

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.

ORDINANCE NO. BL2014-638

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from RS7.5 to SP zoning for property located at Surf Drive (unnumbered), approximately 435 feet west of Dickerson Pike (16.6 acres), to permit up to 81 residential dwelling units, all of which is described herein (Proposal No. 2013SP-034-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from RS7.5 to SP zoning for property located at Surf Drive (unnumbered), approximately 435 feet west of Dickerson Pike (16.6 acres), to permit up to 81 residential dwelling units, being Property Parcel No. 041 as designated on Map 060-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 060 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to 81 residential units.

Section 4. Be it further enacted, that a corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

Section 5. Be it further enacted, that minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved in the plan that is part of this ordinance.

Section 6. Be it further enacted, that 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 RM6 zoning district as of the date of the applicable request or application.

Section 7. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Frank Harrison

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.

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.
- 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.

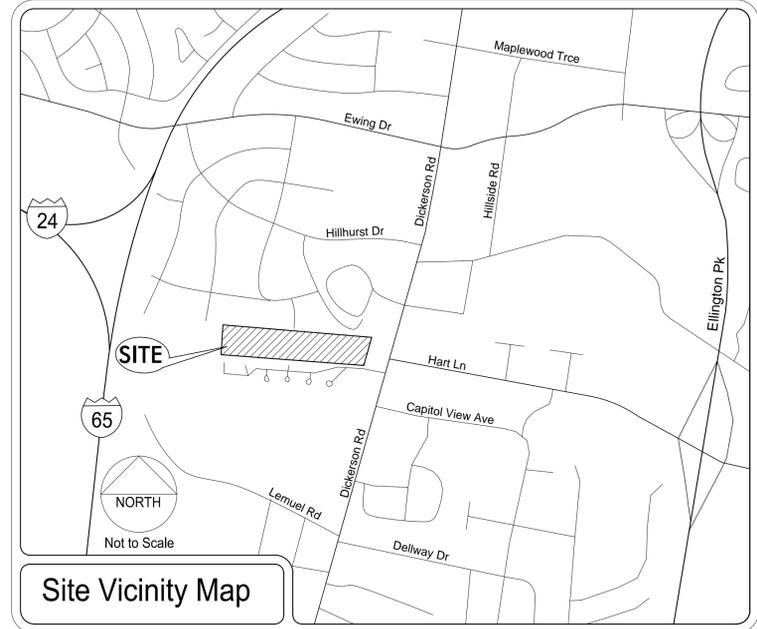
GENERAL PLAN CONSISTANCY

This property falls within the Neighborhood General classification. Appropriate uses include single family & multifamily w/ densities as intense as 20 units/acre. Buildings with shallow to deep setbacks with medium density housing closer to the street and lower density housing away from the street, pedestrian connectivity, are located within close proximity to Neighborhood Center or Community Center, and the street networks have a high level of connectivity are some design parameters of the NG classification.

As proposed, this SP proposes 81 detached residential units on 16.6 acres of land, for a density yield of 4.88 units/acre which falls within the desired range of the site's defined land use. Shallow setbacks are proposed for the medium density shown herein. Additionally sidewalks are proposed to increase pedestrian access and connectivity.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF AN 81 UNIT MULTIFAMILY (SINGLE FAMILY DETACHED) 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 47037C0207F 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) THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- 12) 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.
- 13) 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 RM6 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 14) OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME OR A SUBDIVISION APPROVED BY THE METRO PLANNING COMMISSION, WITH A MINIMUM LOT SIZE OF 1,000 SQUARE FEET.



SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY (DETACHED SINGLE FAMILY DWELLINGS)
PROJECT AREA	16.60 AC (723,096 SQ FT)
PROPERTY ZONING SP	SURROUNDING ZONING RS10, RS7.5, CS, & R10
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF UNITS/DENSITY	81 TOTAL DWELLING UNITS/ 4.88 UNITS PER ACRE
FAR	0.30 MAXIMUM / 0.18 PROPOSED (2 STORY UNITS)
ISR	0.50 MAXIMUM / 0.32 PROPOSED
FRONT YARD SETBACK:	10' MEASURED FROM INTERNAL DRIVE COVERED PORCHES OR STOOPS MAY ENCR OACH UP TO 6'
SIDE YARD	5' MIN. PERIMETER (6' SPACING BETWEEN UNITS)
REAR YARD	20' FROM PROPERTY LINE (WEST)
HEIGHT STANDARDS	3 STORIES OR 35' (MEASURED FROM FINAL GRADE TO EAVE) MAX.
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	(1) - ACCESS ON PINE RIDGE DRIVE (1) - ACCESS ON SURF DRIVE
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	(PINE RIDGE DRIVE) EXCEEDS 30' TO EAST (SURF DRIVE) EXCEEDS 30' TO NORTH
DISTANCE TO INTERSECTION	(PINE RIDGE DR) ±475' TO EAST (DICKERSON PIKE) (SURF DR) ±360' TO NORTH (KENNETH DRIVE)
REQUIRED PARKING BASED ON USES	162 STALLS (2 STALLS/UNIT)
PARKING PROPOSED	211 STALLS (2.6 STALLS/UNIT)



REVISIONS:
MPC Comments: 9/16/13
MPC Comments: 10/17/13

Preparation Date: August 2013

Cottage Park
Preliminary Specific Plan
Being Parcel 41 on Tax Map 60
Nashville, Davidson County, Tennessee



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

MPC Case Number
2013SP-034-001

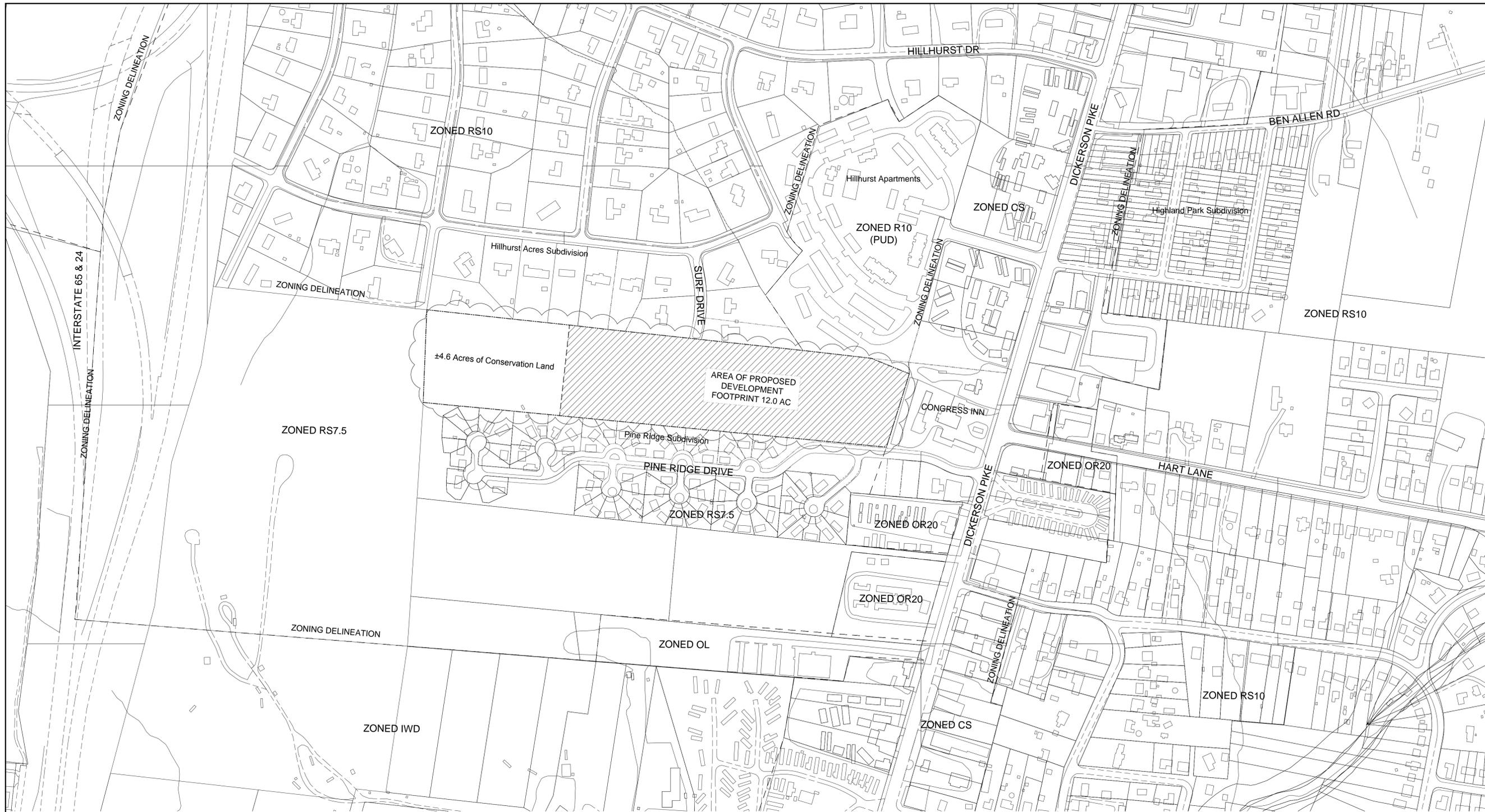
D&A Project #13104
Cottage Park

C1.0
Sheet 1 of 4

Sheet Schedule

- 1 C0.0 Notes & Project Standards
- 2 C1.0 Existing Conditions Plan
- 3 C2.0 Site Layout & Landscape Plan
- 4 C3.0 Site Utility & Stormwater Plan

Notes & Project Standards



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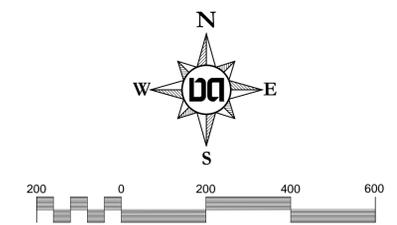
Cottage Park

Preliminary Specific Plan

Being Parcel 41 on Tax Map 60
Nashville, Davidson County, Tennessee



Property Information	Owner of Record	Developer	Civil Engineer
0 Surf Drive (Map 60, Parcel 41) Nashville, Tennessee 37207 16.58 Total Acres Council District 02 (Frank Harrison)	Danny & Melanie Eaton 1160 Kimberly Dr Goodlettsville, Tennessee 37072	Justin Hicks 11 Glenwood Ave Nashville, Tennessee 37204 615.260.5523 Email: justin@coleinv.com	Dale & Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net



SCALE: 1" = 200'
SITE AREA = 723,096 SF
= 16.60 AC
IMPERVIOUS AREA = 5.38 ACRES ±
= 234,357 S.F. ±
AREA DISTURBANCE = ±12 AC
AREA CONSERVED = ±4.6 AC

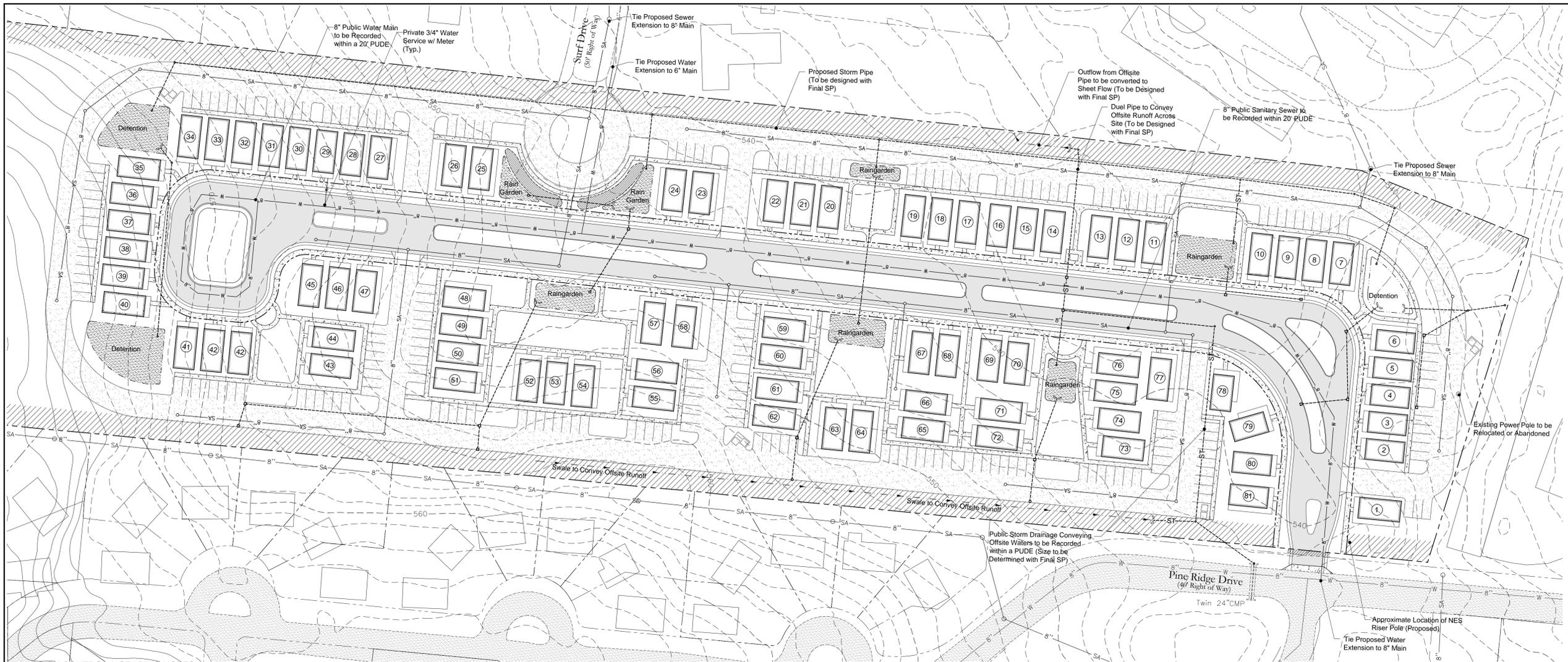
Existing Conditions Plan

Dale & DD Associates

Consulting Civil Engineering
Land Planning & Zoning
Surveying

MPC Case Number
2013SP-034-001
D&A Project #13104
Cottage Park
C2.0
Sheet 2 of 4

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



REVISIONS:
MPC Comments: 9/16/13
MPC Comments: 10/17/13

Preparation Date: August 2013

Cottage Park
Preliminary Specific Plan
Being Parcel 41 on Tax Map 60
Nashville, Davidson County, Tennessee



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STORM WATER CALCULATIONS

PRELIMINARY STORMWATER CALCULATIONS HAVE BEEN COMPLETED FOR THE AREA OF PROPOSED DEVELOPMENT (12.0 AC). CALCULATIONS SHOW THAT THE PRE-DEVELOPMENT 100-YR FLOWS FOR THE AREA OF PROPOSED DEVELOPMENT ARE APPROXIMATELY 80.71 CFS. POST DEVELOPMENT FLOWS FOR THE 12.0 ACRES PROPOSED FOR DEVELOPMENT HAVE BEEN CALCULATED TO BE 98.74 CFS (BASED UPON THE COMPOSITE CURVE NUMBERS OUTLINED ON THIS SHEET). PRELIMINARY CALCULATIONS INDICATE THAT THREE DRY DETENTION PONDS PROVIDE ALL DETENTION FOR THIS PROJECT TO MEET QUANTITY REQUIREMENTS.

WATER QUANTITY SHALL BE ALSO BE PROVIDED THROUGH THE STORAGE WITHIN THE SEVEN RAIN GARDENS SHOWN HEREIN. THE SITE WILL BE SEPARATED SEVERAL SMALLER BASINS FOR EACH RAIN GARDEN. APPROXIMATELY 20,189 CF OF WATER QUALITY STORAGE WILL BE REQUIRED FOR THIS PROJECT, AND MORE DETAIL WILL BE PROVIDED DURING THE FINAL SP PROCESS.

STORMWATER NOTES

- 1) THE SOIL TYPES FOR THIS SITE ARE MmC, MrD, & MsD (VARIOUS MIMOSA SOILS) WHICH ALL FALL 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 A WATER VARIOUS QUANTITY/QUALITY BMPs ARE PROPOSED. DESIGN OF THESE FEATURE SWILL 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 MORE THAN 1 ACRE, THEREFORE, A NOI WILL BE SUBMITTED TO TDEC DURING FINAL SP PROCESS

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 TO BE PUBLIC MAIN EXTENSIONS THROUGH THE SITE. INDIVIDUAL METERS FOR WATER & SEWER SERVICE WILL BE PROPOSED FOR EACH UNIT

PRE/POST CALCULATIONS

AREA OF PROPOSED DEVELOPMENT
PRE-DEVELOPMENT
TOTAL BASIN AREA = 12 ACRES
PRE-DEVELOPED PERVIOUS = 12 AC @ 79
COMPOSITE CN = 79.0

POST-DEVELOPMENT
TOTAL SITE AREA = 12 ACRES
POST-DEVELOPED GRASS = 6.7 AC @ 79
POST-DEVELOPED IMPERVIOUS = 5.3 AC @ 91
COMPOSITE CN = 84.3
PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ONSITE MITIGATION WILL BE PROVIDED THROUGH THE THREE PROPOSED DETENTION PONDS TO ENSURE NO ADVERSE IMPACTS DOWNSTREAM.

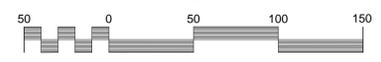
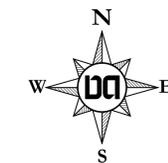
IRRIGATION NOTE

IRRIGATION WILL BE PROVIDED IN MORE DETAIL ON FINAL PLAN. IRRIGATION TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. A 1" METER AND BACKFLOW FOR IRRIGATION HAS BEEN SCHEMATICALLY SHOWN.

ADJACENT HYDRANT TEST

EXISTING FIRE HYDRANTS TAG BOLT NUMBERS 702 & 703. HYDRANT 702 IS AT THE CORNER OF 40TH AVE AND TENNESSEE AVE. HYDRANTS WERE FLOW TESTED BY METRO WATER SERVICES ON JUNE 24, 2013.
BELOW IS A SUMMARY OF THE RESULTS:
STATIC PRESSURE = 112.6 PSI
RESIDUAL PRESSURE = 112.6 PSI
FLOW = 1,126 GPM
FLOW = 3,688 GPM
AS PER TABLE H.5.1 OF THE CURRENT NFPA, THE PROPOSED STRUCTURE WOULD NOT BE REQUIRED TO BE EQUIPPED WITH A SPRINKLER SYSTEM.

RESULTS FORTHCOMING



SCALE: 1" = 50'

SITE AREA = 723,096 SF
= 16.60 AC
IMPERVIOUS AREA = 5.38 ACRES ±
= 234,357 S.F. ±
AREA DISTURBANCE = ±12 AC
AREA CONSERVED = ±4.6 AC

Site Utility and Stormwater Plan

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

MPC Case Number
2013SP-034-001
D&A Project #13104
Cottage Park
C4.0
Sheet 4 of 4

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