

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 12POUNDS 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.

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 VARY BASED ON FIELD CONDITIONS.
7. WITH THE SUBMITTAL OF ANY FINAL SP, THE DEVELOPER OF EACH SITE MUST COMPLY WITH THE REQUIREMENTS OF THE METRO TRAFFIC ENGINEER WITH RESPECT TO ACCESS ON WHITES CREEK PIKE AND ALSO INCLUDING IMPROVEMENTS (WIDENING) ON WHITES CREEK PIKE. PER THE METRO MAJOR STREET PLAN.
8. DRIVEWAYS WITHIN THE DEVELOPMENT ARE TO BE A MINIMUM OF 24 FT WIDE
9. PUBLIC SOLID WASTE AND RECYCLING TO BE PROVIDED VIA PROVIDED DUMPSTERS
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 (RBPB) 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 SEWER 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 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.
- 18) LANDSCAPING AND TREE DENSITY REQUIREMENTS PER SP 2019-047-001

FIRE MARSHAL

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

Fire department access roads shall comply with the current adopted fire code at the time of construction. Fire Department access roads shall have an unobstructed clear width of 20'. Where a fire hydrant is located on a fire apparatus access road the minimum width shall be 26' exclusive of shoulders. Aerial Fire Apparatus access shall be provided for any structure 30 feet or greater in height. Fire lane signage shall be provided in accordance with the adopted fire codes.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO ALLOW A COUNTRY MARKET, COUNTRY RESTAURANT, AND INN WITHIN THE T2-NC POLICY. THESE USES WILL BE RESTRICTED AND WILL BE CONTROLLED BASED UPON ARCHITECTURAL STANDARDS, AND MASSING, MUCH OF WHICH CAN NOT BE CONTROLLED THROUGH BASE ZONING
- 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 47037C0105H 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) IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FORM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE MUN DISTRICT. .
- 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. 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 be required to be submitted to TDEC during final SP process.

GENERAL PLAN CONSISTENCY NOTE

The intent of the current Land Use Policy T2-NC (Transect 2 Rural Neighborhood Center) is to maintain, enhance, and create rural centers that provide services and a mixture of uses for surrounding rural areas. T2 Rural Neighborhood Centers are pedestrian-friendly areas generally located at defined intersections and contain commercial, mixed use, residential, institutional land uses. T2 Rural Neighborhood Centers serve rural neighborhoods within a ten-minute drive. T2 Rural Neighborhood Centers are generally small, not exceeding the four corners of an intersection of prominent rural roads and have access to sewer infrastructure. T2 Rural Neighborhood Center policy areas are generally surrounded by extensive areas of Conservation Policy. While the Conservation policy is applied to environmentally sensitive features such as floodplains and steep slopes, areas outside of these features still drain to streams, creeks, and rivers within watersheds. This Proposed SP is ideally located at the intersection of Whites Creek Pike and Interstate 24 North and is a prominent corner offering the opportunity for residents of Joelton for essential services that are lacking in the area and especially lacking on the corridor connecting to nearby Springfield. Design Standards are provided that will not distract from the Rural Policy, such as limited uses and building types. The Conservation areas within these parcels are to be preserved and protected.

NES

- 1) NES can meet with developer upon request to determine service options.
- 2) NES shall be placed in 20" "PUE" along the front of each property.
- 3) This phase will need to have underground power that will be connected to stubouts from phase 1 and phase 1B.
- 4) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NEC Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ www.nespower.com).
- 5) Final 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.
- 6) Developer's vegetation design shall meet both Metro requirements and NES Vegetation requirements/clearances.
- 7) 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.
- 8) NES needs electrical load information including any house, irrigation, pump, or compactor services.
- 9) Postal plan is required before NES's final construction drawings can be approved.

TO APPLY FOR SERVICE:

DIGITAL COPY: Provide copy of civil site plan on a CD (no pdfs, no x-ref's in .dwg file) registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83) with NO Datum Adjustment applied. Put data in separate layers and label them for easy identification.

Developer/Engineer will provide one complete set of approved plans by Metro Planning w/ all changes from other departments (fire, storm water, public works, etc...) to NES.

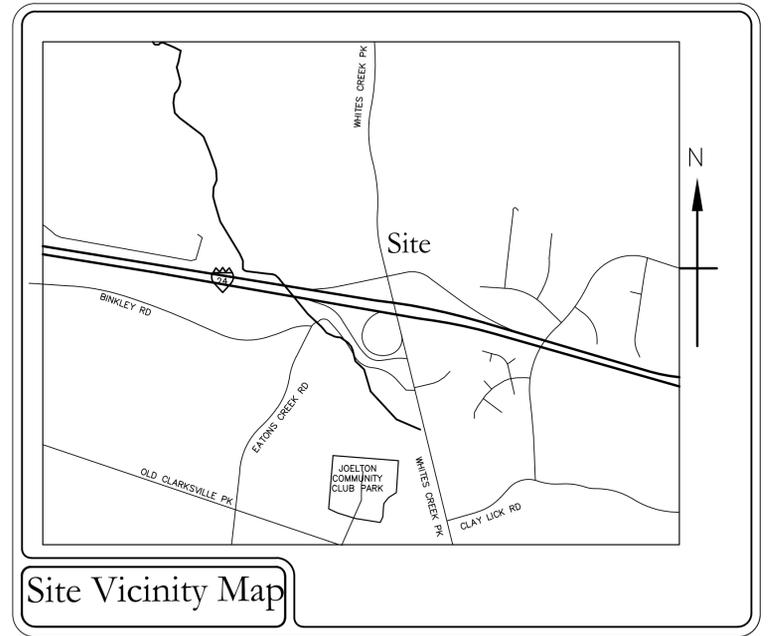
Developer/Engineer to provide a proposed easement drawing for the electric, phone and CATV. .

Go to www.nespower.com click on the "BUILDERS & CONTRACTORS" tab. Next click on the "Apply for Residential Subdivision" fill out the form. Then follow the direction for sending the digital drawing and the forms.

Traffic and Parking

1. In conjunction with the proposed gas station, the northern project access should be constructed to include one entering lane and one exiting lane. Also, this access should be constructed directly opposite the planned access for The Falls residential development that is under construction on the west side of Whites Creek Pike, opposite the project site, in order to avoid an off-set and conflicting left turns.
2. A southbound left turn should be constructed on Whites Creek Pike at the northern project access. This turn lane should include at least 75 feet of storage and should be designed and constructed according to AASHTO standards.
3. In conjunction with the proposed hotel, the southern project access should be constructed to include one entering lane and one exiting lane.
4. Consideration should be given to providing internal connectivity between the gas station and the hotel in order to reduce the number of turning movements to and from Whites Creek Pike.
5. In conjunction with The Falls residential development that is under construction on the west side of Whites Creek Pike, opposite the project site, the existing five-lane cross-section on Whites Creek Pike will be extended north approximately 400 feet to the access for The Falls. With this cross-section, a southbound left turn lane will be provided at the southern project access, which will provide direct access for the hotel. If the proposed hotel is constructed before the roadway improvements for The Falls are completed, a southbound left turn lane is not necessary to provide adequate operations at the southern project access because of the low volumes traveling to and from the hotel from the north.
6. The analyses conducted for the purposes of this study indicate that a northbound right turn lane is warranted for construction on Whites Creek Pike at each of the project accesses. However, the turning movements at these intersections will operate acceptably even if dedicated northbound right turn lanes are not provided at these locations.

LAND USE REQUIREMENTS	
Permitted Uses	Automotive Convenience, Hotel, and Restaurant
Maximum Far	0.6
Maximum Height	Only Hotel allowed to be 4 stories in 45 feet, all other buildings are limited to 1 story in 30 feet
Bulk Standards	All other standards of MUN
Landscape Buffer Yard	A Type C buffer yard shall be provided along the boundary between this SP 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 MUN shall apply. Building elevations shall be provided within the Final Site Plan and shall reflect rural character as determined by Metro Planning Staff.
Environmental Features	The Final Site plan for any phase of development within or including this subdistrict shall: >Not construct within the wetland area indicated on the Preliminary SP. >Only be allowed to cross the indicated Stream Buffer at or near a 90 degree angle
Architecture/ Signage	Ground signs to be monument signs, limited in height to 20 feet. On final SP submit signage and architectural plans for review.
Parking	Other than Hotel, Overnight parking is prohibited.
Front Setback	140 feet from Whites Creek (excludes existing drive ROW)



Development Summary

8.82 Acres
Map 15 Parcel 48
Carl Knipfer
7350 Whites Creek Pike
Joelton, TN, 37080
Currently Zoned RS40
1.28 Acres

Civil Engineer and Surveyor

Dale & Associates (Roy Dale, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Property Information

Map 15 Parcel 50
Lisa Arrington
7368 Whites Creek Pike
Joelton, TN, 37080
Currently Zoned RS40
4.38 Acres

Floodnote

This Property does not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037C0105H dated 4/5/2017.

Plan Completed Using GIS

Electric Service
Nashville Electric Service (NES)
1214 Church Street
Nashville, Tennessee 37246
615.747.6807

Gas Service

Nashville Gas (Piedmont)
615.734.0734

Water and Sewer Service

Metro Water Service
1600 2nd Avenue North
Nashville, TN 37208
615.862.4598

Telephone Service

Bellsouth
866.620.6000

Utility Location

Tennessee One-Call
800.351.1111

Knipfer's Country Corner SP

Davidson County, Tennessee

Case No. 2019SP-047-001



2/2/20 Revised

Sheet Schedule

C0.0 Notes & Project Standards

C1.0 Existing Conditions

C2.0 Specific Plan Requirements

Notes & Project Standards



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

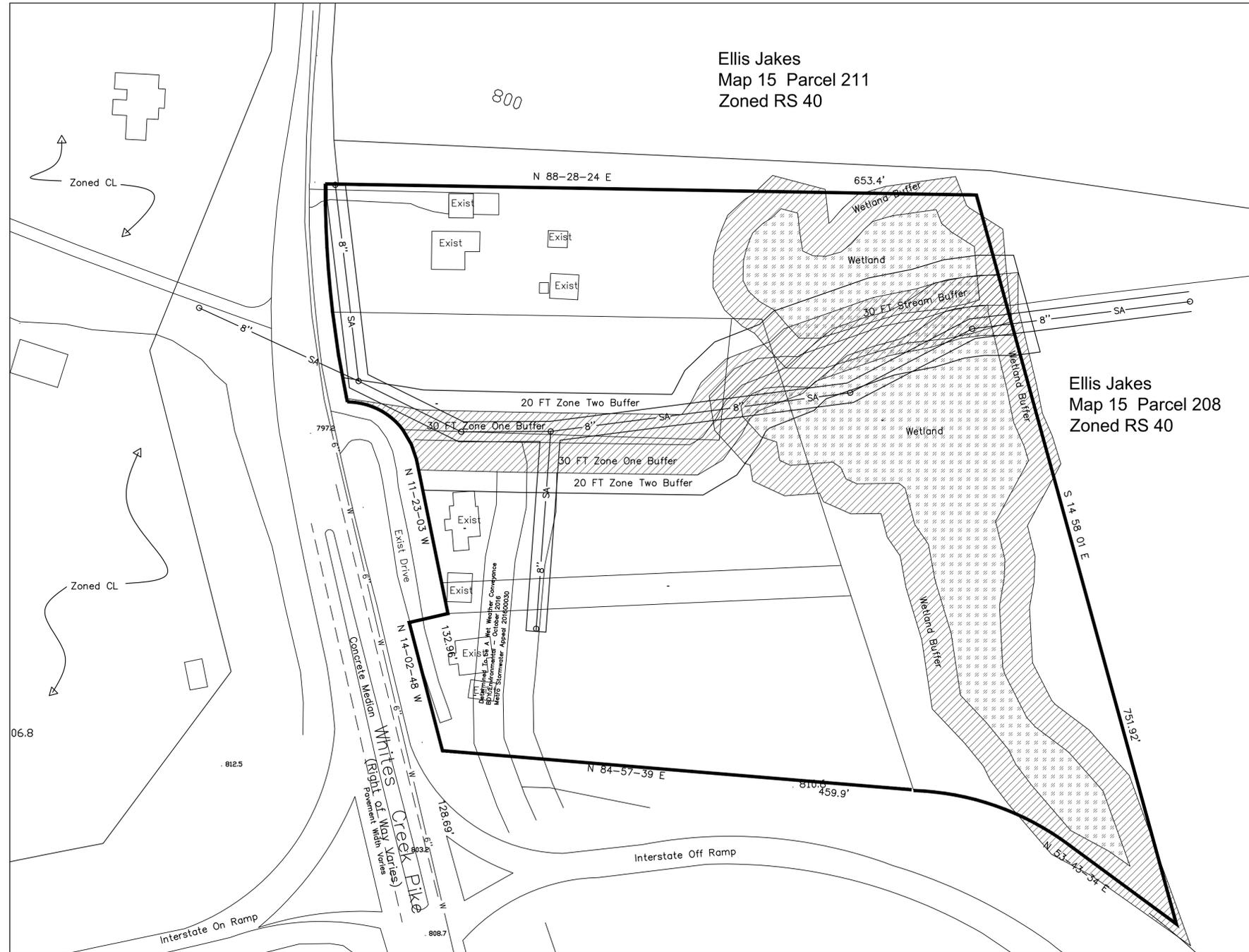
D&A Project
CASE 2019SP-047-001
Knipfer's Country Corner SP

C0.0

Project to be Completed Two or More Phases

Drawing Date:
January 10, 2019

Revisions



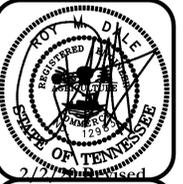
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LANDSCAPE NOTES

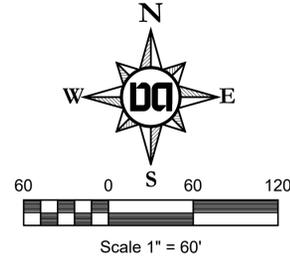
- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING 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 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.

Preliminary SP
 Case No. 2019SP-047-001
Knipfer's Country Corner SP
 Map 15 Parcels 46 thru 50
 Nashville, Davidson County, Tennessee



Existing Conditions

Development Summary		8.82 Acres	Plan Completed Using GIS
Developer		Map 15 Parcel 48	Electric Service
Martin Siverman		Carl Knipfer	Nashville Electric Service (NES)
c/o Tom V White		7350 Whites Creek Pike	1214 Church Street
315 Deadrick Street, Suite 1700		Joelton, TN, 37080	Nashville, Tennessee 37246
Nashville, TN 37238		Currently Zoned RS40	615.747.6807
Phone 615-244-2770		1.28 Acres	
Email twwhite@teflawfirm.com		Map 15 Parcel 47	Gas Service
		Carl Knipfer	Nashville Gas (Piedmont)
Civil Engineer and Surveyor		7340 Whites Creek Pike	615.734.0734
Dale & Associates (Roy Dale, PE)		Joelton, TN, 37080	
516 Heather Place		Currently Zoned RS40	
Nashville, Tennessee 37204		0.34 Acres	Water and Sewer Service
615.297.5166		Map 15 Parcel 46	Metro Water Service
		Dorothy Knipfer	1600 2nd Avenue North
		7340 Whites Creek Pike	Nashville, TN 37208
		Joelton, TN, 37080	615.862.4598
Property Information		Currently Zoned RS40	Telephone Service
Map 15 Parcel 50		1.81 Acres	Bellsouth
Lisa Arrington		Total Site Area - 8.82 Ac.	866.620.6000
7368 Whites Creek Pike		Council District #01 - Hall	
Joelton, TN, 37080			Utility Location
Currently Zoned RS40			Tennessee One-Call
4.38 Acres			800.351.1111
Map 15 Parcel 49		Floodnote	
Carl Knipfer		This Property does not Lie Within a Flood	
7360 Whites Creek Pike		Hazard Area as Depicted on the Current	
Joelton, TN, 37080		Flood Insurance Rate Maps (FIRM)	
Currently Zoned RS40		Numbers 47037C0105H dated 4/5/2017.	



Existing Conditions

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

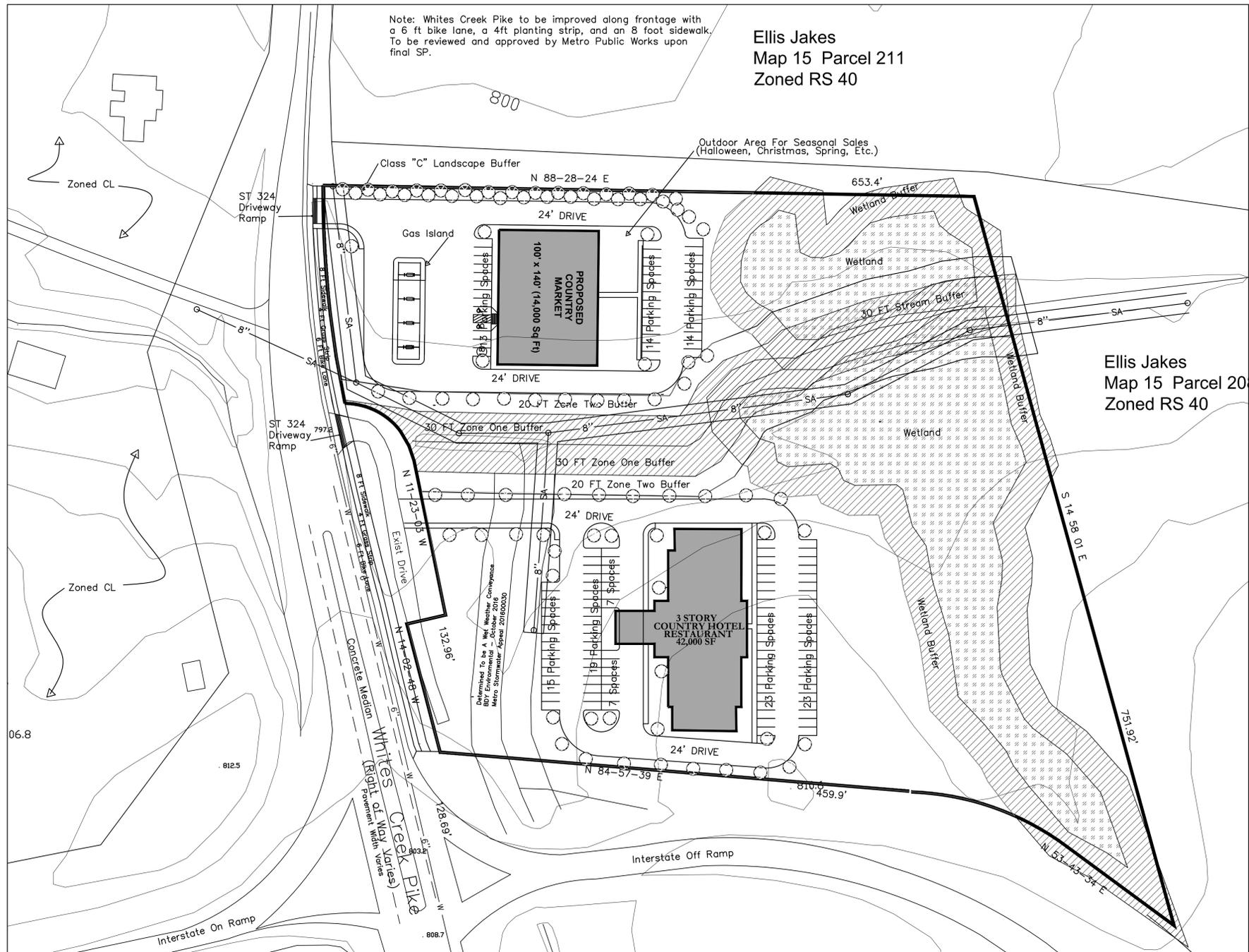
D&A Project
 CASE 2019SP-047-001
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GENERAL PLAN CONSISTENCY NOTE

The intent of the current Land Use Policy T2-NC (Transect 2 Rural Neighborhood Center) is to maintain, enhance, and create rural centers that provide services and a mixture of uses for surrounding rural areas. T2 Rural Neighborhood Centers are pedestrian-friendly areas generally located at defined intersections and contain commercial, mixed use, residential, institutional land uses. T2 Rural Neighborhood Centers serve rural neighborhoods within a ten-minute drive. T2 Rural Neighborhood Centers are generally small, not exceeding the four corners of an intersection of prominent rural roads and have access to sewer infrastructure. T2 Rural Neighborhood Center policy areas are generally surrounded by extensive areas of Conservation Policy. While the Conservation policy is applied to environmentally sensitive features such as floodplains and steep slopes, areas outside of these features still drain to streams, creeks, and rivers within watersheds. This Proposed SP is ideally located at the intersection of Whites Creek Pike and Interstate 24 North and is a prominent corner offering the opportunity for residents of Joelton for essential services that are lacking in the area and especially lacking on the corridor connecting to nearby Springfield. Design Standards are provided that will not distract from the Rural Policy, such as limited uses and building types. The Conservation areas within these parcels are to be preserved and protected.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO ALLOW A COUNTRY MARKET, COUNTRY RESTAURANT, AND INN WITHIN THE T2-NC POLICY. THESE USES WILL BE RESTRICTED AND WILL BE CONTROLLED BASED UPON ARCHITECTURAL STANDARDS, AND MASSING, MUCH OF WHICH CAN NOT BE CONTROLLED THROUGH BASE ZONING.
- 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 47037C0105H 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 RAMP, 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) IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE MUN DISTRICT.
- 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>



Preliminary SP
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Knipfer's Country Corner SP
Map 15 Parcels 46 thru 50
Nashville, Davidson County, Tennessee



Specific SP Requirements

Development Summary 8.82 Acres

Developer
Map 15 Parcel 48
Martin Siverman
Carl Knipfer
315 Deadrick Street, Suite 1700
Nashville, TN 37238
Phone 615-244-2770
Email twwhite@tewlawfirm.com

Civil Engineer and Surveyor
Dale & Associates (Roy Dale, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5168

Property Information
Map 15 Parcel 50
Lisa Arrington
7368 Whites Creek Pike
Joelton, TN, 37080
Currently Zoned RS40
4.38 Acres

Map 15 Parcel 49
Carl Knipfer
7360 Whites Creek Pike
Joelton, TN, 37080
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Plan Completed Using GIS

Electric Service
Nashville Electric Service (NES)
1214 Church Street
Nashville, Tennessee 37246
615.747.6807

Gas Service
Nashville Gas (Piedmont)
615.734.0734

Water and Sewer Service
Metro Water Service
1600 2nd Avenue North
Nashville, TN 37208
615.862.4598

Telephone Service
Bellsouth
866.620.6000

Utility Location
Tennessee One-Call
800.351.1111

Floodnote
This Property does not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037C0105H dated 4/5/2017.

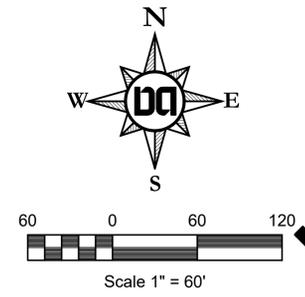
BUFFER NOTES:

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.

NORTH SOUTH WET WEATHER CONVEYANCE:

THE DRAINAGE WAY MOVING SOUTH TO NORTH HAS BEEN PREVIOUSLY DETERMINED TO BE A WET WEATHER CONVEYANCE BY BDY ENVIRONMENTAL IN OCTOBER OF 2016, PRIOR TO APPROVAL OF A FINAL SP THIS DRAINAGE WAY WILL BR RE-EVALUATED AND IF DETERMINED TO BE A STREAM, THE ASSOCIATED BUFFER WILL BE PROTECTED PER THE REQUIREMENTS OF VOLUME 1 OF THE STORMWATER MANAGEMENT REGULATIONS

LAND USE REQUIREMENTS	
Permitted Uses	Automotive Convenience, Hotel, and Restaurant
Maximum Far	0.6
Maximum Height	Only Hotel allowed to be 4 stories in 45 feet, all other buildings are limited to 1 story in 30 feet
Bulk Standards	All other standards of MUN
Landscape Buffer Yard	A Type C buffer yard shall be provided along the boundary between this SP 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 MUN shall apply. Building elevations shall be provided within the Final Site Plan and shall reflect rural character as determined by Metro Planning Staff.
Environmental Features	The Final Site plan for any phase of development within or including this subdistrict shall: >Not construct within the wetland area indicated on the Preliminary SP. >Only be allowed to cross the indicated Stream Buffer at or near a 90 degree angle
Architecture/ Signage	Ground signs to be monument signs, limited in height to 20 feet. On final SP submit signage and architectural plans for review.
Parking	Other than Hotel, Overnight parking is prohibited
Front Setback	140 feet from Whites Creek (excludes existing drive ROW)



Specific Plan Requirements

Dale & Associates
Civil Engineering, Land Planning & Zoning, Surveying
516 Heather Place
Nashville, TN, 37204
(615) 297-5168

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