

## EROSION CONTROL & GRADING NOTES

- 1) EROSION SHALL ARI 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 1200LBS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHER WERE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 RESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 TONS 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 VEGETATION 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 8" THICK.
- 7) THE PILING 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 SOIL, 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) SUPER 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 UTILITIES 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 IS TO BE COORDINATED WITH THE MPRES 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) PROCE-ROLLING OF ALL STREET SURFACES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE NUMBER-COURSES 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 (RBPB) OR DUAL CHECK VALVES SHALL BE INSTALLED AT ALL WATER METER LOCATIONS AND AT ALL 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

6034 Sedberry Road (Map 116-13, Parcel 18)  
Nashville, Tennessee 37205  
28,749.6 Square Feet or 0.66 Total Acres  
Council District 23 (Emily Evans)

6030 Sedberry Road (Map 116-13, Parcel 17)  
Nashville, Tennessee 37205

29,620.3 Square Feet or 0.68 Total Acres  
Council District 23 (Emily Evans)

## Civil Engineer

Dale & Associates  
516 Heather Place  
Nashville, Tennessee 37204  
Contact: Michael Gerganji, PE  
Phone: 615.297.5106  
Email: michael@daleandassociates.net

## 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 (CONTRACTORS 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 SHREDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES, IN THE "SPECIFICATIONS", 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 PAVEMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTED TREE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TUFS AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE A MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE 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 BURIAL 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 MATERIAL SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
- 17) LIGHTING PLAN IS TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREES/ANOS. 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 A 8 UNIT MULTIFAMILY DEVELOPMENT AS SHOWN.
- 2) ANY EXCAVATION, FILL, OR DISRUPTION OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-940 & 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 47037C0329F 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 DRAINWAY COLLECTERS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRAINWAY COLLECTOR IN METRO RIGHT OF WAY IS 15" CMP).
- 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 UNIT.
- 10) SOLID WASTE PICKUP TO BE PROVIDED BY INDIVIDUAL ROLL-AWAY CANS. HOME OWNERS ASSOCIATION SHALL COORDINATE AND CONTRACT WITH PRIVATE HAULER.
- 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 DESIGNER 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 AND USES NOT OTHERWISE PERMITTED. ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS EMANCIPATION OR AMENDMENT, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT ON 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 RAIN ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 14) THIS DRAWING FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PRESENCE 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

THIS SITE IS LOCATED IN THE (7) WEST NASHVILLE COMMUNITY PLAN WITH A CHARACTER POLICY DESIGNATION OF TRANSSECT 3. SUBURBAN NEIGHBORHOOD EVOLVING (T3 NE). THE T3 NE POLICY INTENDS TO CREATE SUBURBAN NEIGHBORHOODS THAT ARE COMPATIBLE WITH THE CHARACTER OF TRADITIONAL SUBURBAN NEIGHBORHOODS WHILE PROMOTING BICYCLE AND PEDESTRIAN ACTIVITY AND CONNECTIONS. RESIDENTIAL DENSITIES SHALL REMAIN MODERATE WITH ZONING DISTRICTS RANGING FROM RS10 UP TO R20.

AS PROPOSED, THIS SP PROPOSES THE MODERATE RESIDENTIAL DENSITY OF 6 UNITS PER ACRE WITH ALL DWELLINGS BEING DETACHED SINGLE-FAMILY. THE PLAN FURTHER COMPLIES WITH THROUGH EXTERIOR AND INTERIOR WALKWAY STANDARDS AS WELL AS LIMITED DRIVEWAY ACCESS FROM THE PUBLIC RIGHTS OF WAY. EXISTING VEGETATION WILL BE PRESERVED AS MUCH AS POSSIBLE TO PRESERVE MATURE TREES AND TO SUPPLEMENT THE LANDSCAPE BUFFERS. PARKING INCLUDES DRIVEWAYS ON PRIVATE PROPERTY WITH LIMITED ON-STREET PARKING. THIS IN CONJUNCTION WITH THE WELL PLANNED SITE LAYOUT AND APPLICABLE LAND USES, WILL FURTHER ENSURE COMPATIBILITY AND CONSISTENCY WITH THE NE POLICY.

## ORDINANCE NO. BL2013-630

As a conference to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from RS40 to SP zoning for properties located at 6030 and 6034 Sedberry Road, at the southwest corner of Sedberry Road and Old Handling Pike, (1.34 acres), to permit up to eight single-family detached residential units, all of which is described herein. (Proposal No. 2013SP-041-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of the Metropolitan Government of Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from of Sedberry Road and Old Handling Pike (1.34 acres), to permit up to eight single-family detached residential units, being Property Parcel Nos. 017, 018 as designated on Map 116-13 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is hereby amended and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the zoning map and approval of this ordinance, to cause the change to be made on Map 116 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to place a date of reference to the date of passage and approval of this ordinance.

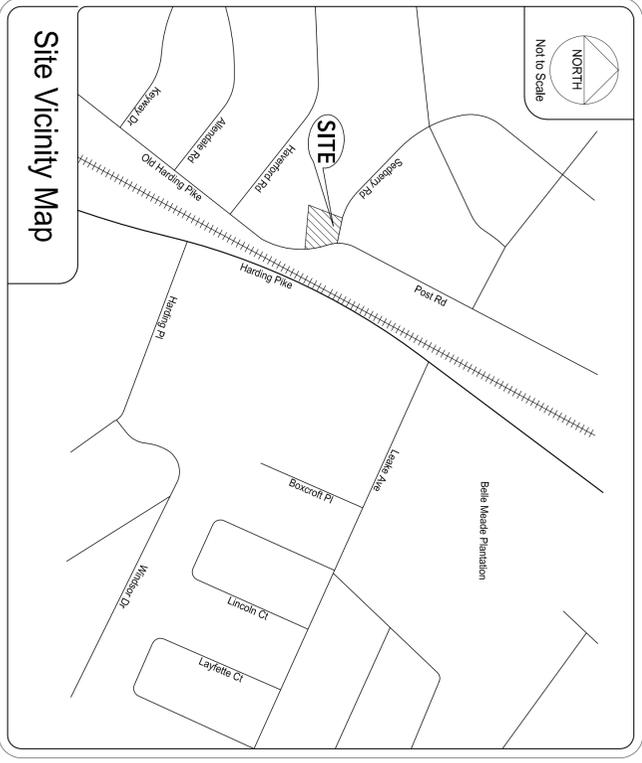
Section 3. Be it further enacted, that the uses of this SP shall be limited to up to eight detached single-family units.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. Add a note to the plan stating, "Ownership for units may be divided by a horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet."
2. Per SP Note #10, a copy of the form term solid waste agreement between the HOA and the private hauler must be submitted to Metro Public Works prior to the issuance of a building permit.
3. Prior to 3rd reading, Public Works must provide a recommendation to Metro Council regarding traffic improvements required due to the impact of the development and generally for the area.
4. All applications for this SP shall be subject to the review and approval of the Planning Department prior to the filing of any additional development applications for the property, and if any event no later than 120 days after the effective date of the amending ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the amending ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
5. The Planning Commission shall determine modifications to the preliminary SP plan may be approved by the Planning Commission and subject to final architectural and structural engineering 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 of floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this amending ordinance, or add vehicular access points not currently present or approved in the plan that is part of this ordinance.
6. Section 7. Be it further enacted, that 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 Rain Zoning district as of the date of the applicable request or application.
7. The date of the applicable request or application shall be the date of the date of the final plan approval.
8. The exterior facade of all structures shall be constructed using brick, stone, and/or cement fiber board siding.

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SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY
PROPERTY ZONING	RS40
MINIMUM LOT SIZE	NONE
NUMBER OF UNITS/DENSITY	8 DETACHED RESIDENTIAL UNITS ON 1.34 ACRES (6.0 UNITS/AC)
FAR	60% MAXIMUM 59% PROPOSED
ISR	70% MAXIMUM 57% PROPOSED
FRONT YARD SETBACK	25' MEASURED FROM RIGHT OF WAY
REAR YARD	5' MEASURED FROM WEST & SOUTH PROPERTY LINE(S)
HEIGHT STANDARDS	20' MEASURED FROM SOUTH PROPERTY LINE(S) 3 STORIES TO A MAXIMUM OF 35FT
PARKING AND ACCESS	1 ACCESS ON SEDBERRY RD & 1 ACCESS ON POST RD DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30') 180' TO DRIVEWAY SOUTH & 210' TO DRIVEWAY WEST
REQUIRED PARKING BASED ON USES	16 STALLS
PARKING PROPOSED	19 STALLS
NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP:	6 FT - COVERED PORCHES 2 FT - BAY WINDOWS 6 FT - STOOBS & BALCONIES

**ARCHITECTURAL STANDARDS**  
BUILDING ELEVATIONS FOR ALL STREET (BOTH PUBLIC AND PRIVATE) FACADES SHALL BE PROVIDED WITH THE FINAL SITE PLAN. THE FOLLOWING STANDARDS SHALL BE MET:

1. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 20% GLAZING. UNITS 1, 4, AND 5 SHALL PROVIDE A CONTINUOUS COVERED PORCH THAT EXTENDS THE ENTIRE WIDTH OF ONE OF THE CORNER FACADES AND A MINIMUM OF 30% OF THE OTHER CORNER FACADE, WITH A PRINCIPAL ENTRANCE ON ONE OF THE TWO FACADES. OR A COVERED PORCH SHALL BE PROVIDED ON EACH OF TWO FACADES WITH EACH CONTAINING A PRINCIPAL ENTRANCE.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER.
3. EIFS AND VINYL SIDING SHALL BE PROHIBITED.
4. FINISHED GROUND FLOORS AND PORCHES SHALL BE ELEVATED A MINIMUM OF 18 INCHES FROM THE ABUTTING AVERAGE GROUND ELEVATION.
5. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
6. GARAGE OPENINGS SHALL BE RECESSED FROM THE FRONT FACADE BY A MINIMUM OF 5 FEET.

## Sheet Schedule

- 1 C1.0 Notes & Project Standards
- 2 C2.0 Proposed Specific Plan

## Notes & Project Standards

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

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

MP Case Number  
2013SP-041-001  
DKA Project #18097

The Post At Rail Station  
**C1.0**  
Sheet 1 of 2



REVISIONS:  
10/17/13 MPC Comments  
5/27/14 MPC Comments

Preparation Date: Sept 2013

**The Post At Rail Station SP**  
Preliminary Specific Plan  
Being Parcels 17 & 18 on Tax Map 116-13  
6030 & 6034 Sedberry Road  
Nashville, Davidson County, Tennessee



