

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 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 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 AVRY BASED ON FIELD CONDITIONS.
7. COMPLY WITH THE MPW TRAFFIC ENGINEER, PROVIDE 2 WAY TRAVEL WAY ON ALLEY #1520 OR PROVIDE ACCESS OFF OF OBRVIAE WAY WITH ADEQUATE SIGHT DISTANCE
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. PUBLIC SOLID WASTE AND RECYCLING TO BE PROVIDED VIA PROVIDED DUMSTERS
10. IF SIDEWALKS ARE REQUIRED WITH THIS PROJECT THEY ARE TO BE SHOWN PER THE MCSPP AND PER MPW STANDARDS AND SPECIFICATIONS. SIDEWALKS ARE TO BE WITHIN DEDICATED RIGHT OF WAY.

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 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. SUBMITTAL OF AN AVAILABILITY STUDY IS REQUIRED BEFORE THE FINAL SP CAN BE REVIEWED. ONCE THIS STUDY HAS BEEN SUBMITTED, THE APPLICANT WILL NEED TO ADDRESS ANY OUTSTANDING ISSUES BROUGHT FORTH BY THE RESULTS OF THIS STUDY. A MINIMUM OF 30% WBS CAPACITY MUST BE PAID BEFORE ISSUANCE OF BUILDING PERMITS.

Nashville Department of Transportation

- 1. FINAL CONSTRUCTIONS PLANS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY NDOT.
2. FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON ACTUAL FIELD CONDITIONS, IN GENERAL.
3. FINAL CALLOUT ROADWAY SECTIONS, RAMP, SIDEWALKS, CURB & GUTTER, ETC. PER NDOT DETAIL STANDARDS.
4. NOTE: A PRIVATE HAULER WILL BE REQUIRED FOR WASTE/RECYCLE DISPOSAL.

Urban Forester/ Landscaping

- 1. ANY TREE WITH A DIAMETER AT BREAST HEIGHT (DBH) OF TWENTY-FOUR INCHES OR MORE, OR THAT QUALIFIES AS A HERITAGE TREE UNDER SECTION 17.28.065.A, SHALL BE SURVEY LOCATED AND DEPICTED ON THE FINAL SITE PLAN.
2. LANDSCAPING AND SCREENING PER SECTION 17.24 OF THE ZONING CODE WILL BE PROVIDED.
3. ON FINAL PLAN GIVE GENERAL DESCRIPTION OF TREE SPECIES AND RANGE OF SIZES WITHIN TREE MASSES. IDENTIFY AND NOTE ON PLAN LOCATION OF TREES 6" IN CALIPER OR LARGER WHICH ARE NOT WITHIN TREE MASSES WITH PROPOSED MEASURES TO PROTECT EXISTING VEGETATION TO BE RETAINED DURING SITE DEVELOPMENT.

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 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
1) 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 PLAN IS PRELIMINARY SPECIFIC PLAN ZONING APPROVAL TO PERMIT A MIXED-USE DEVELOPMENT INCLUDING UP TO 405 RESIDENTIAL 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 47037C0116H 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) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
10) SOLID WASTE PICKUP PLAN TO BE SUBMITTED WITH ANY FINAL SP AND APPROVED BY METRO PUBLIC WORKS. TRASH AND RECYCLING TO BE SERVED BY A PRIVATE HAULER
11) MINOR MODIFICATIONS TO THE REGULATORY 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 AND USES NOT OTHERWISE PERMITTED. ELIMINATE SPECIFIC CONDITIONS AND REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS EMACTING 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 RM4 AND MULA ZONING CODE.
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
15) UPON SUBMITTAL OF ANY FINAL DEVELOPMENT PLAN A MAILED NOTICE SHALL BE SENT TO ALL PROPERTY OWNERS WITHIN METRO PLANNINGS NOTIFICATION BOUNDARIES AND TO ANY PLANNING COMMISSION KNOWN NEIGHBORHOOD/ COMMUNITY GROUP
16) IN ALL NONRESIDENTIAL ZONING DISTRICTS EXCEPT OF, CF-NS, MUJ, MUJ-NS, MUJ-A, AND MUJ-A-NS, MANIPULATION OF THE NATURAL SLOPE SHALL RESULT IN EFFECTIVE IMPERVIOUS SURFACE RATIO (ISR) ADJUSTMENTS FOR THOSE PORTIONS DISTURBED AS SHOWN IN TABLE 17.28.030B. ALSO ADD TABLE 17.28.030B FROM THE ZONING ORDINANCE TO THE PLANS.
17) FINAL SITE PLAN APPROVAL SHALL BE ACCOMPANIED BY A GEOTECHNICAL REPORT: BOTH THE GEOTECHNICAL REPORT AND THE SITE PLAN SHALL BE CERTIFIED BY A QUALIFIED ENGINEER LICENSED IN THE STATE OF TENNESSEE. THE QUALIFYING ENGINEER SHALL CERTIFY THAT THE CONSTRUCTION TECHNIQUES PROPOSED ADEQUATELY MITIGATE ANY POTENTIAL SOIL HAZARDS IDENTIFIED BY THE REPORT
18) NO PORTION OF A BUILDING SHALL BE FURTHER THAN 500 FEET FROM A FIRE HYDRANT AS MEASURED VIA HARD SURFACE ROAD - NOT A DIRECT LINE FROM HYDRANT TO BUILDING
19) CLEARANCE FOR FIRE TRUCK ACCESS: 20 FEET OF UNOBSTRUCTED AREA MUST BE MAINTAINED ALONG ANY PUBLIC OR PRIVATE STREET, INCLUDING ANY ALLEY FOR FIRE TRUCK ACCESS, UNLESS STREET IS A DIVIDED ROAD
20) SIGHT DISTANCE MUST BE AS PER CURRENT EDITION OF AASHTO MANUAL
21) PORTIONS OF THE SITE CONTAINING LARGE CONTIGUOUS AREAS OF NATURAL SLOPES OF TWENTY-FIVE PERCENT OR GREATER SHALL BE PERMANENTLY MAINTAINED IN A NATURAL STATE. THE CLEARING OF TREES EXCEEDING EIGHT INCHES IN DIAMETER FROM THOSE NATURAL SLOPES SHALL BE MINIMIZED BY SENSITIVE CONSTRUCTION TECHNIQUES
22) FOR NATURAL SLOPES OF TWENTY PERCENT OR GREATER, APPROVAL OF A FINAL SITE PLAN SHALL BE BASED UPON A DEMONSTRATION THAT THE DEVELOPMENT PLAN MINIMIZES UNNECESSARY DISTURBANCE TO THOSE SLOPES IN THE PLACEMENT AND ORIENTATION OF BUILDING AND PARKING AREAS. ARCHITECTURAL AND ENGINEERING FEATURES WHICH REDUCE UNNECESSARY ENCROACHMENT ON STEEP SLOPES MAY INCLUDE, BUT ARE NOT LIMITED TO, THE USE OF RETAINING WALLS AND STRUCTURAL FOUNDATIONS TO RETURN TO NATURAL GRADE. THE USE OF RETAINING WALLS, RIP RAP OR HYDRAULICALLY APPLIED CONCRETE TO STABILIZE SLOPES ON NONRESIDENTIAL SITES SHALL BE SCREENED AS FOLLOWS:
I. WHEN ORIENTED TOWARDS A LOT OR PARCEL ZONED R AND R-A, RS AND RS-A OR RM, APPLY THE NEXT HIGHER LANDSCAPE BUFFER YARD STANDARD FROM SECTION 17.24.240, AND
II. WHEN ORIENTED TOWARDS A PUBLIC STREET, APPLY LANDSCAPE BUFFER YARD STANDARD B FROM SECTION 17.24.240.

GENERAL PLAN CONSISTENCY NOTE

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN THE PARKWOOD/ UNION HILL COMMUNITY PLAN. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS TRANSECT 3 NEIGHBORHOOD EVOLVING AND RURAL COUNTRYSIDE.

AS PROPOSED, THIS SP MEETS THE NEEDS OF THE SUBURBAN NEIGHBORHOOD EVOLVING POLICY MY PROVIDING A MIXTURE OF HOUSING TYPES, SOME OF WHICH ARE LACKING IN THE AREA. THE SP ALSO PROVIDED A LEVEL OF COMMUNITY WALKABILITY AND RECREATION. ADDITIONALLY THIS SP ADDS REQUIREMENTS PRESERVATION OF THE OPEN SPACE AND HILLSIDE SLOPES THAT MARK THE BEGINNING OF THE RURAL POLICY. A SMALL AREA OF MIXED USE IS PROVIDED AS A TRANSITION FROM ADJACENT MORE INTENSE USES AND TO PROVIDE WALKABLE BENEFITS TO THE COMMUNITY

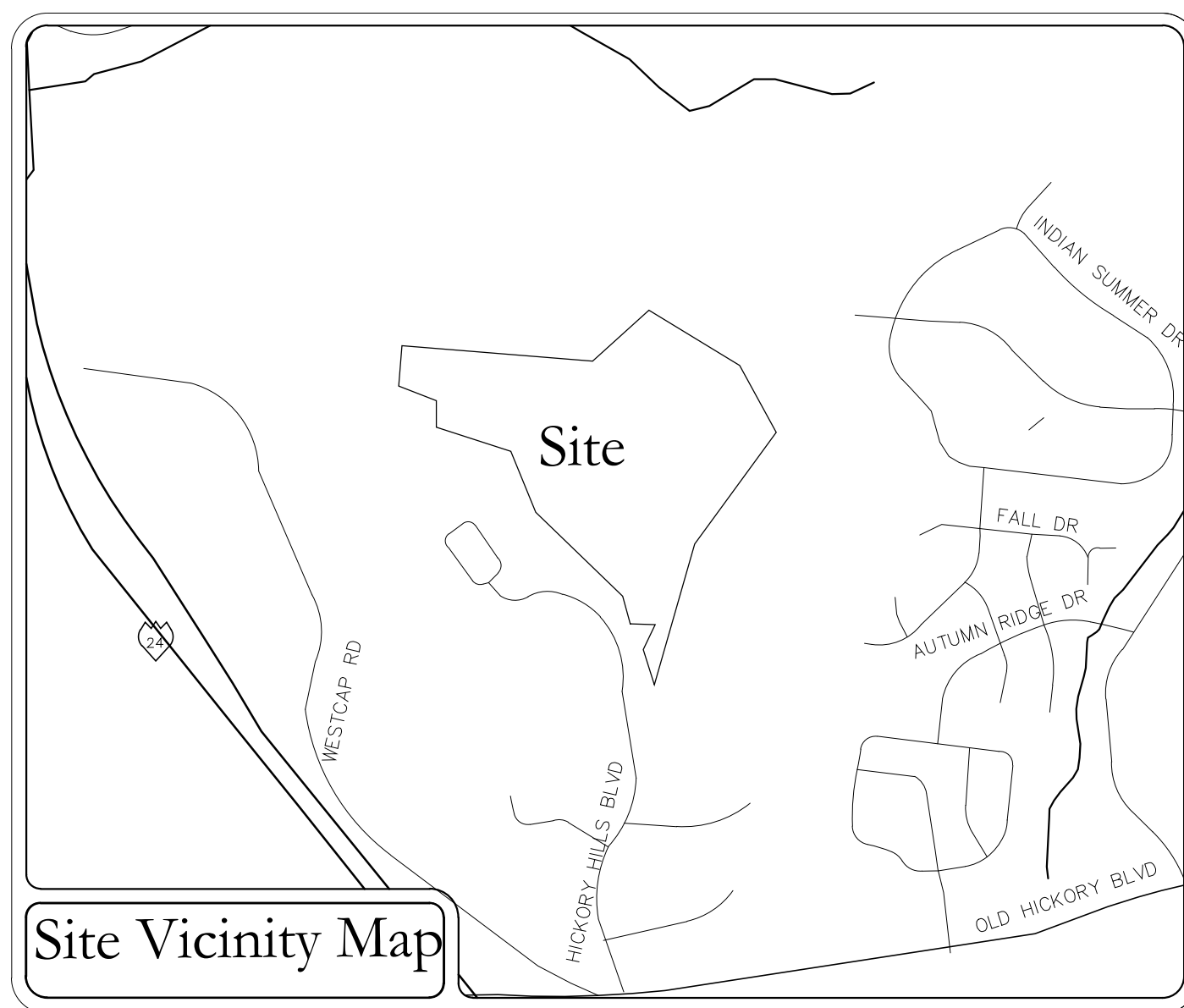
ARCHITECTUAL NOTES (FOR RESIDENTIAL TOWNHOMES)

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. IF PROVIDED, PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.

MIXED USE AND MULTIFAMILY APARTMENTS

MIXED USE BUILDING AND HILLTOP MULTIFAMILY APARTMENT FINAL SITE CONSTRUCTION PLANS AND BUILDING PLANS ARE TO INCLUDE RECOMMENDATIONS BY A GEOTECHNICAL ENGINEER TO INSURE PROPER DESIGN AND CONSTRUCTION METHODS IN AREAS ADJACENT TO STEEP SLOPES



SPECIFIC PLAN DEVELOPMENT SUMMARY table with columns for USE, PROPERTY ZONING, RESIDENTIAL PHASE OF SITE, NUMBER OF RESIDENTIAL UNITS/DENSITY, TOTAL BUILDING FLOOR AREA, FAR, etc.

DEVELOPMENT SUMMARY table with sections for Property Information, Council District 3, Owners of Record, and Civil Engineer information.

Project to be Completed in Two or More Phases

Stormwater Notes

- 1. ANY DEVELOPMENT WITHIN THIS REGULATORY SP IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY.
2. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS A WATER VARIOUS QUANTITY/QUALITY BNPS ARE PROPOSED. DESIGN OF THESE FEATURES WILL BE PROVIDED DURING THE FINAL SP PROCESS.
3. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.
4. IF DEVELOPMENT PHASES WITHIN THIS REGULATORY SP EXCEEDS 1 ACRE AN NOI WILL BE REQUIRED TO BE SUBMITTED TO TDEC DURING FINAL SP PROCESS. 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.
5. ADD PRELIMINARY NOTE TO PLANS: "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.



REV 10/6/22
REV 3/28/23

Hickory Hills Retreat SP

Davidson County, Tennessee
Case No. 2022SP-063-001

Sheet Schedule

- C1.0 Notes & Project Standards
C2.0 Existing Conditions
C3.0 Slopes and Soils
C4.0 SP Layout
C5.0 Enlarged View

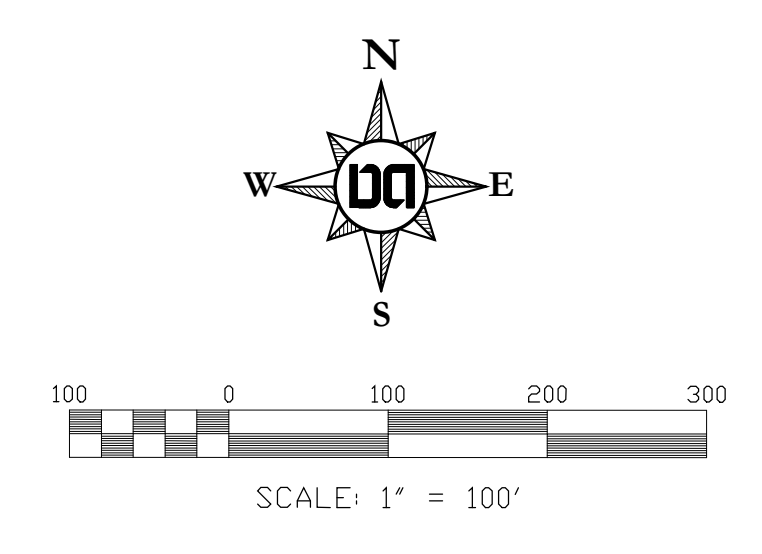
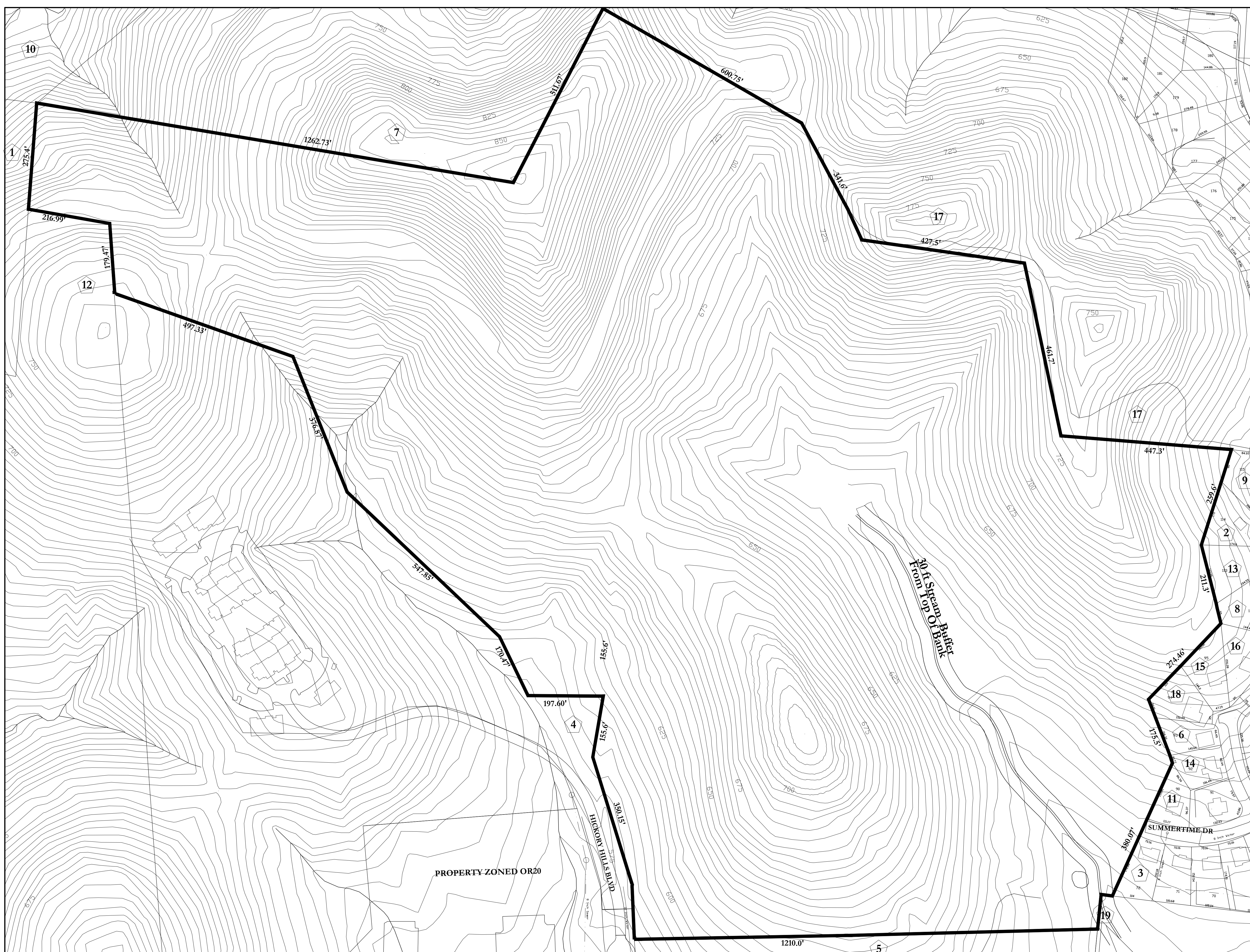


Case No. 2022SP-063-001

C1.0

REVISIONS:
DATE:
SCALE:
JOB NUMBER:

Hickory Hills Retreat SP



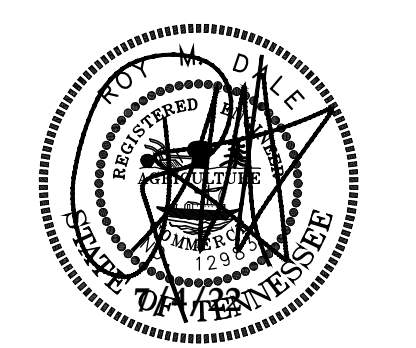
DEVELOPMENT SUMMARY

Property Information
 Map 31 Parcels 67 & 152
 92.62 Acres

Council District 3 (Jennifer Gamble)

Owners of Record
 Star Land Company
 Ardavan Afrahteh
 798 Old Hickory Blvd
 Brentwood, TN 37027

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



REV 10/6/22
 REV 3/28/23

REVISIONS: xxxxxxx
 DATE: xxxxxxx
 SCALE: xxxxxxx
 JOB NUMBER: xxxxxxx

Hickory Hills Retreat SP

ADD ADJACENT PROPERTY TO THE SOUTHEAST TO THE NEIGHBORING PROPERTY TABLE ON SHEET C2.0.
 ADD

Existing Conditions

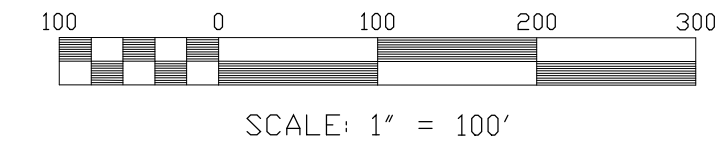
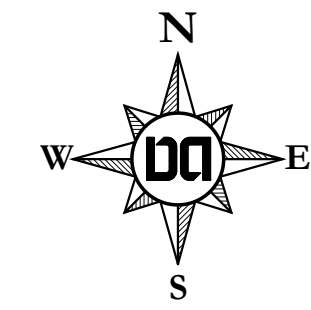
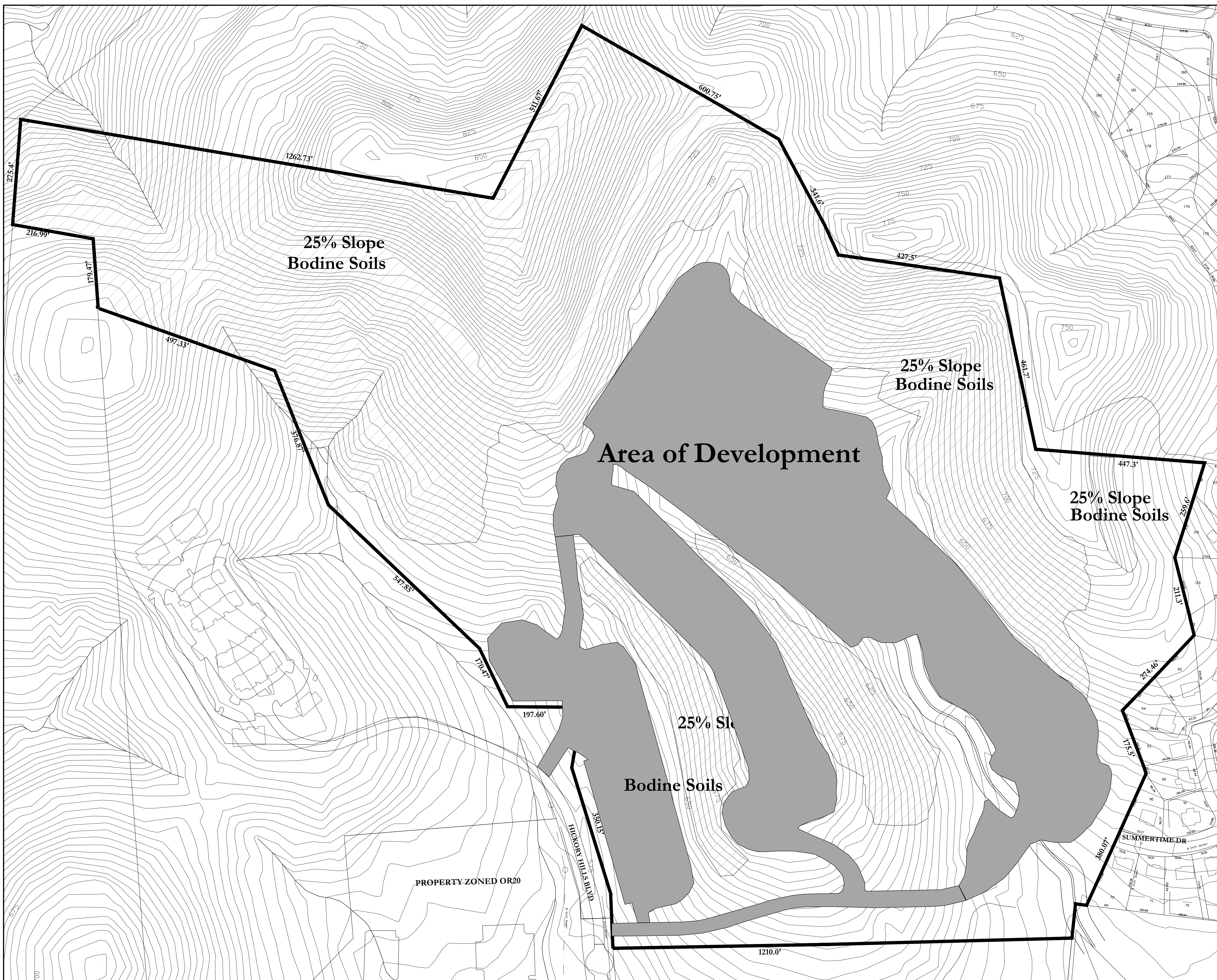
Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

Case No. 2022SP-063-001

C2.0

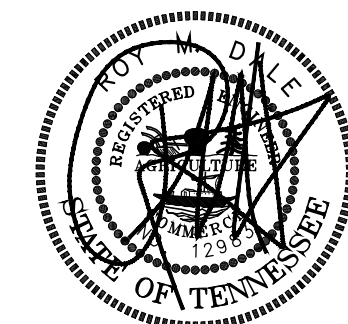
516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166

2 OF 5



REVISIONS: xxxxxxxx
 DATE: xxxxxxxx
 SCALE: xxxxxxxx
 JOB NUMBER: xxxxxxxx

DEVELOPMENT SUMMARY
 Property Information
 Map 31 Parcels 67 & 152
 92.62 Acres
 Council District 3 (Jennifer Gamble)
 Owners of Record
 Ardavan Afrakhteh
 798 Old Hickory Blvd
 Brentwood, TN 37027
 Civil Engineer
 Dale and Associates
 516 Heather Place
 Nashville, Tennessee 37204
 Contact: Roy Dale, PE
 Phone: 615-297-5166
 Email: roy@daleandassociates.net



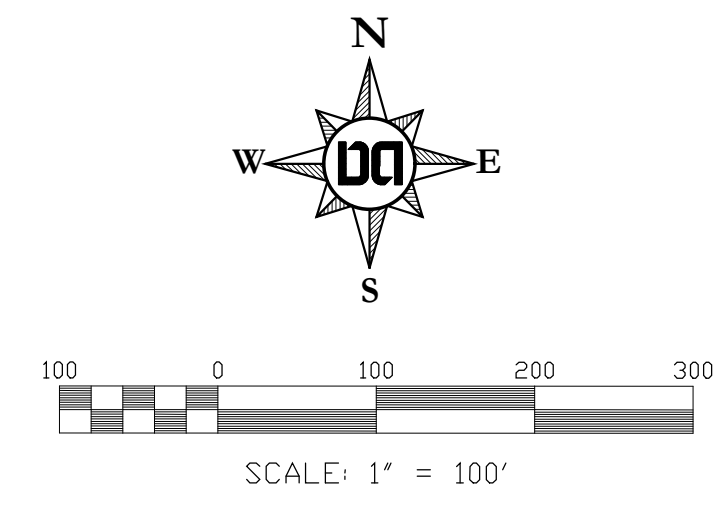
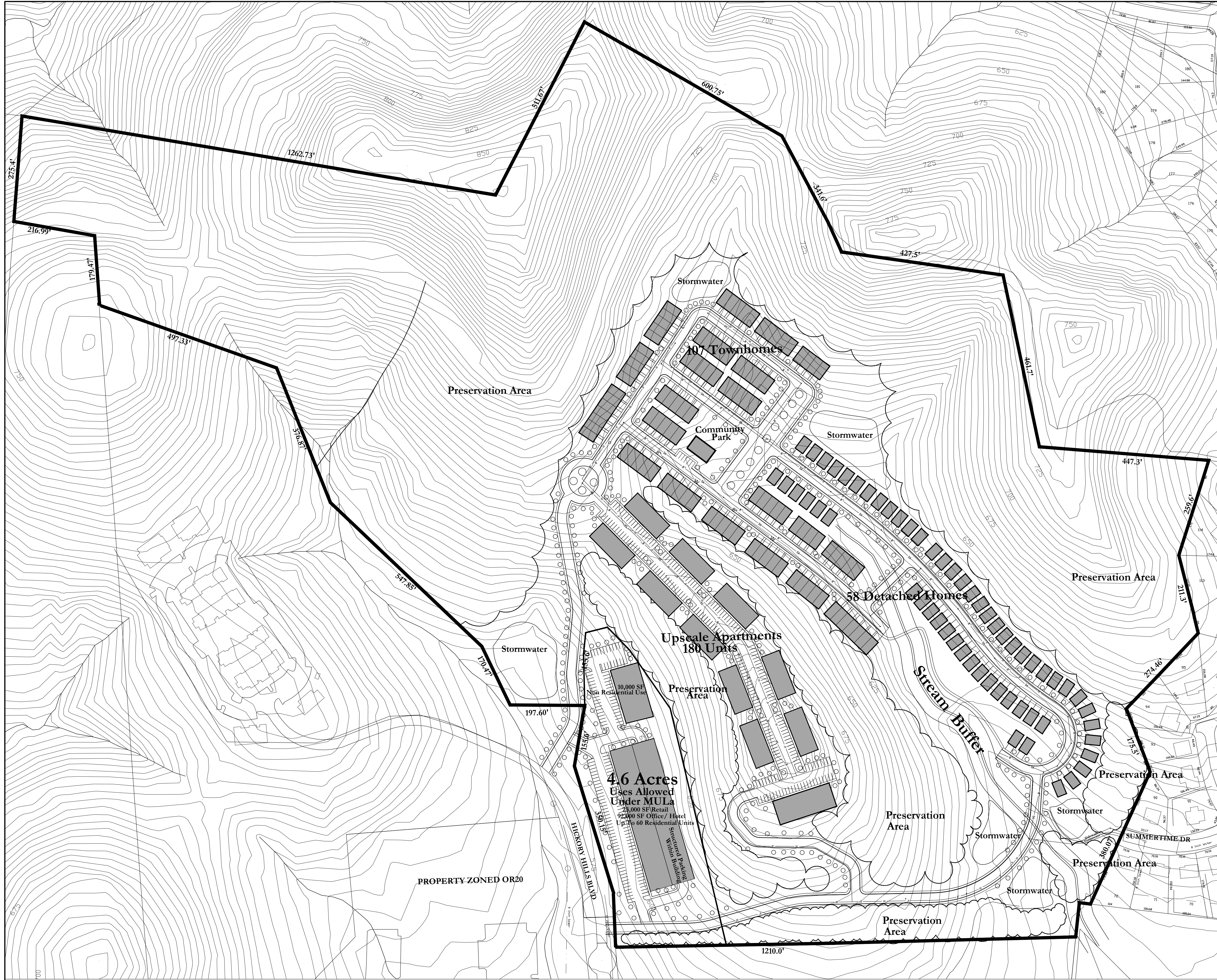
7/4/22
 REV 10/6/22
 REV 3/28/23

Hickory Hills Retreat SP

Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying
 Case No. 2022SP-063-001

C3.0
 3 OF 5

Slopes and Soils



REVISIONS: xxxxxxxx
 DATE: xxxxxxxx
 SCALE: xxxxxxxx
 JOB NUMBER: xxxxxxxx

SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY AND MIXED USE
PROPERTY ZONING	R10 SURROUNDING ZONING AR2a, R20, R15, RS10, RES PUD, AND SP
TOTAL PROPERTY SIZE	92.62 ACRES
RESIDENTIAL PHASE OF SITE	88.82 ACRES
NUMBER OF RESIDENTIAL UNITS/DENSITY	345 TOTAL UNITS ON 88.02 ACRES (3.92 UN/AC)
TOTAL BUILDING FLOOR AREA RESIDENTIAL	767,000 SF
FAR	0.2
ISR	0.30
STREET YARD SETBACK	20' MEASURED FROM RIGHT OF WAY
SIDE YARD SITE PERIMETER	15'
REAR YARD SITE PERIMETER	20'
HEIGHT STANDARDS	3 STORES MAX. IN 46 FEET (MEASURED TO TOP OF ROOF) DETACHED HOMES TO BE NO GREATER THAN 2.5 STORES
MIXED USE PHASE OF SITE	4.6 ACRES ALL USES ALLOWED UNDER MULA INCLUDING UP TO 60 RESIDENTIAL UNITS
TOTAL BUILDING FLOOR AREA	175,000 SF
FAR	1.0
ISR	0.8
STREET YARD SETBACK	20' MEASURED FROM RIGHT OF WAY
SIDE YARD SITE PERIMETER	15'
REAR YARD SITE PERIMETER	20'
HEIGHT STANDARDS	4 STORES MAX. IN 60 FEET (MEASURED TO TOP OF ROOF)
PARKING AND ACCESS	TWO ACCESS POINTS FROM HICKORY HILLS BLVD
RAMP LOCATION AND NUMBER	
REQUIRED PARKING	PER METRO CODE

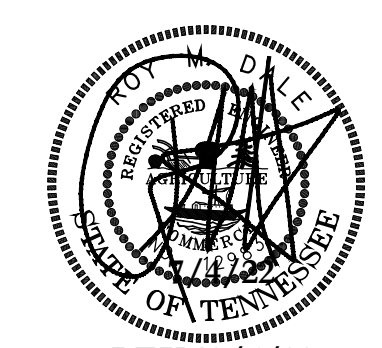
DEVELOPMENT SUMMARY

Property Information
 Map 31 Parcels 67 & 152
 92.62 Acres

Council District 3 (Jennifer Gamble)

Owners of Record
 Star Land Company
 Ardavan Afrakhteh
 786 Old Hickory Blvd
 Brentwood, TN 37027

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



REV 10/6/22
 REV 3/28/23

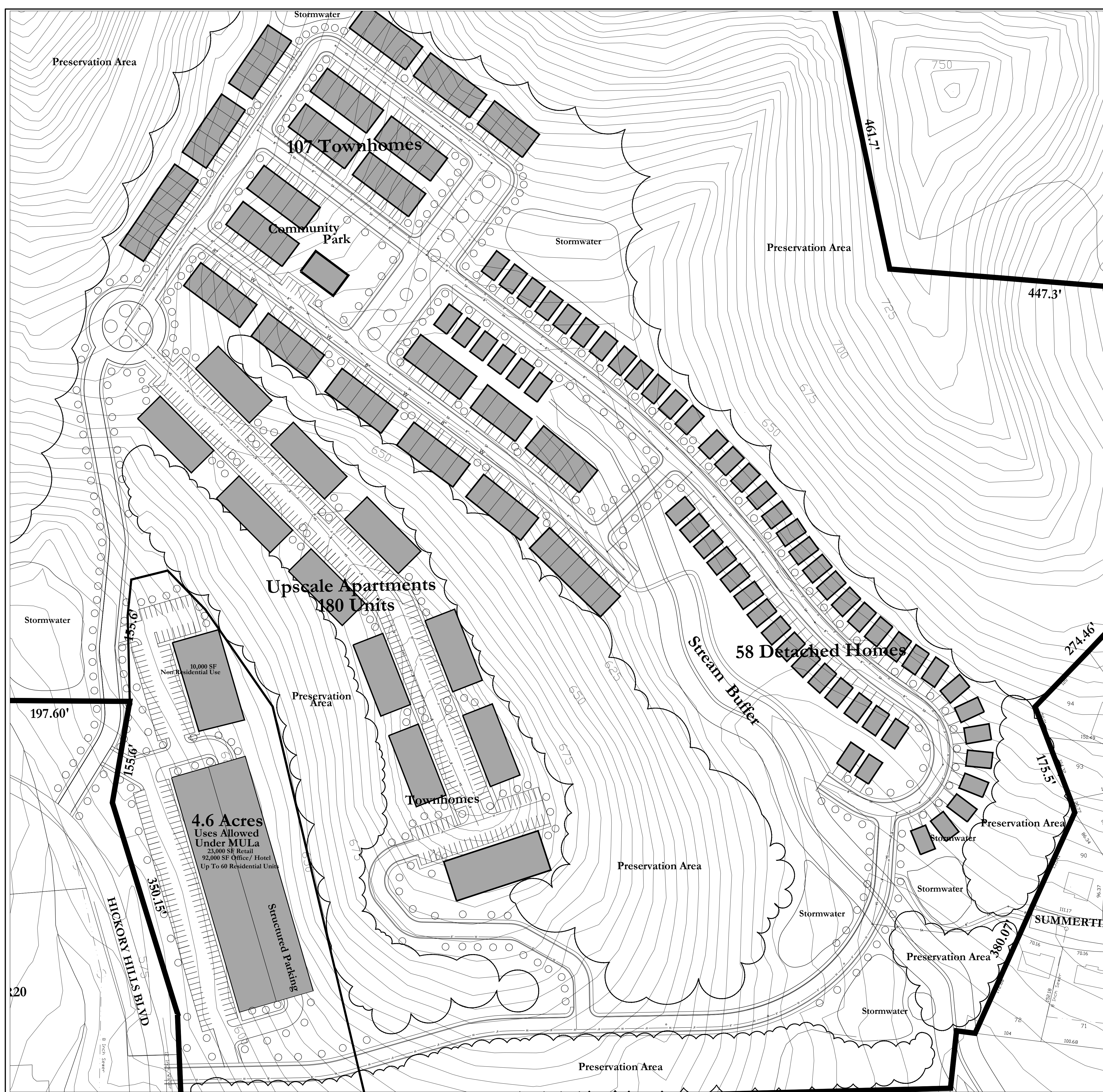
Hickory Hills Retreat SP

Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

Case No. 2022SP-063-001

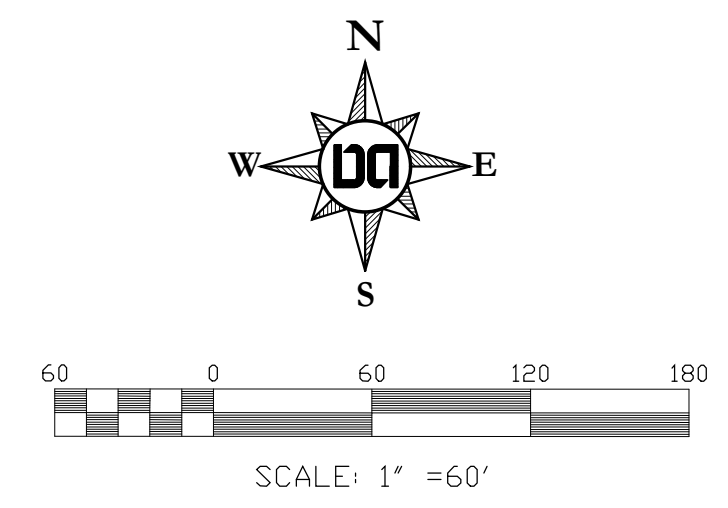
C4.0

SP Layout



SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY AND MIXED USE
PROPERTY ZONING	R10
SURROUNDING ZONING	AR20, R20, R15, R510, RES PLD, AND SP
TOTAL PROPERTY SIZE	92.62 ACRES
RESIDENTIAL PHASE OF SITE	88.42 ACRES
NUMBER OF RESIDENTIAL UNITS/DENSITY	345 TOTAL UNITS ON 88.02 ACRES (3.92 UN/AC)
TOTAL BUILDING FLOOR AREA RESIDENTIAL	767,000 SF
FAR	0.2
ISR	0.30
STREET YARD SETBACK	20' MEASURED FROM RIGHT OF WAY
SIDE YARD SITE PERMETER	15'
REAR YARD SITE PERMETER	20'
HEIGHT STANDARDS	3 STORES MAX. IN 46 FEET (MEASURED TO TOP OF ROOF) DETACHED HOMES TO BE NO GREATER THAN 2.5 STORES
MIXED USE PHASE OF SITE	4.6 ACRES ALL USES ALLOWED UNDER MULA INCLUDING UP TO 60 RESIDENTIAL UNITS
TOTAL BUILDING FLOOR AREA	175,000 SF
FAR	1.0
ISR	0.8
STREET YARD SETBACK	20' MEASURED FROM RIGHT OF WAY
SIDE YARD SITE PERMETER	15'
REAR YARD SITE PERMETER	20'
HEIGHT STANDARDS	4 STORES MAX. IN 60 FEET (MEASURED TO TOP OF ROOF)
PARKING AND ACCESS	TWO ACCESS POINTS FROM HICKORY HILLS BLVD
RAMP LOCATION AND NUMBER	
REQUIRED PARKING	PER METRO CODE



DEVELOPMENT SUMMARY

Property Information
Map 31 Parcels 67 & 152
92.62 Acres
Council District 3 (Jennifer Gamble)

Owners of Record
Star Land Company
Ardayan Afrakteh
708 Old Hickory Blvd
Brentwood, TN 37027

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



REV 10/6/22
REV 3/28/23

REVISIONS: xxxxxxx
DATE: xxxxxxx
SCALE: xxxxxx
JOB NUMBER: xxxxxx

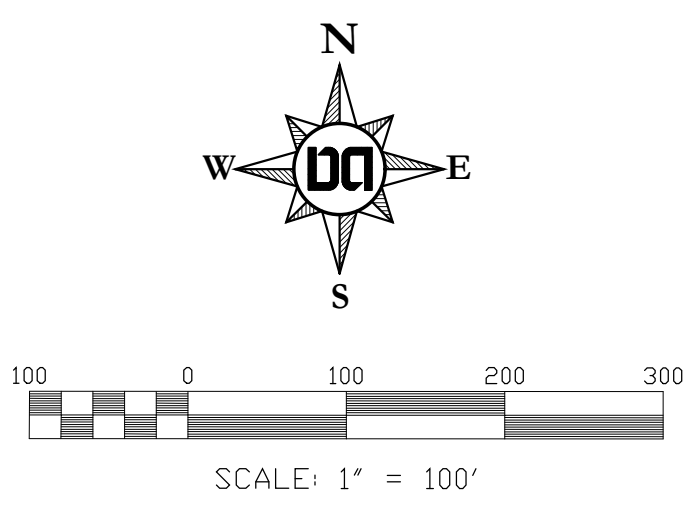
Hickory Hills Retreat SP

Enlarged View

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

Case No. 2022SP-063-001
C5.0
5 OF 5

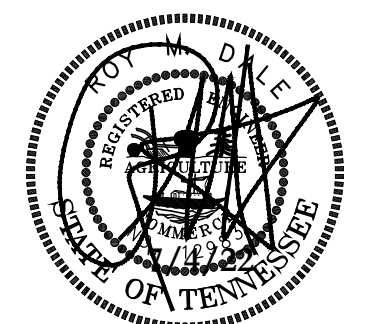
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



REVISIONS: xxxxxx
 DATE: xxxxxx
 SCALE: xxxxxx
 JOB NUMBER: xxxxxx

SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY AND MIXED USE
PROPERTY ZONING	R10
TOTAL PROPERTY SIZE	92.62 ACRES
RESIDENTIAL PHASE OF SITE	88.02 ACRES
NUMBER OF RESIDENTIAL UNITS/DENSITY	345 TOTAL UNITS ON 88.02 ACRES (3.92 UN/AC)
TOTAL BUILDING FLOOR AREA RESIDENTIAL	767,000 SF
FAR	0.2
FSR	0.30
STREET YARD SETBACK	20' MEASURED FROM RIGHT OF WAY
SIDE YARD SITE PERMETER	15'
REAR YARD SITE PERMETER	20'
HEIGHT STANDARDS	3 STORES MAX. IN 46 FEET (MEASURED TO TOP OF ROOF) DETACHED HOMES TO BE NO GREATER THAN 2.5 STORES
MIXED USE PHASE OF SITE	4.6 ACRES ALL USES ALLOWED UNDER MULA EXCEPTING UP TO 60 RESIDENTIAL UNITS
TOTAL BUILDING FLOOR AREA	175,000 SF
FAR	1.0
FSR	0.8
STREET YARD SETBACK	20' MEASURED FROM RIGHT OF WAY
SIDE YARD SITE PERMETER	15'
REAR YARD SITE PERMETER	20'
HEIGHT STANDARDS	4 STORES MAX. IN 60 FEET (MEASURED TO TOP OF ROOF)
PARKING AND ACCESS	TWO ACCESS POINTS FROM HICKORY HILLS BLVD
REQUIRED PARKING	PER METRO CODE

DEVELOPMENT SUMMARY
 Property Information
 Map 31 Parcels 67 & 152
 92.62 Acres
 Council District 3 (Jennifer Gamble)
 Owners of Record
 Star Land Company
 Ardavan Alraiehi
 788 Old Hickory Blvd
 Brentwood, TN 37027
 Civil Engineer
 Dale and Associates
 516 Heather Place
 Nashville, Tennessee 37204
 Contact: Roy Dale, PE
 Phone: 615-297-5166
 Email: roy@daleandassociates.net



REV 10/6/22
 REV 3/28/23

Table 17.28.03B
 SLOPE ADJUSTMENT IN NONRESIDENTIAL DISTRICTS

Natural Slope (%)	Standard SRA	Adjustment Factor	Effective SRA
< 15%	Table 17.12.020C	1.0	Effective SRA
15 - 20%	Table 17.12.020C	0.66	Effective SRA
20 - 25%	Table 17.12.020C	0.33	Effective SRA
25% +	Table 17.12.020C	0.0	0

SP Layout Without Contours

Hickory Hills Retreat SP

Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying
 Case No. 2022SP-063-001
C4.0a
 4 OF 5

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