Amendment to the Preliminary & Final Specific Plan

2306 Brick Church

Multi-Family Development

Being Parcel 202 on Tax Map 71-2

Nashville, Davidson County, Tennessee

Erosion Control and Grading Notes

1. Expose as small an area of soil as possible on the site for no more than 15 days. Keep dust within tolerable limits by sprinkling or other acceptable means.
2. All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 lbs. per 1000 sq. ft. of 10-10-10 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), unless otherwise noted within written specifications.
3. Erosion control barrier is called out on plans and is to comply with the Metropolitan stormwater management manual.
4. Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
5. The contractor shall be responsible for the verification and the location of any existing utilities. It shall be the responsibility of the contractor to avoid damage to all existing utilities during construction. If damage does occur to any such installation, full repair will be accomplished as per the current specification governing such work.
6. Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' long and at least 6" thick.
7. The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal layers of 8" thickness (or as directed by the soils investigative report). Said fill material is to be free of sod, roots, frozen soils, or any other decomposable material. Said fill is to be compacted to a minimum of 95% standard proctor, or as otherwise specified by the soils report or written specifications.
8. The contractor shall notify the Metro Davidson County department of Public Works construction compliance division, three days prior to beginning the work.
9. The contractor shall locate and stake the layout of the site in the field for inspection by the engineer. The contractor shall check the grades and final dimensions on the ground, and report any discrepancies to the engineer immediately for a decision.
10. Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
11. The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.
12. The contractor shall be responsible for any damage done to the premises or adjacent premises or injuries to the public during the construction caused by himself, his sub-contractors, or the carelessness of any of his employees.
13. All work is to be completed with compliance to the rules and regulations set forth by Metro Water Services. The contractor shall give all necessary notice, obtain all permits, and pay fees required for the completion of his portion of the work. He shall also comply with all city, county and state laws and ordinance or regulations relating to portions of work which he is to perform.
14. All erosion control measures shall remain in place until site is stabilized & construction is complete.
15. Contractor to provide an area for concrete wash down and equipment fueling in accordance with metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during the pre-construction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the EPSC plan.
16. 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.

Public Works Notes

1. All work within the public right of way requires an excavation permit from the department of public works.
2. Proof-rolling of all street subgrades is required in the presence of the public works inspector. Inspection of the binder course is required prior to final paving in the presence of the public works inspector. These requests are to be made 24 hours in advance.
3. Stop signs are to be 30 inch by 30 inch.
4. Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
5. All pavement marking are to be thermoplastic.

Landscape Notes

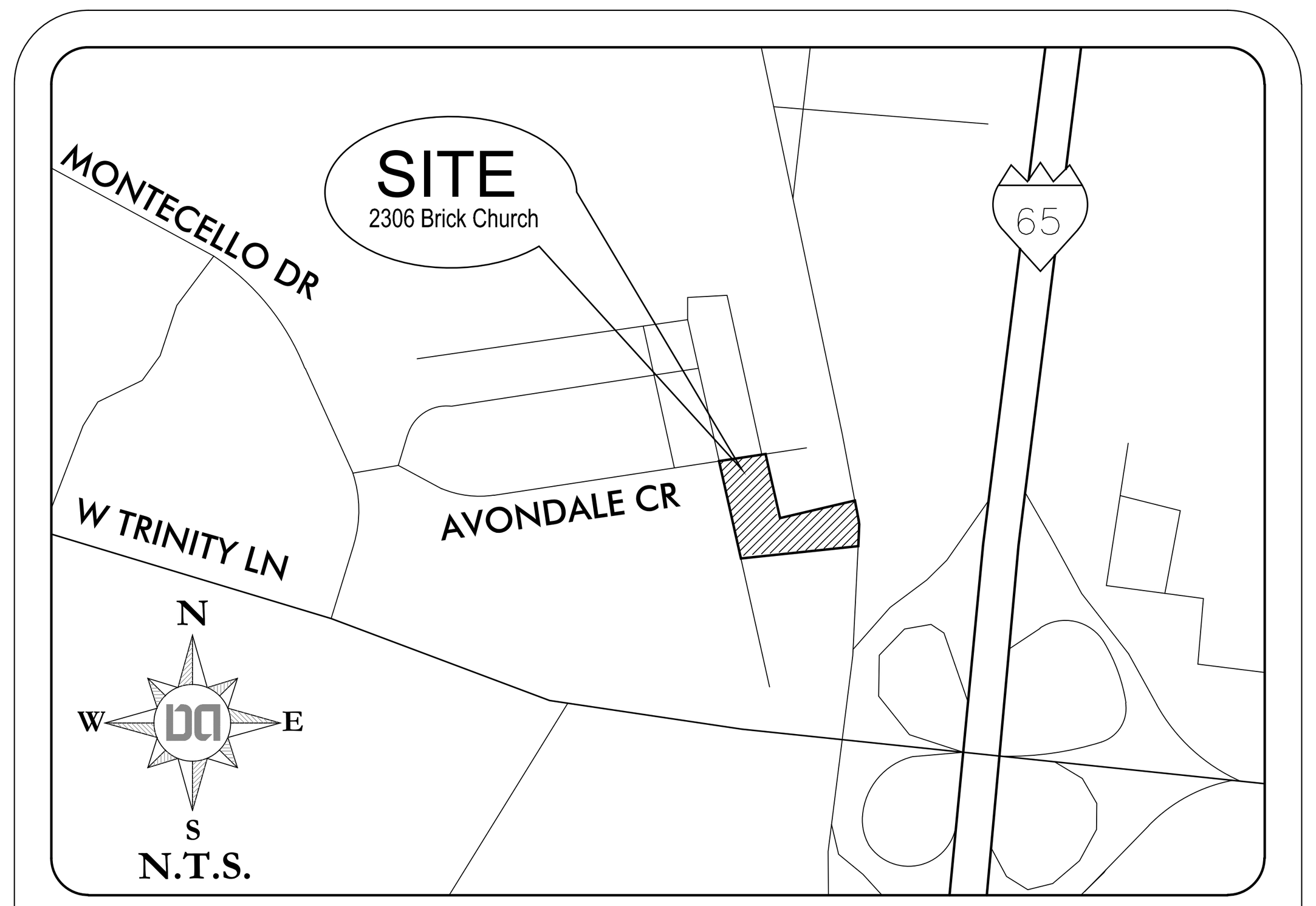
1. The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities. the landscape contractor shall verify the exact location of all utilities and take precautions to prevent damage to the utilities.
2. All planting and mulch beds shall be sprayed with round-up (contractor's option) prior to the installation of mulch.
3. Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
4. The landscape contractor shall be responsible for the fine grading of all planting areas.
5. All planting areas shall be fertilized with 12#/1000 s.f. of 10-10-10 fertilizer.
6. All planting beds shall have a minimum of 3" depth of shredded hardwood bark mulch.
7. The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
8. The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
9. Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
10. All disturbed areas shall be planted with turf as indicated on the materials schedule.
11. All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
12. The landscape contractor shall provide a one year warranty on all plant materials and replace any dead or dying material within that time period.
13. No plant materials should be substituted without authorization by Dale & Associates. Plant sizes shown are minimums required by the local municipality and materials shown have been selected specifically for this project.
14. All wire baskets shall be completely removed and disposed of, burlap should be removed or punctured in at least 5 places. Remove all twine from burlapped materials.
15. Guying is not allowed unless required by municipality or site conditions. The landscape contractor shall remove wires after a one year period.
16. No canopy tree shall be located within 15' of an overhead utility. No tree shall be located within a public utility easement. Locating plant materials within a drainage easement is acceptable, but only if installed as not to disturb existing drainage flow. In such instances, the materials shall be located no closer than 5' from the centerline of drainage.
17. Lighting plan to be coordinated with proposed planting plan. no light poles to be located in tree islands. See lighting plan for proposed light locations.

MWS Standard Private Utility Plan Notes

1. All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
2. All connections to existing manholes shall be by coring and resilient 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 minimum fees outlined in the capacity letter must be paid before commercial construction plans can be reviewed.
7. All sewer services shall be minimum 6 inches in diameter, from connection at the main until the fires 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. All lead or galvanized water service lines encountered with the 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 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.

Standard SP Notes

1. The purpose of this SP is to receive final site plan approval to permit the development of a 97 Unit Multifamily Development.
2. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved by the Metropolitan Department of Water Services.
3. This property does not lie within a flood hazard area as identified by FEMA ON MAP 47037C0234H", Dated: April 5, 2017.
4. All public sidewalks are to be constructed in conformance with metro public works sidewalk design standards.
5. Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
6. The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
7. Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro right of way is 15" RCP).
8. Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
9. Individual water and/or sanitary sewer service lines are required for each unit.
10. Solid waste pickup to be provided by dumpsters shown on plan. If private hauler is to be used, Solid Waste Contract with Hauler to be provided to NDOT prior to Building Permit Approval.
11. Landscape and tree density factors per Metro Zoning Ordinance.
12. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, 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.
13. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of commission or council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district as of the date of the applicable request or application.
14. The final site plan shall depict any 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.



Vicinity Map

APPLICATION #:T	PROJECT NAME: 2306 Brick Chruch Pike
MAP/PARCEL: Map 71-02, Parcel 202	EXAMINER:

USE - CHAPTER 17.08 & 17.16		
DETERMINE THE USE	Multifamily SP (97 Units) - Short Term Rentals Shall be Prohibited	
PROPERTY ZONING SP	OVERLAY(s) None	SURROUNDING ZONING CL
USE CHARTS: P, PC, SE, A	PERMITTED WITH CONDITIONS	

SITE CRITERIA (Bulk Standards based upon MUL Zoning)	
SUBDIVISION PLAT	N/A
MINIMUM LOT SIZE	N/A
FAR	0.90 MAX, 0.70 Proposed
ISR - Adjustments / Slopes over 15%	0.90 MAX, 0.76 Proposed
STREET SETBACKS:	15'
SIDE YARD	N/A
REAR YARD	20'
HEIGHT STANDARDS	5 Stories Max in 50' (See Note Below)

PARKING AND ACCESS - CHAPTER 17.20	
RAMP LOCATION AND NUMBER	One Access off Brick Church One Access off Hampton
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	60' North along Brick Church
DISTANCE TO INTERSECTION	Located at Intersection of Avondale & Hampton
	50' MINOR STREET 185' ARTERIAL STREET 100' COLLECTOR 250' CONTROLLED ACCESS RAMP
REQUIRED PARKING BASED ON USES	97 Stalls (1Stalls/Unit) /98 Stalls Proposed
REQUIRED LOADING BASED ON USES	N/A
SURFACING OVER 5 SPACES 1,750 SQ. FT.	Provided
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	8.5'x18' Standard Stalls w/ 24' 90° Aisles (STD) 7.5' x 15' (COMPACT)
QUEUING LANES	Provided
OVER 10 SPACES 20' QUEUING AT EXIT	Provided
NUMBER OF COMPACT SPACES / %	28 Stalls (29%)
NUMBER OF ACCESSIBLE SPACES	4 Stalls
SIDEWALKS REQUIRED	Proposed Along Brick Church, Avondale & Hampton

LANDSCAPING STANDARDS - CHAPTER 17.24	
REQUIRED BUFFERYARDS	None (Per SP)
BUFFERYARD ADJUSTMENT	N/A
PERIMETER LANDSCAPING	None (Per SP)
STANDARD FOR 4 OR MORE LANES	N/A
SIDE LINES ADJACTENT TO PARKING AREAS 5' MINIMUM WITH TREES-2.5' WITH TREE ISLANDS	N/A
INTERIOR LANDSCAPING MINIMUM 8% AREA	Provided
OPAQUE FENCE ADJACENT TO RESIDENTIAL PARKING AREA	Provided
SCREENING AROUND DUMPSTERS (NO CHAIN LINK FENCE PERMITTED)	Provided
TREE DENSITY	N/A

Building Height Note: The Existing Hotel/Motel consists of 4 floors of living space. The SP proposes to keep the 4 floors as living space but utilize the rooftop decking as an outdoor amenity. The 5th Floor specified in the table above shall be limited to a rooftop terrace with access only.

Property Information
2306 Brick Church Pike
Nashville, Tennessee 37207
1.36 Total Acres
Council District 02: Kyonzte Toombs

Property Owner
Brick Church Property, LLC
402 North 17th Street
Nashville, Tennessee 37206

Developer
Openworks, LLC
Contact: Clayton Adkisson
Phone: 615.587.1754
Email: clay@opnwrks.com

Civil Engineer
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net

Surveyor
Crowe - Wheeler & Assciates
2865 Halfway - Halifax Road
Scottsville, Kentucky 42164
Phone: 270.393.8500

Flood Note
This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0234H dated April 5, 2017.

SHEET SCHEDULE

Adjacant Hydrant Test

Existing fire hydrants, tag bolt numbers 07282 &07333 located at 2306 Brick Church & Avondale Circle were flow tested on 4/22/22 by Metro Water Services, below is a summary of the flow results:

Static Pressure:	115 psi
Residual Pressure:	110 psi
Flow:	1,566 gpm
Flow @ 20 psi:	5,429 gpm

Based on table H.5.1 of the current NFPA, the building will not require a fire suppression system.

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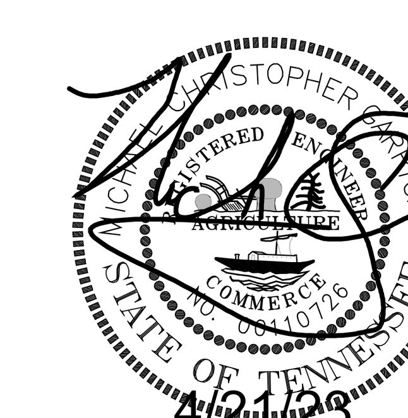
Permits
Metro Case 2021SP-087-003
SWGR 2022038128
SUP 2022038143



4/21/23

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21213
2306 Brick Church

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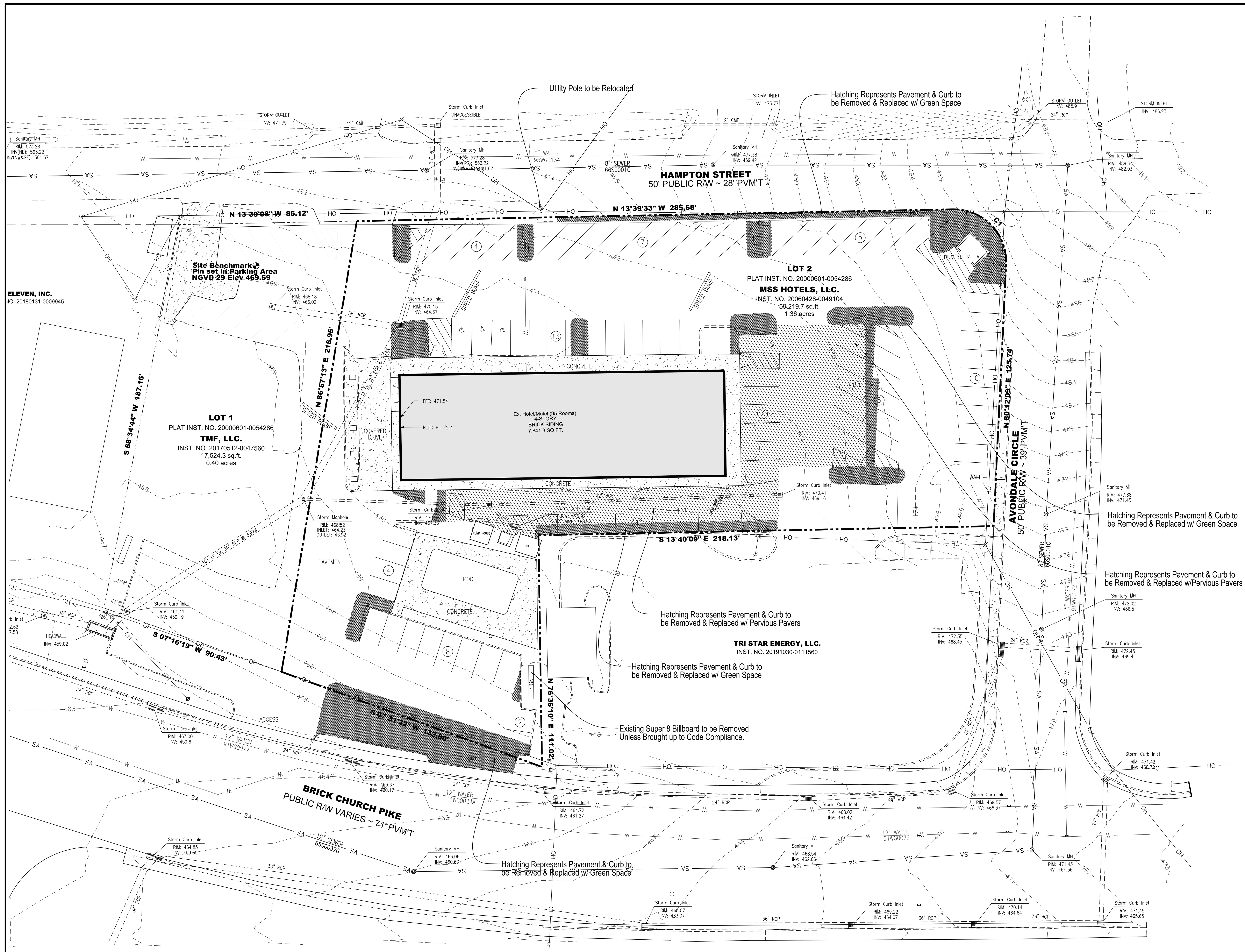

Drawing Date:
June 2022

Revisions
9/6/22:
Planning Comments
4/21/23:
Amendment to add 2 Units

2306 Brick Church SP

Site Plans for a Multi-Family Development

Tax Map 71-2, Parcel 202
Nashville, Davidson County, Tennessee

4/21/23

Existing Conditions

W
S N
E

30 0 30 60 90

SCALE: 1" = 30'

SITE AREA = 59,220 Sq Ft (1.36 Acres)
DISTURBED AREA = 0.48 Ac*
*Consists of New Green Space, Pavers & Public Sidewalk

Existing Conditions Summary

Site Acreage:	1.36 Acres
Land Use:	Hotel/Motel
Floor Area Ratio:	54%
Impervious Area:	97%
Parking Stalls:	74 Stalls

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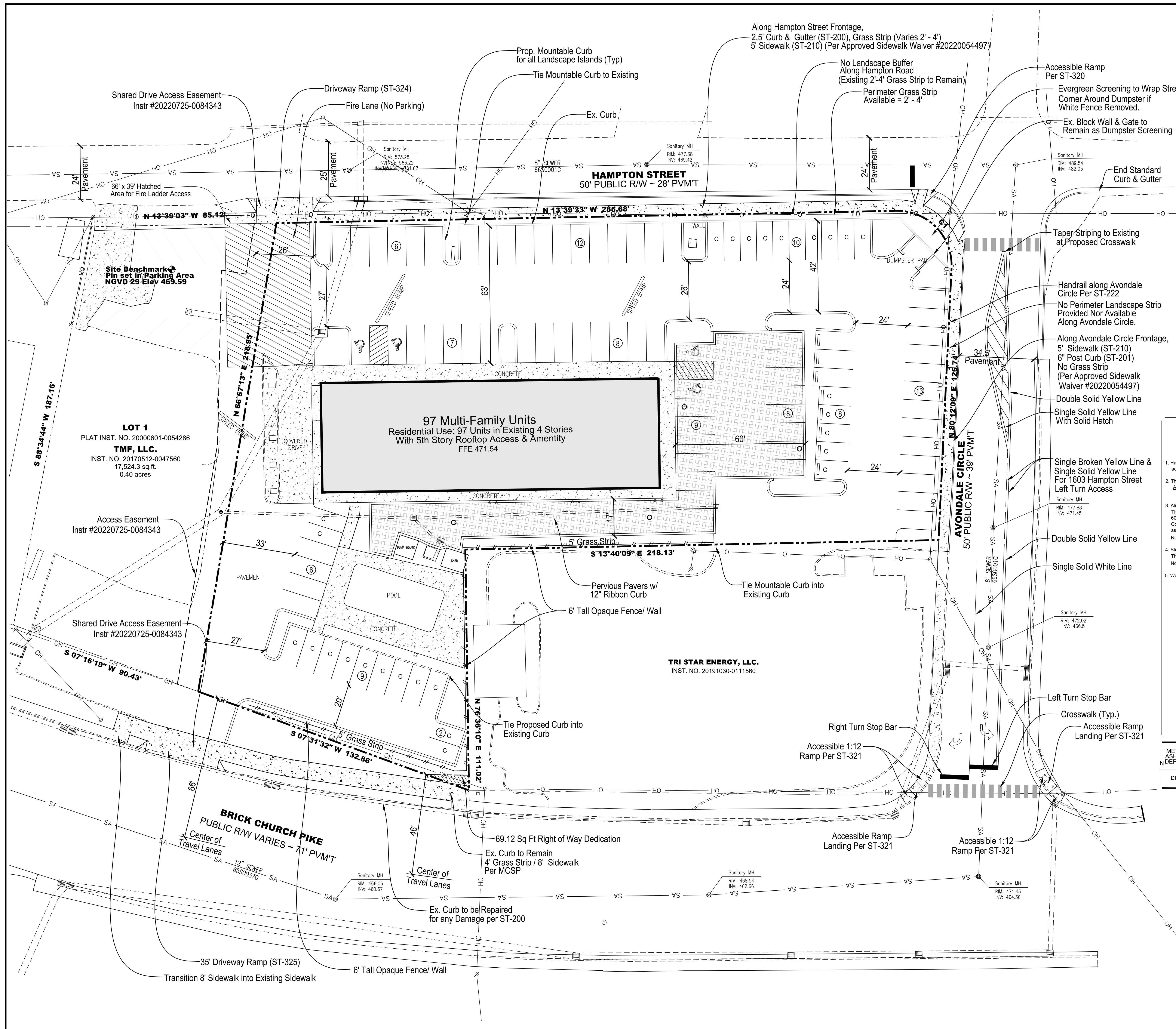
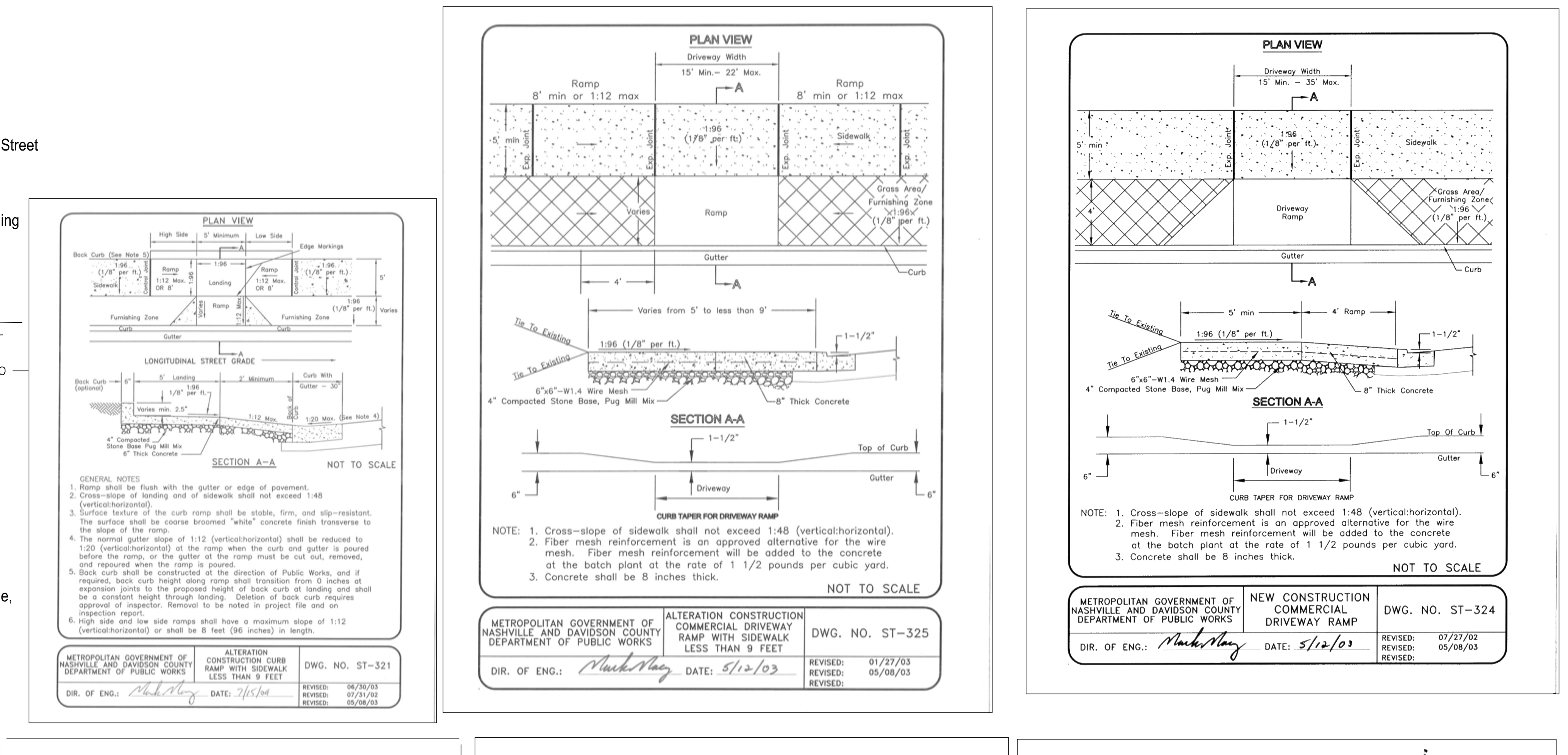
C1.0



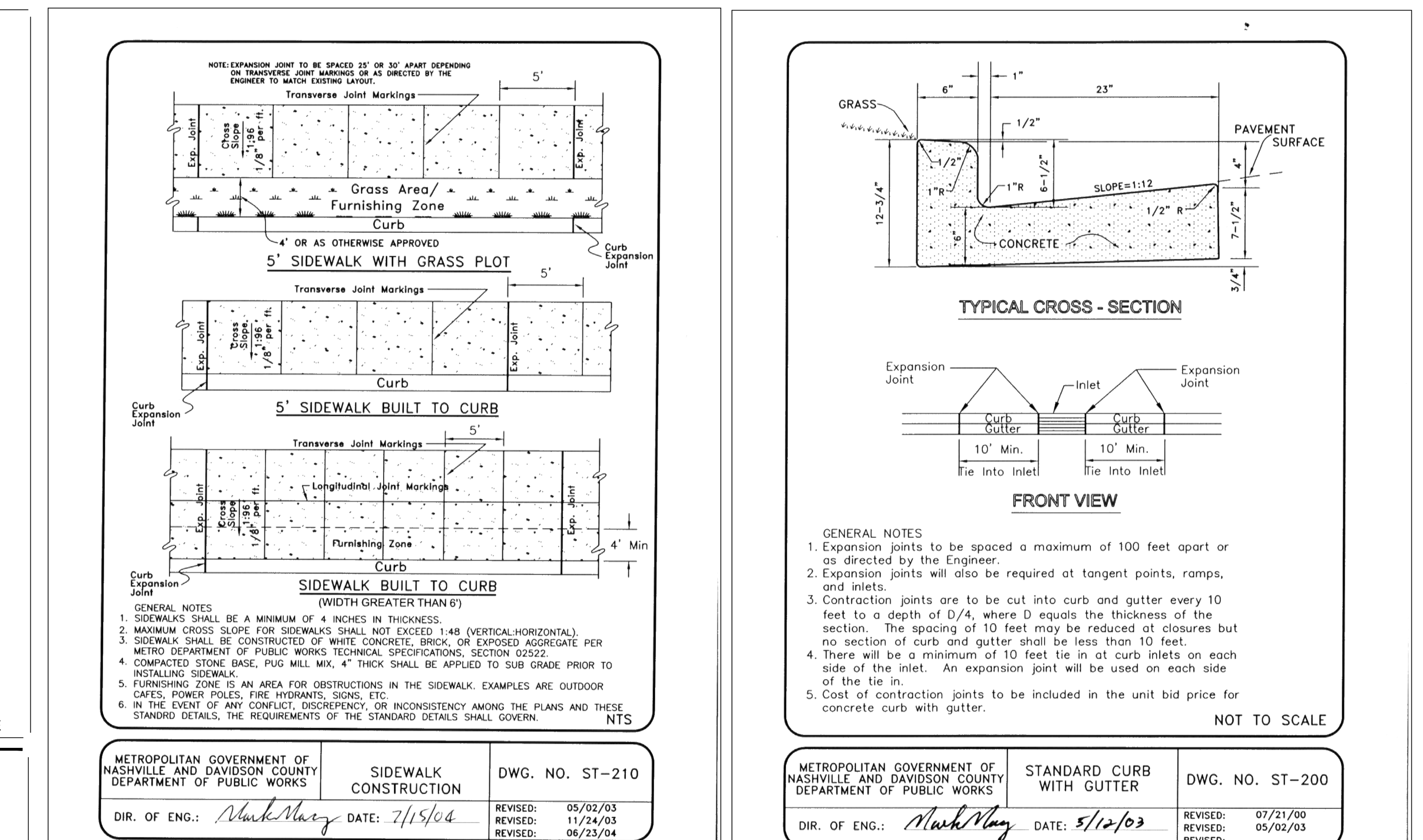


Handrail Notes:

1. Handrail system shall provide a smooth and continuous gripping surface. Handrail gripping surfaces and adjacent surfaces shall be free of sharp or abrasive elements and shall have rounded edges.
2. The handrail system shall conform to the Access-Board publication, Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines, Latest Edition.
3. Aluminum Pipe for Rails and Posts
The handrail system shall be constructed from extruded aluminum pipe ASTM B429, ASTM B241, or 6063-T6 aluminum alloy, finish to be selected prior to fabrication.
Coating Required: Where embedded in concrete, aluminum posts must be protected with bituminous or asphalt base paint or other inert or insulating coatings as approved by the Department of Public Works.
Nominal pipe diameter- 1" Schedule 40, outside diameter 1.90", wall thickness 0.145
4. Steel Pipe for Rails and Posts
The handrail system shall be constructed from Grade 304 stainless steel.
Nominal pipe diameter-1" Schedule 40S, outside diameter 1.90", wall thickness 0.145"
5. Weld all joints in conformance with AWS. All welds shall be ground smooth and brushed to match rail finish.

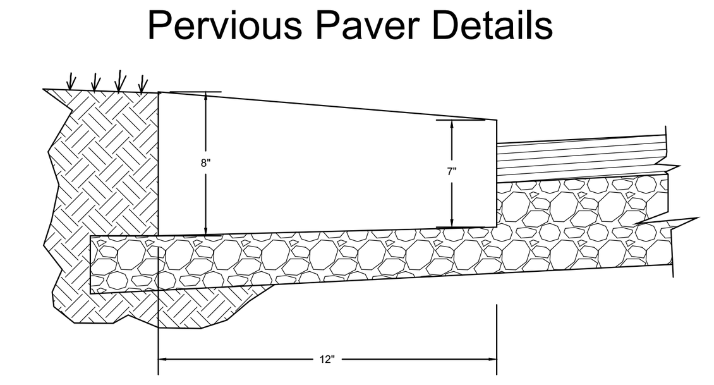
NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS | Standard Pipe Handrail Notes | DWG. NO. ST-222 PAGE 2 OF 2
DATE: 4/8/19

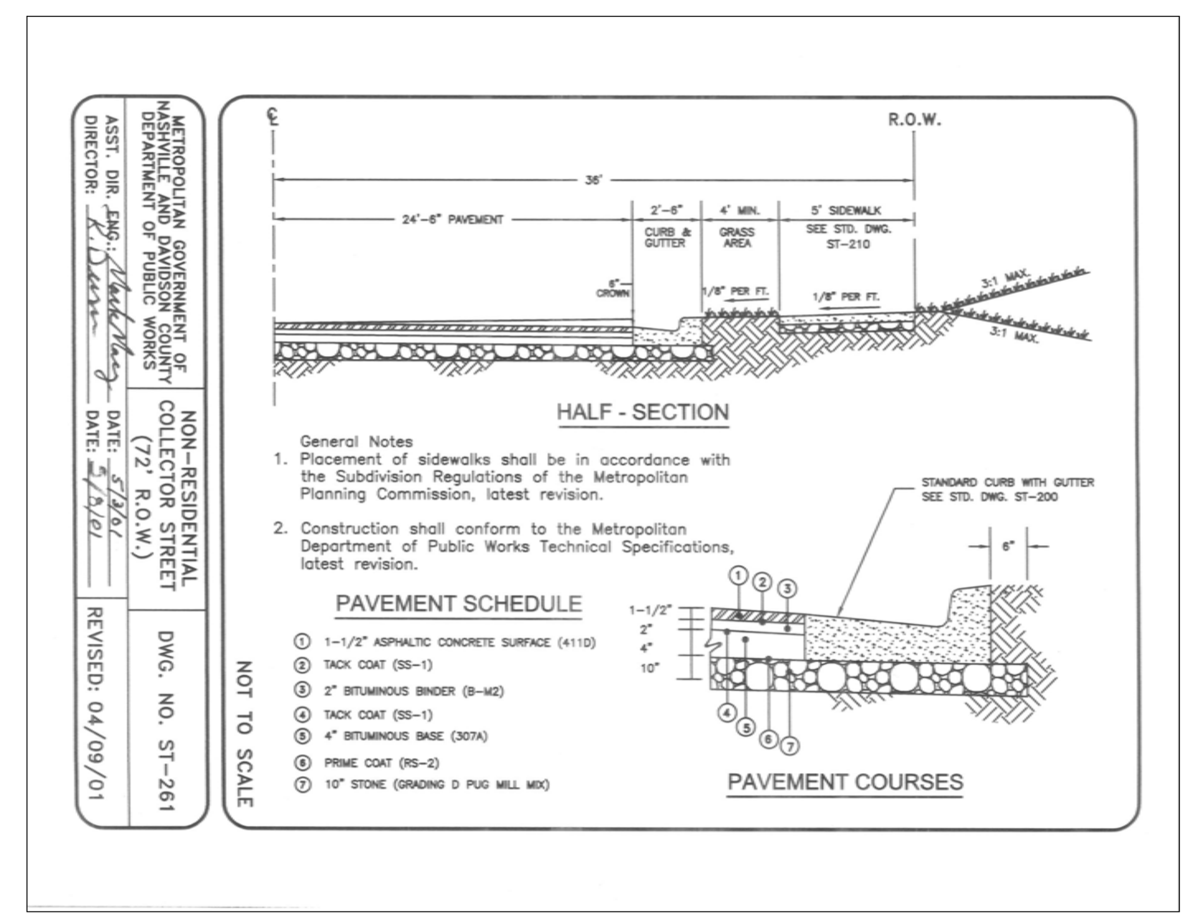


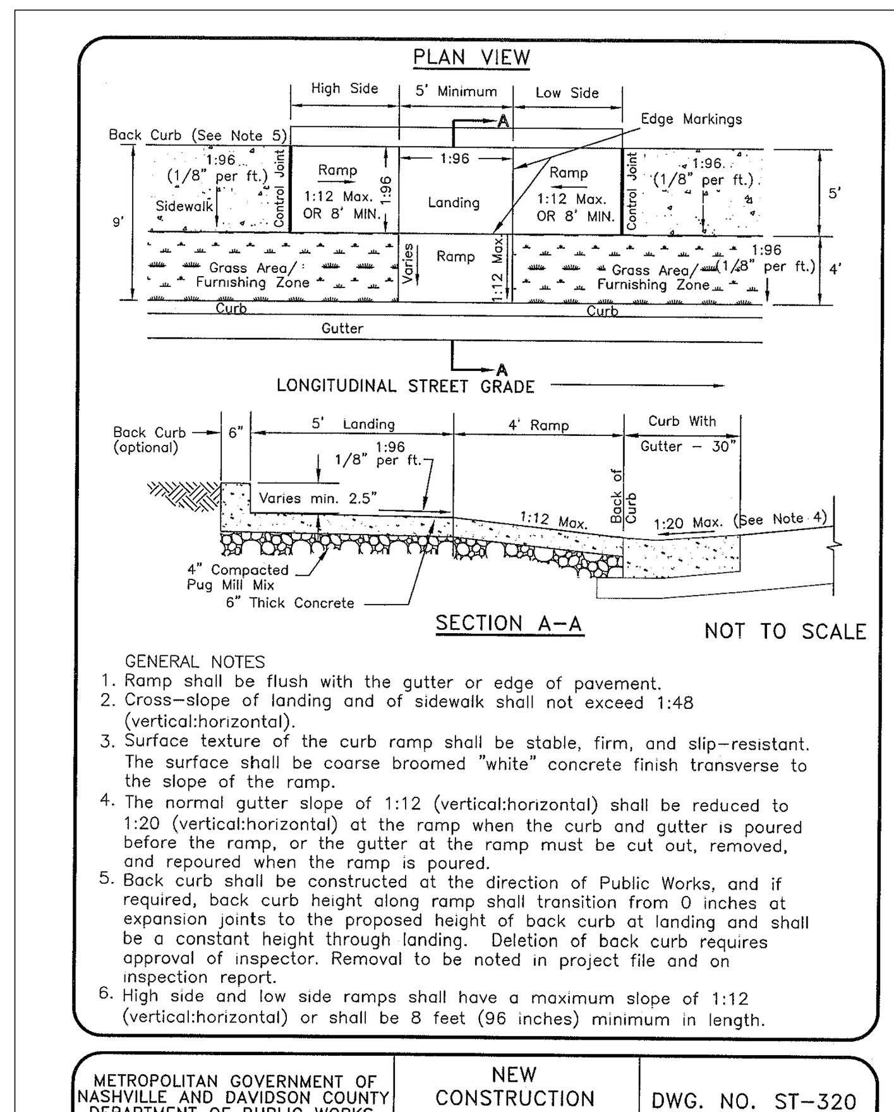
Note:
Refer to Sheet C6.0 for Pervious Paver Details

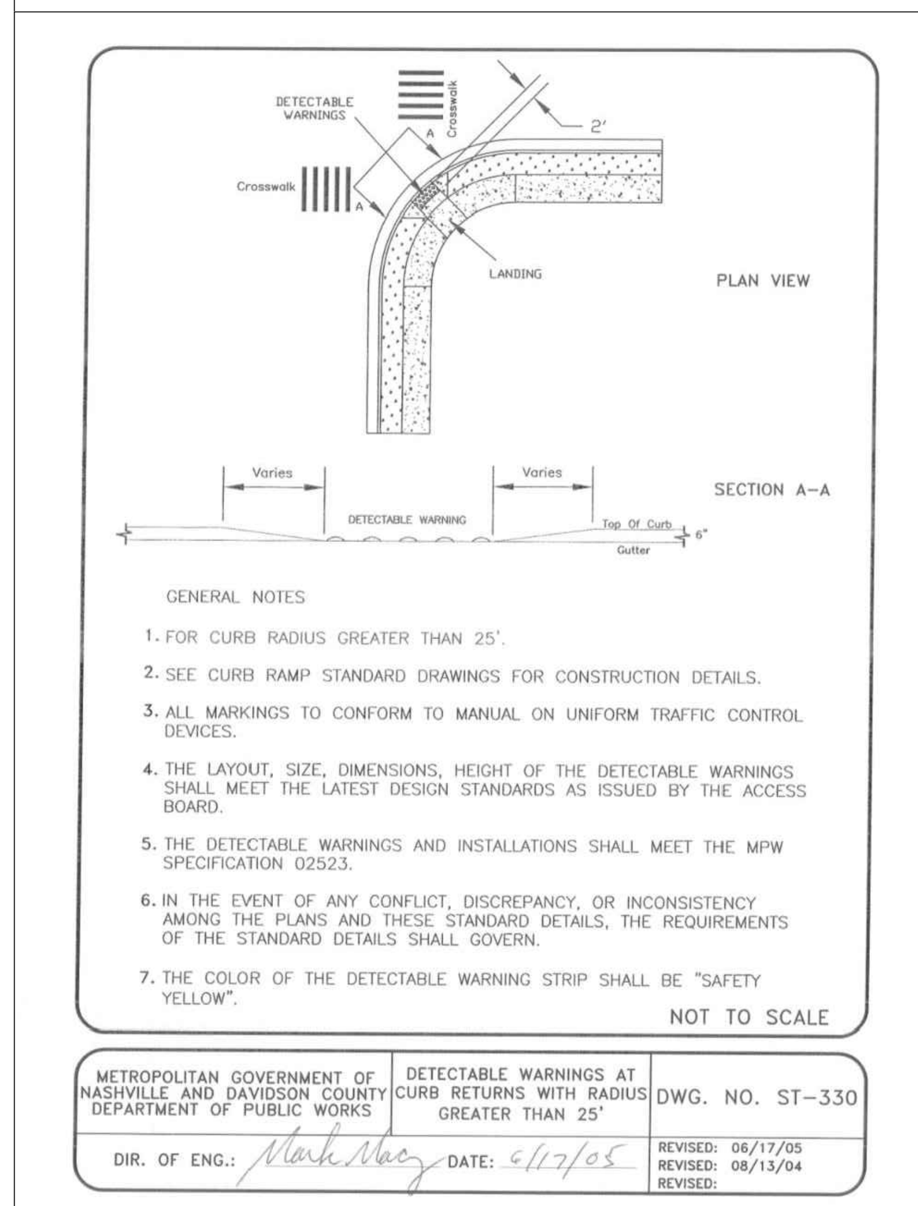
General Notes:
1. Expansion joints to be spaced a max. of 100' apart or as directed by engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb and gutter every 10' to a depth of D/4, where d equals the thickness of the section. The spacing of 10' may be reduced at closures but no section of curb shall be less than 10'.

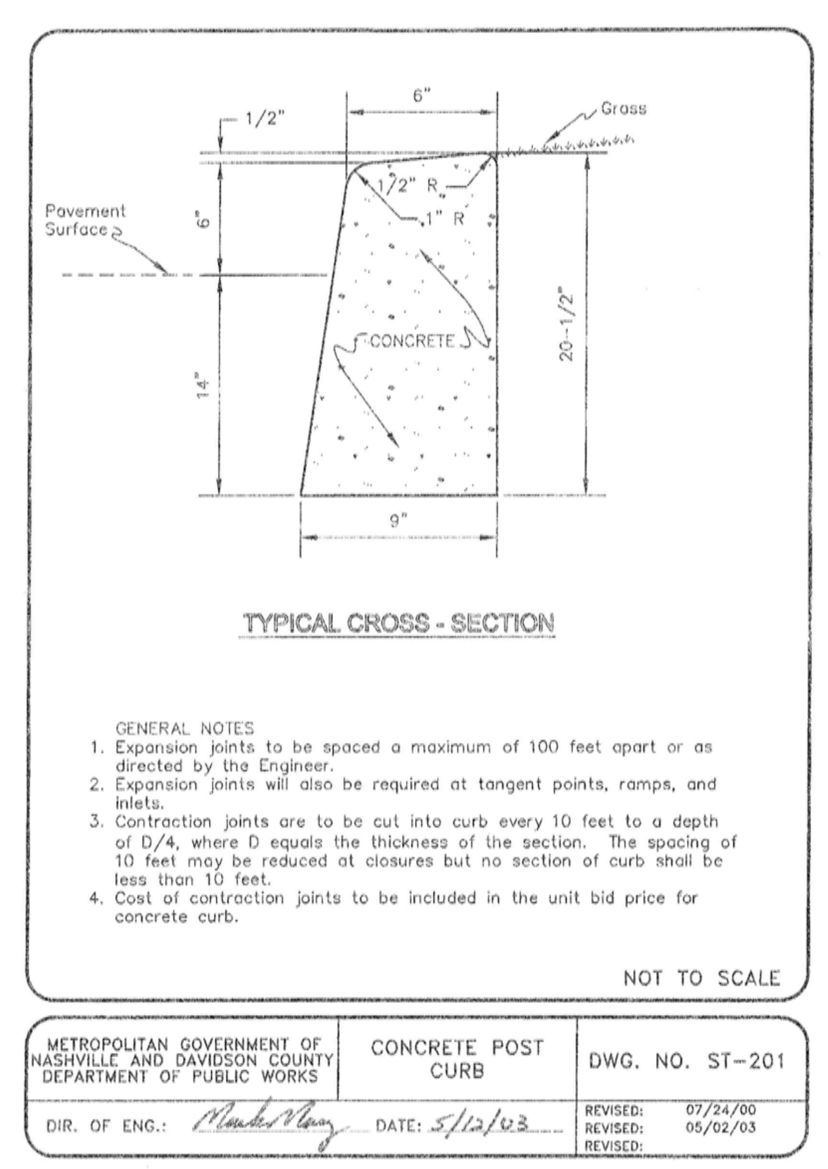


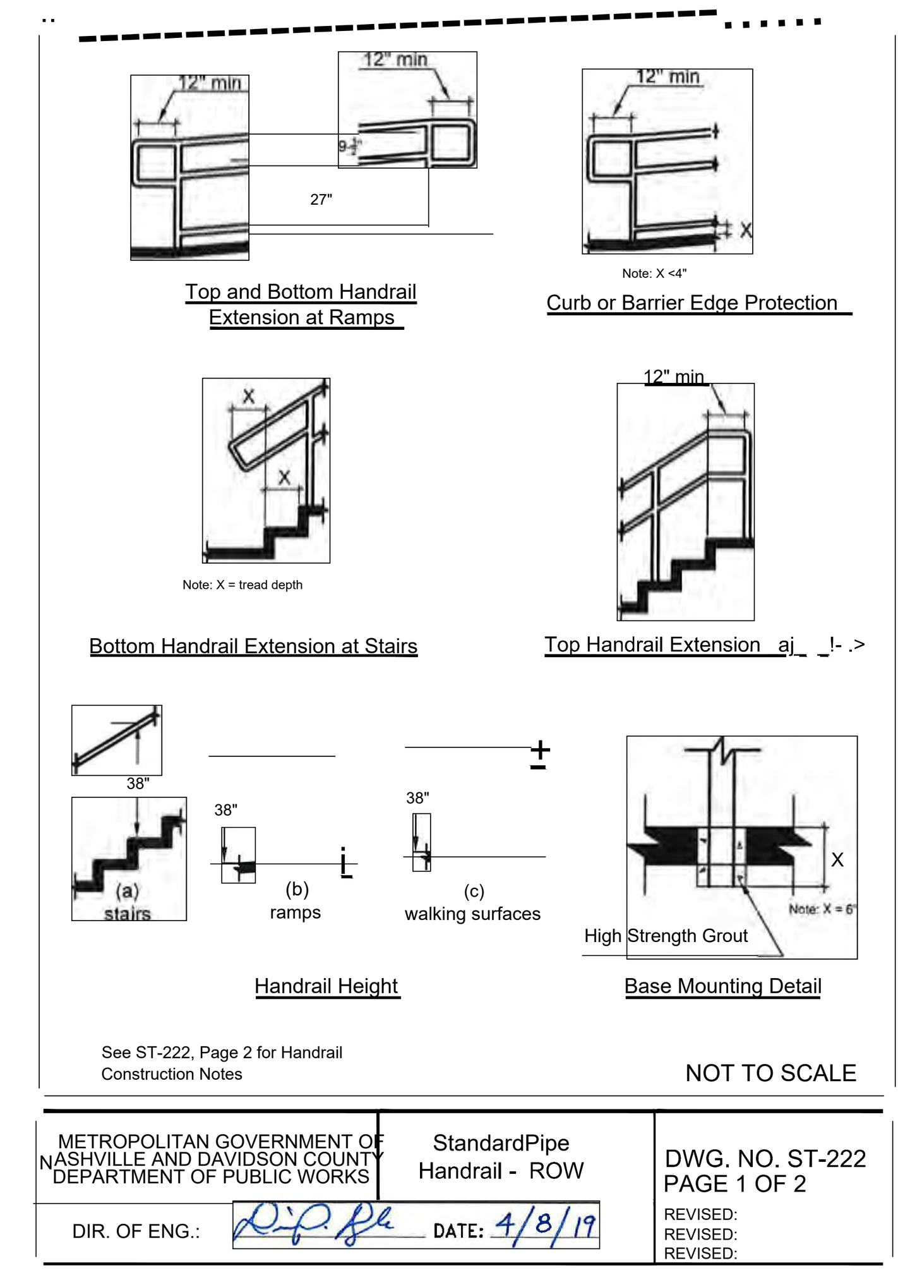
RIBBON CURB DETAIL
N.T.S.

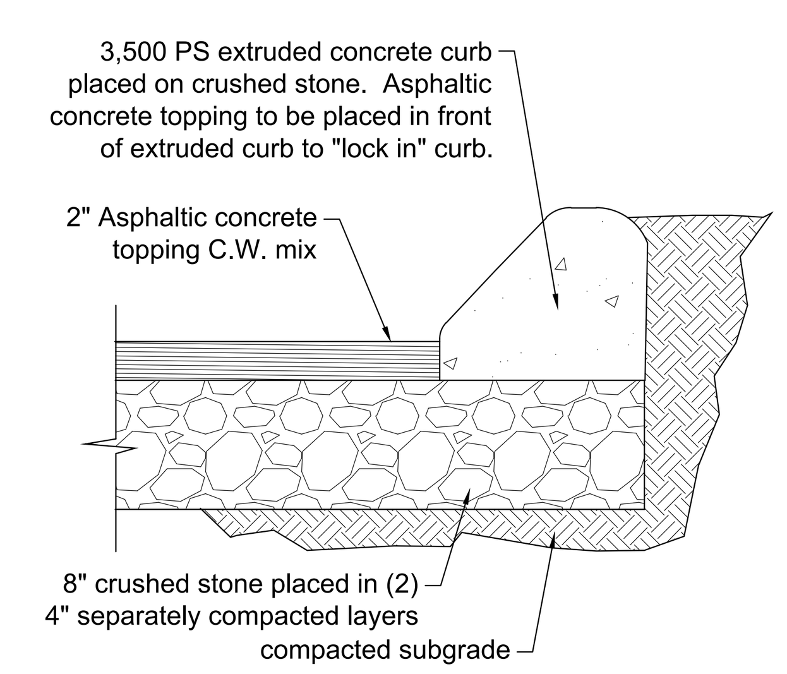












MOUNTABLE CURB DETAIL
N.T.S.

Note:
All Pavement Markins within ROW to be Thermoplastic.

SCALE: 1" = 30'

SITE AREA = 59,220 Sq Ft (1.36 Acres)
DISTURBED AREA = 0.48 Ac*
*Consists of New Green Space, Pavers & Public Sidewalk

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Site Layout Plan

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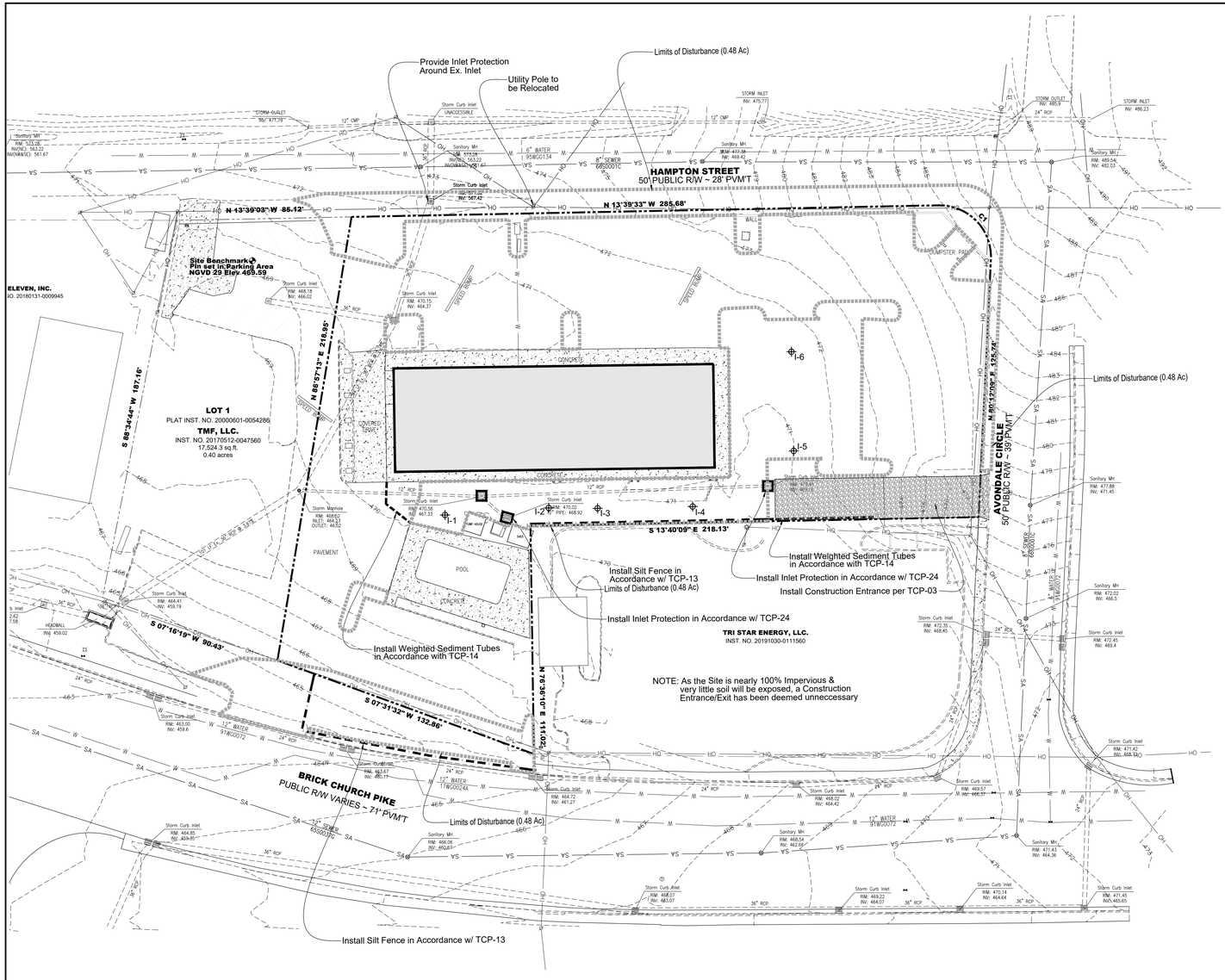
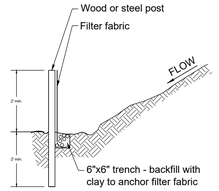
C2.0





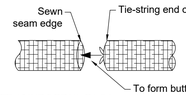
Silt Fence Notes:

1. Non Woven Geotextile Filter fabric fence to be placed prior to start of rough grading.
2. Steel posts shall be approved by owner prior to use.
3. Wood posts shall be 2"x 2" min., oak or similar hardwood.
4. Posts shall be spaced at 6' intervals.
5. Filter fabric shall be securely bound to posts with either staples or wire ties.
6. Filter fabric shall be polypropylene fabric by Corps of Engineers guide spec. CW 02215. With equivalent opening size (eos) of no.100 sieve min., no.40 sieve max., as determined.
7. J-Hooks to be used when silt fence is not installed along a contour.

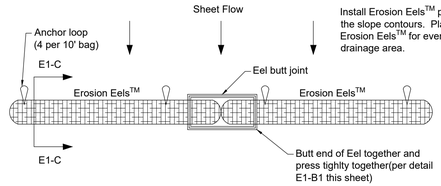
SILT FENCE DETAIL

REFER TO METRO DETAIL TCP-13

N.T.S.



BUTT JOINT DETAIL E1-B1



DETAIL E1-B: INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH - PLAN VIEW

WEIGHTED SEDIMENT TUBES

REFER TO METRO DETAIL TCP-14

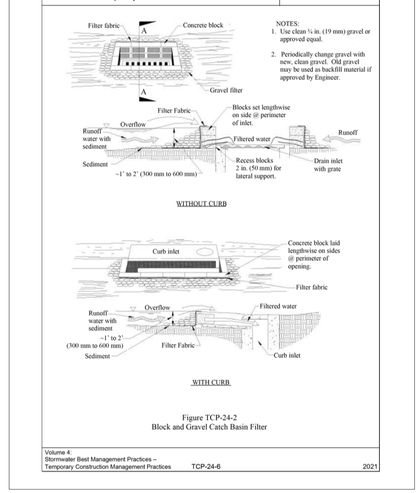
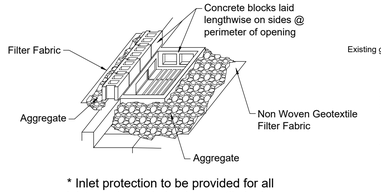


Figure TCP-24-2
Block and Gravel Catch Basin Filter



* Inlet protection to be provided for all inlets and remain in place until site is stabilized.

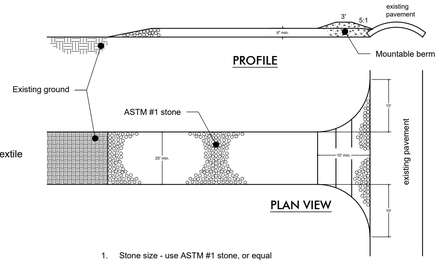
Notes:

1. Use clean ¾" (19 mm) gravel or approx. equal.
2. Periodically change gravel with new, clean gravel. Old gravel may be used as backfill material if approved by Engineer.

STREET INLET SEDIMENT BARRIER TCP-24

N.T.S.

** Equivalent sediment control methods such as basin buddies or erosion eels are allowed.



1. Stone size - use ASTM #1 stone, or equal
2. Min. length - 100'
3. Min. thickness - 6"
4. Min. width - 20'
5. Filter cloth will be placed over the entire area prior to placing of stone.
6. Surface water all surface water flowing or diverted toward construction entrances shall be piped across the entrance.
7. Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

TEMPORARY CONSTRUCTION ENTRANCE

N.T.S.

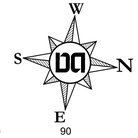
EPSC NOTES

1. ALL PERIMETER EPSC MEASURES MUST BE IN PLACE PRIOR TO GRADING.
2. ANY DISTURBED AREA LEFT EXPOSED FOR A PREIOD GREATER THAN 7 DAYS WITH SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
3. ALL SLOPES 3:1 OR GREATER AND CHANNEL SIDE SLOPES TO RECEIVE EROSION CONTROL MATTING.
4. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13 RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY ARE ALSO REQUIRED BY THE GRADING PERMITTEE.

Initial Infiltration Results

Test Performed by RS Miller Group, LLC on May 5, 2022 & June 2, 2022

Location #	Refusal Depth (feet)	Test Depth (feet)	Average Drop Rate (inches/hour
I-1	4.6	4.5	4.0
I-2	1.7	---	---
I-3	2.1	2.0	6.7
I-4	2.8	2.7	10.3
I-5	---	2.0	5.9
I-6	---	2.0	0.75



30 0 30 60 90

SCALE: 1" = 30'

SITE AREA = 59,220 Sq Ft (1.36 Acres)
DISTURBED AREA = 0.48 Ac★
★Consists of New Green Space, Pavers & Public Sidewalk

Permits
Metro Case 2021SP-087-002
SWGR 2022038128
SUP 2022038143

I _____, AS THE "CERTIFIED" EROSION CONTROL SPECIALIST FOR THIS SITE, HAVE REVIEWED AND APPROVED THE EROSION PREVENTION AND SEDIMENT CONTROL BMP's OF THIS PLAN ON

July 22, 2022
DATE

I HEREBY CERTIFY THAT THIS PROJECT DOES NOT REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS 0.37 ACRES:

CHECK ALL THAT APPLY. THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
☐Impaired for siltation ☒Impaired for habitat alteration
☐Exceptional

_____ July 22, 2022
ENGINEER DATE

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

Drawing Date:
June 2022

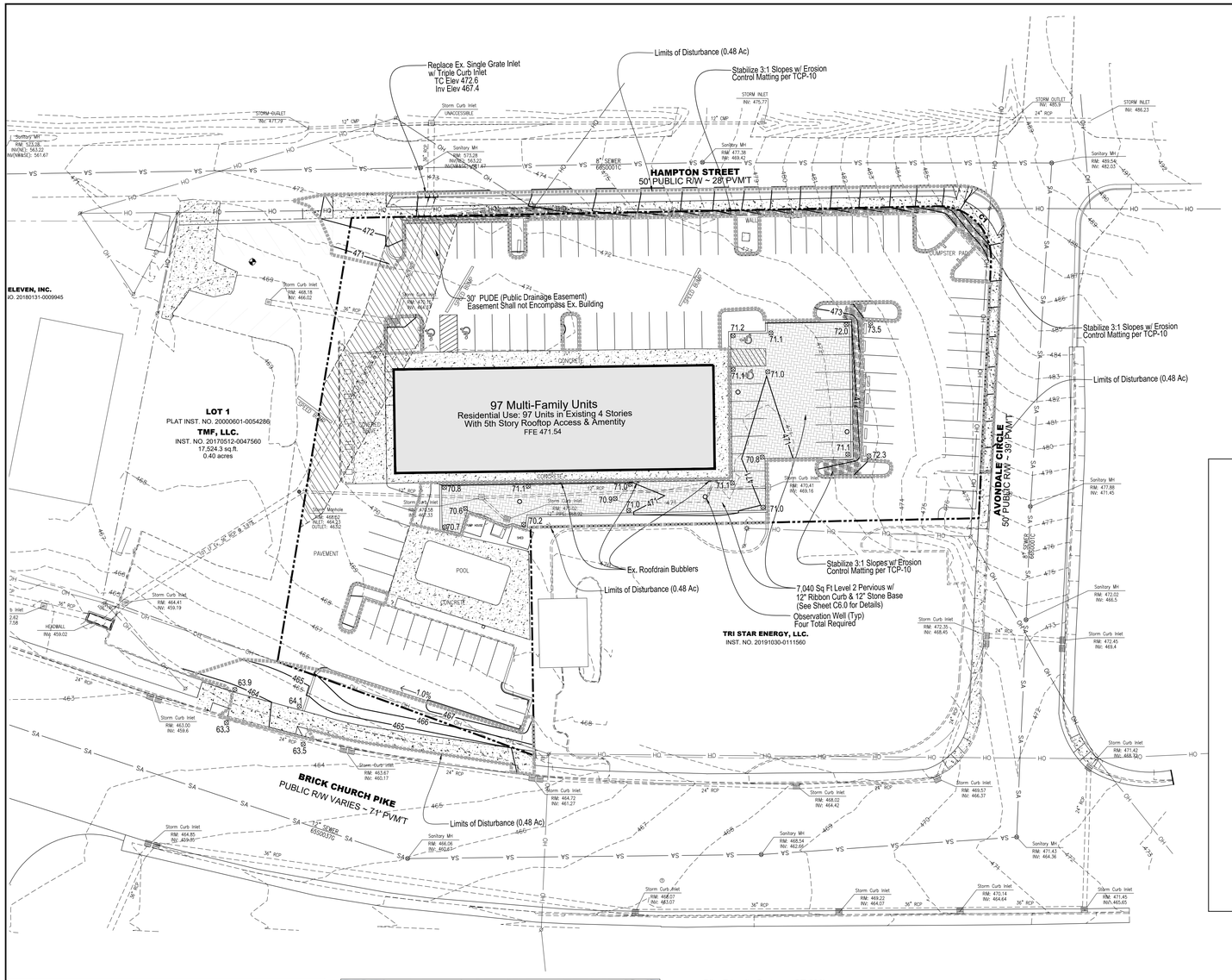
Revisions
PL Comments: 9/7/22

2306 Brick Church SP
Site Plans for a Multi-Family Development

Tax Map 71-2, Parcel 202
Nashville, Davidson County, Tennessee

Erosion Control Plan

D&A Project #21213
2306 Brick Church
C3.0



Roof Drainage Summary

All roofs shall continue to discharge along the southern side of Building via (3) separate bubbler locations. Bubblers shall pop-out onto surface of pervious pavers.

Developer Asbuilt Note

In accordance with the Metro Stormwater Management Manual, Volume 1, Section 3.9, As-Built Certifications, MWS Stormwater Division must approve the following as-builts prior to issuance of the Use & Occupancy Permit:

- 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 spreadsheet.
- Hydrologic and hydraulic calculations for as -built conditions, 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 American 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 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 part of as-built record.
- Additional testing may be required as/if warranted by video inspection.

ACTIVITY: Geotextiles — TCP – 10

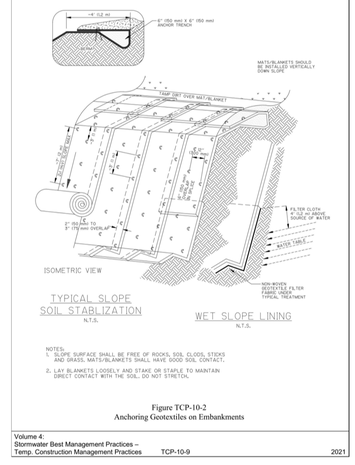


Figure TCP-10-2
Anchoring Geotextiles on Embankments

Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices — TCP-10-9 — 2021

ACTIVITY: Infiltration Trenches — Limited Application — PTP-14

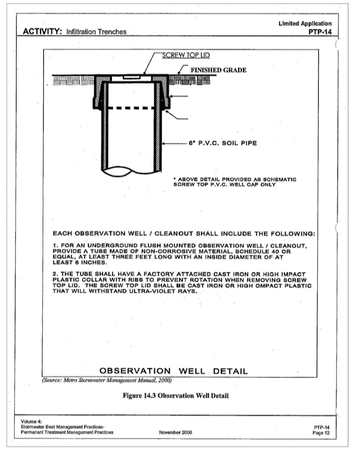
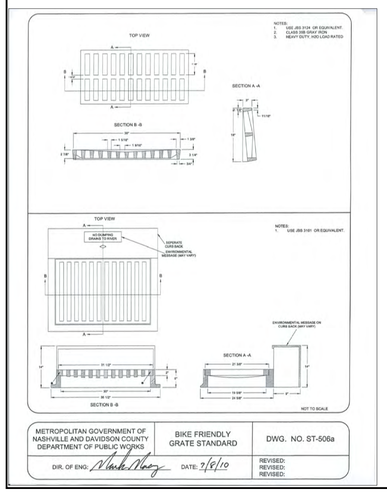
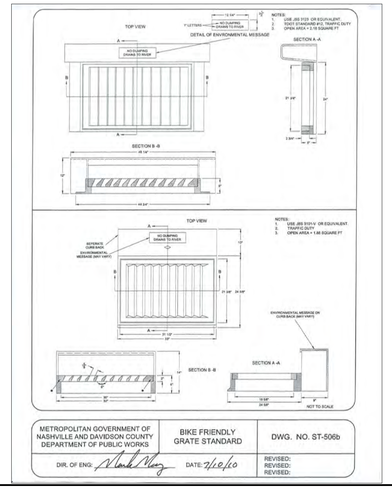
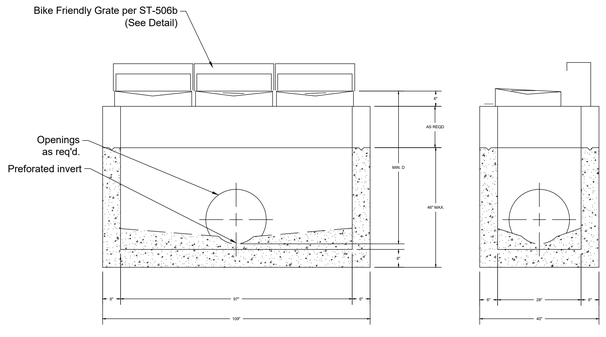


Figure 14.3 Observation Well Detail

Volume 4: Stormwater Best Management Practices- Permanent Treatment Management Practices — November 2008 — PTP-14 Page 12







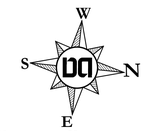
Max. size pipe in short side: 24" rcp
3" max. concrete invert 1/2"/ft.
min. slope
weight:
46" base - 8258 #
riser - 1712 #
(max. rider 40"
Concrete: 4500 psi @ 28 days
reinforced w/ #4 bar - gr. 60

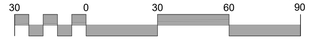
TRIPLE INLET (PRECAST)
N.T.S.

Min. depth for RCP	
PIPE	"d"
12"	2.08"
15"	2.40'
18"	2.70'
24"	3.16"
30"	4.20'
36"	4.70'
42"	5.20'
48"	5.75"

Note:

Refer to Sheet C6.0 for Pervious Paver Details





SCALE: 1" = 30'

SITE AREA = 59,220 Sq Ft (1.36 Acres)
DISTURBED AREA = 0.48 Ac*
*Consists of New Green Space, Pavers & Public Sidewalk

Permits
Metro Case 2021SP-087-003
SWGR 2022038128
SUP 2022038143

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG!

Drawing Date:
June 2022

Revisions
9/6/22:
Planning Comments
4/21/23:
Amendment to add 2 Units

2306 Brick Church SP

Site Plans for a Multi-Family Development

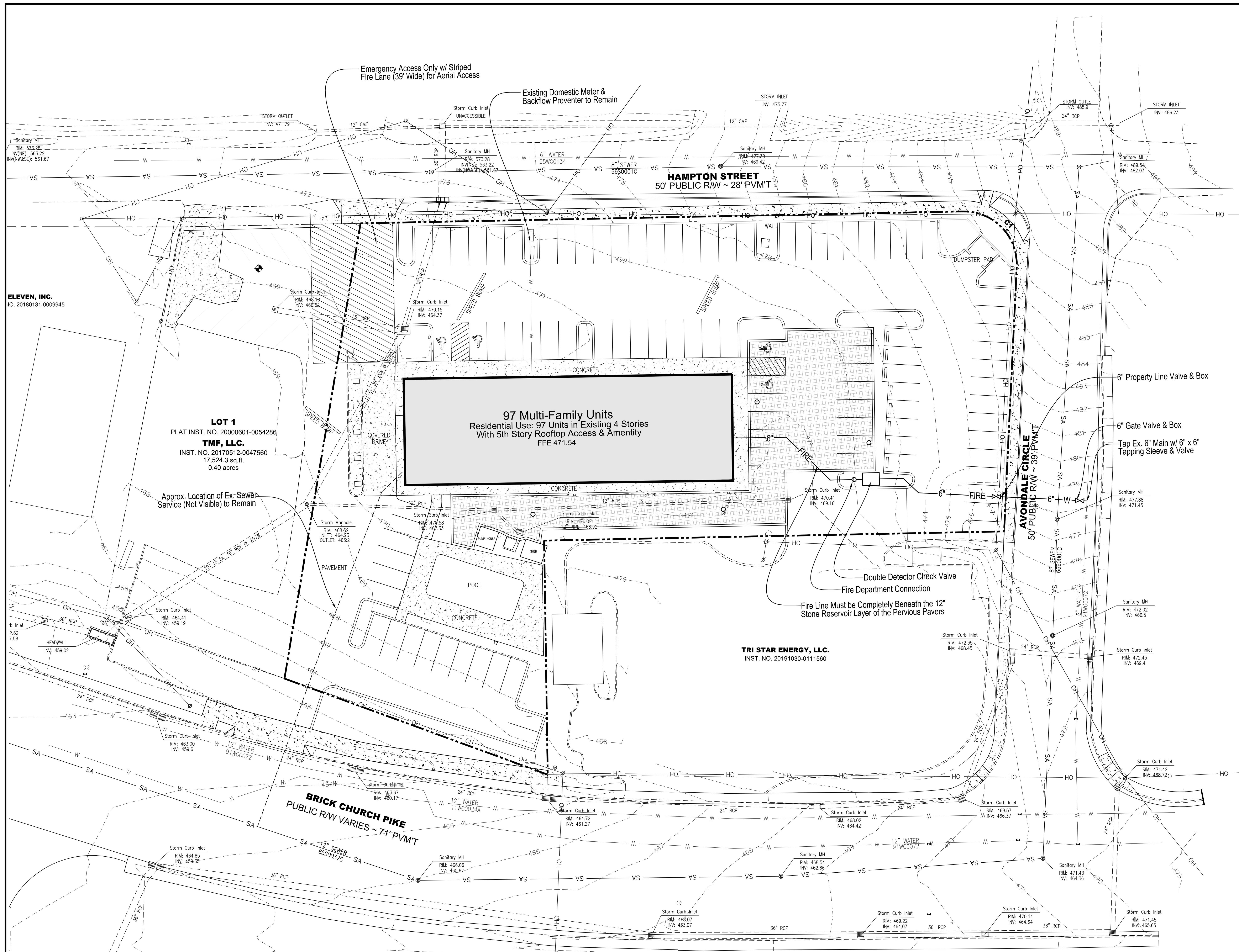
Tax Map 71-2, Parcel 202
Nashville, Davidson County, Tennessee

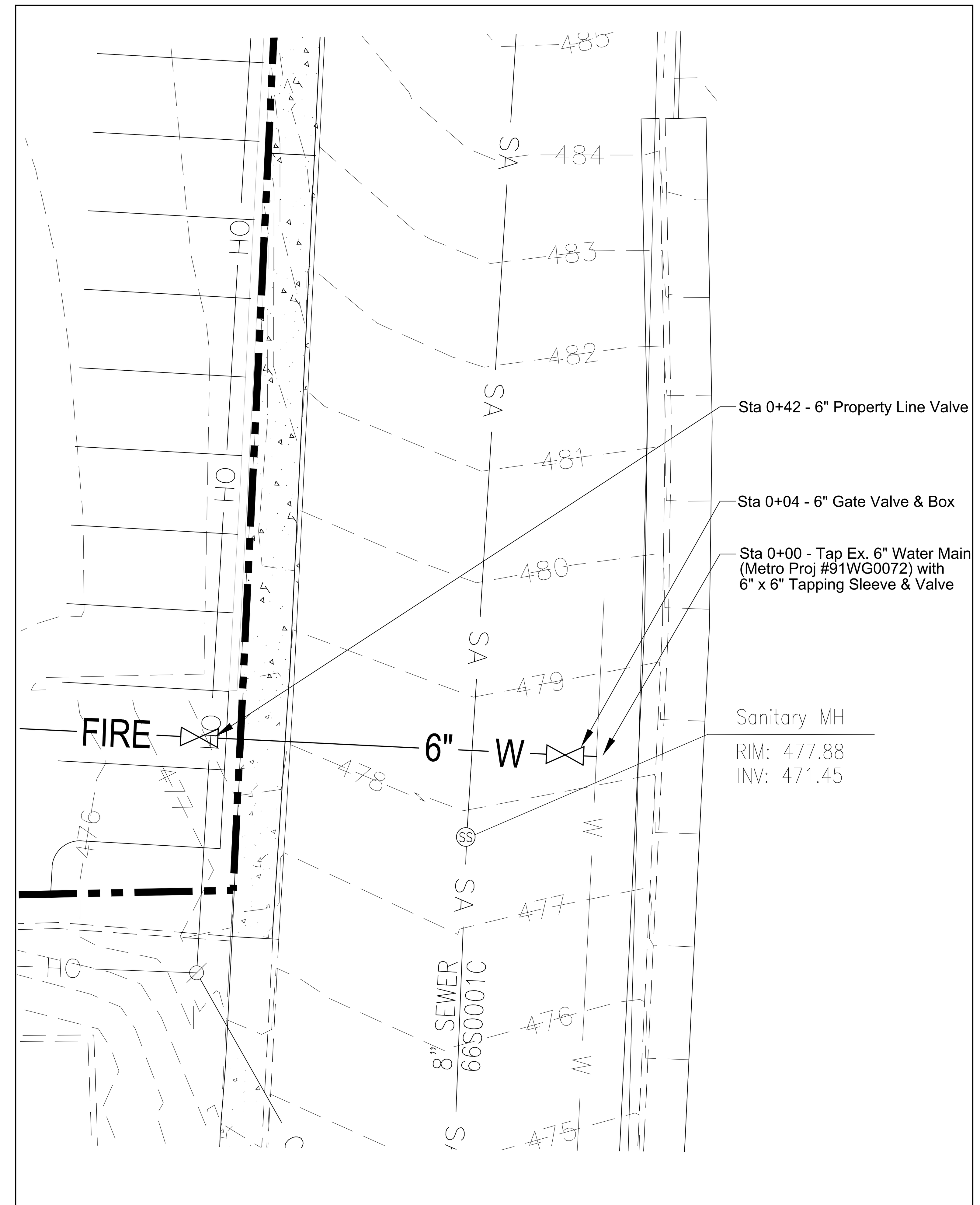
Site Grading & Drainage Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21213
2306 Brick Church

C4.0





Water Connection Inset 1"=10'

MWS Standard Private Utility Plan Notes

1. All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
2. All connections to existing manholes shall be by coring and resilient 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 minimum fees outlined in the capacity letter must be paid before commercial construction plans can be reviewed.
7. All sewer services shall be minimum 6 inches in diameter, from connection at the main until the fires 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. All lead or galvanized water service lines encountered with the project shall be replaced with copper of like size from the water main to the meter box.
12. Domestic and irrigation water meters and associated appurtenances shall 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.

Adjacent Hydrant Test

Existing fire hydrants, tag bolt numbers 07282 &07333 located at 2306 Brick Church & Avondale Circle were flow tested on 4/22/22 by Metro Water Services, below is a summary of the flow results:

Static Pressure:	115 psi
Residual Pressure:	110 psi
Flow:	1,566 gpm
Flow @ 20 psi:	5,429 gpm

Based on table H.5.1 of the current NFPA, the building will not require a fire suppression system.

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG!

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Permits
Metro Case 2021SP-087-003
SWGR 2022038128
SUP 2022038143

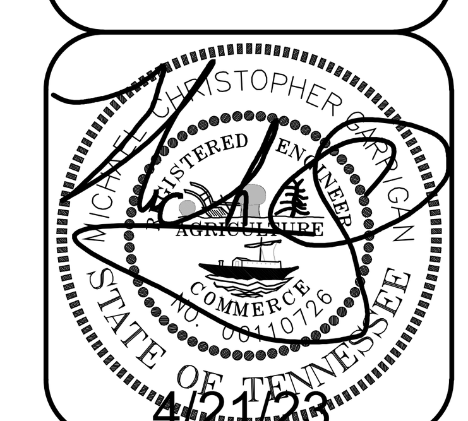
Dale & Associates
Civil Engineering, Land Planning & Zoning, Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

Drawing Date:
June 2022

Revisions
9/6/22:
Planning Comments
4/21/23:
Amendment to add 2 Units

2306 Brick Church SP

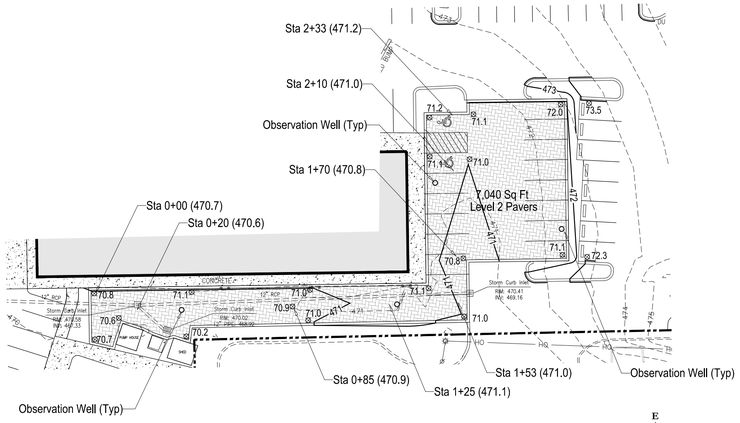
Site Plans for a Multi-Family Development
Tax Map 71-2, Parcel 202
Nashville, Davidson County, Tennessee

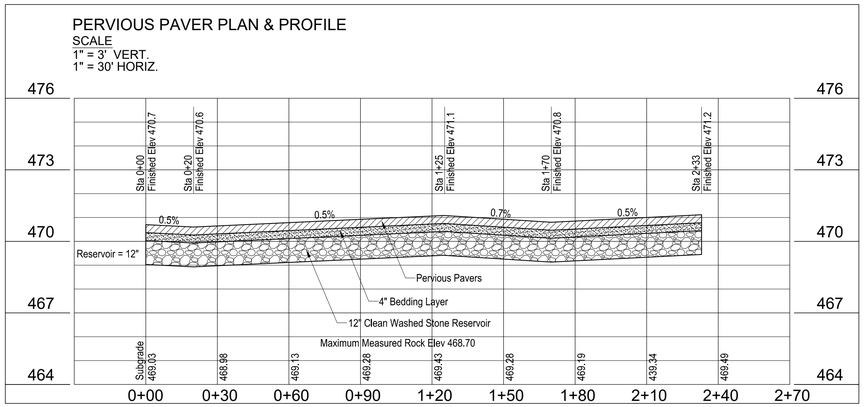


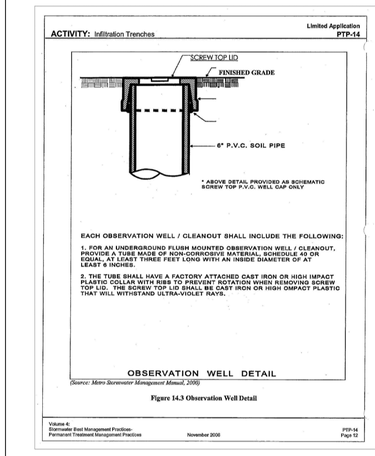
Site Utility Plan

D&A Project #21213
2306 Brick Church

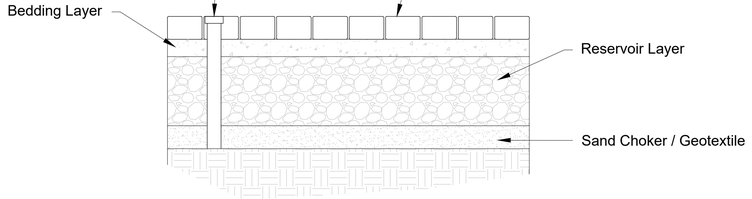
C5.0







GIP - 03B
PERMEABLE PAVERS
WITHOUT UNDERDRAIN



Detail Notes:

- Vehicular traffic shall be prohibited on the pervious pavement until the site is stable to prevent sediment from being deposited by vehicles.
- Contractor, Engineer, or Owners Representative shall notify MWS NPDES Staff at least 48 hours prior to the installation of the pervious layer to observe the sub-base material.

SOUTHWEST BASIN

Permeable Paver Number :		
	Design	As-Built
Treatment Volume (Tv), CF	2,816 CF	
Surface Area, SF	7,040 SF	
Overflow (TOC) Elevation*	N/A	
Reservoir Depth	12"	
Underdrain Invert Depth*	N/A	
Outlet Elevation*	N/A	
* N/A if not required		
All elevations shall be NAVD88		

Permeable Pavers Without Underdrain Material Specifications		
Material	**Specifications**	**Notes**
Permeable Pavement System	*Permeable Interlocking Concrete Pavers* [1] *Pervious Concrete* [2] *Reinforced Turf Systems* [3] *Reinforced Gravel Systems* [4]	[1]*ASTM C936* [2]*ASTM C1688/C1688M & ACI 522* [3]*ASTM D638* [4]*ASTM D638*
Bedding Layer *	#8 or #89 clean washed stone	Meet TDOT Construction Specifications.
Reservoir Layer *	#57 or #2 clean washed stone	Meet TDOT Construction Specifications.
Observation Well	6-inch SDR 35 PVC pipe with vented cap and anchor plate	Use traffic rated casting where required. Number of wells equals the number of test pits required for infiltration testing (see Appendix 1-A)
Sand Choker/ * Geotextile	*2- to 4-inch layer of coarse sand* [1] Filter fabric (125 gpm/sq.ft.) [2]	[1]*Meet TDOT Construction Specifications* [2]AASHTO M288-06, ASTM D4491 & D4751
Impermeable Liner (if needed)	Use a thirty mil (minimum) PVC Geomembrane liner covered by 8 to 12 oz./sq. yd.[2] non-woven geotextile.	

*Item receipts may be required to be included with as-built submittal.

Developer Asbuilt Note

In accordance with the Metro Stormwater Management Manual, Volume 1, Section 3.9, As-Built Certifications, MWS Stormwater Division must approve the following as-builts prior to issuance of the Use & Occupancy Permit:

- 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 spreadsheet.
- Hydrologic and hydraulic calculations for as -built conditions, 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 American Datum 1983 (NAD83). Data should be placed in separate layers and should be labeled / named for easy identification.
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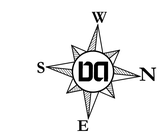

30 0 30 60 90

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9/6/22:
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4/21/23:
Amendment to add 2 Units

2306 Brick Church SP
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Tax Map 71-2, Parcel 202
Nashville, Davidson County, Tennessee

Civil Details

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
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(615) 297-5166

D&A Project #21213
2306 Brick Church

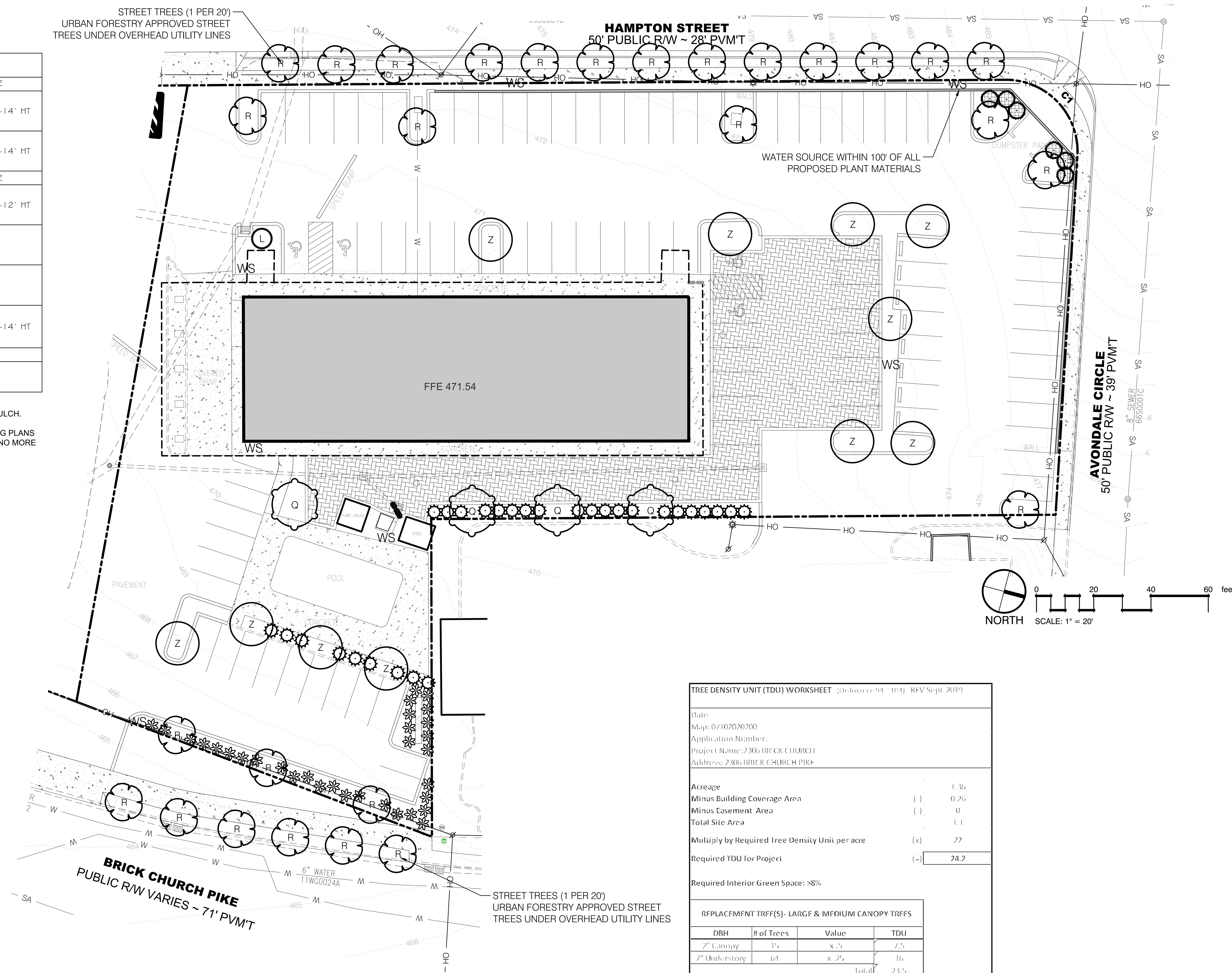
C6.0

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
Q	4	Overcup Oak / Quercus lyrata 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	3"Cal	12`-14` HT
Z	11	Green Vase Zelkova / Zelkova serrata `Green Vase` 5` Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications	B & B	3"Cal	12`-14` HT
UNDERSTORY/COLUMNAR TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
R	28	Merlot Redbud / Cercis canadensis `Merlot' 4` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	10`-12` HT
	6	Nellie Stevens Holly / Ilex x `Nellie R Stevens` 2" Cal per City Code. Full to Base; Dense See Tree Specifications	B & B	2"Cal	
	29	Taylor Juniper / Juniperus virginiana 'Taylor' Full; Dense Form. Columnar See Tree Specifications. Matched 2" Per Code	B & B	2"Cal	
L	1	Arnold Tulip Poplar / Liriodendron tulipifera `Arnold` 5` Clear Trunk. Single; Columnar, Straight Central Leader. Full Upswept Branching. Even Branching. See Tree Specifications. MATCHED	B & B	2"Cal	12`-14` HT
SHRUBS	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
	32	Sea Green Juniper / Juniperus virginiana `Sea Green` Full. Heavy. Well Branched.	18" HT		

PLAN NOTES:

1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
2. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
3. ALL AREAS OF DISTURBANCE SHALL BE SEEDED WITH REBEL III TALL FESCUE UNLESS OTHERWISE NOTED ON GRADING PLANS
4. STREET TREES SHALL HAVE A CLEAR HEIGHT OF 80 INCHES WHERE TREE CANOPY IS WITHIN A PATH OF TRAVEL, AND NO MORE THAN 50% F THE TREE HEIGHT SHALL BE CLEARED TO MEET THE ADA CLEARANCE REQUIREMENTS



TREE DENSITY UNIT (TDU) WORKSHEET (Ordinance 94-1104) REV Sept 2019		
Date		
Map: 07102020200		
Application Number:		
Project Name:2306 BRICK CHURCH		
Address: 2306 BRICK CHURCH PIKE		
Acreage		1.36
Minus Building Coverage Area	( )	0.26
Minus Easement Area	( )	0
Total Site Area		1.1
Multiply by Required Tree Density Unit per acre	(x)	22
Required TDU for Project	(=)	24.2
Required Interior Green Space: >8%		

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES			
DBH	# of Trees	Value	TDU
2" Canopy	15	x .5	7.5
2" Understory	64	x .25	16
		Total	23.5

EXISTING TREE TDU	( )	0
PROPOSED TDU	( )	23.5
Density Units Provided	( )	23.5
Total Credits Paid to Tree Mitigation Bank 1.95 x $725 = $507.5		
IRRIGATION TO BE PROVIDED BY DESIGN BUILD AUTOMATIC IRRIGATION SYSTEM		

All Retained and Replacement trees must be shown on site plan.
Trees not protected in accordance with 17.24.110 Protection of trees during development activities, cannot be counted towards TDU.
Canopy Street Trees with less than 600 c.f. or Understory with less than 400 c.f. root volume receive no TDU credit.
* Tree Bank cannot be used for Buffer, Screening, Frontage, Perimeter or other requirements. Only for balancing Required TDU.

H+B LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hblanddesign.com

PROPOSED SITE FOR:
....
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CONNOR L. BALL — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE
2/13/2023

Job # - 22212
BY: cb

RELEASE DATE: 12/21/2022
REV 1: 01-06-2023
REV 2: 02-13-2023

LANDSCAPE PLAN

L1.0

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:

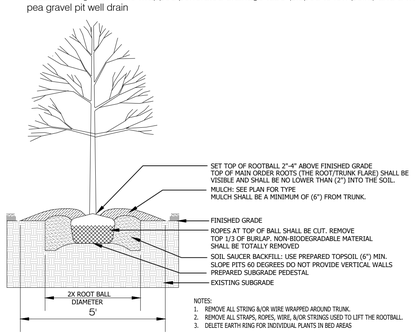
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   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:

1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

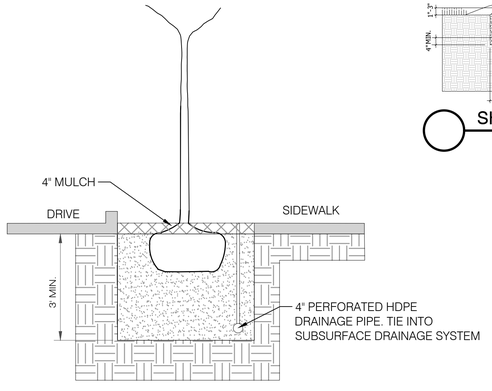
PLANTING NOTES:

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



DECIDUOUS TREE PLANTING

P-NO-12



STREET TREE PLANTING

1. AT PLANTING, TREES SHALL MEET THE REQUIREMENTS FOR STREET TREES SER OUT IN AMERICAN STANDARD FOR NURSERY STOCK
2. ALL NURSERY STOCK USED AS STREET TREES SHALL BE VIGOROUS, HEALTHY AND FREE OF DISEASES OR INFESTATIONS
3. TREES SHALL NE ACCOMMODATED IN PLANTING AREAS WITH A MINIMUM DEPTH OF 3 FEET AND A MINIMUM VOLUME OF 400 CUBIC FEET

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading. see topsoil specification sheet I-1.3.
4. All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch .
5. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
6. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
7. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
8. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
9. Planting mix to be provided as specified in the landscape specifications.
10. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All trees and shrubs shall be coordinated with lighting plan prior to installation.
15. All shrubs to be 3' back of curb.
16. All areas of disturbance outside of landscape beds shall be repaired with turf.
17. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

SUBSTITUTION NOTE:

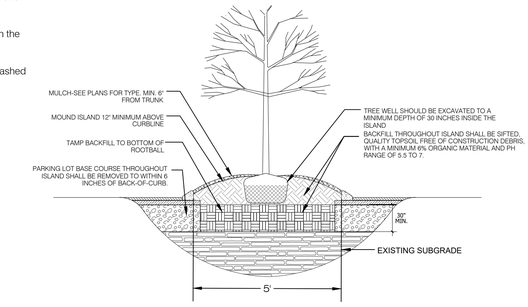
1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

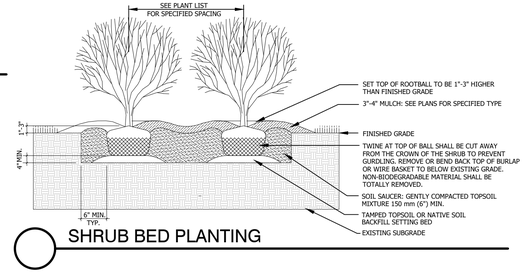
TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.



PARKING ISLAND TREE PLANTING

FOR PARKING LOT ISLAND OR MEDIAN



SHRUB BED PLANTING

HB
LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hblanddesign.com

PROPOSED SITE FOR:

2306 Brick Church

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CONNOR L. BALL REGISTERED LANDSCAPE ARCHITECT TENNESSEE 2103 LANDSCAPE ARCHITECT

Job # - 22212

BY: cb

RELEASE DATE: 12/21/2022
REV 1: 01-06-2023
REV 2: 02-13-2023

L1.1

LANDSCAPE NOTES