SP (SPECIFIC PLAN)
PRELIMINARY DEVELOPMENT PLAN
FOR

ARCADIA BRENTWOOD

ARCADIA COMMUNITIES, LLC

CONTACTS

OWNER/DEVELOPER
BRIAN DURBIN
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4360 BROWNSBORO RD. #305
LOUISVILLE, KY 40207
(502) 777-0821
BRIAN.DURBIN@LUNSFORDCAPITAL.COM

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GEORGE WELCH
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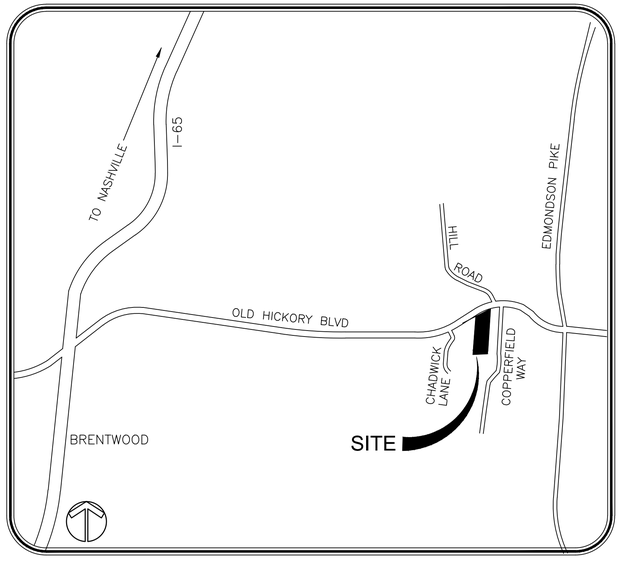
ARCHITECTURE
MIKE MILLIGAN
JMM ARCHITECTS, INC
4685 LARWELL DRIVE
COLUMBUS, OHIO 43220
(614) 326-5565
MIKE@JMMARCH.COM



LOCATION MAP
NTS

FOURTH COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

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- -	BUILDING ELEVATIONS
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- -	SITE PHOTOMETRIC PLAN

PURPOSE NOTE:
The purpose of this SP is to receive preliminary approval to permit an assisted care living development (approximately 83,639 SF ± containing 66 Units).

SPECIAL NOTE:
For any development standards, regulations, and requirements not specifically shown on the Preliminary SP Development Plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and applicable requirements of the RM15 Zoning District.

GENERAL PLAN CONSISTENCY:
Land Use Policy:
The proposed development is consistent with the principles, policies, and objectives of the general plan T3-RC (T3 Suburban Residential Corridor). The proposed development adds housing diversity compatible with the general character of the suburban neighborhood and future development of this corridor.

Community Plan Compliance:
The Assisted Living building is located on site to preserve existing environmental and landscape features. The building form provides a moderate density and height that fits in with development along Old Hickory Blvd and the adjacent residential land uses. The development will provide formal landscaping with trees to frame parking areas and internal streets and shrubs to screen automobile, ground utilities, and trash enclosures from public streets. Lighting will be provided throughout the development to provide safety at buildings and vehicular and pedestrian areas while enhancing the character of the center.

General Characteristics:
"A variety of residential and institutional buildings combined with open space frame the corridor. Setbacks may be deeper to avoid environmentally sensitive features and to preserve existing natural landscaping along the corridor."

RESPONSE: The proposed development adds variety to the residential uses needed by the community. The building setback from Old Hickory Blvd is consistent with other developments along this corridor in efforts to preserve environmental features. A significant amount of open space is being preserved to be environmentally sensitive and maintain the aesthetic value of the property.

Application:
"T3 Suburban Residential Corridor Policy is applied to prominent suburban arterial-boulevard and collector-avenue street corridors with adequate transportation capacity where there is an expressed interest in maintaining the residential use or creating residential uses along the corridor while providing opportunity for an evolving development pattern in regard to the size, scale, and density."

RESPONSE: The proposed development sits along an arterial street corridor and would maintain a residential building consistent with this policy. Building size, scale, and density have evolved along this corridor from West to East. The proposed building height is consistent with the allowed building height of the current R40 zoning that's in place today. The proposed use only allows 66 units which maintains a low/medium density. Site access is proposed at Old Hickory Blvd. Data from the Institute of Transportation Engineers (ITE) shows that the proposed use and density would have a very low impact on Old Hickory Blvd traffic.

Design Principles (Building Form and Site Design):
"The building mass, orientation, and placement are appropriate to the building type and street type/size and are designed to be cohesive throughout the development providing a thorough mix of housing types versus groupings of single types of housing. Residential development on the T3 Suburban Residential Corridor is located to preserve the existing environmental features and land form to frame the corridor.

RESPONSE: The building mass, orientation, and placement is appropriate along Old Hickory Blvd., an arterial street corridor. The proposed residential use offers a housing type that adds to the mix of options in this community. Existing environmental features and land form are being protected to help frame the corridor. The building transitions in height from north to south, with 3 stories facing along Old Hickory Blvd and only 2 stories being exposed to the rear of the site. The building mass was carefully designed from east to west so that the building depth varies in form to break up the building plane and avoid one mass parallel to the property line.

METRO CASE # 2015SP-109-001

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GEORGE B. WELCH
REGISTERED ENGINEER
No. 022213
STATE OF TENNESSEE
12-22-15

ARCADIA BRENTWOOD
FOR
ARCADIA COMMUNITIES, LLC
FOURTH COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS	
2	12/22/15 (KAJ) REV. PER. CITY COMMENTS
1	11/17/15 (SMB) REV. PER. CITY COMMENTS

JOB NO.	14183
WK. ORDER	0135
DESIGNED:	----
DRAWN:	K. JACOBSON
SCALE:	
DATE:	OCTOBER 29, 2015

COVER SHEET

C0.0

G:\14183\CIVIL\CIVIL ENGINEERING\PLAN SHEETS\PRELIMINARY SPC.DD - COVER.DWG
PLOTTED BY KYLE JACOBSON ON: 12/22/2015 2:28 PM LAST UPDATED BY KAJ ON: 12/22/2015 2:27 PM

SOIL TYPES

MAP UNIT SYMBOL	MAP UNIT NAME
Ar	ARRINGTON SILT LOAM, 0 TO 2 PERCENT SLOPE, OCCASIONALLY FLOODED
Be	BEASON SILT LOAM
Ld	LINDELL SILT LOAM, 0 TO 2 PERCENT SLOPE, OCCASIONALLY FLOODED
StD	STIVERSVILLE LOAM, 12 TO 25 PERCENT SLOPES
TrC	TALBOOT-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES

25% > SLOPES

20% - 24.9% > SLOPES

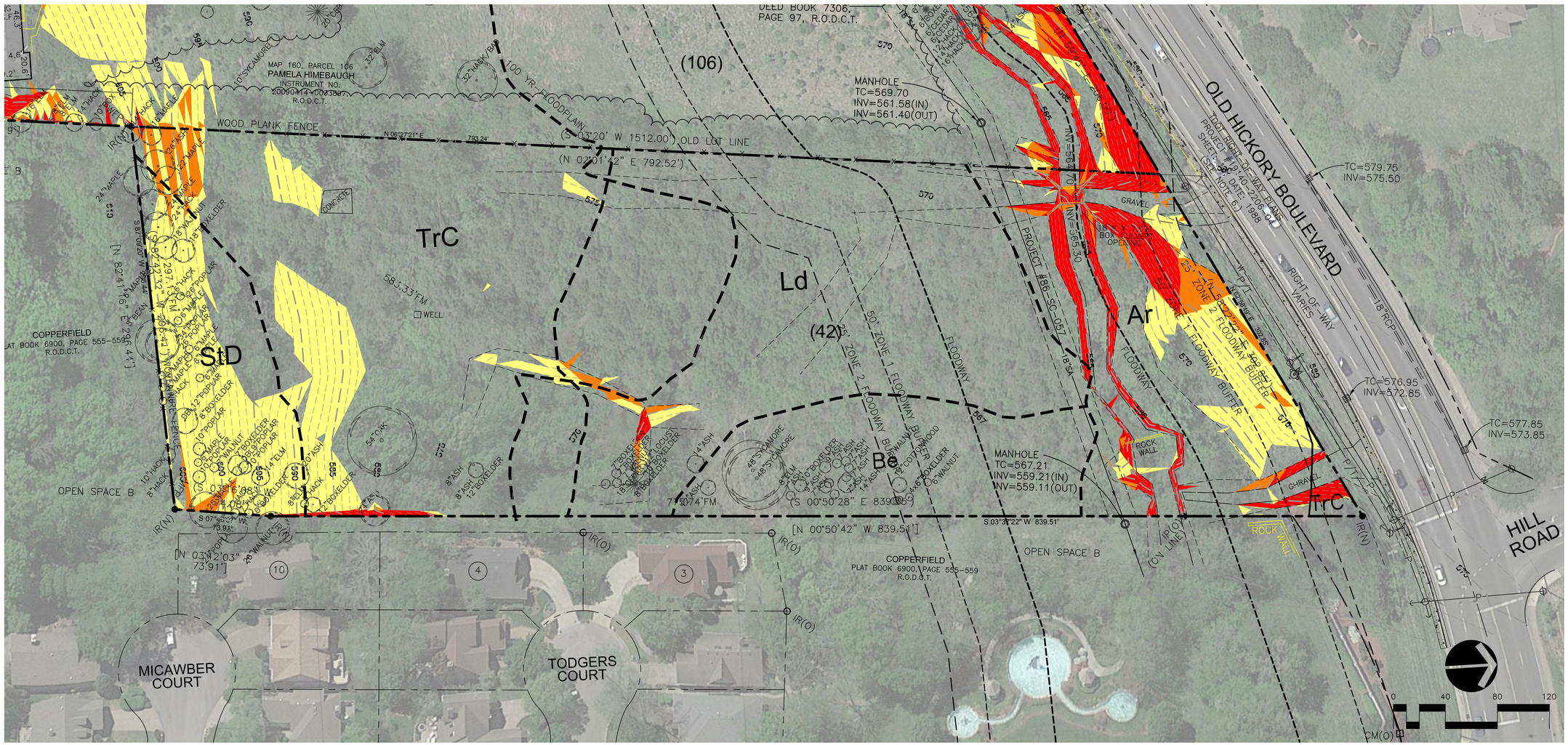
15 -19.9% SLOPES

LEGEND

IR(O)	IRON ROD (OLD)		UTILITY POLE
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")		UTILITY POLE W/ ANCHOR
	WATER VALVE		GAS VALVE
	WATER METER		GAS METER
	SANITARY SEWER MANHOLE		TELEPHONE RISER
CO	SEWER CLEAN-OUT		CABLE TV BOX
E	ELECTRIC BOX	—P—	OVERHEAD ELECTRIC POWER LINE
P	TRANSFORMER PAD	—T—	OVERHEAD TELEPHONE LINE
	SIGN	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
R.O.D.C.T.	REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN	—S—	SANITARY SEWER LINE
	GUARDRAIL	—G—	GAS LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE	—W—	WATER LINE
		—X—X—	FENCE
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	RCP	REINFORCED CONCRETE PIPE
		CMP	CORRUGATED METAL PIPE
	CONCRETE SURFACE		ASPHALT SURFACE

EXISTING STRUCTURES NOTE:

ALL EXISTING STRUCTURES TO BE REMOVED FROM SITE.



METRO CASE # 2015SP-109-001

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SCOTT MICHAEL BERNICK
REGISTERED
AGRICULTURE
TENNESSEE NO. 807
LANDSCAPE ARCHITECT

ARCADIA BRENTWOOD
FOR
ARCADIA COMMUNITIES, LLC

FORTH COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER 0135		
DESIGNED:	---		
DRAWN:	K. JACOBSON		
SCALE:	1"=40'		
DATE:	OCTOBER 29, 2015	REVISIONS	

EXISTING CONDITIONS

C1.0

PROPERTY INFORMATION:

SITE APPLICATION NUMBER:	
COUNCIL DISTRICT NUMBER:	04
DISTRICT COUNCIL MEMBER:	ROBERT SWOPE
SP NAME:	ARCADIA BRENTWOOD
PROPERTY OWNER:	ROY S. JONES
EX. BUILDING S.F. / USE:	VACANT
TAX MAP:	161
PARCELS:	42
PARCEL/S ACREAGE:	5.44 AC
STREET ADDRESS:	511 OLD HICKORY BLVD.

DEVELOPER:
BRIAN DURBIN
ARCADIA COMMUNITIES, LLC
4360 BROWNSBORO RD. #305
LOUISVILLE, KY 40207
(502) 357-7030

PROJECT ENGINEER:
GEORGE WELCH
RAGAN SMITH ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591

ZONING INFORMATION:

ZONING CLASSIFICATION:	R40
LAND USE POLICY:	SOUTHEAST: T3 RC SUBURBAN RESIDENTIAL CORRIDOR
PROPOSED ZONING:	SP

SURVEY INFORMATION:
BOUNDARY INFORMATION AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY RAGAN SMITH ASSOCIATES ON JULY 8, 2015.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON THE PRELIMINARY FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0342F AND 47037C0361F, (PRELIMINARY STUDY 47037CV001C & 47037CV002C) WITH A PRELIMINARY DATE OF NOVEMBER 22, 2013, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0361, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

FLOOD PLAIN LINE SHOWN HERE IS TAKEN FROM THE PRELIMINARY FLOOD INSURANCE STUDY NO. 47037CV001C DATED NOVEMBER 22, 2013.

GEOTECHNICAL INFORMATION:
NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

PROPOSED USES
- ASSISTED-CARE LIVING

BULK STANDARDS

PROPOSED ACREAGE:	5.44 +/- AC
MINIMUM BUILDING SETBACKS (MBSL)	
FRONT (OLD HICKORY BLVD):	40'
SIDE:	10'
REAR:	20'
MAXIMUM BUILDING HEIGHT:	3 STORIES (SEE ARCH PLANS)
MAXIMUM HEIGHT AT MBSL:	30' WITH 2:1 V TO H (MEASURED FROM F.F.E.)
MAXIMUM FAR:	.50
PROPOSED FAR:	.32 (SEE GENERAL NOTE 16)
MAXIMUM ISR:	.70
PROPOSED ISR:	.37 (NOT TO EXCEED MAX ALLOWED)
MINIMUM LOT AREA:	10,000
MAXIMUM BUILDING COVERAGE:	.50
MAXIMUM PROPOSED UNITS:	66
PROPOSED DENSITY:	12.13 UNITS/AC
PARKING REQUIRED (PER 17.20.030):	23 SPACES
PARKING PROVIDED:	53 SPACES

PARKING
PARKING REQUIRED:
AS APPLICABLE PER LAND USE, SET FORTH IN METRO ZONING CODE TABLE 17.20.030. BICYCLE PARKING REQUIREMENTS PER METRO CODE 17.20.
PARKING SCREENING:
PARKING SHALL BE SCREENED PER HEIGHT AND MATERIAL REQUIREMENTS SET FORTH BY METRO CODE 17.24.150.

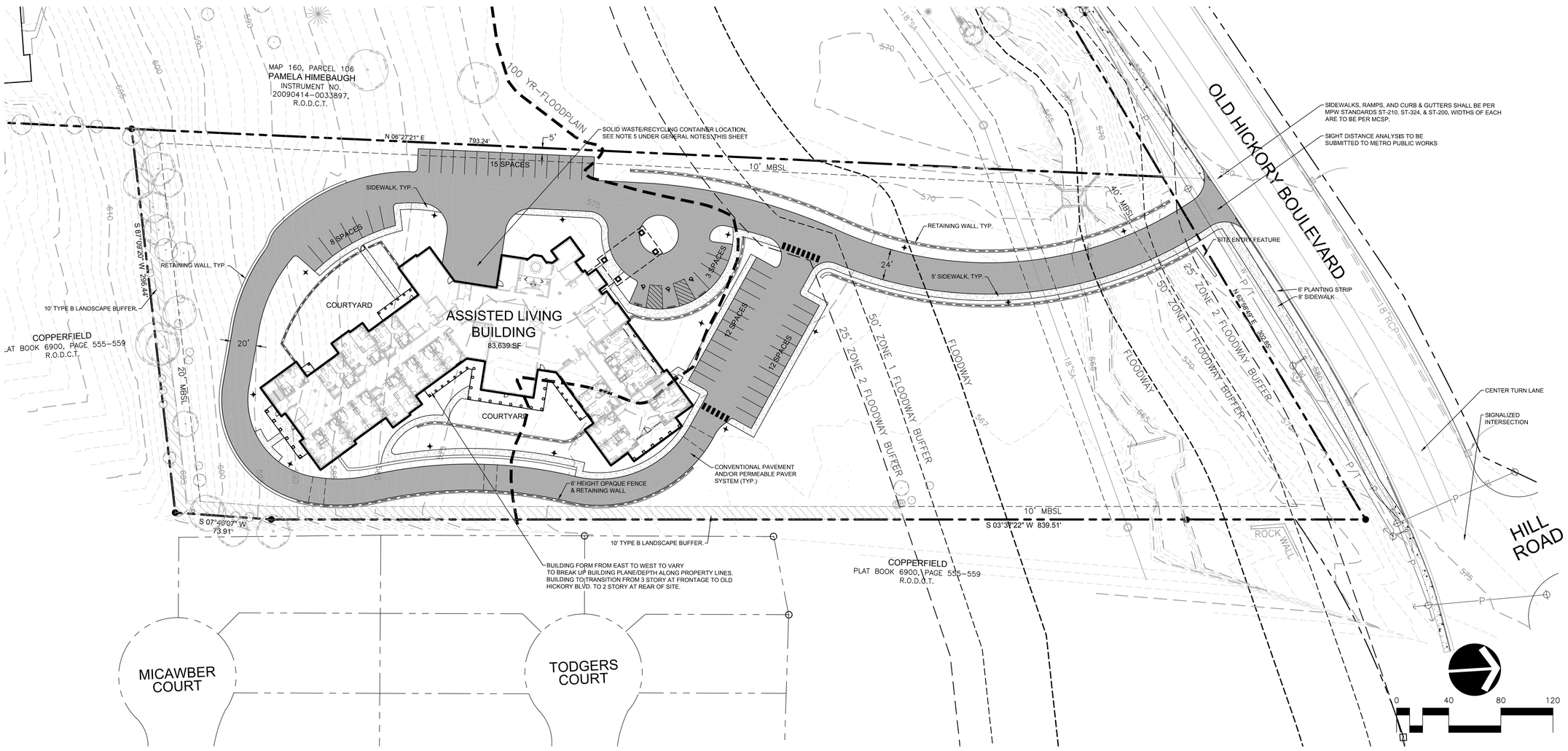
INTERNAL SIDEWALKS
ALL INTERNAL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET. SIDEWALK CONNECTIONS SHALL BE MADE TO OLD HICKORY BOULEVARD.

ANTICIPATED DEVELOPMENT SCHEDULE:
START DATE: SUMMER 2016
FINISH DATE: WINTER 2017

THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN ONE PHASE.

GENERAL NOTES:
1. PROPOSED ROADWAYS AND SERVICE LANES WITHIN THIS PROJECT'S PROPERTY BOUNDARIES ARE PRIVATE.
2. LOT IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER.
3. SITE, OPEN SPACES, WATER QUALITY & DETENTION FACILITIES TO BE MAINTAINED BY PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION.
4. STORM WATER WILL BE ROUTED THROUGH A STORMWATER QUALITY MANAGEMENT SYSTEM, SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
5. SCREENING FOR DUMPSTERS AND OTHER TRASH RECEPTACLES SHALL COMPLY WITH THE PROVISIONS OF SECTION 17.24.060 OF THE METRO ZONING CODE.
6. 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 DEPT. OF WATER SERVICES.
7. THIS DRAWING IS INTENDED TO SHOW THE BASIC PREMISE OF THE DEVELOPMENT. MINOR MODIFICATIONS ARE ANTICIPATED AT FINAL SP SITE PLAN LEVEL WHEN CONSTRUCTION DRAWINGS ARE DEVELOPED. MINOR MODIFICATIONS TO THIS 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 ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
8. FIRE DEPT. NOTE: FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE - 2006 EDITION - B105.1.
9. 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.
10. ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
11. ACCESS NOTE: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
12. DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MIN 15" CMP).
13. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
ADA: HTTP://WWW.ADA.ORG U.S. JUSTICE DEPT: HTTP://WWW.JUSTICE.GOV/CRT/HOUSE/FAIRHOUSING/ABOUT_FAIRHOUSING/ACT.HTML
14. BILLBOARDS SHALL NOT BE PERMITTED
15. 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.
16. BUILDING SQUARE FOOTAGE IS APPROXIMATE AND MAY SLIGHTLY VARY AS PLANS ARE DEVELOPED FOR FINAL SP. BUILDING SQUARE FOOTAGE SHALL NOT EXCEED MAX F.A.R. ALLOWED WITH THIS SP.

PUBLIC WORKS NOTES:
1. ALL WORK IN THE PUBLIC R.O.W. REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
2. 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.
3. ALL ROADWAY, DRIVEWAY, SIDEWALK, ALLEY AND CURB CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF METRO PUBLIC WORKS AND SHALL BE REVIEWED BY THE MPW TRAFFIC ENGINEER.
4. A SIGHT DISTANCE ANALYSIS SHALL BE SUBMITTED TO METRO PUBLIC WORKS. IMPROVEMENTS WILL BE IN ACCORDANCE WITH THE ANALYSIS FINDINGS AND CONDITIONS.
5. HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.



METRO CASE # 2015SP-109-001

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GEORGE R. WELCH
REGISTERED ENGINEER
No. 022213
STATE OF TENNESSEE
10/22/15

ARCADIA BRENTWOOD
FOR
ARCADIA COMMUNITIES, LLC

FOURTH COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER 14183 0135
DESIGNED:	S. BERNICK
DRAWN:	K. JACOBSON
SCALE:	1"=40'
DATE:	OCTOBER 29, 2015

REVISIONS
2 12/22/15 (KAJ) REV. PER. CITY COMMENTS
1 11/17/15 (SMB) REV. PER. CITY COMMENTS

OVERALL SITE LAYOUT

C2.0

G:\14183\CAD\C3D_SITE PLAN\PRELIMINARY SP\C2.0 - LAYOUT.DWG
PLOTTED BY KYLE JACOBSON ON 12/22/2015 3:28 PM LAST UPDATED BY KAJ ON 12/22/2015 3:36 PM

WATER QUALITY/QUANTITY NOTES:

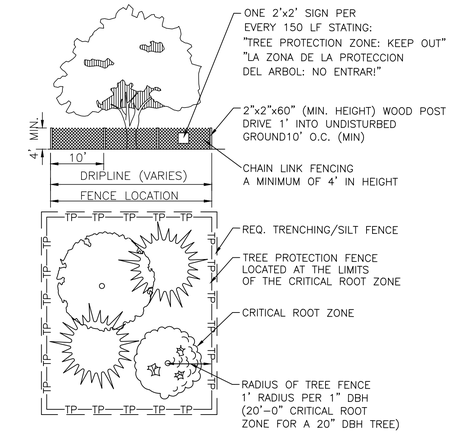
1. METRO STORMWATER WATER QUANTITY/QUALITY REQUIREMENTS SHALL BE MET VIA ONE OR MORE OF THE FOLLOWING OPTIONS: PERMEABLE PAVEMENT,/UNDERGROUND DETENTION, WATER QUALITY PONDS, WET DETENTION PONDS, BIO–RETENTION, VEGETATED SWALES, ETC.
2. FINAL SP DEVELOPMENT PLANS SHALL PROVIDE CALCULATIONS AND PLANS FOR ANY ON/ OFF–SITE STORMWATER AREAS.
3. ACCESS NOTE: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

GENERAL NOTES:

1. LOT IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER.
2. SITE, OPEN SPACES, WATER QUALITY & DETENTION FACILITIES TO BE MAINTAINED BY PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION.
3. STORM WATER WILL BE ROUTED THROUGH A STORMWATER QUALITY MANAGEMENT SYSTEM, SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
4. 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.
5. PRELIMINARY DRAWING 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.
6. FIRE DEPT. NOTE: FIRE–FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE – 2006 EDITION – B105.1.
7. 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.
8. ALL WORK IN THE PUBLIC RIGHT–OF–WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS
9. ACCESS NOTE: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
10. DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MIN 15" CMP).
11. PROPOSED UTILITY METERS WILL BE LOCATED OUTSIDE THE PUBLIC R.O.W.
12. NES FOLLOWS THE NATIONAL FIRE PROTECTION ASSOCIATION RULES; REFER TO NFPA 70 ARTICLE 450–27; AND NESC SECTION 15 – 152.A.2 FOR COMPLETE RULES (SEE NES CONSTRUCTION GUIDELINES UNDER "BUILDERS AND CONTRACTORS" TAB @ www.nespower.com.

STORMWATER NOTE:

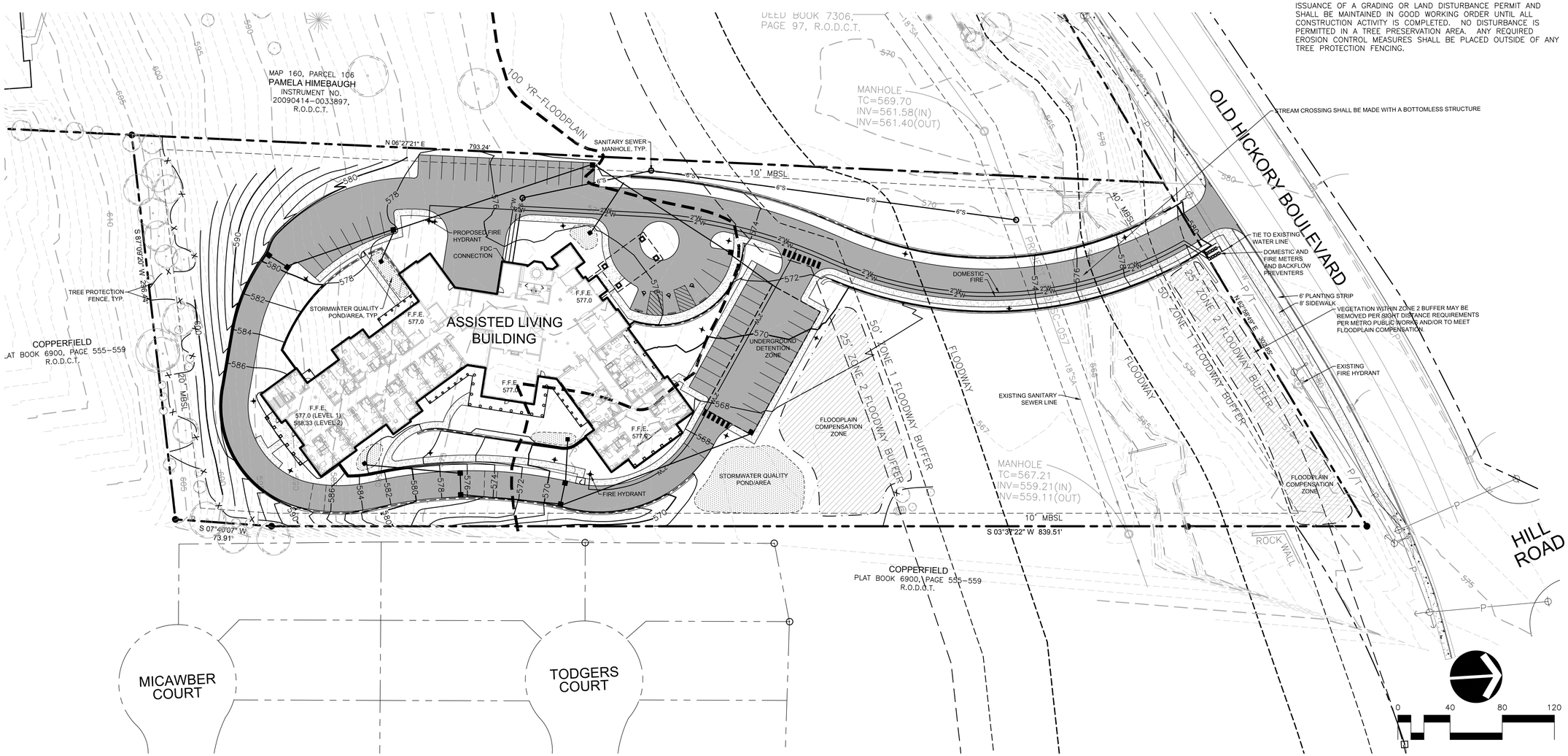
WATER QUANTITY/QUALITY REQUIREMENTS TO BE MET WITH PERVIOUS PAVEMENT/UNDERGROUND DETENTION AND/OR WET DETENTION/WATER QUALITY.



TREE PROTECTION

NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.



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ARCADIA BRENTWOOD
FOR
ARCADIA COMMUNITIES, LLC

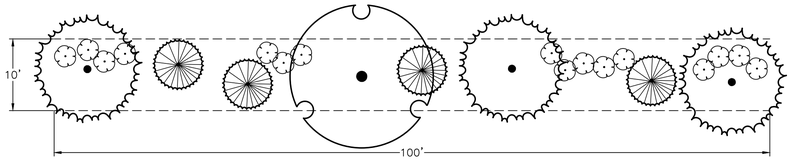
FOURTH COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS	
2	12/22/15 (KAJ) REV. PER. CITY COMMENTS
1	11/17/15 (SMB) REV. PER. CITY COMMENTS

JOB NO.	WK. ORDER 0135	DESIGNED:	B. FORTE
DRAWN:	K. JACOBSON	SCALE:	1"=40'
DATE:	OCTOBER 29, 2015		

SITE GRADING, DRAINAGE AND UTILITIES

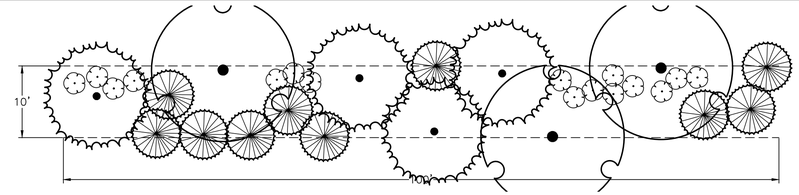
C3.0



TYPE B LANDSCAPE BUFFER

[PER 100 LINEAR FEET]
4 CANOPY TREES
4 UNDERSTORY TREES
16 SHRUBS

CANOPY TREES	UNDERSTORY TREES	SHRUBS
WILLOW OAK	REDBUD	VIBURNUM
RED OAK	ARBORVITAE	HYDRANGEA
BALD CYPRESS	AMERICAN HOLLY	HOLLY
SOUTHERN MAGNOLIA	NELLIE R STEVENS HOLLY	JUNIPER
CRYPTOMERIA	LIL GEM MAGNOLIA	FORSYTHIA
RED PINE	HAWTHORNE	
LEYLAND CYPRESS	DOGWOOD	
EASTERN RED CEDAR		
RED MAPLE		
JUNIPER		
SWEETGUM		
TULIP		



ENHANCED LANDSCAPE BUFFER

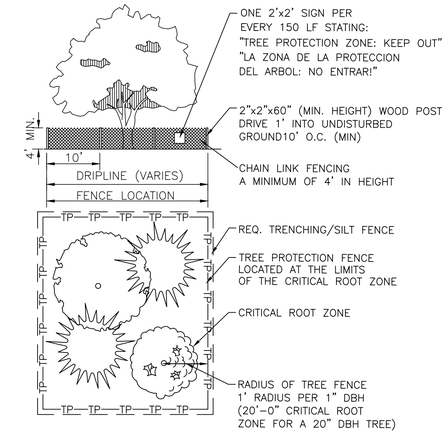
[PER 100 LINEAR FEET]
7 CANOPY TREES
10 UNDERSTORY TREES
16 SHRUBS

6' HT. OPAQUE FENCE AS SHOWN ON LAYOUT PLAN

CANOPY TREES	UNDERSTORY TREES	SHRUBS
WILLOW OAK	REDBUD	VIBURNUM
RED OAK	ARBORVITAE	HYDRANGEA
BALD CYPRESS	AMERICAN HOLLY	HOLLY
SOUTHERN MAGNOLIA	NELLIE R STEVENS HOLLY	JUNIPER
CRYPTOMERIA	LIL GEM MAGNOLIA	FORSYTHIA
RED PINE	HAWTHORNE	
LEYLAND CYPRESS	DOGWOOD	
EASTERN RED CEDAR		
RED MAPLE		
JUNIPER		
SWEETGUM		
TULIP		

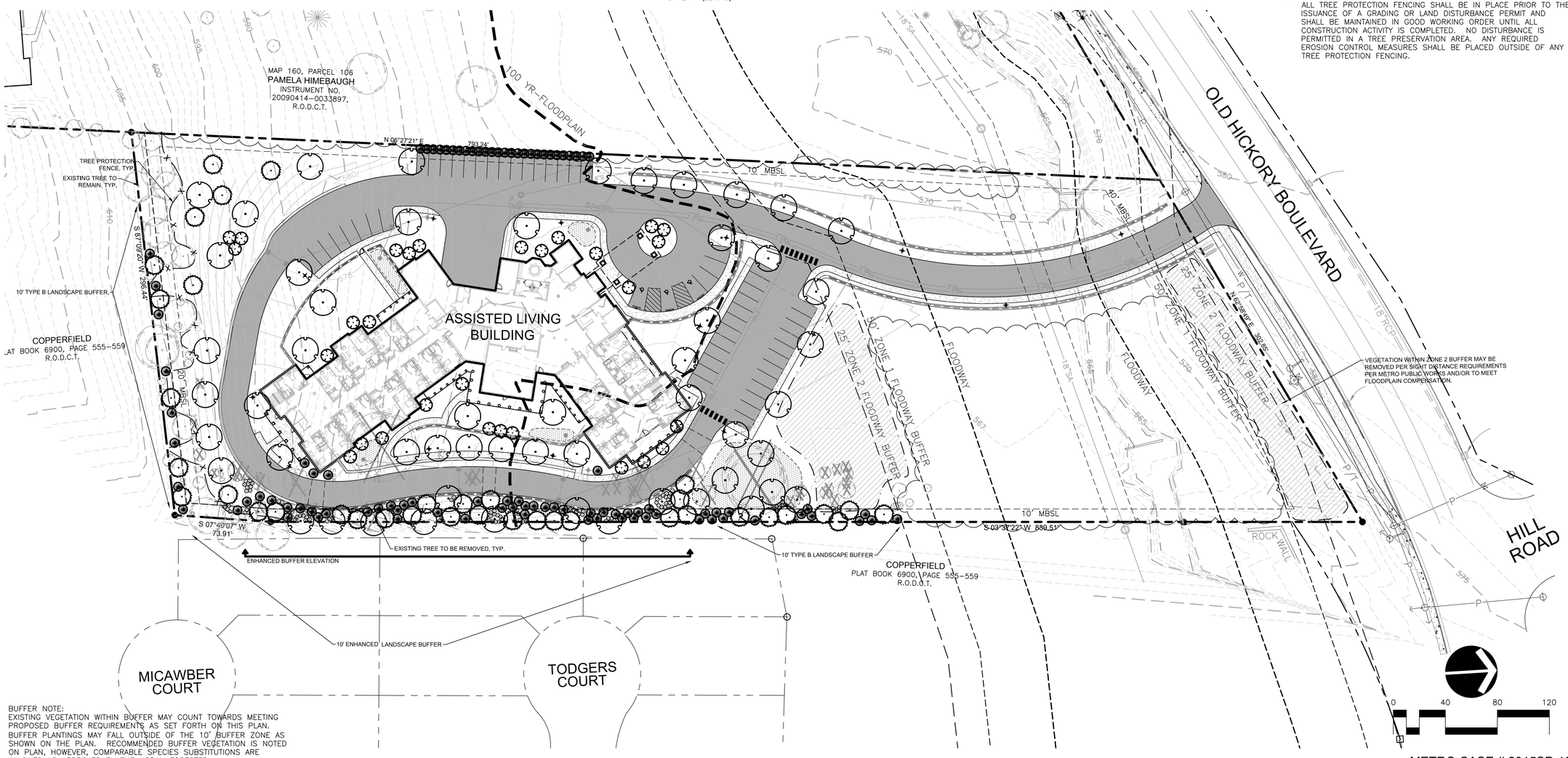
BUFFER ELEVATION

scale: 1"=20'



NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.



BUFFER NOTE:
EXISTING VEGETATION WITHIN BUFFER MAY COUNT TOWARDS MEETING PROPOSED BUFFER REQUIREMENTS AS SET FORTH ON THIS PLAN. BUFFER PLANTINGS MAY FALL OUTSIDE OF THE 10' BUFFER ZONE AS SHOWN ON THE PLAN. RECOMMENDED BUFFER VEGETATION IS NOTED ON PLAN, HOWEVER, COMPARABLE SPECIES SUBSTITUTIONS ARE ALLOWED AS APPROVED BY THE URBAN FORESTER.

METRO CASE # 2015SP-109-001

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
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NASHVILLE, TENNESSEE 37228
(615) 244-8591
• www.ragansmith.com •

SCOTT MICHAEL BERLOCK
REGISTERED
TENNESSEE NO. 301
LANDSCAPE ARCHITECT

ARCADIA BRENTWOOD
FOR
ARCADIA COMMUNITIES, LLC

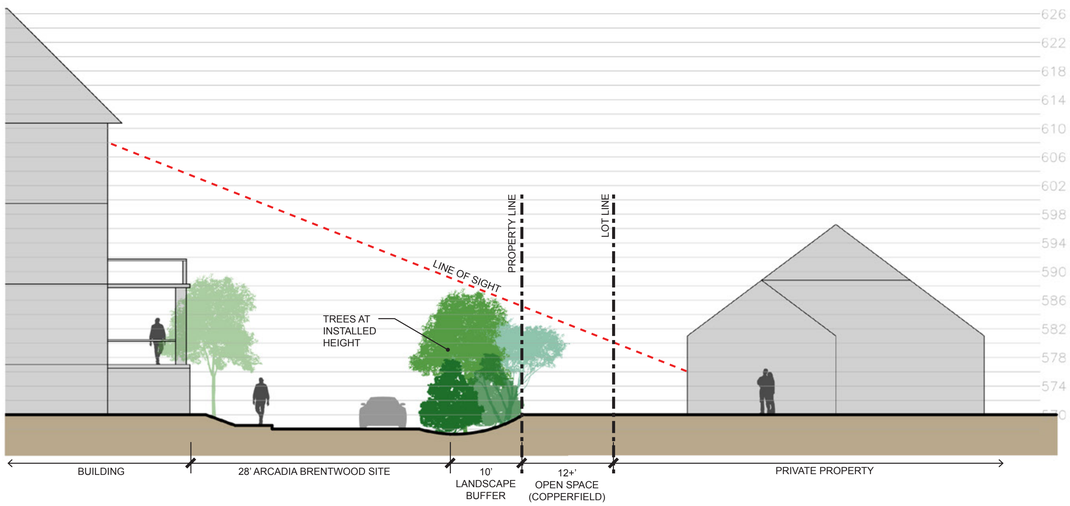
FOURTH COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS	
2	12/22/15 (KAJ) REV. PER. CITY COMMENTS
1	11/17/15 (SMB) REV. PER. CITY COMMENTS

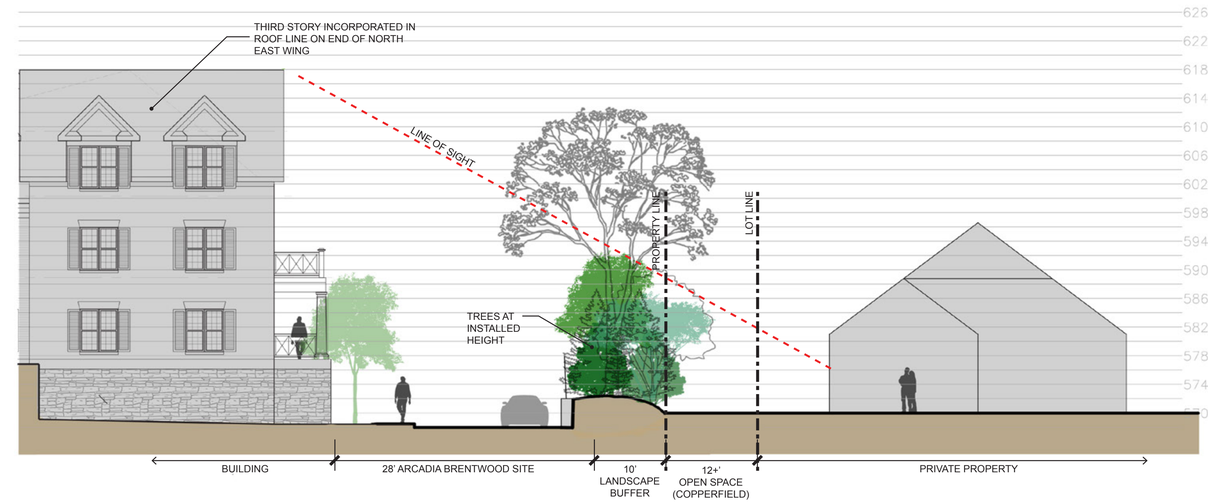
JOB NO. WK. ORDER	14183 0135
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	1"=40'
DATE:	OCTOBER 29, 2015

LANDSCAPE PLAN

L1.0

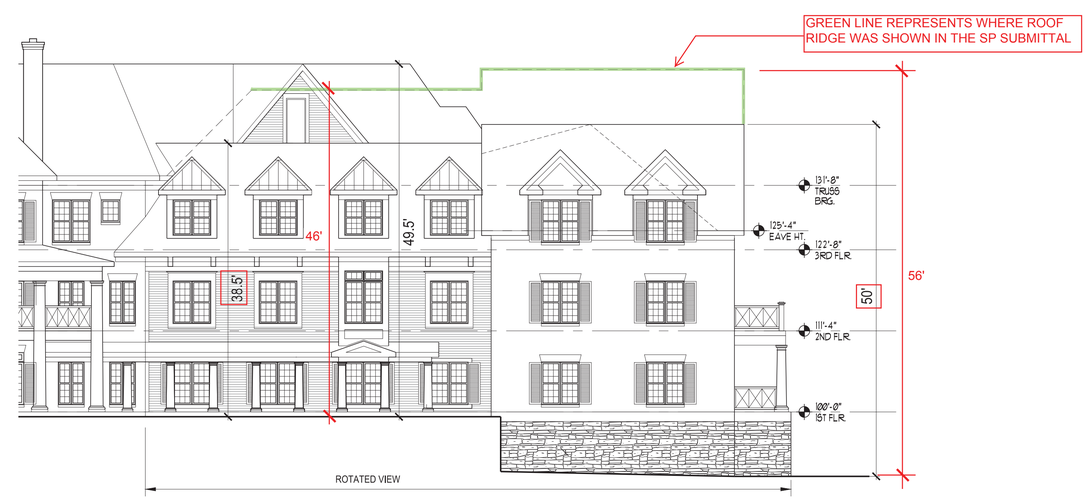


section a (as shown at neighborhood meeting)



section a (modifed per staff request)

DESIGN AT SP SUBMITTAL (10.29.2015)



REVISED DESIGN (12.22.2015)

0 5 10 1"=10' 20

RAGAN•SMITH

1 / 5-1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

2 / 5-1 NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"

NOTE:

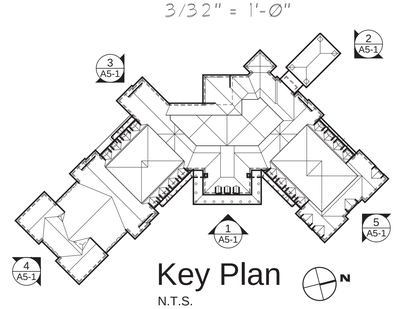
Vinyl Siding, and Un-treated Wood shall be prohibited.

3 / 5-1 SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"

4 / 5-1 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

0 8' 16' 32'

3/32" = 1'-0"



Key Plan
N.T.S.

5 / 5-1 NORTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

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DATE 12-9-15
CHECKED
JOB # 1310
DRAWN BY
REVISIONS

BUILDING ELEVATIONS
ARCADIA BRENTWOOD
BRENTWOOD, TENNESEE

JMM ARCHITECTS INC.
4685 Larwell Drive, Columbus, Ohio 43220
(614) 326-5565 FAX (614) 326-5566

5-1

EAST ELEVATION (AS VIEWED FROM EAST PROPERTY LINE)
SCALE: 3/32" = 1'-0"

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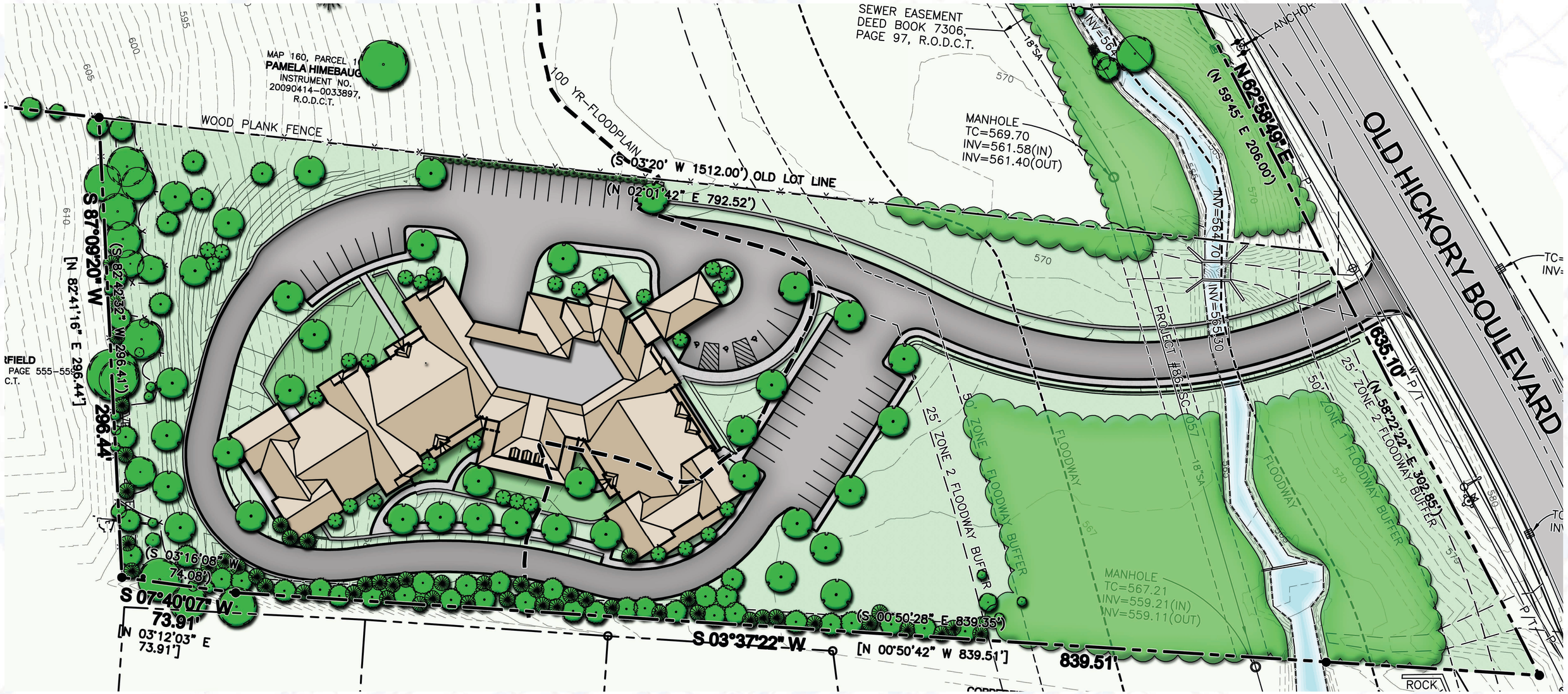
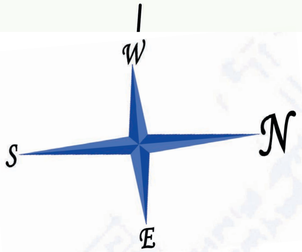
1

Arcadia Communities: Brentwood
Senior Living Schematic
Overall Site Plan





ARCHITECTS, INC.
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614.326.5565 FAX: 614.326.5566
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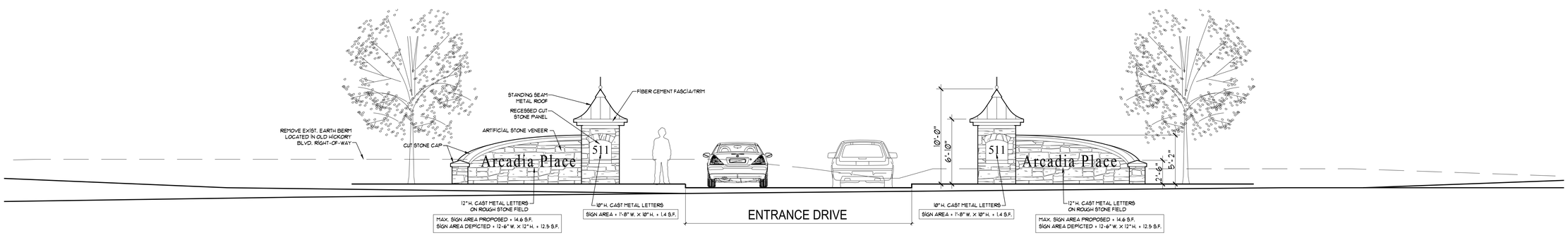

SITE ENTRY FEATURE (AS VIEWED FROM OLD HICKORY BLVD.)
SCALE: 3/16" = 1'-0"

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SITE ENTRANCE FEATURE

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ARCHITECTS INC.
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(614) 326-5565 FAX (614) 326-5566

1

0 15' 30' 60'

SCALE: 1"=30'

N

SITE PHOTOMETRIC PLAN

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DATE 12-15-15	CHECKED
JOB # 1310	DRAWN BY JLC

REVISIONS

SITE PHOTOMETRIC PLAN

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BRENTWOOD, TENNESSEE

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