

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 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.
- 6) THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY AVRY BASED ON FIELD CONDITIONS.
7. COMPLY WITH THE MPW TRAFFIC ENGINEER, PROVIDE 2 WAY TRAVEL WAY ON ALLEY #1520 OR PROVIDE ACCESS OFF OF OBRVIE AVE WITH ADEQUATE SIGHT DISTANCE
8. DRIVEWAYS WITHIN THE DEVELOPMENT ARE TO BE A MINIMUM OF 24 FT WIDE (ASPHALT TO ASPHALT) WITH NO ON STREET PARKING AND 30 FT WIDE WITH ON STREET PARKING. PAVING CROSS SECTION IS TO COMPLY WITH MPW ST-251 STANDARD.
9. PUBLIC SOLID WASTE AND RECYCLING TO BE PROVIDED VIA PROVIDED DUMSTERS
10. IF SIDEWALKS ARE REQUIRED WITH THIS PROJECT THEY ARE TO BE SHOWN PER THE MCSP AND PER MPW STANDARDS AND SPECIFICATIONS. SIDEWALKS ARE TO BE WITHIN DEDICATED RIGHT OF WAY.

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.
- 9) PUBLIC WATER AND DEWER CONSTRUCTION MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL SP APPROVAL. THESE APPROVED CONSTRUCTION PLANS MUST MATCH THE FINAL SP SITE PLAN. THE REQUIRED CAPACITY FEES MUST ALSO BE PAID PRIOR TO FINAL SITE PLAN/SP APPROVAL.

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 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.

FIRE MARSHAL

FIRE FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE- 2006 EDITION

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS REGULATORY SP IS TO ALLOW A MIXTURE OF USES AND BUILDING TYPES WITH THE HAYNES - TRINITY LANS USE POLICY
- 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 FLOOD MAP 47037C0223H DATED APRIL 5, 2017.
- 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 & UNENCLUMBERED 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 PLAN TO BE SUBMITTED WITH ANY FINAL SP AND APPROVED BY METRO PUBLIC WORKS.
- 11) MINOR MODIFICATIONS TO THE REGULATORY 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 APPLICABLE ZONING DISTRICT AS LISTED ON SHEET 4 OF THIS REGULATORY SP DOCUMENT
- 13) THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- 14) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT AND THE FAIR HOUSING ACT. ADA: <http://ada.gov/>

Stormwater Notes

1. Any development within this Regulatory SP is responsible for water quality and water quantity.
2. To provide the full water quality treatment of 80% TSS a water various quantity/quality BMPs are proposed. Design of these features will be provided during the final SP process.
3. Final design will be provided during the final SP process and will meet the requirements of the stormwater management manual.
4. If development phases within this Regulatory SP exceeds 1 acre an NOI will required to be submitted to TDEC during final SP process.

GENERAL PLAN CONSISTENCY NOTE

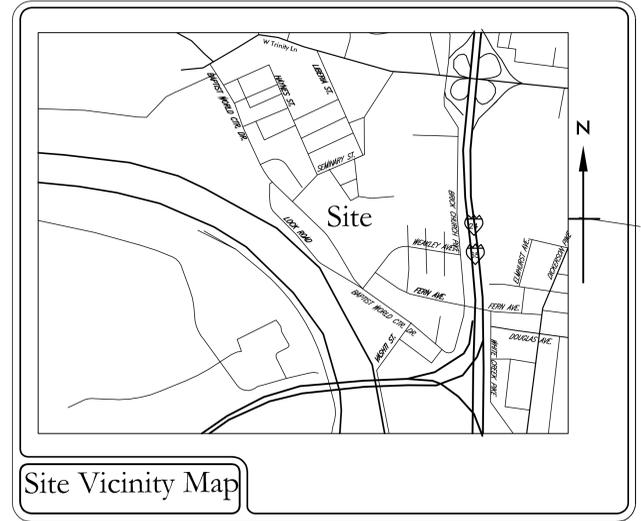
THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN THE HAYNES-TRINITY POTION OF THE BORDEAUX, WHITES CREEK, HAYNES TRINITY COMMUNITY PLAN. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS TRANSECT A MIXED USE, NEIGHBORHOOD EVOLVING AND NEIGHBORHOOD MAINTENANCE POLICIES.

AS PROPOSED, THIS SPECIFIC REGULATORY PLAN DISTRICT CREATES A MIXTURE OF USES WITHIN THE MIXED USE POLICY AREA AND THEN PROVIDES A TRANSITION OF INTENSITY AND DENSITY ALONG THE PERIMETERS OF THE BOUNDARIES OF THIS APPLICATION. ADDITIONALLY THIS SP ADDS REQUIREMENTS OF MOBILITY, PRESERVATION OF THE RIVER, CREATION OF GREENWAYS, DESIGNS ORIENTED TOWARDS ENVIRONMENTAL ASSETS, A MIXTURE OF USES AND BUILDING TYPES, AND WALKABILITY.

ARCHITECTUAL NOTES (FOR RESIDENTIAL PROPERTY UNDER R6A DEVELOPMENT STANDARDS)

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 SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
- B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS. .
- C. EIFS, VINYL SIDING, AND UNTREATED WOOD, SHALL BE PROHIBITED.
- D. A RAISED FOUNDATION OF 18" TO 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES
- E. IF PROVIDED, PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.



DEVELOPMENT SUMMARY	
Property Information	Parcels as Indified on Sheet C3.0 36.43 Acres
Council District	2 (DeCosta Hastings)
Owners of Record	GUB Contractors P.O. Box 146 Hermitage, TN 37076
Combs Industrial Services	1501 Baptist World Center Nashville, TN 37207
Civil Engineer	Dale and Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Roy Dale, PE Phone: 615-297-5166 Email: roy@daleandassociates.net

A Regulatory SP
Combs / GUB SP

Davidson County, Tennessee
Case No. 2017SP-xxx-xxx

Sheet Schedule

- C1.0** Notes & Project Standards
- C2.0** Existing Conditions
- C3.0** Ownership Parcels
- C4.0** Specific Plan Requirements



Notes & Project Standards

REVISIONS: xxxxxxxx
DATE: xxxxxxxx
SCALE: xxxxxxxx
JOB NUMBER: xxxxxxxx

Combs / GUB Regulatory SP

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

SHEET NUMBER:
C1.0
1 OF 4

GENERAL STANDARDS

1. With the first Final Site Plan for any phase of this SP, the applicant shall provide the acreage contained in each Subdistrict identified on the Specific Plan Requirements Sheet C4.0.

CONNECTIVITY STANDARDS

- With the final site plan, stubs of any existing improved public streets or alleys adjacent to the site shall be extended through the site, with the extensions fully constructed to the appropriate Metro Public Works Standard from property line to property line or from existing stub to existing stub.
- With the final site plan, any existing unimproved public right-of-way for streets or alleys adjacent to the site shall be extended through the site, from property line to property line, or from right-of-way terminus to right-of-way terminus. A public street or alley, as applicable, shall be constructed to the appropriate Metro Public Works standard within the portion of the right-of-way within the site.
- If there are no existing public rights-of-way, public streets, or alleys adjacent to the development site, the final site plan shall demonstrate the establishment of a public street and alley network that can be connected to the surrounding network and will provide for a continuation of the existing grid.
- Existing unimproved rights-of-way within the site may need to be realigned to avoid or accommodate environmental features, topographic constraints, or other adverse conditions that may be harmful to the safety, health and general welfare of the public. Final road alignments are subject to approval by Metro Public Works at final site plan.
- Permanent dead-ends shall be prohibited, except where necessary to avoid impacts associated with crossing Pages Branch. If a street or alley terminates at Pages Branch, the terminus shall provide for safe and adequate maneuvering of emergency vehicles per the requirements of the Fire Code and for pedestrian connection to the Pages Branch Greenway.
- If temporary turnarounds are required on future street connections, these turnarounds shall be constructed with the minimum dimensions acceptable to the Fire Marshal and Public Works, and in a manner that allows for reuse of the turnaround area for on-street parking once the connection is made.
- Vehicular access shall be limited to the alley, and unimproved alleys shall be constructed in order to provide access. If access to an alley is not possible due to topography or environmental constraints, an opening with a maximum width of 12 feet for one or two-family residential development and 26 feet for multi-family, nonresidential or mixed use development shall be permitted along the public street.
- In the absence of alleys, cross-access easements may be required between parcels or developments to enhance connectivity and minimize the number of driveway connections.
- Substandard streets and rights-of-way encompassed by or adjacent to the proposed development shall be improved by the developer to meet the current applicable Metro Public Works standard, as recommended in an approved traffic study or based on the street classification. At a minimum, all streets shall include sidewalks, located within public right-of-way, on both sides. Additional right-of-way dedications to meet applicable Metro Public Works standards may be required.
- Final construction plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not exceed 3:1 unless otherwise approved by Public Works.
- Prior to permit, a final plat shall be required to realign existing rights-of-way or dedicate additional right-of-way for streets and alleys identified on the site plan.

GREENWAY DESIGN STANDARDS

- Consistent with the supplemental policies of the Haynes Trinity Small Area Plan for greenways, greenways will be created along the portions of the Cumberland River and Pages Branch within this SP.
- Greenways may include linear parks or a series of smaller urban parks and communal open spaces, connected by public paths. Greenways may also incorporate overlooks and viewpoints, boardwalks, wayfinding, outdoor dining, recreation opportunities, or other interactive programming.
- All greenways shall be publicly accessible and final alignment, design and construction of the greenways shall be coordinated with Metro Parks to ensure acceptance. Any public/private partnerships, maintenance agreements, or conservation easements used to protect greenway areas shall permit access to the greenway facilities by the general public.
- Buildings constructed along the greenway corridors or adjacent to other public open spaces identified in each subdistrict of this plan shall be oriented to the greenway, with a minimum of one principal entrance on the façade facing the greenway.
- Regardless of any build-to-zone or setback specified for each subdistrict, buildings constructed along greenway corridors shall be set back a minimum of 15' from the edge of the greenway easement to provide a frontage zone to accommodate outdoor dining, exercise stations, stoops, plazas, and other additional programming.
- A direct pedestrian connection shall be provided from each building or unit along the greenway corridor to the greenway.
- The ground floor of buildings adjacent to the greenway corridors shall have no less than 75 percent of the linear frontage along the greenway devoted to uses that activate the greenway, including but not limited to, residential, retail, restaurant, civic or educational uses, or shall be screened to preserve and enhance the scenic and natural context along the greenway.
- Parking areas, including surface or structured parking, shall not be located adjacent to a greenway without a minimum 20-foot buffer landscaped to adequately screen vehicles from view, except for an opening to permit pedestrian connection to the greenway. Screening shall be achieved with natural landscape materials, not walls or fences.

Development Standards

Subdistrict Zone 1

Permitted Uses	All uses of RM-A
Bulk Standards	All standards of RM-A
Maximum FAR	5.00
Maximum Height	7 stories in 105 feet in the build-to-zone; 15 stories in 150 feet with a minimum step-back of 15 feet
Street Network	See the Connectivity Standards.
Access	<ul style="list-style-type: none"> Access shall be limited to the alley, per the Connectivity Standards. For a corner lot where access cannot be achieved, access shall be located within 30 feet of the rear property line. Parking, driveways, and other impervious surfaces within the street setback shall not exceed 12 feet in width. The front of any detached garage shall be located behind the rear of the primary structure. The garage door of a detached garage may face the street. The door of an attached garage shall face the side or rear property line.
Sidewalks	Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Architectural Standards	<ul style="list-style-type: none"> Building elevations for street-facing facades shall be provided with the Final Site Plan. Facades fronting a street shall provide a minimum of one principal entrance and a minimum of 15% glazing. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers. 100% solar shading and screened access are mandated. A raised foundation of 18" or more is required. If provided, porches shall provide a minimum of 6 feet of depth.

Subdistrict Zone 2

Permitted Uses	All uses of MU-GA
Bulk Standards	All standards of MU-GA
Maximum FAR	5.00
Maximum Height	7 stories in 105 feet in the build-to-zone; 15 stories in 150 feet with a minimum step-back of 15 feet
Street Network	See the Connectivity Standards.
Access	<ul style="list-style-type: none"> Access shall be from an improved alley only, subject to the Connectivity Standards. Parking shall be permitted only at the sides and rear of buildings. Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Sidewalks	Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Architectural Standards	All standards of MU-GA shall apply. Developments within this SP shall be reviewed against the standards applicable to properties within the UZO. Building elevations for all street-facing facades shall be provided within the Final Site Plan.
Pages Branch Greenway	<p>The Final Site Plan for any phase of development within or including this subdistrict shall:</p> <ul style="list-style-type: none"> Depict and dimension a greenway conservation easement to be dedicated to Metro Parks, including the floodway plus a corridor at least 50 feet in width, unless otherwise approved by Metro Parks, along both sides of Pages Branch. Depict and dimension a public greenway trail to be constructed to meet the standards of Metro Parks and the Metropolitan Greenway Design Standards for Nashville and Davidson County within the greenway easement along both sides of Pages Branch. The greenway easement shall be dedicated with the final plat for the first phase of development within or including this subdistrict. If no plat is required based on the Final Site Plan submitted, the easement shall be dedicated prior to permit issuance. Construction, inspection and acceptance of the greenway shall be required prior to issuance of certificates of occupancy. See the Greenway Design Standards in this plan for additional standards.

Subdistrict Zone 3

Permitted Uses	All uses of MU-A
Bulk Standards	All standards of MU-A
Maximum FAR	5.00
Maximum Height	7 stories in 105 feet in the build-to-zone; 15 stories in 150 feet with a minimum step-back of 15 feet
Street Network	See the Connectivity Standards.
Access	<ul style="list-style-type: none"> Access shall be from an improved alley only, subject to the Connectivity Standards. Parking shall be permitted only at the sides and rear of buildings. Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Sidewalks	Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Architectural Standards	All standards of MU-A shall apply. Developments within this SP shall be reviewed against the standards applicable to properties within the UZO. Building elevations for all street-facing facades shall be provided within the Final Site Plan.
Pages Branch Greenway	<p>The Final Site Plan for any phase of development within or including this subdistrict shall:</p> <ul style="list-style-type: none"> Depict and dimension a greenway conservation easement to be dedicated to Metro Parks, including the floodway plus a corridor at least 50 feet in width, unless otherwise approved by Metro Parks, along both sides of Pages Branch. Depict and dimension a public greenway trail to be constructed to meet the standards of Metro Parks and the Metropolitan Greenway Design Standards for Nashville and Davidson County within the greenway easement along both sides of Pages Branch. The greenway easement shall be dedicated with the final plat for the first phase of development within or including this subdistrict. If no plat is required based on the Final Site Plan submitted, the easement shall be dedicated prior to permit issuance. Construction, inspection and acceptance of the greenway shall be required prior to issuance of certificates of occupancy. See the Greenway Design Standards in this plan for additional standards.

Subdistrict Zone 4

Permitted Uses	All uses of RM-20-A
Bulk Standards	All standards of RM-20-A
Maximum FAR	5.00
Maximum Height	7 stories in 105 feet in the build-to-zone; 15 stories in 150 feet with a minimum step-back of 15 feet
Street Network	See the Connectivity Standards.
Access	<ul style="list-style-type: none"> Access shall be from an improved alley only, subject to the Connectivity Standards. Parking shall be permitted only at the sides and rear of buildings. Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Sidewalks	Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Architectural Standards	All standards of RM-20-A shall apply. Developments within this SP shall be reviewed against the standards applicable to properties within the UZO. Building elevations for all street-facing facades shall be provided within the Final Site Plan.
Pages Branch Greenway	<p>The Final Site Plan for any phase of development within or including this subdistrict shall:</p> <ul style="list-style-type: none"> Depict and dimension a greenway conservation easement to be dedicated to Metro Parks, including the floodway plus a corridor at least 50 feet in width, unless otherwise approved by Metro Parks, along both sides of Pages Branch. Depict and dimension a public greenway trail to be constructed to meet the standards of Metro Parks and the Metropolitan Greenway Design Standards for Nashville and Davidson County within the greenway easement along both sides of Pages Branch. The greenway easement shall be dedicated with the final plat for the first phase of development within or including this subdistrict. If no plat is required based on the Final Site Plan submitted, the easement shall be dedicated prior to permit issuance. Construction, inspection and acceptance of the greenway shall be required prior to issuance of certificates of occupancy. See the Greenway Design Standards in this plan for additional standards.

Subdistrict Zone 5

Permitted Uses	All uses of MU-A
Bulk Standards	All standards of MU-A
Maximum FAR	5.00
Maximum Height	7 stories in 105 feet in the build-to-zone; 15 stories in 150 feet with a minimum step-back of 15 feet
Street Network	See the Connectivity Standards.
Access	<ul style="list-style-type: none"> Access shall be from an improved alley only, subject to the Connectivity Standards. Parking shall be permitted only at the sides and rear of buildings. Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Sidewalks	Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Architectural Standards	All standards of MU-A shall apply. Developments within this SP shall be reviewed against the standards applicable to properties within the UZO. Building elevations for all street-facing facades shall be provided within the Final Site Plan.
Pages Branch Greenway	<p>The Final Site Plan for any phase of development within or including this subdistrict shall:</p> <ul style="list-style-type: none"> Depict and dimension a greenway conservation easement to be dedicated to Metro Parks, including the floodway plus a corridor at least 50 feet in width, unless otherwise approved by Metro Parks, along both sides of Pages Branch. Depict and dimension a public greenway trail to be constructed to meet the standards of Metro Parks and the Metropolitan Greenway Design Standards for Nashville and Davidson County within the greenway easement along both sides of Pages Branch. The greenway easement shall be dedicated with the final plat for the first phase of development within or including this subdistrict. If no plat is required based on the Final Site Plan submitted, the easement shall be dedicated prior to permit issuance. Construction, inspection and acceptance of the greenway shall be required prior to issuance of certificates of occupancy. See the Greenway Design Standards in this plan for additional standards.

Subdistrict Zone 6

Permitted Uses	All uses of MU-A
Bulk Standards	All standards of MU-A
Maximum FAR	5.00
Maximum Height	7 stories in 105 feet in the build-to-zone; 15 stories in 150 feet with a minimum step-back of 15 feet
Street Network	See the Connectivity Standards.
Access	<ul style="list-style-type: none"> Access shall be from an improved alley only, subject to the Connectivity Standards. Parking shall be permitted only at the sides and rear of buildings. Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Sidewalks	Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Architectural Standards	All standards of MU-A shall apply. Developments within this SP shall be reviewed against the standards applicable to properties within the UZO. Building elevations for all street-facing facades shall be provided within the Final Site Plan.
Pages Branch Greenway	<p>The Final Site Plan for any phase of development within or including this subdistrict shall:</p> <ul style="list-style-type: none"> Depict and dimension a greenway conservation easement to be dedicated to Metro Parks, including the floodway plus a corridor at least 50 feet in width, unless otherwise approved by Metro Parks, along both sides of Pages Branch. Depict and dimension a public greenway trail to be constructed to meet the standards of Metro Parks and the Metropolitan Greenway Design Standards for Nashville and Davidson County within the greenway easement along both sides of Pages Branch. The greenway easement shall be dedicated with the final plat for the first phase of development within or including this subdistrict. If no plat is required based on the Final Site Plan submitted, the easement shall be dedicated prior to permit issuance. Construction, inspection and acceptance of the greenway shall be required prior to issuance of certificates of occupancy. See the Greenway Design Standards in this plan for additional standards.

Subdistrict Zone 7

Permitted Uses	All uses of MU-GA
Bulk Standards	All standards of MU-GA
Maximum FAR	5.00
Maximum Height	7 stories in 105 feet in the build-to-zone; 15 stories in 150 feet with a minimum step-back of 15 feet
Street Network	See the Connectivity Standards.
Access	<ul style="list-style-type: none"> Access shall be from an improved alley only, subject to the Connectivity Standards. Parking shall be permitted only at the sides and rear of buildings. Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Sidewalks	Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Architectural Standards	All standards of MU-GA shall apply. Developments within this SP shall be reviewed against the standards applicable to properties within the UZO. Building elevations for all street-facing facades shall be provided within the Final Site Plan.
Pages Branch Greenway	<p>The Final Site Plan for any phase of development within or including this subdistrict shall:</p> <ul style="list-style-type: none"> Depict and dimension a greenway conservation easement to be dedicated to Metro Parks, including the floodway plus a corridor at least 50 feet in width, unless otherwise approved by Metro Parks, along both sides of Pages Branch. Depict and dimension a public greenway trail to be constructed to meet the standards of Metro Parks and the Metropolitan Greenway Design Standards for Nashville and Davidson County within the greenway easement along both sides of Pages Branch. The greenway easement shall be dedicated with the final plat for the first phase of development within or including this subdistrict. If no plat is required based on the Final Site Plan submitted, the easement shall be dedicated prior to permit issuance. Construction, inspection and acceptance of the greenway shall be required prior to issuance of certificates of occupancy. See the Greenway Design Standards in this plan for additional standards.

Subdistrict Zone 8

Permitted Uses	All uses of MU-A
Bulk Standards	All standards of MU-A
Maximum FAR	5.00
Maximum Height	7 stories in 105 feet in the build-to-zone; 15 stories in 150 feet with a minimum step-back of 15 feet
Street Network	See the Connectivity Standards.
Access	<ul style="list-style-type: none"> Access shall be from an improved alley only, subject to the Connectivity Standards. Parking shall be permitted only at the sides and rear of buildings. Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Sidewalks	Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Architectural Standards	All standards of MU-A shall apply. Developments within this SP shall be reviewed against the standards applicable to properties within the UZO. Building elevations for all street-facing facades shall be provided within the Final Site Plan.
Pages Branch Greenway	<p>The Final Site Plan for any phase of development within or including this subdistrict shall:</p> <ul style="list-style-type: none"> Depict and dimension a greenway conservation easement to be dedicated to Metro Parks, including the floodway plus a corridor at least 50 feet in width, unless otherwise approved by Metro Parks, along both sides of Pages Branch. Depict and dimension a public greenway trail to be constructed to meet the standards of Metro Parks and the Metropolitan Greenway Design Standards for Nashville and Davidson County within the greenway easement along both sides of Pages Branch. The greenway easement shall be dedicated with the final plat for the first phase of development within or including this subdistrict. If no plat is required based on the Final Site Plan submitted, the easement shall be dedicated prior to permit issuance. Construction, inspection and acceptance of the greenway shall be required prior to issuance of certificates of occupancy. See the Greenway Design Standards in this plan for additional standards.



Specific Plan Requirements

REVISIONS: xxxxxx
 DATE: xxxxxx
 SCALE: xxxxxx
 JOB NUMBER: xxxxxx

Combs / GUB Regulatory SP

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

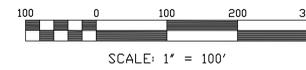
SHEET NUMBER:
C4.0

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

4 OF 4

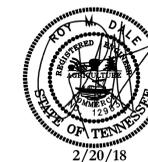


Parcel ID	Owner	Property Address
07109012000	GUB CONTRACTORS, INC.	1821 SEMINARY ST
07109012100	GUB CONTRACTORS, INC.	0 KASSIA ST
07110000300	GUB CONTRACTORS, INC.	0 LIBERIA ST
07109006900	COMBS INDUSTRIAL SERVICES, INC.	0 WHITES CREEK PIKE
07109011700	GUB CONTRACTORS, INC.	0 CONGO ST
07109011800	GUB CONTRACTORS, INC.	0 CONGO ST
07109012300	GUB CONTRACTORS, INC.	0 BOOKER AVE
07110000400	GUB CONTRACTORS, INC.	0 LIBERIA ST
07110000100	GUB CONTRACTORS, INC.	0 LIBERIA ST
07110000700	GUB CONTRACTORS, INC.	0 LIBERIA ST
07109006300	COMBS INDUSTRIAL SERVICES, INC.	0 BAPTIST WORLD CENTER DR
07110000600	GUB CONTRACTORS, INC.	0 LIBERIA ST
07110001100	GUB CONTRACTORS, INC.	0 LIBERIA ST
07109006400	COMBS INDUSTRIAL SERVICES, INC.	1513 BAPTIST WORLD CENTER DR
07110000800	GUB CONTRACTORS, INC.	0 LIBERIA ST
07109006600	COMBS INDUSTRIAL SERVICES, INC.	1517 WHITES CREEK PIKE
07110000900	GUB CONTRACTORS, INC.	0 LIBERIA ST
07109007000	COMBS INDUSTRIAL SERVICES, INC.	1501 BAPTIST WORLD CENTER DR
07110001300	GUB CONTRACTORS, INC.	0 LIBERIA ST
07109009400	GUB CONTRACTORS, INC.	0 KASSIA ST
07109009700	GUB CONTRACTORS, INC.	0 KASSIA ST
07109004800	COMBS INDUSTRIAL SERVICES, INC.	1800 BAPTIST WORLD CENTER DR
07110001400	GUB CONTRACTORS, INC.	0 CONGO ST
07109007200	COMBS INDUSTRIAL SERVICES, INC.	0 BAPTIST WORLD CENTER DR
07109007300	COMBS INDUSTRIAL SERVICES, INC.	1421 BAPTIST WORLD CENTER DR
07109006800	COMBS INDUSTRIAL SERVICES, INC.	1521 WHITES CREEK PIKE
07110001500	GUB CONTRACTORS, INC.	0 KASSIA ST
07109009300	GUB CONTRACTORS, INC.	0 KASSIA ST
07109009500	GUB CONTRACTORS, INC.	0 KASSIA ST
07109011900	GUB CONTRACTORS, INC.	0 CONGO ST
07113000100	COMBS INDUSTRIAL SERVICES, INC.	0 LOCK RD
07109009600	GUB CONTRACTORS, INC.	0 KASSIA ST
07110001000	GUB CONTRACTORS, INC.	0 LIBERIA ST
07110001700	GUB CONTRACTORS, INC.	0 CONGO ST
07109006500	COMBS INDUSTRIAL SERVICES, INC.	1515 WHITES CREEK PIKE
07110000200	GUB CONTRACTORS, INC.	0 LIBERIA ST
07110000500	GUB CONTRACTORS, INC.	0 LIBERIA ST
07110001200	GUB CONTRACTORS, INC.	0 LIBERIA ST
07109011600	GUB CONTRACTORS, INC.	1810 CROSS ST
07109011200	GUB CONTRACTORS, INC.	0 CROSS



REVISIONS: xxxxxxxx
 DATE: xxxxxxxx
 SCALE: xxxxxxxx
 JOB NUMBER: xxxxxxxx

Combs / GUB Regulatory SP



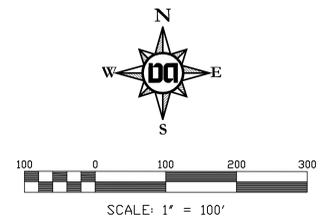
Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Landscape Architecture

Ownership Parcels

SHEET NUMBER:

C3.0

3 OF 4



DEVELOPMENT SUMMARY

Property Information
 Parcels as Indified on Sheet C3.0
 36.12 Acres

Council District 2 (DeCosta Hastings)

Owners of Record
 GUB Contractors
 P.O. Box 146
 Hermitage, TN 37076

Combs Industrial Services
 1501 Baptist World Center
 Nashville, TN 37207

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



REVISIONS: xxxxxxxx
 DATE: xxxxxxxx
 SCALE: xxxxxxxx
 JOB NUMBER: xxxxxxxx

Combs / GUB Regulatory SP

Cumberland River

Existing Conditions

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

SHEET NUMBER:
C2.0
 2 OF 4

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