

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 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 permitted 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.

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.

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. 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.
- Final construction plans and road grades shall comply with the design regulations established by NDOT. Slopes along roadways shall not exceed 3:1.

Architectural Notes

Building elevations for all 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 ratio of 1:5:1 or greater.
- Building facades shall be constructed of a minimum of 50% brick. Remaining 50% shall consist of 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, if provided, shall provide a minimum of six feet of depth.

MWS Standard Private Utility Plan Notes

- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- All connections to existing manholes shall be by coring and resilient connector method.
- Vertical Double Check Valve Assemblies, that are located in interior rooms, can only be used for fire services.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Irrigation line shall be copper from the meter to the backflow preventer.
- The minimum fees outlined in the capacity letter must be paid before commercial construction plans can be reviewed.
- All sewer services shall be minimum 6 inches in diameter, from connection at the main until the fires clean out assembly.
- Backflow device to remain accessible at all times.
- Plan size shall be 24" x 36" and shall show contours around meter boxes.
- Any unused existing water meters must be cut and capped at the public main.
- All lead or galvanized water service lines encountered with the project shall be reinstated with copper of like size from the water main to the meter box.
- Domestic and irrigation water meters and associated appurtenances shall be placed in or under a paved or improved surface other than the portion of the service located within the right of way.
- Sanitary sewer taps shall be placed at the lowest adjacent sewer main elevation for each premises and shall not be located in or under a paved or improved surface other than the portion within the right of way.

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.
- 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.
- 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 the Metro Water Services.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans in digital (DWG & PDF) format. 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. (A) Sewer plans shall be sealed by a license professional engineer and/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 service line to the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. (B) Waterline plans shall be sealed by a Licensed Professional Engineer and/or a Registered Land Surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, location of hydrants, valves, reducers, tees and pressure reducing devices where applicable.
- 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.
- All water mains must be located within the paved areas including all blow-off assemblies.
- All lead or galvanized water service lines encountered with this project shall be reinstated with copper of like size from the water main to the meter box.
- Domestic and irrigation water meters and associated appurtenance shall not be placed in or under a paved or improved surface other than the portion of the service located within the right of way
- Sanitary sewer taps shall be placed at the lowest adjacent sewer main elevation for each premises and shall not be located in or under a paved or improved surface other than the portion within the right of way.

Standard SP Notes

- The purpose of this Preliminary SP is to permit 36 multi-family residential units shown herein.
- 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 47037C0253H, 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 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.
- Individual water and/or sanitary sewer service lines are required for each unit.
- Solid waste pickup to be provided by shared dumpster of existing units.
- 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 RM20 zoning district as of the date of the applicable request or 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 any 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 any required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Preliminary SP 2003 Straightway Ave SP Metro Case Number 2026SP-001-001

Being Parcels 387 on Tax Map 72-14
Nashville, Davidson County, Tennessee

SPECIFIC PLAN DEVELOPMENT SUMMARY

LAND USE	36 MULTI-FAMILY RESIDENTIAL UNITS ON 1.82 ACRES (19.8 UN/AC)
TOTAL SITE AREA	1.82 ACRES
CURRENT ZONING	R6
MINIMUM LOT SIZE	NOT APPLICABLE
FLOOR AREA RATIO (FAR)	0.60 MAXIMUM / 0.28 PROPOSED
IMPERVIOUS SURFACE RATIO (ISR)	0.70 MAXIMUM / 0.52 PROPOSED
STREET YARD SETBACKS	20' STREET SETBACK FROM R.O.W.
SIDE YARD	10' SIDE SETBACK
REAR YARD	20' REAR SETBACK
HEIGHT STANDARDS	2 STORIES MAX IN 35 FT (HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION, 4 MOST EXTERIOR CORNERS, TO THE MID-POINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF)
PARKING AND ACCESS	
ACCESS	ONE ACCESS OFF STRAIGHTWAY AVE
DISTANCE TO NEAREST INTERSECTIONS	+/-220 WEST TO SCOTT AVE +/-1,400' EAST TO PORTER ROAD
REQUIRED PARKING	1.0 STALLS PER UNIT = 36 STALLS REQUIRED BASED OFF 1 BED
PARKING PROVIDED	1.1 STALLS PER UNIT = 41 STALLS PROVIDED

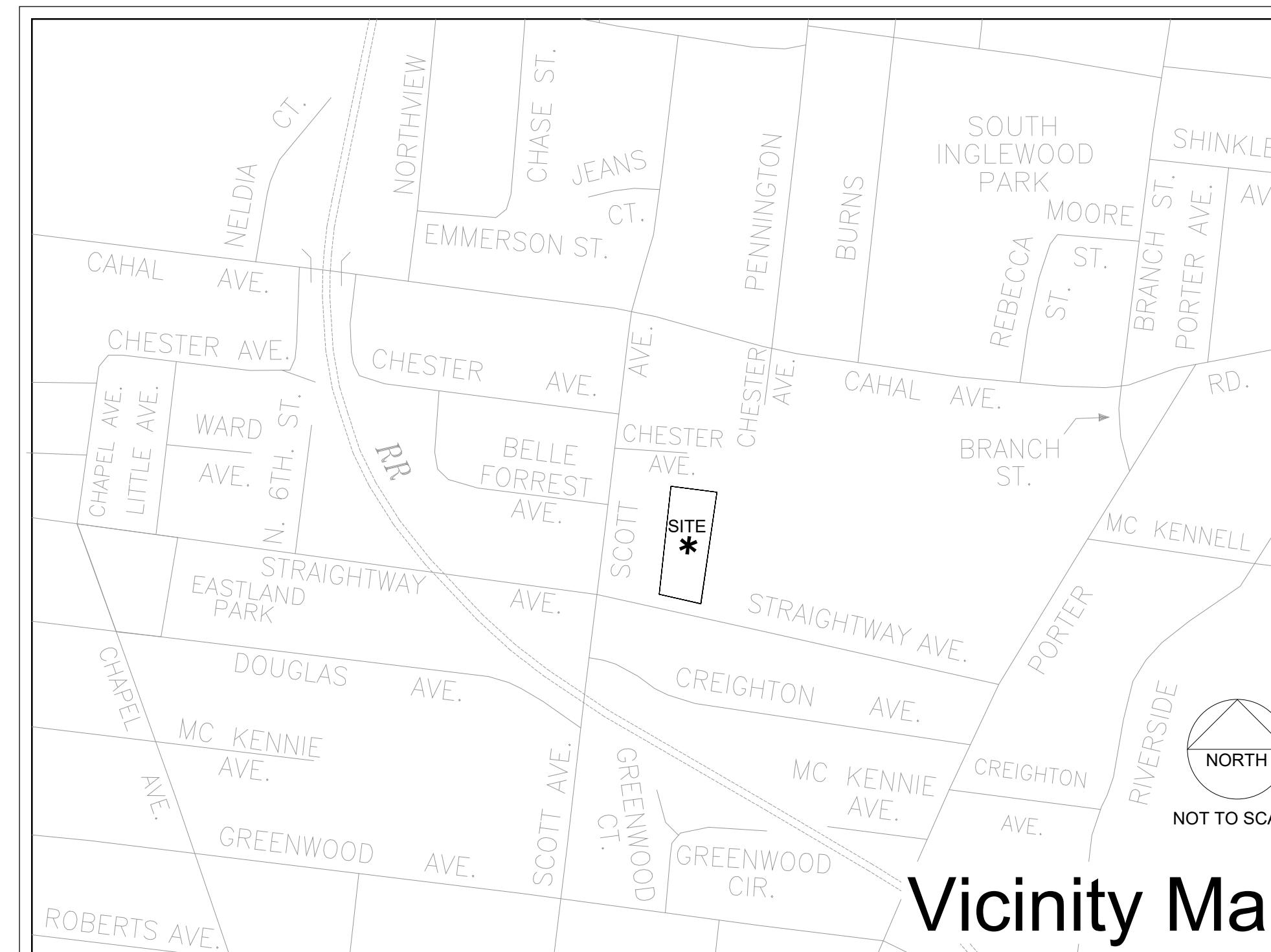
Property / Owner Information
2003 Straightway Ave
Nashville, TN 37206
Parcel 387 Tax Map 72-14
Owner: 2003 Straightway LLC
139 Tennyson Dr
Short Hills, New Jersey 07078
Contact: Aaron Friedman
Email: afried398@gmail.com

Total Land Area: 1.82 Acres
Council District 07: Emily Benedict

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

Surveyor
Delle Land Surveying
1104 Pardue Road
Ashland, Tennessee 37015
Contact: Steven Delle
Phone: 615.642.9146

Flood Note
This property is not located within a Flood Hazard Area (Zone X) as depicted on the Flood Insurance Rate Map (FIRM) Number 47037C0XXX dated 4/5/2017

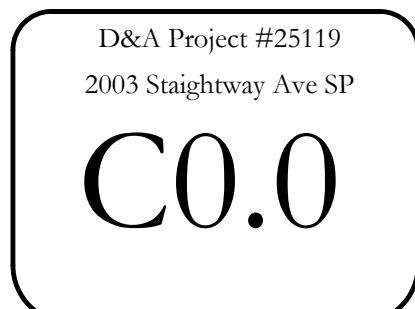
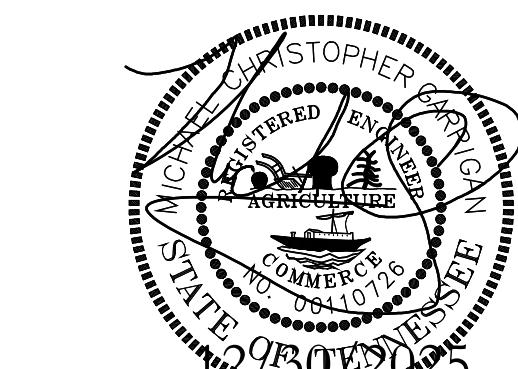


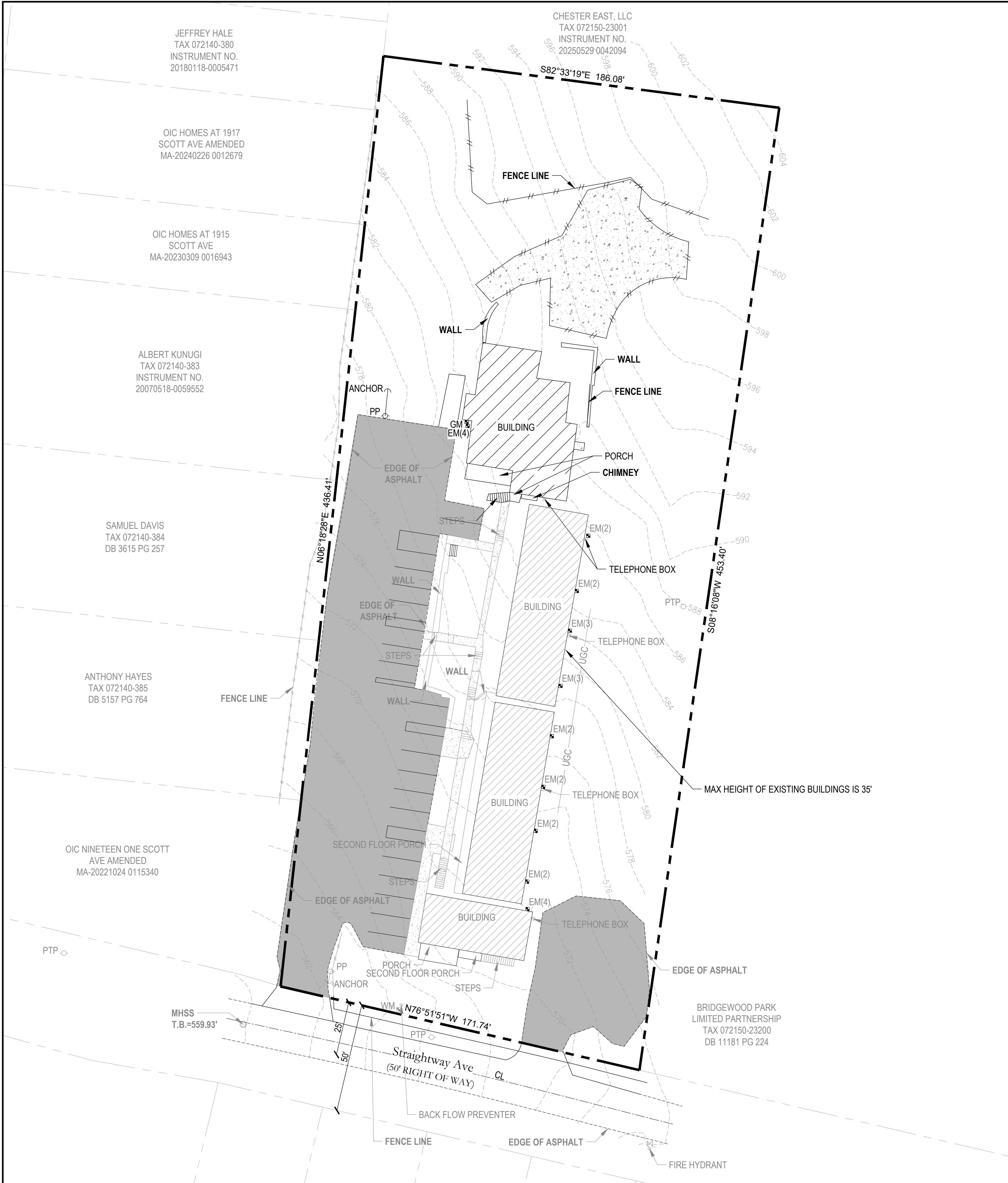
Vicinity Map

SHEET SCHEDULE

- Cover Sheet
- Existing Conditions & Layout Plan
- SP Utility Plan

Permits
Case No 2026SP-001-001





Existing Conditions

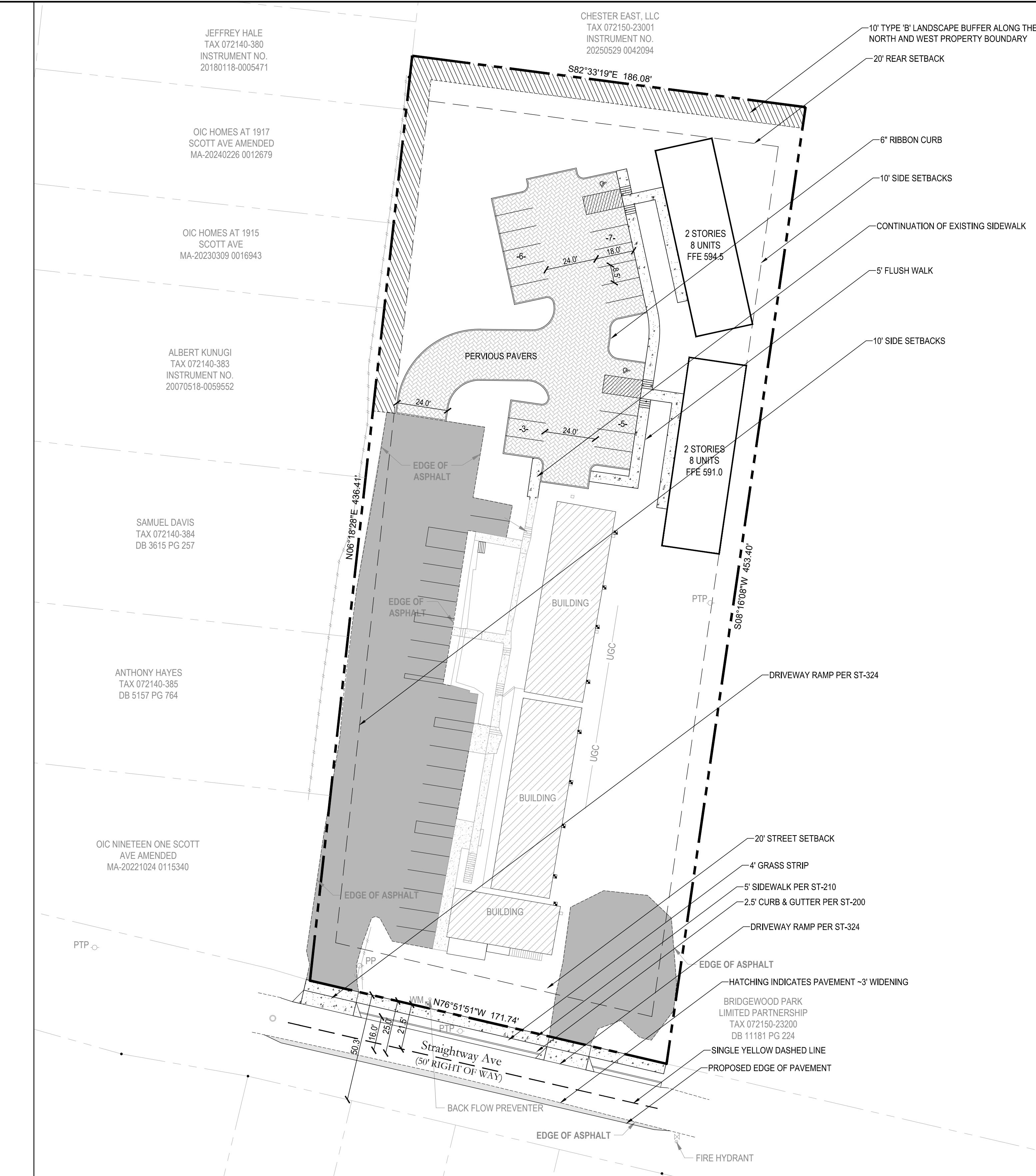
GENERAL PLAN NOTES

- 1) SOLID WASTE & RECYCLING TO BE PROVIDED BY SHARED DUMPSTER OF EXISTING APARTMENTS
- 2) 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. THIN ANY 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 ANY REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE.

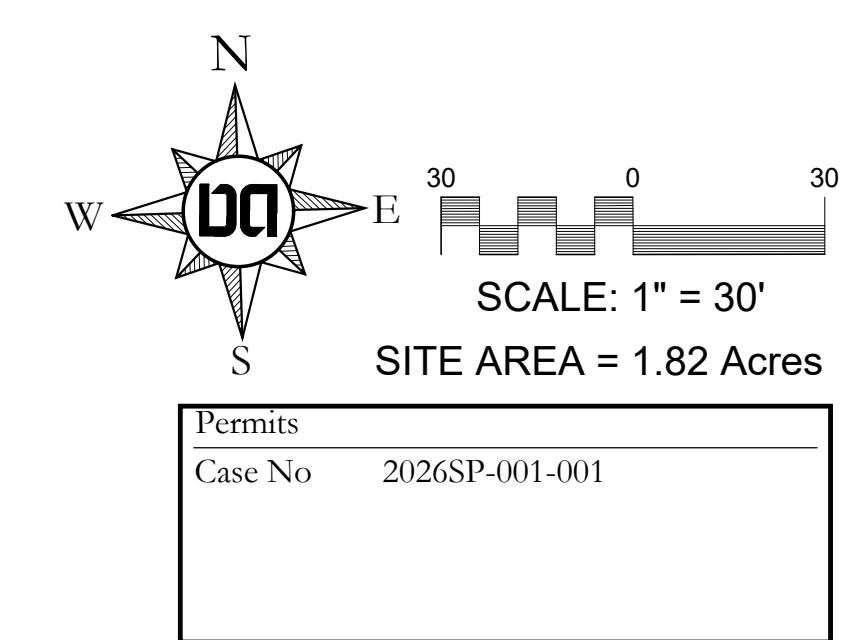
PROPOSED SP SUMMARY

PROPOSED MULTIFAMILY UNITS	16 TOTAL
EXISTING MULTIFAMILY UNITS	20 TOTAL
TOTAL LAND	79,388 SQ FT OR 1.82 AC
DENSITY	19.8 UN/AC
TOTAL PARKING	19 STALLS PROPOSED 2 HANDICAP PROPOSED 20 STALL EXISTING 41 TOTAL (1.14 STALLS / UNIT)
PROPOSED APARTMENT FOOTPRINT COVERAGE	4,838 SQ FT (6%)
EXISTING APARTMENT FOOTPRINT COVERAGE	6,174 SQ FT (8%)
EXISTING PRIVATE DRIVES (IMPERVIOUS)	17,847 SQ FT (22%)
PROPOSED PRIVATE DRIVES (PERVIOUS)	9,093 SQ FT (12%)
SIDEWALKS	3,159 SQ FT (4%)
GREENSPACE	38,227 SQ FT (48%)

*SIDEWALKS INCLUDE PROPOSED AND EXISTING LOT COVERAGE

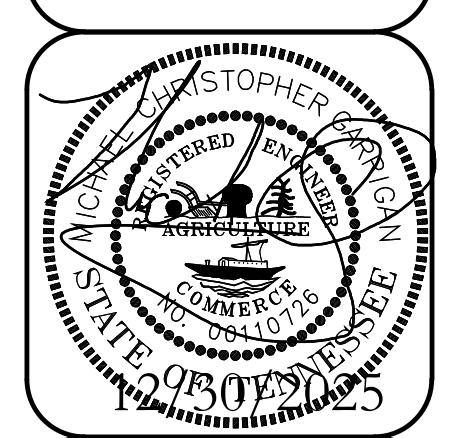


Layout Plan



**Preliminary SP
2003 Straightway Ave SP**

Being Parcels 387 on Tax Map 72-14
Nashville, Davidson County, Tennessee



Existing Conditions & Layout Plan

Dale & Associates
Civil Engineering, Surveying, Zoning

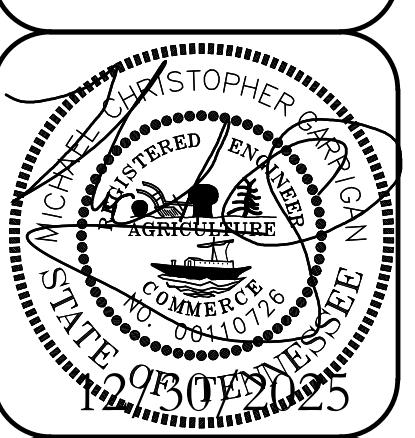
C1.0

D&A Project #25119
2003 Straightway Ave SP

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

2003 Straightway Ave SP

Being Parcels 387 on Tax Map 72-14
Nashville, Davidson County, Tennessee



Grading And Utility Plan

