Karen Johnson Davidson County
Batch# 524685 DEEDMAST
12/04/2020 11:19:08 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20201204-0141121

This instrument prepared by:
Hudson, Reed & Christiansen, PLLC
16 Public Square North
Murfreesboro, TN 37130
615-893-5522

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1930 HERMAN STREET, NASHVILLE, TENNESSEE AND 2002 HERMAN STREET, NASHVILLE, TENNESSEE

The undersigned Declarant, Two E's Development, LLC, a Tennessee limited liability company, desiring to annex the properties known and designated as 1930 Herman Street, Nashville, Tennessee and 2002 Herman Street, Nashville, Tennessee as depicted on the plats attached as Exhibit "A", to the Horizontal Property Regime created pursuant to Tennessee Code Annotated, Title 66, Chapter 27, Section 101 et seq. for Herman Street Townhomes established by the Declaration of Covenants, Conditions and Restrictions for Herman Street Townhomes of record as Instrument Number 20201021-0122453 of the Register's Office of Davidson County, Tennessee and all amendments thereto (collectively "Declaration"), does hereby adopt, subject, and bind the properties depicted on the attached Exhibit "A" to said Declaration to run with the land, as provided hereinbelow;

NOW, THEREFORE, the following Declaration of Covenants, Conditions and Restrictions for Herman Street Townhomes are adopted for 1930 Herman Street, Nashville, Tennessee and 2002 Herman Street, Nashville, Tennessee and the Declaration is amended as follows:

1. This Supplemental Declaration of Covenants, Conditions and Restrictions is being made for the purpose of annexing the properties known and designated as 1930 Herman Street, Nashville, Tennessee and 2002 Herman Street, Nashville, Tennessee, as depicted on the plats attached as Exhibit "A", and making it a part of Herman Street Townhomes. The parcels depicted on the attached Exhibit "A" are hereby annexed to Herman Street Townhomes and made subject to the Declaration. Each Unit owner of 1930 Herman Street, Nashville, Tennessee and 2002 Herman Street, Nashville, Tennessee shall have an undivided interest in the Common Elements, and shall be liable for payment of a percentage of Common Expenses as established in the Declaration.

2. 1930 Herman Street, Nashville, Tennessee and 2002 Herman Street, Nashville, Tennessee, as depicted on the plats in Exhibit "A" shall be subject to the restrictions, regulations,

conditions, covenants and plan of Herman Street Townhomes established by the Declaration; and, the jurisdiction of the Herman Street Townhomes Homeowners' Association, Inc. shall be extended to the properties annexed herein, all as provided in the Declaration of Covenants, Conditions and Restrictions for Herman Street Townhomes, of record as Instrument Number 202001021-0122453, in the Register's Office of Davidson County, Tennessee, and any amendments thereto.

3. All unit owners of the properties herein annexed shall become members of Herman Street Townhomes Homeowners' Association, Inc. and shall have all the rights and privileges of the same and shall be subject to all assessments, fees and duties of said Homeowners' Association.

4. This Supplemental Declaration may be amended unilaterally by Declarant at any time so long as Declarant owns any unit within Herman Street Townhomes without requiring the consent or approval of any other owner.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand this 4th day of December, 2020.

TWO E'S DEVELOPMENT, LLC

By: _____

Title: Secretary

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Eldridge, with whom I am personally acquainted, and who upon his oath acknowledged himself to be a partner of Two E's Development, LLC, a Tennessee limited liability company, and he as such secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as such secretary.

WITNESS MY HAND and official seal at my office on this the 4th day of December, 2020.

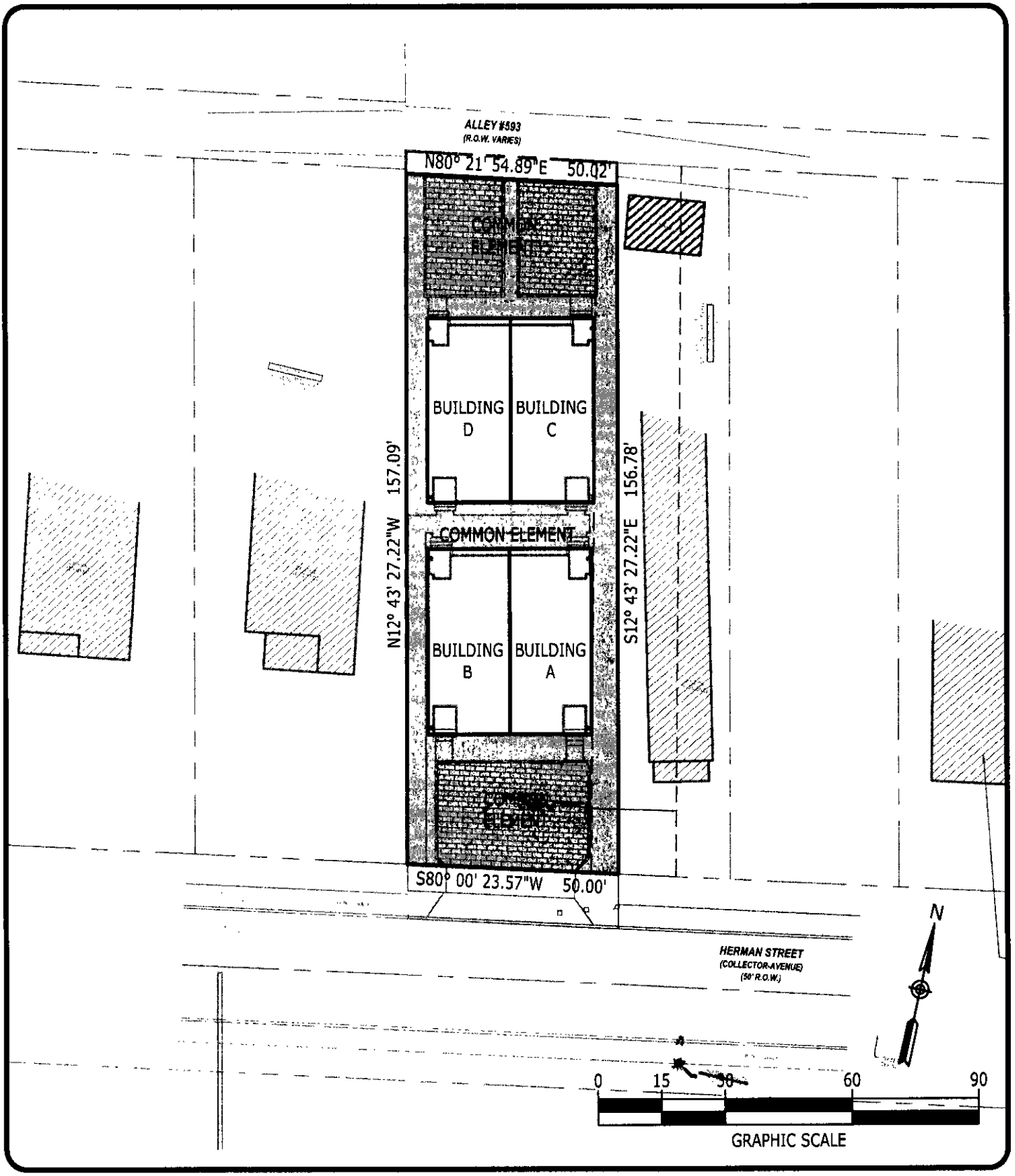
_____
Notary Public

My commission expires: 11/17/24

JENNIFER ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"

Plats Depicting Unit Layout



Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

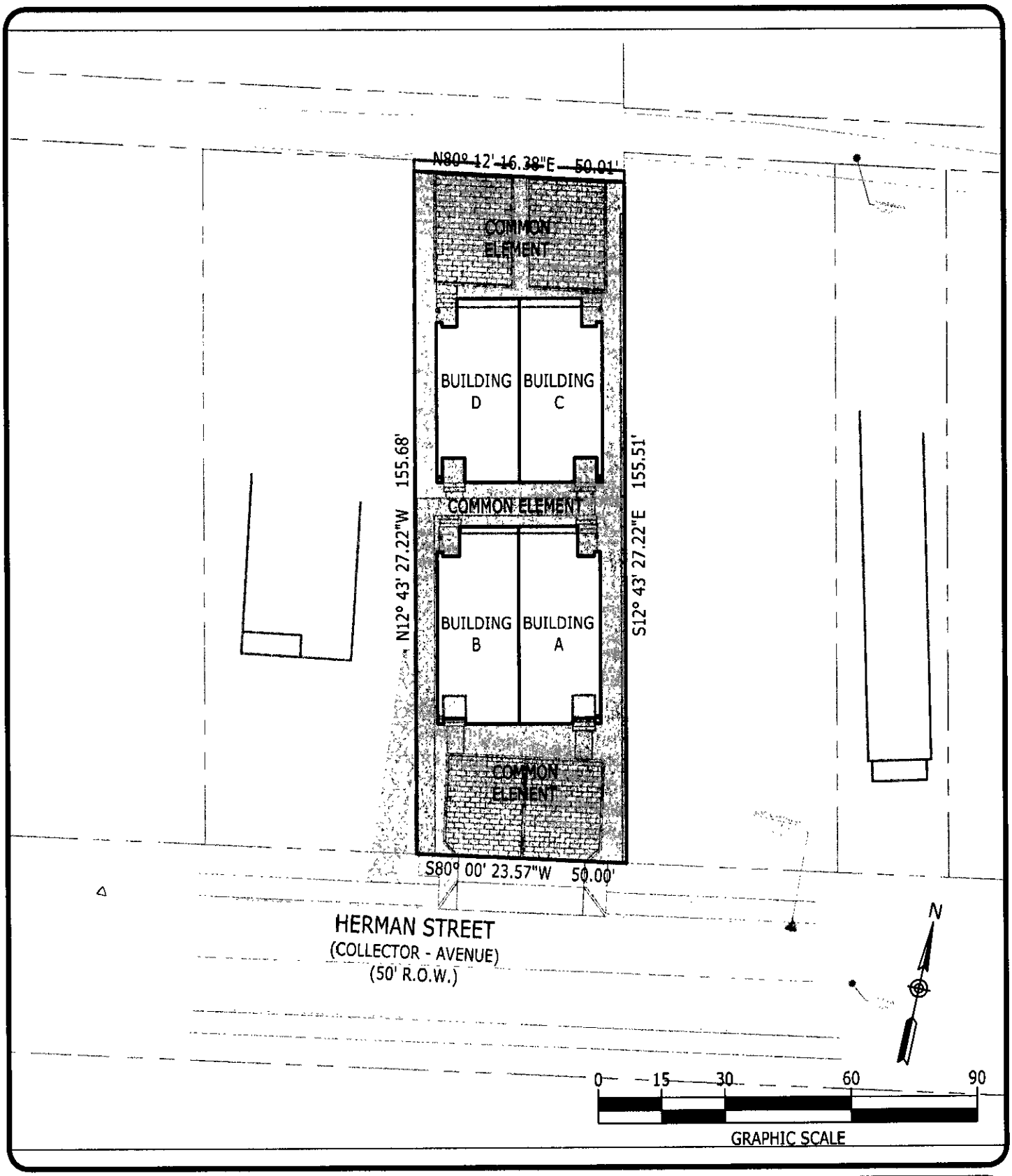
PROJECT:
1930 Herman Street

Nashville, TN

TITLE:
EXHIBIT 1

PROJ #	20200056	DWG. NO.
DATE:	12/02/2020	EX-1

P:\2020\20200056\dwg\Exhibits\20200056_12-02-2020_HOA Exhibit 1.dwg-Exhibit A Dec 02, 2020 hfaust



Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

PROJECT:
2002 Herman Street

Nashville, TN

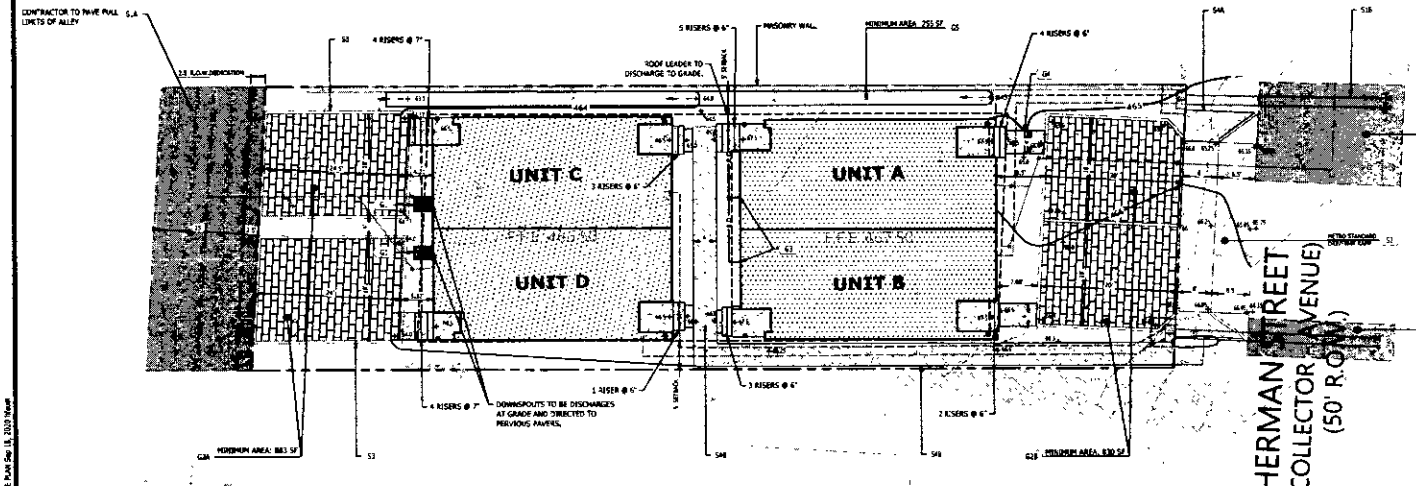
TITLE:
EXHIBIT 1

PROJ #	20200067	DWG. NO.
DATE:	11/30/2020	EX-1

P:\2020\20200067\dwg\Exhibits\20200067_2020-11-30_HOA Exhibit 1.dwg-Exhibit A Nov 30, 2020 jbrownlecarey

MWS LID Site Design Tool

MWS LID Site Design Tool



IMPERVIOUS SURFACE CALCULATIONS

	AREA (S.F.)
PRE	1350
POST	5793
NET INCREASE	4443
AREA TREATED	5490

LEGEND

SPOT ELEVATION	456
PROPOSED CONTOUR ELEV.	90
CONCRETE SIDEWALK	
CONCRETE PAVEMENT	
HEAVY DUTY PAVEMENT	
PERMEABLE PAVERS	
RIBBON CURB	
SILT FENCE	
EROSION EEL	

GRADING & DRAINAGE KEYNOTES

CD#/#	DESCRIPTION	DET #/SHT #
G1	GRAVEL SPLASH PAD	7 / C6.0
G2A	LEVEL 1 PERVIOUS PAVERS (METRO GM-03)	3 / C6.0
G2B	LEVEL 2 PERVIOUS PAVERS (METRO GM-03)	4 / C6.0
C1	BUILDING DOWNSPOUT COLLECTOR	7 / C6.1
G4	SIDEWALK DRAIN	9 / C6.0
G5	LEVEL 2 WATER QUALITY SWALE (METRO GM-05)	8 / C6.0

SITE LAYOUT KEYNOTES

CD#/#	DESCRIPTION	DET #/SHT #
S3A	ASPHALT PAVEMENT - ALLEY SECTION (METRO ST-263)	3 / C6.1
S3B	ASPHALT PAVEMENT - PUBLIC (METRO ST-252)	1 / C6.1
S2	DRIVEWAY RAMP (METRO ST-322)	8 / C6.1
S3	CONCRETE RIBBON CURB	5 / C6.0
S4A	PUBLIC CONCRETE SIDEWALK (METRO ST-210)	4 / C6.1
S4B	CONCRETE SIDEWALK	6 / C6.1
S5	ELEVATED WALK	9 / C6.1

SITE BM
NAVD 88
MAGNAIL IN CONCRETE
ELEV. 463.82

Know what's below. Call before you dig.

GRAPHIC SCALE

PERVIOUS PAVEMENT AS-BUILT NOTE:

THE CONTRACTOR RESPONSIBLE FOR INSTALLATION AND FINAL STABILIZATION OF ANY PERVIOUS PAVEMENT AREAS AND RUN-ON AREAS SHOWN ON THESE PLANS SHALL PROVIDE THE ENGINEER OF RECORD WITH

- PHOTOGRAPHS OF THE INSTALLATION OF GRAVEL AND/OR MEDIA LAYERS, WITH A TAPE MEASURE OR OTHER OBJECT FOR REFERENCE TO ENSURE PROPER DEPTHS.
- RECEIPTS FOR THE PERVIOUS PAVEMENT PRODUCT INSTALLED

FAILURE TO PROVIDE ONE OR MORE OF THESE ITEMS COULD DELAY OR PREVENT THE ISSUANCE OF A FINAL USE & OCCUPANCY PERMIT.

SITE GRADING & EROSION CONTROL NOTES

1. THE DISTURBED AREA FOR THIS PROJECT IS ESTIMATED TO BE ±0.204 ACRES (±8,900 S.F.).
2. THE SUBJECT PROPERTY DOES NOT LIE LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0214H OF THE FEMA FLOOD INSURANCE MAPS FOR DAVIDSON COUNTY, TENNESSEE DATED 04/05/2017.
3. THE CONTRACTOR SHALL REQUEST UTILITY RELOCATION (811) AND VERIFY LOCATION OF ALL OTHER PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND REPAIR IF DAMAGED PER PROVIDER REQUIREMENTS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL WORK AROUND EXISTING UTILITIES WITH CORRESPONDING PROVIDER.
4. THE CONTRACTOR SHALL CHECK EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND CONTACT THE ENGINEER WITH ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO INITIATING GRADING OPERATIONS.
6. POSITIVE DRAINAGE SHALL BE ESTABLISHED INITIALLY AND MAINTAINED THROUGHOUT CONSTRUCTION
7. LOCATION OF DIVERSION DITCHES SHALL BE ADJUSTED IN THE FIELD TO AVOID TREES AND OTHER EXISTING FEATURES.
8. STRIP TOPSOIL FROM PROPOSED GRADING AREAS AND STOCKPILE FOR REUSE. PROVIDE TEMPORARY SEEDING FOR STOCKPILE AREAS DURING CONSTRUCTION. REDISTRIBUTE TOPSOIL AT A MINIMUM DEPTH OF 6" IN LAWN AREAS AND 18" IN LANDSCAPE BEDS. PROVIDE ADDITIONAL TOPSOIL WHEN ONSITE QUANTITIES ARE INSUFFICIENT.
9. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL REPRESENTATIVE PRIOR TO BEING HAULED TO THE SITE. MATERIAL SHALL BE PLACED AND COMPACTED IN LIFT DEPTHS AS NOTED IN THE SPECIFICATIONS AND INSPECTED BY THE GEOTECHNICAL REPRESENTATIVE. SUBGRADES SHALL BE PROOF ROLLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND GEOTECHNICAL REPRESENTATIVES DIRECTIONS. SOFT AREAS SHALL BE REMOVED AND RECOMPACTED AS DIRECTED.
10. THE CONTRACTOR SHALL AT HIS COST, PROVIDE OFFSITE MATERIAL MEETING THE GEOTECHNICAL REQUIREMENTS WHERE ONSITE SOIL QUANTITIES ARE NOT SUFFICIENT, AND REMOVE UNSUITABLE MATERIALS WHEN EXCESSIVE QUANTITIES EXISTS. SITES USED TO OBTAIN OR WASTE THIS MATERIAL SHALL BE PROPERLY PERMITTED AS REQUIRED BY THE GOVERNING AUTHORITY.
11. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III WALL B. HDPE PIPE SHALL BE TYPE S+12, SMOOTH INTERIOR, CORRUGATED EXTERIOR. ALL PIPES SHALL BE PROVIDED WITH SOIL TIGHT JOINTS.
12. PIPES UNDER EXISTING PAVEMENT AREAS SHALL BE COMPLETELY BACKFILLED WITH CRUSHED STONE.
13. TOP OF GRATE ELEVATIONS AND COORDINATE LOCATIONS FOR DRAINAGE STRUCTURES SHALL BE PROVIDED PER THE DETAILS AND DRAINAGE TABLES.
14. COORDINATE THE LOCATION OF SITE DRAINAGE SYSTEMS WITH THE BUILDING ARCHITECTURE AND PLUMBING PLANS FOR COLLECTION OF ROOF DRAINS AND DOWNSPOUTS.
15. ADJUST THE CASTINGS OF ALL EXISTING AND NEW STRUCTURES TO MATCH PROPOSED FINISH GRADE.
16. THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND SPOT ELEVATIONS AND REQUEST INFORMATION FROM THE ENGINEER FOR SPOTS OR CONTOURS THAT DO NOT APPEAR TO CORRESPOND WITH OTHER SURROUNDING GRADING. PROPOSED GRADES REFLECT AN INTENT FOR THE SLOPES AND DIRECTION OF DRAINAGE. THE CONTRACTOR SHALL REQUEST DIRECTION FOR AREAS WHERE THE INTENT IS NOT CLEAR.
17. MAXIMUM CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL UNLESS DIRECTLY NOTED OTHERWISE ON THE PLAN. FILL SLOPES SHALL BE CONSTRUCTED BY FILLING BEYOND THE DESIRED GRADES TO OBTAIN COMPACTION AND THEN CUT BACK TO THE DESIRED GRADES.
18. MINIMUM GRADES ON PAVEMENT AREAS SHALL BE 1%, AND MINIMUM 2% IN LAWN AREAS UNLESS DIRECTLY SPECIFIED.
19. MAXIMUM GRADES WITHIN ACCESSIBLE PARKING AND ACCESS AISLES SHALL BE 2% IN ANY DIRECTION. WITHIN ACCESSIBLE PATHS MAXIMUM SLOPES FOR SIDEWALKS SHALL BE 5%, FOR RAMPS SHALL BE 1:12, AND CROSS SLOPES SHALL BE 2%. TURNING MOVEMENTS SHALL BE 1.5% MAXIMUM 2% IN ANY DIRECTION.
20. THE CONTRACTOR SHALL TAKE CARE TO PROPERLY COMPACT FILL WITHIN UTILITY TRENCHES AND AROUND OTHER PROJECT FEATURES TO AVOID SETTLEMENT. SETTLEMENT OCCURRING WITHIN 12 MONTHS OF COMPLETION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
21. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS AFTER FINAL GRADING IS ACHIEVED.

GENERAL NOTES

1. SUBJECT PROPERTY SHOWN AS TAX MAP 92, PARCEL 093070078OO OF THE DAVIDSON COUNTY TAX MAPS.
2. SITE EXISTING CONDITIONS TAKEN FROM SURVEY BY CLINT ELLIOTT DATED 08/17/2020. CATALYST DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR OMISSIONS OF THE EXISTING CONDITIONS OR ERRORS RESULTING FROM THESE ITEMS.
3. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO CONSTRUCTION AND MAKE THE ENGINEER AWARE OF ANY INCONSISTENCIES BETWEEN THE SITE CONDITIONS AND EXISTING CONDITION PLANS.
4. DIMENSIONS PROVIDED ON THE PLAN ARE TAKEN TO THE FACE OF CURBS, EDGE OF CONCRETE OR EDGE OF BUILDING.
5. SITE CONTROL SHALL BE BASED OFF THE REFERENCE POINTS PROVIDED.
6. CATALYST DESIGN GROUP RECOMMENDS THAT CONSTRUCTION STAKING BE PROVIDED BY A SURVEYOR LICENSED IN THE STATE OF THE PROJECT.
7. THE CONTRACTOR SHALL SUBMIT A REQUEST FOR UTILITIES LOCATIONS (CALL 811) AND HAVE THE UTILITIES MARKED BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE FAMILIAR WITH THE UTILITY LOCATIONS, PROTECT UTILITIES WHICH REMAIN IN SERVICE AND REPAIR ANY DAMAGE TO UTILITY SYSTEMS PER THE UTILITY PROVIDER REQUIREMENTS.
8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO PERMIT REQUIREMENTS AS WORK PROCEEDS.
9. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO PUBLIC ROADWAYS, CURBS AND SIDEWALKS IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AT CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY WORK UNACCEPTABLE TO THE OWNER REPRESENTATIVE OR GOVERNING AGENCIES AT CONTRACTOR'S EXPENSE.
11. ACCESSIBLE PATHS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5%, CROSS SLOPE OF 2% AND MAXIMUM 2% SLOPE IN ANY DIRECTION WITHIN TURNING MOVEMENTS AND THE ACCESSIBLE PARKING SPACES / ACCESS AISLES. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 AND CROSS SLOPES AT 2% MAXIMUM. CURB RAMPS SHALL HAVE A LANDING AT THE TOP MATCHING THE WIDTH OF THE RAMP AND A DEPTH OF 36". RAMPS SHALL HAVE A 5' X 5' LANDING AT THE TOP AND BOTTOM OF THE RAMP.
12. WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL AND STATE REQUIREMENTS.
13. ON SITE ASPHALT PAVEMENT MATERIALS SHALL BE PER LOCAL AND STATE SPECIFICATIONS.
14. THE CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS AND PRECAUTIONS.

Catalyst Design Group
E3 CONSTRUCTION SERVICES, LLC
487 MINEMPORA, SUITE C
NASHVILLE, TN 37203
(615) 579-8883

PROJECT MILESTONE
2002 HERMAN STREET
PROJECT STREET ADDRESS
NASHVILLE, TENNESSEE, 37208
DAVIDSON

NO.	DATE	DESCRIPTION

DRAWING TITLE
LAYOUT, GRADING & DRAINAGE PLAN

PROJECT NUMBER
20200807

DRAWING NUMBER
C4.0

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