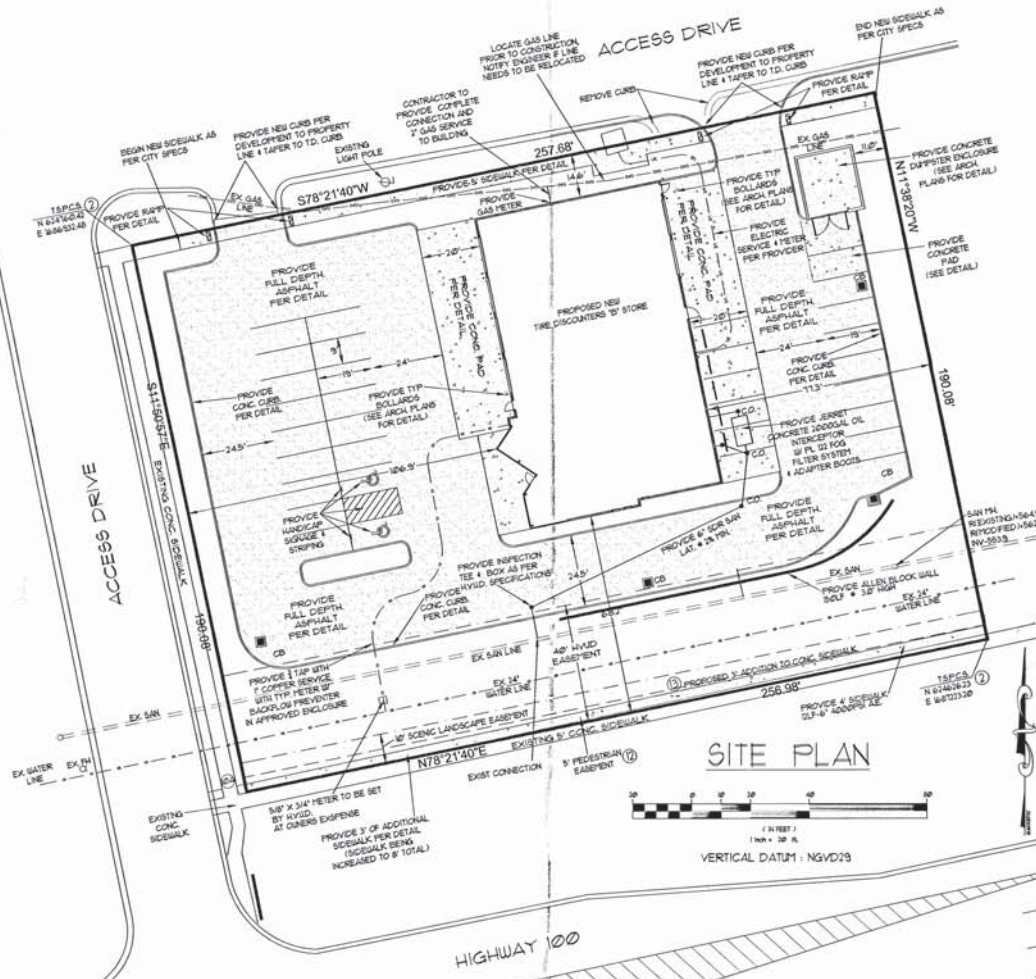


# UTILITY NOTES

- VERIFY EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- ROOF DRAIN SPOUTS FROM THE PROPOSED BUILDING ARE TO DRAIN INTO STORM SEWER SYSTEM.
- TRAFFIC MARKING PAINT IN RIGHT-OF-WAY SHALL BE TDOT ITEM PARKING LOT MARKING PAINT SHALL BE ALKO-DREIN TYPE, AASHTO 1048 TYPE 14' STRIKE WITH COLOR WHITE.
- EACH UTILITY CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT INTENDED TO BE SHOWN WITH GRADE TO EXISTING MANHOLES, CATCH BASINS, PLETS, ETC. THAT IS AFFECTED BY THIS WORK OR SERVICE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- INVEST A CITY OF BELLEVUE IS NOT RESPONSIBLE FOR ADJUSTING ANY UTILITY INCLUDING WATER, SEWER, ELECTRICAL, TELECOMMUNICATIONS, OR STORM UTILITY ELEMENTS. ALL ITEMS THAT REQUIRE ADJUSTMENTS DUE TO CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF OWNER.
- SEWAGE PIPE TO BE AS INDICATED. POLYVINT. CHLORIDE PIPE (PVC) 40TH D1064, SCH 35, GASKETED JOINTS ONLY. TYPICAL SLOPE OF 2% ON ALL SEWAGE PIPE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- PRECAST MANHOLES SHALL CONFORM TO A571 C414 WITH PROVISION FOR SEWER SAGGED JOINTS. MANHOLES SHALL COMPLY WITH SPECIFICATIONS AND STANDARDS OF TDOT.
- PROVIDE THE FOLLOWING MINIMUM COVERS OVER THE TOP OF PROPOSED UTILITIES:
  - SANITARY MAIN - 4'-0"
  - WATER MAINS - 4'-0"
  - STORM WATER MAINS - 7'-0"
  - GAS & ELECTRIC - 2'-0"
- FIELD LOCATE GAS, WATER & SANITARY LATERALS & REPORT ENGINEER WHEN LOCATED.

# GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. IF CONDITIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
  - THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLAN FOR PLANNING PURPOSES ONLY AND HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND ARE BELIEVED TO BE CORRECT. HOWEVER, THE CONTRACTOR MUST VERIFY EXACT LOCATIONS BEFORE BEGINNING CONSTRUCTION. CONTACT THE UTILITIES PROTECTION SERVICE, 800-363-7164, AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES AND UTILITIES DURING OR RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND REPLACING ALL UTILITIES DAMAGED TO COMPLETE THIS PROJECT INCLUDING ALL OVERHEAD AND UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, ETC. COORDINATION REQUIRED BY THE APPLICABLE UTILITY. THE CONTRACTOR SHALL INSTALL ALL RESTORATION, REPLACEMENT, AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
  - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF TENNESSEE CONSTRUCTION AND MATERIAL SPECIFICATIONS.
  - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH DAMS, TEMPORARY OR PERMANENT SEDIMENT PILEDRS, AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION AND SEDIMENT FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEARLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS. WITHIN THE WORK AREA, THE CONTRACTOR SHALL CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
  - ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REPAIR SO SHALL RECEIVE VEGETATIVE STABILIZATION.
  - FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
  - ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE. NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
  - ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH NASHVILLE METRO AND TDOT DETAILS AND SPECIFICATIONS.
  - SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS, DIMENSION DETAIL, AND BOLLARD LOCATIONS AND QUANTITY.
  - LIGHTING TO BE SHOWN ON BUILDINGS WITH ARCHITECTURAL PLANS.
  - ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.
  - WATER & SEWER UTILITIES ARE TO BE INSTALLED PER HVWD SPECIFICATIONS.
- ⑤ SITE TREATMENT CONSISTENT WITH THE CONSERVATION LAND USE POLICY IS BEING PROVIDED BY CONTECH STORMWATER SOLUTIONS, INC. AND IS THE STORMWATER MANAGEMENT STORMWATER WITH 80% TSS REMOVAL.
- ⑥ TOTAL AREA
- |         |       |
|---------|-------|
| SG FT.  | ACRES |
| 4893.06 | 123   |
- ⑦ The project associated with these submitted plans is covered under Tennessee Construction General Permit TN \_\_\_\_\_.
- CONSTRUCTION DETAIL  
ADDITIONAL DETAILS SHOWN ON PAGES C1, C2, C3, C4



# SITE DATA

USES  
PERMITTED AUTOMOBILE SERVICES  
AND ALL OTHER USES CURRENTLY  
PERMITTED BY THE PUD  
PROPOSED BUILDING AREA  
6700 SQ. FT.  
FAR CALCULATION  
MAXIMUM PERMITTED FAR = 6.0%  
FAR = 4,930 SQ. FT. / 48,930 SQ. FT. = 10.3%  
SETBACK REQUIREMENTS  
FRONT YARD - 10'  
SIDE YARD - 5'  
REAR YARD - 5'  
MAXIMUM BUILDING HEIGHT - 30', 07', 7" SLOPE  
FLOORING ANALYSIS  
AUTOMOBILE SERVICE - 4 SPACES FOR EACH OF THE FIRST  
FOUR BAYS OR STALLS, PLUS 2 SPACES FOR EACH  
ADDITIONAL SERVICE BAY OR STALL.

PARKING REQUIRED  
PARKING PROVIDED  
TOTAL PARKING SPACES  
PARKING SPACES  
HANDICAP - 1 SPACES  
TOTAL PARKING SPACES

BACK REFERENCE IS OUTPARCEL NUMBER 2 AS SHOWN ON THE PLAN OF RE-SUBDIVISION OF OUTPARCELS 2-4 HARRETH VILLAGE PUD. SUBDIVISION AS SHOWN ON INSTRUMENT NUMBER 20051901-017436, R.O.D.C.

OWNER  
SLATE RIDGE HOLDINGS, LLC  
3610 S. KEEPER RD.  
CINCINNATI, OH

NOTES  
① THE PURPOSE OF THIS PLAN IS INTENDED TO Amend the HARRETH VILLAGE COMMERCIAL PUD PLAN AND FOR FINAL SITE PLAN TO PERMIT AN AUTOMOBILE SERVICES USE.

② NO BUILDING PERMIT MAY BE BASED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND VERIFIED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS ON ALL STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.

③ WHERE APPLICABLE, SITE DRAINAGE COLLECTORS PER THE DESIGN CRITERIA SET FORTH BY METRO STORMWATER MANUAL, 11/07/07 (REVISED) COLLECTOR IN METRO ROW IS 5' C/P.

④ METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCLERED NUMBER AND SPACING ALL TREES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

⑤ INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.

⑥ ALL BUILDINGS SHALL COMPLY WITH THE ARCHITECTURAL REQUIREMENTS OF THE PREVIOUSLY APPROVED PRELIMINARY PUD PLANS (1205P-0096-006-BL2007-348).

⑦ THE ARCHITECTURE OF HARRETH VILLAGE WILL EVOKE AN ERA OF CLASSICAL DESIGN THROUGH THE USE OF TRADITIONAL ELEMENTS AND FEATURES AND WILL BE TIMELESS IN ITS PRESENCE. THE COMMUNITY-GAUBLED FEATURE ELEMENTS WITH DECORATIVE COPIES AND ARCHED OPENINGS WILL BE OFFSET BY LIGHT AND ARMY SHED ROOF AND FLAT ROOF CANOPIES THAT ALLOW VISIBLE PROTECTION FROM THE WEATHER. LINES WILL NOT RESTRICTING VISIBILITY OF THE PERCHANCE FOR THE TENANTS CLASSICAL DECORATIVE COLLUMS AT REGULAR INTERVALS ON THE CANOPY WILL LEND A FURTHER HISTORICAL LOOK TO THE CENTER.

⑧ HARRETH VILLAGE WILL BE DESIGNED WITH MATERIALS THAT ARE TRADITIONAL IN DESIGN BUT ALSO FUNCTIONAL IN NATURE. BRICK WILL BE THE PRIMARY BUILDING MATERIAL. IT WILL BE USED AS A BASE IN THE MANY AREAS WHERE CUSTOMERS WILL BE PRESENT, AS IT IS LONG LASTING AND DURABLE. BRICK WILL ALSO BE USED TO DEFINE THE VERTICALITY OF THE BUILDINGS ON THE FEATURE TOWER ELEMENTS. INDIVIDUAL STONEWORKS SET APART BY BRICK PLASTERS AT EACH SHOP DIVISION. GREAT IDENTITY FOR EACH TENANT, WHILE TYING INTO THE WHOLE OF THE BUILDING. SIGN BANDS HAVE BEEN DESIGNED FOR EACH STORE WITH THE CAPABILITY FOR EACH STORE WITH THE CAPABILITY FOR SOME SIGNS TO SPAN MULTIPLE SPACES. ALTHOUGH FUNCTIONAL IN NATURE, ALL OF THE DESIGN ELEMENTS COME TOGETHER TO FORM A TRADITIONAL LOOK.

⑨ THE PORTION OF THE SOUTH EAST AND WEST FACADES NOT CONTAINING WINDOWS, DOORS AND GARAGE BAY DOORS SHALL BE FINISHED 60% BRICK.

⑩ SIGNAGE IS NOT PART OF THIS PLAN. ALL SIGNAGE WILL BE PERMITTED SEPARATELY. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE PREVIOUSLY APPROVED PRELIMINARY PUD PLANS (1205P-0096-006-BL2007-348). ONE GROUND SIGN IS PERMITTED AND SHALL BE LIMITED TO A NONPERSISTENT SIGN FOR THE ORIGINAL APPROVED PUD PLAN.

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
REVISIONS AND/OR ISSUES

REGISTERED PROFESSIONAL ENGINEER  
STATE OF TENNESSEE  
NO. 0000000000

TIRE DISCOUNTERS  
8000 HIGHWAY 100  
BELLEVUE, TENNESSEE

LEESMAN ENGINEERING & ASSOC.  
ENGINEERING, SURVEYING, PLANNING  
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513-417-0420

SJL  
engineers

DRAWING TITLE

SITE/UTILITY PLAN

PROJ. NO. DATE 4/2/24  
TIME DISC. CHECKED  
REVISED BY

DRAWING NO. C1