Development Plans

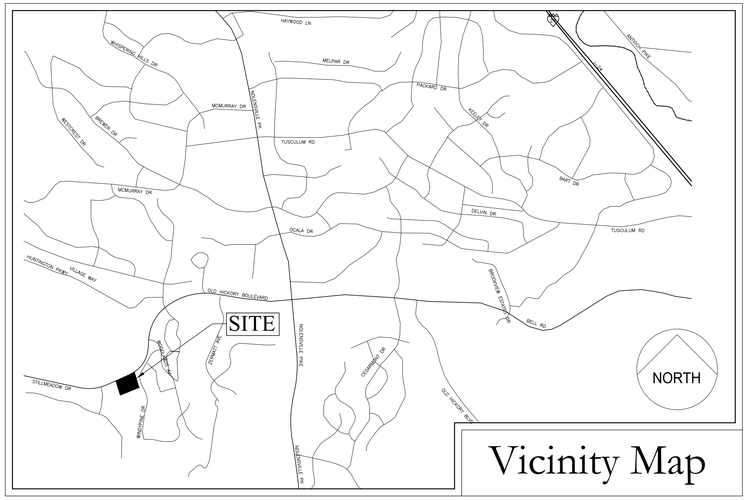
0 Old Hickory Boulevard

Map 161, Parcel 90-07
Nashville, Davidson Co., Tennessee
Case No. 2022S-151-002

General Development Plan Notes

1. The purpose of this Development Plan is to create 5 lots.
2. The base zoning district is R15.
3. All lots to be served by public water and sewer. Individual water and/or sanitary sewer service lines are required for each lot.
4. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance no. 78-840 and approved by the Metropolitan Department of Water Services.
5. This property does not lie in a flood hazard zone as identified by FEMA Maps 47037C0386H April 5, 2017.
6. All public sidewalks are to be constructed in conformance with Metro Public Works' sidewalk design standards.
7. Wheelchair accessible curb ramps, complying with applicable Metro Public Works standards, shall be constructed at street crossings.
8. The required fire flow shall be determined by the Metropolitan Fire Marshal's office, prior to the issuance of a building permit. Fire hydrants shall be in service before any combustible material is brought on site.
9. No part of any building shall be more than 500 feet from a fire hydrant via an approved hard surfaced road. Metro Ordinance 095-1541 Section 1568.020 B.
10. Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual. (Minimum driveway culvert in Metro R.O.W. is 18" RCP).
11. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
12. No building permit may be issued on any lot until street name signs are installed and verified by the Metropolitan Department of Public Works on all streets on which the lot depends for access.
13. Solid waste pickup to be provided via individual roll-away containers. Plan & pickup to be coordinated with the Metro Public Works Solid Waste Department.
14. All work within the public right-of-way shall require a permit from the Department of Public Works.
15. Provide the full water quality treatment of 80% Tv. Various quantity/quality GIPS shall be utilized.
16. All setbacks shall be per Metro Zoning Code.
17. Prior to the issuance of any building permit for a lot designed as a critical lot on this plan, a grading plan know as a 'critical lot plan,' must be submitted to the Metro Planning Department as required by Appendix C of the Metro Subdivision Regulations. The critical lot plan will be evaluated for consistency with the regulations, including, but not limited to, the degree to which grading is minimized to preserve the natural features of the lot and the amount of cut/fill required to prepare the lot for construction. It is emphasized that a typical house design may not be suitable for a critical lot.
18. All utilities shall be placed underground as required by Section 17.28.103 of the Metro Zoning Code.
19. This parcel is located within the Airport Overlay District.
20. 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.
21. The final site plan/building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the 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 the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Note: all references to Metro Public Works (MPW) within plan set are now in reference to Nashville Department of Transportation (NDOT).



Vicinity Map

SHEET SCHEDULE

Confirm with Metro Nashville Waste Services on location of pickup. If cans are to be picked up after ROW within shared easement area a private hauler would be needed.

Site Details:

Area:	2.50 Acres
Current Use:	Residential
Proposed Use:	Residential
Property Zoning:	R15
Surrounding Zoning:	R15, RM6

Site Criteria:	Required
Lot Size:	Min. 15,000 sf
Maximum Building Coverage:	Max 35%
Street Setbacks:	Per Metro Zoning Code
Side Yard:	5' Side Setbacks / 15' Side Setback Along Eastern Windypine Dr.
Rear Yard:	80.4' Minimum Rear Setback
Height Standards:	Max 3 stories

Parking:	Required
Required parking:	Single Family: 2 Stalls per Lot

Access to Windypine Drive:	
Access drives allowed:	1 - Access Easement off Old Hickory Boulevard
Access drives proposed:	1- Access Easement off Old Hickory Boulevard

Nashville Department of Transportation
And Mobility Infrastructure
EXCEPTION TAKEN AS NOTED

This review does not relieve the applicant (s) from compliance with the rules, regulations, and specifications of this department and other governmental agencies. This check is only for general conformance with the requirements of the Nashville Department of Transportation.

Christopher Gregory 08/21/2023

Signed Date

INSPECTIONS REQUIRED

Proof-rolling of street subgrades and concrete ramp forms inspection by the NDOT Inspector are required prior to placing stone or pouring concrete, 24 hour advance notice required.

CALL 615-862-8782

ADA COMPLIANCE REQUIRED

All activities shall be in compliance with the requirements of The Americans with Disabilities Act (ADA) in effect at the time in which the activities are performed.

Property Information
Tax Map 151, Parcel 90-07
Old Hickory Boulevard (Unnumbered)
Nashville, Tennessee 37211
2.50 Acres (2.22 Acres Disturbed)
Council District 04: Robert Swope

Property Owner
Alemayehu Tesfaye
860 Dover Glen Drive
Antioch, Tennessee 37013

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

Surveyor
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Steven Matthews, RLS
Phone: 615.297.5166
Email: Steve@daleandassociates.net

Flood Note
This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0386H dated April 5, 2017.

Site Benchmark
Spike set in Utility Pole located along Site Frontage. NAVD 88 Elevation 739.19

Adjacant Hydrant Test

Existing fire hydrants, tag bolt numbers XXXXX & XXXXX along Old Hickory Blvd, Antioch Pike and Brick Drive were flow tested on XX/XX/21 by Nashville Fire Services, below is a summary of the flow results:

Static Pressure: XX psi
Residual Pressure: XX psi
Flow: XXXX gpm
Flow @ 20 psi: XXXX gpm

Based on table H.5.1 of the current NFPA 1 code, building will not require a fire suppression system.

Forthcoming

PERMITS:

Case No.	2022S-151-002
SWGR	2023000749
MWS	23-SL-0008 (2023001753)

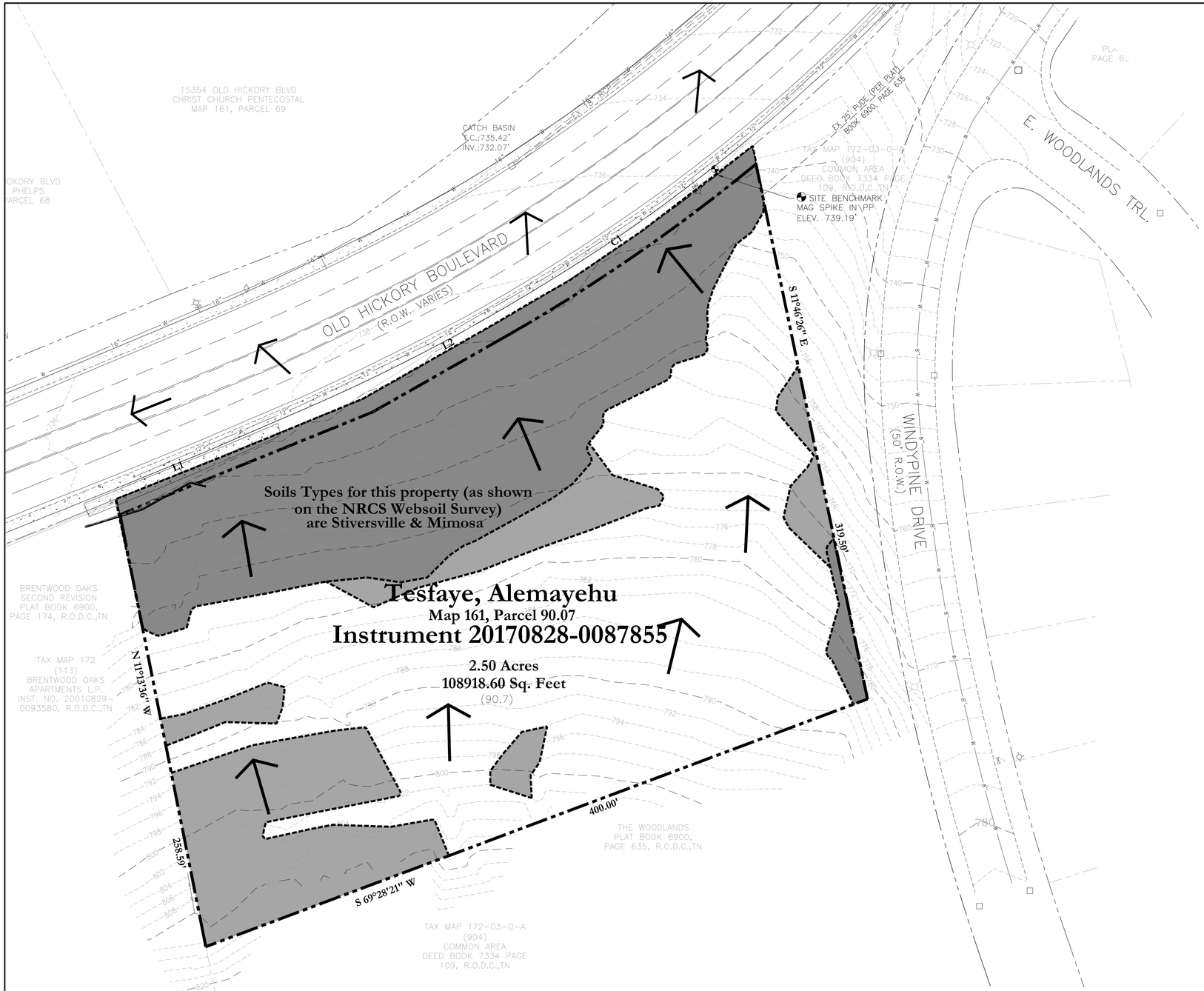
STATE OF TENNESSEE — CHRISTOPHER MICHAEL GARRIGAN — REGISTERED ENGINEER — 08/15/2023

TENNESSEE ONE CALL SYSTEM, INC. — 1-800-351-1111 — STOP CALL BEFORE YOU DIG

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

D&A Project #20162
0 Old Hickory Boulevard

C0.0



Line Table		
LINE	BEARING	DISTANCE
L1	N 67°54'46" E	151.80'
L2	N 60°24'47" E	85.21'
L3	N 67°54'46" E	154.12'
L4	N 60°24'47" E	85.80'

Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	176.50'	996.93'	10°08'38"	N 55°20'27" E	176.27'
C2	173.32'	1005.93'	9°52'20"	N 55°28'37" E	173.11'

N (NAD 83)

W E

S

30 0 30 60

SCALE: 1" = 30'

GROSS SITE AREA = 2.50 Ac
TOTAL DISTURBANCE = 2.22 Ac (Includes Offsite Sewer)

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP! CALL BEFORE YOU DIG!

PERMITS:

Case No.	2022S-151-002
SWGR	2023000749
MWS	23-SL-0008 (2023001753)

Drawing Date:
December 2022

Revisions

Development Plans

0 Old Hickory Boulevard

Map 161 Parcel 90.07
Nashville, Davidson County, Tennessee

CHRISTOPHER C. DALE
REGISTERED ENGINEER
TENNESSEE
08/15/2023

Existing Conditions Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
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516 Heather Place
Nashville, TN 37204
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D&A Project #20162
0 Old Hickory Boulevard

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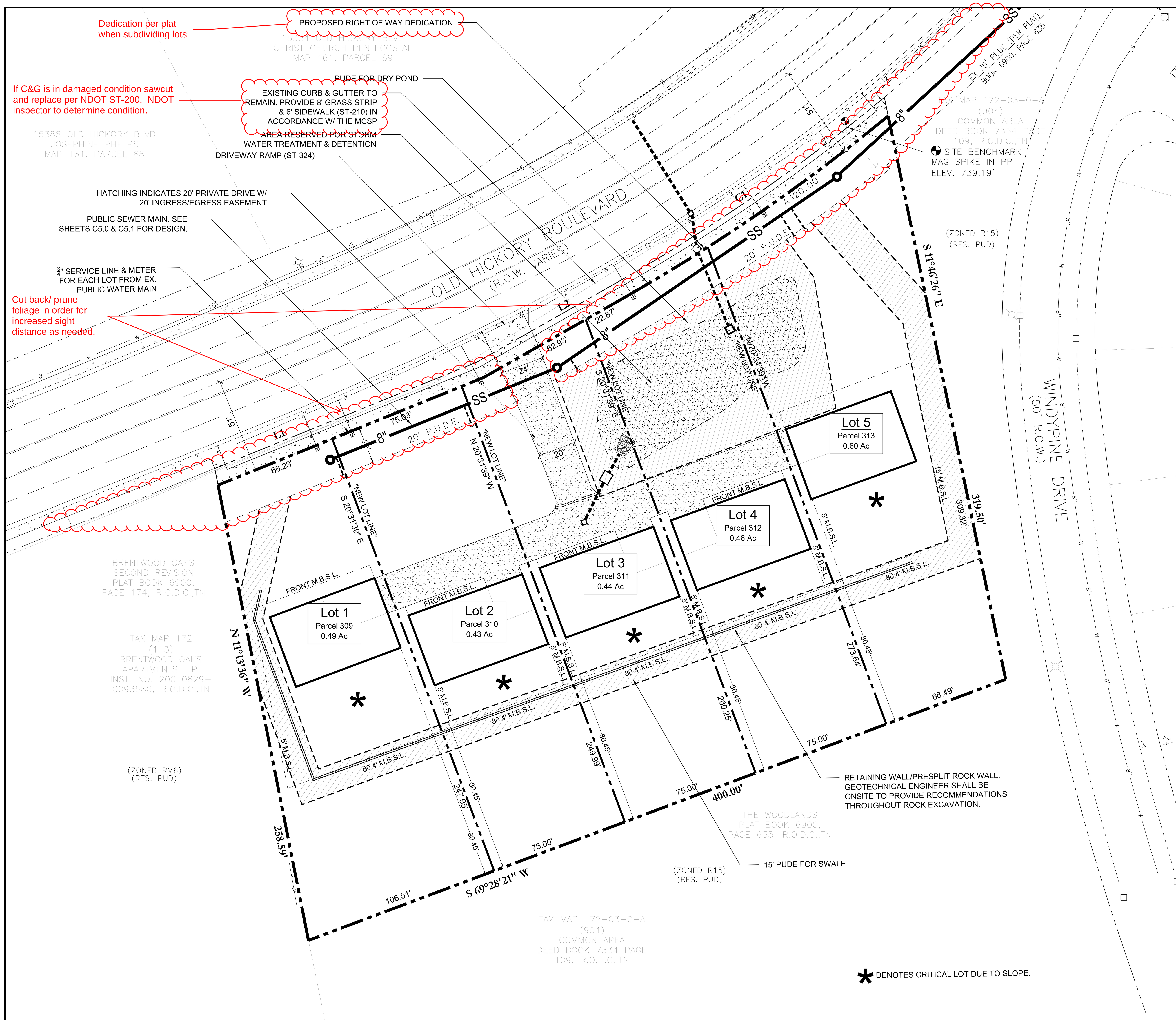


Dedication per plat when subdividing lots
PROPOSED RIGHT OF WAY DEDICATION
If C&G is in damaged condition sawcut and replace per NDOT ST-200. NDOT inspector to determine condition.
PUDE FOR DRY POND
EXISTING CURB & GUTTER TO REMAIN. PROVIDE 8' GRASS STRIP & 6' SIDEWALK (ST-210) IN ACCORDANCE W/ THE MCSP
AREA RESERVED FOR STORM WATER TREATMENT & DETENTION
DRIVEWAY RAMP (ST-324)
HATCHING INDICATES 20' PRIVATE DRIVE W/ 20' INGRESS/EGRESS EASEMENT
PUBLIC SEWER MAIN. SEE SHEETS C5.0 & C5.1 FOR DESIGN.
¾" SERVICE LINE & METER FOR EACH LOT FROM EX. PUBLIC WATER MAIN
Cut back/ prune foliage in order for increased sight distance as needed.
CHRIST CHURCH PENTECOSTAL MAP 161, PARCEL 69
15388 OLD HICKORY BLVD JOSEPHINE PHELPS MAP 161, PARCEL 68
OLD HICKORY BOULEVARD (R.O.W. VARIES)
EX. 25' PUDE (PER PLAT) BOOK 6900, PAGE 635
MAP 172-03-0-A (904) COMMON AREA DEED BOOK 7334 PAGE 109, R.O.D.C.,TN
SITE BENCHMARK MAG SPIKE IN PP ELEV. 739.19'
(ZONED R15) (RES. PUD)
S 11°46'26" E
WINDYPINE DRIVE (50' R.O.W.)
20' P.U.D.E.
NEW LOT LINE N 20°31'39" W
NEW LOT LINE S 20°31'39" E
Lot 1 Parcel 309 0.49 Ac
Lot 2 Parcel 310 0.43 Ac
Lot 3 Parcel 311 0.44 Ac
Lot 4 Parcel 312 0.46 Ac
Lot 5 Parcel 313 0.60 Ac
FRONT M.B.S.L.
5' M.B.S.L.
15' M.B.S.L.
80.4' M.B.S.L.
BRENTWOOD OAKS SECOND REVISION PLAT BOOK 6900, PAGE 174, R.O.D.C.,TN
TAX MAP 172 (113) BRENTWOOD OAKS APARTMENTS L.P. INST. NO. 20010829-0093580, R.O.D.C.,TN
(ZONED RM6) (RES. PUD)
N 11°13'36" W
258.39'
S 69°28'21" W
400.00'
319.50'
309.32'
273.64'
260.25'
249.99'
247.95'
106.51'
75.00'
68.49'
66.23'
75.83'
62.93'
22.87'
120.00'
80.45'
24'
20'
L1
C1
SS
8"
RETAINING WALL/PRESPLIT ROCK WALL. GEOTECHNICAL ENGINEER SHALL BE ONSITE TO PROVIDE RECOMMENDATIONS THROUGHOUT ROCK EXCAVATION.
15' PUDE FOR SWALE
THE WOODLANDS PLAT BOOK 6900, PAGE 635, R.O.D.C.,TN
(ZONED R15) (RES. PUD)
TAX MAP 172-03-0-A (904) COMMON AREA DEED BOOK 7334 PAGE 109, R.O.D.C.,TN

* DENOTES CRITICAL LOT DUE TO SLOPE.

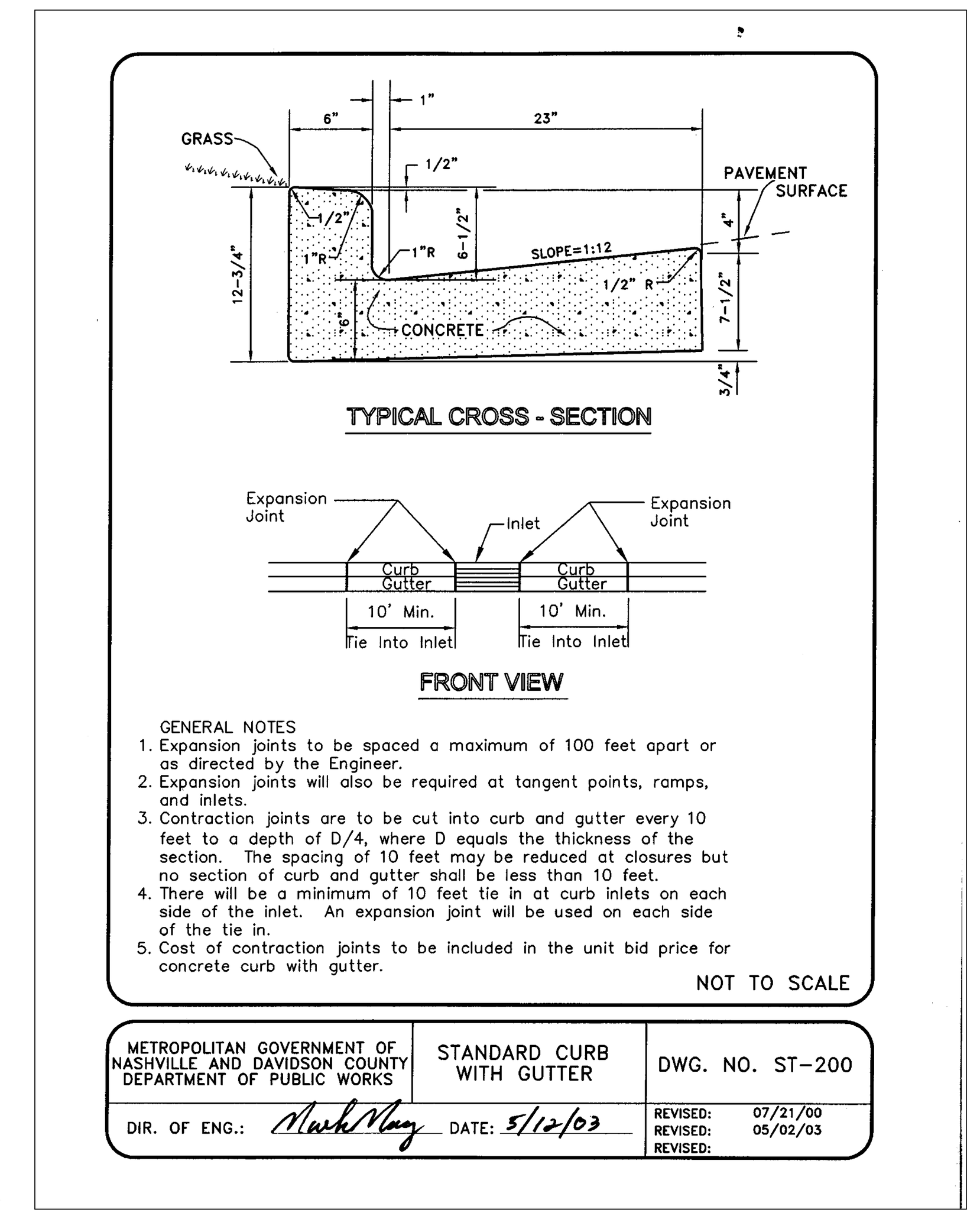
Note:
No proposed Duplex Lots.

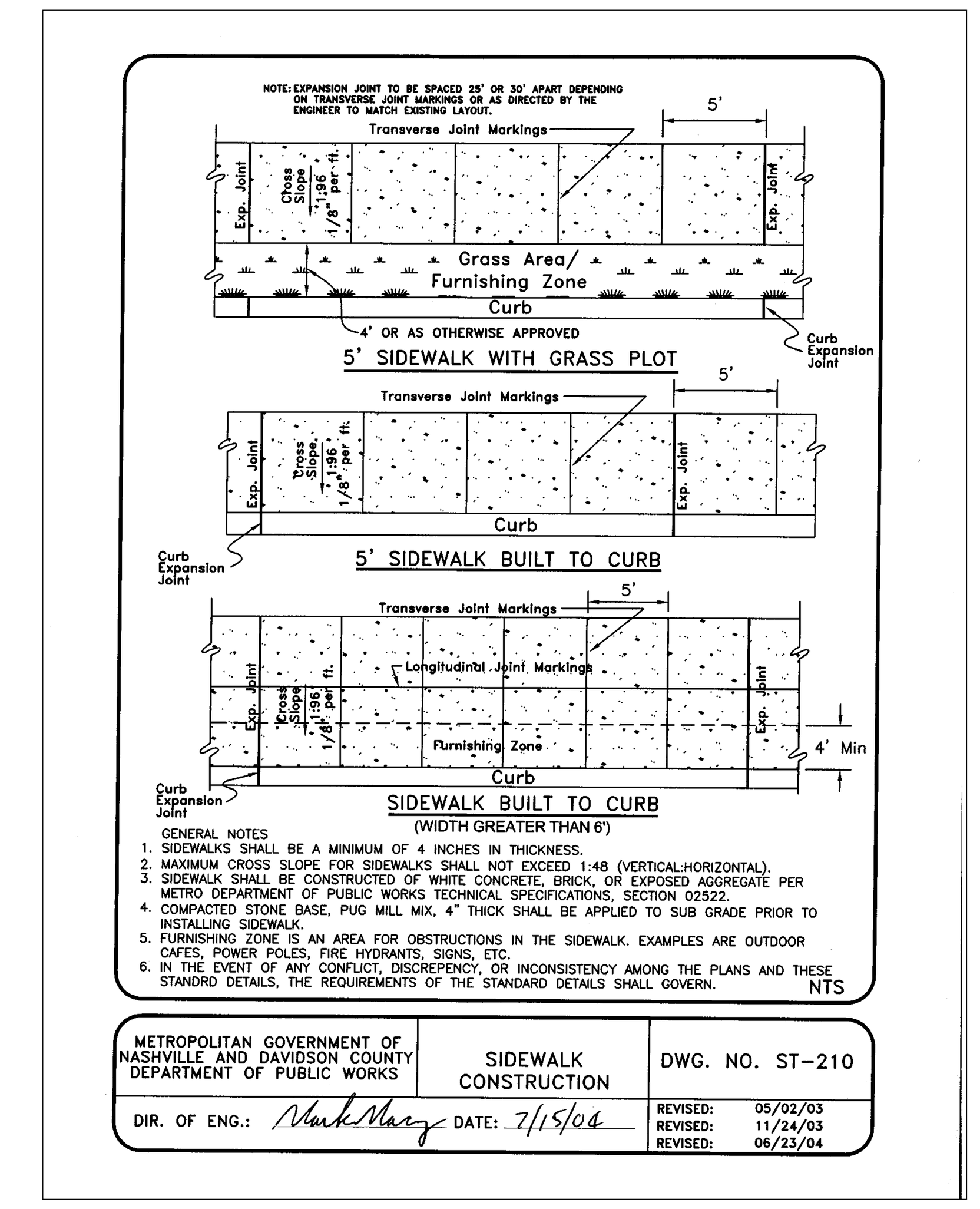
LOT TABLE	
#	Sq Ft
1	21,316
2	18,672
3	19,081
4	19,991
5	26,136

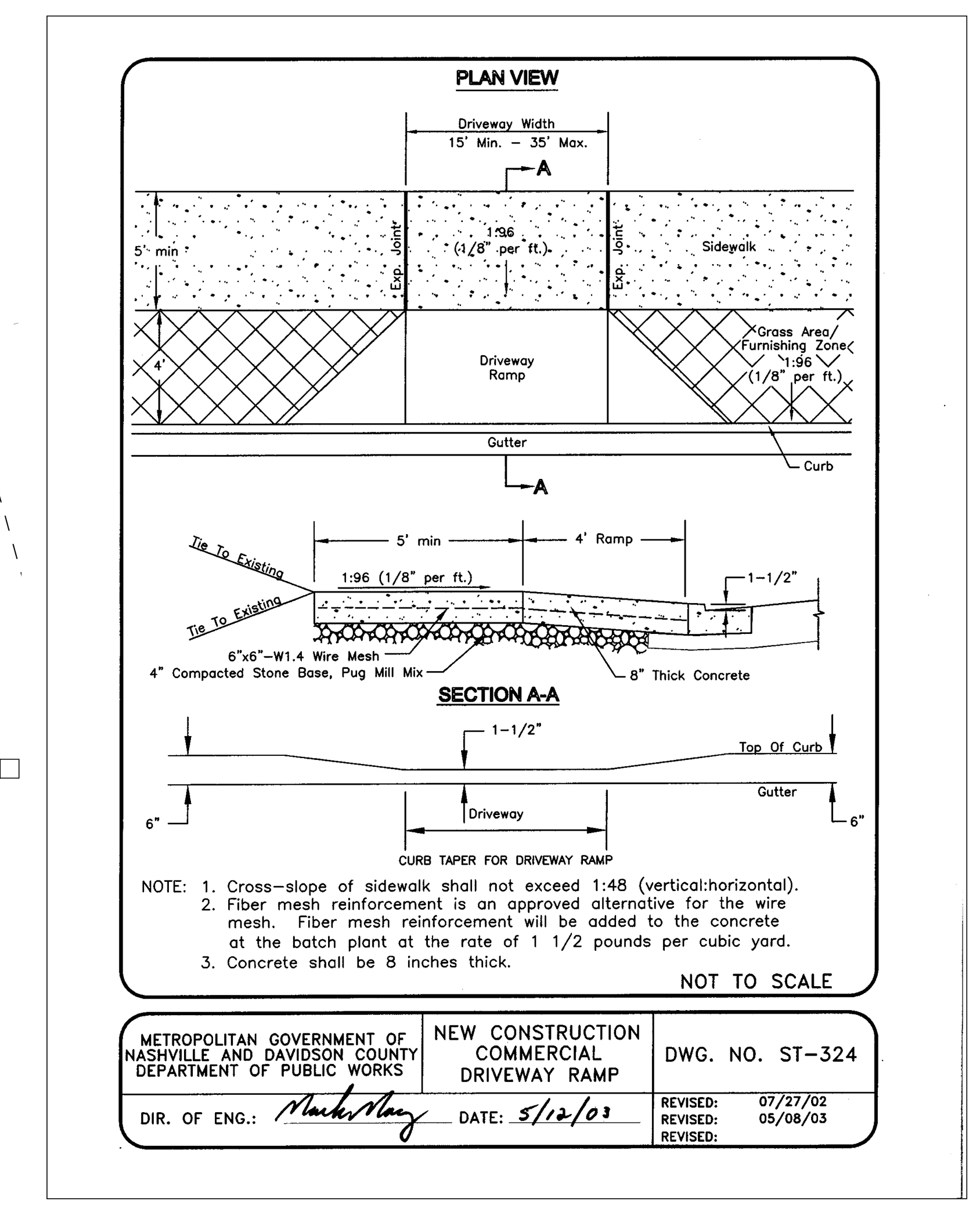
Public Works Notes

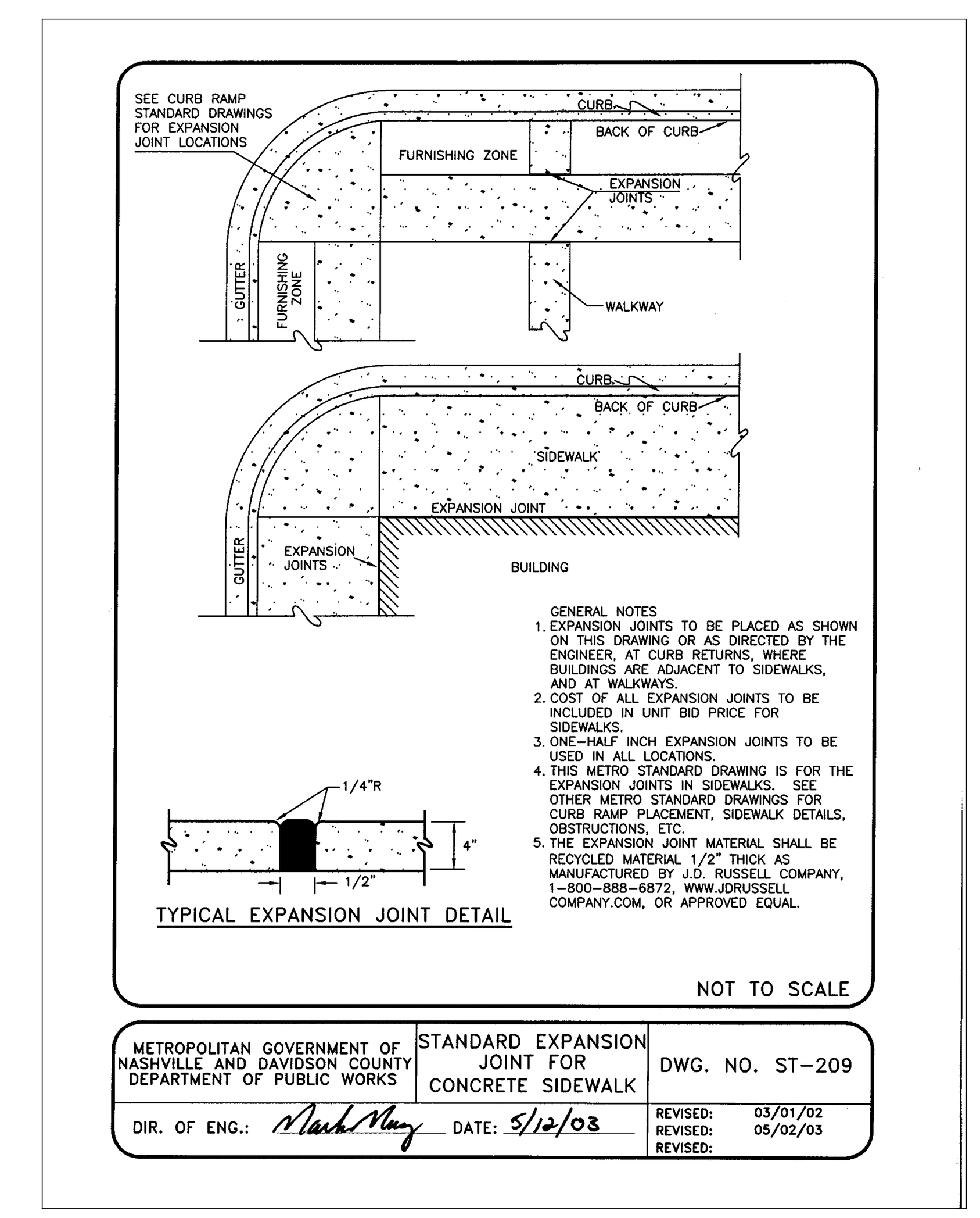
1. All work within the public right of way requires an excavation permit from the department of public works.
2. Proof-rolling of all street subgrades is required in the presence of the NDOT/ public works inspector. Inspection of the binder course is required prior to final paving in the presence of the public works inspector. These requests are to be made 24 hours in advance.
3. Stop signs are to be 30 inch by 30 inch.
4. Street name signs to have six inch white letters on a nine inch green aluminum blade, and be mounted vertically staggered.
5. Street name signs shall be assembled using extruded sign blades.
6. All signs to have 3M reflective coating.

- All striping within ROW is to be 80 mil thermoplastic striping at the time of acceptance. Paint striping should be used in the interim until final striping has been placed.
- The development/ contractor shall have a NDOT stamped set of plans on site to be produced upon request during any site visit.









N (NAD 83)

SCALE: 1" = 30'

GROSS SITE AREA = 2.50 Ac
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Nashville, Davidson County, Tennessee

08/15/2023

Layout and Utility Plan

D&A Project #20162
0 Old Hickory Boulevard

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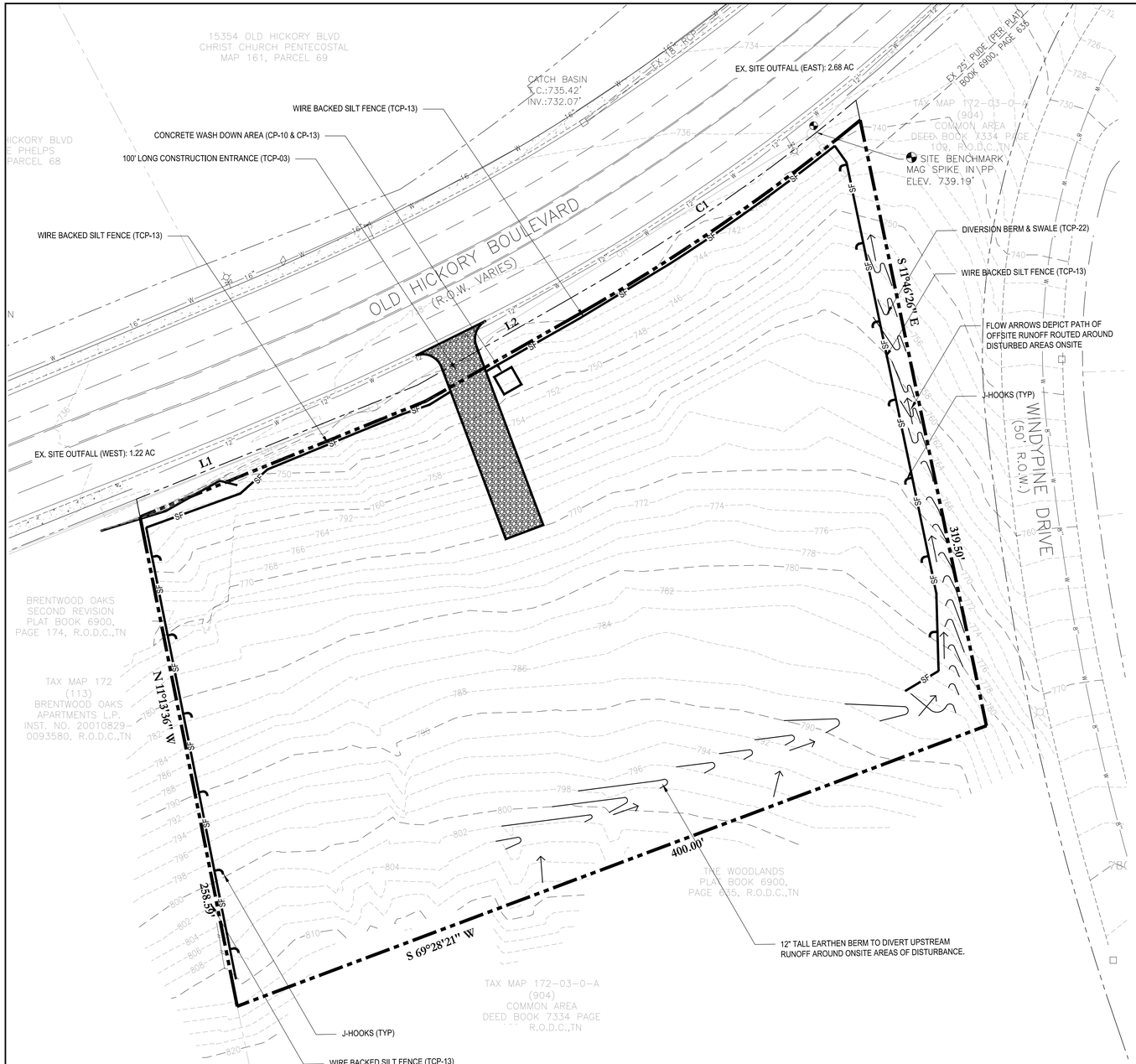
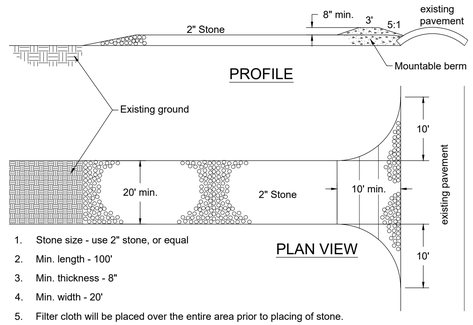
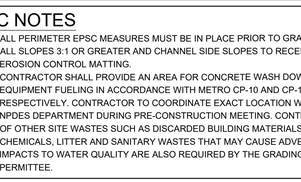




1. Stone size - use 2" stone, or equal
2. Min. length - 100'
3. Min. thickness - 8"
4. Min. width - 20'
5. Filter cloth will be placed over the entire area prior to placing of stone.
6. Surface water all surface water flowing or diverted toward construction entrances shall be piped across the entrance.
7. Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

TEMPORARY CONSTRUCTION EXIT TCP-03

N.T.S.



Silt Fence Maintenance Notes:

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

Silt Fence Notes:

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

WIRE BACK SILT FENCE DETAIL (TCP-13)

N.T.S.

Erosion Control and 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 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.
3. Erosion control barrier is called out on plans and is to comply with the Metropolitan stormwater management manual.
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' 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 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.
16. 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.

DIVERSION SWALE TCP-22

N.T.S.

The Project associates with these submitted plans is covered under Tennessee Construction General Permit TNR 246554. The Total Disturbed Area is 2.22 acres.

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

Engineer _____ 5/17/23 Date

I _____, as the "Certified" Erosion Conrol Specialist for this Site, have Reviewed and Approved the Erosion Prevention and Sediment Control BMP's of these Plans on 5/17/23

EPSC NOTES

1. ALL PERIMETER EPSC MEASURES MUST BE IN PLACE PRIOR TO GRADING.
2. ALL SLOPES 3:1 OR GREATER AND CHANNEL SIDE SLOPES TO RECEIVE EROSION CONTROL MATTING.
3. 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.

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SCALE: 1" = 30'

GROSS SITE AREA = 2.50 Ac
TOTAL DISTURBANCE = 2.22 Ac (Includes Offsite Sewer)

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Drawing Date:
December 2022

Revisions

Development Plans

0 Old Hickory Boulevard

Map 161 Parcel 90.07
Nashville, Davidson County, Tennessee

CHRISTOPHER M. DALE — REGISTERED ENGINEER — AGRICULTURE — COMMERCE & TECHNOLOGY — STATE OF TENNESSEE
08/15/2023

Initial Erosion Control Plan

Dale & Associates
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516 Heather Place
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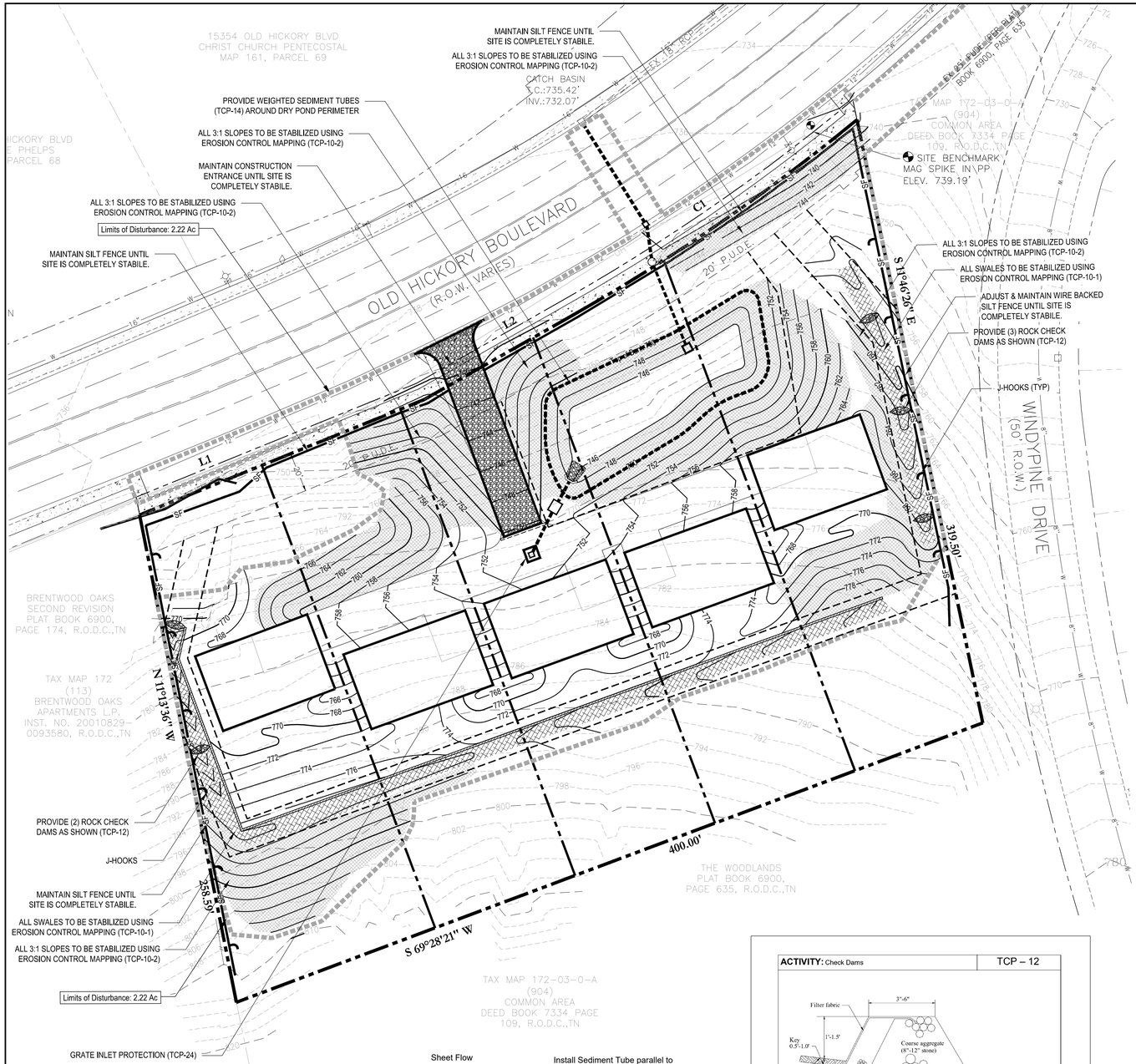
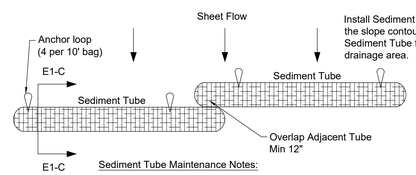




Sediment Tube General Notes:

1. Weighted sediment tubes have not been as effective due to improper use. These barriers have been placed in swales and drainageways where runoff volumes and velocities have caused the tubes to wash out. In addition, failure to stake the sediment tube will allow undercutting and end flow.
2. Weighted sediment tubes are not to be used for extended periods of time because they tend to rot and fall apart.
3. Limit length of any single row of tubes to 500 ft. (157 m).
4. Not appropriate for large drainage areas, limit to five acres or less.
5. Sediment tubes may lose their effectiveness due to degradation, thus constant maintenance is required.
6. Not intended for inlet protection or streams.
7. Tube bindings of jute or cotton not recommended as they quickly deteriorate and fail.
8. Limit to locations suitable for temporary ponding or deposition of sediment.
9. Slopes of 3:1 (H:V) or flatter are preferred. If the slope exceeds 3:1 (H:V), use a different management practice or limit the length of slope upstream of the tube to less than 25 ft (15.7 m).

Sediment Tube Maintenance Notes:

1. Inspect weekly and within 24 hours after the end of a storm event.
2. Replace tubes that have decomposed.
3. Repair washouts or other damage as needed.
4. Remove sediment when accumulations reach one-half the original height of either a single tube or stacked tubes. Sediments removed shall be disposed of properly.
5. Remove tubes when no longer needed. Re-grade and stabilize the area.
6. Inspect weighted sediment tubes when rain is forecast. Be sure the tubes are overlapped or butted end to end.

WEIGHTED SEDIMENT TUBE DETAIL

REFER TO METRO DETAIL TCP-14
N.T.S.

ACTIVITY: Check Dams — TCP – 12

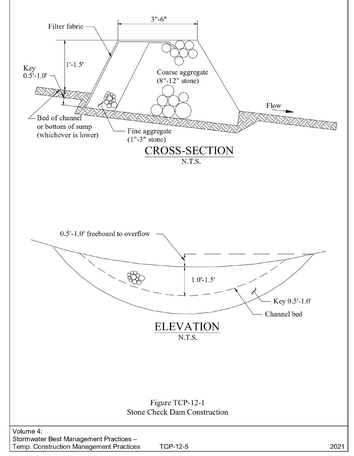
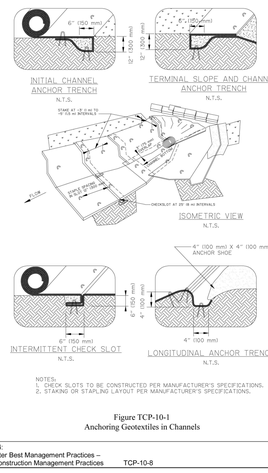


Figure TCP-12-1
Stone Check Dam Construction

Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices TCP-12-5 2021

ACTIVITY: Geotextiles — TCP – 10

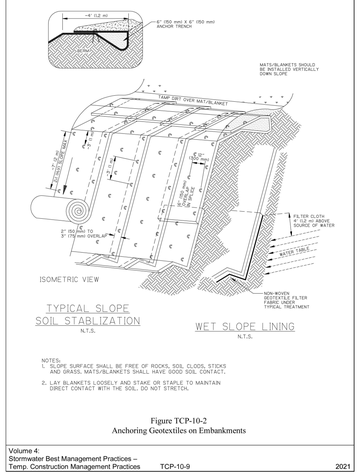


NOTES:
1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS.
2. STAPING OR STAPLING LAYOUT PER MANUFACTURER'S SPECIFICATIONS.

Figure TCP-10-1
Anchoring Geotextiles in Channels

Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices TCP-10-8 2021

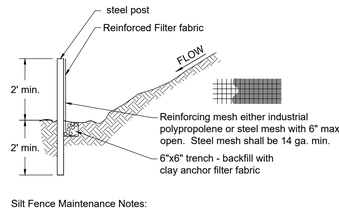
ACTIVITY: Geotextiles — TCP – 10



NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS AND GRASS, MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

Figure TCP-10-2
Anchoring Geotextiles on Embankments

Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices TCP-10-9 2021



Silt Fence Maintenance Notes:

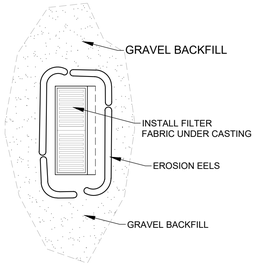
1. Inspect weekly and after each rainfall.
2. Repair wherever fence is damaged.
3. Remove sediment when it reaches 1/3 the height of the fence.
4. Inspect silt fence when rain is forecast. Perform required maintenance before the storm event.
5. Remove silt fence when no longer needed. Fill and compact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

Silt Fence Notes:

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

WIRE BACK SILT FENCE DETAIL (TCP-13)

N.T.S.



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.

EPSC NOTES

1. ALL PERIMETER EPSC MEASURES MUST BE IN PLACE PRIOR TO GRADING.
2. ALL SLOPES 3:1 OR GREATER AND CHANNEL SIDE SLOPES TO RECEIVE EROSION CONTROL MATTING.
3. 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.

The Project associates with these submitted plans is covered under Tennessee Construction General Permit TNR 246554. The Total Disturbed Area is 2.22 acres.

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

Engineer 5/17/23
Date

I _____, as the "Certified" Erosion Conrol Specialist for this Site, have Reviewed and Approved the Erosion Prevention and Sediment Control BMP's of these Plans on 5/17/23

N (NAD 83)
W E
S
30 0 30 60
SCALE: 1" = 30'

GROSS SITE AREA = 2.50 Ac
TOTAL DISTURBANCE = 2.22 Ac (Includes Offsite Sewer)

PERMITS:	
Case No.	2022S-151-002
SWGR	2023000749
MWS	23-SL-0008 (2023001753)

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP! CALL BEFORE YOU DIG!

Drawing Date:
December 2022

Revisions

Development Plans
0 Old Hickory Boulevard
Map 161 Parcel 90.07
Nashville, Davidson County, Tennessee

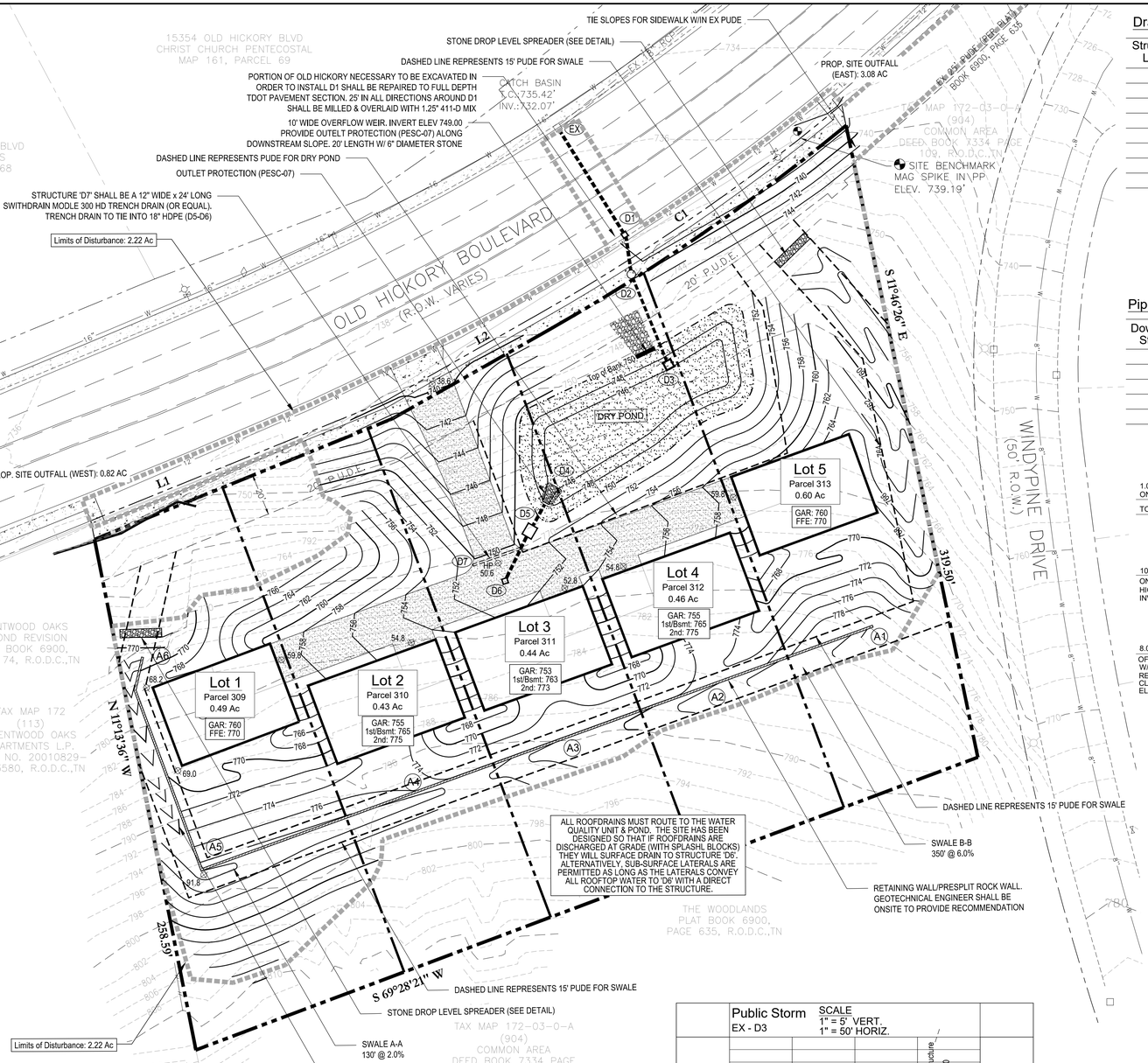
CHRISTOPHER M. DALE — REGISTERED ENGINEER — AGRICULTURE, ARCHITECTURE, COMMERCE, SOLUTIONS, TENNESSEE
DATE 05/17/2023

Intermediate & Final Erosion Control Plan

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

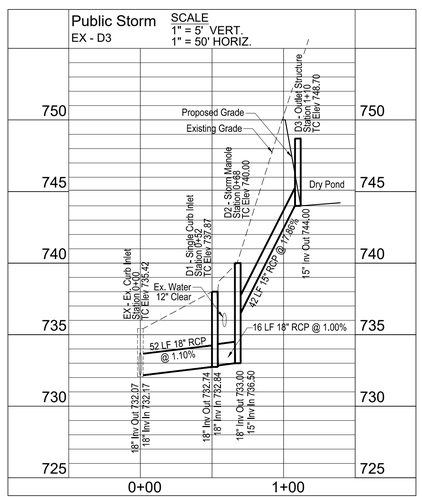
D&A Project #20162
0 Old Hickory Boulevard

C3.1



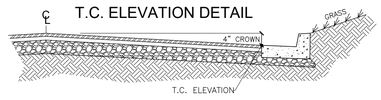
SWALE SECTION A-A
N.T.S.

SWALE SECTION B-B
N.T.S.



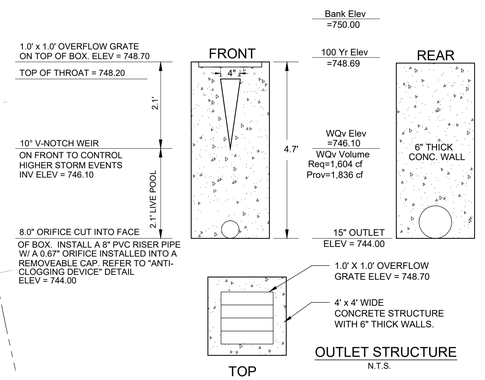
Drainage Structure Schedule

Structure Label	Structure Type	T.C. Elev.	Invert In	Invert Out
EX	Ex. Single Inlet	735.42	732.17	732.07
D1	Single Curb Inlet	737.82	732.84	732.74
D2	Storm Manhole	740.00	736.50	733.00
D3	Outlet Structure	748.70	------	744.00
D4	Headwall	748.55	746.05	------
D5	Water Quality Vault	750.50	746.17	746.17
D6	Double Grate Inlet	750.20	------	746.70
D7	12" Trench Drain	750.25	------	------

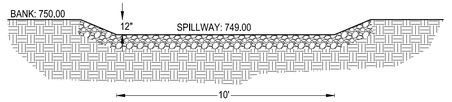


Pipe Schedule

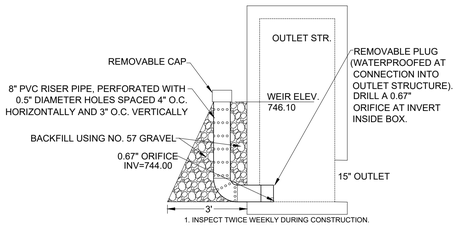
Downstream Structure	Invert	Upstream Structure	Invert	Pipe Size	Length (ft)	Slope (%)
EX	732.17	D1	732.74	18" RCP	52	1.10
D1	732.84	D2	733.00	18" RCP	16	1.00
D2	736.50	D3	744.00	15" RCP	42	17.9
D4	746.05	D5	746.17	18" HDPE	12	1.00
D5	746.17	D6	746.70	18" HDPE	22	2.41



OUTLET STRUCTURE
N.T.S.



POND OVERFLOW WEIR
N.T.S.



1. INSPECT TWICE WEEKLY DURING CONSTRUCTION.
2. REPAIR WHEREVER GRAVEL IS DAMAGED.
3. REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE GRAVEL BACKFILL AND REPLACE GRAVEL & FABRIC
4. GRAVEL & FILTER FABRIC TO REMAIN IN PLACE & REPAIRED AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS.
5. FILTER FABRIC AND STONE SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

ANTI-CLOGGING DEVICE
FOR OUTLET STRUCTURE

Developer As-Built Note

Prior to the issuance of a Use and Occupancy (U&O) permit or the full release of the performance bond for a development or for any structure in a development (unless exempted by Sections 3.4 and 3.5), a Tennessee registered engineer shall submit to MWS a certification letter stating that the site has been inspected and that the stormwater management system and stormwater control measures (both structural and non-structural) are complete and functional in accordance with the plans approved by MWS. Any deviations from the approved plans shall be noted on as-built drawings submitted. The as-built plan should be submitted electronically as a CAD file 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 for easy identification.

To ensure the adequacy of stormwater quantity detention facilities, stormwater quality management practices, and public infrastructure, the certification submittal shall also include the following as a part of the as-built package:

a. An engineer sealed 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) are complete and functional in accordance with the plans approved by MWS.

b. An as-built LID spreadsheet, as warranted from changes.

c. Hydrologic and hydraulic calculations for as-built conditions, as required.

d. As-built drawings showing final topographic features of all these facilities. This shall include invert elevations of outlet control structures.

e. Any deviations from the approved plans shall be noted on as-built drawings submitted.

f. Copy of as-built plan CAD file registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83) and vertical elevations are to be tied to the North American Vertical Datum 1988 (NAVD88). Data should be submitted electronically and be placed in separate layers and should be labeled / named for easy identification.

g. Cut and fill balance certification for floodplain and sinkhole alterations.

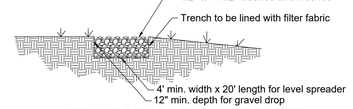
h. Water quality buffers shall be surveyed and included with the as-built submittal.

i. 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. In general, video ratings of 1 and 2 are usually minor and don't need to be addressed. However, MWS reserves the right to require remedy or repair to the structure(s) rated 1 and 2 as deemed necessary by the design engineer or MWS reviewer.

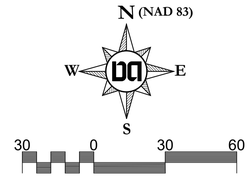
j. Additional testing may be required as/if warranted by video inspection.
Prior to the issuance of a U&O permit or the full release of the performance bond for any new or substantially improved structure subject to minimum floor elevation requirements, a registered engineer and/or registered land surveyor shall submit to MWS certification of the elevation (in relation to mean sea level) of the lowest floor (including basement); or if the structure has been floodproofed, the elevation (in relation to mean sea level) to which the structure was floodproofed. This information must be provided on a FEMA Elevation Certificate. To ensure that floodplain cut and fill balances have been achieved, as-built plans, cross-sections, and related calculations must be submitted for all floodplain manipulations

Wall Schedule

Section	Station	Top Elev	Bottom Elev	Height
A1	0+00	780	780	0'
A2	0+78	788	775	13'
A3	1+53	792	774	18'
A4	2+28	794	775	19'
A5	3+43	792	778	14'
A6	4+50	771	771	0'



STONE DROP LEVEL SPREADER
N.T.S.



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Land Planning & Zoning
Surveying
516 Heaths Place
Nashville, TN 37204
(615) 297-5166

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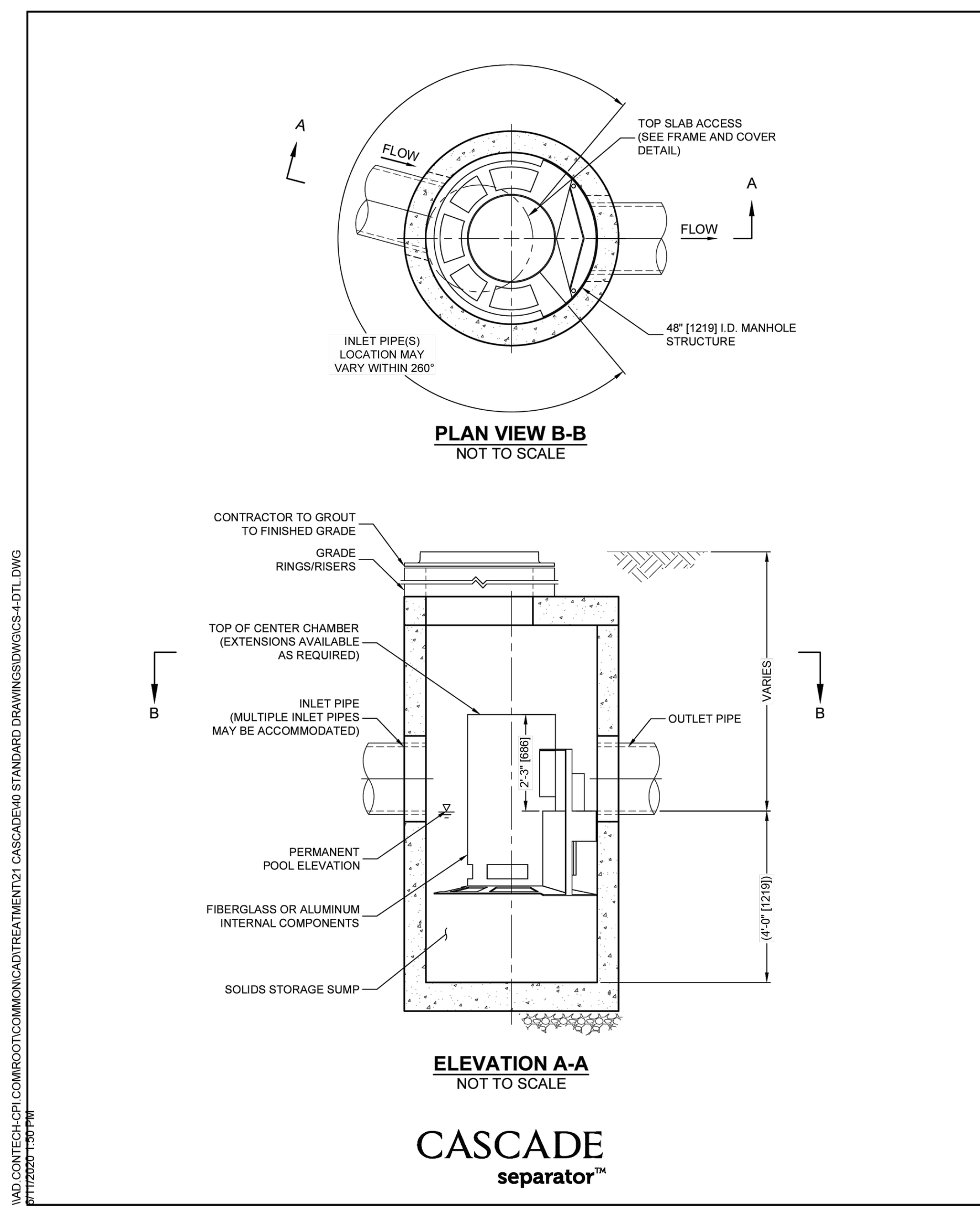
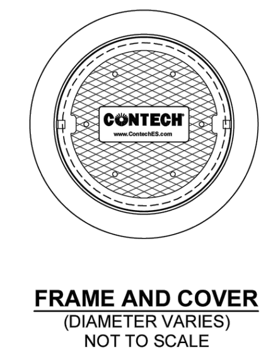
08/15/2023

Grading & Drainage Plan

D&A Project #20162
0 Old Hickory Boulevard

C4.0


TOP SLAB ACCESS (SEE FRAME AND COVER DETAIL)
FLOW
INLET PIPE(S) LOCATION MAY VARY WITHIN 200°
48" [1219] I.D. MANHOLE STRUCTURE
PLAN VIEW B-B
NOT TO SCALE
CONTRACTOR TO GROUT TO FINISHED GRADE
GRADE RINGS/RISERS
TOP OF CENTER CHAMBER (EXTENSIONS AVAILABLE AS REQUIRED)
INLET PIPE (MULTIPLE INLET PIPES MAY BE ACCOMMODATED)
OUTLET PIPE
PERMANENT POOL ELEVATION
FIBERGLASS OR ALUMINUM INTERNAL COMPONENTS
SOLIDS STORAGE SUMP
ELEVATION A-A
NOT TO SCALE
CASCADE separator



CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES

SITE SPECIFIC DATA REQUIREMENTS

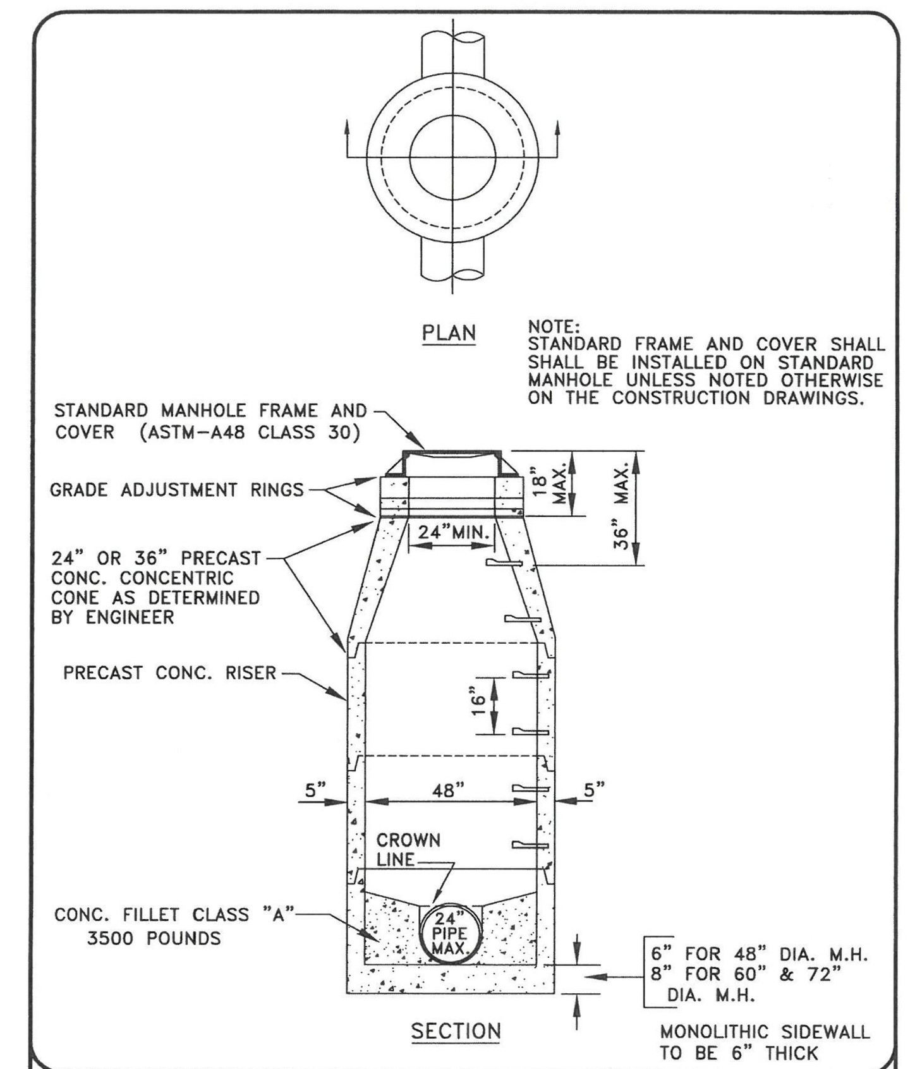
STRUCTURE ID			"D5"
WATER QUALITY FLOW RATE (cfs [L/s])			1.57 cfs
PEAK FLOW RATE (cfs [L/s])			4.48 cfs
RETURN PERIOD OF PEAK FLOW (yrs)			10 Year
RIM ELEVATION			750.50
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	746.17	HDPE	18"
INLET PIPE 2			
OUTLET PIPE	746.17	HDPE	18"
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES

INSTALLATION NOTES

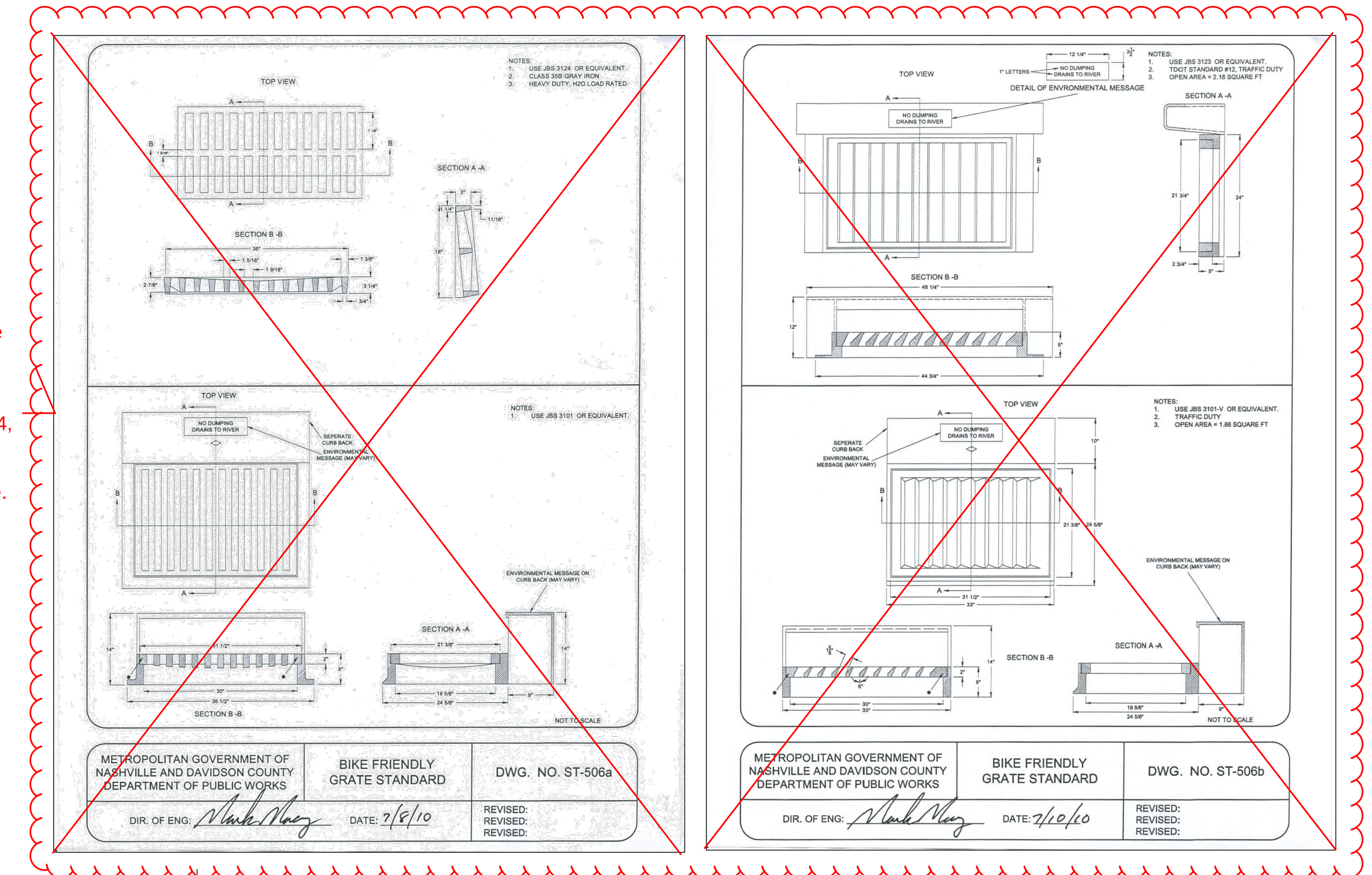
CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com

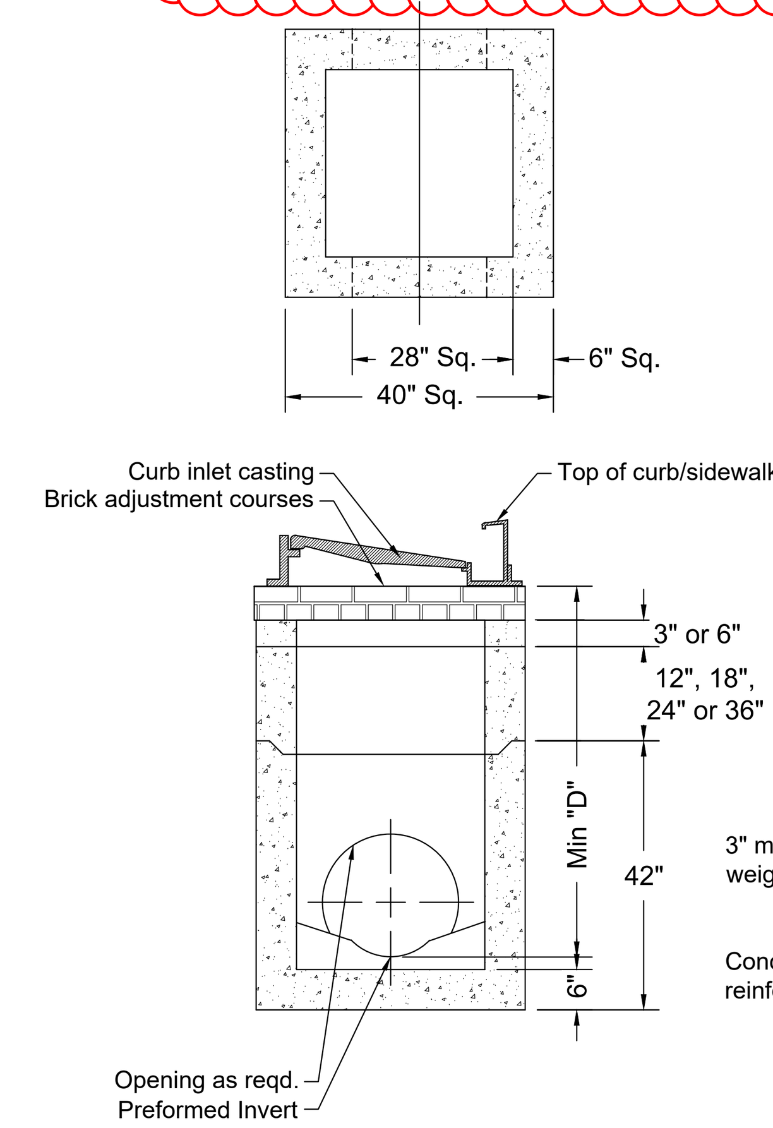
CS-4
CASCADE SEPARATOR
STANDARD DETAIL


PLAN
NOTE: STANDARD FRAME AND COVER SHALL SHALL BE INSTALLED ON STANDARD MANHOLE UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DRAWINGS.
STANDARD MANHOLE FRAME AND COVER (ASTM-A48 CLASS 30)
GRADE ADJUSTMENT RINGS
24" MIN.
18" MAX.
36" MAX.
24" OR 36" PRECAST CONC. CONCENTRIC CONE AS DETERMINED BY ENGINEER
PRECAST CONC. RISER
48"
5"
CROWN LINE
CONC. FILLET CLASS "A" 3500 POUNDS
24" PIPE MAX.
6" FOR 48" DIA. M.H.
8" FOR 60" & 72" DIA. M.H.
MONOLITHIC SIDEWALL TO BE 6" THICK
SECTION

METRO WATER SERVICES
STD. PRECAST CONC. MANHOLE DETAIL
NOT TO SCALE | DATE: 05/05/08
DWG. NO. SDE003
DIRECTOR OF WATER AND SEWERAGE SERVICES

Use JBS 3300V bike friendly grate /w 6" hood. DO NOT use 9" hood. With road being state route 254, a TDOT equivalent may be used if required by the state.

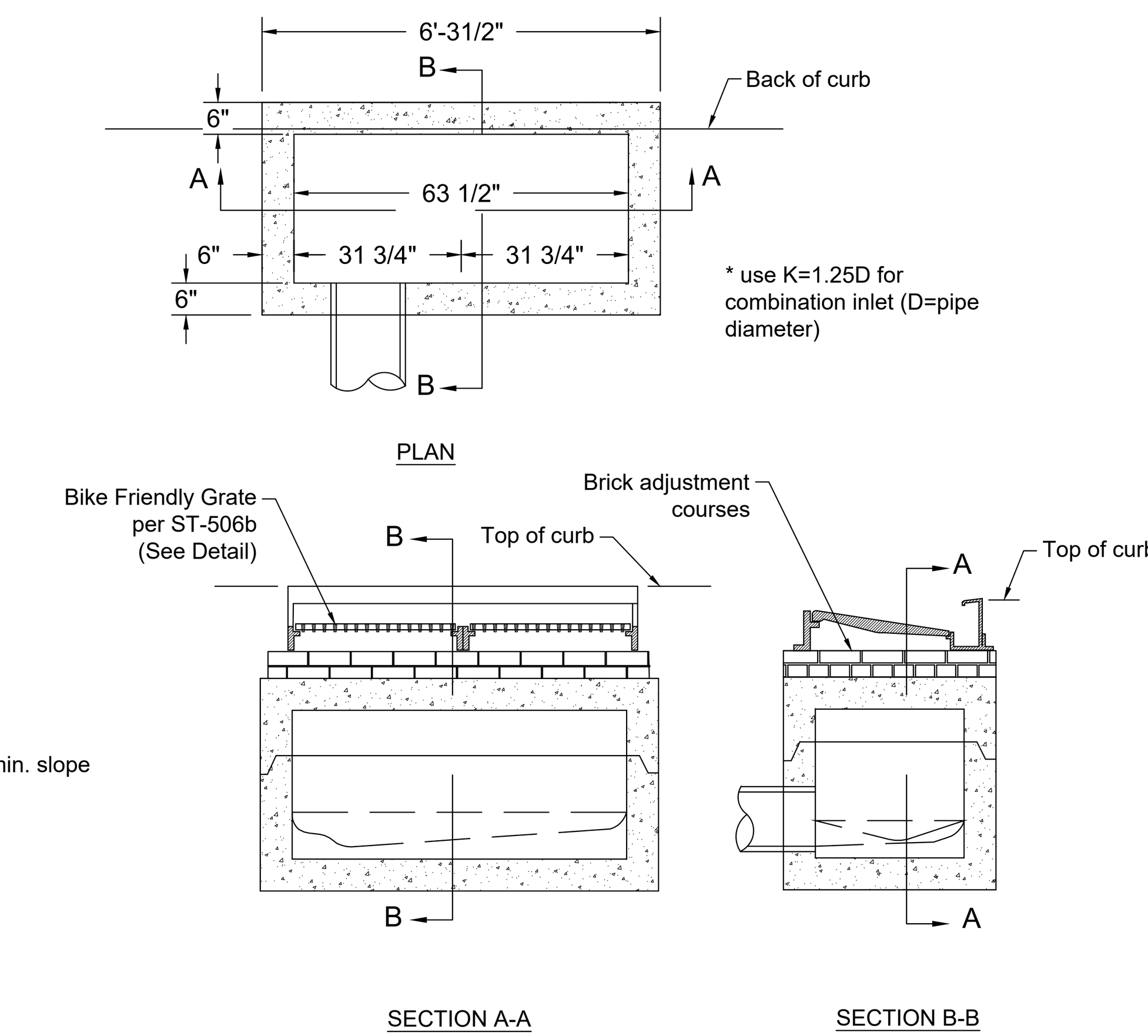

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS
BIKE FRIENDLY GRATE STANDARD
DWG. NO. ST-506a
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS
BIKE FRIENDLY GRATE STANDARD
DWG. NO. ST-506b



Min. depth for RCP PIPE	"d"
12"	2.08'
15"	2.40'
18"	2.70'
24"	3.16'
30"	4.20'
36"	4.70'
42"	5.20'
48"	5.75'

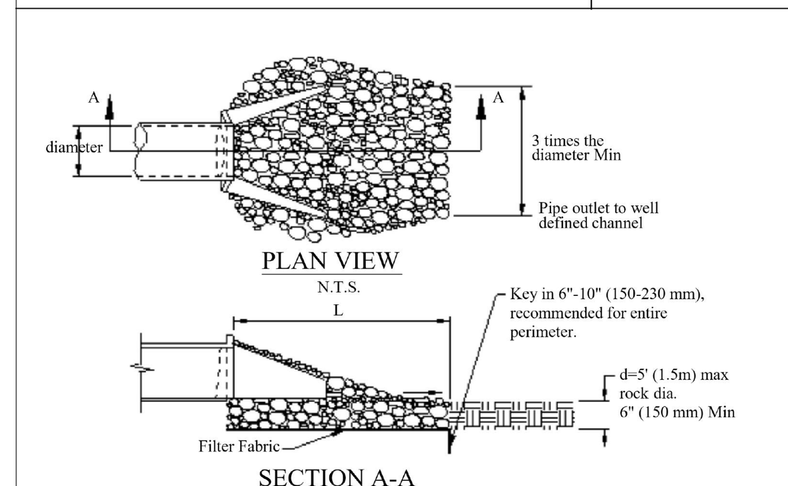
3" max. concrete invert - 1"/ft. min. slope
weight:
Base - 3470 #
Riser - 850 #/Ft.
Concrete: 4500 psi @ 28 days
reinforced w/ #4 bar - gr. 60

SINGLE INLET (PRECAST)
N.T.S.



DOUBLE INLET (PRECAST)
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} Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (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)
	60.03 (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 E&S Control Management Practices — PESC-07-3 — 2021

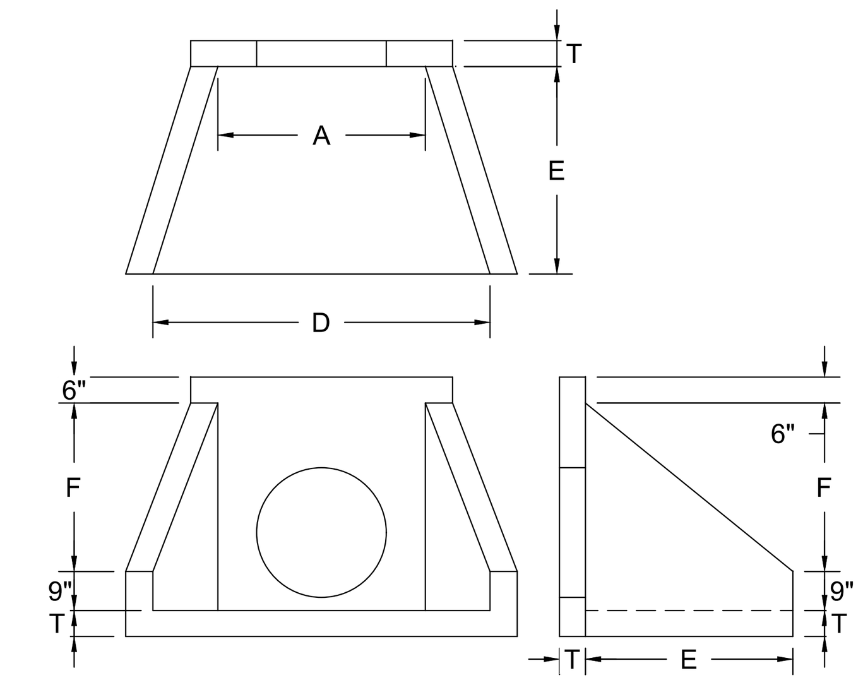
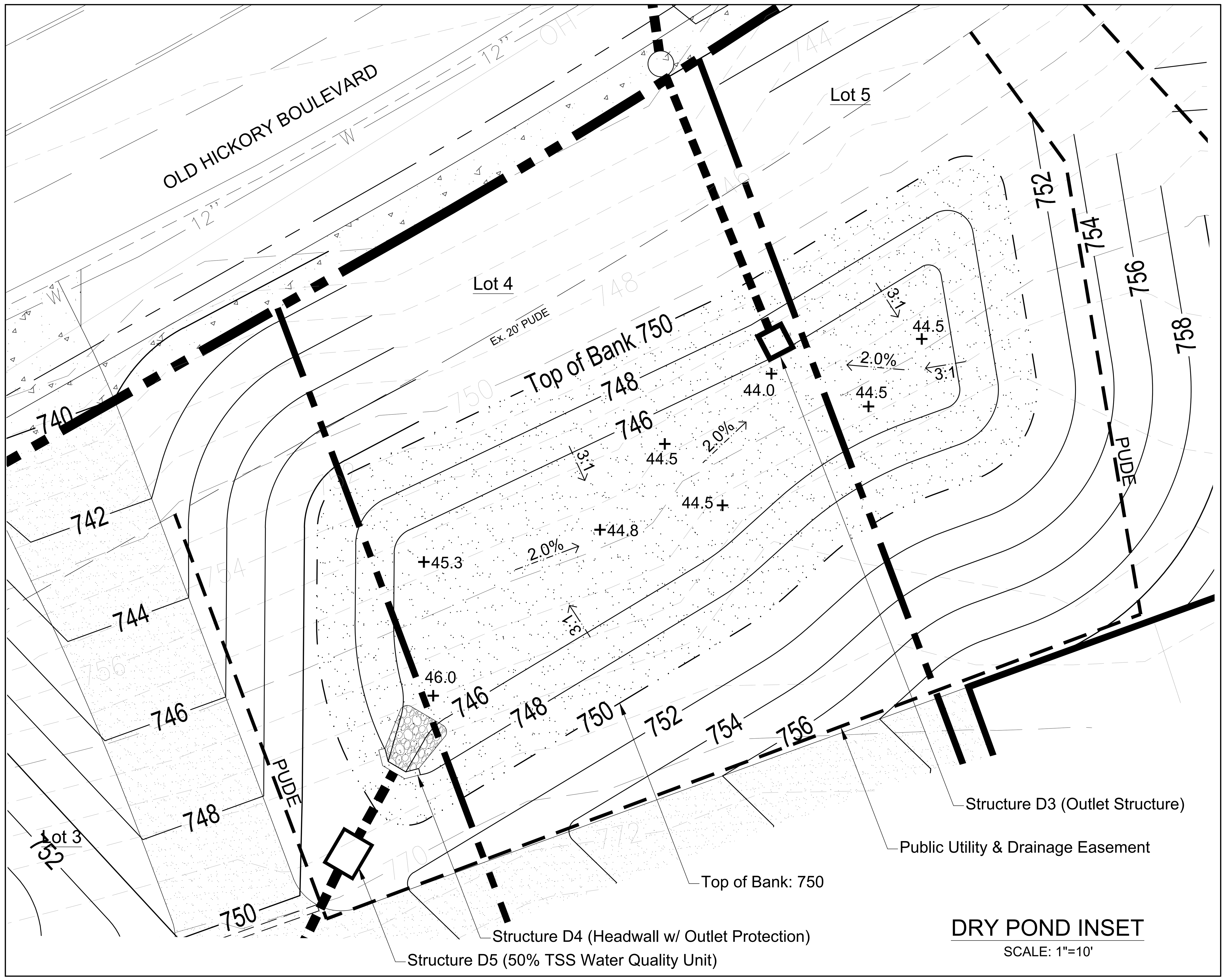


Table of dimensions					
Size	A	D	E	F	T (min.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"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


OLD HICKORY BOULEVARD
Lot 5
Lot 4
Lot 3
Ex. 20' PUDE
Top of Bank 750
PUDE
PUDE
2.0%
3:1
44.5
44.0
44.8
45.3
46.0
740
742
744
746
748
750
752
754
756
758
Structure D3 (Outlet Structure)
Public Utility & Drainage Easement
Top of Bank: 750
Structure D4 (Headwall w/ Outlet Protection)
Structure D5 (50% TSS Water Quality Unit)

DRY POND INSET
SCALE: 1"=10'

PERMITS:

Case No.	2022S-151-002
SWGR	2023000749
MWS	23-SL-0008 (2023001753)

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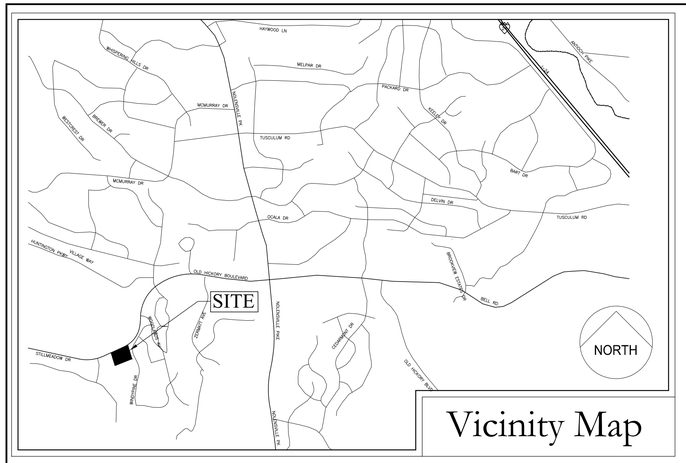
C4.1



Vicinity Map

SMH ONE
Station 1+61
TC Elev 706.00
INV In 697.26
INV Out 697.06

SMH TWO
Station 4+00
TC Elev 728.48
INV In 717.70
INV Out 717.50

SMH THREE
Station 5+68
TC Elev 741.00
INV In 732.13
INV Out 731.93

SMH FOUR
Station 7+48
TC Elev 743.00
INV In 736.88
INV Out 736.68

SMH FIVE
Station 8+79
TC Elev 754.00
INV Out 745.00

EXISTING SMH
Station 0+00
TC Elev 691.99
INV In 684.86
INV Out 684.66

3/4" Water Service & Meter (One Per Lot)

6" Sewer Service w/ Cleanout (1.0% Min Slope)

Sewer Service (Lot 4) Private Service to be Recorded on Final Plat

6" Sewer Service w/ Cleanout (1.0% Min Slope)

15354 OLD HICKORY BLVD
CHRIST CHURCH PENTECOSTAL
MAP 161, PARCEL 69

CATCH BASIN
T.C.:735.42'
INV.:732.07'

CATCH BASIN
T.C.:704.71'
INV.:698.65'

STORM MANHOLE
T.C.:698.78'
INV.:692.55'

SITE BENCHMARK
MAG SPIKE IN PP
ELEV. 739.19'

TAX MAP 172-03-0-904
COMMON AREA
DEED BOOK 7334 PAGE 109, R.O.D.C.,TN

THE WOODLANDS
PLAT BOOK 6900,
PAGE 635, R.O.D.C.,TN

EX 25' PUDE (PER PLAT)
BOOK 6900, PAGE 635

EX 8" DIP (87WL073A)

EX 8" PVC (87SL074A)

OLD HICKORY BOULEVARD
(R.O.W. VARIES)

WINDYPINE DRIVE
(50' R.O.W.)

MAGNOLIA LN

E. WOODLANDS TRL.

20' P.U.D.E.

Top of Bank

Lot 1
Parcel 309
0.49 Ac

Lot 2
Parcel 310
0.43 Ac

Lot 3
Parcel 311
0.44 Ac

Lot 4
Parcel 312
0.46 Ac

Lot 5
Parcel 313
0.60 Ac

N 11°13'36" W
319.50'

S 11°46'26" E
400.00'

90°
170°
168°
24"
8"

Water and Sewer Notes:

1. All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
2. The contractor is responsible for reimbursing the Metro Water Services the cost of inspection.
3. The contractor is to provide and maintain the construction identification sign for private development approved.
4. After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services Inspection Section. All costs will be borne by the developer.
5. All connections to existing manholes shall be by coring and resilient connector method.
6. Reduced Pressure Backflow Prevention Devices (RPBP) or dual check valve will be required on all test and fill lines (jumper) needed for water main constructionand 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.
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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.
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N (NAD 83)
W E
S

30 0 30 60

SCALE: 1" = 30'

GROSS SITE AREA = 2.50 Ac
TOTAL DISTURBANCE = 2.22 Ac (Includes Offsite Sewer)

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP! CALL BEFORE YOU DIG!

PERMITS:	
Case No.	2022S-151-002
SWGR	2023000749
MWS	23-SL-0008 (2023001753)

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

Drawing Date:
December 2022

Revisions

Development Plans

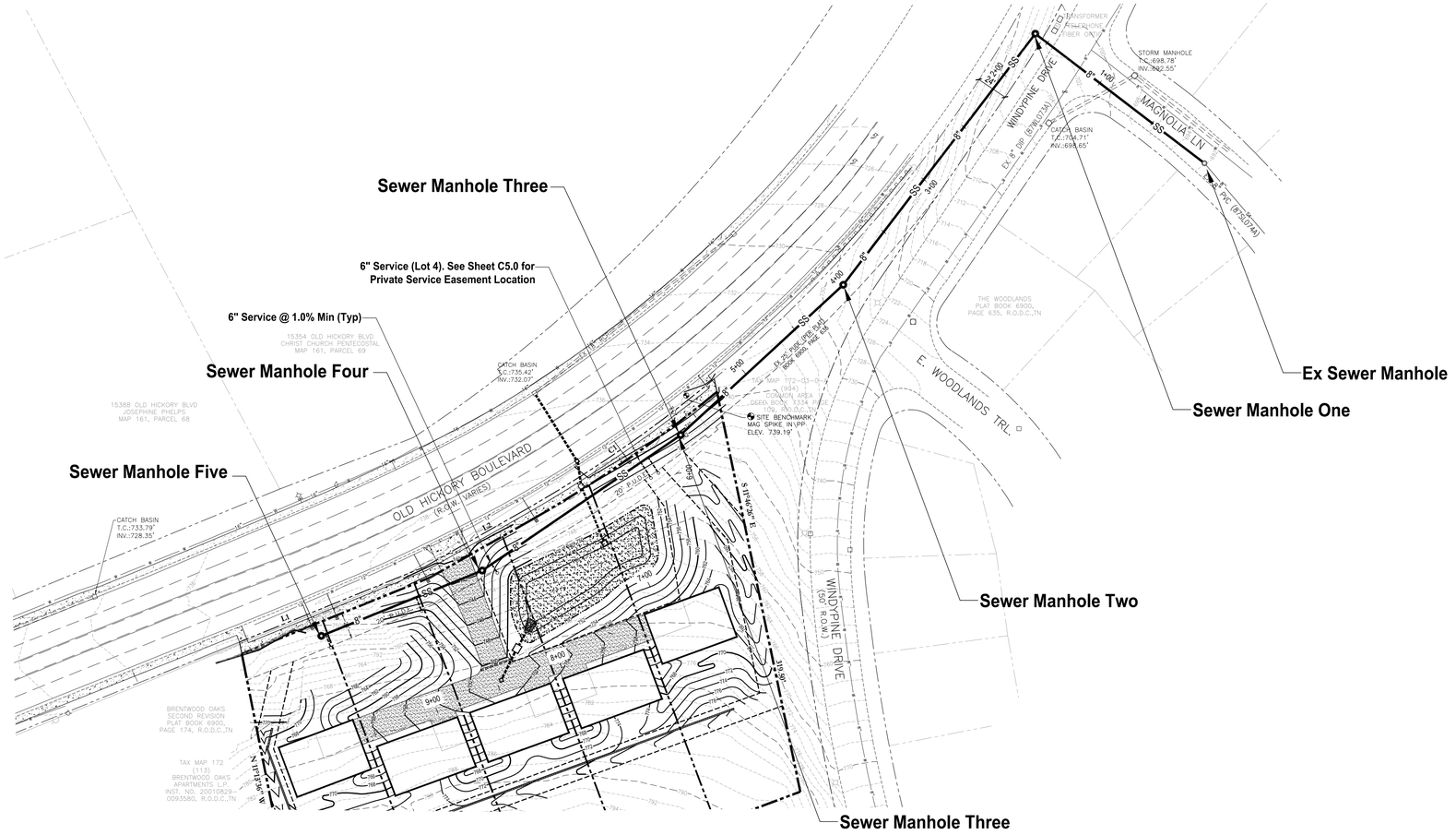
0 Old Hickory Boulevard

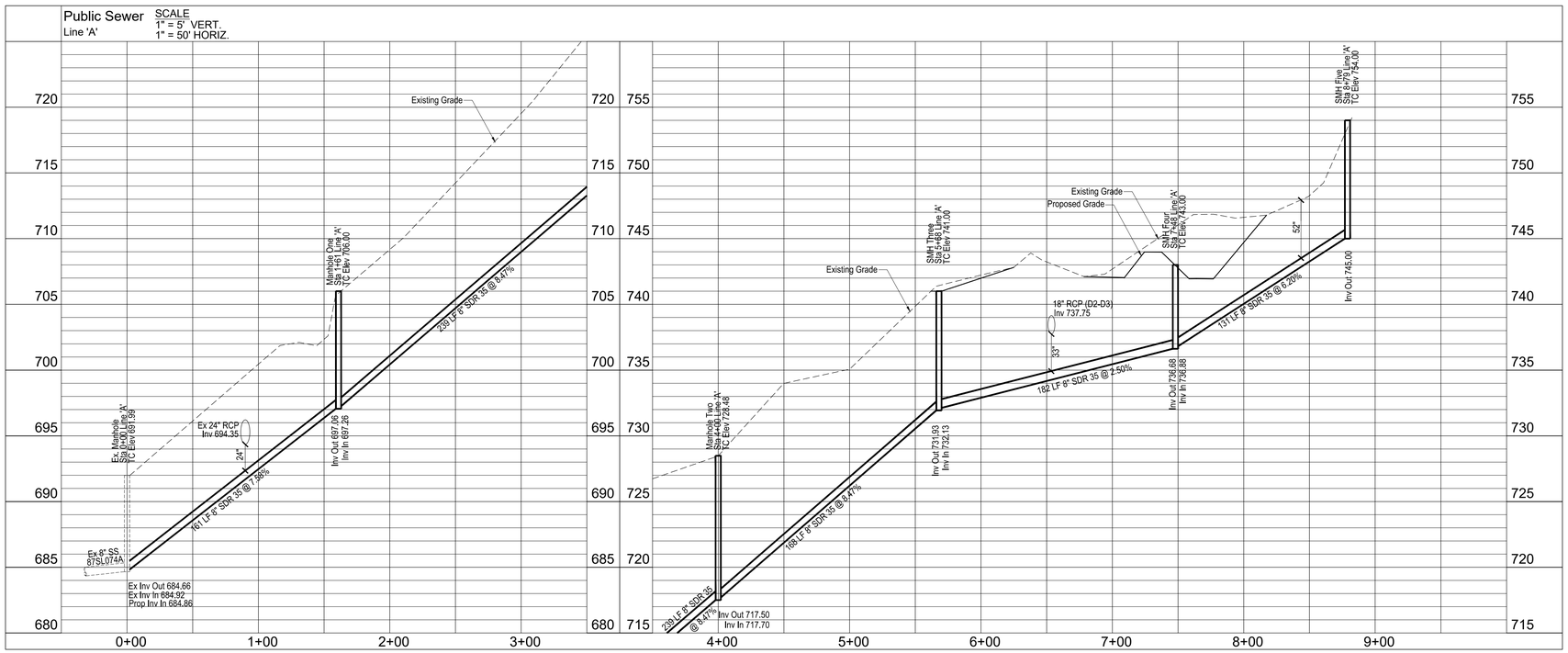
Map 161 Parcel 90.07
Nashville, Davidson County, Tennessee

Offsite Public Sewer Extention

D&A Project #20162
0 Old Hickory Boulevard

C5.0





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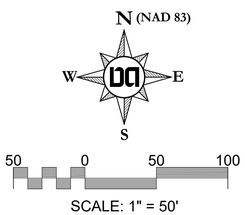

PERMITS:	
Case No.	2022S-151-002
SWGR	2023000749
MWS	23-SL-0008 (2023001753)

Drawing Date:
December 2022

Revisions

Development Plans

0 Old Hickory Boulevard

Map 161 Parcel 90.07
Nashville, Davidson County, Tennessee

CHRISTOPHER S. DALE — REGISTERED ENGINEER — AGRICULTURE — COMMERCE & INDUSTRY — STATE OF TENNESSEE
05/15/2023

Public Sewer Plan & Profile

Dale & Associates
Civil Engineering
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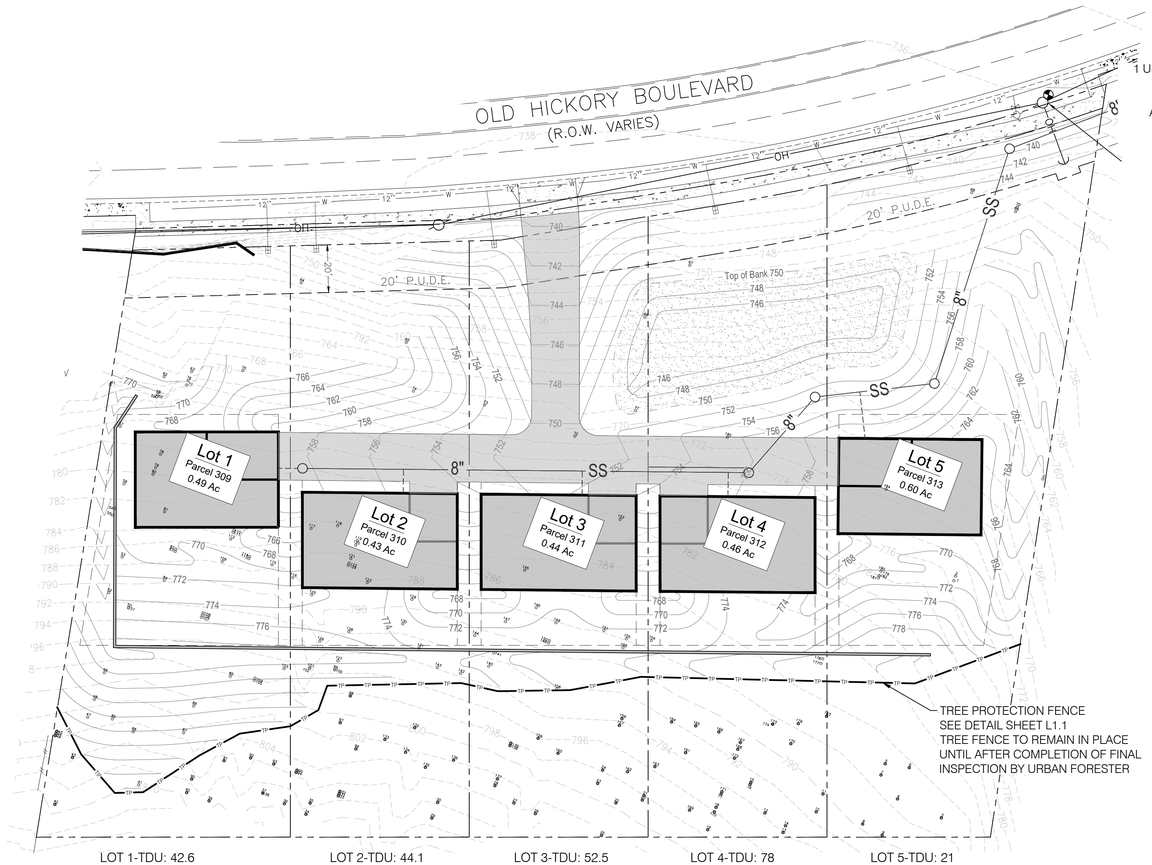
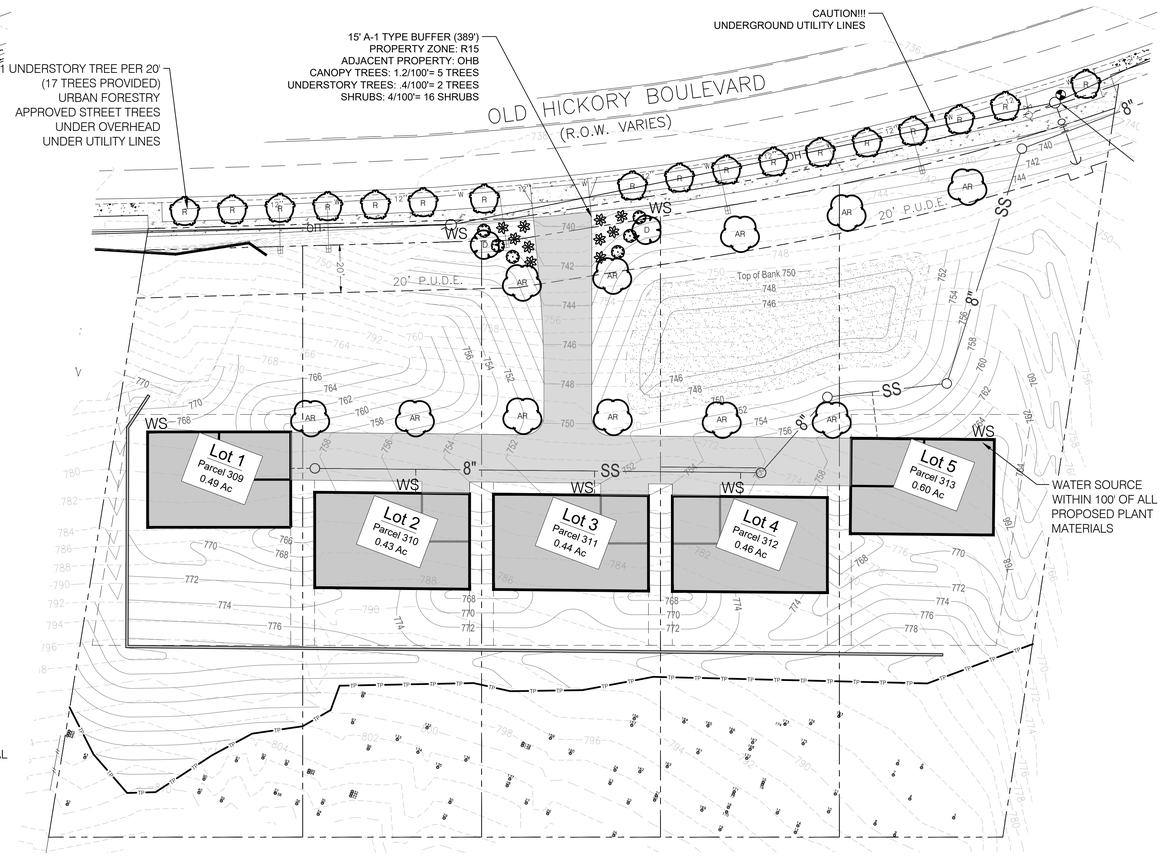
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20162
0 Old Hickory Boulevard

C5.1



LOT 1-TDU: 42.6 LOT 2-TDU: 44.1 LOT 3-TDU: 52.5 LOT 4-TDU: 78 LOT 5-TDU: 21



TREE REMOVAL PLAN

NUMBER	SIZE	TYPE																	
0	6	Hackberry	REMOVE																
1	6	ash	REMOVE	41	8	ash	REMOVE	81	15	red oak	REMOVE	121	6	cedar	REMOVE	161	18	ash	5.4
2	6	ash	REMOVE	42	14	ash	4.2	82	7	ash	REMOVE	122	7	cedar	REMOVE	162	6	cedar	1.8
3	9	cedar	2.7	43	7	elm	2.1	83	11	ash	REMOVE	123	6	cedar	REMOVE	163	8	ash	2.4
4	15	ash	4.5	44	11	ash	3.3	84	13	red oak	REMOVE	124	11	ash	REMOVE	164	9	cedar	2.7
5	9	cedar	2.7	45	11	ash	3.3	85	19	ash	REMOVE	125	7	cedar	REMOVE	165	8	sugar maple	2.4
6	8	cedar	2.4	46	6	cedar	1.8	86	11	ash	REMOVE	126	14	ash	REMOVE	166	8	cedar	2.4
7	7	cedar	2.1	47	16	ash	REMOVE	87	6	black locust	REMOVE	127	14	ash	REMOVE	167	21	ash	6.3
8	16	ash	4.8	48	9	ash	REMOVE	88	8	cedar	REMOVE	128	7	cedar	REMOVE	168	6	ash	1.8
9	6	cedar	1.8	49	7	cedar	REMOVE	89	6	cedar	REMOVE	129	20	ash	REMOVE	169	14	ash	4.2
10	10	cedar	3	50	12	cedar	REMOVE	90	9	ash	2.7	130	19	ash	REMOVE	170	7	ash	2.1
11	7	redbud	2.1	51	9	cedar	REMOVE	91	8	elm	2.4	131	7	cedar	REMOVE	171	6	ash	1.8
12	14	ash	4.2	52	11	elm	REMOVE	92	12	ash	3.6	132	7	cedar	2.1	172	7	swamp white oak	2.1
13	12	ash	3.6	53	8	red oak	REMOVE	93	7	cedar	2.1	133	14	ash	4.2	173	6	cedar	1.8
14	7	cedar	2.1	54	17	cedar	REMOVE	94	11	ash	3.3	134	8	cedar	2.4	174	9	cedar	2.7
15	13	ash	3.9	55	9	swamp white oak	REMOVE	95	11	ash	3.3	135	7	ash	2.1	175	13	cedar	3.9
16	16	ash	4.8	56	6	elm	REMOVE	96	6	cedar	1.8	136	7	elm	2.1	176	11	ash	3.3
17	7	cedar	2.1	57	10	swamp white oak	REMOVE	97	7	ash	2.1	137	8	cedar	2.4	177	8	cedar	REMOVE
18	6	cedar	1.8	58	14	elm	REMOVE	98	6	cedar	1.8	138	6	cedar	1.8	178	19	ash	REMOVE
19	7	cedar	2.1	59	17	ash	REMOVE	99	7	black locust	REMOVE	139	12	elm	3.6	179	7	redbud	REMOVE
20	8	cedar	2.4	60	9	cedar	REMOVE	100	16	ash	REMOVE	140	10	ash	REMOVE	180	9	redbud	REMOVE
21	12	ash	3.6	61	6	walnut	REMOVE	101	15	ash	REMOVE	141	8	cedar	REMOVE	181	6	redbud	REMOVE
22	16	ash	4.8	62	17	red oak	REMOVE	102	6	cedar	REMOVE	142	7	cedar	REMOVE	182	6	redbud	REMOVE
23	12	ash	3.6	63	17	red oak	REMOVE	103	6	elm	REMOVE	143	6	cedar	REMOVE	183	10	ash	3
24	6	cedar	1.8	64	6	black locust	REMOVE	104	11	elm	REMOVE	144	12	cedar	REMOVE	184	6	black locust	REMOVE
25	11	ash	3.3	65	7	Hackberry	REMOVE	105	11	ash	REMOVE	145	22	ash	REMOVE	185	7	ash	REMOVE
26	15	ash	4.5	66	6	Hackberry	REMOVE	106	14	ash	REMOVE	146	8	elm	REMOVE				
27	12	cedar	3.6	67	6	ash	REMOVE	107	10	ash	REMOVE	147	6	cedar	REMOVE				
28	17	ash	5.1	68	7	mimosa	REMOVE	108	8	ash	REMOVE	148	7	cedar	REMOVE				
29	6	cedar	1.8	69	6	ash	REMOVE	109	7	cedar	REMOVE	149	8	cedar	REMOVE				
30	9	elm	2.7	70	6	ash	REMOVE	110	6	cedar	REMOVE	150	7	cedar	REMOVE				
31	9	ash	2.7	71	6	black locust	REMOVE	111	7	cedar	REMOVE	151	16	elm	REMOVE				
32	10	ash	3	72	6	black locust	REMOVE	112	12	elm	REMOVE	152	9	cedar	REMOVE				
33	10	ash	3	73	6	Hackberry	REMOVE	113	7	ash	REMOVE	153	7	black locust	REMOVE				
34	11	ash	3.3	74	6	redbud	REMOVE	114	12	ash	REMOVE	154	6	cedar	REMOVE				
35	8	ash	2.4	75	10	cedar	REMOVE	115	6	cedar	REMOVE	155	8	cedar	REMOVE				
36	15	ash	4.5	76	6	cedar	REMOVE	116	17	ash	REMOVE	156	7	elm	2.1				
37	12	ash	3.6	77	10	elm	REMOVE	117	8	cedar	REMOVE	157	6	cedar	1.8				
38	8	red oak	2.4	78	8	cedar	REMOVE	118	10	cedar	REMOVE	158	18	ash	REMOVE				
39	12	ash	3.6	79	10	cedar	REMOVE	119	10	ash	REMOVE	159	7	cedar	2.1				
40	10	cedar	3	80	14	red oak	REMOVE	120	6	cedar	REMOVE	160	14	ash	4.2				

LANDSCAPE PLAN

TREE DENSITY UNIT (TDU) WORKSHEET (Ordinance 94-1104) REV Sept-2019

Date
Map: 16100009007-LOT 1- PARCEL 309
Application Number:
Project Name: 0 OLD HICKORY BLVD
Address: 0 OLD HICKORY BLVD

Site Acreage		0.49
Minus Dedicated City ROW & PW Drainage EASN	(-)	0
Minus Building Coverage Area	(-)	0.05
Equals Adjusted Acreage	(=)	0.44
Multiply by Required Tree Density Unit per acre	(x)	22
Required TDU for Project	(=)	**9.68**

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES

DBH	# of Trees	Value	TDU
2"	0	x .5	0
3"		x .6	0
		Total	0

REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR.

DBH	# of Trees	Value	TDU
2"	3	x .25	0.75
3"		x .3	0
		total	0.75

Total TDU for Protected Trees	(+)	42.6
Total TDU for Replacement ' ps	(+)	0.75
Total Density Units Provided	(=)	**43.35**

Interioir Green Space: NA
IRRIGATION TO BE PROVIDED BY HOSE BIBS
Tree Cut Permit Required

TREE DENSITY UNIT (TDU) WORKSHEET (Ordinance 94-1104) REV Sept-2019

Date
Map: 16100009007-LOT 2- PARCEL 310
Application Number:
Project Name: 0 OLD HICKORY BLVD
Address: 0 OLD HICKORY BLVD

Site Acreage		0.43
Minus Dedicated City ROW & PW Drainage EASN	(-)	0
Minus Building Coverage Area	(-)	0.05
Equals Adjusted Acreage	(=)	0.38
Multiply by Required Tree Density Unit per acre	(x)	22
Required TDU for Project	(=)	**8.36**

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES

DBH	# of Trees	Value	TDU
2"	2	x .5	1
3"		x .6	0
		Total	1

REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR.

DBH	# of Trees	Value	TDU
2"	3	x .25	0.75
3"		x .3	0
		total	0.75

Total TDU for Protected Trees	(+)	44.1
Total TDU for Replacement ' ps	(+)	1.75
Total Density Units Provided	(=)	**45.85**

Interioir Green Space: NA
IRRIGATION TO BE PROVIDED BY HOSE BIBS
Tree Cut Permit Required

TREE DENSITY UNIT (TDU) WORKSHEET (Ordinance 94-1104) REV Sept-2019

Date
Map: 16100009007- LOT 5- PARCEL 313
Application Number:
Project Name: 0 OLD HICKORY BLVD
Address: 0 OLD HICKORY BLVD

Site Acreage		0.6
Minus Dedicated City ROW & PW Drainage EASN	(-)	0
Minus Building Coverage Area	(-)	0.05
Equals Adjusted Acreage	(=)	0.55
Multiply by Required Tree Density Unit per acre	(x)	22
Required TDU for Project	(=)	**12.1**

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES

DBH	# of Trees	Value	TDU
2"	2	x .5	1
3"		x .6	0
		Total	1

REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR.

DBH	# of Trees	Value	TDU
2"	5	x .25	1.25
3"		x .3	0
		total	1.25

Total TDU for Protected Trees	(+)	21
Total TDU for Replacement ' ps	(+)	2.25
Total Density Units Provided	(=)	**23.25**

Interioir Green Space: NA
IRRIGATION TO BE PROVIDED BY HOSE BIBS
Tree Cut Permit Required

TREE DENSITY UNIT (TDU) WORKSHEET (Ordinance 94-1104) REV Sept-2019

Date
Map: 16100009007- LOT 3- PARCEL 311
Application Number:
Project Name: 0 OLD HICKORY BLVD
Address: 0 OLD HICKORY BLVD

Site Acreage		0.44
Minus Dedicated City ROW & PW Drainage EASN	(-)	0
Minus Building Coverage Area	(-)	0.05
Equals Adjusted Acreage	(=)	0.39
Multiply by Required Tree Density Unit per acre	(x)	22
Required TDU for Project	(=)	**8.58**

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES

DBH	# of Trees	Value	TDU
2"	4	x .5	2
3"		x .6	0
		Total	2

REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR.

DBH	# of Trees	Value	TDU
2"	4	x .25	1
3"		x .3	0
		total	1

Total TDU for Protected Trees	(+)	52.5
Total TDU for Replacement ' ps	(+)	3
Total Density Units Provided	(=)	**55.5**

Interioir Green Space: NA
IRRIGATION TO BE PROVIDED BY HOSE BIBS
Tree Cut Permit Required

TREE DENSITY UNIT (TDU) WORKSHEET (Ordinance 94-1104) REV Sept-2019

Date
Map: 16100009007- LOT 4- PARCEL 312
Application Number:
Project Name: 0 OLD HICKORY BLVD
Address: 0 OLD HICKORY BLVD

Site Acreage		0.46
Minus Dedicated City ROW & PW Drainage EASN	(-)	0
Minus Building Coverage Area	(-)	0.05
Equals Adjusted Acreage	(=)	0.41
Multiply by Required Tree Density Unit per acre	(x)	22
Required TDU for Project	(=)	**9.02**

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES

DBH	# of Trees	Value	TDU
2"	3	x .5	1.5
3"		x .6	0
		Total	1.5

REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR.

DBH	# of Trees	Value	TDU
2"	4	x .25	1
3"		x .3	0
		total	1

Total TDU for Protected Trees	(+)	78
Total TDU for Replacement ' ps	(+)	2.5
Total Density Units Provided	(=)	**80.5**

Interioir Green Space: NA
IRRIGATION TO BE PROVIDED BY HOSE BIBS
Tree Cut Permit Required

SEE SHEET L1.1 FOR
NOTES, DETAILS, AND
PLANT SCHEDULES

NORTH SCALE: 1" = 30' 0 30 60 90 feet

HB LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hblanddesign.com

PROPOSED SITE FOR:
0 Old Hickory Boulevard
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CONNOR L. BALL
REGISTERED
LANDSCAPE
ARCHITECT
TENNESSEE
LANDSCAPE ARCH 125

Job # : 23145 BY: cb

L1.1

LANDSCAPE PLAN

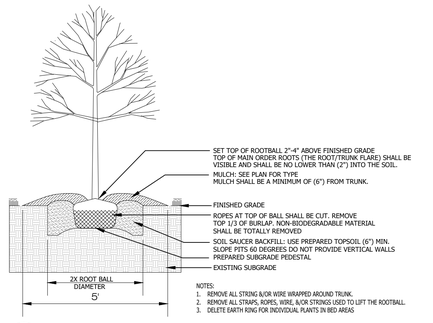
PLANT STANDARDS
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

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/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

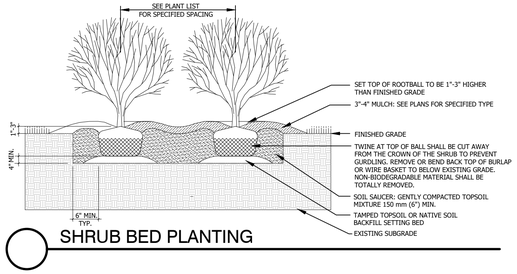
Landscape shall not obstruct visibility or access to fire protection equipment including, but not limited to, fire hydrants and fire department connections

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. Guarantee all workmanship and materials for a period of 1 calendar year.
12. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
13. Provide 6" of topsoil for lawn areas (12" min. over rock), min. 24" of topsoil for shrub zones, and min. 48" deep for tree pits. Refer to specific root ball sizes for the min. diameter tree pit.
14. 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.
15. 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



DECIDUOUS TREE PLANTING

P-NO-12



SHRUB BED PLANTING

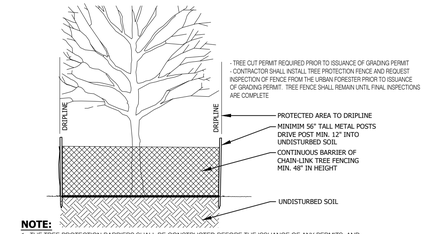
LANDSCAPE NOTES:
1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading. see topsoil specification sheet I-1.3.
4. All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch .
5. 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.
6. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
7. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
8. 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.
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 trees and shrubs shall be coordinated with lighting plan prior to installation.
15. All shrubs to be 3' back of curb.
16. All areas of disturbance outside of landscape beds shall be repaired with turf.
17. 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.)

SUBSTITUTION NOTE:
1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

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

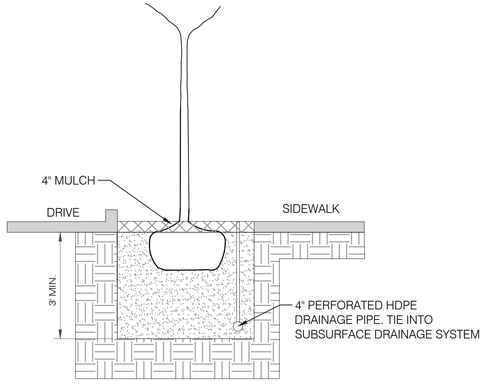
TO AVOID OVERHEAD UTILITY CONFLICTS:
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

UTILITY SCREEN
All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball Land Design for screening recommendations



NOTE:
1. THE TREE PROTECTION BARRIERS SHALL BE CONSTRUCTED BEFORE THE ISSUANCE OF ANY PERMITS; AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
2. THE TREE PROTECTION BARRIER SHALL BE INSTALLED AS LABELED ON THIS PLAN OR TO A DISTANCE OF THE RADIUS OF THE DRIPLINE, WHICHEVER IS GREATEST, AS MEASURED FROM THE TRUNK OF THE PROTECTED TREE(S)
4. ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC; SHALL BE INDICATED ON THE PLAN, AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED VIA ANSI A-300-95 STANDARD SO AS TO MINIMIZE IMPACT ON THE GENERAL ROOT SYSTEM. ROOT PRUNING TO OCCUR PRIOR TO GRADING
5. THE STORAGE OF BUILDING MATERIALS OR STOCKPILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS.
6. TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E., THEY MUST BE WATERED SUFFICIENTLY, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION.) FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.
7. HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITIES MAY OCCUR ON THE SURFACE OF THE TREE FOLIAGE. TO CONTROL DUST, TREE FOLIAGE MAY BE HOSED DOWN UPON THE REQUEST OF THE LANDSCAPE ARCHITECT, OWNERS REP, OR CITY.
8. REMOCAL OF ALL TREE PROTECTION FENCING WILL BE DONE BY THE CONTRACTOR. RESTORATION OF ALL AREAS DISTURBED BY THE FENCING WILL BE THE CONTRACTORS RESPONSIBILITY

TREE PROTECTION DETAIL



STREET TREE PLANTING

1. AT PLANTING, TREES SHALL MEET THE REQUIREMENTS FOR STREET TREES SER 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

STREET TREES SHALL HAVE A CLEAR HEIGHT OF 80 INCHES WHERE THE TREE CANOPY IS WITHIN A PATH OF TRAVEL, AND NO MORE THAN 50% OF THE TREE HEIGHT SHALL BE CLEARED TO MEET THE ADA CLEARANCE REQUIREMENTS

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

PLANT SCHEDULE

CANOPY TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
AR	11	Summer Red Maple / Acer rubrum 'HOSR' TM 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	12`-14` HT
UNDERSTORY/COLUMNAR TREES	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
R	17	Eastern Redbud / Cercis canadensis 4` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	10`-12` HT
D	2	Dogwood / Cornus flordia 4` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	8`-10` HT
BUFFER SHRUBS	**QTY**	**COMMON / BOTANICAL NAME**	**HT / CONT.**	**WIDTH**	
	6	Snow Queen Oakleaf Hydrangea / Hydrangea quercifolia `Snow Queen` Full; Dense; Well Rooted	24" HT		
	10	Grey Owl Juniper / Juniperus virginiana `Grey Owl` Full. Heavy. Well Branched.	18" HT		

PLAN NOTES:
1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
2. 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.
3. ALL AREAS OF DISTURBANCE SHALL BE SODDED WITH REBEL III TALL FESCUE UNLESS OTHERWISE NOTED ON GRADING PLANS
4. 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.

HB LAND DESIGN
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Franklin, TN 37067
Tel: 615.376.2421
www.hblanddesign.com

PROPOSED SITE FOR:
0 Old Hickory Boulevard
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CONNER L. BALL REGISTERED AGRICULTURE FORESTRY LANDSCAPE ARCHITECT

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BY: cb

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LANDSCAPE NOTES