GENERAL NOTES

GREENWAYS: EXCEPT AS AUTHORIZED BY APPROVED CONSTRUCTION PLANS, NO GRADING, CUTTING OF TREES, OR DISTURBANCE OF NATURAL FEATURES SHALL BE PERFORMED WITHIN THIS EASEMENT.

METRO FIRE MARSHAL: THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

METRO PLANNING - ZONING: BUILDING SETBACKS SHALL BE PER THE METRO ZONING CODE.

METRO PLANNING- CRITICAL LOTS: APPROVAL OF ANY PRELIMINARY OR FINAL PUD PLAN DOES NOT EXEMPT ANY LOT SHOW ON THE PUD PLAN, OR ANY DEVELOPMENT ON SUCH LOT, FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS, AND CRITICAL LOTS.

METRO PLANNING- CRITICAL LOTS: PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR A LOT DESIGNATED AS A CRITICAL LOT ON THIS PLAN, A GRADING PLAN, KNOWN AS A 'CRITICAL LOT PLAN', MUST BE SUBMITTED TO THE METRO PLANNING DEPARTMENT AS REQUIRED BY APPENDIX C OF THE METRO SUBDIVISION REGULATIONS. THE CRITICAL LOT PLAN WILL BE EVALUATED FOR CONSISTENCY WITH THE REGULATIONS, INCLUDING, BUT NOT LIMITED TO, THE DEGREE TO WHICH GRADING IS MINIMIZED TO PRESERVE THE NATURAL FEATURES OF THE LOT AND THE AMOUNT OF CUT/FILL REQUIRED TO PREPARE THE LOT FOR CONSTRUCTION. IT IS EMPHASIZED THAT A TYPICAL HOUSE DESIGN MAY NOT BE SUITABLE FOR A CRITICAL LOT.

METRO PLANNING- SCENIC ROAD: EXCEPT AS AUTHORIZED BY APPROVED CONSTRUCTION PLANS, NO GRADING, CUTTING OF TREES, OR DISTURBANCE OF NATURAL FEATURES SHALL BE PERFORMED WITHIN THIS EASEMENT EXCEPT DRIVEWAY CROSSING WHICH SHALL BE LOCATED TO PROVIDE MINIMAL DISTURBANCE.

METRO PLANNING- STREET SIGNS (PUBLIC OR PRIVATE STREET): NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND VERIFIED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS ON ALL STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.

METRO PLANNING- FEDERAL COMPLIANCE: ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.

METRO WATER SERVICES- STORMWATER (78-840): ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT ORDNANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

METRO WATER SERVICES- STORMWATER (WATERWAY BUFFER): 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.

METRO WATER SERVICES- STORMWATER (CULVERT/DRIVEWAY): SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP).

METRO WATER SERVICES- STORMWATER (PRELIMINARY PLAN/PLAN): THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

METRO WATER SERVICES- STORMWATER (ACCESS): METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

METRO WATER SERVICES- WATER & SEWER: NOTE TO PROSPECTIVE OWNERS: YOU ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES ENGINEERING (DEVELOPMENT SERVICES) TO DETERMINE ADEQUACY OF PUBLIC WATER AND SEWER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.

METRO WATER SERVICES- WATER & SEWER: INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICES LINES ARE REQUIRED FOR EACH PARCEL.

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.

LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE.

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 CONSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF **ANY** REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN **ANY** REQUIRED GRASS STRIP OR FRONTAGE ZONE.

PROJECT CONTACTS

PROJECT OWNER:
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SITE DATA PLAN

PARCEL NUMBER: 142 000 13500

ALLOWABLE FLOOR AREA RATIO: 0.5
ALLOWABLE IMPERVIOUS AREA: 0.8
ALLOWABLE BUILDING HEIGHT: 30 FT MAXIMUM; ONE STORY

EXISTING

ZONING:	SCC & SCC-NS		
LAND USE:	FAST FOOD		
TOTAL EXISTING SITE AREA:		29,316 SQ. FT.	0.674 ACRES
DRIVEWAYS		19,658 SQ. FT.	(67.06 %)
BUILDINGS		2,446 SQ. FT.	(08.34 %)
IMPERVIOUS AREA:		22,104 SQ. FT.	(75.40 %)

EXISTING FLOOR AREA RATIO: 0.09
EXISTING PARKING: 31 SPACES
EXISTING BUILDING: 21' - 4", ONE STORY

PROPOSED

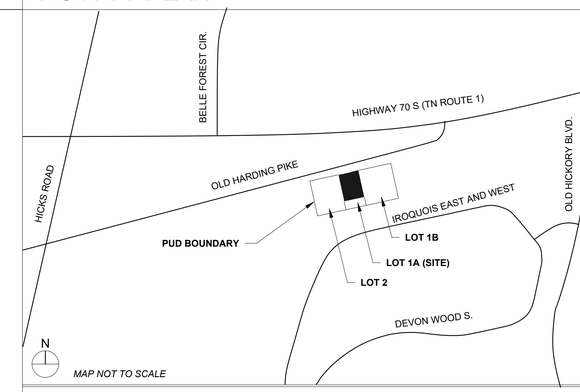
ZONING:	SCC & SCC-NS	(NO CHANGE)	
LAND USE:	AUTO SERVICE		
EXISTING SITE AREA:		29,316 SQ. FT.	0.674 ACRES
PROPOSED DRIVEWAYS		17,626 SQ. FT.	(60.12 %)
PROPOSED BUILDING		4,478 SQ. FT.	(15.28 %)
PROPOSED IMPERVIOUS AREA:		22,104 SQ. FT.	(75.40 %) (NO CHANGE)

PROPOSED FLOOR AREA RATIO: 0.15
PROPOSED PARKING: 25 SPACES
(23 REGULAR SPACES & 2 ADA SPACES)
MINIMUM 22 PARKING SPACES FOR 7 SERVICE BAYS; 4 SPACES FOR FIRST 4 SERVICE BAYS AND 2 SPACES FOR EACH ADDITIONAL SERVICE BAY
PROPOSED BUILDING: 21' - 4", ONE STORY (NO CHANGE)

LEGEND

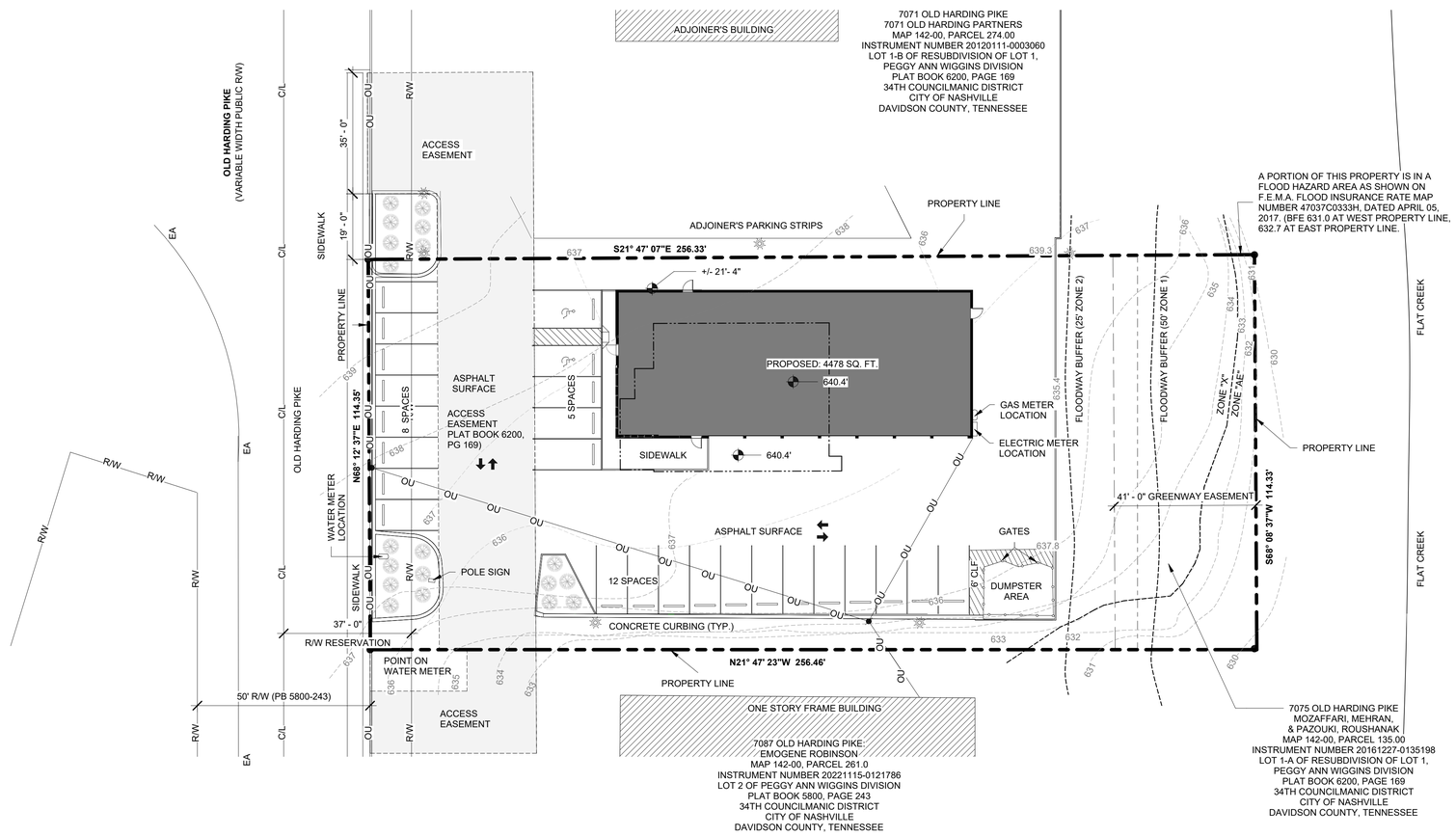
- PROPERTY LINE
- SETBACK LINE
- FLOOD ZONE LINE
- EXISTING BUILDING LOCATION
- OU — OVERHEAD UTILITY LINE
- C/L — ROAD CENTERLINE
- R/W — RIGHT-OF-WAY
- LIGHT POLE
- UTILITY POLE

VICINITY PLAN



SITE PLAN NOTE

THE ARCHITECTURAL SITE PLAN IS BASED ON THE SITE SURVEY DATED 03-09-2024 BY JESSE WALKER ENGINEERING



1 Architectural Site Plan
1" = 20'-0"

0' 20' 40' 80'

JPD
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ENVELOPE CONSULTING
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Project Number	23020
Date	04.15.2024

Case No. 145-70P
Auto Service- Bellevue
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Nashville TN 37221

Architectural Site Plan

AS1.0