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 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 INSTALLLATION, 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 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 INSEPCTION 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 CONTRUCTION 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.

NDOT NOTES

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

2) . ALL EXISTING ROW FRONTAGES SHOULD ADHERE TO THE MAJOR COLLECTOR STREET PLAN (MCSP) AND DEDICATION MAY BE REQUIRED ALONG EXISTING ROW FRONTAGES TO ACCOMMODATE MCSP REQUIREMENTS. COORDINATE W/ METRO PLANNING ON MCSP REQUIREMENTS ALONG EXISTING ROW FRONTAGES. FOR REFERENCE, PROVIDE CALL OUTS ON THE FINAL SITE PLAN FOR MCSP REQUIREMENTS.CALL OUT AND DIMENSION ANY ROW DEDICATIONS THAT ARE TO ACCOMMODATE ROW FRONTAGE REQUIREMENTS

3) ANY PROPOSED ROADWAY SECTIONS, RAMPS, DRIVEWAYS, SIDEWALKS, CURB & GUTTER, ETC. SHALL BE DESIGNED AND CALLED OUTED PER NDOT STANDARD DETAILS.

4) ADDITIONAL 1-1/2" MILL AND OVERLAY MAY BE REQUIRED TO COVER FULL EXTENTS OF UTILITY, AND/OR ROAD WIDENING, WORK IN THE PUBLIC ROW. (CONT.) ON SITE PLANS, CALL OUT "MILL & OVERLAY EXTENTS TO BE COORDINATED IN FIELD WITH NDOT INSPECTOR"

6) FINAL CONSTRUCTIONS PLANS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY NDOT.

7) FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON ACTUAL FIELD CONDITIONS.

8) ALL PUBLIC COMMERCIAL RAMPS, RESIDENTIAL DRIVEWAYS SHALL MEET CODE SPACING REQUIREMENTS.

9) 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.

10) ANY PUBLIC ACCESS POINT(RAMPS, DRIVES)SHOULD MEET AASHTO STOPPING SIGHT DISTANCE REQUIREMENTS

11) DRIVEWAYS WITHIN THE DEVELOPMENT ARE TO BE A MINIMUM OF 24 FT WIDE (CURB TO CURB)

12) SOLID WASTE AND RECYCLING TO SERVED BY PRIVATE HAULER CURBSIDE PICK UP

13). 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.

14) SIDEWALKS ARE TO BE CONSTRUCTED IN RIGHT OF WAY PER MCSP AND NDOT STANDARDS AND SPECS, THERE SHOULD BE NO VERTICAL OBSTRUCTIONS IN NEW PUBLIC SIDEWALKS AND THE REMOVAL, OR RELOCATION, OF UTILITIES WILL BE REQUIRED TO ACCOMMODATE NEW PUBLIC SIDEWALKS. 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.

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

16). A PRIVATE HAULER WILL BE REQUIRED FOR WASTE/RECYCLE DISPOSAL (CURBSIDE PICKUP). CONTACT METRO WATER SERVICES FOR WASTE DISPOSAL REQUIREMENT (SOLIDWASTEREVIEW@NASHVILLE.GOV).

17) COMPLY W/ NDOT TRAFFIC COMMENTS/CONDITIONS OF APPROVAL.

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 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 (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 (WATER AND SEWER CAPACITY FEE PERMIT NO'S T2019065000 AND T2019064995

HOBSON PIKE IMPROVEMENTS

The Developer is required to construct half of the right of way to the standards of the MSCP
Note Current Right of Way Exceeds 74 Feet Therefor No Right Of Way Dedication Is Needed

MAJOR AND COLLECTOR STREETS
STREET: OLD HICKORY BV

MCSP Designation: T3-R-CA2

Standard Right-of-Way: 51

Half of Standard Right-of-Way: 25.50

Adopted Bikeways & Sidewalks Plan Facility:

Median Width: 0

On-Street Parking Requirement: 0 side(s)

Bikeway Buffer: 0.00

Bikeway Width: 0.00

Planting Strip Width: 6.00

Sidewalk Width: 6.00

LANDSCAPE NOTES

1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TOUTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITES 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 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 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 135 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 47037C0387H DATED APRIL 15, 2017.

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 & 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 SHALL BE 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 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 SPECFICIALLY 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 RM6 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

13) THE FINAL SITE PLAN/ BUILDING PERMIT 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 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 AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.

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.

Project to be Completed In Two Or More Phases

GENERAL PLAN CONSISTENCY NOTE

T3 SUBURBAN NEIGHBORHOOD EVOLVING (T3-NE) AREAS ARE UNDEVELOPED, UNDERDEVELOPED, OR SUITABLE FOR SUBSTANTIAL INFILL AND REDEVELOPMENT AND ARE ANTICIPATEDTO BE DEVELOPED IN SUBURBAN RESIDENTIAL PATTERNS, BUT AT HIGHER DENSITIES AND WITH GREATER HOUSING VARIETY THAN CLASSIC SUBURBAN NEIGHBORHOODS. WHERE TRANSPORTATION INFRASTRUCTURE IS INSUFFI CIENT OR NOT PRESENT, ENHANCEMENTS MAY BE NECESSARY TO IMPROVE PEDESTRIAN, BICYCLE, AND VEHICULAR CONNECTIVITY

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN THE SOUTHEAST COMMUNITY, COMMUNITY NUMBER 12 . AS PROPOSED, THIS SPECIFIC PLAN DISTRICT CREATES MULTIFAMILY FAMILY UNITS IN A SUBURBAN DEVELOPMENT STYLE NEARBY TO MEET A NEED IN THE COMMUNITY. IN THIS DEVELOPMENT EACH MULTIFAMILY UNIT WILL INCLUDE A GARAGE AS WELL A SURFACE PARKING. INSTALLATION OF STORM WATER UTILITIES THAT WILL PROVIDE FOR ON-SITE STORM WATER MANAGEMENT AS NEEDED TO PROTECT DOWNSTREAM DRAINAGWAYS. THERE WILL ALSO BE ADEQUATE SIDEWALKS WITHIN THE DEVELOPMENT. AN IMPORTANT FEATURE TO THE PLAN WILL BE TO PRESERVE A LARGE PORTION OF THE SITE , WHICH IS A STRONG DESIRE OF THE COMMUNITY.ADDITIONALLY PROPOSED UNITS WILL NOT CROWD THE FRONTAGE OF THE SITE BUT WILL BE PLACED BEYOND A DEVELOPED ENTRANCEWAY .

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.

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 construction plans showing road improvements to Hobson Pike Any additional easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
5) Postal plan is required before NES's final construction drawings can be approved.
6) 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).
7) 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 line must have a horizontal clearance 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 envelope, but also from scaffolding and other construction equipment.
8) 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.
9) 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.
10) Developer's vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.
11) 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.
12) NES riser pole should be installed on development property.
13) NES needs electrical load information including any house, irrigation, compactor, or pump services.

DEVELOPMENT SUMMARY

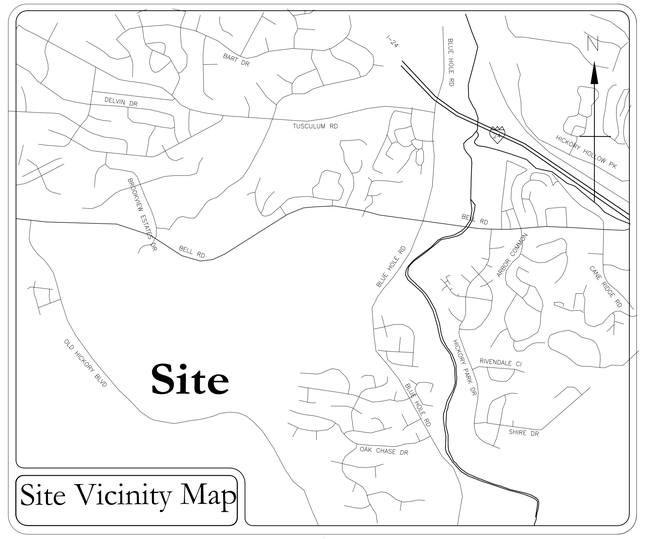
Property Information
14768 Old Hickory Blvd
Nashville , TN 37013
Map 173 Parcel 33
20.24 Acres

Council District 31 (John Rutherford)

Owner of Record
Linda Pratt
14768 Old Hickory Blvd
Nashville , TN 37013

Developer
P3LAF BFR JV LLC
Brad Stanis
12802 Tampa Oaks Blvd, , Suite 101
Tampa FL 33637
(954) 592-4426

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

PERMITTED USE	MULTI FAMILY
prohibited uses: Short Term Rental Property (owner occupied), short term rental property (not-owner occupied	
PROPERTY ZONING	AR2a
TOTAL PROPERTY SIZE	20.24 ACRES
NUMBER OF RESIDENTIAL UNITS/DENSITY	135 TOTAL UNITS 6.67 UN/AC)
TOTAL BUILDING FLOOR AREA	340,000 SF
FAR	0.4
ISR	0.5
STREET SETBACK:	200' MEASURED FROM RIGHT OF WAY
SIDE YARD	10'
REAR YARD	20'
HEIGHT STANDARDS 2 STORIES MAX. IN 35 FT 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.	
PARKING AND ACCESS	
TWO POINTS OF ACCESS – (1) OLD HICKORY BLVD	
	(2) PROPOSED ADJACENT DEVELOPMENT
REQUIRED PARKING	135 3–BEDROOM UNITS @ 2.5 SPACES PER UNIT
	338 REQ'D (RESIDENTIAL 2.5 STALLS/UNIT @ 135 UNITS)
PARKING PROPOSED	135 GARAGE SPACES + 297 SURFACE SPACES TOTAL 432 SPACES

A Preliminary SP

Hickory Preserve

Being Parcel 33 on Tax Map 173
Davidson County, Tennessee
Case No. 2025SP-036-001

Sheet Schedule

C1.0 Notes & Project Standards
C2.0 Existing Conditions
C3.0 Environmental Features
C4.0 SP Layout
C5.0 Concept Gradimg
C6.0 Enlarged Entrance
C7.0 Landscape Plan

Notes & Project Standards

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP - CALL BEFORE YOU DIG!

STATE OF TENNESSEE REGISTERED LANDSCAPE ARCHITECT ROY M. DALE 1219

5/24/25

DATE: May 24, 2025
Rev 9/20/25

Hickory Parc

Being Parcel 33 on Tax Map 173
Davidson County, Tennessee

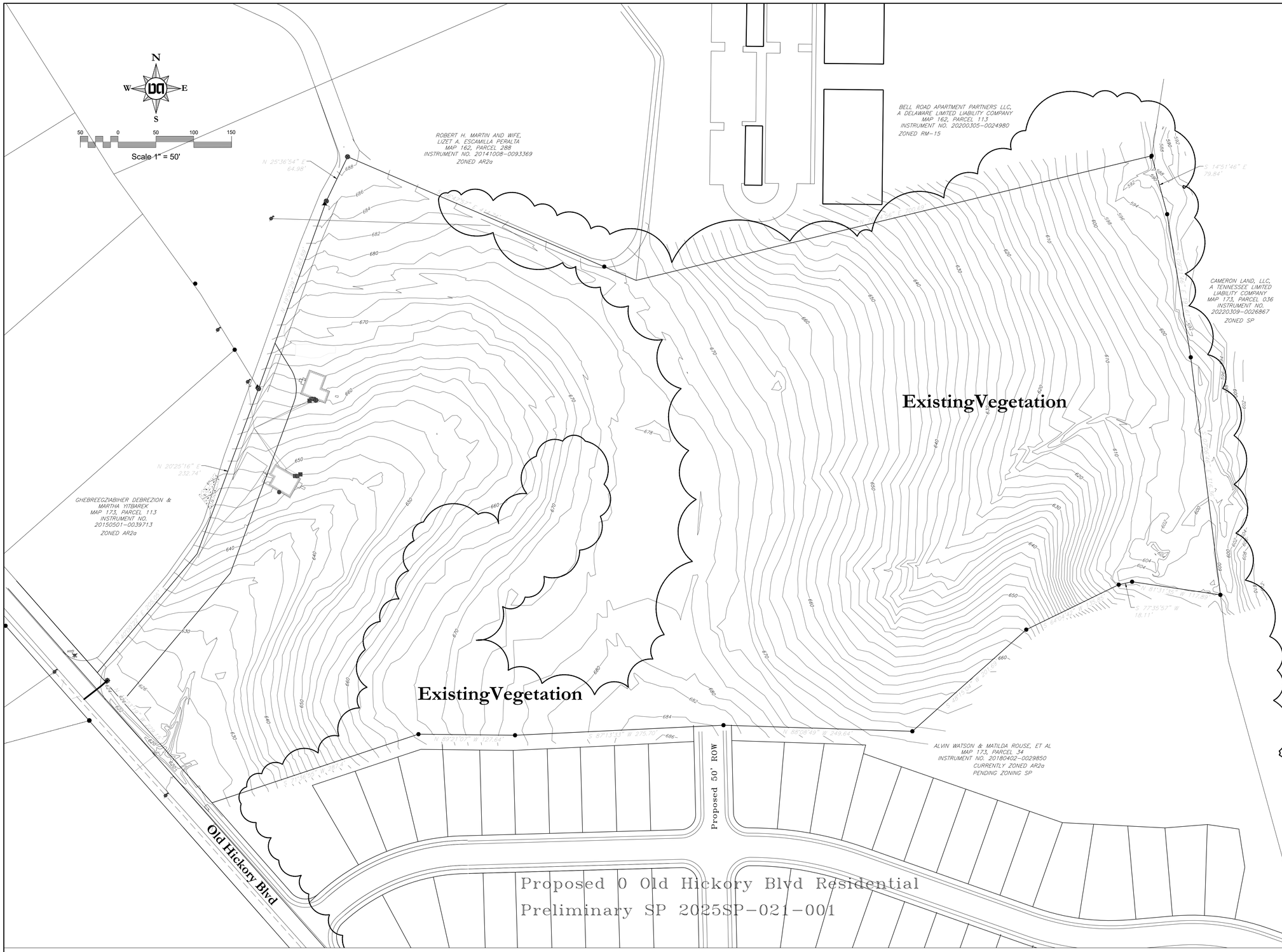
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

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

Hickory Parc
Case No. 2025SP-036-001

C1

1 OF 7



MAJOR AND COLLECTOR STREETS
STREET: OLD HICKORY BV

MCSP Designation: T3-R-CA2

Standard Right-of-Way: 51

Half of Standard Right-of-Way: 25.50

Adopted Bikeways & Sidewalks Plan Facility:

Median Width: 0

On-Street Parking Requirement: 0 side(s)

Bikeway Buffer: 0.00

Bikeway Width: 0.00

Planting Strip Width: 6.00

Sidewalk Width: 6.00

Existing Conditions

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP - CALL BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
5/24/25

DATE: May 24, 2025
Rev 9/20/25

Hickory Parc

Being Parcel 33 on Tax Map 173
Davidson County, Tennessee

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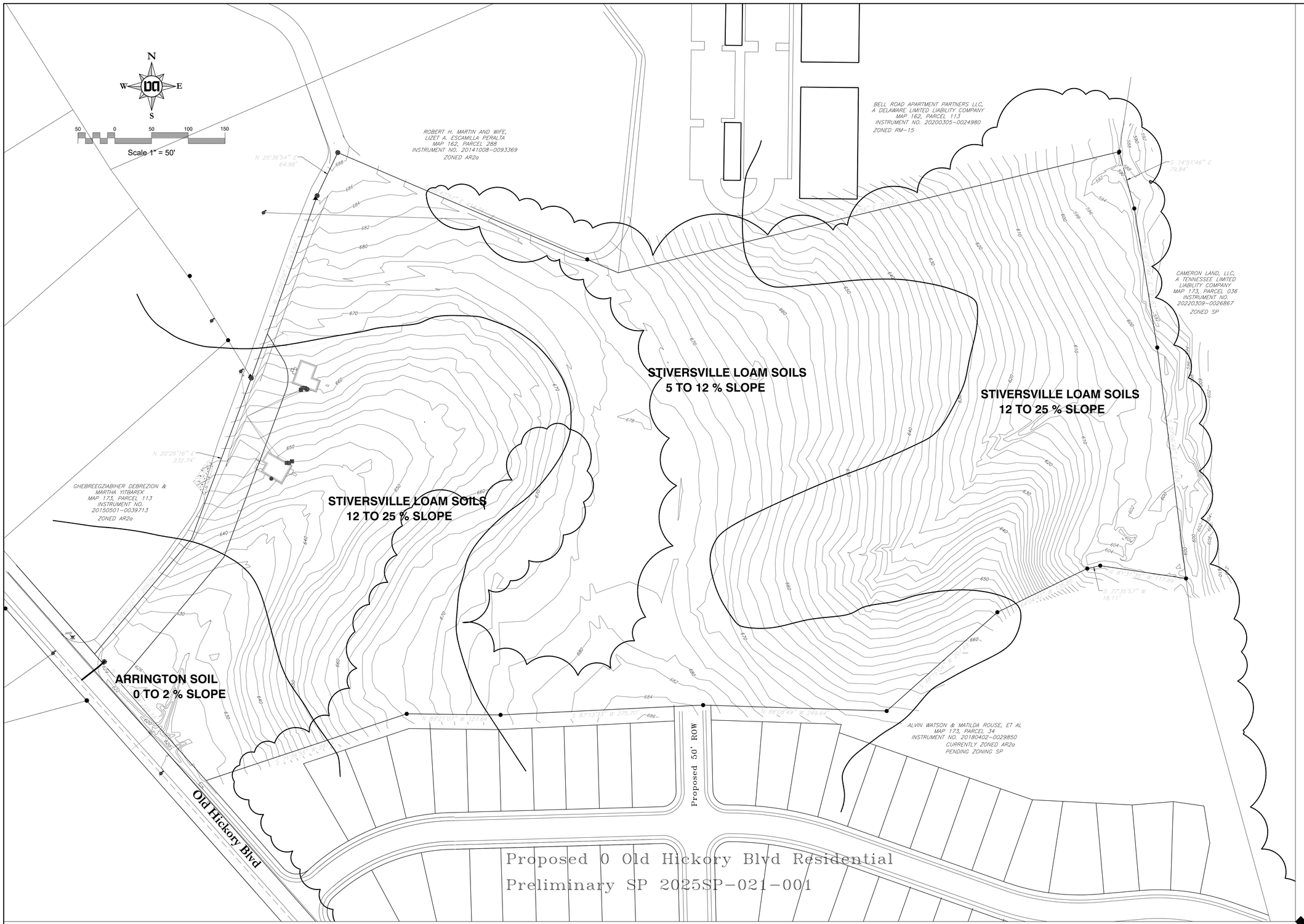
(615) 297-5166

Hickory Parc
Case No. 2025SP-036-001

C2



Environmental Features

Soils and Vegetation

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STATE OF TENNESSEE
REGISTERED
LAND SURVEYOR
129
5/24/25

DATE: May 24, 2025
Rev 9/20/25

Hickory Parc

Being Parcel 33 on Tax Map 173
Davidson County, Tennessee

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
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Hickory Parc
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Note: All Units To Front On Open Space or Public Street

Site Layout

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SCOTT M. DALE REGISTERED LANDSCAPE ARCHITECT 1290 STATE OF TENNESSEE
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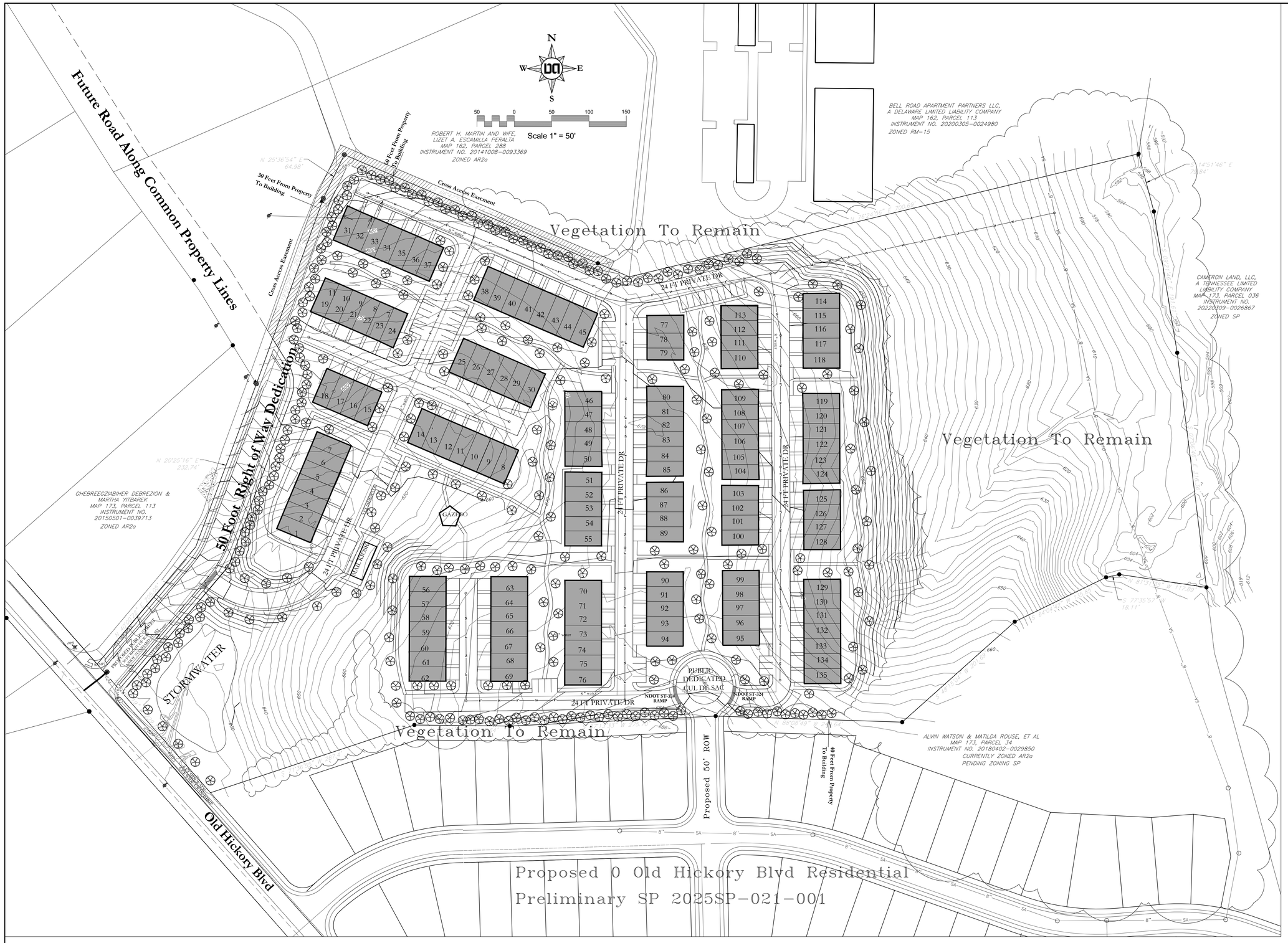
C4



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Case No. 2025SP-036-001

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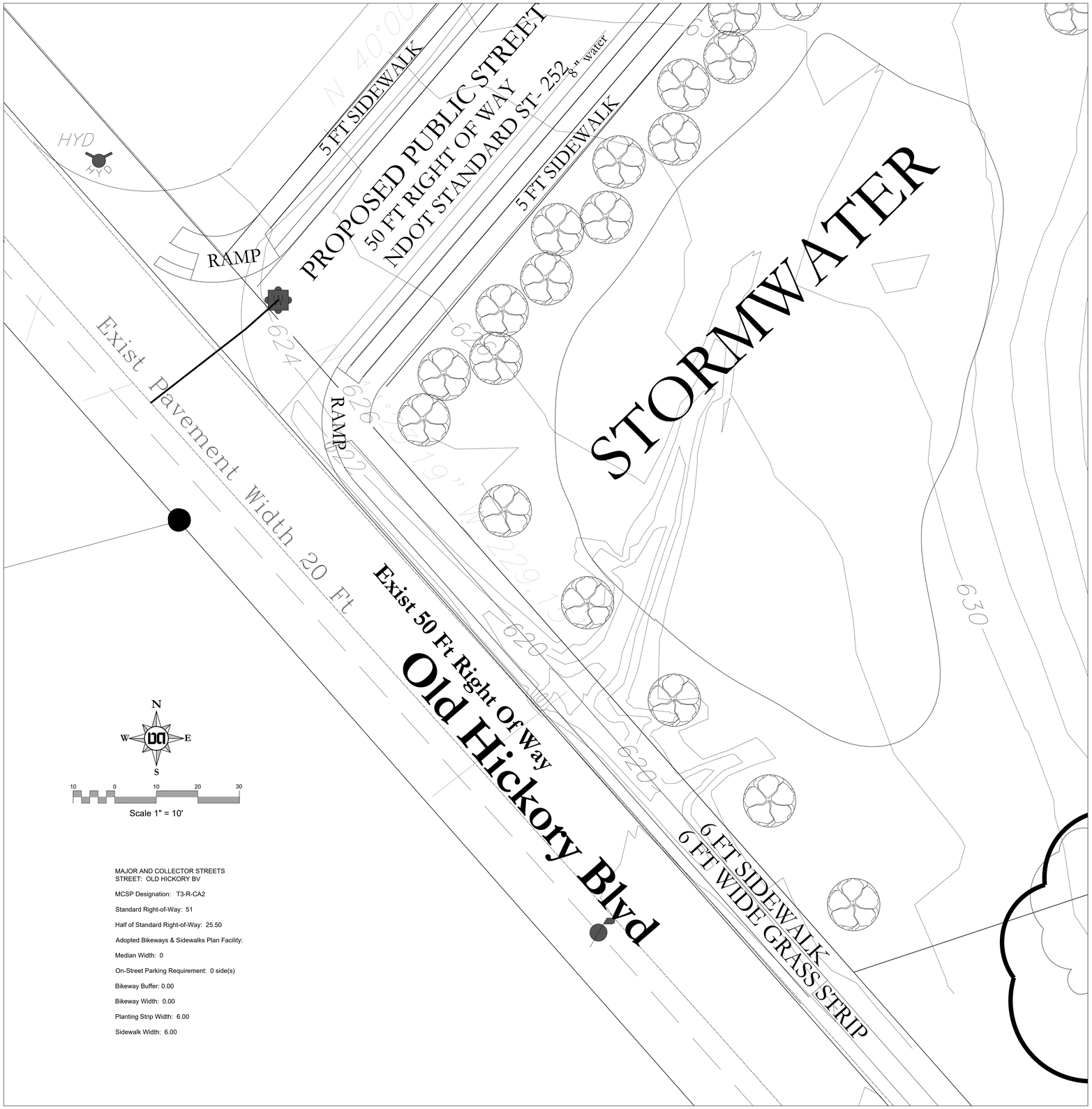
Concept Grading



150 0 150 300

Scale 1" = 150'

N

10 0 10 20 30

Scale 1" = 10'

MAJOR AND COLLECTOR STREETS
STREET: OLD HICKORY BV

MCSP Designation: T3-R-CA2

Standard Right-of-Way: 51

Half of Standard Right-of-Way: 25.50

Adopted Bikeways & Sidewalks Plan Facility:

Median Width: 0

On-Street Parking Requirement: 0 side(s)

Bikeway Buffer: 0.00

Bikeway Width: 0.00

Planting Strip Width: 6.00

Sidewalk Width: 6.00

On Site Traffic Improvements

The Frontage of the Site shall reconstruct Old Hickory Boulevard from the centerline of the right of way to the boundary of the site with a 6 foot wide sidewalk, a 6 foot wide planting strip, concrete curb and gutter, and asphalt paving to the centerline, all per Nashville Department of Transportation. Any needed right of way dedication for the Old Hickory Boulevard Reconstruction and Widening will provided from the development site.

Offsite Traffic Improvements

Old Hickory Boulevard/ Bell Road at Benzing Road.

i. Restripe existing high visibility crosswalk markings along the east, west, and south legs.

ii. Restripe existing stop bar pavement markings along the east, west, and south legs

iii. Install a detectable warning mat at the southeast corner.

b. Intersection 3 – Old Hickory Boulevard at site Driveway

i. Provide 6' sidewalk with a 6' planting buffer.

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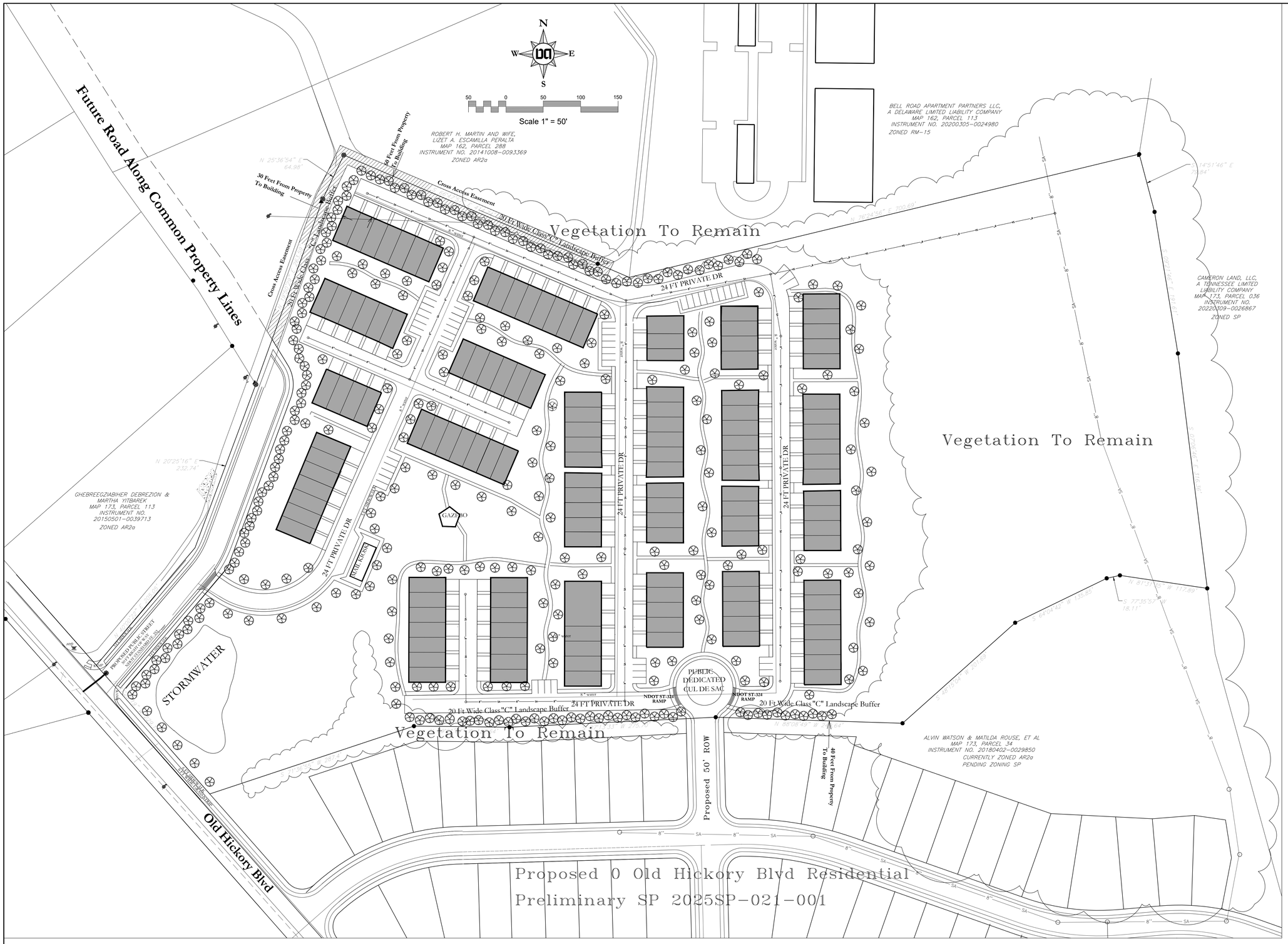
Enlarged Intersection and Offsite Traffic Improvements



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TROY M. DALE
REGISTERED
LANDSCAPE
ARCHITECT
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Landscape Plan