

**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 COVERAGE 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 INSECTION 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-18 & 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 OBRIEN AVE WITH ADEQUATE SIGHT DISTANCES
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 ON ANY PHASE, THEY ARE TO BE SHOWN PER THE MCSP AND PER MPW STANDARDS AND SPECIFICATIONS. SIDEWALKS ARE TO BE WITHIN DEDICATED RIGHT OF WAY ON THE FINAL SP PLAN SUBMITTAL.

**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 PLANS/SP APPROVAL. (SEE 72019000071 AND 72019000078)

**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 UTILITIES 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 PLANT MATERIALS 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 MARSHALL**

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 WITHIN THE HAYNES - TRINITY LAND USE POLICY.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-84 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD MAP 47037C0233H 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 & 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 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. ADA: <http://ada.gov>
- 15) UPON SUBMITTAL OF ANY FINAL DEVELOPMENT PLAN A MAILED NOTICE SHALL BE SENT TO ALL PROPERTY OWNERS WITHIN METRO PLANNINGS NOTIFICATION BOUNDARIES AND TO ANY PLANNING COMMISSION KNOWN NEIGHBORHOOD/ COMMUNITY GROUP HAYNES/TRINITY AREA

**Stormwater Notes**

1. Any development within this Regulatory SP is responsible for water quality and water quantity.
2. Any phase of this SP must comply with the most current water quality requirements.
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 4 MIXED USE

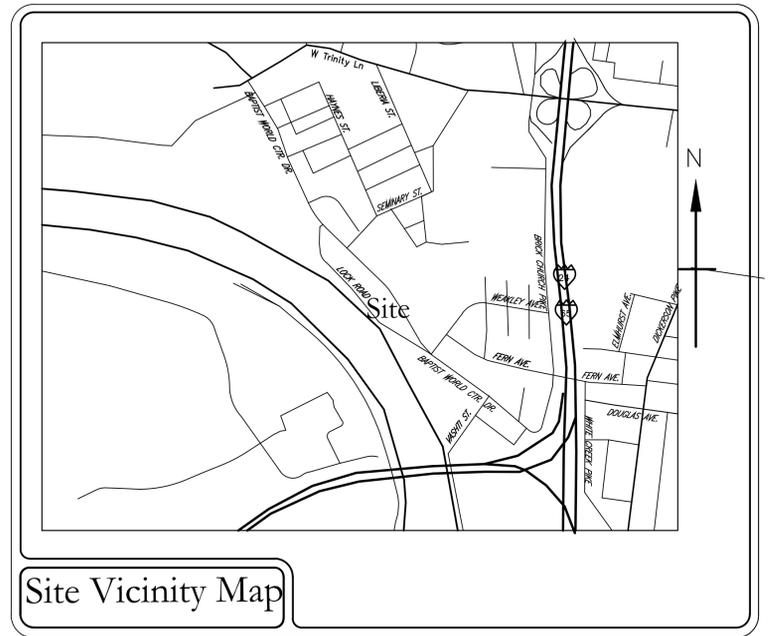
AS PROPOSED, THIS SPECIFIC REGULATORY PLAN DISTRICT CREATES A MIXTURE OF USES WITHIN THE MIXED USE POLICY AREA AND THEN PROVIDES A TRANSITION OF INTENSITY AND DENSITY ALONG THE PERIMETERS OF THE BOUNDARIES OF THIS APPLICATION. ADDITIONALLY THIS SP ADDS REQUIREMENTS OF MOBILITY, PRESERVATION OF THE RIVER,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

**\*GREENWAY DESIGN STANDARDS**

1. 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.
2. 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.
3. 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.
4. Buildings constructed along the greenway corridors or adjacent to other public open space shall be oriented to the greenway, with a minimum of one principal entrance on the facade facing the greenway.
5. Regardless of any built-to zone or setback specified 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.
6. A direct pedestrian connection shall be provided from each building or unit along the greenway corridor to the greenway.
7. 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.
8. 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.

**NES**

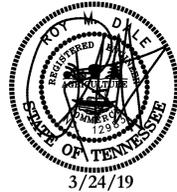
- 1) NES can meet with developer upon request to determine service options.
- 2) The Final SP drawing shall show any existing utilities easements on property, the utility poles on the property and the poles along ROW.
- 3) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27, and NESC Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ [www.nespower.com](http://www.nespower.com)).
- 4) Overhead electrical power lines are required to meet or exceed the conditions as specified in the National Electrical Safety Code as adopted by the State of Tennessee in Chapter 89, Public Acts. The existing overhead power lines are located in the public right-of-ways and will require an electrical safety clearance that must be maintained during and after construction of any buildings. The National Electrical Safety Code, 2012 edition, dictates the clearances in Rule 234 C and G to provide the minimum horizontal and vertical clearances from live conductors. The overhead line must have a horizontal clearance of 7'-6" away from the nearest conductor to allow for blow-out conditions as it is configured today. It is the developer and his contractor's responsibility to ensure that they comply with OSHA regulations for working near energized conductors. Check with OSHA regulations for meeting clearances for construction near energized conductors for additional clearance requirements. Typically OSHA clearances will exceed what is required by the NESC. Often the locations of new buildings are impacted by the inability of de-energizing the circuits to meet cost and construction schedules. Proper clearances must be maintained from not only the building envelope, but also from scaffolding and other construction equipment.
- 5) If porches or walls are allowed to be constructed beyond the minimum setback limits and into the public utility easements; then the easement will be considered reduced by that much of the easement. Such encroachments may increase the cost of electrical infrastructure to allow for reduced or limited access to equipment. NES reserves the right to enter and to erect, maintain, repair, rebuild, operate and patrol electric power overhead and underground conductors and communications circuits with all necessary equipment reasonably incident thereto including the right to clear said easement and keep the same clear of brush, timber, flammable structures, buildings, permanent structures, and fire hazards; all over, under, upon, and across the easement as granted on any plat.
- 6) Quantity and location of NES equipment to be determined by the NES Engineer after receiving final plans and electrical load information. A preliminary Exhibit 'B' design will be sent to the developer or representatives of the developer for review. Suggestions or requests to the design should be made during this review process. Any changes requiring re-design, after this document has been signed, will be at the developer's expense.
- 7) Developer's vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.
- 8) NES facilities will not be allowed to sit in or to pass through retention areas including rain gardens, bio-retention, bio swales and the like. This includes primary duct between pad-mounted equipment, as well as service duct to a meter or meter center.
- 9) NES riser pole should be installed on development property.
- 10) NES needs electrical load information including any house, irrigation, compactor, or pump services.



Development Summary		
<b>Owner / Developer</b> Andrew Ostrowski 1013 Warren Street Nashville, TN 37208 Phone 217-390-3084 Email <a href="mailto:nashville@pontoonsaloon.com">nashville@pontoonsaloon.com</a>	<b>Property Information</b> Map 71-09 Parcel 47 1506 Lock Road Nashville TN, 37207 Currently Zoned OR20  Total Site Area - 2.95 Ac. Council District #02 - DeCosta Hastings	<b>Electric Service</b> Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807
<b>Civil Engineer and Surveyor</b> Dale & Associates (Roy Dale, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166	<b>Floodnote</b> This Property does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037C0233H dated 4/5/2017.	<b>Gas Service</b> Nashville Gas (Piedmont) 615.734.0734
	<b>Water and Sewer Service</b> Metro Water Service 1600 2nd Avenue North Nashville, TN 37208 615.862.4598	<b>Telephone Service</b> Bellsouth 866.620.6000
	<b>Plan Completed Using GIS</b>	<b>Utility Location</b> Tennessee One-Call 800.351.4144

**A Regulatory SP**  
**Riverside Glen SP**

Davidson County, Tennessee  
Case No. 2019SP-033-001



**Sheet Schedule**

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

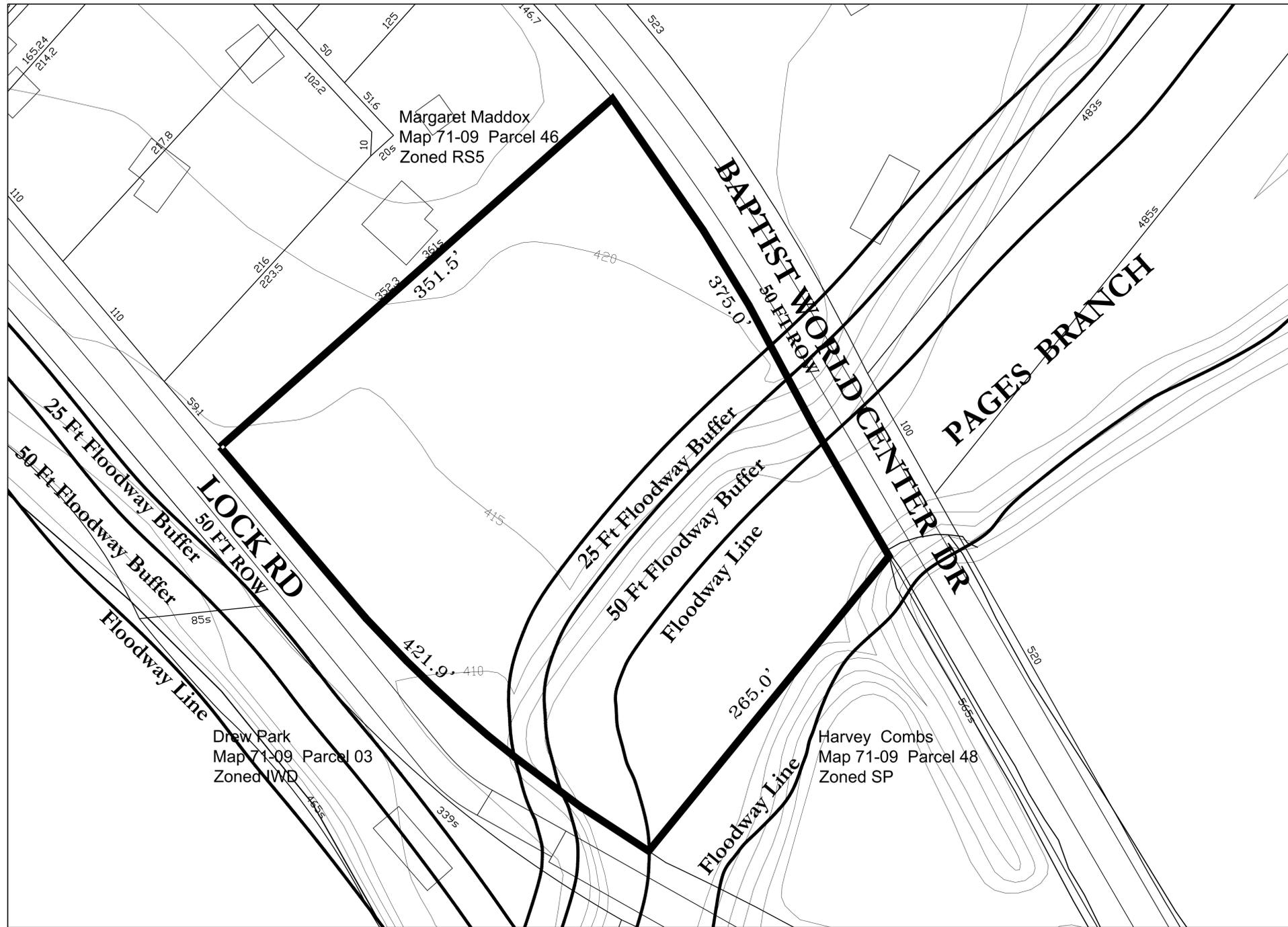
**Notes & Project Standards**

**Project to be Completed Two Phases**



**Dale & Associates**  
Civil Engineering,  
Land Planning & Zoning,  
Surveying  
516 Heather Place  
Nashville, TN, 37208  
(615) 297-5166

D&A Project  
CASE 2019SP-033-001  
Riverside Glen SP  
**C0.0**

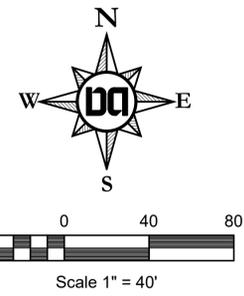


**EROSION CONTROL & GRADING NOTES**

- 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 6-12-12 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.

**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 UTILITIES 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.



Development Summary		
<b>Owner / Developer</b> Andrew Ostrowski 1013 Warren Street Nashville, TN, 37208 Phone 217-390-3084 Email nashville@pontoonaloon.com	<b>Property Information</b> Map 71-09 Parcel 47 1505 Lock Road Nashville TN, 37207  Total Site Area - 2.95 Ac. Council District #02 - DeCosta Hastings	<b>Electric Service</b> Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807
<b>Civil Engineer and Surveyor</b> Dale & Associates (Roy Dale, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166	<b>Floodnote</b> This Property does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037C0234H dated 4/5/2017.  Plan Completed Using GIS	<b>Gas Service</b> Nashville Gas (Piedmont) 615.734.0734
		<b>Water and Sewer Service</b> Metro Water Service 1600 2nd Avenue North Nashville, TN 37208 615.862.4598
		<b>Telephone Service</b> Bellsouth 866.620.6000
		<b>Utility Location</b> Tennessee One-Call 800.351.1111

Drawing Date:  
January 10, 2019

Revisions

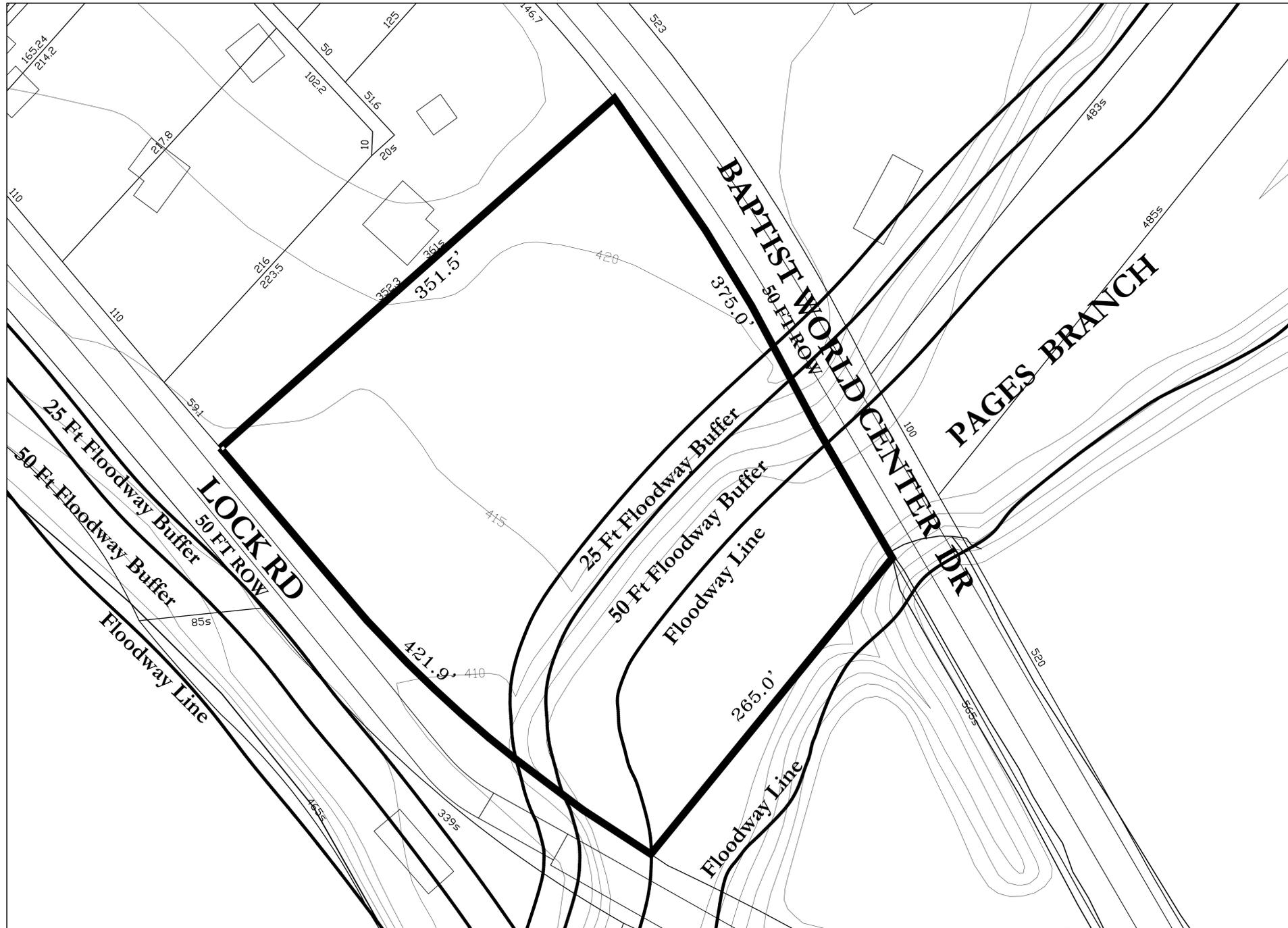
Preliminary SP  
Case No. 2019-SP-033-001  
**Riverside Glen SP**  
Map 71-09 Parcel 47  
Nashville, Davidson County, Tennessee



Existing Conditions

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

D&A Project  
CASE 2019SP-033-001  
Riverside Glen SP  
**C1.0**



**GENERAL PLAN CONSISTENCY NOTE**

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN THE HAYNES-TRINITY PORTION OF THE BORDEAUX, WHITES CREEK, HAYNES TRINITY COMMUNITY PLAN. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS TRANSECT 4 MIXED USE

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 WALKABILITY.

**\* GREENWAY DESIGN STANDARDS**

1. 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.
2. 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.
3. 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.
4. Buildings constructed along the greenway corridors or adjacent to other public open space shall be oriented to the greenway, with a minimum of one principal entrance on the facade facing the greenway.
5. Regardless of any build-to zone or setback specified 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.
6. A direct pedestrian connection shall be provided from each building or unit along the greenway corridor to the greenway.
7. The ground floor of buildings adjacent to the greenway corridors shall have no less than 75 percent of the lineal 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.
8. 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.

**STANDARD SP NOTES**

- 1) THE PURPOSE OF THIS REGULATORY SP IS TO ALLOW A MIXTURE OF USES AND BUILDING TYPES WITHIN THE HAYNES - TRINITY LAND 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 LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD MAP 47037C0234H 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 & 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 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>
- 15) UPON SUBMITTAL OF ANY FINAL DEVELOPMENT PLAN A MAILED NOTICE SHALL BE SENT TO ALL PROPERTY OWNERS WITHIN METRO PLANNINGS NOTIFICATION BOUNDARIES AND TO ANY PLANNING COMMISSION KNOWN NEIGHBORHOOD/ COMMUNITY GROUP HAYNES/TRINITY AREA

Drawing Date:  
January 10, 2019

Revisions

Preliminary SP  
Case No. 2019-SP-033-001  
**Riverside Glen SP**  
Map 71-09 Parcel 47  
Nashville, Davidson County, Tennessee



Specific SP Requirements

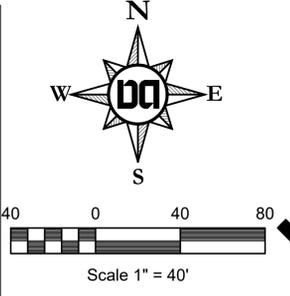
**Development Summary**

<b>Owner / Developer</b> Andrew Ostrowski 1013 Warren Street Nashville, TN 37208 Phone 217-390-3084 Email nashville@pontoonsaloontrn.com	<b>Property Information</b> Map 71-09 Parcel 47 1505 Lock Road Nashville TN, 37207  Total Site Area - 2.95 Ac. Council District #02 - DeCosta Hastings	<b>Electric Service</b> Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807
<b>Civil Engineer and Surveyor</b> Dale & Associates (Roy Dale, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166	<b>Floodnote</b> This Property does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037C0234H dated 4/5/2017.  Plan Completed Using GIS	<b>Gas Service</b> Nashville Gas (Piedmont) 615.734.0734
		<b>Water and Sewer Service</b> Metro Water Service 1600 2nd Avenue North Nashville, TN 37208 615.862.4596
		<b>Telephone Service</b> Bellsouth 866.620.6000
		<b>Utility Location</b> Tennessee One-Call 800.351.1111

**BUFFER NOTES:**  
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.

**LAND USE REQUIREMENTS**

Permitted Uses	All uses of MUG-A (Including Commercial Boat Dock)
Maximum Far	2.0
Maximum Height	5 stories in 75 feet.
Bulk Standards	All other standards of MUG-A
Landscape Buffer Yard	A Type D buffer yard shall be provided along the boundary between this subdistrict and the adjacent residential property to the north.
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 MUG-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	The Final Site plan for any phase of development within or including this subdistrict shall: >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. >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 Pages Branch. >The greenway easement shall be dedicated with the final plat for the first phase of development. 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.*



**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
5161 Hickory Place  
Nashville, TN 37206  
(615) 297-5166

D&A Project  
CASE: 2019SP-033-001  
Riverside Glen SP  
**C2.0**

### SP District Standards

<b>Permitted Uses</b>	All uses of MUG-A
<b>Maximum FAR</b>	2.00
<b>Maximum Height</b>	4 stories in 60 feet
<b>Bulk Standards</b>	All other standards of MUG-A
<b>Landscape Buffer Yard</b>	A Type D buffer yard shall be provided along the boundary adjacent to the residential property to the north
<b>Fallback Zone</b>	MUG-A
<b>Access</b>	<ul style="list-style-type: none"> <li>• Parking shall be permitted only at the sides and rears of buildings.</li> </ul>
<b>Sidewalks</b>	<ul style="list-style-type: none"> <li>• Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.</li> </ul>
<b>Architectural Standards</b>	<ul style="list-style-type: none"> <li>• All standards of MUG-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.</li> </ul>
<b>Pages Branch Greenway</b>	<p>The Final Site Plan for any phase of development shall:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• The greenway easement shall be dedicated with the final plat for the first phase of development. If no plat is required based on the Final Site Plan submitted, the easement shall be dedicated prior to permit issuance.</li> <li>• Construction, inspection and acceptance of the greenway shall be required prior to issuance of certificates of occupancy.</li> </ul>
	<ul style="list-style-type: none"> <li>• See the Greenway Design Standards in this plan for additional standards.</li> </ul>