

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 WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 5 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE 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 6" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOIL, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 98% 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 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.
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 DUE 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 SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CIP-10 & CIP-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 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 ON FIELD CONDITIONS.
7. COMPLY WITH THE MPW TRAFFIC ENGINEER. UPON FINAL PLAN INDICATE THAT ADEQUATE SIGHT DISTANCE IS PROVIDED AT PROPOSED ROAD ACCESS THROUGH AN ACCESS STUDY.
8. DRIVEWAYS WITHIN THE DEVELOPMENT ARE TO BE A MINIMUM OF 24 FT WIDE (ASPHALT TO ASPHALT) WITH NO ON STREET PARKING AND 30 FT WIDE WITH ON STREET PARKING. PAVING CROSS SECTION IS TO COMPLY WITH MPW ST-251 STANDARD.
9 A 4 FOOT SIDEWALK WITH A 5 FOOT GRASS STRIP, CURB, AND GUTTER PER MPW STANDARDS ST 200-210
10. IF SIDEWALKS ARE REQUIRED WITH THIS PROJECT THEY ARE TO BE SHOWN PER THE MCSP AND PER MPW STANDARDS AND SPECIFICATIONS. SIDEWALKS ARE TO BE WITHIN DEDICATED RIGHT OF WAY.
11. SIDEWALKS ARE TO BE CONSTRUCTED IN RIGHT OF WAY PER MCSP AND MPW STANDARDS AND SPECS, THERE ARE TO BE NO VERTICAL OBSTRUCTIONS WITHIN SIDEWALK (POLES, SIGNS, ETC.)
12. AT DRIVEWAY ACCESS POINTS INSTALL GROUND MOUNTED SIGNS "NOW ENTERING PRIVATE PROPERTY"

13. Prior to building permit approval by MPW, submit recorded HOA/ Master Deed document setting up private hauler for the development.

WATER & SEWER NOTES

- 1) 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 (RPB) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
9) APPROVED AS A PRELIMINARY SP ONLY. PUBLIC AND/OR PRIVATE SANITARY SEWER CONSTRUCTION PLANS MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL SP APPROVAL. THE APPROVED CONSTRUCTION PLANS MUST MATCH THE FINAL SP PLANS. THE REQUIRED CAPACITY FEES MUST BE PAID PRIOR TO FINAL SP APPROVAL. (PERMIT NO 12019038324)
10) WATER IS TO BE PROVIDED BY MADISON SUBURBAN UTILITY DISTRICT.

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. 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.
5. (Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.)
6. (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.)
7. (Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.)
8. (Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15' CMP).)

Irrigation Notes

Irrigation will be provided in more detail on final plan. Irrigation to be design/build by landscape contractor.

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 UTILITIES 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 MULCH 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 A 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 THE 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.

FIRE MARSHAL

FIRE FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE- 2006 EDITION FIRE CODES ISSUES WILL BE ADDRESSED IN THE PERMIT PHASE.

- Limited building details provided. 20w drive aisle shown on plans. Buildings limited to 30' height unless fire department aerial apparatus access requirements are met.
1. Fire apparatus access roads shall be provided and maintained in accordance with the adopted fire code and standards.
2. Except as approved by the fire code official, fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
3. Fire apparatus access roads shall have a minimum unobstructed width of 20 feet. Where a fire hydrant is located on a fire apparatus access road the minimum width in the vicinity of the hydrant shall be 28 feet.
4. Buildings over 30 feet in height shall meet fire department aerial apparatus access requirements.
5. Dead end fire apparatus access roads in excess of 150 feet shall be provided with an approved fire apparatus turnaround.
6. All points of the building shall be within 500 feet of a fire hydrant when measured via approved fire apparatus access route.
7. All buildings and/or developments are required to meet the fire-flow requirements listed in the adopted code prior to construction.
8. Fire department connections for standpipes/sprinkler system shall be within 100 feet of the fire hydrant via approved access route.
9. Developments of one- or two-family dwelling units where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
10. Buildings exceeding 30 feet in height or 82,000 square feet in area (124,000 fully sprinklered) shall be provided with two separate and approved fire apparatus access roads.
11. Where two separate and approved fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. The site may approve variations to this requirement in the event remoteness cannot be accomplished.
12. The maximum grade for fire apparatus access roads shall not exceed 10% without approval from the fire code official.
13. Gates across fire apparatus access roads shall comply with adopted code and standards.
14. Approval of a preliminary or final site plan is not an approval for building construction. Full and complete review of building plans is required prior to approval for construction and may require changes to the site.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO PERMIT 28 MULTIFAMILY RESIDENTIAL UNITS. STRPs (OWNER OCCUPIED AND NON OWNER OCCUPIED) SHALL BE PROHIBITED
2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD MAP 47037C0139H 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 PER PRIVATE CURBSIDE PICKUP.
11) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASES THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
12) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RMC ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
13) THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
14) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT AND THE FAIR HOUSING ACT. ADA: http://ada.gov/

METRO TRAFFIC ENGINEER

Identify one way signage and stop signs per MUTCD prior to final sp approval.

GENERAL PLAN CONSISTENCY NOTE

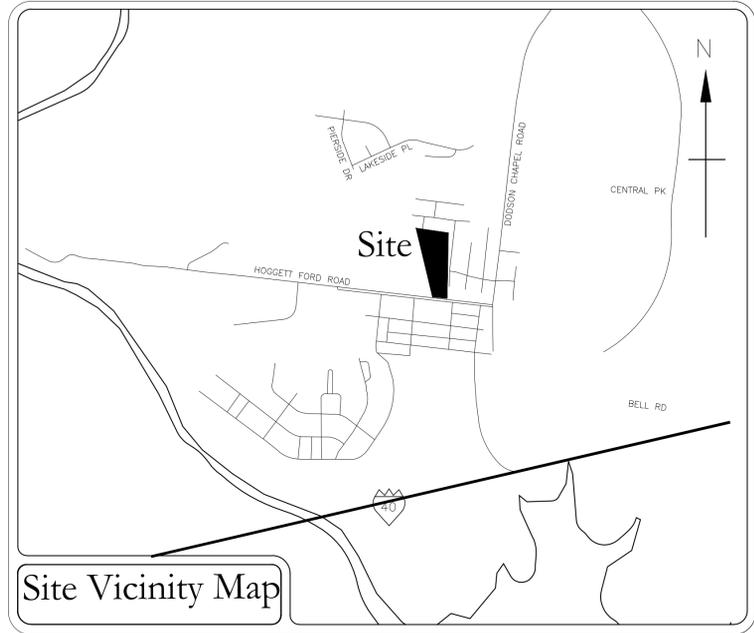
THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN THE DONELSON, HERMITAGE, OLD HICKORY COMMUNITY. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS TRANSECT 3 SUBURBAN NEIGHBORHOOD EVOLVING. URBAN NEIGHBORHOOD EVOLVING AREAS WILL DEVELOP TO INCLUDE GREATER HOUSING CHOICES, SIDEWALK CONNECTIVITY, AND SENSITIVE DEVELOPMENT TECHNIQUES.

AS PROPOSED, THIS SPECIFIC PLAN DISTRICT CREATES DETACHED HOMES IN A COTTAGE DEVELOPMENT STYLE ON AN OVERLY LARGE PARCEL WHILE MAINTAINING THE CHARACTER OF THE PUBLIC STREET FRONTAGE. THE PROPOSED HOMES IMPROVE PEDESTRIAN CONNECTIVITY WITH THE INSTALLATION OF A 5' SIDEWALKS. THE PROPOSED DETACHED HOMES WILL ALSO PROVIDE A UNIQUE AND AFFORDABLE HOUSING TYPE NEEDED IN THE AREA. EACH UNIT WILL HAVE AMPLE PARKING, AND ADDITIONAL GUEST PARKING WILL BE PROVIDED ON-SITE. OPEN SPACE WILL BE PROVIDED, AND THE INSTALLATION OF STORM WATER UTILITIES THAT COMPLY WITH INFILL REGULATIONS WILL PROVIDE FOR ON-SITE STORM WATER MANAGEMENT. A DOG PARK WILL BE PROVIDED FOR THE RESIDENTS OF THE GENERAL OVERALL COMMUNITY

ARCHITECTUAL NOTES

BUILDING ELEVATIONS FOR ALL STREET FACADES SHALL BE PROVIDED WITH THE FINAL SITE PLAN. THE FOLLOWING STANDARDS SHALL BE MET:

- A. BUILDING FACADES FRONTING A STREET OR OPEN SPACE SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
C. EIFS, VINYL SIDING, AND UNTREATED WOOD SHALL BE PROHIBITED.
D. A RAISED FOUNDATION OF 12"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
E. MINIMUM SPACING BETWEEN BUILDINGS SHALL BE 6 FEET



REVISIONS:
2/10/2020
Preparation Date:

Hoggett Point Cottages
Preliminary Specific Plan
Being Parcel 235 on Tax Map 86
Nashville, Davidson County, Tennessee

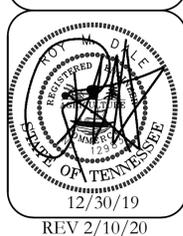


Table with 2 columns: USE and MULTIFAMILY. Rows include PROPERTY ZONING (RS15), SURROUNDING ZONING (RS15), TOTAL PROPERTY SIZE (5.0 ACRES), SURROUNDING ZONING (RS15), NUMBER OF RESIDENTIAL UNITS/DENSITY (28 TOTAL UNITS 5.6 UN/AC), TOTAL BUILDING FLOOR AREA (76,000 SF), FAR (0.35), ISR (0.80), STREET YARD SETBACK (50' MEASURED FROM RIGHT OF WAY), SIDE YARD FROM PERIMETER PROPERTY LINE (20'), REAR YARD (20'), HEIGHT STANDARDS (2 STORIES MAX. IN 35 FT (MEASURED TO HIGHEST POINT ON ROOF)), PARKING AND ACCESS (ONE ACCESS FROM HOGGETT FORD ROAD), REQUIRED PARKING (56 REQ'D (RESIDENTIAL 2 STALLS/UNIT @ 28UNITS)), PARKING PROPOSED (2 PARKING SPACES EACH UNIT (GARAGES ON MOST UNITS) -56 SPACES, 25 GUEST PARKING SPACES, 81 TOTAL PARKING SPACES), SOME UNITS MAY NOT HAVE A GARAGE, HOWEVER THE TOTAL PARKING FOR THE PROJECT SHALL NO FEWER THAN 2.5 SPACES PER UNIT OR 70 TOTAL PARKING SPACES.

A Preliminary SP

Hoggett Point Cottages

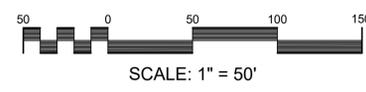
Being Parcel 235 on Tax Map 86
Davidson County, Tennessee
Case No. 2020SP-008-001

Sheet Schedule

- C1.0 Notes & Project Standards
C2.0 Existing Conditions
C3.0 SP Layout

Notes & Project Standards

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
MPC Case Number Case No. 2020SP-008-001
D&A Project # Hoggett Point Cottages
C1.0 Sheet 1 of 3
516 Heather Place Nashville, Tennessee 37204 (615) 297-5166



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EROSION CONTROL & GRADING NOTES

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- 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 SOIL, 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.
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**Hoggett Point Cottages
 Preliminary Specific Plan**
 Being Parcel 235 on Tax Map 86
 Nashville, Davidson County, Tennessee



12/30/19
 REV 1/28/20

Parcel ID	Owner	Zoning
1 08600075700	DUNCAN, SAUNDRA M. & REDRIC N.	RS15
2 086140D90100CO	SOUTHEASTERN DEVELOPMENT ENTERPRISE LLC	RS15
3 086140D04400CO	CRAWFORD, TAMMI MICHELLE & TERENCE M SR	RS15
4 086140D04300CO	WILLIAMS, ANDREW T	RS15
5 086140D04200CO	PETERS-MAKSYMUK, LINDA	RS15
6 086140D04100CO	SAWYER, DAVID M. & NANCY L.	RS15
7 086140D04000CO	FONSECA, LUIS SANCHEZ & JIMENEZ, MARIA DE LOS D. C.	RS15
8 086140D03900CO	LOCKHART, KENNETH THOMAS & KELLY NICOLE	RS15
9 086140B10500CO	TIDWELL, AMBER TURELL	RS15
10 086140B10400CO	FROST, RANDOLPH L. ET UX	RS15
11 086140B10300CO	FORRESTER, JOSEPH P. & BENTLEY, CHRISTINA	RS15
12 086140B90100CO	FLEETWOOD HOA INC	RS15
13 086140B09100CO	VANAPELDORN, APRIL ANN	RS15
14 086140B09000CO	COCKRILL, PATRICK	RS15
15 086140B08900CO	THOMAS, JAMES HOUSTON & BATES, LEA ANN COURTER	RS15
16 086140B08800CO	KNIGHT, BERT & KNIGHT, CYNTHIA M.	RS15
17 086140B08700CO	TAYLOR, PALMEDA D.	RS15
18 086140B08600CO	CRUMBY, JOSEPH A. & JENNIFER L.	RS15
19 086140B08500CO	HAUS, DEBRA L.	RS15
20 086140B08400CO	RASHID, IHSAN & AWAI, RAGHAD AL	RS15
21 086140B08300CO	LIBBY, LISA	RS15
22 086140B08200CO	KITCHIN, TIFFANY APRIL	RS15
23 086140B08100CO	COMM, ABBY R. & DAVID N.	RS15
24 086140B08000CO	PURCELL, DARREN & LAUREN	RS15
25 086140B07900CO	STALLING, GEORGE & AMY	RS15
26 086140B07800CO	EAKES, AL D. & SANDERS, ELIZABETH ANN	RS15

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

Existing Conditions

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

MPC Case Number
 Case No. 2020SP-008-001

D&A Project #
 Hoggett Point Cottages

C2.0
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