

**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 department of Public Works 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 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 5 Unit Multi-Family Residential 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 47037C0257H, 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 Metro.
- 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 RM15 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 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.

# Preliminary SP

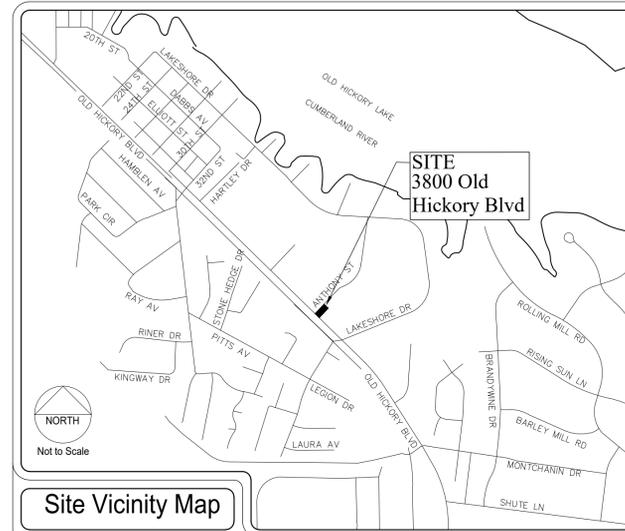
# 3800 Old Hickory Blvd

## Residential Development

Being Parcel 57 on Tax Map 53-16

# Old Hickory, Davidson County, Tennessee

## Case No. 2023SP-069-001



SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	ATTACHED MULTI-FAMILY RESIDENTIAL (5 UNITS)
TOTAL SITE AREA: 0.39 ACRES	
PROPERTY ZONING: RS20	SURROUNDING ZONING: RS20, MUN
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	5 TOTAL UNITS / 12.8 UNITS PER ACRE
ISR	0.70 MAXIMUM / 0.30 PROPOSED
STREET YARD SETBACK:	73' FRONT S/B FROM EXISTING R.O.W. / 60.5' FROM PROPOSED R.O.W.
SIDE YARD	5' FROM PROPERTY LINE
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	2 STORIES MAXIMUM IN 35' (TO BE MEASURED FROM THE AVERAGE ELEVATION 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	
RAMP LOCATION AND NUMBER	UNIT ACCESS VIA ANTHONY STREET TO THE NORTH
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	+/- 45' TO THE EAST ON OLD HICKORY BOULEVARD
DISTANCE TO INTERSECTION	SITE IS LOCATED AT INTERSECTION OF OLD HICKORY & ANTHONY ST.
REQUIRED PARKING NOTE: ALL UNITS ARE 2 BEDS	2 STALLS / UNIT @ 5 UNITS = 10 STALLS
PARKING PROVIDED	10 COVERED STALLS @ 90°

## SHEET SCHEDULE

C0.0 Cover Sheet  
C1.0 Existing Conditions, Overall Layout, Landscape, Grading, Utility & Details Plan

<p><b>Property Information</b> 3800 Old Hickory Boulevard (Map 53-16, Parcel 57) Old Hickory, Tennessee 37138 0.39 Total Acres Council District 11 (Larry H. Hagar)</p>	<p><b>Floodnote</b> This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0257H dated April 5, 2017.</p>
<p><b>Owner of Record</b> J. Arthur, LLC 1668 Stokley Lane Old Hickory, Tennessee 37138</p>	<p><b>Civil Engineer</b> Dale &amp; Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net</p>

**Note:**  
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.

**Note:**  
The purpose of this SP is preliminary approval for Specific Plan zoning to permit the creation of five multi-family residential units and ROW dedication and improvements.

**Adjacent Hydrant Test**  
Existing hydrants, tag bolt numbers 00000 & 00000 along with flow test results are shown on sheet C1.0. The flow test was conducted on 06/29/23 by Madison Electric District, below is a summary of the flow results:

Static Pressure	— psi
Residual Pressure	— psi
Flow	— gpm
Flow @ 20 psi	— gpm

Based on table H.5.1 of the current NFPA, the building will not require a fire suppression system.

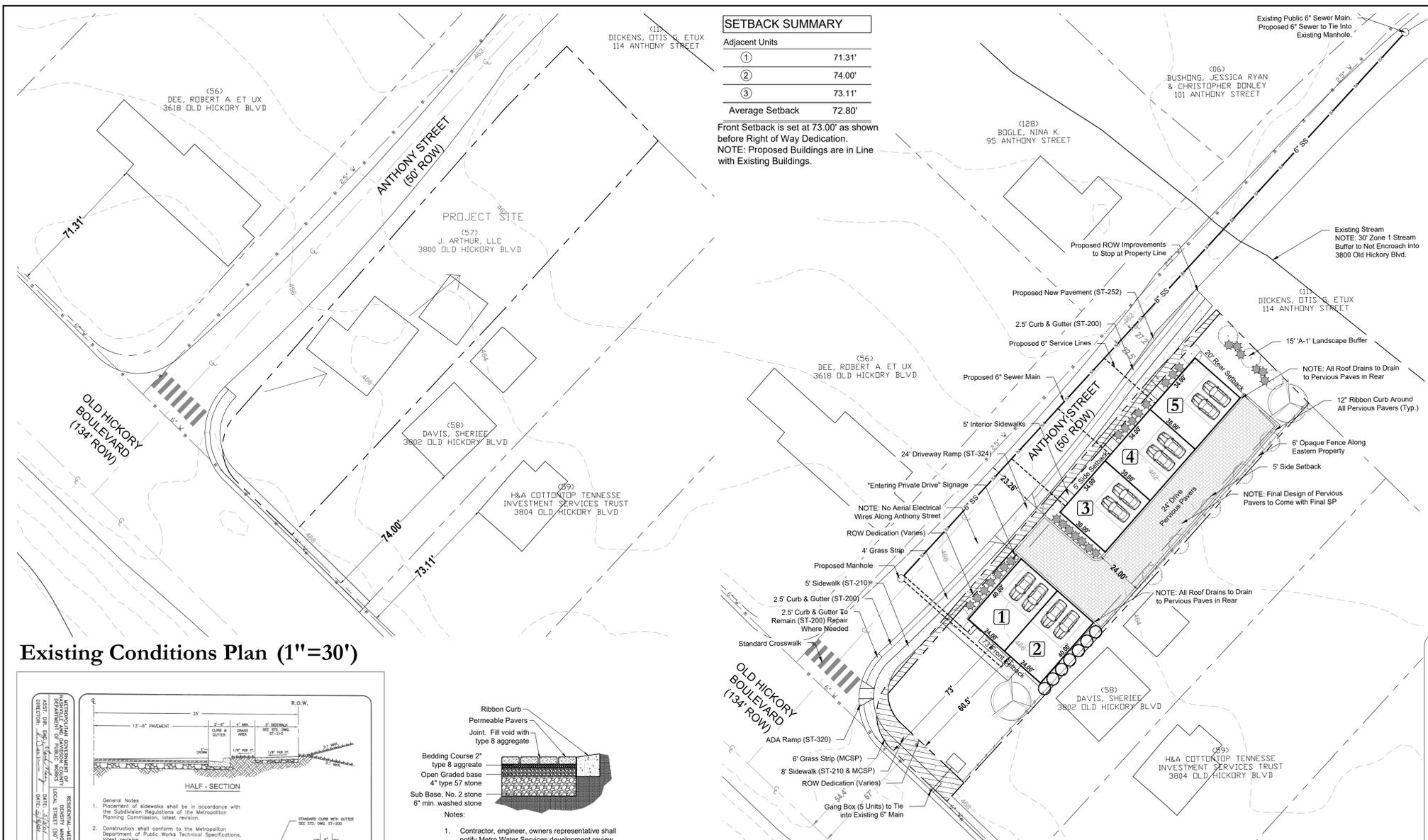


Permits  
Metro Case 2023SP-069-001



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

D&A Project #23036  
3800 Old Hickory Blvd  
**C0.0**



SETBACK SUMMARY	
Adjunct Units	
①	71.31'
②	74.00'
③	73.11'
Average Setback	72.80'

Front Setback is set at 73.00' as shown before Right of Way Dedication.  
NOTE: Proposed Buildings are in Line with Existing Buildings.

**Development Summary**

**Property Information**  
3800 Old Hickory Boulevard  
(Map 53-16, Parcel 57)  
Old Hickory, Tennessee 37138  
Council District 11: Larry H. Hagar  
**Property Owner**  
J. Arthur, LLC  
1668 Stokley Lane  
Old Hickory, Tennessee 37138

**Civil Engineer**  
Dale and Associates  
516 Heather Place  
Nashville, Tennessee 37204  
Contact: Michael Garrigan, PE  
Phone: 615.297.5166  
michael@daleandassociates.net

Drawing Date:  
March 2023

Revisions  
Planning - 062823

**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:  
0.39 AC - 0.11 AC = 0.28 AC x 22 = 6.16 TDU's REQ'D  
14 PROPOSED 2" CALIPER TREES = 7 TDU PROV.  
(NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)  
\*TDU EXCEEDED

**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 MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY.
- 3) FINAL SP SHALL DEPICT COMPLIANCE WITH VOLUME 5 OF THE STORM WATER MANAGEMENT (LID MANUAL).
- 4) 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.

**Layout, Utility, Landscape and Grading & Drainage Plan (1"=30')**

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

**TREE DENSITY NOTES**

TREE DENSITY FACTORS PER METRO ZONING ORDINANCE.

**Existing Conditions Plan (1"=30')**

**PERVIOUS PAVER DETAIL**  
N.T.S.

Notes:  
1. 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.  
2. Vehicular traffic shall be prohibited on the pervious pavement until the site is stable to prevent mud from being deposited by vehicle.

**TYPICAL CROSS-SECTION**

**FRONT VIEW**

GENERAL NOTES:  
1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.  
2. Expansion joints will also be required at tangent points, ramps, and inlets.  
3. Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4 where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.  
4. There will be a minimum of 10 feet tie in at curb inlets on each side of the tie in. An expansion joint will be used on each side of the tie in.  
5. Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS  
DIR. OF ENG.: *Mark May* DATE: 5/12/03  
STANDARD CURB WITH GUTTER  
DWG. NO. ST-200  
REVISED: 07/21/00  
REVISED: 05/02/03

**5' SIDEWALK WITH GRASS PLOT**

**5' SIDEWALK BUILT TO CURB**

**SIDEWALK BUILT TO CURB**

GENERAL NOTES:  
1. SIDEWALK SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.  
2. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATION SECTION 02022.  
3. COMPLETED STONE BASE, PUG MIX, 4\"/>

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS  
DIR. OF ENG.: *Mark May* DATE: 7/15/04  
SIDEWALK CONSTRUCTION  
DWG. NO. ST-210  
REVISED: 05/05/03  
REVISED: 11/24/03  
REVISED: 06/22/04

**PLAN VIEW**

**SECTION A-A**

NOTE:  
1. Cross-slope of sidewalk shall not exceed 1:48 (vertical/horizontal).  
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.  
3. Concrete shall be 8 inches thick.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS  
DIR. OF ENG.: *Mark May* DATE: 5/12/03  
NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP  
DWG. NO. ST-324  
REVISED: 07/27/02  
REVISED: 05/08/03

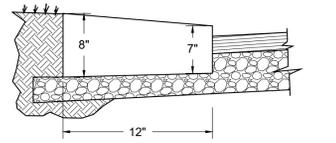
**PLAN VIEW**

**SECTION A-A**

GENERAL NOTES:  
1. Ramp shall be flush with the gutter or edge of pavement.  
2. Cross-slope of landing and of sidewalk shall not exceed 1:48 (vertical/horizontal).  
3. Surface texture of the curb ramp shall be stable, firm, and slip-resistant. The surface shall be coarse broomed "white" concrete finish transverse to the slope of the ramp.  
4. The normal gutter slope of 1:12 (vertical/horizontal) shall be reduced to 1:20 (vertical/horizontal) at the ramp when the curb and gutter is poured before the ramp, or the gutter at the ramp must be cut out, removed, and replaced when the ramp is poured.  
5. Back curb shall be constructed at the direction of Public Works, and if required, back curb height along ramp shall transition from 0 inches at expansion joints to the proposed height of back curb at landing and shall be a constant height through landing. Decision of back curb requires approval of inspector. Removal to be noted in project file and on inspection report.  
6. High side and low side ramps shall have a maximum slope of 1:12 (vertical/horizontal) or shall be 8 feet (88 inches) minimum in length.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS  
DIR. OF ENG.: *Mark May* DATE: 5/12/03  
NEW CONSTRUCTION CURB RAMP  
DWG. NO. ST-320  
REVISED: 07/18/02  
REVISED: 05/08/03



**GENERAL NOTES:**  
1. Expansion joints to be spaced a max. of 100' apart or as directed by engineer.  
2. Expansion joints will also be required at tangent points, ramps, and inlets.  
3. 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'.

**RIBBON CURB**  
N.T.S.

**SCALE: 1" = 30'**

SITE AREA = 16,988 Sq Ft (0.39 Acres)

Permits  
Metro Case 2023SP-069-001

**Dale & Associates**  
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Land Planning & Zoning  
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D&A Project #23036  
3800 Old Hickory Blvd

**C1.0**

**3800 Old Hickory Blvd**  
Preliminary SP  
Tax Map 53-16, Parcel 57  
Old Hickory, Davidson County, Tennessee



**Existing Conditions, Layout, Landscape, Grading & Utility Plan**