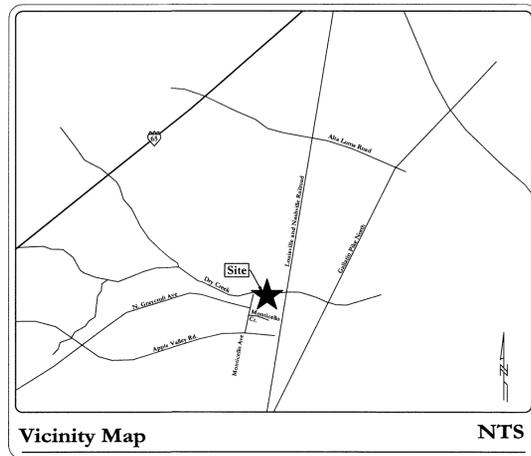


1000 Old Dry Creek Rd.

Being Parcel 23 on Tax Map 34
Madison, Davidson County, Tennessee

TOTAL AREA = 4.06 ACRES
= 176,853 S.F.

Case # 2015SP-057-001



Erosion Control and Grading Notes

- 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.
- 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.
- Erosion control barrier is called out on plans and is to comply with the Metropolitan Stormwater Management Manual, Volume Four, Section TCP-14.
- Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
- 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.
- Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' long and at least 6" thick.
- 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.
- The contractor shall notify the Metro Davidson County department of Public Works construction compliance division, three days prior to beginning the work.
- 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.
- Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
- The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.
- 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.
- 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.
- All erosion control measures shall remain in place until site is stabilized & construction is complete.
- 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 pre-construction 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.
- 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.

Landscape Notes

- 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.
- All planting and mulch beds shall be sprayed with round-up (contractor's option) prior to the installation of mulch.
- 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.
- The landscape contractor shall be responsible for the fine grading of all planting areas.
- All planting areas shall be fertilized with 12#/1000 s.f. of 10-10-10 fertilizer.
- All planting beds shall have a minimum of 3" depth of shredded hardwood bark mulch.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
- The landscape contractor shall provide a one year warranty on all plant materials and replace any dead or dying material within that time period.
- 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.
- 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.
- Guying is not allowed unless required by municipality or site conditions. The landscape contractor shall remove wires after a one year period.
- 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.
- 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 and Sewer Notes:

- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- The contractor is responsible for reimbursing the Metro Water Services the cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services Inspection Section. All costs will be borne by the developer.
- All connections to existing manholes shall be by coring and resilient connector method.
- 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.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans on moist erasable mylars in reverse and in digital (.dwg) format. Sewer plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. Water line plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made.
- Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
- All water mains must be located within the paved area including all blow-off assemblies.

Standard SP Notes

- The purpose of this SP is to a building contractor supply use, along with all other uses permitted by the R10 Zoning District, in structures previously utilized for non-residential purposes (American Legion Facility).
- 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.
- This property does lie within a flood hazard area as identified by FEMA on map 47037C0137F dated April 20, 2001.
- All public sidewalks are to be constructed in conformance with Metro Public Works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable Metro Public Works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the Metropolitan Fire Marshal's office, prior to the issuance of a building permit.
- 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).
- 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.
- Individual water and sanitary sewer service is currently provided via the existing connection.
- 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.
- 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 IWD zoning district as of the date of the applicable request or application.
- The development of this project shall comply with the requirements of the adopted tree ordinance 2008-328 (Metro Code Chapter 17.24, Article II, tree protection and replacement, and Chapter 17.40, Article X, tree protection and replacement procedures).
- Any public development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- Sign Standards shall meet the requirements of the MUN-A Zoning District.

Fire Marshall Notes

- Fire-flow shall meet the requirements of the International Fire-Code - 2006 Edition.

Public Works Notes

- The developer's final Construction drawings shall comply with the design regulations established by the Department of Public Works. Final Design may vary based on field conditions.
- Any solid waste containers and recycling containers to be placed away from adjacent public view and/or adequately screened.

History of Site

The property has been used commercially since 1970. First, it was used as an American Legion facility until approximately 1992. From 1992-1996, the property was utilized for automobile storage. Since that time, the property has been utilized for a building contractor, supply land use. The adjacent subdivision was developed in 1996, after the subject property was first used commercially.

General Plan Consistency

This property falls within the subarea #4, or the Madison Community Plan. The land use policy is T3 NM (Transect 3, Suburban Neighborhood Maintenance). The primary goals of the T3 NM Policy are to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm.

The proposed specific plan will provide, while not creating a residential development, will preserve the surrounding single-family development pattern by creating landscape buffers and providing other development standards. These development standards include limitations on hours of operation, lighting standards, buffering of surrounding properties, and limitations on uses. In addition to the proposed development standards to be adopted as part of this Specific Plan District, it should be noted that this site has been previously used as a non-residential use, in the form of an American Legion Facility.

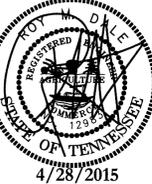
SPECIFIC PLAN DEVELOPMENT SUMMARY

Use	Building Contractor Supply
Property zoning	R10
Surrounding Zoning	R10 and CS
Minimum lot size	N/A
Total Building Square Footage	10,110 Square Feet
FAR	0.40 max / 0.06 existing
ISR	0.24 existing
Street Setbacks	20' from Right-of-way
Side yard	5 feet
Rear yard	20 feet
Height standards	45 Feet
Parking and Access	
Ramp Location and Number	2 (Monticello Ave. & Dry Creek Road)
Distance to nearest existing ramp (Min. 30')	30+ Feet
Distance to intersection	200 Feet to Monticello Court
Required Parking	11 Spaces
Provided Parking	12 Spaces

Nashville & Davidson County
MAY 18 2015
Metropolitan Planning Department

Development Summary

Property Information 1000 Old Dry Creek Road Madison, TN 37115	Survey Provided by Dale and Associates 516 Heather Place Nashville, Tennessee 37204 Phone: 615-297-5166	Electric Service Nashville Electric Service 1214 Church Street Nashville, TN 37246 Phone: (615) 747-6807
Tax Map 34 Parcel 23 Zoned: R10	Flood Note This Property does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 470040-0137F Dated April 20, 2001.	Water Service Metro Water Services 1600 2nd Avenue North Nashville, TN 37208 Phone: (615) 862-4598, Ext 4
Owner of Record Suggs, Mike & Wall, Joe L. 405 Two Mile Pike Goodlettsville, TN 37072 Phone: 615-xxx-xxxx	Site Area Total area - 4.06 acres (176,853 sq ft.)	Sewer Service Metro Water Services 1600 2nd Avenue North Nashville, TN 37208 Phone: (615) 862-4598, Ext 4
Developer Suggs, Mike & Wall, Joe L. 405 Two Mile Pike Goodlettsville, TN 37072 Phone: 615-xxx-xxxx	Civil Engineer Dale and Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Adam Seger, PE Phone: 615-297-5166 Email: adam@daleandassociates.net	Gas Service Nashville Gas Phone: (615) 734-0734
		Utility Location Tennessee One-Call Phone: 800-351-1111



Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166
Consulting Civil Engineering
Land Planning & Zoning

D&A Project #15109
1000 Old Dry Creek Rd

C1.0

Sheet 1 of 2

Notes & Project Standards

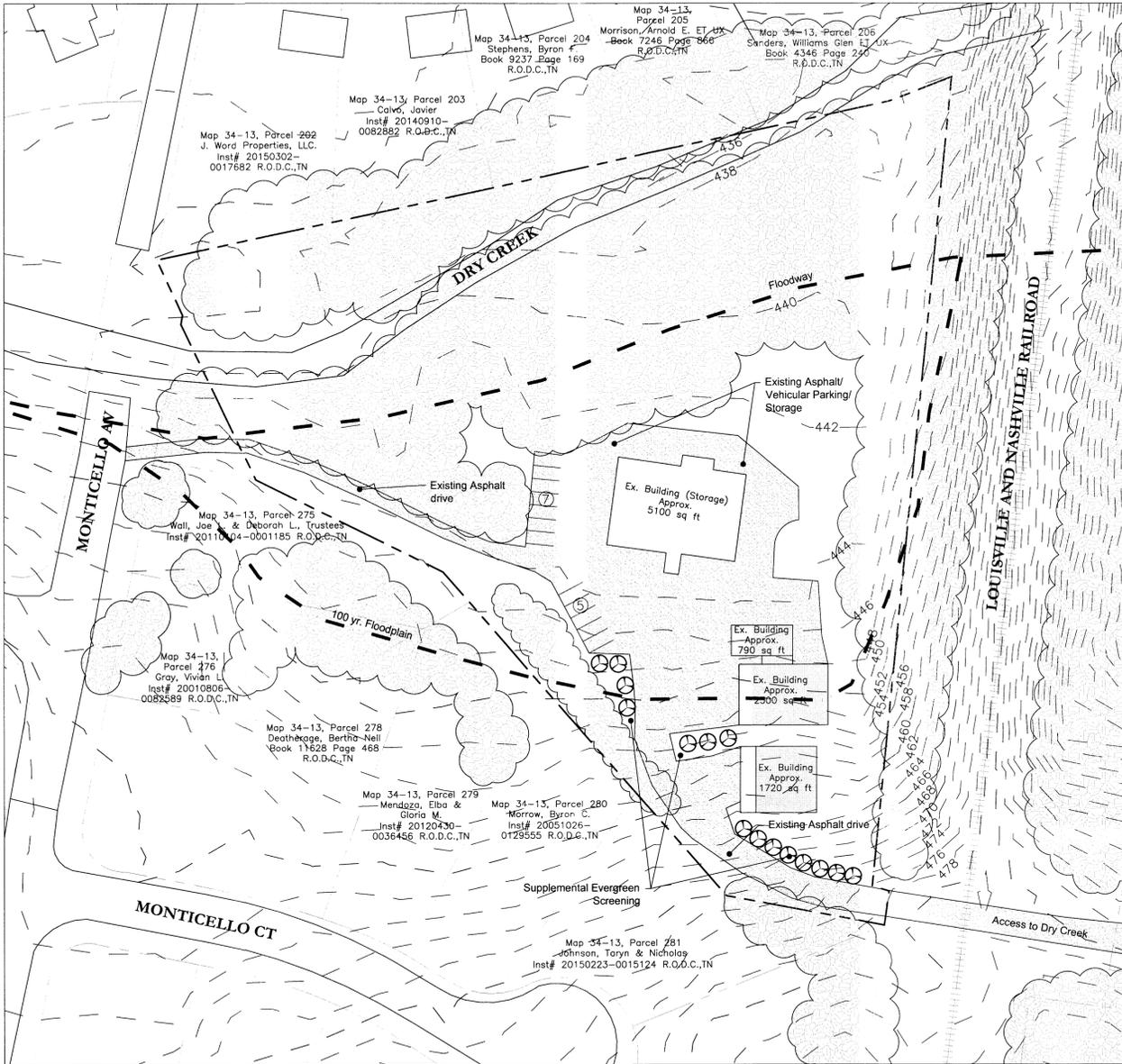


Drawing Date:
April 2015

REVISIONS:

Site Plan for
1000 Old Dry Creek Road
Madison, Davidson County, Tennessee
Map 34, Parcel 25

PERMITS:



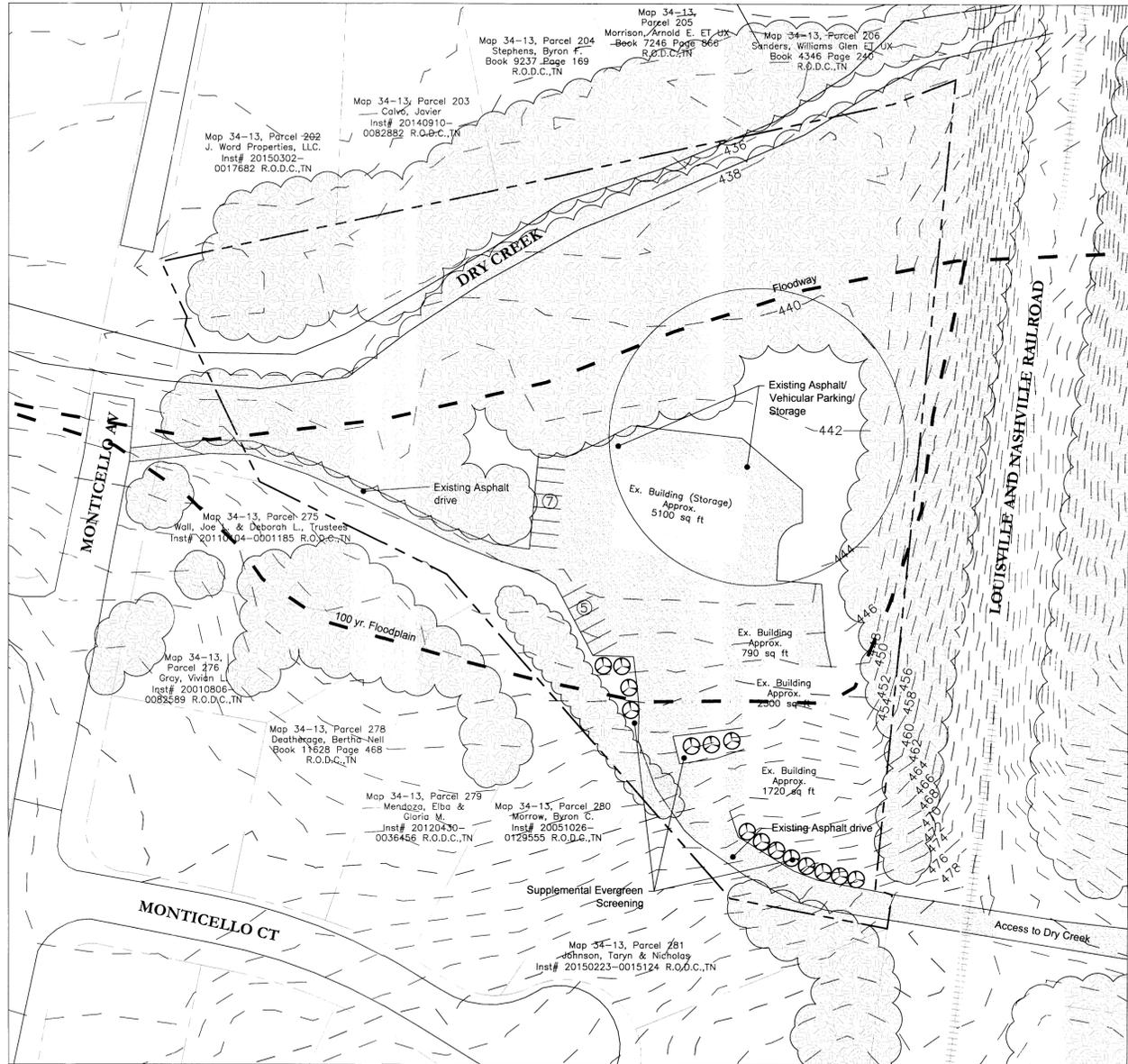
Existing Conditions

Stormwater Notes

1. The soil types for this site are Ar (Arrington silt loam) within the "b" hydrological soil group, MmC (Mimosa silt loam) and MmD (Mimosa silt loam), both of which fall within the "c" hydrological soil group.
2. Since no improvements are proposed no water quality or quantity treatment is required.
3. Renovations to existing structures may be subject to significant redevelopment (water quality and water quality buffers).
4. Any outdoor storage should be placed to minimize impacts to the stream.

Metro Water Services Notes

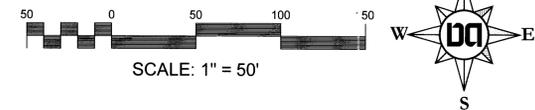
1. If public construction plans or capacity fees are required, then these must be addressed prior to the Final SP approval.



Proposed Layout

Proposed Conditions

1. Screen all trash enclosures.
2. Additional landscaping treatment shall be installed as noted on the plans to help screen buildings from adjacent residential area.
3. Any disabled vehicles, mechanical equipment or scrap material shall be stored indoors or screened with permanent opaque fence minimum 6 ft high.



Property Area = 176,853. sq ft or 4.06 Acres

Existing Conditions and Proposed Layout



Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 5161 Highway 100
 Nashville, Tennessee 37204
 (615) 297-2366

D&A Project #15109
1000 Old Dry Creek Rd

C2.0
Sheet 2 of 2