

Water and Sewer Notes

- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- The contractor is responsible for reimbursing the metro water services the cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- All connections to existing manholes shall be by coring and resilient connector method.
- Reduced pressure backflow prevention devices (rbpd) or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the metro water services.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
- After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services inspection section. All costs will be borne by the developer.
- Upon completion of construction of water and/or sewer, the engineer shall provide the Metro Water Services department with a complete set of as-built plans on 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.
- All water mains must be located within the paved area including all blow-off assemblies.

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.

NDOT Notes

- All work within the public right of way requires an excavation permit from NDOT.
- Proof-rolling of all street subgrades is required in the presence of the public works inspector. Inspection of the binder course is required prior to final paving in the presence of the public works inspector. These requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement marking are to be thermoplastic.
- The Developer's final construction drawings shall comply with the regulations established by 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 upon field conditions.
- Comply with the NDOT Traffic Engineer upon the Final Plan to insure adequate sight distance is provided
- Final constructions plans shall comply with the design regulations established by the NDOT. Final design and improvements may vary based on actual field conditions.
- All sidewalks required per the MCSP shall meet NDOT standards and are to be within dedicated right of way
- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions.
- On final: Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Dimension ROW pavement widths for clarity.
- A private hauler will be required for waste/recycle disposal.
- Driveway spacing and parking per Metro Code

Phasing

Project to be completed in one or more phases.

Erosion Control and Grading Notes

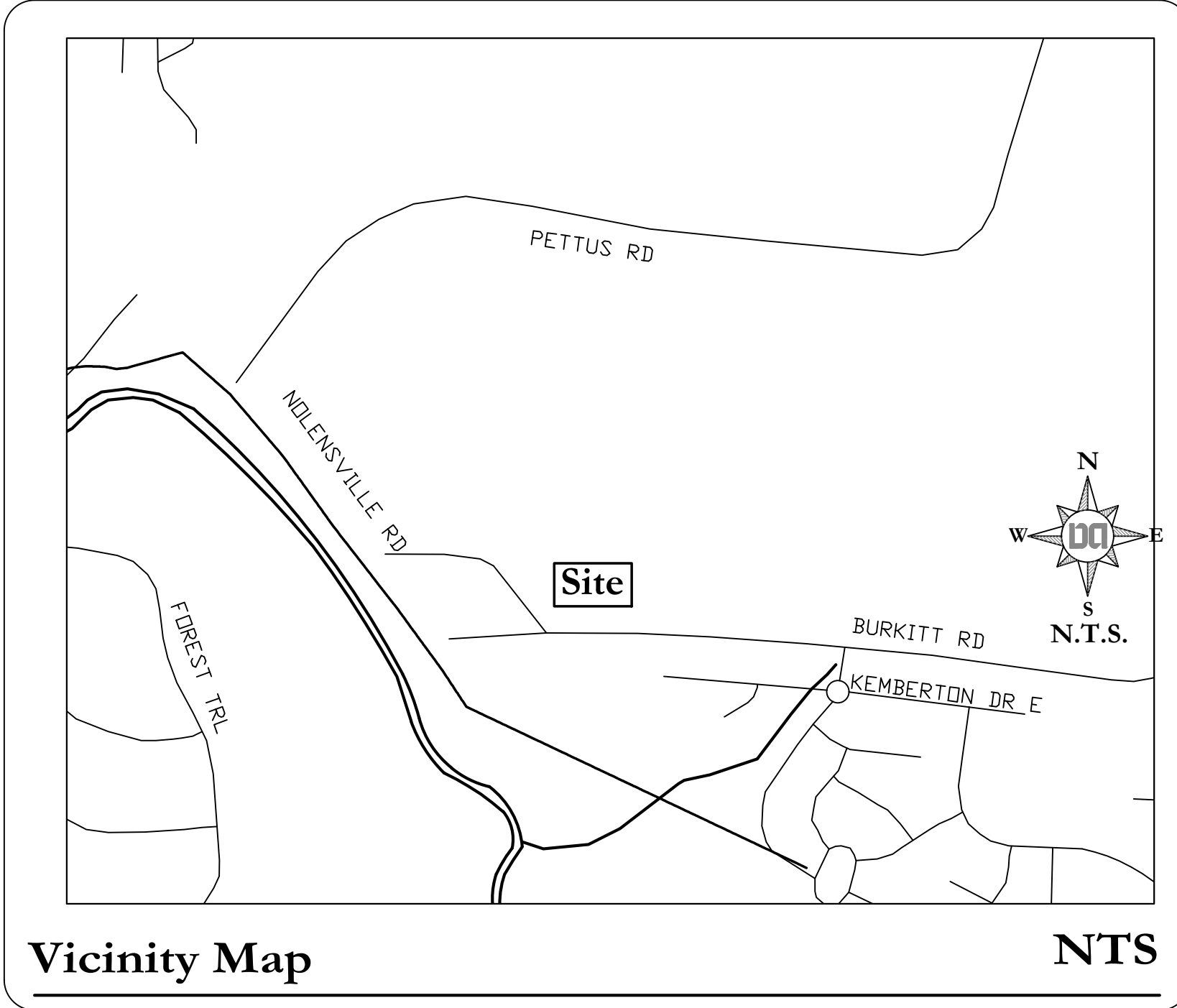
- Expose as small an area of soil as possible on the site for no more than 15 days. Keep dust within tolerable limits by sprinkling or other acceptable means.
- All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 lbs. per 1000 sq. ft. of 10-10-10 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), unless otherwise noted within written specifications.
- Erosion control barrier is called out on plans and is to comply with the Metropolitan stormwater management manual, volume four, section TCP-14.
- Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
- The contractor shall be responsible for the verification and the location of any existing utilities. It shall be the responsibility of the contractor to avoid damage to all existing utilities during construction. If damage does occur to any such installation, full repair will be accomplished as per the current specification governing such work.
- Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' long and at least 6" thick.
- The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal layers of 8" thickness (or as directed by the soils investigative report). Said fill material is to be free of sod, roots, frozen soils, or any other decomposable material. Said fill is to be compacted to a minimum of 95% standard proctor, or as otherwise specified by the soils report or written specifications.
- The contractor shall notify the Metro NDOT and WATER SERVICES 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 and NDOT. The contractor shall give all necessary notice, obtain all permits, and pay fees required for the completion of his portion of the work. He shall also comply with all city, county and state laws and ordinance or regulations relating to portions of work which he is to perform.
- All erosion control measures shall remain in place until site is stabilized & construction is complete.
- Contractor to provide an area for concrete wash down and equipment fueling in accordance with metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during the pre-construction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the EPSC plan.
- The buffer along waterways will be an area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.
- Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to storm water approval / comments only. The final lot count and details of the plan shall be governed by the appropriate Storm Water regulations at the time of final application.

Specific Plan Notes

- The purpose of this Specific Plan is to allow a residential multifamily development. The uses in this SP shall be limited to 288 multi-family residential units. Short term rental property (owner occupied) and short term rental property (non owner occupied) shall be prohibited
- The maximum FAR shall be 0.8
- The maximum ISR shall be 0.7
- The maximum height shall be 4 stories in 60 feet . Height shall be measured from the average elevation (4 most exterior corners) at the finished grade to the midpoint of the primary roof pitch or to the top of the parapet for a flat roof.
- Buildings will be placed parallel to contours, with a maximum of three stories or less on the uphill side of the building and four stories or less on the downhill side of buildings so a to reduce grading and work closely to existing topography
- Rear Yard Setback 20 feet
- Side Yard Setback 20 feet
- Setback From Burkitt Road 50 feet
- Setback From Old Burkitt Road 50 feet
- Vehicular Access To be Limited to 2 Points of Access From Old Burkitt Road
- Parking shall meet the requirements of Chapter 17.20 of the Metro Zoning Code
- Landscaping and tree density to meet the requirements of Chapter 17.24 of the Metro Zoning Code. Landscape Buffers adjacent to existing adjacent properties which are situated to the north and east of the site, shall have minimum of 20 foot wide Class "C" Buffers
- Use of the rooftop shall be allowed including elevated access points for stairs or elevators
- 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 Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037CO456H dated 4/5/2017.
- One half of Burkitt Road to be constructed with possible right of way dedication to achieve a half right of way width of 48 feet. Construction will include the standards for T3-M-ABS including a 6 foot bike, a 6 foot planting strip, and 8 foot sidewalks.
- All public sidewalks are to be constructed in conformance Nashville Department of Transportation sidewalk design standards. ROW and improvements should be consistent with the MCSP requirements. Access to be reviewed upon site-plan submittal and coordination with NDOT.
- The development shall be required to construct other traffic related improvements, including right of way dedication, per the approved traffic impact study, as well as a future area set aside for a right of way dedication for the extension of a 50 foot wide public right of way to be extended through the northeast corner of the development side within a 90 degree triangle with bases of 180 feet (0.37 acres)
- Wheel chair accessible curb ramps, complying with applicable metro NDOT standards, shall be constructed at street crossings.
- 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).
- 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.
- 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 enabling ordinance, or add vehicular access points not currently present or approved.
- For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of commission or council approval, the property shall be subject to the standards, regulations and requirements of the RM20a zoning district as of the date of the applicable request or application.
- The final site plan site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any 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 any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.
- All development within the boundaries of this plan meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- The requirements of the Metro Fire Marshall's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits
- Architectural Standards:
 - Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 20% 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, if provided, shall provide a minimum of six feet of depth.
 - A raised foundation of 18"- 36" is required for all residential structures.
 - Building endcaps facing Burkitt Road shall appear as a building front

A Preliminary SP Burkitt Glen SP

Case No. 2024SP-008-001
Being Parcels 20 and 5 on Tax Map 186



Vicinity Map

GENERAL PLAN CONSISTENCY NOTE

The current T3 Suburban Neighborhood Evolving (T3-NE) areas are undeveloped, underdeveloped, or suitable for substantial infill and redevelopment and are anticipated to be developed in suburban residential patterns, but at higher densities and with greater housing variety than classic suburban neighborhoods.

The proposed RM-20a uses allowed under this Specific Plan are specifically indicated as an allowable zoning under the T3-NE Policy. This particular development type is needed and lacking in the area and will provide a development type that complements the current development pattern. This development will provide needed workforce housing not readily available in this area. The development is adjacent and nearby over 80 acres of T3CC Suburban Community Center and T3NC Suburban Neighborhood Center with walkable access to essential services, restaurants, and retail which is justification for additional height of four stories on portions of building. Four stories on portions of buildings is also justified based on building design on slopes that will work with contours and not against them. The site is situated near a major intersection, yet proposed buildings will setback and not overwhelm the street.

Stormwater Notes

- This site is responsible for water quality and water quantity.
- Design of stormwater features will be provided during the final SP process.
- Storm sewer system on this plan is shown schematically. Final design will be provided during the final SP process and will meet the requirements of the stormwater management manual.
- This project will disturb more than 1 acre, therefore, a NOI will be submitted to TDEC during final SP process.
- This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- (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.)
- (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.)
- (Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.)
- (Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 18" RCP).
- Approved as a Preliminary SP only. Public and/or private Water and Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. Submittal of an availability study is required before the Final SP can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% W&S Capacity must be paid before issuance of building permits.
- Stormwater areas shall be enhanced with supplemental landscaping as approved by Metro Water Services

NES Notes

- NES can meet with developer upon request to determine service options.
- NES shall be placed in 20"PU" along the front of each property.
- This phase will need to have underground power that will be connected to stubouts from phase 1 and phase 1B.
- 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 "Builders and Contractors" tab @ www.nespower.com).
- Final 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.
- Developer's vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.
- 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.
- NES needs electrical load information including any house, irrigation, pump, or compactor services.
- Postal plan is required before NES's final construction drawings can be approved.

TO APPLY FOR SERVICE:

DIGITAL COPY: Provide copy of civil site plan on a CD (no pdfs; no x-ref's in .dwg file) registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83) with NO Datum Adjustment applied. Put data in separate layers and label them for easy identification.

Developer/Engineer will provide one complete set of approved plans by Metro Planning w/ all changes from other departments (fire, storm water, public works, etc...) to NES.

Developer/Engineer to provide a proposed easement drawing for the electric, phone and CATV. .

Go to www.nespower.com click on the "BUILDERS & CONTRACTORS" tab. Next click on the "Apply for Residential Subdivision" fill out the form. Then follow the direction for sending the digital drawing and the forms.

Fire Marshall

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.

Development Summary		
Property Information Map 186 Parcels 5 and 20 7702 Burkitt Road Nashville, TN 37013 Zoned: AR2a	Civil Engineer and Surveyor Dale & Associates (Roy Dale, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166	Gas Service Nashville Gas (Piedmont) 615.734.0734
Total Site Area: 14.9 Ac Council District: 31 - John Rutherford	Floodnote This Property Does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037CO456H dated 4/5/2017.	Water and Sewer Service Metro Water Service 1600 2nd Avenue North Nashville, TN 37208 615.862.4598
Owner Martin Clifton ET UX (and wife Peggy) 7216 Old Burkitt Road Nashville, TN 37013	Electric Service Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807	Telephone Service Bellsouth 866.620.6000
		Utility Location Tennessee One-Call 800.351.1111

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTI FAMILY
PROPERTY ZONING	CURRENT AR2a PROPOSED SP SURROUNDING ZONING AR2a
TOTAL PROPERTY SIZE	14.9 AC RIGHT OF WAY DEDICATIONS 0.5 ACRES REMAINING LOT AREA 14.4 AC
NUMBER OF RESIDENTIAL UNITS/DENSITY	288 TOTAL UNITS 19.33 UN/AC
TOTAL BUILDING FLOOR AREA	515,000 SF
FAR	0.80
ISR	0.70
STREET SETBACKS:	50' FROM ALL PUBLIC STREETS (BURKITT RD AND OLD BURKITT ROAD)
SIDE YARD	20'
REAR YARD	20'
HEIGHT STANDARDS	4 STORIES MAX. IN 48 FT (MEASURED TO HIGHEST POINT ON ROOF GROUND LEVEL)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	TWO ACCESS POINTS OLD BURKITT ROAD
REQUIRED PARKING	96- 1 BR = 96 SPACES
PARKING PROPOSED	96- STUDIO = 96 SPACES 96- 2 BR = 192 SPACES SPACES PROVIDED
NOTE: UPON FINAL PLAN PARKING SPACES TO MEET REQUIREMENTS OF THE ZONING CODE	

Sheet Schedule

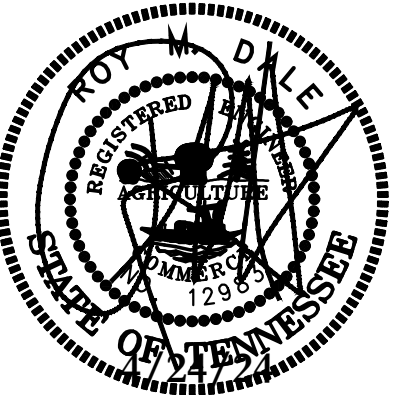
C1.0 Notes & Project Standards

C2.0 Existing Conditions

C3.0 Proposed Overall SP Layout

Nashville Department of Transportation Requirements

- Dedicate right-of-way along Old Burkitt Road, a local street, as consistent with Major Collector Street Plan (MCSP) requirement (25 feet from centerline of road)
- Dedicate right-of-way along Burkitt Road, an arterial boulevard, as consistent with MCSP requirement (48 feet from centerline of road).
- Burkitt Road along the frontage of the site and to the centerline of Burkitt Road, shall be constructed to the standards of the MCSP designation T3-M-ABS, which includes a 6 foot wide bake lane, a 6 foot wide planting strip, and an 8 foot wide sidewalk
- Old Burkitt Road along the frontage of the site and the centerline of Old Burkitt Road is to be constructed to the NDOT Standard ST 252 which includes a 4 foot wide grass strip and a 6 foot wide sidewalk
- Provide pedestrian infrastructure on the east leg of Burkitt Road and Nolensville Pike (crosswalks, ADA compliant curb ramps, detectable warning mats, pedestrian signal heads, push buttons and warning signage).
- The pavement width of Old Burkitt Road to be widened to a minimum 22 foot width per NDOT Standard ST-252, form the north property corner of the site at Old Burkitt Road and continuing within the current right of way of Old Burkitt Road extending westerly approximately 200 feet through constrained(narrow) portions of Old Burkitt Rd
- Construct 150 Ft of roadway as indicated on northerly section of site, per NDOT Spec ST-252



REV 7/18/24

REV 7/30/24



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

Case No 2024SP-008-001

Burkitt Glen SP

C1.0

Notes and Project Standards



RAMSTON CAPITAL BURKITT ROAD

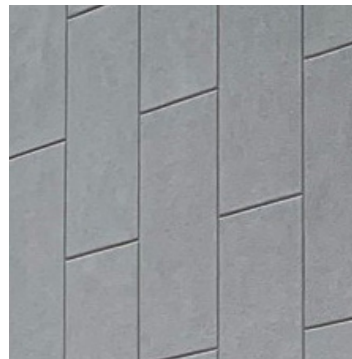
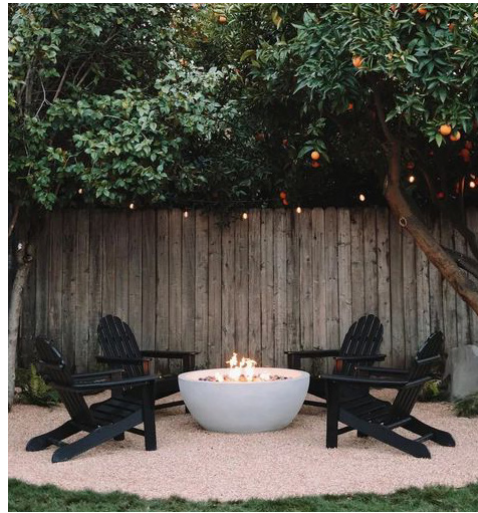
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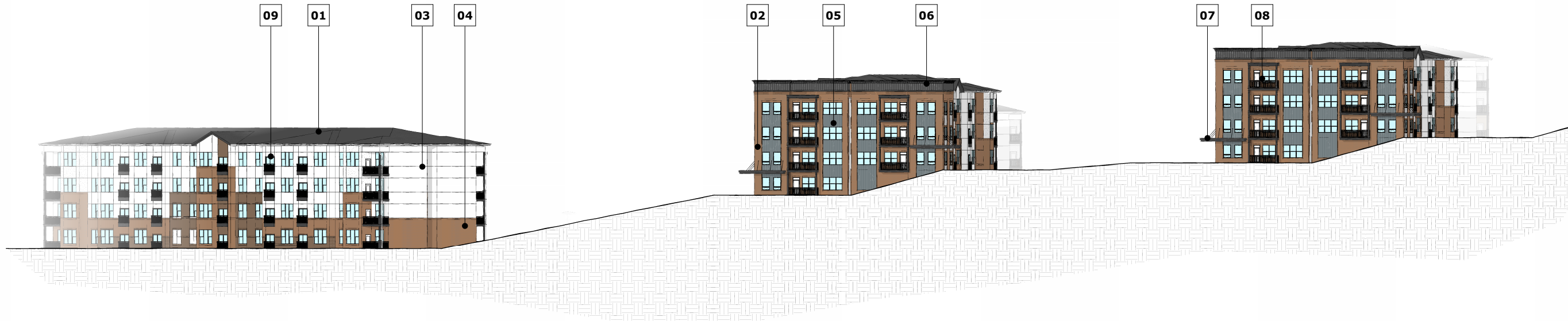
 Baker Barrios
The shape of things to come.

AA0002981 + LC26000427

CONTEMPORARY & TRANSITIONAL ARCHITECTURE

RAMSTON CAPITAL | BURKITT ROAD

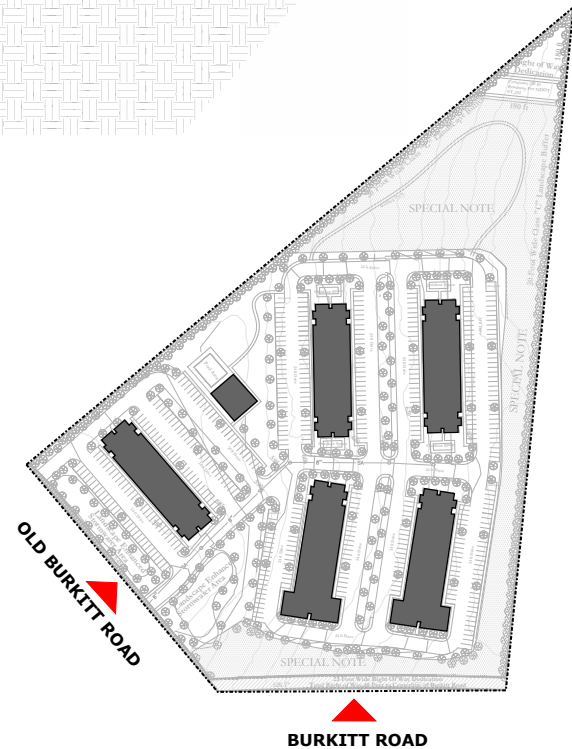




SOUTH BUILDING ELEVATION - BURKITT ROAD



WEST BUILDING ELEVATION - OLD BURKITT ROAD



ELEVATION KEYNOTES

MARK	DESCRIPTION
01	ASPHALT SHINGLE: GAF - TIMBERLINE AS II - CHARCOAL
02	THIN BRICK: INTERSTATE BRICK - MODULAR THIN BRICK; COLOR: WALNUT
03	FIBER CEMENT LAP-SIDING: JAMES HARDIE LAP-SIDING - SMOOTH; COLOR: ARCTIC WHITE
04	THIN BRICK: INTERSTATE BRICK - MODULAR THIN BRICK; COLOR: MODULAR PLATINUM
05	FIBER CEMENT LAP-SIDING: JAMES HARDIE LAP-SIDING - SMOOTH; COLOR: BOOTHBAY BLUE
06	FIBER CEMENT VERTICAL SIDING: JAMES HARDIE LAP-SIDING - SMOOTH; COLOR: IRON GREY
07	METAL CANOPY: COLOR: BLACK
08	ALUMINUM RAILINGS: COLOR: BLACK
09	VINYL WINDOW; COLOR: BLACK

