# PRELIMINARY SP FOR

# SONYA DRIVE

## 7315 SONYA DRIVE
## NASHVILLE, TN

PRELIMINARY SP SUBMITTAL: JANUARY 26, 2022; FEBRUARY 22, 2022

**CASE NO. 2019SP-007-003**

### SITE DATA TABLE

| | | |
|---|---|---|
| SITE ADDRESS | OLD HICKORY BLVD AND SONYA DRIVE | |
| TAX MAP | MAP 114, PARCEL 205, 208, 239, 315 | |
| OVERALL AREA | EXISTING | PROPOSED |
| SITE AREA | ± 28.67 AC | ± 28.64 AC |
| DISTURBED AREA | N/A | ± 28.62 AC |
| DEDICATED R.O.W. AREA | N/A | ± 0.03 AC |
| IMPERVIOUS AREA | ± 0.32 AC | ± 12.30 AC |
| PERVIOUS AREA | ± 28.35 AC | ± 16.34 AC |
| BUILDING DATA | | |
| USE | MULTIFAMILY RESIDENTIAL | |
| TOTAL BUILDING AREA | 227,500 SF | |
| RESIDENTIAL BUILDING AREA | 221,000 SF | |
| CLUBHOUSE/LEASING OFFICE AREA | 6,500 SF | |
| MAX. BUILDING HEIGHT | 3 STORIES | |
| ISR | 0.43 | |
| F.A.R. | 0.21 | |
| UNIT DENSITY | 6.11 UNITS/ACRES | |
| TOTAL UNITS | 175 UNITS | |
| 2 BEDROOM UNITS W/ 1 CAR GARAGE | 60 | |
| 3 BEDROOM UNITS W/ 1 CAR GARAGE | 58 | |
| 3 BEDROOM UNITS W/ 2 CAR GARAGE | 42 | |
| 4 BEDROOM UNITS W/ 2 CAR GARAGE | 15 | |
| PARKING DATA | | |
| REQUIRED PARKING | | |
| 2 SPACES / 2 BEDROOM UNIT | 120 SPACES | |
| 2.5 SPACES / 3 BEDROOM UNIT | 250 SPACES | |
| 3 SPACES / 4 BEDROOM UNIT | 45 SPACES | |
| TOTAL REQUIRED | 415 SPACES | |
| PROVIDED PARKING | | |
| GARAGE PARKING | 232 SPACES | |
| PRIVATE SURFACE PARKING | 175 SPACES | |
| PUBLIC SURFACE PARKING | 58 SPACES | |
| TOTAL PROVIDED | 465 SPACES | |

### EXISTING PROPERTY SUMMARY

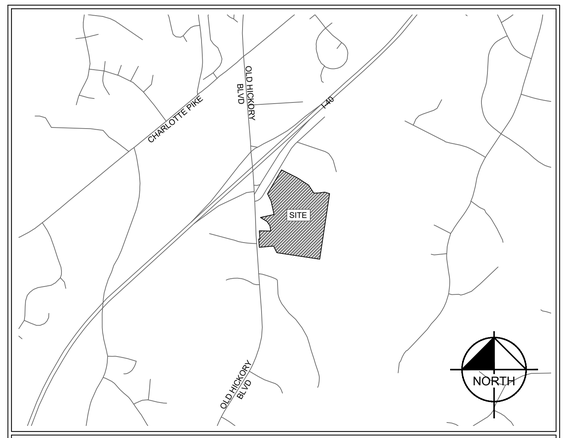
| | |
|---|---|
| PROPERTY ADDRESS: | 7315 SONYA DRIVE<br>NASHVILLE, TN |
| MAP AND PARCEL ID: | MAP 114, PARCEL 205, 208, 239, 315 |
| U.S. FEMA FIRM PANEL: | 47037CO331H DATED 4/5/2017 |
| EXISTING ZONING:<br>EXISTING LAND USE: | SP<br>SINGLE FAMILY RESIDENTIAL |

### GENERAL DEVELOPMENT NOTES

1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF ANSI 117.1, 2009 EDITION AND THE FAIR HOUSING ACT.

   U.S. Justice Department:
   http://www.justice.gov/crt/housinig/fairhousing/about_fairhousingact.htm

3. PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47037CO331H.
4. 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.
5. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.




**VICINITY MAP**
NOT TO SCALE

**COUNCIL DISTRICT 22**
**COUNCIL MEMBER GLORIA HAUSSER**
**CITY OF NASHVILLE**
**DAVIDSON COUNTY, TN**

### GENERAL DEVELOPMENT NOTES

SONYA DRIVE SP DEVELOPMENT STANDARDS:

1. THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT A MULTI-FAMILY DEVELOPMENT TO INCLUDE UP TO 175 MULTI-FAMILY RESIDENTIAL UNITS.
2. 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.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AS IDENTIFIED BY FEMA ON MAP 47037CO331H, DATED 04/05/2017.
4. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
5. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METRO FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
6. 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).
7. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
8. MINOR MODIFICATIONS TO THE PRELIMINARY SP 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 THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
9. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR 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 OF APPLICATION.
10. DRAWING FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE LAYOUT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
11. 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.
12. ALL SURFACE PARKING AREAS MUST MEET THE "PARKING AREA SCREENING AND LANDSCAPING" REQUIREMENTS SPECIFIED IN THE METRO ZONING CODE.
13. ACCORDING TO THE NRCS SOIL MAP, THE SOILS ON THE PROPERTY ARE ARRINGTON SILT LOAM, DELLROSE GRAVELLY SILT LOAM, MIMOSA SILT LOAM, AND MIMOSA-ROCK OUTCROP COMPLEX (MAX 25% SLOPES). DELLROSE CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, IS CONSIDERED A PROBLEM SOIL BY METRO NASHVILLE. APPROXIMATELY 2.8 ACRES OF THIS SOIL EXISTS ON SITE ALONG THE EASTERN PROPERTY LINE.
14. SIGNAGE SHALL MEET METRO DESIGN STANDARDS AND BE REVIEWED WITH THE BUILDING PLANS.
15. THE REQUIREMENTS OF METRO FIRE MARSHAL'S OFFICE ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. THE REQUIREMENTS OF METRO FIRE MARSHAL'S OFFICE FOR TWO POINTS FOR EMERGENCY VEHICLE ACCESS WILL BE PROVIDED WITH THE PUBLIC ROAD CONNECTIONS TO THE ADJACENT PARCELS WHEN DEVELOPED.
16. ALL REQUIRED PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
17. THE OWNER/DEVELOPER AGREES TO MAINTAIN PRIVATE TRASH AND RECYCLING SERVICE FOR THE DEVELOPMENT AS LONG AS THE DEVELOPMENT REMAINS IN PLACE.
18. SHORT-TERM RENTALS, BOTH OWNER OCCUPIED AND NON-OWNER OCCUPIED, ARE PROHIBITED WITHIN THE DEVELOPMENT.

### Sheet List Table


| Sheet Number | Sheet Title |
|---|---|
| C0-00 | COVER |
| C1-00 | EXISTING CONDITIONS |
| C2-00 | SITE LAYOUT - OVERALL |
| C2-20 | SIGHT DISTANCE EXHIBIT - SONYA DR |
| C2-21 | SIGHT DISTANCE EXHIBIT - OLD HICKORY BLVD |
| C4-00 | GRADING AND DRAINAGE PLAN - OVERALL |


### OWNER / DEVELOPER

DEBARTOLO DEVELOPMENT, LLC
4401 W KENNEDY BLVD #3
TAMPA,FL, 33609
PHONE: (813) 676-7677
CONTACT: BEN OWENELL

### PROJECT DESIGN TEAM

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**GEOTECH / ENVIRONMENTAL**
BDY ENVIRONMENTAL
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**STORMWATER**
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**SANITARY SEWER**
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**TELEPHONE**
AT&T
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PHONE: 615-350-9375

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PHONE: (615) 747-3688

**CABLE**
COMCAST
KEVIN VIA
660 MAINSTREAM DRIVE
NASHVILLE, TENNESSEE 37228
PHONE: 615-405-5563

**PLANS PREPARED BY**

Kimley»Horn

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**ENGINEER'S SEAL**

DRAFT
**PRELIMINARY PLANS**
**FOR REVIEW ONLY**

**PLAN REVISIONS**

| REVISION NO. | DATE | REMARKS |
|---|---|---|
| | | |

| FILE NUMBER | SHEET NUMBER | TOTAL SHEETS |
|---|---|---|
| 019898001 | C0-00 | 6 |

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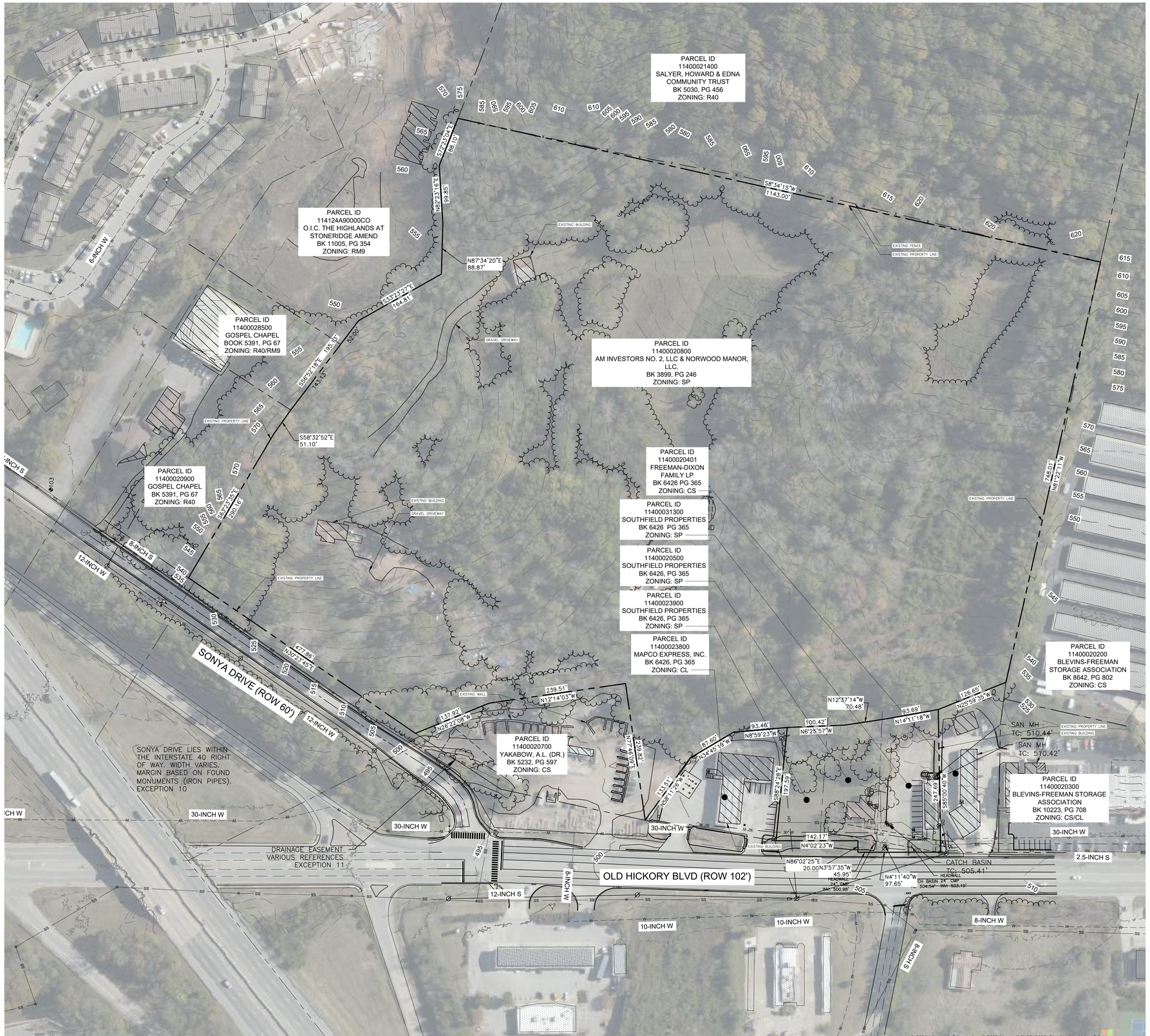


## SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON A COMBINATION OF DATA SOURCES INCLUDING AERIAL MAPS, METRO NASHVILLE GIS MAPS, AND METRO NASHVILLE PARCEL VIEWER
2. WILSON AND ASSOCIATES IS PREPARING AN ALTA SURVEY . THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. NO PORTION OF THIS PROJECT IS LOCATED IN A FLOOD HAZARD AREA AND IS DETERMINED IN "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAPS NO. 47037CO331H, DATED APRIL 5, 2017.

**CASE NO.: 2021SP-092-001**

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

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# SONYA DRIVE
## DEBARTOLO DEVELOPMENT
## NASHVILLE, TENNESSEE

CASE NO. 2019SP-007-003

# DRAFT
**PRELIMINARY PLANS**

**FOR REVIEW ONLY**

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | | | |
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| DESIGNED BY: | TLL |
| DRAWN BY: | NGS |
| CHECKED BY: | MMc |
| DATE: | 02/22/2022 |
| KIMLEY-HORN PROJECT NO. 019898001 | |

EXISTING CONDITIONS

SHEET NUMBER
**C1-00**

## SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL CURB RADII ARE 3 FT UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
7. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
8. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. ALL SIDEWALK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER NDOT STANDARD DWG NO. ST-210.
10. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
11. ALL TREE GRATES SHALL BE ADA COMPLIANT AND H20 TRAFFIC RATED.
12. REFER TO SITE LANDSCAPE PLANS BY OTHERS FOR STREETSCAPE DETAILS.

## NDOT NOTES

1. THE DEVELOPERS FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
2. ALL ROW DEDICATIONS ARE TO BE RECORDED PRIOR TO ISSUANCE OF THE BUILDING PERMITS.
3. STORMWATER DISCHARGES ARE TO BE COORDINATED WITH NDOT AND METRO STORMWATER. POINT SOURCE DISCHARGE WILL NOT BE PERMITTED.

## DESIGN STANDARDS NOTES

1. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
3. BUILDING FACADES SHALL BE CONSTRUCTED OUT OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED.
4. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
5. A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

## OWNER CHART

| OWNER | TAX PARCEL NO. | PARCEL # | ADDRESS |
|---|---|---|---|
| SOUTHFIELD PROPERTIES | 11400023900 | 239 | 620 OLD HICKORY BLVD, NASHVILLE, TN 37209 |
| SOUTHFIELD PROPERTIES | 11400020500 | 205 | 618 OLD HICKORY BLVD, NASHVILLE, TN 37209 |
| SOUTHFIELD PROPERTIES | 11400031300 | 313 | 616 OLD HICKORY BLVD, NASHVILLE, TN 37209 |
| AM INVESTORS NO. 2 LLC & NORWOOD MANOR, LLC. | 11400020800 | 208 | 7315 SONYA DR, NASHVILLE, TN 37209 |

## PRELIMINARY DEVELOPMENT SCHEDULE

| | |
|---|---|
| GRADING PERMIT / SITE WORK | MONTH 0 |
| BUILDING PERMIT / BUILDING CONSTRUCTION START | MONTH 2 |
| CONSTRUCTION COMPLETION / CO / PROJECT OPENING | MONTH 30 |

## STREAM BUFFER NOTES

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.

## LANDSCAPING NOTES

1. A 20' TYPE B1 BUFFER, 30' TYPE C3 BUFFER, AND A 20' TYPE C3 BUFFER IS PROVIDED WHERE THE SHOWN ON THE SITE PLAN. PROPOSED LANDSCAPING WILL SATISFY ALL PARKING AND DUMPSTER SCREENING REQUIREMENTS OF CHAPTER 17.24.
2. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.

## PURPOSE NOTE

THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT A MULTI-FAMILY DEVELOPMENT TO INCLUDE UP TO 175 MULTI-FAMILY RESIDENTIAL UNITS.

## HATCH LEGEND

- CONCRETE PAVEMENT
- CONCRETE DRIVEWAY
- DETENTION AREA
- BIORETENTION AREA
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- TDEC STREAM BUFFER
- ROW DEDICATION

## SITE DATA TABLE

| | | |
|---|---|---|
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| RESIDENTIAL BUILDING AREA | 221,000 SF | |
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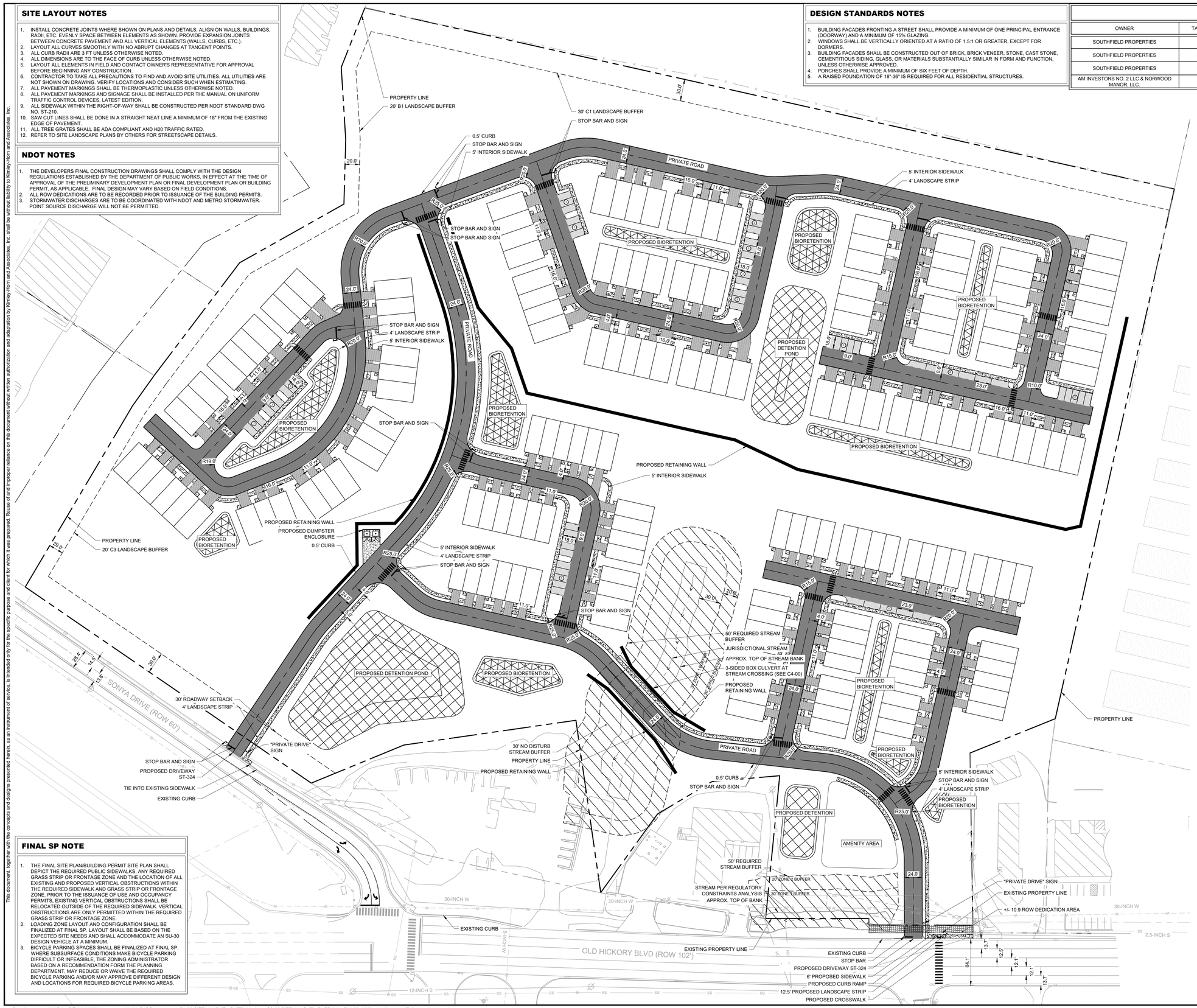


## FINAL SP NOTE

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. LOADING ZONE LAYOUT AND CONFIGURATION SHALL BE FINALIZED AT FINAL SP. LAYOUT SHALL BE BASED ON THE EXPECTED SITE NEEDS AND SHALL ACCOMMODATE AN SU-30 DESIGN VEHICLE AT A MINIMUM.
3. BICYCLE PARKING SPACES SHALL BE FINALIZED AT FINAL SP. WHERE SUBSURFACE CONDITIONS MAKE BICYCLE PARKING DIFFICULT OR INFEASIBLE, THE ZONING ADMINISTRATOR BASED ON A RECOMMENDATION FORM THE PLANNING DEPARTMENT, MAY REDUCE OR WAIVE THE REQUIRED BICYCLE PARKING AND/OR MAY APPROVE DIFFERENT DESIGN AND LOCATIONS FOR REQUIRED BICYCLE PARKING AREAS.

**CASE NO.: 2019SP-007-003**

GRAPHIC SCALE IN FEET 0 30 60 120

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# SONYA DRIVE
## DEBARTOLO DEVELOPMENT
## NASHVILLE, TENNESSEE

CASE NO. 2019SP-007-003

DRAFT
**PRELIMINARY PLANS**
**FOR REVIEW ONLY**

| No. | REVISIONS | DATE | BY |
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| DESIGNED BY: | TLL |
| DRAWN BY: | NGS |
| CHECKED BY: | MMc |
| DATE: | 02/22/2022 |
| KIMLEY-HORN PROJECT NO. 019898001 | |

SITE LAYOUT - OVERALL

SHEET NUMBER
**C2-00**


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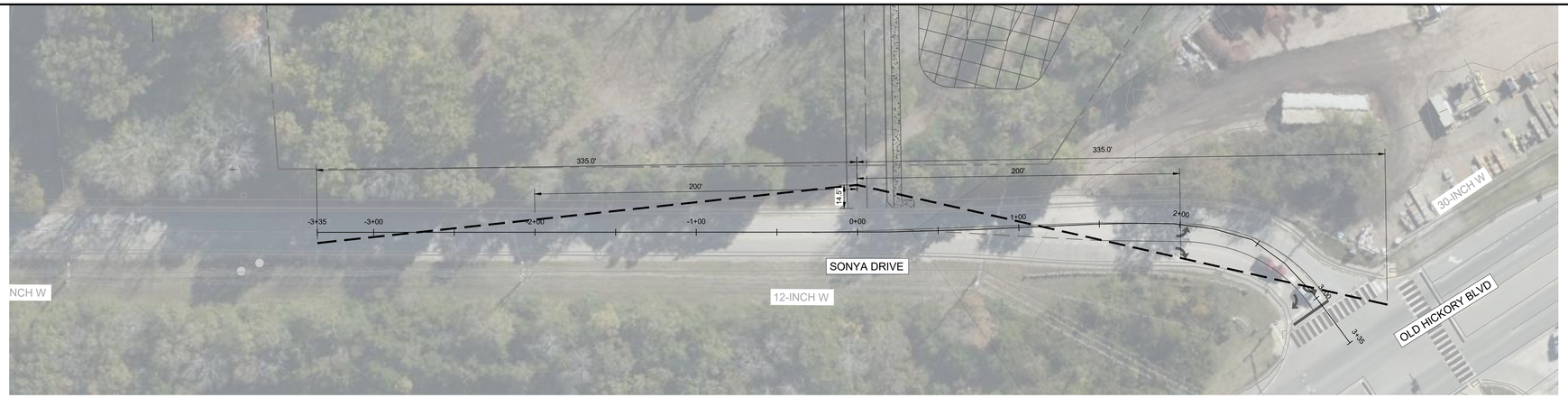
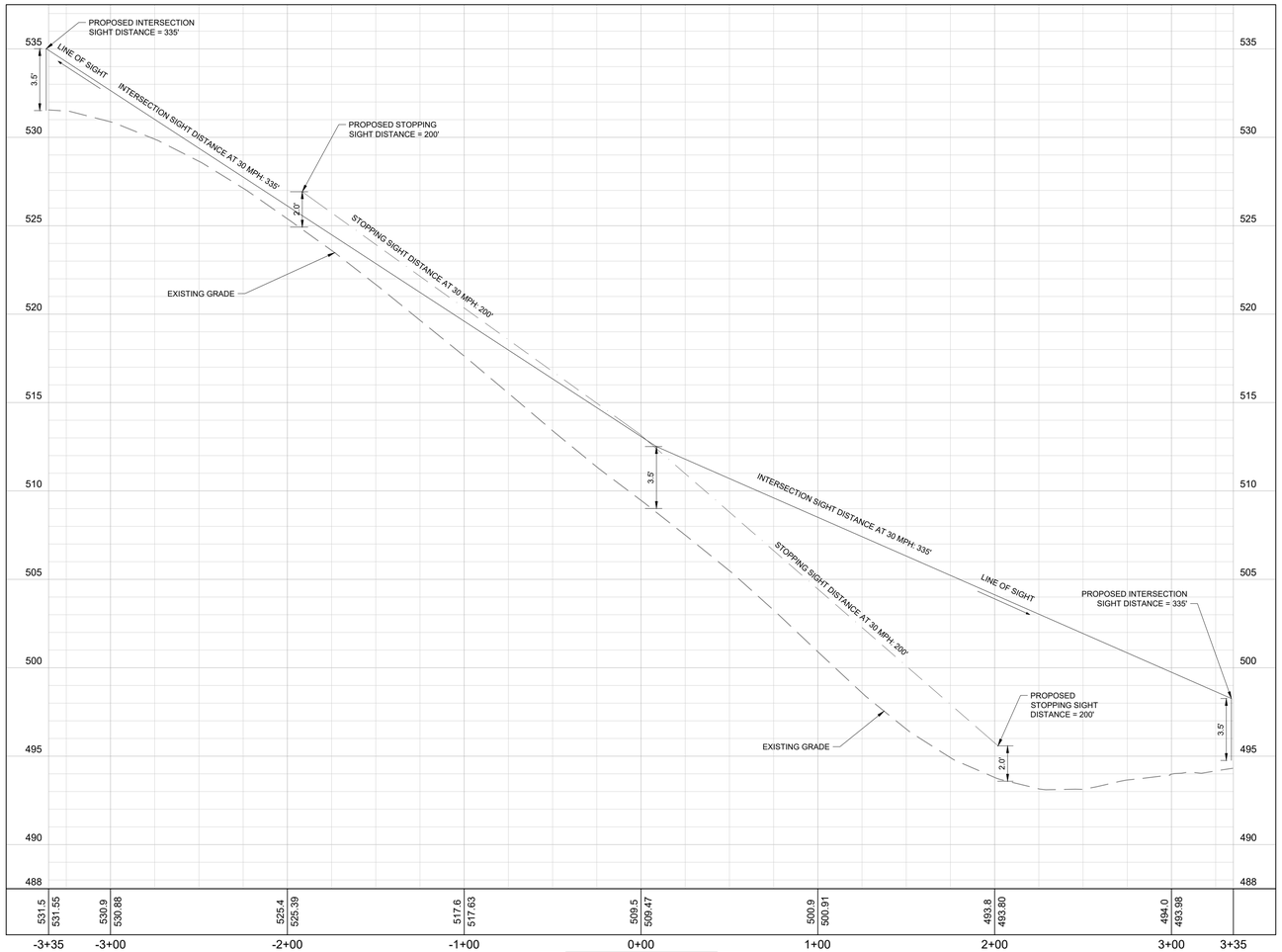
Drawing name: K:\NSH_LDEV\019898001 - sonya drive\4-CADD\plansheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-00 SITE LAYOUT - OVERALL Feb 22, 2022 11:45am by: Talia.Leonard




**SIGHT DISTANCE - SONYA DRIVE**
30 MPH - 1" = 40'




SONYA DRIVE ENTRANCE
SIGHT DISTANCE PROFILE
HORIZONTAL: 1" = 40' VERTICAL 1" = 4'

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Kimley»Horn
10 Lea Avenue Suite 400, Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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SONYA DRIVE
DEBARTOLO DEVELOPMENT
NASHVILLE, TENNESSEE

CASE NO. 2019SP-007-003

DRAFT
**PRELIMINARY PLANS**
**FOR REVIEW ONLY**

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| DESIGNED BY: | TLL |
| DRAWN BY: | NGS |
| CHECKED BY: | MMc |
| DATE: | 02/22/2022 |
| KIMLEY-HORN PROJECT NO. 019898001 | |

SIGHT DISTANCE EXHIBIT - SONYA DR

SHEET NUMBER
**C2-20**

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Drawing name: K:\NSH_LDEV\019898001 - sonya drive\4-CADD\plansheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-20 SIGHT DISTANCE EXHIBIT - SONYA DR Feb 22, 2022 11:45am by: Talia.Leonard

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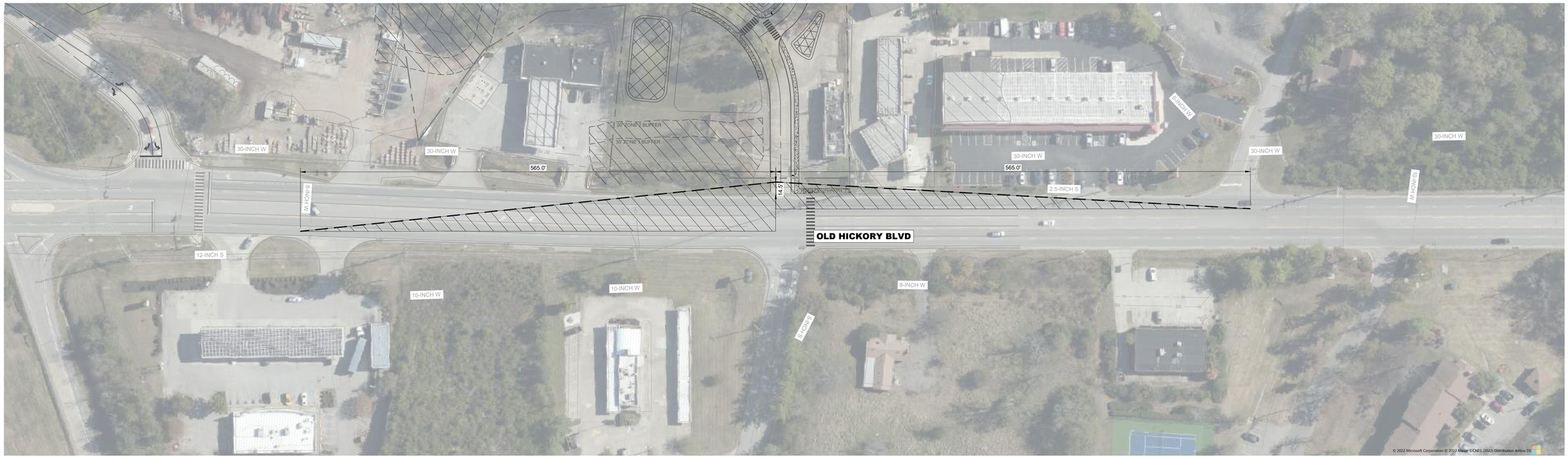
## SIGHT DISTANCE - OLD HICKORY BOULEVARD

45 MPH - 1" = 60'




GRAPHIC SCALE IN FEET
0 30 60 120

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# SONYA DRIVE
## DEBARTOLO DEVELOPMENT
## NASHVILLE, TENNESSEE

CASE NO. 2019SP-007-003

DRAFT
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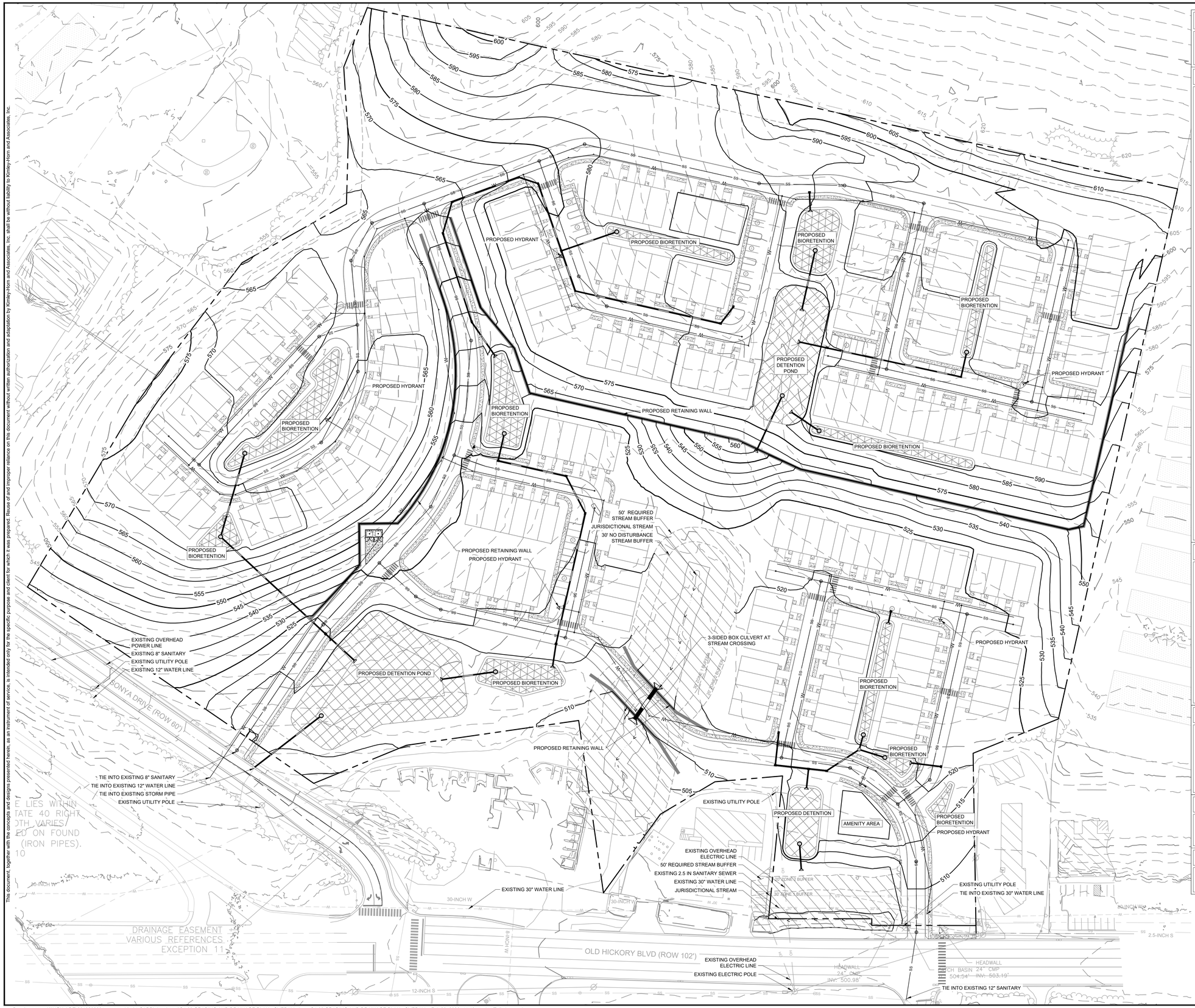
| DRAWN BY: | NGS |
| CHECKED BY: | MMc |
| DATE: | 02/22/2022 |
| KIMLEY-HORN PROJECT NO. 019898001 | |

SIGHT DISTANCE EXHIBIT - OLD HICKORY BLVD

SHEET NUMBER
**C2-21**




## STREAM BUFFER NOTES

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.

## GRADING NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL--811 OR 1-800-752-6007
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

## METRO STORMWATER NOTES

**FEMA NOTE:**
THIS LOT DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47037C0331H, EFFECTIVE 4/5/2017.

**CONSTRUCTION SCHEDULE:**
1. PRE-CONSTRUCTION MEETING
2. INSTALLATION OF EROSION CONTROL MEASURES
3. EROSION INSPECTION BY EPSC AND METRO
4. ISSUANCE OF GRADING PERMIT
5. CONSTRUCTION

CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT AMOUNT OF TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR AN EXTENSION OF THE GRADING PERMIT.

**TDEC NOTICE OF COVERAGE NOTE:**
THIS PROJECT DOES DISTURB MORE THAN 1 ACRE AND IS REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.

THE TOTAL DISTURBED AREA IS ±28.62 ACRES.

## GRADING PLAN LEGEND

| | | | | |
|---|---|---|---|---|
| 476.17 | SPOT ELEVATION | | | |
| | HP | HIGH POINT | LP | LOW POINT |
| | TC | TOP OF CURB | BC | BOTTOM OF CURB / GUTTER LINE |
| | TW | TOP OF WALL | BW | BOTTOM OF EXPOSED WALL |
| | INV | INVERT | RIM | TOP OF GRATE / COVER |
| FFE 472.50 | FINISH FLOOR ELEVATION | | | |
| 500 | EXISTING CONTOUR | | | |
| 500 | PROPOSED CONTOUR | | | |

## EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

## STORMWATER NOTE

SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 18" RCP).

**CASE NO.: 2019SP-007-003**

GRAPHIC SCALE IN FEET
0 30 60 120

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# SONYA DRIVE
## DEBARTOLO DEVELOPMENT
## NASHVILLE, TENNESSEE

CASE NO. 2019SP-007-003

# DRAFT
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| DESIGNED BY: | TLL |
| DRAWN BY: | NGS |
| CHECKED BY: | MMc |
| DATE: | 02/22/2022 |
| KIMLEY-HORN PROJECT NO. 019898001 | |

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
**C4-00**

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Drawing name: K:\NSH_LDEV\019898001 - sonya drive\4-CADD\plansheets\C4-00 GRADING AND DRAINAGE PLAN - OVERALL.dwg C4-00 GRADING AND DRAINAGE PLAN - OVERALL Feb 22, 2022 11:46am by: Talia.Leonard