



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1400 Block of Shelby Avenue (0 Shelby Avenue)**  
**June 17, 2015**

**Application:** New construction – infill  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08313035400, 08313035200  
**Applicant:** Scott Smith, Architect  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to construct four duplex infill structures on vacant land. In total, eight new dwelling units will be constructed on four lots.

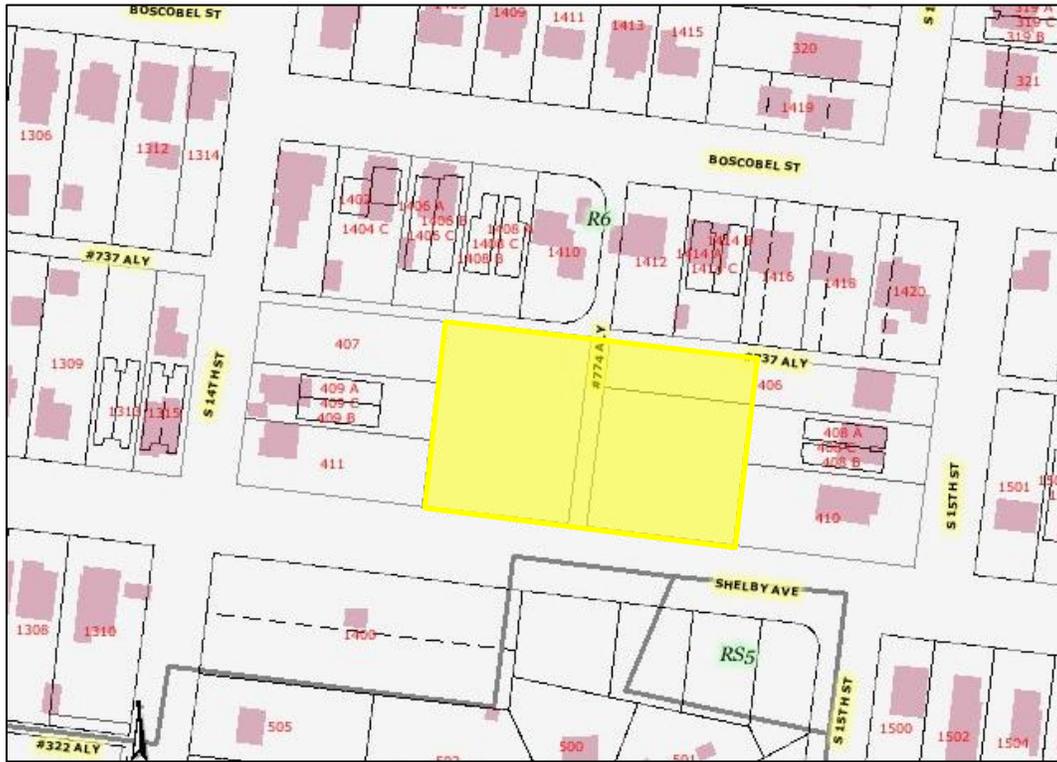
**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The chimneys be clad in a masonry material like brick, stone, or stucco over concrete block;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof color and masonry color, dimensions and texture;
4. A window of at least four square feet (4 sq. ft.) be added to the side facades where there is an expanse of greater than seventeen feet (17’); and
5. Staff approve the location of the HVAC units and other utilities.

With these conditions, staff finds that the infills meet Sections II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay*.

**Attachments**  
**A:** Photographs  
**C:** Site Plans  
**D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### **1. Height**

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

#### **2. Scale**

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with surrounding historic buildings.

*Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.*

#### **3. Setback and Rhythm of Spacing**

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).*

*Appropriate setback reductions will be determined based on:*

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*

- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

*Appropriate height limitations will be based on:*

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

#### **4. Relationship of Materials, Textures, Details, and Material Colors**

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

*Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### *Porches*

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

*Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

### *Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

## **7. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

## **8. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.
- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

*Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

*Generally, attached garages are not appropriate; however, instances where they may be are:*

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

*Driveway Access.*

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

## **9. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

### ***Utilities***

*Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.*

*Generally, utility connections should be placed no closer to the street than the mid point of the structure.*

*Power lines should be placed underground if they are carried from the street and not from the rear or an alley.*

### ***Public Spaces***

*Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.*

*Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.*

**Background:** The north side of the 1400 block of Shelby Avenue is largely vacant (Figure 1). The site is currently two lots, but the Planning Department has approved the owner's plat to create four lots out of the two current lots. The plats have not yet been recorded. The site steeply slopes down from the street, dropping about twenty-five feet (25') from the street to the base of the lot (Figure 2).



Figure 1. The site as seen from across Shelby Avenue.



Figure 2. The site as seen from the edge of the property

**Analysis and Findings:** Application is to construct four duplex infill structures on vacant land. In total, eight new dwelling units will be constructed on four lots.

Summary of the Infills:

	Lot Width	Lot Depth	Front Setback	Side Setbacks L/R	Rear Setback	House Width	House Depth	Ridge Height -Street	Ridge Height -Grade
<b>Block 1</b>	58.50'	150'	20'	9'6" / 5'	≈ 80'	44'	49'	≈ 29'	≈ 38'
<b>Block 2</b>	59.9'	150'	20'	5' / 10'	≈ 80'	44'	49'	≈ 27'	≈ 36'
<b>Block 3</b>	64.86'	116'	20'	10' / 5'	≈ 46'	49'11"	49'	≈ 26'	≈ 35'
<b>Block 4</b>	59.61'	116'	20'	5' / 5'	≈ 46'	49'11"	49'	≈ 28.5'	≈ 38'

Height, Scale. Because of the existing extreme slope of the site, the houses will be three stories in height, but only two of those stories will be visible from Shelby Street. The lower basement level will be set below the grade of Shelby Street. The heights of the infills from grade to ridge range from thirty-five to thirty-eight feet (35'-38'), but the heights that will be visible above Shelby Street range from twenty-six to twenty-nine feet (26' – 29'). Staff finds that these heights are appropriate because there are several houses on the 1200 and 1300 block of Shelby Avenue with heights that are approximately twenty-seven to twenty-nine feet (27' – 29') tall. In addition, there are a few two-story houses on those blocks, and one house is approximately thirty-five feet tall (35') from grade.

The infills on Blocks 1 and 2 are forty-four feet (44') wide, while the houses on Blocks 3 & 4 are forty-nine feet, eleven inches (49'11") wide. These widths are five to ten feet (5' – 10') wider than what is typically seen on historic blocks of Lockeland Springs. However, staff finds the widths to be appropriate in this instance. These lots are eight to fifteen feet (8' – 15') wider than typical lots in the area. In addition, there is little immediate historic context since there are no historic houses on either side of this block of Shelby Avenue.

Staff finds that the height and scale of the proposed infills meet Sections II.B.1. and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The four new infills will create a rhythm of spacing that is similar to surrounding historic blocks in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. As mentioned under "Height, Scale," the proposed infills are wider by five to ten feet (5' – 10') than typical houses in the overlay. However, their lots are also nine to fifteen feet (9' – 15') wider than a typical lot in the overlay. In addition, there are no historic houses facing Shelby Avenue on this block, so there is little immediate historic context.

All of the infills meet the base zoning setbacks. They will be situated twenty feet (20') from the front property line. Since there are no other historic houses facing Shelby Avenue on either side of this block, staff analyzed the front setbacks of houses on neighboring blocks of Shelby Avenue. The front setbacks for neighboring historic houses facing Shelby range from eighteen feet to forty feet (18'-40'), with most houses be located between twenty-five and thirty-five feet (25'-35') from the front property line. Given the lack of immediate historic context, and the steep slope of the site which requires bridges from Shelby Street to the front doors, staff finds that the front setback of twenty feet (20') meets the design guidelines.

Staff finds that the setback and rhythm of spacing for the four infills to meet Section II.B.1.3. of the design guidelines.

Materials: The four infills have similar materials. The primary cladding will be fiber cement siding with a five inch (5") reveal. The trim will be wood or cement fiberboard. Cement fiber board-and-batten will be used as an accent material. The foundations will be brick, and staff recommends approval a brick sample. The walkways connecting the houses to Shelby Avenue will be wood with a metal rail. The doors will be wood, and the windows will be wood clad; staff recommends approval of the final selection of doors and windows prior to purchase and installation. The main roofs will be architectural shingles, and the entryway roofs will be tin; staff recommends approval of the shingle and the metal color. The proposed shutters will be wood and will be fully operable. The rear porches will be wood panels and screens, with wood posts. The drawings indicate that the chimneys are to be cement fiberboard, which is not an appropriate material for a chimney. Staff recommends that the chimney be a masonry material like brick, stone, or a stucco rub over concrete block. With the aforementioned staff approval of materials, staff finds that the materials meet Sections II.B.4. of the design guidelines.

Roof Shape: All of the infills have identical roof forms. The roofs will have a 5/12 side gabled form with two flanking gabled bays. The gabled bays will have a pitch of 14/12, and will project approximately one foot (1') from the main portion of the houses. Over the entries will be shed roof with a slope of 14/12. Staff finds that the proposed roof forms are compatible with the historic context and meet Section II.B.5. of the design guidelines.

Rhythm and Proportion of Openings: The windows on the house will be generally twice as tall as they are wide. Typically, historic houses have no more than eight to twelve feet (8' – 12') of wallspace between window openings. Staff notes that on some of the side facades there are expanses of seventeen feet (17'), towards the front of the house, without a window or door opening. Staff recommends that window openings be added in these areas. Specifically, staff recommends that a window opening of at least four square feet (4 sq. ft.) be added to the area of the entry foyer for:

- The right side façade of Block 1;
- Both side facades of Block 2;
- The right side façade of Block 3; and

- The right side façade of Block 4;

With the addition of these windows on the side facades, staff finds that the infills meet Section II.B.7. of the design guidelines.

Orientation: Each infill will contain a duplex. The duplex structures are designed so that both entries are oriented towards Shelby Avenue, and both entries are identical in design. Because of the extreme slope of the site, the primary entries facing Shelby Avenue will need to be connected with the sidewalk along Shelby Avenue with a bridge that is six feet (6') wide. Although atypical for the Lockeland Springs-East End historic neighborhood, such a bridge is necessary in order to orient the house to Shelby Avenue and to provide access to and from the street.

Vehicular access to the site will be via an alley at the rear for Blocks 1 and 2. For Blocks 3 and 4, vehicular access will come via a north-south alley that divides the side property lines of Blocks 2 and 3. Currently, this side alley is not improved, but the applicant plans to make the alley serviceable as part of the project. Vehicular access to Block 4 will come via the driveway off of Block 3.

Staff finds that the orientations of the four infills meet Section II.B.6. of the design guidelines.

Outbuildings: The four infills will have attached garages. Staff finds that the attached garages meet the design guidelines because they are located at the basement level, they are located on the rear façade, and they will be accessed via rear and side alleys. Staff finds that the proposed attached garages meet Section II.B.8. of the design guidelines.

Appurtenances & Utilities: Staff recommends approval of the location of the HVAC and other utilities. A rain garden will be installed behind the infill on Block 2.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The chimneys be clad in a masonry material like brick, stone, or stucco over concrete block;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof color and masonry color, dimensions and texture;
4. A window of at least four square feet (4 sq. ft.) be added to the side facades where there is an expanse of greater than seventeen feet (17'); and
5. Staff approve the location of the HVAC units and other utilities.

With these conditions, staff finds that the infills meets Sections II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay*.

**Additional Photos of Site:**



**Context Photos**



Vacant lot across Shelby Avenue from the site



Vacant lot across Shelby Avenue from the site



South side of Shelby Avenue, looking east from S. 15<sup>th</sup> St.



House at the corner of S. 14<sup>th</sup> St. and Shelby Avenue (backs up to the development site)



N. 14<sup>th</sup> St. between Shelby Avenue and Russell Street



N. 14<sup>th</sup> St. between Shelby Avenue and Russell Street



Houses along S. 15<sup>th</sup> St. between Shelby and Russell Street.

**OWNER'S CERTIFICATE**

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Instrument No. 20140205-0010322 Register's Office of Davidson County, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed by the restrictive covenants as of record in Book \_\_\_\_\_ Page \_\_\_\_\_, R.O.D.C., Tennessee, running with the title to the property.

Name \_\_\_\_\_ Date \_\_\_\_\_  
 JEFF L. FLOWERS  
 DB-20140205 0010322

**SURVEYOR'S CERTIFICATE**

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category I survey having an unadjusted ratio of precision of 1:10,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

Name \_\_\_\_\_ Date \_\_\_\_\_

**COMMISSION APPROVAL**

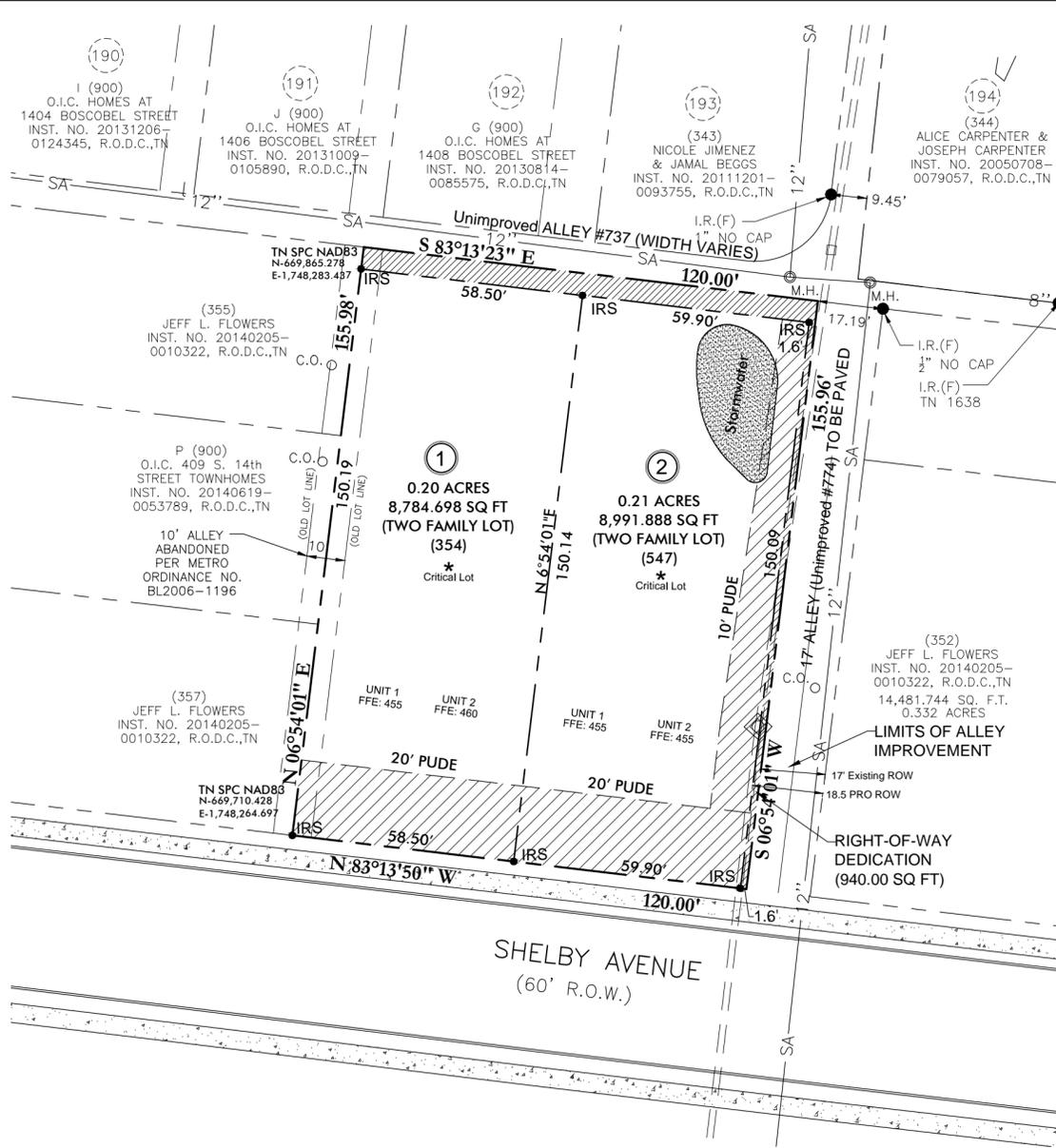
Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

Secretary \_\_\_\_\_ Date \_\_\_\_\_

SUBDIVISION NUMBER 2014S-146-001

RECORD

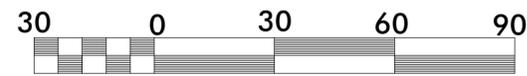
STORMWATER MAINTENANCE AGREEMENT 20140922-0086803



**GENERAL NOTES**

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO DUPLEX ELIGIBLE LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYOR'S FOR THE STATE OF TENNESSEE, DATED SEPTEMBER 29, 1980.
3. THE PROPERTY SHOWN HEREON CONTAINS 18,563.21 SQ FT OR 0.43 ACRES OF LAND.
4. PARCEL NUMBERS SHOWN THUS (OO) PERTAIN TO PROPERTY TAX MAP 83-13.
5. BEARINGS SHOWN ON THE SURVEY ARE REGISTERED TO TN STATE PLANE COORDINATES (NAD-83).
6. CERTIFICATION THAT PROPOSED FILL IS IN PLACE TO THE SPECIFIED ELEVATION SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. THIS PLAN COMPLIES WITH ALL PROVISIONS OF THE CITY'S ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
8. PROPERTY CORNERS SHOWN THUS - ● - ARE MARKED BY IRON RODS.
9. NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES.
10. THE PROPERTY SHOWN HEREON IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47037C0236F, DATED APRIL 20, 2001.
11. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 354 ON DAVIDSON COUNTY TAX MAP 83-13.
12. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
13. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
14. A PUBLIC UTILITY & DRAINAGE EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT-OF-WAYS SHALL HEREBY BE MADE A PART OF THIS RECORDING. WHERE CORNER BUILDING SETBACKS ARE LESS THAN TWENTY FEET (20'), THE EASEMENT DEPTH SHALL BE REDUCED TO THE BUILDING ENVELOPE THEN BACK TO ORIGINAL DEPTH.
15. PROPERTY OWNER: JEFF L. FLOWERS  
3049 TROTTERS LANE  
FRANKLIN, TN 37067  
DB-20140205 0010322
16. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
17. THE PROPERTY SHOWN HEREIN IS CURRENTLY ZONED R6 AND UZO. MINIMUM BUILDING SETBACK LINES ARE TO BE DETERMINED BY METROPOLITAN ZONING REGULATIONS. SITE IS LOCATED WITHIN THE LOCKELAND SPRINGS-EAST END NEIGHBORHOOD CONSERVATION OVERLAY.
18. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' CMP).
19. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
20. EXCEPT AS AUTHORIZED BY APPROVED CONSTRUCTION PLANS, NO GRADING, CUTTING OF TREES, OR DISTURBANCE OF NATURAL FEATURES SHALL BE PERFORMED WITHIN THIS EASEMENT.
21. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHALL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
22. A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN WATER PRESSURES EXCEED 100 PSI AND A PRV IS REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
23. PARKING PADS SHALL NOT BE PERMITTED WITHIN THE FRONT SETBACK.
24. BOTH LOTS SHALL BE ACCESSED FROM AN ALLEY.
25. NO DRIVEWAY OR ALLEY ACCESS IS ALLOWED FROM SHELBY AVE (DUE TO 66% GRADE).
26. THE OWNER OF LOT 1 IS RESPONSIBLE FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF THE PRIVATE SANITARY SEWER SERVICE LINE WHICH IS LOCATED IN A 10 FEET PRIVATE SANITARY SEWER SERVICE LINE EASEMENT CROSSING A PORTION OF LOT 2 AS SHOWN ON THIS PLAT.
27. THE RECORDATION OF THIS PLAT VOIDS, VACATES, & SUPERCEDES PART OF THE FINAL PLAT FOR PT BLOCK W LINDSLEY HOME PLACE, OF RECORD IN INST # OR-20061196-0000000, R.O.D.C., TN.

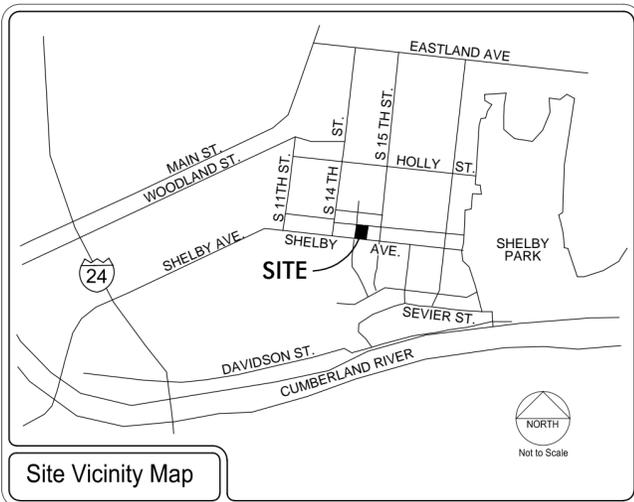
TOTAL AREA = 0.430 ACRES  
 = 18,716.586 S.F.  
 RIGHT OF WAY = 0.022 ACRES (940.00 SF)  
 NET AREA = 0.408 ACRES (17,776.586 SF)  
 LOT 1 AREA = 0.20 ACRES (8,784.698 SF)  
 LOT 2 AREA = 0.21 ACRES (8,991.888 SF)



Scale 1" = 30'

**Final Plat**  
**Resub of Part Block W**  
**Lindsley Home Place**  
**14TH AND SHELBY WEST**

Being Parcel 354 On Tax Map 83-13  
 Davidson County, Tennessee  
 Prepared by Dale & Associates  
 June 2014



Site Vicinity Map

DATE: JUNE 2014

**14TH & SHELBY WEST**  
 Tax Map 83-13, Parcel 354  
 Nashville, Davidson County, Tennessee

**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

PROJECT #14142  
 Final Plat

**1**

1 OF 1

516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166

**OWNER'S CERTIFICATE**

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Instrument 20140205-0010322 Register's Office of Davidson County, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed by the restrictive covenants as of record in Book \_\_\_\_\_ Page \_\_\_\_\_, R.O.D.C., Tennessee, running with the title to the property.

Name \_\_\_\_\_ Date \_\_\_\_\_  
 JEFF L. FLOWERS  
 DB-20140205 0010322

**SURVEYOR'S CERTIFICATE**

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category I survey having an unadjusted ratio of precision of 1:10,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

Name \_\_\_\_\_ Date \_\_\_\_\_

**COMMISSION APPROVAL**

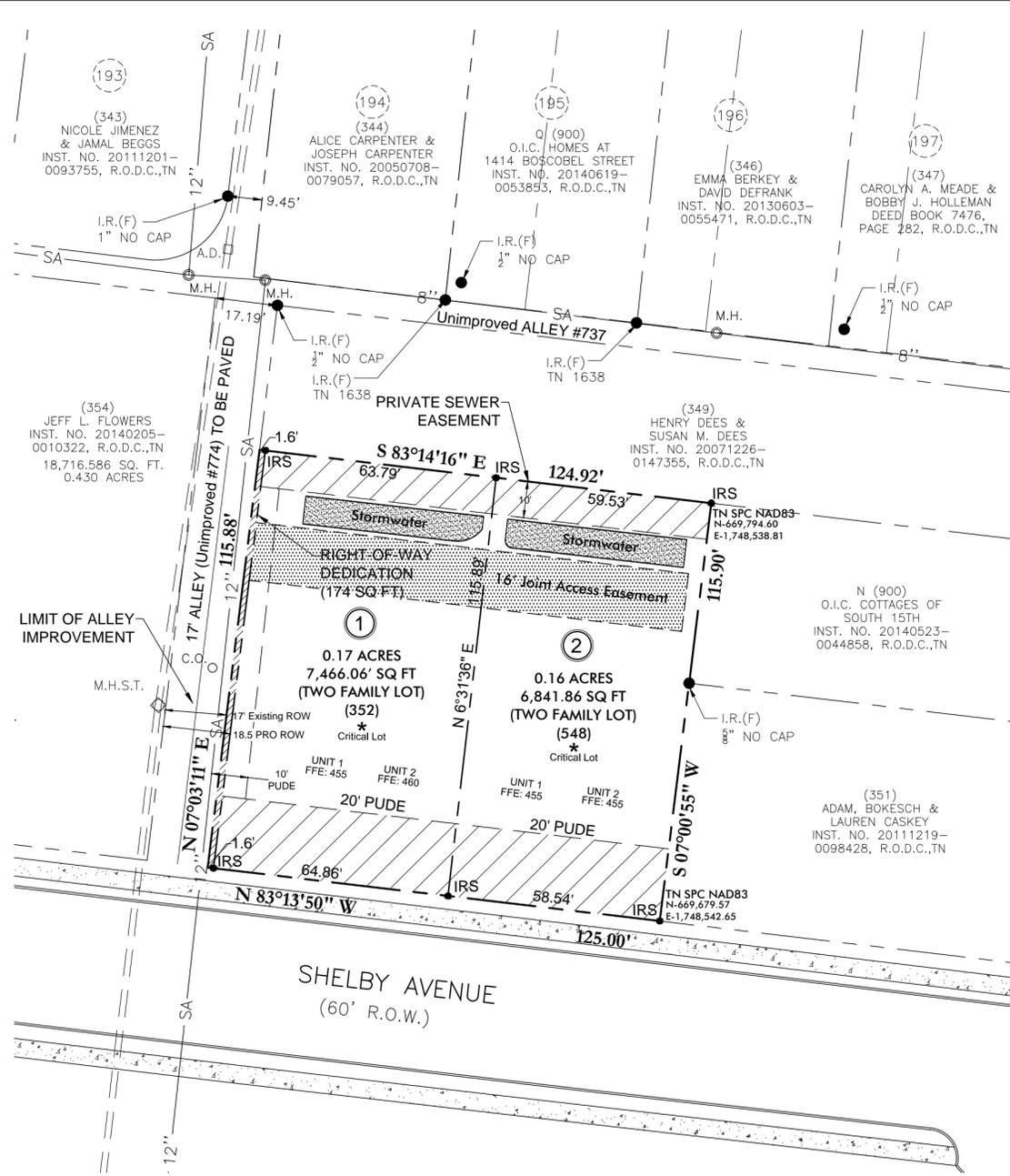
Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

Secretary \_\_\_\_\_ Date \_\_\_\_\_

SUBDIVISION NUMBER 2014S-147-001

RECORD

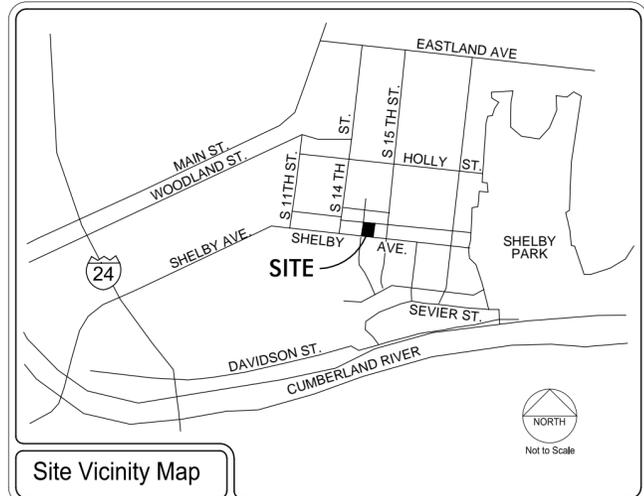
STORMWATER MAINTENANCE AGREEMENT 20140922-0086840



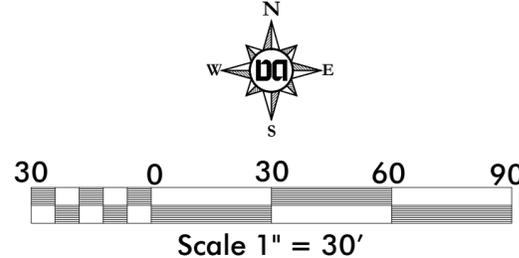
**GENERAL NOTES**

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO DUPLEX ELIGIBLE LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYOR'S FOR THE STATE OF TENNESSEE, DATED SEPTEMBER 29, 1980.
3. THE PROPERTY SHOWN HEREON CONTAINS 14,756.66 SQ FT OR 0.34 ACRES OF LAND.
4. PARCEL NUMBERS SHOWN THUS (OO) PERTAIN TO PROPERTY TAX MAP 83-13.
5. BEARINGS SHOWN ON THE SURVEY ARE REGISTERED TO TN STATE PLANE COORDINATES (NAD-83).
6. CERTIFICATION THAT PROPOSED FILL IS IN PLACE TO THE SPECIFIED ELEVATION SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. THIS PLAN COMPLIES WITH ALL PROVISIONS OF THE CITY'S ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
8. PROPERTY CORNERS SHOWN THUS - ● - ARE MARKED BY IRON RODS.
9. NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES.
10. THE PROPERTY SHOWN HEREON IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47037C0236F, DATED APRIL 20, 2001.
11. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 352 ON DAVIDSON COUNTY TAX MAP 83-13.
12. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
13. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
14. A PUBLIC UTILITY & DRAINAGE EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT-OF-WAYS SHALL HEREBY BE MADE A PART OF THIS RECORDING. WHERE CORNER BUILDING SETBACKS ARE LESS THAN TWENTY FEET (20'), THE EASEMENT DEPTH SHALL BE REDUCED TO THE BUILDING ENVELOPE THEN BACK TO ORIGINAL DEPTH.
15. PROPERTY OWNER: JEFF L. FLOWERS  
3049 TROTTERS LANE  
FRANKLIN, TN 37067  
DB-20140205 0010322
16. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
17. THE PROPERTY SHOWN HEREIN IS CURRENTLY ZONED R6 AND UZO. MINIMUM BUILDING SETBACK LINES ARE TO BE DETERMINED BY METROPOLITAN ZONING REGULATIONS. SITE IS IN THE LOCKELAND SPRINGS-EAST END NEIGHBORHOOD CONSERVATION OVERLAY.
18. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
19. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
20. EXCEPT AS AUTHORIZED BY APPROVED CONSTRUCTION PLANS, NO GRADING, CUTTING OF TREES, OR DISTURBANCE OF NATURAL FEATURES SHALL BE PERFORMED WITHIN THIS EASEMENT.
21. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHALL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
22. A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN WATER PRESSURES EXCEED 100 PSI AND A PRV IS REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
23. PARKING PADS SHALL NOT BE PERMITTED WITHIN THE FRONT SETBACK.
24. BOTH LOTS SHALL BE ACCESSED FROM AN ALLEY.
25. NO DRIVEWAY OR ALLEY ACCESS IS ALLOWED FROM SHELBY AVE
26. LOT 2 IS RESPONSIBLE FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF THE PRIVATE SANITARY SEWER SERVICE LINE WHICH IS LOCATED IN A 10 FEET PRIVATE SANITARY SEWER SERVICE LINE EASEMENT CROSSING A PORTION OF LOT 1 AS SHOWN ON THIS PLAT.
27. THE RECORDATION OF THIS PLAT VOIDS, VACATES, & SUPERCEDES PART OF THE FINAL PLAT FOR PT BLOCK X LINDSLEY HOME PLACE, OF RECORD IN BOOK 4725, PAGE 515, R.O.D.C., TN.

**14TH & SHELBY EAST**  
 Tax Map 83-13, Parcel 352  
 Nashville, Davidson County, Tennessee  
 DATE: JUNE 2014



Site Vicinity Map



**Final Plat**  
**Resub of Part Block X**  
**Lindsley Home Place**  
**14TH AND SHELBY EAST**

Being Parcel 352 On Tax Map 83-13  
 Davidson County, Tennessee  
 Prepared by Dale & Associates  
 June 2014

TOTAL AREA = 0.332 ACRES  
 = 14,481.744 S.F.  
 RIGHT OF WAY = 0.004 ACRES (185.41 SF)  
 NET AREA = 0.328 ACRES (14,296.334 SF)  
 LOT 1 AREA = 0.17 ACRES (7,454.65 SF)  
 LOT 2 AREA = 0.16 ACRES (6,841.68 SF)

**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Landscape Architecture

PROJECT #14142  
 Final Plat  
**1**  
 1 OF 1

516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166

# 14TH & SHELBY - BLOCK 1

0 SHELBY AVENUE NASHVILLE, TN 37206



Pfeffer Torode  
Architecture

521 8th Ave. South, Ste 103  
Nashville, TN 37203  
615-667-0806  
www.pfeffertorode.com



14TH ST. AND SHELBY AVE.  
BLOCK 1

NASHVILLE, TN 37207

TITLE

NOT FOR  
CONSTRUCTION

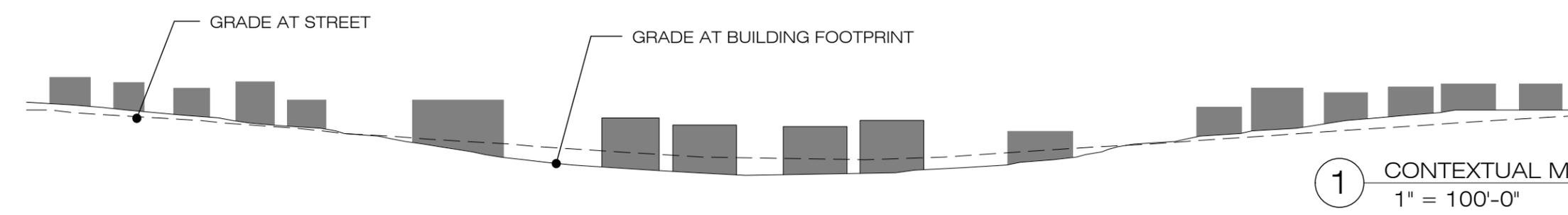
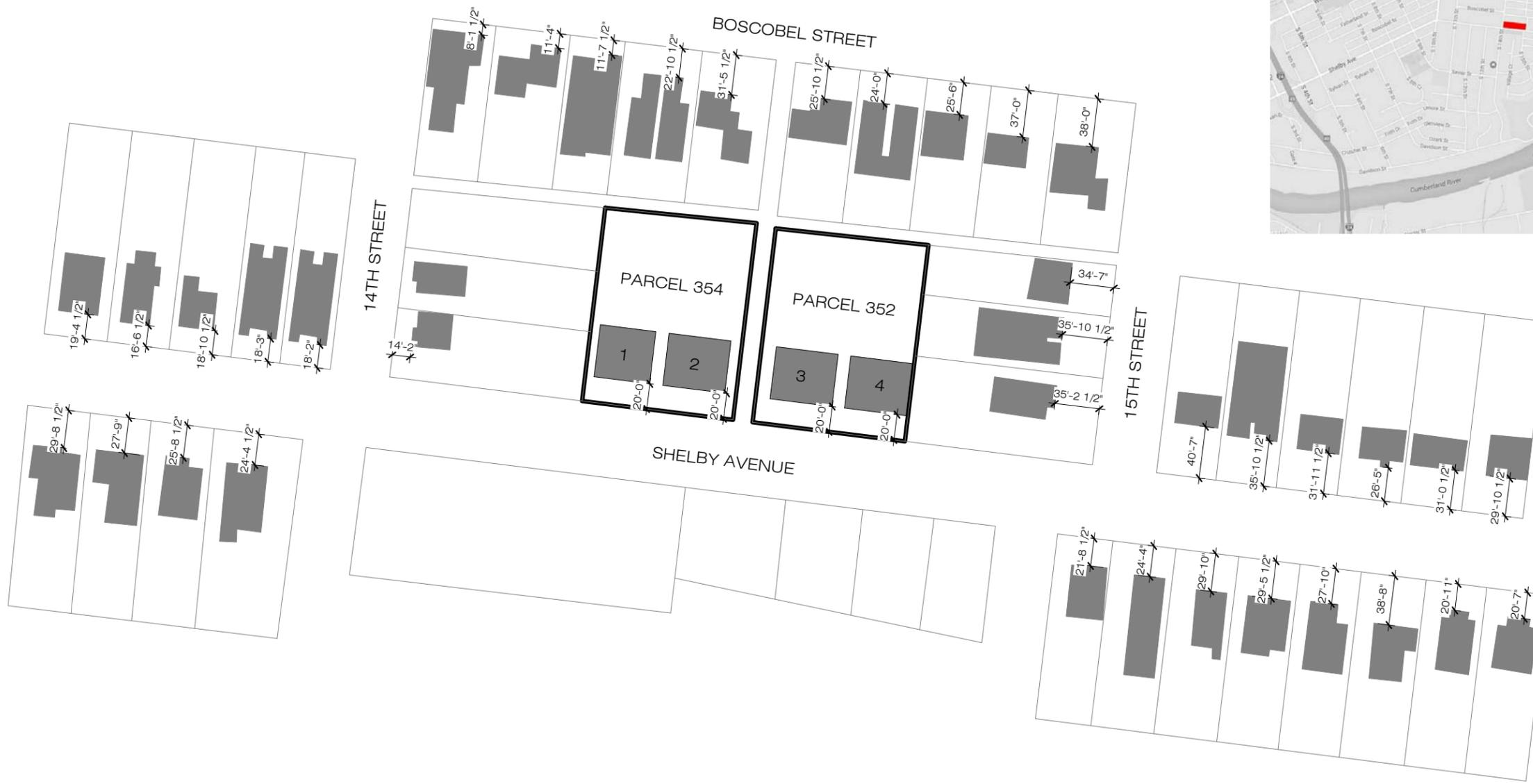
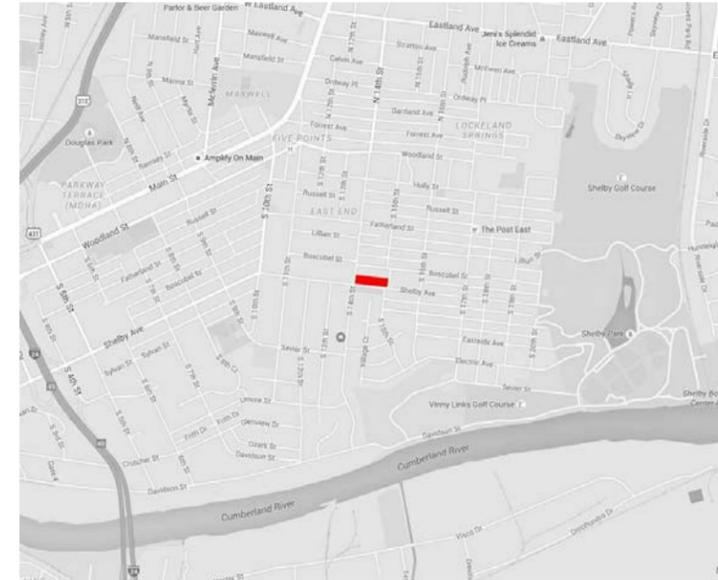
JUNE 1 2015

HT1.0



Pfeffer Torode  
Architecture

521 8th Ave. South, Ste 103  
Nashville, TN 37203  
615-667-0806  
www.pfeffertorode.com



1 CONTEXTUAL MAP & ELEVATION  
1" = 100'-0"

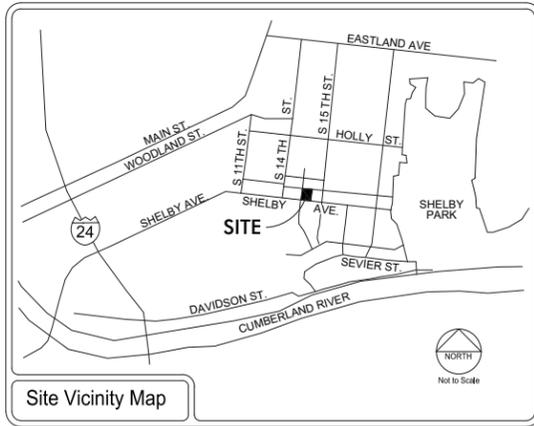
14TH ST. AND SHELBY AVE.  
BLOCK 1  
NASHVILLE, TN 37207

CONTEXTUAL MAPS

NOT FOR  
CONSTRUCTION

JUNE 1 2015





**Property Information**  
 0 Shelby Ave  
 Metro Tax Map 83-13, Parcel 354  
 18,719.21 Square Feet or 0.430 Total Acres  
 Council District 06 (Peter Westerholm)

**Owners of Record**  
 Flowers, Jeff L.  
 3049 Trotters Ln  
 Franklin, Tennessee 37067

**Civil Engineer**  
 Dale & Associates (Michael Garrigan, PE)  
 516 Heather Place  
 Nashville, Tennessee 37204  
 615.297.5166

**Survey Provided by**  
 Arrowhead Survey  
 4151 Old Hillsboro Rd.  
 Franklin, TN 37064  
 615-599-7347

**Floodnote**  
 No Portion of this Property Lies Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 47037C0236F. Dated April 20, 2001.

**Site Benchmark**  
 Benchmark  
 Top of Casting Storm Inlet  
 Elev: 436.7 (NAVD-88)

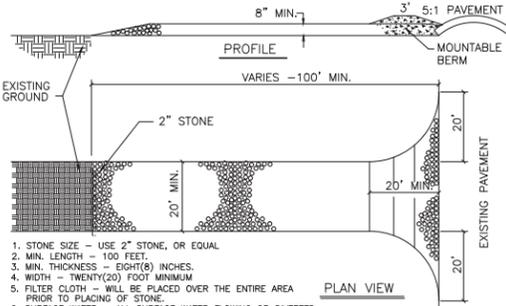
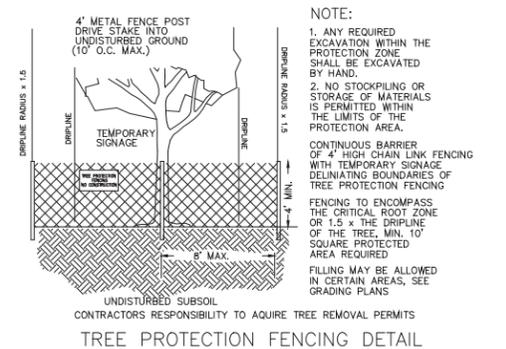
**Sheet Schedule**

- C1.0 Erosion Control Plan
- C2.0 Grading & Drainage Plan
- L1.0 Landscape Plan

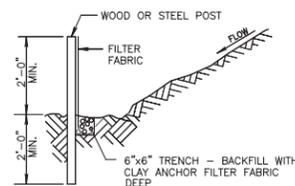
**SOIL TYPE: SvD (STIVERVILLE), HYDROLOGICAL SOIL GROUP "B"**

**EROSION CONTROL & GRADING NOTES**

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 4" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 4-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-13.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 8" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE PER NOTE #16 BELOW.
- 15) CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING THE PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMPs 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 BMPs SHALL BE SHOWN ON THE EPSC PLAN.
- 16) EROSION CONTROL MEASURES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED. ONCE STABILIZATION IS ACHIEVED, ALL EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED PRIOR TO AS-BUILT APPROVAL.

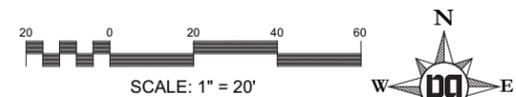
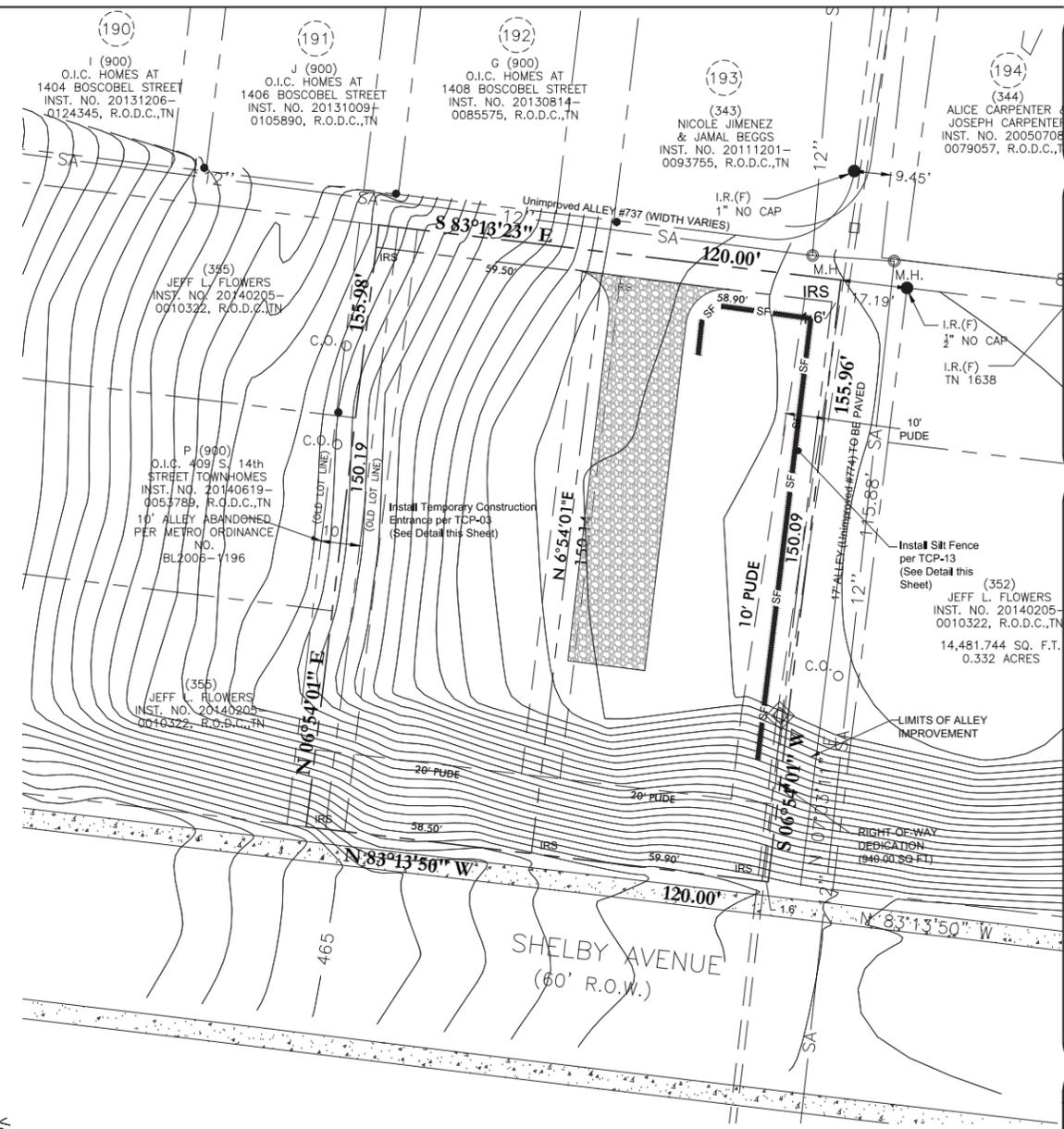


**TEMPORARY CONSTRUCTION ENTRANCE**  
 SEE METRO STORMWATER MANAGEMENT MANUAL  
 VOLUME 4 SECTION TCP-03  
 NOT TO SCALE



- MAINTENANCE NOTES:**
1. INSPECT WEEKLY AND AFTER EACH RAINFALL.
  2. REPAIR WHEREVER FENCE IS DAMAGED.
  3. REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE.
  4. INSPECT SILT FENCE WHEN RAIN IS FORECAST. PERFORM REQUIRED MAINTENANCE BEFORE THE STORM EVENT.
  5. REMOVE SILT FENCE WHEN NO LONGER NEEDED. FILL AND COMPACT PAST HOLES AND ANCHOR TRENCH REMOVE SEDIMENT ACCUMULATION, AND GRADE ALIGNMENT TO BLEND WITH ADJACENT GROUND.
- NOTES:**
1. FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING.
  2. STEEL POSTS SHALL BE APPROVED BY OWNER PRIOR TO USE.
  3. WOOD POSTS SHALL BE 2" x 2" MIN., OAK OR SIMILAR HARDWOOD.
  4. POSTS SHALL BE SPACED AT 6' INTERVALS.
  5. FILTER FABRIC SHALL BE SECURELY BOUND TO POSTS WITH EITHER STAPLES OR WIRE TIES.
  6. FILTER FABRIC SHALL BE POLYPROPYLENE FABRIC BY CORPUS OF ENGINEERS GUIDE SPEC. CW 02215, WITH EQUIVALENT OPENING SIZE (ECS) OF NO. 100 SIEVE MIN., NO. 40 SIEVE MAX., AS DETERMINED.

**SILT FENCE DETAIL**  
 REFER TO METRO DETAIL TCP-13



**NOTE: SEE ALLEY IMPROVEMENT PLAN SUBMITTED TO METRO PUBLIC WORKS FOR ALL OFFSITE IMPROVEMENTS**

TOTAL AREA = 0.430 ACRES  
 = 18,716.586 S.F.  
 RIGHT OF WAY = 0.022 ACRES (940.00 SF)  
 NET AREA = 0.408 ACRES (17,776.586 SF)  
 LOT 1 AREA = 0.20 ACRES (8,784.698 SF)  
 LOT 2 AREA = 0.21 ACRES (8,991.888 SF)

\_\_\_\_\_, AS THE "CERTIFIED" EROSION CONTROL SPECIALIST FOR THIS SITE, HAVE REVIEWED AND APPROVED THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S OF THIS PLAN ON

DATE 3/16/15

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB LESS THAN (1) ONE ACRE.

ENGINEER \_\_\_\_\_ DATE 3/16/15

**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Landscape Architecture

D&A Project #14187  
 14th & Shelby West  
**C1.0**  
 Sheet 1 of 3

516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166

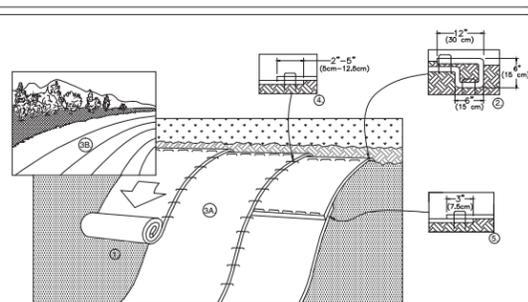


**REVISIONS:**

SW SWGR T201400229  
 Preparation Date: July 2014

**14th & Shelby West**  
 Erosion & Grading Plan  
 Tax Map 83-13, Parcel 354  
 Nashville, Davidson County, Tennessee





EROSION CONTROL MATTING DETAIL

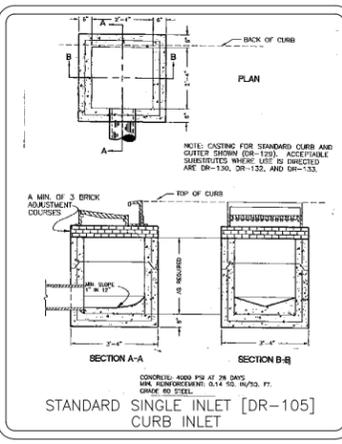
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-ON-SEED DO NOT SEED PREPARED AREA. CELL-ON-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-6" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKETS.
- CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKETS WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS-DEVELOPMENT REVIEW AT LEAST 24 HRS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIO-RETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 18.

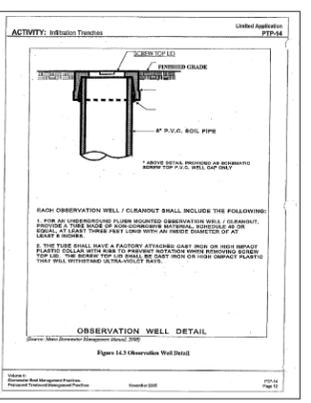
IN ACCORDANCE WITH THE METRO STORMWATER MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

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

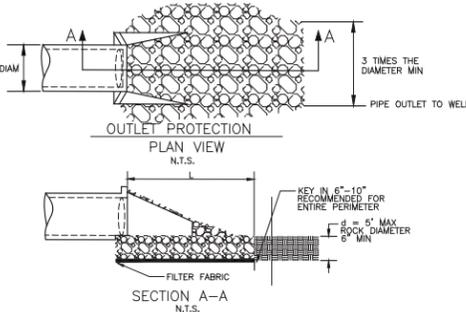
THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS



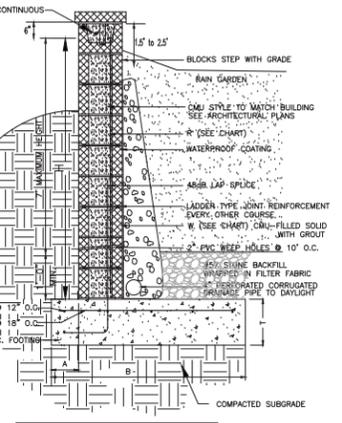
STANDARD SINGLE INLET [DR-105] CURB INLET



OBSERVATION WELL DETAIL



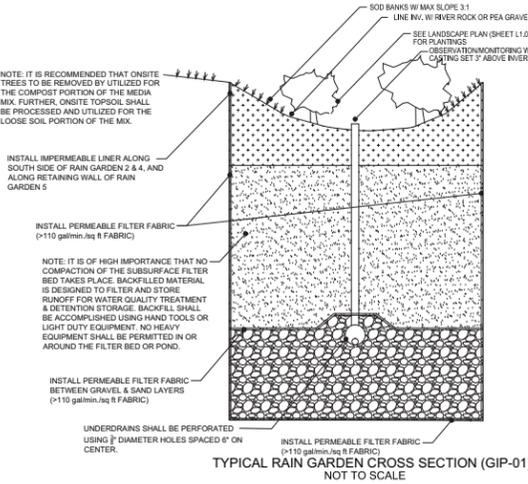
OUTLET PROTECTION  
PESC-07



SECTION: BLOCK RETAINING WALL

Wall (@ Rain Garden) Table

Section	Top	Bottom
A1	444.0	444.0
A2	444.0	439.0
A3	444.0	438.5
A4	444.0	438.5
A5	444.0	444.0



TYPICAL RAIN GARDEN CROSS SECTION (GIP-01)  
NOT TO SCALE

Rain Garden Table

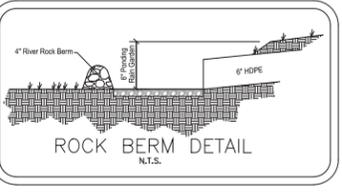
Rain Garden	Dimensions / Design Parameters					Monitoring Cleanout				
RG #1	Bank	Invert (grade)	Invert (sub-grade)	Tv Req'd/Pro	Total Volume	Surface Area	Number	Diameter	Top of Casting	Invert
RG #1	439.00	438.00	430.00	807 ft / 2,373 cf	2,631 Cu Ft	662 Sq Ft	(1)	6" PVC	438.50	432.00

NOTES: Refer to standard details, this sheet, for further explanation, detail and specifications. All Underdrains shall be perforated High Density Poly-Ethylene Piping or Approved Equal. Monitoring Cleanouts shall consist of standard PVC (non-traffic rated) cleanouts and accordance with Observation Well detail, this sheet. All Biotretention areas shall be landscaped in accordance with the landscape designs shown herein. Underdrains shall be perforated using 3/8" diameter holes spaced 6" on center.

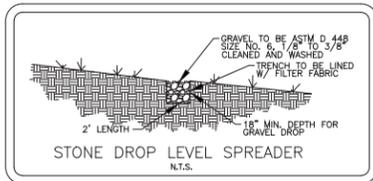
Rain Garden Outlet Table

Rain Garden	Outlet Pipe Sizing (A)	Underdrain Sizing (B)	Riser Elevation (C)						
RG #1	Invert Elevation	Length	Slope	Size/Material	Length/Diameter	Invert	Invert Elevation	Rim Elevation	Size
RG #1	431.00	26 ft	5.77%	15" CMP	17 Ft. 6" HDPE	432.00	431.00	438.50	12" Riser

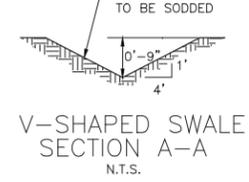
NOTES: Refer to standard detail, above, for further explanation, detail and specifications of Rain Garden Outlet Control Structures. Table for Sizing of Rain Garden Control Structure.



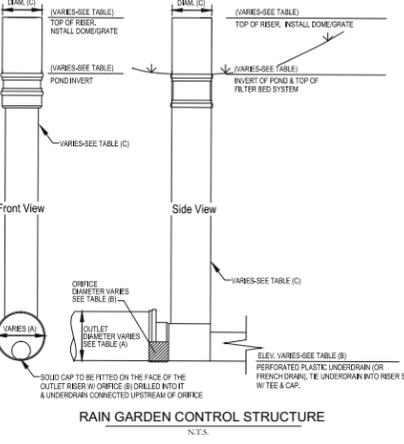
ROCK BERM DETAIL  
N.T.S.



STONE DROP LEVEL SPREADER  
N.T.S.

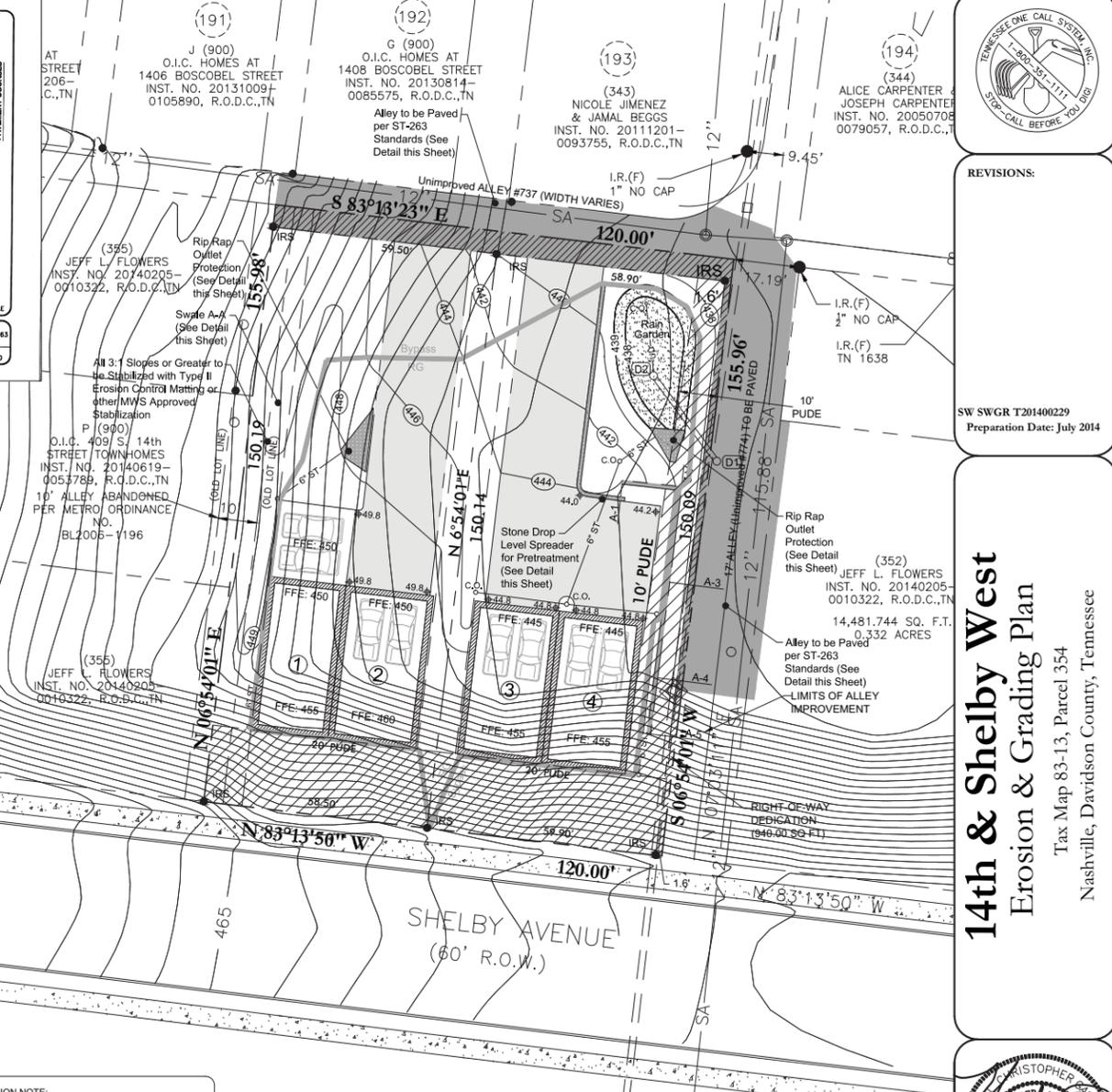


V-SHAPED SWALE SECTION A-A  
N.T.S.



RAIN GARDEN CONTROL STRUCTURE  
N.T.S.

FLOODNOTE  
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47037C0236F. DATED APRIL 2001.



NOTE: SEE ALLEY IMPROVEMENT PLAN SUBMITTED TO METRO PUBLIC WORKS FOR ALL OFFSITE IMPROVEMENTS

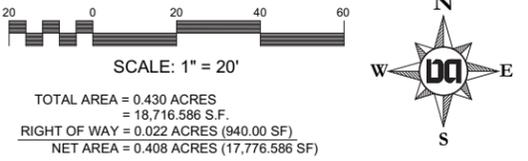
Drainage Structure Schedule

Structure Label	Structure Type	T.C. Elev.	Invert In	Invert Out
D1	Junction Box	437.31	429.30	429.50
D2	Outlet Structure	438.50	---	431.00

Pipe Schedule

Downstream Structure	Invert	Upstream Structure	Invert	Pipe Size	Length (ft)	Slope (%)
D1	429.50	D2	431.00	*15" cmp	26	5.77%

\*Denotes public storm culverts must be either CMP or RCP (Note CMP or RCP is are both acceptable alternatives to the HDPE private culverts specified in the above table)



SCALE: 1" = 20'  
TOTAL AREA = 0.430 ACRES  
= 18,716.586 S.F.  
RIGHT OF WAY = 0.022 ACRES (940.00 SF)  
NET AREA = 0.408 ACRES (17,776.586 SF)  
LOT 1 AREA = 0.20 ACRES (8,784.698 SF)  
LOT 2 AREA = 0.21 ACRES (8,991.888 SF)

**Dale & DD Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Landscape Architecture

D&A Project #14187  
14th & Shelby West  
C2.0  
Sheet 2 of 3

516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166



REVISIONS:

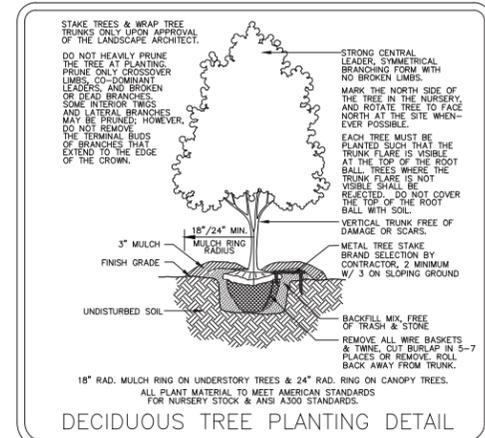
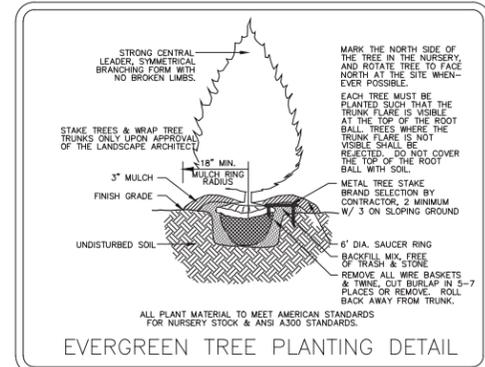
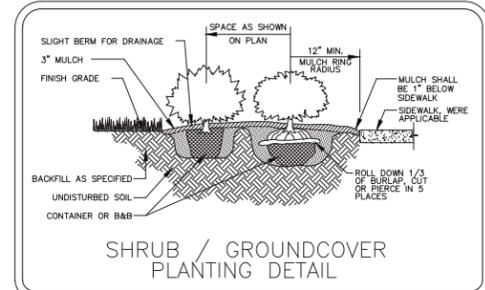
SW SWGR T201400229  
Preparation Date: July 2014

**14th & Shelby West**  
Erosion & Grading Plan  
Tax Map 83-13, Parcel 354  
Nashville, Davidson County, Tennessee



**LANDSCAPE NOTES**

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 6-12-12 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4" MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

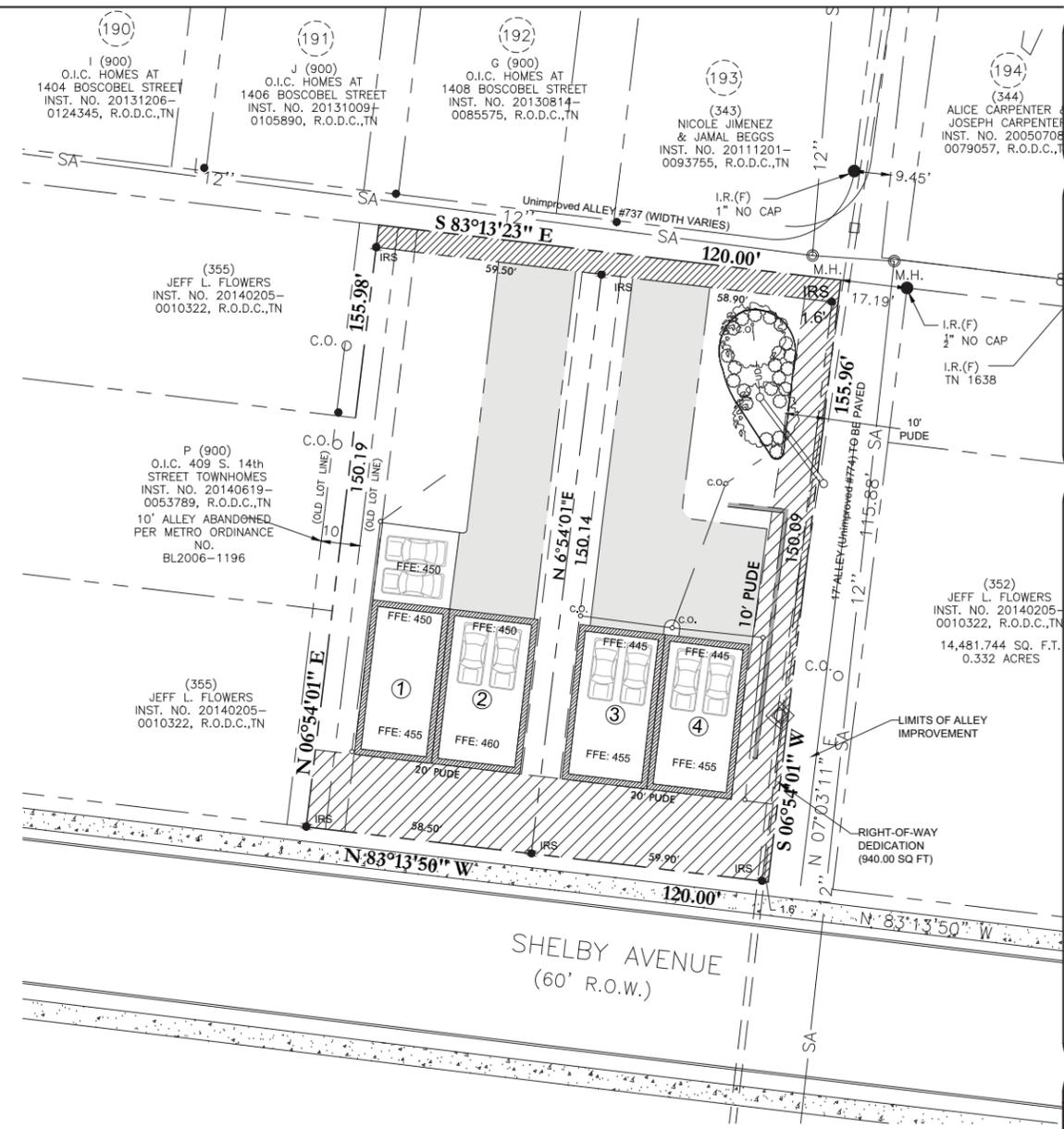
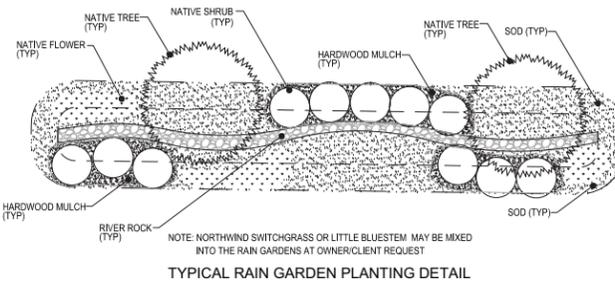


**STABILIZATION OF DISTURBED SOILS**

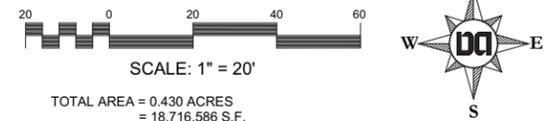
- Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 14 days. As a general rule, permanent seeding will be performed within 14 days after the final grade on an area has been established. If disturbed areas on-site are to remain dormant for periods greater than 14 days in duration, the contractor will apply permanent soil stabilization. An allowance in the time schedule will be made for snow cover during periods of construction downtime. Seeding will be performed by hydro-seeding, by hand, or by a mechanical broadcasting method.
- The areas to be seeded will be uniform and will conform to the finished grade and cross section shown in the plans for this project or as otherwise designated. Owner's representative will perform minor shaping of uneven and rough areas outside the graded section as directed in order to provide for more effective erosion control and for ease of subsequent earth moving operations.
- The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.

**MATERIALS SCHEDULE**

KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
<b>TREES</b>						
QB	1	Quercus bicolor/ Swamp White Oak	12'-14'	6'-7'	2"	5' Clear Trunk
AC	1	Amelanchier canadensis/ Serviceberry	6'-8'	3'-4'	2"	F.T.B.
<b>SHRUBS</b>						
HY	11	Hypericaceae 'St John's wort'/ Golden St. Johns Wort	18"-24"	12"-18"		F.T.B.
IT	11	Itea Virginia/ Virginia Sweetpire/Virginia Willow	18"-24"	12"-18"		F.T.B.
<b>TURF</b>						
SEED		Turf Mixture	80% Rebel Supreme, 20% Merion Bluegrass. Seed all disturbed areas @ 5#/1,000 sf.			
SOD		Fine Bladed Fescue Sod	Rebel II. Install where shown			
<b>MISCELLANEOUS</b>						
		Shredded Hardwood Bark Mulch	Minimum 3" depth throughout. Min. 4" deep on slopes greater than 3:1.			
		Blackeyed Susans	1 Gal Pot Spaced Every 18" O.C. in Rain Gardens (Approx. 30 sf in each garden)			
NOTE: F.T.B. = Full To Bottom						



**NOTE: SEE ALLEY IMPROVEMENT PLAN SUBMITTED TO METRO PUBLIC WORKS FOR ALL OFFSITE IMPROVEMENTS**



TOTAL AREA = 0.430 ACRES = 18,716.586 S.F.  
 RIGHT OF WAY = 0.022 ACRES (940.00 SF)  
 NET AREA = 0.408 ACRES (17,776.586 SF)  
 LOT 1 AREA = 0.20 ACRES (8,784.698 SF)  
 LOT 2 AREA = 0.21 ACRES (8,991.888 SF)

**Dale & DA Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

D&A Project #14187  
 14th & Shelby West  
**L1.0**  
 Sheet 3 of 3

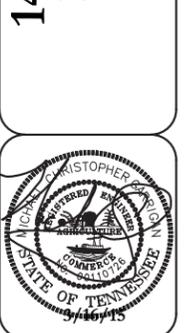
516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166



**REVISIONS:**

SW SWGR T201400229  
 Preparation Date: July 2014

**14th & Shelby West**  
 Erosion & Grading Plan  
 Tax Map 83-13, Parcel 354  
 Nashville, Davidson County, Tennessee





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Architecture

521 8th Ave. South, Ste 103  
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615-667-0808  
www.pfeffertorode.com

14TH ST. AND SHELBY AVE.  
BLOCK 1

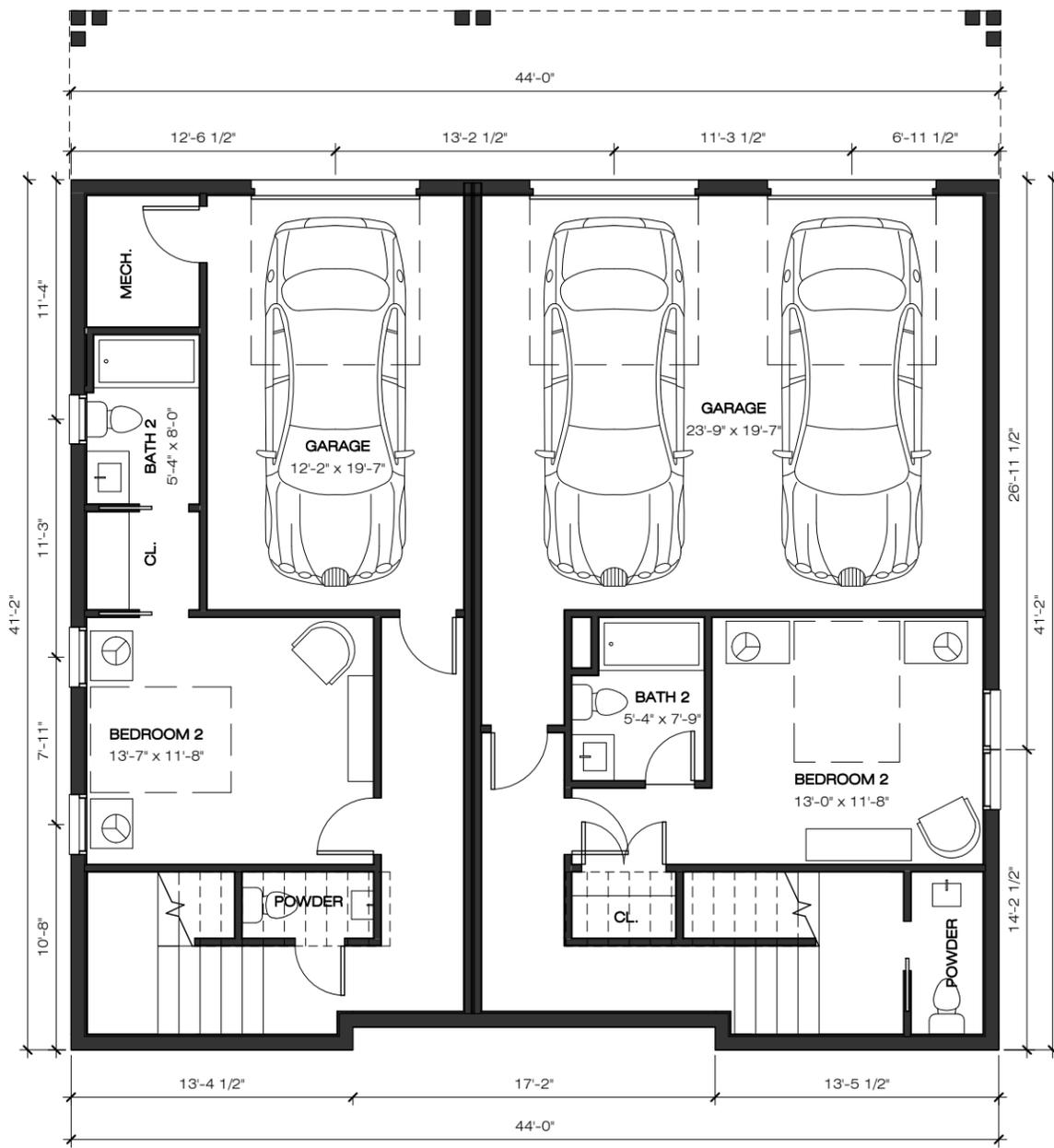
NASHVILLE, TN 37207

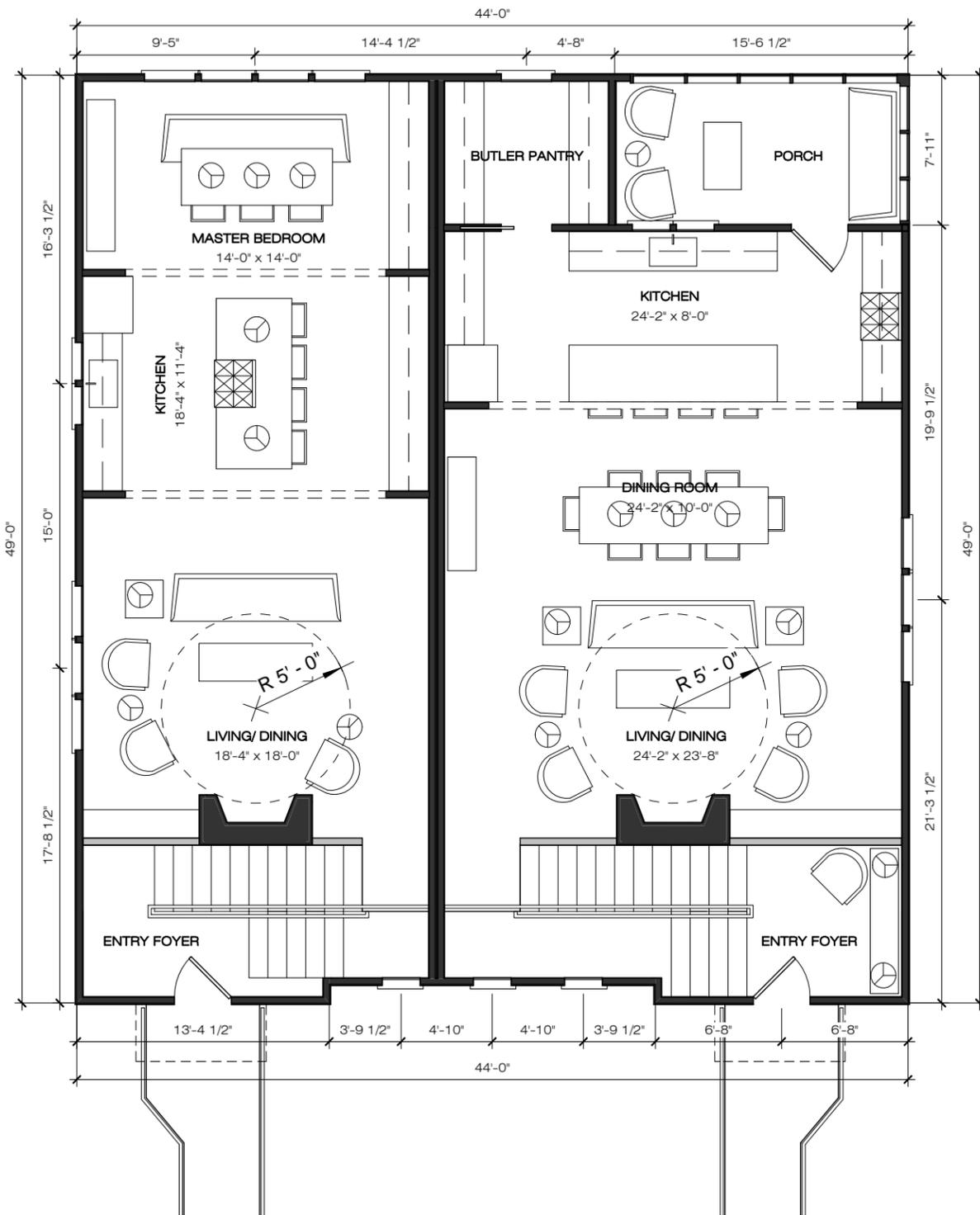
FLOOR PLANS

NOT FOR  
CONSTRUCTION

JUNE 1 2015

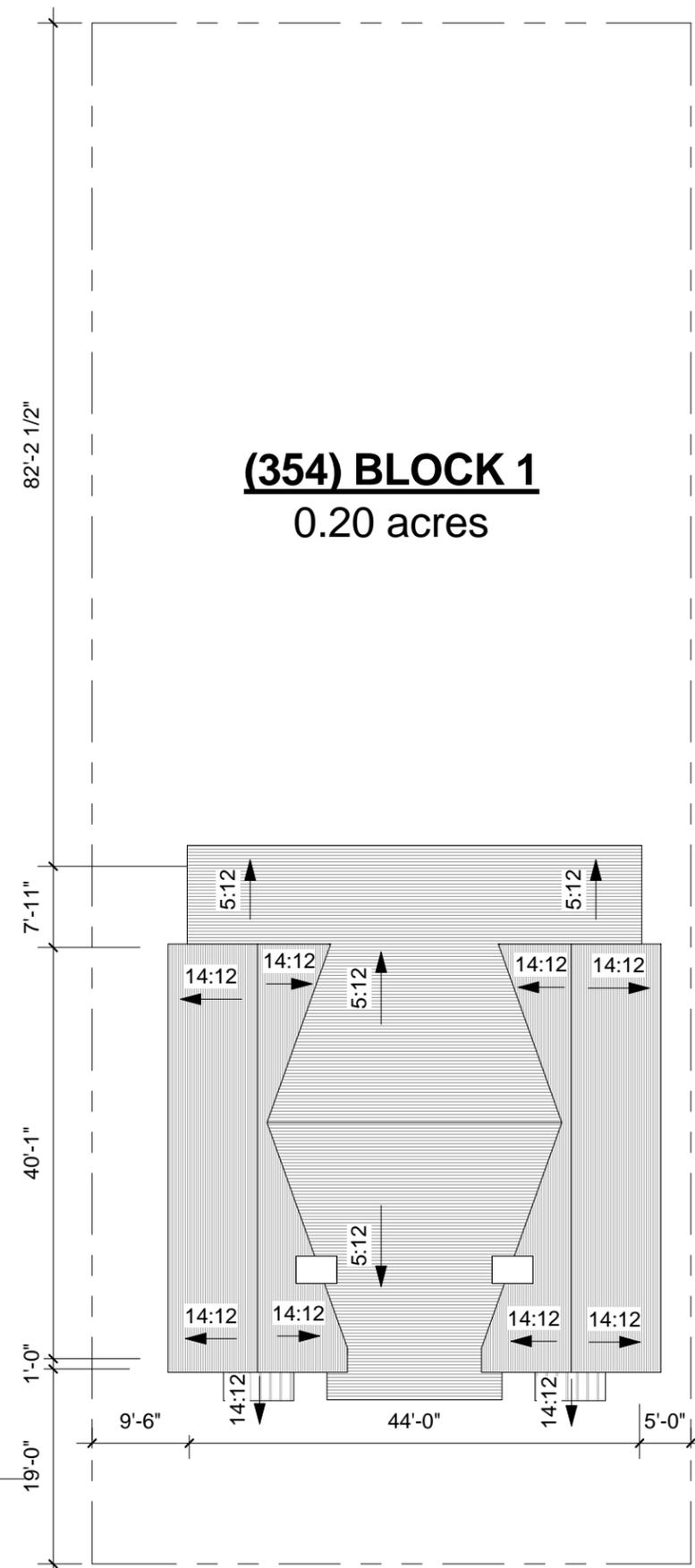
HA1.1





1 LEVEL 2  
1/8" = 1'-0"

2 ROOF PLAN/ SITE PLAN  
1/16" = 1'-0"



**(354) BLOCK 1**  
0.20 acres



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14TH ST. AND SHELBY AVE.  
BLOCK 1

NASHVILLE, TN 37207

FLOOR PLANS

NOT FOR  
CONSTRUCTION

JUNE 1 2015





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1 SHELBY AVE. ELEVATION  
3/16" = 1'-0"

14TH ST. AND SHELBY AVE.  
BLOCK 1  
NASHVILLE, TN 37207

ELEVATIONS

NOT FOR  
CONSTRUCTION

JUNE 1 2015

HA2.1





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14TH ST. AND SHELBY AVE.  
BLOCK 1  
NASHVILLE, TN 37207

ELEVATIONS

NOT FOR  
CONSTRUCTION

JUNE 1 2015

1 ALLEY ELEVATION  
3/16" = 1'-0"





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Architecture

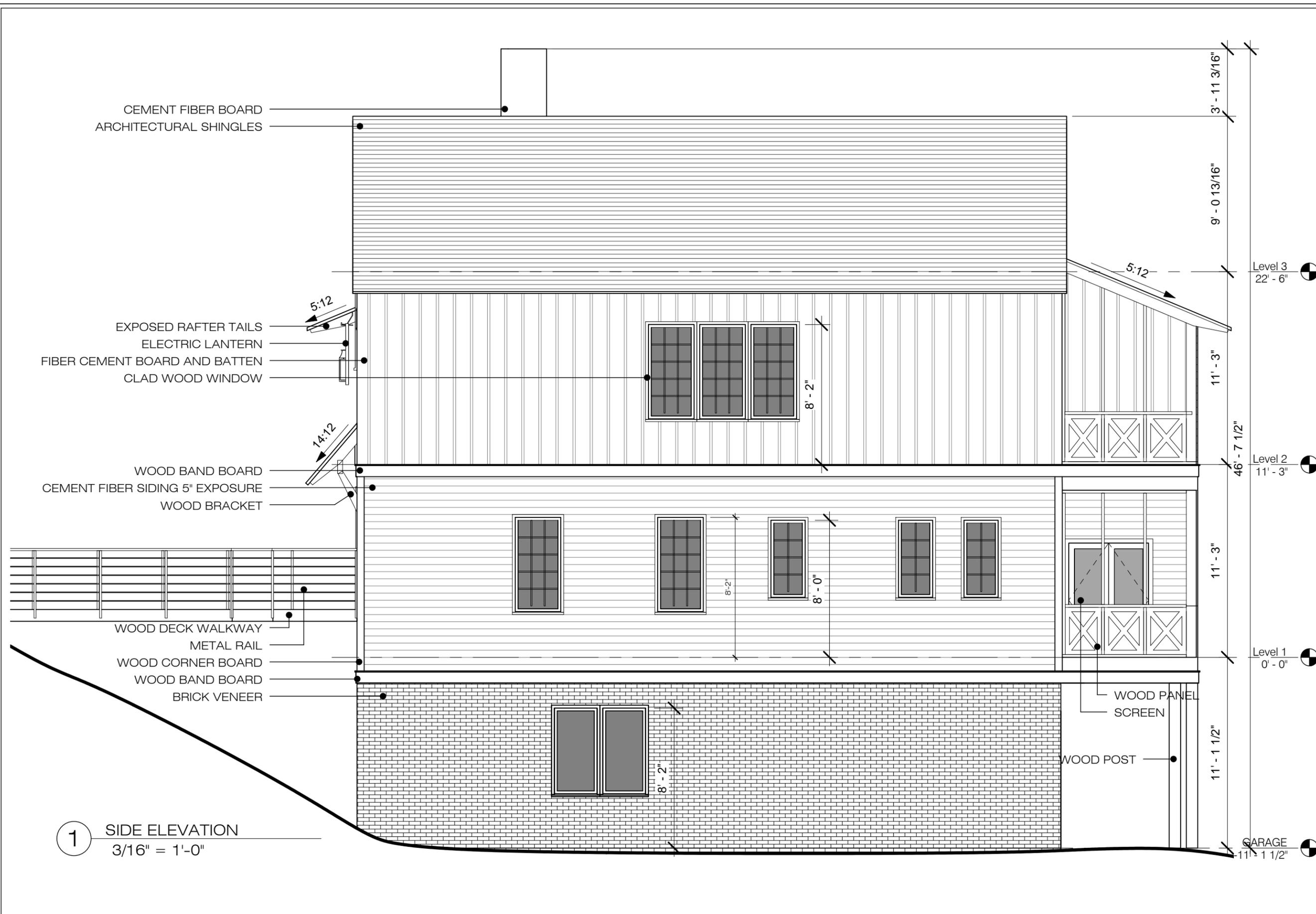
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14TH ST. AND SHELBY AVE.  
BLOCK 1  
NASHVILLE, TN 37207

ELEVATIONS

NOT FOR  
CONSTRUCTION

JUNE 1 2015



CEMENT FIBER BOARD  
ARCHITECTURAL SHINGLES

EXPOSED RAFTER TAILS  
ELECTRIC LANTERN  
FIBER CEMENT BOARD AND BATTEN  
CLAD WOOD WINDOW

WOOD BAND BOARD  
CEMENT FIBER SIDING 5" EXPOSURE  
WOOD BRACKET

WOOD DECK WALKWAY  
METAL RAIL  
WOOD CORNER BOARD  
WOOD BAND BOARD  
BRICK VENEER

WOOD PANEL  
SCREEN

WOOD POST

Level 3  
22' - 6"

Level 2  
11' - 3"

Level 1  
0' - 0"

GARAGE  
11' - 1 1/2"

3' - 11 3/16"

9' - 0 13/16"

11' - 3"

46' - 7 1/2"

11' - 3"

11' - 1 1/2"

5:12

5:12

14:12

8' - 2"

8' - 2"

8' - 0"

8' - 2"

1 SIDE ELEVATION  
3/16" = 1'-0"

# 14TH & SHELBY - BLOCK 2

0 SHELBY AVENUE NASHVILLE, TN 37206



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14TH ST. AND SHELBY AVE.  
BLOCK 2

NASHVILLE, TN 37207

TITLE

NOT FOR  
CONSTRUCTION

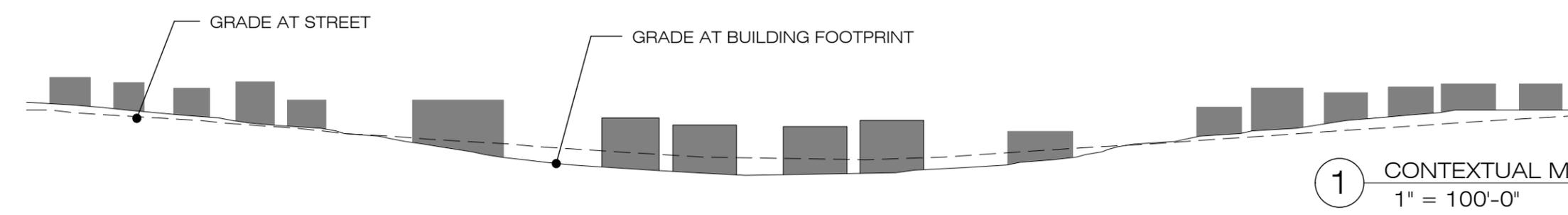
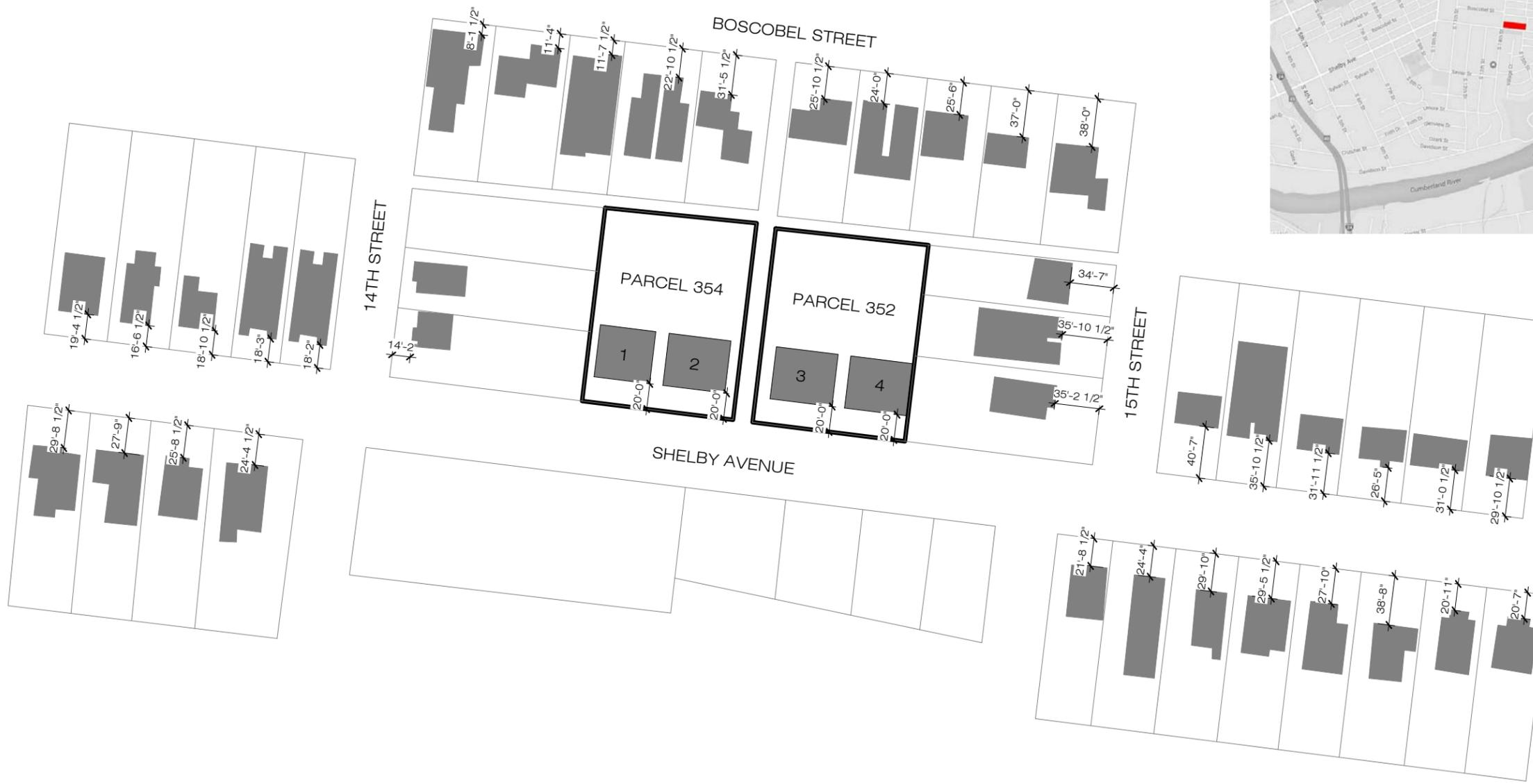
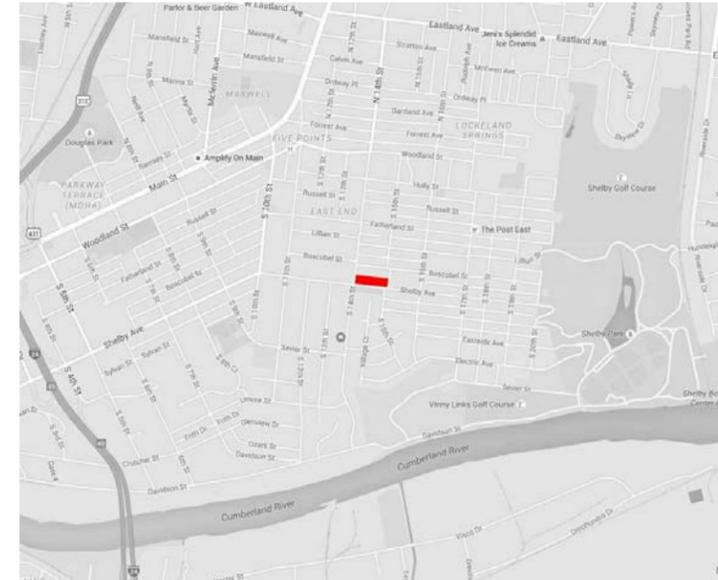
JUNE 1 2015

HT1.0



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1 CONTEXTUAL MAP & ELEVATION  
1" = 100'-0"

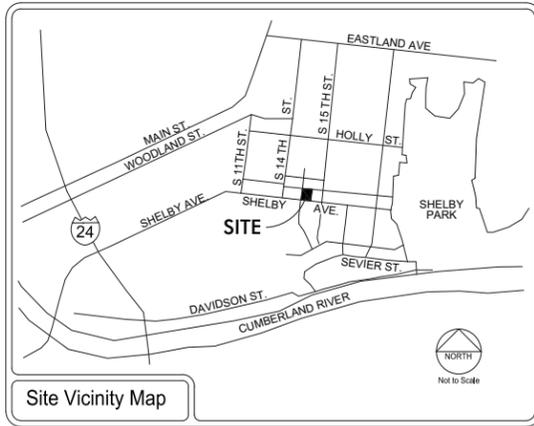
14TH ST. AND SHELBY AVE.  
BLOCK 2  
NASHVILLE, TN 37207

CONTEXTUAL MAPS

NOT FOR  
CONSTRUCTION

JUNE 1 2015





**Property Information**  
 0 Shelby Ave  
 Metro Tax Map 83-13, Parcel 354  
 18,719.21 Square Feet or 0.430 Total Acres  
 Council District 06 (Peter Westerholm)

**Owners of Record**  
 Flowers, Jeff L.  
 3049 Trotters Ln  
 Franklin, Tennessee 37067

**Civil Engineer**  
 Dale & Associates (Michael Garrigan, PE)  
 516 Heather Place  
 Nashville, Tennessee 37204  
 615.297.5166

**Survey Provided by**  
 Arrowhead Survey  
 4151 Old Hillsboro Rd.  
 Franklin, TN 37064  
 615-599-7347

**Floodnote**  
 No Portion of this Property Lies Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 47037C0236F. Dated April 20, 2001.

**Site Benchmark**  
 Benchmark  
 Top of Casting Storm Inlet  
 Elev: 436.7 (NAVD-88)

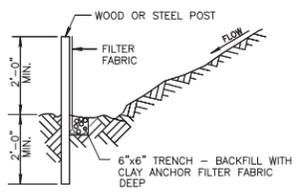
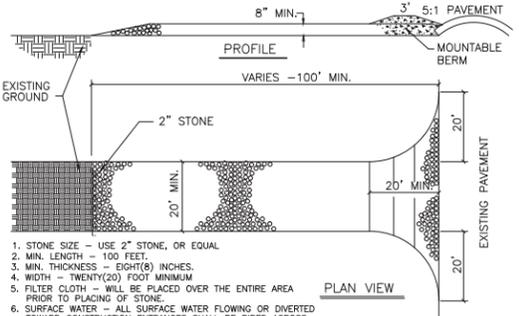
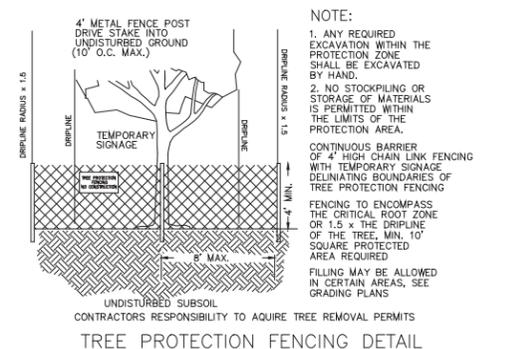
**Sheet Schedule**

- C1.0 Erosion Control Plan
- C2.0 Grading & Drainage Plan
- L1.0 Landscape Plan

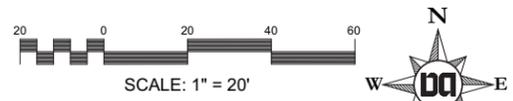
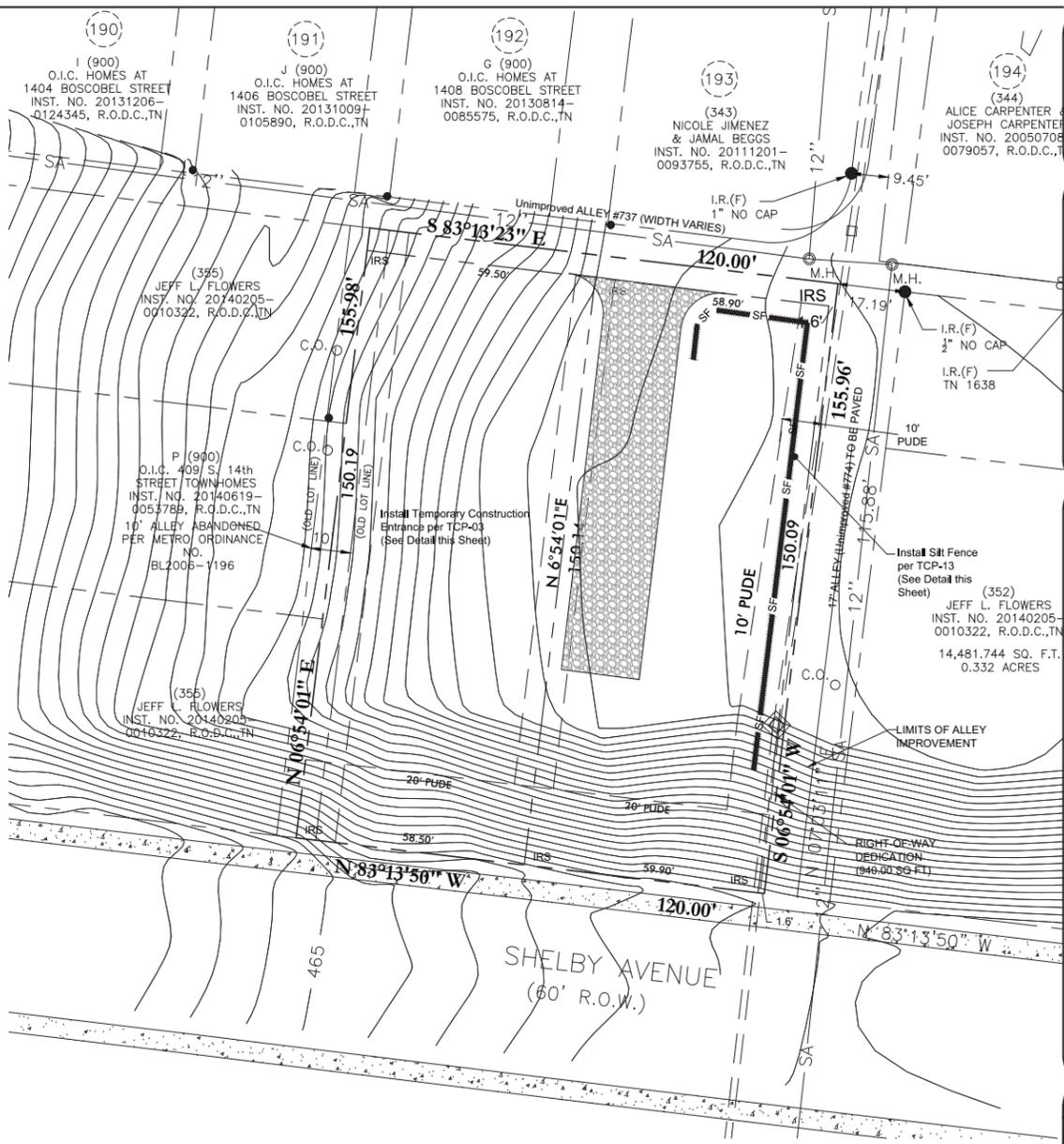
**SOIL TYPE: SvD (STIVERVILLE), HYDROLOGICAL SOIL GROUP "B"**

**EROSION CONTROL & GRADING NOTES**

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 4" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 4-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-13.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 8" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE PER NOTE #16 BELOW.
- 15) CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING THE PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMPs 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 BMPs SHALL BE SHOWN ON THE EPSC PLAN.
- 16) EROSION CONTROL MEASURES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED. ONCE STABILIZATION IS ACHIEVED, ALL EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED PRIOR TO AS-BUILT APPROVAL.



- MAINTENANCE NOTES:**
1. INSPECT WEEKLY AND AFTER EACH RAINFALL.
  2. REPAIR WHEREVER FENCE IS DAMAGED.
  3. REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE.
  4. INSPECT SILT FENCE WHEN RAIN IS FORECAST. PERFORM REQUIRED MAINTENANCE BEFORE THE STORM EVENT.
  5. REMOVE SILT FENCE WHEN NO LONGER NEEDED. FILL AND COMPACT PAST HOLES AND ANCHOR TRENCH REMOVE SEDIMENT ACCUMULATION, AND GRADE ALIGNMENT TO BLEND WITH ADJACENT GROUND.
- NOTES:**
1. FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING.
  2. STEEL POSTS SHALL BE APPROVED BY OWNER PRIOR TO USE.
  3. WOOD POSTS SHALL BE 2" x 2" MIN., OAK OR SIMILAR HARDWOOD.
  4. POSTS SHALL BE SPACED AT 6' INTERVALS.
  5. FILTER FABRIC SHALL BE SECURELY BOUND TO POSTS WITH EITHER STAPLES OR WIRE TIES.
  6. FILTER FABRIC SHALL BE POLYPROPYLENE FABRIC BY CORPUS OF ENGINEERS GUIDE SPEC. CW 02215, WITH EQUIVALENT OPENING SIZE (EOS) OF NO.100 SIEVE MIN., NO.40 SIEVE MAX., AS DETERMINED.



**NOTE: SEE ALLEY IMPROVEMENT PLAN SUBMITTED TO METRO PUBLIC WORKS FOR ALL OFFSITE IMPROVEMENTS**

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 NET AREA = 0.408 ACRES (17,776.586 SF)  
 LOT 1 AREA = 0.20 ACRES (8,784.698 SF)  
 LOT 2 AREA = 0.21 ACRES (8,991.888 SF)

\_\_\_\_\_, AS THE "CERTIFIED" EROSION CONTROL SPECIALIST FOR THIS SITE, HAVE REVIEWED AND APPROVED THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S OF THIS PLAN ON

DATE 3/16/15

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB LESS THAN (1) ONE ACRE.

ENGINEER DATE 3/16/15

**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Landscape Architecture

D&A Project #14187  
 14th & Shelby West  
**C1.0**  
 Sheet 1 of 3

516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166

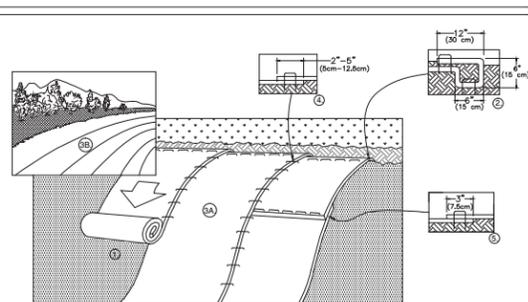


**REVISIONS:**

SW SWGR T201400229  
 Preparation Date: July 2014

**14th & Shelby West**  
 Erosion & Grading Plan  
 Tax Map 83-13, Parcel 354  
 Nashville, Davidson County, Tennessee





EROSION CONTROL MATTING DETAIL

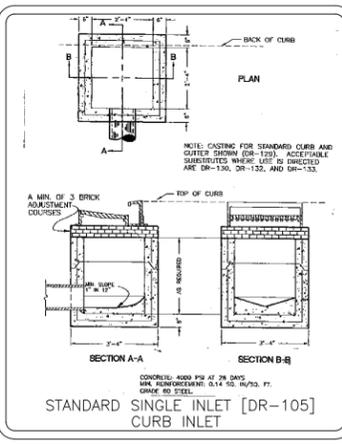
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-ON-SEED DO NOT SEED PREPARED AREA. CELL-ON-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-6" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKETS.
- CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKETS WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS-DEVELOPMENT REVIEW AT LEAST 24 HRS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIO-RETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 18.

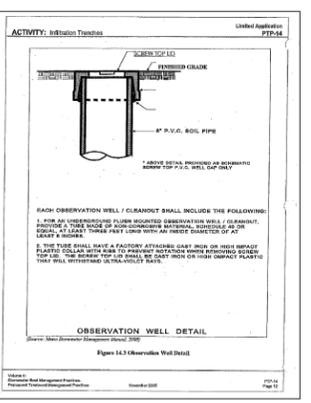
IN ACCORDANCE WITH THE METRO STORMWATER MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

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

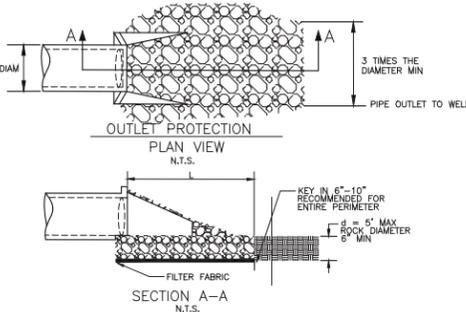
THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS



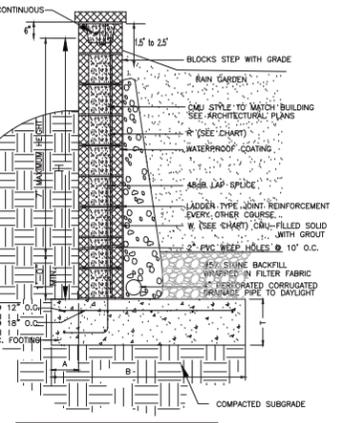
STANDARD SINGLE INLET [DR-105] CURB INLET



OBSERVATION WELL DETAIL



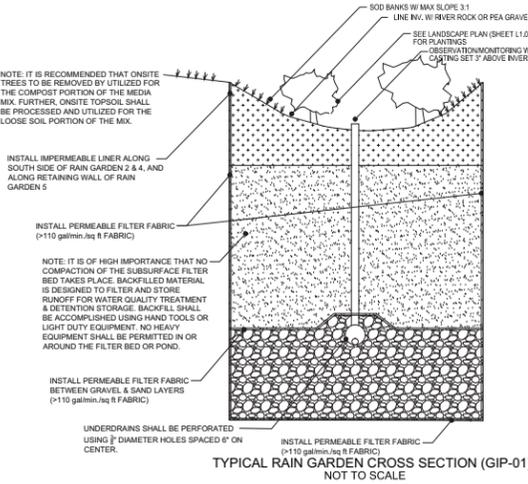
OUTLET PROTECTION  
PESC-07



SECTION: BLOCK RETAINING WALL

Wall (@ Rain Garden) Table

Section	Top	Bottom
A1	444.0	444.0
A2	444.0	439.0
A3	444.0	438.5
A4	444.0	438.5
A5	444.0	444.0



TYPICAL RAIN GARDEN CROSS SECTION (GIP-01)  
NOT TO SCALE

Rain Garden Table

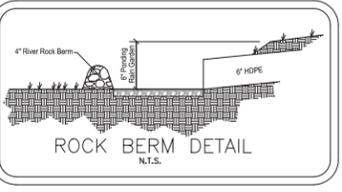
Rain Garden	Dimensions / Design Parameters					Monitoring Cleanout	
	Bank	Invert (grade)	Invert (sub-grade)	Tv Req'd/Pro	Total Volume	Surface Area	Number Diameter Top of Casting Invert
RG #1	439.00	438.00	430.00	807 ft / 2,373 cf	2,631 Cu Ft	662 Sq Ft	(1) 6" PVC 438.50 432.00

NOTES: Refer to standard details, this sheet, for further explanation, detail and specifications  
 All Underdrains shall be perforated High Density Poly-Ethylene Piping or Approved Equal  
 Monitoring Cleanouts shall consist of standard PVC (non-traffic rated) cleanouts and accordance with Observation Well detail, this sheet  
 All Biotretention areas shall be landscaped in accordance with the landscape designs shown herein  
 Underdrains shall be perforated using 3/8" diameter holes spaced 6" on center

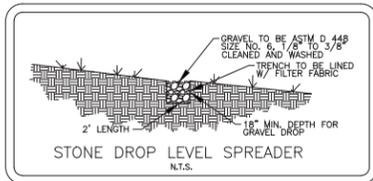
Rain Garden Outlet Table

Rain Garden	Outlet Pipe Sizing (A)		Underdrain Sizing (B)		Riser Sizing (C)	
	Invert Elevation	Length Slope	Length/Diameter	Invert	Invert Elevation	Rim Elevation
RG #1	431.00	26 ft 5.77%	15" CMP	17 ft 6" HDPE	432.00	431.00

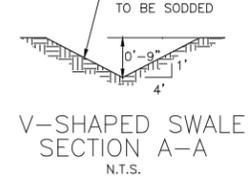
NOTES: Refer to standard detail, above, for further explanation, detail and specifications of Rain Garden Outlet Control Structures. Table for Sizing of Rain Garden Control Structure.



ROCK BERM DETAIL  
N.T.S.

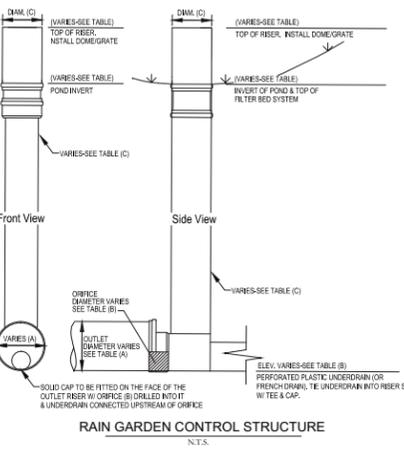


STONE DROP LEVEL SPREADER  
N.T.S.

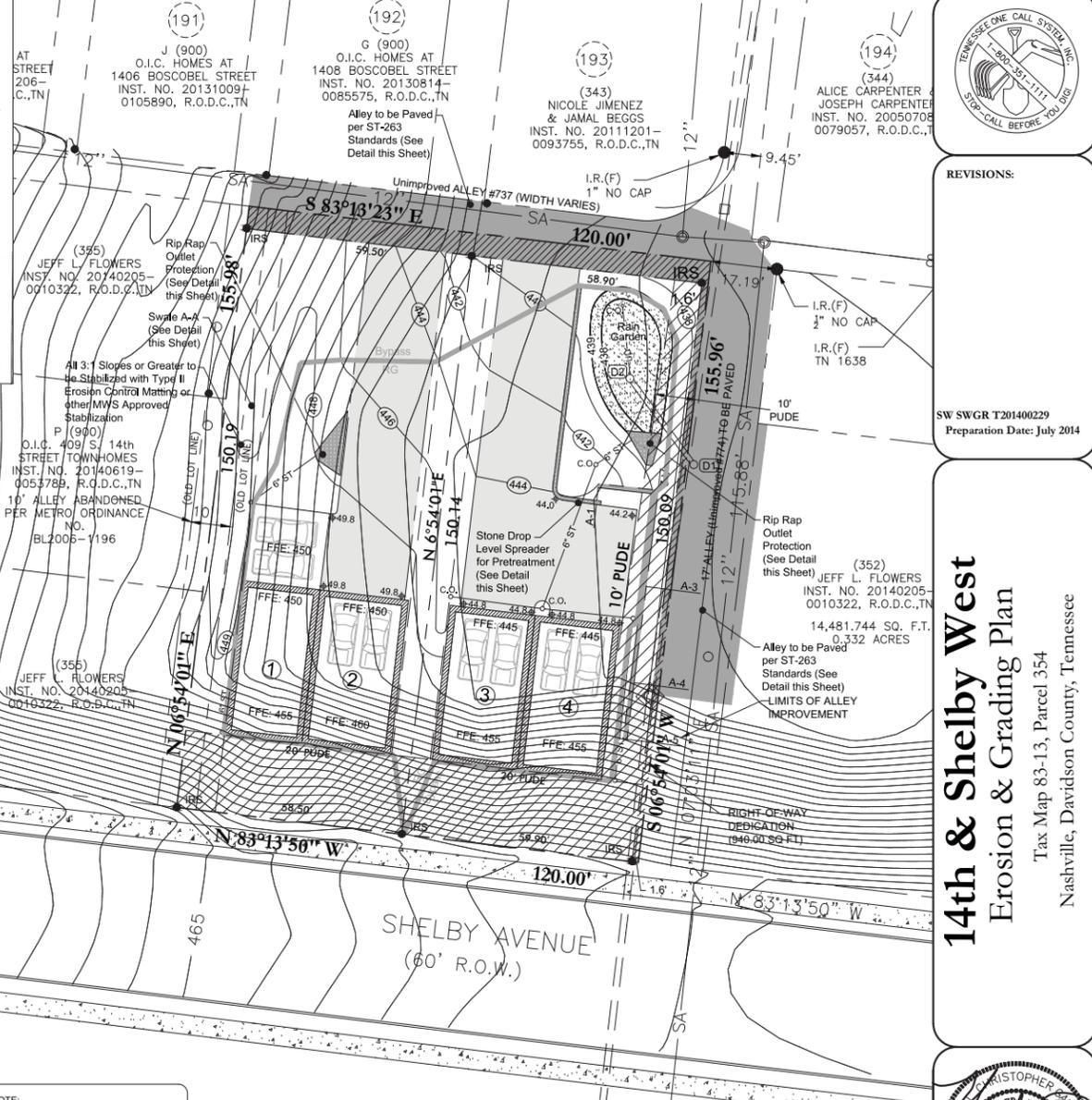


V-SHAPED SWALE SECTION A-A  
N.T.S.

FLOODNOTE  
 THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47037C0236F. DATED APRIL 2001.



RAIN GARDEN CONTROL STRUCTURE  
N.T.S.



STABILIZATION NOTE:  
 ALL SLOPES 3:1 OR GREATER MUST BE STABILIZED BY METHODS APPROVED BY MWS

NOTE: SEE ALLEY IMPROVEMENT PLAN SUBMITTED TO METRO PUBLIC WORKS FOR ALL OFFSITE IMPROVEMENTS

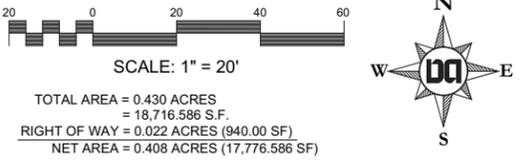
Drainage Structure Schedule

Structure Label	Structure Type	T.C. Elev.	Invert In	Invert Out
D1	Junction Box	437.31	429.30	429.50
D2	Outlet Structure	438.50	---	431.00

Pipe Schedule

Downstream Structure	Invert	Upstream Structure	Invert	Pipe Size	Length (ft)	Slope (%)
D1	429.50	D2	431.00	*15" cmp	26	5.77%

\*Denotes public storm culverts must be either CMP or RCP (Note CMP or RCP is are both acceptable alternatives to the HDPE private culverts specified in the above table)



SCALE: 1" = 20'  
 TOTAL AREA = 0.430 ACRES  
 = 18,716.586 S.F.  
 RIGHT OF WAY = 0.022 ACRES (940.00 SF)  
 NET AREA = 0.408 ACRES (17,776.586 SF)  
 LOT 1 AREA = 0.20 ACRES (8,784.698 SF)  
 LOT 2 AREA = 0.21 ACRES (8,991.888 SF)

**Dale & DD Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Landscape Architecture

D&A Project #14187  
 14th & Shelby West  
**C2.0**  
 Sheet 2 of 3

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REVISIONS:

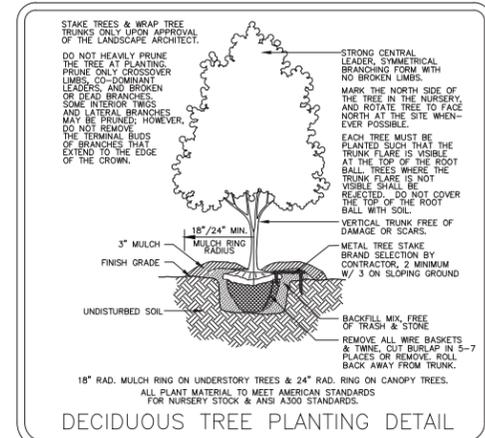
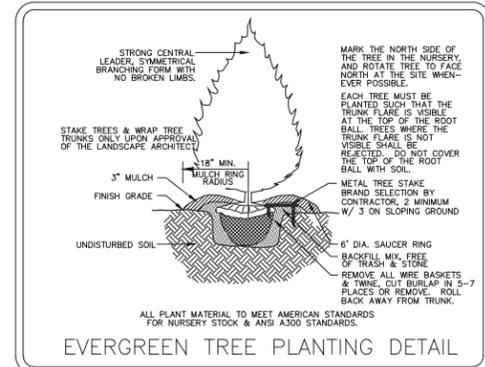
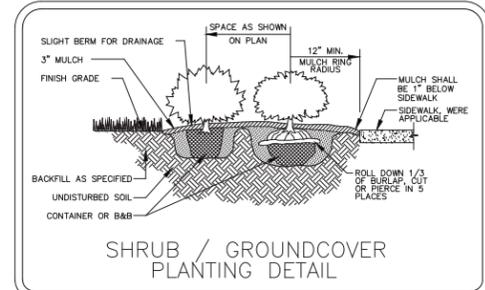
SW SWGR T201400229  
 Preparation Date: July 2014

**14th & Shelby West**  
 Erosion & Grading Plan  
 Tax Map 83-13, Parcel 354  
 Nashville, Davidson County, Tennessee



**LANDSCAPE NOTES**

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 6-12-12 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4" MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.



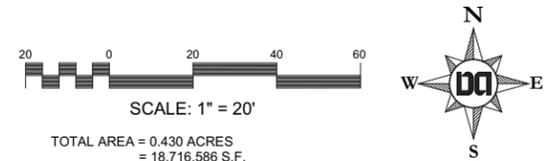
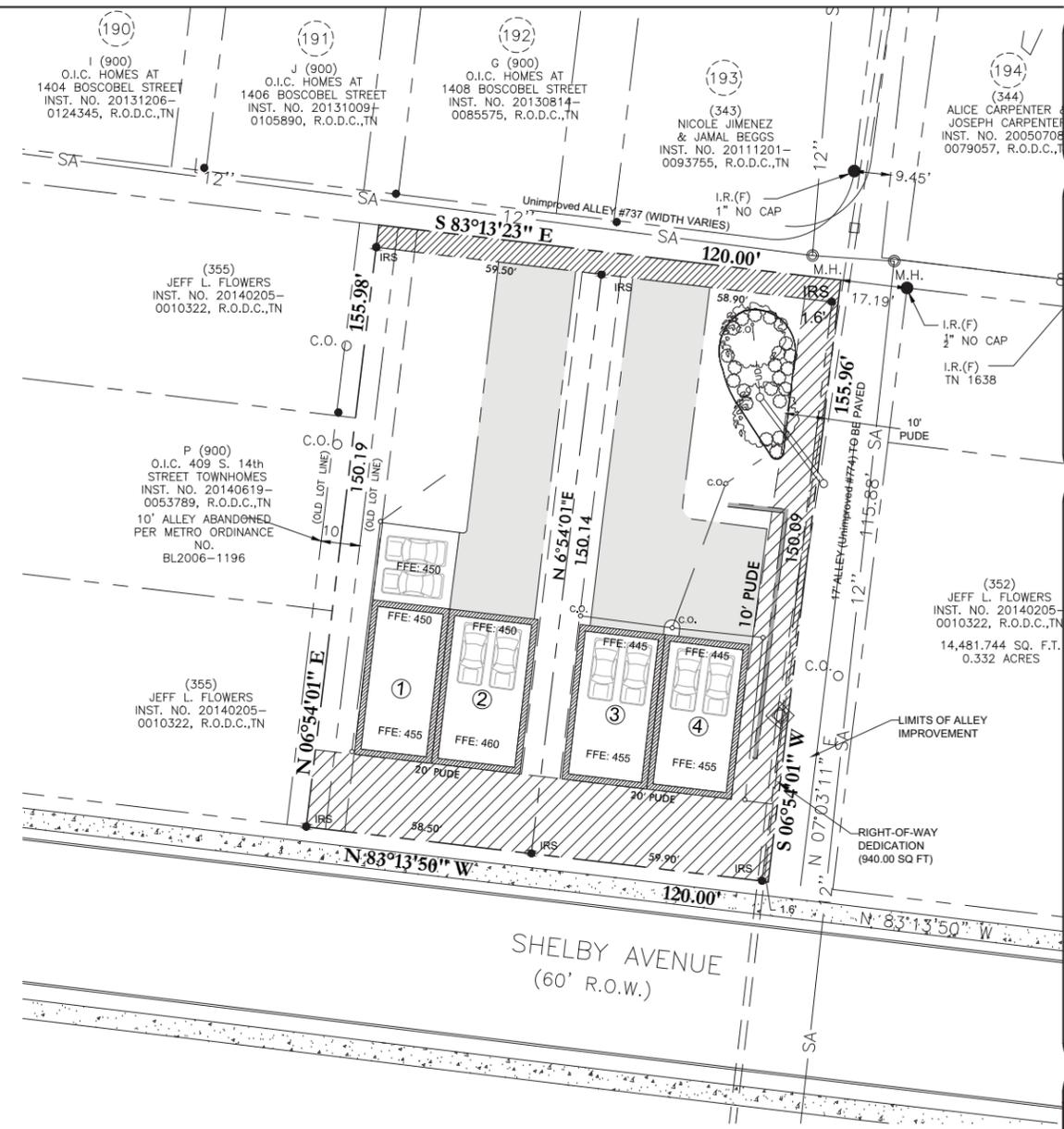
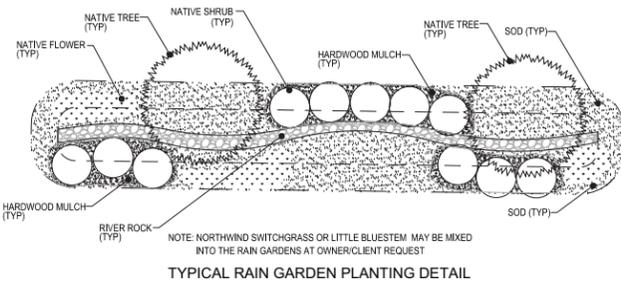
**STABILIZATION OF DISTURBED SOILS**

- Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 14 days.
 

As a general rule, permanent seeding will be performed within 14 days after the final grade on an area has been established. If disturbed areas on-site are to remain dormant for periods greater than 14 days in duration, the contractor will apply permanent soil stabilization. An allowance in the time schedule will be made for snow cover during periods of construction downtime. Seeding will be performed by hydro-seeding, by hand, or by a mechanical broadcasting method.
- The areas to be seeded will be uniform and will conform to the finished grade and cross section shown in the plans for this project or as otherwise designated. Owner's representative will perform minor shaping of uneven and rough areas outside the graded section as directed in order to provide for more effective erosion control and for ease of subsequent earth moving operations.
- The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.

**MATERIALS SCHEDULE**

KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
<b>TREES</b>						
QB	1	Quercus bicolor/ Swamp White Oak	12'-14'	6'-7'	2"	5' Clear Trunk
AC	1	Amelanchier canadensis/ Serviceberry	6'-8'	3'-4'	2"	F.T.B.
<b>SHRUBS</b>						
HY	11	Hypericaceae 'St John's wort'/ Golden St. Johns Wort	18"-24"	12"-18"		F.T.B.
IT	11	Itea Virginia/ Virginia Sweetpire/Virginia Willow	18"-24"	12"-18"		F.T.B.
<b>TURF</b>						
SEED		Turf Mixture	80% Rebel Supreme, 20% Merion Bluegrass. Seed all disturbed areas @ 5#/1,000 sf.			
SOD		Fine Bladed Fescue Sod	Rebel II. Install where shown			
<b>MISCELLANEOUS</b>						
		Shredded Hardwood Bark Mulch	Minimum 3" depth throughout. Min. 4" deep on slopes greater than 3:1.			
		Blackeyed Susans	1 Gal Pot Spaced Every 18" O.C. in Rain Gardens (Approx. 30 sf in each garden)			
NOTE: F.T.B. = Full To Bottom						



**NOTE: SEE ALLEY IMPROVEMENT PLAN SUBMITTED TO METRO PUBLIC WORKS FOR ALL OFFSITE IMPROVEMENTS**

TOTAL AREA = 0.430 ACRES = 18,716.586 S.F.  
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 NET AREA = 0.408 ACRES (17,776.586 SF)  
 LOT 1 AREA = 0.20 ACRES (8,784.698 SF)  
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**Dale & DA Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

D&A Project #14187  
 14th & Shelby West  
**L1.0**  
 Sheet 3 of 3

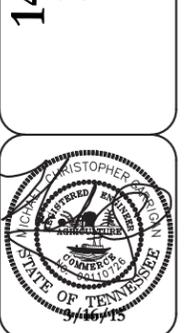
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**REVISIONS:**

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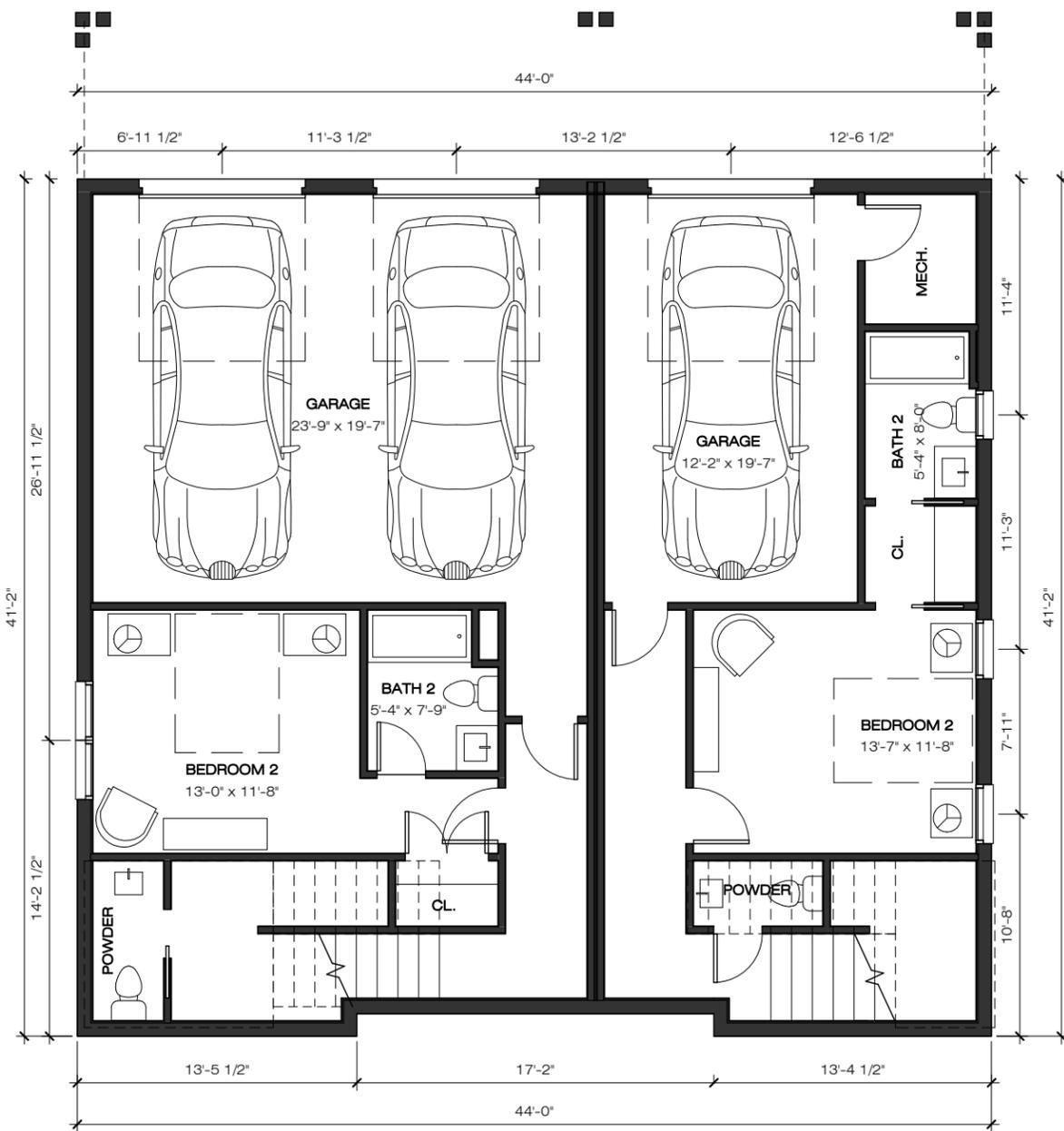




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14TH ST. AND SHELBY AVE.  
BLOCK 2

NASHVILLE, TN 37207

FLOOR PLANS

NOT FOR  
CONSTRUCTION

JUNE 1 2015

HA1.1



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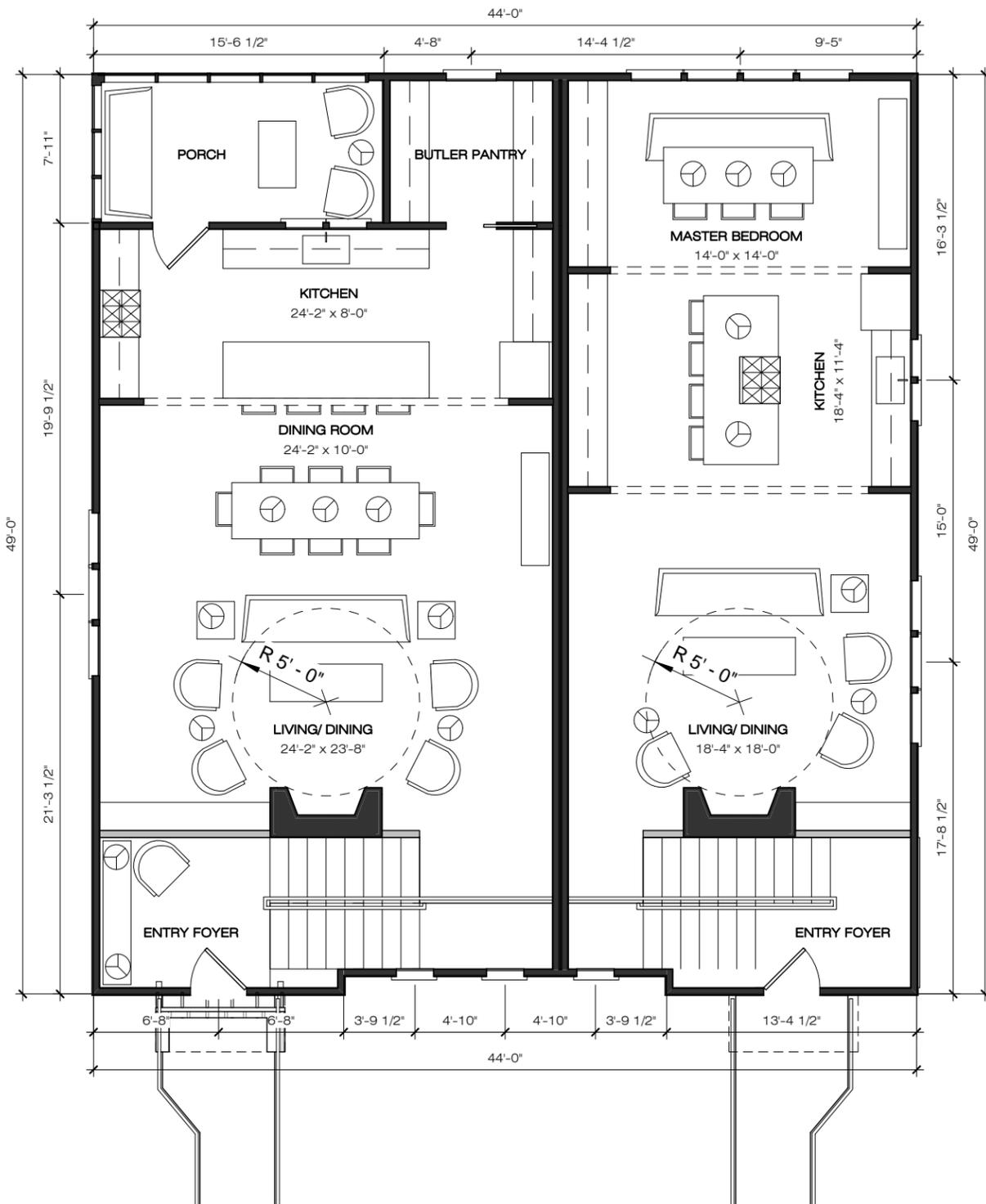
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14TH ST. AND SHELBY AVE.  
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FLOOR PLANS

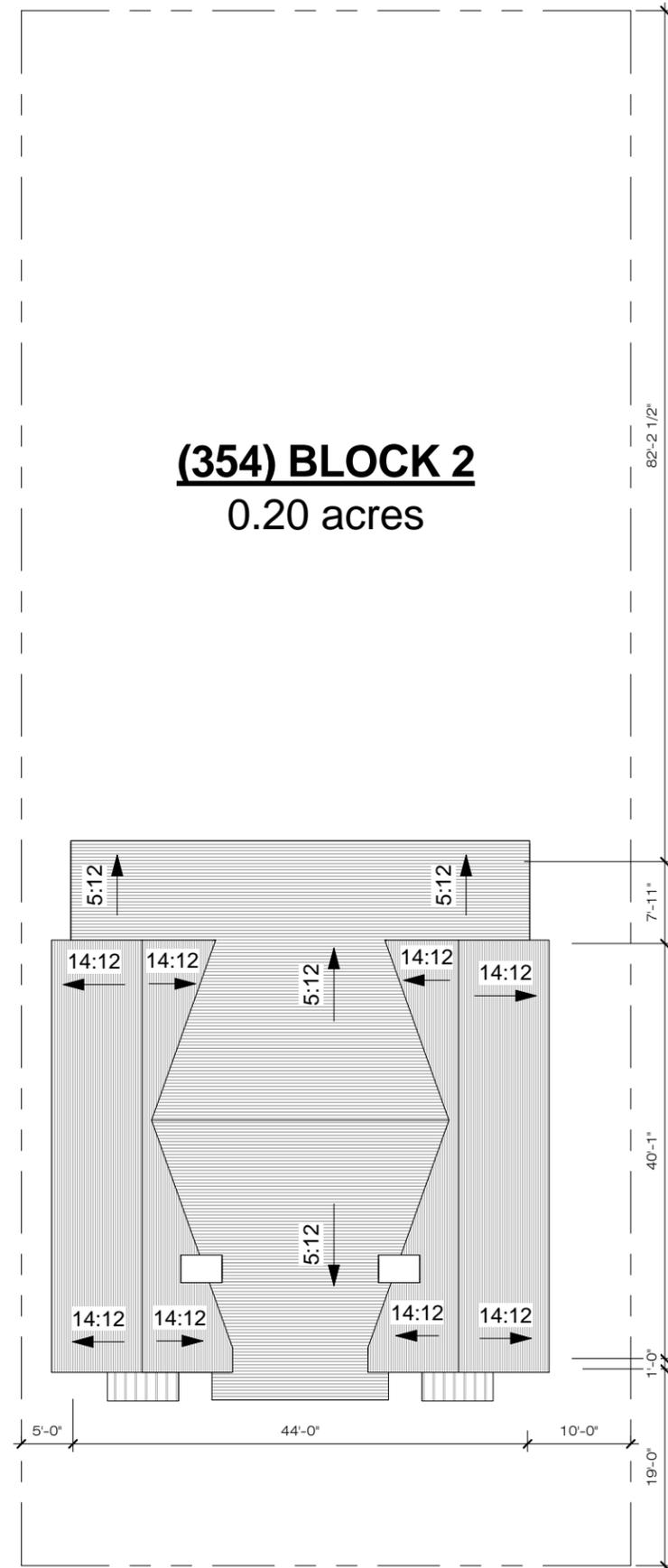
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CONSTRUCTION

JUNE 1 2015



1 LEVEL 2  
1/8" = 1'-0"

2 ROOF PLAN/ SITE PLAN  
1/16" = 1'-0"



(354) BLOCK 2  
0.20 acres



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14TH ST. AND SHELBY AVE.  
BLOCK 2

NASHVILLE, TN 37207

ELEVATIONS

NOT FOR  
CONSTRUCTION

JUNE 1 2015

HA2.1



1 SHELBY AVE. ELEVATION  
3/16" = 1'-0"



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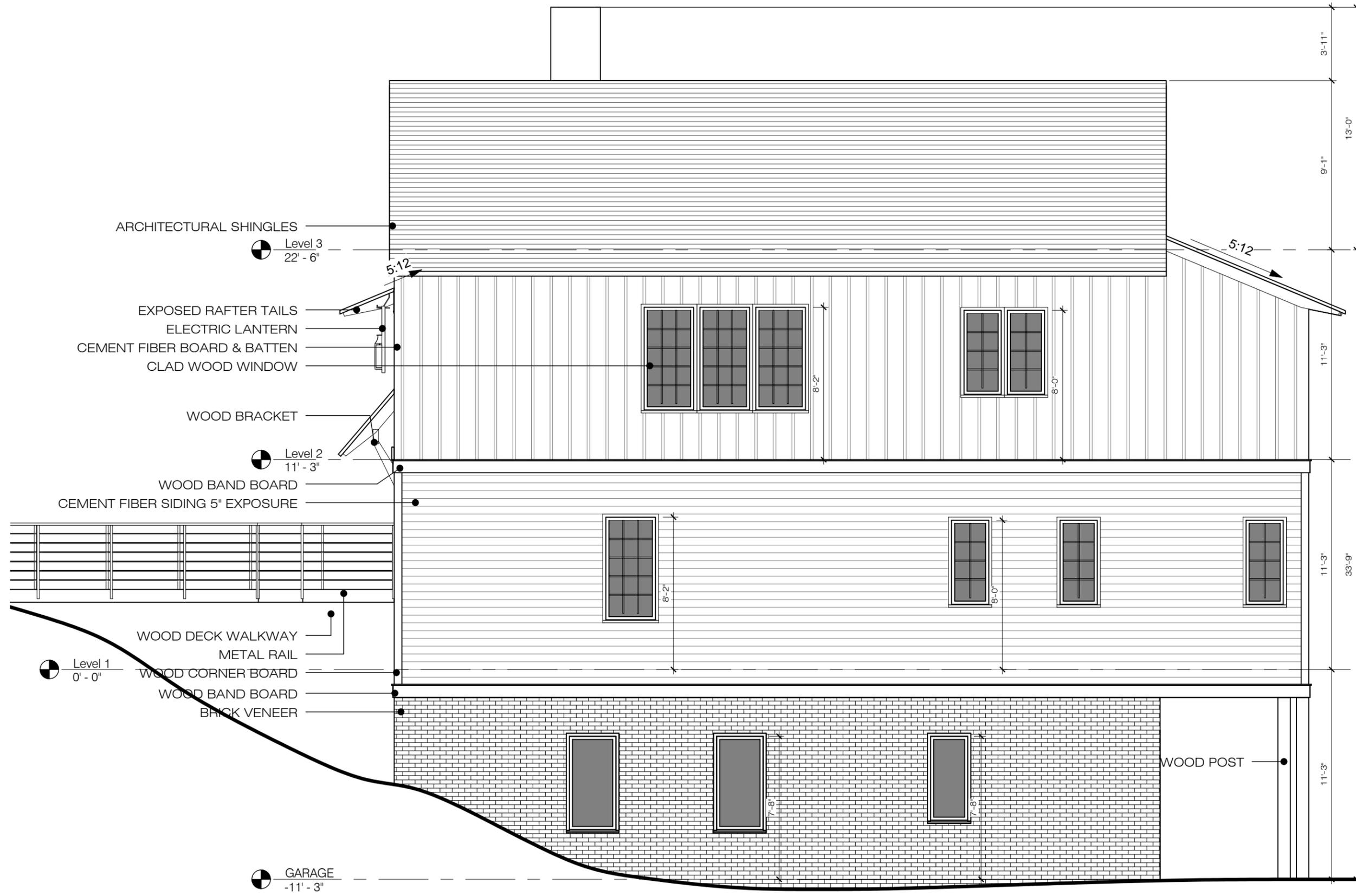
14TH ST. AND SHELBY AVE.  
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ELEVATIONS

NOT FOR  
CONSTRUCTION

JUNE 1 2015

HA2.2



1 SIDE ELEVATION  
3/16" = 1'-0"



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BLOCK 2  
NASHVILLE, TN 37207

ELEVATIONS

NOT FOR  
CONSTRUCTION

JUNE 1 2015

HA2.3



1 ALLEY ELEVATION  
3/16" = 1'-0"



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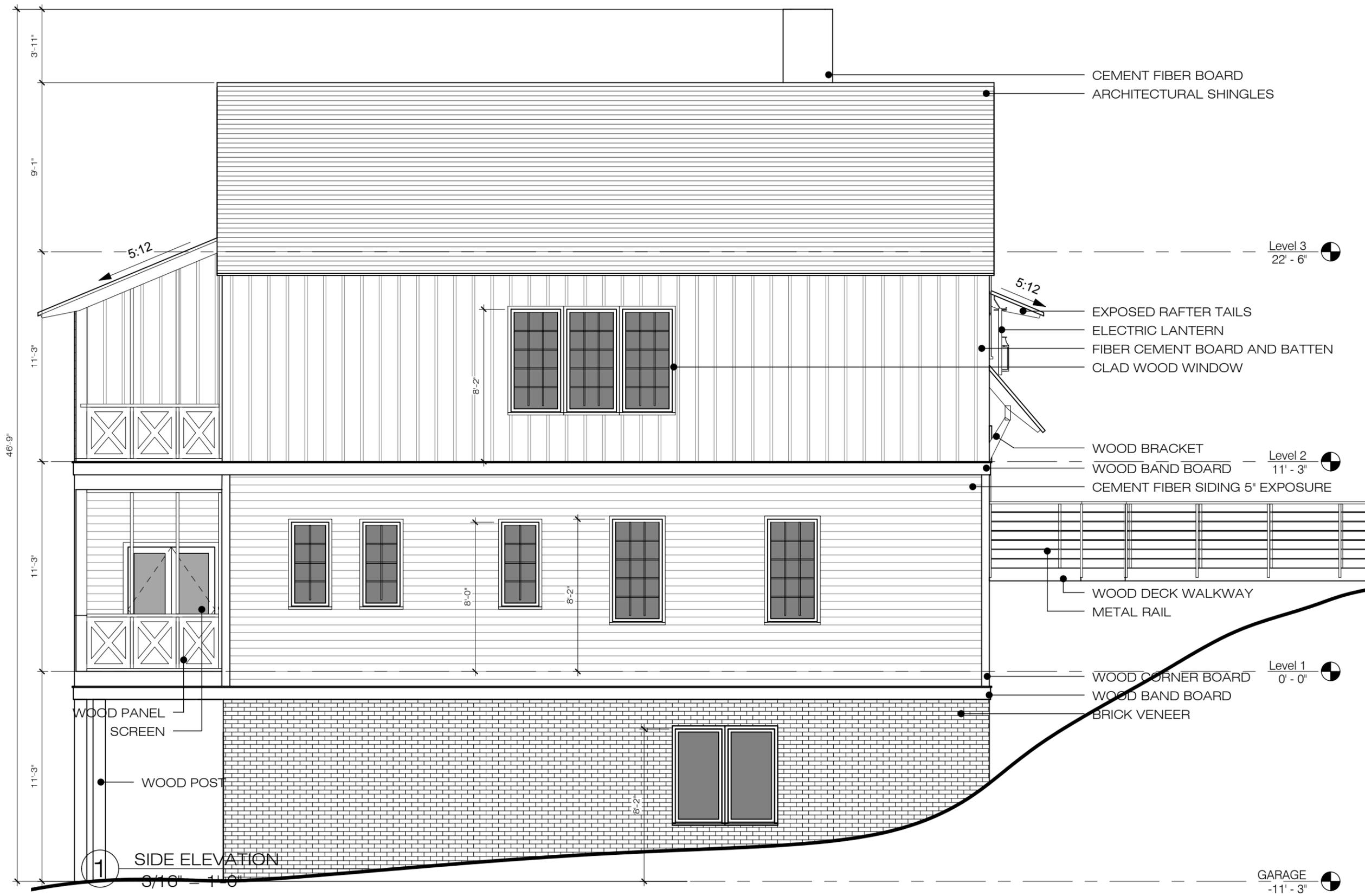
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BLOCK 2  
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ELEVATIONS

NOT FOR  
CONSTRUCTION

JUNE 1 2015



1 SIDE ELEVATION

# 14TH & SHELBY - BLOCK 3

0 SHELBY AVENUE NASHVILLE, TN 37206



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Architecture

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Nashville, TN 37203  
615-667-0806  
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14TH ST. AND SHELBY AVE.  
BLOCK 3

NASHVILLE, TN 37207

TITLE

NOT FOR  
CONSTRUCTION

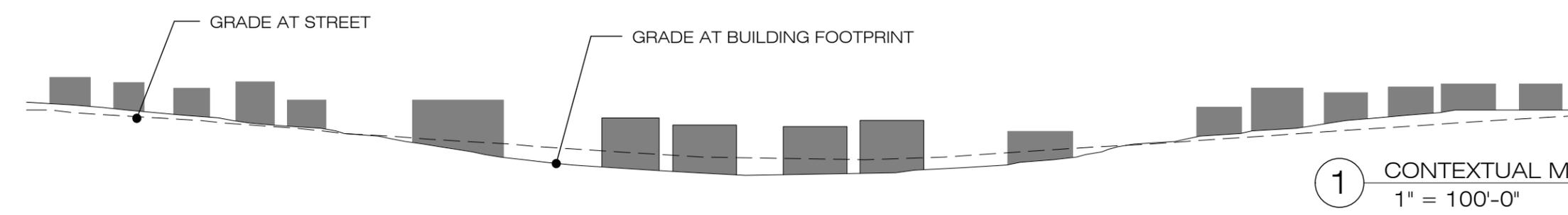
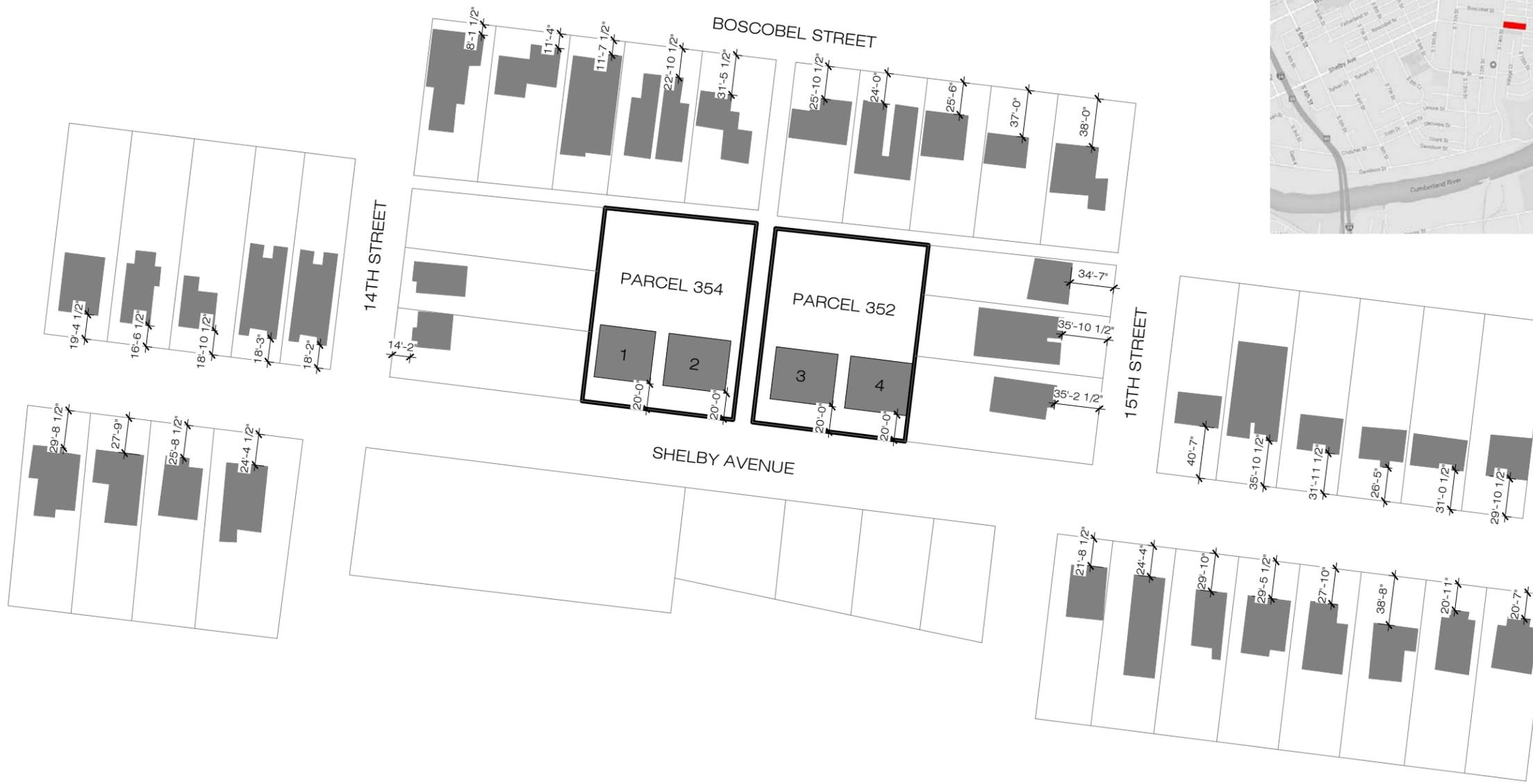
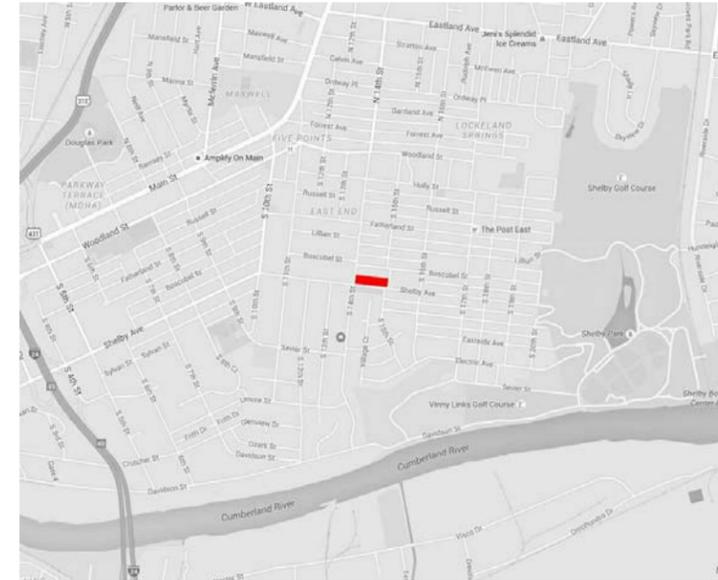
JUNE 1 2015

HT1.0



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1 CONTEXTUAL MAP & ELEVATION  
1" = 100'-0"

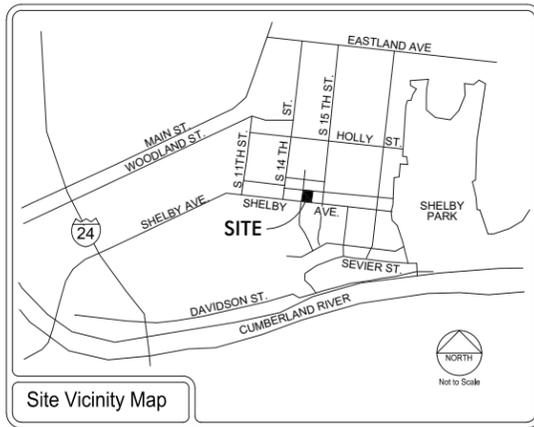
14TH ST. AND SHELBY AVE.  
BLOCK 3  
NASHVILLE, TN 37207

CONTEXTUAL MAPS

NOT FOR  
CONSTRUCTION

JUNE 1 2015





**Property Information**  
 0 Shelby Ave  
 Metro Tax Map 83-13, Parcel 352  
 14,781.83 Square Feet or 0.339 Total Acres  
 Council District 06 (Peter Westerholm)

**Owners of Record**  
 Flowers, Jeff L.  
 3049 Trotters Ln  
 Franklin, Tennessee 37067

**Civil Engineer**  
 Dale & Associates (Michael Garrigan, PE)  
 516 Heather Place  
 Nashville, Tennessee 37204  
 615.297.5166

**Survey Provided by**  
 Arrowhead Survey  
 4151 Old Hillsboro Rd.  
 Franklin, TN 37064  
 615-599-7347

**Floodnote**  
 No Portion of this Property Lies Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 47037C0236F. Dated April 20, 2001.

**Site Benchmark**  
 Benchmark  
 Top of Casting Storm Inlet  
 Elev: 436.7 (NAVD-88)

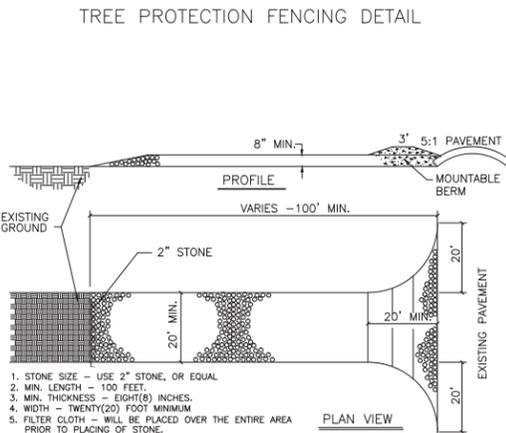
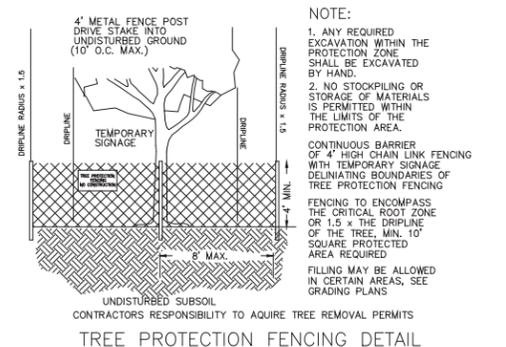
**Sheet Schedule**

- C1.0 Erosion Control Plan
- C2.0 Grading & Drainage Plan
- L1.0 Landscape Plan

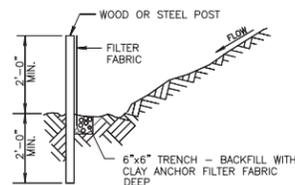
**SOIL TYPE: SvD (STIVERVILLE), HYDROLOGICAL SOIL GROUP "B"**

**EROSION CONTROL & GRADING NOTES**

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 RESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-13.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 8" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF GOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE PER NOTE #16 BELOW.
- 15) CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING THE PRECONSTRUCTION MEETING. GRADING PERMITS TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
- 16) EROSION CONTROL MEASURES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED. ONCE STABILIZATION IS ACHIEVED, ALL EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED PRIOR TO AS-BUILT APPROVAL.



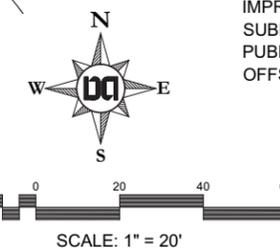
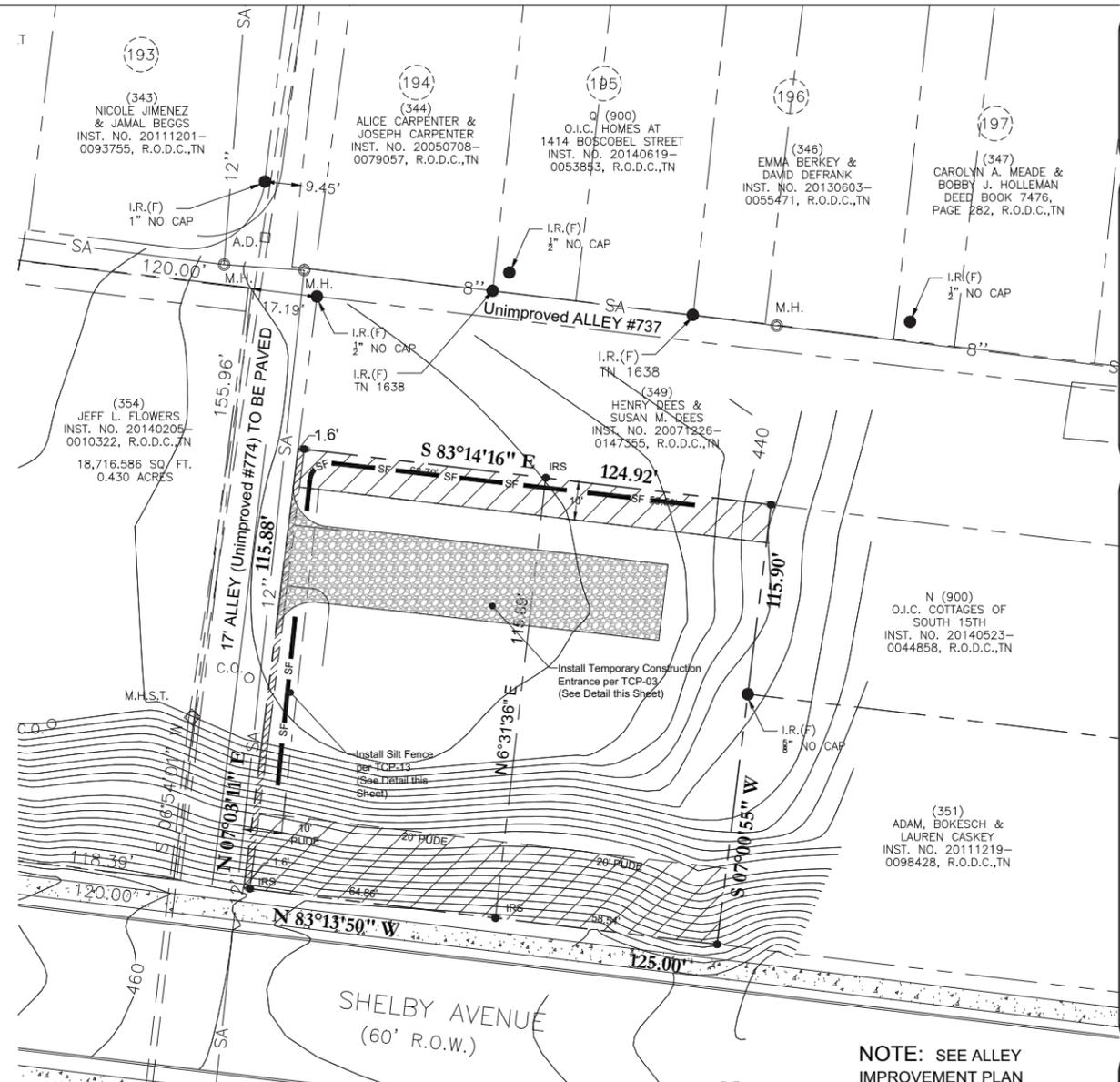
**TEMPORARY CONSTRUCTION ENTRANCE**  
 SEE METRO STORMWATER MANAGEMENT MANUAL  
 VOLUME 4 SECTION TCP-03  
 NOT TO SCALE



- MAINTENANCE NOTES:**
1. INSPECT WEEKLY AND AFTER EACH RAINFALL
  2. REPAIR WHEREVER FENCE IS DAMAGED.
  3. REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE
  4. INSPECT SILT FENCE WHEN RAIN IS FORECAST. PERFORM REQUIRED MAINTENANCE BEFORE THE STORM EVENT.
  5. REMOVE SILT FENCE WHEN NO LONGER NEEDED. FILL AND COMPACT PAST HOLES AND ANCHOR TRENCH REMOVE SEDIMENT ACCUMULATION, AND GRADE ALIGNMENT TO BLEND WITH ADJACENT GROUND.

- NOTES:**
1. FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING.
  2. STEEL POSTS SHALL BE APPROVED BY OWNER PRIOR TO USE.
  3. WOOD POSTS SHALL BE 2" X 2" MIN., OAK OR SIMILAR HARDWOOD.
  4. POSTS SHALL BE SPACED AT 6' INTERVALS.
  5. FILTER FABRIC SHALL BE SECURELY BOUND TO POSTS WITH EITHER STAPLES OR WIRE TIES.
  6. FILTER FABRIC SHALL BE POLYPROPYLENE FABRIC BY CORPUS OF ENGINEERS GUIDE SPEC. CW 02215, WITH EQUIVALENT OPENING SIZE (EOS) OF NO.100 SIEVE MIN., NO.40 SIEVE MAX., AS DETERMINED

**SILT FENCE DETAIL**  
 REFER TO METRO DETAIL TCP-13



TOTAL AREA = 0.332 ACRES  
 = 14,481,744 S.F.  
 RIGHT OF WAY = 0.004 ACRES (185.41 SF)  
 NET AREA = 0.328 ACRES (14,296,334 SF)  
 LOT 1 AREA = 0.17 ACRES (7,454.65 SF)  
 LOT 2 AREA = 0.16 ACRES (6,841.68 SF)

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB LESS THAN (1) ONE ACRE.

DATE: 3/16/15

DATE: 3/16/15

**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

D&A Project #14142  
 14th & Shelby East  
**C1.0**  
 Sheet 1 of 3

516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166



**REVISIONS:**

SW SWGR T201400232  
 Preparation Date: July 2014

**14th & Shelby East**  
 Erosion & Grading Plan  
 Tax Map 83-13, Parcel 352  
 Nashville, Davidson County, Tennessee

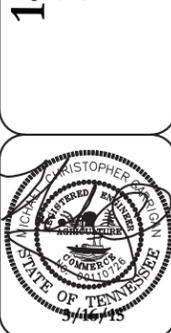




REVISIONS:

SW SWGR T201400232  
Preparation Date: July 2014

**14th & Shelby East**  
Erosion & Grading Plan  
Tax Map 83-13, Parcel 352  
Nashville, Davidson County, Tennessee

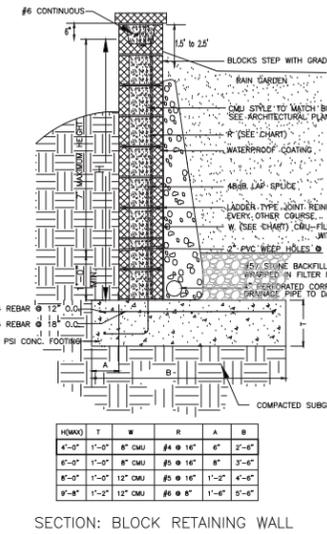
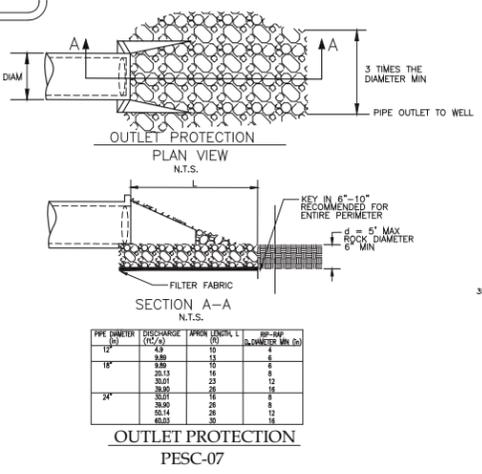
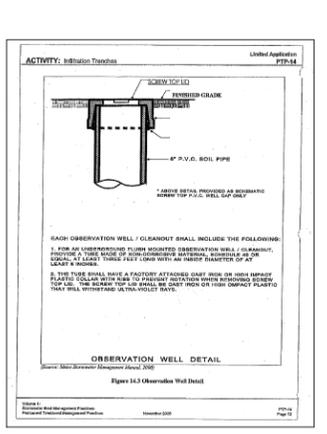
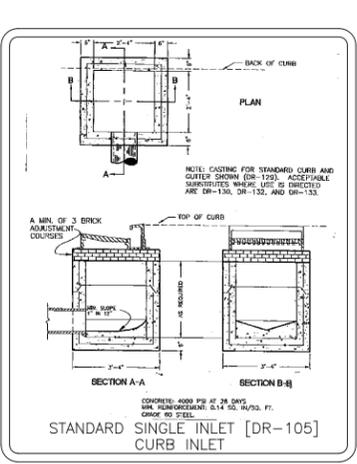
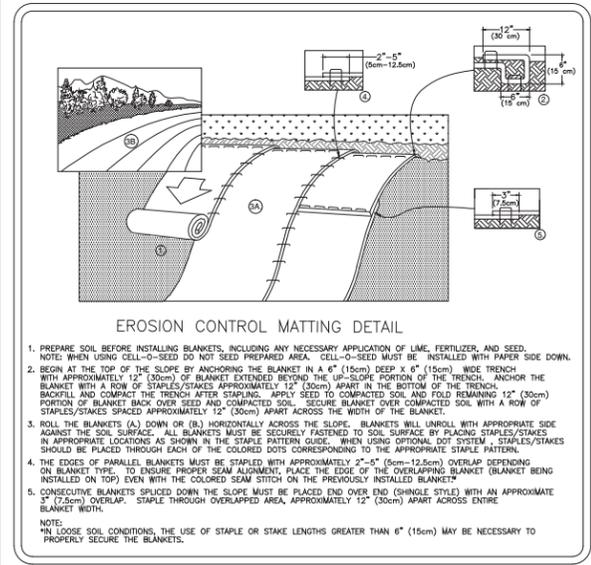
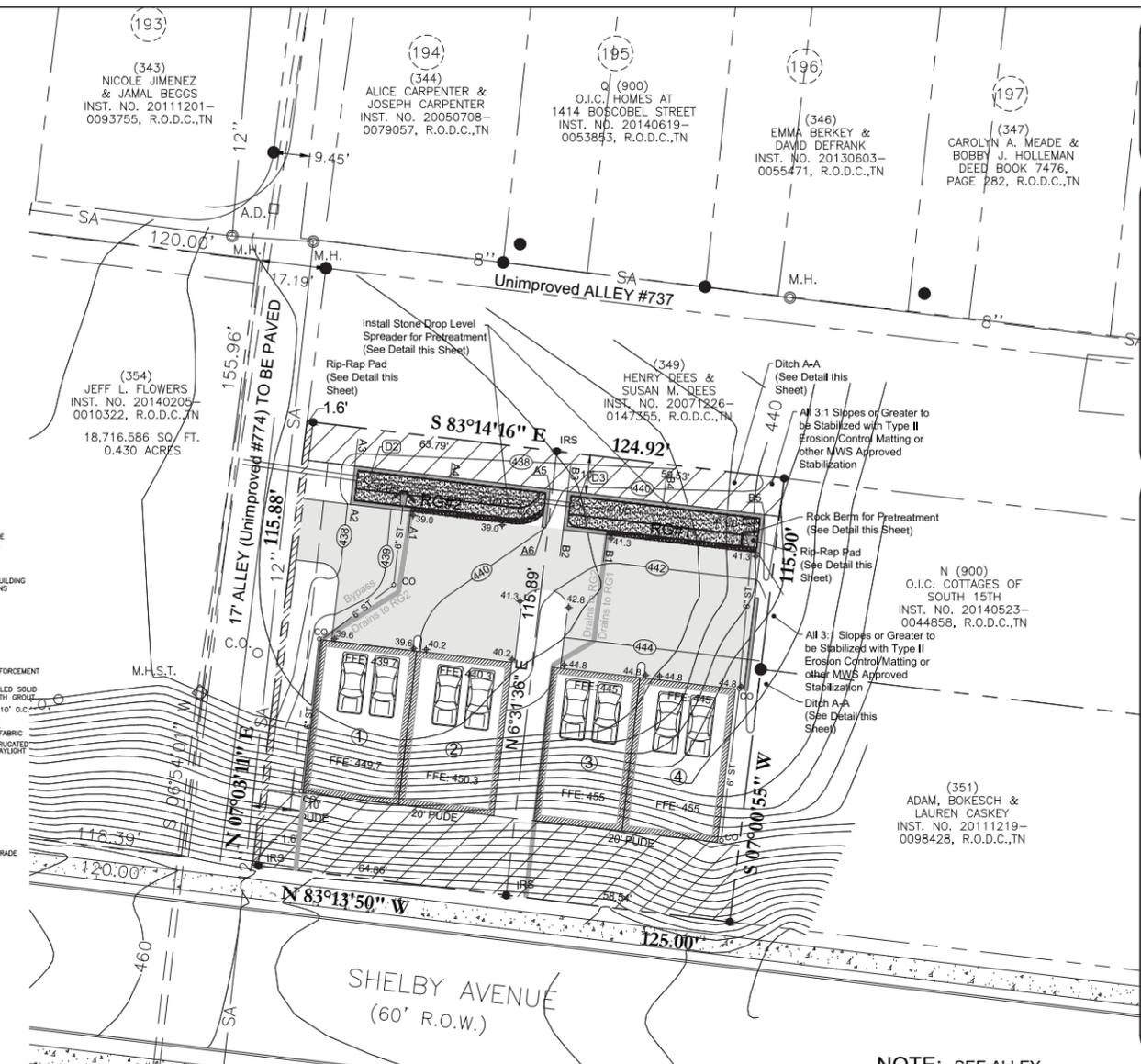


**Dale & Dale Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Landscape Architecture

D&A Project #14142  
14th & Shelby East

**C2.0**

Sheet 2 of 3

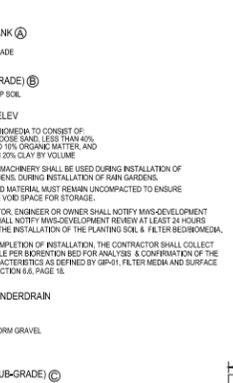


CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS-DEVELOPMENT REVIEW AT LEAST 24 HRS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIO-RETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 18.

IN ACCORDANCE WITH THE METRO STORMWATER 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
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

THE ENGINEER SHALL CONTACT STORMWATER DEPARTMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS



**Wall @ Rain Garden) Table**

Section	Bottom (R.G.)	Top	Bottom (Grade)
A1	439.0	439.0	431.0
A2	439.0	439.0	431.0
A3	438.0	439.0	431.0
A4	438.0	439.0	431.0
A5	438.0	439.0	431.0
A6	439.0	439.0	431.0
B1	441.0	441.0	434.0
B2	441.0	441.0	434.0
B3	440.0	441.0	434.0
B4	440.0	441.0	434.0
B5	440.0	441.0	434.0
B6	441.0	441.0	434.0

**Rain Garden Table**

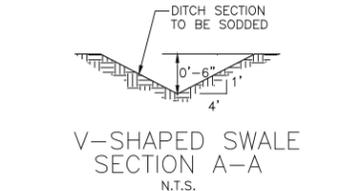
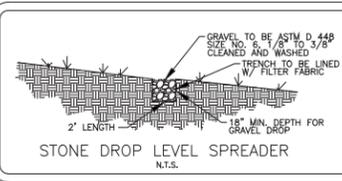
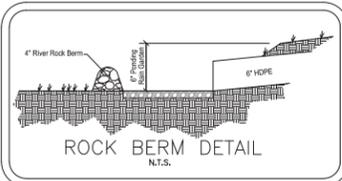
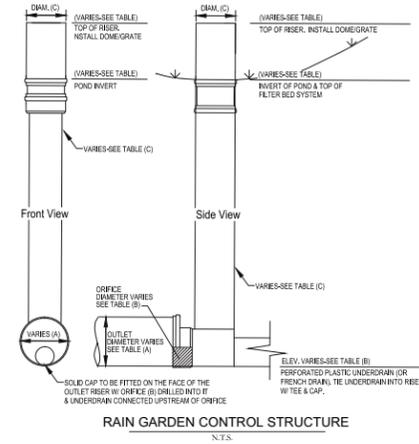
Rain Garden	Dimensions / Design Parameters				Monitoring Cleanout					
	Bank	Invert (grade)	Invert (sub-grade)	Tv Raq'd/Pro	Total Volume	Surface Area	Number	Diameter	Top of Casting	Invert
RG #1	441.00	440.00	434.00	378 cf / 1,066 cf	1,218 Cu Ft	381 Sq Ft	(1)	6" PVC	440.50	435.00
RG #2	439.00	438.00	431.00	429 cf / 1,175 cf	1,319 Cu Ft	369 Sq Ft	(2)	6" PVC	438.50	432.00

NOTES: Refer to standard details, this sheet, for further explanation, detail and specifications  
All Underdrains shall be perforated High Density Poly-Ethylene Piping or Approved Equal  
Monitoring Cleanouts shall consist of standard PVC (non-traffic rated) cleanouts and accordance with Observation Well detail, this sheet  
All Bioretention areas shall be landscaped in accordance with the landscape designs shown herein  
Underdrains shall be perforated using 3/8" diameter holes spaced 6" on center

**Rain Garden Outlet Table**

Rain Garden	Outlet Pipe Sizing (A)			Underdrain Sizing (B)		Riser Sizing (C)			
	Invert Elevation	Length	Slope	Length/Diameter	Invert	Invert Elevation	Rim Elevation	Size	
RG #1	435.00	34 ft	7.34%	15" CMP	30 ft: 6" HDPE	435.00	440.50	435.00	12" Riser
RG #2	432.00	52 ft	5.77%	12" HDPE	44 ft: 6" HDPE	432.00	438.50	432.00	12" Riser

NOTES: Refer to standard detail, above, for further explanation, detail and specifications of Rain Garden Outlet Control Structures. Table for Sizing of Rain Garden Control Structure.



**FLOODNOTE**  
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATED MAP (FIRM) NUMBER 47037C0236F. DATED APRIL 2001.

**STABILIZATION NOTE:**  
ALL SLOPES 3:1 OR GREATER MUST BE STABILIZED BY METHODS APPROVED BY MWS

**Drainage Structure Schedule**

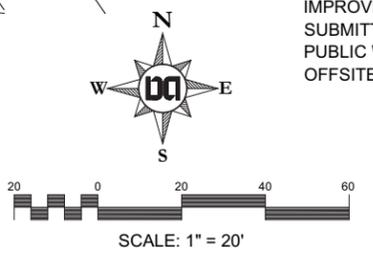
Structure Label	Structure Type	T.C. Elev.	Invert In	Invert Out
D1	Junction Box	437.31	429.30	429.50
D2	Outlet Structure	438.50	---	432.00
D3	Outlet Structure	440.50	---	435.00

\*T.C. Elevations shown in table are measured from pavement grade

**Pipe Schedule**

Downstream Structure	Invert	Upstream Structure	Invert	Pipe Size	Length (ft)	Slope (%)
D1	429.50	D2	432.00	*15" cmp	34	7.34%
D2	432.00	D3	435.00	12" hdpe	52	5.77%

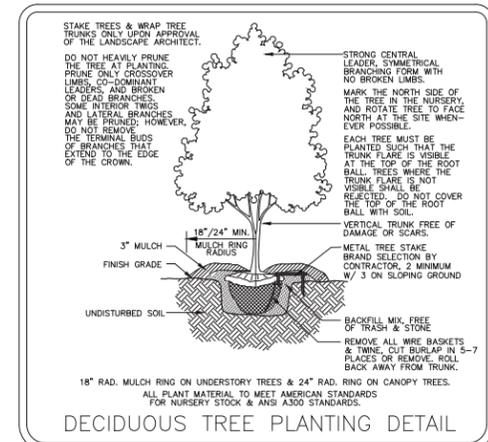
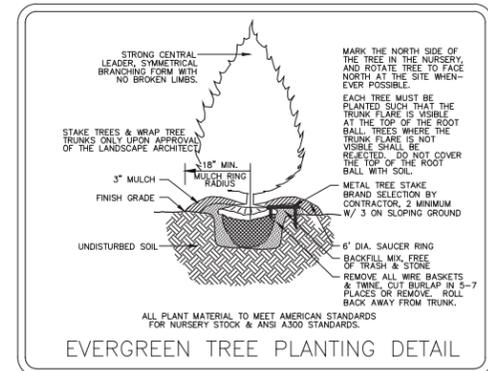
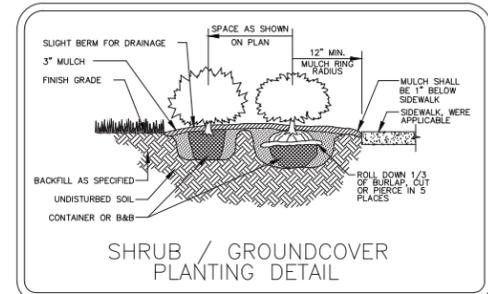
\*Denotes public storm culverts must be either CMP or RCP (Note CMP or RCP is are both acceptable alternatives to the HDPE private culverts specified in the above table)



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LOT 1 AREA = 0.17 ACRES (7,454.65 SF)  
LOT 2 AREA = 0.16 ACRES (6,841.68 SF)

**LANDSCAPE NOTES**

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 6-12-12 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.



**STABILIZATION OF DISTURBED SOILS**

a. Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 14 days. As a general rule, permanent seeding will be performed within 14 days after the final grade on an area has been established. If disturbed areas on-site are to remain dormant for periods greater than 14 days in duration, the contractor will apply permanent soil stabilization. An allowance in the time schedule will be made for snow cover during periods of construction downtime. Seeding will be performed by hydro-seeding, by hand, or by a mechanical broadcasting method.

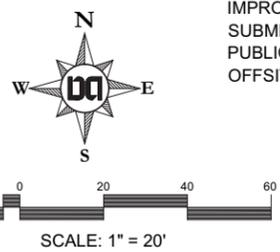
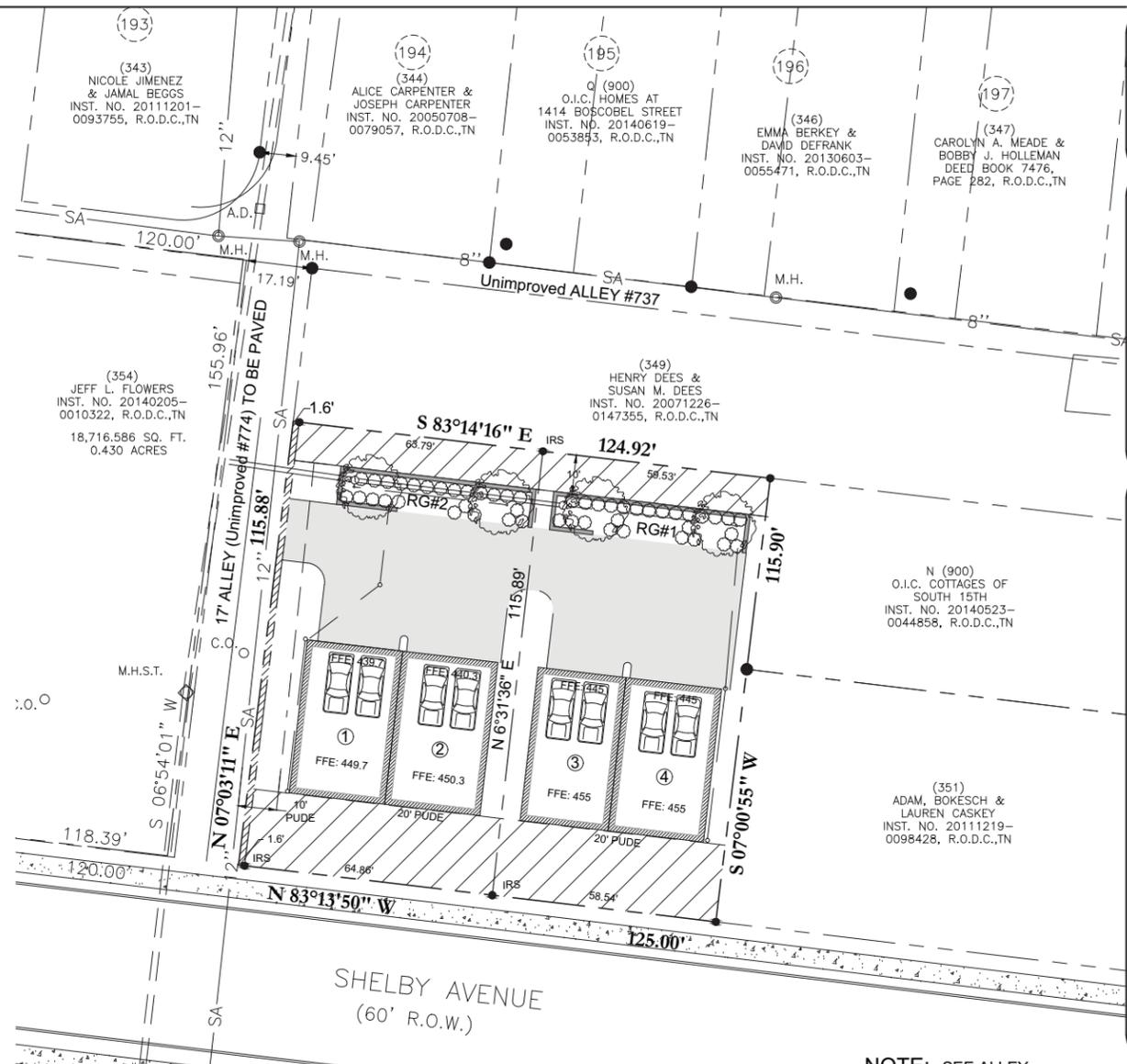
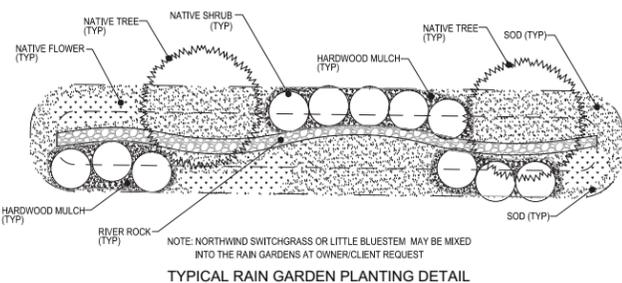
b. The areas to be seeded will be uniform and will conform to the finished grade and cross section shown in the plans for this project or as otherwise designated. Owner's representative will perform minor shaping of uneven and rough areas outside the graded section as directed in order to provide for more effective erosion control and for ease of subsequent earth moving operations.

c. The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.

**MATERIALS SCHEDULE**

KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
<b>TREES</b>						
QB	2	Quercus bicolor/ Swamp White Oak	12'-14'	6'-7'	2"	5' Clear Trunk
AC	2	Ameleanchier canadensis/ Serviceberry	6'-8'	3'-4'	2"	F.T.B.
<b>SHRUBS</b>						
HY	26	Hypericaceae 'St John's wort'/ Golden St. Johns Wort	18"-24"	12"-18"		F.T.B.
IT	26	Itea Virginia/ Virginia Sweetspire/Virginia Willow	18"-24"	12"-18"		F.T.B.
<b>TURF</b>						
SEED		Turf Mixture				80% Rebel Supreme, 20% Merion Bluegrass. Seed all disturbed areas @ 5#/1,000 sf.
SOD		Fine Bladed Fescue Sod				Rebel II. Install where shown
<b>MISCELLANEOUS</b>						
		Shredded Hardwood Bark Mulch				Minimum 3" depth throughout. Min. 4" deep on slopes greater than 3:1.
		Blackeyed Susans				1 Gal Pot Spaced Every 18" O.C. in Rain Gardens (Approx. 30 sf in each garden)

NOTE: F.T.B. = Full To Bottom



NOTE: SEE ALLEY IMPROVEMENT PLAN SUBMITTED TO METRO PUBLIC WORKS FOR ALL OFFSITE IMPROVEMENTS

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**Dale & DD Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying

D&A Project #14142  
14th & Shelby East

**L1.0**  
Sheet 3 of 3

516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166



REVISIONS:

SW SWGR T201400232  
Preparation Date: July 2014

**14th & Shelby East**  
Erosion & Grading Plan

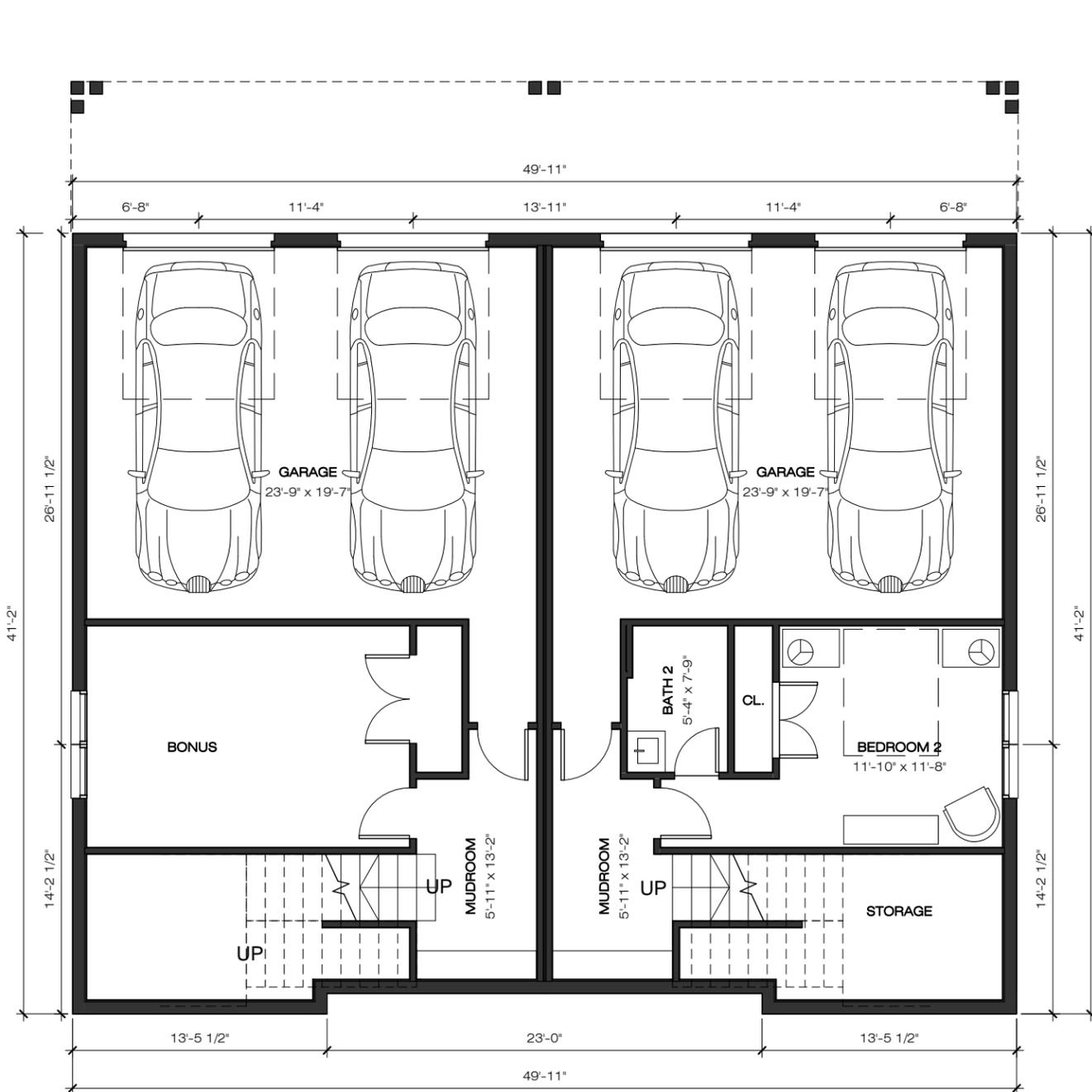
Tax Map 83-13, Parcel 352  
Nashville, Davidson County, Tennessee





Pfeffer Torode  
Architecture

521 8th Ave. South, Ste 103  
Nashville, TN 37203  
615-667-0806  
www.pfeffertorode.com



1 GARAGE  
1/8" = 1'-0"



2 LEVEL 1  
1/8" = 1'-0"

14TH ST. AND SHELBY AVE.  
BLOCK 3

NASHVILLE, TN 37207

FLOOR PLANS

NOT FOR  
CONSTRUCTION

JUNE 1 2015

HA1.1





Pfeffer Torode  
Architecture

521 8th Ave. South, Ste 103  
Nashville, TN 37203  
615-667-0806  
www.pfeffertorode.com



14TH ST. AND SHELBY AVE.  
BLOCK 3  
NASHVILLE, TN 37207

ELEVATIONS

NOT FOR  
CONSTRUCTION

JUNE 1 2015

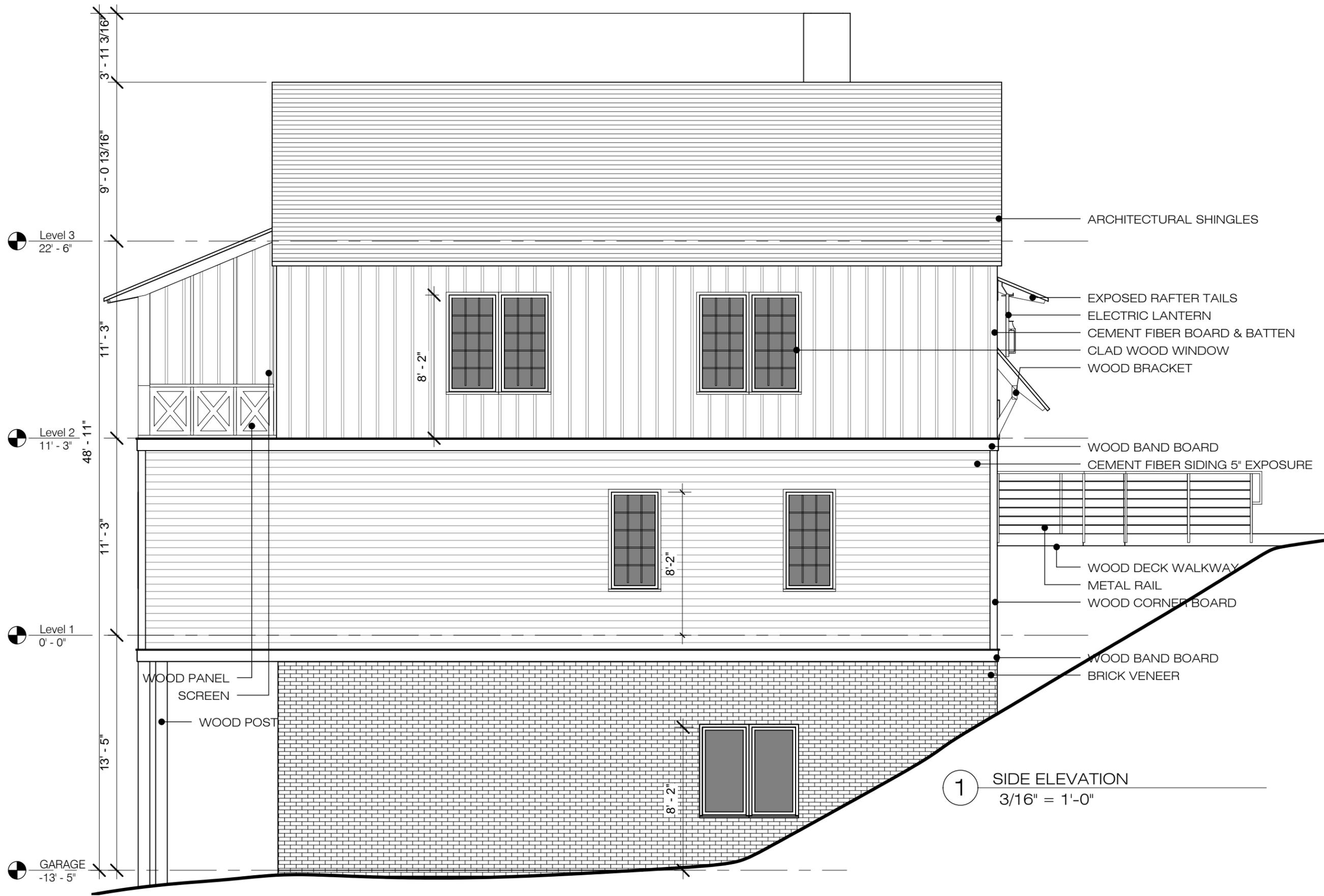
HA2.1



Pfeffer Torode  
Architecture

521 8th Ave. South, Ste 103  
Nashville, TN 37203  
615-667-0806  
www.pfeffertorode.com

14TH ST. AND SHELBY AVE.  
BLOCK 3  
NASHVILLE, TN 37207



1 SIDE ELEVATION  
3/16" = 1'-0"

ELEVATIONS

NOT FOR  
CONSTRUCTION

JUNE 1 2015

HA2.2



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14TH ST. AND SHELBY AVE.  
BLOCK 3  
NASHVILLE, TN 37207

ELEVATIONS

NOT FOR  
CONSTRUCTION

JUNE 1 2015



1 ALLEY ELEVATION  
3/16" = 1'-0"



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ELEVATIONS

NOT FOR  
CONSTRUCTION

JUNE 1 2015

HA2.4

CEMENT FIBER BOARD  
ARCHITECTURAL SHINGLES

EXPOSED RAFTER TAILS  
ELECTRIC LANTERN  
FIBER CEMENT BOARD AND BATTEN  
CLAD WOOD WINDOW

WOOD BRACKET  
WOOD BAND BOARD  
CEMENT FIBER SIDING 5" EXPOSURE

WOOD DECK WALKWAY  
METAL RAIL  
WOOD CORNER BOARD

WOOD BAND BOARD  
BRICK VENEER

WOOD PANEL  
SCREEN

WOOD POST

GARAGE  
13' - 5"

Level 3  
22' - 6"

Level 2  
11' - 3"

Level 1  
0' - 0"

3' - 11 3/16"

9' - 0 13/16"

11' - 3"

48' - 11"

11' - 3"

11' - 3"

13' - 5"

5:12

5:12

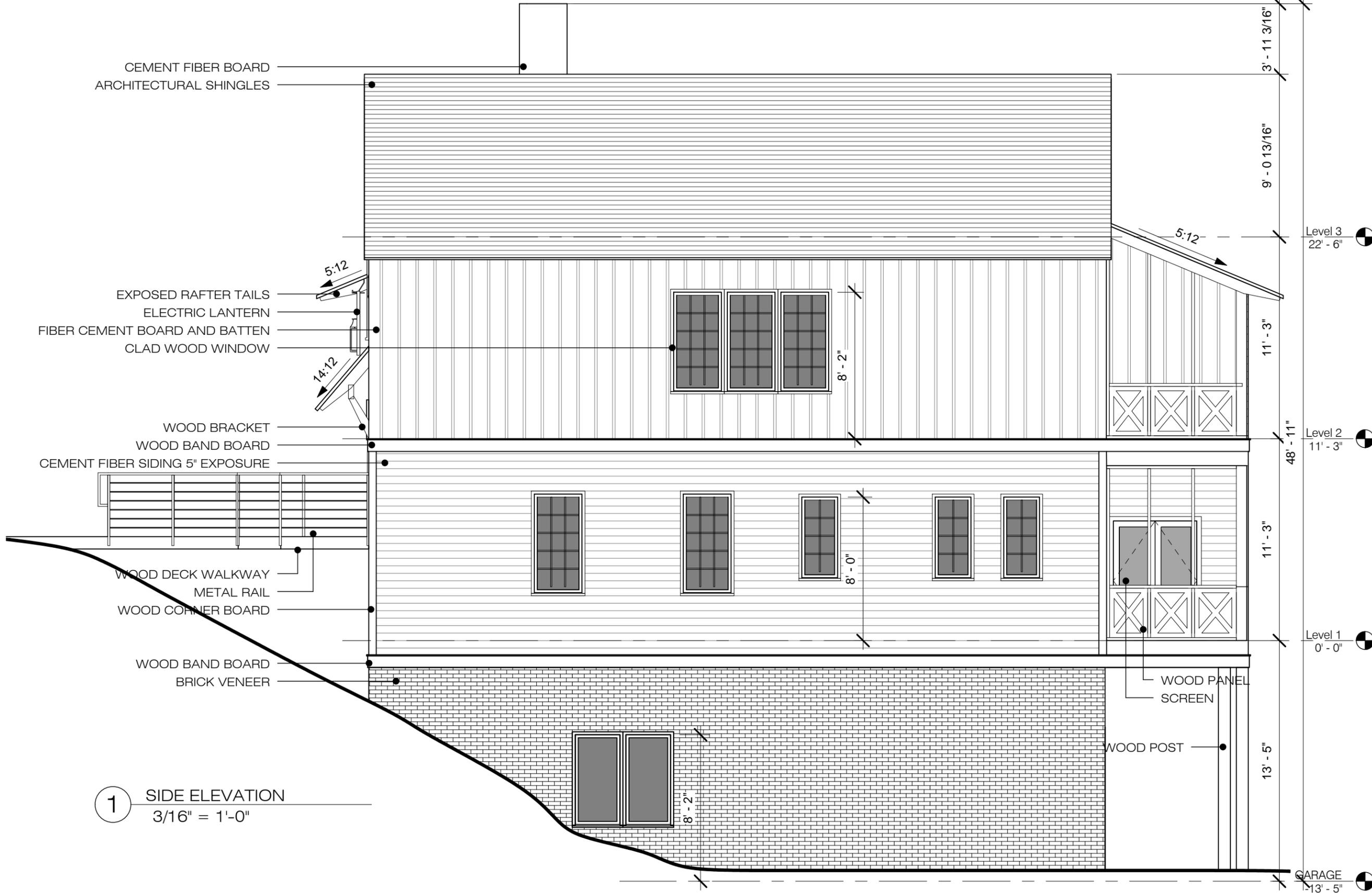
14:12

8' - 2"

8' - 0"

8' - 2"

1 SIDE ELEVATION  
3/16" = 1'-0"



# 14TH & SHELBY - BLOCK 4

0 SHELBY AVENUE NASHVILLE, TN 37206



Pfeffer Torode  
Architecture

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14TH ST. AND SHELBY AVE.  
BLOCK 4

NASHVILLE, TN 37207

TITLE

NOT FOR  
CONSTRUCTION

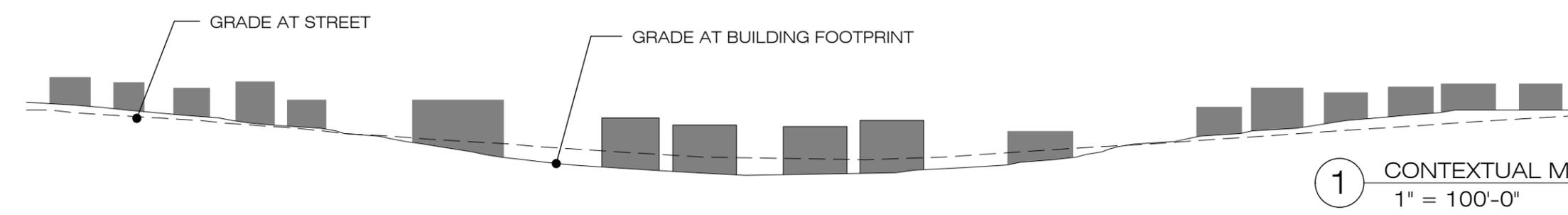
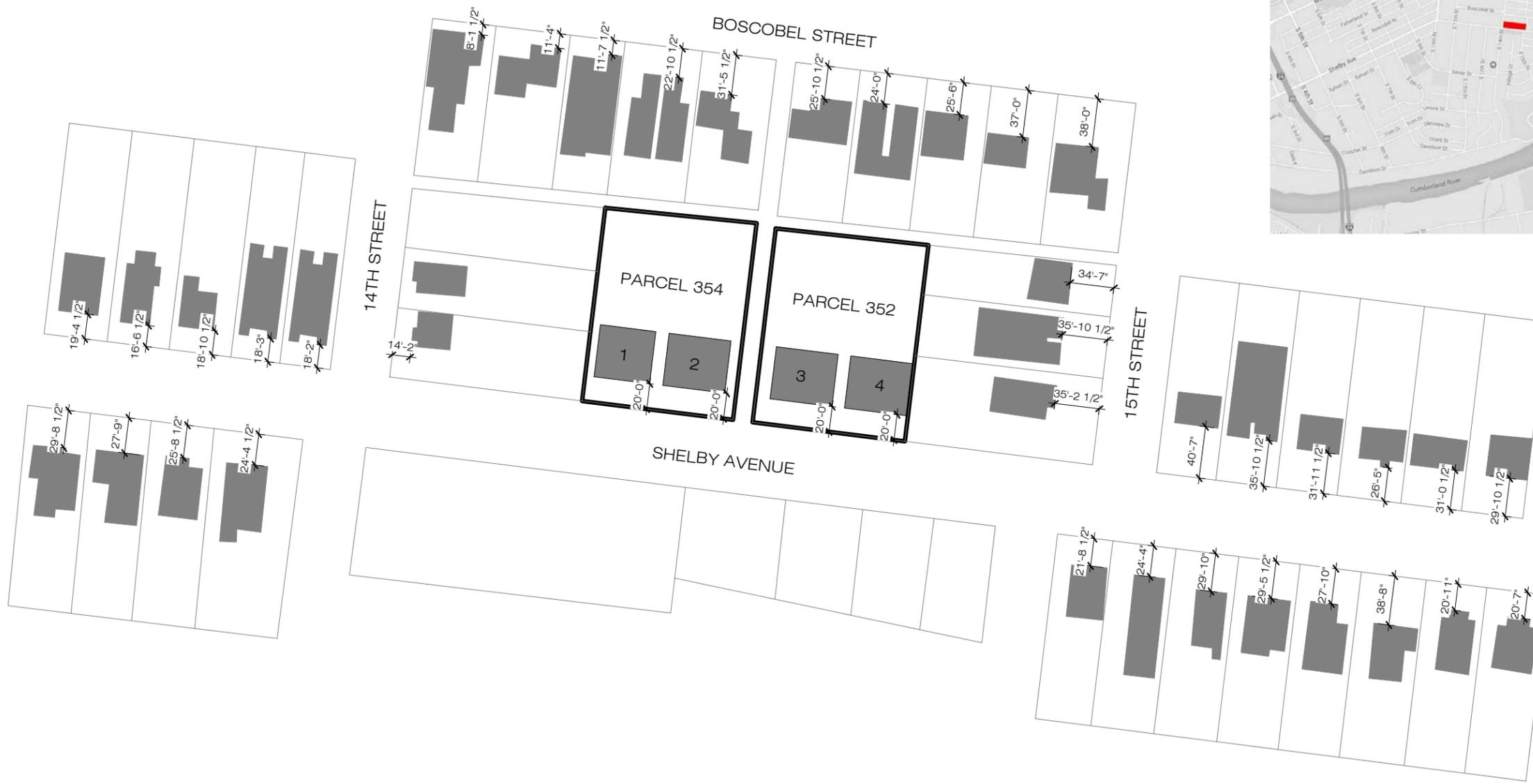
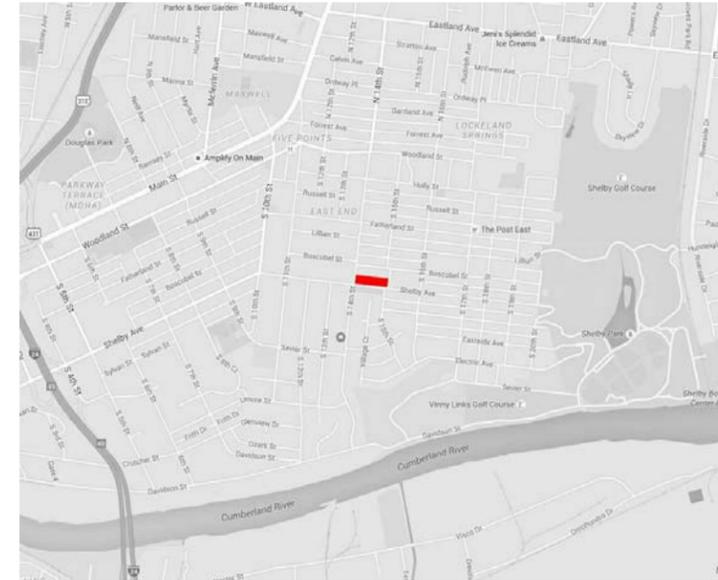
JUNE 1 2015

HT1.0



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Architecture

521 8th Ave. South, Ste 103  
Nashville, TN 37203  
615-667-0806  
www.pfeffertorode.com



1 CONTEXTUAL MAP & ELEVATION  
1" = 100'-0"

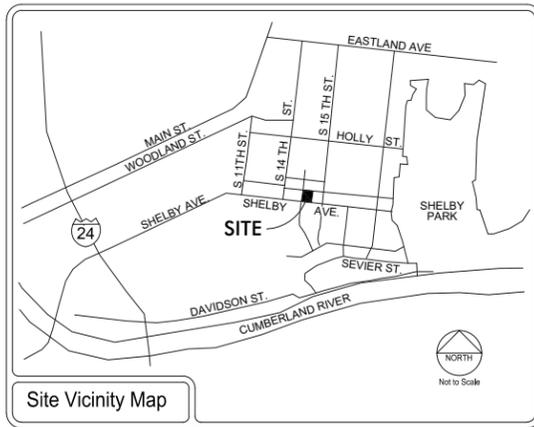
14TH ST. AND SHELBY AVE.  
BLOCK 4  
NASHVILLE, TN 37207

CONTEXTUAL MAPS

NOT FOR  
CONSTRUCTION

JUNE 1 2015





**Property Information**  
 0 Shelby Ave  
 Metro Tax Map 83-13, Parcel 352  
 14,781.83 Square Feet or 0.339 Total Acres  
 Council District 06 (Peter Westerholm)

**Owners of Record**  
 Flowers, Jeff L.  
 3049 Trotters Ln  
 Franklin, Tennessee 37067

**Civil Engineer**  
 Dale & Associates (Michael Garrigan, PE)  
 516 Heather Place  
 Nashville, Tennessee 37204  
 615.297.5166

**Survey Provided by**  
 Arrowhead Survey  
 4151 Old Hillsboro Rd.  
 Franklin, TN 37064  
 615-599-7347

**Floodnote**  
 No Portion of this Property Lies Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 47037C0236F. Dated April 20, 2001.

**Site Benchmark**  
 Benchmark  
 Top of Casting Storm Inlet  
 Elev: 436.7 (NAVD-88)

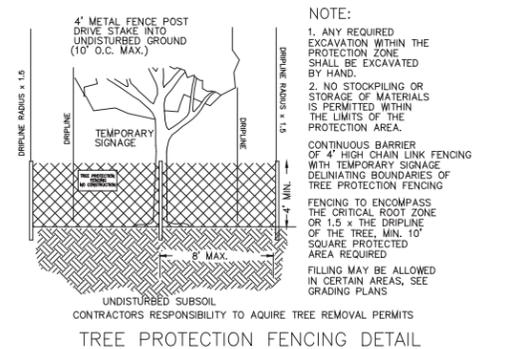
**Sheet Schedule**

- C1.0 Erosion Control Plan
- C2.0 Grading & Drainage Plan
- L1.0 Landscape Plan

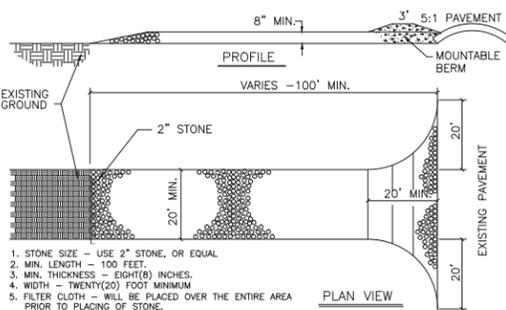
**SOIL TYPE: SvD (STIVERVILLE), HYDROLOGICAL SOIL GROUP "B"**

**EROSION CONTROL & GRADING NOTES**

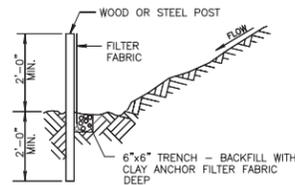
- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 RESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-13.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 8" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF GOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE PER NOTE #16 BELOW.
- 15) CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING THE PRECONSTRUCTION MEETING. GRADING PERMITS TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
- 16) EROSION CONTROL MEASURES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED. ONCE STABILIZATION IS ACHIEVED, ALL EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED PRIOR TO AS-BUILT APPROVAL.



**TREE PROTECTION FENCING DETAIL**

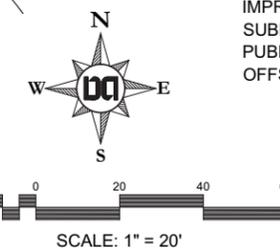
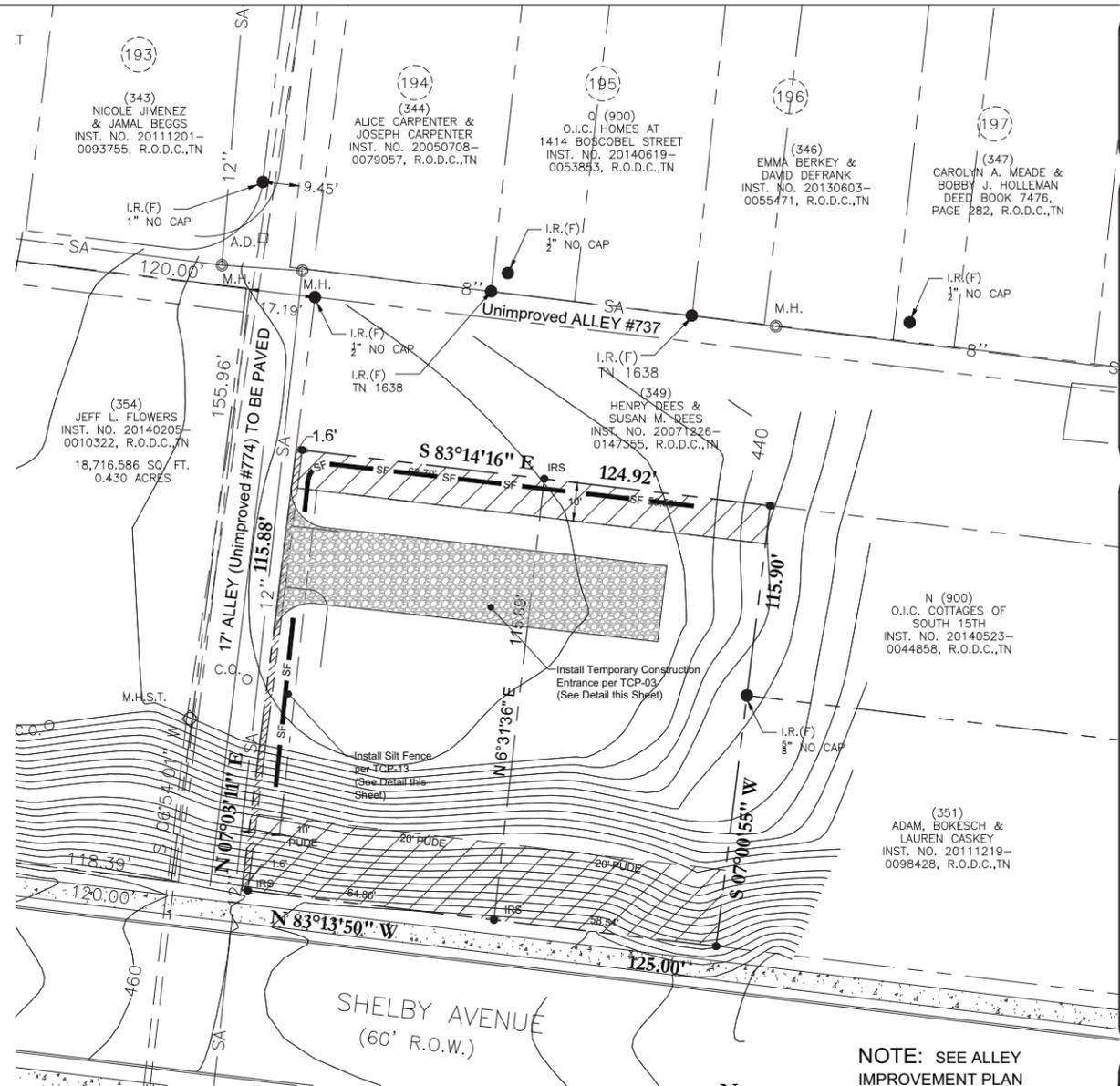


**TEMPORARY CONSTRUCTION ENTRANCE**  
 SEE METRO STORMWATER MANAGEMENT MANUAL  
 VOLUME 4 SECTION TCP-03  
 NOT TO SCALE



- MAINTENANCE NOTES:**
1. INSPECT WEEKLY AND AFTER EACH RAINFALL
  2. REPAIR WHEREVER FENCE IS DAMAGED.
  3. REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE
  4. INSPECT SILT FENCE WHEN RAIN IS FORECAST. PERFORM REQUIRED MAINTENANCE BEFORE THE STORM EVENT.
  5. REMOVE SILT FENCE WHEN NO LONGER NEEDED. FILL AND COMPACT PAST HOLES AND ANCHOR TRENCH REMOVE SEDIMENT ACCUMULATION, AND GRADE ALIGNMENT TO BLEND WITH ADJACENT GROUND.
- NOTES:**
1. FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING.
  2. STEEL POSTS SHALL BE APPROVED BY OWNER PRIOR TO USE.
  3. WOOD POSTS SHALL BE 2" x 2" MIN., OAK OR SIMILAR HARDWOOD.
  4. POSTS SHALL BE SPACED AT 6' INTERVALS.
  5. FILTER FABRIC SHALL BE SECURELY BOUND TO POSTS WITH EITHER STAPLES OR WIRE TIES.
  6. FILTER FABRIC SHALL BE POLYPROPYLENE FABRIC BY CORPUS OF ENGINEERS GUIDE SPEC. CW 02215, WITH EQUIVALENT OPENING SIZE (EOS) OF NO.100 SIEVE MIN., NO.40 SIEVE MAX., AS DETERMINED

**SILT FENCE DETAIL**  
 REFER TO METRO DETAIL TCP-13



TOTAL AREA = 0.332 ACRES  
 = 14,481,744 S.F.  
 RIGHT OF WAY = 0.004 ACRES (185.41 SF)  
 NET AREA = 0.328 ACRES (14,296,334 SF)  
 LOT 1 AREA = 0.17 ACRES (7,454.65 SF)  
 LOT 2 AREA = 0.16 ACRES (6,841.68 SF)

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB LESS THAN (1) ONE ACRE.

DATE: 3/16/15

DATE: 3/16/15

**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

D&A Project #14142  
 14th & Shelby East  
**C1.0**  
 Sheet 1 of 3

516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166

REVISIONS:

SW SWGR T201400232  
 Preparation Date: July 2014

**14th & Shelby East**  
 Erosion & Grading Plan

Tax Map 83-13, Parcel 352  
 Nashville, Davidson County, Tennessee

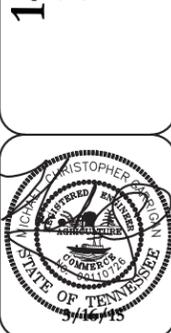




REVISIONS:

SW SWGR T201400232  
Preparation Date: July 2014

**14th & Shelby East**  
Erosion & Grading Plan  
Tax Map 83-13, Parcel 352  
Nashville, Davidson County, Tennessee

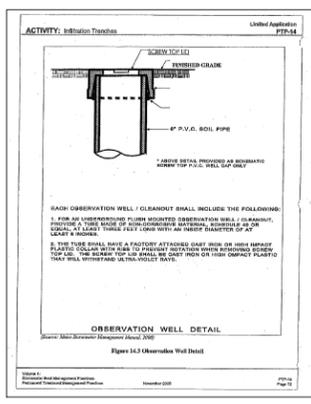
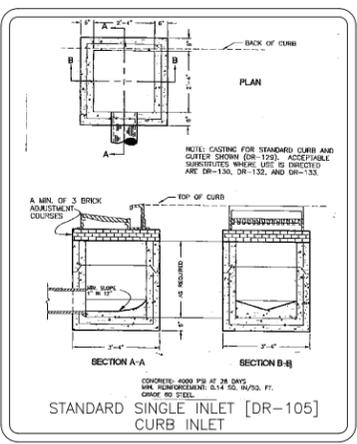
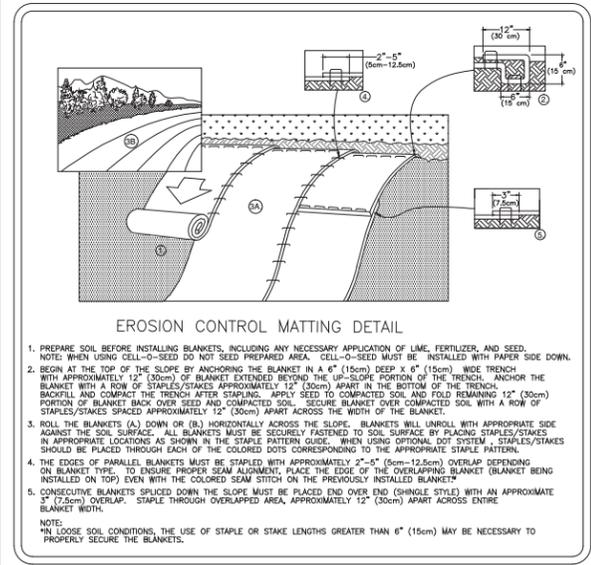
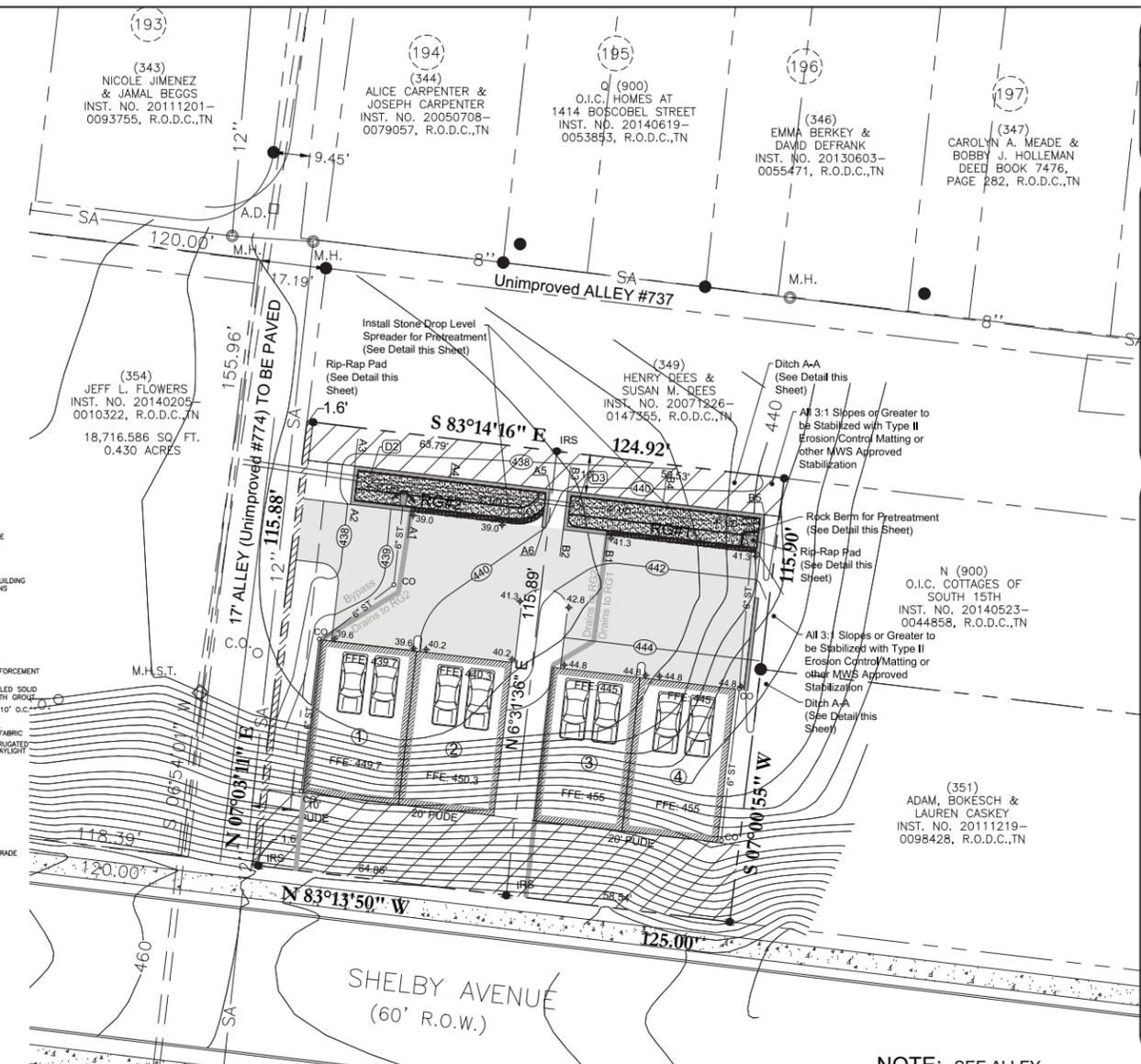


**Dale & Dale Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Landscape Architecture

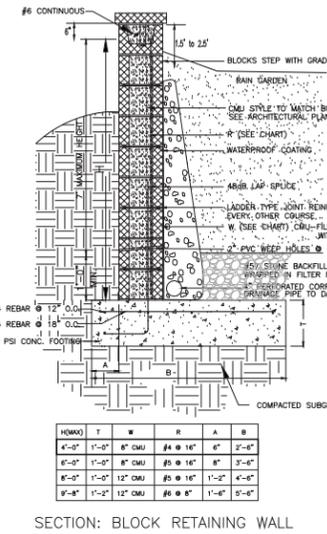
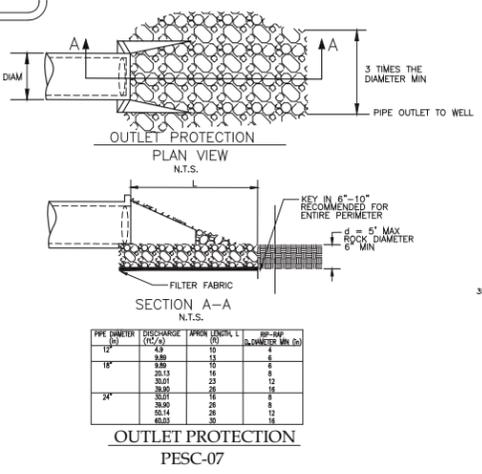
D&A Project #14142  
14th & Shelby East

**C2.0**

Sheet 2 of 3



CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS-DEVELOPMENT REVIEW AT LEAST 24 HRS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIO-RETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 18.



IN ACCORDANCE WITH THE METRO STORMWATER 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:

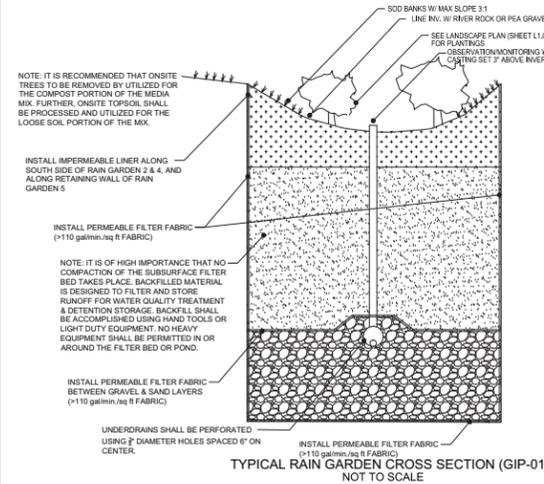
- UNDERGROUND DETENTION
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

THE ENGINEER SHALL CONTACT STORMWATER DEPARTMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS

PIPE DIAMETER (IN)	DISCHARGE CAPACITY (GPM)	APPROX. LENGTH (L)	SP-RAP DIAMETER (MIN. DIA)
18"	3.8	12	6
20"	5.0	16	8
24"	7.5	24	12
30"	11.0	36	18
36"	15.0	48	24
42"	20.0	72	36
48"	25.0	96	48
54"	30.0	144	60

**Wall @ Rain Garden) Table**

Section	Bottom (R.G.)	Top	Bottom (Grade)
A1	439.0	439.0	431.0
A2	439.0	439.0	431.0
A3	438.0	439.0	431.0
A4	438.0	439.0	431.0
A5	438.0	439.0	431.0
A6	439.0	439.0	431.0
B1	441.0	441.0	434.0
B2	441.0	441.0	434.0
B3	440.0	441.0	434.0
B4	440.0	441.0	434.0
B5	440.0	441.0	434.0
B6	441.0	441.0	434.0



**Rain Garden Table**

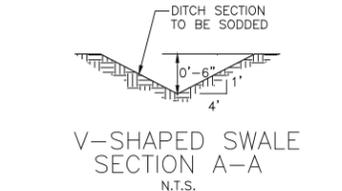
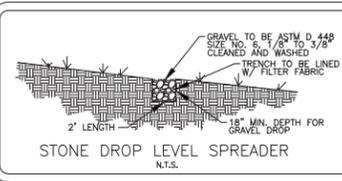
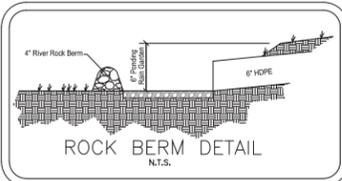
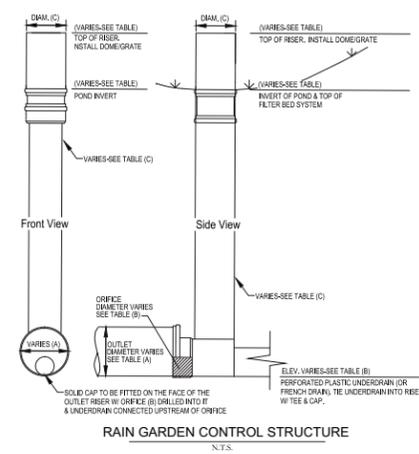
Rain Garden	Dimensions / Design Parameters				Monitoring Cleanout					
	Bank	Invert (grade)	Invert (sub-grade)	Tv Raq'd/Pro	Total Volume	Surface Area	Number	Diameter	Top of Casting	Invert
RG #1	441.00	440.00	434.00	378 cf / 1,066 cf	1,218 Cu Ft	381 Sq Ft	(1)	6" PVC	440.50	435.00
RG #2	439.00	438.00	431.00	429 cf / 1,175 cf	1,319 Cu Ft	369 Sq Ft	(2)	6" PVC	438.50	432.00

NOTES: Refer to standard details, this sheet, for further explanation, detail and specifications. All Underdrains shall be perforated High Density Poly-Ethylene Piping or Approved Equal. Monitoring Cleanouts shall consist of standard PVC (non-traffic rated) cleanouts and accordance with Observation Well detail, this sheet. All Biotreatment areas shall be landscaped in accordance with the landscape designs shown herein. Underdrains shall be perforated using 3/8" diameter holes spaced 6" on center.

**Rain Garden Outlet Table**

Rain Garden	Outlet Pipe Sizing (A)			Underdrain Sizing (B)		Riser Sizing (C)			
	Invert Elevation	Length	Slope	Length/Diameter	Invert	Invert Elevation	Rim Elevation	Size	
RG #1	435.00	34 ft	7.34%	15" CMP	30 ft: 6" HDPE	435.00	440.50	435.00	12" Riser
RG #2	432.00	52 ft	5.77%	12" HDPE	44 ft: 6" HDPE	432.00	438.50	432.00	12" Riser

NOTES: Refer to standard detail, above, for further explanation, detail and specifications of Rain Garden Outlet Control Structures. Table for Sizing of Rain Garden Control Structure.



**FLOODNOTE**  
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATED MAP (FIRM) NUMBER 47037C0236F. DATED APRIL 2001.

**STABILIZATION NOTE:**  
ALL SLOPES 3:1 OR GREATER MUST BE STABILIZED BY METHODS APPROVED BY MWS

**Drainage Structure Schedule**

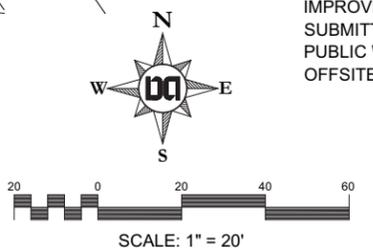
Structure Label	Structure Type	T.C. Elev. *	Invert In	Invert Out
D1	Junction Box	437.31	429.30	429.50
D2	Outlet Structure	438.50	---	432.00
D3	Outlet Structure	440.50	---	435.00

\*T.C. Elevations shown in table are measured from pavement grade

**Pipe Schedule**

Downstream Structure	Invert	Upstream Structure	Invert	Pipe Size	Length (ft)	Slope (%)
D1	429.50	D2	432.00	*15" cmp	34	7.34%
D2	432.00	D3	435.00	12" hdpe	52	5.77%

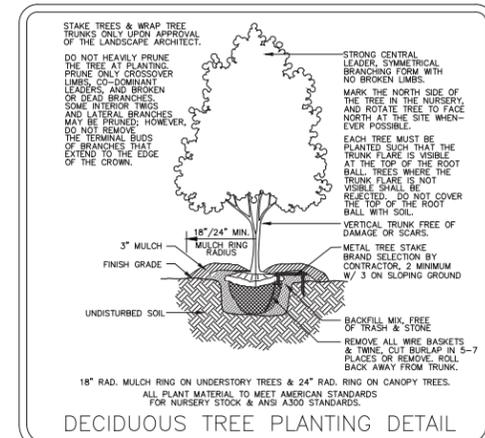
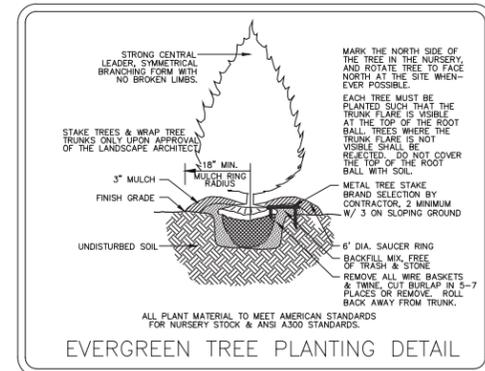
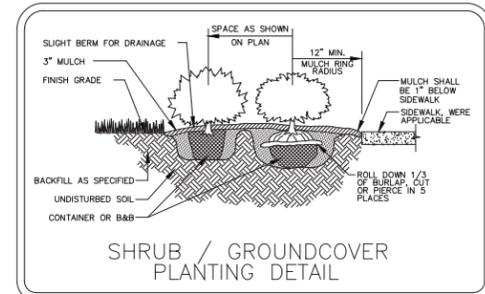
\*Denotes public storm culverts must be either CMP or RCP (Note CMP or RCP is are both acceptable alternatives to the HDPE private culverts specified in the above table)



TOTAL AREA = 0.332 ACRES  
= 14,481,744 S.F.  
RIGHT OF WAY = 0.004 ACRES (185.41 SF)  
NET AREA = 0.328 ACRES (14,296,334 SF)  
LOT 1 AREA = 0.17 ACRES (7,454.65 SF)  
LOT 2 AREA = 0.16 ACRES (6,841.68 SF)

**LANDSCAPE NOTES**

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 6-12-12 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.



**STABILIZATION OF DISTURBED SOILS**

a. Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 14 days. As a general rule, permanent seeding will be performed within 14 days after the final grade on an area has been established. If disturbed areas on-site are to remain dormant for periods greater than 14 days in duration, the contractor will apply permanent soil stabilization. An allowance in the time schedule will be made for snow cover during periods of construction downtime. Seeding will be performed by hydro-seeding, by hand, or by a mechanical broadcasting method.

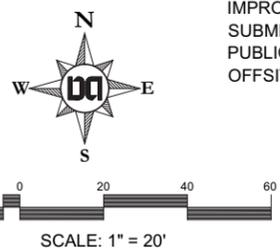
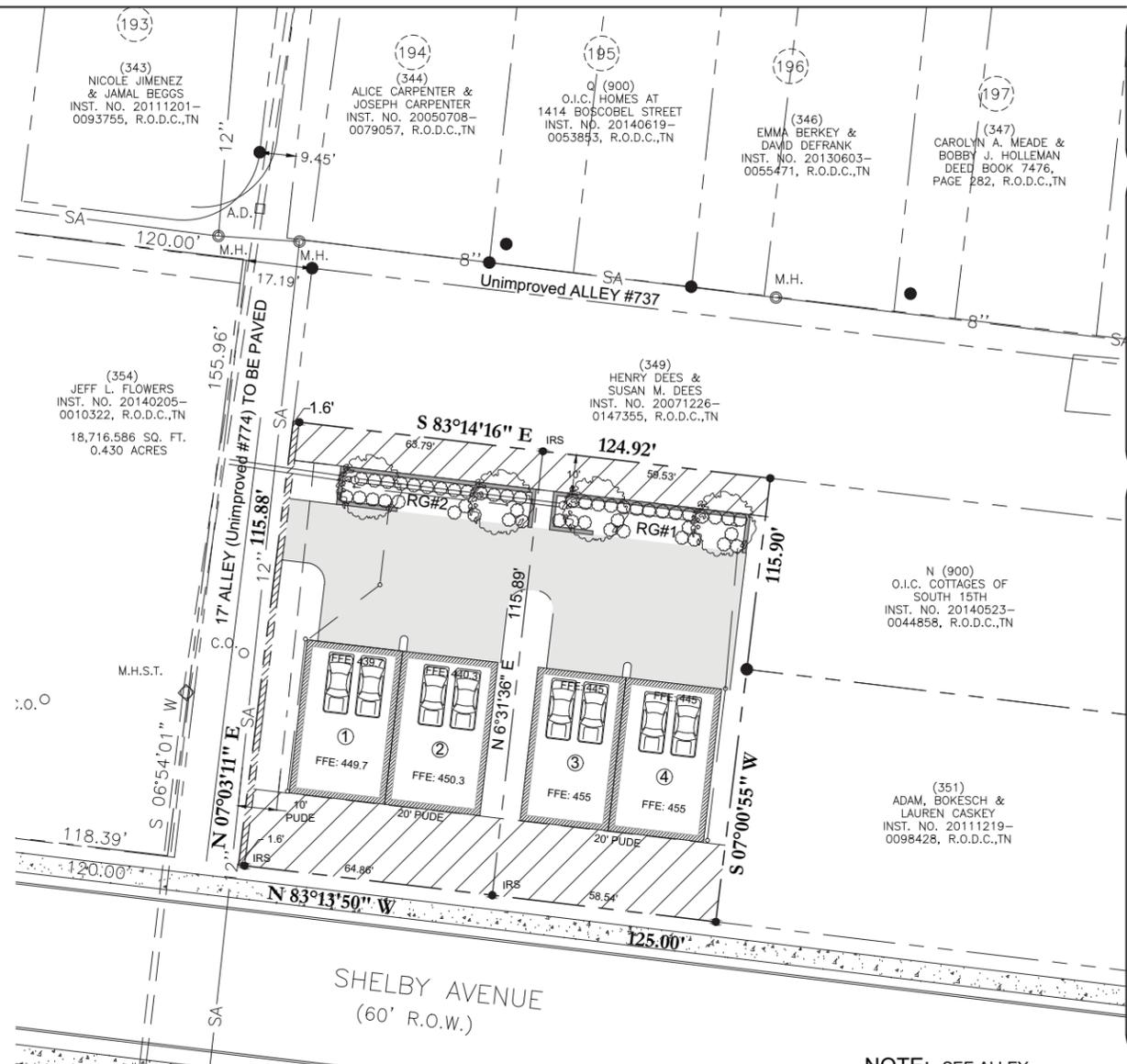
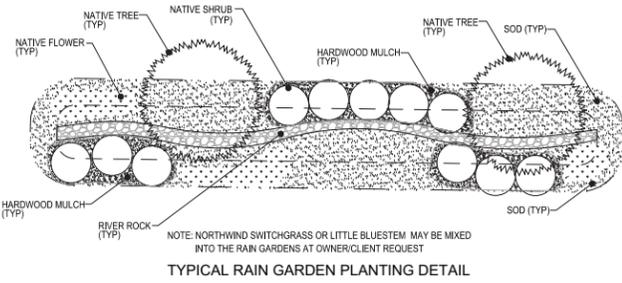
b. The areas to be seeded will be uniform and will conform to the finished grade and cross section shown in the plans for this project or as otherwise designated. Owner's representative will perform minor shaping of uneven and rough areas outside the graded section as directed in order to provide for more effective erosion control and for ease of subsequent earth moving operations.

c. The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.

**MATERIALS SCHEDULE**

KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
<b>TREES</b>						
QB	2	Quercus bicolor/ Swamp White Oak	12'-14'	6'-7'	2"	5' Clear Trunk
AC	2	Ameleanchier canadensis/ Serviceberry	6'-8'	3'-4'	2"	F.T.B.
<b>SHRUBS</b>						
HY	26	Hypericaceae 'St John's wort'/ Golden St. Johns Wort	18"-24"	12"-18"		F.T.B.
IT	26	Itea Virginia/ Virginia Sweetspire/Virginia Willow	18"-24"	12"-18"		F.T.B.
<b>TURF</b>						
SEED		Turf Mixture	80% Rebel Supreme, 20% Merion Bluegrass. Seed all disturbed areas @ 5#/1,000 sf.			
SOD		Fine Bladed Fescue Sod	Rebel II. Install where shown			
<b>MISCELLANEOUS</b>						
		Shredded Hardwood Bark Mulch	Minimum 3" depth throughout. Min. 4" deep on slopes greater than 3:1.			
		Blackeyed Susans	1 Gal Pot Spaced Every 18" O.C. in Rain Gardens (Approx. 30 sf in each garden)			

NOTE: F.T.B. = Full To Bottom



TOTAL AREA = 0.332 ACRES = 14,481,744 S.F.  
 RIGHT OF WAY = 0.004 ACRES (185.41 SF)  
 NET AREA = 0.328 ACRES (14,296,334 SF)  
 LOT 1 AREA = 0.17 ACRES (7,454.65 SF)  
 LOT 2 AREA = 0.16 ACRES (6,841.68 SF)

NOTE: SEE ALLEY IMPROVEMENT PLAN SUBMITTED TO METRO PUBLIC WORKS FOR ALL OFFSITE IMPROVEMENTS

**Dale & DD Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

D&A Project #14142  
 14th & Shelby East

**L1.0**  
 Sheet 3 of 3

516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166



REVISIONS:

SW SWGR T201400232  
 Preparation Date: July 2014

**14th & Shelby East**  
 Erosion & Grading Plan

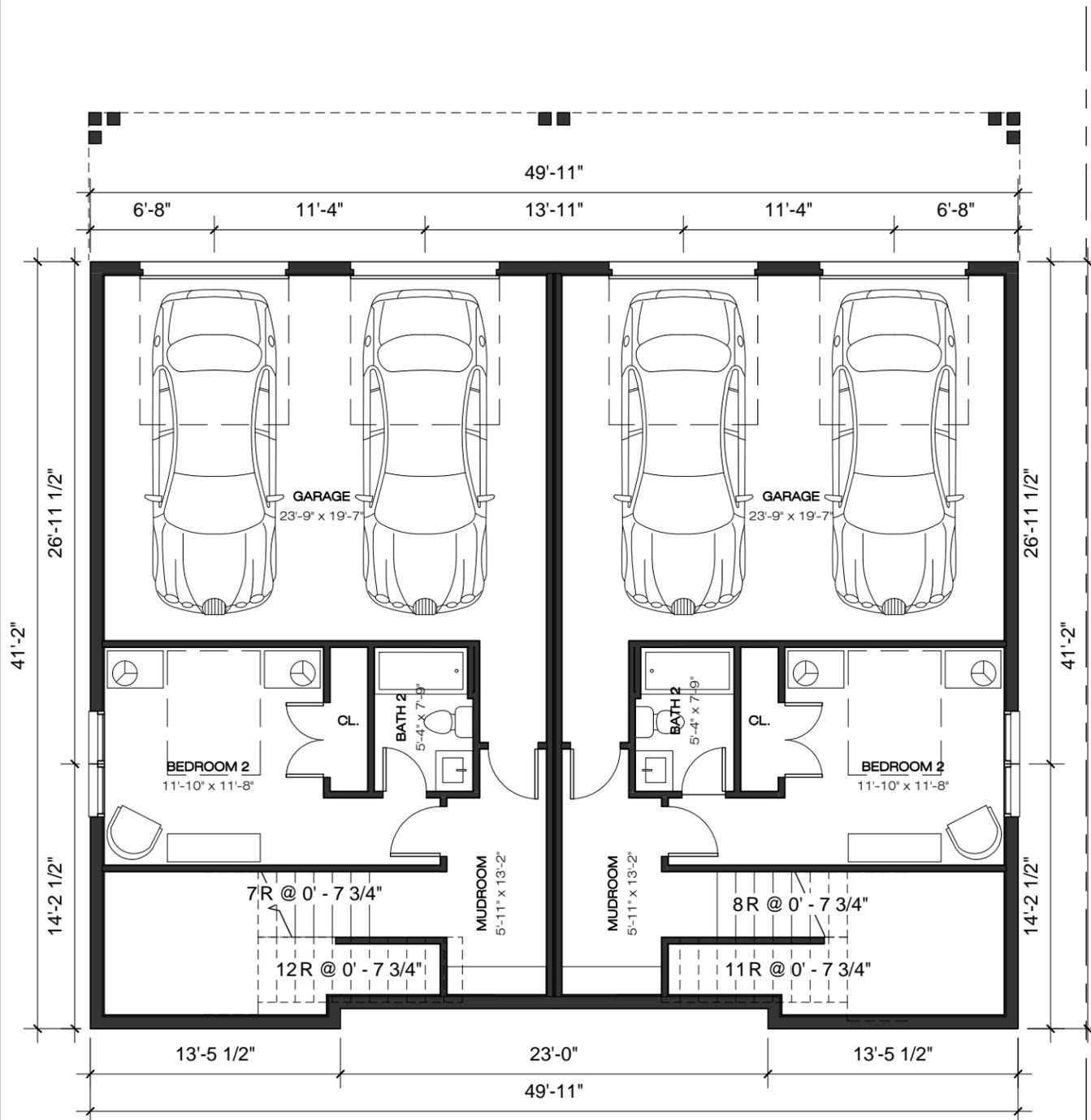
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 Nashville, Davidson County, Tennessee



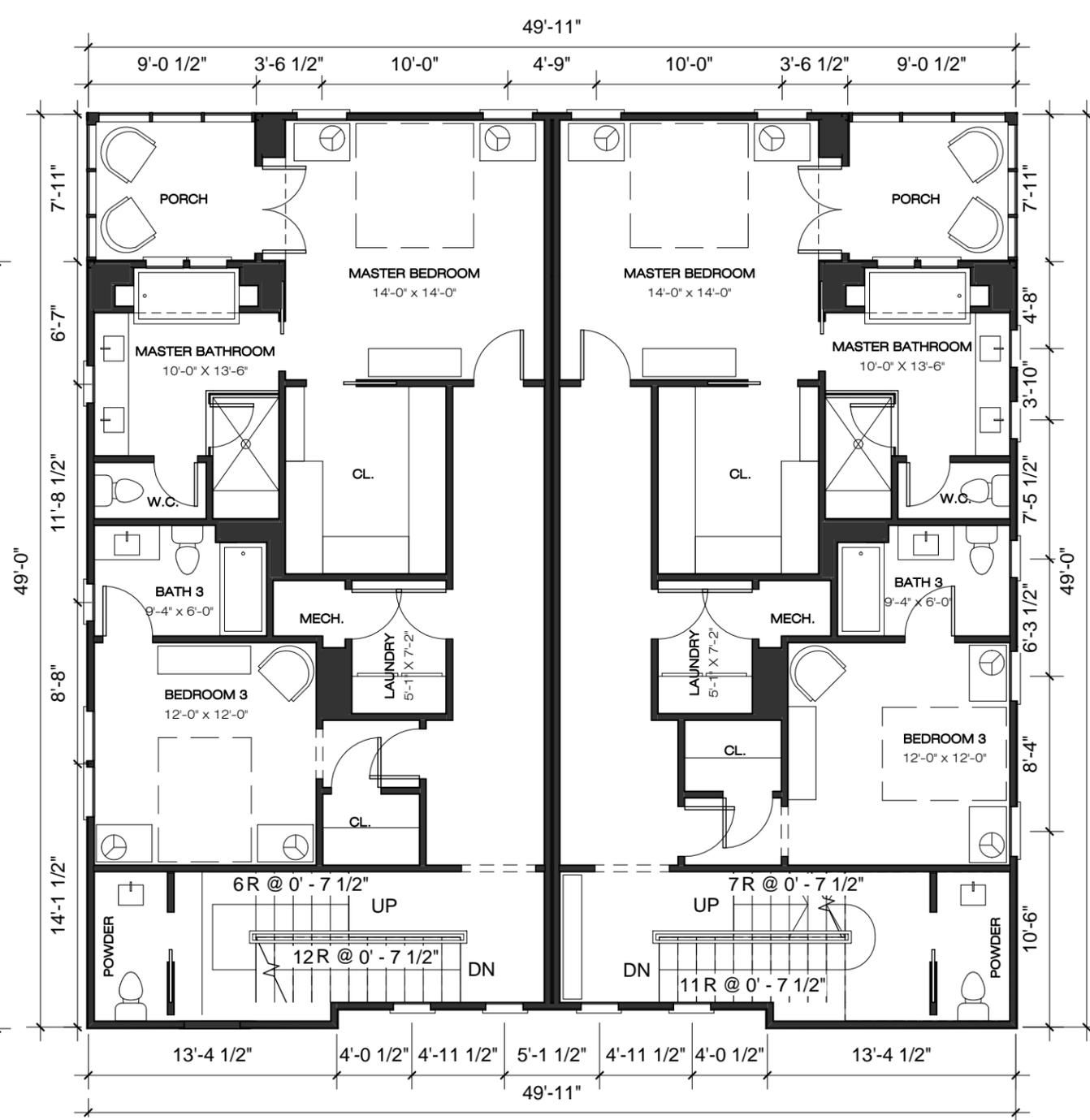


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Architecture

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www.pfeffertorode.com



1 GARAGE  
1/8" = 1'-0"



2 LEVEL 1  
1/8" = 1'-0"

FLOOR PLANS  
14TH ST. AND SHELBY AVE.  
BLOCK 4

NASHVILLE, TN 37207

NOT FOR  
CONSTRUCTION

JUNE 1 2015

HA1.1



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14TH ST. AND SHELBY AVE.  
BLOCK 4

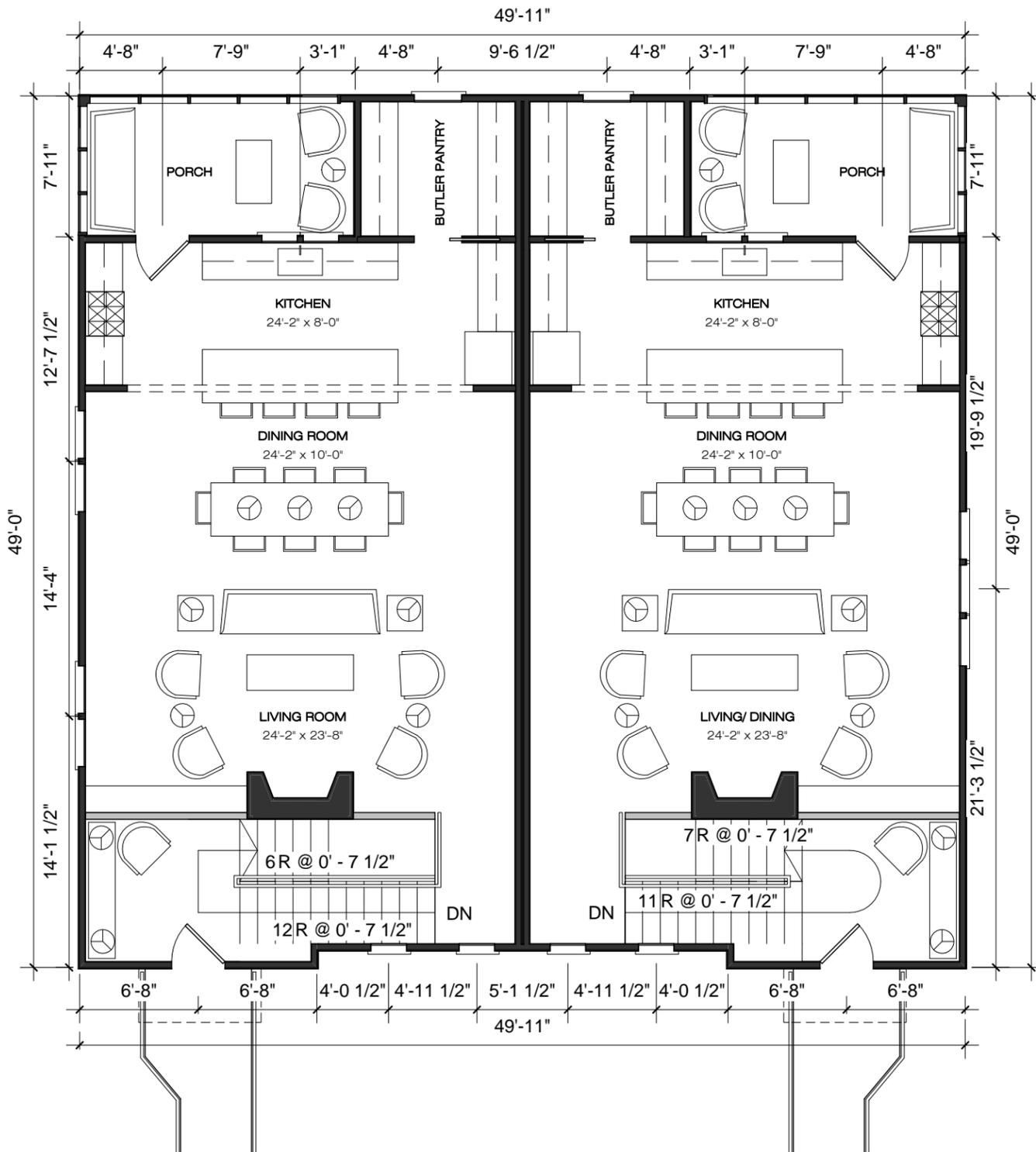
NASHVILLE, TN 37207

FLOOR PLANS

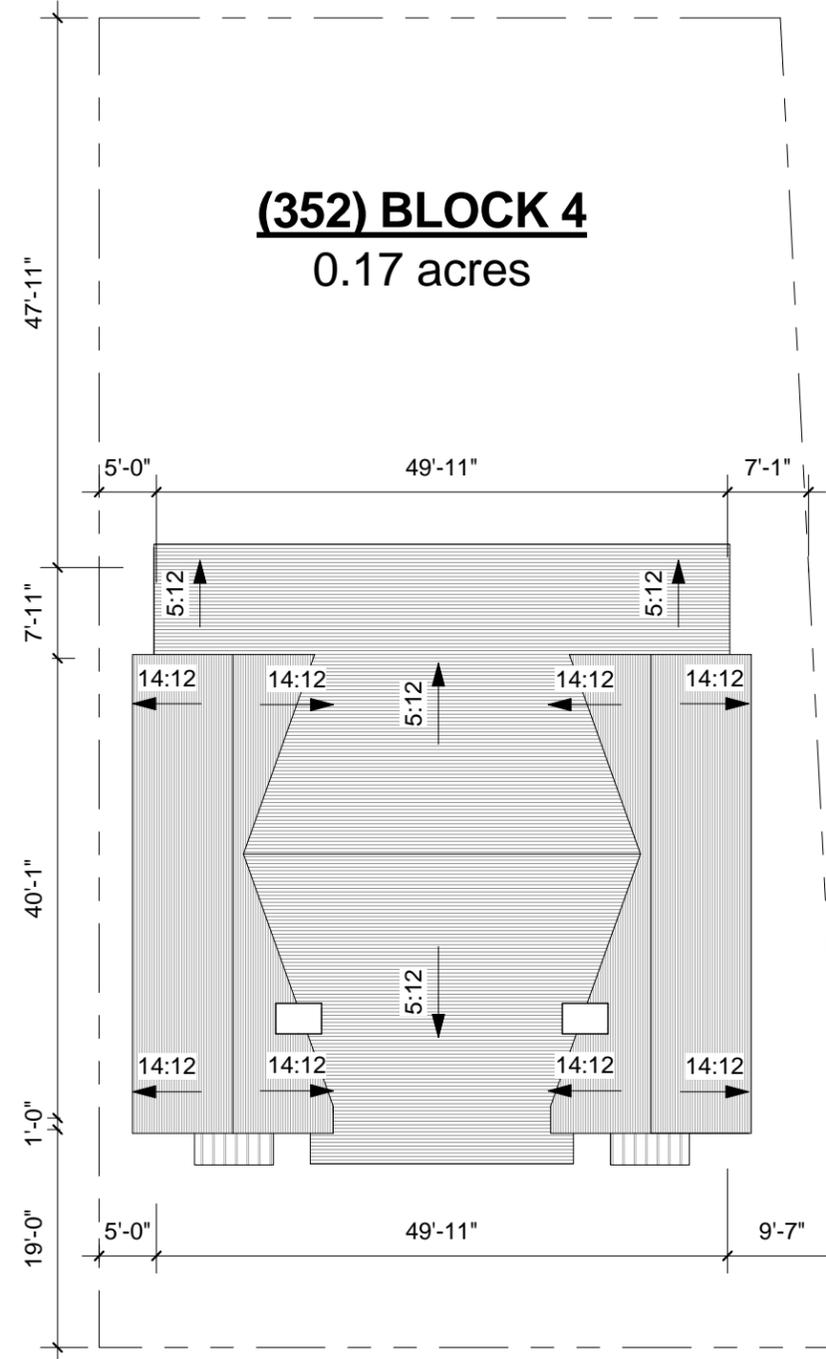
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1 LEVEL 2  
1/8" = 1'-0"



2 ROOF PLAN/ SITE PLAN  
1/16" = 1'-0"



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- CEMENT FIBER BOARD
- ARCHITECTURAL SHINGLES
- EXPOSED RAFTER TAILS
- CEMENT FIBER BOARD & BATTEN
- ELECTRIC LANTERN
- CLAD WOOD WINDOW
- WOOD BRACKET
- CEMENT FIBER SIDING 5" EXPOSURE
- TIN ROOF
- WOOD BAND BOARD
- WOOD BRACKET
- WOOD DOOR
- WOOD CORNER BOARD
- CEMENT FIBER SIDING 5" EXPOSURE
- METAL RAIL
- WOOD SHUTTER & SHUTTER DOG
- WOOD DECK WALKWAY
- TOPOGRAPHY AT STREET
- WOOD BAND BOARD
- BRICK VENEER
- TOPOGRAPHY AT BUILDING

- Level 3  
22' - 6"
- Level 2  
11' - 3"
- Level 1  
0' - 0"

1 SHELBY AVE. ELEVATION  
3/16" = 1'-0"

14TH ST. AND SHELBY AVE.  
BLOCK 4  
NASHVILLE, TN 37207

ELEVATIONS

NOT FOR  
CONSTRUCTION

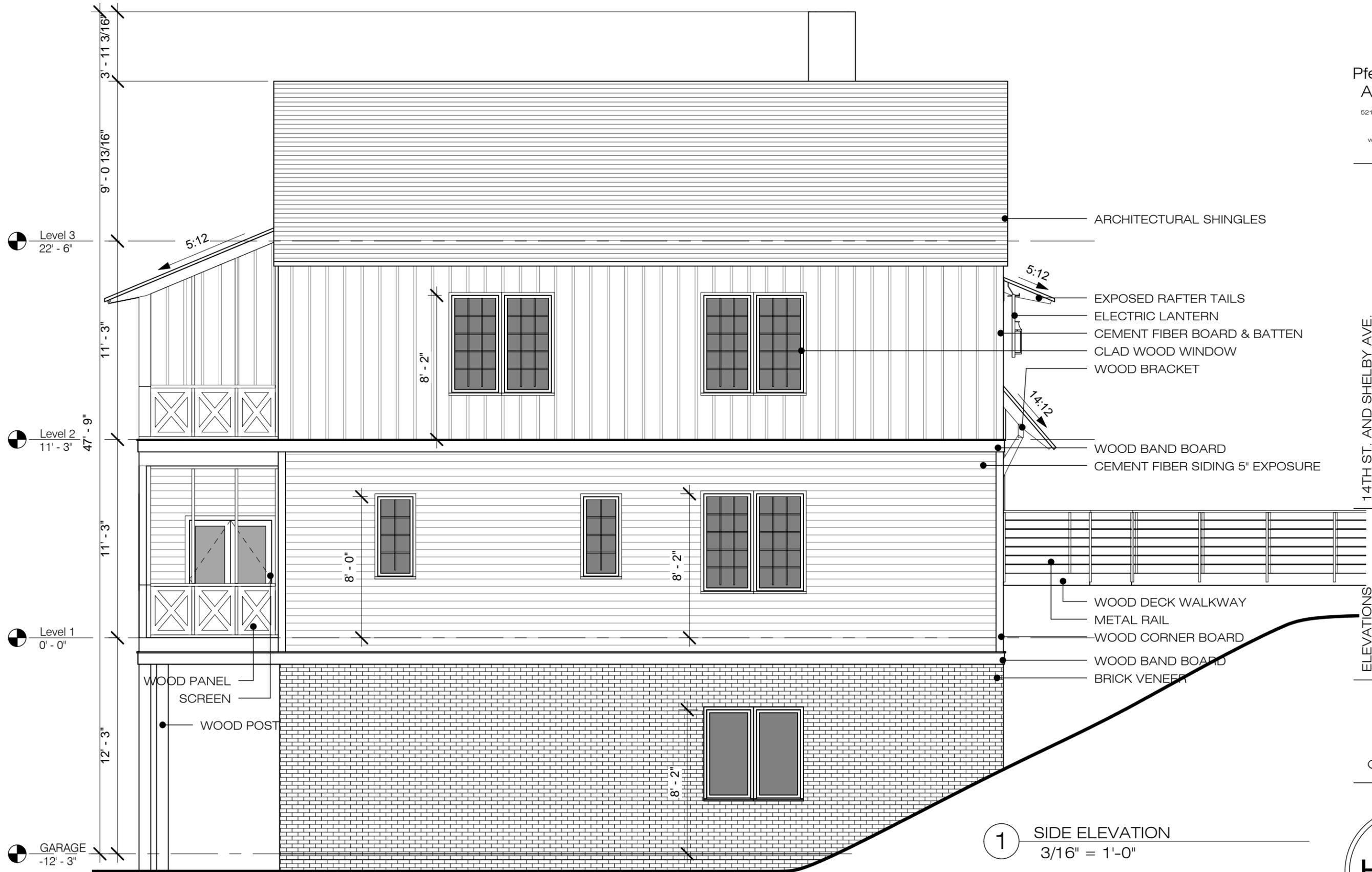
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1 SIDE ELEVATION  
3/16" = 1'-0"

HA2.2



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14TH ST. AND SHELBY AVE.  
BLOCK 4  
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ELEVATIONS

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JUNE 1 2015



1 ALLEY ELEVATION  
3/16" = 1'-0"



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ELEVATIONS

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CONSTRUCTION

JUNE 1 2015

HA2.4

CEMENT FIBER BOARD  
ARCHITECTURAL SHINGLES

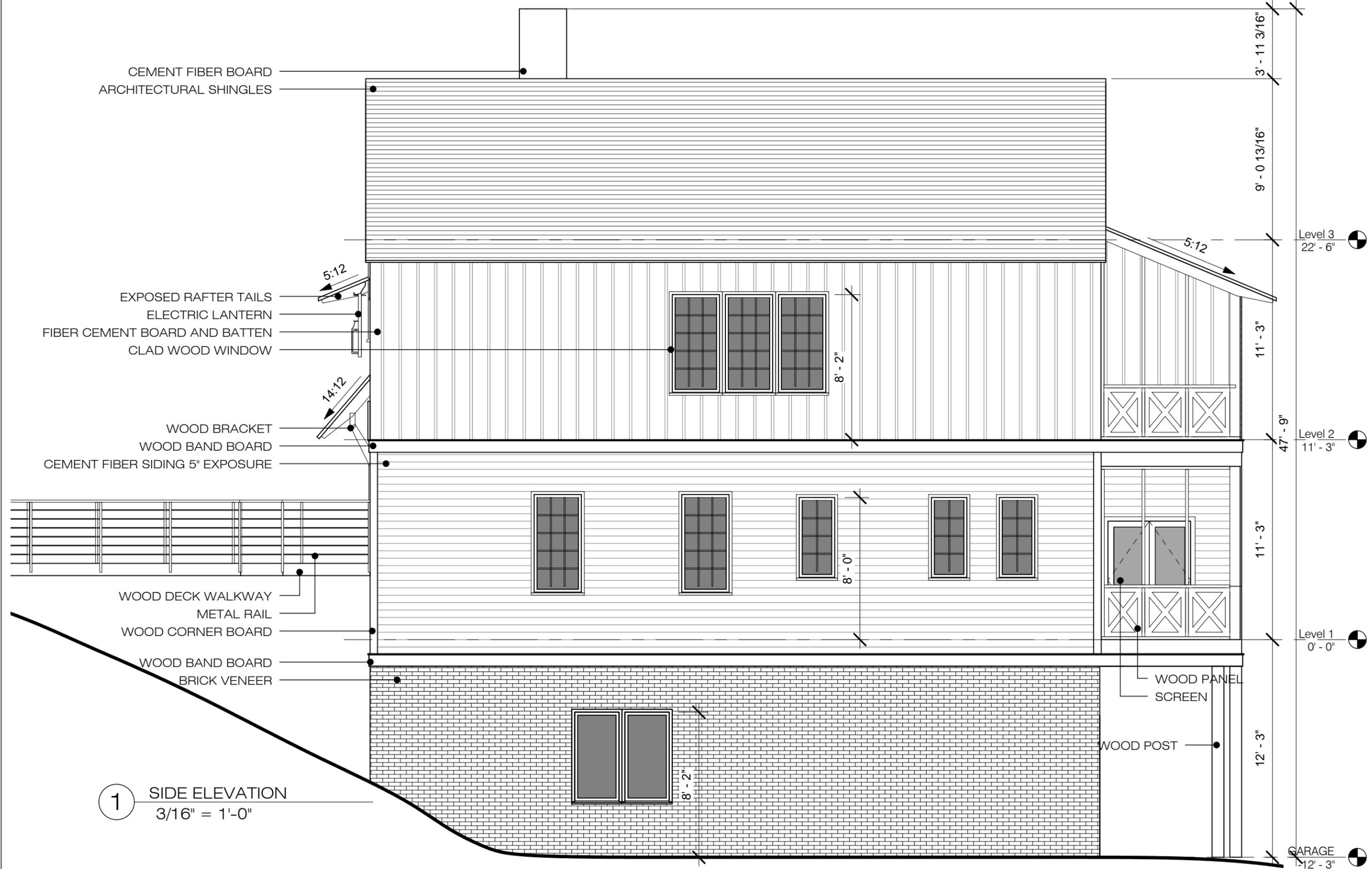
EXPOSED RAFTER TAILS  
ELECTRIC LANTERN  
FIBER CEMENT BOARD AND BATTEN  
CLAD WOOD WINDOW

WOOD BRACKET  
WOOD BAND BOARD  
CEMENT FIBER SIDING 5" EXPOSURE

WOOD DECK WALKWAY  
METAL RAIL  
WOOD CORNER BOARD

WOOD BAND BOARD  
BRICK VENEER

1 SIDE ELEVATION  
3/16" = 1'-0"



GARAGE  
12'-3"

Level 1  
0'-0"

Level 2  
11'-3"

Level 3  
22'-6"