

**EROSION CONTROL & GRADING NOTES**

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 130 POUNDS PER 1000 SQUARE FEET OF 8-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TOP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

**PUBLIC WORKS NOTES**

- 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.

**WATER & SEWER NOTES**

- 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.

**Property Information**  
 1716 Greenwood Ave  
 Nashville, Tennessee 37206  
 3.27 Total Acres  
 Council District 6 (Peter Westerholm)

**Owners of Record**  
 Greenwood Village, LLC  
 1716 Greenwood Ave  
 Nashville, Tennessee 37206

**Developer**  
 Clay Haynes  
 335 W. Main St  
 Gallatin, Tennessee 37066  
 Phone: 452.7500  
 Email: clay@haynesrealtors.com

**Civil Engineer**  
 Dale & Associates  
 516 Heather Place  
 Nashville, Tennessee 37204  
 Contact: Michael Garrigan, PE  
 Phone: 615.297.5166  
 Email: michael@daleandassociates.net

**LANDSCAPE NOTES**

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

**STANDARD SP NOTES**

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF THE MIXED USE DEVELOPMENT AS SHOWN HEREIN.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 79-840 & 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 47037C0228F DATED APRIL 20, 2001.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS 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" CMP).
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNOCUMBERED 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 UNIT.
- 10) SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTER AND RECYCLING PADS.
- 11) OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME OR A SUBDIVISION APPROVED BY THE METRO PLANNING COMMISSION, WITH A MINIMUM LOT SIZE OF 1,000 SQUARE FEET.
- 12) 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 INCREASES 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.
- 13) 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 RM15-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 14) 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.

**GENERAL PLAN CONSISTENCY NOTE**

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN SUBAREA #6 OF THE EAST NASHVILLE COMMUNITY PLAN. THE PROPOSED LAND USE POLICY IS A T4 URBAN NEIGHBORHOOD CENTER POLICY (T4 NC). THE PRIMARY GOAL OF THE T4 NC POLICY IS TO PRESERVE, ENHANCE AND CREATE URBAN NEIGHBORHOODS WITH A MIXTURE OF USES. THE POLICY ALSO SEEKS AN ENHANCED PEDESTRIAN EXPERIENCE. THIS POLICY AREA IS TYPICALLY LOCATED AT PROMINENT INTERSECTIONS SUCH AS THE INTERSECTION OF GREENWOOD AVENUE AND CHAPEL AVENUE.

AS PROPOSED, THIS SPECIFIC PLAN WILL PROVIDE FOR THE INTENDED MIXTURE OF USES. THIS SPECIFIC PLAN DISTRICT WILL INCLUDE BOTH RESIDENTIAL USES AS WELL AS OFFICE AND RESTAURANT/RETAIL USES, ALL WITHIN AT LEAST A FIVE MINUTE WALKING DISTANCE OF THE SURROUNDING RESIDENTIAL AREA, AS NOTED IN THE COMMUNITY CHARACTER MANUAL FOR THE T4 NC POLICY AREA. FURTHER, BY MAINTAINING AND IMPROVING EXISTING HISTORICAL STRUCTURES LOCATED ON THE SITE, THIS SPECIFIC PLAN DISTRICT AS PROPOSED WILL ENHANCE THE SITE AND THE SURROUNDING COMMUNITY BY MAINTAINING A PROMINENT, IMPORTANT FEATURE FOR THE COMMUNITY AND INTRODUCING A MIXTURE OF USES INTO A STRUCTURE WORTHY OF CONSERVATION. FINALLY, AS CALLED FOR BY THE T4 NC POLICY, THE DEVELOPMENT AS PROPOSED BY THIS SPECIFIC PLAN DISTRICT WILL NOT ENCRUCH INTO THE SURROUNDING COMMUNITY BEYOND THE CORNER PARCEL. INSTEAD, THE DEVELOPMENT WILL ENHANCE THE STREETScape AT THE PROMINENT INTERSECTION IT ADDRESSES.

**ARCHITECTURAL NOTES**

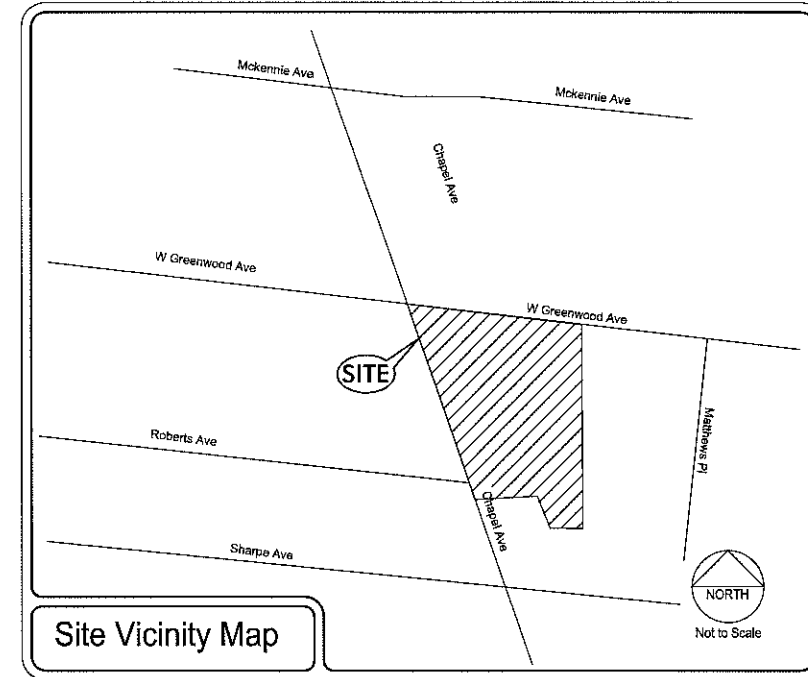
- BUILDING ELEVATIONS FOR ALL STREET FACADES SHALL BE PROVIDED WITH THE FINAL SITE PLAN. THE FOLLOWING STANDARDS SHALL BE MET:
- A. BUILDING FACADES FRONTING A STREET AND COURTYARD SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
  - B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER.
  - C. EIFS AND VINYL SIDING SHALL BE PROHIBITED.
  - D. FINISHED GROUND FLOORS AND PORCHES SHALL BE ELEVATED A MINIMUM OF 18 INCHES TO A MAXIMUM OF 36 INCHES FROM THE ABUTTING AVERAGE GROUND ELEVATION.
  - E. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.

**HOME OCCUPATION STANDARDS**

- 1) THE HOME OCCUPATION SHALL BE CONDUCTED IN A DWELLING UNIT OR ACCESSORY BUILDING BY ONE OR MORE OCCUPANTS OF THE DWELLING UNIT. CLIENTS MAY BE SERVED ON THE PROPERTY BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. ONLY. NO MORE THAN ONE CLIENT SHALL BE PERMITTED ON THE PROPERTY AT ANY ONE TIME. NO MORE THAN ONE PART-TIME OR FULL-TIME EMPLOYEE NOT LIVING WITHIN THE DWELLING MAY WORK AT THE HOME OCCUPATION LOCATION.
- 2) THE HOME OCCUPATION SHALL NOT OCCUPY MORE THAN TWENTY PERCENT OF THE TOTAL FLOOR AREA OF THE PRINCIPAL STRUCTURE AND IN NO EVENT MORE THAN FIVE HUNDRED SQUARE FEET OF FLOOR AREA.
- 3) THE HOME OCCUPATION SHALL BE ADVERTISED BY A DISPLAY SIGN THAT IS NO LARGER THAN ONE SQUARE FOOT. DISPLAY SIGNS SHALL NOT BE ILLUMINATED AND MUST MEET ALL SIGN MATERIAL REQUIREMENTS OF THE SPECIFIC PLAN.
  - a. WOULD BE USED FOR PURELY DOMESTIC OR HOUSEHOLD PURPOSES;
  - b. IS LOCATED ENTIRELY WITHIN THE DWELLING UNIT OR ACCESSORY BUILDING AND CANNOT BE SEEN, HEARD OR SMELLED FROM OUTSIDE THE DWELLING UNIT OR ACCESSORY BUILDING AND HAS AN AGGREGATE WEIGHT OF LESS THAN FIVE HUNDRED POUNDS; AND;
  - c. DOES NOT INTERFERE WITH RADIO AND TELEVISION RECEPTION ON NEIGHBORING PROPERTIES;
- 4) THE USE OF MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE PERMITTED IN CONNECTION WITH A HOME OCCUPATION PROVIDED SUCH EQUIPMENT:
  - a. WOULD BE USED FOR PURELY DOMESTIC OR HOUSEHOLD PURPOSES;
  - b. IS LOCATED ENTIRELY WITHIN THE DWELLING UNIT OR ACCESSORY BUILDING AND CANNOT BE SEEN, HEARD OR SMELLED FROM OUTSIDE THE DWELLING UNIT OR ACCESSORY BUILDING AND HAS AN AGGREGATE WEIGHT OF LESS THAN FIVE HUNDRED POUNDS; AND;
  - c. DOES NOT INTERFERE WITH RADIO AND TELEVISION RECEPTION ON NEIGHBORING PROPERTIES;
  - d. ALL FLAMMABLE OR COMBUSTIBLE COMPOUNDS, PRODUCTS OR MATERIALS SHALL BE MAINTAINED AND UTILIZED IN COMPLIANCE WITH FIRE CODE NFPA-30.
- 5) THE STORAGE OF MATERIALS OR GOODS SHALL BE PERMITTED IN CONNECTION WITH A HOME OCCUPATION PROVIDED SUCH STORAGE COMPLIES WITH THE FOLLOWING STANDARDS:
  - a. ALL MATERIALS OR GOODS SHALL BE STORED COMPLETELY WITHIN THE SPACE DESIGNATED FOR HOME OCCUPATION ACTIVITIES.
  - b. ONLY THOSE MATERIALS OR GOODS THAT ARE UTILIZED OR PRODUCED IN CONNECTION WITH THE HOME OCCUPATION MAY BE STORED WITHIN THE DWELLING UNIT OR ACCESSORY BUILDING.
  - c. ALL MATERIALS OR GOODS SHALL BE STORED COMPLETELY WITHIN THE DWELLING UNIT OR ACCESSORY BUILDING.
  - d. ALL FLAMMABLE OR COMBUSTIBLE COMPOUNDS, PRODUCTS OR MATERIALS SHALL BE MAINTAINED AND UTILIZED IN COMPLIANCE WITH FIRE CODE NFPA-30.
- 6) EXTERNAL STRUCTURAL ALTERATIONS NOT CUSTOMARY IN RESIDENTIAL BUILDINGS SHALL NOT BE PERMITTED.
- 7) OFFENSIVE NOISE, VIBRATION, SMOKE, DUST OR OTHER PARTICULATE MATTER, ODOROUS MATTER, HEAT, HUMIDITY, GLARE OR OTHER OBJECTIVE EFFECTS SHALL NOT BE PERMITTED.
- 8) THE MANUFACTURE OF REPAIR OR TRANSPORTATION EQUIPMENT SHALL NOT BE PERMITTED AS A HOME OCCUPATION.
- 9) VEHICLES ASSOCIATED WITH THE HOME OCCUPATION SHALL BE LIMITED TO ONE VEHICLE WITH A MAXIMUM AXLE LOAD CAPACITY OF ONE AND ONE-HALF TONS.

**SIGNAGE STANDARDS**

PERMITTED SIGNS ARE TO INCLUDE THE FOLLOWING:  
 TWO (2) - "GREENWOOD VILLAGE" MONUMENT SIGNS NO LARGER THAN 16 SQUARE FEET. MONUMENT SIGNS NOT TO EXCEED SIX FEET IN HEIGHT.  
 FOUR (4) - TENANT SPECIFIC SIGNS NO LARGER THAN TEN SQUARE FEET TOTAL.  
 FOUR (4) - TENANT SPECIFIC SIGNS NO LARGER THAN FOUR SQUARE FEET TOTAL.  
 SIGNS SHALL BE COMPOSED OF WOOD, METAL, OR SIMILAR COMPOSITE PAINTED MATERIAL.  
 ALL SIGNS SHALL BE APPROVED BY THE DEVELOPER OR REPRESENTATIVES OF THE GREENWOOD VILLAGE OWNERS ASSOCIATION TO BE APPROPRIATE WITHIN THE HISTORIC CONTEXT OF THE PROPERTY.  
 SIGNS SHALL NOT BE BACKLIT, NEON, OR HAVE ANY FLASHING ELEMENTS.



**SPECIFIC PLAN DEVELOPMENT SUMMARY**

USE	MULTIFAMILY (SINGLE FAMILY DWELLINGS)/ RESTAURANT/ OFFICE
PROPERTY ZONING R6 (UZO)	SURROUNDING ZONING R6 (UZO)
MINIMUM LOT SIZE	NOT APPLICABLE
PROPOSED USES	18,000 SQ. FT. - GENERAL OFFICE 3,000 SQ. FT. - RETAIL (4) RESIDENTIAL LOFTS (1) DETACHED RESIDENTIAL UNITS PERMITTING A LIMITED HOME OCCUPATION USE ALL USES PERMITTED UNDER MUL ZONING
FAR	0.80 MAXIMUM
ISR	0.70 MAXIMUM/ 0.50 PROPOSED
STREET YARD SETBACK:	REFER TO PLAN
REAR YARD	5' MEASURED FROM SOUTH PROPERTY LINE
HEIGHT STANDARDS	2.5 STORIES MAX. (SEE SUBMITTED ELEVATIONS)
<b>PARKING AND ACCESS</b>	
RAMP LOCATION AND NUMBER	UNIT ACCESS VIA CHAPEL AND GREENWOOD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	±5' EAST TO DRIVEWAY ALONG GREENWOOD
DISTANCE TO INTERSECTION	SITE IS LOCATED AT AN INTERSECTION
REQUIRED PARKING	SEE SUMMARY (THIS SHEET)
PARKING PROPOSED	SEE SUMMARY (THIS SHEET)
*NOTE: SPECIFIC ENCRUCHMENTS PERMITTED BY SP: (NOT TO ENCRUCH INTO RIGHT OF WAY)	
	6 FT - COVERED PORCHES 2 FT - BAY WINDOWS 6 FT - STOOPS & BALCONIES

**PARKING SUMMARY**

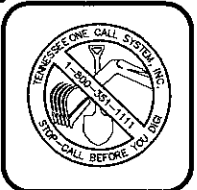
USE	SQUARE FOOTAGE	LUZO PARKING REQUIREMENT
OFFICE	15,000 SQ FT	26 COMPLIANT STALLS
RETAIL	3,000 SQ FT	5 COMPLIANT STALLS
RESTAURANT	3,000 SQ FT	13 COMPLIANT STALLS
RESIDENTIAL LOFTS	4 (1 BEDROOM)	4 COMPLIANT STALLS
DETACHED RESIDENTIAL	11 (2/3 BEDROOM)	22 COMPLIANT STALLS
70 TOTAL REQUIRED PRIOR TO ADJUSTMENT. 10% REDUCTION (PEDESTRIAN ACCESS) + 10% (TRANSIT) = 566 TOTAL REQUIRED		
<b>PROPOSED PARKING</b>		
ONSITE 60 DEGREE (6.5 X 18) W/ 16' DRIVE AISLE	14 TOTAL	
ONSITE 90 DEGREE (6.5 X 18) W/ 24' DRIVE AISLE	43 TOTAL	
ONSTREET PARKING (8 X 23) CHAPEL AVE	11 TOTAL (50% COUNT TOWARDS REQUIREMENT)	
ONSTREET PARKING (8 X 23) GREENWOOD AVE	11 TOTAL (50% COUNT TOWARDS REQUIREMENT)	
79 TOTAL SPACES PROVIDED	68 TOTAL CODE COMPLIANT STALLS PROVIDED	

**Sheet Schedule**

- 1 C1.0 Notes & Project Standards
  - 2 C2.0 Ex. Conditions & Layout
  - 3 C3.0 Utilities & Landscape
- Notes & Project Standards

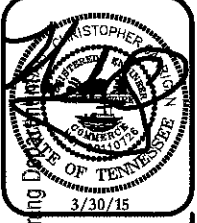
**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

Nashville & Davidson County  
 JUN 01 2015  
 Metropolitan Planning Department  
 STATE OF TENNESSEE  
 3/30/15



REVISIONS:  
 March 2015  
 MPC Comments  
 April 2015  
 MPC Comments  
 Preparation Date: Feb. 2015

**Greenwood Village**  
 Preliminary Specific Plan  
 Being Parcel 274 on Tax Map 82-03  
 Nashville, Davidson County, Tennessee



MPC Case Number  
 2015SP-040-001  
 D&A Project #14040  
 Greenwood Village

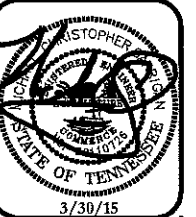
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 Sheet 1 of 3



REVISIONS:  
 March 2015  
 MPC Comments  
 April 2015  
 MPC Comments

Preparation Date: Feb. 2015

**Greenwood Village**  
 Preliminary Specific Plan  
 Being Parceled 274 on Tax Map 82-03  
 Nashville, Davidson County, Tennessee



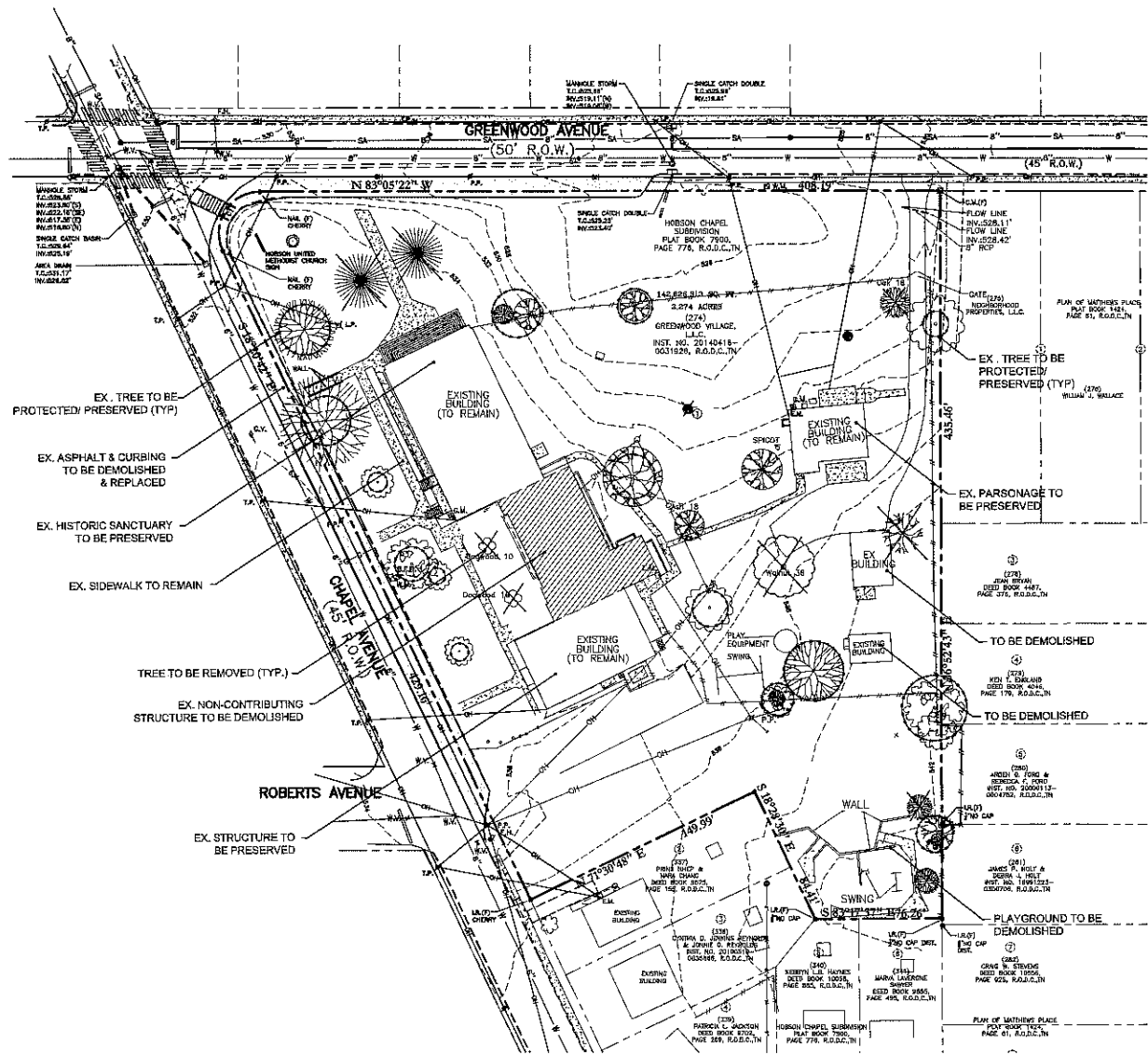
3/30/15

**Dale & Dale Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

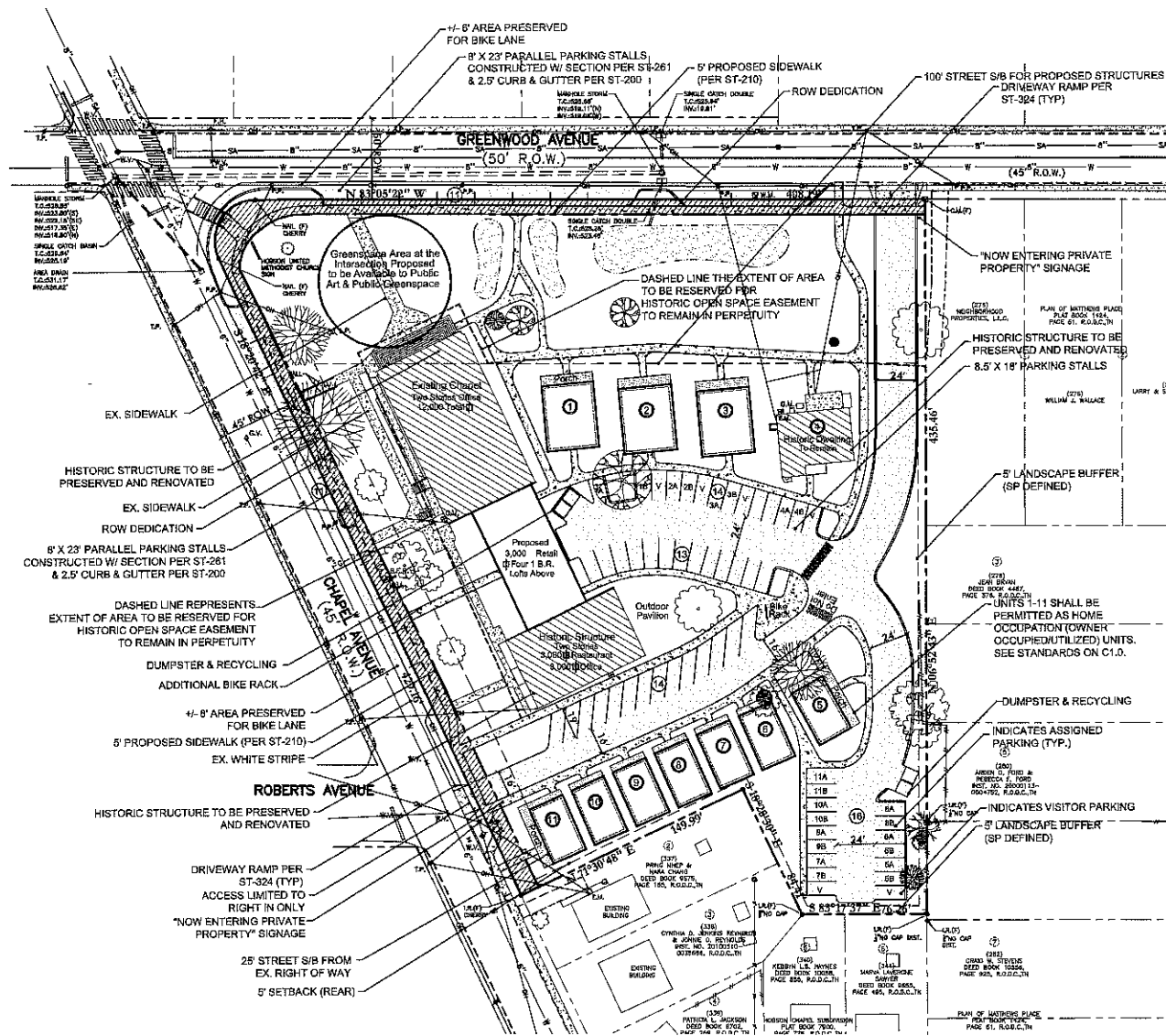
MPC Case Number  
 2015SP-040-001

D&A Project #14040  
 Greenwood Village

**C2.0**  
 Sheet 2 of 3



Existing Conditions (1"=50')



Proposed Layout (1"=50')

SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY (SINGLE FAMILY DWELLINGS)/ RESTAURANT/ OFFICE
PROPERTY ZONING	R6 (UZO) SURROUNDING ZONING R6 (UZO)
MINIMUM LOT SIZE	NOT APPLICABLE
PROPOSED USES	15,000 SQ. FT. - GENERAL OFFICE 3,000 SQ. FT. - RETAIL 3,000 SQ. FT. - OFFICE (4) RESIDENTIAL LOFTS (11) DETACHED RESIDENTIAL UNITS PERMITTING A LIMITED HOME OCCUPATION USE
FAR	0.80 MAXIMUM
ISR	0.70 MAXIMUM/ 0.50 PROPOSED
STREET YARD SETBACK:	REFER TO PLAN
REAR YARD	5' MEASURED FROM SOUTH PROPERTY LINE
HEIGHT STANDARDS	2.5 STORIES MAX. (SEE SUBMITTED ELEVATIONS)
<b>PARKING AND ACCESS</b>	
RAMP LOCATION AND NUMBER	UNIT ACCESS VIA CHAPEL AND GREENWOOD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	±5' EAST TO DRIVEWAY ALONG GREENWOOD
DISTANCE TO INTERSECTION	SITE IS LOCATED AT AN INTERSECTION
REQUIRED PARKING	SEE SUMMARY (THIS SHEET)
PARKING PROPOSED	SEE SUMMARY (THIS SHEET)
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: (NOT TO ENCR OACH INTO RIGHT OF WAY)	6 FT - COVERED PORCHES 2 FT - BAY WINDOWS 6 FT - STOODS & BALCONIES

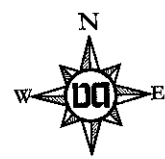
**Property Information**  
 1716 Greenwood Ave  
 Nashville, Tennessee 37206  
 3.27 Total Acres  
 Council District 6 (Peter Westerholm)

**Owners of Record**  
 Greenwood Village, LLC  
 1716 Greenwood Ave  
 Nashville, Tennessee 37206

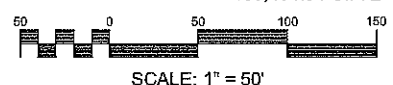
**Developer**  
 Clay Haynes  
 335 W. Main St  
 Goodlettsville, Tennessee 37066  
 Phone: 452.7500  
 Email: clay@haynesrealtors.com

**Civil Engineer**  
 Dale & Associates  
 516 Heather Place  
 Nashville, Tennessee 37204  
 Contact: Michael Garrigan, PE  
 Phone: 615.297.5166  
 Email: michael@daleandassociates.net

PARKING SUMMARY		
USE	SQUARE FOOTAGE	UZO PARKING REQUIREMENT
OFFICE	15,000 SQ FT	26 COMPLIANT STALLS
RETAIL	3,000 SQ FT	5 COMPLIANT STALLS
RESTAURANT	3,000 SQ FT	13 COMPLIANT STALLS
RESIDENTIAL LOFTS	4 (1 BEDROOM)	4 COMPLIANT STALLS
DETACHED RESIDENTIAL	11 (2/3 BEDROOM)	22 COMPLIANT STALLS
70 TOTAL REQUIRED PRIOR TO ADJUSTMENT. 10% REDUCTION (PEDESTRIAN ACCESS) + 10% (TRANSIT) = 56 TOTAL REQUIRED		
PROPOSED PARKING		
ONSITE 60 DEGREE (8.5 X 19) W/ 16' DRIVE AISLE	14 TOTAL	
ONSITE 90 DEGREE (8.5 X 18) W/ 24' DRIVE AISLE	43 TOTAL	
ONSTREET PARKING (8 X 23) CHAPEL AVE	11 TOTAL (50% COUNT TOWARDS REQUIREMENT)	
ONSTREET PARKING (8 X 23) GREENWOOD AVE	11 TOTAL (50% COUNT TOWARDS REQUIREMENT)	
79 TOTAL SPACES PROVIDED	68 TOTAL CODE COMPLIANT STALLS PROVIDED	



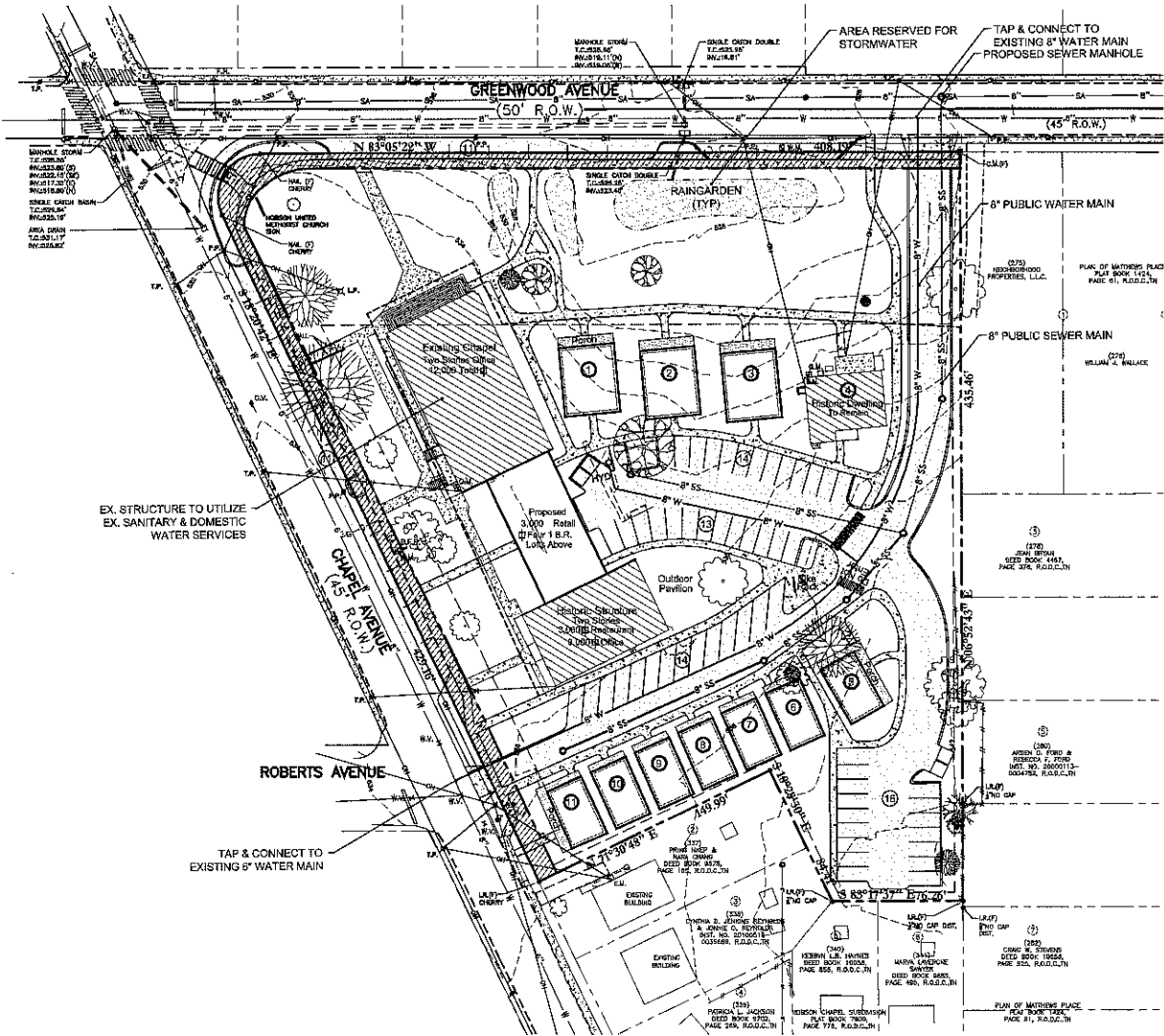
TOTAL EXISTING AREA = 3.27 ACRES ±  
 = 142,626.31 S.F. ±  
 ROW DEDICATION AREA = 9,132 S.F. ±  
 TOTAL PROPOSED AREA = 3.06 ACRES ±  
 = 133,494.31 S.F. ±



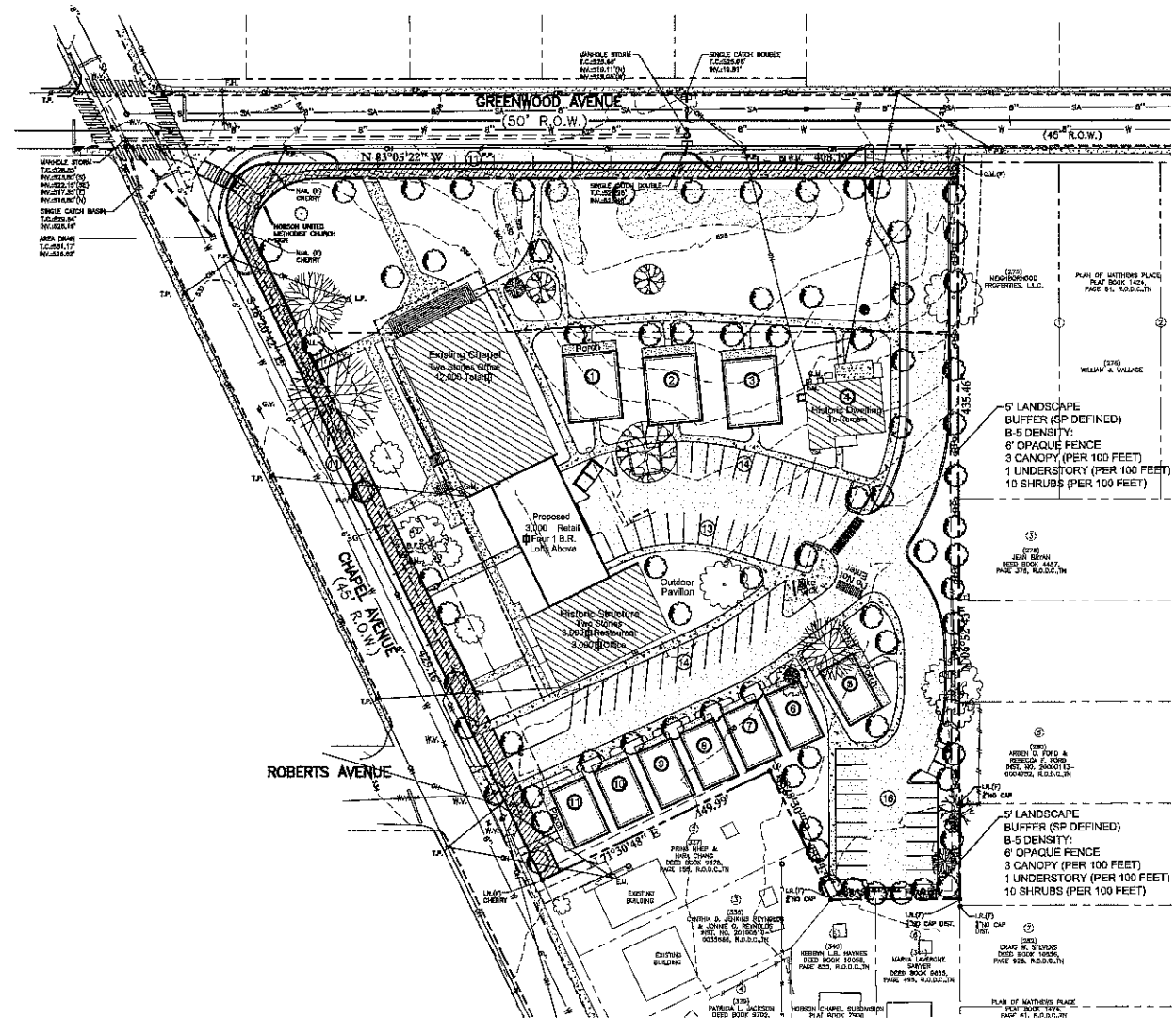
**Ex. Conditions & Layout**

**Dale & Dale Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166



Grading, Drainage, & Utilities (1"=50')



Landscape Plan (1"=50')

### WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT 6220 CF OF WQV STORAGE WILL BE REQUIRED & CONCEPTUALLY WILL BE PROVIDED IN THE PROPOSED POCKET RAIN GARDENS/BIORETENTION BASINS (80% TSS BMP) SHOWN ON THIS PLAN.

PRELIMINARY DESIGN PROPOSES A RAIN GARDEN OR BIORETENTION BASINS MEET THE WATER QUANTITY OR PRE/POST DETENTION RELEASE RATE REQUIREMENTS..

### PRE/POST CALCULATIONS

**PRE-DEVELOPMENT**  
 TOTAL SITE AREA = 3.27 ACRES  
 PRE-DEVELOPED IMPERVIOUS = 0.52 AC @ 98  
 PRE-DEVELOPED GRASS = 2.75 AC @ 69  
 COMPOSITE CN = 73.6

**POST-DEVELOPMENT**  
 TOTAL SITE AREA = 3.27 ACRES  
 POST-DEVELOPED IMPERVIOUS = 1.64 AC @ 98  
 POST-DEVELOPED GRASS = 1.63 AC @ 69  
 COMPOSITE CN = 83.5

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ONSITE MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED RAIN GARDENS

### STORMWATER NOTES

- 1) THE SOIL TYPES FOR THIS SITE ARE MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL.
- 3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

### TREE DENSITY NOTES

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

TREE DENSITY UNITS:

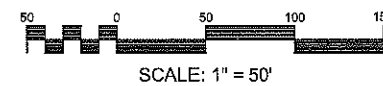
3.27 AC - 0.54 AC = 2.73 AC x 14 = 38.22 TDU's REQ'D  
 78 PROPOSED 2" CALIPER TREES = 39 TDU PROV.  
 (NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)  
 \*TDU EXCEEDED

### UTILITY NOTES

- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.



TOTAL EXISTING AREA = 3.27 ACRES ±  
 = 142,626.31 S.F. ±  
 ROW DEDICATION AREA = 9,132 S.F. ±  
 TOTAL PROPOSED AREA = 3.06 ACRES ±  
 = 133,494.31 S.F. ±



SCALE: 1" = 50'

### Utilities & Landscape



REVISIONS:  
 March 2015 MPC Comments  
 April 2015 MPC Comments

Preparation Date: Feb. 2015

**Greenwood Village**  
 Preliminary Specific Plan  
 Being Parcel 274 on Tax Map 82-03  
 Nashville, Davidson County, Tennessee



3/30/15

**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

MPC Case Number  
 2015SP-040-001

D&A Project #14040  
 Greenwood Village

**C3.0**  
 Sheet 3 of 3

516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166