WEST PLAN SP

Being Parcel 119 & 124 on Tax Map 114
Davidson County, Tennessee

ion Control and Grading Notes

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dscape Notes

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lic Works Notes

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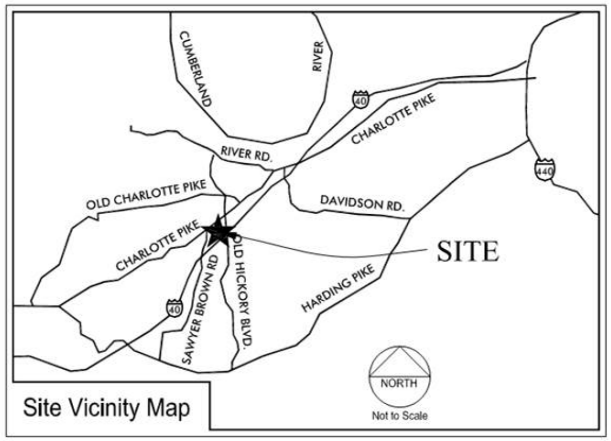

Site Vicinity Map

Standard SP Notes

1. The purpose of this SP is to receive preliminary approval to permit a development consisting of 322 multifamily dwelling units.
2. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater 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 47037C0306 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. Harpeth Valley Utility Disctrict shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
9. Solid waste pickup to be provided by trash compactor as shown on this plan.
10. This drawing is for illustration purposes to indicate the basic premise of the development. The final unit count and details of the plan shall be governed by the appropriate regulations at the time of final application.
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 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 MUL zoning district as of the date of the applicable request or application.
13. This development shall occur in one phase.

General plan consistency note

The current specified land use for the subject site is T3 NE.

The NE structure plan is intended to accommodate residential developments with a density range of up to 20 units per acre. Developments with densities in the upper end of the density range are intended for properties with good accessibility, or located on a corridor, and not intended to be placed within areas of lower densities. Appropriate uses within the NE structure plan include a broad range of housing types including multifamily, attached single family & detached single family with smaller lots. The streetscape features consistent use of lighting and more formal landscaping and are served by high levels of connectivity with street networks, sidewalks, bikeways and mass transit.

ARCHITECTURAL REQUIREMENTS
THE PROPOSED MULTIFAMILY BUILDINGS ARE TO BE BUILT IN CHARACTER WITH THE BELLEVUE AREA. THE BUILDING EXTERIORS SHALL CONSIST OF PRIMARILY MASONRY PRODUCTS (NO VINYL) .

ROY DALE REGISTERED ENGINEER 12981 STATE OF TENNESSEE
8/18/14

Development Summary

Property Information
645 Old Hickory Blvd.
Nashville, TN 37209
Parcel 119, Map 114

7461 Charlotte Pike
Nashville, TN 37209
Parcel 124, Map 114

Council District 22 (Sheri Weiner)

Owner of Record
Agape Fellowship Church
645 Old Hickory Blvd.
Nashville, TN 37209

Developer
Brad Johnson
One Glen Lane Parkway, Suite 125
Atlanta, GA 30328
Contact: Brad Johnson
Phone: 678.539.1001
Email: b.johnson@westplan.com

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

Flood Note
This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C306 F. Dated April 20, 2001.

Site Area
Parcel 119, Map 114 - 2.23 ac
Parcel 124, Map 114 - 28.28 ac

SPECIFIC PLAN DEVELOPMENT SUMMARY

Use	Multifamily
Property zoning	R15
Surrounding Zoning	R15, RM4, CL & CS
Site Area	30.51 Acres
Number of units / density	322 total dwelling units / 10.56 per acre
FAR	0.36
ISR	70% max. / 35% proposed
Front yard setback	15' from Right Of Way
Side yard	20' from property line
Rear yard	20' from property line
Height standards	3 story basement units, 4/3 split

Parking and Access

Ramp location and muber	(1) access on Old Hickory Blvd.
	(1) access on Charlotte Pike
Distance to nearest existing ramp (Min. 30')	Old Hickory Blvd. 100' to driveway north
	Old Hickory Blvd. 200' to driveway south
Distance to intersection	Charlotte Pike 1000' north
	Interstate 550' south
Required parking based on uses	427 stalls required
Parking Proposed	519 stalls (1.61 per unit)
	1 Bedroom - 140 units
	2 bedrooms - 154 units
	3 bedrooms - 28 units

Sheet Schedule

1 C0.0 Notes & Project Standards
2 C1.0 Existing Conditions Plan
3 C2.0 Site Layout Plan
4 C3.0 Site Utility & Grading Plan
5 L1.0 Site Landscape Plan

Notes & Project Standards

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying
516 Heather Place
Nashville, Tennessee
(615) 297-5166

REVISIONS:

WEST PLAN SP

DATE: August

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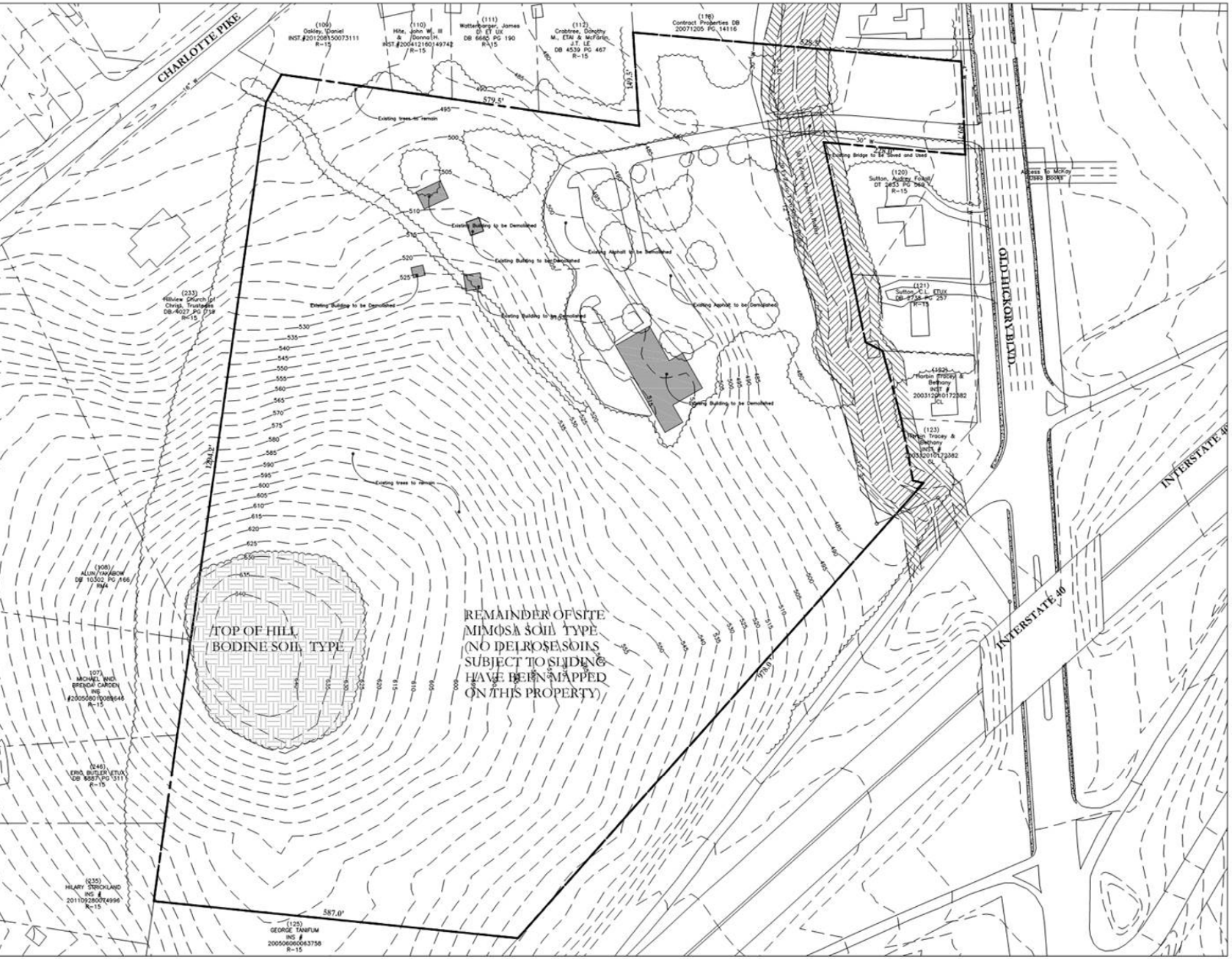

60 0 60 120 180

Scale 1" = 80'

Erosion Control and 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 12 lbs. per 1000 sq. ft. of 6-12-12 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), unless otherwise noted within written specifications.
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6. Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' 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 to provide an area for concrete wash down and equipment fueling in accordance with metro cp-10 and cp-13, respectively. Contractor to coordinate exact location with npdes department during the preconstruction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the epsc plan.
16. 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.

REVISIONS:

WEST PLAN SP

DATE: Augu

ROY M. DALE
REGISTERED ENGINEER
STATE OF TENNESSEE
8/18/14

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(615) 297-5666

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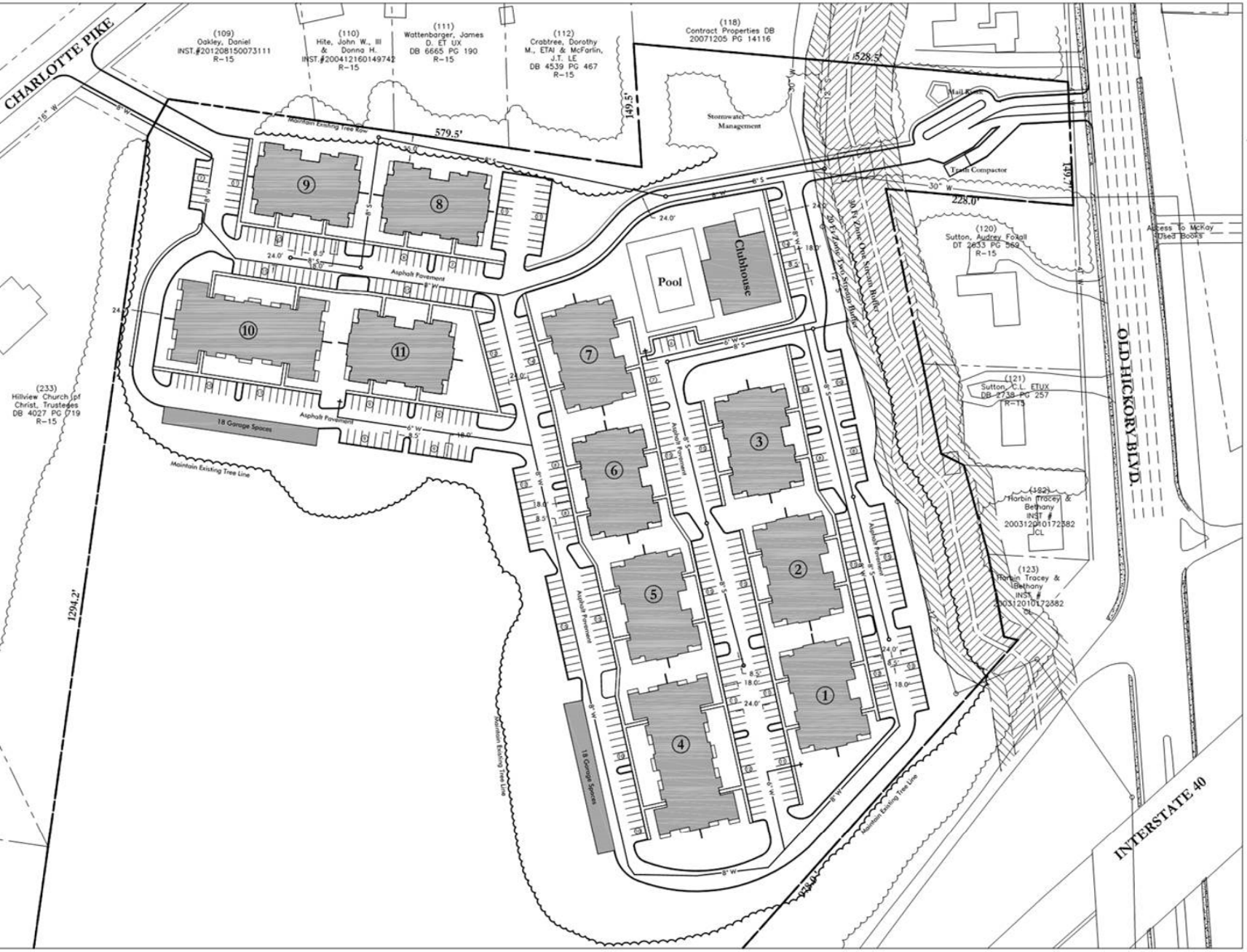
EXISTING CONDITIONS



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60 0 60 120 180

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Public Works Notes

1. All work within the public right of way requires an excavation permit from the department of public works.
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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.

Water and 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 the metro water services the cost of inspection.
3. The contractor is to provide and maintain the construction identification sign for private development approved.
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ROY DALE
REGISTERED ENGINEER
STATE OF TENNESSEE

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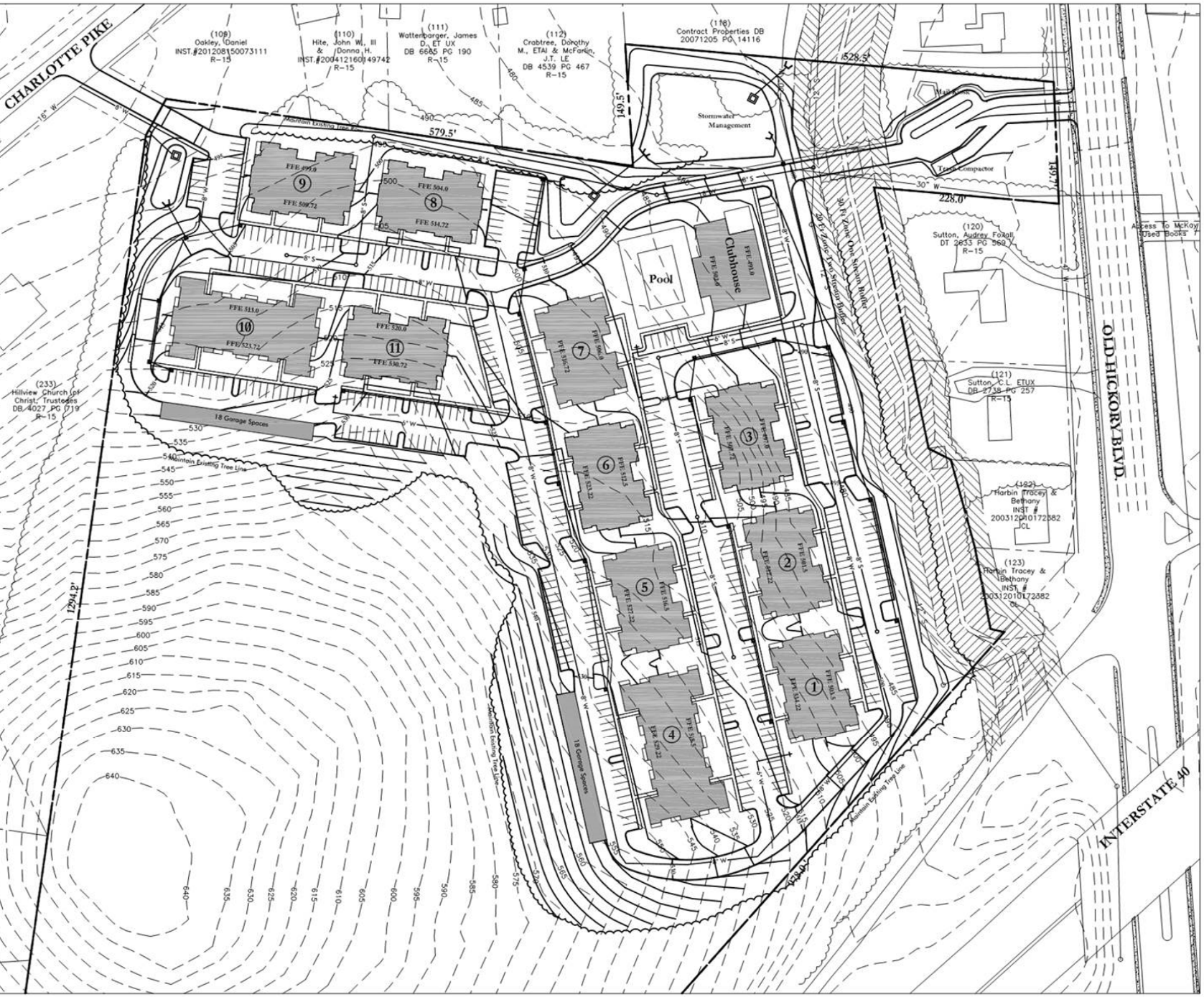
CONCEPT LAYOUT AND UTILITY PLAN



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 SYSTEM IS PROPOSED. DESIGN OF THIS SYSTEM WILL BE PROVIDED DURING THE FINAL SP PROCESS.
3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED 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
5) THE STREAM CROSSING WILL USE THE EXISTING BRIDGE AND PAVED SURFACE
6) A WALL WILL BE PLACED ALONG THE ZONE TWO BUFFER TO AVOID FILLING IN SAID BUFFER OR THE WALL COULD BE ELIMINATED WITH A PROPER STORMWATER VARIANCE
7)METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE

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ROY M. DALE REGISTERED ENGINEER NUMBER 12347 STATE OF TENNESSEE
8/18/14

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516 Heather Place
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(615) 297-5166

REVISIONS:

WEST PLAN SP

DATE: August

PROJECT
West

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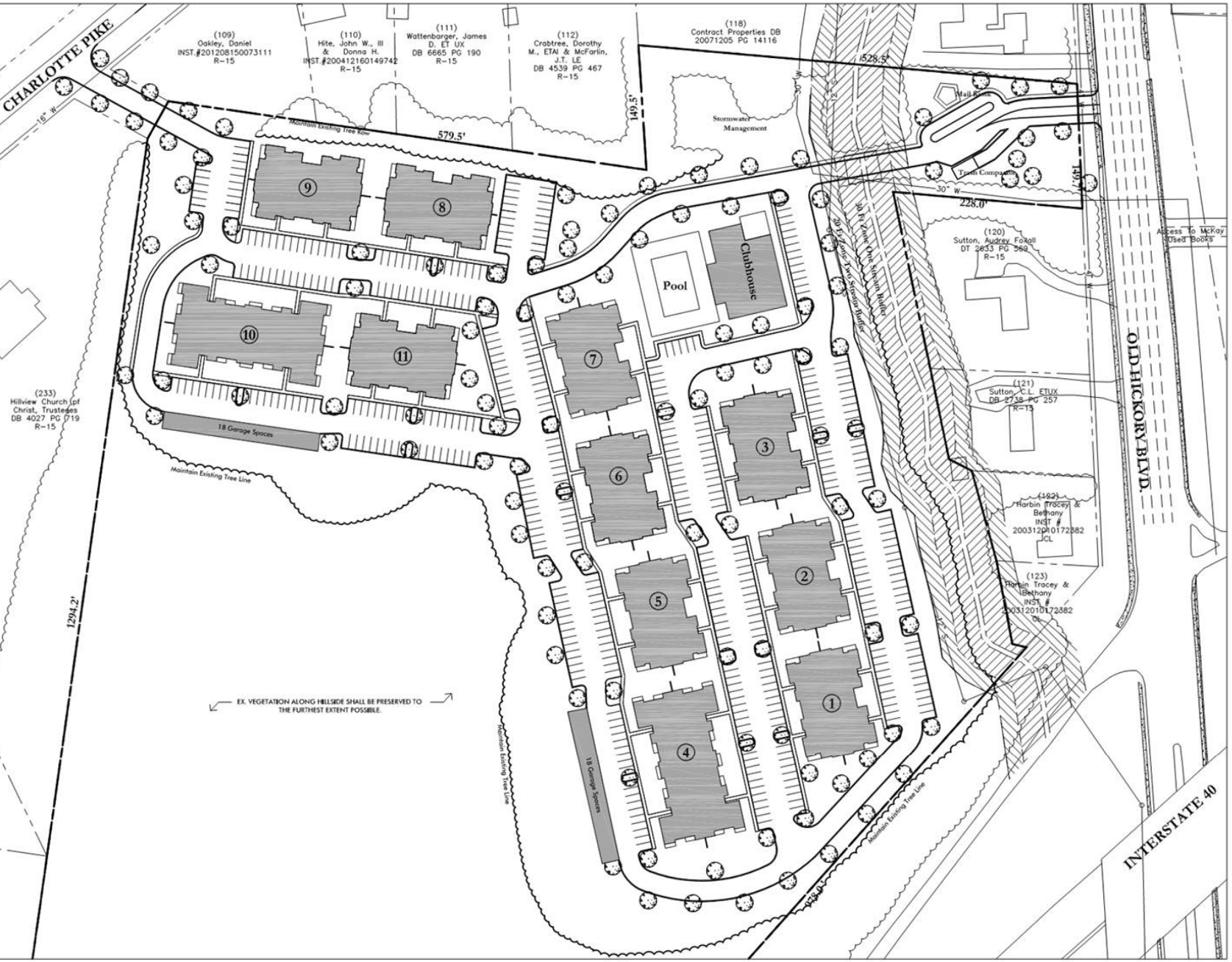
CONCEPT GRADING AND UTILITY PLAN



Landscape Notes

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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.
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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.

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:

30.51 AC-2.89AC = 27.62 AC x 14 = 386.68 TDU's REQ'D
TREE DENSITY WILL BE ACHIEVED THROUGH TREE PLANTING
AND TREE PRESERVATION (EXISTING HILLSIDE TREES TO BE PRESERVED

IRRIGATION NOTE

IRRIGATION WILL BE PROVIDED ON FINAL PLAN. IRRIGATION TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR.

REVISIONS:

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DATE: August

Dale & Associates
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CONCEPT LANDSCAPE PLAN