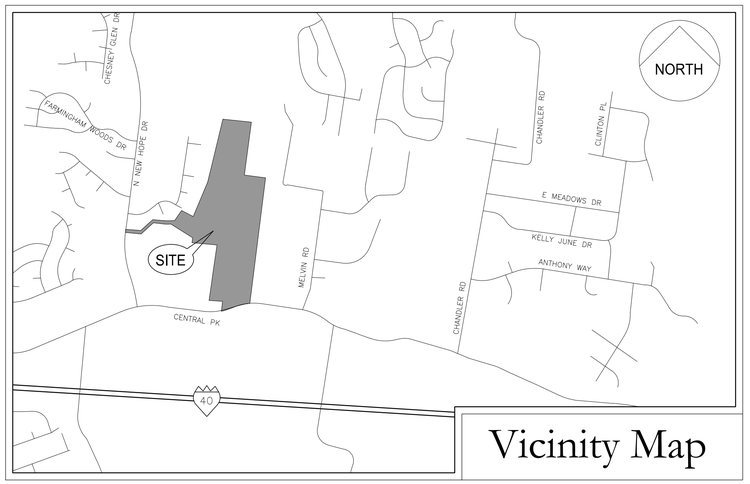
Preliminary SP

4307 Central Pike

Map 87 Parcels 67, 138, 194, & 127
Hermitage, Davidson Co., Tennessee
Case No. 2019SP-031-001



Vicinity Map

SHEET SCHEDULE

C0.0	Project Notes and Standards
C1.0	Existing Conditions
C2.0	Zoning and Use Plan
C3.0	Layout Plan

Erosion Control and 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 12 lbs. per 1000 sq. ft. of 10-10-10 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), 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 installation, 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' 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 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, 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 to provide an area for concrete wash down and equipment fueling in accordance with metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during the pre-construction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the EPSC plan.
16. 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.

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 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.

Water and 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.
9. After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services inspection section. All costs will be borne by the developer.
10. Upon completion of construction of water and/or sewer, the engineer shall provide the Metro Water Services department with a complete set of as-built plans on moist erasable mylars in reverse and in digital (*.dwg) format. Sewer plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. Water line plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. all drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made.
11. All water mains must be located within the paved area including all blow-off assemblies.

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.

Architectural Notes

Building elevations for all street facades shall be provided with the final site plan. The following standards shall be met:

A. Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
B. Windows shall be vertically oriented at a ration of 1.5:1 or greater.
C. EIFS, vinyl siding, and untreated wood shall be prohibited.
D. A raised foundation of 18"-36" is required for all residential structures.
E. Porches shall provide a minimum of six feet of depth.

Standard SP Notes

1. The purpose of this SP is to receive preliminary approval to permit the development of a 1 commercial lot, 142 Multi-family units and single family residential lots.
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. A portion of this Property does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0287H Dated 4/5/2017.
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 lot.
10. The development of this project shall comply with the requirements of the Adopted Tree Ordinance 2008-328 (Metro Code Chapter 17.24, Article II, Tree Protection and Replacement; and Chapter 17.40, Article X, Tree Protection and Replacement Procedures).
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 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 MUL zoning district as of the date of the applicable request or application.
13. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
14. The final SP shall depict required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to issuance of use and occupancy permits, existing vertical obstructions shall be located outside of the required sidewalks. Vertical obstructions are only permitted within the required grass strip or frontage zone.
15. Street trees are required.
16. Corner lots on local streets shall not take vehicular access from the street which the home primarily fronts, but shall be from the side of house unless site conditions make side access impractical. If planning staff finds that side access is not practical, then vehicular access may be permitted from street which the home fronts.
17. Final construction plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not exceed 3:1.

Development Summary

Owner
Wise Group, Inc.
Allan Wise
1312 Central Court
Hermitage, TN 37076
Phone
Email: wisecoachesofnashville.com

Odum, Paul R. & Jo Ann
The Revocable Living Trust
3087 Brandan Rd
Hermitage, TN 37076
Phone:
Email:

Developer
Land Management Group, Inc.
Contact: Bill Charles
357 Riverside Drive, Suite 210
Franklin, TN 37064
Phone: 615.371.8886
Email: bill@land-management.com

Civil Engineer and Surveyor
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Property Information
Map 87 Parcels 67
Parcel Area - 3.07
Zoned - RS15

Map 87 Parcel 138
Parcel Area - 26.98
Zoned - RS15

Map 87 Parcel 194
Parcel Area - 5.01
Zoned - RS15

Map 87 Parcel 127
Parcel Area - 26.05
Zoned - RS15

Total Site Area - 61.08 Ac.
Council District #12 - Steve Glover

Floodnote
A portion of this Property does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0287H Dated 4/5/2017

Electric Service
Nashville Electric Service (NES)
1214 Church Street
Nashville, Tennessee 37246
615.747.6807

Gas Service
Nashville Gas (Piedmont)
615.734.0734

Water and Sewer Service
Metro Water Service
1600 2nd Avenue North
Nashville, TN 37208
615.862.4598

Telephone Service
Bellsouth
866.620.6000

Utility Location
Tennessee One-Call
800.351.1111

Specific Plan Development Summary

Use	This SP allows for the following :
Commercial District (0.87 ac.)	all uses allowed in MUL
Multi-Family District 1(10.8 ac.)	Multi-Family Residential up to 80 units
Multi-Family District 2 (15.5 ac.)	Multi-Family Residential but not stacked flats or apartments, up to 74 units
Single Family District (33.8 ac.)	Single Family up to 110 lots
Project Area	61.08 Acres
Property zoning: RS15	Surrounding Zoning: RS15, RS80
Minimum lot size (Single Family Only)	5000 sq ft
Number of Residential Units/Density	264 units / 4.32 units per acre
FAR (Commercial Only)	0.60 max
ISR (Commercial Only)	0.90 max
Setbacks	
Commercial	
Front yard	20 Feet from Central Pike, 10' from internal roads
Side yard	None
Rear yard	20 Feet
Height standards	30 Feet at setback, plus 1.5:1 (v:h) slope plane
Multi-Family	
Front yard	30 Feet to eave (40' to eave or parapet, flats only)
Side yard	5 Feet
Rear yard	20 Feet
Height standards	30 Feet at setback to eave, plus 1.5:1 (v:h) slope plane
Single Family	
Front yard	20 Feet
Side yard	5 Feet
Rear yard	20 Feet
Height standards	2-1/2 Stories in 30' to eave excludes walkout basements)
Parking and Access	
Ramp Location and Number	1 Central Pike, 1 - North New Hope Rd
Distance to nearest existing ramp (Min. 30')	270' to the west (Residential Drive)
Distance to intersection	North New Hope - 1700' to the west
Required Parking	Commercial
	Condo Flats
	Townhomes
	Single Family Cottages - Min 2 spaces per lot
	Single Family Lots - Min 2 spaces per lot
Provided Parking	Commercial
	Condo Flats
	Townhomes (2 per unit covered)
	Single Family Cottages (2 per unit covered)
	Single Family Lots (2 per unit covered)



Dale & Associates
516 Heather Place
Nashville, TN 37204
(615) 297-5166
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #18093

4307 Central Pike

C0.0



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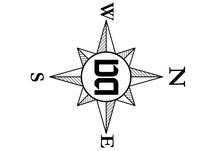
Drawing Date:
March 27, 2019

Revisions
Planning Comments
4/16/19

Preliminary SP

4307 Central Pike

Map 87 Parcels 67, 138, 194, & 127
Hermitage, Davidson County, Tennessee



150 0 150 300

Scale 1" = 150'



Existing Conditions

PERMITS:
Case # 2019SP-031-001

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #18093
4307 Central Pike

C1.0



District	Proposed Use
Commercial District	allowed uses within MUL zoning
Multi-Family District 1	Stacked Flats and Townhomes (RM20)
Multi-Family District 2	Townhomes and Cottages (RM20)
Single Family District	Single Family Dwellings (RS5)

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JOSEPH ET UX FIATO
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
4/16/19
STATE OF TENNESSEE

Zoning and Use Plan

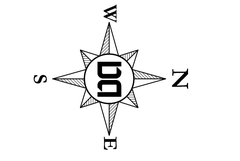
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516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #18093
4307 Central Pike
C2.0

DEVELOPMENT PROGRAM

Commercial Outparcel -1 unit □
Condo Flats - 80 units ◇
Townhomes - 54 units ⬠
Single Family Cottages / Townhomes - 19 units △
Single Family Lots - 110 units ○
Total Units - 264 units (4.32 units/acre)





150 0 150 300

Scale 1" = 150'

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Overall Layout

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Civil Engineering
Land Planning & Zoning
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516 Heather Place
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D&A Project #18093
4307 Central Pike

C3.0