

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 12 POUNDS PER 1000 SQUARE FEET OF 8-12-12 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 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 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.

NASHVILLE DEPARTMENT OF TRANSPORTATION NOTES

1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE NASHVILLE DEPARTMENT OF TRANSPORTATION (NDOT)

2) PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE NDOT INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE NDOT 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 NDOT, 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 NDOT 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)

9 SOLID WASTE AND RECYCLING TO SERVED BY PRIVATE HAULER

10. IF SIDEWALKS ARE REQUIRED WITH THIS PROJECT THEY ARE TO BE SHOWN PER THE MCSP AND PER NDOT 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 NDOT STANDARDS AND SPECS. THERE SHALL BE NO VERTICAL OBSTRUCTIONS WITHIN THE PUBLIC SIDEWALK

12. AT DRIVEWAY ACCESS POINTS INSTALL GROUND MOUNTED SIGNS "NOW ENTERING PRIVATE PROPERTY" TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION

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) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.

2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING METRO WATER SERVICES THE COST OF INSPECTION.

3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.

4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.

5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.

6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.

7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.

8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

9) PUBLIC WATER AND SEWER CONSTRUCTION MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL SP APPROVAL. THESE APPROVED CONSTRUCTION PLANS MUST MATCH THE FINAL SP SITE PLAN. IF THE DEVELOPER PROPOSES TO CONSTRUCT A SHARED PRIVATE SEWER SYSTEM, A VARIANCE MUST BE APPROVED BY METRO WATER SERVICES. A VARIANCE REQUEST APPLICATION MUST CONTAIN A LETTER OF RESPONSIBILITY AND MUST MATCH THE FINAL SITE PLAN/FINAL SP. A MINIMUM OF 30% OF WATER AND SEWER CAPACITY MUST BE PAID BEFORE THE ISSUANCE OF BUILDING PERMITS

BELL ROAD REQUIRED IMPROVEMENTS

STREET DESIGNATION - T3-M-AB5-IM
STANDARD RIGHT OF WAY - 98 FEET
HALF OF STANDARD RIGHT OF WAY - 49 FEET
SIDEWALK WIDTH - 8.0 FEET
PLANTING STRIP WIDTH - 6.0 FEET
BIKEWAY WIDTH - 6.0 FEET

THIS DEVELOPMENT WILL UPGRADE BELL ROAD FROM THE CENTERLINE OF THE CURRENT ROADWAY PER THE STANDARDS LISTED ABOVE INCLUDING 6 FEET OF PAVEMENT (FOR A FUTURE BIKEWAY), 6-FOOT PLANTING STRIP, AND 8-FOOT SIDEWALK.

STANDARD SP NOTES

1) THE PURPOSE OF THIS SP IS TO PERMIT A MIX OF 38,000 SQUARE FEET OF COMMERCIAL SPACE AND 40 MULTIFAMILY UNITS.

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 47037C0384H DATED 2/25/22.

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 18" RCP).

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) SOLID WASTE PICKUP SHALL BE PRIVATE

10) 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.

11) 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 MUN-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION

12) 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.

13) 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/>

14) LANDSCAPING TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.

15) SIGN STANDARDS SHALL FOLLOW EITHER THE CORRIDOR DESIGN OVERLAY STANDARDS OR THE MURFREESBORO PIKE URBAN DESIGN OVERLAY, WHICHEVER IS STRICTER

16) MAXIMUM BUILDING SETBACK ON BELL ROAD SHALL BE 80 FEET.

17) BUILDINGS ON A PUBLIC STREET SHALL HAVE A MINIMUM OF ONE PEDESTRIAN ENTRANCE ALONG THE STREET FOR EVERY 150 FEET OF FRONTAGE.

18) STRUCTURES MUST BE BUILT OR CLAD WITH A HIGH FINISH MATERIAL THAT DOESN'T TERMINATE AT THE CORNER. MATERIAL MUST WRAP AROUND THE CORNER AT LEAST 10 FEET.

19) HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (AVERAGE OF 4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE (FINAL GROUND ELEVATION) TO THE MIDPOINT OF THE PRIMARY ROOF PITCH (THE VERTICAL DISTANCE FROM EAVE TO MIDPOINT) OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.

20) FINAL SITE PLAN WILL MEET THE REQUIREMENTS OF THE CORRIDOR DESIGN OVERLAY (SECTION 17.36.540)

21) COMMERCIAL BUILDINGS WILL FEATURE GLAZING OF 40% FOR THE GROUND FLOOR AND 25% FOR UPPER FLOORS

22) FIRST FLOOR HEIGHT FOR COMMERCIAL BUILDINGS SHALL BE A MINIMUM OF 16 FEET FOR ONE STORY BUILDINGS AND 14' FOR MULTY-STORY BUILDINGS

23) MULTI-FAMILY RESIDENTIAL DEVELOPMENT SHALL PROVIDE BICYCLE PARKING AT A MINIMUM OF 2 SPACES OR 1 SPACE PER 10 BEDROOMS, WHICHEVER IS GREATER. 50 PERCENT OF THE PARKING SHALL BE COVERED. NON-RESIDENTIAL DEVELOPMENT SHALL PROVIDE BICYCLE PARKING AT A MINIMUM OF 2 SPACES OR 1 SPACE PER 15,000 SQUARE FEET, WHICHEVER IS GREATER

24) ALL DUMPSTERS TO BE SCREENED PER CODE

NES

1) NES can meet with developer upon request to determine service options.

2) The Final SP drawing shall show any existing utilities easements on property, the utility poles on the property and the poles along ROW.

3) The units in this development will be served from meter centers.

4) Upon Final SP NES will need any consist road improvements to Newsom Station Road.

5) Any additional easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.

6) Postal plan is required before NES's final construction drawings can be approved.

7) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Business and Contractors" tab @ www.nespower.com).

8) Overhead electrical power lines are required to meet or exceed the conditions as specified in the National Electrical Safety Code as adopted by the State of Tennessee in Chapter 89, Public Acts. The existing overhead power lines are located in the public right-of-ways and will require an electrical safety clearance that must be maintained during and after construction of any buildings. The National Electrical Safety Code, 2012 edition, dictates the clearances in Rule 234 C and G to provide the minimum horizontal and vertical clearances from live conductors. The overhead clearances of 7'-6" away from the nearest conductor to allow for blow-out conditions as it is configured today. It is the developer and his contractor's responsibility to ensure that they comply with OSHA regulations for working near energized conductors. Check with OSHA regulations for meeting clearances for construction near energized conductors for additional clearance requirements. Typically OSHA clearances will exceed what is required by the NESC. Often the locations of new buildings are impacted by the inability of de-energizing the circuits to meet cost and construction schedules. Proper clearances must be maintained from not only the building elevation, but also from scaffolding and other construction equipment.

9) If porches or walls are allowed to be constructed beyond the minimum setback limits and into the public utility easements; then the easement will be considered reduced by that much of the easement. Such encroachments may increase the cost of electrical infrastructure to allow for reduced or limited access to equipment. NES reserves the right to enter and to erect, maintain, repair, rebuild, operate and patrol electric power overhead and underground conductors and communications circuits with all necessary equipment reasonably incident thereto including the right to clear said easement and keep the same clear of brush, timber, flammable structures, buildings, permanent structures, and fire hazards; all over, under, upon, and across the easement as granted on any plat.

10) Quantity and location of NES equipment to be determined by the NES Engineer after receiving final plans and electrical load information. A preliminary Exhibit 'B' design will be sent to the developer or representatives of the developer for review. Suggestions or requests to the design should be made during this review process. Any changes requiring re-design, after this document has been signed, will be at the developer's expense.

11) Developer's vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.

12) NES facilities will not be allowed to sit in or to pass through retention areas including rain gardens, bio-retention, bio swales and the like. This includes primary duct between pad-mounted equipment, as well as service duct to a meter or meter center.

13) NES riser pole should be installed on development property.

14) NES needs electrical load information including any house, irrigation, compactor, or pump services.

Landscape Notes

1. A Detailed Tree Survey will be provided with the Final Sp Plans . This survey will locate and identify all trees that are 6 inch in caliper or larger . Any tree with 24 inch or greater in breast height, or that qualifies as a heritage tree (sec. 17.40.450.B) shall be surveye located and depicted on the Final SP Plan

2. Proposed Trees Indicated on this Preliminary SP are general locations for proposed vegetation. The Final SP will include a detailed Landscape Plan to satisfy the requirements of Chapter 17.24 of the Zoning Code

3. 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.

4. All planting and mulch beds shall be sprayed with round-up (contractor's option) prior to the installation of mulch.

5. 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.

6. The landscape contractor shall be responsible for the fine grading of all planting areas.

7. All planting areas shall be fertilized with 12#/1000 s.f. of 10-10-10 fertilizer.

8. All planting beds shall have a minimum of 3" depth of shredded hardwood bark mulch.

9. The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.

10. The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.

11. Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.

12. All disturbed areas shall be planted with turf as indicated on the materials schedule.

13. All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.

14. The landscape contractor shall provide a one year warranty on all plant materials and replace any dead or dying material within that time period.

15. 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.

16. 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.

17. Guying is not allowed unless required by municipality or site conditions. The landscape contractor shall remove wires after a one year period.

18. 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 permitted, 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.

19. Lighting Plan to be coordinated with proposed planting plan. No light poles to be located in tree islands.

20. Add to all landscaping notes that the landscaping at final will also satisfy the landscaping, buffering, and screening standards of the Murfreesboro Pike UDO (Section II).

GENERAL PLAN CONSISTENCY NOTE

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN THE ANTIOCH/PRIEST LAKE COMMUNITY. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS TRANSECT 3-SUBURBAN MIXED USE CORRIDOR. SUBURBAN MIXED USE CORRIDORS ARE TO PROVIDE MORE INTENSE MIXED USES IN CHARACTER WITH THE SURROUNDING NEIGHBORHOOD.

AS PROPOSED, THIS SPECIFIC PLAN DISTRICT CREATES A MIXTURE OF USES WHILE MAINTAINING AND IMPROVING THE CHARACTER OF THE PUBLIC STREET FRONTAGE CREATING AN SUBURBAN FEEL UTILIZING AN OUR OF CHARACTER PARCEL. THE PLAN WILL PROVIDE A MIXTURE OF USES FOR THE AREA WHERE NONE CURRENTLY EXISTS. THE INSTALLATION OF STORM WATER UTILITIES THAT COMPLY WITH INFILL REGULATIONS WILL PROVIDE FOR ON-SITE STORM WATER MANAGEMENT

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.

6. (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.)

7. (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.)

8. (Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.)

9. (Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" RCP).

Metro Fire Marshal

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. Site plans or construction may require changes to meet adopted fire and building codes.

Architectural Requirements

a. Building façades fronting a street 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. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious stucco, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

d. Porches shall provide a minimum of six feet of depth.

e. A raised foundation of 18"- 36" is required for all residential structures.

Landscape Requirements

Landscaping and tree density requirements per Metro Zoning Code. A complete landscape plan will be required with the Final SP submittal.

Nashville Department of Transportation

With the final: Callout the following per NDOT ST-detail sections: access and ADA ramps, sidewalks, curb & gutter. All ROW frontages shall adhere to the Major Collector Street Plan(MCSP). Dedicate ROW along all frontages to accommodate MCSP requirements. Provide call outs on final site plan for MCSP requirements. Show 'Now Entering Private Drive' signage where applicable off public roads into site. Provide internal stop control at private or public intersections. Where there may be potential vehicular or pedestrian sight distance issues, provide stopping sight distance exhibits at any relevant intersections and accesses. Provide adequate sight distance spacing at all access ramps and public streets with on-street parking. Dimension ROW pavement widths for clarity. Provide a waste plan for the development. Note: A private hauler will be required for site waste/recycle disposal.

DEVELOPMENT SUMMARY

Property Information

538 Bell Road
Nashville, TN 37013
Map 149 Parcel 150.02 and 157
5.25 Acres

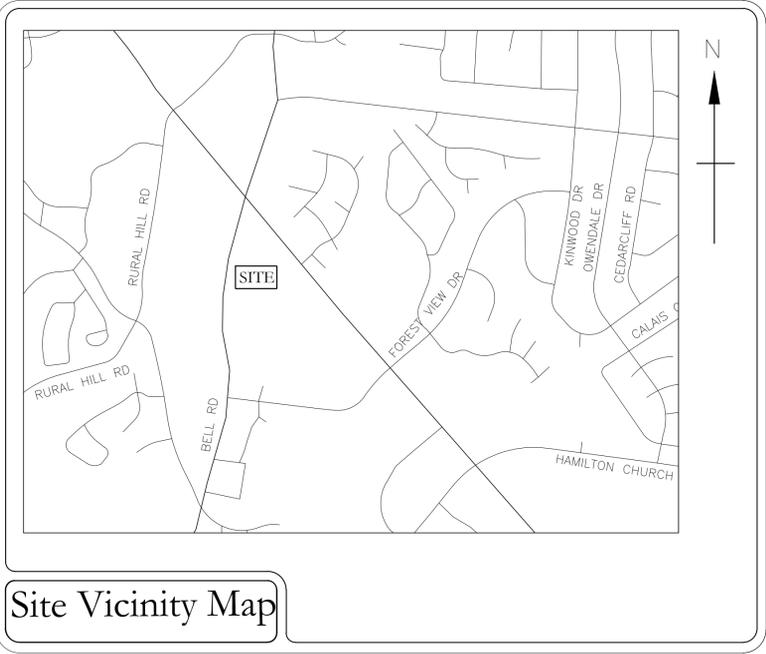
Council District 32 (Joy Styles)

Owner of Record/Developer

Erian Goda
3468 Joe Brown Road
Murfreesboro, TN 37129
Erian.G@yaho.com
615-423-4519

Civil Engineer

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



Site Vicinity Map

SPECIFIC PLAN DEVELOPMENT SUMMARY			
USE	MIXED USE		
PROPERTY ZONING	AR2a/UDO	SURROUNDING ZONING	CS/UDO
TOTAL PROPERTY SIZE	5.25 ACRES		
USES	COMMERCIAL/RETAIL 38,000 SF AND MULTIFAMILY 40 UNITS		
ISR	0.7		
STREET YARD SETBACK:	40'		
SIDE YARD	10'		
REAR YARD	20'		
HEIGHT STANDARDS	3 STORIES IN 36 FEET		
PARKING AND ACCESS	TWO POINTS OF ACCESS ON BELL ROAD		
PARKING PROPOSED	COMMERCIAL 20,000 SF – 100 SPACES OFFICE 18,000 SF – 60 SPACES		
	RESIDENTIAL 87 SURFACE SPACE AND 56 GARAGE SPACES TOTAL RESIDENTIAL SPACES – 143 SPACES 3,575 SPACES PER UNIT		



REVISIONS:

Preparation Date:

Bell Center Place
Preliminary SP

Being Parcels 156.02 and 157 on Tax Map 149
Nashville, Davidson County, Tennessee



6/28/22

REV 5/16/23

Preliminary SP

Bell Center Place

Being Parcels 156.02 and 157 on Tax Map 149

Davidson County, Tennessee

Case No. 2023SP-051-001

Project to be Completed In One Phase

Sheet Schedule

C1.0 Notes & Project Standards

C2.0 Existing Conditions

C3.0 Layout Plan

C4.0 Architectural and Landscape Requirements

Notes & Project Standards

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

MPC Case Number
Case No. 2023SP-051-001

Bell Center Place

C1.0

Sheet 1 of 3

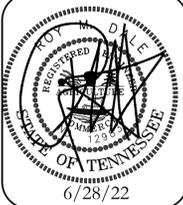
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying Architecture



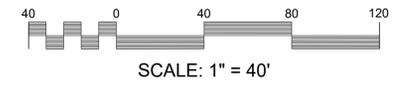
REVISIONS:

Preparation Date:

Bell Center Place
Preliminary SP
 Being Parcels 156.02 and 157 on Tax Map 149
 Nashville, Davidson County, Tennessee



REV 5/16/23

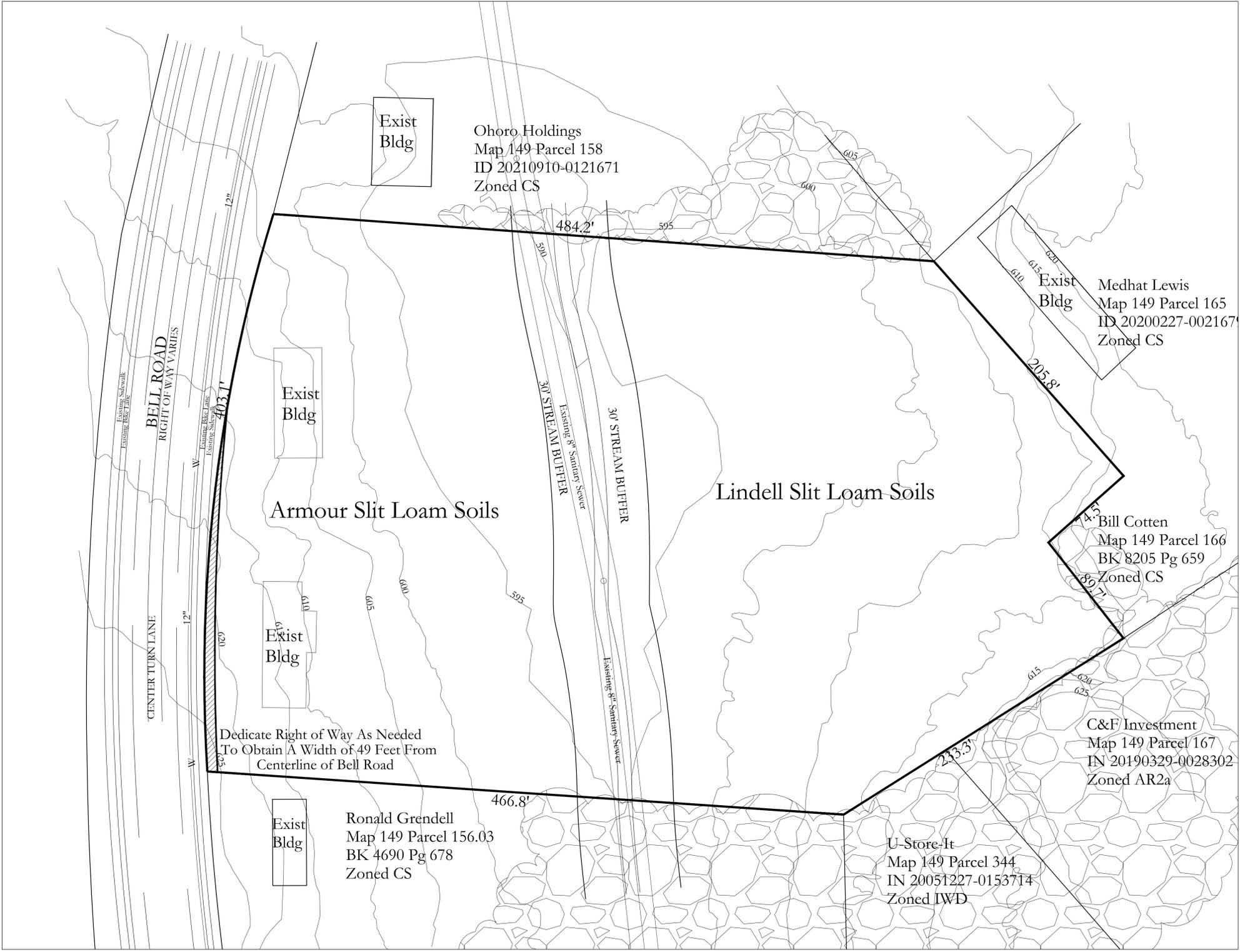


BOUNDARY AND TOPO DATA PER METRO GIS

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- 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 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 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.

SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MIXED USE
PROPERTY ZONING	AR2a/UDO
SURROUNDING ZONING	CS/UDO
TOTAL PROPERTY SIZE	5.25 ACRES
USES	COMMERCIAL/RETAIL 38,000 SF AND MULTIFAMILY 40 UNITS
ISR	0.7
STREET YARD SETBACK:	40'
SIDE YARD	10'
REAR YARD	20'
HEIGHT STANDARDS	3 STORIES IN 36 FEET
PARKING AND ACCESS	TWO POINTS OF ACCESS ON BELL ROAD
PARKING PROPOSED	COMMERCIAL 20,000 SF - 100 SPACES OFFICE 18,000 SF - 60 SPACES RESIDENTIAL 87 SURFACE SPACE AND 56 GARAGE SPACES TOTAL RESIDENTIAL SPACES - 143 SPACES 3,575 SPACES PER UNIT



BELL ROAD REQUIRED IMPROVEMENTS

- STREET DESIGNATION - T3-M-AB5-IM
- STANDARD RIGHT OF WAY - 98 FEET
- HALF OF STANDARD RIGHT OF WAY - 49 FEET
- SIDEWALK WIDTH - 8.0 FEET
- PLANTING STRIP WIDTH - 6.0 FEET
- BIKEWAY WIDTH - 6.0 FEET

THIS DEVELOPMENT WILL UPGRADE BELL ROAD FROM THE CENTERLINE OF THE CURRENT ROADWAY PER THE STANDARDS LISTED ABOVE INCLUDING 6 FEET OF PAVEMENT (FOR A FUTURE BIKEWAY), 6-FOOT PLANTING STRIP, AND 8-FOOT SIDEWALK.

Existing Conditions

Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

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

MPC Case Number
 Case No. 2023SP-051-001

Bell Center Place
C2.0
 Sheet 2 of 3

ALLOWABLE AND PROHIBITED PLANT MATERIALS

Deciduous Canopy
 Common Name Botanical Name
 Florida Maple/Southern Sugar Maple Acer barbatum
 Black Maple Acer nigrum
 Red Maple 'Armstrong,' 'Bowhall' Acer rubrum
 Sugar Maple and varieties Acer saccharum
 Ohio Buckeye Aesculus glabra
 Yellow Buckeye Aesculus flava
 Common Alder/Black Alder Alnus glutinosa
 River Birch Betula nigra
 Katsura Tree Cercidiphyllum japonicum
 American Yellowwood Cladrastis kentukea
 Common Persimmon Diospyros virginiana
 Hardy Rubber Tree Eucommia ulmoides
 Ginkgo Ginkgo biloba 'Princeton Sentry'
 Honeylocust Gleditsia triacanthos var. inermis
 Kentucky Coffeetree Gymnocladus dioica
 Sweetgum 'Slender Silhouette' Liquidambar styraciflua
 Yellow Poplar/Tuliptree/Tulip Poplar Liriodendron tulipifera
 Dawn Redwood Metasequoia glyptostroboides
 Black Gum/Black Tupelo Nyssa sylvatica
 Amur Corktree Phellodendron amurense
 London Planetree Platanus x acerifolia
 Sawtooth Oak Quercus acutissima
 White Oak Quercus alba
 Swamp White Oak Quercus bicolor
 Scarlet Oak Quercus coccinea
 Southern Red Oak Quercus facata
 Cherrybark oak Quercus facata var pagodafolia
 Overcup Oak Quercus lyrata
 Shingle Oak Quercus imbricaria
 Bur Oak Quercus macrocarpa
 Chinkapin Oak Quercus muehlenbergii
 Nuttall Oak Quercus nuttallii (texana)
 Willow Oak Quercus phellos
 Chestnut Oak Quercus prinus
 English Oak Quercus robur
 Northern Red Oak Quercus rubra
 Shumard Oak Quercus shumardii
 Baldcypress Taxodium distichum
 American Basswood Tilia americana
 White Basswood Tilia americana var heterophylla
 Littleleaf Linden Tilia cordata
 Silver Linden Tilia tomentosa
 Winged Elm Ulmus alata
 American Elm 'Valley Forge' Ulmus americana
 Chinese Elm Ulmus parvifolia 'Bosque'
 Slippery Elm Ulmus rubra
 September Elm Ulmus serotina
 Japanese Zelkova Zelkova serrata 'Green Vase'
Evergreen Trees
 Common Name Botanical Name
 Cryptomeria Cryptomeria japonica
 American Holly and cultivars Ilex opaca
 Eastern Redcedar Juniperus virginiana
 Southern Magnolia Magnolia grandiflora
 Norway Spruce Picea abies
 Shortleaf Pine Pinus echinata
 Scots Pine Pinus sylvestris
 Japanese Black Pine Pinus thunbergiana

Evergreen Low Growing Trees
 Common Name Botanical Name
 Foster's Hybrid Hollies Ilex x attenuata 'Fosteri'
 Burford Holly -tree form Ilex cornuta 'Burfordi'
 Nellie R. Stevens Holly Ilex x 'Nellie R. Stevens'
 Little Gem Magnolia Magnolia grandiflora 'Little Gem'
 Cherry Laurel – tree form Prunus caroliniana

Deciduous Shrubs
 Common Name Botanical Name
 Glossy Abelia Abelia x grandiflora & cultivars
 Red Chokecherry Aronia arbutifolia & cultivars
 Japanese Barberry Berberis thunbergii & cultivars
 Flowering Quince Chaenomeles speciosa
 Flowering Forsythia Forsythia x intermedia
 Oakleaf Hydrangea Hydrangea quercifolia & cultivars
 Finetooth Holly Ilex serrata
 Winterberry Ilex verticillata
 Virginia Sweetpire Ilex virginica
 Beauty Bush Kolkwitzia amabilis
 Viburnum Viburnum species & cultivars

Perimeter Evergreen Shrubs
 Common Name Botanical Name
 Chinese Hollies Ilex cornuta cultivars
 Japanese Holly Ilex crenata
 Meserveae hybrid Hollies Ilex x meserveae
 Chinese Juniper Juniperus chinensis
 Leatherleaf Mahonia Mahonia bealei
 Otto Luyken & Schip Laurels Prunus laurocerasus
 Dense Yew Juniperus chinensis

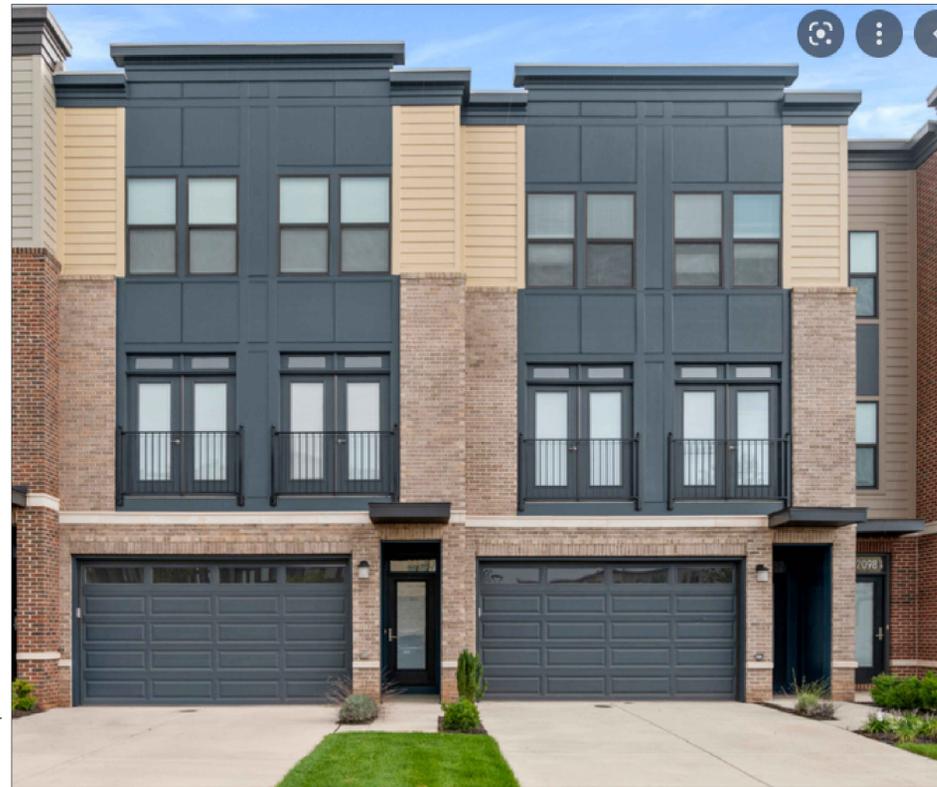
Non-Recommended Trees
 Common Name Botanical Name
 Silver Maple Acer saccharinum
 Tree-of-Heaven Ailanthus altissima
 Mimoso Albizia julibrissin
 Paper Mulberry Broussonetia papyrifera, syn. Morus papyrifera L.
 Sugarberry Celtis laevigata
 Hackberry Celtis occidentalis
 Leyland Cypress Cupressus x leylandii
 Russian Olive Elaeagnus angustifolia
 Ash spp. (green, white, blue) Fraxinus spp.
 Chinese Parasol Tree Firmiana simplex
 Goldenrain Tree Koeleruteria paniculata
 China Berry Melia azedarach
 Royal Paulownia/Princess Tree Paulownia tomentosa
 White Poplar/Populus alba
 Bradford Pear Pyrus calleryana (all varieties)
 Pin Oak Quercus palustris
 Chinese Tallow Triadica sebifera
 Eastern (Canadian) Hemlock Tsuga canadensis
 Siberian Elm Ulmus pumila

Prohibited Shrubs
 Common Name Botanical Name
 Shrub Althea Hibiscus syriacus
 Nandina/Dwarf Nandina Nandina domestica

Deciduous Understory Trees
 Common Name Botanical Name
 Trident Maple Acer buergeranum
 Hedge Maple Acer campestre
 Amur Maple Acer ginnala
 Paperbark Maple Acer griseum
 Japanese Maple Acer palmatum
 Red Buckeye Aesculus pavia
 Serviceberry Amelanchier arborea
 American Hornbeam Carpinus caroliniana
 Eastern Redbud and cultivars Cercis canadensis
 Chinese Fringetree Chionanthus retusus
 White Fringetree Chionanthus virginicus
 Flowering Dogwood 'White cultivar' Cornus florida
 Kousa Dogwood Cornus kousa
 Washington Hawthorn Crataegus phaenopyrum
 Green Hawthorn Crataegus viridis
 Franklin Tree/Franklinia alatamaha
 Possumhaw Ilex decidua
 Saucer Magnolia Magnolia x soulangiana
 Star Magnolia Magnolia stellata
 Sweetbay Magnolia Magnolia virginiana
 Crabapples Malus cultivars/varieties
 Apples (Heirloom) Malus domestica spp.
 American Hophornbeam Ostrya virginiana
 Sourwood Oxydendrum arboreum
 Chinese Pistache Pistacia chinensis
 American Plum Prunus americana
 Chickasaw Plum Prunus augustifolia
 Japanese flowering apricot Prunus mume
 Flowering Cherry Prunus serrulata
 Yoshino Cherry Prunus x yedoensis
 Fruiting Pear Pyrus spp.
 Japanese Snowbell Styax japonicus
 Japanese Tree Lilac Syringa reticulata
 Littleleaf Linden 'Green Globe' Tilia cordata 'Green Globe'

Architectural Requirements

- Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
- Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
- 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.
- Porches shall provide a minimum of six feet of depth.
- A raised foundation of 18"- 36" is required for all residential structures.



Garage Unit with Rooftop Deck



Townhome With Rooftop Deck



Storefront Elevation

SPECIFIC PLAN DEVELOPMENT SUMMARY			
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Architectural and Landscape Requirements



REVISIONS:

Preparation Date:

**Bell Center Place
 Preliminary SP**
 Being Parcels 156.02 and 157 on Tax Map 149
 Nashville, Davidson County, Tennessee



REV 5/16/23

Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying
 MPC Case Number
 Case No. 2023SP-051-001

Bell Center Place
C4.0
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