

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

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 0 CREATIVE WAY CREATIVE WAY VILLAGES PHASE 3: COMMERCIAL - #4,800 S.F. BUILDING M /4 NOT TO SCALE NOT THE PURPOSE OF THIS PLAN IS SITE PLAN APPROVAL FOR 4,800 SQUARE FOOT NON-RESIDENTIAL AND 15,000 SQUARE FOOT MIXED USE BUILDING

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. ANDY 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.

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.

- 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 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. PRIOF 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.

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











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N W S NORTH BASED ON TENNESSEE STATE PLANE COORDINATES N.A.D. 83 GRID NORTH VERTICAL DATUM: N.A.V.D. 88 0 0 0 0 0 0 0 0 0 0 0 0 0	 Company Company
	CREATIVE WAY VILLAGES Interviewer CREATIVE WAY VILLAGES BANDSON CREATIVE WAY VILLAGES, MADISON CREATIVE WAY VILLAGES, MADISON DAVIDSON COUNTY, TENNESSEB I2/12/2022 DAVIDSON COUNTY, TENNESSEB I2/12/2022
	DESIGN BY: CG DRAWN BY: CG CHECKED BY: JL / DC



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5	Struct	Number of Grates	Туре	Inlet Flow Q-10 (cfs)	Inlet Flow Q-100 (cfs)	Invert In	Invert Out	Top of Grate
	EX A	N/A	EXIS TING HEADW ALL	N/A	N/A	546.86	546.86	N/A
F	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	585.79	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
Γ	BA	1	INLET	0.17	0.25	586.97	586.87	590.00
Γ	BB	N/A	INLET	0.17	0.25	587.25	587.15	590.00
Γ	BC	N/A	INLET	0.17	0.25	N/A	<u>587.50</u>	590.00
Γ	CA	N/A	HEADW ALL	N/A	N/A	585.00	585.00	N/A
Γ	CB	N/A	CLEANOUT	0.78	1.28	587.38	587.38	590.66
Γ	CC	1	INLET	0.78	1.28	N/A	<u>588.75</u>	590.75
	DA	N/A	HEADW ALL	N/A	N/A	N/A	585.00	N/A
Γ	DB	1	TRENCH DRAIN	0.91	1.33	N/A	585.75	587.25
Γ	A	1	INLET (BIORETENTION #4)	7.65	12.30	550.84	550.74	559.50
	В	N/A	MANHOLE	N/A	N/A	551.98	551.88	560.39
Г	С	1	INLET (BIORETENTION #3)	1.72	2.87	N/A	552.22	560.00
Γ	D	N/A	MANHOLE	N/A	N/A	553.24	553.14	561.17
Γ	Е	1	INLET	48.10	69.18	N/A	555.40	559.40
Γ	F	N/A	CLEANOUT	N/A	N/A	562.24	562.24	566.34
F	G	N/A	CLEANOUI	NA	N/A	567.85	567.85	571.60
V	Н	1	OUTFALLSTRUCTURE	1.95	2.73	569.00	569.00	573.75
		M/A	HEADWALL	NA	NA	573.00	573.00	N/A
	J	1	INLET (DROP)	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
Γ	Ν	N/A	CLEANOUT	1.62	2.81	586.25	586.25	589.46
Γ	0	1	INLET	1.46	2.41	N/A	588.57	590.50
	Ρ	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
F	S	1	INLET	0.90	1.40	576.25	569.90	582.00
Γ	Т	N/A	MANHOLE	N/A	N/A	581.25	577.50	583.87
Γ	U	N/A	CLEANOUT	0.52	0.69	581.75	581.75	583.63
Γ	V	1	INLET (BIO #2)	1.99	3.68	N/A	578.75	584.75
Γ	W	N/A	HEADW ALL	N/A	N/A	585.00	585.00	N/A
Γ	Х	N/A	CLEANOUT	0.27	0.57	587.25	585.13	587.76
Γ	Y	N/A	HEADW ALL	N/A	N/A	574.00	574.00	N/A
	C1	1	CURB INLET	1.08	1.50	N/A	568.30	573.80
Γ	C2	2	CURB INLET	1.32	1.84	558.75	558.65	564.15
Γ	C3	1	CURB INLET	1.12	1.56	551.42	551.32	559.20
Γ	C4	1	CURB INLET	2.16	3.01	550.53	550.43	560.85
				0.75	104	510 82	540 70	EET TE
F	C5	l	INLET	0.75	1.04	J47.0Z	J47./Z	557.75

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HIGHLIGHTED PORTIONS OF THE SITE HAVE BEEN PREVIOUSLY APPROVED UNDER SWGR PERMIT No. 2018072364

TW:587.15 BW:575.50

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$ \begin{array}{c} $	BOUNDARY LINE PROPERTY LINE EXISTING FENCE EXISTING GAS LINE EXISTING OVERHEAD POWER LINE EXISTING OVERHEAD POWER LINE EXISTING SANITARY SEWER EXISTING STORM SEWER EXISTING WATER LINE PROPOSED CURB AND GUTTER PROPOSED CURB PROPOSED GAS LINE PROPOSED WATER LINE PROPOSED SANITARY SEWER PROPOSED STORM SEWER STORM PIPING	TENN TENN
A BELLSOUTH MANHOLE Y UTILITY POLE O GAS VALVE BENCHMARK WWATER VALVE ✓ FLOW DIRECTION I I <	8 WATER METER GAS VALVE LIGHT POLE TREE PROPOSED HEADWALL Image: PROPOSED INLET Image: PROPOSED INLET Image: PROPOSED BUILDING Image:	E WAY VILLAGES ER & GRADING PLAN AY VILLAGES, MADISON I COUNTY, TENNESSEE 12/12/2022
EROSION CONTROL AND GRADING I SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THA G OR OTHER ACCEPTABLE MEANS. L AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESS ET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN S ED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70% - 80% (ET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS. DNTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH TH SECTION TCP-14. AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SE UCTION. ACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCA ILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITI NSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURF S ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM IG AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LC INSESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FIL NY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED S PRIOR TO BEGINNING WORK. ACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF S PRIOR TO BEGINNING WORK. ACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIE DR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIE DR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIE DR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUNI A FOR A DECISION.	NOTES: IN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY RED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 HE METROPOLITAN STORMWATER MANAGEMENT MANUAL, EDIMENT BARRIERS DURING AND UPON THE COMPLETION INTION OF ANY EXISTING UTILITIES. IT SHALL BE THE LES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO RENT SPECIFICATION GOVERNING SUCH WORK. #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK. OWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS ILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN D TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS F PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION ELD FOR INSPECTION BY THE ARCHITECT. THE D, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT	CREATIVE W DATE - DESCRIPTION
ACTOR TO DO OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED EUSE. ACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WO S, INCLUDING WARNING SIGNS AND LIGHTS. ACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREM RING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATION OR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PA RK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS OF WORK WHICH HE IS TO PERFORM. ON CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILL OR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPM ATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THI REA DOES NOT INCLUDE ANY SLOPE EXCEEDING A 15% GRADE ATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION M NT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEP. TER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED IN REPAIR,, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN TO DR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS DEVE ON OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTAL NE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION IA AND SURFACE COVER, SECTION 6.6, PAGE 20.	BY THE OWNER FOR THE PURPOSE OF FUTURE ORKS FOR THE PROTECTION OF THE PUBLIC AND USES OR ADJACENT PREMISES OR INJURIES TO THE 3, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES. ONS SET FORTH BY METRO WATER SERVICES. THE Y FEES REQUIRED FOR THE COMPLETION OF HIS PORTION AND ORDINANCE OR REGULATIONS RELATING TO ZED & CONSTRUCTION IS COMPLETE. NENT FUELING IN ACCORDANCE WITH METRO CP-10 & E PRE-CONSTRUCTION MEETING. UST BE DONE IN ACCORDANCE WITH STORMWATER ARTMENT OF WATER SERVICES. NGRESS AND EGRESS AT ALL TIMES IN ORDER TO THE PROPERTY. ELOPMENT AT LEAST 24 HOURS PRIOR TO THE LATION, THE ABOVE REFERENCED PERSON WILL N OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01,	1 03-10-2021 - SP AMMENDMENT 2 09-20-2021 - COMMERCIAL STORMWATER REVISIONS 3 07-28-2022 - FINAL SP AMENDMENT REVISIONS PER PLANNING COMMENT 4 12/09/2022 - AMENDMENT TO PRELIM SP DESIGN BY: CG DRAWN BY: CG CHECKED BY: JL / DC
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- POWER FOR THE DEVELOPMENT WILL COME FROM CREATIVE WAY AS THERE ARE NO NES FACILITIES ALONG INSPIRATION BLVD. THE RISER POLE SHOULD BE PLACED ON DEV
- NES SHALL BE PLACED IN "PUE" INSIDE DEVEL
- 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
- POSTAL PLAN IS REQUIRED BEFORE NES'S FINAL CONSTRUCTION DRAWINGS
- 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 NESC 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 NESC. 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
- 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 11. DEVELOPER'S VEGETATION DESIGN SHALL MEET BOTH METRO REQUIREMENTS AND NES VEGETATION MANAGEMENT REQUIREMENTS/CLEARANCES. 2. NES FACILITIES WILL NOT BE ALLOWED TO SIT IN OR TO PASS THROUGH
- RETENTION AREAS INCLUDING RAIN GARDENS, BIO-RETENTION, BIO SWALES AND THE LIKE. THIS INCLUDES PRIMARY DUCT BETWEEN PAD-MOUNTED EQUIPMENT, AS WELL AS SERVICE DUCT TO A METER OR METER CENTER.

WATER & STORMWATER NOTES

- 1. 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. 2. 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. 4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS
- RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND **RESILIENT CONNECTOR METHOD.** ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM
- OF 28" BELOW FINISHED GRADE. UPON COMPLETION OF CONSTRUCTION OF 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 LICENSE PROFESSIONAL ENGINEER OF 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

VELOPMENT PROPERTY.	
LOPMENT FOR CONDUIT RUNS	

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SANITARY SEWER MANHOLE ST SANITARY SEWER MANHOLE BELLSOUTH MANHOLE UTILITY POLE GAS VALVE BENCHMARK WATER VALVE FLOW DIRECTION PROPOSED CONCRETE	STORM PIPING GAS METER TP TOP OF PAVEMENT WATER METER TC TOP OF CURB A GAS VALVE TG TOP OF GRADE LIGHT POLE EX EXISTING SPOT ELV. TREE PROPOSED HEADWALL PROPOSED INLET PROPOSED BUILDING	Engineering
BIORETENTION	ASPAHLT	www.man.org

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 ENCASEMENT WILL BE NECESSARY (TO BE PROVIDED BY CONTRACTOR). 4. 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. 8. 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 9. PER METRO WATER REQUIREMENTS.
- 10. 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, SPIGOTS, 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. 10. A COPY OF THE STANDARD SPECIFICATIONS FOR WATER MAIN MATERIAL & INSTALLATION THE MADISON SUBURBAN UTILITY DISTRICT MADISON, TENNESSEE, FEBUARY 2017 EDITION (JVE/BWSC
- 5100 LINBAR DRIVE, SUITE 106 NASHVILLE, TENNESSEE 37211) WILL BE PROVIDED TO THE CONTRACTOR

N.A.D. 83 GRID NORTH VERTICAL DATUM: N.A.V.D. 88 0' 10' 20' 30'

GRAPHIC SCALE: 1" = 30'

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

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CO STLES	12/11 00 T	CO S Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z		R. HANNEL
CREATIVE WAY VILLAGES	UTILITY PLAN PHASE 3	CREATIVE WAY VILLAGES, MADISON	DAVIDSON COUNTY, TENNESSEE	12/12/2022
$\begin{array}{c c} \hline \\ \hline $	REVIS ATE – DI 3–10–20 MMENDME 9–20–20 TORMWAT 7–28–20 MENDMEN LANNING 2/09/202 D PRELIM	SION ESCRIP 21 – S 21 – C ER REV 22 – F T REV 22 – A SP	S TION SP COMME TISIONS TINAL SIONS NT MENDM	RCIAL SP PER MENT
DESIGN DRAWN CHECK	N BY: C N BY: C ŒD BY	:G :G : JL /	DC	

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PRINT 24x3

8" RCP STRM EL=562.24 8" PVC SSWR EL=558.50 F 123 LF 8" PVC @ 3.71% - <u>SANITARY MANHOLE A5</u> STATION:4+62 TOP=570.76 INV OUT (A4)=563.00 TRANSPORMER INSPIRATION BOULEVARD - <u>SANITARY MANHOLE A4</u> STATION:3+39 TOP=566.11 - <u>SANITARY MANHOLE A3</u> STATION:2+81 TOP=564.37 LINE A: INV OUT (A3)=558.23 INV IN (A5)=558.43 LINE B:

INV IN (B1)=558.43

INV OUT (A2)=555.88 INV IN (A4)=556.08

A5 È∣≧₽ N N N 123 VF of 8" 3.71%1 PVC SDR35 @ 3.71%1 = 558.23 558.43 558.43 r (A3)= (A5)= (B1)= N N N NOTE: CONTRACTOR TO ENSURE A MIN VERTICAL INVERT INVERT INVERT CLEARANCE OF 18" FOR DOMESTIC WATER/ SANITARY SEWER MAIN. 4+00 5+00 5+50

PRINT 24x36

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GENER	AL NOTES:	<u>GRAD</u>	ING NOTES:
GN-1:	THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS GAS MAINS, WATER MAINS, ELECTRIC DUCT LINES, ETCAS 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 DRAWINGS OF THE EXISTING FACILITIES. HOWEVER, THE ENGINEER DOES NOT ASSUME	G-1:	PROTECT TREES NOT MARKED FOR REMOVAL OR LOCATED OU THE LIMITS OF CONSTRUCTION. IF A TREE TRUNK OR BRANCH OR SCARRED THEN THE AFFECTED AREA SHALL BE TREATED V WOUND PAINT TO PREVENT DISEASE.
	THE RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE PLANS. TENNESSEE ONE CALL CENTER: 1-800-351-1111	G-2:	THE AREA WITHIN THE LIMITS OF GRADING SHALL BE GRUBBEI TWELVE (12) INCHES BELOW EXISTING GROUND LINE ELEVATIO AND OTHER ORGANIC MATERIALS. THE TOP NINE (9) INCHES OF CUTTING TO DESIRED SUBGRADE ELEVATION AND/OR BEFORE BE SCARIFIED AND RECOMPACTED TO THE COMPACTION REQU GEOTECHNICAL REPORT.
GN-2:	IN THE EVENT OF A CONFLICT BETWEEN THE PLANS, SPECIFICATIONS, STANDARD NOTES, OR THE REQUIREMENTS OF OFFICIALS OF INVOLVED GOVERNMENT BODIES, THE MOST STRINGENT SHALL APPLY. ANY DEVIATIONS FROM THE PLANS MUST BE APPROVED BY THE ENGINEER.	G-3:	ANY BUILDINGS TO BE DEMOLISHED DURING CLEARING OPERA DONE SO ACCORDING TO ALL APPLICABLE LAWS. THE CONTRA RESPONSIBLE FOR CONDUCTING AN ASBESTOS SURVEY OF TH OBTAINING AIR QUALITY PERMITS AND COORDINATING WITH U
GN-3:	THE CONTRACTOR SHALL MAKE A PHYSICAL INSPECTION OF THE SITE BEFORE SUBMITTING A PROPOSAL FOR THE PROJECT. IT IS ASSUMED THAT THE CONTRACTOR HAS EXAMINED THE PLANS, SPECIFICATIONS AND THE SITE PRIOR TO SUBMITTING A PROPOSAL. ANY ITEMS THAT WOULD BE REASONABLY REQUIRED FOR CONSTRUCTION, WHETHER OR NOT SPECIFICALLY DENOTED IN THE PLANS SHALL BE PROVIDED BY THE CONTRACTOR.	G-4:	ALL DEBRIS WILL BE REMOVED FROM THE SITE BY THE CONTR COMBUSTIBLE MATERIAL IS RESTRICTED AND SHALL NOT BE A BURN IS GRANTED, THE CONTRACTOR SHALL OBTAIN ALL NEC THE PERMITS TO THE ENGINEER. NO DEBRIS SHALL BE BURIED
GN-4:	ANY DISAGREEMENT BETWEEN THE PROJECT PLANS, THE PROJECT AS CONSTRUCTED AND THE PERMIT OR PERMITS ISSUED FOR THE PROJECT, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE ENGINEER SHALL DECIDE WHICH HAS PRECEDENCE AND WHETHER PERMIT OR PLANS REVISIONS ARE NEEDED. IN GENERAL, PERMIT CONDITIONS WILL PREVAIL	G-5: G-6:	THE CONTRACTOR SHALL CONSTRUCT THE STORM WATER DE FACILITIES PRIOR TO BEGINNING ANY OTHER GRADING OPERA THE SLOPES OF ALL EXCAVATED AREAS, DITCHES, WATERWAY
GN-5: CO CO	WHEN THE WORK AREA IS AN AREA OF DIRECT PUBLIC ACCESS, THE NTRACTOR SHALL BE RESPONSIBLE FOR ERECTING BARRICADES AND NSTRUCTION WARNING SIGNS IN ACCORDANCE WITH THE MANUAL ON ECOM TRACEIC CONTROL DEVICES	G-7:	BORROW PITS, AND EMBANKMENTS SHALL BE SO TRIMMED AN REASONABLY CLOSE CONFORMITY WITH THE LINES AND GRAD DIRECTED BY THE ENGINEER. BORROW EXCAVATION FOR THE CONSTRUCTION OF EMBANKM
GN-6: GN-7:	THE CONTRACTOR IS TO OBTAIN ALL PERMITS REQUIRED BY ALL GOVERNING AGENCIES. ANY SHOP DRAWINGS REQUIRED MUST BE APPROVED BY THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. DESIGNS PROVIDED BY OTHERS MUST BE SIGNED		PORTIONS OF WORK SHALL BE OBTAINED FROM APPROVED SO MATERIAL SHALL BE AASHTO M145, CLASSIFICATION A-6 OR BI AVAILABLE. THE CONTRACTOR'S ATTENTION IS CALLED TO SE TENNESSEE CODE, ANNOTATED, WHICH APPLY TO BORROW PI SIZE THAT ARE NOT SELF DRAINING.
GN-8:	AND SEALED AS REQUIRED BY TENNESSEE STATUTES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE INSPECTORS OF ALL CONCERNED GOVERNMENT AGENCIES DURING ALL PHASES OF CONSTRUCTION.	G-8:	SOLID ROCK SHALL BE DEFINED AS (1) ROCK WHICH CANNOT E EXCAVATED WITHOUT THE USE OF EXPLOSIVES OR (2) ANY RO FRAGMENT OF ROCK OR CONCRETE EXCAVATED FROM A FORI VOLUME GREATER THAN ONE HALF (1/2) CUBIC YARD. SHOULD ENCOUNTERED AND EXCAVATION OF SOLID ROCK IS COVERED
GN-9: PRI EN(BEARINGS AND/OR DISTANCES SHOWN ON THE PLANS SHALL TAKE ECEDENCE OVER SCALE. SHOULD A CONFLICT EXIST, NOTIFY THE GINEER IMMEDIATELY.		CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR, THI SHALL NOTIFY THE ENGINEER IMMEDIATELY. REPRESENTATIV SHALL MEASURE THE SOLID ROCK EXCAVATION TO DETERMIN SOLID ROCK EXCAVATED. THE DETERMINATION OF THE AMOUN SHALL BE THE RESPONSIBILITY OF THE ENGINEER
GN-10 EN ME	IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE GINEER WITH LETTERS OF ACCEPTANCE OR APPROVAL FROM THE TRO NASHVILLE GOVERNMENT BEFORE SUBSTANTIAL PAYMENT IS MADE FOR ANY IMPROVEMENTS.	G-9:	THE CONTRACTOR SHALL BE REQUIRED TO EMPLOY A GEOTEC LICENSED IN THE STATE OF TENNESSEE TO ENSURE THAT EMB BEING CONSTRUCTED IN ACCORDANCE WITH THE PLANS.
GN-11	ANY TEMPORARY CONSTRUCTION DURING THIS PROJECT SHALL BE MADE IN SUCH A MANNER AS TO ADEQUATELY DRAIN AND BE MAINTAINED FOR THE LIFE OF THE TEMPORARY CONSTRUCTION, THE TERM OF THE PROJECT, OR A PERIOD OF ONE YEAR. TEMPORARY TURN- AROUNDS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO ADEOUATELY DRAIN AND HAVE A SMOOTH TRANSITION FROM FINISHED PAVEMENT.	G-10: G-11:	ALL SLOPES SHALL BE AS INDICATED ON PLANS. THE CONTRACTOR SHALL BE REQUIRED TO PLACE TOPSOIL TO
GN-12 MA	ELEVATIONS TO FINISHED STONE ELEVATIONS. ANY EXISTING OR PROPOSED VALVES, FIRE HYDRANTS, METER VAULTS, NHOLES, SPRINKLER HEADS, ELECTRIC METERS/VAULTS, PULL BOXES, NISEORMERS, (THIS SHALL INCLUDE ANY PADS CRATES, LIDS SIGNS, DOSTS OR ANY	G-12:	ALL DISTURBED AREAS. PERMANENT EROSION CONTROL MEAS SHALL BE INITIATED WITHIN 15 CALENDAR DAYS AFTER FINAL UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL DISTURBE PERMANENTLY STABILIZED WITH SEEDING AND MULCH. MULCH
OTI BO CLE OTI	HER ORMERS (THIS SHALL INCLODE ANT FADS GRATES, LIDS SIGNS, FOSTS OR ANT HER ITEMS ASSOCIATED WITH SUCH APPURTENANCES), TELEPHONE PEDESTALS, CABLE XES, FIBER OPTIC VAULTS (BOXES), REMOTE FIRE DEPARTMENT CONNECTIONS, EANOUTS, SPIGOTS, LIGHT POLES, FLOOD LIGHTS, AREA DRAINS, CATCH BASINS OR HER SUCH APPURTENANCES LOCATED WITHIN THE CONSTRUCTION SITE SHALL BE	G-13:	CONSIST OF HAY OR STRAW AT THE APPROXIMATE RATE OF 75 FEET AND HELD IN PLACE BY THE USE OF A MULCH BINDER. DURING PERIODS OF EXTREME DRYNESS, THE CONTRACTOR S BEING GRADED DAMPENED BY WATERING TO MINIMIZE THE EFI
AD REI GN-13 PL/	JUSTED TO MATCH FINISHED GRADES WHICH ARE NOT SPECIFIED TO BE MOVED. ANY ALTERNATION TO THIS PLAN SHALL BE APPROVED BY THE ENGINEER THE REGIONAL ANNING COMMISSION PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.	G-14:	ADJOINING PROPERTIES. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH DETAILED DRAWINGS AND VOLUME CALCULATIONS FOR EACH STORM WA BASIN ON SITE. THESE CALCULATIONS MUST BE PERFORMED E
GN-14	LURE TO DO SO COULD RESULT IN A DELAY OR NON-ISSUANCE OF THE CERTIFICATE OF CUPANCY.	G-15:	SURVEYOR OR ENGINEER IN THE STATE OF TENNESSEE. THE CONTRACTOR SHALL BE REQUIRED TO SIGN THE STORM V PREVENTION PLAN (SWPPP) AS WELL AS THE NOTICE OF INTEN CONTRACTOR UNDERSTANDS THAT HE MUST ABIDE BY THE RE
GN-15 THE GN-16 SHI	: ALL DUMPSTER PADS SHALL HAVE A 6' OPAQUE ENCLOSURE SURROUNDING EM AS PER BUILDING & CODES SPECIFICATIONS. : ALL SITE LIGHTING SHALL BE DIRECTED INWARD ONTO SITE, TO INCLUDE ELDED HOODS. NO SITE LIGHTING SHALL SPILL ONTO	G-16:	CONTAINED IN NPDES PERMIT NUMBER TNR100000, AND THAT H ACTIVITIES ARE THEREBY REGULATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING A NOT
AD. GN-17 TR/	JACENT PROPERTIES. : SIGNAGE, STRIPING AND PAVEMENT OUTSIDE OF DEVELOPMENT ENTRANCE SHALL CONFORM WITH CITY OF NASHVILLE OR TENNESSEE DEPARTMENT OF ANSPORTATION REQUIREMENTS AS REQUIRED.	G-17:	AND CONSERVATION WHEN ALL CONSTRUCTION AND STABILIZ ACTIVITIES HAVE BEEN COMPLETED. PRIOR TO GRADING OPERATIONS THE CONTRACTOR SHALL BE
GN-18 GN-19 GN-20	ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB IS TO BE EXTRUDED CURB, UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.		THE METRO ZONING IN ORDER TO OBTAIN THE GRADING PERM IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE A REQUIRED PARTIES (OWNER OR ENGINEER, GRADING CONTRA CONTRACTOR, INDIVIDUAL RESPONSIBLE FOR INSTALLATION A MAINTENANCE OF ALL EROSION CONTROLS) ARE PRESENT, AN REQUIRED DOCUMENTS, ARE PROVIDED TO THE STREET DEPAR
GN-21 SH/ CUI REG	CONCRETE WALKS & PADS SHALL HAVE A BROOM FINISH.ALL CONCRETE ALL BE 3000 PSI UNLESS OTHERWISE NOTED. CURB RAMPS & SIDEWALK SLOPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL RRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL QUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO	G-18:	PRE-CONSTRUCTION MEETING. ALL DITCHES AND BASINS SHALL BE MATTED UNLESS OTHERW MATTING SHALL BE TYPE S 150 (NORTH AMERICAN GREEN) OR EQUIVALENT AND SHOULD BE INSTALLED PER MANUFACTURE RECOMMENDATION
PL4 GN-22 1/4 WI1	ACEMENT OF CONCRETE. : CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST THE CONCRETE THICKNESS, & SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES 'H MAXIMUM 10' SEGMENTS.	G-19:	ALL PROPOSED SPOT ELEVATIONS AT TO FINISH GRADE OF AS IN PARKING AREAS OR FINISH GRADE OF SOIL IN GRASS AREA NOTED OTHERWISE. SEE SURFACE MATERIALS SHEET.
GN-23 EQI	NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, JIPMENT,VEHICLES, PRODUCTS, ETC.	G-20: G-21:	ALL DOWNSPOUTS SHALL SPLASH ON TO SPLASH BLOCKS, UN NOTED OTHERWISE. INCLUDE IN BID PRICE. ALL DOWNSPOUTS SHALL BE TIED INTO ROOF DRAIN COLLECT
TR/ TO	AFFIC PAINT. CONTRACTOR TO APPLY SECOND COAT OF PAINT PRIOR FINAL INSPECTION.	G-22:	WITH EXTERIOR DOWNSPOUT BOOT. SEE DETAIL. CONTRACTO PROVIDE ALL WYES, TEES, CLEANOUTS, DOWNSPOUT ADAPTE ETC IN ORDER TO INSTALL ROOF DRAIN COLLECTION SYSTEM. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWE
<u>DEMO</u> D-1:	LITION NOTES: CONTRACTOR SHALL PROVIDE NECESSARY SIGNAGE, BARRICADES DR OTHER DEVICES FOR THE PROTECTION OF THE PUBLIC, CONSTRUCTION	G-23:	PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINA MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTAL CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN. DO NO OR STORE HEAVY EQUIPMENT. NOR HANDLE. NOR STORE MAT
D-2: /	WORKERS AND TRAFFIC CONTROL. ALL DISTURBED AREAS SHALL BE COMPLETELY RESTORED TO EQUAL OR BETTER CONDITION PRIOR TO COMPLETION OF CONSTRUCTION.		THE DRIPLINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
D-3: /	ALL MUD, DIRT AND DEBRIS TRACKED INTO THE EXISTING ROADWAY AND/OR PARKING AREA FROM THE SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.		
D-4: (((NO ATTEMPT IS MADE TO STIPULATE EVERY REQUIRED ITEM OF DEMOLITION ON THE DRAWINGS. CONTRACTOR SHALL VISIT AND STUDY THE PHYSICAL CONDITION OF THE SITE, REVIEW THE DRAWINGS AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED WORK AS NDICATED ON THE DRAWINGS.		
D-5:	CONTRACTORS MANNER AND METHOD OF INGRESS/EGRESS WITH RESPECT TO THE PROJECT AREA SHALL IN NO WAY PROHIBIT NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY OF THE PROJECT SITE.		
D-6:	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.		
D-7: (LOCAL REGULATIONS REGARDING HAULING AND DISPOSAL SHALL APPLY. CONTRACTOR SHALL TAKE MEASURES TO PREVENT SPILLAGE ONTO EXISTING PARKING AREAS OR LOCAL STREETS AND BE RESPONSIBLE FOR CLEAN UP F SPILLAGE OCCURS, AS A RESULT OF THE TRUCKING OPERATIONS.		
	CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO EXISTING ROADWAY		

- R LOCATED OUTSIDE NK OR BRANCH IS CUT **BE TREATED WITH A**
- LL BE GRUBBED TO A MINIMUM DEPTH OF LINE ELEVATIONS TO REMOVE GRASS, ROOTS, (9) INCHES OF EXPOSED SUBGRADE, AFTER ND/OR BEFORE PLACEMENT OF FILL, SHOULD PACTION REQUIREMENTS OUTLINED IN THE
- EARING OPERATIONS SHALL BE S. THE CONTRACTOR SHALL BE SURVEY OF THE STRUCTURE, NATING WITH UTILITY OWNERS TO
- BY THE CONTRACTOR. BURNING OF HALL NOT BE ALLOWED. IF PERMISSION TO BTAIN ALL NECESSARY PERMITS AND PRESENT ALL BE BURIED ON SITE.
- ORM WATER DETENTION RADING OPERATIONS.
- IES, WATERWAYS, CHANNELS, SO TRIMMED AND SHAPED AS TO BE IN INES AND GRADES SHOWN ON THE PLANS OR AS
- N OF EMBANKMENTS OR OTHER APPROVED SOURCES. BORROW TION A-6 OR BETTER IF REASONABLY CALLED TO SECTIONS 53-801 AND 53-809 OF THE TO BORROW PITS ONE (1) ACRE OR MORE IS
- HICH CANNOT BE ECONOMICALLY S OR (2) ANY ROCK, BOULDER OR D FROM A FORMATION HAVING A YARD. SHOULD SOLID ROCK BE CK IS COVERED WITHIN THE
- NTRACTOR, THE CONTRACTOR EPRESENTATIVES OF THE ENGINEER I TO DETERMINE THE QUANTITY OF OF THE AMOUNT OF SOLID ROCK EXCAVATION
- PLOY A GEOTECHNICAL ENGINEER URE THAT EMBANKMENTS ARE HE PLANS.
- ACE TOPSOIL TO A DEPTH OF SIX (6) INCHES ON CONTROL MEASURES (SEEDED AND MULCHED) AFTER FINAL GRADING.
- ALL DISTURBED AREAS SHALL BE MULCH. MULCH MATERIALS CAN ATE RATE OF 75 POUNDS PER 1000 SQUARE CH BINDER
- ONTRACTOR SHALL KEEP AREAS NIMIZE THE EFFECTS OF DUST ON
- NISH DETAILED TOPOGRAPHIC ACH STORM WATER DETENTION PERFORMED BY A LICENSED NESSEE.
- N THE STORM WATER POLLUTION DTICE OF INTENT (NOI). THE BIDE BY THE REGULATIONS 000, AND THAT HIS ON-SITE
- R FILING A NOTICE OF ENT OF ENVIRONMENT AND STABILIZATION
- CTOR SHALL BE RESPONSIBLE **FRUCTION MEETING WITH**
- RADING PERMIT TO ENSURE ALL ADING CONTRACTOR, GENERAL NSTALLATION AND
- E PRESENT. AND ALL STREET DEPARTMENT AT THE
- NLESS OTHERWISE NOTED. AN GREEN) OR ANUFACTURER'S
- **GRADE OF ASPHALT** GRASS AREAS UNLESS
- SH BLOCKS, UNLESS
- DRAIN COLLECTION SYSTEM CONTRACTOR SHALL
- SPOUT ADAPTERS. FITTINGS TION SYSTEM.
- NSITION BETWEEN EXISTING TMENT OF FINAL GRADES RIOR TO INSTALLATION OF NEW PAVEMENT.
- REMAIN. DO NOT OPERATE IOR STORE MATERIALS WITHIN

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).
- E-2: CONTRACTOR SHALL PROVIDE AND INSTALL A WATER TIGHT CONSTRUCTION PROJECT SIGN AT THE CONSTRUCTION ENTRANCE FOR POSTING ALL PERMITS, FORMS, NOTIFICATIONS, AND OTHER ITEMS AS REQUIRED.
- E-3: THE CONTRACTOR SHALL INSTALL A RAIN GAUGE ON-SITE AND MAINTAIN IT IN GOOD WORKING CONDITION. THE CONTRACTOR SHALL RECORD DAILY PRECIPITATION ON THE PROJECT AND MAINTAIN A RECORD ON SITE.
- E-4: INSPECTIONS OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PERFORMED AT LEAST TWICE PER WEEK, AND A MINIMUM OF 72 HOURS APART. INSPECTIONS MUST BE PERFORMED BY AN INDIVIDUAL WHO HOLDS A TDEC LEVEL 1 EPSC CERTIFICATION. RECORDS MUST BE MAINTAINED ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- E-5: OUTFALL POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING IMPACTS TO SURROUNDING WATERS. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE ROADWAY SEDIMENT TRACKING.
- E-6: UPON CONCLUSION OF THE INSPECTIONS, EROSION AND SEDIMENT CONTROL MEASURES FOUND TO BE INEFFECTIVE SHALL BE REPAIRED, REPLACED, OR MODIFIED BEFORE THE NEXT RAIN EVENT, IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONDITION IS IDENTIFIED.
- E-7: CLEARING AND GRUBBING SHALL NOT BE INITIATED MORE THAN 10 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING ACTIVITIES UNLESS THE AREA IS TEMPORARILY SEEDED.
- E-8: EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED CONCURRENT WITH CLEARING OPERATIONS, AND SHALL BE FUNCTIONAL PRIOR TO ANY EARTH MOVING OPERATIONS.
- E-9: CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED SOIL AREAS. HOWEVER, PRIORITY SHALL BE GIVEN TO FINISHING OPERATIONS AND PERMANENT EROSION CONTROL MEASURES OVER TEMPORARY EROSION CONTROL MEASURES ON ALL PROJECTS.
- E-10: SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- E-11: SOIL MATERIALS MUST BE PREVENTED FROM ENTERING WATERS OF THE STATE / U.S. EROSION AND SEDIMENTATION CONTROL MEASURES TO PROTECT WATER QUALITY MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SILT FENCE MUST BE INSTALLED ALONG THE BASE OF ALL FILLS AND CUTS. ON THE DOWNHILL SIDE OF STOCKPILED SOIL. AND ALONG STREAM BANKS IN CLEARED AREAS TO PREVENT SEDIMENT MIGRATION INTO STREAMS THEY MUST BE INSTALLED ON THE CONTOUR, ENTRENCHED AND STAKED, AND EXTEND THE WIDTH OF THE AREA TO BE CLEARED.
- E-12: ALL DISTURBED AREAS SHALL BE PROPERLY STABILIZED AS SOON AS PRACTICABLE, BUT ACCOMPLISHED NO LATER THAN WITHIN15 DAYS AFTER FINAL GRADING OR OTHER EARTHWORK. PERMANENT SOIL STABILIZATION SHALL REPLACE TEMPORARY STABILIZATION AS
- SOON AS PRACTICABLE.
- E-13: ALL BEST MANAGEMENT PRACTICES SHALL CONFORM TO THE LATEST FEDERAL, STATE, OR LOCAL STANDARDS OR MANUAL.
- E-14: A CONSTRUCTION ENTRANCE/EXIT SHALL BE PLACED AT EACH POINT OF THE PROJECT WHERE TRAFFIC FROM THE WORK ZONE HAS INGRESS/EGRESS ONTO ANY PUBLIC ROADWAYS. CONTRACTOR IS RESPONSIBLE TO ENSURE ALL TRAFFIC IN AND OUT OF THE SITE
- E-15: IF THE ACTION OF DRIVING OVER THE STONE CONSTRUCTION EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLE IS ALLOWED TO ENTER A PUBLIC ROAD. IF WASHING IS NECESSARY, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.

TRAVELS THROUGH AN INGRESS/EGRESS LOCATION AS PROVIDED

- E-16: CHECK DAMS SHALL BE UTILIZED WHERE RUNOFF IS CONCENTRATED. **RIP-RAP CHECK DAMS SHALL BE PROPERLY CONSTRUCTED TO DETAIN** RUNOFF AND TRAP SEDIMENT. CHECK DAMS SHALL BE CONSTRUCTED OF CLEAN ROCK OF VARIOUS TYPE AND SIZE, DEPENDING UPON APPLICATION, THAT CONTAINS NO FINES, SOILS, OR OTHER WASTES OR CONTAMINANTS.
- E-17: ALL WASH WATER (CONCRETE TRUCK WASHOUT, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC) SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED.
- E-18: THE OPERATION OF EQUIPMENT IN WATERS OF THE STATE / U.S., INCLUDING WETLANDS. SHALL BE ONLY AS SHOWN ON THE PROJECT PLANS AND/OR AS SO SPECIFIED IN THE ARAP AND/OR SECTION 404 PERMIT(S). ANY ADDITIONAL PERMITS REQUIRED BY THE CONTRACTOR'S METHOD OF OPERATION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN.
- E-19: EXCAVATION AND FILL ACTIVITIES SHALL BE SEPARATED FROM FLOWING WATERS. ALL SURFACE WATER FLOWING TOWARD THE EXCAVATION OR FILL WORK SHALL BE DIVERTED THROUGH UTILIZATION OF COFFERDAMS, BERMS, OR TEMPORARY CHANNELS. TEMPORARY DIVERSION CHANNELS MUST BE PROTECTED BY NON-ERODIBLE MATERIAL AND LINED TO THE FXPECTED HIGH WATER LEVEL. COFFERDAMS MUST BE CONSTRUCTED OF SANDBAGS, CLEAN ROCK, STEEL SHEETING OR OTHER NON-ERODIBLE MATERIAL. CLEAN ROCK IS ROCK OF VARIOUS TYPE AND SIZE. DEPENDING UPON APPLICATION. THAT CONTAINS NO FINES. SOILS. OR OTHER WASTES OR CONTAMINANTS.
- E-20: THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A PROACTIVE METHOD TO PREVENT LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS FROM ENTERING WATERS OF THE STATE / U.S.
- E-21: THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO ENSURE ARE PREVENTED FROM ENTERING WATERS STATE / U.S. ALL EQUIPMENT REFUELING. SERVICING, AND STAGING AREAS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, REGULATIONS, AND ORDINANCES: INCLUDING THOSE OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA). APPROPRIATE CONTAINMENT MEASURES FOR THESE AREAS SHALL BE UTILIZED. ALL SPILLS MUST BE REPORTED TO THE APPROPRIATE AGENCY, AND MEASURES SHALL BE TAKEN IMMEDIATELY TO PREVENT THE POLLUTION OF WATERS OF THE STATE/U.S., INCLUDING GROUNDWATER, SHOULD A SPILL OCCUR.
- E-22: BORROW AND WASTE DISPOSAL AREAS SHALL BE LOCATED IN NON-WETLAND AREAS AND ABOVE THE 100-YEAR, FEDERAL EMERGENCY MANAGEMENT AGENCY FLOODPLAIN. BORROW AND WASTE DISPOSAL AREAS SHALL NOT AFFECT ANY WATERS OF THE STATE / U.S. UNLESS THESE AREAS ARE SPECIFICALLY COVERED BY AN ARAP, 404, OR NPDES PERMIT, OBTAINED SOLELY BY THE CONTRACTOR.
- E-23: WETLAND AREAS SHALL NOT BE USED AS EQUIPMENT STORAGE, STAGING, OR TRANSPORTATION AREAS, UNLESS PROVIDED FOR IN THE PLANS.
- E-24: THE EROSION AND SEDIMENT CONTROL MEASURES AND/OR PLAN SHALL BE MODIFIED AS NECESSARY SO THAT THEY ARE EFFECTIVE AT ALL TIMES THROUGHOUT THE COURSE OF THE PROJECT.
- E-25: FOR THE INSTALLATION OF BURIED UTILITIES (PIPES AND CABLES), TRENCHES SHALL BE

- 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.
- SD-2: STORM SEWER PIPE SHALL BE OF THE MATERIAL AND SIZE AS INDICATED ON THE PLANS. CORRUGATED METAL PIPE (CMP) SHALL BE A MINIMUM OF 14 GAUGE ALUMINIZED TYPE 2 AND IN ACCORDANCE WITH AASHTO M36. REINFORCED CONCRETE PIPE (RCP) SHALL BE A MINIMUM OF CLASS III AND IN ACCORDANCE WITH ASTM C76. CORRUGATED POLYETHYLENE PIPE (HDPE) SHALL BE IN ACCORDANCE WITH AASHTO M294, TYPE S.
- SD-3: STORM SEWER PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. BEDDING MATERIAL FOR STORM SEWER PIPE SHALL BE HARD DURABLE PARTICLES OR FRAGMENTS OF STONE, SLAG, GRAVEL OR CHERT, TOGETHER WITH SUCH MATERIAL AS MANUFACTURED SAND OR OTHER FINE MATERIAL NATURALLY CONTAINED AND IN ACCORDANCE WITH THE GRADATION SPECIFIED AS NO 57 OR NO 67 IN AASHTO M43.
- SD-4: HEADWALLS: ALL HEADWALLS SHOWN SHALL BE PRECAST CONCRETE IN ACCORDANCE WITH THE DETAILS SHOWN OR IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWING D-PE-1 TYPE 'A' CONCRETE ENDWALL. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- SD-5: SAFETY HEADWALLS SHALL BE IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS D-SEW-6DA, D-SEW-6DB, D-SEW-6DC AND D-SEW-6DD. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- SD-6: OPEN DITCHES: OPEN DITCHES SHALL CONFORM TO THE LINES. GRADES AND CROSS SECTIONS PROVIDED IN THE PLANS. GRASS LINED DITCHES SHALL BE SEEDED AND AN EROSION CONTROL MATTING (NORTH AMERICAN GREEN TYPE S-150 OR EQUIVALENT) PLACED ALONG THE CROSS SECTION. RIP RAP DITCHES SHALL HAVE RIP RAP AS SPECIFIED, BASED ON CLASS, PLACED ALONG THE CROSS SECTION.
- SD-7: MACHINED RIP-RAP: -CLASS A-1 RIP-RAP SHALL VARY IN SIZE FROM 2 IN. TO 1.25 FT WITH NO MORE THAN 20% BY WEIGHT BEING LESS THAN 4 IN. THE THICKNESS OF THE STONE LAYER SHALL BE 1.5 FT WITH A TOLERANCE OF 3 IN. -CLASS B RIP-RAP SHALL VARY IN SIZE FROM 3 IN. TO 2.25 FT WITH NO MORE THAN 20% BY WEIGHT BEING LESS THAN 6 IN THE THICKNESS OF THE STONE LAYER SHALL BE 2.5 FT WITH A TOLERANCE OF 4 IN. -CLASS C RIP-RAP SHALL VARY IN SIZE FROM 5 IN. TO 3.0 FT WITH NO MORE THAN 20% BY WEIGHT BEING LESS THAN 9 IN. THE THICKNESS OF THE STONE LAYER SHALL BE 3.5 FT WITH A TOLERANCE OF 6 IN.
- SD-8: GEOTEXTILE FABRIC SHALL BE PLACED UNDER ALL RIP-RAP OR LARGE GRAVEL
- SD-9: EXISTING SINKHOLES: IN AREAS OF EXISTING SINKHOLES THE CONTRACTOR IS TO EXERCISE EXTREME CAUTION DURING ALL PHASES OF CONSTRUCTION TO MAINTAIN THE INTEGRITY OF THE SINKHOLE AND THE THROAT. THE CONTRACTOR SHALL INSURE THAT NO SILT ENTERS THE SINKHOLE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION TO MAINTAIN COMPLIANCE WITH CLASS FIVE INJECTION WELL REGULATIONS.
- SD-10: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING AND RESTORING ALL DRAINAGE SYSTEMS. THE CONTRACTOR SHALL MAINTAIN AND/OR IMPROVE EXISTING AND PROPOSED DRAINAGE SYSTEMS TO ASSURE NO ADVERSE EFFECTS ON ADJOINING PROPERTIES DURING CONSTRUCTION.
- SD-11 STORM WATER DETENTION AND WATER QUALITY STRUCTURES SHALL BE INSPECTED AND APPROVED BY THE ENGINEER AND BY THE CITY INSPECTOR. THE CONTRACTOR SHALL NOTIFY CERTIFYING ENGINEER AND CITY INSPECTOR DURING THE CONSTRUCTION OF THESE LISTED APPURTENANCES.
- SD-12: THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AS-BUILT DRAWINGS OF STORM SEWER, STORM WATER DETENTION, AND WATER QUALITY STRUCTURES TO METRO NASHVILLE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF NASHVILLE STORM WATER MANAGEMENT MANUAL.

AS-BUILT PLAN NOTES:

- AS BUILT REQUIRED DOCUMENT IS TO BE PROVIDED BY CONTRACTOR. A CERTIFICATION LETTER FROM TN REGISTERED P.E. STATING THAT THE SITE HAS BEEN INSPECTED AND THAT THE STORMWATER MANAGEMENT SYSTEM AND STORMWATER CONTROL MEASURES (BOTH STRUCTURAL AND NON-STRUCTURAL) ARE COMPLETE AND FUNCTIONAL IN ACCORDANCE WITH THE PLANS APPROVED BY MWS.
- AN AS-BUILT LID SPREADSHET.
- 4. HYDROLOGIC AND HYDRAULIC CALCULATIONS FOR AS-BUILT/CONDITION AS REQUIRED. AS-BUILT DRAWINGS SHOWING FINAL TOPOGRAPHIC FEATURES OF ALL THESE FACILITIES. THIS SHALL INCLUDE INVERT ELEVATIONS OF OUTLET
- CONTROL STRUCTURES. ANY DEVIATIONS FROM THE APPROVED PLANS SHALL BE NOTED ON AS-BUILT DRAWINGS SUBMITTED.
- COPY OF AS-BUILT PLAN CAD FILE ON A CD AND SHOULD BE REGISTERED TO THE TN STATE PLANE COORDINATE SYSTEM. NORTH AMERICA DATUM 1983 (NAD83). DATA SHOULD BE PLACED IN SEPARATE LAYERS AND SHOULD BE LABELED / NAMED FOR EASY IDENTIFICATION.
- CUT AND FILL BALANCE CERTIFICATION FOR FLOODPLAIN AND SINKHOLE 8. ALTERATIONS.
- WATER QUALITY BUFFERS SHALL BE SURVEYED AND INCLUDED WITH THE AS-BUILT SUBMITTAL
- ANY PUBLIC (TO BECOME THE RESPONSIBILITY OF METRO TO MAINTAIN) STORMWATER INFRASTRUCTURE SHALL BE VIDEO-INSPECTED TO VERIFY PROPER INSTALLATION WITH THE VIDEO RECORDING AND ANY ASSOCIATED INSPECTION REPORT SUBMITTED AS-BUILT RECORD.
- 11. ADDITIONAL TESTING MAY BE REQUIRED AS / IF WARRANTED BY VIDEO INSPECTION.

GENERAL NOTES FOR WATER LINE CONSTRUCTION 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

2. BEFORE ANY WATER LINE WORK IS INITIATED ON THIS PROJECT, THE CONTRACTOR SHOULD CONTACT MSUD AND SATISFY ALL REQUIREMENTS OF MSUD. UPON COMPLETION OF THE WATER LINE INSTALLATION, THE CONTRACTOR WILL PERFORM A PRESSURE TEST AND DISINFECT THE LINE UNDER THE INSPECTION OF MSUD. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF REASONABLE INSPECTION FEES OF MSUD. 3. ANY AND ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE

OBTAINED AND PAID PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST THEREFORE WILL BE BORNE BY THE CONTRACTOR. 4. MSUD WILL SUPPLY THE APPROPRIATE WATER METER(S) AND SHALL BE REIMBURSED BY THE

CONTRACTOR FOR MATERIAL COSTS. 5. WATER LINE CONSTRUCTION IS TO BE COMPLETED BY THE CONTRACTOR EXCEPT FOR THE ACTUAL CONNECTIONS TO EXISTING WATER LINE. AT LEAST 72 HOURS PRIOR TO CONNECTING PROPOSED WATER LINE TO THE SYSTEM, THE CONTRACTOR WILL NOTIFY MSUD AND COORDINATE METHOD OF CONNECTION AND TIME TO SHUT DOWN EXISTING WATER LINE IF REQUIRED. 6. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM

DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION. 7. WATER LINE MATERIAL WILL BE DUCTILE IRON PIPE, CLASS #52 WITH DUCTILE IRON FITTINGS AND DUCTILE IRON OR BRASS TAPS AS APPROPRIATE 8. THE CONTRACTOR IS REQUIRED TO LOCATE ALL NEW TIE INS, FITTINGS, VALVES, VAULTS,

PRESSURE REDUCING VALVES, WATER UTILITY CROSSINGS OF OTHER UTILITIES OR STREAMS, CASING PIPE ENDS, CONCRETE ENCASEMENT ENDS, AND FIRE HYDRANTS UTILIZING THE GLOBAL POSITIONING SYSTEM (GPS), POINT ON THE WATER MAIN EVERY 50 FEET BETWEEN THESE ITEMS SHALL ALSO BE LOCATED. ELEVATIONS AND COORDINATED (NORTHING AND EASTING BASED UPON THE TENNESSEE RECTANGULAR GRID SYSTEM, 1983 NORTH AMERICA DATUM OR UPDATED VERSION) OF EACH OF THESE ITEMS SHALL BE OBTAINED AND PROVIDED TO THE MADISON SUBURBAN UTILITY DISTRICT. THIS GPS INFORMATION SHALL INCLUDE REAL TIME SIGNAL CORRECTION. THE CONTRACTOR SHALL COORDINATE THE DEVELOPMENT OF THIS DATA WITH THE M.S.U.D. IS CONTINGENT UPON RECEIPT OF THIS INFORMATION. TWO (2) 24" X 36" HARD COPIED AND ONE (1) ELECTRONIC COPY (MICROSTATION OR AUTOCAD) OF THE AS-BUILT PLANS. INCLUDING THIS GPS DATA. ARE TO BE PROVIDED TO M.S.U.D., ONCE CONSTRUCTION IS COMPLETED. THE

ELECTRONIC COPY SHALL BE UTILIZED SOLELY FOR THE PURPOSE OF TRANSFERRING AS-BUILT INFORMATION TO M.S.U.D.'S WATER SYSTEM DISTRIBUTION MAPS. 9. ALL BENDS, TEES, CROSSES, PLUGS, AND PRESSURE CONNECTIONS, ETC., SHALL BE BACKED UP AND ANCHORED WITH CONCRETE BLOCKING. 10. BACKFLOW PREVENTER ARE TO BE INSTALLED BY TENNESSEE CERTIFIED INSTALLERS WHO SPECIALIZE IN BACKFLOW PREVENTION. ALL INSTALLATIONS ARE TO MEET M.S.U.D.'S

REQUIREMENTS, ALSO, THE CONTRACTOR MUST SCHEDULE A TIME FOR TESTING OF THE DEVICE WITH THE DISTRICT'S INSPECTOR BEFORE COMPLETION OF THE PROJECT. IT IS NECESSARY FOR THE CONTRACTOR TO BE PRESENT DURING THIS TEST IN ORDER TO CORRECT ANY POTENTIAL PROBLEMS PRIOR TO OCCUPANCY OF THE PROPERTY. 11. BE SURE TO NOTIFY THE STATE, WHEN REQUIRED BY STATE REGULATIONS, BEFORE YOU BEGIN ANY WATER LINE CONSTRUCTION.

12. ALL VALVES SHALL OPEN BY TURNING TO THE LEFT AND BE SECURED USING MEGA-LUGS. ALL PIPE FITTINGS SHALL BE SECURED USING MEGA-LUGS. 13. IF STATE REVIEW AND APPROVAL REQUIRED, OWNER/DEVELOPER SHALL SUBMIT A STATE

APPROVED SET OF PLANS TO M.S.U.D. A MINIMUM OF TWO (2) WEEKS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN A SET OF STATE APPROVED PLANS AND SPECIFICATIONS ON THE PROJECT SITE AT ALL TIMES. 14. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, ALL WATER METERS SHALL

BE PLACED IN AN ALIGNMENT THAT IS PERPENDICULAR TO THE ROAD FRONTING THE STRUCTURE BEING SERVED, THEY SHALL BE PLACED A MINIMUM OF 2'-0" FROM ANY STRUCTURE. INCLUDING. BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, MAILBOXES, TREES, ETC.; AND THEY SHALL BE LOCATED AT THE FRONT OF THE STRUCTURE. 15. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO FIRE HYDRANTS SHALL

BE PLACED BETWEEN A SIDEWALK AND THE ROAD OR CURBING 16. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER MAINS SHALL BE PLACED UNDER A SIDEWALK, EXTENDING PARALLEL TO THE SIDEWALK 17. ANY WATER MAINS INSTALLED CROSSING UNDER PAVEMENT CARRYING VEHICULAR TRAFFIC SHALL BE BACKFILLED WITH STONE. PER MSUD TRENCH DETAIL-TYPE B. ANY PAVEMENT CARRYING

VEHICULAR TRAFFIC, PLACE OVER EXISTING WATER MAINS, SHALL REQUIRE THE MAIN TO BE BEDDED WITH STONE, PER MSUD TRENCH DETAIL-TYPE B. 18. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER ALVES SHALL BE PLACED IN SIDEWALKS FOR RESIDENTIAL DRIVEWAYS. 19. UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE. WATER MAINS IN

RESIDENTIAL DEVELOPMENTS SHALL BE PLACED IN THE MIDDLE OF ONE LANE OF A STREET 20. ON-SITE APPROVAL OF A PART OF A PROJECT'S WATER SYSTEM INSTALLATION DOES NOT CONSTITUTE THE DISTRICT'S APPROVAL OF ALL OF THE PROJECT'S WATER SYSTEM INSTALLATION. FINAL ON-SITE APPROVAL OF THE PROJECT'S TOTAL WATER SYSTEM INSTALLATION MUST BE OBTAINED BEFORE THE MSUD WILL RECEIVE OWNERSHIP OF THAT WATER SYSTEM. FROM THE TIME OF THE ON SITE INSPECTION AND FINAL APPROVAL OF THE TOTAL WATER SYSTEM INSTALLATION BY A REPRESENTATIVE OF THE MSUD, FURTHER CHANGES IMPACTING THE

CONDITIONS OF OR THE ACCESSIBILITY TO THE WATER SYSTEM FACILITIES ARE STRICTLY FORBIDDEN, WITHOUT THE PRIOR APPROVAL OF THE MSUD. THESE INCLUDE, BUT ARE NOT LIMITED TO, CHANGES IN OVERBURDEN SLOPE OR DEPTH ON THE WATER MAIN, CHANGES THAT ADVERSELY EFFECT, IN THE OPINION OF THE MSUD, VEHICULAR OR EQUIPMENT ACCESS TO THE WATER MAINS, THE PLANTING OF TREES, SHRUBS, ETC. IN THE WATER UTILITIES EASEMENT OR THE LATER CONSTRUCTION OR PLACEMENT OF STRUCTURES CONSTRICTING THE WIDTH OF THE WATER MAD WITHOUT PRIOR APPROVAL OF THE MSUD, THEY SHALL BE RETURNED BACK TO THE ORIGINAL CONDITIONS AT THE TIME OF FINAL APPROVAL, AT THE COST OF THE PROPERTY OWNER DURING THOSE CHANGES.

21. THE ENGINEER OR ARCHITECT OF THE PROJECT PLAN BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM INSTALLATION SHALL BY RESPONSIBLE FOR INSURING THAT THOSE PLANS INCLUDE ALL ASPECTS TO THE PROJECT IMPACTING THE WATER SYSTEM ADDITIONS OR MODIFICATION. ANY SUBSEQUENT CHANGES IN PLANS, ADVERSELY IMPACTING THE WATER SYSTEM INSTALLATION IN THE OPINION OF THE MSUD AFTER APPROVAL OF THE ORIGINAL PLANS SUBMITTED TO THE MSUD, SHALL NEGATE THE PRIOR APPROVAL AND GIVE CAUSE FOR A RESUBMITTAL OF THE REVISED PLANS TO THE MSUD FOR APPROVAL. THE PLAN SHEETS OF THE WATER SYSTEM ADDITIONS OR MODIFICATIONS SHALL BE THE CONTROL SHEETS FOR THE REVIEW OF THE MSUD FOR APPROVAL AND SHALL INCLUDE ALL PROPER CROSS-REFERENCE NOTES TO ANY OTHER SHEETS SHOWING INFORMATION RELATED TO PIPE DEPTH, GROUND SLOPE, ETC. THE WATER MAIN DEPTH, AT ALL TIMES, SHALL BE THREE (3) FEET FROM THE GROUND ELEVATION TO THE TOP OF THE PIPE, UNLESS OTHER PROJECT ISSUES, SUCH AS EXISTING UTILITIES, ETC., REQUIRE A GREATER DEPTH FOR THE WATER MAIN. UNLESS APPROVAL HAS BEEN PROVIDED BY THE MSUD, NO WATER MAIN DEPTH SHALL BE GREATER THAN SIX (6) FEET UPON FINAL CONSTRUCTION OF THE PROJECT.

22. THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM/FIRE SPRINKLER INSTALLATION SHALL INCLUDE ON THE UTILITY DRAWINGS A SPRINKLER HEAD SCHEDULE WHICH SHALL INCLUDE SIZES AND QUANTITIES OF SPRINKI ER HEAD

23. NEW WATER MAINS TO BE OWNED AND MAINTAINED BY THE M.S.U.D., OUTSIDE OFF-ROAD RIGHT-OF-WAYS, SHALL NOT BE INSTALLED UNDER PAVEMENT AND / OR CONCRETE IN PRIVATE PROPERTY, UNLESS THERE ARE NO OTHER OPTIONS FOR THE ROUTE OF THE MAIN. SHOULD THE WATER MAIN HAVE TO BE INSTALLED UNDER PAVEMENT AND / OR CONCRETE, OUTSIDE OF THE ROAD RIGHT-OF-WAY, THE PROPERTY OWNER AGREES TO ASSUME ALL COSTS AND RESPONSIBILITIES OF RESTORING THE PAVEMENT AND / OR CONCRETE, SHOULD THE M.S.U.D. BE REQUIRED TO ACCESS THE WATER MAIN FOR MAINTENANCE, REPAIR, OR REVISION.

DBS, A 2200 Rosa L. Parks Blvd.	Associates P: (615) 244-2040	Engineering F: (931) 647-7135	A T COMPANY visit us online: www.dbsengr.com	Engineers • Surveyors • Planners
WAY VILLAGES	DARD NOTES	AY VILLAGES, MADISON	COUNTY, TENNESSEE	12/12/2022
	REVIS ATE – DI 3–10–20 MMENDME 9–20–20 TORMWAT 7–28–20 MENDMEN LANNING 2/09/2020 0 PRELIM	CREATIVE W/	NOSQIAVQ	RCIAL SP PER MENT
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PRINT 24x3

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TREE DENSITY	UNIT (TDU) WOR	KB1:J23SHEET (Ord	inance 94-11	.04) REV S	Sept-2019			
Date								
Map:05100008	200							
Application N	umber:							
Project Name:	Creative Way Mi	ixed Use						
Address: 0 Ins	piration Blvd							
Site Acreage				2.36				
Minus Buildin	g Coverage Area		(-)	0.43	3			
Equals Adjuste	ed Acreage		(=)	1.93				
Multiply by Re	equired Tree Den	sity Unit per acre	(x)	22				
Required TDU	for Project		(=)	42.46				
REPLACEME	NT TREE(S)- LARG	ie & Medium cano	PY TREES		REPLACE SM	EMENT TREE(S)- ALL UNDERSTOR	LARGE & MEDIUM <u>C</u> Y TREES and STREET	COLUMNAR, 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	36.1				total	6.5
Total TDU for F	Protected Trees		(+)					
Total TDU for F	Replacement Tree	es- On-site	(+)	42.6				
Total Density	Units Provided		(=)	42.6				
Interioir Greer	n Space: 28,089 x	8% = 2,247sf Require	ed Interior G	reen Spac	e. Provideo	Interior Green	Space: >5,000 SF	
IRRIGATION TO	D BE PROVIDED B	Y AUTOMATIC IRRIG	ATION					
TREE CUT PERM	VIT REQUIRED							

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)
- 4. Dig a test percolation pit (1'x1'x1'x 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 5. 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.
- 10. Comply with the Water Quality Control Act of 1971, including revisions, and other applicable laws, ordinances, and regulations.
- 11. The Contractor shall correct, at his own expense, any work that does not comply with the requirements of the contract.
- 12. 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. 13. Meet the requirements of all rules and regulations governing the respective utilities. Protect active utilities from damage during construction.
- 14. 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
- 15. 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. 16. 17. Scarify 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) 17. Remove all weeds with three applications (at 2 week intervals) of a systemic herbicide such as Roundup during the period that weeds are actively

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: 1. 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. 2. Trees with forked trunks are acceptable if all the following conditions are met:
- a. The fork occurs in the upper 1/3 of the tree.
- b. One fork is less than 2/3 the diameter of the dominant fork.

growing and prior to preparing the bioretnetion area for planting.

- c. The top 1/3 of the smaller fork is removed at the time of planting. 3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
- 4. The trunk and/or major branches shall not touch
- 5. Several branches are larger in diameter and obviously more dominant.
- 6. Branching habit is more horizontal than vertical, and no branches are oriented nearly
- vertical to the trunk. 7. 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
- 8. Crown spread shall look proportional to the tree.
- 9. NO flush cuts or open trunk wounds or other bark injury
- 10. Root ball meets all ANSI standards and is appropriately sized
- DEFICIENCIES NOT ACCEPTED: Landscape shall not obstruct 1. Tip dieback on 5% of branches
- visibility or access to fire 2. Crown thin/spasely foliated protection equipment including, 3. Included bark
- but not limited to, fire hydrants 4. Major Branches touching and fire department connections
- 5. Asymmetrical branching
- PLANTING NOTES:
- 1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work. 2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
- 3. 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. 4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
- 5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
- 6. 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.
- 7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings. 8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
- 9. Discard any material which turns brown or defoliates within 5 days after planting. Replace
- immediately with approved specified material at no additional cost.
- 10. Maintain all plant material and lawns until project is accepted in full by the City. 11. Guarantee all workmanship and materials for a period of 1 calendar year.
- 12. Install all plant material in accordance with all local codes and ordinances. Obtain any required
- permits necessary to complete the work. 13. 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. 14. 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. 15. 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

- WELL-THEY S ESTAE (DECIE LONG ROOT SIZE N i gall 3 GALL 5 GALL 7 GALL
- LANDSCAPE NOTES: Contractor responsible for locating and protecting all underg Contractor responsible for protecting existing trees from dar Contractor to install 6" minimum depth of clean, friable tops fine grading. see topsoil specification sheet I-1.3.
- All shrub beds (existing and new) to be mulched with a 3-4 i Existing grass in proposed planting areas to be killed and re 5. all rocks and debris larger than 1 inch in diameter prior to pla contractor to provide fine grading.
- watered thoroughly immediately after planting. edge of sod All sod to be delivered in largest rolls available. there shall b
- 9. Planting mix to be provided as specified in the landscape sp 10. The landscape contractor shall guarantee all plants installed All plants shall be alive and at a vigorous rate of growth at the
- landscape contractor shall not be responsible for acts of go 11. Any plant that is determined dead, in an unhealthy or unsigh branches or other symptoms of poor, non-vigorous growth,
- shall be replaced by the landscape contractor at no cost to o 12. Prior to installation, the landscape contractor shall inspect the elevations, utility locations, irrigation, approve topsoil provid
- conditions under which the work is to be done. Notify gener and work shall not proceed until such conditions have been 13. Water all plant material that are newly planted thoroughly tw
- immediately. 14. All trees and shrubs shall be coordinated with lighting plan
- 15. All shrubs to be 3' back of curb. 16. All areas of disturbance outside of landscape beds shall be
- 17. Any utility structure, light poles, sign, or other feature may no island in such a manner that would displace the required ele

1. Requirements shown are per the City Zoning Ordinance. Substi approved by the City and Heibert+Ball Land Design

locations, the landscape contractor shall stop work and contact H immediately for coordination and field adjustment

TO AVOID OVERHEAD UTILITY CONFLICTS:

utility locations, the landscape contractor shall stop work and con-

All utility structures, transformers, meters, and/or units shall be sc enough to provide an effective screen. Structures not shown on I to be screened. If utilities are added to the site, contact Heibert+ recommendations

SUBSTITUTION NOTE:

TO AVOID OVERHEAD LIGHT POLE CONFLICTS

In the event proposed canopy trees are in conflict (within 10') with

In the event proposed canopy trees are in conflict (within 25') with

UTILITY SCREEN

immediately for coordination and field adjustment.

Any existing grass disturbed during construction to be fully i 6. marks and indention to be repaired. 7. Soil to be tested to determine fertilizer and lime requirement 8. Sod to be delivered fresh (cut less than 24 hours prior to arr

PLAN 1. AL 2. Bl IN 3. AL 4. AL WHEN ESTAE THAT

SUBGRADE LOOSENED TO 12" DEPTH SECTION GROUNDCOVER PLANTINGS

PI ANTINO

SOIL MIX

PLAN

GROUNDCOVER, GRASSES, AND PERENNIALS

NOTES:	PLANT SCHE	DULE	SITE					
O-RETENTION PONDS SHALL BE MULCHED WITH 4" DOUBLE SHREDDED HARDWOOD BARK MULCH; TAMPED WITH RAKE. LETS AND DRAINS SHALL BE SURROUNDED WITH 2' OF 6" ROUND RIVER ROCKS	CANOPY TREES	QTY	COMMON / BOTANICAL NAME		CONT	C	AL	SIZE
LL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION. LL AREAS OF DISTURBANCE SHALL BE SEEDED WITH REBEL III TALL FESCUE UNLESS OTHERWISE NOTED ON GRADING PLANS		10	Robin American Holly / Ilex `Conin` Full to Base. Full Dense Form. See Tree Specifications		B¢B	3'	'Cal	8`-10` HT
BLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. IS: • "ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD.		23	Tulip Poplar / Liriodendron tulipifera 5` Clear Trunk. Single; Straight Central Leader. Full Upswept Bra Branching. See Tree Specifications.	nching. Even	B¢B	2"	'Cal	12`-14` HT
SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN BLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A DUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE		5	Bracken`s Southern Magnolia / Magnolia grandiflora `Brackens Bi Full To Base. Full Dense Form. See Tree Specifications	rown Beauty`	B¢B	3'	"Cal	8`-10` HT
MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER." •CONTAINER MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS: LON = 12" TO 15" HEIGHT OR SPREAD LON = 15"-18" HEIGHT OR SPREAD	NS	5	Wildfire Tupelo / Nyssa sylvatica `Wildfire` 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tre Specifications.	ee	B¢B	3'	"Cal	12`-14` HT
LON = 24" TO 30" HEIGHT OR SPREAD		13	Willow Oak / Quercus phellos 5` Clear Trunk. Single; Straight Central Leader. Evenly Branched Symmetrcal Crown. See Tree Specifications.	Full	B¢B	3'	"Cal	2`- 4` HT
around utilities prior to diaging	UNDERSTORY/COLUMNAR TREE	ES QTY	COMMON / BOTANICAL NAME		CONT	С	AL	SIZE
mage during construction as shown on plans. soil at all planting beds and lawn areas prior to		3	Oklahoma Redbud / Cercıs canadensıs `Oklahoma` 4` Clear TrunkWell Branched Full Symetrıcal Crown. See Tree Sp	ecifications	B¢B	2'	'Cal	10`-12` HT
emoved and area to be hand raked to remove lanting shrubs or laying sod. Landscape	Т	3	Arnold Tulip Poplar / Liriodendron tulipifera `Arnold` 3` Clear Trunk. Single; Columnar, Straight Central Leader. Colum Even Branching. See Tree Specifications.	nar Form.	B¢B	2'	'Cal	2`- 4` HT
ts and distributed prior to laying sod.		3	Teddy Bear Southern Magnolia / Magnolia grandiflora `Southern (Full To Base. Full Dense Form. See Tree Specifications	Charm`	B¢B	2"	'Cal	6`-8` HT
d adjacent to mulch beds to be shovel cut. De no gaps between sod joints. pecifications.	مبلا يسر	4	Green Pillar Oak / Qurcus palustris `Pingreen` 3` Clear Trunk. MATCHED. Pyramidal Form. Strong Central Leade	er. Evenly	B¢B	2"	'Cal	10`-12` HT
he end of the guarantee period. The od or vandalism. htly condition, lost its shape due to dead	SHRUBS	QTY	Branched. Full Symmetrcal Crown. See Tree Specifications COMMON / BOTANICAL NAME		CONT	w	1DTH	
as determined by the landscape architect, owner.		3	American Boxwood / Buxus sempervirens		#5 Conta	iner		
he subgrade, general site conditions, verify led by general contractor and observe the site eral contractor of any unsatisfactory conditions, a corrected.		4	Green Velvet Boxwood / Buxus x `Green Velvet`		#3 Conta	iner		
vice in first 24 hours and apply mulch		39	Vintage Jade Distylium / Distylium x Vintage Jade		#3 Conta	iner		
e repaired with turf. Tot be added to any required landscape		13	Full; Dense; Well Rooted Quick Fire Hydrangea / Hydrangea paniculata `Bulk` Full: Dense Form		#3 Conta	iner		
ement(s) (trees, shrubs, etc.)		33	Little Lime Hydrangea / Hydrangea paniculata `Little Lime`		#3 Conta	iner		
		30	Little Henry Itea / Itea virginica `Little Henry` Full. Heavy. Well Branched		#3 Conta	iner		
Heibert+Ball Land Design		27	Blue Arrow Juniper / Juniperus virginiana `Blue Arrow` Full; Dense Form.		8` HT			
proposed or existing overhead ntact Heibert+Ball Land Design		23	Autumn Joy Sedum / Sedum x `Autumn Joy` Full; Well Rooted		#I Conta	iner		
creened with plant material tall		28	Mını Gold Spirea / Spiraea japonica ` Mini Gold` Full. Heavy.		#I Conta	iner		
landscape plans will be required -Ball Land Design for screening	$\overline{\mathbf{\cdot}}$	63	Hıcks Yew / Taxus x media `Hıcksıı` Full. Heavy. Well Branched.		24" HT			
	+	26	Sonic Bloom Weiela / Weigela florida `Sonic Bloom` Full; Well Rooted Containers		#3 Conta	iner		
	GRASSES	QTY 47	COMMON / BOTANICAL NAME Karl Foersters Feather Reed Grass / Calamagrostis x acutiflora `K	arl Foerster`	CONT #3 Conta	W	'IDTH	
TREE WELL SHOULD BE EXCAVATED TO A MINIMUM DEPTH OF 30 INCHES INSIDE THE		72	Full; Dense; Well Rooted Elijah Blue Fescue / Festuca glauca `Elijah Blue`		#1 Conta	iner		
ISLAND BACKFILL THROUGHOUT ISLAND SHALL BE SIFTED, QUALITY TOPSOIL FREE OF CONSTRUCTION DEBRIS, WITH A MINIMUM 6% ORGANIC MATERIAL AND PH RANGE OF 5.5 TO 7.		12	Full; Well Rooted Containers Hameln Fountain Grass / Pennisetum alopecuroides `Hameln`		#1 Conta	iner		
		73	Full; Dense; Well Rooted The Blues Little Bluestem Grass / Schizachyrium scoparium `The Bluestem Grass / Schizachyrium scoparium scoparium `The Bluestem Grass / Schizachyrium scoparium scoparium `The Bluestem Grass / Schizachyrium scoparium scop	Blues`	#3 Conta	iner		
Image: Construction of the co	GROUND COVERS	QTY	COMMON / BOTANICAL NAME		CONT			
EXISTING SUBGRADE		36	Pardon Me Daylıly / Hemerocallıs x `Pardon Me` I Quart Plants ınstalled ın trıangular spacıng 24" O.C.		Space as	Noted		
	PLANT SCHE	DULE	BIORETENTION		-	I		
EDIAN 4" MULCH	BIORETENTION TREES COD	DE QTY 8	COMMON / BOTANICAL NAME Summer Red Maple / Acer rubrum `Summer Red` 5` Clear Truck Sungle: Straught Central Leader Even	CONT B ¢ B	CAL 3"Cal	SIZE 2`- 4` HT	-	
DRIVE		3	Branching. See Tree Specifications.	B¢B	2"Cal			
			Single Stem. Well Branched Full Symetrical Crown.					
SET TOP OF ROOTBALL TO BE 1"-3" HIGHER THAN FINISHED GRADE 3"-4" MULCH: SEE PLANS FOR SPECIFIED TYPE	BIORETENTION PLANTS COE	DE QTY	COMMON / BOTANICAL NAME	CONT #1 Contain				
FINISHED GRADE	F [a] [[] [] [] [] [] [] [] [] [] [] [] []	67	Galeway JOE-1 ye Weed / Lupatorium maculatum "Gateway" Install #1 Containers in Trianglar spacing 24" O.C.	# 1 Container				
GURDLING. REMOVE OR BEND BACK TOP OF BURLAP OR WIRE BASKET TO BELOW EXISTING GRADE. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.	$ \sum_{i=1}^{n} \sum_{j=1}^{n} \sum_{i=1}^{n} \sum_{j=1}^{n} \sum_{$	29	Blue Flag Iris / Iris virginica Install #1 Containers in Trianglar spacing 18" O.C.	#1 Container				
SOIL SAUCER: GENTLY COMPACTED TOPSOIL MIXTURE 150 mm (6") MIN. TAMPED TOPSOIL OR NATIVE SOIL BACKFILL SETTING BED	M5	50	Merlot Sweetspire / Itea virginica `Merlot` Full; Well Rooted Containers #3 Containers Installed 48" O.C. in Trianaular Pattern	#3 Container				
EXISTING SUBGRADE	++++++++++++++++++++++++++++++++++++++	139	Soft Rush / Juncus effusus Full Container. Well Rooted #1 Containers installed 24" O.C. in Tranqular Pattern	4"pot				
	,+,+,+,+,+,+,+,+,+,+,+,+,+,+,+,+,+,+,+	2 101	Cheyenne Sky Switch Grass / Panicum virgatum `Cheyenne Sky`	#1 Container				

⁻ull; Well Rooted Containers

30% Echinacea purpurea 60% Rudbeckia hirta

Coneflower Mix / Rudbeckia / Echinacea

Install Conflower within BES masses

#1 Containers Installed 48" O.C. in Triangular Pattern

2Q

Heibert+Ba LAND DESIGN 1894 Gen. Geo. Patton Dr. Suite 400 Franklin, TN 37067 Tel: 615.376.2421 www.hblanddesign.com ENNE Ш S \square Ш S Ο \exists Ο S R Ż

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

OPENING %

OVERALL SF: 648SF OPENING SF: 212SF

TOTAL %: 33% OPENINGS

927 AIRPARK CENTER DRIVE NASHVILLE TENNESSEE 37217 VOICE (615) 268-9887
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Sheet Description: BUILDING 1 ELEVATIONS
A401

TOTAL %: 39% OPENINGS

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