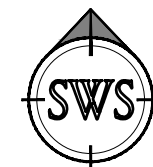


PRELIMINARY SPECIFIC PLAN 2024SP-006-001
46 UNIT RESIDENTIAL DEVELOPMENT

1. THE PURPOSE OF THE SP IS TO PERMIT 46 MULTI-FAMILY RESIDENTIAL UNITS. SHORT TERM RENTAL PROPERTY OWNER OCCUPIED AND NOT OWNER OCCUPIED SHALL BE PROHIBITED.
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 DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP NO. 47037C0229H, EFFECTIVE ON 4/5/2017, ZONE X.
4. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH NDOT 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 15" 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 LOT.
10. SOLID WASTE PICKUP TO BE PROVIDED BY PRIVATE HAULERS AND DUMPSTER ENCLOSURES.
11. 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.
12. 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-15 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
13. 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 ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE.
13. 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.



C0.00 - COVER
 V1.00 - BOUNDARY AND TOPO
 V1.01 - BOUNDARY AND TOPO
 C1.00 - SITE PLAN
 C1.01 - SITE PLAN W/ IMAGERY

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. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
5. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
6. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
7. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
8. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

1. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
2. PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. 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. A PRIVATE HAULER WILL BE REQUIRED FOR WASTE/RECYCLE DISPOSAL. ADDITIONAL 1-1/2' MILL AND OVERLAY MAY BE REQUIRED TO COVER FULL EXTENTS OF UTILITY WORK IN PUBLIC ROW. (CONT.) EXTENTS TO BE COORDINATED IN FIELD WITH NDOT INSPECTOR. MAINTAIN EXISTING EDGE OF PAVEMENT (22 FT. MINIMUM TOTAL WIDTH; W/O GUTTER PAN INCLUDED). HALF SECTION SHALL MEET ST-252, WITH ADDITIONAL ROW DEDICATION TO MAINTAIN MINIMUM PAVEMENT AFOREMENTIONED. PROVIDE SIDEWALK, CURB/GUTTER PER ST-210. -200.

MAP NO. 70-02 - PARCEL 34,35,49





PROJECT BENCHMARK

BENCHMARK DESCRIPTION:

ELEVATION:

NAD83 & NAVD88

30'15'0'30'60'



SCALE IN FEET

GRAPHIC SCALE 1"=30"

DATE

C0.00

JOB NO.: 23-198T

DRAWN BY:

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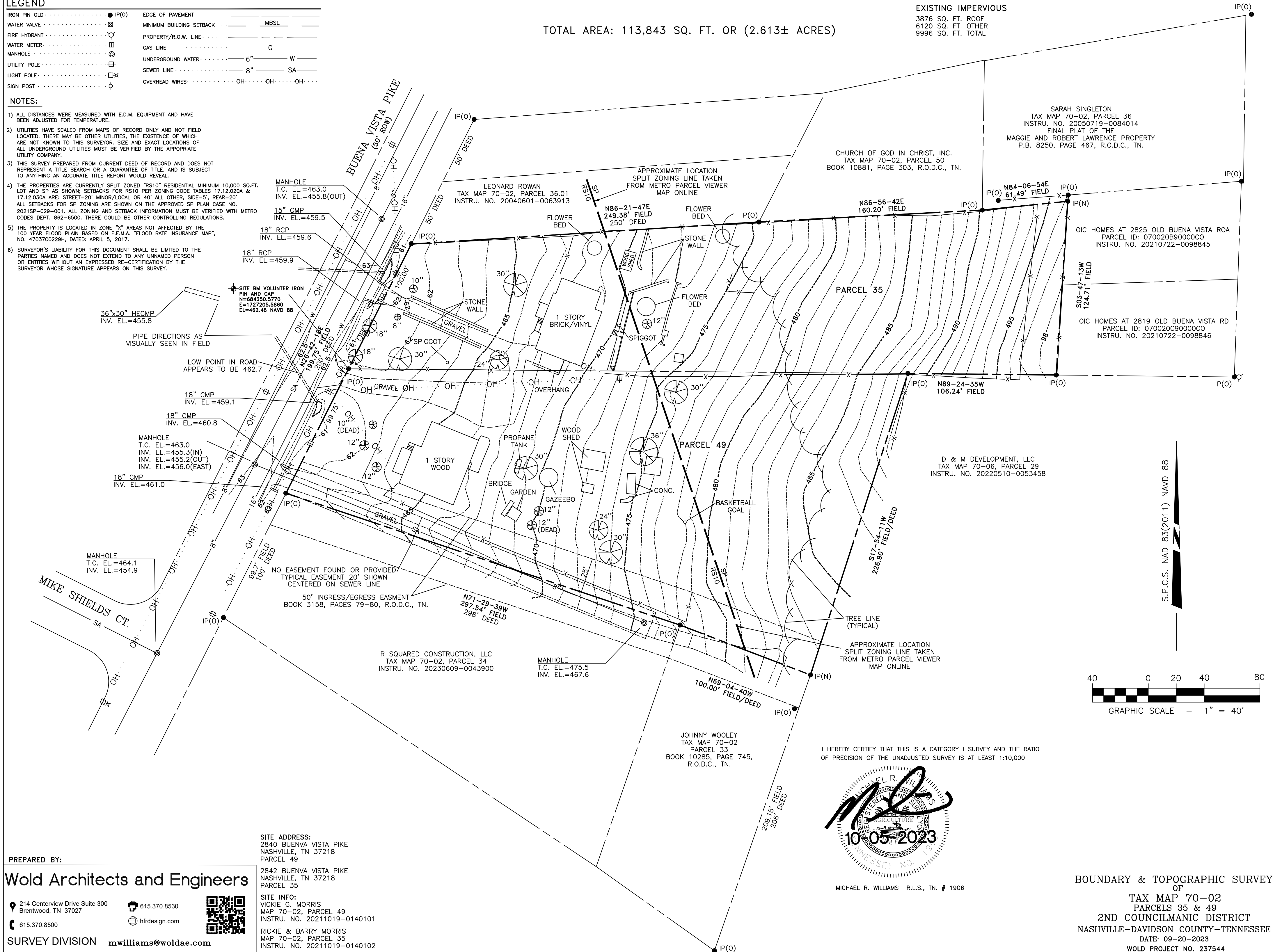
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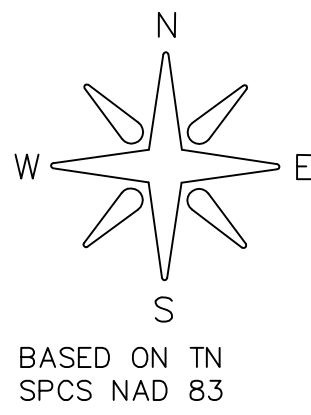
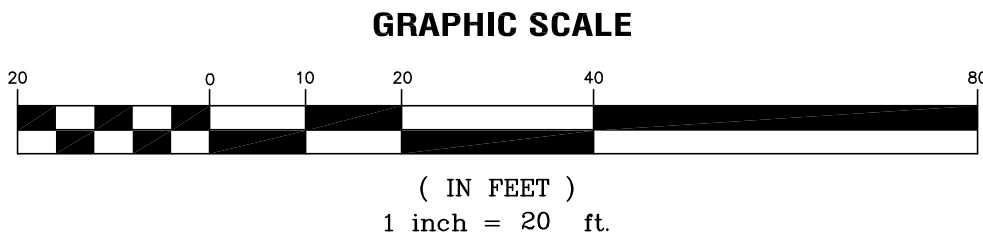
- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) UTILITIES HAVE SCALED FROM MAPS OF RECORD ONLY AND NOT FIELD LOCATED. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THIS SURVEYOR. SIZE AND EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY.
- 3) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANYTHING AN ACCURATE TITLE REPORT WOULD REVEAL.
- 4) THE PROPERTIES ARE CURRENTLY SPLIT ZONED "RS10" RESIDENTIAL MINIMUM LOT AND 30' AS SHOWN; HAVING 150' PER ZONING CODE TABLES (MINIMUM LOT: 20' MINIMUM FLOOD: 30' MINIMUM LOT, SIDE=5', FT. ALL SETBACKS FOR SP ZONING ARE SHOWN ON THE APPROVED SP PLAN 2021SP--029-001. ALL ZONING AND SETBACK INFORMATION MUST BE VERIFIED CODES DEPT. 862--6500. THERE COULD BE OTHER CONTROLLING REGULATIONS.
- 5) THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RISK INSURANCE MAP", NO. 47037C0229H, DATED: APRIL 5, 2017.
- 6) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL NOT BE LIMITED TO THE PARTIAL NAME AND DOES NOT EXTEND TO ANY UNANNOUNCED PERSON OR ENTITIES WITHOUT EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SURVEY.

3876 SQ. FT. ROOF
6120 SQ. FT. OTHER
9996 SQ. FT. TOTAL



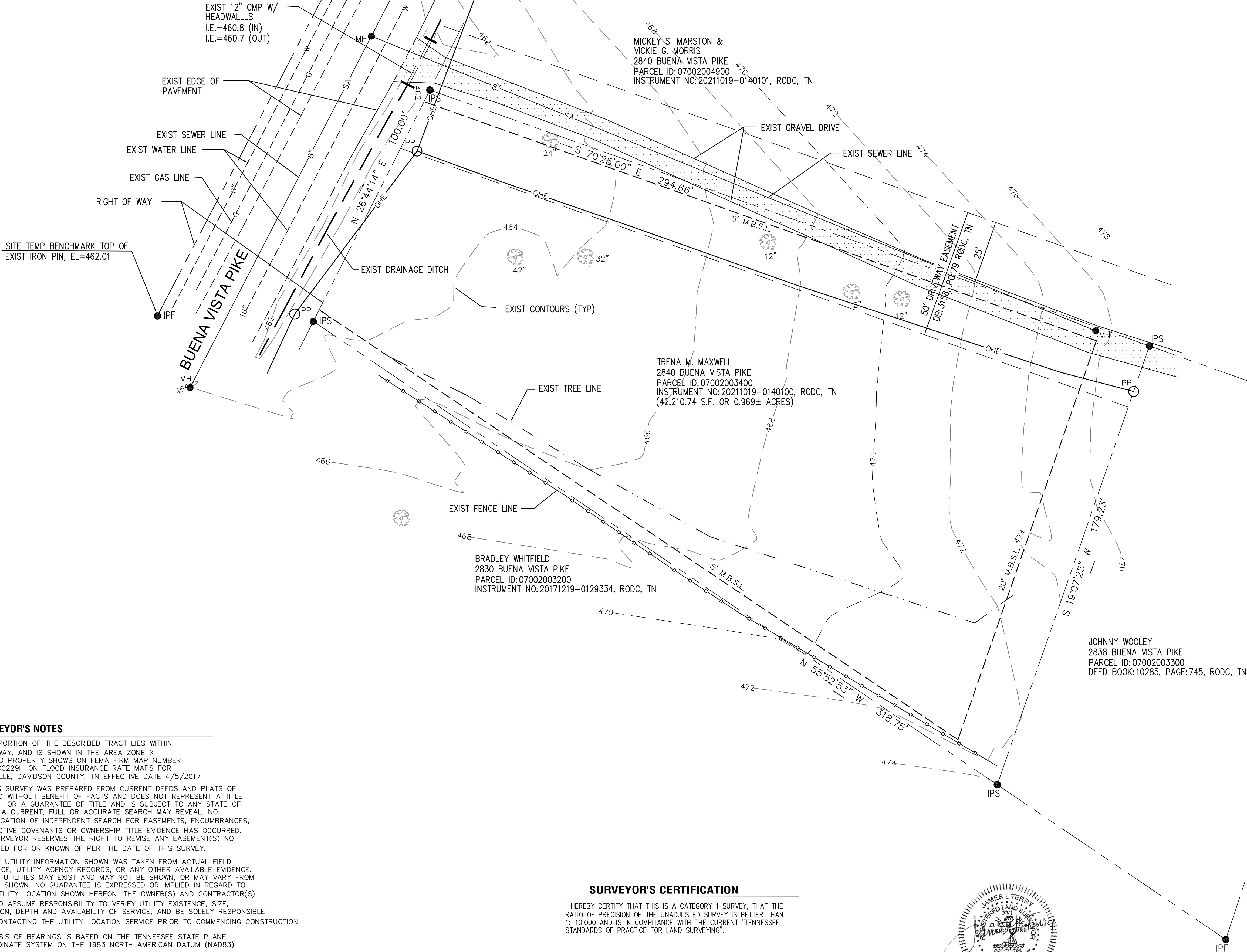
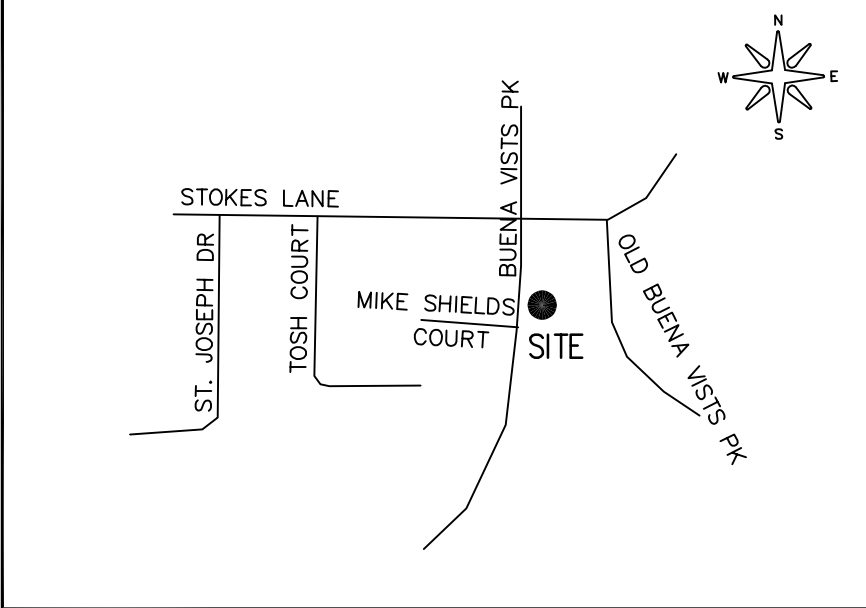
CALL BEFORE YOU DIG
UTILITIES PROTECTION CENTER
IN
TENNESSEE
CALL
INSTALL 400± L.F. OF 8" SILT FENCING
THREE WORKING DAYS BEFORE YOU DIG

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE, CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.



LEGEND

LOT LINE	---
BUILDING SETBACK	---
EASEMENT	---
IRON PIN SET	●
IPS WITH GAM 563 CAP	●
EXIST TREE & SIZE	42"



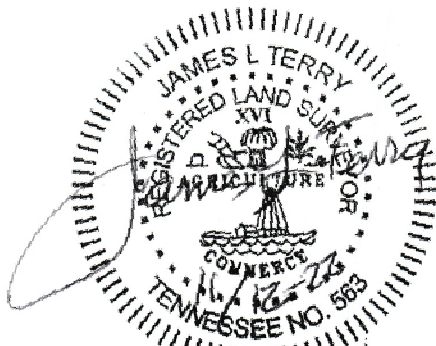
- SURVEYOR'S NOTES**
- NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY, AND IS SHOWN IN THE AREA ZONE X AS SAID PROPERTY SHOWS ON FEMA FIRM MAP NUMBER 47037C0229H ON FLOOD INSURANCE RATE MAPS FOR NASHVILLE, DAVIDSON COUNTY, TN EFFECTIVE DATE 4/5/2017
 - THIS SURVEY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD WITHOUT BENEFIT OF FACTS AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT, FULL OR ACCURATE SEARCH MAY REVEAL. NO INVESTIGATION OF INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE HAS OCCURRED. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENT(S) NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.
 - THE UTILITY INFORMATION SHOWN WAS TAKEN FROM ACTUAL FIELD EVIDENCE, UTILITY AGENCY RECORDS, OR ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN, OR MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED IN REGARD TO THE UTILITY LOCATION SHOWN HEREON. THE OWNER(S) AND CONTRACTOR(S) SHOULD ASSUME RESPONSIBILITY TO VERIFY UTILITY EXISTENCE, SIZE, LOCATION, DEPTH AND AVAILABILITY OF SERVICE, AND BE SOLELY RESPONSIBLE FOR CONTACTING THE UTILITY LOCATION SERVICE PRIOR TO COMMENCING CONSTRUCTION.
 - BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD83)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1: 10,000 AND IS IN COMPLIANCE WITH THE CURRENT "TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYING".

James L. Terry
JAMES L. TERRY, TN PLS# 563

DATE: 11/12/2022



TOPOGRAPHIC & BOUNDARY SURVEY			
2840 BUENA VISTA PIKE PROPERTY			
PARCEL ID: 07002003400			
NASHVILLE	DAVIDSON COUNTY	TENNESSEE	
		GAM ENGINEERING, INC. Civil Engineering & Land Surveying "Solutions for a Greener Environment" 102 HAZEL PATH, CONCORD BUILDING, SUITE 6 OFFICE F, HENDERSONVILLE, TN 37075 PHONE: 615-348-8282	
SCALE: 1"=20'	DRAWN BY GMC CHECKED BY JLT	DATE 11/12/2022 JOB NO. 22-122	DRAWING NO. 1 OF 1

