

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 8" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 120 POUNDS PER 1000 SQUARE FEET OF 6-12-12 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-14.
- 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 6" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOIL, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPOES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

PUBLIC WORKS NOTES

- 1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- 2) PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.
- 3) STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
- 4) STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
- 5) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.

Property Information

Ball Rd.
Antioch, Tennessee 37013
0.9 Total Acres
Council District 32 (Jacobia Dowell)

Owner of Record

PNB Holding Co., Inc.
150 3rd Ave S Ste 300
Nashville, Tennessee 37201

Developer

Waffle House, Inc.
5986 Financial Drive
Norcross, Georgia 30071
Contact: Randy Fick
Phone: (770) 729-5806
Email: randy.fick@wafflehouse.com

Civil Engineer

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

LANDSCAPE NOTES

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
 - 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTORS 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 120/1000 S.F. OF 10-10-10 FERTILIZER.
 - 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
 - 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
 - 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
 - 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
 - 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
 - 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4" MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
 - 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
 - 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
 - 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 3 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.
- WATER & SEWER NOTES**
- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
 - 2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
 - 3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
 - 4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
 - 5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
 - 6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
 - 7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
 - 8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

GENERAL PLAN CONSISTANCY

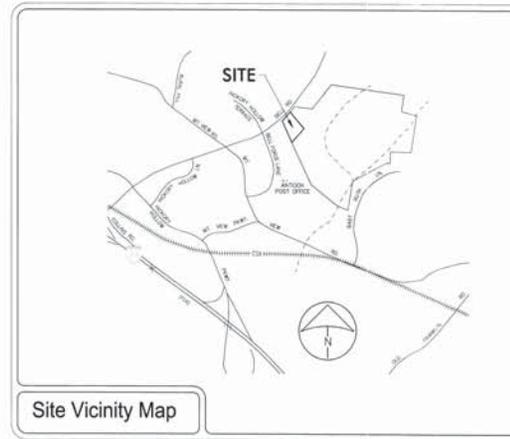
THE SUBJECT SITE IS LOCATED WITHIN THE SUBAREA 13 FURTHER DEFINED AS THE ANTIOCH/PRIEST LAKE COMMUNITY PLAN WITH A LAND USE DESIGNATION OF SUBURBAN COMMUNITY CENTER USE (T3-C3). THE SUBURBAN COMMUNITY CENTER POLICY SUPPORTS LAND USES SUCH AS COMMERCIAL, OFFICE, CIVIC OR PUBLIC BENEFIT BUT FURTHER SUPPORTS OTHER USES THAT WILL SERVE AS SUPPORT TO THE AREA'S PRIMARY COMMUNITY USES. EXAMPLES INCLUDE RESTAURANTS AND CONVENIENCE SERVICES WHICH ARE HEREBY PROPOSED.

THIS FULL SERVICE RESTAURANT AS SHOWN HEREIN PROPOSES CROSS ACCESS (VEHICULAR AND PEDESTRIAN) AND HAS LOCATED THE PARKING ALONG THE SIDE OR BEHIND THE PRIMARY STRUCTURE. THE SETBACK PROPOSED MATCHES THE WELL WITH THE ADJACENT COMMERCIAL USE AND PARKING IS PROPOSED TO BE SCREENED BY EITHER LANDSCAPING OR A KNEE WALL.

THEREFORE, THE APPLICANT FEELS BOTH THE USE AND DESIGN ARE COMPLIANT WITH THE GUIDELINES AS DESCRIBED UNDER THE T3-C3 POLICY.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT A DEVELOPMENT CONSISTING OF A RESTAURANT (FULL-SERVICE) AS SHOWN.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C03067F DATED APRIL 30, 2001.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 7) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP).
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- 9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 10) SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTER SHOWN ON THIS PLAN.
- 11) THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- 12) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION (ITS DECISION IS BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- 13) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE M.U. ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.



SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	SEE STANDARD SP NOTES (NOTE #1)
PROJECT AREA	0.9 AC 39,082 SQ FT
PROPERTY ZONING SP	SUBURBAN ZONING AREA, MUL
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF UNITS/DENSITY	N/A
FAR	1.00 MAXIMUM / 0.17 PROPOSED
FSR	0.90 MAXIMUM / 0.61 PROPOSED
STREET YARD SETBACK:	40' MAXIMUM FROM RIGHT OF WAY OF BELL ROAD OR MATCH EXISTING STRUCTURE
SIDE YARD	5' FROM NORTH/SOUTH PROPERTY LINE
REAR YARD	20' FROM EAST PROPERTY LINE (ADJACENT TO PRIVATE DRIVE)
HEIGHT STANDARDS	30'
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	(1) - EXISTING PRIVATE DRIVE OFF EAGLE VIEW BLVD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	NOT APPLICABLE
DISTANCE TO INTERSECTION	NOT APPLICABLE
PARKING SUMMARY	
1,835 SQ. FT. RESTAURANT (FULL SERVICE)	1/100 SQ. FT. 19 REQUIRED 28 PROPOSED (CODE COMPLIANT STALLS)

North
Scale: 1" = 100'
Map updated: 08/14/2014



REVISIONS:

Preparation Date 4/21/14

Lot 3, The Shoppes at Ridgeview
Preliminary SP
Being Parcel 420 On Tax Map 163
Nashville, Davidson County, Tennessee



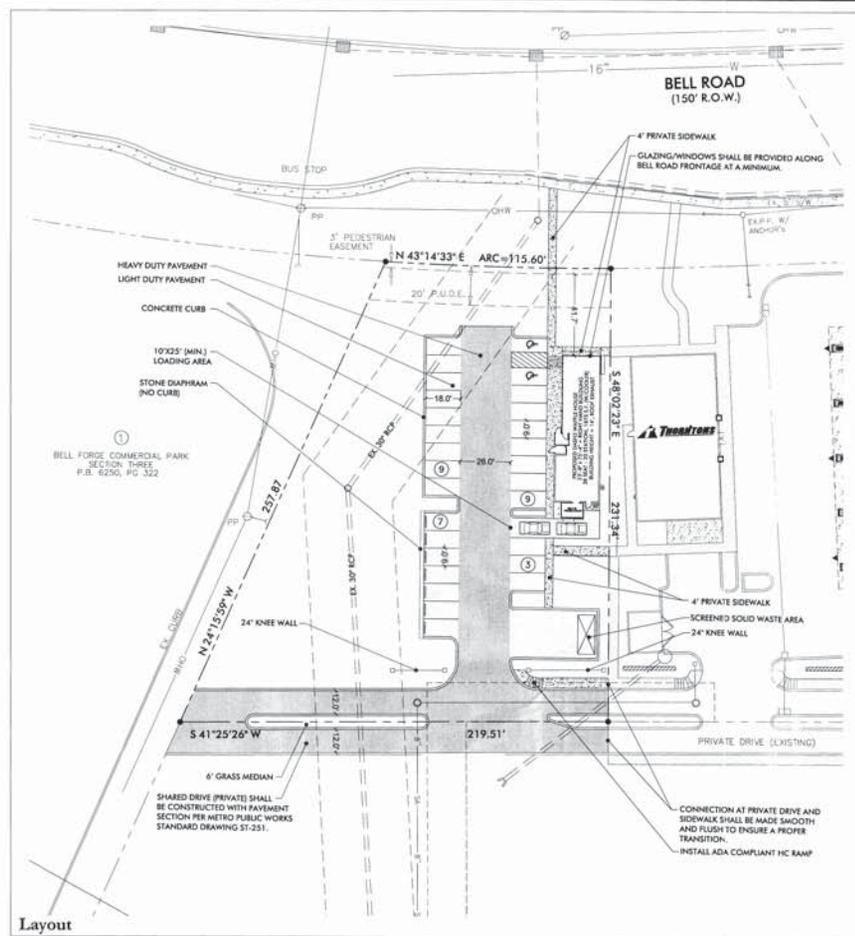
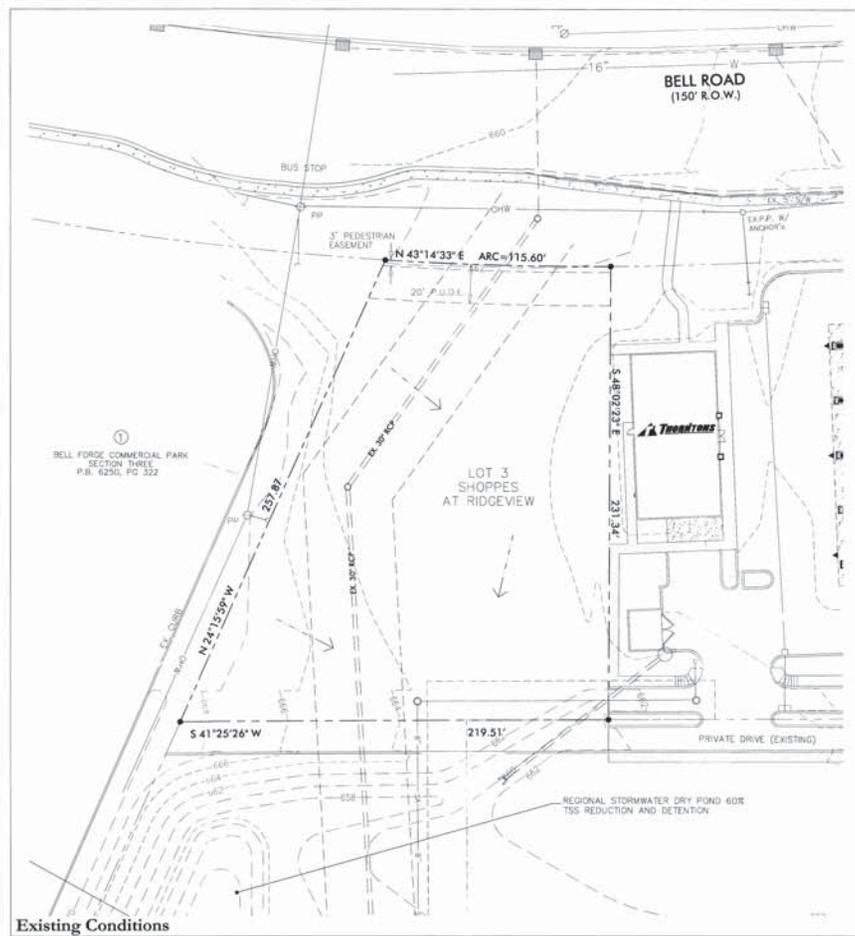
Sheet Schedule

- 1 C0.0 Cover Sheet
- 2 C1.0 Existing Conditions & Layout Plan
- 3 C2.0 Grading, Utilities, & Landscape Plan

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

MPC Case Number
2014SP-038-001
D&A Project No 14097
Lot 3, The Shoppes at Ridgeview
Preliminary SP Drawings
C0.0
1 of 3

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



Property Information
 Bell Rd.
 Antioch, Tennessee 37013
 0.9 Total Acres
 Council District 32 (Jacobia Dowell)

Owner of Record
 FNB Holding Co. 2, Inc.
 150 3rd Ave S Ste 300
 Nashville, Tennessee 37201

Developer
 Waffle House, Inc.
 5986 Financial Drive
 Norcross, Georgia 30071
 Contact: Randy Fick
 Phone: (770) 729-5806
 Email: randyfick@wafflehouse.com

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

SPECIFIC PLAN DEVELOPMENT SUMMARY

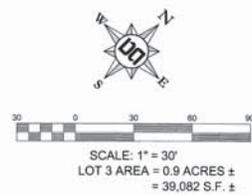
USE	SEE STANDARD SP NOTES (NOTE #1)
PROJECT AREA	0.9 AC (39,082 SQ FT)
PROPERTY ZONING	SP
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF UNITS/DENSITY	N/A
FAR	1.00 MAXIMUM / 0.17 PROPOSED
ISR	0.90 MAXIMUM / 0.61 PROPOSED
STREET YARD SETBACK:	40' MEASURED FROM RIGHT OF WAY OF BELL ROAD OR MATCH EXISTING STRUCTURE
SIDE YARD	5' FROM NORTH/SOUTH PROPERTY LINE
REAR YARD	20' FROM EAST PROPERTY LINE (ADJACENT TO PRIVATE DRIVE)
HEIGHT STANDARDS	30'

PARKING AND ACCESS

RAMP LOCATION AND NUMBER	(1) - EXISTING PRIVATE DRIVE OFF EAGLE VIEW BLVD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	NOT APPLICABLE
DISTANCE TO INTERSECTION	NOT APPLICABLE

PARKING SUMMARY

1,835 SQ. FT. RESTAURANT (FULL SERVICE)	1/100 SQ. FT. 19 REQUIRED
	28 PROPOSED (CODE COMPLIANT STALLS)



Existing Conditions & Layout Plan



REVISIONS:

Preparation Date: 4/21/14

Lot 3, The Shoppes at Ridgeview
 Preliminary SP
 Being Parcel 420 On Tax Map 163
 Nashville, Davidson County, Tennessee

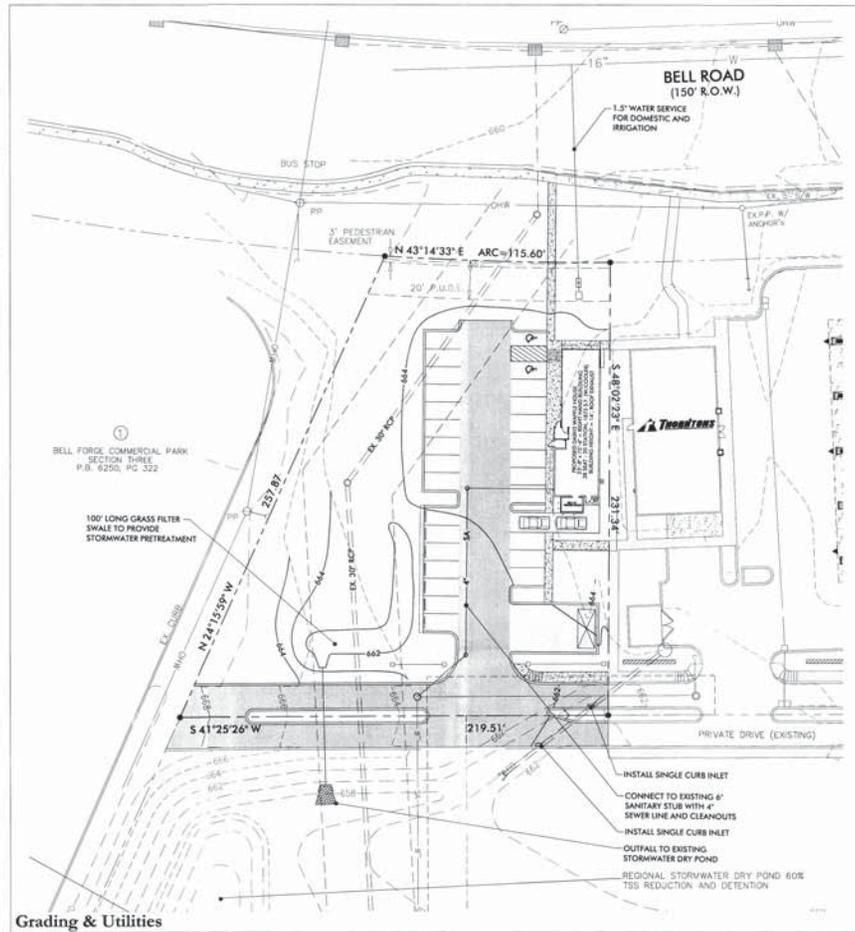


Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

MPC Case Number
 2014SP-038-001
 D&A Project No 14097
 Lot 3, The Shoppes at Ridgeview
 Preliminary SP Drawings

C1.0
 2 of 3

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



Grading & Utilities

STORMWATER NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS T/C (Fairbott-Rock Outcrop) WHICH FALLS WITHIN THE "C" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY 50% TSS ONLY AS THE DEVELOPER'S REGIONAL DRY POND PROVIDES 60% TSS REDUCTION AS WELL AS WATER QUANTITY.
- 3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.
- 4) THE GRASS SWALE PROPOSED SHALL PROVIDE 50% TSS REDUCTION AS A FORM OF PRE-TREATMENT PRIOR TO ENTERING THE EXISTING DRY POND TO COMPLETE THE 80% TSS REDUCTION REQUIREMENT.

UTILITY NOTES

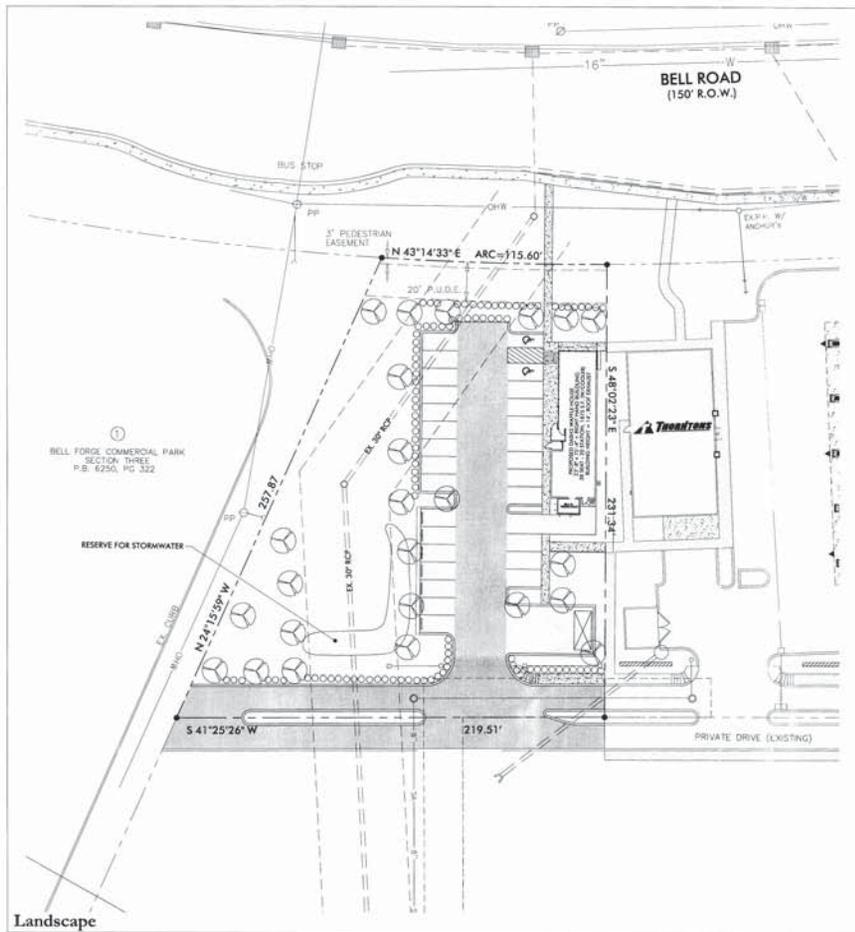
- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.
- 3) WATER AND SEWER WILL BE TIED TO EXISTING SERVICES FOUND IN THE FIELD OR CONNECT TO ADJACENT PUBLIC MAINS AS PRELIMINARILY SHOWN.

ADJACENT HYDRANT TEST

PUBLIC HYDRANT (RECENTLY ACTIVATED BUT NOT YET TAGGED) LOCATED APPROXIMATELY 230' SOUTH OF LOT 1 ALONG THE NORTH SIDE OF EAGLE VIEW BOULEVARD WAS TESTED AS PART OF A TWO-HYDRANT TEST ON OCTOBER 6, 2008 BY HARBIN FIRE PROTECTION. BELOW IS A SUMMARY OF THE FLOW RESULTS:

ELEVATION=652.5
 STATIC PRESSURE=76 PSI
 RESIDUAL PRESSURE=66 PSI
 FLOW AT RESIDUAL=1,360 GPM
 CALCULATED FLOW AT 20 PSI=3,448 GPM

ACCORDING TO TABLE H.5.1 OF THE 2006 NFPA, BUILDINGS IN THE RANGE OF 3,601SQ FT-4,800SQ FT REQUIRE 1,750 GPM AT A MINIMUM PRESSURE OF 20 PSI OR THE BUILDING MUST BE SPRINKLED. BASED ON THE PROPOSED SQUARE FOOTAGE OF LOT 1 AND THE EXISTING HYDRANT RESULTS, THE 3,740 SQUARE FOOT BUILDING IS NOT REQUIRED TO BE SPRINKLED.



Landscape

TREE DENSITY NOTES

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

THIS PROJECT IS NOT A PLANNED UNIT DEVELOPMENT

0.9 AC. 0.04 AC = 0.86 AC x 14 = 12 TDU's REQ'D
 24 @ 0.5' (2' CAL TREE) = 12.0 TDU's PROP



SCALE: 1" = 30'
 LOT 3 AREA = 0.9 ACRES ±
 = 39,082 S.F. ±



REVISIONS:

 Preparation Date: 4/21/14

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 Nashville, Davidson County, Tennessee



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 Lot 3, The Shoppes at Ridgeview
 Preliminary SP Drawing
C2.0
 3 of 3

216 Heather Place
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Grading, Utilities, & Landscape Plan