LOT 01
LOT 02
LOT 03
LOT 04
LOT 05
73'-2¼"
73'-1½"
73'-1½"
73'-1½"
73'-5¾"
145'
52' R.O.W
10 ON-STREET SPACES
22'-0"
8'-0"
LAWN
122'-11¾"
130'
LOT 06
LOT 07
LOT 08
LOT 09
LOT 10
LOT 11
LOT 12
LOT 13
ESPLANADE
77'-1"
25' R.O.W
25' R.O.W
130'
54' R.O.W
MT. PISGAH ROAD
27'-0"
LOT 14
LOT 15
LOT 16
130'-0"
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
25' R.O.W
25' R.O.W
25' R.O.W
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
20 ft P.U.D.E.
SEWER EASEMENT
CREEK BUFFER
WALKWAY
TRAIL
PRESERVE
PARK
0'
50'
100'
200'
Regent HOMES
SMITH GEE STUDIO

SITE PRELIMINARY SP PLAN

FOR

MT PISGAH RD
REGENT HOMES

NASHVILLE, TENNESSEE

CASE NO. 2016SP-011-001

PROPERTY INFORMATION

6000 MT PISGAH RD (PARCEL 174)
NASHVILLE, TN 37211
5.0 ACRES
COUNCIL DISTRICT 4 (ROBERT SWOPE)

6021 MT PISGAH RD (PARCEL 41)
NASHVILLE, TN 37211
5.08 ACRES
COUNCIL DISTRICT 4 (ROBERT SWOPE)

0 MT PISGAH RD (PARCEL 255)
NASHVILLE, TN 37211
2.04 ACRES
COUNCIL DISTRICT 4 (ROBERT SWOPE)

OWNERS OF RECORD

6000 MT PISGAH RD (PARCEL 174)
CHARLES WHITE
6029 MT PISGAH RD
NASHVILLE, TN 37211

6021 MT PISGAH RD (PARCEL 41)
CHARLES WHITE
6029 MT PISGAH RD
NASHVILLE, TN 37211

0 MT PISGAH RD (PARCEL 255)
CHARLES WHITE
6029 MT PISGAH RD
NASHVILLE, TN 37211

DEVELOPER

REGENT HOMES
6901 LENOX VILLAGE DRIVE
NASHVILLE, TN 37211
PHONE: (615) 533-5565

CIVIL ENGINEER:

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5150 REMINGTON DRIVE
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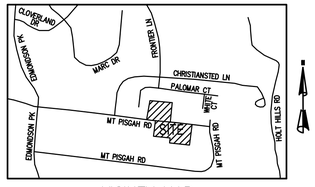
FAX: (615) 370-9363



VICINTY MAP
SCALE: 1" = 1,000

SHEET INDEX

C-1 NOTES & PROJECT STANDARDS
C-2 EXISTING CONDITIONS PLAN
C-3 PROPOSED LAYOUT PLAN
C-4 PROPOSED UTILITY & GRADING PLAN
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A.1 HOLLY SPRINGS L/S ELEVATIONS
HOLLY SPRINGS II.A BROCHURE
A.1 COLLINSVILLE II.A2 ELEVATIONS
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RIDGELAND BROCHURE
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A.1 COURTLAND I.C2-WP ELEVATIONS
FAIRCHILD I.C BROCHURE

BA

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ISSUE DATE: 20 DEC 2015
REVISED: 5 MAY 2016

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 WITHING 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 12POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHER WISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE 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 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 INSTALLLATION, 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 BEGINNING THE WORK.
9. THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSEPCTION 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 CONTRUCTION 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 TO BE COORDINATED WITH THE NPDES 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 SUBGRADES 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. 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 (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR 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.

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TOUTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITES 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. 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.

STANDARD SP NOTES

1. THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF 31 SINGLE FAMILY LOT DEVELOPMENT AS SHOWN.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & 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
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 DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT 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 DUMPSTERS AS SHOWN ON PLAN.
11. 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 ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
12. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECFICIALLY 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 RS15 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
13. THIS DRAWINGIS 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.
14. RAISED FOUNDATIONS OF 18"-36" ARE REQUIRED FOR RESIDENTIAL BUILDINGS.

MT PISGAH RD CONDITIONS

1. ALL HOMES WILL BE A COMBINATION OF BRICK, HARDIE SIDING, OR PRE-CAST STONE.
2. THE DEVELOPER SHALL TRY TO SAVE AS MUCH OF THE EXISTING TREES AND VEGETATION ALONG THE PROJECT BOUNDARY.
3. LANDSCAPING TO BE AS PER PLAN.
4. ALL STREET LIGHTS AND SIGNAGE WITHIN THE COMMUNITY WILL BE DECORATIVE. THE STREET LIGHTS TO BE UTILIZED WILL BE HADCO ACORN WITH A 12' POST OR EQUAL.
5. DEVELOPER SHALL PROVIDE A SIDEWALK ALONG THE FRONTAGE.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. ALL LAWNS AND COMMON AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. HOMES WILL RANGE IN SIZE FROM 1,500 - 3,000 SQUARE FEET HEATED AND COOLED SPACE. TWO STORY MIN. 2,000 SQUARE FEET.
9. DEVELOPER SHALL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENTS TO COMPLY WITH THE METRO STORMWATER REGULATIONS.
10. PRIOR TO BLASTING, A PRE-BLAST SURVEY WILL BE PERFORMED ON HOMES WITHIN THE REQUIRED RADIUS OF THIS PROJECT.
11. ALL SOLID WASTE CONTAINERS WILL BE STORED INSIDE OF THE GARAGE.
12. ALL ROOFS ARE TO BE ARCHITECTURAL OR DIMENSIONAL SHINGLES EXCEPT PORCHES ARE ALLOWED TO HAVE STANDING SEAM, METAL ROOFS.
13. DEVELOPER/BUILDER WILL KEEP THE SITE CLEAN AND WILL CONTROL DUST FROM LEAVING THE SITE.

OPEN SPACE

1. THE OPEN SPACE WILL HAVE THE REQUIRED ACTIVE & PASSIVE FACILITIES THAT WILL FIT THE INTENDED DEMOGRAPHICS.
2. THE DEVELOPER WILL WORK THESE OUT WITH THE COUNCIL MEMBER & WILL INCLUDE FOR PLANNING STAFF REVIEW.

ARCHITECTURAL STANDARDS

1. BUILDINGS MUST BE BUILT, CLAD, OR VENEERED WITH HIGH QUALITY MATERIAL; MASONRY, BRICK, STONE, HARDIE PANEL OR BOARD, PAINTED WOOD OR STUCCO. NO VINYL SIDING OR EIFS WILL BE PERMITTED.
2. STREET FACING BUILDING FACADES SHALL HAVE A MINIMUM OF TWENTY-FIVE (15) PERCENT GLAZING (MEASURED AS A PERCENTAGE OF EACH FLOORS WIDTH X HEIGHT) AND HAVE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY).
3. GROUND FLOOR RESIDENTIAL UNITS ON ALL STREET FACING BUILDING FACADES SHALL HAVE A PORCH OR STOOP WITH DIRECT ACCESS TO PUBLIC SIDEWALK.
4. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCLUDING DORMERS.
5. REFUSE COLLECTION, RECYCLING AND MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY THE COMBINATION OF FENCES, WALLS OR LANDSCAPING. PRIVATE BINS WILL BE STORED IN THE UNIT'S GARAGE.
6. ALL RESIDENTIAL UNITS SHALL HAVE A MINIMUM OF EIGHTEEN (18) INCHES AND A MAXIMUM OF THREE (3) FEET RAISED FOUNDATIONS OF AT THE DOUGLAS AVENUE FRONTAGE, MEASURED AT THE FRONT SETBACK. MINOR REDUCTIONS MAY BE GRANTED BY PLANNING STAFF WITH THE FINAL SP APPLICATION FOR TOPOGRAPHICALLY CHALLENGED AREAS AND ADA REQUIRED UNITS.

WE HAVE ATTACHED THE ARCHITECTURAL ELEVATIONS & ALSO HAVE SUBMITTED COLOR RENDERINGS.

THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT A MINIMUM 5 FOOT CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 5 FEET OF CLEAR ACCESS.

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	SINGLE FAMILY (PARCELS 41 & 174), RURAL COMBO (PARCEL 255)
PROPERTY ZONING AR2A	SURROUNDING ZONING AR2A, RS15 & RS10
MINIMUM LOT SIZE	10,000 SQ. FT.
NUMBER OF RESIDENTIAL UNITS / DENSITY	31 LOTS
FAR	0.20 MAX.
TOTAL ACRES	12.12 AC.
OPEN SPACE	4.35 AC.
STREET YARD SETBACK	15 FT
SIDE YARD SETBACK	5 FT
REAR YARD SETBACK	20 FT
HEIGHT STANDARDS	3 STORIES

PARKING AND ACCESS

RAMP LOCATION AND NUMBER	MT PISGAH RD / 4
DISTANCE TO NEAREST EXISTING RAMP (MIN. 30 FT)	+30 FT
DISTANCE TO INTERSECTION	2,400 FT WEST TO EDMONDSON PK

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NO. 20374
STATE OF TENNESSEE

MT PISGAH RD REGENT HOMES
PRELIMINARY SP PLAN

MT PISGAH RD
NASHVILLE TN

CASE NO. 2016SP-011-001

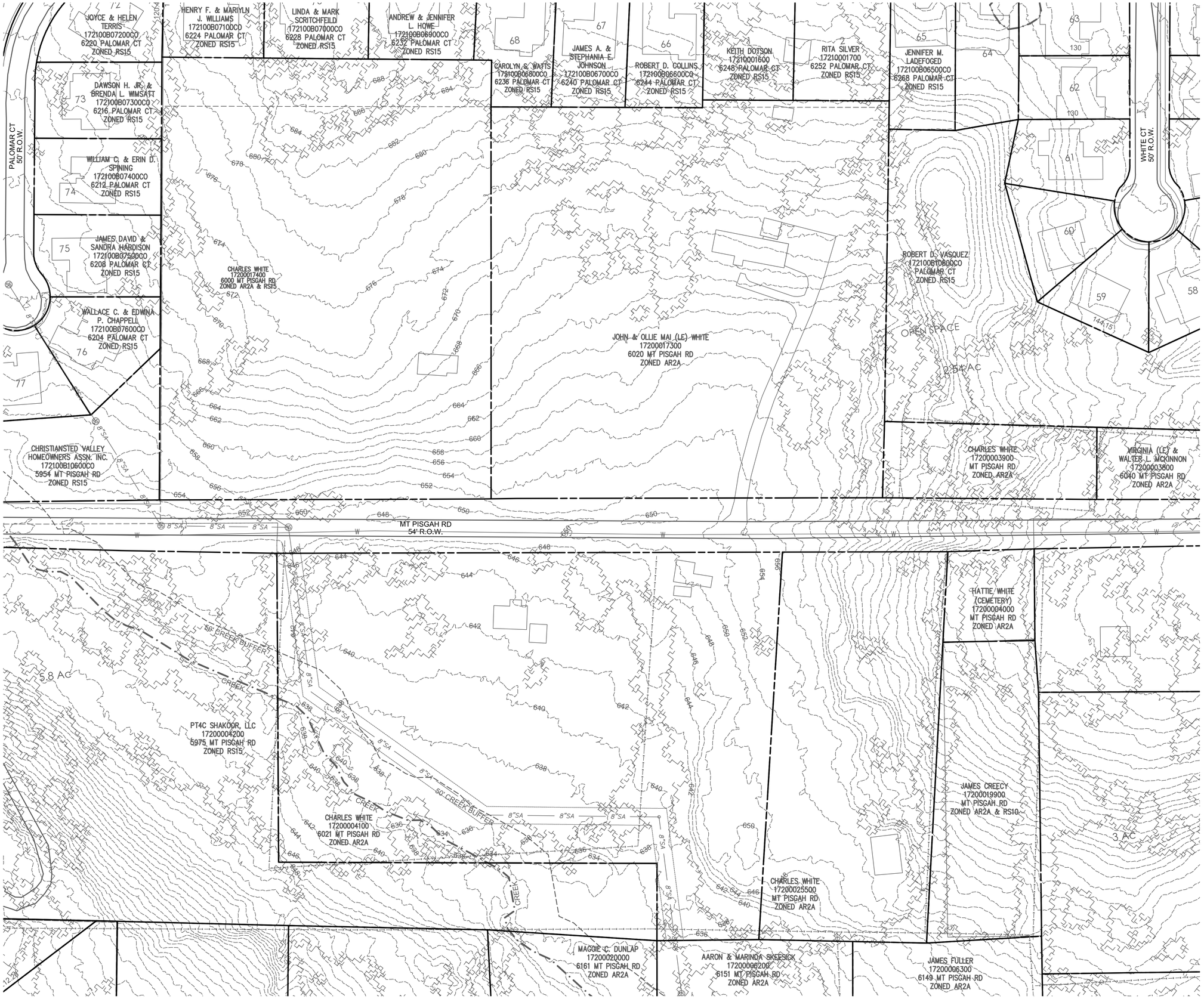
MAP 172
PARCELS 41, 174 & 255

DESCRIPTION		DATE
COMMENT	1	19 JAN 2016
COMMENT	2	8 FEB 2016
COMMENT	3	1 MAR 2016
COMMENT	4	31 MAR 2016
COMMENT	5	5 MAY 2016

PROJECT NO.	–
DATE	20 DEC 2015
DRAWN BY	NN
CHECKED BY	GMB

NOTES & PROJECT STANDARDS

C-1



ALL EXISTING STRUCTURES TO BE DEMOLISHED UNLESS NOTED.

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MT PISGAH RD REGENT HOMES

PRELIMINARY SP PLAN

MT PISGAH RD
NASHVILLE TN

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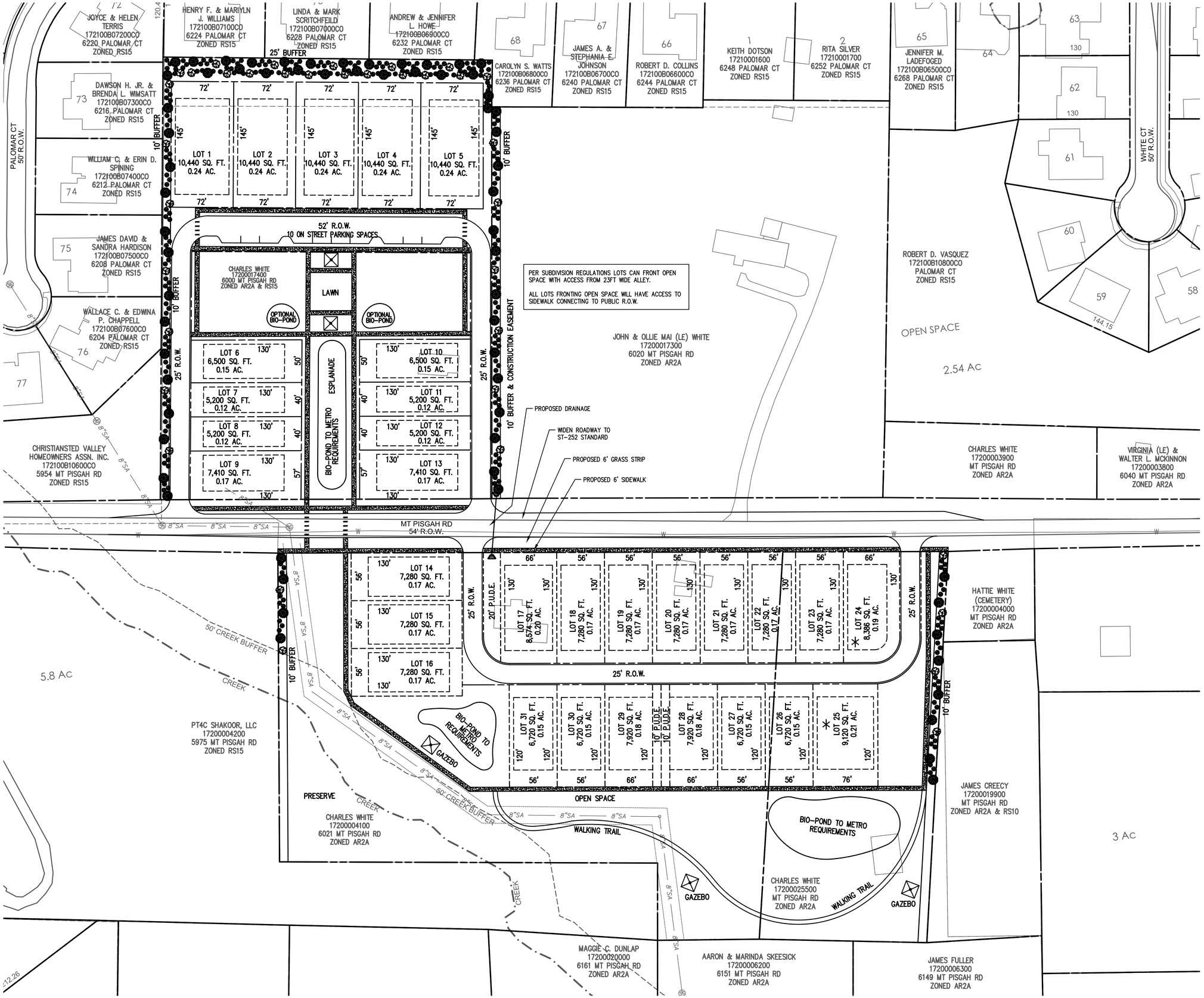
EXISTING CONDITIONS PLAN

C-2

SHEET 2 OF 4



ALL EXISTING STRUCTURES TO BE DEMOLISHED UNLESS NOTED.

* CRITICAL LOTS

TREE DENSITY
METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED AT FINAL SP DESIGN. AT THIS TIME WE HAVE NO EXISTING TREE DATA.

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MT PISGAH RD REGENT HOMES PRELIMINARY SP PLAN

MT PISGAH RD
NASHVILLE TN

CASE NO. 2016SP-011-001

MAP 172
PARCELS 41, 174 & 255

DESCRIPTION		DATE
COMMENT	1	19 JAN 2016
COMMENT	2	26 FEB 2016
COMMENT	3	1 MAR 2016
COMMENT	4	31 MAR 2016
COMMENT	5	5 MAY 2016

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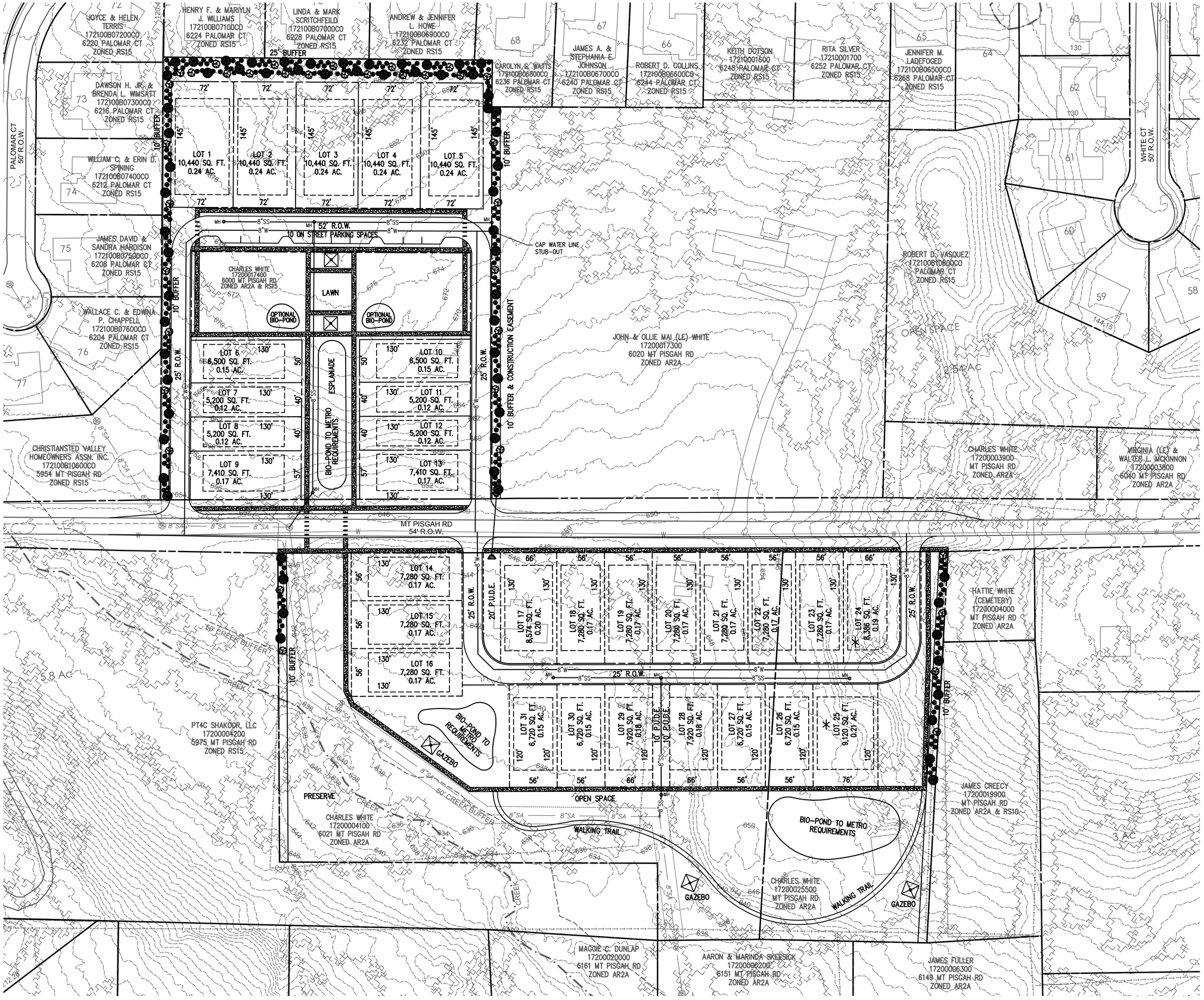
DRAWN BY	NN
CHECKED BY	GMB

PROPOSED LAYOUT PLAN

C-3

SHEET 3 OF 4



ALL EXISTING STRUCTURES TO BE DEMOLISHED UNLESS NOTED.

* CRITICAL LOTS

DRAINAGE NOTE
PRELIMINARY DESIGN PROPOSED BIO-POND FOR DETENTION & WATER QUALITY. IF DEMED NECESSARY, A GEOTECHNICAL STUDY WILL BE COMPLETED TO ENSURE THE APPROPRIATE INFILTRATION RATE.

N

0 50 100 150

SCALE : 1" = 50'

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MT PISGAH RD REGENT HOMES

PRELIMINARY SP PLAN

MT PISGAH RD
NASHVILLE TN

CASE NO. 2016SP-011-001

MAP 172
PARCELS 41, 174 & 255

DESCRIPTION		DATE
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PROPOSED UTILITY & GRADING PLAN

C-4

SHEET 4 OF 4