

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. 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.
5. All connections to existing manholes shall be by coring and resilient connector method.
6. 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.
7. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
8. Upon completion of construction of water and/or sewer, the engineer shall provide the 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.
9. Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
10. Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
11. All water mains must be located within the paved area including all blow-off assemblies.

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#/1000 s.f. 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%-90% 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 8" 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 preconstruction 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.

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 and open space-facing facades shall be provided with the final site plan. The following standards shall be met:

- A. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
- 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 amend the previously approved SP in order to allow 28 total units & relocate the access from Hydes Ferry Road to East Stewarts Lane.
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 47037C0229H", Dated: April 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" RCP).
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 private hauler. Solid Waste Contract with Hauler to be provided to MPW prior to Building Permit Approval.
11. Landscape and tree density factors per Metro Zoning Ordinance.
12. 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. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
13. 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 RM4 zoning district as of the date of the applicable request or application.
14. 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.

ORDINANCE NO. BL2009-594

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from RS10 to SP zoning property located at 3605 Hydes Ferry Pike, at the southwest corner of Hydes Ferry Pike and E. Stewarts Lane (5.43 acres), to permit 21 multi-family units and a community club-house, all of which is described herein (Proposal No. 2009SP-017-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from RS10 to SP zoning property located at 3605 Hydes Ferry Pike, at the southwest corner of Hydes Ferry Pike and E. Stewarts Lane (5.43 acres), to permit 21 multi-family units and a community club-house, as being Property Parcel No. 054 as designated on Map 069-16 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Sheet No. 069 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to 21 multi-family residential units and a community facility.

- Section 4. Be it further enacted, that following conditions be completed, bonded, or satisfied as specifically required:
1. The purpose note shall be revised on the corrected copy of the preliminary plan to read that the purpose of the SP is to permit 21 multi-family residential units and a community club-house.
 2. Prior to final site plan approval
 - a. The existing structure shall be incorporated into the overall development proposal.
 - b. A landscape plan shall be provided including proposed plantings and details for landscape buffers.
 - c. All proposed fences and walls shall be identified and labeled. No chain link or vinyl fencing shall be permitted.
 - d. A minimum of two parking spaces per unit and five guest parking spaces shall be identified on the plan.
 - e. Elevations for all structures shall be provided.
 - f. The Metro Historic Commission shall review the existing wall on the site and determine its historical status and if the wall can be relocated.
 3. A sidewalk shall be constructed along Hydes Ferry Road. Construction details for the portion of sidewalk that crosses the blue line stream shall be provided with the final site plan.

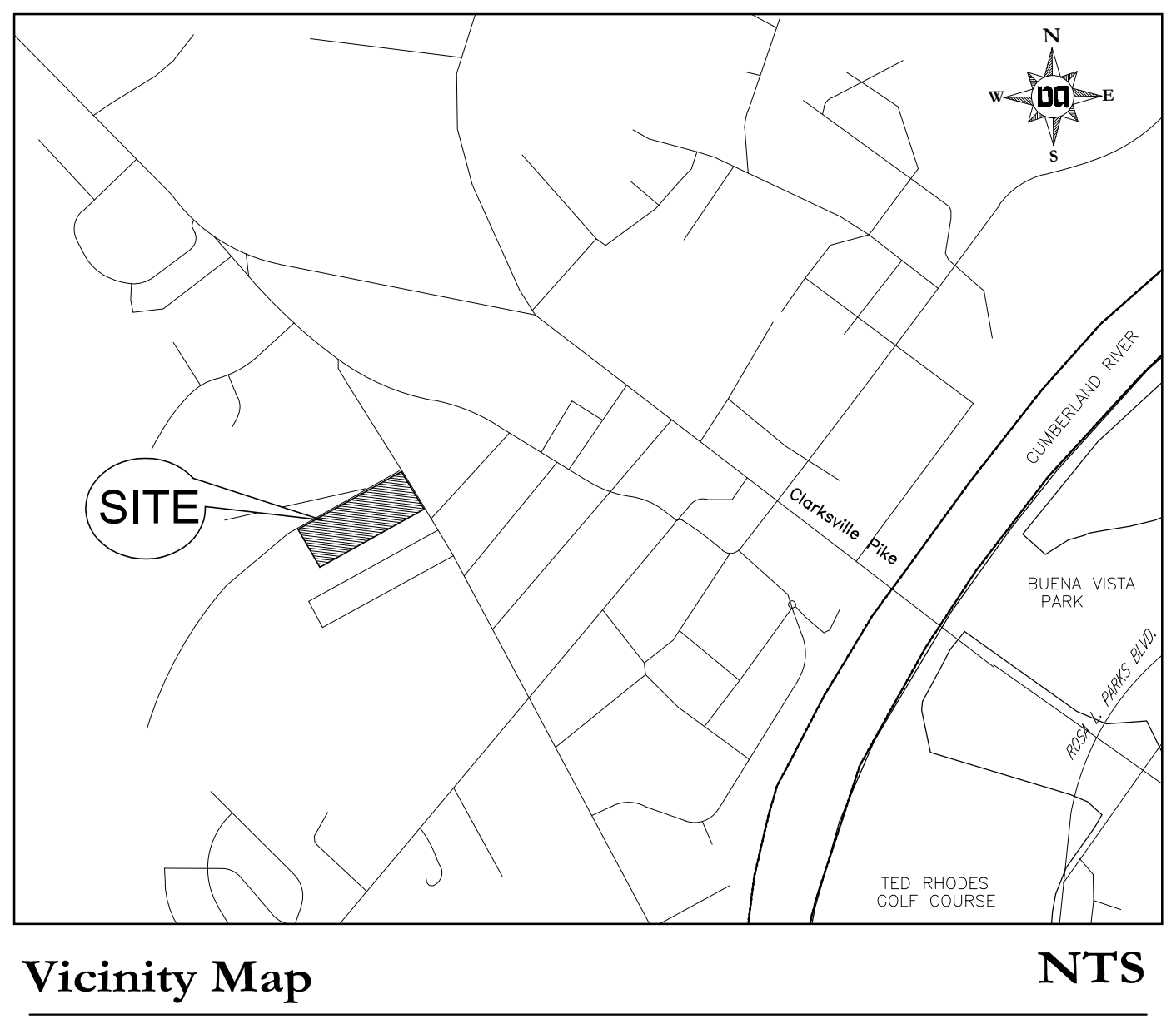
Section 5. Be it further enacted, that a corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

Section 6. Be it further enacted, that 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 in the plan that is part of this ordinance.

Section 7. Be it further enacted, that 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 RM4 zoning district as of the date of the applicable request or application.

Section 8. Be it further enacted, that all development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act.

Section 9. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.



Vicinity Map

NTS

Amendment To The Preliminary SP 3607 Hydes Ferry Road

Being Parcel 54 on Tax Map 69-16
Nashville, Davidson County, Tennessee

Application #	Project name: 3607 Hydes Ferry Road
Map/Parcel: Map 69-16, Parcel 54	Examiner:
Use - Chapter 17.08 & 17.16	
Determine the use	Residential (28 Total Units) 5.0 Units/Acre
Property zoning	SP, Surrounding Zoning RS10
Overlay(s)	None

Site Criteria (bulk standards based upon RM4 zoning)	
Minimum lot size	None
ISR	0.60
Street Setbacks	15' on Hydes Ferry Road
Side yard	N/A
Rear yard	N/A
Height standards	2 Stories in 35' Maximum
	(Height is measured from the average elevation (4 most exterior corners) to the mid point in the roof pitch or to the parapet for flat roof.

Parking and Access - Chapter 17.20	
Ramp Location and Number	Private Entrance off East Stewart Lane +
	Ex. Driveway 3605 Hydes Ferry to Remain
Distance to nearest existing ramp (Min. 30')	>100'
Distance to intersection	Site is Located at an Intersection
	50' Minor
	100' Collector
Required Parking Based on Use	150' Arterial Street
Provided Parking	150' Controlled access ramp
Required Loading based on Uses	47 stalls required (2 Per Unit + 5 Extra)
Surface over 5 spaces 1,750 sf	65 Stalls (54 covered & 10 Surface + 1 Driveway)
Space sizes, Aisle widths, Angle Data	N/A
Queuing Lanes	N/A
Over 10 spaces 20' queuing at exit	N/A
Number of compact spaces / %	N/A
Number of accessible spaces	N/A
Sidewalks required	Internal Sidewalks only

Landscape, Buffering and Tree Replacement - Chapter 17.24	
Required Bufferyards	B-3 to West, B-5 Buffer to South
Bufferyard adjustment	N/A
Perimeter Landscaping	N/A
Standard for 4 or more lanes	N/A
Side lines adjacent to parking areas 5' min. w/ trees	N/A
	- 2.5' with tree islands
Interior Landscape min. 8% Area	Provided
Opaque fence adjacent to residential parking area	N/A
Screening around dumpsters (No chain link fence permitted)	Provided

Project Summary

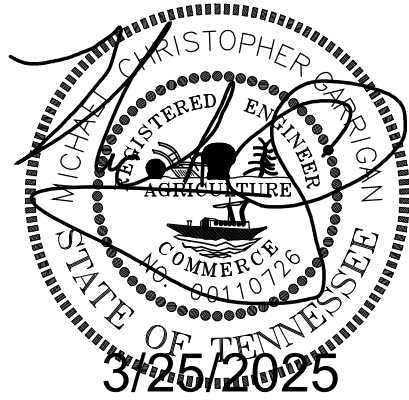
Property Information
3607 Hydes Ferry Road
Nashville, TN 37218
(Map 69-16, Parcel 54)
5.58 Total Acres (3.54 Ac Disturbed)
Council District 01 (Joy Kimbrough)

Owner of Record
O.I.C. Hydes Ferry Venture Townhomes
3619 Hydes Ferry Road
Nashville, TN 37218
Contact: Alexander Regelsberger
Email: alex.regelsberger@gmail.com

Civil Engineer
Dale and Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615-297-5166
Email: michael@daleandassociates.net

Flood Note
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 47037C0229H Dated April 5, 2017.

Benchmark
Top of PK Nail Located to the NW along Stewarts Ln
Elevation: 480.8
NAVD 88



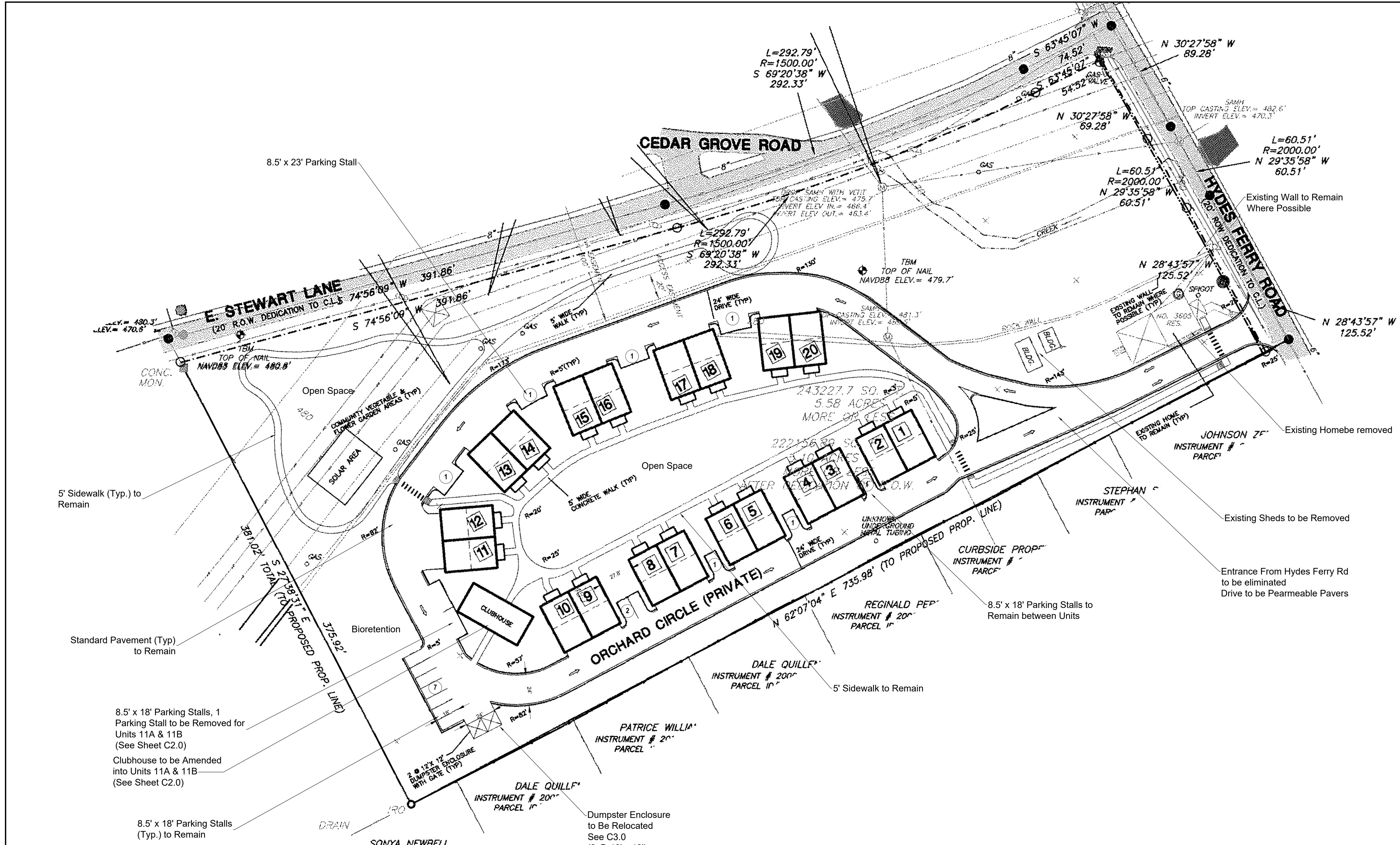
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



PERMITS:
SWGR T2017073906
Planning Case No.
2009SP-017-004

D&A Project #20153
3607 Hydes Ferry Rd

C0.0



Project Summary

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Drawing Date:
3/25/2025

Revisions

Preliminary SP

3607 Hydes Ferry Road

Map 69-16 Parcel 54

Nashville, Davidson County, Tennessee

Previously
Approved SP

D&A Project #20153

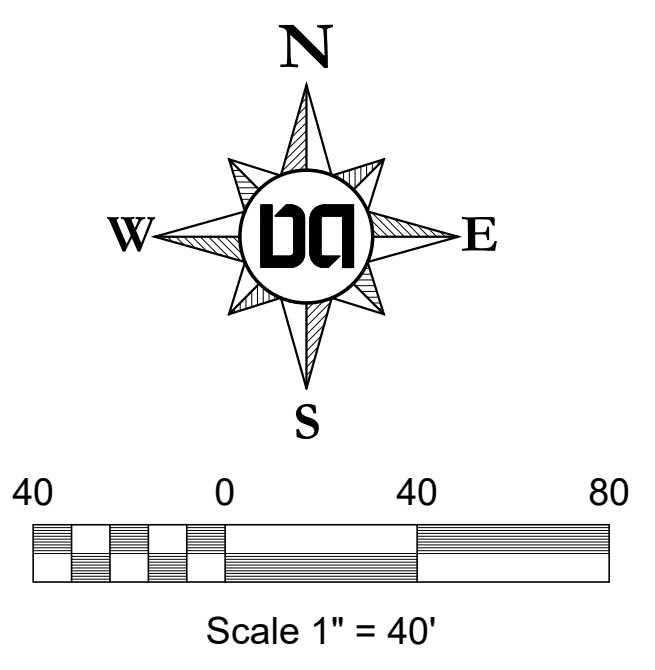
3607 Hydes Ferry Road

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SP SUMMARY
COUNCIL BILL NO BL 2009-594
PLANNING CASE NO 2009SP-017-001
PERMITTED 21 MULTI-FAMILY UNITS (20 PROPOSED + 1 EXISTING) & A CLUB HOUSE

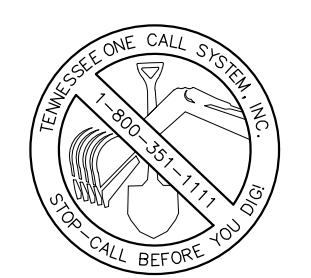
CURRENT CONDITIONS
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THE DEVELOPER HAS DEFAULTED LEAVING THE HOA TO ABSORB THE O.I.C. & REMAINING BUILD SITE
THE HOA ALSO INHERITS ALL SITE WORK NOT YET COMPLETED SUCH AS STORM WATER, SIDEWALKS & LANDSCAPING

PROPOSED SP AMENDMENT
1) REMOVAL OF THE CLUBHOUSE
2) 7 ADDITIONAL MULTI-FAMILY UNITS WITH PERVIOUS PAVERS TO COMPLETE UNFINISHED PRIVATE DRIVES
3) AN AREA OF EXISTING CONCRETE DRIVE TO BE DEMOLISHED & REPLACED WITH PERVIOUS PAVERS TO OFFSET AN UNBUILT BIORETENTION BASIN
4) RELOCATION OF THE ACCESS POINT FROM HYDES FERRY TO EAST STEWARTS LANE
5) REMOVAL OF THE PUBLIC SIDEWALK REQUIREMENTS AROUND THE PROJECT'S STREET FRONTAGE ON EAST STEWARTS LANE.



GROSS SITE AREA = 5.58 Acres
= 243,227 Sq Ft

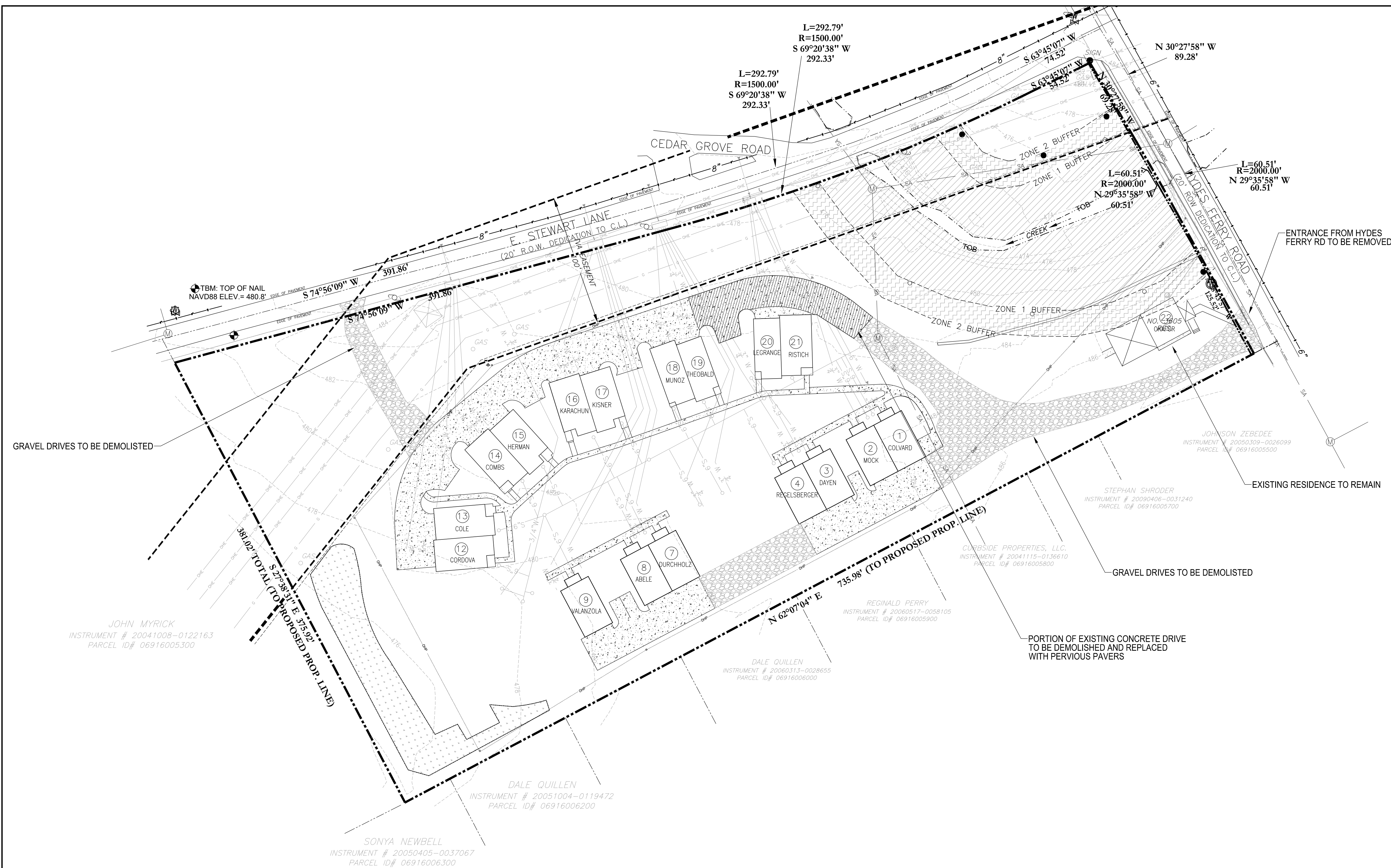
PERMITS:
SWGR T2017073906
Planning Case No.
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Dale & Associates

Civil Engineering
Land Planning & Zoning
Surveying

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

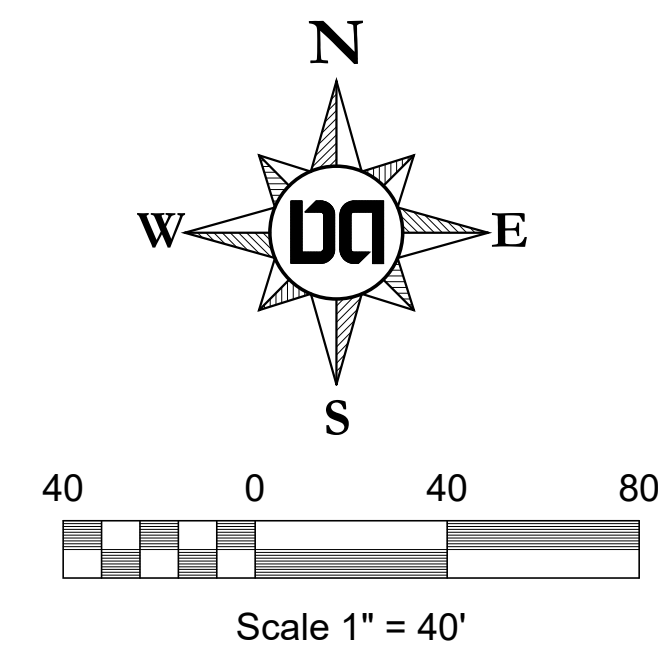
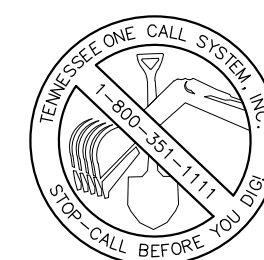


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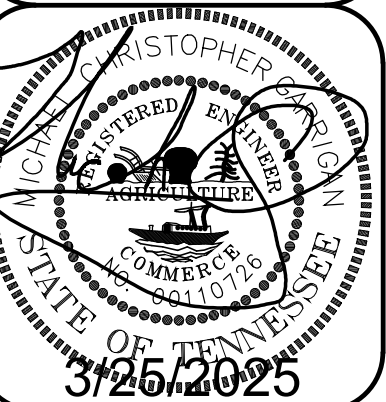
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Existing Conditions



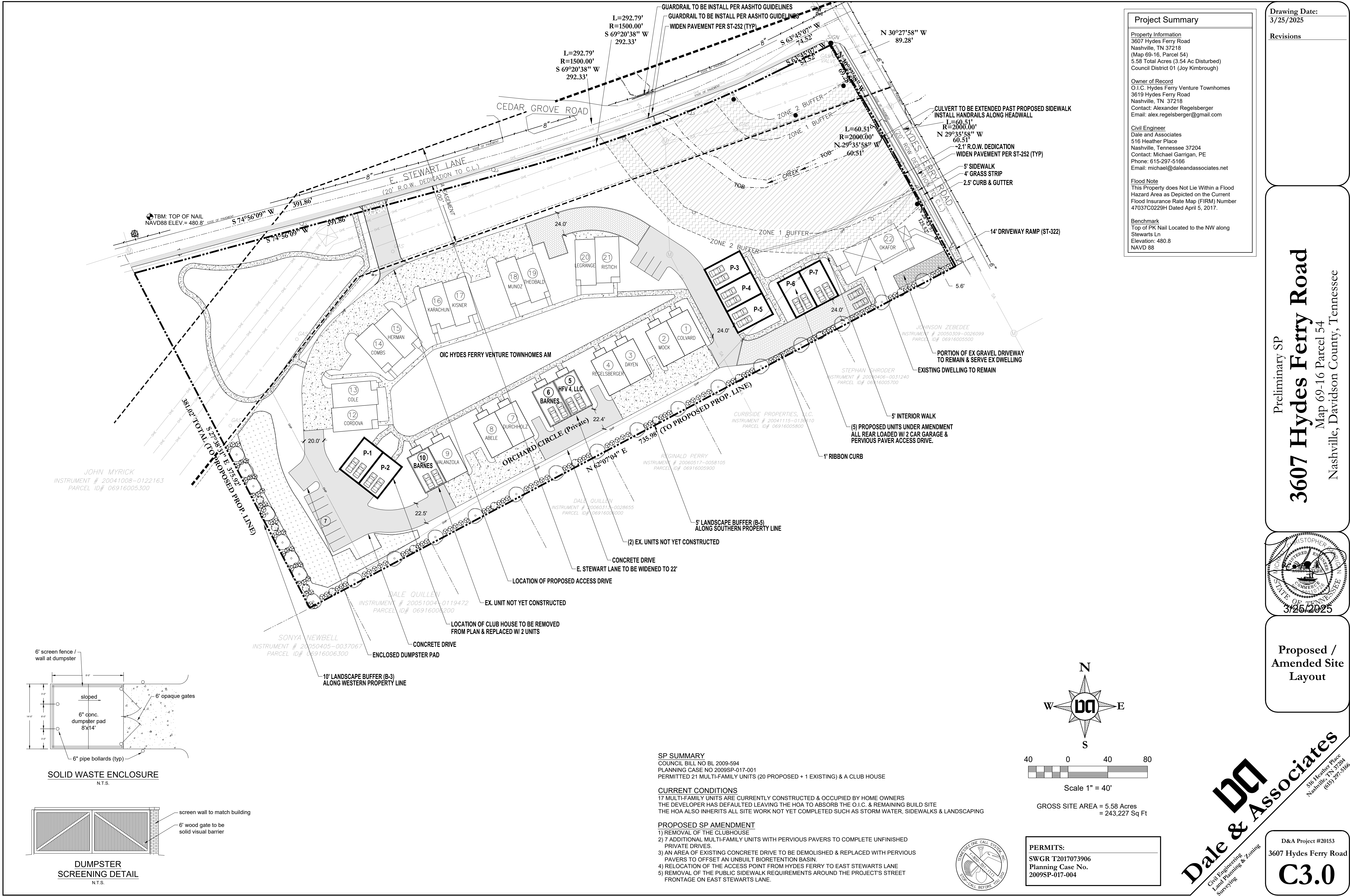
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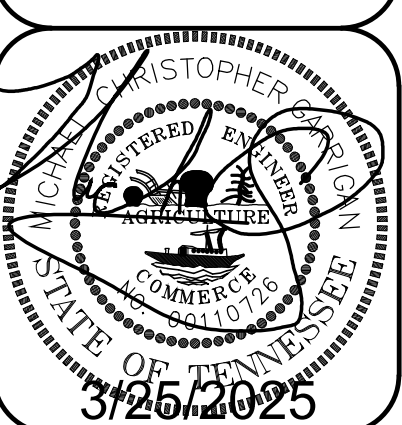
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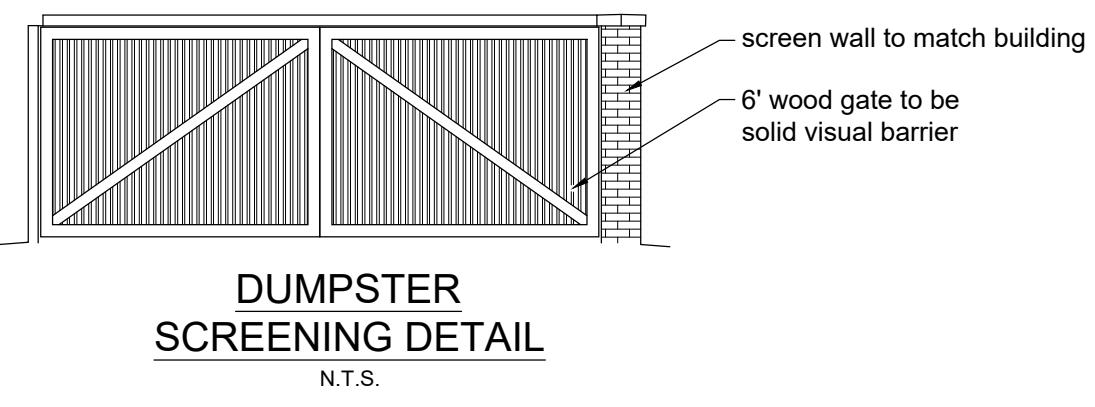
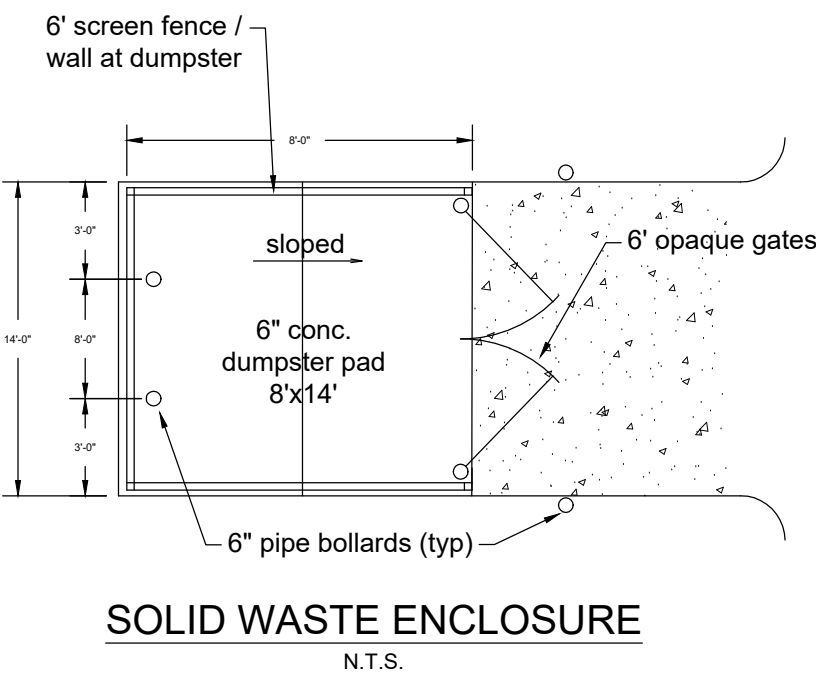
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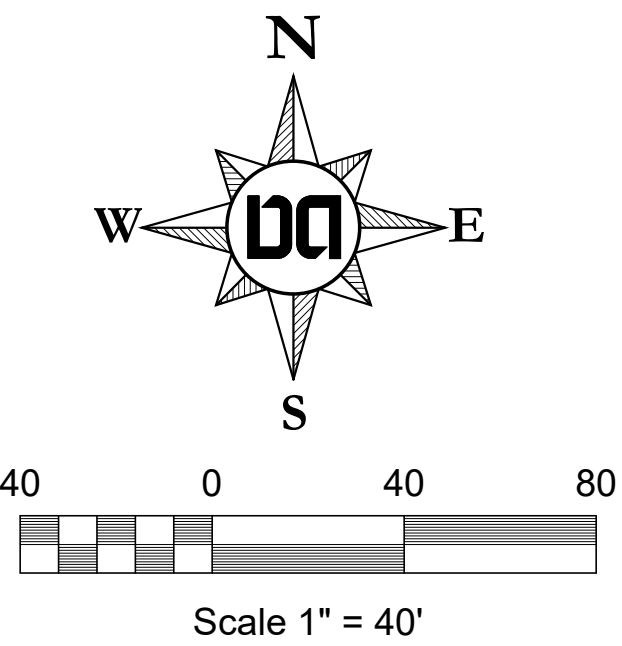
Proposed / Amended Site Layout



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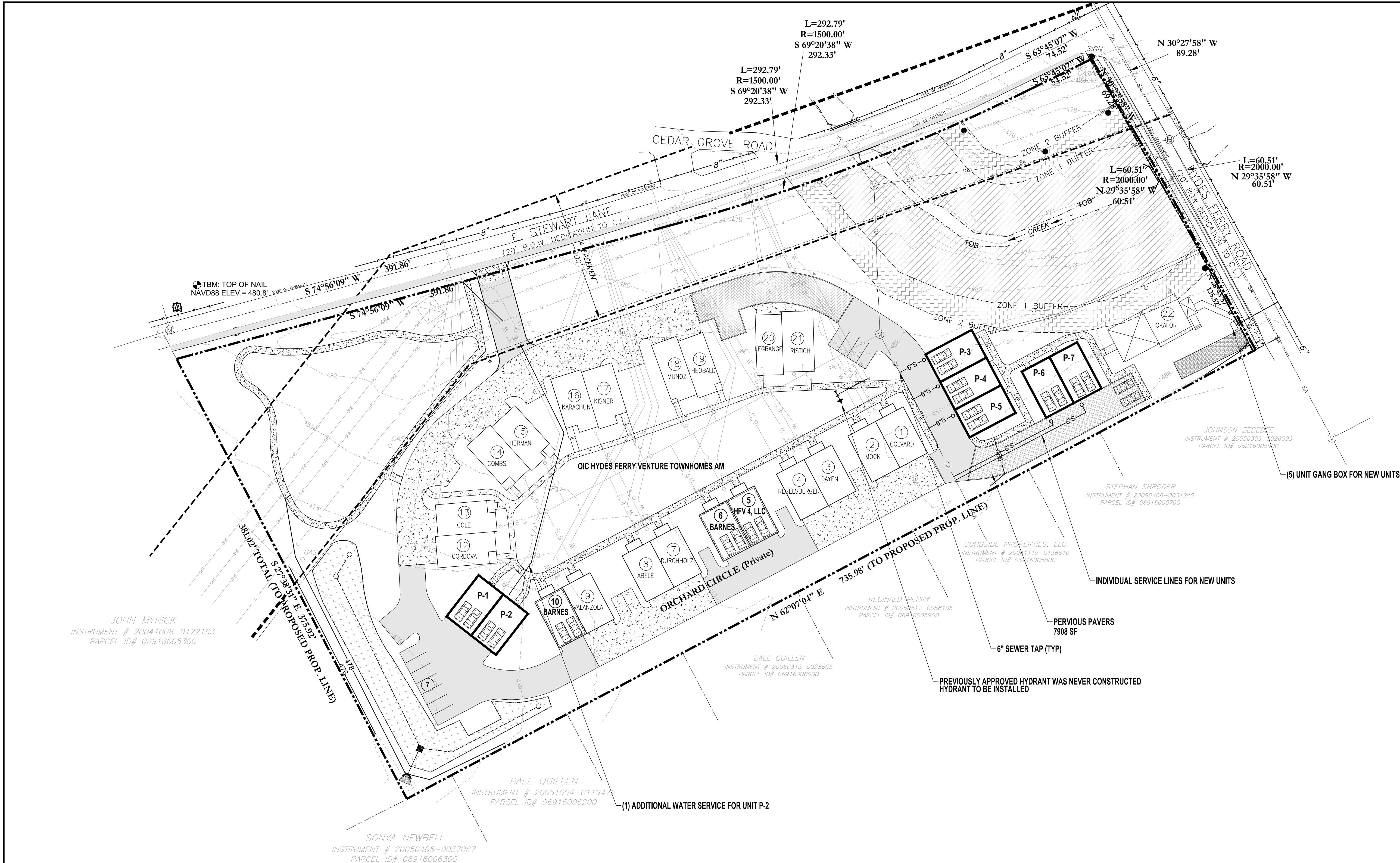
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3607 Hydes Ferry Road

C3.0

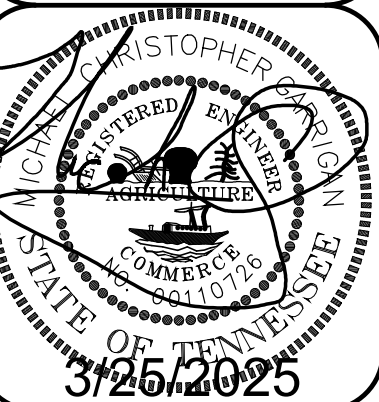


Project Summary
Property Information 3607 Hydes Ferry Road Nashville, TN 37218 (Map 69-16, Parcel 54) 5.58 Total Acres (3.54 Ac Disturbed) Council District 01 (Joy Kimbrough)
Owner of Record O.I.C. Hydes Ferry Venture Townhomes 3619 Hydes Ferry Road Nashville, TN 37218 Contact: Alexander Regelsberger Email: alex.regelsberger@gmail.com
Civil Engineer Dale and Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615-297-5166 Email: michael@daleandassociates.net
Flood Note This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 47037C0229H Dated April 5, 2017.
Benchmark Top of PK Nail Located to the NW along Stewarts Ln Elevation: 480.8 NAVD 88

Drawing Date:
3/25/2025

Revisions

Preliminary SP
3607 Hydes Ferry Road
Map 69-16 Parcel 54
Nashville, Davidson County, Tennessee



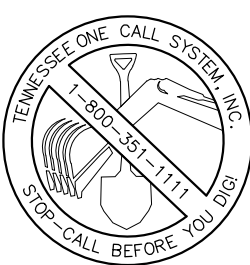
Proposed /
Amended
Utility &
Drainage

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project #20153
3607 Hydes Ferry Road
C4.0

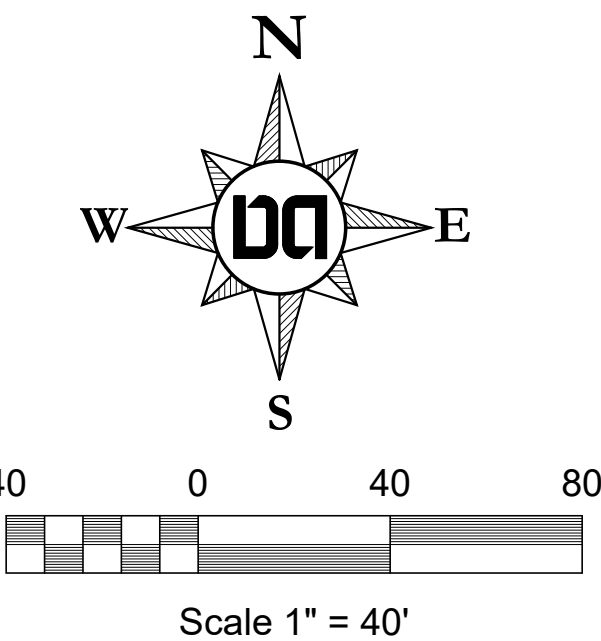
SP SUMMARY
COUNCIL BILL NO BL 2009-594
PLANNING CASE NO 2009SP-017-001
PERMITTED 21 MULTI-FAMILY UNITS (20 PROPOSED + 1 EXISTING) & A CLUB HOUSE

CURRENT CONDITIONS
17 MULTI-FAMILY UNITS ARE CURRENTLY CONSTRUCTED & OCCUPIED BY HOME OWNERS
THE DEVELOPER HAS DEFAULTED LEAVING THE HOA TO ABSORB THE O.I.C. & REMAINING BUILD SITE
THE HOA ALSO INHERITS ALL SITE WORK NOT YET COMPLETED SUCH AS STORM WATER, SIDEWALKS & LANDSCAPING

PROPOSED SP AMENDMENT
1) REMOVAL OF THE CLUBHOUSE
2) 7 ADDITIONAL MULTI-FAMILY UNITS WITH PERVIOUS PAVERS TO COMPLETE UNFINISHED PRIVATE DRIVES.
3) AN AREA OF EXISTING CONCRETE DRIVE TO BE DEMOLISHED & REPLACED WITH PERVIOUS PAVERS TO OFFSET AN UNBUILT BIORETENTION BASIN.
4) RELOCATION OF THE ACCESS POINT FROM HYDES FERRY TO EAST STEWARTS LANE
5) REMOVAL OF THE PUBLIC SIDEWALK REQUIREMENTS AROUND THE PROJECT'S STREET FRONTAGE ON EAST STEWARTS LANE.



PERMITS:
SWGR T2017073906
Planning Case No.
2009SP-017-004



GROSS SITE AREA = 5.58 Acres
= 243,227 Sq Ft