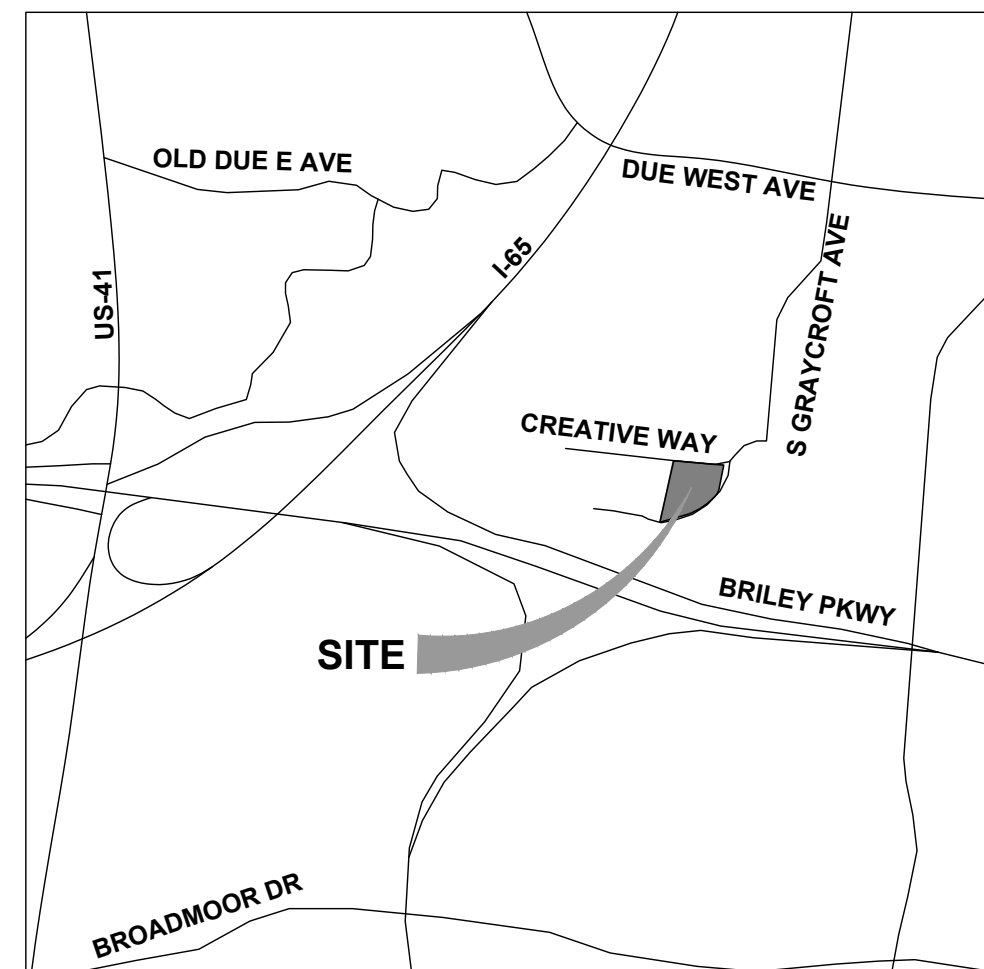
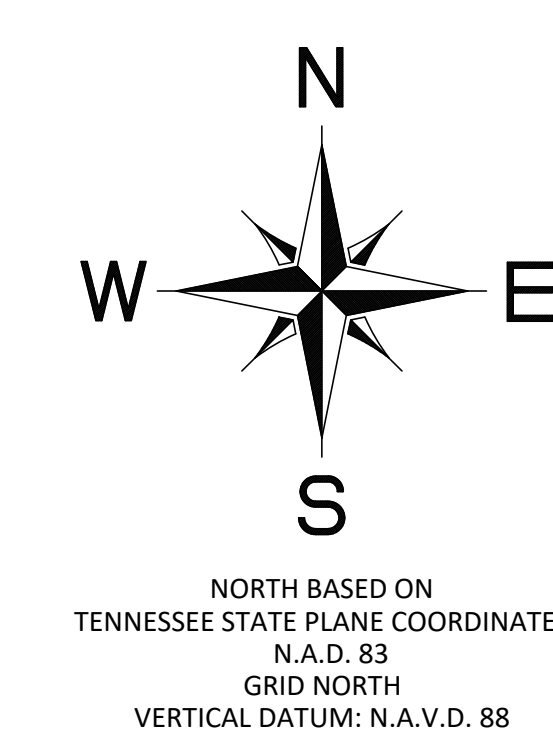


AMENDED PRELIMINARY SP PLANS CREATIVE WAY VILLAGES DAVIDSON CO., TENNESSEE



VICINITY MAP
(NOT TO SCALE)

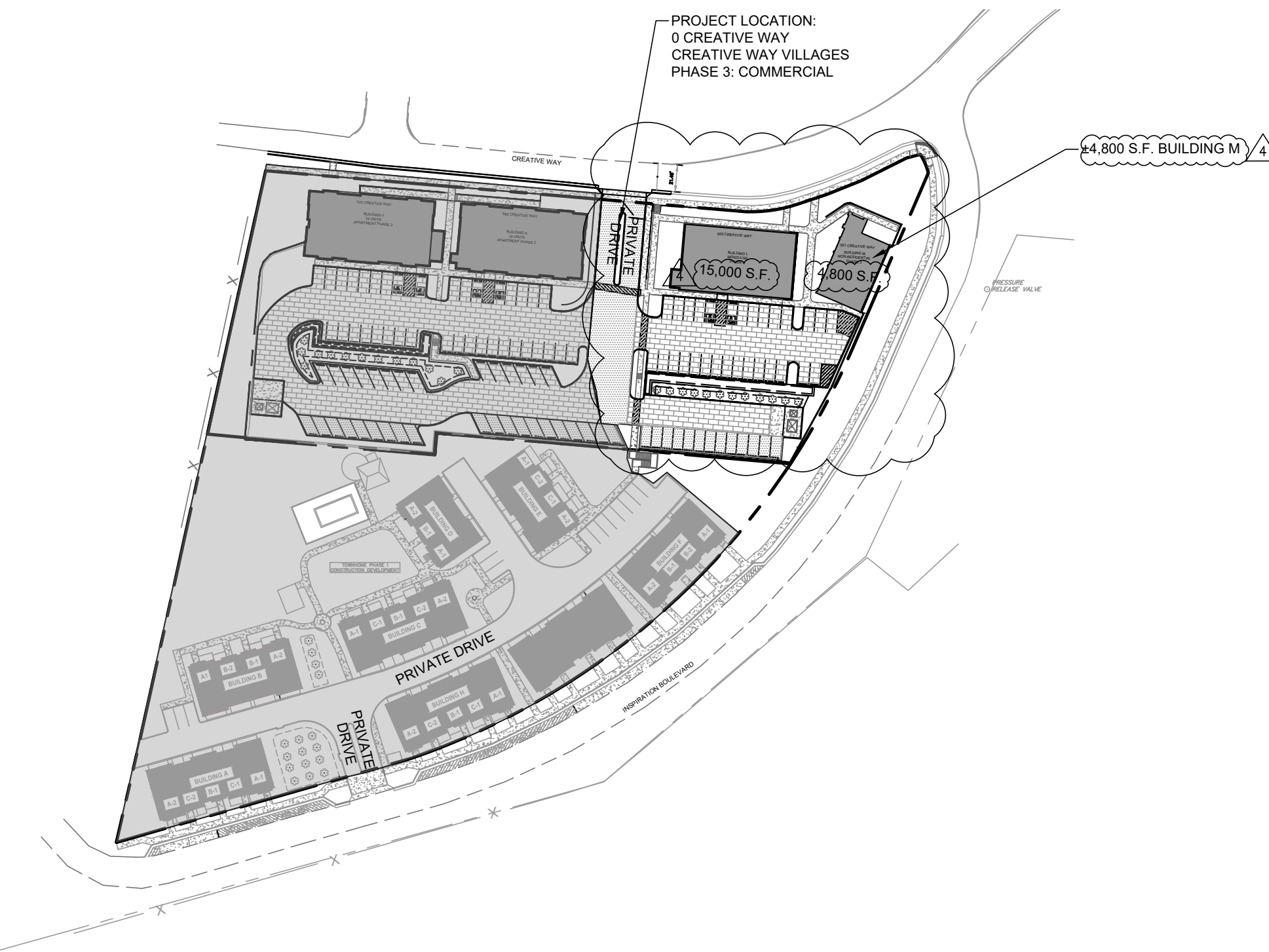
0 CREATIVE WAY, MADISON, TN 37115
 PARCEL ID: 05100008200
 8TH COUNCIL DISTRICT OF DAVISON COUNTY, TN
 COUNCIL PERSON: MRS. NANCY VANREECE
 FEMA MAP NO.: 47037C0251H
 EFFECTIVE: 04/05/2017

METRO SANITARY SEWER:
 800 SECOND AVENUE SOUTH
 PO BOX 196300
 CONTACT: ELI ANDERSON
 PH: 615-862-5464

ELECTRICITY:
 NES
 1214 CHURCH STREET
 NASHVILLE, TN 37246
 CONTACT: PAUL JACKSON (ENGINEERING)
 PH: 615-747-3965

METRO PUBLIC WORKS:
 800 SECOND AVENUE SOUTH
 NASHVILLE, TN 37219
 CONTACT:
 PLAN REVIEW, GRADING PERMITS:
 BEN YORK, PH: 615-862-8758
 PERMITS, CURB & SIDEWALK INSPECTION
 KIM PATTON, PH: 615-862-8782
 SUBDIVISION INSPECTIONS
 BOBBY AIKEN, PH: 615-862-8761

MADISON SUBURBAN UTILITY DISTRICT (MSUD):
 108 WEST WEBSTER STREET
 MADISON, TN 37115
 CONTACT: KENNY TURNER, SYSTEM MANAGER
 PH: 615-207-7721



NOT TO SCALE
 PURPOSE NOTE:
 THE PURPOSE OF THIS PLAN IS SITE PLAN APPROVAL FOR 4,800 SQUARE FOOT NON-RESIDENTIAL AND 15,000 SQUARE FOOT MIXED USE BUILDING.

INDEX OF SHEETS:

TITLE
 PAGE 1 OF 1 BOUNDARY & TOPOGRAPHIC SURVEY
 C 1.00 EXISTING CONDITIONS & DEMOLITION PLAN
 C 1.01 EXISTING SOIL CONDITIONS
 C 2.00 SITE & SURFACE MATERIALS PLAN
 C 2.01 FIRE ACCESS
 C 3.00 GRADING & DRAINAGE PLAN
 C 5.00 UTILITY LAYOUT
 C 5.01 SEWER PLAN & PROFILE SHEET 1
 C 5.02 SEWER PLAN & PROFILE SHEET 2
 C 6.00 STANDARD NOTES
 L 1.0 LANDSCAPE PLAN
 L1.1 LANDSCAPE NOTES
 A400 CREATIVE WAY BLDG M NON-RESIDENTIAL
 A401 CREATIVE WAY BLDG M NON-RESIDENTIAL
 A400 CREATIVE WAY BLDG L
 A401 CREATIVE WAY BLDG L

METRO CONDITIONS OF APPROVAL

- FIRE DEPARTMENT CONDITIONS:**
- LIMITED BUILDING DETAIL, AND/OR BUILDING CONSTRUCTION INFORMATION PROVIDED. CONSTRUCTION MUST MEET ALL APPLICABLE BUILDING AND FIRE CODES. ANY ADDITIONAL FIRE CODE OR ACCESS ISSUES WILL BE ADDRESSED DURING THE CONSTRUCTION PERMITTING PROCESS. FUTURE DEVELOPMENT OR CONSTRUCTION MAY REQUIRE CHANGES TO MEET ADOPTED FIRE AND BUILDING CODES.
 - CONDITIONS FROM PREVIOUS BILL REMAIN APPLICABLE (BILL NO. BL2017-925)
 - FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON SP PLAN AND/OR INCLUDED AS A CONDITION OF COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF MUN-A ZONING DISTRICT.
 - A CORRECTED COPY OF THE SP AMENDMENT INCORPORATING THE CONDITIONS OF APPROVAL BE THE METRO COUNCIL SHALL BE PROVIDED TO THE PLANNING COMMISSION PRIOR TO OR WITH THE FINAL SITE PLAN APPLICATION.
 - THE FINAL SITE PLAN SHALL LABEL ALL INTERNAL DRIVEWAYS AS "PRIVATE DRIVEWAYS". A NOTE SHALL BE ADDED TO THE FINAL SITE PLAN THAT THE DRIVEWAYS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
 - 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 REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
 - MINOR MODIFICATIONS TO THE SP AMENDMENT PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASES THE PERMITTED DENSITY OR FLOOR AREA. ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
 - THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- WATER SERVICES CONDITIONS:**
- AS CONSTRUCTION PLANS HAVE BEEN APPROVED AND MATCH THE LATEST SP PLAN REVISION, MWS RECOMMENDS APPROVAL. NOTE: 100% SEWER CAPACITY PAID.
 - WATER PROVIDED BY MADISON SUBURBAN UTILITY DISTRICT.
- PUBLIC WORKS CONDITIONS:**
- 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. FOR BUILDING PERMIT APPROVAL, PATCH PAVEMENT WIDENING ALONG CREATIVE WILL REQUIRE MILL/OVERLAY TO HALF OF CENTERLINE. PED CROSSING AND SIGNAGE SHALL BE APPROVED BY T&P STAFF PRIOR TO BUILDING PERMIT APPROVAL.
- PLANNING STAFF CONDITIONS:**
- PERMITTED LAND USES SHALL BE LIMITED TO 73 MULTI-FAMILY RESIDENTIAL UNITS AND MAXIMUM OF 19,800 SQUARE FEET OF OFFICE, RESTAURANT, OR RETAIL USE, AND 8 HOTEL ROOMS WITHIN THE ENTIRE SP.
 - MAXIMUM HEIGHT OF BUILDINGS ALONG ALONG CHERON ROAD SHALL BE LIMITED TO 4 STORIES IN 60 FEET, MEASURED TO THE ROOFLINE.
 - COMPLY WITH ALL CONDITIONS OF PUBLIC WORKS AND TRAFFIC AND PARKING.

811 Know what's below.
 Call before you dig.
 811
 www.call811.com

FEDERAL COMPLIANCE NOTE:
 ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <https://www.ada.gov/>
 U.S. JUSTICE DEPT.: <https://www.justice.gov/crt/fair-housing-act-2>

OWNER
 SAMAROO DEVELOPMENT GROUP
 5220 VILLAGE WAY
 NASHVILLE, TN 37211
 PHONE # 586-557-8019

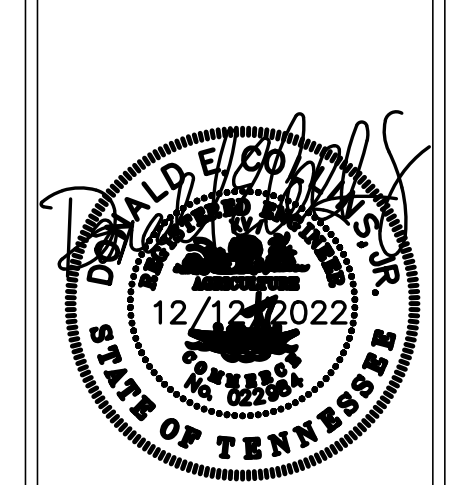
ARCHITECT
 AXIS CREATIVE
 2610 WESTWOOD DRIVE
 NASHVILLE, TN 37204
 PHONE # 615-669-0755

LANDSCAPE DESIGNER
 HEIBERT & BALL LAND DESIGN
 1894 GEN. GEORGE PATTON DR SUITE # 400
 FRANKLIN, TN 37067
 PHONE # 615-376-2421

AMENDED PRELIM SP # 2017SP-075-005

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 Nashville, TN 37228
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 F: (931) 647-7135
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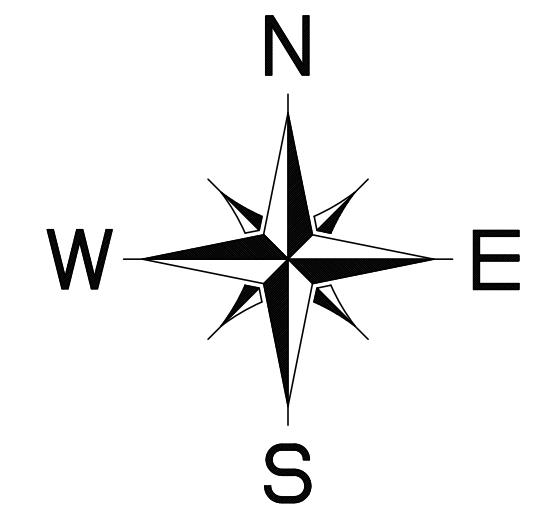
CREATIVE WAY VILLAGES
COVER SHEET
 CREATIVE WAY VILLAGES, MADISON
 DAVIDSON COUNTY, TENNESSEE
 12/12/2022

REVISIONS	
DATE	DESCRIPTION
03-10-2021	SP AMENDMENT
09-20-2021	COMMERCIAL STORMWATER REVISIONS
07-28-2022	FINAL SP AMENDMENT REVISIONS PER PLANNING COMMENT
12/09/2022	AMENDMENT TO PRELIM SP

DESIGN BY: CG
 DRAWN BY: CG
 CHECKED BY: JL / DC

TITLE

DATE PLOTTED: 12/28/2022 9:59 AM USER: C:\ANNA\GILBERT
 PLOT FILE: C:\Users\Anna\Documents\2017SP-075-005.dwg



NORTH BASED ON
 TENNESSEE STATE PLANE COORDINATES
 N.A.D. 83
 GRID NORTH
 VERTICAL DATUM: N.A.V.D. 88

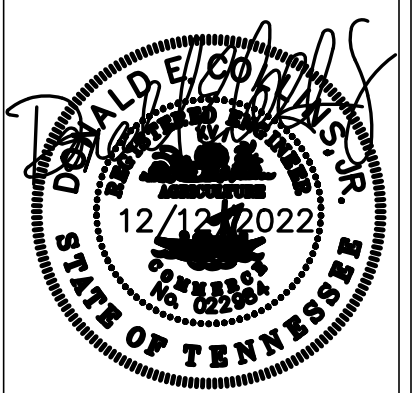
0 10' 20' 40' 80'
 GRAPHIC SCALE: 1" = 40'

LEGEND	
	BOUNDARY LINE
	PROPERTY LINE
	EXISTING FENCE
	EXISTING GAS LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	SANITARY SEWER MANHOLE
	BELLSOUTH MANHOLE
	UTILITY POLE
	GAS VALVE
	BENCHMARK
	WATER VALVE
	FLOW DIRECTION
	GAS METER
	WATER METER
	GAS VALVE
	LIGHT POLE
	TREE
	PROPOSED HEADWALL
	PROPOSED INLET
	PROPOSED CONCRETE
	BIORETENTION
	PERVIOUS WALKING TRAIL
	LIMITS OF ASPHALT MILL & OVERLAY
	REMOVE TREE
	PROPOSED BUILDING
	ASPAHLT
	DEMO GRAVEL/PAVEMENT
	TOP OF PAVEMENT
	TOP OF GRADE
	EXISTING SPOT ELV.

- NOTES
- ALL UTILITY LOCATIONS ARE APPROXIMATE AND ARE DEPICTED BASED ON LOCATIONS OF UTILITIES BY LOCAL AUTHORITIES, VISIBLE APPURTENANCES OR MAPS PREPARED BY OTHERS. THESE LOCATIONS ARE NO GUARANTEE THAT THERE ARE NO OTHER UTILITIES EITHER PUBLIC OR PRIVATE THAT ARE NOT SHOWN.
 - CONTRACTORS SHALL VERIFY LOCATION, DEPTH AND SIZE OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR MAKING THE NECESSARY ARRANGEMENTS WITH THE GOVERNING UTILITY COMPANY FOR UTILITIES REQUIRING RELOCATION.
 - BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY: DBS
 - CONTRACTOR SHALL PROVIDE NECESSARY SIGNAGE, BARRICADES, OR OTHER DEVICES FOR THE PROTECTION OF THE PUBLIC, CONSTRUCTION WORKERS, AND TRAFFIC CONTROL.
 - ALL DISTURBED AREAS SHALL BE COMPLETELY RESTORED TO EQUAL OR BETTER CONDITION PRIOR TO COMPLETION OF CONSTRUCTION.
 - ALL MUD, DIRT, AND DEBRIS TRACKED INTO THE EXISTING ROADWAYS FROM THE SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
 - NO ATTEMPT IS MADE TO STIPULATE EVERY REQUIRED ITEM OF DEMOLITION ON THE DRAWINGS. CONTRACTOR SHALL VISIT AND STUDY PHYSICAL CONDITION OF THE SITE, REVIEW THE DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED WORK AS INDICATED ON THE DRAWINGS. NOT ALL TREES MAY BE SHOWN.
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 - NO DEBRIS SHALL BE LEFT ON THE PROJECT SITE OR IN FILLS. LEGAL DISPOSAL AREAS FOR SUCH SHALL BE LOCATED OFF-SITE AND SECURED BY THE CONTRACTOR.
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 - CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO EXISTING ROADWAYS, AND STRUCTURES CAUSED BY DEMOLITION AND HAULING OPERATIONS.
 - COORDINATE ALL UTILITY DEMOLITION, RELOCATION, AND CLOSURES WITH APPROPRIATE UTILITY DEPARTMENT.

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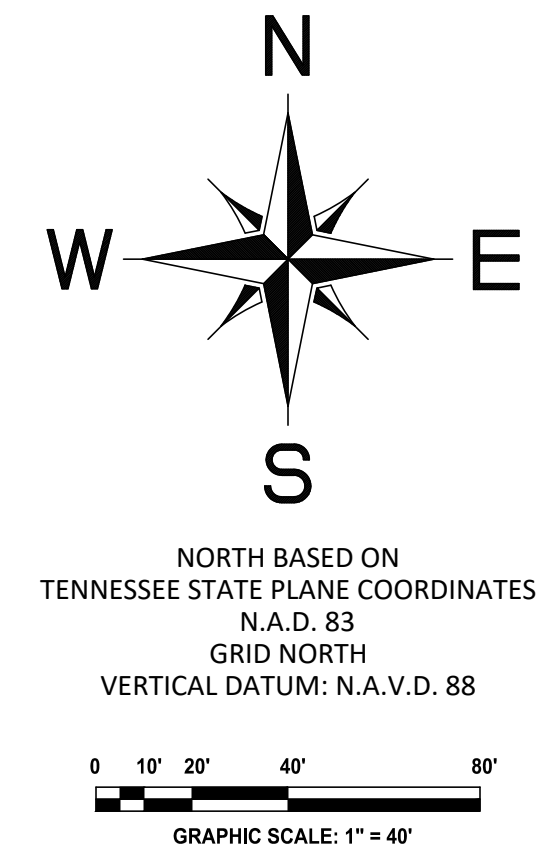
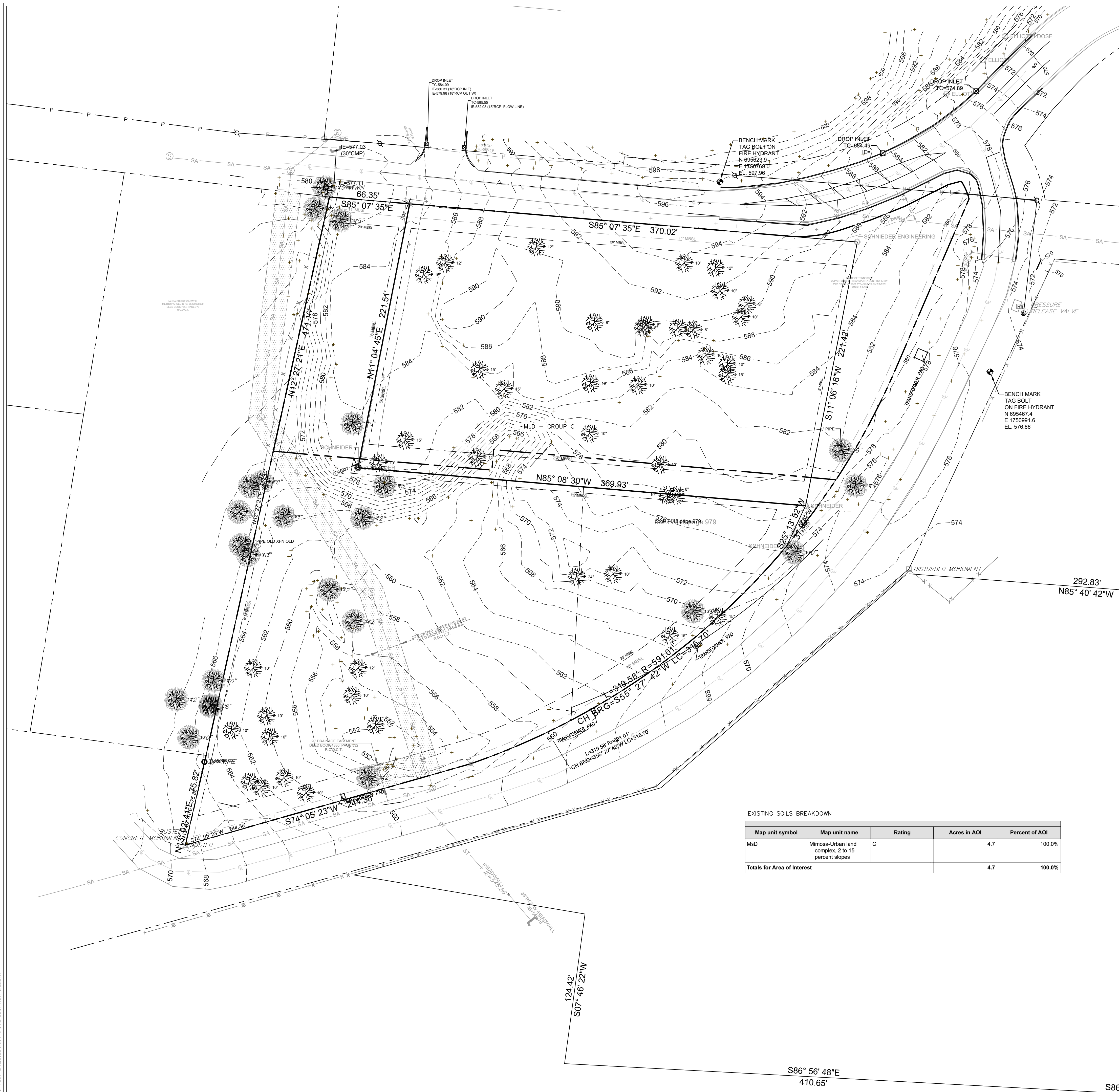


**CREATIVE WAY VILLAGES
 EXISTING CONDITIONS & DEMO PLAN**
 CREATIVE WAY VILLAGES, MADISON
 DAVIDSON COUNTY, TENNESSEE
 12/12/2022

REVISIONS	
	DATE - DESCRIPTION
	03-10-2021 - SP AMENDMENT
	09-20-2021 - COMMERCIAL STORMWATER REVISIONS
	07-28-2022 - FINAL SP AMENDMENT REVISIONS PER PLANNING COMMENT
	12/09/2022 - AMENDMENT TO PRELIM SP

DESIGN BY: CG
 DRAWN BY: CG
 CHECKED BY: JL / DC

C 1.00



LEGEND

---	BOUNDARY LINE	---	BOUNDARY LINE
---	PROPERTY LINE	---	PROPOSED BUILDING
X	EXISTING FENCE	---	ASPHALT
G	EXISTING GAS LINE	---	DEMO GRAVEL PAVEMENT
P	EXISTING OVERHEAD POWER LINE	TP	TOP OF PAVEMENT
SA	EXISTING SANITARY SEWER	TC	TOP OF CURB
ST	EXISTING STORM SEWER	TG	TOP OF GRADE
W	EXISTING WATER LINE	EX	EXISTING SPOT ELV.
○	SANITARY SEWER MANHOLE	○	GAS METER
△	BELLSOUTH MANHOLE	○	WATER METER
○	UTILITY POLE	○	GAS VALVE
○	GAS VALVE	○	LIGHT POLE
○	BENCHMARK	○	TREE
○	WATER VALVE	○	PROPOSED HEADWALL
→	FLOW DIRECTION	○	PROPOSED INLET
■	PROPOSED CONCRETE		
■	BIORETENTION		
■	PERVIOUS WALKING TRAIL		
✕	REMOVE TREE		

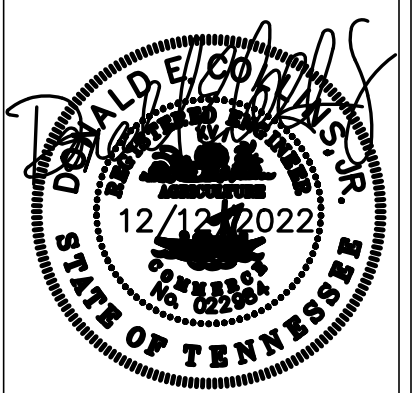
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EXISTING SOILS BREAKDOWN

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MsD	Mimosa-Urban land complex, 2 to 15 percent slopes	C	4.7	100.0%
Totals for Area of Interest			4.7	100.0%

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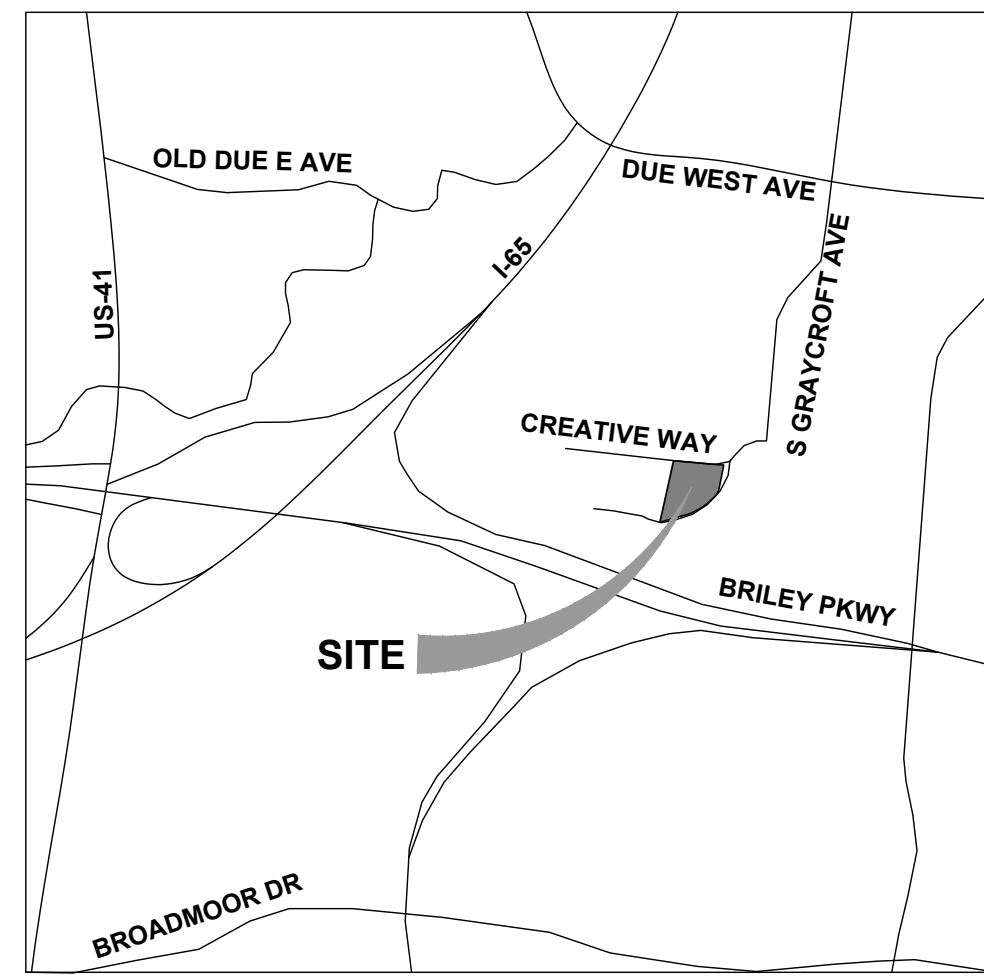
CREATIVE WAY VILLAGES
EXISTING SOIL CONDITIONS
CREATIVE WAY VILLAGES, MADISON
DAVIDSON COUNTY, TENNESSEE
12/12/2022

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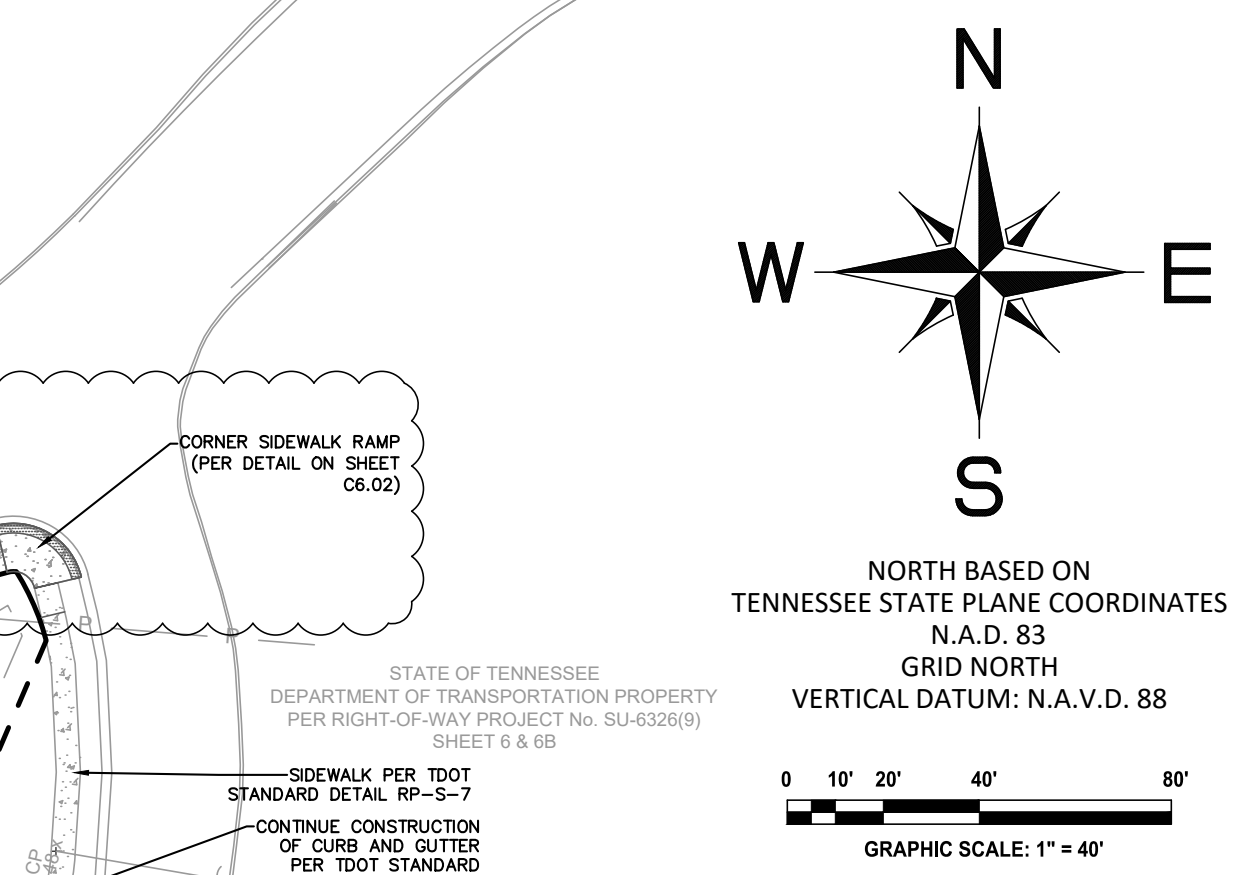
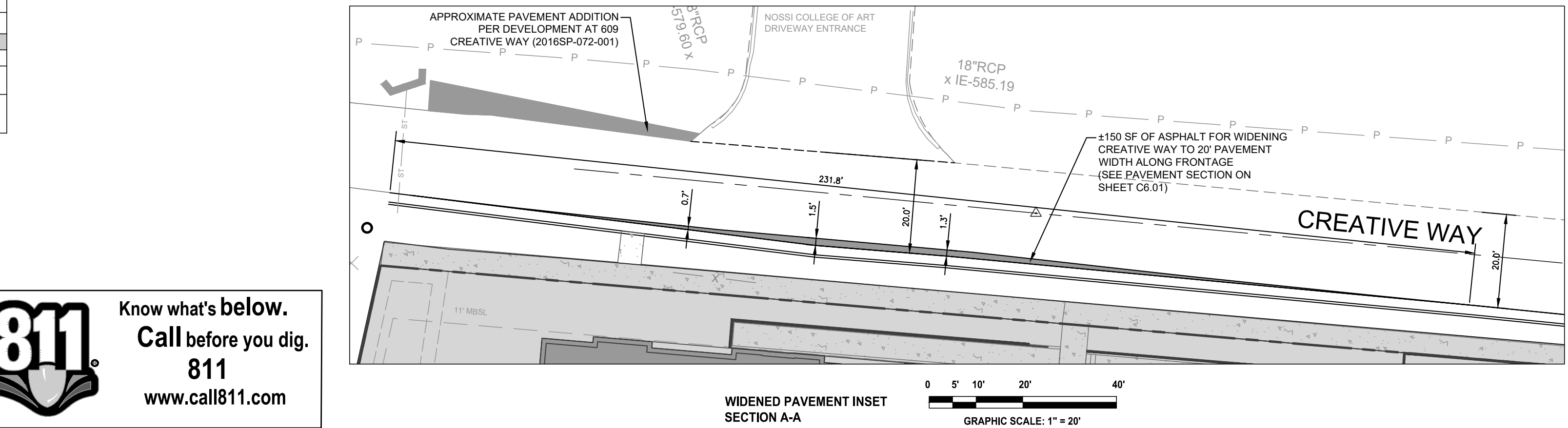
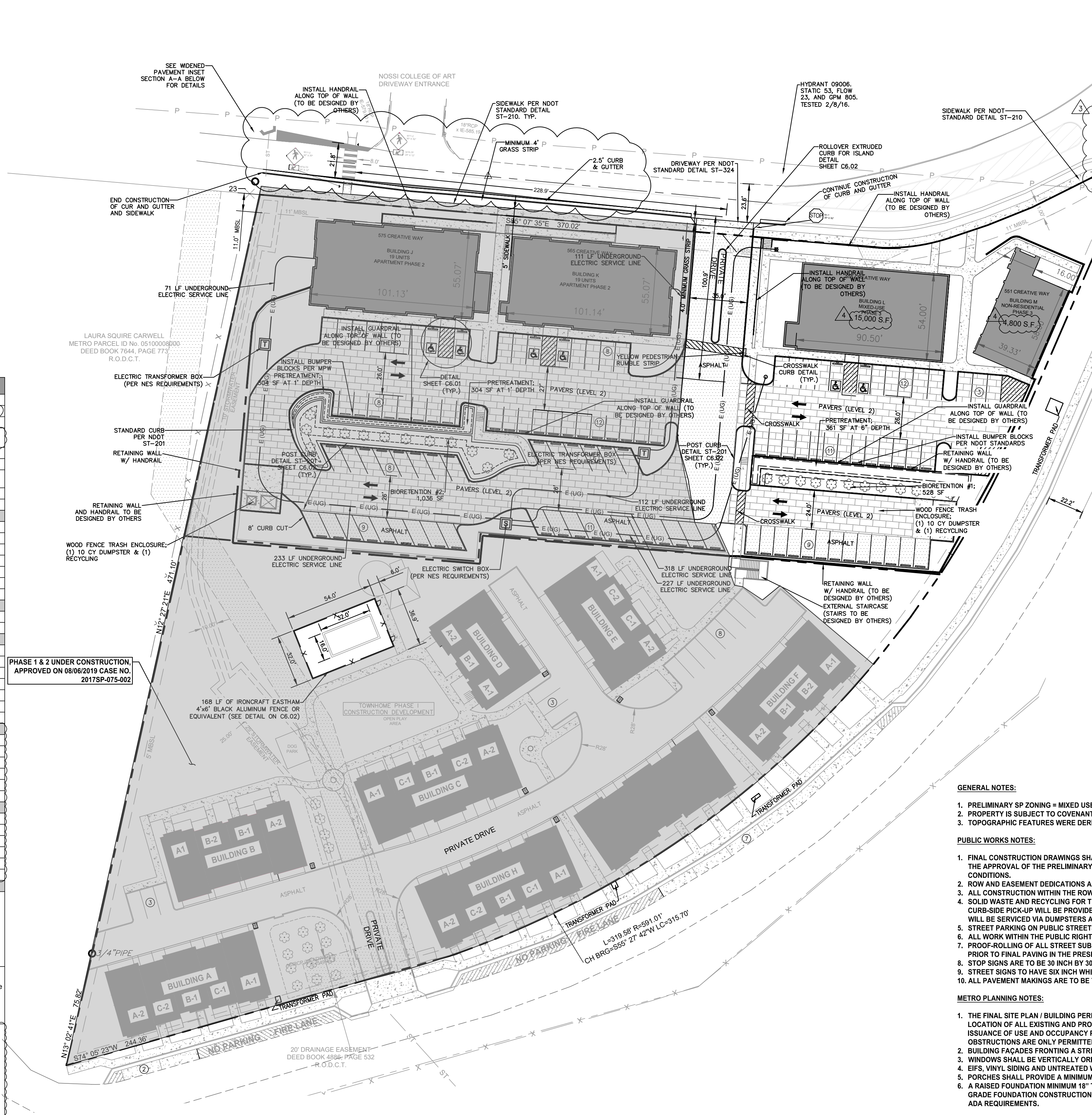


VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT SUMMARY			
Base Zoning	MUN-A		
SP Zoning	SP (Based on the standards of MUN-A)		
Sq Ft / Acreage	205,048 Sq Ft / 4.71 ACRES		
Uses Permitted	73 Multi-Family Residential Units		
Land Use Area	Maximum of 19,800 SF of Office, Restaurant, Retail Uses, or Boutique Hotel (8 Units)		
Rear Setback	20 Feet from Property Line		
Side Setback	5 Feet - Townhomes 0 Feet - Commercial		
Front Setback	15 Feet from Property Line		
Landscape Buffer	None		
TOWNHOME BLDGS A THROUGH H			
2 Bedroom Townhomes	10 Units		
3 Bedroom Townhomes	25 Units		
Floor Area Ratio (FAR)	0.63		
Impervious Surface Ratio (ISR)	0.80 / 0.50 Proposed		
Foundations	18" (MIN.) - 48" (MAX.) Raised Foundation		
Height (Max.)	3 Stories in 40 Feet Measured to the Roofline		
Density (Units/Acre)	Doesn't Apply		
SPECIFIC ENCROACHMENTS			
6'-0" Covered Porches, Stoops, & Balconies			
Specific Encroachments proposed to be permitted by SP. (Not to encroach Right-of-Way)			
MULTIFAMILY APARTMENTS BLDG J & K			
2 Bedroom Apartment	26 UNITS		
3 Bedroom Apartment	12 UNITS		
Multi-Family Foundations	Slab on Grade		
FAR	0.63 for 1,084 Square Feet Total		
ISR per Base Zoning	0.80 / 0.65 Proposed		
Height (Max.)	4 Stories in 60 Feet Measured to the Roofline		
Density (Units/Acre)	Doesn't Apply		
MIXED-USE BLDG L (15,000 SQ. FT.)			
Permitted Uses	Boutique Hotel (8 Units), Retail, Restaurant, & Office Space		
Foundations	Slab on Grade		
FAR	1.0 for 15,000 Square Feet Total		
ISR per Base Zoning	0.80 / 0.65 Proposed		
Proposed Building Height (Max.)	4 Stories in 50' Measured to the Roofline		
Density (Units/Acre)	Doesn't Apply		
NON-RESIDENTIAL BLDG M (4,800 SQ. FT.)			
Permitted Uses	Restaurant, Retail, & Office Space		
Foundations	Slab on Grade		
FAR	1.0 for 4,800 Square Feet Total		
ISR per Base Zoning	0.80 / 0.65 Proposed		
Proposed Building Height (Max.)	2 Story in 40' Measured to the Roofline		
Density (Units/Acre)	Doesn't Apply		
PARKING			
Townhomes (2 Bdr)	18 Spaces	18 Spaces	79 Spaces
C1 & C2 (10 Units)	2 Spaces (10% Transit Line Reduction)		
Townhomes (3 Bdr)	64 Spaces (2.5 Per Unit)	61 Spaces	
A1, A2, B1, B2 (25 Units)	On Street Parking: 4 Spaces 9 Spaces Total -6.0 Spaces (10% Transit Line Reduction)		
Multi-Family Apartments (2 Bdr)	47 Spaces		120 Total
BLDG J&K (28 Units)	52 Spaces (2 Per Unit) w/ 2 Handicap -5 Spaces (10% Transit Line Reduction)	47 Spaces (3 Handicap)	51 Spaces on-site (4 Handicap) *69 Spaces off-site
Multi-Family Apartments (3 Bdr)	27 Spaces		
BLDG J&K (12 Units)	30 Spaces (2.5 per Unit) w/ 1 Handicap -3 Spaces (10% Transit Line Reduction)	27 Spaces (1 Handicap)	
Restaurant (1,000 Sq Ft) BLDG L	10 Spaces (1 per 100 Sq Ft) w/ 1 Handicap	10 Spaces (1 Handicap)	
General Office (2,000 Sq Ft) BLDG L	7 Spaces (1 per 300 Sq Ft)	7 Spaces	
Retail (2,000 Sq Ft) BLDG L	10 Spaces (1 per 200 Sq Ft)	10 Spaces (1 Handicap)	
2nd & 3rd Floor Boutique Hotel	8 Spaces		
(8 - 1 Bdr Units)	8 Spaces (1 per Unit) w/ 1 Handicap	8 Spaces	62 Spaces (4 Handicap)
BLDG L	-0 Spaces (10% Transit Line Reduction)		
Restaurant (4,800 Sq Ft) BLDG M	44 Spaces		
	48 Spaces (1 per 100 Sq Ft) -4 Spaces (10% Pedestrian Access Reduction)	44 Spaces (2 Handicap)	
Total Spaces	225 Spaces (248 w/ Out Reduction)	232 Spaces	261 Spaces Provided
*Parking Agreement between the property owner and Nossi College has been established for the amount of 69 spaces for student use.			
Access			
Drive Entrance on Creative Way & Inspiration Blvd			
Distance to College Driveway Entrance			
± 178 Ft			
Distance from Entrance to Inspiration Blvd			
± 936 Ft			
Phasing			
Three Phase Development			
Phase I - Townhomes			
Phase II - Apartments			
Phase III - Non-Residential			

FEDERAL COMPLIANCE NOTE:
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U.S. JUSTICE DEPT.: <https://www.justice.gov/crt/fair-housing-act-2>

DISCLAIMER
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS, 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 PREVENTION ACT, THAT WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR NO MORE THAN (10) TEN 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.



LEGEND

---	BOUNDARY LINE
---	PROPERTY LINE
X - X	EXISTING FENCE
G - G	EXISTING GAS LINE
P - P	EXISTING OVERHEAD POWER LINE
SA - SA	EXISTING SANITARY SEWER
ST - ST	EXISTING STORM SEWER
W - W	EXISTING WATER LINE
---	PROPOSED CURB AND GUTTER
---	PROPOSED CURB
G - G	PROPOSED GAS LINE
8" W - W	PROPOSED WATER LINE
SA - SA	PROPOSED SANITARY SEWER
ST - ST	PROPOSED STORM PIPING
---	PROPOSED RETAINING WALL
---	STORM PIPING

AS	SANITARY SEWER MANHOLE	GA	GAS METER
BS	BELLSOUTH MANHOLE	WM	WATER METER
UP	UTILITY POLE	GV	GAS VALVE
OV	GAS VALVE	LP	LIGHT POLE
BM	BENCHMARK	TR	TREE
WV	WATER VALVE	PH	PROPOSED HEADWALL
FD	FLOW DIRECTION	PI	PROPOSED INLET
PC	PROPOSED CONCRETE	PB	PROPOSED BUILDING
PF	PREVIOUS PAVERS	AS	ASPHALT

TP	TOP OF PAVEMENT
TC	TOP OF CURB
TG	TOP OF GRADE
EX	EXISTING SPOT ELEV.

- GENERAL NOTES:**
- PRELIMINARY SP ZONING = MIXED USE NEIGHBORHOOD (MUN)
 - PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD AND NOT OF RECORD.
 - TOPOGRAPHIC FEATURES WERE DERIVED FROM FIELD MEASUREMENTS USING RANDOM SHOTS; CONTOUR INTERVAL = 2'
- PUBLIC WORKS NOTES:**
- 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 OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
 - ROW AND EASEMENT DEDICATIONS ARE TO BE RECORDED PRIOR TO METRO PUBLIC WORKS SIGN-OFF ON THE BUILDING PERMIT.
 - ALL CONSTRUCTION WITHIN THE ROW SHALL BE CONSTRUCTED IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 - SOLID WASTE AND RECYCLING FOR THE DEVELOPMENT WILL BE IN COMPLIANCE WITH PUBLIC WORKS CURBSIDE PICK-UP WITHIN DEVELOPMENT. PRIVATE CURB-SIDE PICK-UP WILL BE PROVIDED BY THE DEVELOPMENT'S HOMEOWNER'S ASSOCIATION FOR THE TOWNHOMES (UNITS 1 THROUGH 35), BUILDINGS A, B, AND C WILL BE SERVICED VIA DUMPSTERS AS SHOWN.
 - STREET PARKING ON PUBLIC STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 - ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
 - PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE 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.
 - STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
 - STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
 - ALL PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.
- METRO PLANNING NOTES:**
- 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.
 - BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
 - WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.75:1 OR GREATER, EXCEPT FOR DORMERS.
 - EFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
 - PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
 - A RAISED FOUNDATION MINIMUM 18" TO A MAXIMUM 48" HEIGHT IS REQUIRED FOR ALL MULTIFAMILY RESIDENTIAL STRUCTURES. COMMERCIAL USES MAY HAVE SLAB ON GRADE FOUNDATION CONSTRUCTION. REDUCTIONS MAY BE GRANTED BY STAFF WITH THE FINAL SP APPLICATION FOR TOPOGRAPHICALLY CHALLENGING AREAS WITH ADA REQUIREMENTS.

BILL # BL2021-770
SWGR # 2018072364
Sewer # 19SL0067
Final SP # 2017SP-075-004
Bld Permit # 2021050010
MSUD: Submittal on 12/07/20

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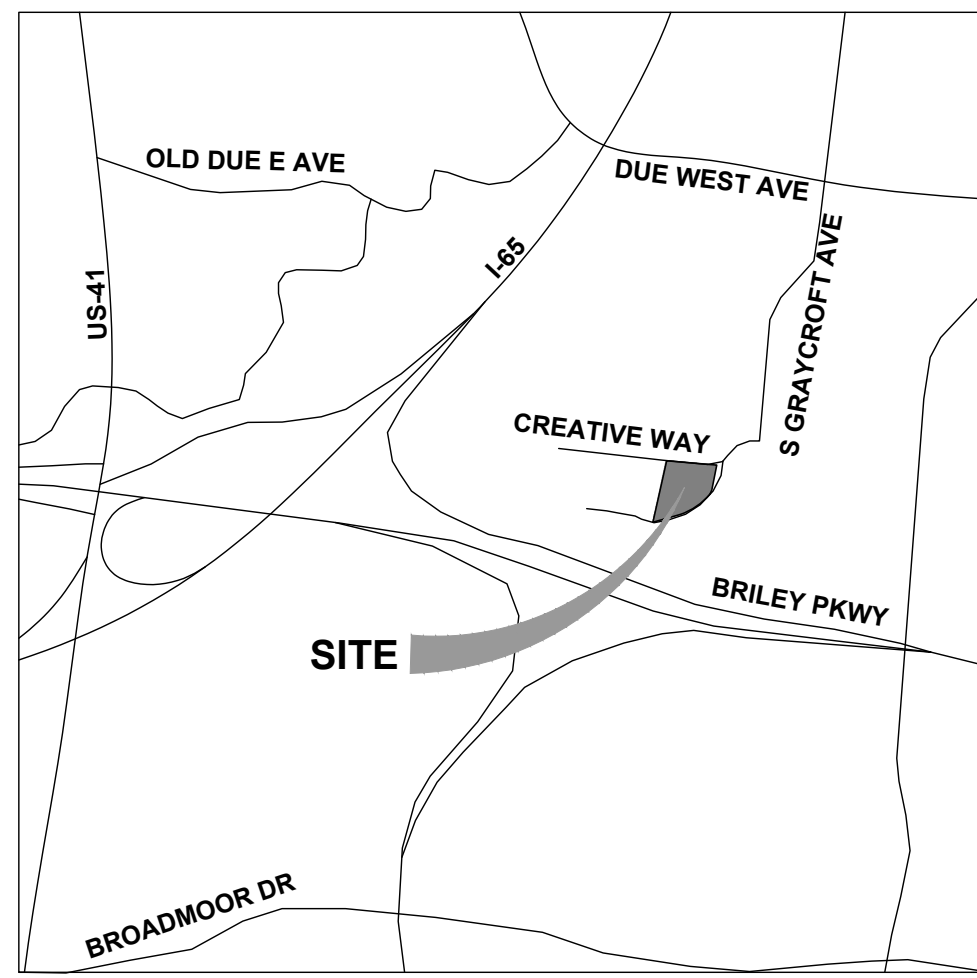


CREATIVE WAY VILLAGES
SITE AND SURFACE MATERIALS
 CREATIVE WAY VILLAGES, MADISON
 DAVIDSON COUNTY, TENNESSEE
 12/12/2022

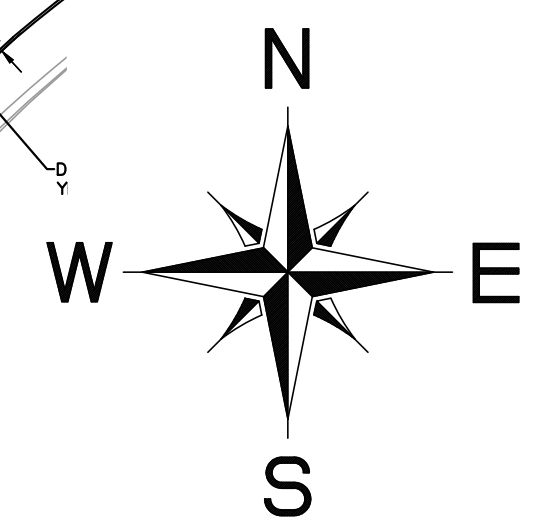
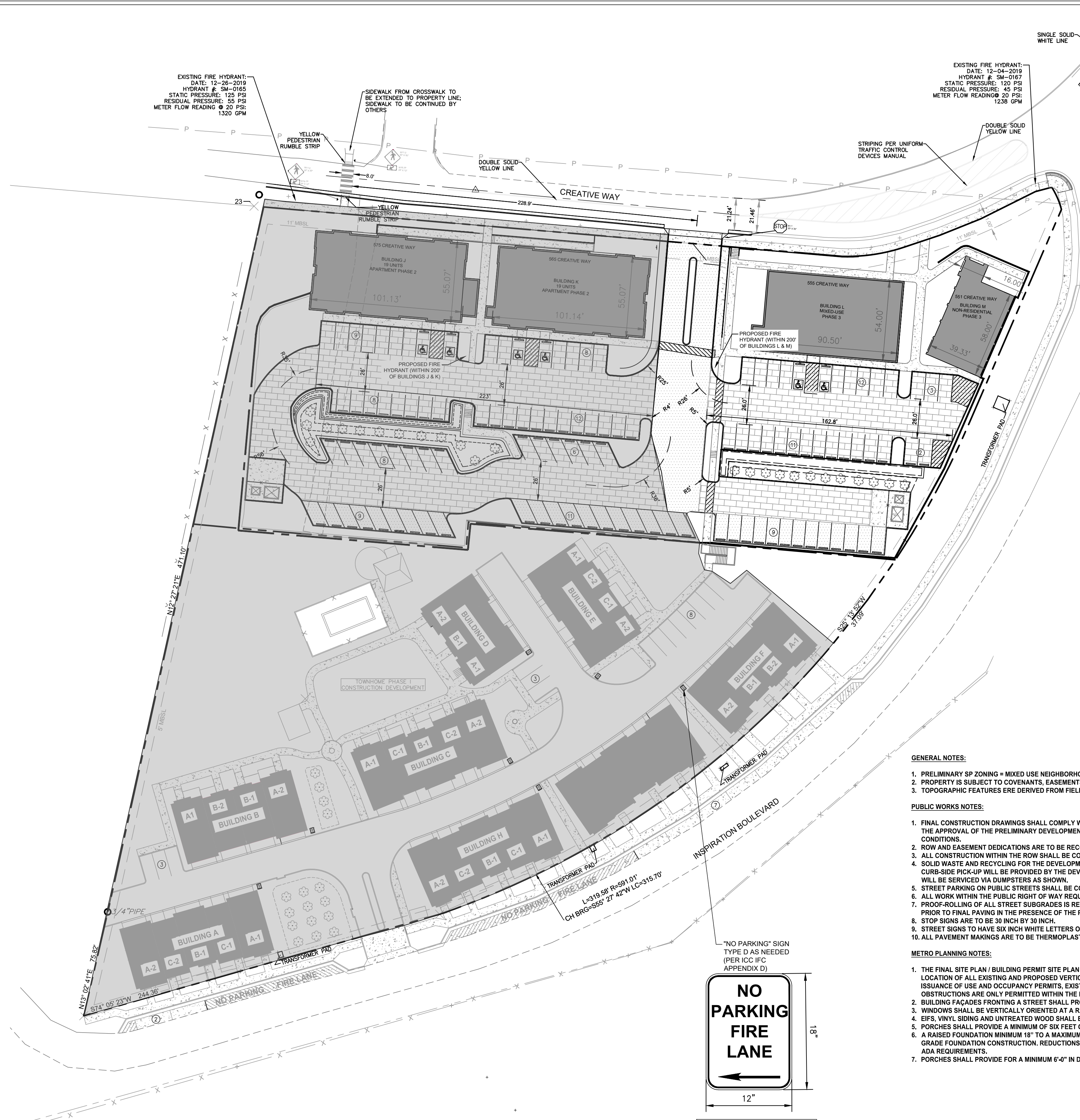
REVISIONS

DATE	DESCRIPTION
03-10-2021	AMENDMENT
09-20-2021	COMMERCIAL STORMWATER REVISIONS
07-28-2022	FINAL SP AMENDMENT REVISIONS PER PLANNING COMMENT
12/09/2022	AMENDMENT
12/24/2022	REVISIONS TO TRANSFORMER PADS

DESIGN BY: CG
 DRAWN BY: CG
 CHECKED BY: JL / DC
 C 2.00



VICINITY MAP
(NOT TO SCALE)



NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

0 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 40'

LEGEND	
---	BOUNDARY LINE
---	PROPERTY LINE
X-X	EXISTING FENCE
G-G	EXISTING GAS LINE
P-P	EXISTING OVERHEAD POWER LINE
SA-SA	EXISTING SANITARY SEWER
ST-ST	EXISTING STORM SEWER
W-W	EXISTING WATER LINE
---	PROPOSED CURB AND GUTTER
---	PROPOSED CURB
G-G	PROPOSED GAS LINE
8"W	PROPOSED WATER LINE
SA-SA	PROPOSED SANITARY SEWER
ST-ST	PROPOSED STORM SEWER
---	STORM PIPING
○	SANITARY SEWER MANHOLE
○	BELLSOUTH MANHOLE
○	UTILITY POLE
○	GAS VALVE
○	BENCHMARK
○	WATER VALVE
→	FLOW DIRECTION
○	GAS METER
○	WATER METER
○	GAS VALVE
○	LIGHT POLE
○	TREE
○	PROPOSED HEADWALL
○	PROPOSED INLET
□	PROPOSED CONCRETE
□	PROPOSED BUILDING
□	PREVIOUS PAVERS
□	ASPAHLT
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TG	TOP OF GRADE
EX	EXISTING SPOT ELEV.

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3. TOPOGRAPHIC FEATURES WERE DERIVED FROM FIELD MEASUREMENTS USING RANDOM SHOTS; CONTOUR INTERVAL = 2'

PUBLIC WORKS NOTES:

1. 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 OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
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METRO PLANNING NOTES:

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4. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
5. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
6. A RAISED FOUNDATION MINIMUM 6" TO A MAXIMUM 48" HEIGHT IS REQUIRED FOR ALL MULTIFAMILY RESIDENTIAL STRUCTURES. COMMERCIAL USES MAY HAVE SLAB ON GRADE FOUNDATION CONSTRUCTION. REDUCTIONS MAY BE GRANTED BY STAFF WITH THE FINAL SP APPLICATION FOR TOPOGRAPHICALLY CHALLENGING AREAS WITH ADA REQUIREMENTS.
7. PORCHES SHALL PROVIDE FOR A MINIMUM 6" 4" IN DEPTH



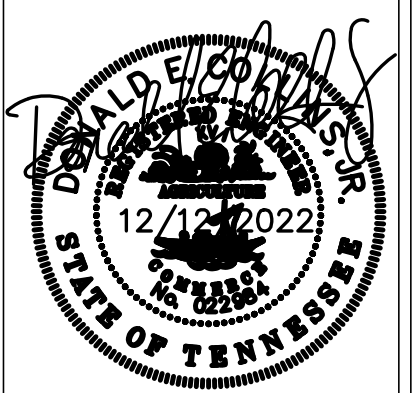
FEDERAL COMPLIANCE NOTE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <https://www.ada.gov/>
U.S. JUSTICE DEPT.: <https://www.justice.gov/crt/fair-housing-act-2>

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DISCLAIMER
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. 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 PREVENTION ACT" THAT WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR NO MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, ENTERANCE ONE CALL 1-800-351-1111.

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CREATIVE WAY VILLAGES
FIRE ACCESS
CREATIVE WAY VILLAGES, MADISON
DAVIDSON COUNTY, TENNESSEE
12/12/2022

REVISIONS	
△	DATE - DESCRIPTION
△	03-10-2021 - SP AMENDMENT
△	09-20-2021 - COMMERCIAL STORMWATER REVISIONS
△	07-28-2022 - FINAL SP AMENDMENT REVISIONS PER PLANNING COMMENT
△	12/09/2022 - AMENDMENT TO PRELIM SP

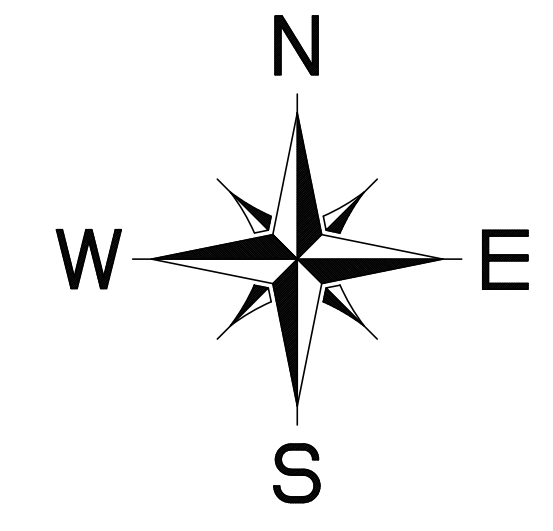
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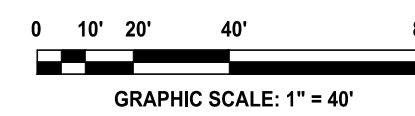
Struct	Number of Grates	Type	Inlet Flow Q-10 (cfs)	Inlet Flow Q-100 (cfs)	Invert In	Invert Out	Top of Grate
EX A	N/A	EXISTING HEADW ALL	N/A	N/A	546.86	546.86	N/A
EX B	N/A	EXISTING HEADW ALL	31.19	43.43	577.03	577.03	N/A
AA	N/A	CLEANOUT	N/A	N/A	585.39	585.29	588.00
AB	N/A	CLEANOUT	N/A	N/A	585.69	585.69	587.00
AC	1	CLEANOUT	N/A	N/A	586.44	586.34	589.95
AD	1	INLET	0.06	0.09	N/A	586.52	589.00
BA	1	INLET	0.17	0.25	586.97	586.87	590.00
BB	N/A	INLET	0.17	0.25	587.25	587.15	590.00
BC	N/A	INLET	0.17	0.25	N/A	587.50	590.00
CA	N/A	HEADW ALL	N/A	N/A	585.00	N/A	N/A
CB	N/A	CLEANOUT	0.78	1.28	587.38	587.38	590.66
CC	1	INLET	0.78	1.28	N/A	588.75	590.75
DA	N/A	HEADW ALL	N/A	N/A	N/A	585.00	N/A
DB	1	TRENCH DRAIN	0.91	1.33	N/A	585.75	587.25
A	1	INLET (BIORETENTION #4)	7.65	12.30	550.84	550.74	559.50
B	N/A	MANHOLE	N/A	N/A	551.98	551.88	560.39
C	1	INLET (BIORETENTION #3)	1.72	2.87	N/A	552.22	560.00
D	N/A	MANHOLE	N/A	N/A	553.24	553.14	561.17
E	1	INLET	48.10	69.18	N/A	555.40	559.40
F	N/A	CLEANOUT	N/A	N/A	562.24	562.24	566.34
G	N/A	CLEANOUT	N/A	N/A	562.85	562.85	571.60
H	1	OUTFALL STRUCTURE	1.95	2.73	569.00	569.00	573.75
T	N/A	HEADW ALL	N/A	N/A	573.00	573.00	N/A
J	1	INLET (DROPP)	0.43	0.62	575.25	573.25	584.61
K	N/A	CLEANOUT	0.10	0.14	582.43	579.00	585.58
L	1	INLET (BIO #1)	1.62	2.81	N/A	579.75	585.00
M	N/A	HEADW ALL	N/A	N/A	585.00	585.00	N/A
N	N/A	CLEANOUT	1.62	2.81	586.25	586.25	589.46
O	1	INLET	1.46	2.41	N/A	588.57	590.50
P	N/A	HEADW ALL	N/A	N/A	565.00	565.00	N/A
Q	1	OUTFALL STRUCTURE	1.70	3.85	N/A	563.50	568.00
R	N/A	HEADW ALL	N/A	N/A	565.00	565.00	N/A
S	1	INLET	0.90	1.40	576.25	569.90	582.00
T	N/A	MANHOLE	N/A	N/A	581.25	577.50	583.87
U	N/A	CLEANOUT	0.52	0.69	581.75	581.75	583.63
V	1	INLET (BIO #2)	1.99	3.68	N/A	578.75	584.75
W	N/A	HEADW ALL	N/A	N/A	585.00	585.00	N/A
X	N/A	CLEANOUT	0.27	0.57	587.25	585.13	587.76
Y	N/A	HEADW ALL	N/A	N/A	574.00	574.00	N/A
CI	1	CURB INLET	1.08	1.50	N/A	568.30	573.80
C2	2	CURB INLET	1.32	1.84	558.75	558.65	564.15
C3	1	CURB INLET	1.12	1.56	551.42	551.32	559.20
C4	1	CURB INLET	2.16	3.01	550.53	550.43	560.85
C5	1	INLET	0.75	1.04	549.82	549.72	557.75
C6	2	CURB INLET	0.88	1.22	576.31	576.21	580.00

To	From	Inlet Flow Q-10 (cfs)	Inlet Flow Q-100 (cfs)	Inlet Flow runoff coeff. c	V-10 (fps)	Q-10 (cfs)	V-100 (fps)	Q-100 (cfs)	Length of Pipe (ft.)	Slope (ft/ft)	Pipe Size (in.)	Manning Roughness Coeff. N	Pipe Type
EX A	CS	0.75	1.04	Rational / Hydraul	2.46	69.38	3.59	101.42	130	2.22%	36	0.013	RCP
C4	A	7.65	12.30	Hydraul	1.08	7.65	1.74	12.30	15	1.37%	18	0.013	RCP
CS	B	0.00	0.00	Rational / Hydraul	2.86	56.05	4.14	81.21	80	2.57%	30	0.013	RCP
B	D	0.00	0.00	Rational / Hydraul	2.72	53.36	3.91	76.77	45	2.57%	30	0.013	RCP
B	C	1.72	2.87	Hydraul	0.55	1.72	0.91	2.87	16	2.13%	12	0.013	RCP
D	E	51.64	73.90	Rational / Hydraul	2.63	51.64	3.77	73.90	84	2.57%	30	0.013	RCP
B	F	0.00	0.00	Hydraul	0.86	2.69	1.41	4.44	179	5.73%	12	0.013	RCP
F	G	0.00	0.00	Hydraul	1.81	5.69	1.41	4.44	179	5.73%	12	0.013	RCP
G	H	1.95	2.73	Hydraul	7.54	1.95	8.26	2.73	44	2.61%	12	0.013	RCP
T	J	1.96	3.19	Hydraul	4.21	1.96	4.58	3.19	38	6.66%	12	0.013	HDPE
J	K	1.53	2.57	Hydraul	11.35	1.53	13.18	2.57	31	12.09%	12	0.012	HDPE
K	L	1.46	2.46	Hydraul	6.38	1.46	7.35	2.46	30	2.50%	12	0.012	HDPE
DA	DB	0.91	1.33	Hydraul	6.98	0.91	7.79	1.33	16	4.69%	12	0.012	HDPE
CB	CC	0.78	1.28	Hydraul	4.73	0.78	5.44	1.28	77	1.78%	12	0.012	HDPE
CA	CB	0.78	1.28	Hydraul	8.13	0.78	9.40	1.28	29	8.21%	12	0.012	HDPE
BB	BC	0.17	0.25	Hydraul	1.93	0.17	2.17	0.25	50	0.50%	12	0.012	HDPE
BA	BB	0.17	0.25	Hydraul	1.93	0.17	2.17	0.25	36	0.50%	12	0.012	HDPE
AC	BA	0.17	0.25	Hydraul	1.93	0.17	2.17	0.25	86	0.50%	12	0.012	HDPE
AC	AD	0.06	0.09	Hydraul	1.42	0.06	1.60	0.09	16	0.50%	12	0.012	HDPE
AB	AC	0.23	0.34	Hydraul	2.13	0.24	2.37	0.34	110	0.50%	12	0.012	HDPE
AA	AB	0.23	0.34	Hydraul	2.13	0.24	2.37	0.34	60	0.50%	12	0.012	HDPE
X	AA	0.23	0.34	Hydraul	2.39	0.24	2.64	0.34	33	0.68%	12	0.012	HDPE
M	N	2.42	4.30	Hydraul	9.79	2.42	11.42	4.30	29	5.56%	18	0.012	HDPE
N	O	1.46	2.41	Hydraul	7.48	1.46	8.59	2.41	66	3.89%	12	0.012	HDPE
P	Q	1.84	4.12	Hydraul	9.76	1.84	12.19	4.12	22	6.82%	12	0.012	HDPE
R	S	4.19	7.24	Hydraul	19.15	4.19	22.24	7.24	21	23.33%	12	0.012	HDPE
S	T	3.32	5.89	Hydraul	9.85	3.32	11.30	5.89	28	4.46%	12	0.012	HDPE
T	V	1.99	3.68	Hydraul	7.91	1.99	9.31	3.68	35	3.57%	12	0.012	HDPE
W	X	0.27	0.57	Hydraul	6.86	0.27	8.58	0.57	18	12.50%	12	0.012	HDPE
Y	C6	0.88	1.22	Hydraul	6.67	0.88	7.33	1.22	52	4.25%	12	0.012	HDPE
C6	EX B	31.19	43.43	Rational Method	2.48	31.19	3.46	43.43	24	3.00%	24	0.023	CMP
O	C6	0.88	1.22	Rational Method	2.55	32.07	3.55	44.65	52	4.25%	24	0.013	RCP
C3	C3	1.12	1.56	Rational Method	0.72	3.52	1.00	4.90	35	4.29%	15	0.013	RCP
C5	C2	1.32	1.84	Rational Method	0.49	2.40	0.68	3.34	139	5.02%	15	0.013	RCP
C2	C1	1.08	1.50	Rational Method	0.22	1.08	0.31	1.50	182	5.25%	15	0.013	RCP
C5	C4	2.16	3.01	Rational Method	1.02	9.81	1.59	15.31	45	1.37%	21	0.013	RCP

Manning's Equation $V = (1.49/n)(D/4)^{2/3}(S)^{1/2}$ $A = (1/4)(3.14)(D^2)$ $Q = VA$



NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88



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---	PROPERTY LINE
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---	PROPOSED CURB AND GUTTER
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G - G	PROPOSED GAS LINE
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○	WATER VALVE
→	FLOW DIRECTION
□	PROPOSED CONCRETE
□	PRETREATMENT
□	PERVIOUS WALKING TRAIL
TW	TOP OF WALL
BW	BOTTOM OF WALL
○	GAS METER
○	WATER METER
○	GAS VALVE
○	LIGHT POLE
○	BENCHMARK
○	TREE
○	PROPOSED HEADWALL
□	PROPOSED INLET
□	PROPOSED BUILDING
□	ASPHALT
□	DEMO GRAVEL/PAVEMENT
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TG	TOP OF GRADE
EX	EXISTING SPOT ELEV.

GENERAL NOTES:

- THIS TRACT DOES NOT LAY WITHIN A SPECIAL FLOOD HAZARD AREA OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO FLOOD INSURANCE RATE MAP (47037 C 0251 H ZONE X) OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DATED: APRIL 5, 2017, UNLESS OTHERWISE NOTED ON SURVEY.
- EROSION CONTROL AND GRADING NOTES:
 - EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
 - ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70% - 80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
 - EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME 4, SECTION TCP-14.
 - DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
 - ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
 - THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOIL, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION THREE DAYS PRIOR TO BEGINNING WORK.
 - THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ARCHITECT. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY FOR A DECISION.
 - SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
 - THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
 - ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
 - ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
 - CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.
 - BUILDING AREA DOES NOT INCLUDE ANY SLOPE EXCEEDING A 15% GRADE

STORMWATER 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.
- CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS DEVELOPMENT AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 20.

AS BUILT NOTE
IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.3, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

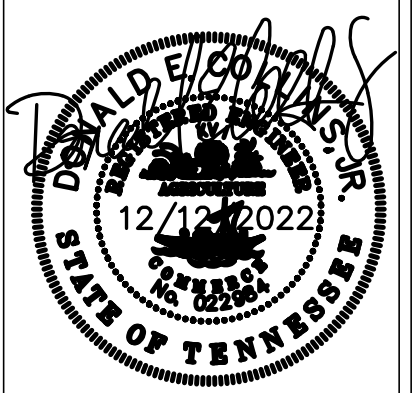
- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS
- BIORETENTION PONDS

 THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

FEDERAL COMPLIANCE NOTE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <https://www.ada.gov/>
U.S. JUSTICE DEPT.: <https://www.justice.gov/crt/fair-housing-act-2>

HIGHLIGHTED PORTIONS OF THE SITE HAVE BEEN PREVIOUSLY APPROVED UNDER SWMR PERMIT NO. 2019072354

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CREATIVE WAY VILLAGES
STORMWATER & GRADING PLAN
CREATIVE WAY VILLAGES, MADISON
DAVIDSON COUNTY, TENNESSEE
12/12/2022

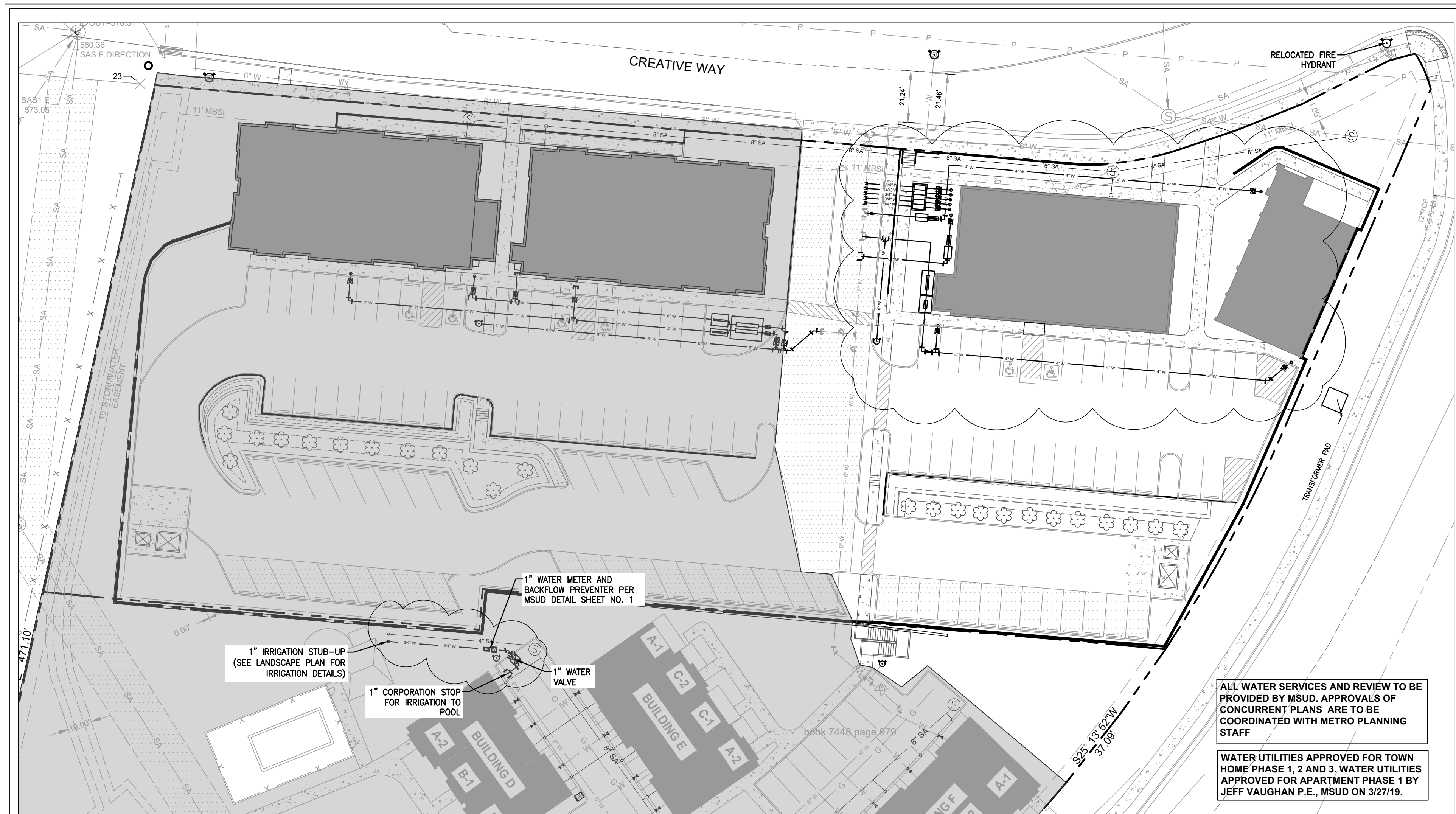
REVISIONS	
△	DATE - DESCRIPTION
△	03-10-2021 - SP AMENDMENT
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△	07-28-2022 - FINAL SP AMENDMENT REVISIONS PER PLANNING COMMENT
△	12/09/2022 - AMENDMENT TO PRELIM SP

DESIGN BY: CG
DRAWN BY: CG
CHECKED BY: JL / DC

C 3.00



PROJECT: Creative Way Villages, Madison Davidson County, Tennessee
 DATE: 12/12/2022 BY: JAMES GILBERT



COMMERCIAL WATER UTILITIES DETAIL SECTION

- NES NOTES:**
- POWER FOR THE DEVELOPMENT WILL COME FROM CREATIVE WAY AS THERE ARE NES FACILITIES ALONG INSPIRATION BLVD.
 - THE RISER POLE SHOULD BE PLACED ON DEVELOPMENT PROPERTY.
 - NES SHALL BE PLACED IN "PUE" INSIDE DEVELOPMENT FOR CONDUIT RUNS AND METER CENTERS.
 - ANY ADDITIONAL EASEMENTS REQUIRED THAT ARE NOT PART OF THIS PARCEL MUST BE OBTAINED BY THE DEVELOPER OR THE ENGINEER FOR THE DEVELOPER.
 - POSTAL PLAN IS REQUIRED BEFORE NES'S FINAL CONSTRUCTION DRAWINGS CAN BE APPROVED.
 - NES NEEDS ANY DRAWINGS THAT WILL COVER ANY ROAD IMPROVEMENTS.
 - NES FOLLOWS THE NATIONAL FIRE PROTECTION ASSOCIATION RULES. REFER TO NFPA 70 ARTICLE 450-27, AND NES SECTION 15-152.A.2 FOR COMPLETE RULES (SEE NES CONSTRUCTION GUIDELINES UNDER 'BUILDERS AND CONTRACTORS' TAB @ WWW.NESPOWER.COM).
 - OVERHEAD ELECTRICAL POWER LINES ARE REQUIRED TO MEET OR EXCEED THE CONDITIONS AS SPECIFIED IN THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE STATE OF TENNESSEE IN CHAPTER 89, PUBLIC ACTS. THE EXISTING OVERHEAD POWER LINES ARE LOCATED IN THE PUBLIC RIGHT-OF-WAYS AND WILL REQUIRE AN ELECTRICAL SAFETY CLEARANCE THAT MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION OF ANY BUILDINGS. THE NATIONAL ELECTRICAL SAFETY CODE, 2012 EDITION, DICTATES THE CLEARANCES IN RULE 234 C AND G TO PROVIDE THE MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM LIVE CONDUCTORS. THE OVERHEAD LINE MUST HAVE A HORIZONTAL CLEARANCE OF 7'-6" AWAY FROM THE NEAREST CONDUCTOR TO ALLOW FOR BLOW-OUT CONDITIONS AS IT IS CONFIGURED TODAY. IT IS THE DEVELOPER AND HIS CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THEY COMPLY WITH OSHA REGULATIONS FOR WORKING NEAR ENERGIZED CONDUCTORS. CHECK WITH OSHA REGULATIONS FOR MEETING CLEARANCES FOR CONSTRUCTION NEAR ENERGIZED CONDUCTORS FOR ADDITIONAL CLEARANCE REQUIREMENTS. TYPICALLY OSHA CLEARANCES WILL EXCEED WHAT IS REQUIRED BY THE NES. OFTEN THE LOCATIONS OF NEW BUILDINGS ARE IMPACTED BY THE INABILITY OF DE-ENERGIZING THE CIRCUITS TO MEET COST AND CONSTRUCTION SCHEDULES. PROPER CLEARANCES MUST BE MAINTAINED FROM NOT ONLY THE BUILDING ENVELOPE, BUT ALSO FROM SCAFFOLDING AND OTHER CONSTRUCTION EQUIPMENT.
 - IF PORCHES OR WALLS ARE ALLOWED TO BE CONSTRUCTED BEYOND THE MINIMUM SETBACK LIMITS AND INTO THE PUBLIC UTILITY EASEMENTS, THEN THE EASEMENT WILL BE CONSIDERED REDUCED BY THAT MUCH OF THE EASEMENT. SUCH ENCROACHMENTS MAY INCREASE THE COST OF ELECTRICAL INFRASTRUCTURE TO ALLOW FOR REDUCED OR LIMITED ACCESS TO EQUIPMENT. NES RESERVES THE RIGHT TO ENTER AND TO ERECT, MAINTAIN, REPAIR, REBUILD, OPERATE AND PATROL ELECTRIC POWER OVERHEAD AND UNDERGROUND CONDUCTORS AND COMMUNICATIONS CIRCUITS WITH ALL NECESSARY EQUIPMENT REASONABLY INCIDENT THERETO INCLUDING THE RIGHT TO CLEAR SAID EASEMENT AND KEEP THE SAME CLEAR OF BRUSH, TIMBER, FLAMMABLE STRUCTURES, BUILDINGS, PERMANENT STRUCTURES, AND FIRE HAZARDS; ALL OVER, UNDER, UPON, AND ACROSS THE EASEMENT AS GRANTED ON ANY PLAT.
 - FINAL QUANTITY AND LOCATION OF NES EQUIPMENT TO BE DETERMINED BY THE NES ENGINEER AFTER RECEIVING FINAL PLANS AND ELECTRICAL LOAD INFORMATION. A PRELIMINARY EXHIBIT 'B' DESIGN WILL BE SENT TO THE DEVELOPER OR REPRESENTATIVES OF THE DEVELOPER FOR REVIEW. SUGGESTIONS OR REQUESTS TO THE DESIGN SHOULD BE MADE DURING THIS REVIEW PROCESS. ANY CHANGES REQUIRING RE-DESIGN, AFTER THIS DOCUMENT HAS BEEN SIGNED, WILL BE AT THE DEVELOPER'S EXPENSE.
 - DEVELOPER'S VEGETATION DESIGN SHALL MEET BOTH METRO REQUIREMENTS AND NES VEGETATION MANAGEMENT REQUIREMENTS CLEARANCES.
 - NES FACILITIES WILL NOT BE ALLOWED TO SIT IN OR TO PASS THROUGH RETENTION AREAS INCLUDING RAIN GARDENS, BIOTENTION, BIO SWALES AND THE LIKE. THIS INCLUDES PRIMARY DUCT BETWEEN PAD-MOUNTED EQUIPMENT, AS WELL AS SERVICE DUCT TO A METER OR METER CENTER.
 - NES NEEDS ELECTRICAL LOAD INFORMATION.

WATER & STORMWATER NOTES

- ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MADISON SUBURBAN UTILITY DISTRICT (MSUD) STANDARD SPECIFICATIONS FEBRUARY 2017 EDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE UTILITY PROVIDER FOR 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.
- UPON COMPLETION OF CONSTRUCTION OF SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOST ERASABLE MYLAR IN REVERSE AND IN DIGITAL (.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSE 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, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.

LEGEND

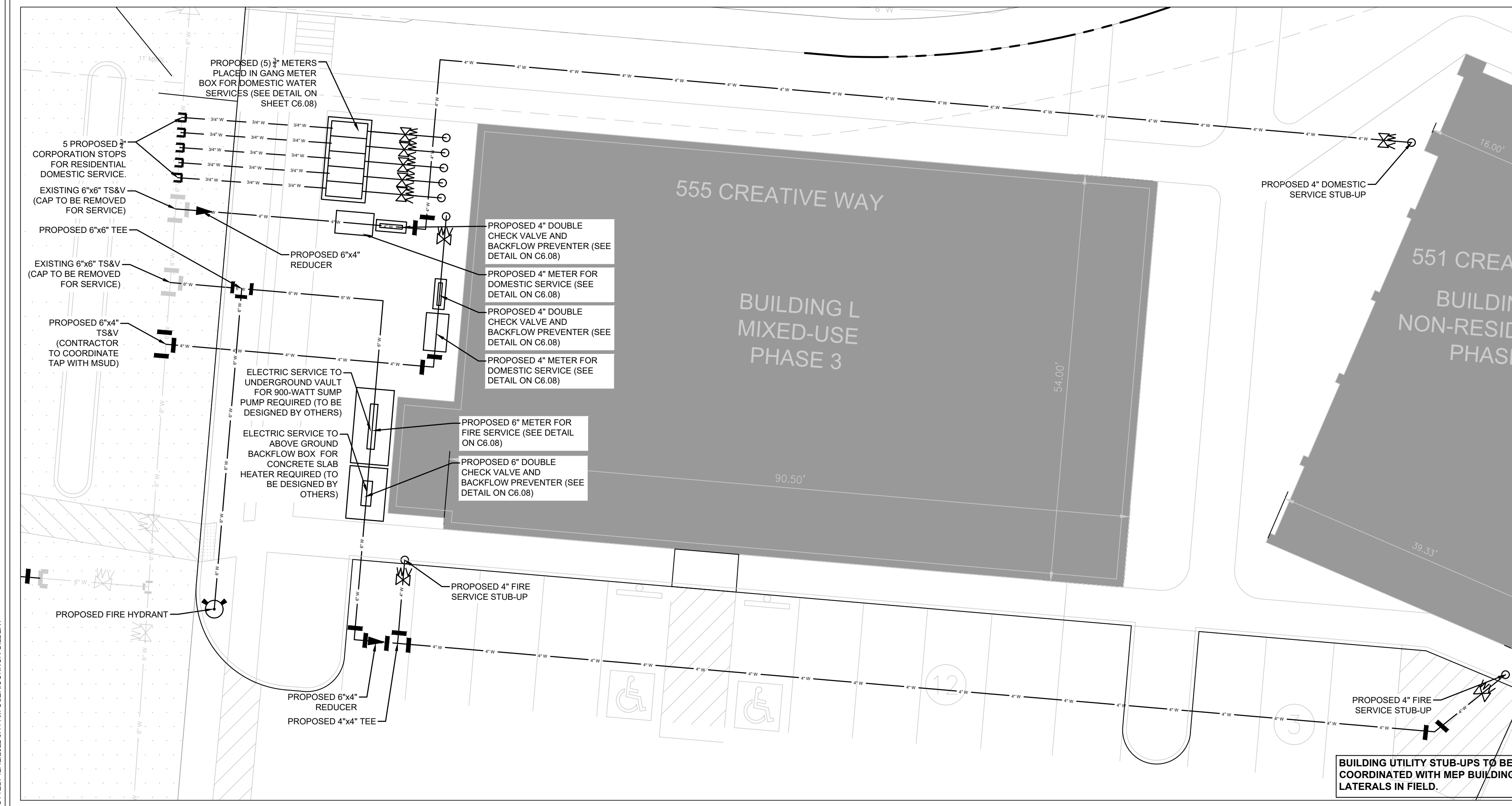
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---	PROPERTY LINE	---	PROPERTY LINE
X - X	EXISTING FENCE	TP	TOP OF PAVEMENT
G - G	EXISTING GAS LINE	TC	TOP OF CURB
P - P	EXISTING OVERHEAD POWER LINE	TG	TOP OF GRADE
SA - SA	EXISTING SANITARY SEWER	EX	EXISTING SPOT ELEV.
ST - ST	EXISTING STORM SEWER		
W - W	EXISTING WATER LINE		
---	PROPOSED CURB AND GUTTER		
---	PROPOSED CURB		
G - G	PROPOSED GAS LINE		
8" W	PROPOSED WATER LINE		
SA - SA	PROPOSED SANITARY SEWER		
ST - ST	PROPOSED STORM SEWER		
---	STORM PIPING		

⊕	SANITARY SEWER MANHOLE	⊕	GAS METER	TP	TOP OF PAVEMENT
⊕	BELLSOUTH MANHOLE	⊕	WATER METER	TC	TOP OF CURB
⊕	UTILITY POLE	⊕	GAS VALVE	TG	TOP OF GRADE
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⊕	WATER VALVE	⊕	PROPOSED HEADWALL		
⊕	FLOW DIRECTION	⊕	PROPOSED INLET		

⊕	PROPOSED CONCRETE	⊕	PROPOSED BUILDING
⊕	BIOTENTION	⊕	ASPAHLT

GENERAL NOTES:

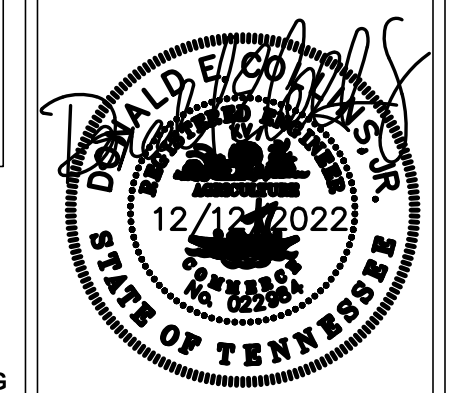
- ALL UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON LOCATION OF UTILITIES BY LOCAL UTILITY AUTHORITIES, VISIBLE APPURTENANCES, OR MAPS PREPARED BY OTHERS. THESE LOCATIONS ARE NO GUARANTEE THAT THERE ARE NO OTHER UTILITIES, EITHER PUBLIC OR PRIVATE, THAT ARE NOT SHOWN ON THIS DRAWING. ALL UTILITIES SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE NECESSARY ARRANGEMENTS WITH THE GOVERNING UTILITY COMPANY FOR UTILITIES REQUIRING RELOCATION.
- ALL PROPOSED UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METRO NASHVILLE WATER SERVICE REQUIREMENTS AND/ OR MADISON SUBURBAN UTILITY DISTRICT.
- CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL CLEARANCE AND 18" VERTICAL CLEARANCE BETWEEN ALL DOMESTIC WATER AND SANITARY SEWER LINES. IF CLEARANCE CANNOT BE OBTAINED, CONCRETE ENCASUREMENT WILL BE NECESSARY (TO BE PROVIDED BY CONTRACTOR).
- ALL SANITARY SEWER PIPE SHALL CONFORM TO ASTM 3034-SDR35 STANDARDS.
- ALL SANITARY SEWER CLEANOUTS IN CONCRETE OR PAVEMENT AREAS SHALL BE IN A BROOKS PRODUCT, 12" WITH SOLID LID, OR APPROVED EQUIVALENT.
- MECHANICAL RESTRAINT SHALL BE USED ON ALL FITTINGS AND VALVES.
- SEE MECHANICAL DRAWINGS FOR EXACT LOCATION OF UTILITIES ENTERING / EXITING BUILDING.
- CONTRACTOR TO ENSURE THAT ALL GRADING IS TO SUBGRADE PRIOR TO INSTALLATION OF UTILITY LINES.
- UTILITY CONTRACTOR RESPONSIBLE FOR TESTING & FINAL APPROVAL OF NEW SEWER SYSTEM PER METRO WATER REQUIREMENTS.
- ANY EXISTING OR PROPOSED VALVES, FIRE HYDRANTS, METER VAULTS, MANHOLES, SPRINKLER HEADS, ELECTRIC METERS VAULTS, PULL BOXES, TRANSFORMERS (THIS SHALL INCLUDE ANY PADS, GRATES, LIDS, SIGNS, POSTS, OR ANY OTHER ITEMS ASSOCIATED WITH SUCH APPURTENANCES), TELEPHONE PEDESTALS, CABLE BOXES, FIBER OPTIC VAULTS (BOXES), REMOTE FIRE DEPARTMENT CONNECTIONS, CLEANOUTS, SPOGOTS, LIGHT POLES, FLOOD LIGHTS, AREA DRAINS, CATCH BASINS, OR OTHER SUCH APPURTENANCES LOCATED WITHIN THE CONSTRUCTION SITE SHALL BE ADJUSTED TO MATCH FINISHED GRADES WHICH ARE NOT SPECIFIED TO BE REMOVED.
- GAS AND ELECTRICAL LINES TO BE DESIGNED AND INSTALLED BY RESPECTIVE PROVIDERS. DESIGN SHOWN ON PLAN FOR SCHEMATICALLY PURPOSES ONLY.
- A COPY OF THE STANDARD SPECIFICATIONS FOR WATER MAIN MATERIAL & INSTALLATION THE MADISON SUBURBAN UTILITY DISTRICT MADISON, TENNESSEE, FEBRUARY 2017 EDITION (LIVE/BWSC 5100 LINBAR DRIVE, SUITE 106 NASHVILLE, TENNESSEE 37211) WILL BE PROVIDED TO THE CONTRACTOR



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CREATIVE WAY VILLAGES
UTILITY PLAN PHASE 3
CREATIVE WAY VILLAGES, MADISON
DAVIDSON COUNTY, TENNESSEE
12/12/2022

REVISIONS

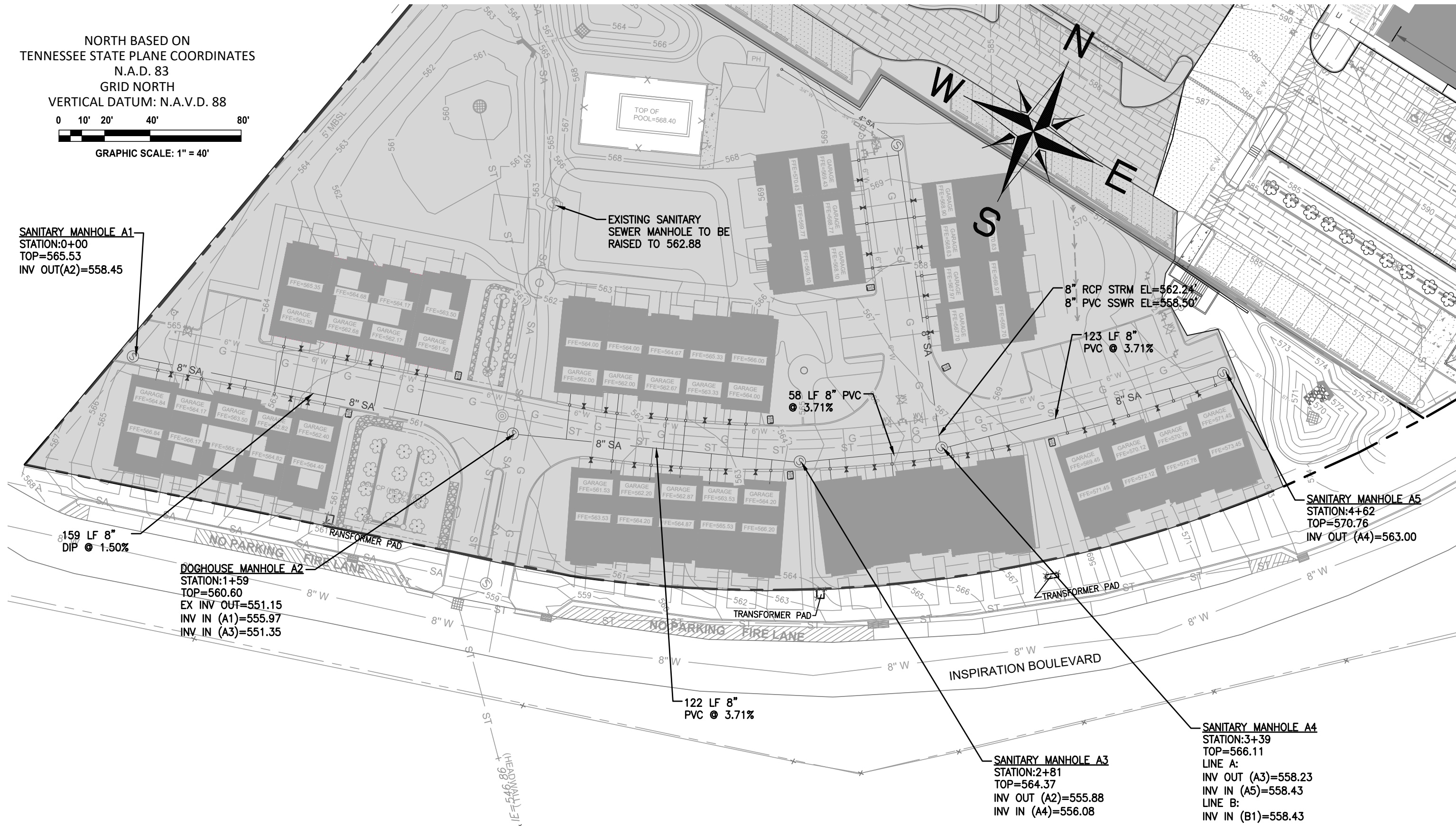
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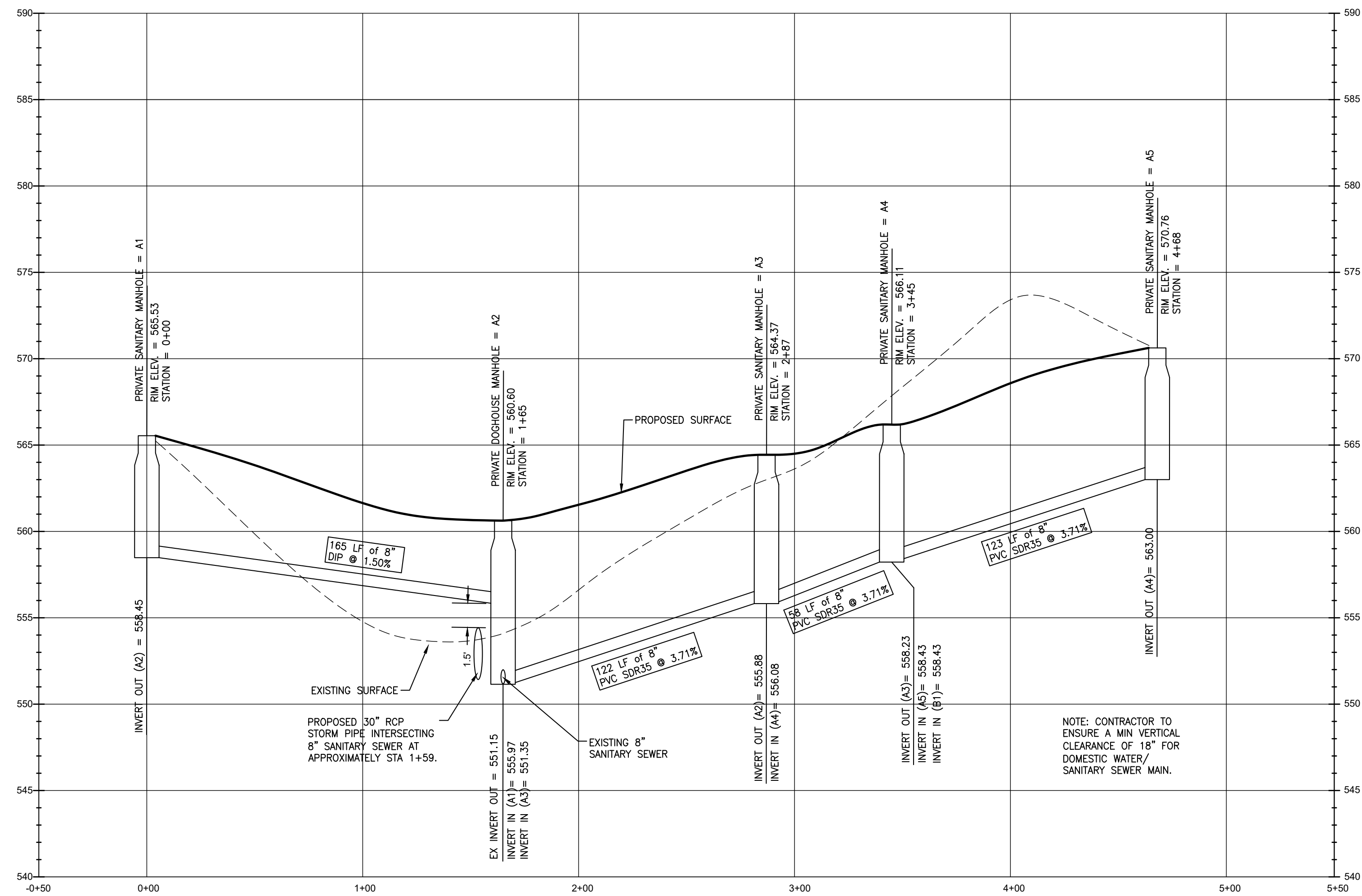
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PROPOSED PRIVATE SAS PLAN VIEW

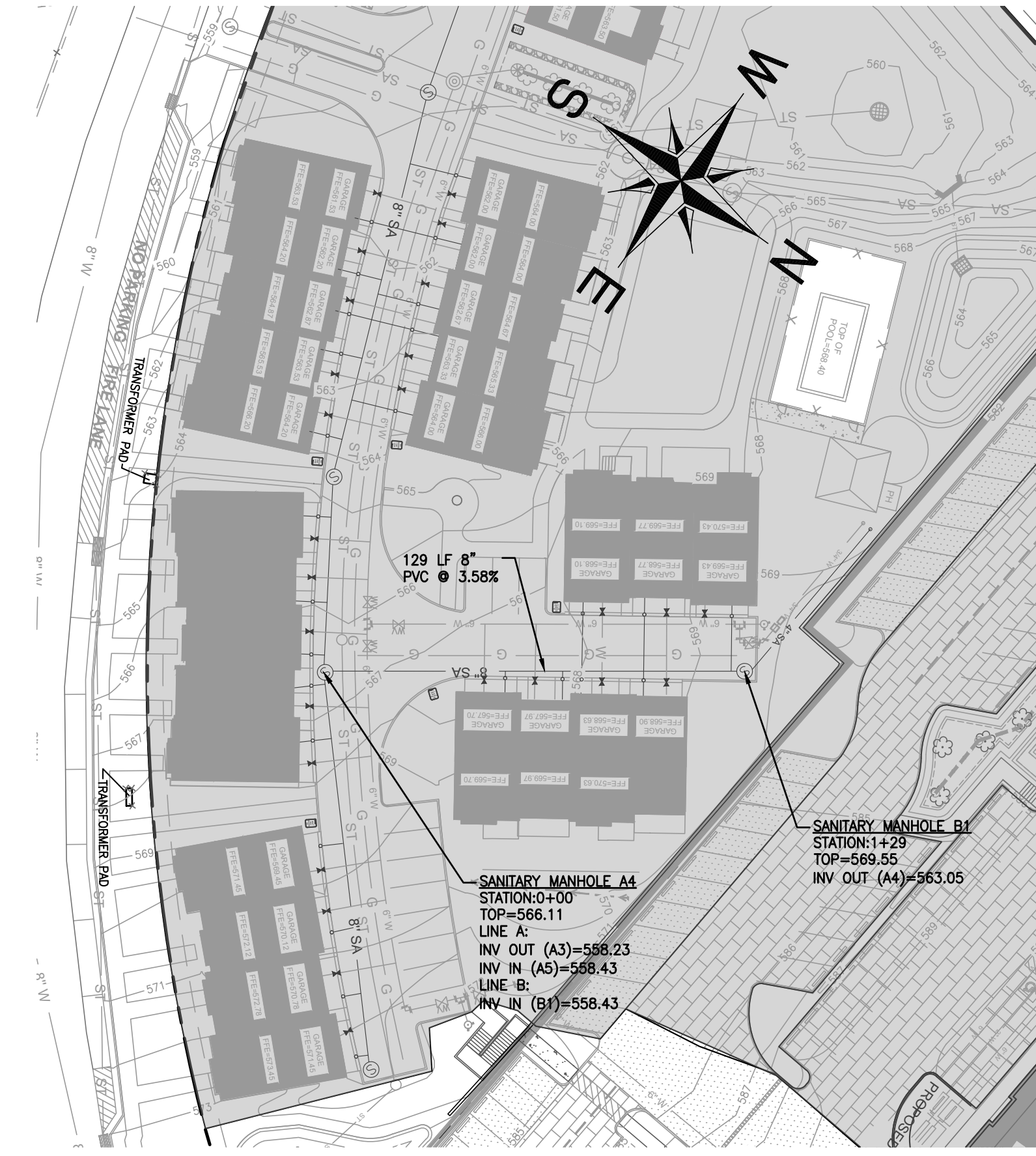


PROPOSED PRIVATE SAS PROFILE VIEW

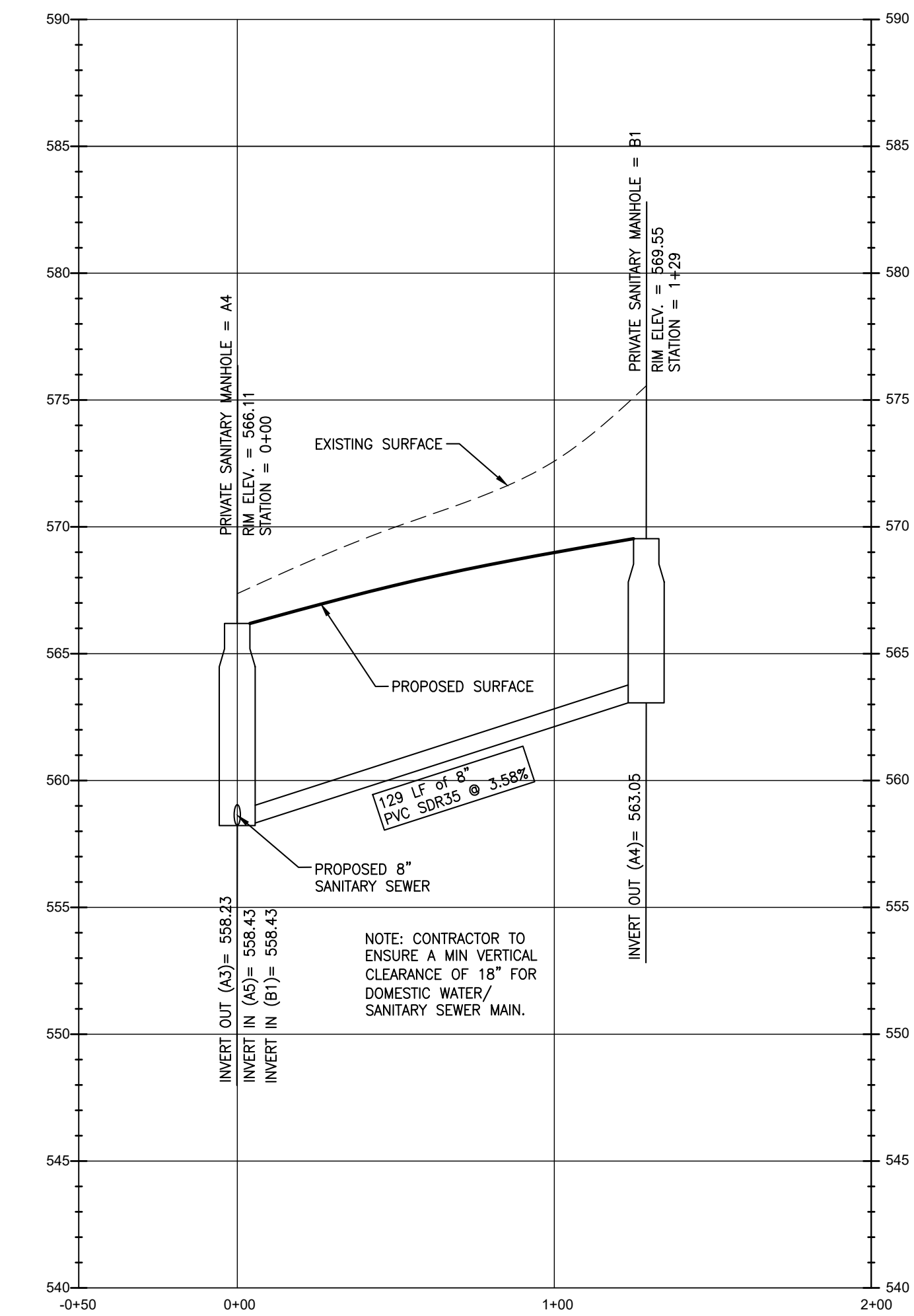


SCALE
 VERTICAL: 1" = 5'
 HORIZONTAL: 1" = 40'

PROPOSED PRIVATE SAS PLAN VIEW



PROPOSED PRIVATE SAS PROFILE VIEW



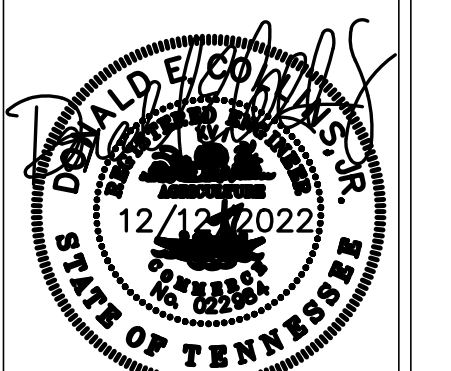
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- MWS NOTES:**
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 - THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
 - THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN 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 ON MOIST ERASABLE MYLARS 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 REGULATING 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.
 - 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.

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CREATIVE WAY VILLAGES
SEWER PLAN & PROFILE SHEET 1
 CREATIVE WAY VILLAGES, MADISON
 DAVIDSON COUNTY, TENNESSEE
 12/12/2022

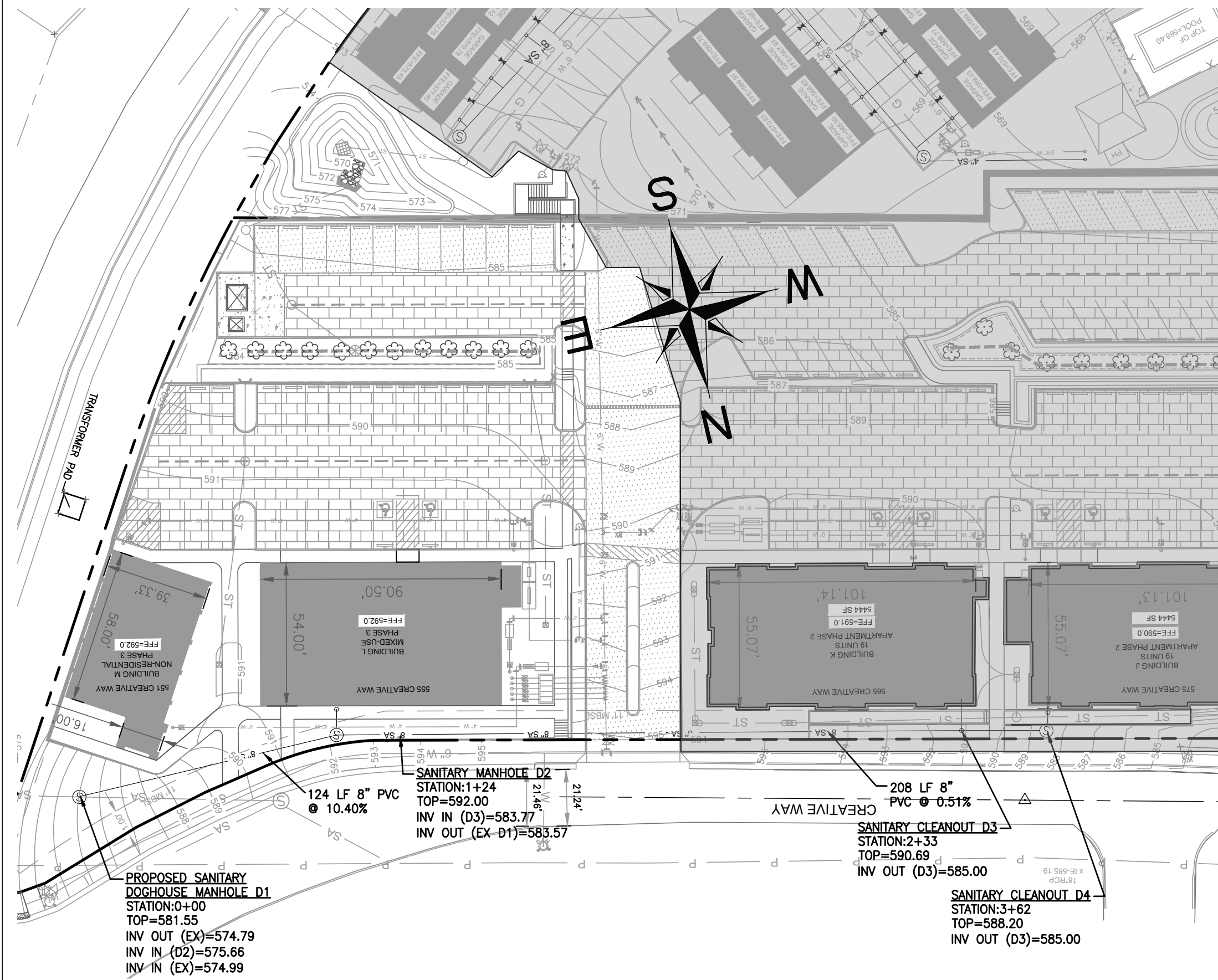
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△	09-20-2021 - COMMERCIAL STORMWATER REVISIONS
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△	12/09/2022 - AMENDMENT TO PRELIM SP

DESIGN BY: CG
 DRAWN BY: CG
 CHECKED BY: JL / DC

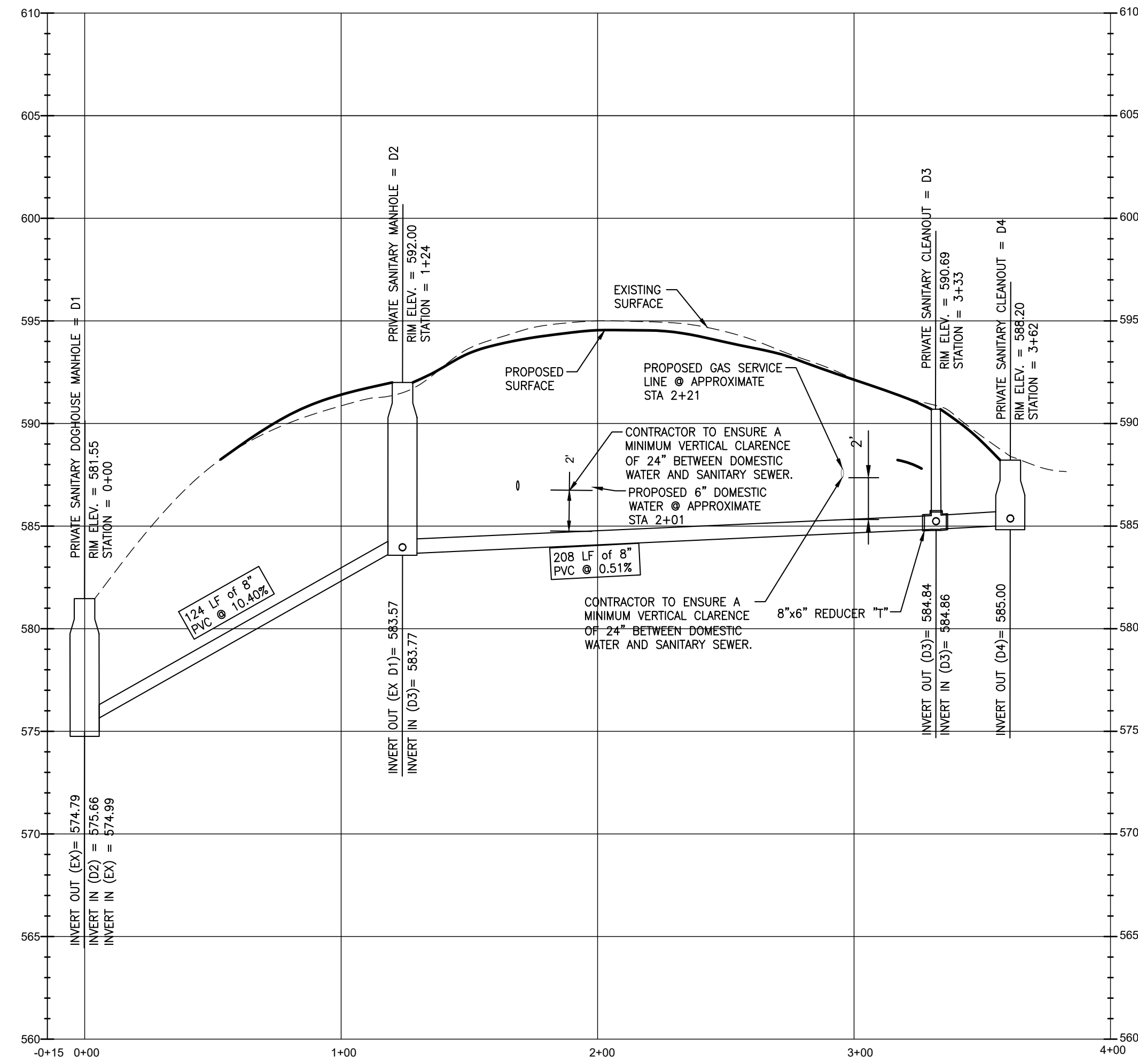
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DWG: 2431 - Creative Way Villages - SS - 12/12/2022
 PLOTTED: 12/12/2022 9:11 AM USER: CANNON, GILBERT

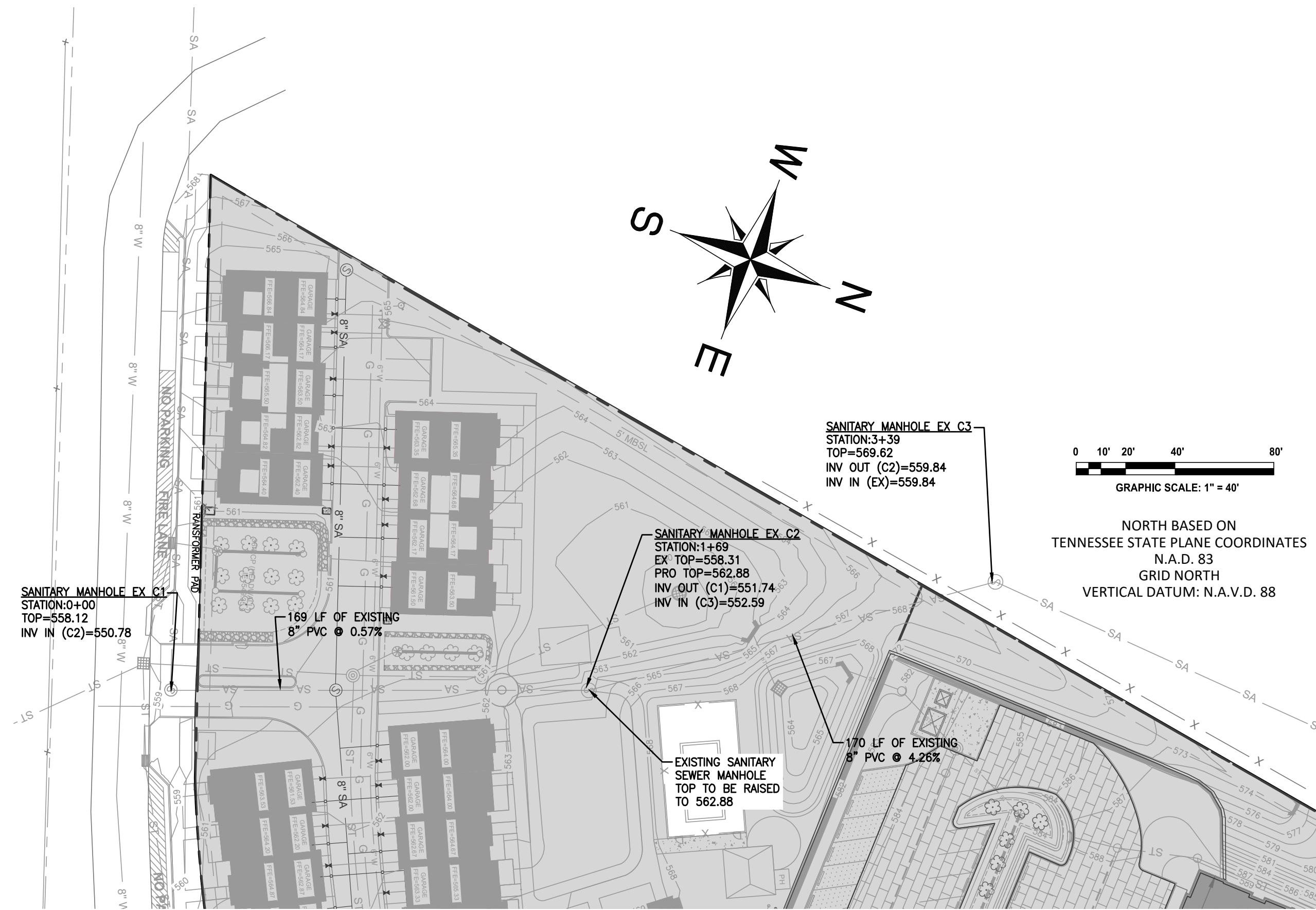
PROPOSED PRIVATE SAS PLAN VIEW



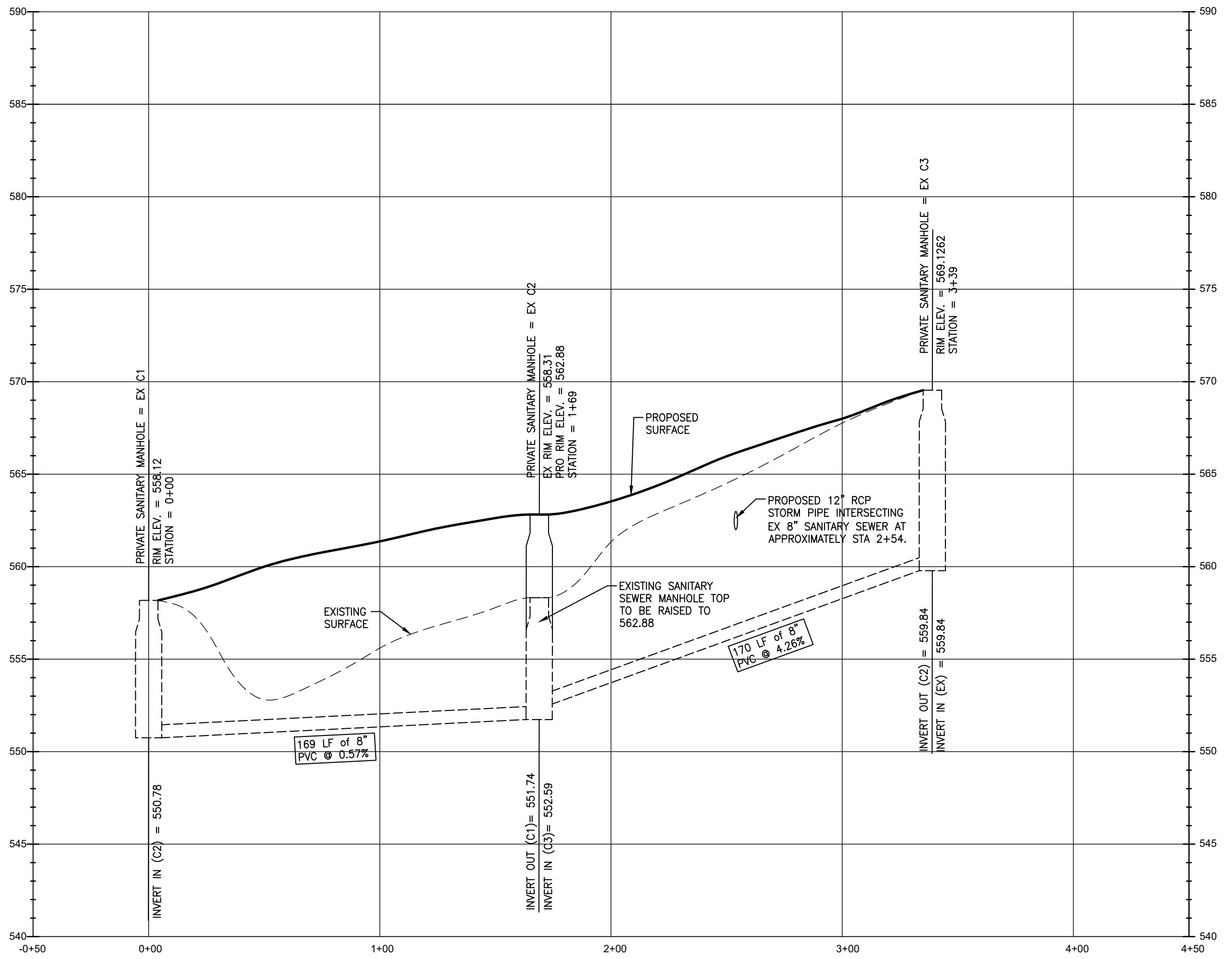
PROPOSED PRIVATE SAS PROFILE VIEW



EX SAS PLAN VIEW



EX SAS PROFILE VIEW



LEGEND

---	BOUNDARY LINE	---	PROPERTY LINE
X-X	EXISTING FENCE	X-X	EXISTING GAS LINE
G-G	EXISTING OVERHEAD POWER LINE	SA-SA	EXISTING SANITARY SEWER
P-P	EXISTING SANITARY SEWER	ST-ST	EXISTING STORM SEWER
SA-SA	EXISTING STORM SEWER	W-W	EXISTING WATER LINE
ST-ST	PROPOSED CURB AND GUTTER		
W-W	PROPOSED CURB		
	PROPOSED GAS LINE		
G-G	PROPOSED WATER LINE		
8" W	PROPOSED SANITARY SEWER		
SA-SA	PROPOSED STORM SEWER		
ST-ST	STORM PIPING		

▲	SANITARY SEWER MANHOLE	○	GAS METER
▲	BELLSOUTH MANHOLE	○	WATER METER
▲	UTILITY POLE	○	GAS VALVE
○	GAS VALVE	○	LIGHT POLE
○	BENCHMARK	○	TREE
○	WATER VALVE	○	PROPOSED HEADWALL
○	FLOW DIRECTION	○	PROPOSED INLET

■	PROPOSED CONCRETE	■	PROPOSED BUILDING
■	BIORETENTION	■	PUDE EASEMENT
■	PERVIOUS WALKING TRAIL		

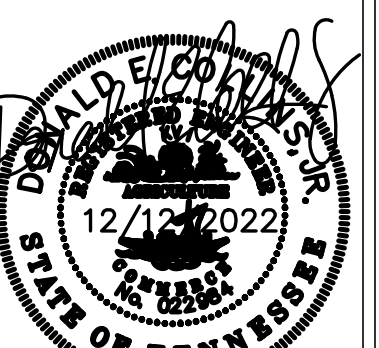
TP TOP OF PAVEMENT
TC TOP OF CURB
TG TOP OF GRADE
EX EXISTING SPOT ELV.

- MWS NOTES:**
- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
 - THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
 - THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
 - AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISION 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 ON MOST ERASABLE MYLARS 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 REGULATING 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.
 - 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.

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CREATIVE WAY VILLAGES SEWER PLAN & PROFILE SHEET 2 CREATIVE WAY VILLAGES, MADISON DAVIDSON COUNTY, TENNESSEE 12/12/2022

REVISIONS	
△	DATE - DESCRIPTION
△	03-10-2021 - SP AMENDMENT
△	09-20-2021 - COMMERCIAL STORMWATER REVISIONS
△	07-28-2022 - FINAL SP AMENDMENT REVISIONS PER PLANNING COMMENT
△	12/09/2022 - AMENDMENT TO PRELIM SP

DESIGN BY: CG
DRAWN BY: CG
CHECKED BY: JL / DC

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GENERAL NOTES:

- GN-1: THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS GAS MAINS, WATER MAINS, ELECTRIC DUCT LINES, ETC. AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, BY ACTUAL OR FURNISHED SURVEYS AND TAKEN FROM THE RECORDS OF THE PARENT UTILITY COMPANIES...

GRADING NOTES:

- G-1: PROTECT TREES NOT MARKED FOR REMOVAL OR LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION. IF A TREE TRUNK OR BRANCH IS CUT OR SCARRED THEN THE AFFECTED AREA SHALL BE TREATED WITH A WOUND PAINT TO PREVENT DISEASE.

EROSION CONTROL NOTES:

- E-1: THE CONTRACTOR SHALL MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN, ON-SITE (OR AT A NEARBY OFFICE).

STORM DRAINAGE AND SPECIAL DITCHES NOTES:

- SD-1: CATCH BASINS: ALL CATCH BASINS SHOWN SHALL BE PRECAST CONCRETE IN ACCORDANCE WITH THE DETAILS SHOWN OR IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

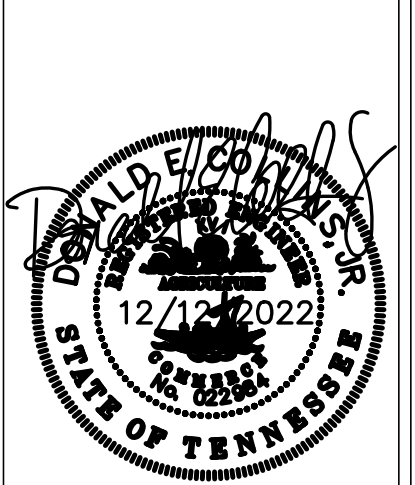
GENERAL NOTES FOR WATER LINE CONSTRUCTION:

- 1. ALL WATER LINE CONSTRUCTION AND MATERIALS WILL BE IN STRICT COMPLIANCE WITH THE CURRENT APPROVED SPECIFICATIONS FOR THE MADISON SUBURBAN UTILITY DISTRICT (MSUD) AS ON FILE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER QUALITY CONTROL AND PROTECTION.

DEMOLITION NOTES:

- D-1: CONTRACTOR SHALL PROVIDE NECESSARY SIGNAGE, BARRICADES OR OTHER DEVICES FOR THE PROTECTION OF THE PUBLIC, CONSTRUCTION WORKERS AND TRAFFIC CONTROL.

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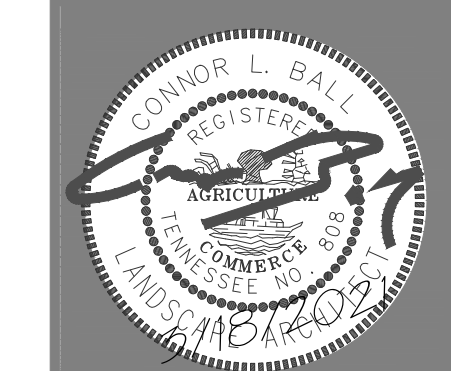
CREATIVE WAY VILLAGES STANDARD NOTES CREATIVE WAY VILLAGES, MADISON DAVIDSON COUNTY, TENNESSEE 12/12/2022

Table with 2 columns: DATE, DESCRIPTION. Includes revision 03-10-2021 AMENDMENT and 09-20-2021 COMMERCIAL STORMWATER REVISIONS.

DESIGN BY: CG DRAWN BY: CG CHECKED BY: JL / DC

811 Know what's below. Call before you dig. 811 www.call811.com

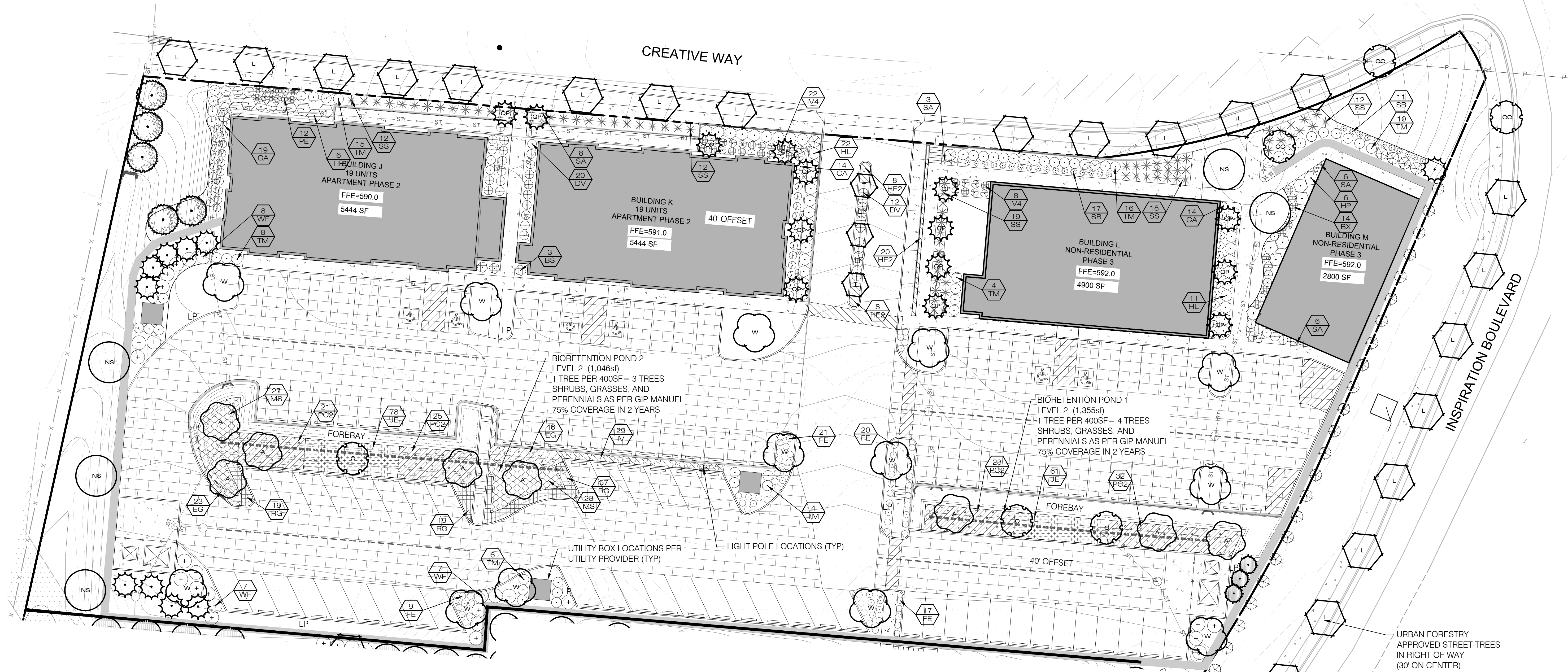
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BY: CD

RELEASE DATE:

L1.0



TREE DENSITY UNIT (TDU) WORKB1:J23SHEET (Ordinance 94-1104) REV Sept-2019

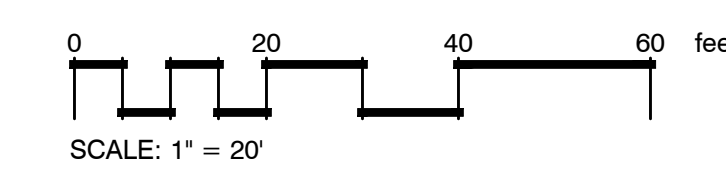
Date	
Map:05100008200	
Application Number:	
Project Name: Creative Way Mixed Use	
Address: 0 Inspiration Blvd	
Site Acreage	2.36
Minus Building Coverage Area	(-) 0.43
Equals Adjusted Acreage	(=) 1.93
Multiply by Required Tree Density Unit per acre	(x) 22
Required TDU for Project	(=) 42.46

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES				REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR, SMALL UNDERSTORY TREES and STREET TREES*			
DBH	# of Trees	Value	TDU	DBH	# of Trees	Value	TDU
2"	23	x .5	11.5	2"	26	x .25	6.5
3"	41	x .6	24.6				0
			Total				total
			36.1				6.5

Total TDU for Protected Trees	(+)	
Total TDU for Replacement Trees- On-site	(+)	42.6
Total Density Units Provided	(=)	42.6

Interior Green Space: 28,089 x 8% = 2,247sf Required Interior Green Space. Provided Interior Green Space: >5,000 SF
 IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION
 TREE CUT PERMIT REQUIRED

LANDSCAPE SCHEDULE, NOTES, & DETAILS - SHEET L1.1



BIORETENTION NOTES:

- Verify that the bioretention areas have been constructed in compliance of the requirements of the construction documents prior to beginning work
- Care should be taken to minimize compaction to soils within the limits of the bioretention area(s)
- No machinery (other than walk behind rototillers) shall be used within the limits of the bioretention area(s)
- Dig a test percolation pit (1'x1'x1' deep and fill with water. Monitor to verify that all the water has drained from the pit within a 24 hour period. If water remains after 24 hours, cease all work on the bioretention area(s) and contact the Civil Engineer for further instructions
- The work required for construction of the bioretention area(s) consists of removal of weeds, preparation of planting areas, mulching, and clean up.
- Contractor is responsible for keeping the bioretention area free from sediment resulting from storm-water runoff.
- The contractor shall conduct all site preparation activities to not allow 'sediment loss' to the bioretention areas.
- Provide or verify installation of a silt fence prior to commencement of construction around the circumference of the bioretention area(s)
- Begin construction of the bioretention area(s) after adjacent areas have been stabilized with stone or vegetation.
- Comply with the Water Quality Control Act of 1971, including revisions, and other applicable laws, ordinances, and regulations.
- The Contractor shall correct, at his own expense, any work that does not comply with the requirements of the contract.
- The Contractor shall assume responsibility for protection of public streets, curbs, and utilities from damages from the Contractor's operations. Plan work to avoid ponding, flooding, ad sediment loss on site and upon adjacent properties.
- Meet the requirements of all rules and regulations governing the respective utilities. Protect active utilities from damage during construction.
- If active utilities are encountered in the course of excavation other than those indicated on the survey or civil plans, protect them from damage and relocate them in accordance with the Engineer's written instructions. Remove inactive utilities if such are encountered
- The finished surface shall be free from any lumps of earth, rocks, stones, debris, or other improper materials. No trees, trunks, shrubs, stumps, undergrowth, or building rubbish will be permitted in the grading grading.
17. Scarily top 6" of soil by hand or with a walk behind rototiller to the planting area. Tractors or other heavy machinery are NOT allowed within the bioretention area(s)
- Remove all weeds with three applications (at 2 week intervals) of a systemic herbicide such as Roundup during the period that weeds are actively growing and prior to preparing the bioretention area for planting.

PLANT STANDARDS

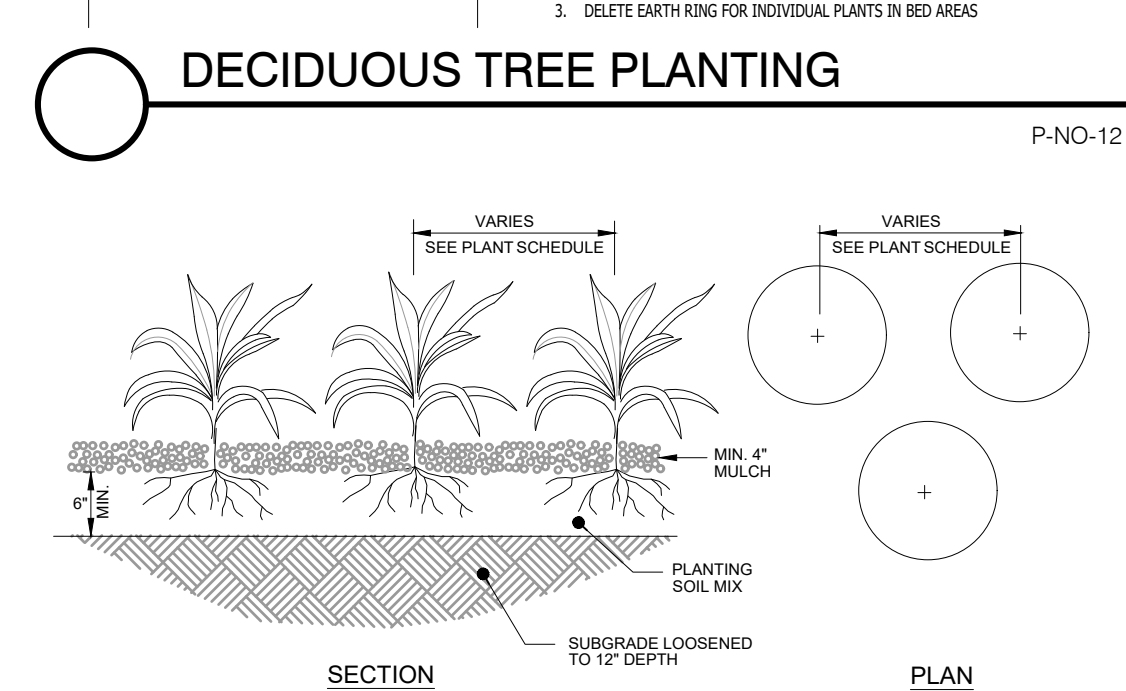
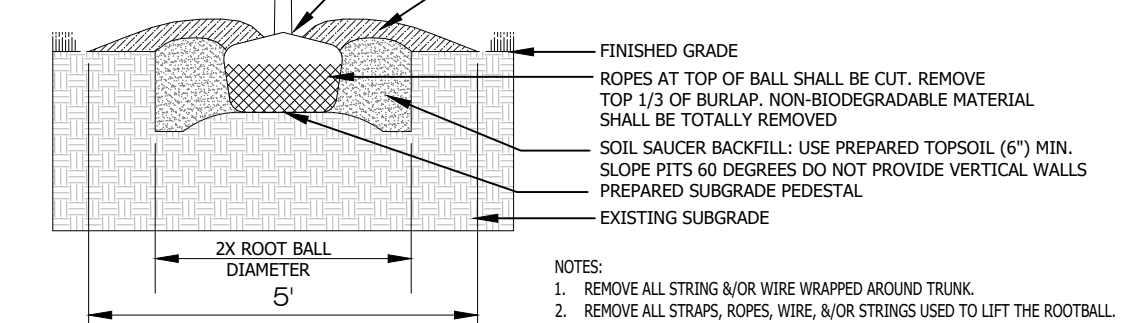
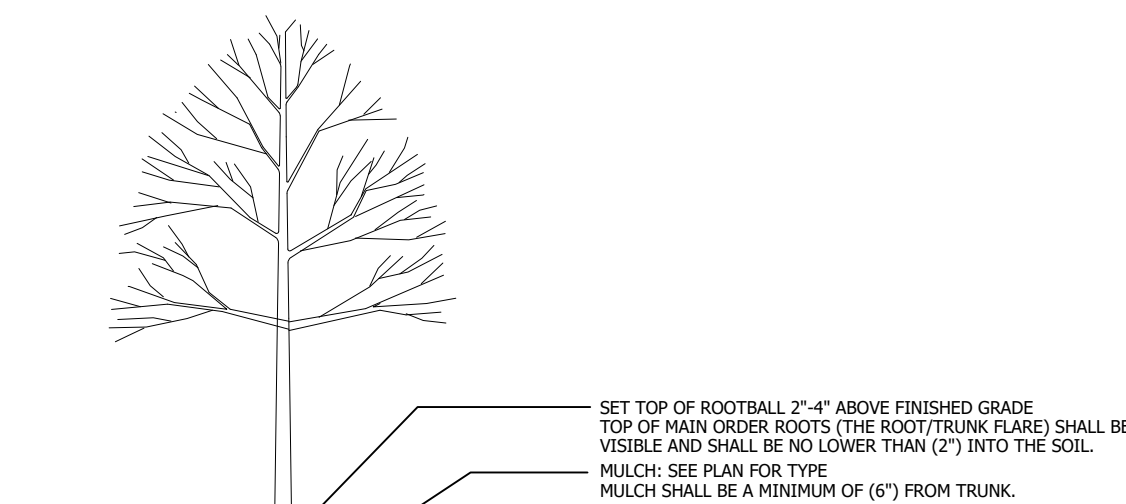
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. 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:

- 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.
 - Trees with forked trunks are acceptable if all the following conditions are met:
 - The fork occurs in the upper 1/3 of the tree.
 - One fork is less than 2/3 the diameter of the dominant fork.
 - The top 1/3 of the smaller fork is removed at the time of planting.
 - No branch is greater than 2/3 the diameter of the trunk directly above the branch.
 - The trunk and/or major branches shall not touch
 - Several branches are larger in diameter and obviously more dominant.
 - Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
 - 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
 - Crown spread shall look proportional to the tree.
 - NO flush cuts or open trunk wounds or other bark injury
 - Root ball meets all ANSI standards and is appropriately sized
- DEFICIENCIES NOT ACCEPTED:**
- Tip dieback on 5% of branches
 - Crown thin/sparsely foliated
 - Included bark
 - Major Branches touching
 - 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:

- Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
- Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
- 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.
- All materials are subject to the approval of the Landscape Architect, City, and Owner.
- Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
- 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.
- Mulch plant pits and planting beds with specified mixes to the depth indicated on drawings.
- Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
- Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
- Maintain all plant material and lawns until project is accepted in full by the City.
- Guarantee all workmanship and materials for a period of 1 calendar year.
- Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
- 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.
- 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.
- Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain



LANDSCAPE NOTES:

- Contractor responsible for locating and protecting all underground utilities prior to digging.
- Contractor responsible for protecting existing trees from damage during construction as shown on plans.
- 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.
- All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch.
- 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.
- Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indentation to be repaired.
- Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
- 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 out. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
- Planting mix to be provided as specified in the landscape specifications.
- 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.
- 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.
- 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.
- Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
- All trees and shrubs shall be coordinated with lighting plan prior to installation.
- All shrubs to be 3' back of curb.
- All areas of disturbance outside of landscape beds shall be repaired with turf.
- 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:

- 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:

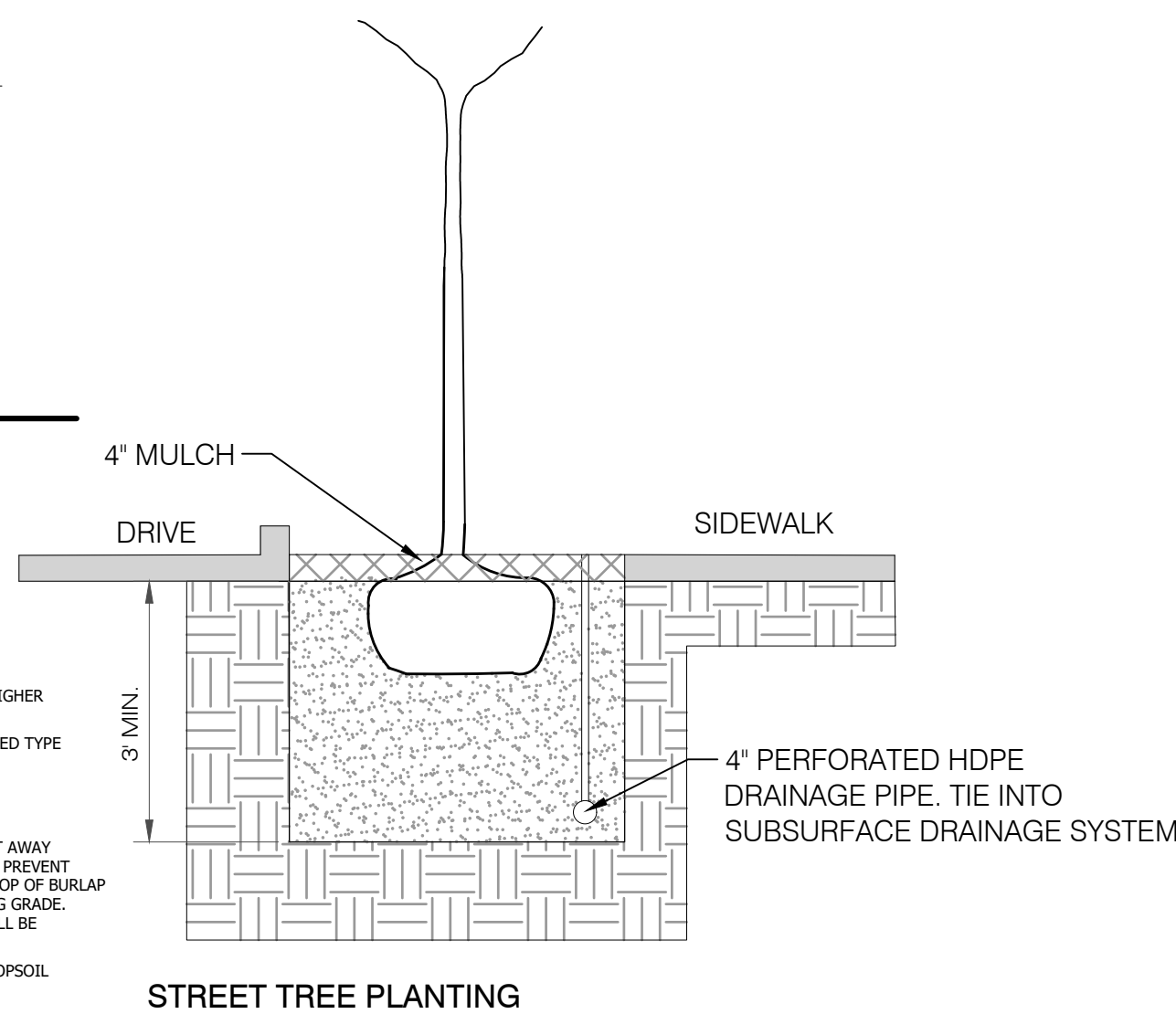
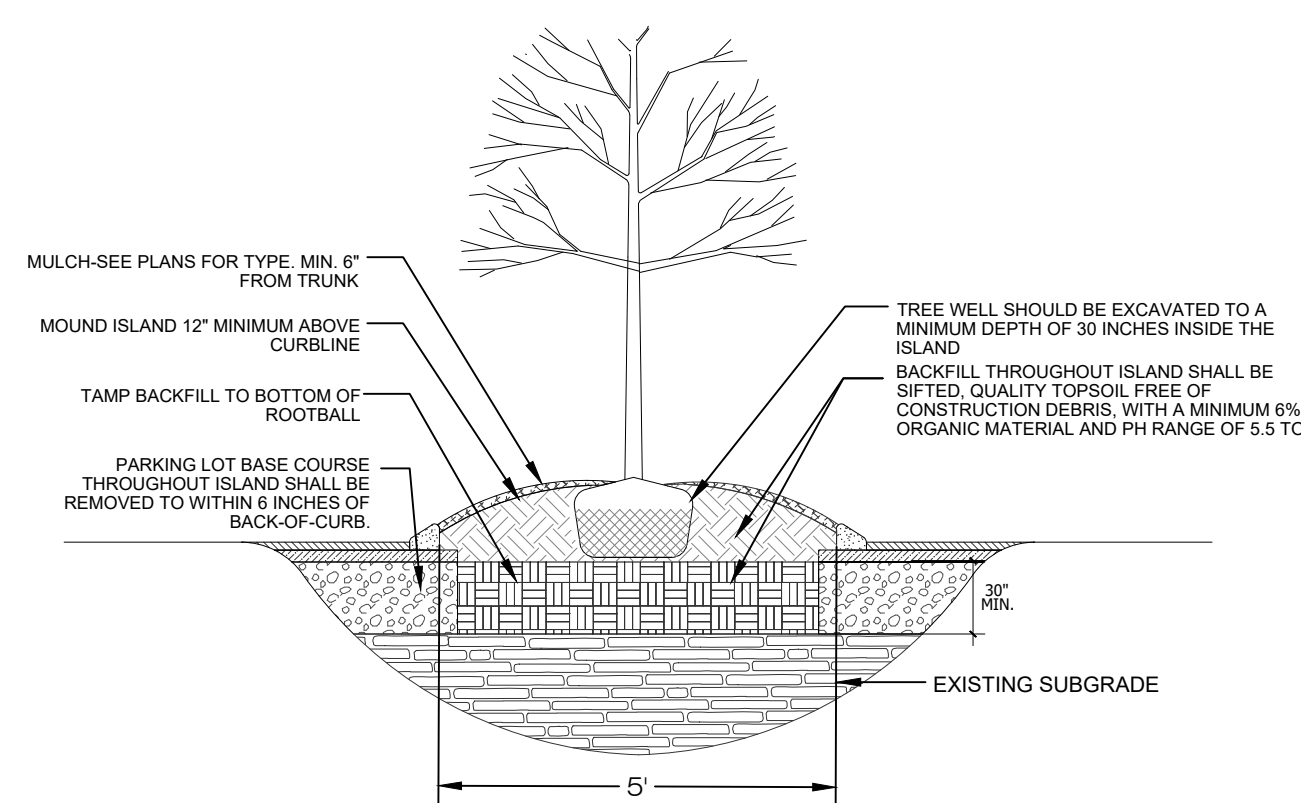
In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

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



PLAN NOTES:

- ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE STRAW MULCH.
- BIO-RETENTION PONDS SHALL BE MULCHED WITH 4" DOUBLE SHREDDED HARDWOOD BARK MULCH; TAMPED WITH RAKE.
- INLETS AND DRAINS SHALL BE SURROUNDED WITH 2' OF 6" ROUND RIVER ROCKS
- ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
- ALL AREAS OF DISTURBANCE SHALL BE SEEDED WITH REBEL III TALL FESCUE UNLESS OTHERWISE NOTED ON GRADING PLANS

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

PLANT SCHEDULE SITE

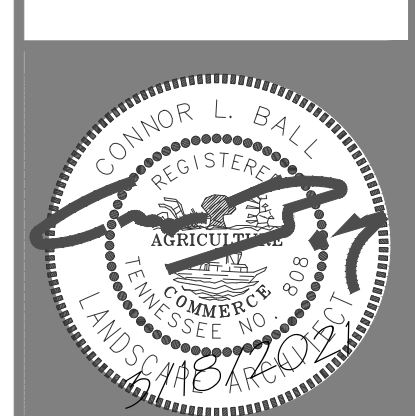
CANOPY TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	10	Rubin American Holly / Ilex 'Conn' Full to Base. Full Dense Form. See Tree Specifications	B # B	3"Cal	8'-10' HT
	23	Tulip Poplar / Liriodendron tulipifera 5' Clear Trunk, Single; Straight Central Leader. Full Upswept Branching. Even Branching. See Tree Specifications.	B # B	2"Cal	12'-14' HT
	5	Bracken's Southern Magnolia / Magnolia grandiflora 'Brackens Brown Beauty' Full to Base. Full Dense Form. See Tree Specifications	B # B	3"Cal	8'-10' HT
	5	Wildfire Tupelo / Nyssa sylvatica 'Wildfire' 5' Clear Trunk, Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B # B	3"Cal	12'-14' HT
	13	Willow Oak / Quercus phellos 5' Clear Trunk, Single; Straight Central Leader. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B # B	3"Cal	12'-14' HT
UNDERSTORY/COLUMNAR TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	3	Oklahoma Redbud / Cercis canadensis 'Oklahoma' 4' Clear Trunk/Well Branched Full Symetrical Crown. See Tree Specifications	B # B	2"Cal	10'-12' HT
	3	Arnold Tulip Poplar / Liriodendron tulipifera 'Arnold' 3' Clear Trunk, Single; Columnar, Straight Central Leader. Columnar Form. Even Branching. See Tree Specifications.	B # B	2"Cal	12'-14' HT
	3	Teddy Bear Southern Magnolia / Magnolia grandiflora 'Southern Charm' Full To Base. Full Dense Form. See Tree Specifications	B # B	2"Cal	6'-8' HT
	14	Green Pillar Oak / Quercus palustris 'Pngreen' 3' Clear Trunk, MATCHED, Pyramidal Form, Strong Central Leader. Evenly Branched. Full Symmetrical Crown. See Tree Specifications	B # B	2"Cal	10'-12' HT
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	3	American Boxwood / Buxus sempervirens Full; Dense Form. Unsheered	#5 Container		
	14	Green Velvet Boxwood / Buxus x 'Green Velvet' Full; Dense Form. Unsheered	#3 Container		
	39	Vintage Jade Distylium / Distylium x Vintage Jade Full; Dense; Well Rooted	#3 Container		
	13	Quick Fire Hydrangea / Hydrangea paniculata 'Bulk' Full; Dense Form	#3 Container		
	33	Little Lime Hydrangea / Hydrangea paniculata 'Little Lime' Full; Dense Form	#3 Container		
	30	Little Henry Itea / Itea virginica 'Little Henry' Full, Heavy, Well Branched	#3 Container		
	27	Blue Arrow Juniper / Juniperus virginiana 'Blue Arrow' Full; Dense Form.	8' HT		
	23	Autumn Joy Sedum / Sedum x 'Autumn Joy' Full; Well Rooted	#1 Container		
	28	Mimi Gold Spirea / Spiraea japonica 'Mimi Gold' Full, Heavy.	#1 Container		
	63	Hicks Yew / Taxus x media 'Hicks' Full, Heavy, Well Branched.	24' HT		
	26	Sonic Bloom Weeela / Weigela florida 'Sonic Bloom' Full; Well Rooted Containers	#3 Container		
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	47	Karl Foersters Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster' Full; Dense; Well Rooted	#3 Container		
	72	Elijah Blue Fescue / Festuca glauca 'Elijah Blue' Full; Well Rooted Containers	#1 Container		
	12	Hamel Fountain Grass / Pennisetum alopecuroides 'Hamel' Full; Dense; Well Rooted	#1 Container		
	73	The Blues Little Bluestem Grass / Schizachyrium scoparium 'The Blues' Full; Dense form	#3 Container		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	36	Pardon Me Daylily / Hemerocallis x 'Pardon Me' 1 Quart Plants installed in triangular spacing 24" O.C.	Space as Noted		

PLANT SCHEDULE BIORETENTION

BIORETENTION TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	A	8	Summer Red Maple / Acer rubrum 'Summer Red' 5' Clear Trunk, Single; Straight Central Leader. Even Branching. See Tree Specifications.	B # B	3"Cal	12'-14' HT
	O	3	Oklahoma Redbud / Cercis canadensis 'Oklahoma' Single Stem, Well Branched Full Symetrical Crown.	B # B	2"Cal	10' HT
BIORETENTION PLANTS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	EG	69	Gateway Joe-Pye Weed / Eupatorium maculatum 'Gateway' Install #1 Containers in Trianglar spacing 24" O.C.	#1 Container		
	IV	29	Blue Flag Ins / Iris virginica Install #1 Containers in Trianglar spacing 18" O.C.	#1 Container		
	M5	50	Merlot Sweetspire / Itea virginica 'Merlot' Full; Well Rooted Containers #3 Containers Installed 48" O.C. in Trianglar Pattern	#3 Container		
	JE	139	Soft Rush / Juncus effusus Full Container, Well Rooted #1 Containers installed 24" O.C. in Trianglar Pattern	4'pot		
	PC2	101	Cheyenne Sky Switch Grass / Panicum virgatum 'Cheyenne Sky' Full; Well Rooted Containers #1 Containers Installed 48" O.C. in Trianglar Pattern	#1 Container		
	RG	95	Coneflower Mix / Rudbeckia / Echinacea 30% Echinacea purpurea 60% Rudbeckia hirta Install Conflower within BE5 masses	2Q		



PROPOSED SITE FOR:
CREATIVE WAY VILLAGES
NASHVILLE, TENNESSEE



BY: CD

RELEASE DATE:

L1.1

LANDSCAPE NOTES

PROJECT MANAGER:
TELEPHONE EXT:
e-mail:

In Association with:

Project Manager:

e-mail:

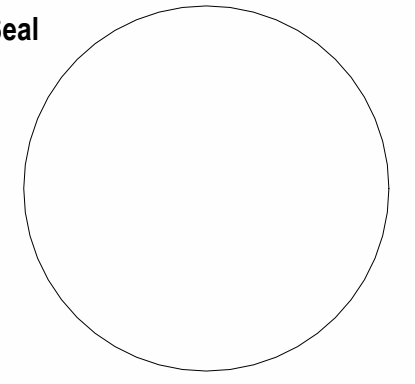
Project Manager:

e-mail:

**CREATIVE WAY BLDG M
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Revision Schedule		
Revision Number	Revision Description	Revision Date

Sheet Information	
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Job Number:	a180xx.00
Drawn By:	Author
Checked By:	Checker
Approved By:	Approver

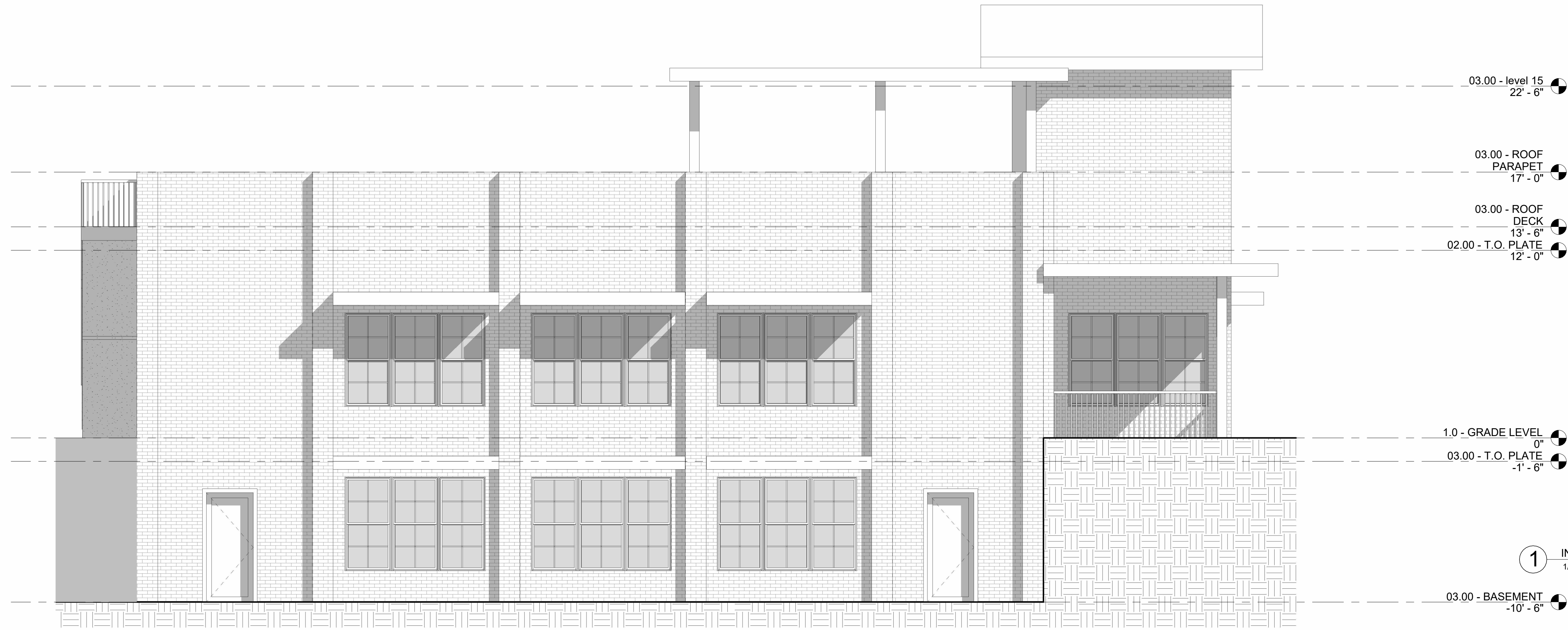


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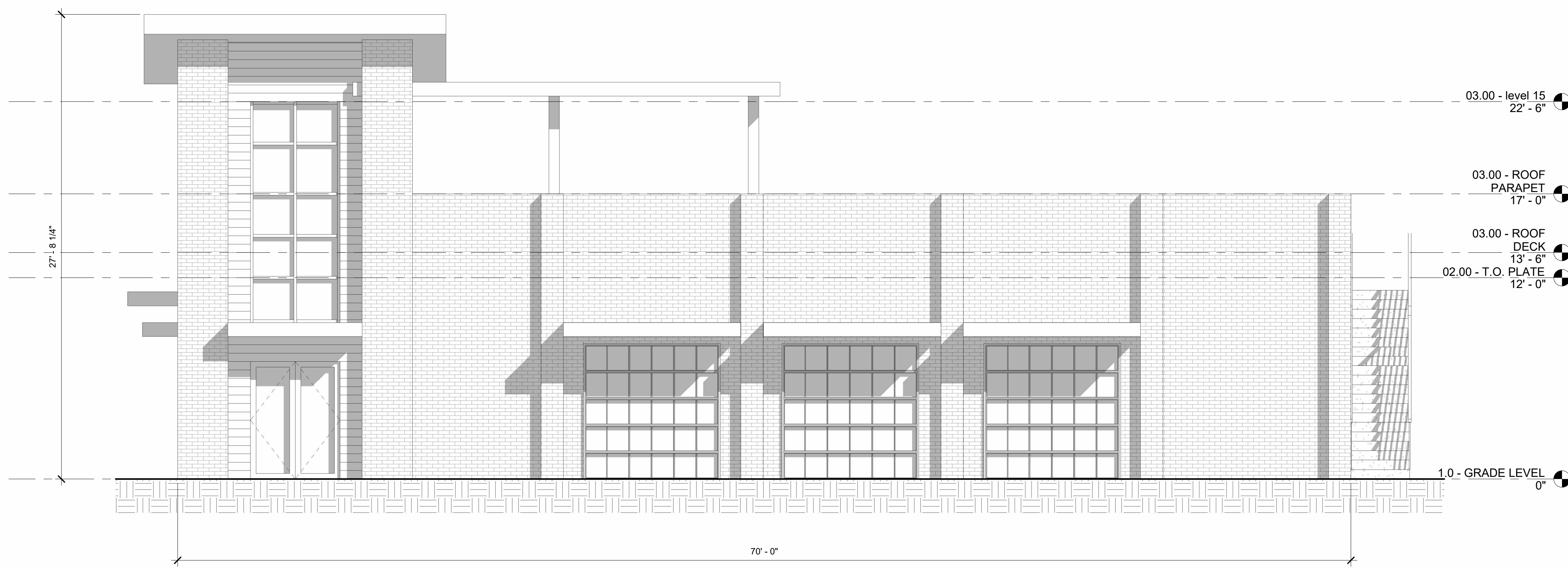
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Sheet Description:
BUILDING 1 ELEVATIONS

Sheet:
A400



OPENING %
OVERALL SF: 783SF
OPENING SF: 214SF
TOTAL %: 27% OPENINGS



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

PROJECT MANAGER:
TELEPHONE EXT:
e-mail:

In Association with:

Project Manager:

e-mail:

Project Manager:

e-mail:

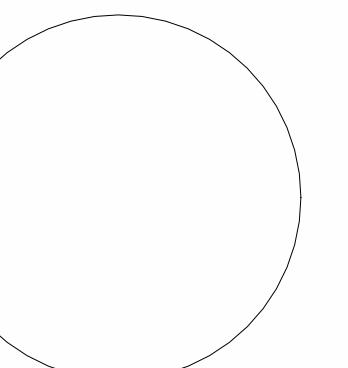
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Seal



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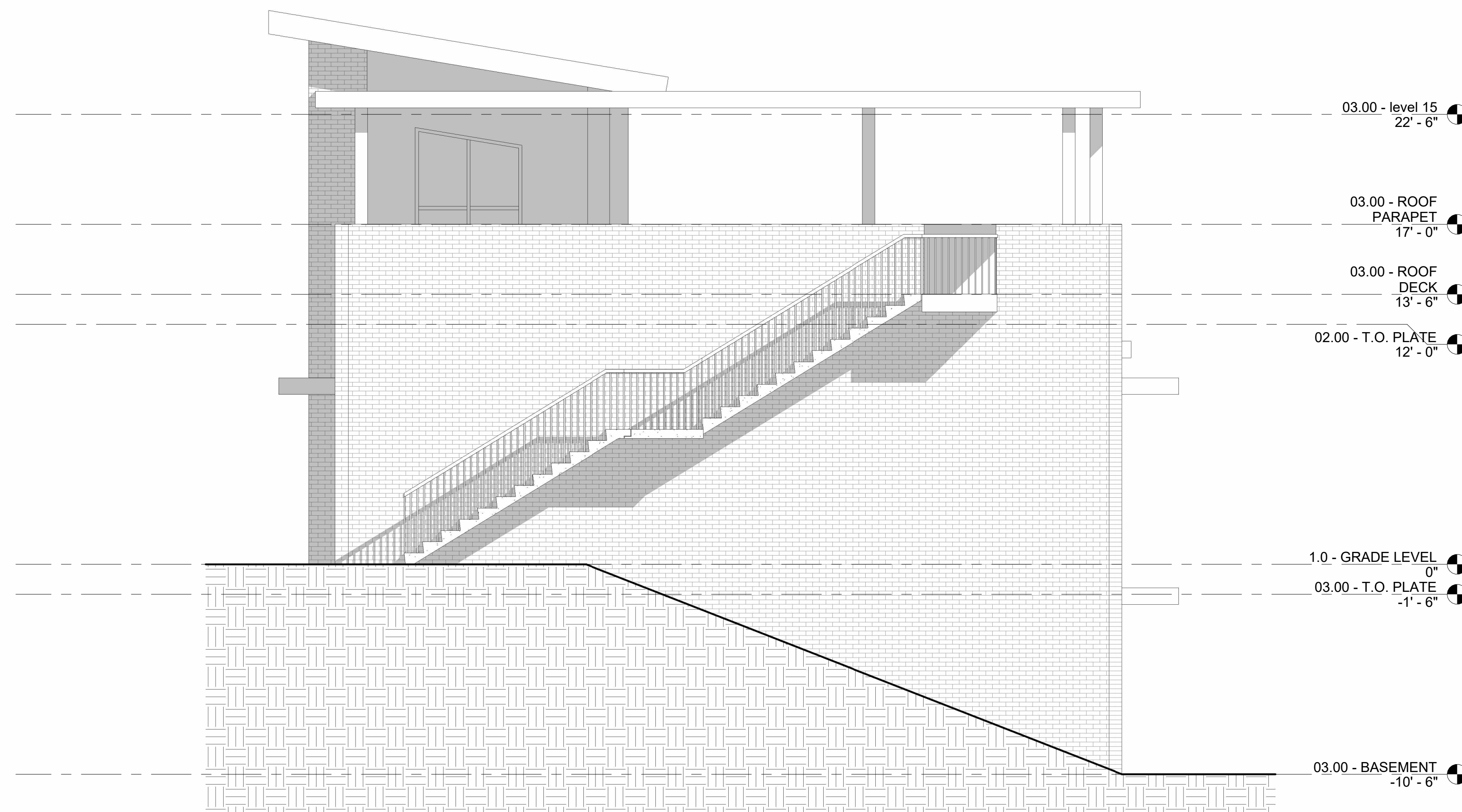
Sheet:

A401



OPENING %
OVERALL SF: 648SF
OPENING SF: 212SF
TOTAL %: 33% OPENINGS

1 CREATIVE WAY ELEVATION
1/4" = 1'-0"



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

PROJECT MANAGER:
TELEPHONE EXT:
e-mail:

In Association with:

Project Manager:
e-mail:

Project Manager:
e-mail:

e-mail:

CREATIVE WAY BLDG L

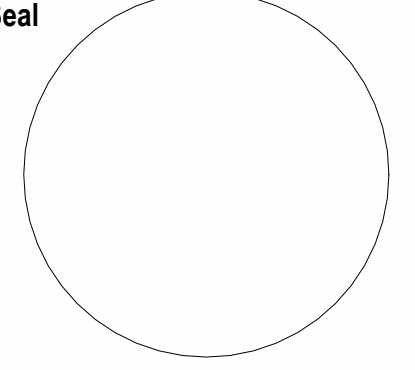
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565 CREATIVE WAY
MADISON, TN

Revision Schedule

Revision Number	Revision Description	Revision Date

Sheet Information

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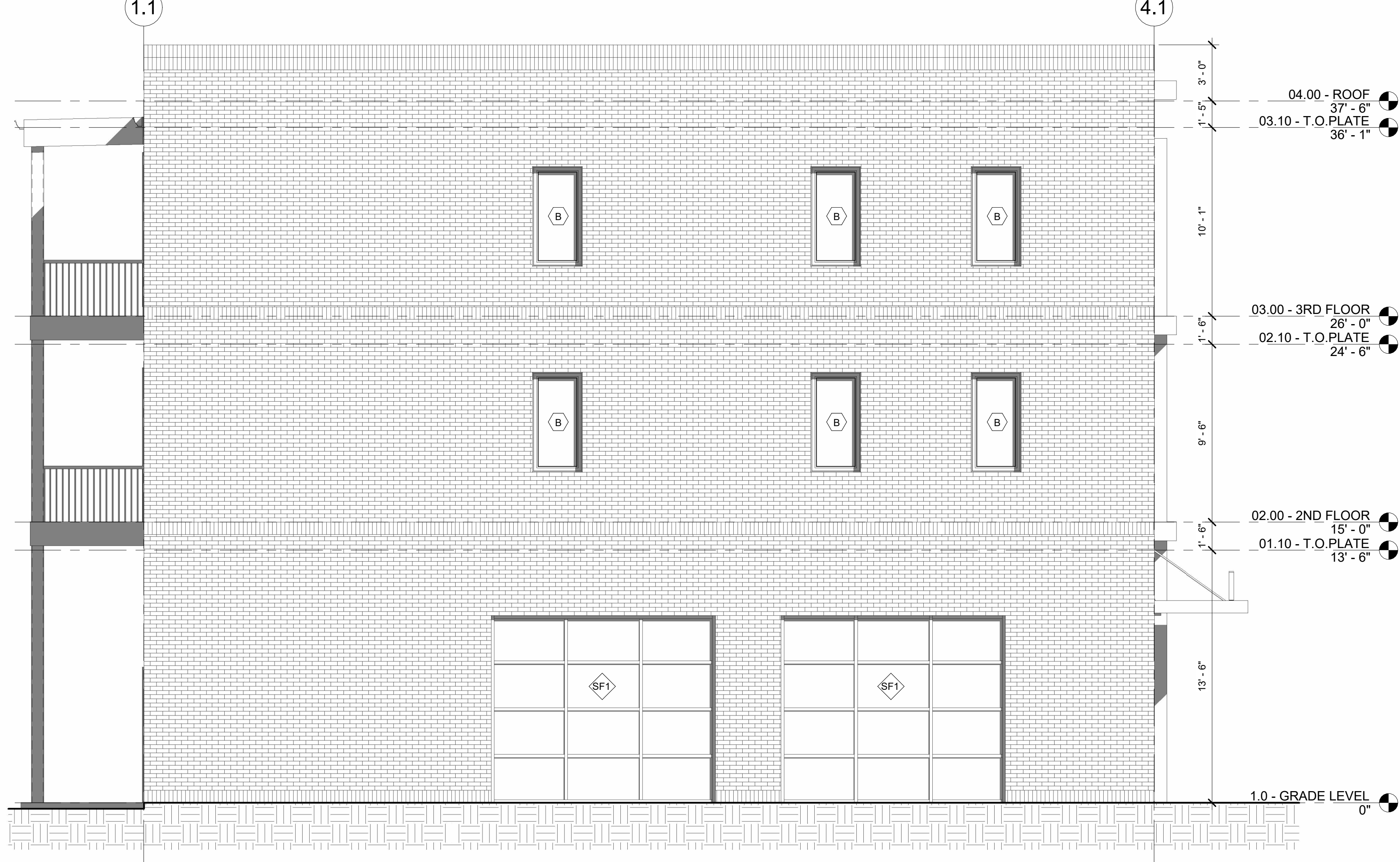
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ELEVATIONS

Sheet:
A400

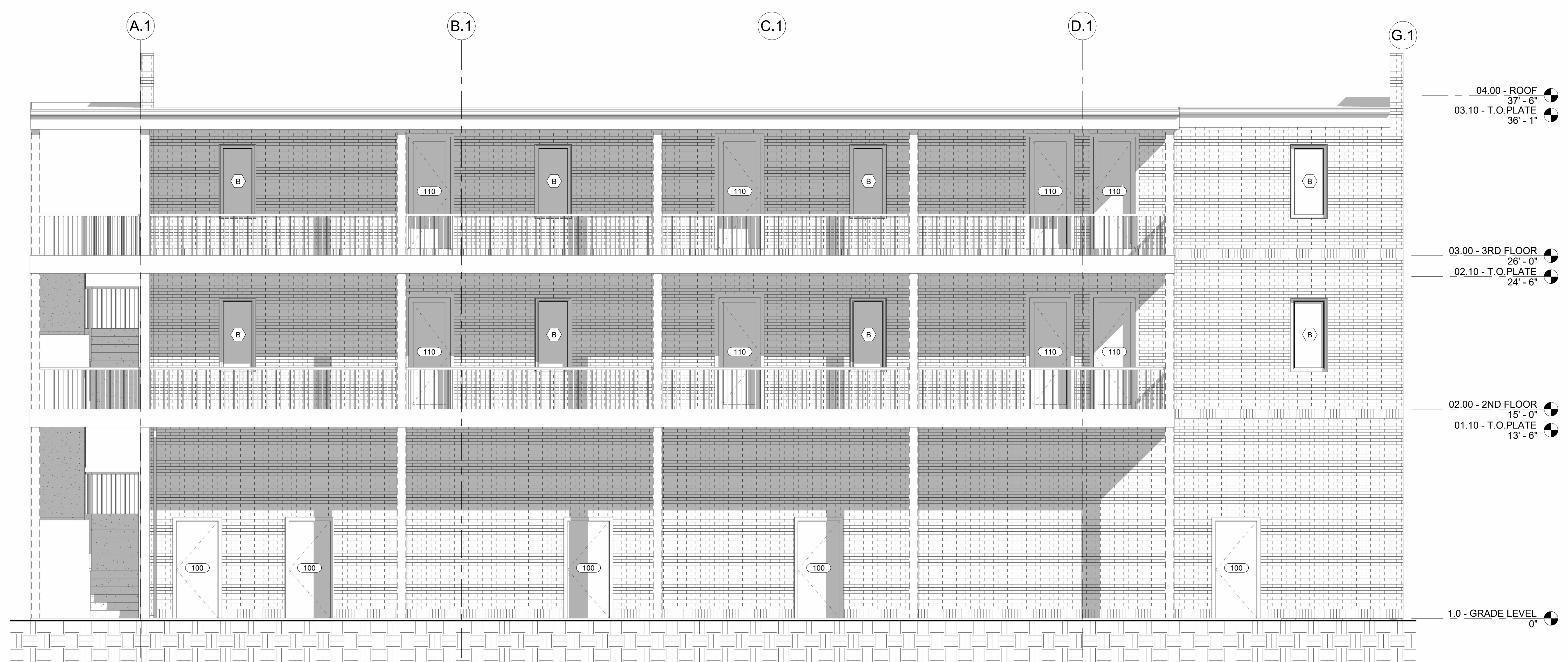


1 FRONT ELEVATION
1/4" = 1'-0"

OPENING %
OVERALL SF: 3,548SF
OPENING SF: 1,369SF
TOTAL %: 39% OPENINGS



3 SIDE ELEVATION (LEFT)
1/4" = 1'-0"



- 04.00 - ROOF
37' - 6"
- 03.10 - T.O.PLATE
36' - 1"
- 03.00 - 3RD FLOOR
26' - 0"
- 02.10 - T.O.PLATE
24' - 6"
- 02.00 - 2ND FLOOR
15' - 0"
- 01.10 - T.O.PLATE
13' - 6"
- 1.0 - GRADE LEVEL
0"



- 04.00 - ROOF
37' - 6"
- 03.10 - T.O.PLATE
36' - 1"
- 03.00 - 3RD FLOOR
26' - 0"
- 02.10 - T.O.PLATE
24' - 6"
- 02.00 - 2ND FLOOR
15' - 0"
- 01.10 - T.O.PLATE
13' - 6"
- 1.0 - GRADE LEVEL
0"

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

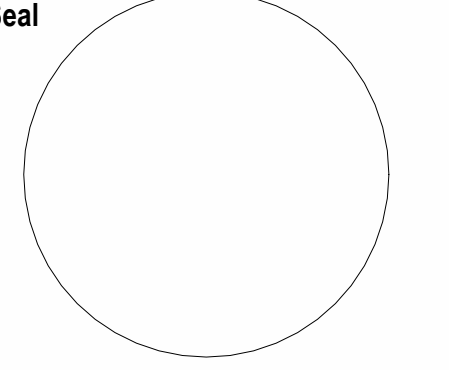
2 SIDE ELEVATION (RIGHT)
1/4" = 1'-0"

CREATIVE WAY BLDG L

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565 CREATIVE WAY
MADISON, TN

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