

CEDARS OF CANE RIDGE

A 55-PLUS AGE RESTRICTED COMMUNITY

PRELIMINARY SP

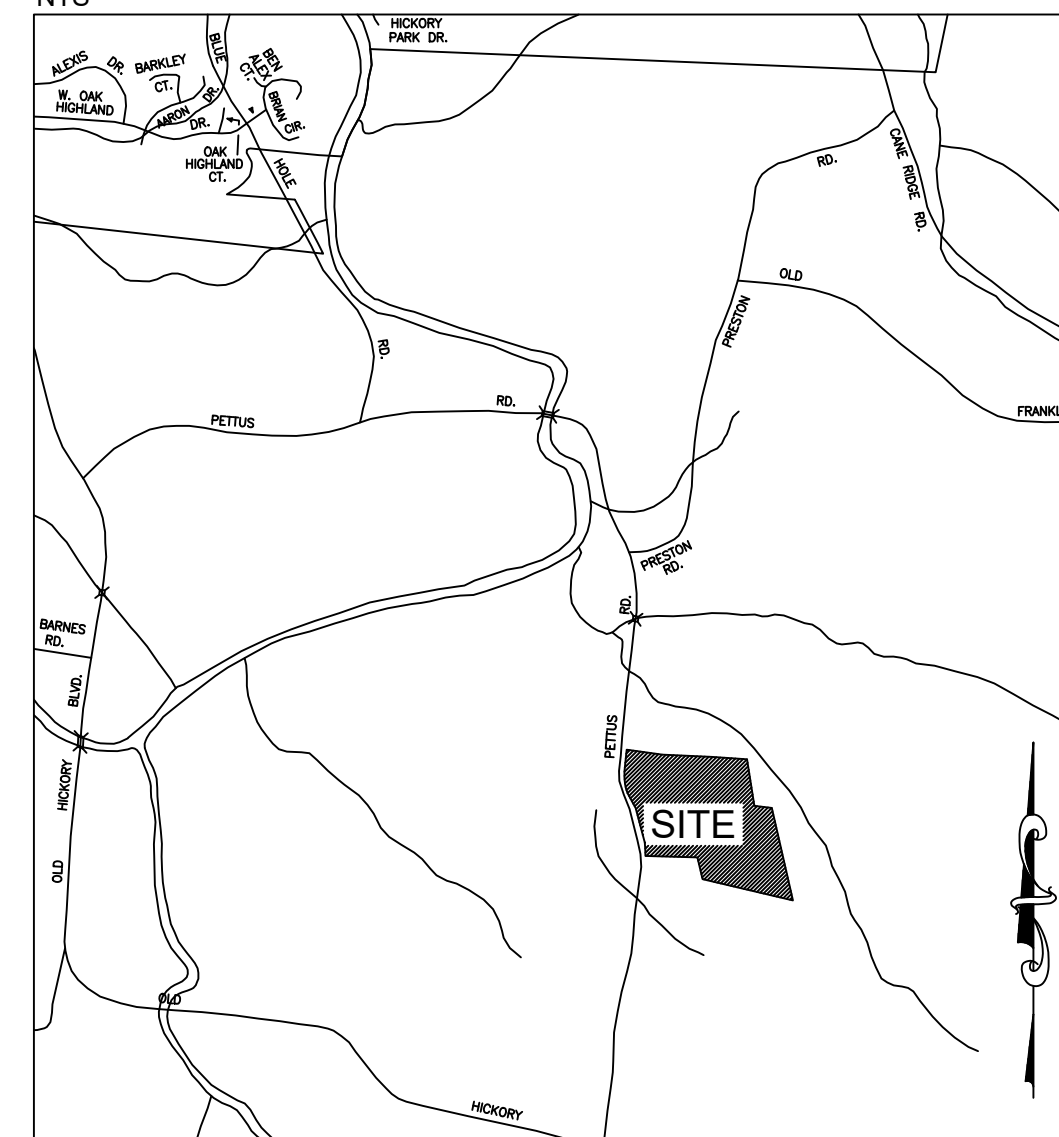
SP#2020S-038-001

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

SHEET SCHEDULE:

C0.0	COVER SHEET
C1.0	SP CONDITIONS
C2.0	EXISTING CONDITIONS PLAN
C3.0	SITE PLAN
C4.0	GRADING AND DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	OPEN SPACE PLAN
C7.0	ARCHITECTURAL PLAN
L1.1	AMENITY PLAN

SITE LOCATION MAP:
NTS



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.

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

PROPOSED UNITS: 136

PLAN PREPARATION DATE: 1/8/2021

COUNCIL DISTRICT: 31

COUNCILPERSON: JOHN RUTHERFORD

FEMA MAP: 47037C0393H, DATED 4/15/17

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

- 15' 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

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 5866 PETTUS ROAD
 ANTIOCH, DAVIDSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE: JANUARY 9, 2021

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

COVER SHEET

C0.0



ADDITIONAL OFFSITE 3-WAY STOP CONDITION PROPOSED AT PETTUS ROAD & PRESTON ROAD (AS REQUIRED BY TIS)

PROPOSED 3-WAY STOP AT PETTUS ROAD & BLAIRFIELD DRIVE (AS REQUIRED BY TIS)

CURB & GUTTER AND SIDEWALK TO EXTEND TO THURGOOD MARSHALL MIDDLE SCHOOL

WIDEN PAVEMENT TO REQUIRED WIDTH AND INSTALL 2.5' CURB AND GUTTER

6' SIDEWALK
8' GRASS STRIP

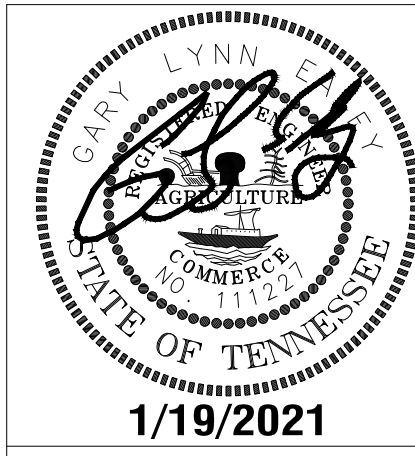
PROPOSED LEFT TURN LANE INTO ENTRANCE

SP NOTES: (METRO GENERAL 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 RESTRICTED 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 MINUTE 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. 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.

RESTRICTIVE COVENANTS

- CONSTRUCTION PRACTICES**
- POST "NO WORK ON SUNDAYS" SIGN IN ENGLISH, SPANISH AND ARABIC. SIGNS TO BE POSTED AT ENTRANCES DURING CONSTRUCTION.
 - SIGNS IN ENGLISH, SPANISH AND ARABIC SHALL BE INSTALLED AT ENTRANCE DURING CONSTRUCTION WITH BLASTING INFORMATION.
 - EXPECTED ROAD CLOSURES FOR CEDARS OF CANE RIDGE CONSTRUCTION ACTIVITY AND UTILITY INTERRUPTION NOTICES SHALL BE SHARED WITH RESIDENTS AND TRAVELERS, TO THE BEST OF CONTRACTOR'S ABILITY.
 - DEVELOPER TO PUT IN PLACE A TRASH AND DEBRIS POLICY TO MAINTAIN SITE CLEANLINESS DURING CONSTRUCTION AND HOMEBUILDING. DEVELOPER TO PRESENT POLICY TO CANE RIDGE COMMUNITY CLUB. POLICY TO BE SIGNED BY DEVELOPER, CONTRACTORS AND BUILDERS.
 - ROADWAYS TO BE SWEEP WEEKLY OR MORE IF NEEDED TO CONTROL DUST AND DIRT.
 - ALL BLASTING INFORMATION AND STATE CONTACT INFORMATION TO BE PLACED AT CONSTRUCTION ENTRANCES DURING SITE CONSTRUCTION.
- LAND DESCRIPTION**
- TAX MAP: 174
 - PARCELS: 11.01, 69, 248 AND PART OF 9.01
 - SITE ACREAGE: 44.16 ACRES
 - SP# 2020S-038-001
 - SEE SHEETS L1.0 AND L1.1 FOR UNDISTURBED AND DISTURBED OPEN SPACE LOCATION AND INFORMATION.
- LOTS ALLOWED**
- 52 TOWNHOME LOTS - AGE RESTRICTED 55+
 - 84 SINGLE FAMILY - AGE RESTRICTED 55+
- RENTALS**
- NO SHORT-TERM RENTALS.
 - ONLY 15% OF COMMUNITY MAY BE RENTED AT ONE TIME.
 - ALL RENTALS MUST BE FOR ONE YEAR OR LONGER.
 - IF THE RENTAL CAP HAS BEEN REACHED, A "SPECIAL EXCEPTION" AT HOA DISCRETION FOR ONE - (ONE YEAR) LEASE FOR SPECIFIC CONDITIONS EXPERIENCED BY OWNER 1) JOB LOSS, 2) JOB TRANSFER OUT OF TOWN, 3) DEATH OF OWNER EVEN IF THERE IS A SURVIVING OWNER, 4) HOSPITALIZATION OR ADMITTANCE TO A LONG-TERM CARE FACILITY, THE "SPECIAL EXCEPTION", IF NEEDED, WILL BE CONSIDERED TO FILL PART OF THE 15% OF RENTAL UNITS FALL BELOW THE 15% CAP.
- OWNERSHIP**
- ALL LOTS TO BE OWNED INDIVIDUALLY BY THE INDIVIDUAL RESIDENT(S) OR THEIR TRUSTS.
 - NO SHORT-TERM RENTALS ALLOWED.
 - LOTS/HOMES TO BE MARKETED, SHOWN AND SOLD AS "AGE RESTRICTED" 55+ HOUSEHOLDS PER HUD STANDARDS.
 - EIGHTY PERCENT OF AN AGE-RESTRICTED COMMUNITY MUST BE OLDER THAN THE AGE RESTRICTION.
- AMENITIES AND IMPROVEMENTS (SEE SHEETS L1.0 AND L1.1)**
- COMMUNITY IMPROVEMENTS**
- 3 WAY STOP @ PRESTON ROAD
 - 3 WAY STOP @ BLAIRFIELD DRIVE
 - SIDEWALK FROM CEDARS OF CANE RIDGE TO EXISTING SIDEWALK @ BLAIRFIELD DRIVE.
 - SIGNAGE WILL BE DECORATIVE STYLES ABOVE STANDARD.
 - TRAILS AND DOG PARK TO BE OPEN TO COMMUNITY MEMBERS UPON APPROVAL FROM CEDARS OF CANE RIDGE HOA AND WAIVER OF LIABILITY TO CEDARS OF CANE RIDGE HOA.
- LANDSCAPE REQUIREMENTS**
- ENTRY SIGN (SEE SHEETS L1.0 AND L1.1)
 - ALL PLANTINGS WILL BE NATIVE TO MIDDLE TENNESSEE.
 - ALL WALKING TRAILS WILL BE MULCH TRAILS AND CONCRETE (SEE SHEETS L1.0 AND L1.1)
 - NATIVE TREES LISTED WITH THE METRO URBAN FORESTER, IN EXCESS OF 4" CALIPER SHALL BE PROTECTED UNLESS THEY ARE WITHIN THE FOOTPRINT OF THE BUILDING ENVELOPE, PARKING AREAS, STREETS OR ALLEYS AND AREAS GRADED TO ACCOMMODATE THESE FEATURES. THE GRADING PLAN SHALL MINIMIZE DISTURBANCE OF NATIVE VEGETATION TO THE GREATEST REASONABLE EXTENT. ALL LANDSCAPING SHALL BE NATIVE OR ADAPTED TO THE AREA AND NOT IDENTIFIED AS AN INVASIVE SPECIES BY THE TENNESSEE INVASIVE PLANT COUNCIL.
 - NON-NATIVE SPECIES SHALL BE REMOVED TO THE BEST OF DEVELOPER'S ABILITY ALONG WALKING TRAILS AND AMENITY AREAS.
 - COMMUNITY MARKERS TO BE PLACED ALONG WALKING TRAILS (SEE SHEETS L1.0 AND L1.1).
 - BENCHES ON TRAILS WITH A LANDSCAPE MANAGEMENT PLAN (PUT IN PLACE WITH HOA).
 - FIVE TREE IDENTIFICATION MARKERS TO BE PLACED ALONG TRAIL (SEE SHEETS L1.0 AND L1.1).
- LIGHTING REQUIREMENTS**
- ALL STREETLIGHTS WILL BE PUBLICLY OWNED, TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - COST OF ELECTRIC TO BE PAID BY THE HOMEOWNERS ASSOCIATION.
 - INDIVIDUAL HOMES TO MAINTAIN PHOTOCELL EXTERIOR LIGHTS.
 - ALL STREETLIGHTS ARE TO BE DECORATIVE.
 - STREETLIGHTS TO BE SELECTED FROM APPROVED DECORATIVE STREET LIGHT LIST AS PROVIDED BY NIS.
 - DEVELOPER TO CHOOSE DECORATIVE STREETLIGHT THAT MINIMIZES LIGHT POLLUTION.
- SINGLE FAMILY HOME CHARACTERISTICS (50' WIDTH LOTS)**
- ALL SINGLE FAMILY HOMES WILL BE A MINIMUM 1800 SF.
 - MINIMUM LOTS SIZE WILL BE 6000 SF.
 - TYPICAL LOT DIMENSIONS: 50' WIDE X 120' DEEP
 - ALL HOMES SHALL HAVE A DRIVEWAY MINIMUM DEPTH OF 20' AND MINIMUM WIDTH OF 16'.
 - ALL SINGLE FAMILY HOMES TO HAVE A FRONT PORCH.
 - ALL HOMES TO HAVE MASTER BEDROOM LOCATED ON FIRST FLOOR.
 - THE SINGLE FAMILY HOMES CAN BE 1 STORY BUILDINGS.
 - ALL SINGLE FAMILY HOMES SHALL BE CONSTRUCTED WITH BRICK, STONE, STONE VENEER AND CEMENT BOARD SIDING.
 - ALL SINGLE FAMILY HOMES WILL BE FOR SALE.
 - SINGLE FAMILY HOMES DEFINED AS ANCHOR POINTS TO BE 70% BRICK.
 - SINGLE FAMILY ANCHOR POINTS ARE LOTS 1, 18, 24, 32, 57, 63, 79, 80, 98, 129 AND 136 PER THIS PLAN.
 - SINGLE FAMILY HOMES SHALL BE 100% MASONRY, WITH THE EXCEPTION OF GABLES AND SOFFITS.
 - NO LOT SHALL BE CLOSER THAN 90' FROM RIGHT-OF-WAY OF PETTUS ROAD.
 - ALL GARAGE DOORS TO HAVE DECORATIVE HARDWARE.
 - ALL FRONT DOOR LOCKS TO BE REINFORCED WITH LONGER SCREWS.
- SINGLE FAMILY SETBACKS: (INTERNAL LOT)**
- FRONT 20'
 - REAR 20'
 - SIDE 5'
- SINGLE FAMILY SETBACKS: (CORNER LOT)**
- FRONT 20'
 - REAR 20'
 - SIDE 5'
- THE GRADING PLAN SHALL UTILIZE EXISTING SITE GRADES TO THE GREATEST REASONABLE EXTENT.**
- TOWNHOME CHARACTERISTICS**
- ALL TOWNHOMES WILL BE A MINIMUM OF 1,500 SF.
 - MINIMUM LOTS SIZE WILL BE 3,000 SF.
 - TYPICAL LOT DIMENSIONS: 28' WIDE X 120' DEEP
 - ALL TOWNHOMES WILL HAVE A MINIMUM OF A 2-CAR GARAGE.
 - ALL TOWNHOMES SHALL HAVE A DRIVEWAY MINIMUM DEPTH OF 20' AND MINIMUM WIDTH OF 16'.
 - THE TOWNHOMES CAN BE 1 STORY BUILDINGS.
 - ALL TOWNHOMES WILL BE CONSTRUCTED WITH BRICK, STONE, STONE VENEER AND CEMENT BOARD SIDING.
 - ALL TOWNHOMES WILL BE FOR SALE.
 - TOWNHOME LOTS DEFINED AS ANCHOR POINTS TO BE 70% BRICK.
 - TOWNHOME ANCHOR POINT LOTS 6, 17, 33, 44, 45, 56, 108, 115, 116 AND 123 PER THIS PLAN.
 - ALL TOWNHOME GARAGES SHALL BE REAR ENTRY.
 - ALL FRONT DOORS TO BE REINFORCED WITH LONGER SCREWS.
 - LOTS 6, 44, 45, 115, 116 ON THIS PLAN TO HAVE ADDITIONAL LANDSCAPES TO SCREEN GARAGES.
- TOWNHOME SETBACKS**
- FRONT 15'
 - REAR 20'
 - SIDE 5'
- THE GRADING PLAN SHALL UTILIZE EXISTING SITE GRADES TO THE GREATEST REASONABLE EXTENT.**
- APPROPRIATE RESIDENTIAL MATERIALS**
- APPROPRIATE BUILDING MATERIALS:**
- BRICK STONE
 - COLORADO BRICK
 - STONE (ASHLER PATTERN, DRY STACK PATTERN)
 - CEMENTITIOUS AND FIBER CEMENT COMPOSITE SIDING (E.G., HARDIE, CERTAINTEED)
 - APPLIED CEMENT STUCCO
- APPROPRIATE WINDOWS AND DOORS:**
- PRE-FINISHED ALUMINUM AND VINYL CLAD WOOD WINDOWS
 - VINYL WINDOWS (UPON ARC REVIEW)
 - CLEAR AND SLIGHTLY TINTED GLAZING
 - TRUE DIVIDED LIGHTS
 - SIMULATED DIVIDED LIGHTS
 - ALL DOORS TO BE SOLID CORE
 - ALL HOMES TO BE PRE-WIDEN FOR SECURITY SYSTEM
- APPROPRIATE ROOFS:**
- SLOPED ROOFS OF ASPHALT OR FIBERGLASS COMPOSITE SHINGLES, STANDING SEAM METAL, NATURAL OR SYNTHETIC SLATE AND SHINGLE-STYLED CONCRETE TILE.
- APPROPRIATE ARCHITECTURAL DETAILING:**
- PAINTED OR STAINED WOOD
 - HIGH DENSITY RIGID POLYURETHANE (HPD)
 - SMOOTH SURFACE COMPOSITE OR CELLULAR PVC OR COMPARABLE IN STANDARD WOOD TRIM SIZES
 - VINYL SOFFIT & FACIA
 - CAST STONE
 - COPPER
- EXPLICITLY IDENTIFIED INAPPROPRIATE RESIDENTIAL MATERIALS**
- INAPPROPRIATE BUILDING CLADDING (FACADE WALL):**
- OVERSIZED BRICK - NON-MODULAR
 - EXTERIOR INSULATION FINISH SYSTEM (EIFS)
 - METAL SIDING
 - VINYL SIDING
 - CONCRETE MASONRY UNITS (CMU) OR SPLIT FACED
 - CONCRETE PANELS
- INAPPROPRIATE WINDOWS AND DOORS:**
- GLASS BLOCK (ON FRONTAGES)
 - DARK TINTED, COLOR-TINTED OR MIRROR FINISHED GLAZING
 - SHUTTERS THAT ARE NOT SIZED TO FIT THE WINDOW OPENING WHEN CLOSED
- INAPPROPRIATE ROOFS:**
- SPANISH TILE
 - WOOD SHINGLE
- INAPPROPRIATE ARCHITECTURAL DETAILING:**
- EXTRUDED POLYSTYRENE
 - PVC
- SALES OPTIONS:**
- ACTIVE ADULT AGE-APPROPRIATE OPTIONS WILL BE OFFERED IN ALL HOMES, (I.E., LARGER ENTRYWAYS, ROOM TO NAVIGATE A WHEELCHAIR AND ZERO STEP ENTRYWAY).
- CANE RIDGE COMMUNITY RESOURCE DECLARATIONS**
- THIS PLAN WAS DEVELOPED IN ACCORDANCE TO THE CANE RIDGE COMMUNITY RESOURCE DECLARATIONS AND SHALL COMPLY TO THE GREATEST EXTENT POSSIBLE PER THE APPROVED SP.



LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

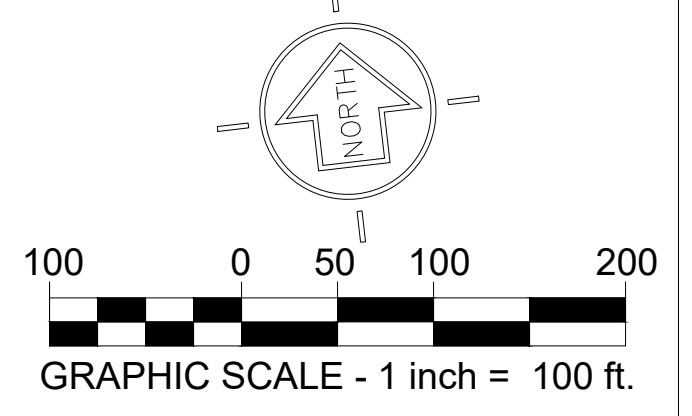
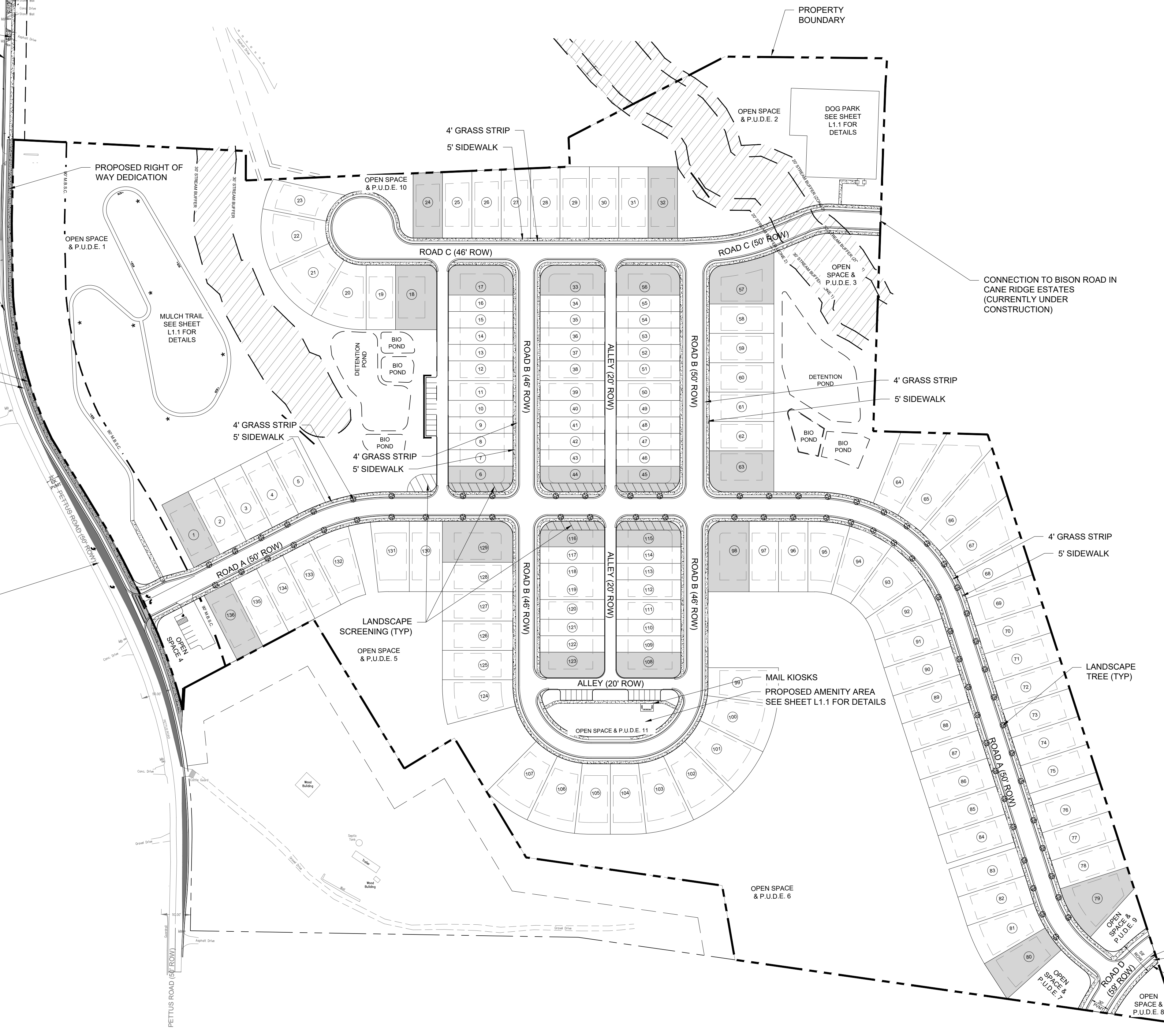
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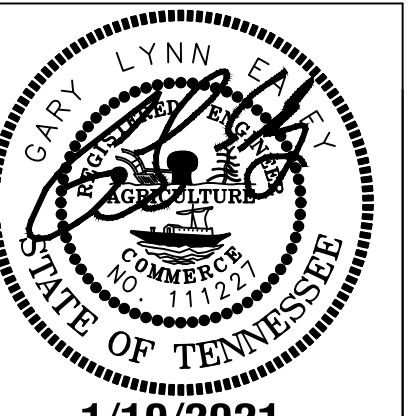
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ANTIOCH, DAVIDSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES
- PLAN DATE: JANUARY 9, 2021

A NONE
B NONE
C NONE
D NONE

**SP
CONDITIONS
C1.0**





1/19/2021



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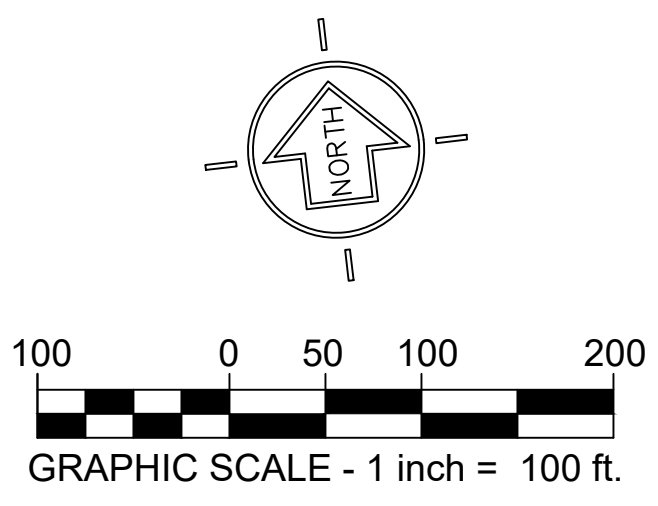
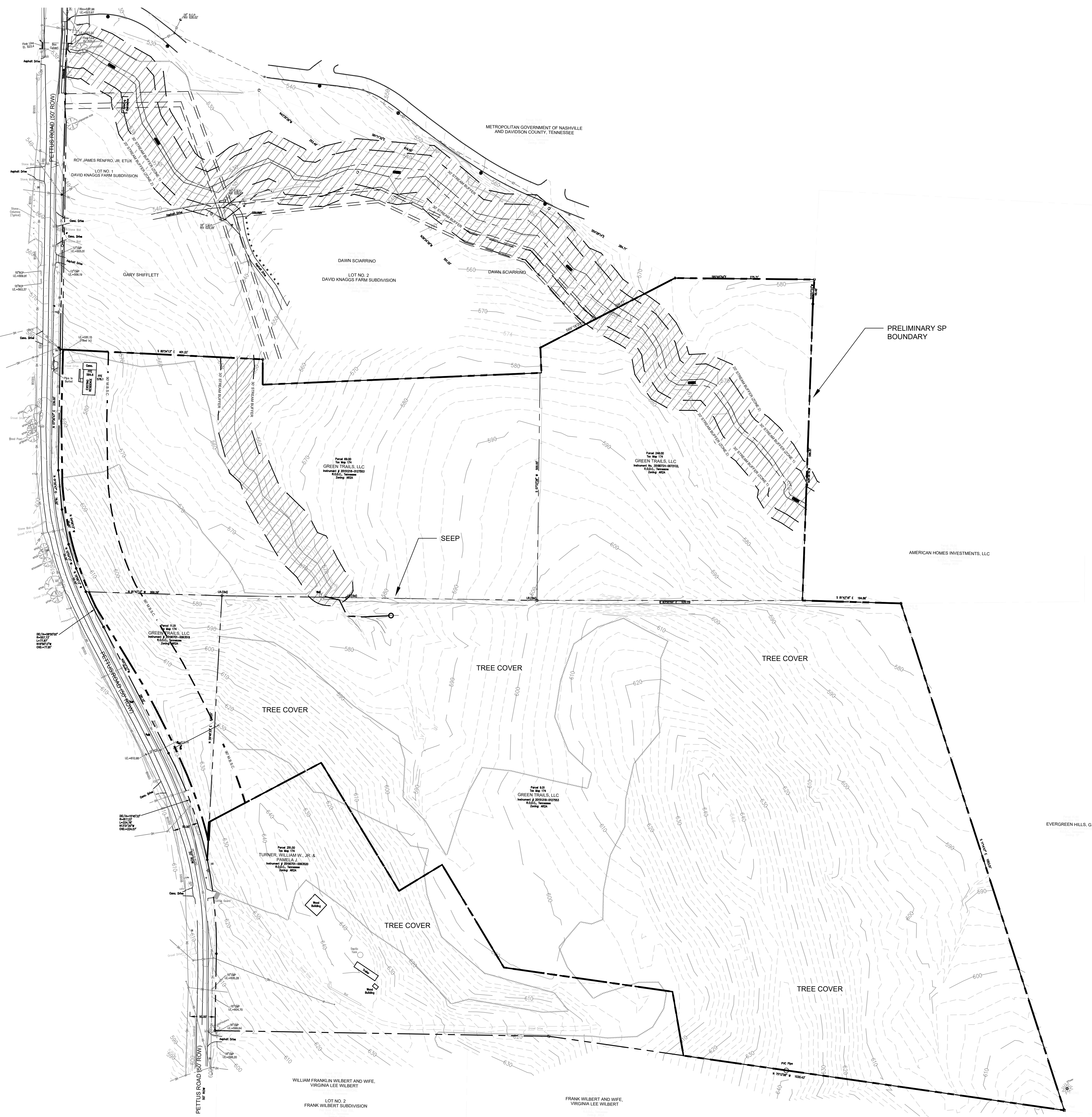
- PLAN DATED JANUARY 19, 2021

- NONE
- NONE
- NONE
- NONE

EXISTING
CONDITIONS
PLAN

C2.0

LBC 8079



ADDITIONAL OFFSITE 3-WAY STOP CONDITION PROPOSED AT PETTUS ROAD & PRESTON ROAD (AS REQUIRED BY TIS)

PROPOSED 3-WAY STOP AT PETTUS ROAD & BLAIRFIELD DRIVE (AS REQUIRED BY TIS)

CURB & GUTTER AND SIDEWALK TO EXTEND TO THURGOOD MARSHALL MIDDLE SCHOOL

WIDEN PAVEMENT TO REQUIRED WIDTH AND INSTALL 2.5' CURB AND GUTTER

6' SIDEWALK
8' GRASS STRIP

CONCRETE SIDEWALK ENDS INTO MULCH TRAIL

PROPOSED LEFT TURN LANE INTO ENTRANCE

EASEMENT TO BE OBTAINED FROM ADJACENT PROPERTY OWNER FOR SEWER EXTENSION

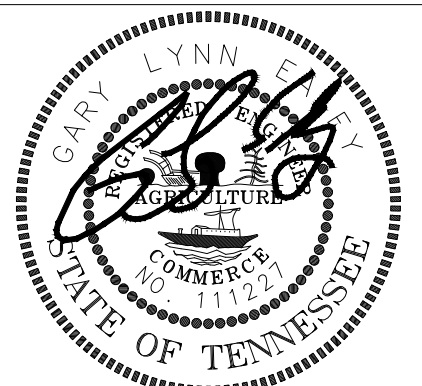
EXISTING 20' P.U.D.E. AND CONSTRUCTION EASEMENT FOR SEWER EXTENSION

PROPERTY BOUNDARY

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.

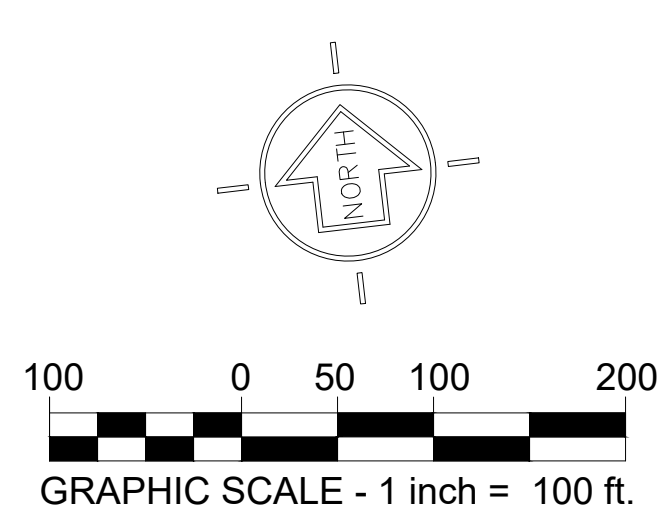
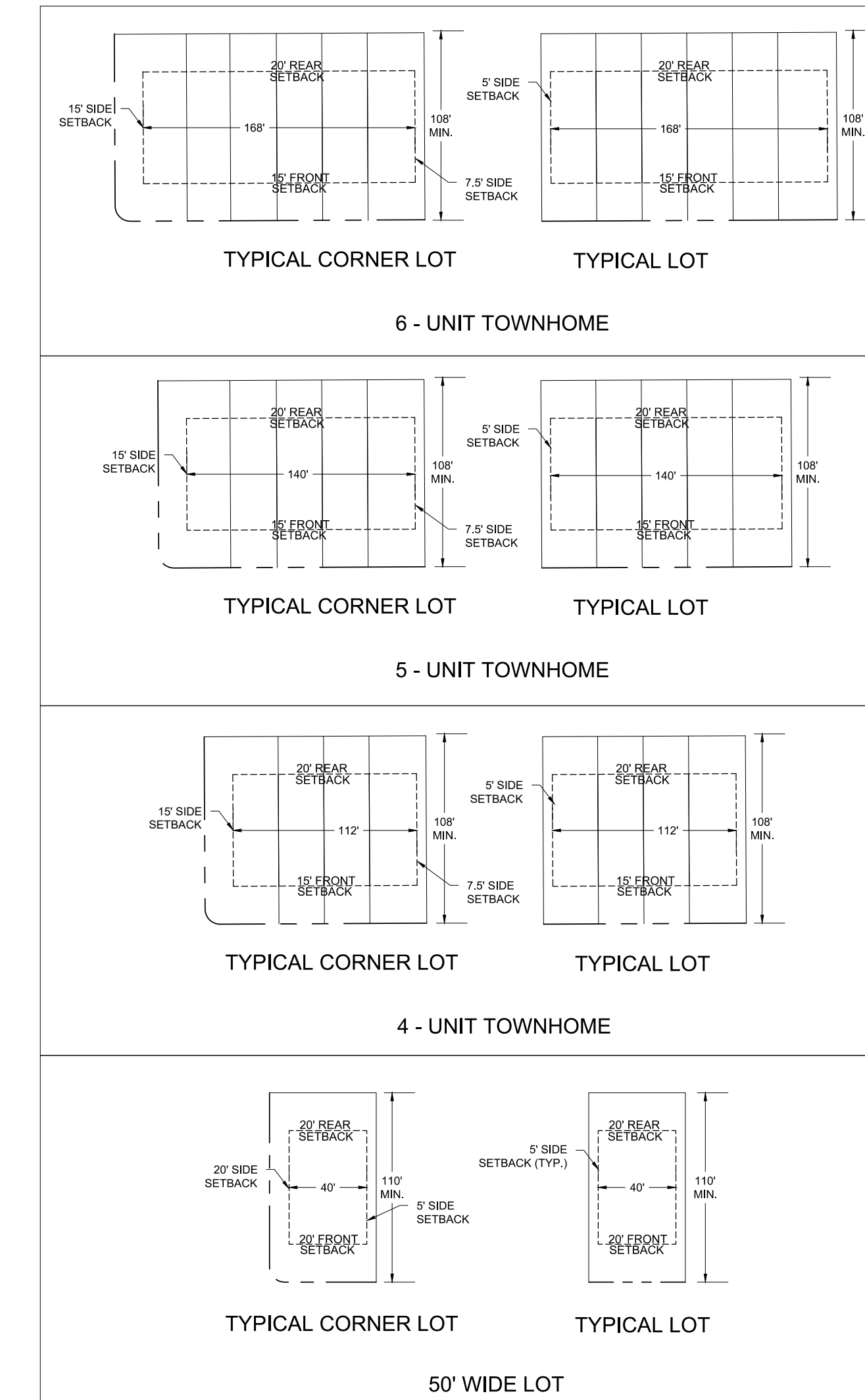
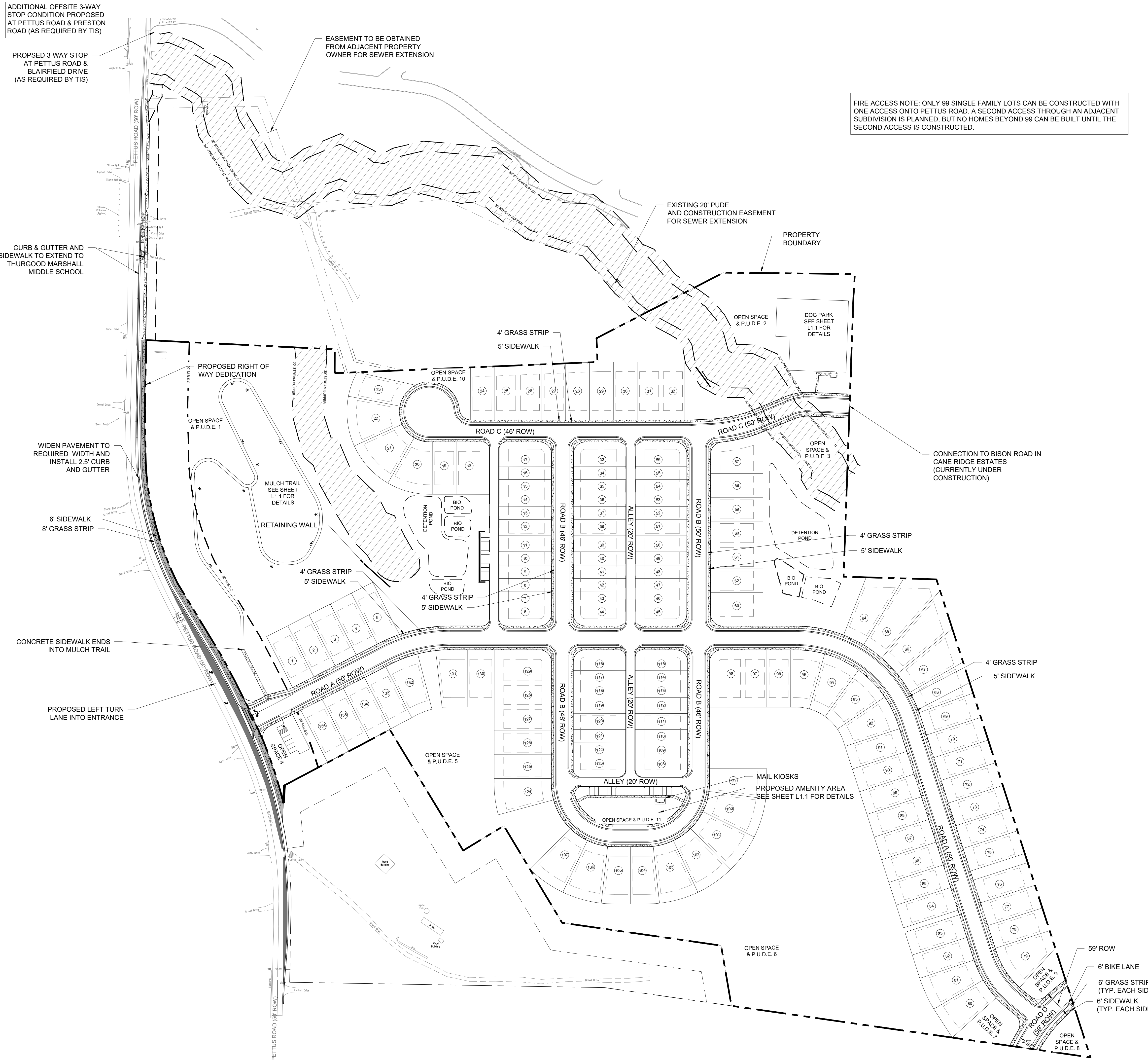
SITE PLAN NOTES:

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



1/19/2021

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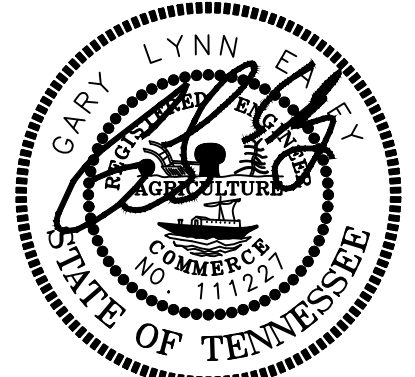


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A	NONE
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SITE PLAN
C3.0



1/19/2021

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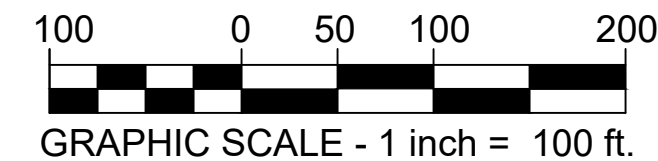
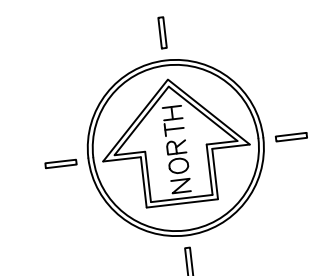
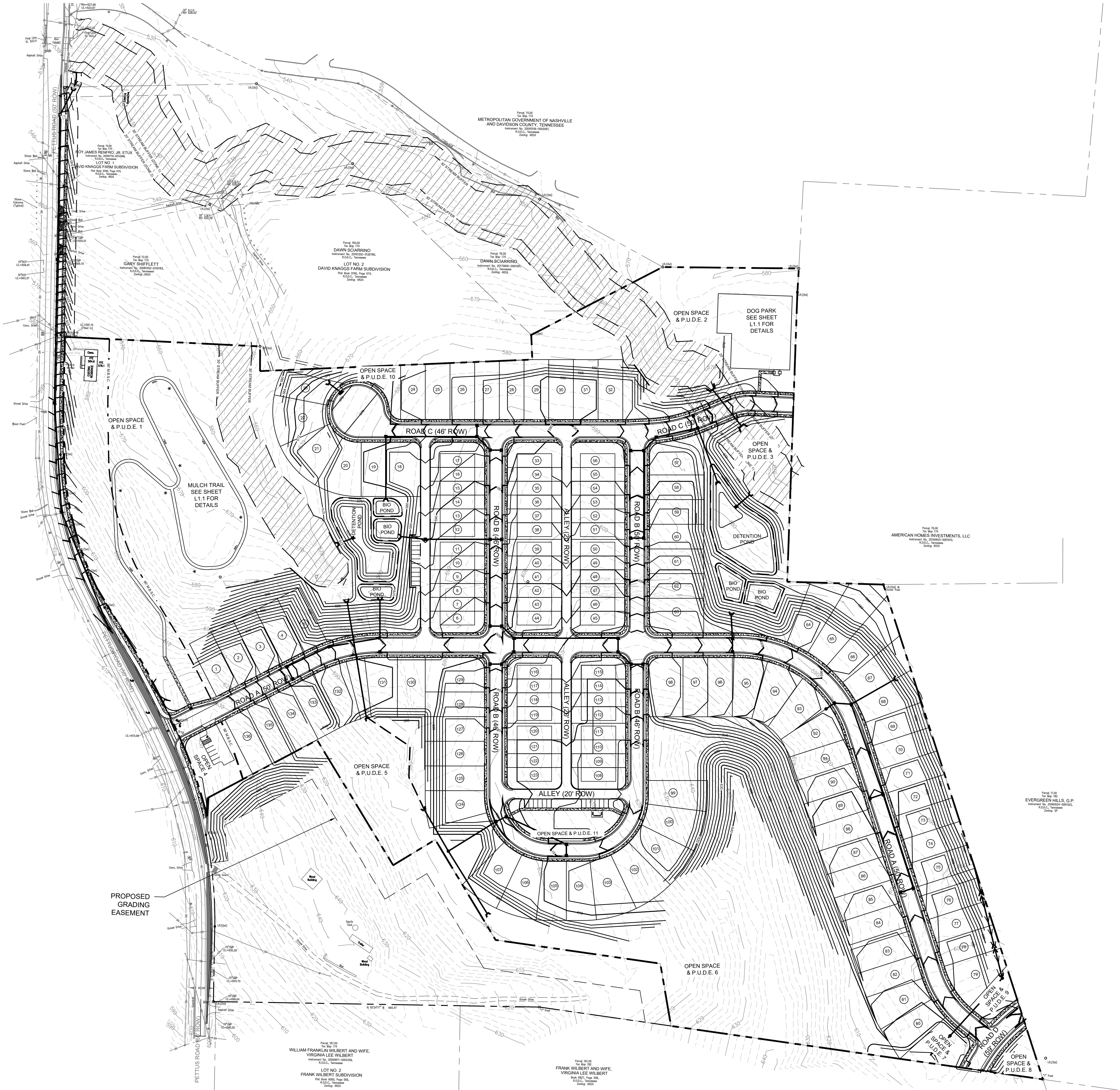
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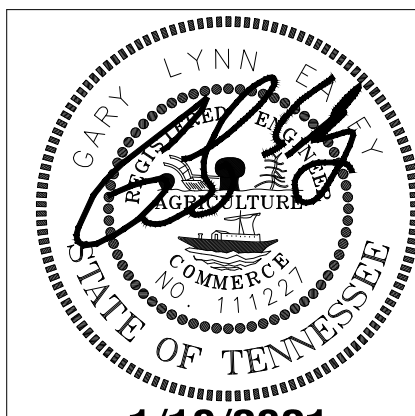
GRADING AND DRAINAGE PLAN

C4.0

- 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.



LDC 16079



ISLAND SOLUTIONS
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ANTIOCH, DAVIDSON COUNTY, TENNESSEE

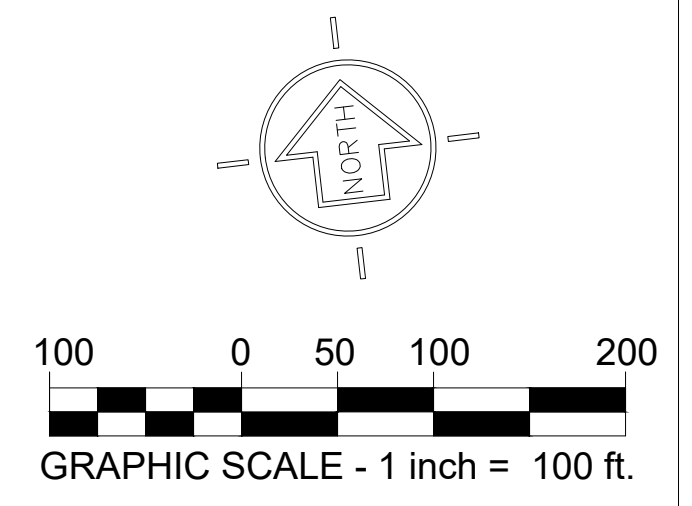
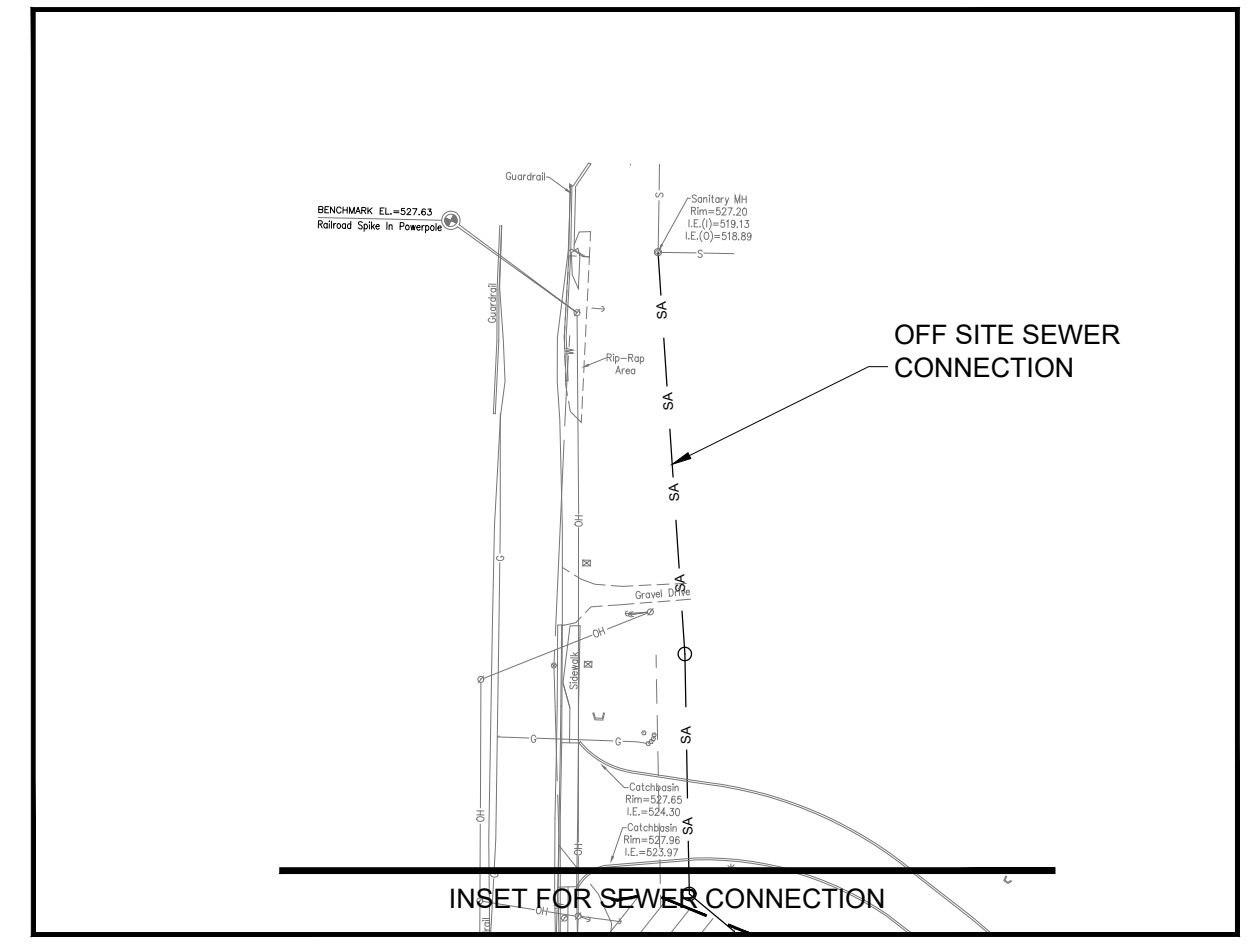
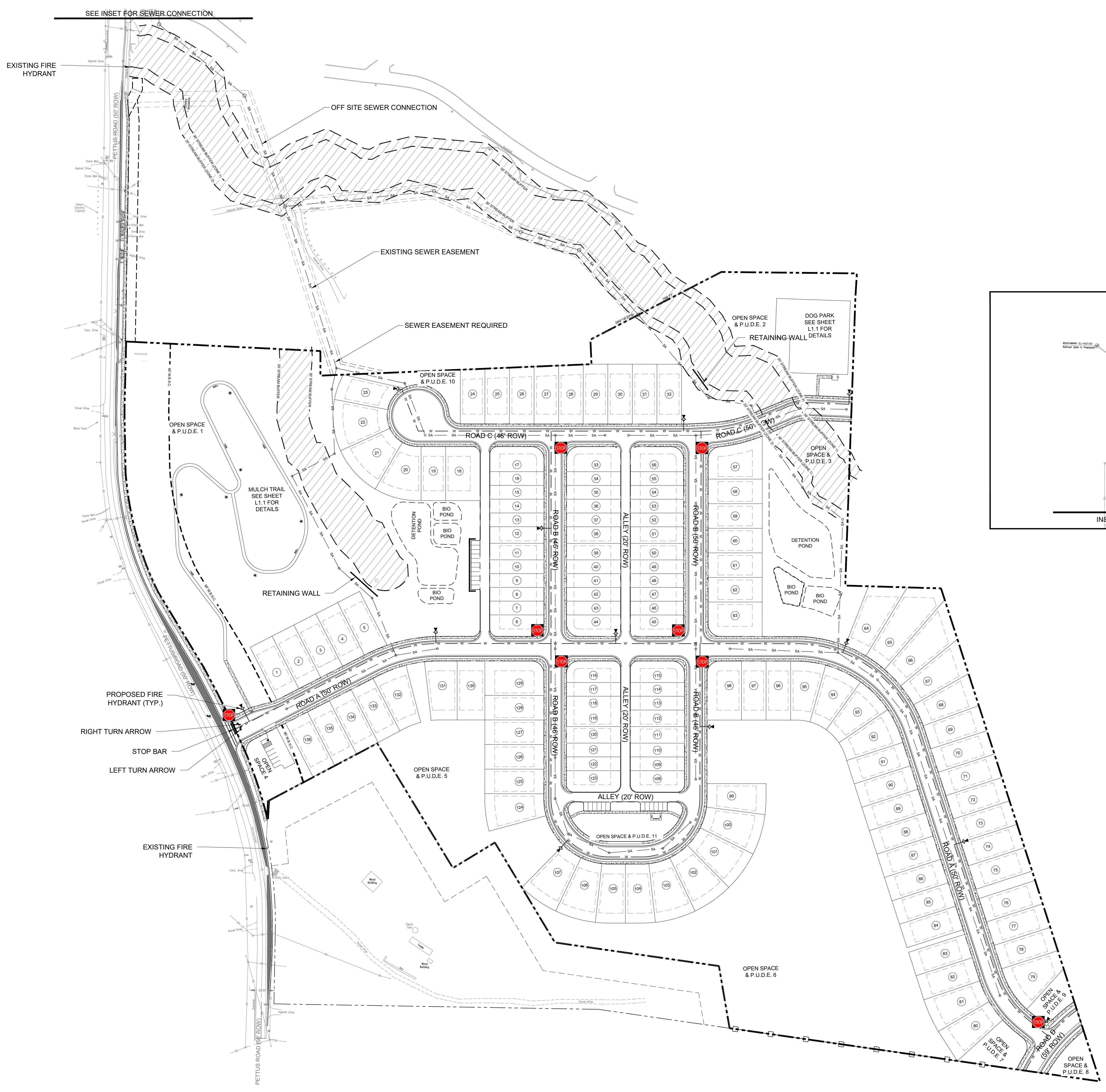
ISSUANCE/REVISION NOTES:
- PLAN DATE: JANUARY 9, 2021

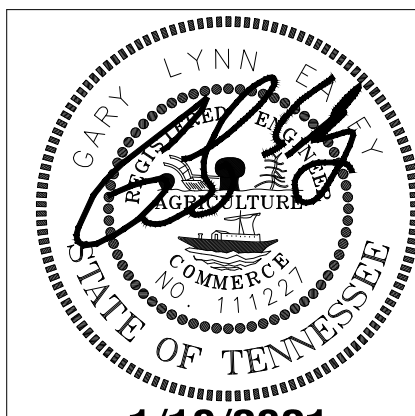
- A NONE
- B NONE
- C NONE
- D NONE

TRAFFIC AND
UTILITY
PLAN

C5.0

LSC 16079





1/19/2021

LAND SOLUTIONS
 2925 Berry Hill Drive, Nashville, TN 37204

■ UNDISTURBED OPEN SPACE

▨ GENERAL OPEN SPACE

* UNDISTURBED WITH THE EXCEPTION OF PARKWAY TRAILS AND MONUMENTS AS WELL AS MAINTENANCE OF TRAILS AND TREES.

OPEN SPACE:

TOTAL SITE: 44.1 AC
 TOTAL OPEN SPACE: 20.1 AC
 OPEN SPACE % = 45.6%

UNDISTURBED OPEN SPACE: 8.8 AC
 UNDISTURBED OPEN SPACE % = 43.8%

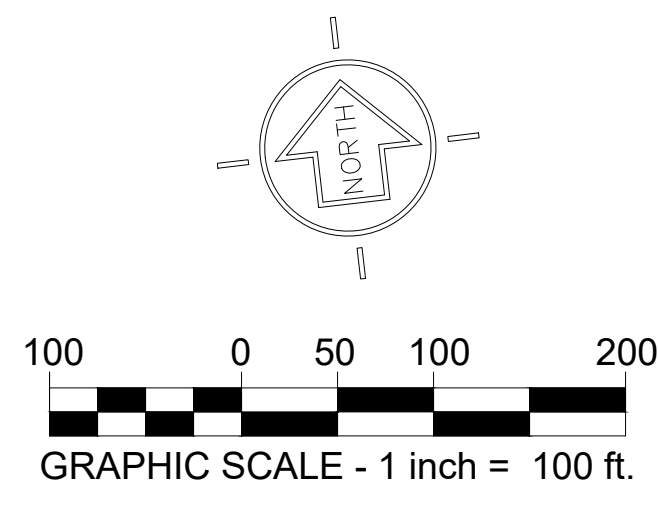
OPEN SPACE	AREA (ACRES)
1	7.6
2	2.3
3	1.8
4	0.2
5	1.3
6	5.9
7	0.2
8	0.1
9	0.1
10	0.2
11	0.4
TOTAL	20.1

CEDARS OF CANE RIDGE
 PRELIMINARY SP
 SP#2020S-038-001
 MAP 174, PARCELS 9.01, 11.01, 69.00, AND 248.00
 5866 PETTUS ROAD
 ANTIPOCH, DAVIDSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
 - PLAN DATE: JANUARY 9, 2021

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

OPEN SPACE PLAN
C6.0



LSC 16079



HOME CHARACTERISTICS (50' WIDTH LOTS):

SINGLE FAMILY HOME CHARACTERISTICS (50' WIDTH LOTS):

- ALL SINGLE-FAMILY HOMES WILL BE A MINIMUM 1800 SF.
- MINIMUM LOTS SIZE WILL BE 6000 SF.
- TYPICAL LOT DIMENSIONS: 50' WIDE X 120' DEEP.
- ALL SINGLE-FAMILY HOMES WILL HAVE A MINIMUM OF A 2-CAR GARAGE.
- ALL HOMES SHALL HAVE A DRIVEWAY MINIMUM DEPTH OF 20' AND MINIMUM WIDTH OF 16'.
- ALL SINGLE-FAMILY HOMES TO HAVE A FRONT PORCH.
- ALL HOMES TO HAVE MASTER BEDROOM LOCATED ON FIRST FLOOR.
- THE SINGLE-FAMILY HOMES CAN BE 1 STORY BUILDINGS.
- ALL SINGLE-FAMILY HOMES WILL BE CONSTRUCTED WITH BRICK, STONE, STONE VENEER AND CEMENT BOARD SIDING.
- ALL SINGLE-FAMILY HOMES WILL BE FOR SALE.
- SINGLE-FAMILY HOMES DEFINED AS ANCHOR POINTS TO BE 70% BRICK.
- SINGLE-FAMILY ANCHOR POINTS ARE LOTS 1,18,24,32,57,63,79,80,98,129 AND 136 PER THIS PLAN.
- SINGLE-FAMILY HOMES SHALL BE 100% MASONRY, WITH THE EXCEPTION OF GABLES AND SOFFITS.
- NO LOT SHALL BE CLOSER THAN 90' FROM RIGHT-OF-WAY OF PETTUS ROAD.
- ALL GARAGE DOORS TO HAVE DECORATIVE HARDWARE.
- ALL FRONT DOOR LOCKS TO BE REINFORCED WITH LONGER SCREWS.

SINGLE-FAMILY SETBACKS: (INTERNAL LOT)

- FRONT 20'
- REAR 20'
- SIDE 5'

SINGLE-FAMILY SETBACKS: (CORNER LOT)

- FRONT 20'
- REAR 20'
- SIDE 5'
- THE GRADING PLAN SHALL UTILIZE EXISTING SITE GRADES TO THE GREATEST REASONABLE EXTENT.



HOME CHARACTERISTICS (TOWNHOME LOTS):

TOWNHOME CHARACTERISTICS

- ALL TOWNHOMES WILL BE A MINIMUM OF 1,500 SF.
- MINIMUM LOTS SIZE WILL BE 3,000 SF.
- TYPICAL LOT DIMENSIONS: 28' WIDE X 120' DEEP.
- ALL TOWNHOMES WILL HAVE A MINIMUM OF A 2-CAR GARAGE.
- ALL TOWNHOMES SHALL HAVE A DRIVEWAY MINIMUM DEPTH OF 20' AND MINIMUM WIDTH OF 16'.
- THE TOWNHOMES CAN BE 1 STORY BUILDINGS.
- ALL TOWNHOMES WILL BE CONSTRUCTED WITH BRICK, STONE, STONE VENEER AND CEMENT BOARD SIDING.
- ALL TOWNHOMES WILL BE FOR SALE.
- TOWNHOME LOTS DEFINED AS ANCHOR POINTS TO BE 70% BRICK.
- TOWNHOME ANCHOR POINT LOTS 6,17,33,44,45,56,108,115,116 AND 123 PER THIS PLAN.
- ALL TOWNHOME GARAGES SHALL BE REAR ENTRY.
- ALL FRONT DOORS TO BE REINFORCED WITH LONGER SCREWS.

TOWNHOME SETBACKS

- FRONT 15'
- REAR 20'
- SIDE 5'
- THE GRADING PLAN SHALL UTILIZE EXISTING SITE GRADES TO THE GREATEST REASONABLE EXTENT.



APPROPRIATE RESIDENTIAL MATERIALS

APPROPRIATE BUILDING MATERIALS:

- BRICK/STONE
- COLORED BRICK
- STONE (ASHLER PATTERN, DRY STACK PATTERN)
- CEMENTITIOUS AND FIBER CEMENT COMPOSITE SIDING (E.G., HARDIE, CERTAINTED)
- APPLIED CEMENT STUCCO

APPROPRIATE WINDOWS AND DOORS:

- PRE-FINISHED ALUMINUM AND VINYL CLAD WOOD WINDOWS
- VINYL WINDOWS (UPON ARC REVIEW)
- CLEAR AND SLIGHTLY TINTED GLAZING
- TRUE DIVIDED LIGHTS
- SIMULATED DIVIDED LIGHTS
- ALL DOORS TO BE SOLID CORE
- ALL HOMES TO BE PRE-WIRED FOR SECURITY SYSTEM

APPROPRIATE ROOFS:

- SLOPED ROOFS OF ASPHALT OR FIBERGLASS COMPOSITE SHINGLES, STANDING SEAM METAL, NATURAL OR SYNTHETIC SLATE AND SHINGLE-STYLED CONCRETE TILE.

APPROPRIATE ARCHITECTURAL DETAILING:

- PAINTED OR STAINED WOOD
- HIGH DENSITY RIGID POLYURETHANE (HPR)
- SMOOTH SURFACE COMPOSITE OR CELLULAR PVC OR COMPARABLE IN STANDARD WOOD TRIM SIZES
- VINYL SOFFIT & FACIA
- CAST STONE
- COPPER

EXPLICITLY IDENTIFIED INAPPROPRIATE RESIDENTIAL MATERIALS

INAPPROPRIATE BUILDING CLADDING (FAÇADE WALL):

- OVERSIZED BRICK - NON-MODULAR
- EXTERIOR INSULATION FINISH SYSTEM (EIFS)
- METAL SIDING
- VINYL SIDING
- CONCRETE MASONRY UNITS (CMU) OR SPLIT FACED
- CONCRETE PANELS

INAPPROPRIATE WINDOWS AND DOORS:

- GLASS BLOCK (ON FRONTAGES)
- DARK TINTED, COLOR-TINTED OR MIRROR FINISHED GLAZING
- SHUTTERS THAT ARE NOT SIZED TO FIT THE WINDOW OPENING WHEN CLOSED

INAPPROPRIATE ROOFS:

- SPANISH TILE
- WOOD SHINGLE

INAPPROPRIATE ARCHITECTURAL DETAILING:

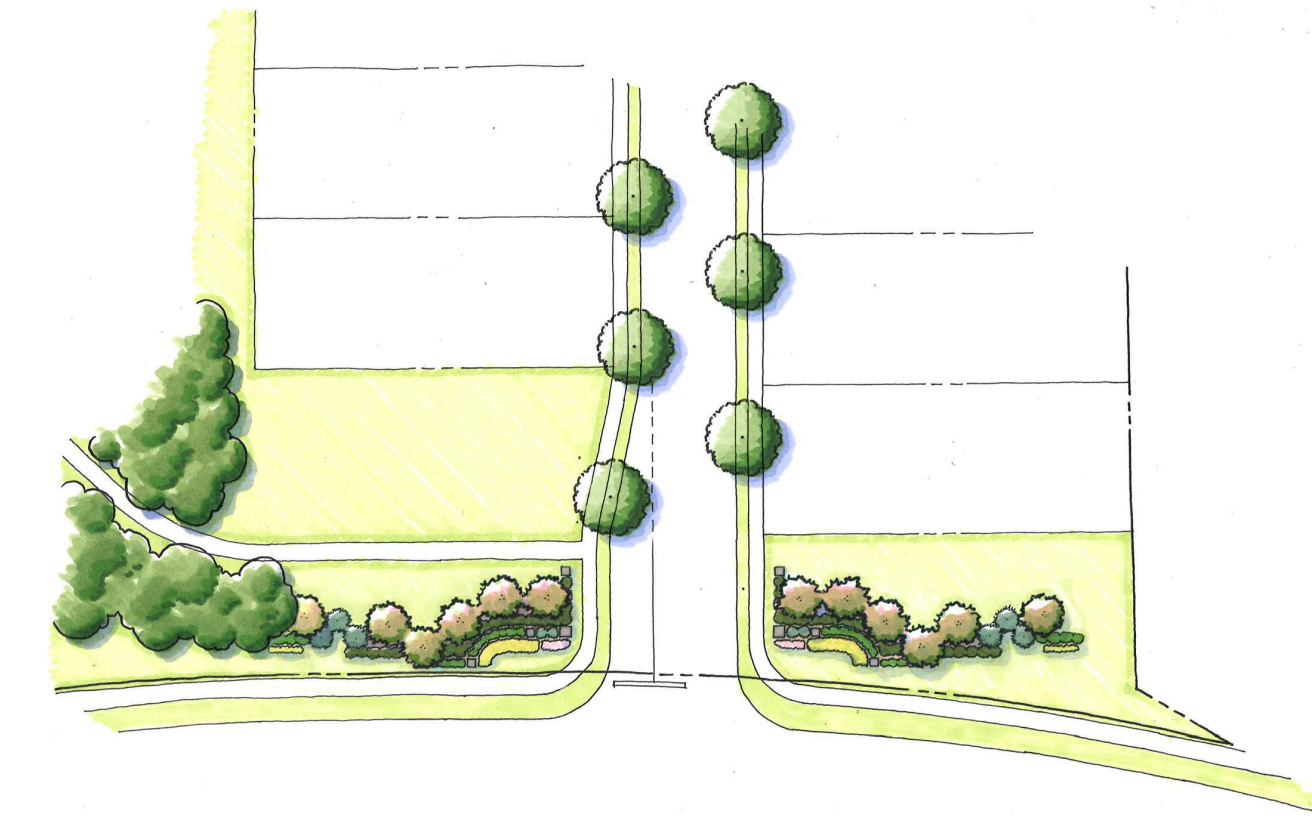
- EXTRUDED POLYSTYRENE
- PVC

SALES OPTIONS:

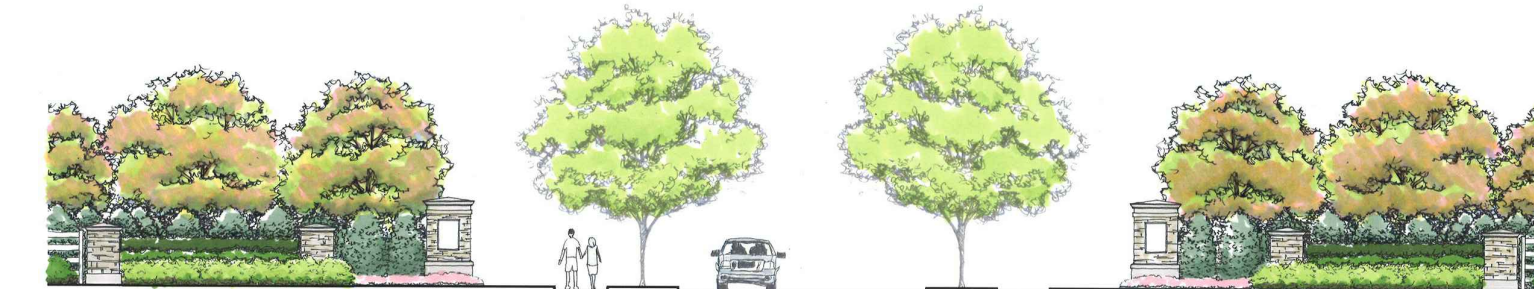
- ACTIVE ADULT AGE-APPROPRIATE OPTIONS WILL BE OFFERED IN ALL HOMES, (I.E., LARGER ENTRYWAYS, ROOM TO NAVIGATE A WHEELCHAIR AND ZERO STOP ENTRYWAY).

CANE RIDGE COMMUNITY RESOURCE DECLARATIONS

- THIS PLAN WAS DEVELOPED IN ACCORDANCE TO THE CANE RIDGE COMMUNITY RESOURCE DECLARATIONS AND SHALL COMPLY TO THE GREATEST EXTENT POSSIBLE PER THE APPROVED SP



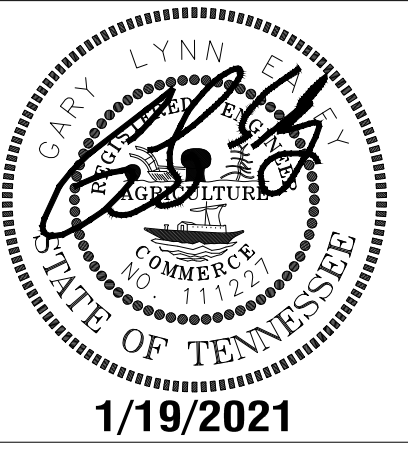
ENTRY LANDSCAPE EXHIBIT



ENTRY ELEVATION EXHIBIT



ENTRY SIGN COLUMN EXHIBIT



LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

CEDARS OF CANE RIDGE

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

ISSUANCE/REVISION NOTES:

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

ARCHITECTURAL PLAN

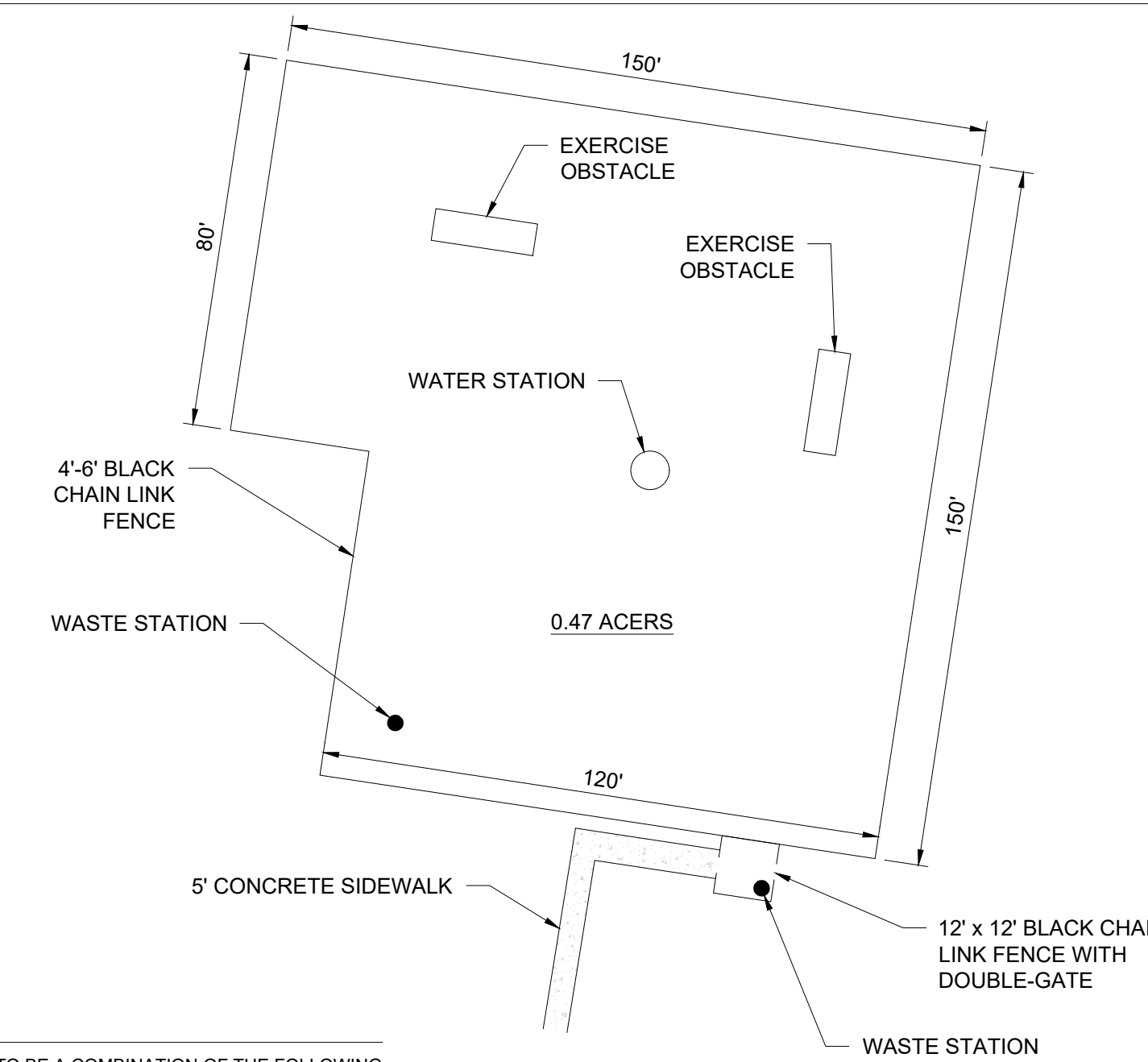
C7.0



HISTORICAL MARKER



TRAIL BENCH



DOG PARK

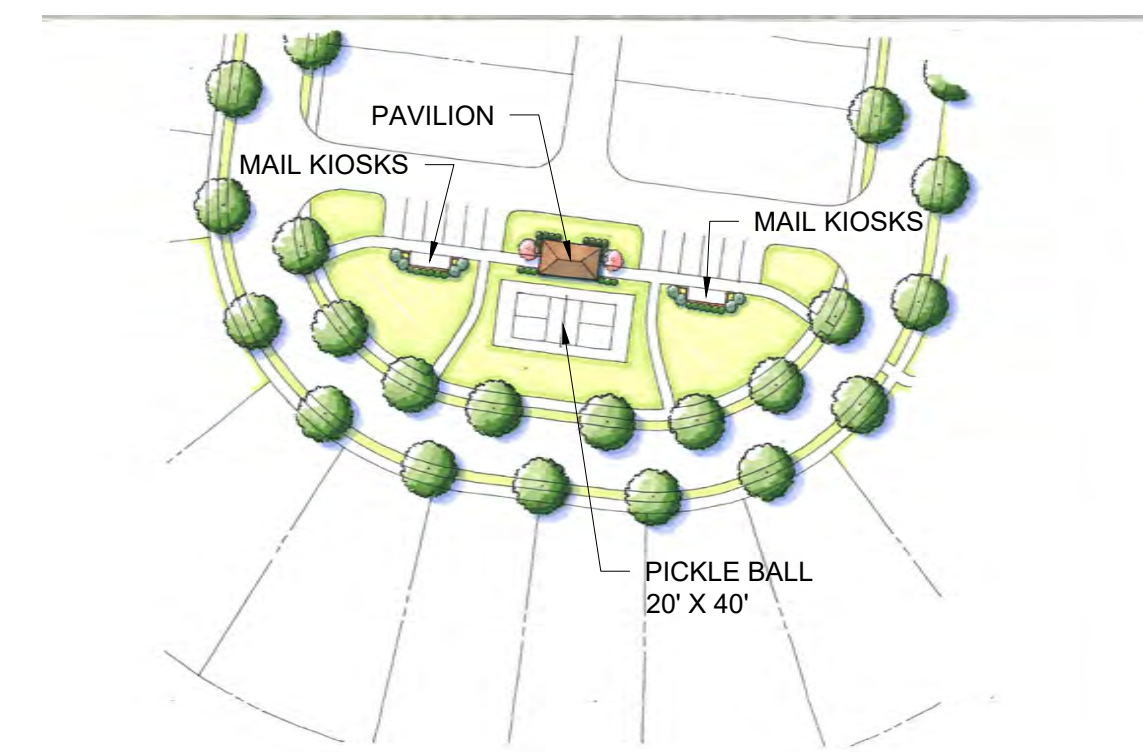
DOG PARK SURFACE TO BE A COMBINATION OF THE FOLLOWING:

- GRASS
- ARTIFICIAL TURF
- WOOD CHIPS / MULCH
- SAND
- GRAVEL / PEA GRAVEL

IRRIGATION / WATER SPIGOT TO BE PROVIDED TO DOG PARK
SHADE TREES TO BE INSTALLED IN DOG PARK

DOG PARK

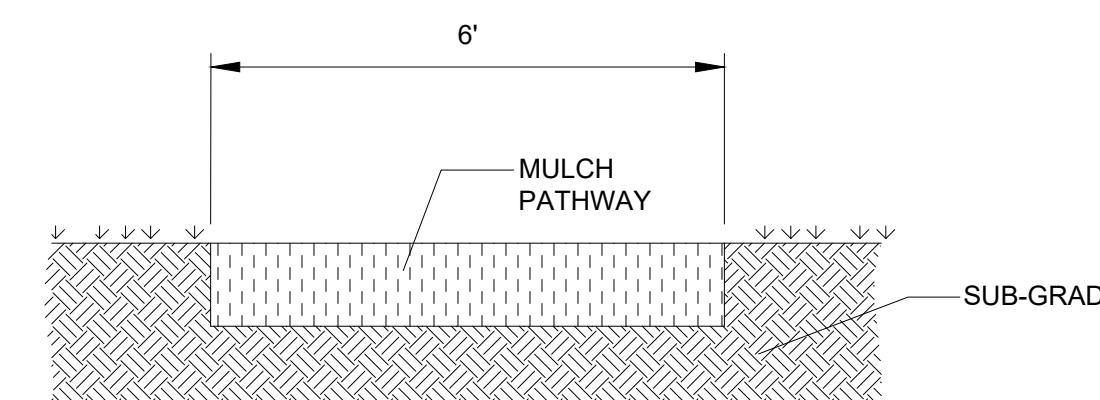
NOT TO SCALE



PAVILION PARK



PAVILION



MULCH WALKING TRAIL

NOT TO SCALE



TREE LOCATIONS WITH IDENTIFICATION MARKER (TYP)

HISTORICAL MARKERS (TYP)

BENCH (TYP)

CONCRETE SIDEWALK ENDS INTO MULCH TRAIL

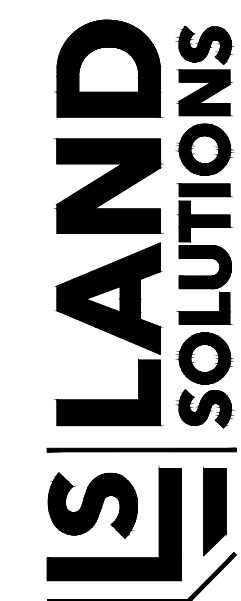
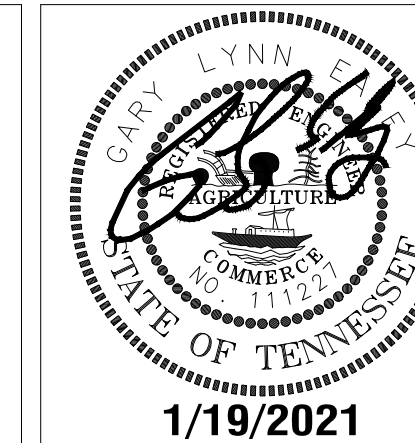
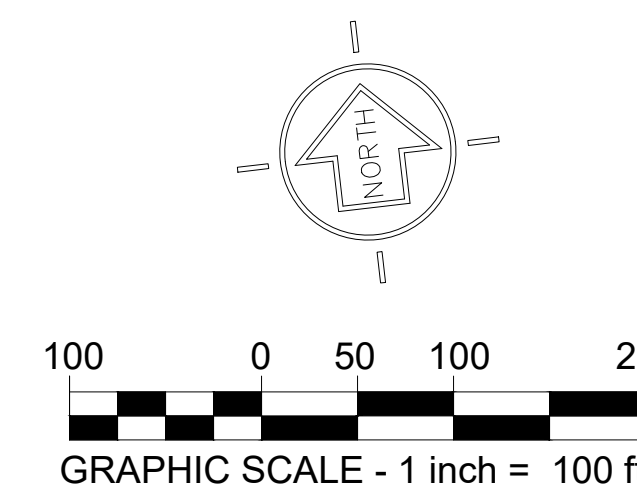
HANDICAP RAMP



TREE IDENTIFICATION MARKER



Know what's below.
Call before you dig.



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- C NONE
- D NONE

AMENITY PLAN
L1.1