

## Erosion Control and Grading Notes

- Expose as small an area of soil as possible on the site for no more than 15 days. Keep dust within tolerable limits by sprinkling or other acceptable means.
- All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 lbs. per 1000 sq. ft. of 6-12-12 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), unless otherwise noted within written specifications.
- Erosion control barrier is called out on plans and is to comply with the Metropolitan stormwater management manual, volume four, section 14-14.
- Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
- The contractor shall be responsible for the verification and the location of any existing utilities. It shall be the responsibility of the contractor to avoid damage to all existing utilities during construction. If damage does occur to any such installation, full repair will be accomplished as per the current specification governing such work.
- Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' long and at least 6" thick.
- The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal layers of 8" thickness (or as directed by the soils investigative report). Said fill material is to be free of sod, roots, frozen soils, or any other decomposable material. Said fill is to be compacted to a minimum of 95% standard proctor, or as otherwise specified by the soils report or written specifications.
- The contractor shall notify the Metro Davidson County department of Public Works construction compliance division, three days prior to beginning the work.
- The contractor shall locate and stake the layout of the site in the field for inspection by the engineer. The contractor shall check the grades and final dimensions on the ground, and report any discrepancies to the engineer immediately for a final decision.
- Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
- The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.
- The contractor shall be responsible for any damage done to the premises or adjacent premises or injuries to the public during the construction caused by himself, his sub-contractors, or the carelessness of any of his employees.
- All work is to be completed with compliance to the rules and regulations set forth by Metro Water Services. The contractor shall give all necessary notice, obtain all permits, and pay fees required for the completion of his portion of the work. He shall also comply with all city, county and state laws and ordinance or regulations relating to portions of work which he is to perform.
- All erosion control measures shall remain in place until site is stabilized & construction is complete.
- 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 the preconstruction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the epsc plan.
- The buffer along waterways will be an area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.

## Water and Sewer Notes:

- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services (sanitary sewer) and Madison Utility District (public water).
- The contractor is responsible for reimbursing the Metro Water Services and MSUD the cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services Inspection Section. All costs will be borne by the developer.
- All connections to existing manholes shall be by coring and resilient connector method.
- Reduced Pressure Backflow Prevention Devices (RPBP) or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the Metro Water Services.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans on moist erasable mylars in reverse and in digital (\*.dwg) format. Sewer plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. Water line plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made.
- Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
- All water mains must be located within the paved area including all blow-off assemblies.
- This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- Madison Suburban Utility District serves this site with water. Any required capacity fees to MSUD and/or MWS must be paid prior to Final Site Plan/PUD approval.

## Public Works Notes

- All work within the public right of way requires an excavation permit from the department of public works.
- Proof-rolling of all street subgrades is required in the presence of the public works inspector. Inspection of the binder course is required prior to final paving in the presence of the public works inspector. These requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs are to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement marking are to be thermoplastic. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable.
- Final design may vary based on field conditions.
- Comply with MPW Traffic Engineer conditions.
- If sidewalks are required then they are to be constructed along the property frontage in accordance with MPW standards and specifications

## Stormwater Notes

- THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL, A WATER QUANTITY/QUALITY BMP IS PROPOSED. DESIGN OF THIS FEATURE(S) WILL BE PROVIDED DURING THE FINAL SP PROCESS.
- PROPOSED IMPROVEMENTS TO OCCUR ON NATURAL GRADES, CONTOURS TO REMAIN GENERALLY UNDISTURBED
- The buffer along waterways will be an area where the surface is left in a natural state and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual, Volume 1 Regulations
- Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The details of the plan shall be governed by the appropriate Stormwater regulations at the time of final application.
- Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
- Prior to the significant repair, reconstruction, or new construction along the major waterways (drainage basin over one square mile) that bisect the property, a flood study will be required in order to establish a floodway and associated buffers as well as proposed finished floor elevations, and cut and fill quantities.

## Landscape Notes

- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities. Ene landscape contractor shall verify the exact location of all utilities and take precautions to prevent damage to the utilities.
- All planting and mulch beds shall be sprayed with round-up (contractor's option) prior to the installation of mulch.
- Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
- The landscape contractor shall be responsible for the fine grading of all planting areas.
- All planting areas shall be fertilized with 12M/1000 s.f. of 10-10-10 fertilizer.
- All planting beds shall have a minimum of 3" depth of shredded hardwood bark mulch.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
- The landscape contractor shall provide a one year warranty on all plant materials and replace any dead or dying material within that time period.
- No plant materials should be substituted without authorization by Dale & Associates. Plant sizes shown are minimums required by the local municipality and materials shown have been selected specifically for this project.
- All wire baskets shall be completely removed and disposed of, burlap should be removed or punctured in at least 5 places. Remove all twine from burlapped materials.
- Guying is not allowed unless required by municipality or site conditions. The landscape contractor shall remove wires after a one year period.
- No canopy tree shall be located within 15' of an overhead utility. No tree shall be located within a public utility easement. Locating plant materials within a drainage easement is acceptable, but only if installed as not to disturb existing drainage flow. In such instances, the materials shall be located no closer than 5' from the centerline of drainage.

## Standard PUD Notes

- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 & approved by the Metropolitan Department of Water Services.
- This property does not lie within a flood hazard area as identified by FEMA on map 47037C0136F dated April 20, 2001.
- All public sidewalks are to be constructed in conformance with Metro Public Works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable Metro Public Works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the Metropolitan Fire Marshal's office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro right of way is 15" cmp).
- Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
- Individual water and/or sanitary sewer service lines are required for each unit.
- Solid waste pickup to be provided by dumpster, stored on a concrete pad, as shown on this plan.
- The development of this project shall comply with the requirements of the adopted tree ordinance 2008-328 (Metro Code Chapter 17.24, Article II, tree protection and replacement; and Chapter 17.40, Article x, tree protection and replacement procedures).
- Federal Compliance All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA: <http://www.ada.gov/> and [http://www.justice.gov/crt/housing/fairhousing/about\\_fairhousingact.htm](http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm)
- Approval of any preliminary or final PUD plan does not exempt any of shown on the PUD plan, or any development on such lot, from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs, and critical lots.
- No building permit may be issued 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.
- The final site plan/building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

## NES Notes

- NES must meet with developer/engineer upon request to determine electrical service options.
- Developer SHALL provide a civil duct and pad mounted transformer locations for NES review.
- Developer drawing shall show any existing utilities easements on property, the utility poles on the property and the poles along r-o-w.
- NES shall be place in "PUE" inside development for conduit runs and meter centers.
- Any addition easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
- Postal plan is required before NES's final construction drawings can be approved.
- NES needs any drawings that will cover any road improvements, if any.
- NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ [www.nespower.com](http://www.nespower.com)).
- Developer's vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.
- No NES duct system shall be installed in any rain garden areas.
- NES riser pole should be installed on development property.
- The type of meter center the development chooses to use will affect the ownership of the cable to the meter center. Look page 74 of the NES Guidelines Book.
- NES needs load information and identify any needs for three phase power.

### TO APPLY FOR SERVICE:

- DIGITAL COPY: Provide copy of civil site plan on a CD (no floppy disks; no pdfs; no x-ref's in .dwg file) registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83). Put data in separate layers and label them for easy identification.
- Developer/Engineer will provide one complete set of approved plans by Metro Planning w/ all changes from other departments (fire, storm water, public works, etc...) to NES.
- Developer/Engineer to provide a proposed easement drawing for the electric, phone and CATV.
- Go to [www.nespower.com](http://www.nespower.com) click on the "BUILDERS & CONTRACTORS" tab. Next click on the "Apply for Residential Subdivision" fill out the form. Then follow the direction for sending the digital drawing and the forms.

## Metro Fire Marshall

"The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.

## Metro Greenways

Metro Greenways shall be granted a permanent easement that includes the current stream buffers as well as a 20 foot wide easement that parallels the westerly edge of the main north south drive, extending to northerly both sides of the stream buffer/greenway easement. A greenway easement shall be provided along Dry Creek consistent with Metro Greenway standards. The final site plan shall include the easement, and shall be approved by Metro Greenways prior to final site plan approval.

## General Plan Consistency

This Amended Planned Unit Development is located within Subarea #4, the Madison Community Plan. The specified land use policy for this site is a Transect 3 (T3) Neighborhood Maintenance policy (or T3 NM). The primary goal of the T3 NM policy is to maintain the overall character of the area yet to provide a variety of housing options.

As proposed, this Planned Unit Development will maintain a streetscape along the adjacent public street while adding additional affordable housing units interior within an existing road network. As the proposed units match existing units and overall density will not exceed existing and proposed RM9 base zoning, this proposal meets the requirements of the Community Policy.

## Traffic and Parking

- In accordance with the TIS findings, Developer shall install the following pavement striping on N. Graycroft at Star Blvd.
- In order to provide safe and efficient traffic operations at the intersection of N. Graycroft Avenue and Star Boulevard, the Developer shall provide separate left and right turn lanes on Star Boulevard at the intersection with N. Graycroft Avenue. Each of these turn lanes should be at least 10 feet wide and include at least 100 feet of storage. Pavement marking plans shall be submitted with construction documents.
- If the project access is ever gated in the future, the gate should be located at least 150 feet away from N. Graycroft Avenue in order to prevent vehicle queues on N. Graycroft Avenue.
- It would be appropriate to provide a second access that would be for emergencies only. Specifically, the existing community includes established residential neighborhoods, and the residents in the immediate vicinity of the proposed project do not support a new full access. However, an emergency access should be provided by extending the westernmost internal road to Apple Valley Road, directly opposite Woods Lake Drive.
- Minimum sight distances are currently available at the intersection of N. Graycroft Avenue and Star Boulevard.
- At full build-out of the proposed apartment buildings, the total number of parking spaces provided within the Graycroft Manor apartment community should exceed Metro's current minimum requirements.

## Development Summary

### Property Owner/Developer

Map 33 Parcel 124.02  
Emanuel Schatten Trust

Map 33 Parcel 211  
Graybrook Apartment Associates

Map 33 Parcel 175  
Graycroft Manor

Owner/Developer Address  
Schatten Properties  
106 Massman Drive  
Nashville, TN 37217  
Bud Tate  
bud.tate@schattenproperties.com

Council District 10 (Doug Pardue)

### Civil Engineer

Dale and Associates  
516 Heather Place  
Nashville, Tennessee 37204  
Contact: Roy Dale, PE  
Phone: 615-297-5166  
Email: [roy@daleandassociates.net](mailto:roy@daleandassociates.net)

### Flood Note

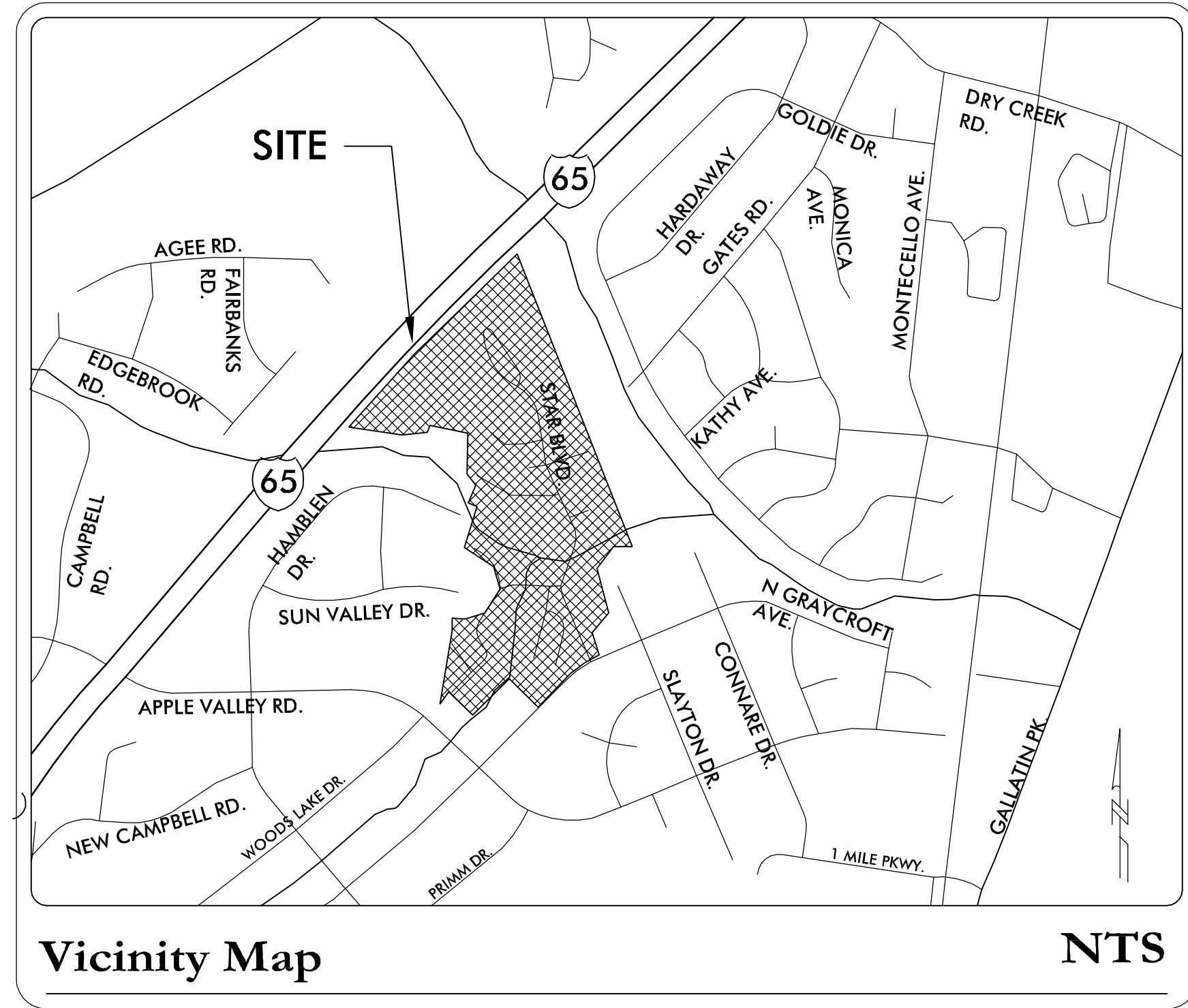
This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C136 F. Dated April 20, 2001.

### Site Area

Map 33 Parcel 124.02  
9.5 Acres

Map 33 Parcel 211  
29.71 Acres

Map 33 Parcel 175  
23.88 Acres



## Vicinity Map

## SPECIFIC PLAN DEVELOPMENT SUMMARY

Use	Multifamily
Property zoning	RS20, RM9, PUD
Surrounding Zoning	RS20, R10
Site Area	63.09 Acres
Number of units / density	563 total dwelling units (412 exist and 151 proposed) / 8.9 per acre
FAR	21.6%
ISR	30%
Front yard setback	20' from Right Of Way
Side yard	20' from property line
Rear yard	20' from property line
Height standards	3 story

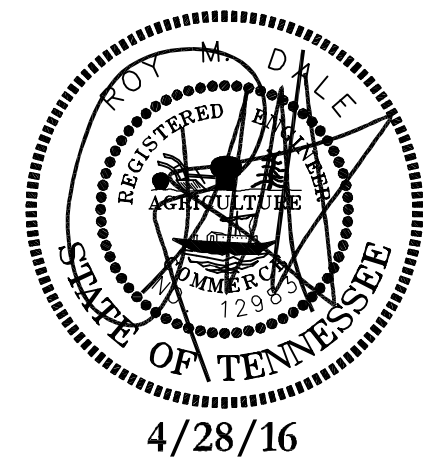
## Parking and Access

Ramp location and muber	(1) exist access on North Graycroft Avenue
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Distance to nearest intersection	390 feet to Slayton Drive
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Required parking based on uses	1126 stalls required
Parking Proposed	1237 stalls (2.2 per unit)

	1 Bedroom - 126 units
	2 bedrooms - 371 units
	3 bedrooms - 66 units



4/28/16

Drawing Date:

April 28, 2016

Revisions:

XXXXX

XXXXX

# Graycroft/Graybrook Planned Unit Development Amendment

Being Parcel 124-02, 211, and 175 on Tax Map 33

Nashville, Davidson County, Tennessee

PERMITS:

# CASE # 67-85-001

# Sheet Schedule

- C0.0 Notes & Project Standards
- C1.0 Existing Conditions Plan
- C2.0 Overall Layout Plan
- C3.0 Detailed Layout Plan
- C4.0 Detailed Layout Plan
- C5.0 Overall Landscape Plan

**Dale & Associates**  
516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying

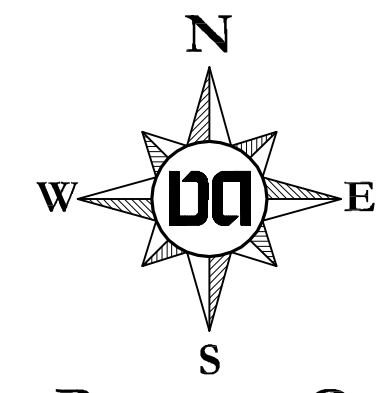
MPC Case Number

CASE # 67-85-001

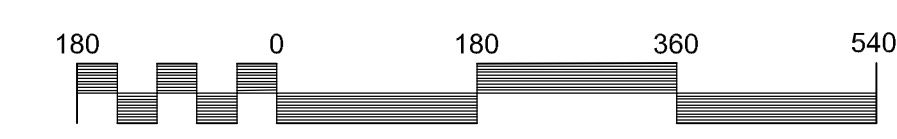
D&A Project #14325

# C0.0

Sheet 1 of 6



SCALE 1" = 180'



**Adjacent Property Owners**

Parcel ID	Owner	Property Address
03316001200	STEELE, WILLIAM J. ETUX	1108 N GRAYCROFT AVE
03312015300	GARCIA, SUSANA	925 SUNVALLEY DR
03316010400	MORRIS, MARK & KELLEY	1112 N GRAYCROFT AVE
03316027400	GUNSELMAN, CHARLES & TERESA	1119 N GRAYCROFT AVE
03312000800	JONES, WILLIAM C. & SUSAN J.	908 HAMBLEN DR
03316000200	TAYLOR, GRACE CHRISTINE (LE) ET AL	920 SUNVALLEY DR
03312000700	HUNT, LARRY D. & BETTY J.	906 HAMBLEN DR
03316004400	GOLOW-GT, LLC & GOLOW-PP, LLC SERIES #08 06	113 SLAYTON CT
03316027600	BYLER, JAMES E. & TERESA T.	1011 APPLE VALLEY RD
03300012400	SCHATTEN, EMANUEL TESTAMENTARY TRUST, THE	0 OAKLYNN DR
03316027500	ROGERS, DAVID & SHREKA	1123 N GRAYCROFT AVE
03316010100	SOLOMAN, CAROL L. & DBA SOLOMAN RENTALS	1124 N GRAYCROFT AVE
03316004600	GOLOW-GT, LLC & GOLOW-PP, LLC SERIES #08-04	105 SLAYTON CT
03312000100	SCHATTEN, EMANUEL TESTAMENTARY TRUST, THE	0 HAMBLEN DR
03300021100	GRAYBROOK APARTMENTS ASSOCIATES, L.P.	100 B STAR BLVD
03312000200	SPENCER, WAYNE & JUDY	905 HAMBLEN DR
03312014700	GOLOW GT, LLC & GOLOW PP, LLC	104 SLAYTON CT
03316010300	MORRIS, MARK & KELLY	1116 N GRAYCROFT AVE
03316004300	OGUNDIYA, TITILOLA O.	1145 N GRAYCROFT AVE
03316010000	SOLOMAN, CAROL L. & DBA SOLOMAN RENTALS	1128 N GRAYCROFT AVE
03312014500	GOLOW-GT, LLC & GOLOW-PP, LLC SERIES #08-03	101 SLAYTON CT
03312000500	SERRANO, JOSE	911 HAMBLEN DR
03300021200	SCHATTEN, EMANUEL	0 N GRAYCROFT AVE
03316000400	DALE CHURCH OF THE NAZARENE, TRS.	0 SUNVALLEY DR
03312001100	EDDINS, ANDREA D. & FREDRICK M.	923 SUNVALLEY DR
03316027300	WILLIS, KIMBERLY B. & BALANCE, KIMBERLY BACK	924 SUNVALLEY DR
03316027200	SUGGS REVOCABLE TRUST	926 SUNVALLEY DR
03316000800	DALE CHURCH OF THE NAZARENE, TRS.	925 APPLE VALLEY RD
03311000500	WITT, PAMELA D.	901 HAMBLEN DR
03312000300	WEST, KATHYE A.	907 HAMBLEN DR
03312001000	LOCKETT, MURRAY JR. ETUX	921 SUNVALLEY DR
03316009900	ROCHELLE CENTER, THE	1132 N GRAYCROFT AVE
03312014600	GOLOW GT, LLC & GOLOW PP, LLC	100 SLAYTON CT
03316003800	RAMSEY, ELLEN REBECCA	1137 N GRAYCROFT AVE
03315003200	DALE CHURCH OF THE NAZARENE, TRS.	917 APPLE VALLEY RD
03316004500	GOLOW GT, LLC & GOLOW PP, LLC	109 SLAYTON CT
03316010200	SOLOMAN, CAROL L. & DBA SOLOMAN RENTALS	1120 N GRAYCROFT AVE
03316001100	COBLE, JERRY W. & FENNEL, SANDRA L.	1104 N GRAYCROFT AVE
03312000400	CULWELL, JOSHUA W. & VANESSA F.	909 HAMBLEN DR
03300017500	GRAYCROFT MANOR LLC	100 STAR BLVD
03316027800	ELDER, KEVIN J.	1001 APPLE VALLEY RD
03312000900	JOHNSON, RONALD K.	910 HAMBLEN DR
03316023200	BALCHIK, JOHN K.	1113 N GRAYCROFT AVE
03316000800	POYNER, JERRY B., JR. & MARTHA A.	1101 N GRAYCROFT AVE
03311005100	WHITE, PATRICIA A.	903 HAMBLEN DR
03316023100	FITTS, GARY D. & WOODRUFF, SUE CAROLYN	1109 N GRAYCROFT AVE
03316004200	ARBM PROPERTIES, LLC	121 SLAYTON CT
03316026900	WILLIAMS, FRANK	1107 N GRAYCROFT AVE
03316023400	JACKSON, KWESI A.	1121 N GRAYCROFT AVE
03316027000	PERSON, ELBERT	1111 N GRAYCROFT AVE
03316000700	METRO GOVT BT BACK TAX SALE	0 APPLE VALLEY RD
03316009700	NGUYEN, NGAN & THU	1140 N GRAYCROFT AVE
03312015400	MOORE, JAMES A. & GREEN, RHONDA F.	927 SUNVALLEY DR
03311004800	EUBANKS, KEVIN A. & CHRISTINA A.	819 HAMBLEN DR
03316000500	DALE CHURCH OF THE NAZARENE, TRS.	0 APPLE VALLEY RD
03316023300	BELLARD, STEPHANIE A.	1117 N GRAYCROFT AVE
03316001800	WILLIAMS, JEFFREY C.	1022 WOODS LAKE DR
03316004300	PRICE, CELINA	117 SLAYTON CT
03316023000	CORBIN, CATHY	1105 N GRAYCROFT AVE
03316000300	BRUNO, VICKI M.	922 SUNVALLEY DR
03316009800	ROCHELLE CENTER, THE	1136 N GRAYCROFT AVE
03316003900	BELCHER, RICHARD & KYONG	1141 N GRAYCROFT AVE
03315007800	LONG, DONALD LEE	1023 WOODS LAKE DR
03316027700	GOINS, TINA L. & PHILLIP	1005 APPLE VALLEY RD
03311004900	MAYNARD, JOSHUA N.	821 HAMBLEN DR
03311004700	NASH, LAVERNE	817 HAMBLEN DR

1 Bedroom Units 90 Units @ 800 sf = 72000 sf  
 2 Bedroom Units 292 Units @ 1060 sf = 309520 sf  
 3 Bedroom Units 30 Units @ 1300 sf = 39000 sf  
 Clubhouse 7000 sf  
 Total 412 Units - 427520 sf  
 Total Parking - 912 Parking Spaces

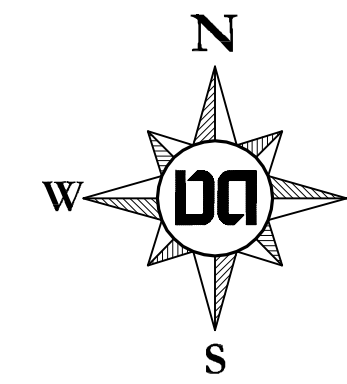
**Graycroft / Graybrook**  
 Planned Unit Development Amendment  
 Being Parcel 124.02, 211, and 175 on Tax Map 33  
 Nashville, Davidson County, Tennessee

PERMITS:

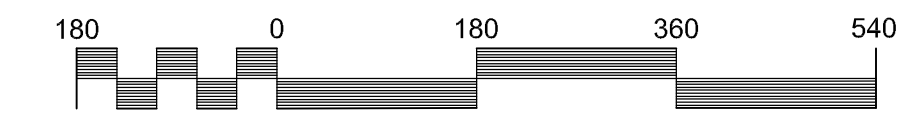




Existing Units - 412  
Proposed Units - 151 = 309 spaces  
Total Units - 563  
Proposed Units Are Shaded



SCALE 1" = 180'



**SPECIFIC PLAN DEVELOPMENT SUMMARY**

Use	Multifamily
Property zoning	RS20, RM9, PUD
Surrounding Zoning	RS20, R10
Site Area	63.09 Acres
Number of units / density	563 total dwelling units (412 exist and 151 proposed) / 8.9 per acre
FAR	21.6%
ISR	30%
Front yard setback	20' from Right Of Way
Side yard	20' from property line
Rear yard	20' from property line
Height standards	2 story

**Parking and Access**

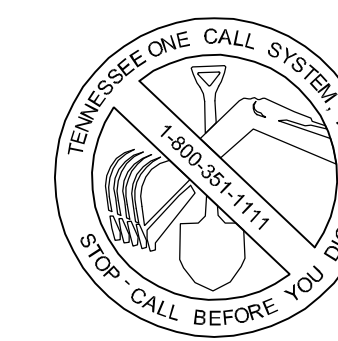
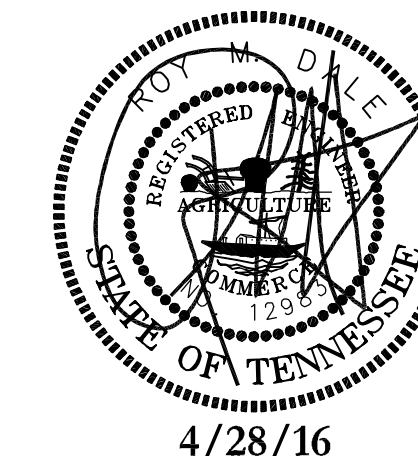
Ramp location and number	(1) exist access on North Graycroft Avenue
Distance to nearest intersection	390 feet to Slayton Drive
Required parking based on uses	1126 stalls required
Parking Proposed	1237 stalls (2.2 per unit)
	1 Bedroom - 126 units
	2 bedrooms - 371 units
	3 bedrooms - 66 units

**Proposed Unit Mix**

- Exist 1 Bedroom Units 90 Units @ 800 sf = 72000 sf
- Exist 2 Bedroom Units 292 Units @ 1060 sf = 309520 sf
- Exist 3 Bedroom Units 30 Units @ 1300 sf = 39000 sf
- Exist Clubhouse 7000 sf
- Exist 1 Bedroom Units 36 Units @ 800 sf = 28800 sf
- Exist 2 Bedroom Units 79 Units @ 1100 sf = 86900 sf
- Exist 3 Bedroom Units 36 Units @ 1400 sf = 50400 sf

Total 563 Units - 593620 sf  
Total Parking - 1237 Parking Spaces

PERMITS:



**Dale & Associates**  
516 Teasler Place  
Nashville, Tennessee 37204  
(615) 297-5166

Consulting Civil Engineering  
Landscape Architecture  
Land Planning & Zoning  
Surveying

MPC Case Number  
CASE # 67-85-001

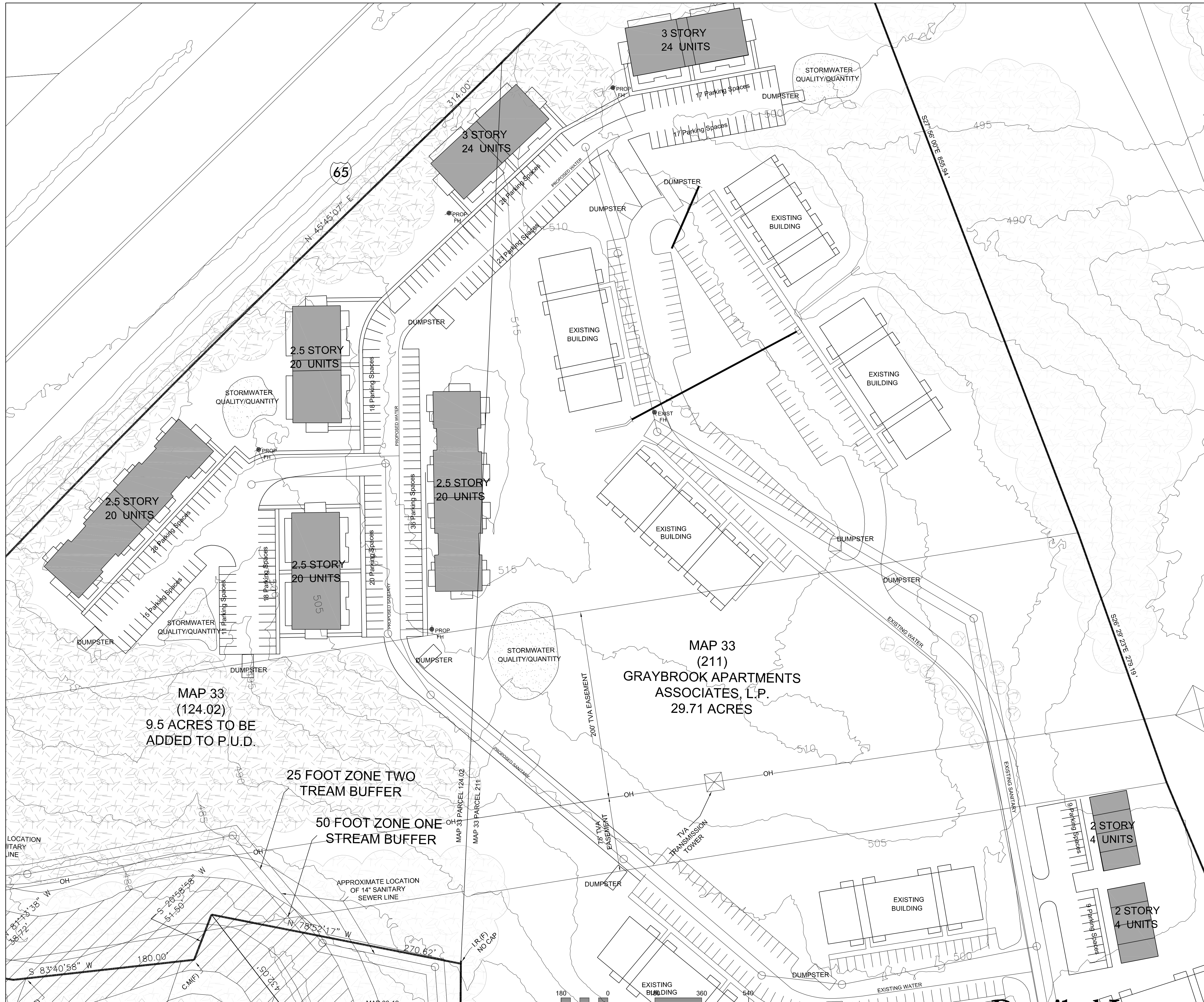
D&A Project #14325

**C2.0**

Sheet 3 of 5

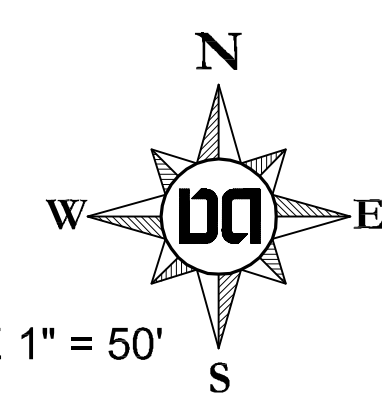
**Graycroft / Graybrook**  
Planned Unit Development Amendment  
Being Parcel 124.02, 211, and 175 on Tax Map 33  
Nashville, Davidson County, Tennessee

**Overall Layout Plan**

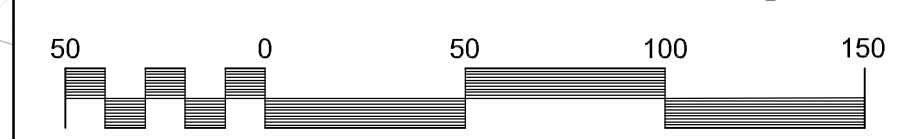


Drawing Date:  
April 28, 2016

Revisions:  
Planning Comments  
XXXXX



SCALE 1" = 50'



**Water and Sewer Notes:**

- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- The contractor is responsible for reimbursing the Metro Water Services the cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The televising must be coordinated with the Metro Water Services Inspection Section. All costs will be borne by the developer.
- All connections to existing manholes shall be by coring and resilient connector method.
- Reduced Pressure Backflow Prevention Devices (RPBP) or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the Metro Water Services.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans on moist erasable mylars in reverse and in digital (.dwg) format. Sewer plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. Water line plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made.
- Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
- All water mains must be located within the paved area including all blow-off assemblies.
- This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.

**Public Works Notes**

- All work within the public right of way requires an excavation permit from the department of public works.
- Proof-rolling of all street subgrades is required in the presence of the public works inspector. Inspection of the binder course is required prior to final paving in the presence of the public works inspector. These requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement marking are to be thermoplastic.

**Stormwater Notes**

- THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL, A WATER QUANTITY/QUALITY BMP IS PROPOSED. DESIGN OF THIS FEATURE(S) WILL BE PROVIDED DURING THE FINAL SP PROCESS.
- PROPOSED IMPROVEMENTS TO OCCUR ON NATURAL GRADES, CONTOURS TO REMAIN GENERALLY UNDISTURBED
- The buffer along waterways will be an area where the surface is left in a natural state and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual, Volume 1 Regulations
- Drawing is for illustration purposes to indicate the basic premise of the development as it pertains to Stormwater approval / comments only. The final details of the plan shall be governed by the appropriate Stormwater regulations at the time of final application.
- Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
- Prior to the significant repair, reconstruction, or new construction along the major waterways (drainage basin over one square mile) that bisect the property, a flood study will be required in order to establish a floodway and associated buffers as well as proposed finished floor elevations, and cut and fill quantities.

**Graycroft/Graybrook**  
Planned Unit Development Amendment  
Being Parcel 124.02, 211, and 175 on Tax Map 33  
Nashville, Davidson County, Tennessee

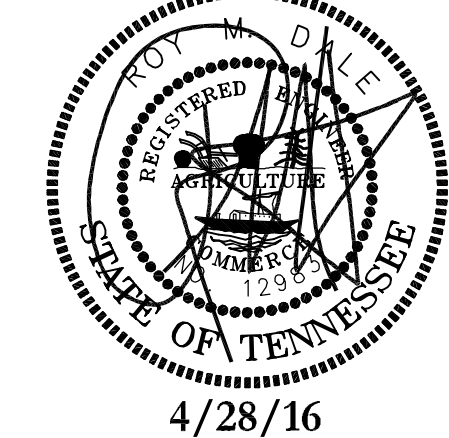
MAP 33  
(211)  
GRAYBROOK APARTMENTS  
ASSOCIATES, L.P.  
29.71 ACRES

MAP 33  
(124.02)  
9.5 ACRES TO BE  
ADDED TO P.U.D.

25 FOOT ZONE TWO  
TREAM BUFFER

50 FOOT ZONE ONE  
STREAM BUFFER

APPROXIMATE LOCATION  
OF 14" SANITARY  
SEWER LINE

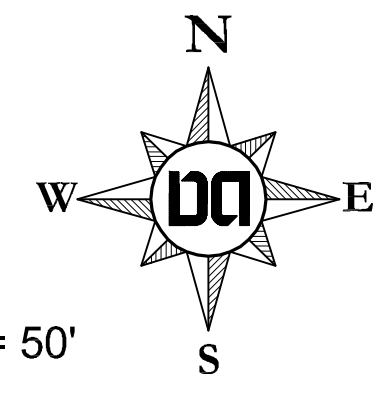


**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying  
514 Highway Place  
Nashville, Tennessee 37204  
(615) 251-5166

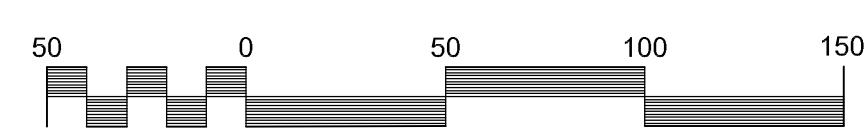
MPC Case Number  
CASE # 67-85-001  
D&A Project #14325

**C3.0**  
Sheet 4 of 6

**Detailed Layout Plan**



SCALE 1" = 50'



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**Graycroft/Graybrook**  
Planned Unit Development Amendment

Being Parcel 124.02, 211, and 175 on Tax Map 33  
Nashville, Davidson County, Tennessee

**PERMITS:**

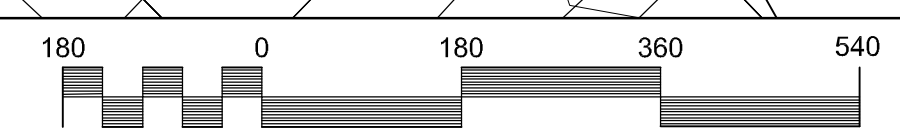
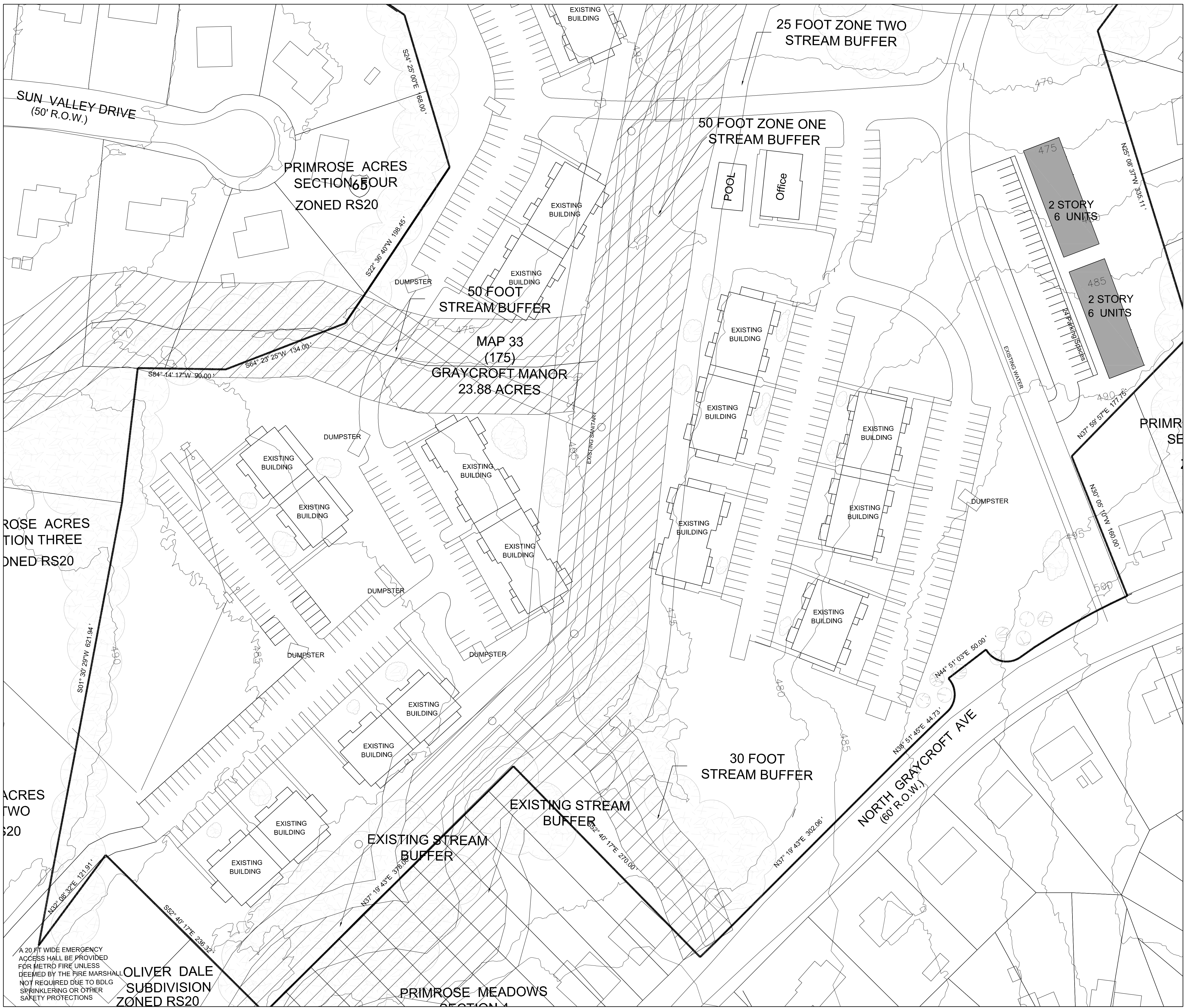


**Dale & Associates**  
Civil Engineering  
Land Planning & Surveying  
516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166

MPC Case Number  
CASE # 67-85-001

D&A Project #14325

**C4.0**  
Sheet 5 of 6



**Detailed Layout Plan**

A 20 FT WIDE EMERGENCY ACCESS SHALL BE PROVIDED FOR METRO FIRE UNLESS DEEMED BY THE FIRE MARSHALL NOT REQUIRED DUE TO BLDG SPRINKLERING OR OTHER SAFETY PROTECTIONS  
**OLIVER DALE**  
SUBDIVISION  
ZONED RS20

# Graycroft / Graybrook

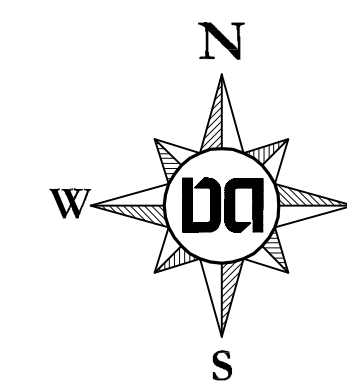
## Planned Unit Development Amendment

Being Parcel 124.02, 211, and 175 on Tax Map 33  
Nashville, Davidson County, Tennessee

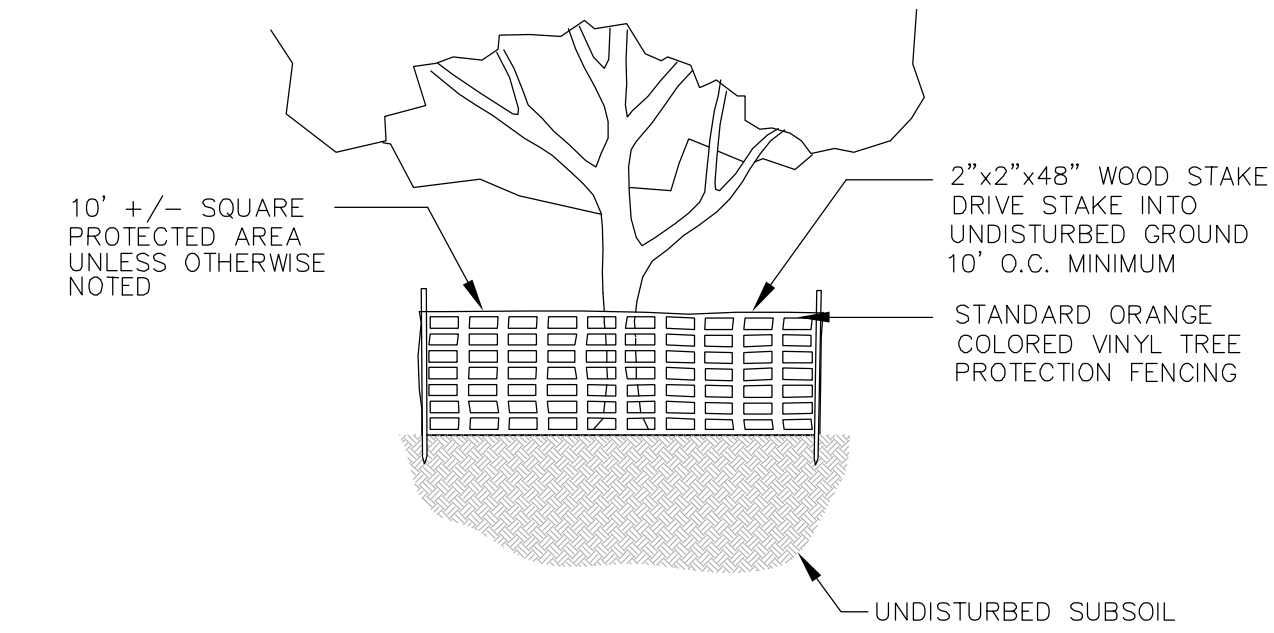
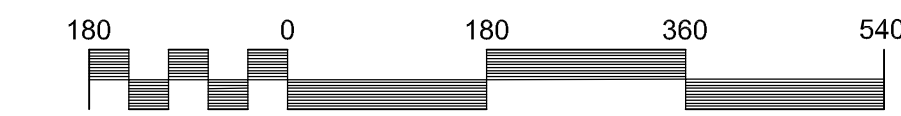
PERMITS:

MPC Case Number  
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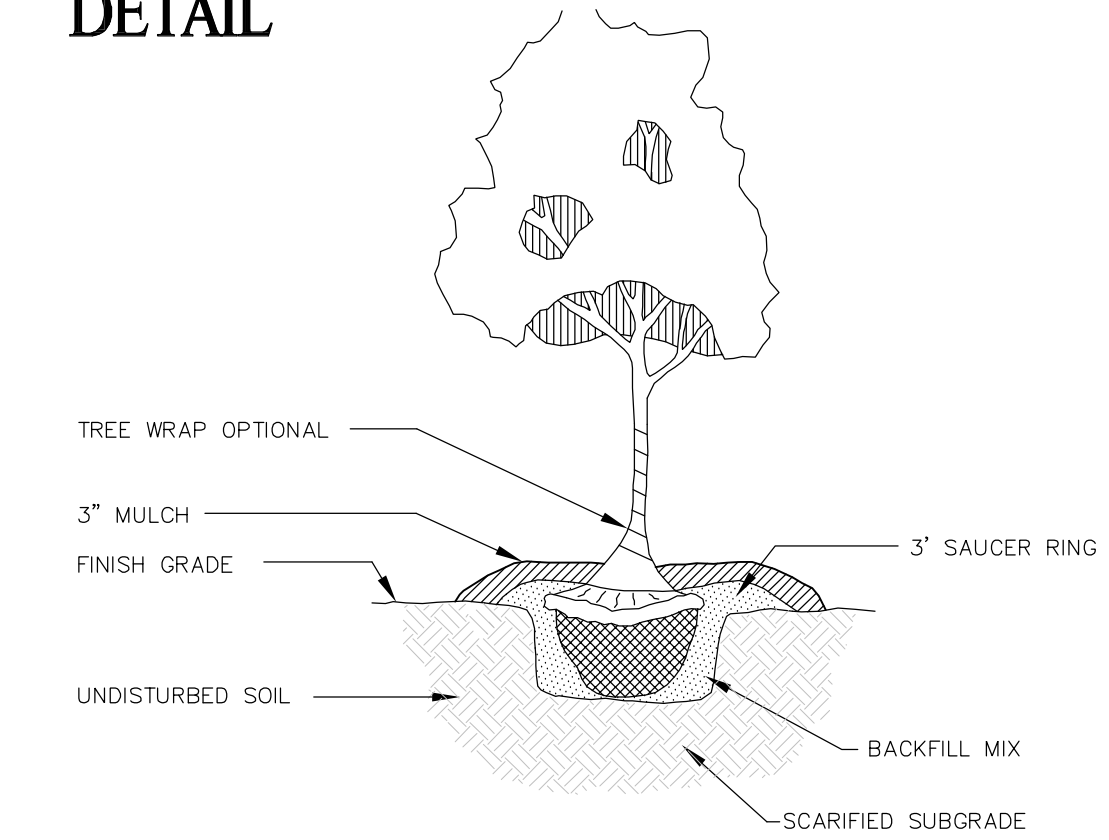
**C5.0**  
Sheet 6 of 6



SCALE 1" = 180'



### TREE PROTECTION FENCING DETAIL

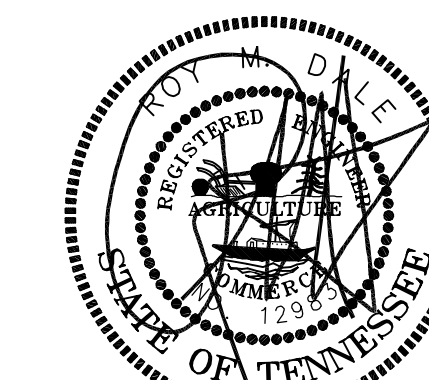


### LARGE TREE PLANTING

DO NOT GUY OR STAKE TREES UNLESS ON UNSTABLE SLOPES  
CONTACT METRO URBAN FORESTRY FOR GUYING/STAKING DETAIL IF NEEDED

### Landscape Notes

- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities. The landscape contractor shall verify the exact location of all utilities and take precautions to prevent damage to the utilities.
- All planting and mulch beds shall be sprayed with round-up (contractor's option) prior to the installation of mulch.
- Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
- The landscape contractor shall be responsible for the fine grading of all planting areas.
- All planting areas shall be fertilized with 12#/1000 s.f. of 10-10-10 fertilizer.
- All planting beds shall have a minimum of 3" depth of shredded hardwood bark mulch.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- All deciduous trees, existing and proposed shall be pruned to provide 4" minimum clear trunk unless otherwise noted.
- The landscape contractor shall provide a one year warranty on all plant materials and replace any dead or dying material within that time period.
- No plant materials should be substituted without authorization by Dale & Associates. Plant sizes shown are minimums required by the local municipality and materials shown have been selected specifically for this project.
- All wire baskets shall be completely removed and disposed of, burlap should be removed or punctured in at least 5 places. Remove all twine from burlapped materials.
- Guying is not allowed unless required by municipality or site conditions. The landscape contractor shall remove wires after a one year period.
- No canopy tree shall be located within 15' of an overhead utility. No tree shall be located within a public utility easement. Locating plant materials within a drainage easement is acceptable, but only if installed as not to disturb existing drainage flow. In such instances, the materials shall be located no closer than 5' from the centerline of drainage.



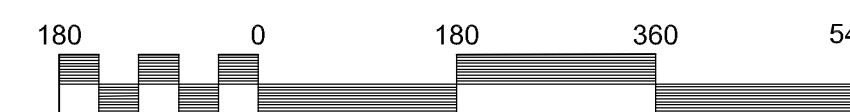
4/28/16



## Overall Landscape Plan



Existing Units - 412  
Proposed Units - 151  
Total Units - 563  
Proposed Units Are Shaded



**Dale & Associates**  
DA  
Consulting Civil Engineering  
Land Planning & Zoning  
Landscape Architecture

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