811 Know what's below. Call before you dig.

SITE DEVELOPMENT PLANS FOR:

CLAY STREET

NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

TAX MAP: 081-07, & 081-08, PARCEL: 494.00, 30.00, & 32.00

COUNCIL DISTRICT: #21 - BRANDON TAYLOR
SUP#: T2020033116
SWGR#: T2020033093
MWS#: 20SL0129
SP#: 2021SP-055-001

DEVELOPER
THE BRADLEY DEVELOPMENT GROUP
1812 MORENA STREET
NASHVILLE, TENNESSEE 37208

CONTACT: JARED BRADLEY
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619-319-2242

CIVIL ENGINEER
FULMER ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE C304
NASHVILLE, TENNESSEE 37215

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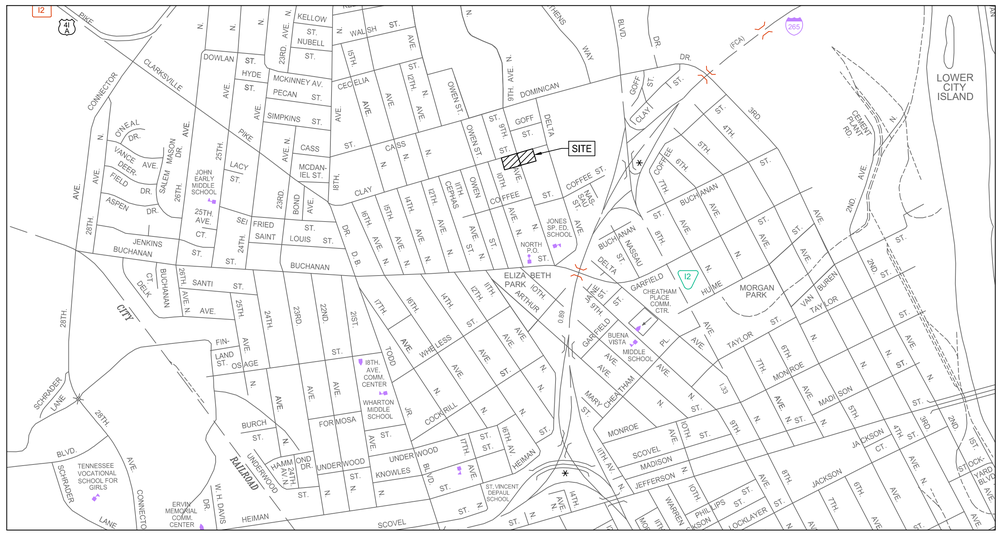
615-345-3773

ARCHITECT
THE BRADLEY PROJECTS INC
1812 MORENA STREET
NASHVILLE, TENNESSEE 37208

CONTACT: PAUL JONES
PJONES@THEBPI.COM
321-297-4064

LAND SURVEYOR
CHERRY LAND SURVEYING
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204

CONTACT: MIKE CHARETTE
MHC-CLS@COMCAST.NET
615-269-3972



VICINITY MAP
SCALE: 1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	TOPOGRAPHIC SURVEY
C0.2	SITE DEMOLITION PLAN
C0.3	INITIAL EPSC PLAN
C0.4	INTERMEDIATE EPSC PLAN
C1.0	SITE LAYOUT PLAN
C1.1	FIRE CODE COMPLIANCE PLAN
C2.0	SITE GRADING PLAN
C2.1	SITE DRAINAGE PLAN
C2.2	STORM EXTENSION
C3.0	SITE UTILITY PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
IR1.0	IRRIGATION PLAN

SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

CHRISTOPHER J. LEBEAU — LICENSED PROFESSIONAL ENGINEER — No. 120798 — STATE OF TENNESSEE — 08/01/2021

SITE DEVELOPMENT PLANS FOR:
CLAY STREET
1919/1924/1928 9TH AVE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
CJL	06/23/2020	90% PROGRESS SET
CJL	07/01/2020	SUBMITTAL SET
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CJL	04/19/2021	METRO PH RESUBMITTAL
CJL	05/14/2021	CONSTRUCTION SET
CJL	08/04/2021	FINAL SP RESUBMITTAL

COVER SHEET

C0.0

1141-11 CLAY STREET

Wednesday, August 4, 2021
21141-11 Clay Street Concept Group\11 - Clay Street\Cad\Sheets\COMBINED BLDG PLANS\1141-11 Cover Sheet.dwg

Notes

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.

2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.

5) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

6) PARCEL NUMBERS SHOWN AS THUS (494) REFERS TO DAVIDSON COUNTY TAX MAP 81-07.

7) THIS PROPERTY IS CURRENTLY ZONED "CS" (COMMERCIAL SERVICE IS INTENDED FOR RETAIL, CONSUMER SERVICE, FINANCIAL, RESTAURANT, OFFICE, NEW AUTO SALES, SELF-STORAGE, LIGHT MANUFACTURING AND SMALL WAREHOUSE USES.)

8) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0241H", DATED: APRIL 05, 2017. FLOOD ZONE "X".

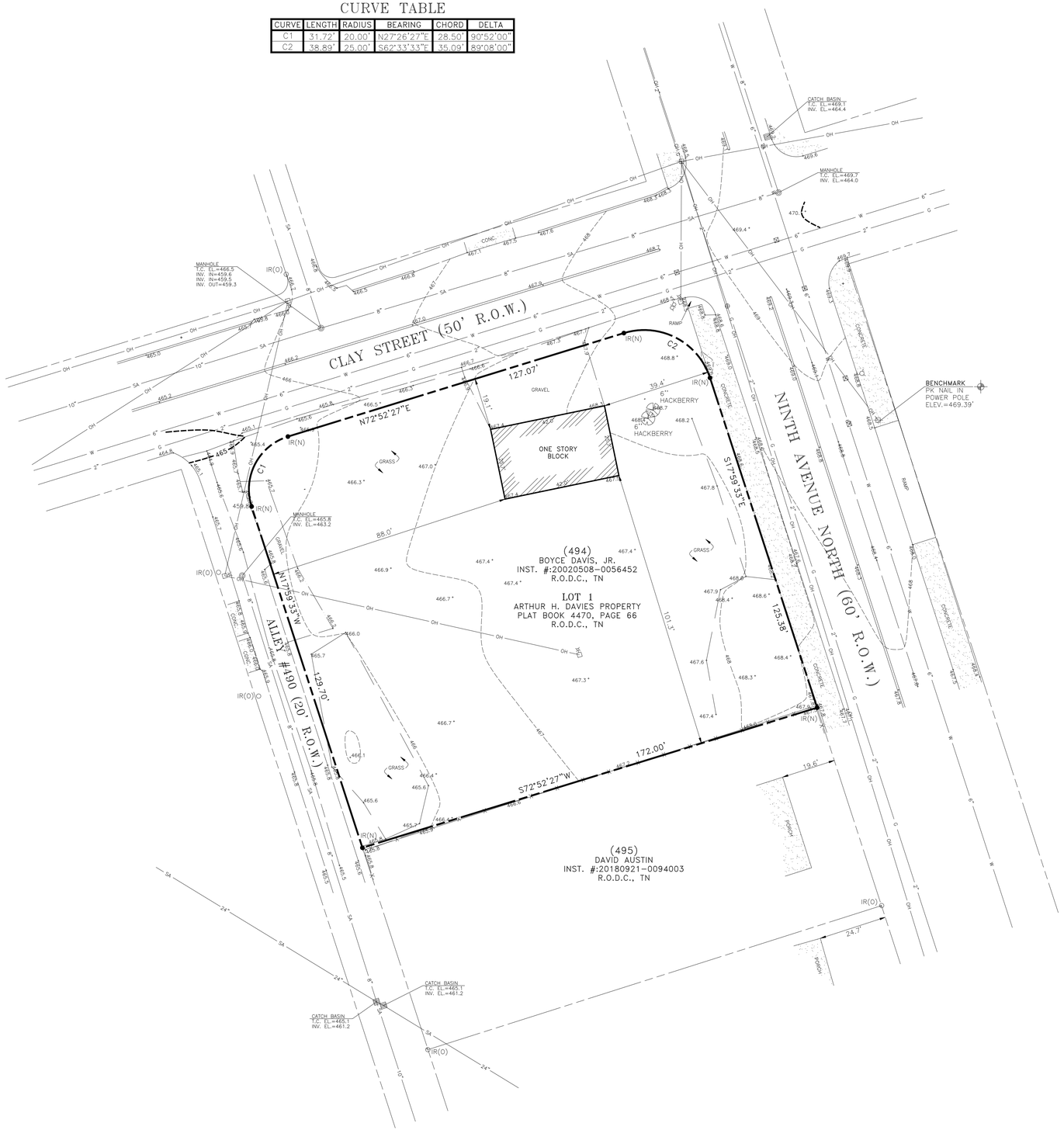
9) THERE ARE NO MARKED ON SITE PARKING SPACES FOR THIS PROPERTY.

10) ELEVATIONS ARE BASED UPON VERTICAL DATUM NAVD 88.

Total Area: 25,579 Sq. Ft. (0.587 Ac. ±)

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	31.72'	20.00'	N27°26'27"E	28.50'	90°52'00"
C2	38.89'	25.00'	S62°33'33"E	35.09'	89°08'00"



Vicinity Map Not to Scale

Legend

WATER VALVE
FIRE HYDRANT
GAS VALVE
IRON ROD NEW ● IR(N)
IRON ROD OLD ○ IR(O)
SIGN POST
CATCH BASIN
BENCHMARK
MANHOLE
UTILITY POLE
LIGHT POLE
TREE
PROPERTY LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
EDGE OF CONC.
CURB
FENCE X X
OVERHEAD OH OH
WATER LINE W 6"
SEWER LINE SA 8"
GAS LINE G 4"
CONTOUR LINE 650

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of the Arthur H. Davies Property, as of record in Plat Book 4470, Page 66, at the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Boyce Davis, Jr., as of record in Instrument Number: 20020508-0056452, at the Register's Office for Davidson County, Tennessee.

Deed Reference

Deed reference for this property is Instrument Number: 20020508-0056452, at the Register's Office for Davidson County, Tennessee. Owner of record being: Boyce Davis, Jr.

Plat Reference

This property is Lot 1 of the Arthur H. Davies Property, as of record in Plat Book 4470, Page 66, at the Register's Office for Davidson County, Tennessee.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1,2,3,4,5,6(a),7(a),8,9,11 & 13 of Table A thereof. The field work was completed on December 06, 2018.

I hereby certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net

MICHAEL H. CHARETTE REGISTERED LAND SURVEYOR TENNESSEE NO. 2048

Michael H. Charette R.L.S. # 2048

ALTA/NSPS LAND TITLE SURVEY OF LOT 1 ARTHUR H. DAVIES PROPERTY

PLAT BOOK 4470, PAGE 66
TAX MAP 81-07, PARCEL 494
INSTRUMENT #:20020508-0056452
1919 9TH AVENUE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1"=20' DATED: DECEMBER 18, 2018

18222 CW

Know what's **below.**
Call before you dig.

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
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4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
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6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
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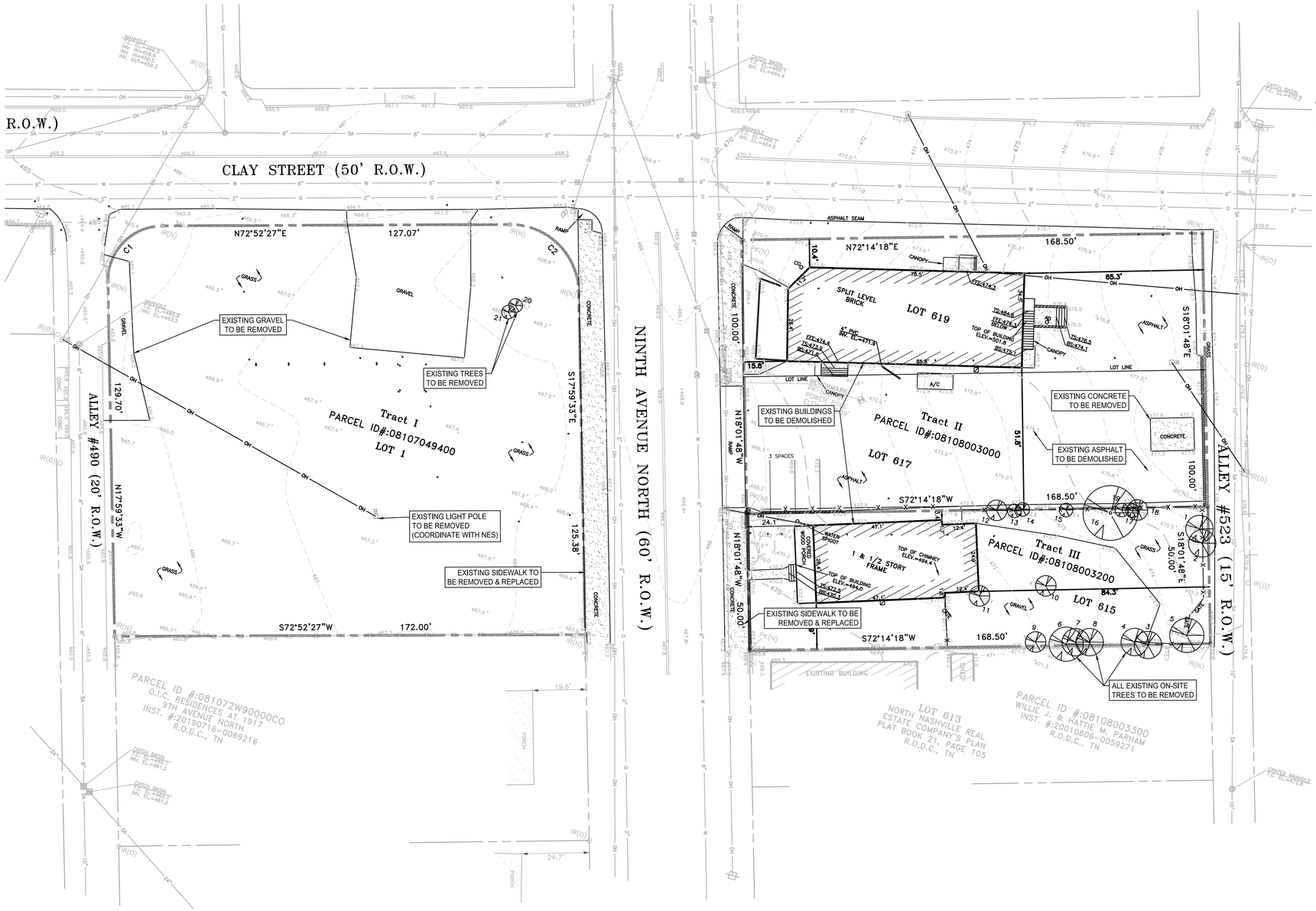
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.

MAP REFERENCE:

PARCEL ID FOR SUBJECT PROPERTY IS 08107049400, 08108003000, 08108003200 ON DAVIDSON COUNTY PROPERTY MAP.

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WV WATER VALVE
- WM WATER METER
- IRON ROD (NEW)
- UTILITY POLE



0 10 20 40 60
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

CHRISTOPHER J. LEHEW
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 120798
STATE OF TENNESSEE
10/01/2020

SITE DEVELOPMENT PLANS FOR:
CLAY STREET
1919/1924/1928 9TH AVE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
CJL	06/23/2020	90% PROGRESS SET
CJL	07/01/2020	SUBMITTAL SET
CJL	10/19/2020	MWS/PW RESUBMITTAL
CJL	10/22/2020	FMO RESUBMITTAL
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CJL	04/19/2021	METRO PH1 RESUBMITTAL
CJL	05/14/2021	CONSTRUCTION SET
CJL	08/04/2021	FINAL SP RESUBMITTAL

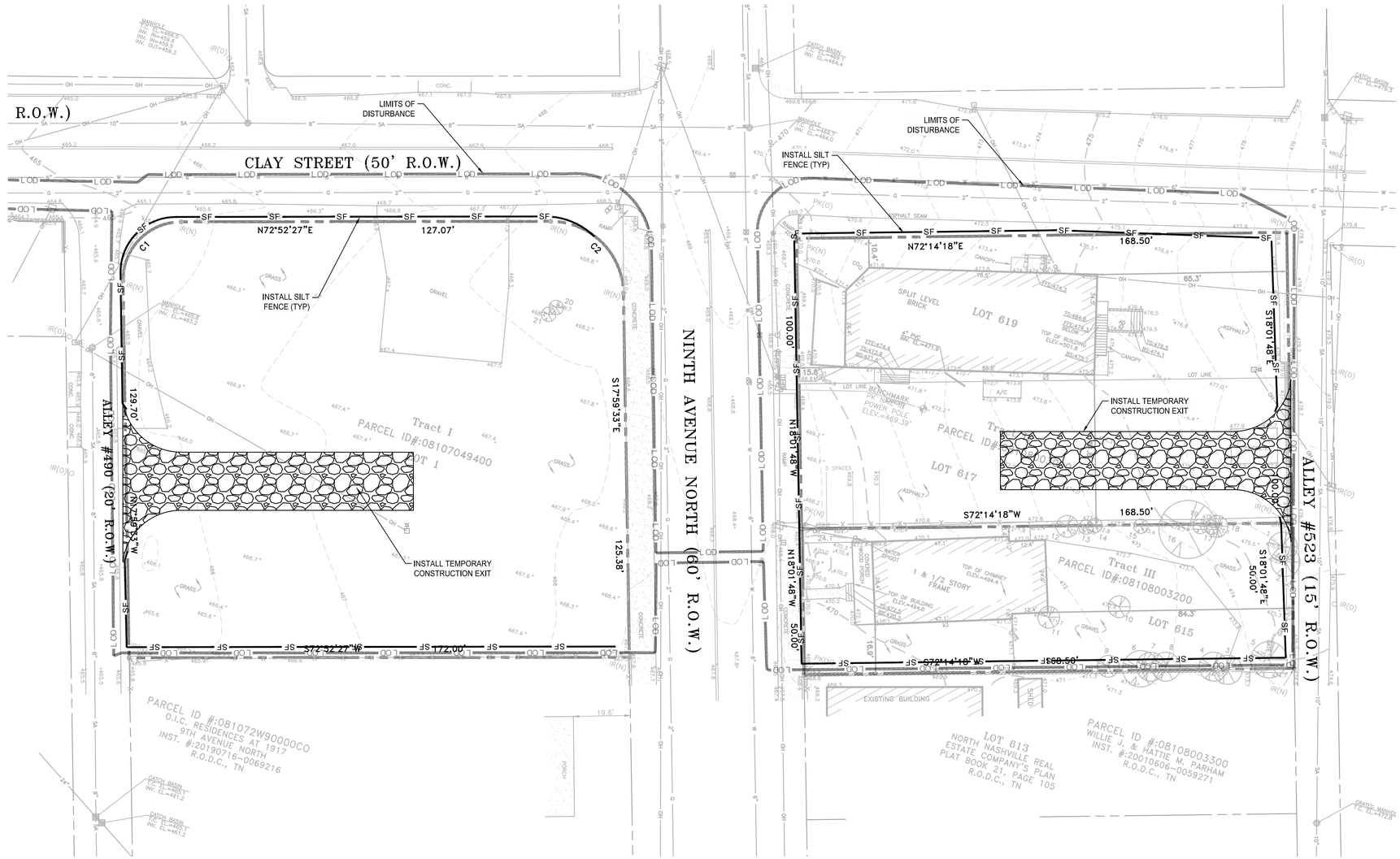
SITE DEMOLITION PLAN

C0.2

1141-11 CLAY STREET

Wednesday, August 4, 2021
K:\1141 Clay Street\Civil Group\11 - City Sheet Cost\Sheets\COMBINED BLDG PLANS\1141-11_Existing Conditions & EPSC Plan.dwg

811
Know what's below.
Call before you dig.



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EROSION & SEDIMENT CONTROL NOTES:

1. ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
2. ALL STOCKPILES ARE TO BE CONTAINED ON THE PROJECT PROPERTY UNLESS WRITTEN PERMISSION IS GIVEN BY THE ADJACENT PROPERTY OWNER. INSTALL SILT FENCE AT THE BASE OF ANY STOCKPILES.
3. ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE PROPER EROSION CONTROL BLANKETS/MATTING OR SOD.
4. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
5. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
6. 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 PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
7. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED PER THE LANDSCAPE PLAN. ALL AREAS NOT OTHERWISE RECEIVING SOD OR OTHER PLANTING SHALL RECEIVE SEED AND STRAW PER THE SPECIFICATIONS INCLUDED WITHIN TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
8. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
9. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
10. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
11. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
12. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
13. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.

NOC NOTE:

I HEREBY CERTIFY THAT THE PROJECT ASSOCIATED WITH THESE PLANS IS REQUIRED TO BE COVERED UNDER TENNESSEE GENERAL STORM WATER PERMIT TNR244309 BECAUSE EARTH DISTURBANCE IS 1.2 AC ACRES ±.

THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS: NOT IMPAIRED.

THE RECEIVING WATER (OLD HICKORY RESERVOIR) IS NOT IMPAIRED FOR RECREATION & HABITAT ALTERATION.

SIGNATURE: _____ (PROJECT ENGINEER) DATE: 07/01/2020

EROSION CONTROL LEGEND:

- INLET PROTECTION
- SF / FS — WIRE BACKED SILT FENCE, WEIGHTED SEDIMENT TUBE OR APPROVED EQUAL
- LOD — LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT AREA

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WM — WATER METER
- IRON ROD (NEW)
- UTILITY POLE

NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER

0 10 20 40 60
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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2002 RICHARD JONES RD - SUITE C304
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CHRISTOPHER LEMIEUX — REGISTERED ENGINEER — AGRICULTURE — No. 120798 — STATE OF TENNESSEE — 07/01/2020

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CJL	08/04/2021	FINAL SP RESUBMITTAL

INITIAL EPSC PLAN

C0.3

1141-11 CLAY STREET

Wednesday, August 4, 2021
P:\1141 Clay Street\Current Drawings\Group 11 - Clay Street\CadSheets\COMBINED BLDG PLANS\1141-11_Existing Conditions & EPSC Plan.dwg

811
Know what's **below.**
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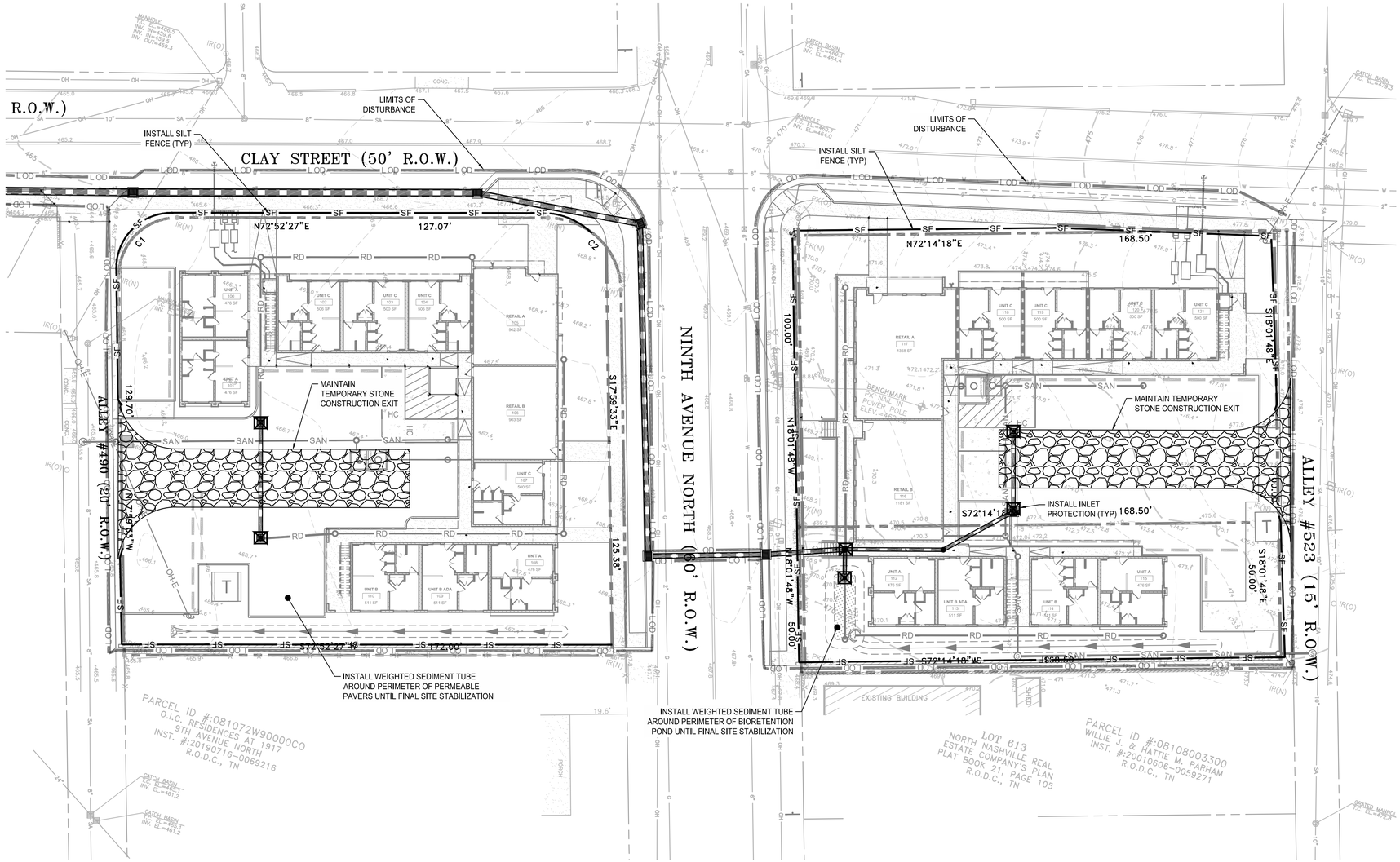

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3. ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE PROPER EROSION CONTROL BLANKETS/MATTING OR SOD.
4. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
5. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
6. 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 PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
7. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED PER THE LANDSCAPE PLAN. ALL AREAS NOT OTHERWISE RECEIVING SOD OR OTHER PLANTING SHALL RECEIVE SEED AND STRAW PER THE SPECIFICATIONS INCLUDED WITHIN TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
8. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
9. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
10. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
11. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
12. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
13. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.

NOC NOTE:

I HEREBY CERTIFY THAT THE PROJECT ASSOCIATED WITH THESE PLANS IS REQUIRED TO BE COVERED UNDER TENNESSEE GENERAL STORM WATER PERMIT TNR244309 BECAUSE EARTH DISTURBANCE IS 1.2 AC ACRES ±.

THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS: NOT IMPAIRED.

THE RECEIVING WATER (OLD HICKORY RESERVOIR) IS NOT IMPAIRED FOR RECREATION & HABITAT ALTERATION.

SIGNATURE: _____ (PROJECT ENGINEER) DATE: 07/01/2020

EROSION CONTROL LEGEND:

- INLET PROTECTION
- SF / FS — WIRE BACKED SILT FENCE, WEIGHTED SEDIMENT TUBE OR APPROVED EQUAL
- LOD — LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT AREA

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER

0 10 20 40 60
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

CHRISTOPHER LEMEAH — No. 120798 — AGRICULTURE — CIVIL — STATE OF TENNESSEE — 7/06/2020

SITE DEVELOPMENT PLANS FOR:
CLAY STREET
1919/1924/1928 9TH AVE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
CJL	06/23/2020	90% PROGRESS SET
CJL	07/01/2020	SUBMITTAL SET
CJL	10/19/2020	MWS/PW RESUBMITTAL
CJL	10/22/2020	FMO RESUBMITTAL
CJL	12/14/2020	METRO WATER RESUBMITTAL
CJL	04/19/2021	METRO FH RESUBMITTAL
CJL	05/14/2021	CONSTRUCTION SET
CJL	08/04/2021	FINAL SP RESUBMITTAL

INTERMEDIATE EPSC PLAN

C0.4

1141-11 CLAY STREET

Wednesday, August 4, 2021
2:11:03 PM
Z:\1141 Clay Development Group\11 - Clay Street\Cad\Sheets\COMBINED BLDG PLANS\1141-11_Existing Conditions & EPSC Plan.dwg

Know what's **below.**
Call before you dig.

NOTES:

1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK , THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
11. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION' ISSUED BY THE U.S. DEPARTMENT OF LABOR.
13. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
14. FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
15. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
16. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
17. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
18. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
19. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
20. ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER METRO PUBLIC WORKS SPECIFICATIONS SECTION 02523 (http://www.nashville.gov/Public-Works/Developer-Services/Engineering-Details-and-Specifications.aspx).
21. ALL BUILDINGS WITHIN 10' OF THE BIORETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.

BUILDING 1 (± 20,058 SF)

UNIT NUMBERS:

LEVEL 1	UNITS 100-110
LEVEL 2	UNITS 122, 334-344
LEVEL 3	UNITS 345-355

RETAIL / MULTIFAMILY RESIDENTIAL UNIT BREAKDOWN:

31 1-BEDROOM UNITS
1 2-BEDROOM UNITS
1,921 SF OF RETAIL SPACE

31 PARKING SPACES (REQUIRED)
1.5 PARKING SPACES (REQUIRED)
0 PARKING SPACES (REQUIRED)

33 SPACES TOTAL
- 10% (TRANSIT REDUCTION)
- 5 STREET SPACES (50% OF 10 AVAILABLE)
25 SPACES REQUIRED

27 PARKING SPACES PROVIDED
19 STANDARD SPACES
6 COMPACT SPACES
2 ADA SPACES

BUILDING 2 (± 22,272 SF)

UNIT NUMBERS:

LEVEL 1	UNITS 112-121
LEVEL 2	UNITS 212-222
LEVEL 3	UNITS 312-322

RETAIL / MULTIFAMILY RESIDENTIAL UNIT BREAKDOWN:

31 1-BEDROOM UNITS
2,539 SF OF RETAIL SPACE

31 PARKING SPACES (REQUIRED)
3 PARKING SPACES (REQUIRED)

34 SPACES TOTAL
- 10% (TRANSIT REDUCTION)
- 6 STREET SPACES (50% OF 12 AVAILABLE)
25 SPACES REQUIRED

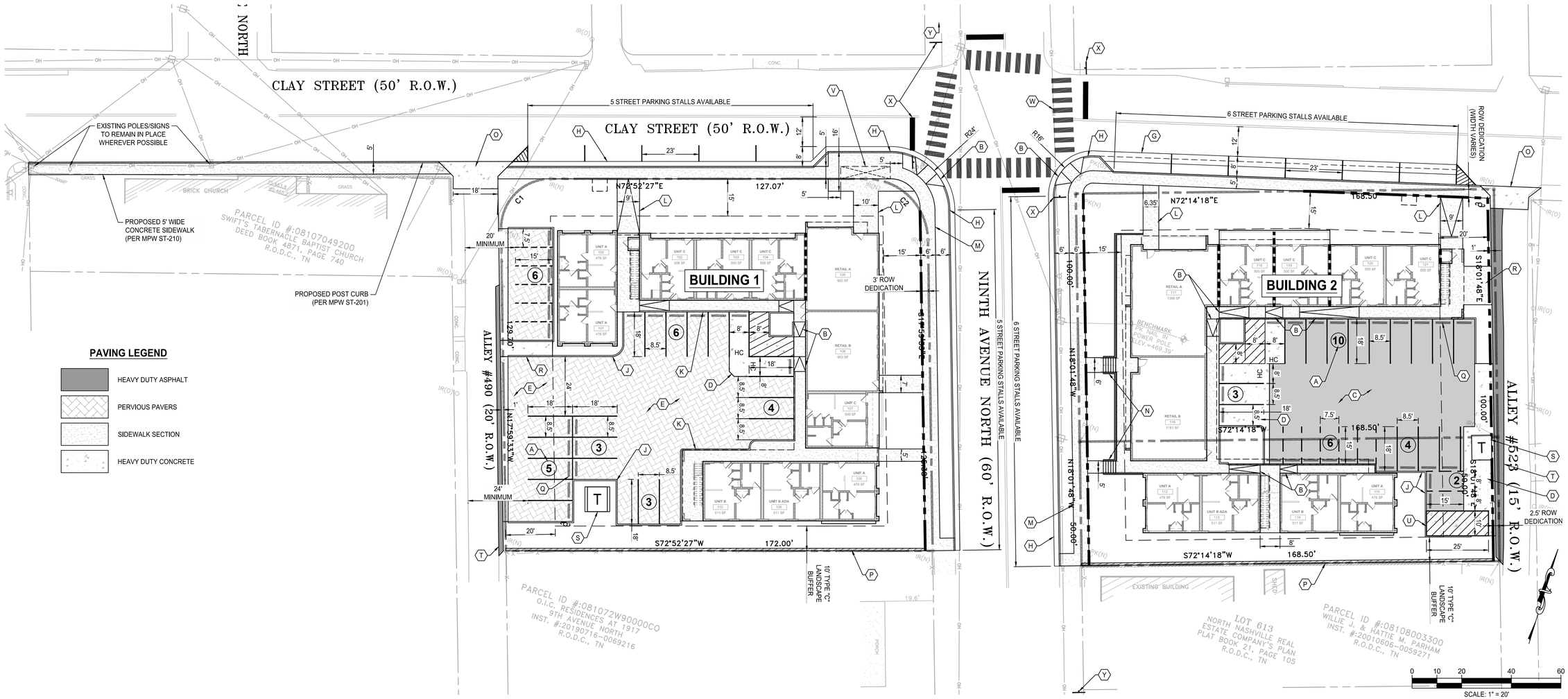
25 PARKING SPACES PROVIDED
15 STANDARD SPACES
8 COMPACT SPACES
2 ADA SPACES

KEY NOTES:

- (A) DENOTES PARKING COUNT
- (B) PROPOSED ADA RAMP
- (C) PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- (D) PROPOSED HEAVY DUTY CONCRETE
- (E) PROPOSED LEVEL 1 PERVIOUS PAVEMENT
- (F) 12" WIDE CONCRETE RIBBON CURB
- (G) PROPOSED CONCRETE VALLEY GUTTER
- (H) PROPOSED CURB & GUTTER (PER MPW ST-200)
- (J) PROPOSED POST CURB
- (K) PROPOSED INTEGRAL CURB & SIDEWALK
- (L) PROPOSED CONCRETE SIDEWALK (WIDTH VARIES)
- (M) PROPOSED 6' WIDE SIDEWALK / 6' GRASS STRIP
- (N) PROPOSED STAIRS (SEE GRADING PLAN FOR ELEVATIONS)
- (O) PROPOSED CONCRETE DRIVEWAY RAMP PER MPW ST-325
- (P) PROPOSED MASONRY SCREENING WALL
- (Q) PROPOSED CONCRETE WHEELSTOP (TYP)
- (R) PROPOSED CONCRETE TRASH/RECYCLE PAD (PRIVATE PICKUP)
- (S) PROPOSED CONCRETE TRANSFORMER PAD
- (T) PROPOSED ALLEY PAVEMENT EXTENSION PER MPW ST-263
- (U) PROPOSED 25'X10' LOADING SPACE
- (V) PROPOSED MTA BUS STOP & SHELTER
- (W) PROPOSED 8' WIDE CROSSWALK
- (X) PROPOSED "STOP" SIGN (R1-1), ALL WAY STOP PLAQUE (R1-3P), & 24" STOP BAR AT ALL FOUR LEGS OF INTERSECTION
- (Y) PROPOSED "STOP AHEAD" SIGN (W3-1) INSTALLED 200' FROM STOP SIGN (9TH AVE N ONLY)

APPLICATION #:	PROJECT NAME: CLAY STREET
MAP/PARCEL #: MAP 081-07, & 081-08 PARCEL 494.00, 30.00, & 32.00	EXAMINER:

USE		
DETERMINE THE USE	(63) 1-BR MULTIFAMILY UNITS & 4,460 SF OF RETAIL SPACE	
PROPERTY ZONING (OVERLAYS) SURROUNDING ZONING	CS (OV-UZO) CS, R6	
USE CHARTS: P	PC	
SITE CRITERIA		
MAP & PARCEL NO.	MAP 081-07, & 081-08 PARCEL 494.00, 30.00, & 32.00	
COUNCIL DISTRICT	21 - BRANDON TAYLOR	
LOT SIZE:	1.17 AC	
FAR	0.87 (1.50 MAXIMUM OV-UZO)	
ISR	0.67 (0.90 MAXIMUM)	
STREET SETBACK/STREET TYPE(S)	15'	
SIDE YARD	0'	
REAR YARD	20'	
HEIGHT STANDARDS	30', 1.5:1	
PARKING AND ACCESS		
RAMP LOCATION & NUMBER	N/A	
DISTANCE TO NEAREST EXISTING RAMP	N/A	
DISTANCE TO INTERSECTIONS: 50' MINOR STREET 185' ARTERIAL STREET 100' COLLECTOR 250' CONTROLLED ACCESS RAMP	N/A	
REQUIRED LOADING BASED ON USES	1 REQUIRED, 1 PROVIDED	
SURFACING OVER 5 SPACES 1,750 SQ. FT.	PROVIDED	
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	18' x 8.5' (90° STANDARD) 24' MIN. TWO-WAY DRIVE	
QUEUING LANES	N/A	
OVER 10 SPACES 20' QUEUING AT EXIT	PROVIDED	
NUMBER OF COMPACT SPACES / %	14 COMPACT SPACES / 27% OF REQUIRED	
NUMBER OF ACCESSIBLE SPACES	3 REQUIRED / 4 PROVIDED	
SIDEWALKS REQUIRED-INTERNAL/PUBLIC	PROVIDED ALONG CLAY STREET & 9TH AVE	
LANDSCAPING STANDARDS		
REFER TO LANDSCAPE PLAN		



PAVING LEGEND

- HEAVY DUTY ASPHALT
- PERVIOUS PAVERS
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE

SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

CHRISTOPHER LEMIEUX — TENNESSEE — 2010 — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — No. 120706 — STATE OF TENNESSEE
10/01/2021

SITE DEVELOPMENT PLANS FOR:
CLAY STREET
1919/1924/1928 9TH AVE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
CJL	06/23/2020	90% PROGRESS SET
CJL	07/01/2020	SUBMITTAL SET
CJL	10/19/2020	MWS/PW RESUBMITTAL
CJL	10/22/2020	FMO RESUBMITTAL
CJL	12/14/2020	METRO WATER RESUBMITTAL
CJL	04/19/2021	METRO PW RESUBMITTAL
CJL	05/14/2021	CONSTRUCTION SET
CJL	08/04/2021	FINAL SP RESUBMITTAL

SITE LAYOUT PLAN

C1.0

1141-11 CLAY STREET

Wednesday, August 4, 2021
Xrefs: Base, Topo, Boundary, Group01, Group11, - Clay Street/Civil Sheets/COMBINED BLDG PLANS/1141-11_Site Layout Plan.dwg

Know what's below. Call before you dig.

FIRE HYDRANT FLOW DATA:

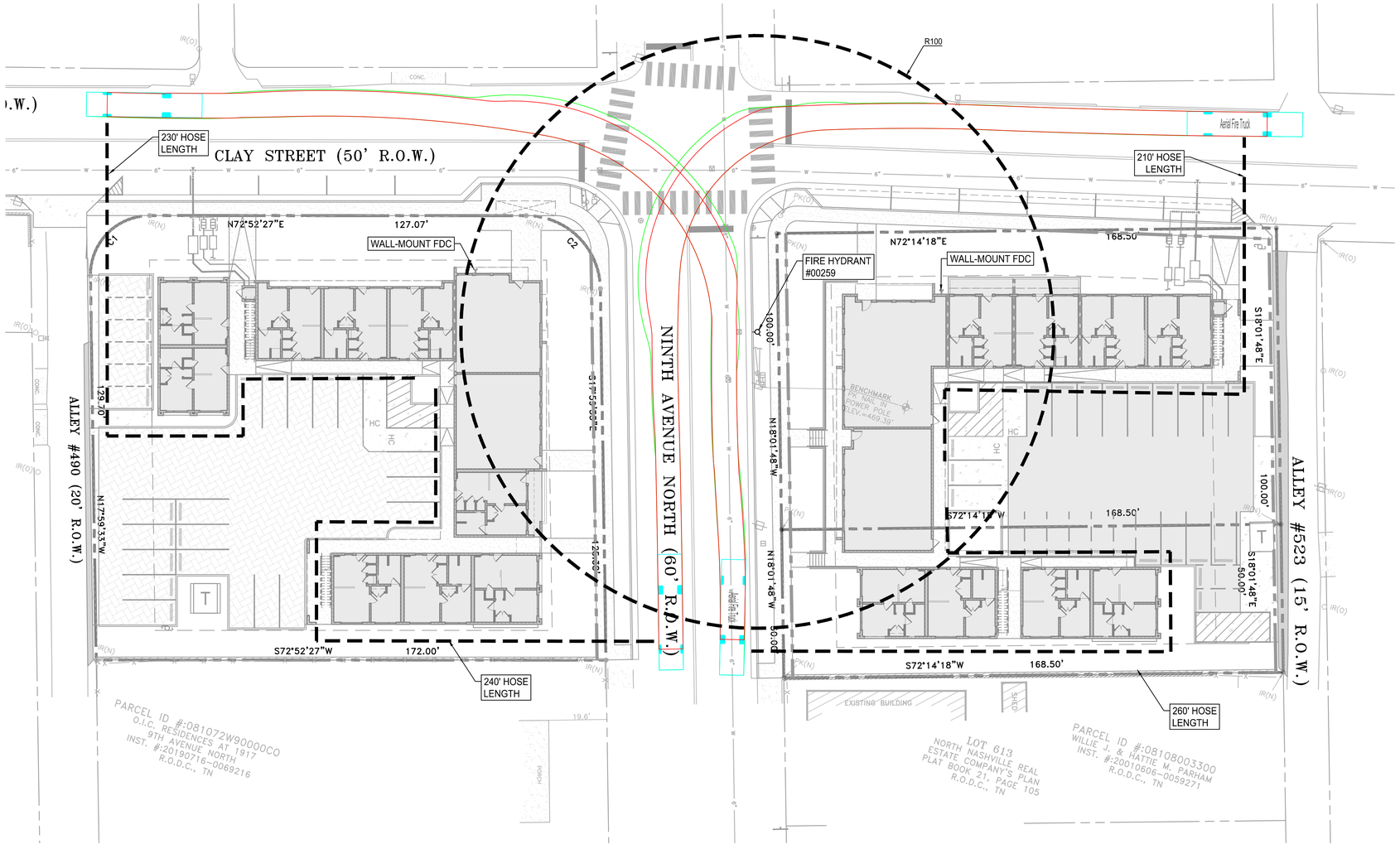
FLOWING HYDRANT (00260)
STATIC - 85 PSI
FLOW (PITOT) - 27 PSI

MONITORING HYDRANT (00259)
STATIC - 82 PSI
RESIDUAL - 75 PSI

FLOW @ 20 PSI = 2,800 GPM

LEGEND

- VEHICLE PATH
- TIRES
- VEHICLE BODY



0 10 20 40 60
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

CHRISTOPHER LEHEW
REGISTERED ENGINEER
AGRICULTURE
No. 120798
STATE OF TENNESSEE
4/06/2021

SITE DEVELOPMENT PLANS FOR:
CLAY STREET
1919/1924/1928 9TH AVE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
CJL	06/23/2020	90% PROGRESS SET
CJL	07/01/2020	SUBMITTAL SET
CJL	10/19/2020	MWS/PW RESUBMITTAL
CJL	10/22/2020	FMO RESUBMITTAL
CJL	12/14/2020	METRO WATER RESUBMITTAL
CJL	04/19/2021	METRO PW RESUBMITTAL
CJL	05/14/2021	CONSTRUCTION SET
CJL	08/04/2021	FINAL SP RESUBMITTAL

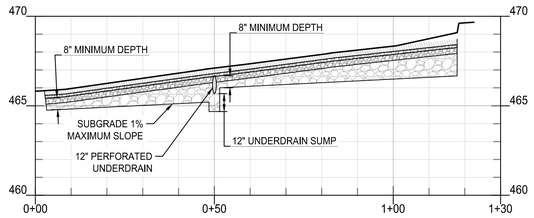
FIRE CODE COMPLIANCE PLAN

C1.1

1141-11 CLAY STREET

Wednesday, August 4, 2021
11:13am by Christopher Lehew
J:\Land Development Group\11 - Clay Street\Civil\Sheets\COMBINED BLDG PLANS\1141-11_Site Layout Plan.dwg

Know what's **below.**
Call before you dig.



ALIGNMENT - (SUBGRADE) PROFILE
SCALE H:1"=20'; V:1"=4'

GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
12. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
13. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
14. IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO STORMWATER BMP CP-10 AND CP-13. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
16. CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT SURVEY INFORMATION OF STORMWATER QUALITY AND QUANTITY INFRASTRUCTURE FOR ANALYSIS AND DETERMINATION THE INFRASTRUCTURE HAS BEEN INSTALLED PER THE INTENT OF THE PLAN. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
17. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

NOC NOTE:

I HEREBY CERTIFY THAT THE PROJECT ASSOCIATED WITH THESE PLANS IS REQUIRED TO BE COVERED UNDER TENNESSEE GENERAL STORM WATER PERMIT TNR244309 BECAUSE EARTH DISTURBANCE IS 1.2 AC ACRES ±.

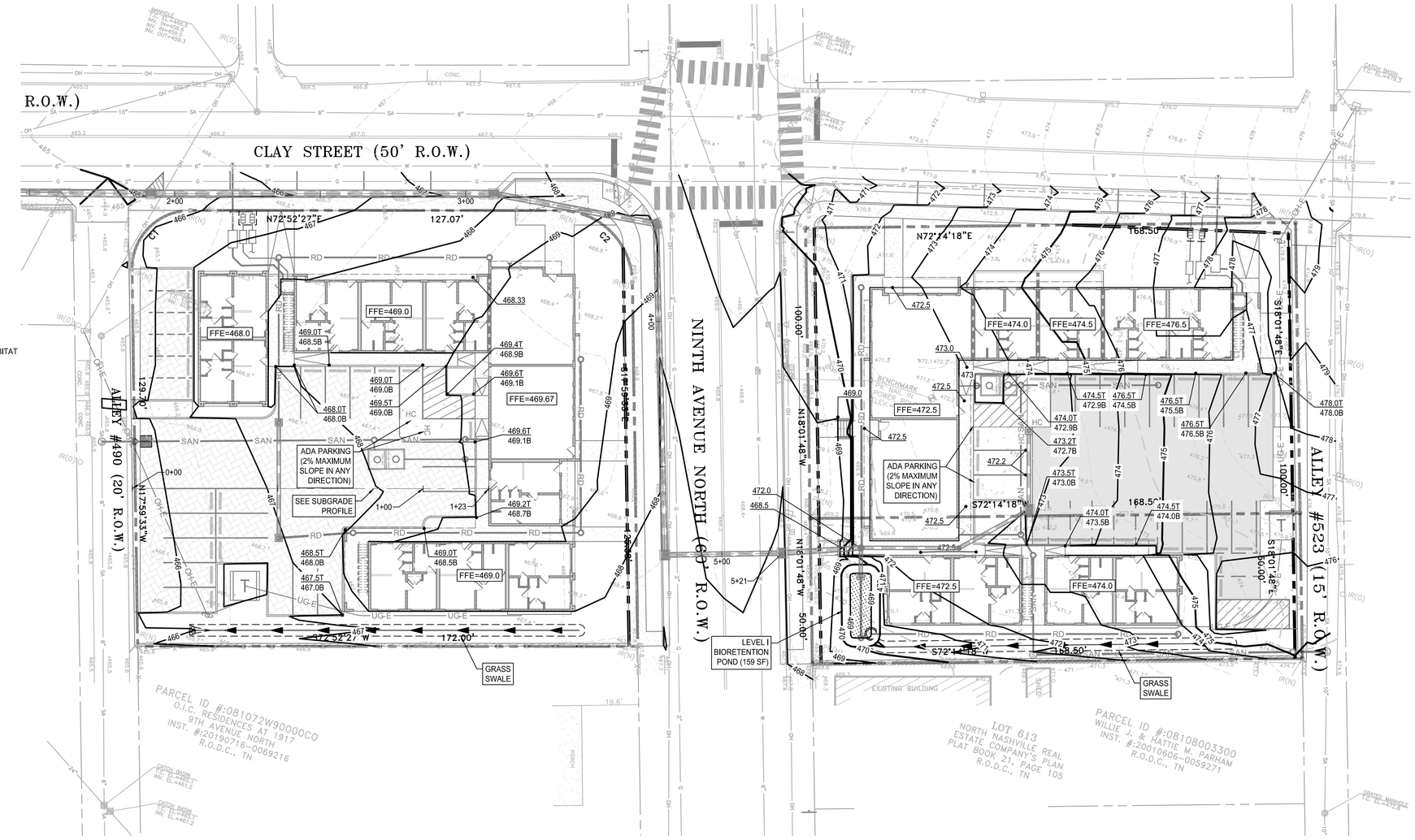
THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS: NOT IMPAIRED.

THE RECEIVING WATER (OLD HICKORY RESERVOIR) IS NOT IMPAIRED FOR RECREATION & HABITAT ALTERATION.

SIGNATURE: _____ (PROJECT ENGINEER) DATE: 08/04/2021

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SA — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- (S) SANITARY SEWER MANHOLE
- (ST) STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- ELECTRIC/COMMUNICATION POLE
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL



0 10 20 40 60
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

CHRISTOPHER LEMEAL FULMER — REGISTERED ENGINEER — AGRICULTURE — No. 120798 — STATE OF TENNESSEE
8/06/2021

SITE DEVELOPMENT PLANS FOR:
CLAY STREET
1919/1924/1928 9TH AVE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
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CJL	05/14/2021	CONSTRUCTION SET
CJL	08/04/2021	FINAL SP RESUBMITTAL

SITE GRADING PLAN

C2.0

1141-11 CLAY STREET

Wednesday, August 4, 2021
K:\Projects\Completed Group\11 - Clay Street\Civil\Sheets\COMBINED BLDG PLANS\1141-11_Site Grading & Drainage Plan-revised.dwg

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

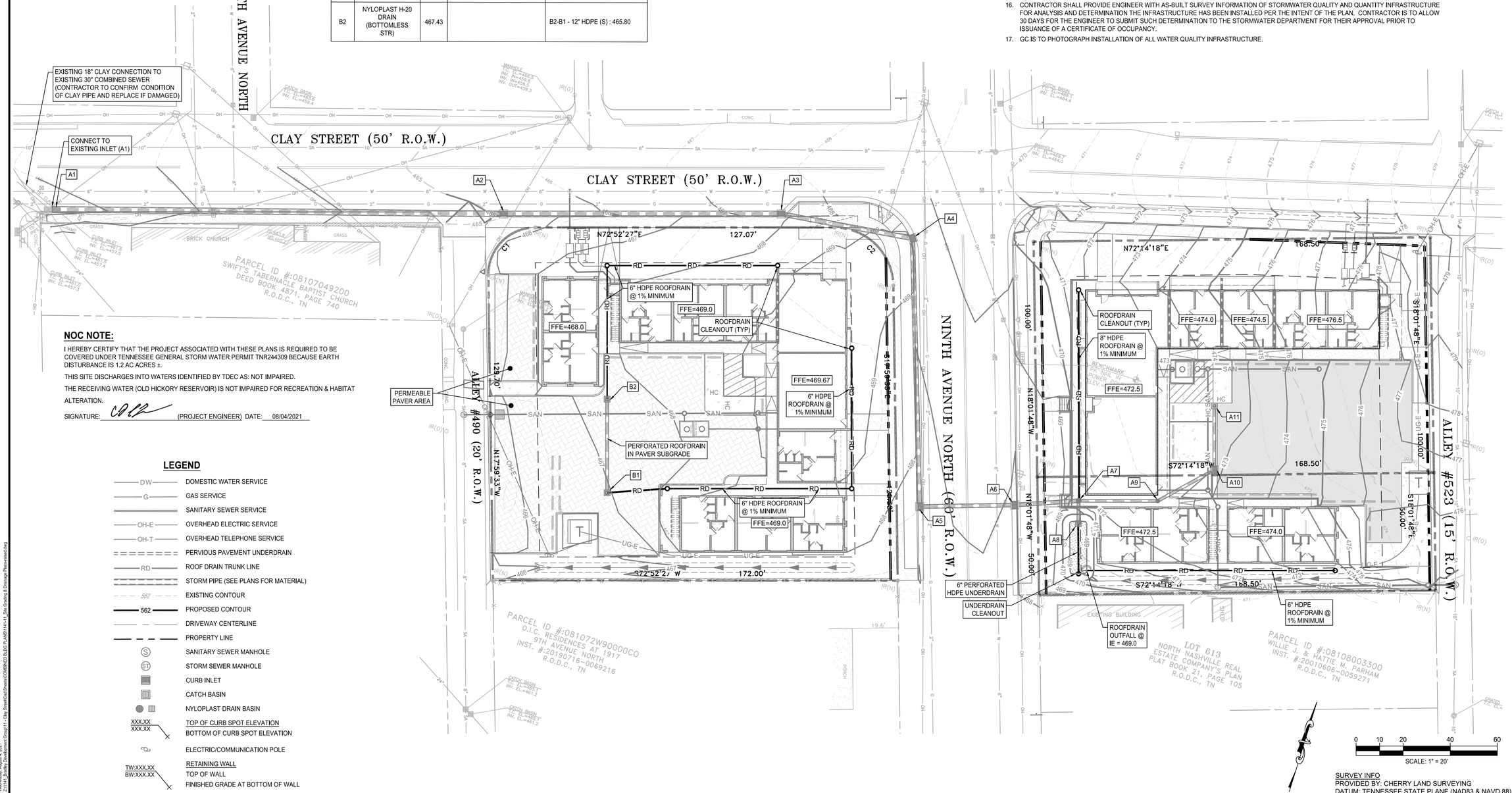
STRUCTURE TABLE				
STR	TYPE	T.C.	PIPE IN : I.E.	PIPE OUT : I.E.
A1	EXISTING INLET	461.62	A2-A1 - 24" RCP (E) : 457.50	EX 18-IN - 18" CLAY (NW) : 457.40
A2	MWS SINGLE CURB INLET	465.10	A3-A2 - 24" RCP (E) : 460.40	A2-A1 - 24" RCP (W) : 460.30
A3	TDOT D-CB-10RA	467.45	A4-A3 - 18" RCP (E) : 461.70	A3-A2 - 24" RCP (W) : 461.60
A4	TDOT D-CB-10RA	468.74	A5-A4 - 18" RCP (S) : 462.40	A4-A3 - 18" RCP (W) : 462.30
A5	MWS SINGLE CURB INLET	467.30	A6-A5 - 15" RCP (E) : 463.80	A5-A4 - 18" RCP (N) : 463.60
A6	MWS SINGLE CURB INLET	467.82	A7-A6 - 15" RCP (E) : 464.30	A6-A5 - 15" RCP (W) : 464.20
A7	NYLOPLAST JUNCTION	472.10	A9-A7 - 12" HDPE (E) : 465.50 A8-A7 - 12" HDPE (S) : 465.50	A7-A6 - 15" RCP (W) : 465.00
A8	NYLOPLAST YARD DRAIN	469.50		A8-A7 - 12" HDPE (N) : 465.75
A9	NYLOPLAST JUNCTION	472.50	A10-A9 - 12" HDPE (NE) : 466.90	A9-A7 - 12" HDPE (W) : 466.90
A10	NYLOPLAST CURB INLET	472.46	A11-A10 - 12" HDPE (N) : 467.20	A10-A9 - 12" HDPE (SW) : 467.20
A11	NYLOPLAST H-20 DRAIN	472.10		A11-A10 - 12" HDPE (S) : 467.50
B1	NYLOPLAST H-20 DRAIN (BOTTOMLESS STR)	467.10	B2-B1 - 12" HDPE (N) : 465.50	
B2	NYLOPLAST H-20 DRAIN (BOTTOMLESS STR)	467.43		B2-B1 - 12" HDPE (S) : 465.80

PIPE TABLE				
NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
A2-A1	RCP	24"	192'	1.46%
A3-A2	RCP	24"	118'	1.02%
A4-A3	RCP	18"	57'	1.06%
A5-A4	RCP	18"	114'	1.05%
A6-A5	RCP	15"	40'	0.99%
A7-A6	RCP	15"	27'	2.58%
A8-A7	HDPE	12"	10'	2.57%
A9-A7	HDPE	12"	34'	4.16%
A10-A9	HDPE	12"	27'	1.10%
A11-A10	HDPE	12"	27'	1.10%
B2-B1	HDPE	12"	40'	0.75%
EX 18-IN	CLAY	18"	19'	1.07%

NOTE: ALL HDPE PIPES MUST BE N-12

GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
12. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
13. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
14. IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO STORMWATER BMP CP-10 AND CP-13. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
16. CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT SURVEY INFORMATION OF STORMWATER QUALITY AND QUANTITY INFRASTRUCTURE FOR ANALYSIS AND DETERMINATION THE INFRASTRUCTURE HAS BEEN INSTALLED PER THE INTENT OF THE PLAN. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
17. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.



NOC NOTE:

I HEREBY CERTIFY THAT THE PROJECT ASSOCIATED WITH THESE PLANS IS REQUIRED TO BE COVERED UNDER TENNESSEE GENERAL STORM WATER PERMIT TNR244309 BECAUSE EARTH DISTURBANCE IS 1.2 AC ACRES ±.

THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS: NOT IMPAIRED.

THE RECEIVING WATER (OLD HICKORY RESERVOIR) IS NOT IMPAIRED FOR RECREATION & HABITAT ALTERATION.

SIGNATURE: _____ (PROJECT ENGINEER) DATE: 08/04/2021

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
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- (S) SANITARY SEWER MANHOLE
- (ST) STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- ELECTRIC/COMMUNICATION POLE
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL

SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

CHRISTOPHER LEWIS FULMER — REGISTERED — AGRICULTURE — CIVIL — No. 120798 — STATE OF TENNESSEE
08/04/2021

SITE DEVELOPMENT PLANS FOR:
CLAY STREET
1919/1924/1928 9TH AVE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
C.B.	09/23/2020	90% PROGRESS SET
C.B.	07/01/2020	SUBMITTAL SET
C.B.	10/19/2020	MWS/PW RESUBMITTAL
C.B.	10/22/2020	FMO RESUBMITTAL
C.B.	12/14/2020	METRO WATER RESUBMITTAL
C.B.	04/19/2021	METRO PH RESUBMITTAL
C.B.	05/14/2021	CONSTRUCTION SET
C.B.	08/04/2021	FINAL SP RESUBMITTAL

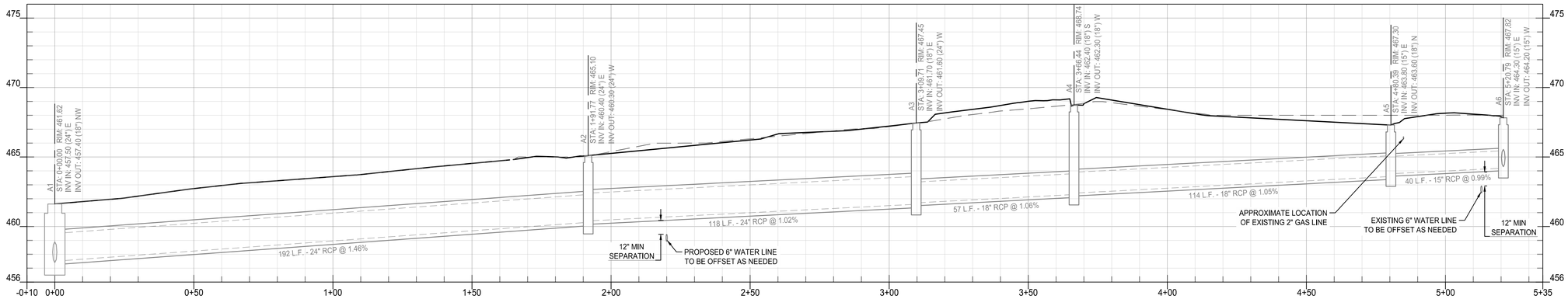
SITE DRAINAGE PLAN

C2.1

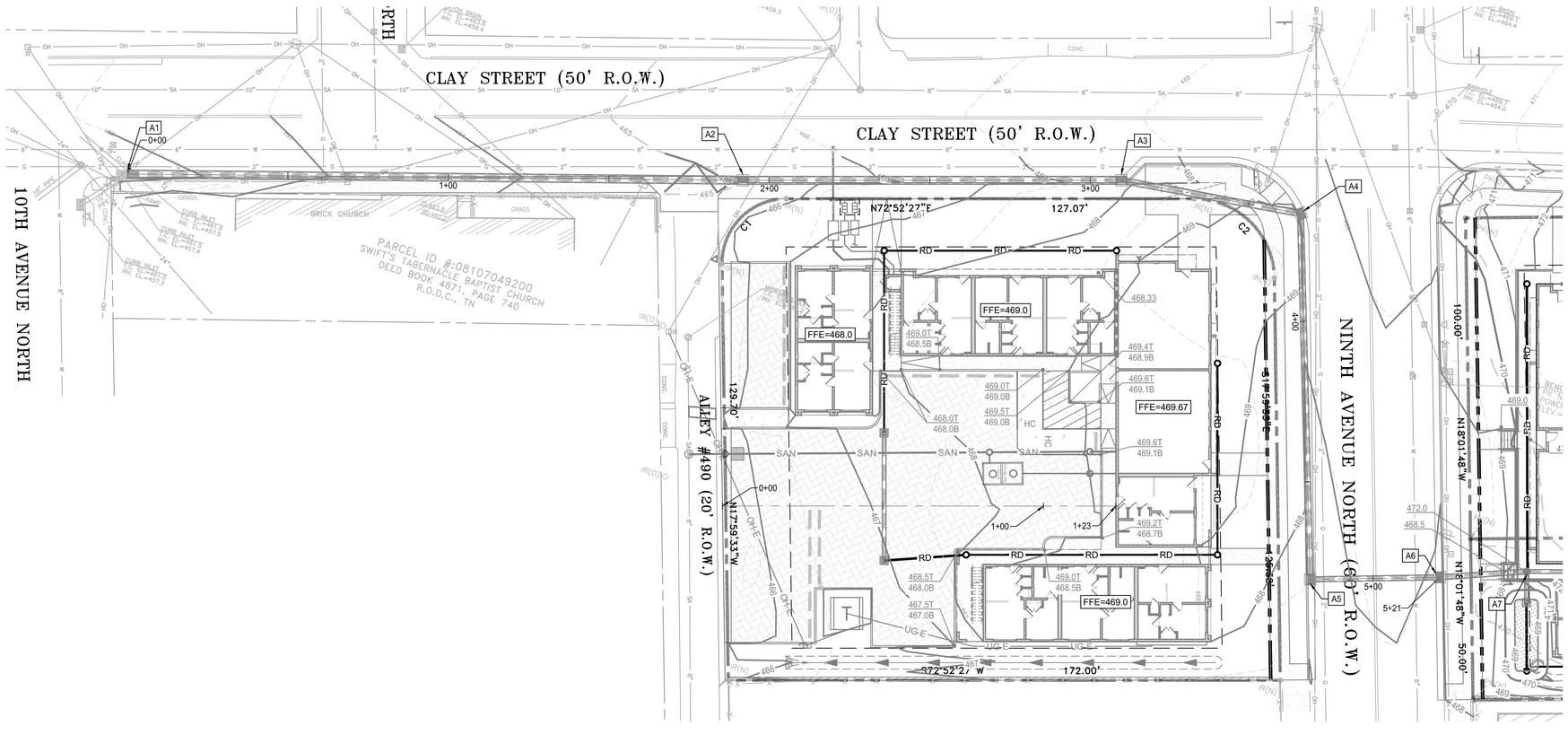
1141-11 CLAY STREET

Wednesday, August 4, 2021
Z:\Projects\Nashville\Concept\111 - Clay Street\Cad Sheets\COMBINED BLDG PLANS\1141-11_Site Grading & Drainage Plans-revised.dwg

Know what's **below.**
Call before you dig.



PUBLIC STORM EXTENSION PROFILE
SCALE H:1"=20'; V:1"=4'



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SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

CHRISTOPHER LEMEN
REGISTERED ENGINEER
AGRICULTURE
No. 130796
STATE OF TENNESSEE
6/08/2021

SITE DEVELOPMENT PLANS FOR:
CLAY STREET
1919/1924/1928 9TH AVENUE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
CJL	06/23/2020	90% PROGRESS SET
CJL	07/01/2020	SUBMITTAL SET
CJL	10/19/2020	MWS/PW RESUBMITTAL
CJL	10/22/2020	FMO RESUBMITTAL
CJL	12/14/2020	METRO WATER RESUBMITTAL
CJL	04/19/2021	METRO PW RESUBMITTAL
CJL	05/14/2021	CONSTRUCTION SET
CJL	08/04/2021	FINAL SP RESUBMITTAL

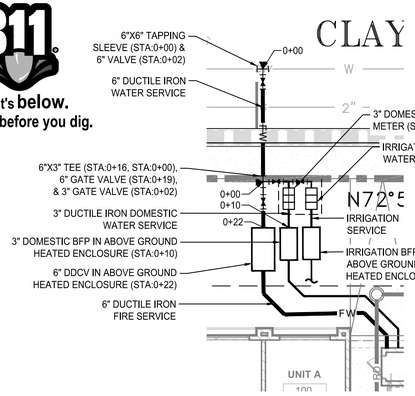
STORM EXTENSION

C2.2

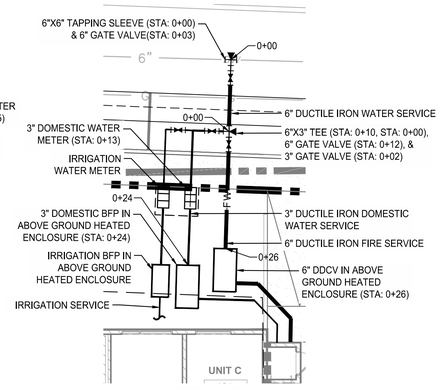
1141-11 CLAY STREET

Wednesday, August 4, 2021
2:21:52 pm (Central Daylight Time)
Group11 - Clay Street/Civil/Sheets/COMBINED BLDG PLANS/1141-11_Site Grading & Drainage Plans-revised.dwg

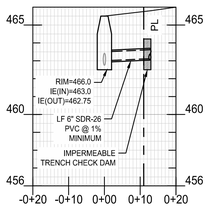
Know what's **below.**
Call before you dig.



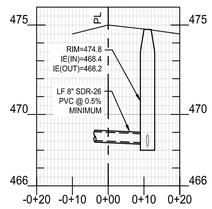
WATER INSET #1
1" = 10'



WATER INSET #2
1" = 10'



SS MH1 PROFILE
SCALE H:1"=20'; V:1"=4'



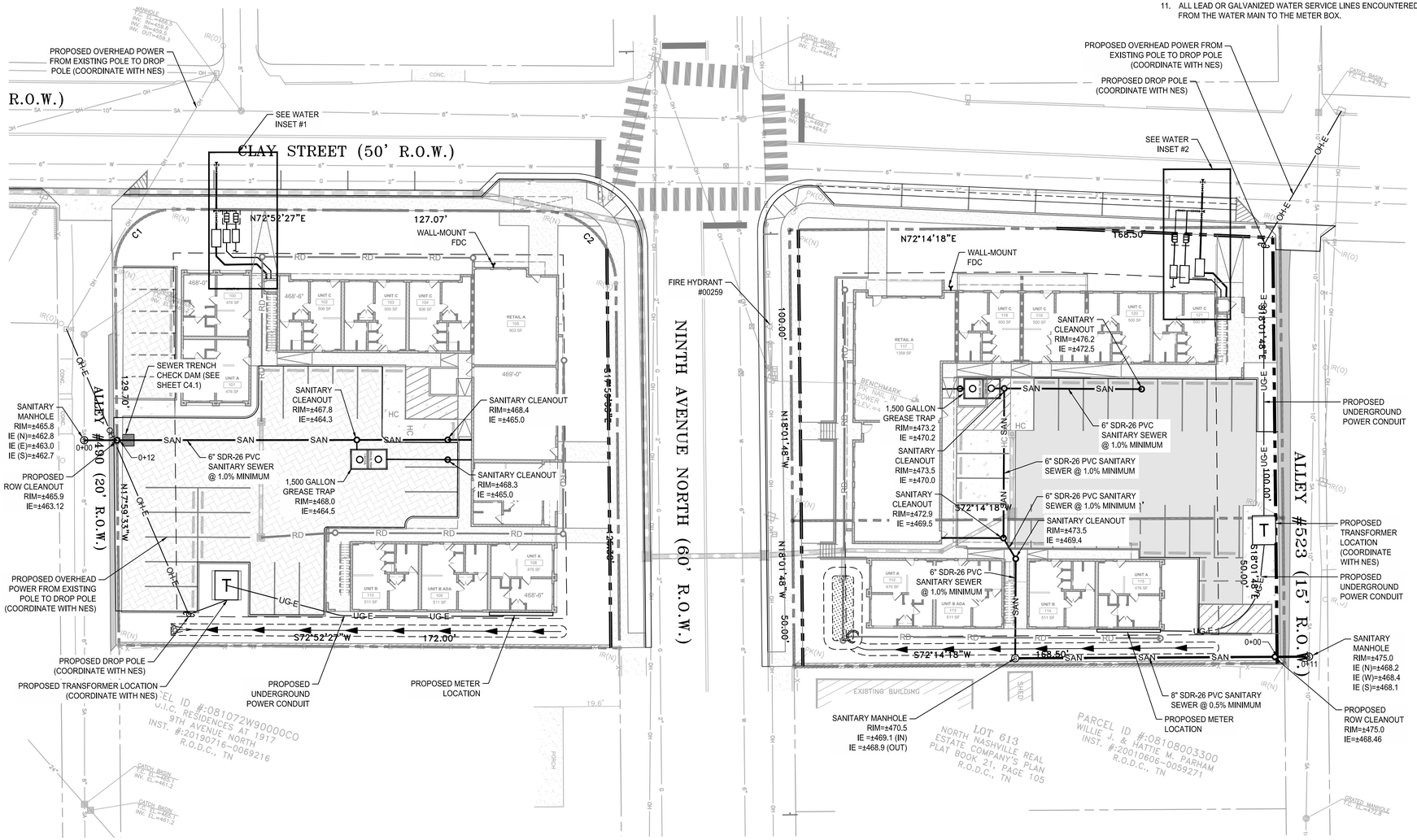
SS MH2 PROFILE
SCALE H:1"=20'; V:1"=4'

UTILITY NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. WHERE SEWER LINES PASS OVER OR WITHIN 2.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
4. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR 35 PVC. PROPOSED SEWER LINES INSTALLED WITHIN FILL MUST BE DUCTILE IRON PIPE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
7. ALL WATER METERS WILL BE PURCHASED FROM METRO WATER DEPARTMENT.
8. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
9. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
10. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
11. GC SHALL REVIEW NES AND METRO WATER SERVICES SPECIFICATIONS PRIOR TO INITIATING WORK.
12. CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.
13. PRIOR TO DEMOLITION OR CONSTRUCTION, GC IS TO VIDEO EXISTING SANITARY SEWER MAINS WITHIN THE ALLEY TO DOCUMENT THE CURRENT CONDITION. IF THE MAIN IS IN NEED OF REPAIR, GC IS TO CONTACT ENGINEER IMMEDIATELY.
14. GC IS TO CONTACT STEVE CUNNINGHAM (615-566-0443) WITH METRO WATER 72 HOURS PRIOR TO TAPPING MANHOLE FOR SANITARY SEWER SERVICE.

MWS STANDARD PRIVATE UTILITY NOTES:

1. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND 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 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY
8. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
9. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.
10. ANY UNUSED EXISTING WATER METERS MUST BE CUT AND CAPPED AT THE PUBLIC MAIN.
11. ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.



MWS STANDARD PUBLIC UTILITY NOTES:

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE 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 DEVELOPER.
5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
6. 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.
7. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
8. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS 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 COMERS 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.
9. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER 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 WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
12. ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- PERVIOUS PAVEMENT UNDERDRAIN
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- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- ELECTRIC/COMMUNICATION POLE
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL / TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL

0 10 20 40 60
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

UTILITY CONTACTS:

WATER/SEWER
METRO WATER SERVICES
JENNIFER KNAUF
615-862-4793
JENNIFER.KNAUF@NASHVILLE.GOV

POWER
NASHVILLE ELECTRIC SERVICE
LARRY KELLEY
615-747-3688
LKELLEY@NESPOWER.COM

GAS
PIEDMONT GAS
STEVE JARED
615-872-2405
STEVE.JARED@PIEDMONTNG.COM

COMMUNICATION
AT&T
LOGAN EAKES
615-214-4871
LE705H@ATT.COM

COMCAST
MATTHEW MOORE
615-405-5601
MATTHEW_MOORE2@CABLE.COMCAST.COM

FIRE HYDRANT FLOW DATA:

FLOWING HYDRANT (00260)
STATIC - 85 PSI
FLOW (PITOT) - 27 PSI

MONITORING HYDRANT (00259)
STATIC - 82 PSI
RESIDUAL - 75 PSI

FLOW @ 20 PSI = 2,800 GPM

SANITARY SEWER DEMAND:

PHASE 1:
31 1-BEDROOM UNITS (7,750 GPM)
1,800 SF RETAIL (270 GPM)

PHASE 2:
30 1-BEDROOM UNITS (7,500 GPM)
2,540 SF RETAIL (381 GPM)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

CHRISTOPHER J. LEMLEY — REGISTERED ENGINEER — AGRICULTURE — No. 120798 — STATE OF TENNESSEE
5/06/2021

SITE DEVELOPMENT PLANS FOR:
CLAY STREET
1919/1924/1928 9TH AVE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
C.L.	06/23/2020	90% PROGRESS SET
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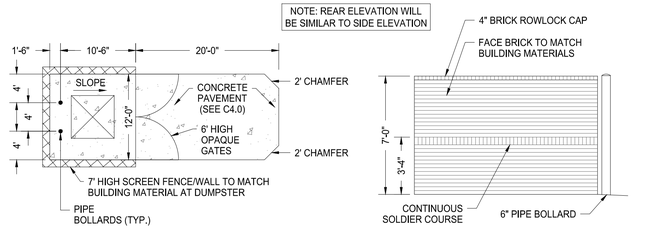
C.L.	12/14/2020	METRO WATER RESUBMITTAL
C.L.	04/19/2021	METRO PW RESUBMITTAL
C.L.	05/14/2021	CONSTRUCTION SET
C.L.	08/04/2021	FINAL SP RESUBMITTAL

SITE UTILITY PLAN

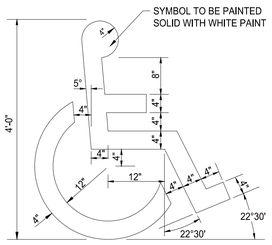
C3.0

1141-11 CLAY STREET

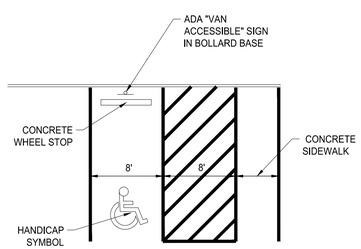
Wednesday, August 4, 2021
Z:\Projects\1141-11 Clay Street\Cad\Sheets\COMBINED BLDG PLANS\1141-11_Site Utility Plan.dwg



TRASH ENCLOSURE
N.T.S.

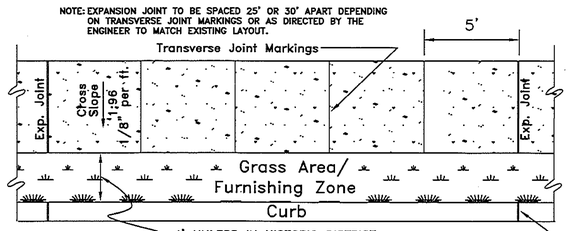


ADA SYMBOL DETAIL
N.T.S.

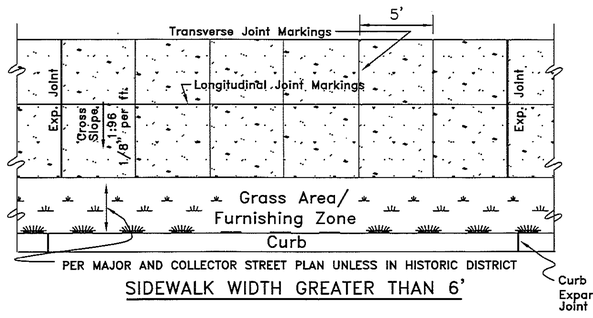


NOTE: 2% MAXIMUM GRADE IN ANY DIRECTION WITHIN H/C PARKING SPACES

ADA PARKING LAYOUT
N.T.S.



5' SIDEWALK WITH GRASS PLOT (Local Street)

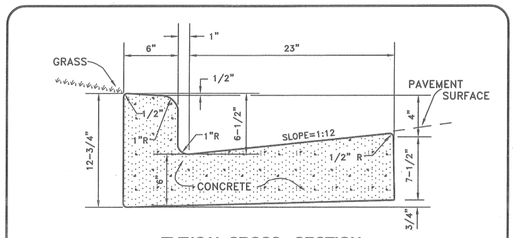


SIDEWALK WIDTH GREATER THAN 6'

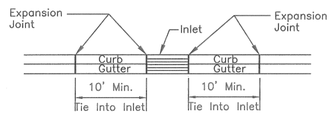
GENERAL NOTES
1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
3. IN HISTORIC DISTRICTS THE STANDARD SHALL BE THE PREVAILING CHARACTERISTIC OF THE BLOCK FACE.
4. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
5. IF APPROVED THE FURNISHING ZONE MAY CONTAIN HARDSCAPE MATERIALS SUCH AS CONCRETE, BRICK, OR PAVERS.
6. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
7. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
8. IN THE EVENT OF ANY CONFLICT, DISCREPANCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

NTS

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: _____ DATE: 9/12/17		REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04 REVISED: 09/11/17



TYPICAL CROSS - SECTION



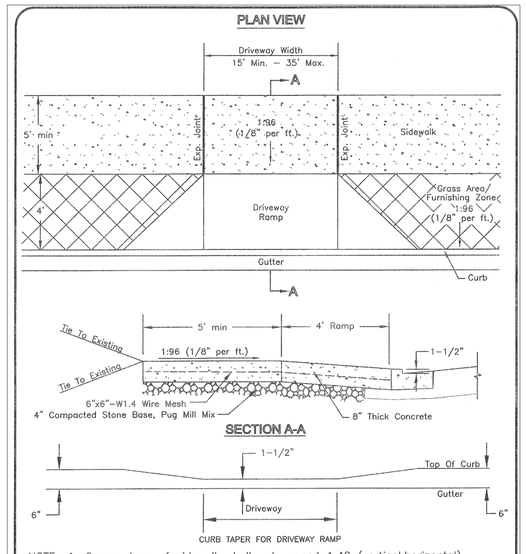
FRONT VIEW

GENERAL NOTES
1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the 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 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.
4. There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
5. Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
DIR. OF ENG.: _____ DATE: 5/12/03		REVISED: 07/21/00 REVISED: 05/02/03 REVISED:

CURB AND GUTTER WITHIN ROW
N.T.S.

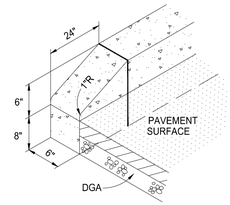


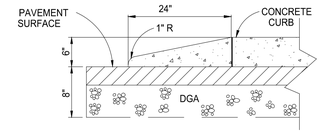
NOTE: 1. Cross-slope of sidewalk shall not exceed 1:48 (vertical:horizontal).
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.
3. Concrete shall be 8 inches thick.

NOT TO SCALE

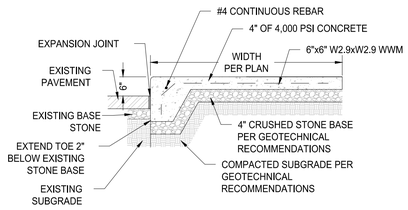
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP	DWG. NO. ST-324
DIR. OF ENG.: _____ DATE: 5/12/03		REVISED: 07/27/02 REVISED: 05/08/03 REVISED:

DRIVEWAY RAMP
N.T.S.

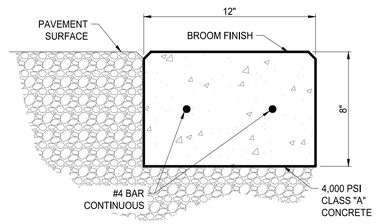




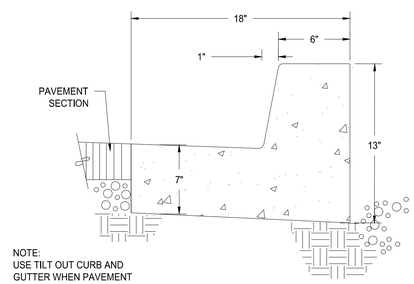
CURB TAPER
N.T.S.



INTEGRAL CONCRETE CURB AND WALK
N.T.S.

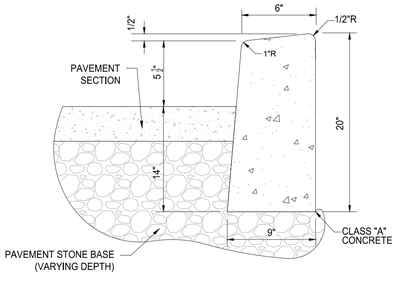


RIBBON CURB
N.T.S.



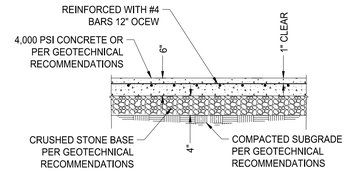
NOTE:
USE TILT OUT CURB AND GUTTER WHEN PAVEMENT SLOPES AWAY FROM CURB - MATCH PAVEMENT SLOPE.

18" CURB AND GUTTER
N.T.S.

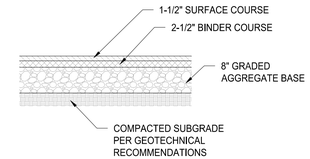


6" POST CURB
N.T.S.

NOTE:
EXPANSION JOINTS ARE TO BE SPACED 25' TO 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS.

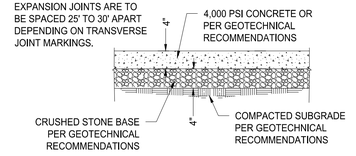


HEAVY DUTY CONCRETE SECTION
N.T.S.

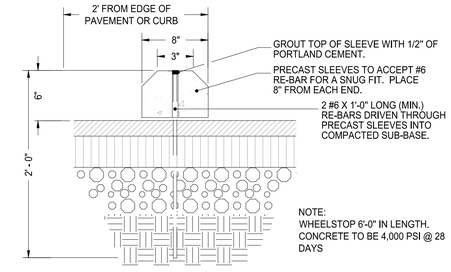


HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.

NOTE:
EXPANSION JOINTS ARE TO BE SPACED 25' TO 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS.

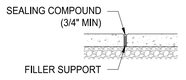


CONCRETE SIDEWALK SECTION
N.T.S.



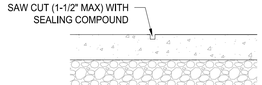
CONCRETE WHEELSTOP
N.T.S.

NOTE:
30' MAXIMUM SPACING.

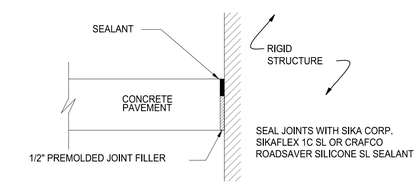


EXPANSION JOINT
N.T.S.

NOTE:
REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL RECOMMENDATIONS .



CONTROL JOINT
N.T.S.



NOTE:
PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE.

ISOLATION JOINT
N.T.S.

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

CHRISTOPHER LEMEL
REGISTERED ENGINEER
AGRICULTURE
No. 120798
STATE OF TENNESSEE
10/01/2021

SITE DEVELOPMENT PLANS FOR:
CLAY STREET
1919/1924/1928 9TH AVE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
CJL	06/23/2020	90% PROGRESS SET
CJL	07/01/2020	SUBMITTAL SET
CJL	10/19/2020	MWS/PW RESUBMITTAL
CJL	10/22/2020	FMO RESUBMITTAL
CJL	12/14/2020	METRO WATER RESUBMITTAL
CJL	04/19/2021	METRO PW RESUBMITTAL
CJL	05/14/2021	CONSTRUCTION SET
CJL	08/04/2021	FINAL SP RESUBMITTAL

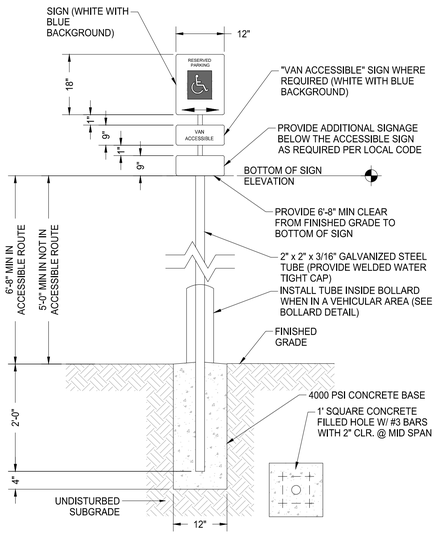
SITE DETAILS

C4.0

1141-11 CLAY STREET

Wednesday, August 4, 2021
Mckissack & Mckissack Group11 - Clay Street\Civil\Sheets\COMBINED BLDG PLANS\11141-11_Site Details.dwg

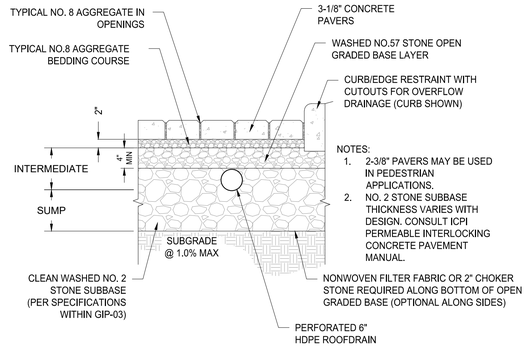
NOTES:
1. THE R7-8 SIGN SHOULD BE USED TO DEFINE WHICH PARKING SPACE OR SPACES ARE RESERVED FOR THE DISABLED OR WHEELCHAIR ACCESSIBLE IN ACCORDANCE WITH STATE & LAW ORDINANCE.
2. PARKING SPACES SIGNED AS WHEEL CHAIR ACCESSIBLE PARKING SPACES MUST BE SUPPLEMENTED WITH PAVEMENT MARKINGS WHERE THERE IS A SUITABLE PAVEMENT SURFACE.
3. ATTACH SIGNAGE TO TUBE WITH 3/8" CADMIUM PLATED BOLTS, NUTS AND WASHERS.



ACCESSIBLE PARKING SIGN
N.T.S.

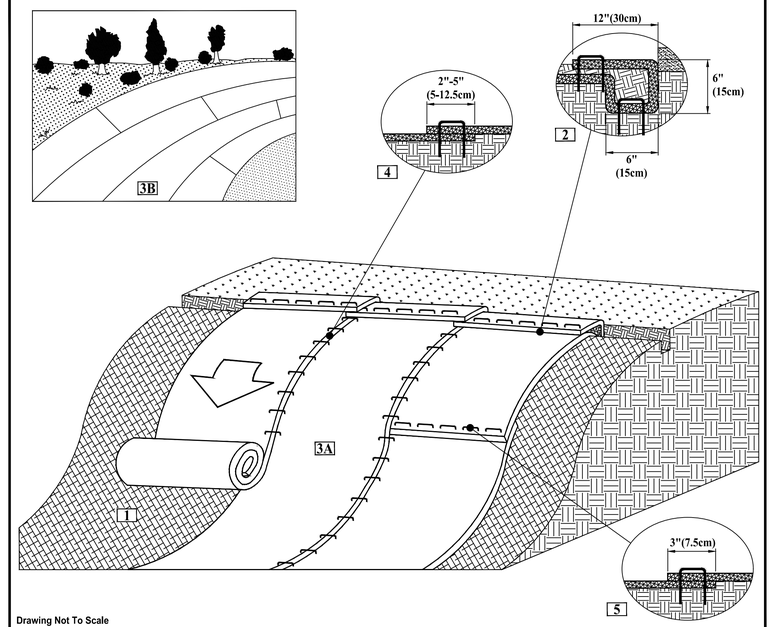
PERVIOUS PAVER SIZING SUMMARY							
BMP #	SURFACE AREA (SF)	PAVER DEPTH (IN)	UNDERDRAIN PIPE SIZE (IN)	INTERMEDIATE STONE DEPTH (IN)	SUMP DEPTH (IN)	REQUIRED VOLUME (CF)	PROVIDED VOLUME (CF)
PP AREA "A" LEVEL I	3,380	3-1/8	N/A	8	N/A	448	764

NOTES:
1. CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS - DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PERVIOUS LAYER TO OBSERVE THE SUB-BASE MATERIAL.
2. VEHICULAR TRAFFIC SHALL BE PROHIBITED ON THE PERVIOUS PAVERS UNTIL THE SITE IS STABLE TO PREVENT MUD FROM BEING DEPOSITED BY VEHICLES.
3. USE 4 DIAMETER PERFORATED DUAL WALL HDPE OR PVC (AASHTO M 252) PIPE, WITH 3/8-INCH PERFORATIONS AT 6 INCHES ON CENTER; EACH UNDERDRAIN INSTALLED AT A MINIMUM 0.5% SLOPE LOCATED 20 FEET OR LESS FROM THE NEXT PIPE.
4. PERFORATED PIPE INSTALLED FOR THE FULL LENGTH OF THE PERMEABLE PAVEMENT CELL, AND NON-PERFORATED PIPE, AS NEEDED, IS USED TO CONNECT WITH THE STORM DRAIN SYSTEM.
5. T'S AND Y'S INSTALLED AS NEEDED, DEPENDING ON THE UNDERDRAIN CONFIGURATION. EXTEND CLEANOUT PIPES TO THE SURFACE WITH VENTED CAPS AT THE TS AND YS.



NOTES:
1. 2-3/8" PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

PERVIOUS PAVERS (GIP-03 LEVEL 1)
N.T.S.



Drawing Not To Scale

SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

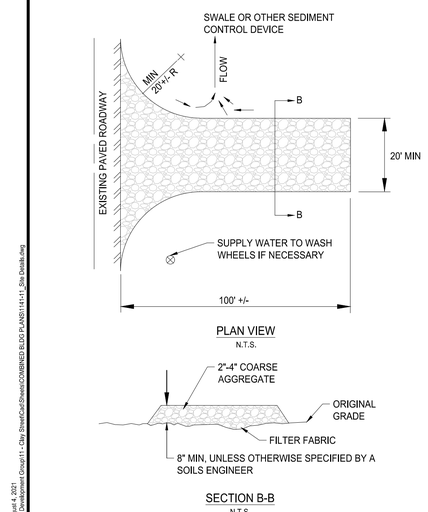
NORTH AMERICAN GREEN
5401 St. Wendel - Cynthiana Rd.
Poseyville, IN 47633
PH: 800-772-2040
www.nagreen.com

Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

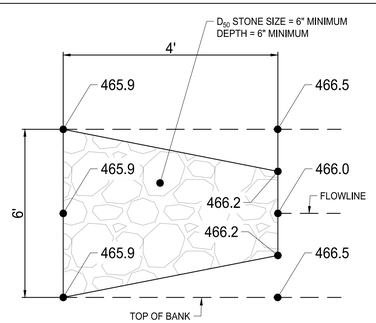
CERTIFICATE OF AUTHORIZATION
FULMER LUCAS ENGINEERING, LLC
CHRISTOPHER J. LUCAS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
No. 120798
STATE OF TENNESSEE
10/01/2021



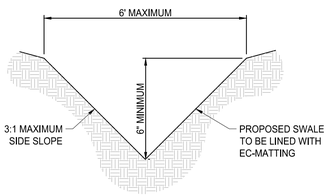
PLAN VIEW
N.T.S.

SECTION B-B
N.T.S.

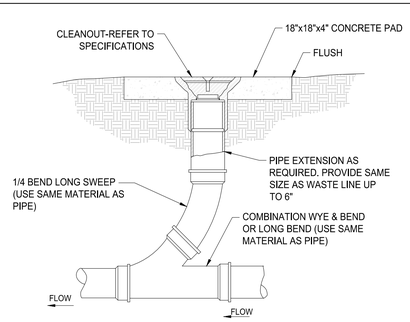
TCP-03: STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



GRASS SWALE LEVEL SPREADER
N.T.S.



GRASS SWALE
N.T.S.



SANITARY CLEANOUT
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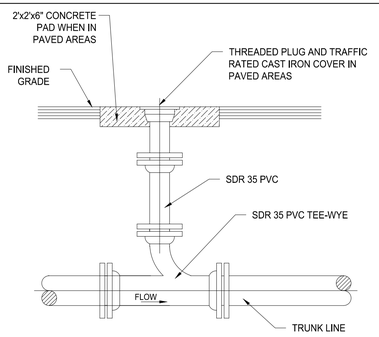
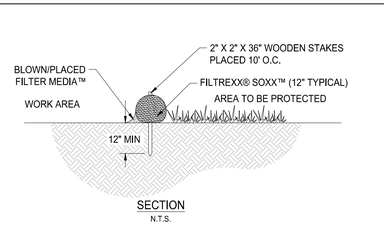
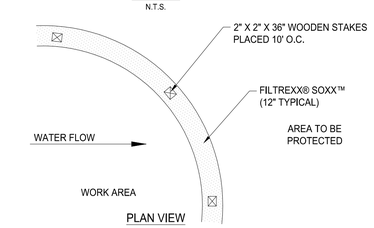


STORMWATER CLEANOUT
N.T.S.

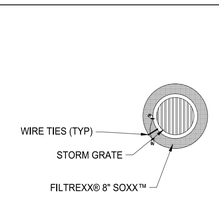


SECTION
N.T.S.

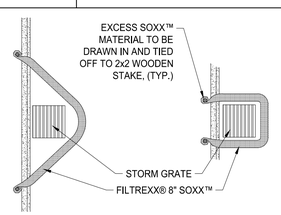


PLAN VIEW
N.T.S.

TCP-14: WEIGHTED SEDIMENT TUBE
N.T.S.



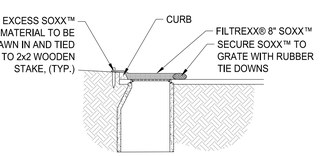
DRAIN INLET PLAN



CURBSIDE OPTION "A" PLAN

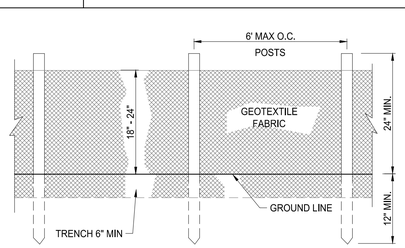
CURBSIDE OPTION "B" PLAN

DRAIN INLET SECTION

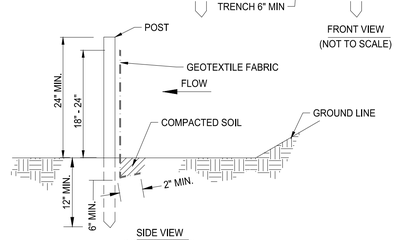


CURB SIDE SECTION

TCP-24: INLET PROTECTION
N.T.S.



FRONT VIEW (NOT TO SCALE)



SIDE VIEW (NOT TO SCALE)

TCP-13: SILT FENCE
N.T.S.

DR.	DATE	DESCRIPTION
CJL	06/23/2020	90% PROGRESS SET
CJL	07/01/2020	SUBMITTAL SET
CJL	10/19/2020	MWS/PW RESUBMITTAL
CJL	10/22/2020	FMO RESUBMITTAL
CJL	12/14/2020	METRO WATER RESUBMITTAL
CJL	04/19/2021	METRO PW RESUBMITTAL
CJL	05/14/2021	CONSTRUCTION SET
CJL	08/04/2021	FINAL SP RESUBMITTAL

SITE DETAILS

C4.1

SITE DEVELOPMENT PLANS FOR:
CLAY STREET
1919/1924/1928 9TH AVE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

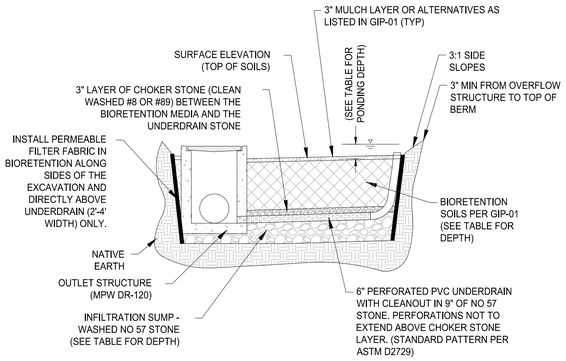
1141-11 CLAY STREET

Wednesday, August 4, 2021
Z:\1141 Clay Street\Civil Group\11 - Clay Street\Cad Sheets\COMBINED BLDG PLANS\1141-11_Site Details.dwg

BIORETENTION SIZING SUMMARY												
POND #	POND TOP OF BANK ELEVATION	OVERFLOW STRUCTURE RIM	PONDING DEPTH (IN)	PONDING BOTTOM ELEVATION	BIO-SOIL DEPTH (IN)	BIO-SOIL BOTTOM ELEVATION	PIPE INVERT	SUMP DEPTH (IN)	STONE BOTTOM ELEVATION	REQUIRED VOLUME (CF)	PROVIDED VOLUME (CF)	PLANTABLE AREA (SF)
BIO#1	470.0	469.50	6	469.00	24	466.75	465.75	0	465.75	219	223	159

NOTES:

1. FILTER SOCK OR APPROVED EQUAL IS TO BE PLACED AROUND TOP OF BIORETENTION POND UNTIL SITE IS FULLY STABILIZED IN ORDER TO KEEP CONSTRUCTION SEDIMENT FROM ENTERING POND.
2. ALL STONE IS TO BE PREWASHED AND FREE OF FINES.
3. FILTER MEDIA COMPOSITION TO MEET LID MANUAL GIP-01 SECTION 6.6:
   - 70% TO 85% SAND
   - SILT + CLAY 10% TO 20%, WITH NO MORE THAN 10% CLAY
   - 5% TO 10% ORGANIC MATTER



BIORETENTION SECTION (GIP-01 LEVEL 1)
N.T.S.

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

CHRISTOPHER LEMEN
REGISTERED
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 120798
STATE OF TENNESSEE
10/01/2021

SITE DEVELOPMENT PLANS FOR:
CLAY STREET
1919/1924/1928 9TH AVE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
CJL	06/23/2020	90% PROGRESS SET
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CJL	10/22/2020	FMO RESUBMITTAL
CJL	12/14/2020	METRO WATER RESUBMITTAL
CJL	04/19/2021	METRO PH1 RESUBMITTAL
CJL	05/14/2021	CONSTRUCTION SET
CJL	08/04/2021	FINAL SP RESUBMITTAL

SITE DETAILS

C4.2

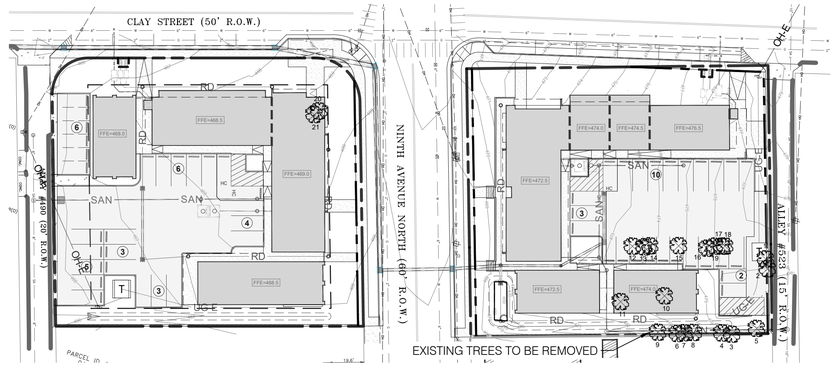
1141-11 CLAY STREET

Wednesday, August 4, 2021
K:\11 Clay Development Group\11 - Clay Street\Civil\Sheets\COMBINED BLDG PLANS\1141-11_Site Details.dwg

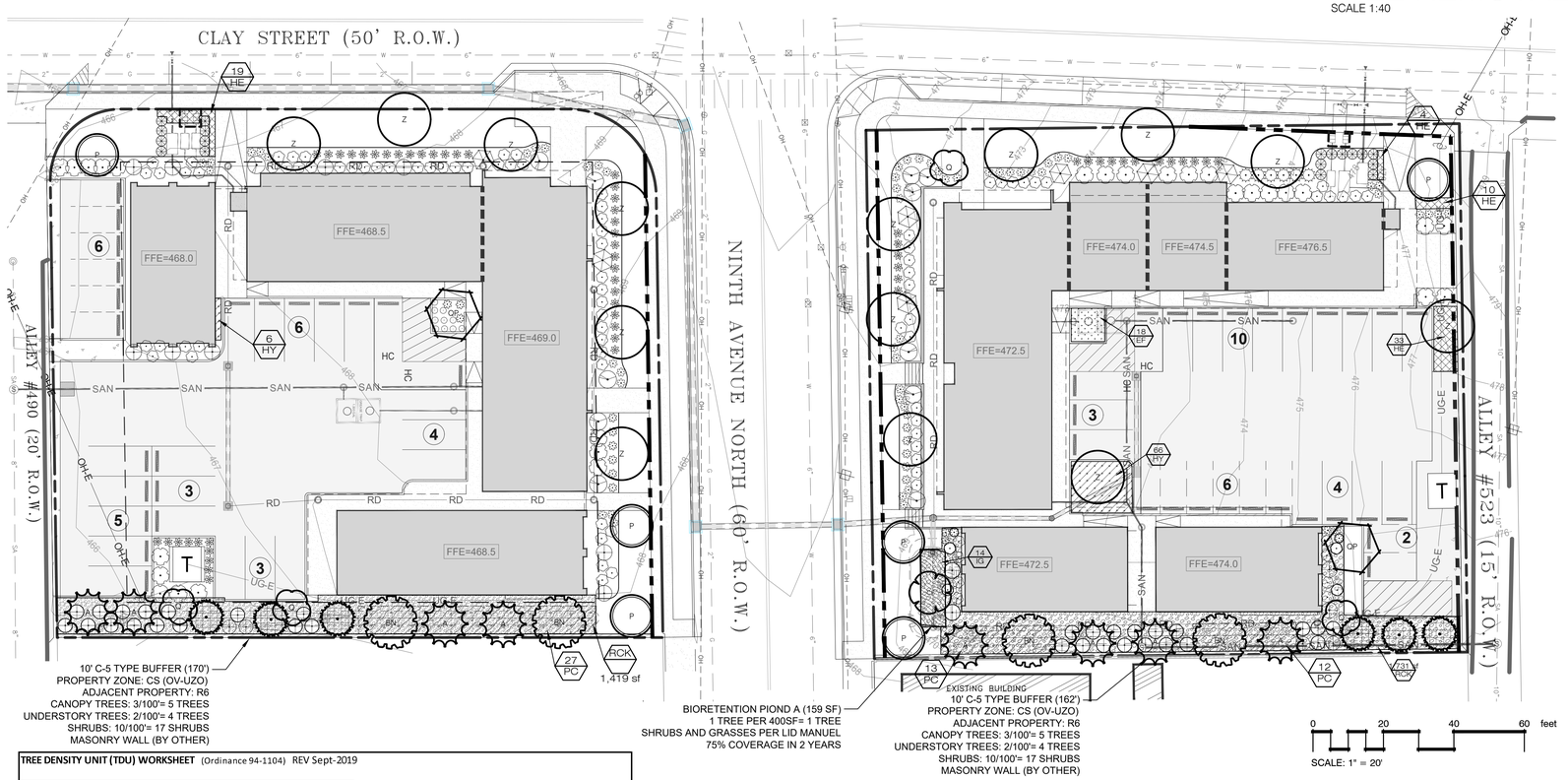
TREE TABLE

NO.	SIZE	TYPE
1	12"	TREE
2	12"	HACKBERRY
3	12"	HACKBERRY
4	12"	TREE
5	15"	HACKBERRY
6	15"	HACKBERRY
7	12"	REDBUD
8	12"	REDBUD
9	9"	REDBUD
10	9"	ASH
11	9"	ASH
12	9"	HACKBERRY
13	6"	TREE
14	6"	HACKBERRY
15	6"	HACKBERRY
16	24"	TREE
17	6"	HACKBERRY
18	9"	HACKBERRY
19	6"	HACKBERRY
20	6"	HACKBERRY
21	6"	HACKBERRY

ALL TREES TO BE REMOVED
TREE CUT PERMIT REQUIRED



TREE REMOVAL
SCALE 1:40



TREE DENSITY UNIT (TDU) WORKSHEET (Ordinance 94-1104) REV Sept-2019

Date	
Map:08107049400	
Application Number:	
Project Name: 9th and Clay	
Address: 1919 9th Ave N	

Acreage		0.57
Minus Building Coverage Area	(-)	0.17
Total Site Area		0.4
Multiply by Required Tree Density Unit per acre	(x)	22
Required TDU for Project	(=)	**8.8**

Required Interior Green Space: N/A

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES

DBH	# of Trees	Value	TDU
2"	5	x .5	2.5
3"	7	x .6	4.2
		Total	6.7

REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR, SMALL UNDERSTORY TREES

DBH	# of Trees	Value	TDU
2"	9	x .25	2.25
		total	2.25

Density Units Provided (=) **8.95**
IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM
TREE CUT PERMIT REQUIRED PRIOR TO ISSUANCE OF GRADING PERMIT

PARKING LOT LIGHTING TO BE PROVIDED FROM WALL PACKS ON BUILDINGS

TREE DENSITY UNIT (TDU) WORKSHEET (Ordinance 94-1104) REV Sept-2019

Date	
Map:08108003000, 08108003200,	
Application Number:	
Project Name: 9th and Clay	
Address: 1919 9th Ave N	

Acreage		0.56
Minus Building Coverage Area	(-)	0.17
Total Site Area		0.39
Multiply by Required Tree Density Unit per acre	(x)	22
Required TDU for Project	(=)	**8.58**

Required Interior Green Space: N/A

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES

DBH	# of Trees	Value	TDU
2"	5	x .5	2.5
3"	9	x .6	5.4
		Total	7.9

REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR,

DBH	# of Trees	Value	TDU
2"	9	x .25	2.25
		total	2.25

Density Units Provided (=) **10.15**
IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM
TREE CUT PERMIT REQUIRED PRIOR TO ISSUANCE OF GRADING PERMIT

PARKING LOT LIGHTING TO BE PROVIDED FROM WALL PACKS ON BUILDINGS

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

PROPOSED SITE FOR:
1919 9TH AVE NORTH
NASHVILLE, TENNESSEE

CONNOR L. BALL
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
SUMMER
TENNESSEE
REG. NO. 2037
LANDSCAPE ARCHITECT

BY: cb

RELEASE DATE: 00/00/00
REV 1:

L1.0

LANDSCAPE PLAN

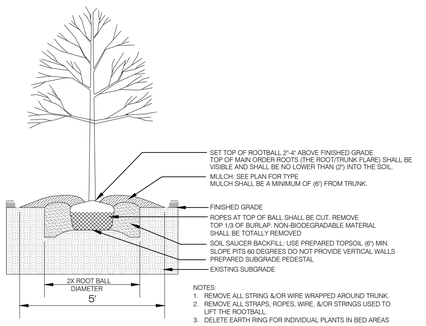
PLANT STANDARDS
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated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

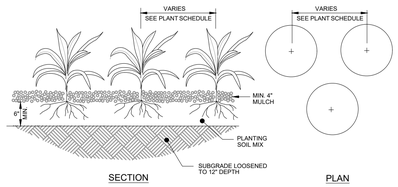
Landscape shall not obstruct visibility or access to fire protection equipment including, but not limited to, fire hydrants and fire department connections

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



GROUNDCOVER PLANTINGS

GROUNDCOVER, GRASSES, AND PERENNIALS

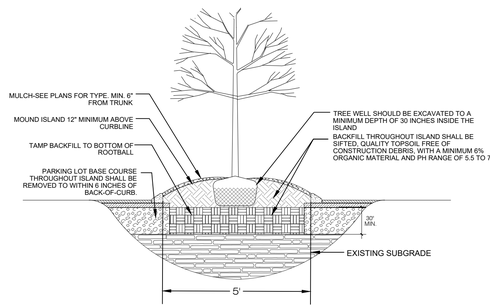
LANDSCAPE NOTES:
1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading. see topsoil specification sheet l-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

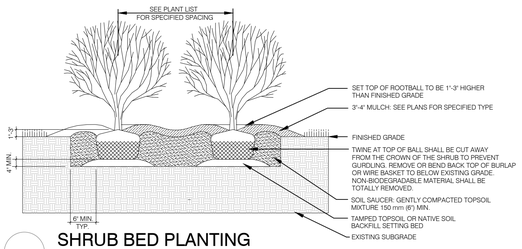
TO AVOID OVERHEAD LIGHT POLE CONFLICTS:
In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

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

UTILITY SCREEN
All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball Land Design for screening recommendations



PARKING ISLAND TREE PLANTING
FOR PARKING LOT ISLAND OR MEDIAN



SHRUB BED PLANTING

PLANT SCHEDULE SITE

CANOPY TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
BN	4	Duraheat River Birch / Betula nigra `Duraheat` (Clump) 12` HT MIN Full Rounded Head. See Tree Specifications	B & B		12` HT
	6	American Holly / Ilex opaca Full to Base. See Tree Specifications	B & B	2"Cal	6`-8` HT
QP	2	Hightower Willow Oak / Quercus phellos `Hightower 5` Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	3"Cal	12`-14` HT
Z	14	Green Vase Zelkova / Zelkocia serrata `Green Vase` 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	3"Cal	12`-14` HT
UNDERSTORY/COLUMNAR TREES	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
A	8	Autumn Brilliance Serviceberry (CLUMP) / Amekanchier canadensis `Autumn Brilliance` (CLUMP) 10`-12` MIN. Multi-Trunk. Full Dense Well Shaped Crown. See Tree Specifications	B & B		10`-12` HT
P	6	Sarah`s Radiance Pistache / Pistacia chinensis `Sarah`s Radiance` 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	2"Cal	10`-12` HT
Q	4	Green Pillar Oak / Qurcus palustris `Pingreen` 3` Clear Trunk. MATCHED. Pyramidal Form. Strong Central Leader. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications	B & B	2"Cal	10`-12` HT
SHRUBS	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**WIDTH**	
	12	American Boxwood / Buxus sempervirens Full; Dense Form. Unsheered	24" HT		
	92	Green Velvet Boxwood / Buxus x `Green Velvet` Full; Dense Form. Unsheered	16" HT		
	36	Shamrock Inkberry / Ilex glabra `Shamrock` Full; Dense Form	18" HT		
	7	Idyllwild Juniper / Juniperus virginiana `Idyllwild` Full To Base. Full Dense Form. See Tree Specifications	6` HT		
	28	Chestnut Hill Laurel / Prunus laurocerasus `Chestnut Hill` Ful Densel Form.	#5 Container		
	18	Fire Cheif Globe Arborvitae / Thuja occidentalis `Congabe` Full; Dense Form	#5 Container		
	13	Yellow Ribbon Arborvitae / Thuja occidentalis `Yellow Ribbon` Full; Dense Form.	60" HT		
GRASSES	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**WIDTH**	
	10	Elijah Blue Fescue / Festuca glauca `Elijah Blue` Full; Well Rooted Containers	#1 Container		
	59	Walkers Low Catmint / Nepeta x faassenii `Walkers Low` Full; Heavy; Well Rooted	#1 Container		
PERENNIALS/FLOWERING	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**WIDTH**	
	6	Petite Plum Dwarf Butterfly Bush / Buddleja davidii nonhoensis `Monum` Full; Dense Form	#3 Container		
	15	Red Groundcover Rose / Rosa `Noare` Full; Dense Form	#2 Container		
	58	White Ground Cover Rose / Rosa `Noaschnee` Full; Dense Form	#2 Container		
SHRUB AREAS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	
	PC	52	Cheyenne Sky Switch Grass / Panicum virgatum `Cheyenne Sky` Full; Well Rooted Containers #1 Containers Installed 54" O.C. in Triangular Pattern	#1 Container	
GROUND COVERS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	
	RCK	3,169 sf	3"-5" Indian Creek Stone Install over landscape fabric	Space as Noted	
	EF	18	Purple-leaf Winter Creeper / Euonymus fortunei `Coloratus` 1Q Containers installed 24" O.C.	1 Quart	
	HE	65	Pardon Me Daylily / Hemerocallis x `Pardon Me` 1Q Container Plants installed in triangular spacing 24" O.C.	#1 Container	
	HY	72	Golden Rule Hypericum / Hypericum calycinum `Golden Rule` Installed Triangular Spacing 24" O.C.	#1 Container	

PLANT SCHEDULE BIORETENTION

BIORETENTION TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
CF	1	Kousa Dogwood / Cornus kousa 4` Clear Trunk. Full Symmetrcal Crown. See Tree Specifications	B & B	2"Cal	10`-12` HT
BIORETENTION PLANTS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	
	IG	14	Butterfly Bush / Buddleia davidii Full; Well Rooted Containers #3 Containers Installed 48" O.C. in Triangular Pattern	#3 Container	

PLAN NOTES:
1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE STRAW MULCH.
2. LANDSCAPE BUFFER SHALL BE ONE CONTINUOUS BED AND MULCHED WITH RIVER ROCK MULCH
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
4. ALL AREAS OF DISTURBANCE SHALL BE SODDED WITH REBEL III TALL FESCUE UNLESS OTHERWISE NOTED ON GRADING PLANS

Heibert+Ball
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Suite 400
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Tel: 615.376.2421
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PROPOSED SITE FOR:
1919 9TH AVE NORTH
NASHVILLE, TENNESSEE

CONNOR L. BALL
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
1/19/2022

BY: cb

RELEASE DATE: 00/00/00
REV 1:

L1.1

LANDSCAPE NOTES

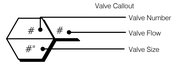
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
Q H F	Rain Bird 1804 - HEVAN - PRS 5 Series MPR Turf Spray, 4.0" Pop-Up, UNI-Spray Body HEVAN Nozzel - Pressure Regulating Device	30
Q T H F	Rain Bird 1804 - HEVAN - PRS 8 Series MPR Turf Spray, 4.0" Pop-Up, UNI-Spray Body HEVAN Nozzel - Pressure Regulating Device	30
Q T H F	Rain Bird 1804 - HEVAN - PRS 10 Series MPR Turf Spray, 4.0" Pop-Up, UNI-Spray Body HEVAN Nozzel - Pressure Regulating Device	30
Q T H TQ F	Rain Bird 1804 - HEVAN - PRS 12 Series MPR Turf Spray, 4.0" Pop-Up, UNI-Spray Body HEVAN Nozzel - Pressure Regulating Device	30
Q T H TQ F	Rain Bird 1804 - HEVAN - PRS 15 Series MPR Turf Spray, 4.0" Pop-Up, UNI-Spray Body HEVAN Nozzel - Pressure Regulating Device	30
08HE-VAN 10HE-VAN 12HE-VAN 15HE-VAN	Rain Bird 1804 - HEVAN - PRS ADJ Turf Spray, 4.0" Pop-Up, UNI-Spray Body HEVAN Nozzel - Pressure Regulating Device	30
Q T H F	Rain Bird 1806 - HEVAN - PRS 10 Series MPR Shrub Spray 6.0" Pop-Up -UNI-Spray Body - HEVAN Nozzle- Pressure Regulating Device.	30
Q T H TQ F	Rain Bird 1806 - HEVAN - PRS 12 Series MPR Shrub Spray 6.0" Pop-Up -UNI-Spray Body - HEVAN Nozzle- Pressure Regulating Device.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.
	Area to Receive Dripline Rain Bird XFCV-09-18 (18) XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.9GPH emitters at 18.0" O.C. Dripline laterals spaced at 18.0" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.
BF	3/4" Backflow Preventer 3/4" 3/4" Reduced Pressure Backflow Preventer
BF2	3/4" Backflow Preventer 3/4" 3/4" Reduced Pressure Backflow Preventer
C	Rain Bird ESP4ME3 with (2) ESP-SM3 (1) ESP-SM6 16 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.
C2	Rain Bird ESP4ME3 with (2) ESP-SM3 (1) ESP-SM6 16 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.
R	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.
M	Water Meter 3/4"
M2	Water Meter 3/4"
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40

Valve Callout

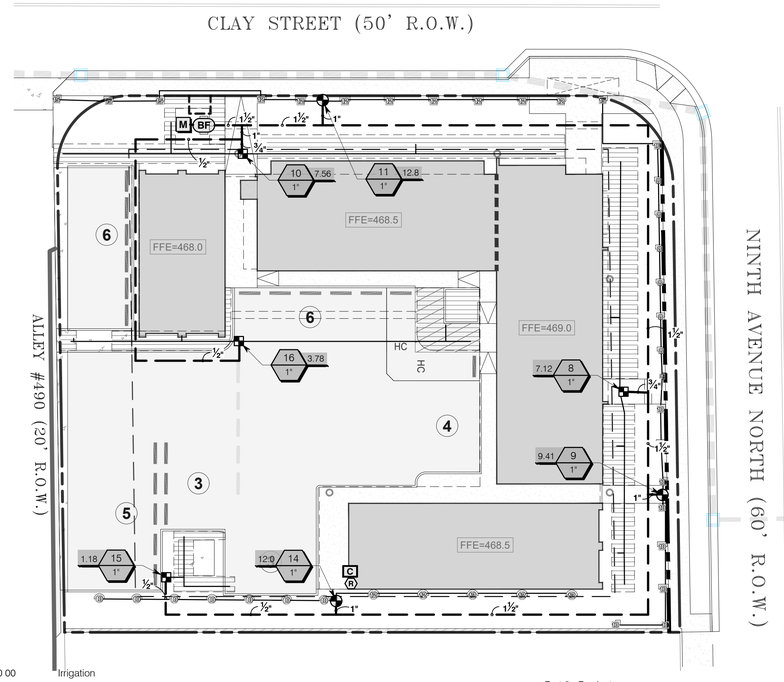


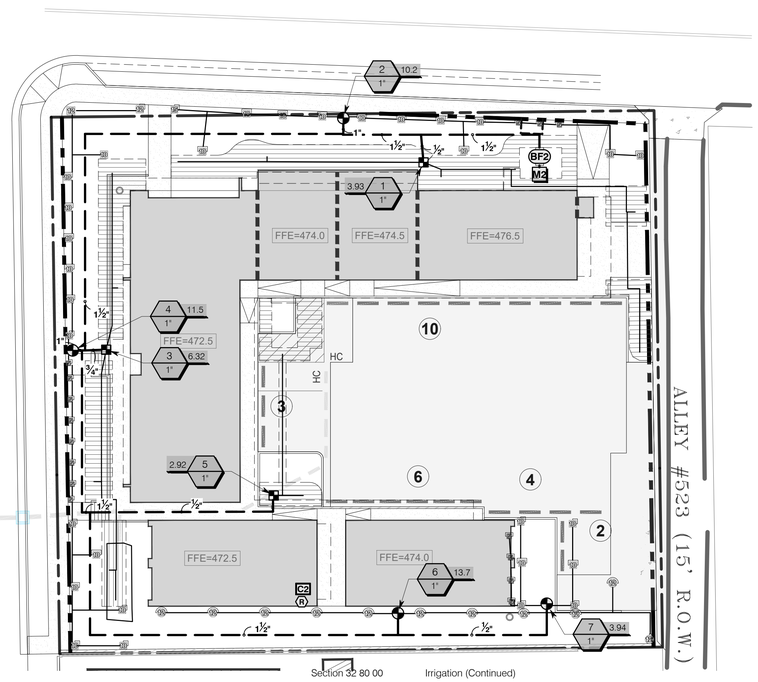
CRITICAL ANALYSIS

Generated:	2020-06-09 10:45
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	3/4"
Flow Available:	19.62 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	85.00 psi
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	20.00 ft
Pressure Available:	81.00 psi
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	19.62 gpm
Flow Available at POC:	19.62 gpm
Residual Flow Available:	0.00 gpm
Critical Station:	16
Design Pressure:	30.00 psi
Friction Loss:	0.62 psi
Fittings Loss:	0.05 psi
Elevation Loss:	0.00 psi
Loss through Valve:	3.37 psi
Pressure Req. at Critical Station:	34.04 psi
Loss for Fittings:	0.37 psi
Loss for Main Line:	7.39 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	15.45 psi
Loss for Water Meter:	6.27 psi
Critical Station Pressure at POC:	63.52 psi
Pressure Available:	81.00 psi
Residual Pressure Available:	17.48 psi

CRITICAL ANALYSIS

Generated:	2020-06-09 10:44
P.O.C. NUMBER: 02	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	3/4"
Flow Available:	19.62 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	85.00 psi
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	20.00 ft
Pressure Available:	81.00 psi
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	19.62 gpm
Flow Available at POC:	19.62 gpm
Residual Flow Available:	0.00 gpm
Critical Station:	7
Design Pressure:	30.00 psi
Friction Loss:	0.15 psi
Fittings Loss:	0.01 psi
Elevation Loss:	0.00 psi
Loss through Valve:	1.59 psi
Pressure Req. at Critical Station:	31.76 psi
Loss for Fittings:	0.34 psi
Loss for Main Line:	6.83 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	15.45 psi
Loss for Water Meter:	6.27 psi
Critical Station Pressure at POC:	60.65 psi
Pressure Available:	81.00 psi
Residual Pressure Available:	20.35 psi





Section 32 80 00 Irrigation

Part 1 - General

1.1 Section includes
A. Pipe and fittings, valves, outlets, emitters, bubblers, control zone kits, landscape dripline, emission devices, and accessories.
B. Connection to utilities.
C. Control system.

1.2 Related sections
A. Turf and grasses.
B. Plants.

1.3 References
A. ANSI/ASTM D2282 acrylonitrile butadiene styrene (ABS) plastic pipe (SDR PR).
B. ANSI/ASTM D2564 solvent cement for poly (vinyl chloride) (PVC) plastic pipe and fittings.
C. ASTM B32 solder metal.
D. ASTM B88 seamless copper water tube.
E. ASTM D2235 solvent cement for acrylonitrile butadiene styrene (abs) plastic pipe and fittings.
F. ASTM D2241 poly (vinyl chloride) (PVC) plastic pipe (SDR PR).
G. FS 0 F 506 flux, soldering; paste and liquid.

1.4 System description
A. Electric solenoid controlled underground irrigation system, with low point self drains.

1.5 Submittals
A. Submit under provisions of section 013300 submittal procedures.
B. Shop drawings: indicate piping layout to water source, location of sleeves under pavement, location and coverage of sprinkler heads, plant and landscaping features, site structures, schedule of fittings to be used.
C. Product data: provide component and control system and wiring diagrams.
D. Samples: provide one outlet of each type, with housing. Accepted samples may be used in work.
E. Manufacturer's installation and operation instructions: include for all components.

1.6 Project record documents
A. Accurately record actual locations of piping system and all system components on as accurately drawn as-built drawing.

1.7 Operation and maintenance data
A. Provide instructions for operation and maintenance of system and controls, seasonal activation and shutdown, and manufacturer's parts catalog.
B. Provide schedule indicating length of time each valve is required to be open to provide a determined amount of water.

1.8 Regulatory requirements
A. Conform to applicable local and state codes and requirements.

1.9 Field measurements
A. Verify that field measurements are as shown on drawings.

1.10 Extra materials
A. Provide the following extra components under provisions of section 017800 close out submittals:
1. Two sprinkler heads of each type and size.
2. Two valve keys for manual valves.
3. Two valve box keys.
4. Two keys for valve markers.
5. Two wrenches for each type head core and for removing and installing each type head.
6. Two nozzles of each type and size.

Part 2 - Products

2.1 Manufacturers
A. Rainbird or approved equal.
B. Substitutions: under provisions of section 01 25 00 substitution procedures.

2.2 Materials
A. Pipe: PVC in accordance with ASTM d2241; 200 psi pressure rated upstream from controls, solvent weld sockets.
B. Fittings: type and style of connection to match pipe.
C. Solvent cement: ANSI/ASTM D2564 for PVC pipe and fittings.
D. Sleeve material: see drawings.

2.3 Outlets
A. Outlets: brass or bronze construction.
B. Spray type sprinkler head: pop up head with full or part circle pattern. See drawings.
C. Bubbler: see drawings.
D. Rotor sprinkler head: pop up head with full or part circle pattern. See drawings.
E. Quick coupler: see drawings.

2.4 Valves
A. Gate valves: bronze construction, non-rising stem, inside screw with threaded ends.
B. Backflow preventers: iron or bronze body construction, reduced pressure zone type.
C. Valve box and cover: Ametek.
D. Drain valve: Rainbird or approved equal.

2.5 Drip irrigation products
A. Control zone kit assemblies for drip irrigation zones must include a valve, filtration and pressure regulation to meet the flow requirements of the zone. Where necessary a check valve shall also be installed.
1. Low flow control zone kit with a low flow valve or low flow anti-siphon valve, and pressure regulating (PR) filter for zones with flows from 0.2 to 5.0 gpm.
2. Medium flow control zone kit with an automatic irrigation control valve or anti-siphon valve, and pressure regulating filter for zones with flows from 3 to 15 gpm.
B. Fittings
1. Compression fittings shall be used to allow connection of PVC to polyethylene tubing.
C. Compression fittings shall be one of three fittings (tee, coupling and elbow) with a threaded adapter.
D. Compression fittings shall provide connections to threaded components.
E. A removable flush cap shall be used to close off a line. The purple flush cap shall be used to close off a line containing non-potable water.
1. LOC fittings shall be used with any polyethylene tubing from 0.620 to 0630" OD (16 mm OD).
2. Landscape dripline insert fittings shall be used with any polyethylene tubing or inline emitter tubing.
3. ¼" barb transfer fittings shall be used to connect 1/4" distribution tubing with an id of 0.16".
F. Point source emission devices
1. Point source single-outlet emitters shall be pressure-compensating over the pressure range of 15 to 50 psi and have a consistent flow rate over this pressure range.
2. Multi-outlet emitters shall be pressure-compensating over the pressure range of 15 to 50 psi. Each open outlet shall have a consistent flow rate over this pressure range.
3. The emitters shall be self-flushing to minimize clogging.
G. Multiple outlet manifold
1. The multiple outlet manifold shall have multiple free-flowing ¼" barb outlets.
2. The multiple outlet manifold shall have 1/2" FPT inlet threads.
3. The operating pressure range for the multiple outlet manifold shall be 15 to 50 psi.

2.6 Controls
A. Controller: see drawings.
B. Controller housing: weatherproof, watertight, with lockable access door.
C. Electric solenoid: normally closed valves to control wiring, including required fittings and accessories.
D. Wire: color coded.

Irrigation Notes
These notes are presented as a "summary" of the written specifications issued for the project. Refer to the written specifications for additional detail and full project requirements.
Prior to beginning work onsite, all sub-contractors must read and sign the latest copy of the site storm water pollution prevention plan (swppp), which is maintained by the d/b contractor. All sub-contractors and their employees must adhere to all requirements of the swppp.
1. The irrigation system design is based on 85 static pressure (psi) and maximum flow of 38 gallons per minute (gpm). The subcontractor shall verify the pressure and flow prior to commencement of construction. Report to the d/b contractor any differences between the pressure indicated and the actual pressure reading at the point of connection.
2. The pipe routing shown is diagrammatic only. All piping, valves, heads, etc shown within paved areas are for design clarification only. Pressure loss calculations are based on the pipe routing as shown. Significant deviations from the routing shown should be avoided.
3. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences, or differences in the dimensions of the constructed areas exist that might not have been considered in the irrigation design or changes have occurred in the site plan. Such obstructions or differences should be brought to the attention of the irrigation designer and the d/b contractor immediately. Should the subcontractor proceed with the installation without notifying the irrigation designer and the d/b contractor, the irrigation subcontractor assumes full responsibility for any and all revisions / reconstruction necessary.
4. It is the responsibility of the irrigation subcontractor to familiarize himself / herself with the site, all grade differences, locations of walls, and installed utilities. Coordinate work with the d/b contractor and other subcontractors for the location and installation of pipe sleeves underneath pavement and through walls.
5. Due to the scale of the drawing, it is not possible to indicate all offsets, fittings, joints, etc. which may be required. The subcontractor shall carefully investigate the structural and finished conditions affecting all of his/her work and plan his/her work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. All work shall be installed in such a manner as to avoid conflicts between irrigation system components, landscape planting, and architectural features.
6. Flush all lines and heads prior to installing nozzles. Adjust nozzle spray arc and radius for optimum performance to prevent overspray onto paved surfaces or face of building as much as possible to fit the site conditions. Throttle flow control at each valve for optimum operating pressure for each zone.
7. All sprinkler heads shall be set perpendicular to finished grade of the area to be irrigated unless otherwise noted.
8. When vertical obstructions (poles, signs, trees, hydrants, etc) interfere with the spray pattern of the heads so as to prevent proper coverage, the subcontractor shall field adjust the sprinkler system by installing a quarter, third, or half circle head at the sides of the obstruction so as to provide proper coverage. All adjustments shall be made at no additional cost.
9. Use Teflon tape on all male pipe threads on PVC pipe, swing joints, and valve assemblies.
10. Install valve boxes 18-inches from and perpendicular to walks, curbs, building, or landscape features. At multiple valve box groups, each box shall be installed a minimum of 18-inches apart.
11. Set irrigation controller to operate the system between the approximate hours of 3am and 7am. Do not operate system during normal business hours.
12. 120-volt electrical power at the controller shall be provided by others. It is the responsibility of the irrigation contractor to make the final hook-up from the power provided to the controller.
13. Provide as-built drawings per the written specifications.
14. Refer to the written specifications for complete system description and additional information

Section 32 80 00 Irrigation (Continued)

Part 3 - Execution

3.1 Installers
A. Minimum 3 years experience with commercial systems.

3.2 Examination
A. Verify that field conditions are acceptable and are ready to receive work.
B. Verify location of existing utilities.
C. Verify that required utilities are available, in proper location and ready for use.
D. Beginning of installation means installer accepts existing conditions.

3.3 Preparation
A. Piping layout indicated is diagrammatic only. Route piping to avoid plants and structures.
B. Layout and stake locations of system components.
C. Review layout requirements with other affected work. Coordinate locations of sleeves under paving to accommodate system.

3.4 Trenching
A. Trench and backfill in accordance with section 312300 excavation and fill.
B. Minimum trench width: 4 inches.
C. Minimum trench depth: 18 inches.
D. Trench to accommodate grade changes and slope to drains.
E. Maintain trenches free of debris, material, or obstructions that may damage pipe.

3.5 Installation
A. Install pipe, valves, controls, and outlets in accordance with manufacturer's instructions.
B. Connect to water and electrical service.
C. Set sprinkler heads and box covers at finish grade elevations.
D. Provide for thermal movement of components in system.
E. Use threaded nipples for risers to each outlet to facilitate easy replacement.
F. Install control wiring. Provide 10 inch expansion coil at each valve to which controls are connected, and at 100 ft. intervals. Bury wire beside pipe. Mark valves with neoprene valve markers containing locking device. Set valve markers in 160 psi PVC pipe risers exiting from top of valve to finish grade.
G. After piping is installed but before sprinkler heads are installed and backfilling commences, open valves and flush system with full head of water.

3.6 Field quality control
A. Field inspection and testing will be performed under provisions of section 014500-quality control.
B. Prior to backfilling, test system for leakage for whole system to maintain 100 psi pressure for one hour. System acceptable if no leakage or loss of pressure occurs during test period.

3.7 Backfilling
A. Backfill trench and compact to subgrade elevation as specified in section 31 23 00 excavation and fill.
B. Protect piping from displacement.
C. Replace work damage by the work of this section with equivalent products.

3.8 Installer's field services
A. Prepare and start systems under provisions of section 017500 starting and adjusting.
B. Prove one complete spring startup and a fall shutdown.

3.9 Adjusting
A. Adjust work under provisions of section 017500 starting and adjusting.
B. Adjust control system to achieve time cycles required.
C. Change head types as directed.

3.10 Demonstration
A. Instruct owner's personnel in operation and maintenance of system, including adjusting of sprinkler heads. Use operation and maintenance material as basis for demonstration.

3.11 Schedules
A. See Irrigati.

End of section 32 80 00

0 20 40 60 feet
SCALE: 1" = 20'

CONTRACTOR TO VERIFY THAT A 1.0" PLEX PIPE SERVICE LINE, A 3/4" METER, AND A 3/4" BACKFLOW HAVE BEEN PROVIDED SYSTEM IS DESIGNED TO RUN MULTIPLE STATIONS AT A TIME WITH A MIN. STATIC FLOW OF 85 GPM. CONTRACTOR SHALL PROGRAM CONTROLLER TO MAKE SURE THE SYSTEM OPERATES CORRECTLY

IRRIGATION LINES SHOWN UNDER PAVING FOR CLARITY ONLY
LINES SHALL BE PLACED BEHIND CURB AND WALKS UNLESS SLEEVED UNDER PAVING

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

PROPOSED SITE FOR:
1919 9TH AVE NORTH
NASHVILLE, TENNESSEE

CONNOR L. BALL REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 2003 LANDSCAPE ARCHITECT

BY: cb

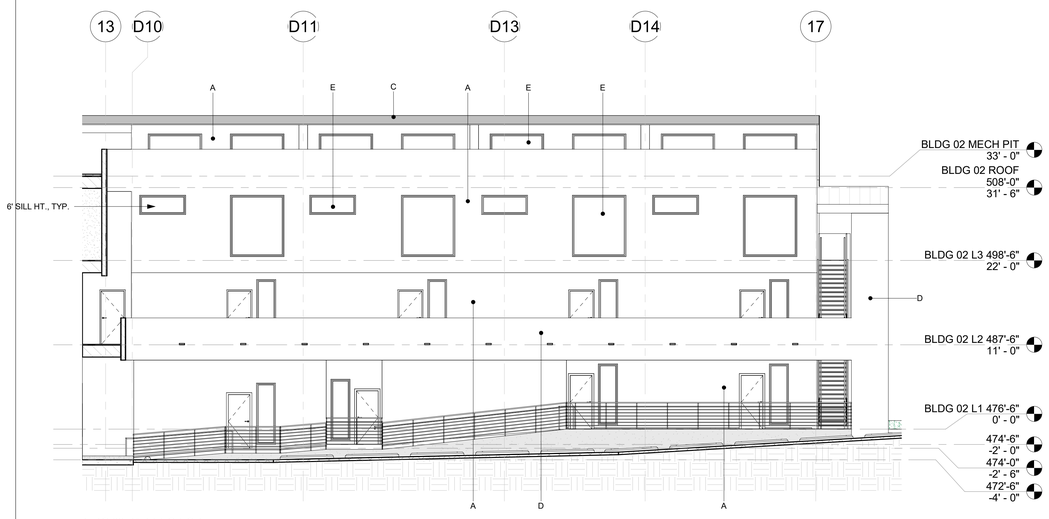
RELEASE DATE: 00/00/00
REV 1:

IR1.0 IRRIGATION PLAN

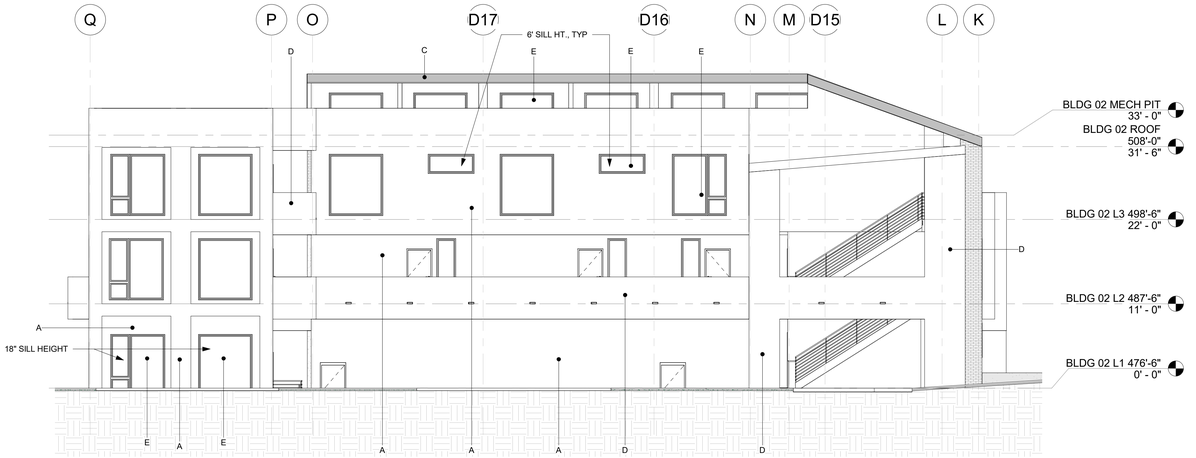
- A White EIFS
- B Painted Brick
- C Standing Seam MTL Roof
- D Stucco Scratch Coat
- E Pella Window

**All Colors to be selected by Architect

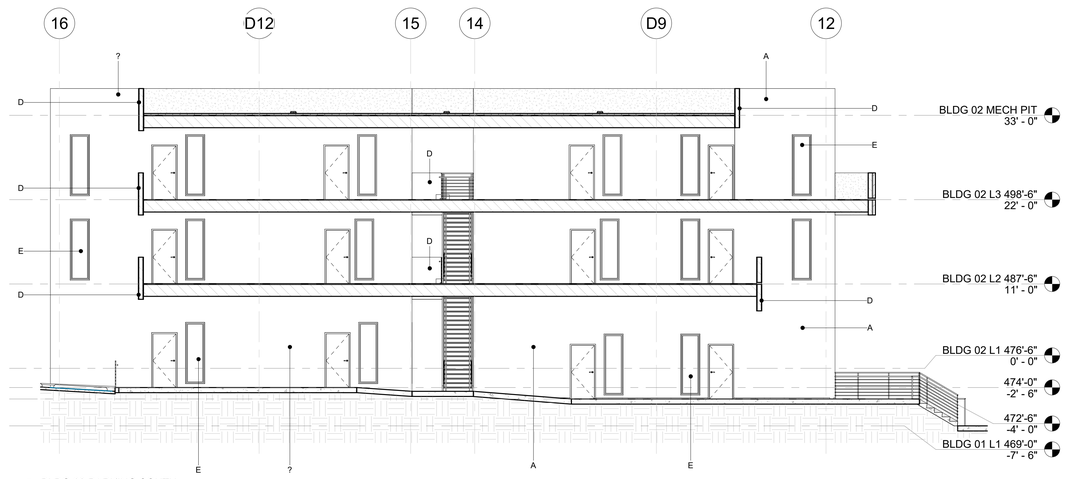
Exterior Finish Legend
1/4" = 1'-0"



6 BLDG 02 PARKING NORTH
1/8" = 1'-0"

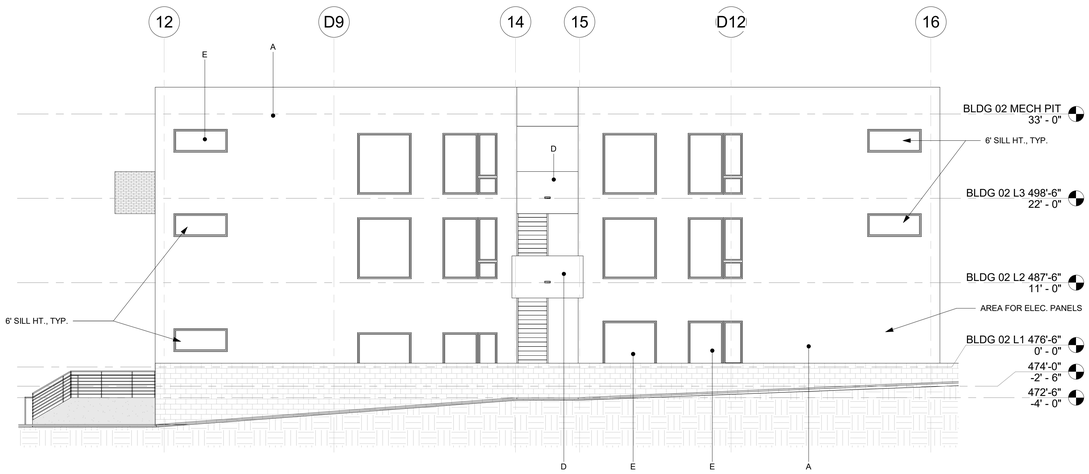


3 BLDG 02 EAST
1/8" = 1'-0"

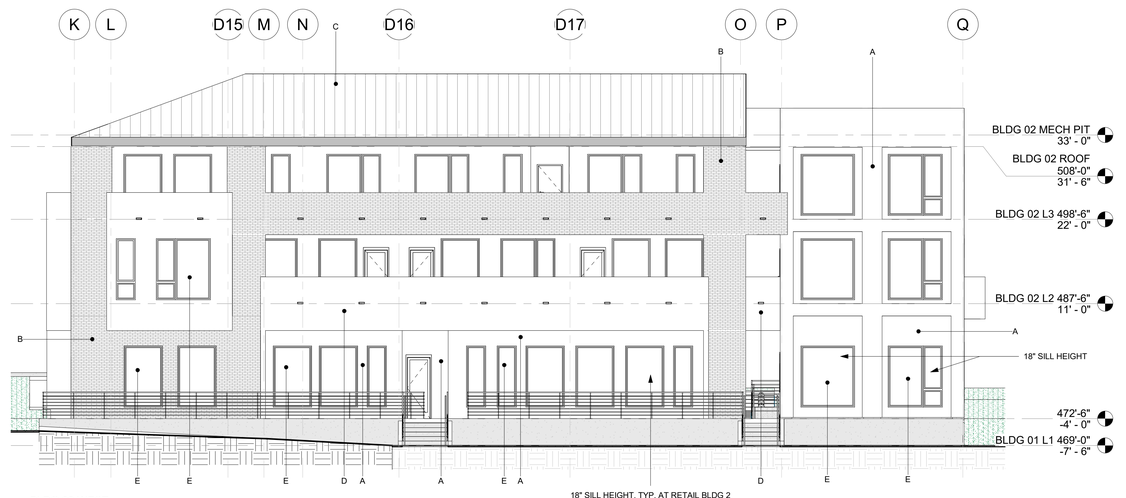


5 BLDG 02 PARKING SOUTH
1/8" = 1'-0"

2 BLDG 02 NORTH
1/8" = 1'-0"



4 BLDG 02 SOUTH
1/8" = 1'-0"



1 BLDG 02 WEST
1/8" = 1'-0"

THE BRADLEY PROJECTS

JARED J. BRADLEY
REGISTERED ARCHITECT
AGRICULTURE & COMMERCE
No. 104479
Date: 12.20.18
STATE OF TENNESSEE

STAMP

CONSULTANT

PROJECT
CLAY STREET
1919/ 1924/ 1928 9TH AVE N
NASHVILLE, TN 37208

ISSUES + REVISIONS

BUILDING ELEVATIONS - BLDG 02

DATE 07/02/20
PHASE SUBMITTAL SET
SCALE As indicated

A2.11

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