

# COVER SHEET

# WALTON PARK

## Preliminary Specific Development Plan

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

### SITE DATA CHART

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



Overall Vicinity Map

NTS

### PROJECT INFORMATION

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

### PROJECT PURPOSE NOTE:

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

### FEMA NOTE:

2. 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:

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

### SP NOTES:

4. PRIVATE DRIVEWAYS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. PROPOSED R.O.W. DEDICATIONS ARE IN COMPLIANCE WITH THE MAJOR AND COLLECTOR STREET PLAN (MCSP).
6. 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

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 DEVELOPMENT PLAN
- 4 TURN EXHIBIT & SIGNAGE PLAN
- 5 GRADING & DRAINAGE PLAN
- 6 UTILITY PLAN
- 7 LANDSCAPE PLAN
- 8-13 ARCHITECTURAL ELEVATIONS

### PROJECT DEVELOPMENT SCHEDULE

- ONE PHASE
- CONSTRUCTION TO BEGIN SPRING 2026



# EXISTING CONDITIONS

## PROPERTY INFORMATION

- 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: 05113001600  
 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

**DOMINANT SOIL TYPE:** MsD (2.07 AC) 72% OF SITE



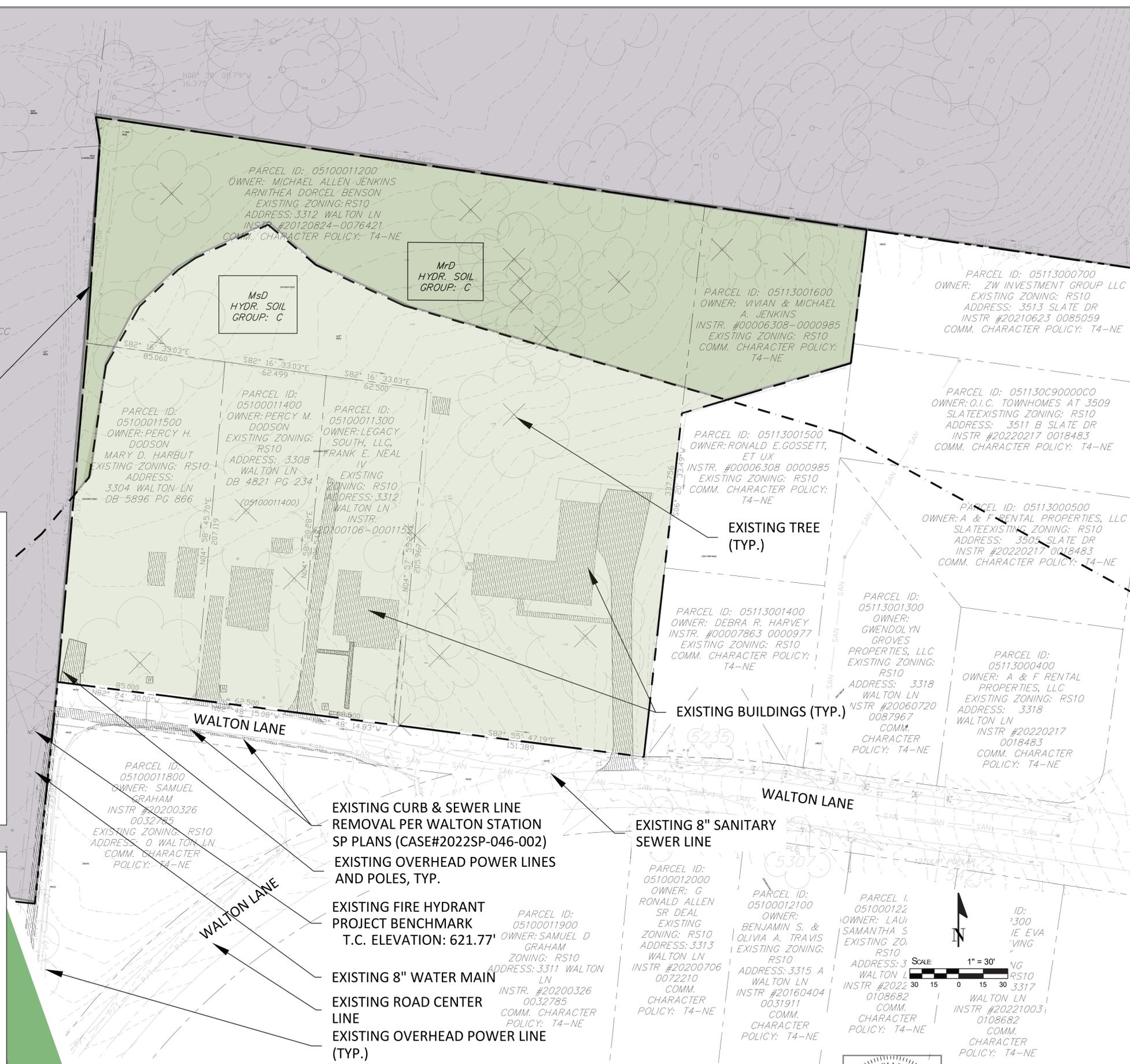
### VICINITY MAP NTS

- EXISTING CONDITIONS NOTES:**
- SURVEY PROVIDED BY COLLIER ENGINEERING CO, INC.
  - SURVEYOR CONTACT INFORMATION:  
 COLLIER ENGINEERING CO., INC.  
 2949 NOLENSVILLE PIKE  
 NASHVILLE, TN 37211  
 PHONE: 615-331-1441  
 CONTACT: DANIEL A. CURRY
  - ALFRED BENESCH & COMPANY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION AS PROVIDED. CONTRACTOR IS TO VERIFY ALL SURVEY INFORMATION AS NECESSARY AND TO ADVISE THE DESIGNER OF DISCREPANCIES PRIOR TO ANY LAYOUT WORK.
  - SURVEY FIELD WORK BEGAN IN JUNE OF 2022.
  - NO TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR.
  - 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.

**PLAN KEY**

- 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
- TREES TO BE REMOVED
- STRUCTURE DEMOLITION-BUILDING, FENCING, PAVEMENT (REMOVE TO FULL DEPTH)
- SOIL BOUNDARY LINE
- PROPERTY LINE

PROPERTY BOUNDARY



- 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 MAIN
- EXISTING ROAD CENTER LINE
- EXISTING OVERHEAD POWER LINE (TYP.)

EXISTING 8" SANITARY SEWER LINE



# DEVELOPMENT PLAN

## SITE DATA CHART

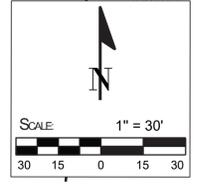
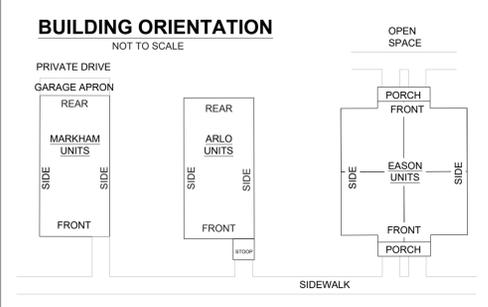
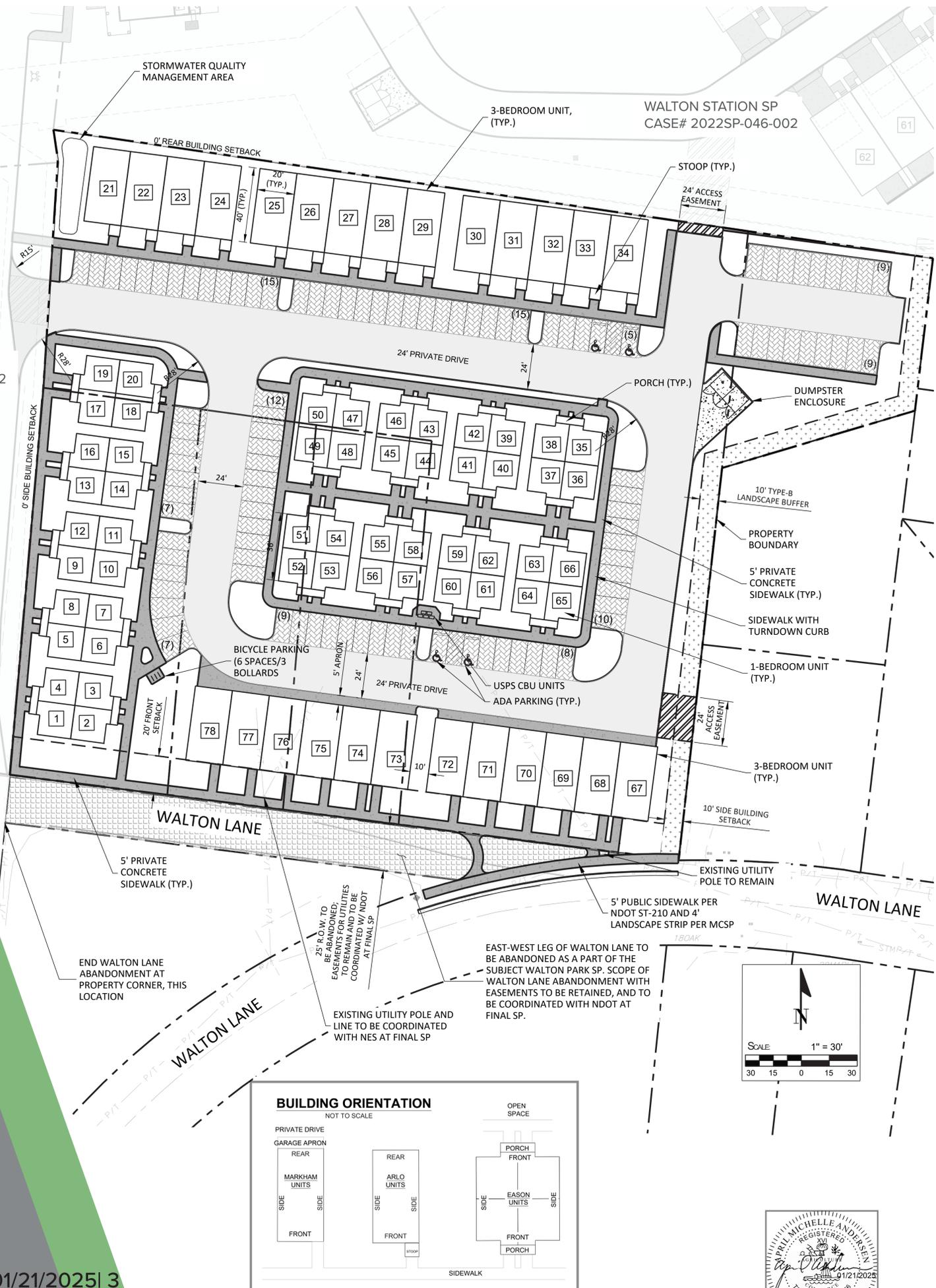
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<b>TOTAL RESIDENTIAL SQUARE FOOTAGE</b>	114,556 SF +/-
<b>BUILDING HEIGHT</b>	45' MAX (3 STORIES)
<b>SETBACKS</b>	STREET (WALTON LANE) 10 FT SIDE (SP TO SP) 0 FT SIDE (SP TO RS10) 10 FT REAR (SP TO SP) 0 FT
<b>PROPOSED RESIDENTIAL UNIT TYPES</b>	78 TOTAL NUMBER OF UNITS 1-BEDROOM UNITS 52 3-BEDROOM UNITS 26
<b>MAX. ALLOWED FAR</b>	0.90 0.85 *UNIT FAR IS BASED ON MAX. STORIES ALLOWED
<b>MAX. ALLOWED ISR</b>	0.70 0.64 PROPOSED ISR SIDEWALKS 13,307 SF PATIO, DRIVE ISLES & DRIVEWAY APRONS 30,110 SF UNITS 38,428 SF
<b>PROPOSED OPEN SPACE (ACTIVE)</b>	N/A
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<b>PROPOSED OPEN SPACE ACTIVITIES (PASSIVE)</b>	NONE

<b>PARKING REQUIRED MULTI-FAMILY</b>	<b>PER METRO ZONING CODE (117 SPACES REQ.)</b> 1 SPACE PER BEDROOM UP TO 2 BEDROOMS; 0.5 SPACES PER BEDROOM FOR EACH ADDITIONAL BEDROOM
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<b>TREE DENSITY REQUIRED PER METRO ZONING</b>	49.06 TREE DENSITY UNITS
<b>EXISTING LAND USE</b>	SINGLE-FAMILY RESIDENTIAL
<b>PROPOSED LAND USE</b>	MULTI-FAMILY RESIDENTIAL
<b>PROHIBITED USES</b>	SHORT-TERM RENTAL PROPERTY, OWNER OCCUPIED SHORT-TERM RENTAL PROPERTY, NOT-OWNER OCCUPIED

### PLAN KEY

	HEAVY-DUTY CONCRETE
	CONCRETE PAVEMENT
	10' TYPE-B LANDSCAPE BUFFER
	ASPHALT
	PERMEABLE PAVERS
	R.O.W. ABANDONMENT
	ACCESS EASEMENT

WALTON STATION SP CASE# 2022SP-046-002



### ADDITIONAL SP NOTES:

#### ZONING REGULATION NOTES:

- 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.
- 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.

#### PUBLIC R.O.W. NOTES:

- 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

- 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.
- ALL INTERNAL SIDEWALKS SHALL BE A MINIMUM OF 5 FT IN WIDTH.
- 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.

#### GENERAL NOTES:

- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- ARCHITECTURAL ELEVATIONS WILL BE REQUIRED WITH SUBMITTAL OF THE FINAL SP.
- 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 OF FRONTAGE ZONE.

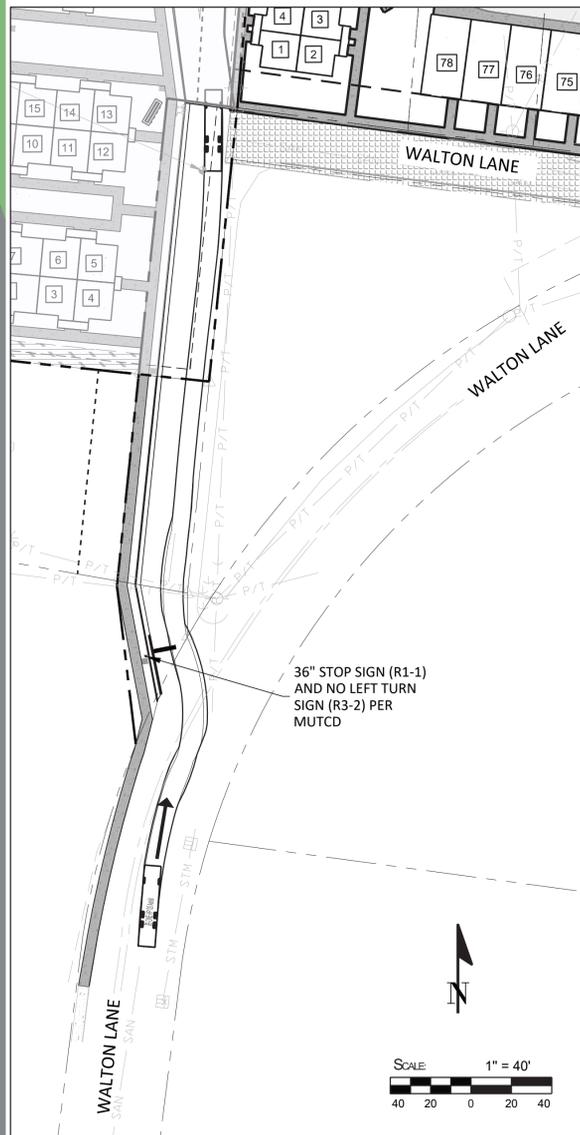
#### LANDSCAPING NOTES:

- LANDSCAPE BUFFERS: 10 FT B-3 BUFFER YARD (SEE PLAN FOR LOCATIONS).
- 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.
- 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.

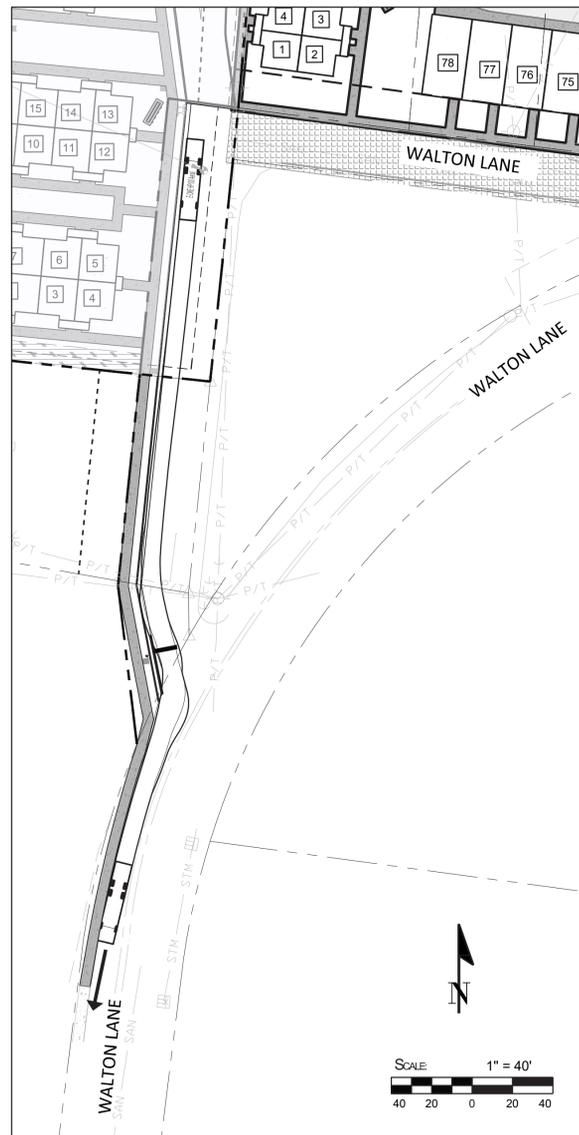
#### BUILDING DESIGN STANDARDS NOTES:

- BUILDING FACADES FRONTING A PRIVATE DRIVE 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 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.
- PORCHES SHALL BE A MINIMUM OF SIX FEET OF DEPTH.
- A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
- 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.

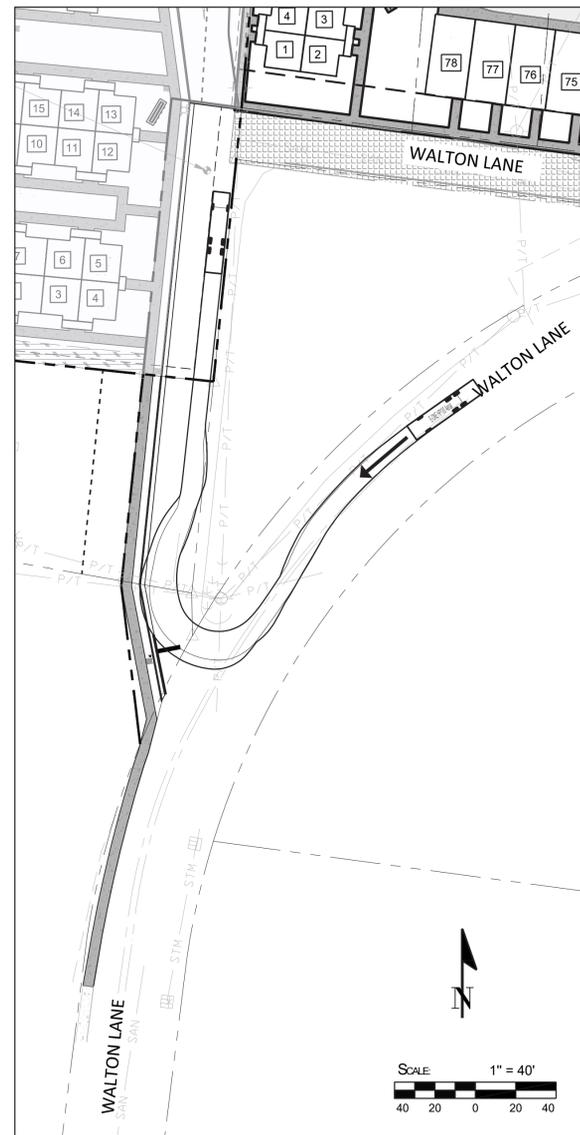
# TURN EXHIBIT & SIGNAGE PLAN



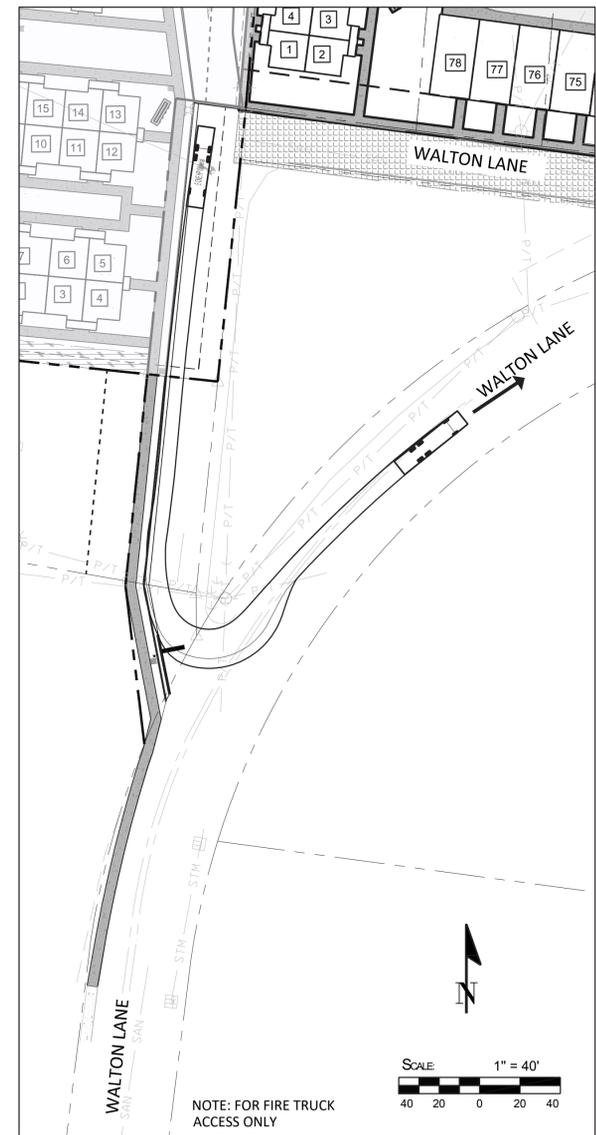
1 FIRE TRUCK ENTERING WALTON PARK NORTH-BOUND  
SCALE: 1"=40'



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

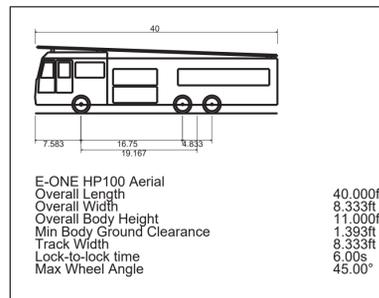


3 FIRE TRUCK ENTERING WALTON PARK WEST-BOUND  
SCALE: 1"=40'

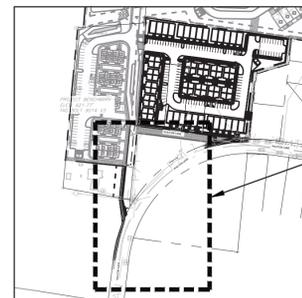


4 FIRE TRUCK EXITING WALTON PARK EAST-BOUND  
SCALE: 1"=40'

### VEHICLE TYPE



### MAP KEY



# GRADING & DRAINAGE

## PLAN KEY

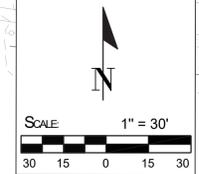
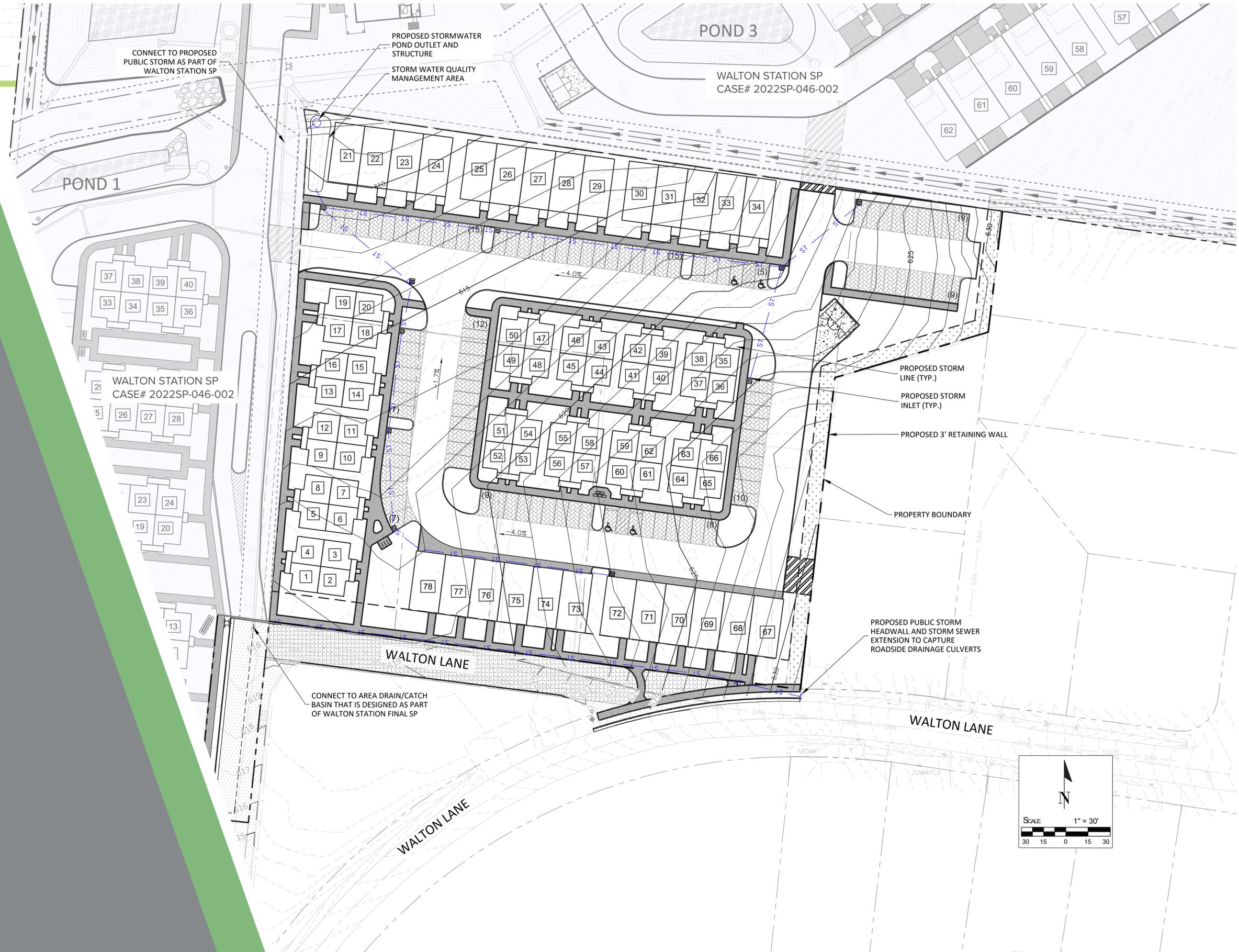
-  PROPOSED STORMWATER
-  EXISTING CONTOURS
-  PROPOSED CONTOURS

### 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% GROSS SLOPE. ADA RAMP INDICATED ON PLANS SHALL BE A MAXIMUM OF 8.33% SLOPE. 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 99 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.



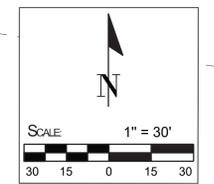
# UTILITY PLAN

## PLAN KEY

-  PROPOSED WATER LINE
-  PROPOSED SANITARY SEWER LINE

## UTILITY NOTES:

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 BIORETENTION 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

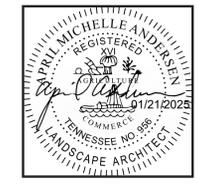
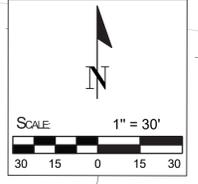
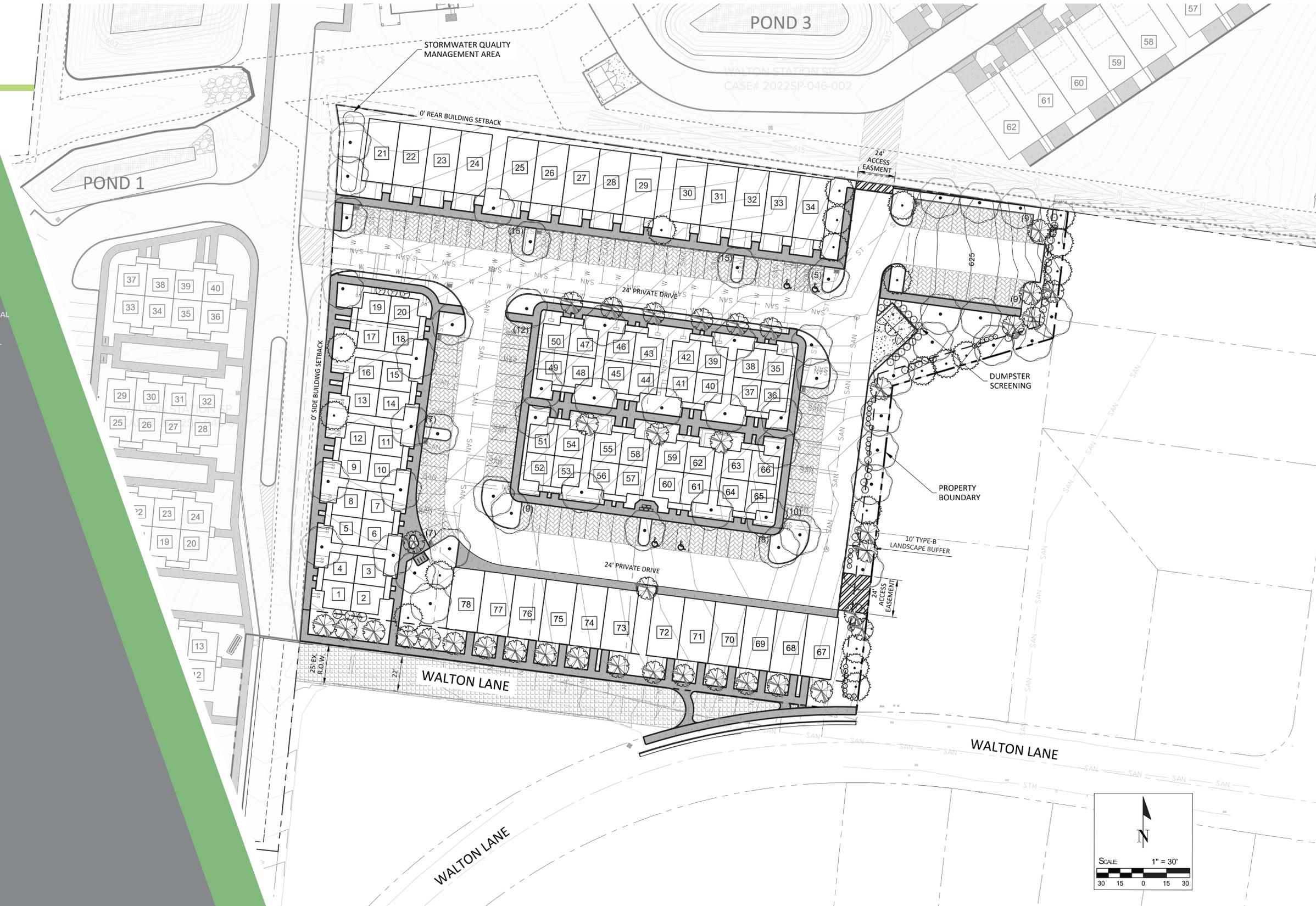
ACREAGE (AREA OF PARCEL INCLUDING BUILDING SITE)	3.11 AC
MINUS BUILDING COVERAGE AREA	0.88
EQUALS ADJUSTED ACREAGE	2.23 AC +/-
MULTIPLY BY REQUIRED TREE DENSITY UNIT PER ACRE	22
REQUIRED TDU FOR PROJECT	49.06
RETAINED TREES ON SITE	0
REPLACEMENT LARGE & MEDIUM CANOPY TREES	76 CANOPY TREES @ 2" CAL
REPLACEMENT 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:

- 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

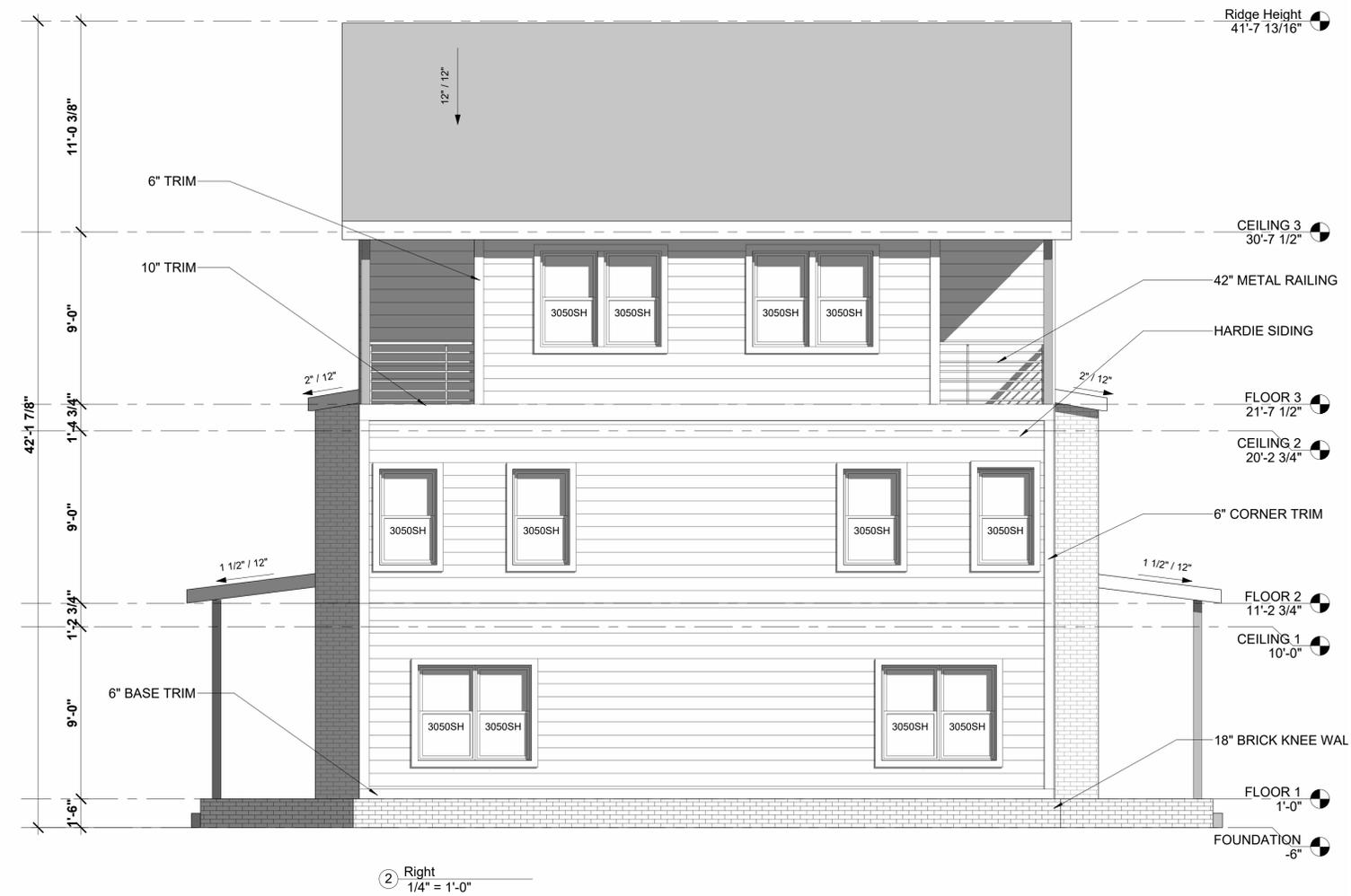


NOTE - WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS

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

# ARCHITECTURAL ELEVATIONS

## BUILDING MODEL: EASON SIDE ELEVATIONS

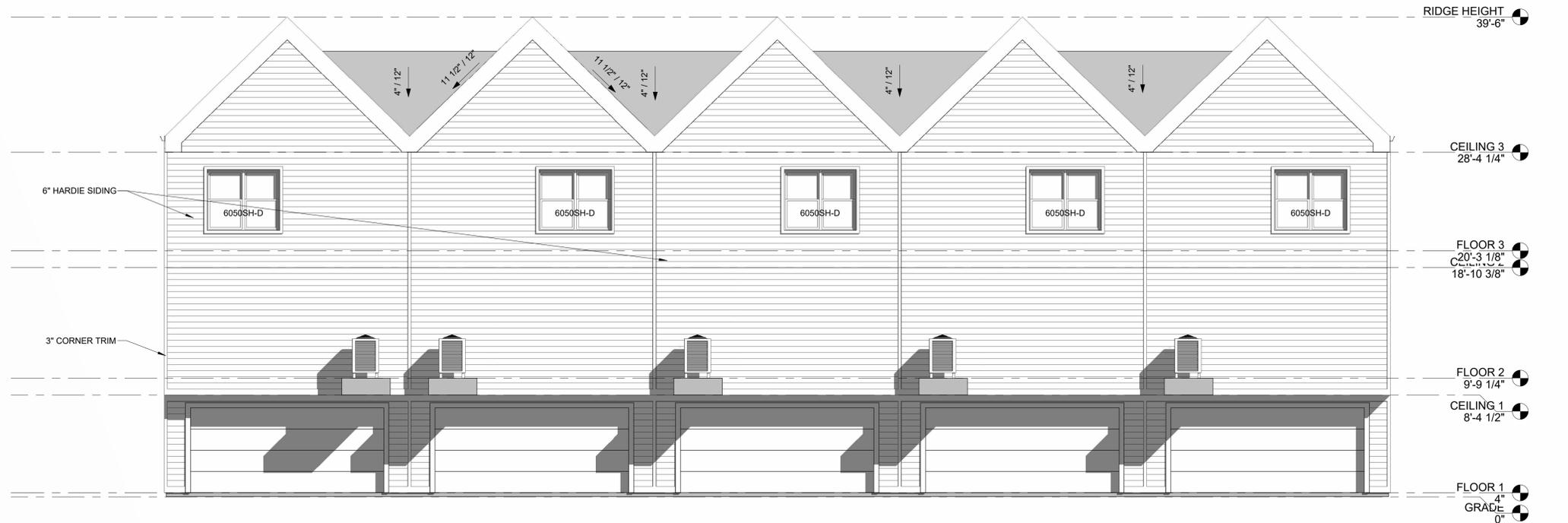


# ARCHITECTURAL ELEVATIONS

## MARKHAM 5-UNIT FRONT & REAR ELEVATIONS



① Front  
3/16" = 1'-0"



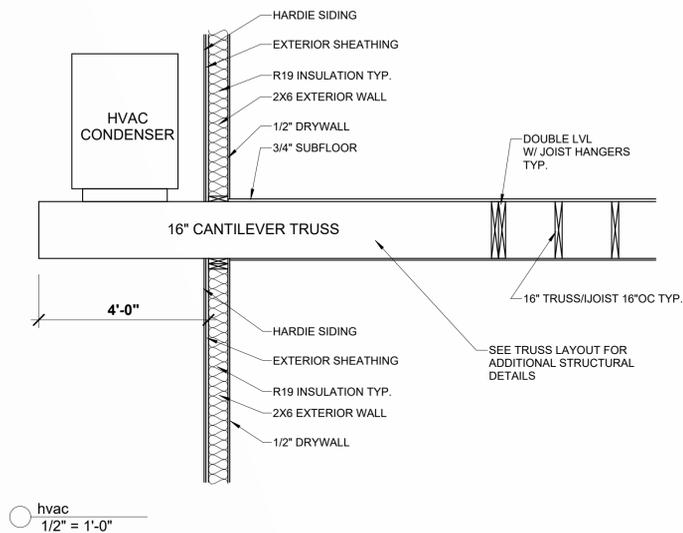
② Rear  
3/16" = 1'-0"

# ARCHITECTURAL ELEVATIONS

## MARKHAM 3-UNIT SIDE ELEVATIONS



① Left  
1/4" = 1'-0"



② Right  
1/4" = 1'-0"



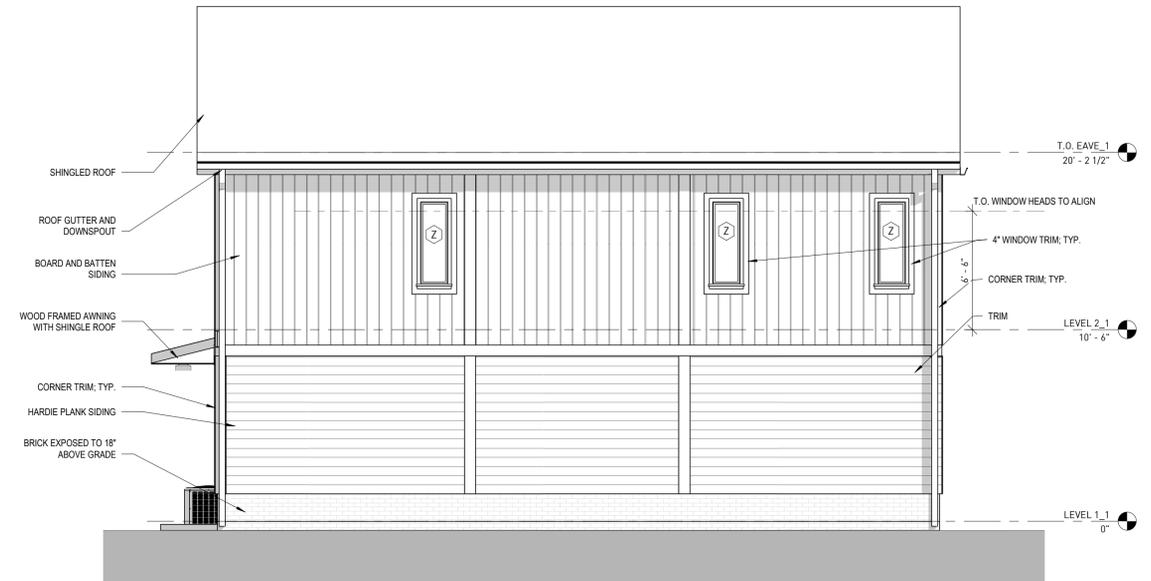


# ARCHITECTURAL ELEVATIONS

## ARLO MULTI-UNIT BACK & WEST ELEVATIONS



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



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