

EROSION CONTROL & GRADING NOTES

- 1) 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.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12POUNDS 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.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) 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.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- 7) 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 SOLS, 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.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) 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.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) 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.
- 13) 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.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) 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

- 1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- 2) 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.
- 3) STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
- 4) STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
- 5) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.
- 6) THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
7. COMPLY WITH THE MPW TRAFFIC ENGINEER, UPON FINAL PLAN INDICATE THAT ADEQUATE SIGHT DISTANCE IS PROVIDED AT DRIVEWAY ACCESS
8. DRIVEWAYS WITHIN THE DEVELOPMENT ARE TO BE A MINIMUM OF 24 FT WIDE (ASPHALT TO ASPHALT) WITH NO ON STREET PARKING AND 30 FT WIDE WITH ON STREET PARKING. PAVING CROSS SECTION IS TO COMPLY WITH MPW ST-251 STANDARD.
- 9 SOLID WASTE AND RECYCLING TO PRIVATE
10. IF SIDEWALKS ARE REQUIRED WITH THIS PROJECT THEY ARE TO BE SHOWN PER THE MCSP AND PER MPW STANDARDS AND SPECIFICATIONS. SIDEWALKS ARE TO BE WITHIN DEDICATED RIGHT OF WAY.
11. SIDEWALKS ARE TO BE CONSTRUCTED IN RIGHT OF WAY PER MCSP AND MPW STANDARDS AND SPECS
12. AT DRIVEWAY ACCESS POINTS INSTALL GROUND MOUNTED SIGNS "NOW ENTERING PRIVATE PROPERTY"

WATER & SEWER NOTES

- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
- 3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- 4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 5) 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.
- 6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- 7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- 8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
- 9) PUBLIC WATER AND SEWER CONSTRUCTION MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL SP APPROVAL. THESE APPROVED CONSTRUCTION PLANS MUST MATCH THE FINAL SP SITE PLAN. THE REQUIRED CAPACITY FEES MUST ALSO BE PAID PRIOR TO FINAL SITE PLAN/SP APPROVAL. IF THE DEVELOPER PROPOSES TO CONSTRUCT A SHARED PRIVATE SEWER SYSTEM, A VARIANCE MUST BE APPROVED BY METRO WATER SERVICES. A VARIANCE REQUEST APPLICATION MUST CONTAIN A LETTER OF RESPONSIBILITY AND MUST MATCH THE FINAL SITE PLAN/FINAL SP. THE REQUIRED CAPACITY FEES MUST BE PAID PRIOR TO FINAL SITE PLAN/FINAL SP.

Approved as a Concept Plan only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. All Water and Sanitary Sewer related fees or assessments, including capacity must be confirmed paid before issuance of building permits.

ADDITIONAL DEVELOPMENT STANDARDS

This Development will consist of 38 single family residences (SFRs). 14 will be detached single family homes and 24 will be attached single family homes. Attached SFRs will be in groupings of 2 and 3 none larger than three No less than 70% of the exterior siding will consist of brick or cementitious siding such as HardiePlank All homes will be governed by a HomeOwners Association (HOA) Short-term rental (STR) permits will not be permitted in this development Detached SFRs will be located at the entrance of the development All homes will have attached garages

Project to be Completed In Two Phases

LANDSCAPE NOTES

- 1) 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.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) 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.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4" MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) 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.
- 14) 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.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) 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.
- 17) 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.

FIRE MARSHALL

FIRE FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE- 2006 EDITION FIRE CODES ISSUES WILL BE ADDRESSED IN THE PERMIT PHASE.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO PERMIT 38 MULTIFAMILY UNITS.
- 2) 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.
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD MAP 47037C0269H DATED APRIL 5, 2017.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 7) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP).
- 8) 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.
- 9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 10) SOLID WASTE AND RECYCLING CURBSIDE PICKUP PER PRIVATE HAULER.
- 11) 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.
- 12) 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-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 13) THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY 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.
- 14) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT AND THE FAIR HOUSING ACT. ADA: <http://ada.gov/>

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This Development will consist of 38 single family residences (SFRs). 14 will be detached single family homes and 24 will be attached single family homes. Attached SFRs will be in groupings of 2 and 3 none larger than three No less than 70% of the exterior siding will consist of brick or cementitious siding such as HardiePlank All homes will be governed by a HomeOwners Association (HOA) Short-term rental (STR) permits will not be permitted in this development Detached SFRs will be located at the entrance of the development All homes will have attached garages

Stormwater Notes

1. This site is responsible for water quality and water quantity.
2. To provide the full water quality treatment of 80% TSS a water various quantity/quality BMPs are proposed. Design of these features will be provided during the final SP process.
3. 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.
4. This project will disturb less than 1 acre, therefore, NOI will not be required to be submitted to TDEC during final SP process.
5. This drawing is for purpose to indicate the basic premise of the storm water system. The final details of the plan shall be governed by the appropriate regulations at the time of final application.
6. 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.

GENERAL PLAN CONSISTENCY NOTE

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN THE ANTIPOCH - PRIEST LAKE COMMUNITY. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS TRANSECT 3 SUBURBAN NEIGHBORHOOD MAINTENANCE. SUBURBAN NEIGHBORHOOD MAINTENANCE AREAS WILL EXPERIENCE CHANGE OVER TIME YET EFFORTS SHOULD BE MADE TO RETAIN THE EXISTING CHARACTER OF THE AREA.

AS PROPOSED, THIS SPECIFIC PLAN DISTRICT MEETS CREATES MULTI FAMILY HOMES IN A COTTAGE DEVELOPMENT AND TOWNHOME STYLE ON AN OVERLY LARGE PARCELS WHILE MAINTAINING THE CHARACTER OF THE PUBLIC STREET FRONTAGE. THE PROPOSED HOMES IMPROVE PEDESTRIAN CONNECTIVITY TO A WITH THE INSTALLATION OF A 5' PUBLIC SIDEWALK WHERE NONE CURRENTLY EXISTS. THE PROPOSED HOMES WILL ALSO PROVIDE A UNIQUE AND AFFORDABLE HOUSING TYPE NEEDED IN THE AREA. EACH UNIT WILL HAVE AMPLE PARKING , AND ADDITIONAL GUEST PARKING WILL BE PROVIDED ON-SITE. OPEN SPACE WILL BE PROVIDED, AND THE INSTALLATION OF STORM WATER UTILITIES THAT COMPLY WITH INFILL REGULATIONS WILL PROVIDE FOR ON-SITE STORM WATER MANAGEMENT

ARCHITECTUAL NOTES

BUILDING ELEVATIONS FOR ALL STREET FACADES SHALL BE PROVIDED WITH THE FINAL SITE PLAN. THE FOLLOWING STANDARDS SHALL BE MET:

- A. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
- B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
- C. EIFS, VINYL SIDING, AND UNTREATED WOOD SHALL BE PROHIBITED.
- D. A RAISED FOUNDATION OF 18" TO 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES
- E. IF PROVIDED, PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.

NES

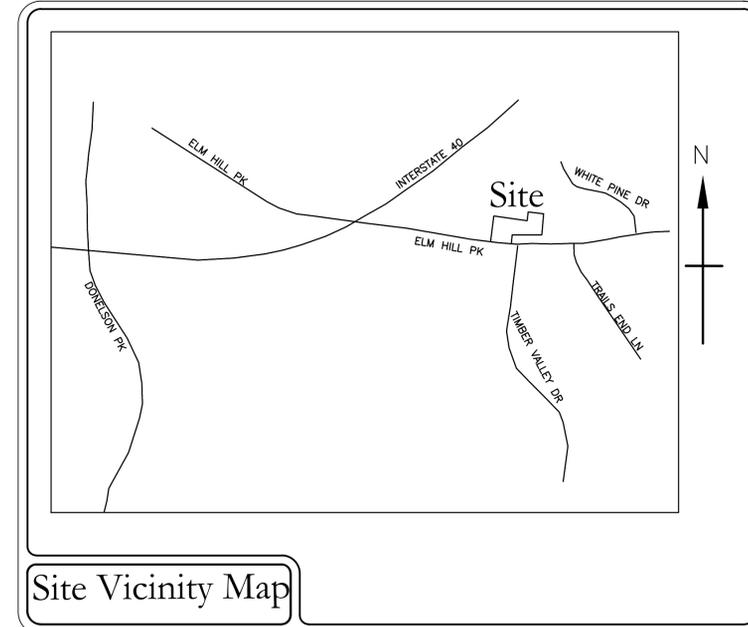
- 1) NES can meet with developer upon request to determine service options.
 - 2) The Final SP drawing shall show any existing utilities easements on property, the utility poles on the property and the poles along ROW.
 - 3) The units in this development will be served from meter centers.
 - 4) Any additional easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
 - 5) Postal plan is required before NES's final construction drawings can be approved.
 - 6) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15-152.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ www.nespower.com).
 - 7) Overhead electrical power lines are required to meet or exceed the conditions as specified in the National Electrical Safety Code as adopted by the State of Tennessee in Chapter 89, Public Acts. The existing overhead power lines are located in the public right-of-ways and will require an electrical safety clearance that must be maintained during and after construction of any buildings. The National Electrical Safety Code, 2012 edition, dictates the clearances in Rule 234 C and G to provide the minimum horizontal and vertical clearances from live conductors. The overhead line must have a horizontal clearance of 7'-6" away from the nearest conductor to allow for blow-out conditions as it is configured today. It is the developer and his contractor's responsibility to ensure that they comply with OSHA regulations for working near energized conductors. Check with OSHA regulations for meeting clearances for construction near energized conductors for additional clearance requirements. Typically OSHA clearances will exceed what is required by the NESC. Often the locations of new buildings are impacted by the inability of de-energizing the circuits to meet cost and construction schedules. Proper clearances must be maintained from not only the building envelope, but also from scaffolding and other construction equipment.
 - 8) If porches or walls are allowed to be constructed beyond the minimum setback limits and into the public utility easements, then the easement will be considered reduced by that much of the easement. Such encroachments may increase the cost of electrical infrastructure to allow for reduced or limited access to equipment. NES reserves the right to enter and to erect, maintain, repair, rebuild, operate and patrol electric power overhead and underground conductors and communications circuits with all necessary equipment reasonably incident thereto including the right to clear said easement and keep the same clear of brush, timber, flammable structures, buildings, permanent structures, and fire hazards; all over, under, upon, and across the easement as granted on any plat.
 - 9) Quantity and location of NES equipment to be determined by the NES Engineer after receiving final plans and electrical load information. A preliminary Exhibit 'B' design will be sent to the developer or representatives of the developer for review. Suggestions or requests to the design should be made during this review process. Any changes requiring re-design, after this document has been signed, will be at the developer's expense.
 - 10) Developer's vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.
 - 11) NES facilities will not be allowed to sit in or to pass through retention areas including rain gardens, bio-retention, bio swales and the like. This includes primary duct between pad-mounted equipment, as well as service duct to a meter or meter center.
 - 12) NES riser pole should be installed on development property.
 - 13) NES needs electrical load information including any house, irrigation, compactor, or pump services.
- Fire Marshal Comments
 14) Limited building detail, and/or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes not adopted fire and building codes.

TRAFFIC AND PARKING

Stripe Elm Hill Pike at Timber Valley Drive to include one westbound left-turn lane and one westbound through lane per MUTCD guidance.
 Street: ELM HILL PK
 MCSP Designation: T3-M-AB4
 Standard Right-of-Way: 85
 Half of Standard Right-of-Way: 42.50
 Adopted Bikeways & Sidewalks Plan Facility:
 Bike Lane Planned Median Width: 0
 On-Street Parking Requirement: 0 side(s)
 Bikeway Buffer: 0.00
 Bikeway Width: 6.00
 Planting Strip Width: 6.00
 Sidewalk Width: 8.00

DEVELOPMENT SUMMARY

Property Information
 3112 and 3128 Elm Hill Pk
 Nashville , TN 37214
 Map 108 Parcels 53 and 337
 6.21 Acres
 Council District 13 (Russ Bradford)
Owners of Record
 Gregg & Susan Eatherly
 3300 Elm Hill Pike
 Nashville TN, 37214
Civil Engineer
 Dale and Associates
 516 Heather Place
 Nashville, Tennessee 37204
 Contact: Roy Dale, PE
 Phone: 615-297-5166
 Email: roy@daleandassociates.net



SPECIFIC PLAN DEVELOPMENT SUMMARY			
USE	MULTIFAMILY		
PROPERTY ZONING	RS10	SURROUNDING ZONING	RS10, RES PUD, AND SP
TOTAL PROPERTY SIZE	6.21 ACRES		
NUMBER OF RESIDENTIAL UNITS/DENSITY	38	TOTAL UNITS	6.1 UN/AC)
TOTAL BUILDING FLOOR AREA	100,000 SF		
FAR	0.60		
ISR	0.80		
STREET YARD SETBACK:	30' MEASURED FROM RIGHT OF WAY		
SIDE YARD	15'		
REAR YARD	20'		
HEIGHT STANDARDS	2 STORIES MAX. IN 35 FEET (MEASURED TO TOP OF ROOF)		
PARKING AND ACCESS			
RAMP LOCATION AND NUMBER	ONE ACCESS FROM ELM HILL PIKE		
REQUIRED PARKING	76	REQ'D (RESIDENTIAL 2 STALLS/UNIT @ 38 UNITS)	
PARKING PROVIDED	96	PARKING SPACES PROVIDED	
ALL PARKING SPACES 8.5 FT WIDE X 18 FT DEEP			

A Preliminary SP

The Preserve At Priest Lake

Being Parcels 53 and 337 on Tax Map 108
 Davidson County, Tennessee
 Case No. 2021SP-011-001

Sheet Schedule

- C1.0 Notes & Project Standards**
- C2.0 Existing Conditions**
- C3.0 SP Layout**

Notes & Project Standards

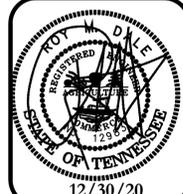
516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166



REVISIONS:

Preparation Date:

The Preserve At Priest Lake
 Preliminary Specific Plan
 Being Parcels 53 and 337 on Tax Map 108
 Nashville, Davidson County, Tennessee

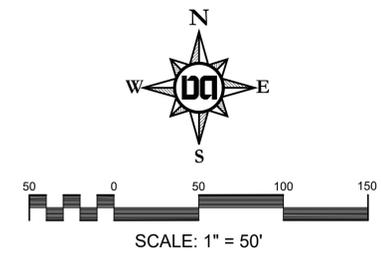
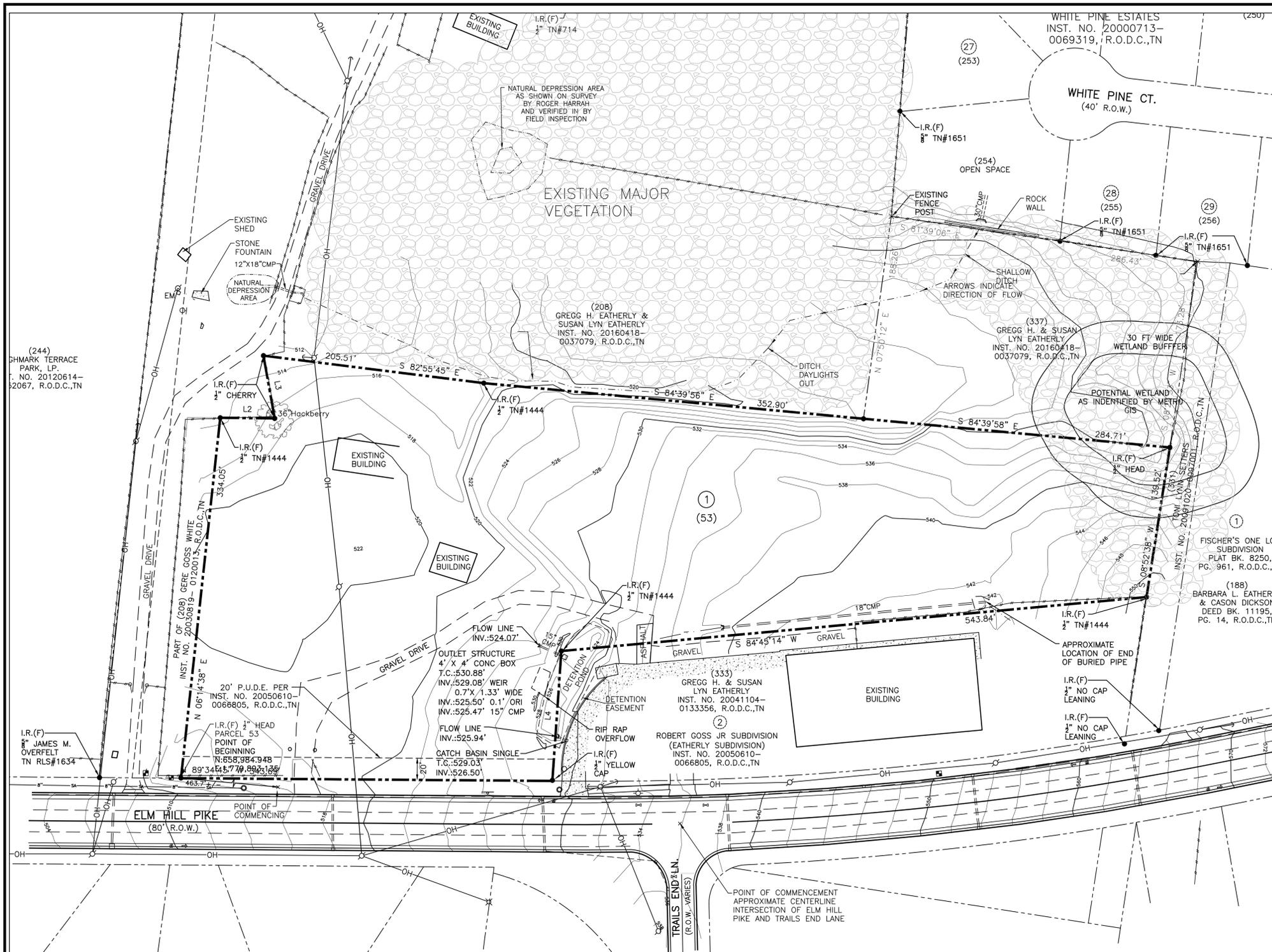


Rev 2/16/21
 Rev 3/1/21
 Rev 3/2/21

MPC Case Number
 2021SP-011-001

D&A Project #
 The Preserve At Priest Lake

C1.0
 Sheet 1 of 3



REVISIONS:

Preparation Date:

The Preserve At Priest Lake

Preliminary Specific Plan

Being Parcels 53 and 337 on Tax Map 108
Nashville, Davidson County, Tennessee



Rev 2/16/21
Rev 3/1/21
Rev 3/2/21

MPC Case Number
2021SP-011-001

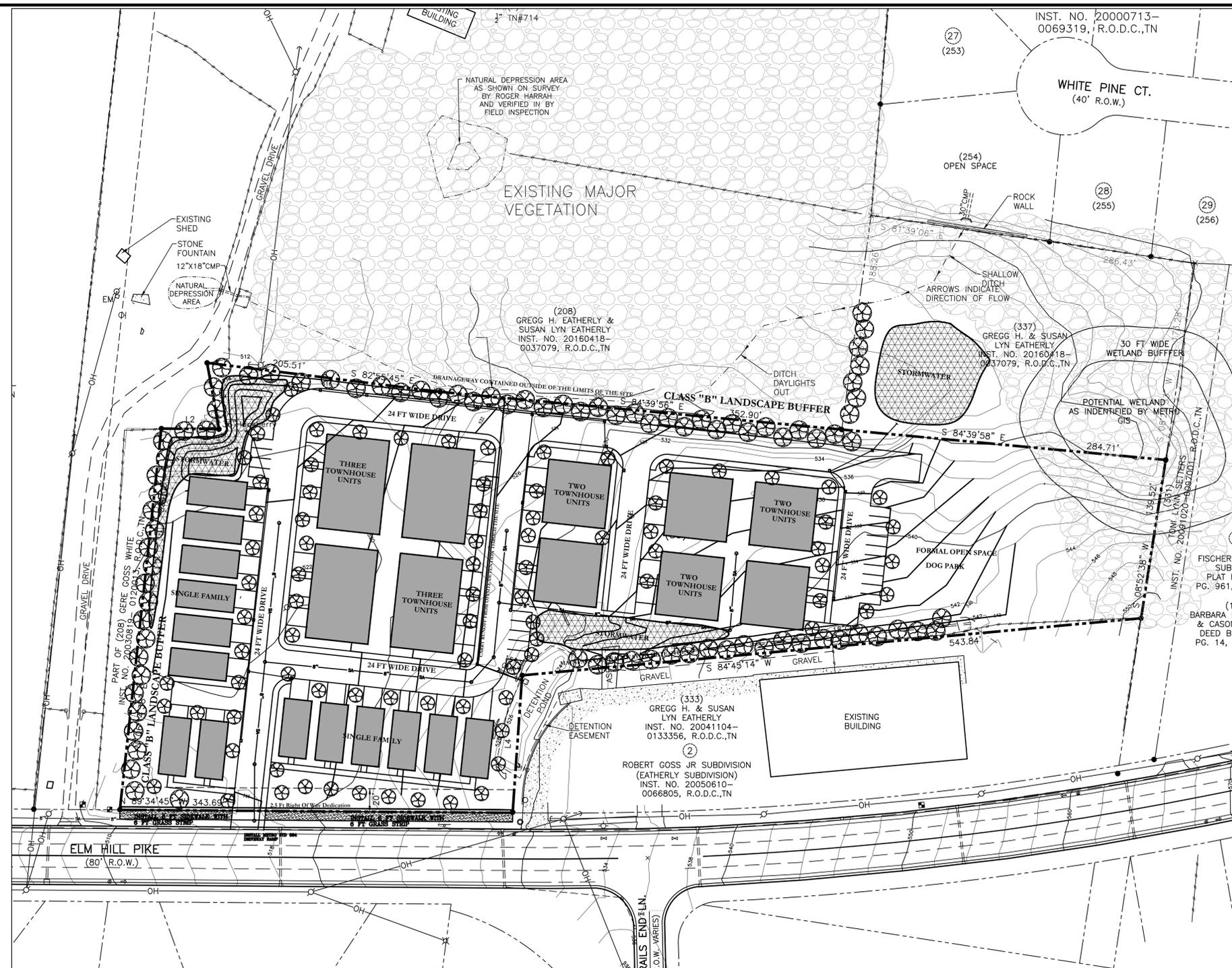
D&A Project #
The Preserve At Priest Lake

C2.0

Sheet 2 of 3

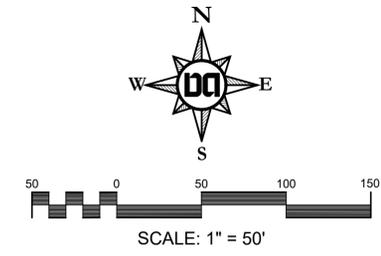
Existing Conditions

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



STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO PERMIT 38 MULTIFAMILY UNITS.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-848 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD MAP 47037C0269H DATED APRIL 5, 2017.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 7) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP).
- 8) 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.
- 9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 10) SOLID WASTE PICKUP PER PRIVATE PICKUP.
- 11) 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 INCREASES 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.
- 12) 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-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 13) THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY 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.
- 14) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT AND THE FAIR HOUSING ACT. ADA: <http://ada.gov/>



REVISIONS:

Preparation Date:

SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY
PROPERTY ZONING	RS10 SURROUNDING ZONING RS10, RES PUD, AND SP
TOTAL PROPERTY SIZE	6.21 ACRES
NUMBER OF RESIDENTIAL UNITS/DENSITY	38 TOTAL UNITS 6.1 UN/AC)
TOTAL BUILDING FLOOR AREA	100,000 SF
FAR	0.60
ISR	0.80
STREET YARD SETBACK:	30' MEASURED FROM RIGHT OF WAY
SIDE YARD	15'
REAR YARD	20'
HEIGHT STANDARDS	2 STORIES MAX. IN 35 FEET (MEASURED TO TOP OF ROOF)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	ONE ACCESS FROM ELM HILL PIKE
REQUIRED PARKING	76 REQ'D (RESIDENTIAL 2 STALLS/UNIT @ 38 UNITS)
PARKING PROPOSED	96 PARKING SPACES PROVIDED
	ALL PARKING SPACES 8.5 FT WIDE X 18 FT DEEP

TRAFFIC AND PARKING

Stripe Elm Hill Pike at Timber Valley Drive to include one westbound left-turn lane and one westbound through lane per MUTCD guidance.

Street: ELM HILL PK

MCSP Designation: T3-M-AB4

Standard Right-of-Way: 85

Half of Standard Right-of-Way: 42.50

Adopted Bikeways & Sidewalks Plan Facility:

Bike Lane Planned Median Width: 0

On-Street Parking Requirement: 0 side(s)

Bikeway Buffer: 0.00

Bikeway Width: 6.00

Planting Strip Width: 6.00

Sidewalk Width: 8.00

Stormwater Notes

1. This site is responsible for water quality and water quantity.
2. To provide the full water quality treatment of 80% TSS a water various quantity/quality BMPs are proposed. Design of these features will be provided during the final SP process.
3. 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.
4. This project will disturb less than 1 acre, therefore, NOI will not be required to be submitted to TDEC during final SP process.
5. This drawing is for purpose to indicate the basic premise of the storm water system. The final details of the plan shall be governed by the appropriate regulations at the time of final application.
6. 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.

ADDITIONAL DEVELOPMENT STANDARDS

This Development will consist of 38 single family residences (SFRs). 14 will be detached single family homes and 24 will be attached single family homes.

Attached SFRs will be in groupings of 2 and 3 none larger than three

No less than 70% of the exterior siding will consist of brick or cementitious siding such as HardiePlank

All homes will be governed by a HomeOwners Association (HOA)

Short-term rental (STR) permits will not be permitted in this development

Detached SFRs will be located at the entrance of the development

All homes will have attached garages

Building facades that face Elm Hill Pike will be treated as a primary facade and will include a pedestrian entrance that includes a covered porch not less than 55 s.f. in covered space and landscaping planted adjacent to and along the full length of the primary facade.

The Preserve At Priest Lake
 Preliminary Specific Plan
 Being Parcels 53 and 337 on Tax Map 108
 Nashville, Davidson County, Tennessee



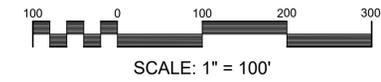
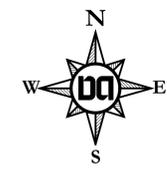
Rev 2/16/21
 Rev 3/1/21
 Rev 3/2/21

MPC Case Number
 2021SP-011-001

D&A Project #
 The Preserve At Priest Lake

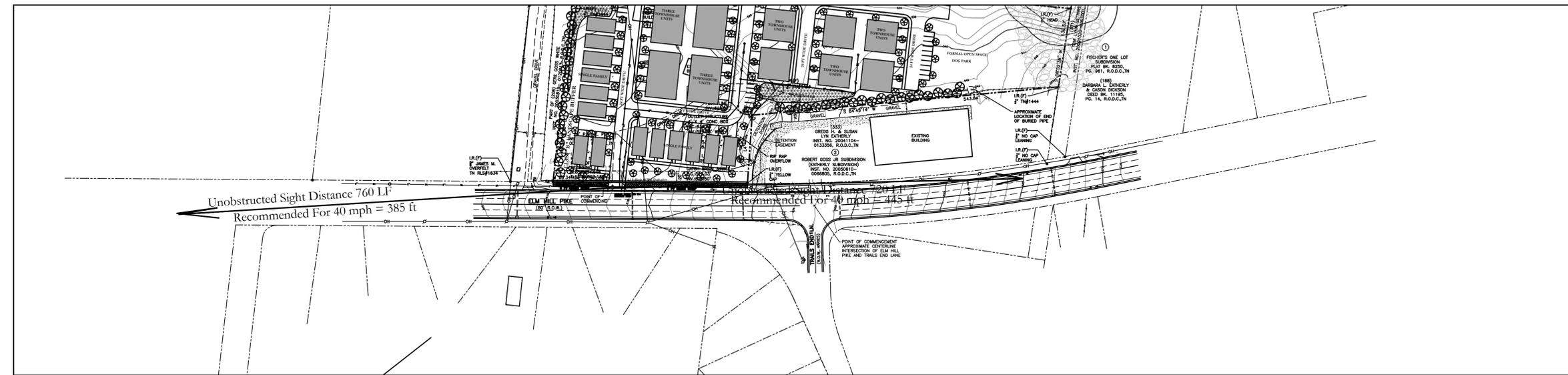
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 Sheet 3 of 3

Proposed Layout



REVISIONS:

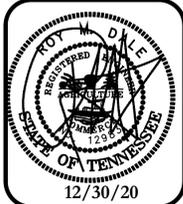
Preparation Date:



The Preserve At Priest Lake

Preliminary Specific Plan

Being Parcels 53 and 337 on Tax Map 108
Nashville, Davidson County, Tennessee



Rev 2/16/21
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Sight Distance Exhibit