Permit #: 112

Permit Date: 11/14/23

Permit Type: Board of Zoning Appeals

Case Number: BZA 23-59

PC Meeting Date:

BZA Meeting Date: k. 3rd Tuesday of November

Assigned Meeting 11/21/2023

Special Meeting

Date:

Applicant Is: Contractor **Applicant Name:** John Swift

Applicant Address: 615 Napolean Ave.

Applicant City, Nashville TN 37211 **State, ZIP:**

Applicant Phone Number: 615-416-2799

Applicant Email: john.swift@provincebuilders.com

Description: Proposed removal of three trees in front of a garage that are 8" or greater in DBH. The

original approved site plan was permitted showing driveway to be paved in the area where these trees exist, but the trees had been inadvertently left off of the original tree removal plan presented to the BZA prior to permit. The applicant is now requesting removal of

these trees to correct this mistake.

Project Cost: 0

Square Feet: 0

Lot Area: 0

Lot Coverage: 0

Heat/cooled area: 0

Proposed 0 Height(ft.):

#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: Open

Assigned To: Stephen Snow

Property

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

DAVID

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 MAPPING SYSTEMS, WEB SOIL SURVEY DATA, AND MAPPING AND STREET DATA MADE AVAILABLE ON GOOGLE.COM AND BINGMAPS.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
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS SHOULD THE CONTRACTOR ENCOUNTER UNCHARTED INFRASTRUCTURE WHICH INTERFERE WITH CONSTRUCTION OR MAY IMPACT EXISTING TO REMAIN INFRASTRUCTURE, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO COMMENCING WITH WORK.
- 3. GEOTECHNICAL EXPLORATION AND ANALYSIS HAS NOT BEEN PERFORMED ON THIS SITE.

4. HYDRANT FLOW DATA HAS NOT BEEN OBTAINED FOR THIS SITE.

- 5 THE CONTRACTOR SHALL VERIEV THE EXACT LOCATION OF ALL EXISTING LITHITY MAINS AND SERVICE CONNECTIONS, NOT EXCLUDING IRRIGATION 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
- 6. 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 UNCHARTED UTILITIES, HISTORIC AND/OR ARCHEOLOGICAL ARTIFACTS OR REMAINS BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO PROCEEDING WITH WORK.
- 8. 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
- 9. 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
- 10. 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.
- 11. ALL DAMAGE TO EXISTING PAVEMENT, TO REMAIN, SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE
- 12. 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, PRESERVATIONS, AND/OR TREATMENT.
- 13. PRIOR TO GRADING OPERATIONS, THE CONTRACTOR SHALL LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30" AT THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE. TREE LIMBS SHALL BE PRUNED BY THE SAME PROPORTIONAL PERCENTAGE AS
- 14. CONTRACTOR SHALL NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS WITHIN DRIPLINES OF TREES OR WITHIN STORMWATER TREATMENT FOOTPRINTS
- 15. 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.
- 16. 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 COMPLAINANT SHOULD THE OWNER CHOOSE TO FOLLOW
- 17. 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
- 18. UNLESS OTHERWISE NOTED. IT IS NOT ANTICIPATED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED. IF MATERIALS ARE SUSPECTED OF CONTAINING HAZARDOUS MATERIALS IS ENCOUNTERED, NOTIFY THE OWNER AND APPLICABLE AUTHORITIES PRIOR TO COMMENCING WORK. 19. PRIOR TO COMMENCEMENT OF SITE OPERATIONS, THE CONTRACTOR SHALL DEVELOP AND
- IMPLEMENT A WASTE MANAGEMENT AND RECYCLING PLAN. 20. 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 IN THE NEW PAVEMENT 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
- 21. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 98% OF MAXIMUM DENSITY PER ASTM D698 - STANDARD PROCTOR.
- 22. THE CONTRACTOR SHALL PROVIDE NEAT, STRAIGHT, AND PERPENDICULAR SAWCUTS ALONG EXISTING STRUCTURES, PAVEMENTS, AND CONCRETE DEMOLITION TO REMAIN

TIER II

5,073.5 SF SF

5,103.6 SF SF

10,177.1 SF SF

N/A

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
- 2. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE REGULATIONS
- 3. CONTRACTOR SHALL PROVIDE SMOOTH, FLUSH TRANSITIONS BETWEEN EXISTING TO REMAIN AND
- NEW PAVEMENTS, SIDEWALKS, AND CURBS. 4. UNLESS OTHERWISE NOTED, CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH
- PERPENDICULAR TO THE DIRECTION OF TRAVEL 5. 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' SEGEMENTS. 6. EXPANSION JOINTS SHALL BE PROVIDED AND SPACED NO FURTHER THAN 60 FT AND BETWEEN
- ABUTTING RIGID OBJECTS.
- 7. UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE OF A MINIMUM OF 28-DAY, 4,000 PSI
- UNLESS OTHERWISE NOTED, PARKING STRIPS SHALL BE CONTINUOUS 4-INCH WHITE PAVEMENT PAINT. STOP BARS AND CROSSWALKS SHALL BE SOLID WHITE STRIPES, 24" WIDE. 9. ALL PAVEMENT MARKINGS SHALL BE APPLIED AT A RATE CONSISTENT WITH APPLICABLE REGULATIONS PRIVATE LINREGULATED PAVEMENT MARKINGS SHALL MEET OR EXCEED TT-P-1952E
- 10. ALL IMPROPERLY PLACED PAVEMENT MARKINGS SHALL BE REPAIRED AT NO ADDITIONAL COST TO

TT-P-1952f TYPE III AND BE APPLIED AT A RATE NO MORE THAN 500 SF PER GALLON AT A WET FILM

- ALL PROPOSED DESIGN ELEMENTS NOT SPECIFICALLY PROVIDED OR NOTED AS DESIGN BUILD SHAL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY ASSUMPTIONS, CONSTRUCTION ERRORS AND/OR OMISSION OF DESIGNED CONSTRUCTION PLANS AND SPECIFICATIONS.
- 12. 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.
- 13. FINAL FINISH LOCATIONS TOLERANCES SHALL BE WITHIN 0.10 FT.
- 14. REFER TO BUILDING PLANS DESIGN INFORMATION WITHIN THE BUILDING FOOTPRINT AS SHOWN
 - 15. EXACT LOCATION OF SITE ELEMENTS SHALL BE LOCATED IN THE FIELD BY A LICENSED SURVEY PROFESSIONAL AT THE CONTRACTOR'S EXPENSE.

FEMA STATUS: MAP NUMBER: **REVISION DATE:**

47037C0359H 04/05/2017 ZONE X

13214002500

300 FT

SITE DATA: PARCEL ID:

DETERMINATION

839 BATTERY LN NASHVILLE, TN 37220 PROVINCE BUILDERS, LLC DB-20211005 0133631 839 BATTERY LN NASHVILLE, TN 37220

FRONTAGE DIMENSION: 150 FT SIDE DIMENSION: **COUNCIL DISTRICT:**

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 SLOPES, 5.0% LONGITUDINAL SLOPE, EXCEPT WHERE ADA
- 3. 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.

RAMPS ARE SPECIFIED. ADA RAMPS SHALL NOT EXCEED 2.0% CROSS SLOPES AND/OR 8.3% LONGITUDINAL SLOPE.

- 4. TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN
- 5. 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.
- 6. UNLESS OTHERWISE NOTED PROPOSED SPOT ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADE AND TOP
- 7. 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 OUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE CONTRACTOR SHALL CONSULT THE DESIGN PROFESSIONAL PRIOR TO COMMENCING
- 8. UNLESS OTHERWISE NOTED, ALL PERMANENT, UNPROTECTED CUT AND FILL SLOPES SHALL BE NO STEEPER THAN
- 9. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED FLUSH WITH TOPSOIL, SEEDED AND MULCHED.
- 10. 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.
- 11. 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.
- 12. 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.
- MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D698 STANDARD PROCTOR.

GENERAL NOTES

AS-BUILT CONDITIONS.

- 1. ALL REFERENCES TO CONTRACTOR SHALL APPLY TO ALL CONTRACTORS AND SUBCONTRACTORS RESPONSIBLE FOR ANY CONSTRUCTION AND/OR IMPLEMENTATION OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. 2. ALL REFERENCE TO OWNER SHALL APPLY TO OWNER OR PERSON(S) DESIGNATED BY SIGNED AFFIDAVIT TO ACT
- 3. THIS SITE PACKAGE, NOTES, SPECIFICATIONS, DRAWINGS AND DETAILS SHALL APPLY TO CIVIL SITE WORK ONLY. THE CONTRACTOR SHALL RELAY ON THE APPROPRIATE DESIGN PROFESSIONALS FOR DESIGN RELATED TO STRUCTURES, GEOTECHNICAL, ARCHITECTURE, SURVEYING, WATER RESOURCES, LANDSCAPE, LIFE SAFETY, PHASING, GRAPHICS, INTERIOR DESIGN, EQUIPMENT, MECHANICAL, PLUMBING, FIRE, ELECTRICAL AND TELECOMMUNICATIONS
- 4. 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 WITH
- REGULATIONS. WHERE CONFLICTING OR DUPLICATE REGULATIONS EXIST, THE STRICTER OF WHICH SHOULD BE
- APPLICABLE FEES, AND GIVE ALL NECESSARY NOTIFICATIONS REQUIRED PRIOR TO COMMENCING WITH WORK. 8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY EASEMENTS AND APPROVAL FOR WORK ON ADJACENT
- AND/OR AFFECTED OFF-SITE PROPERTY, INCLUDING PUBLIC INFRASTRUCTURE AND UTILITIES. 9. THE CONTRACTOR SHALL PERFORM ALL WORK WITHIN THE HOURS OF OPERATION AS REGULATED BY LAW
- AND/OR OWNER SPECIFICATIONS. 10. THE CONTRACTOR SHALL PROVIDE THE OWNER AND POINTS OF CONTACT WITH A CONSTRUCTION SCHEDULE
- AVOID DELAYS IN CONSTRUCTION, APPROVALS, AND/OR CERTIFICATES. 11. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY AND PHOTOGRAPHY AS NECESSARY FOR APPROVAL OF

INTERNATIONAL SWIMMING POOL AND SPA CODE, 2012 EDITION NOTES

- 1. 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 3. 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 PROCESS 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
- 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
- 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.
- 9. 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.
- 10. 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.
- 11. THE MINIMUM SLOPE OF DECKS SHALL BE 1/8 IN. PER FOOT (1MM PER 96MM), AND NOT GREATER THAN 1/2 INCH PER FOOT (1 MM PER 24 MM) EXCEPT FOR RAMPS FOR TEXTURED, HAND-FINISHED CONCRETE. 12. ISOLATION JOINTS THAT OCCUR WHERE THE POOL COPING MEETS THE CONCRETE DECK SHALL BE WATERTIGHT.
- 13. JOINTS THAT OCCUR WHERE THE POOL COPING MEETS THE CONCRETE DECK SHALL BE INSTALLED TO PROTECT THE COPING AND ITS MORTAR BED FROM DAMAGE AS A RESULT OF THE ANTICIPATED MOVEMENT OF ADJOINING DECK.
- 14. 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.
- 13. WITHIN PAVED AREAS, EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN 15. AREAS WHERE DECKS JOIN EXISTING CONCRETE WORK SHALL BE PROVIDED WITH A JOINT TO PROTECT THE POOL FROM DAMAGE DUE TO RELATIVE MOVEMENT.
 - 16. THE EDGES OF ALL DECKS SHALL BE RADIUSED, TAPERED, OR OTHERWISE DESIGNED TO ELIMINATE SHARP CORNERS. 17. 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
 - 18. 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.
 - 9. Overhead or underwater lighting shall be provided to illuminate the pool and adjacent deck areas SUCH LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 70 OR THE INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE IN ACCORDANCE WITH SECTION 102.7.1.

SURVEYOR

PROVINCE BUILDERS, LLC JOHN SWIFT JOHN HOOD 615 NAPOLEON AVE NASHVILLE, TN 37211 JOHN.SWIFT@PROVINCEBUILDERS.COM 615.297.2424

CIVIL ENGINEER PROSPER ENGINEERING, PLLC DUSTIN J. SCRUGGS

P.O. BOX 2235 **GOODLETTSVILLE, TN 37070**

615.416.2799

OWNER/DEVELOPER

DUSTIN.SCRUGGS@PROSPERENGINEERING.COM 615.594.5498

CAMPBELL, MCRAE @ ASSOCIATES SURVEYING, INC

PO BOX 41153 NASHVILLE, TN 37204 CMAS@ATT.NET

ARCHITECT AUGUST HOUSE CO. ANDREW SCOTT 633 BROOK HOLLOW RD NASHVILLE, TN 37205

ANDREW@AUGUSTHOUSECO.COM 615.933.9757

TREATMENT AREA: 833 SF (42 LF OF MFD)

EXISTING DRIVEWAY

TREATMENT AREA: 475 SF

PORCH:

616.67

TO BE REMOVED TREATMENT AREA: 550 SF (27.5 LF OF MFD)

CONSTRUCTION EXIT

CP NAIL GP\$

METRO NASHVILLE UTILITY REPAIR NOTES

FEET IN LENGTH, THE EXISTING CUT SHALL ALSO BE MILLED AND PAVED.

2. ALL REPAIRS SHALL UTILIZE A 2-FOOT CUTBACK ON ALL SIDES EXCEPT THE EDGE OF PAVEMENT.

NEW UTILITY CUTS WILL BE MILLED AND PAVED TO ANY EXISTING UTILITY CUT OR DAMAGED

4. ASPHALT REPAIR GREATER THAN 24-INCHES, ADJACENT TO CURB & GUTTER ALONG A

FLOWABLE FILL REQUIRED ON ALL DOWNTOWN STREETS, COLLECTORS & ARTERIAL STREETS,

FLOWABLE FILL MAY ALSO BE REQUIRED ON OTHER STREETS AT THE DISCRETION OF THE

. PERMIT OFFICE WILL NEED TO BE NOTIFIED, WHEN REPAIRS ARE FINISHED, TO START

8. SEE METRO STANDARDS 270 THROUGH 275. IF ANY CUTS ARE MADE IN THE ROADWAY, YOU

AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.

CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.

HTTPS://MPW.NASHVILLE.GOV/IMS/PAVING/DOCUMENTS/APPENDIX_D.PDF

2. EROSION CONTROL MATTING SHALL BE USED ON ALL SLOPES 3:10R GREATER.

4. ALL PERIMETER MEASURES SHALL BE IN PLACE BEFORE GRADING COMMENCES.

MUST FOLLOW THE UTILITY CUT GUIDFLINES FOUND IN THE PERMIT OFFICE OR AT

1. STEEP SLOPES (35% GRADE OR GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS

3. 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

PAVEMENT WITHIN 10 FEET. IF THE EXISTING CUT OR DAMAGED PAVEMENT IS LESS THAN 10

1. ALL REPAIRS SHALL INCLUDE FULL LANE WIDTH RESURFACING.

ROADWAY, SHALL HAVE FULL LANE WIDTH PAVING.

6. ALL REPAIRS WILL HAVE A 1 YEAR WARRANTY.

METRO NASHVILLE EPSC NOTES:

UTILITY INSPECTORS.

WARRANTY PERIOD

FENCING EXISTING HOME

─625.75 тг

RESIDENTIAL

CONCRETE DRIVEWAY

HIGH POINT - NO CULVERT

GRADE DITCH, WEST OF

DRIVEWAY, TO DRAIN

TO THE WEST

CONCRETE

WASHOUT AREA

医刀

6

06/27/2022

TREE TABLE SEE LANDSCAPE **PLAN (L1.0)**

STORMWATER (RESIDENTIAL INFILL):

COMBINED SEWER DISTRICT:

EXISTING IMPERVIOUS AREA:

PROPOSED IMPERVIOUS AREA: ADDITIONAL IMPERVIOUS AREA:

CLASSIFICATION

RECEIVE PLANTINGS

Top of Pipe (inches) Required Linear Feet of MFD MEASURE CONTRIBUTING DRAINAGE AREA AND REA AREA FOR GIVEN MEDIA DEPTH. 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

RESPONSIBILITIES

DRAINS (MFD) Depth of Gravel From

MODIFIED FRENCH

SEE LANDSCAPE PLAN (L1.0)

WOODLAND AND TREE PROTECTION SET FORTH IN CITY OF OAK HILL MUNICIPAL

EXISTING TREES THAT ARE EXPECTED TO ENHANCE PROPERTY AFTER COMPLETION OF CONSTRUCTION REQUIRE EFFORT FROM

PROVINCE BUILDERS, 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.

STORAGE SHALL BE RESTRICTED FROM IMPACT TO DESIGNATED TREES BY TEMPORARY FENCING AROUND DRIP RING TO PROTECT FROM DAMAGE TO TRUNKS, CRUSHING OF, OR COMPACTION OF SOIL

CODE, TITLE 14, SECTIONS 901 - 908

TRADES WORKING ON THE SITE TO PROTECT THEM.

HEAVY EQUIPMENT AND MATERIAL AROUND FEEDER ROOTS.

IRON ROD (OLD) RAFTER, JOHN A., JR & LORI H. BOOK 10749, PAGE 685 R.O.D.C., TN PARCEL ID: 13214006200 P.A.D.C., TN POOL AREA TO BE FULLY FENCED PER ALL'APPLICABLE POOL CODES

10' EASEMENT FOR UTILITIES-

IRÓN ROD (NEW)

BY OTHERS TREATMENT AREA: 980 \$F (49 LF OF MFD)

TEMPORARY SILT

FENCE (TCP/13)

ALL RIGID SURFACES FULLY OR PARTIALLY EXPOSED TO THE ELEMENTS SHALL BE GRADED TO DRAIN

FINAL POOL DESIGN

TREATMENT AREA: 1560 SF (78 LF OF MFD)

TREATMENT AREA: 400 SF (20 LF OF MFD)

-20' SEWER EASEMENT

R.O.D.C, TN

BOOK 7043, PAGE 249

/ * - / \$f/-/-/ / s

POOL DECK:

615.25

615.25

BUILDING SEE

ARCHITECTURAL

30' M.B.S.L

7∕2618.78₩

/ ST

BASILÉ, KENT TYLER INSTRUMENT # 20210419-0052363 PARCEL ID: 13214002600 P.A.D.C., TN

RETAINING WALL

T.O.W. 624.20 - B.O.W. 624.00

−75¹M.B.S.L. (PLAT)

-88.7° CONTEXTUAL SETBACK

ENSURE POSITIVE DRAINAGE TO THE

839

C:\Users\Prosper\Prosper Engineering\Projects - Documents\5-Completed\36PF+HC - 839 Battery Ln\2.0 Cad Files\3.0 Sheet Files\C01-CIVIL.dwg - Prosper - 10/27/2023 3:00:52 PM

PARCEL ADDRESS: OWNER:

SALE INSTRUMENT: MAILING ADDRESS: LOT 4 H G LOWE SUB LEGAL DESCRIPTION:

ON THE OWNER'S BEHALF.

5. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL

6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL APPLICABLE PERMITS, PAY ALL

FOR VARIOUS SITEWORK ELEMENTS. SITE VISITS SHALL BE COORDINATED WELL IN ADVANCE AS IN ORDER TO

TREATMENT AREA: 750 SF (37.5 LF OF MFD) (23.75 LF OF MFD) R.O.D.C., TN

BATTERY LANE TRUST THE INSTRUMENT # 20201229-0/153957 PARCEL ID: 13214002400 P.A.D.C., TN/

EXTERIOR METAL STAIRS SEE ARCHITECTURAL

PORCH: *628.35*

GARAGE: *626.00*

FFE: 628.69

6.08

-626.44

(TCP 03)

3 STEPS - 4 RÍSERS

STAGING AREA TREE PROTECTION

TO BE REMOVED TREATMENT AREA: 430 SF (21.5 LF OF MFD)

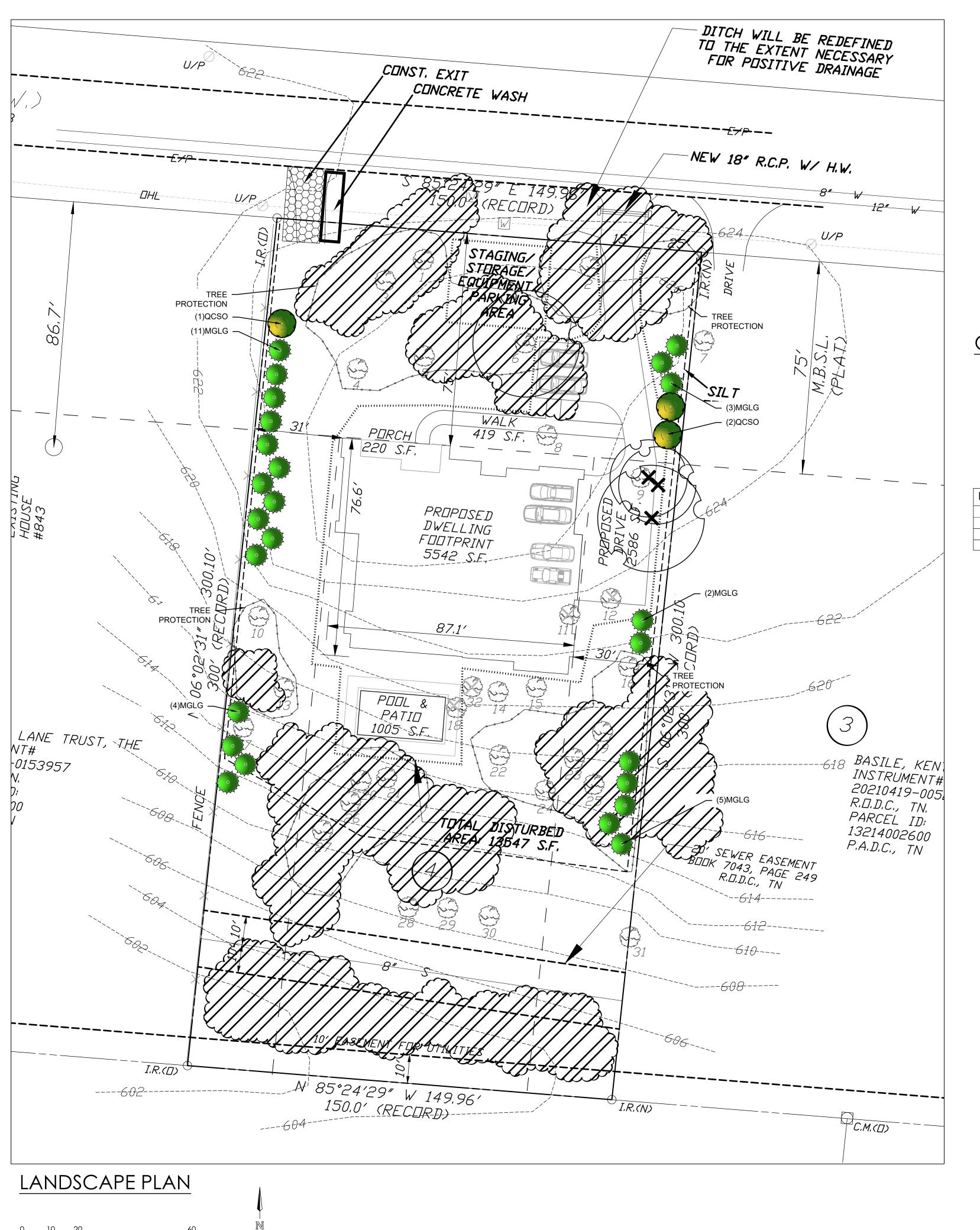
ROW)

∦RON ROD (NEW)→

GRAPHIC SCALE

ISSUE DATE: 06/27/2022 07/14/2022 PER STAFF COMMENTS UPDATE AND COORDINATION 10/27/2023 WITH LANDSCAPE PLAN

GRADING AND LAYOUT PLAN



SCALE: 1" = 20'

TREE REMOVAL

PROPOSED PLAN													TREE	RETENTION STANDARDS
TOTAL LOT SIZE	EXISTING APPROXIMA CANOPY COVERAG	NTE	PROPOSED CHANGE (REI		TREE RETENTION STANDARDS EFER TO CITY OF OAK HILL ORDINANCE)			APPROXIMATE RETAINED CANOPY	FINAL APPROXIMATE COVERAGE RATIO (AFTER TREE REMOVAL)				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 PREDEVOPMENT TREE CANOPY COVER)
44,988 SF	26226	SF	-5352 SF	20874			TION OF PRE ISTING TREES	20874 SF	20874 SF /	2622	6 SF =	80%	91-100%	48%
	58.30	%	-11.90 %	60%		YES		79.59%					81-90%	51%
				•					·				71-80%	54%
TREE REMO	TREE REMOVAL LIST 12" OR G		ATER	TREE REMOVAL 4" TO 12"			TREE REPLACEMENT					61-70%	57%	
SPEC	SPECIES		SIZE	SF	SPECIES SIZE		TOTAL 12" REPLACEMENT	OTAL 12" REPLACEMENT = 140			140	51-60%	60%	
НАСКВ	SERRY	24	IN					NUMBER OF 5" TREES REC	UIRED TO BE P	ANTED =	28	28	41-50%	63%
НАСКВ	SERRY	18	IN										31-40%	66%
НАСКВ	SERRY	24	IN					TOTAL 4"-8" REPLACEME	NT =			0	21-30%	69%
НАСКВ	HACKBERRY 1		IN					NUMBER OF 3" TREES REQUIRED TO BE		ANTED =	0	0	11-20%	72%
НАСКВЕ	RRY	24	IN											
НАСКВЕ	HACKBERRY		IN											
НАСКВЕ	RRY	16	IN											
TOTAL CALIP	PER INCHES			TOTAL CA	LIPER INCHES			ļ ,	DDITIONAL NO	TES				
OF 12"+ TO BE RE		140	IN		O 12" TREES REPLACED	0	IN	ALL OTHER MAR A TRUI	KED TREES TO E		D HAVE			

CANOPY CONSERVATION CALCULATIONS

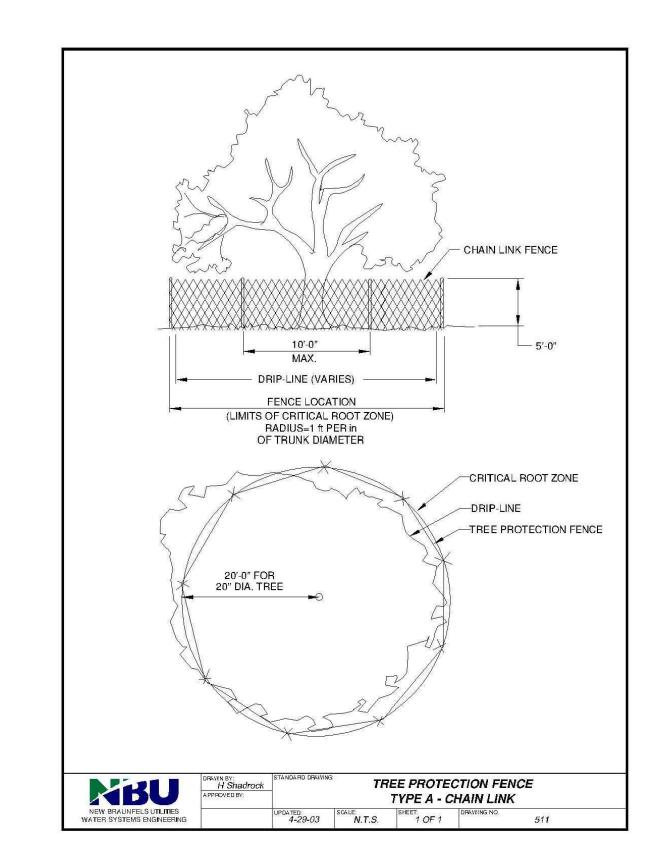
PROPOSED TREE CONSERVATION TREES REMOVED

PROPOSED TREE REMOVAL PROPOSED REPLACEMENT TREES

QCSO Scarlet Oak

PLANT LIST						
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	
TREES						
25	MGLG	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	5" Caliper Min	. as shown	

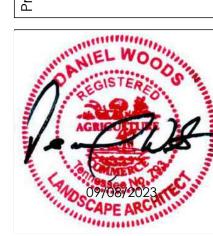
Quercus coccinea



5" Caliper Min. as shown

theaddis

DERS BUIL



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DATE: 09/08/2023

REVISIONS:

The Addison Group, LLC 2023







