

MODERA NATIONS





MILL CREEK RESIDENTIAL
3102 WEST END AVENUE
SUITE 780
NASHVILLE, TN 37203

CONTACT: LUCA BARBER
LBARBER@MCRTRUST.COM
615.762.3825



COOPER CARRY
191 PEACHTREE STREET, SUITE 2400
ATLANTA, GEORGIA 30303

CONTACT: HAYS LAYERD
HAYSLAYERD@COOPERCARRY.COM
850.559.3613



KIMLEY HORN
214 OCEANSIDE DRIVE
NASHVILLE, TENNESSEE 37204

CONTACT: BRENDAN BOLES
BRENDAN.BOLES@KIMLEY-HORN.COM
615.564.2720



Hawkins Partners, Inc.
landscape architects

HAWKINS PARTNERS, INC
110 SOUTH 10TH STREET SECOND FLOOR
NASHVILLE, TENNESSEE 37206

CONTACT: BRIAN PHELPS
B.PHELPS@HAWKINSPARTNERS.COM
615.255.5218

An aerial photograph showing a mix of industrial and residential areas. In the upper left, there are several large industrial buildings and numerous circular storage tanks. A river flows through the center of the image. To the right of the river is a large, dark, irregularly shaped body of water. The lower portion of the image shows a dense residential neighborhood with many small houses and streets. The word "CONTEXT" is overlaid in large white letters across the middle of the image.

CONTEXT

THE NATIONS

The Modera Nations property is located in Nashville, Tennessee in the Nations neighborhood, approximately 5 miles west of downtown Nashville. The Nations neighborhood has a hard boundary at the North at the Cumberland River and general boundaries of Charlotte Avenue at the South, Richland Creek at the West, and Interstate 40 at the East.

The Nations spent the 20th century as a working-class neighborhood. Housing was made largely of clapboard and concrete block, with light industrial buildings located along 51st and Centennial Boulevard. Large industrial and manufacturing facilities were built strategically along the river. As people began to move to the suburbs in the middle of the 20th century, the neighborhood underwent a slow decline, experiencing a rise in crime.

Recently, the neighborhood has undergone a revival. Spurred by a flood in 2010 that destroyed warehouses and homes, developments over the last decade have accelerated at a rapid pace, infilling properties more densely and more actively with residential homes, apartments, dining, retail, and businesses.

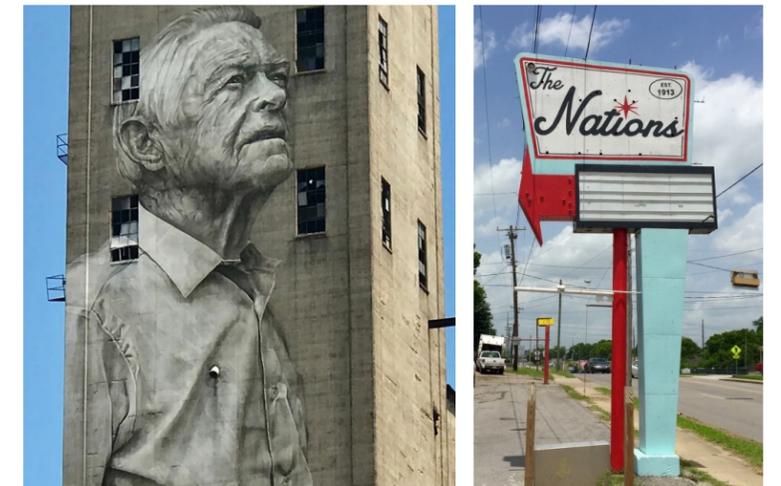
PROJECT OVERVIEW

The Modera Nations property is approximately 10 acres and is bound on the North by the Cumberland River, on the East by the Silo West Development, a CSX railroad at the South, and industrial property to the West. The site is currently zoned as Industrial Restrictive (IR) and it is the intent of Mill Creek Residential (“Client”) to have the property rezoned through the Specific Plan (SP) District Ordinance.

Mill Creek intends to re-develop the existing industrial property into a mixed-use community with apartments and retail. The project is expected to be developed in one phase and will include a maximum of 398 multifamily units with 4,500 to 5,500 sf of retail. Greeting patrons and residents with an active plaza and streetscape, the project’s retail component is planned to be located at the main entry to the property off of 54th Avenue from the East property boundary. 54th Avenue is planned to be extended from the Silo West development, through the site, to provide a vibrant street corridor with sidewalks, benches, parallel parking, landscaping, and street lighting. A public greenway, accommodating pedestrians and bicyclists is planned for the North boundary, following the ridge of the river bank. The mixed use development is planned to actively engage with the Greenway through prominent public art installations, seating/furniture, pedestrian promenade access, a dog park, and clubhouse frontage.



Stocking 51



15-Story Grain Silo Mural by Guido Van Helton



Existing Aerial Perspective of the Site With Downtown Nashville in the Distance



The Nations Neighborhood

VICINITY MAP

-  FUTURE GREENWAYS
-  RAILROAD TRACKS
-  MAIN ACCESS STREETS

SA RECYCLING

LAFARGE NORTH AMERICA

1/4 MILE

600 FEET

CENTENNIAL BOULEVARD

61ST AVENUE

ALTA UNION

CUMBERLAND RIVER

SILO WEST CONDOMINIUMS

54TH AVENUE

SILO PARK HOMES

SILO HOUSE CONDOMINIUMS

BEXLEY SILO BEND APARTMENTS

61ST AVENUE

54TH AVENUE

60TH AVENUE

SILO STUDIOS

THE NATIONS SILO

CENTENNIAL BOULEVARD

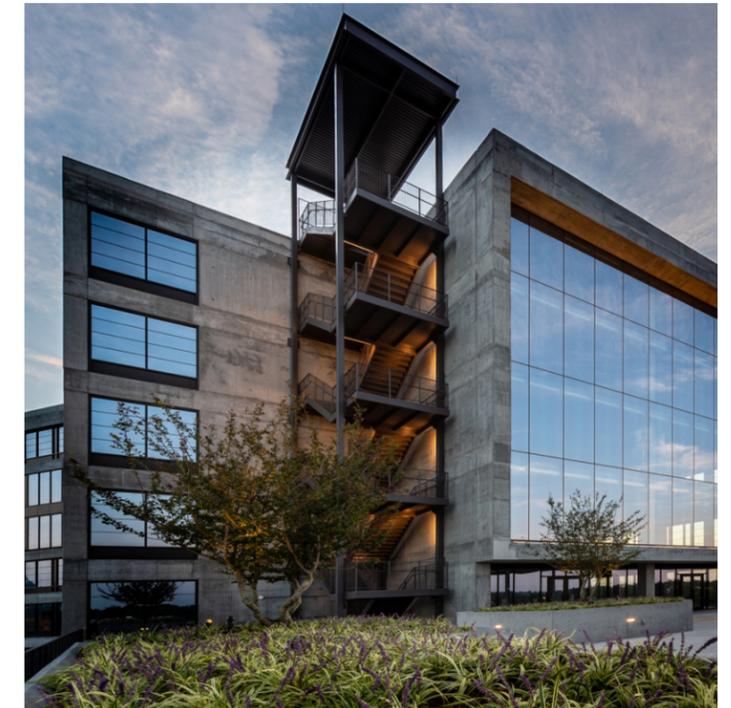
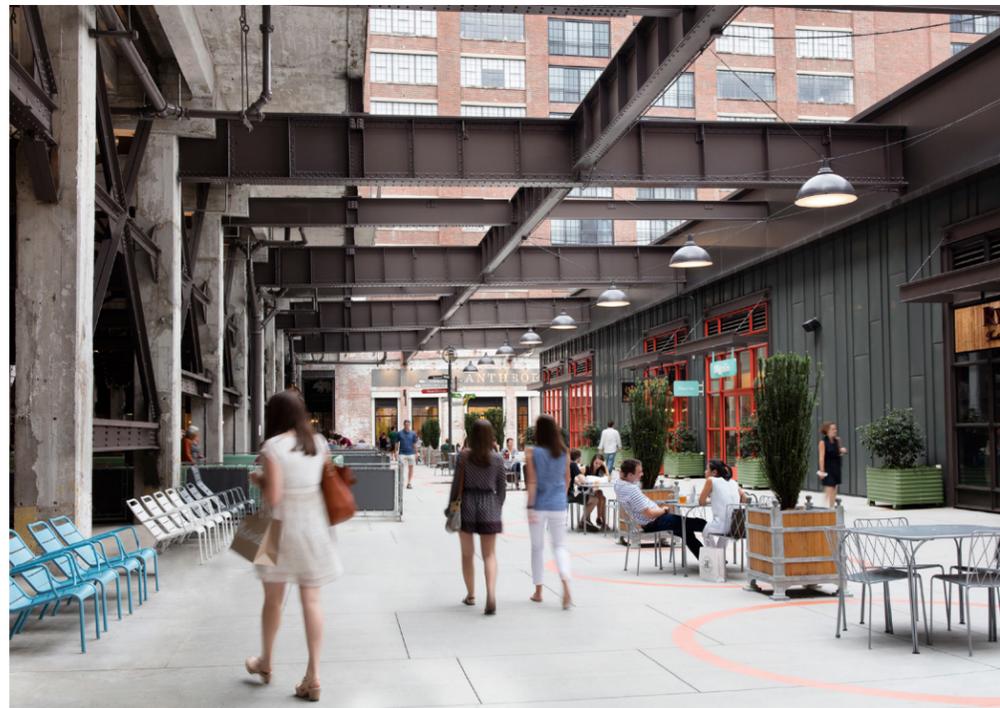
STATELINE

VISION

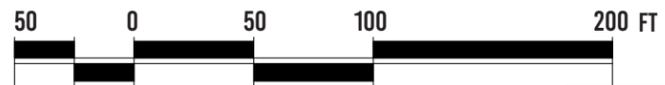
The Vision for the Modera Nations site is to create a vibrant mixed-use environment that reflects the community in both architecture and urban design while elevating the waterfront. The current waterfront has very limited connectivity to the site. However, with the neighboring developments creating accessible river frontage, we plan to support and enhance the riverfront experience through dynamic spaces that both residents and the public can enjoy.

INSPIRATION

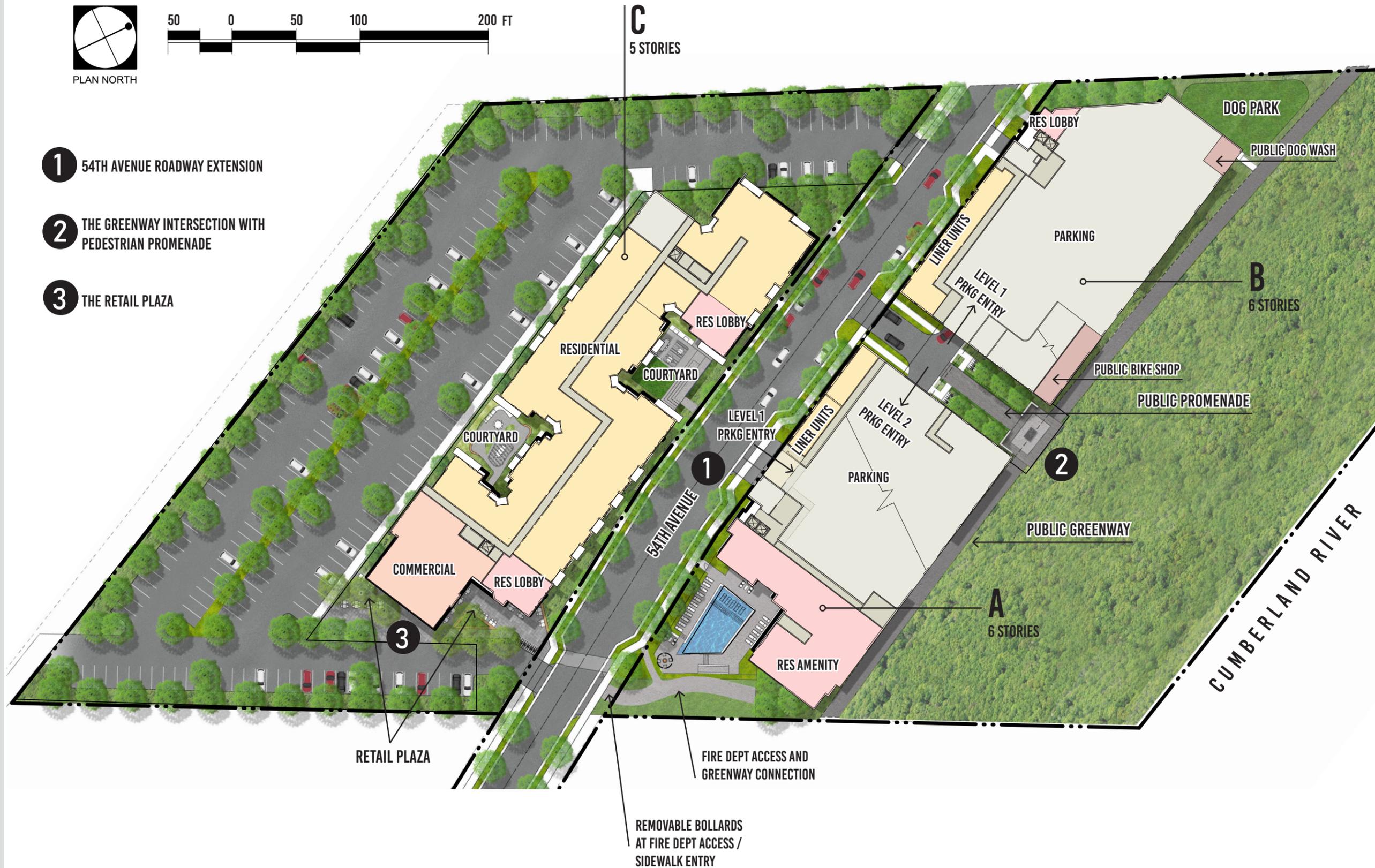
The Nations itself is steeped in history and character. The juxtaposition of old and new, and industrial and modern have created a unique and diverse community. The architectural inspiration draws from the neighboring buildings and artistic community that is The Nations.



GROUND LEVEL PLAN



- 1** 54TH AVENUE ROADWAY EXTENSION
- 2** THE GREENWAY INTERSECTION WITH PEDESTRIAN PROMENADE
- 3** THE RETAIL PLAZA



MASTER PLAN OVERVIEW



Aerial View from the Northeast



Aerial View from the North



View of Building A Stepback



Street View from the East

54TH AVENUE STREETSCAPE

We plan to extend 54th Avenue through the site, providing public access and creating a welcoming entrance for both pedestrians and vehicles. Wide sidewalks, parallel parking and attractive landscaping enhance the pedestrian experience, establishing a gateway corridor within the development.

Note: Images shown are meant to be inspirational in nature



1 SIDEWALK EXPERIENCE DOWN 54TH AVENUE

2 SIDEWALK AND BUILDING RELATIONSHIP

3 PLAZA TREATMENT AND SEATING OPTIONS



54TH AVENUE STREETSCAPE

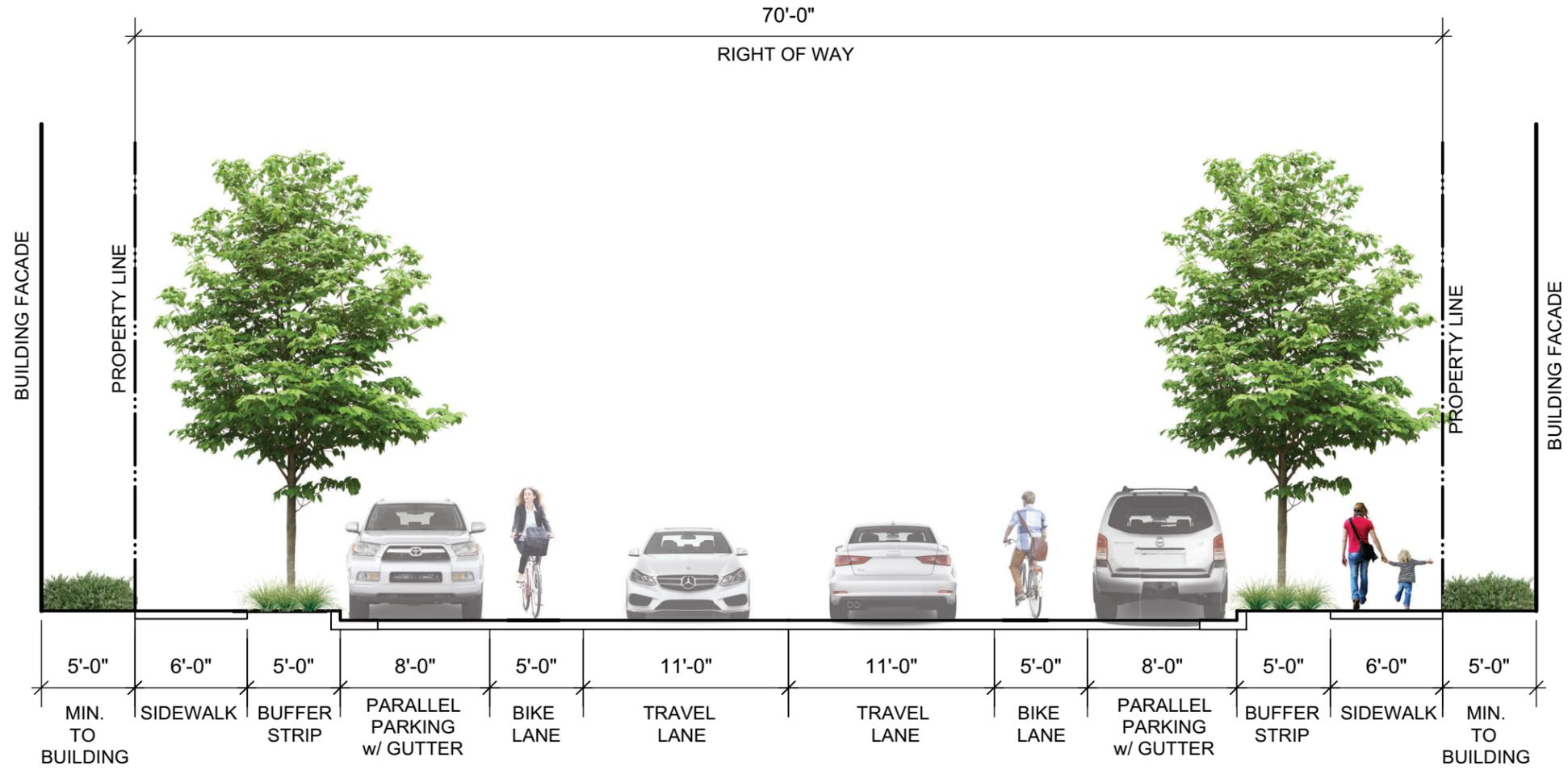


Bottom Levels of Building
Includes Res. Liner Units

Bottom Levels of Building
Includes Res. Liner Units

View Looking West Along 54th
Avenue at Building A and B

54TH AVENUE STREETSCAPE



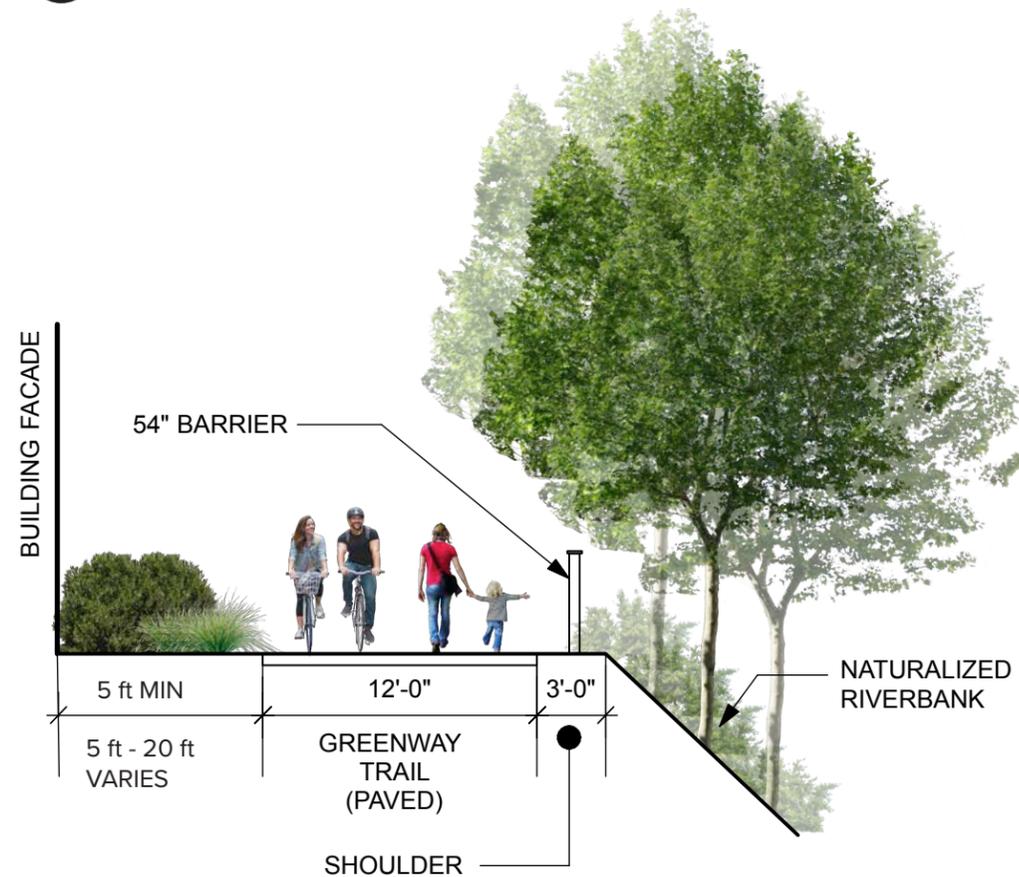
54th Avenue Typical Street Section

GREENWAY WATERFRONT

Situated on the Cumberland River, Modera Nations has a unique opportunity to enhance the waterfront experience for local residents. A planned Greenway along the waterfront is accessed via a central promenade between Buildings A and B. The Modera Nations Development engages with the Greenway in a number of ways; such as the location of a Dog Park at the Northwest end of the site, an accentuated access point at the Promenade, and through the incorporation of artwork. Artwork is used in an active way to both celebrate and communicate the story of the community, as well as conceal vehicular areas.

Note: Images shown are meant to be inspirational in nature

- 1** ACTIVITY AND ARTWORK ALONG THE WATERFRONT GREENWAY
- 2** OPEN SPACES FOR USES LIKE A DOG PARK OR GATHERING SPACE
- 3** RESTORED AND ENHANCED LANDSCAPE ALONG WATERFRONT



Perforated Screen Artwork

Mural Artwork



GREENWAY WATERFRONT



Art / Music Patios

Two-sided Accordion Art Murals

Existing Riverside Tree Canopy

Promenade Sidewalk, Landscaping, and Artwork

Bike Shop

Art / Music Patios

Two-sided Accordion Art Murals

12 ft Wide Greenway Path

Dog Wash

NOTE:
Min. of 5 ft separation provided between Greenway and Building.

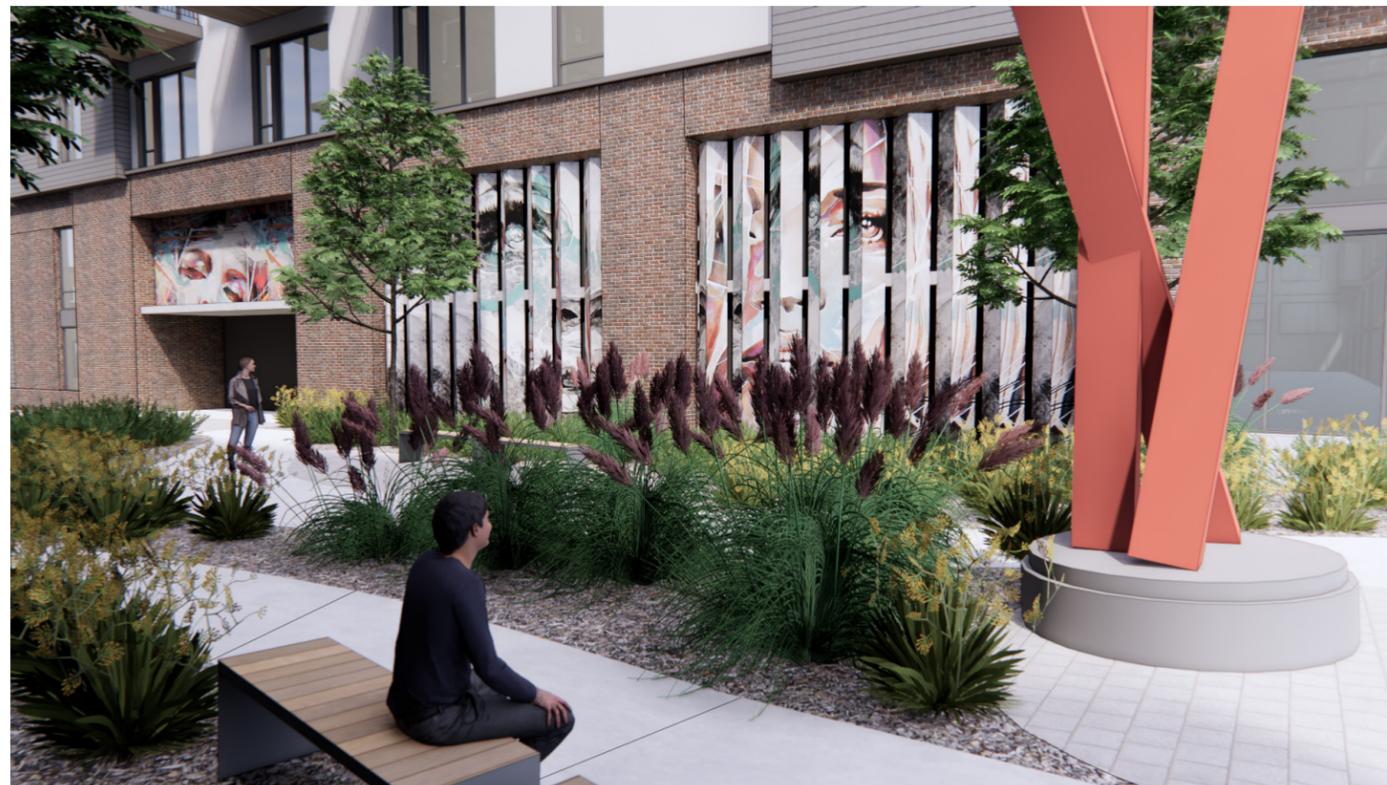
GREENWAY WATERFRONT



Greenway View Looking East

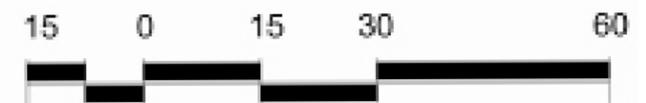
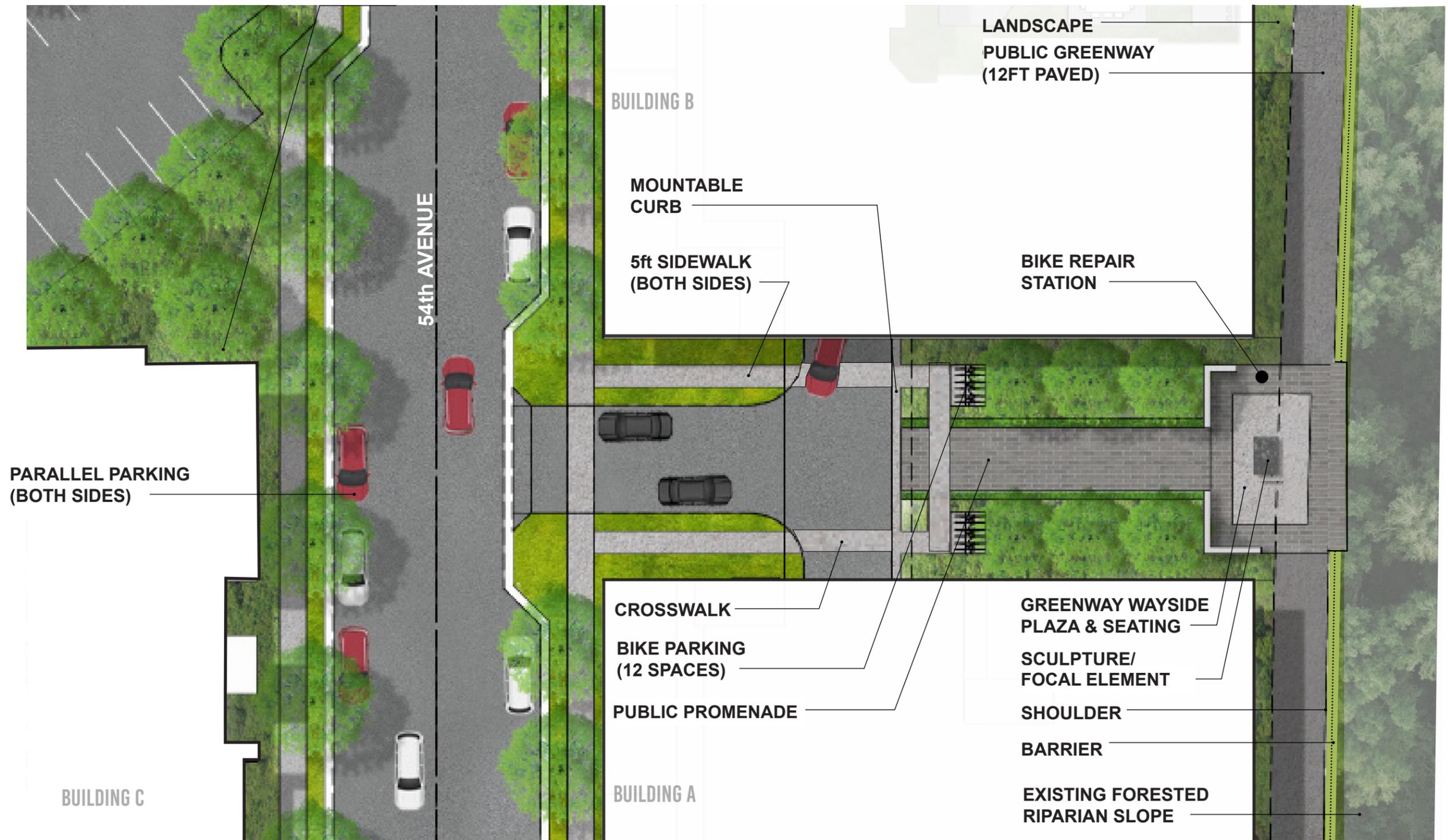


Greenway View Looking West

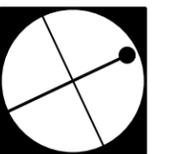


Promenade Sidewalk View
Between Buildings A and B

THE PROMENADE



1"=40'



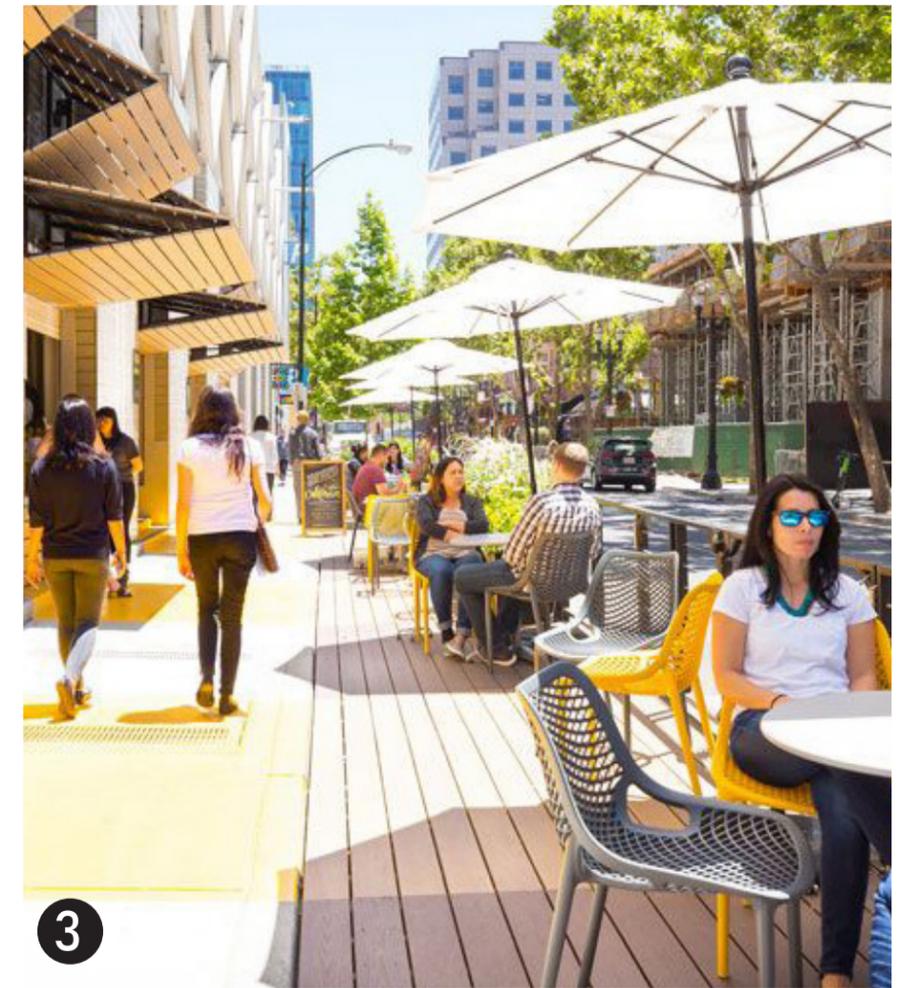
PLAN NORTH

THE RETAIL PLAZA

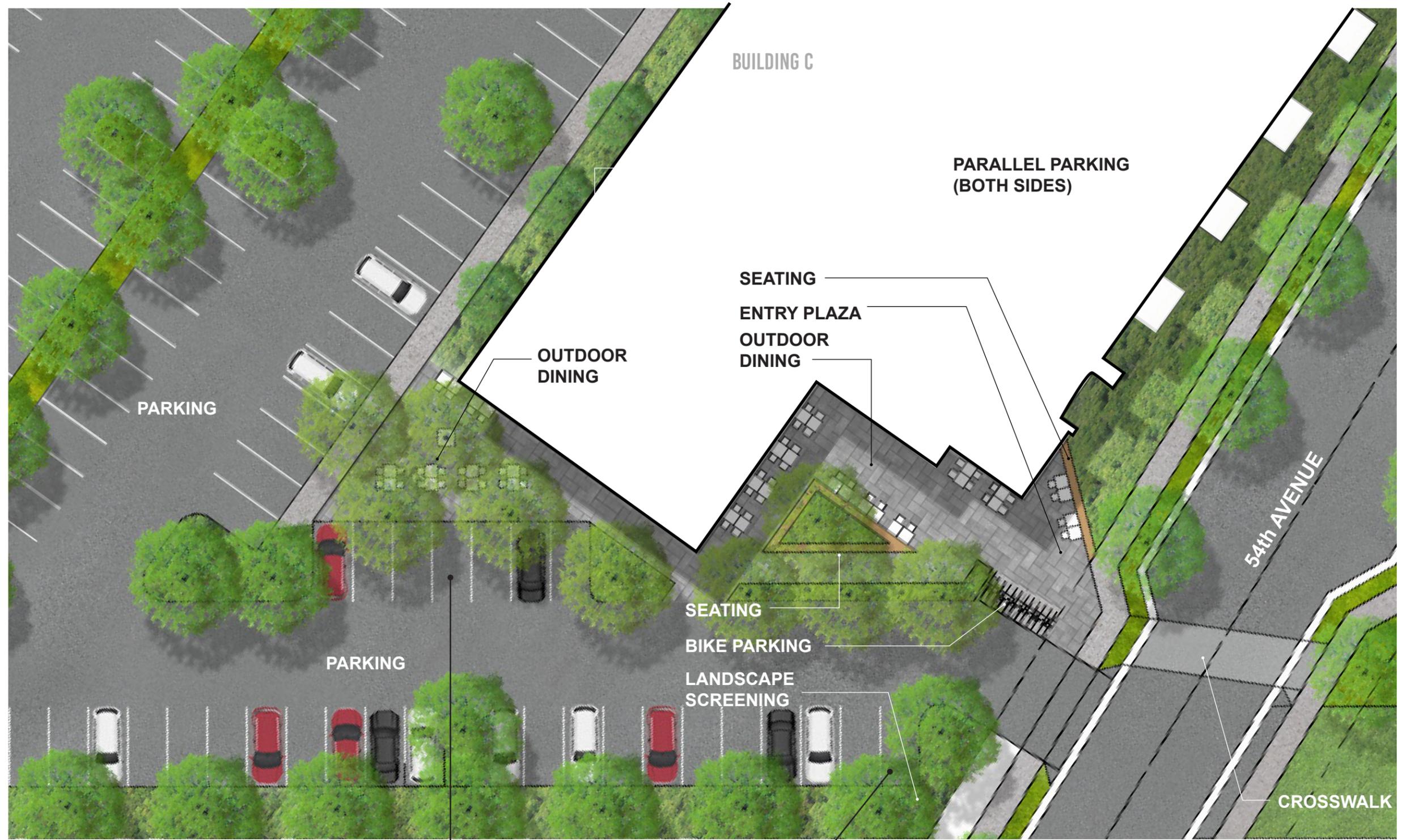
The retail at Modera Nations is prominently located at the community's main entry along the 54th Avenue extension. An exterior plaza for dining, seating, and gathering activates the retail storefront creating activity along the streetscape. A variety of fixed and loose seating, as well as shaded and open seating, are provided.

Note: Images shown are meant to be inspirational in nature

- 1 SUGGESTED WAYFINDING OR SIGNAGE
- 2 LIVELY STORE FRONTS AND PATIOS
- 3 PATIO AND PLAZA ALONG 54TH

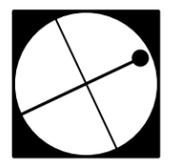
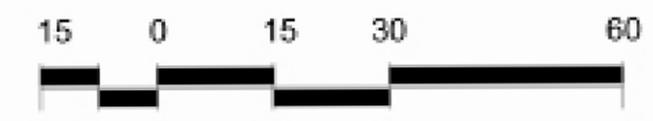


THE RETAIL PLAZA



PARKING HAS BEEN REMOVED AND PLAZA ENLARGED

PARKING HAS BEEN REMOVED

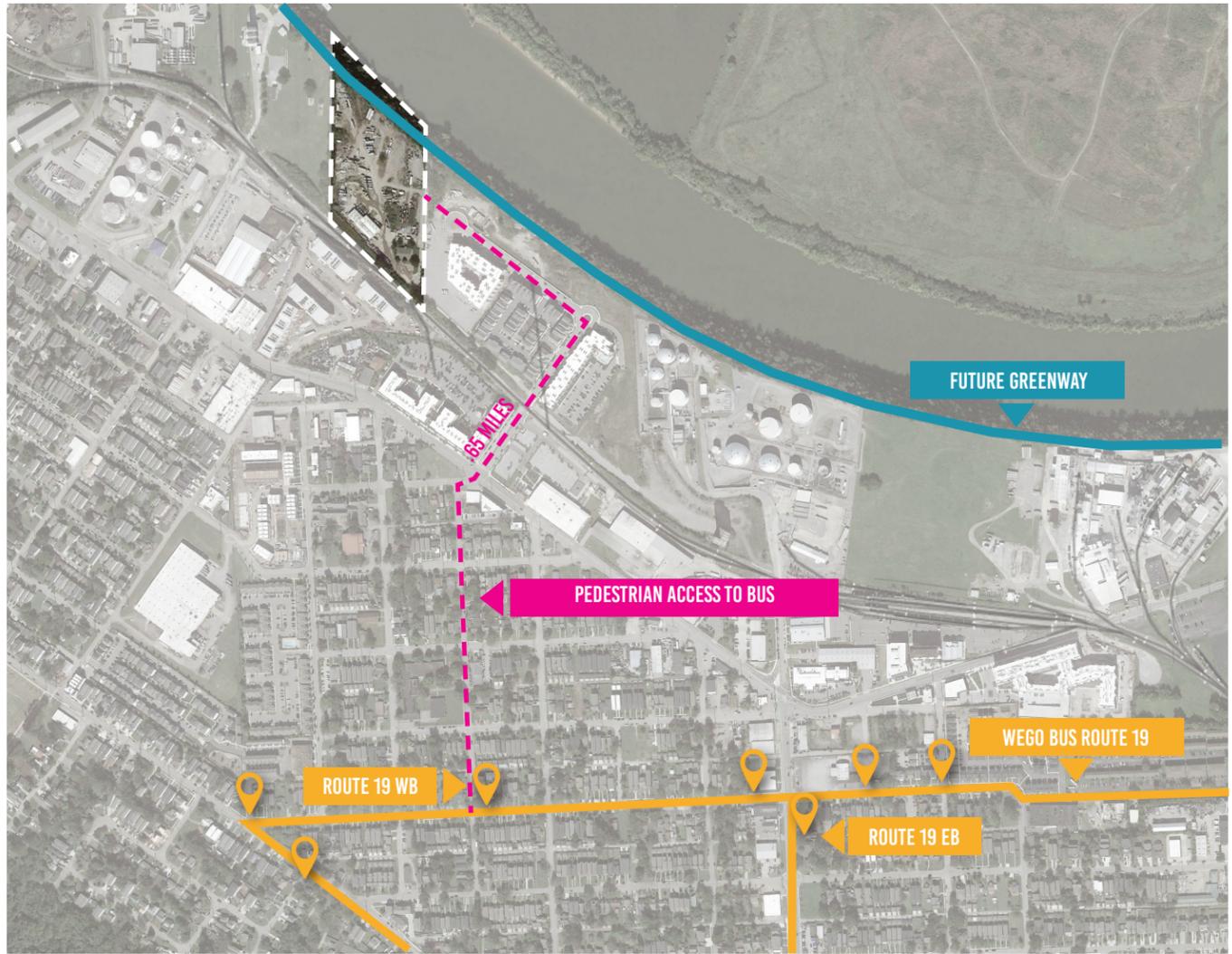


PLAN NORTH

PLAZA
PERSPECTIVES

COMMUNITY ENTRY RETAIL PLAZA





Connectivity: Bus, & Pedestrian Access

ACCESS

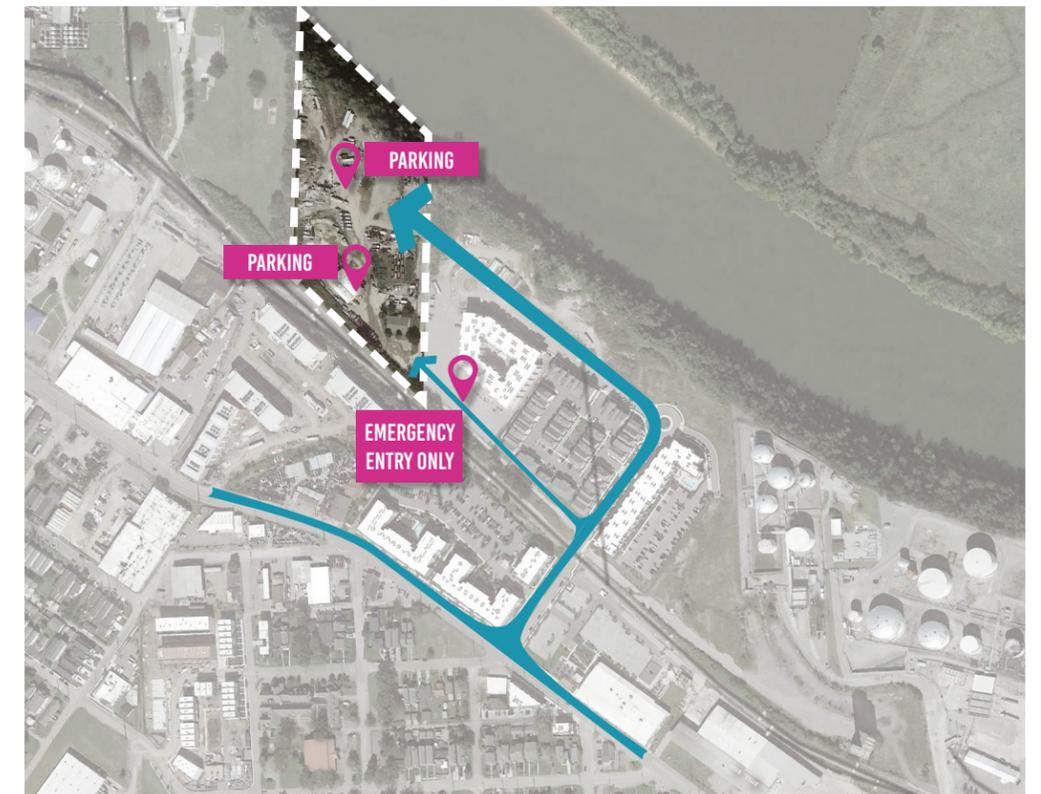
The site's primary access point is planned by way of 54th Avenue, extended from the Silo West parcel. The extension of 54th Avenue is planned to include 6 ft sidewalks along each side of the street.

The main entrance from the property's East boundary would lay the foundation for a vibrant pedestrian experience with retail and outdoor plaza located as you enter the site, on the South side of 54th Avenue. Access to the Cumberland River and Greenway occurs at the midpoint of the site through a promenade between buildings A and B. An additional emergency service entrance is planned for the southeast corner of the site. Access to structured parking in Buildings A and B is located off of 54th Avenue. 54th Avenue is extended to the West boundary of the site to allow for future adjacent development to connect if desired.

CONNECTIVITY

Located south of the Cumberland River and on the northern edge of The Nations neighborhood. The Modera Nations site is within 10 minutes of Downtown. The neighborhood has gained reputation for being one of the fastest-growing communities in Nashville. The Nations can be accessed from Downtown via I-40 and via Centennial Boulevard by vehicular access and by the Route 19 WeGo Bus. There is one stop within .65 miles of the Modera Nations site and can be accessed via 55th Avenue.

The intent of the Modera Nations project is to enhance the riverfront of the site and continue to bring investment along the Cumberland River. The new active and open space along the river will create more opportunities for bike and pedestrian connections. As Centennial Boulevard and 51st Street continue to improve into a vibrant pedestrian and retail corridor, Modera Nations will further the neighborhood's cohesive blend of historic and modern development



Accessibility: Entrances & Parking

REGULATIONS



MASTER PLAN

Development Standards	
	(Full Build Out)
Total Acreage	10.09 acres
FAR	3 Max.
Building/ Structure Type	Type III; Podium Type I
Max. Building Height	6 Stories; Max. height 85 feet
Impervious Surface Ratio	Max. .9
Building Coverage	21%
Building Stepback	10 ft Stepback Above 5 stories along 54th Ave
Front Setbacks	Build-to Line 5 ft. - 15 ft.
Side Setbacks	0
Rear Setback	75' Stream Buffer
Perimeter Landscaping Buffer	Per Landscape Plan
Parking	Min. 1 Space per 1 BR Residential Unit and 1.5 Spaces per 2 and 3 BR Residential Units. Min. 3 per 1,000 sf of Retail
Permitted Uses:	All uses permitted per MUL-A, Community Garden, Mobile Vendor, Artisan Distillery, Micro Brewery, Tasting Room
Prohibited Uses:	Short- Term Rental Property (STRP), Owner- Occupied and Short Term Rental Property (STRP) not Owner Occupied uses shall be prohibited
Residential Uses	398 dwelling units Max.
Non-Residential uses	5,500 GSF Max.
Default Zoning District	MUL-A

DEVELOPMENT STANDARDS

Council District 20: Mary Carolyn Roberts
 SP Name: Modera Nations
 SP Number: 2022SP-AAA-AAA
 Plan Preparation Date: June 15, 2022
 Owners of Record:
 AJ Land Company, LLC
 1650 54th Ave North
 Nashville, Tennessee 37209

Design Professional:
 Hays Layerd, Associate Principal
 Cooper Carry
 191 Peachtree Street, Suite 2400
 Atlanta, Georgia 30303
 404.237.2000

Note: 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.



STANDARD NOTES

1. The purpose of this SP is to receive preliminary approval to permit a mixed-use development with a maximum of 398 multi-family residential uses and 5,500 square feet of non-residential uses limited to MUL-A, community garden, mobile vendor, artisan distillery, microbrewery, tasting room, Short term rental property (STRP), owner-occupied, and short term rental property (STRP), non owner-occupied, uses are prohibited.
2. For any development standard, 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 MUL-A base zoning as of the date of the application request or application.
3. Modifications to the preliminary SP plan may be approved by the Planning Commission or its design based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by the Metro Council that increase the permitted density and floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance.
4. The development is currently planned to be constructed in a single phase and planning and design for the Final SP will occur after approval of the preliminary SP by Metro Planning Commission.
5. Not used.

FEMA NOTES

6. The project will meet the requirements of the development standards.
7. The property does not appear to lie in a flood hazard.

ARCHITECTURAL STANDARDS

8. New buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for thirty (30) linear feet of street frontage:
 - a. A change in building material or building openings
 - b. A horizontal undulation in the building facade of two (2) feet or greater
 - c. A porch, stoop, window or balcony; porches shall be a minimum six (6) feet in depth
 - d. A mural or other form of art installation
9. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 20% glazing for residential uses and 30% glazing for non-residential uses.

10. Refuse collection, recycling and mechanical equipment shall be screened from public view by the combination of fences, wall, or landscaping
11. Vinyl siding and untreated wood shall be prohibited for all uses.
12. HVAC units shall be located at the rear half of the side of the unit, behind the unit, or on the roof of each building.
13. Bicycle parking will be provided per the Metro Zoning code. Bicycle parking locations to be identified in the Final Site Plan.
- 13-1. Building Height shall be measured per Metro Zoning Code.

NDOT NOTES

14. The final site plans and building permits 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. Where feasible, vertical obstructions are only permitted within the required grass strip or frontage zone.
15. The development totals represented in the Traffic Impact Study represent the current target development scenarios for the maximum residential units and non-residential SF. The final allocation, density and intensity of the proposed uses may adjust based on market conditions prior to FINAL SP application. If the development program allocation changes, a revised traffic study may be required for Metro review and approval prior to the filling of the FINAL SP applications. All Metro recommended improvements must be provided within the FINAL SP applications per any revised and approved traffic study.
16. All parking regulations to meet UZO parking requirements and standards. A shared parking plan may be approved by the metropolitan traffic engineer based upon a parking and/ or loading study that satisfactorily demonstrates of the approved Transportation Demand Management Plan (TDM).
17. Roadway improvements that are direct result of this specific project as determined by the approved Traffic Improvement Study and the Nashville DOT shall be constructed.
18. Any new improvements within existing public right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.
19. The developer's 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 designs may vary based on field conditions.
20. The design of the public infrastructure is to be coordinated with the Final SP. The roads, pedestrian infrastructure, bicycle routes, etc are to

- be designed and constructed per NDOT standards and specifications.
21. Back of house, loading zones, vehicular and pedestrian access points, and code required bicycle parking will be indicated in the Final SP.
22. All construction within the right of way shall comply with ADA and NDOT Standards and Specifications.
23. Where feasible, vertical obstructions shall be relocated out of the proposed sidewalks where applicable.

LANDSCAPE STANDARDS

24. The developer of this project shall comply with the requirements of the SP and adopted tree ordinance.
25. Street trees shall be provided, irrigated, and maintained by Owner along all street frontages at a minimum spacing average of 40 linear feet. All street trees placed within ROW shall count toward tree density unit credit outlined in Metro Zoning Code 17.24.
26. A3 buffer shall be provided for property lines that abut the CSX Railroad.
- 26-1. B level buffer provided along boundary that abuts IR property. At the time of final site plan approval, if this adjacent property is rezoned to permit similar land uses as the subject site, the requirement for a landscape buffer can be re-evaluated by Planning Staff.

FIRE MARSHAL NOTES

27. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H. To see Table H go to: (<http://www.nashfire.org/prev/tableH51.htm>)
28. No part of any building shall be more than 500 feet from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B297. The development will have fire department access roads that shall be 18 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
29. A fire hydrant shall be provided within 100 feet of the fire department connection.
30. Fire hydrants shall be in-service before any combustible material is brought on site.
31. Fire apparatus access roads shall be provided and maintained in accordance with the adopted fire code and standards.
32. Except as approved by the fire code official; fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
33. Buildings over 30 feet in height shall meet fire department aerial apparatus access requirements.

- 34. Dead end fire apparatus access roads in excess of 150 feet shall be provided with an approved fire apparatus turnaround.
- 35. All points of the building shall be within 500 feet of a fire hydrant when measured via approved fire apparatus access route.
- 36. All buildings and/or developments are required to meet the fire-flow requirements listed in the adopted code prior to construction.
- 37. Fire department connections for standpipe/sprinkler system shall be within 100 feet of the fire hydrant via approved access route.
- 38. Developments of one- or two-family dwelling units where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
- 39. Buildings exceeding 30 feet in height or 62,000 square feet in area (124,000 fully sprinklered) shall be provided with two separate and approved fire apparatus access roads.
- 40. Where two separate and approved fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. The AHI may approve variations to this requirement in the event remoteness cannot be accomplished.
- 41. The maximum grade for fire apparatus access roads shall not exceed 10% without approval from the fire code official.
- 42. Gates across fire apparatus access roads shall comply with adopted code and standards.
- 43. Approval of a preliminary or final site plan is not an approval for building construction. Full and complete review of building plans is required prior to approval for construction and may require changes to the site.

NES NOTES

- 44. Where feasible, this development will be served with underground power and pad-mounted transformers.
- 45. 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.

STORMWATER NOTES

- 46. 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.
- 47. 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.

- 48. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP).
- 49. The project intent is for the site to be redeveloped per the requirements of the current Stormwater Management Manual.

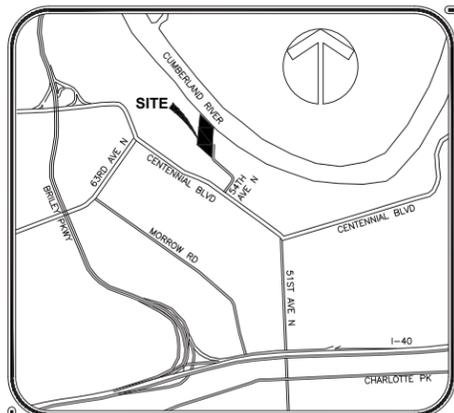
FEDERAL COMPLIANCE

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

SITE PLAN NOTES

- 51. As shown on the site plan, a 12' trail along the waterfront will be constructed. The path will be designed and constructed in accordance with Metro Greenway Standards.
- 52. A pathway will connect to the Cumberland River waterfront between Buildings A and B.

EXISTING SITE SURVEY



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH A BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: SPECTRA PRECISION SP80. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05".
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT ONE FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
- THIS PROPERTY IS CURRENTLY ZONED IR - (INDUSTRIAL RESTRICTIVE).
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "A", "X" (OTHER FLOOD AREAS) AND "Y" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4703700236H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470040, PANEL NO. 0236, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

SAID MAP DEFINES ZONE "A" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS: BASE FLOOD ELEVATIONS DETERMINED. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. BFE = 412.

SAID MAP DEFINES ZONE "X" (OTHER FLOOD AREAS) UNDER "OTHER FLOOD AREAS" AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SAID MAP DEFINES ZONE "Y" (OTHER AREAS) UNDER "OTHER AREAS" AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- DIMENSIONS SHOWN THUS () INDICATE RECORD DEED CALLS.
 - THIS SURVEYOR HAS BEEN FURNISHED WITH A COPY OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 13, 2018.
- SCHEDULE B - SECTION II OF THE TITLE COMMITMENT HAS DISCLOSED THE FOLLOWING SURVEY RELATED EXCEPTIONS:
- EXCEPTION 9. RESTRICTIONS OF RECORD IN BOOK 11533, PAGE 337 AND RE-RECORDED IN BOOK 11611, PAGE 468, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BUT OMITTING ANY RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE.
- EXCEPTION 10. FLOWAGE EASEMENT TO THE UNITED STATES OF AMERICA FOR CHEATHAM LOCK AND DAM PROJECT, CUMBERLAND RIVER, TENNESSEE OF RECORD IN BOOK 2270, PAGE 491, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON.
- EXCEPTION 11. EASEMENT FOR WATER PIPES OF RECORD IN BOOK 1716, PAGE 21, BOOK 1716, PAGE 23 & BOOK 1716, PAGE 27, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON.
- EXCEPTION 12. RESTRICTIONS OF RECORD IN BOOK 1113, PAGE 214 AND RE-RECORDED IN BOOK 1237, PAGE 141 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BUT OMITTING ANY RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION. AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON.

LEGEND

CM(O)	CONCRETE MONUMENT (OLD)	U	UTILITY POLE
IR(O)	IRON ROD (OLD)	U/A	UTILITY POLE W/ ANCHOR
IR(N)	IRON ROD (NEW)	U/L	UTILITY POLE W/ LIGHT
SM	5/8" x 18" WOOD STAMPED (RAGAN SMITH & ASSOCIATES)	G	GAS VALVE
PK(O)	PK NAIL (OLD)	M	GAS METER
FH	FIRE HYDRANT	T	TELEPHONE RISER
WV	WATER VALVE	OE	OVERHEAD ELECTRIC POWER LINE
WM	WATER METER	SS	SANITARY SEWER LINE
CB	CATCH BASIN	GL	GAS LINE
AD	AREA DRAIN	WL	WATER LINE
SMH	STORM MANHOLE	UE	UNDERGROUND ELECTRIC LINE
SMH	SANITARY SEWER MANHOLE	FX	FENCE
LS	LIGHT STANDARD	TC	TOP OF CASTING
YL	YARD LIGHT	INV	INVERT
EB	ELECTRIC BOX	E	ELEVATION
TP	TRANSFORMER PAD	RC	REINFORCED CONCRETE PIPE
S	SIGN	CM	CORRUGATED METAL PIPE
R.O.D.C.T.	REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
FO	FIBER OPTIC	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
CS	CONCRETE SURFACE	AC	AIR CONDITIONER
		AS	ASPHALT SURFACE

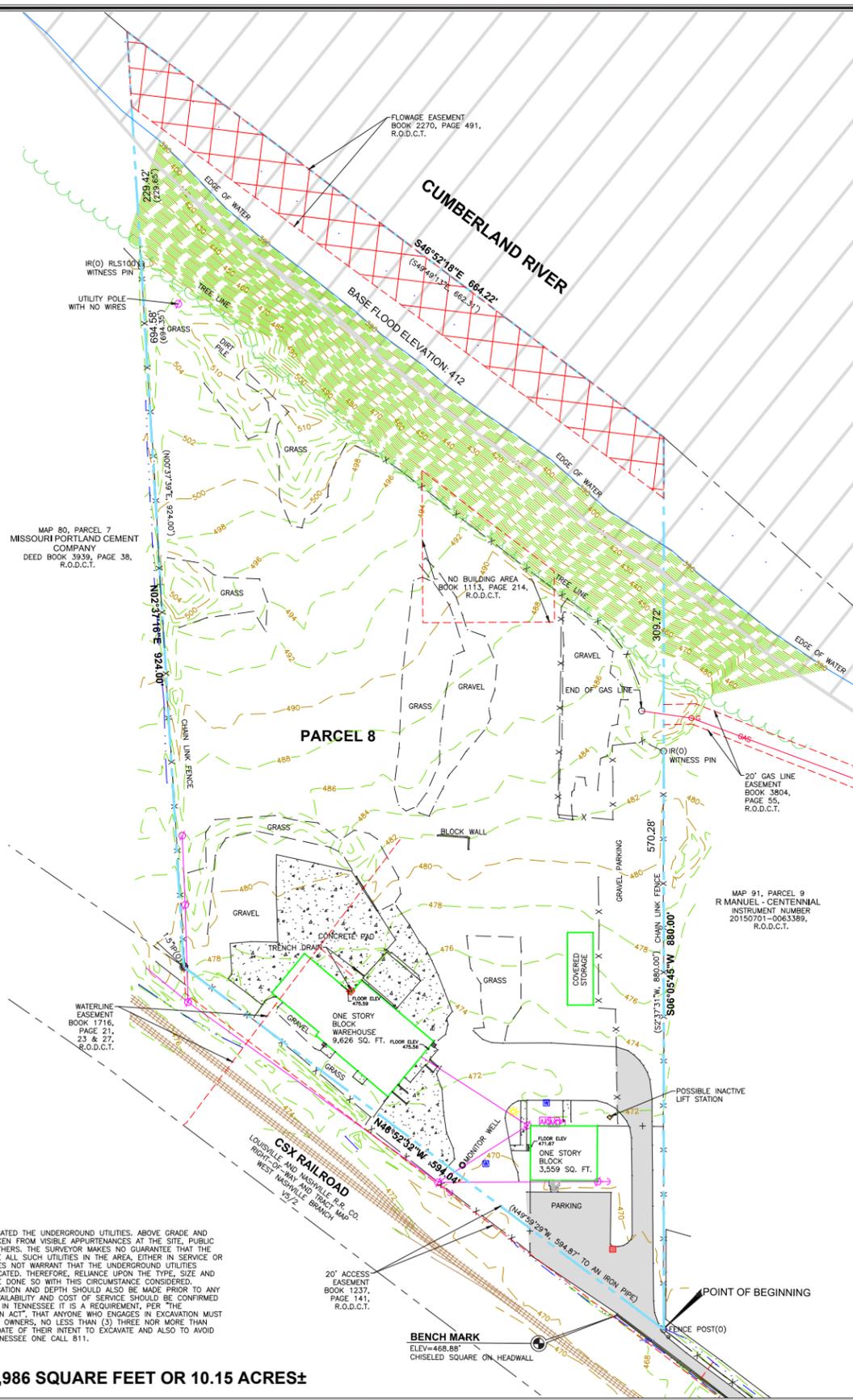


Know what's below.
Call before you dig.

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR 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 811.

TOTAL AREA = 441,986 SQUARE FEET OR 10.15 ACRES±



DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO A.J. LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM LEALCO PROPERTIES, LLC BY QUILCLAIM DEED OF RECORD AS INSTRUMENT NUMBER 20140702-0058429, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 8 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 80.

SURVEYOR'S DESCRIPTION

BEING A CERTAIN PARCEL OF LAND LYING IN THE TWENTIETH COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CSX RAIL ROAD, 768 NORTHWEST OF THE INTERSECTION OF 54TH AVENUE N AND THE CSX RAIL ROAD, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN EXISTING FENCE POST IN THE NORTHERLY RIGHT-OF-WAY OF THE CSX RAIL ROAD AT THE SOUTHWESTERLY CORNER OF R MANUEL - CENTENNIAL, OF RECORD AS INSTRUMENT NUMBER 20150701-0063389, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND BEING THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED PROPERTY;

THENCE LEAVING SAID R MANUEL - CENTENNIAL, WITH SAID CSX, NORTH 46 DEGREES 52 MINUTES 32 SECONDS WEST, 594.04 FEET TO A 1" x 1" IRON PIPE (OLD) AT THE SOUTHEASTERLY CORNER OF MISSOURI PORTLAND CEMENT COMPANY OF RECORD IN DEED BOOK 3939, PAGE 38, R.O.D.C.T.;

THENCE LEAVING THE CSX RAIL ROAD RIGHT-OF-WAY WITH SAID MISSOURI PORTLAND CEMENT COMPANY, ALONG A CHAIN LINK FENCE, NORTH 02 DEGREES 37 MINUTES 16 SECONDS EAST, 694.58 FEET TO A WITNESS PIN AND CONTINUING 229.42 FEET FOR A TOTAL OF 924.00 FEET TO THE LOW WATER LINE OF THE CUMBERLAND RIVER;

THENCE, UPSTREAM WITH THE MEANDERS OF THE LOW WATER LINE, SOUTH 46 DEGREES 52 MINUTES 18 SECONDS EAST, 664.22 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF SAID R MANUEL - CENTENNIAL;

THENCE, LEAVING SAID LOW WATER LINE WITH SAID R MANUEL - CENTENNIAL, SOUTH 06 DEGREES 05 MINUTES 45 SECONDS WEST, 309.72 FEET TO A WITNESS PIN AND CONTINUING 570.28 FEET, ALONG A CHAIN LINK FENCE, FOR A TOTAL OF 880.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 441,986 SQUARE FEET OR 10.15 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION

(PER TITLE COMMITMENT)

BEGINNING IN THE NORTH LINE OF A 20' ACCESS ROAD AT AN IRON PIN LOCATED 586.3 FEET WEST OF THE WEST RIGHT OF WAY OF 54TH AVENUE NORTH, THE SOUTHWEST CORNER OF THE TRIANGLE PACIFIC CORP., RECORDED IN DEED BOOK 5121, PAGE 840, R.O.D.C.T. THENCE ALONG THE LINE OF SAID 20' ACCESS IN 49 DEG. 59 MIN. 29 SEC. W, 594.87 FEET TO AN IRON PIPE; THENCE LEAVING SAID 20' ACCESS AND ALONG THE EAST LINE OF THE MISSOURI PORTLAND CEMENT CO. RECORDED IN DEED BOOK 3939, PAGE 38, R.O.D.C.T. N 00 DEG. 37 MIN. 39 SEC. E, PASSING AN IRON PIN SET AT 694.35 FEET, A TOTAL OF 924.00 FEET TO THE LOW WATER LINE OF THE CUMBERLAND RIVER; THENCE UPSTREAM WITH THE MEANDERS OF SAID LOW WATER LINE S 49 DEG. 49 MIN. 13 SEC. E 662.31 FEET; THENCE LEAVING SAID LOW WATER LINE AND ALONG THE WEST LINE OF SAID TRIANGLE PACIFIC CORP. S 2 DEG. 37 MIN. 31 SEC. W, 880.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.09 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO A.J. LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY OUTLAIM DEED FROM LEALCO PROPERTIES, LLC OF RECORD IN INSTRUMENT NO. 20140702-0058429 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RAIL ROAD NOTE

THE TENNESSEE LEGISLATURE PASSED AN ACT INCORPORATING THE LOUISVILLE AND NASHVILLE RAILROAD COMPANY IN 1851 (CHAPTER XXIII OF THE PUBLIC ACTS OF 1851). SECTION 7 OF THAT ACT INCORPORATES BY REFERENCE SECTION 25 OF THE 1845 ACT WHICH INCORPORATED THE NASHVILLE AND CHATTANOOGA RAILROAD COMPANY (CHAPTER I OF THE PUBLIC ACTS OF 1845). SECTION 25 OF THE 1845 ACT STATES IN PART: "IT SHALL BE PRESUMED THAT THE LAND UPON WHICH THE SAID ROAD MAY BE CONSTRUCTED, TOGETHER WITH A SPACE OF ONE HUNDRED FEET ON EACH SIDE OF THE CENTRE OF SAID ROAD HAS BEEN GRANTED TO THE COMPANY BY THE OWNER THEREOF, AND THE SAID COMPANY SHALL HAVE GOOD RIGHT AND TITLE THERETO, AND SHALL HAVE, HOLD AND ENJOY THE SAME AS LONG AS THE SAME BE USED ONLY FOR THE PURPOSES OF THE ROAD, AND NO LONGER."



SURVEYOR'S STATEMENT

TO: ACER LANDSCAPE SERVICES, CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 5, 4, 6, 7, 9, 7b(1), 8, 9, 11, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 28, 2018.

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY I SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:40,117.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THE CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

RAGAN-SMITH ASSOCIATES, INC.

By: _____ TN. R.L.S. NO. 2136
SURVEYOR'S PRINTED NAME: TED J. STEVENSON II
DATE: APRIL 12, 2018

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
110 WOODWARD STREET
NASHVILLE, TN 37203
(615) 259-1100
www.ragan-smith.com

ADVANCE COPY FOR REVIEW PURPOSES ONLY
THIS DOCUMENT IS NOT TO BE USED FOR ANY PURPOSES UNLESS REGISTERED LAND SURVEYOR

A.J. LAND COMPANY, LLC
FOR
ACER LANDSCAPE SERVICES
1650 54th AVENUE NORTH, TWENTIETH COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JOB NO.	16023	DESIGNED:	TJS	DRAWN:	LAP	SCALE:	1" = 60'	DATE:	APRIL 12, 2018	REVISIONS:
WK ORDER	0493									
ALTA/NSPS LAND TITLE SURVEY										
1 of 1										

GRADING PLAN & DRAINAGE

- ### GRADING NOTES
- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 - AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
 - DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
 - WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2:1 AND WITH A HEIGHT OF TEN FEET OR GREATER DOES NOT APPLY TO RETAINING WALLS, AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
 - THE GRADING PERMIT MUST BE DISPLAYED ON ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
 - EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
 - SEDIMENTATION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
 - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
 - SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SO2.
 - INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
 - TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
 - ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 - UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811 OR 1-800-752-6007.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

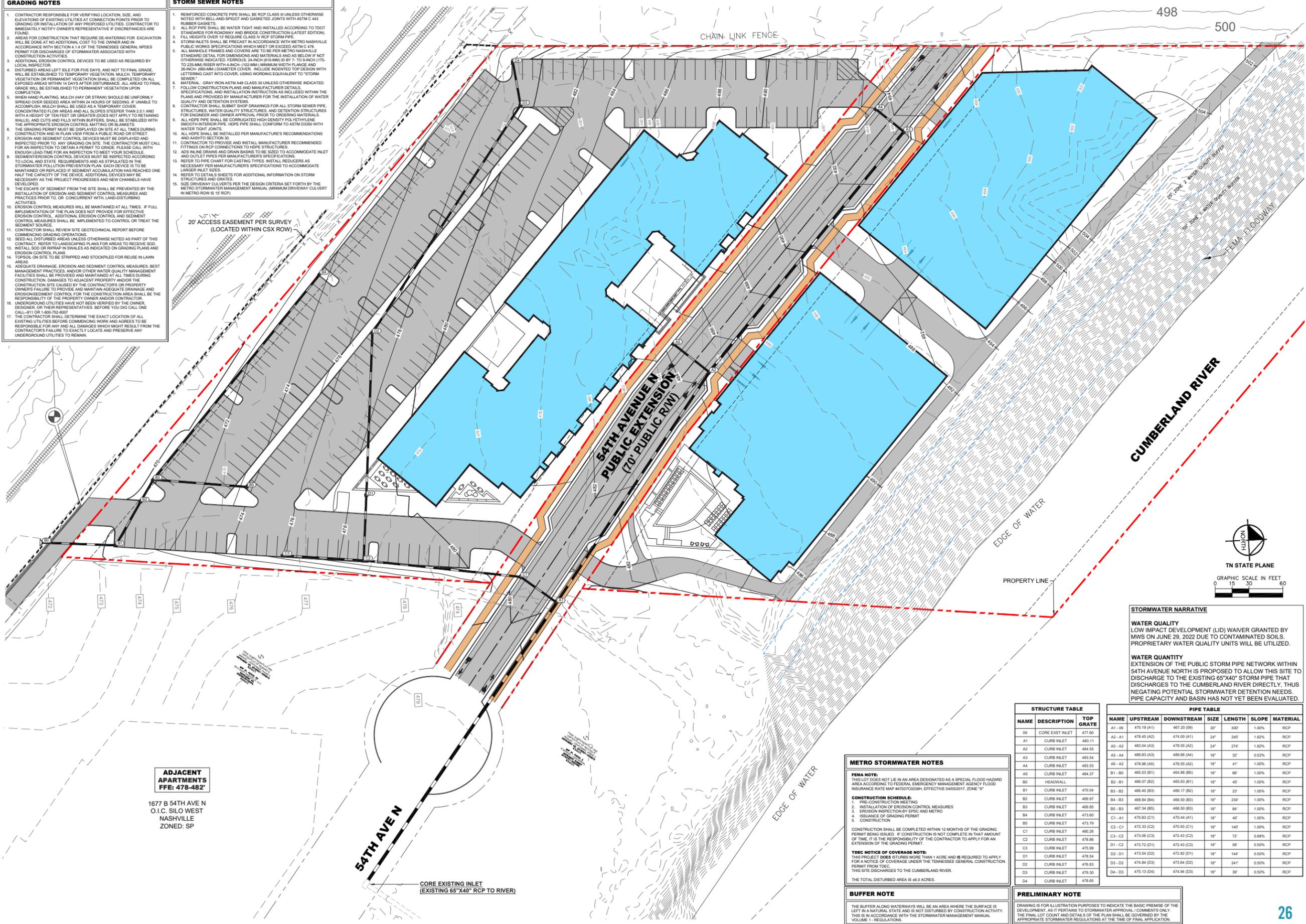
- ### STORM SEWER NOTES
- REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPOUT AND GASKETED JOINTS WITH ASTM C-443 RUBBER GASKETS.
 - ALL RCP PIPE SHALL BE WATER TIGHT AND INSTALLED ACCORDING TO TDOT STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).
 - FILL HEIGHTS OVER 1' REQUIRE CLASS IV RCP STORM PIPE.
 - STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH METRO NASHVILLE PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.
 - ALL MANHOLE FRAMES AND COVERS ARE TO BE PER METRO NASHVILLE STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED: FERRUCUL 24-INCH (610MM) ID BY 17.13 INCH (435 TO 225MM) RISER WITH 4-INCH (102MM) MINIMUM WIDTH FLANGE AND 26-INCH (660MM) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORKING EQUIVALENT TO "STORM SEWER".
 - MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.
 - FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.
 - ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH WATER TIGHT JOINTS.
 - ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AS NOTED SECTION 29.
 - CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.
 - ADD IN-LINE DRAINS AND DRAIN BASINS TO BE SIZED TO ACCOMMODATE INLET AND OUTLET PIPES PER MANUFACTURER'S SPECIFICATIONS.
 - REFER TO PIPE CHART FOR CASTING TYPES, INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.
 - REFER TO DETAILS SHEETS FOR ADDITIONAL INFORMATION ON STORM STRUCTURES AND GRATES.
 - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' RCP).

20' ACCESS EASEMENT PER SURVEY (LOCATED WITHIN CSX ROW)

ADJACENT APARTMENTS FFE: 478-482'

1677 B 54TH AVE N
O.I.C. SILO WEST
NASHVILLE
ZONED: SP

CORE EXISTING INLET (EXISTING 65"x40" RCP TO RIVER)



STORMWATER NARRATIVE

WATER QUALITY
LOW IMPACT DEVELOPMENT (LID) WAIVER GRANTED BY MWS ON JUNE 29, 2022 DUE TO CONTAMINATED SOILS. PROPRIETARY WATER QUALITY UNITS WILL BE UTILIZED.

WATER QUANTITY
EXTENSION OF THE PUBLIC STORM PIPE NETWORK WITHIN 54TH AVENUE NORTH IS PROPOSED TO ALLOW THIS SITE TO DISCHARGE TO THE EXISTING 65"x40" STORM PIPE THAT DISCHARGES TO THE CUMBERLAND RIVER DIRECTLY, THUS NEGATING POTENTIAL STORMWATER DETENTION NEEDS. PIPE CAPACITY AND BASIN HAS NOT YET BEEN EVALUATED.

- ### METRO STORMWATER NOTES
- FEMA NOTE:**
THIS LOT DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP HAZ1020208H, EFFECTIVE 04/05/2017, ZONE "X".
- CONSTRUCTION SCHEDULE:**
1. PRE-CONSTRUCTION MEETING
2. INSTALLATION OF EROSION CONTROL MEASURES
3. EROSION INSPECTION BY EPSC AND METRO
4. ISSUANCE OF GRADING PERMIT
5. CONSTRUCTION
- CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT AMOUNT OF TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR AN EXTENSION OF THE GRADING PERMIT.
- TRC NOTICE OF COVERAGE NOTE:**
THIS PROJECT DOES NOT DISTURB MORE THAN 1 ACRE AND IS REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TRC.
THIS SITE DISCHARGES TO THE CUMBERLAND RIVER.
THE TOTAL DISTURBED AREA IS ±0.0 ACRES.

BUFFER NOTE

THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL, VOLUME 1 - REGULATIONS.

STRUCTURE TABLE

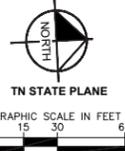
NAME	DESCRIPTION	TOP GRATE
09	CORE EXIST INLET	477.60
A1	CURB INLET	480.11
A2	CURB INLET	484.55
A3	CURB INLET	493.54
A4	CURB INLET	493.54
A5	CURB INLET	493.53
A6	CURB INLET	493.53
B1	HEADWALL	484.37
B2	CURB INLET	480.04
B3	CURB INLET	489.97
B4	CURB INLET	489.85
B5	CURB INLET	473.60
C1	CURB INLET	473.79
C2	CURB INLET	480.26
C3	CURB INLET	478.86
D1	CURB INLET	475.99
D2	CURB INLET	478.54
D3	CURB INLET	478.83
D4	CURB INLET	479.30
D5	CURB INLET	478.65

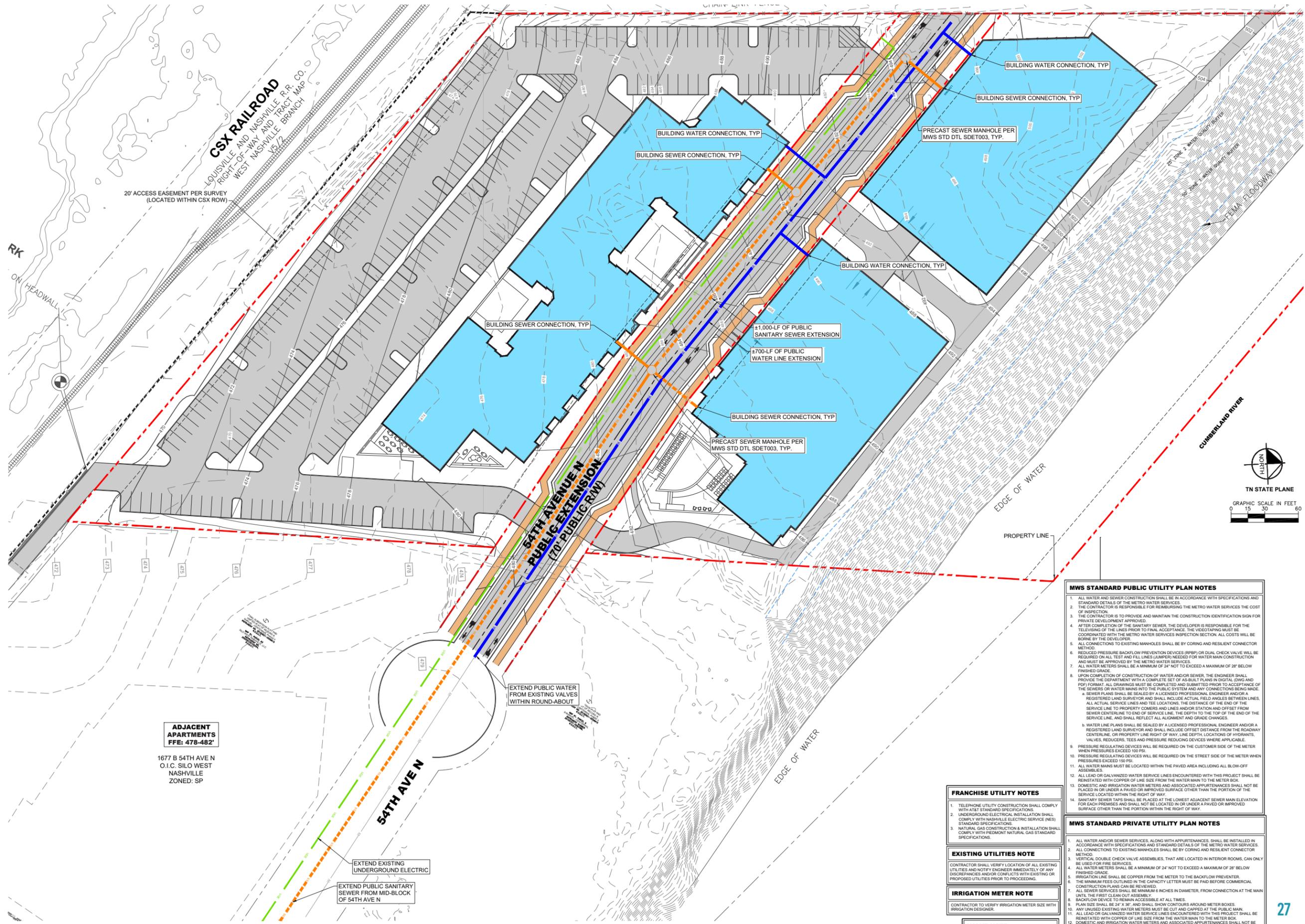
PIPE TABLE

NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
A1-09	470.19 (A1)	467.20 (09)	30"	300'	1.00%	RCP
A2-A1	478.45 (A2)	474.00 (A1)	24"	240'	1.82%	RCP
A3-A2	483.54 (A3)	478.55 (A2)	24"	274'	1.82%	RCP
A4-A3	489.83 (A4)	489.86 (A4)	18"	32'	0.52%	RCP
A5-A2	478.96 (A5)	478.55 (A2)	18"	41'	1.00%	RCP
B1-B0	465.53 (B1)	464.88 (B0)	18"	66'	1.00%	RCP
B2-B1	468.07 (B2)	465.63 (B1)	18"	45'	1.00%	RCP
B3-B2	466.40 (B3)	466.17 (B2)	18"	23'	1.00%	RCP
B4-B3	468.84 (B4)	466.50 (B3)	18"	234'	1.00%	RCP
B5-B3	467.34 (B5)	466.50 (B3)	18"	84'	1.00%	RCP
C1-A1	470.83 (C1)	470.44 (A1)	18"	40'	1.00%	RCP
C2-C1	472.33 (C2)	470.93 (C1)	18"	140'	1.00%	RCP
C3-C2	473.06 (C3)	472.43 (C2)	18"	72'	0.88%	RCP
D1-C2	472.72 (D1)	472.43 (C2)	18"	58'	0.50%	RCP
D2-D1	473.54 (D2)	472.82 (D1)	18"	144'	0.50%	RCP
D3-D2	474.84 (D3)	473.64 (D2)	18"	211'	0.50%	RCP
D4-D3	475.13 (D4)	474.94 (D3)	18"	39'	0.50%	RCP

PRELIMINARY NOTE

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





20' ACCESS EASEMENT PER SURVEY
(LOCATED WITHIN CSX ROW)

ADJACENT APARTMENTS
FFE: 478-482'

1677 B 54TH AVE N
O.I.C. SILO WEST
NASHVILLE
ZONED: SP

EXTEND PUBLIC WATER
FROM EXISTING VALVES
WITHIN ROUND-ABOUT

EXTEND EXISTING
UNDERGROUND ELECTRIC

EXTEND PUBLIC SANITARY
SEWER FROM MID-BLOCK
OF 54TH AVE N

MWS STANDARD PUBLIC UTILITY PLAN NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE 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.
5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILENT CONNECTOR METHOD.
6. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPPD) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FALL LINES (UNLESS NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES).
7. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 30" BELOW FINISHED GRADE.
8. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS IN DIGITAL (DWG AND PDF) FORMAT. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES.
9. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE.
10. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
11. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
12. ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.
13. DOMESTIC AND IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES SHALL NOT BE PLACED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION OF THE SERVICE LOCATED WITHIN THE RIGHT OF WAY.
14. SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE LOCATED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.

FRANCHISE UTILITY NOTES

1. TELEPHONE UTILITY CONSTRUCTION SHALL COMPLY WITH ATEI STANDARD SPECIFICATIONS.
2. UNDERGROUND ELECTRICAL INSTALLATION SHALL COMPLY WITH NASHVILLE ELECTRIC SERVICE (NES) STANDARD SPECIFICATIONS.
3. NATURAL GAS CONSTRUCTION & INSTALLATION SHALL COMPLY WITH PEDEMONT NATURAL GAS STANDARD SPECIFICATIONS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

IRRIGATION METER NOTE

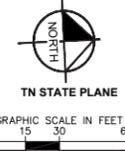
CONTRACTOR TO VERIFY IRRIGATION METER SIZE WITH IRRIGATION DESIGNER.

VALVE NOTE

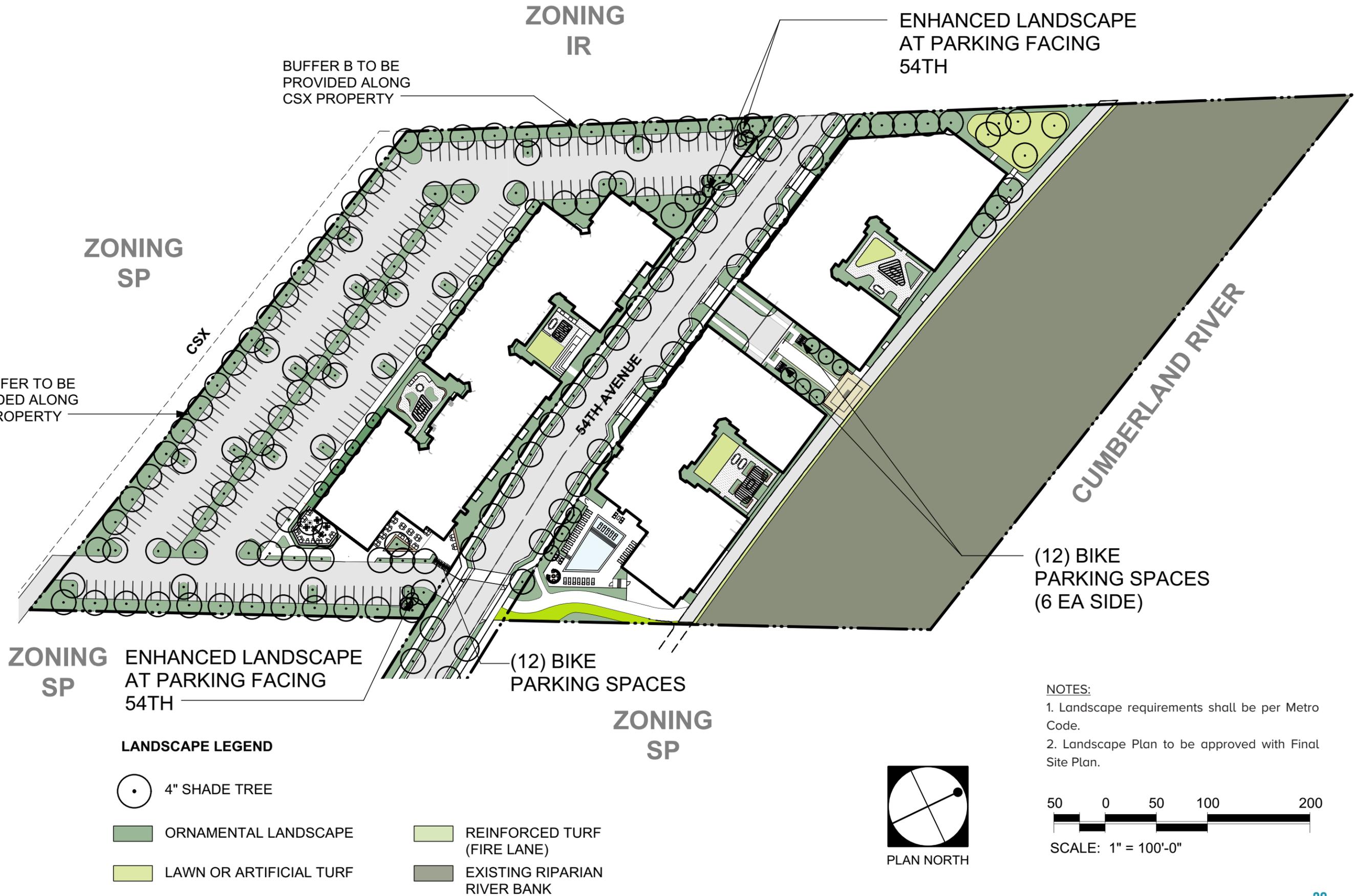
ALL VALVES SHALL BE INSTALLED IN METRO NASHVILLE WATER SERVICES APPROVED VALVE BOX AND COVER. COVER TO BE MARKED WITH "WATER".

MWS STANDARD PRIVATE UTILITY PLAN NOTES

1. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILENT CONNECTOR METHOD.
3. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
4. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
5. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
6. THE CAPACITY OF ALL IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES SHALL NOT BE EXCEEDED.
7. ALL SEWER SERVICES SHALL BE A MINIMUM 8 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.
8. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
9. PLAN SIZE SHALL BE 24" X 36" AND SHALL SHOW CONTOURS AROUND METER BOXES.
10. ANY UNUSED EXISTING WATER METERS MUST BE CUT AND CAPPED AT THE PUBLIC MAIN.
11. ANY LEAD OR GALVANIZED WATER METERS AND ASSOCIATED APPURTENANCES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.
12. DOMESTIC AND IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES SHALL NOT BE PLACED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION OF THE SERVICE LOCATED WITHIN THE RIGHT OF WAY.
13. SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE LOCATED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.



LANDSCAPE PLAN



A3 BUFFER TO BE PROVIDED ALONG CSX PROPERTY

BUFFER B TO BE PROVIDED ALONG CSX PROPERTY

ENHANCED LANDSCAPE AT PARKING FACING 54TH

(12) BIKE PARKING SPACES (6 EA SIDE)

(12) BIKE PARKING SPACES

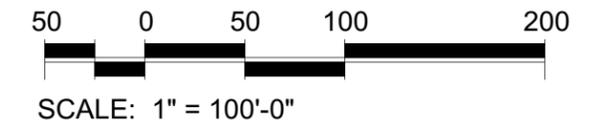
ZONING SP ENHANCED LANDSCAPE AT PARKING FACING 54TH

LANDSCAPE LEGEND

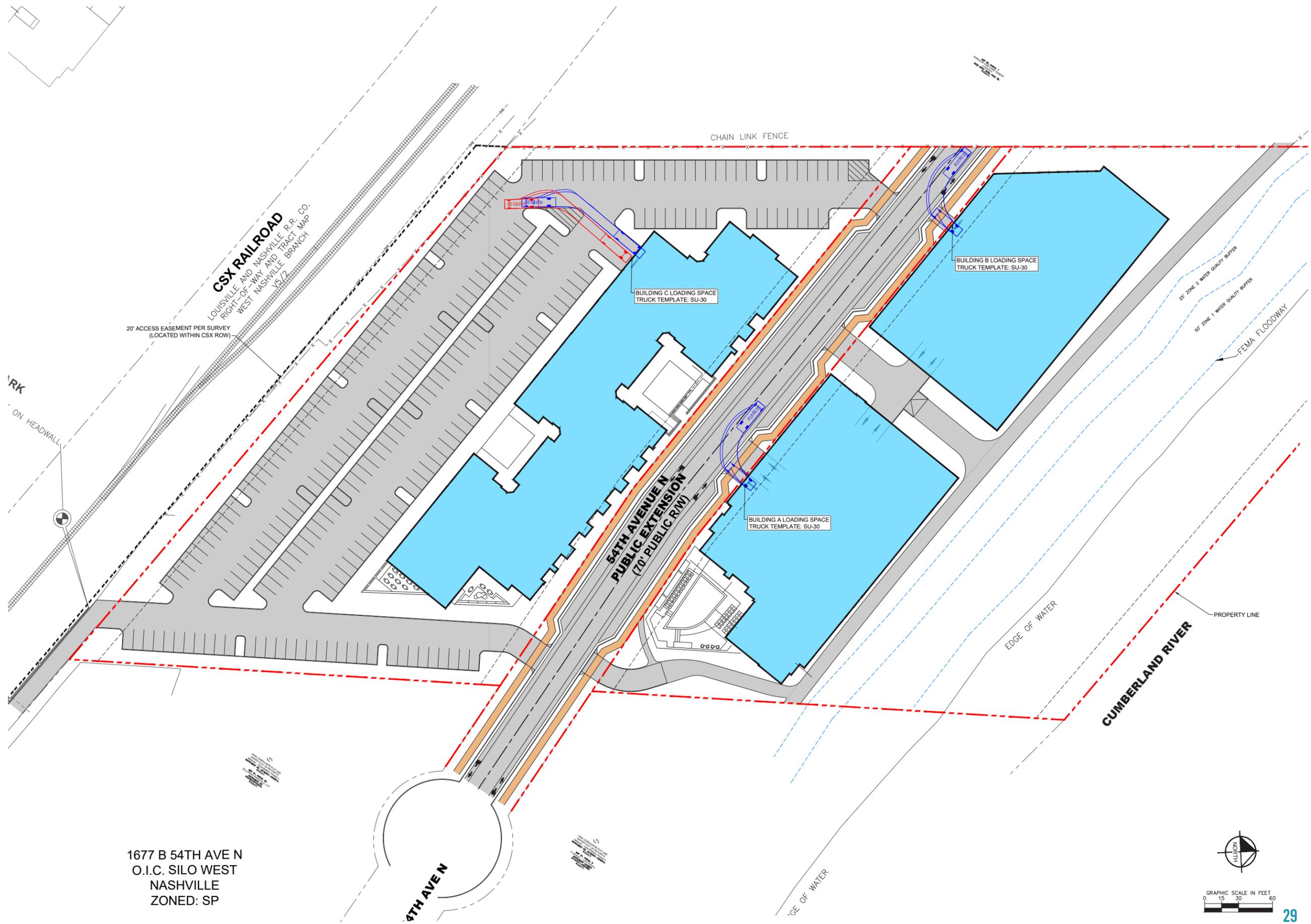
-  4" SHADE TREE
-  ORNAMENTAL LANDSCAPE
-  LAWN OR ARTIFICIAL TURF
-  REINFORCED TURF (FIRE LANE)
-  EXISTING RIPARIAN RIVER BANK



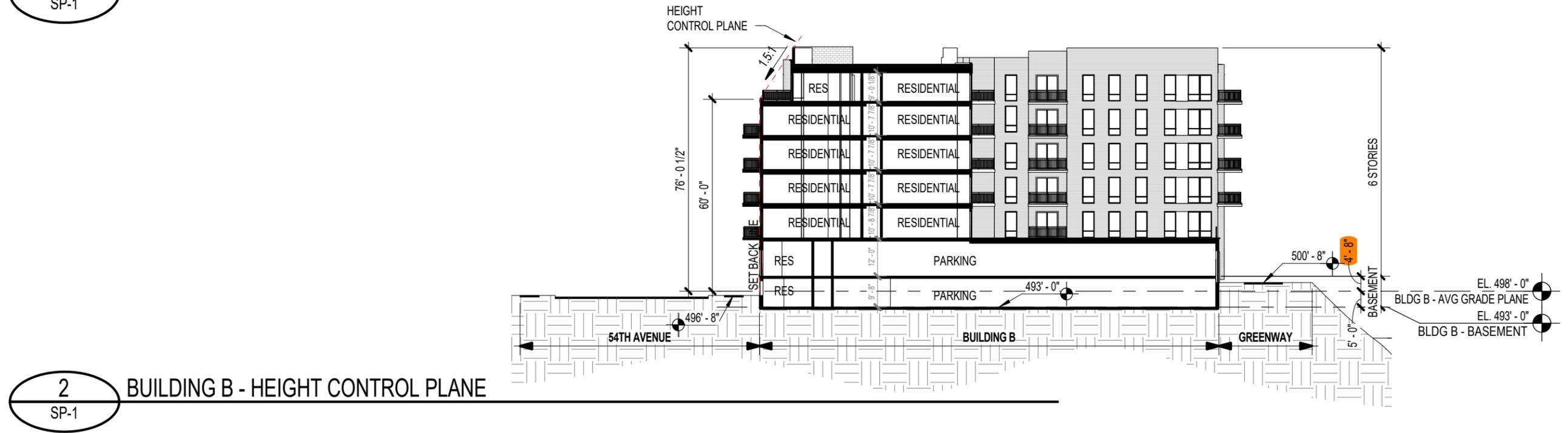
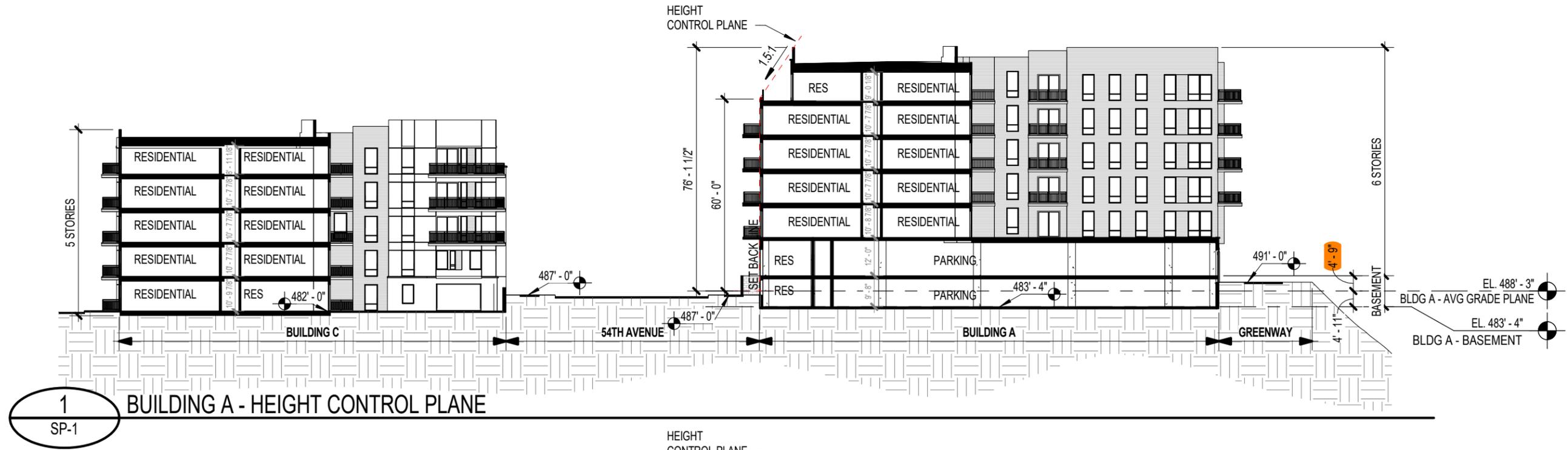
NOTES:
 1. Landscape requirements shall be per Metro Code.
 2. Landscape Plan to be approved with Final Site Plan.



TRUCK TURNING



SITE SECTION





 **MILL CREEK**
RESIDENTIAL