

COVER SHEET

WALTON PARK
Preliminary Specific Development Plan

Submitted: NOV. 20, 2024
Resubmitted: DEC. 18, 2024
Resubmitted: JAN. 21, 2025

SITE DATA CHART

PROJECT NAME METRO PROJECT NUMBER	WALTON PARK 2025SP-002-001
PROJECT ADDRESS	0, 3312, 3304, 3306 AND 3308 WALTON LANE NASHVILLE, TN 37216
EXISTING ACREAGE (COMBINED)	3.11 AC+/- (135,472 SF)
TAX MAP PARCELS	051 112.00, 113.00, 114.00, 115.00 AND 016.00
PROPOSED ACREAGE	3.11 AC+/- (135,472 SF)
TOTAL MAX. DENSITY	78 MULTI-FAMILY RESIDENTIAL UNITS
EXISTING BASE ZONE EXISTING OVERLAY ZONE(S) PROPOSED FALL-BACK ZONE	RS-10 N/A RM-20
CURRENT CHARACTER MAP POLICY	T4 NE (Urban Neighborhood Evolving)
SUPPLEMENTAL POLICY (IF APPLICABLE)	N/A
RESIDENTIAL SQUARE FOOTAGE TOTAL RESIDENTIAL SQUARE FOOTAGE	1-BEDROOM UNITS: 975 SF (EA.) APPROX. 3-BEDROOM UNITS: 2,456 SF (EA.) APPROX. 114,556 SF +/-
BUILDING HEIGHT	45' MAX (3 STORIES)
SETBACKS STREET (WALTON LANE) SIDE (SP TO SP) SIDE (SP TO RS10) REAR (SP TO SP)	10 FT 0 FT 10 FT 0 FT
PROPOSED RESIDENTIAL UNIT TYPES TOTAL NUMBER OF UNITS 1-BEDROOM UNITS 3-BEDROOM UNITS	78 52 26
MAX. ALLOWED FAR PROPOSED FAR	0.90 0.85 *UNIT FAR IS BASED ON MAX. STORIES ALLOWED
MAX. ALLOWED ISR PROPOSED ISR SIDEWALKS PATIO, DRIVE ISLES & DRIVEWAY APRONS UNITS	0.70 0.64 13,307 SF 30,110 SF 38,428 SF
PROPOSED OPEN SPACE (ACTIVE) PROPOSED OPEN SPACE (PASSIVE) PROPOSED OPEN SPACE (UNDISTURBED) PROPOSED OPEN SPACE ACTIVITIES (PASSIVE)	N/A N/A N/A NONE
PARKING REQUIRED MULTI-FAMILY	PER METRO ZONING CODE (117 SPACES REQ.) 1 SPACE PER BEDROOM UP TO 2 BEDROOMS; 0.5 SPACES PER BEDROOM FOR EACH ADDITIONAL BEDROOM
PARKING PROVIDED TOTAL PARKING COVERED PARKING (GARAGE) SURFACE PARKING ADA PARKING	128 SPACES 24 SPACES 100 SPACES 4 SPACES
BICYCLE PARKING PROVIDED	6 SPACES (3 BOLLARDS)
TREE DENSITY REQUIRED PER METRO ZONING	49.06 TREE DENSITY UNITS
EXISTING LAND USE PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL MULTI-FAMILY RESIDENTIAL
PROHIBITED USES	SHORT-TERM RENTAL PROPERTY, OWNER OCCUPIED SHORT-TERM RENTAL PROPERTY, NOT-OWNER OCCUPIED



Overall Vicinity Map

PROJECT INFORMATION

SP Name	Walton Park
Case No.	2025SP-002-001
Council District	(05) Sean Parker
Existing Zoning	RS-10
Proposed Zoning	SP
Fall-Back Zoning	RM-20
Developer	Legacy South 2405 Dickerson Pike, Nashville, TN 37207 Contact: David Hendrickson Email: david.hendrickson@legacysouth.com Phone: 615-861-1669
Landscape Architect	Alfred Benesch & Company 401 Church St, Ste. 1600 Nashville, TN 37219 Contact: April Andersen, PLA aandersen@benesch.com Phone: 615-370-6079
Civil Engineer	Alfred Benesch & Company 574 Franklin Rd., Ste. 300 Franklin, TN 37069 Contact: Sammie McCoy, PE Smccoy@benesch.com Phone: 615-988-2886
Property Owners / Heirs	See existing conditions (page 2)

NTS

PROJECT PURPOSE NOTE:

- THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO PERMIT 78 MULTI-FAMILY RESIDENTIAL UNITS.

FEMA NOTE:

- ACCORDING TO THE **FEMA FIRM MAP #47037C0251H, DATED APRIL 5, 2017**, THE PROJECT SITE IS CONSIDERED ZONE X AND IS LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.

FEDERAL COMPLIANCE NOTE:

- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE [AMERICAN WITH DISABILITIES ACT](#) AND [THE FAIR HOUSING ACT](#).

SP NOTES:

- PRIVATE DRIVEWAYS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PROPOSED R.O.W. DEDICATIONS ARE IN COMPLIANCE WITH THE MAJOR AND COLLECTOR STREET PLAN (MCSP).
- AT FINAL BUILDING PERMIT APPLICATION (PER 17.28.100) A LIGHTING PLAN WILL BE SUBMITTED TO THE ZONING ADMINISTRATOR DEMONSTRATING COMPLIANCE WITH DARK SKY ORDINANCE.

OVERALL PLAN CONSISTENCY

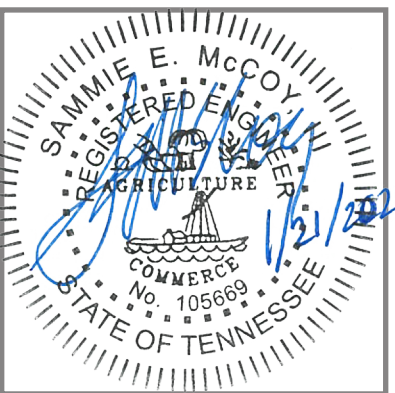
- THIS PLAN IS CONSISTENT WITH THE EXISTING T4-NE (URBAN NEIGHBORHOOD EVOLVING) POLICY AREA. IT IS INTENDED TO CONNECT WITH WALTON STATION DEVELOPMENT TO IT'S NORTH AND WEST BOUNDARIES. THIS NEW NEIGHBORHOOD ADDITION WILL MIRROR THE ARCHITECTURAL STYLE OF WALTON STATION AND COMPLEMENT THE SURROUNDINGS BY ADDING A MORE DIVERSE BUILDING TYPE WITH A MODERATE-DENSITY RESIDENTIAL PROFILE THAT INCLUDES LOW-RISE TOWN HOMES OF VARIOUS SIZES AND TYPES.
- THE BUILDINGS ALONG WALTON LANE HAVE A SHALLOW SETBACK TO ENGAGE THE PRIVATE AND PUBLIC SPHERES TO ENCOURAGE INTERACTIONS WITHIN THE COMMUNITY. BUILDINGS WILL BE ON THE HUMAN-SCALE AND CAPPED AT THREE STORIES OR FORTY-FIVE (45) FEET.
- LANDSCAPE WILL BE FORMAL WITH ENVIRONMENTAL SENSITIVITY IN MIND. THE PLANT PALETTE WILL BE COMPRISED OF PREDOMINANTLY NATIVE SPECIES. ALL UNITS WILL BE EITHER REAR-LOADED OR HAVE OFF-STREET PARKING IN DESIGNATED SPACES.

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS
- DEVELOPMENT PLAN
- TURN EXHIBIT & SIGNAGE PLAN
- GRADING & DRAINAGE PLAN
- UTILITY PLAN
- LANDSCAPE PLAN
- 8-13 ARCHITECTURAL ELEVATIONS

PROJECT DEVELOPMENT SCHEDULE

- ONE PHASE
- CONSTRUCTION TO BEGIN SPRING 2026



MAP 051 PARCEL 112.00	
PARCEL ID:	05100011200
ADDRESS:	3312 WALTON LN NASHVILLE, TN, 37216
OWNER:	MICHAEL ALLEN JENKINS & ARNITHEA DORCEL BENSON
CURRENT ZONING:	RS-10
ACREAGE:	1.87 AC+/- (81,593 SF)

MAP 051 PARCEL 113.00
PARCEL ID: 05100011300
ADDRESS: 3306 WALTON LN
 NASHVILLE, TN, 37216
OWNER: LEGACY SOUTH, LLC, FRANK E. NEAL IV
CURRENT ZONING: RS-10
ACREAGE: 0.30 AC+/- (9,583 SF)

MAP 051 PARCEL 114.00

PARCEL ID:	05100011400
ADDRESS:	3308 WALTON LN NASHVILLE, TN, 37216
OWNER:	PERCY M. DODSON
CURRENT ZONING:	RS-10
ACREAGE:	0.30 AC+/- (12,914 SF)

MAP 051 PARCEL 115.00

PARCEL ID:	05100011500
ADDRESS:	3304 WALTON LN NASHVILLE, TN, 37216
OWNER:	PERCY M. DODSON & MARY D. HARBUT
CURRENT ZONING:	RS-10
ACREAGE:	0.40 AC+/- (17,600 SF)




MAP 051 PARCEL 016.00	
PARCEL ID:	05133001600
ADDRESS:	0 WALTON LN NASHVILLE, TN, 37216
OWNER:	VIVIAN & MICHAEL A. JENKINS
CURRENT ZONING:	RS-10
ACREAGE:	0.24 AC+/- (10,425 SF)

PROPOSED ZONING DISTRICT:	SP
OVERLAY ZONING DISTRICT:	NONE
COMMUNITY CHARACTER:	T4 NE URBAN NEIGHBORHOOD EVOLVING
SUPPLEMENTAL POLICY AREA:	NONE
FLOOD ZONES:	ZONE X - MINIMAL FLOOD HAZARD

NTS

1. SURVEY PROVIDED BY COLLIER ENGINEERING CO, INC.
2. SURVEYOR CONTACT INFORMATION:
COLLIER ENGINEERING CO., INC.
2949 NOLENSVILLE PIKE
NASHVILLE, TN 37211
PHONE: 615-331-1441
CONTACT: DANIEL A. CURRY
3. ALFRED BENESCH & COMPANY ACCEPTS NO RESPONSIBILITY FOR THE SURVEYOR'S
CONTRACTOR IS TO VERIFY ALL SURVEY INFORMATION
TO ANY LAYOUT WORK.
4. SURVEY FIELD WORK BEGAN IN JUNE OF 2022.
5. NO TITLE COMMITMENT WAS PROVIDED TO THIS SURVEY

6. BOUNDARY, TOPOGRAPHIC IMAGES, LANDUSE IMAGES, AND ZONING IMAGES USED TO CREATE THE BASE MAP ARE COMPILED FROM AVAILABLE CITY AND COUNTY MAPPING. THESE ARE PROVIDED BY OTHERS AND MAY NOT BE ACCURATE, COMPLETE OR CURRENT.

-  **MrD SOIL** (MIMOSA-ROCK OUTCROP COMPLEX, 5-20% SLOPES)
-  **MsD SOIL** (MIMOSA-URBAN LAND COMPLEX, 2-15% SLOPES)
-  **WALTON STATION SP**
CASE #2022SP-046-002



STRUCTURE DEMOLITION-
BUILDING, FENCING, PAVEMENT
(REMOVE TO FULL DEPTH)

— · — PROPERTY LINE

PROPERTY
BOUNDARY

PARCEL ID: 05100021000
OWNER: ALBENDER DONELSON
EXISTING ZONING: SP
INSTR #20071016 0122586
COMM. CHARACTER POLICY: T4-CO

MsD
HYDR. SOL.
GROUP:

MrD
HYDR. SOIL
GROUP: C

EXISTING TREE
(TYP.)

EXISTING BUILDINGS (TYP.)

EXISTING 8" SANITARY
SEWER LINE

EXISTING CURB & SEWER LINE
REMOVAL PER WALTON STATION
SP PLANS (CASE#2022SP-046-002)

EXISTING OVERHEAD POWER LINES
AND POLES, TYP.

EXISTING FIRE HYDRANT
PROJECT BENCHMARK
T.C. ELEVATION: 621.77'

EXISTING 8" WATER MAIN⁴

EXISTING ROAD CENTER
LINE

EXISTING OVERHEAD POWER LINE
(TYP.)

PARCEL ID:
05100012000
OWNER: G
RONALD ALLEN
SR DEAL
EXISTING
ZONING: RS10
ADDRESS: 3313
WALTON LN
INSTR #2020070
0072210
COMM.
CHARACTER
POLICY: T4-NE

PARCEL ID:
05100012100
OWNER:
BENJAMIN S. &
OLIVIA A. TRAVIS
EXISTING ZONING:
R510
ADDRESS: 3315 A
WALTON LN
INSTR #20160404
0031911
COMM.
CHARACTER
POLICY: T4-NE

PARCEL 1,
051000122
OWNER: LAU,
SAMANTHA S
EXISTING ZO,
RS10
ADDRESS: 3
WALTON L
INSTR #2022
0108682
COMM.
CHARACTER
POLICY: T4-NE

PARCEL ID: 05113000700
OWNER: ZW INVESTMENT GROUP LLC
EXISTING ZONING: RS10
ADDRESS: 3513 SLATE DR
INSTR #20210623 0085059
COMM. CHARACTER POLICY: T4-NE

PARCEL ID: 051130C90000CO
OWNER: O.I.C. TOWNHOMES AT 3509
SLATE EXISTING ZONING: RS10
ADDRESS: 3511 B SLATE DR
INSTR #20220217 0018483
COMM. CHARACTER POLICY: T4-NE

PARCEL ID: 05113000500
OWNER: A & F RENTAL PROPERTIES, LLC
SLATE EXISTING ZONING: RS10
ADDRESS: 3505 SLATE DR
INSTR #20220217 0018483
COMM. CHARACTER POLICY: T4-NE

PARCEL ID:
05113001300
OWNER:
GWENDOLYN
GROVES
PROPERTIES, LLC
EXISTING ZONING:
RS10
ADDRESS: 3318
WALTON LN
NSTR #20060720
0087967
COMM.
CHARACTER
POLICY: T4-NE

PARCEL ID:
05113000400
OWNER: A & F RENTAL
PROPERTIES, LLC
EXISTING ZONING: RS10
ADDRESS: 3318
WALTON LN
INSTR #20220217
0018483
COMM. CHARACTER
POLICY: T4-NE

PARCEL 1.
051000122
OWNER: LAU,
SAMANTHA S.
EXISTING Z.
RS10
ADDRESS: 3
WALTON LN
INST # 2022
0108682
COMM.
CHARACTER
POLICY: T4-NE

30 15 0 15 30

1" = 30'

NG
RS10
3317
WALTON LN
INST #20221003
0108682
COMM.
CHARACTER
POLICY: T4-NE

PROJECT NAME METRO PROJECT NUMBER	WALTON PARK 2025SP-002-001
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CURRENT CHARACTER MAP POLICY	T4 NE (Urban Neighborhood Evolv ing)
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RESIDENTIAL SQUARE FOOTAGE	1-BEDROOM UNITS: 975 SF (EA.) APPROX.
TOTAL RESIDENTIAL SQUARE FOOTAGE	3-BEDROOM UNITS: 2,456 SF (EA.) APPROX. 114,556 SF +/-
BUILDING HEIGHT	45' MAX (3 STORIES)
SETBACKS STREET (WALTON LANE) SIDE (SP TO SP) SIDE (SP TO RS10) REAR (SP TO SP)	10 FT 0 FT 10 FT 0 FT
PROPOSED RESIDENTIAL UNIT TYPES TOTAL NUMBER OF UNITS	78 52 26
	1-BEDROOM UNITS 3-BEDROOM UNITS

	MAX. ALLOWED ISR	0.70
	PROPOSED ISR	0.64
	SIDEWALKS	13,307 SF
PATIO, DRIVE ISLES & DRIVEWAY APRONS		30,110 SF
UNITS		38,428 SF

PARKING REQUIRED MULTI-FAMILY	PER METRO ZONING CODE (117 SPACES REQ.) 1 SPACE PER BEDROOM UP TO 2 BEDROOMS; 0.5 SPACES PER BEDROOM FOR EACH ADDITIONAL BEDROOM
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BICYCLE PARKING PROVIDED 6 SPACES (3 BOLLARDS)

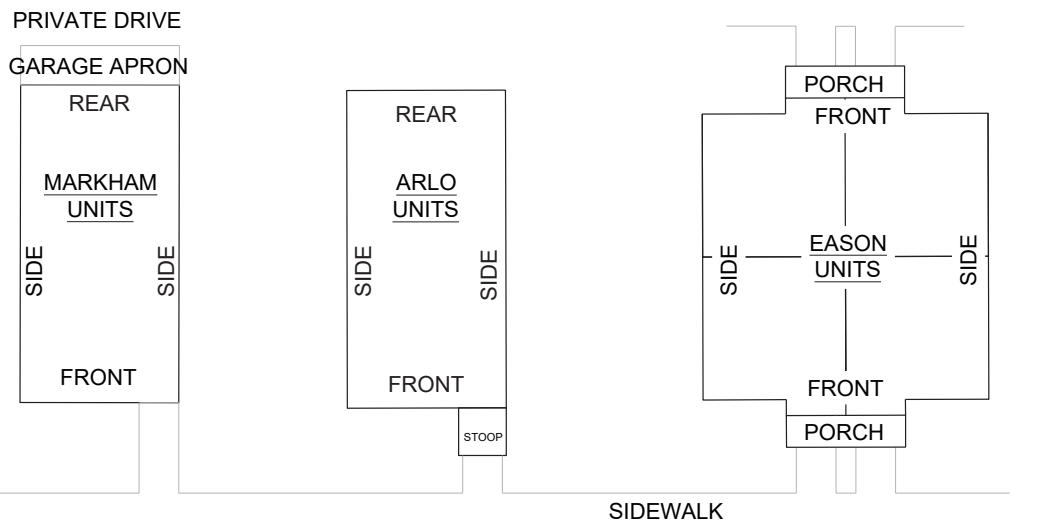
**TREE DENSITY REQUIRED
PER METRO ZONING** 49.06 TREE DENSITY UNITS

EXISTING LAND USE	SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL

PLAN KEY



NOT TO SCALE



EAST-WEST LEG OF WALTON LANE TO BE ABANDONED AS A PART OF THE
➤ SUBJECT WALTON PARK SP. SCOPE OF
- WALTON LANE ABANDONMENT WITH
EASEMENTS TO BE RETAINED, AND TO
BE COORDINATED WITH NDOT AT
FINAL SP.

EXISTING UTILITY POLE AND
LINE TO BE COORDINATED
WITH NES AT FINAL SP

BE ABANDONED;
EASEMENTS FOR UTILITIES
TO REMAIN AND TO BE

END WALTON LANE
ABANDONMENT AT
PROPERTY CORNER,
LOCATION

WALTON LANE

WALTON STATION SP
CASE# 2022SP-046-002

ZONING REGULATION NOTES:

1. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF THE COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE **RM-20** ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
2. 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 INCREASES 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.

3. VEGETATIVE STRIPS AND SIDEWALKS ARE SHOWN AS THEY ARE ANTICIPATED TO BE IMPLEMENTED ON THIS PROJECT AND IN ACCORDANCE WITH THE MAJOR AND COLLECTOR STREET PLAN (MCSP). COORDINATION WITH METRO PLANNING, ZONING, AND NDOT IS REQUIRED FOR VEGETATION AND SIDEWALK REQUIREMENTS.

MINIMUM TOTAL SIDEWALK WIDTHS:

WALTON LANE: 4 FT VEG. STRIP; 5 FT SIDEWALK

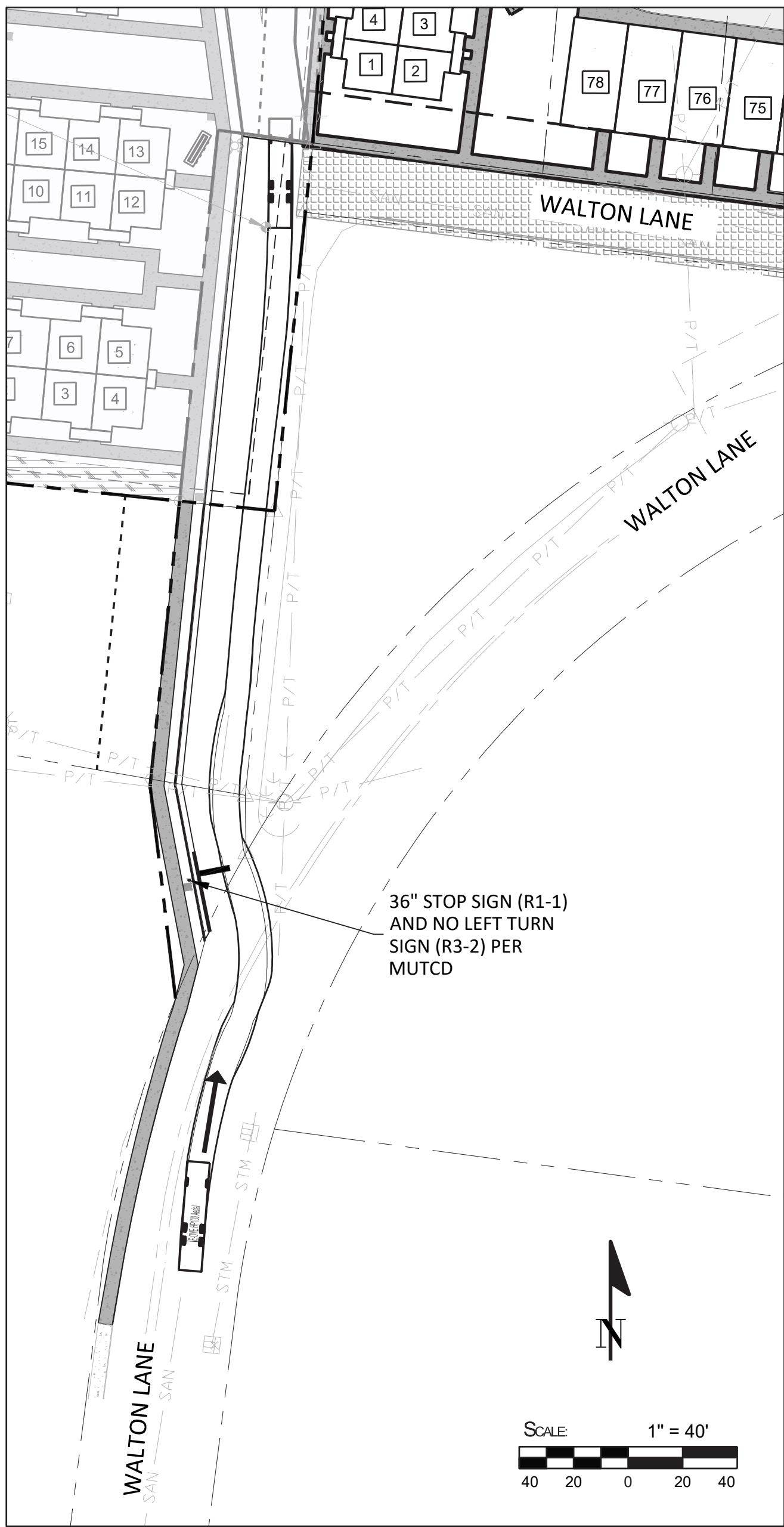
4. INTERNAL DRIVES ARE PRIVATE AND SHALL NOT BE MAINTAINED BY METRO. ALL PUBLIC STREETS TO COMPLY WITH NDOT STANDARDS AND ANY REQUIRED DEDICATIONS WILL BE DEFINED IN THE FINAL SP SUBMITTAL.
5. ALL INTERNAL SIDEWALKS SHALL BE A MINIMUM OF 5FT IN WIDTH.
6. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN 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 ANY REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE.

7. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
8. ARCHITECTURAL ELEVATIONS WILL BE REQUIRED WITH SUBMITTAL OF THE FINAL SP.
9. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STREIP 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 OF FRONTAGE ZONE.

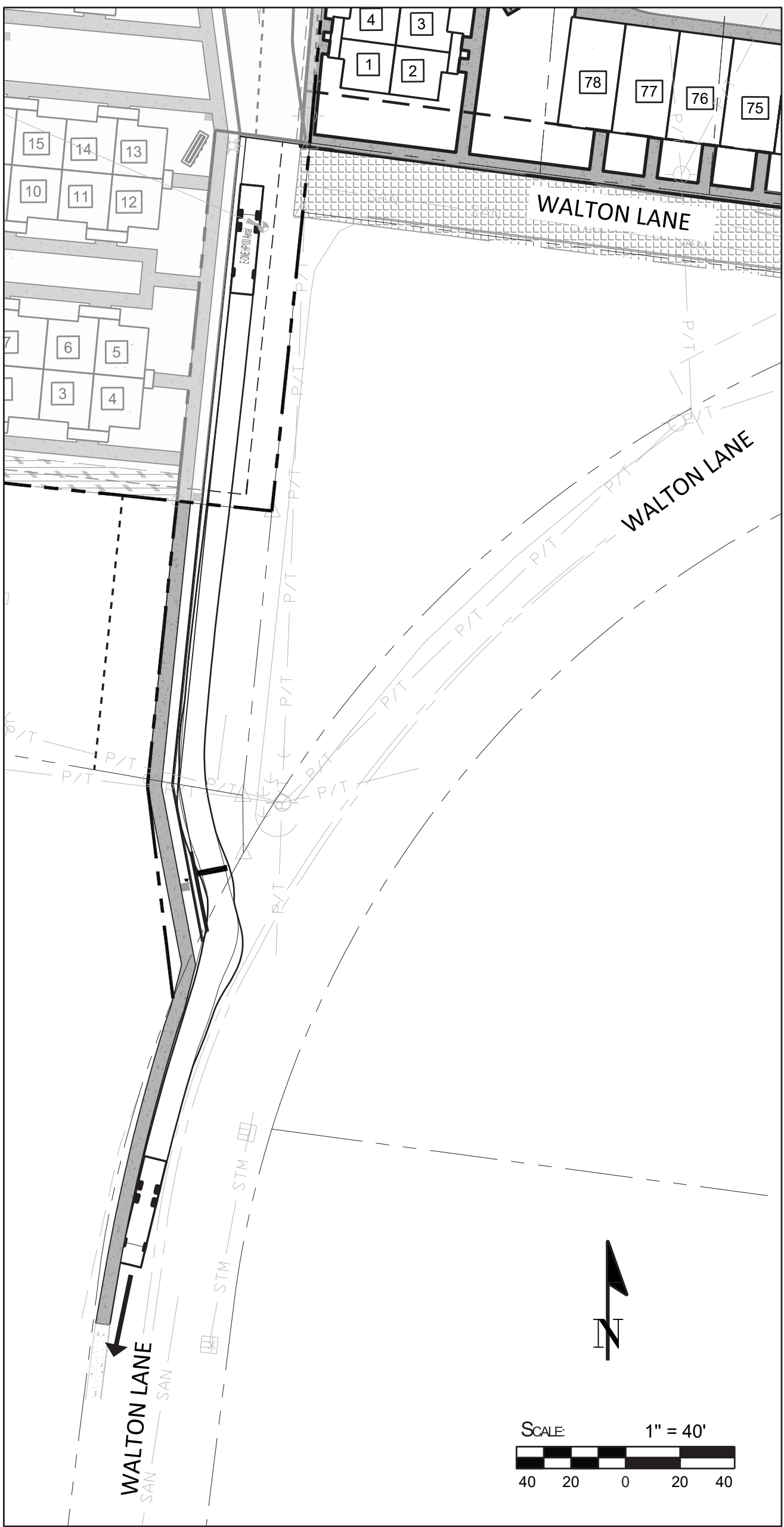
10. LANDSCAPE BUFFERS: 10FT B-3 BUFFER YARD (SEE PLAN FOR LOCATIONS).
11. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE LANDSCAPING AND TREE DENSITY REQUIREMENTS PER THE METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.
12. IT IS ANTICIPATED THAT TWO (2) 8-CUBIC YARD DUMPSTERS WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT. REMOVAL SHALL BE COORDINATED WITH A PRIVATE COMPANY FOR SITE DISPOSAL. AN AGREEMENT WILL BE COORDINATED WITH PROVIDER DURING FINAL SP.

13. BUILDING FACADES FRONTING A PRIVATE DRIVE SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
14. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
15. BUILDING FACADES 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.
16. PORCHES SHALL BE A MINIMUM OF SIX FEET OF DEPTH.
17. A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
18. 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.

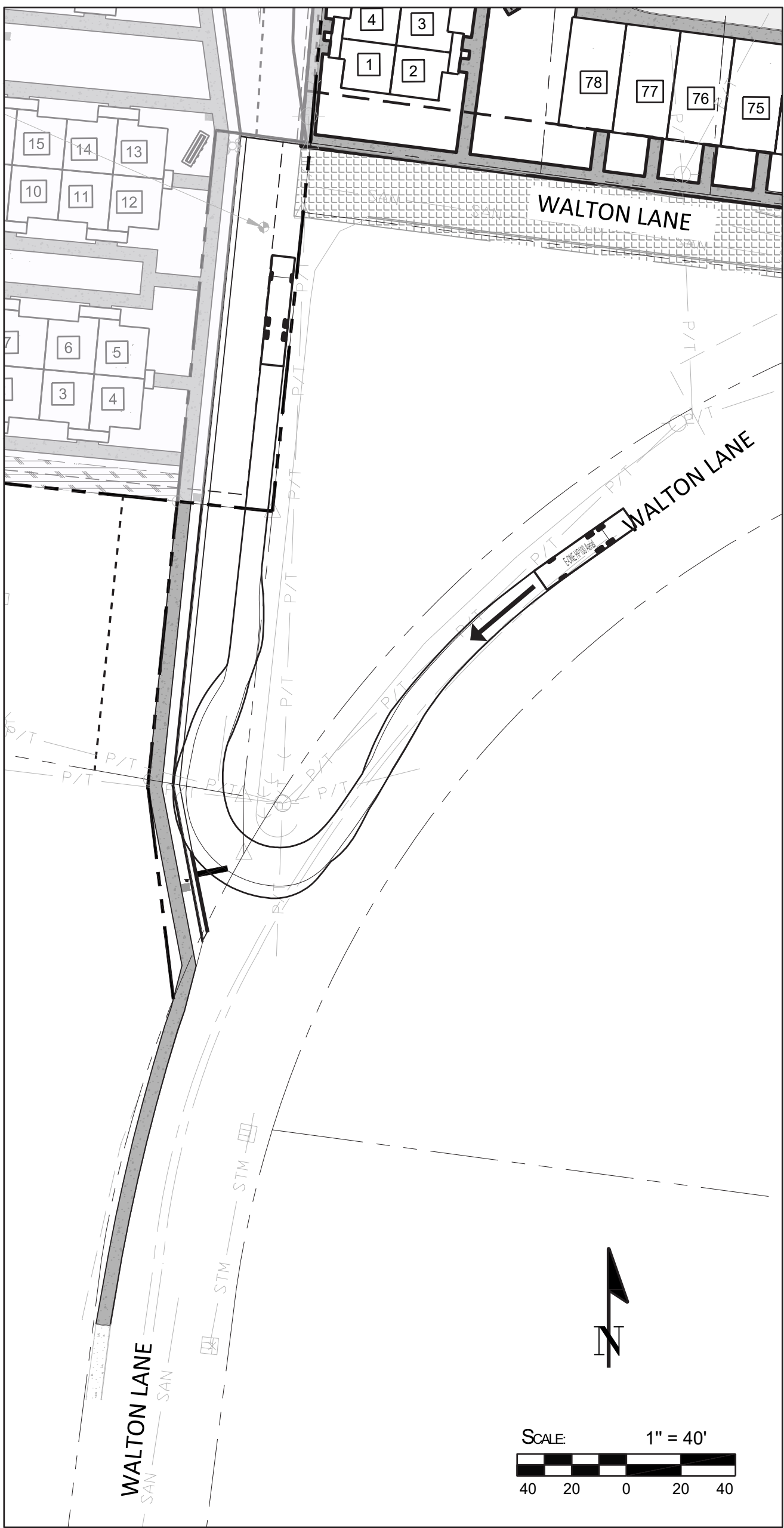
TURN EXHIBIT & SIGNAGE PLAN



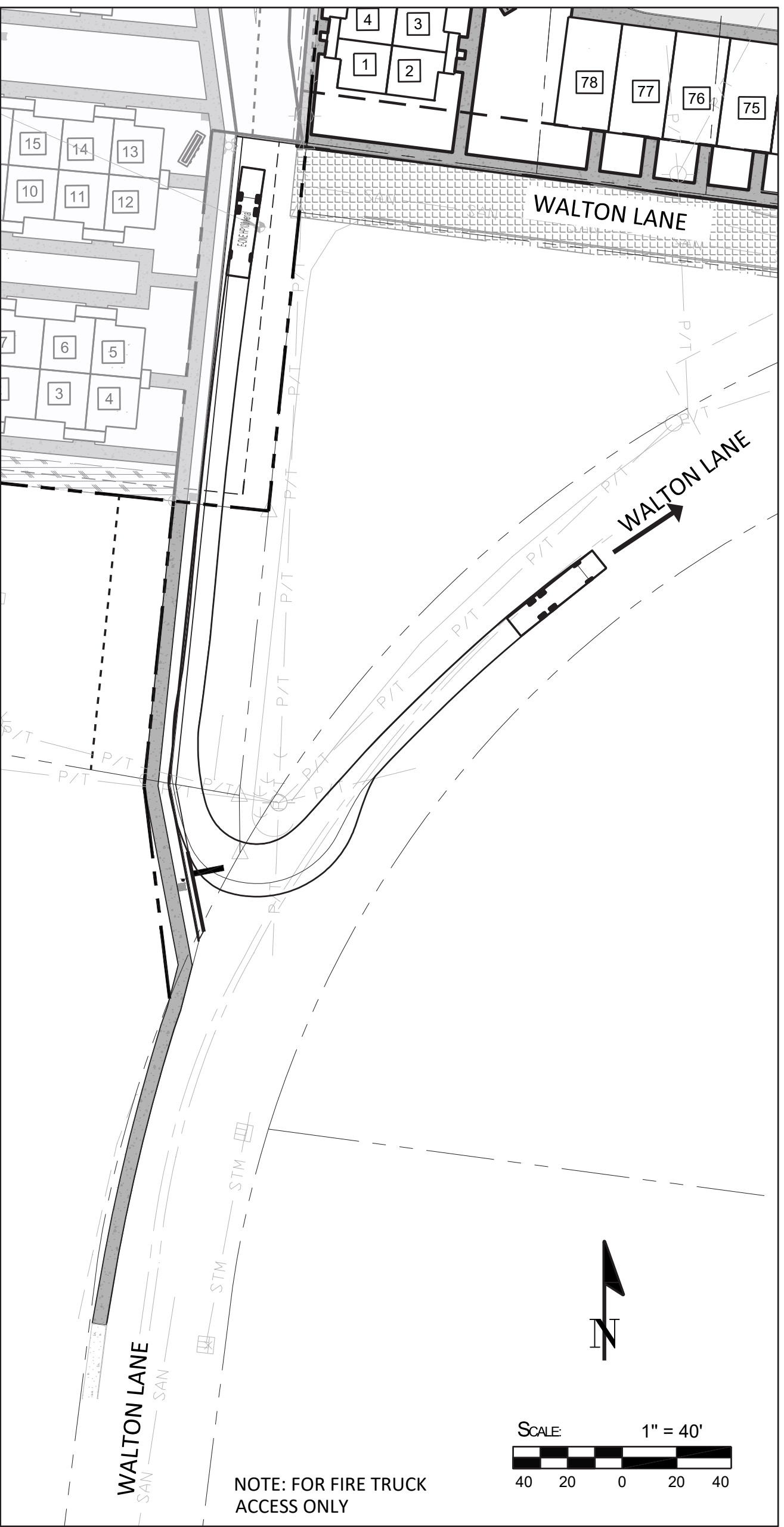
1 FIRE TRUCK ENTERING WALTON PARK NORTH-BOUND
SCALE: 1"=40'



2 FIRE TRUCK EXITING WALTON PARK SOUTH-BOUND
SCALE: 1"=40'

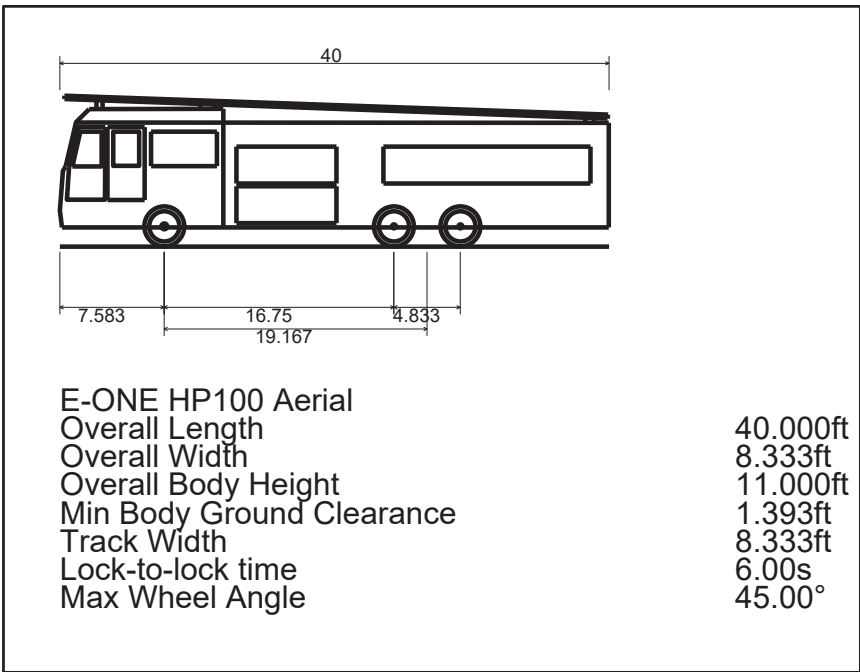


3 FIRE TRUCK ENTERING WALTON PARK WEST-BOUND
SCALE: 1"=40'

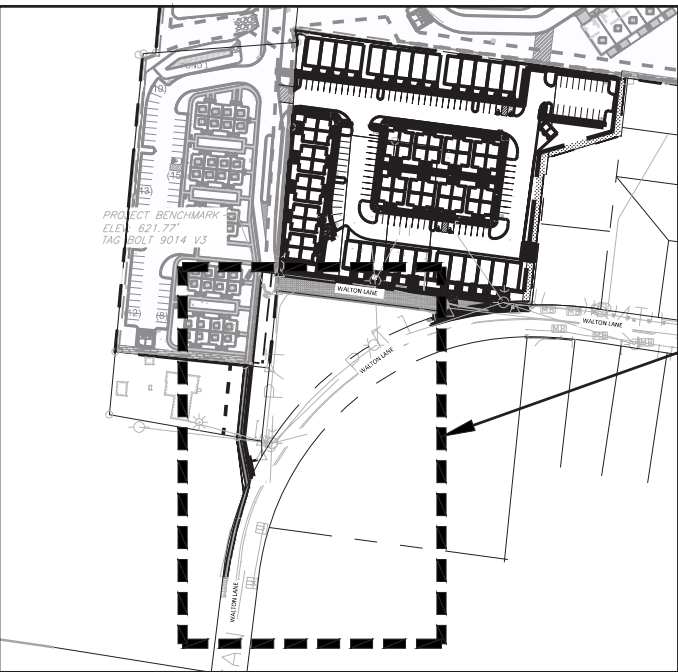


4 FIRE TRUCK EXITING WALTON PARK EAST-BOUND
SCALE: 1"=40'

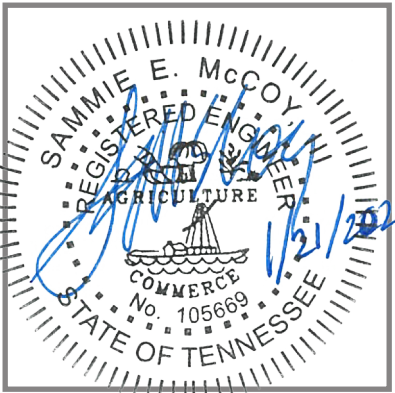
VEHICLE TYPE



MAP KEY



STUDY AREA



GRADING & DRAINAGE

PLAN KEY

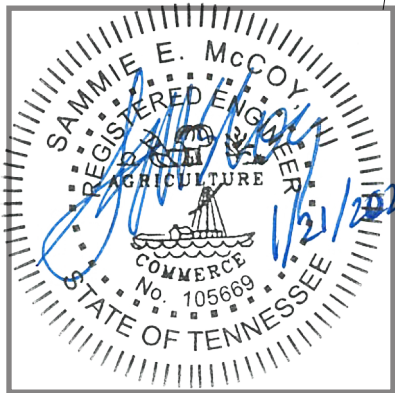
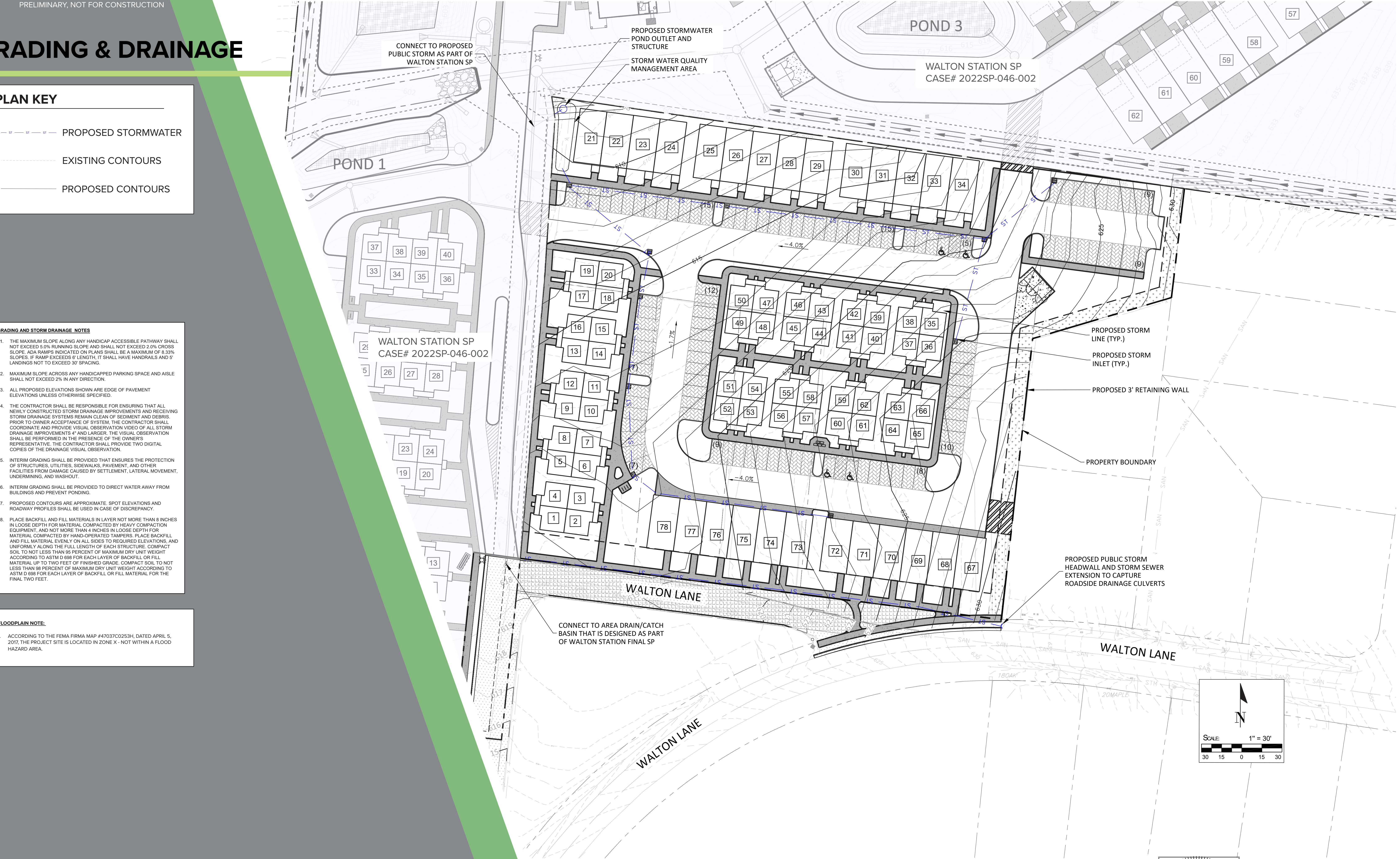
- PROPOSED STORMWATER
- EXISTING CONTOURS
- PROPOSED CONTOURS

GRADING AND STORM DRAINAGE NOTES

1. THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% RUNNING SLOPE AND SHALL NOT EXCEED 2.0% CROSS SLOPE. ADA RAMP INDICATED ON PLANS SHALL BE A MAXIMUM OF 8.33% SLOPES. IF RAMP EXCEEDS 6' LENGTH, IT SHALL HAVE HANDRAILS AND 5' LANDINGS NOT TO EXCEED 30' SPACING.
2. MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS REMAIN CLEAN OF SEDIMENT AND DEBRIS PRIOR TO OWNER ACCEPTANCE OF SYSTEM. THE CONTRACTOR SHALL COORDINATE AND PROVIDE VISUAL OBSERVATION VIDEO OF ALL STORM DRAINAGE IMPROVEMENTS 4" AND LARGER. THE VISUAL OBSERVATION SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE TWO DIGITAL COPIES OF THE DRAINAGE VISUAL OBSERVATION.
5. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENT, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.
6. INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT PONDING.
7. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
8. PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIAL EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.

FLOODPLAIN NOTE:

1. ACCORDING TO THE FEMA FIRMA MAP #47037C0253H, DATED APRIL 5, 2017, THE PROJECT SITE IS LOCATED IN ZONE X - NOT WITHIN A FLOOD HAZARD AREA.



— — — — — PROPOSED WATER LINE

— SAN — SAN — SAN PROPOSED SANITARY SEWER LINE

1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. ALL BUILDING FOUNDATIONS THAT ARE WITHIN 10 LINEAR FEET OF PERMEABLE PAVERS OR BIOTRETENTION PONDS SHALL BE WATERPROOFED WITH DIMPLE MEMBRANE BOARD OR APPROVED EQUIVALENT.
3. ALL DRAINAGE GRATES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE BIKE FRIENDLY VANE GRATE FOUND ON METRO PUBLIC WORKS WEBSITE.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP).
5. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.



LANDSCAPE PLAN

TREE DENSITY UNITS

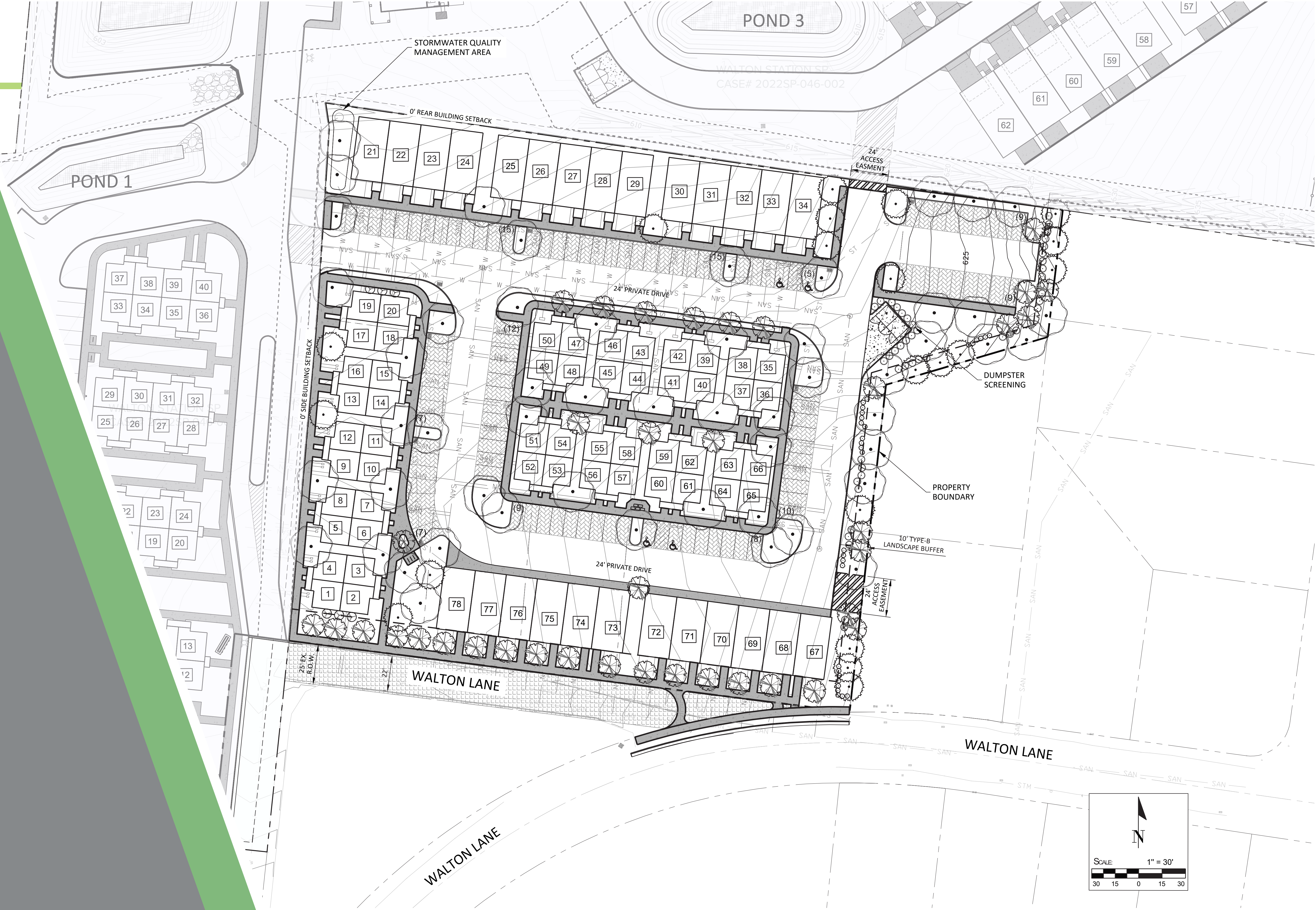
ACREAGE (AREA OF PARCEL INCLUDING BUILDING SITE)	3.11 AC
MINUS BUILDING COVERAGE AREA	0.88
EQUALS ADJUSTED ACREAGE	2.23 AC +/-
MULTIPLY BY REQUIRED TREE DENSITY UNIT PER ACRE	22
REQUIRED TDU FOR PROJECT	49.06
RETAINED TREES ON SITE	0
REPLACEMENT LARGE & MEDIUM CANOPY TREES	76 CANOPY TREES @ 2" CAL
REPLACEMENT COLUMNAR, SMALL UNDERSTORY AND STREET TREES	41 UNDERSTORY @ 2" CAL
TOTAL CREDITS PAID TO THE TREE MITIGATION BANK	1
TOTAL TREE REPLACEMENT TDU VALUE	49.25

LANDSCAPING NOTES:

1. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.

LEGEND

- DECIDUOUS CANOPY TREE
- DECIDUOUS UNDERSTORY TREE
- LARGE EVERGREEN SHRUB
- MEDIUM EVERGREEN SHRUB
- SMALL DECIDUOUS SHRUB



ARCHITECTURAL
ELEVATIONS

BUILDING MODEL: EASON
FRONT & REAR ELEVATIONS

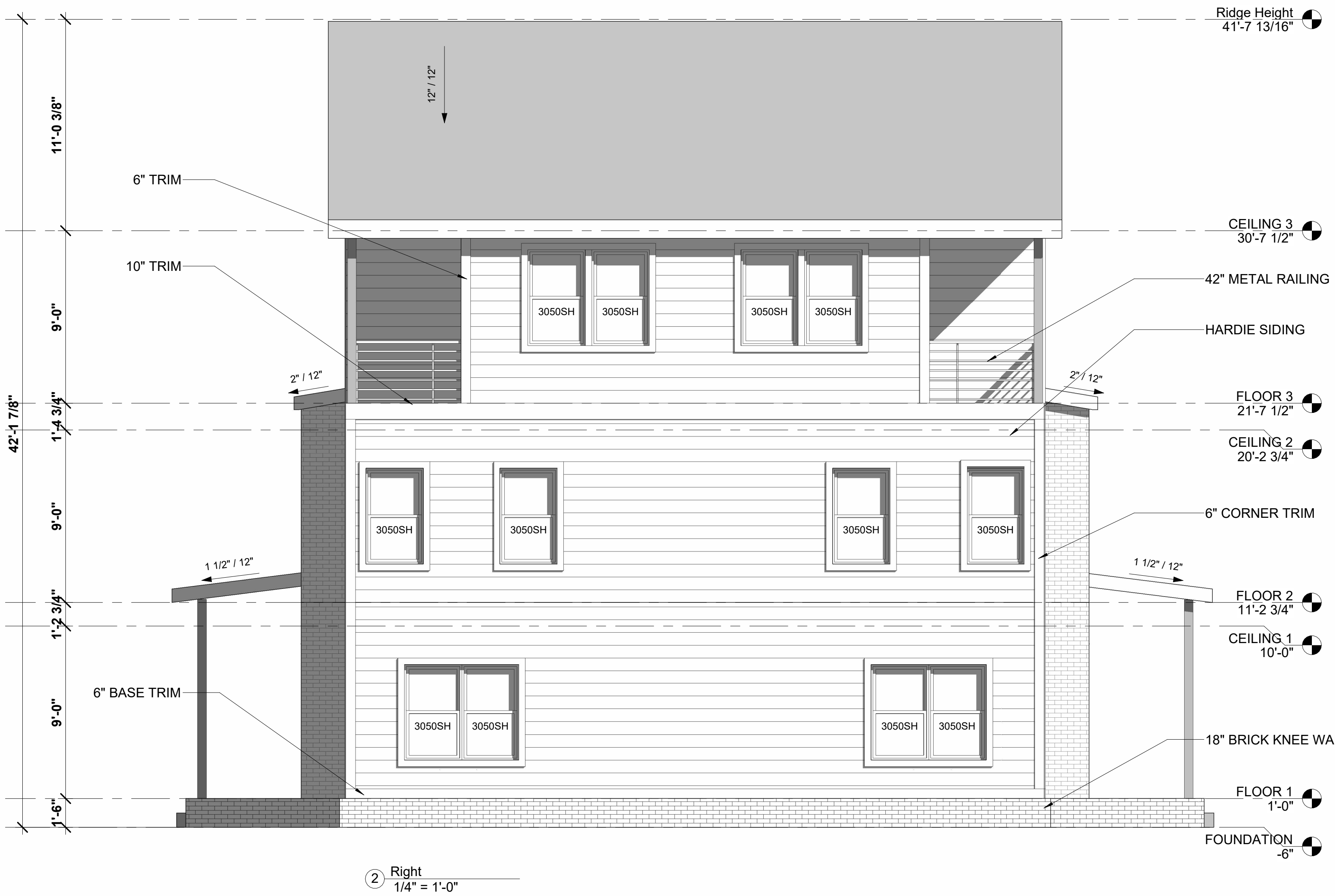


NOTE - WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS

NOTE - PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH

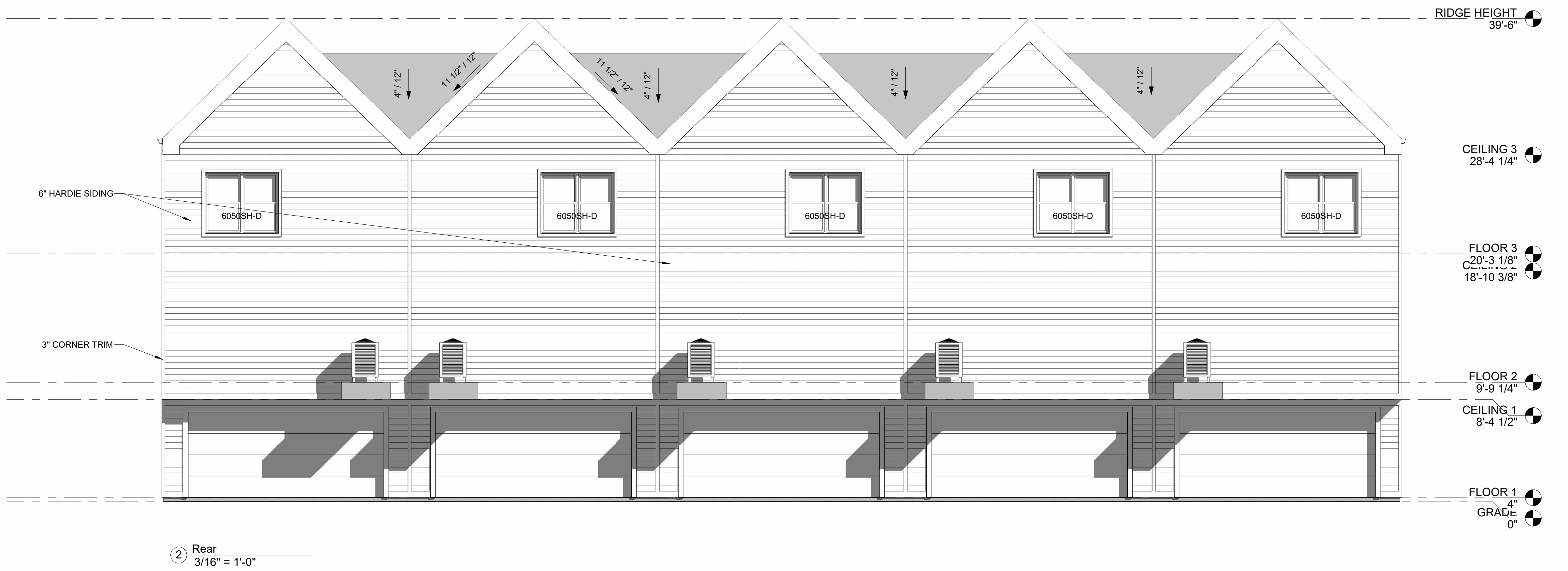
ARCHITECTURAL
ELEVATIONS

BUILDING MODEL: EASON
SIDE ELEVATIONS



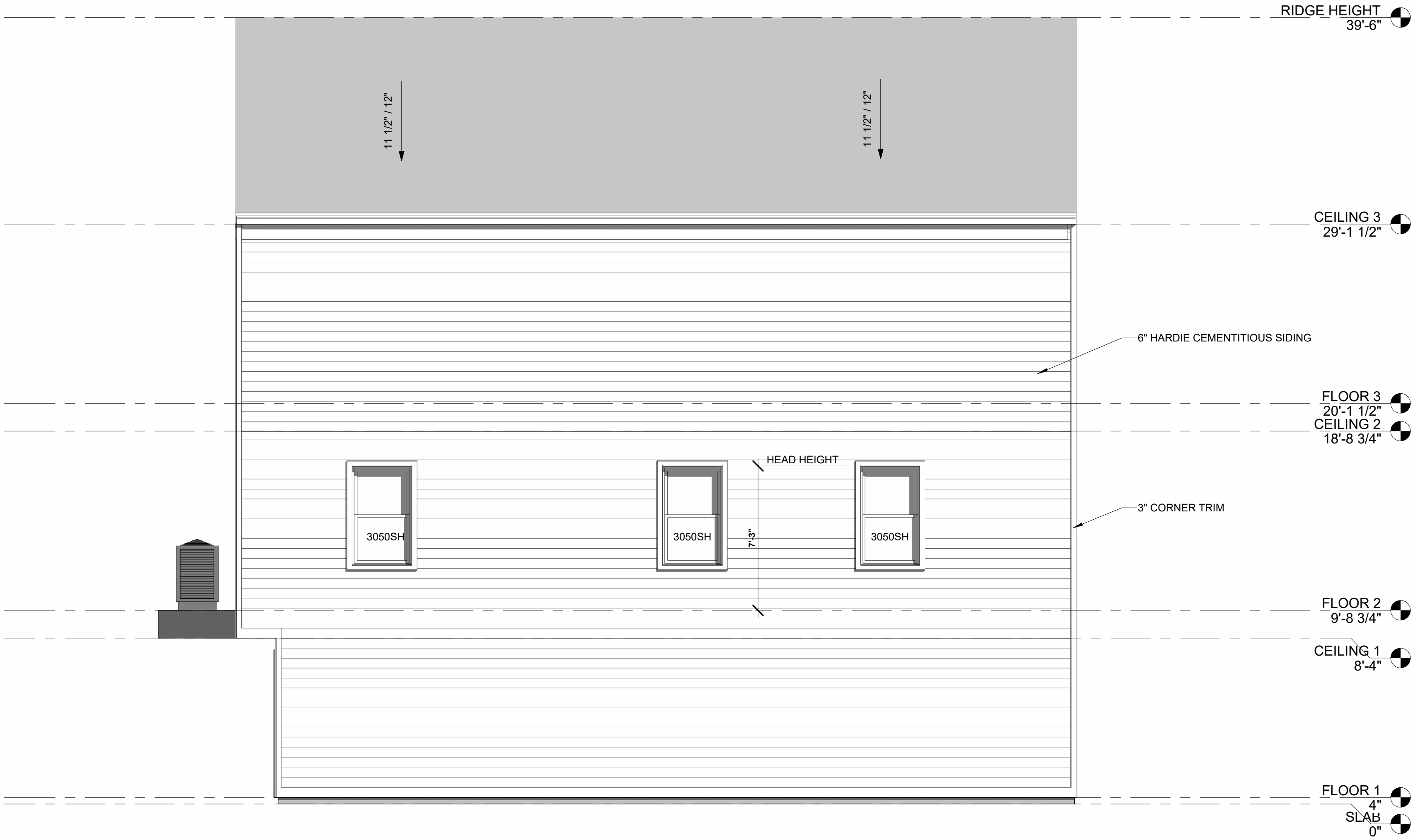
ARCHITECTURAL
ELEVATIONS

MARKHAM 5-UNIT
FRONT & REAR ELEVATIONS

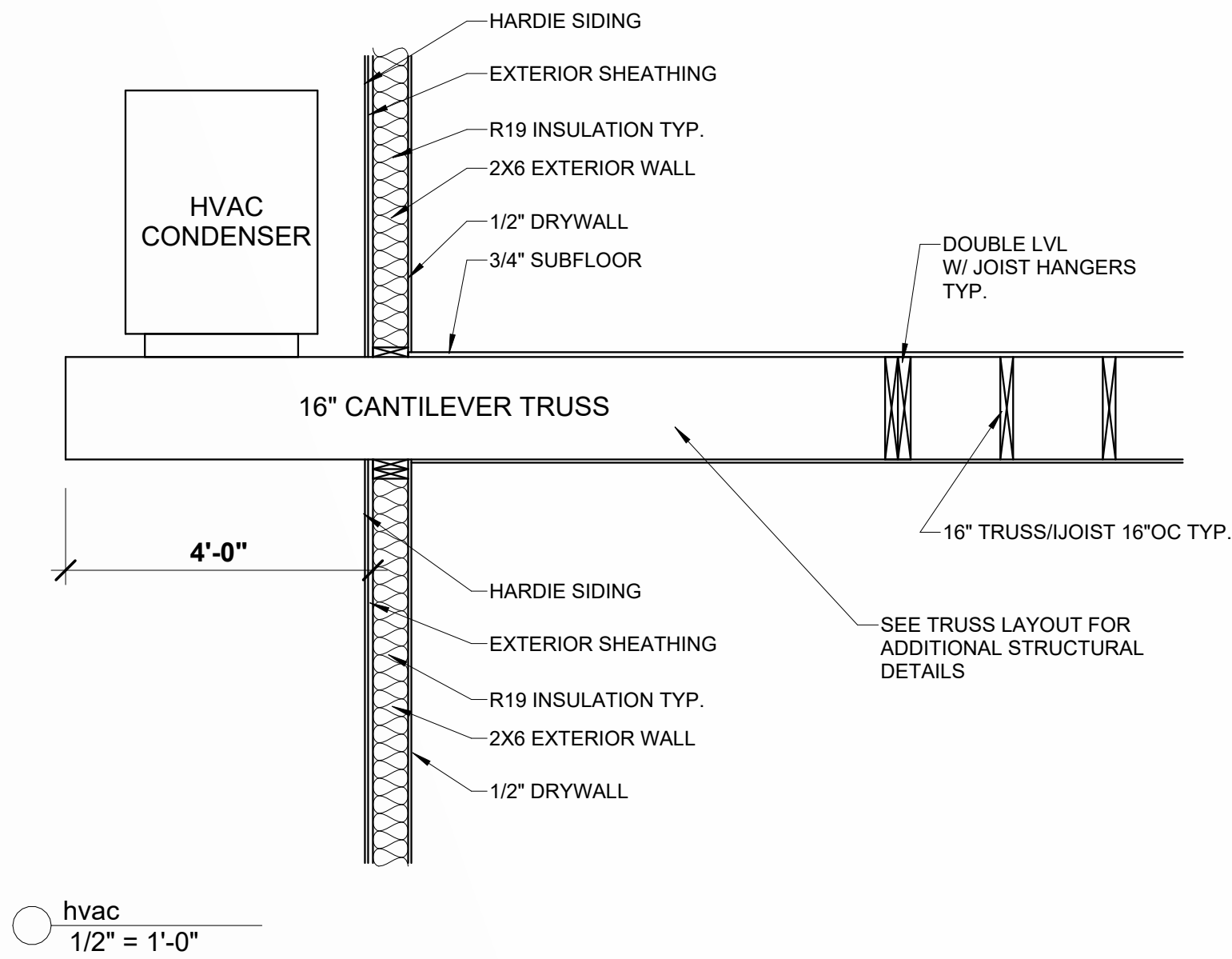


ARCHITECTURAL ELEVATIONS

MARKHAM 3-UNIT SIDE ELEVATIONS



① Left
1/4" = 1'-0"



② Right
1/4" = 1'-0"



ARCHITECTURAL
ELEVATIONS

ARLO MULTI-UNIT
FRONT & EAST ELEVATIONS

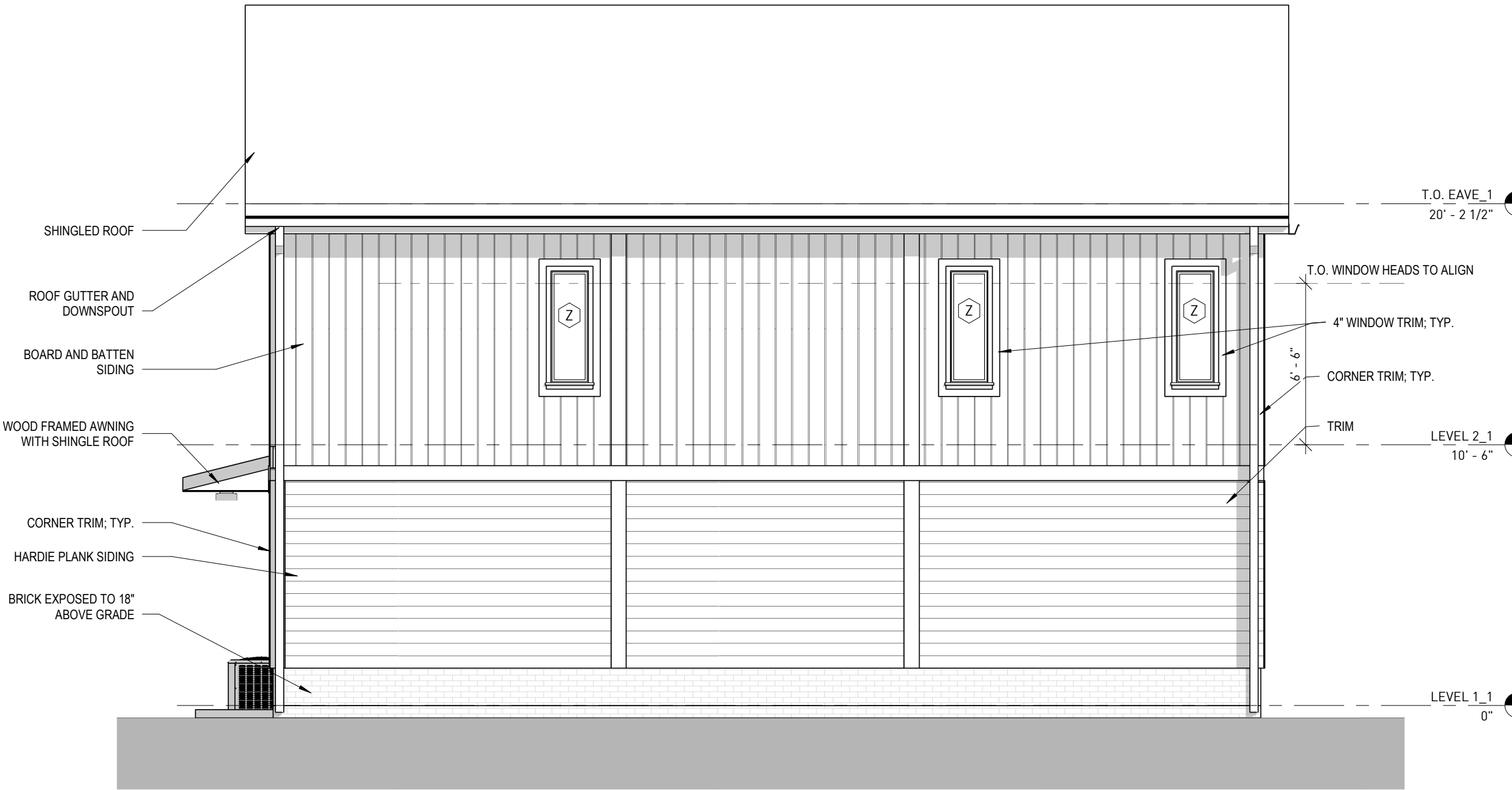


ARCHITECTURAL
ELEVATIONS

ARLO MULTI-UNIT
BACK & WEST ELEVATIONS



1 BACK ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"