AND THE VARIANCE FALLS UNDER THIS STANDARD. APPLYING THE CURRENT STORMWATER REGULATIONS NECESSITATES A 50' ZONE 1 BUFFER AND A 25' ZONE 2 BUFFER WHICH COVERS MORE OF THE SITE WITH THE BUFFERS THAN THE PREVIOUS APPROVED PLAN. BELOW IS A SUMMARY OF WHAT WAS APPROVED FOR THE PREVIOUS TOWNHOME DEVELOPMENT AND WHAT THIS PLAN WILL BE REQUESTING THROUGH ITS SUBMITTED SWMC APPEAL.
VARIANCE FOR CURRENT SP PLAN (TOWNHOMES):
AS STATED ABOVE, A VARIANCE WAS APPLIED TO THE NORTHLAKE TOWNHOMES SP PROJECT. THIS VARIANCE WAS OBTAINED UNDER THE PREVIOUS STORMWATER MANAGEMENT MANUAL, WHICH REQUIRED A 50' FLOODWAY BUFFER. THE TOTAL DISTURBANCE ON THE TOWNHOME PLAN (BOTH IN AND OUTSIDE THE BUFFER) IS 2.826 AC OR 123,081.39 SF. BELOW IS A SUMMARY OF THE GRANTED VARIANCE:
○ TO ALLOW FOR THE DISTURBANCE OF THE McCRORY CREEK FLOODWAY BUFFER TO THE EXTENT SHOWN ON THE PLAN OF RECORD.
○ SAID CONSTRUCTION DOES NOT COMPLY WITH SECTION 5.9 OF THE METROPOLITAN STORMWATER MANAGEMENT MANUAL (VOL. 1-REGULATIONS, DATED SEPTEMBER 1999), PROHIBITING DISTURBANCE OF THE FLOODWAY BUFFER.
CONDITIONS OF APPROVAL:
○ FIELD STAKE THE FLOODWAY BUFFER AND LIMITS OF DISTURBANCE PRIOR TO INSTALLATION OF SILT FENCE. OBTAIN APPROVAL FROM METRO WATER SERVICES, NPDES DEPARTMENT OF STAKED LOCATIONS PRIOR TO INSTALLATION OF SILT FENCE
○ THE APPELLANT IS REMINDED THAT NO CONSTRUCTION OR DISTURBANCE SHOULD COMMENCE PRIOR TO OBTAINING A GRADING PERMIT FROM METRO WATER SERVICES, AND ANY OR ALL APPLICABLE BUILDING PERMITS FROM METRO CODES.
PRELIMINARY VARIANCE FOR PROPOSED SP:
THIS PROJECT WILL BE REQUESTING A PRELIMINARY VARIANCE FROM THE STORMWATER MANAGEMENT COMMITTEE WHICH SHALL INCLUDE THE FOLLOWING:
○ MINOR CUT AND FILL. (NO UNCOMPENSATED FILL IS PROPOSED)
○ ZONE 1 BUFFER DISTURBANCE TO INCLUDE: 0.54 AC
*PAVEMENT- APPROX. 0.21 AC OF DISTURBANCE
*BAF'S- APPROX. 0.17 AC OF DISTURBANCE
*STORM SYSTEM- APPROX. 260 LF OF PIPE, 3 INLETS, 1 HEADWALL
*GRADING THE SLOPES- APPROX. 0.16 AC OF DISTURBANCE
○ ZONE 2 BUFFER DISTURBANCE TO INCLUDE: 0.28 AC
*PAVEMENT- APPROX. 0.13 AC OF DISTURBANCE
*BUILDING- APPROX. 0.03 AC OF DISTURBANCE
*BMP'S- APPROX. 0.08 AC OF DISTURBANCE
*STORM SYSTEM- APPROX. 25 LF OF PIPE
*GRADING THE SLOPES- APPROX. 0.04 AC OF DISTURBANCE
○ TO ALLOW CONTINUAL MOWING ALONG SIDE OF PARKING AREA WITHIN BUFFER.

EROSION CONTROL & GRADING NOTES

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

PRELIMINARY DRAINAGE CALCULATIONS:

RAIN GARDEN FOR OFFSITE RUNOFF:
DRAINAGE AREA: 0.33 AC TOTAL
-IMPERVIOUS: 0.05 AC
-GREEN: 0.28 AC
WQV REQUIRED: 203 CF
WQV PROVIDED: 1,039 CF
TOP OF RAIN GARDEN AREA: 900 SF
BOTTOM OF SWALE AREA: 493 SF
ABOVE GROUND TOTAL VOLUME: 697 CF ±
BIO-MEDIA VOLUME: 444 CF ±
NOTE: CALCULATIONS ASSUME 6" PONDING ABOVE THE MEDIA & 36" DEEP BIO-MEDIA

GRASS CHANNEL FOR PRE-TREATMENT:
DRAINAGE AREA: 1.07 AC TOTAL
-IMPERVIOUS: 0.87 AC
-GREEN: 0.20 AC
10-YR FLOW: 6.24 CFS
FIRST FLUSH: 2.20 CFS
REQUIRED LENGTH OF GRASS CHANNEL: 35 FT
PROPOSED LENGTH OF GRASS CHANNEL: 70 FT

FILTER STRIP FOR TREATMENT:
DRAINAGE AREA: 1.07 AC TOTAL
-IMPERVIOUS: 0.87 AC
-GREEN: 0.20 AC
10-YR FLOW: 6.24 CFS
FIRST FLUSH: 2.20 CFS
REQUIRED LENGTH OF GRASS CHANNEL: 25 FT
PROPOSED LENGTH OF GRASS CHANNEL: 150 FT
REQUIRED WIDTH OF FILTER STRIP: 36.67 FT
PROPOSED WIDTH OF FILTER STRIP: 40 FT
NOTE: FILTER STRIP LENGTH OVERSIZED TO PROVIDE AN EXCESS OF 75 FT OF SHEET FLOW TO PROVIDE THE EQUIVALENT BENEFIT OF A 75 FT FLOODWAY BUFFER

NATURAL CONSERVATION EASEMENT:
MINIMUM AREA REQUIRED: 10,000 SF
AREA PROPOSED: 21,634 SF OR 0.49 AC

PRELIMINARY WATER QUALITY DESIGN TOOL:
DRAINAGE AREA 1 (OFFSITE RUNOFF TO RAIN GARDEN): 80%
DRAINAGE AREA 2 (DISTURBED PORTION OF SITE TO GRASS CHANNEL & FILTER STRIP): 75%
DRAINAGE AREA 3 (AREA ONSITE PRESERVED IN NATURAL CONSERVATION EASEMENT): 100%
TOTAL WQV PROVIDED: 82.35%

IN ACCORDANCE WITH THE METRO STORMWATER MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:
○ UNDERGROUND DETENTION
○ ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
○ PUBLIC STORM SEWER INFRASTRUCTURE
○ CUT & FILL IN THE FLOODPLAIN
○ SINK HOLE ALTERATIONS
THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS

Proposed Utility Plan

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

DA PROJECT # 11107
Dollar General SP
Stewarts Ferry Pike
C2.0
9 of 9

MPC Case Number
2012SP-007-001
516 Heather Place
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