

Erosion Control and Grading Notes

- 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.
- All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 lbs. per 1000 sq. ft. of 10-10-10 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), unless otherwise noted within written specifications.
- Erosion control barrier is called out on plans and is to comply with the Metropolitan stormwater management manual, volume four, section TCP-14.
- Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
- 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.
- Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' long and at least 6" thick.
- 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.
- The contractor shall notify the Metro Davidson County department of Public Works construction compliance division, three days prior to beginning the work.
- 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.
- Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
- The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.
- 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.
- 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.
- All erosion control measures shall remain in place until site is stabilized & construction is complete.
- Contractor to provide an 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 the pre-construction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the EPSC plan.
- 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 Stormwater Management Manual Volume 1 - Regulations.
- Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Storm Water approval/comments only. The final lot count and details of the plan shall be governed by the appropriate Storm Water regulations at the time of final application.

Landscape Notes

- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities. the landscape contractor shall verify the exact location of all utilities and take precautions to prevent damage to the utilities.
- All planting and mulch beds shall be sprayed with round-up (contractor's option) prior to the installation of mulch.
- Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
- The landscape contractor shall be responsible for the fine grading of all planting areas.
- All planting areas shall be fertilized with 12#/1000 s.f. of 10-10-10 fertilizer.
- All planting beds shall have a minimum of 3" depth of shredded hardwood bark mulch.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
- The landscape contractor shall provide a one year warranty on all plant materials and replace any dead or dying material within that time period.
- No plant materials should be substituted without authorization by Dale & Associates. Plant sizes shown are minimums required by the local municipality and materials shown have been selected specifically for this project.
- All wire baskets shall be completely removed and disposed of, burlap should be removed or punctured in at least 5 places. Remove all twine from burlapped materials.
- Guying is not allowed unless required by municipality or site conditions. The landscape contractor shall remove wires after a one year period.
- No canopy tree shall be located within 15' of an overhead utility. No tree shall be located within a public utility easement. Locating plant materials within a drainage easement is acceptable, but only if installed as not to disturb existing drainage flow. In such instances, the materials shall be located no closer than 5' from the centerline of drainage.
- Lighting plan to be coordinated with proposed planting plan. no light poles to be located in tree islands. See lighting plan for proposed light locations.

NDOT Notes

- All work within the public right of way requires an excavation permit from NDOT.
- Proof-rolling of all street subgrades is required in the presence of the NDOT inspector. Inspection of the binder course is required prior to final paving in the presence of the NDOT. These requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement marking are to be thermoplastic.
- Final construction plans and road grades shall comply with the design regulations established by NDOT. Slopes along roadways shall not exceed 3:1.

MWS Standard Private Utility Plan Notes

- All water and sewer construction shall be in accordance with specifications and standard details of the metro Water Services.
- All connections to existing manholes shall be by coring and resilient connector method.
- Vertical Double Check Valve Assemblies, that are located in interior rooms, can only be used for fire services.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Irrigation line shall be copper from the meter to the backflow preventer.
- The minimum fees outlined in the capacity letter must be paid before commercial construction plans can be reviewed.
- All sewer services shall be minimum 6 inches in diameter, from connection at the main until the fires clean out assembly.
- Backflow device to remain accessible at all times.
- Plan size shall be 24" x 36" and shall show contours around meter boxes.
- Any unused existing water meters must be cut and capped at the public main.
- All lead or galvanized water service lines encountered with the project shall be reinstated with copper of like size from the water main to the meter box.
- Domestic and irrigation water meters and associated appurtenances shall be placed in or under a paved or improved surface other than the portion of the service located within the right of way.
- Sanitary sewer taps shall be placed at the lowest adjacent sewer main elevation for each premises and shall not be located in or under a paved or improved surface other than the portion within the right of way.

Water and Sewer Notes

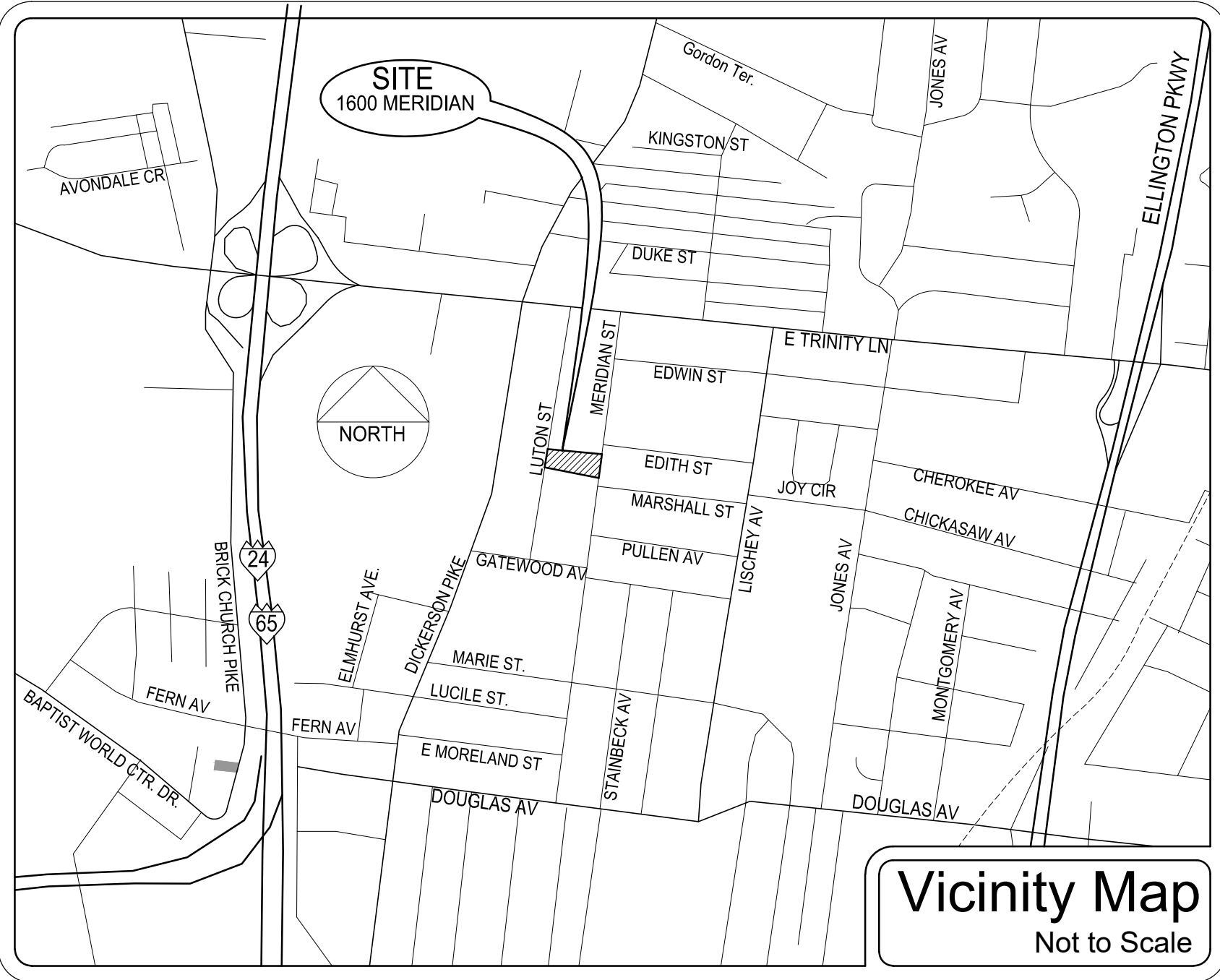
- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- The contractor is responsible for reimbursing the Metro Water Services the cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- 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.
- All connections to existing manholes shall be by coring and resilient connector method.
- Reduced Pressure Backflow Prevention Devices (RPBP) or dual check valve will be required on all test and fill lines (jumper) needed for water main constructionand must be approved by the Metro Water Services.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans in digital (DWG & PDF) format. 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. (A) Sewer plans shall be sealed by a license professional engineer and/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 to property corners and lines and/or stationing 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. (B) Water line plans shall be sealed by a Licensed Professional Engineer and/or a Registered Land Surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, location of hydrants, valves, reducers, tees and pressure reducing devices where applicable.
- Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
- Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
- All water mains must be located within the paved areas including all blow-off assemblies.
- All lead or galvanized water service lines encountered with this project shall be reinstated with copper of like size from the water main to the meter box.
- Domestic and irrigation water meters and associated appurtenance shall not be placed in or under a paved or improved surface other than the portion of the service located within the right of way
- Sanitary sewer taps shall be placed at the lowest adjacent sewer main elevation for each premises and shall not be located in or under a paved or improved surface other than the portion within the right of way.

Standard SP Notes

- The purpose of this SP is to obtain Final Site Plan approval for 27 multifamily units. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved by the Metropolitan Department of Water Services.
- This property does not lie within a flood hazard area as identified by FEMA ON MAP 47037C0234H", Dated: April 5, 2017.
- All public sidewalks are to be constructed in conformance with metro public works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro right of way is 18" RCP).
- Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
- Individual water and/or sanitary sewer service lines are required for each unit.
- Solid waste pickup to be provided by individual roll-away cans.
- Landscape and tree density requirements per Metro Zoning Ordinance.
- Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, 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 currently present or approved. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- 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 RM20-A zoning district as of the date of the applicable request or application.
- The final Site Plan/building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed obstructions within any required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.

Final SP
Meridian Heights
AKA 1600 Meridian Street
Nashville, Davidson County, Tennessee
Metro Tax Map 71-11, Parcel 31
Case 2025SP-001-002

USE - CHAPTER 17.08 & 17.16			
SPECIFIC PLAN DEVELOPMENT SUMMARY			
PROPOSED USE		Multi-Family (27 Units)	
PROPERTY ZONING	SP	OVERLAY(s) N/A	SURROUNDING ZONING RS5
USE CHARTS:		PERMITTED	
SITE CRITERIA			
SUBDIVISION PLAT		Part of Lot 13, Nashville Trust Co	
MINIMUM LOT SIZE		Not Applicable	
Floor Area Ratio		Not Applicable	
ISR - Adjustments / Slopes over 15%		0.70 Maximum / 0.50 Proposed (doesn't include Pervious Pavers)	
STREET SETBACKS:		20 Feet	
SIDE YARD		10 Feet	
REAR YARD		Not Applicable	
HEIGHT STANDARDS		3 Stories in 45' (Height is measured from the finish grade of the four most exterior corners of structure to the midpoint of the primary roof pitch or to the top of parapet for a flat roof) Height to Eave shall be limited to 30' for aerial access. No Height Stepback shall be required	
PARKING AND ACCESS - CHAPTER 17.20			
RAMP LOCATION AND NUMBER		1 Ramp access on Meridian Street & 1 Ramp on Luton Street	
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')		85' South on Luton St & 95' South on Meridian St	
DISTANCE TO INTERSECTION		150' South to Meridian St & Marshal St	
	50' MINOR STREET 100' COLLECTOR	185' ARTERIAL STREET 250' CONTROLLED ACCESS RAMP	
REQUIRED PARKING BASED ON USES		(5) 1Bed @ 1.0 Stalls/Un + (22) 3 Beds @ 2.0 Stalls/Un 49 Stalls Required (51 Stalls Provided)	
PROPOSED PARKING			
SPACE SIZES, AISLE WIDTHS, ANGLE DATA		8.5' x 18' (90°) w/ 24' Drive Aisle	
REQUIRED LOADING BASED ON USES		None Required	
SURFACING OVER 5 SPACES 1,750 SQ. FT.		Provided	
QUEUING LANES		Provided	
OVER 10 SPACES 20' QUEUING AT EXIT		Provided	
NUMBER OF COMPACT SPACES / %		None	
NUMBER OF ACCESSIBLE SPACES		None Required	
SIDEWALKS REQUIRED		Provided Along Public Rights of Way	
LANDSCAPING STANDARDS - CHAPTER 17.24			
REQUIRED BUFFERYARDS		"B" Buffers w/ Opaque Fence Along North & South Lines	
BUFFERYARD ADJUSTMENT		Not Applicable	
PERIMETER LANDSCAPING		Provided	
STANDARD FOR 4 OR MORE LANES		Not Applicable	
SIDE LINES ADJACENT TO PARKING AREAS 5' MINIMUM WITH TREES-2.5' WITH TREE ISLANDS		Provided	
INTERIOR LANDSCAPING MINIMUM 8% AREA		Provided	
OPAQUE FENCE ADJACENT TO RESIDENTIAL PARKING AREA		Provided	
SCREENING AROUND DUMPSTERS (NO CHAIN LINK FENCE PERMITTED)			
TREE DENSITY		See Landscape Compliance Plan	



Property Information
Owner: Meridian Heights, LLC
1600 Meridian Street
Nashville, Tennessee 37207
1.41 Acres (1.44 Acres Disturbed)
Council District 05: Sean Parker

Developer
Mandy Development LLC
9005 Overlook Boulevard
Brentwood, Tennessee 37027
Contact: Murat Verbay
Phone: 615.720.8250
Email: verbay@mandyholding.com

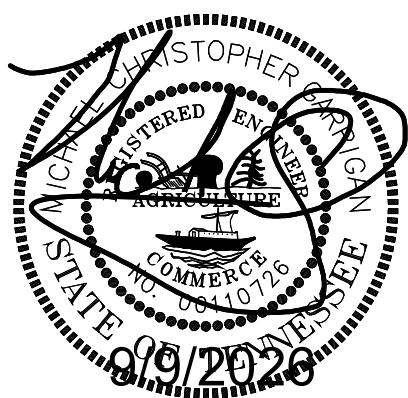
Civil Engineer
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net

Surveyor
Delle Land Surveying
408 Nesbitt Lane
Madison, Tennessee 37115
Contact: Steve Delle, RLS
Phone: 615.642.9146
Email: Delle1104@outlook.com

Flood Note
This property is not located within a Flood Hazard Area (Zone X) as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0234H dated April 5, 2017.

Benckmark
Existing Sewer Manhole casting, located within Meridian Street Right of Way near the northeast corner of the site.
NAVD 88 Elevation 535.15

- WeGo Bus Notes**
- Development must upgrade the existing Lischey & Edith Ave southbound bus stop to an in-lane local service bench-type bus stop with appurtenances as per the latest WeGo Transit Design Guidelines.
 - Upgraded bus stop must have an ADA-compliant passenger waiting area min. 35ft x 8ft, flush with tangent curb and flush with ADA-compliant sidewalk. Bus stop upgrade may be constrained by existing curb and ROW.
 - Development must coordinate and reach agreement with WeGo (Robert.Johnson@nashville.gov) prior to this SP approval, again prior to Final SP approval, and again prior to Building Permit issue.
- Architectural Standards**
- For building facades fronting streets and public open space, the width of the blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
 - Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the Preliminary SP.
 - Refuse collection, recycling, and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.
 - Windows shall be vertically oriented at a ratio of 1.5:1 or greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls, and other special conditions.
 - If provided, porches shall have a minimum depth of 6 feet.



Permits	
MPC Case Number	2025SP-001-002
SWGR (Grading)	2025094231
Water (25WL0087)	2025094241
Sewer (25SL0216)	2025094244

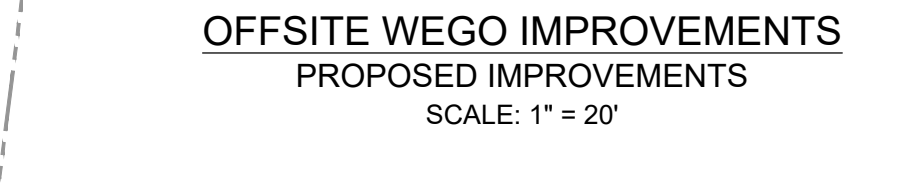
Dale & Associates

Civil Engineering
Land Planning & Zoning
Surveying

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

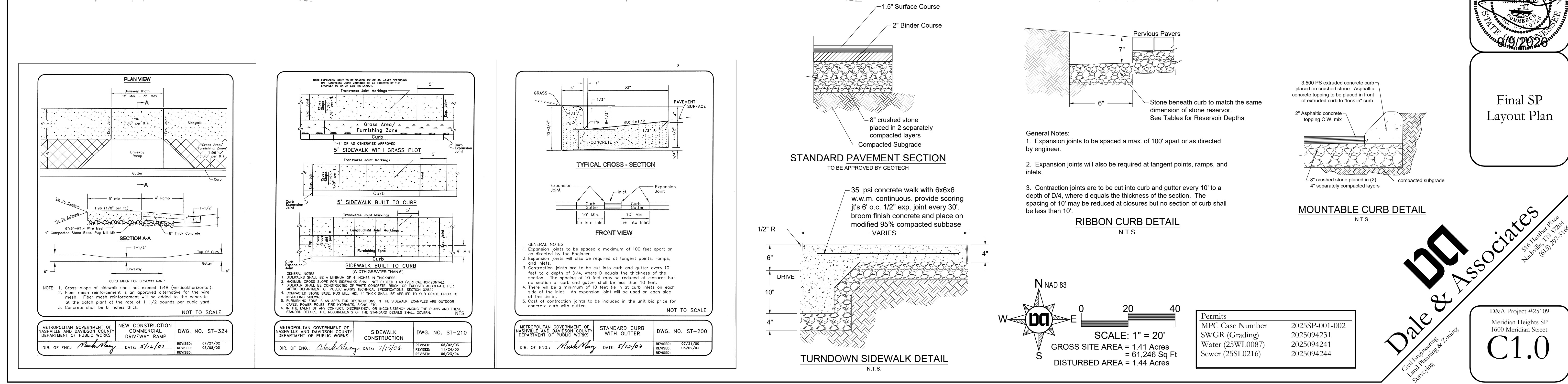
D&A Project #25109
Meridian Heights SP
1600 Meridian Street
C0.0

C0.1



Associates
316 North Place
Norwalk, CT 06854
(203) 297-5100

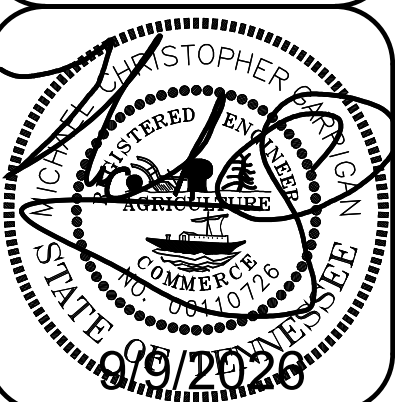
D&A Project #25109
Meridian Heights SP
1600 Meridian Street
C1.0



Drawing Date:
September 2025

Revisions

Final Specific Plan
Meridian Heights
AKA 1600 Meridian Street
Tax Map 71-11, Parcel 31
Nashville, Davidson County, Tennessee



Initial Erosion
Control Plan

D&A Project #25109

Meridian Heights SP
1600 Meridian Street

C2.0

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

516 Hollister Place
Nashville, TN 37204
(615) 297-5166

The Project associated with these submitted plans is covered under Tennessee Construction General Permit TNR 248720. The Total Disturbed Area is **1.44** acres.

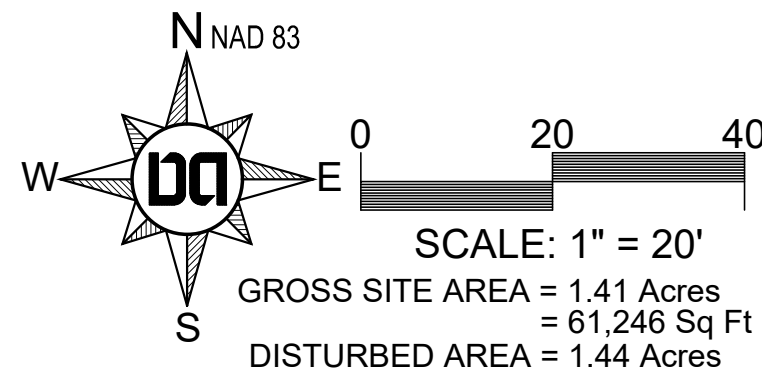
Check all that apply: This site discharges into waters identified by TDEC as:
☒ Impaired for sitation ☐ Impaired for habitat alteration
☐ Exceptional

Engineer [Signature] 9/9/2026
Date

[Signature], as the "Certified" Erosion Control Specialist for this Site, have Reviewed and Approved the Erosion Prevention and Sediment Control BMP's of these Plans on 9/9/2026

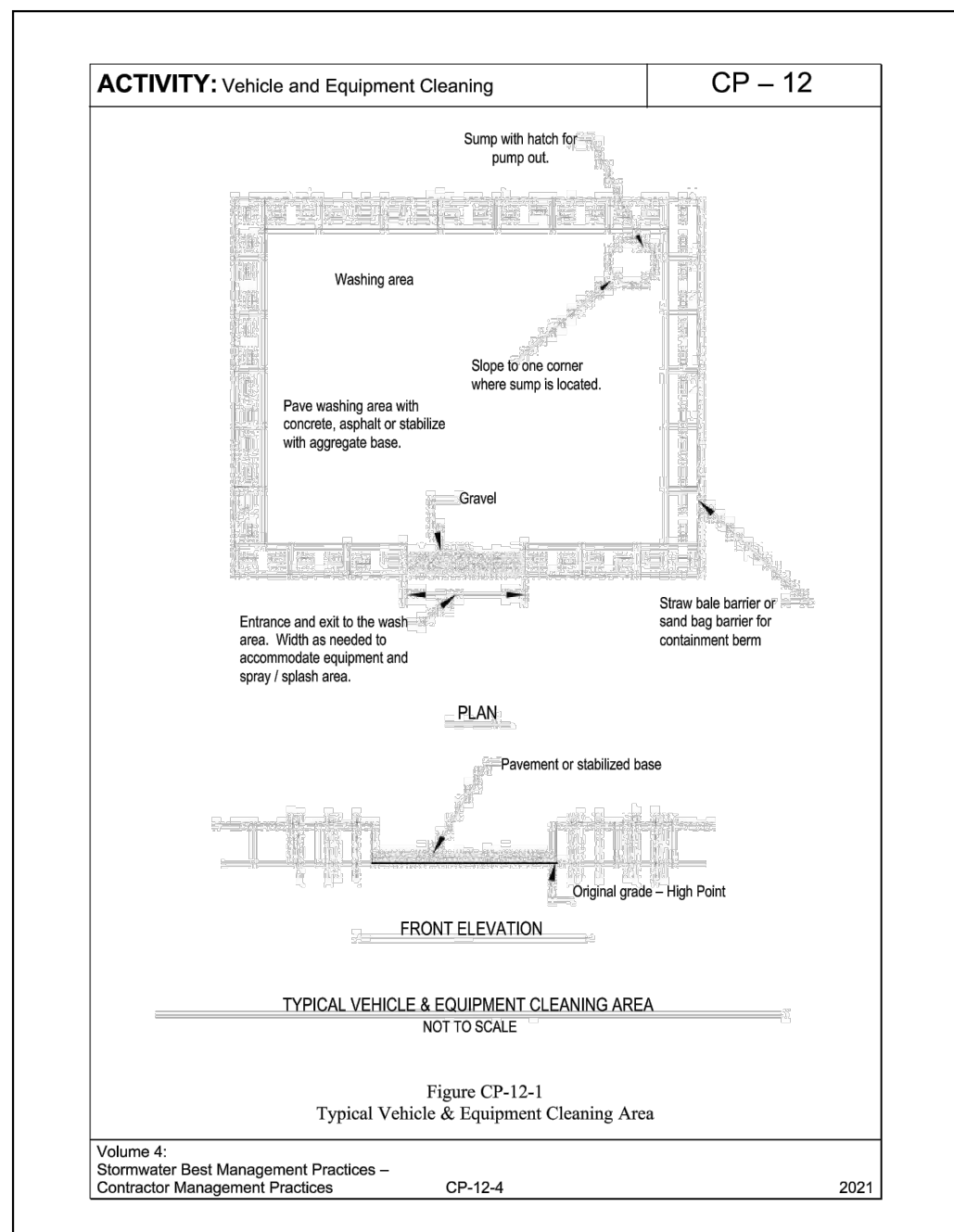


Permits	
MPC Case Number	2025SP-001-002
SWGR (Grading)	2025094231
Water (25WL0087)	2025094241
Sewer (25SL0216)	2025094244



EPSC NOTES

- ALL PERIMETER EPSC MEASURES MUST BE IN PLACE PRIOR TO GRADING.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PREIOD GREATER THAN 7 DAYS WITH SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL SLOPES 3:1 OR GREATER AND CHANNEL SIDE SLOPES TO RECEIVE EROSION CONTROL MATTING.
- CONTRACTOR SHALL PROVIDE AN 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 PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY ARE ALSO REQUIRED BY THE GRADING PERMITTEE.



Silt Fence Maintenance Notes:

- Inspect weekly and after each rainfall.
- Repair wherever fence is damaged.
- Remove sediment when it reaches 1/3 the height of the fence.
- Inspect silt fence when rain is forecast. Perform required maintenance before the storm event.
- Remove silt fence when no longer needed. Fill and compact past holes and anchor trench remove sediment accumulation, and grade alignment to blend with adjacent ground.

Silt Fence Notes:

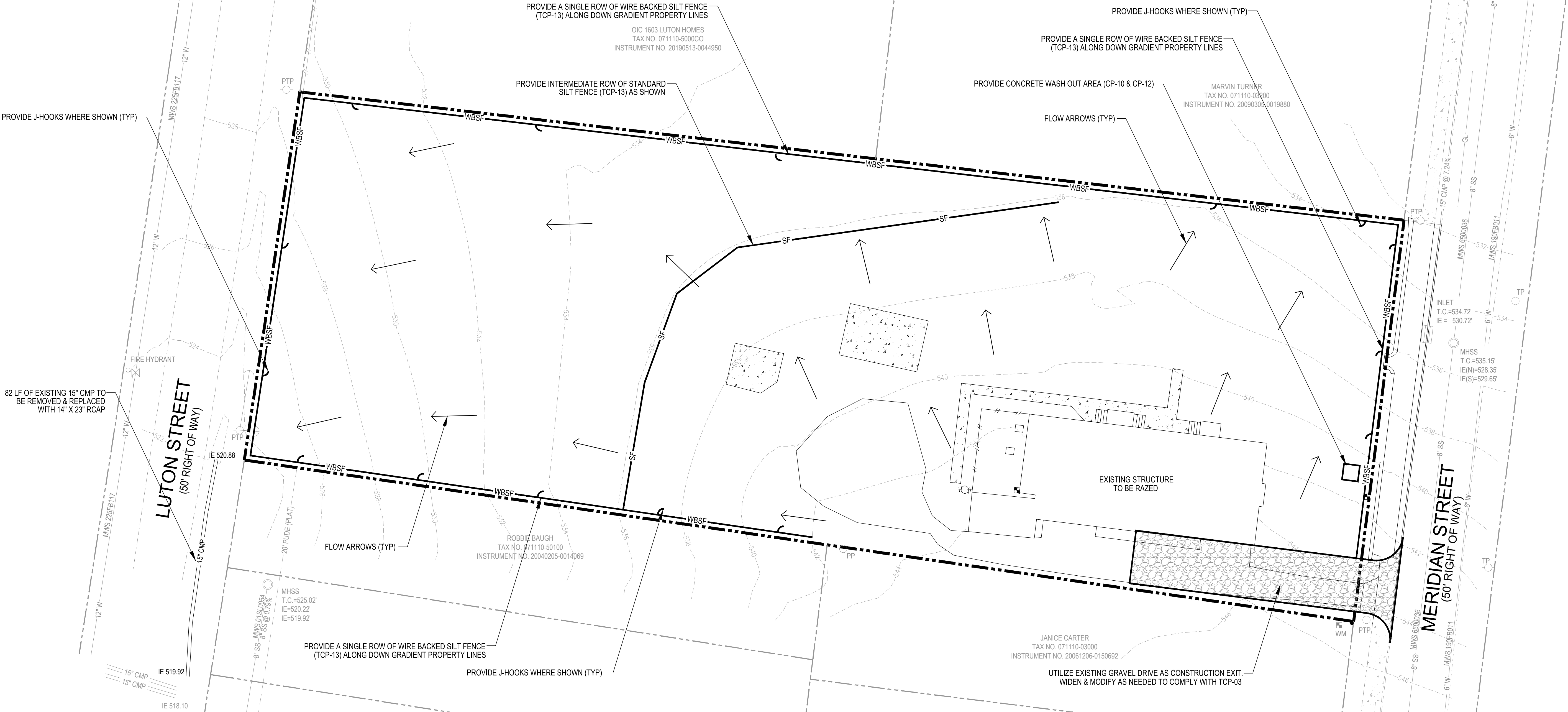
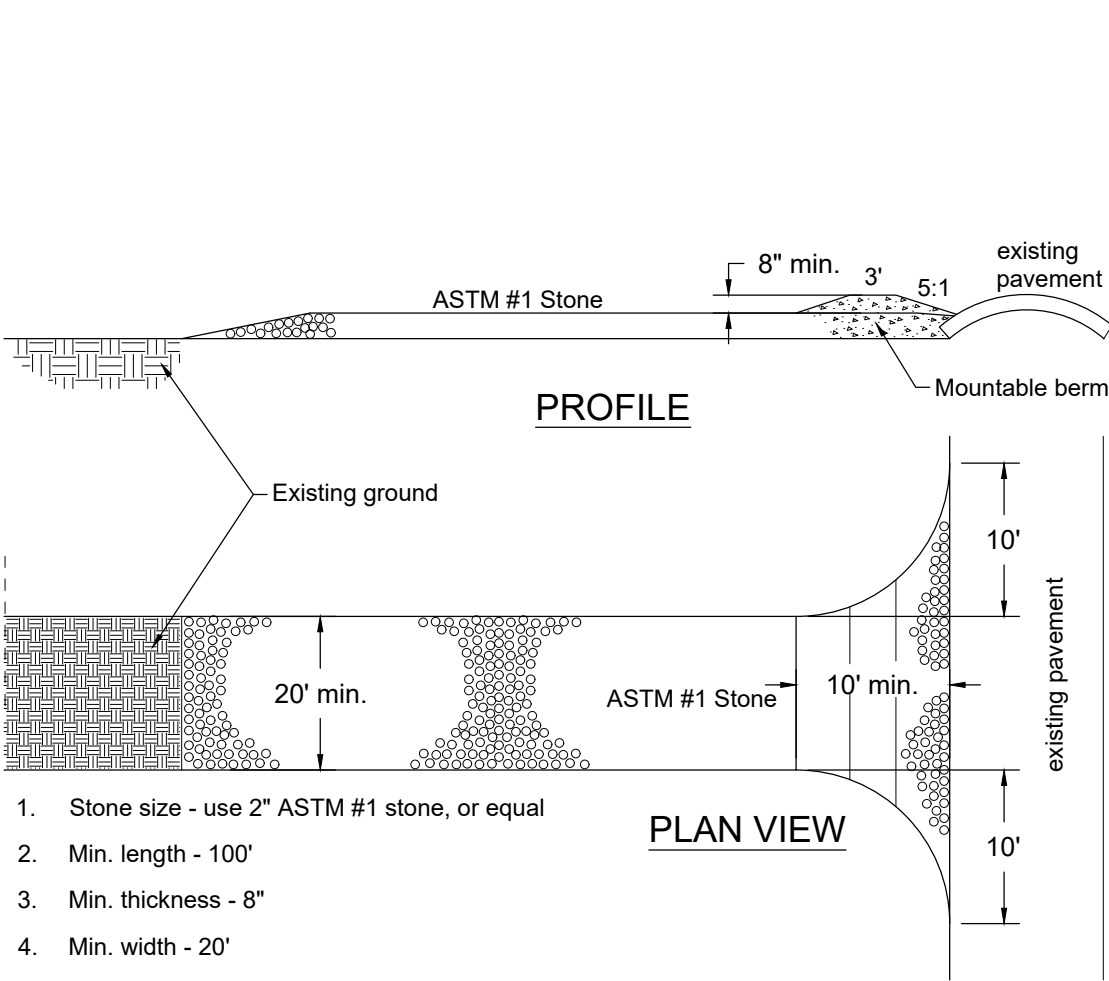
- Non Woven Geotextile Filter Fabric to be placed prior to start of rough grading.
- Steel posts shall be approved by owner prior to use.
- Wood posts shall be 2"x 2" min., oak or similar hardwood.
- Posts shall be spaced at 6' intervals.
- Filter fabric shall be securely bound to posts with either staples or wire ties.
- Filter fabric shall be polypropylene fabric by Corps of Engineers guide spec. CW 02215. With equivalent opening size (eos) of no.100 sieve min., no.40 sieve max., as determined.
- J-Hooks to be used when silt fence is not installed along a contour.

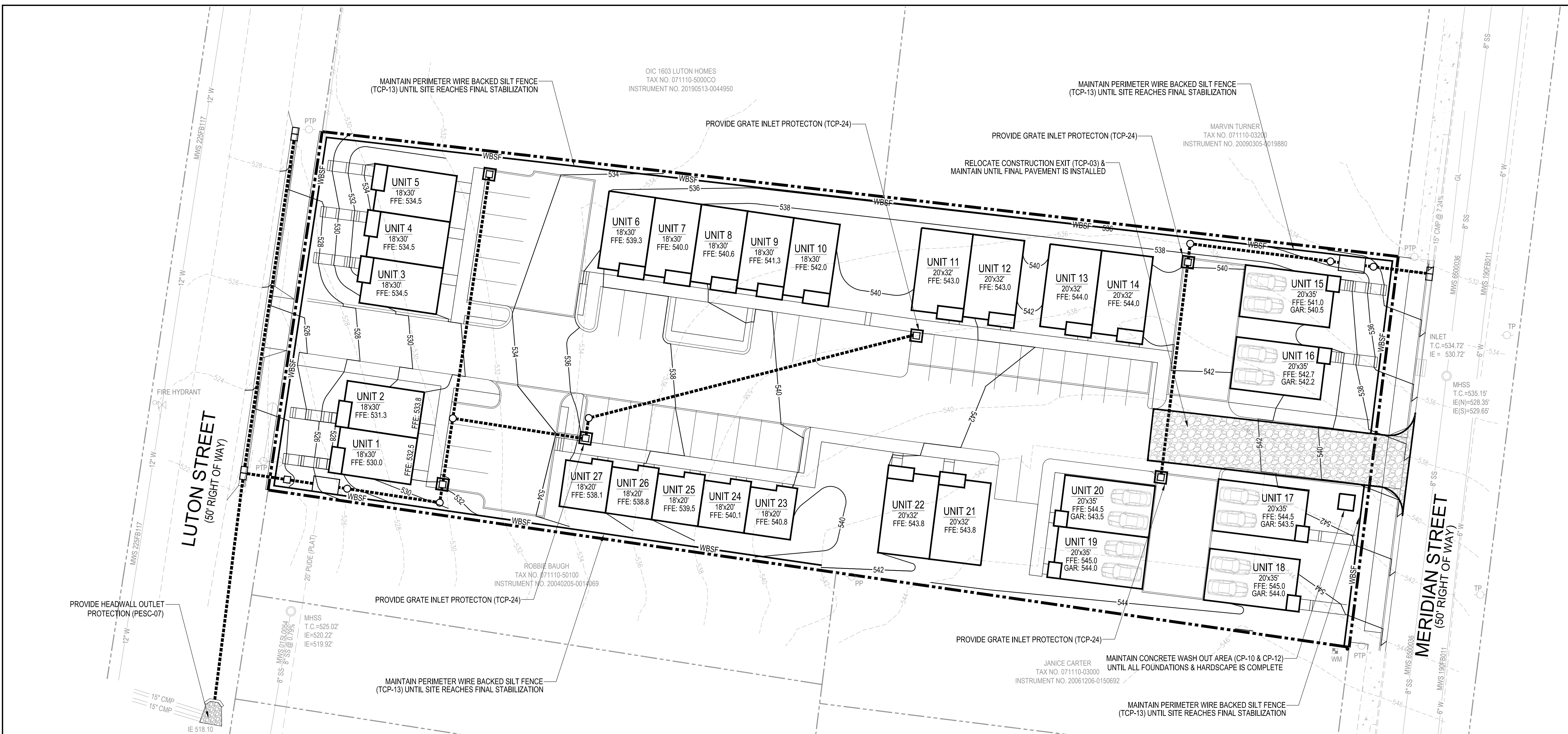
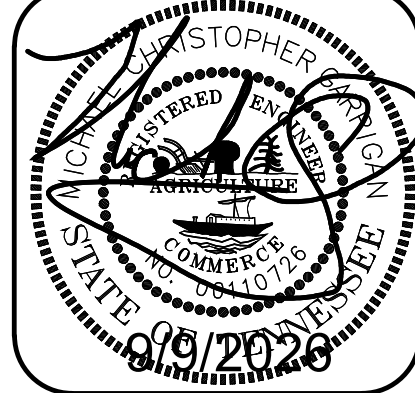
SILT FENCE W/ BACKING DETAIL

REFER TO METRO DETAIL TCP-13

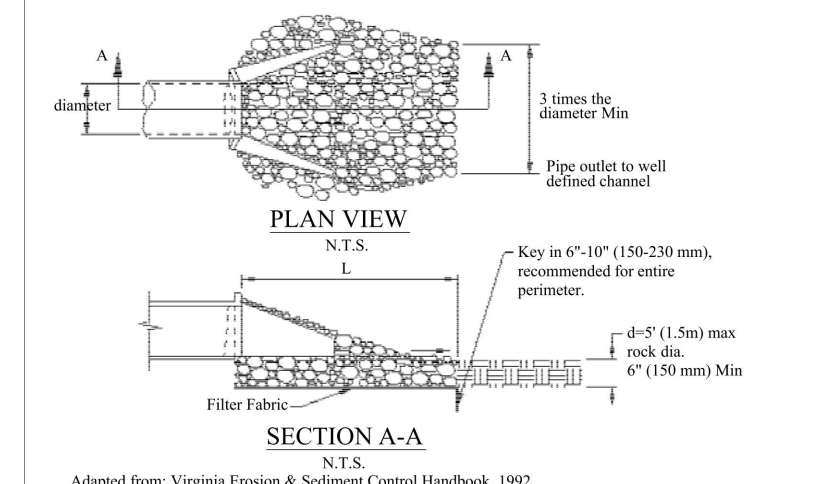
TEMPORARY CONSTRUCTION EXIT

REFER TO METRO DETAIL TCP-03
N.T.S.





ACTIVITY: Outlet Protection **PESC - 07**



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ³ /s (m ³ /s)	Apron Length, L ft (m)	Rip-Rap D ₅₀ (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.85 (0.28)	13 (4)	6 (150)
18 (450)	9.85 (0.28)	10 (3)	6 (150)
	20.15 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	21 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.05 (1.70)	30 (9)	16 (400)

For larger or higher flows,
consult a registered civil engineer

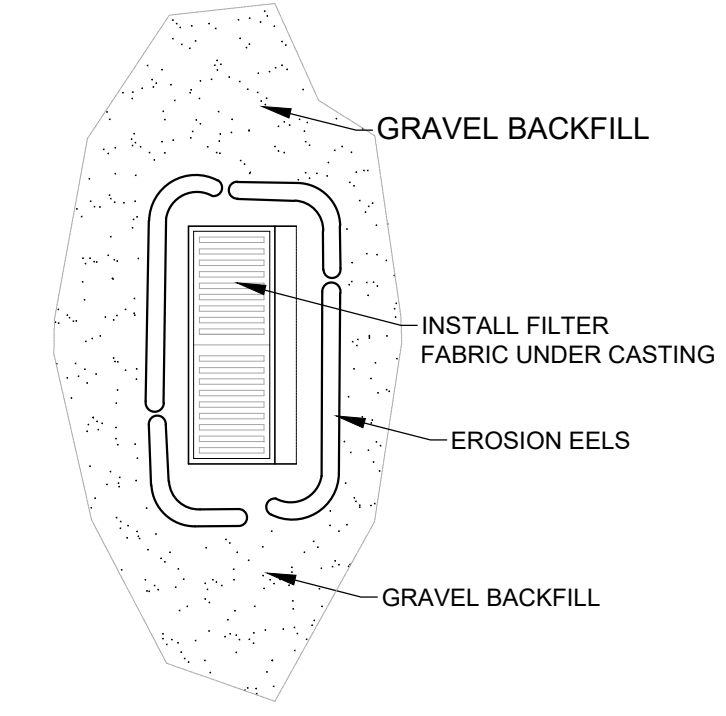
Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

Volume 4
BMP For Development Activity -
Permanent Erosion Control Management Practices

PESC-07-3

2021

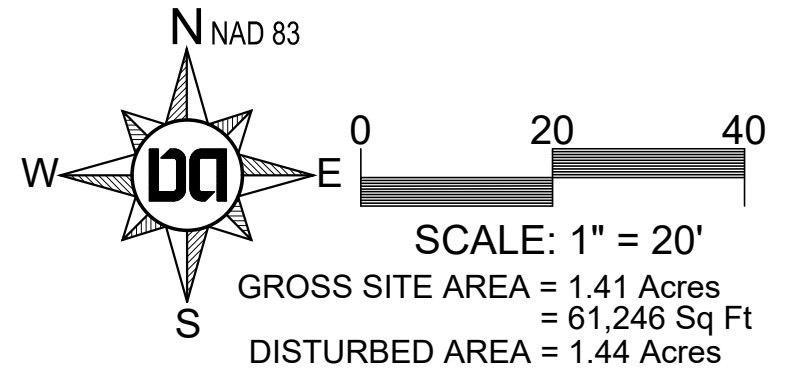


TO BE INSTALLED AS NOTED ON PLAN
LEFT IN PLACE UNTIL PROPOSED
PAVEMENT IS IN PLACE AND GRASS
IS ESTABLISHED OVER DISTURBED AREA.

GRATE INLET PROTECTION
REFER TO METRO DETAIL TCP-24
N.T.S.

STABILIZATION OF DISTURBED SOILS

- Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 15 days.
- As a general rule, permanent seeding will be performed within 14 days after the final grade on an area has been established. If disturbed areas on-site are to remain dormant for periods greater than 15 days in duration, the contractor will apply permanent soil stabilization. An allowance in the time schedule will be made for snow cover during periods of construction downtime. Seeding will be performed by hydro-seeding, by hand, or by a mechanical broadcasting method.
- The areas to be seeded will be uniform and will conform to the finished grade and cross Section shown in the plans for this project or as otherwise designated. Owner's representative will perform minor shaping of uneven and rough areas outside the graded section as directed in order to provide for more effective erosion control and for ease of subsequent earth moving operations.
- The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.



The Project associated with these submitted plans is covered under Tennessee Construction General Permit TNR 248720. The Total Disturbed Area is **1.44** acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☒ Impaired for siltation ☐ Impaired for habitat alteration
☐ Exceptional

Engineer *[Signature]* **9/9/2026** Date

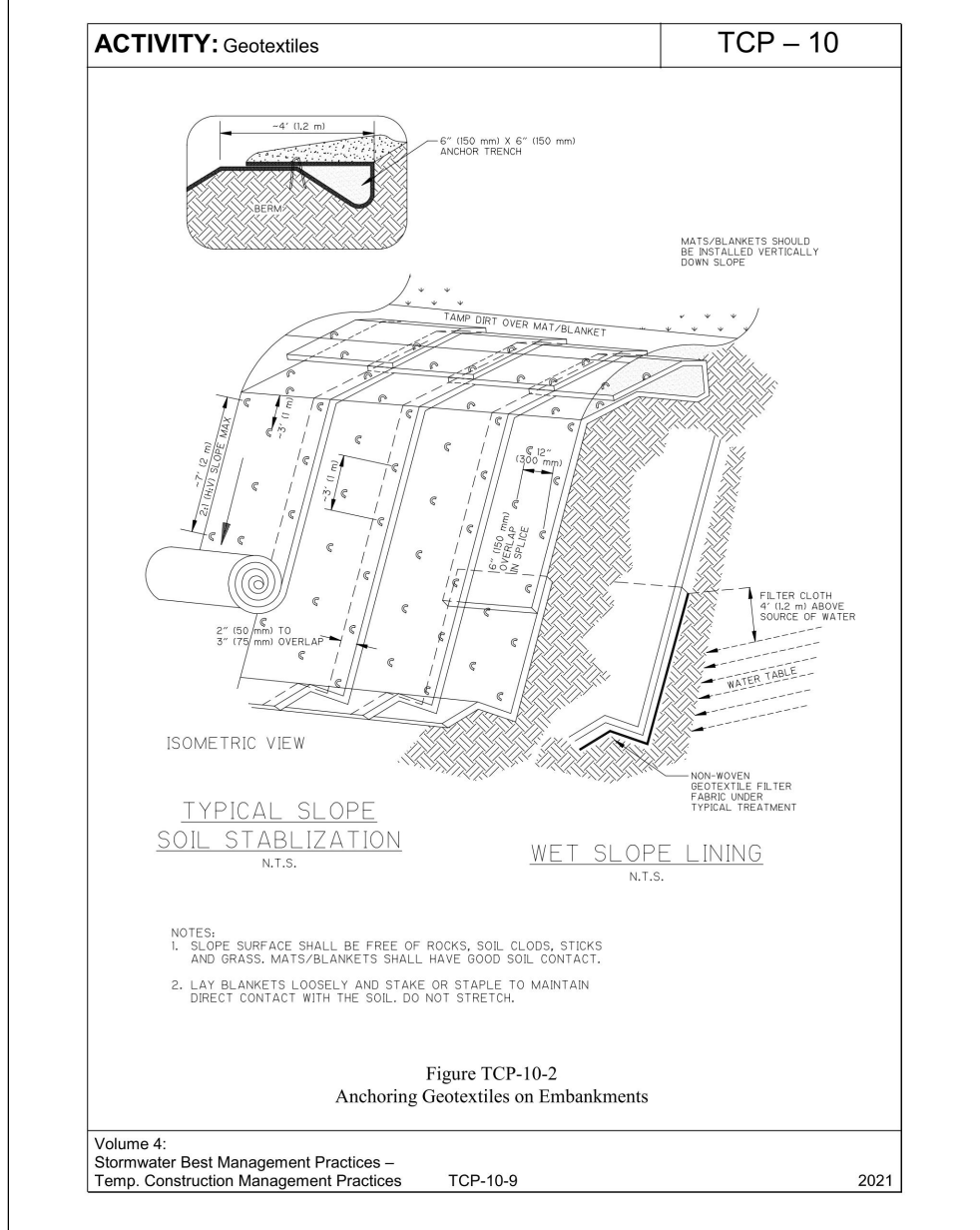
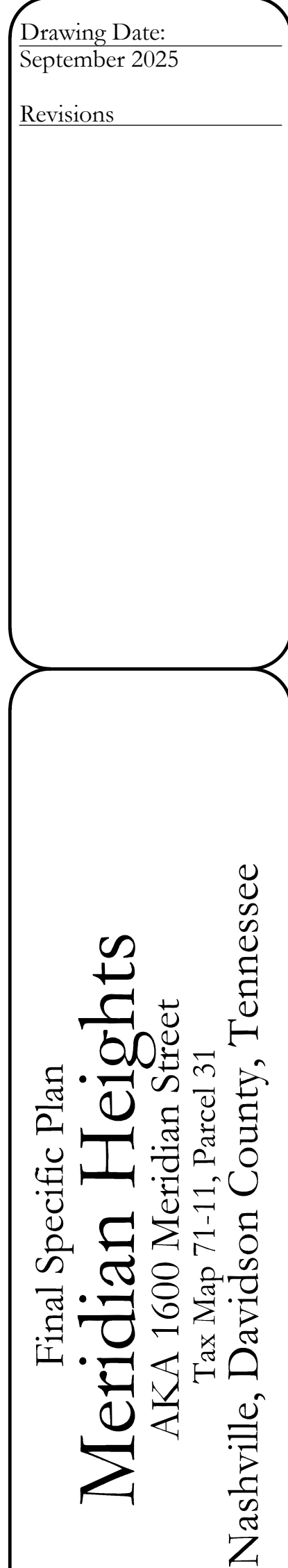
[Signature], as the "Certified" Erosion Control Specialist for this Site, have Reviewed and Approved the Erosion Prevention and Sediment Control BMP's of these Plans on **9/9/2026**



Permits

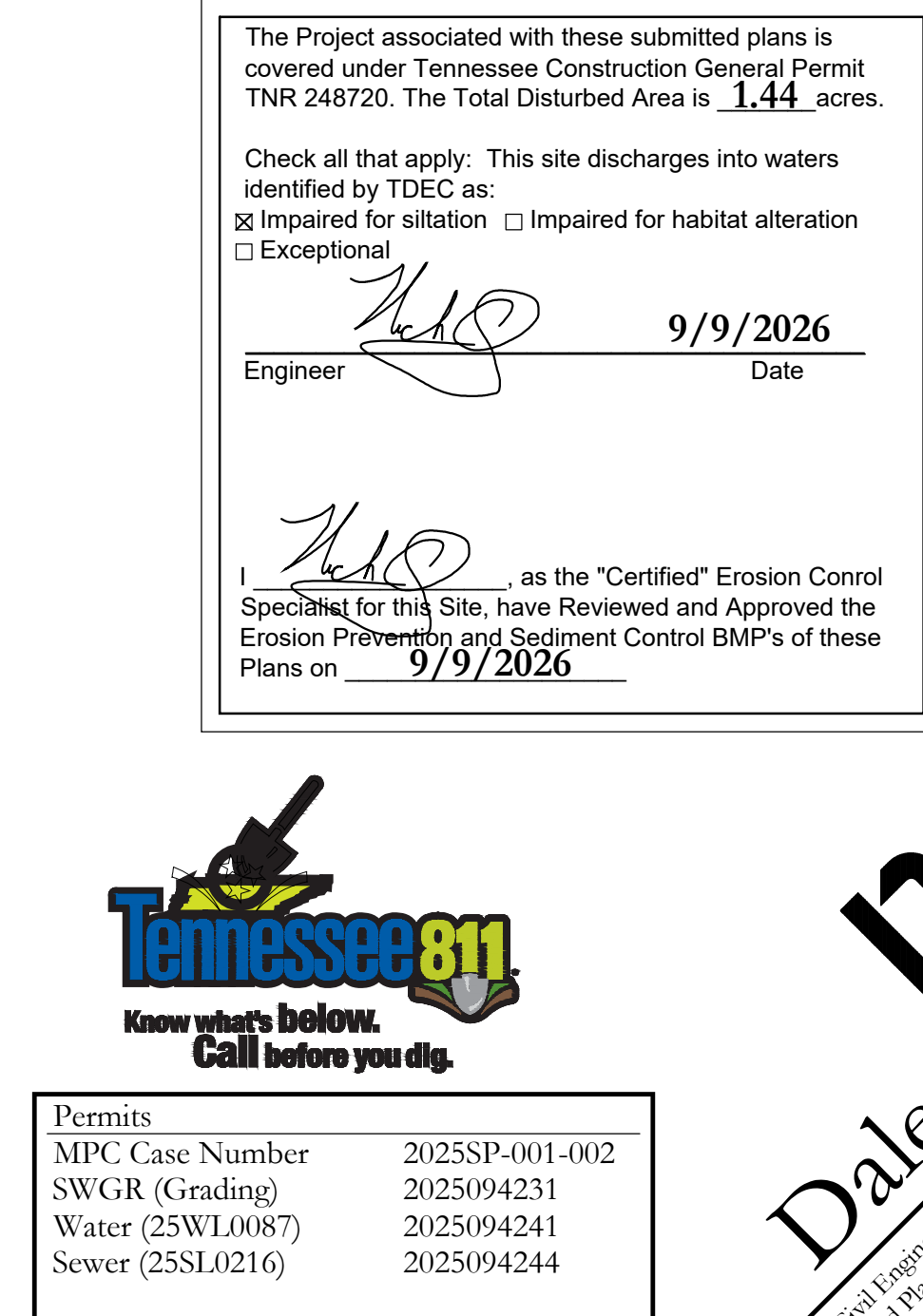
MPC Case Number	2025SP-001-002
SWGR (Grading)	2025094231
Water (25WL0087)	2025094241
Sewer (25SL0216)	2025094244

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Hatcher Place
Nashville, TN 37204
(615) 297-5166



1. ALL PERIMETER EPSG MEASURES MUST BE IN PLACE PRIOR TO GRADING.
2. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS WITH SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
3. ALL SLOPES 3:1 OR GREATER AND CHANNEL SIDE SLOPES TO RECEIVE EROSION CONTROL MATTING.
4. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13 RESPECTIVELY.

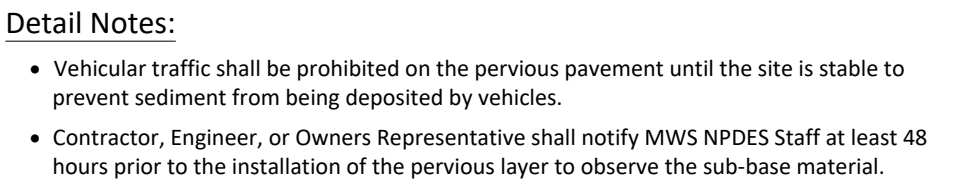
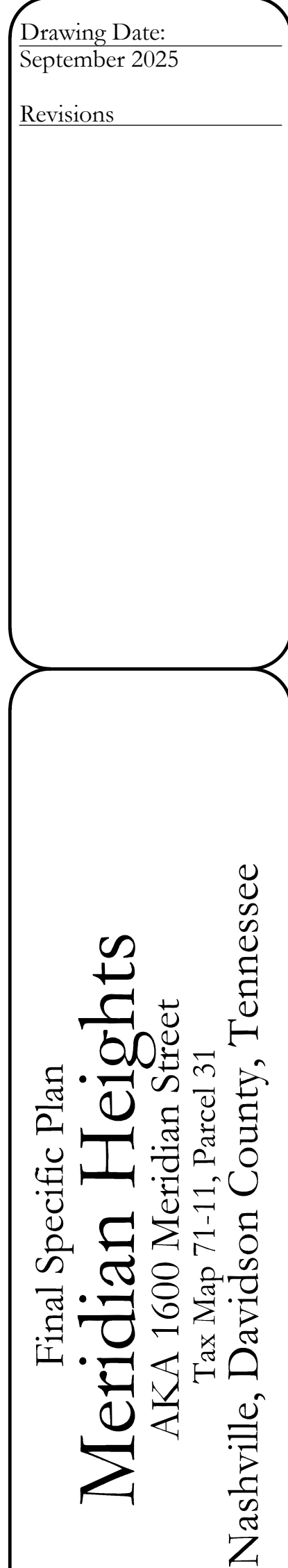
CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY ARE ALSO REQUIRED BY THE GRADING PERMITTEE.

Final Erosion
Control Plan

DA
Dale & Associates
Civil Engineering
Land Planning & Zoning

D&A Project #25109
Meridian Heights SP
1600 Meridian Street
C2.2

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



*Item receipts may be required to be included with as-built submittal

Permeable Paver Number :	PAVERS #6	
	Design	As-Built
Total Storage Volume, CF	1,447 CF	
Surface Area, SF	1,206 SF	
Overflow (TOC) Elevation*	540.00	
Reservoir Depth	3.0 Feet	
Underdrain Invert Depth*	536.50	
Outlet Elevation*	536.50	
Sump Depth	N/A	
* N/A if not required		
All elevations shall be NAVD88		

STORM STRUCTURE SCHEDULE

Structure Label	Structure Type	T.C. Elev.	Invert In	Invert Out
EX	Headwall	520.29	518.12	-----
D1	Double Curb Inlet	522.00	518.82	518.72
D1A	Yard Inlet	524.90	523.40 (520.90=UD)	518.98
D2	Double Curb Inlet	528.60	-----	519.80
D3	Water Quality Unit	526.00	523.50	523.50 (521.00=UD)
D3A	Nyoplast Basin w/ Lid	526.50	523.62	523.52
D4	Nyoplast Basin w/ Lid	530.50	525.00	524.90
D5	Nyoplast Basin w/ Grate	532.00	525.15	525.05
D6	Nyoplast Basin w/ Lid	532.63	525.49	525.39
D7	Nyoplast Basin w/ Grate	536.10	531.60	531.50
D8	Nyoplast Basin w/ Lid	536.10	532.20	532.10
D9	Nyoplast Basin w/ Grate	541.30	-----	534.61
D10	Nyoplast Basin w/ Grate	533.40	-----	526.41
D11	Double Curb Inlet	532.00	528.52	528.42
D11A	Nyoplast Basin w/ Lid	535.10	533.28 (530.78=UD)	528.70
D12	Water Quality Unit	535.80	533.30	533.30 (530.80=UD)
D12A	Nyoplast Basin w/ Lid	535.90	533.42	533.32
D13	Nyoplast Basin w/ Lid	537.00	534.00	533.90
D14	Nyoplast Basin w/ Grate	540.00	535.10	534.50
D15	Nyoplast Basin w/ Grate	543.30	-----	535.70

Structures EX, D1, D2 & D11 are Public Structures. All other Structures are Private
Structures D3A, D4, D6, D8, D11A, D12A & D13 are to be 24" Diameter ADS
Drain Basins w/ Solid Manhole Lids

Structures D5, D7, D9, D10, D14 & D15 are to be 24" Diameter ADS Drain Basins w/ 24" Square Grates set 1" Above Finished Grade. See Details, Sheet C3.1 for Outlet Control Features of each Structure

See Details, Sheet C3.1 for Structures D3 & D12 (80% TSS Water Quality Structures)
See Details (DR-110 & 3300-V Grate), Sheet C3.2 for Structures D1, D2 & D11 (ie Double Curb Inlets & Bike Friendly Grates)

UD Denotes Underdrain of Water Quality Unit

STORM PIPE SCHEDULE

Downstream Structure	Invert	Upstream Structure	Invert	Pipe Size	Length (ft)	Slope (%)
EX	518.12	D1	518.72	14" x 23" RCEP	86	0.70
D1	518.82	D2	520.13	14" x 23" RCEP	128	1.02
D1	518.82	D1A	518.98	18" RCP	16	1.00
D1A	523.40	D3	523.50	6" PVC	10	1.00
D1A (UD)	520.90	D3 (UD)	521.00	4" UD	10	1.00
D3	523.50	D3A	523.52	6" PVC	2	1.00
D3A	523.62	D4	524.90	18" HDPE	36	3.56
D4	525.00	D5	525.05	18" HDPE	5	1.00
D5	525.15	D6	525.39	18" HDPE	24	1.00
D6	525.49	D7	531.50	18" HDPE	50	12.0
D7	531.60	D8	532.10	18" HDPE	5	10.0
D8	532.20	D9	534.61	18" HDPE	128	1.88
D6	525.49	D10	526.41	18" HDPE	92	1.00
D11	528.52	D11A	528.70	18" RCP	18	1.00
D11A	533.28	D12	533.30	6" PVC	2	1.00
D11A (UD)	530.78	D12 (UD)	530.80	4" UD	2	1.00
D12	533.30	D12A	533.32	6" PVC	2	1.00
D12A	533.42	D13	533.90	18" HDPE	54	0.89
D13	534.00	D14	534.50	18" HDPE	5	10.0
D14	535.10	D15	535.70	18" HDPE	80	0.75

EX-D1, D1-D2, D1-D1A & D11-D11A are Public Storm Culverts
The remainder of culverts in this table are Private.

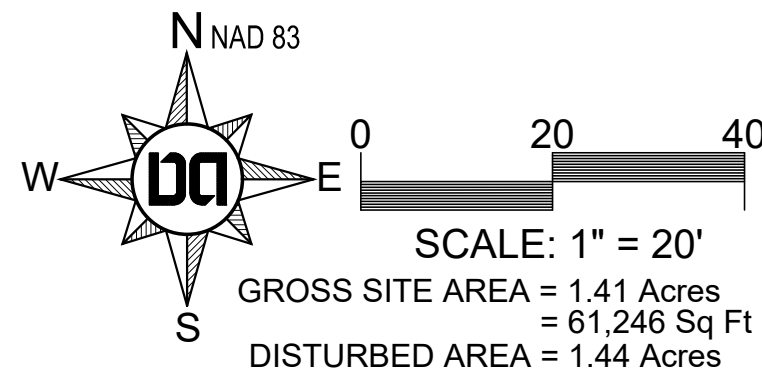
UD Denotes Underdrain of Water Quality Unit

NAD 83

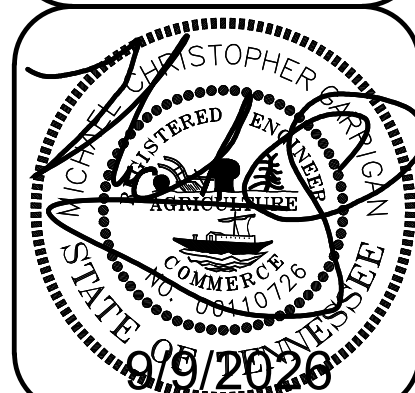
Gender	Number of people
E (Men)	20
F (Women)	40

SCALE: 1" = 20'

GROSS SITE AREA = 1.41 Acres
= 61,246 Sq Ft



Permits	
MPC Case Number	2025SP-001-002
SWGR (Grading)	2025094231
Water (25WL0087)	2025094241
Sewer (25SL0216)	2025094244



Site Grading & Drainage Plan

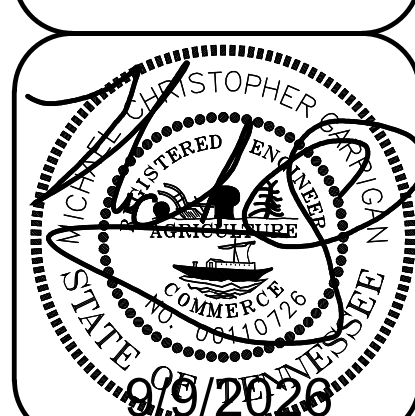


**Know what's below.
Call before you dig.**

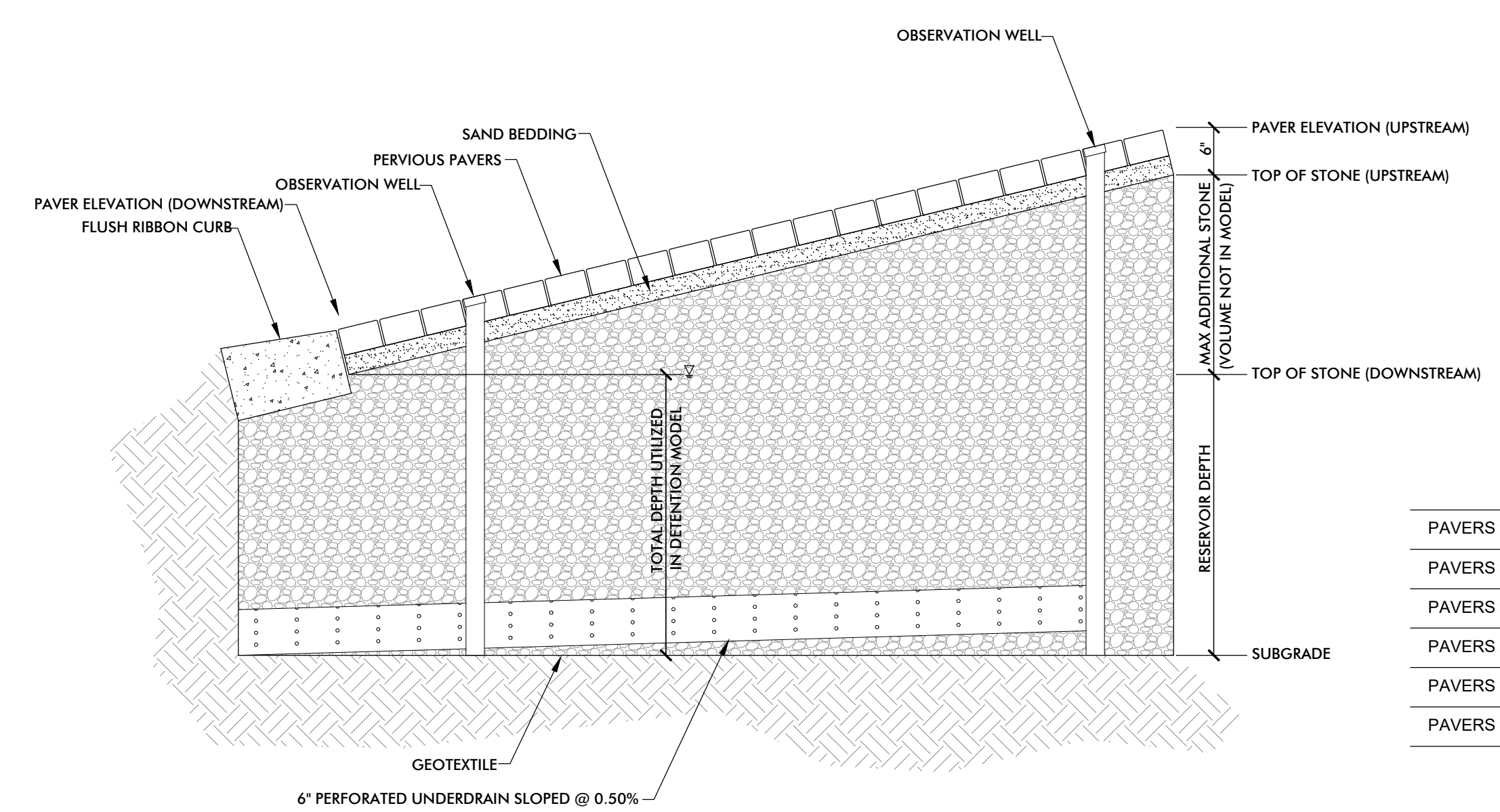


BDA
Dale & Associates
Civil Engineering
Planning & Zoning

D&A Project #25109
Meridian Heights SP
1600 Meridian Street
C3.0

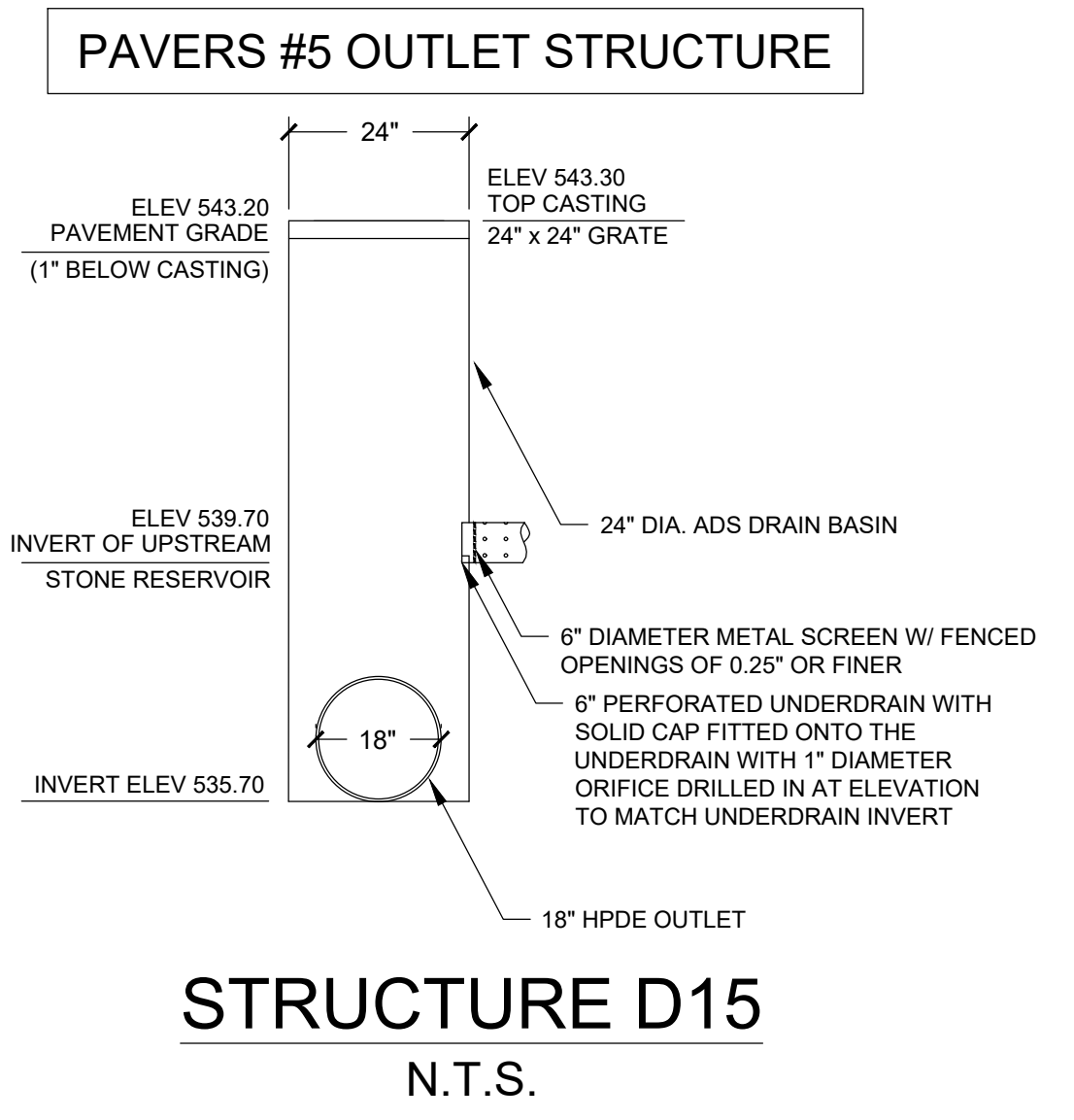
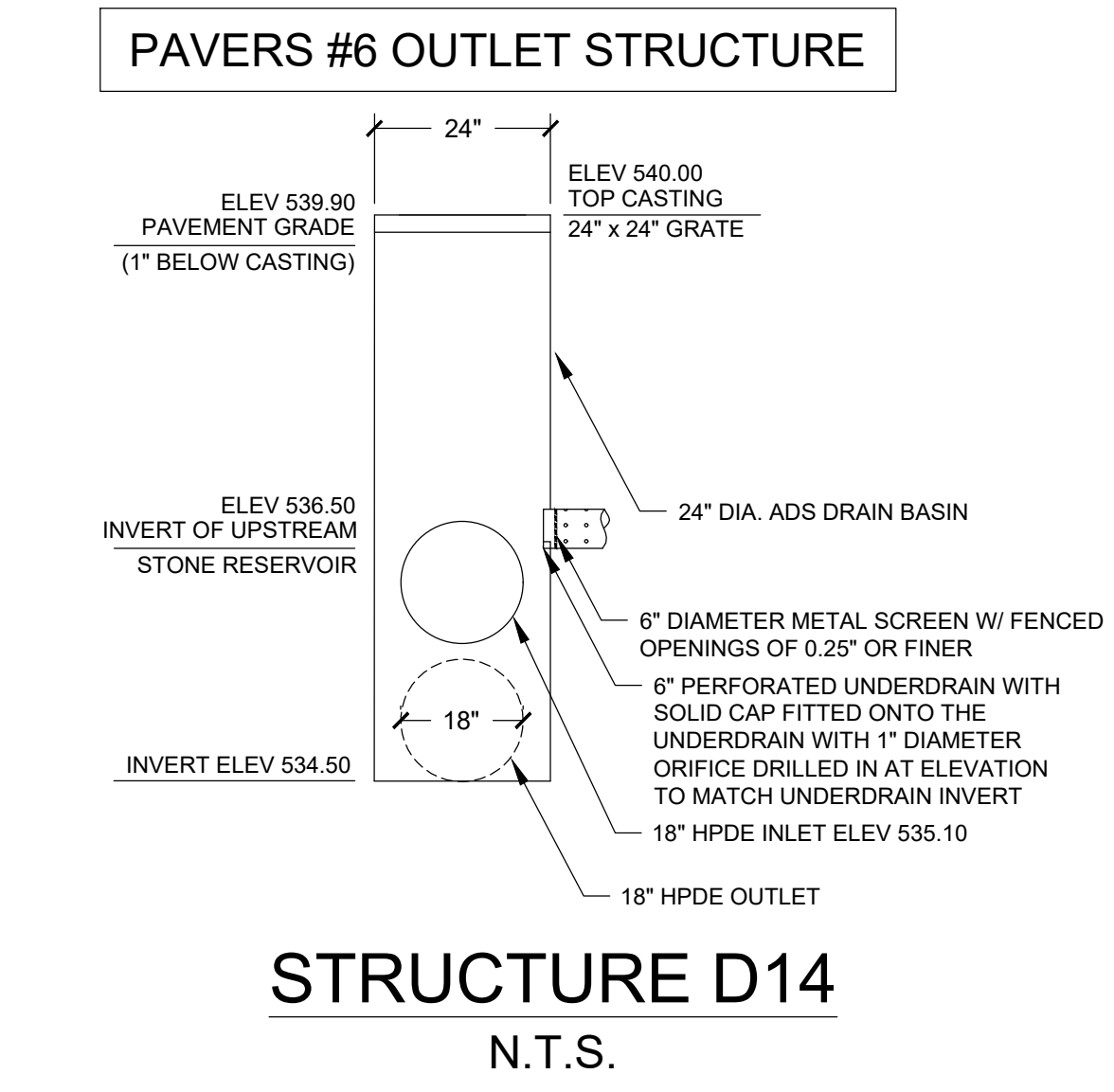
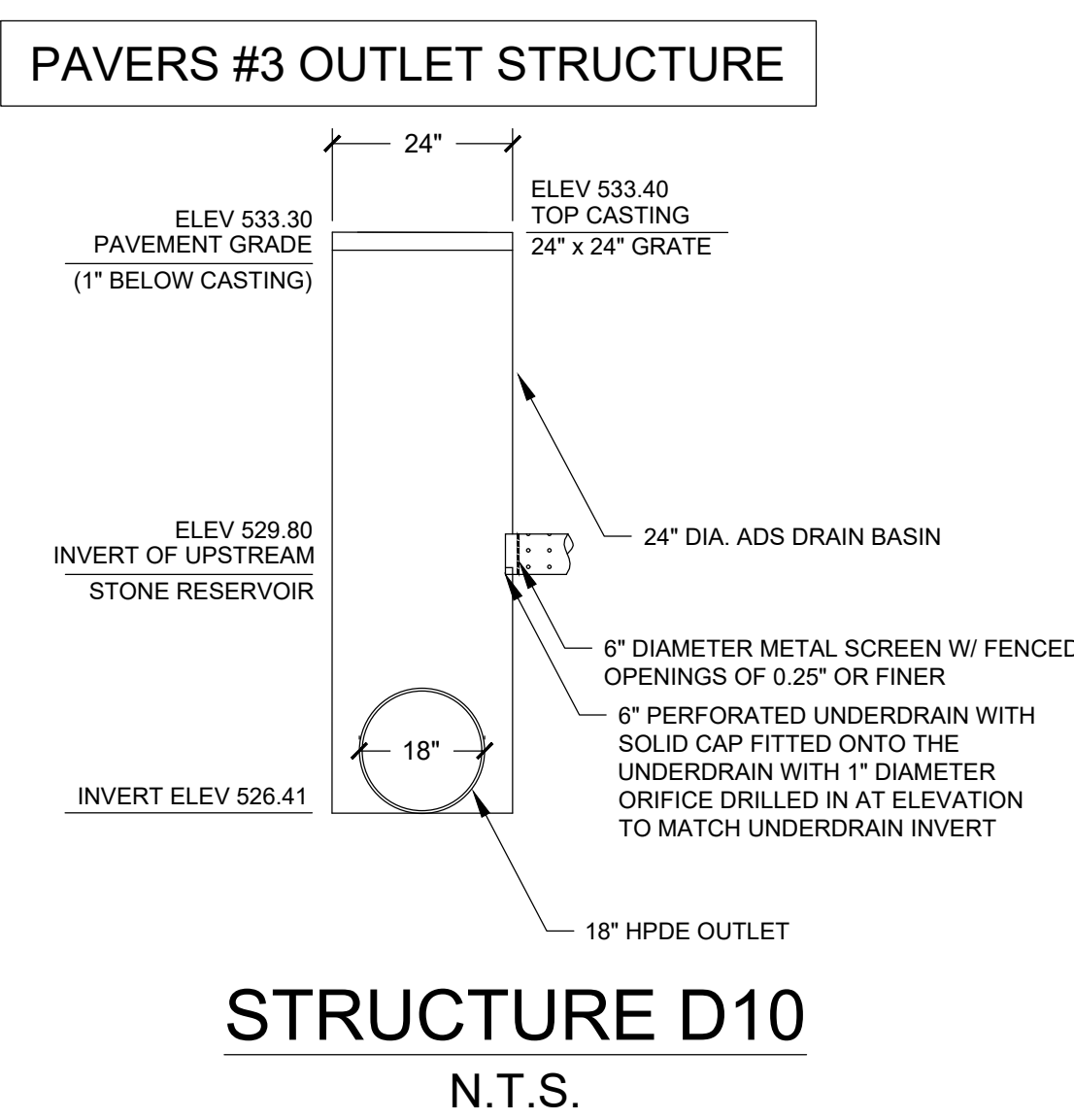
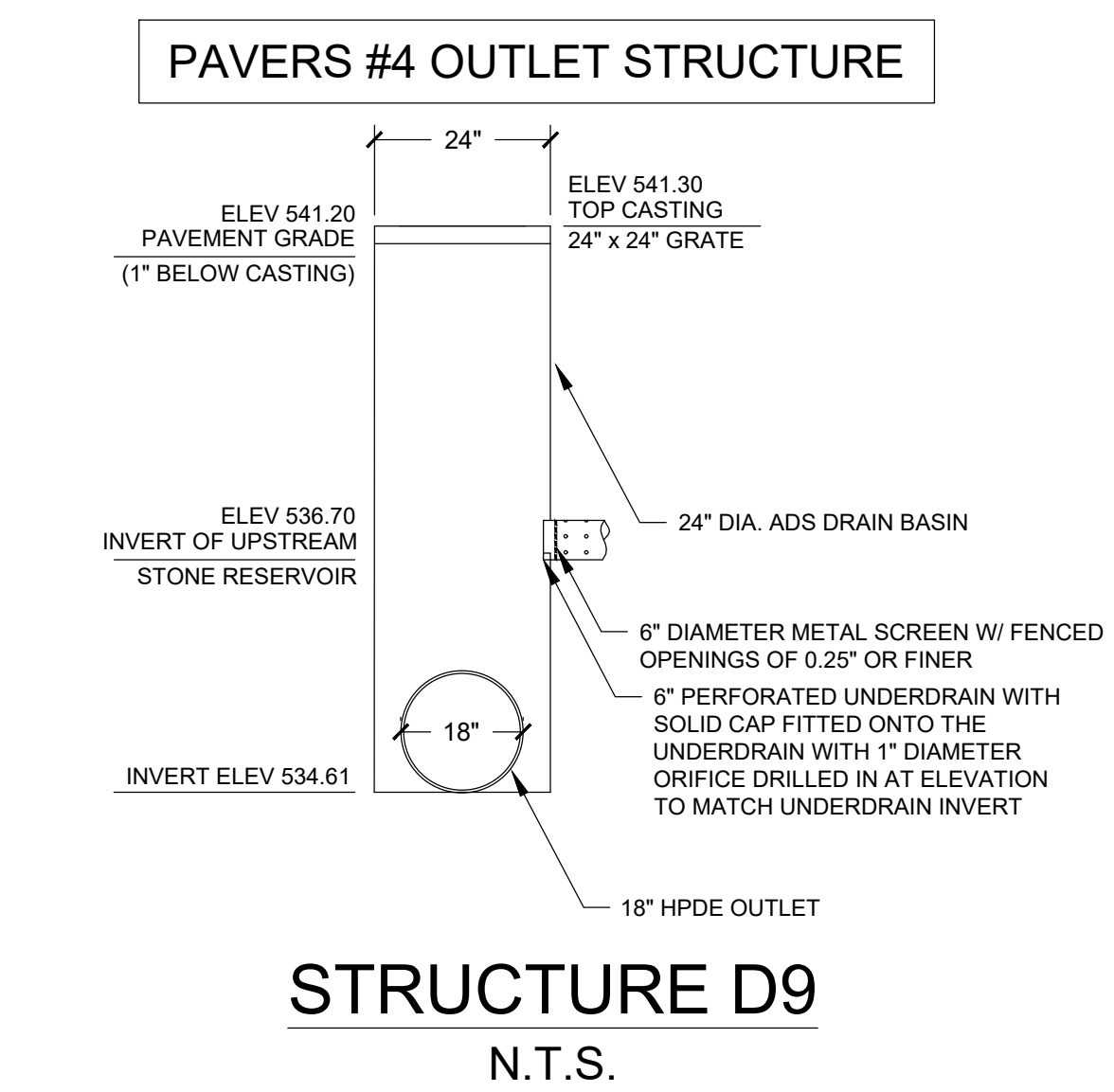
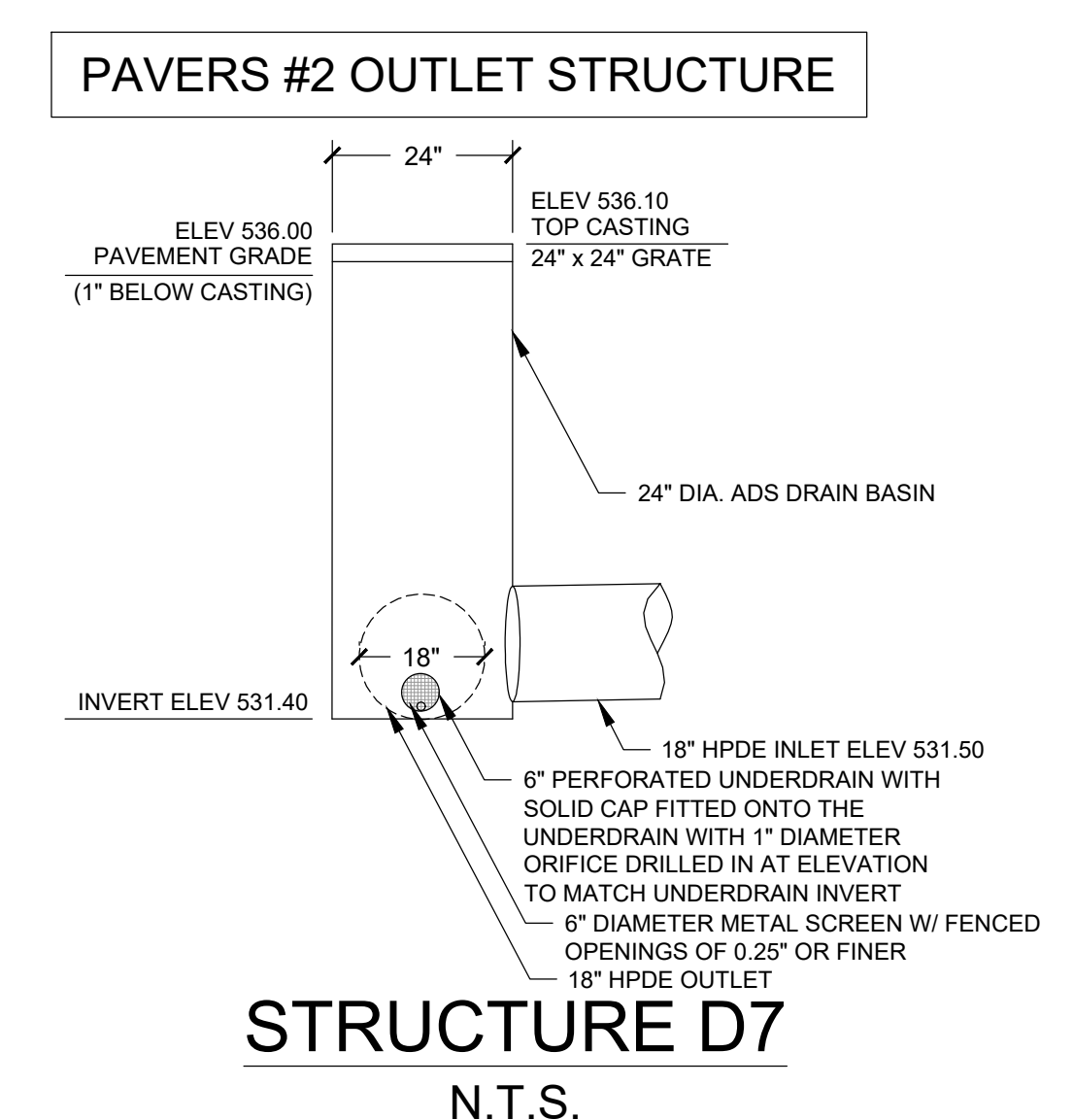
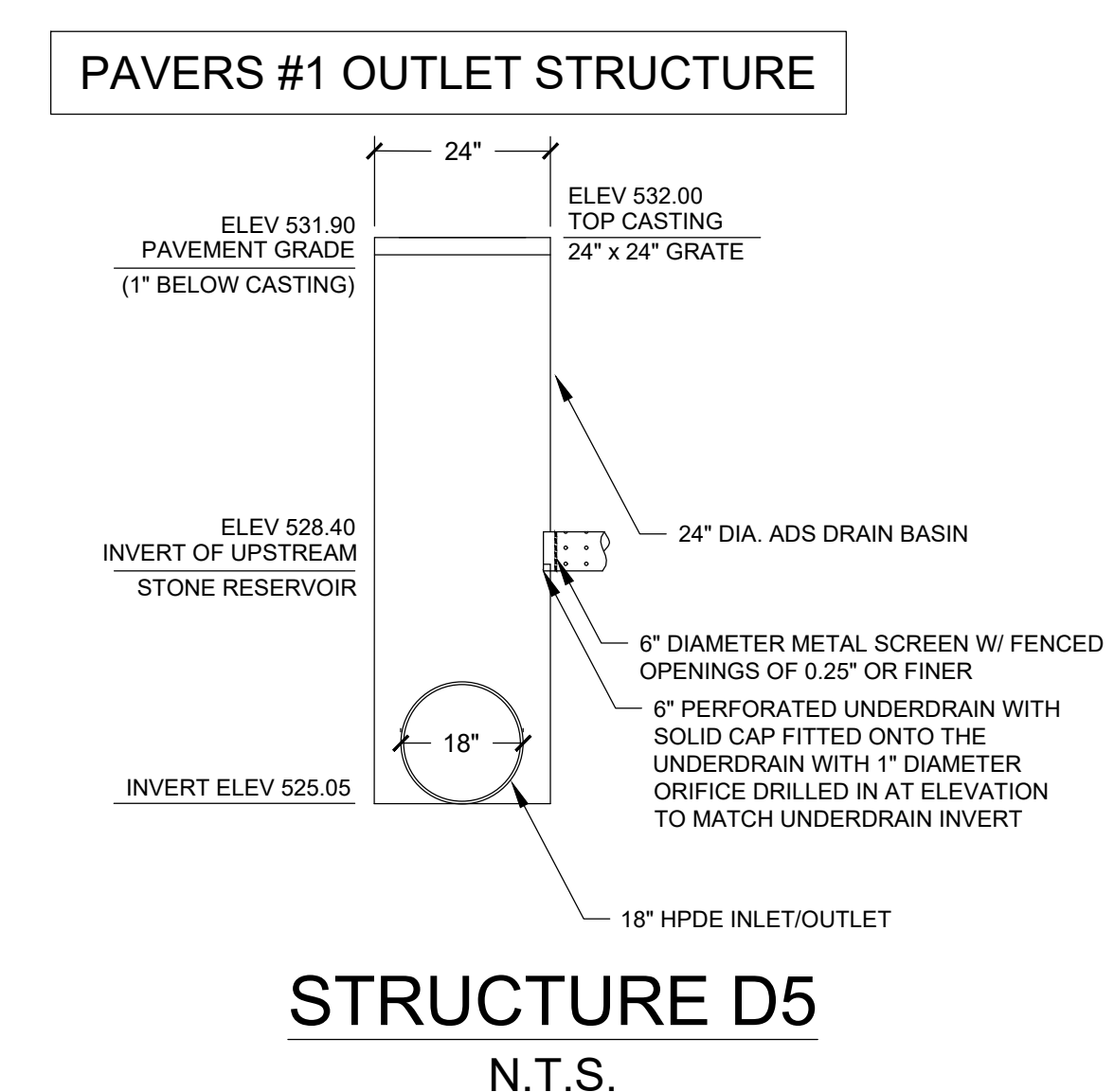


Permits	
MPC Case Number	2025SP-001-002
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Water (25WL0087)	2025094241
Sewer (25SL0216)	2025094244



TYPICAL PAVER PROFILE SCHEDULE						
	Paver Elevation (Upstream)	Paver Elevation (Downstream)	Top of Stone (Upstream)	Top of Stone (Downstream)	Subgrade	Reservoir Depth
PAVERS #1	534.00	531.90	533.50	531.40	528.40	36"
PAVERS #2	539.50	536.00	539.00	535.50	531.50	48"
PAVERS #3	534.50	533.30	534.00	532.80	529.80	36"
PAVERS #4	542.80	541.20	542.30	540.70	536.70	48"
PAVERS #5	543.70	543.20	543.20	542.70	539.70	36"
PAVERS #6	542.90	540.00	542.40	539.50	536.50	36"

NOTE: SEE SHEET C3.0 FOR SPECIFICATIONS & ADDITIONAL DETAIL INFORMATION FOR PAVERS



Regulated Stormwater Treatment Structure
PERVIOUS PAVEMENT

Requires Routine Inspections and Maintenance.
For more information contact Metro Nashville Stormwater NPDES: 615-880-2420

PAVER SIGNAGE SPECIFICATIONS

SIGN DESCRIPTION
-12" X 18" White 0.063 Aluminum
-Single Sided
-Sign to be Mounted to Post at top & Bottom w/ Stainless Steel Hardware

POST DESCRIPTION
-6" Galvanized U-Channel or 4" x 4" Pressure Treated Lumber Post
-Post to Extend 2' Below Grade
-Post to Extend 4' Above Grade

STRUCTURES D3 & D12
N.T.S.

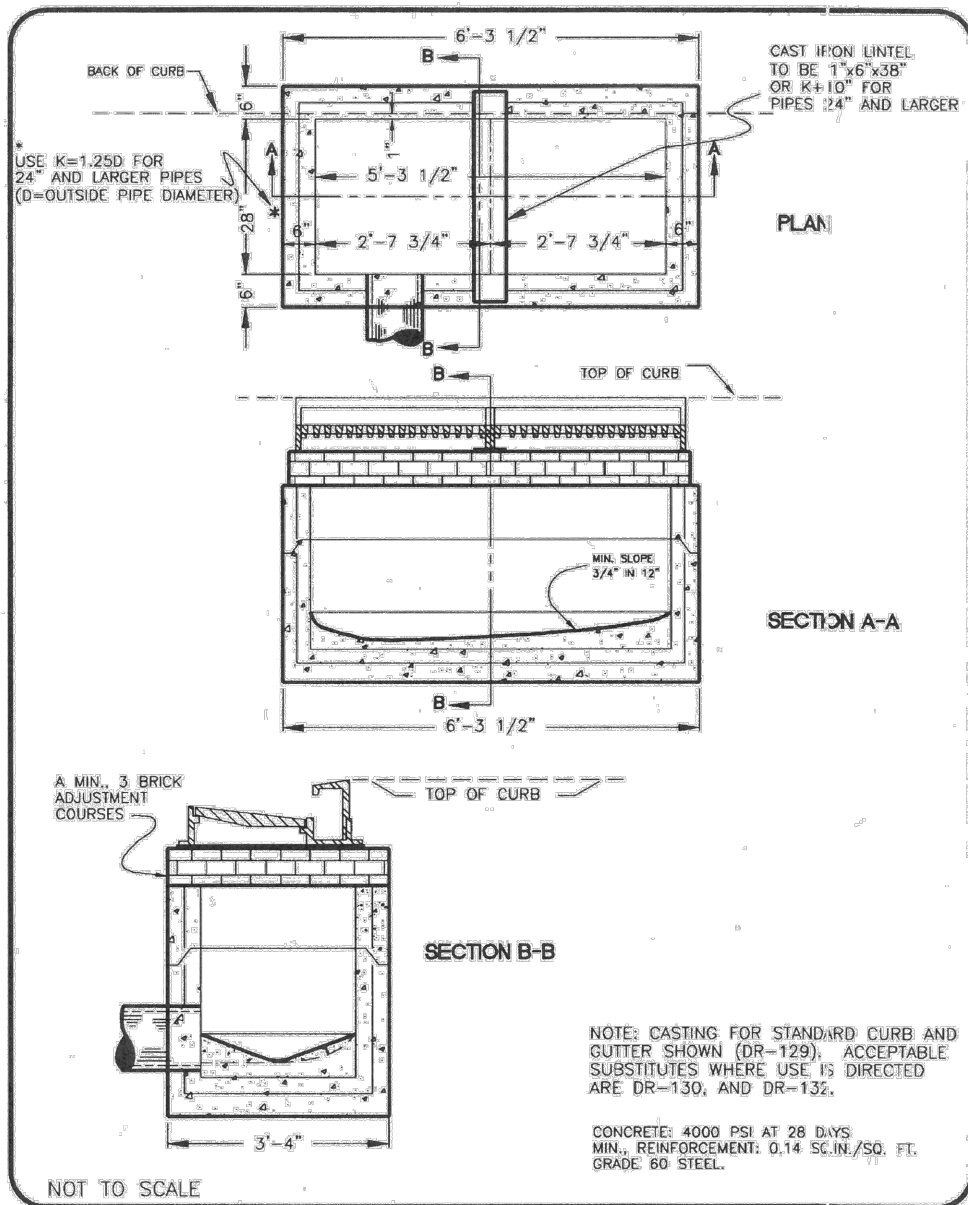
DESIGNATION	AVAILABILITY	MEDIA BAY SIZE	VAULT SIZE (L x W)	OUTLET PIPE	TREE GRATE QTY & SIZE	MIN NO. OF INLET PIPES
FT300AP	ALL	4 x 4	4 x 4	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	6 x 6	6 x 6	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	8 x 8	8 x 8	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	10 x 10	10 x 10	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	12 x 12	12 x 12	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	14 x 14	14 x 14	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	16 x 16	16 x 16	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	18 x 18	18 x 18	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	20 x 20	20 x 20	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	22 x 22	22 x 22	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	24 x 24	24 x 24	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	26 x 26	26 x 26	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	28 x 28	28 x 28	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	30 x 30	30 x 30	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	32 x 32	32 x 32	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	34 x 34	34 x 34	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	36 x 36	36 x 36	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	38 x 38	38 x 38	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	40 x 40	40 x 40	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	42 x 42	42 x 42	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	44 x 44	44 x 44	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	46 x 46	46 x 46	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	48 x 48	48 x 48	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	50 x 50	50 x 50	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	52 x 52	52 x 52	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	54 x 54	54 x 54	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	56 x 56	56 x 56	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	58 x 58	58 x 58	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	60 x 60	60 x 60	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	62 x 62	62 x 62	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	64 x 64	64 x 64	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	66 x 66	66 x 66	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	68 x 68	68 x 68	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	70 x 70	70 x 70	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	72 x 72	72 x 72	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	74 x 74	74 x 74	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	76 x 76	76 x 76	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	78 x 78	78 x 78	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	80 x 80	80 x 80	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	82 x 82	82 x 82	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	84 x 84	84 x 84	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	86 x 86	86 x 86	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	88 x 88	88 x 88	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	90 x 90	90 x 90	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	92 x 92	92 x 92	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	94 x 94	94 x 94	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	96 x 96	96 x 96	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	98 x 98	98 x 98	4" SDR 35	(1) 2' x 2'	2
FT300AP	NA	100 x 100	100 x 100	4" SDR 35	(1) 2' x 2'	2

NA = NOT AVAILABLE

	(A)	(B)	(C)	(D)	Treatment Flow
STRUCTURE D3	526.00	523.50	523.50	2.5'	0.109 cfs
STRUCTURE D12	535.80	533.30	533.30	2.5'	0.048 cfs

CONTECH
ENGINEERED SOLUTIONS LLC
www.contechllc.com
2025 Contech Point Dr., Suite 400, Nashville, TN 37204
(615) 297-5166

FILTRERA OFFLINE - PIPE (FT-P)
CONFIGURATION DETAIL

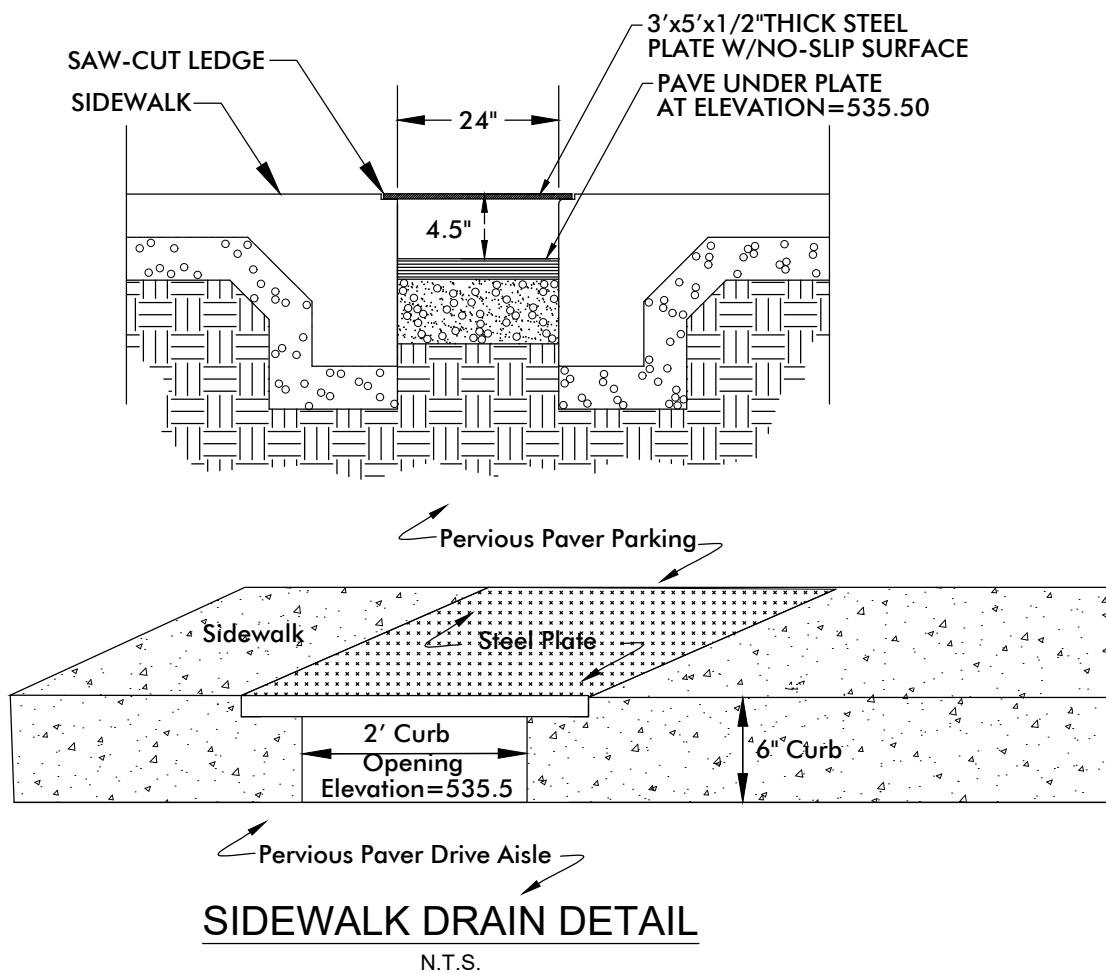


METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
DEPARTMENT OF PUBLIC WORKS

DOUBLE INLET (PRECAST)

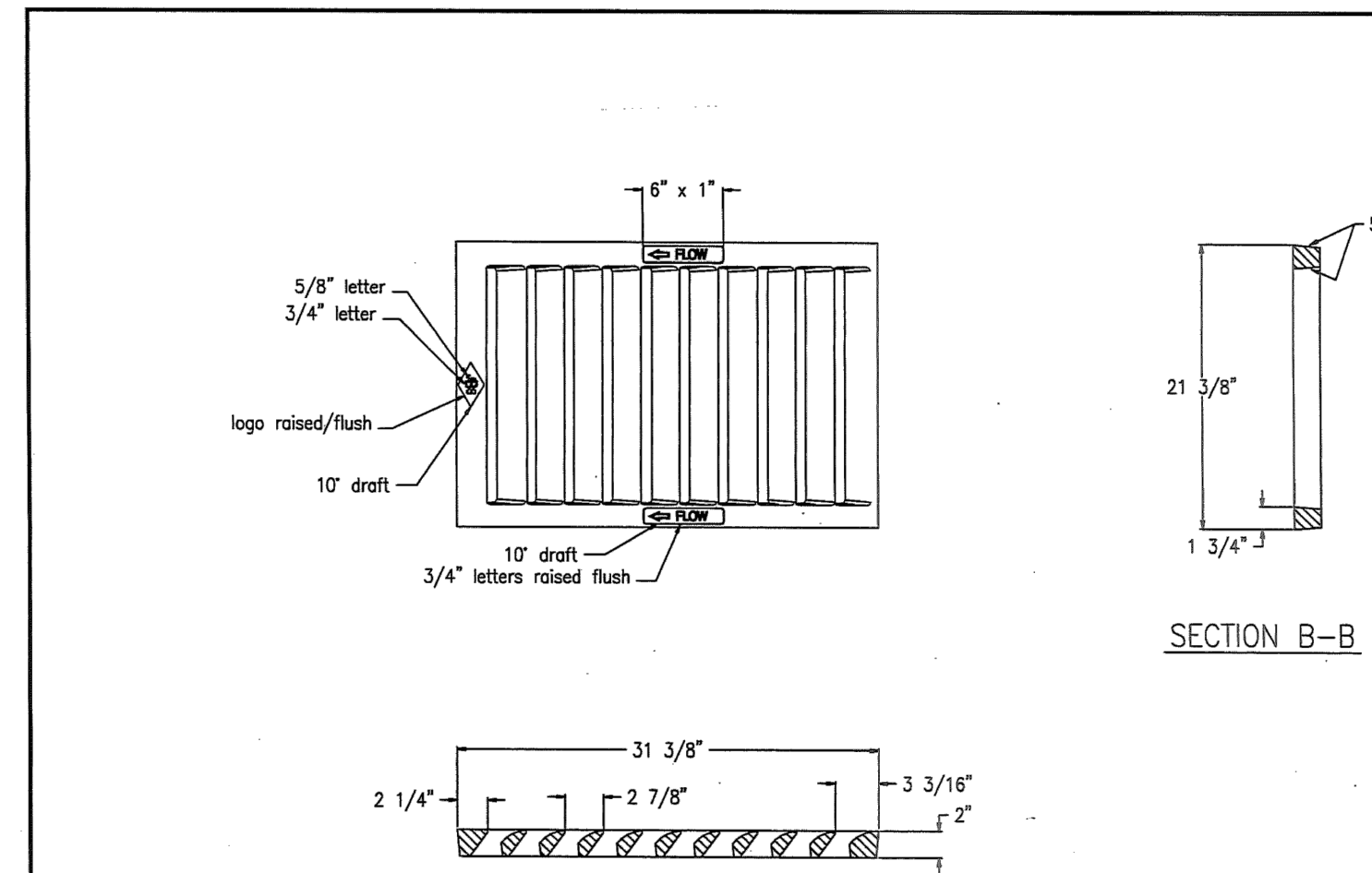
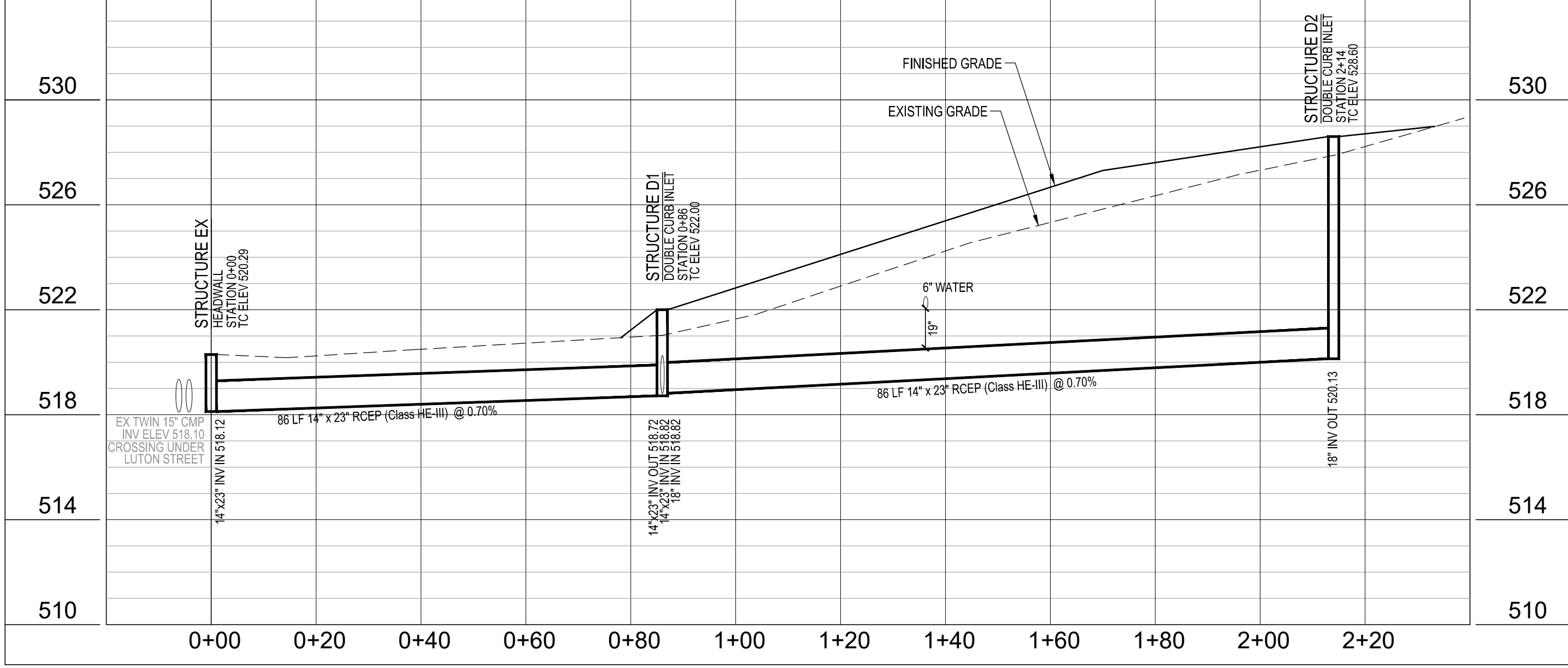
DWG. NO. DR-110

ASST. DIR. - ENG. *[Signature]* DATE: *3/1/00*
DIRECTOR: *[Signature]* DATE: *3/1/00* REVISED: 02/14/00



SIDEWALK DRAIN DETAIL
N.T.S.

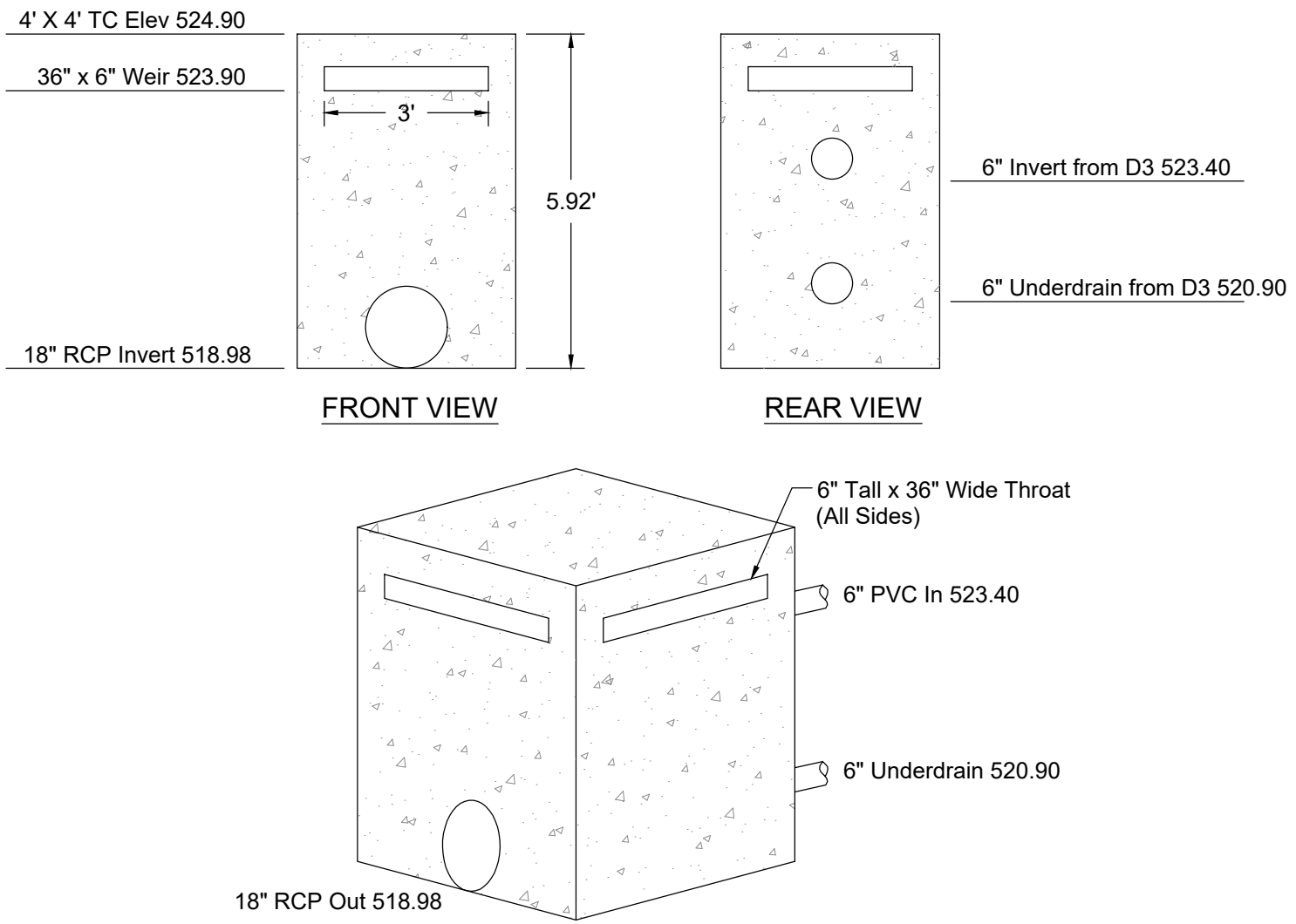
PUBLIC STORM STRUCTURES EX - D2
SCALE
1" = 4' VERT.
1" = 20' HORIZ.



SECTION B-B

MADE IN THE USA
CLASS 95B GRAY IRON
HEAVY DUTY, H20 LOAD RATED
OPEN AREA = 1.88 SQUARE FT

John Bouchard & Sons Co.
1024 Harrison Street, Nashville, TN 37203
Tel: 615-256-0112 Fax: 615-327-2427
www.jbouchard.com email: foundry@jbouchard.com
3300-V GRATE



YARD INLET (D1A)
N.T.S.

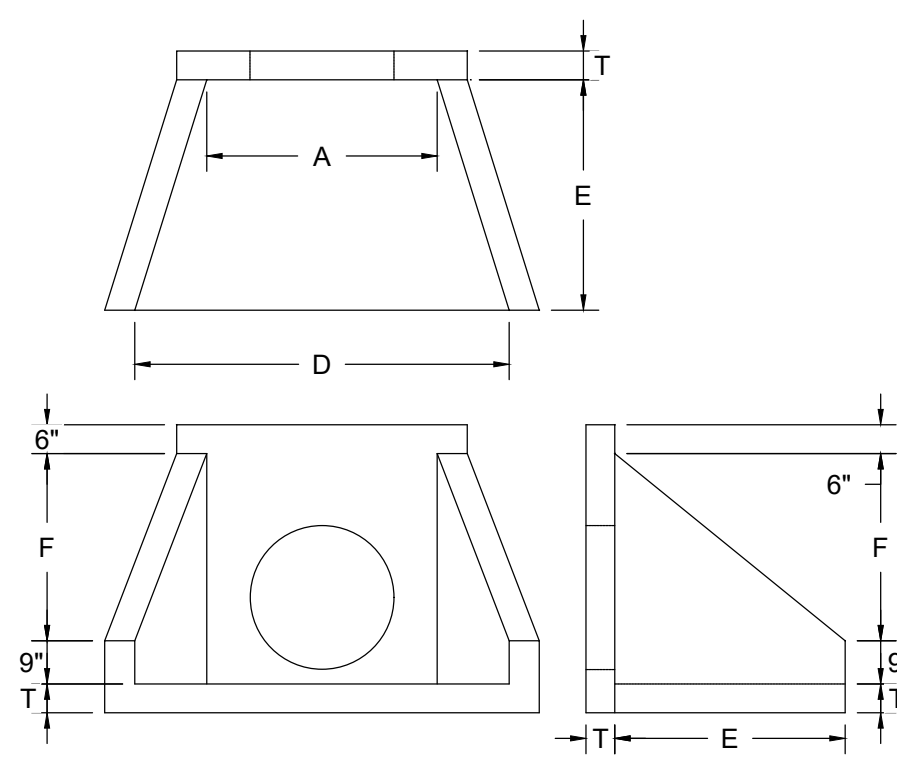


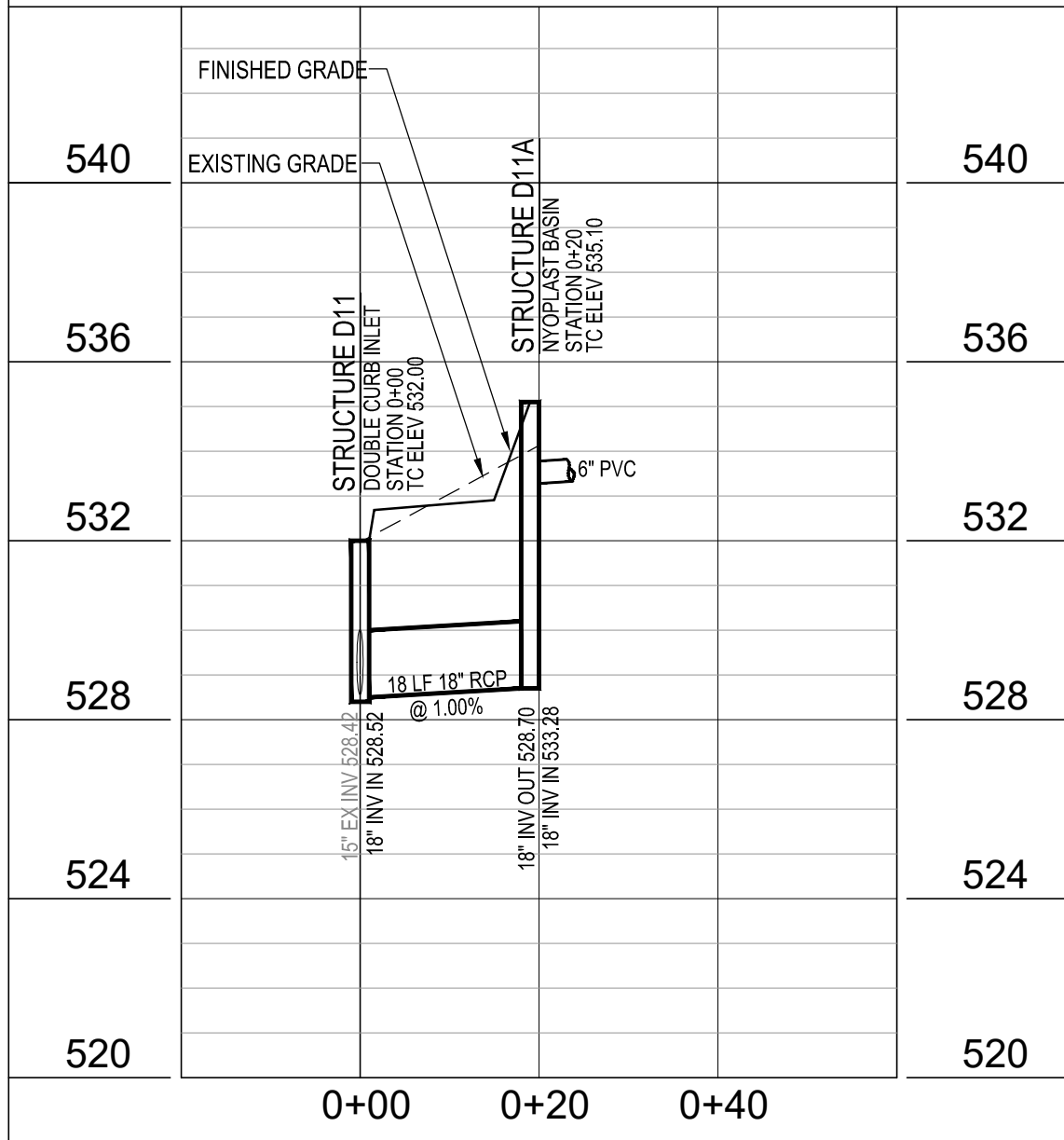
Table of dimensions

Size	A	D	E	F	T (min.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"

NOTES:
1. Concrete shall be 4000 psi @ 28 days reinforced with #4 bars @ 10' o.c., each way with wings and toe slab doweled to headwall with #5 bars
2. 3/4" chamfer on all exposed edges.

PRECAST CONCRETE HEADWALL
N.T.S.

PUBLIC STORM STRUCTURES D11 - D11A
SCALE
1" = 4' VERT.
1" = 20' HORIZ.



Developer Asbuilt Note
In accordance with the Metro Stormwater Management Manual, Volume 1, Section 3.9, As-Built Certifications, MWS Stormwater Division must approve the following as-builts prior to issuance of the Use & Occupancy Permit:

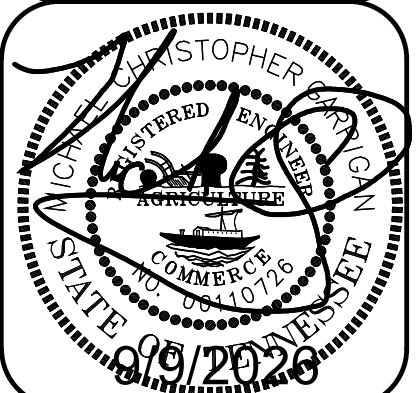
- A certification letter from TN registered P.E. stating that the site has been inspected and that the stormwater management system and stormwater control measures (both structural and non-structural, including pervious pavers) are complete and functional in accordance with the plans approved by MWS.
- An as-built LID spreadsheet.
- Hydrologic and hydraulic calculations for permeable pavers and other as-built conditions, as required.
- As-built drawings showing final topographic features of all these facilities. This shall include invert elevations of outlet control structures.
- Any deviations from the approved plans shall be noted on as-built drawings submitted.
- Copy of as-built plan CAD file on a CD and should be registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83). Data should be placed in separate layers and should be labeled / named for easy identification.
- Cut and fill balance certification for floodplain and sinkhole alterations.
- Water quality buffers shall be surveyed and included with the as-built submittal.
- Any public (to become the responsibility of Metro to maintain) stormwater Infrastructure shall be video-inspected to verify proper installation with the video recording and any associated inspection report submitted as part of as-built record.
- Additional testing may be required as/iff warranted by video inspection.



Permits	
MPC Case Number	2025SP-001-002
SWGR (Grading)	2025094231
Water (25WL0087)	2025094241
Sewer (25SL0216)	2025094244

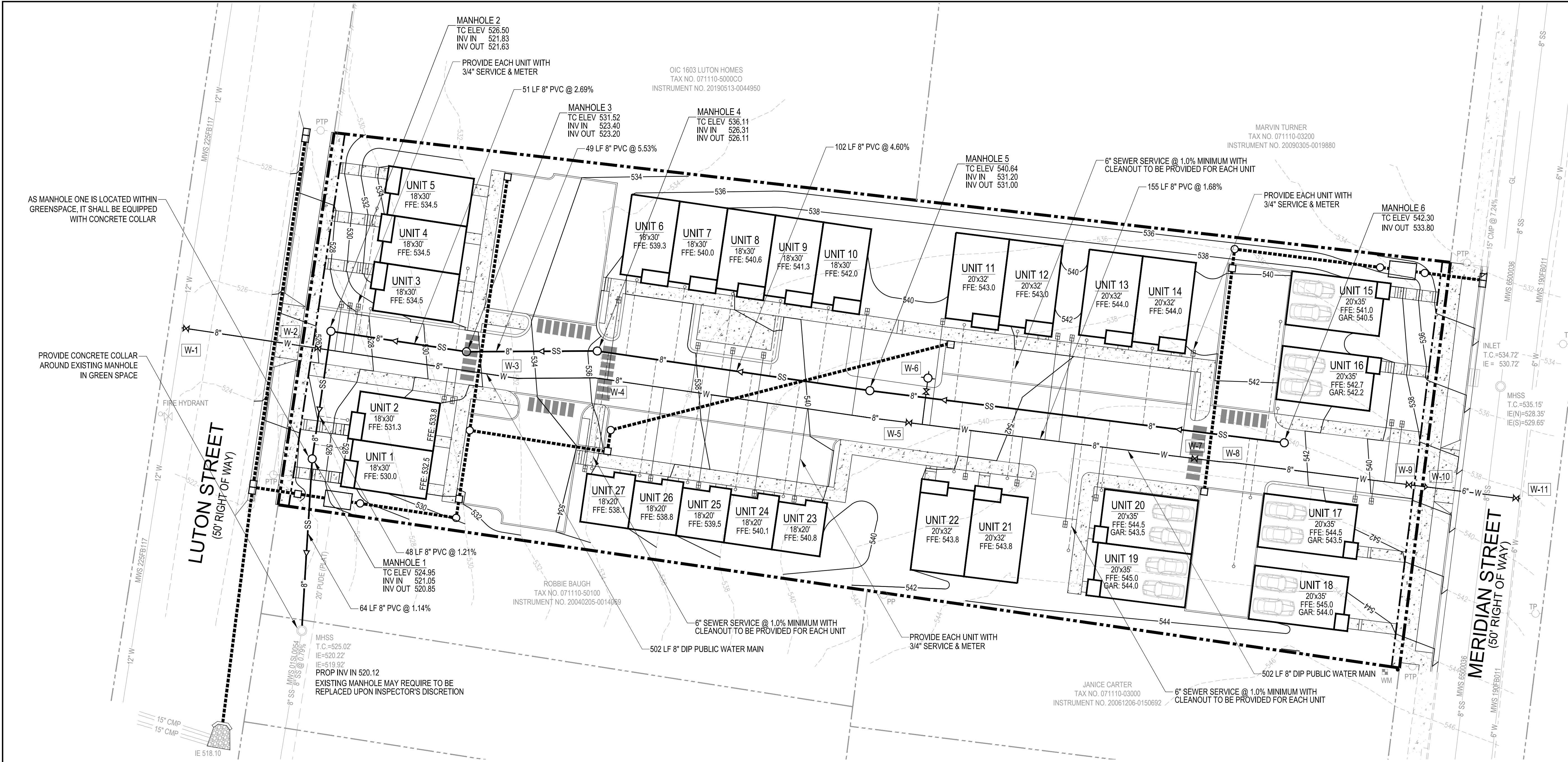
Dale & Associates
Civil Engineering
Land Planning & Zoning

Final Specific Plan
Meridian Heights
AKA 1600 Meridian Street
Tax Map 71-11, Parcel 31
Nashville, Davidson County, Tennessee



Storm Water
Details (2 of 2)

D&A Project #25109
Meridian Heights SP
1600 Meridian Street
C3.2

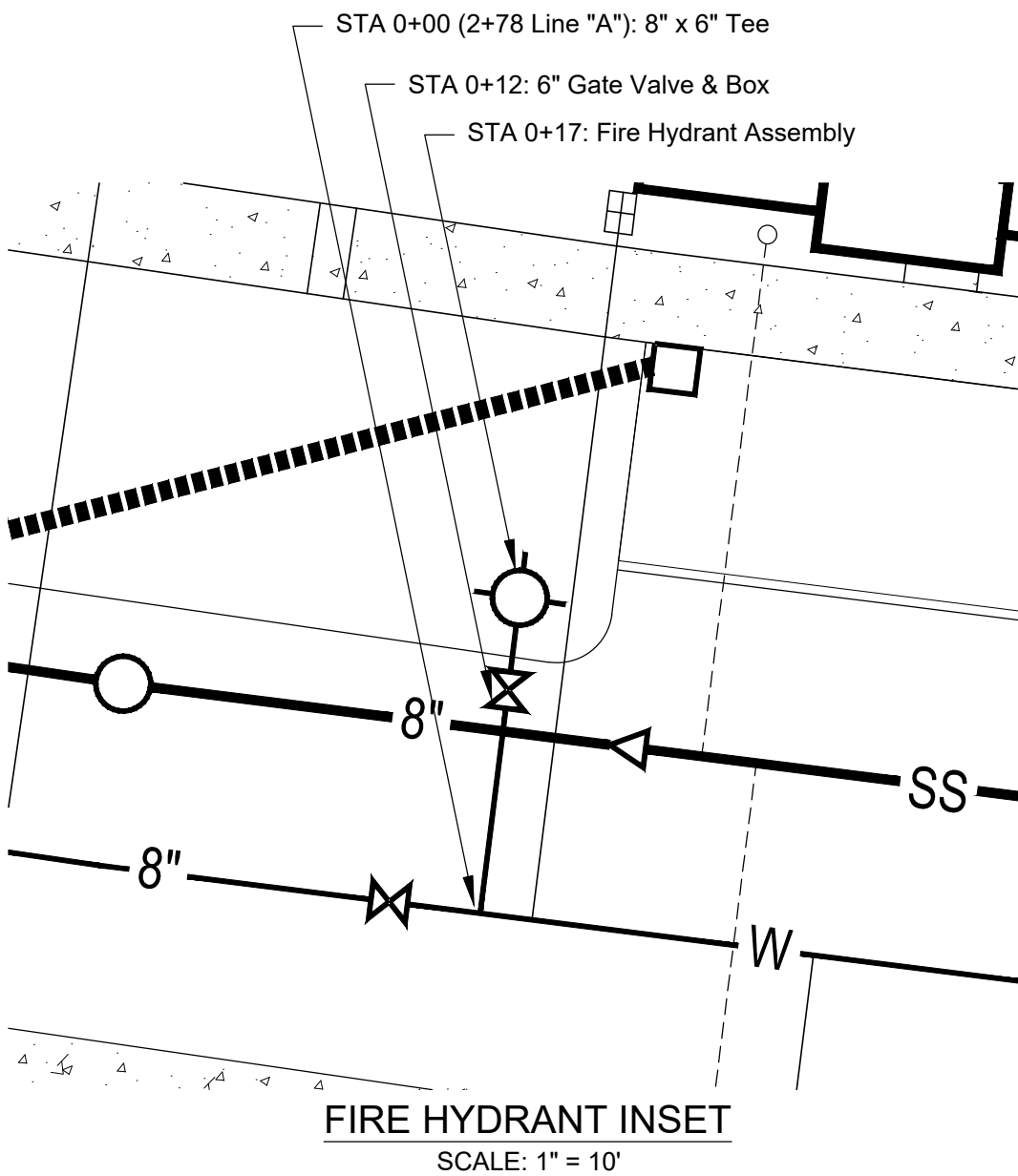


MWS Standard Public Utility Plan Notes:

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 meters 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 in digital (DWG & PDF) format. 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. (A) Sewer plans shall be sealed by a license professional engineer and/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 to property corners and lines and/or stationing 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. (B) Water line plans shall be sealed by a Licensed Professional Engineer and/or a Registered Land Surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, location of hydrants, valves, reducers, tees and pressure reducing devices where applicable.
9. Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
10. Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
11. All water mains must be located within the paved areas including all blow-off assemblies.
12. All lead or galvanized water service lines encountered with this project shall be reinstated with copper of like size from the water main to the meter box.
13. Domestic and irrigation water meters and associated appurtenance shall not be placed in or under a paved or improved surface other than the portion of the service located within the right of way
14. Sanitary sewer taps shall be placed at the lowest adjacent sewer main elevation for each premises and shall not be located in or under a paved or improved surface other than the portion within the right of way.

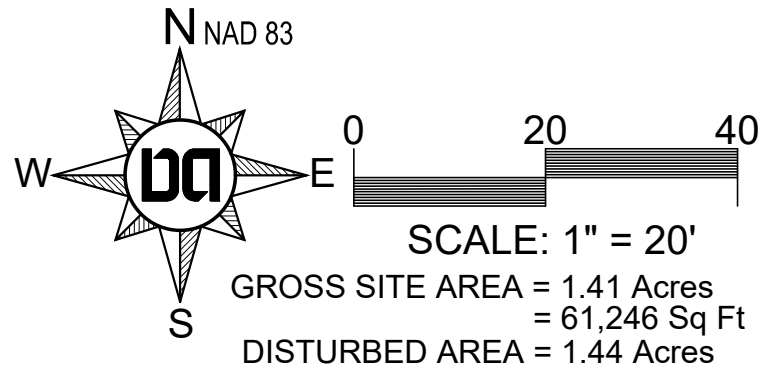
MWS Standard Private Utility Plan Notes

1. All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
2. All connections to existing manholes shall be by coring and resilient connector method.
3. Vertical Double Check Valve Assemblies, that are located in interior rooms, can only be used for fire services.
4. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
5. Irrigation line shall be copper from the meter to the backflow preventer.
6. The minimum fees outlined in the capacity letter must be paid before commercial construction plans can be reviewed.
7. All sewer services shall be minimum 6 inches in diameter, from connection at the main until the fires clean out assembly.
8. Backflow device to remain accessible at all times.
9. Plan size shall be 24" x 36" and shall show contours around meter boxes.
10. Any unused existing water meters must be cut and capped at the public main.
11. All lead or galvanized water service lines encountered with the project shall be reinstated with copper of like size from the water main to the meter box.
12. Domestic and irrigation water meters and associated appurtenances shall be placed in or under a paved or improved surface other than the portion of the service located within the right of way.
13. Sanitary sewer taps shall be placed at the lowest adjacent sewer main elevation for each premises and shall not be located in or under a paved or improved surface other than the portion within the right of way.



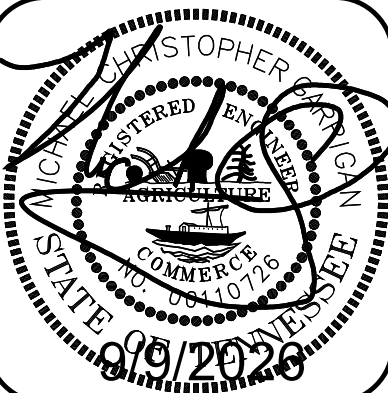
Water Plan Legend

W-1	12" x 8" Tapping Sleeve & Valve	Sta 0+00 Line 'A'
W-2	8" Gate Valve & Box (MWS Std DWG WDET012)	Sta 0+51 Line 'A'
W-3	11.25" Horizontal Bend	Sta 1+26 Line 'A'
W-4	11.25" Horizontal Bend	Sta 1+55 Line 'A'
W-5	8" Gate Valve & Box (MWS Std DWG WDET012)	Sta 2+73 Line 'A'
W-6	Fire Hydrant (0+00=8"x 6" Tee / 0+12=6" Gate Valve / 0+17=Hydrant)	Sta 2+78 Line 'A'
W-7	Air Release Valve & Box	Sta 3+80 Line 'A'
W-8	11.25" Horizontal Bend	Sta 3+92 Line 'A'
W-9	8" Gate Valve & Box (MWS Std DWG WDET012)	Sta 4+60 Line 'A'
W-10	8" X 6" Reducer	Sta 4+67 Line 'A'
W-11	6" x 6" Tapping Sleeve & Valve	Sta 5+02 Line 'A'



Permits	
MPC Case Number	2025SP-001-002
SWGR (Grading)	2025094231
Water (25WL0087)	2025094241
Sewer (25SL0216)	2025094244

Dale & Associates
Civil Engineering
Land Planning & Zoning



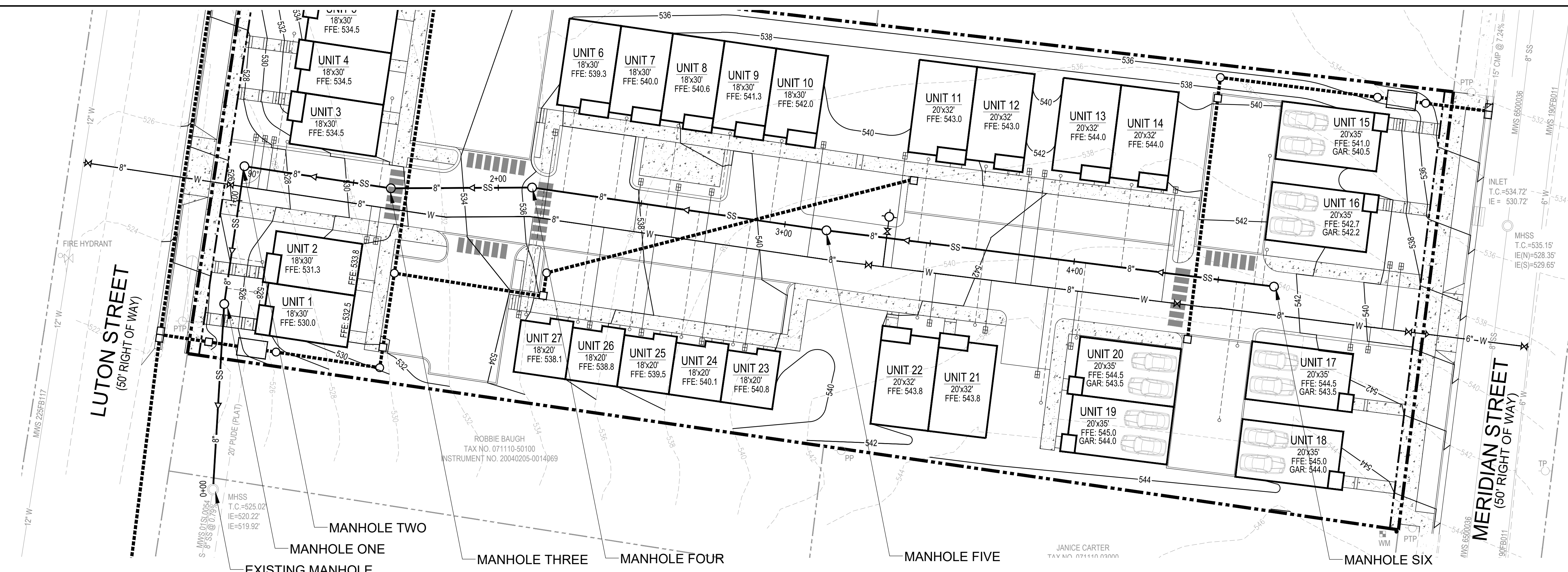
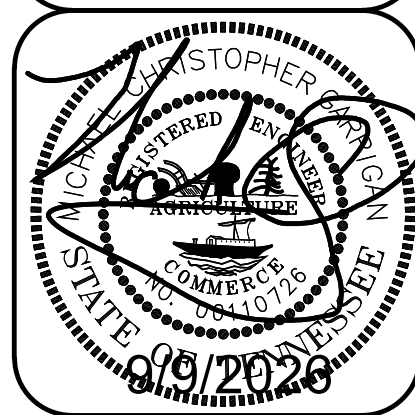
Public Water &
Sewer Plan

Final Specific Plan
Meridian Heights
AKA 1600 Meridian Street
Tax Map 71-11, Parcel 31
Nashville, Davidson County, Tennessee

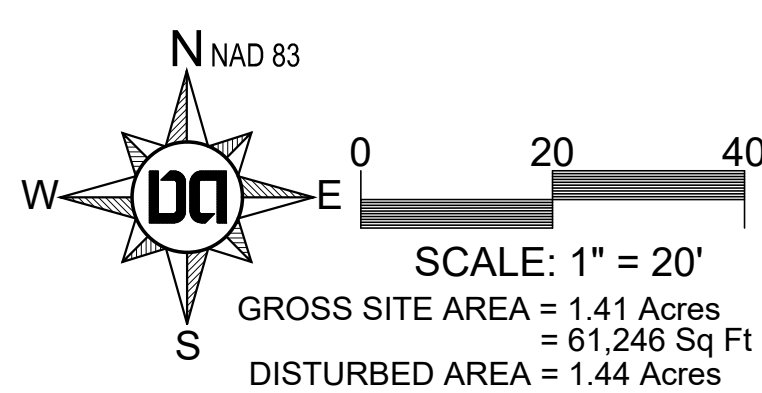
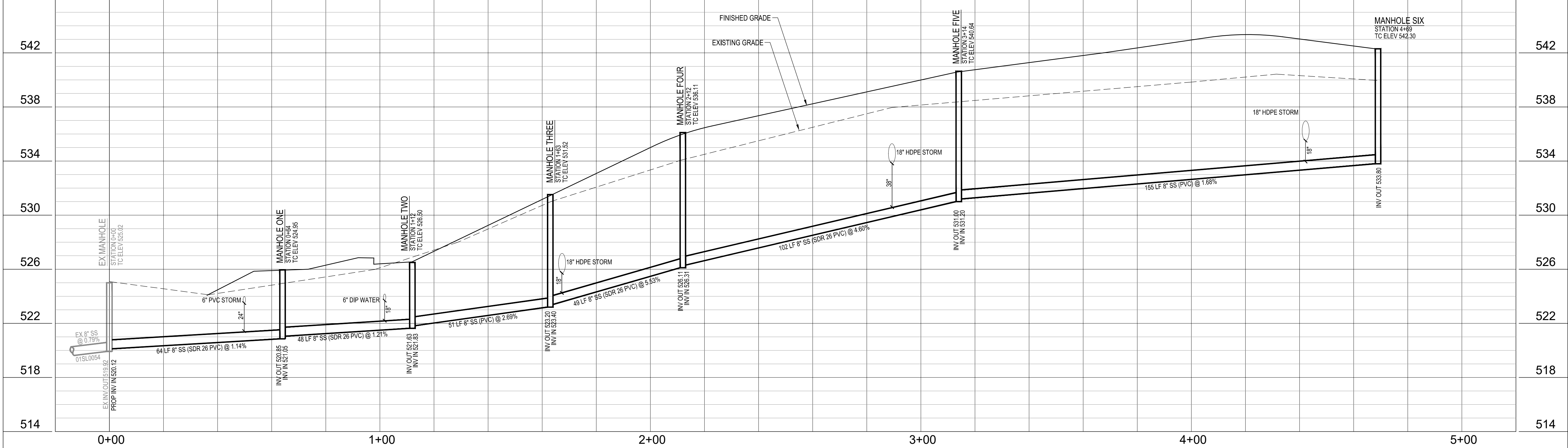
Drawing Date:
September 2025

Revisions

D&A Project #25109
Meridian Heights SP
1600 Meridian Street
C4.0



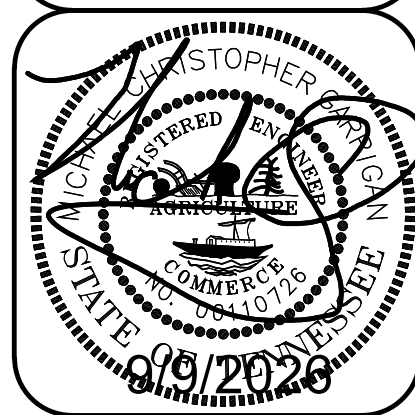
PUBLIC SEWER
PROFILE LINE 'A'
SCALE
1" = 4' VERT.
1" = 20' HORIZ.



Permits	
MPC Case Number	2025SP-001-002
SWGR (Grading)	2025094231
Water (25WL0087)	2025094241
Sewer (25SL0216)	2025094244



516 Hester Place
Nashville, TN 37204
(615) 297-5166



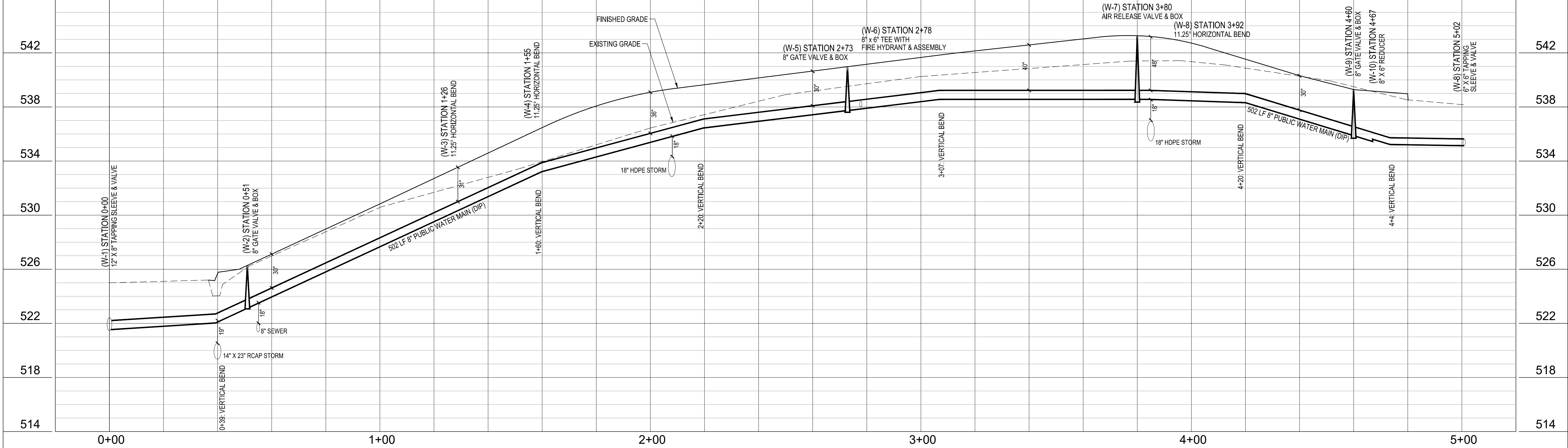
Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #25109
Meridian Heights SP
1600 Meridian Street
C4.2

516 Hester Place
Nashville, TN 37204
(615) 297-5166



PUBLIC WATER
PROFILE LINE 'A'
SCALE
1" = 4' VERT.
1" = 20' HORIZ.



NAD 83

W E S

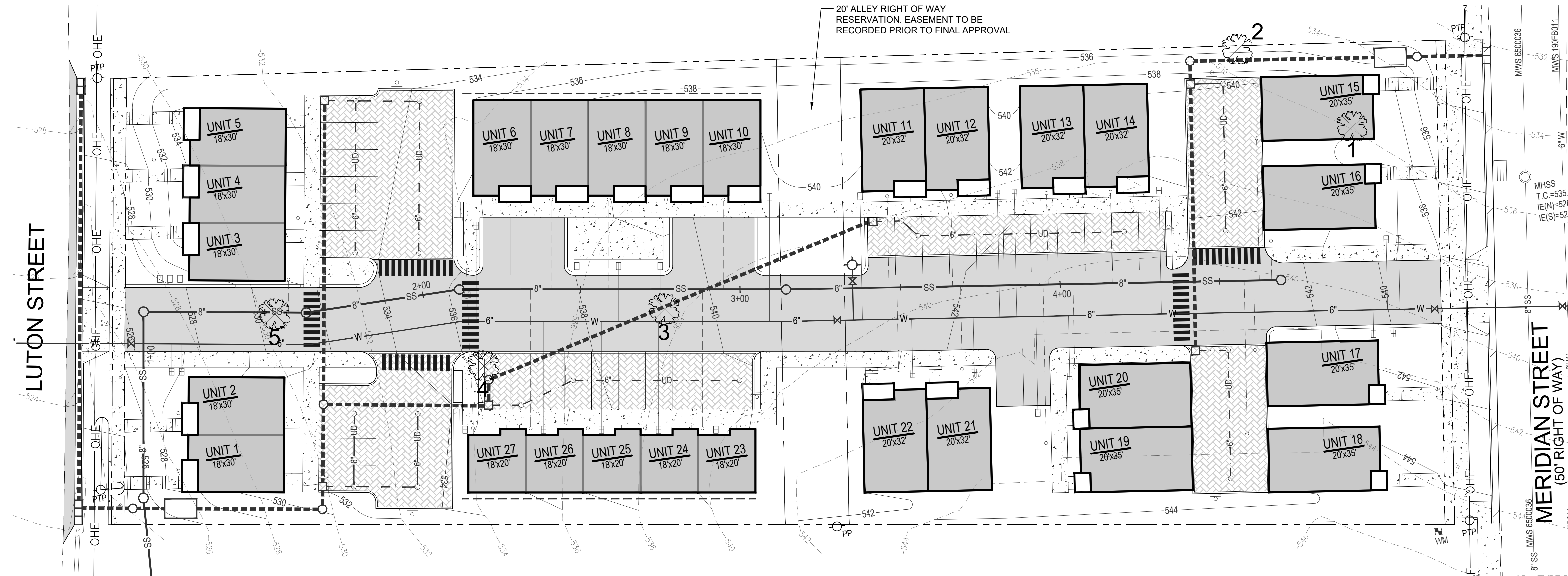
0 20 40

SCALE: 1" = 20'

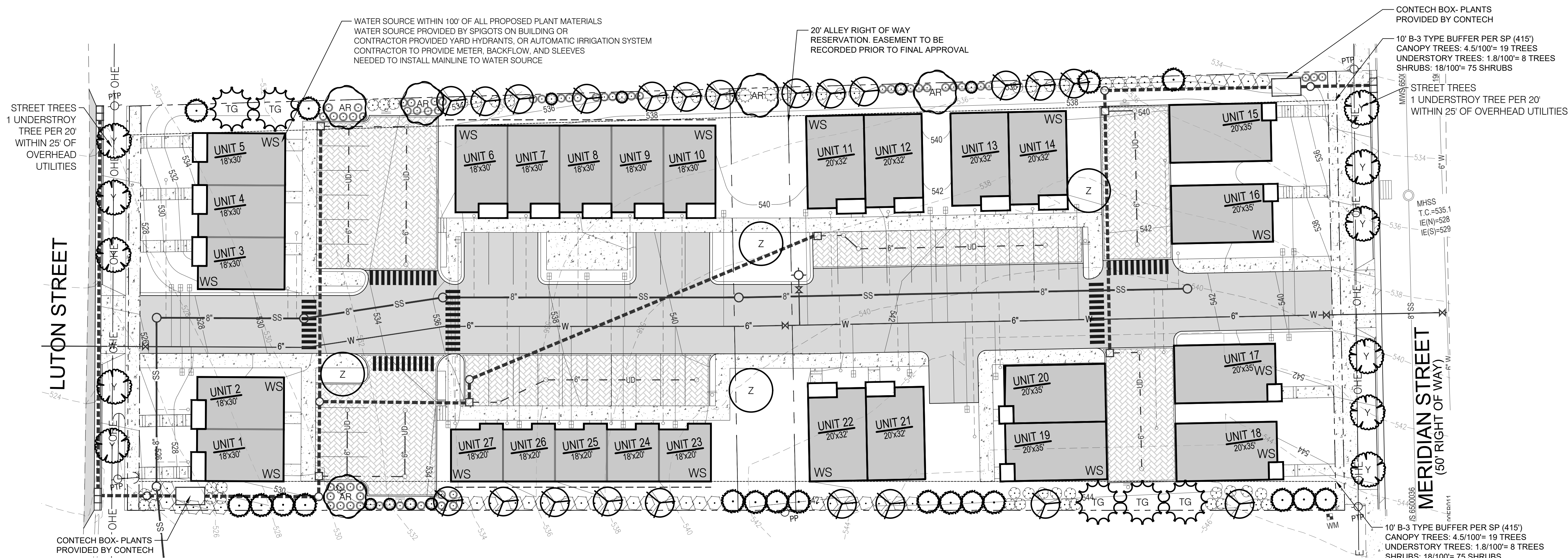
GROSS SITE AREA = 1.41 Acres
= 61,246 Sq Ft
DISTURBED AREA = 1.44 Acres



Permits	
MPC Case Number	2025SP-001-002
SWGR (Grading)	2025094231
Water (25WL0087)	2025094241
Sewer (25SL0216)	2025094244



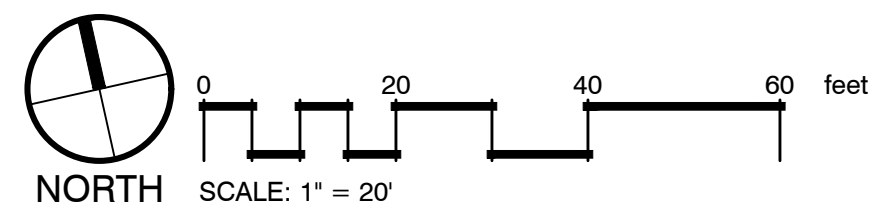
TREE REMOVAL PLAN



TREE DENSITY UNIT (TDU) WORKSHEET(Ordinance 94-1104) REV Sept-2019				
SP Case 2025SP-001-002				
Application Number				
Project Name: Meridian Heights				
Address: 1600 Meridian Street				
Acreage (area of parcel including building site)				1.41
Minus Building Coverage Area & 20' Alley				(-) 0.4
Equals Adjusted Acreage				(=) 1.01
Multiply by Required Tree Density Unit per acre				(x) 22
choose one				
Required TDU for Project				(=) 22.22
REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES				
DBH	# of Trees	Value	TDU	
2"	14	x .5	7	
3"		x .6	0	
Total			7	
REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR, SMALL UNDERSTORY TREES AND STREET TREES*				
DBH	# of Trees	Value	TDU	
2"	49	x .25	12.25	
3"	11	x .3	3.3	
total			15.55	
Total TUD Retained on-site				0
Total TDU for Replacement Trees- On-site				(+) 22.55
Total Credits Paid to Tree Mitigation Bank (\$725)				(+)
Total Density Units Provided				(=) 22.55
1. IRRIGATION TO BE PROVIDED BY HOSE BIBS OR SPIGOTS WITHIN 100'				
OF ALL PLANT MATERIAL OR AUTOMATIC IRRIGATION SYSTEM				
2. TREE CUT PERMIT REQUIRED PRIOR TO ISSUANCE OF PERMIT				

SEE SHEET L1.1 FOR
PLANT SCHEDULE,
NOTES, & DETAILS

LANDSCAPE PLAN



LAND
H B DESIGN

106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hbanddesign.com

PROPOSED SITE FOR:
MERIDIAN HEIGHTS SP
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CONOR L. SAL
REGISTERED
LANDSCAPE ARCHITECT
NO. 888
MIDSCAPE 00291101

JOB # - 25249
BY: cb

L1.0

LANDSCAPE PLAN

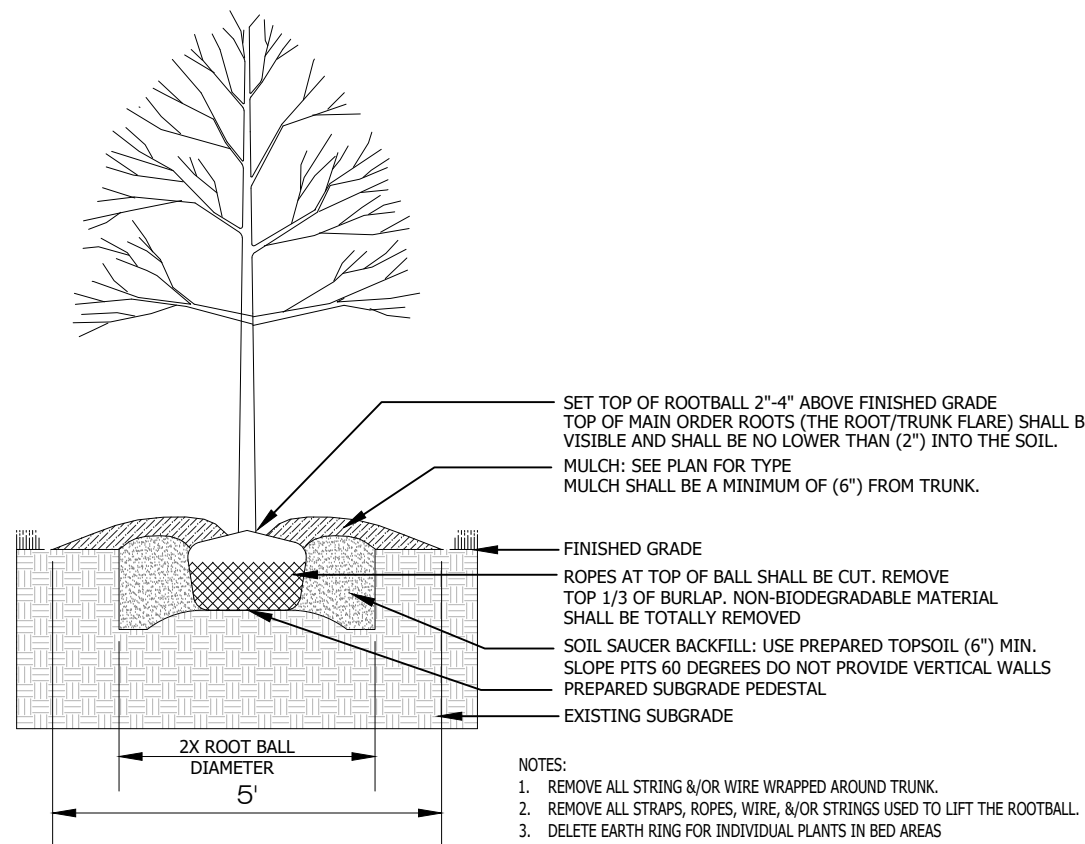
- PLANTING NOTES:
1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
 2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
 3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
 4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
 5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
 6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by American Standards for Nursery Stock. Main leaders of all trees shall remain intact.
 7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
 8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
 9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
 10. Maintain all plant material and lawns until project is accepted in full by the City.
 11. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
 12. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
 13. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain

- LANDSCAPE NOTES:
1. Contractor responsible for locating and protecting all underground utilities prior to digging.
 2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
 3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading.
 4. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
 5. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indentation to be repaired.
 6. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
 7. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
 8. The contractor is solely responsible for the establishment of the areas designated as seed to the final acceptance of the owner and city. The contractor shall plan to overseed areas that do not germinate and/or provide adequate coverage.
 9. Planting mix to be provided as specified in the landscape specifications.
 10. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
 11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
 12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
 13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
 14. All areas of disturbance outside of landscape beds shall be repaired with turf.
 15. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

- TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
 2. Trees with forked trunks are acceptable if all the following conditions are met:
 - a. The fork occurs in the upper 1/3 of the tree.
 - b. One fork is less than 2/3 the diameter of the dominant fork.
 - c. The top 1/3 of the smaller fork is removed at the time of planting.
 3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
 4. The trunk and/or major branches shall not touch
 5. Several branches are larger in diameter and obviously more dominant.
 6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
 7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
 8. Crown spread shall look proportional to the tree.
 9. NO flush cuts or open trunk wounds or other bark injury
 10. Root ball meets all ANSI standards and is appropriately sized
- DEFICIENCIES NOT ACCEPTED:
1. Tip dieback on 5% of branches
 2. Crown thin/sparsely foliated
 3. Included bark
 4. Major Branches touching
 5. Asymmetrical branching

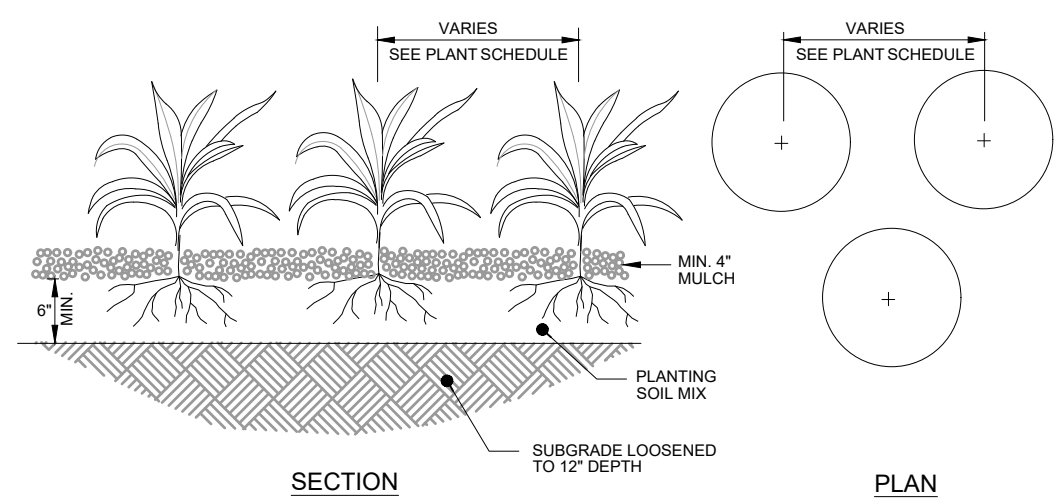
TO AVOID OVERHEAD LIGHT POLE CONFLICTS:
In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

TO AVOID OVERHEAD UTILITY CONFLICTS:
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.



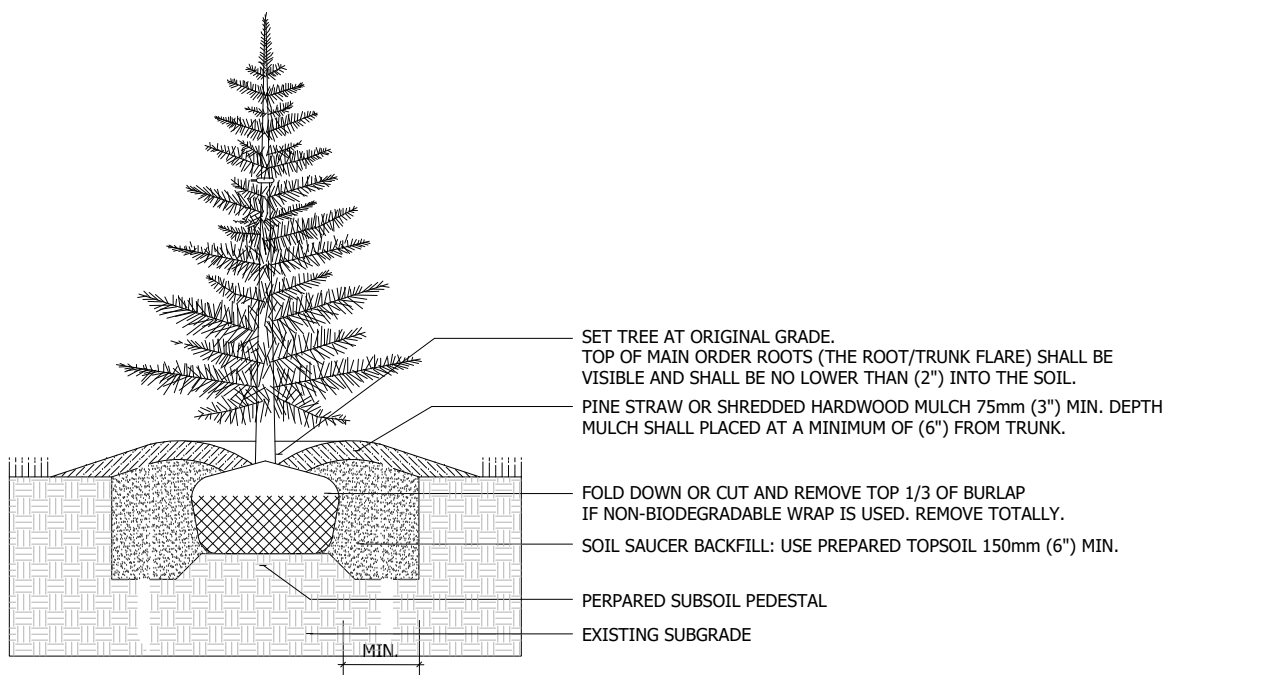
DECIDUOUS TREE PLANTING

P-NO-12

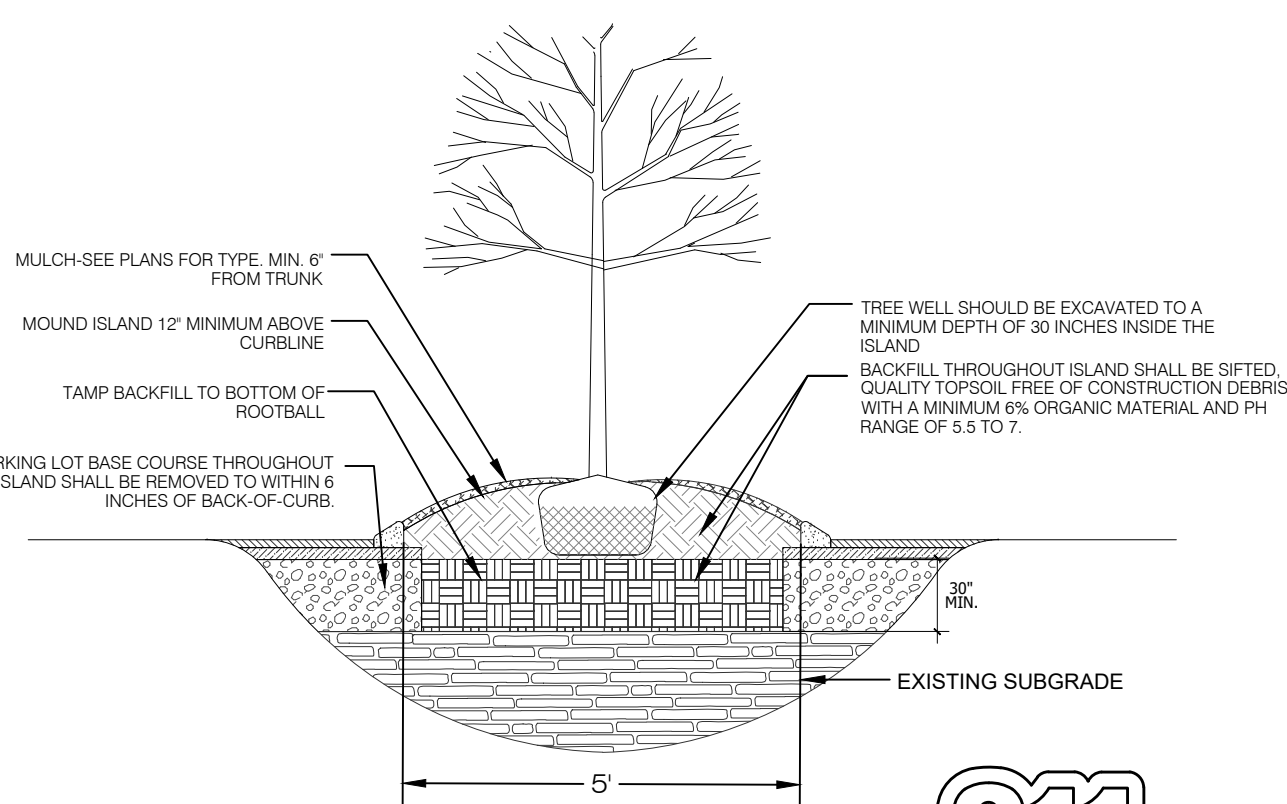


GROUNDCOVER PLANTINGS

GROUNDCOVER, GRASSES, AND PERENNIALS



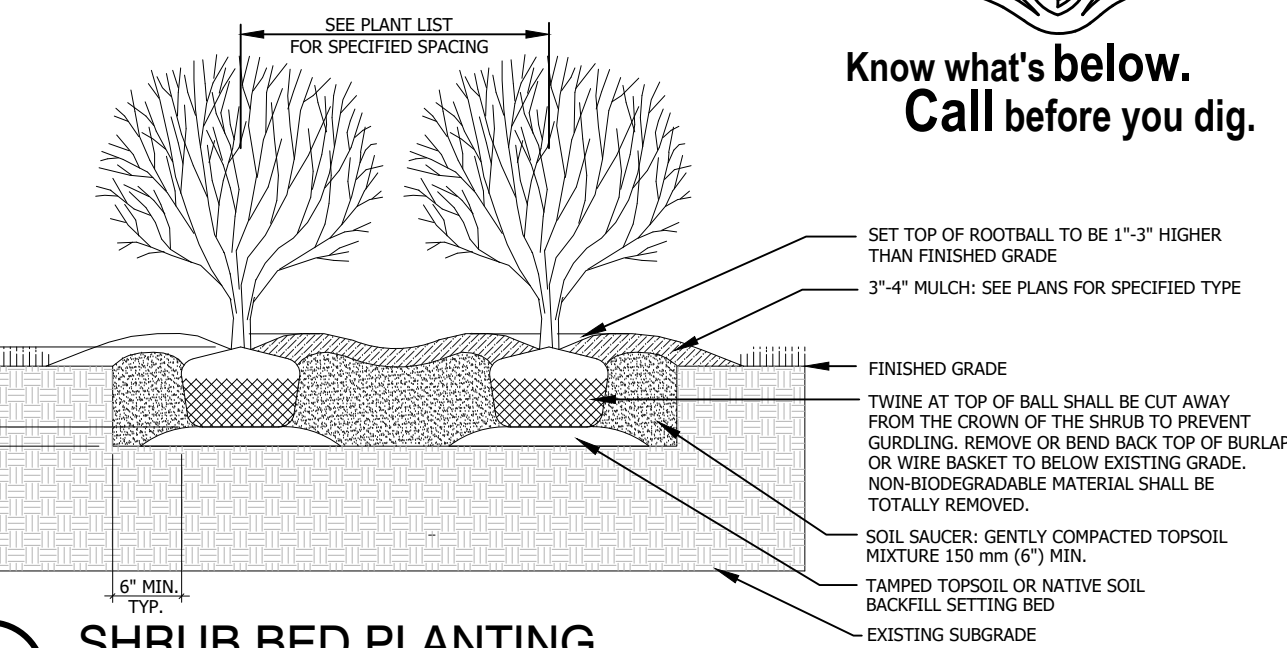
EVERGREEN TREE PLANTING



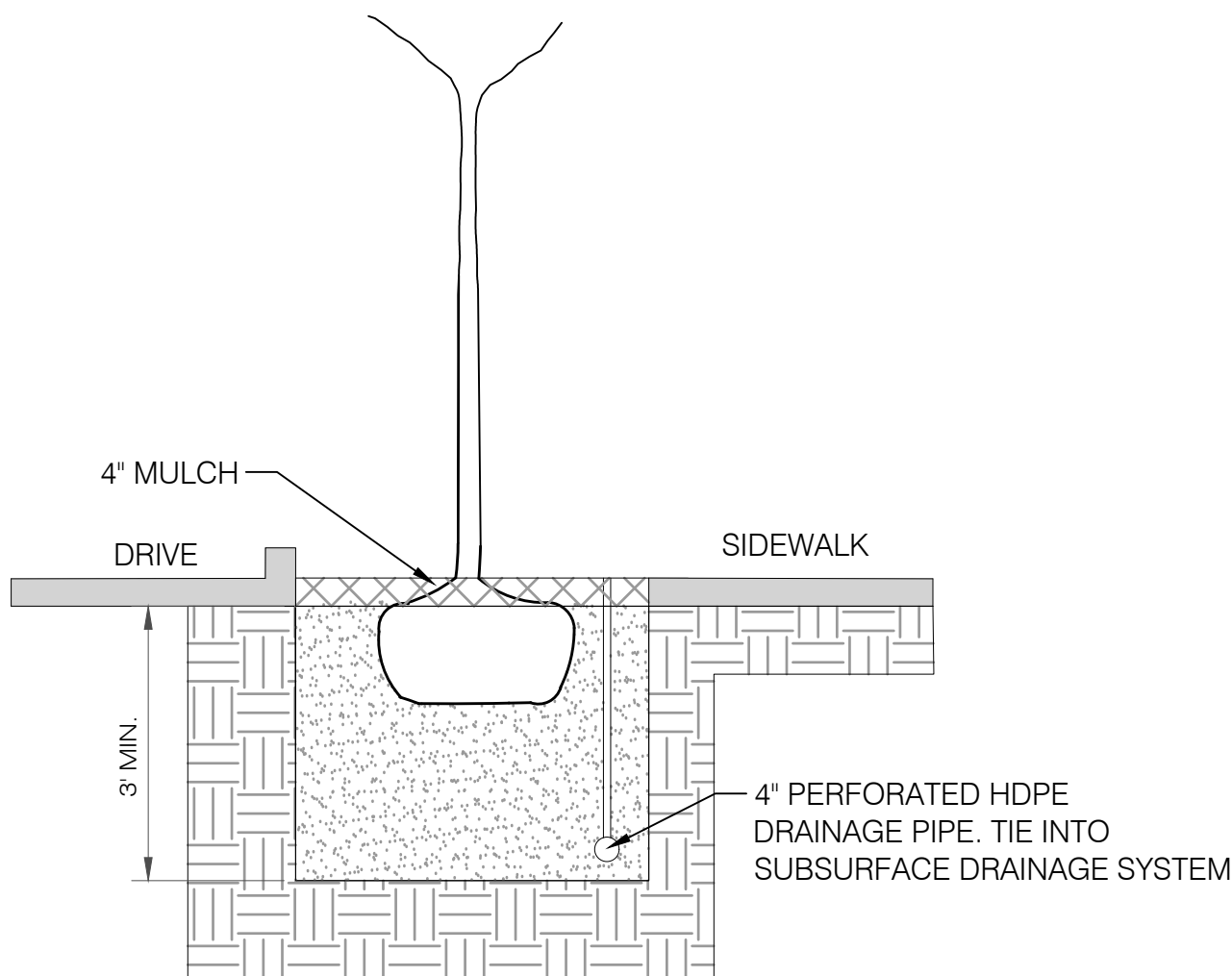
PARKING ISLAND TREE PLANTING FOR PARKING LOT ISLAND OR MEDIAN



Know what's below.
Call before you dig.



SHRUB BED PLANTING



STREET TREE PLANTING

1. AT PLANTING, TREES SHALL MEET THE REQUIREMENTS FOR STREET TREES SET OUT IN AMERICAN STANDARD FOR NURSERY STOCK
2. ALL NURSERY STOCK USED AS STREET TREES SHALL BE VIGOROUS, HEALTHY AND FREE OF DISEASES OR INFESTATIONS
3. TREES SHALL NE ACCOMMODATED IN PLANTING AREAS WITH A MINIMUM DEPTH OF 3 FEET AND A MINIMUM VOLUME OF 400 CUBIC FEET

ADA LIMBING NOTES
TRIM BRANCHES SO THAT LOWEST BRANCHES ARE MINIMUM 80" HT. ABOVE SIDEWALKS, PARKING STALLS, AND CIRCULATION PATS IS WITHIN A PATH OF TRAVEL. NO MORE THAN 50% OF THE TREE HEIGHT SHALL BE CLEARED TO MEET THE ADA CLEARANCE REQUIREMENTS

TREES SHOWN WITHIN THE R.O.W. ARE REQUIRED BY NASHVILLE STREET TREE ORDINANCE REQUIREMENTS. THE DESIGNER TAKES NO RESPONSIBILITY IN AN EVENT OF AN ACCIDENT DUE TO LIMITED VISIBILITY ALONG THE FRONTAGE OR DAMAGE TO UNDERGROUND UTILITIES.

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREES					
AR	5	Summer Red Maple / <i>Acer rubrum</i> 'HOSR' TM 5' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B # B	2" Cal	12'-14' HT
TG	5	Green Giant Arborvitae / <i>Thuja standishii</i> x <i>plicata</i> 'Green Giant' Full To Base. Full Dense Form. See Tree Specifications. 2" Cal. Per Code	B # B	2" Cal	8'-10' HT
Z	4	Green Vase Zelkova / <i>Zelkova serrata</i> 'Green Vase' 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B # B	2" Cal	12'-14' HT
UNDERSTORY/COLUMNAR TREES					
	19	Nellie R. Stevens Holly / <i>Ilex</i> x 'Nellie R. Stevens' Full to Base. Full Dense Form. Matched. See Tree Specifications 2" Caliper Per Code	B # B	2" Cal	8'-10' HT
	8	Taylor Eastern Redcedar / <i>Juniperus virginiana</i> 'Taylor' Full To Base. Full; Dense Form 2" Cal. Per Code	B # B	2" Cal	8'-10' HT
	22	Slender Silhouette Sweetgum / <i>Liquidambar styraciflua</i> 'Slender Silhouette' 3' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications	B # B	2" Cal	10'-12' HT
	11	Kwanzan Cherry / <i>Prunus serrulata</i> 'Kwanzan' Limb Per ADA Note. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B # B	3" Cal	12'-14' HT
SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS					
	35	Dwarf Burford Holly / <i>Ilex cornuta</i> 'Burfordii Nana' Full; Dense Form	18" HT		
	44	Henry's Garnet Sweetspire / <i>Itea virginica</i> 'Henry's Garnet' Full; Dense Form	18" HT		
	9	Prague Viburnum / <i>Viburnum x pragensense</i> Full; Dense Form.	18" HT		
GRASSES					
	55	Heavy Metal Switch Grass / <i>Panicum virgatum</i> 'Heavy Metal' Full; Dense; Well Rooted	18" HT		

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: •ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." •AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER." •CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

- PLAN NOTES:
1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
 2. LANDSCAPE BUFFER SHALL BE ONE CONTINUOUS BED AND MULCHED WITH 3" MIN. DEPTH OF PINE STRAW MULCH
 3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION. LIGHT POLES MUST NOT BE LOCATED IN TREE ISLANDS. ALL TREES TO BE INSTALLED 15' FROM ANY LIGHT POLE.
 4. ALL AREAS OF DISTURBANCE NOT SPECIFIED AS SOD SHALL BE SEEDDED WITH 80% REBEL SUPREME, 20% MERION BLUEGRASS @ 8#/1,000 SF UNLESS OTHERWISE NOTED ON GRADING PLANS
 5. ANY CHANGES TO TREE SPECIES OR LOCATIONS MAY REQUIRE THE CONTRACTOR TO PROVIDE AN AS-BUILT OF THE INSTALLED LANDSCAPE AND POSSIBLY DELAY APPROVAL OF THE SITE BY THE URBAN FORESTRY DEPARTMENT.
 6. NO TREES SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC WATER OR SEWER LINES
 7. REQUIREMENTS SHOWN ARE PER THE CITY ZONING ORDINANCE. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE CITY AND HEIBERT+BALL LAND DESIGN

PROPOSED SITE FOR:
MERIDIAN HEIGHTS SP
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



Job # - 25259

BY: cb

L1.1

LANDSCAPE NOTES

Sheet Information

Date : 04/22/2026
Job Number : 000000
Drawn By : Author
Checked By : Checker
Approved By : Approver

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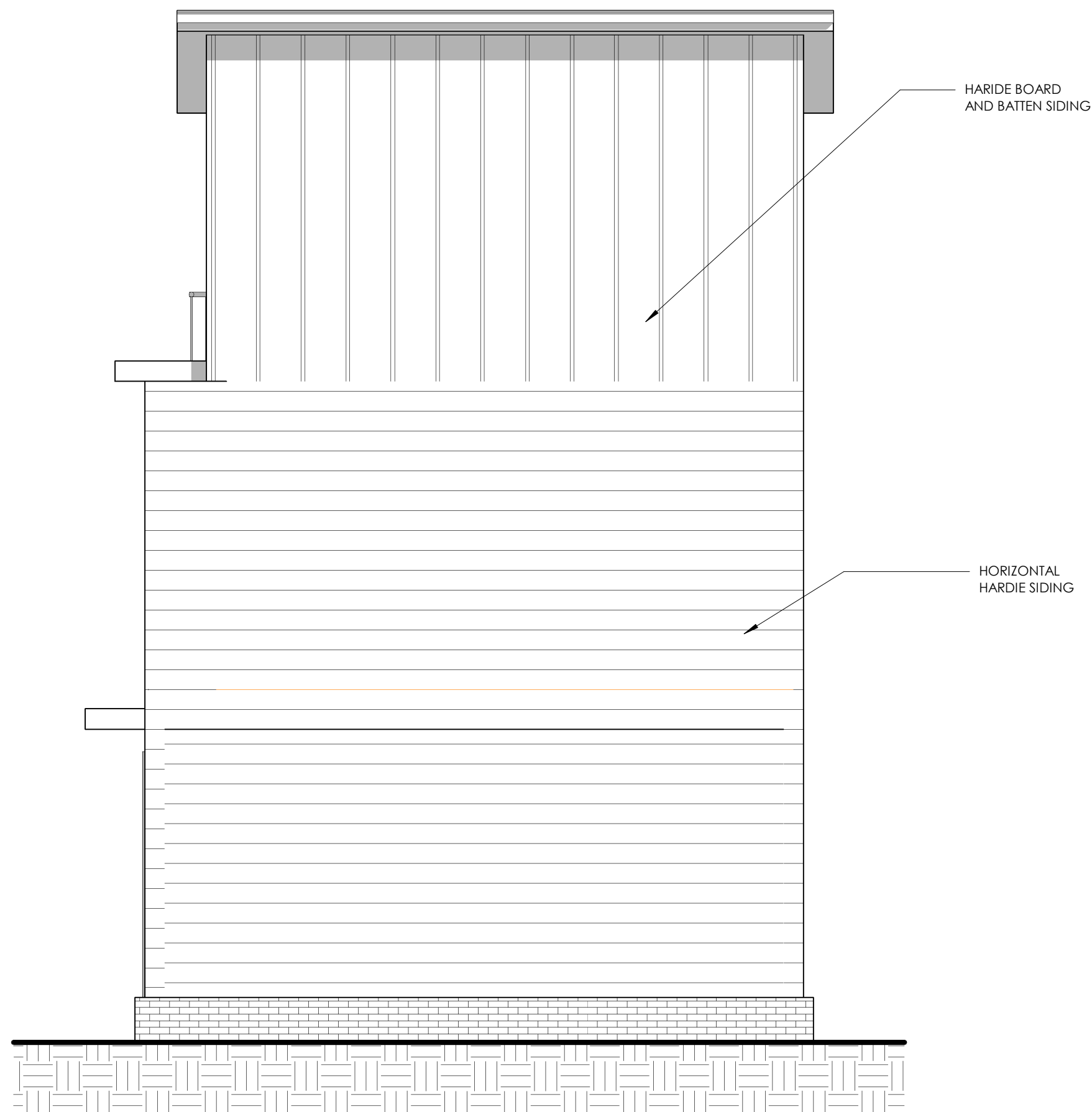
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Sheet Description:
ELEVATIONS

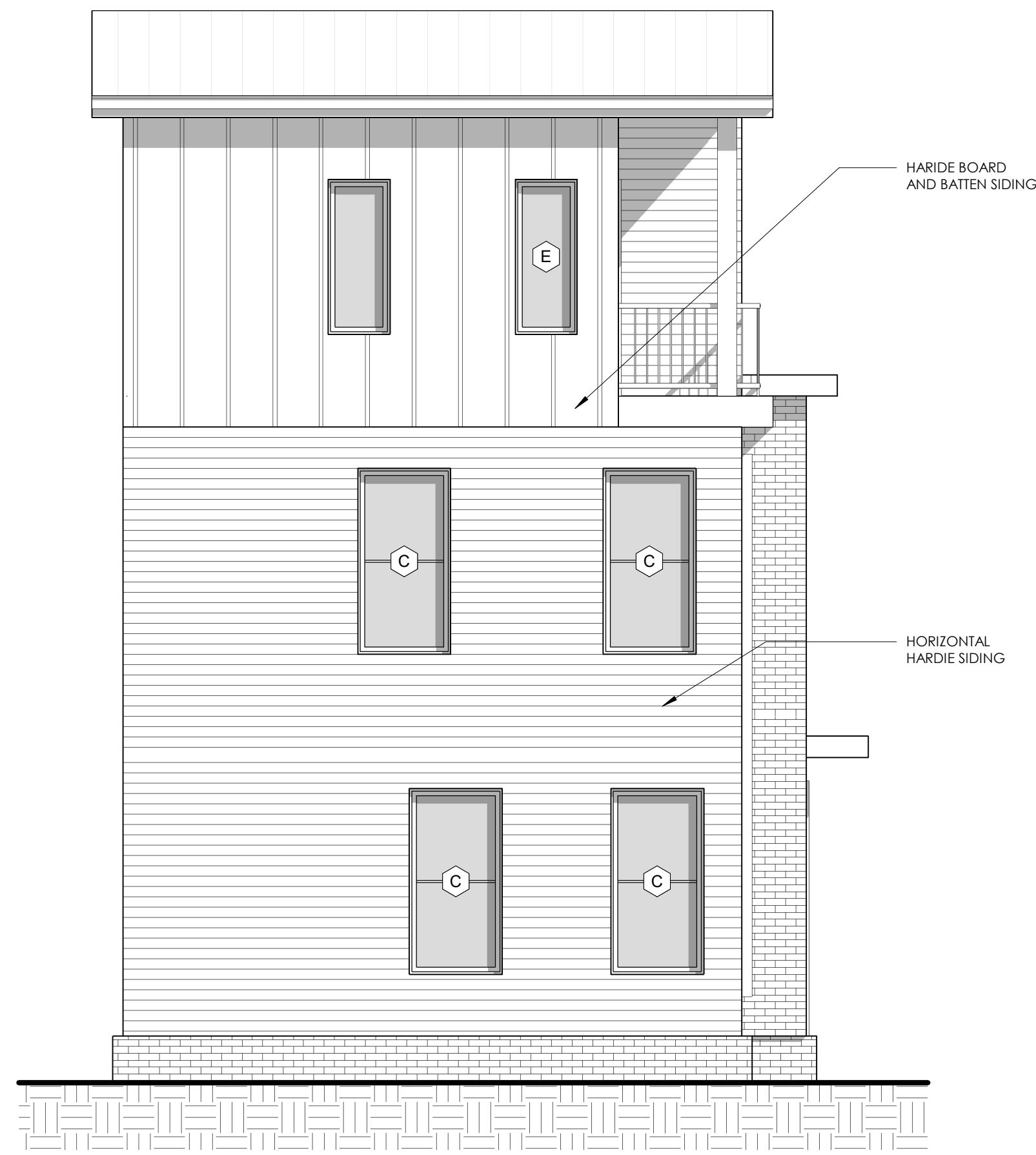
Sheet:
A115



1 FRONT ELEVATION
1/4" = 1'-0"



2 SIDE 1 ELEVATION
1/4" = 1'-0"



3 SIDE 2 ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE		
Type Mark	Type	Count
A	Fixed 36" x 24"	2
B	FIXED 60"x24"	3
C	Single Hung 36" x 72"	2
D	Fixed 36" x 18"	8
E	FIXED 36" x 24"	3
F	FIXED 60"x60"	3
G	CSMT 36" x60" 2	3

GLAZING PERCENTAGES:
ELEVATION: 1,643SF
GLAZING: 675
PERCENTAGE: 41%



2 FRONT ELEVATION
1/4" = 1'-0"

JENNER
ARCHITECTURE DESIGN

8244 PERSIA WAY
NASHVILLE, TENNESSEE 37211
VOICE (615) 268-9887

PROJECT MANAGER:
TELEPHONE EXT.:
e-mail:

In Association with:

Project Manager:

e-mail:

Project Manager:

e-mail:

1600 MERIDIAN 18X30 FACING

LUTON
PERMIT DOCUMENT SUBMITTAL

1600 MERIDIAN
NASHVILLE, TN 37209

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Sheet Description:

ELEVATIONS

Sheet:

A201

PROJECT MANAGER:
TELEPHONE EXT.:
e-mail:

In Association with:

Project Manager:

e-mail:

Project Manager:

e-mail:

1600 MERIDIAN 18X35 GARAGES

PERMIT DOCUMENT SUBMITTAL

1600 MERIDIAN
NASHVILLE, TN 37209

Sheet Information

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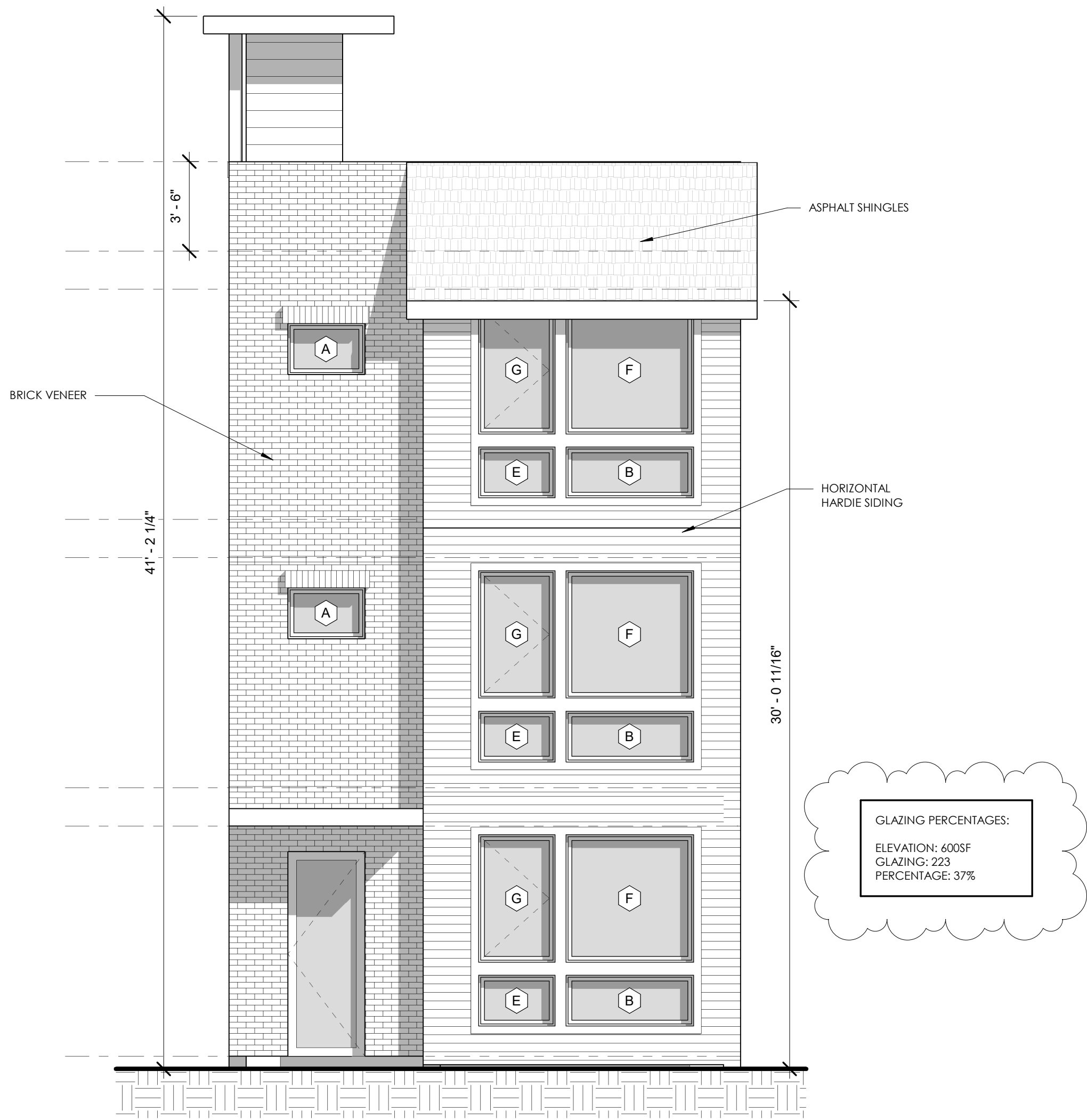
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Sheet Description:

ELEVATIONS

Sheet:

A201



2 FRONT ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE		
Type Mark	Type	Count
A	Fixed 36" x 24"	3
B	FIXED 60"x24"	3
C	Single Hung 36" x 72"	5
D	Fixed 36" x 18"	2
E	FIXED 36" x 24"	3
F	FIXED 60"x60"	3
G	CSMT 36" x60" 2	3
H	Fixed 30" x 60"	4



1 REAR ELEVATION
1/4" = 1'-0"