

NOTES

1. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE 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 THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
2. IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM9 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
3. 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.

WILLIAM CHURCH
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3/29/2023

ENGINEER:
RE
RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC
PHONE: 615.480.7535
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1117 WHITNEY DRIVE
COLUMBIA, TN 38401
20% ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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NO.	DATE	BY	REVISIONS
1			CHANGED BLDG SIZE AND PARKING AREA

APPROVAL			
DRAWN	PWB	00/00/0000	
DESIGN	ATD	00/00/00	
CHECKED	CAR	00/00/00	
APPROVED	CAR	00/00/00	

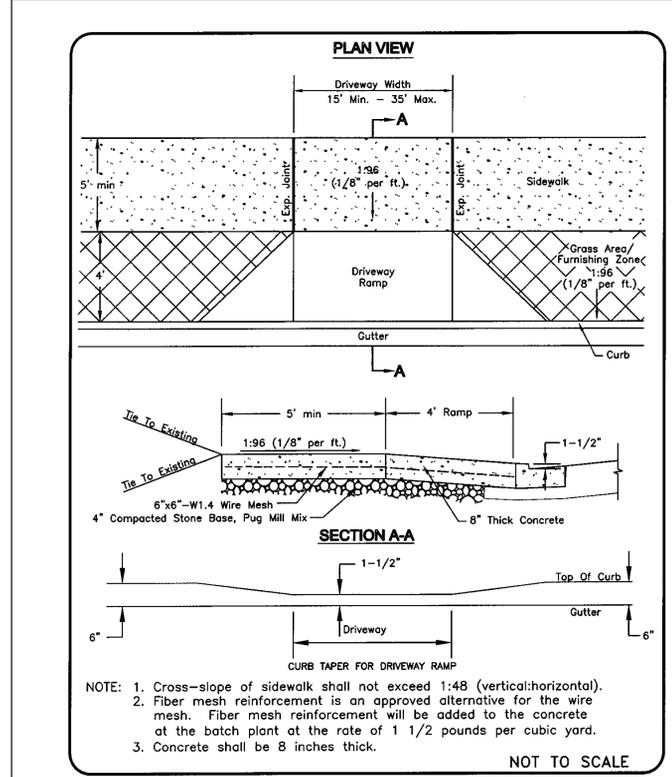
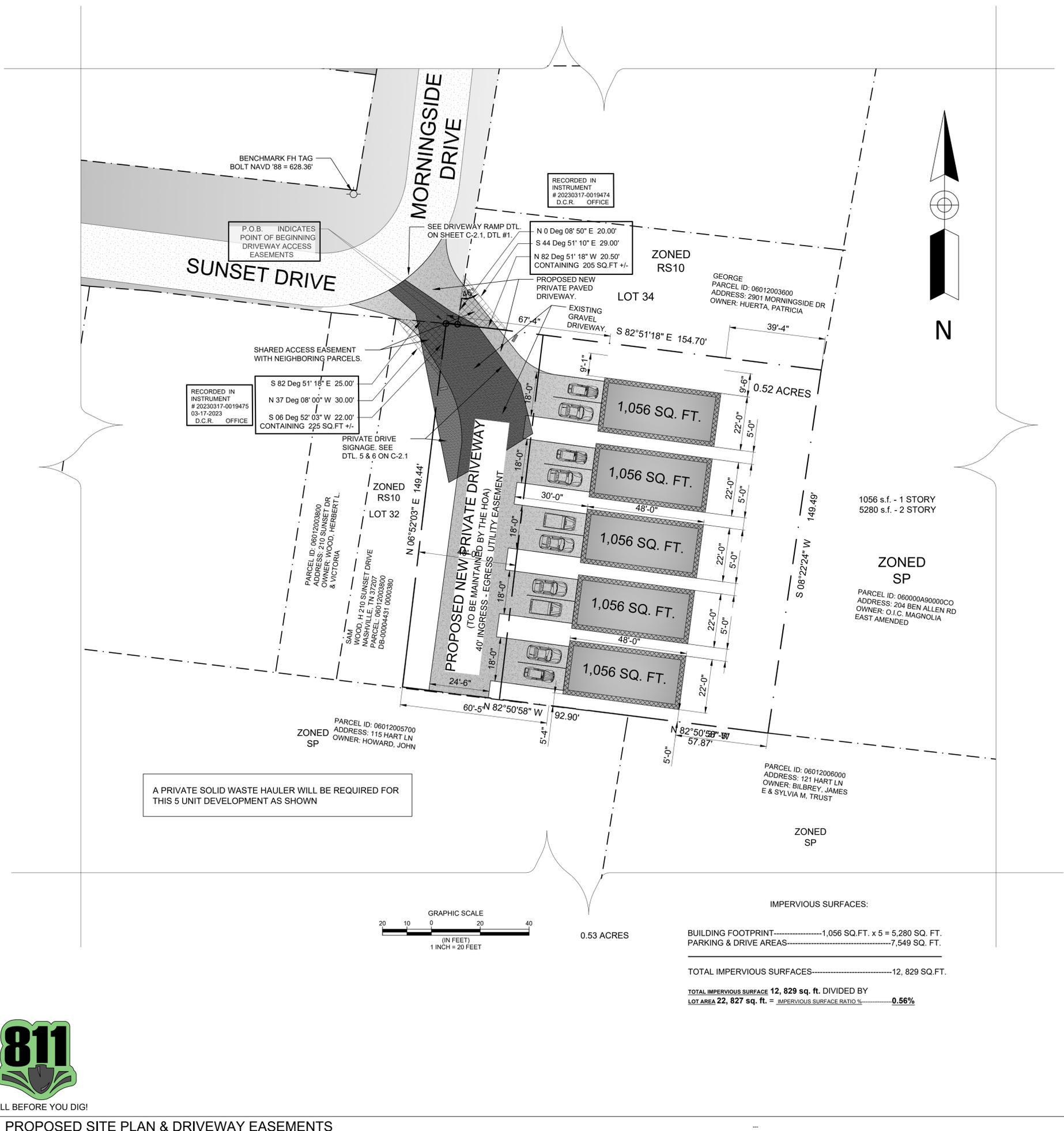
APPROVAL			
DRAWN	PWB	00/00/0000	
DESIGN	ATD	00/00/00	
CHECKED	CAR	00/00/00	
APPROVED	CAR	00/00/00	

WILLIAM CHURCH & MANISH KHARAT
TOWNHOMES
212 SUNSET DRIVE, NASHVILLE, TN 37207

PROPOSED SITE PLAN & DRIVEWAY EASEMENTS

DWG. NO. C-2.0

SCALE: NOTED
CADFILE: 212 Sunset Drive, William Church, 03-29-2023
JOB No. REV.



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP	DWG. NO. ST-324
DIR. OF ENG.: <i>Manish Kh</i>	DATE: 5/12/03	REVISED: 07/27/02 REVISED: 05/08/03



CALL BEFORE YOU DIG!
PROPOSED SITE PLAN & DRIVEWAY EASEMENTS

CASE# 2022SP-017-001

NOTED

