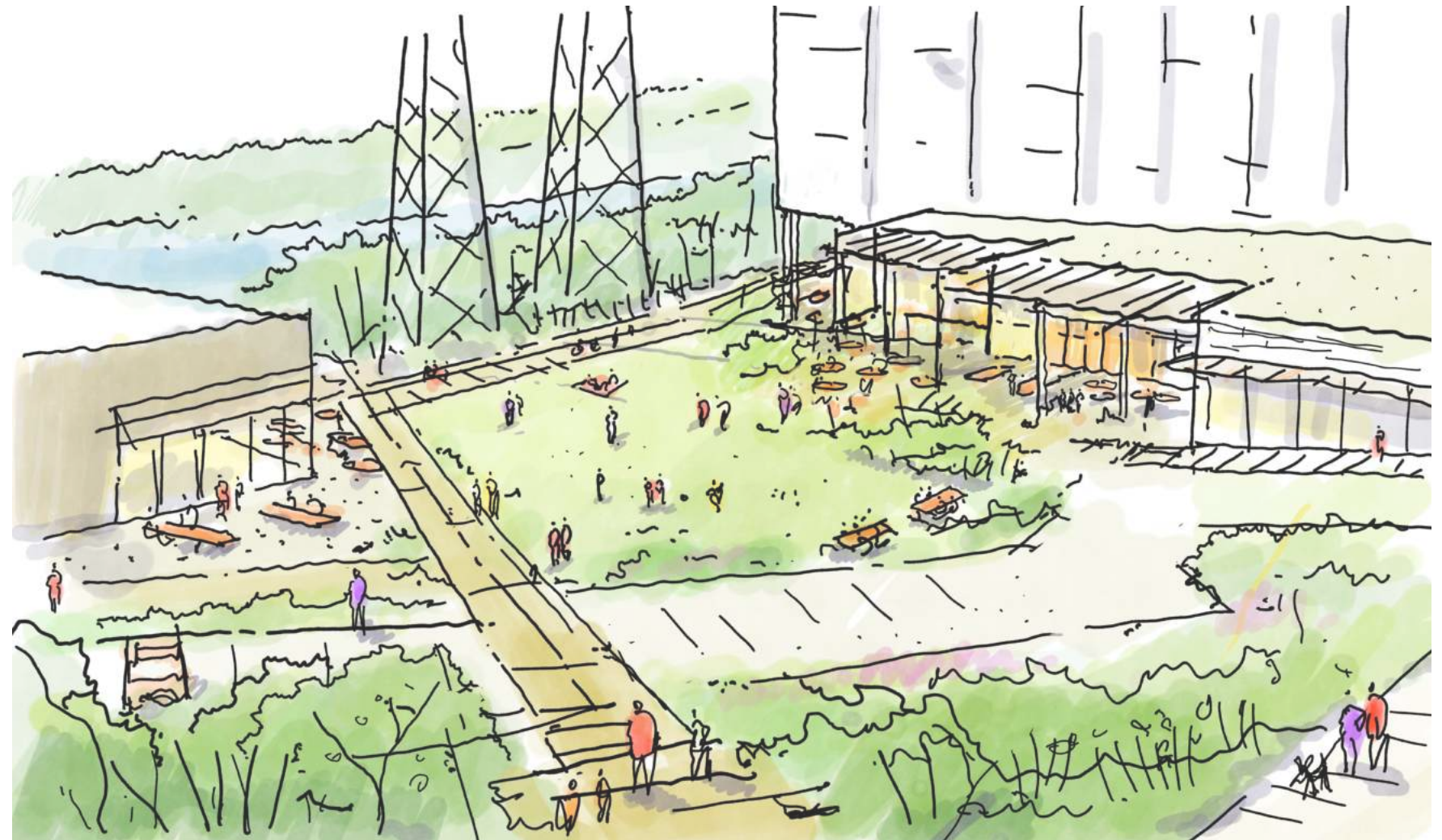


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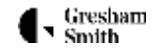
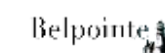
1. Area Map & Development Team
2. Site Location & Context
3. Developable Area
4. Community Character Policy & Existing Zoning
5. Project Narrative
6. Planning Strategies
7. Shadow Studies
8. Proposed SP Zones, Development Standards, and Land Uses
9. Standard Notes & Regulations

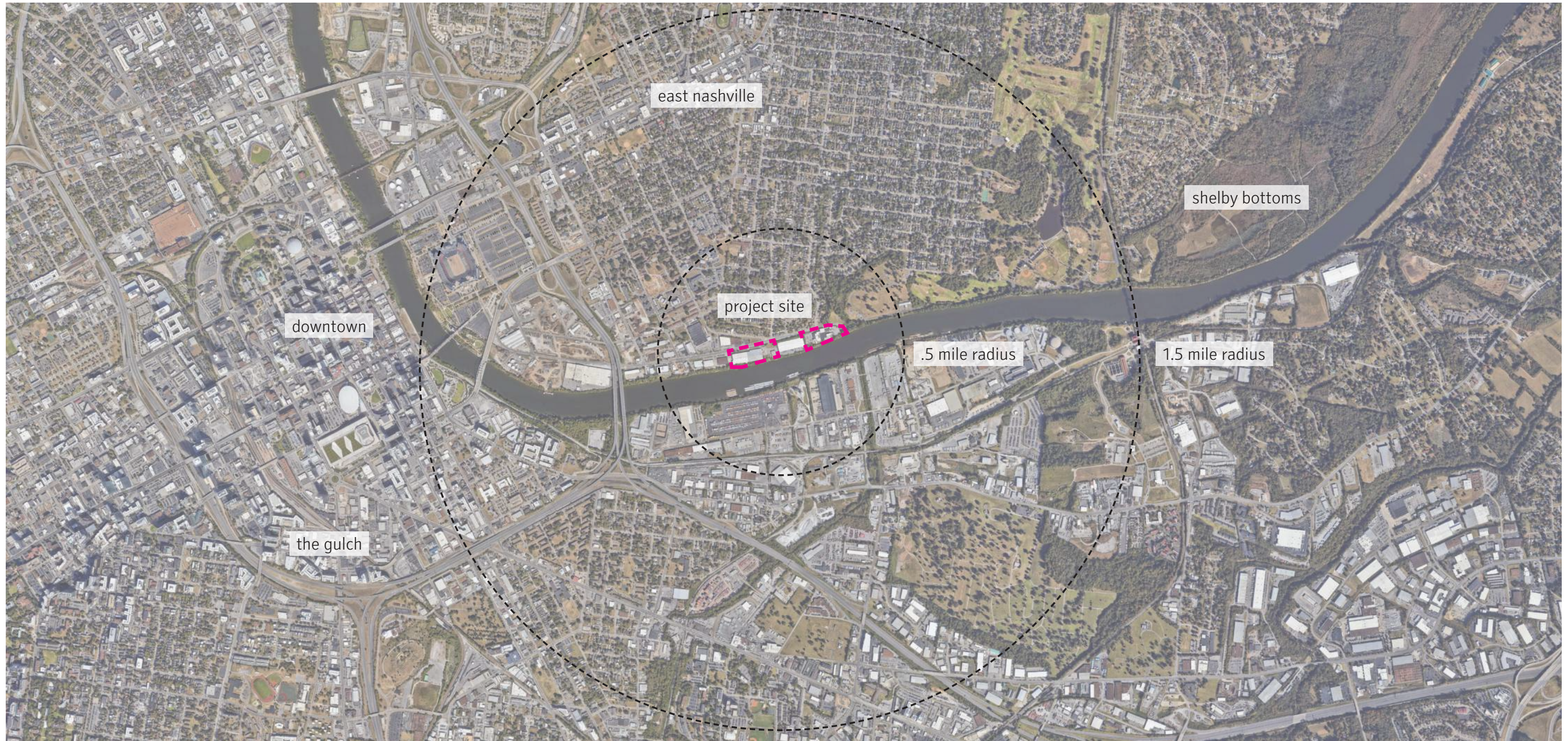


690, 1106, 1130, 1400 Davidson Street

June 06, 2023

Case No. 2023SP-053-001





Site Info:
 Site is +/- 15.54 acres of land located at 690, 1106, 1130 and 1400 Davidson Street, Nashville, TN 37206

Council District:
 District 6

Council Member:
 Brett Withers

Developer/Applicant:
 CA South Development
 Contact: Fiona Haulter
 fiona@casouthdevelopment.com
 1219 4th Ave S
 Nashville, TN 37210
 Applicant: Gresham Smith
 Contact: Brandon Bell
 brandon.bell@greshamsmith.com

Land Planner:
 GGN
 1932 1st Ave, Ste 700
 Seattle, WA 98101

Traffic Engineer:
 KCI
 500 11th Ave North, Ste 290
 Nashville, TN 37203

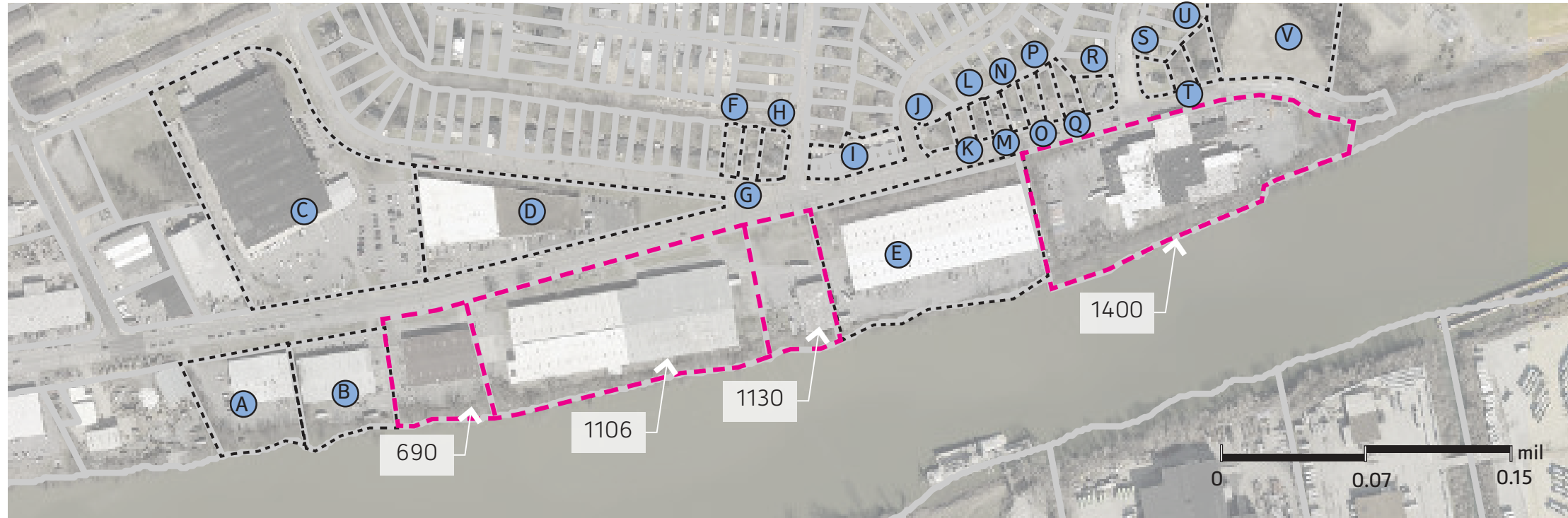
Architect:
 Gresham Smith
 222 2nd Ave S, Ste 1400
 Nashville, TN 37201

Civil Engineer:
 Thomas & Hutton
 615 Main Street, Ste 124
 Nashville, TN 37206

Legal Counsel:
 Bradley
 1600 Division St, Ste 700
 Nashville, TN 37203



ADDRESS	PARCEL	SQ. FT.	ACRES	OWNER
690 Davidson St.	09308008300	76,778	1.76	800 Davidson, LP
1106 Davidson St.	09308008200	269,934	6.20	1000 Davidson, LP
1130 Davidson St.	09405010700	72,240	1.66	1130 Davidson, LP
1400 Davidson St.	09405011300	258,013	5.92	1400 Davidson, LP



A Owner: MST REALTY, LLC
 Address: 610 DAVIDSON ST
 Book: 4572, Page: 175
 Zoning Designation: IR

B Owner: TRAMEL, LYNN NELSON TRUSTEE
 Address: 620 DAVIDSON ST
 Book: 5190, Page: 358
 Zoning Designation: IWD

C Owner: LDR, LLC
 Address: 615 DAVIDSON ST
 Map-093-08-0, Parcels 035.00 and 032.00
 Zoning Designation: IWD

D Owner: MARSHALL & BRUCE CO.
 Address: 689 DAVIDSON ST
 Book: 7053, Page: 878
 Zoning Designation: IWD

E Owner: CROSSMAN, JIM REALTY, LLC
 Address: 1200 DAVIDSON ST
 Map-Parcel Numbers: 094-05-0-109.00
 Zoning Designation: IWD

F Owner: ANGEL FAMILY REVOCABLE TRUST
 Address: 1119 DAVIDSON ST
 Book: 4876, Page: 480
 Zoning Designation: RS5

G Owner: GOODBAR, RAY A. ET UX
 Address: 1121 DAVIDSON ST
 Book: 4238, Page: 337
 Zoning Designation: RS5

H Owner: OSGOOD, JULIA
 Address: 1123 DAVIDSON ST
 Book: 3707, Page: 541
 Zoning Designation: RS5

I Owner: O.I.C. HOMES AT 12TH AND DAVIDSON
 Address: 1205 B DAVIDSON ST
 Map Parcel No: 094-05-0A-001.00
 Zoning Designation: SP

J Owner: KENEFICK, TIMOTHY
 Address: 1301 DAVIDSON ST
 Map-Parcel Numbers: 094-05-0-080.00
 Zoning Designation: RS5

K Owner: EASTER, KELLY ANN
 Address: 1303 DAVIDSON ST
 Book: 4565, Page: 918
 Zoning Designation: RS5

L Owner: HALE, JEFF
 Address: 1305 DAVIDSON ST
 Book: 4742, Page: 382
 Zoning Designation: RS5

M Owner: DAY, ALEXANDER STEVEN & YOAKAM, LINDSAY ANN
 Address: 1307 DAVIDSON ST
 Book: 4602, Page: 915
 Zoning Designation: RS5

N Owner: MD PROPERTIES, LLC
 Address: 1309 DAVIDSON ST
 Book: 4476, Page: 611
 Zoning Designation: RS5

O Owner: SHELBY, KIMBERLY K.
 Address: 1311 DAVIDSON ST
 Book: 4690, Page: 754
 Zoning Designation: RS5

P Owner: SHELBY, KIMBERLY K.
 Address: 1313 DAVIDSON ST
 Book: 4513, Page: 793
 Zoning Designation: RS5

Q Owner: PADRE PIO PROPERTIES LLC
 Address: 1315 DAVIDSON ST
 Book: 4313, Page: 987
 Zoning Designation: RS5

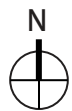
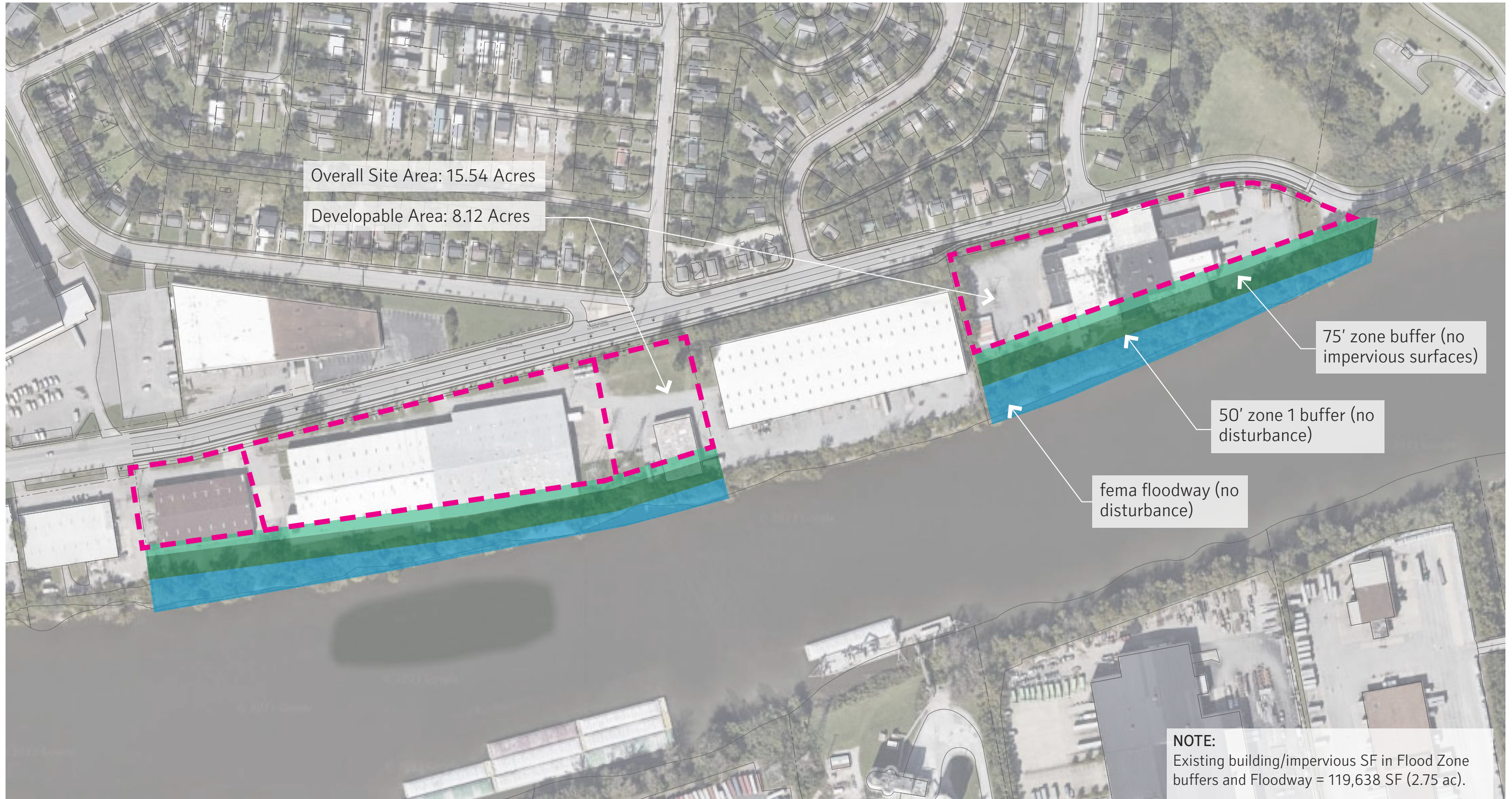
R Owner: SUDDATH, JOANNA R.
 Address: 1317 DAVIDSON ST
 Book: 4426, Page: 508
 Zoning Designation: RS5

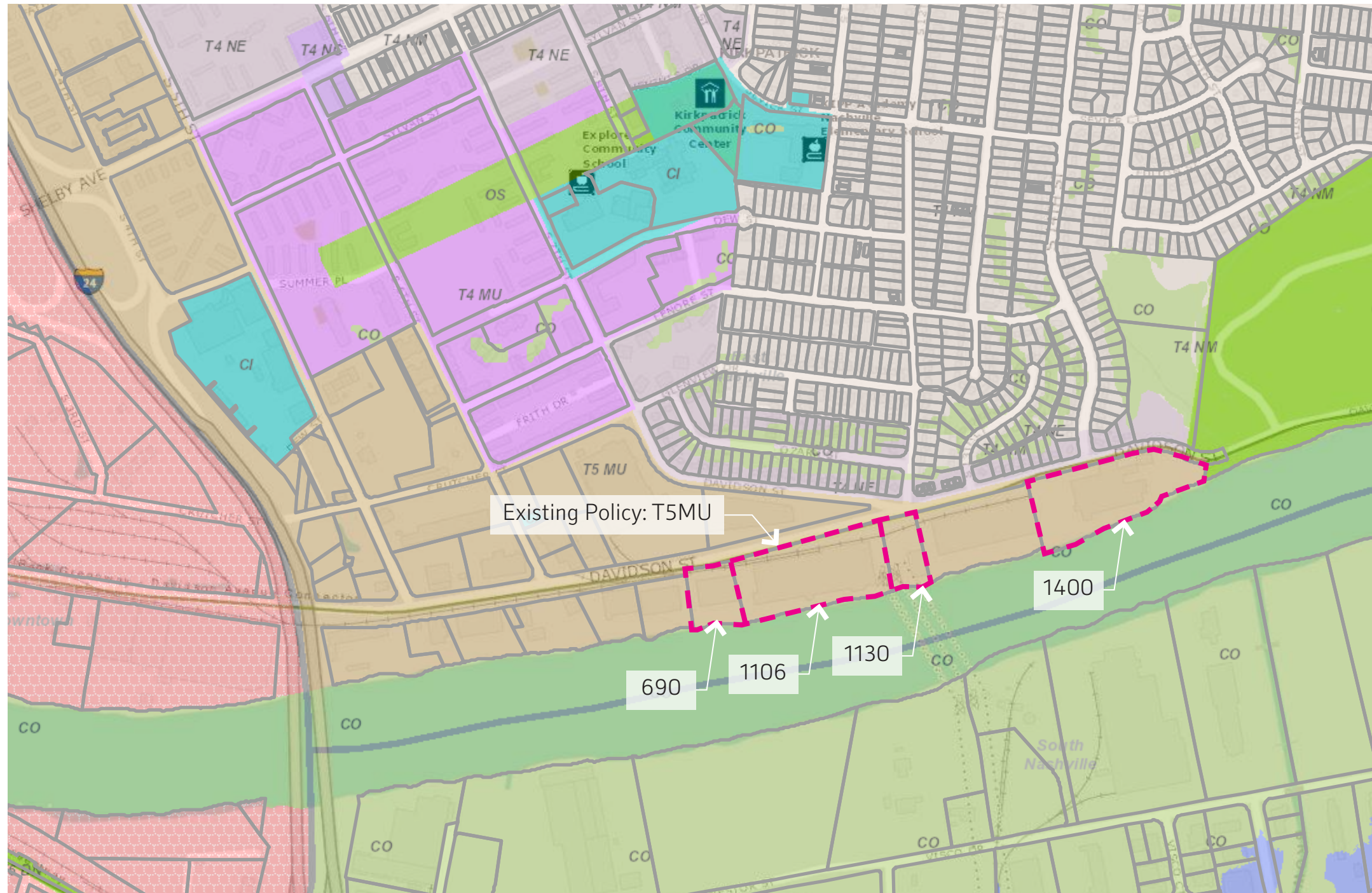
S Owner: ROBERTSON, DARREN
 Address: 1401 DAVIDSON ST
 Book: 4615, Page: 329
 Zoning Designation: RS5

T Owner: PETTY, BRITTANY & JIMMY
 Address: 1403 DAVIDSON ST
 Book: 4672, Page: 53
 Zoning Designation: RS5

U Owner: CARLILE, JACKSON W.
 Address: 1405 DAVIDSON ST
 Book: 4662, Page: 588
 Zoning Designation: RS5

V Owner: UPSIDE, LLC
 Address: 0 DAVIDSON ST
 Map Reference: No. 106 and Map No. 94-05
 Zoning Designation: SP





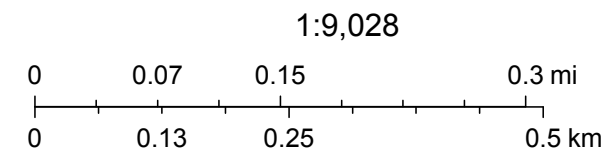
ZONING

Current Zoning:	MUG-A and IWD
Proposed Zoning:	MIXED USE SPECIFIC PLAN
Current Land Use Policy:	T5 MU
Proposed Land Use Policy:	NO CHANGE TO CCM

Plan Consistency

The SP proposes a development that falls within the T5-MU Center Mixed Use Neighborhood policy area. This area is one of the most intense in the city with heights exceeding 20 stories, allowing for both high-rise and mid-rise mixed-use buildings. The policy area allows for MUI-A zoning and other design based rezoning requests. This MU policy area is designed to maintain, enhance, and create high intensity urban mixed-use neighborhoods that contain a diverse mix of residential and non-residential land uses and that are envisioned to remain or develop in a mixed-use pattern. The SP development that is proposed for this site reflects the policy's intent in terms of building heights and massing, building placement with relatively high lot coverage, shallow and regular setbacks and step-backs, and buildings oriented to Davidson Street. Moreover, the buildings properly transition to the park on the edge of the policy area stepping down in height.

- | | |
|-------------------------------------|----------------------------------|
| T4 MU Urban Mixed Use Neighborhood | T4 RC Urban Residential Corridor |
| T4 CC Urban Community Center | T4 NC Urban Neighborhood Center |
| T5 MU Center Mixed Use Neighborhood | CO Conservation |
| T4 NE Urban Neighborhood Evolving | CI Civic |
| T6 DN Downtown Neighborhood | OS Open Space |





Project Narrative

This mixed-use SP project is located in close proximity to the Eastbank Development proposed for the Titans Stadium (approximately .8 of a mile away), and it falls approximately .6 miles away from the Downtown Neighborhood policy area. The property, approximately 15.54 acres, sits on Davidson Street and is buffered by Shelby Park to the east, Davidson Street to the north and the Cumberland River, a wide river that is approximately .11 miles wide, to the south.

Davidson Street is an extremely wide collector street that is only at 40% capacity. The project that is proposed for this SP will involve medium to high density multi-family residential uses and a mix of other commercial uses including some hotel, creative office, retail and restaurants. The project will maintain an FAR of 3.0 on the site but will allow heights ranging from 20 stories at the west to 8 stories at the east side of the project adjacent to Shelby Park.

The project is master planned by GGN and it is designed in a manner that provides windows to the river for the adjacent neighborhood, democratizing the views from the roadways for the surrounding community. The intent is to make this site a part of the greater fabric of East Nashville and the surrounding Shelby Hills community while also responding and transitioning from the Titans Stadium and the Eastbank development that is less than a mile away. By allowing punctuations of additional height, the overall mass of the buildings along the street can be varied and distributed in a way that allows light and air to move more freely around the site and open spaces can then be provided on the ground plane to make the massing of the buildings and the streetscape more inviting and varied. The project will also provide an important link to the river by dedicating and building a greenway/trail on the site that can later be connected to other components of the City's riverfront greenway/trail. This greenway/trail will provide a strong connection to the river for the community and will allow the neighborhood to enjoy the river on a regular basis.

Additionally, the project will provide a mix of other uses that will complement the surrounding residential areas and provide needed services and uses for the community. These activated uses will line Davidson Street, activating and enlivening the streetscape. This transformation of an otherwise industrial site will make the project complement both the park and the surrounding neighborhood. Furthermore, by bringing the site in compliance with the MCSP and upgrading and improving Davidson Street with protected bike lanes and pedestrian friendly crossings, the street will provide safer passage for cyclists and pedestrians alike.

Further improvements in addition to the improvements mentioned above, which include bike lane and pedestrian improvements to Davidson Street, the addition of a new greenway/trail along the river, and varied architecture of the buildings which provides several open zones and other greenspaces within the project will include:

- Increased % of pervious surfaces to increase rainwater absorption on site.
- Additional housing and commercial businesses that are within walking distance to the existing neighborhood
- View sheds to the river from the surrounding neighborhood.





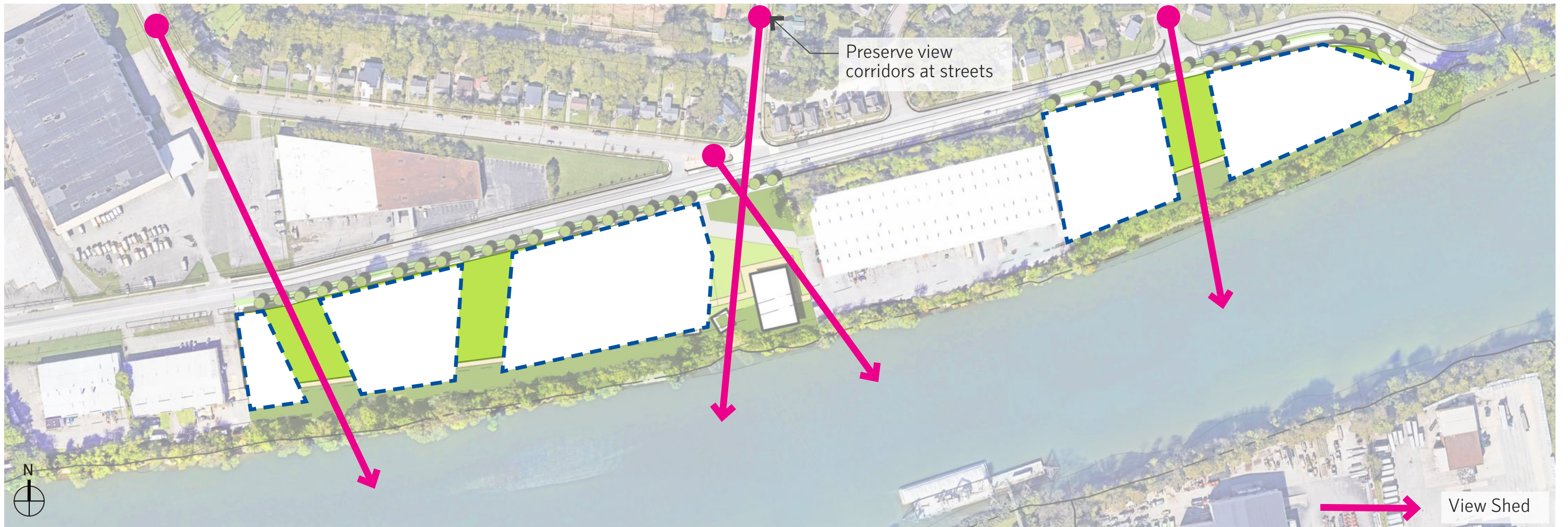
play, recreate, unwind

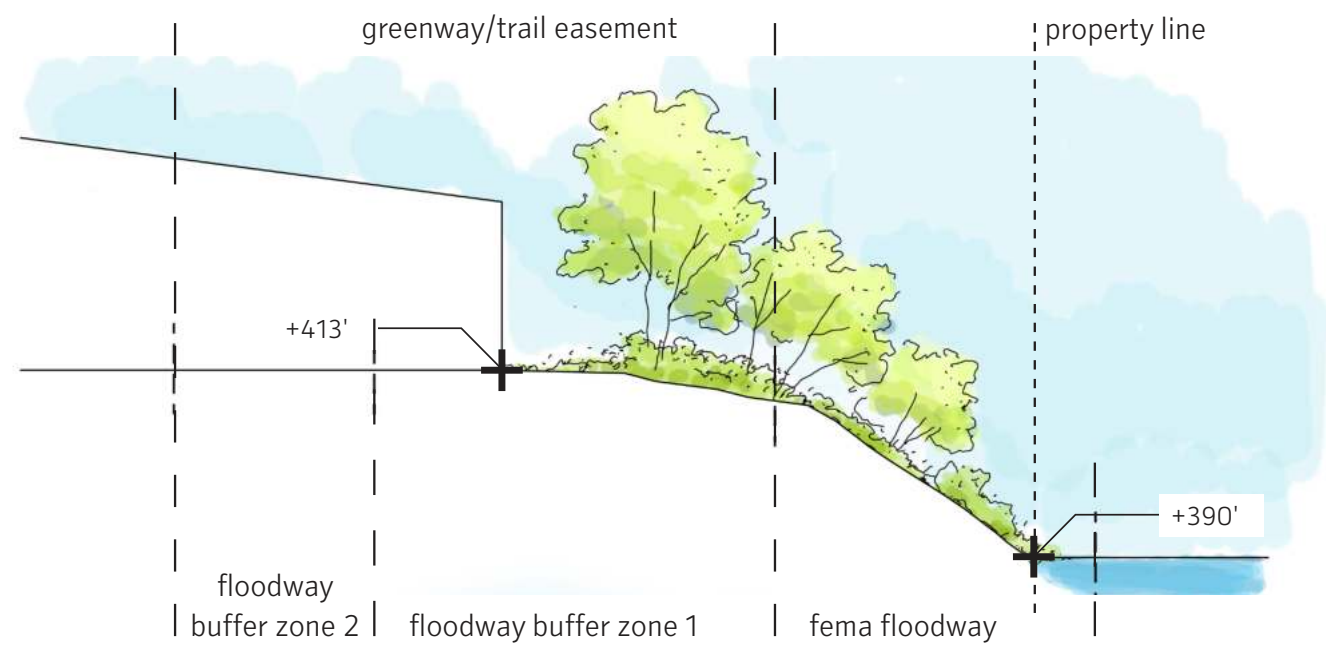


nature therapy/ quiet focus

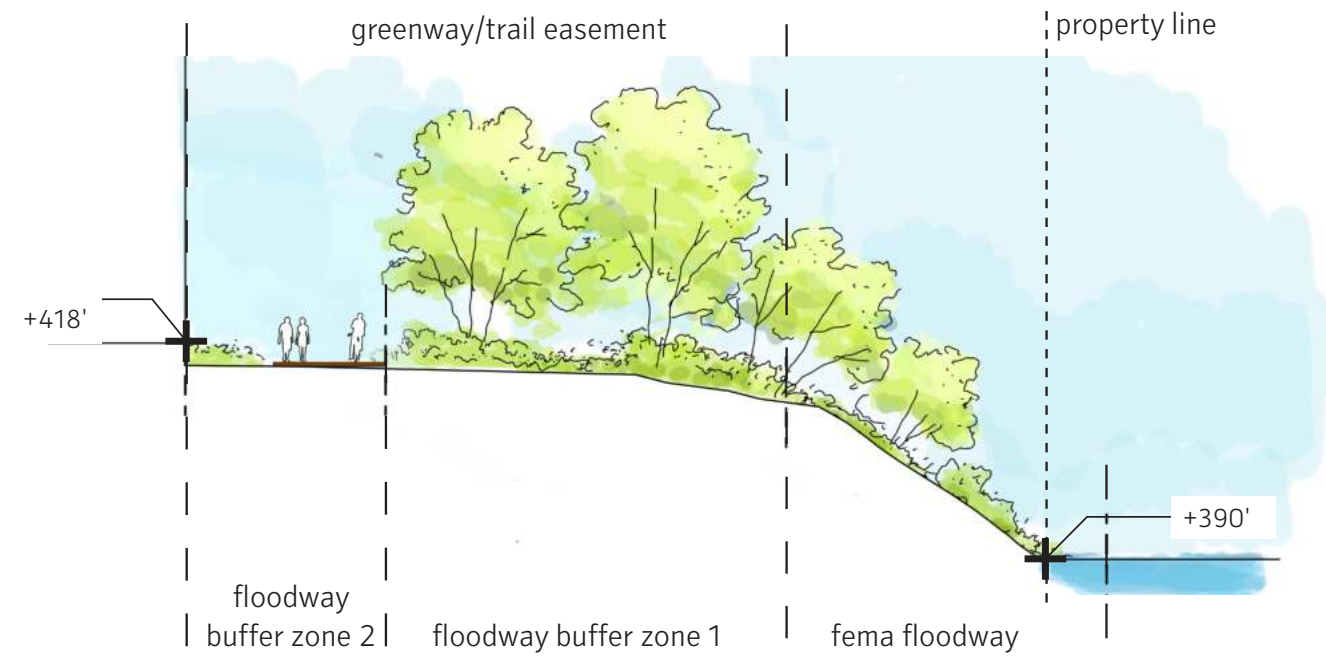


support local vendors, nourish

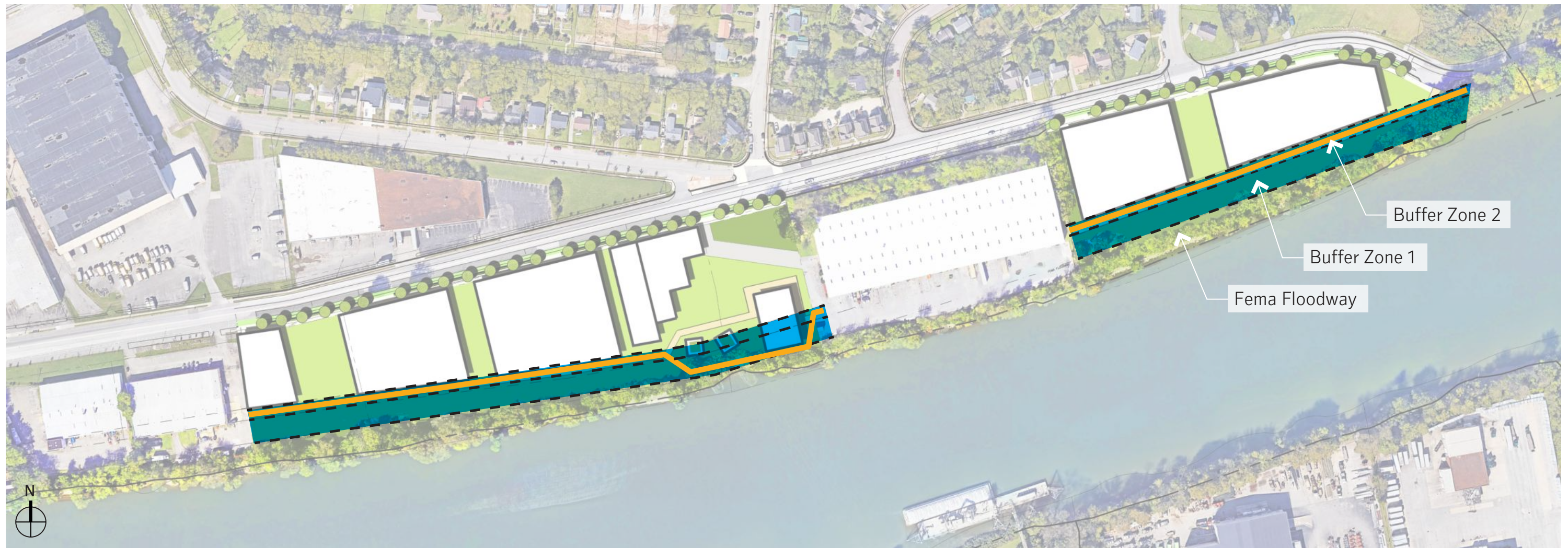




Existing Section



Conceptual Section





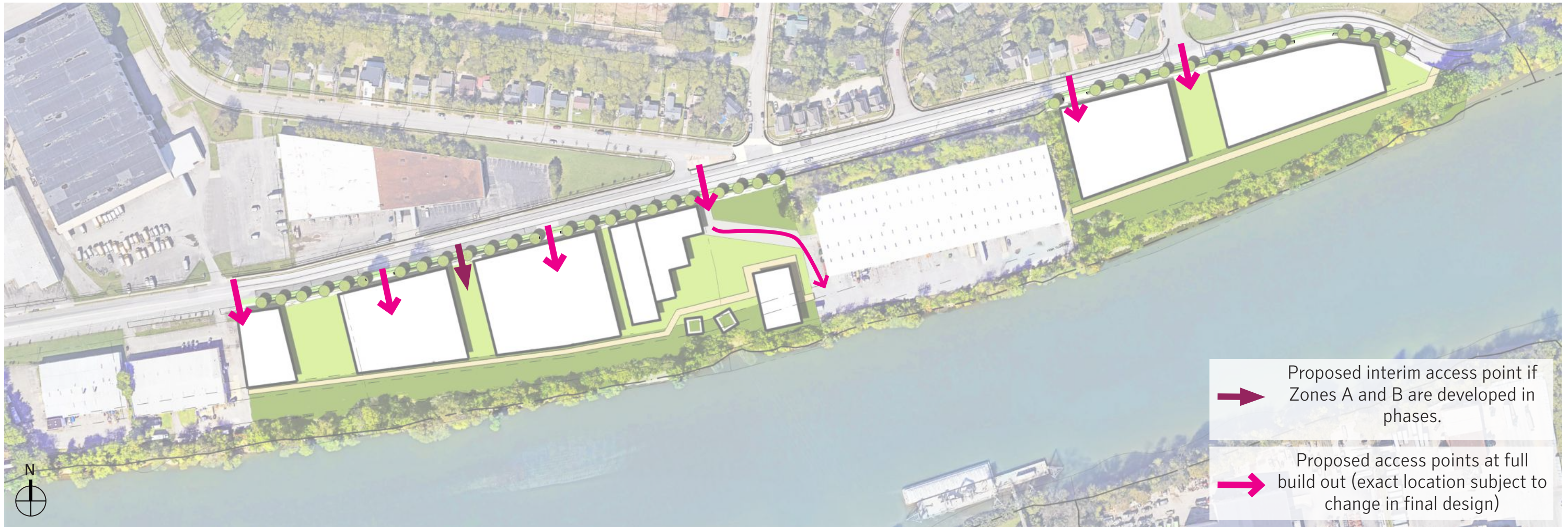
frontage + activation



sidewalks + crosswalks

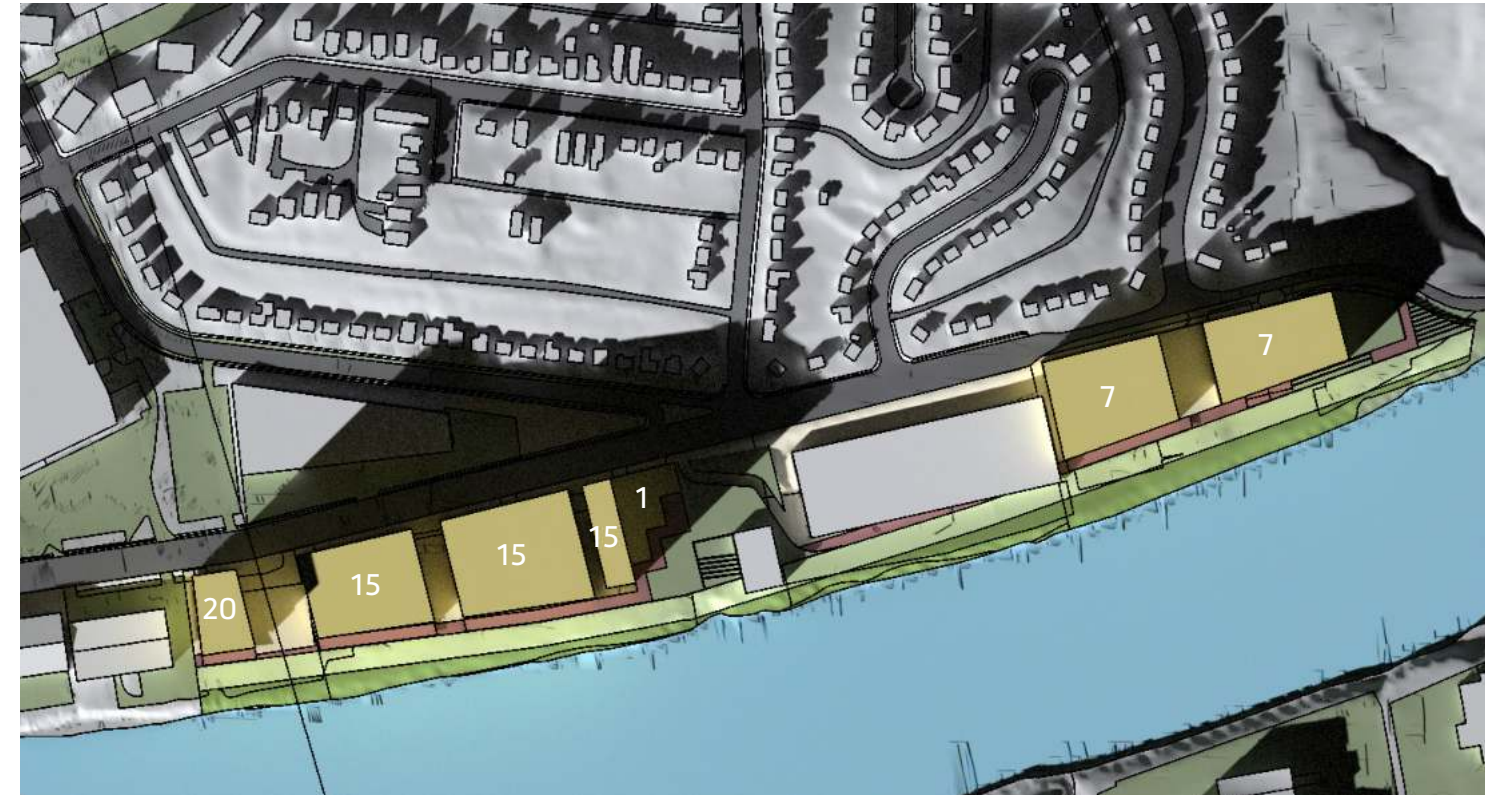


protected bike lanes





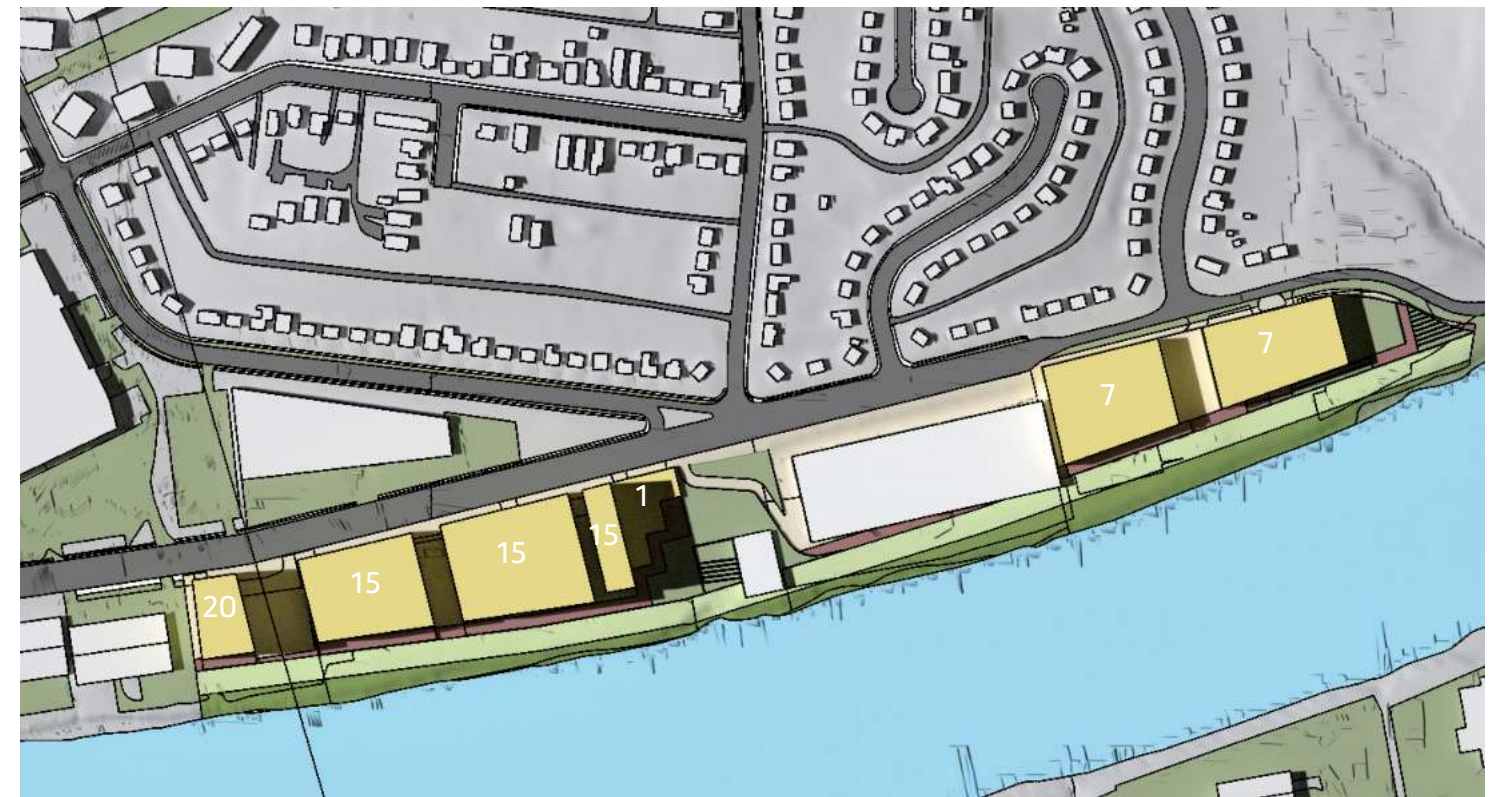
Winter Solstice 8:00 am



Winter Solstice 3:00 pm

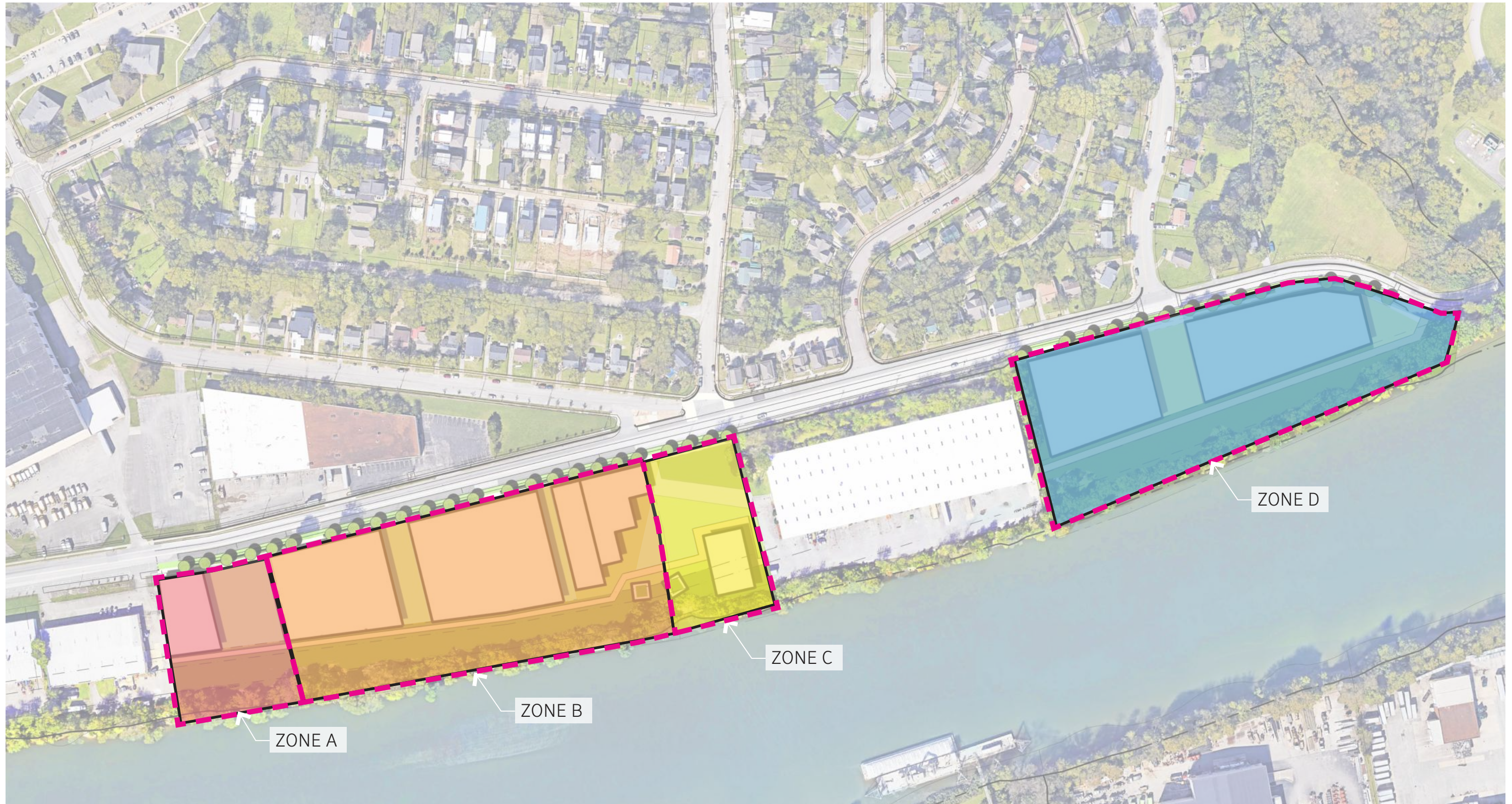


Summer Solstice 8:00 am



Summer Solstice 3:00 pm





- SP Zone A - 20 Stories Max
- SP Zone B - 15 Stories Max
- SP Zone C - 7 Stories Max

- SP Zone D - 7 Stories Max
- Current Property Lines



	Bulk Regs – Zone A*	Bulk Regs – Zone B*	Bulk Regs – Zone C*
Parcels	09308008300	09308008200	09405010700
Min. Lot Area	None	None	None
Max. FAR	3.0 (total area for FAR calculation based on Zones A-C and FAR shall be shared between Zones A-C)	3.0 (total area for FAR calculation based on Zones A-C and FAR shall be shared between Zones A-C)	3.0 (total area for FAR calculation based on Zones A-C and FAR shall be shared between Zones A-C)
Max. ISR	0.70	0.70	0.70
Min. Rear Setback	20 feet	20 feet	20 feet
Min. Side Setback	None	None	None
Max. Height in Build-to-Zone	5 stories in 75 feet	5 stories in 75 feet	5 stories in 75 feet
Min. Step-back	15 feet (balconies can fall within the step-back)	15 feet (balconies can fall within the step-back)	15 feet (balconies can fall within the step-back)
Maximum Building Length	80% of street frontage	70% of street frontage	55% of street frontage
Minimum Distance Between Buildings	26 feet	26 feet	26 feet
Max. Height	20 stories (mezzanine space shall not be included in calculation of overall # of stories)	15 stories (mezzanine space shall not be included in calculation of overall # of stories)	7 stories (mezzanine space shall not be included in calculation of overall # of stories)
Build-to Zone	0-15 feet	0-15 feet	None

*MUG-A will be the base zoning for all other parameters not outlined in this document.

Architectural Standards

- In Zone A-B, 75% of the Davidson Street first floor, building frontage shall be occupied by active uses (excluding vehicular drives, garage entries, open spaces, setback and service and loading facilities where permitted). Active uses include retail, restaurant, residential amenity, hotel, live/work residential units, office or other Metro Approved active uses. In Zone C, there is no minimum frontage requirement.
- All façade materials, at the ground and upper levels, exclusive of clear fenestration, shall be high quality and selected from the following list: masonry, masonry panels, textured metal, metal paneling, precast concrete, precast concrete panel, fiber cement panel, fiber cement siding, spandrel glass (on upper stories only), stucco or materials substantially similar in form and function. This requirement applies to any façade visible from a public street.
- Glazing limits
 - Residential/Hotel: Maximum 75% glazing along Davidson Street frontage
 - Office: Maximum 80% glazing along Davidson Street frontage
- For building facades fronting Davidson Street, the width of any blank façade (without glazing) shall not exceed 30 feet. Pilasters, building and wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
- Raised foundations requirements will not apply to the ground floor entrances, including live/work units.

Proposed Greenway/Trail

- The goal of the greenway/trail design is to traverse the entire riverfront from east to west from Shelby Park to the East Bank at the new Titans Stadium, and beyond. Within the subject SP zone district the conservation greenway easements and paved trail, including adequate greenway access to Davidson Street and Shelby Park, will contribute to this long-term goal. Prior to a final U & O being issued for each parcel, the developer will dedicate a conservation greenway easement over the extent of the floodway and 75 feet of additional land bordering the floodway and will contribute the following amounts which accounts for building a 14-foot wide paved greenway:

\$XX,XXX for the parcel located at 690 Davidson

\$XX,XXX for the parcel located at 1106 Davidson

\$XX,XXX for the parcel located at 1130 Davidson

\$XX,XXX for the parcel located at 1400 Davidson

Open Zones

- The Open Zones are intended to promote site porosity.
- In Zones A-C, there shall be a minimum of two Open Zones.
- Open Zones shall be a minimum of 26 feet wide and shall extend from Davidson Street to the river.
- Open Zones shall include seating and plantings.
- Open Zones shall be open at the ground level to the sky; however, one Open Zone may have a structure overhead connecting two buildings as long as the structure does not exceed 30 feet in width and is to accommodate a garage connection.

Landscape Standards

- Site open zones will introduce native riparian planting and trees to connect to the broader ecology of the river and character of Shelby Bottom and the greenway/trail.
- The developer shall comply with the adopted tree ordinance (Metro Code Chapter 17.24).
- Street trees shall be provided in 4-foot minimum grass strips or tree grates in hardscape. Street trees shall be irrigated and maintained by the owner along all streets.



Prohibited/Limited Uses

- Mobile Storage Unit
- Car Wash
- Pawnshop
- Drive-through
- Adult Entertainment Stores
- Tobacco Shops

Access & Parking - Zones A-C

- Trash/loading shall be internal to the building or screened by architectural facade elements with similar materials that are incorporated into the building design or by landscaping.
- The interim driveway shown on the Urban Street Character slide previously shall be removed upon final build out of Zones A and B.
- There shall be a maximum number of five curb cuts allowed in Zones A-C.
- Developer shall work with NDOT to address traffic calming needs east of 14th Street. Any traffic calming measures approved by NDOT and directly impacted neighbors would be installed prior to issuance of the first Certificate of Occupancy issued for the Project.
- Parking shall not exceed the maximums permitted in the Urban Zoning Overlay.
- All above ground parking shall be screened from Davidson street with architectural cladding or a permitted use.

Street Section

Nashville Major and Collector Street Plan calls for Davidson Street to be a T5-M-CA3 street.

Street: Davidson St

MCSP Designation: T5-M-CA3

Standard Right-of-Way: 83

Half of Standard Right-of-Way: 41.50

Adopted Bikeways & Sidewalks Plan Facility: Existing Low Stress Bikeway

Median Width: 0

On-Street Parking Requirement: 0 side(s)

Bikeway Buffer: 3.50

Bikeway Width: 8.00

Planting Strip Width: 4.00

Sidewalk Width: 10.00

Frontage Width: 4.00



	Proposed Bulk Regs – Zone D*
Parcels	09405011300
Min. Lot Area	None
Max. FAR	2.0
Max. ISR	0.70
Min. Rear Setback	None
Min. Side Setback	None required
Max. Height in Build-to-Zone	3 stories in 45 feet
Min. Step-back	15 feet
Maximum Building Length	75% of street frontage
Minimum Distance Between Buildings	26 feet
Max. Height	12 stories (mezzanine space shall not be included in calculation of overall # of stories)
Build-to Zone	0-15 feet

*MUL-A will be the base zoning for all other parameters not outlined in this document.

Architectural Standards

- In Zone D, 75% of the Davidson Street first floor, building frontage shall be occupied by active uses (excluding vehicular drives, garage entries, open spaces, setback and service and loading facilities where permitted). Active uses include retail, restaurant, residential amenity, hotel, residential units, live/work units, office or other Metro Approved active uses.
- All façade materials, at the ground and upper levels, exclusive of clear fenestration, shall be high quality and selected from the following list: masonry, masonry panels, textured metal, metal paneling, precast concrete, precast concrete panel, fiber cement panel, fiber cement siding, spandrel glass (on upper stories only), stucco or materials substantially similar in form and function. This requirement applies to any façade visible from a public street.
- Glazing limits
 - Residential/Hotel: Maximum 75% glazing along Davidson Street frontage
 - Office: Maximum 80% glazing along Davidson Street frontage
- For building facades fronting Davidson Street, the width of any blank façade (without glazing) shall not exceed 30 feet. Pilasters, building and wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
- Raised foundations requirements will not apply to the ground floor entrances, including live/work units.

Proposed Greenway/Trail

- The goal of the greenway/trail design is to traverse the entire riverfront from east to west from Shelby Park to the East Bank at the new Titans Stadium, and beyond. Within the subject SP zone district the conservation greenway easements and paved trail, including adequate greenway access to Davidson Street and Shelby Park, will contribute to this long-term goal. Prior to a final U & O being issued for each parcel, the developer will dedicate a conservation greenway easement over the extent of the floodway and 75 feet of additional land bordering the floodway and will contribute the following amounts which accounts for building a 14-foot wide paved greenway:
 - \$XX,XXX for the parcel located at 690 Davidson
 - \$XX,XXX for the parcel located at 1106 Davidson
 - \$XX,XXX for the parcel located at 1130 Davidson
 - \$XX,XXX for the parcel located at 1400 Davidson

Open Zones

- The Open Zones are intended to promote site porosity.
- In Zone D, there shall be a minimum of one Open Zone.
- Open Zones shall be a minimum of 26 feet wide and shall extend from Davidson Street to the river.
- Open Zones shall include seating and plantings.
- Open Zones shall be open at the ground level to the sky.

Landscape Standards

- Site open zones will introduce native riparian planting and trees to connect to the broader ecology of the river and character of Shelby Bottom and the greenway/trail.
- The developer shall comply with the adopted tree ordinance (Metro Code Chapter 17.24).
- Street trees shall be provided in 4-foot minimum grass strips or tree grates in hardscape. Street trees shall be irrigated and maintained by the owner along all streets.



Prohibited/Limited Uses

- Mobile Storage Unit
- Car Wash
- Pawnshop
- Drive-through
- Adult Entertainment Stores
- Tobacco Shops

Access & Parking - Zone D

Trash/loading shall be internal to the building or screened by architectural facade elements with similar materials that are incorporated into the building design or by landscaping.

- There shall be a maximum number of two curb cuts allowed in Zone D
- Developer shall work with NDOT to address traffic calming needs east of 14th Street. Any traffic calming measures approved by NDOT and directly impacted neighbors would be installed prior to issuance of the first Certificate of Occupancy issued for the Project.
- Parking shall not exceed the maximums permitted in the Urban Zoning Overlay.
- All above ground parking shall be screened from Davidson street with architectural cladding or a permitted use.

Street Section

Nashville Major and Collector Street Plan calls for Davidson Street to be a T5-M-CA3 street.

Street: Davidson St

MCSP Designation: T5-M-CA3

Standard Right-of-Way: 83

Half of Standard Right-of-Way: 41.50

Adopted Bikeways & Sidewalks Plan Facility: Existing Low Stress Bikeway

Median Width: 0

On-Street Parking Requirement: 0 side(s)

Bikeway Buffer: 3.50

Bikeway Width: 8.00

Planting Strip Width: 4.00

Sidewalk Width: 10.00

Frontage Width: 4.00

Standard SP Notes

1. The purpose of this SP is to receive preliminary approval to permit the development of a 15.54-acre development.
2. For any development standards, regulations, and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of MUG-A (for Zones A-C) and MUL-A (for Zone D) as of the date of the application request or application.
3. Minor modifications to the Regulatory 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 otherwise permitted, eliminate specific conditions, or requirements contained in the plan as adopted through this enacting ordinance.
4. Development is currently planned to be constructed in phases and will begin the planning and design stages for Final SP after the approval of the Regulatory SP by Metro Planning Commission.
5. All lots are critical lots.
6. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, stucco, and glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

Stormwater Notes

1. 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 Metro Water Services.
2. Metro Water Services shall be provided with sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
3. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (minimum driveway culvert in Metro right-of-way is 15 inch RCP).

4. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post development runoff will be less than predevelopment runoff.
5. All residential buildings shall be 4 feet above 1% chance flood elevation, and non-residential buildings shall be 1-foot above 1% chance flood elevation.

Nashville Department of Transportation Notes

1. The Final SP/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 sidewalks. Vertical obstructions are only permitted within the required grass strip or frontage zone.
2. 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.
3. Developer will ensure bike lanes are continuous through intersections.
4. The developers final construction drawings shall comply with the design regulations established by NDOT, 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.
5. All construction within the right-of-way shall comply with ADA and NDOT Standards and Specifications.
6. If sidewalks are required, then they should be shown on the plans per the MCSP and NDOT Standards and Specifications.
7. Submit copy of right-of-way dedications prior to building permit sign off.
8. Primary access to the site shall be from Davidson St.
9. An appropriately sized dumpster and recycling container(s) shall be provided on site by a private hauler.

Fire Marshall 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 feet from a fire hydrant via a hard surface road. Metro Ordinance 095-1541, Section 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 feet in length require an approved turnaround, this include temporary turnarounds.
5. If more than three stories above grade, Class I standpipe system shall be installed.
6. If more than one story below grade, Class I standpipe system shall be installed.
7. 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.
8. A fire hydrant shall be provided within 100 feet of the fire department connection.
9. Fire hydrants shall be in service before any combustible material is brought on site.

FEMA Note

1. The parcel described hereon lies within the flood hazard areas in accordance with "Insurance Rate Map Panel Numbers 47037C0242H and 47037C0261H", dated: April 5, 2017, Flood zone "AE"

Federal Compliance

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

NES Notes:

1. Where feasible, the 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, bio-retention areas, bioswales, and the like. This includes primary duct between pad mounted transformer equipment, as well as service duct to a meter.