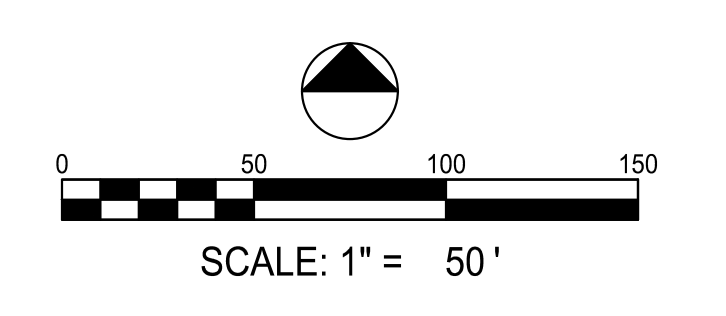


NOTES:

- 1. 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.
- 2. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METRO/NASHVILLE FIRE MARSHAL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 3. APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP 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.
- 4. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE 78-840 AND APPROVED BY THE METRO DEPARTMENT OF WATER SERVICES.
- 5. INDIVIDUAL WATER AND SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 6. THE DEVELOPER OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE SP ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24).
- 7. ALL SURFACE PARKING AREAS MUST MEET THE "PARKING AREA SCREENING AND LANDSCAPING" REQUIREMENTS SPECIFIED IN THE METRO ZONING CODE.
- 8. ACCORDING TO FEMA'S CURRENT FLOOD MAPS (47037C0208F, DATED APRIL 20, 2001), AS WELL AS METRO'S GIS INFORMATION, THERE IS NO 100-YEAR FLOODPLAIN WITHIN THE SP BOUNDARY.
- 9. ACCORDING TO THE NRCS SOILS MAP, THE SOILS ON THE PROPERTY ARE B8D (BARFILED-ROCK OUTCROP), MMD (MIMOSA SILT LOAM), MSD (MIMOSA URBAN LAND COMPLEX). THESE SOILS ARE NOT "PROBLEM SOILS" AS NOTED IN SECTION 17.28.050 OF THE METRO ZONING CODE.
- 11. THERE ARE 2.13 ACRES OF THE SITE THAT HAVE EXISTING SLOPES FROM 15% TO 25% AND 0.39 ACRES THAT HAVE EXISTING SLOPES ABOVE 25%.
- 12. TONEY ROAD SHALL BE PUBLIC RIGHT OF WAY. ALL OTHER ACCESS DRIVES AND DRIVEWAYS SHALL BE PRIVATE STREETS WITH PUBLIC ACCESS EASEMENTS.
- 13. THERE ARE NO KNOWN EXISTING WETLANDS WITHIN THE SP BOUNDARY.
- 14. SIGNAGE SHALL MEET METRO DESIGN STANDARDS. A DETAILED SIGNAGE PLAN WILL BE SUBMITTED WITH THE FINAL SP DOCUMENTS, IF REQUIRED.
- 15. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL BE DESIGNED BASED ON THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- 16. 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.
- 17. ALL PROPOSED PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
- 18. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES ON THIS SITE.
- 19. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
- 20. BUFFER FOR ON-SITE STREAMS INDICATED IN ACCORDANCE WITH AQUATIC RESOURCE ASSESSMENT PERFORMED BY BDY ON MARCH 23, 2016. COPIES OF THIS STUDY AVAILABLE UPON REQUEST.
- 21. BUFFERS SHOWN SHALL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE REGULATIONS IN THE STORMWATER MANAGEMENT MANUAL VOLUME 1.



SP CASE NO.: 2016SP-043-005

LOSE DESIGN
SPACES FOR LIFE.

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Nashville, Tennessee 37210
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(770) 338-0017

04/21/2023

TRINITY LANE MASTER PLAN
PRELIMINARY SP AMENDMENT BLOCK 3

NORTH LIGHTS, LLC
NASHVILLE
TENNESSEE

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	05/16/2023	STAFF COMMENTS

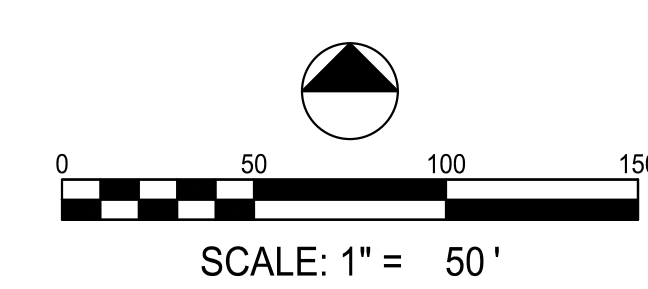
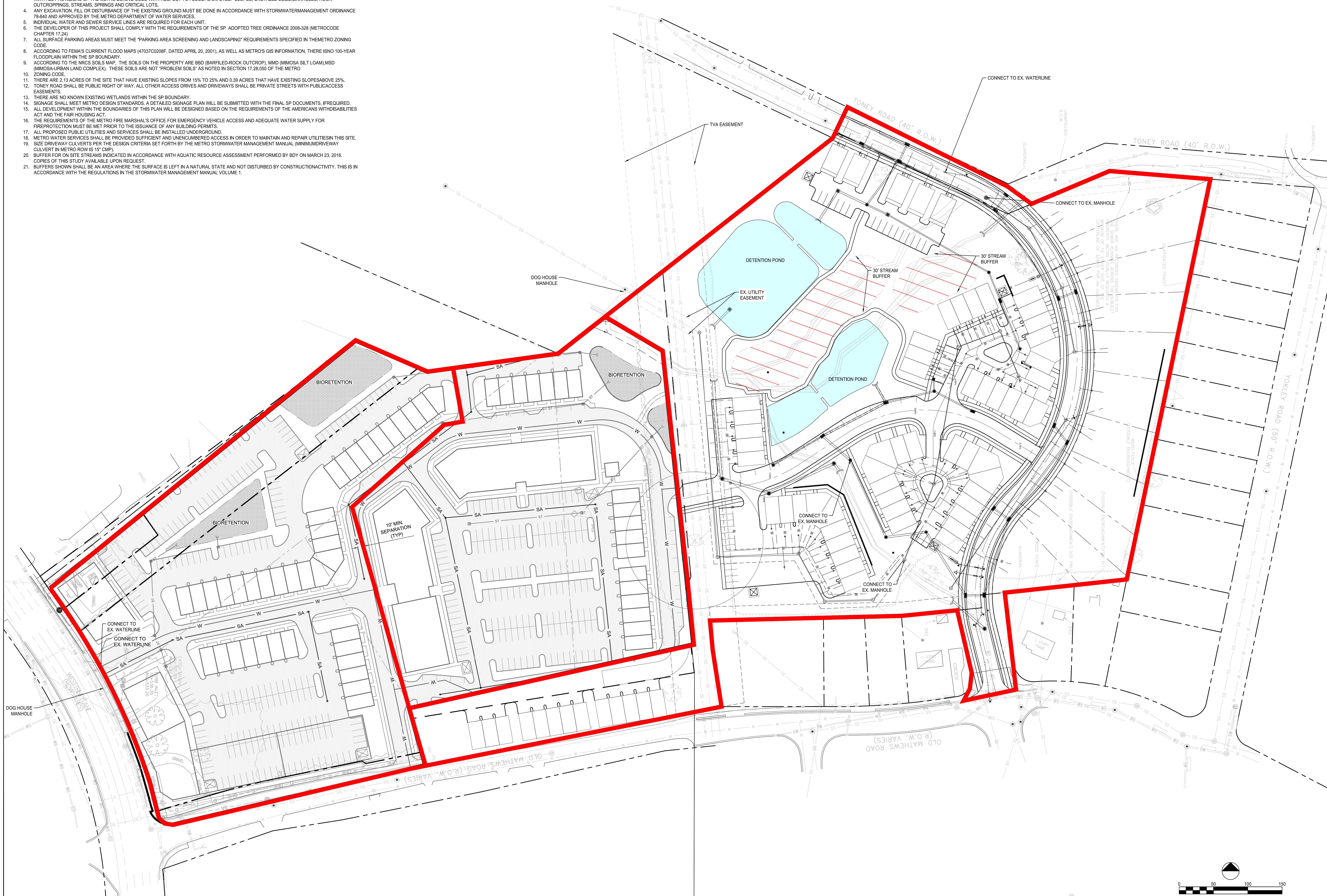
SHEET TITLE

GRADING AND DRAINAGE PLAN

PROJECT NO.	DATE
22129-1	04/26/2023
DRAWN BY	SCALE
NK	1" = 50'
CHECKED BY	
JG	
SHEET NO.	

C3.00

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SP CASE NO.: 2016SP-043-005



04/21/2023

**TRINITY LANE MASTER PLAN
PRELIMINARY SP AMENDMENT
BLOCK 3**

NORTH LIGHTS, LLC
NASHVILLE
TENNESSEE

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	05/16/2023	STAFF COMMENTS

SHEET TITLE
SITE UTILITY PLAN

PROJECT NO. 22129-1 DATE 04/28/2023
DRAWN BY NK SCALE 1" = 50'
CHECKED BY JG
SHEET NO.

C4.00