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 8" 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 INSEPCTION 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 CONTRUCTION 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 SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

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 STANDARDS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS

ARCHITECTURAL REQUIREMENTS

1) ALL BUILDINGS SHALL HAVE AN ATTACHED OR DETACHED GARAGE

2) BUILDING EXTERIORS SHALL BE MASONRY / CONCRETE PRODUCTS. (BRICK, STONE, FIBER CEMENT SIDING) WITH WOODEN TRIMS (NO VINYL SIDING)

THIS PROJECT SHALL BE COMPLETED IN MULTIPLE PHASE S

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

Developer
Land's End LLC
985 Reddoch Cove
Memphis, TN 38119
Contact: Richard Maxwell
Phone: 901.684.1800
Email: rmaxwell@turleymaxwell.com

Floodnote
This property is located within a Flood Hazard Area as depicted on the preliminary Flood Insurance Rate Map (FIRM) Number 47037C0367H. Dated NOV 22, 2013.

Council District 4
Councilmember Brady Banks

Property Information - Owners of Record

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	SHELTON, ROBERT	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]

LANDSCAPE NOTES

1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TOUTILITIES. 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.

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.

FIRE MARSHALL

Fire-flow shall meet the requirements of the International Fire Code - 2006 edition - B105.1. (2006 IFC B105.1 One- and two-family dwellings.
The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet (344.5 m2) shall be 1,000 gallons per minute (3785.4 L/min) for a duration of 2 hours.)

STANDARD SP NOTES

1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF A 78 LOT SINGLE FAMILY DETACHED DEVELOPMENT AS SHOWN.

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 LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY PRELIMINARY FEMA ON MAP 47037C0367H DATED NOV 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 TO ON EACH LOT.

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 ORIDANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.

12) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECFICIALLY 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 RS5 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

13) LANDSCAPING SHALL MEET THE REQUIREMETNS OF THE SUBDIVISION REGULATIONS AND THE METRO ZONING CODES BASED UPON RS5 BASE ZONING DISTRICT.

14) ALL PUBLIC DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.

15) ALL STREET NAMES MUST BE APPROVED BY METRO PUBLIC WORKS PRIOR TO PLATTING

GENERAL PLAN CONSISTENCY

THE SUBJECT PROPERTY IS LOCATED WITHIN SUBAREA 12. THE SPECIFIED POLICY FOR THE SITE IS T3NM TRANSECT 3 SUBURBAN NEIGHBORHOOD MAINTENANCE

POLICY INTENT
Create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity.
The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built. Densities are allowed up to 20 units per acre.

PLAN CONSISTENCY
This plan recognizes cost of developing housing in the current setting as compared to older classic suburban subdivisions with the resulting need for larger homes situated on smaller lots. It is important that the single family homes that are proposed shall be architecturally compatible with the homes in the area and are of the size as necessary to maintain the values of the adjacent properties. This plan indicates a density of 4.4 units per acre which is a transition between 18 units per acre on the west and 2 units per acre on the north and east.

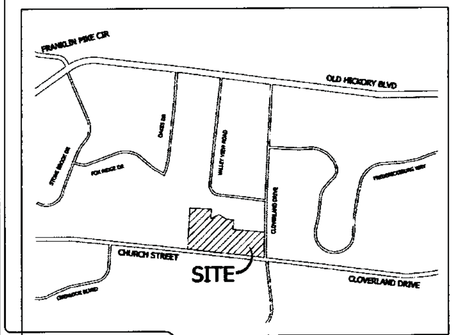
DEVELOPMENT NOTES

1. ANY FINAL SITE PLAN SHALL BE CONSISTENT WITH THE MAJOR AND COLLECTOR STREET PLAN OR AS OTHERWISE DETERMINED BY METRO PUBLIC WORKS. IF ADDITIONAL RIGHT OF WAY IS NECESSARY, IT SHALL THEN BE SHOWN ON THE FINAL SITE PLAN AND DEDICATED WITH ANY FINAL PLAT.
2. SIDEWALKS ALONG CHURCH STREET AND CLOVERLAND DRIVE SHALL BE CONSISTENT WITH THE MAJOR COLLECTOR STREET PLAN OR AS OTHERWISE DETERMINED BY METRO PUBLIC WORKS AND METRO PLANNING.
3. ANY GRADING MUST BE CONSISTENT WITH THE PRELIMINARY SP AND SHALL NOT HAVE ANY RETAINING WALL IN EXCESS OF 3 FEET IN HEIGHT. HOMES MUST SPECIFICALLY BE DESIGNED TO FIT ON EACH LOT. LOTS 30 THRU 42 AND LOTS 63 THRU 67 MUST HAVE TUCKED UNDER OR DETACHED GARAGES OR OTHER SPECIFIC DESIGNS AS REQUIRED TO ACHIEVE THE ELEVATION DIFFERENCE ACROSS THE LOT.
4. PROVIDE DOCUMENTATION OF INTERSECTION SIGHT DISTANCE IN COMPLIANCE WITH AASHTO STANDARDS AT BOTH ACCESS POINTS ON CHURCH STREET
5. SIDEWALKS ALONG ALL ROADS MUST BE LOCATED WITHIN THE RIGHT OF WAY AND MAY REQUIRE DEDICATION SHOWN ON PLAN.

METRO STORMWATER COMMENTS

1. A FLOODWAY AND FLOODWAY BUFFERS (50 FOOT WIDE ZONE ONE BUFFER AND 25 FOOT WIDE ZONE TWO BUFFER) EXIST AND ARE INDICATED ON THESE PLANS. A VARIANCE WILL BE REQUIRED FOR ANY DISTURBANCE WITHIN THESE BUFFERS AND/OR ANY STREAM BUFFER.
2. BUFFERS 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 I - REGULATIONS.
3. ONLY A PRELIMINARY VARIANCE WAS OBTAINED FOR THIS PROPERTY INDICATING MINIMAL DISTURBANCE OF THE SITE TO A POINT ADJACENT TO A 30 FOOT WIDE STREAM BUFFER LOCATED ON EACH SIDE OF THE DRAINAGEWAY AS ASURED FROM THE TOP OF THE STREAM BANK.
4. ANY FINAL SP PLAN THAT PROPOSES ANY DISTURANCE WITHIN STREAM AND/OR FLOODWAY BUFFERS WILL REQUIRE A VARIANCE PRIOR TO FINAL APPROVALS.

METRO ORDINANCE BL 2015-xxx



Site Vicinity Map

Plum Orchard SP
Church Street Brentwood
Nashville, Davidson County, Tennessee

SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	SINGLE FAMILY
PROPERTY ZONING R40	SURROUNDING ZONING RM15 AND R40
SITE AREA	17.58 ACRES
DENSITY	78 SINGLE FAMILY LOTS /4.436 UNITS PER ACRE
LOT SIZE	AVERAGE LOT SIZE 5000 SF (MINIMUM 4000 SF)
FRONT YARD SETBACK:	10 FEET INTERIOR LOTS/ 20 FEET LOTS FRONTING CHURCH AND CLOVERLAND
SIDE STREET SETBACK:	10 FEET
SIDE YARD SETBACK:	5 FEET
REAR YARD SETBACK:	10 FEET
BLDG. HEIGHT	3 STORIES MAX / 45 feet
LOT COVERAGE	MAX LOT COVERAGE = 60%
TOTAL AREA IN LOTS :	9.4 ACRES (AVG LOT 5250 SF)
OPEN SPACE:	4.28 ACRES (24.3%)
AREA IN RIGHT OF WAY :	3.9 ACRES (22.1%)

PLUM ORCHARD SP

CASE NO. 2015SP-011-001

Sheet Schedule

C1 Notes & Project Standards
C2 Existing Conditions
C3 Proposed SP Site Layout and Utilities
C4 Storm Drainage/ Water Quality
C5 Landscaping
C6 Architectural Standards

TENNESSEE ONE CALL SYSTEM, INC
1-800-351-1111
STOP - CALL BEFORE YOU DIG

REVISIONS:
12/26/14
01/01/15

Preparation Date: 11/28/14

Plum Orchard
Preliminary Specific Plan
Church Street Brentwood
Nashville, Davidson County, Tennessee

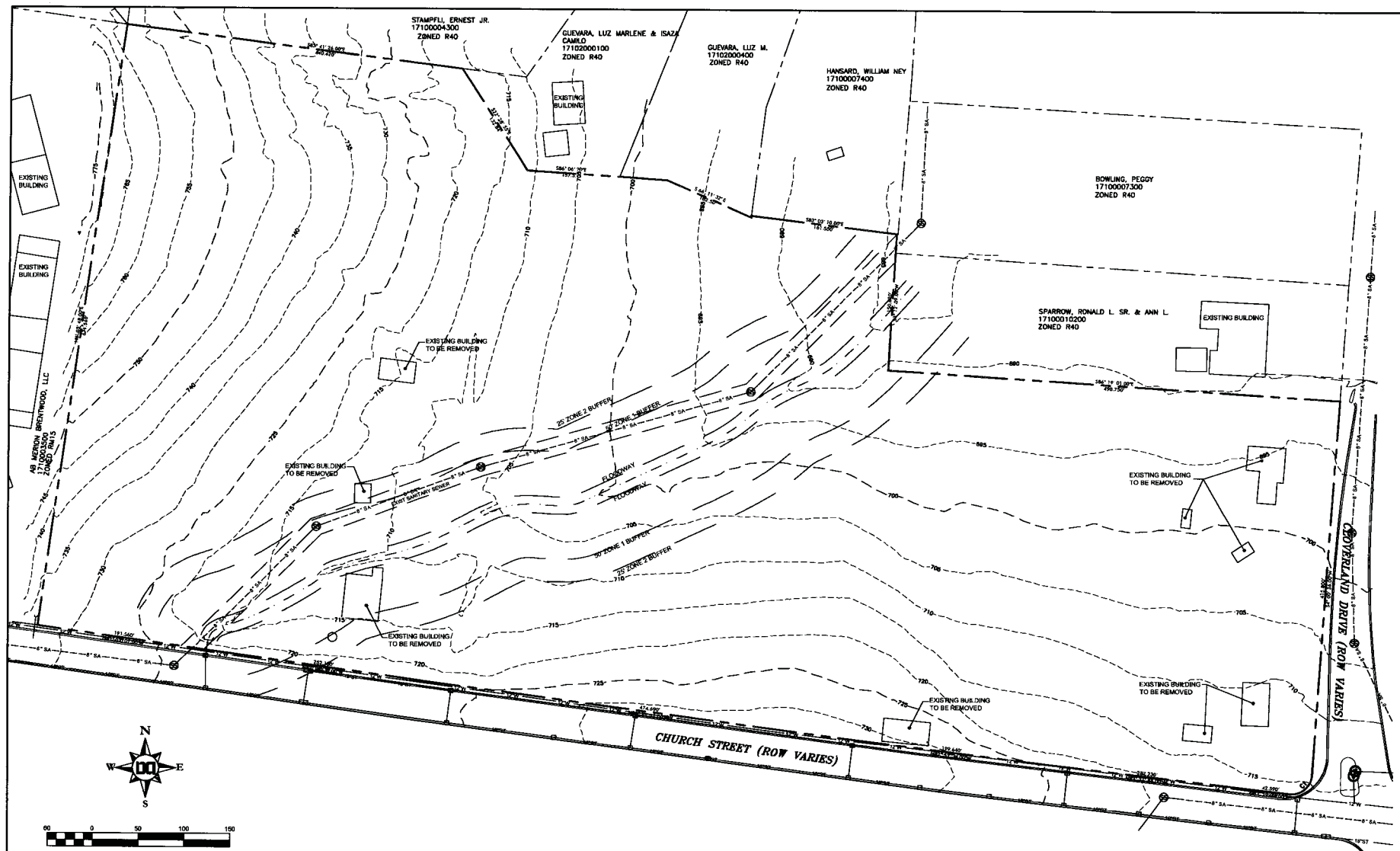
11/28/14

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

MPC Case Number
CASE NO. 2015SP-011-001

D&A Project #13166
Plum Orchard SP

C1



Existing Conditions

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

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

11/28/14
REVISIONS:
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Plum Orchard
Preliminary Specific Plan
Church Street Brentwood
Nashville, Davidson County, Tennessee

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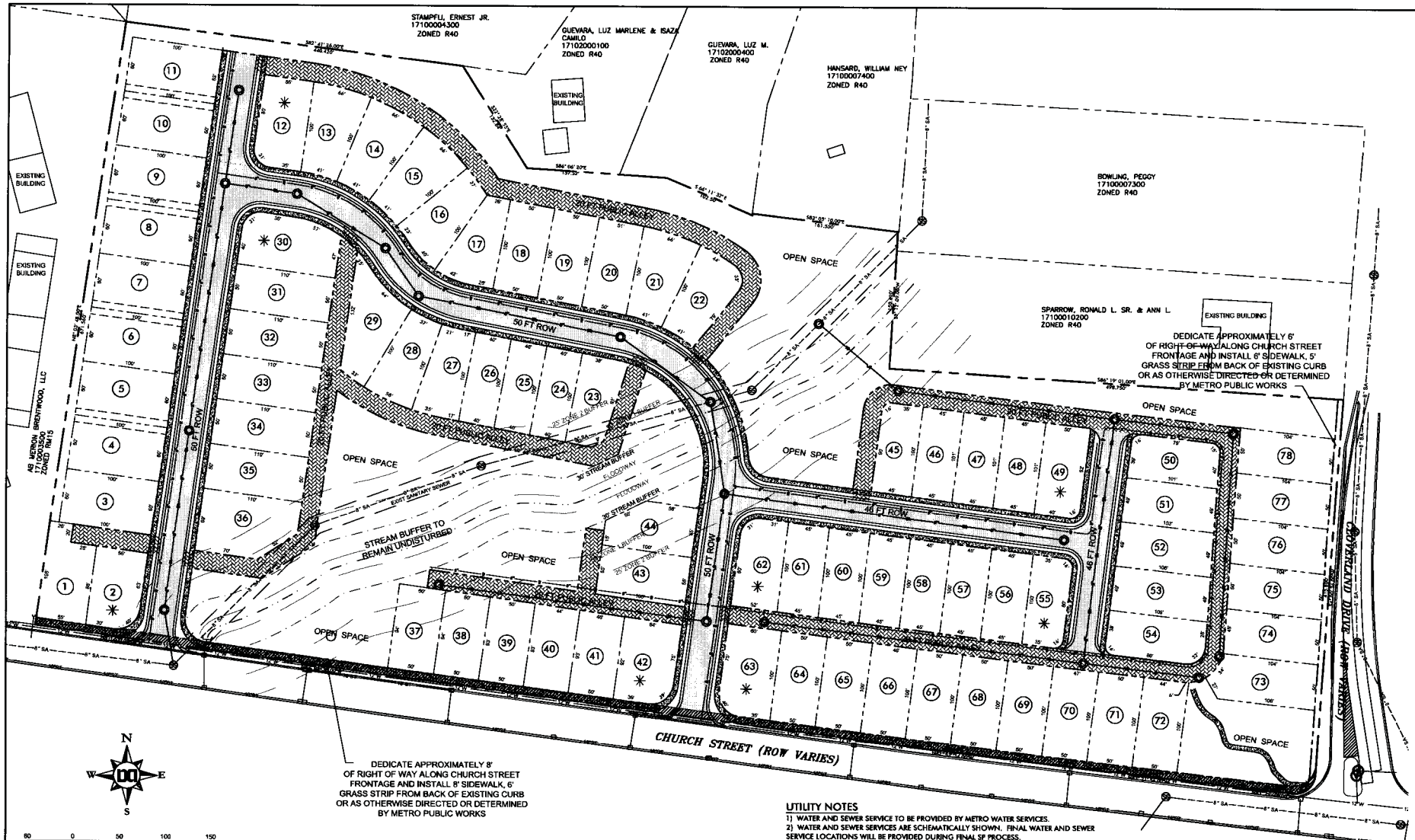
D&A Project #13166
Plum Orchard SP

C2

Sheet 2 of 6



GENERAL NOTES

✳ 1) HOMES CONSTRUCTED ON LOTS 2, 12, 30, 42, 49, 55, 62, AND 63 SHALL HAVE A PRIMARY FACADE FACING THE MAIN STREET AND A SECONDARY FACADE AND SECONDARY DOORWAY OR OTHER FEATURE FACING THE SECONDARY STREET.
2) LOTS 4/5, 6/7, 8/9, AND 10/11 TO BE SERVED BY A COMMON 15 FOOT WIDE ACCESS EASEMENT. GARAGES FOR THESE HOMES SHALL BE SIDE OR REAR ENTRY AND SCREENED FROM THE PUBLIC STREET
3) ALL HOMES SHALL HAVE GARAGES WITH ACCESS FROM THE ABUTTING REAR ALLEY WITH THE EXCEPTION OF LOTS 4 THRU 11

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.
3) WATER SERVICE SHALL BE PROVIDED BY AN 8" PUBLIC WATER LINE EXTENSION. INDIVIDUAL WATER METERS SHALL BE PROVIDED FOR EACH UNIT
4) SEWER SERVICE SHALL BE PROVIDED VIA PROPOSED 8" SEWER MAIN WITH 6" SERVICE LATERALS TO EACH UNIT.

PUBLIC WORKS NOTES

1) FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN STANDARDS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED UPON FIELD CONDITIONS.
2) LOTS 4/5, 6/7, 8/9, AND 10/11 TO BE SERVED BY A COMMON 15 FOOT WIDE ACCESS EASEMENT.
3) CLOVERLAND RIVE TO BE WIDENED ALONG THE WIDTH OF THE SITE IN ORDER TO PROVIDE A DEDICATED RIGHT TURN LANE ONTO CHURCH STREET

Proposed SP Site Layout and Utilities

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5666

ROY M. DALE
STATE OF TENNESSEE
11/28/14

REVISIONS:
12/26/14
01/01/15

DATE: 11/28/14

Plum Orchard
Preliminary Specific Plan
Church Street Brentwood
Nashville, Davidson County, Tennessee

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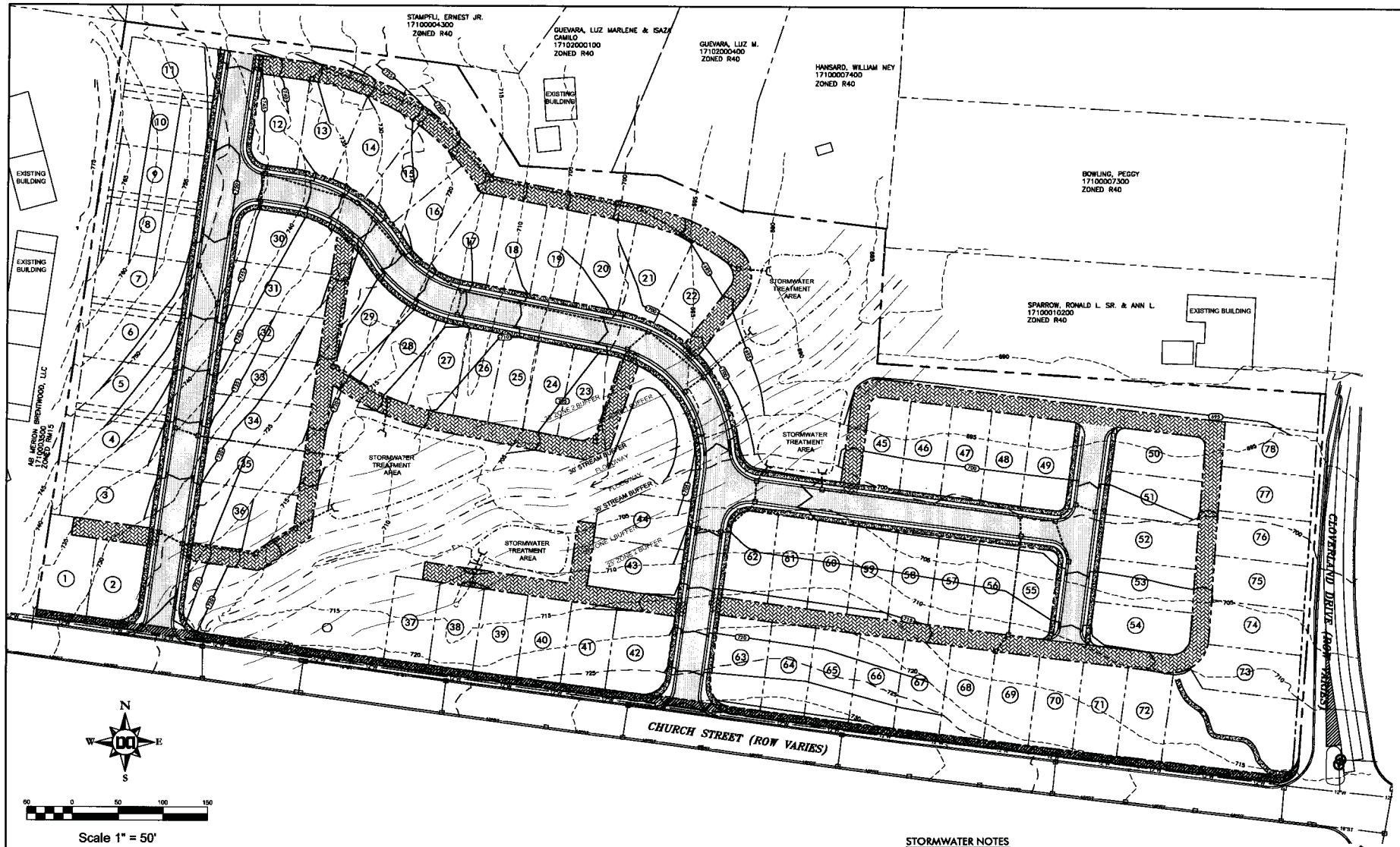
D&A Project #13166
Plum Orchard SP

C3

Sheet 3 of 6



METRO STORMWATER COMMENTS

1. A FLOODWAY AND FLOODWAY BUFFERS (50 FOOT WIDE ZONE ONE BUFFER AND 25 FOOT WIDE ZONE TWO BUFFER) EXIST AND ARE INDICATED ON THESE PLANS. A VARIANCE WILL BE REQUIRED FOR ANY DISTURBANCE WITHIN THESE BUFFERS AND/OR ANY STREAM BUFFER.
2. BUFFERS 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.
3. ONLY A PRELIMINARY VARIANCE WAS OBTAINED FOR THIS PROPERTY INDICATING MINIMAL DISTURBANCE OF THE SITE TO A POINT ADJACENT TO A 30 FOOT WIDE STREAM BUFFER LOCATED ON EACH SIDE OF THE DRAINAGEWAY AS ASURED FROM THE TOP OF THE STREAM BANK.
4. ANY FINAL SP PLAN THAT PROPOSES ANY DISTURANCE WITHIN STREAM AND/OR FLOODWAY BUFFERS WILL REQUIRE A VARIANCE PRIOR TO FINAL APPROVALS.

STORMWATER NOTES

1) STORMWATER FOR THIS SITE WILL BE TREATED BY STORMWATER INFRASTRUCTURE LOCATED ON SITE. STORMWATER TREATMENT AREAS ARE SCHEMATICALLY SHOWN.
2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY TREATMENT IN ACCORDANCE WITH THE METRO STORM WATER MANAGEMENT MANAUL. IN ORDER TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL.
3) FINAL DESIGN OF STORMWATER TREATMENT WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

Storm Drainage/ Water Quality

Dale & Associates
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Land Planning & Zoning
Landscape Architecture
Surveying
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Nashville, Tennessee 37204
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ROY M. DALE
STATE OF TENNESSEE
11/28/14

REVISIONS:
12/26/14
01/01/15

DATE: 11/28/14

Plum Orchard
Preliminary Specific Plan
Church Street Brentwood
Nashville, Davidson County, Tennessee

MPC Case Number
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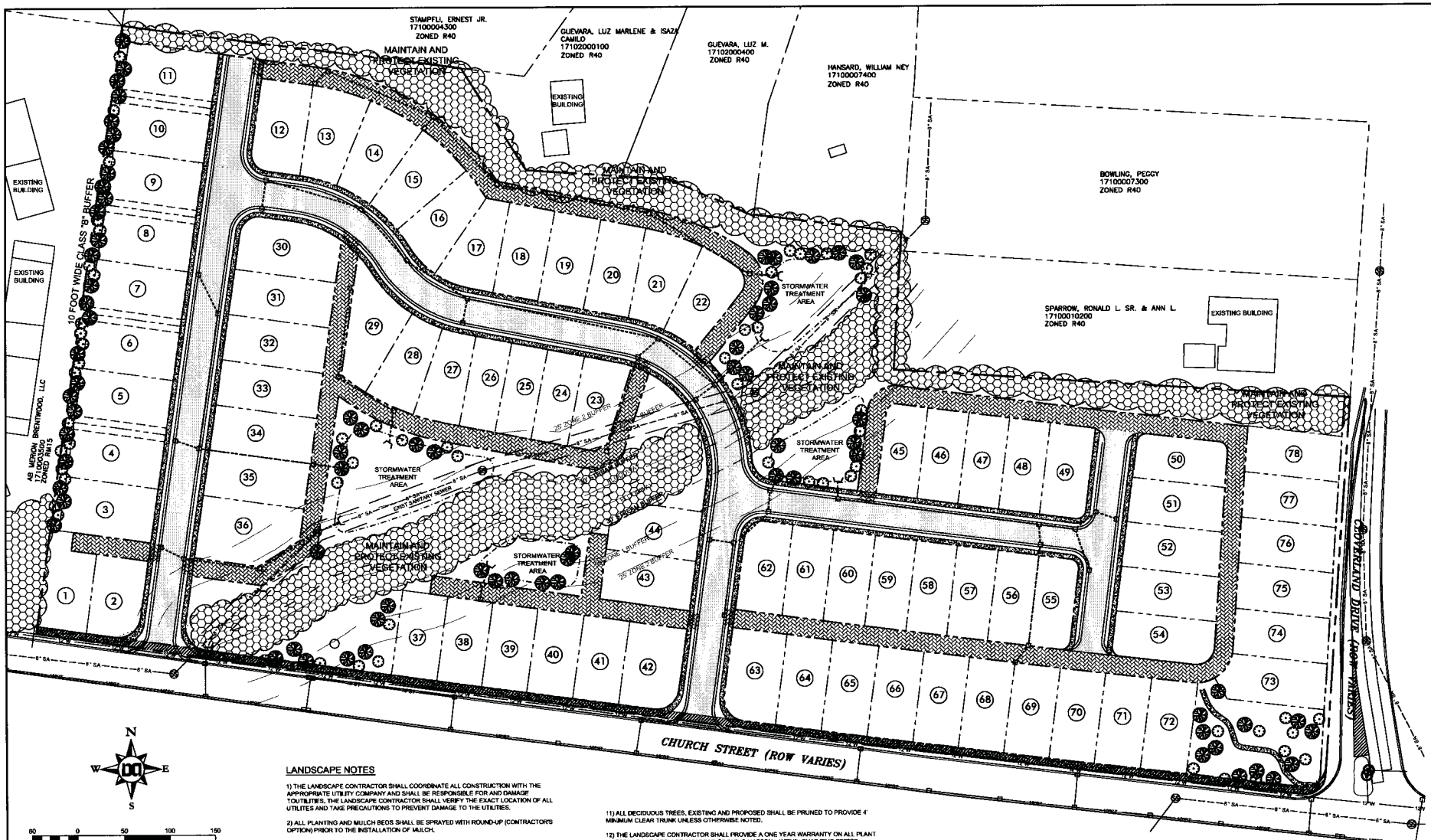
D&A Project #13166
Plum Orchard SP

C4

Sheet 4 of 6



N
W E
S

Scale 1" = 50'

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.

Landscaping

Dale & Associates
Consulting Civil Engineers
Land Planners & Surveyors
Landscape Architectures
Surveyors
536 Hamilton Place
Nashville, Tennessee 37204
(615) 297-5166

11/28/14
REVISIONS:
12/26/14
01/01/15

DATE: 11/28/14

Plum Orchard
Preliminary Specific Plan
Church Street Brentwood
Nashville, Davidson County, Tennessee

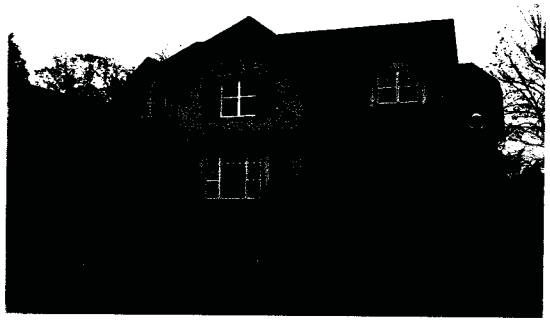
MPC Case Number
CASE NO. 2015SP-011-001

D&A Project #13366
Plum Orchard SP

C5
Sheet 5 of 6

Corner Lot with Side Courtyard Entry

All Corner Lots Shall Be Constructed To Address Each Street With A Primary and Secondary Doorway,or Ohter Feature, Thus Creating A Frontage Facade On Each Street



Front Elevation

All Buildings To Be Primarily Brick and Stone and Other Masonry Products (No Vinyl). Buildngs are Encouraged To Have Front Porch Entrances That Are Elevated Above the Street

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Corner Lot with Side Doorway

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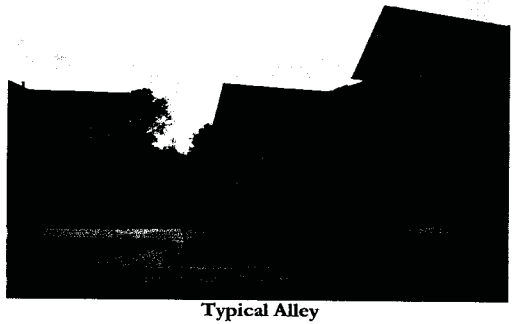
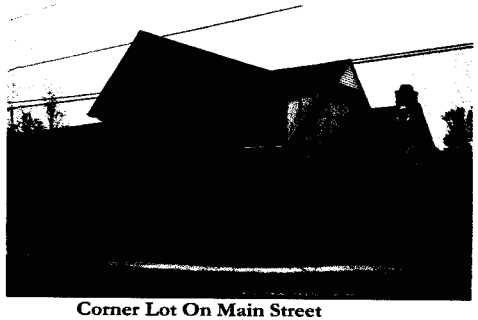


Typical Alley

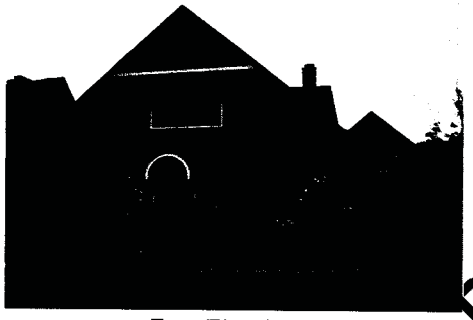
Shared Drive With Side Entries



Corner Lot On Main Street

All Corner Lots Shall Be Constructed To Address Each Street With A Primary and Secondary Doorway Thus Creating A Frontage Facade On Each Street. Buildings Along Church Street and Cloverland Will Set Back 20 Feet From the Right Of Way

Typical Street View



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Architectural Standards

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

516 Heather Place
Nashville, Tennessee 37204
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Preliminary Specific Plan
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D&A Project #13166
Plum Orchard SP

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