

Civil Engineer
 Dale & Associates
 516 Heather Place
 Nashville, Tennessee 37204
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Floodnote
 This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0275 F. Dated April 20, 2001.

Property Information
 5572 S New Hope Road
 (Map 98, Parcel 52.02)
 Hermitage, Tennessee 37076
 3.52 Total Acres
 Council District 12 (Steve Glover)

Owners of Record
 Richelle and Bruce Harp
 419 Brookridge Drive
 Gallatin, Tennessee 37066

Drawing Date:
 November 25, 2014
 Revisions:
 Planning comments -
 12/15/14

Towering Oaks Preliminary SP
 Being Parcel 52.02 on Tax Map 98
 5572 S New Hope Road
 Hermitage, Davidson County, Tennessee



Towering Oaks Preliminary SP

Being Parcel 52.02 on Tax Map 98
 Hermitage, Davidson County, Tennessee

Case # 2015SP-006-001

Sheet Schedule

- C1 Notes & Project Standards**
- C2 Existing Conditions & Site Layout**

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 12 POUNDS PER 1000 SQUARE FEET OF 8-12-12 FERTILIZER (UNLESS OTHERWISE 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 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 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.

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.

SPECIFIC PLAN DEVELOPMENT SUMMARY

PROPERTY ZONING EX: RS15	PRO: SP	SURROUNDING ZONING RS15
LAND USE ALLOWED		SINGLE FAMILY RESIDENTIAL
MINIMUM LOT SIZE		5,000 S.F.
NUMBER OF LOTS		13 LOTS (3.69 UNITS/ACRE)
FRONT YARD SETBACK:		20' MIN.
SIDE YARD		5' FROM PROPERTY LINE
REAR YARD		20' FROM PROPERTY LINE
HEIGHT STANDARDS		3 STORIES, OR 35'
LOT ACCESS		LOT ACCESS FROM PROPOSED ROAD

PHASING SCHEDULE

*PHASE 1 CONSTRUCT ROAD SECTION AND ALL UTILITIES
 *IT IS ANTICIPATED THAT ALL CONSTRUCTION WILL OCCUR IN ONE PHASE FOR THIS SITE

GENERAL PLAN CONSISTENCY

THE SUBJECT PROPERTY IS LOCATED WITHIN SUBAREA 14 WHICH IS THE DONELSON, HERMITAGE AND OLD HICKORY PLAN. THE SPECIFIED POLICY FOR THE SITE IS T-3 SUBURBAN NEIGHBORHOOD MAINTENANCE (T3NM). T3 SUBURBAN NEIGHBORHOOD MAINTENANCE AREAS DEMONSTRATE AN ESTABLISHED PATTERN CONSISTING OF LOW TO MODERATE DENSITY WITH ATTACHED AND DETACHED RESIDENTIAL, CIVIC AND PUBLIC BENEFIT BUILDINGS FOUND REGULARLY SPACED WITH MODERATE TO DEEP SETBACKS AND MODERATE SPACING BETWEEN BUILDINGS. LOTS ARE GENERALLY ACCESSED FROM LOCAL SUBURBAN STREETS.

AS PROPOSED, TOWERING OAKS HAS A LOW TO MODERATE DENSITY OF 3.69 UNITS PER ACRE AND WILL PROVIDE ACCESS TO SINGLE FAMILY DWELLINGS VIA A SUBURBAN STREET. SINGLE FAMILY STRUCTURES WILL HAVE SETBACKS THAT FALL WITHIN THE RANGE OF ZONING REQUIREMENTS SPECIFIED IN THE COMMUNITY CHARACTER MANUAL FOR A T3NM.

OVERALL TOWER OAKS FALLS WITHIN THE REQUIREMENTS CONSISTENT WITH THE T-3 NEIGHBORHOOD MAINTENANCE POLICY AS WELL AS THE RECOMMENDED DENSITIES OF NEIGHBORHOOD MAINTENANCE.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF AN 13 LOT SINGLE FAMILY 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 47037C0275 F. 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 LOT.
- 10) SOLID WASTE PICKUP TO BE PROVIDED BY ROLLAWAY BINS.
- 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 RSS ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 13) MAXIMUM DRIVEWAY WIDTH SHALL NOT EXCEED 12'.

Notes & Project Standards



Dale & Associates

Consulting Civil Engineering
 Land Planning & Zoning
 Landscape Architecture
 Surveying

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MPC Case Number
 2015SP-006-001

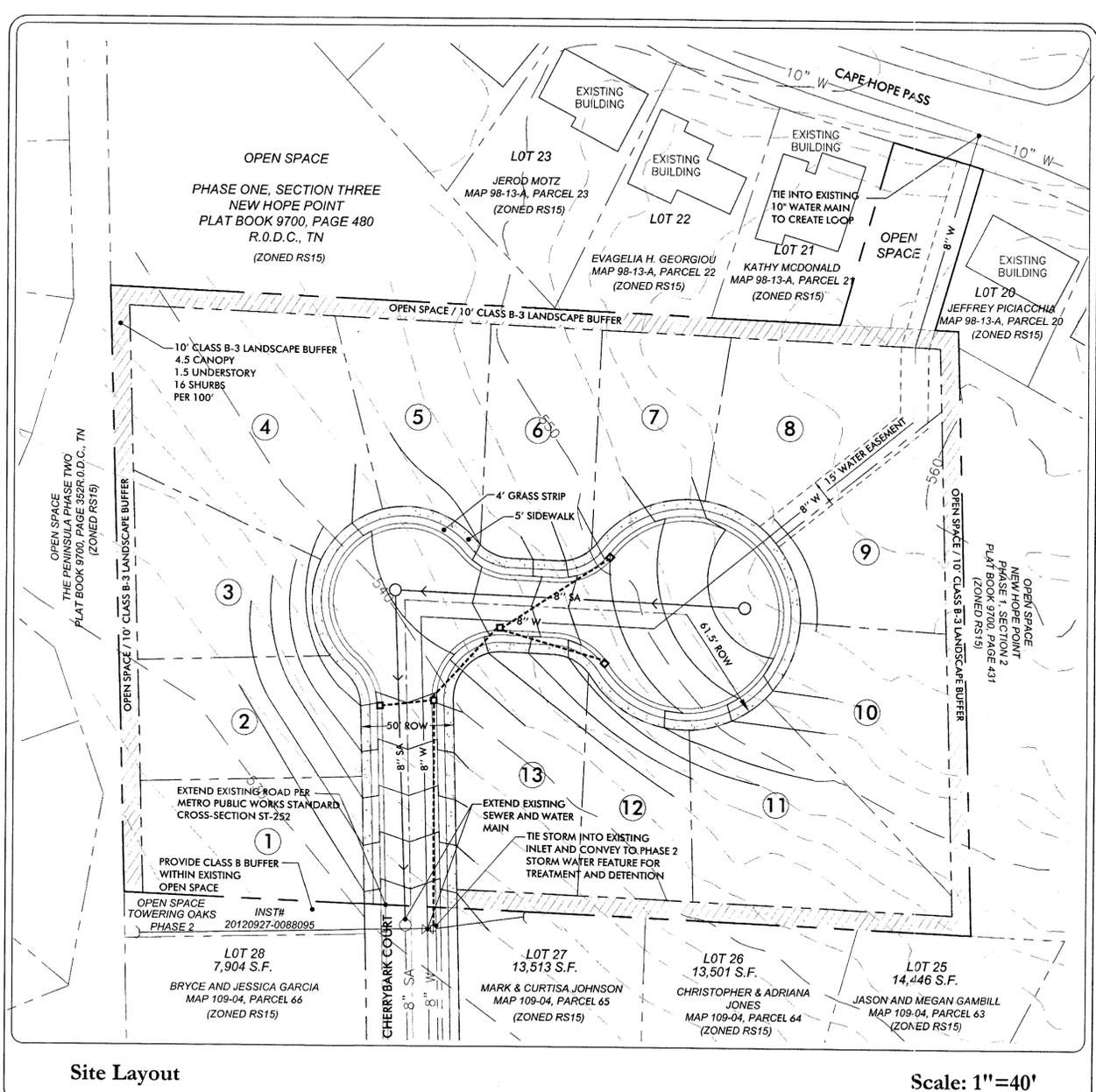
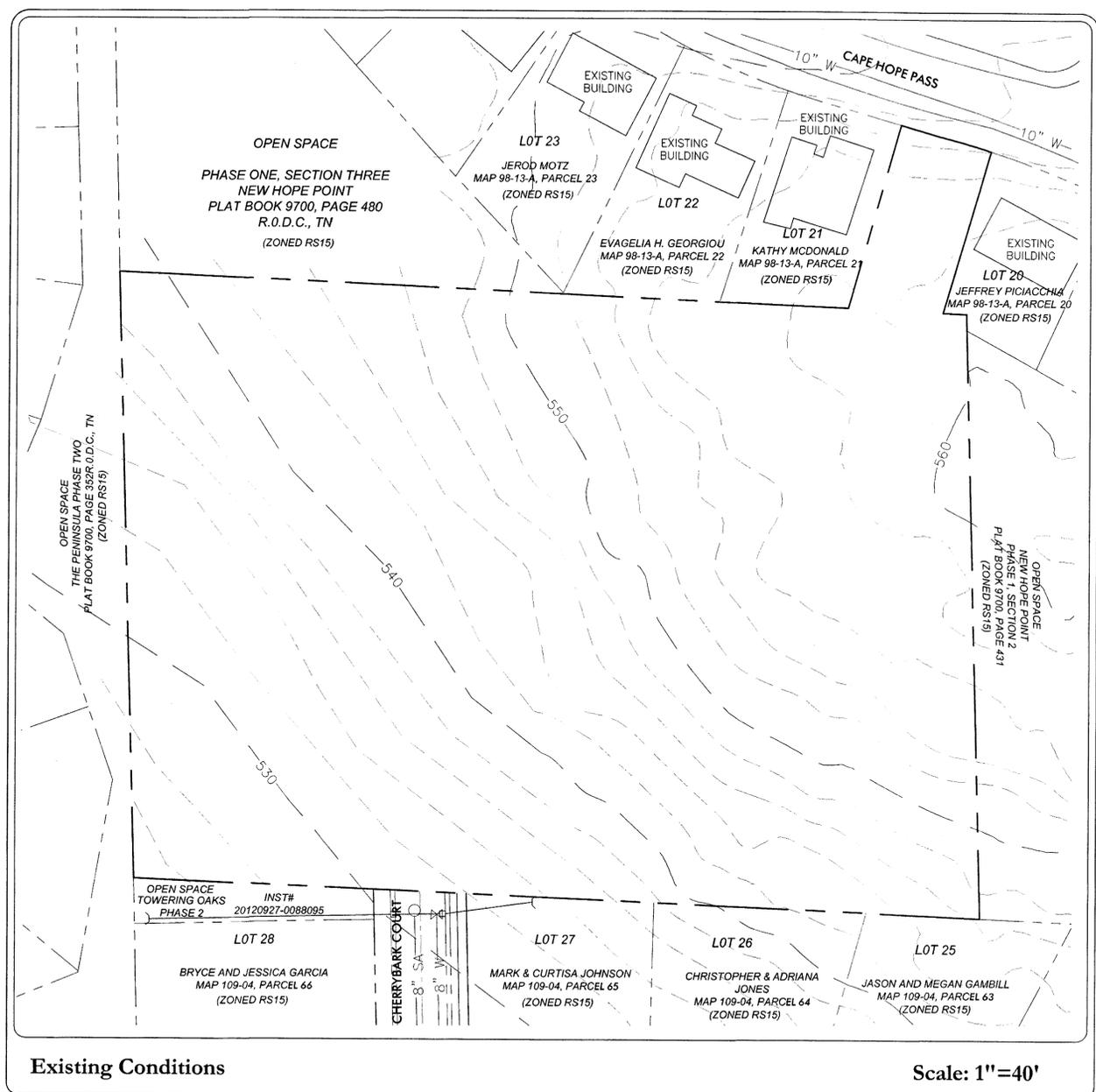
D&A Project #14326
 Towering Oaks
 Preliminary SP

C1

Sheet 1 of 2

Drawing Date:
November 25, 2014

Revisions:
Planning comments -
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STORMWATER NOTES

- 1) STORMWATER FOR THIS SITE WILL BE TREATED BY STORMWATER INFRASTRUCTURE THAT IS ALREADY EXISTING AS PART OF THE OVERALL TOWERING OAKS DEVELOPMENT, LOCATED IN PHASE 2
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY TREATMENT IN ACCORDANCE WITH THE METRO STORM WATER MANAGEMENT MANUAL. IN ORDER TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL.
- 3) FINAL DESIGN OF STORMWATER TREATMENT WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

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 SERVICE SHALL BE PROVIDED BY AN 8" PUBLIC WATER LINE EXTENSION. INDIVIDUAL WATER METERS SHALL BE PROVIDED FOR EACH UNIT
- 4) SEWER SERVICE SHALL BE PROVIDED VIA A PROPOSED 8" SEWER MAIN WITH 6" SERVICE LATERALS TO EACH UNIT.

PUBLIC WORKS NOTES

- 1) THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN STANDARDS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED UPON FIELD CONDITIONS.

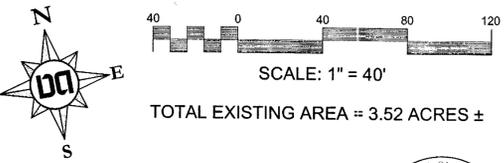
ARCHITECTURAL NOTES

- A. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING. BUILDINGS MAY HAVE PORCHES ON THE STREET SIDE.
- B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATION OF 2:1 OR GREATER.
- C. EIFS AND VINYL SIDING SHALL BE PROHIBITED ON FRONT FACADE, EXCLUDING AREAS ABOVE ROOF LINE.
- D. FINISHED GROUND FLOORS AND PORCHES SHALL BE ELEVATED A MINIMUM OF 18 INCHES FROM THE ABUTTING AVERAGE GROUND ELEVATION.
- E. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
1	7,655.45	0.176
2	7,610.43	0.175
3	7,439.60	0.171
4	13,584.74	0.312
5	7,144.82	0.164
6	7,404.58	0.170
7	6,173.62	0.142
8	9,372.10	0.215
9	6,883.20	0.158
10	8,377.49	0.192
11	10,091.22	0.232
12	5,858.63	0.134
13	8,725.89	0.200

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C2
Sheet 2 of 2

Existing Conditions & Site Layout