

EROSION CONTROL & GRADING NOTES

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP SURF WITHING 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 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 INSECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) CONTRACTOR 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.

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 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 12M/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.

FIRE MARSHALL

FIRE FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE- 2006 EDITION FIRE CODES ISSUES WILL BE ADDRESSED IN THE PERMIT PHASE. This plan provides Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO PERMIT 51 MULTIFAMILY UNITS ALLOWING BOTH OWNER AND NON OCCUPIED SHORT TERM RENTAL
- 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 47037001261 DATED FEBRUARY 25, 2022.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO NDOT DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE NDOT 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" RCP).
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCLUMBERED 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 SHALL BE PRIVATE.
- 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 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 RM15-A 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/
- 15) LANDSCAPING TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.

Stormwater Notes

- 1. This site is responsible for water quality and water quantity.
- 2. To provide the full water quality treatment of 80% TSS a water various quantity/quality BMPs are proposed. Design of these 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 less more 1 acre, therefore, NOI will be required to be submitted to TDEC during final SP process.
- 5. This Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final or unit lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
- 6. Stormwater control measures to be outside of utility easements.

GENERAL CONSISTENCY NOTE

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN THE MADISON COMMUNITY. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS DISTRICT EMPLOYMENT. DISTRICT EMPLOYMENT CENTER (D-EC) AREAS ARE CONCENTRATIONS OF EMPLOYMENT THAT ARE OFTEN IN A CAMPUS-LIKE SETTING. SERVICES FOR THE EMPLOYEES AND MEDIUM- TO-HIGH-DENSITY RESIDENTIAL ARE APPROPRIATE SECONDARY AND SUPPORTIVE USES WITHIN THE DISTRICT

AS PROPOSED, THIS SPECIFIC PLAN DISTRICT CREATES MULTIFAMILY FAMILY UNITS IN A DEVELOPMENT STYLE WHILE MAINTAINING THE CHARACTER OF THE PUBLIC STREET FRONTAGE. THE PROPOSED UNITS ARE ANTICIPATED TO BE RENTED BY WORKERS ON A SHORTER TERM BASIS. THE FACILITY WILL PROVIDE ADEQUATE WORK AND MEETING SPACE ALONG WITH AMENITIES FOR GUESTS. 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.

ARCHITECTUAL NOTES

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

A. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.

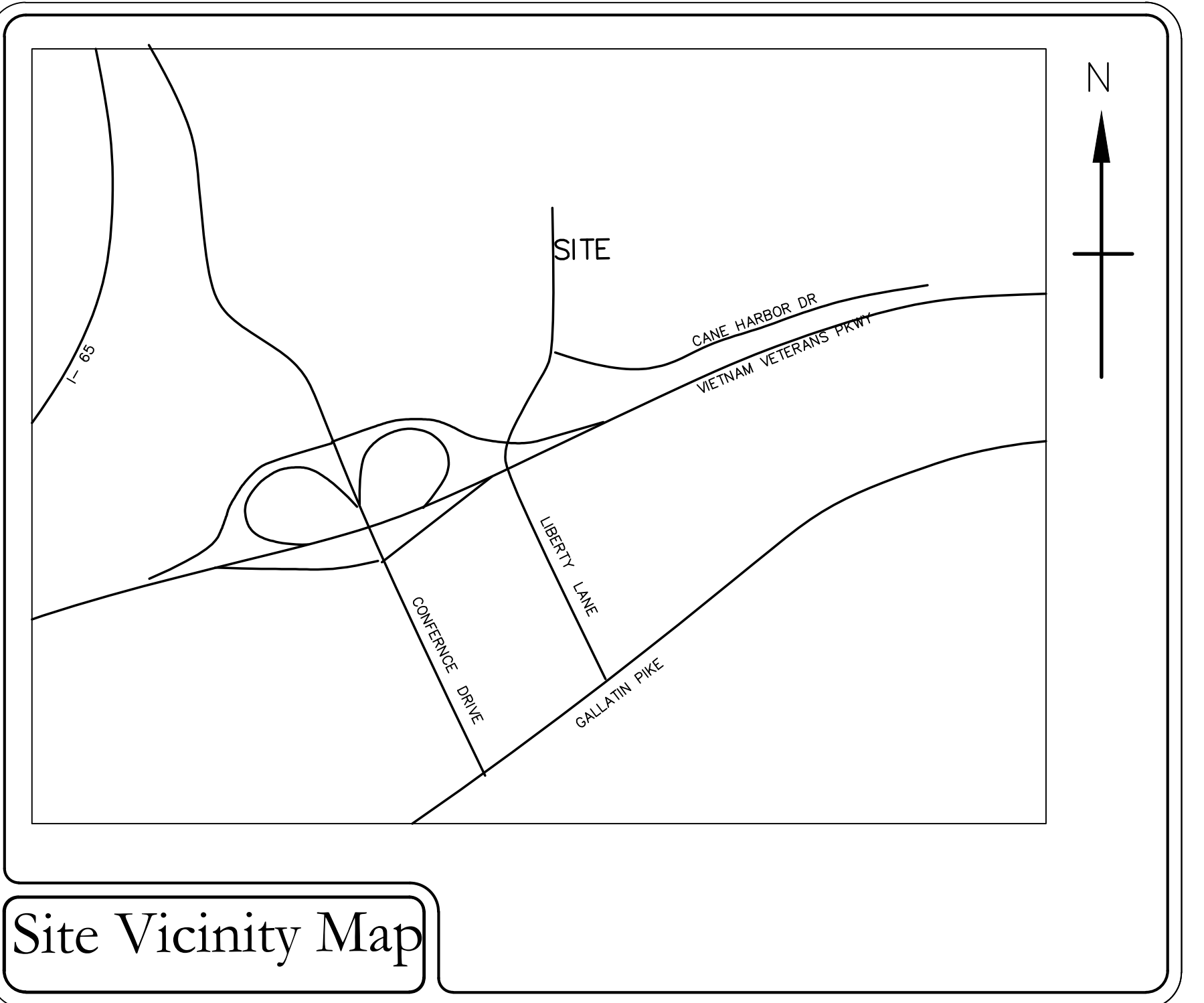
B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS. .

C. BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP

D. IF PROVIDED. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.

E. ARCHITECTURAL ELEVATIONS ARE REQUIRED FOR EACH UNIT UPON FINAL SP APPROVAL.

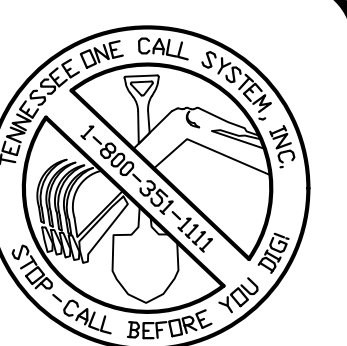
F. BUILDINGS ABUTTING LIBERTY LANE SHALL HAVE A PRIMARY ENTRANCE FRONTING THE STREET AND A REAR GARAGE . THE REMAINING UNITS SHALL FACE THE PARKING LOT



Site Vicinity Map

SPECIFIC PLAN DEVELOPMENT SUMMARY

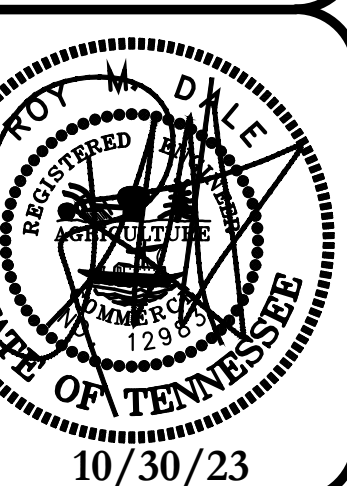
USE	MULTI FAMILY (OWNER OCCUPIED AND NON OWNER OCCUPIED SHORT TERM RENTAL ALLOWED)
PROPERTY ZONING	R10 SURROUNDING R10 and SP
TOTAL PROPERTY SIZE	3.2 ACRES
NUMBER OF RESIDENTIAL UNITS/DENSITY	51 TOTAL UNITS 15.9 UN/AC)
TOTAL BUILDING FLOOR AREA	125,000 SF
FAR	0.897
ISR	0.70
STREET YARD SETBACK:	20' MEASURED FROM RIGHT OF WAY
SIDE YARD	10'
REAR YARD	20'
HEIGHT STANDARDS	DUPLEX UNITS: 2 STORIES IN 32 FT HEIGHT ALONG PUBLIC STREET, 3 STORIES AND 40 IN HEIGHT ALONG INTERIOR DRIVE TOWNHOME UNITS: 2 STORIES IN 32 FT HEIGHT ALONG INTERIOR DRIVE, 3 STORIES AND 40 IN HEIGHT AT REAR OF DOWNGRADE UNITS
HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT A FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF	
PARKING AND ACCESS	ONE POINT OF ACCESS - (1) LIBERTY LANE
RAMP LOCATION AND NUMBER	
	7 duplex (3 BEDROOM 2.5 SPACES PER UNIT) - 35 PARKING SPACES 37 TOWNHOMES (2 BEDROOM) - 74 SPACES TOTAL SPACES REQUIRED -109 TOTAL SPACES PROVIDED -109



REVISIONS:

Preparation Date:

The Collective Preliminary Specific Plan Being Parcels 34 and 35 on Tax Map 26 Nashville, Davidson County, Tennessee



10/30/23 REV 1/20/25

A Preliminary SP

The Collective

Being Parcels 34 and 35 on Tax Map 26

Davidson County, Tennessee

Case No. 2023SP-.86-001

Sheet Schedule

- C1.0 Notes & Project Standards
- C2.0 Existing Conditions
- C3.0 SP Layout
- C4.0 Architectural Elevations

Notes & Project Standards

Dale & DD Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
MPC Case Number 2023SP-086-001
The Collective
C1.0
Sheet 1 of 4

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

Project to be Completed In Two Phases

Map 26 Parcel 132
 Ava Madison
 IN#20230428-0031530
 Zoned SP

Soils Type Mimmosa Silt Loam

Map 26 Parcel 132
 Ava Madison
 IN#20230428-0031530
 Zoned SP

Map 26 Parcel 36
 Luke Maddux
 IN#20191105-0114350
 Zoned R10

LIBERTY LANE

25 Ft Right Of Way

25 Ft To CL

Centerline

EXIST HOUSE

EXIST HOUSE

EXIST HOUSE

EXIST HOUSE

EXIST HOUSE

EXIST HOUSE

EXIST HOUSE

EXIST HOUSE

EXIST HOUSE

430 ft

25 Ft To CL

Centerline

230 ft

430 ft

125 ft

230 ft

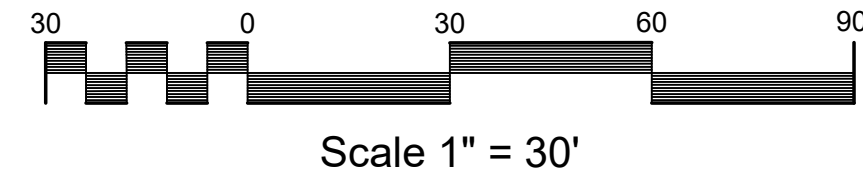
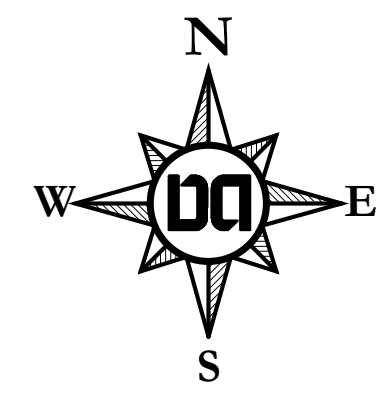
490

500

480

510

EXIST VEGETATION



BOUNDARY AND TOPO DATA PER METRO GIS

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DEVELOPMENT SUMMARY

Property Information
 252 and 244 Liberty Lane
 Nashville, TN 37115
 Map 26 Parcels 34 and 35
 3.2 Acres

Council District 10 (Jennifer Frenseley Webb)

Owner of Record/Developer
 Biddle Enterprises, Inc
 252 Liberty Lane
 Nashville, TN 37115
 Marisa Biddle
 615-606-5103

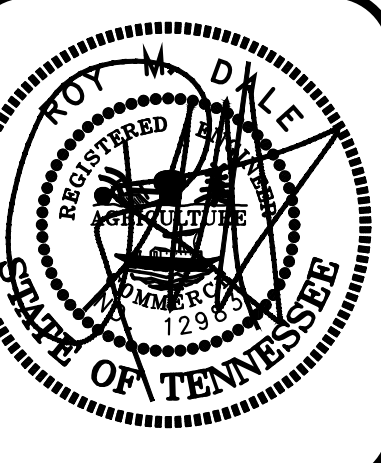
Civil Engineer
 Dale and Associates
 516 Heather Place
 Nashville, Tennessee 37204
 Contact: Roy Dale, PE
 Phone: 615-297-5166
 Email: roy@daleandassociates.net



REVISIONS:

Preparation Date:

The Collective
 Preliminary Specific Plan
 Being Parcels 34 and 35 on Tax Map 26
 Nashville, Davidson County, Tennessee



REV 11/8/24

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

Existing Conditions

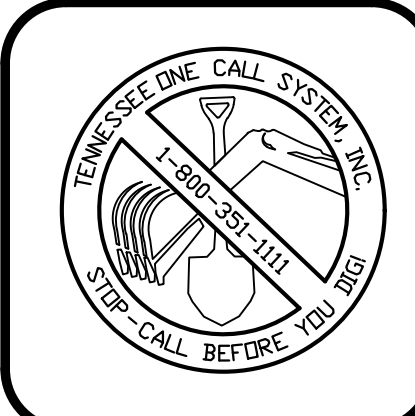
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The Collective
C2.0
 Sheet 2 of 4

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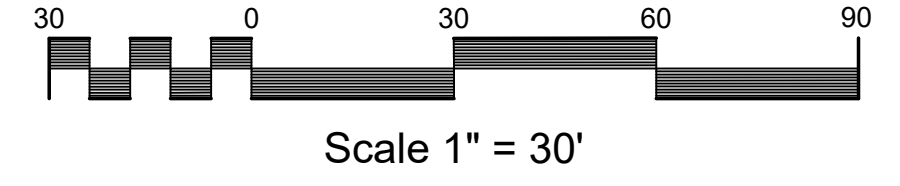
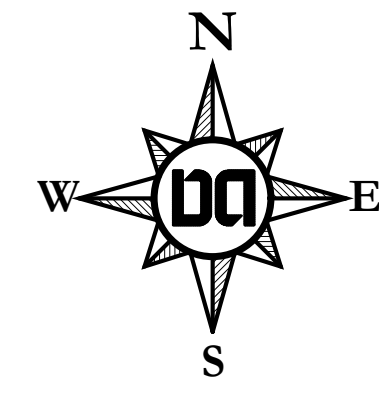
LANDSCAPE BUFFER NOTE
 THE PERIMETER OF SITE TO PROVIDE A LANDSCAPE BUFFER, SAID BUFFER TO PRESERVE EXISTING MATURE TREES AND SUPPLEMENT AS REQUIRED TO MEET CLASS "C" BUFFER STANDARDS.

HISTORIC PRESERVATION NOTE
 Historic Dismukes/Grizzard Dry Stack Stone Wall marks the southeastern/eastern boundary of subject parcel wall is along the western boundary of adjacent parcel 02600013200 (0 Peoples Ct, "Ava Madison"). This wall is to be preserved and protected the within the 20 landscape ft buffer



REVISIONS:

Preparation Date:



BOUNDARY AND TOPO DATA PER METRO GIS

DEVELOPMENT SUMMARY

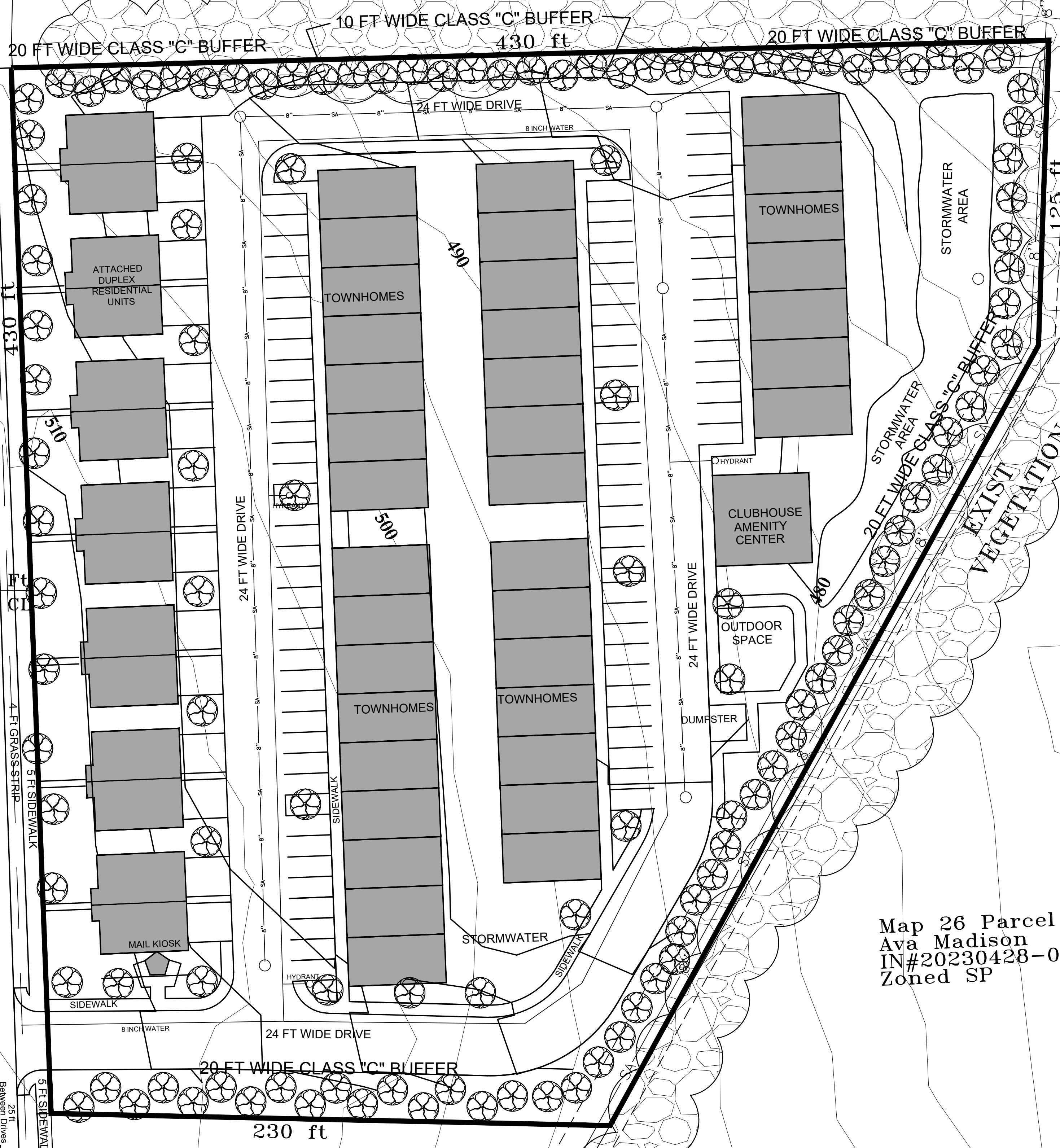
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 Marisa Biddle
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Civil Engineer
 Dale and Associates
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 Nashville, Tennessee 37204
 Contact: Roy Dale, PE
 Phone: 615-297-5166
 Email: roy@daleandassociates.net

LIBERTY LANE
 25 Ft Right Of Way
 Centerline

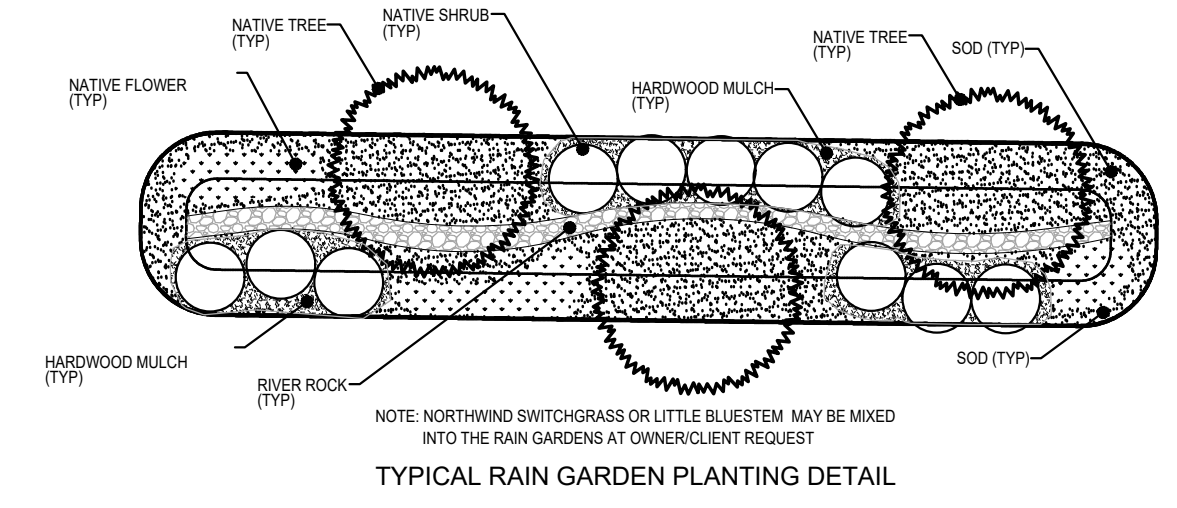
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 IN#20230428-0031530
 Zoned SP



Map 26 Parcel 36
 Luke Maddux
 IN#20191105-0114350
 Zoned R10

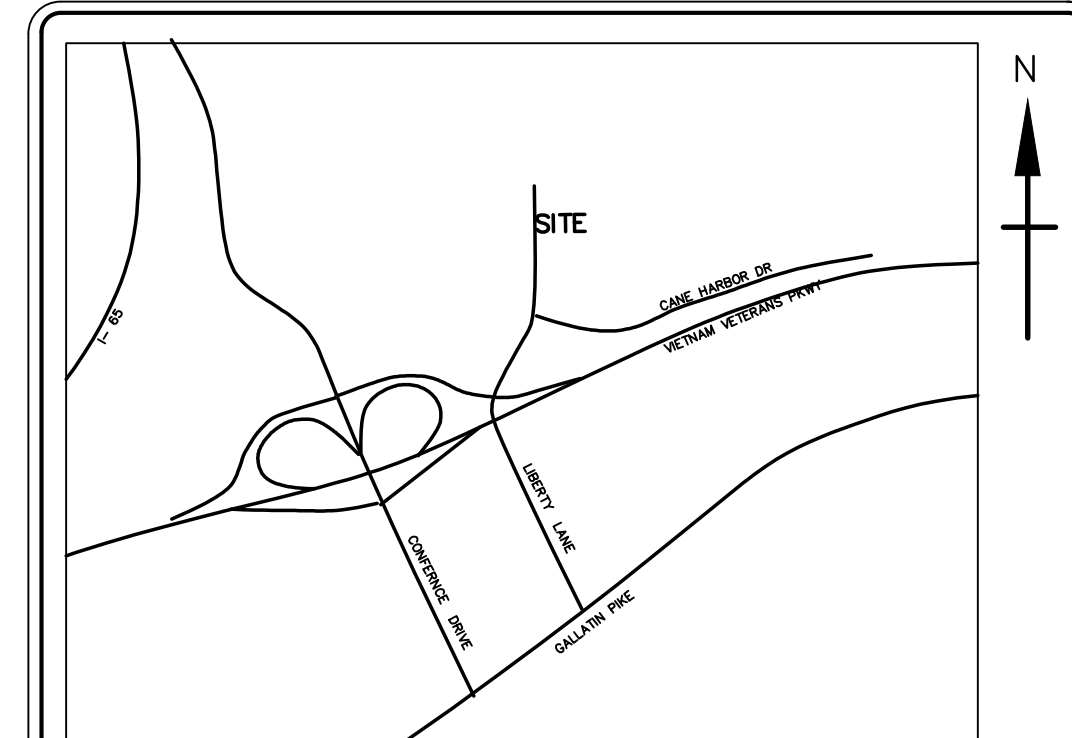
SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTI FAMILY (OWNER OCCUPIED AND NON OWNER OCCUPIED SHORT TERM RENTAL ALLOWED)
PROPERTY ZONING	R10 SURROUNDING R10 and SP
TOTAL PROPERTY SIZE	3.2 ACRES
NUMBER OF RESIDENTIAL UNITS/DENSITY	51 TOTAL UNITS 15.9 UN/AC)
TOTAL BUILDING FLOOR AREA	125,000 SF
FAR	0.897
ISR	0.70
STREET YARD SETBACK:	20' MEASURED FROM RIGHT OF WAY
SIDE YARD	10'
REAR YARD	20'
HEIGHT STANDARDS: DUPLEX UNITS:	2 STORIES IN 32 FT HEIGHT ALONG PUBLIC STREET, 3 STORIES AND 40 IN HEIGHT ALONG INTERIOR DRIVE
TOWNHOME UNITS:	2 STORIES IN 32 FT HEIGHT ALONG INTERIOR DRIVE, 3 STORIES AND 40 IN HEIGHT AT REAR OF DOWNGRADE UNITS
HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF	
PARKING AND ACCESS	ONE POINT OF ACCESS - (1) LIBERTY LANE
RAMP LOCATION AND NUMBER	
	7 duplex (3 BEDROOM 2.5 SPACES PER UNIT)) - 35 PARKING SPACES
	37 TOWNHOMES (2 BEDROOM) - 74 SPACES
	TOTAL SPACES REQUIRED -109
	TOTAL SPACES PROVIDED -109



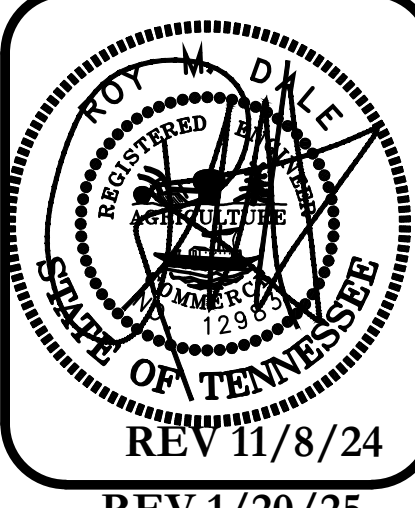
Tree Density Notes

Metro tree density requirements will be addressed in final construction documents. At the preliminary phase of this project no detailed tree information is available.



Site Vicinity Map

The Collective
 Preliminary Specific Plan
 Being Parcels 34 and 35 on Tax Map 26
 Nashville, Davidson County, Tennessee



REV 1/20/25

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

MPC Case Number
 2023SP-086-001

The Collective
C3.0
 Sheet 3 of 4

SP Layout

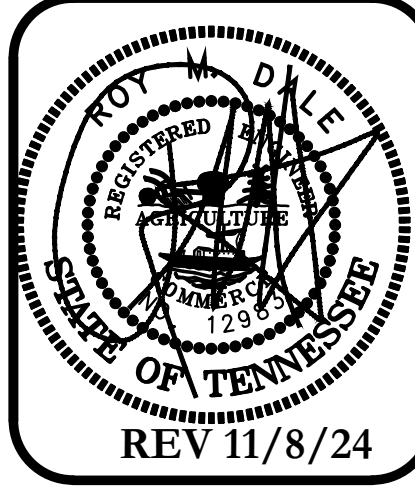
516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166



REVISIONS:

Preparation Date:

The Collective
Preliminary Specific Plan
Being Parcels 34 and 35 on Tax Map 26
Nashville, Davidson County, Tennessee



REV 11/8/24
REV 1/20/25

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

MPC Case Number
2023SP-086-001

The Collective
C4.0
Sheet 4 of 4



Front Elevation Duplex Fronting Liberty
(Two Story Facing Liberty)
(Three Story With Tucked Under Garage Facing Interior)

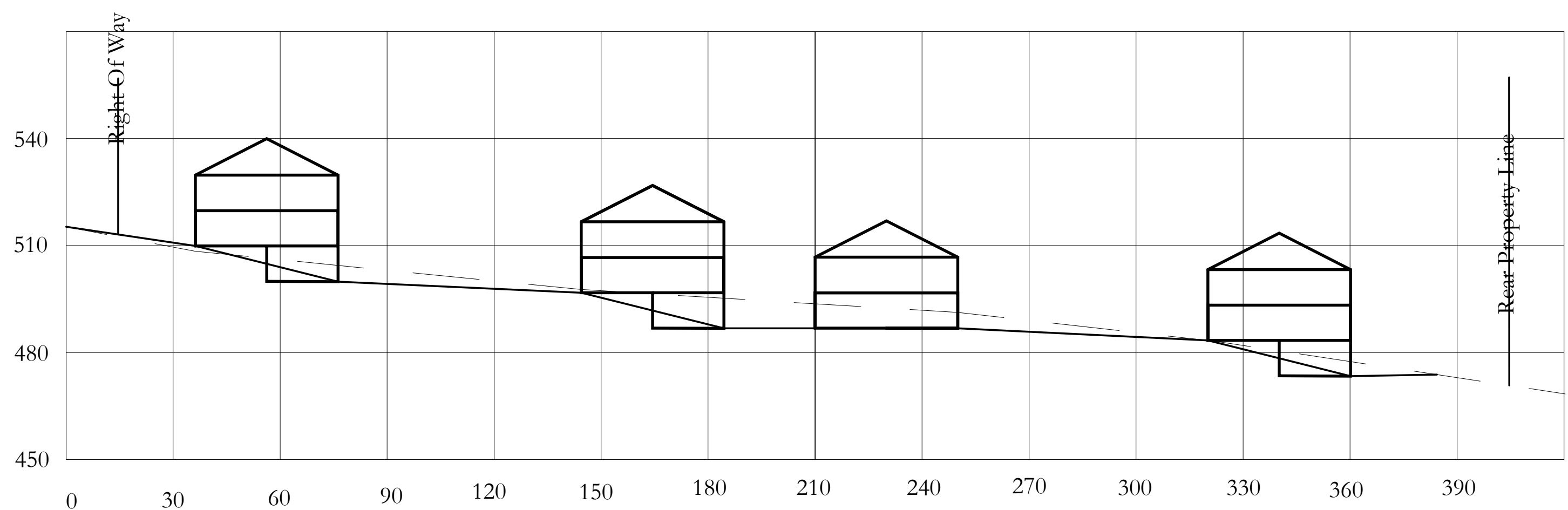


Elevation Duplex Facing Interior
(Tucked Under Garage Facing Interior)



Townhouse Elevations
(Two Story Along Drive)
(Three Story Along Rear)

Architectural Elevations



Site Profile