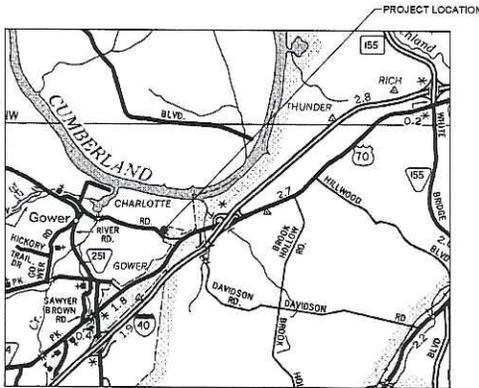


METRO NASHVILLE SPECIFIC PLAN:  
SPECIFIC PLAN CASE #: 2018SP-009-001

# SAGE RUN

- INDEX OF DRAWINGS**
1. C1.0 GENERAL NOTES
  2. C2.0 EXISTING CONDITIONS SURVEY
  3. C3.0 DEVELOPMENT PLAN
  4. C4.0 PRELIMINARY GRADING PLAN



VICINITY MAP

**PROJECT INFORMATION**

**OWNER/DEVELOPER**  
5754 RIVER ROAD, LLC  
783 GREELEY DRIVE  
NASHVILLE, TN 37205

**SURVEYOR**  
EDMONDS SURVEYING SERVICES  
P.O. BOX 211  
LYLES, TN 37068  
(615)996-6084

**ENGINEER**  
BRETT DESIGN/BUILD, PLC  
THOMAS BRETT, PE  
783 GREELEY DRIVE  
NASHVILLE, TENNESSEE 37205  
(615)938-8277  
TBRETT@BRETTDB.COM

**ELECTRICAL SERVICE**  
NASHVILLE ELECTRIC SERVICE (NES)  
1214 CHURCH STREET  
NASHVILLE, TENNESSEE 37246

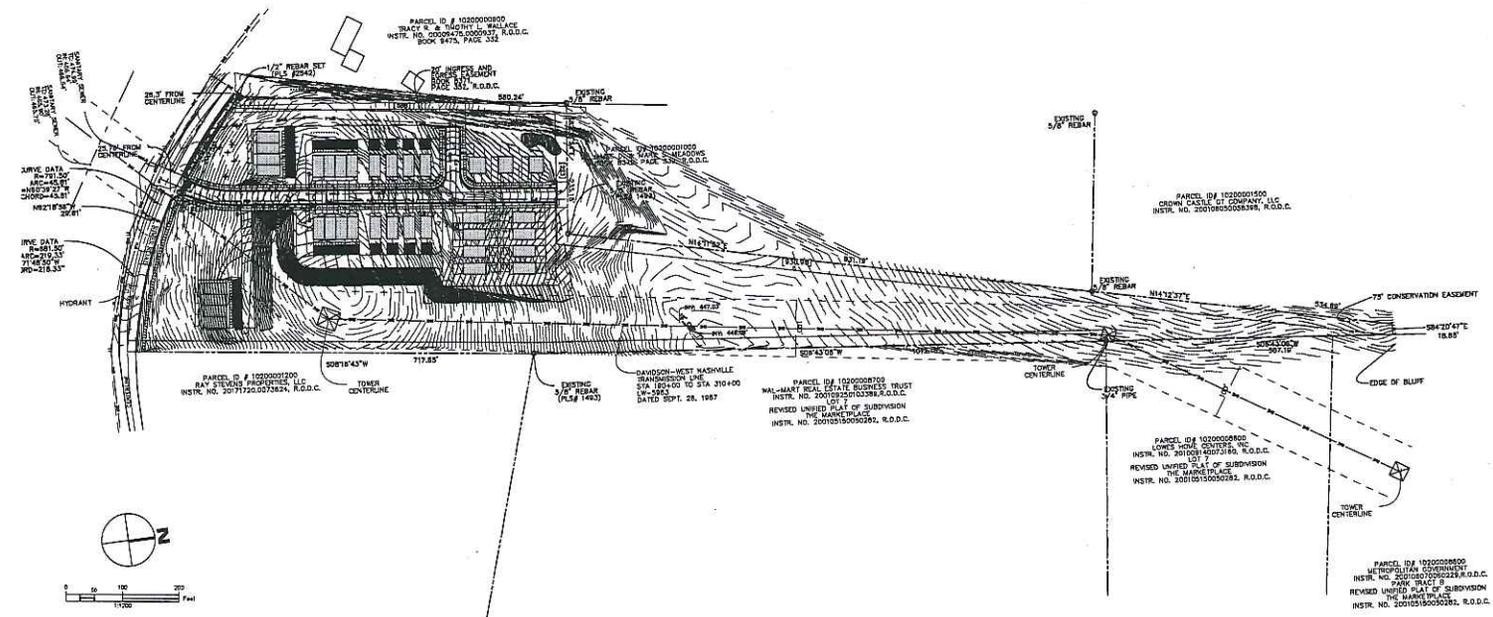
**GAS SERVICE**  
PIEDMONT NATURAL GAS  
1188 GARRISON BRANCH ROAD  
NASHVILLE, TENNESSEE  
(615)230-3135

**WATER AND SEWER SERVICE**  
METRO NASHVILLE WATER  
800 2ND AVE. SOUTH  
NASHVILLE, TN 37210

**PROPERTY INFORMATION**  
5754 RIVER ROAD  
NASHVILLE, TN 37209  
OWNER: PHOENIX INVESTMENT GROUP  
783 GREELEY DRIVE  
NASHVILLE, TN 37205  
PARCEL ID: 10200001001  
3.07 ACRES (133,728.20 SF)

0 RIVER ROAD  
NASHVILLE, TN 37209  
OWNER: B.B. DOUBLEDAY JR.  
5921 LENOX AVE.  
NASHVILLE, TN 37209  
PARCEL ID: 10200001100  
7.5 ACRES (329,700.00 SF)

**TENNESSEE ONE CALL UTILITY LOCATION**  
1-800-351-1111  
DIAL - 811



REV 03 DATE: 02/23/2018  
REV 02 DATE: 02/16/2018  
REV 01 DATE: 11/30/2017

ISSUED DATE: 11/30/2017

PROJECT TITLE:  
SAGE RUN  
SPECIFIC PLAN SUBMISSION

PREPARED FOR:  
5754 RIVER ROAD, LLC  
783 GREELEY DRIVE  
NASHVILLE, TN 37205



BRETT DESIGN/BUILD, PLC

CONTACT:  
Phone: (615)938-8277  
Email: tbrett@brettdb.com

ADDRESS:  
783 Greeley Drive  
Nashville, TN 37205

SP CASE NO. 2018SP-009-001

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL MEET PREVAILING STANDARDS FOR MEANS AND METHODS. MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS PROVIDED BY THE ENGINEER OR AS REQUIRED BY TDOT OR THE LOCAL GOVERNING AGENCY.
2. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO THE NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER OR RECORD HARMLESS FROM ANY AND ALL LIABILITY, REAL OR CONCEALED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER OR RECORD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION AND SHORING PROCEDURES AND CONFORM TO THE LATEST O.S.M.A. REQUIREMENTS.
4. THE CONTRACTOR SHALL MAINTAIN AN ONGOING DUST CONTROL PROGRAM, INCLUDING WATERING OF OPEN AREAS, CONFORMING TO THE LATEST FEDERAL, STATE, AND COUNTY AIR POLLUTION REGULATIONS. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A DUST CONTROL PLAN TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE GENERATED BY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT FREE OF LOOSE RUBBISH AND MATERIAL. ALL WASTE MATERIAL SHALL BE STORED IN APPROVED CONSTRUCTION DUMPSTER AND SHALL BE DISPOSED OFF SITE IN LICENSED WASTE DUMPS. ANY AND ALL EXCAVATION SPILLS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A LOCATION APPROVED BY THE ENGINEER.
6. THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER, CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS, TO INSURE A TIMELY COMPLETION OF THE PROJECT.
7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE WORK, UTILITY COMPANIES, TELEPHONE COMPANIES, AND OTHER ENTITIES IMPACTED BY THE WORK 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL GIVE 48 HOUR NOTICE FOR ALL CONSTRUCTION STAKING AND INSPECTION REQUIRED DURING CONSTRUCTION.
8. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN 14 SHALL BE TEMPORARILY STABILIZED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL FEES REQUIRED TO SECURE ANY AND ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
10. ALL UTILITY LOCATIONS, SIZES, AND DESCRIPTIONS AS SHOWN ARE FROM SURFACE OBSERVATIONS AND MARKING PROVIDED BY UTILITY LOCATION SERVICES AND ARE BELIEVED TO BE ACCURATE AND RELIABLE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD EITHER BY ACTUAL EXCAVATION OR VISUALLY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WHICH MAY BE AFFECTED BY THE WORK TO OBTAIN ASSISTANCE IN THE LOCATION OF THE EXISTING UTILITY MAINS AND SERVICE CONNECTIONS. THE CONTRACTOR SHALL MAINTAIN AN OPEN TENNESSEE ONE CALL TICKET DURING THE ENTIRE CONSTRUCTION PROCESS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SIGNING, BARRICADES AND TRAFFIC CONTROL EQUIPMENT. ALL TRAFFIC CONTROL SIGNING AND DELINEATION SHALL CONFORM TO THE LATEST MUTCD STANDARDS.
12. THE WORK IN THIS CONTRACT INCLUDES ALL ONSITE AND OFFSITE WORK SHOWN ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR AS REASONABLY IMPLIED OR REQUIRED TO COMPLETE THE PROJECT.
13. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING CONSTRUCTION, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES AND THE HISTORIC COMMISSION.
14. THE DIMENSIONS AND DISTANCES SHOWN HEREIN ARE BELIEVED TO BE WHOLLY ACCURATE. IF THE CONTRACTOR IDENTIFIES DISCREPANCIES IN THE PLANS, THEY SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
15. THE CONTRACTOR SHALL PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB AND GUTTER, SIDEWALK, LANDSCAPING, SIGNING, STORM AND SANITARY SEWERS, UTILITIES, TELEPHONE, AND CABLE TELEVISION. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR AND/OR REPLACEMENT OF ANY IMPROVEMENT NEW OR EXISTING DAMAGED DURING THE COURSE OF CONSTRUCTION, EITHER AS A DIRECT RESULT OF HIS ACTIVITIES OR HIS FAILURE TO ADEQUATELY PROTECT THE IMPROVEMENTS.
16. THE CONTRACTOR SHALL, UPON COMPLETION OF THE PROJECT, PREPARE AND SUBMIT TO THE OWNER OR HIS REPRESENTATIVE, RECORD DRAWINGS BY DIMENSION AND DESCRIPTION ANY IMPROVEMENTS MADE ONSITE OR OFFSITE DURING THE COURSE OF CONSTRUCTION.
17. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD FOR APPROVAL, SHOP DRAWINGS AND MATERIAL SPECIFICATIONS FOR ALL MATERIALS TO BE USED ON THE PROJECT TO INCLUDE, BUT NOT BE LIMITED TO, ASPHALT TO PAVEMENT AND PORTLAND CEMENT CONCRETE MIX DESIGN, AGGREGATE BASE QUALIFICATIONS, PIPE BEDDING MATERIAL, SELECT BACKFILL, PRECAST CONCRETE, CAST IRON GRATES AND COVERS, PVC PIPE, FENCING, AND SIGNS.
18. THE CONTRACTOR SHALL, AT ALL TIMES PROVIDE AND MAINTAIN EMERGENCY ACCESS TO THE PROJECT SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE PROTECTION AGENCY HAVING JURISDICTION OVER THE PROJECT.
19. ALL QUANTITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND USED ONLY FOR PERMIT AND BOND PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ANY AND ALL REQUIRED TAKE OFFS TO DETERMINE QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.
20. INSPECTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF BRENTWOOD, TENNESSEE AND AS SPECIFIED HEREIN.
21. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF EVENTS TO THE ENGINEER OF RECORD AND SHALL UPDATE THE SCHEDULE ON A WEEKLY BASIS. THE CONTRACTOR SHALL IN NO WAY IMPAIR THE OVERALL PERFORMANCE OF THE OWNER'S OPERATIONS OR OVERALL PROJECT.

**SITE NOTES:**

1. REFERENCE LANDSCAPING PLANS FOR MOUNDING, PLANTING, HARDSCAPING, FENCING AND GRATES.
2. ALL INSPECTIONS AND TESTS WILL BE PERFORMED TO THE STANDARDS OF ASTM, TDOT, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
3. ALL CONCRETE CURB AND GUTTER, SIDEWALKS, AND DRIVES SHALL BE CLASS "A" CONCRETE AND SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. THE SURFACE OF THE CONCRETE SHALL BE BROOM FINISHED UNLESS SPECIFIED.
4. ALL CONCRETE CURB AND GUTTER SHALL HAVE A 3" EXPANSION JOINT AT 20 FOOT INTERVALS. AT ALL POINTS ABUTTING BUILDINGS OR STRUCTURES AND AT ALL CURB RETURNS, CONTROL JOINTS SHALL BE STRUCK THROUGH THE WET CONCRETE AS SPECIFIED BY THE CITY.
5. THE CONTRACTOR SHALL INSTALL PAVEMENT STRIPING AS ILLUSTRATED ON THE PLANS PER THE STANDARD SPECIFICATIONS.
6. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO THE SITE AND ALL BUILDINGS LOCATED ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION ACTIVITIES.

**GRADING NOTES:**

1. NO TREES AND/OR VEGETATION, OUTSIDE THE LIMITS OF CONSTRUCTION, SHOULD BE REMOVED OR DISTURBED. THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AROUND ALL TREES THAT ARE TO REMAIN UNDISTURBED. THE CONTRACTOR SHALL BE LIABLE FOR DAMAGES CAUSED TO ANY EXISTING TREES THAT ARE TO REMAIN UNDISTURBED AND SHALL BE REQUIRED TO REPLANT TREES EQUAL TO THE SAME CALIPER INCH OF THE DAMAGED TREE.
2. TOPSOIL IS TO BE STRIPPED FROM ALL CUTFILL AREAS AND STOCKPILED ON SITE IN AN AREA REMOVED BY THE CIVIL ENGINEER, ARCHITECT AND/OR OWNER. FILL SOIL SHALL BE TESTED AS PER THE REQUIREMENTS SPECIFIED WITHIN THE SOIL DEPTHS AND TESTING NOTES.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SEEDED AND STRAWED OR SODDED WITHIN 14 DAYS OF THE COMPLETION OF GRADING. AREAS TO REMAIN UNDISTURBED FOR PERIODS OF TIME LONGER THAN 14 DAYS AND LOCATED OUTSIDE OF THE CURRENT AREA OF WORK SHALL BE TEMPORARILY STABILIZED WITH MATERIALS APPROVED BY THE ENGINEER OF RECORD.
4. THE CONTRACTOR IS TO CONFORM TO ALL CODES AND REGULATIONS AND RECEIVE APPROVAL AND/OR OBTAIN PERMITS FOR ANY GRADING ACTIVITIES AS REQUIRED BY THE GOVERNING JURISDICTIONS OF THE PROJECT.
5. THE CONTRACTOR SHALL BE REQUIRED TO VERIFY ALL CONSTRUCTION ACCESS POINTS WITH THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
6. FILL MATERIAL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AND SHALL BE PLACED WITH A OPTIMUM MOISTURE CONTENT NOT VARYING FROM THE SPECIFIED OPTIMUM MOISTURE CONTENT MORE THAN + OR - 3%, UNLESS OTHERWISE SPECIFIED. SAMPLING AND TESTING, OR INSPECTION WILL BE CONDUCTED BY QUALIFIED REPRESENTATIVES IN ACCORDANCE WITH THE MOST CURRENT PUBLISHED NATIONAL STANDARD SPECIFICATIONS, ASHTO OR ASTM METHODS. TDOT STANDARD SPECIFICATIONS FOR TESTING OF COMPACTED SOILS SHALL BE UTILIZED FOR ALL COMPACTION TESTING.
7. ASPHALT PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH TDOT STANDARD SPECIFICATIONS FOR THE PLACEMENT OF ASPHALT PAVEMENTS.

**PUBLIC WORKS NOTES:**

1. ALL WORK PERFORMED WITHIN THE RIGHT OF WAY SHALL REQUIRE APPROPRIATE PERMITTING FROM PUBLIC WORKS AUTHORITIES.
2. ALL SUBGRADE SHALL BE PROOF ROLLED OR TESTED IN ACCORDANCE WITH GOVERNING REGULATIONS. AN AUTHORIZED INSPECTOR SHALL BE PRESENT DURING THE TESTING OF THE SUBGRADE.

**UTILITY NOTES:**

1. ALL EXIST. UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE LOCATIONS. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ALL TRENCHING THROUGH EXISTING ASPHALT PAVEMENT SHALL BE REPAIRED IN ACCORDANCE WITH METRO NASHVILLE SPECIFICATIONS. FLUSH TRENCH REPAIR IS THE APPROVED METHOD OF REPAIR.
3. CONTRACTOR TO VERIFY STATUS OF ALL EXISTING UTILITIES SERVICES PRIOR TO INTERRUPTION.
4. ALL EXIST. UTILITY SERVICES SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
5. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS ADOPTED BY METRO NASHVILLE WATER AND SEWER AUTHORITIES.
6. AFTER COMPLETION OF THE SANITARY SEWER SYSTEM THE DEVELOPER SHALL BE RESPONSIBLE FOR THE TELEVISION OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOS/TAPES MUST BE COORDINATED WITH METRO NASHVILLE INSPECTION DEPARTMENT. ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHODS.
8. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES NEEDED FOR THE WATER MAIN CONSTRUCTION AND MUST BE APPROVED METRO NASHVILLE.
9. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BLOW DOWN FINISHED GRADE.
10. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOST READABLE AND LARS IN REVERSE AND IN DIGITAL (.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES, AND PRESSURE REGULATING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.
11. PRESSURE REGULATING DEVICES SHALL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
12. PRESSURE REGULATING DEVICES SHALL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

**EROSION PREVENTION AND SEDIMENT CONTROL:**

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY GRADING OR GROUND DISTURBANCE ACTIVITIES.
6. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES AS IDENTIFIED ON THE DRAWINGS AND AS INSTRUCTED BY THE ENGINEER DURING THE COURSE OF CONSTRUCTION.
7. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN FILLED TO APPROXIMATELY 50% CAPACITY WITH RUNOFF SEDIMENT.
8. SILT BARRIERS ARE TO BE REPLACED AS NEEDED WHEN EFFECTIVENESS IS SIGNIFICANTLY REDUCED.
9. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, OR HANDLE AND/OR STORE CONSTRUCTION DEBRIS OR MATERIALS, WITHIN THE DRILLINE OF EXISTING OR PROPOSED TREES.
10. THE CONTRACTOR SHALL KEEP APPROVED EPCP PLANS ON SITE THROUGHOUT THE COURSE OF CONSTRUCTION. ALL REQUIRED INSPECTIONS SHALL BE PERFORMED BY A TOEC LEVEL 1 CERTIFIED INSPECTOR ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ALL INSPECTION FORMS SHALL BE MAINTAINED ON SITE DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AND RECORD READINGS DAILY THROUGHOUT THE COURSE OF CONSTRUCTION.

**LEGEND:**

- EXIST. MINOR CONTOUR
- EXIST. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- - - - FENCE LINE
- - - - SILT FENCE
- - - - TREE PROTECTION FENCE
- PROPERTY LINE
- SETBACK LINE
- STONE AGGREGATE
- ASPHALT PAVEMENT
- EROSION CONTROL BLANKET
- STONE CHECK DAM
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CURB INLET
- WATER MAIN
- WATER VALVE
- GAS MAIN
- SANITARY SEWER LINE
- STORM SEWER PIPE
- UNDERGROUND ELECTRICAL



REV 02 DATE: 02/16/2018  
REV 01 DATE: 11/30/2017

SHEET:

**GENERAL NOTES**

PROJECT:  
SAGE RUN  
SPECIFIC PLAN SUBMISSION  
SP#: TBD

DRAWN BY	TCB	DATE	11/30/2017
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CHECKED BY	---	PRJG. NO.	2017-XXX
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CHECKED BY	---	SCALE	NTS
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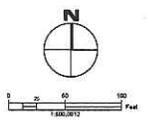


BRETT DESIGN/BUILD, PLLC

CONTACT: Phone: (615)838-8277 Email: tbrett@brettdb.com	ADDRESS: 783 Grealey Drive Nashville, TN 37205
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**SHEET C 1.0**



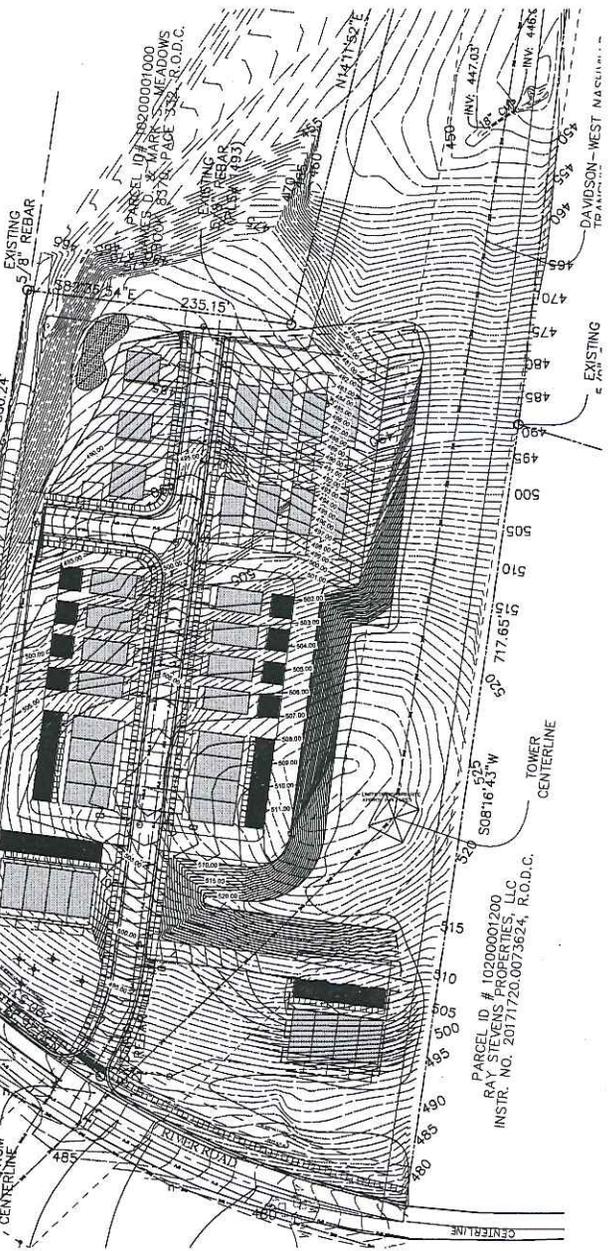


PARCEL ID # 10200000900  
 TRACY R. & JUDITH L. WALLACE  
 INSTR. NO. 0000945/0000937, R.O.D.C.  
 BOOK 9475, PAGE 332

20' INGRESS AND  
 EGRESS ASSESSMENT  
 BOOK 352, R.O.D.C.

26.3' FROM  
 CENTERLINE  
 (P.L.S. #2542)

25.76' FROM  
 CENTERLINE



PARCEL ID # 10200001200  
 RAY STEVENS PROPERTIES, LLC  
 INSTR. NO. 20171720.0073624, R.O.D.C.

**GRADING NOTES:**

1. NO TREES AND/OR VEGETATION, OUTSIDE THE LIMITS OF CONSTRUCTION, SHOULD BE REMOVED OR DISTURBED.
2. TOPSOIL IS TO BE STRIPPED FROM ALL CUT/FILL AREAS AND STOCKPILED ON SITE IN AN AREA REVIEWED BY THE CIVIL ENGINEER, ARCHITECT AND/OR OWNER. THE SOIL SHOULD BE TESTED AS PER THE REQUIREMENTS SPECIFIED WITHIN THE SOIL DEPTHS AND TESTING NOTES.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SEEDED AND STRAWED OR SODDED WITHIN 14 DAYS OF THE COMPLETION OF GRADING.
4. THE CONTRACTOR IS TO CONFORM TO ALL CODES AND REGULATIONS AND RECEIVE APPROVAL AND/OR OBTAIN PERMITS FOR ANY CONSTRUCTION AS REQUIRED BY THE GOVERNING JURISDICTIONS OF THE PROJECT.
5. THE CONTRACTOR SHALL BE REQUIRED TO VERIFY ALL CONSTRUCTION ACCESS POINTS WITH THE OWNER AND THE ENGINEER PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING EXCAVATION ACTIVITIES.



**SHEET:**  
**PRELIMINARY  
 GRADING PLAN**

**PROJECT:**  
 SAGE RUN  
 5754 RIVER ROAD  
 NASHVILLE, TN 37209

DRAWN BY	TCB	DATE	02/16/2018
CHECKED BY	-	PROJ. NO.	201805E
CHECKED BY	-	SCALE	1"=50'



**BRETT DESIGN/BUILD, PLC**

**CONTACT:**  
 Phone: (615)838-8277  
 Email: tbrett@brettdb.com

**ADDRESS:**  
 783 Greeley Drive  
 Nashville, TN 37205

**SHEET C5.0**

SP CASE NO. 2018SP-009-001

PARCEL ID # 10200000900  
TRACY R. & TIMOTHY L. WALLACE  
INSTR. NO. 00009475.0000937, R.O.D.C.  
BOOK-9475, PAGE 332

PROPOSED BIO-RETENTION AREA  
EXACT SIZE AND LOCATION TO  
APPROVED BY METRO STORMWATER.

20' INCREASED  
CROSS SECTION  
FOR  
FUTURE CONNECTION  
PAGE 352, R.O.D.C.

26.3' FROM  
CENTERLINE

1/2 REBAR SET  
(PLS #2542)

N09°04'23"E

580.24'

76' FROM  
INTERLINE

S&P ROW EXTENDS TO  
ADJACENT LINE FOR  
FUTURE CONNECTION

PA  
JAMES  
BOOK

E  
5/8"  
PL

PROPOSED  
HYDRANT

235.15'

PASSIVE  
OPEN SPA

DAI  
TRA  
STA  
LW-  
DAT

PARCEL ID # 10200001200  
RAY STEVENS PROPERTIES, LLC  
INSTR. NO. 20171720.0073624, R.O.D.C.

S08°16'43"W

717.65'

TOWER  
CENTERLINE

EXISTING  
5/8" REBAR  
(PLS# 1493)

TIE INTO EXIST.  
SIDEWALK TAPER SIDEWALK  
TO APPROPRIATE ALIGNMENT  
AND SIDEWALK WIDTH.

