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 WITHING 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 OTHER WISE 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 INSTALLLATION, 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 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.

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 INSEPCTION 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 CONTRUCTION 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.

NASHVILLE DEPARTMENT OF TRANSPORTATION NOTES

1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE NASHVILLE DEPARTMENT OF TRANSPORTATION (NDOT)

2) 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 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 NDOT, 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 NDOT TRAFFIC ENGINEER, UPON FINAL PLAN INDICATE THAT ADEQUATE SIGHT DISTANCE IS PROVIDED AT PROPOSED ROAD ACCESS THROUGH AN ACCESS STUDY.

8. DRIVEWAYS WITHIN THE DEVELOPMENT ARE TO BE A MINIMUM OF 24 FT WIDE (ASPHALT TO ASPHALT)

9 SOLID WASTE AND RECYCLING TO SERVED BY PRIVATE HAULER

10. IF SIDEWALKS ARE REQUIRED WITH THIS PROJECT THEY ARE TO BE SHOWN PER THE MCSP AND PER NDOT 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 NDOT STANDARDS AND SPECS, THERE SHALL BE NO VERTICAL OBSTRUCTIONS WITHIN THE PUBLIC SIDEWALK

12. AT DRIVEWAY ACCESS POINTS INSTALL GROUND MOUNTED SIGNS "NOW ENTERING PRIVATE PROPERTY" TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION

13. Prior to building permit approval by MPW, submit recorded HOA/ Master Deed document setting up private hauler for the development.

WATER & SEWER NOTES

1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE HARPETH VALLEY UTILITY DISTRICT.

2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING HARPETH VALLEY UTILITY DISTRICT 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. 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. A MINIMUM OF 30% OF WATER AND SEWER CAPACITY MUST BE PAID BEFORE THE ISSUANCE OF BUILDING PERMITS

TRAFFIC AND PARKING

The Placement of Access Points To Be Determined Upon Submittal of a Final SP Plan

PROPOSED STREET IMPROVEMENTS NEWSOM STATION ROAD

CHARLOTTE PIKE TO BE IMPROVED TO HALF SECTION OF T3-M-CA2
55' RIGHT OF WAY
6' PLANTING STRIP
8' SIDEWALK

Offsite Improvement
Construct a sidewalk connection from the eastern edge of the property to the intersection of Settlers Way and Newsome Station Rd (Boone Trace Subdivision), or an improvement/contribution determined by NDOT

LANDSCAPE NOTES

1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TOUTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITES 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.
This plan provides 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 to meet adopted fire and building codes.

STANDARD SP NOTES

1) THE PURPOSE OF THIS SP IS TO PERMIT 85 MULTIFAMILY UNITS AND 18,000 SF RETAIL.

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 47037C0309H 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" RCP).

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) SOLID WASTE PICKUP SHALL BE PRIVATE . DUMPSTERS WILL COMPLY WITH 17.24.060 OF THE ZONING CODE.

10) 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.

11) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECFICIALLY 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 RM40-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

12) 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.

13) 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/

14) LANDSCAPING TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.

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 more 1 acre, therefore, NOI will be required to be submitted to TDEC during final SP process.
5. This Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final or unit lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
6. There are no streams or stream buffers on this property

Project to be Completed In Two Phases

Residential Phase One
Commercial Phase Two

GENERAL PLAN CONSISTENCY NOTE

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN THE BELLEVUE COMMUNITY. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS TRANSECT 3 SUBURBAN COMMUNITY CENTER. SUBURBAN COMMUNITY CENTERS ARE TO PROVIDE MORE INTENSE MIXED USES IN CHARACTER WITH THE SURROUNDING NEIGHBORHOOD.

AS PROPOSED, THIS SPECIFIC PLAN DISTRICT MEETS CREATES MULTIFAMILY FAMILY HOMES WHILE MAINTAINING IMPROVING THE CHARACTER OF THE PUBLIC STREET FRONTAGE CREATING AN URBAN FEEL UTILIZING AN OVERGROWN VACANT PARCEL. THE PROPOSED HOMES IMPROVE PEDESTRIAN CONNECTIVITY WITH THE INSTALLATION PUBLIC SIDEWALK WHERE NONE CURRENTLY EXISTS. THE RETAIL WILL PROVIDE SERVICES FOR THE AREA WHERE NONE CURRENTLY EXISTS. THE INSTALLATION OF STORM WATER UTILITIES THAT COMPLY WITH INFILL REGULATIONS WILL PROVIDE FOR ON-SITE STORM WATER MANAGEMENT

ARCHITECTUAL NOTES

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

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) Upon Final SP NES will need any construction plans showing road improvements to Newsom Station Road..
5) Any additional easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
6) Postal plan is required before NES's final construction drawings can be approved.
7) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ www.nespower.com).
8) 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.
9) 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.
10) 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.
11) Developer's vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.
12) 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.
13) NES riser pole should be installed on development property.
14) NES needs electrical load information including any house, irrigation, compactor, or pump services.

DEVELOPMENT SUMMARY

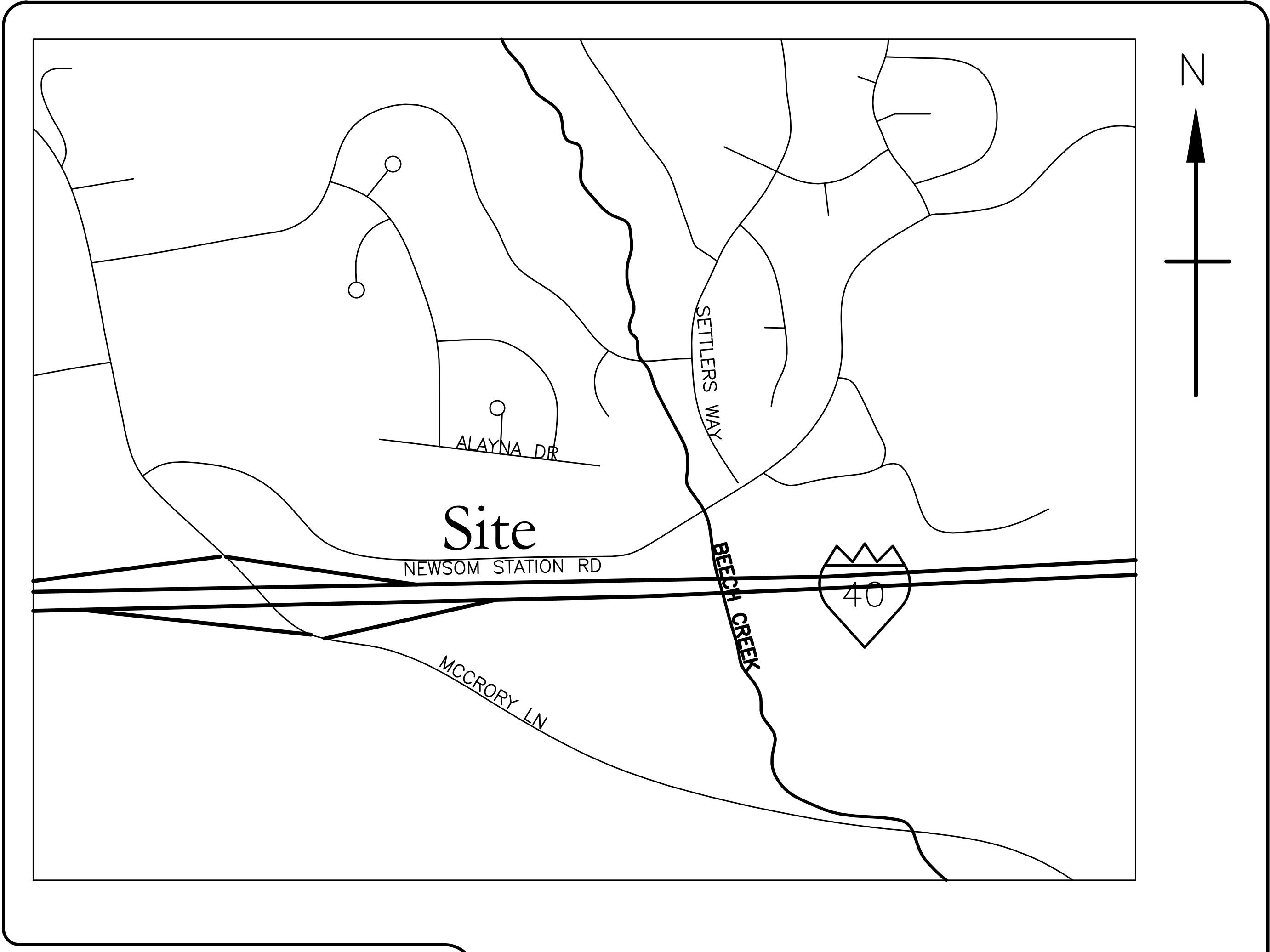
Property Information
8012 McCrory Lane
Nashville , TN 37221
Map 140 Part of Parcel 4
10.75 Acres

Council District 35 (Dave Rosenberg)

Owner of Record
Branstetter Legacy Partners
1111 Eller Lane
Nashville, TN 37221

Developer
Vastland
1720 West End Avenue
Suite 600
Nashville, TN 37203

Civil Engineer
Dale and Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Roy Dale, PE
Phone: 615-297-5166
Email: roy@daleandassociates.net



Site Vicinity Map

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTI FAMILY/RETAIL (MIXED USE)
PROPERTY ZONING COMMERCIAL PUD	SURROUNDING ZONING CL PUD AND RS10
TOTAL PROPERTY SIZE	10.75 ACRES
RESIDENTIAL USE ACRES	9.0 ACRES
NUMBER OF RESIDENTIAL UNITS/DENSITY	85 TOTAL UNITS 9.44 UN/AC)
TOTAL RESIDENTIAL BUILDING FLOOR AREA	187,000 SF
RESIDENTIAL FAR	0.48
ISR	0.65
STREET YARD SETBACK:	25' MEASURED FROM RIGHT OF WAY
SIDE YARD	20'
REAR YARD	40'
RESIDENTIAL HEIGHT STANDARDS	3 STORIES MAX. IN 36 FT (MEASURED TO HIGHEST POINT ON ROOF)
COMMERCIAL USE ACRES	1.75 ACRES
COMMERCIAL FAR	0.25
ISR	0.85
STREET YARD SETBACK:	25' MEASURED FROM RIGHT OF WAY
SIDE YARD	20'
REAR YARD	40'
COMMERCIAL HEIGHT STANDARDS	1 STORIES MAX. IN 30 FT (MEASURED TO HIGHEST POINT ON ROOF)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	TWO POINTS OF ACCESS FROM NEWSOM STATION ROAD
REQUIRED PARKING	85 TOWNHOMES – 2 STALLS/UNIT = 170 STALLS
	RETAIL 18,000 (1 SPACE/200 SF) = 90 SPACES
PARKING PROPOSED	268 TOTAL PARKING SPACES
PARKING TO MEET THE METRO CODE	

A Preliminary SP
Newsom Place

Being Parcel 212 on Tax Map 140
Davidson County, Tennessee
Case No. 2022SP-016-001

Sheet Schedule

C1.0 Notes & Project Standards
C2.0 Exisitng Conditions
C3.0 Current PUD
C3.0 SP Layout

Notes & Project Standards

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

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

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP-CALL BEFORE YOU DIG!

REVISIONS:

Preparation Date:

Newsom Place
Preliminary Specific Plan
Being a Parcel 212 on Tax Map 140
Nashville, Davidson County, Tennessee

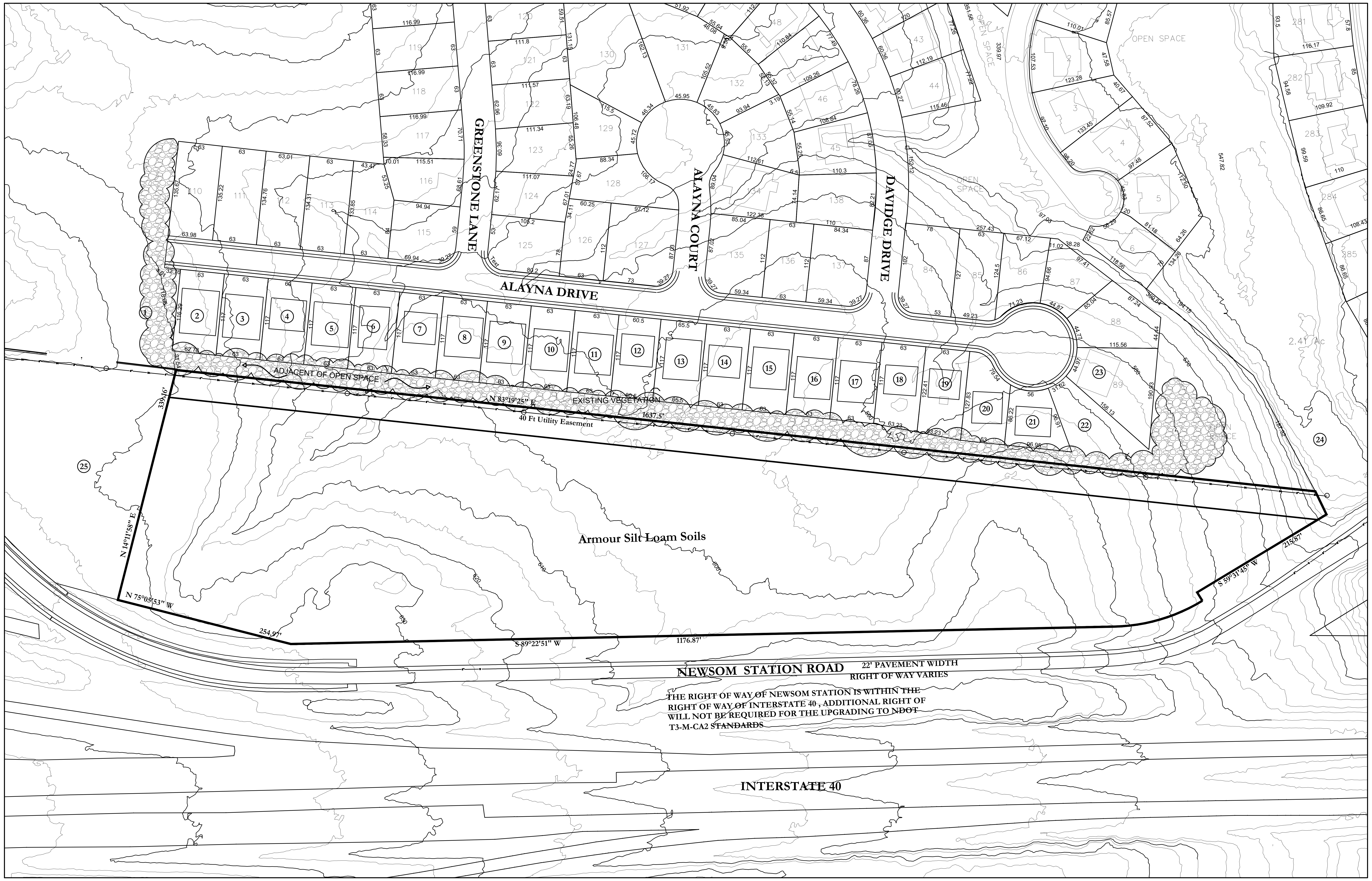
ROY M. DALE
2/02/22

REV 5/22/22

MPC Case Number
2022SP-016-001

D&A Project #
Newsom Place

C1.0
Sheet 1 of 4



THE RIGHT OF WAY OF NEWSOM STATION IS WITHIN THE RIGHT OF WAY OF INTERSTATE 40 , ADDITIONAL RIGHT OF WILL NOT BE REQUIRED FOR THE UPGRADING TO NDOT T3-M-CA2 STANDARDS

TENNESSEE ONE CALL SYSTEM INC.
1-800-351-1111
STOP-CALL BEFORE YOU DIG

N
W E
S

SCALE: 1" = 80'

BOUNDARY AND TOPO DATA PER METRO GIS

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 WITHING 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 INSTALLLATION, 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 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.

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 INSEPCTION 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 CONTRUCTION 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.

NUMBER	Owner	Owner Address	Owner City	Ow	Owner Zipcode	
1	BAKER, JOYCE	8010 MCCRORY LN	NASHVILLE	TN	37221	RS10
2	EDMONDSON, RONALD & CHERYL	1681 ALAYNA DR	NASHVILLE	TN	37221	RS10
3	POWER, PETER SR & ANGELA	1677 ALAYNA DR	NASHVILLE	TN	37221	RS10
4	FARRINGTON, LOGAN LEE & KLEIN, JENNIFER	1673 ALAYNA DR	NASHVILLE	TN	37221	RS10
5	BLOCKER, DARRELL E. & JANET A.	1669 ALAYNA DR	NASHVILLE	TN	37221	RS10
6	ZIVAK, BOJAN & IVANA	1665 ALAYNA DR	NASHVILLE	TN	37221	RS10
7	MILES, STACIE & SWANSON, CORY	1661 ALAYNA DR	NASHVILLE	TN	37221	RS10
8	VAUGHN, LEE & DIANE	1657 ALAYNA DR	NASHVILLE	TN	37221	RS10
9	THOMPSON, RALPH M.	1653 ALAYNA DR	NASHVILLE	TN	37221	RS10
10	VOLZ, LESLIE ANNE & ROBERTSON, ADAM MICHAEL	1649 ALAYNA DR	NASHVILLE	TN	37221	RS10
11	LYNN, GINA MARIE	1645 ALAYNA DR	NASHVILLE	TN	37221	RS10
12	MUNDY, ELLEN E. & FORD, JOSHUA O.	1641 ALAYNA DR	NASHVILLE	TN	37221	RS10
13	LOONEY, DANNY BRUCE & CAROL GOWEN	1637 ALAYNA DR	NASHVILLE	TN	37221	RS10
14	WITHROW, PAUL G. & LACEY A.	1633 ALAYNA DR	NASHVILLE	TN	37221	RS10
15	COBURN, LORI A	1629 ALAYNA DR	NASHVILLE	TN	37221	RS10
16	HOLLIDAY, ANDREW & JENNIFER	1625 ALAYNA DR	NASHVILLE	TN	37221	RS10
17	JENSEN, JAMES S & ELIZABETH A	1621 ALAYNA DR	NASHVILLE	TN	37221	RS10
18	HUNTER, ROGER T.	1617 ALAYNA DR	NASHVILLE	TN	37221	RS10
19	HILL, ANDREW DAVID & KATTY RAE	1613 ALAYNA DR	NASHVILLE	TN	37221	RS10
20	GUTIERREZ, SARATH MERCEDES VEGA & MAZZULLI, EDMONDO O	1609 ALAYNA DR	NASHVILLE	TN	37221	RS10
21	GUINN, MELINDA CORTNEY	1605 ALAYNA DR	NASHVILLE	TN	37221	RS10
22	TRAVIS TRACE HOA, INC	1114 17TH AVE S #101 C/O TIMMONS PROP	NASHVILLE	TN	37212	RS10
23	SNIDER, DANA & ADRIENNE	1601 ALAYNA DR	NASHVILLE	TN	37221	RS10
24	BOON TRACE HOMEOWNERS ASSOCIATION	NEWSOME STATION ROAD	NASHVILLE	TN	37221	RS10
25	BRANSTETTER LEGACY PARTNERS, LLC	1111 ELLER LN	NASHVILLE	TN	37221	CL PUD

Existing Conditions

REVISIONS:

Preparation Date:

Newsom Place

Preliminary Specific Plan

Being a Portion of Parcel 4 on Tax Map 140
Nashville, Davidson County, Tennessee

ROY M. DALE
2/02/22

REV 5/22/22

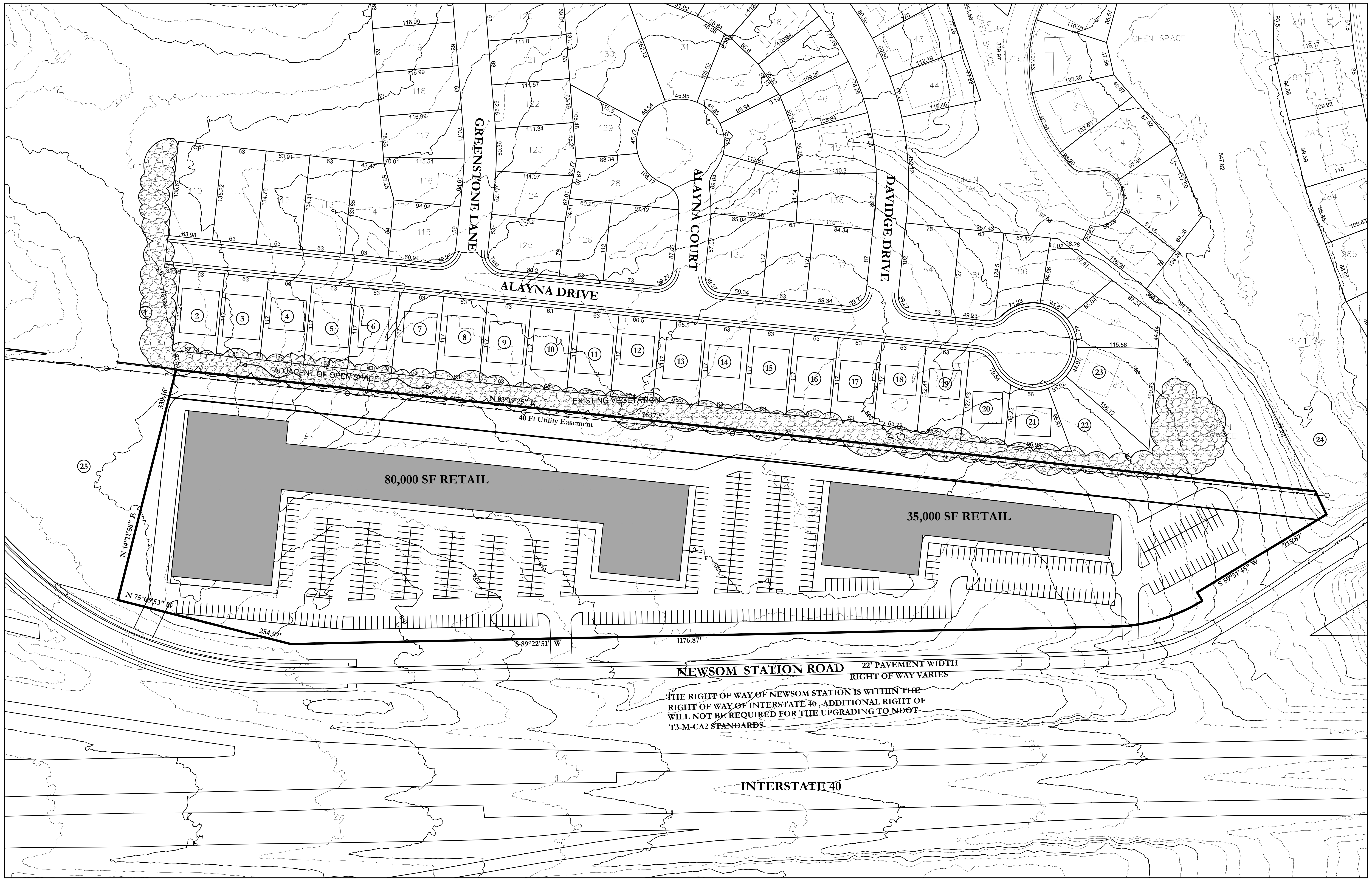
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

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

MPC Case Number
2022SP-016-001

D&A Project #
Newsom Place

C2.0
Sheet 2 of 4



THE RIGHT OF WAY OF NEWSOM STATION IS WITHIN THE RIGHT OF WAY OF INTERSTATE 40 , ADDITIONAL RIGHT OF WILL NOT BE REQUIRED FOR THE UPGRADING TO NDOT T3-M-CA2 STANDARDS

SCALE: 1" = 80'

BOUNDARY AND TOPO DATA PER METRO GIS

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP-CALL BEFORE YOU DIG

REVISIONS:

Preparation Date:

Newsom Place

Preliminary Specific Plan

Being a Portion of Parcel 4 on Tax Map 140
Nashville, Davidson County, Tennessee

ROY M. DALE
No. 12983
2/02/22
REV 5/22/22

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

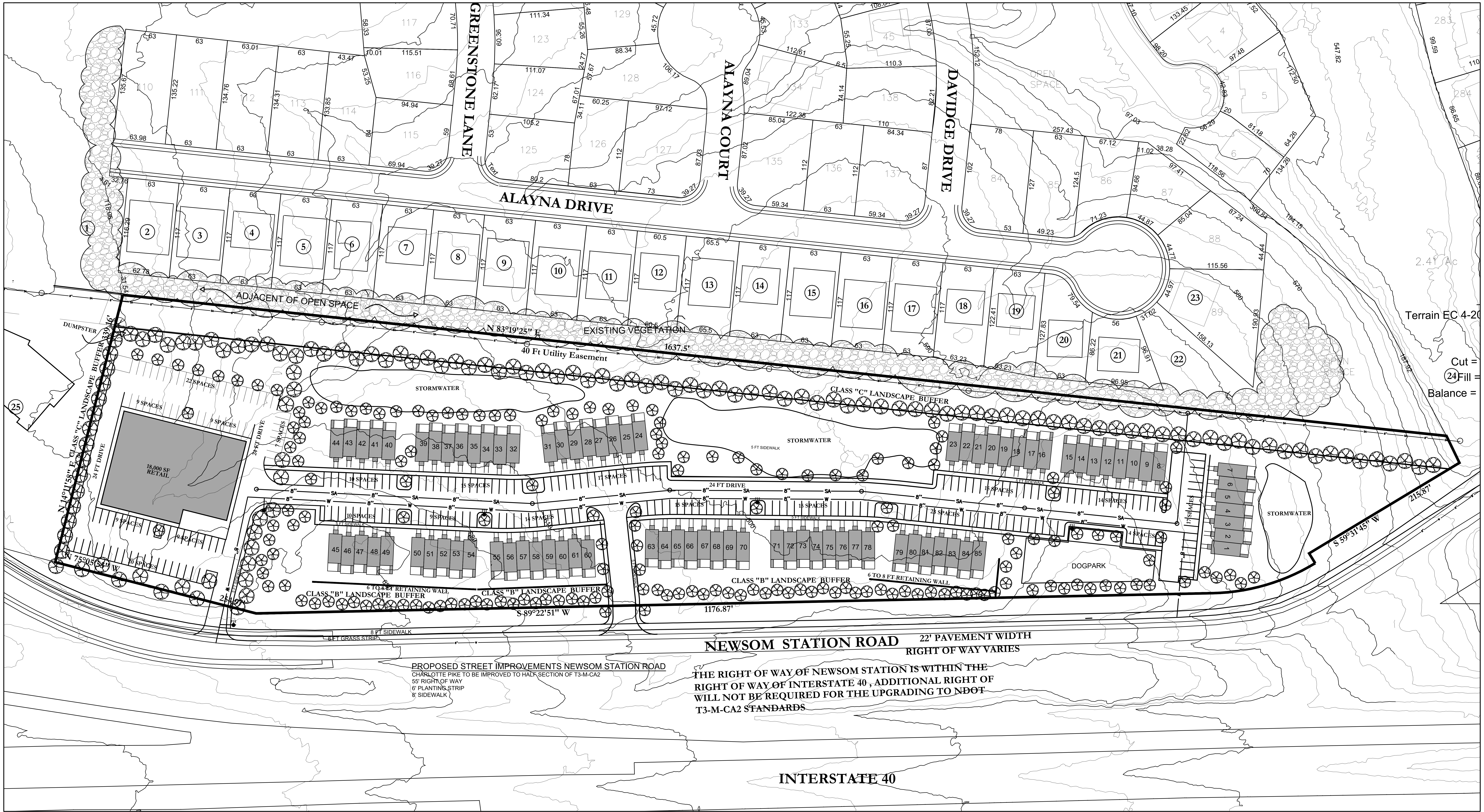
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

MPC Case Number
2022SP-016-001

D&A Project #
Newsom Place

C3.0
Sheet 3 of 4

Current Planned Unit Development



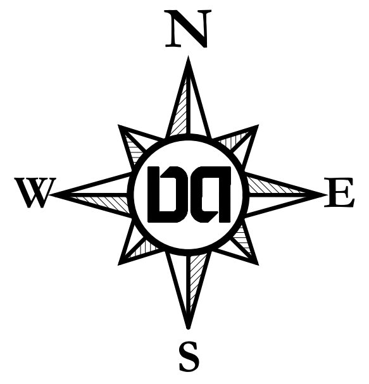
THE RIGHT OF WAY OF NEWSOM STATION IS WITHIN THE RIGHT OF WAY OF INTERSTATE 40 , ADDITIONAL RIGHT OF WILL NOT BE REQUIRED FOR THE UPGRADING TO NDOT T3-M-CA2 STANDARDS

SPECIFIC PLAN DEVELOPMENT SUMMARY

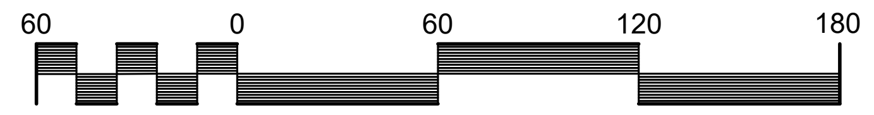
USE	MULTI FAMILY/RETAIL (MIXED USE)
PROPERTY ZONING	COMMERCIAL PUD SURROUNDING ZONING CL PUD AND RS10
TOTAL PROPERTY SIZE	10.75 ACRES
RESIDENTIAL USE ACRES	9.0 ACRES
NUMBER OF RESIDENTIAL UNITS/DENSITY	85 TOTAL UNITS 9.44 UN/AC)
TOTAL RESIDENTIAL BUILDING FLOOR AREA	187,000 SF
RESIDENTIAL FAR	0.48
ISR	0.65
STREET YARD SETBACK:	25' MEASURED FROM RIGHT OF WAY
SIDE YARD	20'
REAR YARD	40'
RESIDENTIAL HEIGHT STANDARDS	3 STORIES MAX. IN 36 FT (MEASURED TO HIGHEST POINT ON ROOF)
COMMERCIAL USE ACRES	1.75 ACRES
COMMERCIAL FAR	0.25
ISR	0.85
STREET YARD SETBACK:	25' MEASURED FROM RIGHT OF WAY
SIDE YARD	20'
REAR YARD	40'
COMMERCIAL HEIGHT STANDARDS	1 STORIES MAX. IN 30 FT (MEASURED TO HIGHEST POINT ON ROOF)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	TWO POINTS OF ACCESS FROM NEWSOM STATION ROAD
REQUIRED PARKING	85 TOWNHOMES – 2 STALLS/UNIT = 170 STALLS
	RETAIL 18,000 (1 SPACE/200 SF) = 90 SPACES
PARKING PROPOSED PARKING TO MEET THE METRO CODE	268 TOTAL PARKING SPACES

To Be Completed In Two Phases

Residential Phase One
Commercial Phase Two



BOUNDARY AND TOPO DATA PER METRO GIS



SCALE: 1" = 60'

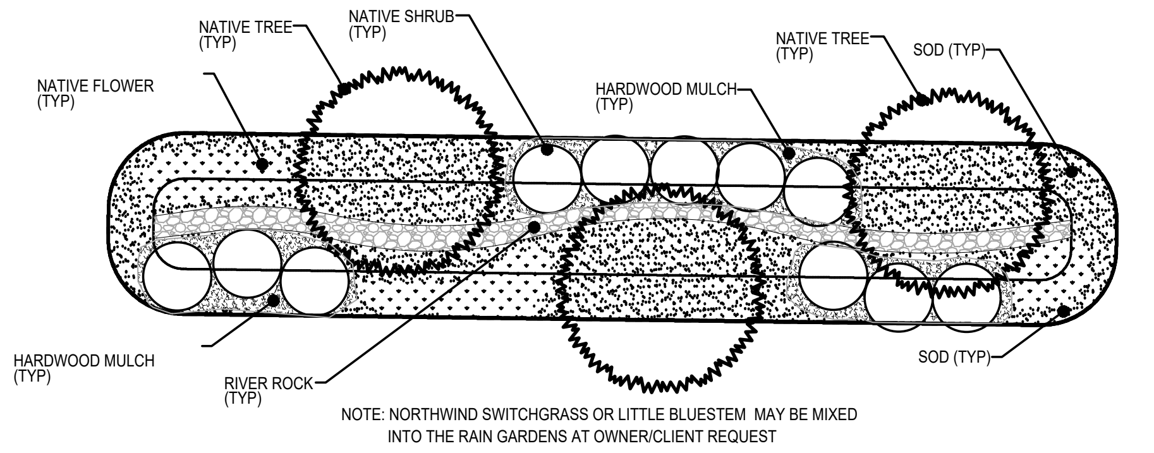
Stormwater Notes

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 more 1 acre, therefore, NOI will be required to be submitted to TDEC during final SP process.
5. This Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final or unit lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
6. There are no streams or stream buffers on this property

PROPOSED STREET IMPROVEMENTS NEWSOM STATION ROAD

CHARLOTTE PIKE TO BE IMPROVED TO HALF SECTION OF T3-M-CA2
55' RIGHT OF WAY
6' PLANTING STRIP
8' SIDEWALK

Offsite Improvement
Construct a sidewalk connection from the eastern edge of the property to the intersection of Settlers Way and Newsome Station Rd (Boone Trace Subdivision), or an improvement/contribution determined by NDOT



NOTE: NORTHWIND SWITCHGRASS OR LITTLE BLUESTEM MAY BE MIXED INTO THE RAIN GARDENS AT OWNER/CLIENT REQUEST

TYPICAL RAIN GARDEN PLANTING DETAIL

Tree Density Notes

Metro tree density requirements will be addressed in final construction documents. At the preliminary phase of this project no detailed tree information is available.

SP Layout

REVISIONS:

Preparation Date:

Newsom Place

Preliminary Specific Plan

Being a Portion of Parcel 4 on Tax Map 140
Nashville, Davidson County, Tennessee

ROY M. DALE
No. 12985
2/02/22

REV 5/22/22

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

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

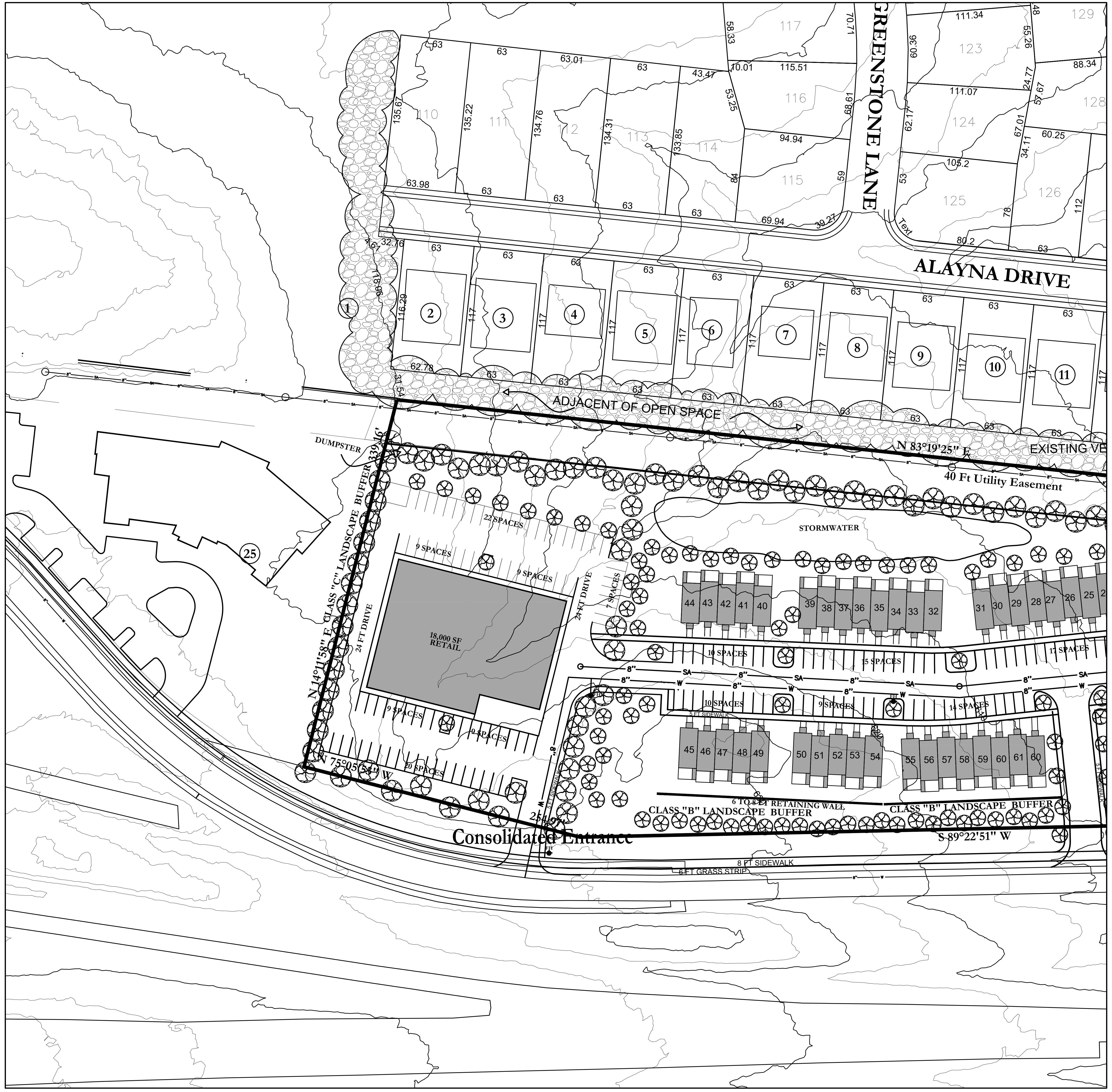
MPC Case Number
2022SP-016-001

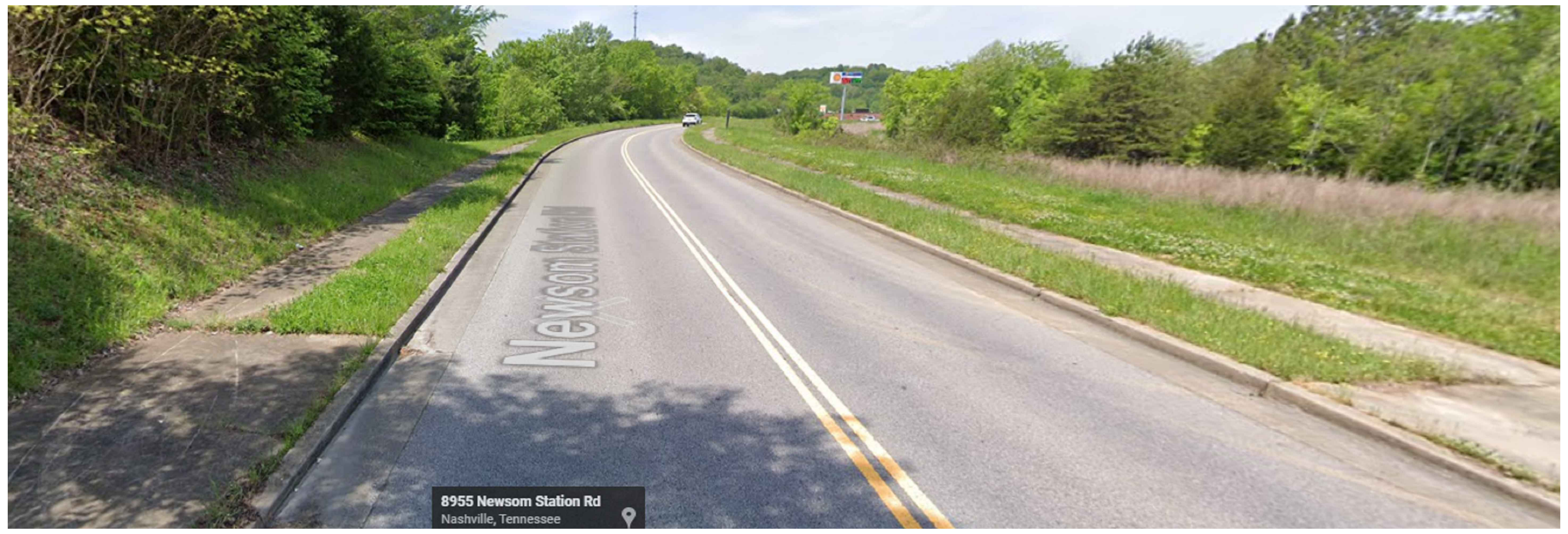
D&A Project #

Newsom Place

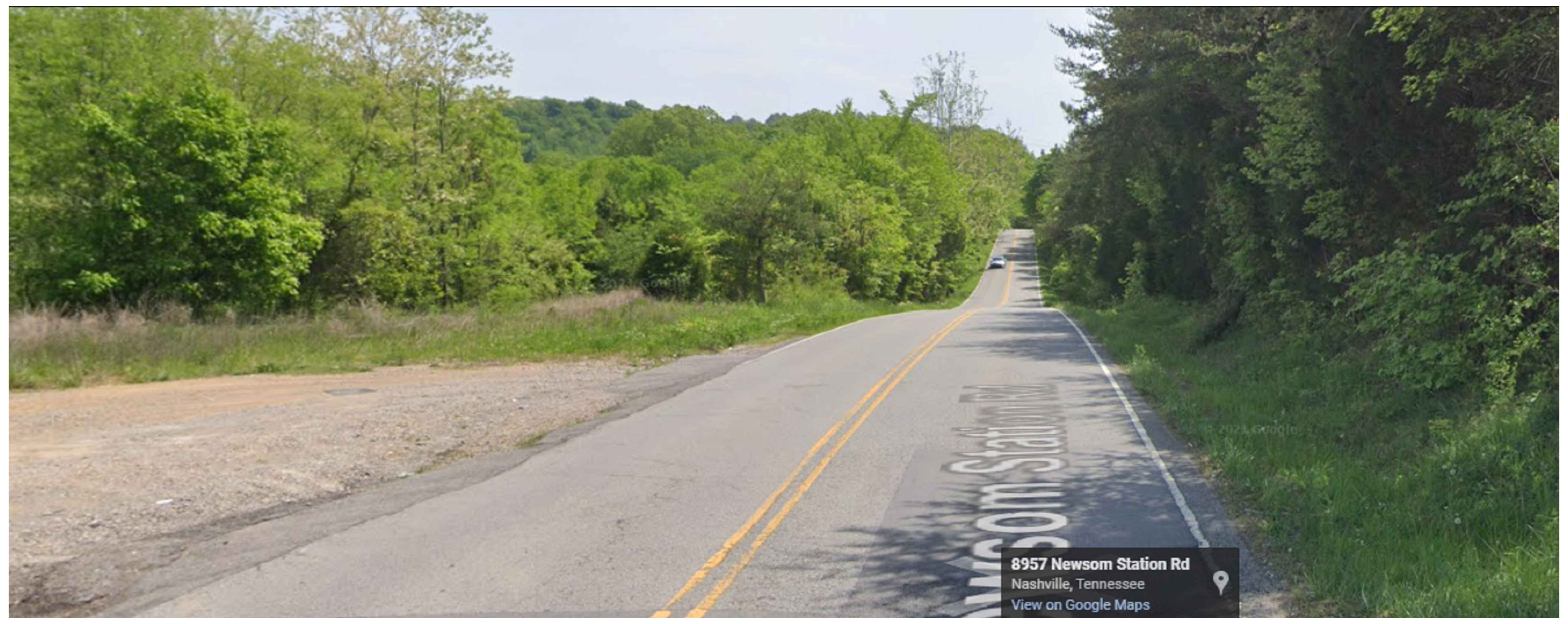
C4.0

Sheet 4 of 4



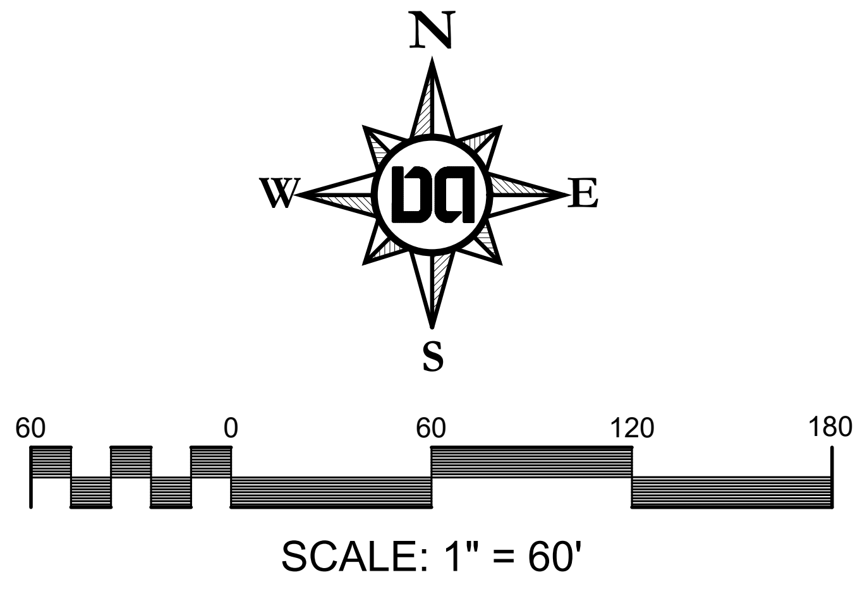


Consolidated Entrance View West - Sight Distance 400 feet +



Consolidated Entrance View East - Sight Distance 800 feet +

The Placement of Access Points To Be Determined Upon Submittal of a Final SP Plan



SCALE: 1" = 60'

BOUNDARY AND TOPO DATA PER METRO GIS

To Be Completed In Two Phases

Residential Phase One
Commercial Phase Two

Sight Distance Exhibit

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP - CALL BEFORE YOU DIG!

REVISIONS:

Preparation Date:

Newsom Place

Preliminary Specific Plan

Being a Portion of Parcel 4 on Tax Map 140
Nashville, Davidson County, Tennessee

ROY M. DALE
No. 12985
2/02/22
REV 5/22/22

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

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

MPC Case Number
2022SP-016-001

D&A Project #
Newsom Place

EX