

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 8" 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.

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.
- 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.
- 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.
- Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans on moist 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.
- 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.
- All water mains must be located within the paved area including all blow-off assemblies.

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.

STANDARD SP NOTES

- The purpose of this SP is to receive preliminary approval to permit the development of a 6 unit multifamily (single family dwellings detached) development as shown.
- 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 not lie within a flood hazard area as identified by FEMA on Map 47037C0236H dated April 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 unit.
- Solid waste pickup to be provided by dumpster shown on this plan.

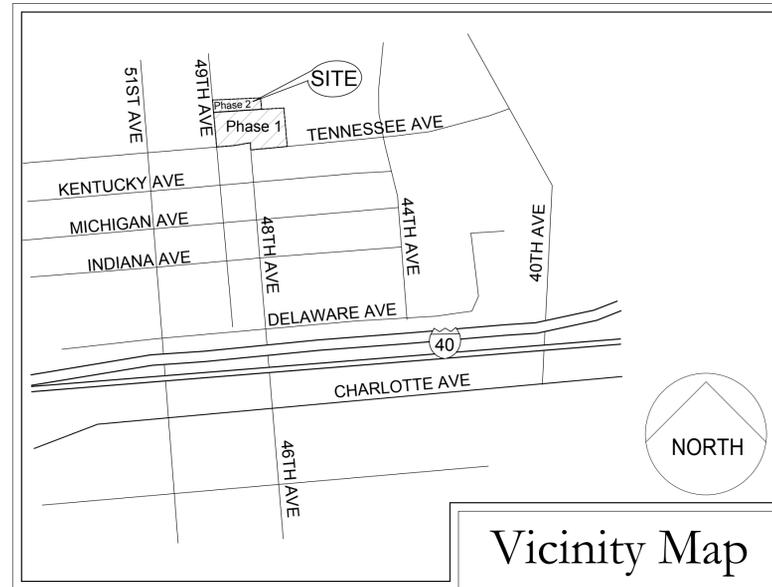
- Minor modifications to the preliminary sp plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. 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.

- Ownership for units may be divided by a horizontal property regime or a subdivision approved by the metro planning commission, with a minimum of lot size of 1,000 square feet.

- 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 RM20 zoning district as of the date of the applicable request or application.

- The final site plan/building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required 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.

Preliminary Specific Plan 49th and Tennessee, Phase 2 Residential Development Being Parcel 07 on Tax Map 91-07 Nashville, Davidson County, Tennessee



VICINITY MAP
N.T.S.

Vicinity Map

Property Information

1200 49th Ave N (Map 91-07, Parcel 108)
Nashville, Tennessee 37209
0.502 Total Acres
Council District 20 (Mary Carolyn Roberts)

Owner of Record

ECG 49TN, LLC.
118 16th Ave S Suite 200
Nashville, Tennessee 37203
Contact: Michael Lamping

Civil Engineer

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

Surveyor

Crawford Land Surveyors, P.C.
1929 21st Ave South
Nashville, Tennessee 37212
Phone: 615.292.2661
Fax: 615.383.9871

Floodnote

This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0236H dated April 4, 2017.

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.

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 1.5:1 or greater, except for dormers or egress windows.
- EIFS, vinyl siding and untreated wood shall be prohibited.
- Porches shall provide a minimum of six feet of depth (To be applied to Phase 1, Townhome Section ONLY).
- A Raised Foundation of 18" - 36" is required for all residential structures.

Sheet Schedule

- C0.0 Notes & Project Standards
- C1.0 Existing Conditions Plan
- C2.0 Site Layout Plan
- C3.0 Site Utility & Grading Plan
- L1.0 Site Landscape Plan

Planning Commission SP# 2013SP-029-003 Council Bill

Notes and Project Standards

USE - CHAPTER 17.08 & 17.16	
DETERMINE THE USE	MULTIFAMILY (DETACHED SINGLE FAMILY DWELLINGS)
PROPERTY ZONING SP	OVERLAY(S) UZO SURROUNDING ZONING IR & R6
USE CHARTS: P, PC, SE, A	PERMITTED PER SP
SITE CRITERIA (Bulk Standards based upon SP Zoning)	
MINIMUM LOT SIZE	N/A
ISR - Adjustments / Slopes over 15%	0.90 MAX
FAR	0.80 MAX
STREET SETBACKS:	15 Feet (49th Ave) (Porches May Encroach)
SIDE YARD	5 Ft. from Property Line to the North
REAR YARD	5 Ft. from Property Line to the West
HEIGHT STANDARDS	3 Stories or 35 Feet (To Eave) Maximum Perimeter Units (1-2S) Shall be Limited to 2 Stories or 25 Feet (To Eave) Maximum
PARKING AND ACCESS - CHAPTER 17.20	
RAMP LOCATION AND NUMBER	Existing Access Via Phase 1
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	(49TH) 174' TO Driveway North (Tennessee) 63' To Driveway East
DISTANCE TO INTERSECTION	(49th) ±180' From Tennessee Ave (South) & (49th) ±135' From Louisiana (North) (Tennessee) ±176' From 48th Ave (West)
	50' MINOR STREET 100' COLLECTOR 185' ARTERIAL STREET 250' CONTROLLED ACCESS RAMP
REQUIRED PARKING BASED ON USES	9 Stalls See Below Summary /18 Stalls Proposed
REQUIRED LOADING BASED ON USES	N/A
SURFACING OVER 5 SPACES 1,750 SQ. FT.	Provided
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	8.5x18' Std Stalls, 90° Parking w/ 24' Aisle
QUEUING LANES	N/A
OVER 10 SPACES 20' QUEUING AT EXIT	Provided
NUMBER OF COMPACT SPACES / %	None
NUMBER OF ACCESSIBLE SPACES	N/A
SIDEWALKS REQUIRED	Public Sidewalk proposed along All Frontages
LANDSCAPING STANDARDS - CHAPTER 17.24	
REQUIRED BUFFERYARDS	N/A
BUFFERYARD ADJUSTMENT	N/A
PERIMETER LANDSCAPING	Provided
STANDARD FOR 4 OR MORE LANES	N/A
SIDE LINES ADJACENT TO PARKING AREAS 5' MINIMUM WITH TREES-2.5' WITH TREE ISLANDS	Provided
INTERIOR LANDSCAPING MINIMUM 8% AREA	Provided
OPAQUE FENCE ADJACENT TO RESIDENTIAL PARKING AREA	N/A
SCREENING AROUND DUMPSTERS (NO CHAIN LINK FENCE PERMITTED)	Provided
TREE DENSITY	See Landscape Compliance Plan for Further Detail

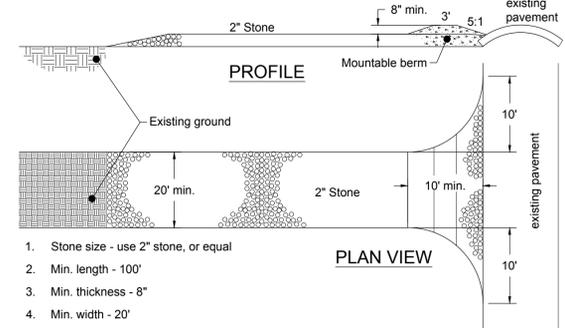


Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
316 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project #13072
49th and Tennessee
Phase 2

C1.0

Sheet 1 of 5



1. Stone size - use 2" stone, or equal
2. Min. length - 10'
3. Min. thickness - 8"
4. Min. width - 20'
5. Filter cloth will be placed over the entire area prior to placing of stone.
6. Surface water all surface water flowing or diverted toward construction entrances shall be piped across the entrance.
7. Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

TEMPORARY CONSTRUCTION EXIT
REFER TO METRO DETAIL TCP-03
N.T.S.

STABILIZATION OF DISTURBED SOILS

- a. Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 15 days.
- b. As a general rule, permanent seeding will be performed within 14 days after the final grade on an area has been established. If disturbed areas on-site are to remain dormant for periods greater than 15 days in duration, the contractor will apply permanent soil stabilization. An allowance in the time schedule will be made for snow cover during periods of construction downtime. Seeding will be performed by hydro-seeding, by hand, or by a mechanical broadcasting method.
- c. The areas to be seeded will be uniform and will conform to the finished grade and cross Section shown in the plans for this project or as otherwise designated. Owner's representative will perform minor shaping of uneven and rough areas outside the graded section as directed in order to provide for more effective erosion control and for ease of subsequent earth moving operations.
- d. The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.

The Project associates with these submitted plans is covered under Tennessee Construction General Permit TN **243030**. The Total Disturbed Area is **4.682** acres.

Check all that apply: This site discharges into waters identified by TDEC as:

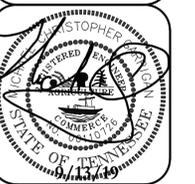
Impaired for siltation Impaired for habitat alteration

Exceptional

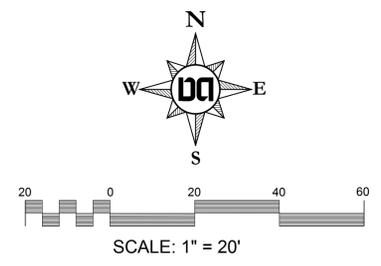
Engineer: *[Signature]* Date: **8/28/19**

[Signature] as the "Certified" Erosion Control Specialist for this Site, have Reviewed and Approved the Erosion Prevention and Sediment Control BMP's of these Plans on **8/28/19**

49th & Tennessee
Preliminary SP
Metro Planning Commission #
Council Bill #
Being Parcel 07 on Tax Map 91-07
Nashville, Davidson County, Tennessee



Existing Conditions Plan



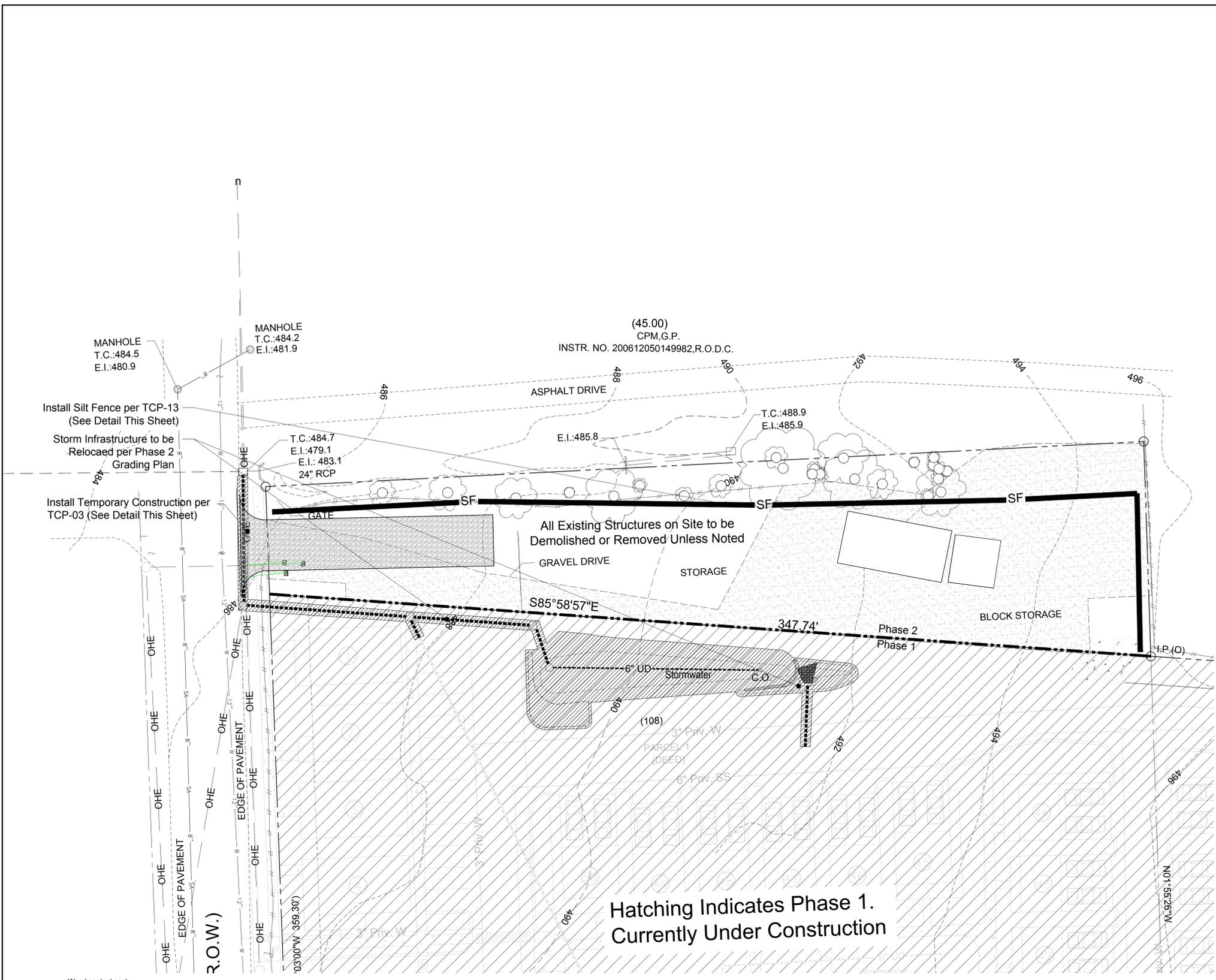
SITE AREA = 0.502 ACRES
= 21,843.46 SF
DISTURBED AREA = 0.325 ACRES
= 14145.39 SF

PERMITS:



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

D&A Project #13072
49th and Tennessee
Phase 2
C2.0
Sheet 2 of 5



All Existing Structures on Site to be Demolished or Removed Unless Noted

Hatching Indicates Phase 1. Currently Under Construction

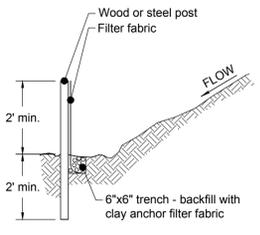
ALL PERIMETER EPSC MEASURES MUST BE IN PLACE PRIOR TO GRADING

Silt Fence Maintenance Notes:

1. Inspect twice weekly min. 72 hrs apart and after each rainfall.
2. Repair wherever fence is damaged.
3. Remove sediment when it reaches 1/3 the height of the fence.
4. Inspect silt fence when rain is forecast. Perform required maintenance before the storm event.
5. Remove silt fence when no longer needed. Fill and compact past holes and anchor trench remove sediment accumulation, and grade alignment to blend with adjacent ground.

Silt Fence Notes:

1. Filter fabric fence to be placed prior to start of rough grading.
2. Steel posts shall be approved by owner prior to use.
3. Wood posts shall be 2"x2" min., oak or similar hardwood.
4. Posts shall be spaced at 6' intervals.
5. Filter fabric shall be securely bound to posts with either staples or wire ties.
6. Filter fabric shall be polypropylene fabric by Corps of Engineers guide spec. CW 02215. With equivalent opening size (eos) of no.100 sieve min., no.40 sieve max., as determined.
7. J-Hooks to be used when silt fence is not installed along a contour.



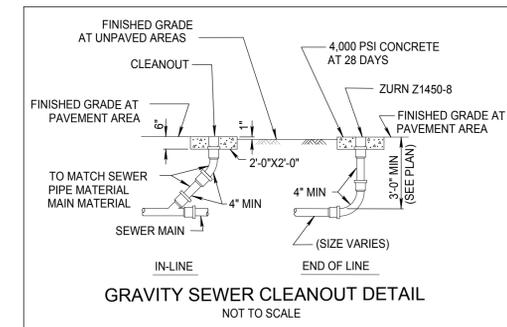
SILT FENCE DETAIL
REFER TO METRO DETAIL TCP-13

Revisions

Water and Sewer Notes

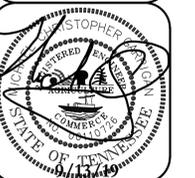
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PRIVATE WATER LINES SHALL BE C900 (Or Equiv)
PRIVATE SEWER LINES SHALL BE SDR 35 (Or Equiv)

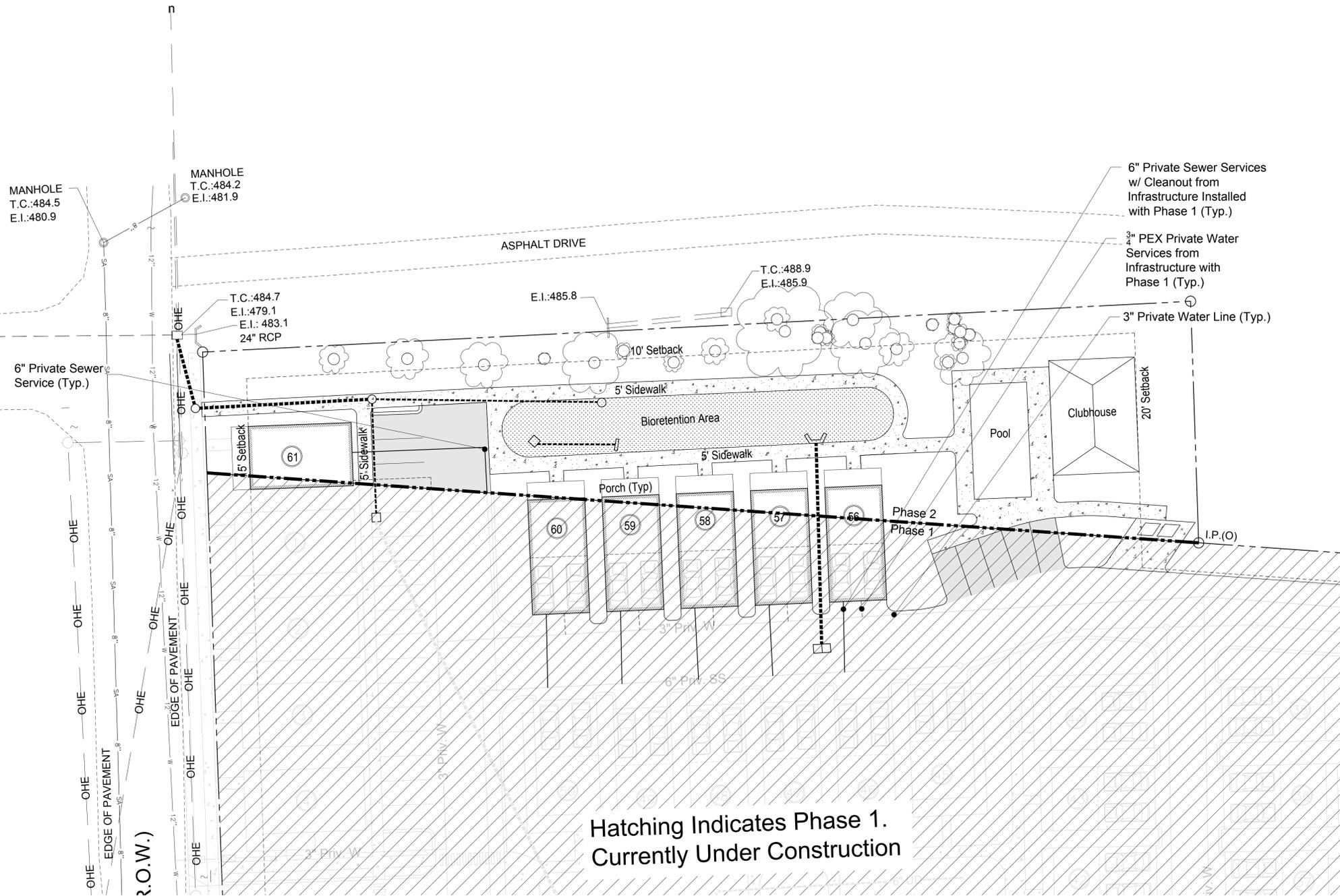


49th & Tennessee, Phase 2

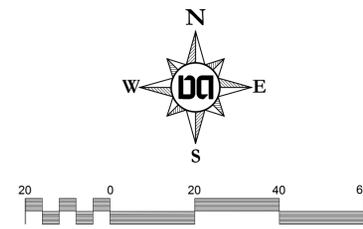
Final SP
Metro Planning Commission # 2013SP-029-002
Council Bill # BL2014-659
Being Parcel 07 on Tax Map 91-07
Nashville, Davidson County, Tennessee



Site Utility & Grading Plan



Hatching Indicates Phase 1.
Currently Under Construction



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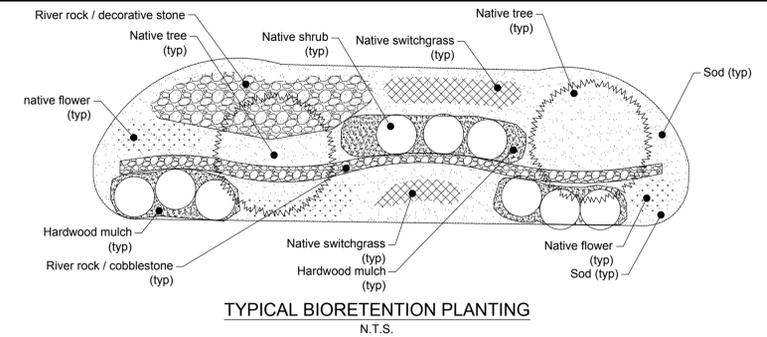
PERMITS:



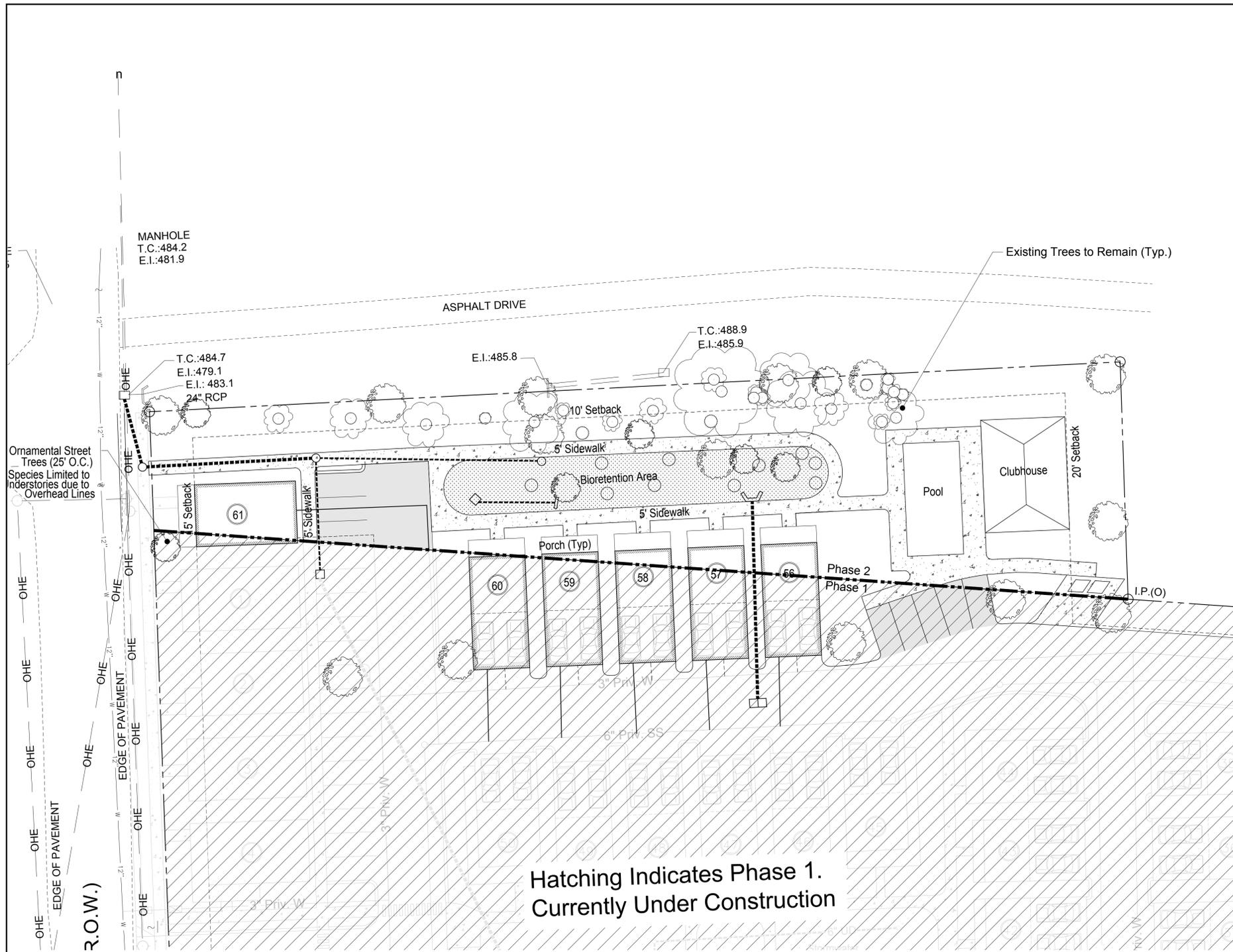
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516 Leander Place
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(615) 297-5366

Drawing Date:
September 13, 2019

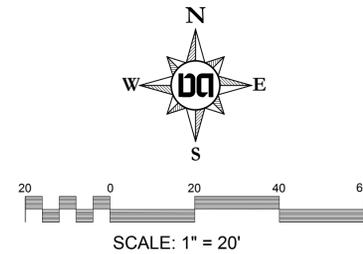
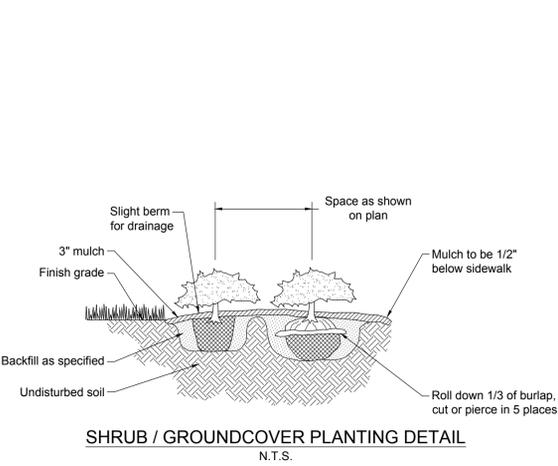
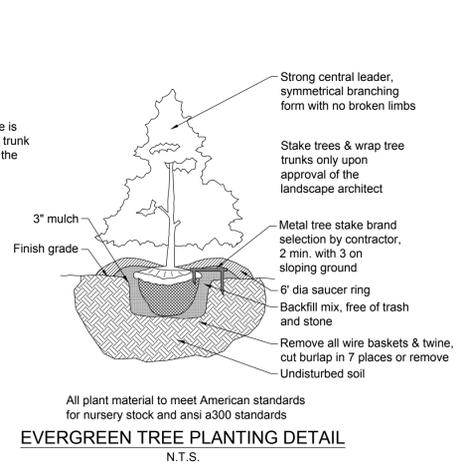
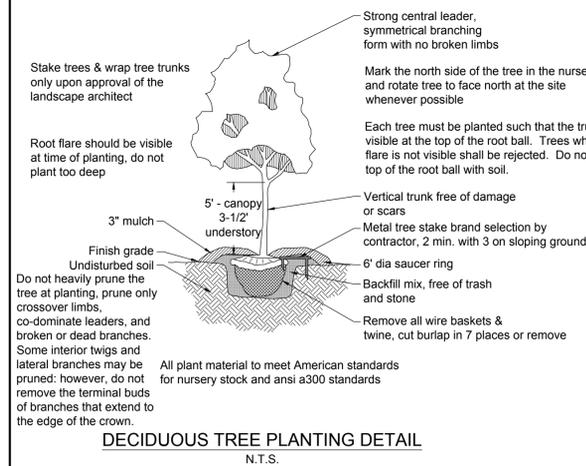
Revisions



NOTES:
IF REQUIRED, GENERAL CONTRACTOR MUST OBTAIN TREE REMOVAL PERMIT PRIOR TO THE ISSUANCE OF THE GRADING PERMIT
ADDITIONALLY, CONTRACTOR MUST INSTALL TREE PROTECTION FENCING & REQUEST THE INSPECTION OF THE URBAN FORESTER PRIOR TO THE ISSUANCE OF THE GRADING PERMIT



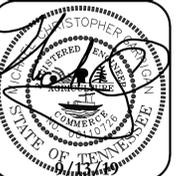
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Site Landscape Plan

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D&A Project #13072
49th and Tennessee
Phase 2

L1.0
Sheet 5 of 5