

## 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 120 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE 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 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIERS 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 SEGMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERTICULATION AND THE LOCATION OF ANY EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 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 PILING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND PROCEED UPWARD TO THE HIGHEST POINT. THE CONTRACTOR SHALL VERIFY THE EXISTING INVESTIGATING REPORT SAID FILL MATERIAL IS TO BE FREE OF SOIL ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILLS 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, 30 DAYS IN ADVANCE, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS 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 CR-10 & CR-13. LOCATION TO BE COORDINATED WITH THE MPWS 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 SURGRADES 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) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.

## THIS PROJECT SHALL BE COMPLETED IN PHASES

<b>Civil Engineer</b>	Electric Service Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807
<b>Dale &amp; Associates</b> 516 Heather Place Nashville, Tennessee 37204 Contact: Roy Dale, PE Phone: 615.297.5166 Email: roy@dleadassociates.net	Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807
<b>Floodnote</b> This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0351.F. Dated April 20, 2001.	Gas Service Nashville Gas (Frednor) 615.734.0734
<b>Property Information</b> Highway 100 (Map 129-08, Parcels 84, 85, 86, & 88) Nashville, Tennessee 37205 Area = 3.44 Acres Council District 23 (Emily Evans)	Water Service Metro Water Service 1600 2nd Avenue North Nashville, Tennessee 37208 615.862.4598
	Sewer Service Metro Water Service 1600 2nd Avenue North Nashville, Tennessee 37208 615.862.4598
	Telephone Service Bellsouth 866.620.6000
	Utility Location Tennessee One-Call 800.551.1111

## 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 BEES SHALL BE SPRAYED WITH ROUNDUP (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#-000-0 S.F. OF 10-10-10 FERTILIZER BARR 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) GIVING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS.
- 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.

## 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 RESULTING CONNECTOR METHOD.
- 5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RBPB) OR DUAL CHECK VALVE SHALL BE REQUIRED ON ALL TEST AND FILL LINES (METERS) NEEDED FOR ANY 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.

## FIRE MARSHALL

Fire-flow shall meet the requirements of the International Fire Code - 2006 edition Existing 11y diamts located across from site at the intersections of Gilman Avenue and Tregent Drive.

## METRO ORDINANCE BL

<b>Owners of Record</b> Bousitis & Sylvia Dopeno Parcel 84 Map 129-08 6200 highway 100 Nashville, Tn 37210	CR Investments Parcel 85 Map 129-08 6202 highway 100 Nashville, Tn 37210
David & Ashley Edwards Parcel 86 Map 129-08 0 highway 100 Nashville, Tn 37210	David Edwards Parcel 87 Map 129-08 6300 highway 100 Nashville, Tn 37210

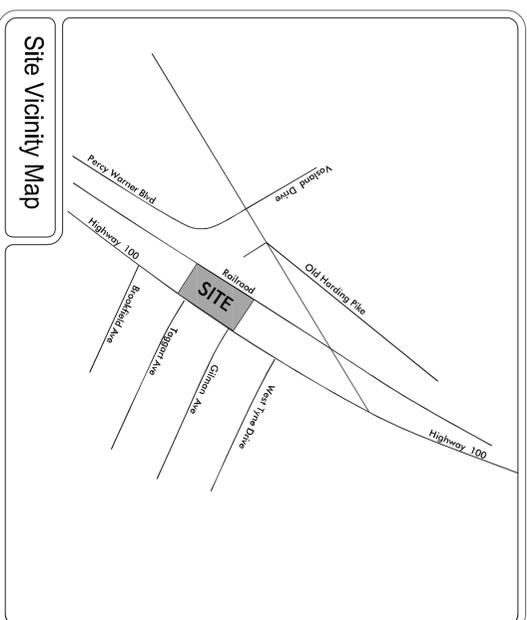
## STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO PERMIT 59500 SQUARE FEET OF OFFICE BUILDING WITHIN A TRANSITIONAL AREA (TRANSITIONING FROM COMMERCIAL TO MIXED USE/RESIDENTIAL).
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-440 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAPS 47037C0307F AND 47037C03028F DATED APRIL 20, 2001.
- 4) ANY REQUIRED 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 METROPOLITAN 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 15" CMP).
- 7) 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.
- 8) INDIVIDUAL WATER AND SANITARY SEWER SERVICE IS CURRENTLY PROVIDED VIA THE EXISTING RESIDENTIAL CONNECTION. WATER AND SEWER DEMAND WILL BE REDUCED BY A CHANGE IN USE FROM SINGLE FAMILY RESIDENTIAL TO OFFICE RETAIL SERVICE.
- 9) 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 EMACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- 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 MUNA-ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 13) LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE METRO ZONING CODES BASED UPON MUNA-BASE ZONING DISTRICT.
- 14) ANY PUBLIC DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.

## GENERAL PLAN CONSISTENCY

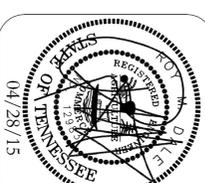
The Specific Plan District proposed herein is located within Subarea #7, the West Nashville Community Plan. The proposed land use policy for this site is a District Transition Policy. This policy is to be applied in transitional and infill areas where small-scale offices, live-work buildings or multifamily housing is appropriate. The primary goals of the District Transition Policy Area are to provide a transition in use and intensity between higher and lower intensity areas.

This Specific Plan District, as proposed, will provide a transition between the much higher-intensity Commercial development to the north of the site and the residential development that remains to the south of the site. As currently proposed, this Specific Plan District will include only small-scale, transitional office uses, with buildings framing the street and parking and loading areas to the rear, screened from the right-of-way and neighboring properties to the east of the site. Finally, this Specific Plan District will provide infrastructure, such as sidewalks and improved Storm Water facilities, that are currently not provided for or lacking in the surrounding community.



Offices at Rail Station SP  
Being Parcels 84, 85, 86, & 87 Tax Map 129-08  
Nashville, Davidson County, Tennessee

SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	OFFICE / 59,500 SF
PROPERTY ZONING	EX, R20
MINIMUM LOT SIZE	NONE
SITE AREA	3.44 ACRES
FSR	4.1 %
FRONT SETBACK	25' FROM EXISTING RIGHT OF WAY HIGHWAY 100
SIDE SETBACK	10' (25' FROM ADJACENT R20 ZONING)
REAR YARD	45'
HEIGHT STANDARDS	2 STORY MAX
PARKING AND ACCESS	2 ACCESS ON HIGHWAY 100
RAMP LOCATION AND NUMBER	
DISTANCE TO INTERSECTION	0 FEET TO GILMAN AVE AND TAGGART AVE
REQUIRED PARKING	OFFICE 59500 SF - 199 SPACES
PARKING PROPOSED	200 SPACES (110 HANDICAP)



Offices at Rail Station SP  
BEING PARCELS 84, 85, 86, & 87 ON TAX MAP 129-08  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS:  
Preparation Date: 4/28/15



# Offices at Rail Station SP

## CASE NO. 2015SP-072-001

### Sheet Schedule

- C1 Notes & Project Standards
- C2 Existing Plan
- C3 Proposed SP Layout
- C4 Existing Streetscape and Sample Elevations

## Notes & Project Standards

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

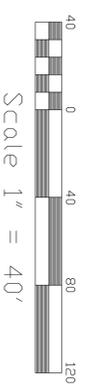
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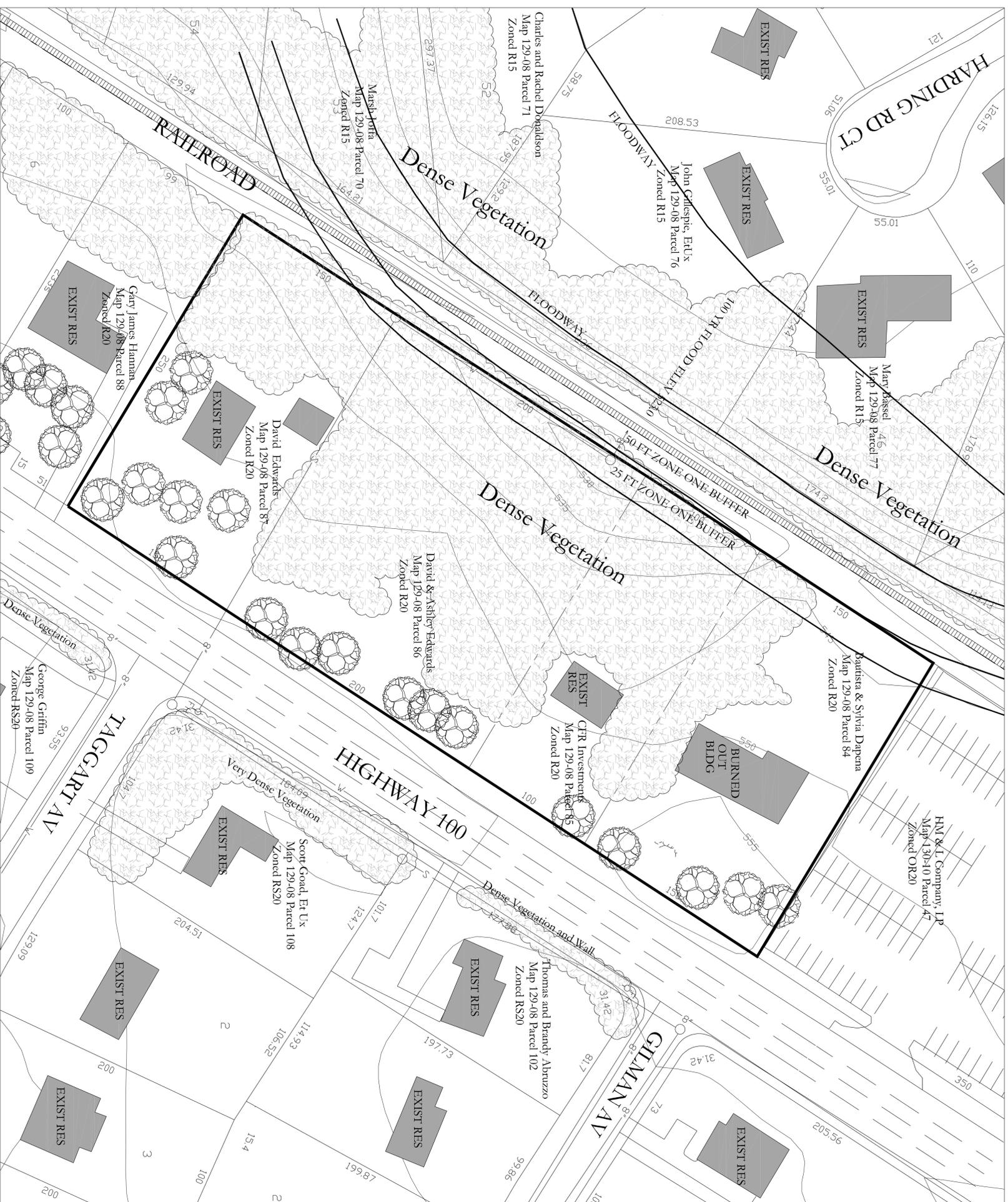
D&A Project #

**C1**  
Sheet 1 of 4

TOTAL AREA = 1,988 ACRES  
86,588,13 SF



**PLANNING COMMISSION COMMENTS EXIST SITE**  
 1) THERE WERE REPORTS OF AN OLD SPRING HOUSE LOCATED ON THE SITE. EVIDENCE OF ANY SPRING HOUSE HAS NOT BEEN DISCOVERED BUT IS SUSPECTED TO HAVE POSSIBLY BEEN COVERED BY THE EXISTING CONCRETE DRIVEWAY. THE SPRING HOUSE IS UNCOVERED OR OTHERWISE DISCOVERED AT ANY POINT DURING THE FINAL DESIGN OR CONSTRUCTION PHASE, SAID RESOURCE WILL BE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE OFFICE DEVELOPMENT.

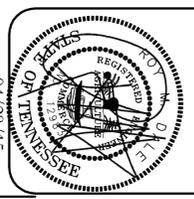


**Note:**  
 Existing Homes Along The East Side of Highway 100 Are Facing Interior Street Networks With Homes Not Facing Highway 100. Frontage Along Highway 100 Is Heavily Buffered / Screened With Landscaping And Fencing

Existing Conditions

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

514 Harding Place  
 Nashville, Tennessee 37204  
 (615) 297-5156

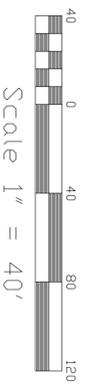


Offices at Rail Station SP  
 BEING PARCELS 84, 85, 86, & 87 ON TAX MAP 129-08  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS:  
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**C2**  
 Sheet 2 of 4

TOTAL AREA = 1988 ACRES  
86,588.13 SF



**STORMWATER COMMENTS**

- 1) THE ZONE ONE AND ZONE TWO FLOODWAY BUFFERS SHALL REMAIN UNDISTURBED. THESE BUFFERS WILL REMAIN IN A NATURAL STATE AND SHALL NOT BE DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME ONE: REGULATIONS.
- 2) THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PRESENCE OF THE DEVELOPMENT. THE FINAL LOCATION AND SPREADS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION.

**PLANNING COMMISSION COMMENTS SITE**

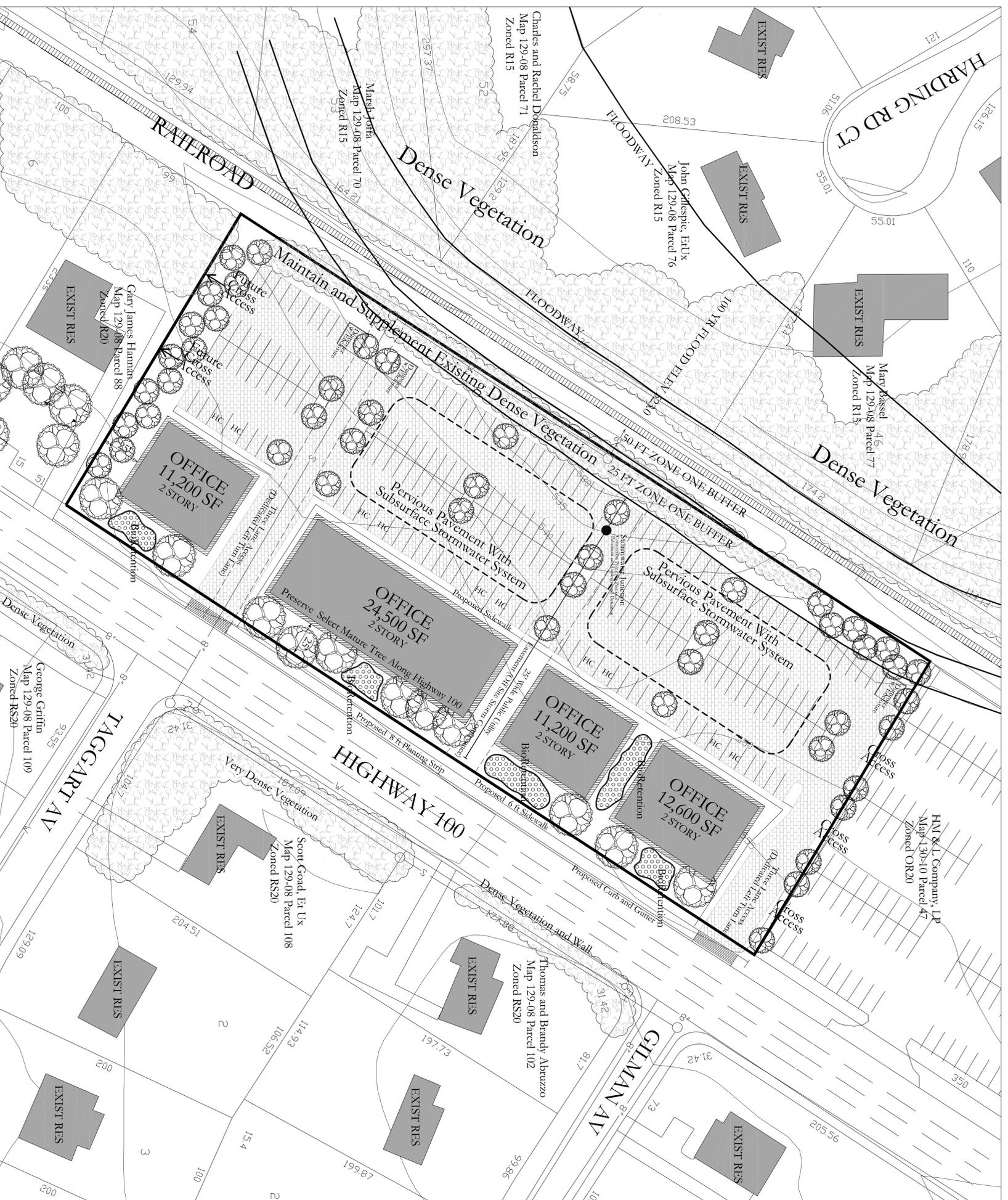
- 1) PROVIDE A SIX FOOT WIDE SIDEWALK WITH AN EIGHT FOOT PLANTING STRIP ALONG HIGHWAY 100.

**PUBLIC WORKS COMMENTS**

- 1) THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- 2) ANY SIDEWALKS, CURBS AND GUTTERS, AND SIDEWALKS WITHIN THE RIGHT OF WAY ARE TO BE PER METRO PUBLIC WORKS STANDARDS ST-200, ST-210, AND ST-224.
- 3) A TRAFFIC IMPACT STUDY SHALL BE COMPLETED AND SUBMITTED TO METRO PUBLIC WORKS DURING THE FINAL DESIGN STAGE OF THE PROJECT. THIS TRAFFIC STUDY WILL EVALUATE THE PROPOSED TRAFFIC GENERATED BY THE DEVELOPMENT AND ITS IMPACT ON CURRENT AND/OR PROPOSED TRAFFIC FUTURE TRAFFIC FORM THE PRESENT ADVANCED GROCERY STORE). AT A MINIMUM A CENTER TURN LANE ALONG HIGHWAY 100 FRONTAGE WITH APPROPRIATE TAPERES IS ANTICIPATED. IN ADDITION RIGHT OF WAY FRONTAGE WITH APPROPRIATE TAPERES IS ANTICIPATED. THE TRAFFIC STUDY SHALL BE THE FINDINGS OF THE APPROVED TRAFFIC STUDY WILL BE INCORPORATED INTO THE FINAL DESIGN OF THE DEVELOPMENT PRIOR TO THE ACTUAL SUBMITTAL FOR THE FINAL SP TO METRO PLANNING.

**ARCHITECTURAL STANDARDS**

The architecture for all structures should be well proportioned, and shall be designed with an emphasis on the street-side of buildings with a continuation of materials, colors and trim on the balance. Primary entrances should be emphasized. Architectural features and treatments shall be consistent with the architectural style chosen. Facade presence, as seen from the street, shall be given priority as an important component of facade design. Consistent architectural style will be required on all buildings with emphasis of design on the street side and a continuation of some materials, colors and trim on the balance. Building windows should be placed a consistent height unless the windows are used as an architectural element for design purposes. The architectural rhythm of the ground floor should harmonize with the architectural rhythm of the stories within the form of buildings, are encouraged as features that minimize the bulky look of a block-styled building. Massing and roofline that can be seen by the public will be constructed with long life, easily maintained materials and roofing that can be seen by the public will be constructed with long life, easily maintained materials. Monotony should be avoided in facade design. In a multi-unit building, one principle entrance for each tenant is encouraged. Buildings should be designed with foundations below grade. If any foundation appears more than 6" above grade it should be finished concrete. Materials such as face brick, terra cotta, limestone, brownstone, marble, granite, ashlar masonry, pre-cast or poured concrete or similar materials are the recommended finishes (no vinyl is allowed). The use of concrete as a front primary facade material will only be allowed if design includes significant architectural detailing and/or treatment. The choice of building materials should be in character with and compatible with existing buildings. Facade design materials should be amongst the best quality for primary facades. Secondary facades (sides or rear) should complement the primary facade with similar design treatment s but be less intensive and adhere to standard details of the architectural style. Accent materials could be copper, aluminum, wood, terra metal, accent stone, cultured stone, cut stone, accent stucco, accent EIFS, formed concrete and terracotta. All other materials shall be submitted to the Master Developer for approval. The use of EIFS as a primary facade material will not be allowed unless approved by the Master Developer. Ration mechanical equipment, if used, shall be located to not be visible from the public way or shall be adequately screened with materials that are complementary and consistent with the building architecture and roof design.



**Note:**

1. Prior to Final SP Approval a Detailed Tree Survey Will Be Performed to Insure Survival Of Select Trees Along Frontage of Highway 100 and Along Rear Property Line
2. Lighting to be Oriented Toward Interior And Away From Adjacent Residential to the West and South

**STORMWATER QUALITY AND QUANTITY**  
STORMWATER QUALITY AND QUANTITY REQUIREMENTS WILL BE MET BY USING ACCEPTABLE METHODS INCLUDING BUT NOT LIMITED TO: BIORETENTION (RAINS, GARDENS), PERVIOUS PAVEMENTS, UNDERGROUND DETENTION, WATER QUALITY SYSTEMS, OR OTHER METHODS THAT ARE APPROVED BY THE STORMWATER MANAGEMENT VOLUME ONE REGULATIONS OF NASHVILLE AND DAVIDSON COUNTY TENNESSEE.

**Proposed SP Layout**

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

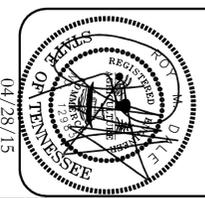
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**C3**

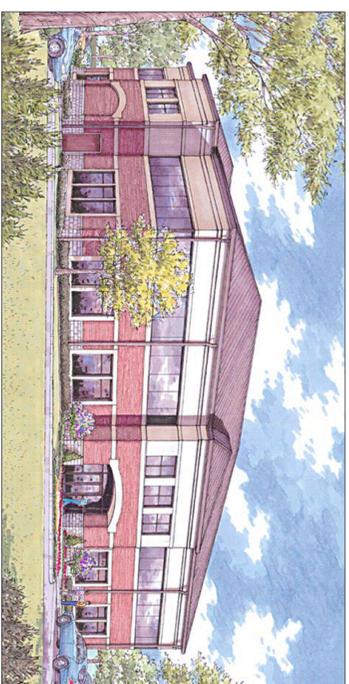
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Offices at Rail Station SP  
BEING PARCELS 84, 85, 86, & 87 ON TAX MAP 129-08  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS

Preparation Date: 4/28/15



Sample Proposed Elevations



Center of Site Towards Gilman



Center of Site Towards Taggart



South End of Site Towards Taggart

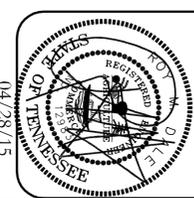
Existing Streetscape Across From Site



REVISIONS:

Preparation Date: 4/28/15

Offices at Rail Station SP  
 BEING PARCELS 84, 85, 86, & 87 ON TAX MAP 129-08  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE



04/28/15

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

MPC Case Number  
 CASE# NO. 2015SP-072401

D&A Project #

**C4**  
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