

Erosion Control and Grading Notes

1. Expose as small an area of soil as possible on the site for no more than 15 days. Keep dust within tolerable limits by sprinkling or other acceptable means.
2. All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 lbs. per 1000 sq. ft. of 10-10-10 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), 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' 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 to provide an area for concrete wash down and equipment fueling in accordance with metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during the pre-construction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the EPSC plan.
16. 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.
17. Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Storm Water approval/ comments only. The final lot count and details of the plan shall be governed by the appropriate Storm Water regulations at the time of final application.

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.

NDOT Notes

1. All work within the public right of way requires an excavation permit from NDOT.
2. Proof-rolling of all street subgrades is required in the presence of the NDOT inspector. Inspection of the binder course is required prior to final paving in the presence of the NDOT. 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. Final construction plans and road grades shall comply with the design regulations established by NDOT. Slopes along roadways shall not exceed 3:1.

MWS Standard Private Utility Plan Notes

1. All water and sewer construction shall be in accordance with specifications and standard details of the metro Water Services.
2. All connections to existing manholes shall be by coring and resilient connector method.
3. Vertical Double Check Valve Assemblies, that are located in interior rooms, can only be used for fire services.
4. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
5. Irrigation line shall be copper from the meter to the backflow preventer.
6. The minimum fees outlined in the capacity letter must be paid before commercial construction plans can be reviewed.
7. All sewer services shall be minimum 6 inches in diameter, from connection at the main until the fires clean out assembly.
8. Backflow device to remain accessible at all times.
9. Plan size shall be 24" x 36" and shall show contours around meter boxes.
10. Any unused existing water meters must be cut and capped at the public main.
11. All lead or galvanized water service lines encountered with the project shall be reinstated with copper of like size from the water main to the meter box.
12. Domestic and irrigation water meters and associated appurtenances shall be placed in or under a paved or improved surface other than the portion of the service located within the right of way.
13. Sanitary sewer taps shall be placed at the lowest adjacent sewer main elevation for each premises and shall not be located in or under a paved or improved surface other than the portion within the right of way.

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. After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services Inspection Section. All costs will be borne by the developer.
5. All connections to existing manholes shall be by coring and resilient connector method.
6. Reduced Pressure Backflow Prevention Devices (RPBP) or dual check valve will be required on all test and fill lines (jumper) needed for water main constructionand must be approved by the Metro Water Services.
7. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
8. Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans in digital (DWG & PDF) format. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made. (A) Sewer plans shall be sealed by a license professional engineer and/or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service to property corners and lines and/or stationing and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. (B) Water line plans shall be sealed by a Licensed Professional Engineer and/or a Registered Land Surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, location of hydrants, valves, reducers, tees and pressure reducing devices where applicable.
9. Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
10. Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
11. All water mains must be located within the paved areas including all blow-off assemblies.
12. All lead or galvanized water service lines encountered with this project shall be reinstated with copper of like size from the water main to the meter box.
13. Domestic and irrigation water meters and associated appurtenance shall not be placed in or under a paved or improved surface other than the portion of the service located within the right of way
14. Sanitary sewer taps shall be placed at the lowest adjacent sewer main elevation for each premises and shall not be located in or under a paved or improved surface other than the portion within the right of way.

Standard UDO Notes

1. The purpose of this UDO Amendment is to obtain Preliminary approval for 376 residential units on Sections VI & VII of the Ridgeview UDO.
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 is NOT located within a flood hazard area as identified by FEMA on Map 47037C0392H", 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 18" 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 unit.
10. Solid waste pickup to be provided by individual roll-away carts.
11. Landscape and tree density requirements per Metro Zoning Ordinance.
12. 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 the required grass strip or frontage zone.

Architectural Notes

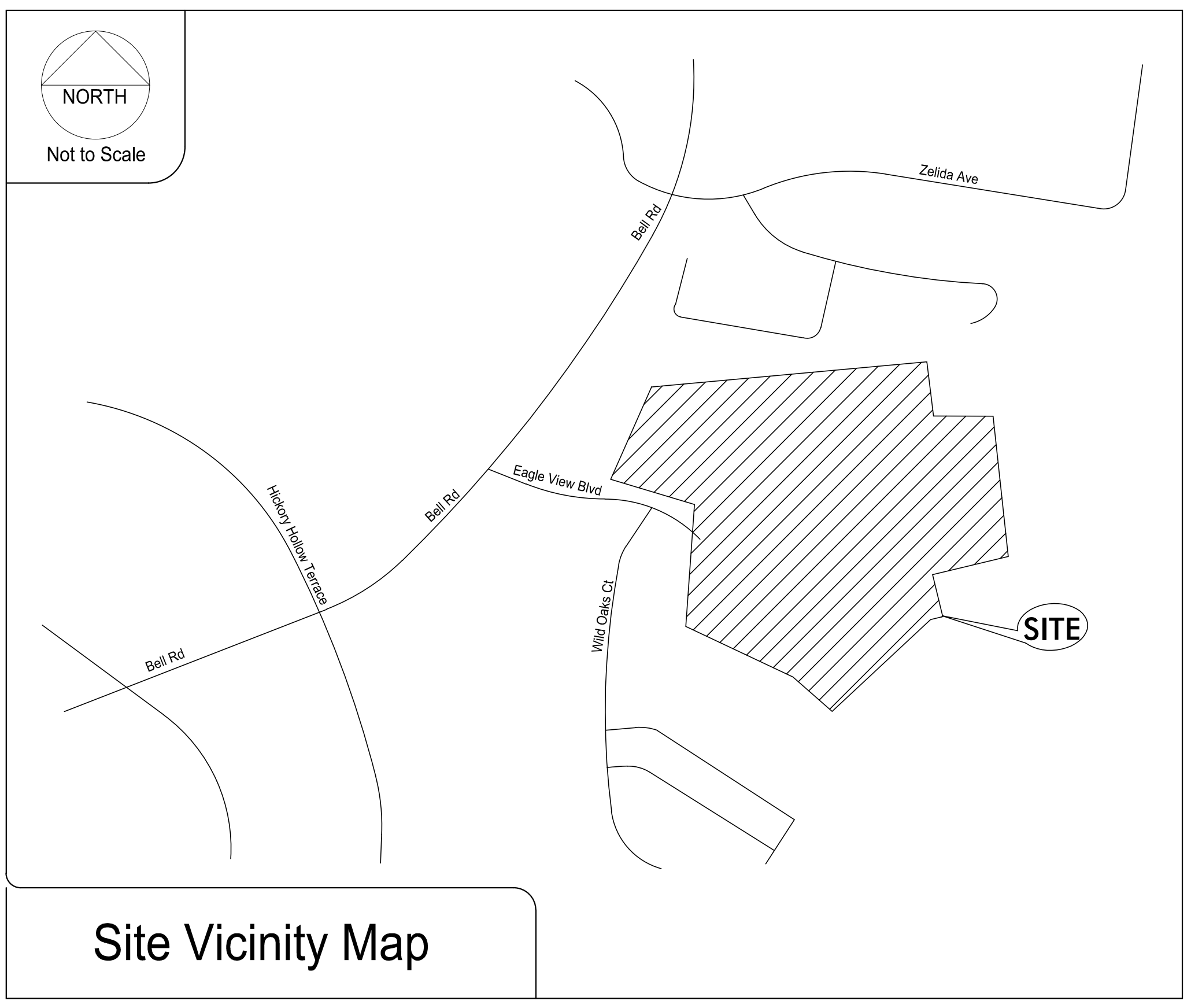
Building elevations shall be provided with each submitted Final UDO.
The following standards shall be met.

- A. Building Facades fronting a street and/or courtyard shall provide a minimum of One Principal Entrance (doorway) and a minimum of 25% glazing.
- B. Windows shall be vertically oriented at a ratio of 2:1 or greater. Square windows and horizontal transom windows may be permitted if approved.
- C. EIFS and Vinyl Siding shall be prohibited.
- D. 18"-36" raised or exposed foundations shall be provided when possible & when ADA accessibility can accommodate such.

Amendment to the Preliminary UDO
Ridgeveiw UDO
Sections VI & VII
Metro Planning Case Number 2003UD-003-011
Being Parcel 122 on Tax Map 163
Antioch, Davidson County, Tennessee

UDO DEVELOPMENT SUMMARY (Sections VI & VII)

LAND USE	376 MULTI-FAMILY UNITS (STACKED FLATS)
TOTAL SITE AREA	14.57 ACRES (SECTIONS VI & VII)
CURRENT ZONING	AR2A
SURROUNDING ZONING	AR2a, MUL, RM9 & SP
MINIMUM LOT SIZE	7,500 SQ FT
FLOOR AREA RATIO (FAR)	0.80 MAXIMUM / 0.63 PROPOSED
IMPERVIOUS SURFACE RATIO (ISR)	0.70 MAXIMUM / 0.60 PROPOSED
STREET YARD SETBACKS	10' FROM RIGHT OF WAY (BABY RUTH LANE)
SIDE YARD	5' MINIMUM
REAR YARD	20' MINIMUM
HEIGHT STANDARDS	4 STORIES MAXIMUM. 40 FEET = 3 STORY & 50 FEET = 4 STORY (HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION, 4 MOST EXTERIOR CORNERS, TO THE MID-POINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF)
ACCESS	FOUR ACCESS POINTS FROM BABY RUTH LANE PROPOSED
DISTANCE TO NEAREST INTERSECTIONS	+/-275' SOUTH TO INTERSECTION OF BABY RUTH & EAGLE VIEW +/-965' EAST FROM PUBLIC ROAD ACCESS TO EMERSON HILLS BLVD
DISTANCE TO NEAREST RAMP	+/-500' BETWEEN PROPOSED DRIVEWAY RAMPS
REQUIRED PARKING	1.5 STALLS PER UNIT
PARKING PROVIDED	565 STALLS (1.5 STALLS PER UNIT) COVERED PARKING SUCH AS CAR-PORT OR GARAGES SHALL BE PERMITTED SUBJECT APPROVAL OF THE PLANNING DEPARTMENT TO ENSURE IT IS SCREENED FROM PUBLIC VIEW. PROBABLE LOCATIONS ARE INDICATED ON SHEET C2.0



Property Owner:
AF PB2, LLC
135 Hampton Place
Nashville, Tennessee 37215

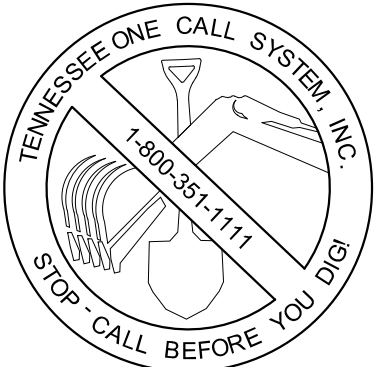
Council District 32: Joy Styles

Civil Engineer
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net

Flood Note
This property is NOT located in a Flood Hazard Area (Zone X) as depicted on the Flood Insurance Rate Map (FIRM) Number 47037C0392H dated 4/5/2017



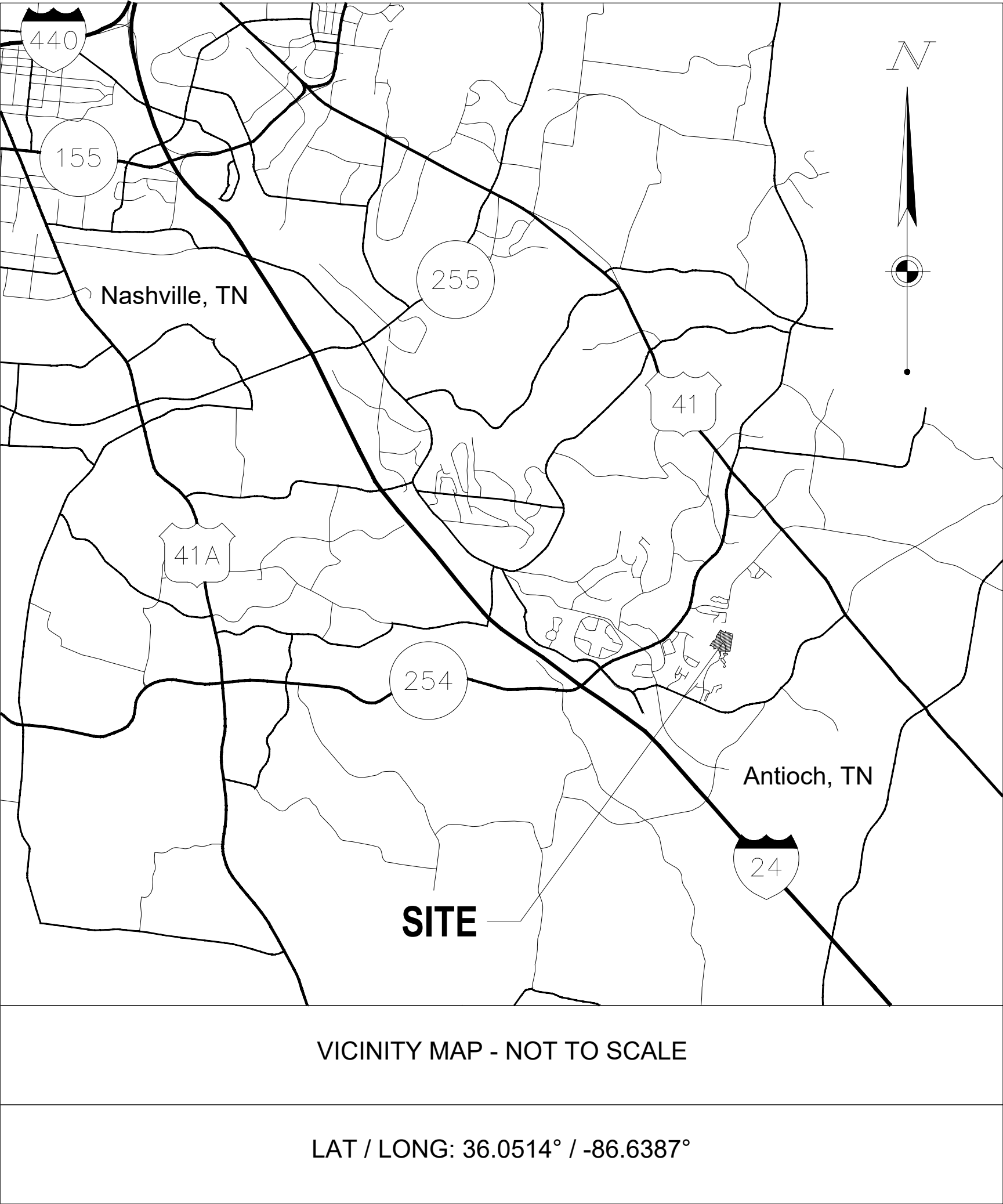
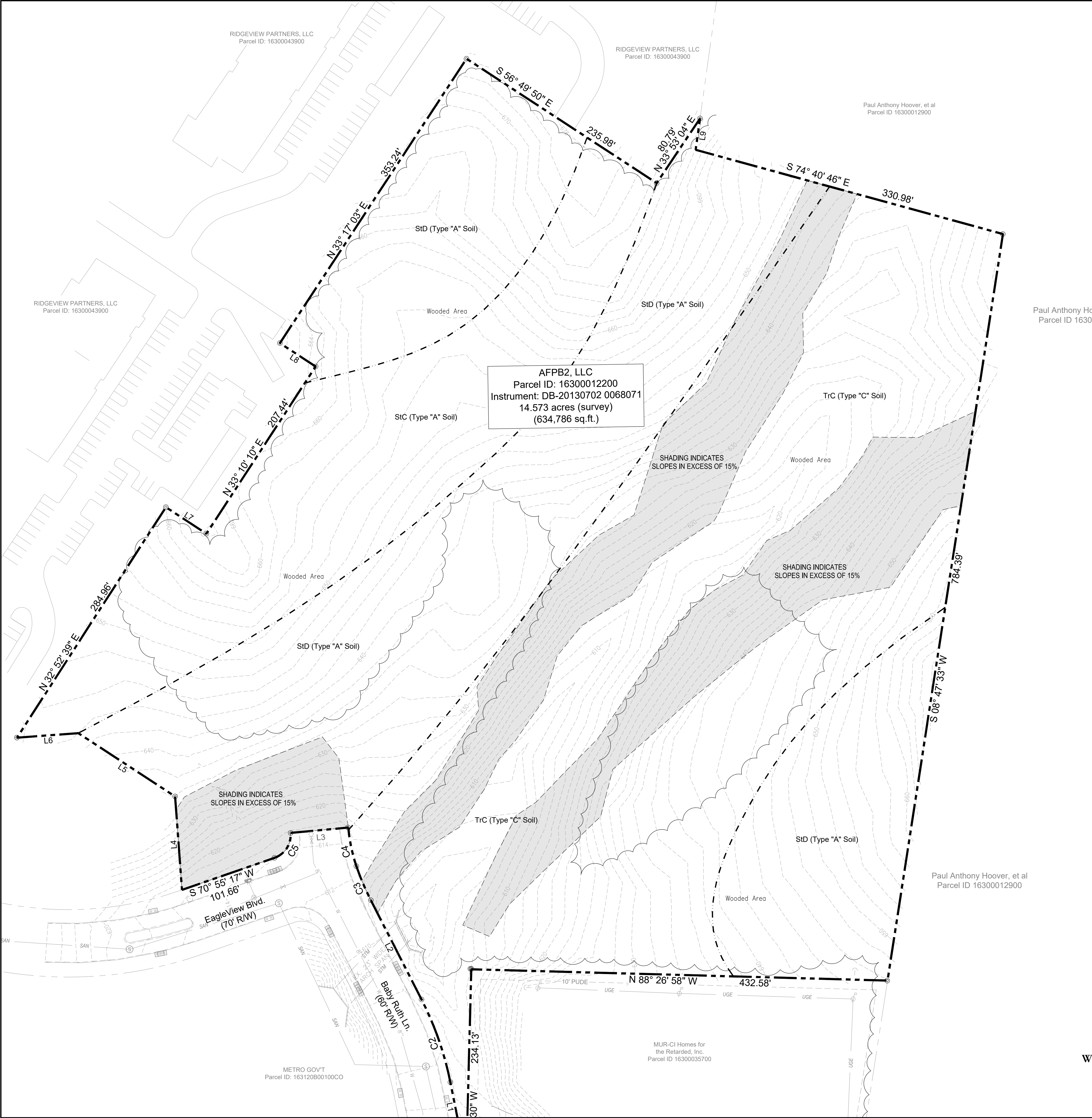
Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project #11051.3
Ridgeview UDO, Sections VI & VII
C0.0



Permits	
Case No	2003UD-003-011

Sheet Schedule

- C0.0 Cover Sheet
- C1.0 Existing Conditions
- C1.1 Existing UDO
- C2.0 UDO Layout Plan
- C3.0 Grading & Utility Plan
- Proposed Exterior Imagery

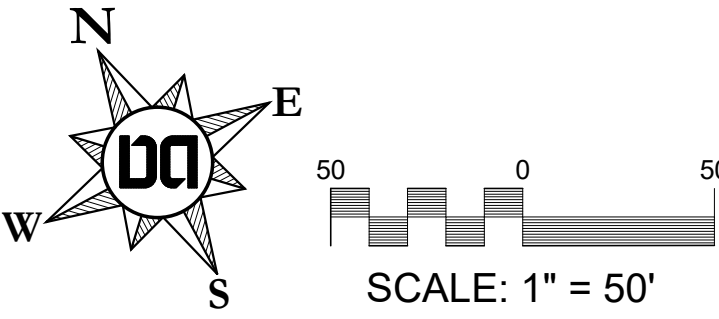


PROPERTY DESCRIPTION
A certain parcel of land, situated in the Ninth (32nd) Civil District of Davidson County, Tennessee, being a portion of Land conveyed by special warranty deed to AFPB2, LLC, of record in Instrument Number 20130702-0068071, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a found Iron Rod, located at the intersection of the easterly right of way line of Baby Ruth Lane and the northerly right of way line of Eagle View Blvd; thence along said northerly right of way line South 84°44'12" West a distance of 60.23 feet to a point and turn; thence along the arc of a curve to the right, a distance of 33.24 feet to a point, said arc having a radius of 25.00 feet and a chord of South 32°49'52" West 30.85 feet; thence South 70°55'17" West a distance of 101.66 feet to a point and turn; thence leaving said right of way North 4°12'10" West a distance of 97.25 feet to a point and turn; thence North 56°49'50" West a distance of 120.13 feet to a point and turn; thence South 85°47'50" West a distance of 63.87 feet to a point and turn; thence North 32°52'39" East a distance of 284.96 feet to a point and turn; thence South 56°47'19" East a distance of 50.25 feet to a point and turn; thence North 33°10'10" East a distance of 207.44 feet to a point and turn; thence North 56°49'50" West a distance of 44.35 feet to a point and turn; thence North 33°17'03" East a distance of 353.24 feet to a point and turn; thence South 56°49'50" East a distance of 235.98 feet to a point and turn; thence North 33°53'04" East a distance of 80.79 feet to a point and turn; thence South 7°58'20" West a distance of 32.85 feet to a point and turn; thence South 74°40'46" East a distance of 330.98 feet to a point and turn; thence South 8°47'33" West a distance of 784.39 feet to a point and turn; thence North 88°26'58" West a distance of 432.58 feet to a point and turn; thence South 1°28'30" West a distance of 234.13 feet to a point on the easterly right of way line of Baby Ruth Lane; thence along the arc of a curve to the left, a distance of 70.34 feet to a point, said arc having a radius of 330.00 feet and a chord of North 5°10'40" West 70.20 feet; thence North 11°1'70" West a distance of 47.83 feet to a point; thence along the arc of a curve to the right, a distance of 90.96 feet to a point, said arc having a radius of 330.00 feet and a chord of North 19°10'47" West 90.67 feet; thence North 27°04'32" West 115.90 feet to a point; thence along the arc of a curve to the right, a distance of 37.68 feet to a point, said arc having a radius of 270.00 feet and a chord of North 23°04'39" West 37.65 feet; thence along the arc of a curve to the right, a distance of 40.99 feet, said arc having a radius of 170.00 feet and a chord of North 12°10'20" West 40.89 feet, back to the Point of Beginning, said Parcel containing 14.573 acres or 634,786 square feet, more or less.

LINE TABLE		
Line #	Direction	Length
L1	N11° 17' 01"W	47.83'
L2	N27° 04' 32"W	115.90'
L3	S84° 44' 12"W	60.23'
L4	N04° 12' 10"W	97.25'
L5	N56° 49' 50"W	120.13'
L6	S85° 47' 50"W	63.87'
L7	S56° 47' 19"E	50.25'
L8	N56° 49' 50"W	44.35'
L9	S07° 58' 20"W	32.85'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	12° 12' 43"	330.00'	70.34'	N5° 10' 40"W, 70.20'
C2	15° 47' 31"	330.00'	90.96'	N19° 10' 47"W, 90.67'
C3	7° 59' 45"	270.00'	37.68'	N23° 04' 39"W, 37.65'
C4	13° 48' 54"	170.00'	40.99'	N12° 10' 20"W, 40.89'
C5	76° 10' 50"	25.00'	33.24'	S32° 49' 52"W, 30.85'

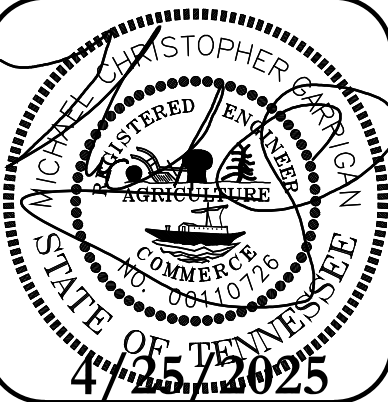


SECTIONS VI & VII: ±14.57 ACRES

Permits	
Case No	2003UD-003-011

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

Preliminary UDO
Ridgeview UDO
Sections VI & VII
Being Parcel 122 on Metro Tax Map 163
Antioch, Davidson County, Tennessee



Existing
Conditions

D&A Project #11051.3
Ridgeview UDO, Sections VI & VII

C1.0

ORDINANCE NO. BL2016-325

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending a portion of the Ridgeway Urban Design Overlay (UDO) District for property located at Bell Road (unnumbered), approximately 500 feet east of Bell Road, zoned RM9 and MUL (approximately 63 acres), to permit a mixed use development with applicable design standards, all of which is described herein (Proposal No. 2003UD-003-003).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

A request to amend a portion of the Ridgeway Urban Design Overlay (UDO) District for property located at Bell Road (unnumbered), approximately 500 feet east of Bell Road, zoned RM9 and MUL (approximately 63 acres), to permit a mixed use development with applicable design standards, being Property Parcel Nos.122 on Map 163-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 163 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

- The connection between Eagle View Boulevard and Baby Ruth Lane shall be shown on the final site plan and shall be constructed with the first phase.
- A greenway easement shall be provided along the stream that bisects the site consistent with Metro Greenway standards. The final site plan shall include the easement and shall be approved by Metro Greenways prior to final site plan approval.
- Eagle View Boulevard shall be designed with a landscaped median; however, turn lanes with appropriate storage are permitted at locations approved by Metro Public Works and Metro Planning and shall be determined with the final site plan.
- Eagle View Boulevard and Baby Ruth Lane shall provide ROW, sidewalks and planting strips per the Major and Collector Street Plan.
- 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.
- The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
- If the UDO final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.

Section 4. Be it further enacted, that a corrected copy of the amended UDO plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance. If a corrected copy of the preliminary UDO plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary UDO plan shall be presented to the Metro Council as an amendment to this UDO ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

Section 5. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

AMENDMENT NO.1
TO ORDINANCE NO. BL2016-325

Mr. President –
I move to amend Ordinance No. BL2016-325 as follows:

- By amending Section 3 by deleting it in its entirety and substituting therefore the following:

Section 3. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

- The connection between Eagle View Boulevard and Baby Ruth Lane shall be shown on the final site plan and shall be constructed with the first phase.
- A greenway easement shall be provided along the stream that bisects the site consistent with Metro Greenway standards. The final site plan shall include the easement and shall be approved by Metro Greenways prior to final site plan approval.
- Eagle View Boulevard shall be designed with a landscaped median; however, turn lanes with appropriate storage are permitted at locations approved by Metro Public Works and Metro Planning and shall be determined with the final site plan.
- Eagle View Boulevard and Baby Ruth Lane shall provide ROW, sidewalks and planting strips per the Major and Collector Street Plan.
- 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.
- The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
- If the UDO final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
- The mixed use development shall consist of a maximum of 476 residential units, including a maximum of 42 single family detached cottage homes (building type F), 2 buildings restricted in use to a seniors-only assisted living facility with no more than 200 beds total, 324 multi-family units (consisting of building types A, D, and E) with building types D and E restricted to 55-and-older senior living community, and a community education facility for 800 students.
- To confirm satisfaction of the criteria restricting the above-referenced facility to age 55 and above, a deed restriction shall be filed with the Davidson County Register of Deeds requiring that the property be so restricted.
- Architectural standards: Vinyl siding is prohibited. EIFS is prohibited on all ground level facades which front a public way. Changes in material should occur horizontally on facades or where two masses meet. Construct buildings of high quality building materials that require little maintenance in order to demonstrate sustained quality and a sense of permanence. Brick and/or hardiplank material shall be used and subjected to further review with the final site plan.
- Fencing/Screening/Landscaping: Refuse collection, recycling and mechanical equipment shall be enclosed for a senior living, stacked flats, assisted living community. Enclosures shall be constructed of opaque-type materials such as architectural masonry or brick that is compatible with the aesthetics of the surrounding area, or a landscaped screen on three sides.
- All utilities shall be underground. Utility poles and overhead wires are prohibited.
- Raised table intersections shall be used to slow traffic and to highlight pedestrian crossings in front of the school. Concrete approaches shall slightly ramp up to integrally colored concrete.
- The connection between Eagle View Boulevard and Baby Ruth Lane extension will include a roundabout on the internal roadway from Bell Road to Baby Ruth Lane. shall be shown on the final site plan, shall be constructed in the first phase, and shall open on or before the school opening.
- Sidewalks will be constructed on from the intersection of Mt. View Road and Baby Ruth Lane to Eagle View Boulevard in the first phase prior to school opening.
- A traffic impact study shall be conducted on Baby Ruth Lane and Eagle View Boulevard prior to phase II development to determine additional traffic calming needs.

II. By amending Section 4 by adding the following sentence at the end thereof:
Significant deviations or changes from these conditions, design standards or plan shall require reapproval by the Planning Commission and Metropolitan Council.

AMENDMENT NO. 2
TO ORDINANCE NO. BL2016-325

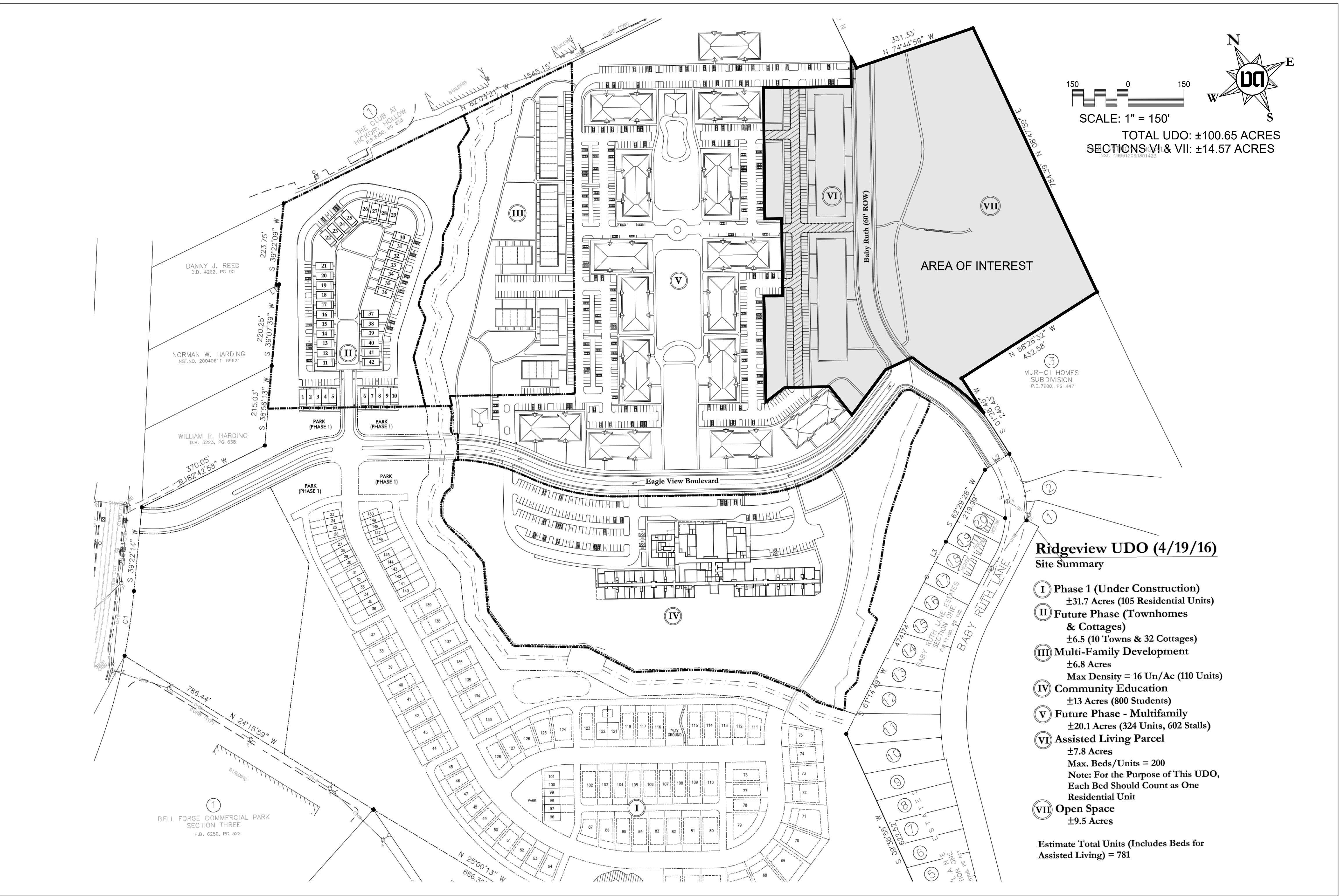
Mr. President -
I move to replace the prior Amendment with Amendment #2 to Ordinance No. BL2016-325 as follows:

- By amending Section 3 by deleting it In its entirety and substituting therefore the following:

Section 3. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

- The connection between Eagle View Boulevard and Baby Ruth Lane shall be shown on the final site plan and shall be constructed with the first phase.
- A greenway easement shall be provided along the stream that bisects the site consistent with Metro Greenway standards. The final site plan shall include the easement and shall be approved by Metro Greenways prior to final site plan approval.
- Eagle View Boulevard shall be designed with a landscaped median; however, turn lanes with appropriate storage are permitted at locations approved by Metro Public Works and Metro Planning and shall be determined with the final site plan.
- Eagle View Boulevard and Baby Ruth Lane shall provide ROW, sidewalks and planting strips per the Major and Collector Street Plan.
- 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.
- The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
- If the UDO final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
- To confirm satisfaction of the criteria restricting any future development of Section III (as shown on the Planning Commission approved plan) to age 55 and above, a deed restriction shall be filed with the Davidson County Register of Deeds requiring that the property be so restricted. Said deed restriction shall be filed prior to the submission of any Final UDO plan for Section III.
- Architectural standards: Vinyl siding is prohibited. EIFS is prohibited on all ground level facades which front a public way. Changes in material should occur horizontally on facades or where two masses meet. Construct buildings of high quality building materials that require little maintenance in order to demonstrate sustained quality and a sense of permanence. Brick and/or hardiplank material shall be used and subjected to further review with the final site plan.
- Fencing/Screening/Landscaping: Refuse collection, recycling and mechanical equipment shall be enclosed for a senior living, stacked flats, assisted living community. Enclosures shall be constructed of opaque-type materials such as architectural masonry or brick that is compatible with the aesthetics of the surrounding area, or a landscaped screen on three sides.
- All utilities shall be underground. Utility poles and overhead wires are prohibited.
- Raised table intersections shall be used to slow traffic and to highlight pedestrian crossings in front of the school. Concrete approaches shall slightly ramp up to integrally colored concrete.
- An evaluation shall be conducted once the Community Education facility is operational to determine whether traffic calming measures are necessary. Traffic calming measures may include the following: roundabouts, chicanes, raised crossings, speed humps, or whatever other devices are deemed appropriate and are to be coordinated with Metro Public Works staff, Metro Planning Commission staff and the District Councilmember.
- Sidewalks to be constructed on Baby Ruth Lane from the intersection of Mt. View Road and Baby Ruth Lane to Eagle View Boulevard. Funding for the construction of these sidewalks is to come from the Capital Improvement Budget.

II. By amending Section 4 by adding the following sentence at the end thereof:
Significant deviations or changes from these conditions, design standards or plan shall require approval by the Planning Commission and Metropolitan Council.



UDO SUMMARY (Relevant Sections Only)

USE	SINGLE-FAMILY, MULTIFAMILY & COMMUNITY EDUCATION
PROPERTY ZONING	MUL, RM9
MINIMUM LOT SIZE	NONE
TOTAL NUMBER OF UNITS (FUTURE)	781 UNITS
SECTION VI	ASSISTED LIVING
FAR	80% MAXIMUM
ISR	80% MAXIMUM
HEIGHT STANDARDS	5 STORIES MAX
REQUIRED PARKING BASED ON USES	1 STALL PER 3 BEDS
SECTION VII	OPEN SPACE
ACREAGE	±9.5 Acres
FRONT S/B	ALL SECTIONS = 10'
SIDE S/B	ALL SECTIONS = 5'
REAR S/B	ALL SECTIONS = 20'

EXISTING UNIT (ASBUILT) SUMMARY

SECTION ONE	COMPLETE	150 RESIDENTIAL UNITS (SINGLE FAMILY & TOWNHOMES)
SECTION TWO	UNDER CONSTRUCTION	APPROVED FOR 41 UNITS (TOWNHOMES)
SECTION THREE	UNCONSTRUCTED	APPROVED FOR 70 UNITS (MULTI-FAMILY)
SECTION FOUR	COMPLETE	METRO PUBLIC SCHOOL (COMMUNITY EDUCATION)
SECTION FIVE	COMPLETE	324 RESIDENTIAL UNITS (MULTI-FAMILY STACKED FLATS)
SECTION SIX	PROPOSED	172 RESIDENTIAL UNITS (MULTI-FAMILY STACKED FLATS)
SECTION SEVEN	PROPOSED	204 RESIDENTIAL UNITS (MULTI-FAMILY STACKED FLATS)

TOTAL RESIDENTIAL UNITS WITHIN UDO: 961 TOTAL UNITS

Ridgeview UDO (4/19/16)
Site Summary

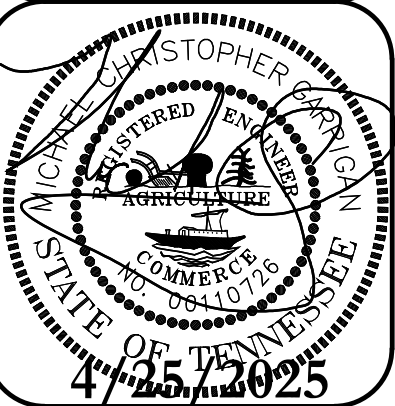
- Phase 1 (Under Construction)
±31.7 Acres (105 Residential Units)
- Future Phase (Townhomes & Cottages)
±6.5 (10 Towns & 32 Cottages)
- Multi-Family Development
±6.8 Acres
Max Density = 16 Un/Ac (110 Units)
- Community Education
±13 Acres (800 Students)
- Future Phase - Multifamily
±20.1 Acres (324 Units, 602 Stalls)
- Assisted Living Parcel
±7.8 Acres
Max. Beds/Units = 200
Note: For the Purpose of This UDO,
Each Bed Should Count as One
Residential Unit
- Open Space
±9.5 Acres

Estimate Total Units (Includes Beds for
Assisted Living) = 781

Drawing Date:
January 2025

Revisions

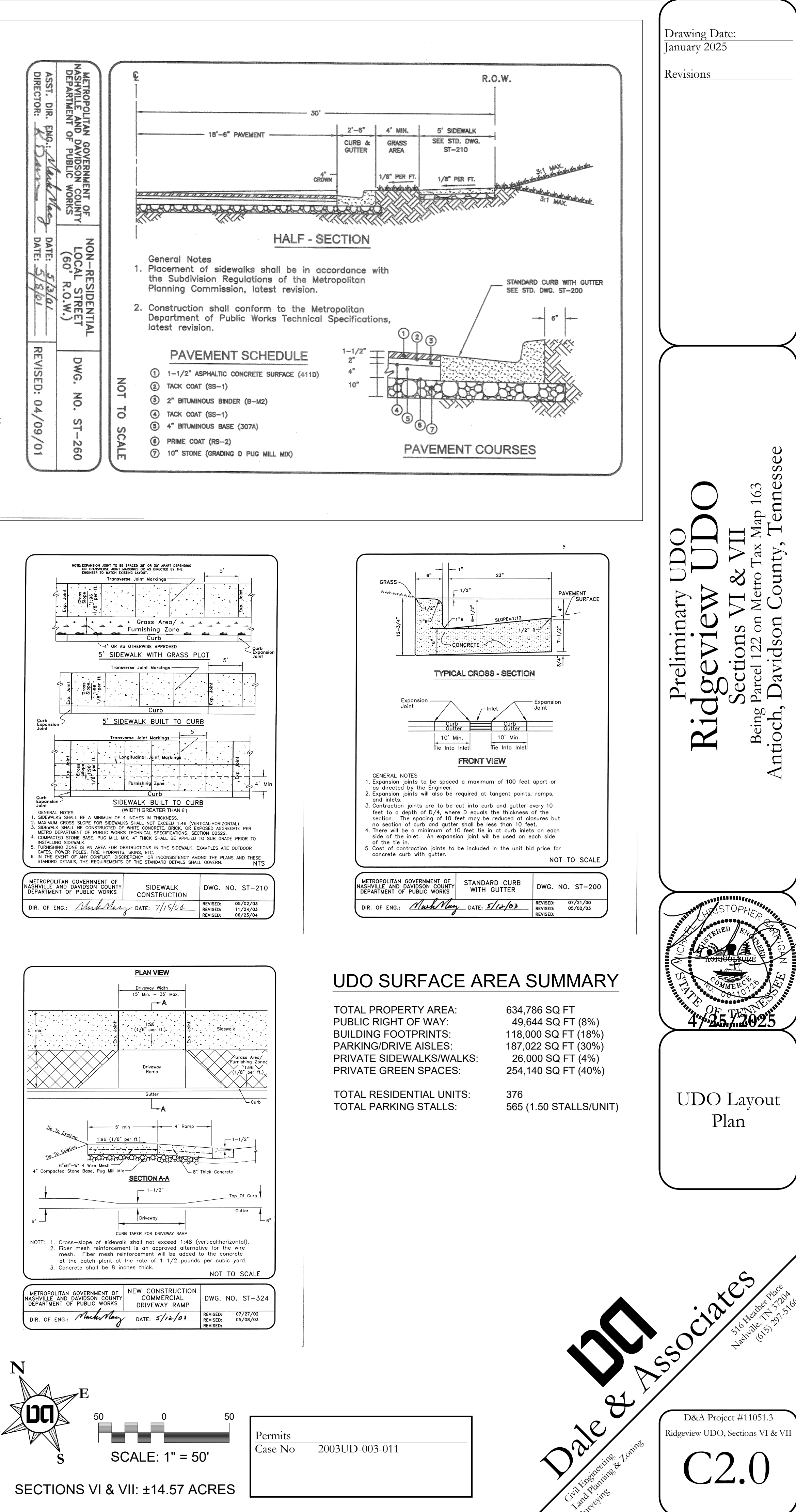
Preliminary UDO
Ridgeview UDO
Sections VI & VII
Being Parcel 122 on Metro Tax Map 163
Antioch, Davidson County, Tennessee



Existing UDO

D&A Project #11051.3
Ridgeview UDO, Sections VI & VII
C1.1
D&A Associates
Civil Engineering
Land Planning & Zoning
Surveying
3101 Heather Place
Nashville, TN 37204
(615) 297-5166

Permits	
Case No	2003UD-003-011



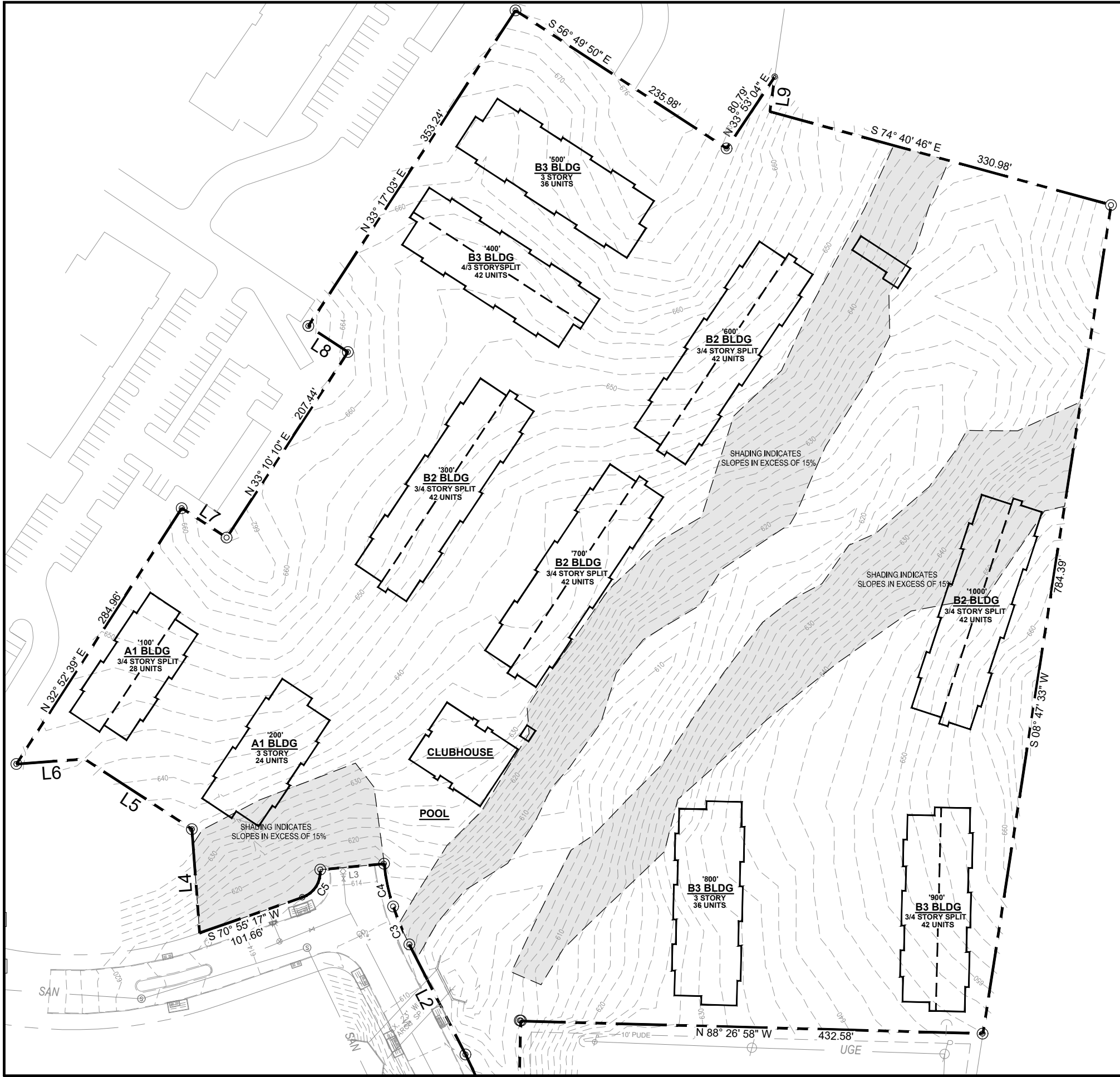


STORM WATER MANAGEMENT NOTES

- 1) THE SOIL TYPES FOR THIS SITE ARE MIX OF 46% TYPE 'A' SOILS (STIVERSVILLE) AND 44% TYPE 'C' SOILS (TALBOTT). THE 'A' SOILS ARE PRIMARILY LOCATED ALONG THE WESTERN SIDE OF THE SITE, ALSO ENCOMPASSING THE AREA PROPOSED FOR THE BABY RUTH LANE EXTENSION. THE 'C' SOILS ARE LOCATED ON THE EASTERN SIDE OF THE SITE PRIMARILY AROUND THE WET WEATHER CONVEYANCE THAT TRAVERSES THE SITE IN THIS AREA.
- 2) THIS SITE IS RESPONSIBLE FOR BOTH WATER QUALITY & QUANTITY. PRELIMINARY DESIGN PROPOSES TO PROVIDE WATER QUALITY THROUGH THE USE OF 4 POCKET BIORETENTION BASINS (GIP-01) ARE VARIOUS AREAS OF PERVIOUS PAVERS (GIP-03). ALSO THESE TWO GREEN INFRASTRUCTURE PRACTICES WILL PROVIDE WATER QUANTITY IN ADDITION TO THEIR TREATMENT, IT IS ANTICIPATED THAT ADDITIONAL AREAS OF STORAGE WILL BE NECESSARY TO FINAL THE WATER QUANTITY (DETENTION) DESIGN. THEREFORE, THREE AREAS OF GREENSPACE ARE PROPOSED TO BE UTILIZED AS DRY PONDS OR STORAGE AREAS TO PROVIDE ADDITIONAL DETENTION MEASURES FOR THE PROPOSED DEVELOPMENT.
- 3) THERE ARE TWO OFFSITE BASINS THAT RUNON TO THE SITE VIA THE WET WEATHER CONVEYANCE THAT TRAVERSES THROUGH THE EAST SIDE OF THE PROPERTY. THE AREAS ARE PROPOSED TO BE CAPTURED IN DETENTION AREAS THAT BOTH WILL UTILIZED EXISTING TOPOGRAPHY TO STORE & DETAIN RUNON PRIOR TO CONVEYING IT THROUGH THE SITE WITH THE PUBLIC INFRASTRUCTURE (CULVERTS) SHOWN ON THIS PLAN.
- 4) THERE IS NO MAPPED FLOODPLAIN OR FLOODWAY LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY AS DEPICTED ON CURRENT FEMA FIRM 47037C0392H, DATED APRIL 4, 2017.
- 5) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND MUST SHOW COMPLIANCE WITH THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

WATER & SEWER NOTES

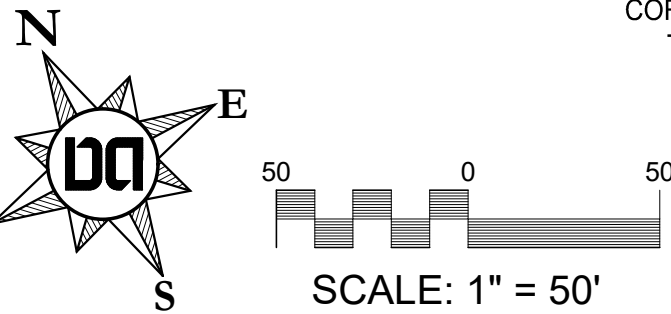
- 1) SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES. PRELIMINARY DESIGN IS TO PROVIDE PUBLIC GRAVITY SEWER WITHIN THE PUBLIC ROAD EXTENSION OF BABY RUTH LANE. THE PUBLIC GRAVITY SEWER WILL PROVIDE SERVICE LINES TO EACH OF THE PROPOSED MULTI-FAMILY BUILDINGS AND CONNECT TO THE EXISTING PUBLIC SEWER AT THE INTERSECTION OF BABY RUTH LANE & EAGLE VIEW BOULEVARD (16-SL-110).
- 2) WATER SERVICE TO BE PROVIDED BY METRO WATER SERVICES. PRELIMINARY DESIGN IS TO CONNECT TO THE EXISTING PUBLIC 8" WATER MAIN LOCATED AT THE INTERSECTION OF BABY RUTH LANE & EAGLE VIEW BOULEVARD (16-WL-108) AND CARRY IT NORTH WITHIN THE PROPOSED RIGHT OF WAY OF BABY RUTH LANE.
- 3) BOTH PUBLIC WATER & SEWER MAINS WILL EXTEND TO AND PROVIDE FUTURE SERVICE TO 2941 HAMILTON CHURCH ROAD.
- 4) WATER & SEWER DESIGNS SHOWN HEREIN ARE SCHEMATIC FOR PRELIMINARY PURPOSES ONLY. FINAL WATER & SEWER DESIGNS WILL BE PROVIDED IN DETAIL WITH THE FINAL SP.



EXISTING SLOPES vs PROPOSED BUILDINGS INSET

SCALE: 1" = 100'

NOTE THAT A PORTION OF BUILDING 1000 IS SHOWN TO BE WITHIN THE EXISTING AREA OF 15% SLOPES. IT HAS BEEN DESIGNED AS A SPLIT LEVEL BUILDING WITH FINISHED FLOOR ELEVATIONS TO MATCH EXISTING GRADES. THE EXISTING GRADE AT THE FRONT CORNER IS 639 & THE PROPOSED GRADE 640. THE EXISTING GRADE AT THE REAR CORNER IS 652 WHICH IS THE SAME AS THE PROPOSED GRADE IN THIS LOCATION. THE END RESULT IS A BUILDING THAT IS NOTCHED INTO THE EXISTING SLOPE, RESULTING IN VERY MINIMAL EARTHWORK IN THIS LOCATION.



SECTIONS VI & VII: ±14.57 ACRES

Permits	
Case No	2003UD-003-011

Drawing Date:
January 2025

Revisions

Preliminary UDO
Ridgeview UDO
Sections VI & VII
Being Parcel 122 on Metro Tax Map 163
Antioch, Davidson County, Tennessee



Grading &
Utility Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
3161 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #11051.3
Ridgeview UDO, Sections VI & VII

C3.0