

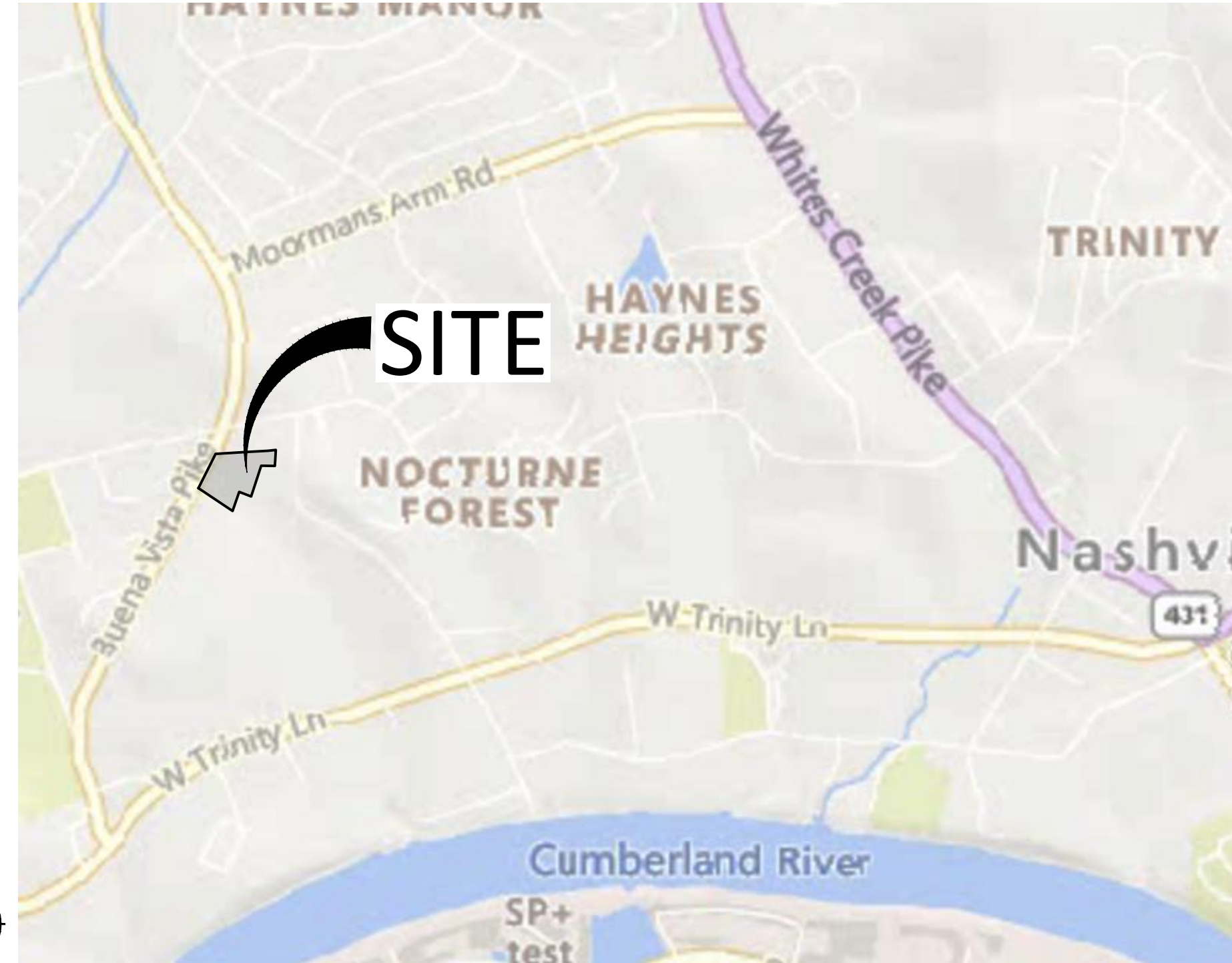
2840-2842 BUENA VISTA PIKE

NASHVILLE, TN 37218

PRELIMINARY SPECIFIC PLAN 2024SP-006-001 46 UNIT RESIDENTIAL DEVELOPMENT

STANDARD SP NOTES:

1. THE PURPOSE OF THE SP IS TO PERMIT 46 MULTI-FAMILY RESIDENTIAL UNITS. SHORT TERM RENTAL PROPERTY OWNER OCCUPIED AND NOT OWNER OCCUPIED SHALL BE PROHIBITED.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP NO. 47037C0229H, EFFECTIVE ON 4/5/2017, ZONE X.
4. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH NDOT 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" RCP).
8. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
9. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH LOT.
10. SOLID WASTE PICKUP TO BE PROVIDED BY PRIVATE HAULERS AND DUMPSTER ENCLOSURES.
11. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
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 RM-15 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
13. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN ANY 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 ANY REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE.
13. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.



VICINITY MAP
N.T.S.

SHEET SUMMARY

- CO.00 - COVER
- V1.00 - BOUNDARY AND TOPO
- V1.01 - BOUNDARY AND TOPO
- C1.00 - SITE PLAN
- C1.01 - SITE PLAN W/ IMAGERY

WATER AND 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.

DEVELOPMENT SUMMARY

COUNCIL DISTRICT:	2
COUNCIL MEMBER:	KYONZTE TOOMBS
OWNER:	R SQUARED CONSTRUCTION, LLC 2840 BUENA VISTA PIKE ID: 07002003400
OWNER:	MARSTON, MICKEY S. & MORRIS, VICKIE G. 2840 BUENA VISTA PIKE ID: 07002004900
OWNER:	MORRIS, RICKIE T. & BARRY 2842 BUENA VISTA PIKE ID: 07002003500
ENGINEER:	PRESTON AYER, P.E. SWS ENGINEERING, INC. 504 AUTUMN SPRINGS CT, #6 FRANKLIN, TN 37067 615-716-0683
TOTAL PROJECT AREA:	3.53 ACRES
CURRENT ZONING:	RS10
FEMA FIRM:	MAP NO. 47037C0229H, effective on 4/5/2017, ZONE X.
PROPOSED ZONING:	SP
PROPOSED UNITS:	46
PROPOSED DENSITY:	13 DU/AC
PHASING:	SINGLE PHASE
REQUIRED PARKING:	46 - 3 BEDROOM UNITS, 2.5 SPACES PER UNIT = 115 SPACES
PROPOSED PARKING:	46 - 2 CAR GARAGES + 24 GUEST SPACES = 116 SPACES
PROPOSED ISR	0.70 (MAX)
PROPOSED FAR	0.75 (MAX)
SETBACKS	
BUENA VISTA PIKE:	40'
SIDE YARD:	20'
REAR YARD:	20'

NDOT 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. A PRIVATE HAULER WILL BE REQUIRED FOR WASTE/RECYCLE DISPOSAL. ADDITIONAL 1-1/2' MILL AND OVERLAY MAY BE REQUIRED TO COVER FULL EXTENTS OF UTILITY WORK IN PUBLIC ROW. (CONT.) EXTENTS TO BE COORDINATED IN FIELD WITH NDOT INSPECTOR. MAINTAIN EXISTING EDGE OF PAVEMENT (22 FT. MINIMUM TOTAL WIDTH; W/O GUTTER PAN INCLUDED). HALF SECTION SHALL MEET ST-252, WITH ADDITIONAL ROW DEDICATION TO MAINTAIN MINIMUM PAVEMENT AFOREMENTIONED. PROVIDE SIDEWALK, CURB/GUTTER PER ST-210, -200.

MAP NO. 70-02 - PARCEL 34,35,49

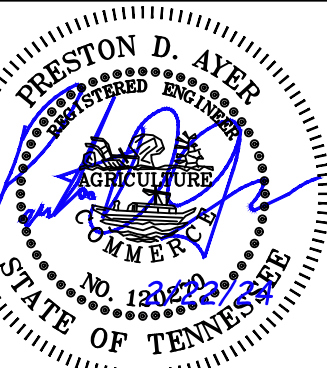
PROJECT BENCHMARK
BENCHMARK DESCRIPTION:
ELEVATION:
NAD83 & NAVD88

30' 15' 0' 30' 60'

SCALE IN FEET
GRAPHIC SCALE 1"=30'

CASE NO. 2024SP-006-001

SWS ENGINEERING, INC.
Civil Engineering • Land Planning • Surveying
504 Autumn Springs Court, Suite A-6
Franklin, TN 37067
931-716-0683
SAN DIEGO • NASHVILLE • PHOENIX



COVER
2840-2842 BUENA VISTA PIKE
2840-2842 BUENA VISTA PIKE
NASHVILLE, TENNESSEE 37218

REV.	COMMENTS	DATE

JOB NO.: 23-198T
DRAWN BY: (INT) CHKD BY: (INT)

LEGEND

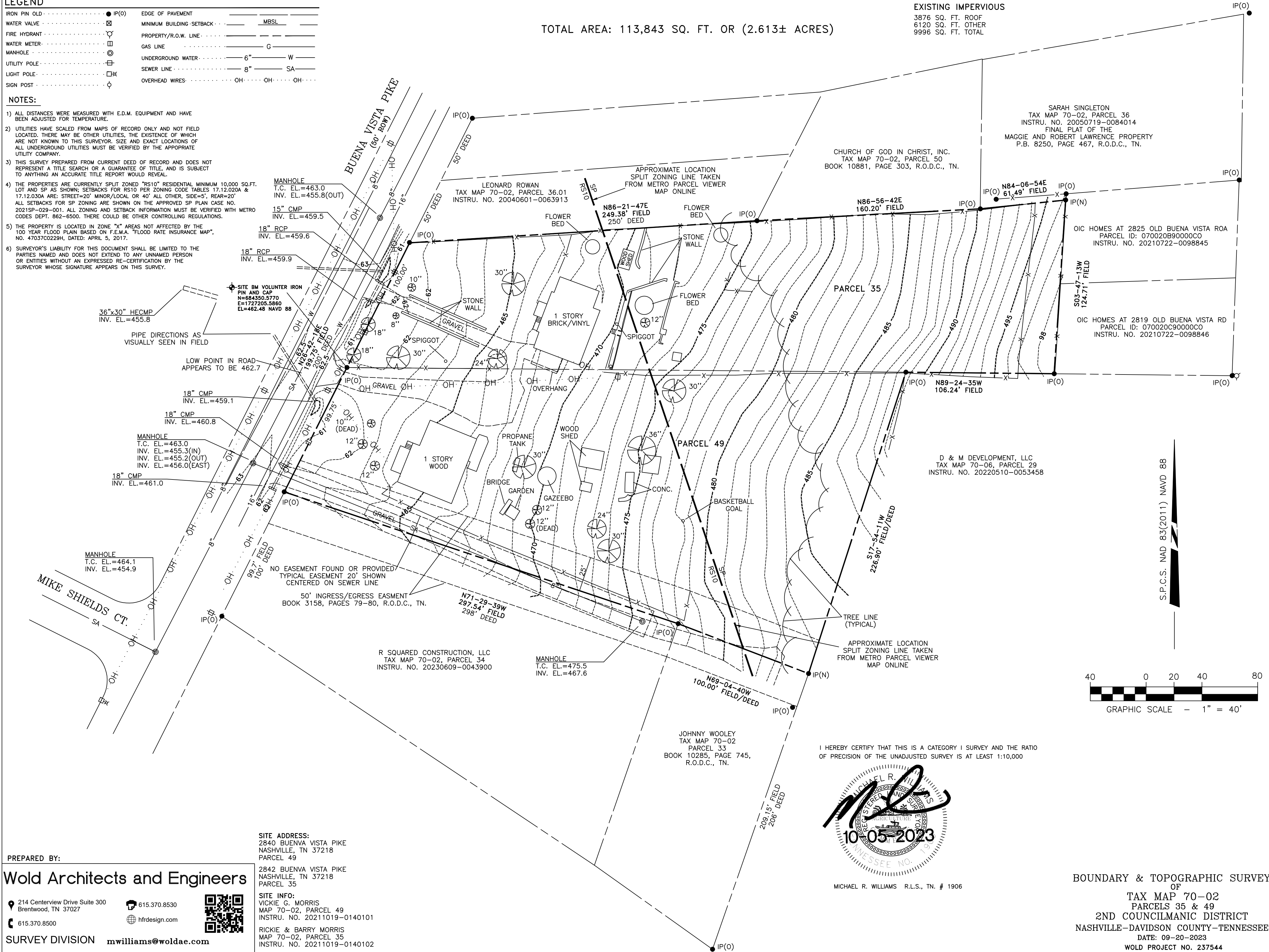
IRON PIN OLD	● IP(O)	EDGE OF PAVEMENT	———
WATER VALVE	⊠	MINIMUM BUILDING-SETBACK	——— MBSL
FIRE HYDRANT	⊕	PROPERTY/R.O.W. LINE	———
WATER METER	⊕	GAS LINE	——— G
MANHOLE	⊕	UNDERGROUND WATER	——— 6" W
UTILITY POLE	⊕	SEWER LINE	——— 8" SA
LIGHT POLE	⊕	OVERHEAD WIRES	——— OH
SIGN POST	⊕		

NOTES:

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) UTILITIES HAVE SCALED FROM MAPS OF RECORD ONLY AND NOT FIELD LOCATED. THERE MAY BE OTHER UTILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN TO THIS SURVEYOR. SIZE AND EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY.
- 3) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANYTHING AN ACCURATE TITLE REPORT WOULD REVEAL.
- 4) THE PROPERTIES ARE CURRENTLY SPLIT ZONED "RS10" RESIDENTIAL MINIMUM 10,000 SQ.FT. LOT AND SP AS SHOWN; SETBACKS FOR RS10 PER ZONING CODE TABLES 17.12.020A & 17.12.030A ARE: STREET=20' MINOR/LOCAL OR 40' ALL OTHER, SIDE=5', REAR=20' ALL SETBACKS FOR SP ZONING ARE SHOWN ON THE APPROVED SP PLAN CASE NO. 2021SP-029-001. ALL ZONING AND SETBACK INFORMATION MUST BE VERIFIED WITH METRO CODES DEPT. 862-6500. THERE COULD BE OTHER CONTROLLING REGULATIONS.
- 5) THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47037C0229H, DATED: APRIL 5, 2017.
- 6) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE PARTIES NAMED AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SURVEY.

TOTAL AREA: 113,843 SQ. FT. OR (2.613± ACRES)

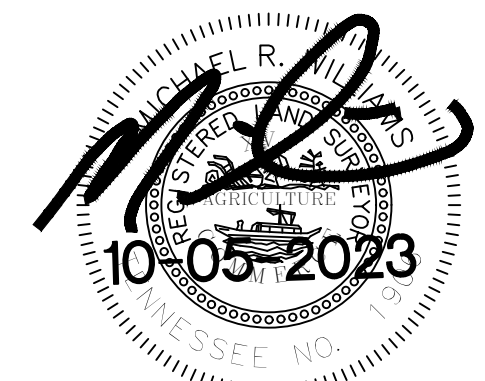
EXISTING IMPERVIOUS
3876 SQ. FT. ROOF
6120 SQ. FT. OTHER
9996 SQ. FT. TOTAL



PREPARED BY:
Wold Architects and Engineers
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8530
hfrdesign.com
615.370.8500
SURVEY DIVISION
mwilliams@woldae.com

SITE ADDRESS:
2840 BUENA VISTA PIKE
NASHVILLE, TN 37218
PARCEL 49
2842 BUENA VISTA PIKE
NASHVILLE, TN 37218
PARCEL 35
SITE INFO:
VICKIE G. MORRIS
MAP 70-02, PARCEL 49
INSTRU. NO. 20211019-0140101
RICKIE & BARRY MORRIS
MAP 70-02, PARCEL 35
INSTRU. NO. 20211019-0140102

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000



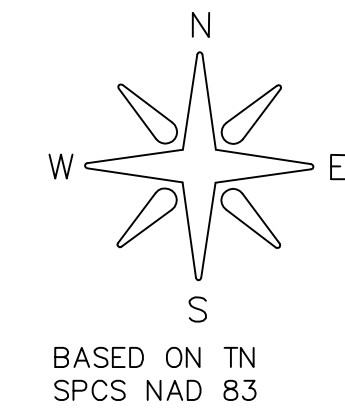
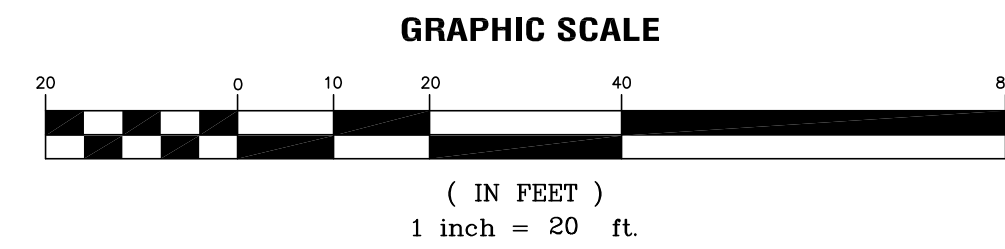
MICHAEL R. WILLIAMS R.L.S., TN. # 1906

BOUNDARY & TOPOGRAPHIC SURVEY
OF
TAX MAP 70-02
PARCELS 35 & 49
2ND COUNCILMANIC DISTRICT
NASHVILLE-DAVIDSON COUNTY-TENNESSEE
DATE: 09-20-2023
WOLD PROJECT NO. 237544

CALL BEFORE YOU DIG

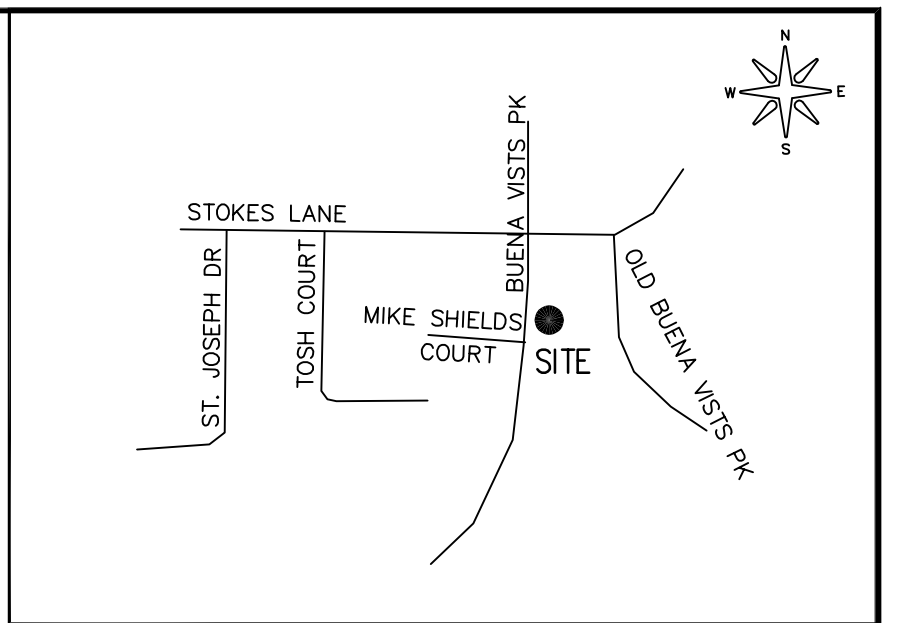


IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION, THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.



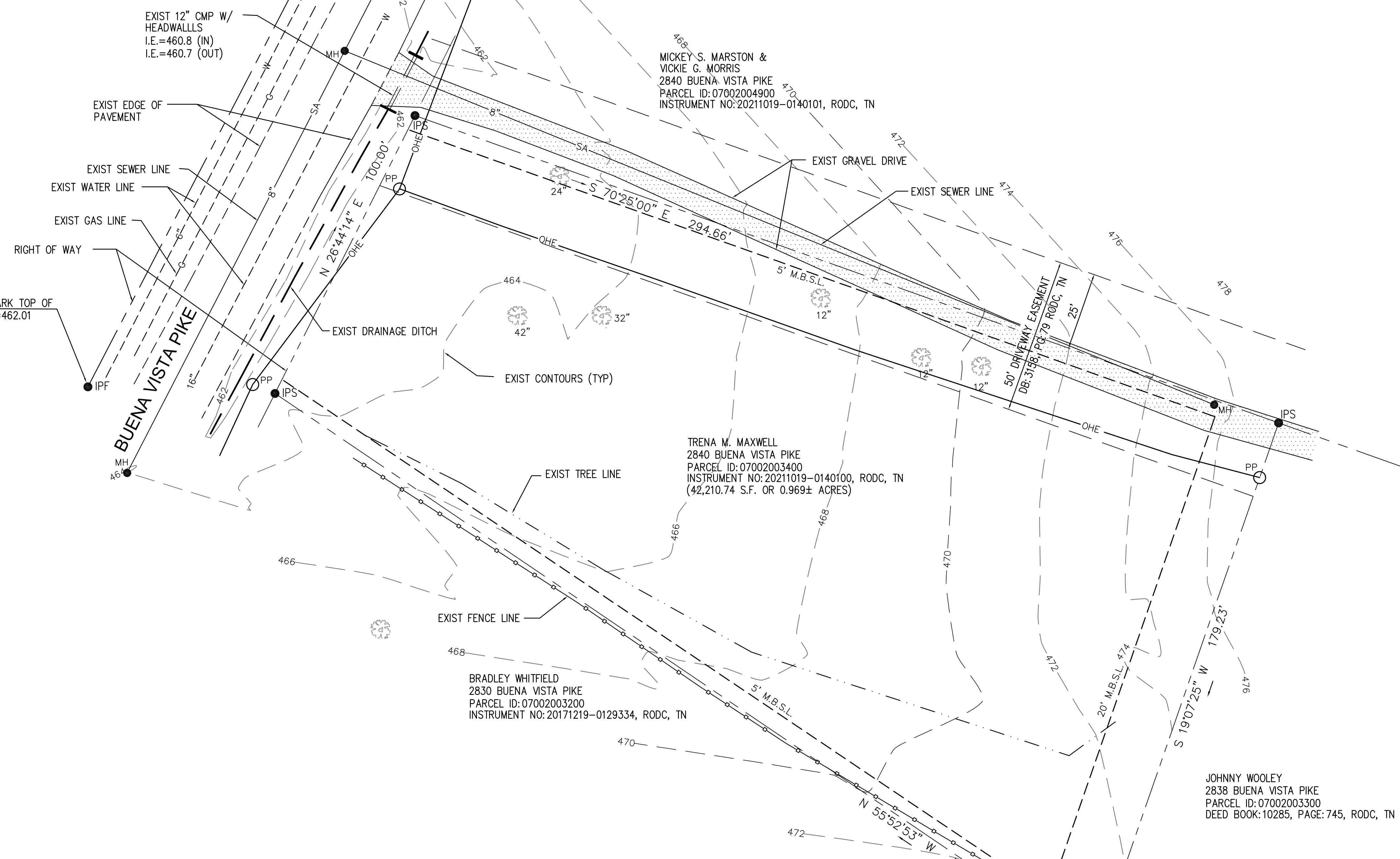
LEGEND

LOT LINE	---
BUILDING SETBACK	----
EASEMENT	- - - -
IRON PIN SET	●
IPS WITH GAM 563 CAP	●
EXIST TREE & SIZE	⊗ 42"



VICINITY MAP
NOT TO SCALE

MINIMUM BLDG. SETBACKS
 FRONT YARD..... BASED ON ADJACENT HOUSE SETBACKS
 SIDE YARD..... 5'
 REAR YARD..... 20'
 ZONING: RS-10



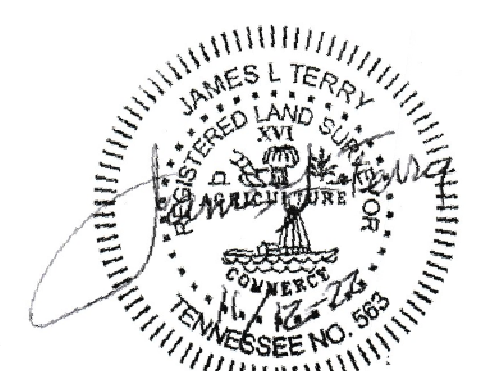
SURVEYOR'S NOTES

- NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY, AND IS SHOWN IN THE AREA ZONE X AS SAID PROPERTY SHOWS ON FEMA FIRM MAP NUMBER 47037C0229H ON FLOOD INSURANCE RATE MAPS FOR NASHVILLE, DAVIDSON COUNTY, TN EFFECTIVE DATE 4/5/2017
- THIS SURVEY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD WITHOUT BENEFIT OF FACTS AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT, FULL OR ACCURATE SEARCH MAY REVEAL. NO INVESTIGATION OF INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE HAS OCCURRED. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENT(S) NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.
- THE UTILITY INFORMATION SHOWN WAS TAKEN FROM ACTUAL FIELD EVIDENCE, UTILITY AGENCY RECORDS, OR ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN, OR MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED IN REGARD TO THE UTILITY LOCATION SHOWN HEREON. THE OWNER(S) AND CONTRACTOR(S) SHOULD ASSUME RESPONSIBILITY TO VERIFY UTILITY EXISTENCE, SIZE, LOCATION, DEPTH AND AVAILABILITY OF SERVICE, AND BE SOLELY RESPONSIBLE FOR CONTACTING THE UTILITY LOCATION SERVICE PRIOR TO COMMENCING CONSTRUCTION.
- BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD83)

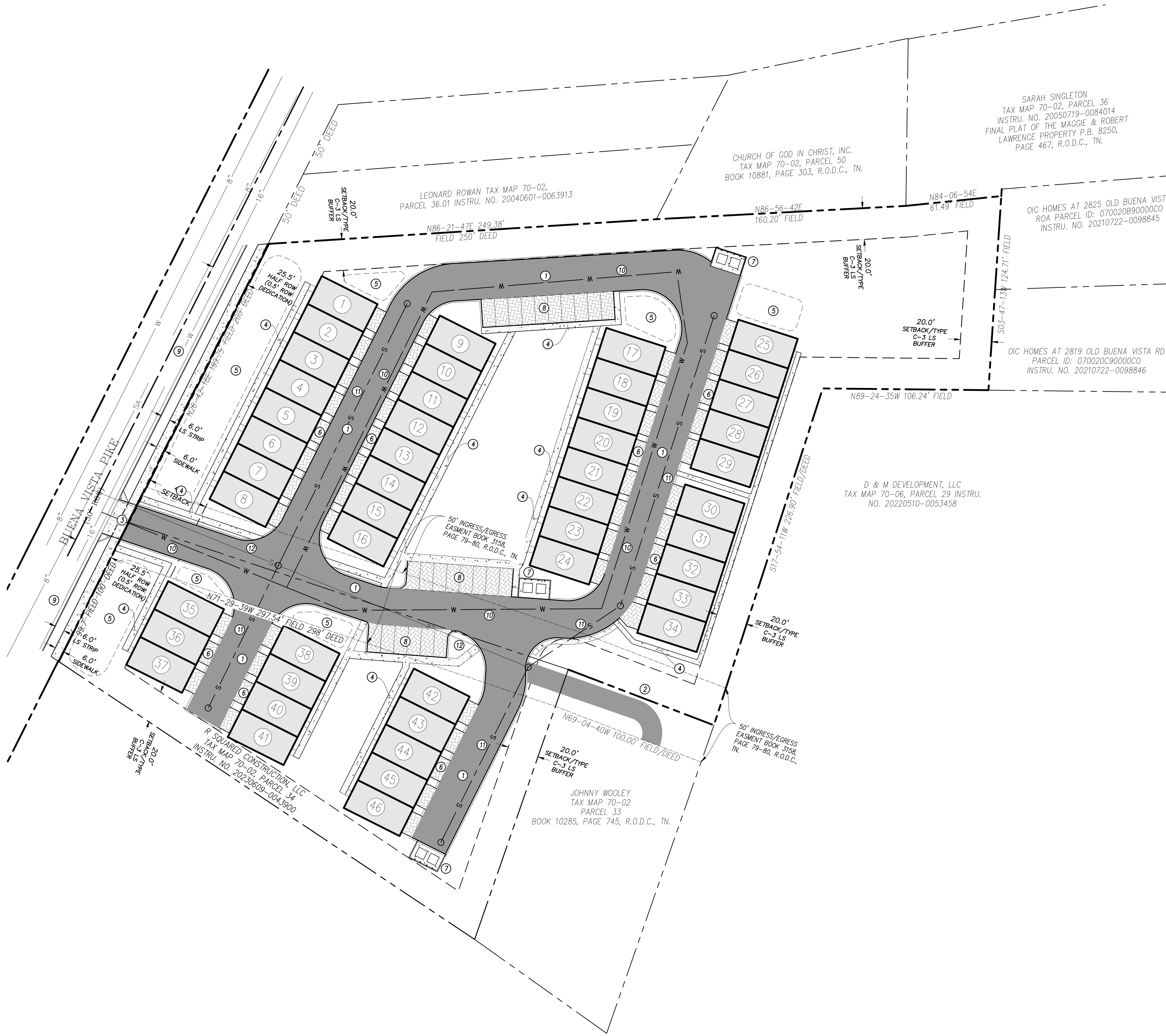
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1: 10,000 AND IS IN COMPLIANCE WITH THE CURRENT "TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYING".

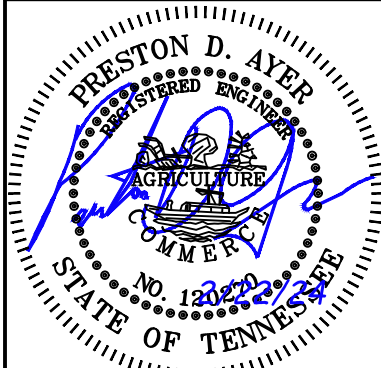
James L. Terry
 JAMES L. TERRY, TN PLS# 563 DATE: 11/12/2022



TOPOGRAPHIC & BOUNDARY SURVEY			
2840 BUENA VISTA PIKE PROPERTY PARCEL ID: 07002003400			
NASHVILLE	DAVIDSON COUNTY	TENNESSEE	
GAM ENGINEERING, INC.			
Civil Engineering • Land Surveying "Solutions for a Greener Environment" 102 HAZEL PATH, CONCORD BUILDING, SUITE 6 OFFICE 7, HENDERSONVILLE, TN 37075 PHONE: 615-348-8282			
SCALE: 1" = 20'	DRAWN BY GMC CHECKED BY JLT	DATE 11/12/2022 JOB NO. 22-122	DRAWING NO. 1 OF 1



- SITE LEGEND**
- ASPHALT
 - BUILDING
 - CONCRETE
 - PERVIOUS PAVERS
 - BUILDING NUMBER, SEE ARCHITECTURAL PLANS
- 1 PRIVATE ASPHALT ROAD
 - 2 PRIVATE DRIVEWAY FOR PARCEL 33
 - 3 SHARED COMMERCIAL DRIVE RAMP
 - 4 PRIVATE CONCRETE SIDEWALK, ST-209, & ST-210,
 - 5 STORMWATER AREA
 - 6 CONCRETE PERVIOUS PAVERS, TYP
 - 7 DUMPSTER ENCLOSURE
 - 8 CONCRETE PERVIOUS PAVERS PARKING STALL, MATCH STREET SECTION
 - 9 PUBLIC STREET SECTION AND SIDEWALK, 0.5' ROW DEDICATION, 25.5' HALF SECTION
 - 10 PUBLIC WATER MAIN
 - 11 PUBLIC SEWER MAIN
 - 12 EXISTING PUBLIC SEWER MAIN



2840-2842 BUENA VISTA PIKE
 2840-2842 BUENA VISTA PIKE
 NASHVILLE, TENNESSEE 37218

REV.	COMMENTS	DATE

MAP NO. 70-02 - PARCEL 34,35,49

PROJECT BENCHMARK
 BENCHMARK DESCRIPTION:
 ELEVATION:
 NAD83 & NAVD88

30' 15' 0' 30' 60'
 SCALE IN FEET
 GRAPHIC SCALE 1"=30'



SOIL DATA
 BARFIELD-ROCK OUTCROP COMPLEX, 5 TO 20 PERCENT SLOPES
 MMD MIMOSA SILT LOAM, 12 TO 25 PERCENT SLOPES

LANDSCAPE NOTES
 METRO TREE DENSITY AND LANDSCAPE REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

ONE CANOPY TREE SHALL BE PROVIDED FOR EVERY 15 PARKING SPACES IN PLANTING AREAS WITH A MINIMUM OF 90 SQUARE FEET OF AREA.

TYPE C-3 LANDSCAPE BUFFER SHALL APPLY ON SIDE AND REAR PROPERTY LINES

STORMWATER NOTES
 BIORETENTION BASINS/INFILTRATION WILL BE PROVIDED IN FINAL DESIGN TO HANDLE THE STORMWATER QUALITY AND QUANTITY REQUIREMENTS.

DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF THE FINAL APPLICATION.

UTILITY NOTES
 WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
 WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.

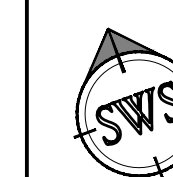
GENERAL NOTES
 THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN ANY REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF ANY REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE.

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.

ARCHITECTURE DESIGN STANDARDS

- BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
- BUILDING FAÇADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- A RAISED FOUNDATION OF 18"- 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
- BUILDING HEIGHTS:
 ATTACHED TOWNHOMES - HEIGHT MAXIMUM 45' FACING A PUBLIC STREET HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.

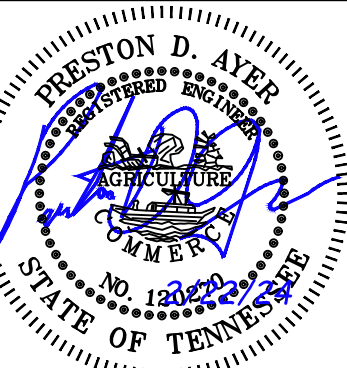
MAP NO. 70-02 - PARCEL 34,35,49



PROJECT BENCHMARK
 BENCHMARK DESCRIPTION:
 ELEVATION:
 NAD83 & NAVD88

SCALE IN FEET
 GRAPHIC SCALE 1"=30'

SWS ENGINEERING, INC.
 Civil Engineering • Land Planning • Surveying
 514 Atlanta Springs Court, Suite A-4
 Franklin, TN 37067
 931-714-0591
 SAN DIEGO • NASHVILLE • PHOENIX



SITE PLAN W/ IMAGERY
2840-2842 BUENA VISTA PIKE
 2840-2842 BUENA VISTA PIKE
 NASHVILLE, TENNESSEE 37218

REV.	COMMENTS	DATE

DATE: C1.01
 JOB NO.: 23-198T
 DRAWN BY: (INT) CHK BY: (INT)