

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 WITHING 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 12POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESQUE 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.
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- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
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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 THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY AVRY 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.
9. PUBLIC SOLID WASTE AND RECYCLING TO BE PROVIDED PRIVATE CURBSIDE PICKUP
10. SIDEWALKS ARE TO BE CONSTRUCTED PER METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND PER THE MAJOR COLLECTOR STREET PLAN AND ARE TO BE CONSTRUCTED WITHIN DEDICATED RIGHT OF WAY.

TRAFFIC AND PARKING

1)PRIOR TO OBTAINING A BUILDING PERMIT AND PRIOR TO ANY CONSTRUCTION, A TRAFFIC ACCESS STUDY IS REQUIRED UPON THE SUBMITTAL OF THE FINAL SP PLAN. THIS ACCESS STUDY WILL INSURE SAFE SIGHT DISTANCE FOR THE PROPOSED ACCESS AND COULD INCLUDE REQUIRED IMPROVEMETNS NOT LIMITED TO A LEFT TURN LANE ON OLD HICKORY BLVD WITH AN ADEQUATE TRANSITION AT THE ACCESS DRIVE, 2 EXITING AND 1 ENTERING LANE ON THE ACCESS DRIVE, AND REFURBISHING PAVEMENT MARKINGS AT THE INTERSECTION OF OLD HICKORY BLVD AND CHARLOTTE PIKE.

WATER & SEWER NOTES

- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE HARPEETH VALLEY UTILITY DISTRICT.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE HARPEETH VALLEY UTILITY DISTRICT 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 SEWER 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.

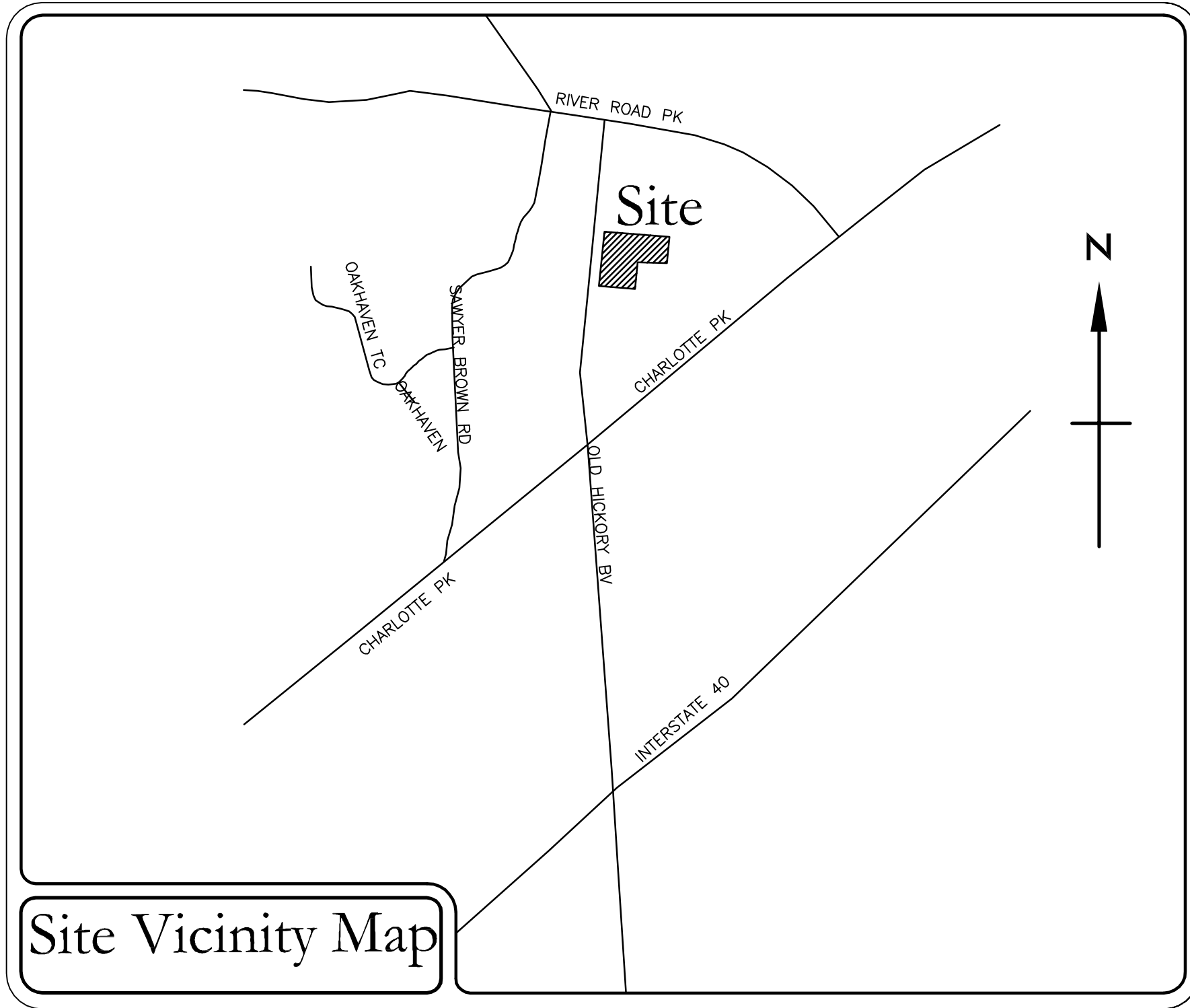
LANDSCAPE NOTES

- 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 UTILITES 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 BELLEVUE COMMUNITY. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS A TRANSECT 3 (T3) SUBURBAN NEIGHBORHOOD EVOLVING POLICY (OR T3 NE). THE PRIMARY GOALS OF THE T3 NE POLICY ARE TO CREATE AND ENHANCE SUBURBAN NEIGHBORHOODS WITH HIGHER DENSITY RESIDENTIAL DEVELOPMENT WHILE PROVIDING ADDITIONAL HOUSING OPTIONS AND MAINTAINING THE EXISTING CHARACTER OF THE SURROUNDING COMMUNITY. OPPORTUNITIES FOR IMPROVED PEDESTRIAN, BICYCLE AND VEHICULAR CONNECTIVITY ARE IMPORTANT AS WELL.

AS PROPOSED, THIS SPECIFIC PLAN DISTRICT MEETS THE ALLOWABLE DENSITY AND BUILDING FORM AS DIRECTED BY THE CURRENT LAND USE POLICY. THE PROPOSED HOMES WILL SUPPLEMENT THE CURRENT STREETScape SIMILAR TO HOMES ACROSS THE STREET AND WILL IMPROVE PEDESTRIAN CONNECTIVITY WITH THE INSTALLATION OF A 5' PUBLIC SIDEWALK WHERE NONE CURRENTLY EXISTS. EACH UNIT WILL HAVE AMPLE PARKING, AND ADDITIONAL GUEST PARKING WILL BE PROVIDED ON-SITE. AMPLE OPEN SPACE WILL BE PROVIDED, AND THE INSTALLATION OF STORM WATER UTILITIES THAT COMPLY WITH INFILL REGULATIONS WILL PROVIDE FOR ON-SITE STORM WATER MANAGEMENT



ARCHITECTURAL NOTES

- Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
- Windows shall be vertically oriented at a ratio of 2:1 or greater, except for domers.
- EIPS, vinyl siding and untreated wood shall be prohibited.
- Porches shall provide a minimum of six feet of depth.
- A raised foundation of 18" - 36" is required for all residential structures.

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. Additional areas of water quality may be needed for the north section of the site (to be determined during development stage)
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 the basic premise of the stormwater design. The final design and details of the plan shall be governed by the appropriate regulations at the time of final application. Additional areas of water quality may be needed for the north section of the site (to be determined during development stage).

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO PERMIT 56 ATTACHED RESIDENTIAL 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 METRO NASHVILLE PRELIMINARY FLOOD MAP VIEWER
- 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 RM15-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 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>

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	ATTACHED SINGLE FAMILY
PROPERTY ZONING	R15 SURROUNDING ZONING Ar2a, R15, and CS
TOTAL PROPERTY SIZE	4.07 ACRES
NUMBER OF RESIDENTIAL UNITS/DENSITY	49 TOTAL UNITS 12 UN/AC)
TOTAL BUILDING FLOOR AREA	124,000 SF
FAR	0.70
ISR	0.70
STREET YARD SETBACK:	40' MEASURED FROM RIGHT OF WAY
SIDE YARD	10' FROM NORTH AND SOUTH PROPERTY LINE
REAR YARD	20' REAR OF LOT
HEIGHT STANDARDS	3 STORIES MAX. IN 35 FEET (MEASURED TO ROOFLINE)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	1 ACCESS POINT FROM OLD HICKORY BLVD
REQUIRED PARKING	98 REQ'D (RESIDENTIAL 2 STALLS/UNIT @ 49 UNITS)
PARKING PROPOSED	114 PARKING SPACES

ORDINANCE NO. BLXXXXXXXX

Property Information
 730 Old Hickory Blvd
 Nashville, Tennessee
 4.07 Acres
 Council District 22 (Sheri Weiner)

Owner/Developer
 Victor Bishara
 4544 Harding Pike Suite 218
 Nashville TN 37205
 P 901.550.7038
 F 615.301.8196
 vbishara@aol.com

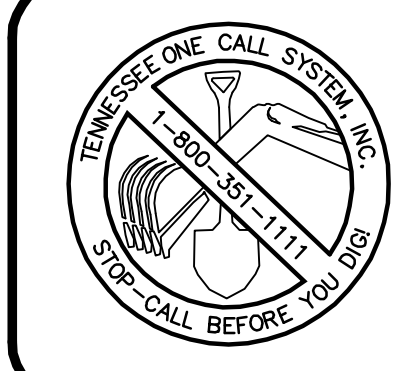
Civil Engineer
 Dale & Associates
 516 Heather Place
 Nashville, Tennessee 37204
 Contact: Roy M. Dale, PE
 Phone: 615.297.5166
 Email: roy@daleandassociates.net

**MPC Case Number
 2017SP- 012-01**

Sheet Schedule

- C1.0 Notes & Project Standards**
- C2.0 Existing Conditions**
- C3.0 SP Layout**
- C4.0 Building Massing Plan**

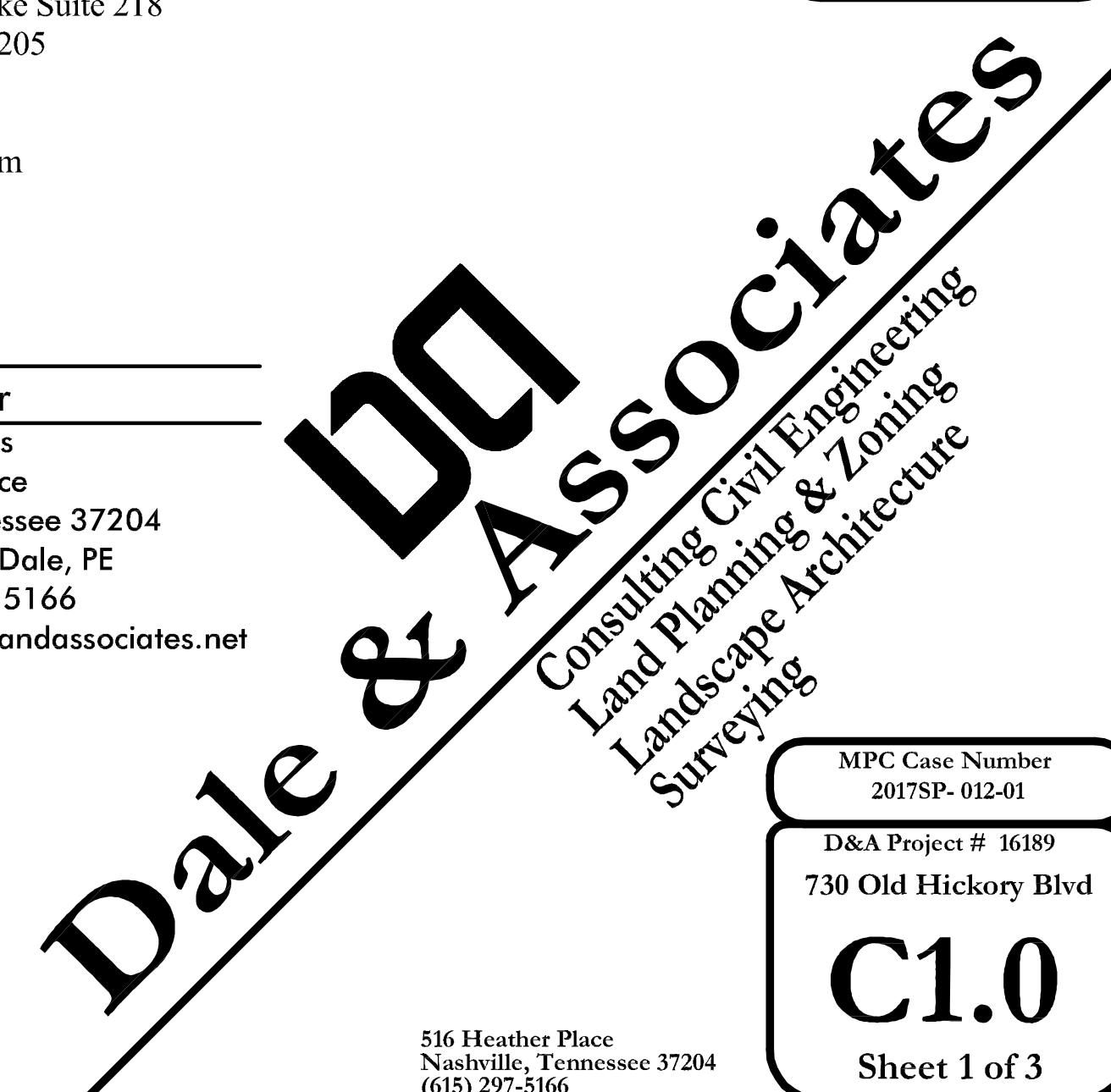
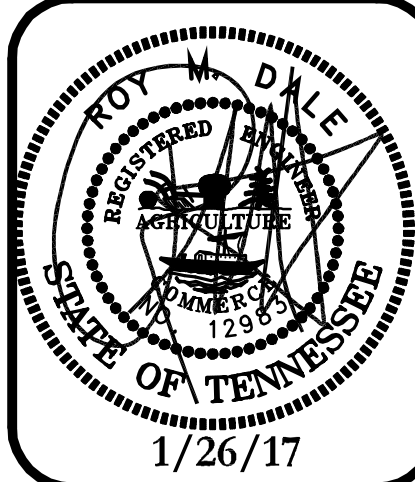
Notes & Project Standards



REVISIONS:

Preparation Date:

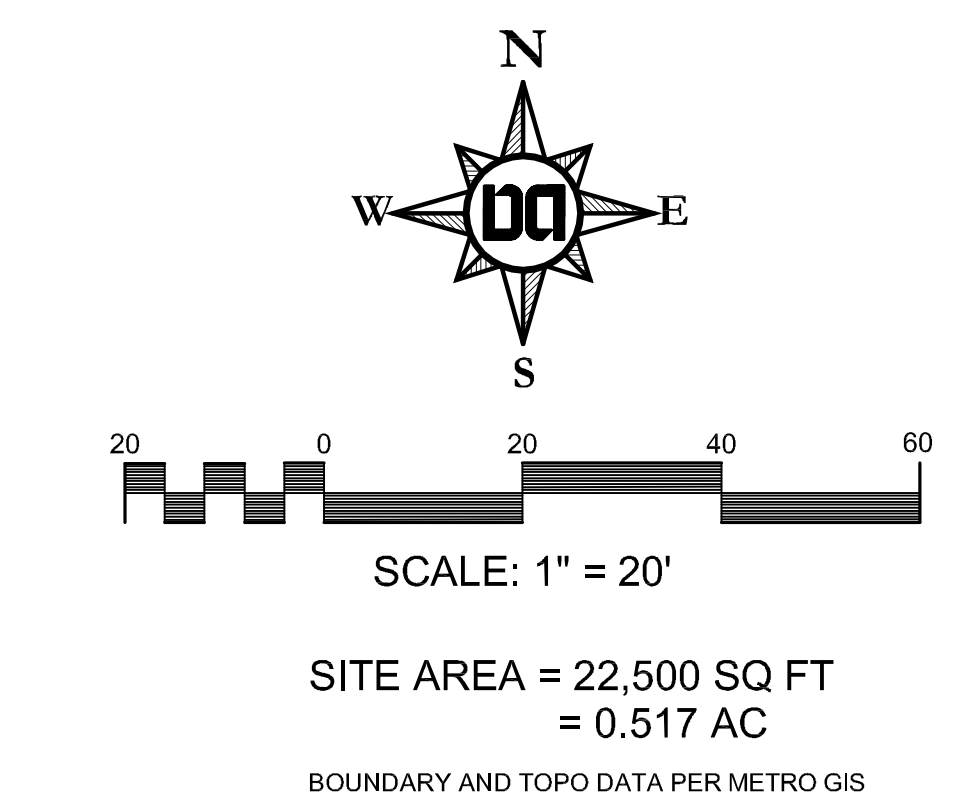
730 Old Hickory Blvd
Preliminary Specific Plan
 Being Parcel 131 on Tax Map 114
 Nashville, Davidson County, Tennessee



MPC Case Number
 2017SP-012-01
 D&A Project # 16189
 730 Old Hickory Blvd
C1.0
 Sheet 1 of 3



Metro GIS indicates a 40' wide drain within the right of way along the east side of Old Hickory Blvd. Upon final 8" provide undisturbed buffers or a hydrologic determination showing the conveyance as a wet weather conveyance.



EROSION CONTROL & GRADING NOTES

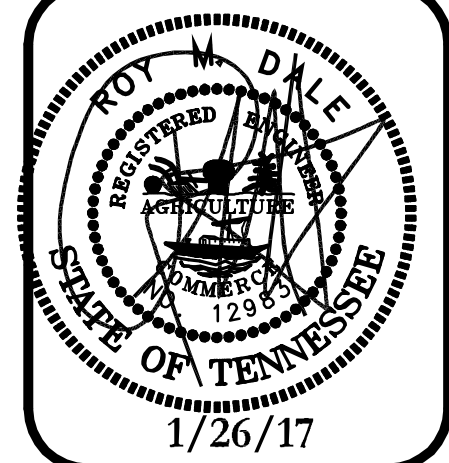
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730 Old Hickory Blvd
Preliminary Specific Plan
Being Parcel 131 on Tax Map 114
Nashville, Davidson County, Tennessee



Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

Existing Conditions

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

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D&A Project # 16189
730 Old Hickory Blvd
C2.0
Sheet 2 of 3

