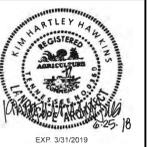


110 10th Street
2nd Floor
Nashville, TN 37206
615.255.5218
Fax: 615.254.1424
www.hawkinspartners.com



PRELIMINARY SP
ENSLEY BOULEVARD MASTERPLAN
NASHVILLE, TENNESSEE

JOB NO.: 17-139
DATE: 7-17-18
REV: 8-20-18

SCALE: 1" = 40'-0"
SHEET: SITE PLAN

L1.00

DESIGN TEAM
DEVELOPER: CORE DEVELOPMENT
CONTACT: KENT CAMPBELL
ADDRESS: 2206 21ST AVE. S. SUITE 200
NASHVILLE, TN 37212
PHONE: 205.632.6412
E-MAIL: kent@corenashville.com
LANDSCAPE ARCHITECT: HAWKINS PARTNERS, INC.
CONTACT: KIM HAWKINS
ADDRESS: 110 S 10TH STREET, 2ND FLOOR
NASHVILLE, TN 37206
PHONE: 615.255.5218
E-MAIL: k.hawkins@hawkinspartners.com
CIVIL ENGINEER: CIVIL SITE DESIGN GROUP
CONTACT: JEREMY WESTMORELAND
ADDRESS: 2305 KLINE AVE, SUITE 300
NASHVILLE, TN 37211
PHONE: 615.248.9959
E-MAIL: jeremyw@civil-site.com

PROPERTY INFORMATION
DISTRICT: (17) COLBY SLEDGE
PARCEL ID: 10512002101
ADDRESS: 1700 4TH AVENUE S.
NASHVILLE, TN 37210
OWNER: FREEMAN INVESTMENT, L.P.
P.O. BOX 150868 NASHVILLE, TN 37215
ZONING: IWD
ACREAGE: 11.03 ACRES

PURPOSE
THE PURPOSE OF THIS PRELIMINARY SP ZONING IS TO ALLOW UP TO 130 MULTI-FAMILY RESIDENTIAL UNITS CONCENTRATED ALONG THE ARTERIAL CORRIDOR WHILE MAINTAINING THE MAJORITY OF THE SITE FOR CONSERVATION USES.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY
THE ENSLEY BOULEVARD SP IS CONSISTENT WITH THE CURRENT ADOPTED POLICY WITHIN THE NASHVILLE NEXT COMMUNITY PLAN (CO) (CONSERVATION AREA) T4-M (URBAN MIXED USE NEIGHBORHOOD)
The development indicates higher density residential uses along the adjacent arterial providing a concentrated walkable development node, while maintaining 56% of the site through conservation initiatives (floodway, floodway buffer, greenway, and riparian restoration) and restoring illegally filled floodway areas.

LAND USE DESIGNATIONS
MULTI-FAMILY RESIDENTIAL BUILDINGS: 130 MAX UNITS
- Uses Allowed: to Match M-U-A
- Front Setback: 0-15'
- Side Setback: 5'
- Rear Setback: 20'
- Height Max: A maximum of four stories in 45' in height from the minimum occupied FFE allowed by Metro Water Services within the flood plain for this use
- Parking: Provide per zoning code
IMPERVIOUS SURFACE RATIO: MAXIMUM 0.5
FLOOR AREA RATIO: MAXIMUM 0.3
TOTAL PARKING REQUIRED: 147 SPACES
- 130 max units (33 2bd + 97 1bd = 163 bd = 163 sp req'd)
- 10% Parking reduction permitted for 'transit' adjustment (reduction of 16 sp)
TOTAL PARKING PROVIDED: 155 spaces (surface parking)
GREEN SPACE: min. of 6.05 acres; 1,250 L.F. of greenway trail
If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the M-U-A zoning district as of the date of the applicable request or application.

ARCHITECTURE
THE FINAL BUILDING ELEVATIONS SHALL BE SUBMITTED WITH THE FINAL SITE PLAN AND SHALL BE CONSISTENT WITH THE FOLLOWING ARCHITECTURAL STANDARDS:
A. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
B. THE MINIMUM GROUND FLOOR HEIGHT FOR MULTIFAMILY BUILDING SHALL BE 10'-4".
C. IF PROVIDED, PORCHES SHALL HAVE A MINIMUM DEPTH OF SIX FEET.
D. A RAISED FOUNDATION OF 4'-0" MINIMUM ABOVE FLOODWAY ELEVATION SHALL BE PROVIDED FOR RESIDENTIAL STRUCTURES.
E. PROHIBITED MATERIALS: VINYL SIDING, EIFS (EXTERIOR INSULATED FINISH SYSTEM) AND UNTREATED WOOD IS PROHIBITED ON ALL FACADES. UNCOATED CHAINLINK FENCING IS PROHIBITED.
F. ALLOWED MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO METAL PANELS, FIBER CEMENTOUS SIDING/PANELS, BRICK, STONE, SPLIT FACE CMU BLOCK AND PAINTED/STAINED CONCRETE FOR FOUNDATIONS.
G. AWNINGS: FIRST FLOOR CANOPIES/AWNINGS ARE APPROPRIATE AT BUILDING ENTRANCES AND SHALL NOT BE MADE OF PLASTIC, NOR SHALL THEY BE TRANSPARENT OR INTERNALLY ILLUMINATED.

FEMA INFORMATION
MAP NUMBER: 47037C0244H
PANEL NUMBER: 244
EFFECTIVE DATE: APRIL 5, 2017

ROADWAY CLASSIFICATIONS
ENSLEY AVENUE: T4-M-AB2-IM
MOORE AVENUE: LOCAL STREET

LEGEND
OPEN SPACE/LANDSCAPE AREA
RESTORED RIPARIAN ZONE
A-3 LANDSCAPE BUFFER
BIORETENTION AREA
STREAM/WATERWAY EXTENTS
FLOODWAY
FLOODWAY BUFFER - LEVEL 1

PARKING
VEHICULAR AND BIKE PARKING COUNTS SHALL BE SUBJECT TO METRO PARKING REQUIREMENTS.
TRANSPORTATION RELATED
WHEN CONSTRUCTED, THE GREENWAY SHALL BE BUILT TO MEET THE SPECIFICATIONS OF THE METRO GREENWAYS COMMISSION AND THE METRO GREENWAYS DESIGN STANDARDS.
DEVELOPMENT TO INCLUDE INTERIOR BICYCLE STORAGE AND MAINTENANCE ROOM IN DEVELOPMENT.
LOCATION OF WATER FOUNTAIN, BICYCLE FIX-IT STATION, AND WAYFINDING SIGNAGE ALONG THE GREENWAY TO BE COORDINATED WITH THE PARKS DEPARTMENT.
OWNER WILL WORK WITH MTA TO PROVIDE TRANSIT SHELTER ALONGS ENSLEY. LOCATION T.B.D.

LANDSCAPE
THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS FOR METRO ZONING CODE CHAPTER 17.24 ARTICLE II: TREE PROTECTION AND REPLACEMENT, AND WITH CHAPTER 17.40 ARTICLE X: TREE PROTECTION AND REPLACEMENT PROCEDURES. DETAILED LANDSCAPE ORDINANCE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL.
TREES PLANTED WITHIN THE RIGHT-OF-WAY TO BE PLANTED, IRRIGATED, AND MAINTAINED BY THE OWNER AND COUNT TOWARD THE REQUIRED TDU.
THE RIPARIAN RESTORATION ZONES SHALL BE ESTABLISHED THROUGH THE REMOVAL OF EXISTING PAVEMENTS AND COMPACTED SUBGRADES. RESTORATIVE PLANTINGS SHALL BE COMPRISED OF DEEP ROOTED NATIVE GRASSES AND PERENNIALS USING THE NO-TILL DRILL METHOD TO MATCH RECENT RIPARIAN IMPROVEMENTS AT FAIR PARK.

ENCROACHMENTS
EXPOSED, COVERED, OR ENCLOSED PORCHES AND DECKS MAY EXTEND INTO FRONT, SIDE AND BACK SETBACKS OR COMMON SPACE NOT EXCEEDING 6FT INTO COMMON SPACE OR 3FT FROM PRIVATE LOT PROPERTY LINES.
SOIL CLASSIFICATION
88.5% LINDELL-URBAN LAND COMPLEX
11.5% STEVENSVILLE-URBAN LAND COMPLEX (3 - 25%)

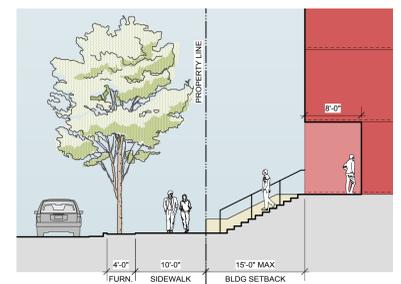
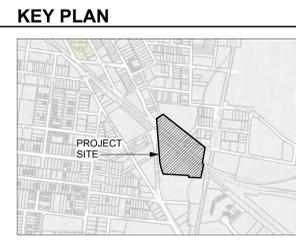
GENERAL NOTES
THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS. ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK WITH METRO APPROVAL. SIDEWALKS AND LANDSCAPE ZONES MAY BE ADJUSTED TO AVOID OBSTRUCTIONS. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.
ALL EXISTING STRUCTURES ON THIS PARCEL TO BE DEMOLISHED UNLESS OTHERWISE NOTED ON PLANS.
THIS PROPERTY DOES LIE WITHIN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS. (REFER TO CIVIL)
TRASH AND RECYCLING SERVICES TO BE CONTRACTED BETWEEN THE DEVELOPER/OWNER AND A PRIVATE HAULER FOR ALL UNITS.
USPS MAIL DELIVERY WILL BE PROVIDED BY CENTRALIZED KIOSKS/MAIL ROOMS WITHIN MULTI-FAMILY BUILDINGS.
ALL SIDEWALKS ALONG PUBLIC ROADS SHALL MEET THE REQUIREMENTS OF THE MCSP.
THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT A MINIMUM 5 FOOT CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS, INCLUDING POWER POLES AND SIGNAGE, WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 5' OF CLEAR ACCESS. WITH METRO APPROVAL, SIDEWALKS AND LANDSCAPE ZONES MAY BE ADJUSTED TO AVOID OBSTRUCTIONS.
IN THE EVENT THIS PROPERTY IS NOT UTILIZED AS INTENDED BY THIS SPECIFIC PLAN, THE PROPERTY MAY BE DEVELOPED/UTILIZED IN ACCORDANCE WITH THE REQUIREMENTS (AS DETAILED IN THE METRO ZONING ORDINANCE) OF THE ORIGINAL IWD ZONING. ANY FUTURE IMPROVEMENTS TO THE PROPERTY WILL BE SUBJECT TO STANDARDS AND APPROVAL OF METRO WATER AND SEWER.

STORMWATER/UTILITIES/ INFRASTRUCTURE:
STORMWATER PLANS FOR THIS DEVELOPMENT TO BE PROVIDED IN A MANNER CONSISTENT WITH THE STORMWATER VOLUME SLID MANUAL. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES TO INDICATE THE BASIC PREMISE OF THIS DEVELOPMENT AND PROPOSED STORMWATER LOCATIONS AND METHODS. FINAL DETAILS SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE SUBMITTAL.
ALL ABOVE GROUND UTILITY BOXES/DEVICES WILL BE SCREENED APPROPRIATELY.
ALL PROPOSED NEW PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
ALL ACCESS DRIVES AND DRIVEWAYS WITHIN THIS DEVELOPMENT SHALL BE PRIVATE.
ALL PRIVATE DRIVES/ALLEYS MAY BE PAVED WITH PERVIOUS PAVEMENT WITH MATERIAL AND CROSS SECTION TO BE APPROVED BY METRO PUBLIC WORKS.
ALL SIDEWALKS LOCATED WITHIN THE PUBLIC R.O.W. ARE TO MEET METRO PUBLIC WORKS AND ADA STANDARDS.
REFER TO CIVIL DRAWINGS FOR ALL OTHER UTILITIES/ EASEMENTS.
ALL GRADING SHOWN ON THIS PLAN IS CONCEPTUAL. THE SITE WILL BE BALANCED FOR CUT AND FILL TO THE EXTENT POSSIBLE WHILE REMAINING IN COMPLIANCE WITH THE FLOODPLAIN REGULATIONS.

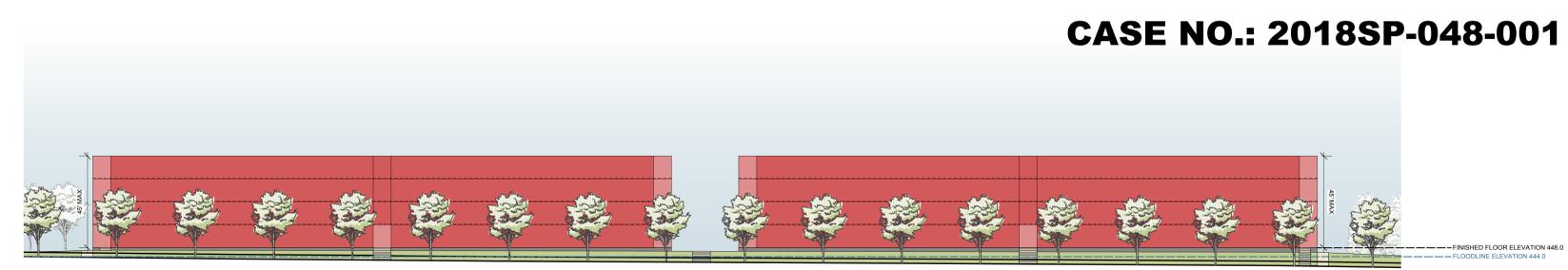
ENCROACHMENTS
EXPOSED, COVERED, OR ENCLOSED PORCHES AND DECKS MAY EXTEND INTO FRONT, SIDE AND BACK SETBACKS OR COMMON SPACE NOT EXCEEDING 6FT INTO COMMON SPACE OR 3FT FROM PRIVATE LOT PROPERTY LINES.

SOIL CLASSIFICATION
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GENERAL NOTES
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ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.
ALL EXISTING STRUCTURES ON THIS PARCEL TO BE DEMOLISHED UNLESS OTHERWISE NOTED ON PLANS.
THIS PROPERTY DOES LIE WITHIN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS. (REFER TO CIVIL)
TRASH AND RECYCLING SERVICES TO BE CONTRACTED BETWEEN THE DEVELOPER/OWNER AND A PRIVATE HAULER FOR ALL UNITS.
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3 R.O.W. SECTION
SCALE: 1" = 10'-0"

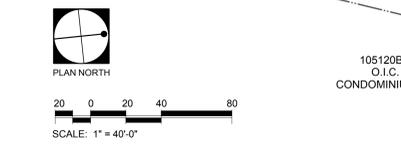
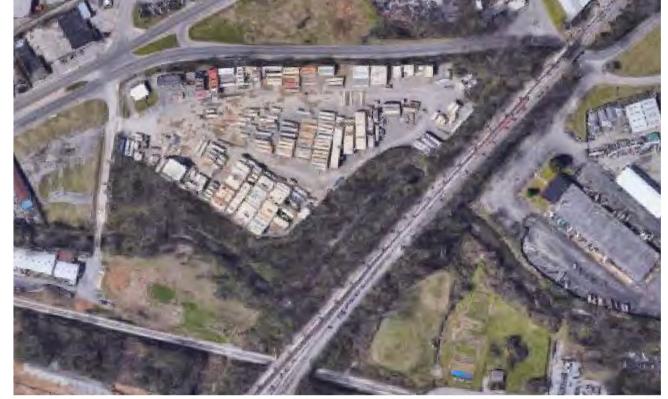


2 BUILDING ELEVATION
SCALE: 1" = 30'-0"



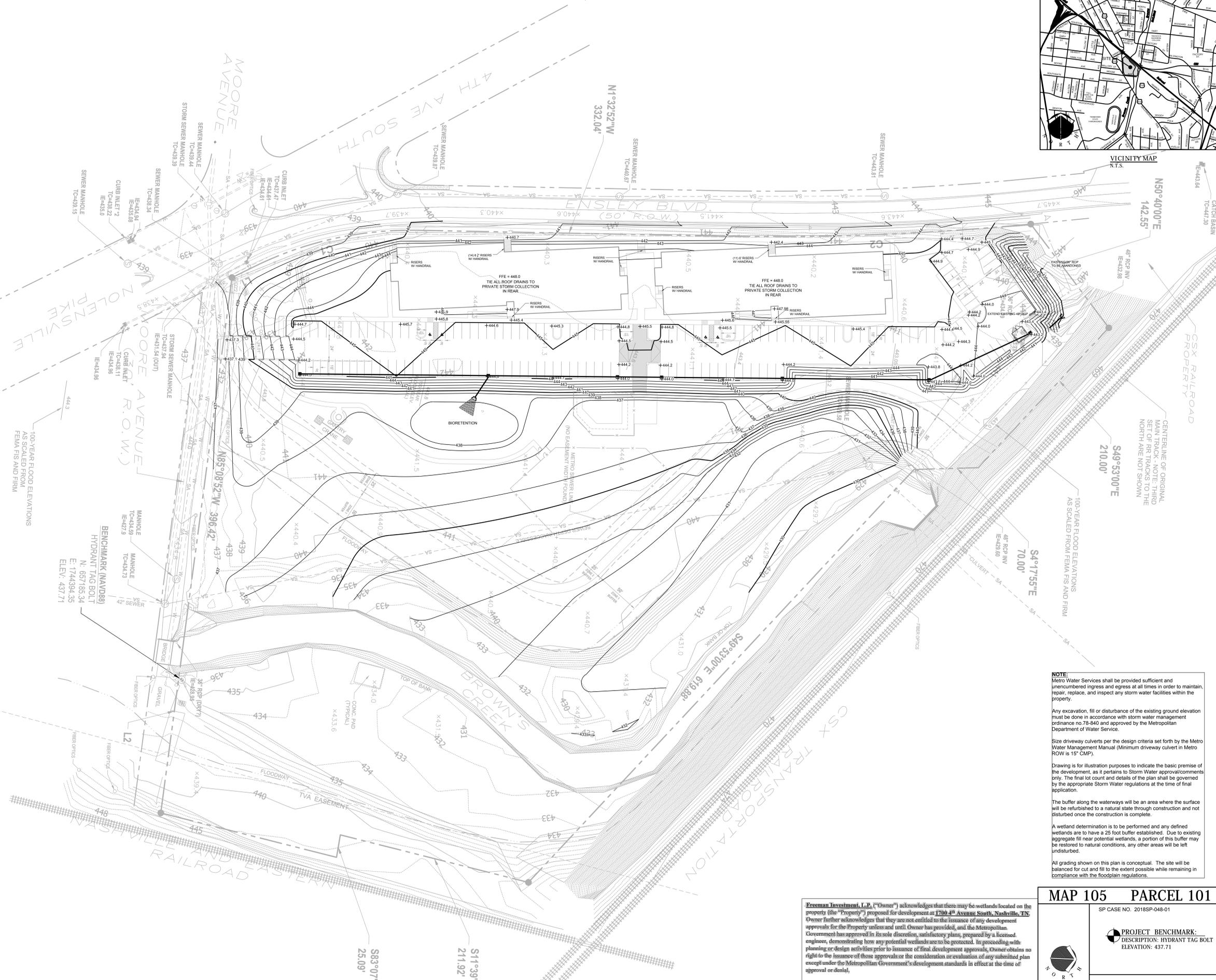
1 SITE PLAN
SCALE: 1" = 40'-0"

CONDITIONS: 7-30-2018



Site Grading, Drainage & Erosion Control Notes:

- The disturbed area for this project is approximately 8.4 acres.
- The contractor shall comply with all pertinent provisions of the manual of accident prevention and construction issued by AGC of America, Inc. and the safety and health regulations of construction issued by the U.S. Department of Labor.
- The contractor shall call "Tennessee One Call" (811) 72 hours prior to proceeding with any excavation.
- If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the engineer.
- Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams.
- Clean silt barriers when they are approximately 50% filled with sediment or as directed by the owner's representative. Silt barriers shall be replaced as effectiveness is significantly reduced, or as directed by the owner's representative.
- All new pipes under existing paved areas shall be backfilled to the top of subgrade with # 57 crushed stone.
- Sediment removed from sediment control structures is to be placed at a site approved by the local governing authority. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in the bid price for earthwork. The contractor shall obtain the disposal site as part of his work.
- Reinforced concrete storm drainage pipe shall be Class III. Corrugated metal pipe shall be 14 gauge unless otherwise noted.
- Minimum grade on asphalt or concrete paving shall be 1.0%.
- Construct silt barriers before beginning any grading operations.
- This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.
- Do not disturb vegetation or remove trees except when necessary for grading purposes.
- Top of grate elevations and location of coordinates for drainage structures shall be installed as shown on the plan unless otherwise noted. The grates shall slope longitudinally with the pavement grades. Coordinates provided are for the center of the grate (at the face of curb where applicable).
- Any site used for disposal and/or stockpile of any material shall be properly permitted for such activity. It is the responsibility of the contractor to see that all required permits are secured for each property utilized. A copy of the approved permit must be provided to the inspector prior to commencement of work on any property. Failure to do so may result in the contractor removing any illegally placed material at his own expense.
- Respread topsoil (6 inch minimum thickness), seed, and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. Contractor shall take whatever means necessary to establish permanent soil stabilization.
- Proposed contour lines and spot elevations are the result of an engineered grading design and reflect a planned intent with regard to drainage and movement of materials. Should the contractor have any question of the intent or any problem with the continuity of grades, the engineer shall be contacted immediately.
- All cut and fill slopes shall be 3:1 horizontal to 1 vertical or flatter unless otherwise indicated on plans.
- Positive drainage shall be established as the first order of work and shall be maintained at all times during and after construction. Soil softened by perched water in foundation and pavement areas must be undercut and replaced with suitable fill material.
- Remove sediment from all drainage structures before acceptance by local governing agency, or as directed by the owner's representative.
- Contractor shall conform to all applicable codes and obtain approval as necessary before beginning construction.
- Remove the temporary erosion and water pollution control devices after a solid stand of grass has been established on graded areas and when in the opinion of the owner's representative, they are no longer needed.
- Provide temporary construction access(es) at the point(s) where construction vehicles exit the construction area. Maintain public roadways free of tracked mud and dirt.
- All earthwork, including the excavated subgrade and each layer of fill, shall be monitored and approved by a qualified geotechnical engineer, or his representative.
- All fill material on this project shall be approved by the geotechnical engineer prior to placement. This material shall be placed in lifts and compacted as directed by the geotechnical engineer. The contractor shall be responsible for employing a geotechnical engineer if one is not provided by the owner.
- All drainage construction materials and installation shall conform to the requirements and specifications of the local governing agency.
- It shall be the contractor's responsibility to waste excess earth material off site at no additional cost to the owner. The contractor shall first offer the excess material to the owner. If not accepted by the owner, the contractor shall dispose of earth material off site. It shall also be the contractor's responsibility to import suitable material (at no additional cost to the owner) for earthwork operations if sufficient amounts of earth material are not available on site.
- The contractor shall check all existing grades and dimensions in the field prior to beginning work and report any discrepancies to the engineer. Commencement of any grading work constitutes the contractor's acceptance of the existing grade as matching those shown on the plans.
- Strip topsoil from all cut and fill areas and stockpile. Upon completion of general grading respread the topsoil over all disturbed areas, to a minimum depth of 6". Contractor shall supply additional topsoil if insufficient quantities exist on site. Remove any excess topsoil from site.
- The contractor shall take special care to compact fill sufficiently around and over all pipes, structures, valve stems, etc., inside the proposed paved areas to avoid settlement. Any settlement during the warranty period shall be restored by the contractor at no additional cost to the owner.
- In no case shall slope height, slope inclination, or excavation depth, including trench construction, exceed those specified in local state and federal regulations, specifically the current OSHA Health and Safety Standards for Excavations (29 CFR Part 1926) shall be followed.
- All fill slopes and cut slopes on this project shall be reviewed by the owner's geotechnical engineer during construction to confirm that the slopes are (will be) stable. It is the contractor's responsibility to have this confirmation in writing from the geotechnical engineer.
- All fill on this project shall be installed and compacted in accordance with the owner's geotechnical engineer's recommendation. The owner's geotechnical engineer shall review all filling operations to confirm the earthwork is properly installed and compacted. It is the contractor's responsibility to have this confirmation in writing from the geotechnical engineer.
- Relocation of existing plant materials shall be coordinated with the owner and relocated to a designated area on site.
- All horizontal and vertical information of proposed culverts shown hereon which accept discharge flows from existing channels are approximate utilizing topographic drawings. The final horizontal and vertical alignments shall be field located by the contractor prior to the ordering of materials or commencement of construction and shall notify the engineer of any discrepancies to what was designed.
- The contractor shall coordinate the exact location of the storm drain connections at the building with the plumbing plans.
- The location of all diversion swales and ditches shall be field adjusted to avoid trees as possible. The contractor shall walk the alignment of these swales and ditches in the field to verify avoidance of trees.



NOTE:
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.

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 Service.

Size driveway culverts per the design criteria set forth by the Metro Water Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).

Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Storm Water approval/comments only. The final lot count and details of the plan shall be governed by the appropriate Storm Water regulations at the time of final application.

The buffer along the waterways will be an area where the surface will be refurbished to a natural state through construction and not disturbed once the construction is complete.

A wetland determination is to be performed and any defined wetlands are to have a 25 foot buffer established. Due to existing aggregate fill near potential wetlands, a portion of this buffer may be restored to natural conditions, any other areas will be left undisturbed.

All grading shown on this plan is conceptual. The site will be balanced for cut and fill to the extent possible while remaining in compliance with the floodplain regulations.

Freeman Investment, L.P. ("Owner") acknowledges that there may be wetlands located on the property (the "Property") proposed for development at 1700 4th Avenue South, Nashville, TN. Owner further acknowledges that they are not entitled to the issuance of any development approvals for the Property unless and until Owner has provided, and the Metropolitan Government has approved in its sole discretion, satisfactory plans, prepared by a licensed engineer, demonstrating how any potential wetlands are to be protected. In proceeding with planning or design activities prior to issuance of final development approvals, Owner obtains no right to the issuance of those approvals or the consideration or evaluation of any submitted plan except under the Metropolitan Government's development standards in effect at the time of approval or denial.

Freeman Investment, L.P.
By: *Lacey Freeman*
Lacey Freeman, Administrative Manager
Date: 8-16-18

MAP 105 PARCEL 101

SP CASE NO. 2018SP-048-01

PROJECT BENCHMARK:
DESCRIPTION: HYDRANT TAG BOLT
ELEVATION: 437.71

SCALE: 1" = 40'-0"

SHEET: GRADING AND DRAINAGE PLAN

C3.00

GRAPHIC SCALE 1"=40'

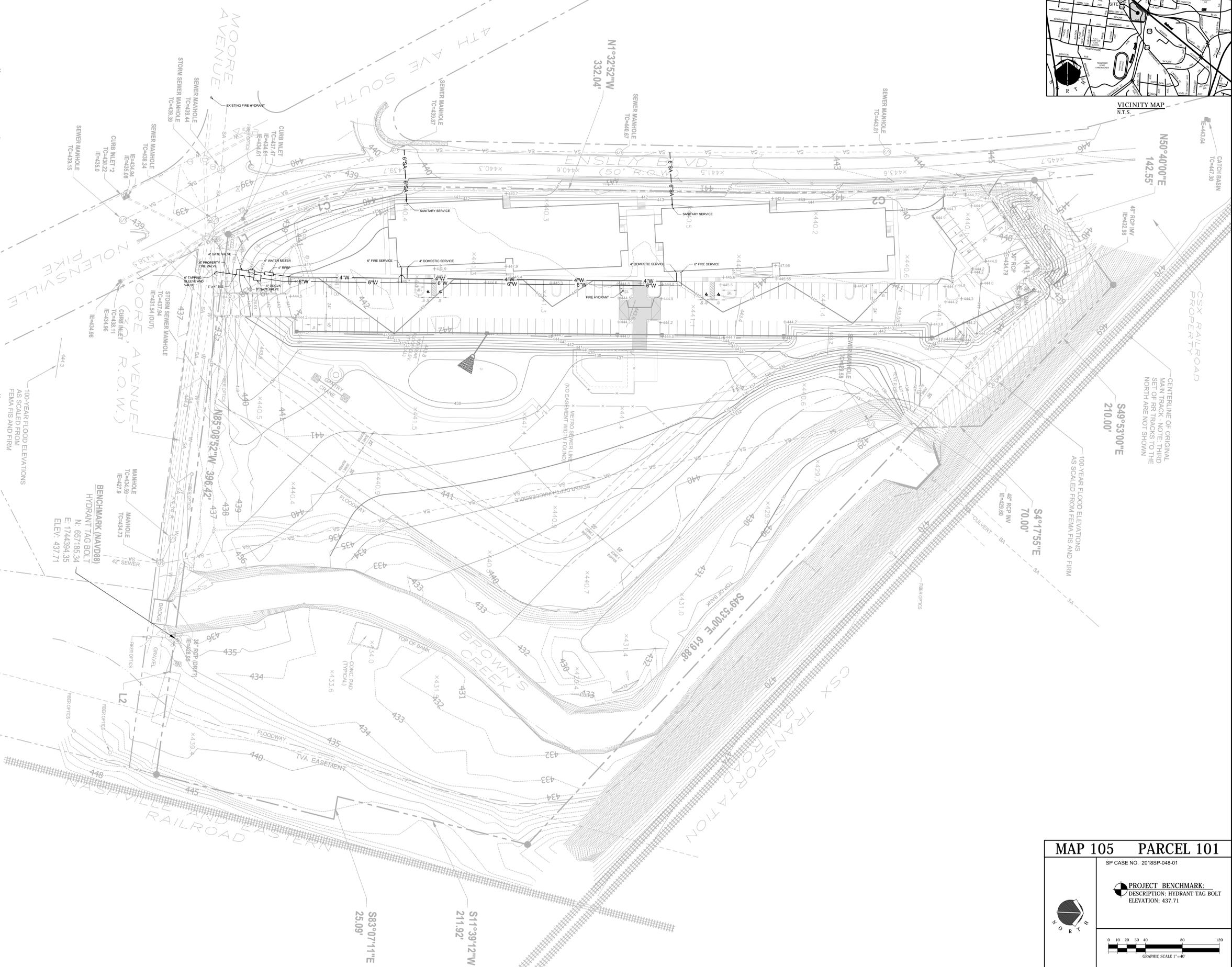
CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
2305 RINGBROOK DRIVE, NASHVILLE, TENNESSEE 37211
615.248.9999 WWW.CSIVILSITE.COM

PRELIMINARY SP
ENSLEY BOULEVARD MASTERPLAN
NASHVILLE, TENNESSEE

JOB NO.: 17-139
DATE: 08-20-18

Site Utility Notes:

- Prior to commencement of construction, the contractor will be solely responsible for contacting owners of all affected utilities in order to determine the extent to which utility relocations and/or adjustments will have upon the schedule of work for the project. While some work may be required around utility facilities that will remain in place, other utility facilities may need to be adjusted concurrently with the contractor's operations.
- The contractor shall comply with all pertinent provisions of the manual of Accident Prevention and Construction issued by AGC of America.
- All sewer lines and appurtenances shall be of materials and construction that conform to the Mt. Juliet Sewer Department requirements and specifications. If there are any discrepancies between the City's specifications and the information on these plans, the City's specifications shall govern.
- Safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment at no additional cost to the owner.
- All connections to existing manholes shall be by the coring and resilient seal method.
- Before connections are made into existing sewer lines, the new lines are to be flushed and tested by the contractor in accordance with the City of Mt. Juliet Sewer Department specifications.
- Before connections are made into existing water lines, the new lines are to be flushed and tested by the contractor in accordance with West Wilson Utility District specifications.
- The locations of existing utilities shown on these plans are approximate only. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities. Prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.
- Where drainage or utility lines occur in proposed fill areas, the fill material shall be placed and compacted in accordance with the specifications and the Geotechnical Engineer recommendations prior to installation of drainage or utility lines. Fill is to be inspected by a professional Geotechnical testing firm employed by the owner. Results of the test shall be furnished to the owner's representative. Contractor shall pay for any retesting.
- The contractor shall field verify the exact horizontal and vertical location of existing sanitary sewer lines at the point of connection prior to the commencement of any construction or ordering materials, report any discrepancies to the engineer immediately.
- Repair existing pavement, curbs, walks, landscaping, etc. that are damaged by construction activities to a like new condition at no additional cost to the owner.
- Sanitary sewer services shall be 6" diameter PVC (SDR 35) at a minimum slope of 1.0% unless shown otherwise on the drawings. Provide a minimum 30" of cover over all sewer services in grass areas and 48" of cover in paved areas.
- Some utilities can be located by call the "Tennessee One Call" System, Inc. The contractor shall call "Tennessee One Call" (1-800-351-1111) 72 hours prior to proceeding with any excavation.
- The concrete caps and encasements on water and sewer lines shall be a minimum of 6" thick. Use 3000 PSI concrete.
- The contractor shall be responsible for coordinating the sequencing of construction for all utility lines so that water lines do not conflict with sanitary sewers, sanitary sewer services, storm sewers, or any other utility or structure, existing or proposed.
- All trenches cut in existing roads or drives shall clean a clean cut and shall be backfilled (100%) to final sub grade with #57 stone. Repair roads per City of Mt. Juliet requirements.
- The contractor shall maintain 10 feet horizontal separation between sanitary sewer lines and water lines. Where these criteria cannot be met, the contractor shall maintain 18" vertical separation between water and sewer lines with sewer line below waterline.
- The fireline water service shall be class 52 ductile iron pipe and shall have a minimum of 36 inches of cover. The domestic waterline shall be type "K" copper and shall have a minimum of 36" of cover. The waterline (materials and installation) from the public main to the meter shall conform to the requirements of West Wilson Utility District.
- All waterline construction (including meters, backflow preventer, fire hydrants, etc...) shall be of materials and installation that conform to the requirements and specifications of the West Wilson Utility District.
- The gas line shown on this plan is for general proposed location purposes only. The materials and installation requirements of the gas service line shall be directed by Nashville Gas CO. and coordinating the installation of the gas service line.



CIVIL SITE
DESIGN GROUP
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ENSLEY BOULEVARD MASTERPLAN
PRELIMINARY SP
NASHVILLE, TENNESSEE

JOB NO.: 17-139
DATE: 08-02-18

MAP 105 PARCEL 101	
SP CASE NO. 2018SP-048-01	
PROJECT BENCHMARK: DESCRIPTION: HYDRANT TAG BOLT ELEVATION: 437.71	
SCALE: 1" = 40'-0"	
SHEET: SITE UTILITY PLAN	
C4.00	