

Permit #: 88

Permit Date: 07/20/23

Permit Type: Board of Zoning Appeals

Case Number: BZA23-50

PC Meeting Date:

BZA Meeting Date: h. 3rd Tuesday of August

Assigned Meeting Date: 08/15/2023

Special Meeting Date:

Applicant Is: Contractor

Applicant Name: john Swift

Applicant Address: 615 Napoleon Ave.

Applicant City, State, ZIP: Nashville TN 37211

Applicant Phone Number: 615-416-2799

Applicant Email: john.swift@provincebuilders.com

Description: Removal of three trees in front of a garage.

Project Cost: 0

Square Feet: 0

Lot Area: 0

Lot Coverage: 0

Heat/cooled area: 0

Proposed Height(ft.): 0

#of stories: 0

Lot Depth/Width Ratio:

Avg. front setback of adjacent homes:

Zoning District: Zone C

Radnor Lake Impact Zone:

Steep Slope:

Plat/Subdivison:

Status: Pending

Assigned To: Steve Mallory

Property

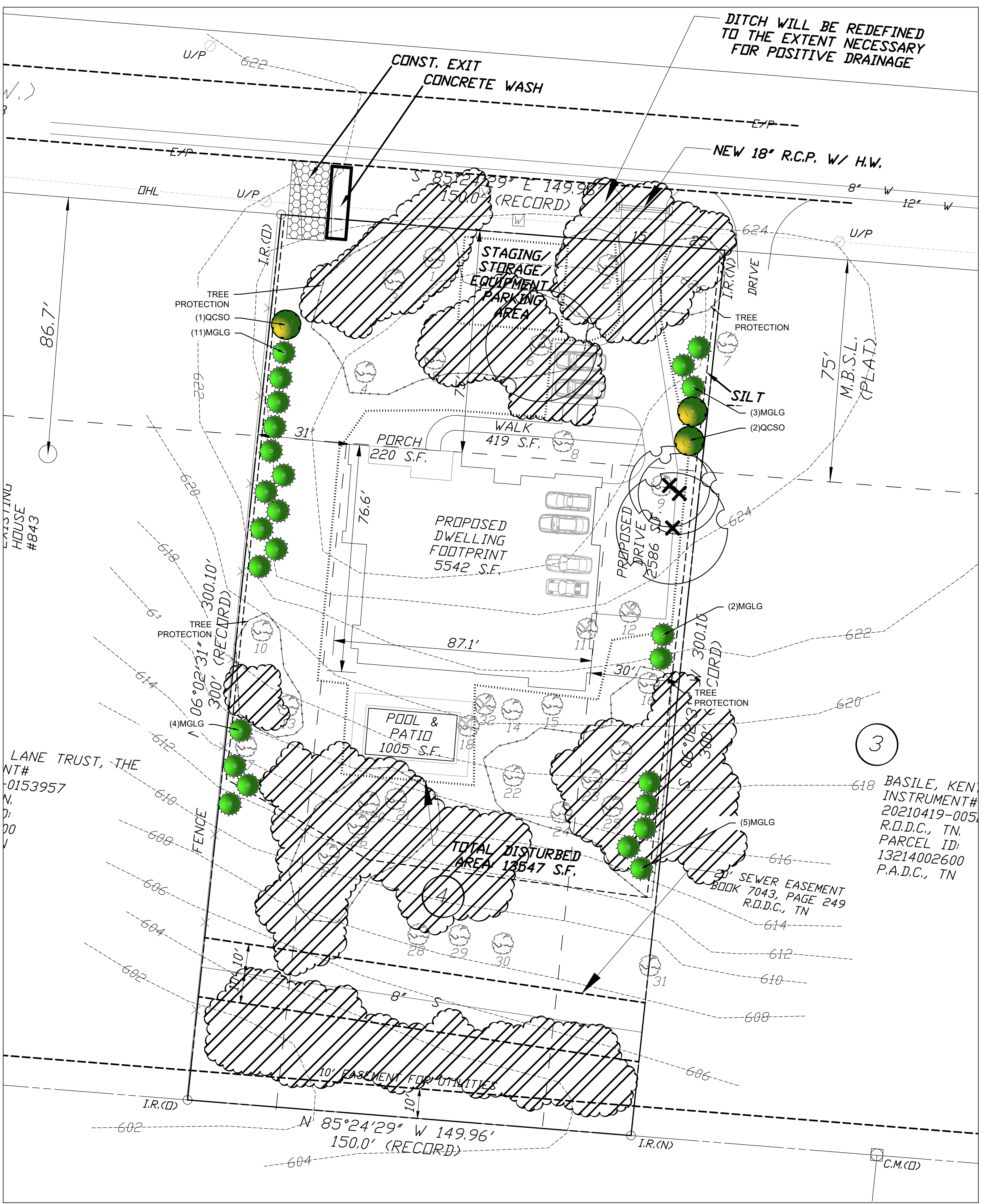
Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
13214002500	839 BATTERY LN	LOT 4 H G LOWE SUB	HENRY, TRENT DAVID		

Fees

Fee	Description	Notes	Amount
Residential Presentation Fee			\$250.00
Total			\$250.00

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
07/20/2023	John Swift	Customer paid cash, thank you.		Steve Mallory	\$250.00
Outstanding Balance					\$0.00



TREE REMOVAL

PROPOSED PLAN			TREE RETENTION STANDARDS (REFER TO CITY OF OAK HILL ORDINANCE)		APPROXIMATE RETAINED CANOPY		FINAL APPROXIMATE COVERAGE RATIO (AFTER TREE REMOVAL)	
TOTAL LOT SIZE	EXISTING APPROXIMATE CANOPY COVERAGE	PROPOSED CHANGE	REQUIRED RETENTION OF PRE DEVELOPMENT EXISTING TREES	YES	NO	20874 SF	20874 SF / 26226 SF =	80%
44,988 SF	26226 SF 58.30%	-5352 SF -11.90%	60%			79.59%		

TREE REMOVAL LIST 12" OR GREATER		TREE REMOVAL 4" TO 12"		TREE REPLACEMENT	
SPECIES	SIZE	SPECIES	SIZE	TOTAL 12" REPLACEMENT =	140
HACKBERRY	24 IN			NUMBER OF 5" TREES REQUIRED TO BE PLANTED =	28 28
HACKBERRY	18 IN			TOTAL 4"-8" REPLACEMENT =	0
HACKBERRY	24 IN			NUMBER OF 3" TREES REQUIRED TO BE PLANTED =	0 0
HACKBERRY	18 IN				
HACKBERRY	24 IN				
HACKBERRY	16 IN				
HACKBERRY	16 IN				
TOTAL CALIPER INCHES OF 12"+ TREES TO BE REPLACED	140 IN	TOTAL CALIPER INCHES OF 4" TO 12" TREES TO BE REPLACED	0 IN	ADDITIONAL NOTES	
				ALL OTHER MARKED TREES TO BE REMOVED HAVE A TRUNK CALIPER LESS THAN 4"	

TREE RETENTION STANDARDS

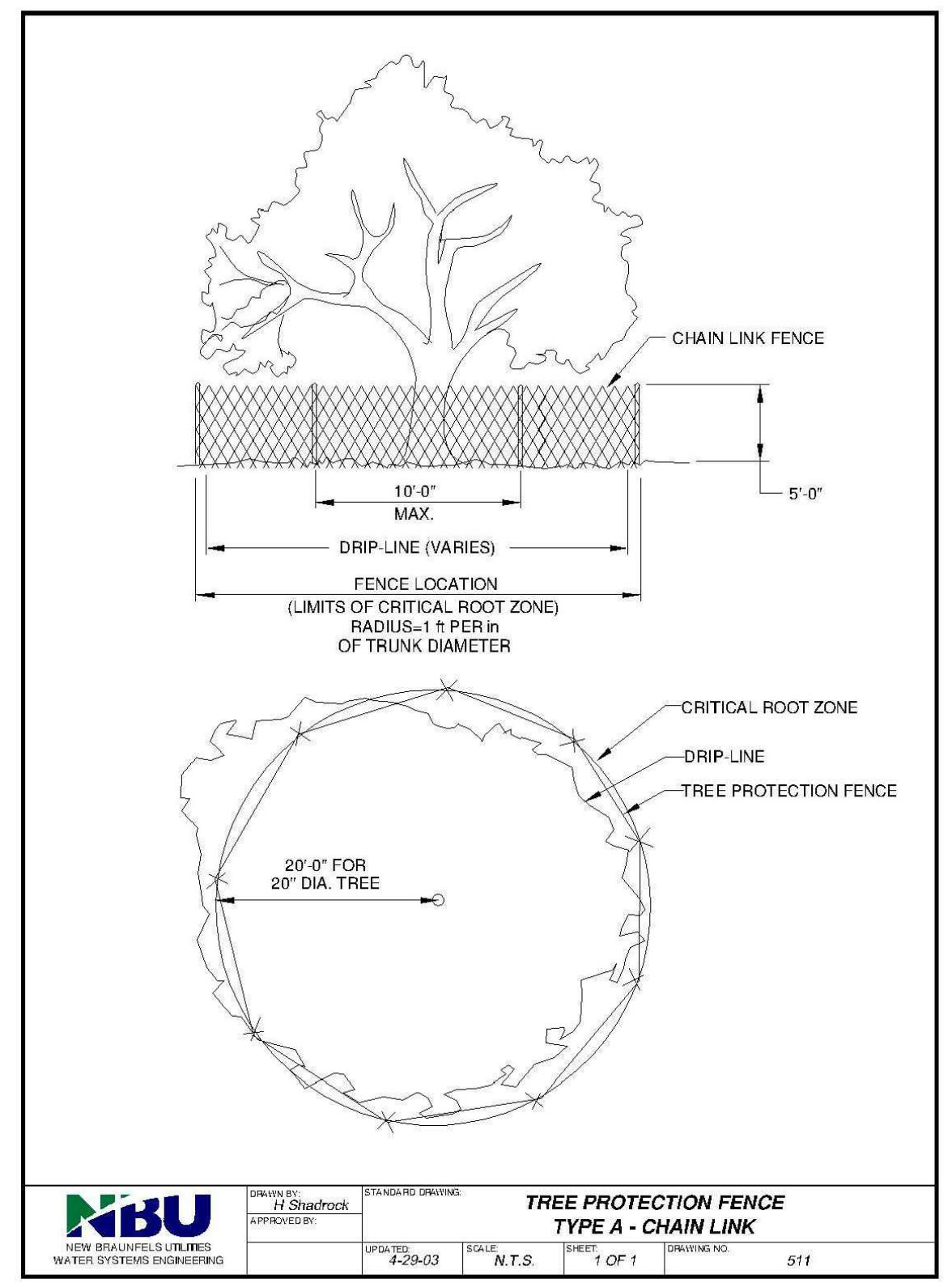
EXISTING TREES (TREE CANOPY COVER AS A PERCENT OF THE LOT SIZE)	MINIMUM PERCENTAGE OF EXISTING TREES THAT SHALL BE RETAINED AND PROTECTED (AS A PERCENT OF THE TOTAL PREDEVELOPMENT TREE CANOPY COVER)
91-100%	48%
81-90%	51%
71-80%	54%
61-70%	57%
51-60%	60%
41-50%	63%
31-40%	66%
21-30%	69%
11-20%	72%

CANOPY CONSERVATION CALCULATIONS

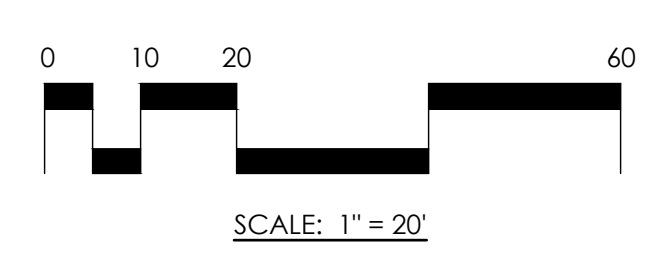
- PROPOSED TREE CONSERVATION
- TREES REMOVED
- PROPOSED TREE REMOVAL
- PROPOSED REPLACEMENT TREES

PLANT LIST

QUANTITY TREES	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
25	MGLG	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	5" Caliper Min.	as shown
3	QCISO	Scarlet Oak	Quercus coccinea	5" Caliper Min.	as shown

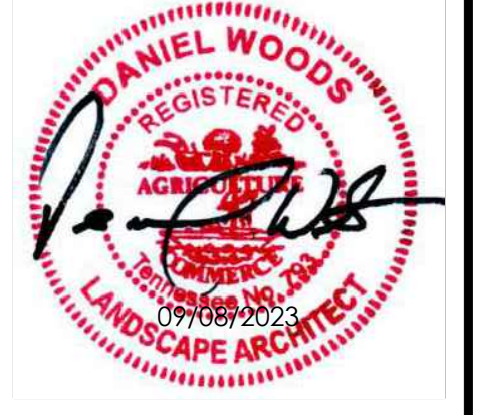


LANDSCAPE PLAN



theadisongroup
LANDSCAPE ARCHITECT
http://theadisongroup.com/
2420 Cruzen Street | Nashville, TN, 37211

LANDSCAPE PLAN
PROVINCE BUILDERS
839 BATTERY LANE,
NASHVILLE, TN, 37220



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DATE: 09/08/2023
REVISIONS:

SHEET NO.
L1.0

EXISTING CONDITIONS NOTES

- EXISTING CONDITIONS PREPARED BY CIVIL ENGINEER REFLECTS SURVEY DATA PROVIDED BY CAMPBELL, MCRAE @ ASSOCIATES SURVEYING, INC DATED 03/22/2022, SITE VISITS, AVAILABLE METRO NASHVILLE SITE DATA, FEMA FLOODING SYSTEMS, SOIL SURVEY DATA, AND MAPPING AND STREET DATA MADE AVAILABLE BY GISMAPS.COM. THE CIVIL ENGINEER HAS PROVIDED THIS DRAWING AS AN INTERPRETATION AND ANALYSIS OF THE PROJECT'S IMPACT ON THE EXISTING AND SURROUNDING AREA AND CAN MAKE NO GUARANTEE ON THE VALIDITY OF THE INFORMATION PROVIDED.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS SHOULD THE CONTRACTOR ENCOUNTER UNCHARTERED INFRASTRUCTURE WHICH INTERFERE WITH CONSTRUCTION OR MAY IMPACT EXISTING TO REMAIN INFRASTRUCTURE, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO COMMENCING WORK.
- GEOCHEMICAL EXPLORATION AND ANALYSIS HAS NOT BEEN PERFORMED ON THIS SITE.
- HYDRAULIC FLOW DATA HAS NOT BEEN OBTAINED FOR THIS SITE.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITY MAINS AND SERVICE CONNECTIONS, NOT ONLY BY VISUAL INSPECTION AND LOW VOLTAGE INFRASTRUCTURE, BOTH ABOVE AND BELOW GROUND AS WELL AS VERIFY EXACT PROPERTY LIMITS VIA LICENSED SURVEYOR PRIOR TO COMMENCING ANY WORK ON SITE.
- THE CONTRACTOR SHALL NOTIFY THE COMMON GROUND ALLIANCE ONE-CALL SYSTEM (CALL 811 OR SUBMIT AN ONLINE REQUEST), AND ALL NON ONE-CALL SYSTEM MEMBERS, AND CONFIRM ALL UTILITIES HAVE BEEN MARKED PRIOR TO COMMENCEMENT OF SITE OPERATIONS.
- SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN PROVIDED AND ACTUAL FIELD CONDITIONS, INCLUDING UNCHARTERED UTILITIES, HISTORIC AND/OR ARCHAEOLOGICAL ARTIFACTS OR REMAINS BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO PROCEEDING WITH WORK.
- ALL DEMOLISHED AND EXCESS MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE OWNER. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLISHED MATERIALS OFF-SITE, IN A LEGAL MANNER, PROLONGED STORAGE OR THE SALE OF DEMOLISHED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED WITHOUT PRIOR NOTIFICATION AND CONSENT BY THE OWNER.
- THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES, AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL REPAIR ALL CONTRACTOR CAUSED DAMAGES TO UTILITIES AND RELOCATE EXISTING IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION, ACCORDING TO CURRENT LOCAL STANDARDS AT NO ADDITIONAL COST TO THE OWNER.
- ALL DAMAGE TO EXISTING PAVEMENT, TO REMAIN, SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT WRITTEN APPROVAL BY THE OWNER. THE CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION, PRESERVATION, AND/OR TREATMENT.
- PRIOR TO GRADING OPERATIONS, THE CONTRACTOR SHALL LOCATE TREES TO BE PROTECTED AND HEAVILY CUT ROOTS TO A DEPTH OF 36" AT THE DIMENSIONED LINES SHOWING USING A UTILITY TRENCHING MACHINE. TREE LIMBS SHALL BE PRUNED BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED.
- CONTRACTOR SHALL NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDSTORE MATERIALS WITHIN DRIPLINES OF TREES OR WITHIN STORMWATER TREATMENT FOOTPRINTS.
- ALL DEMOLITION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH APPLICABLE LAWS AND REGULATIONS. CONTRACTOR SHALL TAKE PRECAUTIONS TO LIMIT DUST, SEDIMENT TRANSPORT, TRACKING, NOISE, AND VIBRATION TO THE MINIMUM EXTENT PRACTICAL.
- THE CONTRACTOR SHALL REPORT ALL COMPLAINTS AS IT PERTAINS TO DISRUPTION TO THE COMMUNITY TO THE OWNER WITHIN 24 HOURS. THE CONTRACTOR SHALL MAKE AN ATTEMPT TO OBTAIN CONTACT INFORMATION FOR THE COMPLAINTANT SHOULD THE OWNER CHOOSE TO FOLLOW UP.
- BLASTING SHALL BE PERFORMED IN A MANNER CONSISTENT WITH APPLICABLE RULES AND REGULATIONS. THE CONTRACTOR SHALL CONSULT WITH QUALIFIED BLASTING PROFESSIONALS PRIOR TO COMMENCEMENT OF BLASTING.
- UNLESS OTHERWISE NOTED, IT IS NOT ANTICIPATED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED. IF MATERIALS ARE SUSPECTED OF CONTAINING HAZARDOUS MATERIALS BE ENCOUNTERED, NOTIFY THE OWNER AND APPLICABLE AUTHORITIES PRIOR TO COMMENCING WORK.
- PRIOR TO COMMENCEMENT OF SITE OPERATIONS, THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A WASTE MANAGEMENT AND RECYCLING PLAN.
- ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC. IN THE AREAS TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED BY THE GRADATION CONTRACTOR OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITIONS, ETC. ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED IN THE SUBGRADE OF AREAS TO RECEIVE PLANTINGS.
- CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 98% OF MAXIMUM DENSITY PER ASTM D698 - STANDARD PROCTOR.
- THE CONTRACTOR SHALL PROVIDE NEAT, STRAIGHT, AND PERPENDICULAR SAWCUTS ALONG EXISTING STRUCTURES, PAVEMENTS, AND CONCRETE DEMOLITION TO REMAIN.

STORMWATER (RESIDENTIAL INFILL):
 COMBINED SEWER DISTRICT: N/A
 CLASSIFICATION: TIER II
 N/A
 EXISTING IMPERVIOUS AREA: 5,073.5 SF SF
 PROPOSED IMPERVIOUS AREA: 10,177.1 SF SF
 ADDITIONAL IMPERVIOUS AREA: 5,103.6 SF SF

TREE TABLE				
PRE-DEVELOPMENT INVENTORY		REMOVED & REPLACED		
TREE #	DRIP ZONE	DBH	CALIPER	QTY
1	20"	8"		
2	20"	8"		
3	70"	24"		
4	40"	18"		
5	30"	12"		
6	50"	24"		
7	50"	30"		
8	40"	24"		
9	40"	24"	3"	8
10	30"	12"		
11	40"	18"	3"	6
12	50"	24"	3"	8
13	30"	12"		
14	40"	12"	3"	4
15	40"	18"	3"	6
16	60"	30"	3"	10
17	30"	12"		
18	40"	18"	3"	6
19	30"	18"		
20	40"	18"	3"	6
21	40"	18"	3"	6
22	40"	18"	3"	6
23	40"	18"		
24	40"	18"		
25	40"	24"		
26	30"	12"	3"	4
27	40"	18"	3"	6
28	40"	12"		
29	30"	12"		
30	30"	12"		
31	30"	12"		
32	50"	24"	3"	8

MODIFIED FRENCH DRAINS (MFD)

MEASURE CONTRIBUTING DRAINAGE AREA AND AREA FOR GIVEN MEDIA DEPTH

Roofing Area (square feet)	Depth of Gravel From Top of Pipe (inches)			
	18"	24"	30"	36"
100	6	5	4	3
500	30	28	20	15
1000	60	45	30	25
2000	120	90	60	45
3000	180	135	90	67
4000	240	180	120	90
5000	300	225	150	113
6000	360	270	180	135

CONTRIBUTING DRAINAGE AREA = 5978 SQ FT
 DEPTH OF STONE MEDIA = 24" INCHES
 WIDTH OF TRENCH = 24" INCHES
 LENGTH OF MFD = 299' FT MINIMUM
 NOTE: ALL LENGTHS BASED ON 0.05 LF PER SF OF CONTRIBUTING DRAINAGE AREA. 24" X 24" STONE DRAIN AREA.

PRE-DEVELOPMENT TREE INVENTORY
 CANOPY COVER / LOT SIZE = 26286 / 46080 = 0.58 = 58.3%
 MINIMUM % OF EXISTING TREES THAT SHALL BE RETAINED AND PROTECTED: 40%.

WOODLAND AND TREE PROTECTION:
 SET FORTH IN CITY OF OAK HILL MUNICIPAL CODE, TITLE 14, SECTIONS 901 - 908

WORKZONE IMPACT:
 EXISTING TREES THAT ARE EXPECTED TO ENHANCE PROPERTY AFTER COMPLETION OF CONSTRUCTION REQUIRE EFFORT FROM TRADES WORKING ON THE SITE TO PROTECT THEM.

RESPONSIBILITIES:
 PROSPER BUILDERS, LLC PROJECT MANAGER, HOMEOWNER, AND LANDSCAPE ARCHITECT SHALL CONFER PRIOR TO DEMOLITION START REGARDING TREES TO BE PROTECTED FOR THE DURATION OF THE DEMOLITION AND CONSTRUCTION PHASES.

HEAVY EQUIPMENT AND MATERIAL STORAGE SHALL BE RESTRICTED FROM IMPACT TO DESIGNATED TREES BY TEMPORARY FENCING AROUND DRIP BIRKS TO PROTECT FROM DAMAGE TO TRUNKS, CRUSHING OF, OR COMPACTION OF SOIL AROUND FEEDER ROOTS.

SITE LAYOUT, PAVING AND STRUCTURAL NOTES

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING, PROPERTY LINE, EDGE OF PAVEMENT, CENTERLINE OF ROADWAY, FACE OF CURB AND CENTER OF LINE OF UTILITIES.
- CURB RAMPS, SIDEWALKS, SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- CONTRACTOR SHALL PROVIDE SMOOTH, FLUSH TRANSITIONS BETWEEN EXISTING TO REMAIN AND NEW PAVEMENTS, SIDEWALKS, AND CURBS.
- UNLESS OTHERWISE NOTED, CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS AND SHALL DIVIDE CONCRETE INTO A MAXIMUM OF 10' SEGMENTS.
- EXPANSION JOINTS SHALL BE PROVIDED AND SPACED NO FURTHER THAN 60 FT AND BETWEEN ADJUTING RIGID OBJECTS.
- UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE OF A MINIMUM OF 28-DAY, 4000 PSI STRENGTH.
- UNLESS OTHERWISE NOTED, PARKING STRIPS SHALL BE CONTINUOUS 4-INCH WHITE PAVEMENT PAINT. STOP BARS AND CROSSWALKS SHALL BE SOLID WHITE STRIPES, 24" WIDE.
- ALL PAVEMENT MARKINGS SHALL BE APPLIED AT A RATE CONSISTENT WITH APPLICABLE REGULATIONS. PRIVATE, UNREGULATED PAVEMENT MARKINGS SHALL BE EXCEEDED TO 11-P-1952E, TP-1951 TYPE II AND BE APPLIED AT A RATE NO MORE THAN 500 SF PER GALLON AT A WET FILM THICKNESS OF 30-35 MILS.
- ALL IMPROPERLY PLACED PAVEMENT MARKINGS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- ALL PROPOSED DESIGN ELEMENTS NOT SPECIFICALLY PROVIDED OR NOTED AS DESIGN BUILD SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY ASSUMPTIONS, CONSTRUCTION ERRORS AND/OR OMISSIONS OF DESIGNED CONSTRUCTION PLANS AND SPECIFICATIONS.
- ALL LOAD BEARING AND NON-LOAD BEARING STRUCTURES INCLUDING THOSE WHICH PROVIDE LATERAL AND/OR SUBJACENT SUPPORT OF OTHER STRUCTURES, EARTH, AND/OR SURFACE AND SUBSURFACE WATER WHICH IF FAILED MAY RESULT IN THE LOSS OF SAFETY, HEALTH AND WELFARE OF HUMAN LIFE SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
- FINAL FINISH LOCATIONS TOLERANCES SHALL BE WITHIN 0.10 FT.
- REFER TO BUILDING PLANS DESIGN INFORMATION WITHIN THE BUILDING FOOTPRINT AS SHOWN ON THE SITE PLANS.
- EXACT LOCATION OF SITE ELEMENTS SHALL BE LOCATED IN THE FIELD BY A LICENSED SURVEY PROFESSIONAL AT THE CONTRACTOR'S EXPENSE.

FEMA STATUS: 47037C0359H
 MAP NUMBER: 04/05/2017
 REVISION DATE: ZONE X
 DETERMINATION:

SITE DATA: 13214002500
 PARCEL ID: 839 BATTERY LN
 PARCEL ADDRESS: NASHVILLE, TN 37220
 OWNER: PROVINCE BUILDERS, LLC
 SALE INSTRUMENT: DB-20211005 0133631
 MAILING ADDRESS: 839 BATTERY LN
 NASHVILLE, TN 37220
 LEGAL DESCRIPTION: LOT 4 H G LOWE SUB

ACREAGE: 1.03 AC
 FRONTAGE DIMENSION: 150 FT
 SIDE DIMENSION: 300 FT
 COUNCIL DISTRICT: 34

SITE GRADING AND DRAINAGE NOTES

- FINAL FINISH GRADE TOLERANCES SHALL BE 0.10 FT ABOVE OR BELOW DESIGN ELEVATIONS WITHIN THE BUILDING PADS AND PAVED AREAS. NO TOLERANCE ALLOWED BEYOND A MAXIMUM OR MINIMUM SPECIFIED SLOPE.
- ADA PARKING, LOADING, AND SIDEWALK LANDING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. TRAVERSE ADA ACCESS ROUTES SHALL NOT EXCEED A 2.0% CROSS SLOPE, 5.0% LONGITUDINAL SLOPE, EXCEPT WHERE ADA RAMPS ARE SPECIFIED. ADA RAMPS SHALL NOT EXCEED 2.0% CROSS SLOPE AND/OR 8.3% LONGITUDINAL SLOPE.
- TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. STOCKPILES SHALL BE FREE DRAINING AND BE EQUIPPED WITH EROSION AND SEDIMENT CONTROL MEASURES AROUND THE STOCKPILE.
- TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
- TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS. GRATES SHALL SLOPE AND CONFORM WITH THE ADJACENT PAVEMENT GRADE. CASTINGS SHALL BE ADJUSTED TO CONFORM TO THE ADJACENT CURB LINE. EXISTING MANHOLES, INLETS, CATCH BASIN CASTINGS TO REMAIN SHALL BE RESET AND/OR ADJUSTED TO MATCH FINISHED GRADE.
- UNLESS OTHERWISE NOTED, PROPOSED SPOT ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
- CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED PROFESSIONAL GRADING DESIGN AND REFLECT A PLANNED INTENT REGARDING DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS TO POSITIVELY DRAIN. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE CONTRACTOR SHALL CONSULT THE DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
- UNLESS OTHERWISE NOTED, ALL PERMANENT, UNPROTECTED CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3:1.
- ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED FLUSH WITH TOPSOIL, SEEDED AND MULCHED.
- ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SOIL COMPACTED TO 95% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
- UNLESS OTHERWISE NOTED, ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP. PIPE LENGTHS SHOWN ARE APPROXIMATE TWO-DIMENSIONAL LENGTH FROM CENTER OF UPSTREAM STRUCTURE TO CENTER OF DOWNSTREAM STRUCTURE.
- FINAL FINISH GRADE TOLERANCES SHALL BE 0.25 FT ABOVE OR BELOW DESIGN ELEVATIONS OUTSIDE OF PAVED AREAS. NO TOLERANCE ALLOWED WHEN A MAXIMUM OR MINIMUM SLOPE IS SPECIFIED.
- WITHIN PAVED AREAS, EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.

GENERAL NOTES

- ALL REFERENCES TO CONTRACTOR SHALL APPLY TO ALL CONTRACTORS AND SUBCONTRACTORS RESPONSIBLE FOR ANY CONSTRUCTION AND/OR IMPLEMENTATION OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
- ALL REFERENCE TO OWNER SHALL APPLY TO OWNER OR PERSON(S) DESIGNATED BY SIGNED AFFIDAVIT TO ACT ON THE OWNER'S BEHALF.
- THIS SITE PACKAGE, NOTES, SPECIFICATIONS, DRAWINGS AND DETAILS SHALL APPLY TO CIVIL SITE WORK ONLY. THE CONTRACTOR SHALL RELY ON THE APPROPRIATE DESIGN PROFESSIONALS FOR DESIGN RELATED TO STRUCTURES, GEOCHEMICAL, ARCHITECTURE, SURVEYING, WATER RESOURCES, LANDSCAPE, LIFE SAFETY, PHASING, GRAPHICS, INTERIOR DESIGN, EQUIPMENT, MECHANICAL, PLUMBING, FIRE, ELECTRICAL AND TELECOMMUNICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE INTENT OF THE DESIGN PROFESSIONAL'S DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND REQUESTING CLARIFICATION ON ALL DISCREPANCIES, CONTRADICTIONS, AND/OR INTERPRETATIONS OF INTENT PRIOR TO COMMENCING WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS WHERE CONFLICTING OR DUPLICATE REGULATIONS EXIST, THE STRICTER OF WHICH SHOULD BE FOLLOWED.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL APPLICABLE PERMITS, PAY ALL APPLICABLE FEES, AND GIVE ALL NECESSARY NOTIFICATIONS REQUIRED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY EASEMENTS AND APPROVAL FOR WORK ON ADJACENT AND/OR AFFECTED OFF-SITE PROPERTY, INCLUDING PUBLIC INFRASTRUCTURE AND UTILITIES.
- THE CONTRACTOR SHALL PERFORM ALL WORK WITHIN THE HOURS OF OPERATION AS REGULATED BY LAW AND/OR OWNER SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE THE OWNER AND POINTS OF CONTACT WITH A CONSTRUCTION SCHEDULE FOR VARIOUS SITEWORK ELEMENTS. SITE VISITS SHALL BE COORDINATED WELL IN ADVANCE AS IN ORDER TO AVOID DELAYS IN CONSTRUCTION, APPROVALS, AND/OR CERTIFICATES.
- CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY AND PHOTOGRAPHY AS NECESSARY FOR APPROVAL OF AS-BUILT CONDITIONS.

INTERNATIONAL SWIMMING POOL AND SPA CODE, 2012 EDITION NOTES

- ELECTRICAL REQUIREMENTS FOR AQUATIC FACILITIES SHALL BE IN ACCORDANCE WITH NFPA 70 OR THE INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE IN ACCORDANCE WITH SECTION 102.7.1.
- PIPING AND FITTINGS USED FOR WATER SERVICE, MAKEUP AND DRAINAGE PIPING FOR AQUATIC VESSELS SHALL COMPLY WITH THE INTERNATIONAL PLUMBING CODE. ALL FITTINGS SHALL BE APPROVED FOR INSTALLATION WITH THE PIPING INSTALLED.
- PIPE, FITTINGS AND COMPONENTS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH NSF 50 OR NSF 14 PLASTIC JETS, FITTINGS, AND OUTLETS USED IN PUBLIC SPAS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH NSF 50.
- ALL PIPING INCLUDING PROTECTIVE PIPING THAT IS INSTALLED IN TRENCHES SHALL BE INSPECTED PRIOR TO BACKFILLING.
- WATER SUPPLIES FOR AQUATIC VESSELS SHALL BE PROTECTED AGAINST BACKFLOW IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE OR THE INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE IN ACCORDANCE WITH SECTION 102.7.1.
- WHERE WASTEWATER FROM AQUATIC VESSELS, BACKWASH FROM FILTERS AND WATER FROM DECK DRAINS DISCHARGE TO THE BUILDING DRAINAGE SYSTEM, SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE OR THE INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE IN ACCORDANCE WITH SECTION 102.7.1.
- ALL OUTDOOR AQUATIC VESSELS SHALL BE SURROUNDED BY A BARRIER THAT COMPLIES WITH SECTIONS 305.2.1 THROUGH 305.8 OF THE ADOPTED INTERNATIONAL SWIMMING POOL AND SPA CODE.
- DECKS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL BUILDING CODE, AS APPLICABLE IN ACCORDANCE WITH SECTION 102.7, EXCEPT AS PROVIDED IN ADOPTED INTERNATIONAL SWIMMING POOL AND SPA CODE.
- DECKS, RAMPS, COPING, AND SIMILAR STEP SURFACES SHALL BE SLIP RESISTANT AND CLEANABLE. SPECIAL FEATURES IN OR ON DECKS SUCH AS MARKERS, BRAND INSIGNIAS, AND SIMILAR MATERIALS SHALL BE SLIP RESISTANT.
- STAIR TREADS AND RISERS STAIR RISER HEIGHTS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL BUILDING CODE, AS APPLICABLE IN ACCORDANCE WITH SECTION 102.7.1.
- THE MINIMUM SLOPE OF DECKS SHALL BE 1/8 IN PER FOOT (1MM PER 96MM), AND NOT GREATER THAN 1/2 INCH PER FOOT (12MM PER 24 MM) EXCEPT FOR RAMPS FOR TEXTURED, HAND-FINISHED CONCRETE.
- ISOLATION JOINTS THAT OCCUR WHERE THE POOL COPING MEETS THE CONCRETE DECK SHALL BE WATER TIGHT.
- JOINTS THAT OCCUR WHERE THE POOL COPING MEETS THE CONCRETE DECK SHALL BE INSTALLED TO PROTECT THE COPING FROM DAMAGE RESULTING FROM DAMAGE AS A RESULT OF THE ANTICIPATED MOVEMENT OF ADJOINING DECK.
- JOINTS IN A DECK SHALL BE PROVIDED TO MINIMIZE VISIBLE CRACKS OUTSIDE OF THE CONTROL JOINTS CAUSED BY IMPOSED STRESSES OR MOVEMENT OF THE SLAB.
- AREAS WHERE DECKS JOIN EXISTING CONCRETE WORK SHALL BE PROVIDED WITH A JOINT TO PROTECT THE POOL FROM DAMAGE DUE TO RELATIVE MOVEMENT.
- THE EDGES OF ALL DECKS SHALL BE RADIUSSED, TAPERED, OR OTHERWISE DESIGNED TO ELIMINATE SHARP CORNERS.
- VALVES INSTALLED IN OR UNDER ANY DECK SHALL BE PROVIDED WITH ACCESS FOR OPERATION, SERVICE, AND MAINTENANCE AS REQUIRED BY THE INTERNATIONAL PLUMBING CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE IN ACCORDANCE WITH SECTION 102.7.1. ACCESS COVERS SHALL BE PROVIDED.
- BACKWASH WATER AND DRAINING WATER SHALL BE DISCHARGED TO THE SANITARY OR STORM SEWER, OR INTO AN APPROVED DISPOSAL SYSTEM ON THE PREMISE, OR SHALL BE DISPOSED OF BY OTHER MEANS APPROVED BY THE STATE OR LOCAL AUTHORITY. DIRECT CONNECTIONS SHALL NOT BE MADE BETWEEN THE END OF THE BACKWASH LINE AND THE DISPOSAL SYSTEM. DRAINS SHALL DISCHARGE THROUGH AN AIR GAP.
- OVERHEAD OR UNDERWATER LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE POOL AND ADJACENT DECK AREAS SUCH AS PATIOS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 70 OR THE INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE IN ACCORDANCE WITH SECTION 102.7.1.

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METRO NASHVILLE UTILITY REPAIR NOTES

- ALL REPAIRS SHALL INCLUDE FULL LANE WIDTH RESURFACING.
- ALL REPAIRS SHALL UTILIZE A 2-FOOT CUTBACK ON ALL SIDES EXCEPT THE EDGE OF PAVEMENT.
- NEW UTILITY CUTS WILL BE MILED AND PAVED TO ANY EXISTING UTILITY CUT OR DAMAGED PAVEMENT WITHIN 10 FEET. IF THE EXISTING CUT OR DAMAGED PAVEMENT IS LESS THAN 10 FEET IN LENGTH, THE EXISTING CUT SHALL ALSO BE MILED AND PAVED.
- ASPHALT REPAIR GREATER THAN 24-INCHES, ADJACENT TO CURB & GUTTER ALONG A ROADWAY, SHALL HAVE FULL LANE WIDTH PAVING.
- FLOWABLE FILL REQUIRED ON ALL DOWNTOWN STREETS, COLLECTORS & ARTERIAL STREETS, FLOWABLE FILL MAY ALSO BE REQUIRED ON OTHER STREETS AT THE DISCRETION OF THE UTILITY INSPECTORS.
- ALL REPAIRS WILL HAVE A 1 YEAR WARRANTY.
- PERMIT OFFICE WILL NEED TO BE NOTIFIED, WHEN REPAIRS ARE FINISHED, TO START WARRANTY PERIOD.
- SEE METRO STANDARDS 270 THROUGH 275 IF ANY CUTS ARE MADE IN THE ROADWAY, YOU MUST FOLLOW THE UTILITY CUT GUIDELINES FOUND IN THE PERMIT OFFICE OR AT [HTTPS://M.F.V.NASHVILLE.GOV/MIS/PAVING/DOCUMENTS/APPENDIXD.PDF](https://mfv.nashville.gov/mis/paving/documents/APPENDIXD.PDF)

METRO NASHVILLE EPSC NOTES:

- STEEP SLOPES (5% GRADE OR GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
- EROSION CONTROL MATTING SHALL BE USED ON ALL SLOPES 3:1 OR GREATER.
- 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 PRECONSTRUCTION MEETING. 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 PERMITS.
- ALL PERIMETER MEASURES SHALL BE IN PLACE BEFORE GRADING COMMENCES.



ISSUE DATE: 06/27/2022

DATE	PER	STAFF COMMENTS
07/14/2022	PER	STAFF COMMENTS

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 PROSPER PROJECT NO: 36PF+HC

GRADING AND LAYOUT PLAN
C01
 06/27/2022

