

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. per 1000 sq. ft. 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.
- 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.

Public Works Notes

- All work within the public right of way requires an excavation permit from the department of public works.
- Proof-rolling of all street subgrades is required in the presence of the public works inspector. Inspection of the binder course is required prior to final paving in the presence of the public works inspector. These requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement marking are to be thermoplastic.

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 (rpb) 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 21 Unit Multifamily 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 47037C0139H, Dated: April 5, 2017.
- 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 public works 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 MPW prior to Building Permit Approval.
- Landscape and tree density factors 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.

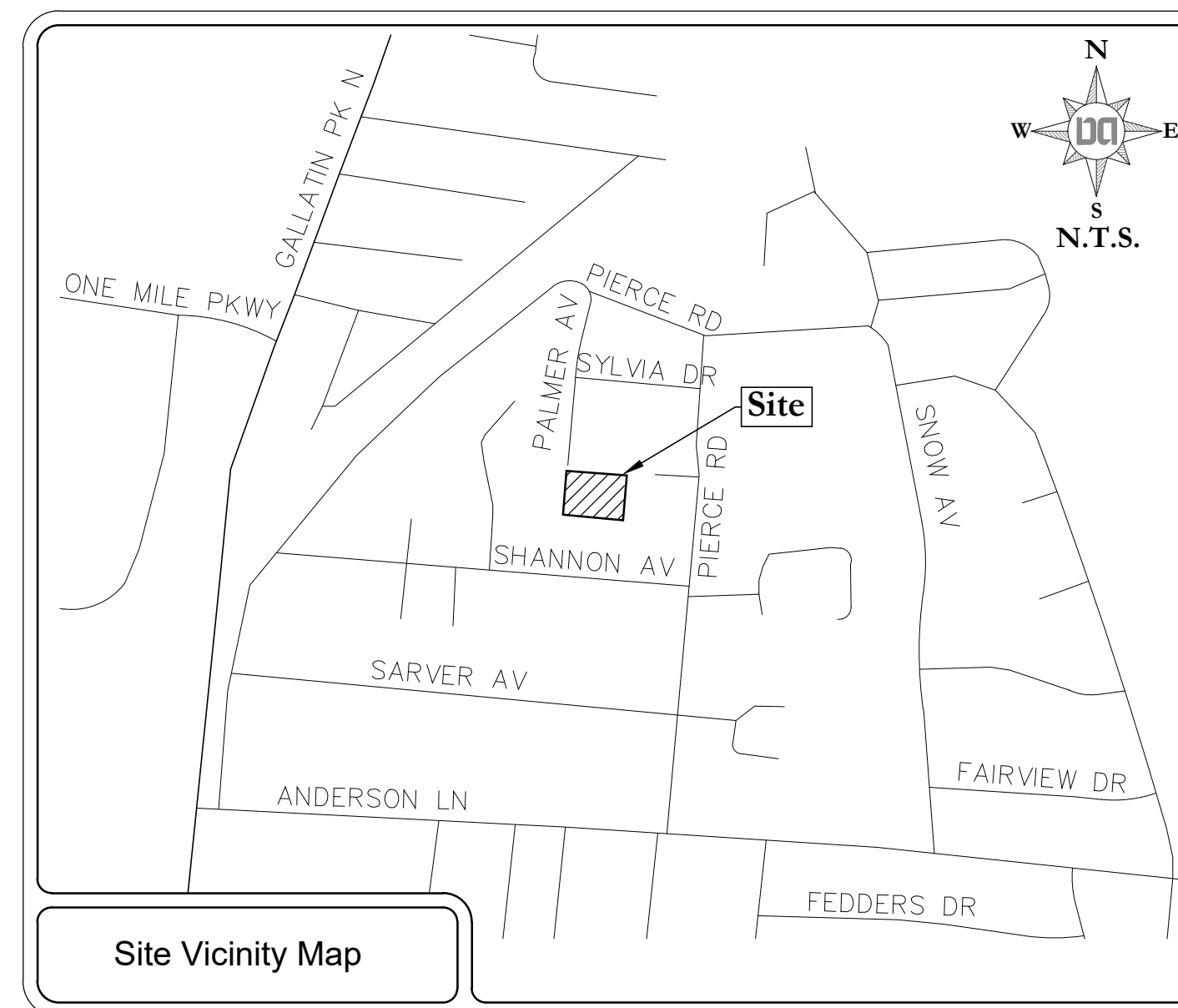
Architectural Notes

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 1:5:1 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.
- EIFS, vinyl siding and untreated wood shall be prohibited.

Preliminary SP 1118 & 1120 Lawrence Ave.

Residential Development Being Parcels 89 & 218 on Tax Map 43-01 Madison, Davidson County, Tennessee Case No. 2022SP-018-001



SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY UNITS (21 UNITS)
TOTAL SITE AREA: 2.03 AC	
PROPERTY ZONING RS7.5	SURROUNDING ZONING: RS7.5
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	21 TOTAL UNITS (10.34 UNITS/ACRE)
FAR	0.75 MAXIMUM / 0.48 PROPOSED
ISR	0.70 MAXIMUM / 0.44 PROPOSED
STREET YARD SETBACK:	10' FRONT S/B ALONG PALMER, 12.1' FRONT S/B ALONG LAWRENCE (EXISTING EASEMENT LOCATION)
SIDE YARD	10' FROM PROPERTY LINE
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	3 STORIES MAX. IN 35' (MEASURED TO HIGHEST POINT ON ROOF)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	(2) UNIT ACCESS VIA PROPOSED PALMER AVE & LAWRENCE AVE.
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	+/- 50' TO THE NORTH ALONG PALMER AVENUE
DISTANCE TO INTERSECTION	SITE IS LOCATED AT AN INTERSECTION
REQUIRED PARKING	2 STALLS / UNIT @ 21 UNITS (42 STALLS) + 5/EXTRA BED (11 STALLS) = 53 STALLS
PARKING PROVIDED	53 TOTAL STALLS (42 COVERED STALLS @ 90° + 11 SURFACE STALLS)

Property Information
1118 & 1120 Lawrence Avenue
(Map 43-01, Parcels 89 & 218)
Madison, Tennessee 37115
2.03 Total Acres
Council District 09 (Tonya Hancock)

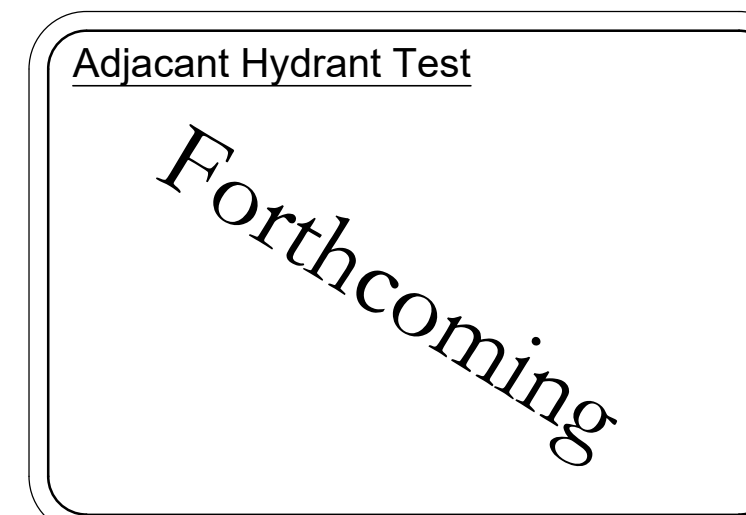
Owner of Record
Funez Realty Investment, LLC
215 Forrest Park Road
Madison, Tennessee 37115

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

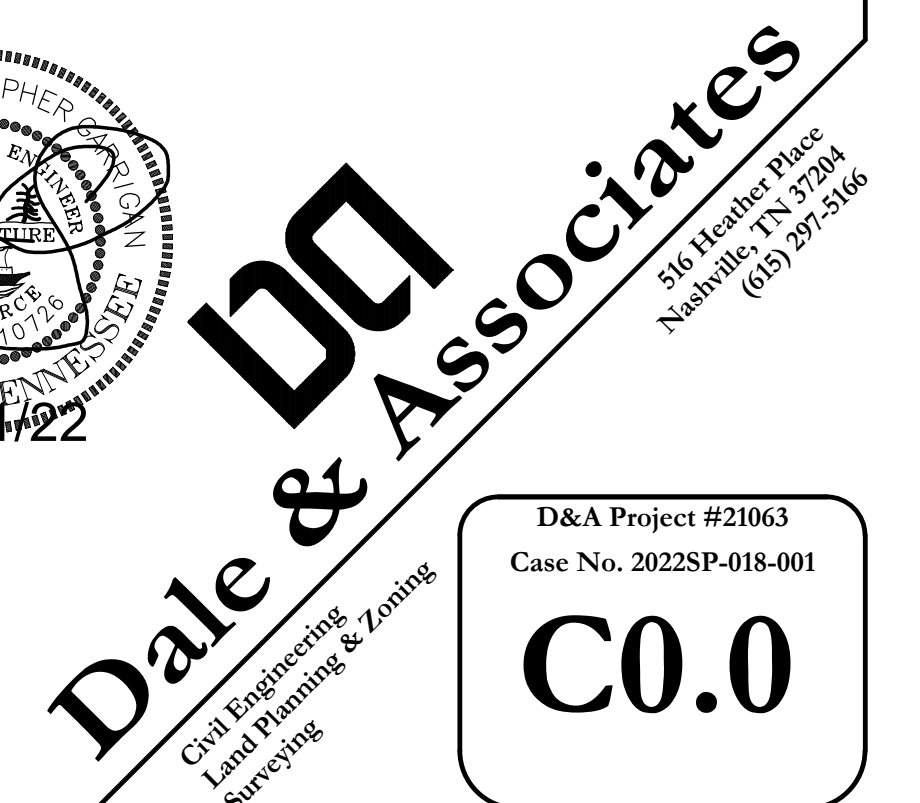
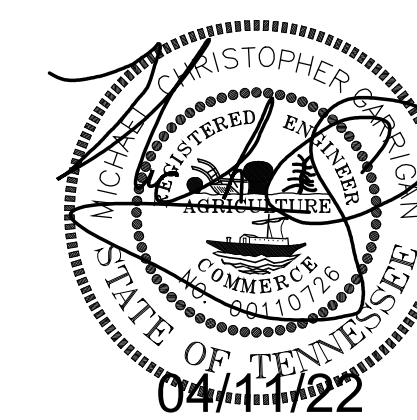
Floodnote
This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0139H dated April 5, 2017.

SHEET SCHEDULE

- C0.0 Cover Sheet
- C1.0 Existing Conditions and SP Plan
- C2.0 Utility, Grading & Drainage and Landscape Plan



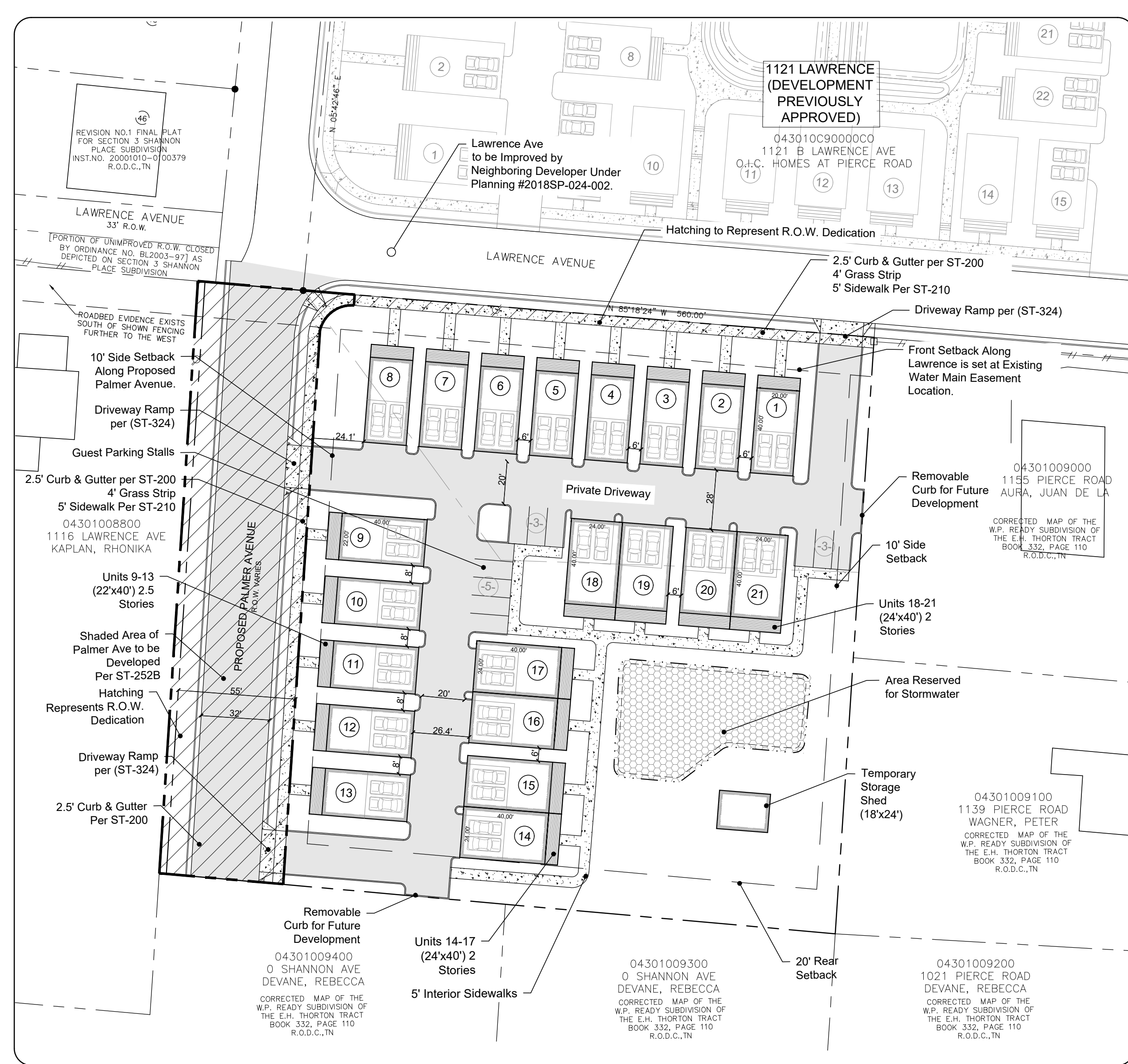
PERMITS:
Case No.
2022SP-018-001



D&A Project #21063
Case No. 2022SP-018-001
C0.0



Existing Conditions Plan (1"=40')



Layout Plan (1"=40')

Unit Size Breakdown:
 Units 1 - 8: 800 S.F.
 Units 9 - 13: 890 S.F.
 Units 14 - 21: 960 S.F.

Development Summary
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 Funez Realty Investment, LLC
 215 Forrest Park Road
 Madison, Tennessee 37115

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

Note:
 Solid Waste & Recycling to be Hauled Away Via Private Roll-Away Cans.

Note:
 Internal Private Driveway to be Maintained by the Homeowner's Association.

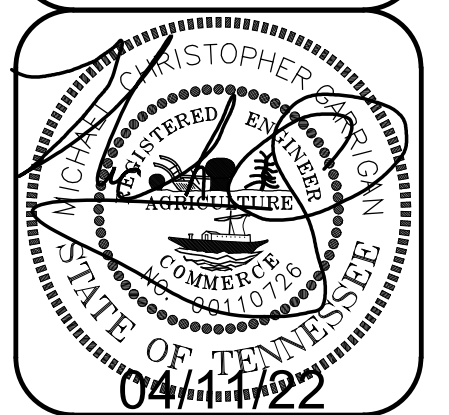
Note:
 Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to stormwater approval / comments only. The Final lot Count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

Note:
 Bedroom Count consists of 3 beds/unit.
 21 Total units x .5 per extra bed = 11 Extra Surface Stalls

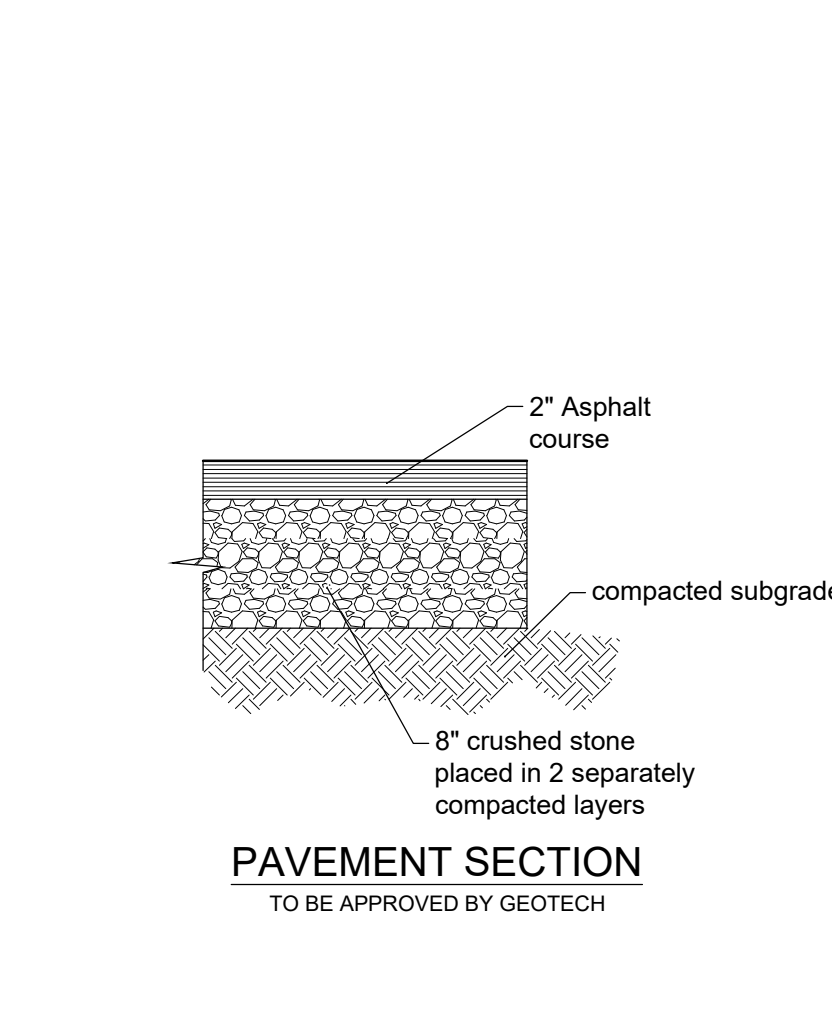
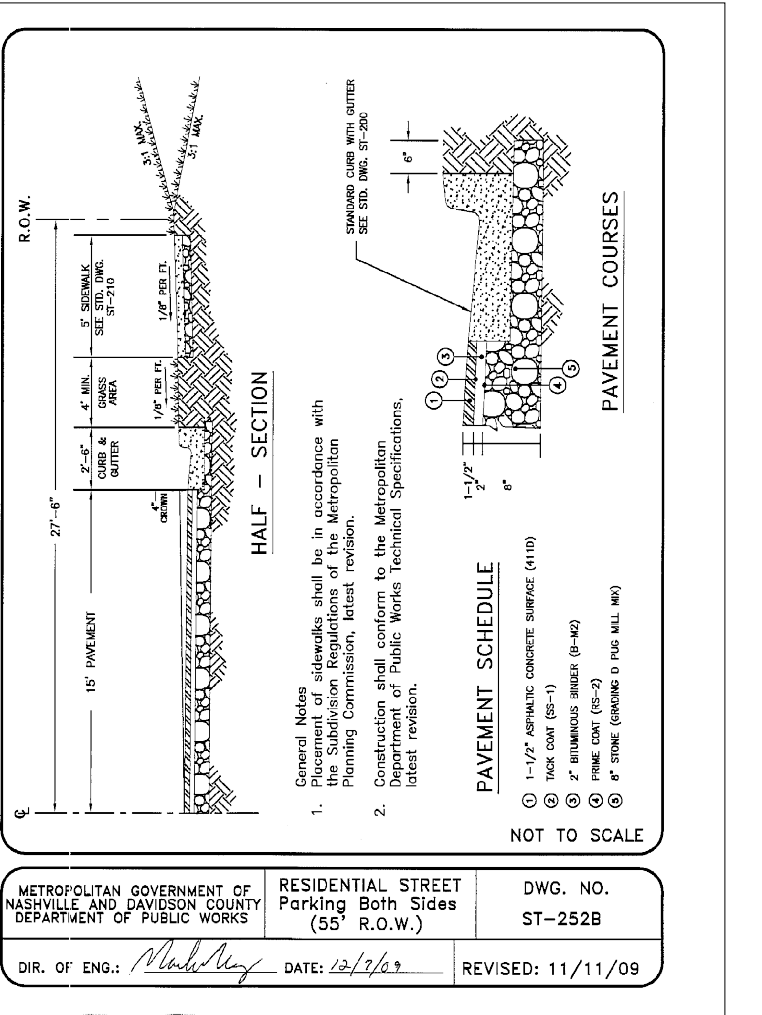
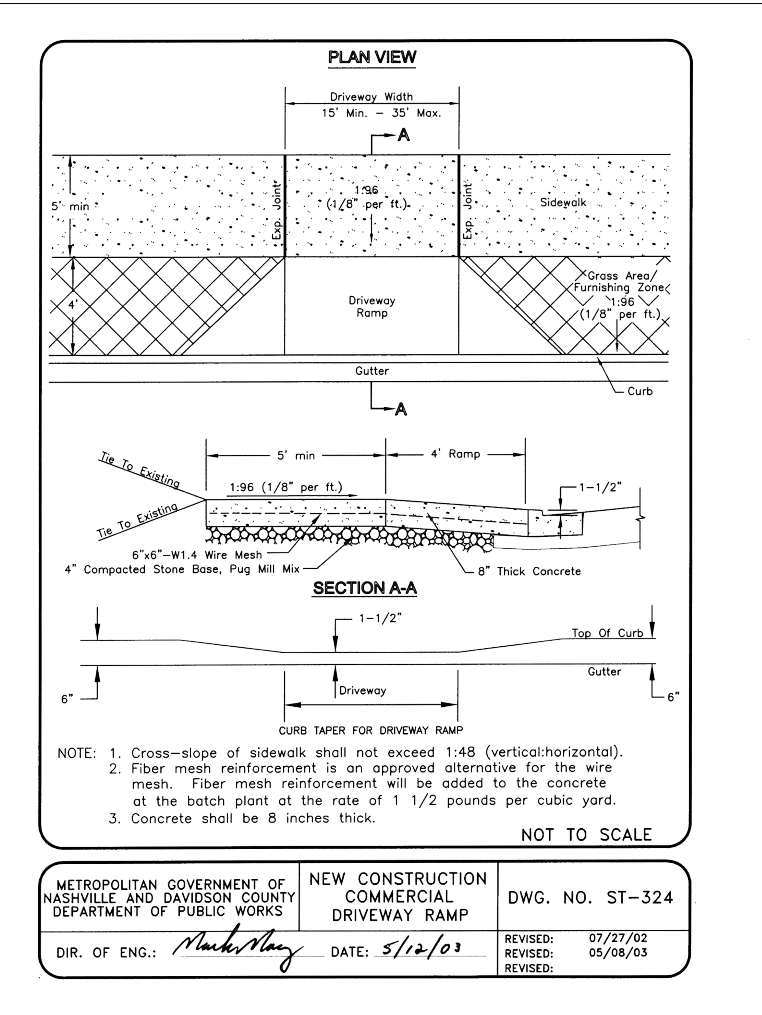
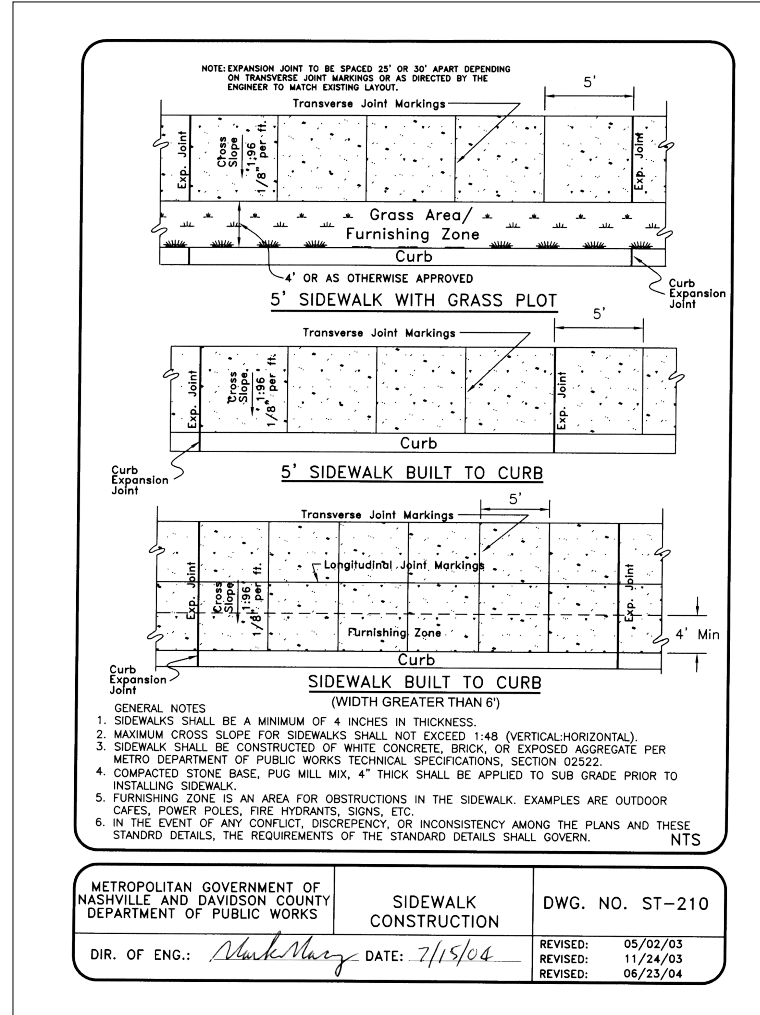
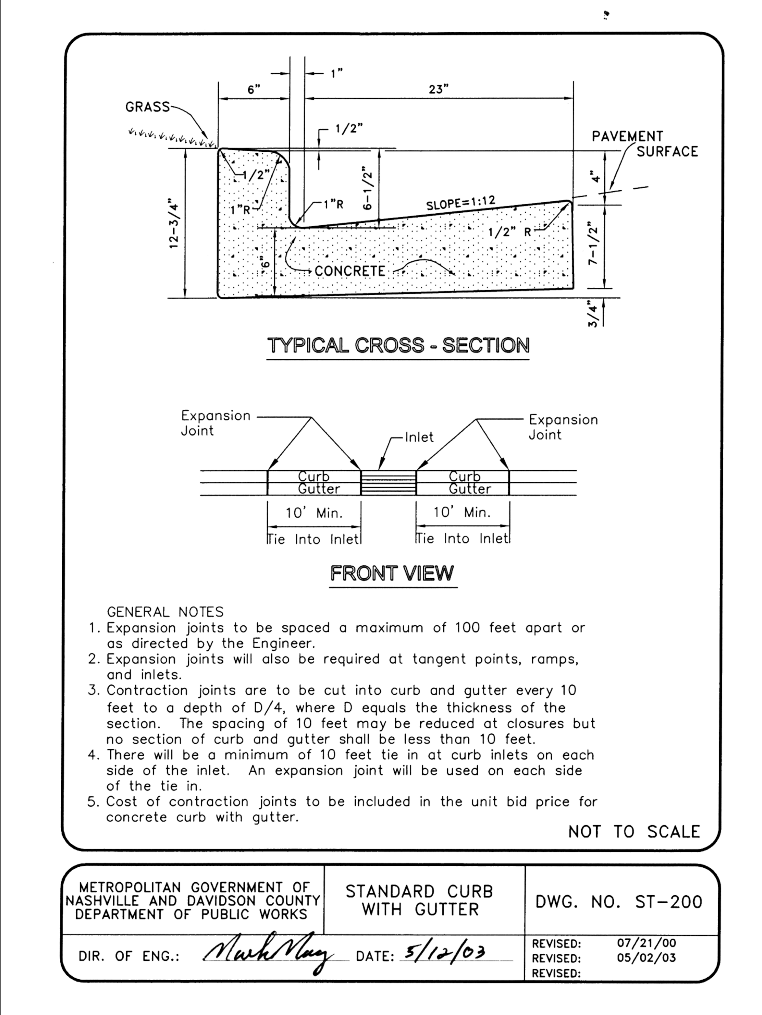
Drawing Date:
 January, 2022

Revisions
 Planning Comments
 03-21-22

Preliminary SP
1118 & 1120 Lawrence Ave.
 Map 43-01 Parcels 89 & 218
 Madison, Davidson County, Tennessee



Existing Conditions and Layout Plan



North arrow pointing up and scale bar showing 0, 40, 80 feet.

SCALE: 1" = 40'
 SITE AREA = 2.03 ACRES
 = 88,426.8 SF

PERMITS:
 Case No. 2022SP-018-001

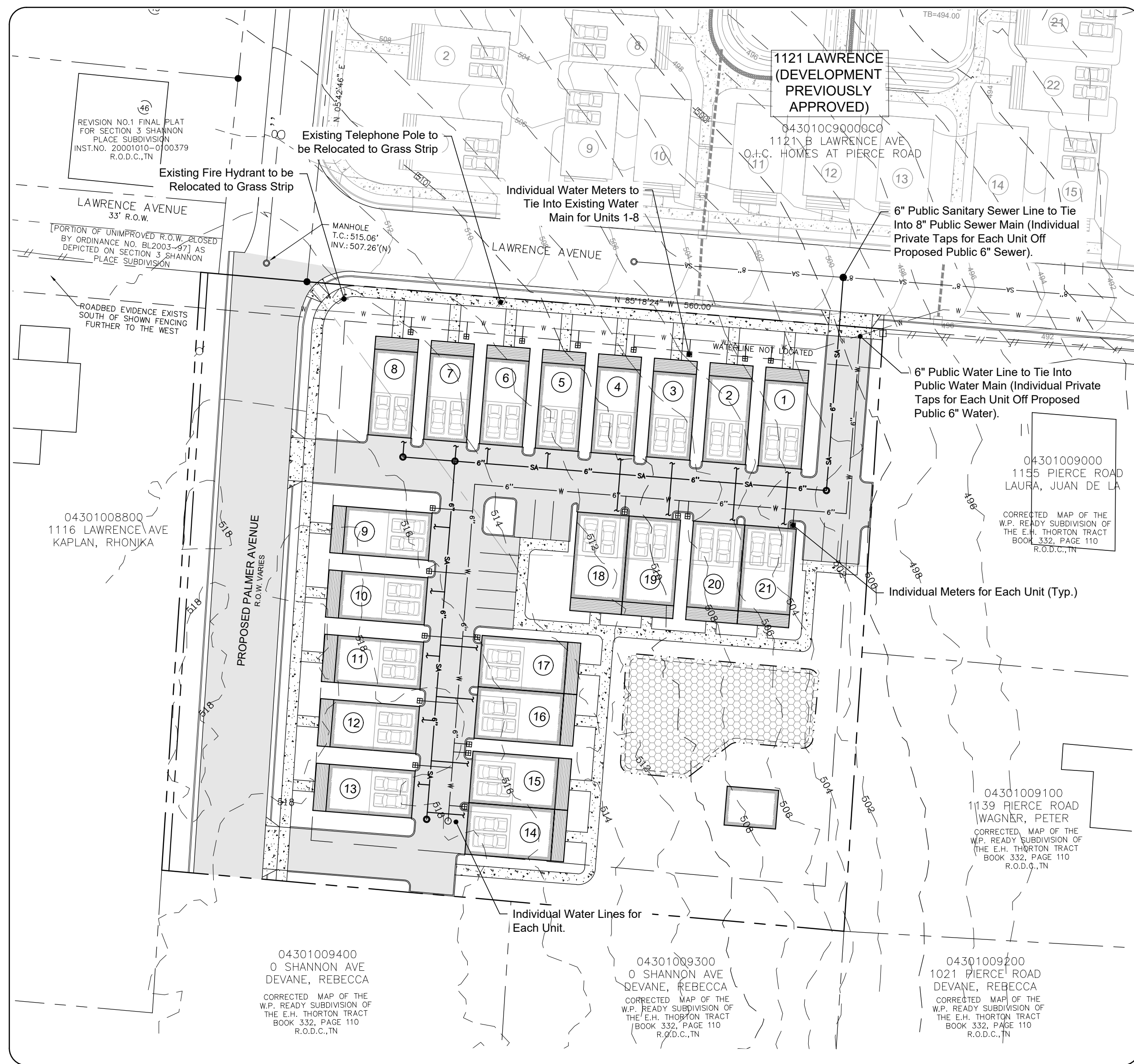
Tennessee One Call System, Inc.
 1-800-351-1111
 STOP-CALL BEFORE YOU DIG!

Dale & Associates
 Civil Engineering
 Land Planning & Zoning
 Surveying

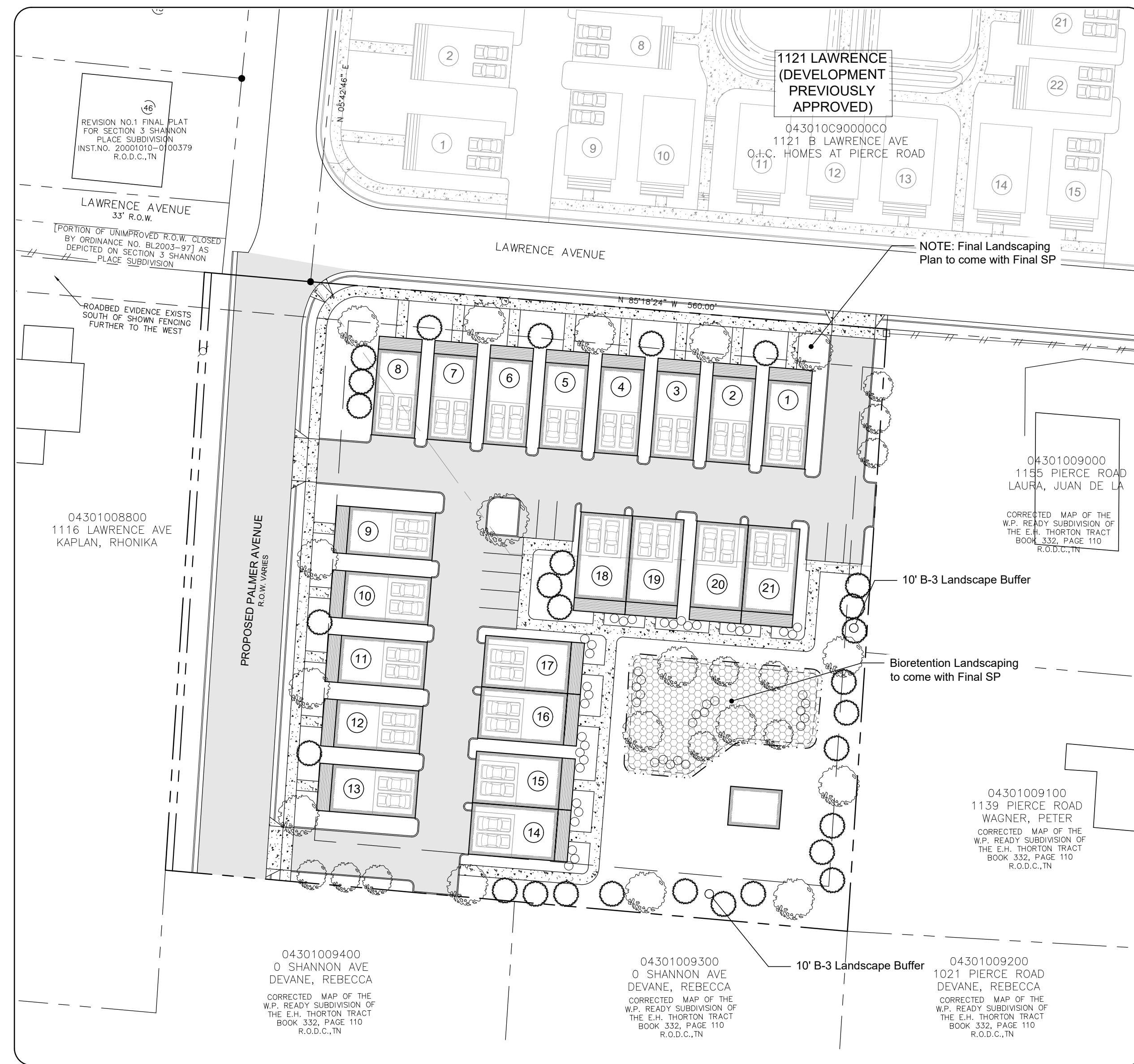
516 Heather Place
 Nashville, TN 37204
 (615) 297-5166

D&A Project #21063
 Case No. 2022SP-018-001

C1.0



Utility and Grading & Drainage Plan (1"=40')



Landscape Plan (1"=40')

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

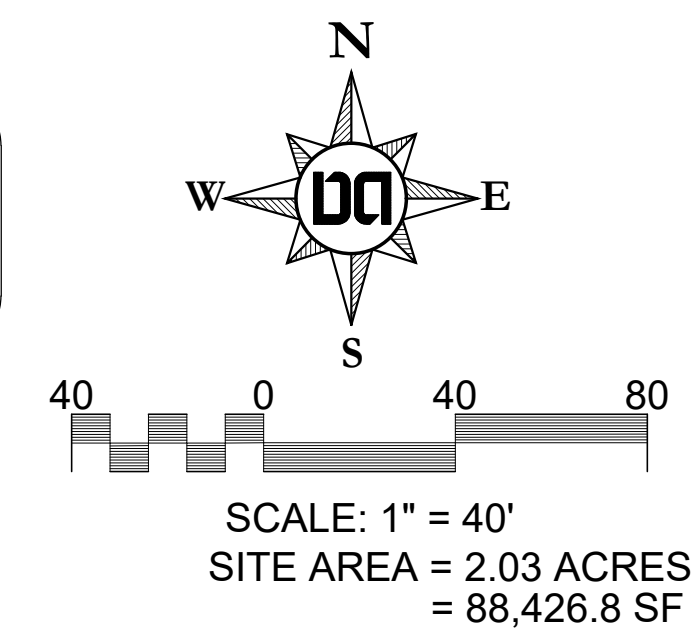
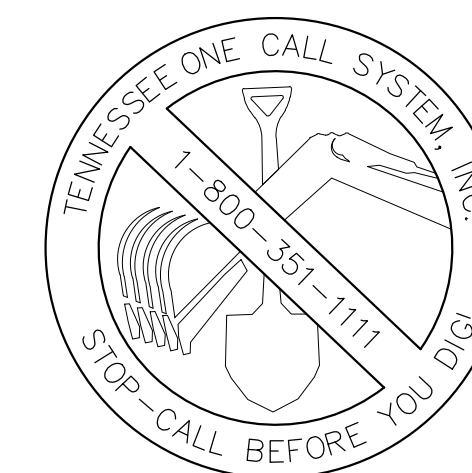
Stormwater Notes:
 1) THE SOIL TYPE FOR THIS SITE IS MIMOSA-URBAN LAND COMPLEX, WHICH FALLS WITHIN THE "C" HYDROLOGICAL SOIL GROUP. (2 - 15 PERCENT SLOPES)
 FINAL SP SHALL DEPICT COMPLIANCE WITH VOLUME 5 OF THE STORM WATER MANAGEMENT (LID MANUAL).
 4) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

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:
 2.03 AC-0.89 AC = 1.14 AC x 14 = 15.96 TDU'S REQ'D
 57 PROPOSED 2" CALIPER TREES = 28.5 TDU PROV.
 *TDU EXCEEDED
 *NOTE: DOES NOT INCLUDE TREES TO BE PRESERVED

NOTE: DRAWING NOT REPRESENTATIVE TO ILLUSTRATE LANDSCAPE BUFFERS.

Note:
 Full Landscaping Plan Shall Be Provided with Final SP.



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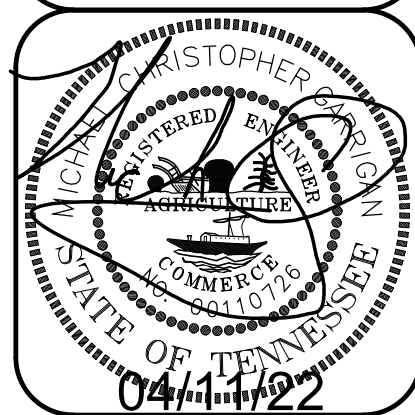
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Drawing Date:
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 03-21-22

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 Madison, Davidson County, Tennessee



Utility and Grading & Drainage and Landscape Plan

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C2.0