PLAN CONSISTENCY

The property in question is contained within Subarea 6: Bellevue Community Structure Plan. The Structure Plan presents the land use policy for the community. It provides parcel-specific information about the type of development envisioned on the property. All boundaries of the Structure Plan areas are intended to be definitive lines that are subject to being modified only by amendment. These boundaries consist mainly of lot and property lines, centerlines of public and railroad right of-way, steep slope areas, or other easily identifiable features.

The Community Plan containing the studied property indicates that the area falls within the Residential Low to Medium (RLM) Land Use Policy.

Residential Low-Medium Density, RLM, is designed to accomodate residential development within a density range of about two to four dwelling units per acre. Application of RLM policy to provide opportunities for growth should be in areas that are adjacent to existing development and are in the path of urban expansion and the extention of support services, particularly sewers. Generally, local collector roads provide RLM areas wtih adequate capacity for internal circulaiton and access to a major street system. Isolated, undeveloped areas that are next to existing Low-Medium density residential uses and derive primary access through the residential area should be included in the area designated RLM.

SP DEVELOPMENT STANDARDS	
DESCRIPTION	SP ZONE (R15 EXISTING)
EXISTING USES	VACANT
PROPOSED USES PROPOSED # UNITS	SINGLE FAMILY ATTACHED – 115 UNITS
PROPOSED DENSITY	2.92 UNITS PER ACRE
SITE AREA	39.34 ACRES±; 1,714,042 S.F. ±
OPEN AREA	1,321,224 SF; 30.33 ACRES
% OPEN AREA	77%
FAR	0.60 MAX./0.13 PROPOSED
FRONT SETBACK	SAWYER BROWN ROAD
	70 FEET FROM CENTERLINE OF R.O.W.
REAR SETBACK	40'
SIDE SETBACK	5'
ISR	0.15
BUILDING AREA	129,000 S.F. BUILDING FOOTPRINTS
ROADS & PAVEMENT AREA	160,000 S.F. PAVEMENT OF ROADS & WALKS
COMMON AREA	65,000 S.F
BUILDING HEIGHT	3 STORIES MAX
PARKING REQUIRED	230 SPACES (2 SPACE PER UNIT)
PARKING PROVIDED	257 SPACES

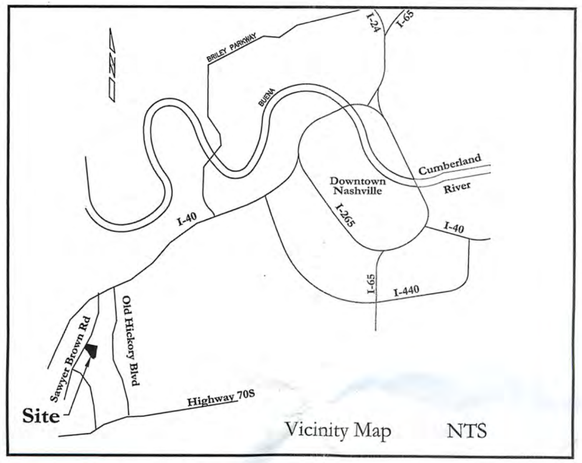
NOTE:
A PRELIMINARY GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED TO INSURE THE FEASIBILITY OF THIS PROPOSAL. THIS PLAN HAS BEEN MODIFIED TO INDICATE PLACEMENT OF ROADWAYS AND BUILDINGS WITH GRADING TO STABLE SOILS AND PLACEMENT OF ENGINEERED FILL. PRIOR TO ANY CONSTRUCTION A DETAILED GEOTECHNICAL REPORT WILL BE SUBMITTED WITH FINAL SP PLANS.

Bluffs on Sawyer Brown

A Specific Plan (SP) District

SP # 2008SP-009G-06

Being Parcel 45 On Tax Map 128
Nashville, Davidson County, Tennessee
January 31, 2008



Vicinity Map NTS

Sheet Schedule

1 C0.0 Cover Sheet
2 C1.0 Existing Conditions
3 C2.0 SP Layout & Utility Plan
4 C3.0 Grading & Drainage Plan
5 C4.0 Architectural Details & Standards
6 C5.0 Conceptual Landscape Plan

SPECIFIC PLAN APPROVAL
☒ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in ☐ FULL, ☒ CONDITIONAL, compliance with the SP provisions of the Metropolitan Zoning Ordinance.
Conditions see minutes
By [signature] MPC Date 4/24/08
Metropolitan Planning Commission

Development Summary

ERIC CRAFTON
COUNCILMANIC DISTRICT – 22nd
TAX MAP – 128
PARCEL – 45
ADDRESS: 0 SAWYER BROWN RD
NASHVILLE, TN 37221

OWNER OF RECORD
HODGES & SON, INC.
8045 SAWYER BROWN RD.
NASHVILLE, TN 37221

APPLICANT – HODGES & SON, INC.
CONTACT PERSON – DANNIE HODGES
ADDRESS – 8045 SAWYER BROWN RD.
NASHVILLE, TN 37221
PHONE: (615) 533-3232

PLAN PREPARATION DATE – 1/31/08
SCALES USED – 1"=100'

ENGINEER
DALE & ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
(615) 297-5166
(615) 269-7905 FAX
CONTACT PERSON – KEVIN ESTES, PE

THIS PROPERTY IS SHOWN IN ZONE 'X' AND OUTSIDE THE 100-YR FLOODPLAIN AS SHOWN ON FEMA MAP 47037C0308F DATED APRIL 20, 2001.

NOTE:
SITE DISTANCE HAS BEEN FIELD VERIFIED TO BE IN EXCESS OF 500' IN BOTH DIRECTIONS AT THE EDGE OF PAVEMENT AT THE PROPOSED ENTRANCE ROAD.

PURPOSE:

TO CREATE A SPECIFIC PLAN DISTRICT (SP) AS REQUIRED TO ALLOW THE CONSTRUCTION OF 115 ARCHITECTURALLY CONTROLLED SINGLE FAMILY ATTACHED UNITS

NOTES:

1.) THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.23, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).

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 IS SHOWN IN ZONE 'X' AND OUTSIDE THE 500-YR FLOODPLAIN AS SHOWN ON FEMA MAP 47037C0308F DATED APRIL 20, 2001.

4.) THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL UNIT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION

5.) ALL SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS' SIDEWALK DESIGN STANDARDS.

6.) WHEELCHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.

7.) BUILDING SETBACKS SHALL BE PER THIS SPECIFIC PLAN

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

9.) PER FIRE MARSHAL NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FT. FROM A FIRE HYDRANT VIA AN AN APPROVED HARD SURFACED ROAD. METRO ORDINANCE 095-1541 SECTION 1568.020 B. FIRE MAINS SHALL BE LARGE ENOUGH TO FLOW REQUIRED FIRE FLOW. MAINS OVER 600FT. IN LENGTH SHOULD BE INCREASED TO THE NEXT SIZE LARGER IN DIAMETER.

10.) ANY APPROVALS ARE SUBJECT TO PUBLIC WORKS' APPROVAL OF THE CONSTRUCTION PLANS. FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON FIELD CONDITIONS

11.) PROJECT TO BE COMPLETED IN ONE PHASE:
PHASE 1: 2008

12.) HARPETH VALLEY UTILITIES DISTRICT SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

13.) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" CMP.

14.) 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 RM4 ZONING DISTRICT EFFECTIVE AT THE DATE OF THE BUILDING PERMIT.

15.) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE

16.) SOLID WASTE PLAN IS TO CONTAIN SIX DUMPSTERS (8 CY EACH) IN THREE LOCATIONS IN ORDER TO ACCOMODATE ALL SOLID WASTE. DUMPSTERS TO BE PROVIDED AS SHOWN FOR PRIVATE PICK-UP.

17.) ALL NES CONDITIONS TO BET ON FINAL SP APPROVAL.

18.) FINAL CONSTRUCTION PLANS SHALL SHOW ADEQUATE SITE DISTANCE ALONG SAWYER BROWN ROAD IS PROVIDED PER AASHTO MINIMUM STANDARDS.

KEVIN D. ESTES REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

NASHVILLE & DAVIDSON COUNTY
APR 16 2008
METROPOLITAN PLANNING DEPARTMENT

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

PROJECT # 08010
Bluffs on Sawyer Brown
SP #
C0.0
1 OF 6

SP_2008SP-009G-06

PROPERTY OWNER:
HODGES & SON, INC.
CONTACT: DANNIE HODGES
8045 SAWYER BROWN RD.
NASHVILLE, TN 37221
PH: (615) 533-3232

FLOOD NOTE:
THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD ZONE AS IDENTIFIED BY FEMA MAP 47037C0308F. DATED APRIL 20, 2001

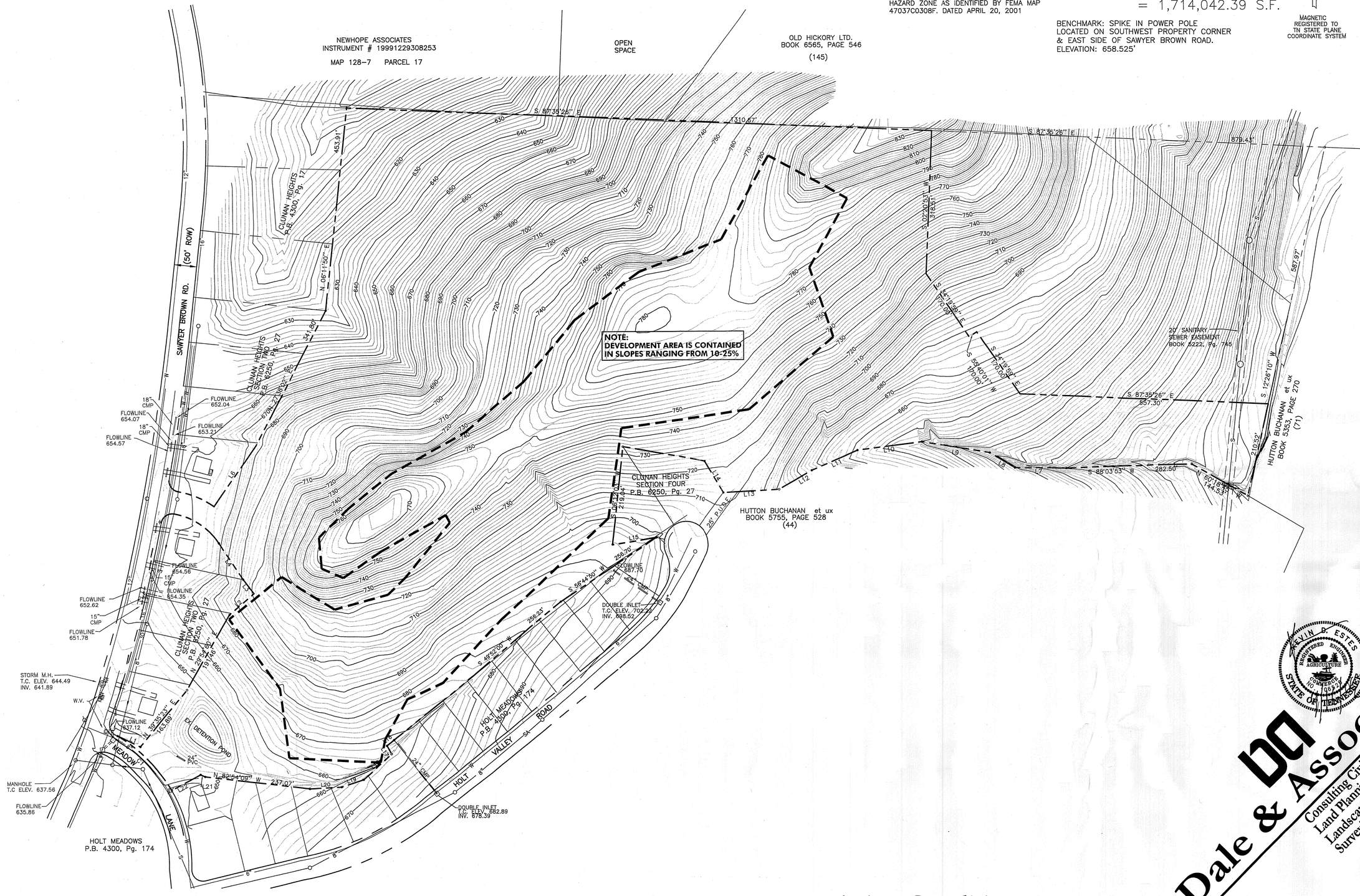
100' 0 100' 200' 300'

Scale 1" = 100'

SITE AREA = 39.34 ACRES±
= 1,714,042.39 S.F.

BENCHMARK: SPIKE IN POWER POLE LOCATED ON SOUTHWEST PROPERTY CORNER & EAST SIDE OF SAWYER BROWN ROAD. ELEVATION: 658.525'

MAGNETIC REGISTERED TO TN STATE PLANE COORDINATE SYSTEM



Existing Conditions

REVISIONS:

DATE: April 2008

Bluffs on Sawyer Brown

A Specific Plan District
Tax Map 128, Parcel 45
Nashville, Davidson County, Tennessee

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 06528
STATE OF TENNESSEE

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

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

PROJECT # 08010
Bluffs on Sawyer Brown
SP #

C1.0

2 OF 6

PROPERTY OWNER:
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CONTACT: DANNIE HODGES
8045 SAWYER BROWN RD.
NASHVILLE, TN 37221
PH: (615) 533-3232

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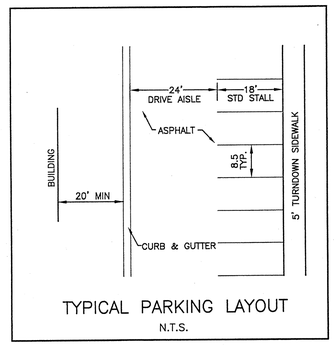
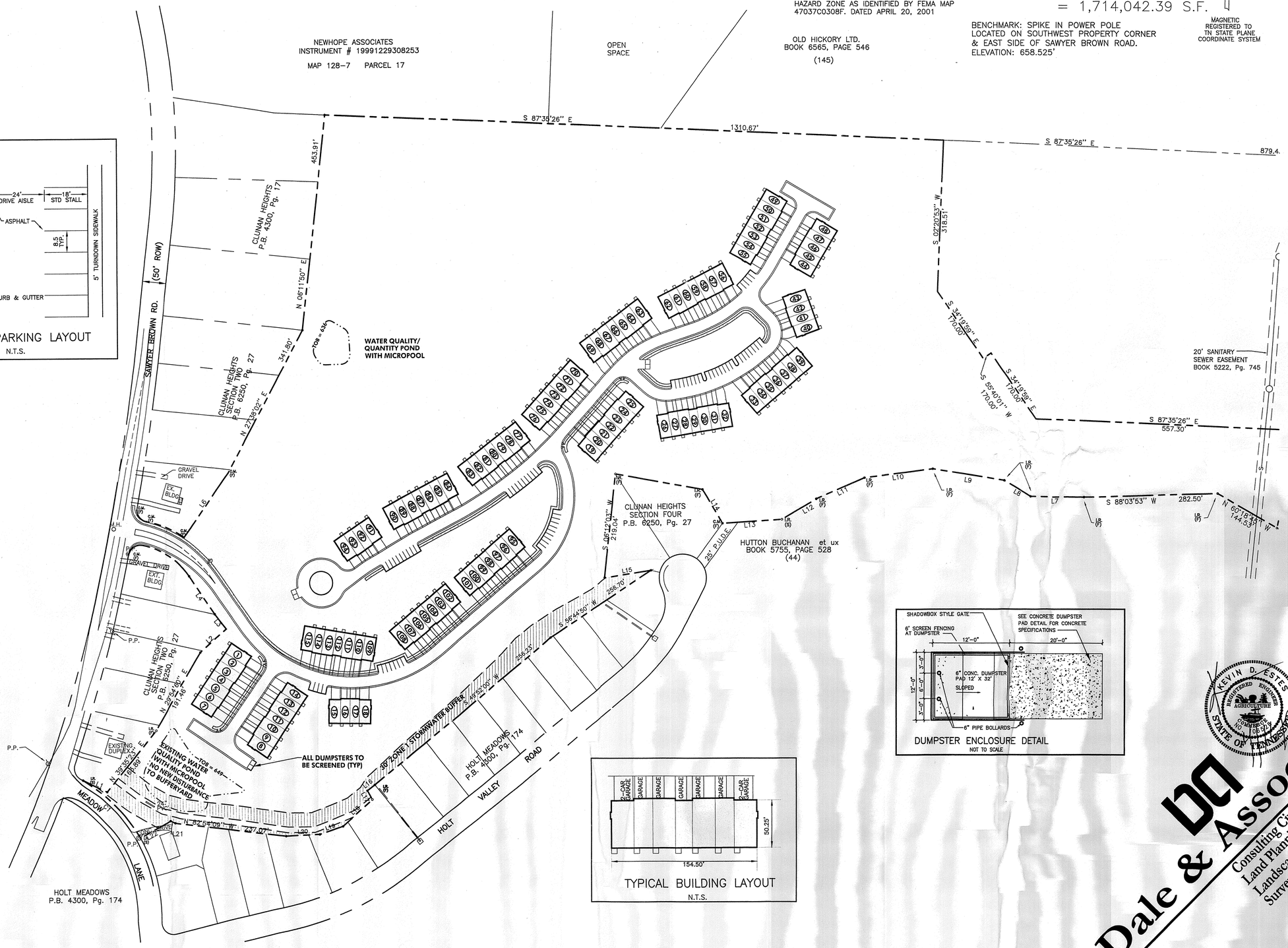


TYPICAL PARKING LAYOUT
N.T.S.



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

TYPICAL BUILDING LAYOUT
N.T.S.

SP Layout Plan and Utility Plan

REVISIONS:

DATE: April 2008

Bluffs on Sawyer Brown

A Specific Plan District
Tax Map 128, Parcel 45
Nashville, Davidson County, Tennessee

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 106579
STATE OF TENNESSEE

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

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

PROJECT # 08010
Bluffs on Sawyer Brown
SP #

C2.0

3 OF 6

EROSION & 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 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED.

3. EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-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 THE BEGINNING OF 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 SUBCONTRACTORS, 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 DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION FOR HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE LAWS AND ORDINANCES OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.

14. FINAL STABILIZATION OF SITE SHALL BE ACHIEVED PRIOR TO REMOVAL OF EROSION CONTROL FEATURES.

NOTE:
FINAL CONSTRUCTION PLANS SHALL SHOW ADEQUATE SITE DISTANCE ALONG SAWYER BROWN RD. IS PROVIDED PER AASHTO MINIMUM STANDARDS.

TIS RECOMMENDATIONS:

1). CONSTRUCT A NB RIGHT TURN LANE ON SAWYER BROWN ROAD AT THE PROPOSED ACCESS WITH 50 FT OF STORAGE AND TRANSITION PER AASHTO STANDARDS.

2). CONSTRUCT A SB LEFT TURN LANE SAWYER BROWN ROAD AT THE PROPOSED ACCESS WITH 50 FT OF STORAGE AND TRANSITION PER AASHTO STANDARDS.

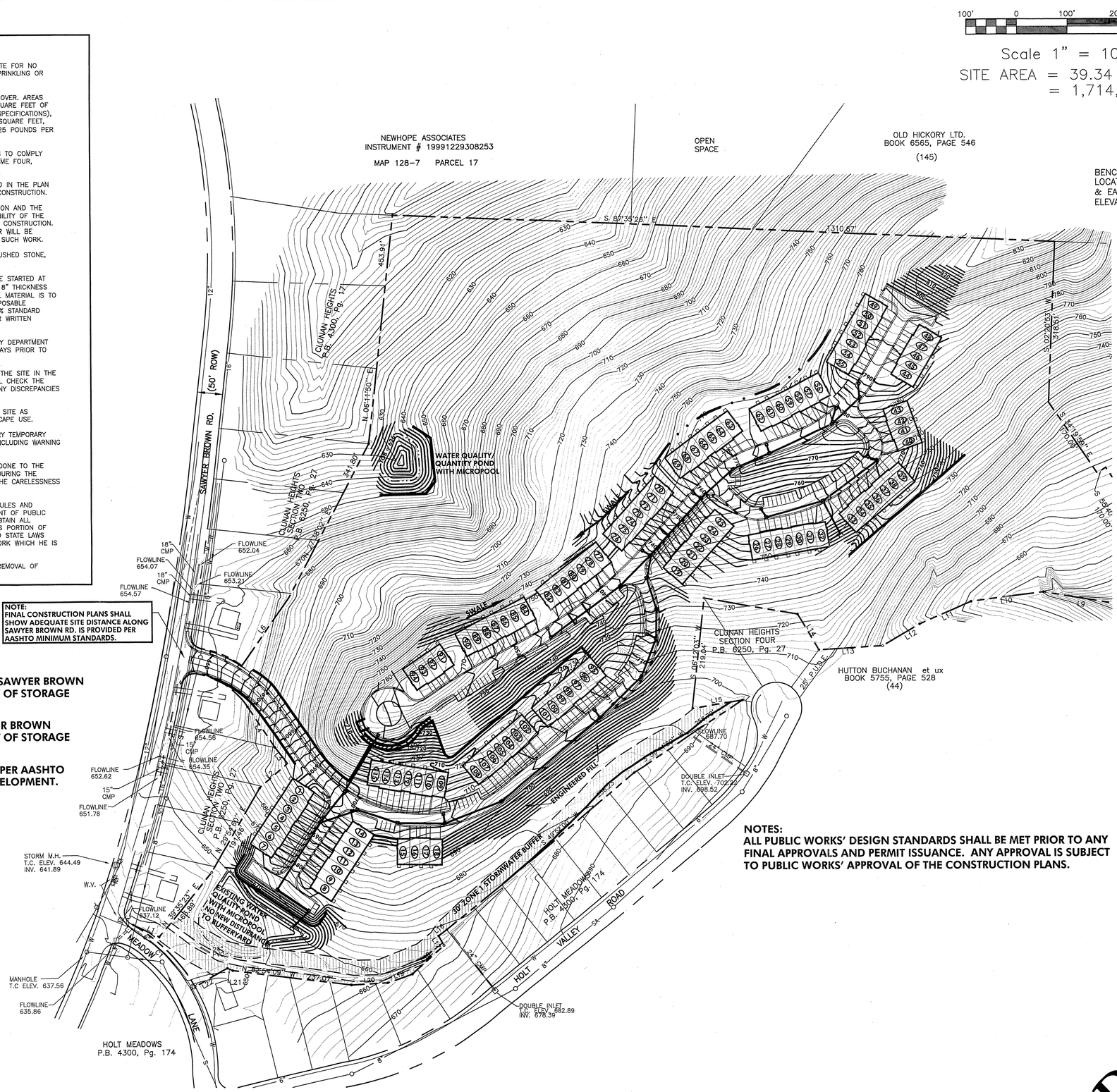
3). DOCUMENT ADEQUATE SIGHT DISTANCE PER AASHTO STANDARDS AT ACCESS DRIVE PRIOR TO DEVELOPMENT.

ALL RETAINING WALLS ALONG ENTRANCE DRIVE SHALL:

1). HAVE 10 FT CLEAR SPACE FROM BACK OF SIDEWALK OR CURB ONCE WALL REACHES 10 FT IN HEIGHT.

2). HAVE WALLS DESIGNED FOR A 75 YEAR LIFE SPAN.

3). HAVE WALLS OF STRUCTURAL DESIGN AS PER TDOT STANDARDS.



PROPERTY OWNER:
HODGES & SON, INC.
CONTACT: DANNIE HODGES
8045 SAWYER BROWN RD.
NASHVILLE, TN 37221
PH: (615) 533-3232

FLOOD NOTE:
THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD ZONE AS IDENTIFIED BY FEMA MAP 47037C0308F. DATED APRIL 20, 2001

NOTES:
ALL PUBLIC WORKS' DESIGN STANDARDS SHALL BE MET PRIOR TO ANY FINAL APPROVALS AND PERMIT ISSUANCE. ANY APPROVAL IS SUBJECT TO PUBLIC WORKS' APPROVAL OF THE CONSTRUCTION PLANS.

REVISIONS:

DATE: April 2008

Bluffs on Sawyer Brown

A Specific Plan District
Tax Map 128, Parcel 45
Nashville, Davidson County, Tennessee

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

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

PROJECT # 08010
Bluffs on Sawyer Brown
SP #

C3.0

4 OF 6

Grading & Drainage Plan

ARCHITECTURAL STANDARDS

A. GENERAL
1. Simple, attractive design in durable materials is preferred over elaborate design in inferior materials. For instance, a 4x4 post with cap and base is preferred over prefabricated faux-traditional porch column.
2. Architectural features and treatments shall be consistent with the architectural style chosen.
3. Rhythm of ground floor architectural features shall harmonize with rhythm of upper stories.
4. Long, uninterrupted wall planes on streets or paths shall be avoided.
5. Buildings facing two streets shall provide two frontages that reflect the character of the streets they face.

B. WALLS
1. MATERIALS
a. Building walls shall be finished in brick, shingles, fiber cement siding/shingles, and stucco, no vinyl siding.
2. CONFIGURATIONS & TECHNIQUES
a. Building walls shall only change material along a horizontal line, i.e. brick may be combined with siding when the material change occurs horizontally (typically at a floor or sill line), with the heavier material below the lighter.
b. Siding shall be horizontal, maximum of 8" exposure.
c. Shingles shall be horizontal, maximum of 8" exposure.

C. ATTACHMENTS
1. MATERIALS
a. Chimneys shall be finished with masonry or stucco. The exterior masonry of fireplaces shall extend to grade.
b. Piers and arches shall be finished in masonry or stucco.
c. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted on the principal front facade.
d. Decks shall not be permitted in front or side yards.
e. Awnings shall have a metal structure covered with canvas or synthetic canvas.

2. CONFIGURATIONS & TECHNIQUES
a. Porches shall be a minimum of 6'-0" in depth.
b. Balconies shall be 3'-0" to 6'-0" in depth. Balconies shall be structurally supported by piers, columns, brackets, or tapered beams.
c. Porches, arcades and breezeways shall have square or vertically proportioned openings (must be taller than wide).
d. Piers shall be no less than 12" x 12".
e. Posts shall be no less than 4" x 4".
f. Wood elements must be painted or sealed with an opaque or semisolid stain.
g. Dormers shall light habitable attic spaces, be placed with a minimum of 3'-0" from side building walls, and shall be a minimum of 3'-0"wide (exterior) where found in groups of two or more on a single facade.
h. Dormers shall have shed roofs with a minimum slope of 3:12, or hipped or gable roofs with slope to match the principal structure. Eyebrow dormers are also permitted.
i. Any single gable, hipped or shed dormer (on a single façade) shall be a minimum of 6'-0" wide (exterior) and shall have two or more windows.

D. ROOFS
1. MATERIALS
a. Roofs, if sloped, shall be clad in wood shingles, fiberglass shingles or asphalt shingles.
2. CONFIGURATIONS & TECHNIQUES
a. Principal roofs, if sloped, shall be a symmetrical hipped or gable
b. The ridge of the principal building shall be either parallel to or perpendicular to the street.
c. All gable and hipped roofs shall have a slope of 6:12 to 12:12.
d. All gable and hipped roofs of a building (including the principal structure, attachments and dormers) shall have the same slope
e. Eaves shall be continuous, unless overhanging a balcony or porch. Eaves on the principal building shall have an overhang that is either shallow (12" - 18") or deep (24" - 30").

E. OPENINGS
1. MATERIALS
a. Windows shall be wood (painted), aluminum clad, or vinyl and shall be glazed with clear glass.
b. Doors at frontages (including garage doors) shall be metal. Doors shall be painted, stained, or pre-finished. Glass is permitted in doors.
c. Shutters shall be louvered, paneled, or board and batten, and made of fiber cement, and painted (operable or not).
CONFIGURATIONS & TECHNIQUES
a. Windows shall be operable casements, single, double, or triple hung. Windows shall be vertically proportioned (taller than wide).
b. Transoms may be oriented horizontally with panes that match other opening configurations. Transoms may be awning, hopper or fixed. Fixed transoms must have a coordinating door or window.
c. Multiple windows in the same rough opening shall be separated by a 3 ½ " minimum post.
d. Window muntins, if present, shall be true divided light or fixed on the interior and exterior surfaces, and shall create panes of vertical or square proportion (taller than wide or as tall as wide).
e. Bays shall extend to the floor inside and to the ground outside, or be supported by visible brackets of appropriate size and scale.
f. All doors and windows require a minimum of a sill, lintel, and drip cap. Windows in sided walls shall have flat casing, minimum 5/4" depth. (See Image
g. Brickmold casing is appropriate for windows in masonry walls. Brickmold casing shall be set back from surface to provide sufficient return of the masonry finish (or stucco finish).
h. Openings, including dormers, shall be centered vertically with other openings or shall be centered with the wall between openings.
i. Openings above shall be equal in size or smaller than openings below.
j. Front doors, including entry door to the porch, shall be located on the primary frontage. For houses on corners, either side of the house may be used, however an entrance on the larger street is preferred.
k. Shutters shall be the same height as the window, and 1/2 the width of the window. Small windows may have one shutter that is the full width of the window. Operable shutters are preferred.
l. Garage doors shall be a maximum of 9'-0" in width.
m. Sill heights shall be a maximum of 3'-0" from finished floor. The maximum head height shall be 10'- 0". Sill heights may vary for windows in a bathroom or kitchen, or decorative windows.

Building Types:

The Building Regulation Plan establishes housing types intended to create areas with specific design characteristics in order to achieve the overall vision of the community. The Building Regulating Plan specifies the types of buildings that are generally appropriate in areas as indicated on the Preliminary Plan drawing.

If used accordingly, The Building Regulating Plan will make development within each area succinct and predictable. Developer and builder(s) should utilize this Building Regulating Plan to determine appropriate height, physical configuration, on-site parking and design characteristics of buildings.

Through this SP District Development Plan including the Building Regulating Plan, the neighborhood will be ensured a level of quality and a sense of community within the District. The intent of the SP district is to provide a unique community with emphasis on pedestrian-oriented streets, open space, and quality architecture. While subject to these regulations and guidelines herein, the plan buildings and plan layout should be flexible to respond to physical site constraints, required engineering standards and a changing market. The District shall allow for variations in the design and dispersion of housing types so long as it meets the intent of the regulations and guidelines within. Any changes to the design plan that do not meet the intent of these regulations and guide lines as determined by the Metro Planning Department and/or Planning Commission must be approved by the Metro Council.

A.General

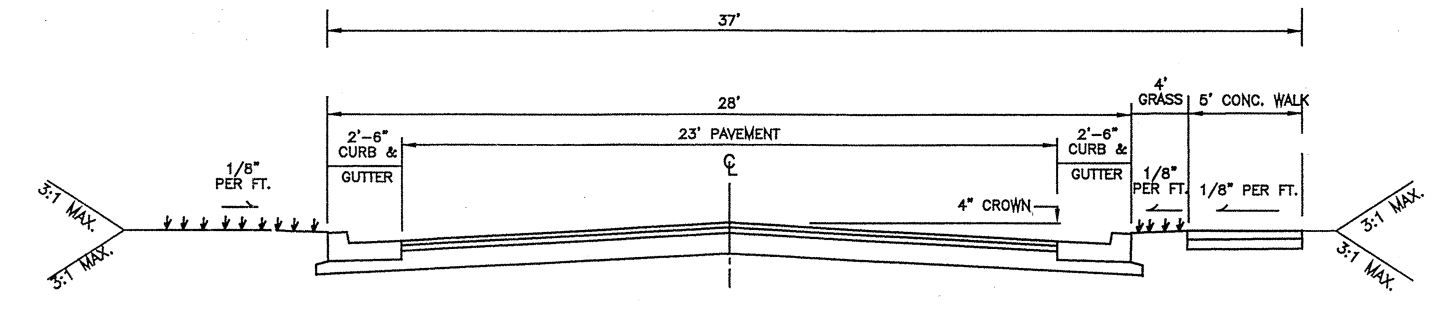
1.The Bulk provisions in this Document vary from the Metro Zoning Code with the exception of Section 17.12.040, Chapter 17.16, and Chapter 17.20 of the Metro Zoning Code, unless otherwise noted. Where the term "Urban District Overlay" or "UDO" is used in the Code it shall also apply to this SP District-the terms shall mean the same when applying Code regulations mentioned herein above unless otherwise noted.
2.Maximum Impervious Surface Ratio (ISR) is not a requirement in this District.
3.Where standards are omitted, each building type shall be subject to requirements of the zoning district listed herein with each building type.
4.Tandem parking behind a garage space shall be counted toward meeting bulk parking provisions.

B.Variations to Standards

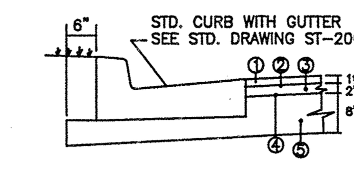
Where obvious physical constraints are discovered at the site within the District or if other governmental agencies have concerns, objections or regulations which may affect the intent of the District, the Metro Planning Staff will review alternate solutions as they relate to the design intent of the District.

Street Network and Design Standards:

ALL STREETS SHALL BE PRIVATE STREETS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE METRO DEPARTMENT OF PUBLIC WORKS. STREETS SHALL BE DESIGNED TO ACCOMODATE A SU-30 VEHICLE TURNING MOVEMENTS.



ROADWAY SECTION
NOT TO SCALE

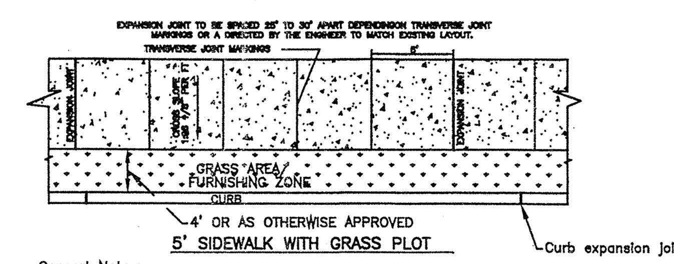


PAVEMENT COURSES

① 11/2" ASPHALTIC CONCRETE SURFACE (411E)
② TACK COAT (SS-1)
③ 2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
④ PTCE COAT (RS-2)
⑤ 8" STONE (GRADING D PUG MILL MIX)

General Notes:
1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of Metropolitan Planning Commission, latest revision.
2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

RESIDENTIAL-LOW DENSITY PRIVATE
NOT TO SCALE



General Notes:
1. Sidewalks shall be a minimum of 4" in thickness.
2. Maximum cross slope for sidewalks shall not exceed 1:48 (vertical:horizontal)
3. Sidewalk shall be constructed of white concrete, brick or exposed aggregate per Metro Department of Public Works Technical Specifications, Section 02522.
4. Compacted stone base, pug mill mix, 4" thick shall be applied to sub grade prior to installing sidewalk.
5. Furnishing zone is an area for obstructions in the sidewalk. Examples are outdoor cafes, power poles, fire hydrants, signs, etc.
6. In the event of any conflict, discrepency, or inconsistency among the plans and these standard details, the requirements of the standard details shall govern.

STANDARD CONCRETE SIDEWALK
ST-210
NOT TO SCALE

Project Notes:

1.) The purpose of this development is to create a 115 residential unit Specific Plan (SP) District Subdivision.

2.) 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."

3.) The maximum number of bedrooms per unit is three.

4.) 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."

5.) Stormwater (78-840): "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.

6.) Where applicable, "Size driveway culverts per the design criteria set forth by the Metro Stormwater Manuel. (Minimum driveway culvert in Metro ROW is 15" CMP).

7.) 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.

8.) Harpeth Valley Utilities District 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.

9.) Individual water and /or sanitary service lines are required for each lot / unit.

10.) Surface stormwater detention facilities will not encroach into landscape bufferyards.

11.) All sidewalks are to be constructed in conformance with the Nashville, Davidson County Public Works Department sidewalk design criteria.

12.) The development of this project shall comply with the requirements of the adopted tree ordinance 094-1104 (Metro Code Chapter 17.23, Article II, Tree Protection and Replacement; and Chapter 17.40, Article X, Tree Protection and Replacement Procedures).

13.) Wheelchair accessibility curb ramps, complying with design requirements of Nashville, Davidson County Public Works Department Standards, shall be constructed at street intersections.

REVISIONS:

DATE: April 2008

Bluffs on Sawyer Brown
A Specific Plan District
Tax Map 128, Parcel 45
Nashville, Davidson County, Tennessee

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE COMMERCE
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STATE OF TENNESSEE

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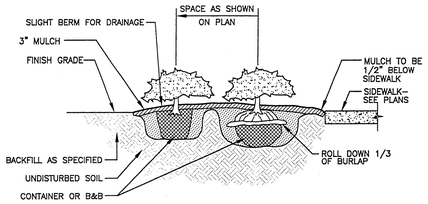
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

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

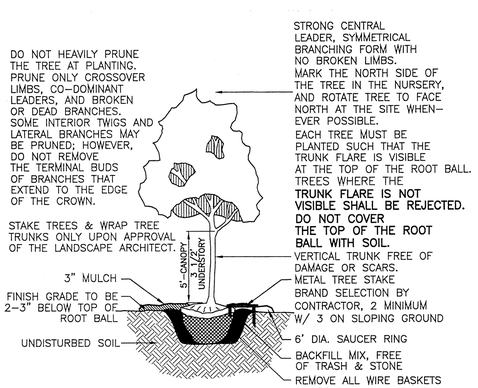
Architectural Details and Standards

PROJECT # 08010
Bluffs on Sawyer Brown
SP #

C4.0

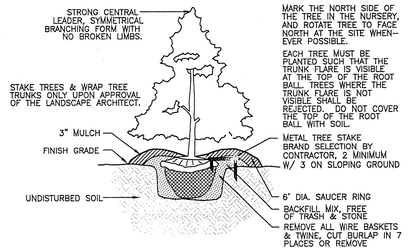


SHRUB / GROUNDCOVER PLANTING DETAIL



ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

DECIDUOUS TREE PLANTING DETAIL

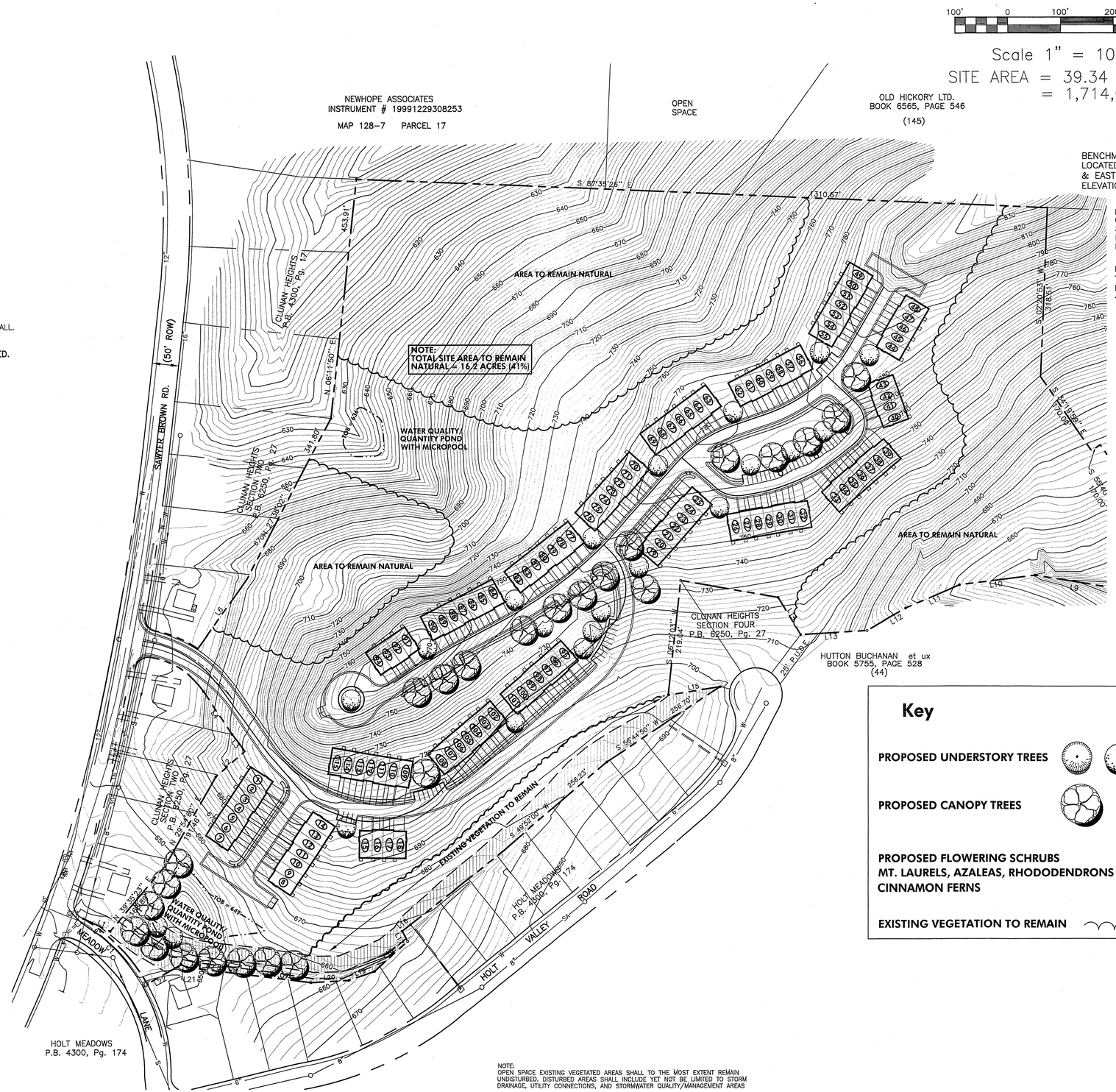


ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

EVERGREEN TREE PLANTING DETAIL

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY 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. IRRIGATION IS TO BE PROVIDED TO THE ENTIRE SITE. DESIGN & INSTALLATION TO BE PROVIDED BY A QUALIFIED IRRIGATION/ LANDSCAPE CONTRACTOR.



NOTE:
OPEN SPACE EXISTING VEGETATED AREAS SHALL TO THE MOST EXTENT REMAIN UNDISTURBED. DISTURBED AREAS SHALL INCLUDE YET NOT BE LIMITED TO STORM DRAINAGE, UTILITY CONNECTIONS, AND STORMWATER QUALITY/MANAGEMENT AREAS

LANDSCAPED AREAS TO BE IRRIGATED

TREE DENSITY REQUIREMENTS

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED WITH FINAL SP DEVELOPMENT PLAN

Conceptual Landscape Plan

REVISIONS:

DATE: April 2008

Bluffs on Sawyer Brown

A Specific Plan District
Tax Map 128, Parcel 45
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