

Permit #: 91**Permit Date:** 08/14/23**Permit Type:** Board of Zoning Appeals**Case Number:** BZA 23-52**PC Meeting Date:****BZA Meeting Date:** i. 3rd Tuesday of September**Assigned Meeting Date:** 10/17/2023**Special Meeting Date:****Applicant Is:** Engineer**Applicant Name:** Masoud Fathi**Applicant Address:** 803 Albemarle Ct**Applicant City, State, ZIP:** Brentwood TN 37027**Applicant Phone Number:** 615-504-9915**Applicant Email:** masoudfathi@comcast.net**Description:** 1. Requesting removal of two trees with within the building envelope. 2.
Exceed the maximum lot coverage by 12%**Project Cost:** 250**Square Feet:** 11441**Lot Area:** 86791**Lot Coverage:** 27399**Heat/cooled area:** 9099**Proposed Height(ft.):** 26**#of stories:** 1**Lot Depth/Width Ratio:** 2:1**Avg. front setback of
adjacent homes:** 141**Zoning District:** Zone F**Radnor Lake Impact Zone:** No**Steep Slope:** No**Plat/Subdivison:** No**Status:** Open**Assigned To:** Steve Mallory**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
14602002400	827 TYNE BLVD	LOT 3 TREEMONT	GIOVANETTI, VICTOR E. & KATHERINE E.		

SITE CONSTRUCTION PLANS FOR A GARAGE ADDITION AT **VICTOR & KATHERINE GIOVANETTI RESIDENCE**

LOT 3 - TREEMONT
827 TYNE BOULEVARD
CITY OF OAK HILL, DAVIDSON COUNTY, TENNESSEE

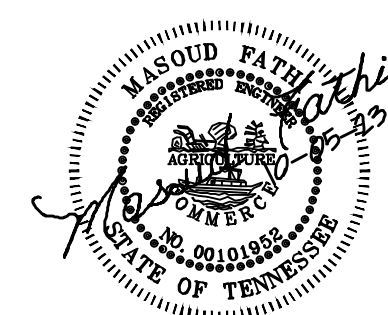
PREPARED BY:
CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES, LLC
803 ALBEMARLE COURT
BRENTWOOD, TENNESSEE 37027
CELL: 615-504-9915
PHONE: 615-283-5056
masoudfathi@comcast.net



VICINITY MAP

SHEET INDEX

SHT. NO.	DESCRIPTION
C0.0	TITLE SHEET
C1.0	SITE LAYOUT PLAN
C2.0	SITE GRADING AND DRAINAGE PLAN
C2.1	INITIAL EROSION CONTROL PLAN
D1.0	EXISTING CONDITIONS DRAINAGE PLAN
D2.0	PROPOSED CONDITIONS DRAINAGE PLAN



Date: OCTOBER 05, 2023 Scale: NTS

C0.0

GENERAL NOTES

- 1. BASE BOUNDARY AND TOPO SURVEY IS PROVIDED BY SOUTHERN PRECISION, LAND SURVEYING INC., 227 MCCAIN DRIVE, KINGSTON SPRINGS, TN 37082, (615) 952-3600 (C). ALL REFERENCES REQUIRING ACCURACY SHOULD BE DIRECTED TO THE ORIGINAL SURVEY DATA. THIS DRAWING IS BELIEVED TO CONTAIN ACCURATE BASE INFORMATION, BUT VERIFICATION AGAINST SURVEY DATA IS REQUIRED.
2. CONTRACTORS SHALL COMPLY WITH TENNESSEE EROSION AND UTILITY PROVIDERS PRIOR TO INTERRUPTING ANY EXISTING UTILITY (IE: WATER, SEWER, ELECTRICAL, OR TELEPHONE).
3. LOCATE, PROTECT AND FLAG ALL PROPERTY CORNERS AND MONUMENTS ADJACENT TO THE CONSTRUCTION AREA. DO NOT DISTURB ANY TREES OR VEGETATION OUTSIDE THE PROPERTY OR OUTSIDE THE LIMITS OF GRADING WITHOUT ANY AUTHORIZATION FROM THE OWNERS.
4. A CERTIFIED EROSION AND SEDIMENT CONTROL PERSON SHALL BE CONTACTED FOR INSPECTION OF THE CONTROL MEASURES AS A 24 HR. P.O.C. NOTES SHALL BE POSTED 'ON SITE' WITH INSPECTIONS PERFORMED EVERY 72- HRS.
5. TEMPORARY CONSTRUCTION ACCESS TO BE AT LOCATION DESIGNATED BY METRO INSPECTOR. INSTALL MINIMUM 20'-0" WIDE 8" THICK GRAVEL AT EXISTING ROAD FOR A MINIMUM LENGTH OF 100 FEET AT ANY CONSTRUCTION ACCESS. USE 2"-3" GRADED ROCK.
6. PROVIDE TEMPORARY CULVERTS TO MAINTAIN ACCESS TO WORKING AREAS. REMOVE CULVERTS WHEN DIRECTED BY ENGINEER.
7. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF TENNESSEE D. O. T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
8. THREE WORKING DAYS BEFORE YOU DIG, DRILL, BLAST OR BORE, CALL 1-800-351-1111. CALL ALL OTHER UTILITY OWNERS PRIOR TO WORK.
9. DURING GRADING OPERATIONS, IF DUE TO ADJUSTMENTS FOR SUBGRADE, WATER BECOMES TRAPPED, CONTRACTOR IS TO CUT A SWALE ALLOWING WATER TO DRAIN.
10. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE OF TENNESSEE, AND THE CITY OF OAK HILL AND DAVIDSON COUNTY RULES AND REGULATIONS. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL REQUIRED FEES.
11. 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. ALL SLOPES SHALL CONFORM WITH OSHA CONSTRUCTION STANDARDS FOR EXCAVATION, 29 CFR, PART 1926, SUBPART P.
12. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY INTERFERENCE OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED TO PROCEED IN WRITING, SHALL BE AT THE CONTRACTOR'S RISK.
13. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN ON DRAWINGS ARE APPROXIMATE IN DEPTH AND LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING UTILITIES DAMAGED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
14. MAINTAIN AND PROTECT EXISTING PAVEMENT OR GRAVEL SURFACES WHICH ARE TO REMAIN. CONTRACTOR SHALL REPLACE DAMAGED AREAS, MATCHING DEPTH, MATERIAL, AND GRADE OF EXISTING SURFACES.
15. EARTHWORK INCLUDING FINAL DRESSING, BASE & SUBGRADE TREATMENT, FLEXIBLE SURFACE & RIGID PAVEMENT, AND ANY OTHER APPLICABLE WORK SHALL AS A MINIMUM MEET THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
16. NO GEOTECHNICAL REPORT WILL BE PROVIDED ON THIS PROJECT.
17. CHECK GRADES, LINES, LEVELS, AND DIMENSIONS SHOWN BY THE DRAWINGS AND PROMPTLY REPORT TO OWNER'S REPRESENTATIVE IN WRITING DISCREPANCIES FOR CLARIFICATION BEFORE COMMENCING WORK. EMPLOY A REGISTERED SURVEYOR CONTINUOUSLY ON WORK DURING ENTIRE PERIOD WHEN SUCH GRADES, LINES, LEVELS AND DIMENSIONS ARE NECESSARY FOR WORK. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR CORRECTNESS OF GRADES, LINES, LEVELS, AND DIMENSIONS.
18. LEVEL ONE CERTIFIED EROSION CONTROL NOTES SHALL BE POSTED AT THE SITE AT ALL TIMES.
19. ALL CONCRETE SHALL BE CLASS "A" CLASS 4,000 PSI (U.N.O.)
20. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK.
21. ALL DAMAGE TO EXISTING PAVEMENT AND CURBS RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
22. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY.
23. THE CONTRACTOR SHALL OFFSET ALL CENTERLINE STAKES BEFORE BEGINNING THE CLEANING AND GRADING OPERATION AND SET ALL NECESSARY STAKES FOR PROPER EXECUTION OF THE WORK.
24. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
25. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, WATER MAINS, SEWERS, BLASTING, ETC.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES AND ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF WHAT WORK, CAUSED BY HIMSELF, HIS CONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
27. THE CONTRACTOR SHALL BE REQUIRED TO REIMBURSE THE COUNTY AND THE STATE FOR ALL INSPECTION COSTS.
28. CONTROL POINTS, GRADES AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
29. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY FIELD ADJUSTMENTS.
30. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
31. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
32. 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.
33. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL.
34. 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.
35. ALL PIPES UNDER EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE.
36. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDINGS UNLESS OTHERWISE NOTED.
37. ALL SIDEWALKS WILL HAVE A SIDEWALK HEADER AT THE JUNCTION TO PAVEMENT, UNLESS OTHERWISE DETAILED.
38. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKED LOT CORNERS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
39. THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC., AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR ENDANGERING LIFE OR PROPERTY.

SITE WORK CONSTRUCTION SEQUENCE

- 1. DISTURBED AREA IS LESS THAN ONE ACRE , THEREFORE NPDES PERMIT IS NOT REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE THE CITY OF OAK HILL. WORK MAY NOT BEGIN UNTIL ALL THE PERMITS ARE RECEIVED.
2. CONTRACTOR, ENGINEER, AND REPRESENTATIVES FROM THE CITY OF OAK HILL SHALL MEET AT A RE-CONSTRUCTION MEETING TO DISCUSS IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL DEVICES
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO START OF ANY WORK, UNLESS OTHERWISE INSTRUCTED BY THE CITY OF OAK HILL STORM WATER SECTION AND CODES DEPARTMENT OR THE OWNER.
4. INSTALL SILT FENCE, CONSTRUCTION ENTRANCE AND GRAVEL CHECK DAMS.
5. INSPECTION OF SEDIMENTATION CONTROL DEVICES BY ENGINEER AND REPRESENTATIVE OF THE LOCAL AUTHORITIES, INCLUDING INSPECTION OF THE CONSTRUCTION ENTRANCE.
6. INSTALL ALL NECESSARY UTILITIES AND STORM WATER STRUCTURES. INSTALL ALL NECESSARY PAVEMENTS.
7. INSTALL ALL SPECIFIED REINFORCED MAT OR SOD, AND STABILIZE ANY GRADED AREA WITHIN AREA NOT RECEIVING PAVEMENT, GRAVEL, OR RIP-RAP. NO DISTURBED AREA SHALL BE LEFT BARE FOR MORE THAN 7 DAYS.
8. PROVIDE EVERY 72 HOUR INSPECTION AND MAINTENANCE OF SEDIMENTATION CONTROL DEVICES AND AFTER EVERY STORM EVENT.
9. COMPLETE SITE IMPROVEMENTS AND INSTALL PERMANENT EROSION CONTROL SYSTEMS. REMOVE TEMPORARY EROSION CONTROL MEASURES AND ALL DEBRIS. INSTALL FINAL DRESSING AND PERMANENT MATTING.

NOTE: CONTRACTOR TO EXPOSE ALL UNDERGROUND UTILITIES, VERIFY DEPTH AND IDENTIFY ANY AND ALL CONFLICTS WITH PROPOSED UTILITIES DESIGN. INFORM ENGINEER IN WRITING PRIOR TO START OF WORK. IT IS CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL PAVEMENT, RETAINING WALL, WATER AND SEWER LINES, SERVICE LINES, MANHOLES, INLETS, METERS, VALVES AND ALL OTHER STRUCTURES ARE PROPERLY INSTALLED AND ALL MATERIAL AND INSTALLATION METHODS MEET THE CITY OF OAK HILL AND METRO WATER SERVICES STANDARDS AND REQUIREMENTS.

EPSC Signature
I, Masud Fathi, CERTIFIED EROSION CONTROL SPECIALIST, HAVE REVIEWED THIS PLAN FOR SUFFICIENT ONSITE EROSION AND SEDIMENT CONTROL PROVISIONS.
Date: OCTOBER 05, 2023

THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: 0.26 ACRES.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
[] IMPAIRED FOR SILTATION [] IMPAIRED FOR HABITAT ALTERATION [] EXCEPTIONAL
Signature: Masud Fathi, DATE: OCTOBER 05, 2023
CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- 1. PERFORM ALL EARTHWORK OPERATIONS IN SUCH A MANNER AS TO CONTROL EROSION AND PREVENT SEDIMENTATION FROM ENTERING STREAMS OR BEING TRACKED ONTO ROADWAYS. COMPLY SPECIFICALLY AND COMPLETELY WITH STATE & LOCAL GOVERNMENT AGENCIES AND WITH THE EROSION AND SEDIMENTATION CONTROL PERMIT REQUIREMENTS.
2. INSTALL AND OBTAIN APPROVAL OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
3. ALL EROSION AND WATER QUALITY CONTROL STRUCTURES SHALL BE INSPECTED FOR STABILITY AND OPERATION FOLLOWING EVERY RUN-OFF PRODUCING RAINFALL DURING CONSTRUCTION, AS DIRECTED IN THE NPDES PERMIT.
4. MAKE NEEDED REPAIRS TO CONTROL STRUCTURES IMMEDIATELY UPON DETECTION OF DEFICIENCIES.
5. CLEAN SEDIMENT FROM BASIN(S) WHEN STORAGE CAPACITY IS DIMINISHED.
6. REMOVE SEDIMENT FROM SILT FENCES WHEN THE DEPTH REACHES APPROXIMATELY 4". SILT FENCES AND DIVERSION DITCHES SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
7. REMOVE ALL TEMPORARY SEDIMENTATION CONTROL DEVICES NOT DESIGNATED TO REMAIN UPON COMPLETION OF GRADING AND FINAL ACCEPTANCE OF GRASSING, BUT NO LATER THAN 14 DAYS AFTER FINAL SITE STABILIZATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY MEASURES NECESSARY TO PREVENT SITE EROSION AND SEDIMENTATION AS DETERMINED BY TDEC.
9. INLET PROTECTION SHALL BE PROVIDED FOR CATCH BASINS AND FOR CURB INLETS. CLEAN SEDIMENT FROM PIPE AFTER VEGETATION IS ESTABLISHED.
10. EXISTING AND PROPOSED INLETS RECEIVING DRAINAGE FROM DISTURBED AREAS SHALL HAVE INLET PROTECTION AS INDICATED ON PLANS.

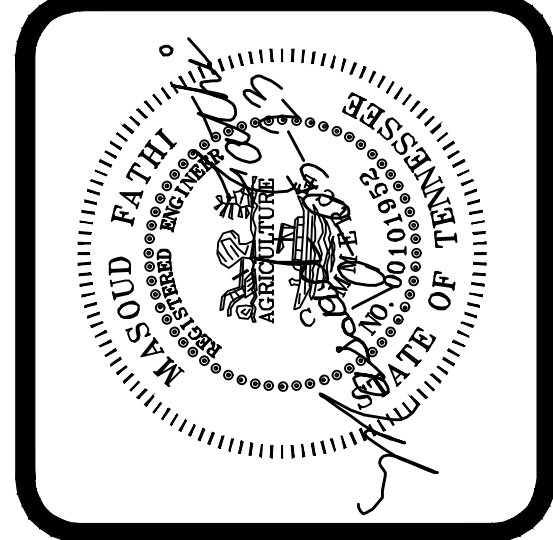
SITE DEMOLITION NOTES

- 1. OBTAIN ALL NECESSARY LICENSES AND PERMITS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. CONTRACTOR TO PROVIDE ALL ASSOCIATED FEES AND COSTS.
2. CONTRACTOR TO CONTACT TENNESSEE 'ONE CALL' LINE LOCATORS TO AID IN IDENTIFYING & LOCATING EXISTING BURIED UTILITIES PRIOR TO COMMENCING WITH ANY CONSTRUCTION ACTIVITIES.
3. CONTRACTOR TO VERIFY THE PROJECT LIMITS AND FIELD CONDITIONS BEFORE BIDDING THIS PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO THE IRREGULAR SURFACE CONDITIONS THAT MAY BE ENCOUNTERED ON THIS SITE. EXCAVATION IS UNCLASSIFIED, AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS AND OBSTRUCTIONS ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT ANY REFERENCE TO ROCK, EARTH, OR ANY OTHER MATERIAL ON THE DRAWINGS IS NOT TO BE TAKEN AS AN INDICATION OF CLASSIFIED EXCAVATION OR THE QUANTITY OF EITHER ROCK, EARTH, OR ANY OTHER MATERIAL INVOLVED. THE CONTRACTOR SHALL DRAW HIS OWN CONCLUSIONS AS TO THE CONDITIONS TO BE ENCOUNTERED.
4. ANY EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR ANY OTHER EXISTING STRUCTURES THAT ARE DISTURBED AND ARE TO REMAIN, SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THEIR ORIGINAL CONDITION AT NO EXPENSE TO THE OWNER.
5. SAW-CUT ASPHALT PAVING AND CONCRETE SIDEWALKS ON SMOOTH AND STRAIGHT LINE AT THE BOUNDARY OF EXISTING TO REMAIN AND EXISTING TO BE REMOVED.
6. THE BURNING OF CONSTRUCTION DEBRIS OR TRASH ON THE OWNER'S PROPERTY IS FORBIDDEN. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF OFF THE OWNER'S PROPERTY. ALL DEBRIS SHALL BE DISPOSED OF IN A LANDFILL LICENSED BY THE STATE TO RECEIVE THE SPECIFIC DEMOLITION DEBRIS.
7. COORDINATE REMOVAL/ADJUSTMENT OF ANY EXISTING MANHOLES, CATCH BASINS, OR OTHER STRUCTURES WITH THE LAYOUT, GRADING & UTILITY PLANS.
8. ALL TREES THAT ARE TO BE REMOVED SHALL BE CLEARLY MARKED & FLAGGED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ANY TREES THAT ARE TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED.
9. ADJUST ALL M.H., C.B., INLETS, VALVE COVERS, ETC. TO NEW GRADE.
10. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
11. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.
12. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
13. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
14. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 98% OF MAXIMUM DENSITY PER ASTM D698.
15. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED DEMOLITION OPERATIONS.
16. EXCEPT AS SHOWN OTHERWISE, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT APPROVAL OF METRO URBAN FORESTER.

WATER SERVICES GENERAL NOTES

- MWS STANDARD PRIVATE UTILITY PLAN NOTES:
1. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
3. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
4. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
5. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
6. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
7. ALL SEWER SERVICES SHALL BE MINIMUM 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.
8. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
9. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.
10. ANY UNUSED EXISTING WATER METERS MUST BE CUT AND CAPPED AT THE PUBLIC MAIN.
11. 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.
12. 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.
13. 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.

CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES, LLC
803 ALBEMARLE COURT
BRENTWOOD, TENNESSEE 37027
CELL: (615) 504-9915 PHONE: (615) 283-5056
masoudfathi@comcast.net

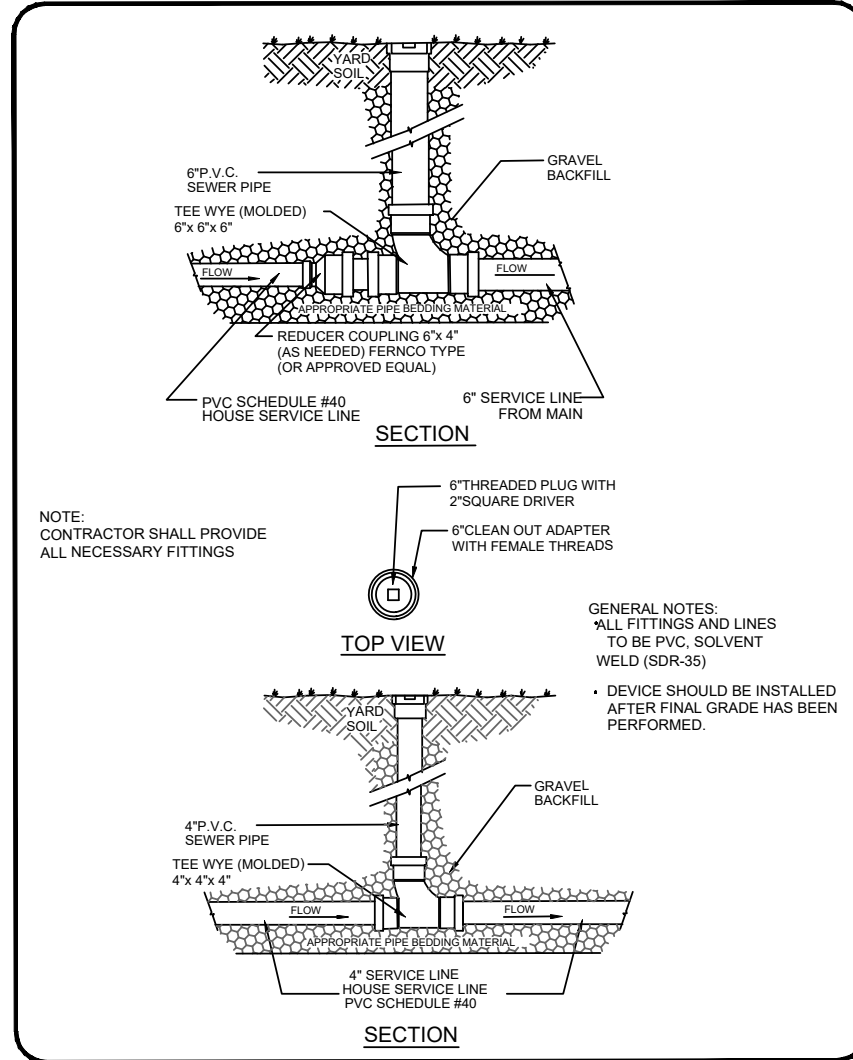


SITE CONSTRUCTION PLANS FOR
VICTOR & KATHERINE GIOVANETTI RESIDENCE
LOT 3 - TREEMONT
827 TYNE BOULEVARD
CITY OF OAK HILL, DAVIDSON COUNTY, TENNESSEE
METRO PARCEL ID# 14602002400, INSTRUMENT NO. 201506160057433-R.O.D.C., TN.

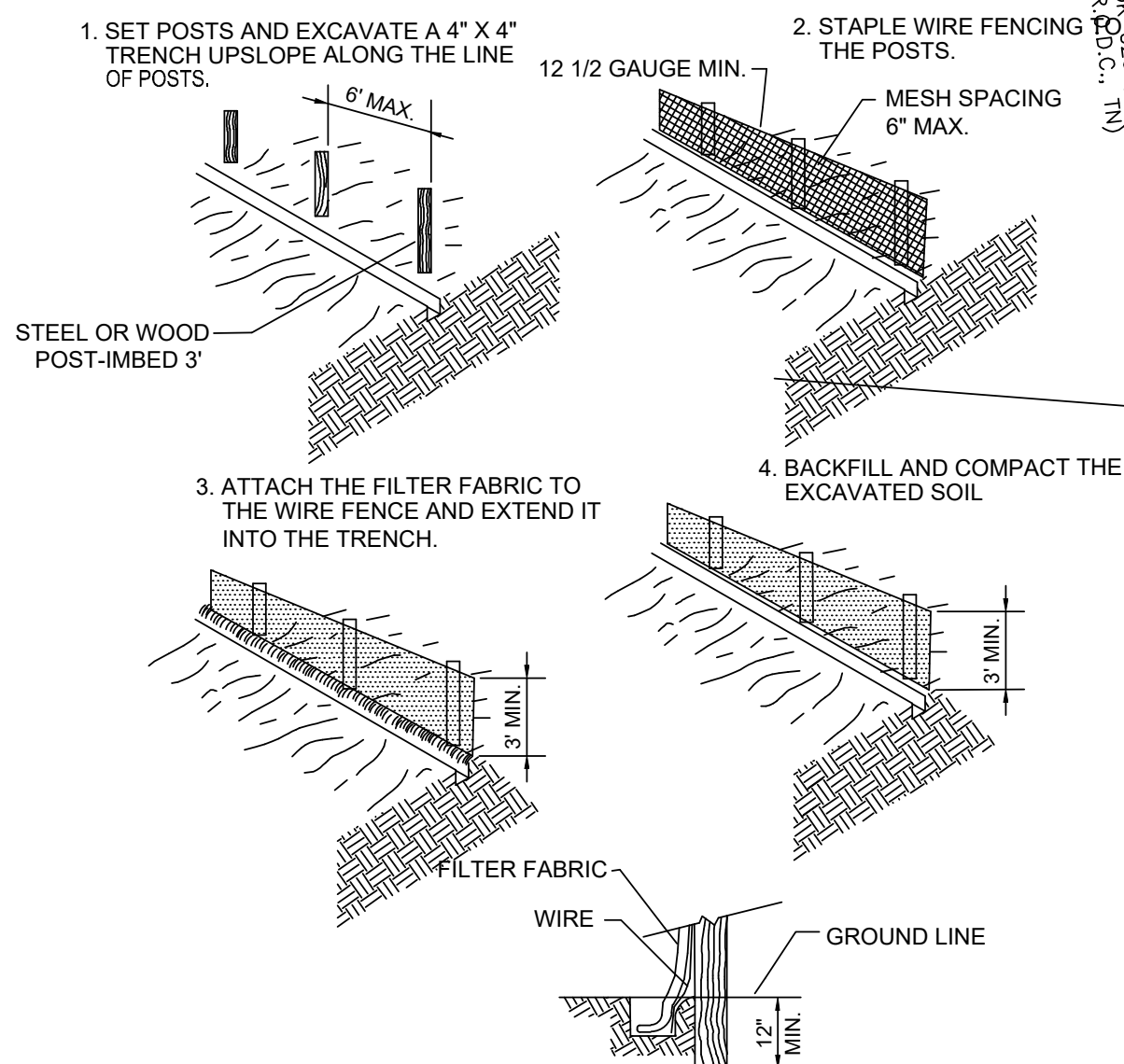
Table with 3 columns: No., Revision/Issue, Date. Contains revision history entries.

Date: OCT. 05, 2023
Scale:
Sheet: C0.1 OF
Project No. 2023-09 Prepared By: MF

GENERAL NOTES



MFD CLEAN OUT DETAIL
SCALE: NONE



TEMPORARY SEDIMENT FENCE (SF)
NOT TO SCALE

MODIFIED FRENCH DRAIN TYPICAL CROSS SECTION

Roof/Top Area (square feet)	Depth of Gravel From Top of Pipe (inches)			
	18	24	30	36
100	6	5	5	3
500	30	25	20	15
1000	60	45	40	35
2000	120	90	75	65
3000	180	140	115	100
4000	245	190	155	130
5000	305	235	195	165

MAINTENANCE:

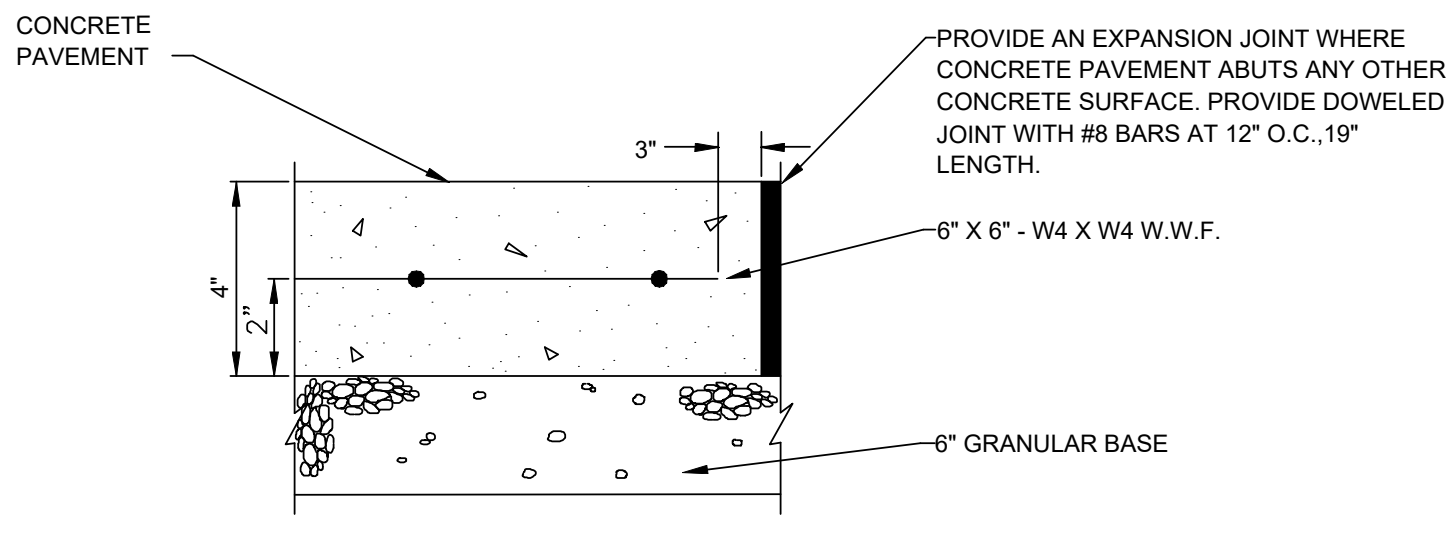
- INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS. CLEANING LEAF REMOVAL SYSTEM.
- IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION. REMOVE ACCUMULATED TRASH AND DEBRIS.
- INSPECT MFD FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

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

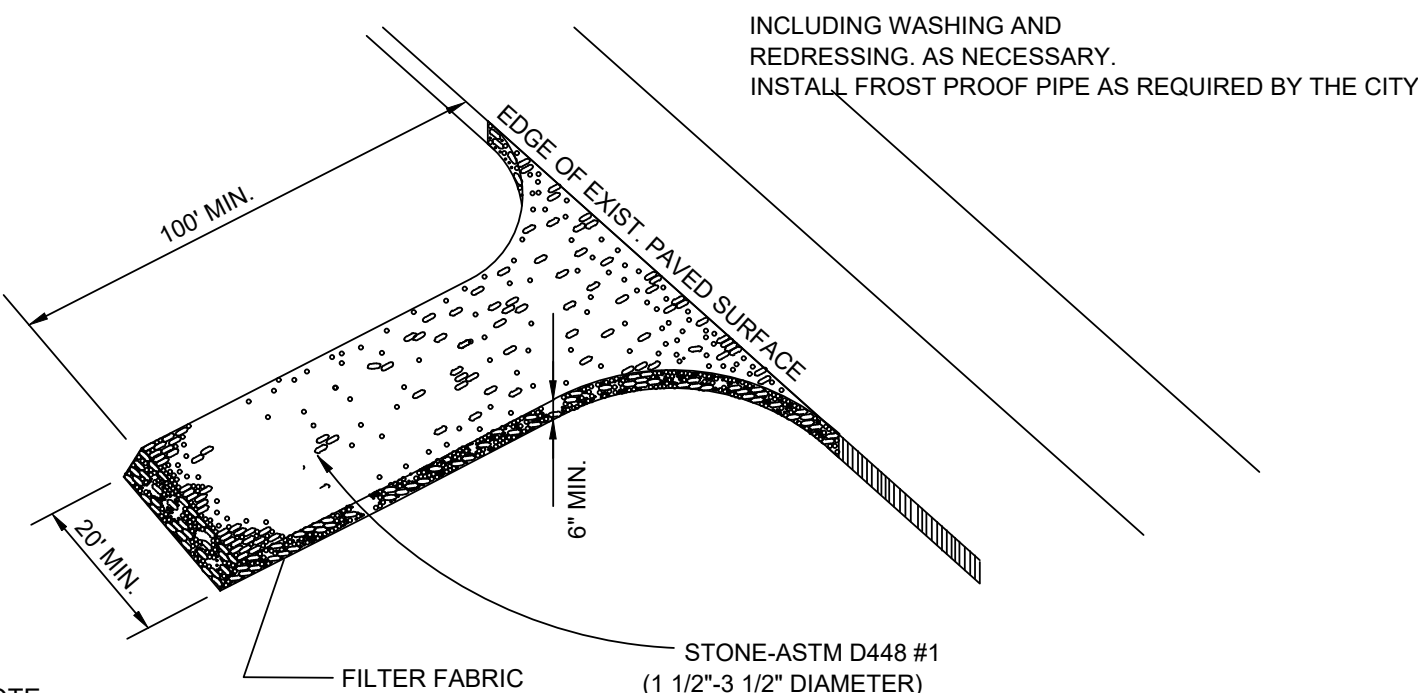
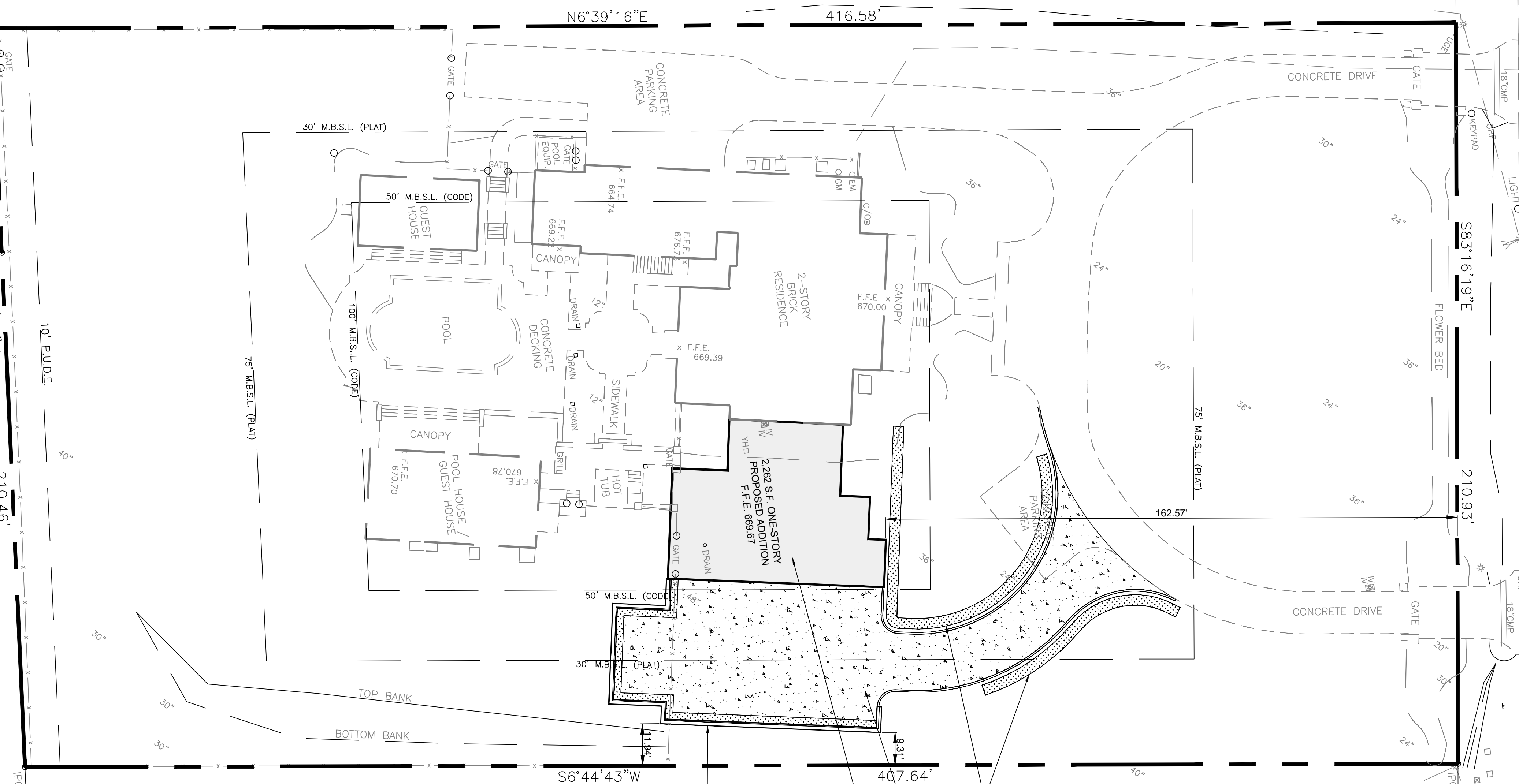
CONTRIBUTING DRAINAGE AREA= 7,635 SQ FT
DEPTH OF STONE MEDIA= 24" INCHES
WIDTH OF TRENCH= 36" INCHES
LENGTH OF MFD= 233' FT PROVIDED (205' REQUIRED)

7,635 S.F. - 1400 TREE CREDIT = 6235 S.F.

METRO NASHVILLE DEPARTMENT OF WATER SERVICES | ATTACHED THIS TWO-PAGE SPECIFICATIONS TO HOUSE PLAN SUBMITTAL | MODIFIED FRENCH DRAIN SPECIFICATIONS PAGE 2 OF 2

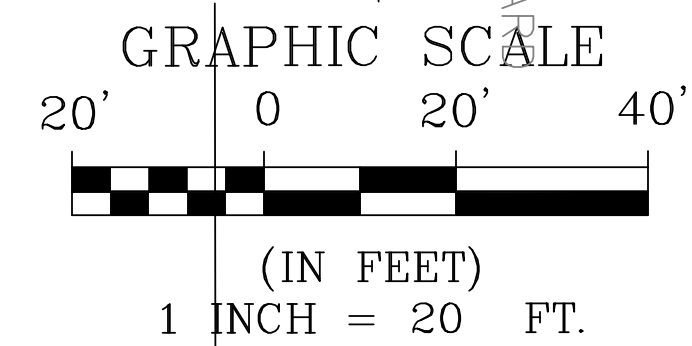


CONCRETE DRIVEWAY DETAIL
NOT TO SCALE

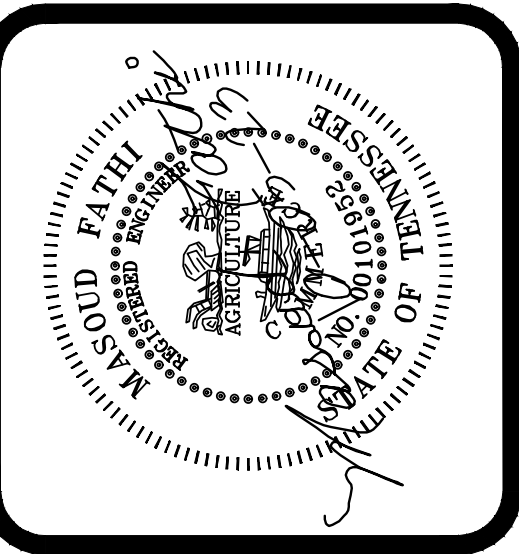


TEMP. CONSTRUCTION ENTRANCE
NOT TO SCALE

OVERALL PLAN



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827 TYNE BOULEVARD
CITY OF OAK HILL, DAVIDSON COUNTY, TENNESSEE
METRO PARCEL ID# 14602002400, INSTRUMENT NO. 201506160057433-R.O.D.C., TN.

No.	Revision/Issue	Date

Date: **OCT. 05, 2023** Scale: **0.2** OF
Sheet: **0.2** OF
Project No. **2023-09** Prepared By: **MF**

ADDRESS: 827 TYNE BOULEVARD
FOREST HILL, TN

OWNER: GARY T. & SUZANNE S. BYRD

LOT INFORMATION: LOT 3
TREMONT
PLAT BOOK 6250, PAGE 596
METRO PARCEL ID# 201506160057433 R.O.D.C. TN,
DAVIDSON COUNTY

LOT SQUARE FOOTAGE: 86,791 S.F./2.0 ACRES±

EXISTING BUILDING, STAIRS, CANOPIES 5,192 S.F.
EXISTING POOL, HOUSE AND GUEST HOUSE 2,471 S.F.
EXISTING DRIVEWAY 9,980 S.F.
EXISTING DECK, POOL 3,865 S.F.
EXISTING LOT COVERAGE 21,508/86791=0.25

PROPOSED GARAGE BUILDINGS 2,262 S.F.
RETAINING WALL 160 S.F.
CONCRETE PAVEMENT 3,987 S.F.
CONCRETE CURB 102 S.F.
EXISTING PAVEMENT TO BE REMOVED (-680) S.F.
PROP. IMP. SURFACE (ADDITION ONLY) 5,831 S.F.
TOTAL LOT COVERAGE 27,339 S.F.
LOT COVERAGE RATIO 27,339/86,791=0.32

CURRENT ZONING: RESIDENTIAL "F"

SETBACKS BY CODES: FRONT -150'
SIDE -50'
REAR -100'

SETBACKS BY PLAT: FRONT -75'
SIDE -30'
REAR -70'

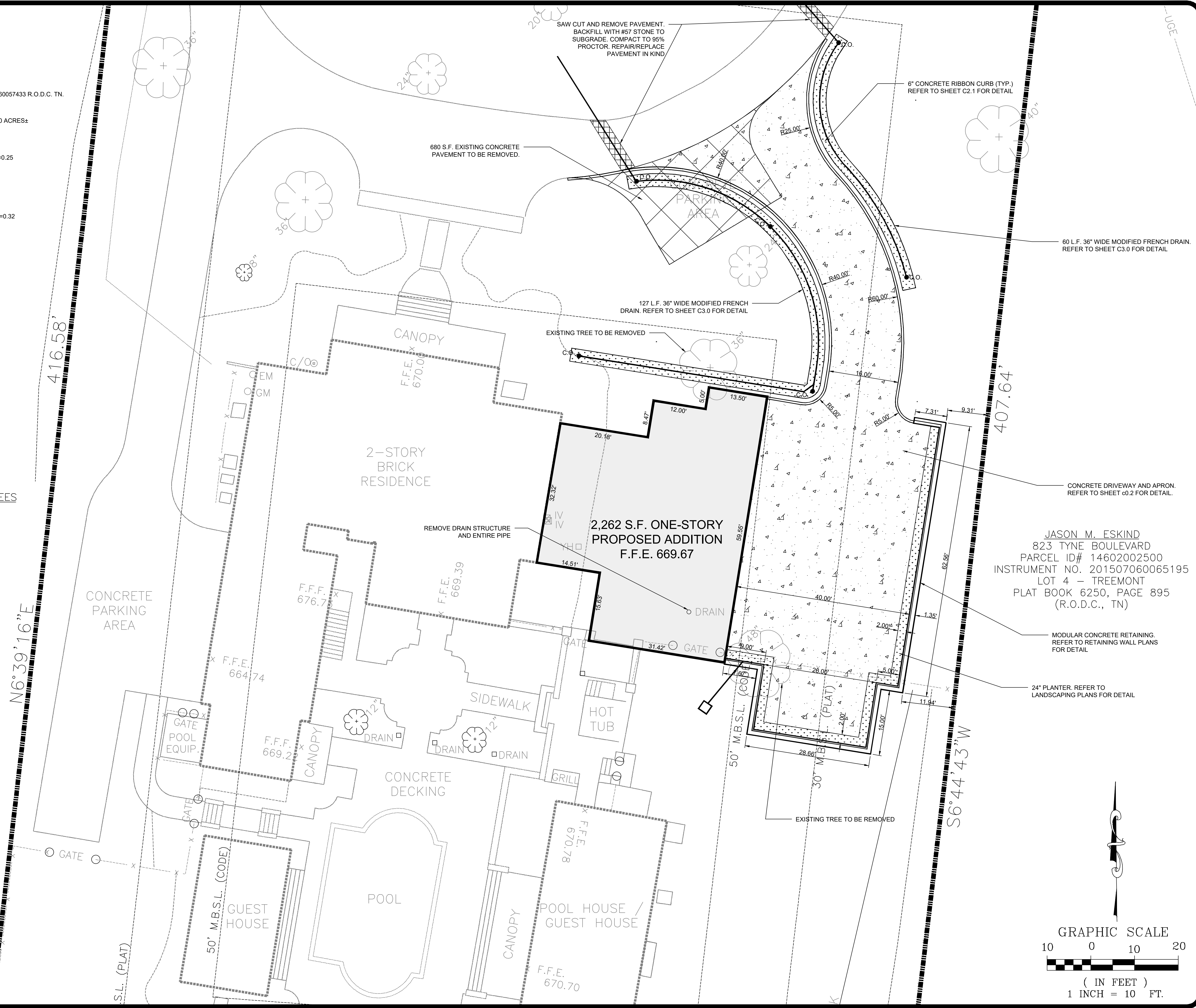
25TH COUNCIL MEMBER: RUSS PULLEY
HISTORIC METRO COURTHOUSE
1 PUBLIC SQUARE
SUITE 204, METRO COUNCIL OFFICE
NASHVILLE, TN 37201
615-432-1325
RUSS.PULLEY@NASHVILLE.GOV

THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED "ZONE X" AS PER THE "NATIONAL FLOOD INSURANCE PROGRAM" MAP NO. 47037C0359H DATED: APRIL 5, 2017 AND IS NOT IN A FLOOD PRONE AREA.

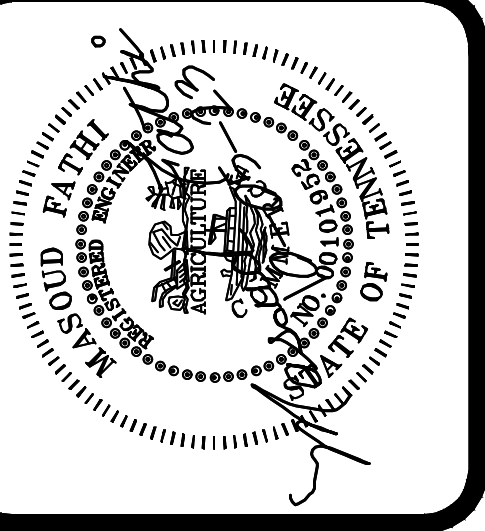
BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (HORIZONTAL) AND NAVD88 (VERTICAL) FLOATING SOLUTION ONLY.

Y. B. & JOHN H. GILLESPIE, TRUSTEES
831 TYNE BOULEVARD
PARCEL ID# 14602002300
STRUMENT NO. 201003040016741
LOT 2 - TREMONT
PLAT BOOK 6250, PAGE 895
(R.O.D.C., TN)

SITE LAYOUT PLAN



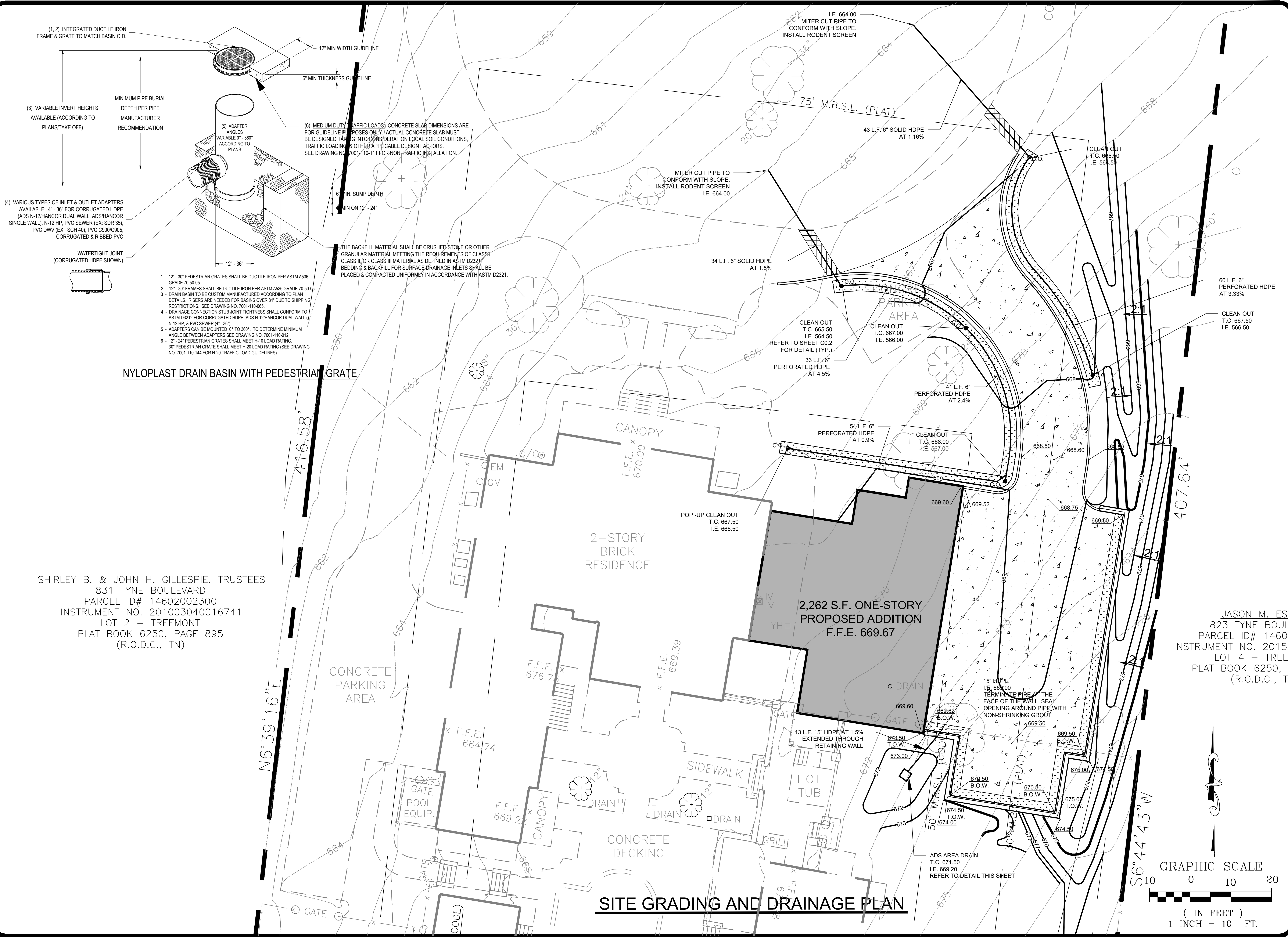
**CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES, LLC**
803 ALBEMARLE COURT
BRENTWOOD, TENNESSEE 37027
CELL: (615) 504-9915 PHONE: (615) 283-5056
masoudfathi@comcast.net



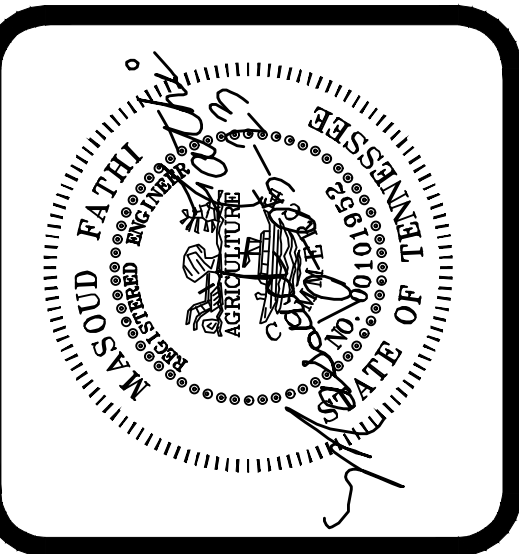
**SITE CONSTRUCTION PLANS FOR
VICTOR & KATHERINE GIOVANETTI RESIDENCE**
LOT 3 - TREMONT
827 TYNE BOULEVARD
CITY OF OAK HILL, DAVIDSON COUNTY, TENNESSEE
METRO PARCEL ID# 14602002400, INSTRUMENT NO. 201506160057433-R.O.D.C., TN.

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Date: **OCT. 05, 2023** Scale: **C1.0** OF
Project No. **2023-09** Prepared By: **MF**



CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES, LLC
 803 ALBEMARLE COURT
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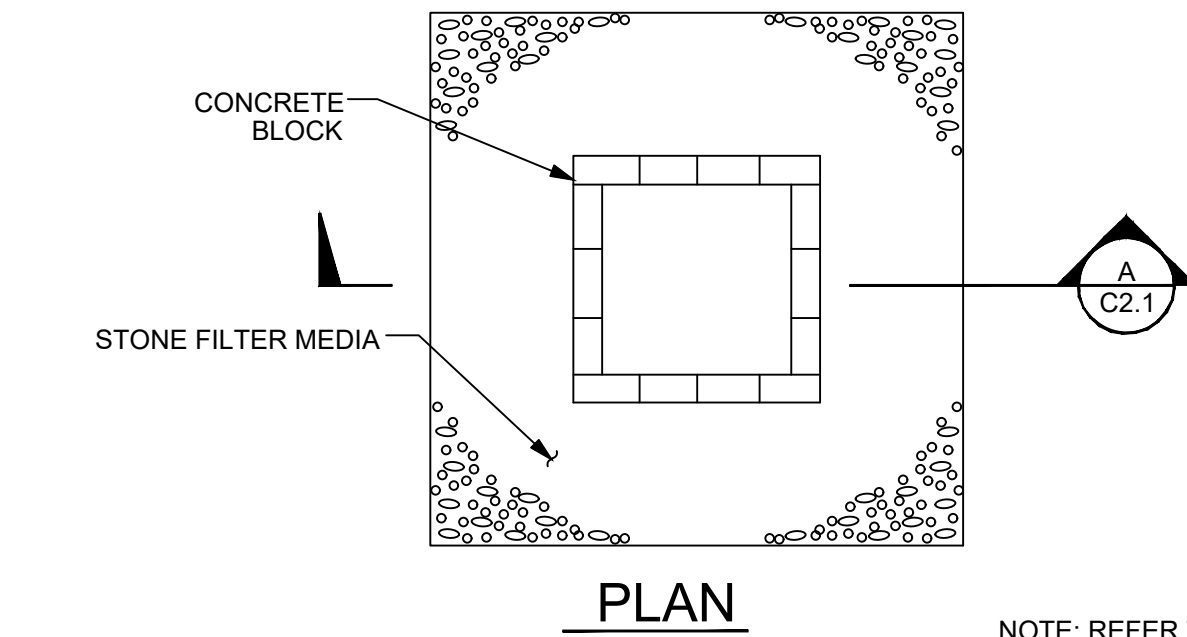


SITE CONSTRUCTION PLANS FOR
VICTOR & KATHERINE GIOVANETTI RESIDENCE
 LOT 3 - TREMONT
 827 TYNE BOULEVARD
 CITY OF OAK HILL, DAVIDSON COUNTY, TENNESSEE
 METRO PARCEL ID# 14602002400, INSTRUMENT NO. 201506160057433-R.O.D.C., TN.

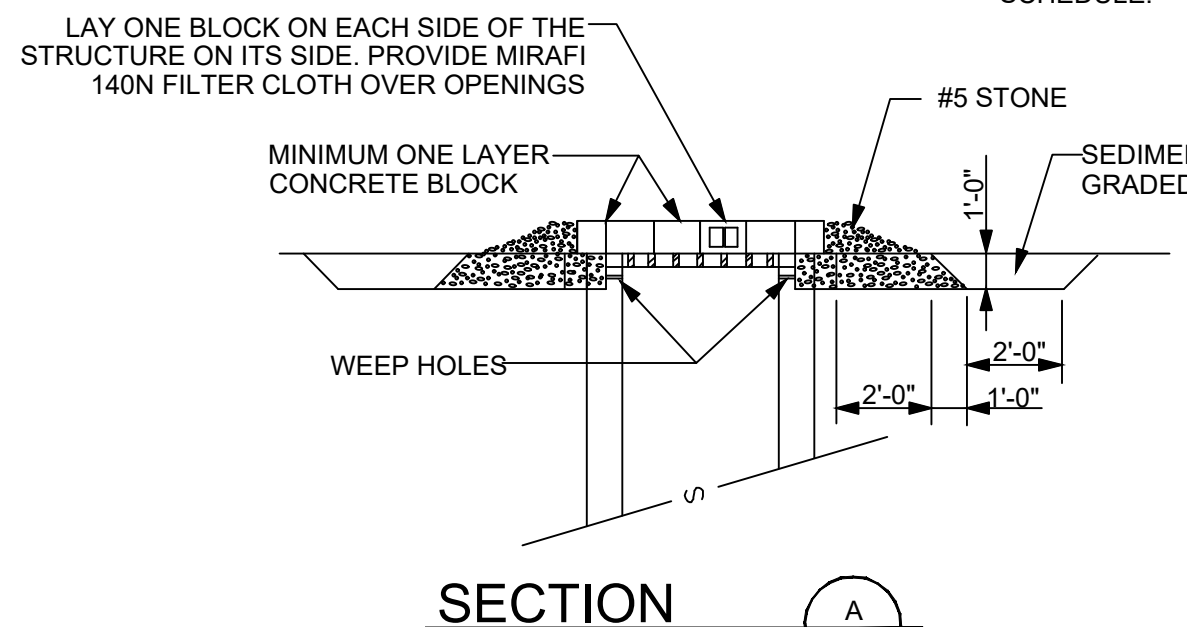
No.	Revision/Issue	Date

Date: **OCT. 05, 2023** Scale:
 Sheet: **C2.0** OF
 Project No. 2023-09 Prepared By: MF

- NO PORTION OF THE PROPERTY SHOWN LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS PER THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, (FIRM) MAP.
- CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN THEY ARE NO LONGER NEEDED.
- PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF HACKED MUD AND DIRT.
- PROVIDE POSITIVE SLOPE (2% MINIMUM) TO DRAIN ALL BALCONIES, DECKS, PATIOS, WALL(S), DRIVEWAYS, GRADE ADJACENT TO BUILDINGS, AND SWALES REGARDLESS WHETHER PLANS GRAPHICALLY PORTRAY OR INDICATE SLOPE. FINAL CONSTRUCTION SHALL NOT PERMIT PONDING OF WATER IN ANY OF FOREGOING AREAS.

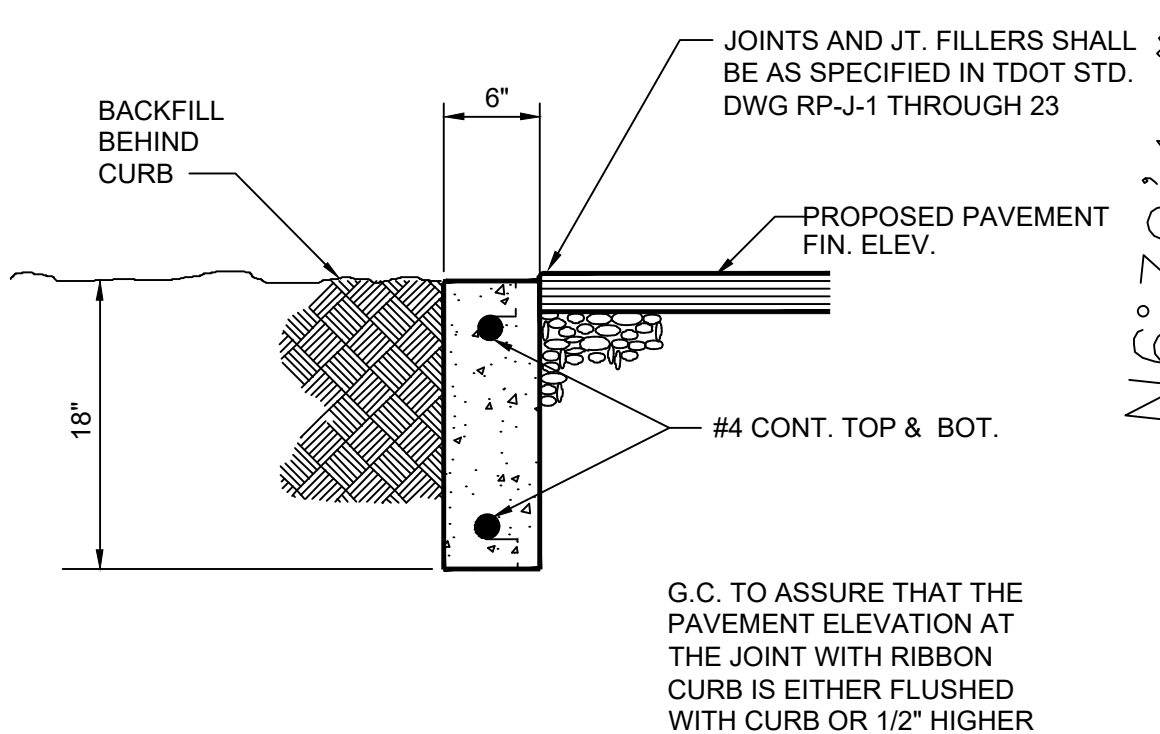


NOTE: REFER TO DWG FOR INSTALLATION AND REMOVAL SCHEDULE.

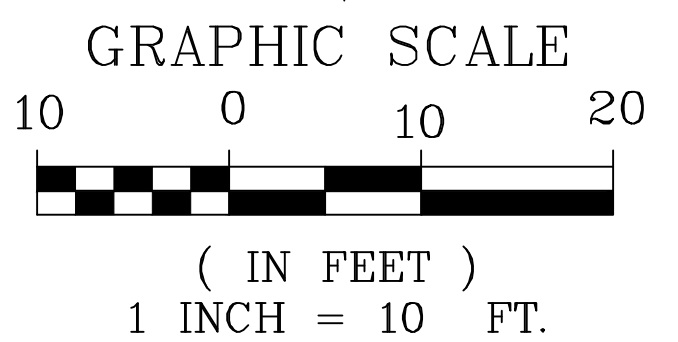


BLOCK AND GRAVEL INLET PROTECTION DETAIL
SCALE: NONE

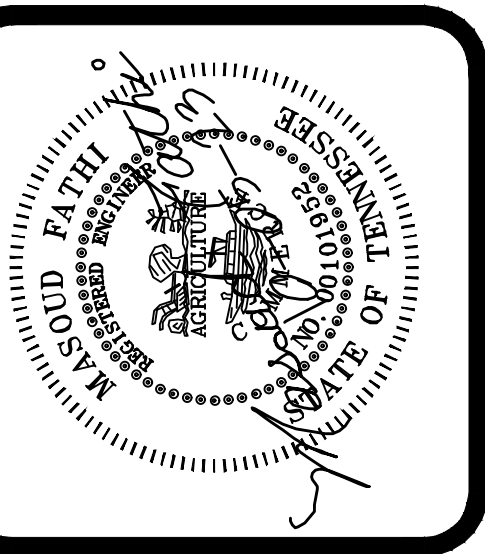
SHIRLEY B. & JOHN H. GILLESPIE, TRUSTEES
831 TYNE BOULEVARD
PARCEL ID# 14602002300
INSTRUMENT NO. 201003040016741
LOT 2 - TREEMONT
PLAT BOOK 6250, PAGE 895
(R.O.D.C., TN)



G.C. TO ASSURE THAT THE PAVEMENT ELEVATION AT THE JOINT WITH RIBBON CURB IS EITHER FLUSHED WITH CURB OR 1/2" HIGHER



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803 ALBEMARLE COURT
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CELL: (615) 504-9915 PHONE: (615) 283-5056
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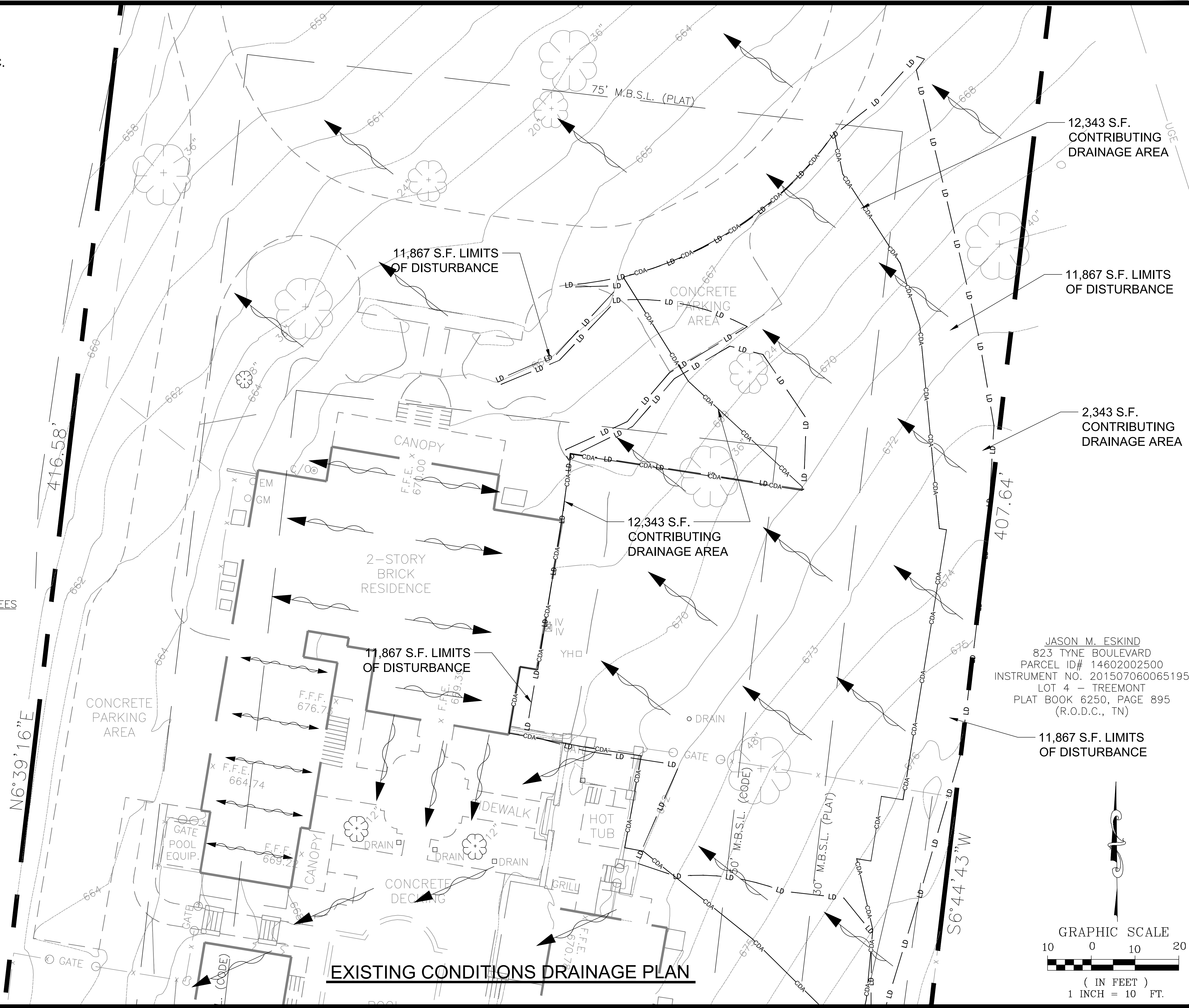
SITE CONSTRUCTION PLANS FOR
VICTOR & KATHERINE GIOVANETTI RESIDENCE
LOT 3 - TREEMONT
827 TYNE BOULEVARD
CITY OF OAK HILL, DAVIDSON COUNTY, TENNESSEE
METRO PARCEL ID# 14602002400, INSTRUMENT NO. 201506160057433-R.O.D.C., TN.

No.	Revision/Issue	Date

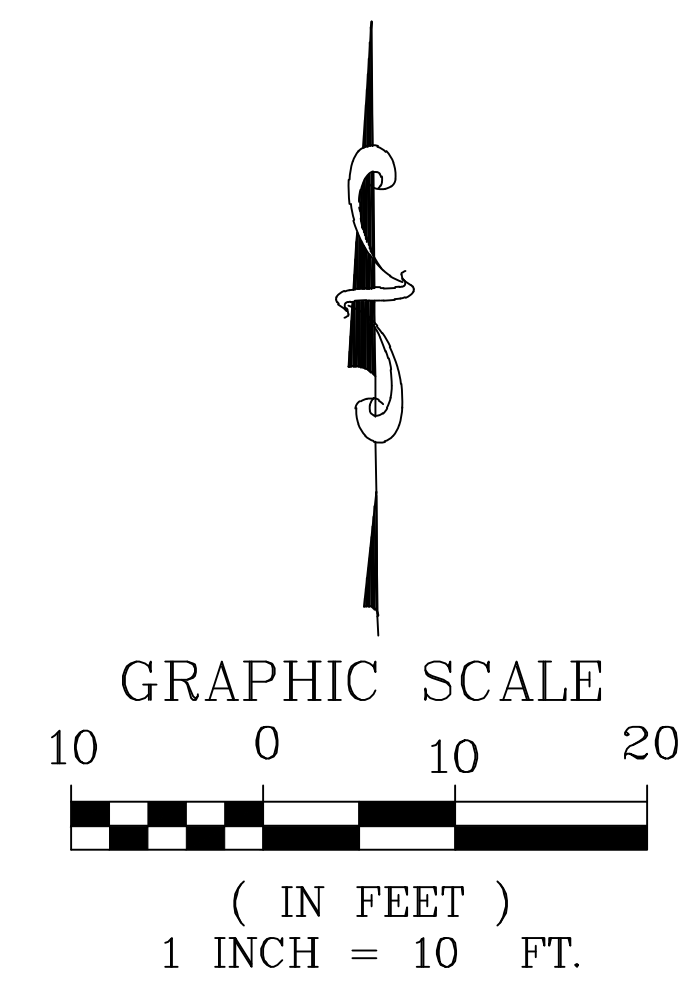
Date: **OCT. 05, 2023** Scale: **OF**
Sheet: **C2.1**
Project No. 2023-09 Prepared By: MF

CONTRIBUTING DRAINAGE
 AREA= 11,150 S.F. OR 0.26 AC.
 $t_c = 5$ MN.
 $C = 0.35$
 $I_{10} = 6.97$ IN/HR.
 $Q_{10} = 0.63$ CFS

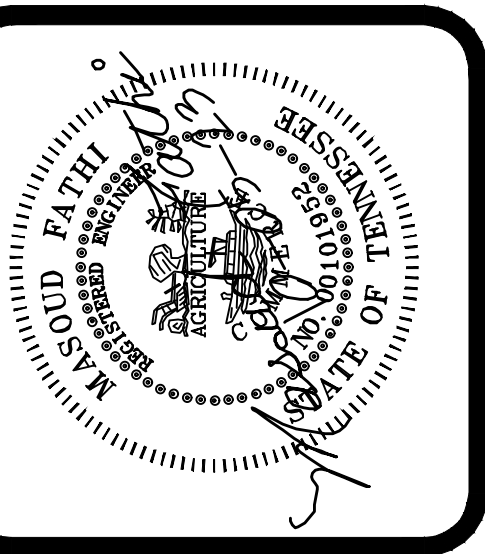
Y. B. & JOHN H. GILLESPIE, TRUSTEES
 831 TYNE BOULEVARD
 PARCEL ID# 14602002300
 STRUMENT NO. 201003040016741
 LOT 2 - TREEMONT
 PLAT BOOK 6250, PAGE 895
 (R.O.D.C., TN)



EXISTING CONDITIONS DRAINAGE PLAN



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 masoudfathi@comcast.net



**SITE CONSTRUCTION PLANS FOR
 VICTOR & KATHERINE GIOVANETTI RESIDENCE**
 LOT 3 - TREEMONT
 827 TYNE BOULEVARD
 CITY OF OAK HILL, DAVIDSON COUNTY, TENNESSEE
 METRO PARCEL ID# 14602002400, INSTRUMENT NO. 201506160057433-R.O.D.C., TN.

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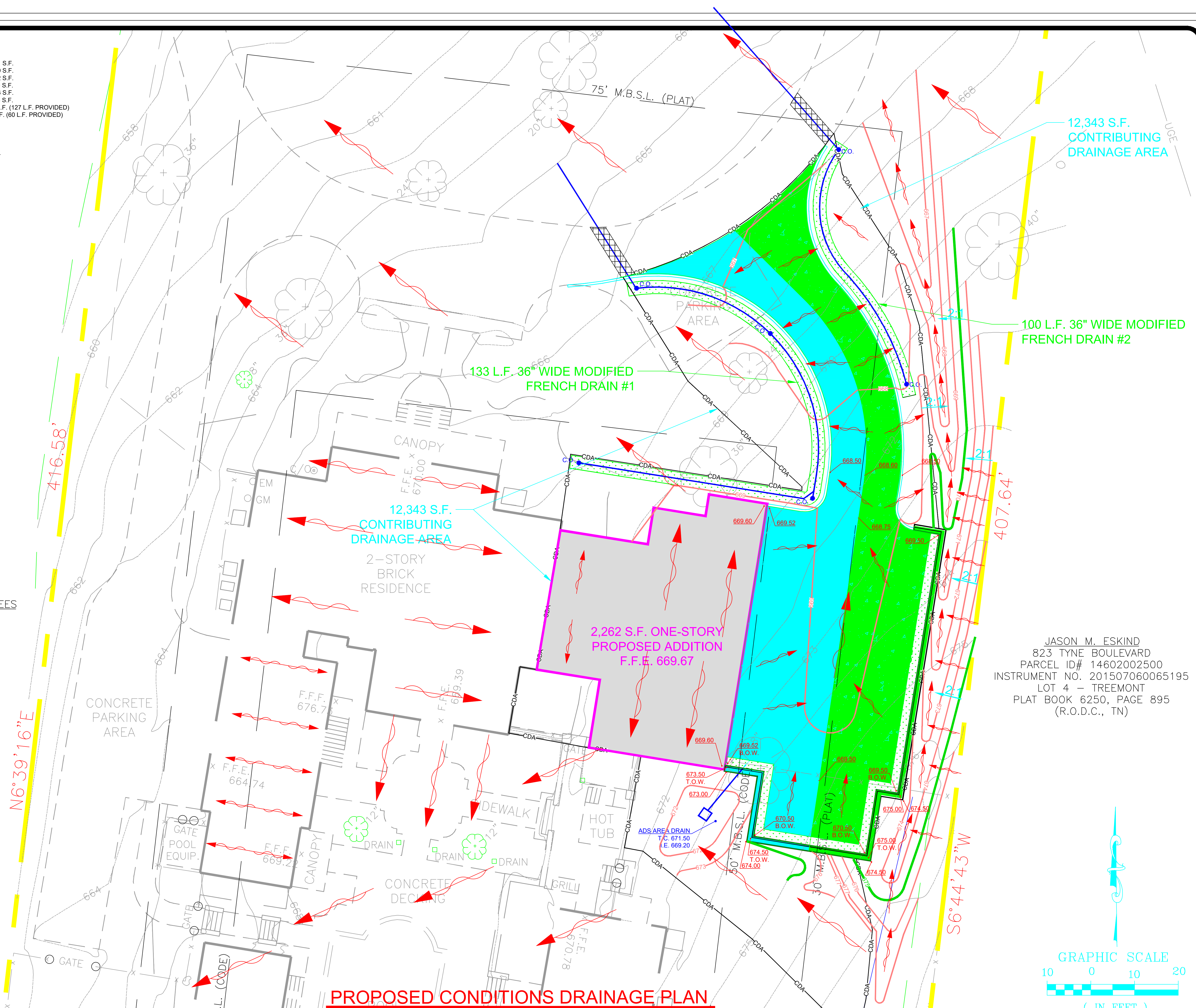
Date: **OCT. 05, 2023** Scale:
 Sheet: **D1.0** OF
 Project No. 2023-09 Prepared By: MF

MODIFIED FRENCH DRAIN:
 IMPERVIOUS SURFACE AREA NET INCREASE: 6,511 S.F.
 CONTRIBUTING DRAINAGE AREA #1 TO MFD #1 4,469 S.F.
 CONTRIBUTING DRAINAGE AREA #2 TO MFD #2 2,042 S.F.
 31 TREES PRESERVED AT 50 S.F./TREE REDUCTION 1,550 S.F.
 IMPERVIOUS SURFACE TO BE TREATED BY MFD#1 3,436 S.F.
 IMPERVIOUS SURFACE TO BE TREATED BY MFD#2 1,525 S.F.
 L.F. OF MFD REQUIRED FOR AREA #1 113 L.F. (127 L.F. PROVIDED)
 L.F. OF MFD REQUIRED FOR AREA #2 31 L.F. (60 L.F. PROVIDED)

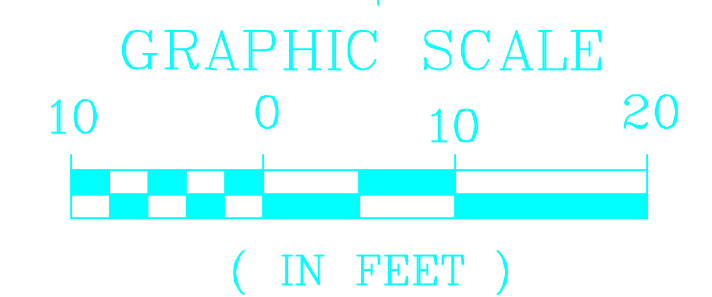
CONTRIBUTING DRAINAGE AREA= 11,150 S.F. OR 0.26 AC.
 SQ. FT. ARES
 PROPOSED GARAGE BUILDINGS 2,262 0.05
 RETAINING WALL 160 0.004
 CONCRETE PAVEMENT 3,987 0.09
 CONCRETE CURB 102 0.002
 REMAINING GRASS 4,639 0.11
 $C_c = 5 \text{ MN.}$
 $C_w = 0.69$
 $I_p = 6.97 \text{ IN/HR.}$
 $Q_{10} = 1.26 \text{ CFS}$
 0.63 CFS INCREASE

Y. B. & JOHN H. GILLESPIE, TRUSTEES
 831 TYNE BOULEVARD
 PARCEL ID# 14602002300
 INSTRUMENT NO. 201003040016741
 LOT 2 - TREEMONT
 PLAT BOOK 6250, PAGE 895
 (R.O.D.C., TN)

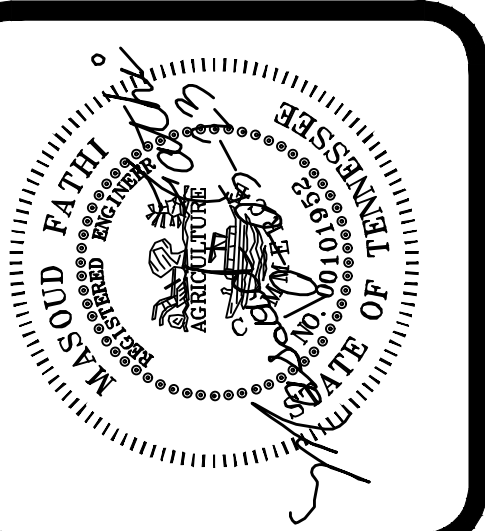
JASON M. ESKIND
 823 TYNE BOULEVARD
 PARCEL ID# 14602002500
 INSTRUMENT NO. 201507060065195
 LOT 4 - TREEMONT
 PLAT BOOK 6250, PAGE 895
 (R.O.D.C., TN)



PROPOSED CONDITIONS DRAINAGE PLAN



**CIVIL AND ENVIRONMENTAL
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 803 ALBEMARLE COURT
 BRENTWOOD, TENNESSEE 37027
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 masoudfathi@comcast.net



**SITE CONSTRUCTION PLANS FOR
 VICTOR & KATHERINE GIOVANETTI RESIDENCE**
 LOT 3 - TREEMONT
 827 TYNE BOULEVARD
 CITY OF OAK HILL, DAVIDSON COUNTY, TENNESSEE
 METRO PARCEL ID# 14602002400, INSTRUMENT NO. 201506160057433-R.O.D.C., TN.

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Date: **OCT. 05, 2023** Scale:
 Sheet: **D2.0**

PLANT SCHEDULE

REPLACEMENT TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	D	5	Dogwood / <i>Cornus florida</i> 4" Clear Single Trunk. Full Symmetrical Crown. See Tree Specifications	B & B	3" Cal	10'-12' HT
	MD	10	Southern Magnolia / <i>Magnolia grandiflora</i> Full To Base. Full Dense Form. See Tree Specifications	B & B	3" Cal	10'-12' HT
	Q	5	Overcup Oak / <i>Quercus lyrata</i> 5" Clear Trunk. Full Symmetrical Crown. See Tree Specifications.	B & B	3" Cal	14'-15' HT
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
	BS	4	American Boxwood / <i>Buxus sempervirens</i> Specimen. Full; Dense Form. Unsheered	36" HT		
	HA	7	Annabelle Hydrangea / <i>Hydrangea arborescens</i> 'Annabelle' Full; Dense Form	#5 Container		

PLANT NOTES:

- ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
- ALL AREAS OF DISTURBANCE SHALL BE SODDED WITH REBEL III TALL FESCUE UNLESS OTHERWISE NOTED ON GRADING PLANS

PLANT STANDARDS

The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

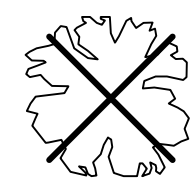
- Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
- Trees with forked trunks are acceptable if all the following conditions are met:
 - The fork occurs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

DEFICIENCIES NOT ACCEPTED:

- Tip dieback on 5% of branches
- Crown thin/sparsely foliated
- Included bark
- Major Branches touching
- Asymmetrical branching

LANDSCAPE NOTES:

- Contractor responsible for locating and protecting all underground utilities prior to digging.
- Contractor responsible for protecting existing trees from damage during construction as shown on plan.
- Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading. see topsoil specification sheet I-1.3.
- All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch.
- 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.
- Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indentation to be repaired.
- Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
- 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.
- Planting mix to be provided as specified in the landscape specifications.
- 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.
- 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.
- 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.
- Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
- All trees and shrubs shall be coordinated with lighting plan prior to installation.
- All shrubs to be 3' back of curb.
- All areas of disturbance outside of landscape beds shall be repaired with turf.
- 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 TO BE REMOVED
- OAK HILL CODES TO DETERMINE CONDITION OF TREE AND GIVE APPROVAL FOR REMOVAL. NO TREES TO BE REMOVED PRIOR TO CITY APPROVAL
- ALL TREES SCHEDULED TO BE REMOVED HAVE BEEN DETERMINED TO BE DEAD, IN DECLINE, OR IN POOR CONDITION
- TREES SHALL BE REMOVED BY AN ARBORIST AND THE STUMPS GROUND
- NO REMOVAL OF OTHER TREES IS TO BE PERMITTED

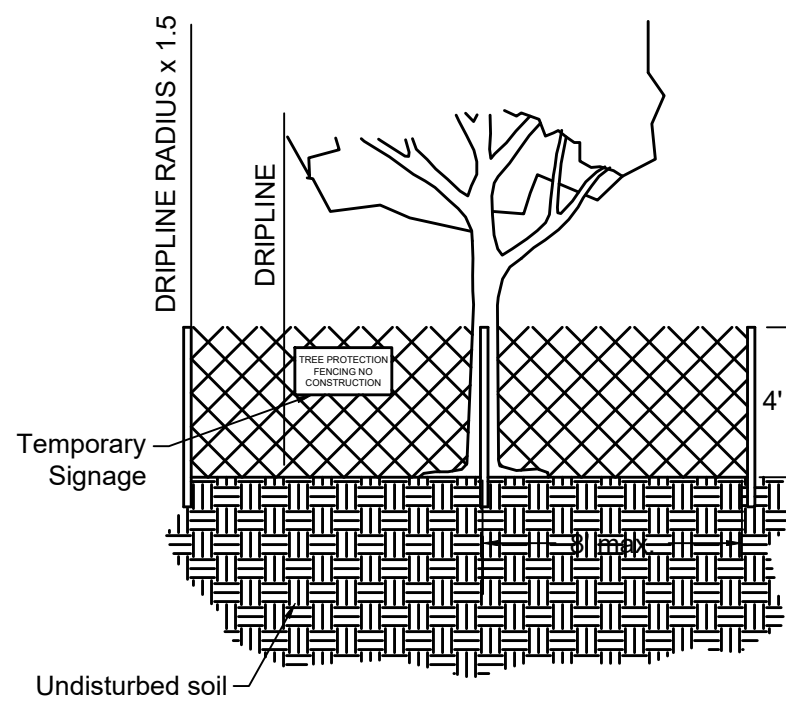
TREE TO BE REMOVED

- 1 - 48" OAK HEALTHY
- HEALTHY TREES TO BE REMOVED: 48" REPLACEMENT 50 CALIPER INCHES
- 10 - 3" MAGNOLIA TREES (30")
- 5 - 3" DOGWOOD TREES (10")
- 5 - 3" OAK TREES (10")

PLANTING NOTES:

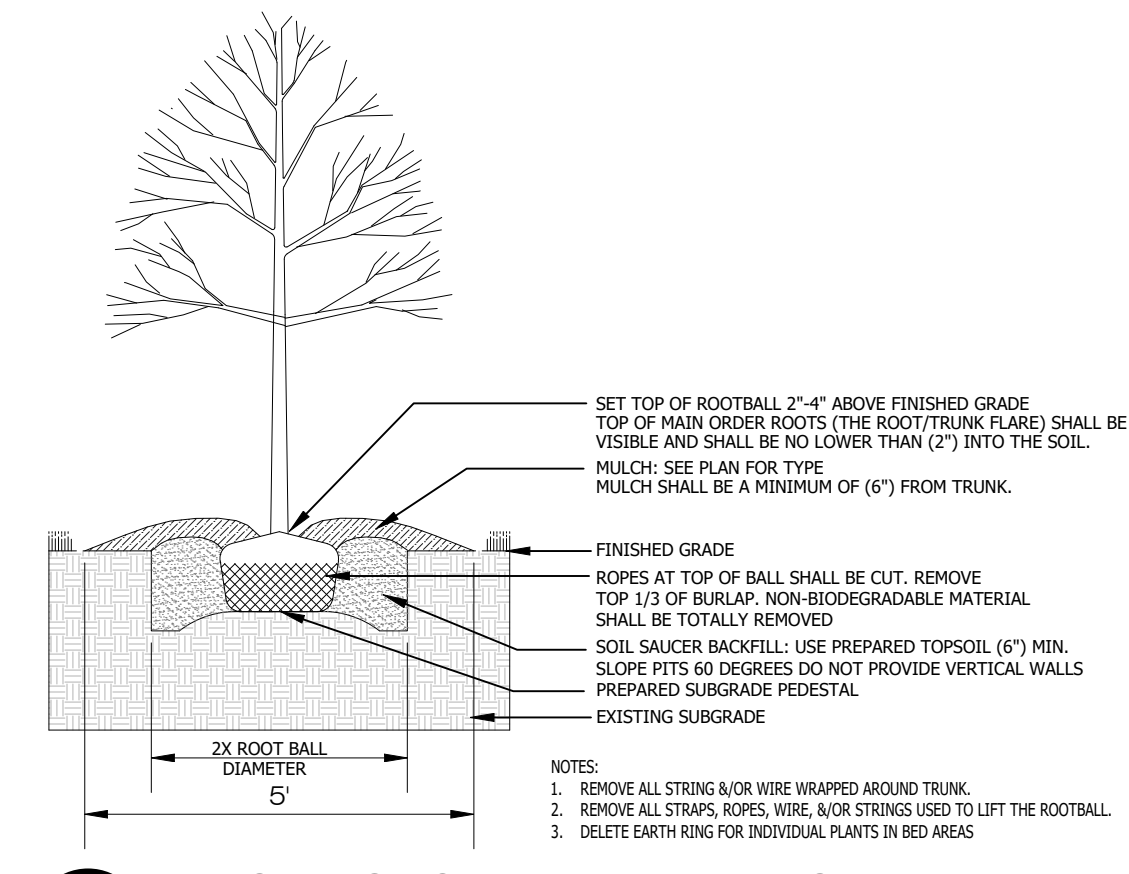
- Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
- Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
- Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
- All materials are subject to the approval of the Landscape Architect, City, and Owner.
- Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
- Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by "American Standards for Nursery Stock". Main leaders of all trees shall remain intact.
- Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
- Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications.
- Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
- Maintain all plant material and lawns until project is accepted in full by the City.
- Guarantee all workmanship and materials for a period of 1 calendar year.
- Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
- Provide 6" of topsoil for lawn areas (12" min. over rock), min. 24" of topsoil for shrub zones, and min. 48" deep for tree pits. Refer to specific root ball sizes for the min. diameter tree pit.
- Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
- Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain.

- Any required excavation within the protection zone shall be excavated by hand.
- Drive 4' metal fence post into undisturbed ground, 10' o.c. max.
- No stockpiling or storage of materials is permitted within the limits of the protection area.
- Continuous barrier of 4' high chain link fencing with temporary signage delineating boundaries of tree protection fencing.
- Fencing to encompass the critical root zone or 1.5 x the dripline of the tree, min. 10' square protected area required.
- Filling may be allowed in certain areas, see grading plans.



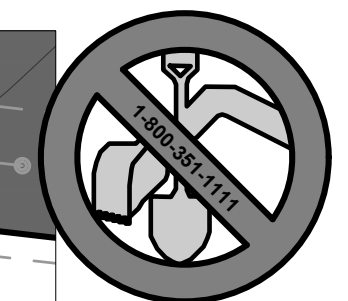
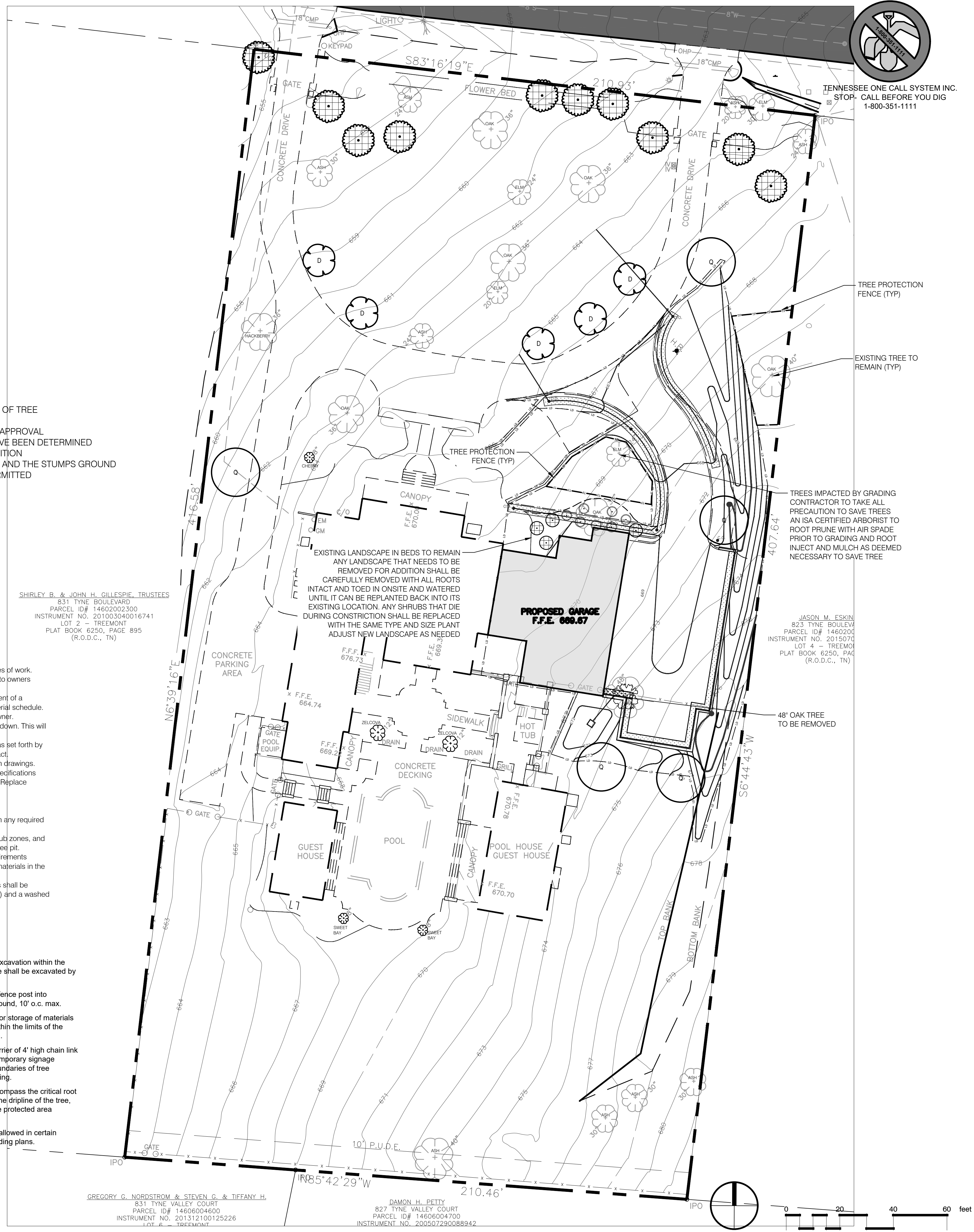
TREE PROTECTION FENCING DETAIL

CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS



DECIDUOUS TREE PLANTING

P-NO-12



TENNESSEE ONE CALL SYSTEM INC.
STOP CALL BEFORE YOU DIG
1-800-351-1111

TREE PROTECTION FENCE (TYP)

EXISTING TREE TO REMAIN (TYP)

TREES IMPACTED BY GRADING CONTRACTOR TO TAKE ALL PRECAUTION TO SAVE TREES AN ISA CERTIFIED ARBORIST TO ROOT PRUNE WITH AIR SPADE PRIOR TO GRADING AND ROOT INJECT AND MULCH AS DEEMED NECESSARY TO SAVE TREE

JASON M. ESKIN
823 TYNE BOULEVARD
PARCEL ID# 1460200
INSTRUMENT NO. 2015070
LOT 4 - TREEMO
PLAT BOOK 6250, PAGE 895
(R.O.D.C., TN)

48" OAK TREE TO BE REMOVED

GREGORY C. NORDSTROM & STEVEN G. & TIFFANY H.
831 TYNE VALLEY COURT
PARCEL ID# 14606004600
INSTRUMENT NO. 201312100125226
LOT 4 - TREEMO

DAMON H. PETTY
827 TYNE VALLEY COURT
PARCEL ID# 14606004700
INSTRUMENT NO. 20050729008942

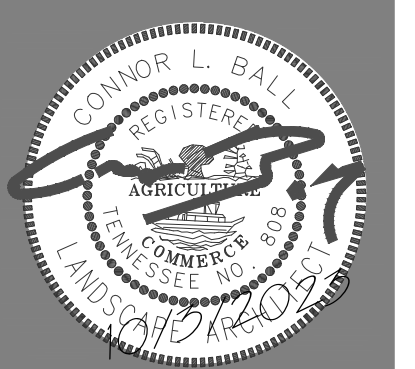


NORTH

SCALE: 1" = 20'

LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hlanddesign.com

PROPOSED SITE FOR:
827 TYNE BLVD
NASHVILLE, DAVIDSON CO., TENNESSEE



Job # - 22249
BY: cb

RELEASE DATE: 8/30/2023

L1.0

LANDSCAPE PLAN



ISSUE DATE
10/02/23

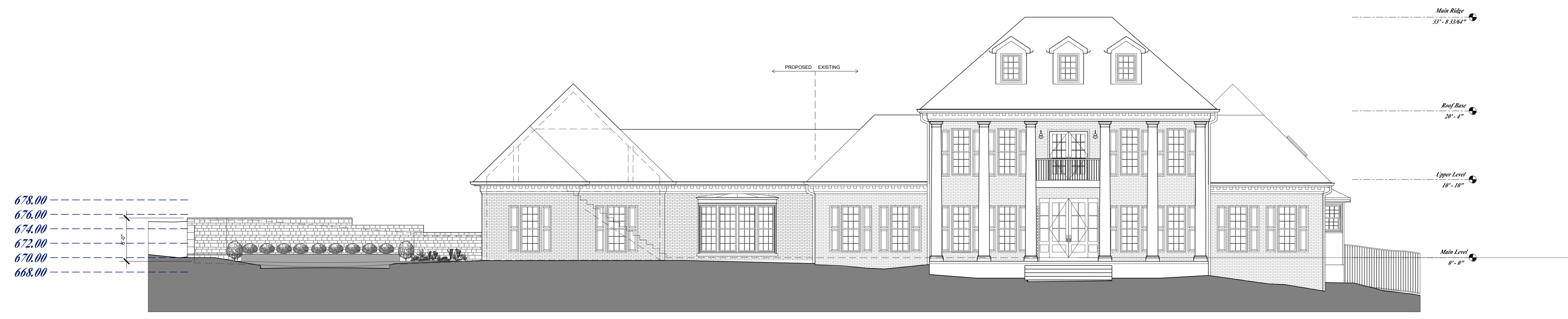
DESIGN DEVELOPMENT ELEVATIONS
SCALE: 1/8" = 1'-0"

GIOVENITTI RESIDENCE
GARAGE ADDITION
827 TYNE BLVD.
NASHVILLE TN. 37220

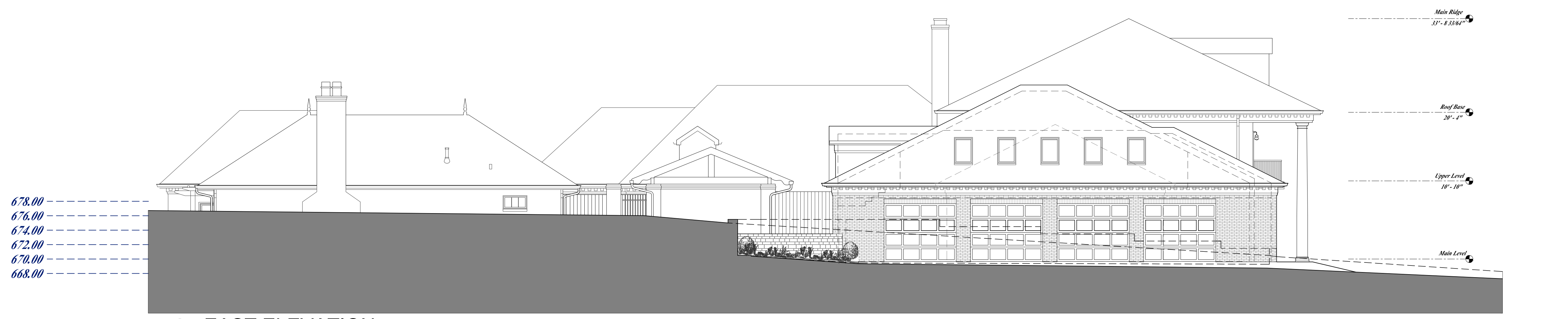
BURKE
ARCHITECTURE
DESIGN ASSOCIATES

126 DANIELS DR.
FRANKLIN, TN. 37064
PHONE: 615.351.9163
EMAIL: DBURKE.ARCHITECT@GMAIL.COM

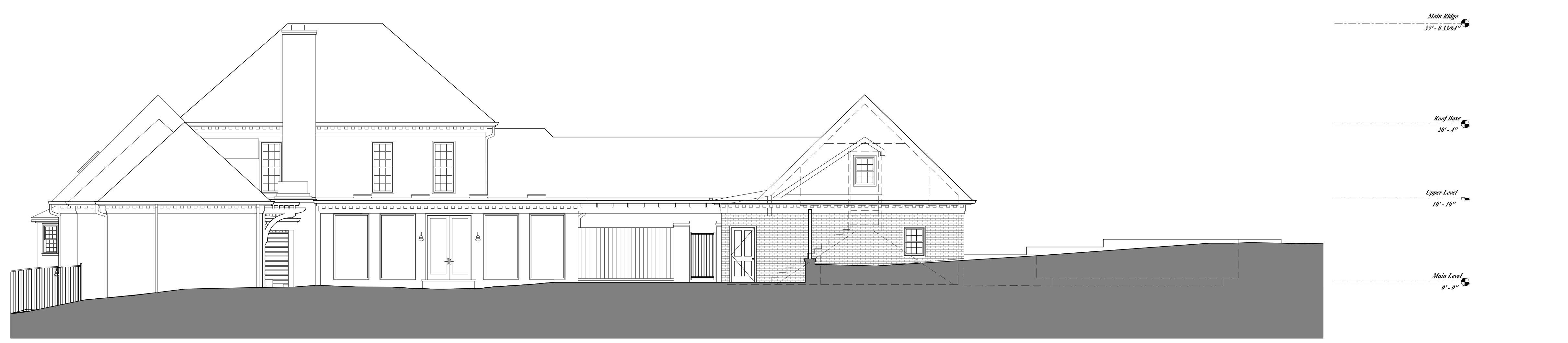
A2



1 NORTH ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A2 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A2 SCALE: 1/8" = 1'-0"