

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 WITHING 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 12POUNDS PER 1000 SQUARE FEET OF 8-12-12 FERTILIZER (UNLESS OTHER WISE 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 INSTALLLATION, 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 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 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 NPDES 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) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.

ARCHITECTURAL REQUIREMENTS

- 1) BUILDING EXTERIORS SHALL BE ALL MASONRY / CONCRETE PRODUCTS (BRICK, STONE, FIBER CEMENT SIDING) and METAL SIDING. NO VINYL SIDING IS ALLOWED.
- 2) OFFICE BUILDING SHALL HAVE NO METAL SIDING AND SHALL HAVE A PRIMARY OR SECONDARY DOORWAY WITH ASSOCIATED WINDOWS FACING WHITSETT ROAD.

THIS PROJECT SHALL BE COMPLETED IN TWO PHASES

1. THE FIRST PHASE SHALL CONSIST OF THE OFFICE BUILDING, PAVED AND PARKING AREAS, AND OUTDOOR LANDSCAPE MATERIALS AND PRODUCTS STORAGE.
2. PHASE TWO SHALL CONSIST OF THE CONSTRUCTION OF THE WAREHOUSE BUILDING.

Civil Engineer

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

Floodnote

This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0351F. Dated April 20, 2001.

Property Information

0 Whitsett Road (Map 119-10, Parcels 38 & 245)
 Nashville, Tennessee 37210
 Area = 1.99 Acres
 Council District 16 (Tony Tenpenny)

Owner of Record

B and E Irrigation and Landscaping
 219 Whitsett Road
 Nashville, Tn 37210

Electric Service

Nashville Electric Service (NES)
 1214 Church Street
 Nashville, Tennessee 37246
 615.747.6807

Gas Service

Nashville Gas (Piedmont)
 615.734.0734

Water Service

Metro Water Service
 1600 2nd Avenue North
 Nashville, Tennessee 37208
 615.862.4598

Sewer Service

Metro Water Services
 1600 2nd Avenue North
 Nashville, Tennessee 37208
 615.862.4598

Telephone Service

Bellsouth
 866.620.6000

Utility Location

Tennessee One-Call
 800.351.1111

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 (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 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 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.

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.

FIRE MARSHALL

Fire-flow shall meet the requirements of the International Fire Code - 2006 edition
 Existing Hydrants are located 420 feet on each side of the proposed entrance to the site on the south side of Whitsett Road
 Hydrants shall be located within 500 feet of all parts of every structure via approved hard surface
 Fire Codes for the structures will be addressed at permit application review.

PUBLIC WORKS COMMENTS

The Developer's final construction plans shall comply with the design regulations established by the Departments of Public Works. Final Design may vary based upon field conditions.

Comply with MPW Traffic Engineer

Estimated sight distance to the west of the access drive is 500 feet and to the east of the access drive is 250 feet. Sight distance to be verified upon submittal of final site plan.

STORMWATER COMMENTS

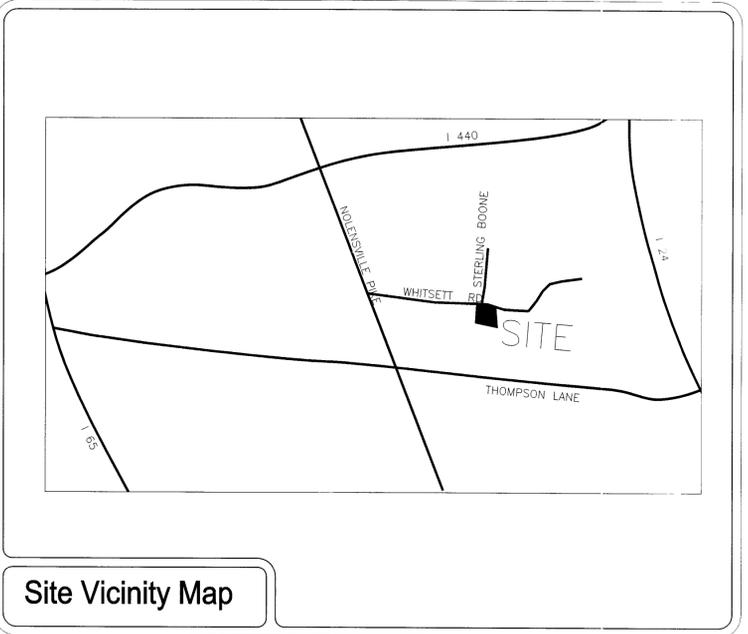
This drawing is for illustration purposes to indicate the basic premise of the development. The final details of the site plan shall be governed by the appropriate regulations at the time of final application.

WATER SEWER COMMENTS

The required capacity fees must be paid before the Finals SP is approved.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO PERMIT A 2800 SQUARE FOOT OFFICE BUILDING AND 5000 SQUARE FEET OF INDOOR STORAGE ALL AS REQUIRED FOR BUILDING CONTRACTOR, CONTRACTOR SUPPLY, SERVICE AND REPAIR, AND OFFICE. FUTURE USES SHALL SPECIFICALLY EXCLUDE AUTOMOTIVE SERVICE OR REPAIR.
- 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 47037C0351F DATED APRIL 20, 2001.
- 4) ANY REQUIRED PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 6) 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).
- 7) 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.
- 8) INDIVIDUAL WATER AND SANITARY SEWER SERVICE IS CURRENTLY PROVIDED VIA THE EXISTING RESIDENTIAL CONNECTION. WATER AND SEWER DEMAND WILL BE REDUCED BY A CHANGE IN USE FROM SINGLE FAMILY RESIDENTIAL TO OFFICE/ RETAIL/ SERVICE
- 9) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE 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 INCREASES 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 ORIDANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- 12) 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 MUI-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 13) LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE METRO ZONING CODES BASED UPON MUI-A BASE ZONING DISTRICT.
- 14) ANY PUBLIC DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.



B and E Irrigation and Landscaping SP
 Being Parcels 38 and 245 Tax Map 119-10
 Nashville, Davidson County, Tennessee

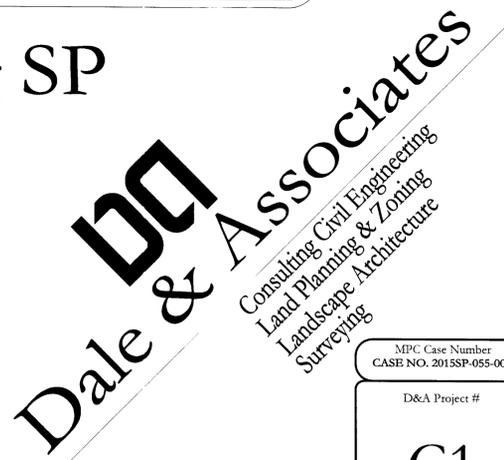
SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	OFFICE/STORAGE/AND SERVICE
PROPERTY ZONING	EX: OL AND RS10 SURROUNDING ZONING IWD, OL, R10 AND RS10
MINIMUM LOT SIZE	NONE
SITE AREA	1.99 ACRES
FAR	9.0 %
ISR	34.4%
FRONT SETBACK	60' FROM CENTERLINE OF WHITSETT ROAD
SIDE SETBACK	10'
REAR YARD	20' FROM NEIGHBORING
HEIGHT STANDARDS	1 STORY MAX
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	1 ACCESS ON WHITSETT ROAD
DISTANCE TO INTERSECTION	0 FEET TO STERLING BOONE DRIVE
REQUIRED PARKING	OFFICE 2800 SF - 9 SPACES STORAGE 5000 SF - 2 SPACES
PARKING PROPOSED	57 SPACES (2 HANDICAP) MULTIPLE PARKING SPACES ARE PROVIDED FOR OVERNIGHT PARKING OF SERVICE VEHICLES AND DAY PARKING FOR SERVICE EMPLOYEES

METRO ORDINANCE BL

B and E Irrigation and Landscaping SP
CASE NO. 2015SP-055-001
Sheet Schedule

- C1 Notes & Project Standards
- C2 Existing Plan
- C3 Proposed SP Layout

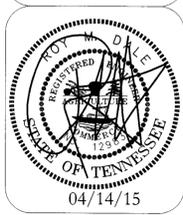
Notes & Project Standards



REVISIONS:
5/24/2015

Preparation Date: 4/14/15

B & E Landscaping and Irrigation
BEING PARCELS 38 AND 245 ON TAX MAP 119-10
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

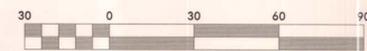


MPC Case Number
CASE NO. 2015SP-055-001

D&A Project #

C1
Sheet 1 of 3

TOTAL AREA = 1.988 ACRES
86,588.13 SF



Scale 1" = 30'



REVISIONS:
5/24/2015

Preparation Date: 4/14/15

B & E Landscaping and Irrigation
BEING PARCELS 38 AND 245 ON TAX MAP 119-10
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



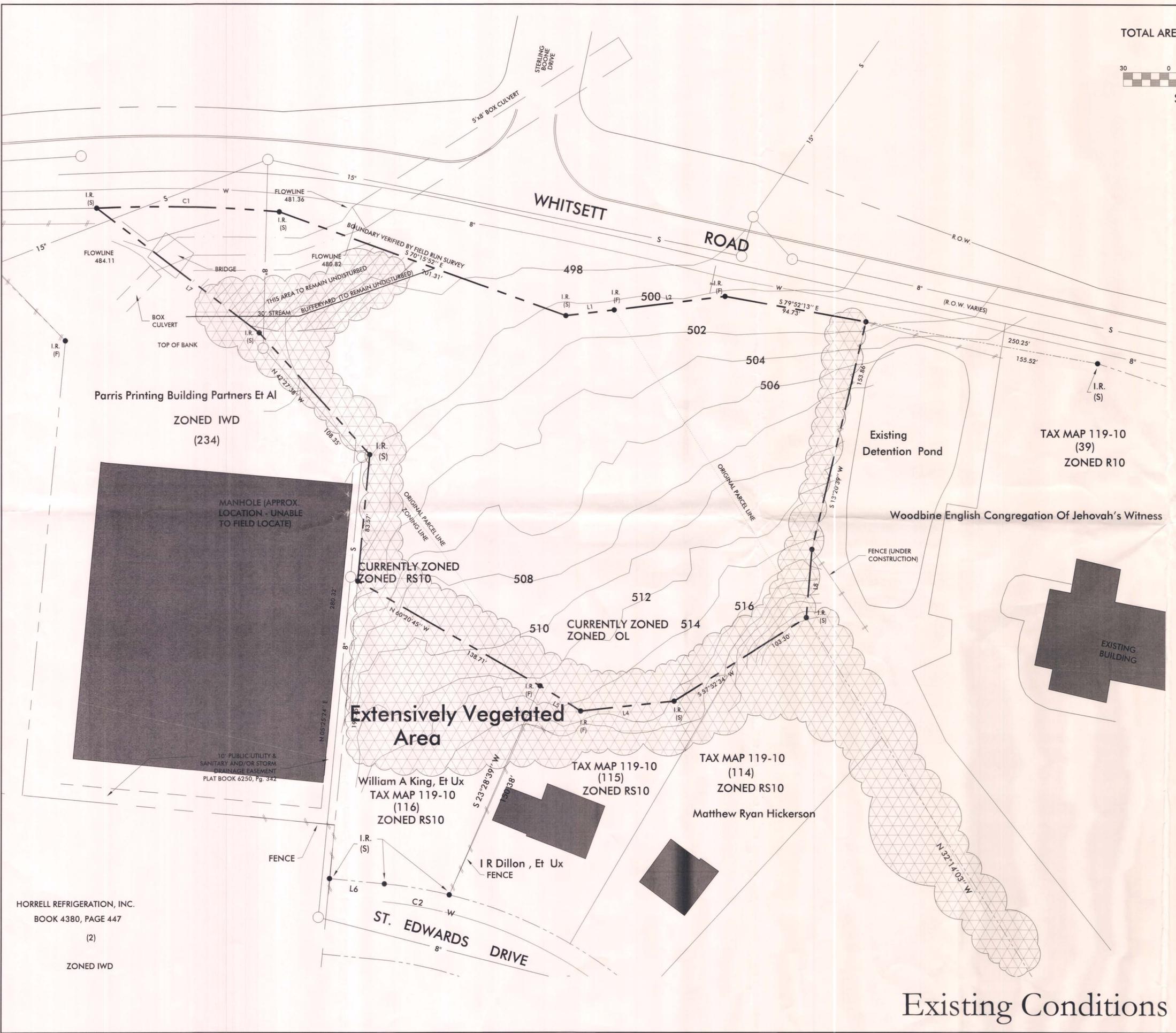
04/14/15

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

MPC Case Number
CASE NO. 2015SP-055-001

D&A Project #

C2
Sheet 2 of 3



Existing Conditions

HORRELL REFRIGERATION, INC.
BOOK 4380, PAGE 447
(2)
ZONED IWD

MANHOLE (APPROX. LOCATION - UNABLE TO FIELD LOCATE)
10' PUBLIC UTILITY & SANITARY AND/OR STORM DRAINAGE EASEMENT
PLAT BOOK 6250, Pg. 342

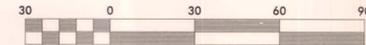
William A King, Et Ux
TAX MAP 119-10 (116)
ZONED RS10

TAX MAP 119-10 (115)
ZONED RS10

TAX MAP 119-10 (114)
ZONED RS10
Matthew Ryan Hickerson



TOTAL AREA = 1.988 ACRES
86,588.13 SF



Scale 1" = 30'



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B & E Landscaping and Irrigation
BEING PARCELS 38 AND 245 ON TAX MAP 119-10
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



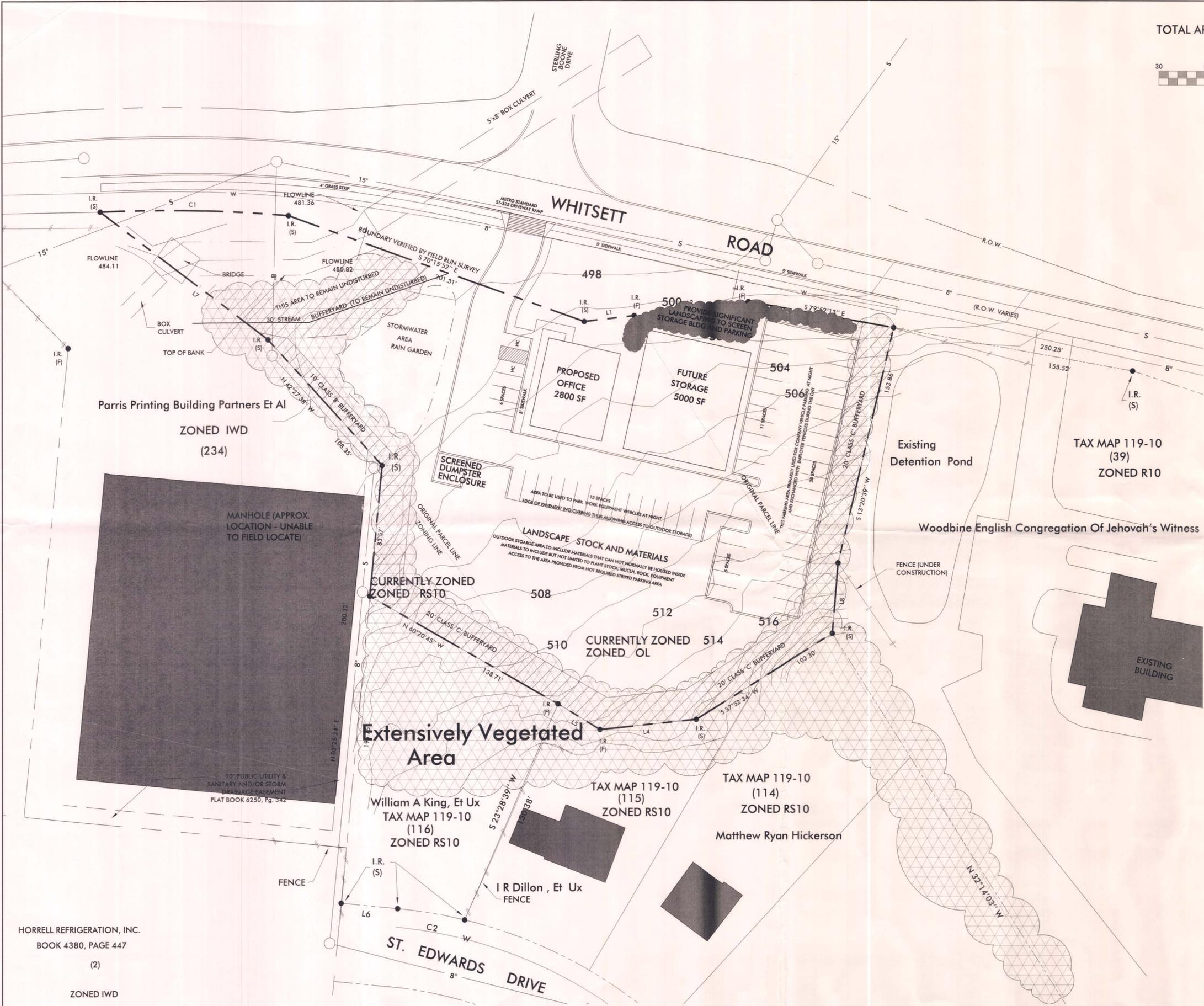
04/14/15

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

MPC Case Number
CASE NO. 2015SP-055-001

D&A Project #

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Sheet 3 of 3



HORRELL REFRIGERATION, INC.
BOOK 4380, PAGE 447

(2)

ZONED IWD

Proposed Layout

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