

**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.
- 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 Davidson County NDOT 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. 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.

**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 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.
- 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.

**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.

**Water and Sewer Notes**

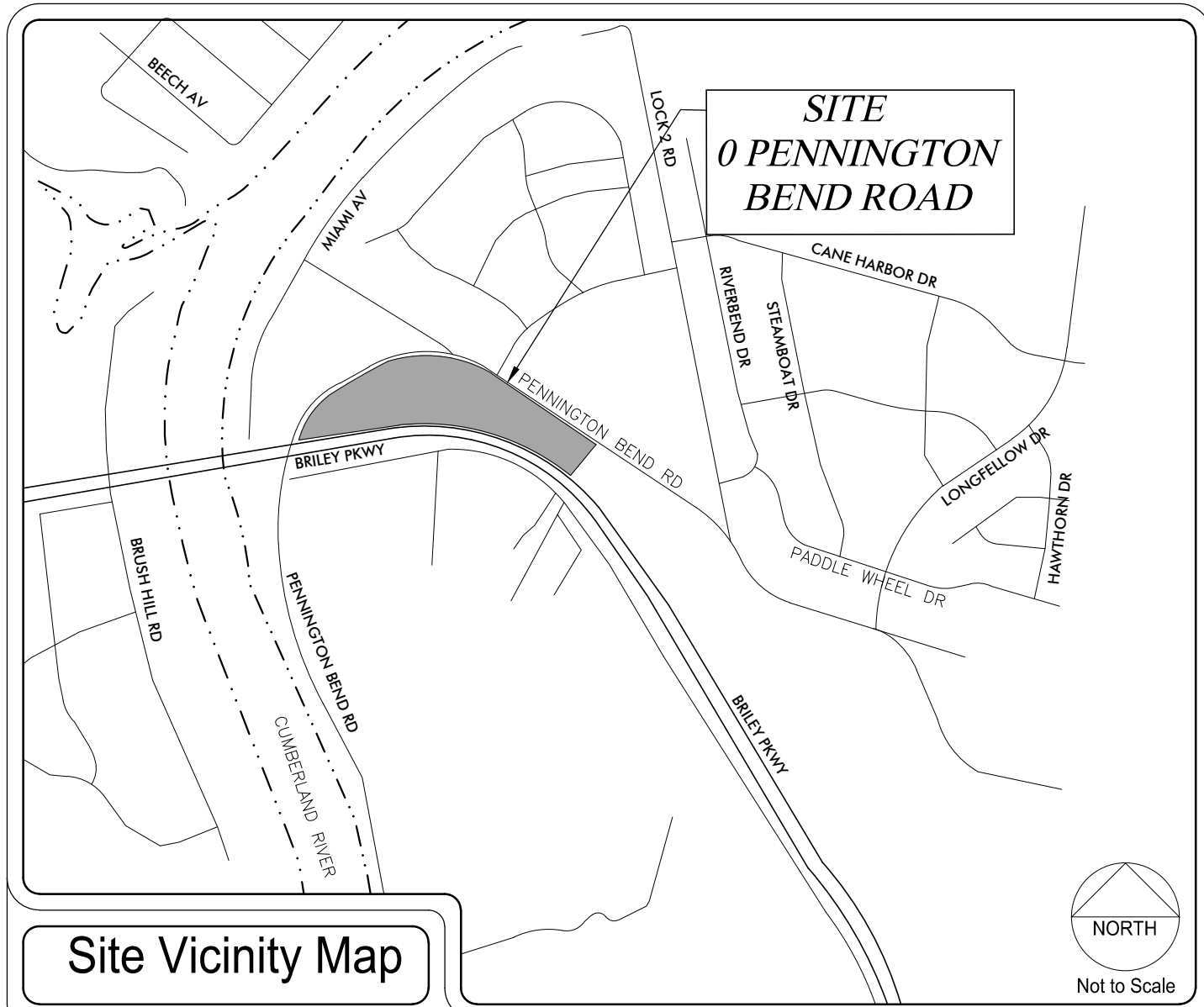
- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- The contractor is responsible for reimbursing the metro water services the cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- All connections to existing manholes shall be by coring and resilient connector method.
- Reduced pressure backflow prevention devices (rbp) 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.

**Standard SP Notes**

- The purpose of this SP is to receive preliminary approval to permit the development of a 39 Unit Multi-Family Development as shown.
- 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 identified by FEMA ON MAP 47037C0412J, Dated: April 5, 2017.
- All public sidewalks are to be constructed in conformance with NDOT sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable 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 15" 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.
- Individual water and/or sanitary sewer service lines are required for each unit.
- Solid waste pickup to be provided by private hauler. Solid Waste Contract with Hauler to be provided to NDOT prior to Building Permit Approval.
- Landscape 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. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- 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 RM4 zoning district as of the date of the applicable request or application.
- The final Site Plan/building permit site plan shall depict the 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.

**Architectural Notes**

- Building elevations for all street and open space-facing facades shall be provided with the final site plan. The following standards shall be met:
- Building facades fronting a street or open space shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
  - Windows shall be vertically oriented at a ration of 1.5:1 or greater.
  - 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.
  - A raised foundation of 18"-36" is required for all residential structures.
  - Porches shall provide a minimum of six feet of depth.



**SHEET SCHEDULE**

- C0.0 Cover Sheet
- C1.0 Existing Conditions Plan
- C2.0-C2.1 Overall Layout & Landscape Plan
- C3.0 Utility, Grading & Drainage Plan

**Note:**  
Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

**Adjacent Hydrant Test**  
Existing hydrants, tag bolt numbers 00000 & 00000 along Humber Street. Fire flow tested on xxx/xx/21 by Madison Street Fire District, below is a summary of the flow results:  
Static Pressure: --- psi  
Residual Pressure: --- psi  
Flow: --- gpm  
Flow @ 20 psi:  
Based on table H.5.1 of the current NFPA, the building will not require a fire suppression system.

# Preliminary SP

# Pennington Bend SP

## Residential Development

Being Parcel 101 on Tax Map 52

## Nashville, Davidson County, Tennessee

### Case No. 2023SP-055-001

**SPECIFIC PLAN DEVELOPMENT SUMMARY**

USE	MULTI-FAMILY UNITS (39 UNITS)
TOTAL SITE AREA: 13.1 ACRES	
PROPERTY ZONING: R15 (OV-FLD)	SURROUNDING ZONING: R15 (OV-FLD)
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	39 TOTAL UNITS / 2.97 UNITS PER ACRE
ISR	0.60 MAXIMUM / 0.57 PROPOSED
STREET YARD SETBACK:	30' FRONT S/B FROM PROPOSED R.O.W.
SIDE YARD	20' FROM PROPERTY LINE
REAR YARD	10' FROM PROPERTY LINE
HEIGHT STANDARDS	3 STORIES MAXIMUM
<b>PARKING AND ACCESS</b>	
RAMP LOCATION AND NUMBER	UNIT ACCESS VIA PROPOSED DRIVES OFF PENNINGTON BEND ROAD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	+/- 105' TO THE EAST ALONG PENNINGTON BEND ROAD
DISTANCE TO INTERSECTION	+/- 310' TO THE WEST ALONG PENNINGTON BEND ROAD
REQUIRED PARKING	2.5 STALLS / UNIT (3 BR) @ 39 UNITS = 98 STALLS
PARKING PROVIDED	2 STALLS / UNIT = 78 COVERED STALLS @ 90° + 34 SURFACE

**Property Information**

0 Pennington Bend Road  
(Map 52, Parcel 101)  
  
Nashville, Tennessee 37214  
13.1 Total Acres  
Council District 15 (Jeff Syracuse)

**Owner of Record**

Christopher F. Harwell Trustee  
P.O. Box 158543  
Nashville, Tennessee 37215

**Surveyor**

Campbell, McRae & Associates, Surveying, Inc.  
P.O. Box 41153  
Nashville, Tennessee 37204  
Phone: 615.298.2424  
Email: cmas@att.net

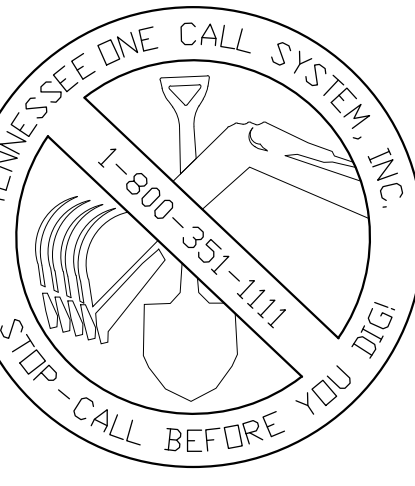
**Floodnote**

This property is partially located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0252H dated April 5, 2017.

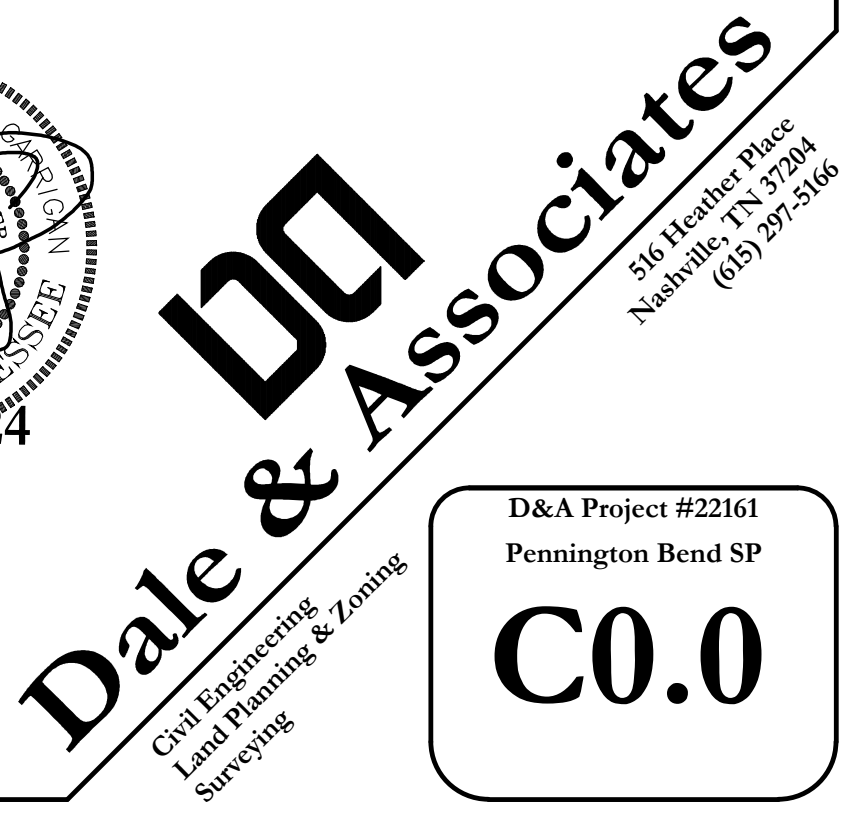
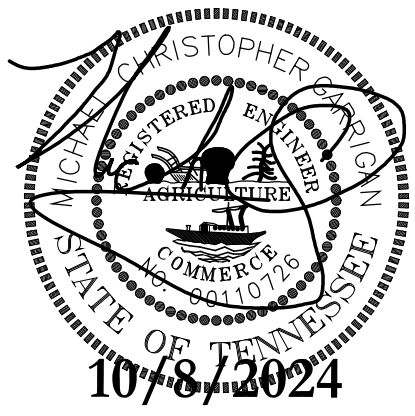
**Civil Engineer**

Dale & Associates  
516 Heather Place  
Nashville, Tennessee 37204  
Contact: Michael Garrigan, PE  
Phone: 615.297.5166  
Email: michael@daleandassociates.net

**Revision Note:**  
October 2024: Revised to remove the Multi-Use Path from the 9.73 acre Conservation portion of the property & to revise the sidewalk along the frontage to 6' wide per MCSP.



Permits  
Metro Case 2023SP-055-001



D&A Project #22161  
Pennington Bend SP  
**C0.0**







Drawing Date:  
April 2023

Revisions  
Oct 2024: Removed  
Multi-Use Trail from  
Conservation Area

**Development Summary**

<b>Property Information</b> 0 Pennington Bend Road (Map 52, Parcel 101) Nashville, Tennessee 37214 Council District 15: Jeff Syracuse	<b>Civil Engineer</b> Dale and Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net
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**TREE DENSITY NOTES**

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT, NO TREE INFORMATION IS AVAILABLE.

TREE DENSITY UNITS:

13.1 AC - 3.28 AC = 9.82 AC x 22 = 216.04 TDU's REQ'D  
110 PROPOSED 2" CALIPER TREES = 220 TDU PROV.  
(NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)  
\*TDU EXCEEDED

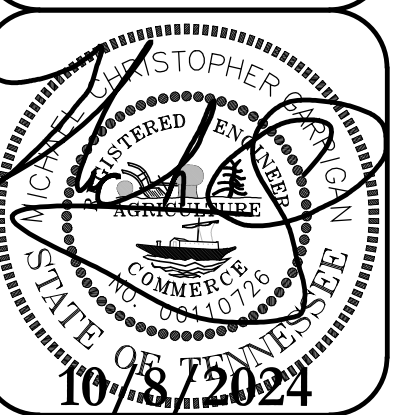
**TREE DENSITY NOTES**

TREE DENSITY FACTORS PER METRO ZONING ORDINANCE.

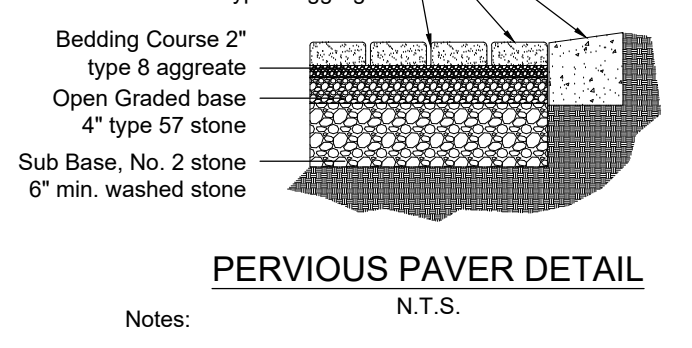
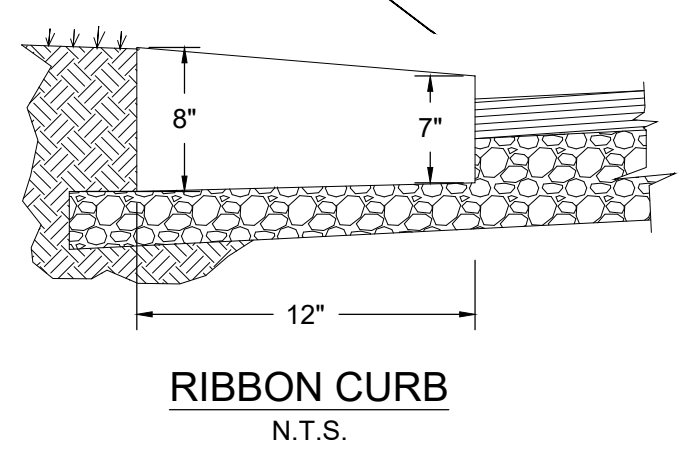
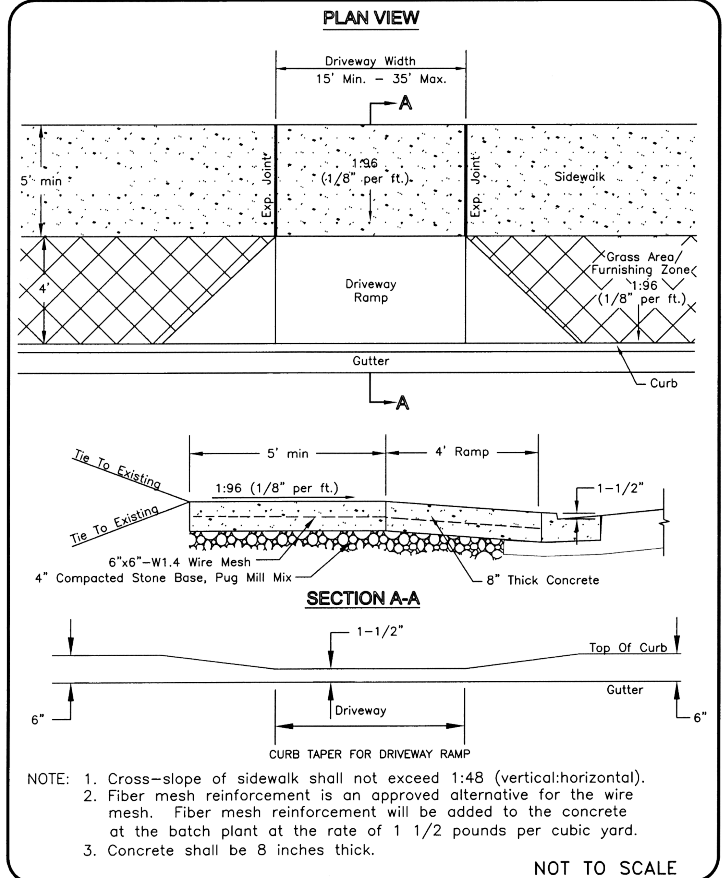
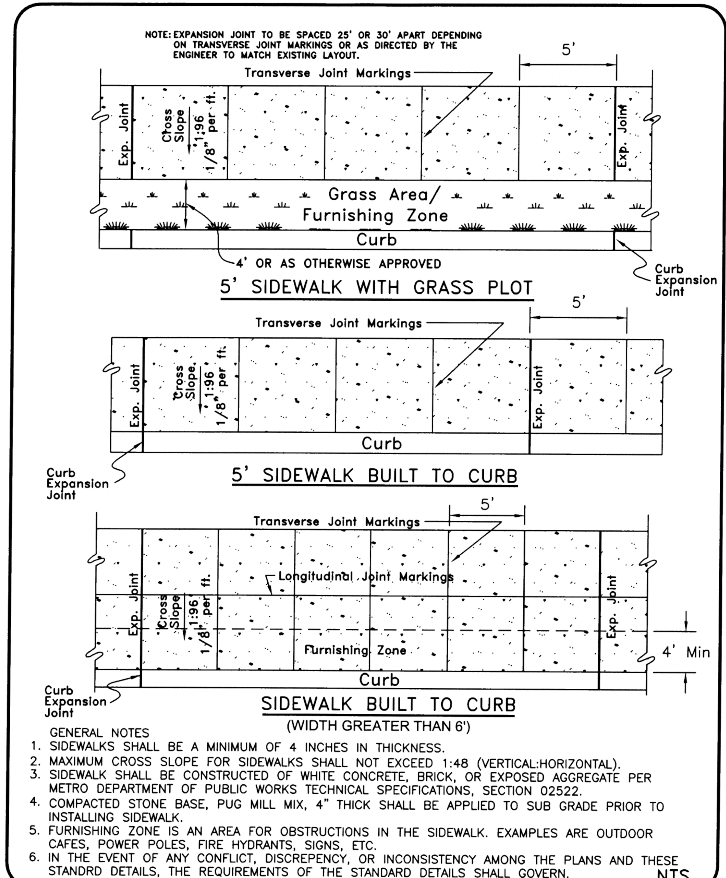
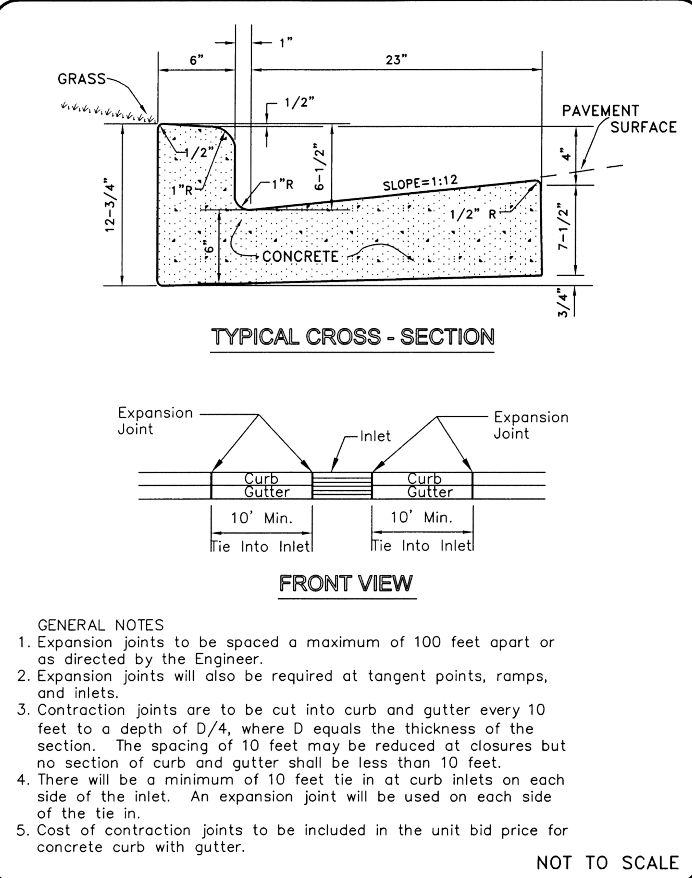
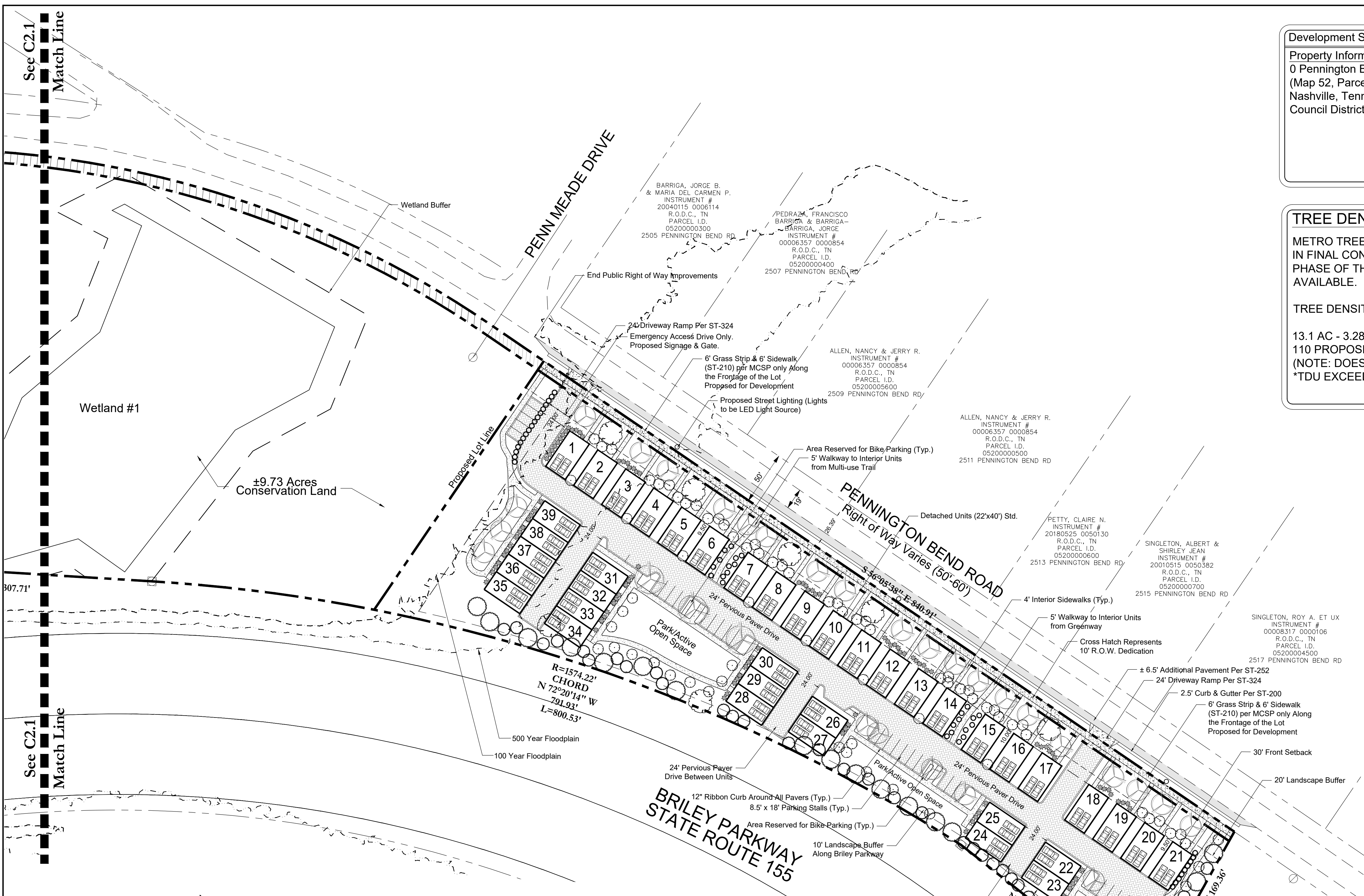
**Note:**  
SOLID WASTE TO BE PROVIDED BY PRIVATE HAULER VIA ROLL-AWAY CANS.

**Note:**  
Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

**Pennington Bend SP**  
Preliminary SP Plans  
Tax Map 52, Parcel 101  
Nashville, Davidson County, Tennessee



**Overall Layout and Landscape Plan**

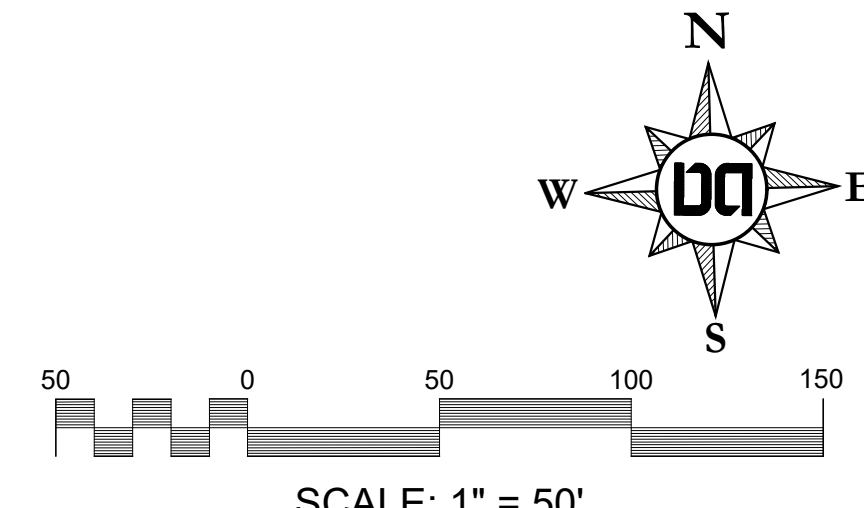


- General Notes:**
- Expansion joints to be spaced a max. of 100' apart or as directed by engineer.
  - Expansion joints will also be required at tangent points, ramps, and inlets.
  - Contraction joints are to be cut into curb and gutter every 10' to a depth of D/4, where d equals the thickness of the section. The spacing of 10' may be reduced at closures but no section of curb shall be less than 10'.
- Notes:**
- Contractor, engineer, owners representative shall notify Metro Water Services development review at least 24 hrs. prior to the installation of the pervious layer to observe the sub base material.
  - Vehicular traffic shall be prohibited on the pervious pavement until the site is stable to prevent mud from being deposited by vehicle.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
DIR. OF ENG. Mark Harty	DATE: 5/12/13	REVISION: 07/27/09 05/02/03

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG. Mark Harty	DATE: 7/15/14	REVISION: 05/02/03 06/25/04

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP	DWG. NO. ST-324
DIR. OF ENG. Mark Harty	DATE: 5/12/13	REVISION: 07/27/09 05/02/03



Permits Metro Case 2023SP-055-001
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**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying

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

D&A Project #22161  
Pennington Bend SP

**C2.0**

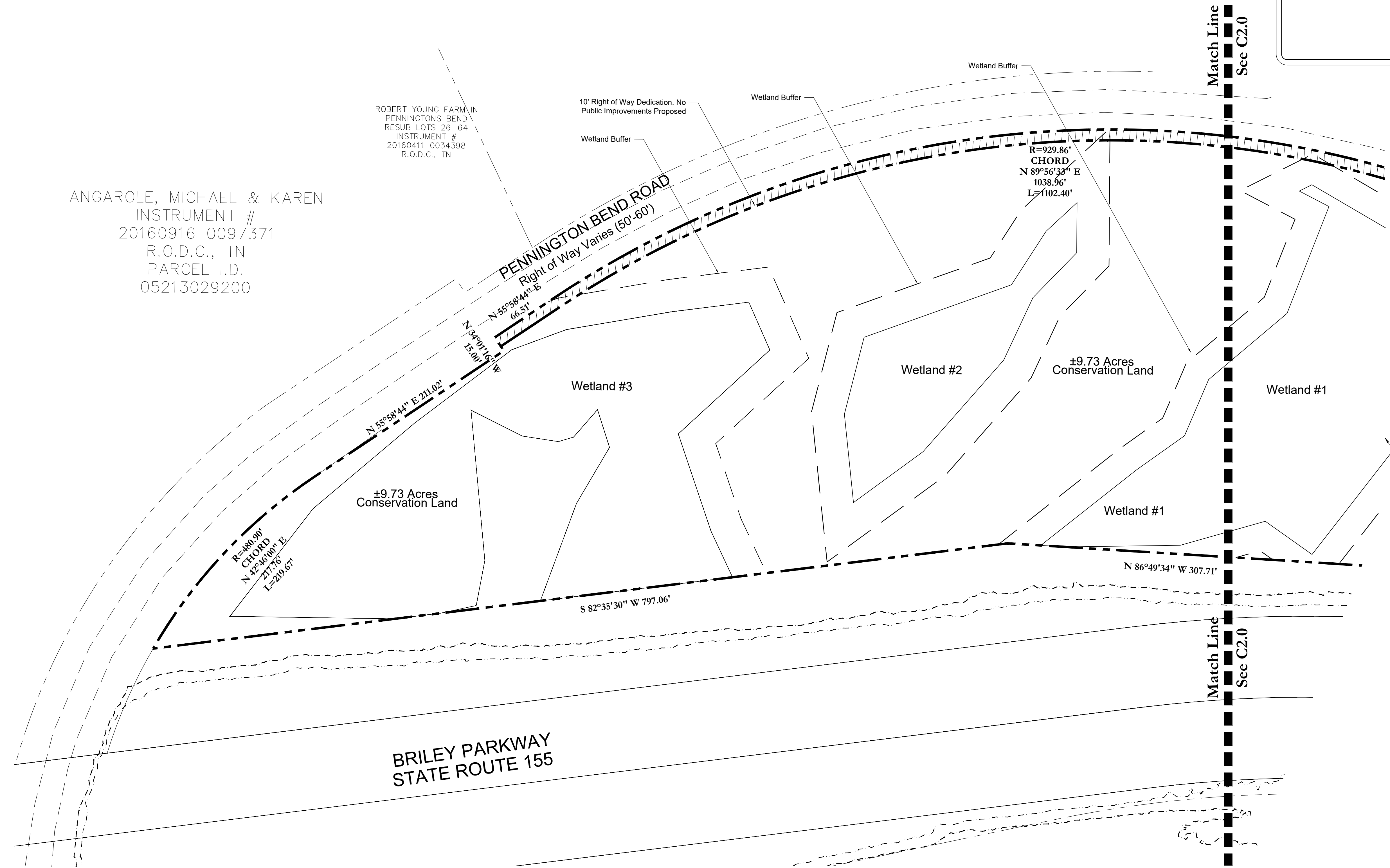
Drawing Date:  
April 2023

Revisions  
Oct 2024: Removed  
Multi-Use Trail from  
Conservation Area

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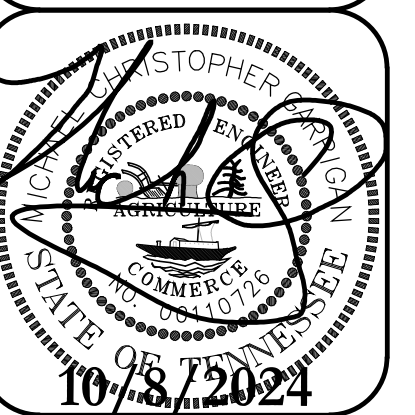
ANGAROLE, MICHAEL & KAREN  
INSTRUMENT #  
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R.O.D.C., TN  
PARCEL I.D.  
05213029200

ROBERT YOUNG FARM IN  
PENNINGTONS BEND  
RESUB LOTS 26-64  
INSTRUMENT #  
20160411 0034398  
R.O.D.C., TN

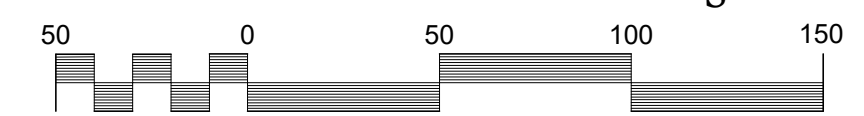
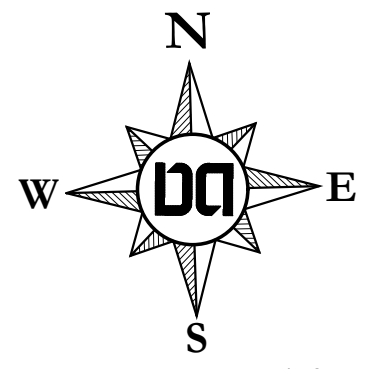


# Pennington Bend SP Preliminary SP Plans

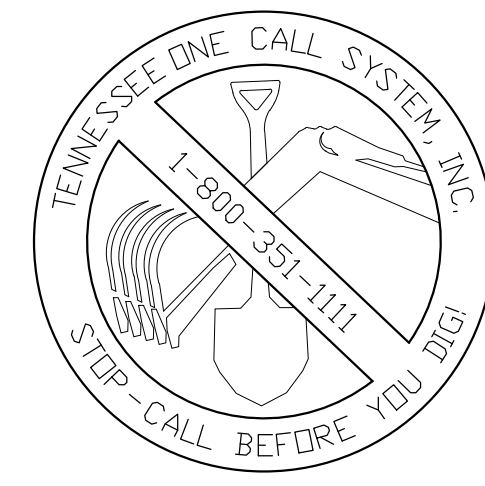
Tax Map 52, Parcel 101  
Nashville, Davidson County, Tennessee



Overall Layout  
Plan  
(Continued)



SCALE: 1" = 50'  
SITE AREA = 570,636 Sq Ft (13.1 Acres)  
DISTURBED AREA = 147,103 Sq Ft (3.37 Acres)



Permits  
Metro Case 2023SP-055-001

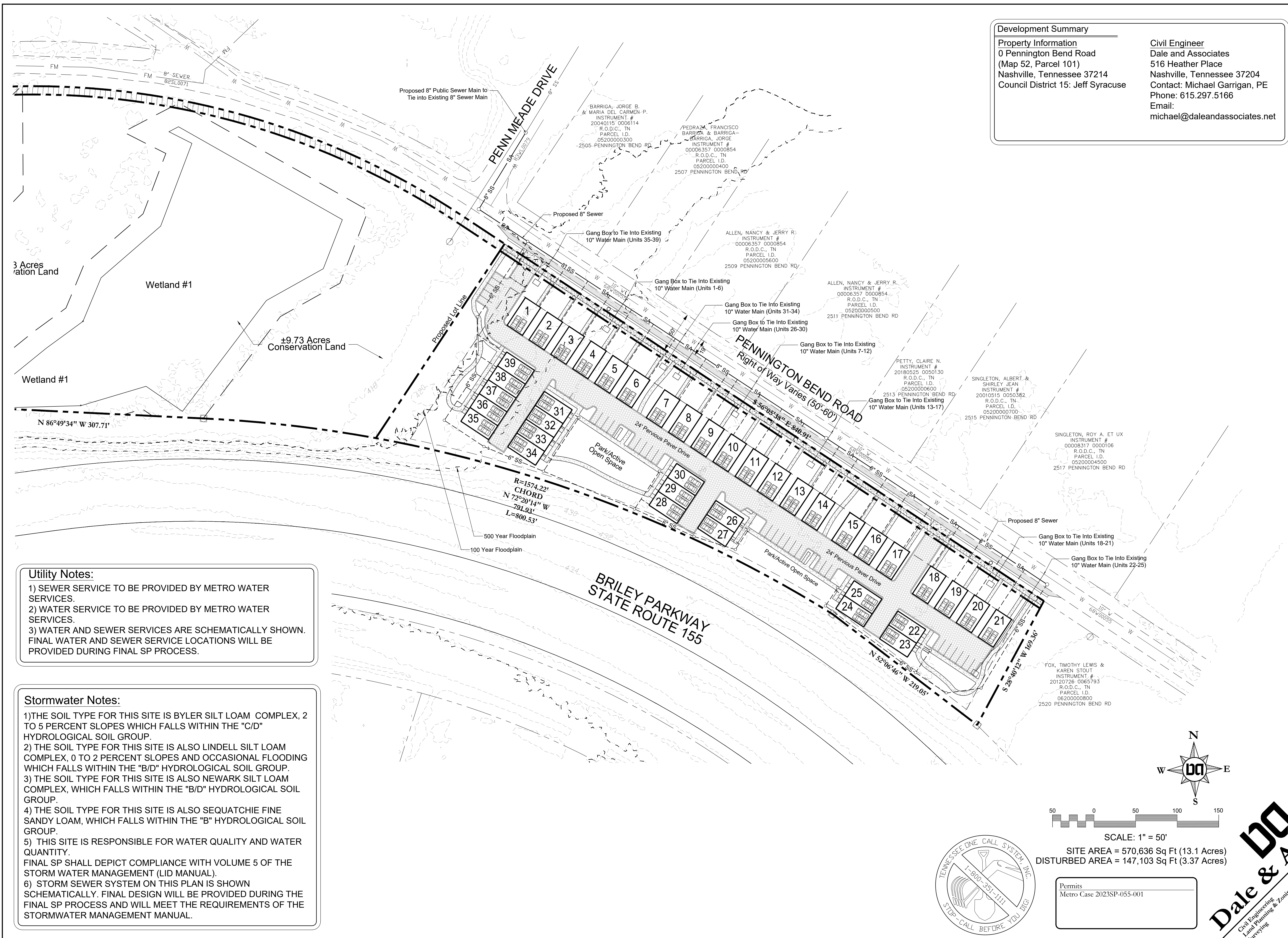
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D&A Project #22161  
Pennington Bend SP

# C2.1





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# Pennington Bend SP

## Preliminary SP Plans

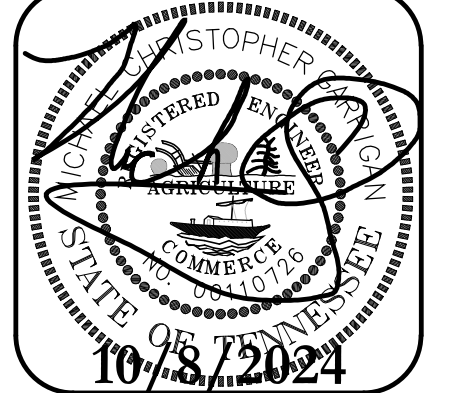
Tax Map 52, Parcel 101  
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**Utility Notes:**

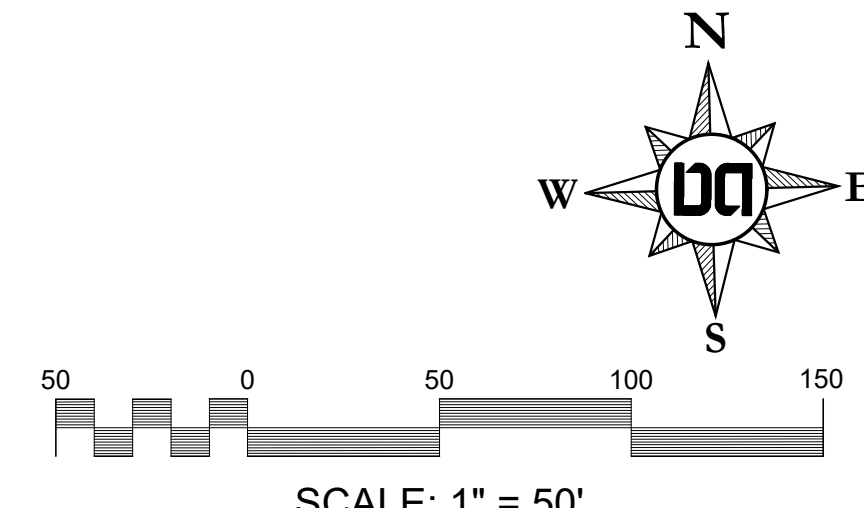
- 1) SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 3) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.

**Stormwater Notes:**

- 1) THE SOIL TYPE FOR THIS SITE IS BYLER SILT LOAM COMPLEX, 2 TO 5 PERCENT SLOPES WHICH FALLS WITHIN THE "C/D" HYDROLOGICAL SOIL GROUP.
- 2) THE SOIL TYPE FOR THIS SITE IS ALSO LINDELL SILT LOAM COMPLEX, 0 TO 2 PERCENT SLOPES AND OCCASIONAL FLOODING WHICH FALLS WITHIN THE "B/D" HYDROLOGICAL SOIL GROUP.
- 3) THE SOIL TYPE FOR THIS SITE IS ALSO NEWARK SILT LOAM COMPLEX, WHICH FALLS WITHIN THE "B/D" HYDROLOGICAL SOIL GROUP.
- 4) THE SOIL TYPE FOR THIS SITE IS ALSO SEQUATCHIE FINE SANDY LOAM, WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
- 5) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. FINAL SP SHALL DEPICT COMPLIANCE WITH VOLUME 5 OF THE STORM WATER MANAGEMENT (LID MANUAL).
- 6) 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.



**Utility and Grading & Drainage Plan**



SITE AREA = 570,636 Sq Ft (13.1 Acres)  
DISTURBED AREA = 147,103 Sq Ft (3.37 Acres)

Permits  
Metro Case 2023SP-055-001

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# C3.0