

**EROSION CONTROL & GRADING NOTES**

- 1) 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.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 8-12-12 FERTILIZER UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) 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.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- 7) 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 SOIL, 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.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) 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 DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
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1. off sidewalks are required, indicate sidewalk construction in compliance with the MCSP. All construction within the ROW is to be per MPW and ADA standards and specifications.  
 2. indicate the installation of an ADA compliant ramp at the intersection of 53rd and Tennessee.  
 3. indicate the installation of MPW standard ST-324 driveway ramp at the alley connection to 53rd.  
 (contact: Ben York ben.york@nashville.gov or 862-8758)

**PUBLIC WORKS NOTES**

- 1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- 2) 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.
- 3) STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
- 4) STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
- 5) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.
- 6) 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 APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL BUILDING PERMIT AS APPLICABLE. APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
7. COMPLY WITH THE MPW TRAFFIC ENGINEER
8. DRIVEWAYS WITHIN THE DEVELOPMENT ARE TO BE A MINIMUM OF 24 FT WIDE (ASPHALT TO ASPHALT) WITH NO ON STREET PARKING AND 30 FT WIDE WITH ON STREET PARKING. PAVING CROSS SECTION IS TO COMPLY WITH MPW ST-251 STANDARD.
9. PUBLIC SOLID WASTE AND RECYCLING METRO CURBSIDE
10. SIDEWALKS ARE REQUIRED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH METRO PUBLIC WORKS. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY IS TO BE PER METRO PUBLIC WORKS AND ADA STANDARDS AND SPECIFICATIONS

**WATER & SEWER NOTES**

- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
- 3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- 4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 5) 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.
- 6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- 7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- 8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
- 9) PUBLIC WATER AND DEWER CONSTRUCTION MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL SP APPROVAL. THESE APPROVED CONSTRUCTION PLANS MUST MATCH THE FINAL SP SITE PLAN. THE REQUIRED CAPACITY FEES MUST ALSO BE PAID PRIOR TO FINAL SITE PLAN/SP APPROVAL.

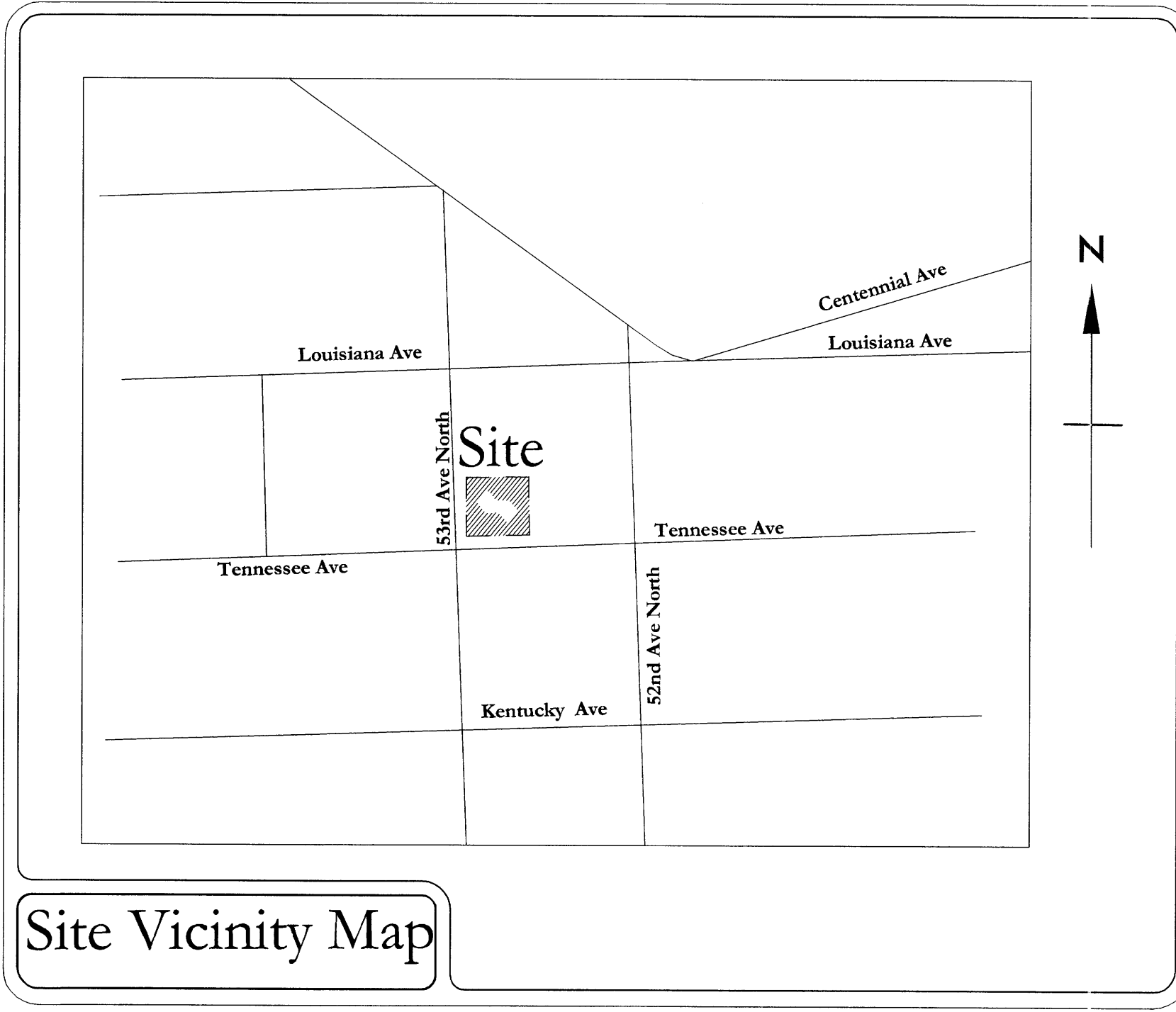
**LANDSCAPE NOTES**

- 1) 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.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) 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.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) 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.
- 14) 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.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) 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.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

**GENERAL PLAN CONSISTENCY NOTE**

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN THE WEST NASHVILLE COMMUNITY. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS TRANSECT 4 (T4) URBAN NEIGHBORHOOD MAINTENANCE POLICY (OR T4 NM). THE PRIMARY GOAL OF THE T4 NM POLICY IS INTENDED TO PRESERVE THE GENERAL CHARACTER OF DEVELOPED URBAN RESIDENTIAL NEIGHBORHOODS. EFFORTS SHOULD BE MADE TO RETAIN THE EXISTING CHARACTER OF THE NEIGHBORHOOD WHILE ESTABLISHING AND/OR DEVELOPING A PATTERN OF LOW TO MODERATE RESIDENTIAL DEVELOPMENT AND INSTITUTIONAL LAND USES. ENHANCEMENTS MAY BE MADE TO IMPROVE PEDESTRIAN, BICYCLE, AND VEHICULAR CONNECTIVITY.

AS PROPOSED, THIS SPECIFIC PLAN DISTRICT MEETS THE BUILDING FORM AS DIRECTED BY THE CURRENT LAND USE POLICY. THE PROPOSED HOMES WILL MATCH THE CURRENT STREETScape AND IMPROVE PEDESTRIAN CONNECTIVITY WITH THE INSTALLATION OF A 5' PUBLIC SIDEWALK WHERE NONE CURRENTLY EXISTS. THE PROPOSED DETACHED HOMES WILL PROVIDE A HOUSING TYPE CONSISTANT WITH THE IMMEDIATE AREA, WHICH IS ALSO A GOAL OF THE CURRENT LAND USE POLICY. EACH UNIT WILL HAVE AMPLE PARKING OFF OF THE EXISTING ALLEY THUS REMOVING CURRENTLY ALLOWED BY RIGHT DRIVES OFF OF THE FRONTING STREET. THE INSTALLATION OF STORM WATER UTILITIES THAT COMPLY WITH INFILL REGULATIONS WILL PROVIDE FOR ON-SITE STORM WATER MANAGEMENT



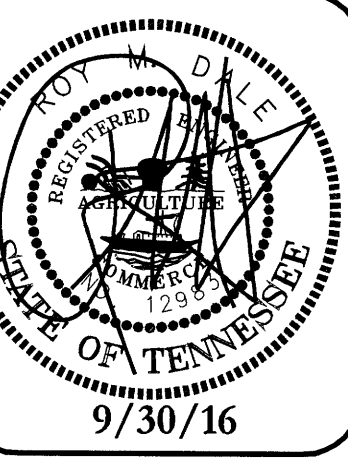
Site Vicinity Map



REVISIONS:

Preparation Date: 9/30/16

**5212 Tennessee Ave**  
 Preliminary Specific Plan  
 Being Parcel 88 on Tax Map 91-07  
 Nashville, Davidson County, Tennessee



SPECIFIC PLAN DEVELOPMENT SUMMARY		
USE	DETACHED	MULTI FAMILY
PROPERTY ZONING	R6	SURROUNDING ZONING R6
TOTAL PROPERTY SIZE	0.413 ACRES	(18,000 SF)
NUMBER OF RESIDENTIAL UNITS/DENSITY	4 TOTAL UNITS	/ 9.68 UN/AC
TOTAL BUILDING FLOOR AREA	12,000 SF	
FAR	0.70	
ISR	0.60	
STREET YARD SETBACK:	10' MEASURED FROM RIGHT OF WAY	
SIDE YARD	5' FROM WEST PROPERTY LINE	
REAR YARD	20' MEASURED FROM ALLEY RIGHT OF WAY	
HEIGHT STANDARDS	2 STORIES MAX. IN 35 FEET (MEASURED TO ROOFLINE)	
<b>PARKING AND ACCESS</b>		
RAMP LOCATION AND NUMBER	ACCESS FROM EXISTING ALLEY	
REQUIRED PARKING	8 REQ'D (RESIDENTIAL 2 STALLS/UNIT @ 4UNITS)	
PARKING PROPOSED	8 PARKING SPACES	

**FIRE MARSHALL**

FIRE FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE-2006 EDITION

**Stormwater Notes**

1. This site is responsible for water quality and water quantity.
2. To provide the full water quality treatment of 80% TSS a water various quantity/quality BMPs are proposed. Design of these features will be provided during the final SP process.
3. Storm sewer system on this plan is shown schematically. Final design will be provided during the final SP process and will meet the requirements of the stormwater management manual.
4. This project will disturb more than 1 acre, therefore, a NOI will be submitted to TDEC during final SP process.
5. 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.
6. An existing drainage way crosses the property. Prior to the approval of a Final SP, the recently renovated/repared stream crossing must come into compliance with the current regulations and requirements per the Metro Nashville Stormwater Manual.

**SP DEVELOPMENT NOTES**

- 1) THE PURPOSE OF THIS SP IS TO PERMIT 4 DETACHED MULTIFAMILY UNITS.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0236H DATED NOVEMBER 22, 2013.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 7) 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).
- 8) 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.
- 9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 10) SOLID WASTE PICKUP PRIVATE CURBSIDE PICKUP.
- 11) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- 12) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE R6-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 13) THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS. ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- 14) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT AND THE FAIR HOUSING ACT. ADA: http://ada.gov/

**MPC Case Number  
2016SP-085-001**

**Sheet Schedule**

- C1.0 Notes & Project Standards
- C2.0 Existing Conditions
- C3.0 SP Layout

**Property Information**  
 5212 Tennessee Ave  
 Nashville, Tennessee  
 37209  
 Council District 20 (Mary Carolyn Roberts)

**Owner/Developer**  
 Steve Reigle  
 Regal Homes  
 290 Ed Harris Street  
 Ashland City, TN 37015

P 615.403-7002  
 sreigle@realtracs.com

**Civil Engineer**  
 Dale & Associates  
 516 Heather Place  
 Nashville, Tennessee 37204  
 Contact: Roy M. Dale, PE  
 Phone: 615.297.5166  
 Email: roy@daleandassociates.net

**Electric Service**  
 Nashville Electric Service (NES)  
 1214 Church Street  
 Nashville, Tennessee 37246  
 615.747.6807

**Gas Service**  
 Nashville Gas (Piedmont)  
 615.734.0734

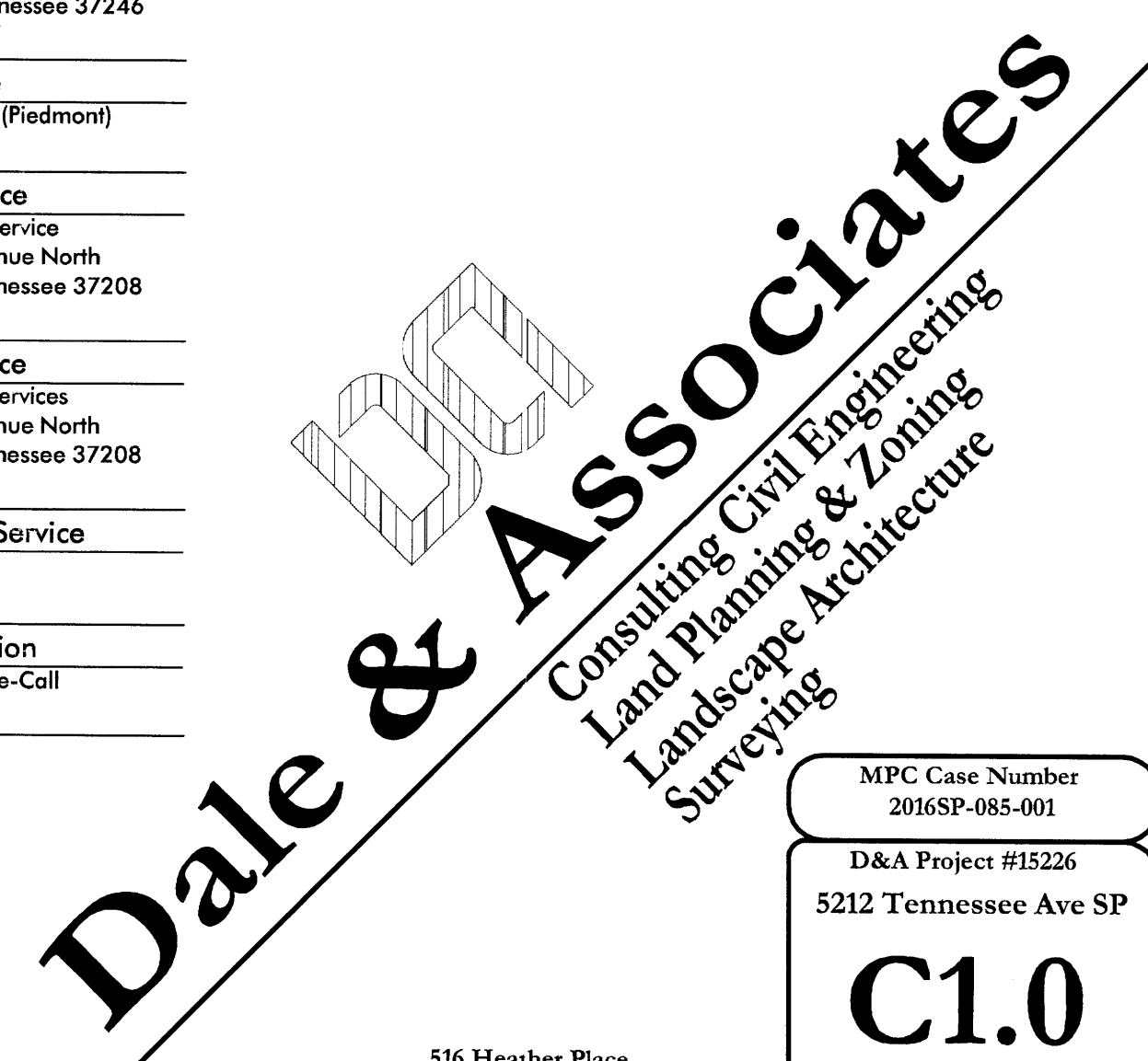
**Water Service**  
 Metro Water Service  
 1600 2nd Avenue North  
 Nashville, Tennessee 37208  
 615.862.4598

**Sewer Service**  
 Metro Water Services  
 1600 2nd Avenue North  
 Nashville, Tennessee 37208  
 615.862.4598

**Telephone Service**  
 Bellsouth  
 866.620.6000

**Utility Location**  
 Tennessee One-Call  
 800.351.1111

ORDINANCE NO. BLXXXXXXX



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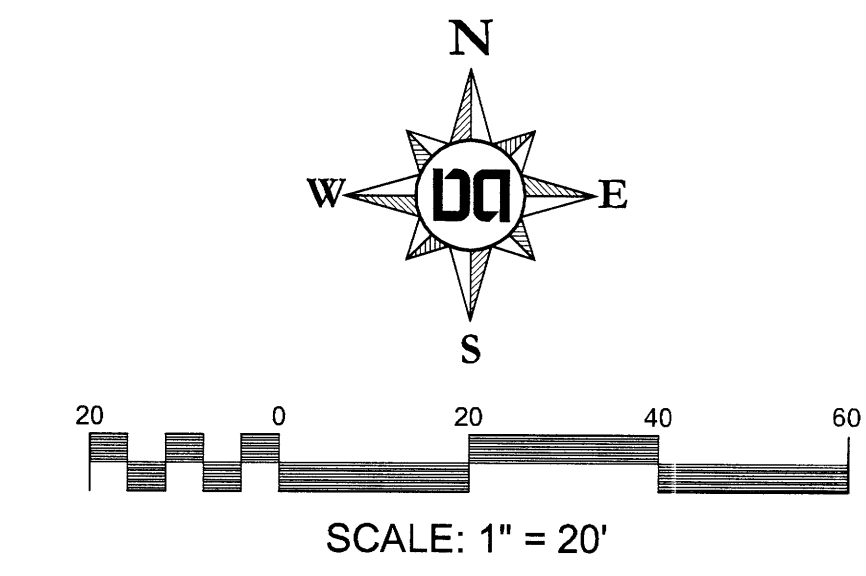
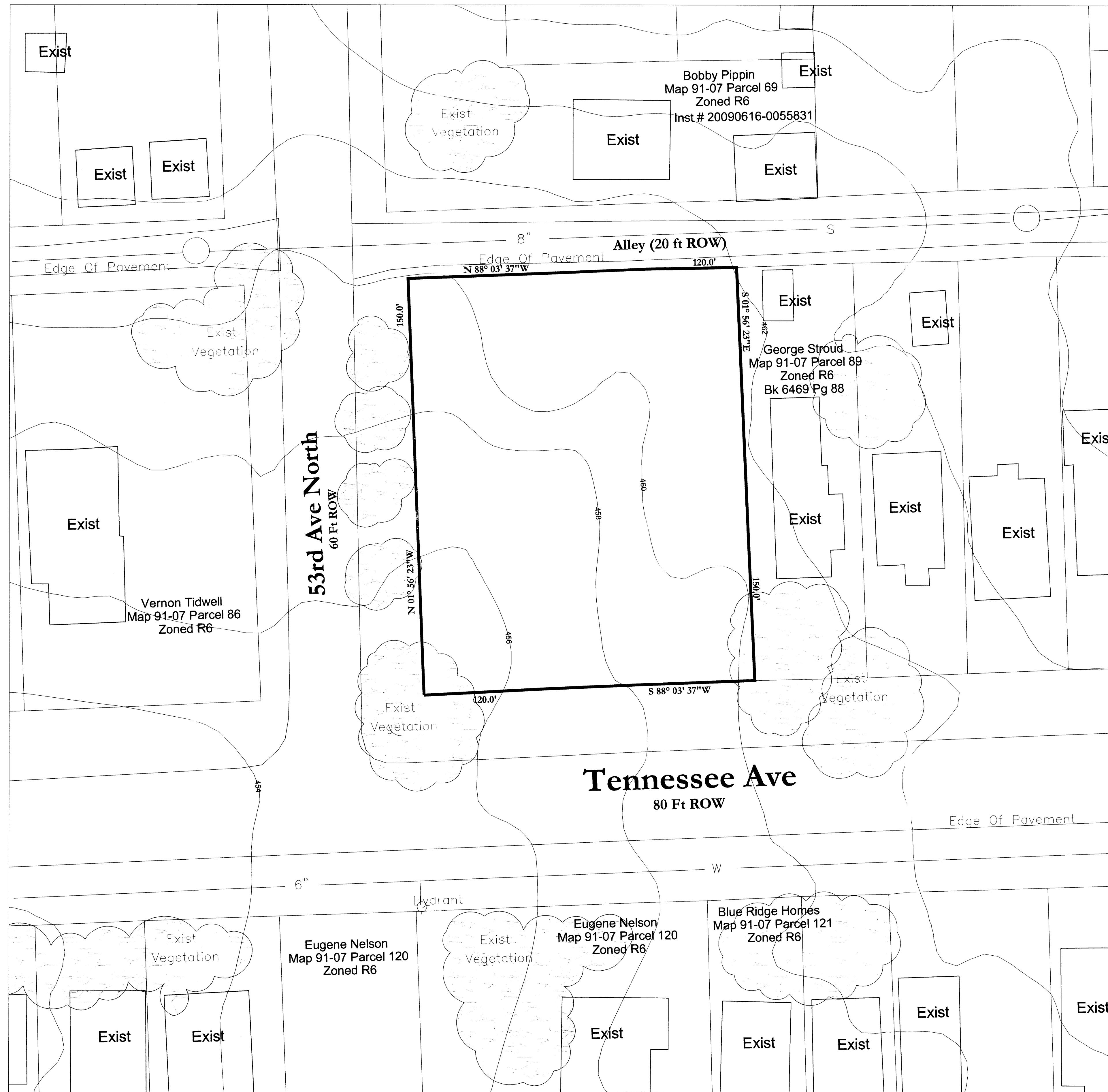
D&A Project #15226  
5212 Tennessee Ave SP

**C1.0**  
Sheet 1 of 3

Project to be Completed In One Phase

Notes & Project Standards

516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166



SITE AREA = 18,000 SQ FT  
= 0.413 AC  
BOUNDARY AND TOPO DATA PER METRO GIS

**EROSION CONTROL & GRADING NOTES**

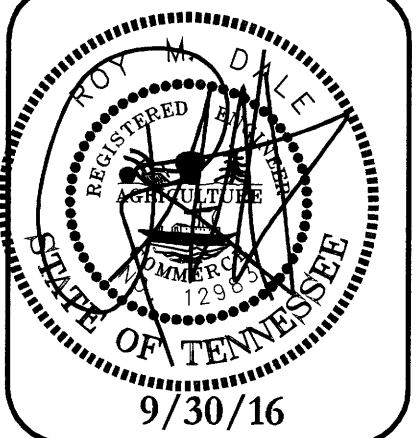
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REVISIONS:

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Preliminary Specific Plan  
Being Parcel 88 on Tax Map 91-07  
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**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying

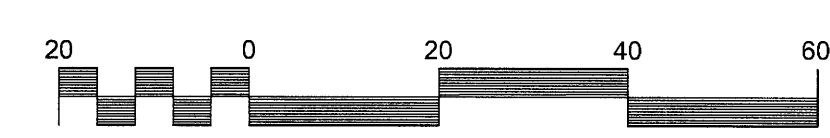
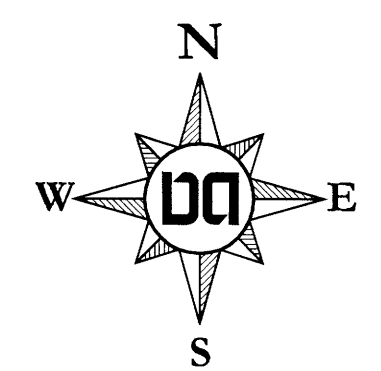
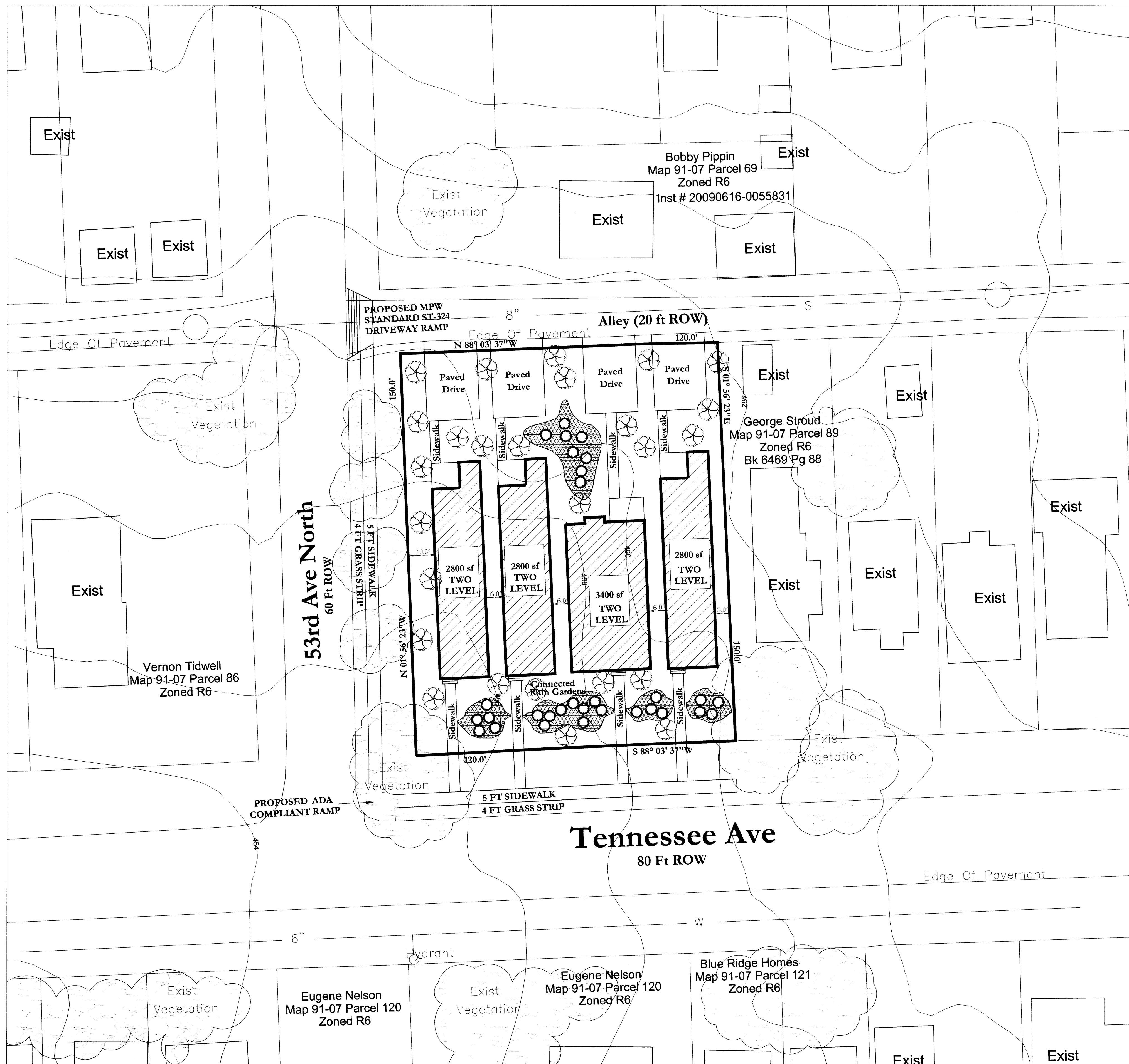
MPC Case Number  
2016SP-085-001

D&A Project #15226  
5212 Tennessee Ave SP

**C2.0**  
Sheet 2 of 3

516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166

Existing Conditions



SCALE: 1" = 20'

SITE AREA = 18,000 SQ FT  
= 0.413 AC

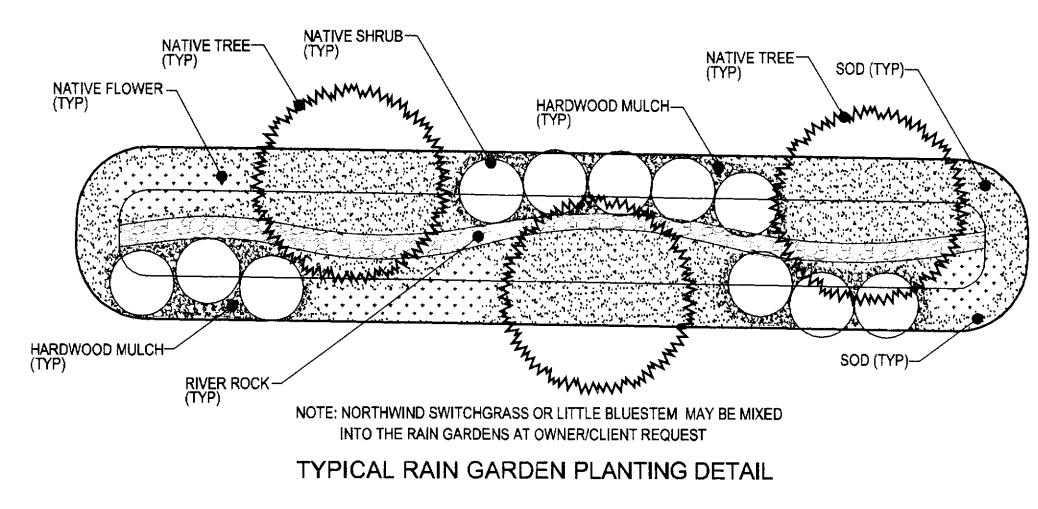
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2. To provide the full water quality treatment of 80% TSS a water various quantity/quality BMPs are proposed. Design of these features will be provided during the final SP process.
3. Storm sewer system on this plan is shown schematically. Final design will be provided during the final SP process and will meet the requirements of the stormwater management manual.
4. This project will disturb more than 1 acre, therefore, a NOI will be submitted to TDEC during final SP process.
5. 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.

**Irrigation Notes**

Irrigation will be provided in more detail on final plan. Irrigation to be design/build by landscape contractor.



**Tree Density Notes**

Metro tree density requirements will be addressed in final construction documents. At the preliminary phase of this project no detailed tree information is available.

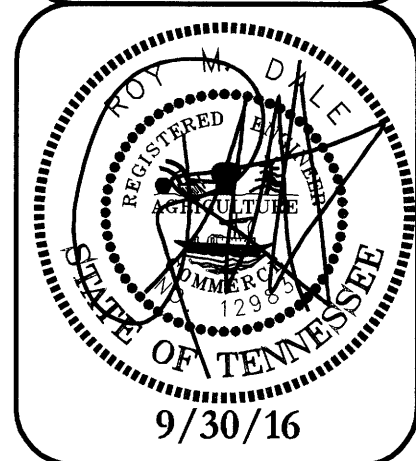
1. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
2. The minimum side setback shall be five feet.
3. The minimum rear setback shall be 20 feet.
4. Setbacks are as per the Metro Zoning Code
5. No structure shall be more than two stories and shall be limited to a maximum height of 29 feet at the front setback and 35 feet total. Building elevations for all street facades shall be provided with the final site plan. Each of the proposed street facades shall have a distinct design and composition. The following standards shall be met:
  - a. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
  - b. Windows shall be vertically oriented at a ratio of 2:1 or greater.
  - c. EIFS, untreated wood, and vinyl siding shall be prohibited.
  - d. A raised foundation of 18"- 36" is required for all residential structures.
  - e. Porches shall provide a minimum of six feet of depth.
  - f. Vehicular access shall be from the alley and no driveways and parking shall be permitted onto Tennessee Avenue.
7. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval the property shall be subject to the standards, regulations and requirements of the R6-A zoning district as of the date of the applicable request or application.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



**REVISIONS:**

Preparation Date: 9/30/16

**5212 Tennessee Ave**  
Preliminary Specific Plan  
Being Parcel 88 on Tax Map 91-07  
Nashville, Davidson County, Tennessee



**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying

MPC Case Number  
2016SP-085-001  
D&A Project #15226  
5212 Tennessee Ave SP

**C3.0**  
Sheet 3 of 3

SP Layout