NASHVILLE ENVIRONMENTAL FIELD OFFICE RECEIVED
DEC 27 2019
TENNESSEE DEPT OF ENVIRONMENT & CONSERVATION

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Division of Water Resources
William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Avenue, 11th Floor, Nashville, Tennessee 37243
1-888-891-8332 (TDEC)

Notice of Intent (NOI) for General NPDES Permit for Stormwater Discharges from Construction Activities (TNR100000)

Site or Project Name: 265 East Old Hickory Blvd		***NPDES Tracking Number: TNR***	
Street Address or Location: 265 East Old Hickory Blvd, Madison, TN 37115		Construction Start Date: Feb 1, 2019	
		Estimated End Date:	
Site Description: Demolition of 1 building and construction of 3 new multifamily structures		Latitude (dd.dddd): 36.263392	
		Longitude (-dd.dddd): -86.707362	
County(ies): Davidson	MS4 (if applicable): Nashville	Acres Disturbed: 1.20	
Check box if a SWPPP is attached: ☑	Check box if a site location map is attached: ☑	Total Acres: 1.50	

Check the appropriate box(s) if there are streams and/or wetlands on or adjacent to the construction site: Streams ☐ Wetlands ☐

Has a jurisdictional determination been made by the USACE or EPA identifying waters of the United States?: Yes ☐ No ☑
Note: if yes, attach the jurisdictional determination

If an Aquatic Resource Alteration Permit (ARAP) has been obtained for this site, what is the permit number? NR(S)
Receiving waters: Nashville MS4

Site Owner/Developer (Primary Permittee): (Provide person, company, or entity that has operational or design control over construction plans and specifications): 265 E Old Hickory LLC

For corporate entities only, provide correct Tennessee Secretary of State (SOS) Control Number: 001014098
(an incorrect SOS control number may delay NOI processing)

Site Owner or Developer Contact Name: (signs the certification below) Mark McBee		Title or Position: Owner	
Mailing Address: 2400 Elliott Drive		City: Old Hickory	State: TN	Zip: 37138
Phone: (954) 579-5489	Fax: ( )	E-mail: mmcbee5@gmail.com	
Optional Contact: Matt Lackey		Title or Position: Civil Engineer	
Mailing Address: 315 Woodland Street		City: Nashville	State: TN 37206	Zip:
Phone: (615) 244-8591	Fax: ( )	E-mail: mlackey@ragansmith.com	

Owner/Developer(s) Certification: (must be signed by president, vice-president or equivalent, or ranking elected official) (Primary Permittee)

I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

Owner/Developer Name (print/type): Mark McBee	Signature: [signature]	Date: 12/27/19
Owner/Developer Name (print/type):	Signature:	Date:

Contractor Certification: (must be signed by president, vice-president or equivalent, or ranking elected official) (Secondary Permittee)

I certify under penalty of law that I have reviewed this document, any attachments, and the SWPPP referenced above. Based on my inquiry of the construction site owner/developer identified above and/or my inquiry of the person directly responsible for assembling this NOI and SWPPP, I believe the information submitted is accurate. I am aware that this NOI, if approved, makes the above-described construction activity subject to NPDES permit number TNR100000, and that certain of my activities on-site are thereby regulated. I am aware that there are significant penalties, including the possibility of fine and imprisonment for knowing violations, and for failure to comply with these permit requirements. As specified in Tennessee Code Annotated Section 39-16- 702(a)(4), this declaration is made under penalty of perjury.

Contractor name, address, and SOS control number (if applicable):	Signature:	Date:

OFFICIAL STATE USE ONLY

Received Date: 12-19-19	Reviewer:	Field Office: 04	Permit Tracking Number: TNR 243934	Exceptional TN Water:
Fee(s): 250.	T & E Aquatic Flora/Fauna:	SOS Corporate Status:	Waters with Unavailable Parameters:	Notice of Coverage Date:

235 E OLD HICKORY LLC
2400 ELLIOT DR
OLD HICKORY, TN 37138

01028
87-352/641

Date 8/27/19

Pay to the Order of TN Dept of Environmental Conservation $ 250.00

two hundred and fifty 00/100 Dollars

Security details on back.

WILSON Bank & Trust
LEBANON, TENNESSEE

For Stormwater Permit

MP

TO REORDER VISIT WWW.WILSONBANK.COM

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

265 EAST OLD HICKORY BLVD

MADISON

DAVIDSON COUNTY, TENNESSEE

SEPTEMBER 3, 2019

The project will consist of: clearing, grubbing, grading, and construction of utility infrastructure, paving, curbs, and sidewalk for a Multi-Family Development.

PREPARED BY:

RAGAN•SMITH

315 Woodland Street
Nashville, Tennessee 37206
(615) 244-8591

19-059/ 1507

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION			
Project name and Location:	265 East Old Hickory Blvd 265 East Old Hickory Blvd, Madison, TN 37115	Owner Name and Address:	265 E Old Hickory LLC Mark McBee 2400 Elliott Drive, Old Hickory, TN 37138
Description:	The project will consist of: clearing and grubbing, grading, construction of utility infrastructure, paving, curbs, and sidewalk for a multi-family development.		
Runoff Coefficient:	The post-construction runoff coefficient within the disturbed area is approximately 0.67		
Disturbed Area:	The disturbed area is approximately 1.20 acres.		
Receiving Waters:	Nashville MS4		

SWPPP requirements are referenced from Tennessee Construction General Permit – Permit No. TNR100000; issued/effective October 1, 2016; expires September 30, 2021.

3.1.1 - PLANS AND SPECS FOR STRUCTURAL CONTROL MEASURES PREPARED AND STAMPED BY PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT. (INCLUDES ENGINEERING DESIGN OF SEDIMENT BASIN/CONTROLS FOR PROJECTS 10 ACRES OR GREATER; REFERENCE SUBSECTION 5.5.3.3 (5 ACRES IF IMPAIRED/EXCEPTIONAL WATERS, REFERENCE SUBSECTION 5.4.1)).
Construction site plans have been prepared and stamped by a Professional Engineer or Landscape Architect that has working knowledge of erosions prevention and sediment controls.

3.1.2 - QUALITY ASSURANCE SITE ASSESSMENT DESCRIBED.
Quality assurance of erosion prevention and sediment controls shall be done by performing site assessment at the site. An assessment shall be conducted at each outfall involving drainage totaling 10 or more acres or 5 or more acres if draining to an impaired or exceptional quality waters, within a month of construction commencing at each portion of the site that drains the qualifying acreage of such portion of the site. The site assessment shall be performed by individuals with following qualifications: • A licensed professional engineer or landscape architect • A Certified Professional in Erosion and Sediment Control (CPESC) • A person that successfully completed the “Level II Design Principles for Erosion Prevention and Sediment Control for Construction Sites” course As a minimum, site assessment should be performed to verify the installation, functionality, and

performance of the EPSC measures. The site assessment should be performed with the inspector, and should include a review and update of the SWPPP. The findings shall be documented and the documentation kept with the SWPPP at the site. At a minimum, the documentation shall include information included in the inspection form provided in Appendix B. The site assessment can take place of one of the twice weekly inspections requirement from subsection 3.5.8.2.

3.3.1 - THE SWPPP IS SIGNED BY THE OPERATOR(S) IN ACCORDANCE WITH SUBPART 7.7.

The SWPPP has been signed by the operator.

3.3.3 - LOCATION OF THE ON-SITE SWPPP.

The SWPPP shall be kept on site and made available upon request. If the site is inactive or does not have an onsite location adequate to store the SWPPP, the location of the SWPPP, along with a contact phone number, shall be posted on-site. If the SWPPP is located offsite, reasonable local access to the plan, during normal working hours, must be provided.

3.5.1.A - DESCRIPTION OF ALL CONSTRUCTION ACTIVITIES (NOT JUST GRADING AND STREET CONSTRUCTION).

1) Installation of initial erosion controls.
2) Clearing, grubbing, and grading.
3) Utility construction.
4) Installation of interim erosion controls.
5) Construction of building pads.
6) Construction of structures
7) Final grading and erosion controls.

3.5.1.B - INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS OR MAJOR PORTIONS OF THE SITE.

1) Construction of temporary entrance.
2) Placement of siltation control barriers (filter socks).
3) Placement of tree protection fencing.
4) Demolition and removal of existing structures if necessary.
5) Clearing and grubbing and stockpiling of topsoil.
6) Begin excavation and the placement of embankment.
7) Sanitary sewer construction.
8) Storm sewer and utility trenching.
9) Placement of inlet and outlet protection.
10) Sediment removal and final excavation.
11) Final slope and stabilization (limited).
12) Adjustment of silt fencing to any new contours.
13) Final placement of embankment and the construction of additional erosion-siltation barriers.
14) All slopes and ditches stabilized.

15)All utilities and parking areas constructed to subgrade.
16)Removal of sediment from control structures.
17)Construction of building
18)Construction of pavement, concrete and curbing.
19)Final stabilization & dressing of project.
20)Removal of silt fencing, stone filter rings, and other temporary erosion and sediment control.

3.5.1.C - ESTIMATES OF THE TOTAL SITE AREA VERSUS THE DISTURBED AREA.

The total site area is approximated at 1.50 acres. The disturbed area is approximated at 1.20 acres. See attached construction site plans.

3.5.1.D - DESCRIPTION OF TOPOGRAPHY, ESTIMATION OF PERCENT SLOPE FOR EACH OUTFALL ALONG WITH IDENTIFICATION ON THE SITE PLANS OF OUTFALL POINTS INTENDED FOR COVERAGE UNDER THE CGP.

Estimation for the percent slope of each outfall is no more than 6.7% as shown on the plans.

3.5.1.E – ANY DATA BRIEFLY DESCRIBING THE SOIL TYPE AND HOW THE SOIL TYPE WILL DICTATE THE NEEDED CONTROL MEASURE AND HOW RUNOFF MAY BE AFFECTED.

The soil type throughout the site is Mimosa-Urban land complex, 2 to 15 percent slopes per the USDA websoil survey site.

3.5.1.F – AN ESTIMATE OF THE RUNOFF COEFFICIENT OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND THE ESTIMATE OF THE PERCENTAGE OF IMPERVIOUS AREA BEFORE AND AFTER CONSTRUCTION.

The post-construction runoff coefficient within the disturbed area is approximately 0.67. The existing conditions site is 35.80% impervious area. The proposed site post construction is 65.83% impervious area.

3.5.1.G --THE PROPOSED LOCATION OF ALL MAJOR STRUCTURAL/NONSTRUCTURAL CONTROLS AND ALL PROPOSED STABILIZATION PRACTICES TO BE USED SHALL BE DEPICTED ON THE SITE CONSTRUCTION PLANS.

All structural/nonstructural controls and proposed stabilization practices to be used and intended for coverage under the CGP are clearly depicted on the construction site plans.

3.5.1.H – DESCRIPTION OF ANY DISCHARGE ASSOCIATED WITH AN INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION STORMWATER THAT ORIGINATES ON SITE AND LOCATION OF THAT ACTIVITY AND ITS PERMIT NUMBER.

There is no discharge associated with an industrial activity other than construction stormwater which originates on site.

3.5.1.I -- COMPLETE INVENTORY OF AQUATIC RESOURCES (INCLUDING ANY STREAM, SINKHOLE OR WETLAND) ON OR ADJACENT TO THE PROJECT. ARAP PERMIT OR TRACKING # IF APPLICABLE.
There are no streams or wetlands on or adjacent to the project so ARAP and CORP permits are not applicable.

3.5.1.J -- NAME OF THE RECEIVING WATER(S), AND APPROXIMATE SIZE AND LOCATION OF AFFECTED WETLAND ACREAGE AT THE SITE.
The site drains to the Nashville MS4 and no wetlands are affected with this development.

3.5.1.K – IF APPLICABLE, CLEARLY IDENTIFY AND OUTLINE THE BUFFER ZONES ESTABLISHED TO PROTECT WATERS OF THE STATE LOCATED WITHIN THE BOUNDARIES OF THE PROJECT.
The applicable buffer zones have been clearly located for this project on the construction site plans.

3.5.1.L – IF A PRE-CONSTRUCTION SITE IS A SUBDIVIDED LOT PART OF AN OVERALL SUBDIVISION, THE SITE-WIDE DEVELOPER/OWNER MUST DESCRIBE EPSC MEASURES IMPLEMENTED AT THOSE INDIVIDIUAL LOTS. ONCE THE PROPERTY IS SOLD, THE NEW OPREATOR MUST OBTAIN COVERAGE UNDER THIS PERMIT.
This project is currently not part of an overall subdivision.

3.5.1.M - FOR PROJECTS WITH MORE THAN 50 ACRES OF DISTURBANCE, CONSTRUCTION PHASES MUST BE NOTED. (REFERENCE SUBSECTION 3.5.3.1).
Disturbance acreage is less than 50 acres; therefore, no phasing will be needed for this project.

3.5.1.N - LIMITS OF DISTURBANCE CLEARLY MARKED.
Limits of disturbance are clearly shown on the construction site plans. Areas to be undisturbed are to be clearly marked in the field before construction activities begin.

3.5.2 - DESCRIPTION OF STORMWATER RUNOFF CONTROLS.
Construction Entrance/Exit(s), consisting of a stone-stabilized pad located at any point where traffic will be leaving the construction site to a public roadway will be constructed prior to clearing, grubbing, grading. Siltation control barriers (silt fence) will be placed on contours prior to clearing, grubbing, grading. Siltation control barriers (silt fence) will be adjusted and placed along the newly established contours until the development is stabilized. Street and/or curb inlet protection devices will be placed in all inlets upon the construction of the storm water sewer system. The curb inlet

protection devices will remain in place through the entire construction period. Riprap will be placed at all headwall outlets and will remain until final stabilization. Proper temporary matting, to help vegetation growth, will be applied when necessary. Reference the construction site plans for locations of EPSC applications and more details and specifications of EPSC measures.

If disturbed area is less than 5 acres, then a 2 phase EPSC plan will be provided. If disturbed area is greater than 5 acres, then a 3 phase EPSC plan will be provided. Reference the construction site plans for the Initial Erosion Control Plan; Grading, Drainage, and Erosion Control Plan; and Final Erosion Control Plan. The site superintendent/EPSC professional will select an individual who will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.

3.5.2.B - SPECIFIES WHICH PERMITEE IS RESPONSIBLE FOR IMPLEMENTATION OF WHICH EPSC.

The Permittee responsible for implementation of EPSC will be determined prior to construction.

3.5.3 - EPSC WILL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS. REFERENCE SUBSECTION 3.5.1.A AND CONSTRUCTION PLANS.

EPSC will be implemented correctly before any earth-moving begins.

3.5.3.1.A – THE CONSTRUCTION-PHASE EROSIONS PREVENTION CONTROLS. REFERENCE THE CONSTRUCTION SITE PLANS.

EPSC have been designed to eliminate or minimize the dislodging and suspension of soil in water. Sediment control has been designed to retain mobilized sediment on site to the maximum extent practicable.

3.5.3.1.B – BEST MANAGEMENT PRACTICES (BMP).

BMPs described in this SWPPP and the construction site plans pertaining to this site are in accordance with the Tennessee Erosion and Sediment Control Handbook.

3.5.3.1.C – PERMANENT OR TEMPORARY VEGETATION TO BE USED AS A CONTROL MEASURE. TIMING AND SCHEDULE OF PLANTING FOR VEGETATION TO BE USED FOR CONTROLS.

There is currently permanent and temporary vegetation to be used as a control measure and the schedule thereof is described in the construction site plans.

3.5.3.1.D – IF SEDIMENT ESCAPES THE PERMITTED AREA.

Off-site accumulation of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. Fugitive sediment that has escaped the

construction site and has collected in a street must be removed by the next rain in order to prevent the sediment from entering the storm sewers and streams. Permittees shall not initiate remediation/restoration of a stream without consulting the division first. This permit does not authorize access to private property. Arrangements concerning removal of sediment on adjoining the property must be settled by the permittee with the adjoining landowner.

3.5.3.1.E – SEDIMENT REMOVAL FROM CONTROLS.

Sediment should be routinely removed from controls and must be removed when design capacity has been reduced by 50%.

3.5.3.1.F – LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER.

Litter, construction debris, and construction chemicals exposed to stormwater shall be picked up prior to anticipated storm events or before being carried off of the site by wind, or otherwise prevented from becoming a pollutant source for stormwater discharges. After use, materials used for erosions prevention and sediment control (such as silt fence) should be removed or otherwise prevented from becoming a pollutant source for stormwater discharges.

3.5.3.1.G - ERODIBLE MATERIAL STORAGE AREAS.

Including but not limited to overburden and stockpiles of soil etc. and borrow pits used primarily for the permitted project referenced in the construction site plans. TDOT projects shall be addressed in the Waste and Borrow Manual per the Statewide Stormwater Management Plan (SSWMP).

3.5.3.1.H – PRE-CONSTRUCTION VEGETATION.

Pre-construction vegetation ground cover shall not be destroyed, removed or disturbed more than 15 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.

3.5.3.1.I – CLEARING AND GRUBBING.

Clearing and grubbing must be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent possible.

3.5.3.1.J – CONSTRUCTION SEQUENCING.

Construction must be sequenced to minimize the exposure time of graded or denuded areas.

3.5.3.1.K - FOR PROJECTS WITH MORE THAN 50 ACRES OF DISTURBANCE, CONSTRUCTION PHASES MUST BE NOTED.
No phasing will be needed for this project.

3.5.3.1.L - EPSC WILL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS. REFERENCE SUBSECTION 3.5.1.A AND CONSTRUCTION SITE PLANS.
EPSC will be implemented correctly before any earth-moving begins and will be maintained throughout the construction period.

3.5.3.1.M – CONSTRUCTOIN RECORDS TO BE MAINTAINED ON OR NEAR THE SITE.
The dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, the dates when stabilization measures are initiated, inspection records, and rainfall records.

3.5.3.1.N - CONSTRUCTION ACCESS.
A construction entrance/exit has been shown on the construction site plan and a detail has been provided, to help minimize the tracking of sediment and the generation of dust. Heavy-duty equipment including dump trucks, concrete trucks, semi trailers, and all supply trucks shall access the project site off of East Old Hickory Boulevard. Any paved street adjacent to the site entrance will be swept daily to remove any excess mud, dirt or rock tracked from the site.

3.5.3.1.O – RAIN GAUGE.
Permittees shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.

3.5.3.2 - STABILIZATION PRACTICES.
Temporary Stabilization - Denuded areas, soil stockpiles, dikes, dams, channels, etc. are to be seeded and mulched. Areas and time of exposure of unprotected soils shall be kept to a maximum of 14 days. Slopes greater than 35% must be stabilized within seven days. Such areas are to immediately receive seed and mulch stabilization following this time period. On steep slopes and channels, sod shall be fastened to the ground with wire staples or wood pegs. Where surface water cannot be diverted from flowing over the face of slopes, install a strip of heavy jute or plastic netting and fasten tight along the crown or top of the slope for extra protection against lifting and undercutting of sod. Suitable barricades and guards shall be erected to prevent equipment or material from being placed on any planted area. Plastic lining shall be used on all ditches and exposed surfaces when time does not permit the Contractor to use seed and mulch for stabilization. Permanent Stabilization - Slope and ditches that are constructed to final subgrade or a portion of any slope or ditch that is constructed to subgrade shall immediately receive topsoil and final

stabilization. All slopes are to receive seed and mulch. All ditches shall receive stabilization as indicated on the construction plans. The Contractor shall be responsible for watering seeded areas to prevent the soil from drying out until approved and accepted. The Contractor shall be responsible for reseeding bare spots for a period of one year after installation or acceptance of the project.

3.5.3.3 - STRUCTURAL PRACTICES.

All EPSC measures have been designed to handle runoff from the 2-yr, 24-hr storm event. If the site is draining to an impaired drainage, then the 5-yr, 24-hr storm event was used.

Acreage of each outfall's drainage area has been shown on the construction site plans.

If an outfall has a drainage area of 10 or more acres, then a sediment basin must be provided. A sediment basin will not be utilized for this project.

3.5.4 - STORMWATER MANAGEMENT - VELOCITY DISSAPATION DEVICES IDENTIFIED TO CONTROL POLLUTION

Velocity dissipation devices are provided at all outfall structures and along the length of any outfall channel and are shown on the construction site plans. Technical basis used to select velocity dissipation devices where flows exceed predevelopment levels has been provided in the construction site plans.

3.5.5 – OTHER ITEMS POTENTIALLY ONSITE NEEDING CONTROL.

Please reference subsection titled "OTHER CONTROLS" in this SWPPP documentation.

3.5.6 – APPROVED LOCAL GOVERNMENT SEDIMENT AND EROSIONS CONTROL REQUIREMENTS.

Permittees must comply with any additional erosions prevention, sediment controls, and stormwater management measures required by a local municipality or permitted MS4 program.

3.5.7 – MAINTENANCE.

Reference subsection 3.5.8.2.

3.5.8.2 - EPSC SCHEDULE OF INSPECTIONS AND MAINTENANCE

These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls.

- The TDEC routine inspection form must be used when performing inspections. A copy of the inspection form is located in Appendix B of this SWPPP.
- All EPSC control measures and outfalls will be inspected twice each calendar week and at

least 72 hours apart.

- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
- The construction entrance/exit will be maintained in a condition that will prevent tracking or flow of material onto public right-of-way, including periodic top dressing with fresh stone, repair and/or cleanout of any structures to trap sediment.
- Built up sediment will be removed from silt fencing when it has reached one-third the height of the fence.
- Silt fencing will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Sediment will be removed from the street inlet protection devices when the sediment depth exceeds one-half the barrier depth.
- Sediment will be removed from the curb inlet protection devices when the sediment depth exceeds one-half the barrier depth.
- Riprap outlet structures will be inspected after heavy rains. If any erosion around or below the riprap has taken place or if stones have been dislodged repairs will be made immediately to prevent further damage.
- Sediment will be removed from the detention pond(s), sediment basin(s), and sediment trap(s) when the storage zones are one-third full or when re-suspension is apparent.
- Sediment will be removed from stone filter rings before the sediment reaches a depth of one-half the original height.
- Some removed sediment may contain contaminants of which the Tennessee Department of Environment & Conservation (TDEC) requires special disposal procedures. TDEC, Division of Water Pollution Control can be reached at (615) 532-0625.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector is attached.
- The site superintendent will select an individual who will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.
- Vegetation, EPSCs, and other protective measures are repaired, replaced, or modified within 7 days.

3.5.9 – POLLUTION PREVENTION MEASURES FOR NON-STORMWATER DISCHARGES.

Sources of non-stormwater listed in subsection 1.2.3 that are combined with discharges associated with the construction activity are to be identified in this documentation. Any non-stormwater must be discharged through stable discharge structures.

3.5.10 – DOCUMENTATION OF PERMIT ELEGIBILTY RELATED TO TOTAL MAXIMUM DAILY LOADS (TDML).

Appropriate details are included for dewatering practices which are subject to all inspection and maintenance requirements within this document.

4.1.2 - BUFFER ZONE REQUIREMENTS - 30' RIPARIAN BUFFERS
If the site is adjacent to jurisdictional Waters Of The State, Then a required natural riparian 30' buffer zone will be provided and shown on plans along all streams, lakes and wetlands on or adjacent to the construction site. The 30-feet criterion for the width of the buffer zone can be established on an average width basis at a project, as long as the minimum width of the buffer zone is more than 15 feet at any measured location. Every attempt should be made for construction activities not to take place within the buffer zone.

4.1.6 – PROHIBITED DISCHARGES
The following discharges are prohibited: • Wastewater from washout of concrete, unless managed by an appropriate control. • Wastewater from washout and cleanout of stucco, paint, from release oils, curing compounds and other construction materials. • Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance. • Soaps or solvents used in vehicle and equipment washing.

4.1.7 – SURFACE OUTLETS
When discharging from basins and impoundments, utilize outlet structures that only withdraw water from near the surface of the basin or impoundment, unless infeasible.

5.4.1.A - DISCHARGES INTO IMPAIRED OR EXCEPTIONAL TENNESSEE WATERS. DESIGN STORM IF DRAINING TO AN IMPAIRED STREAM
If the construction site drains into an impaired stream, then the 5-yr, 24-hr design storm will be used for site design and proposed ESPCs.

5.4.1.F - DISCHARGES INTO IMPAIRED OR EXCEPTIONAL TENNESSEE WATERS. OUTFALL WITH DRAINAGE AREA OF 5 OR MORE ACRES DRAINING TO AN IMPAIRED STEAM.
If an outfall is draining to an impaired stream, then a sediment basin will be provided if the outfall is draining 5 or more acres.

5.4.2- IMPAIRED STREAMS BUFFER ZONE REQUIREMENTS - 60' RIPARIAN BUFFERS
If the site is adjacent to jurisdictional Waters Of The State, Then a required natural riparian 60' buffer zone will be provided and shown on plans along all streams, lakes and wetlands on or adjacent to the construction site. The 60-feet criterion for the width of the buffer zone can be established on an average width basis at a project, as long as the minimum width of the buffer zone is more than 30 feet at any measured location. Every attempt should be made for construction activities not to take place within the buffer zone.

OTHER CONTROLS

Waste Disposal:

Waste Materials - All construction waste and trash generated by the Contractor and his Subcontractors shall be collected and stored in a securely lidded metal dumpster approved by the City of Madison and meeting all local and State Solid Waste Management regulations. Waste material shall be defined as unwanted materials left over from a manufacturing or other man-made process. Such debris shall be cleaned up after each specific job has been completed and at the end of each workweek, whichever comes first. No construction waste materials shall be buried on any property. Any waste material excavated from past construction or demolition shall be disposed of in the same manner, after the Engineer has approved the material for disposal. Such dumpsters shall be emptied a minimum of once each week or more if necessary, and the trash will be hauled to the local landfill. The Contractor and the Owner's representative shall manage and be responsible for seeing that these procedures are followed.

Hazardous Waste - All hazardous waste materials shall be disposed of as per the City of Madison regulations or by the manufacturer's specifications. Any hazardous waste must remain in a sealed container and removed from the site by the end of the workday. The Contractor and the Owner's representative shall manage and be responsible for seeing that these procedures are followed.

Sanitary Waste - All sanitary waste will be collected from portable units a minimum of three times per week by a licensed sanitary waste management contractor.

Offsite Vehicle Tracking:

Heavy-duty equipment including dump trucks, concrete trucks, semi trailers, and all supply trucks shall access the project site off of East Old Hickory Boulevard. Any paved street adjacent to the site entrance will be swept daily to remove any excess mud, dirt or rock tracked from the site.

INVENTORY FOR POLLUTION PREVENTION PLAN

The materials or substances listed below are expected to be present on site during construction:

- Concrete
- Paints and Silicones
- Bituminous Materials
- Explosives
- Fertilizers
- Petroleum Based Products
- Cleaning Solvents
- Straw Mulch
- Masonry Block
- Plastics and Fabrics

SPILL PREVENTION
Material Management Practices
The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff:
Good Housekeeping:
The following good housekeeping practices will be followed on site during the construction project: • An effort will be made to store only enough product required to do the job. • All materials stored on site will be stored in a neat, orderly manner in their appropriate containers. • Products will be kept in their original containers with the original manufacturer's label. • Substances will not be mixed with one another unless recommended by the manufacturer. • Whenever possible, all of a product will be used up before disposing of the container. • Manufacturers' recommendations for proper use and disposal will be followed. • The site superintendent will inspect daily to ensure proper use and disposal of materials on site.
Hazardous Products:
These practices are used to reduce the risks associated with hazardous materials: • Products will be kept in original containers unless they are not re-sealable. • Original labels and material safety data will be retained; they contain important product information. • If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.
Product Specific Practices
The following product specific practices will be followed on site:
Petroleum Products:
All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers, which are clearly labeled. Any asphalt substances used on site will be applied according to the manufacturer's recommendations.
Fertilizers:
Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.
Paints:
All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturers' instructions or State and local regulations.
Concrete Trucks and Paving Equipment:
Concrete trucks and paving equipment will not be allowed to wash out or discharge surplus material or drum wash water into streams or ditches. The site Superintendent will designate such locations.
Spill Control Practices:

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not be limited to absorbent booms, spill pillows, brooms, dustpans, mops, rags, gloves, goggles, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of toxic or hazardous material will be reported to the appropriate local and State government agency, regardless of the size.
- Measures will be implemented to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the clean up measures will also be included.
- The site Superintendent responsible for the day-to-day site operations will be the spill prevention and clean-up coordinator. He will designate at least three other site personnel who will receive spill prevention and clean up training. These individuals will each become responsible for a particular phase of prevention and clean up. The names of responsible spill personnel will be posted in the material storage area and in the office trailer on site.

POLLUTION PREVENTION PLAN CERTIFICATION	
I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	
Signed:	
Printed:	Mark McBee
Date: 8/29/19	

CONTRACTOR'S CERTIFICATION		
I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.		
Signature	For	Responsible For
Signed:		
Printed:		
Date:		

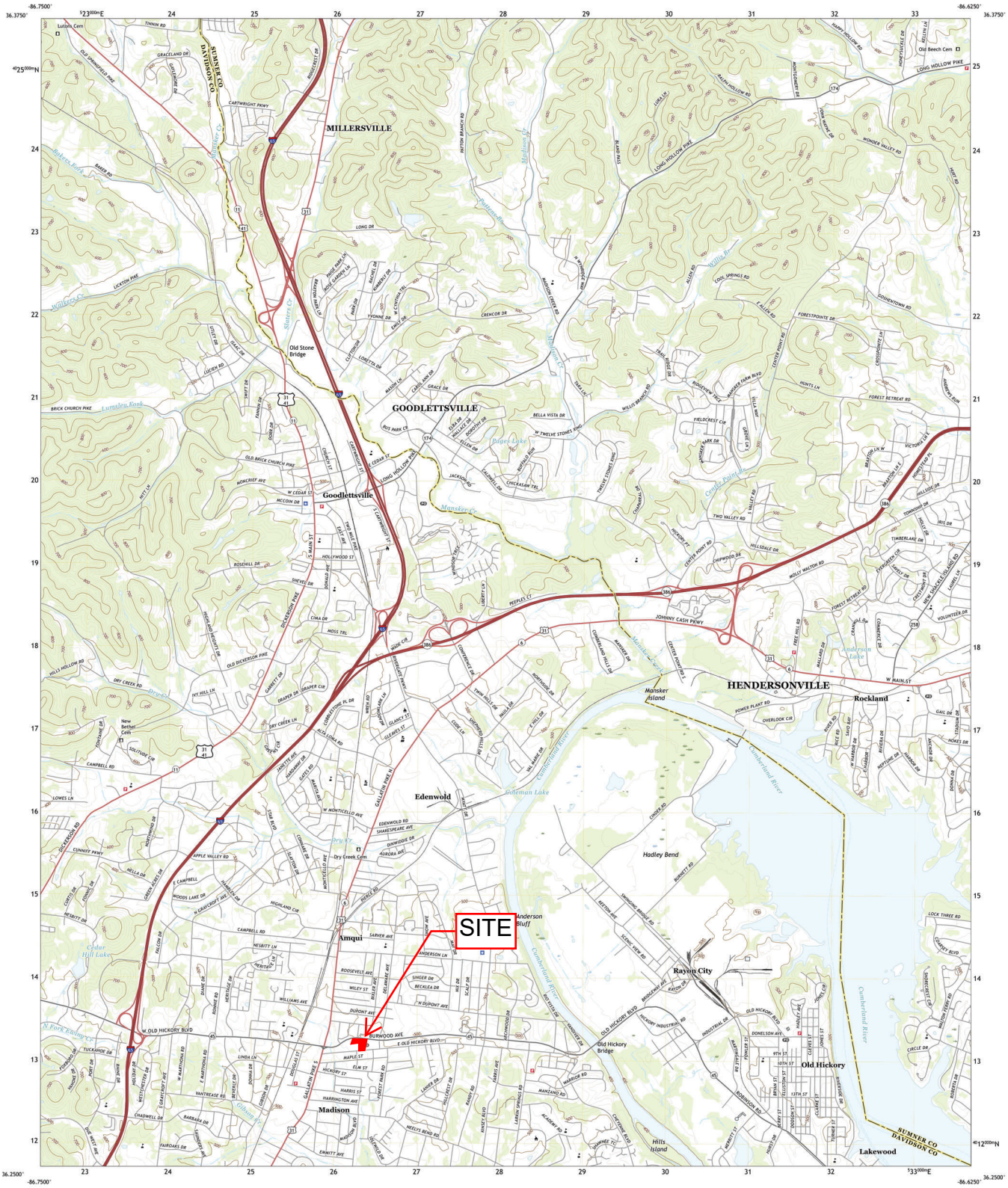
Appendix A

USGS LOCATION MAP

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map
US Topo

GOODLETTSVILLE QUADRANGLE
TENNESSEE
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 16S

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery....NAIP, June 2016 - October 2016
Roads.... U.S. Census Bureau, 2016 - 2019
Names....GNIS, 1980 - 2018
Hydrography....National Hydrography Dataset, 2002
Contours....National Elevation Dataset, 2000 - 2017
Boundaries....Multiple sources; see metadata file 2017 - 2018

Wetlands....FWS National Wetlands Inventory 1980 - 1981

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
EF
Grid Zone Designation
16S

SCALE 1:24 000

KILOMETERS
METERS
MILES
FEET

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

TENNESSEE
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES

1 Greenbrier
2 White House
3 Cottontown
4 Whites Creek
5 Hendersonville
6 Nashville West
7 Nashville East
8 Hermitage

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

GOODLETTSVILLE, TN
2019

NSN
NGA REF NO. USGX24K70208

Appendix D

SITE / EPSC PLANS

SITE PLANS

265 EAST OLD HICKORY BLVD

FOR

MARK MCBEE

CONTACTS

OWNER/DEVELOPER

MARK MCBEE
2400 ELLIOTT DRIVE
OLD HICKORY, TENNESSEE 37138
(954) 579-5489
MMCBEE5@GMAIL.COM

CIVIL

RAGAN SMITH & ASSOCIATES, INC.
MATT LACKEY, P.E., LEED AP
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
MLACKEY@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

RAGAN SMITH & ASSOCIATES, INC.
KATE CHOI, P.L.A.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
KCHOI@RAGANSMITH.COM

LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

265 EAST OLD HICKORY BOULEVARD
MADISON, DAVIDSON COUNTY,
TENNESSEE

Know what's below. Call before you dig.

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LANDSCAPE ARCHITECTS • SURVEYORS
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Nashville 615-244-8591
Murfreesboro 615-546-6605
ragansmith.com

MATTHEW DAVID LACKEY
REGISTERED ENGINEER
No. 00111690
STATE OF TENNESSEE
12-12-2019

265 EAST OLD HICKORY BLVD
FOR
MARK MCBEE
MADISON, DAVIDSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB NO.	19059
WK. ORDER	1507
DESIGNED:	R. ONISZCZAK
DRAWN:	B. PATTERSON
SCALE:	NOT TO SCALE
DATE:	DECEMBER 12,2019

COVER SHEET

C0.0

G:\19059-1507\CIVIL ENGINEERING\PLAN SHEETS\1507_COVER.DWG
PLOTTED BY BARKA PATTERSON ON: 12/12/2019 1:11 PM LAST UPDATED BY KCHOI ON: 12/12/2019 3:24 PM

RSA STANDARD NOTES

SITE GENERAL NOTES

1. The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.
2. The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
3. The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
4. Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
5. Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
6. All traffic markings shall conform to the manual of uniform traffic control device (MUTCD). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
7. All handicap ramps, parking spaces and accessible routes shall comply with the current ADA requirements.
8. Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.
9. Pavement dimensions shown are from edge of pavement to edge of pavement.
10. This project will be subject to the inspection and final approval of the City of Nashville, Madison Suburban Utility District and TDEC.
11. All pay itmes have been explicitly set forth as such in the proposal; all other items of cost are to be included in the price of the items actually bid upon.

SITE CONSTRUCTION NOTES

1. The necessary permits for the work shown on these site development plans will be obtained by the contractor prior to commencement of any work on this project. The contractor shall give all necessary notices and obtain all permits and pay all fees involved in securing said permits. He shall also comply with all city, county and state building laws, ordinances or regulations relating to the construction of the project.
2. The contractor shall be responsible for and shall bear all expenses of field staking necessary for site and building layout. All layout shall be performed in accordance with the site layout plan.
3. The location of existing piping and underground utilities, such as water and gas lines, electrical and telephone conduits, etc., as shown on this portion of the plans have been determined from the best available information by actual surveys, or taken from the records and drawings of the existing utilities. However, the civil engineer does not assume responsibility that, during construction, the possibility of utilities other than those shown may be encountered or that actual location of those shown may vary somewhat from the location designated on this portion of the plans. In areas where it is necessary that the exact locations of underground lines be known, the contractor shall, at this own expense, furnish all labor and tools to either verify and substantiate or definitively establish the location of the lines.
4. The contractor must understand that the work is entirely at his risk until same is accepted and he will be held responsible for its safety by the owner. Therefore, the contractor shall furnish and install all necessary temporary works for the protection of the work, including barricades, warning signs, and lights.
5. The site development portion of this project will be subject to the inspection and final approval of the local planning, codes, water and sewer departments (and/or utility districts), engineering/public works departments and fire marshal's office.
6. If, during the construction of the site development portion of this project, a question of intent or clarity arises from either the plans or specifications, the contractor will immediately bring the matter to the attention of the civil engineer or owner's representative for resolution before the affected work items are initiated or pursued further.
7. The contractor will exercise extreme caution in the use of equipment in and around overhead and/or underground power lines. If at any time in the pursuit of this work the contractor must work in close proximity of the above-noted lines, the electric and/or telephone companies shall be contacted prior to such work and the proper safety measures taken. The contractor should make a thorough examination of the overhead lines in the project area prior to the initiation of construction.
8. The contractor shall be responsible for any damage done to the premises or adjacent premises, or injuries to the public during the construction of the work, caused by himself, his subcontractors, or the carelessness of any of his employees.
9. Driveways to be replaced with like materials to tie down locations shown on plans. Any necessary paving of driveways shall be done during paving operations on the main roadway.

DEMOLITION NOTES

1. The contractor will be required to remove all excavated materials and such items shall become the property of the contractor. All items shall be properly disposed of at an off-site location. The contractor shall outline any and all possible haul routes and shall be prepared to submit such to the local jurisdiction public works department, the civil engineer and other authorities for approval.
2. Before any clear/grubbing work is initiated, the contractor and representatives of both architect and civil engineer will "walk-out" the "limit of clear line" and insure that it is clearly marked and visible.
3. If, at any time, prior to or during the demolition work, hazardous material is encountered, the contractor shall notify the owner's representative and appropriate governmental agency.
4. The contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outage or disruption. Such operations shall be conducted by the contractor with minimum interference to adjacent owners. Adjacent egress and access shall be properly maintained at all times. Do not close or obstruct any roadways, parking or sidewalks without permission from the adjacent owners or the local jurisdiction public works department.
5. Prior to the commencement of demolition/grading operations, all overhead and underground utilities shall be located. All removal and/or relocation of utilities shall be coordinated with the respective utility companies.
6. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over or around the utilities, the contractor will be required to furnish such equipment at no additional cost to owner.
7. The contractor will be solely responsible for contacting all affected utilities prior to submitting his bid to determine the extent to which utility disconnections and/or adjustments will have upon the schedule of the work for the project. Some utility facilities may need to be adjusted concurrently with the contractor's operations, while some work may be required 'around' utility facilities that will remain in place. It is understood and agreed that the contractor will receive no additional compensation for delays or inconvenience caused by the utility adjustment.

EROSION PREVENTION AND SEDIMENT CONTROLS

1. All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, TDEC and local standards.
2. Design, inspection, and maintenance of BMPs described and shown on these plans shall be consistent or exceed recommendations contained in the current edition of TDEC's Tennessee erosion control handbook.
3. BMP capacity [sediment traps, silt fences, sedimentation ponds, and other sediment control] shall not be reduced by more than 50% at any given time. if periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
4. Where permanent or temporary vegetation cover is used as a control measure, the timing of the planting is critical. planning for planting of vegetation cover during winter or dry months should be avoided.
5. If sediment escapes the permitted area, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division first. The NOI general permit does not authorize access to private property. arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
6. Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for EPSC should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
7. Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate bmp's accordingly.
8. Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is stabilized. contractor shall sequence events to minimize the exposure time of graded or denuded areas. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent practicable.
9. EPSC measures must be in place and functional before moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workaday, but must be replaced at the end of the workday.
10. The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
11. A copy of the SWPPP shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the SWPPP, the location of the SWPPP, along with a contact phone number, shall be posted on-site. If the SWPPP is located off-site, reasonable local access to the plan, during normal working hours, must be provided.
12. Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exit to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
13. Inspections must be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart. where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirement do not apply to definable areas that have been finally stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's Nashville central office for projects of TDOT or TVA. Should the division discover that monthly inspection of the division discover that monthly inspections of the site are not appropriate due to insufficient stabilization measures or otherwise, twice weekly inspections shall resume. The division may inspect the site to confirm or deny the notification to conduct monthly inspections.
14. Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. Based on the results of the inspection, any inadequate control measures or control measures in disrepair shall be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need identified.
15. Outfall points shall be inspected to determine whether EPSC measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

TREE PROTECTION NOTES

1. Any required excavation in or around the protection zone to accommodate underground services, footings, etc., shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished by a certified arborist via ANSI A-300-95 standard so as to minimize impact of the general root system.
2. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
3. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation). Fill shall not be placed upon the root system in such a manner as to endanger the health or life of the affected tree.
4. Tree protection barrier shall be constructed prior to the issuance of any permits and shall remain intact throughout the entire period of construction.

SITE GRADING & STORM DRAINAGE NOTES

1. Erosion control sediment barriers and tree protection barrier shall be installed prior beginning site work.
2. No heavy equipment shall cross or be stored outside the limits of construction, within tree protections zones, or under the drip line of existing trees to remain.
3. Topsoil stripped from areas to be graded shall be stockpiled on site in a location approved by the owner's representative. Drainage shall be routed around stockpile locations for the duration of grading operations. Erosion control measures shall be installed to prevent loss of topsoil material.
4. Prior to beginning construction, contractor shall review geotechnical report.
5. All cut and fill shall be performed under the direction/observation of the geotechnical engineer.
6. The suitability of soils for fill material shall be determined by the geotechnical engineer.
7. Unless directed otherwise by geotechnical engineer, all fill areas shall be raised in lifts not exceeding 8" in thickness. the relative compaction of each layer shall not be less than 95% of the standard proctor maximum dry density (ASTM D-698) in all areas of fill within open areas and 98% of same specification for areas under roads, parking, sidewalks, building slabs, and foundations.
8. All grading shall be completed to the grades indicated within these plans. final grades shall provide proper drainage and prevent standing water.
9. All storm drainage castings to be John Bouchard & Sons Co. or approved equal, unless otherwise noted.
10. All storm drainage pipes to be RCP, Class III, unless otherwise noted.
11. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.
12. The contractor shall make available soils test reports taken during and after grading operations to show that the compaction requirements have been met. The cost of this report shall be borne by the contractor.

SITE UTILITY NOTES

1. All materials and workmanship for utility lines and appurtenances shall be in strict compliance with the governing utility company and local codes. Prior to construction contractor shall notify utility company. (see utility contact information)
2. Contractor shall coordinate site electrical, gas, telephone, and cable with the respective utility company for service layout and design information. Any proposed layout of these utilities depicted on these drawings is graphical only and not intended to represent design of these utilities.
3. Prior to commencement of construction, contractor shall obtain all permits and pay any required tap and connection fees.
4. All trenching, pipe laying and backfilling shall be in accordance with federal OSHA regulations.
5. Site contractor shall construct all utility services to within 5' of building.
6. Contractor shall be responsible for coordinating the sequencing of construction for all utility lines to avoid conflicts.
7. Contractor shall coordinate size and location of water, sewer and stormwater connections to the building as depicted on the building mechanical plans and the site utility plan and notify the engineer or owner's representative of any discrepancies.
8. Water services lines ¼" - 3" shall be Type-K copper and 4" or larger shall be ductile iron pipe - Class 52 unless otherwise required by utility company.
9. Fire line installation and thrust blocking location and sizing shall be per N.F.P.A. and local fire department requirements.
10. Water meter manufacturer/model number and vault specifications shall be per the water utility company.
11. Backflow device (RPBP/DDCVA) manufacturer/model number shall be per the water utility company.
12. Contractor shall install hot box enclosure (pre-finished dark green) on all exterior above-ground backflow devices. Domestic and fire backflow devices shall be heated. Contractor shall coordinate providing appropriate electrical service to backflow device.
13. Contractor shall coordinate location of backflow device with the building mechanical drawings.
14. Sanitary sewer service lines shall be SDR 35 PVC unless specified otherwise.
15. Maintain a 10' horizontal and 18" vertical separation between sanitary sewer and water lines.
16. All fire line mains to be installed by licensed fire protection contractor.
17. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.
18. Contractor to adjust existing utility castings as necessary.

GEOTECHNICAL NOTE

1. No geotechnical study has been conducted on this site. However, the design for the site improvements shown on this plan has relied on experience with similar projects and similar soil/site conditions. If, in the pursuit of this work by the contractor, conditions or circumstances are encountered that are different than reflected in these plans or that appear to impact the scope of the work, the contractor will immediately notify the civil engineer, and the owner/developer before any remedial course of action or design change is initiated. All parties (owner, civil engineer, proper governmental agencies, and contractor) must be in agreement and the magnitude of the cost/time required for the measures established.

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Murfreesboro 615-546-6005
ragansmith.com

MATTHEW DAVID TATE
LICENSED PROFESSIONAL ENGINEER
No. 00111690
STATE OF TENNESSEE
12-12-2019

265 EAST OLD HICKORY BLVD
FOR
MARK MCBEE
MADISON, DAVIDSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

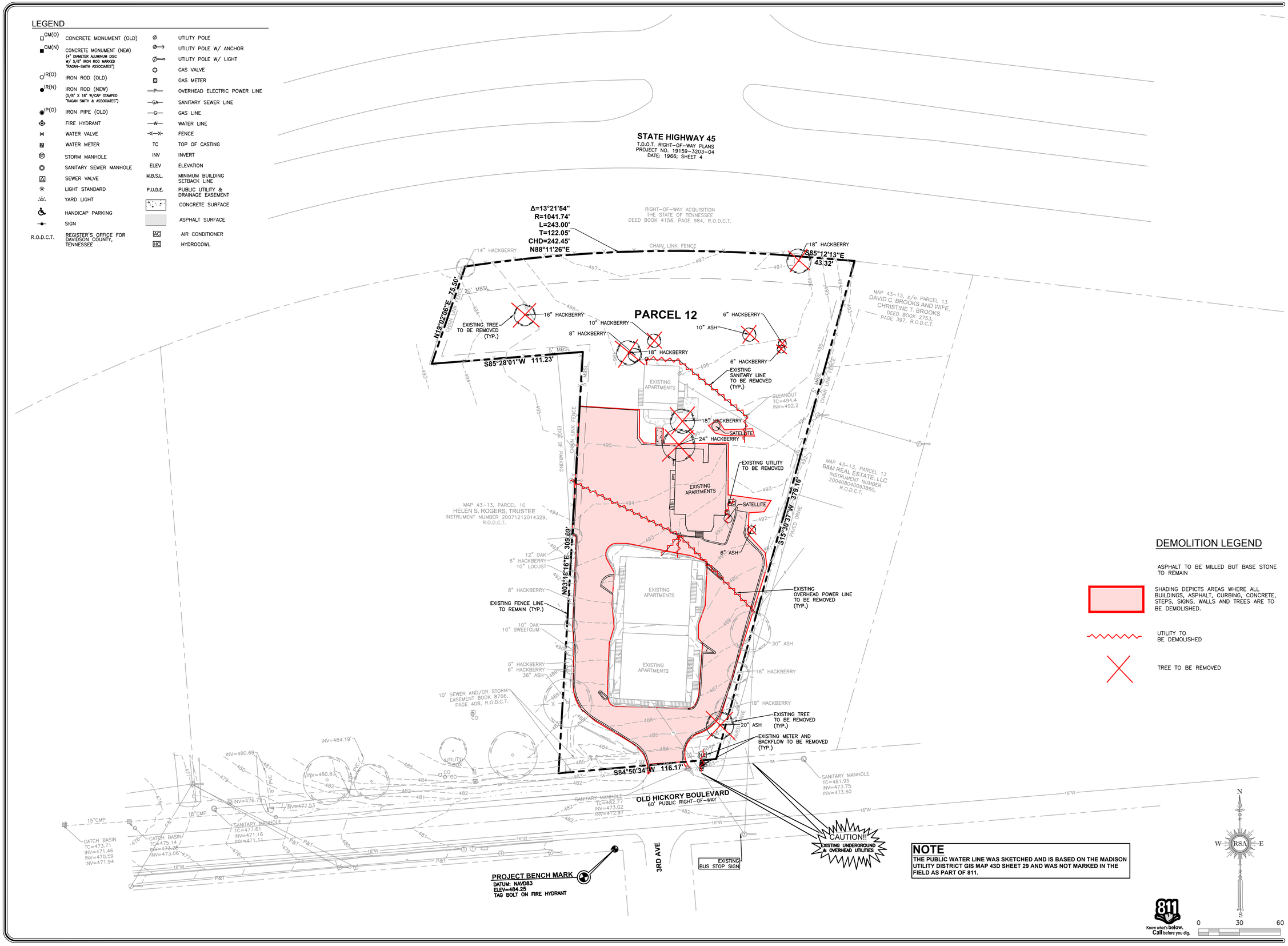
JOB NO.	WK. ORDER 1507
DESIGNED:	R. ONISZCZAK
DRAWN:	B. PATTERSON
SCALE:	NOT TO SCALE
DATE:	DECEMBER 12,2019

CIVIL NOTES

C0.1

LEGEND

CM(O)	CONCRETE MONUMENT (OLD)
CM(N)	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
IR(O)	IRON ROD (OLD)
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
IP(O)	IRON PIPE (OLD)
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	STORM MANHOLE
	SANITARY SEWER MANHOLE
	SEWER VALVE
	LIGHT STANDARD
	YARD LIGHT
	HANDICAP PARKING
	SIGN
R.O.D.C.T.	REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE
	UTILITY POLE
	UTILITY POLE W/ ANCHOR
	UTILITY POLE W/ LIGHT
	GAS VALVE
	GAS METER
—P—	OVERHEAD ELECTRIC POWER LINE
—SA—	SANITARY SEWER LINE
—G—	GAS LINE
—W—	WATER LINE
-X—X-	FENCE
TC	TOP OF CASTING
INV	INVERT
ELEV	ELEVATION
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
	CONCRETE SURFACE
	ASPHALT SURFACE
AC	AIR CONDITIONER
H/C	HYDROCOWL



DEMOLITION LEGEND

ASPHALT TO BE MILLED BUT BASE STONE TO REMAIN

SHADING DEPICTS AREAS WHERE ALL BUILDINGS, ASPHALT, CURBING, CONCRETE, STEPS, SIGNS, WALLS AND TREES ARE TO BE DEMOLISHED.

UTILITY TO BE DEMOLISHED

TREE TO BE REMOVED

NOTE

THE PUBLIC WATER LINE WAS SKETCHED AND IS BASED ON THE MADISON UTILITY DISTRICT GIS MAP 43D SHEET 29 AND WAS NOT MARKED IN THE FIELD AS PART OF 811.

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

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Nashville 615-244-8591
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MATTHEW DAVID LAY
REGISTERED ENGINEER
No. 00111690
STATE OF TENNESSEE
12-12-2019

265 EAST OLD HICKORY BLVD

FOR

MARK MCBEE

MADISON, DAVIDSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB NO.	19059
WK. ORDER	1507
DESIGNED:	R. ONISZCZAK
DRAWN:	B. PATTERSON
SCALE:	1"=30'
DATE:	DECEMBER 12,2019

EXISTING CONDITIONS & DEMOLITION PLAN

C0.2

G:\19059-1507\-CIVIL ENGINEERING\LAY-SHEETS\1507_EXISTING.DWG
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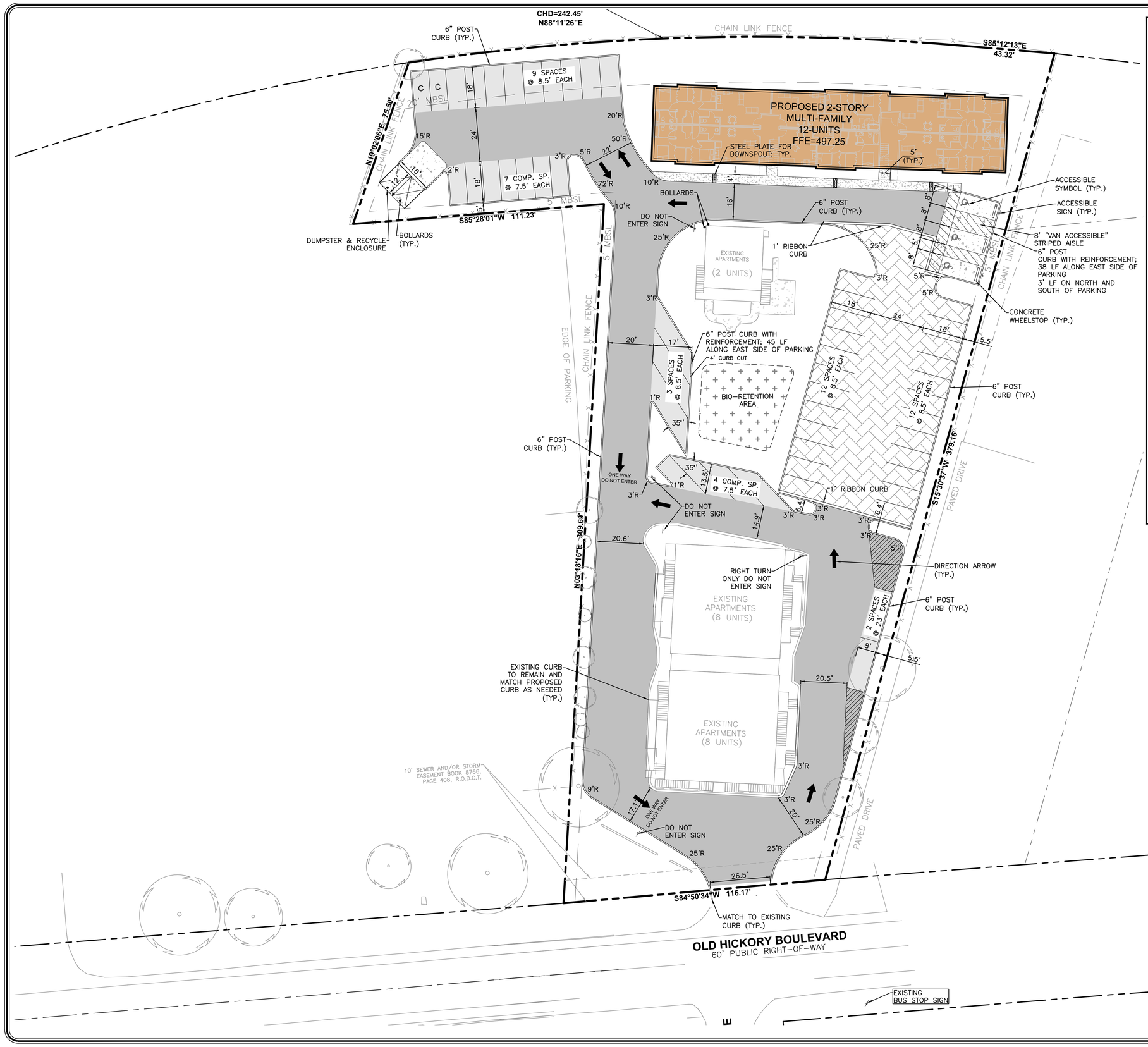

SITE DATA:

PROPERTY INFORMATION:

SUBDIVISION:	N/A
LOTS:	N/A
STREET ADDRESS:	265 EAST OLD HICKORY BLVD
CIVIL DISTRICT:	09
TAX MAP:	43-13
PARCEL:	12
LOT SIZE:	1.50± ACRES (65,518 S.F.)

DEVELOPER:
MARK MCBEE
2400 ELLIOTT DRIVE
OLD HICKORY, TENNESSEE 37138
(954) 579-5489
MMCBEE5@GMAIL.COM

PROJECT ENGINEER:
MATT LACKEY
RAGAN-SMITH-ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591
MLACKEY@RAGANSMITH.COM

ZONING INFORMATION:
ZONING CLASSIFICATION: RM20

BUILDING SETBACKS:
FRONT 30'
REAR 20'
SIDE 5'

PROJECT INFORMATION:
BUILDING HEIGHT REQUIREMENT: MINIMUM: NONE
MAXIMUM: 3 STORIES
PROVIDED: 2 STORIES

MULTI-FAMILY DWELLINGS
EXISTING UNITS: 18
PROPOSED UNITS: 12
TOTAL UNITS: 30

PARKING SUMMARY:
PARKING REQUIREMENT:
MULTI-FAMILY, 1 SPACE PER BEDROOM UP TO 2 BEDROOMS;
0.5 SPACES PER BEDROOM FOR EACH ADDITIONAL BEDROOM
TWO – BEDROOM = 30 UNITS = 60 SPACES
TRANSIT PARKING ADJUSTMENT = 10%
TOTAL PARKING REQUIRED: (60 UNITS) = 54 SPACES

TOTAL PARKING REQUIRED: 54 SPACES

REGULAR PARKING PROVIDED: 38
COMPACT SPACES PROVIDED: 13 SPACES
ACCESSIBLE SPACES PROVIDED: 3 SPACES
TOTAL PARKING PROVIDED: 54 SPACES

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PERFORMED BY: RAGAN SMITH ASSOCIATES, INC. DATED MAY 28, 2019

FLOOD INFORMATION:
FEMA MAP #: 47037C0139H
EFFECTIVE DATE: APRIL 5, 2017
THIS PROPERTY DOES NOT LIE WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0139H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0139, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

PAVEMENT LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE WALK
- CONCRETE PAVERS
- BIO-RETENTION
- L — ADA-ACCESSIBLE LANDING – MAX 2% SLOPE IN ANY DIRECTION
- C — COMPACT SPACE (7.5' STALL WIDTH)

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Murfreesboro 615-546-9005
ragansmith.com

MATTHEW DAVID LACKEY
REGISTERED ENGINEER
No. 00111690
STATE OF TENNESSEE
12-12-2019

265 EAST OLD HICKORY BLVD
FOR
MARK MCBEE
MADISON, DAVIDSON COUNTY, TENNESSEE

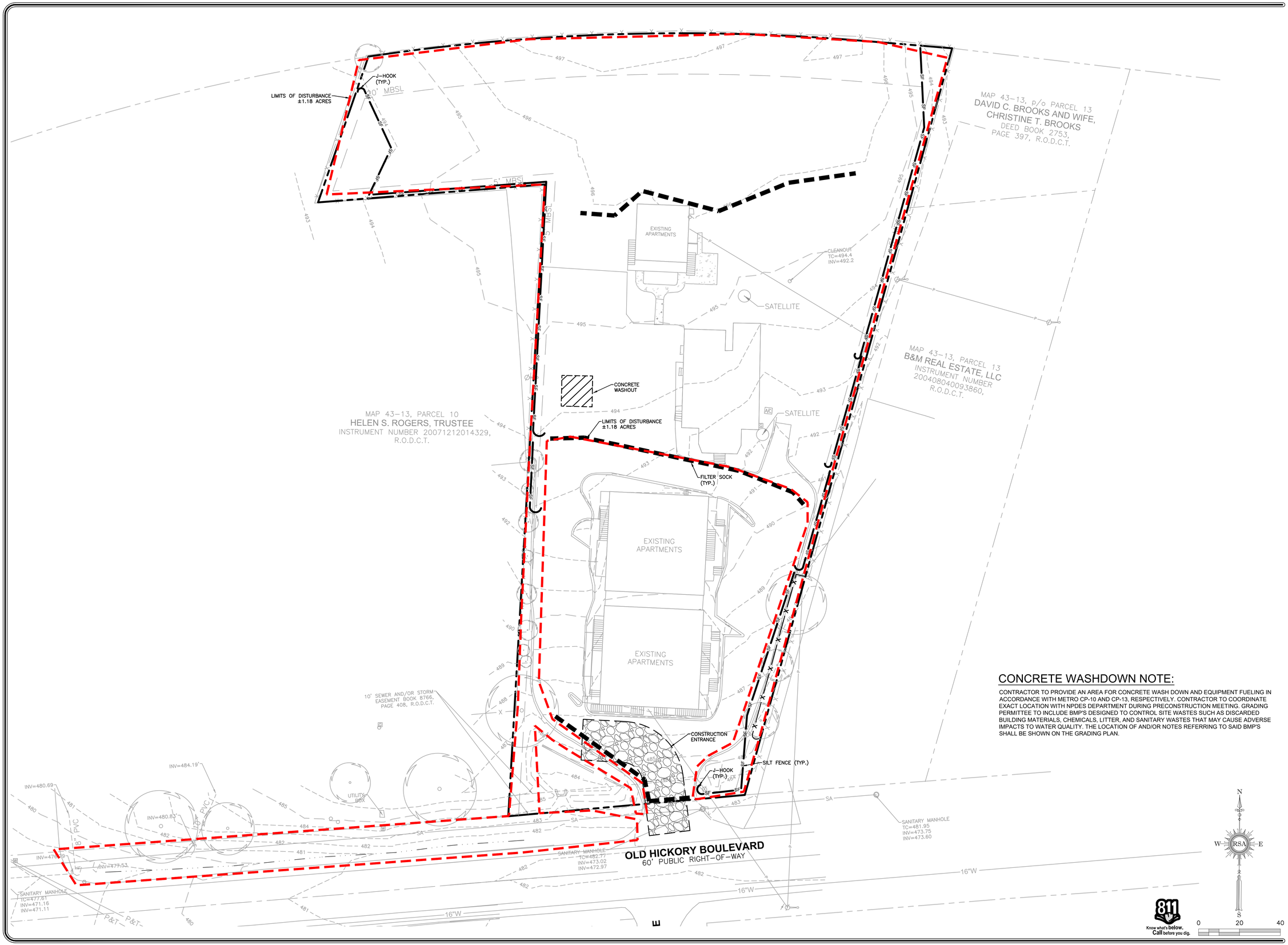
REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB NO.	19059
WK. ORDER	1507
DESIGNED:	R. ONISZCZAK
DRAWN:	B. PATTERSON
SCALE:	1"=20'
DATE:	DECEMBER 12,2019

SITE LAYOUT PLAN

C1.1

G:\19059.100\1-CIVIL ENGINEERING\PLAN SHEETS\100 - LAYOUT.DWG
PLOTTED BY BARBARA PATTERSON ON: 12/13/2019 1:11 PM LAST UPDATED BY JJOHNSON ON: 12/11/2019 9:31 AM



CONCRETE WASHDOWN NOTE:

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. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE GRADING PLAN.

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MATTHEW DAVID JAMES REGISTERED ENGINEER No. 00111690 STATE OF TENNESSEE
12-12-2019

265 EAST OLD HICKORY BLVD

FOR

MARK MCBEE

MADISON, DAVIDSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB NO.	19059
WK. ORDER:	1507
DESIGNED:	R. ONISZCZAK
DRAWN:	B. PATTERSON
SCALE:	1"=20'
DATE:	DECEMBER 12,2019

INITIAL EROSION CONTROL PLAN

C2.1

G:\19059-1507-CIVIL ENGINEERING\PLAN SHEETS\100' SFCP.DWG
PLOTTED BY BARBARA PATTERSON ON 12/12/2019 1:11 PM LAST UPDATED BY BPATTERSON ON 11/20/2019 8:53 AM

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
1	HEADWALL	REINFORCED CONCRETE	485.55	484.00 (2)
2	18" NYLOPLAST DRAIN BASIN	NYLOPLAST 1899CGC	494.00	486.28 (3) 485.86 (1)
3	24" NYLOPLAST DRAIN BASIN	NYLOPLAST 2499CGD	492.00	487.00 (4) 487.00 (2)
4	12" NYLOPLAST DRAIN BASIN	NYLOPLAST 1299CGC	492.01	490.42 (3)
6	HEADWALL	REINFORCED CONCRETE	492.21	491.00 (7)
7	12" NYLOPLAST DRAIN BASIN	NYLOPLAST 1299CGC	495.88	491.71 (8) 491.71 (6) 492.19 (9)
8	24" NYLOPLAST DRAIN BASIN	NYLOPLAST 2499CGD	494.21	492.47 (7)
9	24" NYLOPLAST DRAIN BASIN	4310	495.00	492.76 (10) 492.66 (7)
10	24" NYLOPLAST DRAIN BASIN	NYLOPLAST 2499CGD	495.91	494.06 (9)

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
2–1	15" HDPE	186'	1.00%
3–2	15" HDPE	72'	1.00%
4–3	8" HDPE	57'	6.00%
7–6	12" HDPE	95'	0.75%
8–7	8" HDPE	99'	0.76%
9–7	8" HDPE	48'	1.00%
10–9	8" HDPE	129'	1.00%

ALL PIPES TO BE N–12 DUAL–WALL HDPE UNLESS OTHERWISE NOTED.

Tennessee Construction General
Permit Certification Stamp
Metropolitan Government of Nashville Davidson County
Department of Water & Sewerage Services

Tennessee Construction General Permit Notice of Coverage (NOC) Certification:

Please fill out and sign/date one of the following two statements:

I. The project associated with these submitted plans is covered under Tennessee Construction General Permit TN_____.

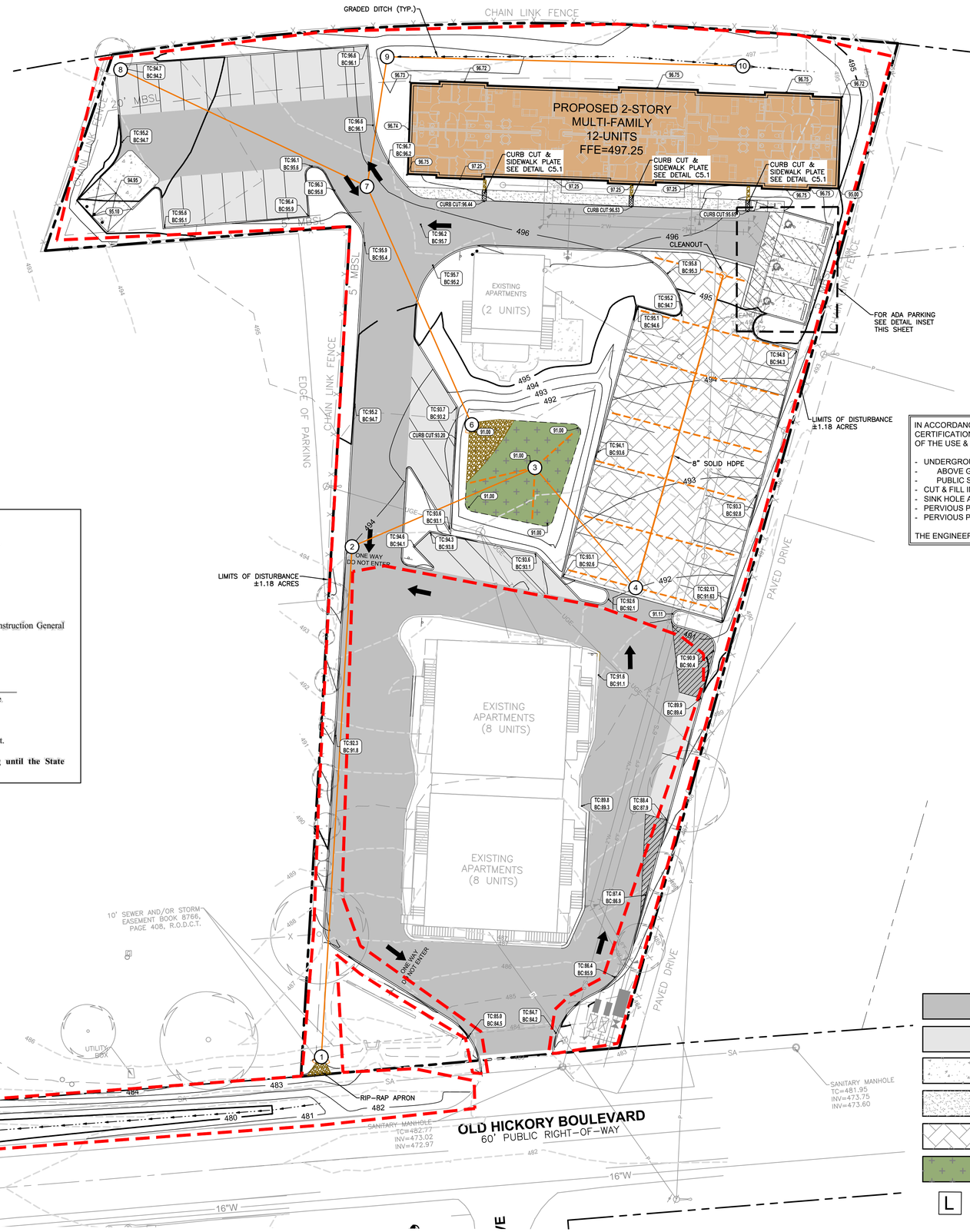
Check all that apply; This site discharges into waters identified by TDEC as:
❑ Impaired for siltation ❑ Impaired for habitat alteration ❑Exceptional

_____ _____
Signature Date

Circle one: Developer Project Engineer Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.



GRADING NOTE (ACCESSIBLE ENTRANCE):

ALL ENTRANCES ON ANY BUILDING WHICH IS CONSIDERED A HANDICAP ACCESSIBLE ENTRANCE IS TO BE PROVIDED FOR A MINIMUM OF 60"x60" LANDING FOR A SINGLE DOOR AND A 72"x60" LANDING FOR A DOUBLE DOOR, IF A PROPOSED ACCESS EXCEEDS A 72" WIDTH THE LANDING IS TO ACCOMMODATE SAID ACCESS WIDTH. SAID LANDING IS NOT TO EXCEED A 1% GRADE (1/8"/FOOT FALL) IN ANY DIRECTION. CONTRACTOR IS TO COORDINATE WITH DESIGNING ARCHITECT FOR ALL LOCATIONS, LAYOUTS, ELEVATIONS AND TREATMENTS TO ANY PROPOSED BUILDING ACCESS.

NOTE:

1. ALL ROOF DRAINS TO BE 8" SMOOTH WALL HDPE EXCEPT WHERE OTHERWISE SHOWN.
2. ALL BIORETENTION UNDER DRAINS TO BE 6" PERFORATED HDPE
3. DOWNSPOUTS SHALL CONNECT TO ROOF DRAINS AS SHOWN. WHERE DOWNSPOUTS ARE NOT SHOWN, SURFACE DISCHARGE AND SPLASH BLOCKS SHALL BE USED.
4. DOWNSPOUTS ALONG FRONT OF THE PROPOSED BUILDINGS SHALL DRAIN TO CURB CUTS IN SIDEWALK IN A STONE FLUME. SEE DETAIL ON SHEET C5.1

PERVIOUS PAVEMENT NOTES:

1. VEHICULAR TRAFFIC SHALL BE PROHIBITED ON THE PERVIOUS PAVEMENT UNTIL THE SITE IS STABLE TO PREVENT MUD FROM BEING DEPOSITED BY THE VEHICLES.
2. CONTRACTOR, ENGINEER, OR OWNER'S REPRESENTATIVE SHALL NOTIFY MWS DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PERVIOUS LAYER TO OBSERVE THE SUB-BASR MATERIAL.

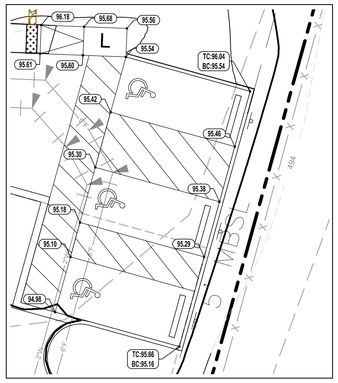
BIORETENTION NOTE:

1. CONTRACTOR, ENGINEER, OR OWNER'S REPRESENTATIVE SHALL NOTIFY MWS DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF THE INSTALLATION, THE ABOVE REFERENCED PERSON WILL CONNECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 20.

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS
- PERVIOUS PAVEMENT
- PERVIOUS PAVEMENT SUBGRADE

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.



ADA PARKING INSET
SCALE: 1"=10'

PAVEMENT LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE WALK
- CONCRETE PAVERS
- BIO–RETENTION
- L — ADA–ACCESSIBLE LANDING – MAX 2% SLOPE IN ANY DIRECTION

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N W E S RSA

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ragansmith.com

MATTHEW DAVID LAIL
REGISTERED ENGINEER
No. 00111690
STATE OF TENNESSEE
12-12-2019

265 EAST OLD HICKORY BLVD
FOR
MARK MCBEE
MADISON, DAVIDSON COUNTY, TENNESSEE

REV.	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-

JOB NO.	WK. ORDER 19059 / 1507
DESIGNED:	R. ONISZCZAK
DRAWN:	B. PATTERSON
SCALE:	1"=20'
DATE:	DECEMBER 12,2019

SITE GRADING, DRAINAGE & EROSION CONTROL PLAN

C3.1

G:\19059-1507\-CIVIL ENGINEERING\LAYOUTS\C3.1 SITE GRADING.DWG
PLOTTED BY BARBARA PATTERSON ON 12/12/2019 1:12 PM LAST UPDATED BY BPATTERSON ON 12/12/2019 6:31 AM

POST CONSTRUCTION BMP MAINTENANCE/ INSPECTION PROCEDURES:

THESE POST CONSTRUCTION BMP MAINTENANCE PROCEDURES SHALL BE CONDUCTED TO ENSURE PROPER FUNCTIONALITY.

1. INLETS/OUTFALLS:
   SEDIMENT ACCUMULATION SHALL BE REMOVED AND PROPERLY DISPOSED OF. DEBRIS SHALL BE REMOVED. ANY SCOUR SHALL BE CORRECTED IMMEDIATELY. RIVER ROCK PROTECTION SHALL BE MAINTAINED AND IN GOOD WORKING ORDER.
2. SWALES/DITCHES/SLOPES:
   GOOD VEGETATION SHALL BE MAINTAINED. EROSION CONTROL MATTING MAY BE NEEDED IF OUT OF THE GROWING SEASON. ANY SCOUR SHOULD BE CORRECTED IMMEDIATELY. SEDIMENT ACCUMULATION AND DEBRIS SHALL BE REMOVED.
3. GRASSED/SODDED AREAS:
   ANY BARE SOILS SHALL BE ADDRESSED IMMEDIATELY. ADDITIONAL SEED AND STRAW MAY BE NEEDED WHERE GOOD GERMINATION DID NOT OCCUR. MULCH MAY BE USED TO PROTECT EXPOSED SOILS.

FINAL STABILIZATION:

UPON COMPLETION THE FOLLOWING METHODS SHALL BE USED AS FINAL STABILIZATION FOR EROSION CONTROL.

1. ALL TEMPORARY OR "DURING CONSTRUCTION" EROSION CONTROL MEASURES SHALL BE REMOVED. I.E. SILT FENCE, CONSTRUCTION ENTRANCE, INLET PROTECTION, EXCESSIVE RIPRAP, ECT.
2. SEDIMENT ACCUMULATION SHALL BE REMOVED FROM SEDIMENT POND, SWALES, DITCHES, INLETS, AND OUTFALLS.
3. SEDIMENT AND DEBRIS REMOVED SHALL BE DISPOSED OF PROPERLY. IF CONTAMINATION OF MATERIALS SUSPECTED, CONTACT TDEC OR LOCAL WASTE MANAGEMENT FOR PROPER DISPOSAL.
4. ALL AREAS OF EXPOSED SOILS SHALL RECEIVE SEED/STRAW, SODDING, EROSION CONTROL MATTING, AND/OR MULCH.
5. ALL SWALES AND DITCHES SHALL HAVE A HEALTHY STAND OF GRASS.
6. THE SEDIMENT POND SHALL HAVE A HEALTHY STAND OF GRASS OR REMOVED IF APPROVED BY THE CITY.
7. ALL OUTFALLS SHALL POSSESS AN APPROPRIATE AMOUNT OF RIPRAP OR OTHER APPROVE MEANS TO PREVENT SCOURING.

LEGEND

SLOPE STABILIZATION – N.A.G. SC150 MATTING.

SLOPE STABILIZATION – N.A.G. SC250 MATTING.

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MATTHEW DAVID LAY
No. 00111690
STATE OF TENNESSEE
12-12-2019

265 EAST OLD HICKORY BLVD

FOR

MARK MCBEE

MADISON, DAVIDSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
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JOB NO.	19059
WK. ORDER	1507
DESIGNED:	R. ONISZCZAK
DRAWN:	B. PATTERSON
SCALE:	1"=20'
DATE:	DECEMBER 12,2019

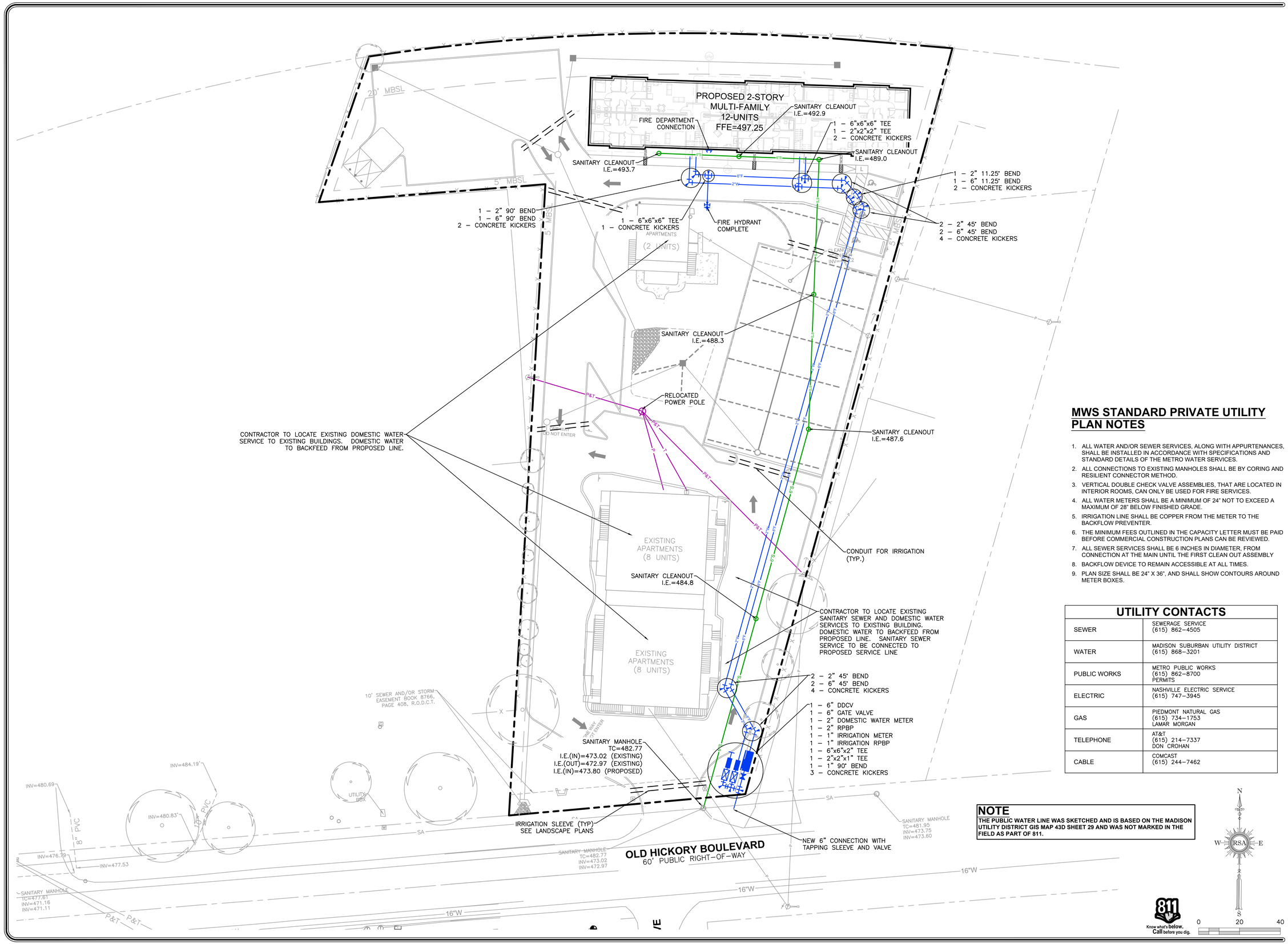
FINAL EROSION CONTROL PLAN

C3.2

Know what's below. Call before you dig.

0 20 40

G:\19059-1507\CIVIL ENGINEERING\PLAN SHEETS\1507_PCP.DWG
PLOTTED BY BARKA PATTERSON ON 12/12/2019 1:12 PM LAST UPDATED BY BPATTERSON ON 12/11/2019 7:37 AM



MWS STANDARD PRIVATE UTILITY PLAN NOTES

1. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND 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.

UTILITY CONTACTS

SEWER	SEWERAGE SERVICE (615) 862–4505
WATER	MADISON SUBURBAN UTILITY DISTRICT (615) 868–3201
PUBLIC WORKS	METRO PUBLIC WORKS (615) 862–8700 PERMITS
ELECTRIC	NASHVILLE ELECTRIC SERVICE (615) 747–3945
GAS	PIEDMONT NATURAL GAS (615) 734–1753 LAMAR MORGAN
TELEPHONE	AT&T (615) 214–7337 DON CROHAN
CABLE	COMCAST (615) 244–7462

NOTE

THE PUBLIC WATER LINE WAS SKETCHED AND IS BASED ON THE MADISON UTILITY DISTRICT GIS MAP 43D SHEET 29 AND WAS NOT MARKED IN THE FIELD AS PART OF 811.

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MATTHEW DAVID LAY
LICENSED PROFESSIONAL ENGINEER
No. 00111690
STATE OF TENNESSEE
12-12-2019

265 EAST OLD HICKORY BLVD

FOR

MARK MCBEE

MADISON, DAVIDSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
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-	-	-
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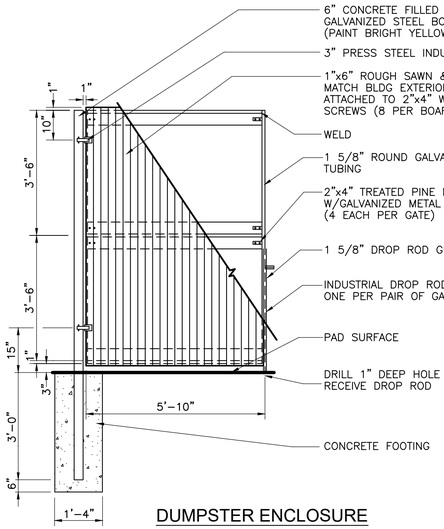
JOB NO.	19059
WK. ORDER	1507
DESIGNED:	R. ONISZCZAK
DRAWN:	B. PATTERSON
SCALE:	1"=20'
DATE:	DECEMBER 12,2019

SITE UTILITY PLAN

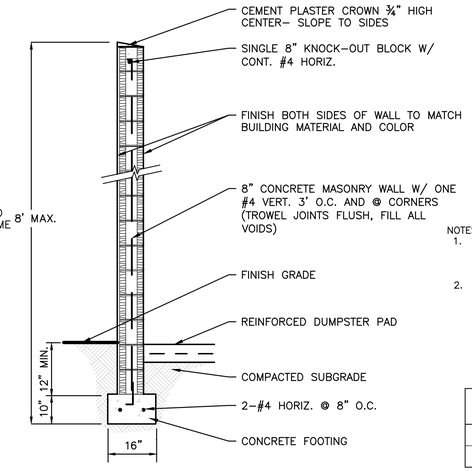
C4.1

G:\19059\19071-CIVIL ENGINEERING\PLAN SHEETS\1507_UTILITY.DWG
PLOTTED BY BARBARA PATTERSON ON: 12/13/2019 1:13 PM LAST UPDATED BY BPATTERSON ON: 12/11/2019 10:12 AM



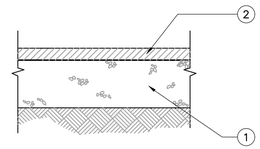
DUMPSTER ENCLOSURE GATE DETAIL

NOT TO SCALE



DUMPSTER ENCLOSURE SECTION

NOT TO SCALE



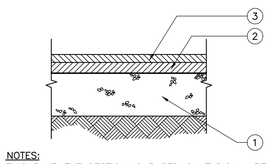
NOTES:
1. THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL STUDY FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.
2. REFER TO "TDOT STANDARD SPECIFICATIONS AND BRDIGE CONSTRUCTION" FOR PAVING MATERIALS AND SPECIFICATIONS.

LIGHT DUTY PAVEMENT

NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	8	C or D
2.	ASPHALT SURFACE	2	E



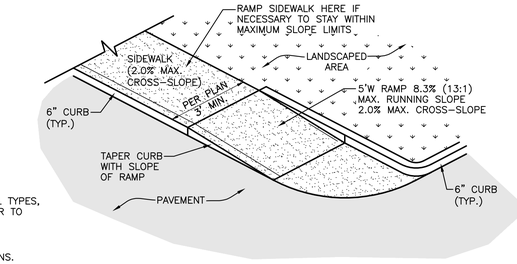
NOTES:
1. THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.
2. REFER TO "TDOT STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION" FOR PAVING MATERIALS AND SPECIFICATIONS.

HEAVY DUTY PAVEMENT

NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

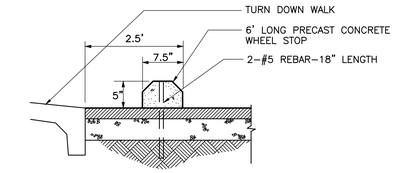
	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	8	C or D
2.	ASPHALT BASE	2.0	B–Modified
3.	ASPHALT SURFACE	1.5	D or E



NOTES:
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH ADA SPECIFICATIONS.

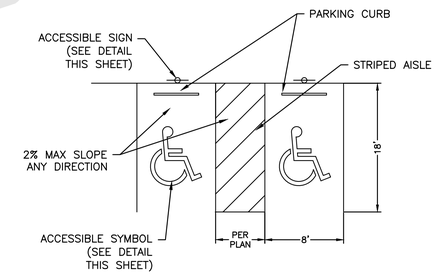
ACCESSIBLE RAMP CURBED RADIUS

NOT TO SCALE



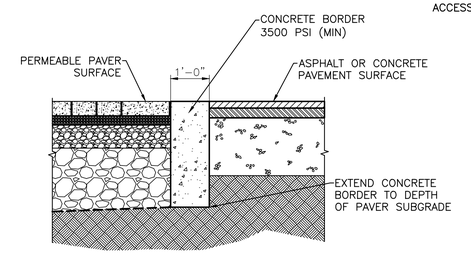
PRECAST CONCRETE WHEEL STOP

NOT TO SCALE



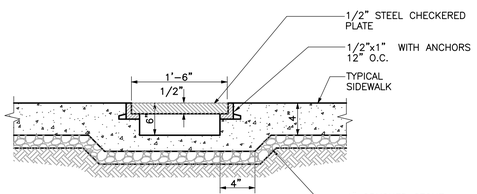
ACCESSIBLE SPACES

NOT TO SCALE



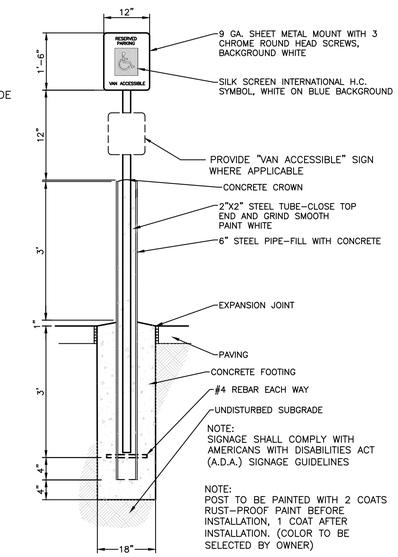
PERMEABLE PAVER RIBBON CURB BORDER

NOT TO SCALE



SIDEWALK/STEEL PLATE

NOT TO SCALE

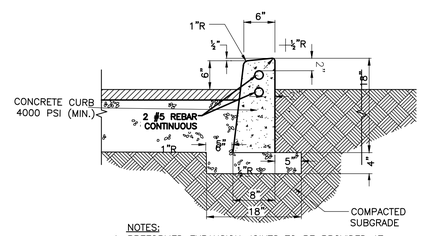


NOTE:
SIGNAGE SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES

NOTE:
POST TO BE PAINTED WITH 2 COATS RUST–PROOF PAINT BEFORE INSTALLATION, 1 COAT AFTER INSTALLATION. (COLOR TO BE SELECTED BY OWNER)

EXTERIOR ACCESSIBLE SIGN

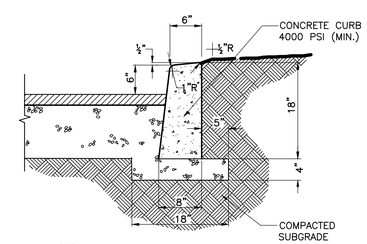
NOT TO SCALE



NOTES:
1. PREFORMED EXPANSION JOINTS TO BE PROVIDED AT 100' INTERVALS (MAX.), TANGENT POINTS, RAMPS AND ANY POINT ADJACENT TO RIGID STRUCTURES.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS (MAX.)

POST CURB DETAIL WITH REINFORCEMENT

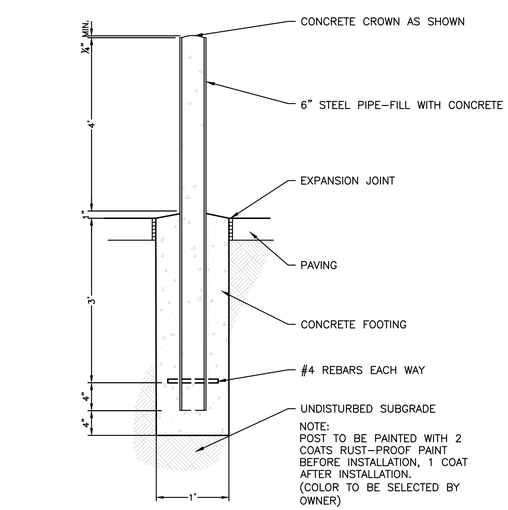
NOT TO SCALE



NOTES:
1. PREFORMED EXPANSION JOINTS TO BE PROVIDED AT 100' INTERVALS (MAX.), TANGENT POINTS, RAMPS AND ANY POINT ADJACENT TO RIGID STRUCTURES.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS (MAX.)

POST CURB DETAIL

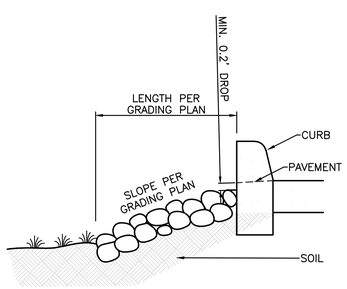
NOT TO SCALE

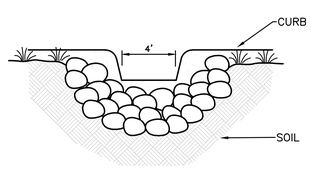


NOTE:
POST TO BE PAINTED WITH 2 COATS RUST–PROOF PAINT BEFORE INSTALLATION, 1 COAT AFTER INSTALLATION. (COLOR TO BE SELECTED BY OWNER)

BOLLARD

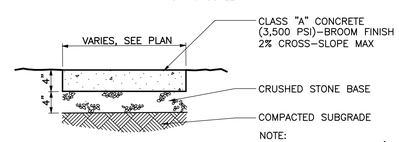
NOT TO SCALE





CURB CUT AND RIP-RAP

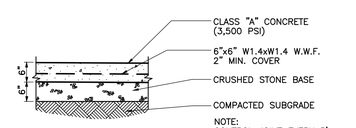
NOT TO SCALE



NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE WALK

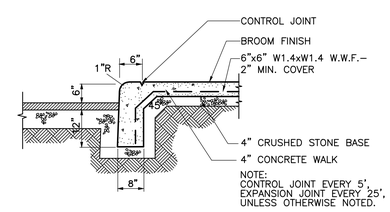
NOT TO SCALE



NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE PAVEMENT

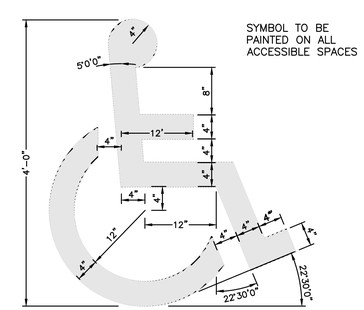
NOT TO SCALE



NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE WALK & TURN DOWN CURB

NOT TO SCALE



PAINTED ACCESSIBLE SYMBOL

NOT TO SCALE

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Murfreesboro 615-546-9005
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MATTHEW DAVID LAY
STATE OF TENNESSEE
No. 00111690
12-12-2019

265 EAST OLD HICKORY BLVD

FOR

MARK MCBEE

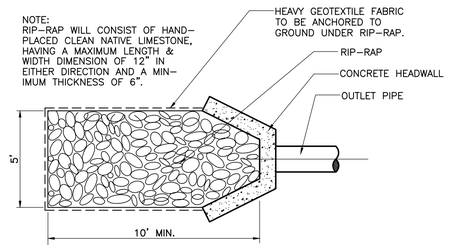
MADISON, DAVIDSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB NO.	19059
W.K. ORDER:	1507
DESIGNED:	R. ONISZCZAK
DRAWN:	B. PATTERSON
SCALE:	NOT TO SCALE
DATE:	DECEMBER 12,2019

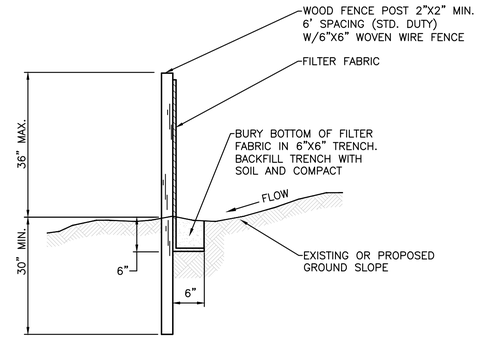
CONSTRUCTION DETAILS

C5.1



RIP-RAP DETAIL

NOT TO SCALE

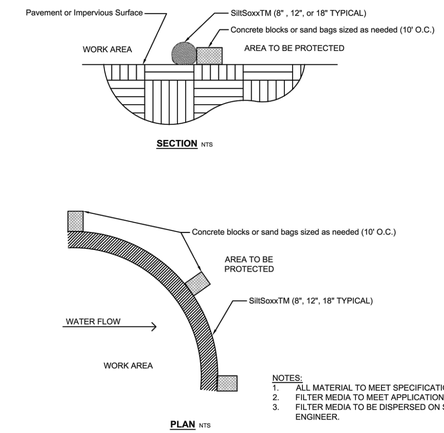


TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS. PRIOR TO INSTALLATION, CONTRACTOR SHOULD CONFIRM WITH THE PUBLIC WORKS DEPT. THAT THIS DETAIL IS THE CURRENT AND APPROVED EROSION/SILTATION BARRIER.

EROSION/SILTATION FENCE WITH WIRE BACKING

NOT TO SCALE

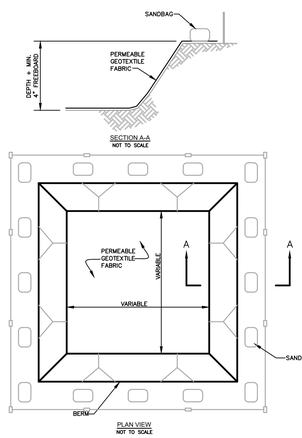
METRO TCP–13



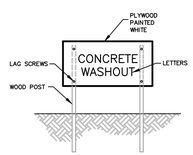
NOTES:
1. ALL MATERIAL TO MEET SPECIFICATIONS.
2. FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
3. FILTER MEDIA TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTER SOCK (TCP-14)

NOT TO SCALE

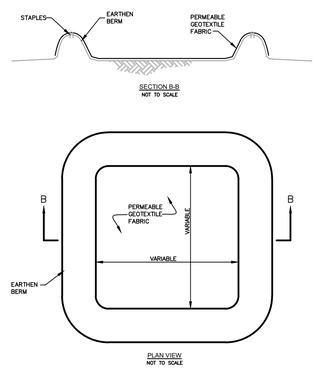


TYPE "BELOW GRADE"



CONCRETE WASHOUT SIGN (OR EQUIVALENT)

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

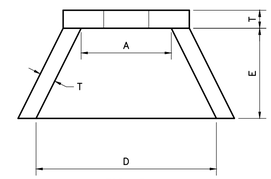


TYPE "ABOVE GRADE" WITH EATHERN BERMS

CONCRETE WASHOUT (CP-10)

NOT TO SCALE

REFER TO TDEC BMP MANUAL, SECTION 7.16

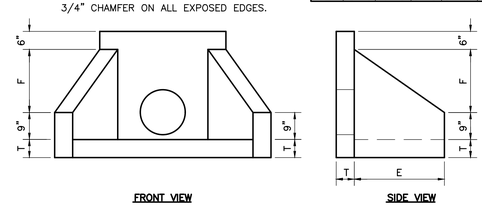


TOP VIEW

CONCRETE: 4000 PSI AT 28 DAYS REINFORCED WITH NO. 4 BARS 10" C/C/ EACH WAY WITH WINGS AND TOE SLAB DOWELLED TO HEADWALL WITH NO. 5 BARS.

3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS					
PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'–6"	5'–0"	2'–6"	1'–9"	6"
18"	2'–6"	5'–0"	2'–6"	1'–9"	6"
21"	2'–6"	5'–0"	2'–6"	1'–9"	6"
24"	4'–0"	6'–6"	3'–0"	3'–3"	6"
30"	4'–0"	6'–6"	3'–0"	3'–3"	6"
36"	5'–6"	8'–0"	3'–6"	4'–5"	6"
42"	5'–6"	8'–0"	3'–6"	4'–5"	6"
48"	5'–6"	8'–0"	3'–6"	4'–5"	6"
54"	7'–0"	9'–5"	4'–6"	5'–9"	6"
60"	7'–0"	9'–5"	4'–6"	5'–9"	6"
66"	8'–6"	11'–0"	5'–6"	6'–11"	6"
72"	8'–6"	11'–0"	5'–6"	6'–11"	6"

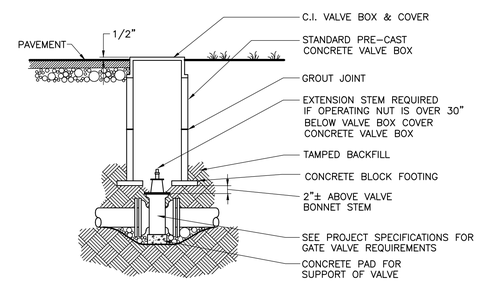


FRONT VIEW

SIDE VIEW

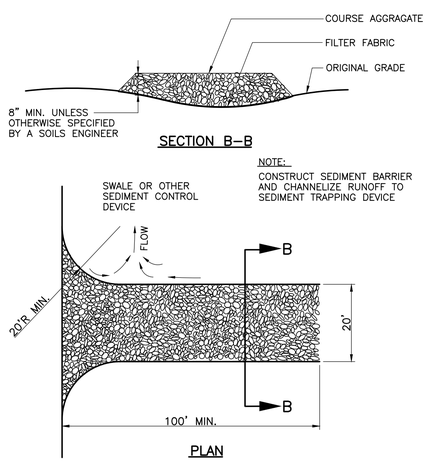
CONCRETE HEADWALL

NOT TO SCALE



GATE VALVE

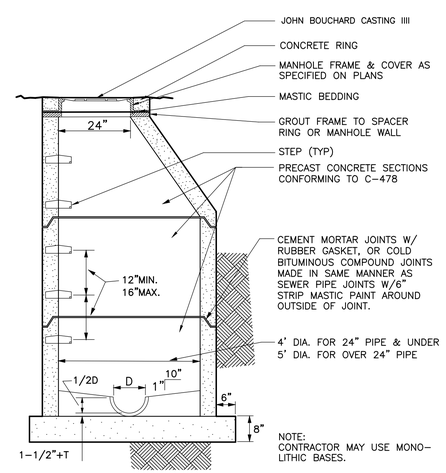
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

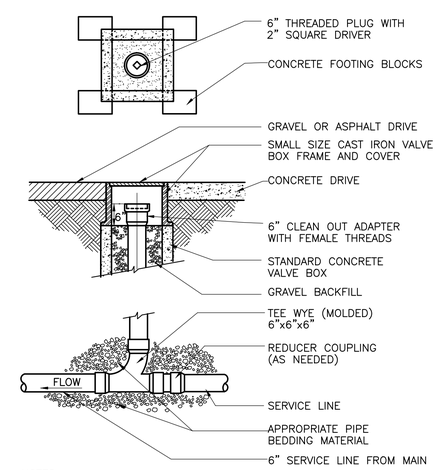
METRO TCP–03



NOTE:
CONTRACTOR MAY USE MONO–LITHIC BASES.

JUNCTION BOX

NOT TO SCALE



NOTES:
1. ALL FITTINGS AND LINES TO BE PVC. SOLVENT WELD (SDR–33).
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4".

TRAFFIC BEARING CLEAN OUT

NOT TO SCALE

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MATTHEW DAVID LAIL
REGISTERED ENGINEER
No. 00111690
STATE OF TENNESSEE
12-12-2019

265 EAST OLD HICKORY BLVD
FOR
MARK MCBEE
MADISON, DAVIDSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
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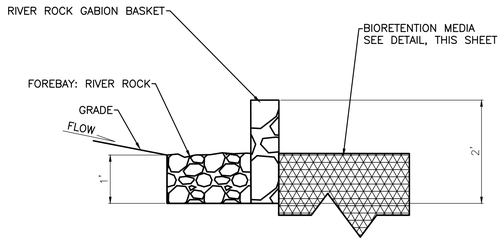
-	-	-
-	-	-

JOB NO.	19059
WK. ORDER	1507
DESIGNED:	R. ONISZCZAK
DRAWN:	B. PATTERSON
SCALE:	NOT TO SCALE
DATE:	DECEMBER 12,2019

CONSTRUCTION DETAILS

C5.2

G:\19059-1507\-CIVIL ENGINEERING\A-PLAN SHEETS\102_DETAIL.DWG
PLOTTED BY BARBARA PATTERSON ON 12/12/2019 1:13 PM LAST UPDATED BY BPATTERSON ON 12/12/2019 7:17 AM

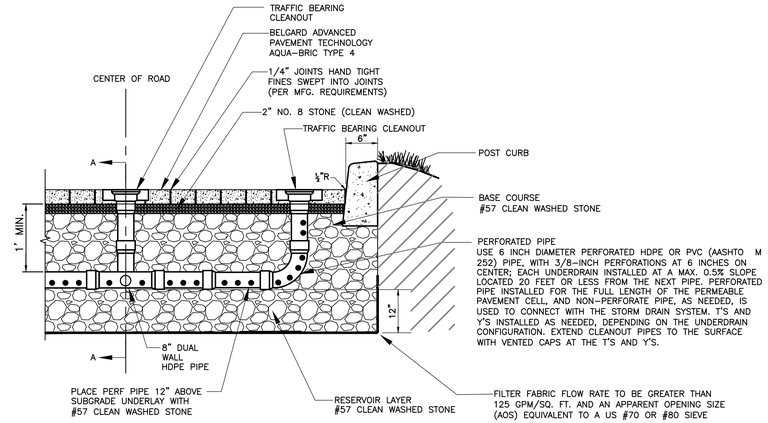


BIORETENTION FOREBAY

NOT TO SCALE

BIORETENTION AREA NOTES:

1. THE MAXIMUM PONDING DEPTH IN ANY BIORETENTION AREA IS 12 INCHES.
2. THE UNDERDRAIN COLLECTION SYSTEM MUST BE EQUIPPED WITH A 6–INCH PERFORATED PIPE IN A 9–INCH GRAVEL LAYER. THE PIPE MUST HAVE 3/8–INCH PERFORATIONS, SPACED ON 6–INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW. THE PIPE IS SPACED AT A MAXIMUM OF 10 FEET ON CENTER, AND MINIMUM GRADE OF 0.5 PERCENT MUST BE MAINTAINED.
3. THE AREA THAT WILL HOUSE BIORETENTION MUST NOT BE USED AS A SEDIMENT CONTROL MEASURE DURING ACTIVE CONSTRUCTION.

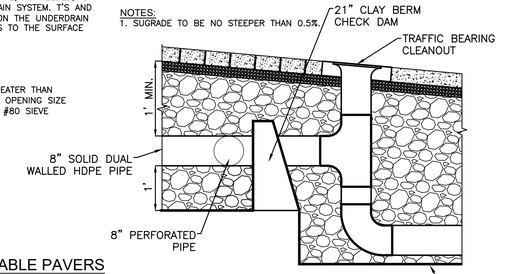


NOTES:
1. NO "CRUSH AND RUN" STONE TO BE USED IN THE INSTALLATION OF THESE PAVERS.
2. NO SAND TO BE USED IN THE INSTALLATION OF THESE PAVERS.
3. THIS DETAIL MUST BE VERIFIED WITH THE PROJECT GEOTECHNICAL ENGINEER FOR CONFORMITY WITH THE GEOTECH REPORT PRIOR TO INSTALLATION.
4. THE PERMEABLE PAVER INSTALLER SHALL BE AN INTERLOCKING CONCRETE PAVEMENT INSTITUTE (ICPI) CERTIFIED INSTALLER OR SHALL PROVIDE APPROVED EQUAL CERTIFICATION.
5. VEHICULAR TRAFFIC SHALL BE PROHIBITED ON THE PERVIOUS PAVEMENT UNTIL THE SITE IS STABLE TO PREVENT MUD FROM BEING DEPOSITED BY VEHICLES
6. CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS–DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR TO THE PERVIOUS LAYER TO OBSERVE THE SUB–BASE MATERIAL.

POST CURB & LEVEL 2 PERMEABLE PAVERS

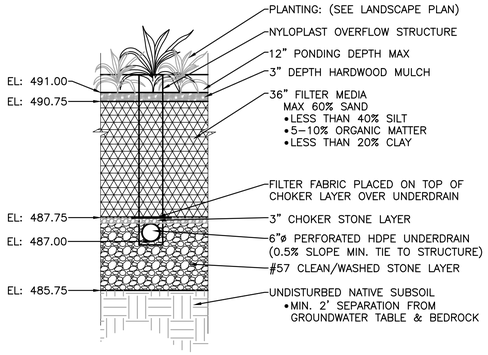
NOT TO SCALE

NOTES:
1. SUGRADE TO BE NO STEEPER THAN 0.5%.



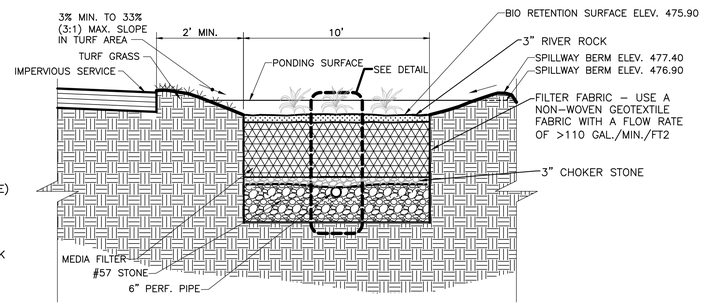
SECTION A-A

NOT TO SCALE



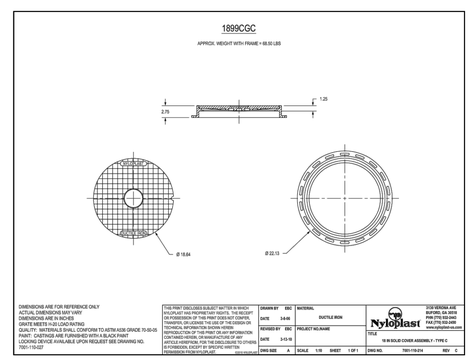
LEVEL 2 BIORETENTION W/ UNDERDRAIN (GIP-01)

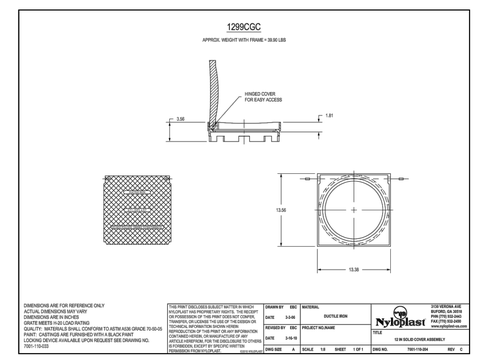
NOT TO SCALE

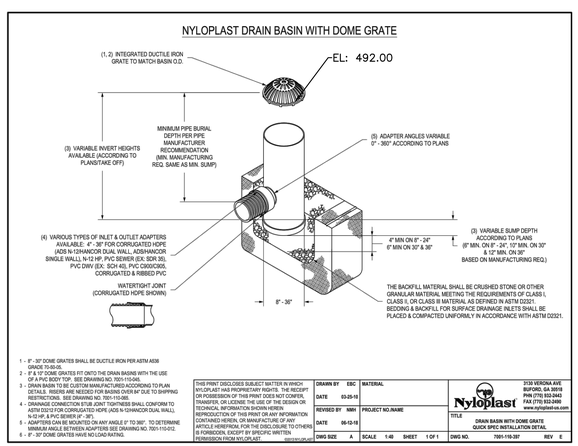


BIORETENTION AREA

NOT TO SCALE

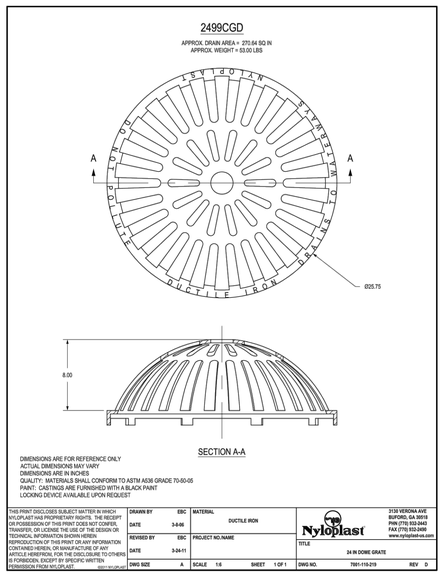






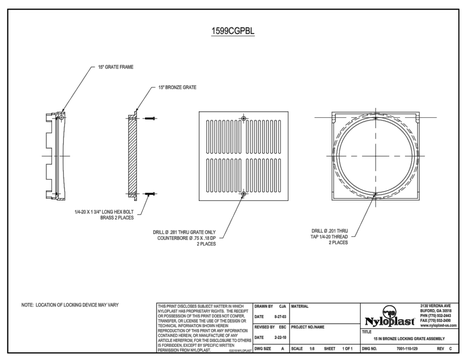
BIORETENTION OUTLET STRUCTURE

NOT TO SCALE



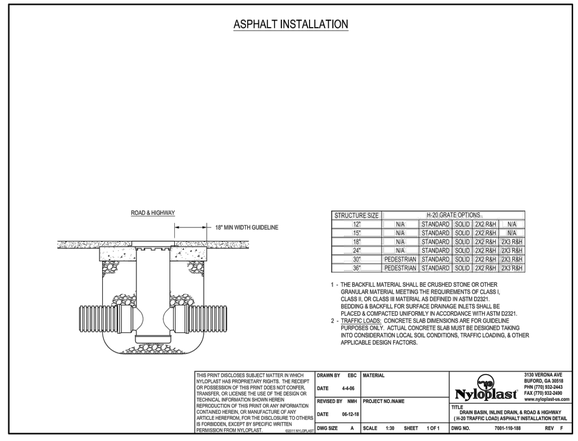
NYLOPLAST DOME GRATE

NOT TO SCALE



DRAIN BASIN AND COVERS FOR VEHICULAR TRAFFIC AREAS

NOT TO SCALE



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ragansmith.com

MATTHEW DAVID ALLEN
STATE OF TENNESSEE
No. 00111690
12-12-2019

265 EAST OLD HICKORY BLVD

FOR

MARK MCBEE

MADISON, DAVIDSON COUNTY, TENNESSEE

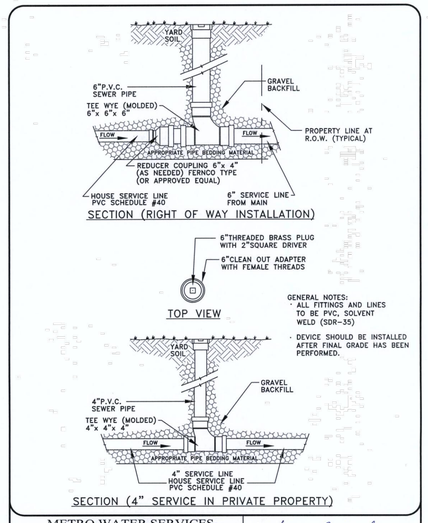
REV.	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

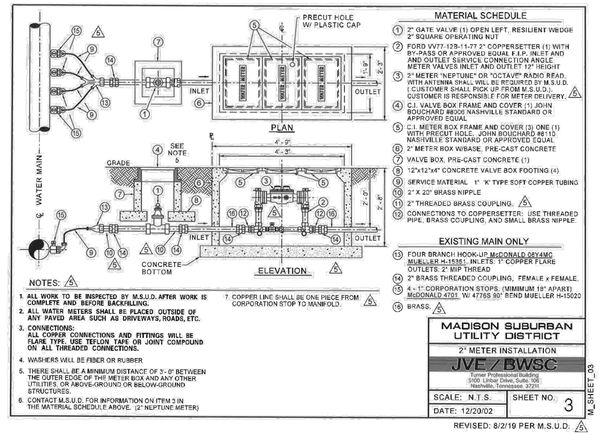
JOB NO.	19059
WK. ORDER	1507
DESIGNED:	R. ONISZCZAK
DRAWN:	B. PATTERSON
SCALE:	NOT TO SCALE
DATE:	DECEMBER 12,2019

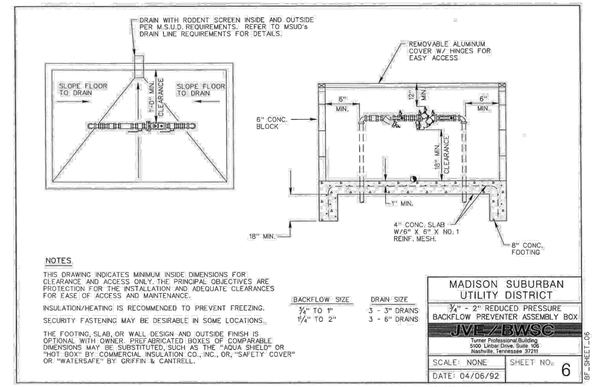
CONSTRUCTION DETAILS

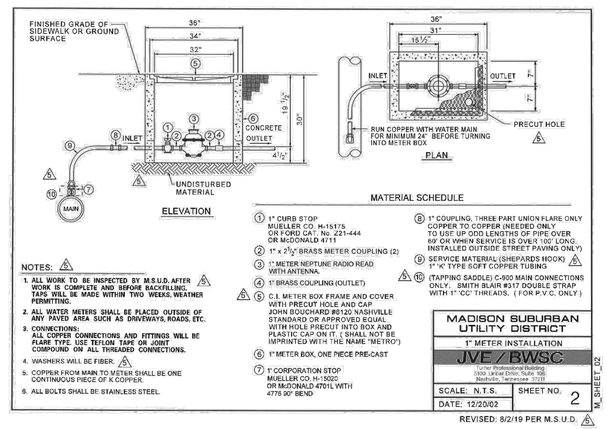
C5.3

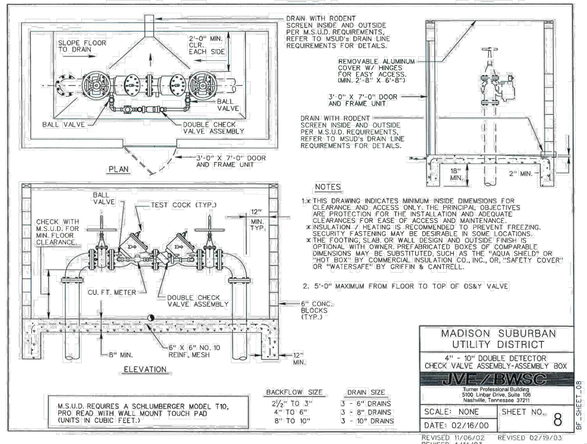
G:\19059-1507\CIVIL ENGINEERING\C5-PLAN SHEETS\GIP_DETAIL.DWG
PLOTTED BY BARAKA PATTERSON ON 12/12/2019 1:13 PM LAST UPDATED BY BPATTERSON ON 12/12/2019 1:17 PM

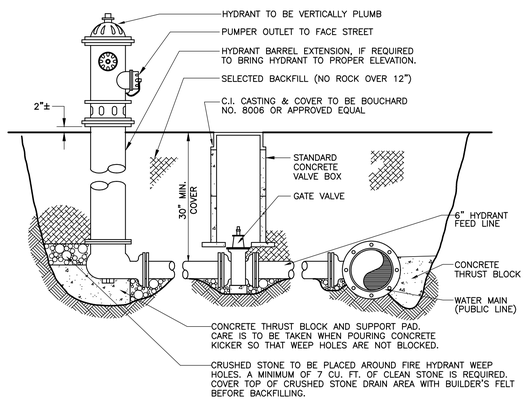






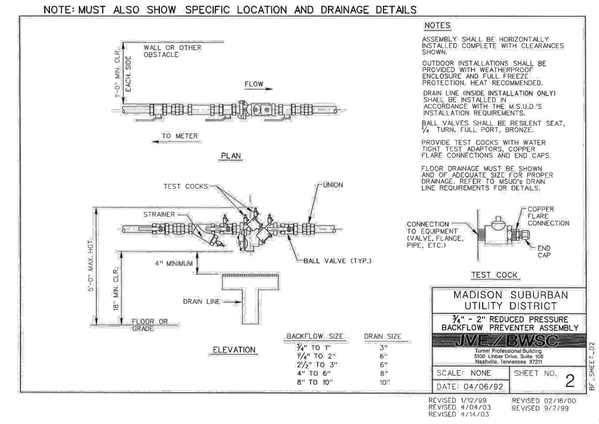


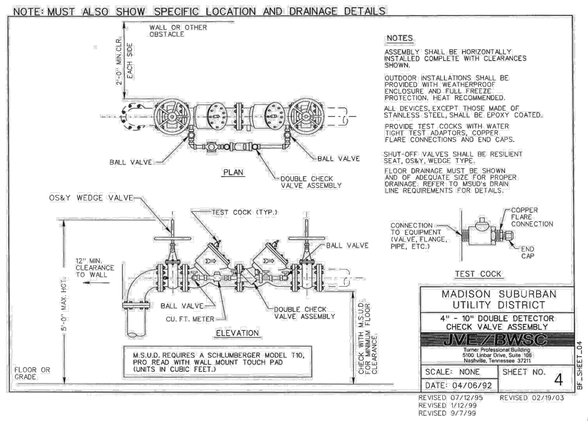




FIRE HYDRANT ASSEMBLY

NOT TO SCALE





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MATTHEW DAVID LAY
LICENSED PROFESSIONAL ENGINEER
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JOB NO. 19059	WK. ORDER 1507		
DESIGNED:	R. ONISZCZAK		
DRAWN:	B. PATTERSON		
SCALE:	NOT TO SCALE		
DATE:	DECEMBER 12,2019		

CONSTRUCTION DETAILS

C5.4

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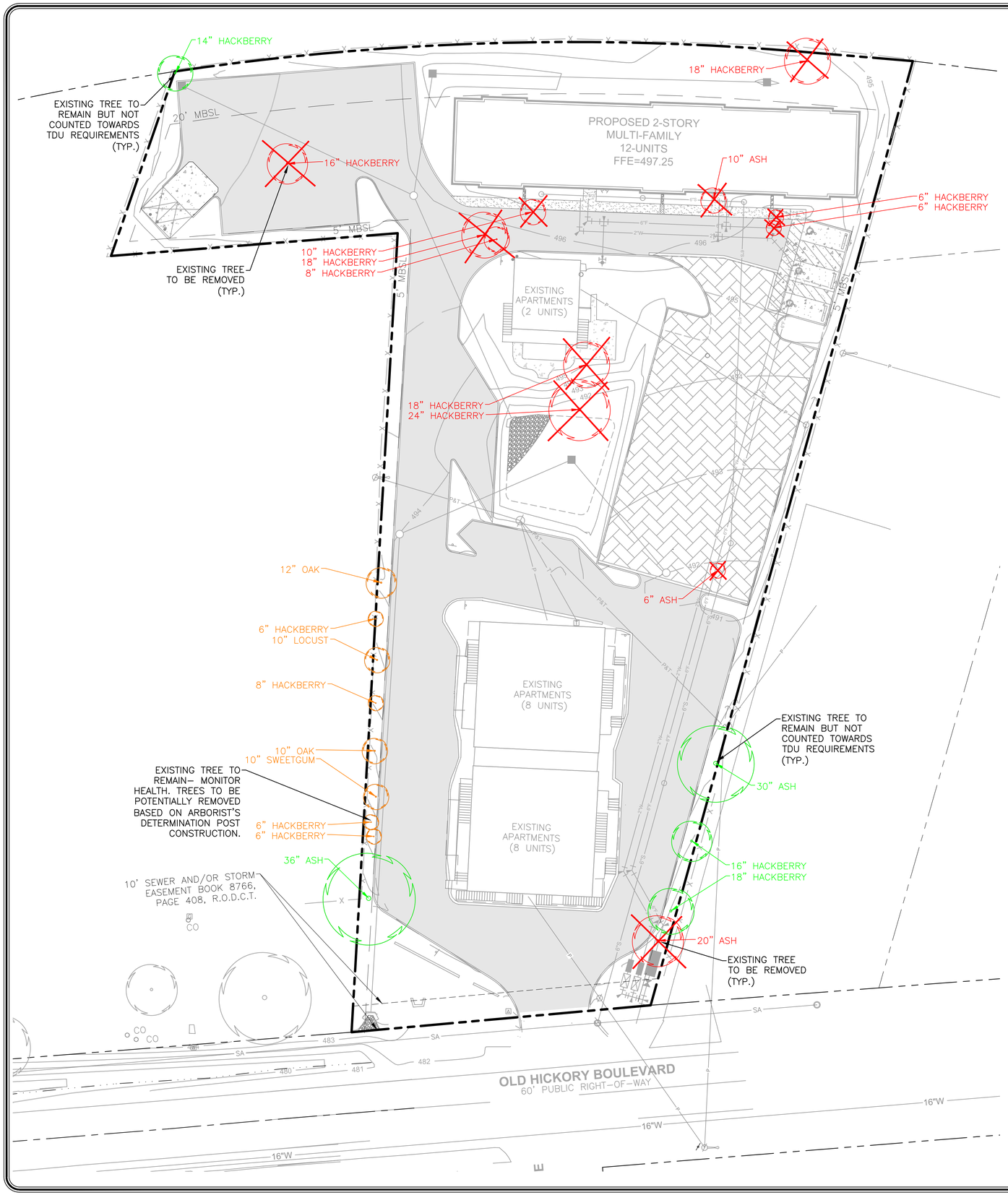
PLOTTED BY MARKA PATTERSON ON 12/12/2019 1:13 PM LAST UPDATED BY BPATTERSON ON 12/12/2019 7:17 AM



EXISTING TREE INVENTORY		
TO BE REMOVED	TO REMAIN POTENTIALLY REMOVED- MONITOR HEALTH	TO REMAIN BUT NOT COUNTED TOWARDS TDU REQUIREMENT
18" HACKBERRY	12" OAK	14" HACKBERRY
16" HACKBERRY	6" HACKBERRY	36" ASH
10" HACKBERRY	10" LOCUST	30" ASH
18" HACKBERRY	8" HACKBERRY	16" HACKBERRY
8" HACKBERRY	10" OAK	18" HACKBERRY
10" ASH	10" SWEETGUM	
6" HACKBERRY	6" HACKBERRY	
6" HACKBERRY	6" HACKBERRY	
18" HACKBERRY		
24" HACKBERRY		
6" ASH		
20" ASH		

NOTE:
EXISTING TREES ON SITE WERE NOT FIELD SURVEYED.
CONTRACTOR TO VERIFY LOCATION IN FIELD.

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMAIN– MONITOR HEALTH. POTENTIALLY REMOVED BASED ON ARBORIST'S DETERMINATION POST CONSTRUCTION.
- EXISTING TREES TO REMAIN BUT NOT COUNTED TOWARDS TDU REQUIREMENTS

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Nashville 615-244-8591
Murfreesboro 615-546-9505
ragansmith.com

YEA LIM CHOI
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 1101
12/13/19

265 EAST OLD HICKORY BLVD

FOR

MARK MCBEE

MADISON, DAVIDSON COUNTY, TENNESSEE

JOB NO.	19059	WK. ORDER	1507
DESIGNED:	K. CHOI		
DRAWN:	K. CHOI		
SCALE:	1"=20'		
DATE:	DECEMBER 12,2019		

REV. #	DATE:	DESCRIPTION:
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EXISTING TREE INVENTORY PLAN

L0.1

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

0 20 40

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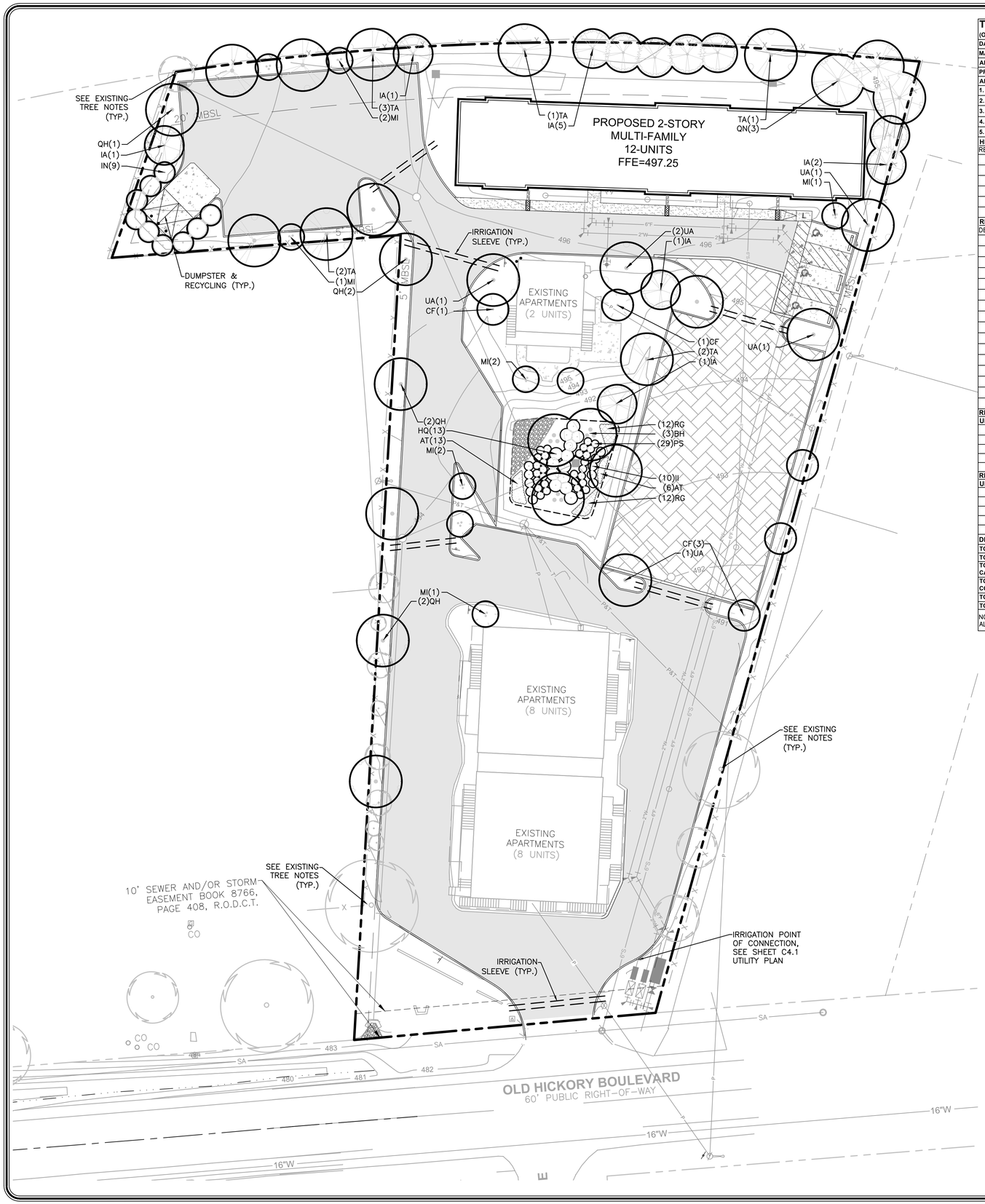
PLOTTED BY KATE CHOI ON: 12/13/2019 1:14 PM LAST UPDATED BY KCHOI ON: 12/13/2019 1:13 PM



TREE DENSITY WORKSHEET

(ORDINANCE 94-1104)

DATE: DECEMBER 13, 2019

MAP: 43	**PARCEL: 120**
APPLICATION NUMBER:	
PROJECT NAME: 265 EAST OLD HICKORY BLVD	
ADDRESS: 265 EAST OLD HICKORY BLVD	
1. ACREAGE (AREA OF BUILDING SITE)	1.52
2. MINUS BUILDING COVERAGE AREA	0.25
3. EQUALS ADJUSTED ACREAGE =	1.27
4. MULTIPLIED BY REQUIRED DENSITY UNITS PER ACRE	x 22
5. EQUALS REQUIRED TREE DENSITY UNITS FOR PROJECT =	27.94

HERITAGE TREES:
REFER TO METRO ZONING ORDINANCE FOR LIST OF HERITAGE TREES

DBH	# OF TREES	VALUE	UNITS	DBH	# OF TREES	VALUE	UNITS
8	0	x 3.2 =	0.0	18	0	x 7.2 =	0.0
10	0	x 4.0 =	0.0	20	0	x 8.0 =	0.0
12	0	x 4.8 =	0.0	22	0	x 8.8 =	0.0
14	0	x 5.6 =	0.0	24	0	x 9.6 =	0.0
16	0	x 6.4 =	0.0	*GREATER THAN 24" EQUALS X .5 PER INCH			

RETAINED TREES: (EXISTING TREES 6" DBH OR LARGER)
DBH (DIAMETER AT 4 1/2') EXAMPLE: 3 TREES 6" DBH x 1.8 = 5.4 DENSITY UNITS

DBH	# OF TREES	VALUE	UNITS	DBH	# OF TREES	VALUE	UNITS
6	0	x 1.8 =	0.0	20	0	x 6.0 =	0.0
8	0	x 2.4 =	0.0	22	0	x 6.6 =	0.0
10	0	x 3.0 =	0.0	24	0	x 8.4 =	0.0
12	0	x 3.6 =	0.0	26	0	x 9.1 =	0.0
14	0	x 4.2 =	0.0	28	0	x 9.8 =	0.0
16	0	x 4.8 =	0.0	30	0	x 10.5 =	0.0
18	0	x 5.4 =	0.0	32	0	x 11.2 =	0.0
DBH	**# OF TREES**	**VALUE**	**UNITS**	**DBH**	**# OF TREES**	**VALUE**	**UNITS**
34	0	x 11.9 =	0.0	48	0	x 28.8 =	0.0
36	0	x 12.6 =	0.0	50	0	x 30.0 =	0.0
38	0	x 13.3 =	0.0	52	0	x 31.2 =	0.0
40	0	x 20.0 =	0.0	54	0	x 35.1 =	0.0
42	0	x 23.1 =	0.0	56	0	x 36.4 =	0.0
44	0	x 26.1 =	0.0	58	0	x 37.7 =	0.0
46	0	x 27.6 =	0.0	60	0	x 42.0 =	0.0

REPLACEMENT TREE SCHEDULE (LARGE & MEDIUM CANOPY TREES):
UNITS REPRESENTS BASAL AREA **CAL** REPRESENTS CALIPER INCHES AT PLANTING

CAL	# OF TREES	VALUE	UNITS	CAL	# OF TREES	VALUE	UNITS
2	11	x 0.5 =	5.5	6	0	x 1.0 =	0.0
3	28	x 0.6 =	16.8	7	0	x 1.2 =	0.0
4	0	x 0.7 =	0.0	8	0	x 1.3 =	0.0
5	0	x 0.9 =	0.0				

REPLACEMENT TREE SCHEDULE (LARGE & MEDIUM COLUMNAR, SMALL UNDERSTORY, & STREET TREES):
UNITS REPRESENTS BASAL AREA **CAL** REPRESENTS CALIPER INCHES AT PLANTING

CAL	# OF TREES	VALUE	UNITS	CAL	# OF TREES	VALUE	UNITS
2	23	x 0.25 =	5.8	6	0	x 0.5 =	0.0
3	0	x 0.3 =	0.0	7	0	x 0.6 =	0.0
4	0	x 0.4 =	0.0	8	0	x 0.7 =	0.0
5	0	x 0.5 =	0.0				

DENSITY UNITS PROVIDED ON ABOVE SCHEDULES.

TOTAL DENSITY UNITS FOR HERITAGE TREES	0.00
TOTAL DENSITY UNITS FOR RETAINED TREES	0.00
TOTAL DENSITY UNITS FOR REPLACEMENT TREES (LARGE & MEDIUM CANOPY TREES)	22.30
TOTAL DENSITY UNITS FOR REPLACEMENT TREES (LARGE & MEDIUM COLUMNAR, SMALL UNDERSTORY, & STREET TREES)	5.75
TOTAL CREDIT PAID TO TREE MITIGATION BANK (1 CREDIT = 1 TDU = $725)	
TOTAL DENSITY UNITS PROVIDED	28.05

NOTE: THE TOTAL DENSITY UNITS PROVIDED MUST EQUAL OR EXCEED THE REQUIREMENTS OF #5 ABOVE. ALL PROTECTED AND REPLACEMENT TREES MUST BE SHOWN ON SITE PLAN.

EXISTING TREE NOTES:

1. CERTIFIED ARBORIST TO VERIFY TREE VIABILITY AND ADVISE OWNER REPRESENTATIVE POST CONSTRUCTION.
2. EXISTING TREES ON SITE WERE NOT FIELD SURVEYED. CONTRACTOR TO VERIFY LOCATION IN FIELD.
3. EXISTING TREES TO REMAIN BUT NOT TO BE COUNTED TOWARDS THE BUFFER/T.D.U. REQUIREMENT.

ROOT PRUNING NOTES:

1. ROOT PRUNING SHALL BE PERFORMED ADJACENT TO ALL EXCAVATION NEXT TO THE CRITICAL ROOT ZONE TO A DEPTH OF 24 INCHES WITH A SHARP TRENCHER OR AN AIRSPADE. ROOTS 1.0 INCHES AND LESS IN DIAMETER SHOULD BE PRUNED WITH A SHARP BYPASS TYPE LOPPER. ROOTS GREATER THAN 1.0 INCH IN DIAMETER SHOULD BE PRUNE WITH A SHARP PRUNING SAW. THE TRENCH CREATED BY THE ROOT PRUNING SHALL BE BACKFILLED AS SOON AS POSSIBLE WITH TOPSOIL THIS PROCEDURE SHALL BE PREFORMED OR SUPERVISED BY AN ISA CERTIFIED ARBORIST
2. ALL EQUIPMENT OPERATION, PARKING, SERVICING AND REFUELING SHOULD BE LOCATED AS FAR AWAY FROM THE CRITICAL ROOT ZONE OF PROTECTED TREES AS POSSIBLE. CEMENT TRUCK DISCHARGES AND RINSING SHOULD ALSO BE KEPT AT LEAST 50' AWAY FROM THE CRITICAL ROOT ZONE OF PROTECTED TREES
3. REMOVAL OF VEGETATION WITHIN THE CRITICAL ROOT ZONE INSIDE TREE PROTECTION AREAS SHALL BE SUPERVISED BY AN ISA CERTIFIED ARBORIST
4. TREES IMPACTED BY CONSTRUCTION SHOULD BE GETTING A VOLUME OF WATER COMPARABLE TO 1 INCH OF RAINFALL PER WEEK DURING THE GROWING SEASON (MARCH TO NOVEMBER). IF THERE IS NOT ADEQUATE RAINFALL TO PROVIDE THIS VOLUME, THE ROOT ZONE SHOULD BE SOAKED EVERY 7 TO 10 DAYS TO MAKE UP THE DEFICIT. THIS CAN BE ACCOMPLISHED WITH A LAWN SPRINKLER AND PLASTIC RAIN GAUGE
5. SUPERVISION OF DEMOLITION OF EXISTING STRUCTURES OR REMOVAL OF TREES ADJACENT TO TREES SELECTED FOR PRESERVATION SHALL BE SUPERVISED BY AN ISA CERTIFIED ARBORIST

IRRIGATION SLEEVING NOTE:

ALL IRRIGATION SLEEVES TO BE 2" SCH 40 PVC BELL END PIPE. TOP OF SLEEVES SHOULD BE 24" BELOW THE TOP OF ROADWAY. ALL SLEEVES SHOULD BE BACKFILLED WITH COMPACTED ROADWAY BASE. ALL SLEEVES TO HAVE 2" CAP ON EACH END AND LOCATION STAKED IN FIELD.

LIGHTING NOTE:

PHOTOMETRIC PLAN TO BE PROVIDED PRIOR TO BUILDING PERMIT ISSUANCE. SITE LIGHTING TO BE COORDINATED TO MEET ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.

SITE DATA:

PROPERTY INFORMATION:

SITE APPLICATION NUMBER:	
COUNCIL DISTRICT NUMBER:	09
DISTRICT COUNCIL MEMBER:	BILL PRIDEMORE
PROPERTY OWNER:	265 E OLD HICKORY LLC
EX. BUILDING S.F. / USE:	APARTMENT: LOW RISE
TAX MAP:	43
PARCELS:	120
PARCEL/S ACREAGE:	1.52± AC [65,518± SF]
STREET ADDRESS:	265 EAST OLD HICKORY BLVD

ZONING INFORMATION:

ZONING CLASSIFICATION:	RM20
LAND USE POLICY:	MADISON: 4 - (T4 CM)

TREE DENSITY WORKSHEET:

1. ACREAGE (AREA OF BLDG. SITE):	1.52± ACRES
2. MINUS BUILDING COVERAGE AREA:	0.25± ACRES
3. EQUALS ADJUSTED ACREAGE:	1.27± ACRES
MULTIPLIED BY REQ. TDU/ACRE:	x 22
EQUALS REQ. TDU/PROJECT:	27.94

DENSITY UNITS PROVIDED ON ABOVE SCHEDULES:

TOTAL TDU FOR HERITAGE TREES:	00.00 UNITS
TOTAL TDU FOR RETAINED TREES:	00.00 UNITS
TOTAL TDU FOR REPLACEMENT LG TREES:	22.30 UNITS
TOTAL TDU FOR REPLACEMENT SM/MED TREES:	5.75 UNITS
TOTAL CREDITS PAID TO TREE MITIGATION BANK:	0 UNITS
TOTAL TDU PROVIDED:	28.05 UNITS

LANDSCAPE CONTRACTOR CHECKLIST:

1. SHOULD THERE BE ANY CONFLICTS WITH THE LANDSCAPE PLAN AND THE REQUIRED CHECKLIST BELOW, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE INSTALLTION IN ORDER TO RESOLVE THE ISSUE/S. LANDSCAPE CONTRACTOR TO SUBMIT A COMPLETED CHECKLIST/REPORT (SEE BELOW) TO THE LANDSCAPE ARCHITECT AFTER INSTALLATION IS COMPLETE (CONTACT INFORMATION IS ON THIS SHEET) APPROVAL OF ANY CHANGES MUST BE APROVED BY LANDSCAPE ARCHITECT AND/OR CITY. A LANDSCAPE INSPECTION MUST BE COMPLETED BY THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING THE CITY'S LANDSCAPE INSPECTION. METRO NASHVILLE'S URBAN FORESTER WILL USE THE FOLLOWING CHECKLIST DURING THE CITY'S LANDSCAPE INSPECTION. ALL ITEMS MUST BE ADDRESSED BY THE LANDSCAPE CONTRACTOR BEFORE THE CITY WILL SIGN-OFF ON THE PROJECT AND A CERTIFICATE FOR USE AND OCCUPANCY IS GRANTED.

URBAN FORESTRY INSPECTION REPORT

Designer_____ **Permit#**_____ **Date**_____

Was the approved landscape plan followed? (Such as correct species, quantities, calipers, and heights) If NO, please submit revised plan for review and approval	YES	NO	N/A
Was tree protection used and is it still in place?	YES	NO	N/A
Is all plant material properly installed? (e.g. root twine and crown ties removed)	YES	NO	N/A
Are the trees & shrubs planted at the correct depth?	YES	NO	N/A
Is the root flare visible on the trees?	YES	NO	N/A
Is mulch less than 4" deep and not "volcanoed"?	YES	NO	N/A
Are all packing materials removed?	YES	NO	N/A
If trees were staked, is there proof of U.F. permission?	YES	NO	N/A
Are all parking lot lights at least 15' from any tree?	YES	NO	N/A
Are there any powerline & tree conflicts?	YES	NO	N/A
If any dumpsters were installed, are they screened properly? (Opaque wall or fence)	YES	NO	N/A
Is irrigation installed? (requirement for townhomes/condos)	YES	NO	N/A
Are hose-bibs installed?	YES	NO	N/A

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Murfreesboro 615-546-9005
ragansmith.com

YEA LIM CHOI
REGISTERED
TENNESSEE NO. 2100
LANDSCAPE ARCHITECT
Expires 12/31/20

265 EAST OLD HICKORY BLVD
FOR
MARK MCBEE
MADISON, DAVIDSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
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-	-	-

JOB NO.	19059
WK. ORDER	1507
DESIGNED:	K. CHOI
DRAWN:	K. CHOI
SCALE:	1"=20'
DATE:	DECEMBER 12,2019

SITE LANDSCAPE PLAN

L1.0

N W RSA E S

0 20 40

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

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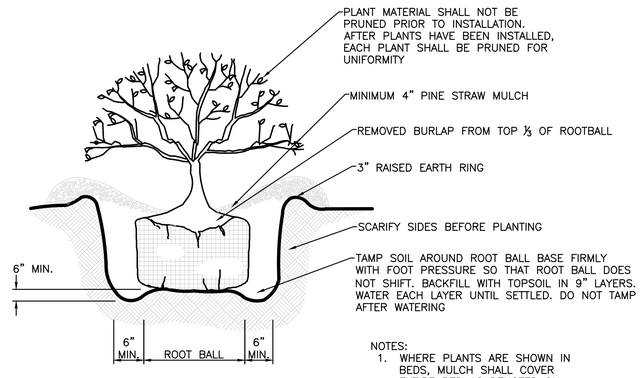
PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING		REMARKS
BH	3	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	DECIDUOUS	3" CAL.	14 – 16' HT.	AS SHOWN		B&B, 5' CLEAR TRUNK, MULTI–TRUNK, 3 TO 5 CANES MAX
IA	11	ILEX OPACA / AMERICAN HOLLY	EVERGREEN	2" CAL.	6 – 8' HT.	AS SHOWN		B&B, FULL TO BASE
QN	3	QUERCUS NUTTALLII / NUTTALL OAK	DECIDUOUS	3" CAL.	14 – 16' HT.	AS SHOWN		B&B, STRONG CENTRAL LEADER, 6' CLEAR TRUNK
QH	7	QUERCUS PHELLOS 'HIGHTOWER' / WILLOW OAK	DECIDUOUS	3" CAL.	14 – 16' HT.	AS SHOWN		B&B, STRONG CENTRAL LEADER, 6' CLEAR TRUNK
TA	9	TAXODIUM DISTICHUM 'AUTUMN GOLD' / AUTUMN GOLD BALD CYPRESS	DECIDUOUS	3" CAL.	14 – 16' HT.	AS SHOWN		B&B, STONG CENTRAL LEADER, 6' CLEAR TRUNK
UA	6	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	DECIDUOUS	3" CAL.	14 – 16' HT.	AS SHOWN		B&B, STRONG CENTRAL LEADER, 6' CLEAR TRUNK
UNDERSTORY TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING		REMARKS
CF	5	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	DECIDUOUS	2" CAL.	10–12 HT.	AS SHOWN		B&B, STRONG CENTRAL LEADER
IN	9	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY	EVERGREEN	2" CAL.	6–8' HT.	AS SHOWN		B&B, FULL TO BASE
MI	9	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	DECIDUOUS	2" CAL.	6–8' HT.	AS SHOWN		B&B, FULL TO BASE
SHRUBS	QTY	BOTANICAL / COMMON NAME	TYPE	HEIGHT	SPREAD	SPACING		REMARKS
HQ	13	HYDRANGEA QUERCIFOLIA 'MUNCHKIN' / OAKLEAF HYDRANGEA	DECIDUOUS	18" HT	18"	3' O.C.		FULL CONTAINER
II	10	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	EVERGREEN	18" HT	24"	3' O.C.		FULL CONTAINER
GRASSES	QTY	BOTANICAL / COMMON NAME	TYPE	HEIGHT	SPREAD	SPACING		REMARKS
PS	29	PANICUM VIRGATUM 'SHENANDOAH' / SWITCH GRASS	ORNAMENTAL GRASS	#1		3' O.C.		FULL CONTAINER
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE/CONT.	SPREAD	APP. RATE	SPACING	REMARKS
AT	19	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	PERENNIAL	#1	24"		24" o.c.	TRIANGULATE SPACING
RG	24	RUDBECKIA FULGIDA 'GOLDSTRUM' / CONEFLOWER	PERENNIAL	#1	24"		24" o.c.	TRIANGULATE SPACING

NOTES

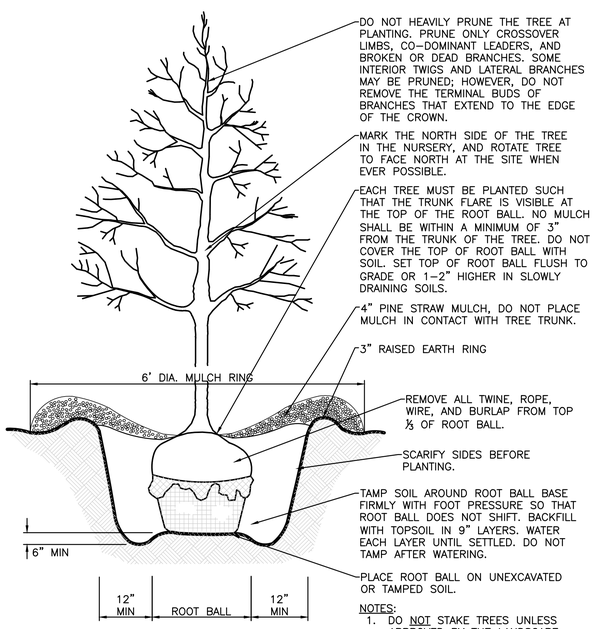
1. ALL DISTURBED AREAS NOT OTHERWISE PLANTED SHALL BE SEEDED. SEE SEEDING NOTES ON SHEET L1.1.
2. ALL LANDSCAPE IS TO BE IRRIGATED.
3. ALL TREES TO BE AT LEAST 15' FROM ANY LIGHT POLES.



NOTES:
1. WHERE PLANTS ARE SHOWN IN BEDS, MULCH SHALL COVER ENTIRE BED AS DENOTED ON THE PLANS.
2. CONTAINER GROWN PLANT MATERIAL MAY BE SUBSTITUTED FOR BURLAP MATERIAL

SHRUB PLANTING

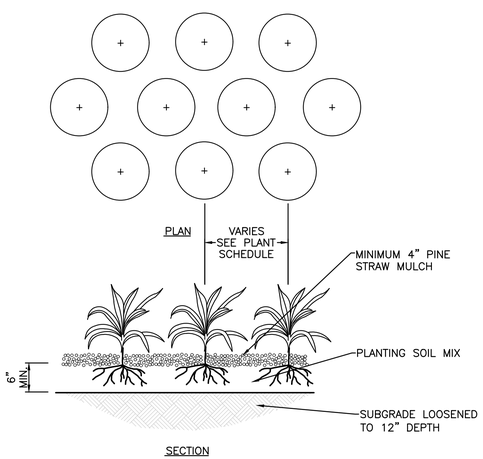
NOT TO SCALE



NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE WRAP AFTER PLANTING.
3. NON–BIODEGRADABLE BURLAP TO BE REMOVED OR ROLLED UNDER ROOT BALL AFTER PLANT IS PLACED IN HOLE.

TREE PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING

NOT TO SCALE

PLANTING NOTES:

1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10–10–10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5–10–5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
4. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE–INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
5. APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
6. CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL.ALL NON–BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
8. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON–BIODEGRADABLE MATERIAL.
9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
11. ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
12. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
13. TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE.
14. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
15. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

IRRIGATION NOTES:

1. ALL PROPOSED PLANTED AREAS ARE TO BE IRRIGATED UTILIZING FULL COVERAGE DESIGN.
2. SUBMIT PROPOSED IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR GENERAL REVIEW AND ACCEPTANCE.
3. PROPOSED IRRIGATION SYSTEM SHOULD UTILIZE ANY RECLAIMED/REUSED/GRAY WATER PUBLIC SYSTEMS IF ACCESSIBLE.
4. SHOULD RECLAIMED/REUSED/GRAY WATER NOT BE AVAILABLE, BELOW GRADE CISTERNS OR ON–SITE RETENTION PONDS SHOULD BE CONSIDERED FOR AN IRRIGATION WATER SOURCE. USE OF PUBLIC POTABLE WATER SOURCE SHOULD BE A LAST CASE RESORT AND DESIGNED AS A TEMPORARY IRRIGATION SYSTEM UTILIZED TO ESTABLISHED PROPOSED PLANT MATERIAL THROUGH ITS FIRST TWO YEARS OF GROWTH.
5. PROPOSED IRRIGATION DESIGN SHOULD UTILIZE WATER EFFICIENT DESIGN TECHNIQUES SUCH AS THE USE OF DRIP IRRIGATION, MOISTURE SENSORS AND RAIN SENSORS TO MAXIMIZE WATER EFFICIENCY.
6. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING AN IRRIGATION SYSTEM THAT FUNCTIONS PROPERLY PER THE INTENT OF THE DESIGN. SHOULD THE IRRIGATION CONTRACTOR SEE A FLAW IN THE PROPOSED DESIGN AND/OR FINDS A PROBLEM IN THE FIELD THAT WILL NEGATIVELY AFFECT THE PERFORMANCE OF THE PROPOSED IRRIGATION SYSTEM, THE SAID CONTRACTOR IS RESPONSIBLE FOR INFORMING THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO INSTALLING OR ORDERING MATERIAL FOR THE PROPOSED IRRIGATION SYSTEM.
7. IRRIGATION PLANS TO BE SUBMITTED PRIOR TO ISSUANCE OF PERMITS.

SEEDING NOTES:

1. SEED ALL DISTURBED AREAS WITH TURF–TYPE TALL FESCUE. THE SEED SHALL BE A BLEND OF 3–5 VARIETIES (ADDRESSING BOTH COLD HARDINESS AND DROUGHT TOLERANCE) FROM THE TOP 10% SELECTIONS IN THE NATIONAL TURFGRASS EVALUATION PROGRAM (N.T.E.P) TALL FESCUE TRIALS, MOST RECENT EVALUATION YEAR (WWW.NTEP.ORG). THE SEED SHALL BE CROP AND WEED FREE. SEED AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6–12–12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
2. PLACE STRAW MULCH ON SEEDED AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
3. THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
4. APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
5. APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
6. ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
7. IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
8. CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.

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

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
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Nashville 615-244-8591
Murfreesboro 615-546-9005
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YEA LIM CHOI REGISTERED AUSTRALIAN NEW ZEALAND ACKNOWLEDGEMENT TENNESSEE NO. 1101 LANDSCAPE ARCHITECT

265 EAST OLD HICKORY BLVD

FOR

MARK MCBEE

MADISON, DAVIDSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

WK. ORDER	1507
JOB NO.	19059
DESIGNED:	K. CHOI
DRAWN:	K. CHOI
SCALE:	1"=20'
DATE:	DECEMBER 12,2019

LANDSCAPE NOTES & DETAILS

L1.1

G:\19059-1507\CIVIL ENGINEERING\PLAN SHEETS\1507_LAND.DWG
PLOTTED BY KATE CHOI ON: 12/13/2019 1:14 PM LAST UPDATED BY KCHOI ON: 12/13/2019 1:08 PM

Metropolitan Nashville-Davidson County
Grading Permit Review
Plans Submittal Information

MWS use only

Date: 08/28/19

RESUBMITTAL? ☑ No ☐ Yes → Review Number (if Yes):

PROJECT INFORMATION

STANPAR: 04313001200 Building Application #: 2019051640 PUD #:

Check all items below that apply to project:

☐ In floodplain ☐ Applying for the Green Roof Credit
☑ Conforms to Stormwater Management Manual Volume 5, The LID Manual

Name: 265 East Old Hickory Blvd
Description: Demolition of one existing struture and development of 3 new multifamily buildings
Address: 265 East Old Hickory Blvd
City: Madison Zip Code: 37115

VARIANCE REQUESTED ☐

Description:

OWNER/DEVELOPER INFORMATION

Company:
Last Name: McBee First Name: Mark
Address: 2400 Elliott Drive
City: Old Hickory State: TN Zip Code: 37138
Phone: Fax: Email:

The grading permit for this project will be held by and bind to the owner/developer of the project. The owner/developer assumes all responsibility for the terms, conditions, rules, and regulations that govern the grading permit. Failure to notify MWS of a change in the ownership or development rights to this property may result in the issuance of a Notice of Violation, penalty, stop work order, or the revocation of the grading permit.

Signature: [signature] Date: 8/29/19

ENGINEER INFORMATION

Company: Ragan Smith
Last Name: Lackey First Name: Matt
Address: 315 Woodland Street
City: Nashville State: TN Zip Code: 37206
Phone: 615.244.8591 Fax: 244-6739 Email: mlackey@ragansmith.com

OPERATOR/CONTRACTOR (if known)

Company:
Last Name: First Name:
Address:
City: State: Zip Code:
Phone: Fax: Email: