

Erosion Control and Grading Notes

- Expose as small an area of soil as possible on the site for no more than 15 days. Keep dust within tolerable limits by sprinkling or other acceptable means.
- All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 lbs. per 1000 sq. ft. of 10-10-10 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), unless otherwise noted within written specifications.
- Erosion control barrier is called out on plans and is to comply with the Metropolitan stormwater management manual.
- Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
- The contractor shall be responsible for the verification and the location of any existing utilities. It shall be the responsibility of the contractor to avoid damage to all existing utilities during construction. If damage does occur to any such installation, full repair will be accomplished as per the current specification governing such work.
- Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' long and at least 6" thick.
- The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal layers of 8" thickness (or as directed by the soils investigative report). Said fill material is to be free of sod, roots, frozen soils, or any other decomposable material. Said fill is to be compacted to a minimum of 95% standard proctor, or as otherwise specified by the soils report or written specifications.
- The contractor shall notify the Metro Davidson County department of Public Works construction compliance division, three days prior to beginning the work.
- The contractor shall locate and stake the layout of the site in the field for inspection by the engineer. The contractor shall check the grades and final dimensions on the ground, and report any discrepancies to the engineer immediately for a decision.
- Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
- The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.
- The contractor shall be responsible for any damage done to the premises or adjacent premises or injuries to the public during the construction caused by himself, his sub-contractors, or the carelessness of any of his employees.
- All work is to be completed with compliance to the rules and regulations set forth by Metro Water Services. The contractor shall give all necessary notice, obtain all permits, and pay fees required for the completion of his portion of the work. He shall also comply with all city, county and state laws and ordinance or regulations relating to portions of work which he is to perform.
- All erosion control measures shall remain in place until site is stabilized & construction is complete.
- Contractor to 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 the pre-construction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the EPSC plan.
- The buffer along waterways will be an area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.

NDOT Notes

- All work within the public right of way requires an excavation permit from NDOT.
- Proof-rolling of all street subgrades is required in the presence of the NDOT inspector. Inspection of the binder course is required prior to final paving in the presence of the NDOT inspector. These requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street name signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective, and mounted vertically staggered.
- Street name signs shall be assembled using extruded sign blades.
- All signs shall have 3M reflective coating.
- All pavement marking are to be thermoplastic.

Landscape Notes

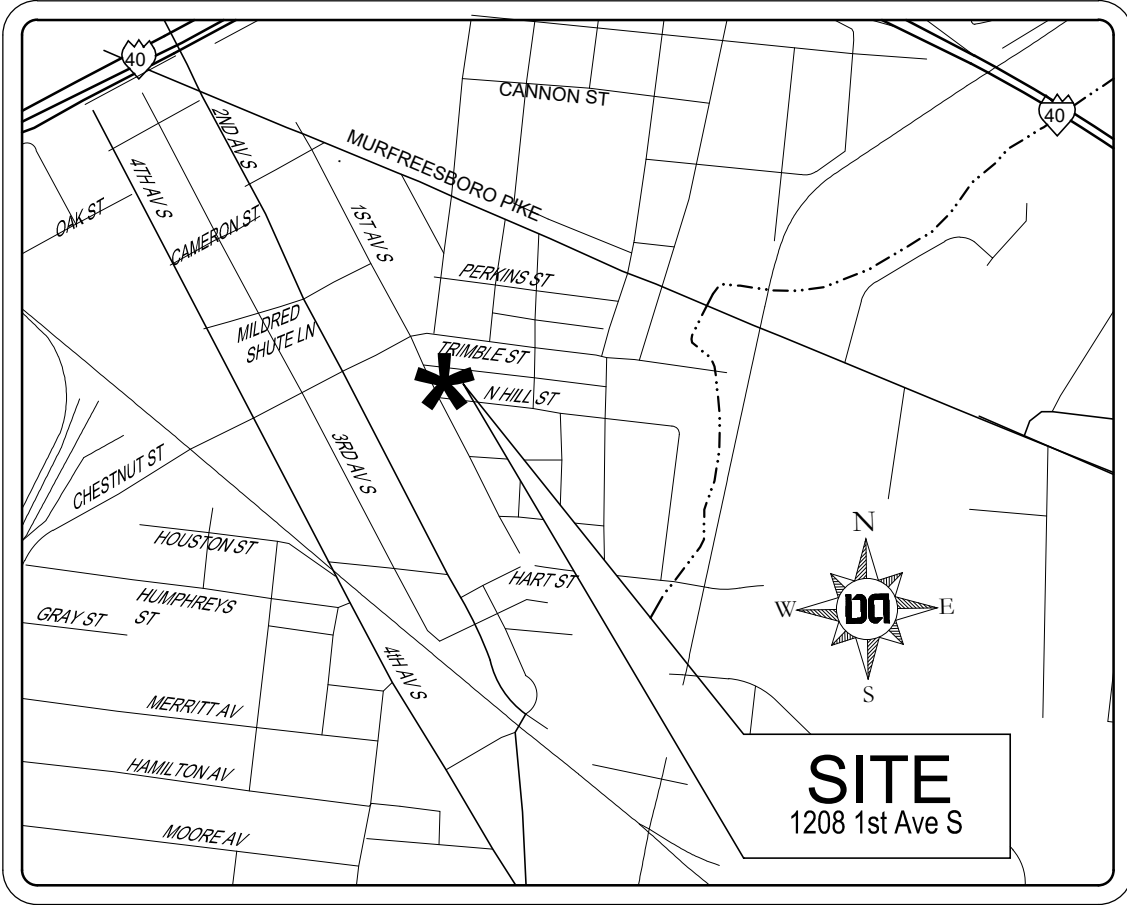
- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities. the landscape contractor shall verify the exact location of all utilities and take precautions to prevent damage to the utilities.
- All planting and mulch beds shall be sprayed with round-up (contractor's option) prior to the installation of mulch.
- Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
- The landscape contractor shall be responsible for the fine grading of all planting areas.
- All planting areas shall be fertilized with 12#/1000 s.f. of 10-10-10 fertilizer.
- All planting beds shall have a minimum of 3" depth of shredded hardwood bark mulch.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
- The landscape contractor shall provide a one year warranty on all plant materials and replace any dead or dying material within that time period.
- No plant materials should be substituted without authorization by Dale & Associates. Plant sizes shown are minimums required by the local municipality and materials shown have been selected specifically for this project.
- All wire baskets shall be completely removed and disposed of, burlap should be removed or punctured in at least 5 places. Remove all twine from burlapped materials.
- Guying is not allowed unless required by municipality or site conditions. The landscape contractor shall remove wires after a one year period.
- No canopy tree shall be located within 15' of an overhead utility. No tree shall be located within a public utility easement. Locating plant materials within a drainage easement is acceptable, but only if installed as not to disturb existing drainage flow. In such instances, the materials shall be located no closer than 5' from the centerline of drainage.
- Lighting plan to be coordinated with proposed planting plan. no light poles to be located in tree islands. See lighting plan for proposed light locations.

MWS Standard Private Utility Plan Notes

- All water and sewer construction shall be 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 commercial construction plans can be reviewed.
- All sewer services shall be minimum 6 inches in diameter, from connection at the main until the fires clean out assembly.
- Backflow device to remain accessible at all times.
- Plan size shall be 24" x 36" 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 the 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 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.

Water and Sewer 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 televising of the lines prior to final acceptance. The videotaping 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 constructionand must be approved by the Metro Water Services.
- All water meters shall be a minimum of 24" not to exceed a 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 & PDF) format. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made. (A) Sewer plans shall be sealed by a license professional engineer and/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 to property corners and lines and/or stationing 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. (B) Water line plans shall be sealed by a Licensed Professional Engineer and/or a Registered Land Surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, location of hydrants, valves, reducers, tees and pressure reducing devices where applicable.
- 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 areas including all blow-off assemblies.
- 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 appurtenance 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.



SHEET SCHEDULE

- C0.0 Cover Sheet
- C1.0 Existing Conditions & Erosion Control Plan
- C2.0 Site Layout & Utility Plan
- C3.0 Site Grading & Drainage Plan
- L1.0 Landscape Plan

Final UDO Plans
1208 1st Avenue S.
Multi-Family Development
Tax ID 105032A90000CO & 105032A00100CO-105032A00300CO
Nashville, Davidson County, Tennessee

USE - CHAPTER 17.08 & 17.16		
DEVELOPMENT SUMMARY		
PROPOSED USE	Multifamily (3 Units - 17 Units per Acre)	
PROPERTY ZONING	RM20-A-NS	OVERLAY(s) UZO, UDO SURROUNDING ZONING RM20-A-NS & IWD
USE CHARTS:	PERMITTED	
SITE CRITERIA (Chestnut Hill Neighborhood)		
SUBDIVISION PLAT	N/A	
MINIMUM LOT SIZE	None	
Floor Area Ratio	N/A	
ISR - Adjustments / Slopes over 15%	0.70 Max (0.40 Proposed)	
STREET SETBACKS:	Average of Adjacent Properties	
SIDE YARD	5 Feet (10 Feet for Side Facing Units)	
REAR YARD	5 Feet	
HEIGHT STANDARDS	Existing Dwelling + 6' = 21.7' + 6' = 27.7' Proposed Height = 27.7' Maximum (Only along Alley Side)	
PARKING AND ACCESS - CHAPTER 17.20		
RAMP LOCATION AND NUMBER	Access via Alley #696	
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	Not Applicable	
DISTANCE TO INTERSECTION	200' from Alley #696 North to Trimble Street	
	50' MINOR STREET 100' COLLECTOR	185' ARTERIAL STREET 250' CONTROLLED ACCESS RAMP
REQUIRED PARKING BASED ON USES	1 Stall per Unit = 3 Stalls Required	
PROPOSED PARKING	6 Surface Stalls Provided + 2 Bicycle Stalls	
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	8.5' x 18' 90° off Alley	
REQUIRED LOADING BASED ON USES	N/A	
SURFACING OVER 5 SPACES 1,750 SQ. FT.	N/A	
QUEUING LANES	N/A	
OVER 10 SPACES 20' QUEUING AT EXIT	N/A	
NUMBER OF COMPACT SPACES / %	None	
NUMBER OF ACCESSIBLE SPACES	N/A	
SIDEWALKS REQUIRED	Existing Public Sidewalks To Remain Across Frontage	
LANDSCAPING STANDARDS - CHAPTER 17.24		
REQUIRED BUFFERYARDS	None Required	
BUFFERYARD ADJUSTMENT	N/A	
PERIMETER LANDSCAPING	Provided	
STANDARD FOR 4 OR MORE LANES	N/A	
SIDE LINES ADJACENT TO PARKING AREAS 5' MINIMUM WITH TREES-2.5' WITH TREE ISLANDS	Provided	
INTERIOR LANDSCAPING MINIMUM 8% AREA	Provided	
OPAQUE FENCE ADJACENT TO RESIDENTIAL PARKING AREA	Provided	
SCREENING AROUND DUMPSTERS (NO CHAIN LINK FENCE PERMITTED)	N/A	
TREE DENSITY	See Landscape Compliance Plan	

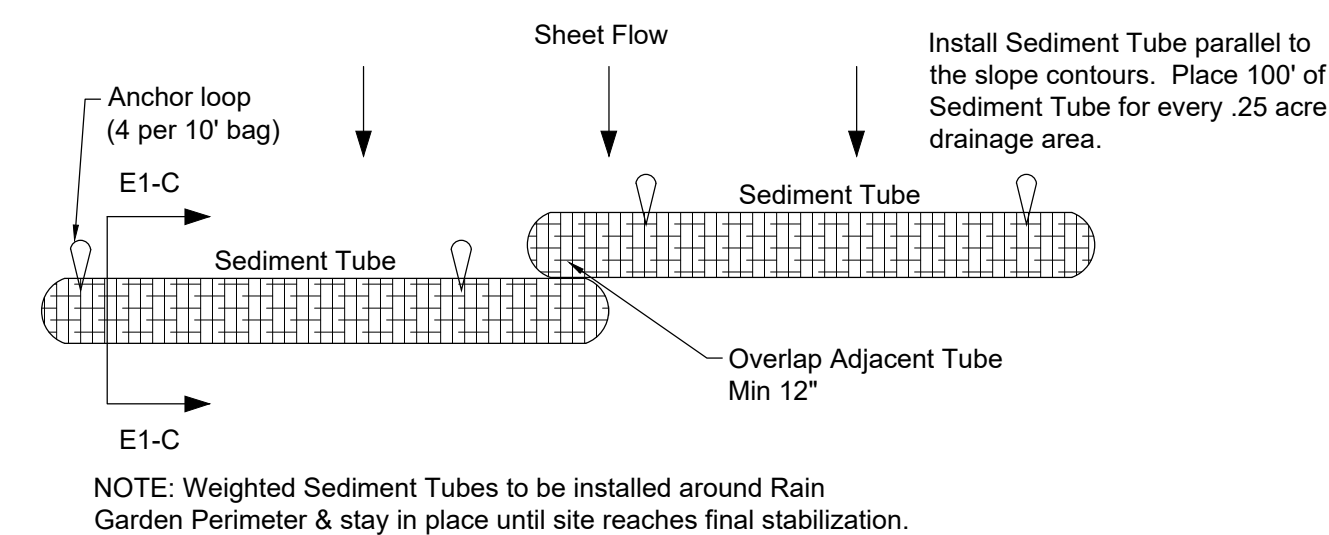
NOTE: A MINIMUM OF ONE OF THE FOUR UNITS PROPOSED MUST BE VISITABLE & MEET THE FOLLOWING CRITERIA:
1) ONE ZERO STEP (ADA) ENTRANCE
2) ONE DOOR WITH 32" MINIMUM CLEAR PASSAGE SPACE
3) ONE WHEELCHAIR ACCESSIBLE BATHROOM ON THE MAIN FLOOR

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 or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Permits
Planning
MWS

2021UD-001-062
SWSF 2024045880

D&A Project #24066
1208 1st Avenue South
C0.0



1. Inspect weekly and within 24 hours after the end of a storm event.
2. Replace tubes that have decomposed.
3. Repair washouts or other damage as needed.
4. Remove sediment when accumulations reach one-half the original height of either a single tube or stacked tubes. Sediments removed shall be disposed of properly.
5. Remove tubes when no longer needed. Re-grade and stabilize the area.
6. Inspect weighted sediment tubes when rain is forecast. Be sure the tubes are overlapped or butted end to end.

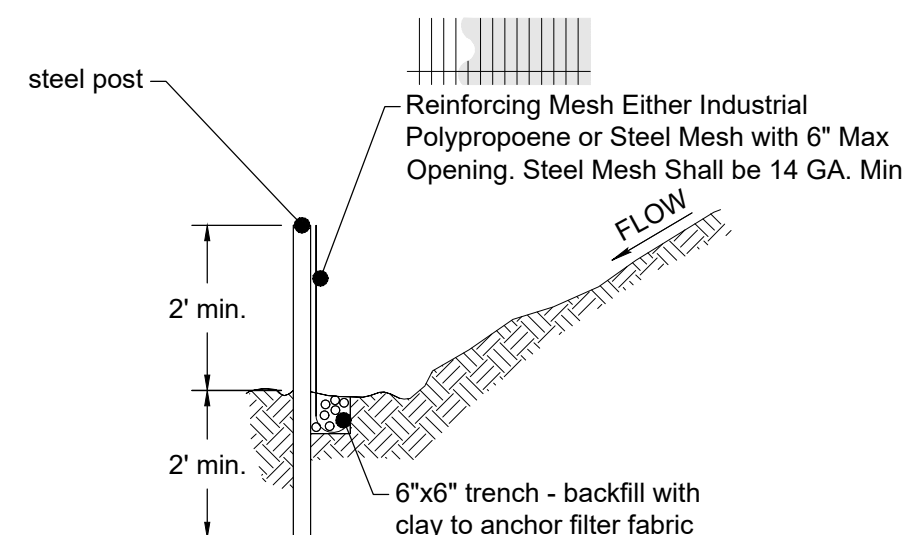
1. Weighted sediment tubes have not been as effective due to improper use. These barriers have been placed in swales and drainageways where runoff volumes and velocities have caused the tubes to wash out. In addition, failure to stake the sediment tube will allow undercutting and end flow.
2. Weighted sediment tubes are not to be used for extended periods of time because they tend to rot and fall apart.
3. Limit length of any single row of tubes to 500 ft. (157 m).
4. Not appropriate for large drainage areas, limit to five acres or less.
5. Sediment tubes may lose their effectiveness due to degradation, thus constant maintenance is required.
6. Not intended for inlet protection or streams.
7. Tube bindings of jute or cotton not recommended as they quickly deteriorate and fail.
8. Limit to locations suitable for temporary ponding or deposition of sediment.
9. Slopes of 3:1 (H:V) or flatter are preferred. If the slope exceeds 3:1 (H:V), use a different management practice or limit the length of slope upstream of the tube to less than 25 ft (15.7 m).

REFER TO METRO DETAIL TCP-14
N.T.S.

1. ALL PERIMETER EPSC MEASURES MUST BE IN PLACE PRIOR TO GRADING.
2. ANY DISTURBED AREA LEFT EXPOSED FOR A PREIOD GREATER THAN 7 DAYS WITH SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
3. ALL SLOPES 3:1 OR GREATER AND CHANNEL SIDE SLOPES TO RECEIVE EROSION CONTROL MATTING.
4. 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 EXIST LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY ARE ALSO REQUIRED BY THE GRADING PERMITTEE.

- a. Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 15 days.
- b. As a general rule, permanent seeding will be performed within 14 days after the final grade on an area has been established. If disturbed areas on-site are to remain dormant for periods greater than 15 days in duration, the contractor will apply permanent soil stabilization. An allowance in the time schedule will be made for snow cover during periods of construction downtime. Seeding will be performed by hydro-seeding, by hand, or by a mechanical broadcasting method
- c. The areas to be seeded will be uniform and will conform to the finished grade and cross Section shown in the plans for this project or as otherwise designated. Owner's representative will perform minor shaping of uneven and rough areas outside the graded section as directed in order to provide for more effective erosion control and for ease of subsequent earth moving operations.
- d. The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.

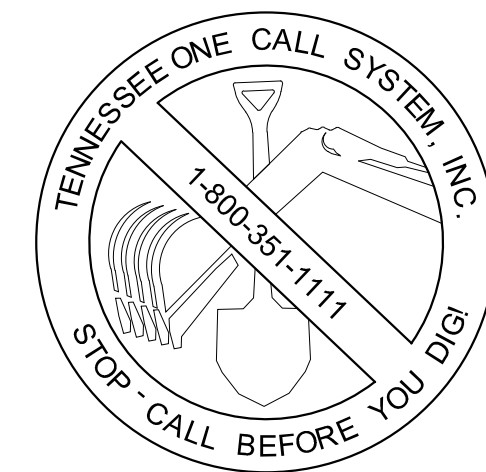
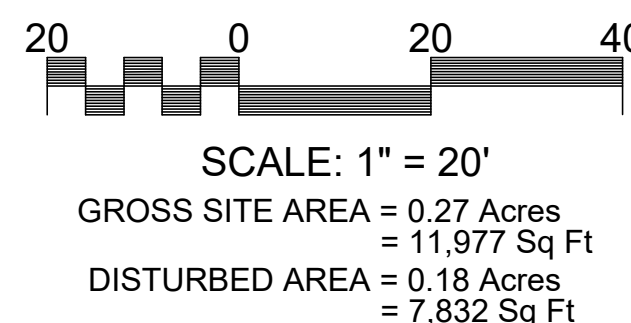
1. **Expose as small an area of soil as possible on the site for no more than 15 days. Keep dust within tolerable limits by sprinkling or other acceptable means.**
2. **All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 lbs. per 1000 sq. ft. of 10-10-10 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), unless otherwise noted within written specifications.**
3. **Erosion control barrier is called out on plans and is to comply with the Metropolitan stormwater management manual.**
4. **Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.**
5. **The contractor shall be responsible for the verification and the location of any existing utilities. It shall be the responsibility of the contractor to avoid damage to all existing utilities during construction. If damage does occur to any such installation, full repair will be accomplished as per the current specification governing such work.**
6. **Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' long and at least 6" thick.**
7. **The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal layers of 8" thickness (or as directed by the soils investigative report). Said fill material is to be free of sod, roots, frozen soils, or any other decomposable material. Said fill is to be compacted to a minimum of 95% standard proctor, or as otherwise specified by the soils report or written specifications.**
8. **The contractor shall notify the Metro Davidson County department of Public Works construction compliance division, three days prior to beginning the work.**
9. **The contractor shall locate and stake the layout of the site in the field for inspection by the engineer. The contractor shall check the grades and final dimensions on the ground, and report any discrepancies to the engineer immediately for a decision.**
10. **Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.**
11. **The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.**
12. **The contractor shall be responsible for any damage done to the premises or adjacent premises or injuries to the public during the construction caused by himself, his sub-contractors, or the carelessness of any of his employees.**
13. **All work is to be completed with compliance to the rules and regulations set forth by Metro Water Services. The contractor shall give all necessary notice, obtain all permits, and pay fees required for the completion of his portion of the work. He shall also comply with all city, county and state laws and ordinance or regulations relating to portions of work which he is to perform.**
14. **All erosion control measures shall remain in place until site is stabilized & construction is complete.**
15. **Contractor to provide an area for concrete wash down and equipment fueling in accordance with memo CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during the pre-construction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the EPSC plan.**
16. **The buffer along waterways will be an area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.**



1. Non Woven Geotextile Filter fabric fence to be placed prior to start of grading.
2. Steel posts shall be approved by owner prior to use.
3. Wood posts shall be 2"x 2" min., oak or similar hardwood
4. Posts shall be spaced at 6' intervals.
5. Filter fabric shall be securely bound to posts with either staples or wire ties.
6. Filter fabric shall be polypropylene fabric by Corps of Engineers guide spec. CW 02215. With equivalent opening size (o/s) of no 100 sieve min., no 40 sieve max., as determined.
7. J-Hooks to be used when silt fence is not installed along a contour.

1. Inspect weekly and after each rainfall.
2. Repair wherever fence is damaged.
3. Remove sediment when it reaches 1/3 the height of the fence.
4. Inspect silt fence when rain is forecast. Perform required maintenance before the storm event.
5. Remove silt fence when no longer needed. Fill and compact past holes and anchor trench remove sediment accumulation, and grade alignment to blend with adjacent ground.

REFER TO METRO DETAIL TCP-03
N.T.S.



Permits	
Planning	2021UD-001-062
MWS	SWSF 2024045880



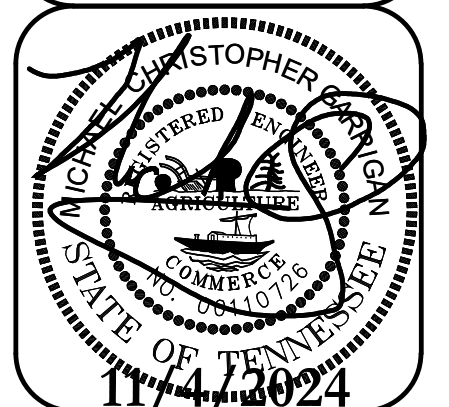
D&A Project #24066
1208 1st Avenue South

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1208 1st Avenue South

Tax ID 105032A90000CO & 105032A00100CO-105032A00300CO
Nashville, Davidson County, Tennessee

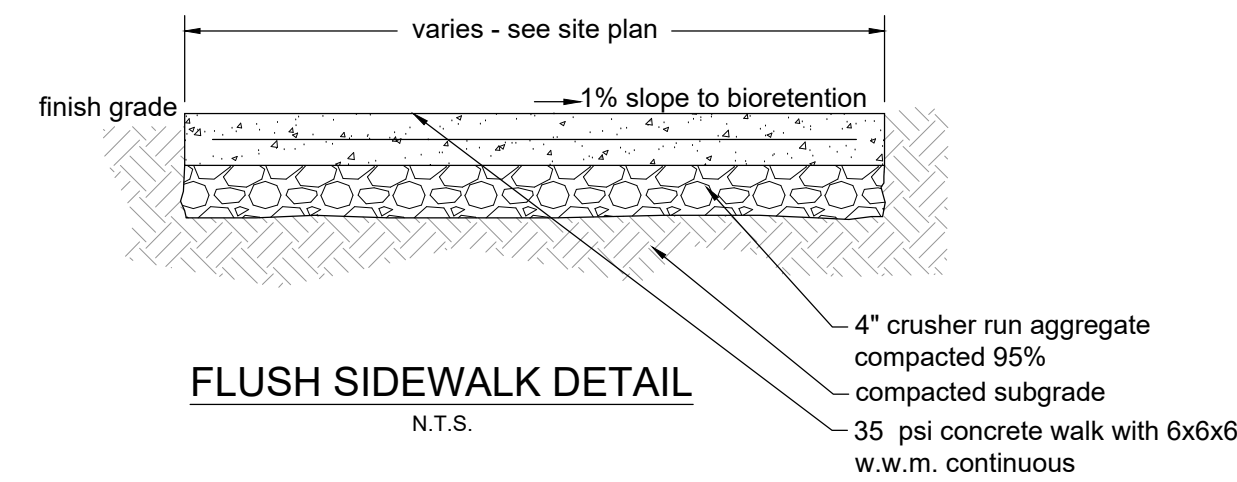
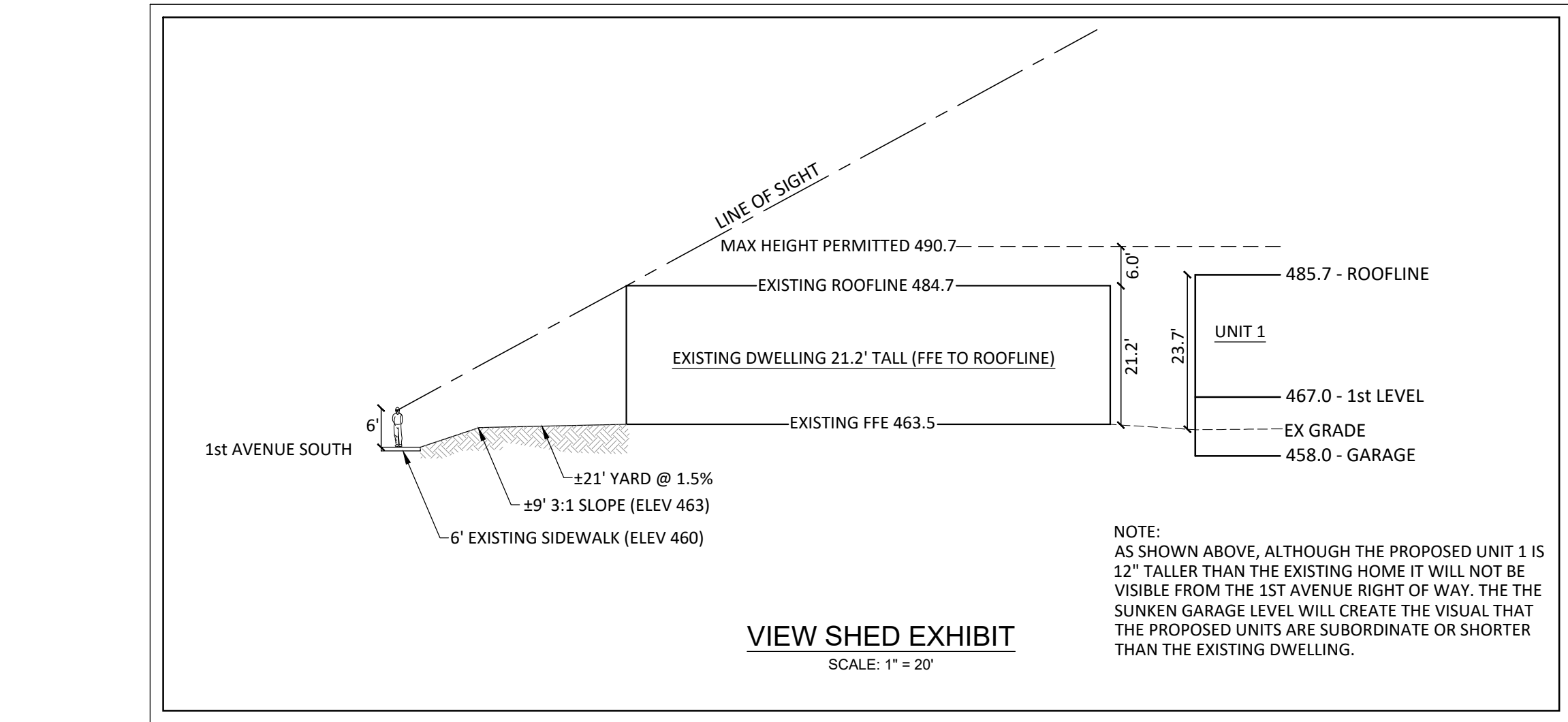
Revisions



Existing Conditions & Erosion Control Plan
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D&A Project #24066

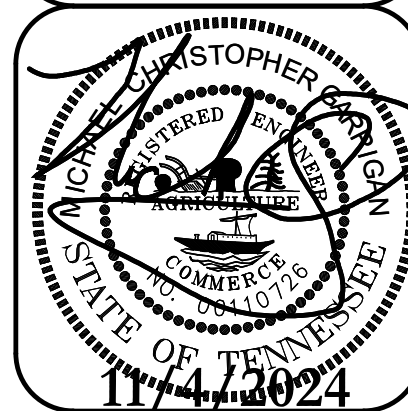
1208 1st Avenue South



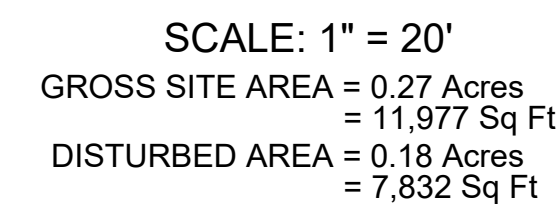
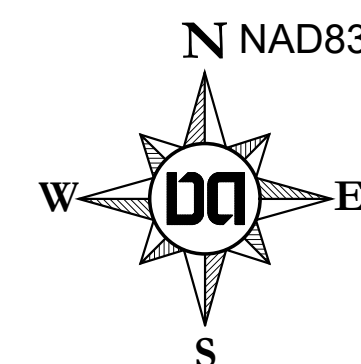
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Revisions

Final UDO Plans
1208 1st Avenue South
Tax ID 105032A90000CO & 105032A00100CO-105032A00300CO
Nashville, Davidson County, Tennessee



Site Layout & Utility Plan



Permits	
Planning	2021UD-001-062
MWS	SWSF 2024045880



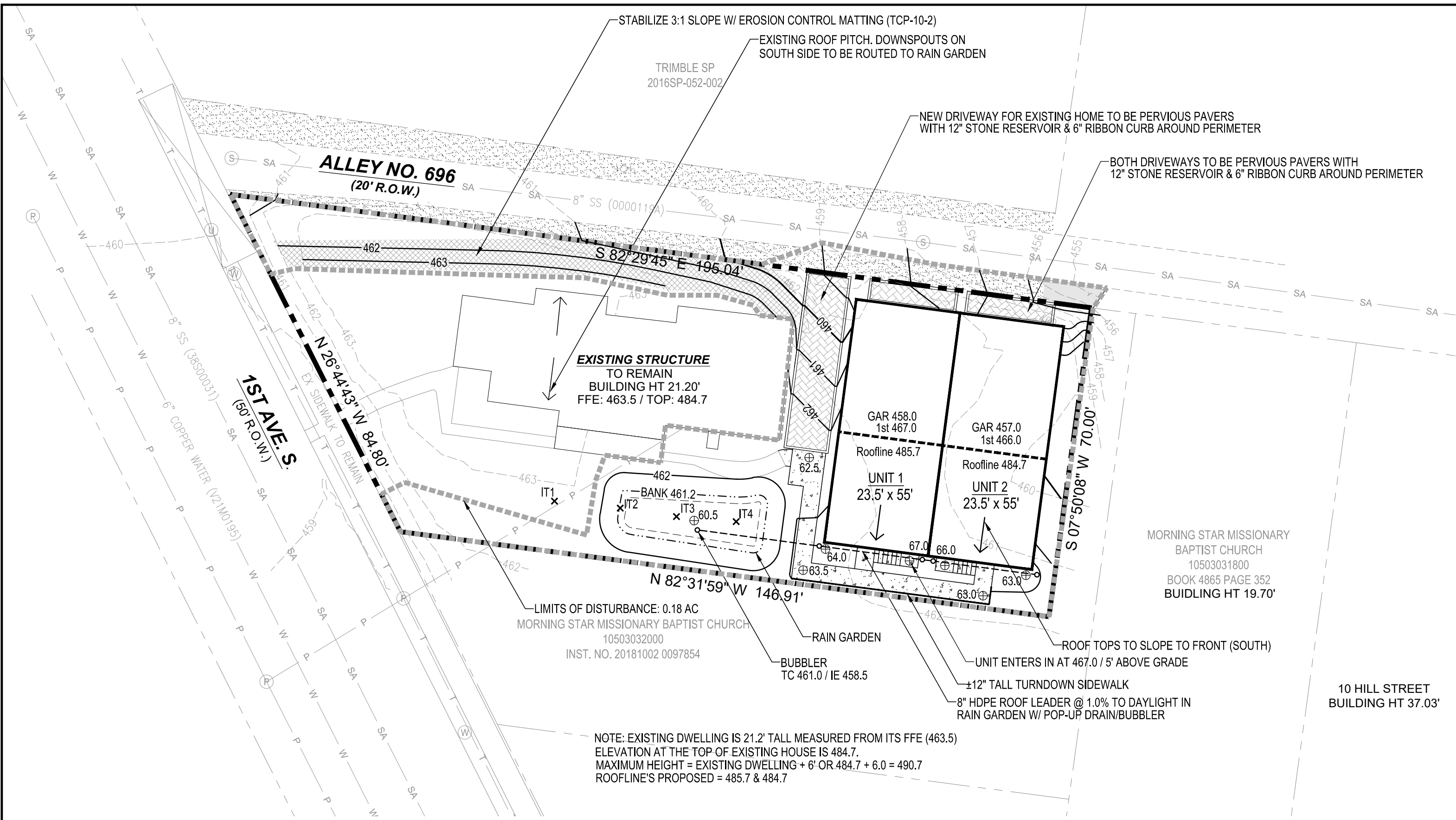
DA
Dale & Associates, Inc.
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #24066
1208 1st Avenue South

C2.0

D&A Project #24066

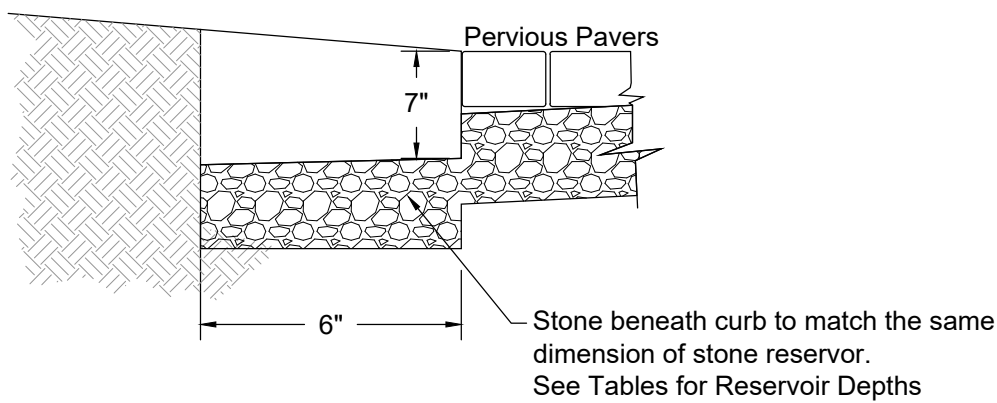
1208 1st Avenue South



Infiltration Results

Test Performed by Perry & Associates in July 2024

Location #	Refusal Depth (feet)	Test Depth (feet)	Average Drop Rate (inches/hour)	Approximate Existing Grade	Approximate Test Elevation	Rain Garden Subgrade Elevation
IT-1	---	8.0	3.8	462.4	454.4	454.8
IT-2	---	8.0	3.0	462.6	454.6	454.8
IT-3	---	8.0	2.5	462.8	454.8	454.8
IT-4	---	8.0	2.4	463.0	455.0	---



General Notes:

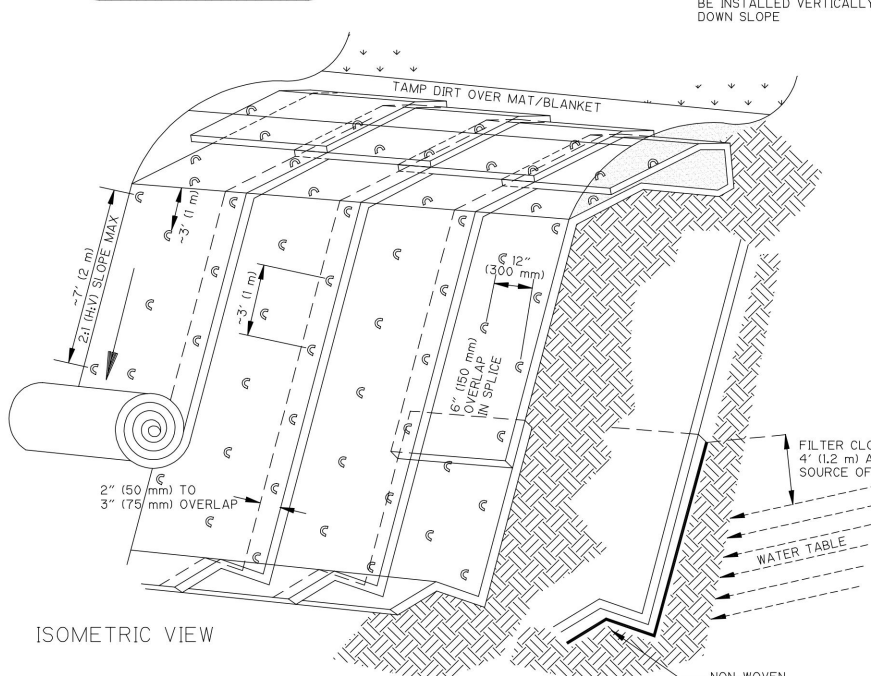
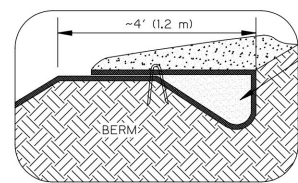
- Expansion joints to be spaced a max. of 100' apart or as directed by engineer.
- Expansion joints will also be required at tangent points, ramps, and inlets.
- Contraction joints are to be cut into curb and gutter every 10' to a depth of D/4, where d equals the thickness of the section. The spacing of 10' may be reduced at closures but no section of curb shall be less than 10'.

RIBBON CURB DETAIL

N.T.S.

ACTIVITY: Geotextiles

TCP - 10



TYPICAL SLOPE SOIL STABILIZATION

WET SLOPE LINING

- NOTES:
- SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLOS, STICKS AND GRASS. MATS-BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 - LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

Figure TCP-10-2
Anchoring Geotextiles on Embankments

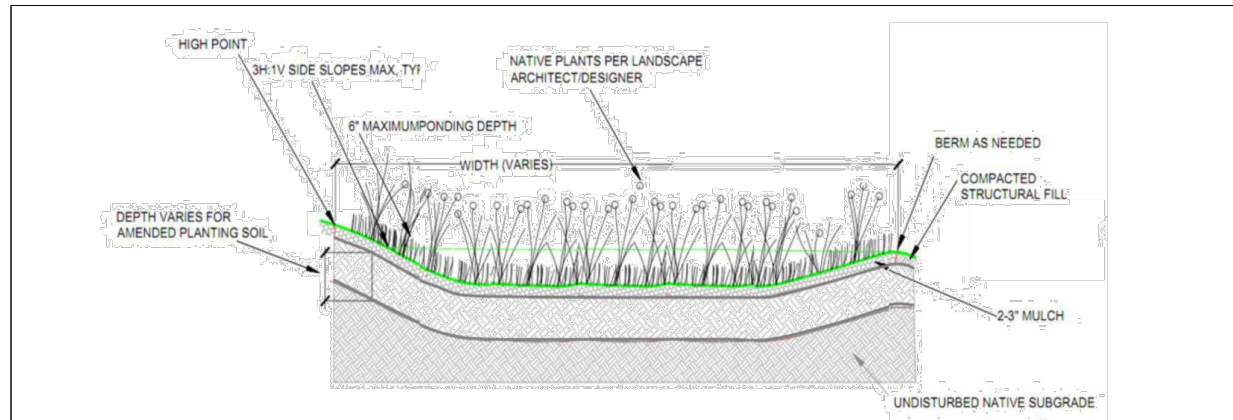
Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices TCP-10-9

2021



Metropolitan Nashville – Davidson County
Stormwater Management Manual
Volume 1 - Regulations

2021



CONSTRUCTION STEPS:

- Locate rain garden(s) where downspouts or driveway runoff can enter garden flowing away from the home. Locate at least 10 feet from foundations, not within the public right of way, away from utility lines, not over septic fields, and not near a steep bluff edge.
- Measure the area draining to the planned garden and determine required rain garden surface area from the table on the next page and your planned excavation depth.
- Optionally, perform infiltration test according to Section B. If the rate is less than 0.25 in/hr an underdrain will be necessary. If the rate is more than 0.50 in/hr the size of the garden may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
- Measure elevations and stake out the garden to the required dimensions ensuring positive flow into garden, the overflow elevation allows for six inches of ponding, and the perimeter of the garden is higher than the overflow point. If the garden is on a gentle slope a berm at least two feet wide can be constructed on the downhill side and/or the garden can be dug into the hillside taking greater care for erosion control at the garden inlet(s).
- Remove turf or other vegetation in the area of the rain garden. Excavate garden being careful not to compact soils in the bottom of the garden. Level bottom of garden as much as possible to maximize infiltration area.
- Mix compost, topsoil, and some of the excavated subsoil together to make the 'amended soil'. The soil mix should be 1/3 compost, 2/3 native soil (topsoil and subsoil combined).
- Fill rain garden with the amended soil, leaving the surface eight inches below your highest surrounding surface. Eight inches allows for 6 inches ponding and 2" of mulch. The surface of the rain garden should be as close to level as possible.
- Build a berm at the downhill edge and sides of the rain garden with the remaining subsoil. The top of the berm needs to be level and set at the maximum ponding elevation.
- Plant the rain garden using a selection of plants from elsewhere in this manual.
- Mulch the surface of the rain garden with two to three inches of non-floating organic mulch. The best choice is finely shredded hardwood mulch. Pine straw is also an option.
- Water all plants thoroughly. As in any new garden or flower bed, regular watering will likely be needed to establish plants during the first growing season.
- During construction build the inlet feature as a pipe directly connected to a downspout or use a rock lined swale with a gentle slope. Use of an impermeable liner under the rocks at the end of the swale near the house is recommended to keep water from soaking in at that point. Test the drainage of water from the source to the garden prior to finishing.
- Create an overflow at least 10 feet from your property edge and insure it is protected from erosion.

METRO NASHVILLE
DEPARTMENT OF
WATER SERVICES

NAME/ADDRESS:

RAIN GARDEN
SPECIFICATIONS
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2021

SKETCH LAYOUT
PROVIDE PLAN VIEWS OF RAIN GARDEN AND HOUSE SHOWING DRAINAGE AREA DIRECTED TO RAIN GARDEN AND KEY DIMENSIONS AND OVERFLOW AREA RELATIVE TO PROPERTY LINE.

EXISTING IMPERVIOUS	3,215 SQ FT
PROPOSED IMPERVIOUS	5,170 SQ FT
NET IMPERVIOUS AREA	1,955 SQ FT
REQUIRED SURFACE AREA	100 SQ FT @ 30" MEDIA (63 CU FT VOLUME)
SURFACE PONDING REQUIRED	6" (40 CU FT VOLUME)
TOTAL STORAGE REQUIRED	103 CU FT

RAIN GARDEN TOP OF BANK	461.20
RAIN GARDEN SURFACE	460.00
TOP OF 36" BIOMEDIA	459.75
BOTTOM OF 36" BIOMEDIA	456.75
BOTTOM OF 12" STONE RESERVOIR	455.75

SURFACE AREA	240 SQ FT
8" PONDING STORAGE	160 CU FT
BIOMEDIA STORAGE	180 CU FT
STONE RESERVOIR STORAGE	96 CU FT
TOTAL STORAGE	436 CU FT (103 CU FT REQUIRED)

SIZING CALCULATION:

Contributing Drainage Area (square feet)	Depth of Amended Soil (inches)			
	18	24	30	36
100	6.6	5.7	5.1	4.6
500	35	30	25	23
1000	65	60	50	45
2000	135	115	100	90
3000	230	170	150	140
4000	290	240	200	190
5000	330	290	255	230

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

CONTRIBUTING DRAINAGE AREA= 5,225 SQ FT
DEPTH OF SOIL MEDIA= 36 INCHES
AREA OF RAIN GARDEN= 240 SQ FT

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WATER SERVICES

ATTACHED THIS TWO-PAGE
SPECIFICATION TO HOUSE
PLAN SUBMITTAL

RAIN GARDEN
SPECIFICATIONS
PAGE 2 OF 2

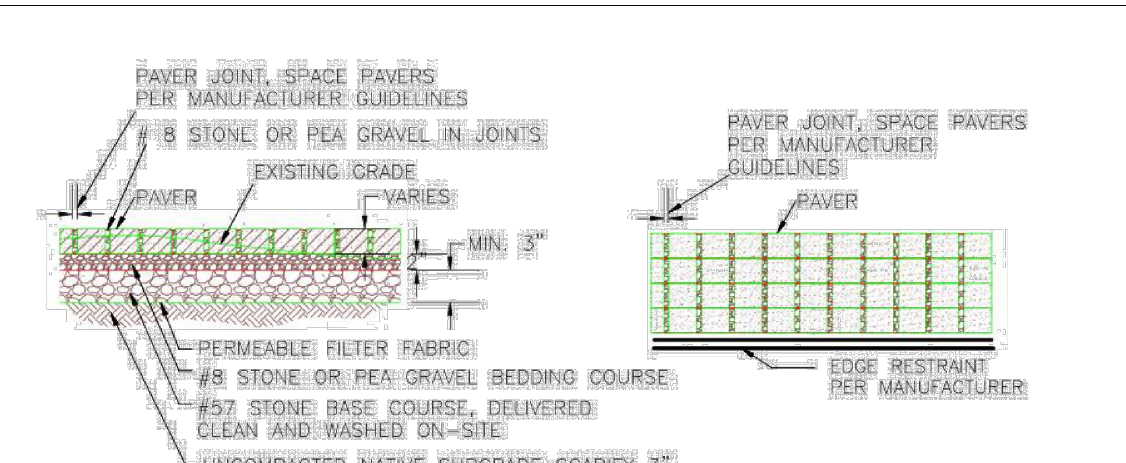
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TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:

- Review potential paver areas and layout. Pavers should slope less than 6% away from the structure and should not be located: (1) above an area with a water table or bedrock less than two feet below the trench bottom; (2) over other utility lines; or, (3) above a septic field.
- Measure the area draining to the pavers and determine required paver area from the table on the next page based on the depth of the lower stone storage layer.
- If soil is a concern perform infiltration test according to Section B. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the pave area may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
- Excavate area to appropriate depth and scarify soil to 3-4".
- Place, level and compact gravel to planned depth in no more than 6" lifts. Three-inch minimum depth.
- Place, level and compact #8 stone or pea gravel bedding layer. Two-inch minimum depth.
- Lay paving stone one at a time or using mechanical placement as applicable. Cut stone at edges to fit.
- Install edge restraints per manufacturer's specifications.
- Sweep more #8 stone or pea gravel into stone joints until filled and even.
- Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.

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PERMEABLE PAVES
SPECIFICATIONS
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SKETCH LAYOUT

PROVIDE PLAN AND ELEVATION VIEWS OF PERVIOUS PAVES AND HOUSE SHOWING ROOF AREA DIRECTED TO PAVERS AND KEY DIMENSIONS, CONNECTIONS AND ANY APPLICABLE OVERFLOW RELATIVE TO PROPERTY LINE. ATTACH MANUFACTURER'S SPECIFICATIONS IF APPLICABLE.

THE ONLY CONTRIBUTING AREA TO THE PAVERS IS THE PAVERS THEMSELVES (503 SQ FT). THEREFORE, AS LITTLE AS 3" STONE RESERVOIR WOULD BE SUFFICIENT TO MEET GUIDELINES. HOWEVER, TO CREATE A SOLID BASE FOR THE PAVERS & TO ACCOUNT FOR THE FACT THAT THIS SITE IS LOCATED WITHIN THE CSD, 12" STONE IS PROPOSED, EQUATING TO 201 CU FT OF STORAGE.

SIZING CALCULATION:

Contributing Drainage Area (square feet)	Depth of Lower Stone Storage Layer (inches)				
	3	4	5	6	8
	Area of Pavers (square feet)				
100	54	45	39	34	27
500	280	230	200	170	140
1000	550	460	390	340	280
2000	1090	910	780	680	560
3000	1630	1360	1170	1020	820
4000	2170	1810	1560	1360	1090
5000	2720	2270	1940	1700	1380

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

CONTRIBUTING DRAINAGE AREA= 503 SQ FT
DEPTH OF STONE MEDIA= 12 INCHES
PAVER AREA= 503 SQ FT

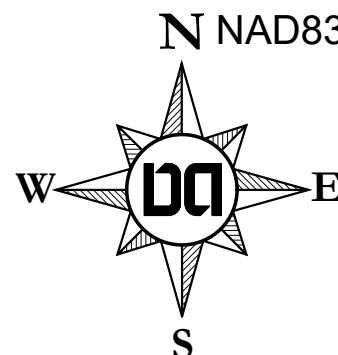
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WATER SERVICES

ATTACHED THIS TWO-PAGE
SPECIFICATION TO HOUSE
PLAN SUBMITTAL

PERMEABLE PAVES
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SCALE: 1" = 20'
GROSS SITE AREA = 0.27 Acres
DISTURBED AREA = 0.18 Acres
= 7,832 Sq Ft

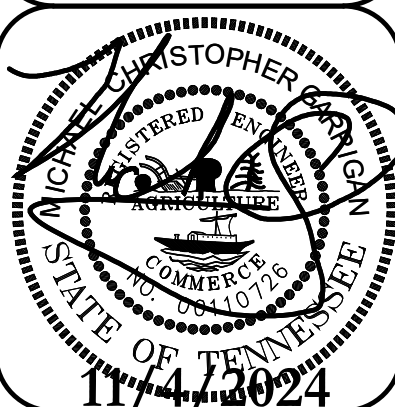
Permits
Planning
MWS
2021UD-001-062
SWSF 2024045880

Dale & Associates
Civil Engineering
Land Planning & Zoning

D&A Project #24066
1208 1st Avenue South

C3.0

Final UDO Plans
1208 1st Avenue South
Tax ID 105032A90000CO & 105032A00100CO-105032A00300CO
Nashville, Davidson County, Tennessee



Site Grading &
Drainage Plan

- BIORETENTION NOTES:
1. Verify that the bioretention areas have been constructed in compliance of the requirements of the construction documents prior to beginning work.
 2. Care should be taken to minimize compaction to soils within the limits of the bioretention area(s).
 3. No machinery (other than walk behind rototillers) shall be used within the limits of the bioretention area(s).
 4. Dig a test percolation pit (1'x1'x1' deep and fill with water. Monitor to verify that all the water has drained from the pit within a 24 hour period. If water remains after 24 hours, cease all work on the bioretention area(s) and contact the Civil Engineer for further instructions.
 5. The work required for construction of the bioretention area(s) consists of removal of weeds, preparation of planting areas, mulching, and clean up.
 6. Contractor is responsible for keeping the bioretention area free from sediment resulting from storm-water runoff.
 7. The contractor shall conduct all site preparation activities to not allow "sediment loss" to the bioretention areas.
 8. Provide or verify installation of a silt fence prior to commencement of construction around the circumference of the bioretention area(s).
 9. Begin construction of the bioretention area(s) after adjacent areas have been stabilized with stone or vegetation.
 10. Comply with the Water Quality Control Act of 1971, including revisions, and other applicable laws, ordinances, and regulations.
 11. The Contractor shall correct, at his own expense, any work that does not comply with the requirements of the contract.
 12. The Contractor shall assume responsibility for protection of public streets, curbs, and utilities from damages from the Contractor's operations. Plan work to avoid ponding, flooding, ad sediment loss on site and upon adjacent properties.
 13. Meet the requirements of all rules and regulations governing the respective utilities. Protect active utilities from damage during construction.
 14. If active utilities are encountered in the course of excavation other than those indicated on the survey or civil plans, protect them from damage and relocate them in accordance with the Engineer's written instructions. Remove inactive utilities if such are encountered.
 15. The finished surface shall be free from any lumps of earth, rocks, stones, debris, or other improper materials. No trees, trunks, shrubs, stumps, undergrowth, or building rubbish will be permitted in the grading grading.
 16. 17. Scarify top 6" of soil by hand or with a walk behind rototiller to the planting area. Tractors or other heavy machinery are NOT allowed within the bioretention area(s).
 17. Remove all weeds with three applications (at 2 week intervals) of a systemic herbicide such as Roundup during the period that weeds are actively growing and prior to preparing the bioretention area for planting.
- Bioretention Notes:
- Contractor, Engineer, or Owners Representative shall notify MWS NPDES Staff at least 48 hours prior to the installation of the bioretention filter media.
 - At the completion of installation, the above referenced person will collect one sample per bioretention area for analysis and confirmation of the filter media as defined by GIP-01. Media testing not required when using a certified media product.
 - I hereby certify that this bioretention planting plan is in keeping with the requirements listed in GIP-01 Section 5.6. Only native species and/or non-invasive species of plants were used in the design of this bioretention planting plan. This plan will achieve at least 75% surface area coverage within the first two years, and has the minimum amount of required trees.
 - Vehicular and equipment traffic shall be prohibited in the bioretention area to prevent compaction and sediment deposition.

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading.
4. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
5. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indentation to be repaired.
6. Sod to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
7. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available, there shall be no gaps between sod joints.
8. The contractor is solely responsible for the establishment of the areas designated as seed to the final acceptance of the owner and city. The contractor shall plant to overseed areas that do not germinate and/or provide adequate coverage.
9. Planting mix to be provided as specified in the landscape specifications.
10. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All trees and shrubs shall be coordinated with lighting plan prior to installation.
15. All areas of disturbance outside of landscape beds shall be repaired with turf.
16. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
 - a. The fork occurs in the upper 1/3 of the tree.
 - b. One fork is less than 2/3 the diameter of the dominant fork.
 - c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree.
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:

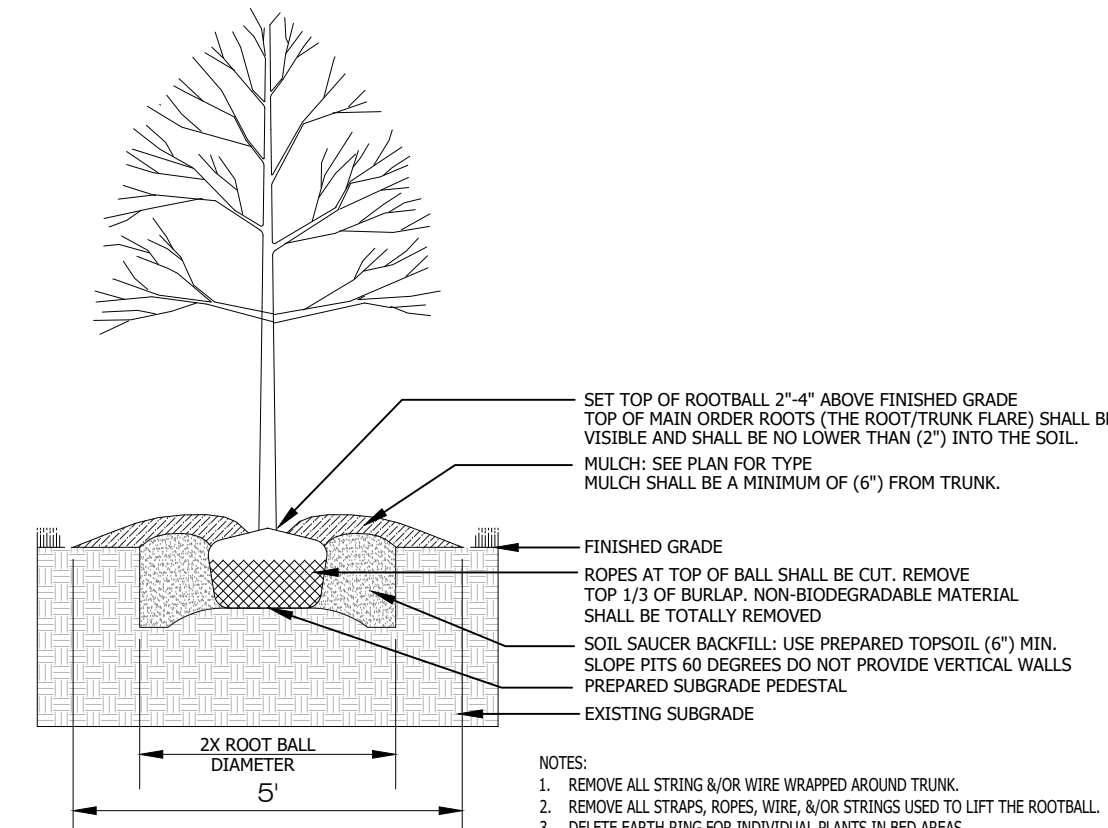
1. Tip dieback on 5% of branches
2. Crown thin/sparsely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

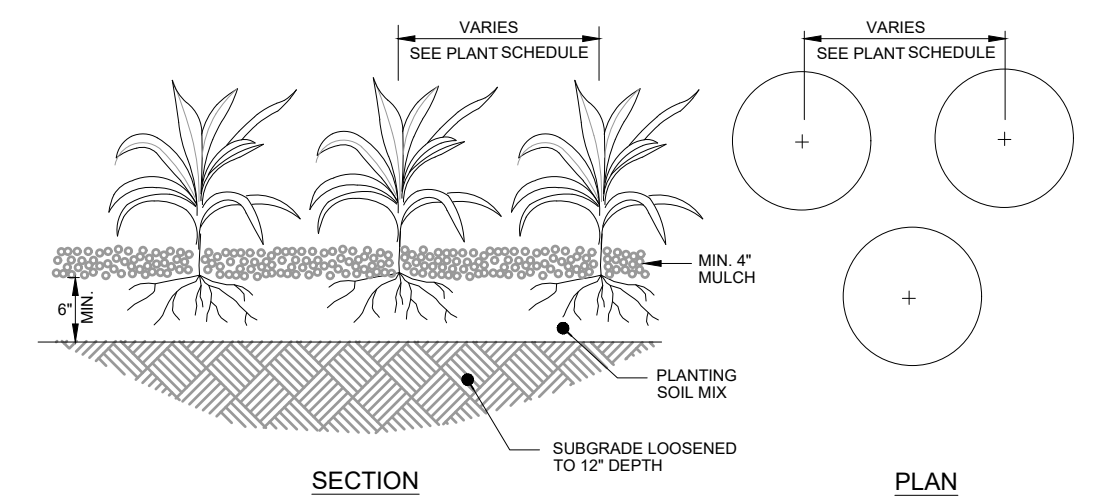
TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.



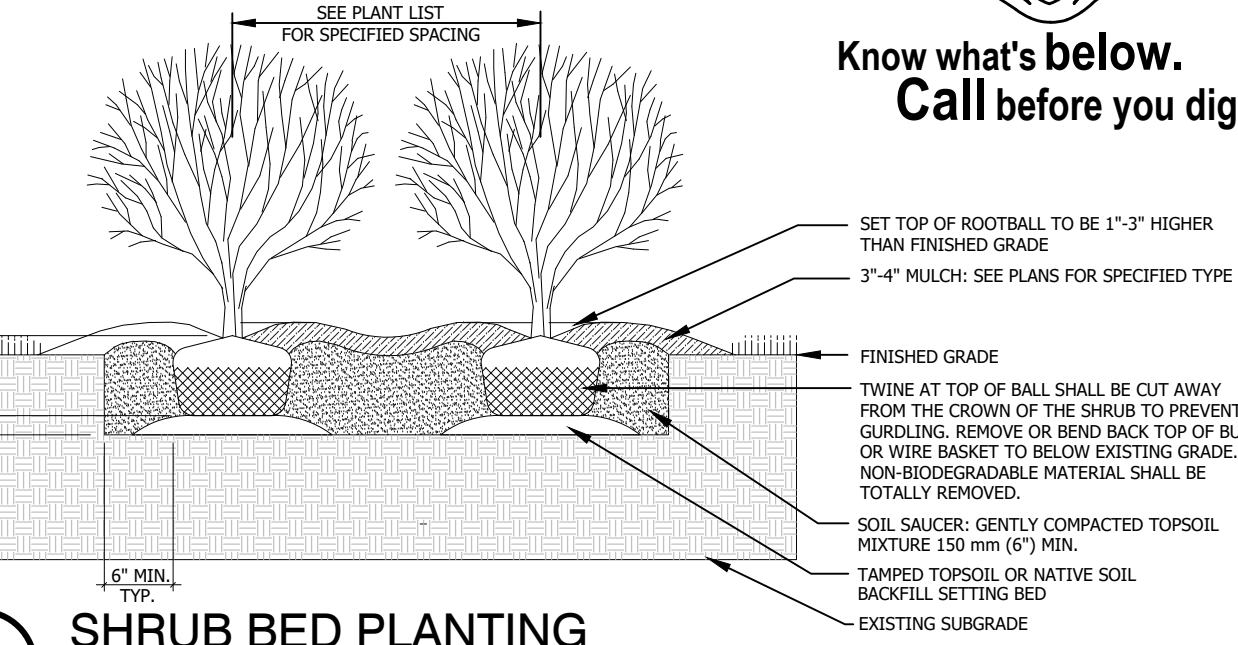
DECIDUOUS TREE PLANTING

P-NO-12



GROUND COVER PLANTINGS

GROUND COVER, GRASSES, AND PERENNIALS



SHRUB BED PLANTING

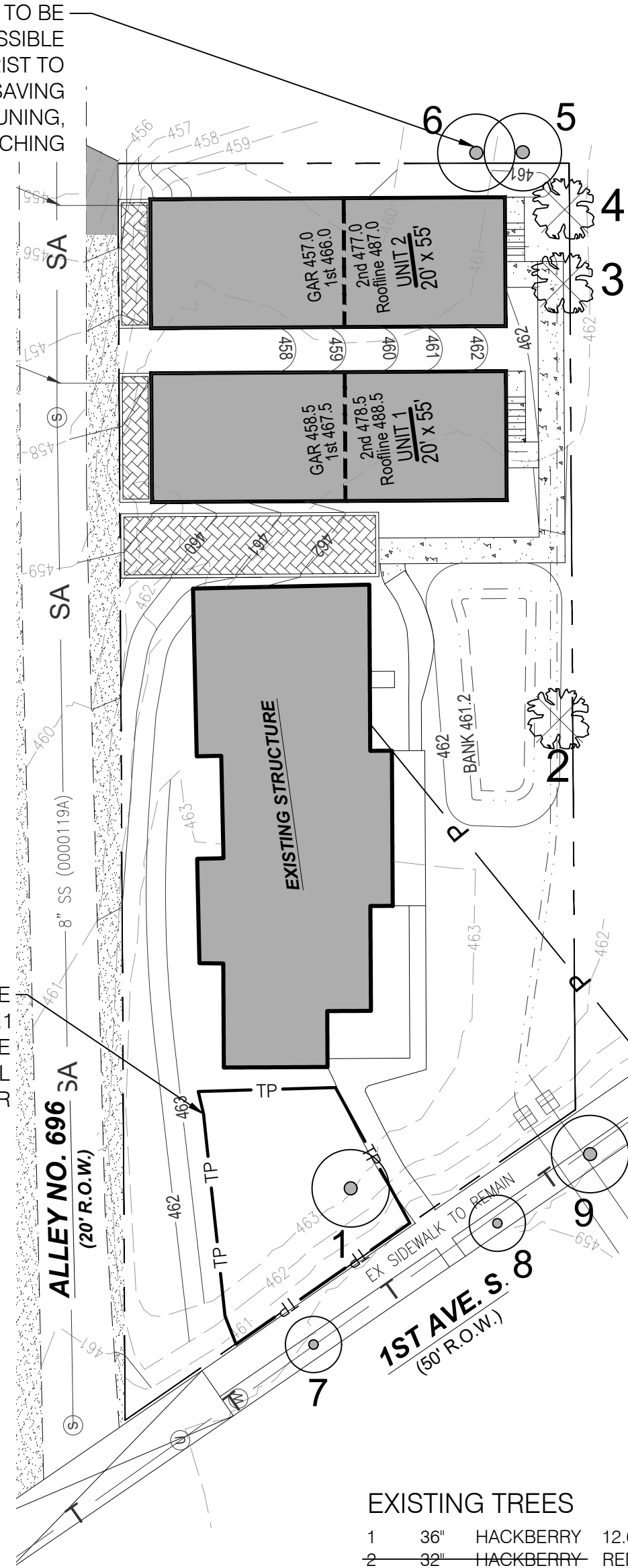
EXISTING TREE ON PROPERTY LINE TO BE PRESERVED IF POSSIBLE
DEVELOPER TO CONSULT WITH ISA ARBORIST TO ASSESS THE TREE AND VIABILITY FOR SAVING AND MAKE SUGGESTIONS ON ROOT PRUNING, LIMB REMOVAL, INJECTIONS, AND MULCHING

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: •ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. •AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. •CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

PLAN NOTES:

1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
2. LANDSCAPE BUFFER SHALL BE ONE CONTINUOUS BED AND MULCHED WITH 3" MIN. DEPTH OF PINE STRAW MULCH.
3. BIO-RETENTION PONDS SHALL BE MULCHED WITH 3" PINE STRAW MULCH; TAMPED WITH RAKE. INLETS AND DRAINS SHALL BE SURROUNDED WITH 2' OF 6" ROUND RIVER ROCKS.
4. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
5. ALL AREAS OF DISTURBANCE NOT SPECIFIED AS SOD SHALL BE SEEDED WITH 80% REBEL SUPREME, 20% MERION BLUEGRASS @ 8#/1,000 SF UNLESS OTHERWISE NOTED ON GRADING PLANS.
6. ANY CHANGES TO TREE SPECIES OR LOCATIONS MAY REQUIRE THE CONTRACTOR TO PROVIDE AN AS-BUILT OF THE INSTALLED LANDSCAPE AND POSSIBLY DELAY APPROVAL OF THE SITE BY THE URBAN FORESTRY DEPARTMENT.

TREE PROTECTION FENCE
SEE DETAIL ON SHEET L1.1
TREE FENCE TO REMAIN IN PLACE
UNTIL AFTER COMPLETION OF FINAL
INSPECTION BY URBAN FORESTER



EXISTING TREES

1	36"	HACKBERRY	12.6 TDU
2	28"	HACKBERRY	REMOVE
3	20"	MAPLE	REMOVE
4	18"	HACKBERRY	REMOVE
5	36"	HACKBERRY	OFF SITE
6	28"	HACKBERRY	OFF SITE
7	1"	CHERRY	STREET TREE
8	1"	CHERRY	STREET TREE
9	2"	ZELKOVA	STREET TREE

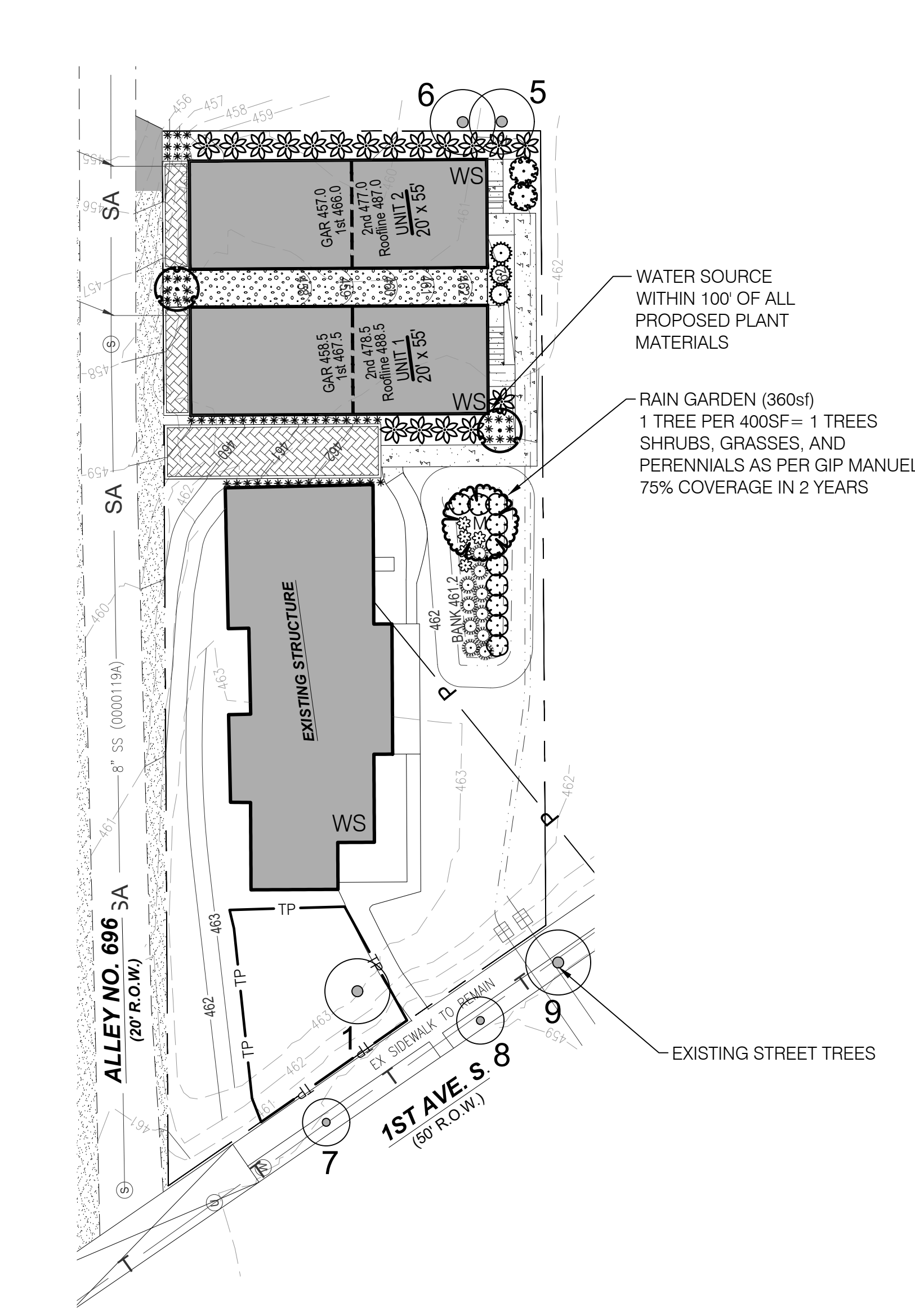
TREE REMOVAL PLAN

PLANT SCHEDULE SITE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
UNDERSTORY/COLUMNAR TREES						
	F	2	Upright European Hornbeam / <i>Carpinus betulus</i> 'Fastigiata' 3" Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B # B	2" Cal	Per ANSI
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS						
	CH	3	Duke's Garden Plum Yew / <i>Cephalotaxus harringtonia</i> 'Duke's Garden' Full; Heavy; Well Rooted; Matching	#3 Container		
	HQ	2	Alice Oakleaf Hydrangea / <i>Hydrangea quercifolia</i> 'Alice' Full; Heavy; Well Rooted; Matching	#5 Container		
	JO	18	Grey Owl Juniper / <i>Juniperus virginiana</i> 'Grey Owl' Full; Heavy; Well Branched.	#3 Container		
GRASSES						
	LB2	60	Big Blue Llylurf / <i>Liriope muscari</i> 'Big Blue' Full; Dense; Well Rooted	1 Quart Pot		
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
GROUND COVERS						
	RR	420 sf	4"-6" Locally Sourced River Rock All landscape beds adjacent to building shall have an 18" wide bed of locally sourced river rock installed over weed fabric and bound by steel bed edging. Provide 3 color samples for owner review.	Space as Noted		

PLANT SCHEDULE RAIN GARDEN

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
BIORETENTION TREES					
	M	1	Sweetbay Magnolia / <i>Magnolia virginiana</i> Clump; Full Dense Form. See Tree Specifications	B # B	6'-8' HT
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	HT / CONT.	
BIORETENTION PLANTS					
	IV	10	Little Henry Sweetpire / <i>Itea virginica</i> 'Little Henry' Full; Dense Form	#3 Container	
	PV	10	Shenandoah Switch Grass / <i>Panicum virgatum</i> 'Shenandoah' Full; Dense; Well Rooted	#3 Container	
	RF	5	Goldsturm Black-eyed Susan / <i>Rudbeckia fulgida</i> 'Goldsturm' Full; Well Rooted Container	#1 Container	



WATER SOURCE
WITHIN 100' OF ALL
PROPOSED PLANT
MATERIALS

RAIN GARDEN (360sf)
1 TREE PER 400SF= 1 TREES
SHRUBS, GRASSES, AND
PERENNIALS AS PER GIP MANUEL
75% COVERAGE IN 2 YEARS

EXISTING STREET TREES

LANDSCAPE PLAN

TREE DENSITY UNIT (TDU) WORKSHEET (Ordinance 94-1104) REV Sept-2019

Date
Parcel ID: 105032A90000CO
Zone: RM20-A, OV-UO
Project Name: 1208 1ST AVE. S.
Address: 1208 1ST AVE. S.

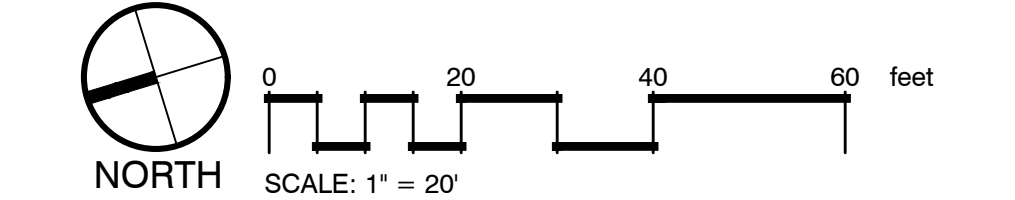
Acreeage		0.29
Minus Building Coverage Area	(-)	0.09
Minus ROW	(-)	0
Total Site Area		0.2
Multiply by Required Tree Density Unit per acre	(x)	22
Required TDU for Project	(=)	4.4

Required Interior Green Space: N/A

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES			
DBH	# of Trees	Value	TDU
2" Understory	2	x .25	0.5
2" Canopy	0	x .5	0
		Total	0.5

EXISTING TREE TDU	(=)	12.60
PROPOSED TDU	(=)	0.5
Density Units Provided	(=)	13.1

IRRIGATION TO BE PROVIDED BY HOSE BIBD OR WATER SPIGOTS ON BUILDINGS
TREE CUT PERMIT REQUIRED



PAPER: ARCH D 36x24
DATE ISSUED: 11.04.24
REVISIONS:
1.

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

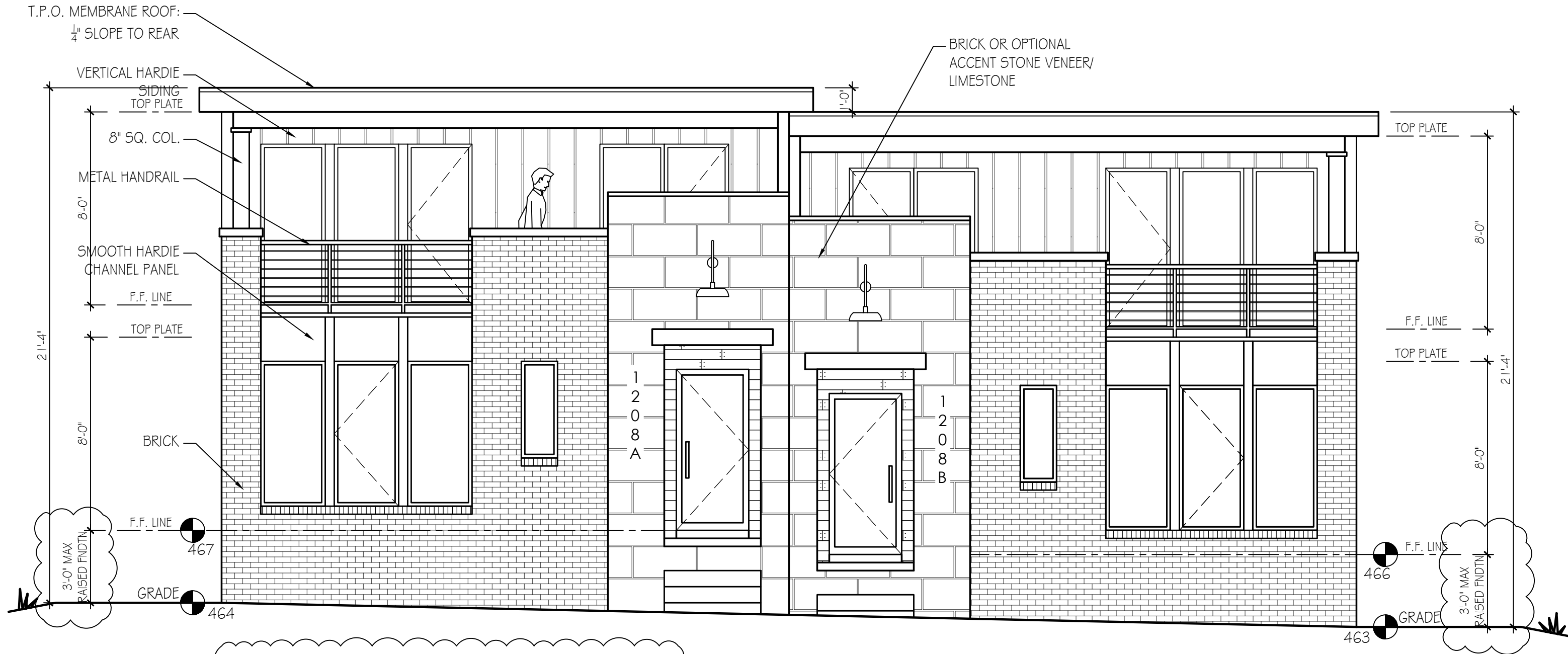
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

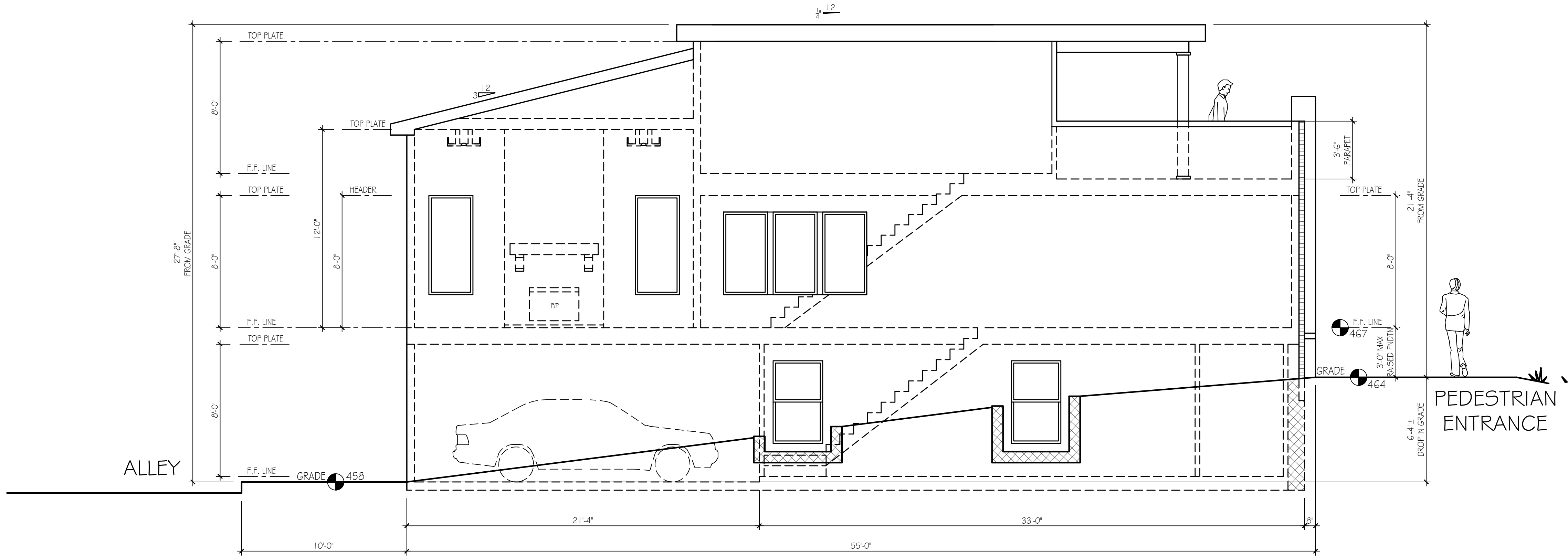
LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



GLAZING PERCENTAGE: 31%

TOTAL FRONT FACADE AREA: 956 SQFT

GLAZING AREA: 296 SQFT



LEFT ELEVATION

SCALE: 1/4"=1'-0"

1208 1ST AVE. S.
NASHVILLE, TN

Lynn
& associates

6965 Sunnywood Dr.
Nashville, TN 37211
p 615.308.5330
marklynn1@hotmail.com
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DATE ISSUED: 11.04.24
REVISIONS:
1.

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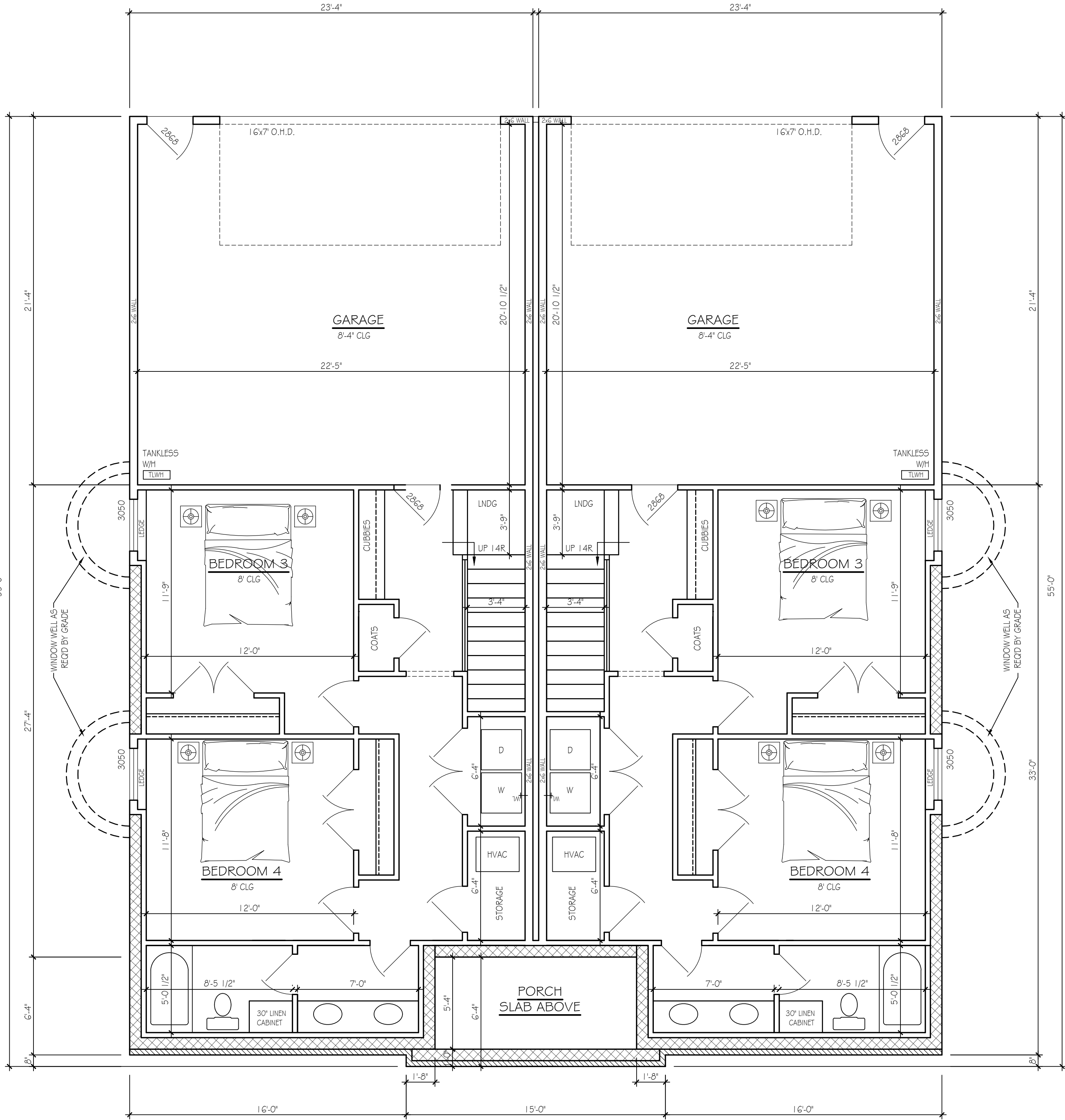
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



BASEMENT PLAN

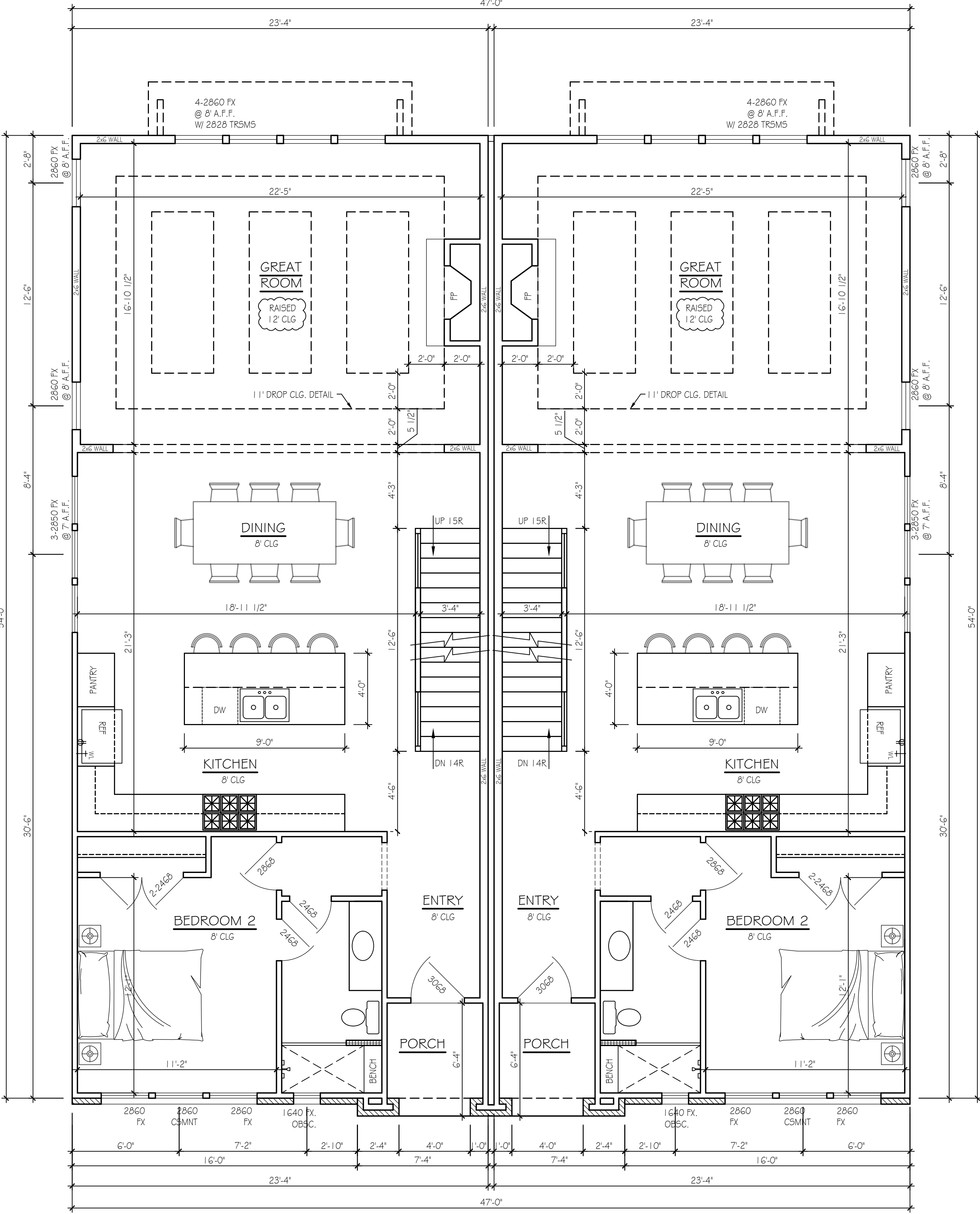
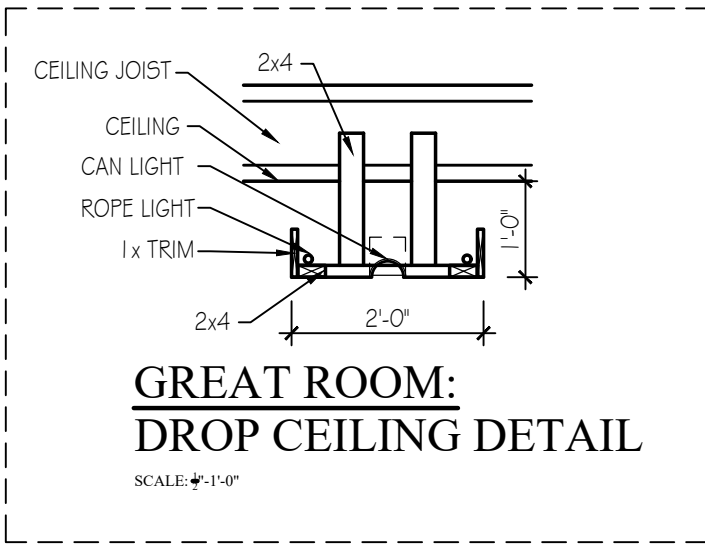
SCALE: 1/4"=1'-0"

LEFT UNIT

APPROX. AREA	
BASEMENT LIVING	698
FIRST FLOOR LIVING	1230
SECOND FLOOR LIVING	513
TOTAL HEATED	2441
GARAGE	498
FRONT PORCH	37
TOTAL COVERED	2976

RIGHT UNIT

APPROX. AREA	
BASEMENT LIVING	698
FIRST FLOOR LIVING	1230
SECOND FLOOR LIVING	513
TOTAL HEATED	2441
GARAGE	498
FRONT PORCH	37
TOTAL COVERED	2976



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

1208 1ST AVE. S.
NASHVILLE, TN

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PAPER: ARCH D 36x24
DATE ISSUED: 11.04.24
REVISIONS:
1.

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

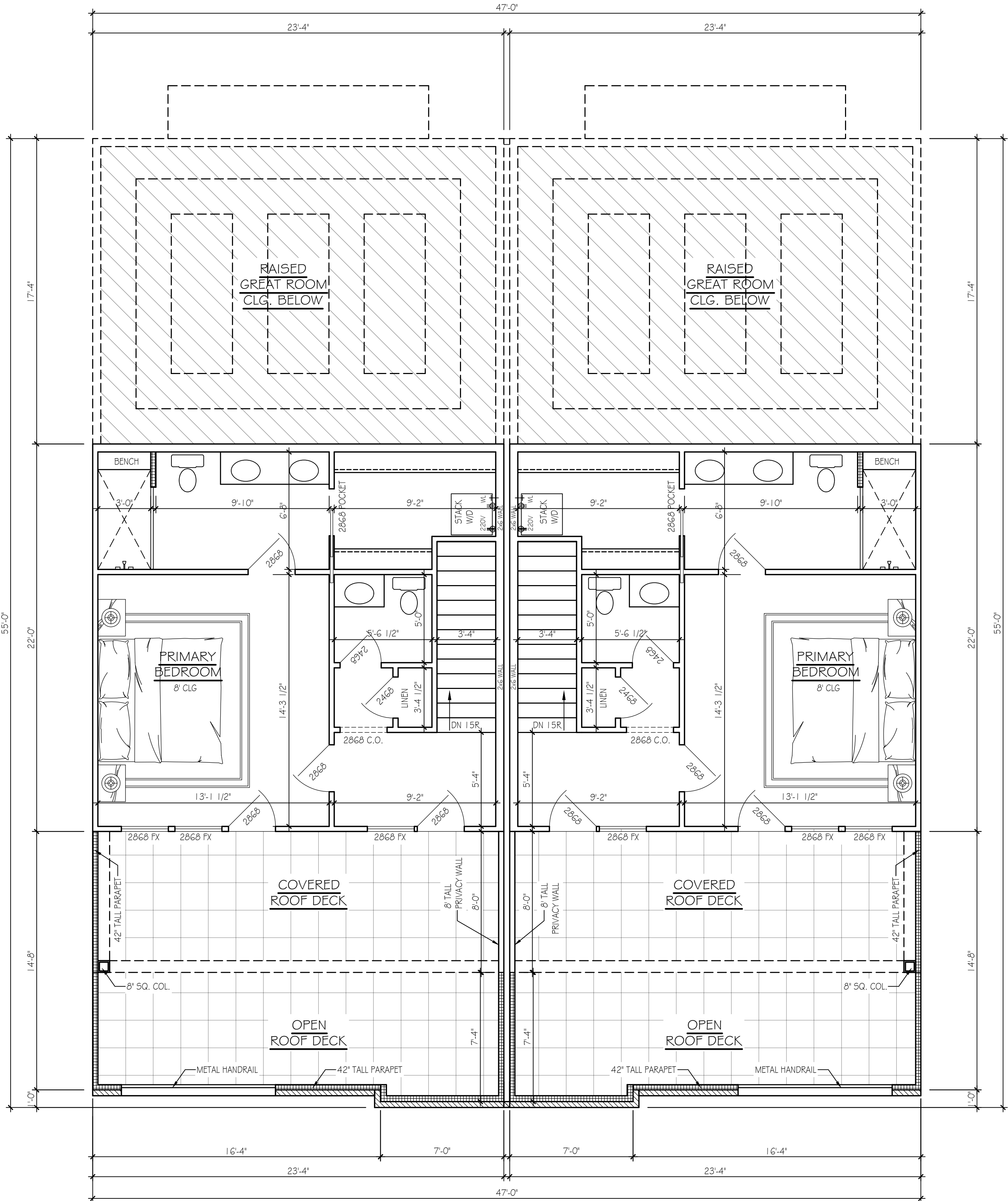
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SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

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