

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 4" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHER WISE 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 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.
- 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 INSEPCION 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.

- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) 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.

13) 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.

14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.

15) 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 NIPDES DEPARTMENT DURING THE PRE-CONSTRUCTION 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.

16) EROSION CONTROL MEASURES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED. ONCE STABILIZATION IS ACHIEVED, ALL EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED PRIOR TO AS-BUILT APPROVAL.

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.

FIRE HYDRANT FLOW RESULTS:

FORTHCOMING

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.

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 MATERIALS 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 DISTRICT PROPOSED HEREIN IS LOCATED WITHIN SUBAREA #5 THE EAST NASHVILLE COMMUNITY PLAN. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS TRANSECT 4 (T4) URBAN NEIGHBORHOOD EVOLVING POLICY (OR T4 NE). THE PRIMARY GOALS OF THE T4 NE POLICY ARE TO CREATE AND ENHANCE URBAN NEIGHBORHOODS WITH HIGHER DENSITY RESIDENTIAL DEVELOPMENT (BETWEEN 6-40 UNITS PER ACRE) 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 PROVIDES AN APPROPRIATE TRANSITION FROM THE EXISTING SINGLE FAMILY BY PROVIDING COMPARABLE SINGLE FAMILY LOTS, TRANSITIONING TO THE TOWNHOMES PROPOSED. THE PLAN PROPOSES TO COMPLETE THE INTENDED ROADWAY CONNECTION FROM BETHWOOD TO THE UNNAMED RIGHT OF WAY IN ORDER TO ELIMINATE WHAT HAS BEEN DISCUSSED AS A PROBLEMATIC DEAD END CONDITION, WITH A NEW PUBLIC ROADWAY.

THE DENSITY PROPOSED (5.5 UNITS PER ACRE) FITS WELL WITHIN, PERHAPS EVEN BELOW, THE T4 NE POLICIES DEFINED RANGE AND CLOSELY MIMICS THE DENSITY YIELD FROM A BASE ZONING OF RS7.5. BECAUSE OF THE REASONS OUTLINED ABOVE, WE FEEL THAT THE PLAN AS PROPOSED, MEETS ALL ASPECTS OF THE PROPERTY'S DESIGNATED POLICY AS OUTLINED WITHIN THE COMMUNITY CHARACTER MANUAL.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF A 77 UNIT RESIDENTIAL DEVELOPMENT.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 79-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) A PORTION OF THIS PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0253H", DATED: APRIL 5, 2017.
- 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 TO BE PROVIDED BY DUMPSTER SHOWN ON THIS PLAN.
- 11) 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).

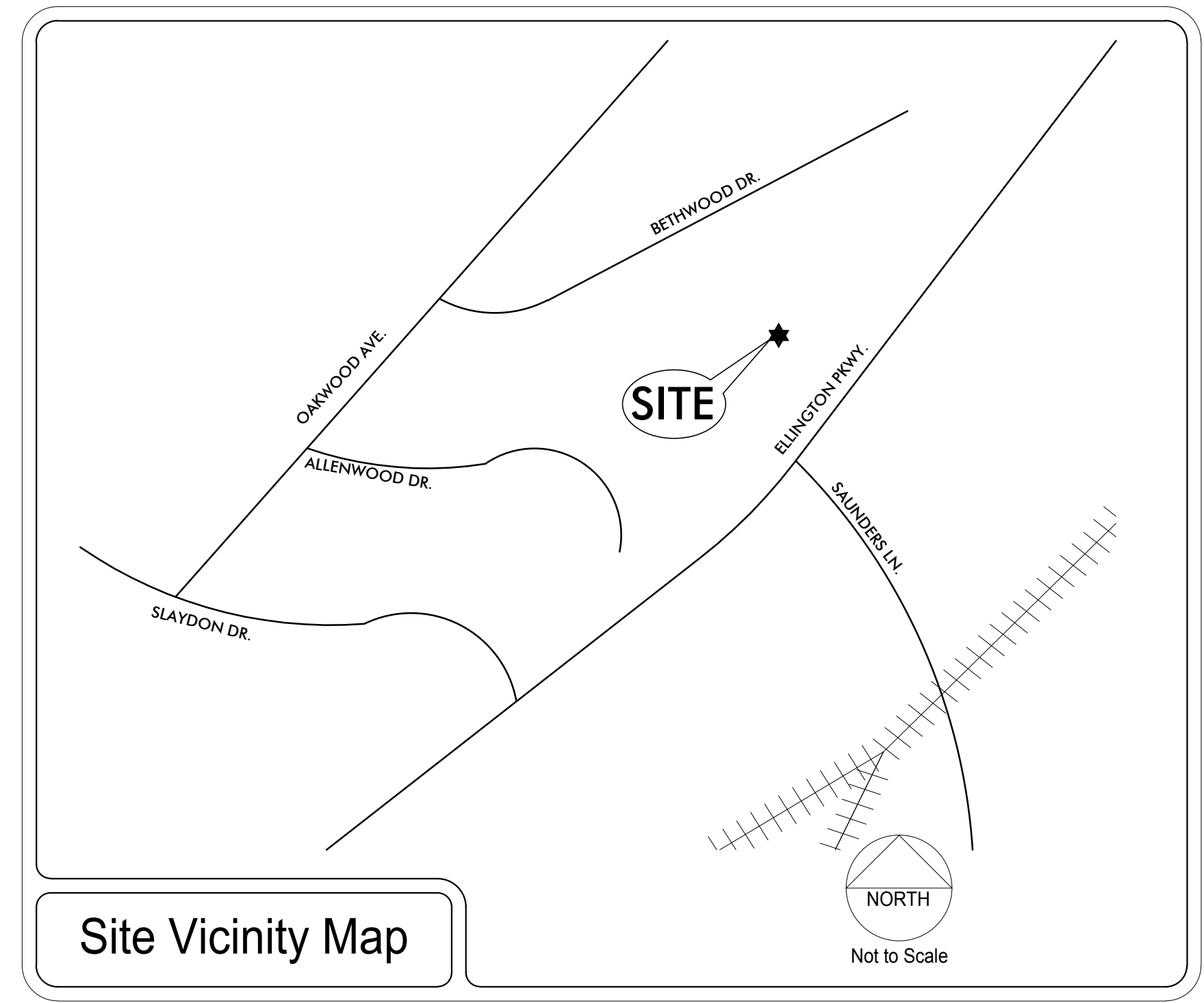
12) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. 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.

13) 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 RM9-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

14) DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

ARCHITECTURAL NOTES

- A. BUILDING FACADES FRONTING A STREET OR AN OPEN SPACE SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
- B. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
- C. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- D. A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.



SPECIFIC PLAN DEVELOPMENT SUMMARY	
TOTAL AREA	14.04 ACRES OR 611,582 S.F. SQUARE FEET
USE	MULTIFAMILY
PROPERTY ZONING	RS10, RS7.5
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	77 TOTAL UNITS (5.5 UN/AC)
FAR	50% MAX
ISR	60% MAX
STREET YARD SETBACK:	10' ALONG PUBLIC ROW
REAR SETBACK:	20' (WEST)
SIDE SETBACK:	5' (SINGLE FAMILY LOTS)
HEIGHT STANDARDS	TOWNHOMES: 2.5 STORIES MAXIMUM (35' MEASURED TO ROOFLINE) COTTAGES: 2.5 STORIES MAXIMUM (35' MEASURED TO ROOFLINE) SINGLE FAMILY: 2 STORIES MAXIMUM (30' MEASURED TO ROOF PITCH)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	UNIT ACCESS VIA BETHWOOD AND UNNUMBERED ALLEY
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	±40' WEST
DISTANCE TO INTERSECTION	±130' NORTH TO BETHWOOD
REQUIRED PARKING	154 REQUIRED (2 PER UNIT, 77 UNITS)
PARKING PROPOSED	82-GARAGE STALLS 61-8'5"x18', 90' PARKING STALLS 42-8'x23', PARRALEL STALLS 185 PARKING STALLS PROPOSED

Property Information
2634 Bethwood Dr
Nashville, Tennessee 37207
13.51 Acres
Council District 05 (Scott Davis)

Developer
Upside, LLC
ivycmanager@gmail.com

0 Allenwood Dr
Nashville, Tennessee 37207
0.53 Acres
Council District 08 (Nancy VanReece)

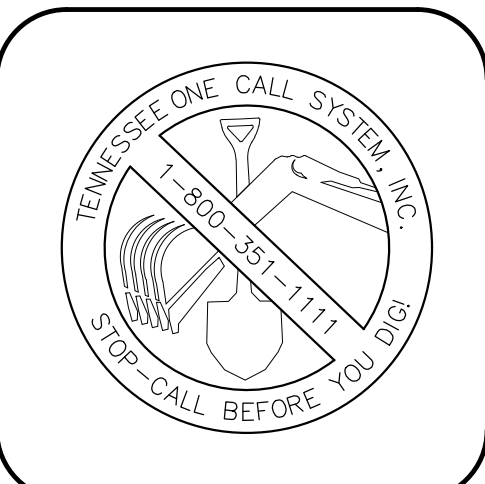
Civil Engineer
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net

Owners of Record
Upside, LLC
ivycmanager@gmail.com

Sheet Schedule

- 1 C1.0 Notes & Project Standards
- 2 C2.0 Existing Conditions
- 3 C3.0 Proposed Layout & Landscaping
- 4 C4.0 Proposed Utility

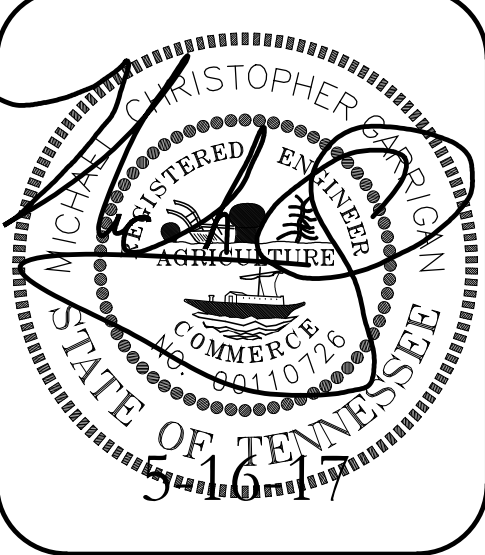
Notes & Project Standards



REVISIONS:

Preparation Date: APR 2016

Bethwood Commons
Preliminary Specific Plan
Being Parced 53 On Tax Map 61 & Parcel 15 On Tax Map 72
Nashville, Davidson County, Tennessee

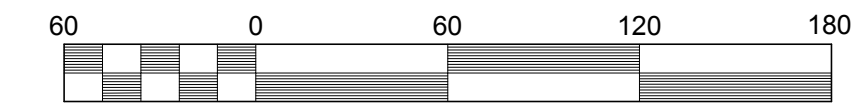
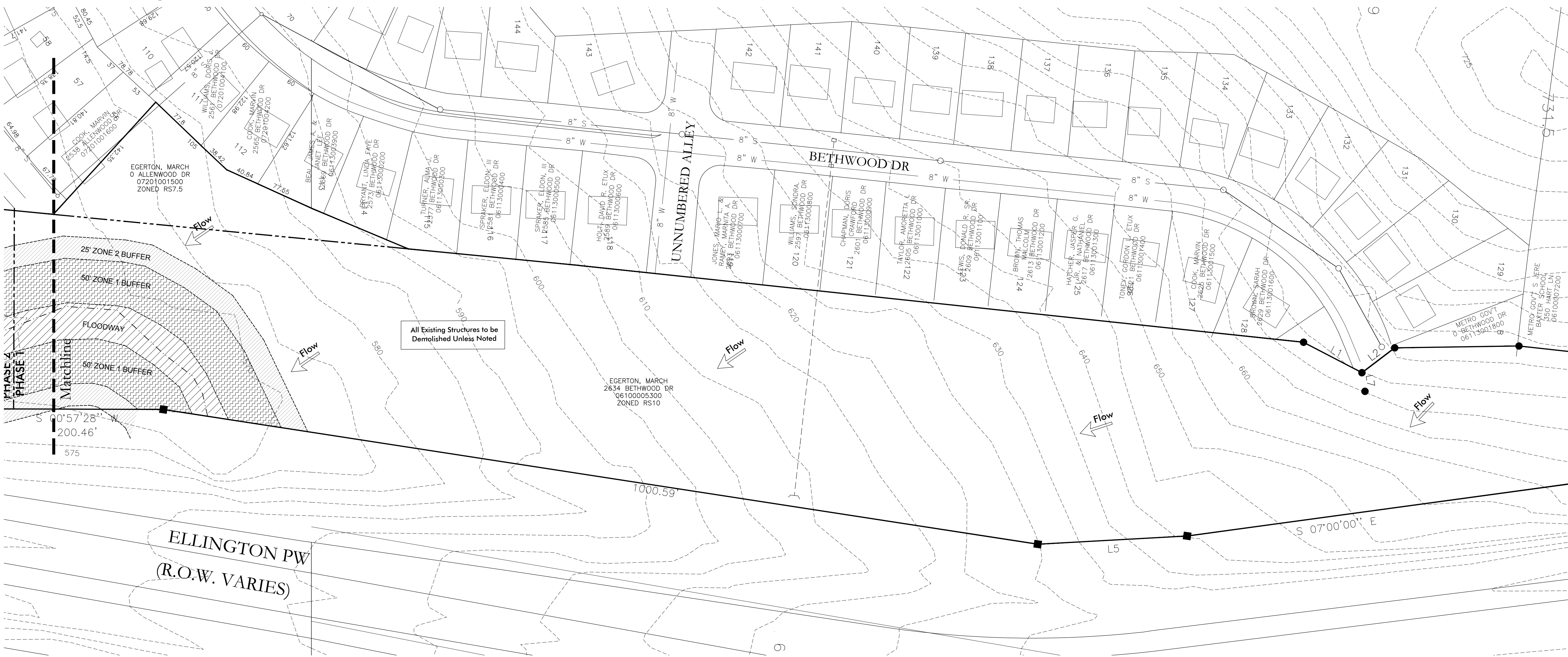


Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

MPC Case Number
2016SP-040-001

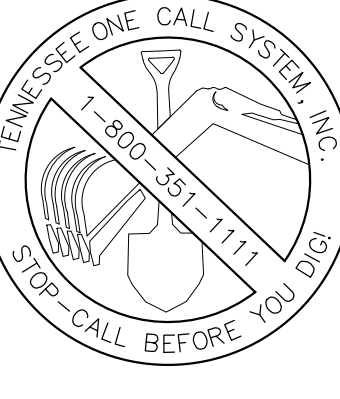
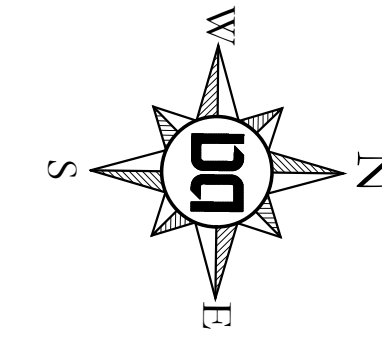
D&A Project No 15355
Bethwood Commons
Preliminary SP Drawings
C1.0
Sheet 1 of 4

Phase 1 Existing Conditions



SCALE: 1" = 60'

SITE AREA = 14.04 ACRES
= 611,582 S.F.



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Preparation Date: APR 2016

Bethwood Commons

Preliminary Specific Plan
Being Parcel 53 On Tax Map 61 & Parcel 15 On Tax Map 72
Nashville, Davidson County, Tennessee



Phase 2 Existing Conditions



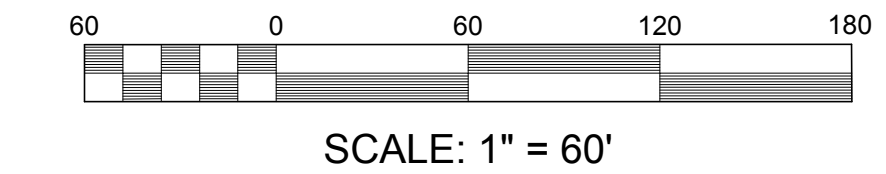
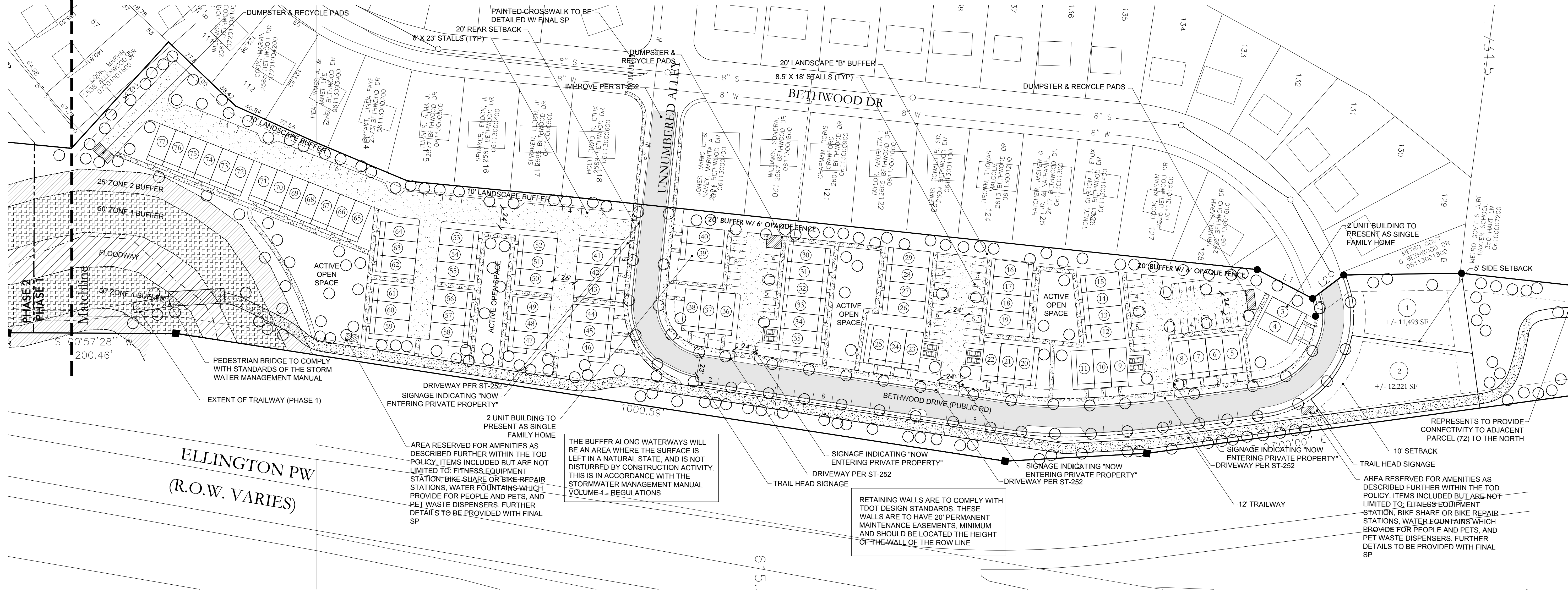
Existing Conditions

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Land Planning & Zoning
Landscape Architecture

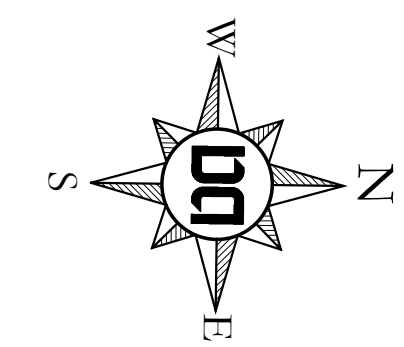
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

MPC Case Number
2016SP-040-001
D&A Project No 15355
Bethwood Commons
Preliminary SP Drawings
C2.0
Sheet 2 of 4

Phase 1 Layout & Landscaping



SCALE: 1" = 60'
 SITE AREA = 14.04 ACRES
 = 611,582 S.F.



TREE DENSITY NOTES

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.
 14.04 AC-1.76 AC = 12.28 AC x 14 = 172 TDU's REQ'D
 350 @ 0.5 (2" CAL TREE) = 175 TDU's PROP
 NOTE: EXISTING TREES TO BE PRESERVED HAVE NOT BEEN INCLUDED IN THE PROPOSED TDU.

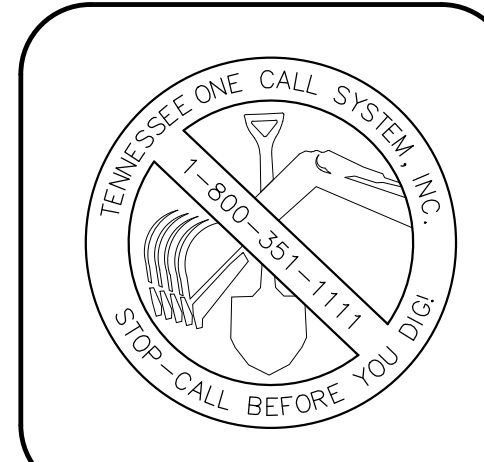
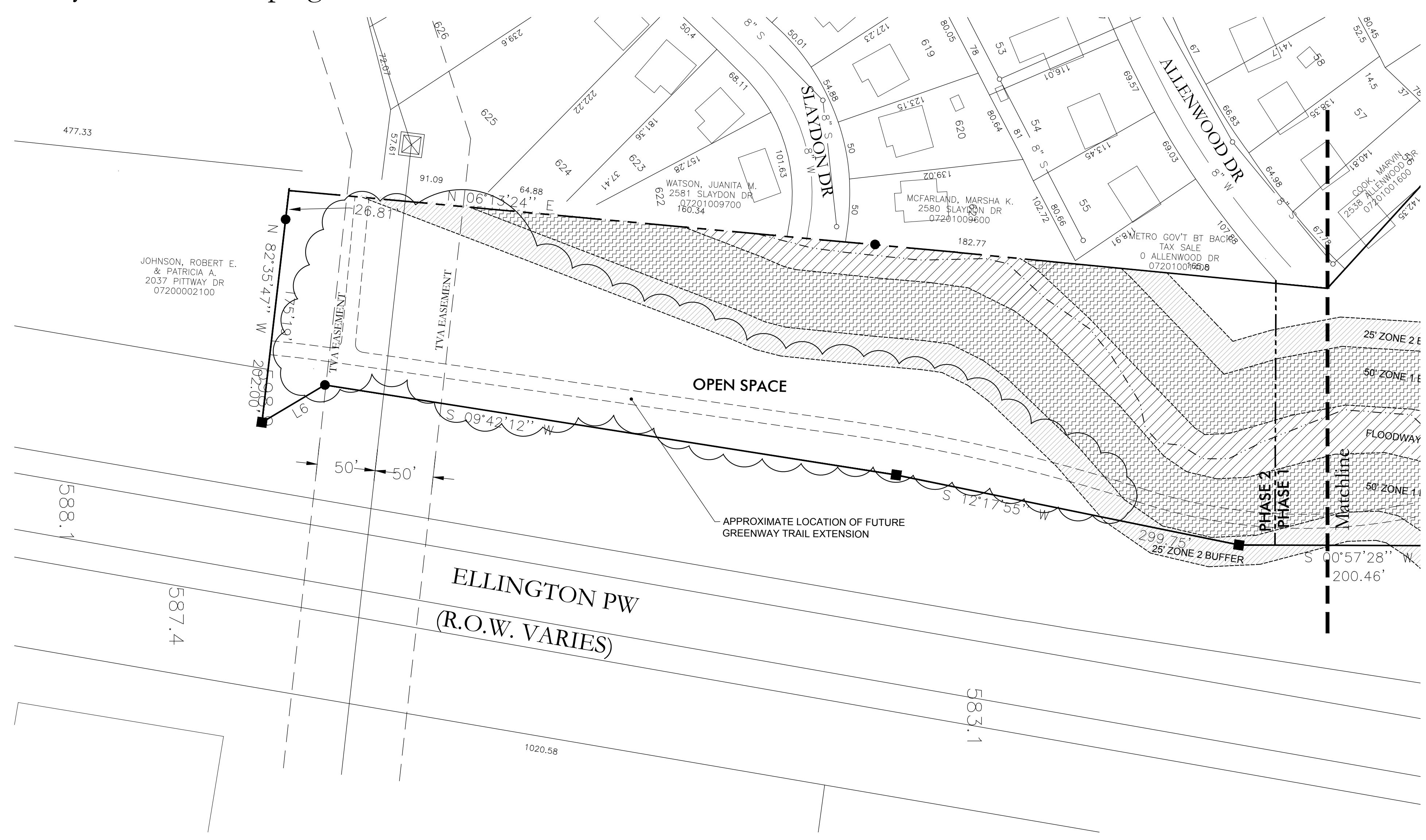
UNIT BREAKDOWN

- 2 SINGLE FAMILY LOTS
 - 75 TOWNHOMES
 - 41 TOWNHOMES WITH GARAGES
 - 34 TOWNHOMES SURFACED PARKED
- TOTAL UNITS= 77

PARKING SUMMARY

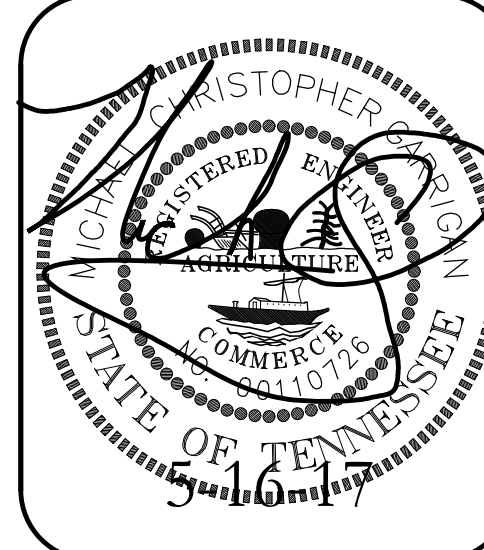
- 82-Garages
 - 103-Surface Stalls
- TOTAL STALLS REQUIRED= 154 STALLS (2/UNIT)
 TOTAL STALLS PROPOSED= 185 STALLS

Phase 2 Layout & Landscaping



REVISIONS:
 Preparation Date: APR 2016

Bethwood Commons
 Preliminary Specific Plan
 Being Parcel 53 On Tax Map 61 & Parcel 15 On Tax Map 72
 Nashville, Davidson County, Tennessee

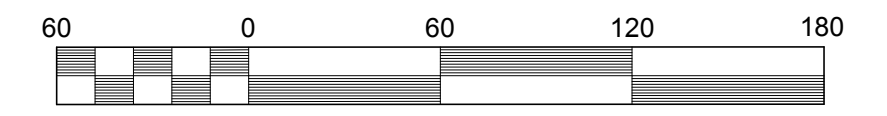
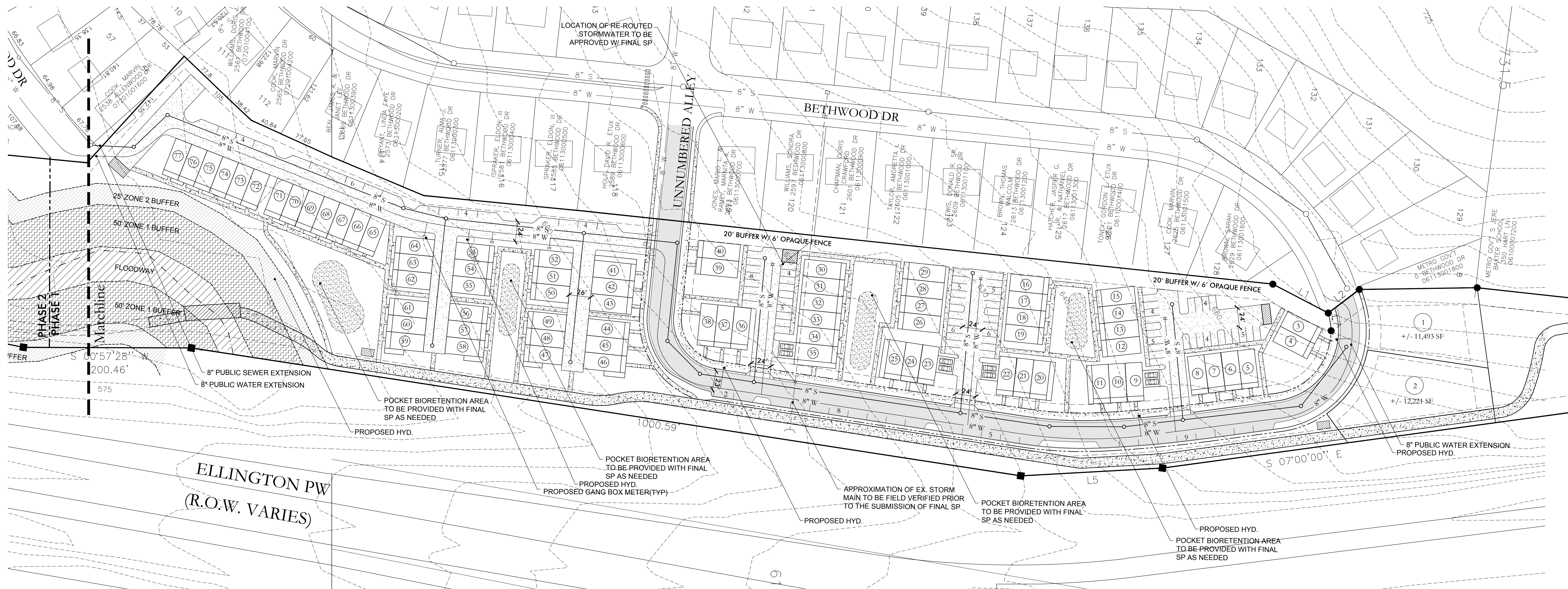


Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Landscape Architecture
 Surveying

MPC Case Number
 2016SP-040-001
 D&A Project No 15353
 Bethwood Commons
 Preliminary SP Drawings
C3.0
 Sheet 3 of 4

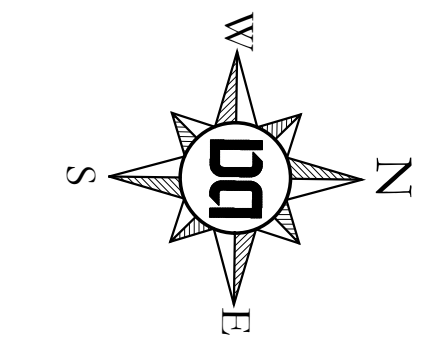
516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166

Proposed Layout & Landscaping



SCALE: 1" = 60'

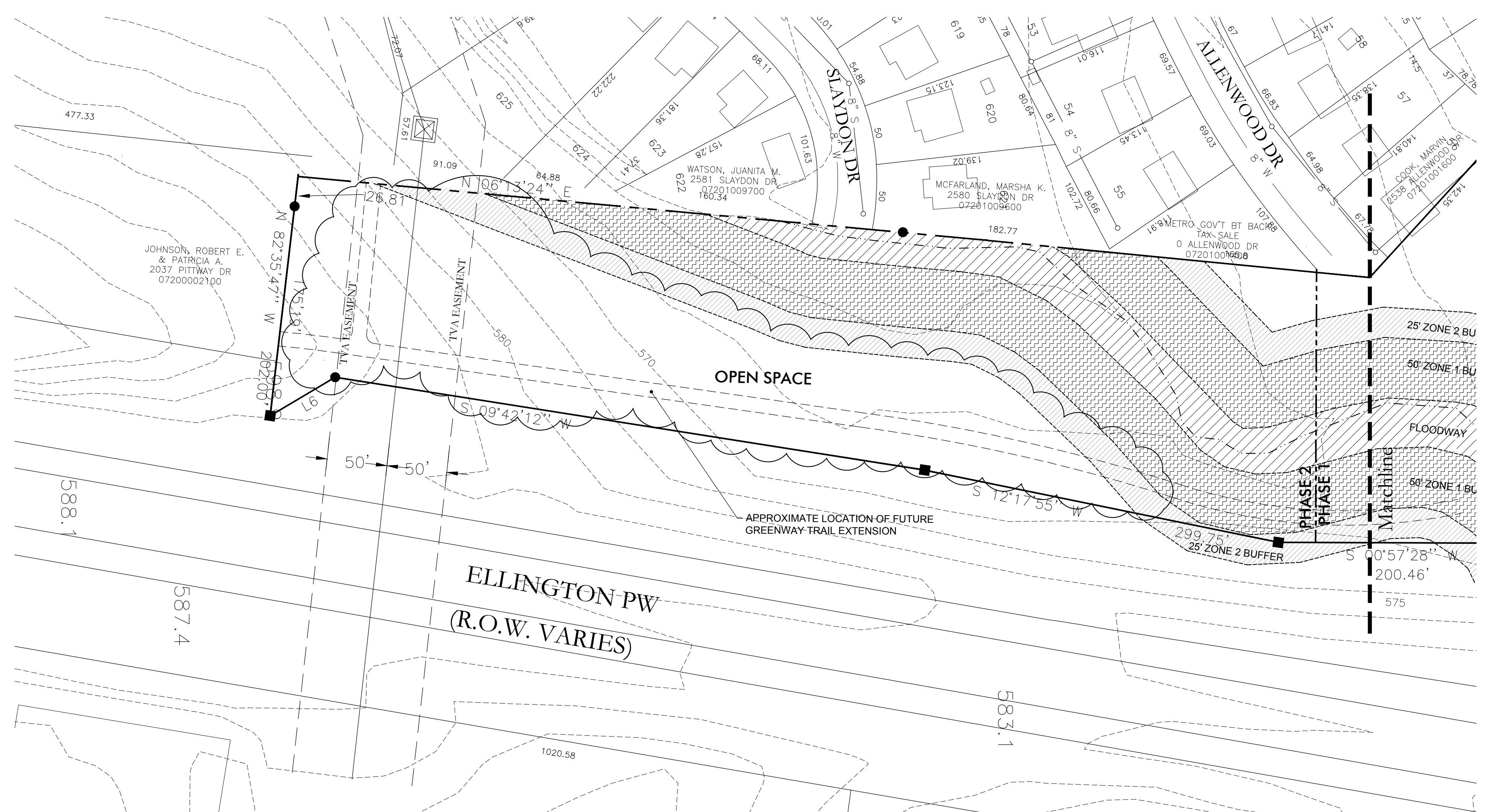
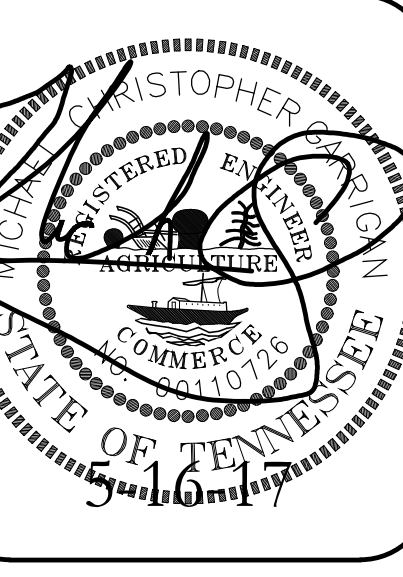
SITE AREA = 14.04 ACRES
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Bethwood Commons
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 Nashville, Davidson County, Tennessee



WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT THIS PROJECT WILL REQUIRE APPROXIMATELY 10,570 CF OF WQV STORAGE IN THE PROPOSED BIORETENTION BASINS (80% TSS BMP) AS SHOWN ON THE ABOVE PLANS. PRELIMINARY DESIGN PROPOSES BIORETENTION AREAS TO BE DESIGNED AND PERMITTED WITH THE FINAL SP AND SHALL BE IN ACCORDANCE WITH THE METRO STORM WATER MANAGEMENT MANUAL.

STORMWATER NOTES

- 1) THE SOIL TYPES FOR THIS SITE ARE ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, MIMOSA SILT LOAM, 5 TO 12 PERCENT SLOPES, MIMOSA SILT LOAM, 12 TO 25 PERCENT SLOPES, MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 20 PERCENT SLOPES, MIMOSA-URBAN LAND COMPLEX, 2 TO 15 PERCENT SLOPES WHICH FALLS WITHIN THE "C" HYDROLOGICAL SOIL GROUP
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. TO PROVIDE THE FULL WATER QUALITY TREATMENT, A WATER QUANTITY/QUALITY BMP(S) IS PROPOSED. DESIGN OF THESE FEATURES WILL BE PROVIDED DURING THE FINAL SP PROCESS. BMP(S) SHALL BE LOCATED WITHIN OPEN SPACE/PUBLIC UTILITY & DRAINAGE EASEMENTS

PRE/POST CALCULATIONS

PRE-DEVELOPMENT	
TOTAL SITE AREA	= 14.04 ACRES
PRE-DEVELOPED IMPERVIOUS	= 0.00 AC @ 98
PRE-DEVELOPED GRASS	= 14.04 AC @ 76
COMPOSITE CN	= 76
POST-DEVELOPMENT	
TOTAL SITE AREA	= 14.04 ACRES
POST-DEVELOPED IMPERVIOUS	= 5.2 AC @ 98
POST-DEVELOPED GREEN SPACE	= 8.84 AC @ 76
COMPOSITE CN	= 83.9

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ONSITE MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED BIORETENTION TO ENSURE NO ADVERSE IMPACTS & ALL WATER QUANTITY REQUIREMENTS ARE MET.

UTILITY NOTES

- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.

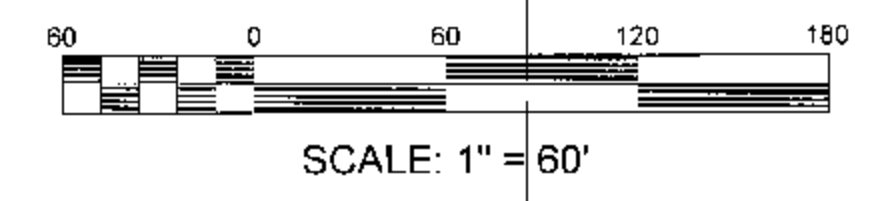
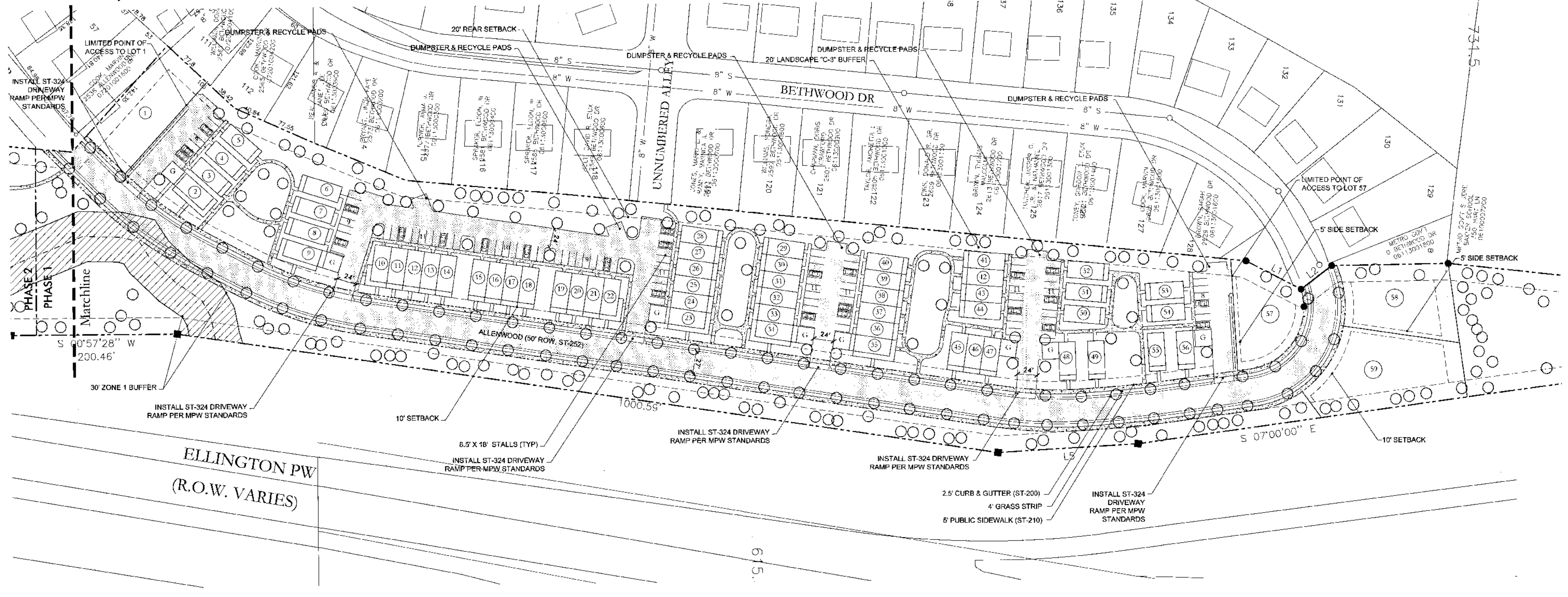
Proposed Utility

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

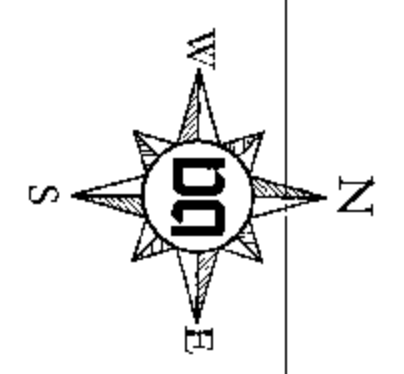
MPC Case Number
2016SP-040-001
 D&A Project No 15355
 Bethwood Commons
 Preliminary SP Drawings
C4.0
 Sheet 4 of 4

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

Phase 1 Layout & Landscaping



SCALE: 1" = 60'
SITE AREA = 14.04 ACRES
= 611,582 S.F.



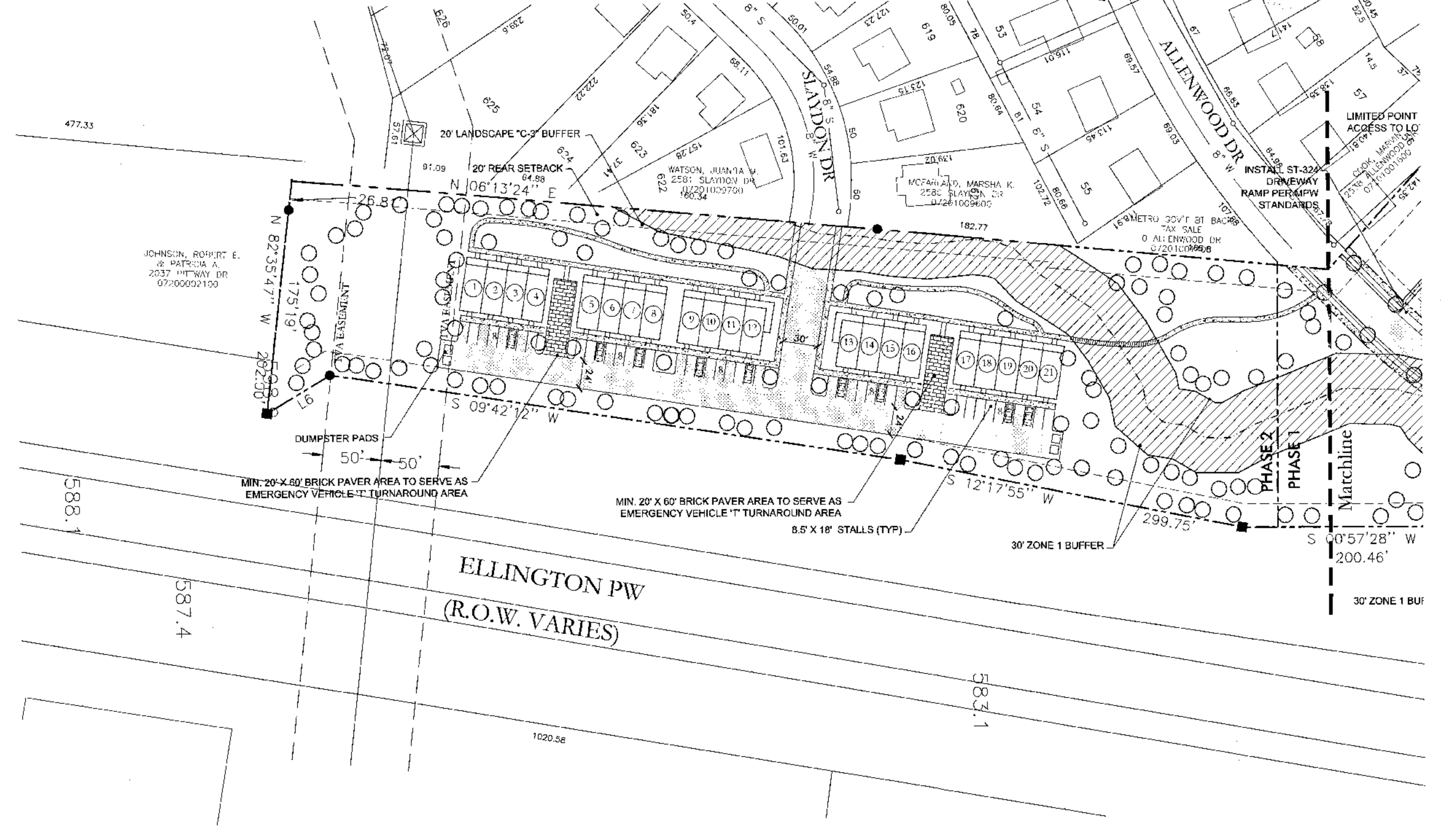
TREE DENSITY NOTES

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.
14.04 AC x 1.68 AC = 12.36 AC x 14 = 173 TDUs REQ'D
250 @ 0.5 (2" CAL TREES) = 125 TDUs PROP
NOTE: EXISTING TREES TO BE PRESERVED HAVE NOT BEEN INCLUDED IN THE PROPOSED TDU.



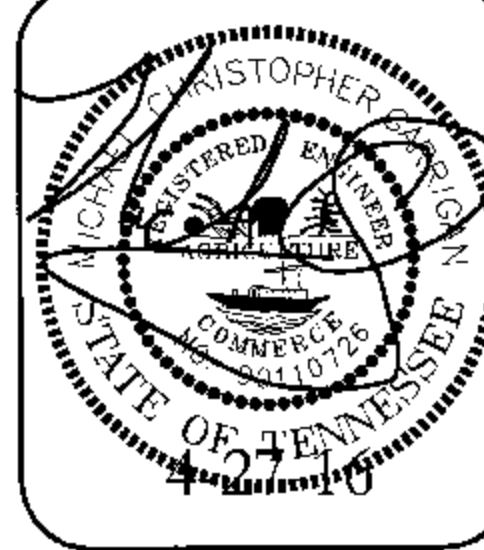
REVISIONS:
Preparation Date: APR 2016

Phase 2 Layout & Landscaping



Proposed Layout & Landscaping

Bethwood Commons
Preliminary Specific Plan
Being Parcel 53 On Tax Map 61 & Parcel 15 On Tax Map 72
Nashville, Davidson County, Tennessee

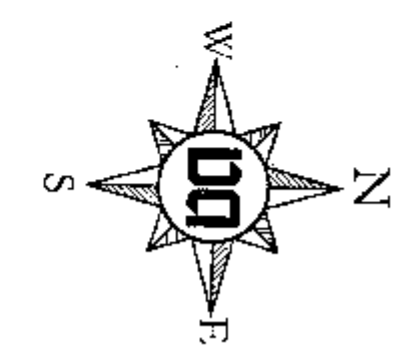
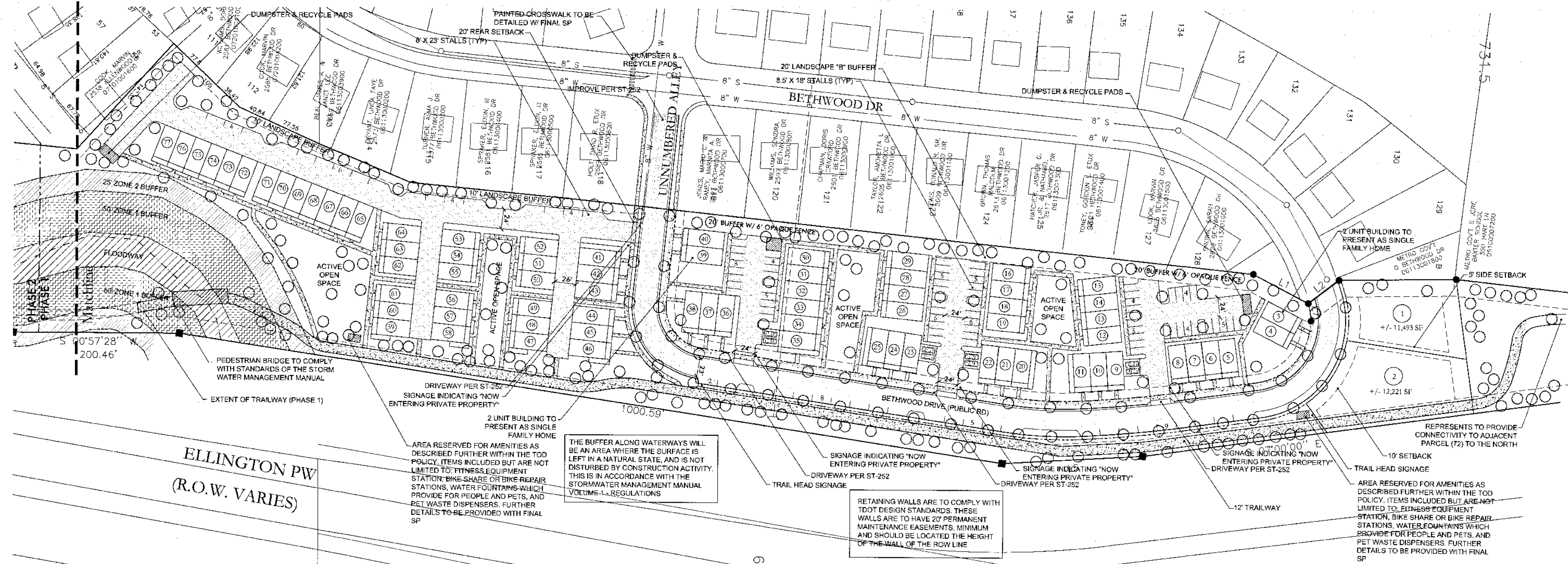


Dale & Dale Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

MPC Case Number
D&A Project No 15553
Bethwood Commons
Preliminary SP Drawings
C3.0
Sheet 3 of 4

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

Phase 1 Layout & Landscaping



Phase 2 Layout & Landscaping

