

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 (rbpb) 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

- 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 survey located and depicted on the Final SP Plan
- 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
- 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.
- 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 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 proposed schedule.
- 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.
- 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
- The traffic study shall be finalized with NDOT prior to Final SP submittal. Off-site improvements are anticipated.
- The primary access for this development will align with the existing drive (Nashville Shores) across Bell Rd. and a sight distance exhibit will be required. A signal warrant shall be provided as well. Secondary access will be off Old Hickory Blvd. and shall be a gated emergency access.
- Note that Bell Road and Old Hickory Boulevard are ranked on the High Injury Network and safety improvements shall be made. These will be determined with the TIS update.

Phasing

Project to be completed in one or more phases.

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.
- EIFS, vinyl siding and untreated wood shall be prohibited.
- Building exterior to be a minimum of 85% in combination brick, stone, cementous siding, and other concrete and masonry products

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.
- A variance is needed for the proposed stream buffer disturbance. Final SP approval dependent on variance approval.

NES Notes

- NES can meet with developer upon request to determine service options.
- NES shall be placed in 20" PUE" 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-refs 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.

Bell Road Improvement Requirements

This development is required to provide roadway improvements per the NDOT

Designation: T3-R-AB2-S

Standard Right-of-Way: 63 feet

Half of Standard Right-of-Way: 31.5 feet

Planting Strip Width: 8.00 feet

Sidewalk Width: 6.00 feet

Bikeway Width: 8.00 feet

Roadway improvements will be designed and constructed per the requirements of NDOT

Old Hickory Improvement Requirements

This development is required to provide roadway improvements per the NDOT

Designation:

Standard Right-of-Way: 74 feet

Half of Standard Right-of-Way: 37 feet

Planting Strip Width: 8.00 feet

Sidewalk Width: 6.00 feet

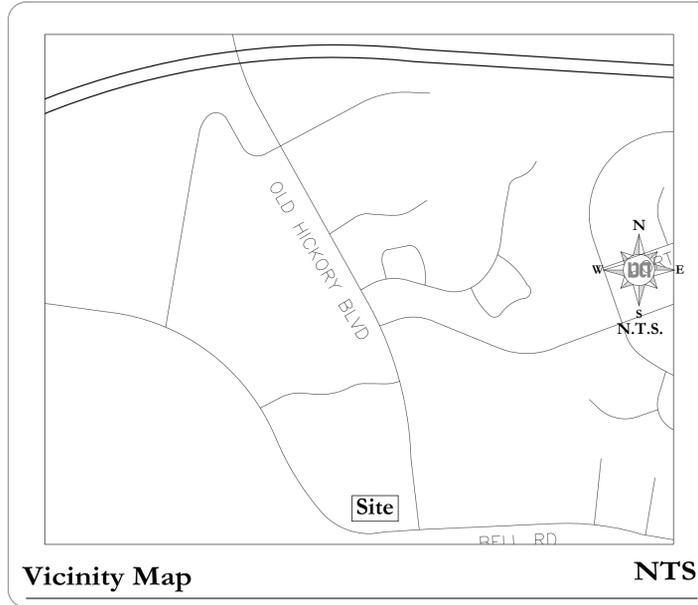
Bikeway Width: 6.00 feet

Roadway improvements will be designed and constructed per the requirements of NDOT

Landscape Buffering Requirements

Existing vegetation will be maintained along the perimeter of the property. Where the property abuts the existing residential and the existing perimeter vegetation will be supplemented in order to establish a Class "C" Buffer

A Preliminary SP Shore View SP Case No. 2022SP-033-001 Being Parcel 141 on Tax Map 97



GENERAL PLAN CONSISTENCY NOTE

T3 Suburban Neighborhood Evolving (T3-NE) areas are areas of expected growth within a mixture of housing types. As proposed, this Specific Plan District creates multifamily homes while improving the character of the public street frontage. The proposed homes will improve pedestrian connectivity with the installation of a public sidewalk where none currently exists. All units will have ample parking, additional guest parking will be provided on site. The installation of storm water utilities will comply with infill regulations and will provide for on-site storm water management.

Standard SP Notes

- The purpose of this SP is to receive approval for 112 multi-family units
- 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 47037CO286J dated 2/25/2022.
- All public sidewalks are to be constructed in conformance with metro public works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable metro NDOT standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- 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.
- Landscaping and tree density requirements per Metro Zoning Ordinance.
- 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.
- 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 RM-20 zoning district as of the date of the applicable request or application.
- The final unit count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- 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 issuance of use and occupancy permits, existing vertical obstructions shall be located outside of the required sidewalks. Vertical obstructions are only permitted within the 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
- Existing mature trees shall be protected to the greatest extent possible so as to provide a reasonable transition to the Conservation area on the opposite side of Bell Road. Any parking adjacent to Bell Road is to be screened from public view using dense evergreen vegetation equivalent to a Class C Perimeter Buffer
- To the greatest extent possible existing trees will be maintained along the northern perimeter of the site. The existing vegetation will be supplemented as needed to meet Class B Bufferyard Standards
- No STRPs (owner occupied or non-owner occupied) shall be allowed

Development Summary		
Property Information Map 97 Parcel 141 0 Bell Road Nashville, TN 37076 Zoned: R10	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: 4.42 Ac	Floodnote This Property Does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037CO286J dated 2/25/2022.	Water and Sewer Service Metro Water Service 1600 2nd Avenue North Nashville, TN 37208 615.862.4598
Council District 14 - Kevin Rhoten	Owner Platinum Invest LLC 1550 W McEwen Dr Suite 300 Franklin, TN 37067 Phone: 615-337-7887 Email: dmtr@rubingrouppllc.com	Telephone Service Bellsouth 866.620.6000
	Electric Service Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807	Utility Location Tennessee One-Call 800.351.1111

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTI FAMILY (112 UNITS)		
PROPERTY ZONING	CURRENT R10	PROPOSED SP	SURROUNDING ZONING PUD
TOTAL PROPERTY SIZE	4.42 ACRES		
UNIT MIX (132 TOTAL UNITS)	90 ONE BEDROOM UNITS -- 22 TWO BEDROOM UNITS		
DENSITY	25.3 UNITS PER ACRE		
TOTAL BUILDING FLOOR AREA	116,000 SF		
FAR	0.6		
ISR	0.6		
STREET YARD SETBACK:	15'		
SIDE YARD	10'		
REAR YARD	20'		
*HEIGHT STANDARDS	3 STORIES MAX. IN 40 FT Height shall be measured from the average elevation at the finished grade to the midpoint of the primary roof pitch or the top of the parapet for a flat roof.		
PARKING AND ACCESS			
RAMP LOCATION AND NUMBER	ONE ACCESS POINT OLD HICKORY, ONE ACCESS POINT BELL ROAD		
REQD PARKING (1 SPACE PER BEDROOM)	134 SPACES	PARKING PROVIDED	- 152 SPACES
*HEIGHT STANDARDS -Buildings up to four stories are appropriate locations, such as abutting or adjacent to major corridors without the building overshadowing the street or degrading its walkability and the to provide affordable or workforce housing. Roof access to be provided with elevator and stairs which will step back and not be visible from the side of the building but will have a top above 40 feet			

Sheet Schedule

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



REV 02/28/23
REV 04/4/23
REV 04/30/23



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

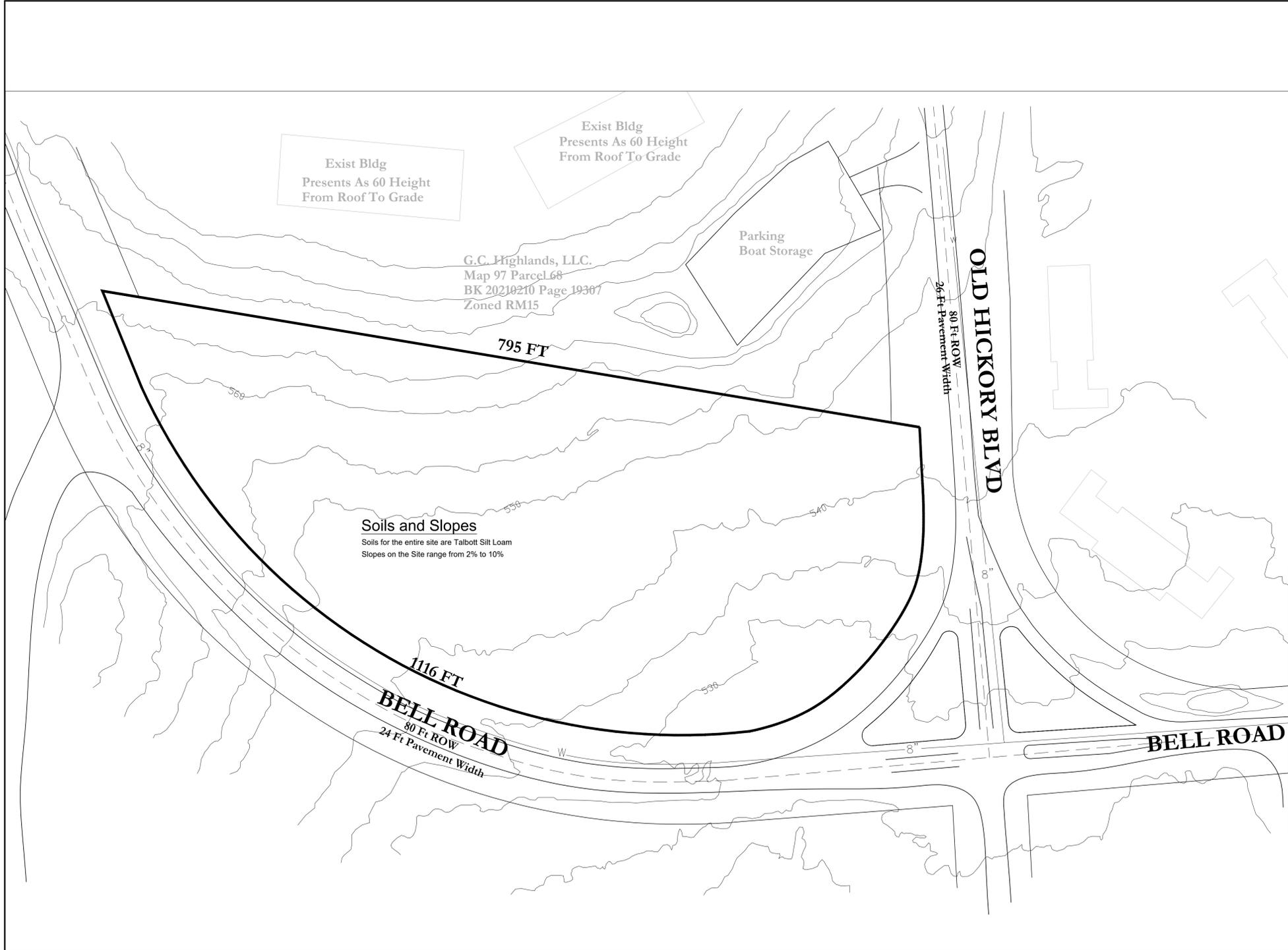
Notes and Project Standards

Case No. 2022SP-033-001

Case No. 2022SP-033-001

Shore View SP

C1.0



Existing Conditions

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.

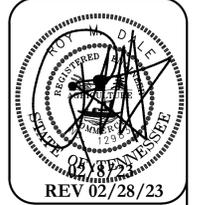
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Total Site Area: 4.42 Ac Council District 14 - Kevin Rhoten	Floodnote This Property Does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0286J dated 2/25/2022.	Water and Sewer Service Metro Water Service 1600 2nd Avenue North Nashville, TN 37208 615.862.4598
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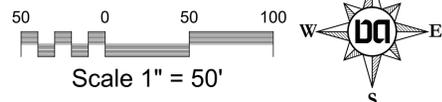
Drawing Date:

Revisions

A Preliminary SP
Shore View SP
 Being Parcel 141 on Tax Map 97
 Nashville, Davidson County, Tennessee



REV 02/28/23
REV 04/4/23
REV 04/30/23



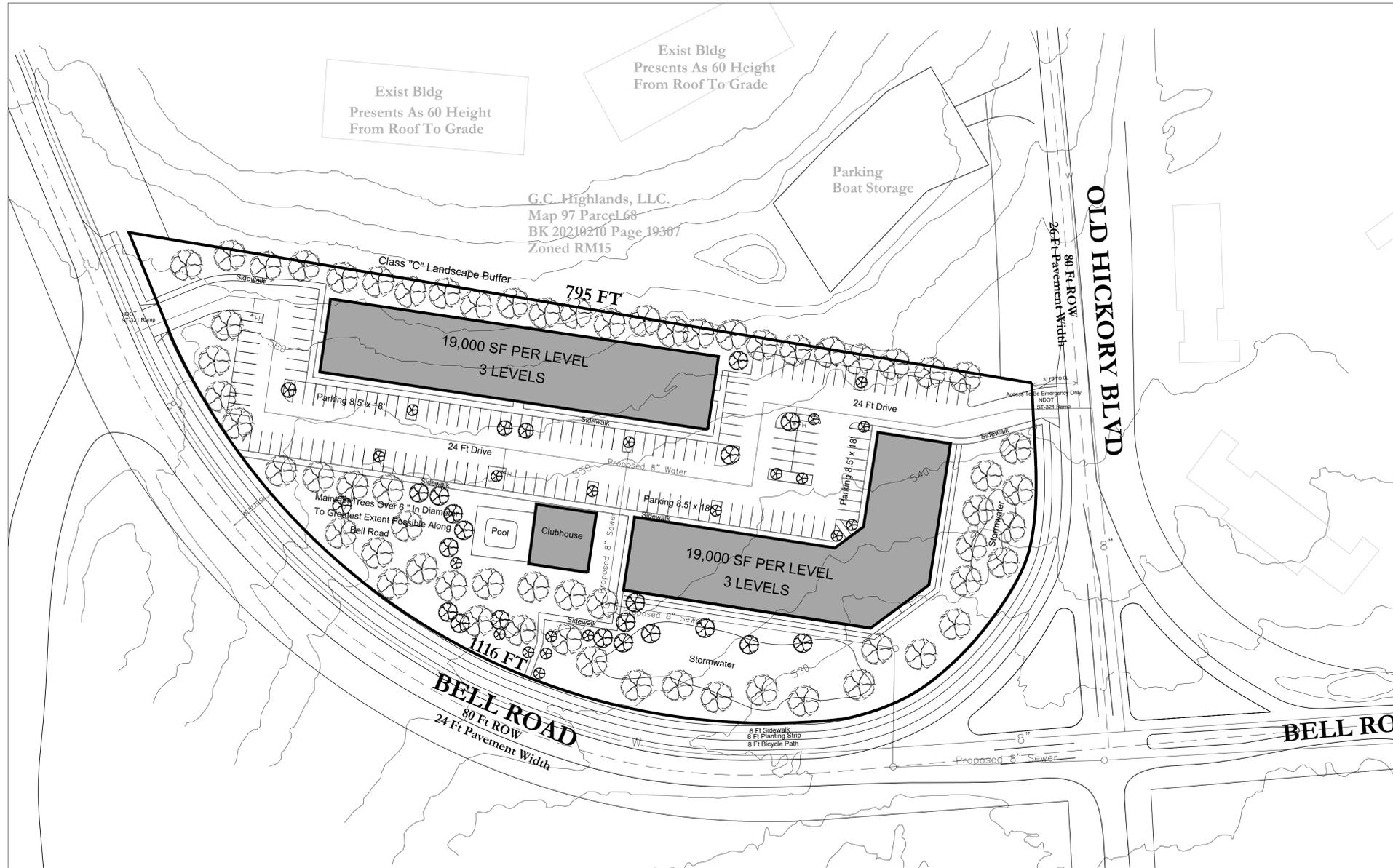
Existing Conditions

Case No. 2022SP-033-001



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

Case No. 2022SP-033-001
Shore View SP
C2.0



SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTI FAMILY (112 UNITS)
PROPERTY ZONING	CURRENT R10 PROPOSED SP SURROUNDING ZONING PUD
TOTAL PROPERTY SIZE	4.42 ACRES
UNIT MIX (132 TOTAL UNITS)	90 ONE BEDROOM UNITS -- 22 TWO BEDROOM UNITS
DENSITY	25.3 UNITS PER ACRE
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ISR	0.6
STREET YARD SETBACK:	15'
SIDE YARD	10'
REAR YARD	20'
* HEIGHT STANDARDS 3 STORIES MAX. IN 40 FT Height shall be measured from the average elevation at the finished grade to the midpoint of the primary roof pitch or the top of the parapet for a flat roof.	
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	ONE ACCESS POINT OLD HICKORY, ONE ACCESS POINT BELL ROAD
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* HEIGHT STANDARDS - Buildings up to four stories are appropriate locations, such as abutting or adjacent to major corridors without the building overshadowing the street or degrading its walkability and the to provide affordable or workforce housing. Roof access to be provided with elevator and stairs which will step back and not be visible from the side of the building but will have a top above 40 feet	

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Bell Road Improvement Requirements

This development is required to provide roadway improvements per the NDOT Designation: T3-R-AB2-S
 Standard Right-of-Way: 63 feet
 Half of Standard Right-of-Way: 31.5 feet
 Planting Strip Width: 8.00 feet
 Sidewalk Width: 6.00 feet
 Bikeway Width: 8.00 feet
 Roadway improvements will be designed and constructed per the requirements of NDOT

Old Hickory Improvement Requirements

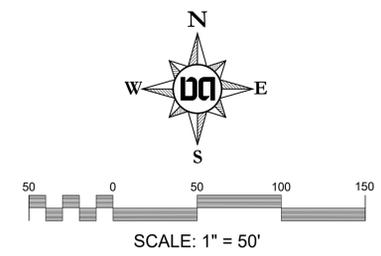
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Landscape Buffering Requirements

Existing vegetation will be maintained along the perimeter of the property. Where the property abuts the existing residential and the existing perimeter vegetation will be supplemented in order to establish a Class "C" Buffer

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- 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 RM-20 zoning district as of the date of the applicable request or application.
- The final unit count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- 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 issuance of use and occupancy permits, existing vertical obstructions shall be located outside of the required sidewalks. Vertical obstructions are only permitted within the required grass strip or frontage zone.
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- To the greatest extent possible existing frees will be maintained along the northern perimeter of the site. The existing vegetation will be supplemented as needed to meet Class B Bufferyard Standards
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Drawing Date:

Revisions

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 Nashville, Davidson County, Tennessee



REV 02/28/23
 REV 04/4/23
 REV 04/30/23

Dale & Associates

Civil Engineering, Land Planning & Zoning, Surveying

516 Heather Place
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Case No. 2022SP-033-001
 Shore View SP

C3.0

SP Layout

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