

EARHART SUBDIVISION SP

TAX MAP 98, PARCEL 93.00
 MT. JULIET, DAVIDSON COUNTY, TN
 CASE NO.: 2021SP-016-001

EROSION CONTROL & 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 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 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 FEET 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 (3) 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-COONTRACTORS, 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 ORDINANCES 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 SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

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.

WATER & 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 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 (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY 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.

GENERAL PLAN CONSISTENCY

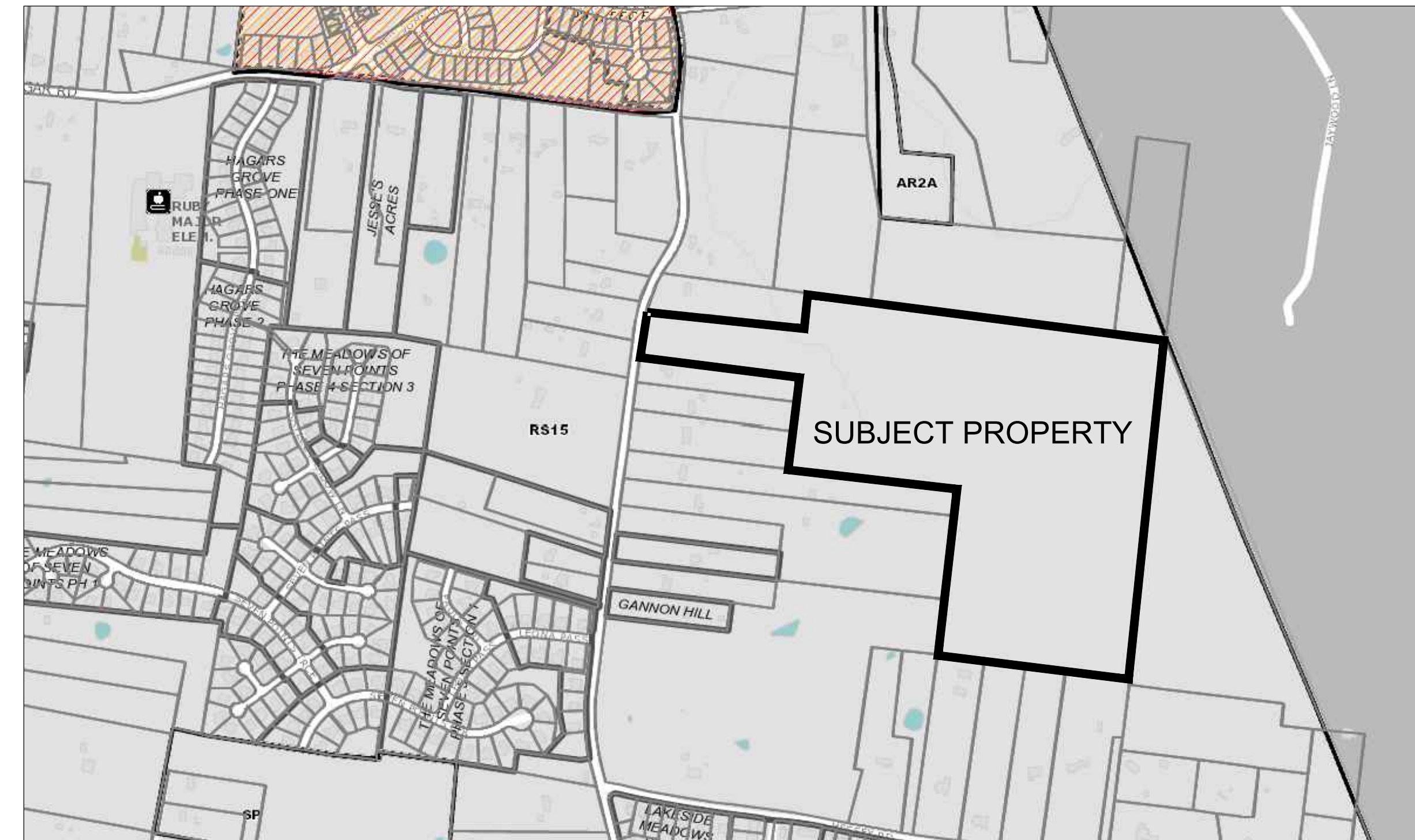
The proposed Earhart Subdivision Development's property is located on the east side of Earhart Road (Map 98 Parcel 93.00), in Mt. Juliet, TN (Metro Nashville). The existing site is a vacant parcel owned by the developer, KDS Investments, GP. This Specific Plan proposes that the 69.76-acre parcel be subdivided to accommodate 164 detached single-family units. The existing property is zone SP(Specific Plan), the surrounding properties are zoned RS-15.

The subject property is located within Subarea 14 which is the Donelson, Hermitage and Old Hickory Plan. The specified policy for the site is T-3 suburban neighborhood evolving (T3NE). T3 Suburban Neighborhood Evolving areas are intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity.

As proposed, the Earhart Subdivision has a low to moderate density of 3 units per acre and will provide access to single family dwellings via a suburban street. All single family dwellings will have setbacks that fall within the range of zoning requirements specified in the community character manual for a T3NE.

Overall, the Earhart Subdivision falls within the requirements consistent with the T-3 neighborhood evolving policy.

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.



STANDARD SP NOTES

- THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF A SP CONTAINING 164 SINGLE FAMILY LOTS 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 MAPS 47037C0275 F AND 47189C0145D, DATED APRIL 20, 2001 AND FEBRUARY 20, 2008, RESPECTIVELY.
- 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 SHALL BE THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP).
- 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 LOT.
- SOLID WASTE PICKUP TO BE PROVIDED BY ROLLAWAY BINS.
- 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 RS15 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. LOTS MAY BE REDUCED IN AREA THE EQUIVALENT OF TWO SMALLER BASE ZONE DISTRICTS. AS AN EXAMPLE, A SUBDIVISION IN THE R15 DISTRICT MAY UTILIZE THE CLUSTER LOT OPTION TO CREATE LOTS EQUIVALENT IN SIZE TO THE R8 DISTRICT. IN SIMILAR FASHION, A SUBDIVISION IN THE RS15 DISTRICT MAY CREATE LOTS EQUIVALENT IN SIZE TO THE RS7.5 DISTRICT.

ALL CONSTRUCTED RESIDENCES SHALL MEET THE FOLLOWING DESIGN STANDARDS:

- BUILDING FACADES 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 3:5:3 OR GREATER, EXCEPT FOR DORMERS.
- EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET IN DEPTH.
- A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

SITE DATA		
COUNCIL DISTRICT 12, COUNCIL MEMBER ERIN EVANS		
	EXISTING	PROPOSED TOTAL SITE
PROPERTY ACREAGE	69.76 AC	69.76 AC
ZONING	SP	SP (SINGLE FAMILY RES.)
DENSITY	5 UNITS/ACRE	3 UNITS/ACRE
MINIMUM LOT SIZE	10,000 SF	6,500 SF
DWELLING UNITS (PH. 1)	N/A	20
DWELLING UNITS (PH. 2)	N/A	144
TOTAL DWELLING UNITS	0	164
STREET FRONTAGE	60' MIN	52' MIN
HEIGHT STANDARDS	2 STORIES (35')	2 STORIES (35')
LOT ACCESS	SUBURBAN STREET	SUBURBAN STREET
FLOOR AREA RATIO	N/A	0.22
ISR		
ROADWAY	N/A	0.07
BUILDING	N/A	0.22
SIDEWALK	N/A	0.03
TOTAL ISR	N/A	0.32
PARKING	N/A	N/A
PROPERTY AREA USE		
RESIDENTIAL AREA	0 AC	1,368,548 S.F. (31.4 AC)
R.O.W. AREA	0 AC	381,997 S.F. (8.8 AC)
OPEN SPACE	69.76 AC	1,291,980 S.F. (29.7 AC)
BUILDING SETBACKS		
FRONT	20'	20'
SIDE	5'	5'
REAR	15'	15'
ERROR OF CLOSURE	1/10,000	1/10,000



LOCATION MAP
N.T.S.

PERMITS:
TDEC NOC: TNR243807

SHEET SCHEDULE

- C-0.0 COVER SHEET
- C-1.0 SITE PLAN
- C-1.1 DETAILED SITE PLAN
- C-1.2 SLOPE ANALYSIS
- C-2.0 DETAILS
- L-1.0 LANDSCAPE PLAN

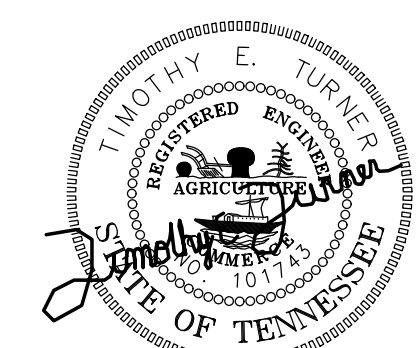
FLOOD NOTE:
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE AE AS EVIDENCED ON FEMA PANNEL #47037C0290H OF WILLIAMSON COUNTY, TN, DATED 04/05/2017

OWNER OF RECORD
KDS INVESTMENTS, GP
P.O. BOX 1955
MT. JULIET, TN 37121
240.347.6216

APPLICANT
T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212
tim@t2-eng.com

NO.	DATE	REVISIONS
1	02/16/21	REVISED PER PLANNING DEPT. COMMENTS

COVER SHEET
TAX MAP 98 PARCEL 93.00
MT. JULIET, DAVIDSON COUNTY, TENNESSEE



02-16-2021

PROJECT
20-0928

SHEET
C-0.0

EARHART SUBDIVISION SP