ONE MILE PARKWAY

110 ONE MILE PARKWAY MADISON, TN

PRELIMINARY SP SET: MARCH 31, 2021; APRIL 20, 2021

SITE DA	TA TABLE		
SITE ADDRESS		110 ONE MILE PARKWAY MADISON, TN, 37115	
TAX MAP	MAP 034 PARCE	MAP 034 PARCEL 331; 280; 126; 044	
OVERALL AREA	EXISTING	PROPOSED	
SITE AREA	22.42 AC	22.29 AC	
DISTURBED AREA	N/A	17.73 AC	
DEDICATED R.O.W. AREA	N/A	0.13 AC	
IMPERVIOUS AREA	0.00 AC	9.48 AC	
PERVIOUS AREA	22.42 AC	12.94 AC	
BUILD	ING DATA	•	
USE	MULTIFAMIL	MULTIFAMILY RESIDENTIAL	
FALLBACK ZONING	R	RM40	
MAX. BUILDING HEIGHT	3 STORIES	3 STORIES + BASEMENT	
PROPOSED BUILDING HEIGHT		3 STORIES IN 45 FEET MEASURED PE METRO ZONING CODE	
RESIDENTIAL BUILDING AREA	3.6	3.65 AC	
AMENITY AREA	0.	0.12 AC	
FLOOR TO AREA RATIO (BEFORE DEDICATIONS)	(0.50	
ISR	(0.42	
UNIT DENSITY	17.58 UI	17.58 UNITS/ACRE	
TOTAL UNITS	396	396 UNITS	
PARK	ING DATA		
REQUIRED PARKING	590	590 STALLS	
PROPOSED OFF-STREET PARKING	635	635 STALLS	
PROPOSED ON-STREET PARKING	0 S	0 STALLS	
TOTAL PARKING PROVIDED	635	635 STALLS	

EXISTING PROPERTY SUMMARY		
PROPERTY ADDRESS:	110 ONE MILE PARKWAY MADISON, TN	
MAP AND PARCEL ID:	MAP 034, PARCEL 331; 280; 126; 044	
U.S. FEMA FIRM PANEL:	47037CO139H & 47037C137H DATED 04/05/2017	
EXISTING ZONING: EXISTING LAND USE:	CS, RS20, R10 COMMERCIAL, RESIDENTIAL	

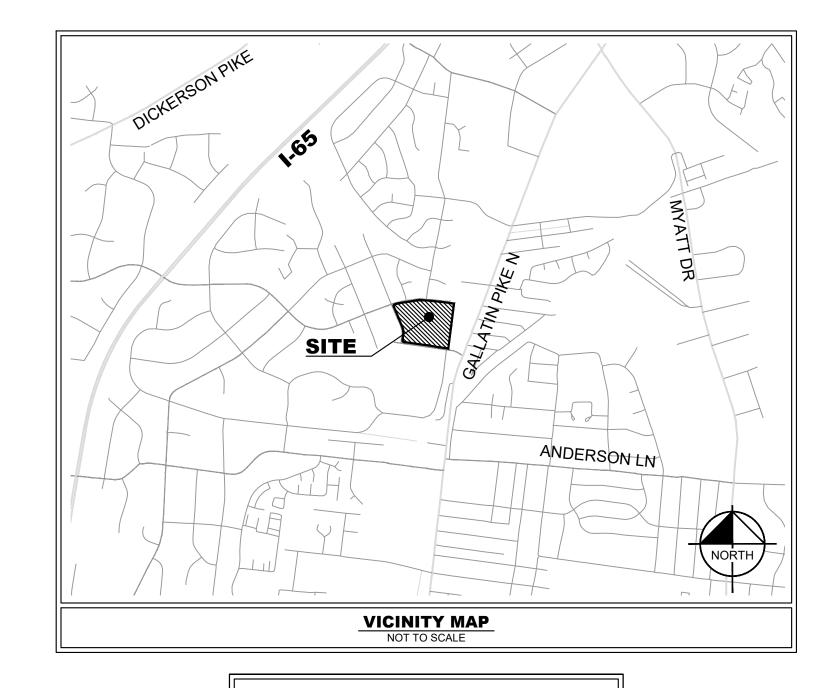
METRO PERMITTING REFERENCE		
BUILDING PERMIT:	TBD	
GRADING PERMIT:	SWGR TBD	
WATER PERMIT:	TBD	
SEWER PERMIT:	TBD	

GENERAL DEVELOPMENT NOTES

- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF ANSI 117.1. 2009 EDITION AND
- U.S. Justice Department:

AND 47037C0137H.

- http://www.justice.gov/crt/housinig/fairhousing/about_fairhousingact.htm . PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE AE" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47037CO139H
- . ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER
- . METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.



COUNCIL DISTRICT 10 COUNCIL MEMBER ZACH YOUNG CITY OF MADISON DAVIDSON COUNTY, TN

CASE NO. 2021SP-031-001

PROJECT DESIGN TEAM

ARCHITECT DWELL ARCHITECTURE 1280 HIGHTOWER TRAIL

ATLANTA, GA 30350

PHONE: (770) 864-1035

CONTACT: VENKY BABU

CIVIL ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: MARY MCGOWAN, P.E.

SURVEY STIVERS LAND SURVEYING, LLC 1134 LAKEWOOD DRIVE GALLATIN, TN 30766 PHONE: (615) 939-1171

CONTACT: JASON STIVERS, PLS

PERMITTING / UTILITY CONTACTS

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BUILDING DEPT.

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PHONE: (615) 880-2259

ROY NESTER

STORMWATER

METRO WATER SERVICES

800 SECOND AVE. SOUTH

NASHVILLE, TN 37210

TDOT TENNESSEE DEPARTMENT OF TRANSPORTATION PHIL TRAMMELL REGION 3 TRAFFIC ENGINEER 660 CENTENNIAL BLVD NASHVILLE, TN 37243 PHONE: (615) 350-4300

WATER MADISON SUBURBAN UTILITY DISTRICT PEGGY SHOAF

MADISON, TN 37115 PHONE: (615) 868-3201 NATURAL GAS CRAIG OWEN

PIEDMONT NATURAL GAS 83 CENTURY BOULEVARD NASHVILLE, TENNESSEE 37214 PHONE: 615-872-8034

108 W WEBSTER STREET

METRO WATER SERVICES

METRO NASHVILLE ZONING GEORGE REAGAN BILL HERBERT 800 SECOND AVE. SOUTH NASHVILLE, TN 37210 PHONE: (615) 862-4572 PHONE: (615) 862-6608

ZONING

ELECTRIC

JOE VALLELY

1214 CHURCH STREET

NASHVILLE, TN 37246

PHONE: (615) 747-3688

TELEPHONE

AT&T LOGAN EAKES 6405 CENTENNIAL BOULEVARD NASHVILLE, TENNESSEE 37209 PHONE: 615-350-9375

800 SECOND AVE. SOUTH 800 SECOND AVE. SOUTH NASHVILLE, TN 37210 NASHVILLE ,TN 37210

CABLE NASHVILLE ELECTRIC SERVICE COMCAST KEVIN VIA 660 MAINSTREAM DRIVE NASHVILLE, TENNESSEE 37228

PHONE: 615-405-5563

METRO NASHVILLE FIRE MARSHAL

FIRE CHIEF

JOSEPH ALMAN

PHONE: (615) 862-6242

URBAN FORESTER METRO NASHVILLE

SHEET INDEX

SHEET TITLE COVER **EXISTING CONDITIONS** SITE LAYOUT - OVERALL GRADING AND DRAINAGE PLAN - OVERALL UTILITY PLAN - OVERALL

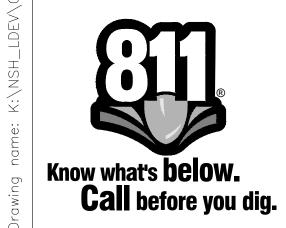
STEPHAN KIVETT 800 SECOND AVE. SOUTH NASHVILLE, TN 37210 PHONE: (615) 862-6488

PLANS PREPARED BY



214 Oceanside Drive, Nashville, TN 37204 Main: 615.564.2701 | www.kimley-horn.com © 2021 Kimley-Horn and Associates, Inc.

	PLAN REVISIONS			
	REVISION NO.	DATE	ı	REMARKS
ENGINEER'S SEAL				
DRAFT				
PRELIMINARY				
PLANS				
FOR REVIEW ONLY	FILE NUMBER		SHEET NUMBER	TOTAL SHEETS
	012877013		C0-00	5



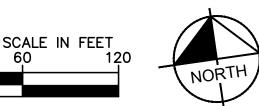


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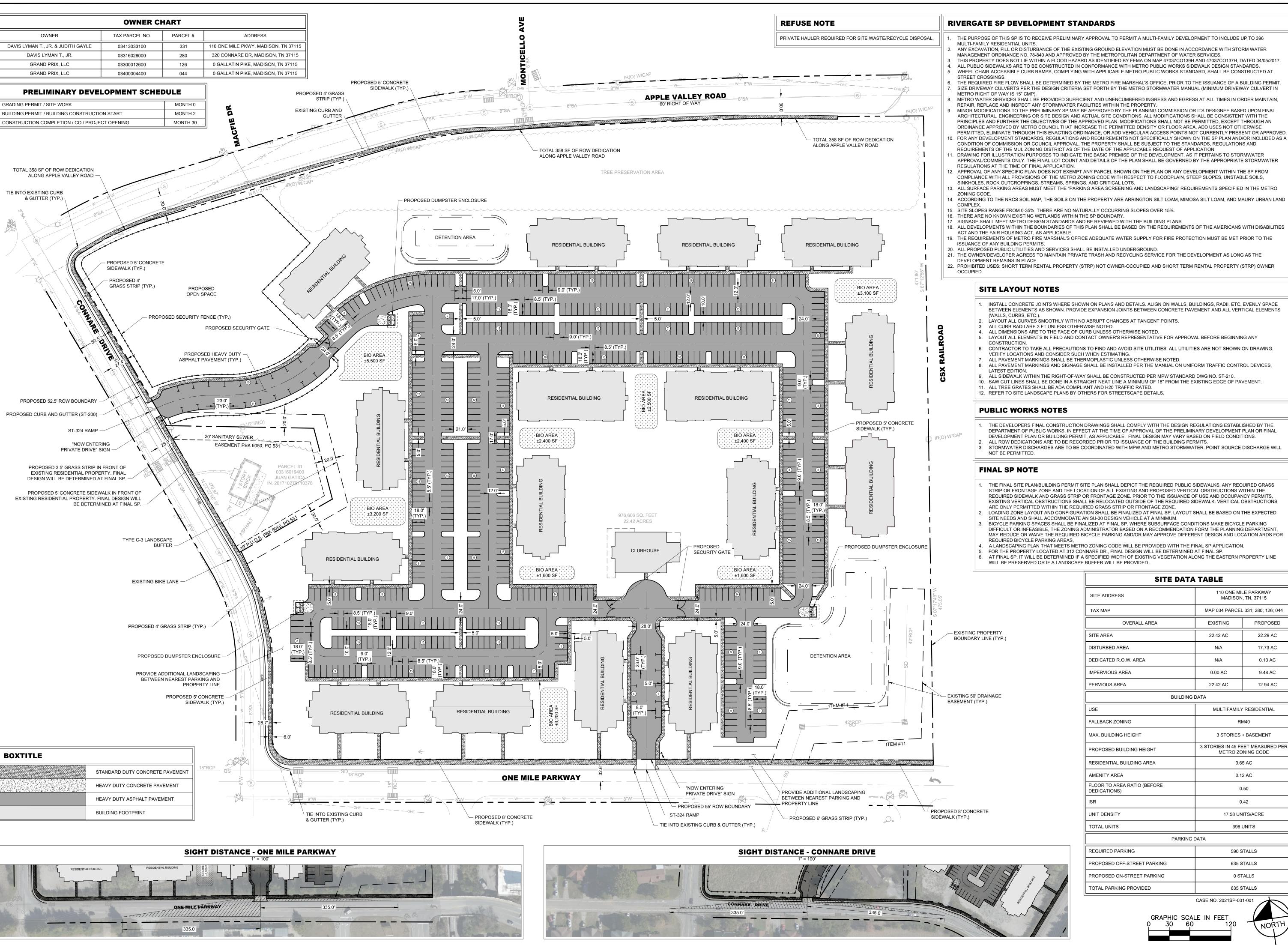
CHECKED BY: KIMLEY-HORN PROJECT NO. 012877013

C1-00

CASE NO. 2021SP-031-001



NORTH	



ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AS IDENTIFIED BY FEMA ON MAP 47037CO139H AND 47037CO137H, DATED 04/05/2017.

ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS. WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARD, SHALL BE CONSTRUCTED AT

THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METRO FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN

METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER MAINTAIN,

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 THROUGH THIS ENACTING ORDINANCE. OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.

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 OF APPLICATION. DRAWING FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER

APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM

COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS,

. ALL SURFACE PARKING AREAS MUST MEET THE "PARKING AREA SCREENING AND LANDSCAPING" REQUIREMENTS SPECIFIED IN THE METRO

4. ACCORDING TO THE NRCS SOIL MAP, THE SOILS ON THE PROPERTY ARE ARRINGTON SILT LOAM, MIMOSA SILT LOAM, AND MAURY URBAN LAND

16. THERE ARE NO KNOWN EXISTING WETLANDS WITHIN THE SP BOUNDARY.

18. ALL DEVELOPMENTS WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE BASED ON THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES

19. THE REQUIREMENTS OF METRO FIRE MARSHAL'S OFFICE ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE

21. THE OWNER/DEVELOPER AGREES TO MAINTAIN PRIVATE TRASH AND RECYCLING SERVICE FOR THE DEVELOPMENT AS LONG AS THE

22. PROHIBITED USES: SHORT TERM RENTAL PROPERTY (STRP) NOT OWNER-OCCUPIED AND SHORT TERM RENTAL PROPERTY (STRP) OWNER

- INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS ALIGN ON WALLS BUILDINGS RADII ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS
- . LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
- 5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY
- 6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. 8. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES,
- 9. ALL SIDEWALK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER MPW STANDARD DWG NO. ST-210.
- 11. ALL TREE GRATES SHALL BE ADA COMPLIANT AND H20 TRAFFIC RATED. 12. REFER TO SITE LANDSCAPE PLANS BY OTHERS FOR STREETSCAPE DETAILS
- THE DEVELOPERS FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- STORMWATER DISCHARGES ARE TO BE COORDINATED WITH MPW AND METRO STORMWATER. POINT SOURCE DISCHARGE WILL
- THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- LOADING ZONE LAYOUT AND CONFIGURATION SHALL BE FINALIZED AT FINAL SP. LAYOUT SHALL BE BASED ON THE EXPECTED SITE NEEDS AND SHALL ACCOMMODATE AN SU-30 DESIGN VEHICLE AT A MINIMUM.
- BICYCLE PARKING SPACES SHALL BE FINALIZED AT FINAL SP. WHERE SUBSURFACE CONDITIONS MAKE BICYCLE PARKING DIFFICULT OR INFEASIBLE. THE ZONING ADMINISTRATOR BASED ON A RECOMMENDATION FORM THE PLANNING DEPARTMENT.
- A LANDSCAPING PLAN THAT MEETS METRO ZONING CODE WILL BE PROVIDED WITH THE FINAL SP APPLICATION. FOR THE PROPERTY LOCATED AT 312 CONNARE DR., FINAL DESIGN WILL BE DETERMINED AT FINAL SP.
- 6. AT FINAL SP, IT WILL BE DETERMINED IF A SPECIFIED WIDTH OF EXISTING VEGETATION ALONG THE EASTERN PROPERTY LINE

SITE DATA TABLE		
SITE ADDRESS	110 ONE MILE PARKWAY MADISON, TN, 37115	
TAX MAP	MAP 034 PARCE	L 331; 280; 126; 044
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	22.42 AC	22.29 AC
DISTURBED AREA	N/A	17.73 AC
DEDICATED R.O.W. AREA	N/A	0.13 AC
IMPERVIOUS AREA	0.00 AC	9.48 AC
PERVIOUS AREA	22.42 AC	12.94 AC
BUILDING	DATA	
LISE		/ DECIDENTIAL

BUILDING DATA	
USE	MULTIFAMILY RESIDENTIAL
FALLBACK ZONING	RM40
MAX. BUILDING HEIGHT	3 STORIES + BASEMENT
PROPOSED BUILDING HEIGHT	3 STORIES IN 45 FEET MEASURED PER METRO ZONING CODE
RESIDENTIAL BUILDING AREA	3.65 AC
AMENITY AREA	0.12 AC
FLOOR TO AREA RATIO (BEFORE DEDICATIONS)	0.50
ISR	0.42
UNIT DENSITY	17.58 UNITS/ACRE
TOTAL UNITS	396 UNITS
PARK	ING DATA
REQUIRED PARKING	590 STALLS
PROPOSED OFF-STREET PARKING	635 STALLS

CASE NO. 2021SP-031-001

0 STALLS

635 STALLS

SITE LAYOUT - OVERAL

DESIGNED BY

CHECKED BY

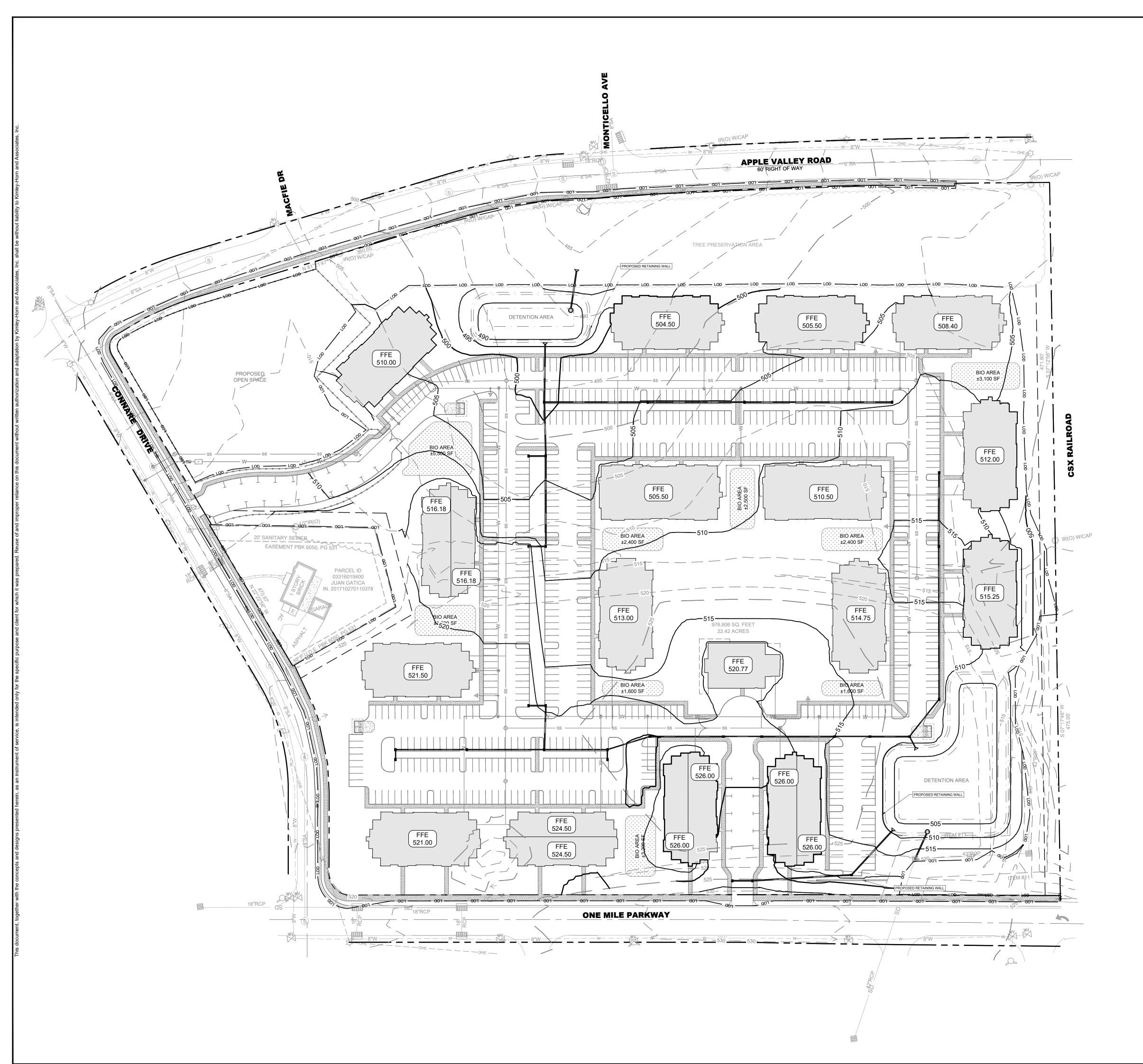
SHEET NUMBER C2-00

S - 2 8 4 5 9 7 8 6

KIMLEY-HORN PROJECT NO. 011286039

PRELIMINARY PLANS

FOR REVIEW ONLY



GRADING NOTES

- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
- AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
- DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION, MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
- WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
- THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
- EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND
- STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- . EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- 1. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS. 2. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT.
- REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD. 3. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION
- 14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS. 15. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND
- RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR. 3. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL--811 OR 1-800-752-6007 7. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE

METRO STORMWATER NOTES

---500

---500

THIS LOT DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #47037C0137H & #47037C139H, EFFECTIVE 04/05/2017.

CONSTRUCTION SCHEDULE:

- I. PRE-CONSTRUCTION MEETING 2. INSTALLATION OF EROSION CONTROL MEASURES 3. EROSION INSPECTION BY EPSC AND METRO
- 4. ISSUANCE OF GRADING PERMIT
- CONSTRUCTION

CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT AMOUNT OF TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR AN EXTENSION OF THE GRADING PERMIT

TDEC NOTICE OF COVERAGE NOTE: THIS PROJECT DOES DISTURB MORE THAN 1 ACRE AND IS REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.

THE TOTAL DISTURBED AREA IS ±19.05 ACRES.

GRADING PLAN LEGEND

SPOT ELEVATION

HP HIGH POINT
TC TOP OF CURB BOTTOM OF CURB / GUTTER LINE BW BOTTOM OF EXPOSED WALL RIM TOP OF GRATE / COVER TW TOP OF WALL INV INVERT

FFE FINISH FLOOR ELEVATION EXISTING CONTOUR

PROPOSED CONTOUR

PLANS FOR REVIEW ONLY

DRAFT

PRELIMINARY

S - 2 8 4 2 9 7 8 6 DESIGNED BY:

DRAWN BY:

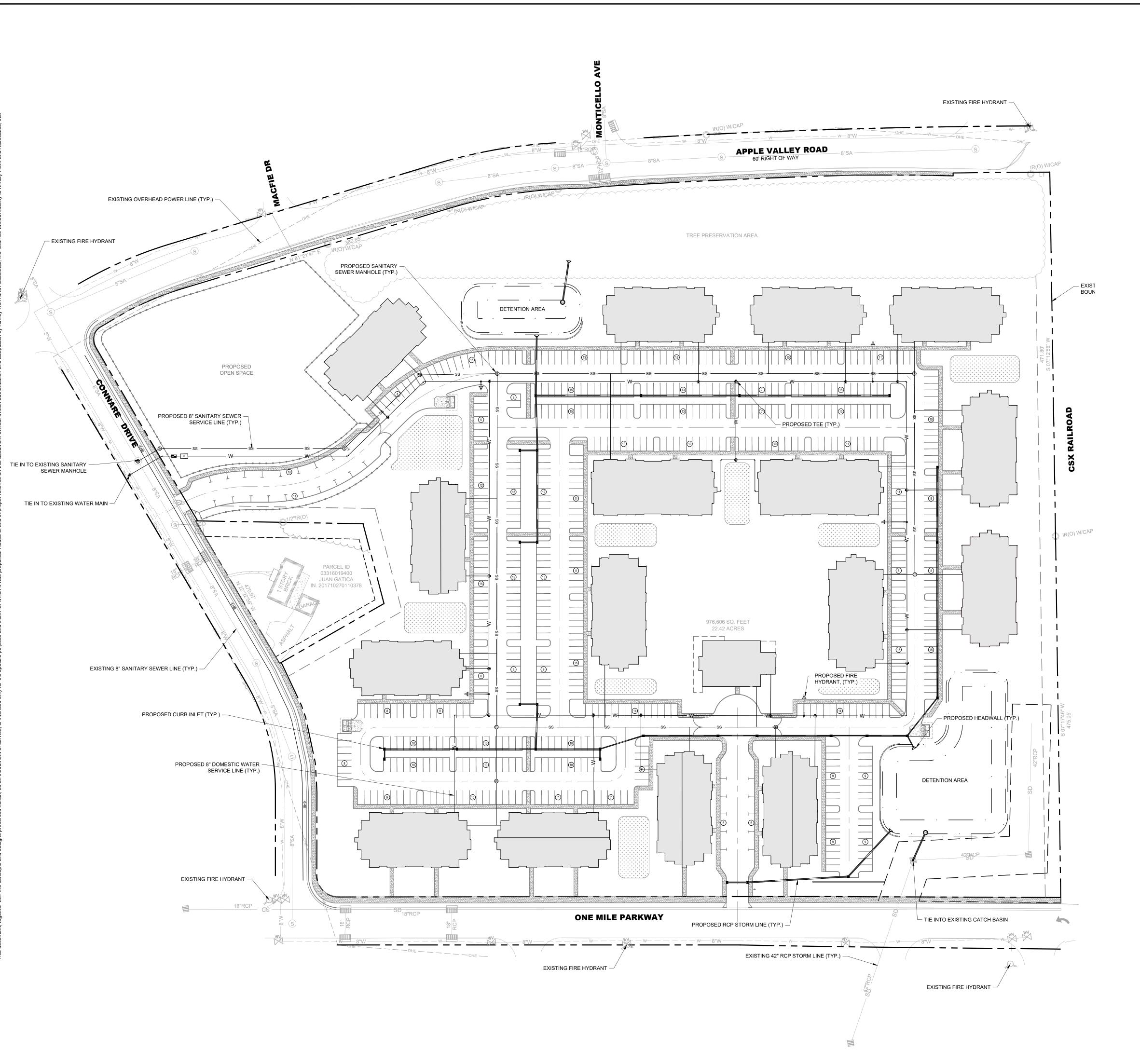
CHECKED BY: KIMLEY-HORN PROJECT NO.

> **GRADING AND** DRAINAGE PLAN -OVERALL

012877013

SHEET NUMBER C4-00

CASE NO. 2021SP-031-001



METRO NASHVILLE WATER SERVICES STANDARD NOTES

- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO NASHVILLE WATER
- SERVICES THE COST OF INSPECTION. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE METRO NASHVILLE WATER SERVICES INSPECTION SECTION. ALL COSTS
- WILL BE BORNE BY THE DEVELOPER. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR
- REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION
- AND MUST BE APPROVED BY THE METRO NASHVILLE WATER SERVICES. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND IN DIGITAL (*.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.
- PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- 0. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI. . ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF
- ASSEMBLIES 2. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
- 13. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
- 14. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER. 15. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
- 16. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY, UNLESS OTHERWISE NOTED.
- 17. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES. 18. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.

EXISTING UTILITIES NOTE

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

VALVE NOTE

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

UTILITY NOTES

REQUIREMENTS.

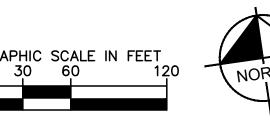
- CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE
- AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH METRO NASHVILLE WATER SERVICES' STANDARD SPECIFICATIONS.
- MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS. REFER TO METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS FOR PIPE BEDDING
- ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER &
- SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES. PUBLIC MAIN PER METRO WATER SERVICES STANDARDS. PAVEMENT REPAIR SHALL BE DONE IN
- ACCORDANCE TO METRO PUBLIC WORKS STANDARD. 9. ALL EXISTING UTILITIES SHALL BE CUT AND CAPPED AT MAIN.

METRO WATER NOTE

- 1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- . THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION. 3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN
- FOR PRIVATE DEVELOPMENT APPROVED. 4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE
- COORDINATED WITH THE METRO WATER SERVICES INSPECTION SECTION. ALL COST WILL BE BORNE BY THE DEVELOPER. . ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR
- REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE
- REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW
- UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND IN DIGITAL (*.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCER, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL
- DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE COSTUMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- 10. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
- 11. ALL METER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.



CASE NO. 2021SP-031-001



Drawing name: K:\NSH_LDEV\012877013 - Greystar One Mile Parkway\4-CADD\PlanSheets\C6-00 UTILITY PLAN - OVERALL.dwg C6-00 UTILITY PLAN - OVERALL May 06, 2021 12:59pm by: Talia.Leonard

PRELIMINARY PLANS FOR REVIEW ONLY

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CHECKED BY:

UTILITY PLAN -OVERALL

KIMLEY-HORN PROJECT NO. 012877013

SHEET NUMBER **C6-00**