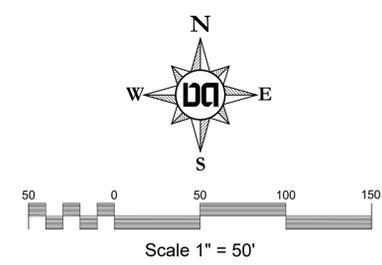






EXIST



BOUNDARY AND TOPO DATA PER METRO GIS

**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 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 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS). 5 POUNDS OR MORE OF KENTUCKY 51 RESCUE 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 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 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 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 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.



REVISIONS:

Preparation Date:

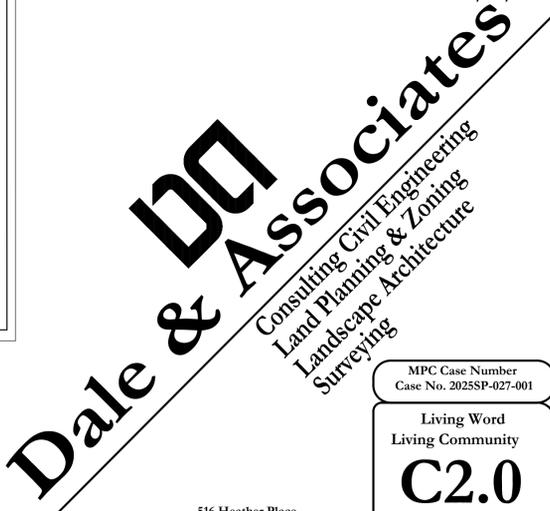
**Living Word Living Community**  
**Preliminary Specific Plan**  
 Being Parcels 78 and 178 on Tax Map 150  
 Nashville, Davidson County, Tennessee



REV 4/28/25

DEVELOPMENT SUMMARY	
<b>Property Information</b>	
2304 Hobson Pike Nashville, TN 37013 Map 150 Parcels 218 12.2 Acres	
Council District 8 (Deonte Harrell)	
<b>Owner of Record/Developer</b>	
Living Word Ministries, Inc 2304 Hobson Pike Nashville, TN 37013	
<b>Civil Engineer</b>	
Dale and Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Roy Dale, PE Phone: 615-297-5166 Email: roy@daleandassociates.net	

Existing  
Conditions



MPC Case Number  
Case No. 2025SP-027-001

Living Word  
Living Community

**C2.0**

Sheet 2 of 3

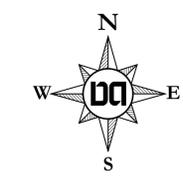
516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166

**HOBSON PIKE IMPROVEMENTS**

The Developer is required to construct half of the right of way to the standards of the MSCP  
 Note Current Right of Way Exceeds 74 Feet Therefore No Right Of Way Dedication Is Needed

Street:	HOBSON PK
MSCP Designation:	T3-R-AB3
Standard Right-of-Way:	74
Half of Standard Right-of-Way:	37.00
Adopted Bikeway & Sidewalk Plan Facility:	Existing Bikeway for Experienced Cyclists
Median Width:	0
On-Street Parking Requirement:	0 side(s)
Bikeway Buffer:	0.00
Bikeway Width:	6.00
Planting Strip Width:	8.00
Sidewalk Width:	6.00
Frontage Width:	0.00

NOTE: EASTERN SITE ACCESS SHOULD BE GATED FOR EMERGENCY ACCESS ONLY.

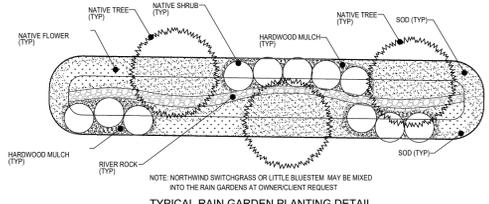


BOUNDARY AND TOPO DATA PER METRO GIS

**SPECIFIC PLAN DEVELOPMENT SUMMARY**

USE RELIGIOUS INSTITUTION/ MULTI FAMILY/ NO SHORT-TERM RENTALS (OWNER OCCUPIED AND NON-OWNER OCCUPIED)	
PROPERTY ZONING	AR2g
TOTAL PROPERTY SIZE	12.2 ACRES
NUMBER OF RESIDENTIAL UNITS/DENSITY	59 TOTAL UNITS 4.83 UN/AC)
TOTAL BUILDING FLOOR AREA	165,000 SF
FAR	0.35
ISR	0.65
STREET YARD SETBACK:	25' MEASURED FROM RIGHT OF WAY
SIDE YARD	10'
REAR YARD	20'
HEIGHT STANDARDS	2 STORIES MAX. IN 30 FT (MEASURED TO HIGHEST POINT ON ROOF)
<b>PARKING AND ACCESS</b>	
RAMP LOCATION AND NUMBER	TWO POINTS OF ACCESS - (2) HOBSON PIKE
<b>REQUIRED PARKING</b>	
	15,000 SF RELIGIOUS INSTITUTION (300 PERSON SANCTUARY) - 60 SPACES
	59 TWO BEDROOM HOMES (COTTAGES) - 118 SPACES
	REQUIRED SPACES - 178 SPACES
<b>PARKING PROPOSED</b>	
	61 HOMES WITH 2 SPACES PER DRIVEWAY PAD OR 2 CAR GARAGE
	117 SURFACE SPACES
	TOTAL SPACES -239 SPACES

Preparation Date:



**Tree Density Notes**

Metro tree density requirements will be addressed in final construction documents. At the preliminary phase of this project no detailed tree information is available.

**DEVELOPMENT SUMMARY**

**Property Information**  
 2304 Hobson Pike  
 Nashville, TN 37013  
 Map 150 Parcels 218  
 12.2 Acres

Council District 8 (Deonte Harrell)

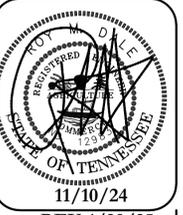
**Owner of Record/Developer**  
 Living Word Ministries, Inc  
 2304 Hobson Pike  
 Nashville, TN 37013

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



REVISIONS:

**Living Word Living Community**  
**Preliminary Specific Plan**  
 Being Parcels 78 and 178 on Tax Map 150  
 Nashville, Davidson County, Tennessee



REV 4/28/25

**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

MPC Case Number  
 Case No. 2025SP-027-001

Living Word  
 Living Community  
**C3.0**  
 Sheet 3 of 3

To Be Completed In Two Or More Phases

SP Layout

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



Interior Facing Common Space



Interior Facing Common Space



Interior Facing Common Space



Interior Covered Porch Fronting Common Space



Units Along Hobson Pike To Have Secondary Entrance Facing Hobson With Covered Entrance

# Community Plan Intent

## Small Affordable Senior Cottages With Individual Fences and Gardens With Community Gathering Place For Greater Sense of Community



REVISIONS:

Preparation Date:

**Living Word Living Community**  
**Preliminary Specific Plan**  
Being Parcels 78 and 178 on Tax Map 150  
Nashville, Davidson County, Tennessee



11/10/24  
REV 4/28/25

**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Landscape Architecture

MPC Case Number  
Case No. 2025SP-027-001

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