

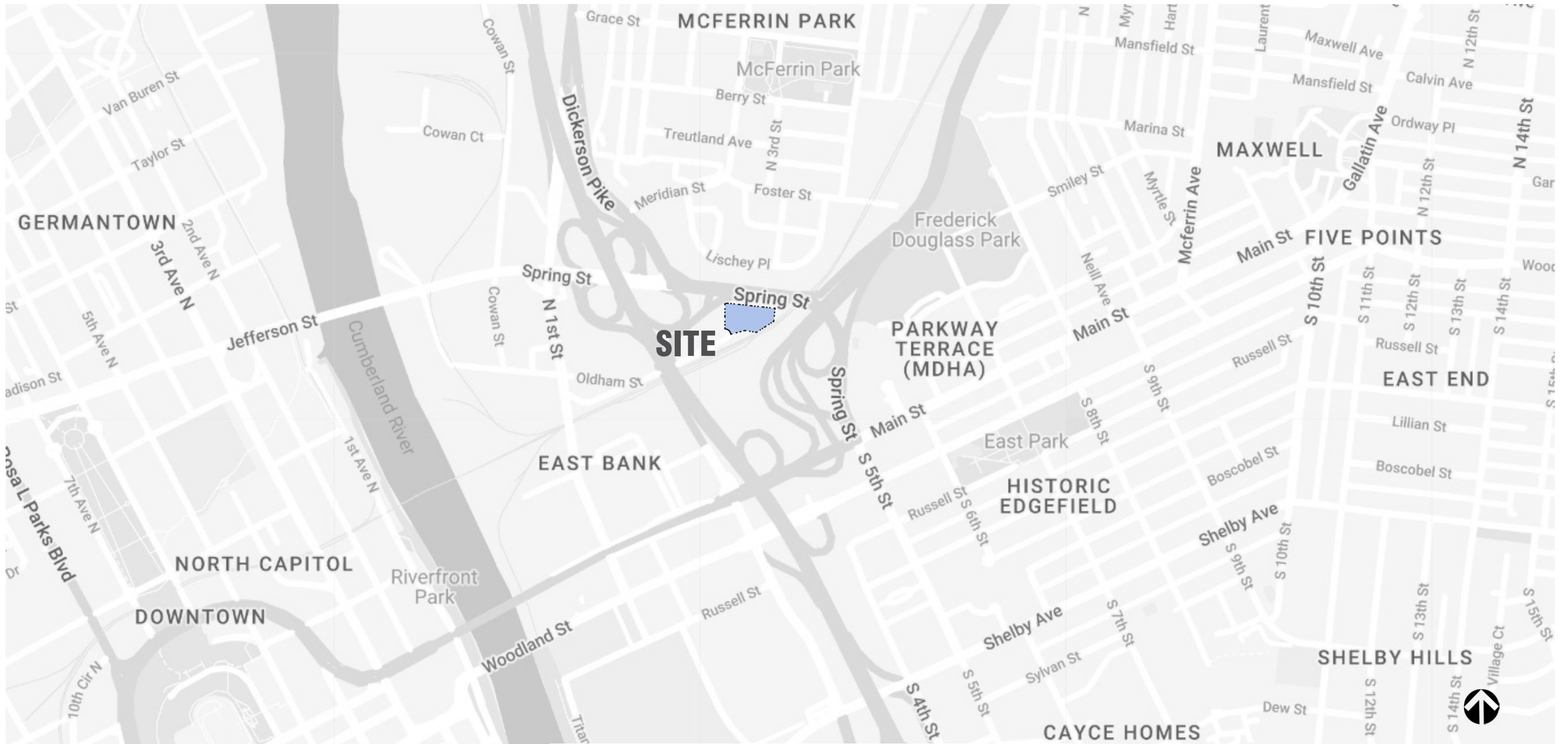


Specific Plan

# 304 OLDHAM STREET

SP2023-074-001





Developers: Wedgewood Avenue  
Address: 2505 21st Avenue South Suite 101  
Nashville, TN 37212

Parcel ID/ Address: 08211015000  
304 Oldham Street, Nashville, TN 37202

Owners: BFC PROPERTIES, LLC  
Address: 304 OLDHAM ST  
NASHVILLE, TN 37213



Applicant / Land Planner:  
Smith Gee Studio  
602 Taylor St., Suite 201  
Nashville, TN 37208  
ATTN: Scott Morton  
smorton@smithgeestudio.com



# 02

## CONTEXT MAP

Council District: (5) Sean Parker

# 03

## EXISTING CONDITIONS



#08211017200  
MDHA

SPRING STREET

#08211015000  
304 Oldham Street  
BFC Properties, LLC.

#08211015100  
Thorson, David L &  
Rhonda R

OLDHAM STREET

RAILROAD TRACKS

ELLINGTON PKWY

#08215006700  
Bailey Family Trust



Parcel ID:  
08211015000

**Notes**

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- 2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 4) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 5) THIS PROPERTY IS CURRENTLY ZONED "RI" (INDUSTRIAL RESTRICTIVE IS INTENDED FOR A WIDE RANGE OF LIGHT MANUFACTURING USES AT MODERATE INTENSITIES WITHIN ENCLOSED STRUCTURES) WITH "OV-UZO" OVERLAY.
- 6) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 4703700242H", DATED APRIL 05, 2017, FLOOD ZONE "X".
- 7) THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER: 300339, DATED: APRIL 28, 2023 AT 8:00 AM PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, BEING THE SAME PROPERTY AS SHOWN HEREON.
- 8) COMMITMENT NUMBERS SHOWN AS THUS (#10) REFERS TO SCHEDULE B - PART II OF THE ABOVE REFERENCED TITLE COMMITMENT.
- 9) ELEVATIONS ARE BASED UPON VERTICAL DATUM NAVD 88.
- 10) THERE ARE 34 REGULAR PARKING SPACES ON SITE.
- 11) THIS PROPERTY HAS DIRECT ACCESS TO AND FROM OLDHAM STREET WHICH IS A PUBLIC DEDICATED RIGHT OF WAY. THE SITE ADJACENT SPRING STREET WHICH IS A CONTROL ACCESS PUBLIC DEDICATED RIGHT OF WAY.
- 12) THERE IS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME OF FIELD WORK.
- 13) EXCEPT AS SHOWN THERE IS NO VISIBLE EVIDENCE OF ENCROACHMENTS ONTO OR FROM THE SUBJECT PROPERTY OBSERVED AT THE TIME OF FIELD WORK.
- 14) THERE IS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF FIELD WORK.
- 15) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF FIELD WORK.

Total Area: 77,619 Sq. Ft. (1.782 Ac. ±)

**Schedule B - Part II**

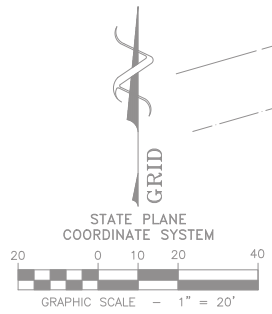
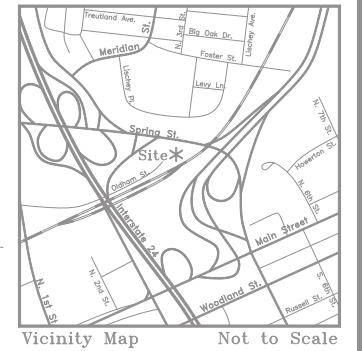
- | Item # | Description   |
|--------|---|
| 10     | This property is Lot 2 of the Resubdivision of Scobey Industrial Park, Lots 1 & 2, as of record in Instrument Number: 20020807-0095113, at the Register's Office for Davidson County, Tennessee. Easements on said plot affecting the subject property are as shown hereon. |

**Deed Reference**

Deed reference for this property is Instrument Number: 20050902-0105342, at the Register's Office for Davidson County, Tennessee. Owner of record being: BFC Properties, LLC

**Plat Reference**

This property is Lot 2 of the Resubdivision of Scobey Industrial Park, Lots 1 & 2, as of record in Instrument Number: 20020807-0095113, at the Register's Office for Davidson County, Tennessee.



**Title Description**

LOCATED in the 21st Civil District in Davidson County, Tennessee.

BEING Lot number 2 of the Resubdivision on Scobey Industrial Park from a survey prepared by S&A Surveying, Inc., 306 Bluegrass Circle, Lebanon, Tennessee, dated April 15, 2002, as revised July 8, 2002, recorded August 7, 2002, in Book 20020807, Page 0095113 to which plan reference is made for a more complete description.

BEING all the same property conveyed to BFC Properties, LLC by Limited Warranty Deed made by Mary G. Smith and husband, Allen E. Smith, dated August 29, 2005 and recorded September 2, 2005 Register's Office for Davidson County, Tennessee.

**Property Description**

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of the Resubdivision of Scobey Industrial Park, Lots 1 & 2, as of record in Instrument Number: 20020807-0095113, at the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BFC Properties, LLC, as of record in Instrument Number: 20050902-0105342, at the Register's Office for Davidson County, Tennessee.

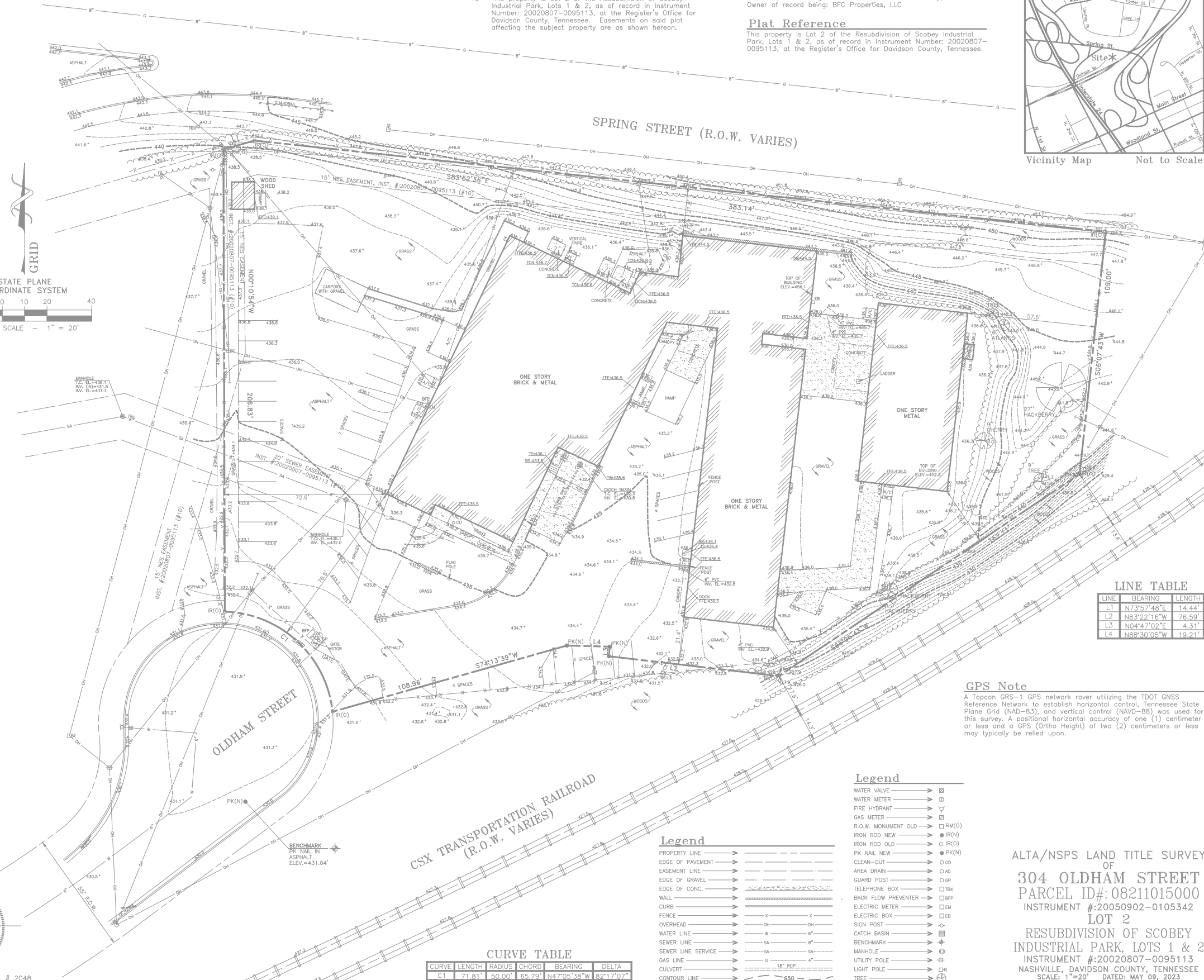
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1,2,3,4,5,6(a),7(a),8,9,11 & 13 of Table A thereof. The field work was completed on May 01, 2023.

I further certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

**CHERRY LAND SURVEYING, INC.**  
622 WEST IRIS DRIVE  
NASHVILLE, TENNESSEE 37204  
(615)269-3972 FAX:(615)269-9345  
E-MAIL: cherryls@comcast.net



Michael H. Charette R.L.S. # 2048



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N73°57'48"E	14.44'
L2	N83°22'16"W	76.59'
L3	N04°47'02"E	4.31'
L4	N88°30'05"W	19.21'

**GPS Note**

A Topcon GRS-1 GPS network rover utilizing the TDOT GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

**Legend**

- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- R.O.W. MONUMENT OLD
- IRON ROD NEW
- IRON ROD OLD
- PK NAIL NEW
- PK NAIL OLD
- CLEAN-OUT
- AREA DRAIN
- GUARD POST
- TELEPHONE BOX
- BACK FLOW PREVENTER
- ELECTRIC METER
- ELECTRIC BOX
- SIGN POST
- CATCH BASIN
- BENCHMARK
- MANHOLE
- UTILITY POLE
- LIGHT POLE
- TREE

**Legend**

- PROPERTY LINE
- EDGE OF PAVEMENT
- EASEMENT LINE
- EDGE OF GRAVEL
- EDGE OF CONC.
- WALL
- CURB
- FENCE
- OVERHEAD
- WATER LINE
- SEWER LINE
- GAS LINE
- CULVERT
- CONTOUR LINE

**CURVE TABLE**

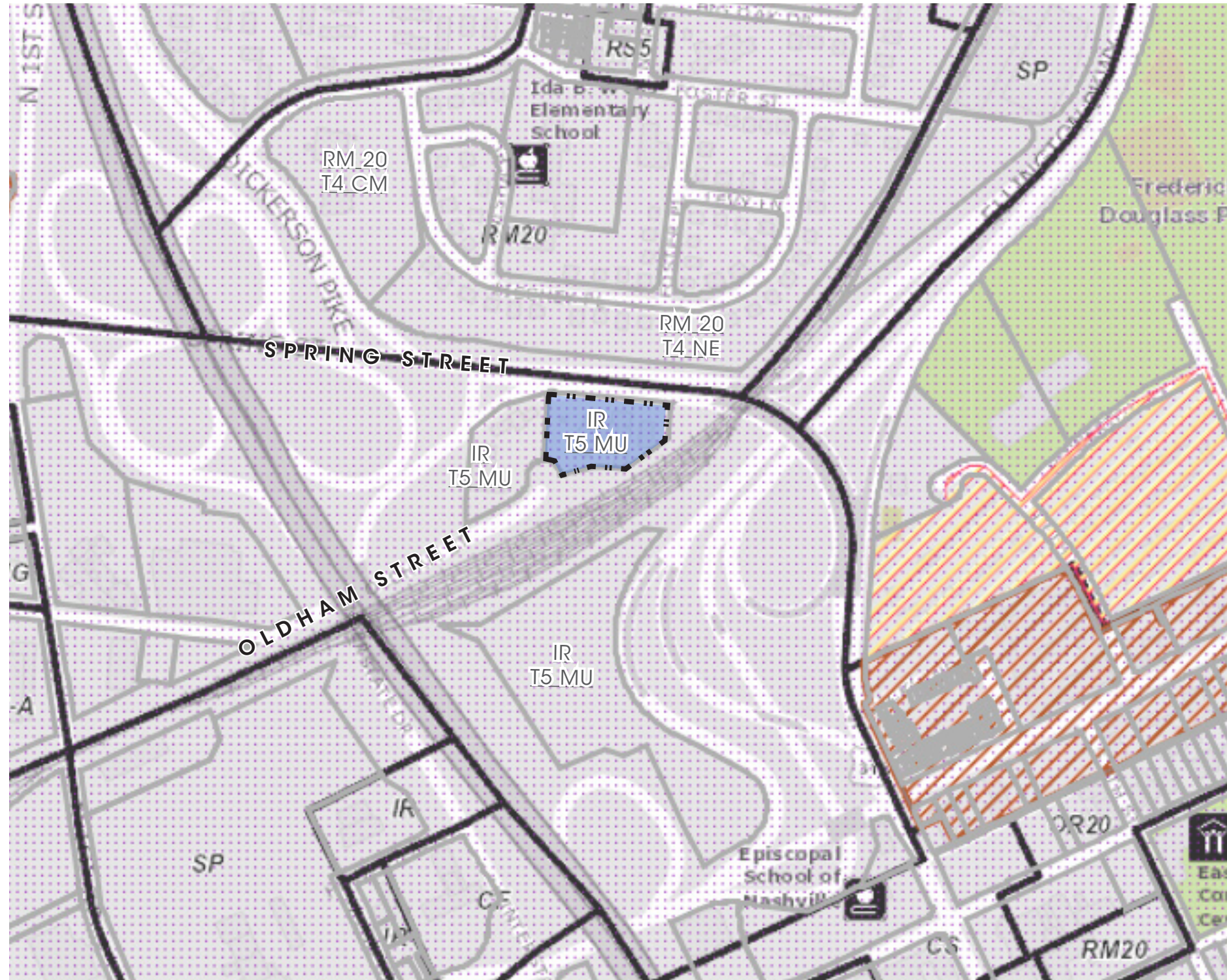
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	71.81'	50.00'	65.79'	N47°05'38"W	82°17'07"

**04**  
**SITE SURVEY**

ALTA/NSPS LAND TITLE SURVEY  
OF  
**304 OLDHAM STREET**  
PARCEL ID#: 08211015000  
INSTRUMENT #: 20050902-0105342  
LOT 2  
RESUBDIVISION OF SCOBEY  
INDUSTRIAL PARK, LOTS 1 & 2  
INSTRUMENT #: 20020807-0095113  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE  
SCALE: 1"=20' DATED: MAY 09, 2023

# 05

## COMMUNITY CHARACTER POLICY



**Current Zoning:** IR, OV-UZO

**Current Land Use Policy: T5 MU.** The property is located within the East Nashville Community Plan Area and is within the UZO. The current land use policy for the property is T5 MU with a policy description of Center Mixed Use Neighborhood.

### T5-MU Urban Mixed-Use Neighborhood Consistency:

1. Building height, form and orientation fit in with the urban character and development pattern of the area.
2. Building massing results in building footprints with moderate to high lot coverage.
3. Building is oriented to street to engage with public realm.
4. Contains moderate density that contextually transitions to the surrounding context.
5. Building height is appropriate and responsive to contextual factors such as adjacent building height, impact on surrounding areas, proximity to existing or planned transit, relationship of building and street width, topography, street prominence, etc.
6. Parking is provided within building and is screened from view to ensure minimum disruption to the way the building frames the street.
7. Provides signage that is appropriately scaled and not overwhelming to the streetscape.
8. Development provides for the utilization of an existing, vacant, underutilized on a previously non-residential site.
9. Provided landscaping is consistent and appropriate.
10. Pedestrian and bicycle connectivity to existing or planned transit is provided.
11. Places higher-intensity buildings near multi-modal corridor that will add value to neighborhoods, growing the market and demand for consumer services and demand for transit.
12. Is located in an area with adequate infrastructure, access and the ability to form transitions and support existing or planned mass transit and the viability of consumer services.
13. Development provides services that are needed less frequently within a regional service area.

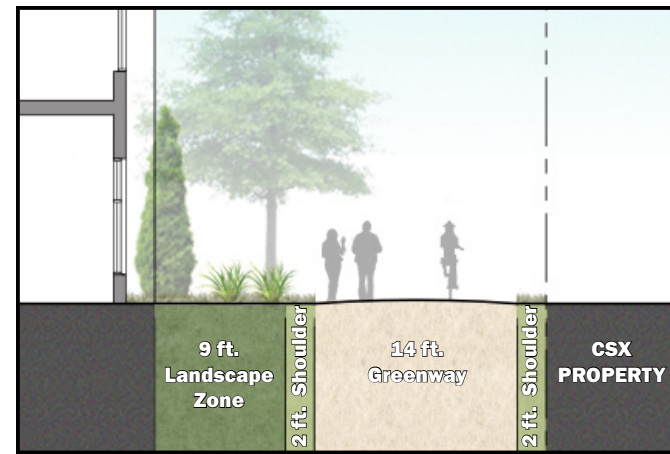
# 06 SITE PLAN

The purpose of this SP is to permit a 5-story self-service storage facility.

This unique site configuration and contextual adjacencies present an opportunity to provide much needed storage demand on an existing underutilized parcel, while complementing and respecting the existing neighborhood development pattern in both scale and layout.

Following best practices for stormwater management, the concept plan proposes designated catchment areas. A greenway amenity with appropriate landscaping is proposed on site in order to connect the East Bank to East Nashville.

The property lies within the East Nashville community plan. The regulations will remain consistent and tailored to the Urban Mixed Use Neighborhood (T5-MU) policy areas on the property as described in the Nashville Next Community Character Manual.



GREENWAY CROSS SECTION



OPEN SPACE		
GREEN PERVIOUS		19,534 GSF +/-
PAVER PERVIOUS		5,288 GSF +/-
GREENWAY		6,647 GSF +/-
<b>TOTAL</b>		<b>31,469 GSF +/-</b>

GROUND FLOOR

# 07 REGULATIONS



## BULK STANDARDS TABLE

<b>Permitted Uses</b>	Self-service Storage				
<b>Maximum FAR</b>	4.0				
<b>ISR</b>	0.90				
<b>Maximum Building Height<sup>1</sup></b>	5 stories to a maximum of 75 ft.				
<b>Spring Street Build-to-zone<sup>2</sup></b>	0 - 15 ft				
<b>Oldham Street Setback</b>	20 ft. min.				
<b>Side Setback</b>	none				
<b>Rear Setback</b>	none				
<b>Glazing<sup>3</sup></b>	<table border="1"> <tr> <td>Ground Floors fronting R.O.W.</td> <td>30% Ground Floor</td> </tr> <tr> <td>All Upper Floors</td> <td>15%</td> </tr> </table>	Ground Floors fronting R.O.W.	30% Ground Floor	All Upper Floors	15%
Ground Floors fronting R.O.W.	30% Ground Floor				
All Upper Floors	15%				
<b>Parking Requirement</b>	None				

### Notes

1. Building height shall be measured from the average elevation (average of four most exterior corners) at the finished grade (final ground elevation) to the midpoint of the primary roof pitch (vertical distance from eave to midpoint) or to the top of the parapet for a flat roof. Ancillary roofs shall not be higher than the primary roof.
2. The build-to zone for alternative zoning districts shall be measured from the standard right-of-way line as established by the table entitled "Standard Street Right-of-Way Widths" in the Major and Collector Street Plan.
3. The first floor transparent glazing area calculation shall be measured from finished floor elevation to finished floor elevation of the next floor.

## ARCHITECTURAL STANDARDS

1. For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
2. Building facades shall be constructed of brick, brick veneer, cementitious siding, metal, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the Final SP.
3. Refuse collection, recycling, and mechanical equipment shall be fully screened from public view by the combination of fences, walls, or landscaping.
4. Windows shall be vertically oriented at a ratio 1.5:1 or greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls and other special conditions.

## ACCESS & PARKING

5. Site Access shall be from Oldham Street. Site shall have no access from Spring Street.
6. All parking to meet Metro parking requirements and standards. Parking shall not exceed maximum permitted in Urban Zoning Overlay.

## LANDSCAPING + SCREENING

7. Landscaping shall be provided per Title 17 Zoning Code standards.
8. Electrical / Mechanical /HVAC Equipment shall be ground or rooftop mounted. If ground mounted, the equipment shall be screened per Title 17 zoning code.



## ADDITIONAL REGULATIONS + NOTES

The Concept Plan provided within this application is intended to represent one scenario of general compliance with the regulatory standards and standard notes herein.

### Standard SP Notes:

1. The purpose of this SP is to permit a 5-story self-service storage facility. Short Term Rental Property (Owner Occupied and Not Owner Occupied) uses are prohibited.
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 MUI-A, 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:

5. This property does not lie within a flood hazard area according to Federal Emergency Management Agency Flood Insurance Rate Map Panel 47037C0242H, effective on 4/5/2017

### NDOT Notes:

6. 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.
7. 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.
8. Developer will ensure bike lanes are continuous through intersections.
9. 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.
10. All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications.

11. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
12. Submit copy of ROW dedications prior to bldg. permit sign off.
13. Primary access to the site shall be from Oldham Street. Site shall have no access from Spring Street.

14. An appropriately sized dumpster and recycling container(s), shall be provided on site by a private hauler.

### Fire Marshal Notes:

15. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H.
16. 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
17. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
18. All dead-end roads over 150 ft. in length require an approved fire-turnaround
19. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
20. If more than three stories above grade, Class I standpipe system shall be installed.
21. If more than one story below grade, Class I standpipe system shall be installed.
22. 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.
23. A fire hydrant shall be provided within 100 ft. of the fire department connection.
24. Fire hydrants shall be in-service before any combustible material is brought on site.

### NES Notes:

25. Where feasible, this development will be served with underground power and pad-mounted transformers.
26. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bio-retention areas, bios-wales, and the like. This includes primary duct between pad-mounted

transformers equipment, as well as service duct to a meter.

### Stormwater Notes:

27. 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
28. 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.
29. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)
30. 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 predeveloped runoff due to LID implementation.
31. Stormwater areas may encroach within proposed greenway easement area but not within the greenway travelway.

### Lighting / Signage

32. Signage shall comply with Title 17 Zoning Code standards.
33. Lighting type, height, and illumination levels shall be per Zoning Code.

### Soils:

34. Soils on the site are a combination of "Lindell Urban land Complex" (Ln) and Stiversville-Urban land complex (SVD).

### Federal Compliance:

35. All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.





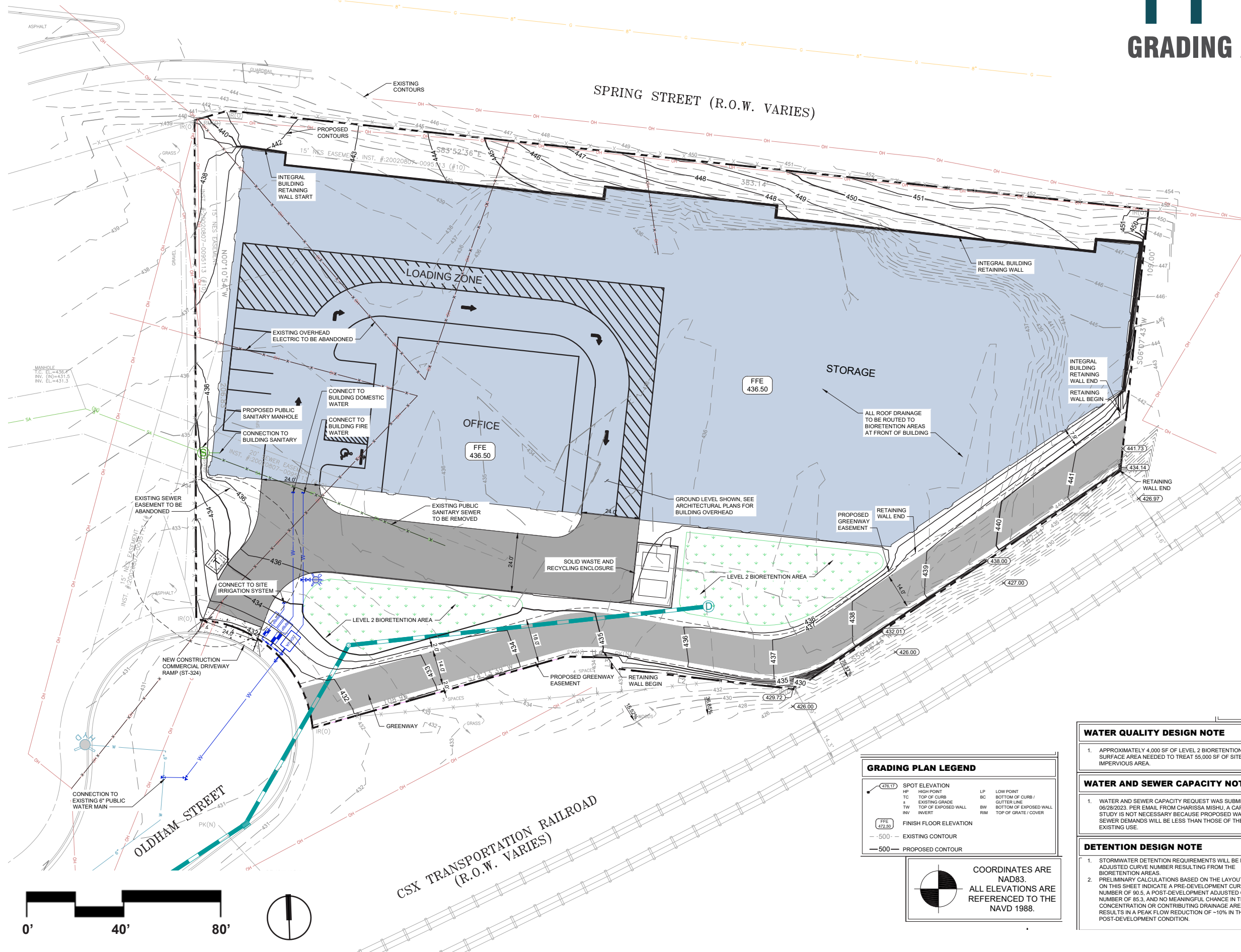


# 10

PERSPECTIVE VIEWS

OLDHAM STREET FACADE

# 11 GRADING AND UTILITIES PLAN



### NDOT NOTES

1. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE NASHVILLE DEPARTMENT OF TRANSPORTATION, IN EFFECT AT THE TIME OF APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
2. ALL ROW DEDICATIONS ARE TO BE RECORDED PRIOR TO ISSUANCE OF THE BUILDING PERMITS.
3. STORMWATER DISCHARGES ARE TO BE COORDINATED WITH NDOT AND METRO STORMWATER. POINT SOURCE DISCHARGE WILL NOT BE PERMITTED.
4. SITE SHALL HAVE NO ACCESS FROM SPRING STREET.

### METRO NASHVILLE WATER SERVICES STANDARD NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO NASHVILLE 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 TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING MUST BE COORDINATED WITH THE METRO NASHVILLE WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
6. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO NASHVILLE 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 ON MOIST ERASABLE MYLAR IN REVERSE AND IN DIGITAL (.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.
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 AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
12. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
13. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
14. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
15. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
16. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY, UNLESS OTHERWISE NOTED.
17. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
18. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.

### GRADING NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NOTES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION, MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER, CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SO2.
13. INSTALL SO2 OR R/P/RAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811 OR 1-800-752-6007.
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, DEPTH, AND SIZE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

### WATER QUALITY DESIGN NOTE

1. APPROXIMATELY 4,000 SF OF LEVEL 2 BIORETENTION SURFACE AREA NEEDED TO TREAT 55,000 SF OF SITE IMPERVIOUS AREA.

### WATER AND SEWER CAPACITY NOTE

1. WATER AND SEWER CAPACITY REQUEST WAS SUBMITTED ON 08/28/2023. PER EMAIL FROM CHARISSA MISHU, A CAPACITY STUDY IS NOT NECESSARY BECAUSE PROPOSED WATER AND SEWER DEMANDS WILL BE LESS THAN THOSE OF THE EXISTING USE.

### DETENTION DESIGN NOTE

1. STORMWATER DETENTION REQUIREMENTS WILL BE MET VIA ADJUSTED CURVE NUMBER RESULTING FROM THE BIORETENTION AREAS.
2. PRELIMINARY CALCULATIONS BASED ON THE LAYOUT SHOWN ON THIS SHEET INDICATE A PRE-DEVELOPMENT CURVE NUMBER OF 90.5, A POST-DEVELOPMENT ADJUSTED CURVE NUMBER OF 85.3, AND NO MEANINGFUL CHANGE IN TIME OF CONCENTRATION OR CONTRIBUTING DRAINAGE AREA. THIS RESULTS IN A PEAK FLOW REDUCTION OF ~10% IN THE POST-DEVELOPMENT CONDITION.

### GRADING PLAN LEGEND

426.37	SPOT ELEVATION	LP	LOW POINT
HP	HIGH POINT	BC	BOTTOM OF CURB / GUTTER LINE
TC	TOP OF CURB	BW	BOTTOM OF EXPOSED WALL
±	EXISTING GRADE	RM	TOP OF GRATE / COVER
TW	TOP OF EXPOSED WALL		
INV	INVERT		
FFE 426.50	FINISH FLOOR ELEVATION		
-500	EXISTING CONTOUR		
-500	PROPOSED CONTOUR		

COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

