

MULTIMODAL ACCESS CLOSURE EXCEPTION APPLICATION FORM AND CHECKLIST

Submittal Date: 3/7/2025 New Submittal Re-Submittal No: _____

Related Building Permit No: 2022002606

Project Name: More on Third

Street Name Location: 1227 3rd Ave N (corner) ^{Marroe}

Between: Madison And: Marroe ^{between Hwy + 3rd}

Applicant Name: Allisen Luck + Steven Ezell

Address: 4219 Hillsboro Pike

Phone: (615) 43-4998 Fax: _____ Contact: _____

Email: Allison.Luck@landcorp.com

Project Description: Building 14 units w/ placement of existing new utilities under ground

Start Date: 4/1/2025 End Date: 10/30/2025 Project Length: 46 weeks Total

Describe Type of Closure: Phase 1-3, Street-Sidewalk-Prop

Provide Reasons why Project cannot be completed without closures and what other options were considered (attach documents as needed):

Placement of utilities w/m ROW on street + Sidewalk cannot be accomplished w/out closures due to conflict of flow/Construction.

PROJECT INFORMATION CHECKLIST:

Included Not Applicable

- Project Vicinity Map with Project Area shown, street names, property information, existing pavement and striping, gutter and building locations, north arrow, and scale. *Civil Plans*
- Planned work hours included. *TCP*
- Exact location and dimensions of the construction work zone shown. *Civil Plans*
- If multiple phases are necessary, include perimeter impact of each phase, phase number, anticipated work hours and phase duration. *TCP*
- Details on construction activity and equipment being used as part of construction included for each phase. *Civil*
- Specify if any on-street parking, and/or metered parking, is to be restricted and if bus zone will need to be relocated.
- Specify if trash pickup will be impacted.
- Provide information on all utility work and utility connections. *Civil Plans*
- List all affected residents, businesses, agencies, and schools and any conversations/agreements taken place. *All have 2nd Access Point*
- Show ongoing construction projects within vicinity of proposed project impact.
- Provide plan to address conflicts with other nearby projects.
- Provide traffic control plan for each phase of construction (see traffic control checklist for more information).
- Provide information on work vehicle parking locations. *Civil plans (off Hwy)*
- Show construction trucks ingress/egress to project location. *TCP*
- Provide information on any traffic signals, traffic signal loops, and traffic signal cabinets in close proximity to project. *Civil plans*

TRAFFIC CONTROL PLAN CHECKLIST:

Included Not Applicable

- All temporary traffic control plans shall be designed in accordance with the most recent ADA regulations and requirements of the Manual of Uniform Traffic Control Devices.
- Clearly show the locations of all existing signs (including speed limit) as well as the proposed signs for each construction phase. *TCP*
- Show the location of all existing pedestrian paths and pedestrian detour route of each stage of construction. *TCP*
- Show dimensions of travel lane width, shoulder width, sidewalk of each phase, and overall roadway width along the length of affected area. *TCP*
- Show all existing striping and markings to remain, to be removed, and all proposed striping and markings for each construction stage. *TCP*
- Provide detour plan clearly showing detour route for any roadway or pedestrian/bike path closures. *TCP*
- Specify placement of all temporary traffic control devices. *TCP*
- Specify spacing of all temporary traffic control devices.
- Show all existing traffic signals and streetlights in the work zone location.
- Lighting provided for all pedestrian detour routes. *use of existing sidewalks & lighting*
- Provide minimum eleven (11) foot travel lanes at all times.
- Show size, height, and location of all channelizing devices, warning lights, flag trees, barriers, etc. *TCP*
- Label all taper lengths and widths. *TCP*
- Provide locations of police officers for each phase as needed.
- Temporary Traffic Control Plan has been stamped and signed by a TN licensed Civil Engineer.

PHASE 1

TAYLOR STREET



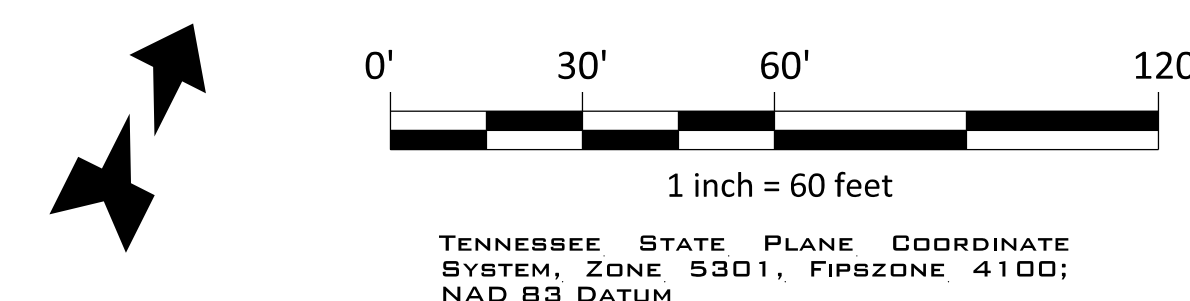
PHASE 1 - MONROE STREET CLOSURE

DESCRIPTION:

SIDEWALK AND LANE CLOSURES ALONG MONROE STREET BETWEEN 3RD AVENUE N AND THE ALLEY IN NASHVILLE, TN

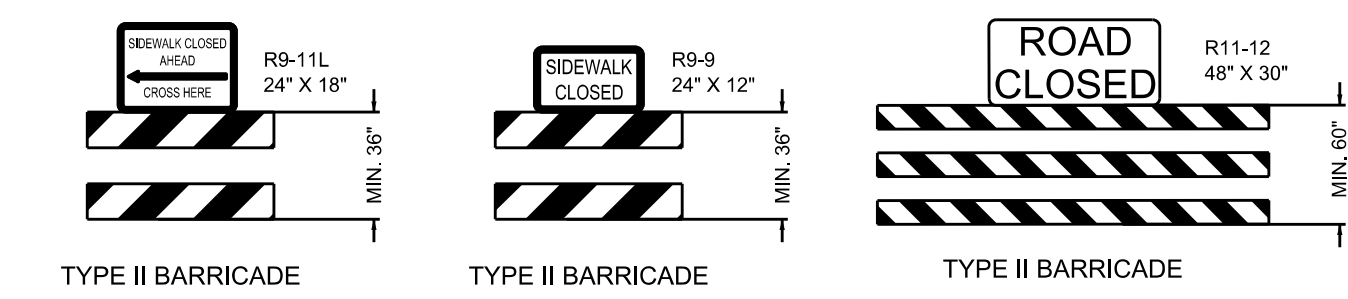
TRAFFIC CONTROL NOTES:

- SIDEWALK CLOSURE AND LANE CLOSURE TO OCCUR ALONG MONROE STREET BETWEEN 3RD AVENUE N AND THE ALLEY FOR THE DURATION OF THE PROJECT.
- ALL TRAFFIC CONTROL DEVICES AND WARNING SIGNS SHOULD BE REMOVED OR COVERED AS SOON AS PRACTICAL WHEN THEY ARE NO LONGER NEEDED OR IN USE.
- ALL TRAFFIC CONTROL DEVICES, BARRICADES, BALLAST SYSTEMS, AND SIGN SUPPORT STRUCTURES USED ON ANY ROADWAY OPEN TO PUBLIC TRAVEL SHALL BE CRASHWORTHY WHEN INSTALLED FACING TRAFFIC OR TURNED AWAY FROM TRAFFIC.
- ALL WARNING SIGNS IN TEMPORARY TRAFFIC CONTROL ZONES SHALL HAVE A BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND.
- ALL REGULATORY SIGNS IN TEMPORARY TRAFFIC CONTROL ZONES SHALL HAVE A BLACK LEGEND AND BORDER ON A WHITE BACKGROUND.
- ADVANCE WARNING SIGNS TO BE PLACED 100 FEET APART ALONG THE NORTHBOUND AND SOUTHBOUND APPROACHES OF 4TH AVENUE N NEAR THE INTERSECTION WITH MONROE STREET.
- ADVANCE WARNING SIGNS TO BE PLACED 100 FEET APART ALONG THE EASTBOUND APPROACH OF MONROE STREET NEAR THE INTERSECTION WITH 4TH AVENUE N.
- THE WESTBOUND TRAVEL LANE ALONG MONROE STREET FROM 3RD AVENUE N TO THE ALLEY WILL REMAIN OPEN AND MUST REMAIN A MINIMUM OF TEN (10) FEET AS MEASURED FROM THE NEAR FACE OF THE TRAFFIC CONTROL DEVICES.
- PORTABLE WATER-FILLED BARRIERS WITH FENCES WILL BE UTILIZED ALONG MONROE STREET TO SEPARATE THE WORK ZONE FROM THE TRAVEL LANES.
- PORTABLE WATER-FILLED BARRIERS MUST BE INTERLOCKED AND FILLED ACCORDING TO MANUFACTURER'S STANDARDS TO PROVIDE NECESSARY CRASHWORTHINESS.
- PORTABLE WATER-FILLED BARRIERS SHALL BE SUPPLEMENTED WITH STANDARD DELINEATION TO IMPROVE VISIBILITY DURING NIGHT TIME OPERATIONS.
- EACH PORTABLE WATER-FILLED BARRIER SECTION SHOULD BE MADE OF POLYETHYLENE PLASTIC MEASURING APPROXIMATELY 6.5 FEET IN LENGTH AND A MINIMUM OF 1.75 FEET IN WIDTH.
- FENCES USED WITHIN THE TRAFFIC CONTROL AREA SHOULD NOT CREATE SIGHT DISTANCE RESTRICTIONS AND SHOULD BE CONSTRUCTED OF MATERIALS THAT ARE CONSIDERED CRASHWORTHY ACCORDING TO THE MUTCD.
- TYPE 2 BARRICADES WITH A SIDEWALK CLOSED (R9-9) SIGN TO BE PLACED ALONG THE EASTBOUND APPROACH OF THE SIDEWALK ON THE SOUTH SIDE OF MONROE STREET PRIOR TO THE SIDEWALK CLOSURE.
- TYPE 2 BARRICADES WITH A SIDEWALK CLOSED AHEAD CROSS HERE (R9-11) SIGN TO BE PLACED ALONG BOTH APPROACHES OF THE SIDEWALK ON THE SOUTH SIDE OF MONROE STREET NEAR THE INTERSECTION OF 4TH AVENUE N AND THE INTERSECTION OF 3RD AVENUE N.
- TYPE 2 BARRICADES MUST BE A MINIMUM LENGTH OF THIRTY-SIX (36) INCHES ACCORDING TO TDOT STANDARDS. EACH BARRICADE RAIL MUST BE EIGHT (8) TO TWELVE (12) INCHES WIDE.
- THE STRIPES ON TYPE 2 BARRICADE RAILS SHALL BE ALTERNATING ORANGE AND WHITE RETROREFLECTIVE STRIPES SLOPING DOWNWARD AT AN ANGLE OF 45 DEGREES. THE STRIPES SHOULD BE POSITIONED TO SLOPE DOWNWARD TOWARD THE CENTER OF THE BARRICADE OR BARRICADES.
- THE EASTBOUND DETOUR FOR THE MONROE STREET ROADWAY CLOSURE WILL UTILIZE 4TH AVENUE N, MADISON STREET, AND 3RD AVENUE N.
- ALL DETOUR (M4-9) SIGNS SHOULD BE PLACED IN ADVANCE OF A TURN WITH A STREET NAME SIGN PLACED ABOVE TO INDICATE THE NAME OF THE STREET BEING DETOURED.
- ALL END DETOUR (M4-8A) SIGNS TO BE PLACED ON ALONG THE EXITING APPROACH OF THE ROADWAY AFTER THE COMPLETION OF THE DETOUR.
- TYPE 3 BARRICADES WITH A MOUNTED ROAD CLOSED (R11-2) SIGN TO BE PLACED ACROSS THE EASTBOUND LANES OF MONROE STREET NEAR THE ALLEY.
- TYPE 3 BARRICADES WITH A MOUNTED ROAD CLOSED AHEAD LOCAL TRAFFIC ONLY (R11-3A) SIGN TO BE PLACED ACROSS THE EASTBOUND LANES OF MONROE STREET NEAR THE INTERSECTION WITH 4TH AVENUE N.
- TYPE 3 BARRICADES MUST BE A MINIMUM LENGTH OF SIXTY (60) INCHES ACCORDING TO TDOT STANDARDS. EACH BARRICADE RAIL MUST BE EIGHT (8) TO TWELVE (12) INCHES WIDE.
- THE STRIPES ON TYPE 3 BARRICADE RAILS SHALL BE ALTERNATING ORANGE AND WHITE RETROREFLECTIVE STRIPES SLOPING DOWNWARD AT AN ANGLE OF 45 DEGREES. THE STRIPES SHOULD BE POSITIONED TO SLOPE DOWNWARD TOWARD THE CENTER OF THE BARRICADE OR BARRICADES.
- SIGNS MOUNTED ON TYPE 3 BARRICADES SHOULD NOT COVER MORE THAN 50 PERCENT OF THE TOP TWO RAILS OR 33 PERCENT OF THE TOTAL AREA OF THE THREE RAILS.
- TYPE 3 BARRICADE RAILS SHOULD BE SUPPORTED IN A MANNER THAT WILL ALLOW THEM TO BE SEEN BY THE ROAD USER AND PROVIDE A STABLE SUPPORT THAT IS NOT DISPLACED.
- PEDESTRIAN DETOUR SIGNS WILL BE PLACED IN ADVANCE OF THE SIDEWALK CLOSURES.
- THE PEDESTRIAN DETOUR WILL UTILIZE THE SIDEWALK ALONG 4TH AVENUE N, THE SIDEWALK ALONG MONROE STREET, AND THE SIDEWALK ALONG 3RD AVENUE N.
- THE BICYCLE TRAFFIC ALONG MONROE STREET WILL MERGE INTO THE WESTBOUND TRAVEL LANE FOR THE DURATION OF THE PROJECT.
- NO TRUCK SIGNS WILL BE PLACED ALONG BOTH ENDS OF MONROE STREET NEAR THE INTERSECTIONS WITH 3RD AVENUE N AND 4TH AVENUE N.
- TRAFFIC CONTROL DEVICES SHOULD BE PLACED AS NOT TO IMPEDE ACCESS TO DRIVEWAYS LOCATED OUTSIDE OF THE WORK ZONE.
- TRAFFIC CONTROL DEVICES SHOULD BE PLACED AS NOT TO BLOCK VISIBILITY OF ANY REGULATORY SIGNS OUTSIDE OR WITHIN THE WORK ZONE.
- ALL SIGNS SHOULD BE MOUNTED ON POSTS TO AVOID BLOCKING THE SIDEWALK.
- ENSURE ALL NECESSARY CROSSWALKS HAVE ADA COMPLIANT RAMPS WITH DETECTABLE SURFACES.
- REFER TO TDOT STANDARD DRAWINGS, TDOT WORK ZONE FIELD ZONE MANUAL, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR ADDITIONAL DETAILS RELATED TO WORK ZONE DEVICES.



TRAFFIC CONTROL LEGEND	
SYMBOL	ITEM
	WORK ZONE
	SIGN (CONSTRUCTION)
	TEMPORARY BARRICADE (TYPE II)
	TRAFFIC FLOW
	TEMPORARY BARRICADE (TYPE III)

TRAFFIC CONTROL DEVICES



NO.	DATE	REVISIONS
1	03/06/2025	INITIAL SUBMITTAL

DATE: 03/06/2025
 SCALE: AS SHOWN
 DRAWN BY: T-SQUARE
 REVIEWER: JDE

TRAFFIC CONTROL PLAN
MONROE STREET (LANE & SIDEWALK) CLOSURE
 NASHVILLE, TENNESSEE

MONROE ST & 3RD AVENUE N CLOSURES



3/6/25

PROJECT
25-0225

SHEET
T-1.1

PHASE 3



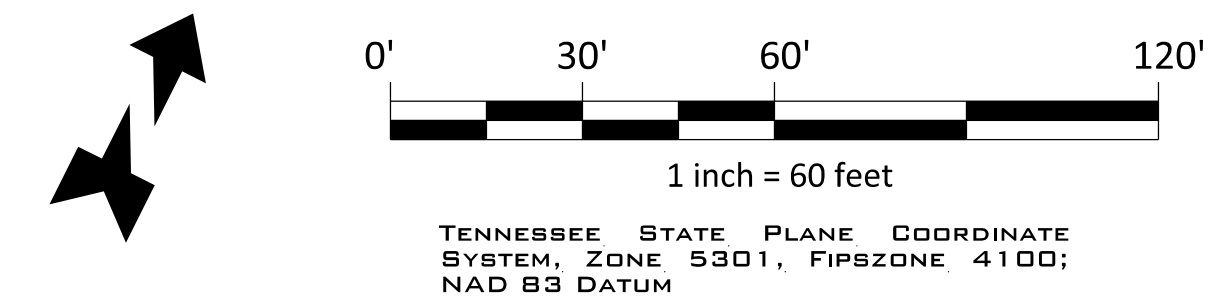
PHASE 3 - 3RD AVENUE N WEEKEND CLOSURE

DESCRIPTION:

FULL ROADWAY CLOSURE TO OCCUR ALONG 3RD AVENUE N BETWEEN MADISON STREET AND MONROE STREET DURING THE WEEKEND TIME PERIOD IN NASHVILLE, TN.

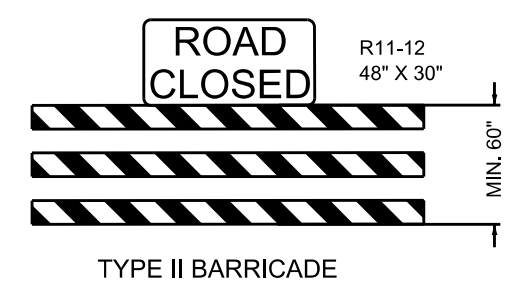
TRAFFIC CONTROL NOTES:

1. FULL ROADWAY CLOSURE TO OCCUR ALONG 3RD AVENUE N BETWEEN MADISON STREET AND MONROE STREET DURING THE WEEKEND TIME PERIOD.
2. ALL TRAFFIC CONTROL DEVICES AND WARNING SIGNS SHOULD BE REMOVED OR COVERED AS SOON AS PRACTICAL WHEN THEY ARE NO LONGER NEEDED OR IN USE.
3. ALL TRAFFIC CONTROL DEVICES, BARRICADES, BALLAST SYSTEMS, AND SIGN SUPPORT STRUCTURES USED ON ANY ROADWAY OPEN TO PUBLIC TRAVEL SHALL BE CRASHWORTHY WHEN INSTALLED FACING TRAFFIC OR TURNED AWAY FROM TRAFFIC.
4. ALL WARNING SIGNS IN TEMPORARY TRAFFIC CONTROL ZONES SHALL HAVE A BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND.
5. ALL REGULATORY SIGNS IN TEMPORARY TRAFFIC CONTROL ZONES SHALL HAVE A BLACK LEGEND AND BORDER ON A WHITE BACKGROUND.
6. ADVANCE WARNING SIGNS TO BE PLACED 100 FEET APART ALONG THE NORTHBOUND APPROACH OF 3RD AVENUE N NEAR THE INTERSECTION WITH MADISON STREET.
7. ADVANCE WARNING SIGNS TO BE PLACED 100 FEET APART ALONG THE SOUTHBOUND APPROACH OF 3RD AVENUE N NEAR THE INTERSECTION WITH MADISON STREET.
8. ADVANCE WARNING SIGNS TO BE PLACED 100 FEET APART ALONG THE WESTBOUND APPROACH OF MADISON STREET NEAR THE INTERSECTION WITH 3RD AVENUE N.
9. ADVANCE WARNING SIGNS TO BE PLACED 100 FEET APART ALONG THE WESTBOUND APPROACH OF MADISON STREET NEAR THE INTERSECTION WITH 3RD AVENUE N.
10. THE NORTHBOUND DETOUR FOR THE 3RD AVENUE N ROADWAY CLOSURE WILL UTILIZE MADISON STREET, 4TH AVENUE N, AND MONROE STREET.
11. THE SOUTHBOUND DETOUR FOR THE 3RD AVENUE N ROADWAY CLOSURE WILL UTILIZE MONROE STREET, 4TH AVENUE N, AND MADISON STREET.
12. ALL DETOUR (M4-9) SIGNS SHOULD BE PLACED IN ADVANCE OF A TURN WITH A STREET NAME SIGN PLACED ABOVE TO INDICATE THE NAME OF THE STREET BEING DETOURED.
13. ALL END DETOUR (M4-8A) SIGNS TO BE PLACED ON ALONG THE EXITING APPROACH OF THE ROADWAY AFTER THE COMPLETION OF THE DETOUR.
14. TYPE 3 BARRICADES WITH A MOUNTED ROAD CLOSED (R11-2) SIGN TO BE PLACED ACROSS ALL LANES OF 3RD AVENUE N NEAR MONROE STREET.
15. TYPE 3 BARRICADES WITH A MOUNTED ROAD CLOSED (R11-2) SIGN TO BE PLACED ACROSS ALL LANES OF 3RD AVENUE N NEAR THE PARK HAPPY SURFACE LOT.
16. TYPE 3 BARRICADES WITH A MOUNTED ROAD CLOSED AHEAD LOCAL TRAFFIC ONLY (R11-3A) SIGN TO BE PLACED ACROSS THE NORTHBOUND LANE OF 3RD AVENUE N NEAR THE INTERSECTION WITH MADISON STREET.
17. TYPE 3 BARRICADES MUST BE A MINIMUM LENGTH OF SIXTY (60) INCHES ACCORDING TO TDOT STANDARDS. EACH BARRICADE RAIL MUST BE EIGHT (8) TO TWELVE (12) INCHES WIDE.
18. THE STRIPES ON TYPE 3 BARRICADE RAILS SHALL BE ALTERNATING ORANGE AND WHITE RETROREFLECTIVE STRIPES SLOPING DOWNWARD AT AN ANGLE OF 45 DEGREES. THE STRIPES SHOULD BE POSITIONED TO SLOPE DOWNWARD TOWARD THE CENTER OF THE BARRICADE OR BARRICADES.
19. SIGNS MOUNTED ON TYPE 3 BARRICADES SHOULD NOT COVER MORE THAN 50 PERCENT OF THE TOP TWO RAILS OR 33 PERCENT OF THE TOTAL AREA OF THE THREE RAILS.
20. TYPE 3 BARRICADES SHOULD BE SUPPORTED IN A MANNER THAT WILL ALLOW THEM TO BE SEEN BY THE ROAD USER AND PROVIDE A STABLE SUPPORT THAT IS NOT DISPLACED.
21. TRAFFIC CONTROL DEVICES SHOULD BE PLACED AS NOT TO IMPEDE ACCESS TO DRIVEWAYS LOCATED OUTSIDE OF THE WORK ZONE.
22. TRAFFIC CONTROL DEVICES SHOULD BE PLACED AS NOT TO BLOCK VISIBILITY OF ANY REGULATORY SIGNS OUTSIDE OR WITHIN THE WORK ZONE.
23. ALL SIGNS SHOULD BE MOUNTED ON POSTS TO AVOID BLOCKING THE SIDEWALK.
24. REFER TO TDOT STANDARD DRAWINGS, TDOT WORK ZONE FIELD ZONE MANUAL, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR ADDITIONAL DETAILS RELATED TO WORK ZONE DEVICES.



TRAFFIC CONTROL LEGEND	
SYMBOL	ITEM
	WORK ZONE
	SIGN (CONSTRUCTION)
	TEMPORARY BARRICADE (TYPE III)

TRAFFIC CONTROL DEVICES



NO.	DATE	REVISIONS
1	03/06/25	INITIAL SUBMITTAL

TRAFFIC CONTROL PLAN
3RD AVENUE N (WEEKEND ROADWAY) CLOSURE
 NASHVILLE, TENNESSEE

MONROE ST & 3RD AVENUE N CLOSURES



3/6/25

PROJECT
25-0225

SHEET
T-1.3

PURPOSE NOTE:	
THE PURPOSE OF THIS SP IS TO REZONE 0.62 ACRES TO ALLOW FOR A 14-UNIT RESIDENTIAL DEVELOPMENT. OWNER OCCUPIED STRP PERMITTED, AND NON-OWNER OCCUPIED STRP PROHIBITED.	
SITE DATA TABLE:	
MAP/ PARCEL:	MAP 82-09, PARCEL 346.00
OWNER / CONTACT:	STEVEN D. EZELL MORE ON FIFTH, LLC 1227 3RD AVENUE NORTH NASHVILLE, TN 37208 615-948-9460 STEVE.EZELL@LANDCORP.COM
EXISTING ZONING:	IR
COUNCIL DISTRICT:	19, JACOB KUPIN
TOTAL AREA:	0.62 ACRES
MAX ALLOWABLE RESIDENTIAL DENSITY:	18 UNITS
MAX ALLOWABLE COMMERCIAL USE:	1,600 SF
MAX ALLOWABLE HEIGHT/ STORIES IN BUILT-TO-ZONE:	3 STORIES IN 45 FEET
MAX ALLOWABLE HEIGHT/ STORIES W/ 15 STEP-BACK:	4 STORIES IN 60 FEET
BUILT-TO-ZONE:	0 - 15 FEET
MIN REAR SETBACK:	5 FEET
MIN SIDE SETBACK:	NONE REQ.
ISR MAX/PROVIDED:	0.90 / 0.81
FAR PROVIDED:	1.62
BUILDING SQUARE FOOTAGES:	BUILDING 1 (UNITS 1-7): 21,527 SF BUILDING 2 (UNITS 8-15): 21,539 SF
PARKING SPACES REQ./PROVIDED:	2 PER UNIT / 2 PER UNIT (GARAGE SPACES)
BICYCLE PARKING REQ./PROVIDED:	4 / 4
FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS OF A MUNICIPAL ZONING DISTRICT WITHIN THE UZO AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.	
THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS	
PROPOSED USE(S):	
1. MULTI-FAMILY RESIDENTIAL	
NES NOTES:	
1. WHERE FEASIBLE, THIS DEVELOPMENT WILL BE SERVED WITH UNDERGROUND POWERS AND PAD-MOUNTED TRANSFORMERS. 2. NEW FACILITIES WILL NOT BE ALLOWED TO SIT IN OR PASS THROUGH BIORETENTION AREAS, BIOSWALES, AND THE LIKE. THIS INCLUDES PRIMARY DUCT BETWEEN PAD-MOUNTED TRANSFORMER EQUIPMENT, AS WELL AS SERVICE DUCT TO A METER.	
FEMA NOTE:	
1. THIS PROPERTY IS NOT LOCATED IN AN AREA OF FLOOD HAZARD OR SPECIAL FLOOD HAZARD ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 47053C0241H, EFFECTIVE APRIL 5, 2017.	
ARCHITECTURAL STANDARDS:	
1. ALL BUILDING FACADES FRONTING THE STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY), AND GROUND FLOOR UNITS SHALL HAVE DIRECT ACCESS TO THE STREET. 2. GROUND FLOOR BUILDING FACADES FRONTING THE STREET SHALL HAVE A MINIMUM OF 40% GLAZING FOR COMMERCIAL USE AND 25% GLAZING FOR RESIDENTIAL USE. UPPER STORY RESIDENTIAL BUILDING FACADES FRONTING THE STREET SHALL HAVE A MINIMUM OF 25% GLAZING. ON CORNER BUILDINGS GLAZING SHALL ADDRESS BOTH STREET FRONTS. 3. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1:1 OR GREATER, EXCEPT FOR DORMERS. 4. EIFS, VINYL SIDING, AND UNTREATED WOOD SHALL BE PROHIBITED. 5. RAISED FOUNDATIONS OF 4" - 36" ARE REQUIRED FOR ALL RESIDENTIAL UNITS. 6. MAX ALLOWABLE HEIGHT IS MEASURED FROM FINISHED GRADE AT FRONT OF UNITS. 7. THE ARCHITECTURAL DESIGN OF THE BUILDINGS WITHIN THIS SP DEVELOPMENT SITE IS TO BE CONSISTENT WITH THE GENERAL FABRIC AND DEVELOPMENT PATTERN OF THE EXISTING GERMANTOWN NEIGHBORHOOD. 8. BUILDING FACADES HAVE A MINIMUM OF 45% BRICK.	

METRO PUBLIC WORKS NOTES:	
1. THE FINAL SITE PLAN / BUILDING PERMIT SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP FRONTAGE OR FRONTAGE ZONE, AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. WHERE FEASIBLE, VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE. 2. PARKING RATIOS SHALL BE PROVIDED AT OR ABOVE THE REQUIREMENTS OF THE METRO ZONING ORDINANCE WITH FINAL SP SUBMITTAL. 3. REQUIRED RIGHT-OF-WAY WITHIN THE PROJECT SITE THAT IS IDENTIFIED AS NECESSARY TO MEET THE ADOPTED ROADWAY PLANS SHALL BE DEDICATED. 4. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN, OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS. 5. THE DESIGN OF THE PUBLIC INFRASTRUCTURE IS TO BE COORDINATED WITH THE FINAL SP, THE ROADS, PEDESTRIAN INFRASTRUCTURE, BICYCLE ROUTES, ETC. ARE TO BE DESIGNED AND CONSTRUCTED PER MFW STANDARDS AND SPECIFICATIONS. 6. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS. 7. THE PRELIMINARY PARKING TABLE COLLECTION FOR THE SITE WILL BE HANDLED BY A PRIVATE HAULERSERVICE.	

LANDSCAPE NOTES:	
1. ALL FINAL SITE DEVELOPMENT SHALL MEET LANDSCAPE REQUIREMENTS OF THE LANDSCAPE SECTION OF THE METRO ZONING ORDINANCE, CHAPTER 17.24 "LANDSCAPING, BUFFERING AND TREE REPLACEMENT". 2. FINAL SITE DEVELOPMENT SHALL PROVIDE STREET TREES IN ACCORDANCE WITH THE REQUIREMENTS OF METRO ZONING ORDINANCE CHAPTER 17.23.120. 3. FINAL SITE PLAN SHALL INCLUDE SUBMITTAL OF A LANDSCAPE PLAN. 4. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER 3RD & MONROE SP. FIRE MARSHAL NOTES: 1. NEW COMMERCIAL DEVELOPMENTS SHALL BE PROTECTED BY A FIRE HYDRANT THAT COMPLIES WITH THE 2006 EDITION OF NFPA 1 TABLE H. 2. NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FEET FROM A FIRE HYDRANT VIA A HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC. 1568.0208. 3. ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE 20 FEET MINIMUM WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.5 FEET. 4. IF MORE THAN THREE STORES ABOVE GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED. 5. IF MORE THAN ONE STORY BELOW GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED. 6. A FIRE HYDRANT SHALL BE PROVIDED WITHIN 100 FEET OF THE FIRE DEPARTMENT CONNECTION. 7. FIRE HYDRANTS SHALL BE IN SERVICE BEFORE ANY COMBUSTIBLE MATERIAL IS BROUGHT ON SITE. ON-SITE PARKING NOTE: 1. ALL FINAL SITE DEVELOPMENTS SHALL PROVIDE ON-SITE PARKING AS REQUIRED BY THE METRO ZONING ORDINANCE, OR BY AN APPROVED SHARED PARKING PLAN. FINAL SP PLANS SHALL INCLUDE A COMPREHENSIVE PARKING TABLE DETAILING EACH USE, REQUIRED PARKING TOTALS, AND PROVIDED PARKING TOTALS.	

METRO WATER & SEWER NOTES:	
1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES. 2. ALL LOTS SHALL HAVE INDIVIDUAL WATER AND SEWER SERVICES. GENERAL STORMWATER NOTES: 1. 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. 2. THE FINAL DESIGN AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION. 3. DRIVEWAY CULVERTS TO BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" RCP). 4. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY. STORMWATER TREATMENT NOTES: 1. SPECIFIC STORMWATER STORAGE AND TREATMENT MEASURES SHALL BE PROVIDED DURING FINAL SP SUBMITTAL AND GRADING PERMIT REVIEW. 2. ALL PROPOSED STORMWATER MANAGEMENT PRACTICES SHALL CONFORM TO THE LATEST VERSION OF THE METRO STORMWATER MANAGEMENT MANUAL AT TIME OF APPLICATION. COMMON PRACTICES INCLUDE LOW IMPACT DEVELOPMENT (LID) DESIGN, PROPRIETARY WATER QUALITY DEVICES, AND AN IN-LEU-FEE PAYMENT IN PLACE OF TREATMENT.	

- MWS STANDARD PRIVATE UTILITY PLAN NOTES:**
- ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
 - ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
 - VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
 - ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
 - IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
 - THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMENCING CONSTRUCTION PLANS CAN BE REVIEWED.
 - ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEANOUT ASSEMBLY.
 - BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
 - PLAN SIZE SHALL BE 24"x36", AND SHALL SHOW CONTOURS AROUND METER BOXES.
 - ANY UNUSED EXISTING WATER METERS MUST BE CUT AND CAPPED AT THE PUBLIC MAIN.
 - ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.
 - DOMESTIC AND IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES SHALL NOT BE PLACED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION OF THE SERVICE LOCATED WITHIN THE RIGHT OF WAY.
 - SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE LOCATED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.

MWS UTILITY NOTES:

- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
- THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING MUST BE COORDINATED WITH THE METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 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.
- ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED MAXIMUM OF 28" BELOW FINISHED GRADE.
- UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS IN DIGITAL (DWG AND PDF) FORMAT. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS AND WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTION BEING MADE.
- 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 REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND AN CONNECTIONS BEING MADE.
- PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
- ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
- ALL LEAD OR GALVANIZED WATER LINE SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FORM WATER MAIN TO METER BOX.
- DOMESTIC AND IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES SHALL NOT BE PLACED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION OF THE SERVICE LOCATED WITHIN THE RIGHT OF WAY.
- SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE LOCATED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.

GENERAL DEMOLITION NOTES:

- DEGRADABLE DEMOLITION DEBRIS INCLUDING, BUT NOT LIMITED TO, WOOD, METAL, PLASTER, TILE, ETC., SHALL NOT BE USED AS FILL ON SITE. THESE MATERIALS MUST BE WASTED OFF-SITE. CONTRACTOR TO VERIFY WITH GEOTECHNICAL ENGINEER ALL UNACCEPTABLE DEMOLITION FILL MATERIALS.
- THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS OR ANY SUBCONTRACTOR'S WORK.
- THE CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO SCHEDULE, SEQUENCE, AND COORDINATE ALL WORK.
- IN THE EVENT THE CONTRACTOR ENCOUNTERS MATERIAL ON THE SITE REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL OR OTHER TOXIC MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION IN WRITING TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.
- THE CONTRACTOR SHALL REMOVE ALL ABANDONED SYSTEMS AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE DRAWINGS. IF AN EXISTING SYSTEM IS TO REMAIN, RELOCATE AND/OR REFORME AS REQUIRED. NEW LOCATION TO BE APPROVED BY ENGINEER/ARCHITECT PRIOR TO WORK BEING PERFORMED.
- THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE PROPOSED CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN DEMOLITION WORK OF EXISTING BUILDINGS, UTILITIES, ETC.
- ALL BUILDINGS OUTSIDE OF THE DEMOLITION AREA SHALL BE PROTECTED.

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION AND MATERIALS AS EXISTING.
- NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNER'S APPROVAL.
- CONTRACTOR SHALL HIGH-PRESSURE WASH PARKING LOT, CONCRETE PAVEMENT, AND SIDEWALKS UPON COMPLETION OF CONSTRUCTION AS NEEDED.
- CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT / ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
- NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
- ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

EROSION CONTROL (EPSC) NOTES:

- ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
- WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH EROSION CONTROL BLANKET, OR APPROVED EQUAL.
- ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
- DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, SHALL BE PREVENTED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
- ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
- SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
- ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
- WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
- REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
- PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.
- CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
- CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMPs SHALL BE SHOWN ON THE EPSC PLAN.
- CONTRACTOR SHALL PROVIDE ALL INSPECTIONS AND REPORTING REQUIRED FOR THE STATE ISSUED NOC.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL DURING CONSTRUCTION. COST TO PROVIDE DUST CONTROL TO BE INCLUDED IN BID.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT/ MUD/ DEBRIS FROM PUBLIC AND PRIVATE DRIVES. THIS MAY INCLUDE A STREET SWEEPER/ WASHER. COST OF REMOVAL TO BE INCLUDED IN BID.
- CONTRACTOR SHALL FILE A NOTICE OF TERMINATION (NOT) WITH T.D.E.C. UPON FINAL STABILIZATION OF SITE.

PUBLIC SEWER NO. 2022046200

SUP NO. 2022037000

SWGR NO. 2022002606

SP CASE NO. 2021SP-018-002

METRO WATER SERVICES - NASHVILLE, TN

APPROVED FOR CONSTRUCTION

THIS DOCUMENT HAS BEEN REVIEWED BY THE DEPARTMENT OF WATER AND SEWERAGE SERVICES OR CONTRACTED PROFESSIONAL AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS AN ASSURANCE THAT THE IMPROVEMENTS DEPICTED IN THE DOCUMENT BEARING THIS STAMP WILL FUNCTION AS INTENDED.

SWGR: 2022002606
Date: 05/07/2024

APPROVAL EXPIRES ONE YEAR FROM THE DATE ABOVE

BCVA BARGE CIVIL ASSOCIATES

6800 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCVAcivil.com

RYAN JOSEPH WOODSON
REGISTERED ENGINEER
NO. 12068
STATE OF TENNESSEE

3RD & MONROE TOWNHOMES
1227 3RD AVENUE NORTH
NASHVILLE, TN, 37208

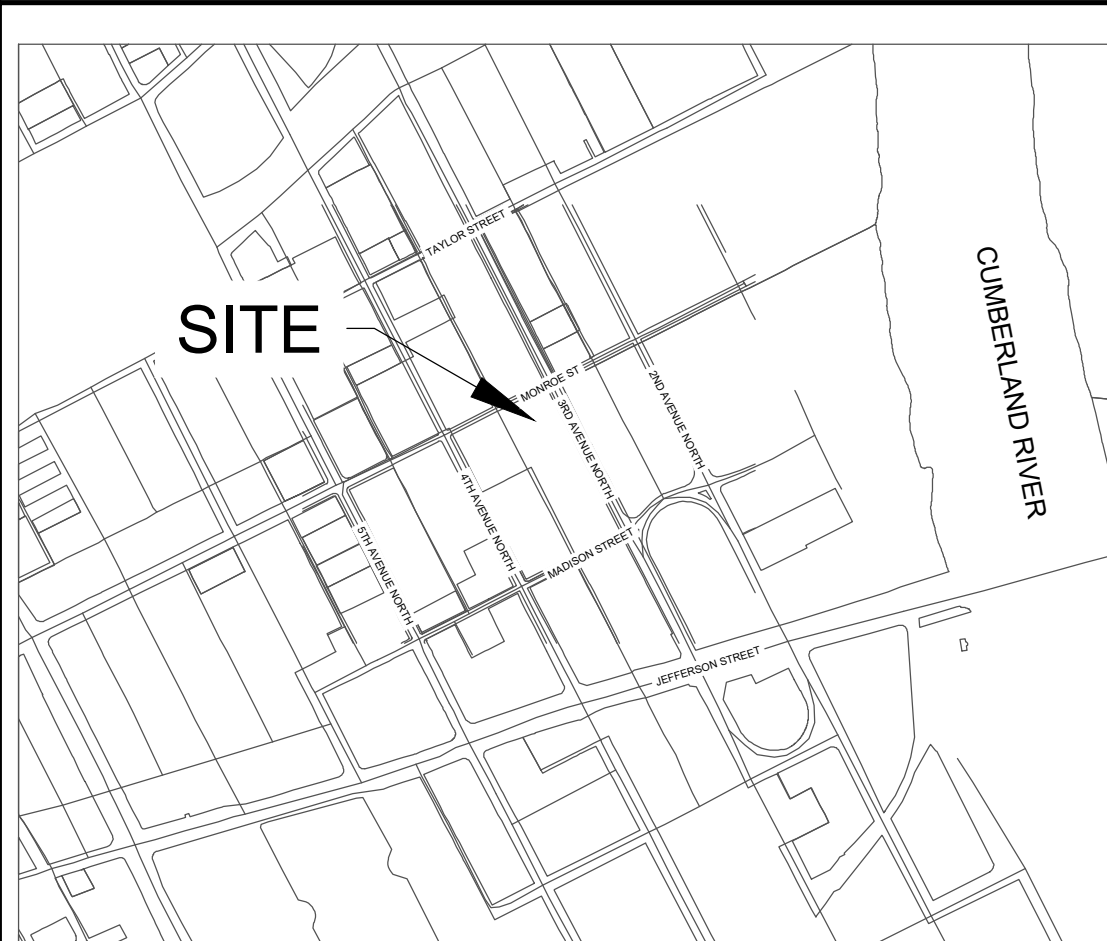
SITE NOTES

DATE	DESCRIPTION
1/26/2022	FINAL SP SUBMITTAL
6/2/2022	GRADING PERMIT RESUBMITTAL
6/28/2022	PRIVATE UTILITY RESUBMITTAL
4/26/2024	GRADING PERMIT RESUBMITTAL
5/3/2024	FINAL SP RESUBMITTAL

C0.1

BCA JOB NO. 2525-10-03

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GRADING AND DRAINAGE NOTES:

- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
- REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ON SITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
- ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
- CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
- ALL NEW AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
- CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
- IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
- ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED TESTING AGENCY.
- NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE TESTING AGENCY.
- COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TESTING AGENCY.
- COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A TESTING AGENCY. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TESTING AGENCY.
- ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
- UPON COMPLETION OF GRADING, THE TESTING AGENCY SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
- ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED EQUAL WITHIN SEVEN (7) DAY AFTER GRADING IS COMPLETE.
- CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:
 - CONTOURS AT 1' INTERVALS
 - SPOT ELEVATIONS AT TOPS AND TOES OF SLOPES IN DETENTION PONDS, PONDS, SPILLWAYS, BIOTRETENTION AREAS AND PRETREATMENT CELLS.
 - SPOT ELEVATIONS AT EDGES OF PERVIOUS PAVEMENT
 - DELINEATION OF PERVIOUS PAVEMENT AREAS
 - PIPE SIZE, MATERIAL, CASTING AND INVERT ELEVATIONS OF STORM AND SANITARY SEWER
 - LOCATIONS OF WATER AND GAS LINES AND APPURTENANCES
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.
- CONTRACTOR SHALL 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 PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICAL, LITTER AND SANITARY WASTE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMIT.

BENCHMARK NOTE:

NAIL SET IN PAVEMENT
 ELEVATION = 431.08 A.M.S.L.
 HORIZONTAL DATUM = NAD83
 VERTICAL DATUM = NAVD88

GRADING PLAN KEYNOTES:

- PROPOSED PUBLIC STORM PIPES AND INLETS, SEE PIPE AND STRUCTURE TABLES THIS SHEET.
- PROPOSED PRIVATE STORM LINE. SEE PIPE TABLE THIS SHEET.
- PROPOSED ROOF DOWNSPOUT (UNITS 1-6 & 9-14) TO DISCHARGE ONTO CONCRETE APRON ALONG PERIMETER OF PERVIOUS PAVEMENT DRIVE, TYP.
- TIE ROOF DRAIN DOWNSPOUTS (UNITS 7 & 8) TO STORM STRUCTURE B2 WITH 6" HDPE COLLECTOR PIPE
- PROPOSED LEVEL 2 PERVIOUS PAVERS, 3,888 SF. SEE DETAIL SHEET C5.0.
- PROPOSED AREA DRAIN. SLOPE TO DRAIN IN ALL DIRECTIONS. SEE STRUCTURE TABLE THIS SHEET.
- PROPOSED LIMITS OF DISTURBANCE (APPROX. 0.72 ACRES), TYP.
- CONNECT PROPOSED 24" STORM PIPE TO EXISTING STORM MANHOLE.
- PERVIOUS PAVERS OBSERVATION WELL, SEE DETAIL SHEET C5.0.

PUBLIC SEWER NO. 2022046200

SUP NO. 2022037000

SWGR NO. 2022002606

SP CASE NO. 2021SP-018-002

STORM STRUCTURE TABLE

STRUC. #	TYPE	CASTING FRAME	TOP OF CASTING (ELEV.)	PIPE I.E. (IN)	PIPE I.E. (OUT)
A1	SINGLE CURB INLET	JBS 3101	437.20	432.50	
A2	DOUBLE CURB INLET	JBS 3101	434.92	427.80	427.60
A3	DOUBLE CURB INLET	JBS 3101	434.20	427.10	426.90
A4	SINGLE CURB INLET	JBS 3101	432.00	425.20	425.00
A5	SINGLE CURB INLET	JBS 3101	428.60	422.10	421.90
B1	AREA DRAIN	JBS 4330	433.30	429.50	
B2	AREA DRAIN	JBS 4330	430.20	428.60	428.40
EX1	EXISTING AREA DRAIN		428.02	419.50	419.27

STORM PIPE TABLE

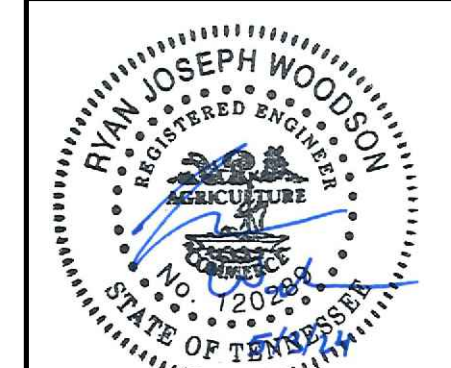
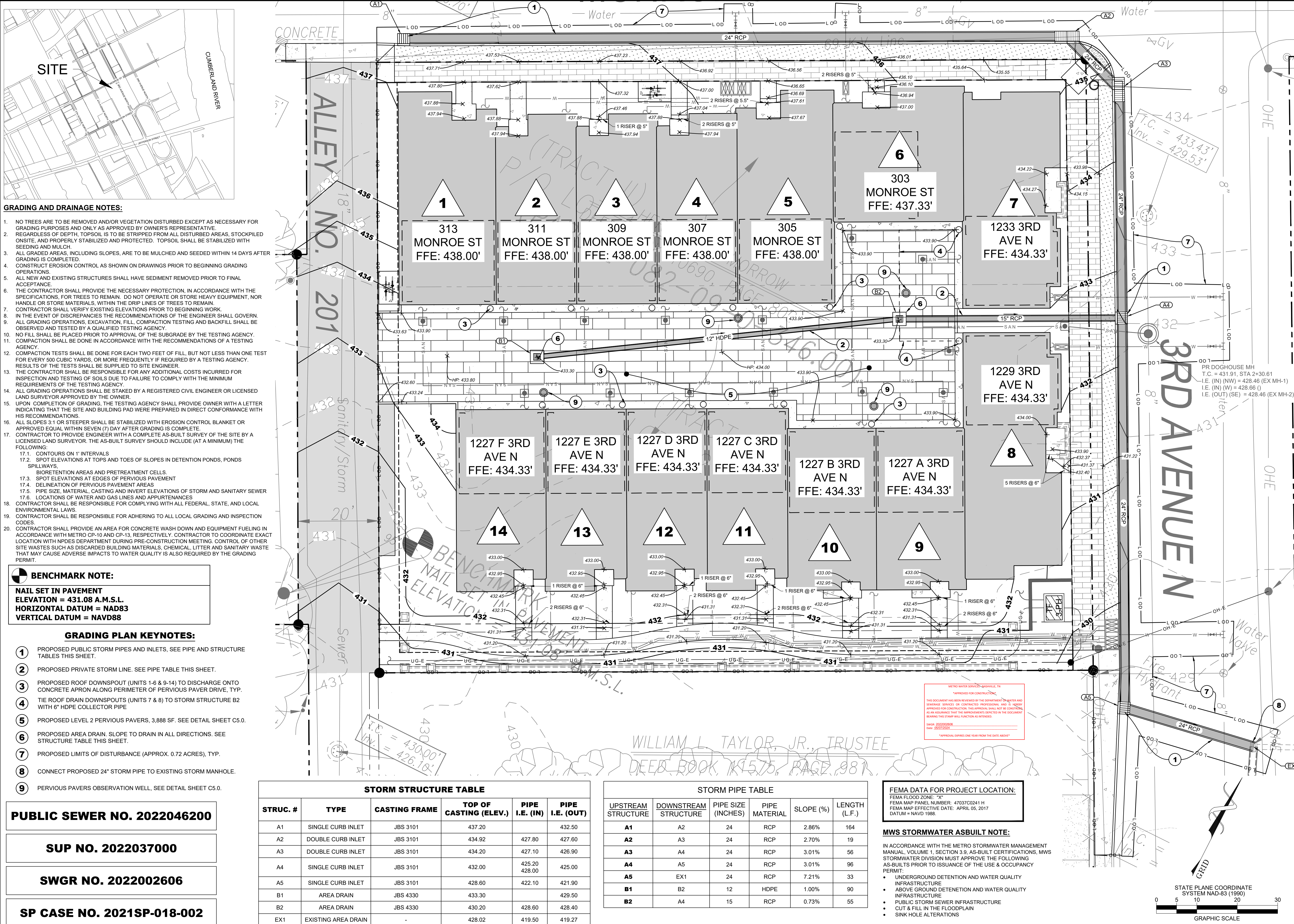
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE (INCHES)	PIPE MATERIAL	SLOPE (%)	LENGTH (L.F.)
A1	A2	24	RCP	2.86%	164
A2	A3	24	RCP	2.70%	19
A3	A4	24	RCP	3.01%	56
A4	A5	24	RCP	3.01%	96
A5	EX1	24	RCP	7.21%	33
B1	B2	12	HDPE	1.00%	90
B2	A4	15	RCP	0.73%	55

FEMA DATA FOR PROJECT LOCATION:

FEMA FLOOD ZONE: "X"
 FEMA MAP PANEL NUMBER: 47037C0241 H
 FEMA MAP EFFECTIVE DATE: APRIL 05, 2017
 DATUM = NAVD 1988

MWS STORMWATER ASBUILT NOTE:

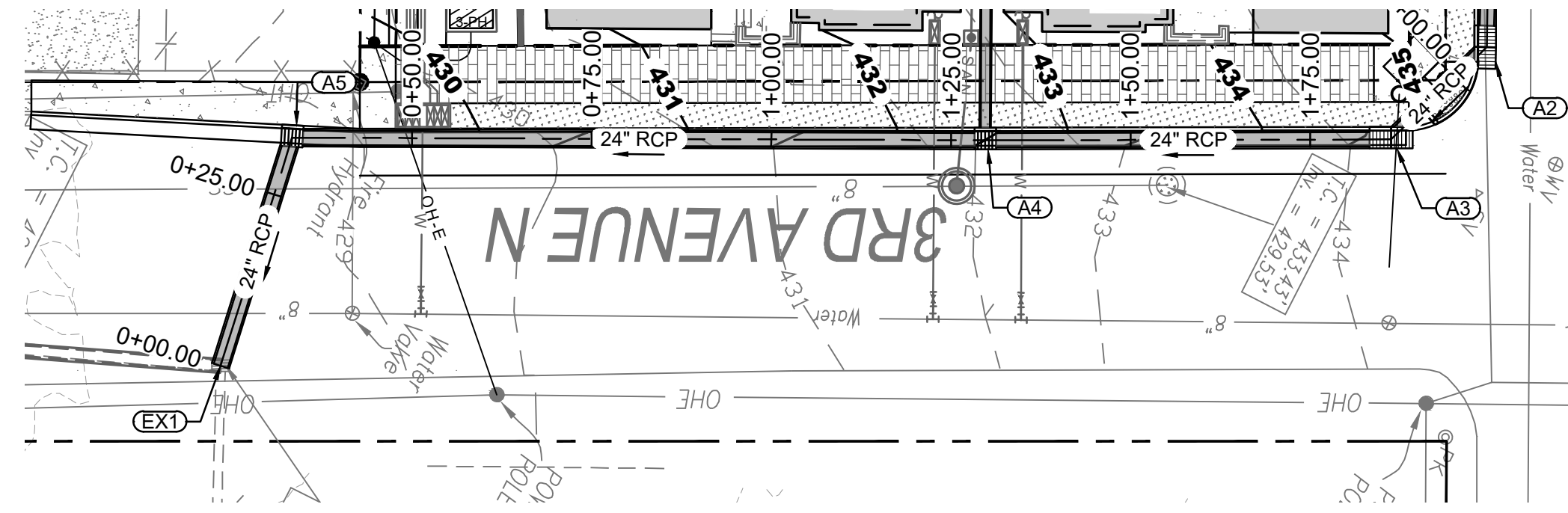
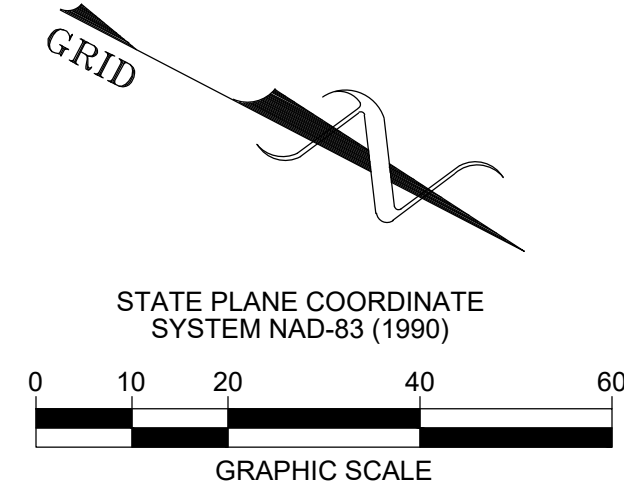
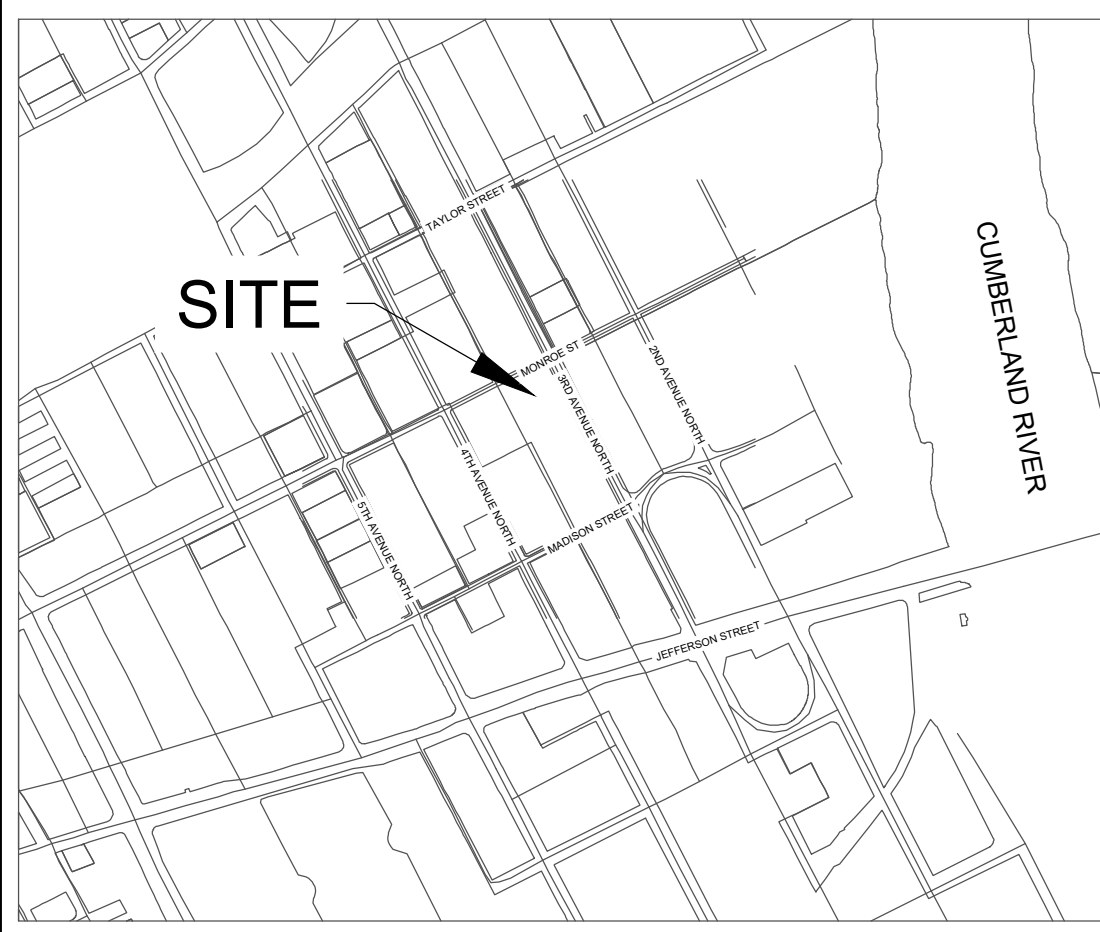
- IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT INFRASTRUCTURE ABOVE GROUND DETENTION AND WATER QUALITY STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:
- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
 - ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
 - PUBLIC STORM SEWER INFRASTRUCTURE
 - CUT & FILL IN THE FLOODPLAIN
 - SINK HOLE ALTERATIONS



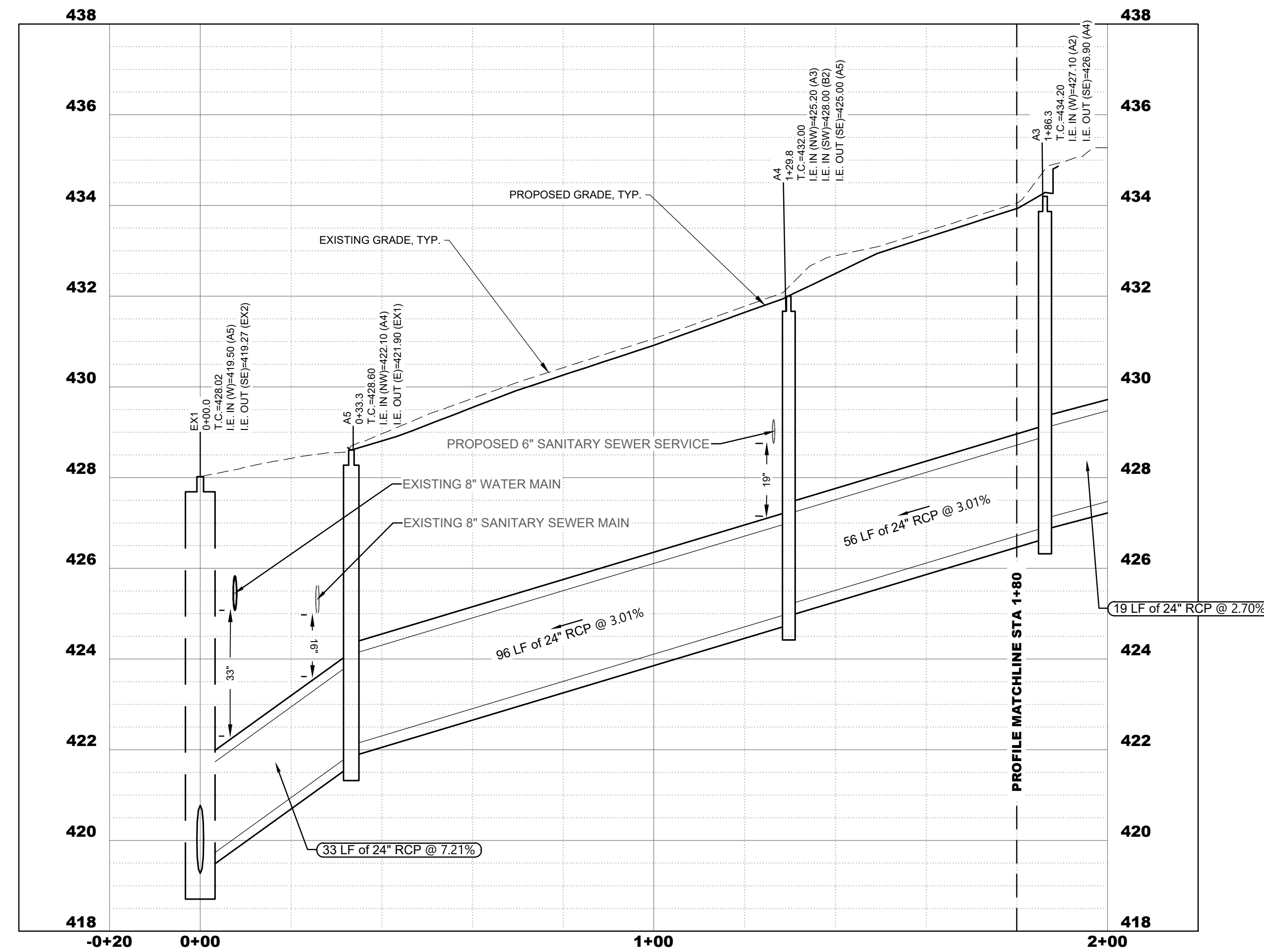
SITE GRADING PLAN
3RD & MONROE TOWNHOMES
1227 3RD AVENUE NORTH
NASHVILLE, TN, 37208

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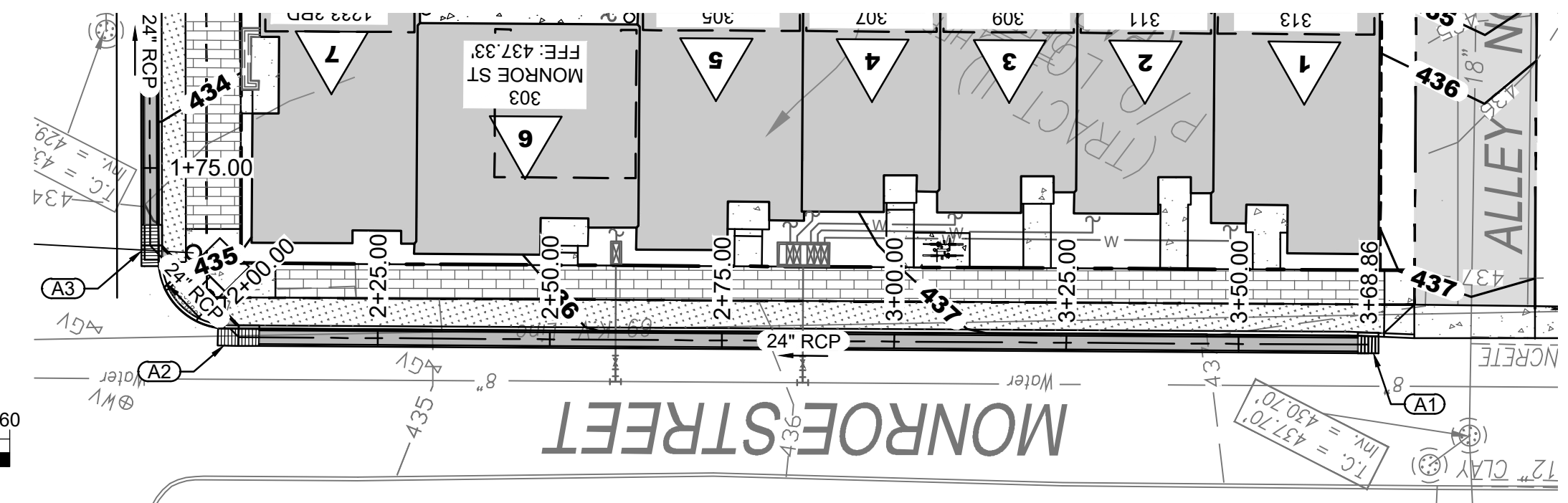
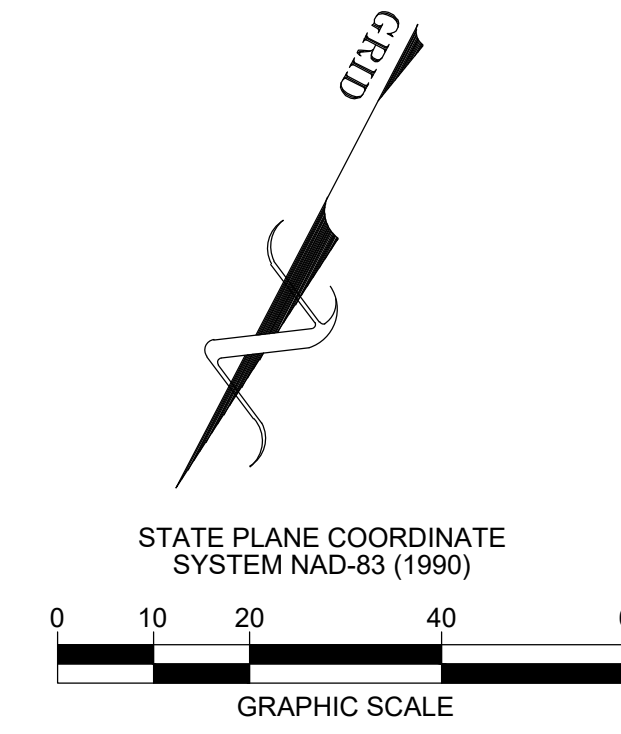
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 BCA JOB NO. 2525-10-103



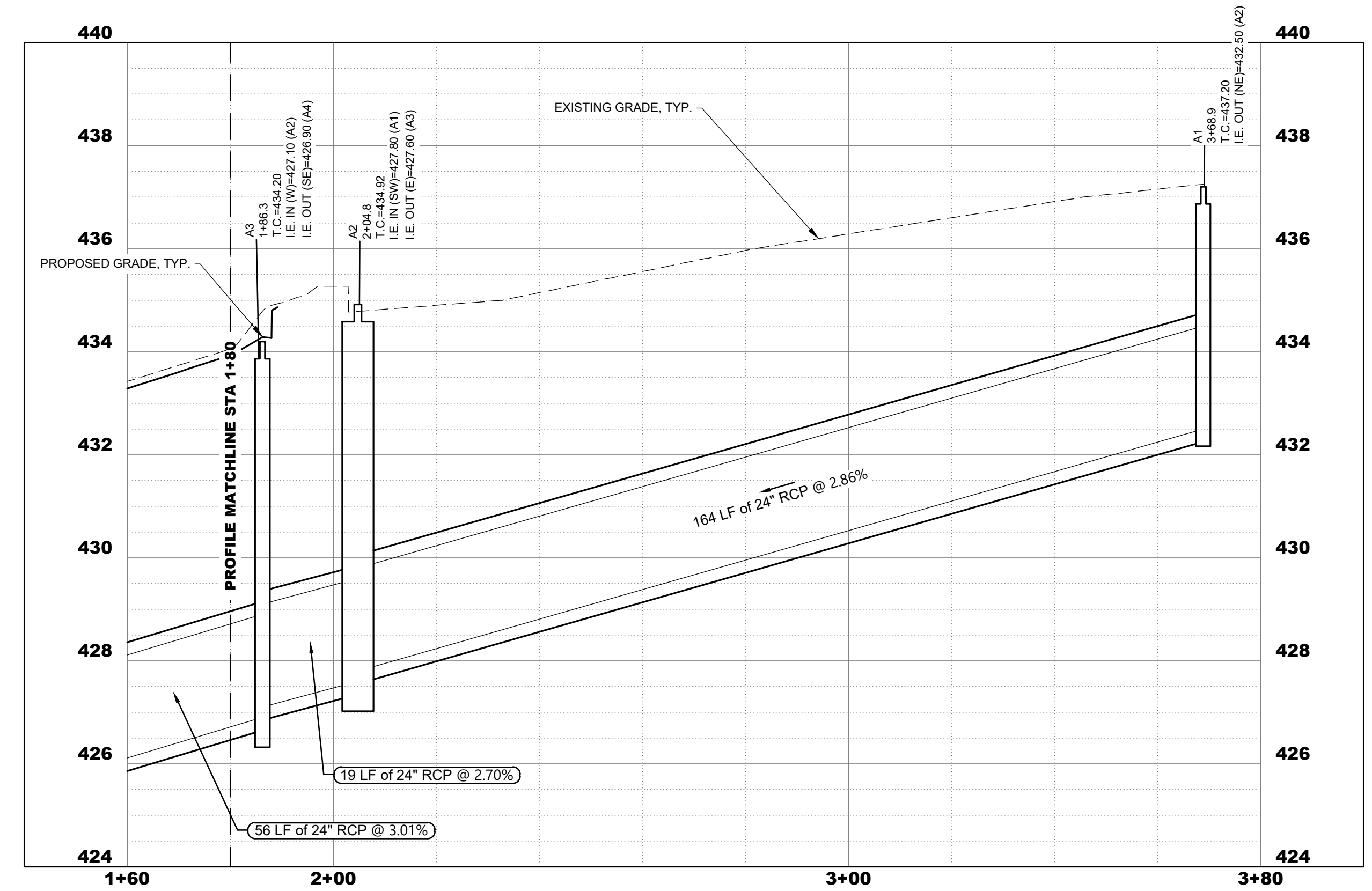
PROFILE VIEW OF EX1 TO A3



**STATION
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'**



PROFILE VIEW OF A3 TO A1



**STATION
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'**

PUBLIC SEWER NO. 2022046200

SUP NO. 2022037000

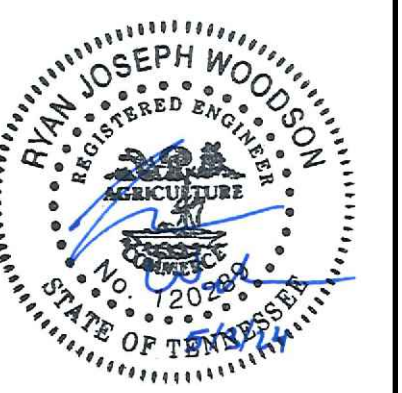
SWGR NO. 2022002606

SP CASE NO. 2021SP-018-002

PUBLIC STORM NOTE:

REPAIR AND REPLACE ALL INFRASTRUCTURE (ASPHALT, SIDEWALKS, CURBS, RAMPS, ETC.) DAMAGED/REMOVED DURING STORM LINE CONSTRUCTION PER NDOT STANDARDS AND SPECIFICATIONS. COORDINATE WORK WITH NDOT.

METRO WATER SERVICES - NASHVILLE, TN
 APPROVED FOR CONSTRUCTION
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 SWGR: 2022002606
 Date: 05/07/2024
 APPROVAL EXPIRES ONE YEAR FROM THE DATE ABOVE

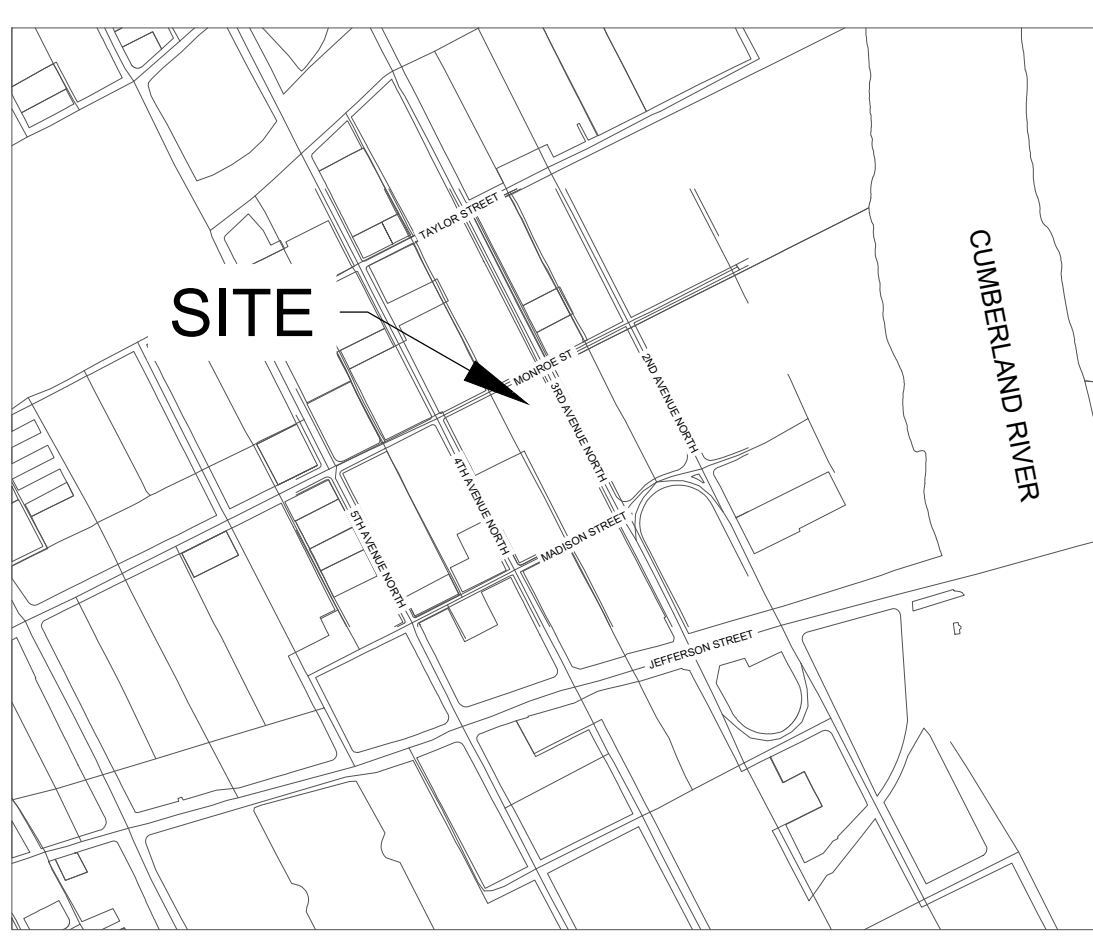


**PUBLIC STORM PLAN AND PROFILE
 3RD & MONROE TOWNHOMES
 1227 3RD AVENUE NORTH
 NASHVILLE, TN, 37208**

DATE	DESCRIPTION
1/26/2022	FINAL SP SUBMITTAL
6/2/2022	GRADING PERMIT RESUBMITTAL
6/28/2022	PRIVATE UTILITY RESUBMITTAL
4/26/2024	GRADING PERMIT RESUBMITTAL
5/3/2024	FINAL SP RESUBMITTAL

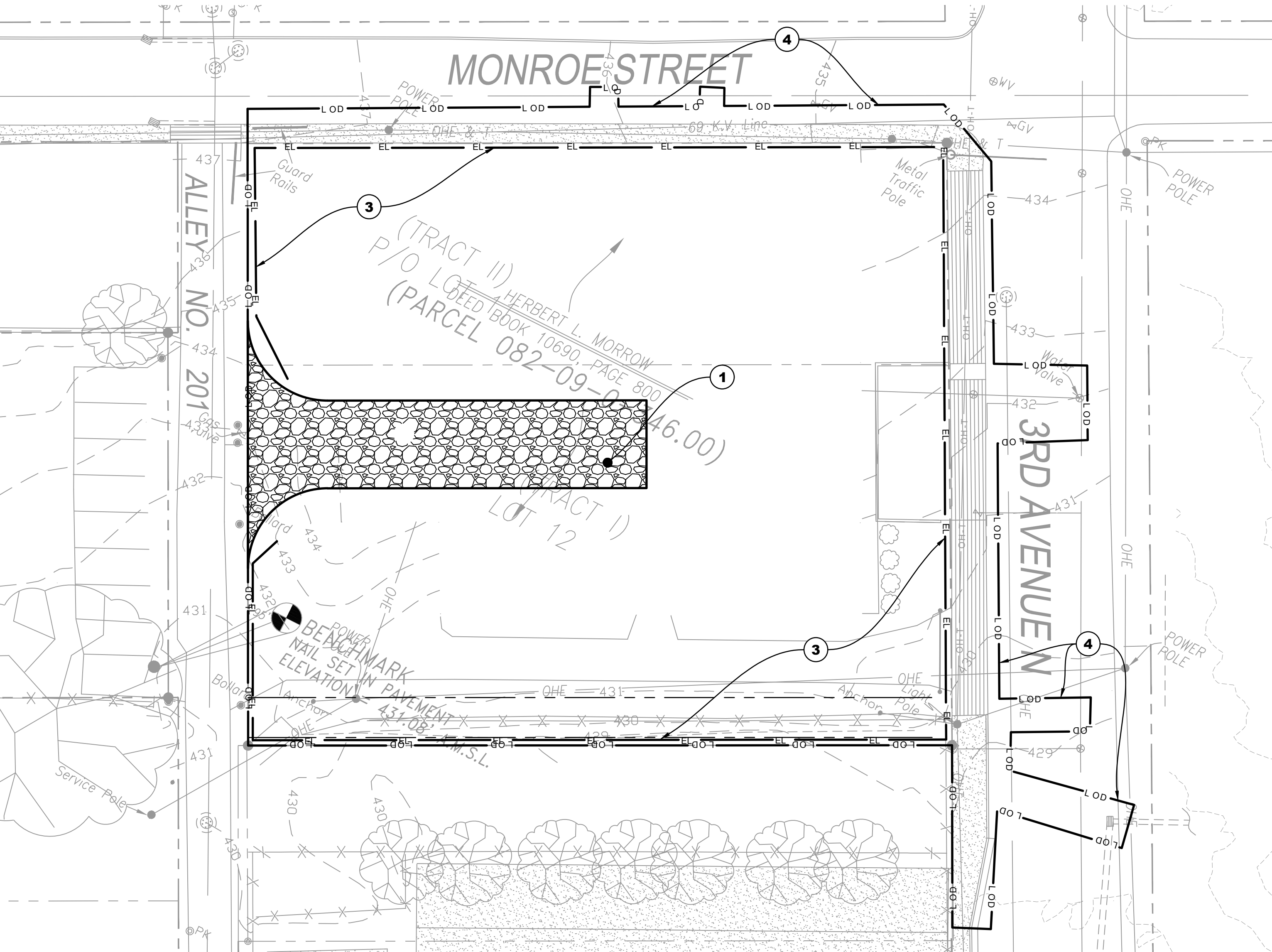
C2.1

P:\2525_Landmark\2525-10-03_DD\CA_3rd & Monroe_Townhomes\DWG\2525-10-03_C2_C6\ROAD\Prop\C2.1_PUB STORM PLAN & PROFILE

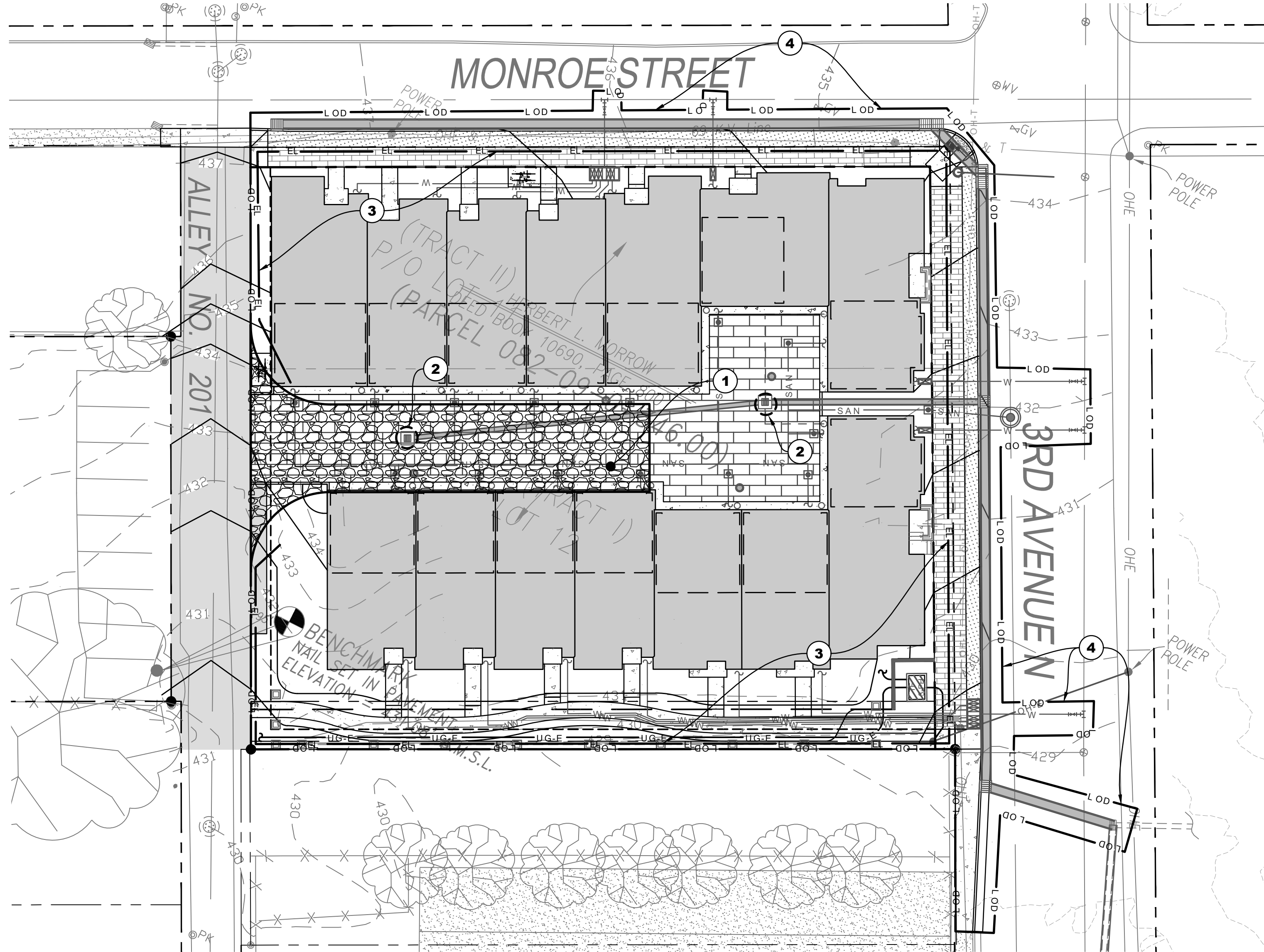


- EPSC PLAN KEYNOTES:**
- ① CONSTRUCTION ENTRANCE, SEE DETAIL SHEET C5.0
 - ② INLET PROTECTION, SEE DETAIL SHEET C5.0
 - ③ SEDIMENT TUBE, SEE DETAIL SHEET C5.0
 - ④ LIMITS OF DISTURBANCE = APPROX. 0.72 ACRES

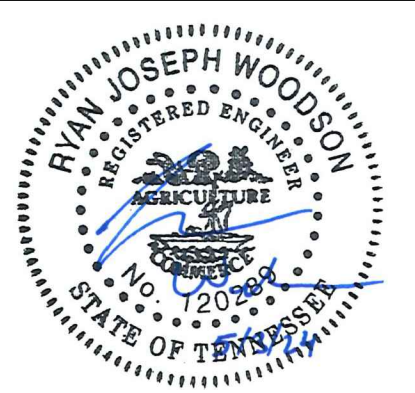
INITIAL EPSC PLAN



INTERMEDIATE & FINAL EPSC PLAN



METRO WATER SERVICES - NASHVILLE, TN
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 SWGR: 2022002606
 Date: 05/07/2024
 APPROVAL EXPIRES ONE YEAR FROM THE DATE ABOVE



SITE EPSC PLAN
3RD & MONROE TOWNHOMES
1227 3RD AVENUE NORTH
NASHVILLE, TN, 37208

PUBLIC SEWER NO. 2022046200

SUP NO. 2022037000

SWGR NO. 2022002606

SP CASE NO. 2021SP-018-002

EROSION CONTROL (EPSC) NOTES:

1. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH EROSION CONTROL BLANKET, OR APPROVED EQUAL.
3. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
4. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
10. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
12. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMPs SHALL BE SHOWN ON THE EPSC PLAN.
13. CONTRACTOR SHALL PROVIDE ALL INSPECTIONS AND REPORTING REQUIRED FOR THE STATE ISSUED NOC.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL DURING CONSTRUCTION. COST TO PROVIDE DUST CONTROL TO BE INCLUDED IN BID.
15. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT/ MUD/ DEBRIS FROM PUBLIC AND PRIVATE DRIVES. THIS MAY INCLUDE A STREET SWEEPER WASHER. COST OF REMOVAL TO BE INCLUDED IN BID.
16. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION (NOT) WITH T.D.E.C. UPON FINAL STABILIZATION OF SITE.

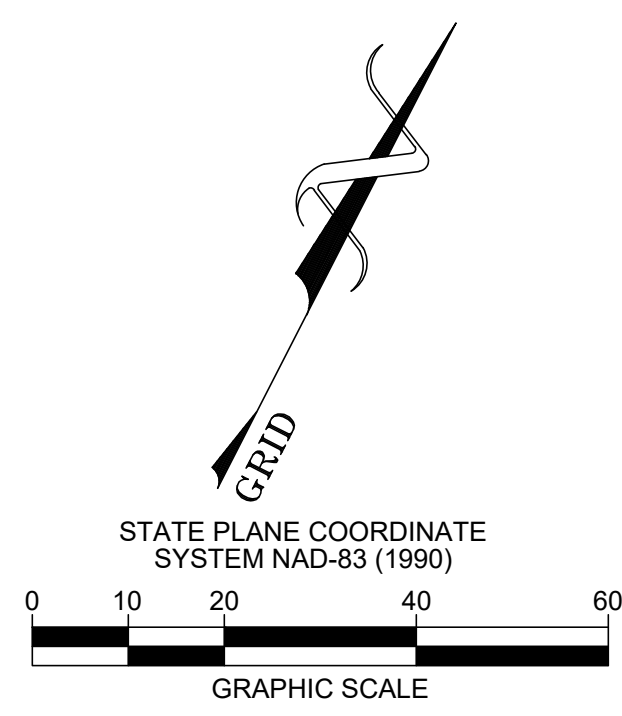
BENCHMARK NOTE:
NAIL SET IN PAVEMENT
ELEVATION = 431.08 A.M.S.L.
HORIZONTAL DATUM = NAD83
VERTICAL DATUM = NAVD88

TDEC NOC NOTE:
 AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT DOES NOT REQUIRE COVERAGE UNDER A TENNESSEE GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: 0.07 ACRES

RECEIVING WATER: CUMBERLAND RIVER
 THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
 • IMPAIRED FOR E. COLI.

ENGINEER: *Ryan Woodson* 01/12/2022 DATE

EPSC NOTE:
 I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR.
 (SIGNATURE) *Ryan Woodson* 1/12/2022 DATE

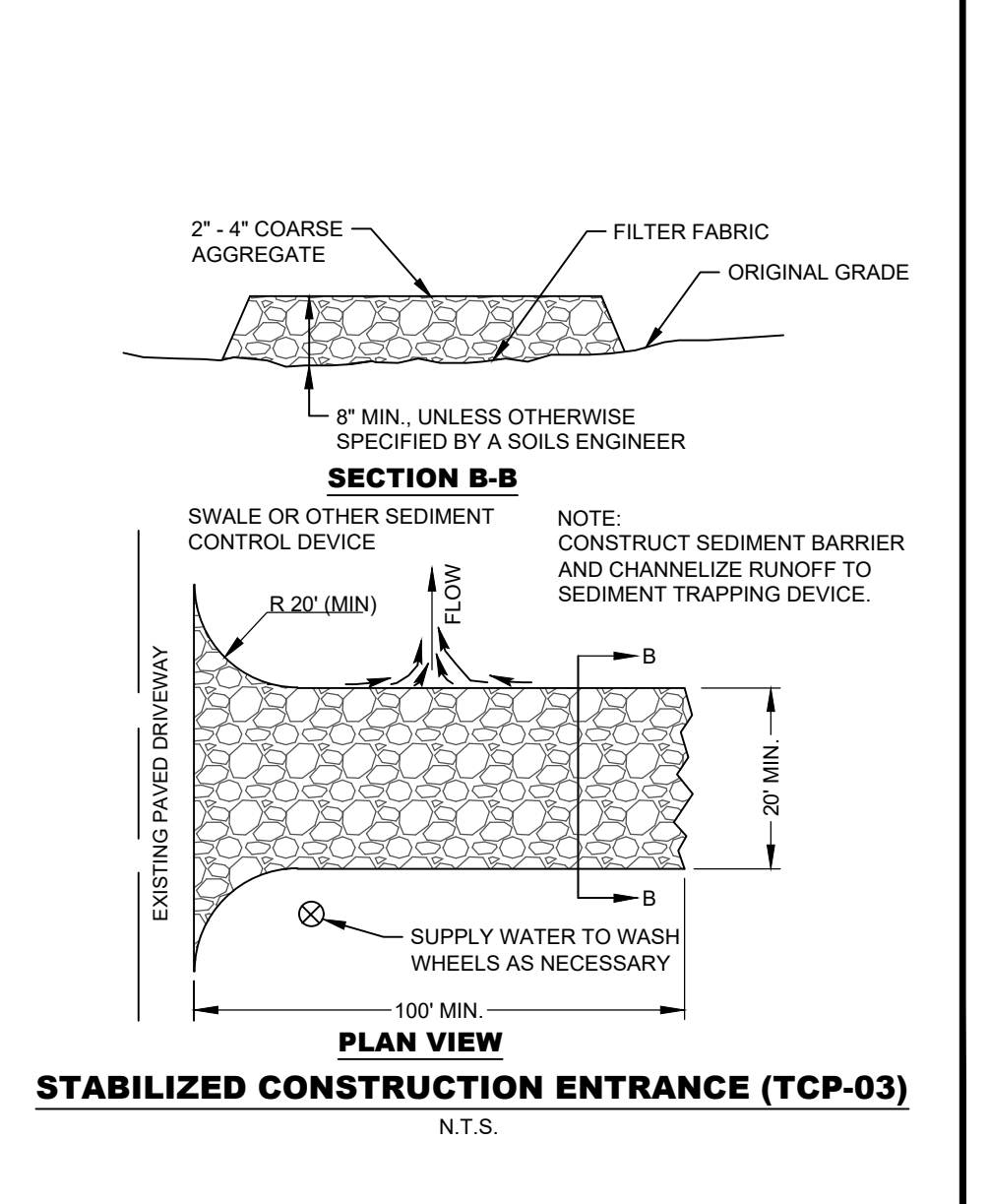
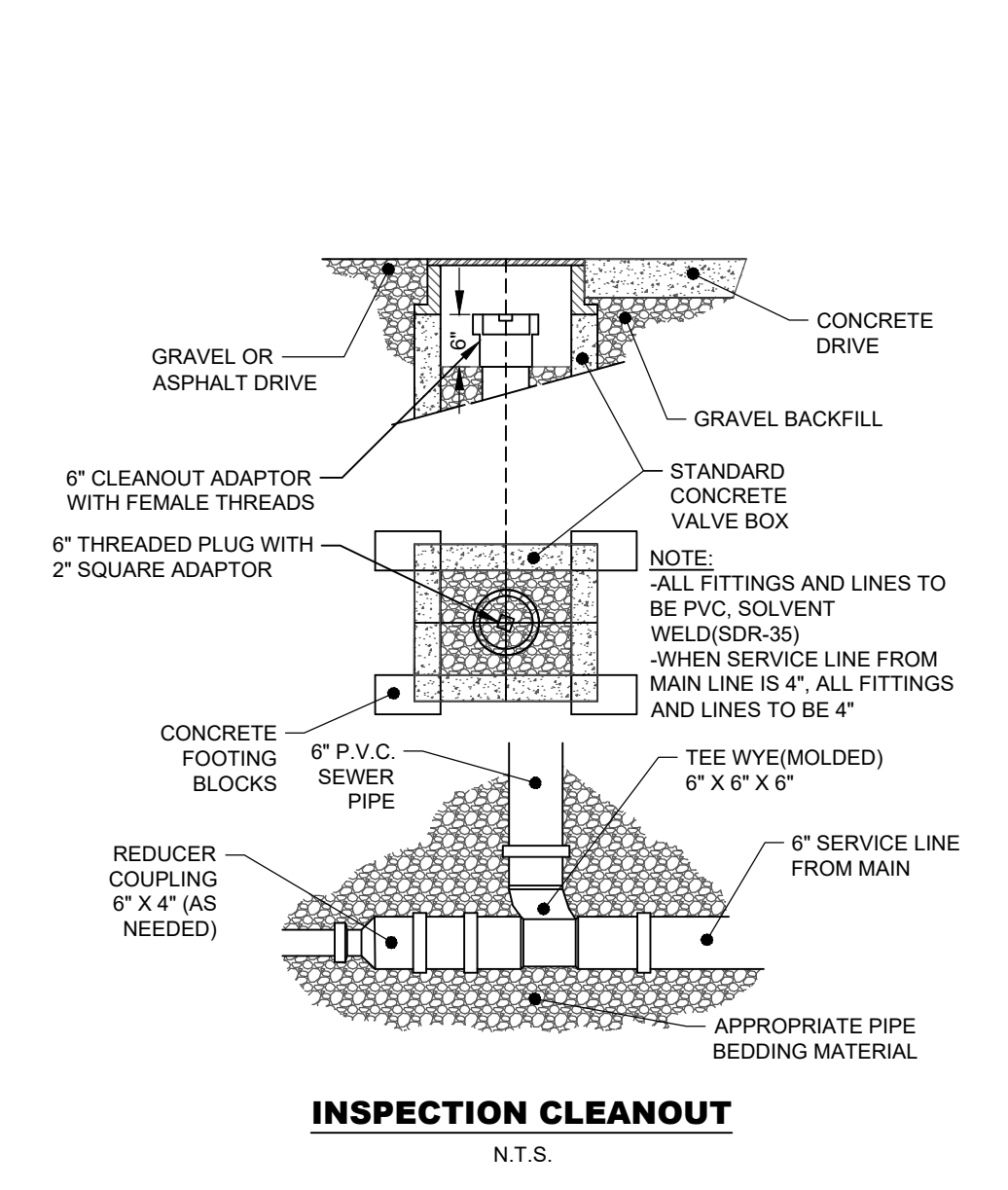
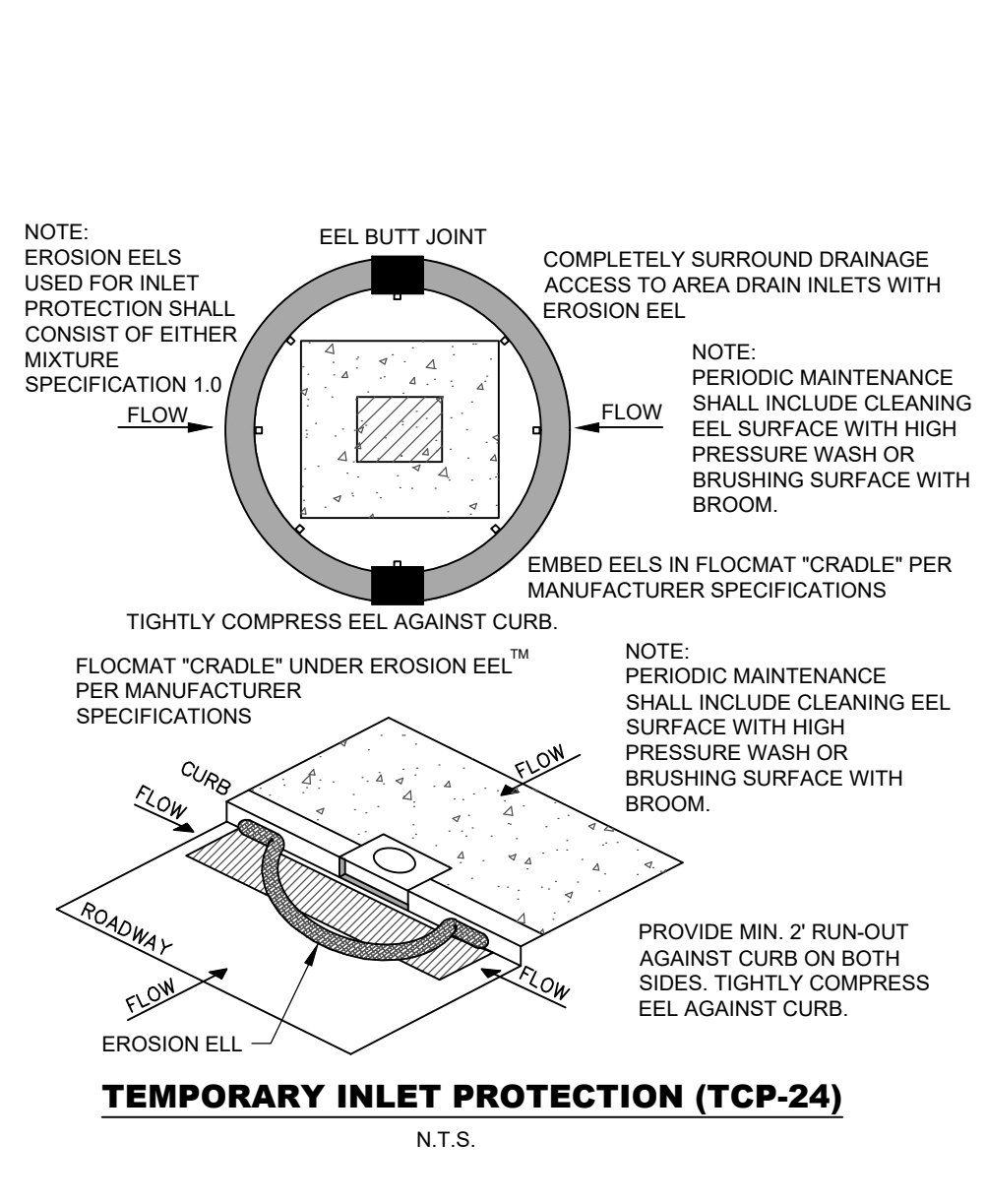
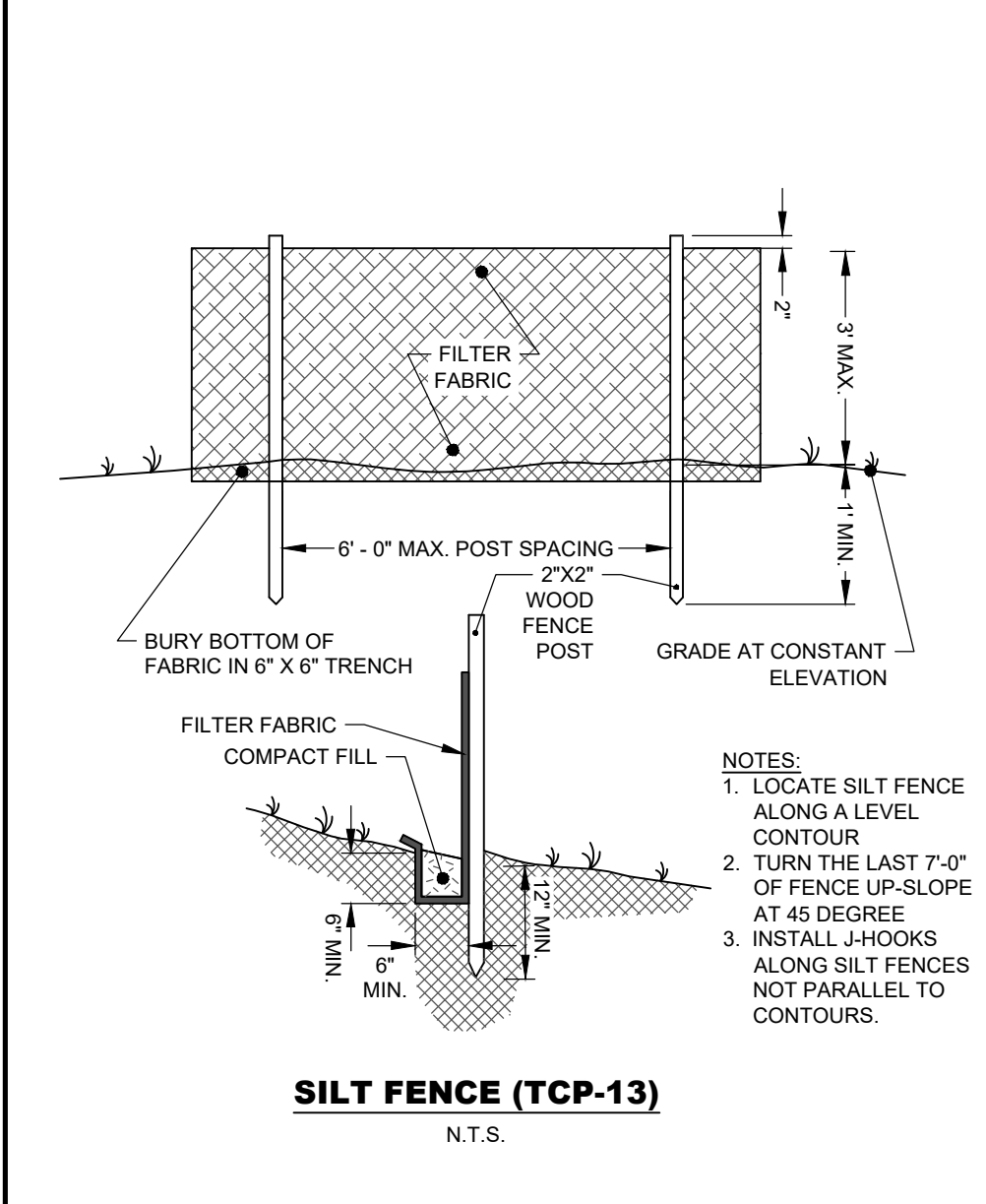
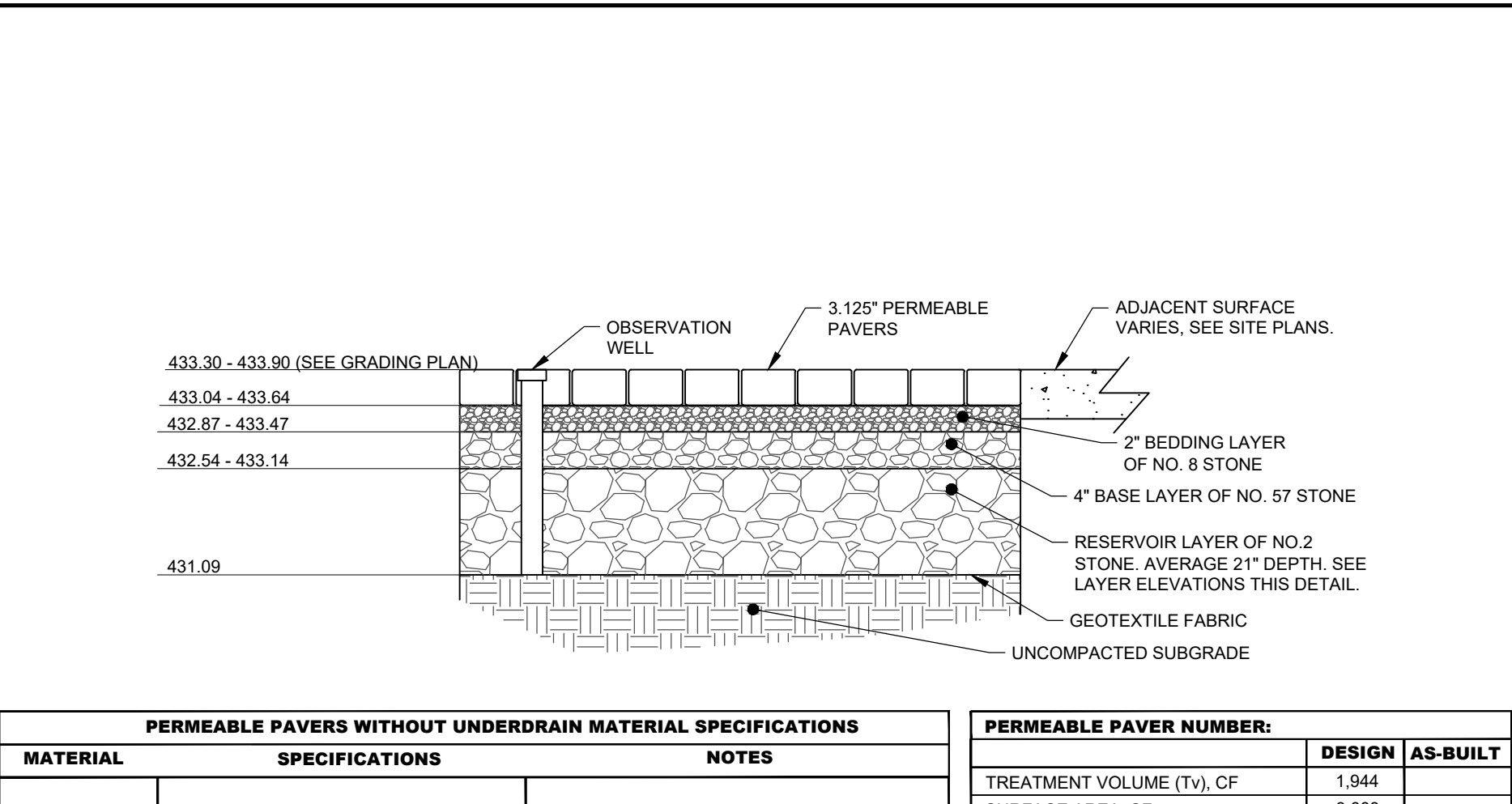
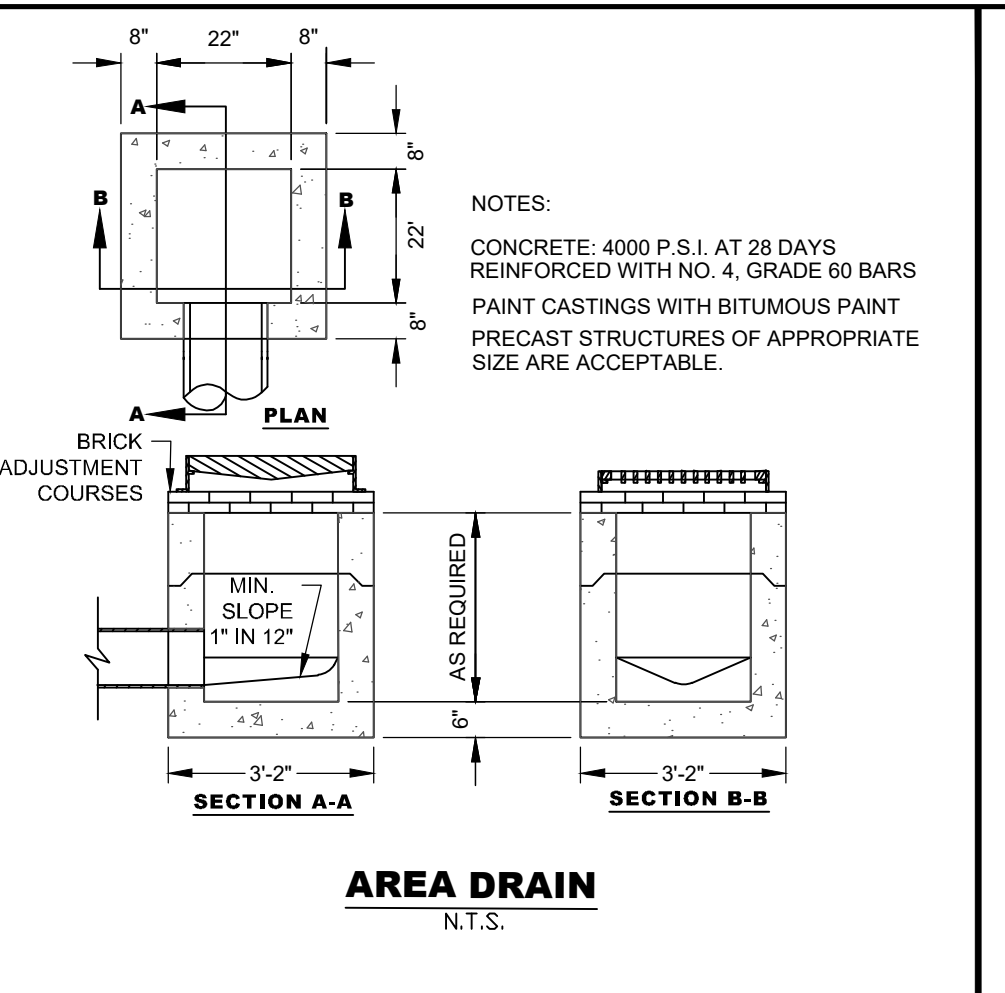
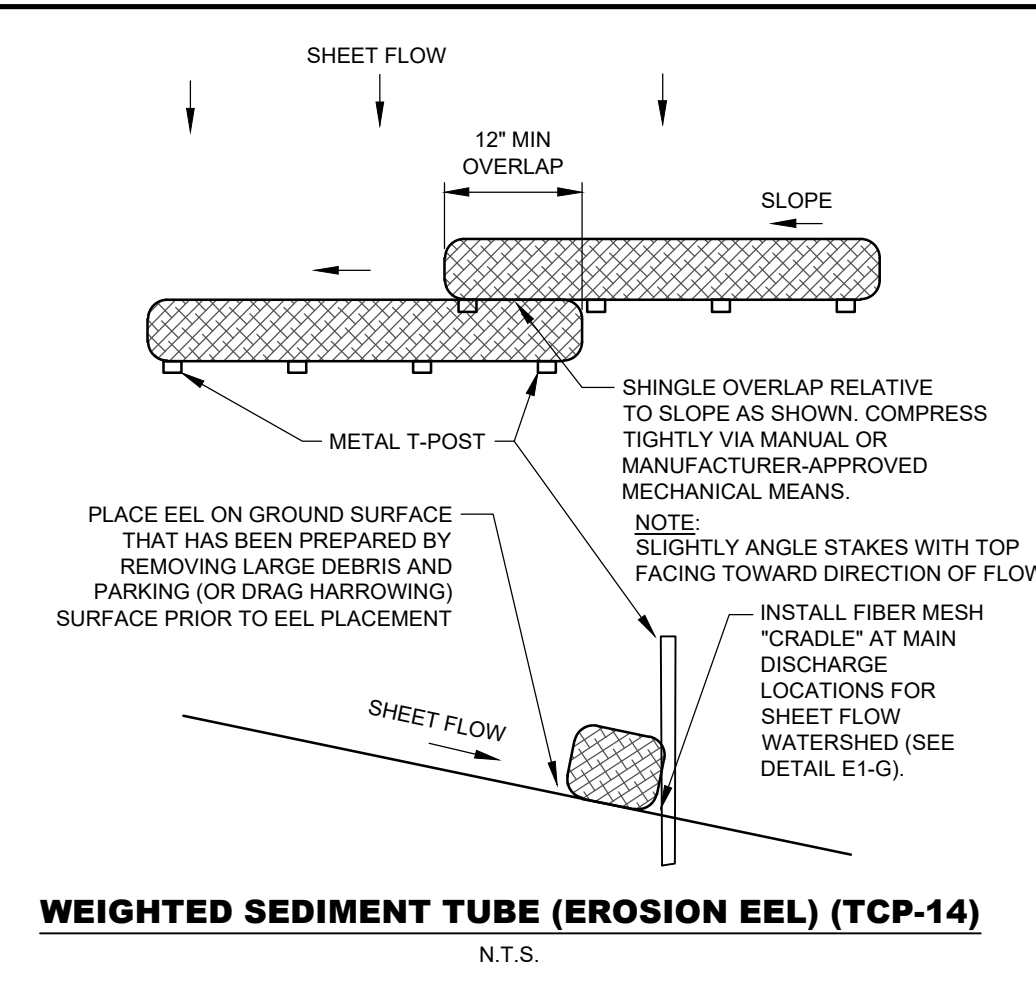
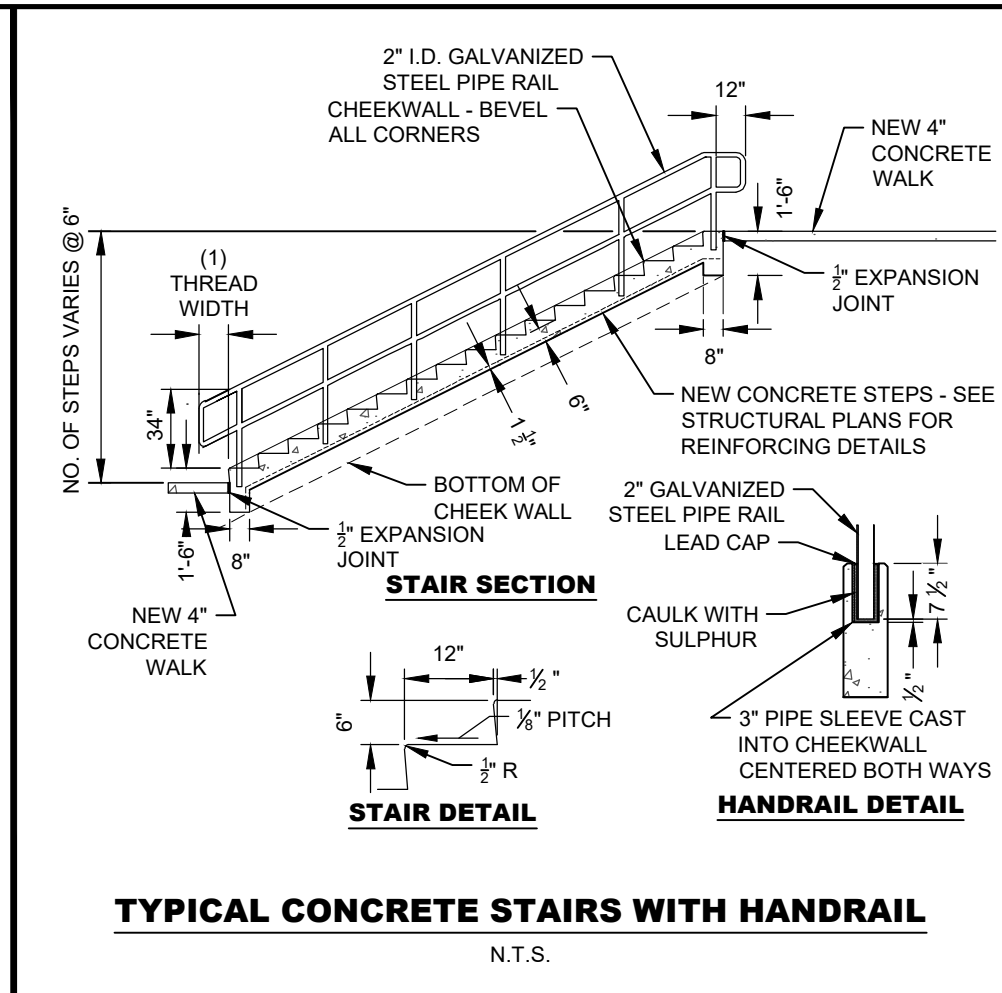
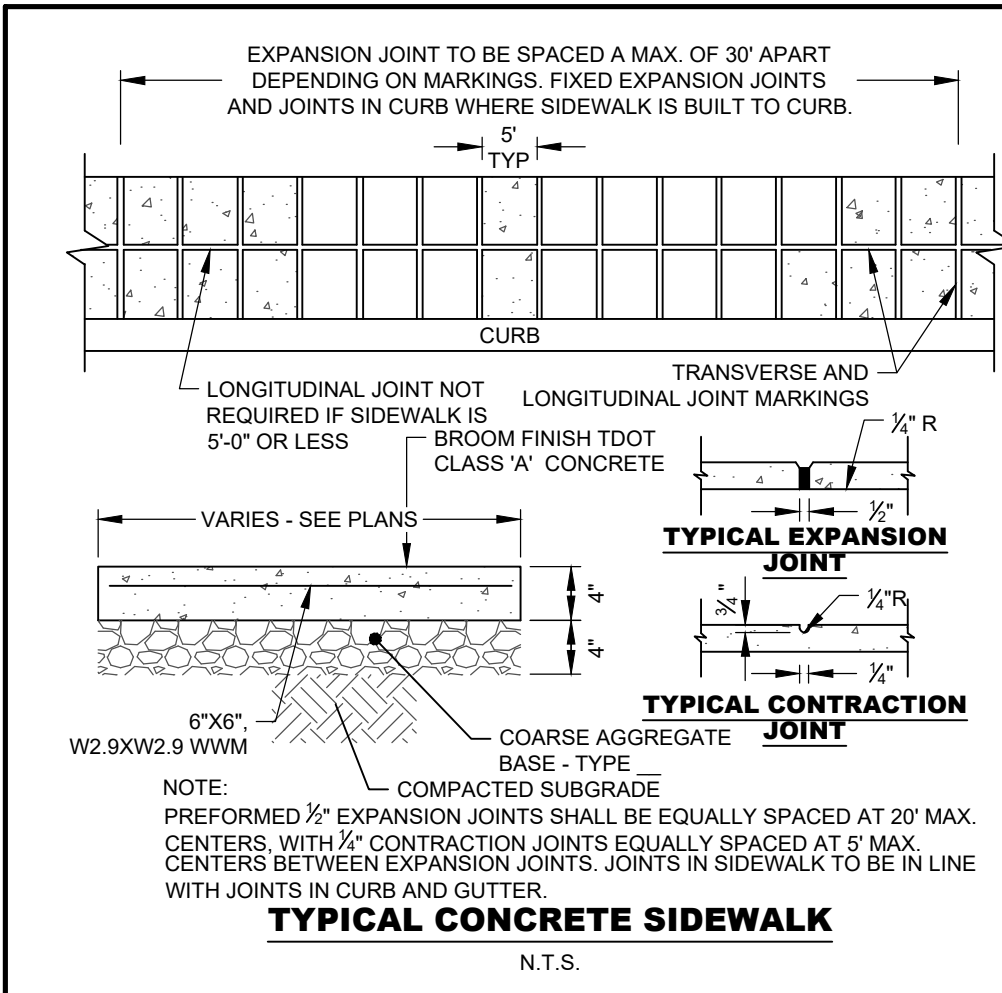


DATE	DESCRIPTION
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4/26/2024	GRADING PERMIT RESUBMITTAL
5/3/2024	FINAL SP RESUBMITTAL

C3.0

BCA JOB NO. 2525-10-03

P:\2525_Landmark\1227-10-03_DD\CA_3rd & Monroe_Townhomes\Drawings\C3.0 - SITE EPSC PLAN



PERMEABLE PAVERS WITHOUT UNDERDRAIN MATERIAL SPECIFICATIONS

MATERIAL	SPECIFICATIONS	NOTES
PERMEABLE PAVEMENT SYSTEM	PERMEABLE INTERLOCKING CONCRETE PAVERS ¹ PERVIOUS CONCRETE ² REINFORCED TURF SYSTEM ³ REINFORCED GRAVEL SYSTEMS ⁴	¹ ASTM C936 ² ASTM C1688/C1688M & ACI 522 ³ ASTM D638 ⁴ ASTM D638
BEDDING LAYER*	#8 OR #9 CLEAN WASHED STONE	MEET TDOT CONSTRUCTION SPECIFICATIONS
RESERVOIR LAYER*	#57 OR #2 CLEAN WASHED STONE	MEET TDOT CONSTRUCTION SPECIFICATIONS
OBSERVATION WELL	6" SDR 35 PVC PIPE WITH VENTED CAP AND ANCHOR PLATE.	USE TRAFFIC RATED CASTING WHERE REQUIRED NUMBER OF WELLS EQUALS THE NUMBER OF TEST PITS REQUIRED FOR INFILTRATION TESTING (SEE APPENDIX 1-A)
SAND "CHOKER" GEOTEXTILE	2- TO 4-INCH LAYER OF COARSE SAND ¹ FILTER FABRIC (125 GPM/SQ.FT.) ²	¹ MEET TDOT CONSTRUCTION SPECIFICATIONS ² AASHTO M288-06, ASTM D4491 & D4751
IMPERMEABLE LINEAR (IF NEEDED)	USE A THIRTY MIL (MINIMUM) PVC GEOMEMBRANE LINEAR COVERED BY 8 TO 12 OZ./SQ. YD. NON-WOVEN GEOTEXTILE.	

*ITEM RECEIPTS MAY BE REQUIRED TO BE INCLUDED WITH AS-BUILT SUBMITTAL.

PERMEABLE PAVERS (GIP03B)
N.T.S.

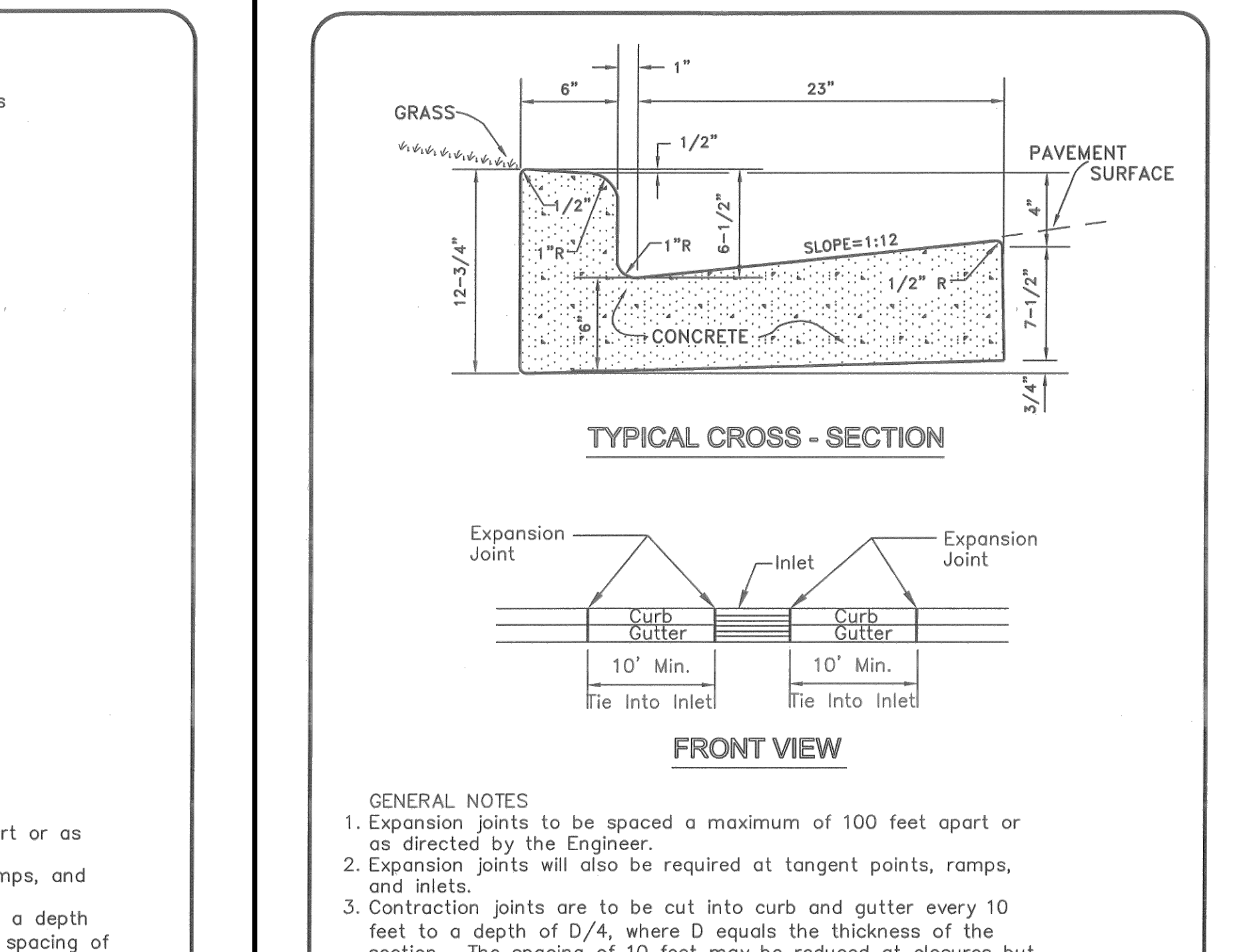
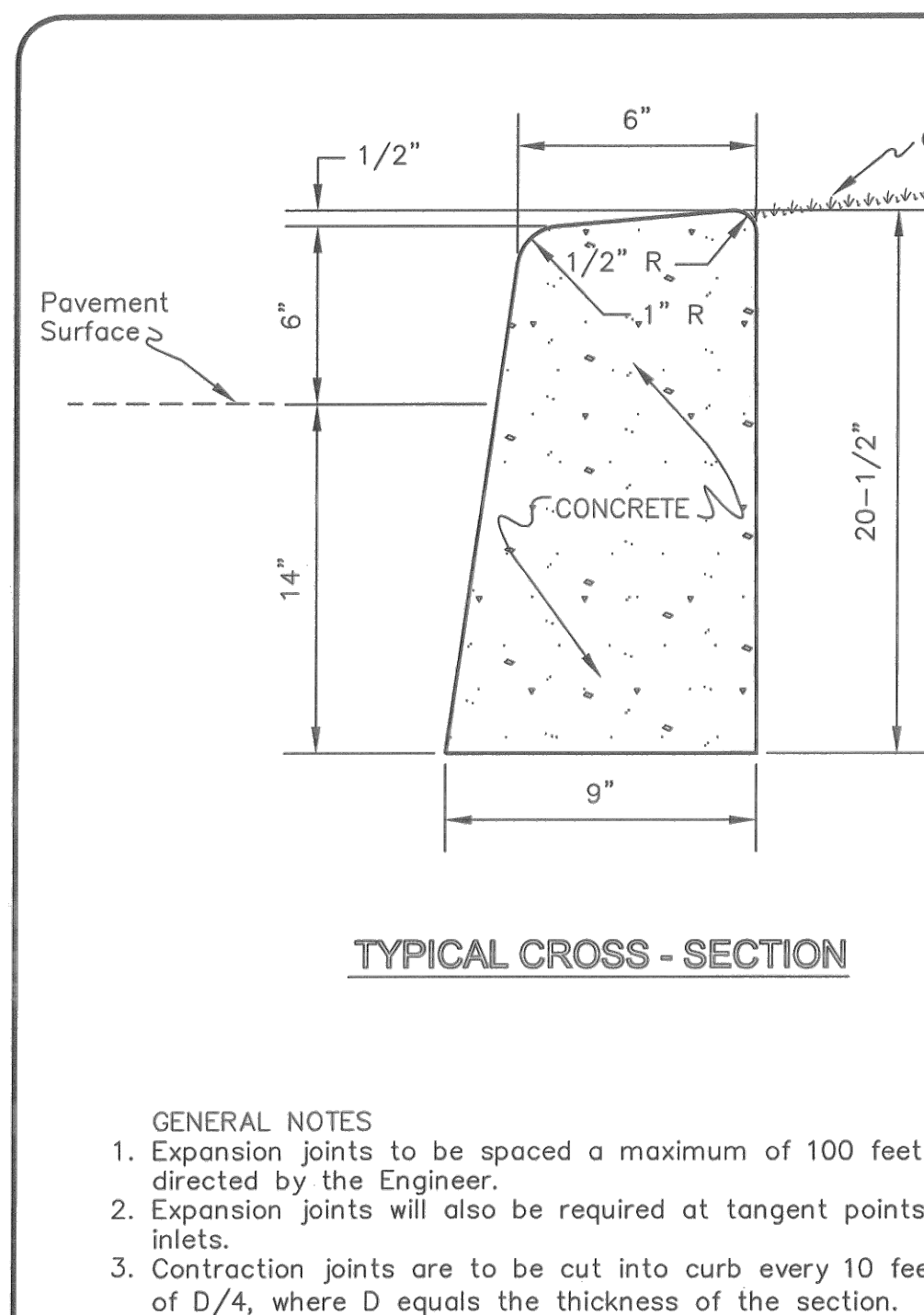
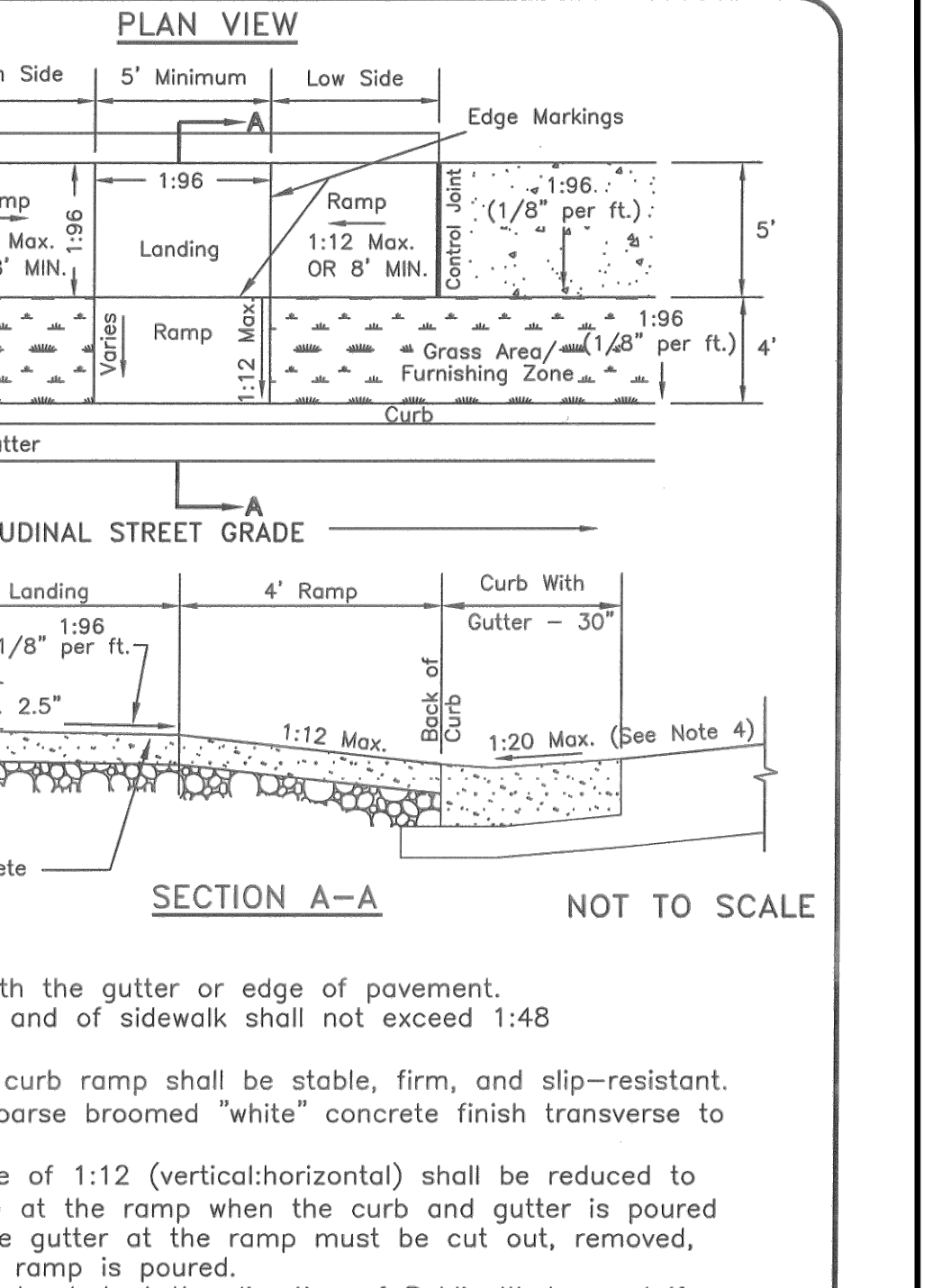
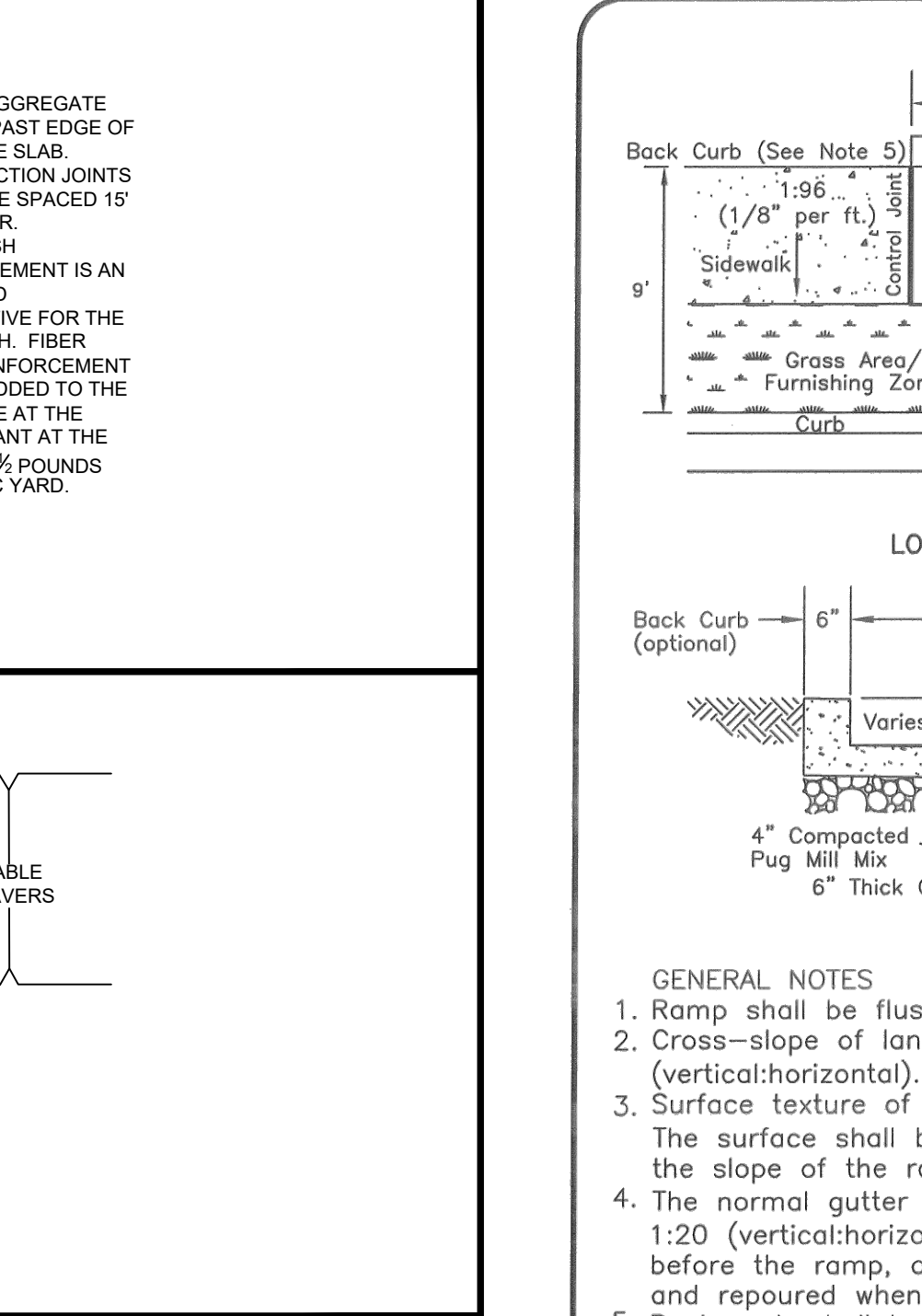
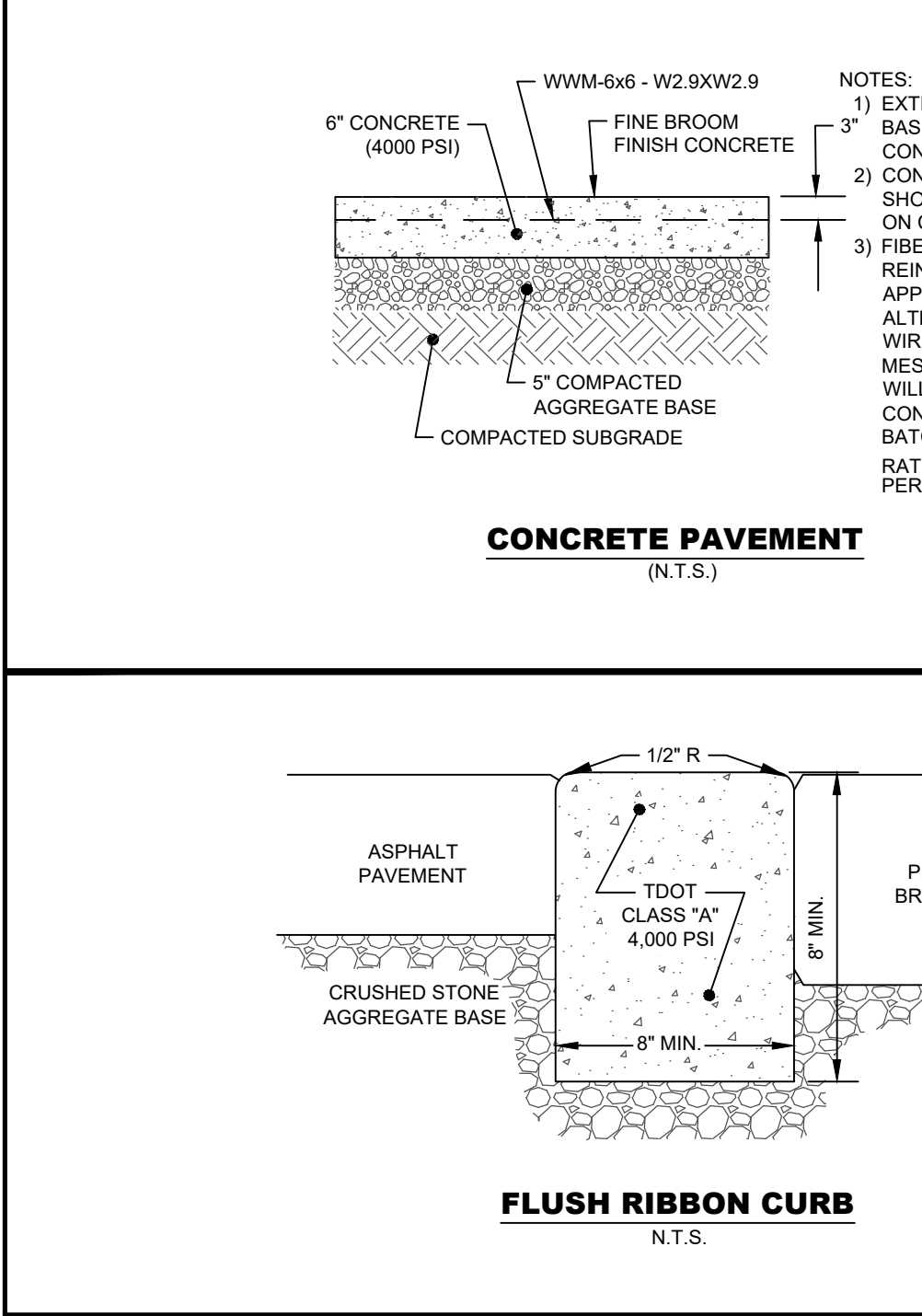
METRO WATER SERVICES - NASHVILLE, TN

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SWGR: 2022002606
Date: 05/07/2024

APPROVAL EXPIRES ONE YEAR FROM THE DATE ABOVE



PUBLIC SEWER NO. 2022046200

SUP NO. 2022037000

SWGR NO. 2022002606

SP CASE NO. 2021SP-018-002

NEW CONSTRUCTION CURB RAMP

DIR. OF ENG.: *Mark May* DATE: 5/12/03

REVIS: 07/18/02
REVIS: 05/08/03

DWG. NO. ST-320

CONCRETE POST CURB

DIR. OF ENG.: *Mark May* DATE: 5/12/03

REVIS: 07/24/00
REVIS: 05/02/03

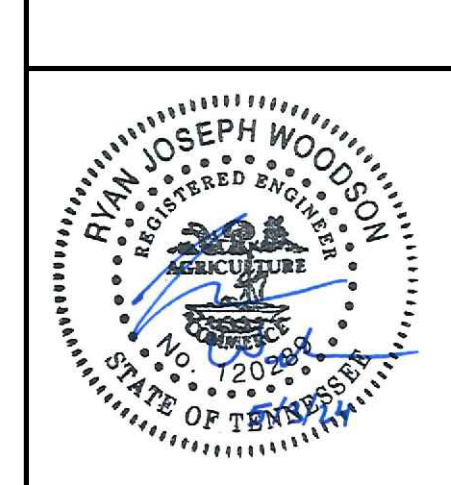
DWG. NO. ST-201

STANDARD CURB WITH GUTTER

DIR. OF ENG.: *Mark May* DATE: 5/12/03

REVIS: 07/21/00
REVIS: 05/02/03

DWG. NO. ST-200



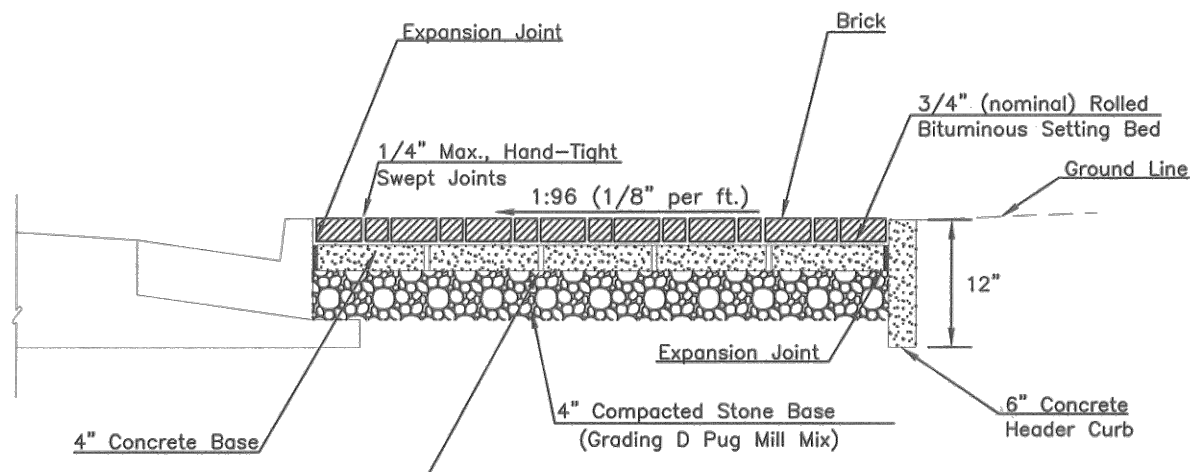
3RD & MONROE TOWNHOMES
1227 3RD AVENUE NORTH
NASHVILLE, TN, 37208

SITE DETAILS

DATE	DESCRIPTION
1/26/2022	FINAL SP SUBMITTAL
6/2/2022	GRADING PERMIT RESUBMITTAL
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4/26/2024	GRADING PERMIT RESUBMITTAL
5/3/2024	FINAL SP RESUBMITTAL

C5.0

BCA JOB NO. 2525-10-03



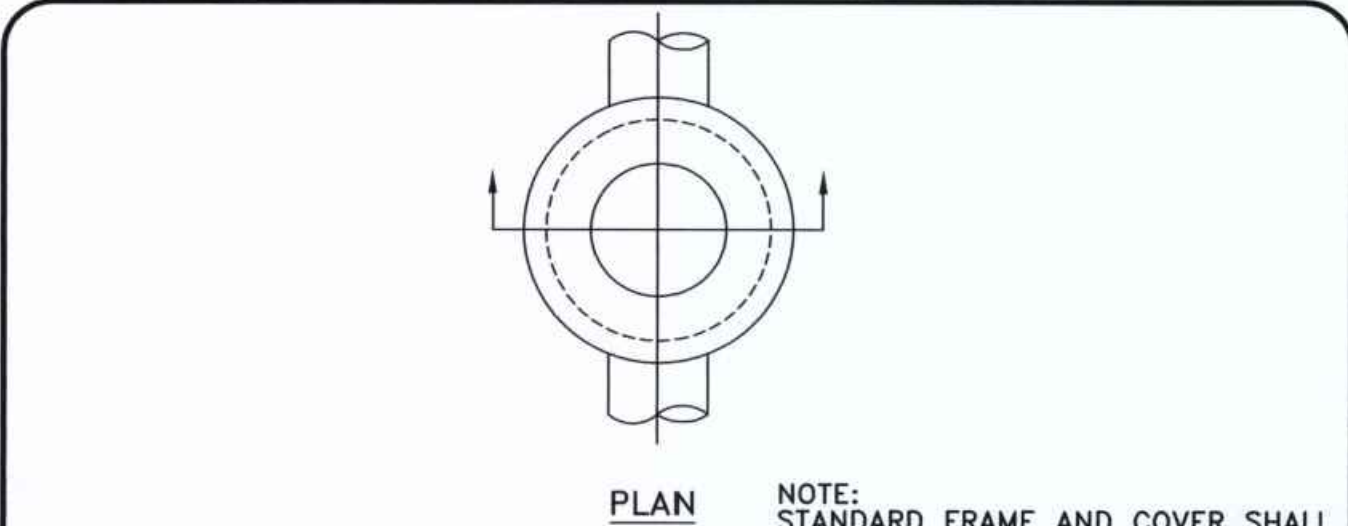
BRICK SIDEWALK COURSES

GENERAL NOTES

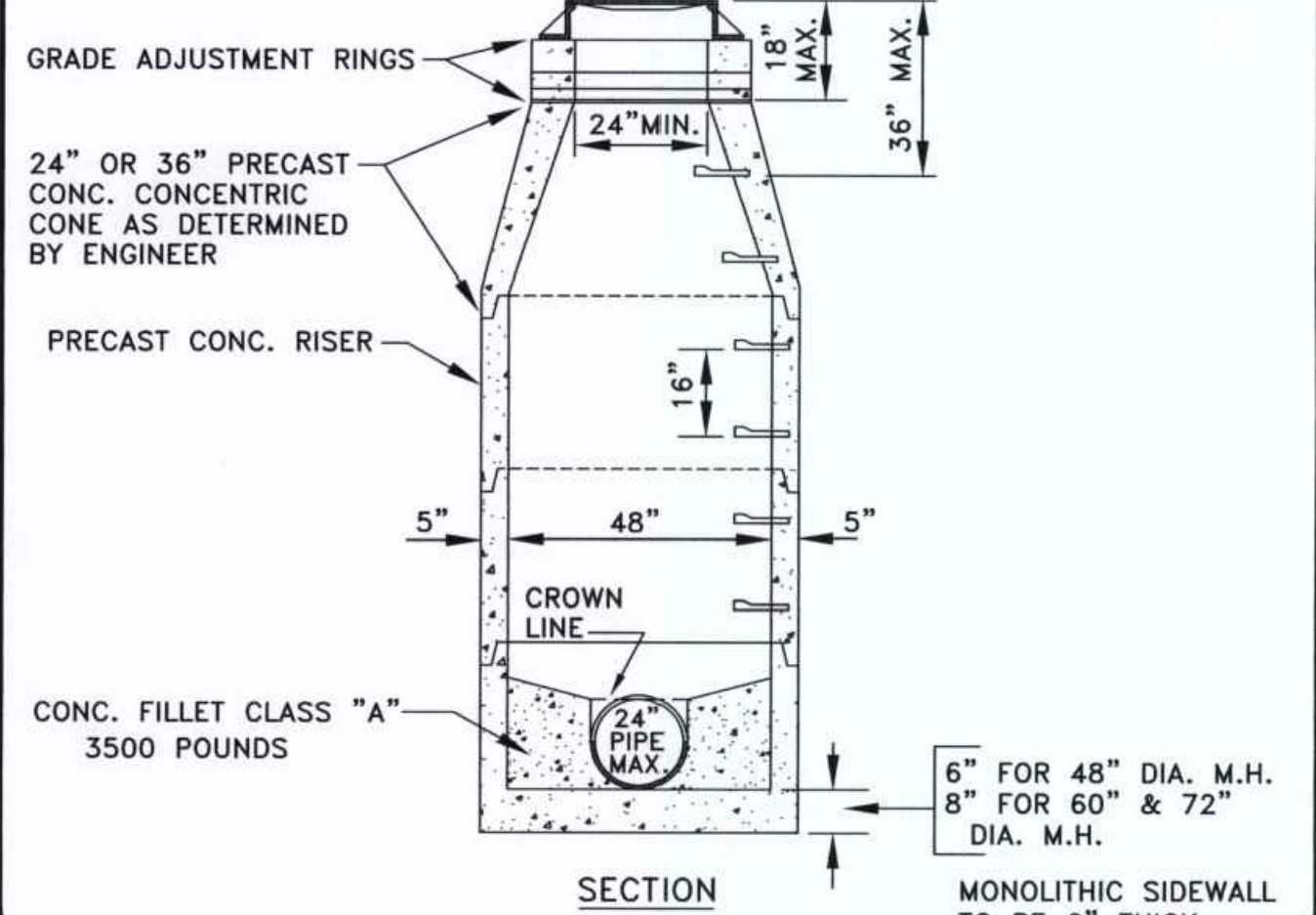
- Thickness of the finished setting bed shall be no more than 1 inch or less than 1/2 inch. The setting bed shall be rolled with a power roller to a nominal depth of 3/4 inch. The thickness shall be adjusted so that when the brick is placed the top surface of the brick shall be at the required finished grade. However under no circumstances shall the setting bed exceed 1 inch.
- Hand-tight joints shall be filled by sweeping a dry mixture of one part colored portland cement to match color of brick and three parts sand until joints are flush with top surface. Fog lightly with water. Joints may recede up to 1/8 inch.
- A coating of 2 percent neoprene-modified asphalt shall be applied by squeegeeing or troweling over the top surface of the bituminous setting bed so as to provide a bond under the brick.
- Brick sidewalk shall include all labor and materials required for installation as noted on the above detail (including concrete base) or as directed by the Engineer. Cost of removal of existing sidewalk shall also be included in this item.
- There will be no separate payment for laying brick in special patterns. The following are some of the patterns that will be used, but not limited to: herringbone pattern, basket weave pattern, and stretcher pattern.
- Prime concrete base with emulsified asphalt (RS-1 or CRS-1) if there is to be vehicular traffic over the brick.
- Cross-slope of brick sidewalk shall not exceed 1:48 (vertical:horizontal).

NOT TO SCALE

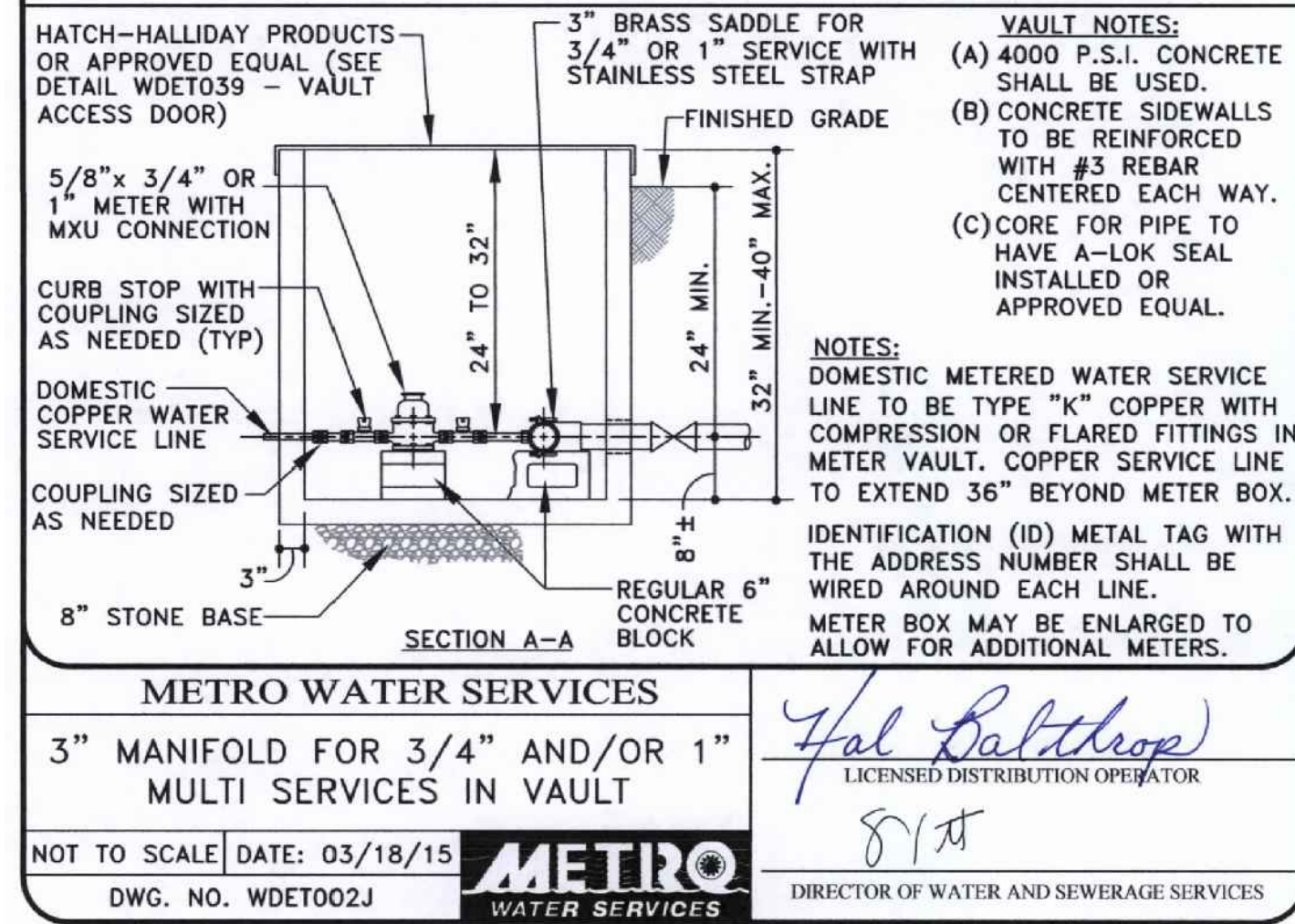
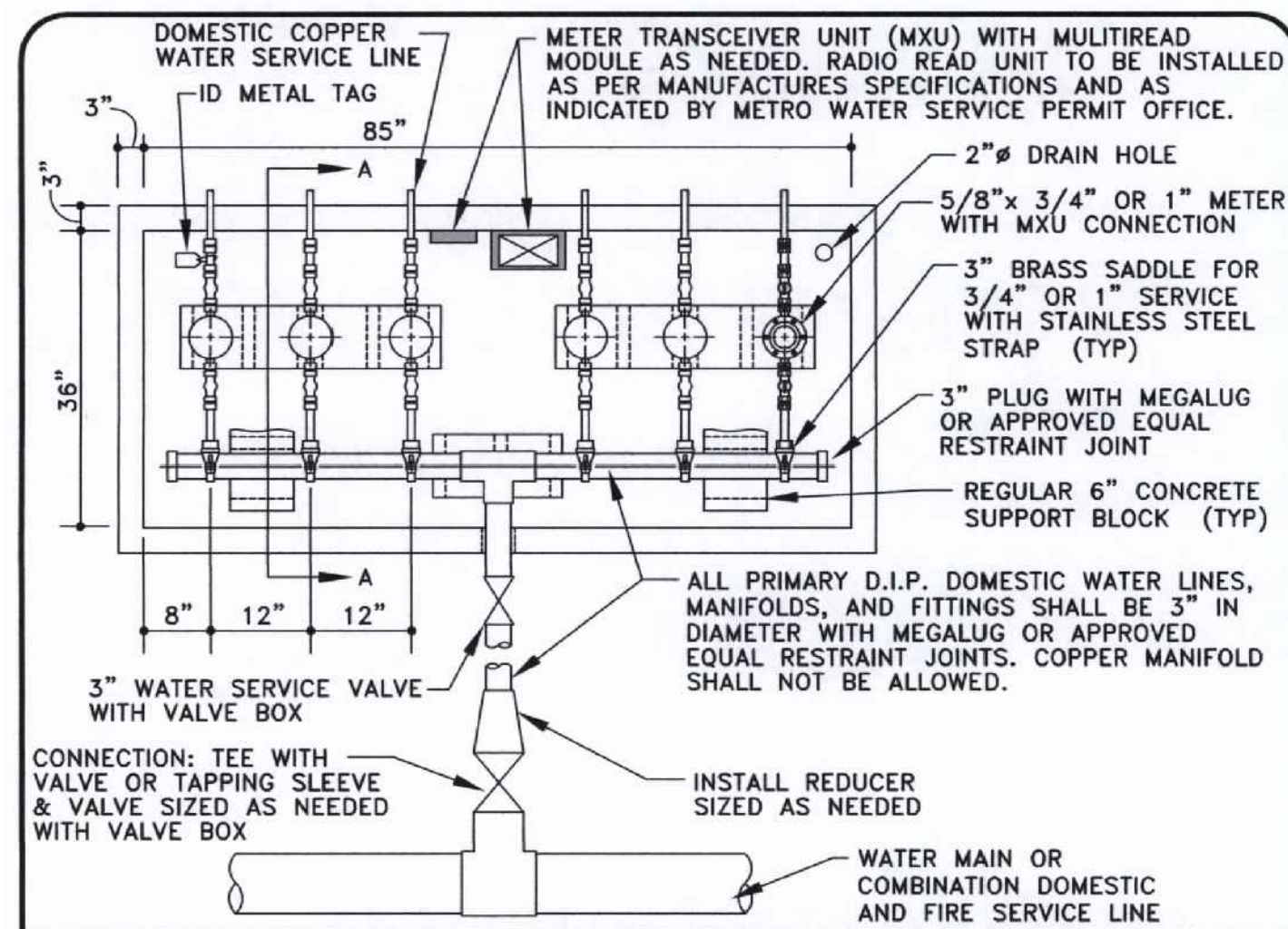
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	BRICK SIDEWALK WITH CONCRETE BASE	DWG. NO. ST-500
DIR. OF ENG.: <i>Mark May</i>	DATE: 5/12/03	REVISED: 04/13/01 REVISED: 05/08/03



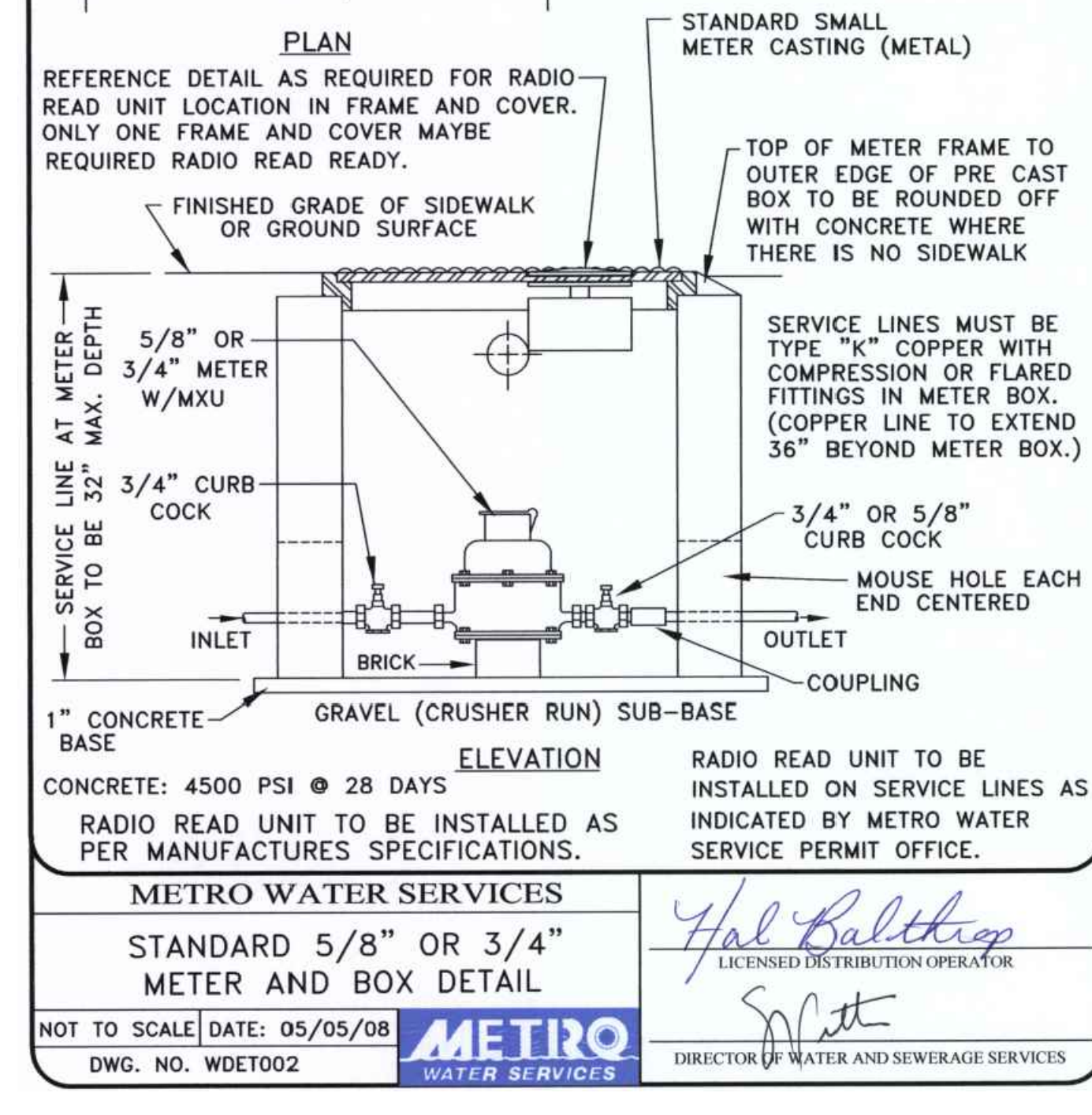
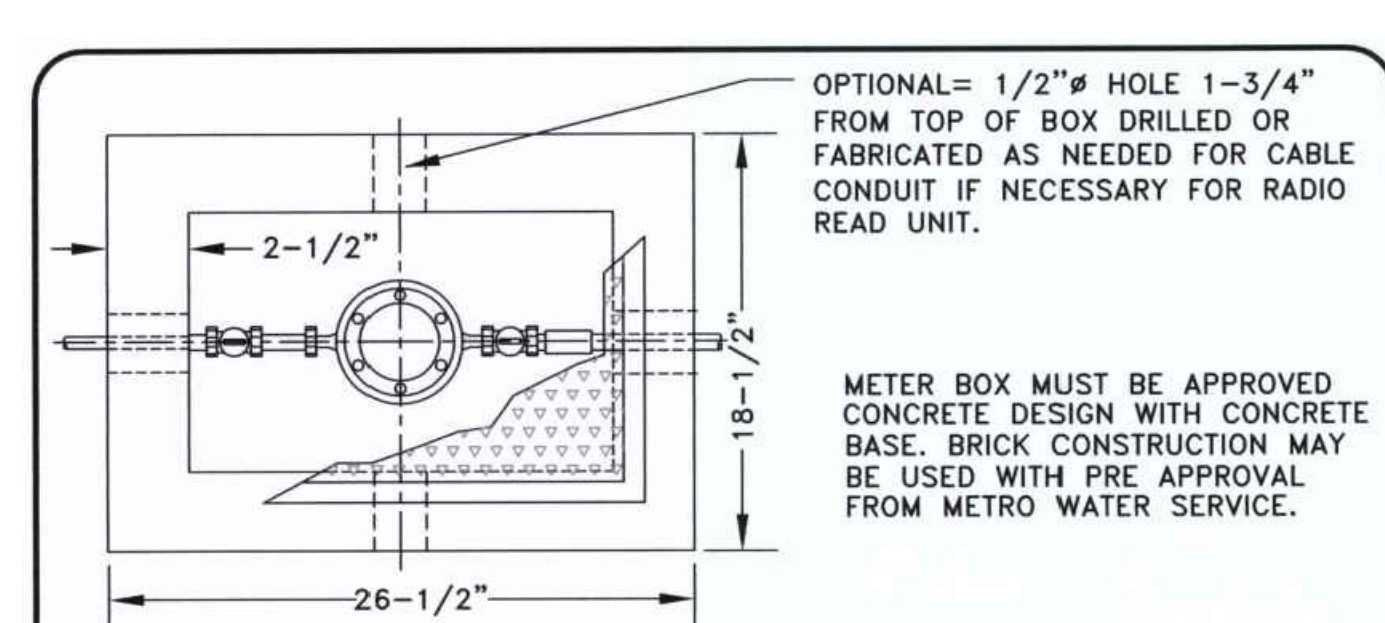
STANDARD MANHOLE FRAME AND COVER (ASTM-A48 CLASS 30)



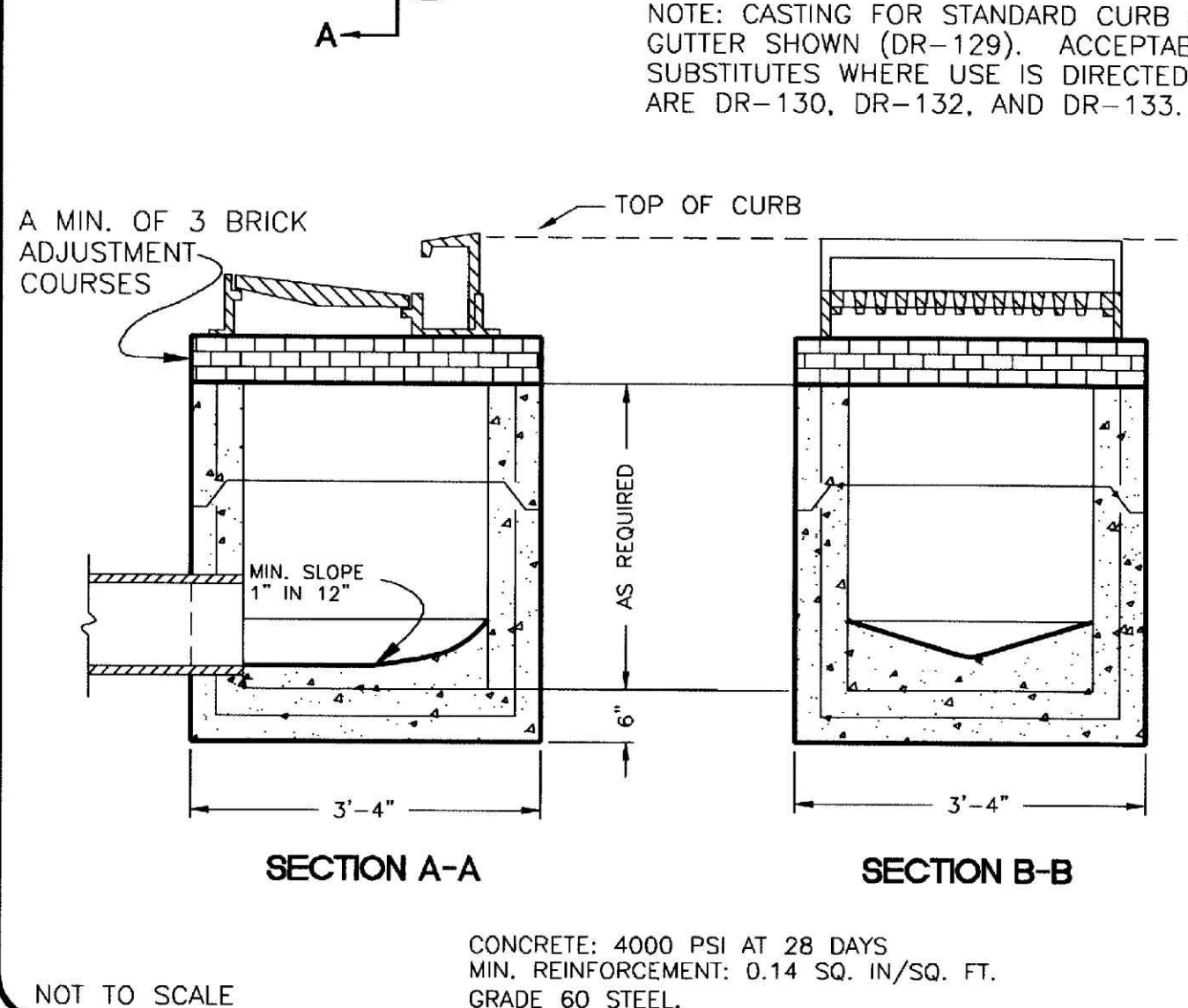
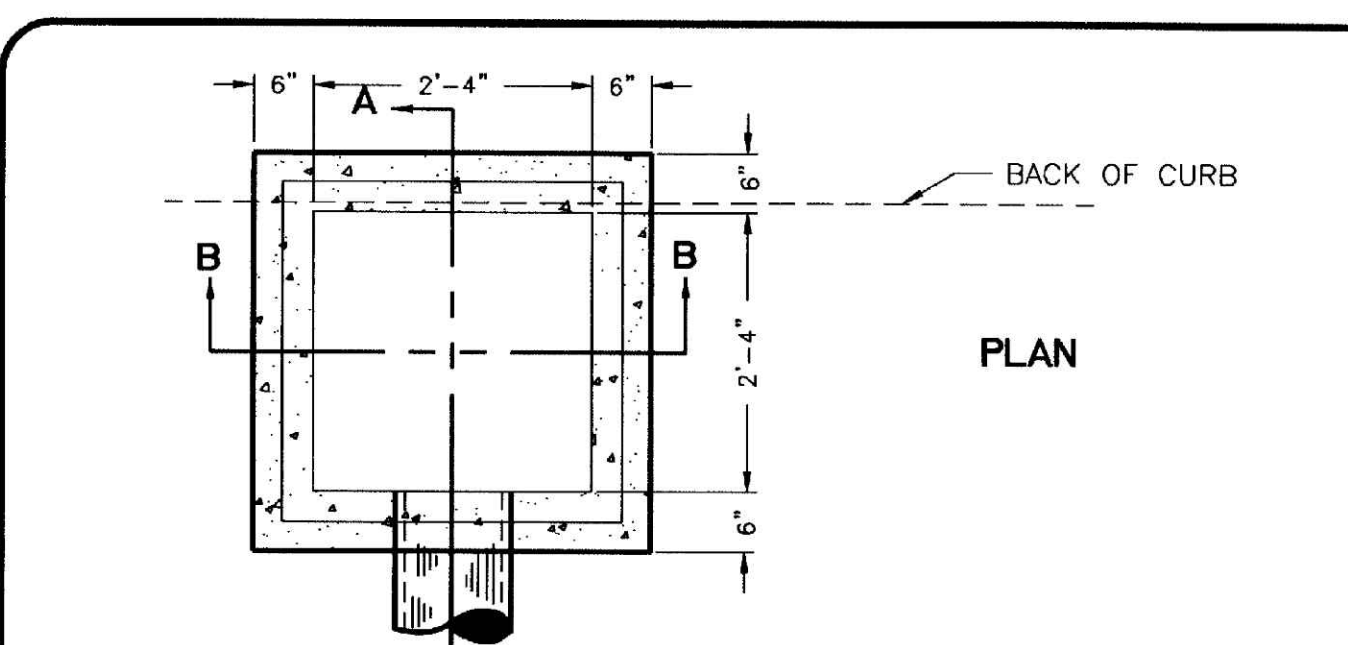
METRO WATER SERVICES	STD. PRECAST CONC. MANHOLE DETAIL	<i>Hal Balthrop</i> LICENSED COLLECTION OPERATOR
NOT TO SCALE	DATE: 05/05/08	REVISED: <i>Spitt</i>
DWG. NO. SDET003	METRO WATER SERVICES	DIRECTOR OF WATER AND SEWERAGE SERVICES



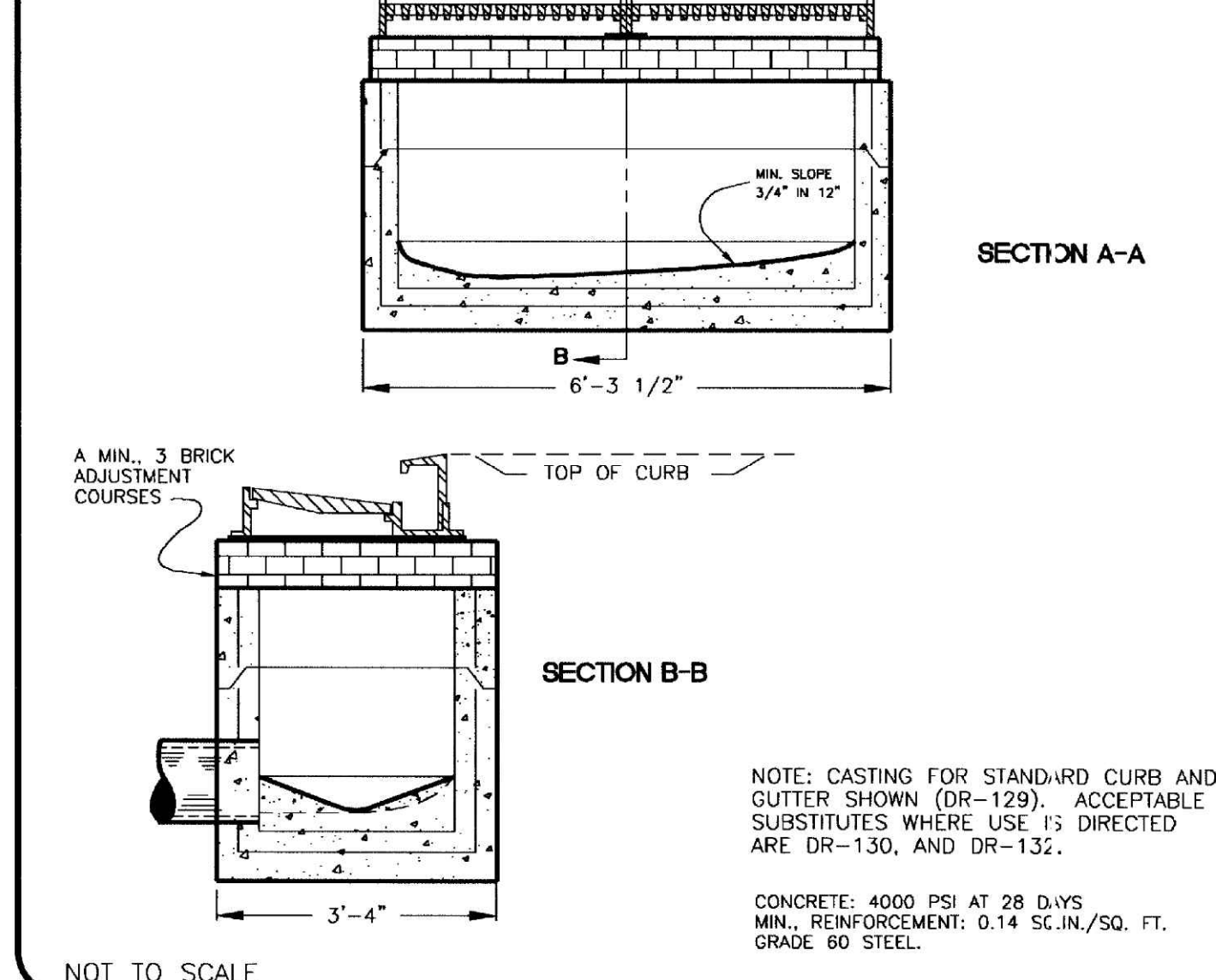
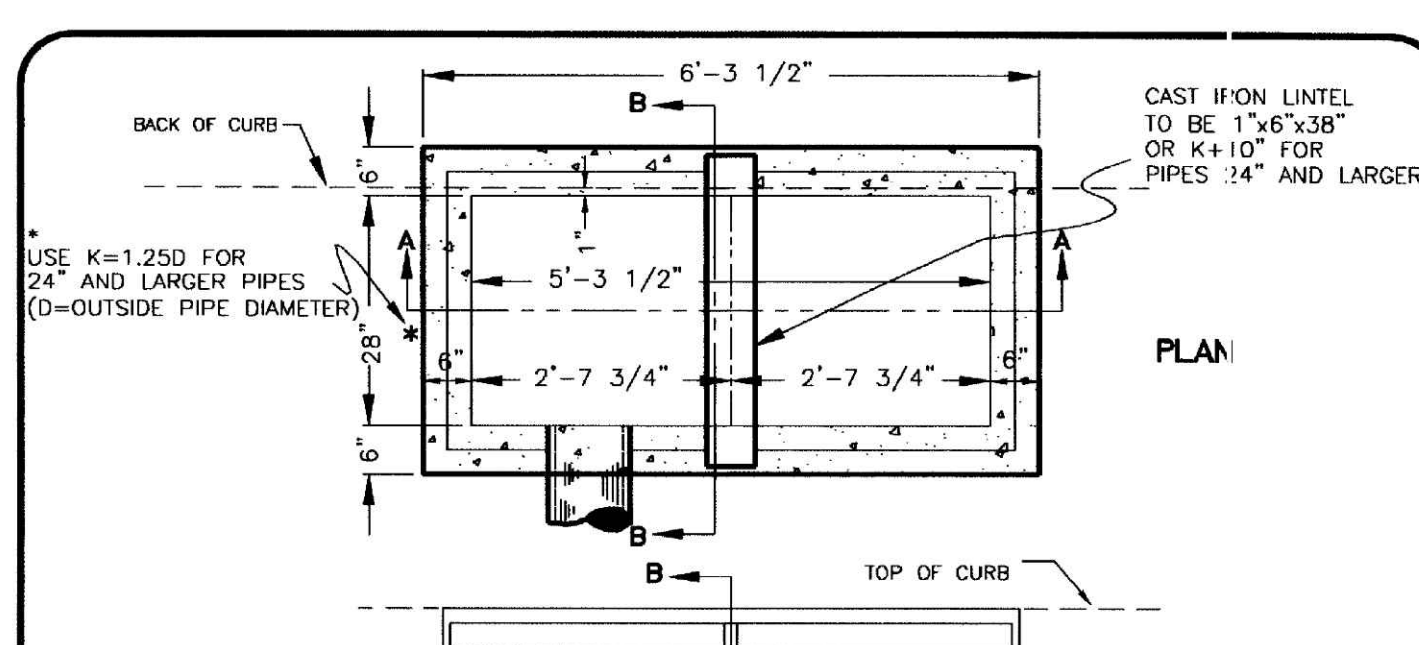
METRO WATER SERVICES	3\"/>	
NOT TO SCALE	DATE: 03/18/15	REVISED: <i>8/18</i>
DWG. NO. WDET002J	METRO WATER SERVICES	DIRECTOR OF WATER AND SEWERAGE SERVICES



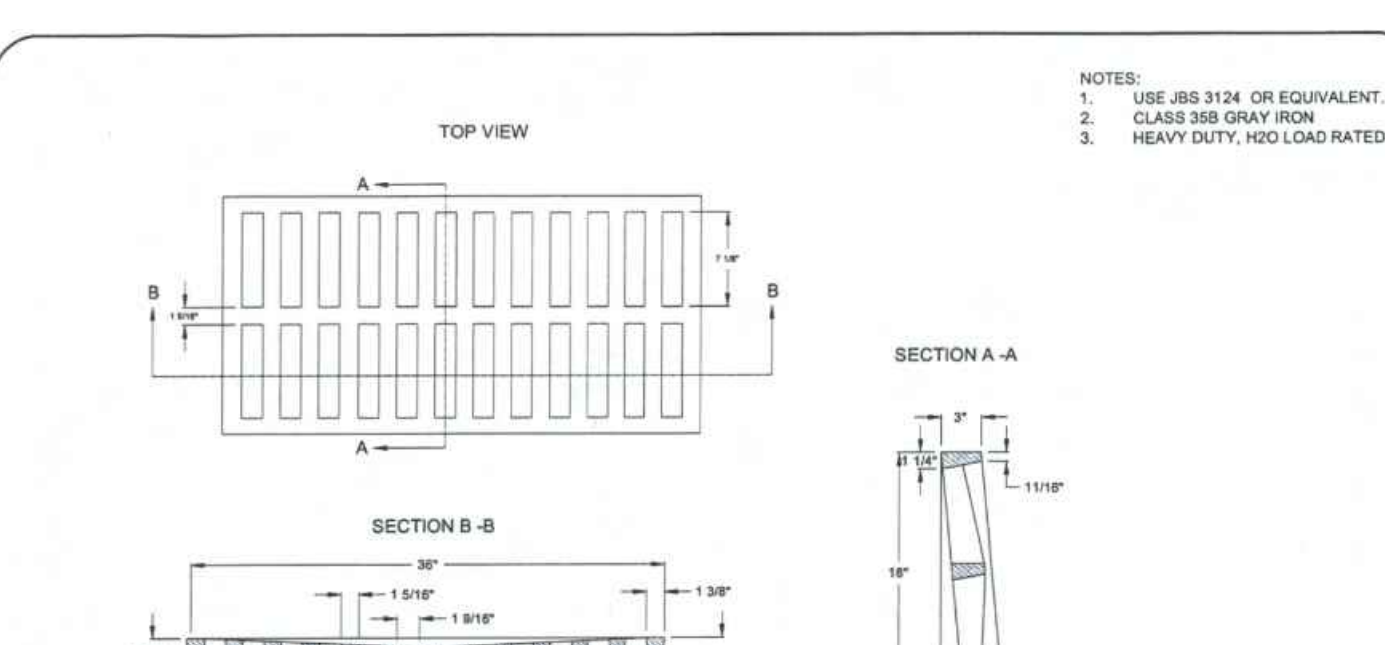
METRO WATER SERVICES	STANDARD 5/8\"/>	
NOT TO SCALE	DATE: 05/05/08	REVISED: <i>Spitt</i>
DWG. NO. WDET002	METRO WATER SERVICES	DIRECTOR OF WATER AND SEWERAGE SERVICES



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SINGLE INLET (PRECAST)	DWG. NO. DR-105
ASST. DIR. ENG.: <i>Mark May</i>	DATE: 3/14/00	REVISED: 02/08/00
DIRECTOR: <i>Franklin D. C.</i>		



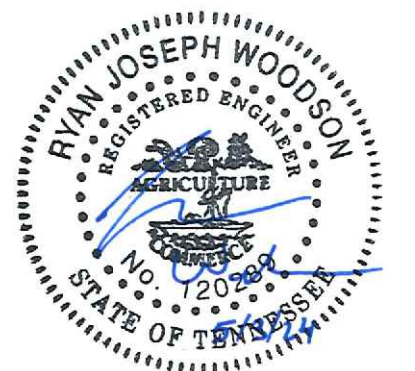
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	DOUBLE INLET (PRECAST)	DWG. NO. DR-110
ASST. DIR. ENG.: <i>Mark May</i>	DATE: 3/14/00	REVISED: 02/14/00
DIRECTOR: <i>Franklin D. C.</i>		



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	BIKE FRIENDLY GRATE STANDARD	DWG. NO. ST-506a
DIR. OF ENG.: <i>Mark May</i>	DATE: 7/8/10	REVISED: <i>Spitt</i>

METRO WATER SERVICES - NASHVILLE, TN
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PUBLIC SEWER NO. 2022046200
SUP NO. 2022037000
SWGR NO. 2022002606
SP CASE NO. 2021SP-018-002

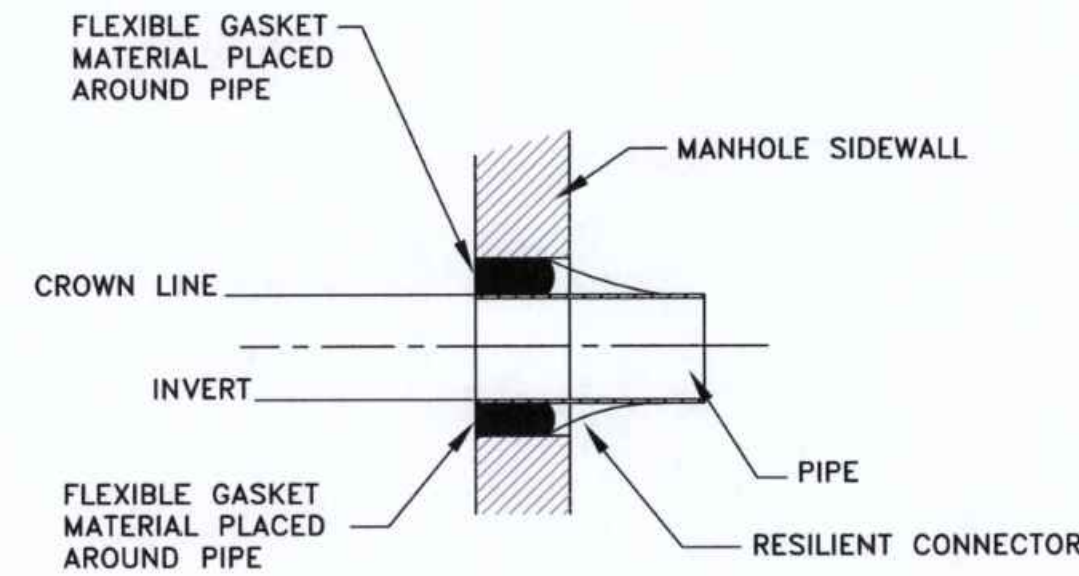


SITE DETAILS
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NASHVILLE, TN, 37208

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C5.1
 BCA JOB NO. 2525-10-03

P:\2525 Landmark Rhy\2525-10-03 DD-CA_3rd & Monroe Townhomes\DWG\2525-10-03_C5.1-DDETL.dwg-C5.1 - SITE DETAILS



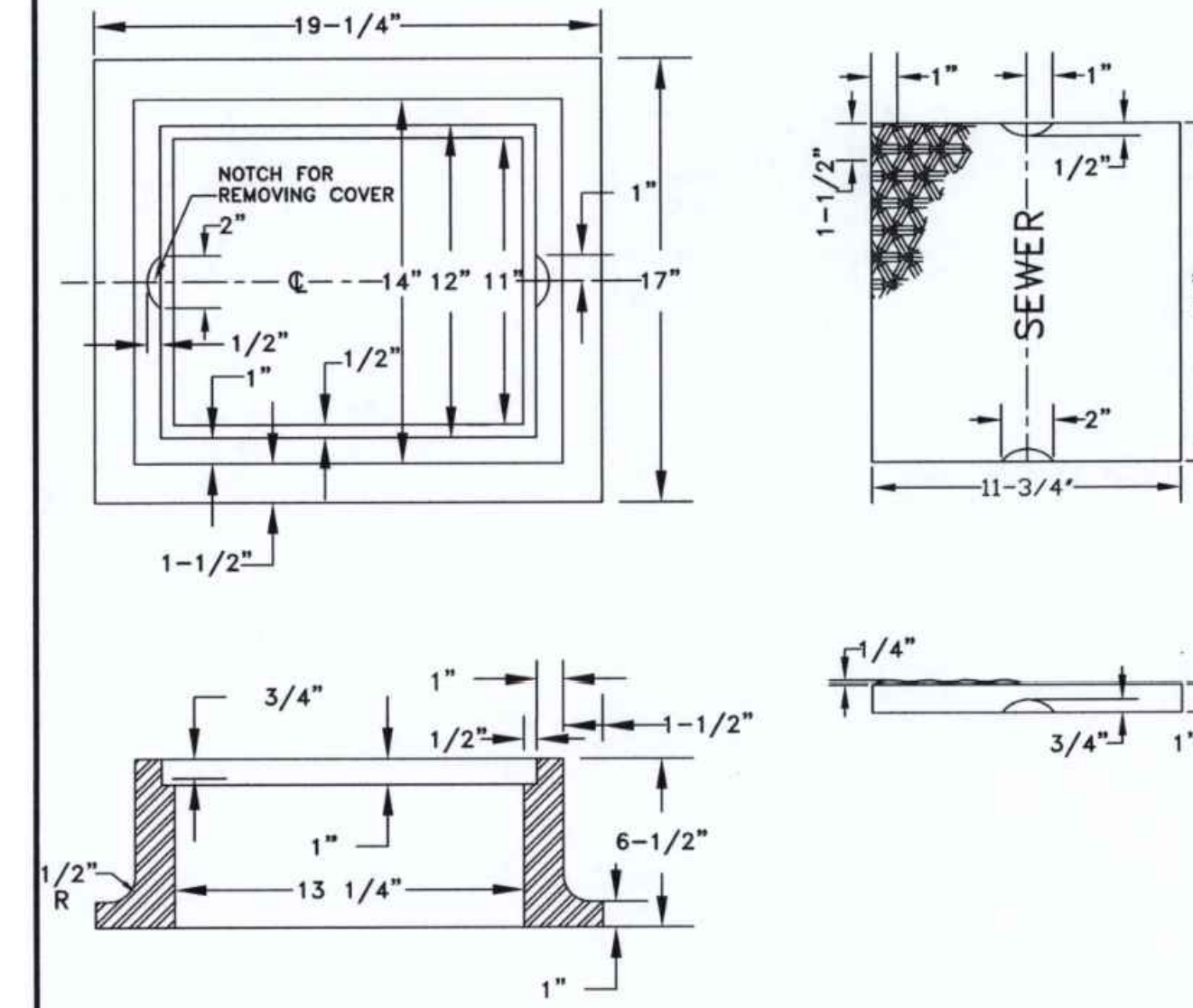
METRO WATER SERVICES
RESILIENT CONNECTOR FOR
PIPE TO MANHOLE CONNECTION

Hal Balthrop
LICENSED COLLECTION OPERATOR
SW
DIRECTOR OF WATER AND SEWERAGE SERVICES

NOT TO SCALE DATE: 02/22/08
DWG. NO. SDET008



DIRECTOR OF WATER AND SEWERAGE SERVICES



NO OPEN SAND CASTINGS, CASTINGS ARE TO BE MADE OF CAST IRON IN ACCORDANCE WITH CURRENT SPECIFICATIONS. COVER MUST FIT EVENLY ON RABBIT OF FRAME IN ORDER TO EQUALLY DISTRIBUTE WEIGHT OF COVER OVER FRAME MINIMUM WEIGHT OF FRAME 150 LBS. MINIMUM WEIGHT OF COVER 45 LBS.

TO BE USED FOR SEWER INSPECTION ASSEMBLY

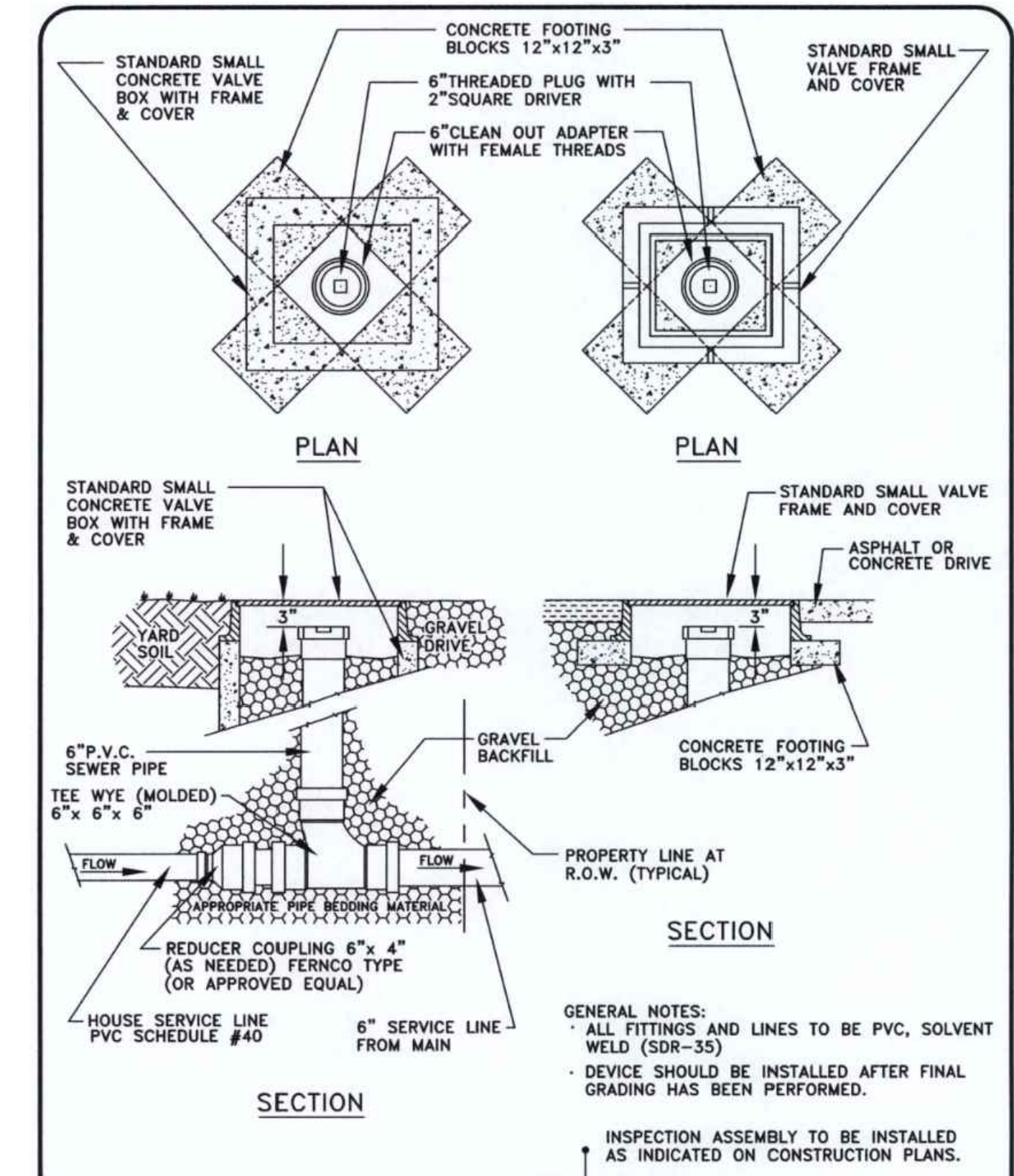
METRO WATER SERVICES
SEWER (SMALL SIZE) CAST IRON
VALVE BOX FRAME AND COVER

Hal Balthrop
LICENSED COLLECTION OPERATOR
SW
DIRECTOR OF WATER AND SEWERAGE SERVICES

NOT TO SCALE DATE: 02/22/08
DWG. NO. SDET020



DIRECTOR OF WATER AND SEWERAGE SERVICES



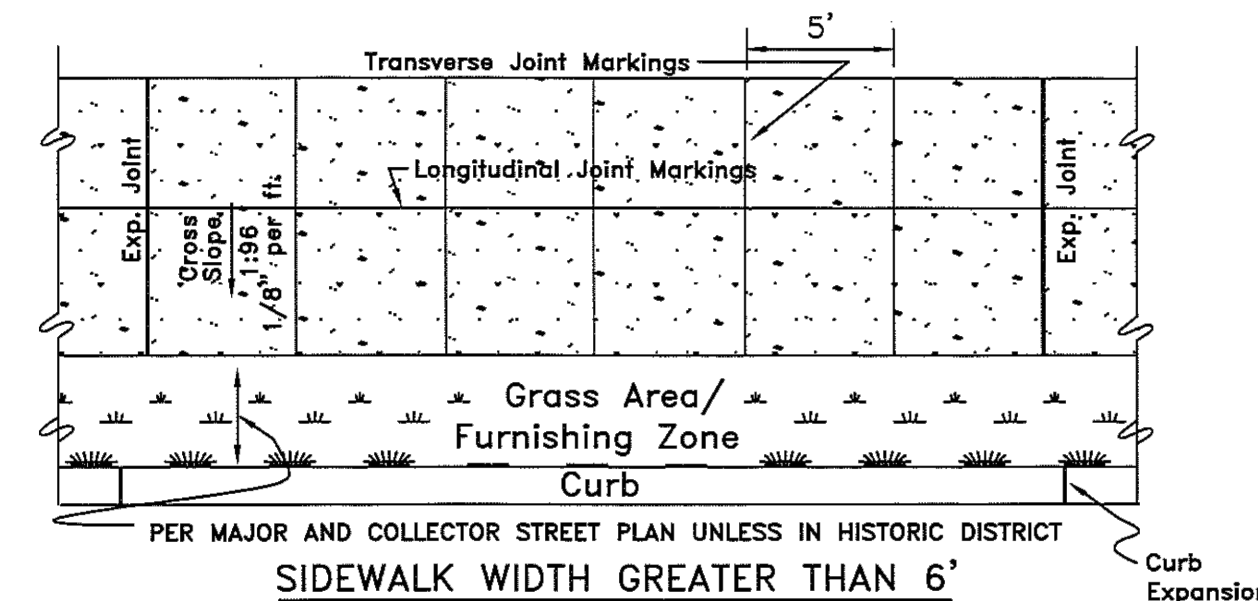
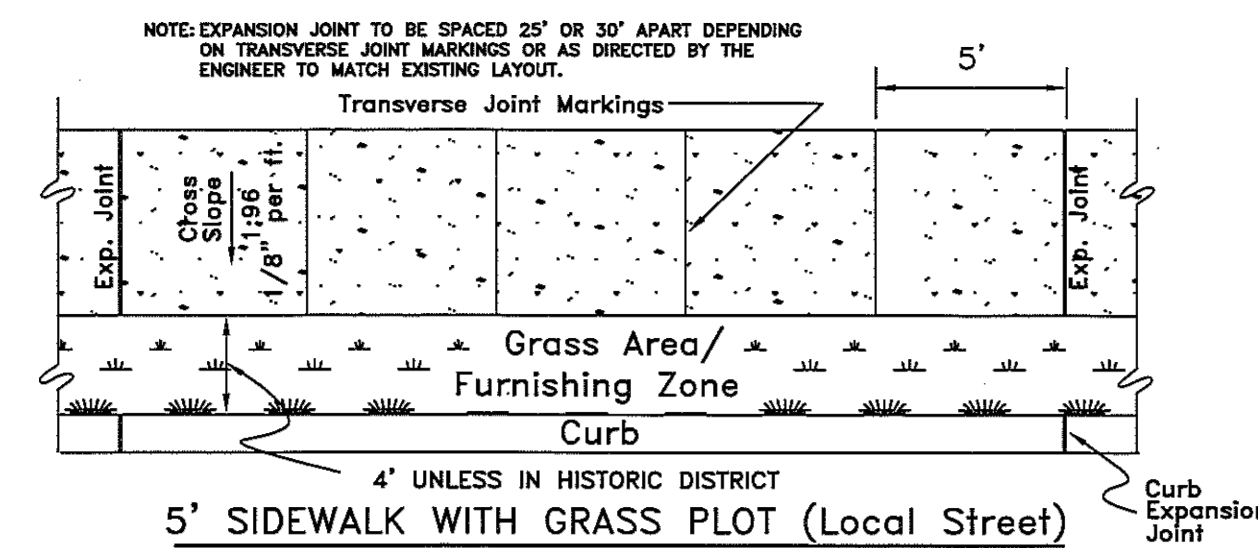
METRO WATER SERVICES
SEWER SERVICE LINE
INSPECTION ASSEMBLY

Hal Balthrop
LICENSED COLLECTION OPERATOR
SW
DIRECTOR OF WATER AND SEWERAGE SERVICES

NOT TO SCALE DATE: 02/22/08
DWG. NO. SDET017



DIRECTOR OF WATER AND SEWERAGE SERVICES

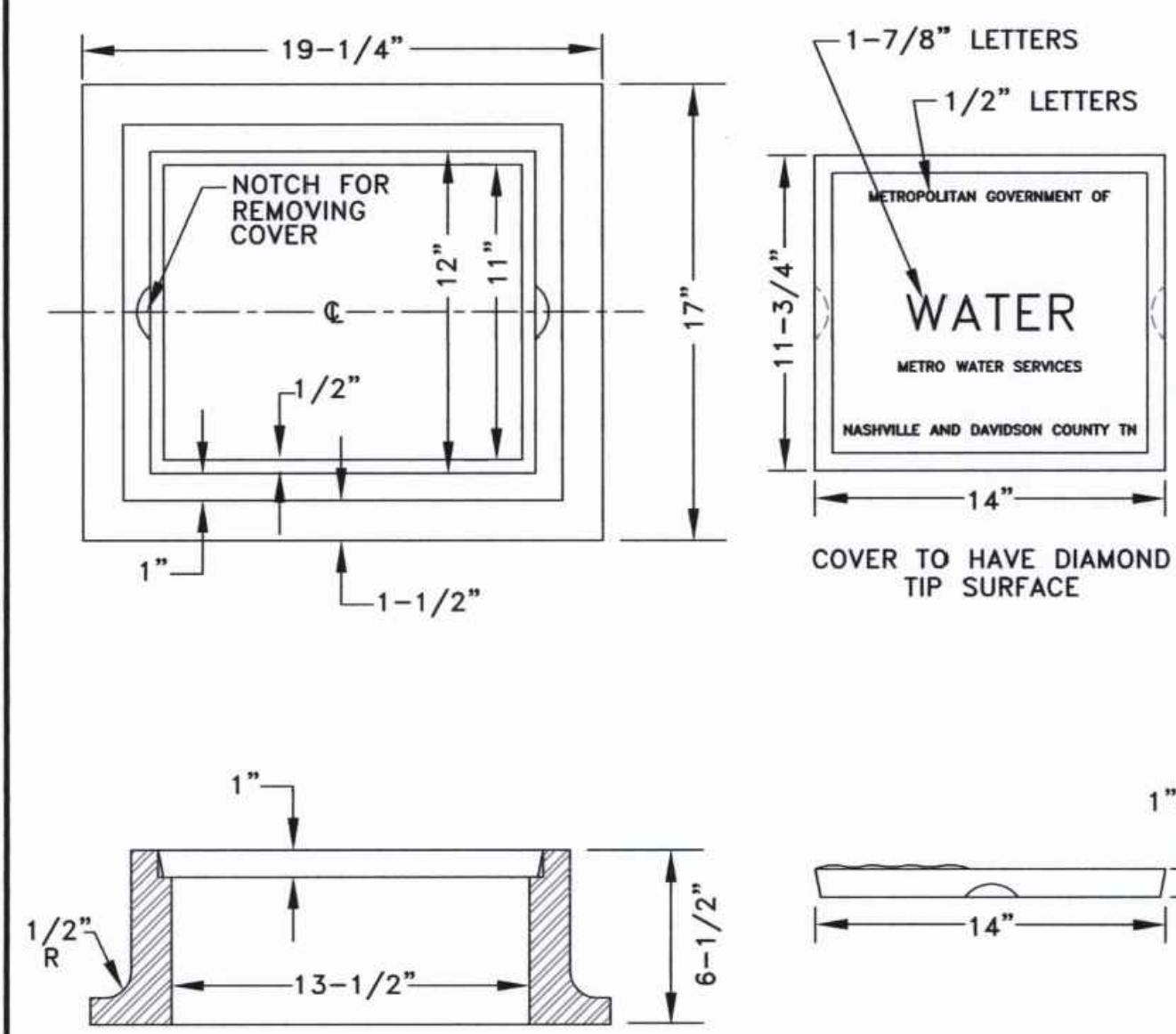


- GENERAL NOTES
1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
 2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
 3. IN HISTORIC DISTRICTS THE STANDARD SHALL BE THE PREVAILING CHARACTERISTIC OF THE BLOCK FACE.
 4. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
 5. IF APPROVED THE FURNISHING ZONE MAY CONTAIN HARDSCAPE MATERIALS SUCH AS CONCRETE, BRICK, OR PAVERS.
 6. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
 7. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
 8. IN THE EVENT OF ANY CONFLICT, DISCREPANCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY
DEPARTMENT OF PUBLIC WORKS

SIDEWALK
CONSTRUCTION
DWG. NO. ST-210
REVISED: 05/02/03
REVISED: 11/24/03
REVISED: 08/23/04
REVISED: 09/11/17

DIR. OF ENG.: *D.P. J.* DATE: 9/12/17



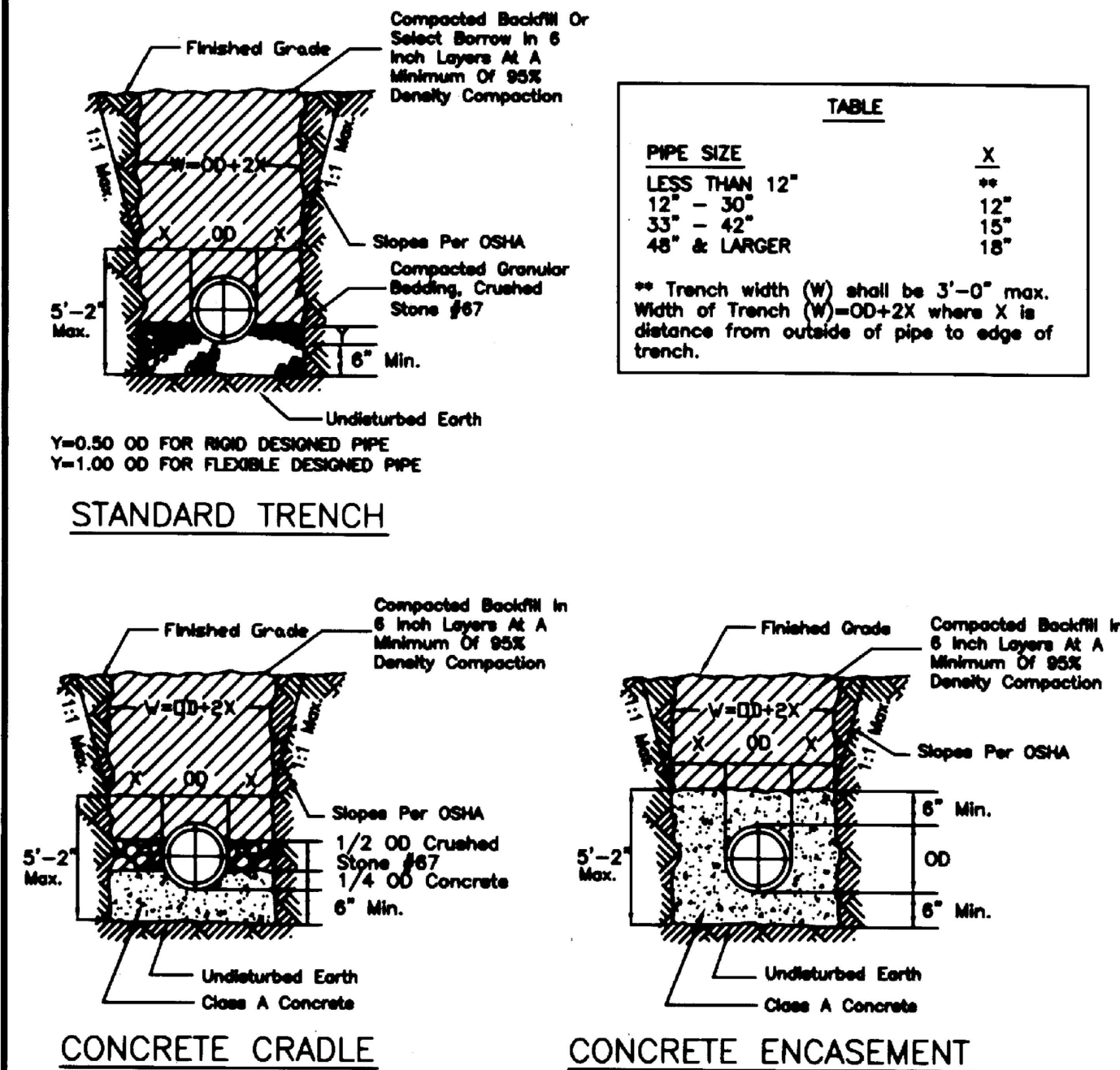
METRO WATER SERVICES
SMALL GRAY IRON VALVE BOX
FRAME AND COVER

Hal Balthrop
LICENSED DISTRIBUTION SYSTEM OPERATOR
SW
DIRECTOR OF WATER AND SEWERAGE SERVICES

NOT TO SCALE DATE: 06/26/14
DWG. NO. WDET001



DIRECTOR OF WATER AND SEWERAGE SERVICES



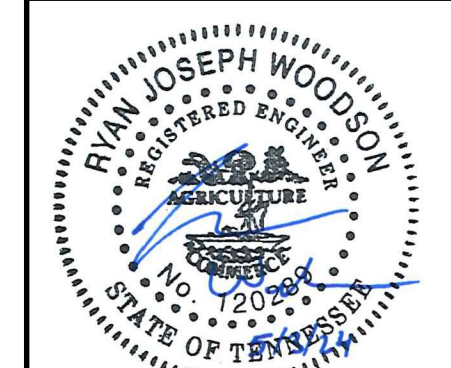
- GENERAL NOTES
1. CONCRETE FOR CRADLES AND ENCASEMENTS TO HAVE F_c = 3000 PSI AT 28 DAYS.
 2. POUR CONCRETE AGAINST UNDISTURBED EARTH.
 3. FOR CONTINUOUS CONDUIT IN TRENCH CONDITIONS THE WIDTH OF TRENCH (W) SHALL BE OD+2X MAXIMUM.
 4. THE WIDTH OF TRENCH FOR ALL OTHER PIPE DIAMETERS SHALL BE ACCORDING TO TABLE.
 5. BACKFILL MATERIAL IN ROADWAY SHALL BE CRUSHED STONE #67 COMPACTED IN 6" LAYERS FOR THE FULL DEPTH OF THE TRENCH.

METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY
DEPARTMENT OF PUBLIC WORKS

TRENCH BACKFILL
DWG. NO. DR-180
ASST. DIR. ENG.: *Mark May* DATE: 1/04/01
DIRECTOR: *James W. ...* DATE: 1-21-01
REVISED: 12/01/00

DATE: 1/26/2022
FINAL SP SUBMITTAL
6/2/2022
GRADING PERMIT RESUBMITTAL
6/28/2022
PRIVATE UTILITY RESUBMITTAL
4/26/2024
GRADING PERMIT RESUBMITTAL
5/3/2024
FINAL SP RESUBMITTAL

SITE DETAILS
3RD & MONROE TOWNHOMES
1227 3RD AVENUE NORTH
NASHVILLE, TN, 37208



BCA BARGE CIVIL ASSOCIATES
6806 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 | BCAcivil.com

METRO WATER SERVICES - NASHVILLE, TN
APPROVED FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN REVIEWED BY THE DEPARTMENT OF WATER AND SEWERAGE SERVICES OR CONTRACTED PROFESSIONAL AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS AN ASSURANCE THAT THE IMPROVEMENTS DEPICTED IN THE DOCUMENT BEARING THIS STAMP WILL FUNCTION AS INTENDED.
SWGR: 2022002606
Date: 05/07/2024
APPROVAL EXPIRES ONE YEAR FROM THE DATE ABOVE

PUBLIC SEWER NO. 2022046200

SUP NO. 2022037000

SWGR NO. 2022002606

SP CASE NO. 2021SP-018-002

C5.2

BCA JOB NO. 2525-10-03