

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 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 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.
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- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
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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. 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.

Planned Unit Development Approval

Preliminary Final Amendment

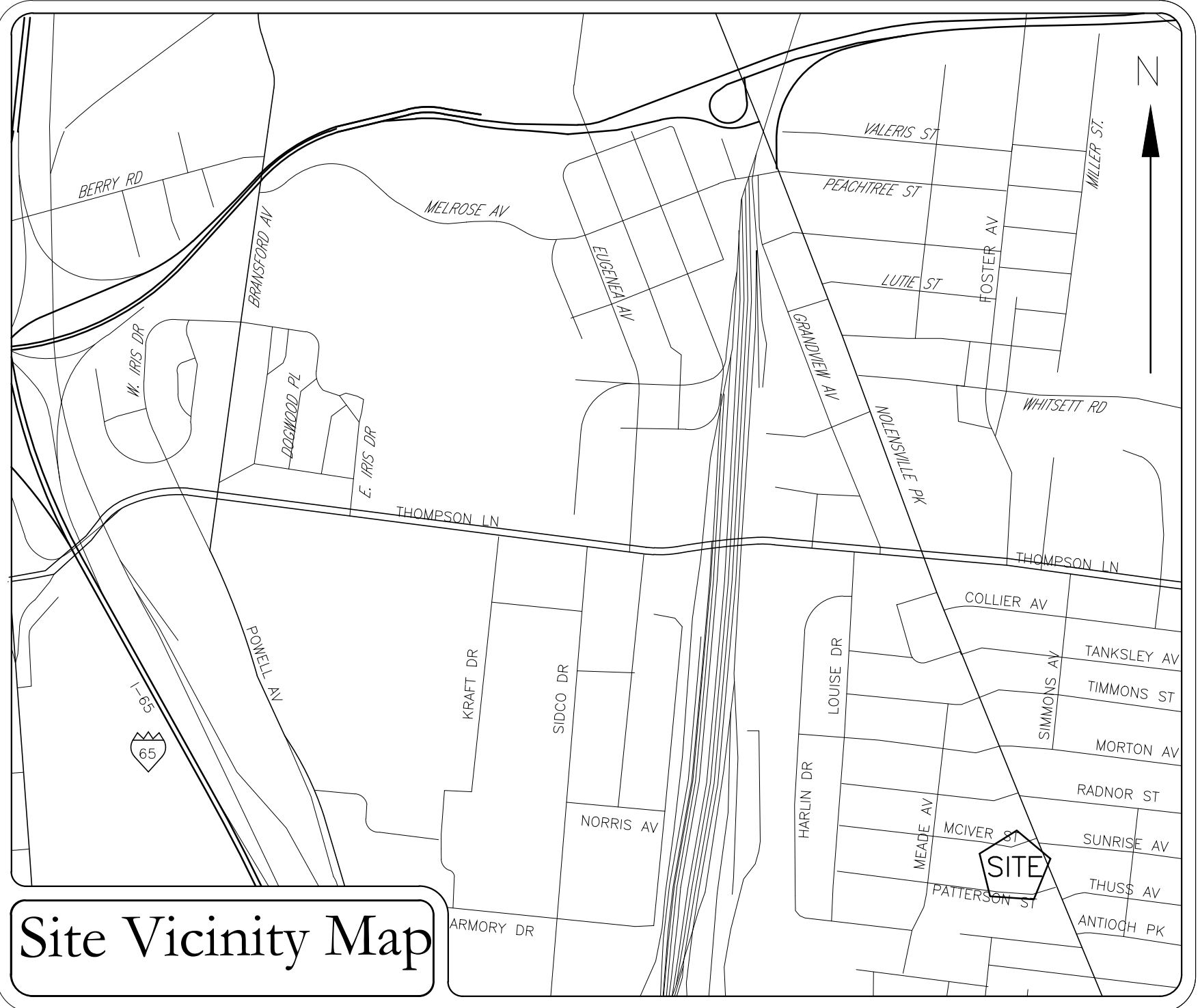
Full Conditional

Council Bill No. _____
MPC Date 10/24/2024
Admin. Date _____

By **JIS**
METROPOLITAN PLANNING COMMISSION

PUD REVISION NOTES

- 1) THE PURPOSE OF THIS PUD AMENDMENT IS TO ADD A BUILDING FOR CAR DETAILING OVER EXISTING CONCRETE PAD, THERE IS TO BE NO GRADING OR ADDITION TO ANY IMPERVIOUS SURFACE. SITE TO REMAIN AS IS. CAR DETAILING WILL OCCUR WITHIN A 40 FOOT DEEP BY 80 LONG BUILDING, WITH NO VEHICLE REPAIRS PER THE APPROVED PLANNED UNIT DEVELOPMENT AND NOTED IN COUNCIL BILL 2005-688
- 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 47037C0376H DATED APRIL 5, 2017.
- 4) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 5) 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).
- 6) 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.
- 7) 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/>
- 8) LANDSCAPING TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.



CURRENT/PROPOSED DEVELOPMENT SUMMARY	
USE	USED AUTO SALES
CURRENT ZONING	PLANNED UNIT DEVELOPEMNT (CS)
TOTAL PROPERTY SIZE	1.1 ACRES
TOTAL BUILDING FLOOR AREA	2,500 SF
TOTAL BUILDING PROPOSED FLOOR AREA	5,700 SF
FAR EXIST/ PROPOSED	0.052/0.12
ISR	0.80
STREET YARD SETBACK:	90 FT NOLENSVILLE PK/ 45 FEET MCIVER STREET
SIDE YARD	5'
REAR YARD	20'
HEIGHT STANDARDS	2 STORIES MAX. IN 30 FT (MEASURED TO HIGHEST POINT ON ROOF)
PARKING AND ACCESS	
RAMP LOCATION	EXIST ONE POINT OF ACCESS NOLENSVILLE PK / ONE POINT ON MCIVER ST
EXISTING PARKING	20 EMPLOYEE SPACES 59 DISPLAY SPACES

Current Planned Unit Development Requirements

The business activity on the premises shall be limited to the sale of automobiles, motorcycles, and boats. The sales of any other goods or services relating to the engine and/or body repair of automobiles or other vehicles shall be prohibited. All vehicles offered for sale shall be roadworthy and capable of turnkey starting and driving upon inspection. No wrecked vehicles shall be kept on premises or off premises in the near vicinity. No painting or body repair to any vehicle shall be allowed on the premises. No engine repair shall be allowed on premises. Permanent masonry fencing along Ms. Berryhill's property line (western Boundary) shall be where the exiting wooden fence is located. This requirement is in keeping with the final ruling in Davidson County Chancery Court in *Smith vs. Berryhill*, Docket No. 86-1786-I wherein Chancellor Irwin Kilcrease determined that the property to the west of the old existing fence line was actually property of Mr. And Mrs. Berryhill, regardless of the surveys presented in Court to the contrary. This requirement regarding the placement of the masonry fence shall inure to the benefit of all successors in interest to Ms. Berryhill's real property. Absolutely no razor or barbwire to be used upon the premises. Fencing along the perimeter abutting currently zoned residential properties shall consist of an 8-foot tall masonry wall built of either brick or split faced block with the decorative side facing the residential side of the abutting property owners. This wall shall be maintained by the property owner in good and attractive condition, and free of graffiti. Landscaping shall be installed and maintained as required by the Metropolitan Code of Laws and the Urban Forester. Low lux lighting shall be used and positioned so as not to shine into the residences on McIver and Patterson. Dumpster shall be emptied between the hours of 7 a.m. and 7 p.m. only. A Final Landscaping plan shall be submitted as part of the Final PUD approval.

No vehicles belonging to owner or customers or employees shall be parked along the perimeter of the business on McIver and through the adoption of this PUD, the owner agrees not to object to any placement of "No Parking" signs by Metro along those areas. The property owner agrees that vehicles shall not be test driven at any time in the residential neighborhoods surrounding the premises. All test-driving shall be done on Nolensville Pike. No signage shall be allowed other than that currently in existence and is located upon the brick building. One small freestanding sign is allowed near the street, not to exceed 6 foot by 8 foot in size. The Low Lux lighting requirement also applies to signage lighting. Absolutely no billboards shall be allowed. Customer parking shall be marked "customer only" on the interior pavement and shall consist of at least 20 parking places. No music shall be placed upon the premises that can be heard beyond the perimeter of the property. All of the exterior premises, other than landscaped areas and the existing building, shall be paved. The Metropolitan applicant acknowledges that the installation of sidewalks along McIver Street may be required by the Metropolitan Code of Laws at the time of final PUD approval. The area currently zoned residential shall not be used for any reason until a final approval is obtained by the Planning Commission as to the satisfaction of the conditions herein. The failure to abide by the conditions in this document shall result in a revocation of the use and occupancy permit for the premises.

DEVELOPMENT SUMMARY

Property Information
3101 Nolensville Pike
Nashville, TN 37211
Map 133-01 Parcel 103
1.1 Acres

Council District 16 (Welsh)

Owner of Record/Developer
Peter Zadd
PNE Investments
3101 Nolensville Pike
Nashville, TN 37211

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

NDOT /TRAFFIC AND PARKING

- 1) Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. Repair/replace any damage to public infrastructure in ROW, during construction on car/detailing area onsite.
- 2) Stripe in a crosswalk across McIver Street at its intersection with Nolensville Pike.

Project to be Completed In One Phases

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 Hobson Pike 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 A.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.

Planned Unit Development - Amendment

3101 Nolensville Pike

Being Parcel 103 on Tax Map 133-01
Davidson County, Tennessee
2005P-009-002
Council Bill 2005-688

Sheet Schedule

- C1.0 Notes & Project Standards**
- C2.0 Existing Conditions**
- C3.0 Proposed Improvements**

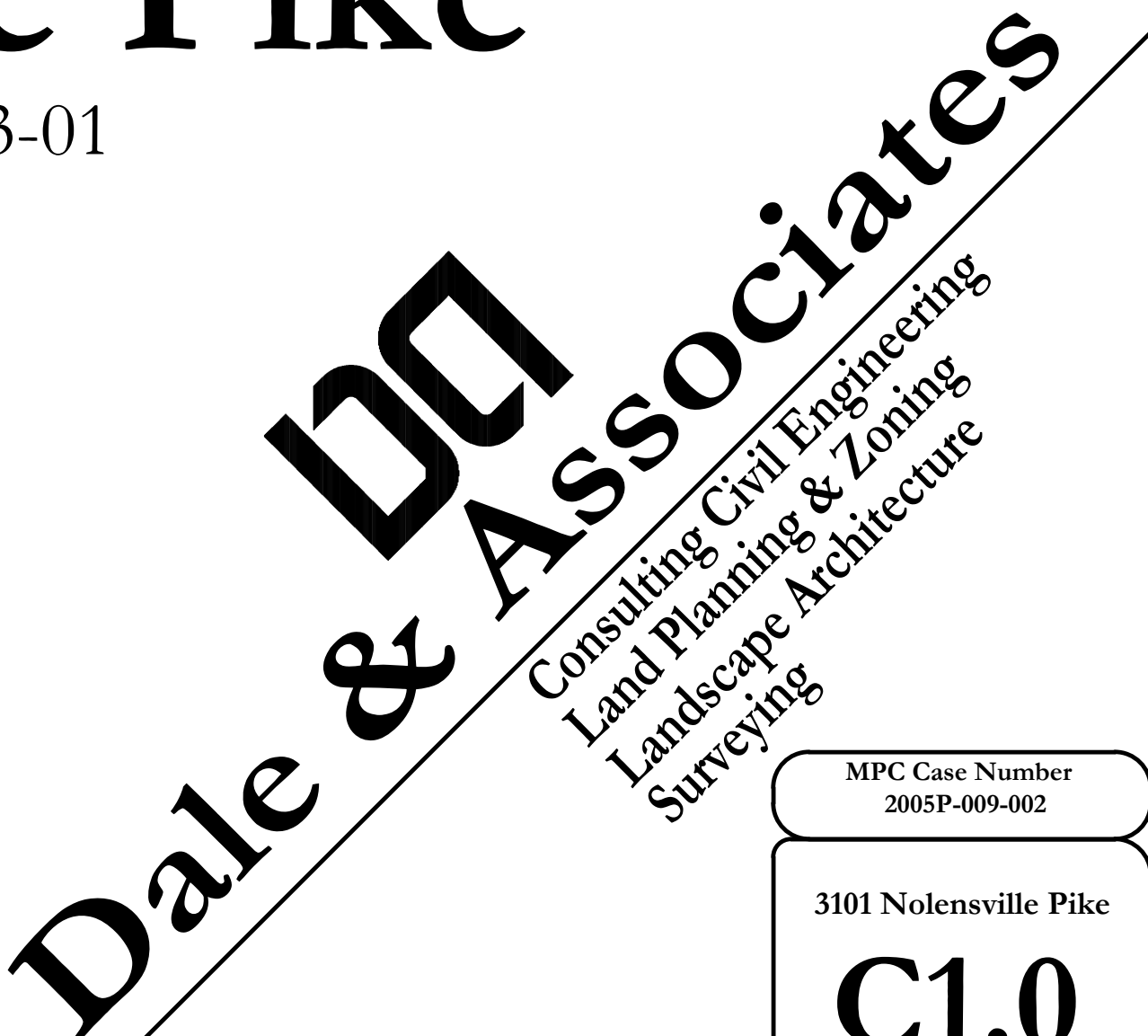
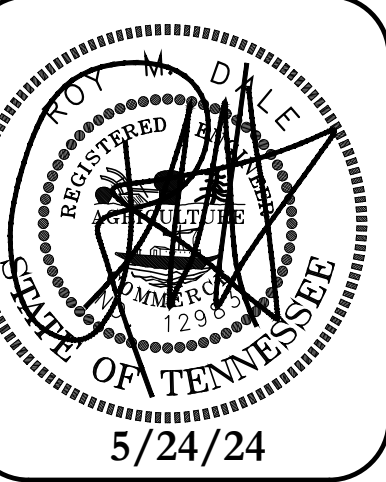
Notes & Project Standards



REVISIONS:

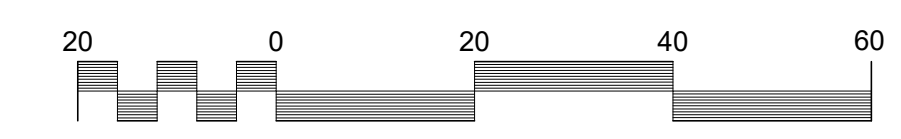
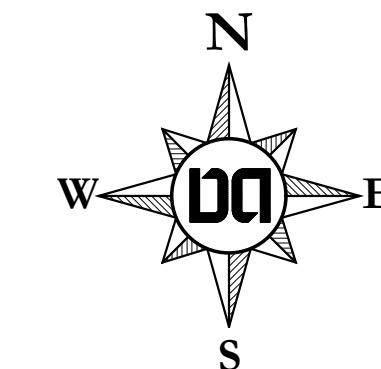
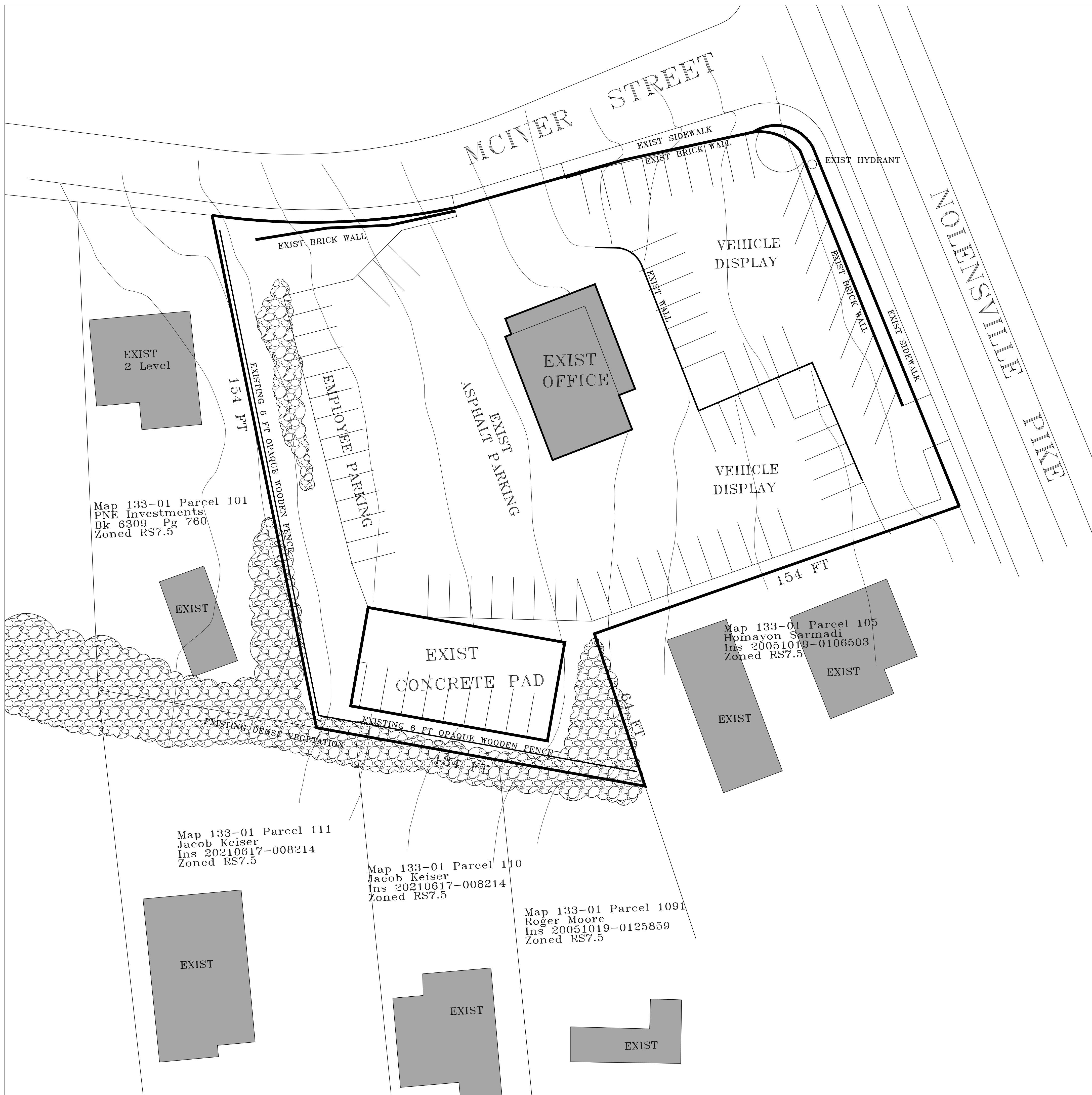
Preparation Date:

3101 Nolensville Pike
Revision To
Planned Unit Development
Being Parcel 103 on Tax Map 133-01
Nashville, Davidson County, Tennessee



MPC Case Number
2005P-009-002

3101 Nolensville Pike
C1.0
Sheet 1 of 3



Scale 1" = 20'

BOUNDARY AND TOPO DATA PER METRO GIS

EROSION CONTROL & GRADING NOTES

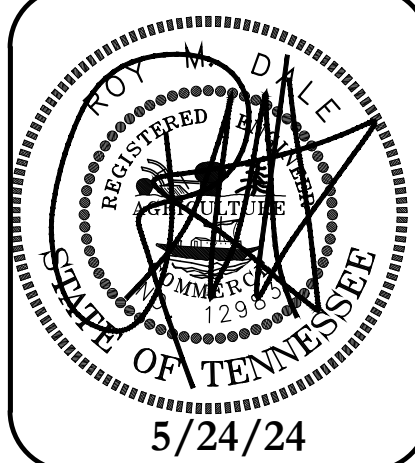
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REVISIONS:

Preparation Date:

3101 Nolensville Pike
 Amendment To
 Planned Unit Development
 Being Parcel 103 on Tax Map 133-01
 Nashville, Davidson County, Tennessee



DEVELOPMENT SUMMARY

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 Nashville, TN 37211
 Map 133-01 Parcel 103
 1.1 Acres

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 Contact: Roy Dale, PE
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Existing
 Conditions

Dale & DD
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying Architecture

MPC Case Number
 2005P-009-002

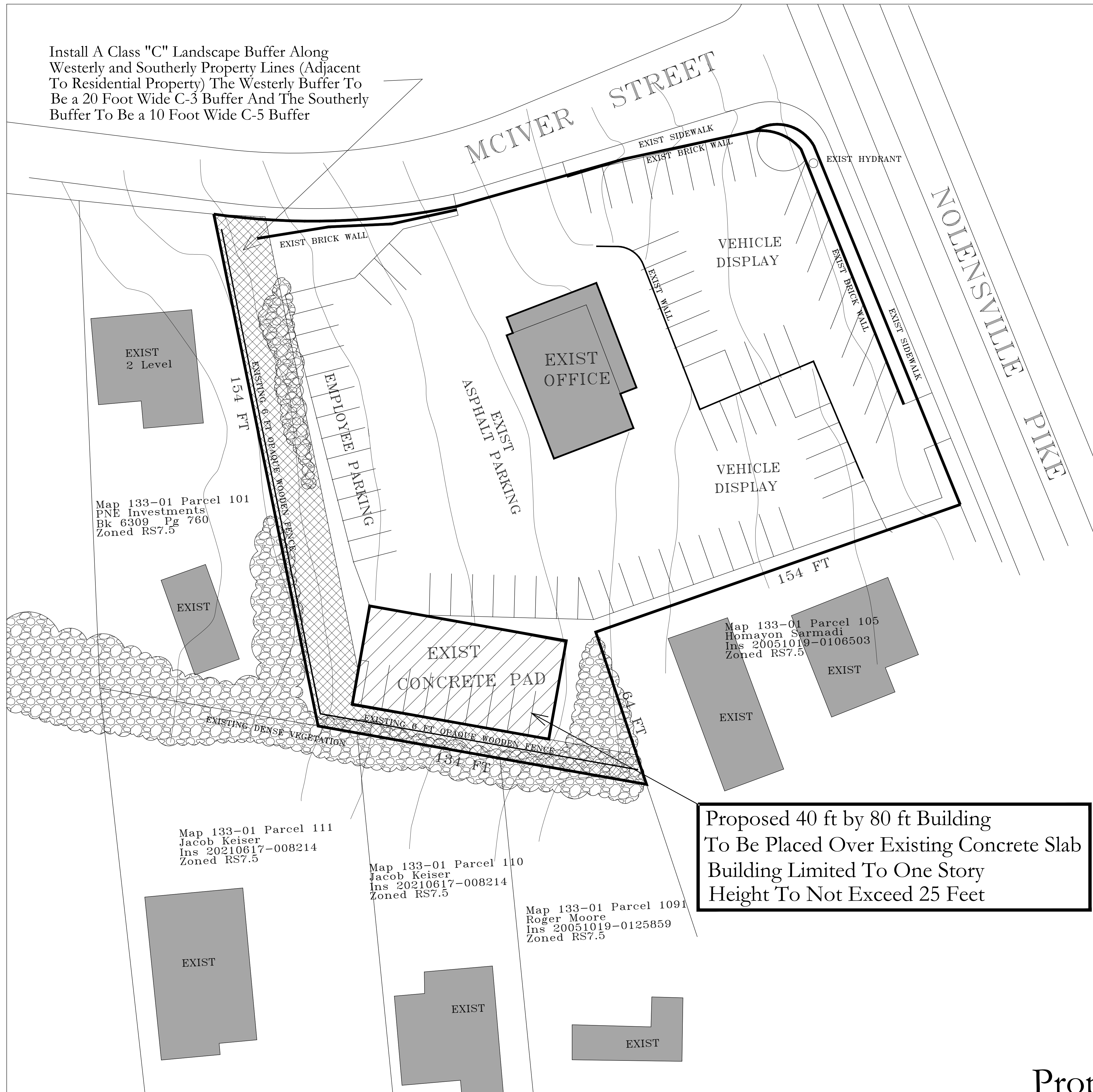
3101 Nolensville Pike

C2.0

Sheet 2 of 3

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

Install A Class "C" Landscape Buffer Along Westerly and Southerly Property Lines (Adjacent To Residential Property) The Westerly Buffer To Be a 20 Foot Wide C-3 Buffer And The Southerly Buffer To Be a 10 Foot Wide C-5 Buffer



Proposed 40 ft by 80 ft Building To Be Placed Over Existing Concrete Slab Building Limited To One Story Height To Not Exceed 25 Feet

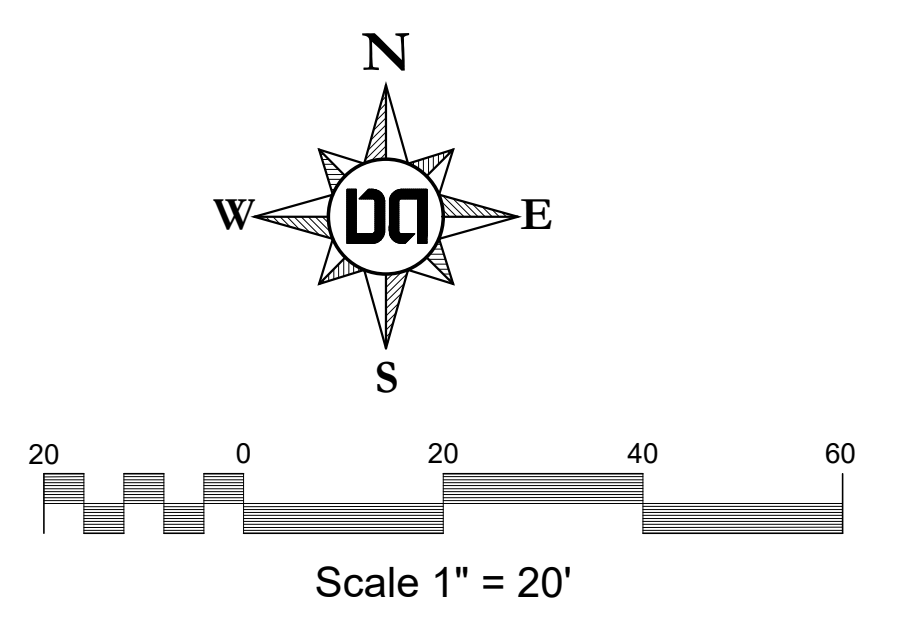
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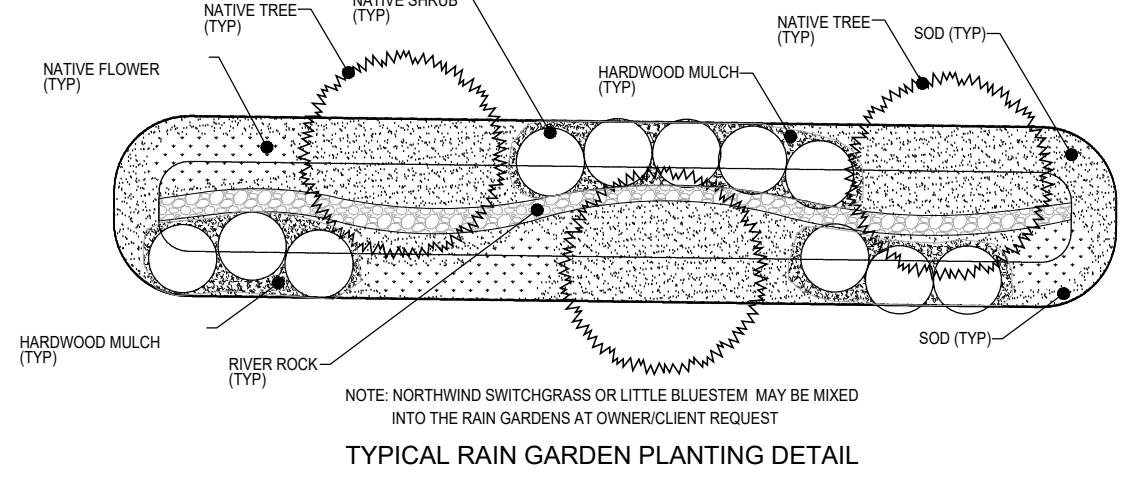
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TOTAL BUILDING PROPOSED FLOOR AREA	5,700 SF
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ISR	0.80
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PARKING AND ACCESS	
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	59 DISPLAY SPACES

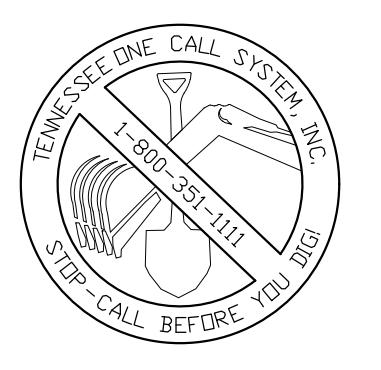


Tree Density Notes

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

NDOT /TRAFFIC AND PARKING

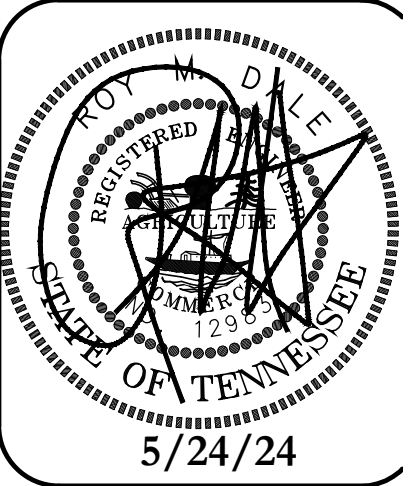
- 1) Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. Repair/replace any damage to public infrastructure in ROW, during construction on car/detailing area onsite.
- 2) Stripe in a crosswalk across McIver Street at its intersection with Nolensville Pike.



REVISIONS:

Preparation Date:

3101 Nolensville Pike
 Amendment To
Planned Unit Development
 Being Parcel 103 on Tax Map 133-01
 Nashville Davidson County Tennessee



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

Proposed Layout

516 Heather Place
 Nashville, Tennessee 37204
 615.297.5166

MPC Case Number
 2005P-009-002

3101 Nolensville Pike

C3.0
 Sheet 3 of 3