

CEDARS OF CANE RIDGE

A 55-PLUS AGE TARGETED COMMUNITY

PRELIMINARY SP

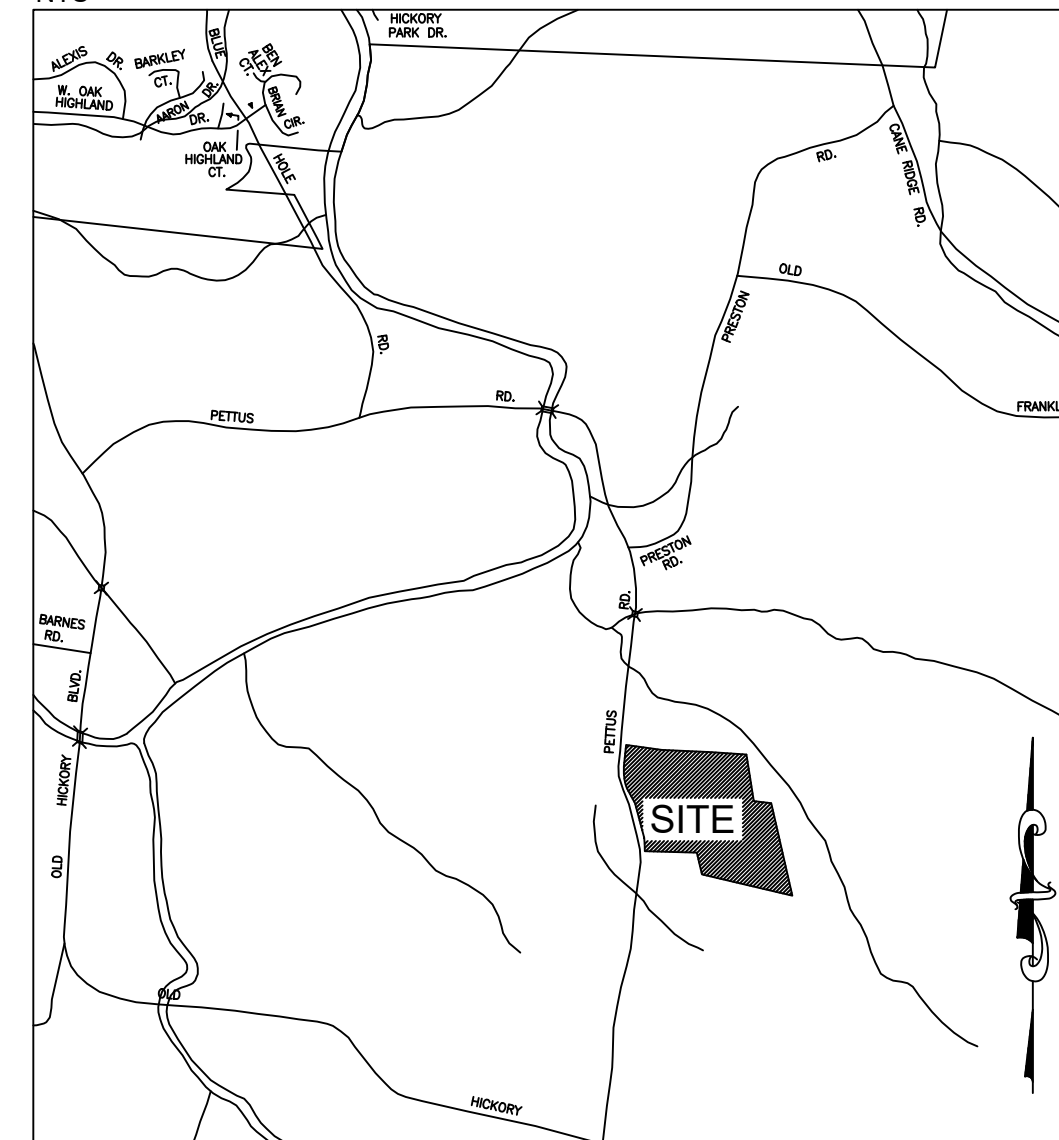
SP#2020S-038-001

MAP 174, PARCELS 9.01, 11.01, 69.00, AND 248.00
5866 PETTUS ROAD
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

SP NOTES:

1. THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF 136 SINGLE FAMILY AND MULTI-FAMILY LOTS.
2. ALL ROADS IN THIS DEVELOPMENT WILL BE PUBLIC.
3. ALL UNITS ARE TO BE SOLD FEE-SIMPLE.
4. CEDARS OF CANE RIDGE IS A 55-PLUS AGE TARGETED COMMUNITY.
5. RIGHT-OF-WAY DEDICATION SHALL BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE.
6. 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.
7. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
8. WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
9. FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE - 2006 EDITION - B105.1. (THE MINIMUM FIRE-FLOW REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,000 GALLONS PER MINUTES FOR A DURATION OF 2 HOURS.)
10. 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).
11. 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.
12. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICES ARE REQUIRED FOR EACH PARCEL.
13. 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).
14. 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.
15. BUILDING DESIGN STANDARDS:
 - A. BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
 - B. THE FAÇADE OF CORNER UNITS FACING A PUBLIC STREET SHALL HAVE A MINIMUM OF 15% GLAZING AND A WRAP PORCH OR DOORWAY.
 - C. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
 - D. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
 - E. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
 - F. A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
16. THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE 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 THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

SITE LOCATION MAP:
NTS



SHEET SCHEDULE:

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN

SITE DATA:

MAP & PARCELS: 174, PARCELS 9.01, 11.01, 69.00, AND 248.00
EXISTING ZONING: AR2A
PROPOSED ZONING: SP
BASE ZONE (SINGLE-FAMILY): RS5
BASE ZONE (TOWNHOMES): RM9
SITE ACREAGE: 44.1 AC +/-
EXISTING USE: SINGLE FAMILY
PROPOSED USE: SINGLE FAMILY
PLAN PREPARATION DATE: 8/31/2020
COUNCIL DISTRICT: 31
COUNCILPERSON: JOHN RUTHERFORD
FEMA MAP: 47037C0393H, DATED 4/15/17

OWNERS

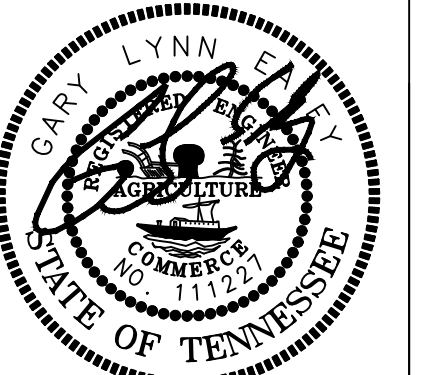
GREEN TRAILS, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
RICK DECKBAR
(615) 397-4513

ENGINEER

LAND SOLUTIONS COMPANY, LLC.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
JENNIFER SPEICH
(615) 712-7497

FLOODNOTE

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA, ZONE X, AS DEPICTED ON FEMA MAP NUMBER 47037C0393H, DATED APRIL 15, 2017.



9/16/2020



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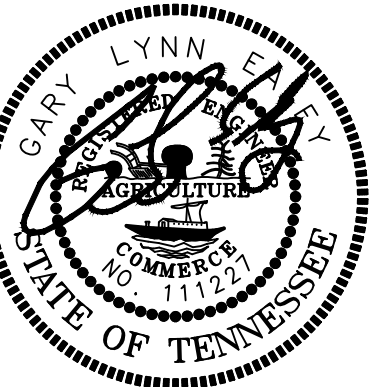
ISSUANCE/REVISION NOTES:

- PLAN DATE SEPTEMBER 16, 2020

- A** NONE
- B** NONE
- C** NONE
- D** NONE

COVER SHEET
C0.0





9/16/2020

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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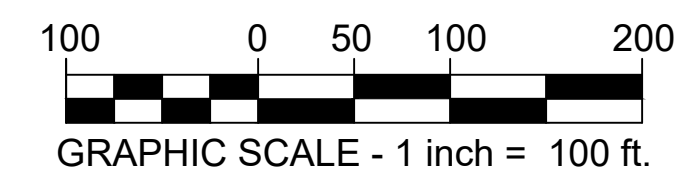
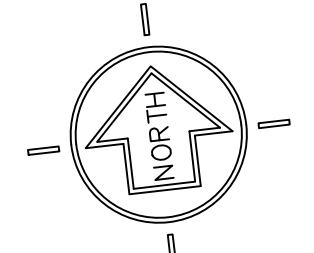
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- A** NONE
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- D** NONE

EXISTING
CONDITIONS
PLAN

C1.0

LSC 16079



Know what's below.
Call before you dig.

ADDITIONAL OFFSITE 4-WAY STOP CONDITION PROPOSED AT PETTUS ROAD & PRESTON ROAD (AS REQUIRED BY TIS)

PROPOSED 4-WAY STOP AT PETTUS ROAD & BLAIRFIELD DRIVE (AS REQUIRED BY TIS)

EASEMENT TO BE OBTAINED FROM ADJACENT PROPERTY OWNER FOR SEWER EXTENSION

FIRE ACCESS NOTE: ONLY 99 SINGLE FAMILY LOTS CAN BE CONSTRUCTED WITH ONE ACCESS ONTO PETTUS ROAD. A SECOND ACCESS THROUGH AN ADJACENT SUBDIVISION IS PLANNED, BUT NO HOMES BEYOND 99 CAN BE BUILT UNTIL THE SECOND ACCESS IS CONSTRUCTED.

SITE PLAN NOTES:

- ALL ROADS AND ALLEYS TO BE PUBLIC RIGHT-OF-WAY

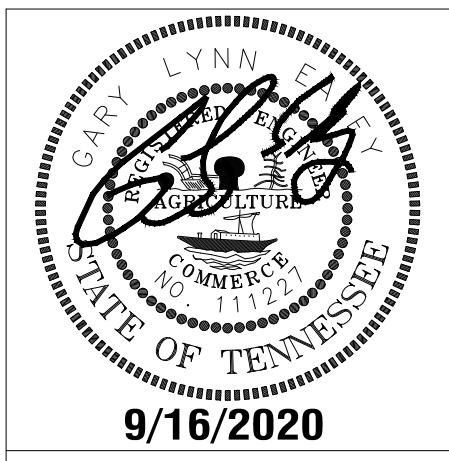
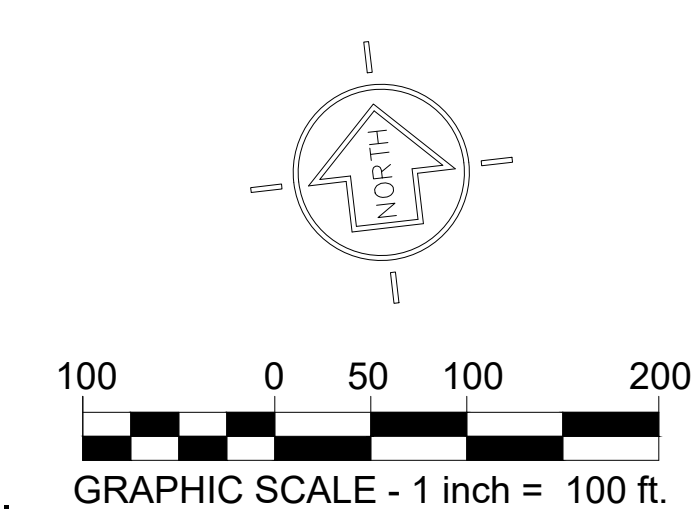
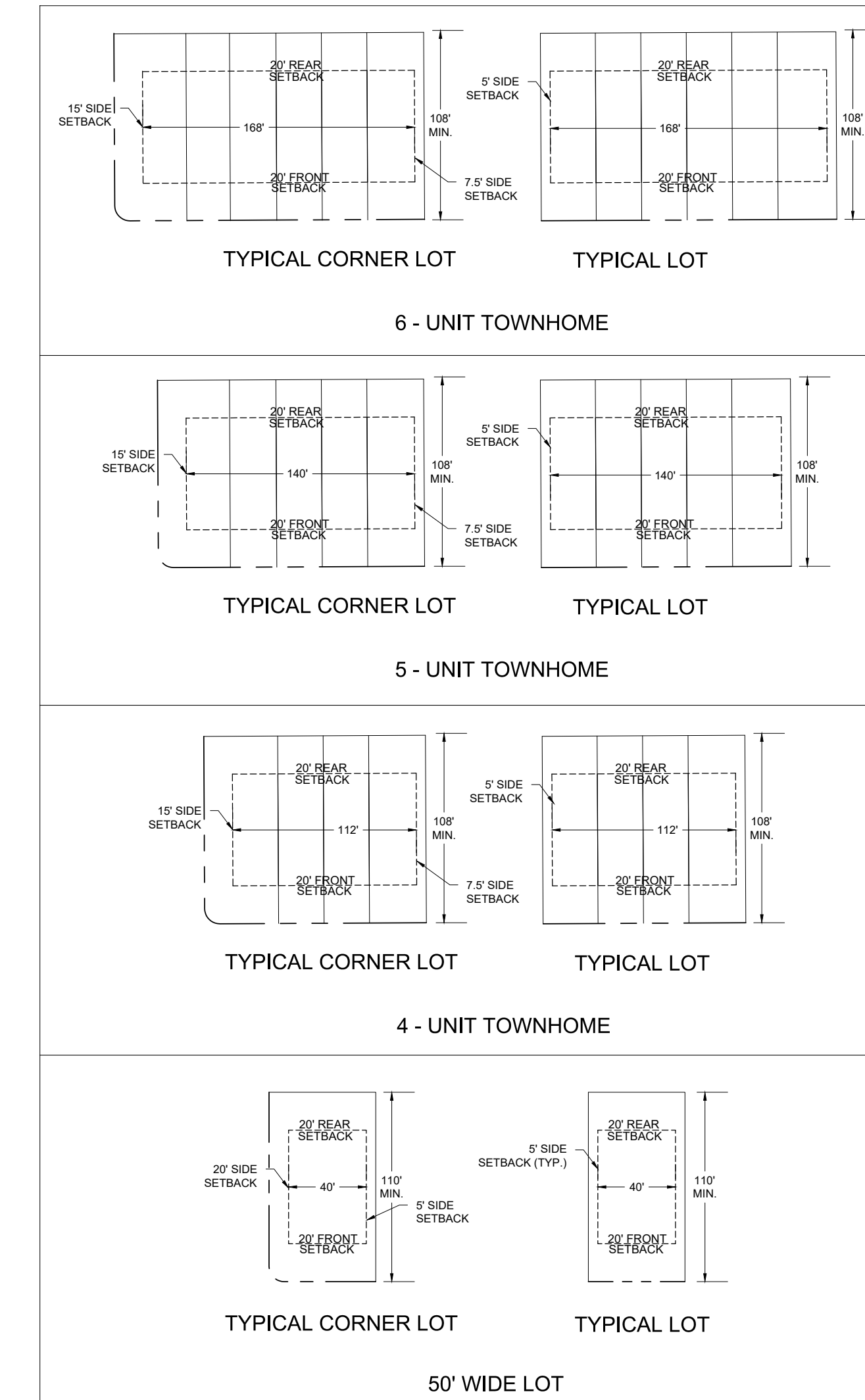
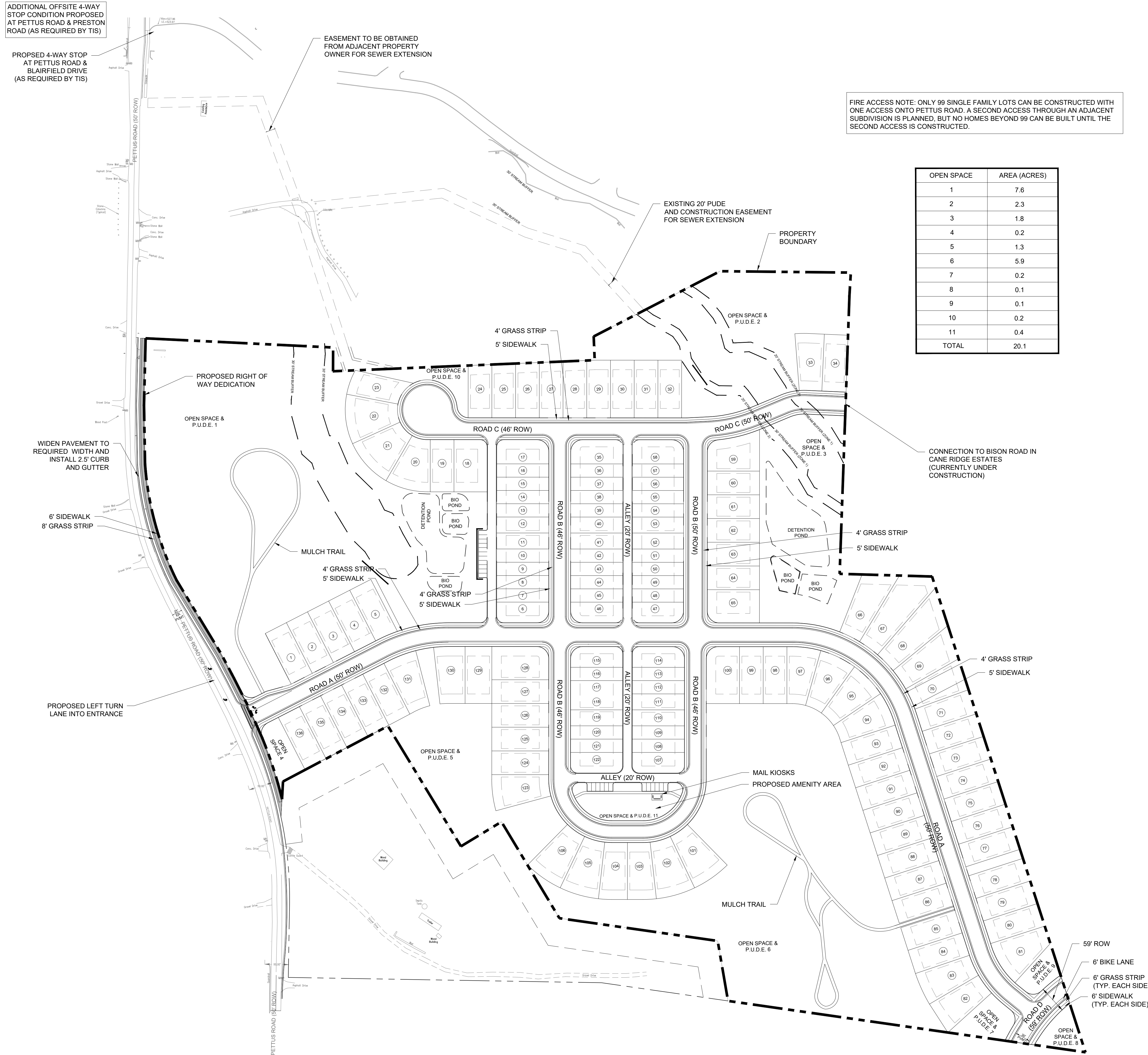
SITE DATA TABLE:

- BULK REGULATIONS**
- SINGLE FAMILY - 84 LOTS
- LOTS: 1-5, 18-34, 59-106, 123-136
 - 20' FRONT SETBACK
 - 20' REAR SETBACK
 - 5' SIDE (20' CORNER SIDE)
 - MINIMUM LOT SIZE: 6,000 SF

- TOWNHOMES - 52 LOTS
- LOTS: 6-17, 35-58, 107-122
- 20' FRONT SETBACK
 - 20' REAR SETBACK
 - 5' SIDE (15' CORNER SIDE)
 - MINIMUM LOT SIZE: 3,024 SF
- TOTAL LOTS: 136
 TOTAL UNITS: 136
 GROSS DENSITY: 3.08 UNITS/ACRE
 MAX HEIGHT: 35'
 MAX STORIES: 2 STORIES
 LOT AREA: 17.5 AC
 OPEN SPACE AREA: 20.1 AC
 OPEN SPACE % = 45.6%
 ROW AREA: 6.5 ACRES

- PARKING CALCULATIONS**
- PARKING REQUIRED:
- SINGLE FAMILY - 2 SPACES PER UNIT
 136 UNITS X 2 = 272
 GUEST PARKING: 23
 TOTAL PARKING PROVIDED: 295

OPEN SPACE	AREA (ACRES)
1	7.6
2	2.3
3	1.8
4	0.2
5	1.3
6	5.9
7	0.2
8	0.1
9	0.1
10	0.2
11	0.4
TOTAL	20.1



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SITE PLAN
C2.0



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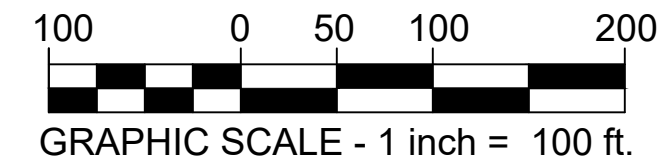
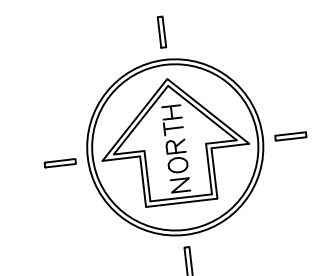
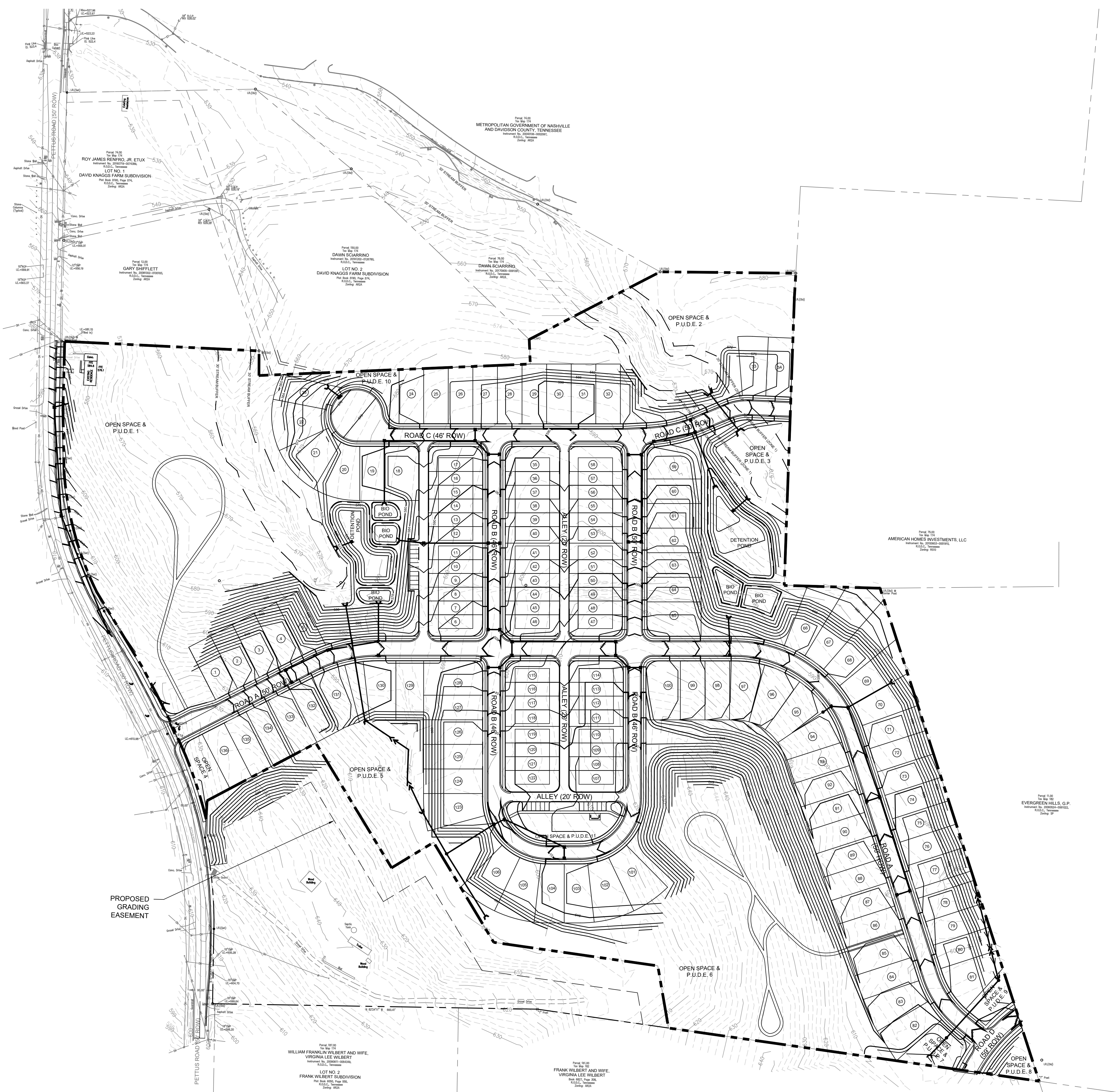
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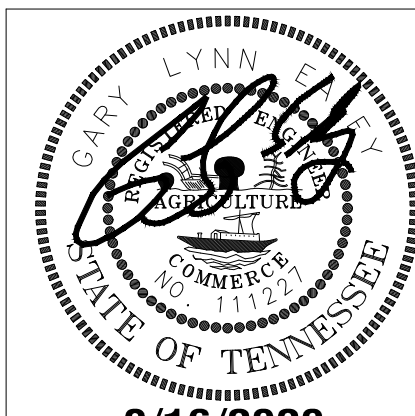
- A** NONE
- B** NONE
- C** NONE
- D** NONE

GRADING AND DRAINAGE PLAN

C3.0

- STORMWATER NOTES:**
1. BUFFER NOTE: 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.
 2. DRAWING IS 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 FINAL APPLICATION.
 3. EXTENT OF STREAM BUFFERS ARE SUBJECT TO FINAL ACCEPTANCE OF THE HYDROLOGIC DETERMINATION BY TDEC OR METRO STORMWATER.





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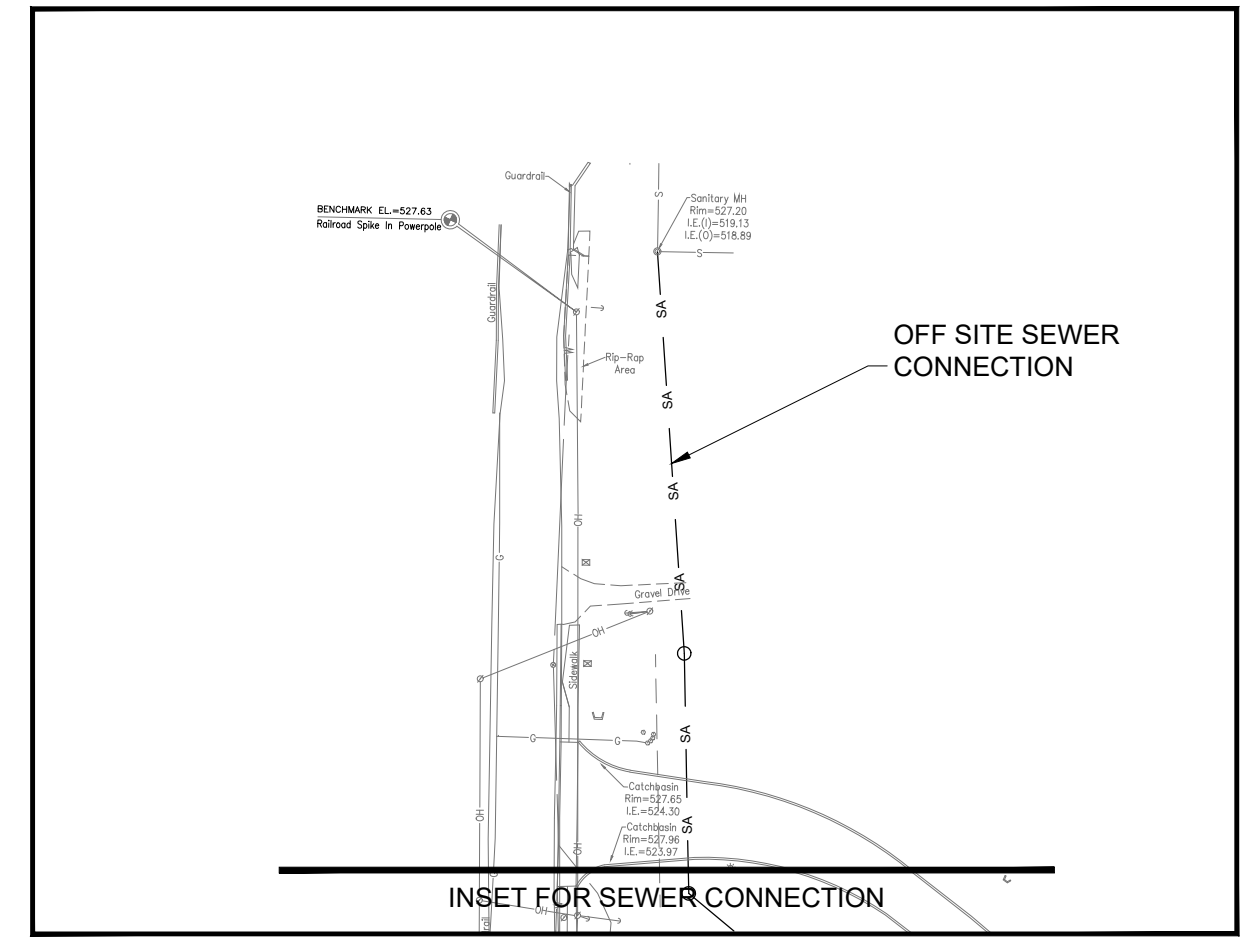
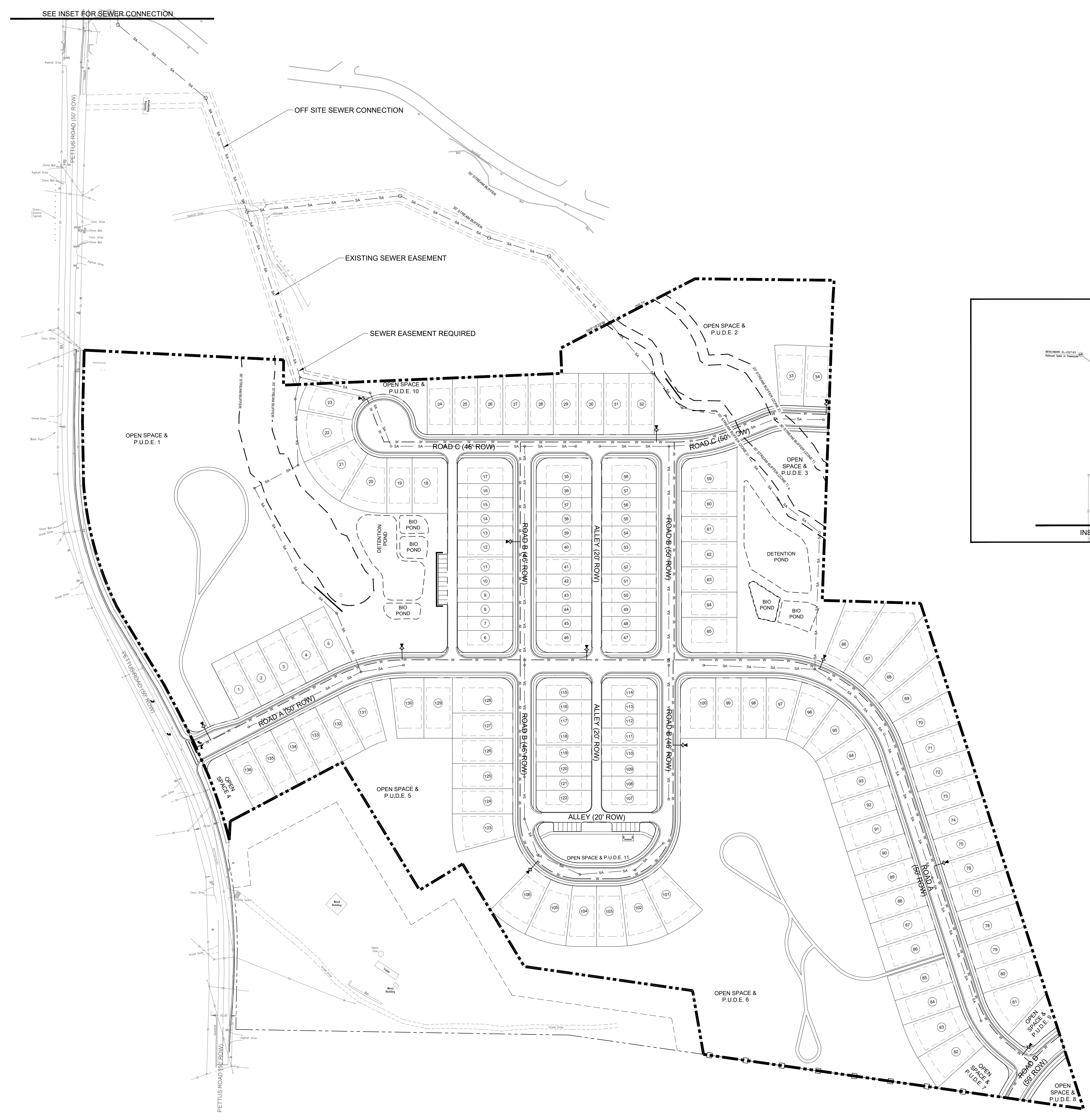
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UTILITY PLAN

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