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 INSTALLLATION, 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 INSEPCTION 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 CONTRUCTION 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) THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED UPON FIELD CONDITIONS.

3) FINAL DESIGN SHALL COMPLY WITH THE MPW TRAFFIC ENGINEER.

This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and/or details of the plan shall be governed by the appropriate regulations at the time of final application.

ARCHITECTURAL REQUIREMENTS

THE PROPOSED TOWNHOMES ARE TO BE BUILT IN CHARACTER WITH THE ADJACENT STONERIDGE TOWNHOME DEVELOPMENT. THE BUILDING EXTERIORS SHALL CONSIST OF ALL MASONRY PRODUCTS (NO VINYL) . TOWNHOMES ALONG THE REAR PROPERTY LINE SHALL BE CONSTRUCTED TO CONFORM TO THE CURRENT GROUND SLOPE WHICH COULD REQUIRE A TUCKED UNDER GARAGE.

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 and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing. Windows shall be vertically oriented at a ratio of 2:1 or greater.
b. EIFS and vinyl siding shall be prohibited.
c. Finished ground floors and porches should be elevated a minimum of 18 inches to a maximum of 30 inches from the abutting average ground elevation.
d. Porches shall provide a minimum of six feet of depth.
e. Height standards to a maximum height of 35 feet (measured to ridge).

LANDSCAPE NOTES

1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TOUTILITIES. 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 HARPETH VALLEY UTILITIES DISTRICT.

2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING HARPETH VALLEY UTILITIES DISTRICT 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.

METRO ORDINANCE BL2014-

SPACE RESERVED FOR COUNCIL BILL

STANDARD SP NOTES

1) THE PURPOSE OF THIS SP IS CONSTRUCT UP TO 16 ATTACHED TOWNHOMES.

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 47037C0306F DATED APRIL 20, 2001.

4) SIDEWALKS WILL BE REQUIRED ALONG SONYA DRIVE AND WILL BE DESIGNED AND 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 TO BE LOCATED WITH FINAL SP. ENCLOSURES TO BE SHIELDED WITH FENCE & GATE.

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 ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.

12) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECFICIALLY 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 RM-9 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

13) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICAS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA http://www.ada.gov U.S. Justice Dept: http://www.justice.gov/crt/housing/about_fairhousingact.htm

14) THE SOILS ON THIS SITE IS CLASSIFIED AS MIMMOSA SILT LOAM

15) WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE AND ACTIVE FOR THIS SITE.

16) THE DEVELOPMENT OF THIS SITE SHALL OCCUR IN ONE PHASE.

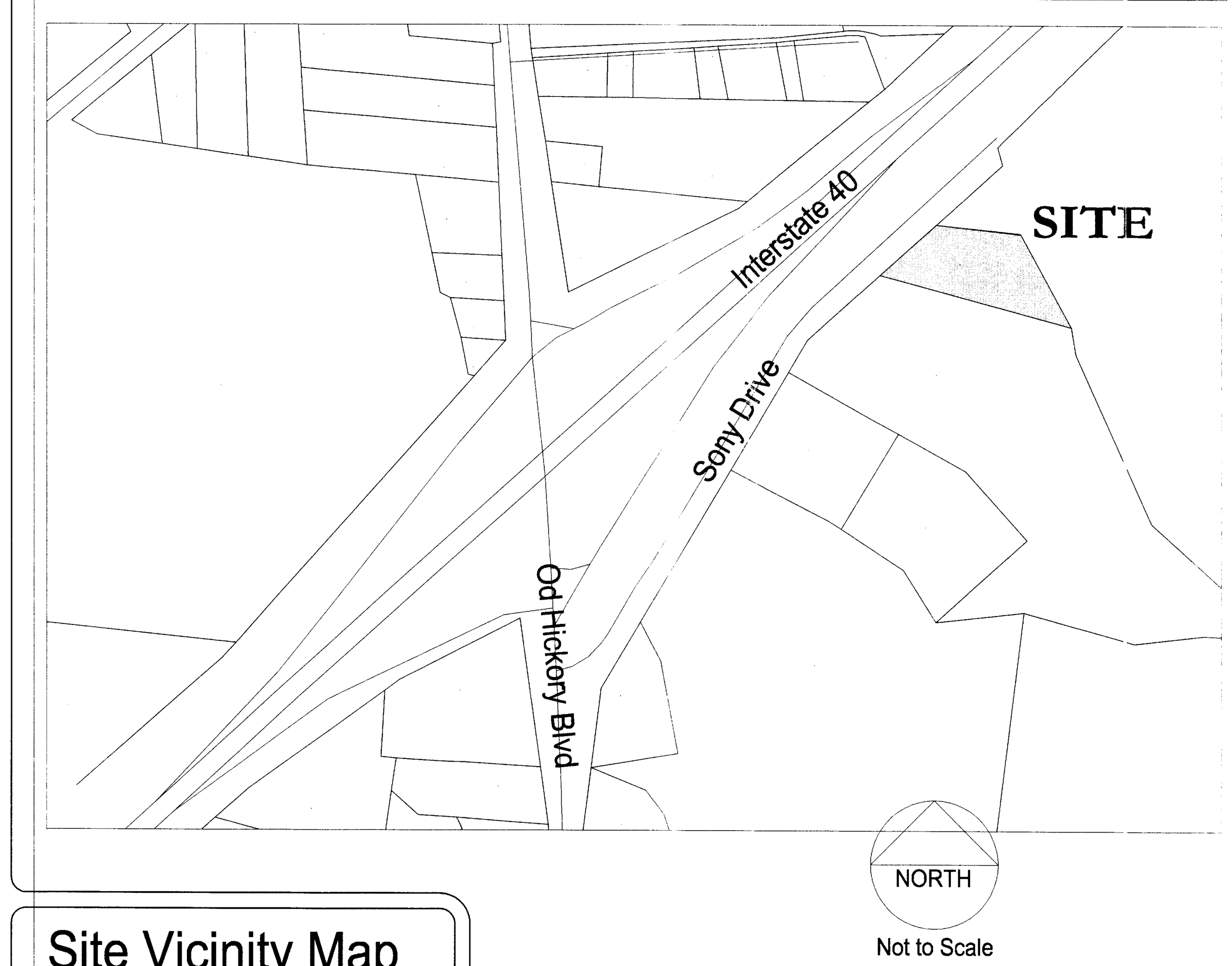
GENERAL PLAN CONSISTENCY

THE SUBJECT PROPERTY IS LOCATED WITHIN SUBAREA 6 WHICH IS THE BELLEVUE COMMUNITY PLAN. THE SPECIFIED POLICY FOR THE SITE IS T3-NM (NEIGHBORHOOD MAINTENANCE) .

Policy Intent is to Preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. The proposed use is consistent with the moderate density of the adjacent property to the south and the higher density mulitfamily abutting to the northeast. The same building form will be used as is currently existing to the south, as well as the same overall density.

URBAN FORESTRY

UPON FINAL SUBMITTAL, A LANDSCAPE PLAN SHALL BE SUBMITED TO THE METRO URBAN FORESTER MEETING THE REQUIREMENTS OF SECTION 17.24.150 OF THE METRO NASHVILLE ZONING CODE (PERIMETER LANDSCAPING REQUIREMENTS) AND SECTION 17.24.160 (INTERIOR PLANTING REQUIREMENTS)



Site Vicinity Map

Sonya Drive Townhomes
Being Parcel 21 on Tax Map 114
Nashville, Davidson County, Tennessee

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE		RESIDENTIAL/ TOWNHOMES
PROPERTY ZONING	EX: R40	SURROUNDING ZONING RM9 AND RM6 PUD
NUMBER OF UNITS	- 16 UNITS	DENSITY 8.74 UNITS PER ACRE
SITE AREA		1.83 ACRES 79,715 SF
FAR		44.1%
ISR		38%
FRONT SETBACK		30 ' FROM RIGHT OF WAY
SIDE SETBACK		10'
REAR YARD		30 FT TO MAIN STRUCTURE AND 20 FT TO PATIO
HEIGHT STANDARDS		3 STORY MAX
PARKING AND ACCESS		
RAMP LOCATION AND NUMBER		1 ACCESS ON SONYA DRIVE
DISTANCE TO INTERSECTION		250 FEET
REQUIRED PARKING		32 SPACES
PARKING PROPOSED		49 SPACES
BUILDING REQUIREMENTS		
MAX FLOOR AREA - 2200 SF		
MINIMUM ONE CAR GARAGE		
3 STORY MAXIMUM		

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

Floodnote
This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0306F. Dated April 20, 2001.

Property Information
7295 Sonya Drive (Map 114, Parcel 21)
Nashville, Tennessee 37209
1.83 Acres
Council District 22 (Sheri Weiner)

Owner of Record and Applicant
Mona, Waleed, and Ismail Mohammed
7295 Sonya Drive
Nashville, TN 37209

CASE NO. 2014SP- 043-001

Sheet Schedule

C1 Notes & Project Standards
C2 Site Layout /SP

Notes & Project Standards

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG!

REVISIONS:
6/2/14

Preparation Date: 5/14/2014

Sonya drive Townhomes
Preliminary Specific Plan
Being Parcel 21 on Tax Map 114
Nashville, Davidson County, Tennessee

ROY M. DALE REGISTERED ENGINEER AGRICULTURE COMMERCE 12985 STATE OF TENNESSEE
5/14/14

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

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

Metropolitan Planning Department
JUN - 3 2014
Nashville & Davidson County

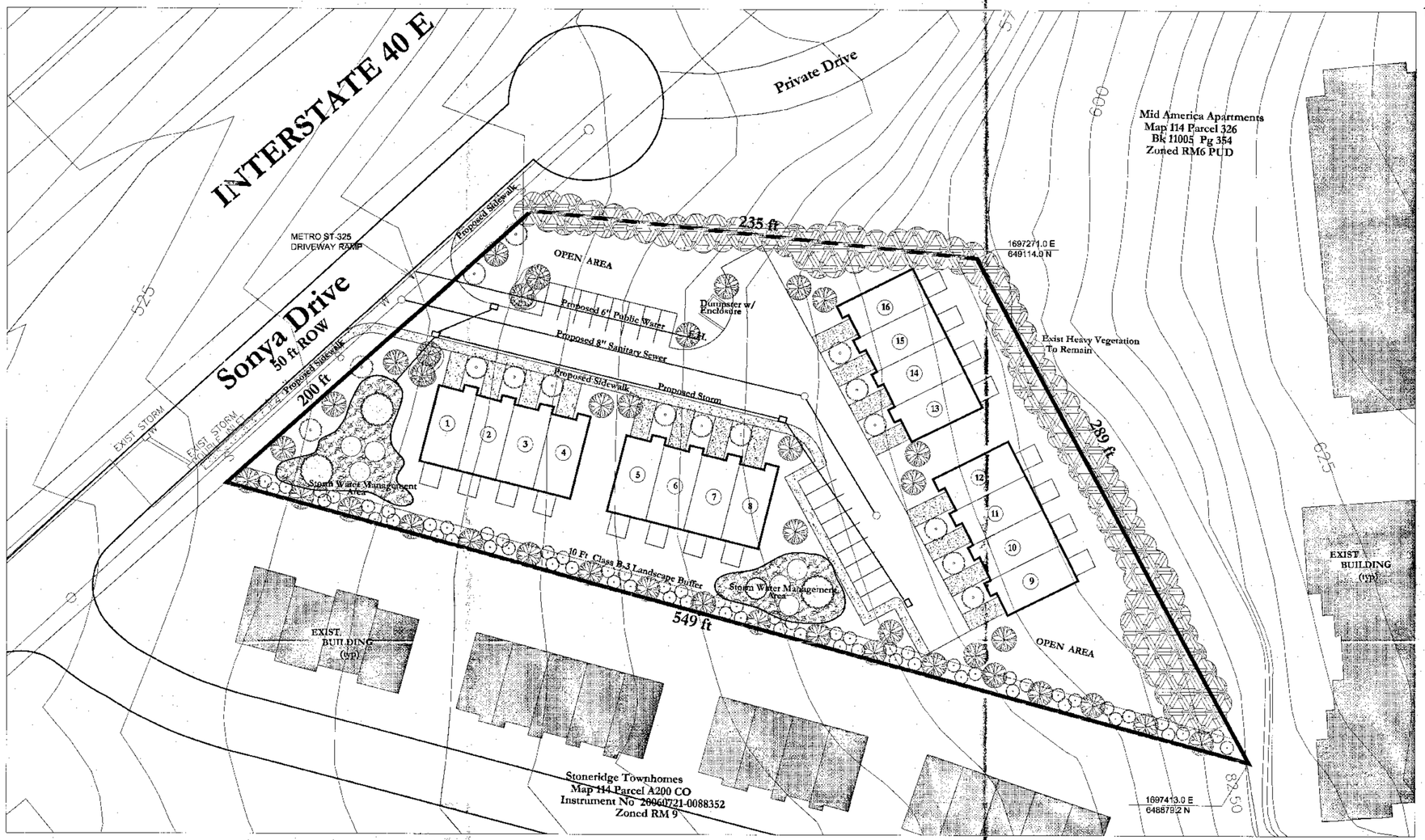
MPC Case Number
2014SP-043-001

D&A Project #14108
Sonya Drive Townhome SP

C1
Sheet 1 of 3

SCALE: 1" =30'

TOTAL AREA = 1.83 ACRES ±
797,148 SF



SOILS TYPES

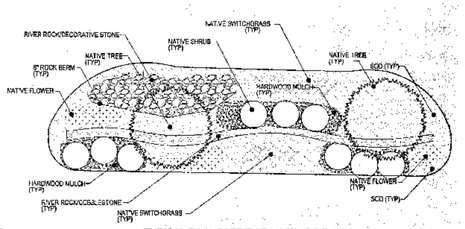
THIS SITE CONTAINS MIMOSA SILT LOAM SOILS WITH THE REAR PORTION OF THE SITE HAVING MIMOSA SOILS WITH OCCASIONAL ROCK OUTCROPPINGS.

LANDSCAPE REQUIREMENTS

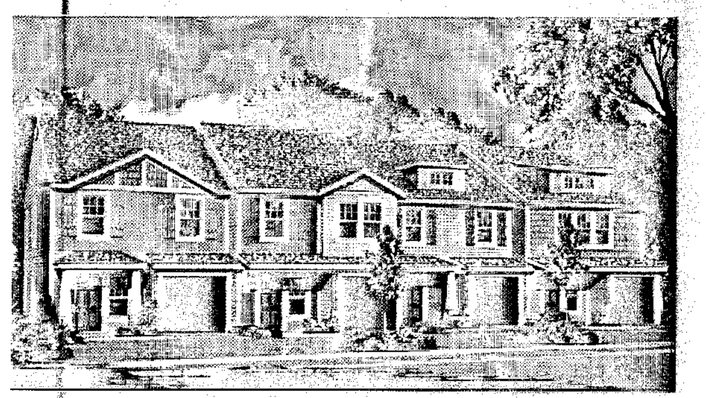
ALONG THE SOUTHERLY PROPERTY LINE, A LANDSCAPE BUFFER SHALL BE INSTALLED PER THE B-3 LANDSCAPE BUFFER REQUIREMENTS LISTED IN SECTION 17.24.230 AND TABLE 17.24.240B OF THE METRO NASHVILLE ZONING ORDINANCE.

THE DUMPSTER SHALL BE SCREENED PER METRO CODE SECTION 17.24.60

OVERALL LANDSCAPING SHALL MEET CHAPTER 17.24 OF THE METRO CODE



TYPICAL RAIN GARDEN PLANTING DETAIL



Concept Elevation

Site Layout/ SP

REVISIONS:
6/2/14

Preparation Date: 5/14/2014

Sonya drive Townhomes
Preliminary Specific Plan
Being Parcel 21 on Tax Map 114
Nashville, Davidson County, Tennessee

5/14/14

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D&A Project #14108
Sonya Drive Townhome SP

C2
Sheet 2 of 2