A New Multiply Family Home Complex

Apartment Comcept

1636 Lebanon Pike
Nashville, Tennessee

MURRAY D. SHANKLIN P.E. DESIGNER

P.O.BOX 9
PORTLAND, TN 37148

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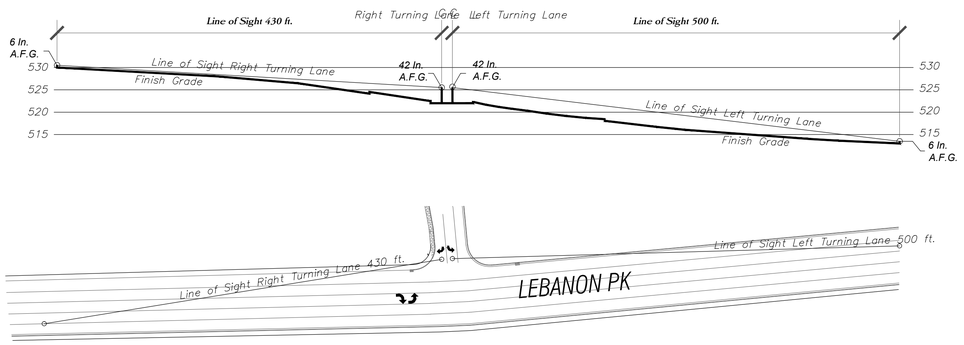


Graphic Intersection Sight Distances

Project Notes

General

1. This Property Is Not Included In An Area Designated "special Flood Hazard" On The Federal Emergency Management Agency Flood Maps Available To Me At This Time. Community Map: 47037c0239 F Panel 239, Effective Date: April 21, 2001.
2. The Utilities Shown Hereon Are Based On Field Observations And Information Obtained For The Utility District. Prior To Any Excavation The Exact Location Of The Underground Utilities

Public Works

1. This development will require Public Works approval of detailed construction plans prior to grading the site. Plans must comply with the design regulations established by the Department of Public Works in effect at the time of the apr]proval of the time of approval of the preliminary development plan or final development plan or final development plan or building permit, as applicable. Final design and improvements may vary based on actual field conditions.

Stormwater

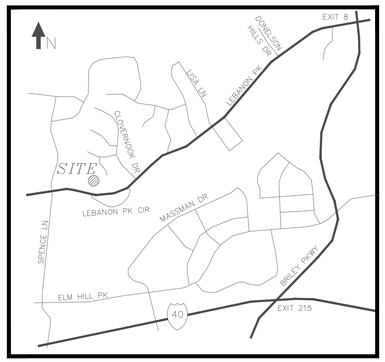
1. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78–840 and approved The Metropolitan department of Water Services.
2. The Buffer along waterways will be an area where the surface is left in a natural state and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 – Regulations.
3. Drawings are for illustration purposes to indicate the basic premise of the development as it pertains to Stormwater approval/comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of approval of final application.
4. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
5. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. Minimum driveway culvert in Metro ROW is 15" CMP.
6. This Property Is Not Included In An Area Designated "special Flood Hazard" On The Federal Emergency Management Agency Flood Maps Available To Me At This Time. Community Map: 47037c0239 F Panel 239, Effective Date: April 21, 2001. 7. The Utilities Shown Hereon Are Based On Field Observations And Information Obtained For The Utility District. Prior To Any Excavation The Exact Location Of The Underground Utilities Should Be Determined. Tennessee One–call 1–800–351–1111.

Nashville Electric Service

1. NES riser pole should be installed on development property.
2. If underground power is to run through the ingress/egress/water line easement, it will need to be PUDE.
3. NES need to know how the property will be platted.
4. If it becomes necessary to cross an adjacent piece of property in order to serve this development, the owner will be responsible for acquiring easement to do so.
5. NES can meet with developer upon request to determine service options.
6. Developer drawing shall show any existing utilities easements on property, the utility poles on the property and the poles along ROW.
7. Postal plan is required before NES's final construction drawings can be approved.
8. NES needs any drawings that will cover any road improvements.
9. Nes follows the National Fire Protection Association rules; Refer to NFPA 70 article 450–27; and NESC Section 15–152.A2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ www.nespower.com.
10. Quantity and location of transformers to be determined by the NES Engineer after receiving final plans and electrical load information. An Exhibit 'B' design will be sent to the developer or representatives of the developer for review. Suggestions or requests to the design should be made during this review process. Any changes requiring re–design, after this document has been signned, will be at the developer's expense.
11. Developer,s vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.
12. NES facilities will not be allowed to sit in or to pass through retention areas including rain gardens, bio–retiontion, bio swales and the like. This includes primary duct between pad–mounted equipment, as well as service duct to a meter or meter center.
13. NES needs electrical load information on the apartments including any three phase power requirements, house services, trash compactors, irrigation or the like.

Drawings:

1 — COVER SHEET	G0.1
2 — Property Survey	SP0.1
3 — Existing Site Layout Plan	C1.0
4 — Proposed Site Layout Plan	C1.1
5 — Preliminary Grading Plan	C1.2



Vicinity Map
NOT TO SCALE

Development Summary:

COUNCIL DISTRICT NO. 15
COUNCIL PERSON: JEFF SYRACUE

LEGAL REFERENCES

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP
PARCEL NUMBERS 09400005000 AND 09400004900

CITY: NASHVILLE
COUNTY: DAVIDSON
STATE: TN
DISTRICT: 15

SITE ADDRESS: 1936 LEBANON PIKE
NASHVILLE, TN 37210

OWNER: PARCELS 49 & 50
ROBERT L. BERARD
334 RAYMOND HODGES RD
COTTONTOWN, TN 37048
I.N. 201411070102986

PARCEL 51
CHARLES A. WHITE
1622 LEBANON PK
NASHVILLE, TN 37210
BK. 8086, PG. 209

Building Data:

PROPOSED BUILDING		
TYPE CONSTRUCTION	TYPE VB SPRINKLED UNPROTECTED	
OCCUPANCY		
NUMBER OF STORIES	Two (3)	
BUILDING HEIGHT	36 FT.	
BUILDING AREA	APARTMENTS UNITS	51,534 SF
BUILDING AREA	BUSINGE OFFICE AND CLUB HOUSE	1,100 SF
	TOTAL	52,634 SF

ZONING DATA:

ZONING EXISTING CL (COMMERCIAL) AND RS10 (RESIDENTIAL)

AREA OF SITE: 168,520 S.F. (3.87 ACRES)

YARD REQUIREMENTS:
FRONT 20 FT.
REAR 20 FT.
SIDE 10 FT.
(SEE PLAN VIEW FOR SPECIAL CONDITIONS)

OFF STREET PARKING (BASE BUILDING ON MULTIPLE USES)
OFFICE/WAREHOUSE

USE	AREA SQ.FT.	SQ.FT./ SPACE	SPACES REQUIRED
MULTI FAMILY 2 BEDROOM	18 UNITS	2.0	36
3 BEDROOM	18 UNITS	2.5	45
OFFICE	1100	400	3
TOTAL – 84 REQUIRED			
PROVIDED – 80 REGULAR			9'x18'
4 HANDICAP (VAN ACCESS.)			16'x18'
TOTAL – 84 PROVIDED			

FLOOR AREA RATIO 51,534/168,520 *100 = 30.6%
80.0% MAXIMUM

SITE COVERAGE RATIO:

BUILDING/STRUCTURES	52,534 SF
PAVEMENT	47,934 SF
SIDEWALKS	5,017 SF
TOTAL IMPERMEABLE	105,485 SF
TOTAL SITE	168,520 SF
TOTAL PERMEABLE	63,035 SF
PERCENT PERMEABLE	37.4%
RATIO TO TOTAL FLOOR AREA	21.3%

COMMON OPEN SPACE ARES: 6344 SF

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MURRAY D. SHANKLIN
REGISTERED
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
NUMBER 102936
STATE OF TENNESSEE
6/21/2016

Drawn MDS
Checked By MDS
Project No. 16 ROBERT BERARD
Date 06/21/2016

Revised 06/21/2016

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COVER SHEET

SHEET NO.
G0.1

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.

2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 94, DAVIDSON COUNTY, TENNESSEE.

3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE 'X' AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47037C0239 F, DATED APRIL 20, 2001.

5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.

6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. 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 MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.

7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

8. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON NAVD 88.

9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC).

10. SURVEY FIELD DATA COLLECTED ON 7-23-15.

SITE BM:
TAG BOLT ON FIRE HYDRANT NO. 11490 NORTHERN ROW OF LEBANON RD.
ELEV: 522.77

PROJECT BM:
NAVD 88 (GPS DERIVED)

SITE DATA

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP MAP 94, PARCELS 49 & 50, PORTION OF 51

CITY: NASHVILLE
COUNTY: DAVIDSON
STATE: TN
DISTRICT: 15

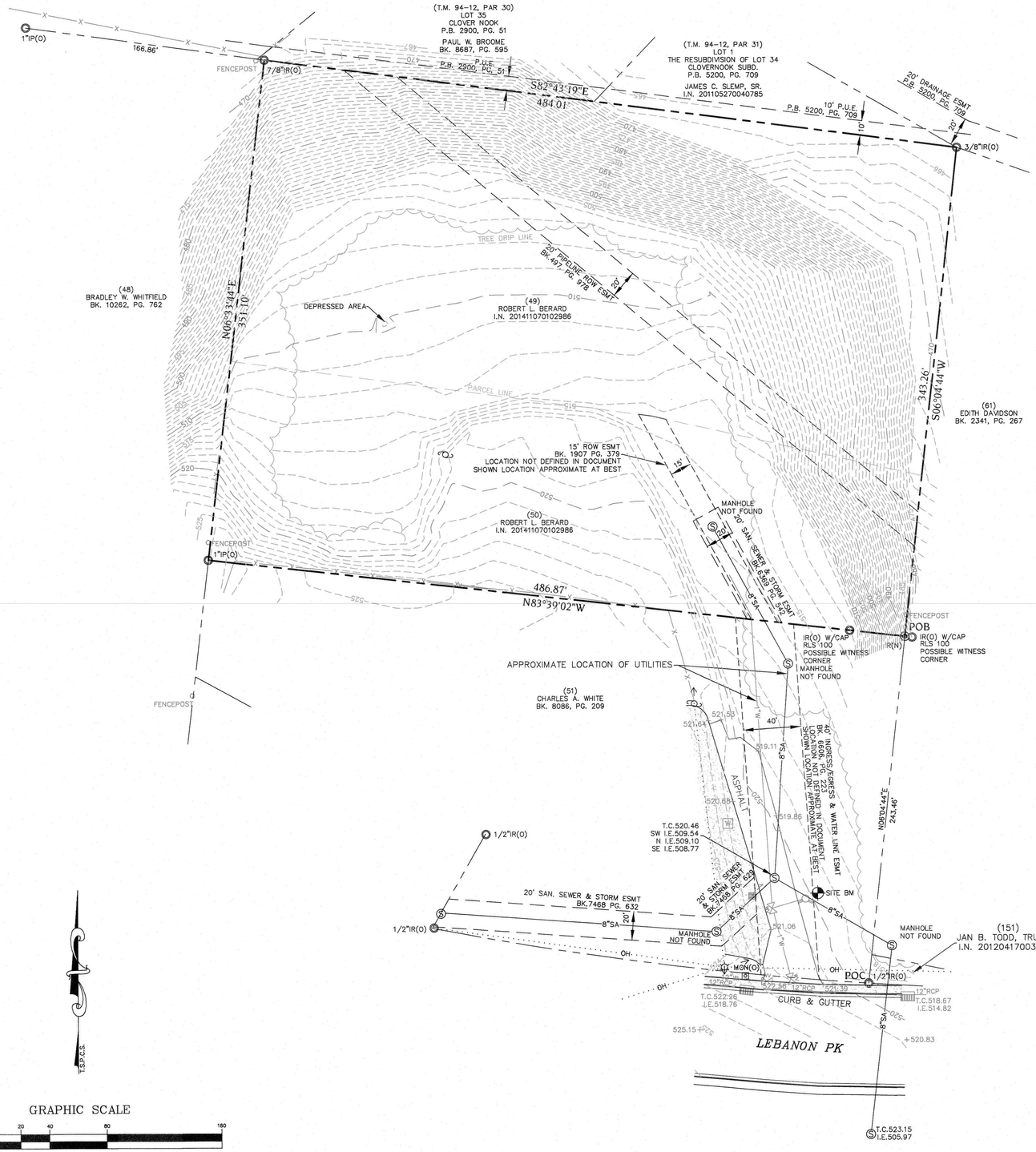
SITE ADDRESS: 1936 LEBANON PIKE
NASHVILLE, TN 37210

OWNER: PARCELS 49 & 50
ROBERT L. BERARD
334 RAYMOND HODGES RD
COTTONTOWN, TN 37048
I.N. 201411070102986

PARCEL 51
CHARLES A. WHITE
1622 LEBANON PK
NASHVILLE, TN 37210
BK. 8086, PG. 209

LEGEND

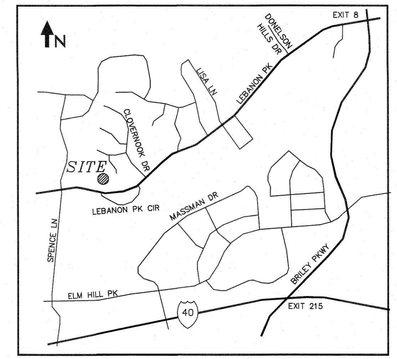
PARCEL NO.	( )
IRON ROD (OLD)	IR(O)
CONC MON (OLD)	MON(O)
IRON ROD (SET)	IR(N)
PROPERTY LINE	
CONTOUR LINE	502
FENCE	X X
OVERHEAD POWER LINE	OH
SANITARY SEWER LINE	8"SA
STORM SEWER LINE	15"RCP
WATER LINE	8"W
GAS LINE	2"G
TREE DRIP LINE	
UTILITY POLE	
GUY WIRE	
LIGHT POST	
SANITARY SEWER MANHOLE	S
CURB INLET	
CATCH BASIN	
FIRE HYDRANT	
WATER METER	W
WATER VALVE	WV
CONCRETE	



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION

A tract of land in the 15th District, Davidson County, Tennessee. Tract being bounded on the north by Lots 1 and 35 of Clover Nook Subdivision, as recorded in Plat Book 2900, Page 51, Register's Office, Davidson County, Tennessee, (RODC), on the east by the Edith Davidson tract, as recorded in Book 2341, Page 267, RODC, on the south by the Robert L. Beard tract, as recorded in Instrument Number 201411070102986, RODC and on the west by the Bradley W. Whitfield tract, as recorded in Book 10262, Page 762, RODC. Tract being described as follows:

Point of Commencement being a ½" iron rod old on the northern Right of Way and being the southeastern corner of the said Robert L. Beard tract. Thence along the common line of the said Robert L. Beard and Edith Davidson tract thence N 06° 04' 44" E 2043.46 feet to an iron rod new and being the POINT OF BEGINNING being thence along the common line of the said Robert L. Beard tract N 83° 39' 02" W 486.87 feet to a 1" iron pipe old; thence along the common line of the said Bradley W. Whitfield tract N 06° 33' 44" E 351.10 feet to a 7/8" iron rod old; thence along the common line of the said Clover Nook Subdivision S 82° 43' 19" E 484.01 feet to a 3/8" iron rod old; thence along the common line of the said the Edith Davidson tract S 06° 04' 44" W 343.26 feet to the point of beginning.

Tract contains 168,520 square feet or 3.87 acres.

Bearings based on Tennessee State Plane Coordinate System.

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown Boundary & Topographic Survey represents a Category "I" survey having an unadjusted ratio of precision greater than 1:10,000 and is true and correct.

By: _____ Date: 3/21/16
ROBERT M. SEARSON TN REGISTERED SURVEYOR'S No. 1666

Littlejohn
An S&ME Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.383.4144 F 615.385.4020 www.lsemi.com

1636 LEBANON PK HOTEL

TAX MAP 94
PARCELS 49 & 50, PORTION OF PARCEL 51
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ROBERT L. BERARD
334 RAYMOND HODGES RD
COTTONTOWN, TN 37048

ROBERT M. SEARSON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1666
3/21/16

DATE	REVISIONS
03/21/2016	20150442

BOUNDARY & TOPOGRAPHIC SURVEY

L:\Projects\2015\20150442\dwg\20150442_2015-June_BT 1.dwg-Model Mar 21, 2016 - 5:01pm zdavis

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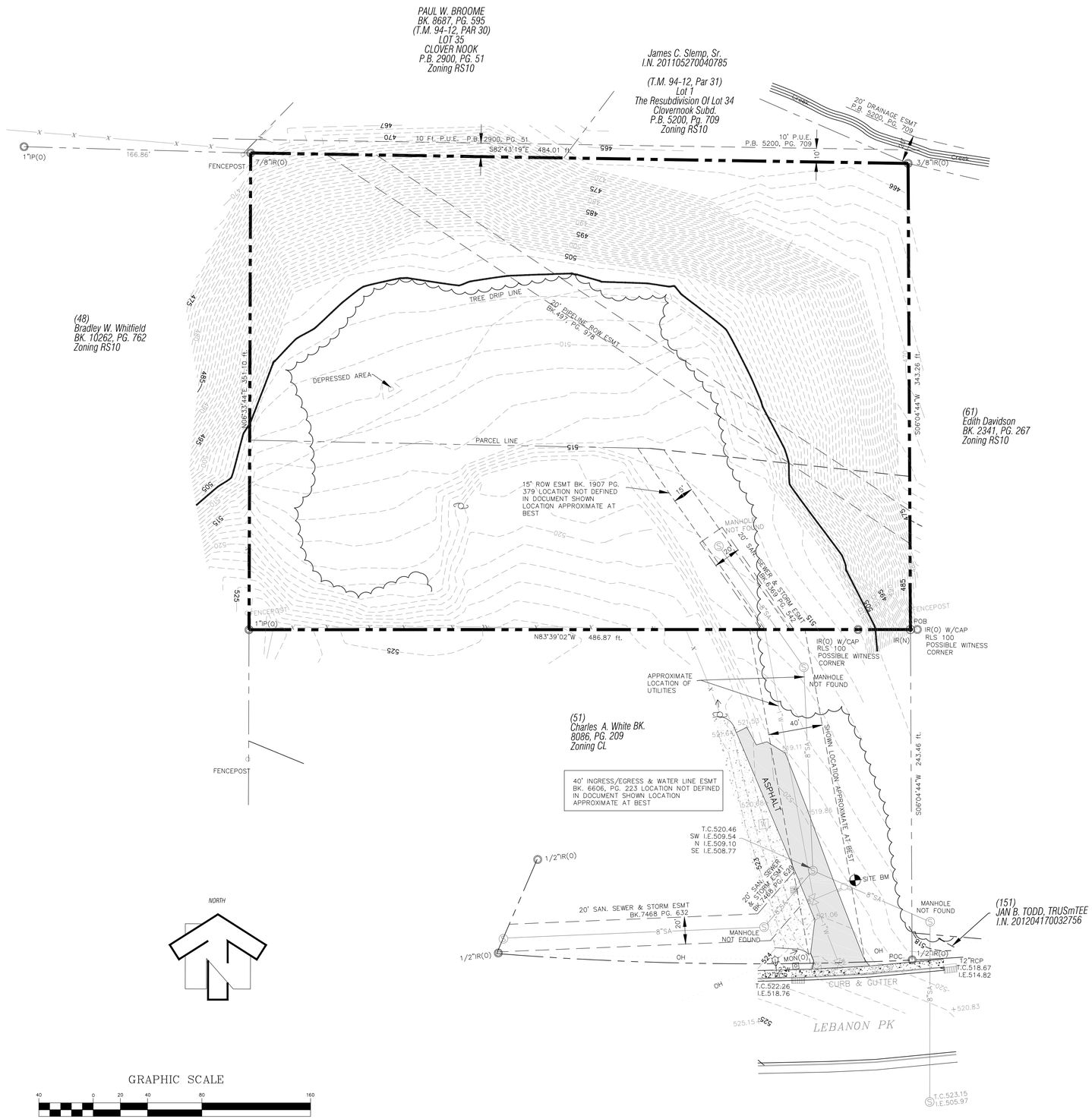

LEGEND

PARCEL NO.	( )
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CONC MON (OLD)	MON(O)
IRON ROD (SET)	IR(N)
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FENCE	X X
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GAS LINE	2"G
TREE DRIP LINE	
UTILITY POLE	
GUY WIRE	
LIGHT POST	
SANITARY SEWER MANHOLE	S
CURB INLET	
CATCH BASIN	
FIRE HYDRANT	
WATER METER	W
WATER VALVE	WV
CONCRETE	

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Existing Site Layout Plan

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MURRAY D. SHANKLIN
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
6/21/2016

Drawn	MDS
Checked By	MDS
Project No.	16 ROBERT BERARD
Date	06/21/21

Revised 06/21/2016

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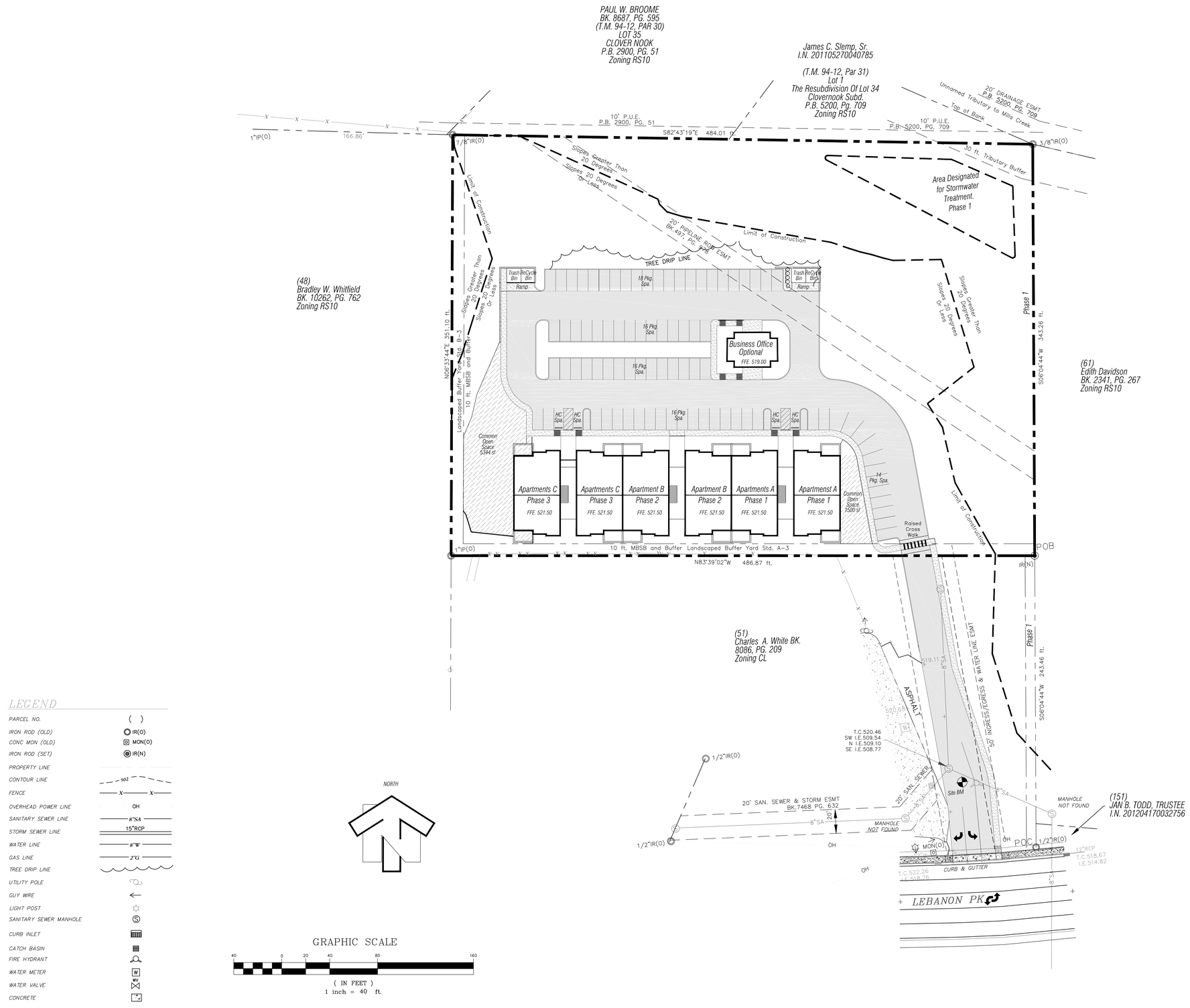
SHEET TITLE:
Existing Site Layout Plan

SHEET NO.
C1.0



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CONCRETE	

Proposed Site Layout Plan

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SHEET TITLE:
Proposed Site Layout Plan

SHEET NO.
C1.1

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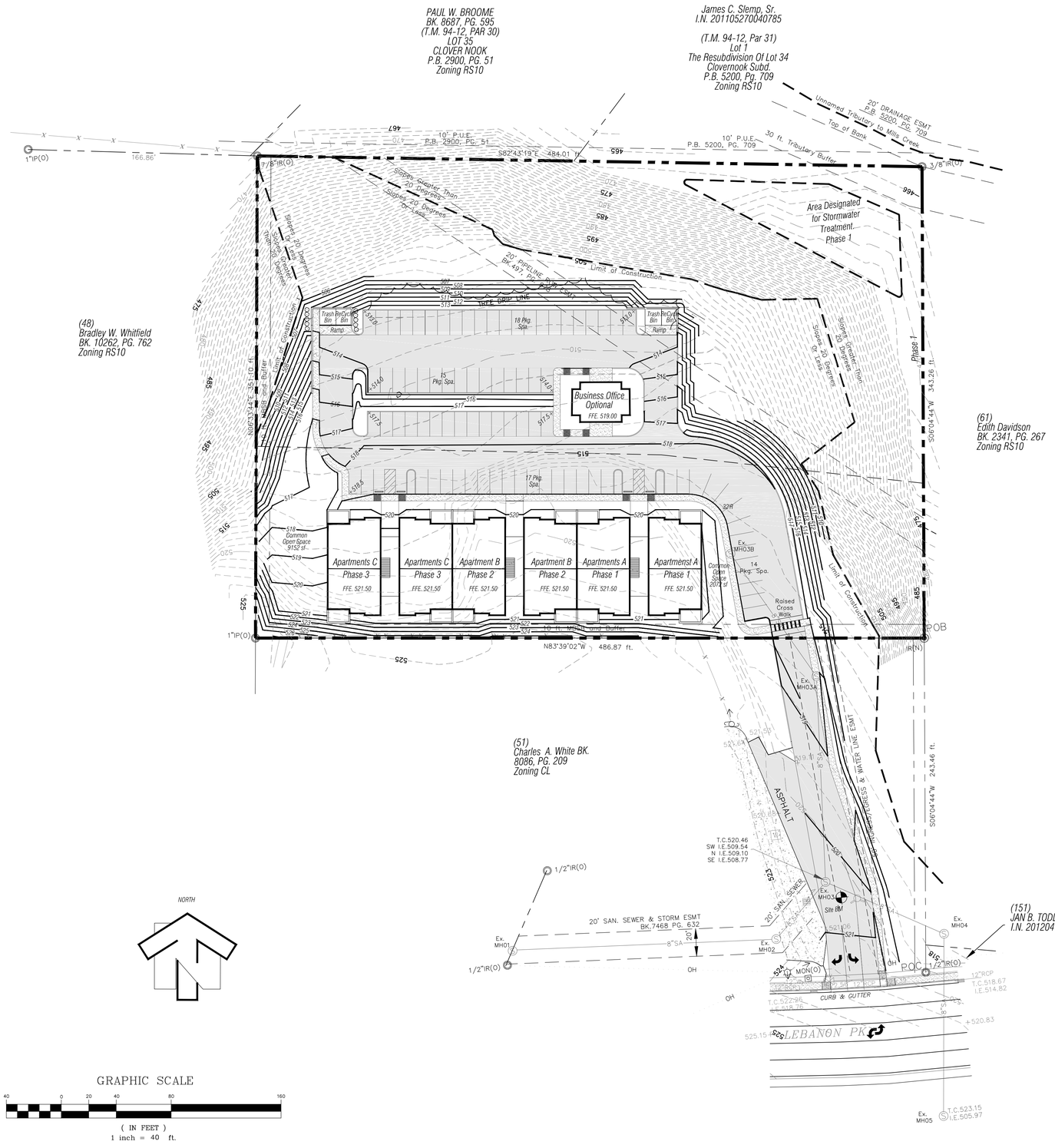

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Preliminary Grading Plan

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SHEET TITLE:

Preliminary Grading Plan

SHEET NO.

C1.2