

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.
- 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.
- 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.
- 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.
- Upon completion of construction of water and/or sewer, the engineer shall provide the Metro Water Services department with a complete set of as-built plans on most 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.
- All water mains must be located within the paved area including all blow-off assemblies.
- Unless otherwise required by Water and Sewerage Services, connection and metering for the proposed mixed use building will be from the water main located in Bell Road

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.
- 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.

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.
- The Developer's final construction drawings shall comply with the 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 upon field conditions.
- Comply with the MPW Traffic Engineer upon the Final Plan to insure adequate sight distance is provided
- Driveways within the development are to be a minimum of 24 feet wide
- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- All sidewalks required per the MCSP shall meet MPW standards and are to be within dedicated right of way
- At driveway access points install ground mounted signs, "Now Entering Private Property"

Phasing

Project to be completed in one phase.

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 10-10-10 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 TCP-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 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 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.
- 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 storm water approval / comments only. The final lot count and details of the plan shall be governed by the appropriate Storm Water regulations at the time of final application.

Standard SP Notes

- Revise the purpose note "The purpose is to amend the SP to permit 70 multi-family residential units, 1,500 square feet of retail and maintain the existing 31,200 square feet of office/business school.
- 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.
- This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037CO387H dated 4/5/2017.
- All public sidewalks are to be constructed in conformance with metro public works sidewalk design standards. Bell Road and Old Hickory Blvd shall comply with Major and Collector Street Plan. Provide an 8 feet wide sidewalk and a 6 foot wide planting strip along Bell Road. Provide an 8 feet wide sidewalk and a 6 foot wide planting strip along Old Hickory Boulevard.
- 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 lot.
- 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).
- 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.
- 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 MUGa zoning district as of the date of the applicable request or application.
- The final site plan / building permit site plan shall depict 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 issuance of use and occupancy permits, existing vertical obstructions shall be located outside of the required sidewalks. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Traffic and Parking

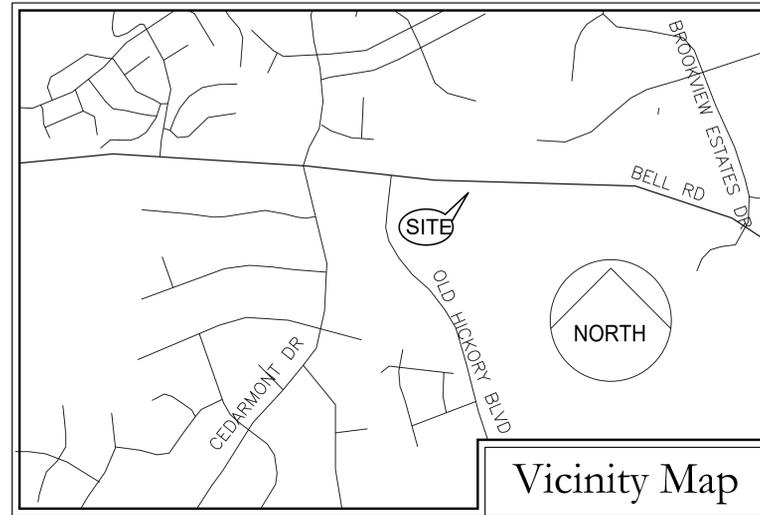
- The proposed parking provided of 207 parking spaces exceeds the requirement of 203 parking spaces
- A RTL (right turning lane) shall be provided at the current Old Hickory Blvd entrance as approved by Metro Public Works and the State of Tennessee

Architectural Notes

- Building elevations for all street facades shall be provided with the final site plan.

SP Amendment The Collection Nashville

Map 162 Parcels 105 Nashville, Davidson Co., Tennessee Case No. 2007SP- 156-003



SHEET SCHEDULE

C0.0
C1.0
C2.0
C3.0

Project Notes and Standards
Existing Conditions Plan
Amended SP Plan
Drainage and Landscape Plan

Stormwater Notes

- This site is responsible for water quality and water quantity.
- Design of stormwater features will be provided during the final SP process.
- 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.
- This project will disturb more than 1 acre, therefore, a NOI will be submitted to TDEC during final SP process.
- 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.

GENERAL PLAN CONSISTENCY NOTE

THE SPECIFIC PLAN AMENDED HEREIN IS LOCATED WITHIN THE SOUTHEAST NASHVILLE COMMUNITY. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS CURRENTLY DISTRICT OFFICE CONCENTRATION AND CHANGED TO T3 SUBURBAN NEIGHBORHOOD CENTER SIMULTANEOUSLY WITH THE PLAN

THE PROPOSED AMENDED SP CREATES AN AREA FOR PEDESTRIAN AND BICYCLE ORIENTED SERVICES TO MEET SOME OF THE DAILY NEEDS WITHIN A FIVE MINUTE DRIVE/WALK. IN ADDITION AFFORDABLE HOUSING AND A MIXTURE OF HOUSING TYPES MEETS THE GOALS OF THIS POLICY. THE T3-NC AREAS ARE GENERALLY LOCATED AT INTERSECTIONS OF STREETS

Development Summary		
Property Information Map 162 Parcel 105 1638 Bell Road Nashville, TN 37211 Zoned: SP Site Area: 6.64 Ac	Council District 31 Bedne	Electric Service Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807
Owners of Record Corolla Management Corp. P.O. Box 8400 Roanoke, VA 24017	Civil Engineer and Surveyor Dale & Associates (Roy Dale, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166	Gas Service Nashville Gas (Piedmont) 615.734.0734
Developer Dan McVicker, Jr. Norwood Properties, LLC Commercial Construction 615.479.1967 dan@norwoodproperties.net	Floodnote This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037CO387H dated 4/5/2017.	Water and Sewer Service Metro Water Service 1600 2nd Avenue North Nashville, TN 37208 615.862.4598
		Telephone Service BellSouth 866.620.6000
		Utility Location Tennessee One-Call 800.351.1111

Specific Plan Development Summary	
Use	This SP allows for the following :
Project Area	31,200 SF Business School/Office, 1,500 SF Retail, 70 Residential Units
Property zoning:	R15 and Surrounding Zoning: CL, R15, and R20
Minimum lot size	N/A
Number of Residential Units/Density	70 units / 10.54 units per acre
FAR	0.40
ISR	0.80 max
Street Setbacks	40' measured from exist R.O.W.
Side yard	10' min. Perimeter
Rear yard	20' measured from Property Line
Height standards	Three Stories in 45 feet (Top of Roof)*
Parking and Access	
Existing Ramp Location and Number	(1) - Bell Road (2) Old Hickory Blvd
Distance to intersection	400 feet
Required Parking Office	-104 spaces, Retail 15 spaces
Residential Multifamily	53- 1 Bedroom and 17- 2 bedroom = 87 Spaces
Provided Parking	220 spaces (required 206)

* Retail/residential building is limited to a maximum of 3 stories in 45 feet, to the top of the roof.
* Existing office/business school shall be limited to two stories within a maximum of 35 feet, to the top of roof.*



10/22/18
Rev 12/15/18



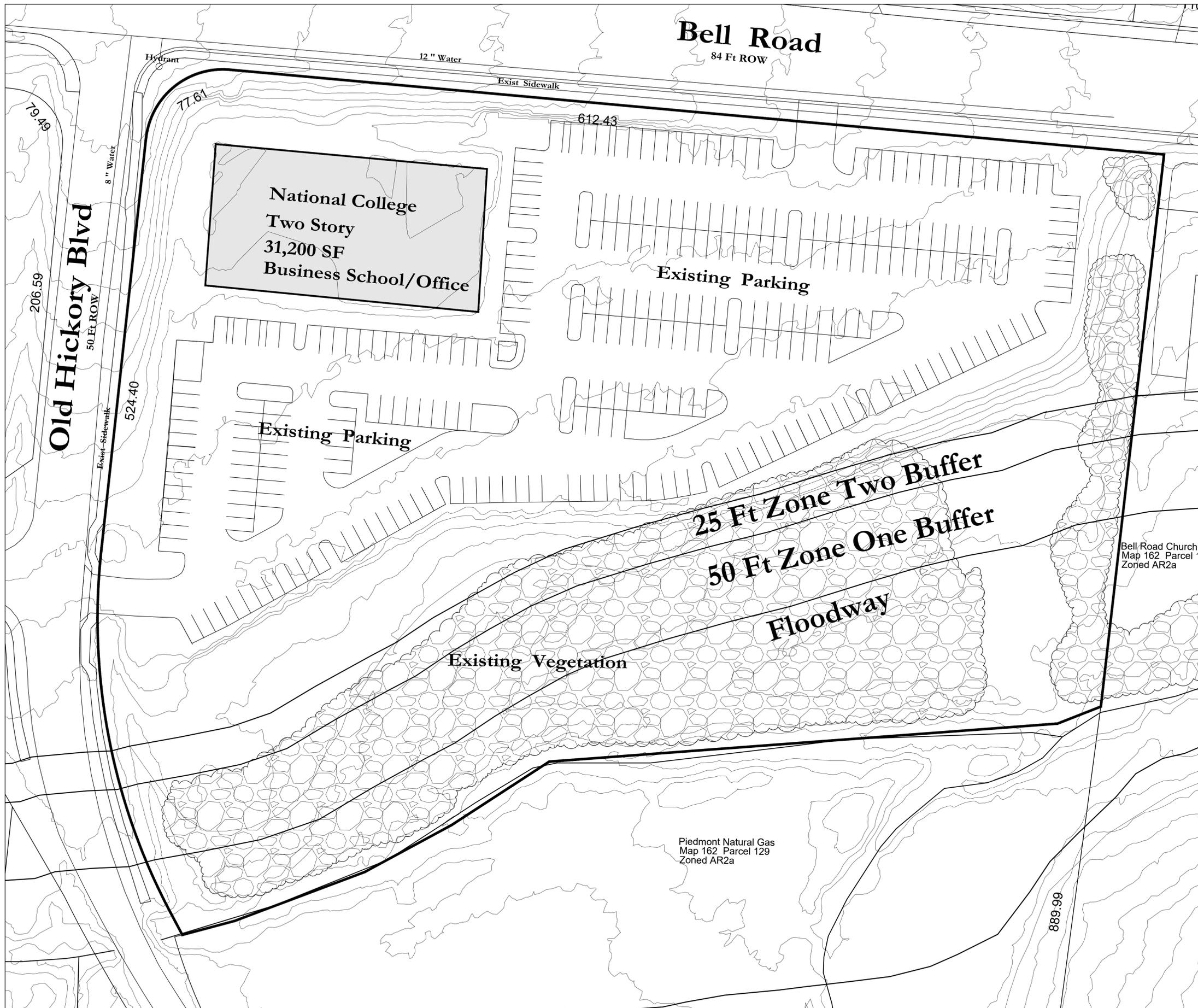
Dale & Associates
Civil Engineering & Land Planning & Zoning Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #18104

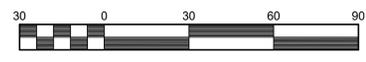
1638 Bell Road

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Sheet 1 of 4



Existing Conditions



Scale 1" = 30'

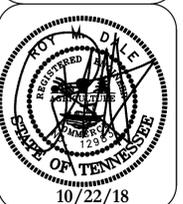


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DATE:

Preparation Date:

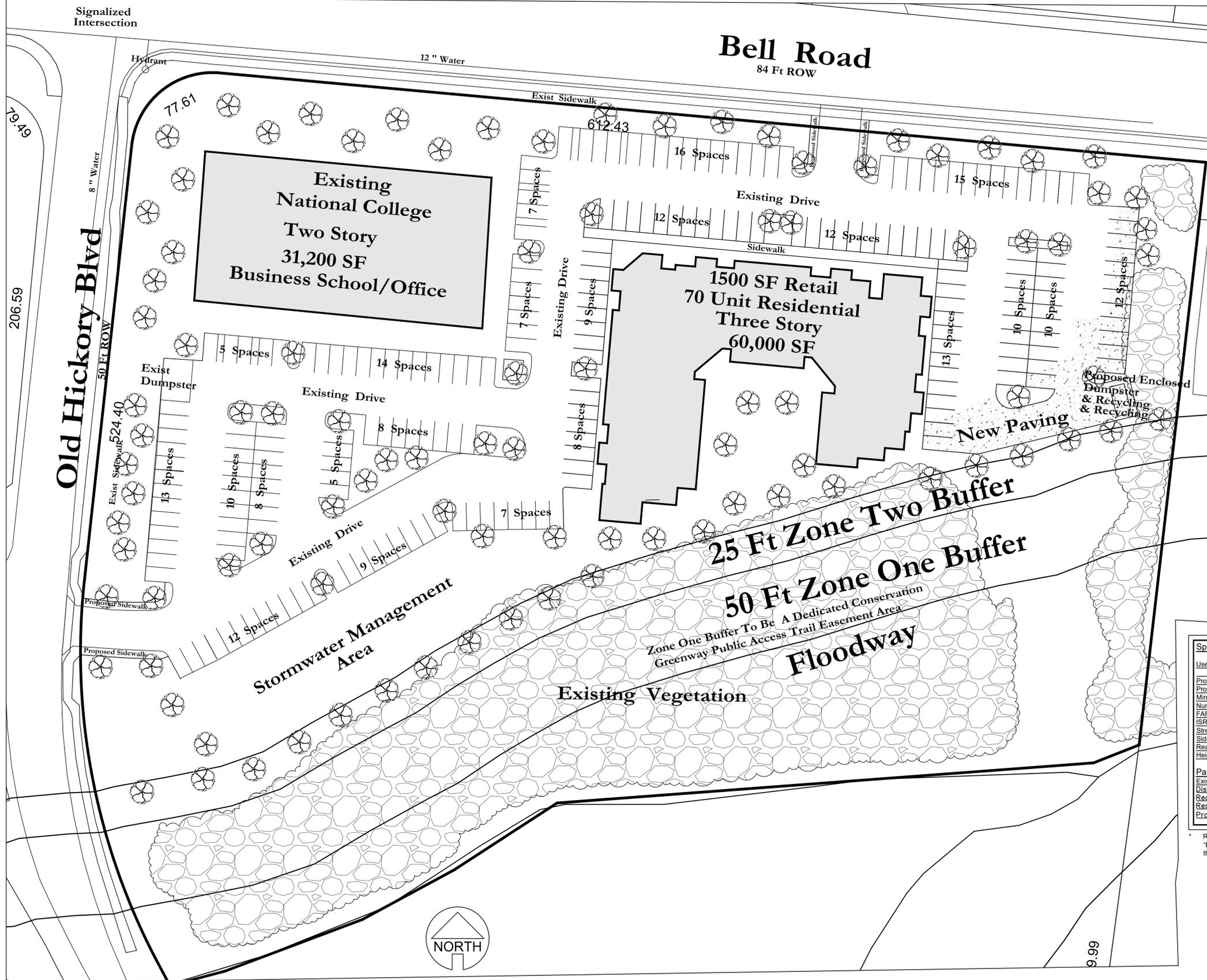
The Collection Nashville
@ Bell Road and Old Hickory
1638 Bell Road
Nashville, Davidson County, Tennessee



10/22/18
Rev 12/15/18

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

D&A Project #
1638 Bell Road
C1.0
Sheet 2 of 4



- Standard SP Notes
- The purpose of this SP is to amend the SP to allow 67 residential units, 1500 square feet of retail, along with the existing 31,200 office/ business school.
 - 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.
 - This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037C0387H dated 4/5/2017.
 - 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 lot.
 - 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).
 - 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.
 - 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 MUGa zoning district as of the date of the applicable request or application.
 - The final unit count and details of the plan shall be governed by the appropriate regulations at the time of final application.
 - The final site plan / building permit site plan shall depict 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 issuance of use and occupancy permits, existing vertical obstructions shall be located outside of the required sidewalks. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Stormwater Notes

- This site is responsible for water quality and water quantity.
- Design of stormwater features will be provided during the final SP process.
- 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.
- This project will disturb more than 1 acre, therefore, a NOI will be submitted to TDEC during final SP process.
- 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.

Specific Plan Development Summary	
Use	This SP allows for the following : 31,200 SF Business School/Office , 1500 SF Retail, 70 Residential Units
Project Area	289,300 sq ft or 6.64 Acres
Property zoning:	R15 and Surrounding Zoning: CL, R15, and R20
Minimum lot size	N/A
Number of Residential Units/Density	70 units / 10.54 units per acre
FAR	0.40
ISR	0.80 max
Street Setbacks	40' measured from exist R.O.W.
Side yard	10' min. Perimeter
Rear yard	20' measured from Property Line
Height standards	Three Stories in 45 feet (Top of Roof)*
Parking and Access	
Existing Ramp Location and Number	(1) - Bell Road (2) Old Hickory Blvd
Distance to intersection	400 feet
Required Parking Office	104 spaces ,Retail 15 spaces
Residential Multifamily	53- 1 Bedroom and 17- 2 bedroom = 87 Spaces
Provided Parking	220 spaces (required 206)

* Retail/residential building is limited to a maximum of 3 stories in 45 feet, to the top of the roof.
* Existing office/business school shall be limited to two stories within a maximum of 35 feet, to the top of roof.

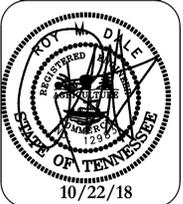


REVISIONS:

DATE:

Preparation Date:

The Collection Nashville
@ Bell Road and Old Hickory
1638 Bell Road
Nashville, Davidson County, Tennessee

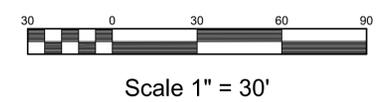


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Land Planning & Zoning
Landscape Architecture
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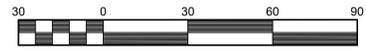
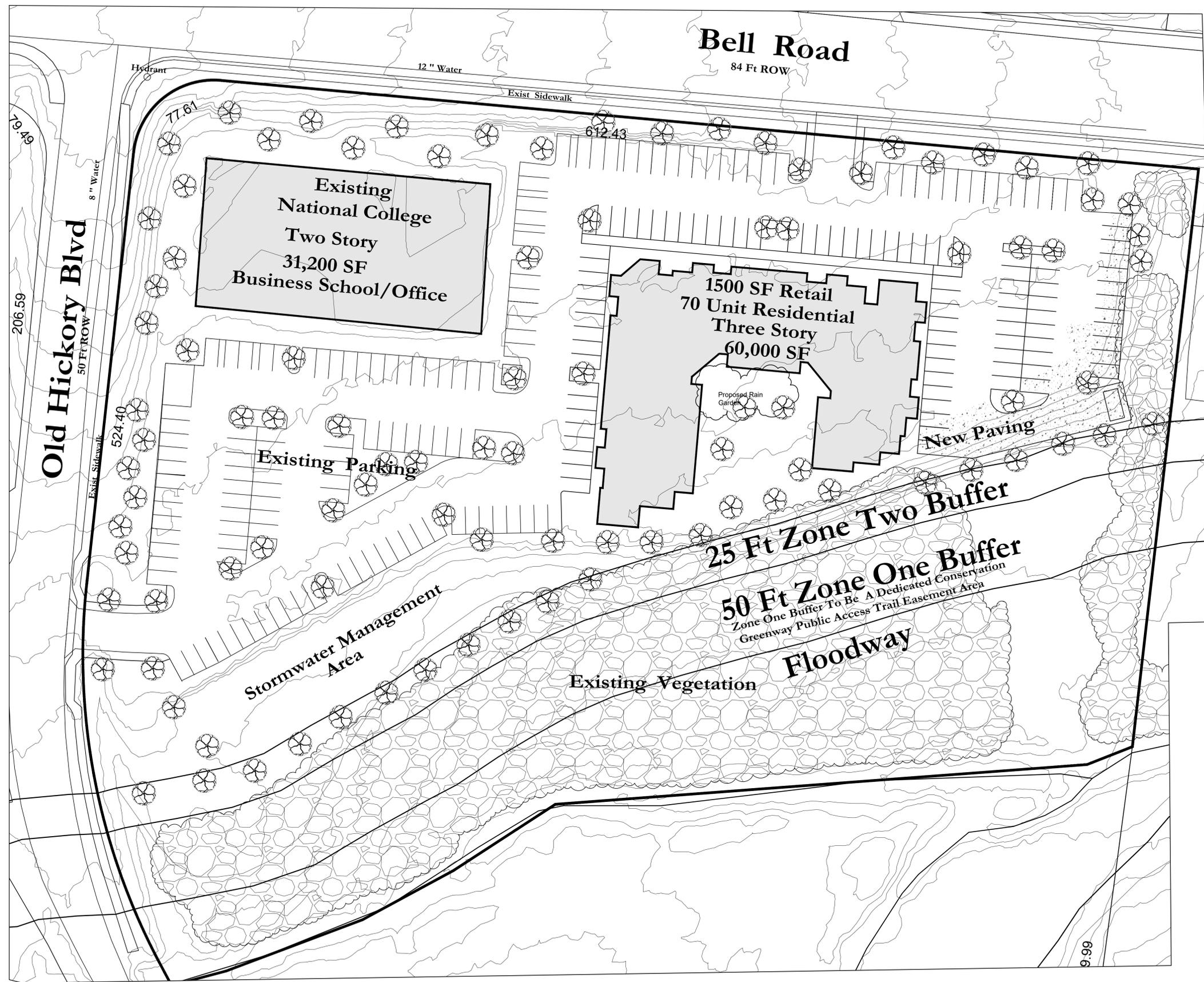
D&A Project #
1638 Bell Road

C2.0
Sheet 3 of 4



Amended SP Layout Plan

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



Scale 1" = 30'



REVISIONS:

DATE:

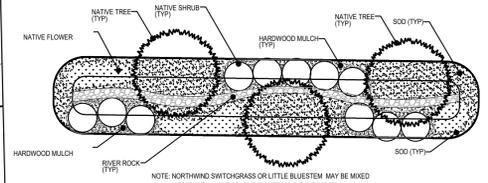
Preparation Date:

Stormwater Notes

1. This site is responsible for water quality and water quantity.
2. Design of stormwater 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.



TYPICAL RAIN GARDEN PLANTING DETAIL WITHIN INTERIOR COURTYARDS

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.

The Collection Nashville
@ Bell Road and Old Hickory
1638 Bell Road
Nashville, Davidson County, Tennessee



Rev 12/15/18

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Landscape Architecture

Drainage and Landscape Plan

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Sheet 4 of 4