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PRELIMINARY SPECIFIC PLANS FOR: 408 WOODLAND STREET

408 WOODLAND STREET
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206
PARCEL: 08215010000
SP: 2022SP-080-001

DEVELOPER

SUN COMPANIES
5701 PROGRESS ROAD
INDIANAPOLIS, INDIANA 46241

CONTACT: BHARAT PATEL
317-247-5500

CIVIL ENGINEER

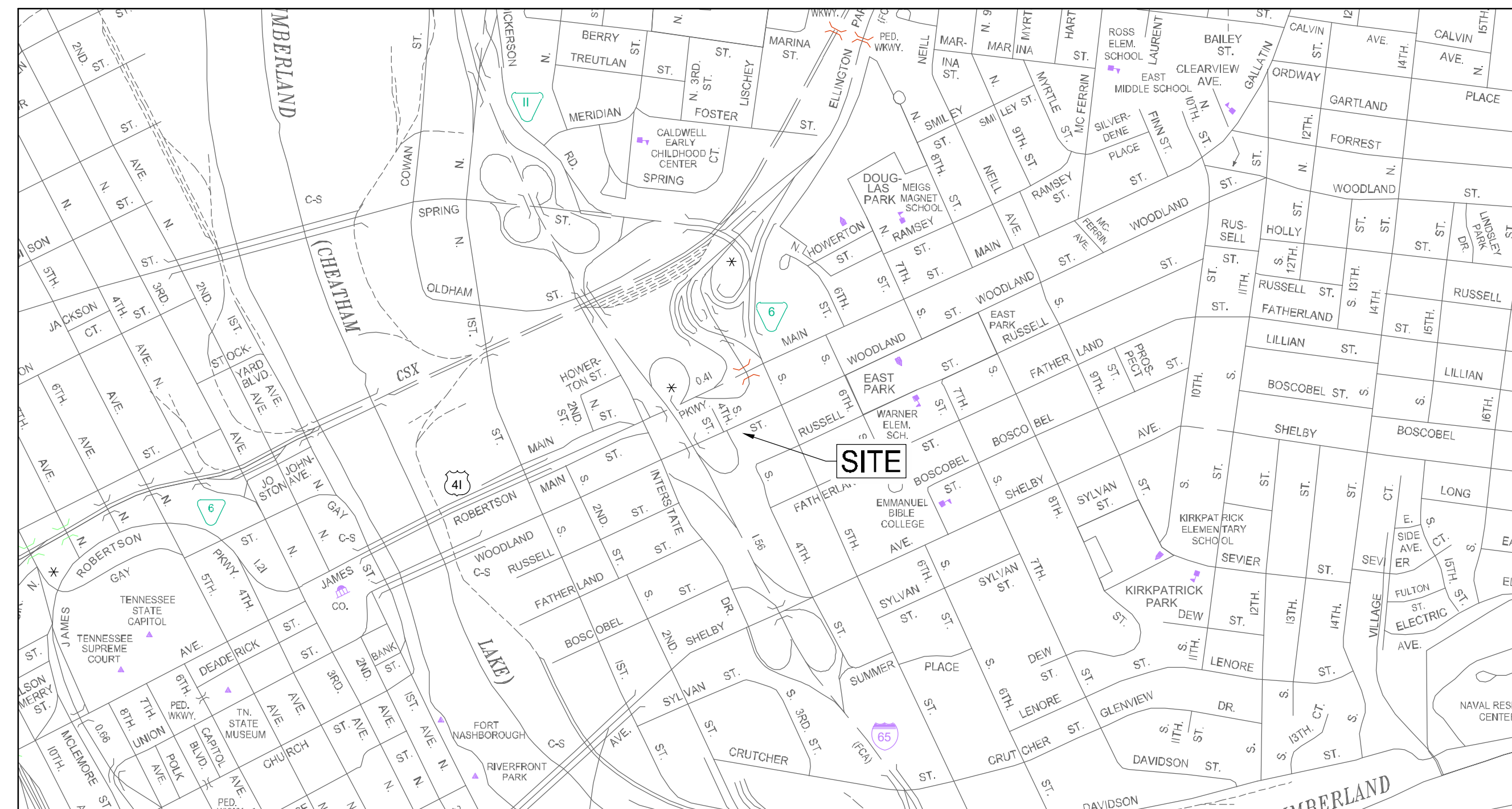
FULMER LUCAS ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215

CONTACT: H. ROSS LUCAS, P.E.
615-345-3772

LAND SURVEYOR

CHERRY LAND SURVEYING, LLC
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204

CONTACT: MICHAEL CHARETTE
615-269-3972



VICINITY MAP

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DEVELOPMENT SUMMARY:

408 WOODLAND STREET SP
SP # - 2022SP-080-001

FEMA FIRM : ZONE X, 47037C0242H, EFFECTIVE 04/05/2017

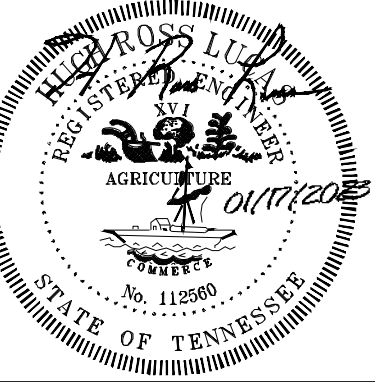
COUNCIL DISTRICT - 08
COUNCIL DISTRICT MEMBER - BRETT WITHERS

OWNER OF RECORD -
ESTATE OF ELLEN JUANITA ALLINDER
1520 EAST GULF BEACH DRIVE, EASTPOINT, FLORIDA 32328
JACKALLINDER@YAHOO.COM
NIKOL.TSCHAEPE@GMAIL.COM

DESIGN PROFESSIONAL -
H. ROSS LUCAS, P.E.
2002 RICHARD JONES ROAD, SUITE B200
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FULMER LUCAS

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408 WOODLAND STREET
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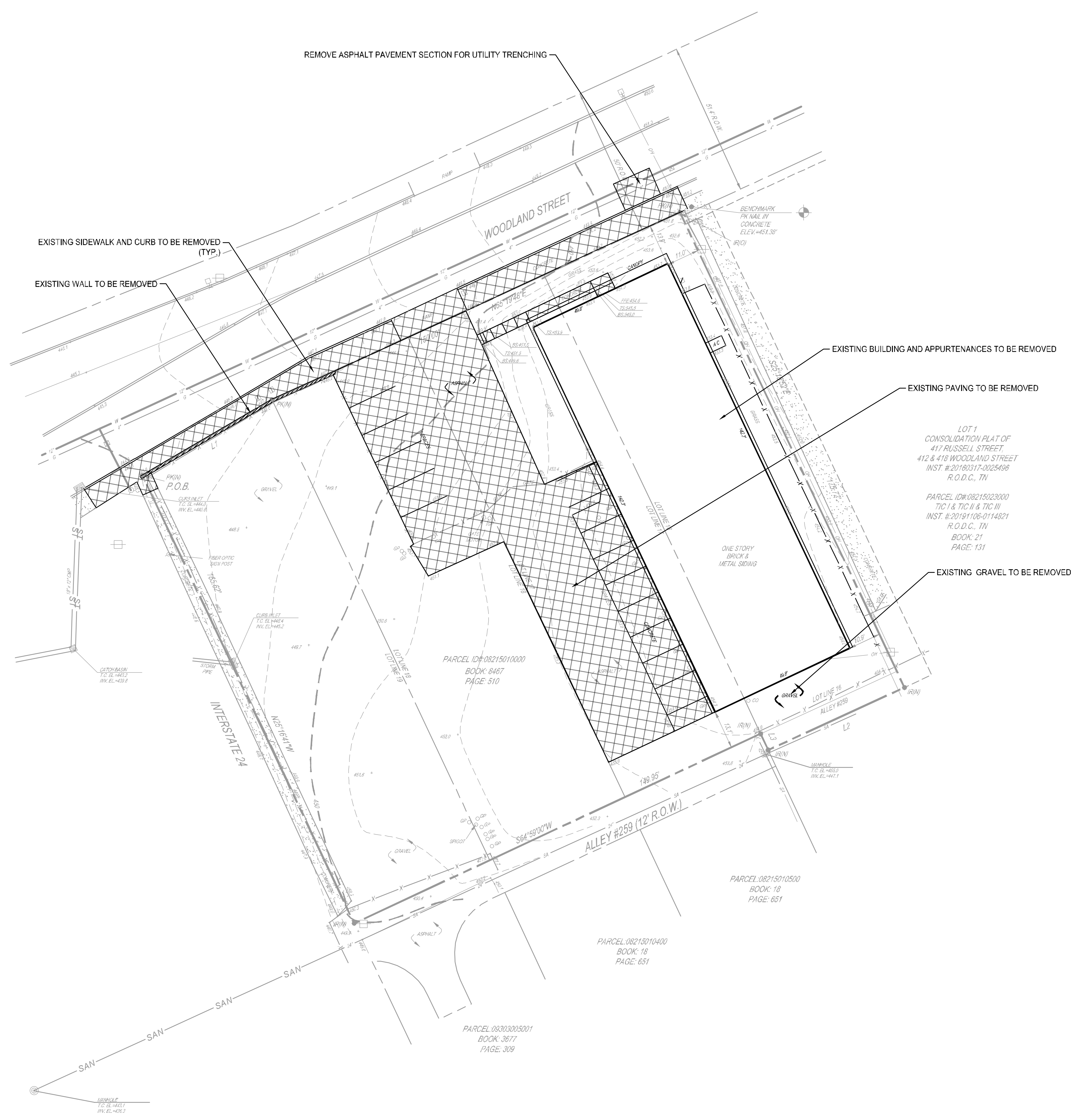
DATE	DESCRIPTION
09/28/2022	PRELIMINARY SP SUBMITTAL
10/18/2022	PRELIMINARY SP RE-SUBMITTAL
11/11/2022	PRELIMINARY SP RE-SUBMITTAL
12/20/2022	PRELIMINARY SP RE-SUBMITTAL
01/17/2023	PRELIMINARY SP RE-SUBMITTAL

COVER SHEET

C0.0



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GENERAL NOTES:

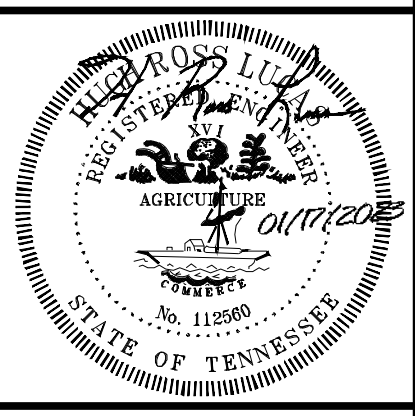
1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURBS AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

LEGEND

- IRON ROD (OLD)
- ⊕ BENCHMARK
- ▣ CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊙ SEWER MANHOLE
- ⊙ EXISTING TREE
- ⊕ WATER VALVE
- WM WATER METER
- IRON ROD (NEW)
- ⊕ UTILITY POLE

FULMER LUCAS

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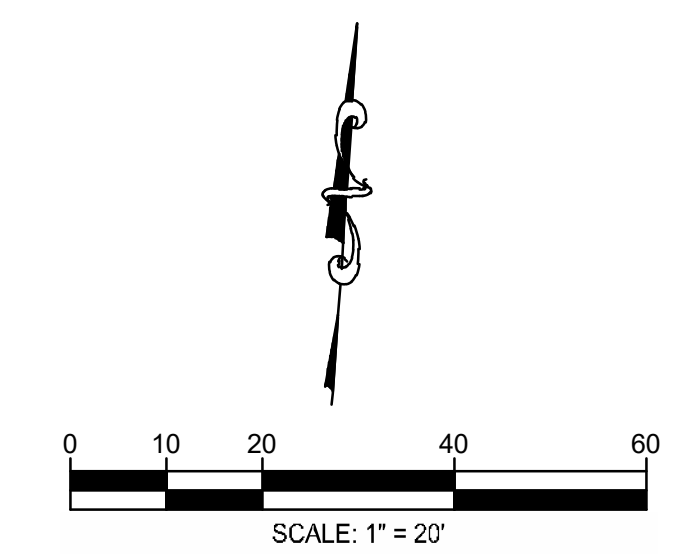


PRELIMINARY SPECIFIC PLANS FOR:
408 WOODLAND STREET
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206

DATE	DESCRIPTION
09/26/2022	PRELIMINARY SP SUBMITTAL
10/18/2022	PRELIMINARY SP RE-SUBMITTAL
11/11/2022	PRELIMINARY SP RE-SUBMITTAL
12/20/2022	PRELIMINARY SP RE-SUBMITTAL
01/17/2023	PRELIMINARY SP RE-SUBMITTAL

**EXISTING
CONDITIONS
AND DEMOLITION
PLAN**

C0.1



SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Modified: January 17, 2023
2023 Sun Companies 408 Woodland Street C0.1.dwg, 131.dwg, 132.dwg, 133.dwg, 134.dwg, 135.dwg, 136.dwg, 137.dwg, 138.dwg, 139.dwg, 140.dwg, 141.dwg, 142.dwg, 143.dwg, 144.dwg, 145.dwg, 146.dwg, 147.dwg, 148.dwg, 149.dwg, 150.dwg, 151.dwg, 152.dwg, 153.dwg, 154.dwg, 155.dwg, 156.dwg, 157.dwg, 158.dwg, 159.dwg, 160.dwg, 161.dwg, 162.dwg, 163.dwg, 164.dwg, 165.dwg, 166.dwg, 167.dwg, 168.dwg, 169.dwg, 170.dwg, 171.dwg, 172.dwg, 173.dwg, 174.dwg, 175.dwg, 176.dwg, 177.dwg, 178.dwg, 179.dwg, 180.dwg, 181.dwg, 182.dwg, 183.dwg, 184.dwg, 185.dwg, 186.dwg, 187.dwg, 188.dwg, 189.dwg, 190.dwg, 191.dwg, 192.dwg, 193.dwg, 194.dwg, 195.dwg, 196.dwg, 197.dwg, 198.dwg, 199.dwg, 200.dwg



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PROPOSED BUILDING INFORMATION:

TOTAL BUILDING HEIGHT = 143'-0" (11-STORIES)
BUILDING AREA BREAKDOWN:
HOTEL (98 EXTENDED STAY ROOMS/162 TRANSIENT ROOMS) = 162,750 GSF
RETAIL STORE = 1,860 GSF
RESTAURANT/BAR = 4,550 GSF
PARKING GARAGE (3 LEVELS) = 53,900 GSF
TOTAL GSF = 223,060 GSF
BUILDING FOOTPRINT = 31,681 SF

SITE INFORMATION:

SITE AREA = 0.78 ACRES
FAR = 5.0
ISR = 1.0
PARKING REQUIRED (1 SPACE PER UNIT PLUS 1 SPACE PER 4 EMPLOYEES PLUS 1 SPACE/200SF OF RETAIL OVER 2,000 SF PLUS 1 SPACE PER 150 SF OF RESTAURANT OVER 1,000 SF) = 296 SPACES REQUIRED
PARKING PROVIDED BASED ON DEMAND FROM TIS = TBD (TIS CURRENTLY UNDER WAY.)

STANDARD SP NOTES:

- 1. THE PURPOSE OF THIS REGULATORY SP IS TO PERMIT THE DEVELOPMENT OF AN 11-STORY HOTEL.
2. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE REGULATORY SP PLAN AND/OR INCLUDED AS A CONDITION OF COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF CS AS OF THE DATE OF THE APPLICATION REQUEST OR APPLICATION.
3. 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 THE 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.
4. ALL DEVELOPMENT IS CURRENTLY PLANNED TO BE CONSTRUCTED IN ONE PHASE AND WILL BEGIN THE PLANNING AND DESIGN STAGES FOR FINAL SP AFTER THE APPROVAL OF THE PRELIMINARY SP BY METRO PLANNING COMMISSION.

FEMA NOTE:

- 1. THIS PROPERTY LIES IN AN AREA DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 470370242 H EFFECTIVE ON 04/05/2017.

METRO PUBLIC WORKS NOTES:

- 1. 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.
2. A TRAFFIC IMPACT STUDY SHALL BE COMPLETED AND APPROVED PRIOR TO FINAL SP SITE PLAN APPROVAL. ROADWAY IMPROVEMENTS THAT ARE A DIRECT RESULT OF THIS SPECIFIC PROJECT OR AS DETERMINED BY AN APPROVED TRAFFIC IMPACT STUDY AND THE DEPARTMENT OF PUBLIC WORKS SHALL BE CONSTRUCTED.
3. ANY REQUIRED RIGHT-OF-WAY WITHIN THE PROJECT SITE THAT IS IDENTIFIED AS NECESSARY TO MEET THE ADOPTED ROADWAY PLANS SHALL BE DEDICATED OR PROVIDED THROUGH APPROPRIATE EASEMENTS.
4. DEVELOPER WILL ENSURE BIKE LANES ARE CONTINUOUS THROUGH INTERSECTIONS.
5. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
6. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
7. IF SIDEWALKS ARE REQUIRED THEN THEY SHOULD BE SHOWN ON THE PLANS PER MCSP AND MPW STANDARDS AND SPECS.
8. SUBMIT COPY OF ROW DEDICATIONS PRIOR TO BLDG. PERMIT SIGN OFF.
9. PRIMARY ACCESS TO THE SITE SHALL BE FROM WOODLAND STREET.
10. AN APPROPRIATELY SIZED DUMPSTER AND RECYCLING CONTAINER(S), SHALL BE PROVIDED ON SITE BY A PRIVATE HAULER.

FIRE MARSHAL NOTES:

- 1. NEW COMMERCIAL DEVELOPMENTS SHALL BE PROTECTED BY A FIRE HYDRANT THAT COMPLIES WITH THE 2006 EDITION OF NFPA 1 TABLE H.
2. NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FT. FROM A FIRE HYDRANT VIA A HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC. 1568.020 B
3. ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE 20 FEET MINIMUM WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.5 FEET.
4. ALL DEAD-END ROADS OVER 150 FT. IN LENGTH REQUIRE A 100-FT. DIAMETER TURNAROUND, THIS INCLUDES TEMPORARY TURNAROUNDS.
5. TEMPORARY T-TYPE TURNAROUNDS THAT LAST NO MORE THAN ONE YEAR SHALL BE APPROVED BY THE FIRE MARSHAL'S OFFICE.
6. IF MORE THAN THREE STORIES ABOVE GRADE, CLASS I STANDPIPE SYSTEM SHALL BE INSTALLED.
7. IF MORE THAN ONE STORY BELOW GRADE, CLASS I STANDPIPE SYSTEM SHALL BE INSTALLED.
8. WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE DEPARTMENT ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS.
9. A FIRE HYDRANT SHALL BE PROVIDED WITHIN 100 FT. OF THE FIRE DEPARTMENT CONNECTION.
10. FIRE HYDRANTS SHALL BE IN-SERVICE BEFORE ANY COMBUSTIBLE MATERIAL IS BROUGHT ON SITE.

NES NOTES:

- 1. WHERE FEASIBLE, THIS DEVELOPMENT WILL BE SERVED WITH UNDERGROUND POWER AND PAD-MOUNTED TRANSFORMERS.
2. NEW FACILITIES WILL NOT BE ALLOWED TO SIT IN OR TO PASS THROUGH RETENTION AREAS, INCLUDING RAIN GARDENS, BIoretention AREAS, BIOSWALES, AND THE LIKE. HIS INCLUDES PRIMARY DUCT BETWEEN PAD-MOUNTED TRANSFORMERS EQUIPMENT, AS WELL AS SERVICE DUCT TO A METER.

SOILS:

SOILS ON THE SITE ARE IN THE "MAURY URBAN LAND COMPLEX(McB)" WHICH ARE A SOIL GROUP "B".

FEDERAL COMPLIANCE:

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.

NOTE:

THE FINAL 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 SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE GRASS STRIP OR FRONTAGE ZONE.

LANDSCAPING NOTE:

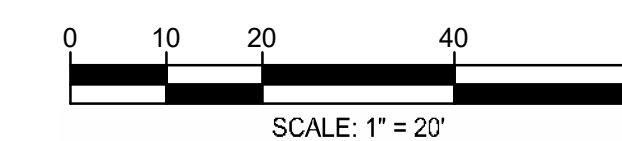
THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE LANDSCAPING AND TREE DENSITY REQUIREMENTS PER THE METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.

BUILDING NOTE:

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 DETAILING BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.

PAVING LEGEND

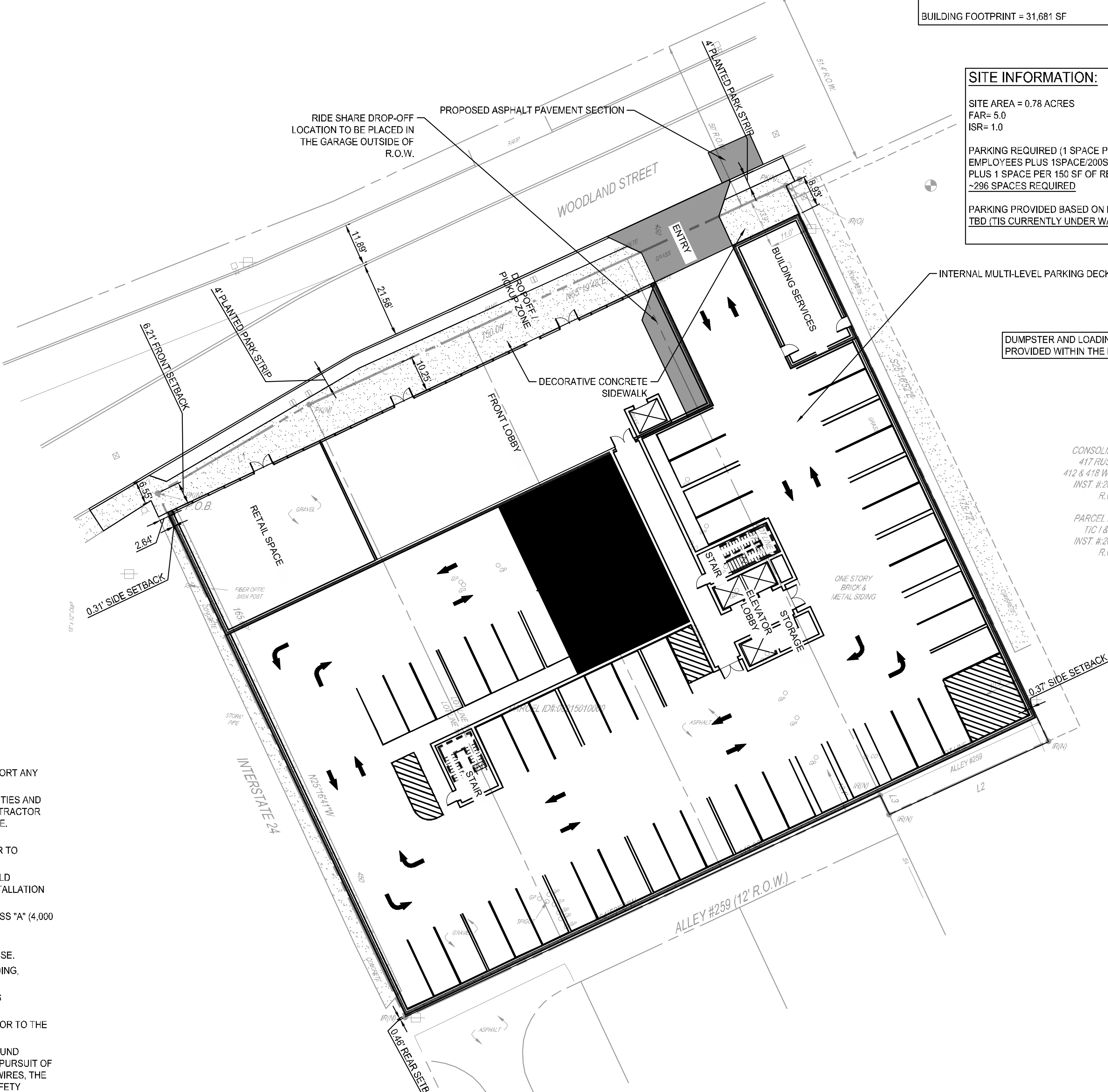
- DECORATIVE CONCRETE PAVERS
DECORATIVE CONCRETE SIDEWALK
ASPHALT PAVEMENT



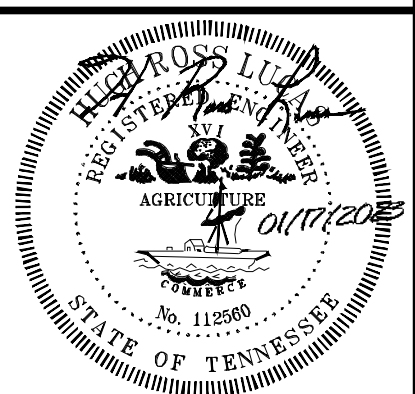
SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

NOTES:

- 1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
11. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
13. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
14. FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
15. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
16. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
17. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
18. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
19. ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER METRO PUBLIC WORKS SPECIFICATIONS SECTION 02523 (http://www.nashville.gov/Public-Works/Developer-Services/Engineering-Details-and-Specifications.aspx).
20. ALL BUILDINGS WITHIN 10' OF THE BIoretention AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
21. ALL CURB RETURN RADII ARE 4' UNLESS OTHERWISE NOTED.



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408 WOODLAND STREET
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206

Table with columns: DATE, DESCRIPTION, PRELIMINARY SP SUBMITTAL, PRELIMINARY SP RE-SUBMITTAL, PRELIMINARY SP RE-SUBMITTAL, PRELIMINARY SP RE-SUBMITTAL, PRELIMINARY SP RE-SUBMITTAL

SITE LAYOUT PLAN

C1.0



Know what's below.
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PRELIMINARY NOTE:

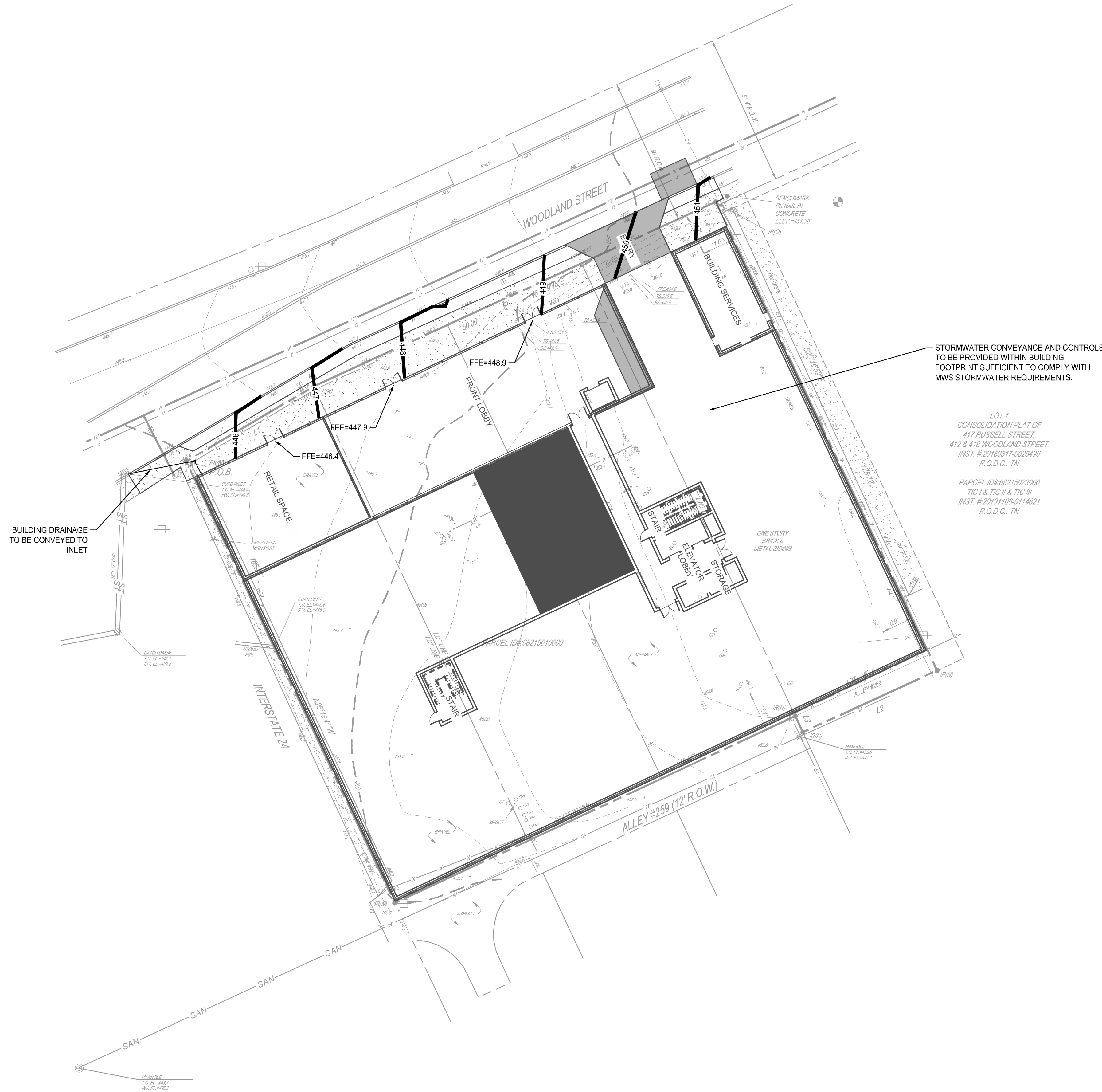
- DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

SP GRADING NOTES:

- ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 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.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' RCP.)
- PROJECT INTENT IS TO BE REDEVELOPED PER THE REQUIREMENTS OF VOLUME 5 (LID) OF THE STORMWATER MANUAL. DETENTION WILL BE PROVIDED OR POST DEVELOPED RUNOFF WILL BE LESS THAN PRE-DEVELOPED RUNOFF DUE TO LID IMPLEMENTATION.

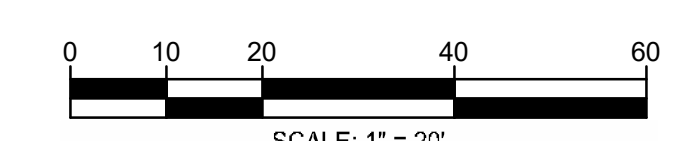
GRADING PLAN NOTES:

- ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
- CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
- TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 5" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
- ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
- ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS COMPLETED.
- GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
- SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
- ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
- WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
- THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
- IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO STORMWATER BMP CP-10 AND CP-13. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
- PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
- CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT SURVEY INFORMATION OF STORMWATER QUALITY AND QUANTITY INFRASTRUCTURE FOR ANALYSIS AND DETERMINATION THE INFRASTRUCTURE HAS BEEN INSTALLED PER THE INTENT OF THE PLAN. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.



LEGEND

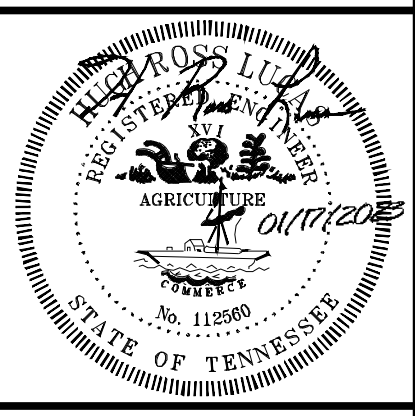
- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 552- EXISTING CONTOUR
- 562- PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊕ CURB INLET
- ⊕ CATCH BASIN
- ⊕ NYLOPLAST DRAIN BASIN
- XXX.XX TOP OF CURB SPOT ELEVATION
- XXX.XX BOTTOM OF CURB SPOT ELEVATION
- ⊕ ELECTRIC/COMMUNICATION POLE
- TW XXX.XX RETAINING WALL
- TOP OF WALL
- FINISHED GRADE AT BOTTOM OF WALL



SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 346-3770



PRELIMINARY SPECIFIC PLANS FOR:
408 WOODLAND STREET
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206

DATE	DESCRIPTION
09/28/2022	PRELIMINARY SP SUBMITTAL
10/18/2022	PRELIMINARY SP RE-SUBMITTAL
11/11/2022	PRELIMINARY SP RE-SUBMITTAL
12/20/2022	PRELIMINARY SP RE-SUBMITTAL
01/17/2023	PRELIMINARY SP RE-SUBMITTAL

SITE GRADING PLAN

C2.0

Title: January 17, 2023
408 Woodland Street, Nashville, Davidson County, Tennessee, 37206
1313-01 SUN COMPANIES



Know what's below.
Call before you dig.

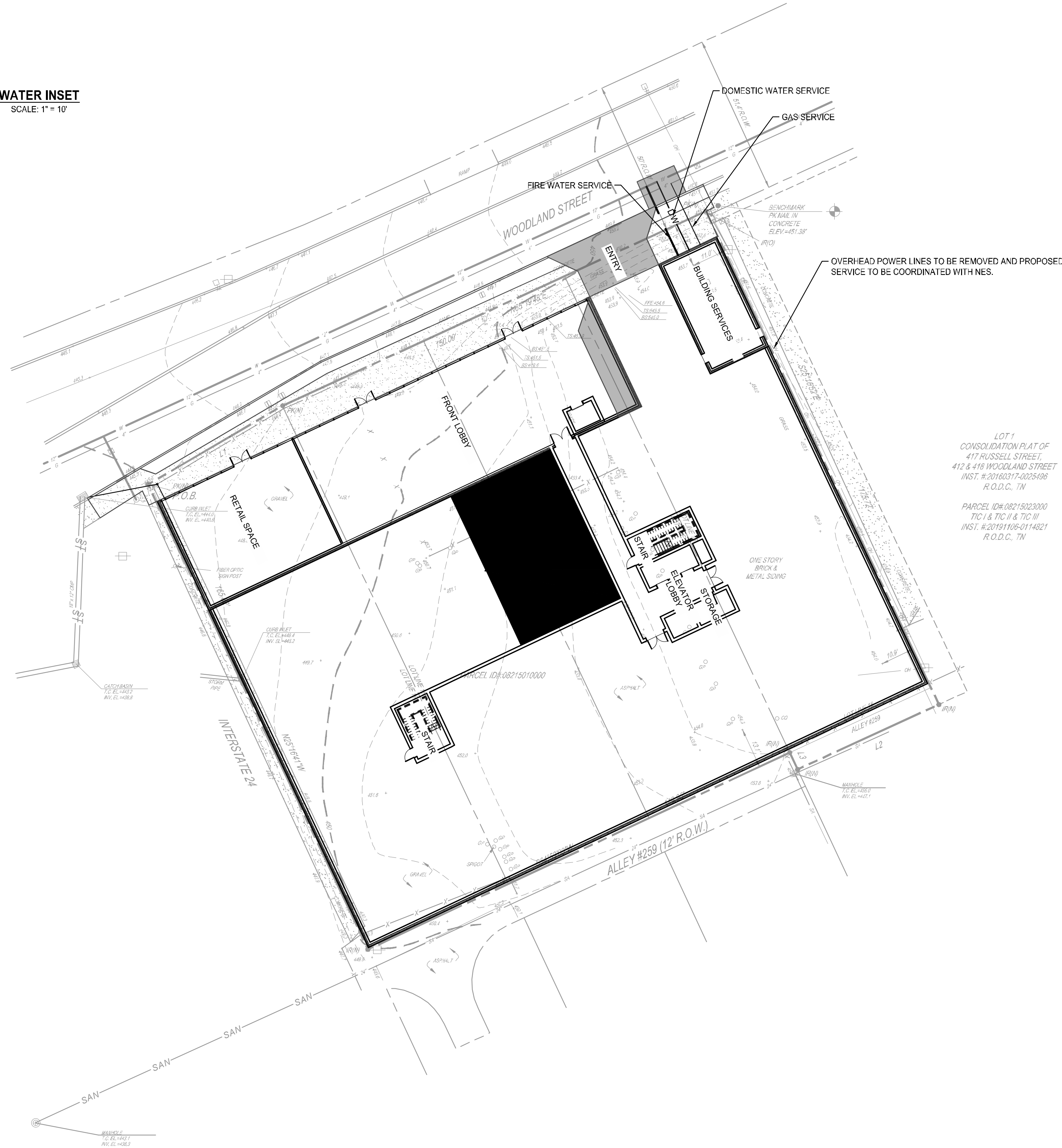
LEGEND

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- ELECTRIC/COMMUNICATION POLE
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- TOP OF WALL
- FINISHED GRADE AT BOTTOM OF WALL

UTILITY NOTES:

- ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
- WHERE SEWER LINES PASS OVER OR WITHIN 2.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
- ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
- PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR 35 PVC. PROPOSED SEWER LINES INSTALLED WITHIN FILL MUST BE DUCTILE IRON PIPE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
- THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
- ALL WATER METERS WILL BE PURCHASED FROM METRO WATER DEPARTMENT.
- A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
- SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
- ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
- GC SHALL REVIEW NES AND METRO WATER SERVICES SPECIFICATIONS PRIOR TO INITIATING WORK.
- CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.
- GC IS TO CONTACT STEVE CUNNINGHAM (615-566-0443) WITH METRO WATER 72 HOURS PRIOR TO TAPPING MANHOLE FOR SANITARY SEWER SERVICE.

WATER INSET
SCALE: 1" = 10'



MWS STANDARD PRIVATE UTILITY NOTES (MAY 27 2021):

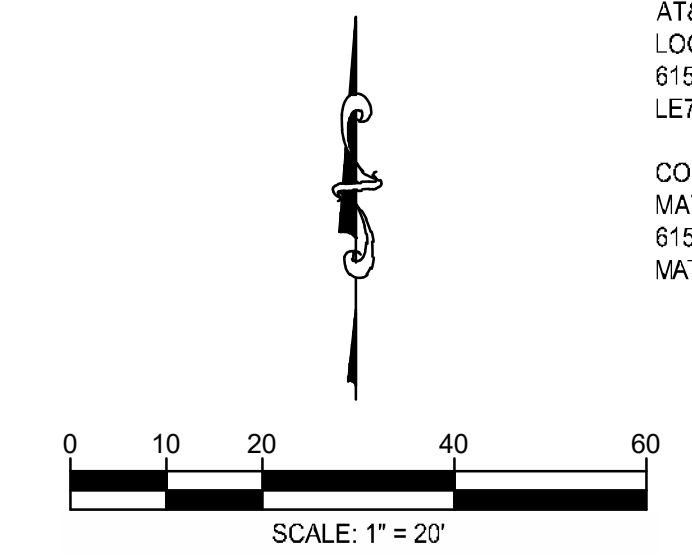
- ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT 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 FIRST 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 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 APPURTENANCES 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.

MWS STANDARD PUBLIC UTILITY NOTES (MAY 27 2021):

- 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 TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING 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 CONSTRUCTION AND 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 AND 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 LICENSED 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 LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES.
 - 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, LOCATIONS 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.
- ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA 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 APPURTENANCES 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.

UTILITY CONTACTS:

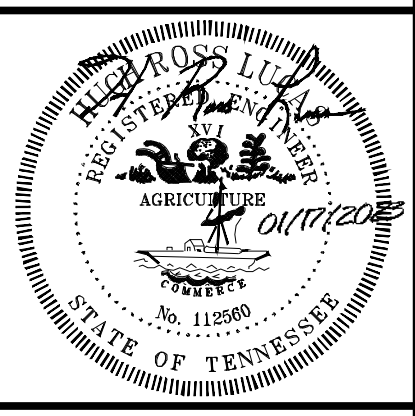
- WATER/SEWER**
METRO WATER SERVICES
JENNIFER KNAUF
615-862-4793
JENNIFER.KNAUF@NASHVILLE.GOV
- POWER**
NASHVILLE ELECTRIC SERVICE
LARRY KELLEY
615-747-3688
LKELLEY@NESPOWER.COM
- GAS**
PIEDMONT GAS
ROGER BYRD
615-238-4084
ROGER.BYRD@DUKE-ENERGY.COM
- COMMUNICATION**
AT&T
LOGAN EAKES
615-214-4871
LE705H@ATT.COM
- COMCAST**
MATTHEW MOORE
615-409-5601
MATTHEW_MOORE2@CABLE.COMCAST.COM



SURVEY INFO
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DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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01/17/2023	PRELIMINARY SP RE-SUBMITTAL

SITE UTILITY PLAN

C3.0

Modified: January 17, 2023
4:12:32 PM
C:\Users\jmoore\OneDrive\Documents\C3.0\408 Woodland Street\408 Woodland Street.dwg
User: jmoore

1313-01 SUN COMPANIES



NORTH - EXTERIOR ELEVATION





WEST - EXTERIOR ELEVATION



SOUTH - EXTERIOR ELEVATION





EAST - EXTERIOR ELEVATION

