

VICINITY MAP WITH EXISTING ZONING NOTED

PURPOSE NOTE:

THE PURPOSE OF THE SPECIFIC PLAN (SP) IS TO RECEIVE APPROVAL FOR THE DEVELOPMENT OF A MIXED USE DEVELOPMENT PROJECT CONTAINING 188 TOTAL UNITS THAT CONSIST OF 115 MULTIFAMILY UNITS, 7000 S.F. OF RETAIL, AND 79 TOWNHOME UNITS AS PRESENTED WITHIN THE FOLLOWING PLAN DOCUMENTS.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY:

THIS PLAN IS CONSISTENT WITH THE EXISTING T4 MU (URBAN MIXED USE NEIGHBORHOOD), WHICH IS INTENDED TO "CREATE URBAN MIXED-USE NEIGHBORHOODS WITH A DIVERSE MIX OF MODERATE TO HIGH DENSITY RESIDENTIAL, COMMERCIAL, OFFICE, AND LIGHT INDUSTRIAL USES." THIS DEVELOPMENT INCLUDES A MIX OF RESIDENTIAL USES WITH A SMALL RETAIL ANCHOR THAT TRANSITIONS FROM THE INDUSTRIAL USES TO THE IMMEDIATE EAST OF THE SITE INTO THE SINGLE FAMILY RESIDENTIAL TO THE WEST.

ACCORDING TO THE MAJOR AND COLLECTOR STREET PLAN (MCSP), THE PROJECT IS ALSO LOCATED ALONG A T4-R-CA2 COLLECTOR AVENUE (NESBITT LANE) LESS THAN 1/4 MILE FROM GALLATIN PIKE, WHICH IS A T3-M-AB5-IM ARTERIAL BOULEVARD, THUS PROVIDING EXCELLENT CONNECTIVITY FROM THE SITE TO THE ADJACENT GALLATIN PIKE MIXED USE CORRIDOR.

ACCORDING TO THE NASHVILLE NEXT CONCEPT MAP, THIS SITE IS LOCATED WITHIN A TIER 1 DEVELOPMENT ZONE THAT EXTENDS SOUTH ALONG THE GALLATIN PIKE CORRIDOR, WHICH IS IDENTIFIED AS A PRIORITY CORRIDOR WITH IMMEDIATE NEED.

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L1.02	CHARACTER IMAGERY
C1.00	SITE UTILITY AND LAYOUT PLAN
C2.00	SITE GRADING AND DRAINAGE PLAN

PROJECT TEAM

DEVELOPER:

GPP DEVELOPMENT
JOE NEUZIL, HEAD OF DEVELOPMENT
joe.neuzil@gppdevelopment.com

GPP
Development

LANDSCAPE ARCHITECT/PLANNER:

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NASHVILLE, TN 37203
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615-255-5218
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CIVIL ENGINEER:

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516 HEATHER PL
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MICHEAL GARRIGAN, PE
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ARCHITECT:

CENTRIC ARCHITECTURE
1206 BUCHANAN ST
NASHVILLE, TN 37208
JUSTIN LOWE
jlowe@centricarchitecture.com



SPECIFIC PLAN DEVELOPMENT SUMMARY:

SITE INFORMATION

PARCEL NUMBER ID'S: 04208001700
COUNCIL DISTRICT: 8
COUNCIL MEMBER: NANCY VANREECE
PARCEL OWNER: KENSINGTON MEDIA HOLDINGS LLC
ADDRESS: 49 MUSIC SQUARE W SUITE 300
CITY, STATE: NASHVILLE, TN
SP NAME: 253 NESBITT LANE
SP NUMBER: 2023SP-013-001
EXISTING ZONING: R-10
APPLICANT: HAWKINS PARTNERS
ADDRESS: 110 S TENTH ST
CITY, STATE: NASHVILLE, TN
PHONE NO: 615-255-5218
CONTACT NAME: PARKER HAWKINS
EMAIL ADDRESS: p.hawkins@hawkinspartners.com

SITE DATA

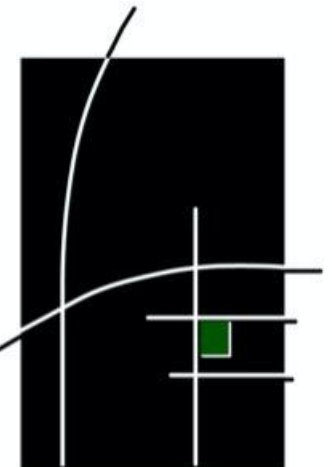
LAND USE: MIXED USE
EXISTING ACREAGE: 9.88
PROPOSED ACREAGE: 9.88
DENSITY: 19.64 UNITS/ACRE
FLOOR AREA RATIO (FAR): .46
NUMBER OF MULTIFAMILY UNITS: 118
COMMERCIAL USE: 7000 SQ FT
(ALL USES ALLOWED UNDER MUL-A ZONING)
NUMBER OF TOWNHOMES: 79
IMPERVIOUS SURFACE RATIO: .70
SITE SETBACKS:
STREET: N/A (SEE BULK REGULATIONS)
SIDE: 10' MIN
REAR: 20' MIN
PARKING:
PARKING TO BE PROVIDED PER ZONING CODE WITH SHARED PARKING AVAILABLE AT MIXED USE BUILDING. PARKING INDICATED ON PLAN IS 234 SURFACE PARKING AND 70 TOWNHOMES SELF PARKED VIA ATTACHED GARAGE PARKING. REMAINING 9 TOWNHOMES TO BE SURFACE PARKED PER ZONING CODE.

BULK REGULATIONS

MIXED USE BUILDING: 100,000 SF TOTAL (7,000 SF COMMERCIAL AND 115 RESIDENTIAL UNITS MAX)
SP DEVELOPMENT FALL BACK ZONING: IF A DEVELOPMENT STANDARD IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE MIXED USE DEVELOPMENT SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF MUL-A-NS.
BUILDING FRONTAGE ON NESBITT: 60% MINIMUM
BUILDING MASS:
BUILD TO ZONE FOR MIXED USE STRUCTURE ON NESBITT: 10-20**
HEIGHT MAXIMUM: 4 STORIES / 55'
HEIGHT MINIMUM: 14' FIRST FLOOR
4TH FLOOR SETBACK: 6' OCCUPIED BALCONIES
ARCHITECTURAL PRECEDENTS: REFER TO ARCHITECTURAL CHARACTER SHEET
PARKING TO BE PROVIDED PER ZONING CODE WITH SHARED PARKING AVAILABLE
**OUTDOOR DINING AREAS ARE ALLOWED TO BE ZERO SETBACK PROVIDED THAT PUBLIC SIDEWALK MEETING MCSP IS PROVIDED IN ADJACENT PUBLIC ROW.

RESIDENTIAL (ATTACHED TOWNHOMES):

SP DEVELOPMENT FALL BACK ZONING: IF A DEVELOPMENT STANDARD IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE TOWNHOMES DEVELOPMENT SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF RM15-A-NS.
BUILDING MASS:
PRIVATE DRIVE SETBACK: 3' MINIMUM EDGE OF DRIVE
SIDE SETBACK: 0'
REAR SETBACK: 0'
HEIGHT MAXIMUM: 3 STORIES AND 35' INCLUDING BASEMENT/CARPORT LEVEL TO ACCOMMODATE SITE GRADE CHANGE. TOWNHOMES TO HAVE AN ELEVATED STOOP BETWEEN 18"-36".
ARCHITECTURAL PRECEDENTS: REFER TO ARCHITECTURAL CHARACTER SHEET
PARKING: PROVIDED PER ZONING CODE WITHIN ATTACHED GARAGES OR IMMEDIATELY ADJACENT SURFACE PARKING



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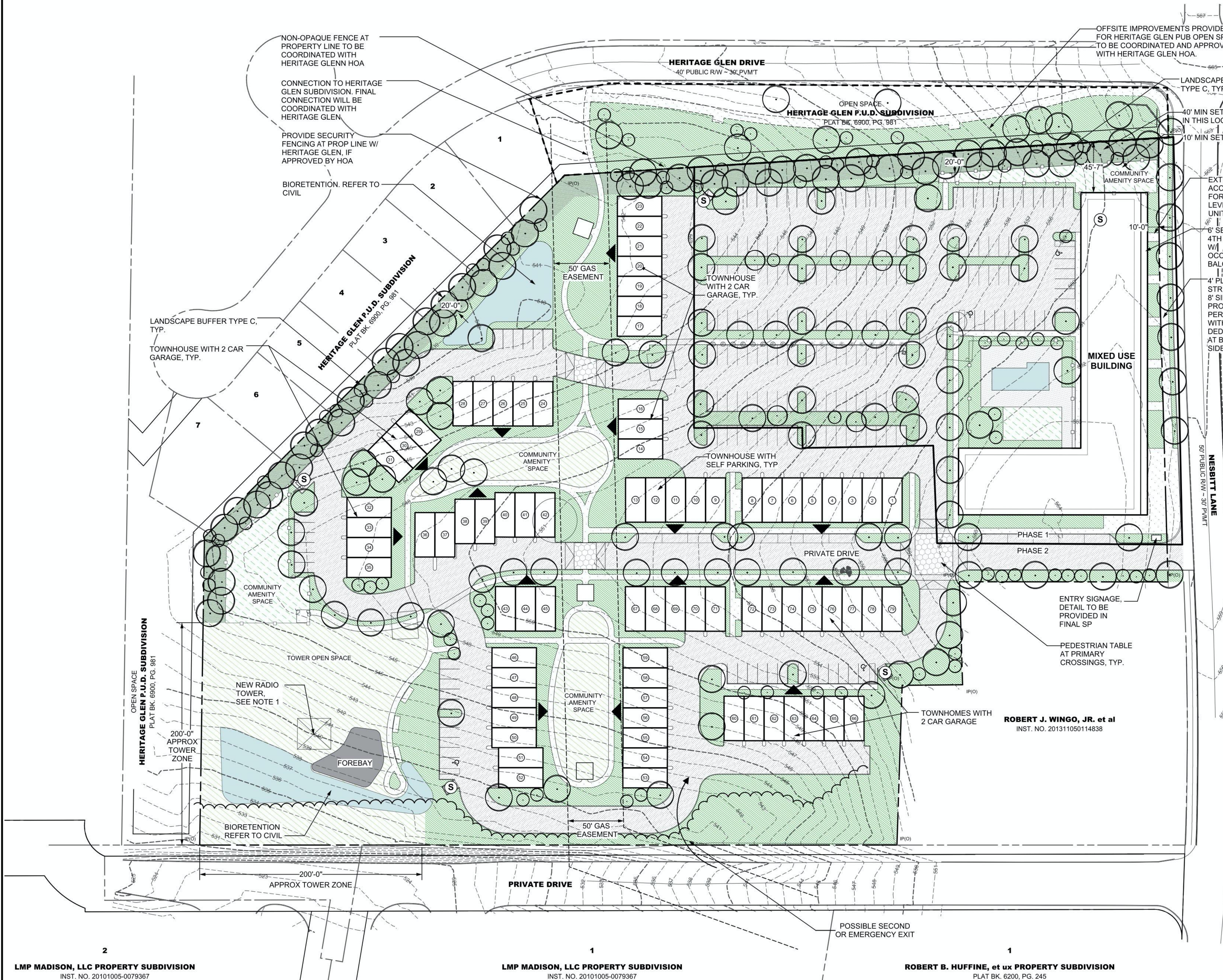
PROJECT NUMBER:
2023SP-013-001

PRELIMINARY SP
253 NESBITT LANE
MADISON, TENNESSEE

JOB NO.: 22-816
DATE: 2022-12-23

RESUBMITTAL:
2023-1-17

SHEET:
L0.00
COVER PAGE



LEGEND

- LANDSCAPE AREA
- LAWN
- LANDSCAPE BUFFER
- BIORETENTION / STORMWATER TREATMENT
- PEDESTRIAN PAVEMENT
- VEHICULAR PAVEMENT
- FENCE
- S SERVICE / WASTE COLLECTION
- TOWNHOME ORIENTATION

- DRAWING NOTES:**
- FINAL ENGINEERING OF TOWER SUPPORT AND FENCING LIMITS TO BE PROVIDED BY TOWER ENGINEER AND SUBMITTED WITH FINAL SP.
 - PER REQUIREMENTS OF UTILITY COMPANY, NO TREES ARE ALLOWED TO BE PLANTED WITHIN GAS EASEMENT OR TOWER EXTENT. DRIVES ARE REQUIRED TO CROSS PERPENDICULAR TO THE EASEMENT.
 - REFER TO C-SERIES SHEETS FOR UTILITIES, GRADING AND DRAINAGE.
 - REFER TO L1.01 FOR ARCHITECTURE PRECEDENTS.

SITE DATA TABLE					
	NUMBER OF UNITS	MAX SQUARE FEET (SQ)	ACRES (AC)	PARKING SPACES REQUIRED*	MAX FLOOR AREA RATIO (FAR)
MIXED USE	115	100,000	2.9	155	0.8
RESIDENTIAL		93,000			
1 BR	87			87	
2 BR	28			56	
RETAIL		7,000		35	
TOWNHOMES	79	142,200	6.98	18	0.5
SELF PARK	70	1,800			
SURFACE PARK	9	1,800		18	

* DOES NOT ACCOUNT FOR SHARED PARKING FOR MIXED USE BUILDING



- KEYPLAN**
- OPEN SPACE AND COMMUNITY AMENITY NOTES:**
- TOTAL COMMON OPEN SPACE : A MINIMUM OF 1.75 ACRES**
- ACTIVE OPEN SPACE**
- DOG PARK 0.2 ACRES
- PASSIVE OPEN SPACE**
- COMMUNITY AMMENITY SPACE .79 ACRES
- STORMWATER AREAS .6 ACRES
- LANDSCAPE BUFFER & SAVED EXISTING TREES : +/- 1 ACRES**
- RADIO TOWER AREA : +/- 0.58 ACRES**
- LANDSCAPE:**
- THE DEVELOPMENT OF THIS PROJECT SHALL MEET THE REQUIREMENTS OF METRO ZONING CODE CHAPTER 17.24 LANDSCAPE, BUFFERING, AND TREE REQUIREMENTS, PER THE EFFECTIVE DATE OF THIS SUBMITTAL. DETAILED LANDSCAPE ORDINANCE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL.
- SOIL CLASSIFICATIONS**
- MIMOSA SILT LOAM
- ROADWAY CLASSIFICATIONS**
- NESBITT LANE: T4-M-CA2
- SIDEWALKS AND TRAILS**
1. 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 OCCUPANY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
2. SIDEWALKS ALONG NESBITT LANE SHALL MEET MCSP.
3. LIGHTING FOR DRIVES THROUGHOUT THE DEVELOPMENT WILL UTILIZE LIGHTING MEETING THE CRITERIA FOR DARK SKY COMPLIANCE OR OTHER LOW INTENSITY TECHNIQUES APPROVED BY PLANNING STAFF. ACTUAL FIXTURES/METHODS WILL BE SUBMITTED IN THE FINAL SP.
4. ALL CONSTRUCTION WITHIN THE ROW IS TO COMPLY WITH ADA AND NDOT STANDARDS AND SPECIFICATIONS
- SP NOTES:**
1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.
2. TRASH AND RECYCLING SERVICES TO BE CONTRACTED BETWEEN THE DEVELOPER/OWNER AND A PRIVATE HAULER FOR ALL UNITS ON PRIVATE DRIVES.
3. USPS MAIL DELIVERY WILL BE PROVIDED BY CENTRALIZED KIOSKS/MAIL ROOMS FOR MULTIFAMILY STRUCTURE AND FOR THE TOWNHOMES.
4. ALL TRASH ENCLOSURES AND EXTERIOR MECHANICAL, ELECTRICAL, AND HVAC EQUIPMENT TO BE SCREENED PER METRO ZONING CODE.
- SP DESIGN STANDARD NOTES:**
1. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1:5 :1 OR GREATER
3. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
4. IF INDICATED, PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH
5. A RAISED FOUNDATION IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
- STORMWATER/UTILITIES/INFRASTRUCTURE**
1. REFER TO CIVIL DRAWINGS FOR ALL OTHER UTILITIES/ EASEMENTS.

PARCEL ID NUMBERS

04208001700

SCALE: 1" = 40'-0"

PLAN NORTH

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PRELIMINARY SP
253 NESBITT LANE
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JOB NO.: 22-816
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RESUBMITTAL:
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SHEET:
L1.00
OVERALL SITE PLAN



MIXED USE BUILDING MASSING:
 BUILDING FORM TO FOCUS ON A THREE-STORY HEIGHT OR MASSING WITH A HORIZONTAL STEP-BACK AT THE FOURTH LEVEL. USE OF FLAT OR LOW-SLOPED ROOFS TO DE-EMPHASIZE HEIGHT. EMPHASIS TO BE PLACED ON THE PEDESTRIAN SCALE AT THE GROUND FLOOR FOR BOTH COMMERCIAL SPACE AND RESIDENTIAL ENTRIES.



MIXED USE BUILDING DETAILS:
 BUILDING MATERIALS TO INCLUDE BRICK, STONE OR OTHER MASONRY MIXED WITH METAL PANEL, FIBER-CEMENT, OR OTHER ACCENT MATERIALS. DETAILS TO BE INSPIRED BY THE HISTORY OF THIS SITE AS A RADIO BROADCAST STATION, HIGHLIGHTING DETAILS REMINISCENT OF ART DECO, INTERNATIONAL STYLE AND MID-CENTURY MODERNISM OF THE RADIO ERA.

STREET ENGAGEMENT:
 THE MIXED-USE BUILDING CORNER TO BE EMPHASIZED AS THE FIGURAL PUBLIC FRONT DOOR AND LIVING ROOM OF THE DEVELOPMENT. THE COMMERCIAL ENTRIES SHOULD BE REMINISCENT OF THE VINTAGE NEIGHBORHOOD "CORNER STORE." RESIDENTIAL ENTRIES AT THE MIXED-USE BUILDING WILL ACCOMMODATE SMALL STOOPS AND OTHERWISE FRAMED WALK-UP ENTRIES ALONG THE PUBLIC STREET TO PROMOTE WALKABILITY AND NEIGHBORHOOD ENGAGEMENT.



TOWNHOME FORM:
 TOWNHOMES WILL BE A MIX OF TWO AND THREE STORY, SOME WITH AND WITHOUT GARAGES. BUILDINGS WILL INCLUDE GABLE ROOF FORMS AND A MIX OF QUALITY RESIDENTIAL MATERIALS TO COMPLEMENT BOTH THE EXISTING RESIDENTIAL NEIGHBORHOOD AS WELL AS THE NEW MIXED-USE BUILDING TO CREATE A COHESIVE COMMUNITY.



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 LANDSCAPE ARCHITECTS

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PRELIMINARY SP

253 NESBITT LANE

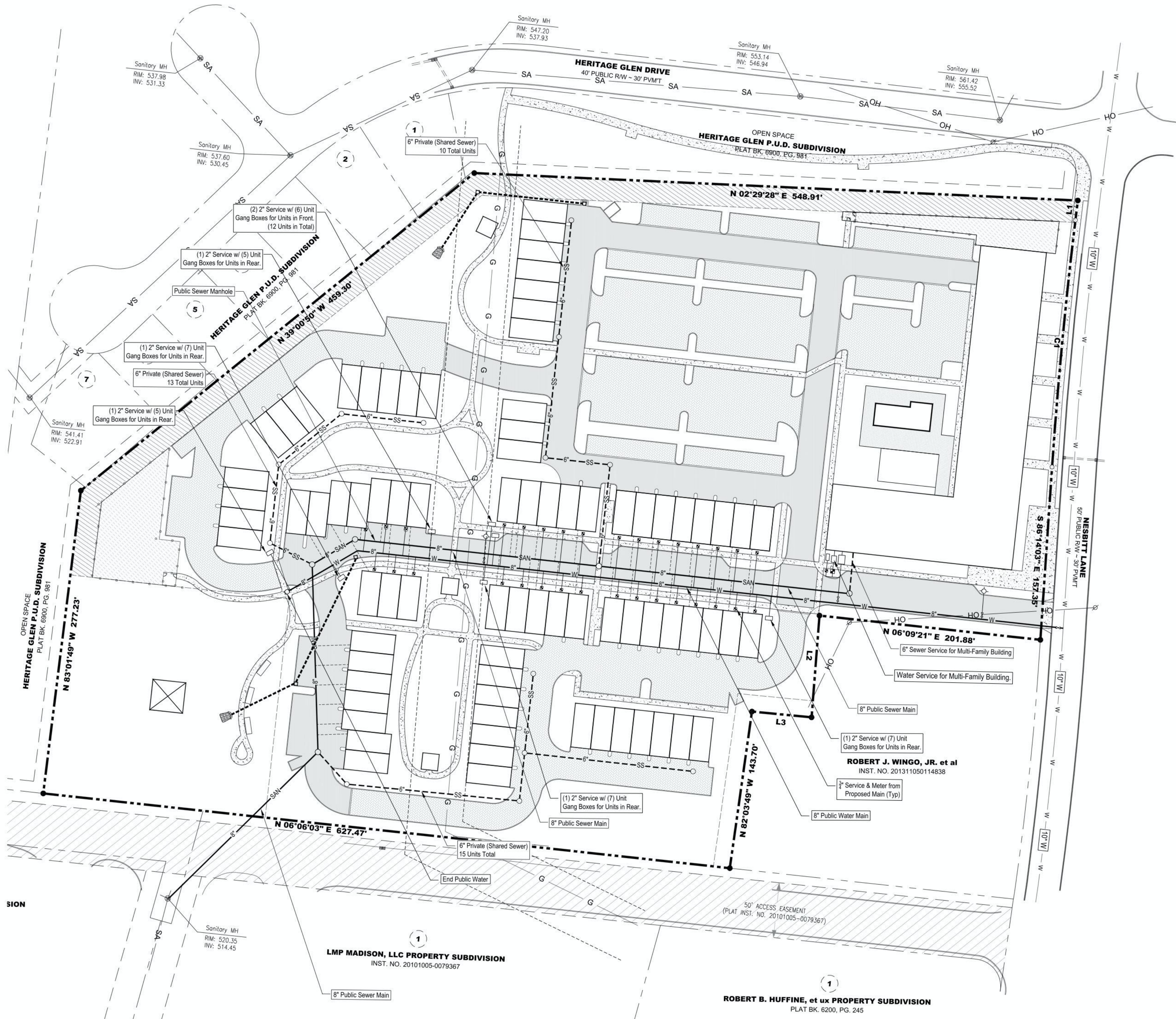
MADISON, TENNESSEE

JOB NO.: 22-816
 DATE: 2022-12-23

SHEET:

L1.02

CHARACTER IMAGERY



STANDARD NOTES

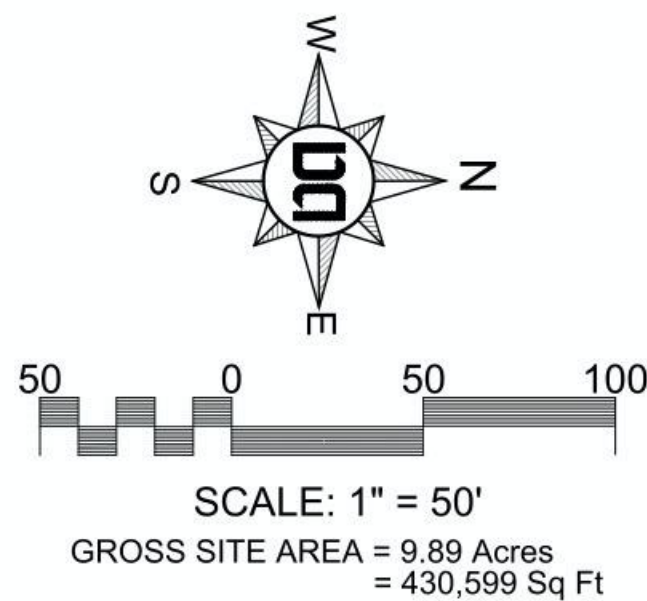
- 1) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 2) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0139H, DATED: APRIL 5, 2017.
- 3) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 4) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 5) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 6) 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).
- 7) 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.
- 8) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 9) SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTER SHOWN ON THIS PLAN.
- 10) DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER. APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

Water and Sewer Notes:

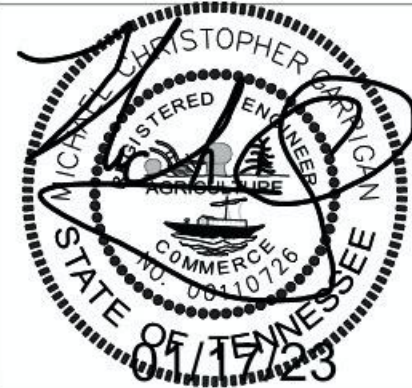
1. All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
2. The contractor is responsible for reimbursing the Metro Water Services the cost of inspection.
3. The contractor is to provide and maintain the construction identification sign for private development approved.
4. 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.
5. All connections to existing manholes shall be by coring and resilient connector method.
6. 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.
7. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
8. 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 the service to property corners and lines and/or stationing and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. (B) Water line 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.
9. Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
10. Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
11. All water mains must be located within the paved areas including all blow-off assemblies.
12. 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.
13. 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.
14. 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.

MWS Standard Private Utility Plan Notes

1. All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
2. All connections to existing manholes shall be by coring and resilient connector method.
3. Vertical Double Check Valve Assemblies, that are located in interior rooms, can only be used for fire services.
4. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
5. Irrigation line shall be copper from the meter to the backflow preventer.
6. The minimum fees outlined in the capacity letter must be paid before commercial construction plans can be reviewed.
7. All sewer services shall be minimum 6 inches in diameter, from connection at the main until the fires clean out assembly.
8. Backflow device to remain accessible at all times.
9. Plan size shall be 24" x 36" and shall show contours around meter boxes.
10. Any unused existing water meters must be cut and capped at the public main.
11. 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.
12. 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.
13. 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.



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166



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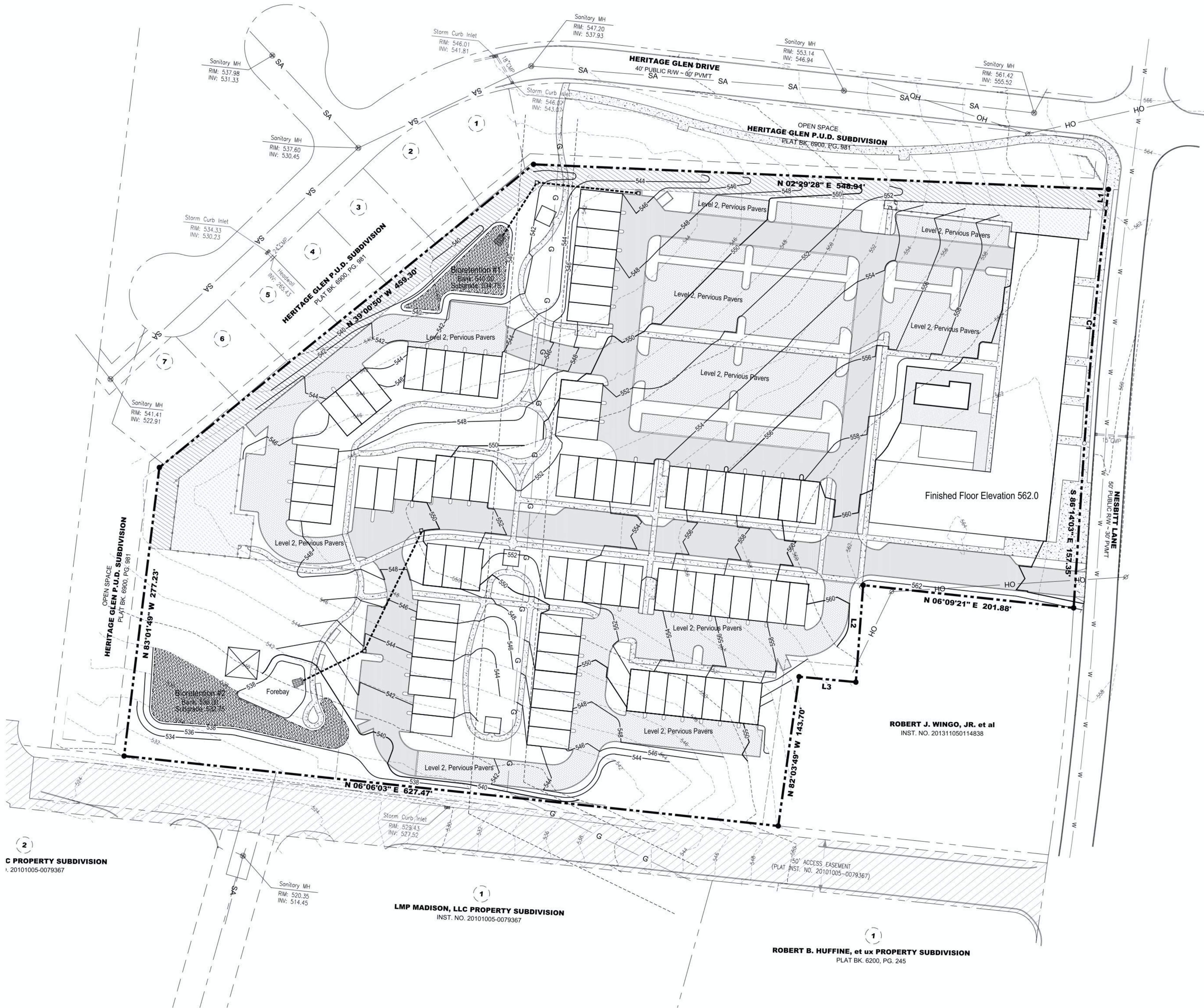
PRELIMINARY SP
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MADISON, TENNESSEE

JOB NO.: 22-816
DATE: 2023-01-17

SHEET:

C1.00

SITE LAYOUT & UTILITY PLAN



STANDARD NOTES

- 1) 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.
- 2) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0139H, DATED: APRIL 5, 2017.
- 3) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 4) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 5) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 6) 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).
- 7) 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.
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- 10) DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER. APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

EROSION CONTROL & GRADING NOTES

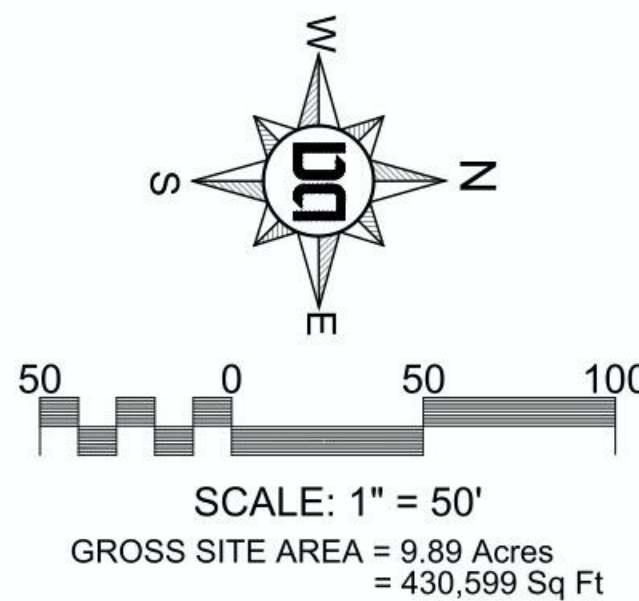
- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 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.
- 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 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 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 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 PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
- 16) EROSION CONTROL MEASURES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED. ONCE STABILIZATION IS ACHIEVED, ALL EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED PRIOR TO AS-BUILT APPROVAL.

EXISTING BASIN SUMMARY

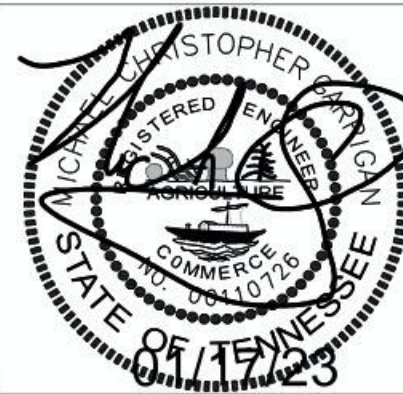
NORTH BASIN EXISTING:	0.58 Acres	CN = 79.0	Tc = 5 Minutes
NORTH BASIN PROPOSED:	0.20 Acres	CN = 87.6	Tc = 5 Minutes
WEST BASIN EXISTING:	5.33 Acres	CN = 79.0	Tc = 12.5 Minutes
WEST BASIN PROPOSED:	4.96 Acres	CN (Adj) = 71.5	Tc = 9.2 Minutes
EAST BASIN EXISTING:	3.98 Acres	CN = 79.0	Tc = 16.6 Minutes
EAST BASIN PROPOSED:	4.73 Acres	CN (Adj) = 67.8	Tc = 14.2 Minutes

WATER QUALITY SUMMARY

EXISTING	9.89 Acres	Rv = 0.200	% Removal = 80.0%
PROPOSED	9.89 Acres	Rv = 0.158	% Removal = 84.2 %



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166



PROJECT NUMBER:
2023SP-013-001

PRELIMINARY SP
253 NESBITT LANE
MADISON, TENNESSEE

JOB NO.: 22-816
DATE: 2023-01-17

SHEET:

C2.00

SITE GRADING & DRAINAGE PLAN