

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 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 INSECTION 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.

ADJACENT FIRE HYDRANT RESULTS

EXISTING FIRE HYDRANTS TAG BOLT NUMBERS 05157 & 05158 (05157 IS ALONG THE EAST SIDE OF LONE OAK, ADJACENT TO THE SUBJECT PROPERTY & SHOWN ON PRELIMINARY SP DRAWINGS) WERE FLOW TESTED BY METRO WATER SERVICES ON MAY 29, 2013

BELOW IS A SUMMARY OF THE FLOW RESULTS:

STATIC PRESSURE:	88 PSI
RESIDUAL PRESSURE:	76 PSI
FLOW:	1,404 GPM
FLOW @ 20 PSI:	3,583 GPM

BASED ON TABLE H.5.1 OF THE CURRENT NFPA, THE PROPOSED STRUCTURE WOULD NOT BE REQUIRED TO BE EQUIPPED WITH A SPRINKLER SYSTEM.

Property Information
4115 Lone Oak Rd (Map 131-03, Parcel 23) Nashville, Tennessee 37219 0.28 Total Acres Council District 25 (Sean McGuire)
4117 Lone Oak Rd (Map 131-03, Parcel 22) Nashville, Tennessee 37219 0.49 Total Acres Council District 25 (Sean McGuire)
4119 Lone Oak Rd (Map 131-03, Parcel 21) Nashville, Tennessee 37219 0.33 Total Acres Council District 25 (Sean McGuire)

Owners of Record
4115 Lone Oak Rd Aubrey B Harwell Jr., Tr. 2000 One Nashville Pl Nashville, Tennessee 37219
4117 Lone Oak Rd Aubrey B. Harwell Jr., Tr. 2000 One Nashville Pl Nashville, Tennessee 37219
4119 Lone Oak Rd Aubrey Harwell Jr., Tr. 1 Nashville Pl, Suite 2000 Nashville, Tennessee 37219

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.

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.

Developer
Tarkington Realty 1705 Division Street Nashville, Tennessee 37203 Contact: Chris Harwell Phone: 615.244.7503 Email: cfharwell@aol.com
Civil Engineer
Dale & Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net

GENERAL PLAN CONSISTENCY NOTE

THE SUBJECT PROPERTY IS CONTAINED WITHIN SUBAREA 10: GREEN HILLS/MIDTOWN COMMUNITY STRUCTURE PLAN. THE CURRENT SPECIFIED LAND USE FOR THE SUBJECT SITE IS RESIDENTIAL LOW-MEDIUM DENSITY OR RLM. HOWEVER, A POLICY AMENDMENT REQUEST HAS BEEN SUBMITTED ALONG WITH THIS SPECIFIC PLAN REQUESTING A CHANGE IN POLICY FROM RLM TO RM OR RESIDENTIAL MEDIUM DENSITY, ALTHOUGH EXPLAINED IN FURTHER DETAIL WITHIN THE POLICY AMENDMENT REQUEST PACKAGE, BRIEFLY PUT THE SUBJECT PROPERTY AND MANY OTHERS ALONG LONE OAK ROAD ABOUT IMMEDIATELY TO EXISTING RMH DENSITIES AS WELL AS RMH POLICIES. THE PROPERTY ADJACENT TO THE WEST IS A HIGH DENISTY, MULTI-FAMILY DEVELOPMENT, THE PROPERTY TO THE NORTH IS AN EXISTING QUAD-PLEX AND THE PARCEL TO THE SOUTH IS AN EXISTING DUPLEX. ALL THREE IMMEDIATELY ADJACENT PARCELS IN THEIR CURRENT STATES EXCEED THE RECOMMENDED RLM DENSITY OF 2-4 DWELLING UNITS PER ACRE.

THE EXISTING DEVELOPMENTS IMMEDIATELY NORTH AND SOUTH OF THE SUBJECT SITE CURRENTLY CONTAIN OVER 8 DWELLING UNITS PER ACRE OF LAND AND THE MULTI-FAMILY SITE IMMEDIATELY TO THE WEST FAR EXCEEDS THAT AMOUNT. THE DEVELOPMENT PROPOSED HEREIN, CONTAINS 7.3 DWELLING UNITS PER ACRE WHICH IS LESS THAN ALL THREE ADJACENT PARCELS/DEVELOPMENTS.

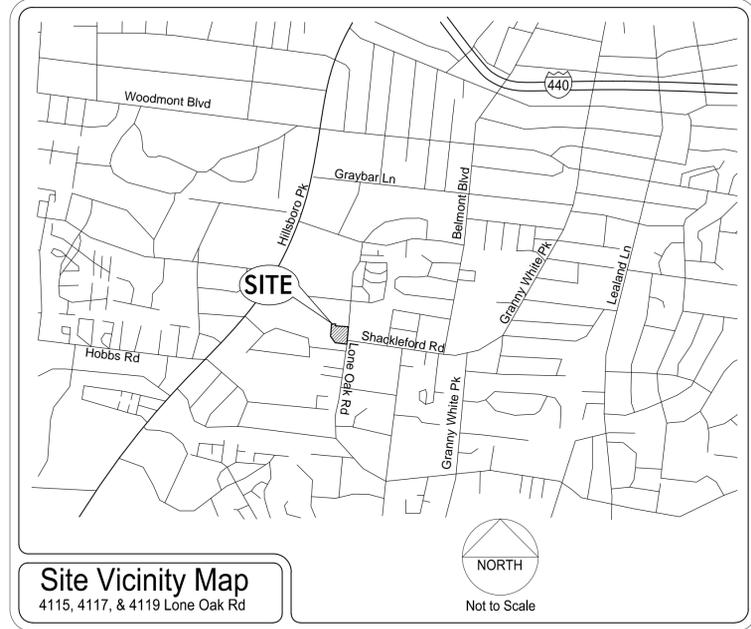
MOREOVER, IN REVIEW OF THE LAND USE POLICY MAPPING AN APPROPRIATE TRANSITION FROM THE HIGH DENSITY RESIDENTIAL AND COMMERCIAL DEVELOPMENTS ALONG RICHARD JONES ROAD AND HILLSBORO PIKE CURRENTLY DOES NOT EXIST. THE POLICY AMENDMENT PROPOSED WITH THIS APPLICATION WOULD PROVIDE FOR AN APPROPRIATE TRANSITION FROM THE DENSELY DEVELOPED PROPERTIES TO THE ESTABLISHED SUBDIVISIONS TO THE EAST AND SOUTH. THE POLICY CHANGE WILL FURTHER ALLOW FOR MASTER PLANNED REDEVELOPMENTS IN LIEU OF THE CURRENT LANDSCAPE OF TWO-FAMILY RE-DEVELOPMENTS WITH COMPARABLE DENSITIES BUT BETTER QUALITY AND DESIGNS.

THE RM STRUCTURE PLAN IS INTENDED TO ACCOMODATE RESIDENTIAL DEVELOPMENTS WITH A DENSITY RANGE OF 4-9 UNITS PER ACRE. DEVELOPMENTS WITH DENSITIES IN THE UPPER END OF THE DENSITY RANGE ARE INTENDED FOR PROPERTIES WITH GOOD ACCESSIBILITY, NEAR OR FROM A COLLECTOR OR ARTERIAL STREET, AND NOT INTENDED TO BE PLACED WITHIN AREAS OF LOWER DENSITIES. APPROPRIATE USES WITHIN THE RM STRUCTURE PLAN INCLUDE COMPACT, SINGLE-FAMILY DETACHED UNITS, TOWNHOMES AND WALK-ABLE APARTMENTS. SMALL, OPEN SPACES SUCH AS PARKS, GREENS, SQUARES OR PLAZAS ARE ALSO APPROPRIATE TO INCORPORATE INTO RM DEVELOPMENTS.

AS PROPOSED, THIS APPLICATION YIELDS DENSITIES IN THE MEDIAN RANGE OF THE SPECIFIED RM DENSITY RANGE. THIS IS APPROPRIATE AS THE SUBJECT SITE AND LONE OAK ROAD WILL PROVIDE THE TRANSITION FROM THE HIGH DENSITY COMMERCIAL AND APARTMENT DEVELOPMENTS THAT EXIST ALONG RICHARD JONES ROAD. MOREOVER, THE PROPERTY IS ADJACENT THREE RESIDENTIAL PARCELS. ALL WITH EXISTING DENSITIES GREATER THAT PROPOSED HEREIN. THIS SP PROPOSES COMPACT, SINGLE-FAMILY DETACHED DWELLINGS, IT PROVIDES FOR A STREETScape COMPARABLE TO ITS SURROUNDINGS, IT INCLUDES WALKABLE PEDESTRIAN CONNECTIONS AS WELL AS A CENTRAL COURTYARD.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF AN 8 UNIT MULTIFAMILY (DETACHED, SINGLE FAMILY DWELLINGS) DEVELOPMENT AS SHOWN.
- 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 ON MAP 47037C0331F DATED APRIL 20, 2001.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 7) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15' CMP).
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- 9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 10) SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTER SHOWN ON THIS PLAN.
- 11) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORIDANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- 12) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RMZ ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.



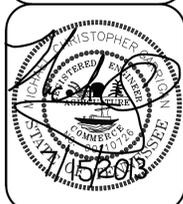
SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY (DETACHED SINGLE FAMILY DWELLINGS)
PROPERTY ZONING	SP SURROUNDING ZONING R10 & RM20
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF UNITS/DENSITY	8 TOTAL DWELLING UNITS/ 7.3 UNITS PER ACRE
FAR	60% MAXIMUM
ISR	70% MAXIMUM
FRONT YARD SETBACK:	30' MEASURED FROM RIGHT OF WAY
SIDE YARD	10'
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	3 STORIES MAXIMUM
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	(2) - 24' ACCESSES ON LONE OAK RD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	30' TO DRIVEWAY NORTH
DISTANCE TO INTERSECTION	(1) ±125' FROM & (1) LINED UP W/ SHACKLEFORD ROAD
REQUIRED PARKING BASED ON USES	20 STALLS (2.5 SPALLS/UNT FOR 3 BEDROOMS)
PARKING PROPOSED	21 STALLS (2.6 STALLS/UNIT) 14 Garage Stalls 7 Parallel Stalls (8' x 23')
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP:	6 FT - COVERED PORCHES 6 FT - STOOPS & BALCONIES 2 FT - BAY WINDOWS



REVISIONS:
7/15/13: MPC Comments

Preparation Date: June 2013

Green Hills Station
Preliminary Specific Plan
 Being Parcels 21, 22, & 23 on Tax Map 131-03
 4115, 4117 & 4119 Lone Oak Rd
 Nashville, Davidson County, Tennessee



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

Sheet Schedule

- 1 C1.0 Notes & Project Standards
- 2 C2.0 Existing Conditions & Layout
- 3 C3.0 Utility & Landscape Plans

Notes & Project Standards

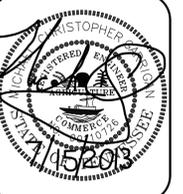
MPC Case Number
2013SP-025-001
D&A Project #13052
Green Hills Station
C1.0
Sheet 1 of 3



REVISIONS:
7/15/13: MPC Comments

Preparation Date: June 2013

Green Hills Station
Preliminary Specific Plan
Being Parcels 21, 22, & 23 on Tax Map 131-03
4115, 4117 & 4119 Lone Oak Rd
Nashville, Davidson County, Tennessee

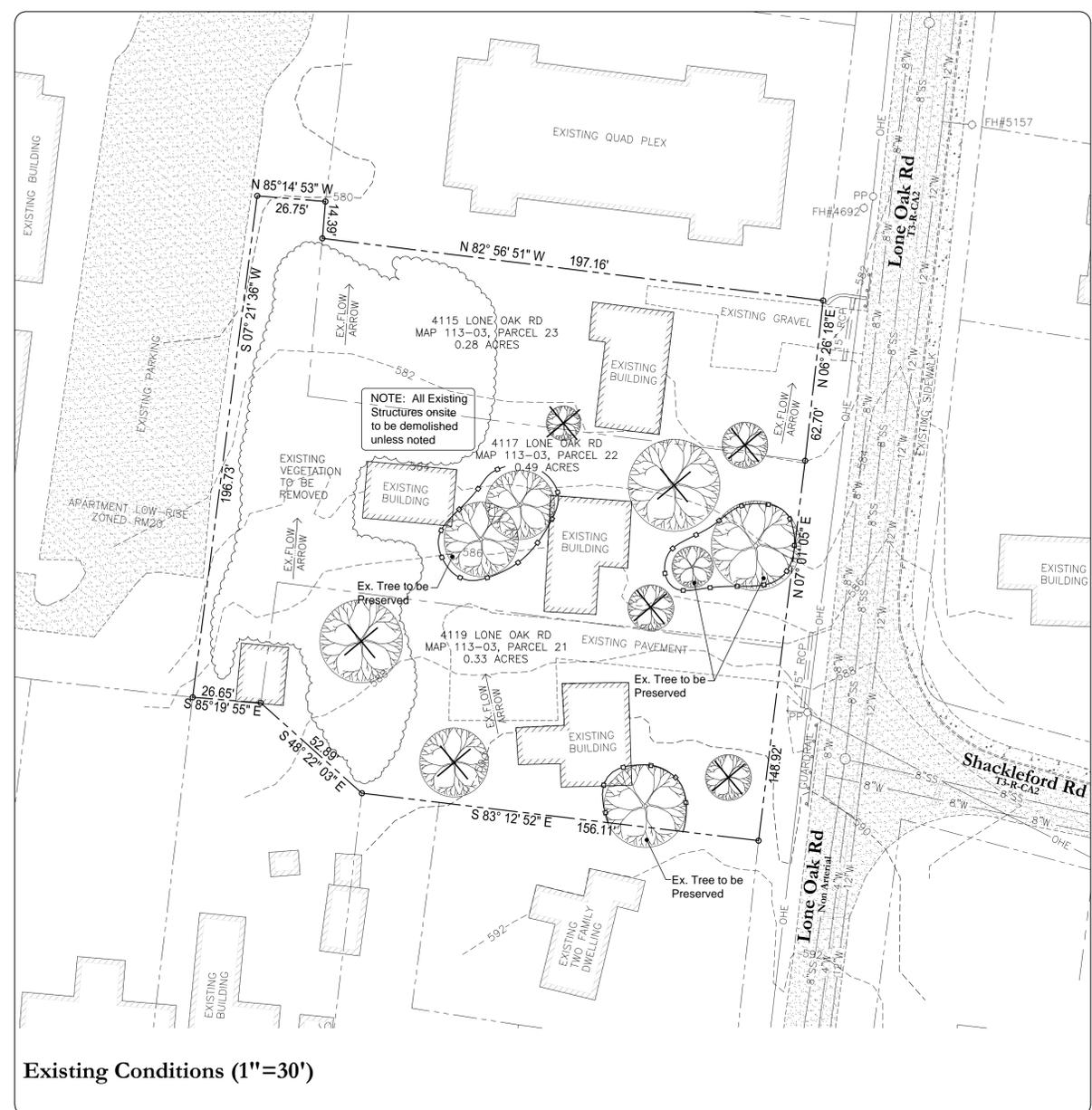


Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

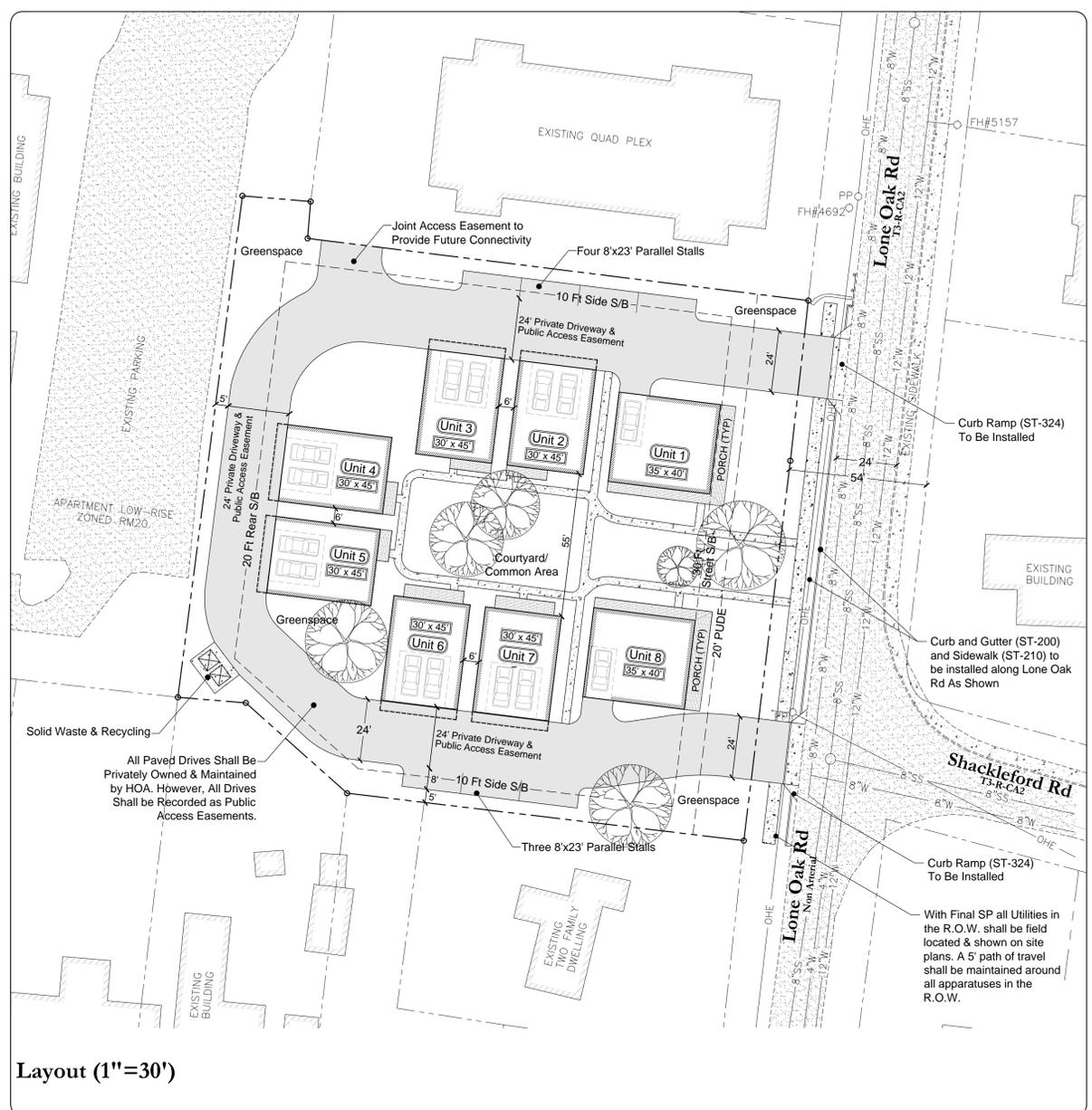
MPC Case Number
2013SP-025-001

D&A Project #13052
Green Hills Station

C2.0
Sheet 2 of 3



Existing Conditions (1"=30')



Layout (1"=30')

SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY (DETACHED SINGLE FAMILY DWELLINGS)
PROPERTY ZONING SP	SURROUNDING ZONING R10 & RM20
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF UNITS/DENSITY	8 TOTAL DWELLING UNITS/ 7.3 UNITS PER ACRE
FAR	60% MAXIMUM
ISR	70% MAXIMUM
FRONT YARD SETBACK:	30' MEASURED FROM RIGHT OF WAY
SIDE YARD	10'
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	3 STORIES MAXIMUM
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	(2) - 24' ACCESSES ON LONE OAK RD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	30' TO DRIVEWAY NORTH
DISTANCE TO INTERSECTION	(1) ±125' FROM & (1) LINED UP W/ SHACKLEFORD ROAD
REQUIRED PARKING BASED ON USES	20 STALLS (2.5 SPALLS/UNT FOR 3 BEDROOMS)
PARKING PROPOSED	21 STALLS (2.6 STALLS/UNIT) 14 Garage Stalls 7 Parallel Stalls (8' x 23')
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP:	6 FT - COVERED PORCHES 6 FT - STOOPS & BALCONIES 2 FT - BAY WINDOWS

Property Information
4115 Lone Oak Rd (Map 131-03, Parcel 23)
Nashville, Tennessee 37219
0.28 Total Acres
Council District 25 (Sean McGuire)

4117 Lone Oak Rd (Map 131-03, Parcel 22)
Nashville, Tennessee 37219
0.49 Total Acres
Council District 25 (Sean McGuire)

4119 Lone Oak Rd (Map 131-03, Parcel 21)
Nashville, Tennessee 37219
0.33 Total Acres
Council District 25 (Sean McGuire)

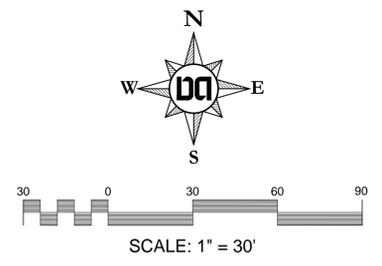
Developer
Tarkington Realty
1705 Division Street
Nashville, Tennessee 37203
Contact: Chris Harwell
Phone: 615.244.7503
Email: cfarwell@aol.com

Owners of Record
4115 Lone Oak Rd
Aubrey B Harwell Jr., Tr.
2000 One Nashville Pl
Nashville, Tennessee 37219

4117 Lone Oak Rd
Aubrey B. Harwell Jr., Tr.
2000 One Nashville Pl
Nashville, Tennessee 37219

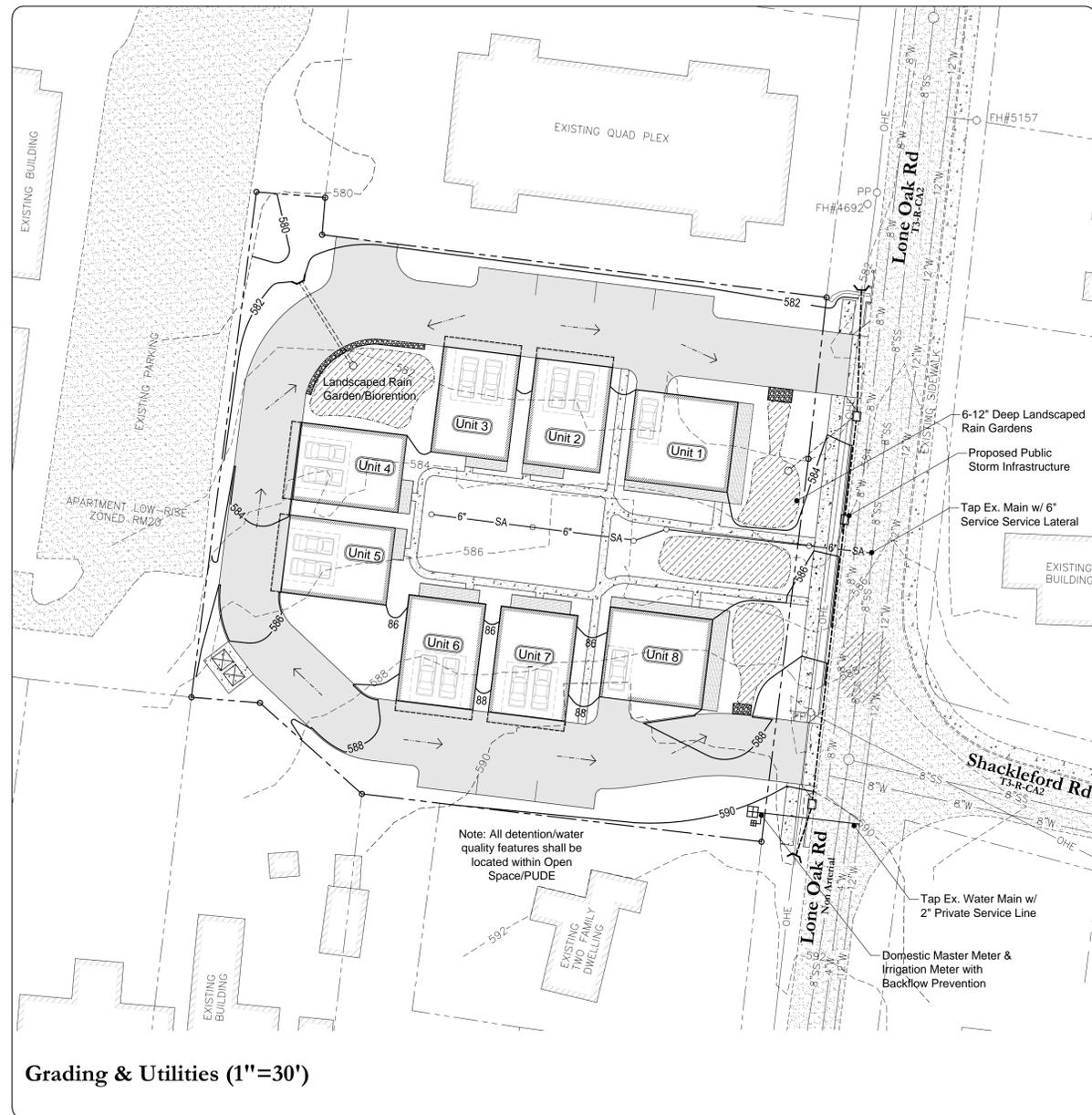
4119 Lone Oak Rd
Aubrey Harwell Jr., Tr.
1 Nashville Pl, Suite 2000
Nashville, Tennessee 37219

Civil Engineer
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net



TOTAL AREA = 1.10 ACRES ±
= 47,916 S.F. ±
IMPERVIOUS AREA = 0.636 ACRES ±
= 27,699 S.F. ±

Existing Conditions & Layout Plan



Grading & Utilities (1"=30')



Landscape (1"=30')

STORM WATER CALCULATIONS

THE BIORETENTION (OR RAIN GARDEN) AREAS SHOWN ON THE ABOVE PLAN ARE TO BE UTILIZED TO PROVIDE WATER QUALITY TREATMENT FOR THE 8 ROOFTOPS & PRIVATE DRIVE. PRELIMINARY FIGURES SHOW THAT 2,500 CUBIC FEET OF STORAGE WILL BE REQUIRED IN ORDER TO MEET THE WATER QUALITY VOLUME REQUIREMENTS. THIS VOLUME SHALL BE PROVIDED IN THE TWO BASINS SHOWN.

WATER QUANTITY SHALL BE ALSO BE PROVIDED THROUGH THE STORAGE WITHIN THE FOUR RAIN GARDENS SHOWN HEREIN. THE SITE IS SEPARATED INTO TWO BASINS (EAST & WEST). EACH BASIN WILL BE REQUIRED TO MEET THE PRE-POST DEVELOPMENTS SET FORTH IN THE METRO STORM WATER REGULATIONS.

STORMWATER NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS Msd (MIMOSA-URBAN LAND COMPLEX) WHICH FALLS WITHIN THE "C" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL, A WATER QUANTITY/QUALITY BMP IS PROPOSED. DESIGN OF THIS FEATURE 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 APPROXIMATELY 1 ACRE, THEREFORE, A NOI WILL BE SUBMITTED TO TDEC DURING FINAL SP PROCESS

PRE/POST CALCULATIONS

PRE-DEVELOPMENT
TOTAL SITE AREA = 1.10 ACRES

PRE-DEVELOPED IMPERVIOUS	=0.19 AC @ 98
PRE-DEVELOPED GRASS	=0.88 AC @ 79
PRE-DEVELOPED GRAVEL	=0.03 AC @ 89
COMPOSITE CN=	82.6

POST-DEVELOPMENT
TOTAL SITE AREA = 1.10 ACRES

POST-DEVELOPED IMPERVIOUS	=0.64 AC @ 98
POST-DEVELOPED GRASS	=0.46 AC @ 79
COMPOSITE CN=	90.1

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ONSITE MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED RAIN GARDENS TO ENSURE NO ADVERSE IMPACTS DOWNSTREAM.

UTILITY NOTES

- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.
- 3) WATER AND SEWER SERVICE MAY BE PARTIALLY PROVIDED BY EXISTING, ONSITE METERS OR LATERALS IF DEEMED APPROPRIATE AT THE TIME OF THE PROJECT'S PERMITTING OR THROUGH THE FINAL SP PROCESS.

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.

TREE DENSITY UNITS:

1.10 AC-0.23 AC = 0.87 AC x 14 = 12.2 TDU'S REQ'D
 25 PROPOSED 2" CALIPER TREES =12.5 TDU PROV.
 (NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
 *TDU EXCEEDED

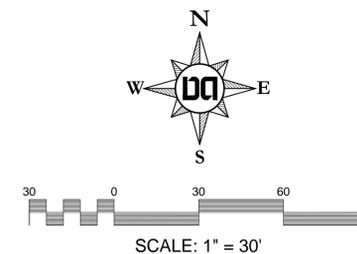
ADJACENT HYDRANT TEST

EXISTING FIRE HYDRANTS TAG BOLT NUMBERS 05157 & 05158 (05157 IS ALONG THE EAST SIDE OF LONE OAK, ADJACENT TO THE SUBJECT PROPERTY & SHOWN ON PRELIMINARY SP DRAWINGS) WERE FLOW TESTED BY METRO WATER SERVICES ON MAY 29, 2013

BELOW IS A SUMMARY OF THE FLOW RESULTS:

STATIC PRESSURE:	88 PSI
RESIDUAL PRESSURE:	76 PSI
FLOW:	1,404 GPM
FLOW @ 20 PSI:	3,583 GPM

BASED ON TABLE H.5.1 OF THE CURRENT NFPA, THE PROPOSED STRUCTURE WOULD NOT BE REQUIRED TO BE EQUIPPED WITH A SPRINKLER SYSTEM.



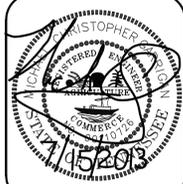
TOTAL AREA = 1.10 ACRES ±
 = 47,916 S.F. ±
 DISTURBED AREA = 1.09 ACRES ±
 = 47,480 S.F. ±



REVISIONS:
7/15/13: MPC Comments

Preparation Date: June 2013

Green Hills Station
Preliminary Specific Plan
 Being Parcels 21, 22, & 23 on Tax Map 131-03
 4115, 4117 & 4119 Lone Oak Rd
 Nashville, Davidson County, Tennessee



Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

MPC Case Number
2013SP-025-001
 D&A Project #13052
 Green Hills Station
C3.0
 Sheet 3 of 3