



ESTABLISHED
1901

NOT FOR CONSTRUCTION

SP
DEVELOPMENT
PLAN



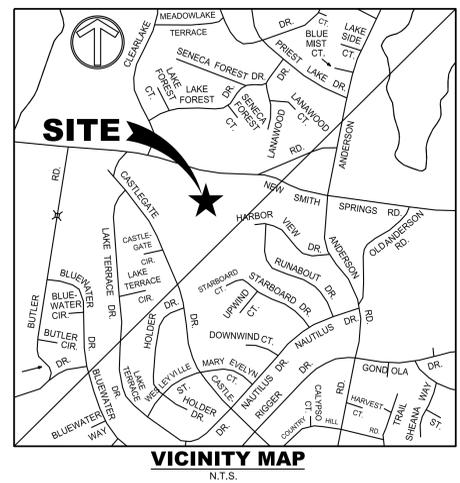
SMITH SPRINGS COMMUNITY CENTER
 2801 SMITH SPRINGS ROAD | SMITH SPRINGS | TN

REVISION INFORMATION

2015.05.19
COVER SHEET

C0.0

SPECIFIC PLAN (SP) COUNCIL DEVELOPMENT PLAN FOR SMITH SPRINGS COMMUNITY CENTER 2801 SMITH SPRINGS ROAD NASHVILLE, DAVIDSON COUNTY, TN



SHEET INDEX:	
CIVIL:	
C0.0	COVER SHEET
C1.0	SITE DEVELOPMENT PLAN
C2.0	GRADING DEVELOPMENT PLAN
LANDSCAPE:	
L1.0	LANDSCAPE DEVELOPMENT PLAN
L2.0	LANDSCAPE DEVELOPMENT PLAN

FEMA NOTE:
 NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN A FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0376 F", DATED: APRIL 20, 2001.

DEVELOPMENT TEAM:

CIVIL:
 BARGE CAUTHEN & ASSOCIATES
 6606 CHARLOTTE PIKE SUITE 210
 NASHVILLE, TENNESSEE 37209
 CONTACT: SETH SPARKMAN
 PHONE: 615-356-9911

ARCHITECTURE:
 HASTINGS ARCHITECTURE ASSOCIATES, LLC
 127 THIRD AVENUE SOUTH
 NASHVILLE, TENNESSEE 37201
 PHONE: 615-329-1399
 FAX: 615-329-1486

LANDSCAPE ARCHITECTURE:
 HAWKINS PARTNERS, INC; LANDSCAPE ARCHITECTS
 105 BROADWAY, SUITE 300
 NASHVILLE, TENNESSEE 37201
 PHONE: 615-255-5218
 FAX: 615-254-1424

OWNER / DEVELOPER
 METROPOLITAN BOARD OF PARKS & RECREATION
 PLANNING & FACILITIES DEVELOPMENT DIVISION
 P.O. BOX 196340
 NASHVILLE, TENNESSEE 37219-6340
 PHONE: 615-862-8400

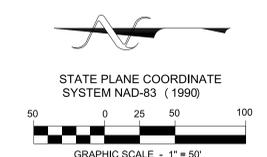
PURPOSE NOTE:	
THE PURPOSE OF THIS PLAN IS TO CREATE A SP FOR A METRO PARKS COMMUNITY CENTER WITH A RECREATION CENTER USE.	
SITE DATA TABLE:	
MAP/PARCEL	MAP 136 / PARCELS 71 & 113
OWNER/DEVELOPER	METROPOLITAN BOARD OF PARKS & RECREATION PLANNING & FACILITIES DEVELOPMENT DIVISION P.O. BOX 196340 NASHVILLE, TENNESSEE 37219-6340
SURROUNDING ZONING	CS/R10
COUNCIL DISTRICT	29 - JOHNSON
TOTAL AREA =	15.41 AC.
MAX ALLOWABLE FAR	----- MAX 0.40/ACTUAL 0.05
MAX ALLOWABLE ISR	----- MAX 0.60/ACTUAL 0.32
STREET SETBACK	----- 70'
SIDE YARD	----- 30'
REAR YARD	----- 20'
FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS OF MUN ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS	
ON-SITE PARKING:	
ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE 107 PARKING SPACES PROPOSED	
PROPOSED USES:	
COMMUNITY CENTER -RECREATION CENTER USE	
PUBLIC WORKS NOTES:	
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.	

GENERAL SP NOTES:

THE DEVELOPER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO SITE LAYOUT, LANDSCAPE, GRADING, AND UTILITY FEATURES AS NEEDED TO RESPOND TO BASIC DEVELOPMENT OF DESIGN INTENT, UNFORESEEN CONDITIONS, OR EXISTING CONDITIONS.

AS THE DESIGN OF THE PROJECT CONTINUES TO PROGRESS, THE DEVELOPER MAY FIND IT NECESSARY TO MAKE MINOR ADJUSTMENTS TO ITEMS SUCH AS BUILDING FOOTPRINT, BUILDING ELEVATIONS AND COMPOSITION OF FENESTRATION AND OTHER FACADE ELEMENTS, OR THOSE AS NECESSITATED BY STRUCTURAL, MECHANICAL, OR ELECTRICAL DESIGN DEVELOPMENT.

DEVELOPER RESERVES THE RIGHT TO MAKE ADDITIONAL ADJUSTMENTS TO ADDRESS REQUIREMENTS OF OR REVISIONS TO BUILDING CODES AND OTHER REGULATIONS ENFORCED BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.



OWNER
 METRO GOVERNMENT
 P.O. BOX 196300
 NASHVILLE, TENNESSEE 37219

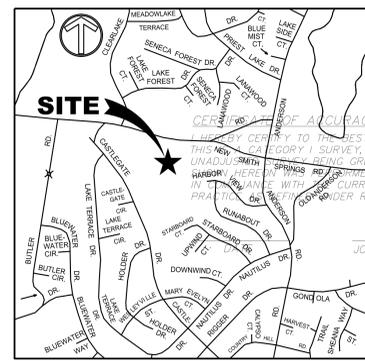
SURVEYOR
 THORNTON & ASSOCIATES, INC.
 1205 SOUTH GRAYCROFT AVENUE
 NASHVILLE, TENNESSEE 37115

CIVIL ENGINEER
 BARGE CAUTHEN & ASSOCIATES, INC.
 6606 CHARLOTTE PIKE, SUITE 210
 NASHVILLE, TENNESSEE 37209

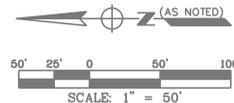
811
 Know what's below
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 www.ca811.com

**MAP 136, PARCELS 71 & 113
 MAP 136-14, PARCELS 167 & 168
 ZONED SP / AR2A**

CASE NO. 2015SP-059-001



SURVEYED AREA: 698,222 SQ. FT. OR 16.03 AC +/-



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CONTROL POINT TABLE

NO.	Easting	Northing	DESCRIPTION
1	639458.259	1788046.796	552.61 CP
6	638397.789	1789165.777	590.18 CP
99	639479.787	1787858.377	553.23 CP
100	638206.090	1788197.465	591.44 CP

MANHOLE
TC-592.95
IE-583.26 IN SE
IE-583.26 IN W
IE-583.11 OUT NW
(8"CLAY)

LEGEND

- PROPERTY LINE
- STORM LINE
- SEWER LINE (ATLAS LOCATION)
- WATER LINE (ATLAS LOCATION)
- GAS LINE (ATLAS LOCATION)
- POWER, TELE, OR CABLE
- FENCE LINE
- TREE/DRIP LINE
- DETECTABLE WARNING

- MASONRY WALL
- LANDSCAPE AREA
- CONC. MONUMENT
- 1/2" REBAR (O) NO CAP
- 1/2" REBAR (N) RLS 1123
- FIRE HYDRANT
- W/TH GUY ANCHOR
- LIGHT POLE
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- ELECTRIC METER
- MANHOLE
- CLEAN-OUT
- CATCH BASIN
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- SIGN
- MAILBOX
- FENCE POST (O)
- A/C UNIT
- HICKORY
- HACKBERRY
- CEDAR



NOT FOR CONSTRUCTION

SP
DEVELOPMENT
PLAN



SMITH SPRINGS COMMUNITY CENTER
 2801 SMITH SPRINGS ROAD | SMITH SPRINGS | TN

JOHN T. DARNALL, R.L.S. 1571

PID 13615003200
MIRA VISTA TN, LP
INSTRUMENT #2008912-0093754
R.O.D.C., TN.
ZONED R10

HARBOR TOWN VILLAGE, SECTION ONE
BOOK 4675, PAGE 4, R.O.D.C., TN.
ZONED R10

HARBOR TOWN VILLAGE, SECTION TWO
BOOK 4675, PAGE 147, R.O.D.C., TN.
ZONED R10

HARBOR GATE, SECTION TWO, REVISED
BOOK 6250, PAGE 33, R.O.D.C., TN.
ZONED R10

CASTLEGATE, SECTION 1
BOOK 4460, PAGE 115, R.O.D.C., TN.
ZONED R10

MANHOLE
TC-556.18
IE-550.05 IN E (10"DUCTILE)
IE-549.23 IN N (8"DUCTILE)
IE-548.23 OUT W (12"DUCTILE)

CATCH BASIN
TC-555.18
C-554.61

MANHOLE
TC-553.41
IE-547.34 IN E
IE-547.14 OUT W
(12"DUCTILE)

MANHOLE
TC-549.03
IE-543.33 IN E
IE-543.28 OUT W
(12"DUCTILE)

MANHOLE
TC-536.02
IE-529.77 IN E
IE-529.47 OUT W
(12"DUCTILE)

MANHOLE
TC-522.92
IE-514.61 IN E
IE-514.38 OUT W
(12"DUCTILE)

STORMWATER NOTES:

1. 78-840 NOTE: 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.
2. PRELIMINARY PLAN NOTE: 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.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES AT THIS SITE.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

FEMA NOTE:
NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 4703C0378 F", DATED APRIL 30, 2001.

STORMWATER CONCEPT:
STORMWATER DETENTION - PROPOSED WATER DETENTION PER CURRENT METRO STORMWATER ORDINANCE
STORMWATER QUALITY - PROPOSED WATER QUALITY PER CURRENT METRO STORMWATER ORDINANCE

METRO WATER SERVICE NOTES:

1. 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.
2. METRO WATER SERVICES 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.

GENERAL SP NOTES:
THE DEVELOPER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO SITE LAYOUT, LANDSCAPE, GRADING, AND UTILITY FEATURES AS NEEDED TO RESPOND TO BASIC DEVELOPMENT OF DESIGN INTENT, UNFORESEEN CONDITIONS, OR EXISTING CONDITIONS.

SLOPES 15%-20%

Notes:

1. This survey meets the requirements of a "Topographic Survey" as per standards of practice, 0820-3-0122 adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Map and Mapping" as per standards of practice, 0820-3-08 adopted by the Board of Examiners for Land Surveyors, State of Tennessee. Contour interval is one foot.
2. Bearings are based on the "Tennessee State Plane" coordinate system, NAD83 (Horizontal)-CORS and NAVD83 (Vertical).
3. Distances were measured with EDM and GPS equipment. EDM distances have been corrected for temperature, barometric pressure and reduced to the ground.
4. This survey has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appearances at the site, public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. This surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this understanding. Careful attention to location, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company in Tennessee. It is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor no more than ten (10) working days prior to the start of their street to excavate and able to avoid any possible hazard or conflict. Tennessee One Call: 1-800-351-1111
5. Information shown herein was derived from various maps, cross sections, and aerial photos.
6. The properties shown herein are located on "National Flood Insurance Program" Rate Map No. 4703C0378 dated 21 April 2001 and are in Zone "X". Zone "X" is defined as areas outside the 100 year flood zone.
7. Survey File: Hastings Architecture Associates, LLC

PID 13600007000
SUBDIVISION OF - SMITH SPRINGS
CHURCH OF CHRIST PROPERTY
BOOK 7900, PAGE 996, R.O.D.C., TN.
ZONED R10

CASTLEGATE, SECTION 1
BOOK 4460, PAGE 115, R.O.D.C., TN.
ZONED R10

BOUNDARY & TOPOGRAPHIC SURVEY
OF
**METROPOLITAN GOVERNMENT OF NASHVILLE
AND DAVIDSON COUNTY PROPERTY**

2801 SMITH SPRINGS ROAD
TWENTY-NINTH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
METRO PARCEL IDENTIFICATION: 13614016700, 13614016800
METRO PARCEL IDENTIFICATION: 13600007000, 136000113000
INST. NO. 201301140004449 & PB 6250, PG 033, R.O.D.C.T.
SCALE: 1" = 50' DATE: 13 FEB 2015
REVISED: 23 FEB 2015

DRAWN BY: JTD REVISED BY: JTD CHECKED BY: DSS PROJECT#: 15-1760

OWNER
METRO GOVERNMENT
P. O. BOX 198300
NASHVILLE, TENNESSEE 37219

SURVEYOR
THORNTON & ASSOCIATES, INC.
1205 SOUTH GRAYCROFT AVENUE
NASHVILLE, TENNESSEE 37115

CIVIL ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
8508 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

**MAP 136,
PARCELS 71 & 113
MAP 136-14,
PARCELS 167 & 168
ZONED SP / AR2A**

REVISION INFORMATION

2015.05.19
GRADING
DEVELOPMENT PLAN

C2.0

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CASE NO. 2015SP-059-001



NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR ALL SITE LIGHTING AND ELECTRICAL.
2. SUBSURFACE IRRIGATION SYSTEM TO BE BASED ON WATER CONSERVATION AND MEET LEED-NC REQUIREMENTS.
3. REFER TO CIVIL DWGS FOR ALL DEMOLITION, VEHICULAR PAVEMENT, GRADING, DRAINAGE.
4. REFER TO CIVIL DWGS FOR DEFINITION OF PHASES.
5. LANDSCAPE BUFFER YARD ALONG CS ZONING SHALL COMPLY WITH 15' WIDE "A" BUFFER TYPE
6. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF METRO ZONING CODE "17.24 TREE PROTECTION AND REPLACEMENT" AND WITH "17.40, ARTICLE X. TREE PROTECTION AND REPLACEMENT PROCEDURES." LANDSCAPE ORDINANCE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL. ALL SURFACE PARKING TO BE SCREENED AND PLANTED IN ACCORDANCE WITH 17.24 / ARTICLE III.

THIS PROJECT WILL PURSUE LEED CERTIFICATION AND COMPLY WITH 2009 LEED-NC-SILVER.

Case # 2015SP-059-001



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PLAN

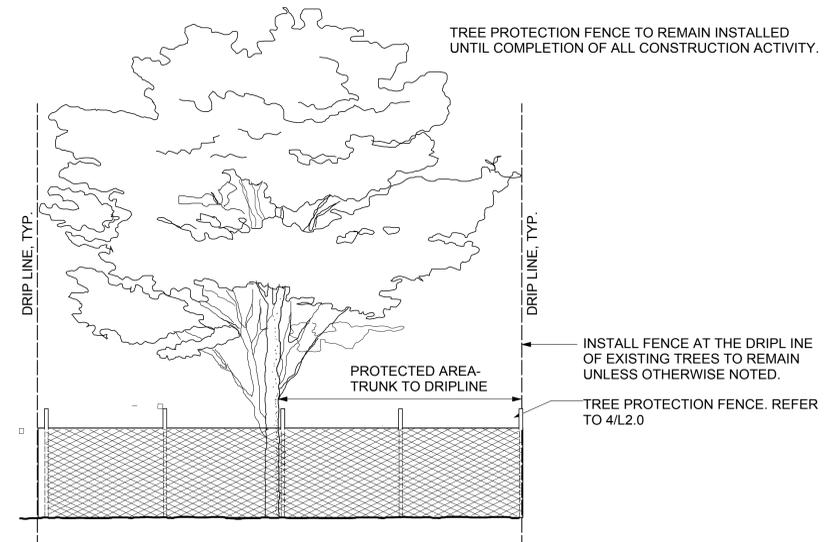


**SMITH SPRINGS COMMUNITY
CENTER**
1208 SMITH SPRINGS ROAD | SMITH SPRINGS | TN

REVISION INFORMATION

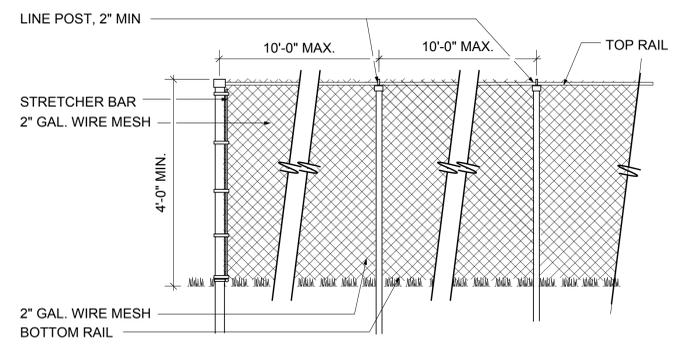
2015.05.19
LANDSCAPE
DEVELOPMENT PLAN
L1.0

****All tree protection fencing shall be in place prior to the issuance of a grading permit and shall be maintained in good working order until all construction activity is completed. Any required erosion control measures shall be placed outside of any tree protection fencing.****

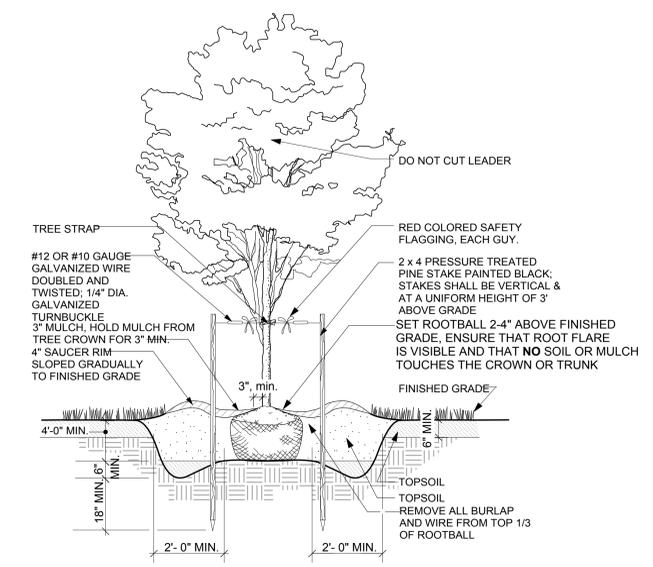


5 SECTION: TREE PROTECTION FENCE DETAIL
N.T.S.

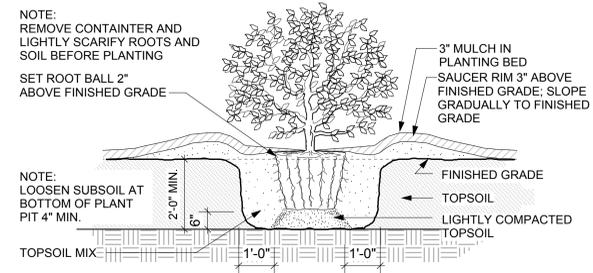
TREE PROTECTION NOTES:
 1. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO THE COMMENCEMENT OF GRADING ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION. ANY BROKEN OR DISLODGED TREE PROTECTION FENCING SHALL BE REPAIRED IMMEDIATELY.
 2. NO DISTURBANCES OR ANY CONSTRUCTION ACTIVITY INCLUDING CONSTRUCTION RUNOFF SHALL OCCUR WITHIN TREE PROTECTION ZONES WITH THE EXCEPTION OF WORK PERFORMED BY ARBORISTS.
 3. PLACE SILT SCREENING ALONG THE OUTER UPHILL EDGE OF TREE PROTECTION ZONES.
 4. TREE PROTECTION FENCING SHALL GALVANIZED CHAIN LINK FENCING. POSTS SHALL BE PLACED A MAXIMUM OF 10' O.C. AND MINIMUM 4'-0" IN HEIGHT. SEE DETAIL.
 5. EACH TREE PROTECTION ZONE SHALL RECEIVE "TREE PROTECTION ZONE" SIGN, WHERE FENCE LINE EXCEEDS 250'. PLACE A MINIMUM OF ONE SIGN PER 250' LINEAR FEET.



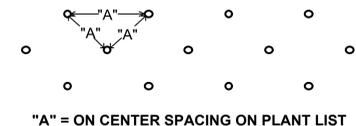
4 ELEVATION: TREE PROTECTION FENCE DETAIL
N.T.S.



3 TYP. TREE W/ VERTICAL STAKING
N.T.S.



2 SECTION: CONTAINER SHRUB
N.T.S.



1 PLAN: SPACING CHART
N.T.S.

PLANTING NOTES

1. Refer to all written specifications; adhere to Plans and Specifications for all phases of the Work.
2. Verify all utility locations in the field before beginning work. Repair damaged utilities to Owner's satisfaction at no additional cost.
3. Verify quantities on plans with plant schedule before pricing work.
4. All materials are subject to the approval of the Landscape Architect and Owner at any time.
5. Once unloaded from the truck, immediately stand all trees up. Do NOT lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications/special provisions. Rootballs shall meet or exceed size standards as set forth in "American Standards for Nursery Stock". Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on the Drawings.
8. Prepare all topsoil used in tree and shrub pits and in groundcover beds in accordance with the specifications.
9. Remove from the site any material which turns brown or defoliates within five (5) days after planting. Replace immediately with approved specified material.
10. Maintain and water all plant material and sodding until project is accepted in full by the Landscape Architect, unless otherwise specified.
11. Guarantee all workmanship and materials for a period of one calendar year.
12. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
13. Provide topsoil and engineered topsoil depths as called for in the drawings. Refer to specific root ball size for the minimum diameter tree pit.
14. If trees are staked, the tree stakes and guys shall be regularly monitored to ensure there are no detrimental effects to the tree. All tree stakes and guys shall be removed no later than one growing season after planting.
15. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. Landscape Architect reserves the right to reject plant material in the field, at the growing location, or at the job site at any time during the project.

Case # 2015SP-059-001