

COVER SHEET

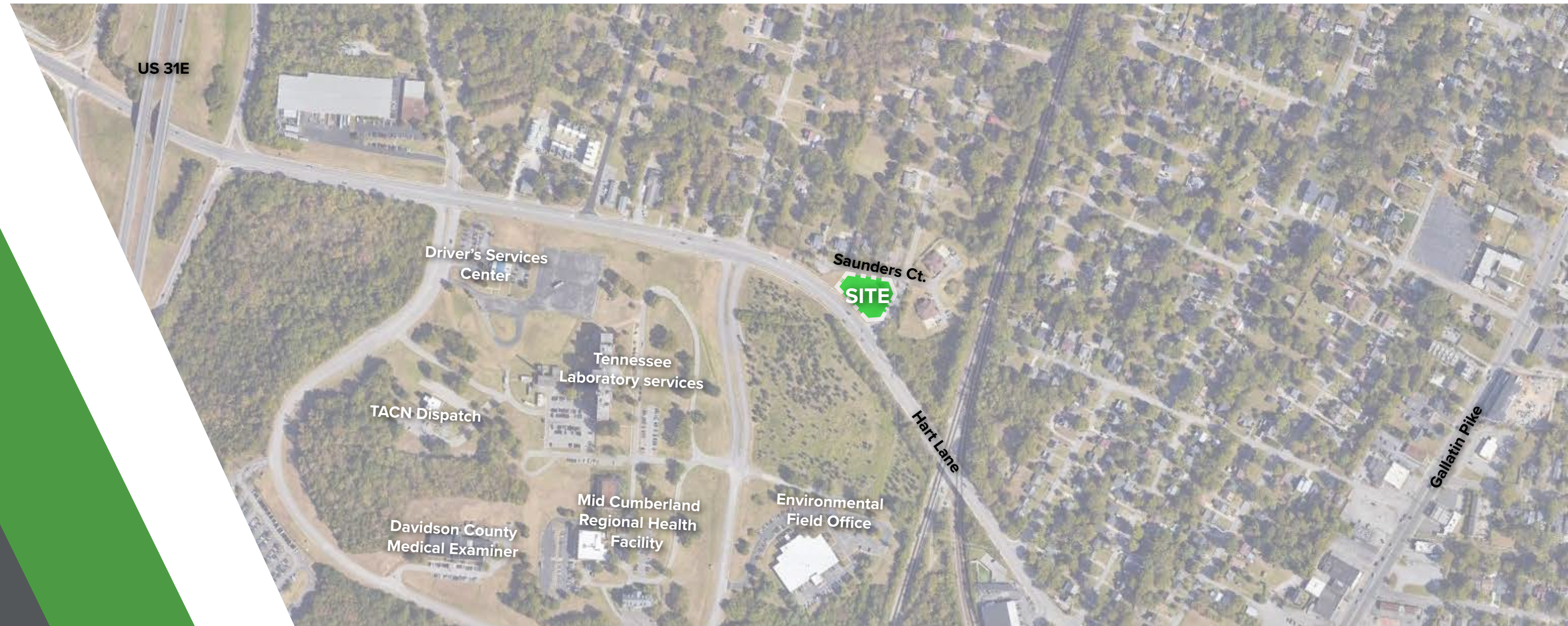
0 HART LANE

Preliminary Specific Development Plan

Submitted: **JANUARY 31, 2024**
 Resubmitted: **FEBRUARY 21, 2024**
 Resubmitted: **FEBRUARY 29, 2024**
 Resubmitted: **MARCH 7, 2024**

SITE DATA CHART

PROJECT NAME	0 HART LANE
METRO PROJECT NUMBER	Case No. 2024SP-010-001
PROJECT ADDRESS	0 HART LANE NASHVILLE, TN 37216
EXISTING ACREAGE (COMBINED)	0.62 AC+/- (26,985 SF)
TAX MAP GROUP	061
Parcel	14.0 205.00
PROPOSED ACREAGE	0.62 AC+/- (27,007SF)
TOTAL MAX. DENSITY	8 MULTI-FAMILY RESIDENTIAL UNITS
EXISTING BASE ZONE	RS-10
EXISTING OVERLAY ZONE(S)	N/A
PROPOSED FALL-BACK ZONE	RM-15
CURRENT CHARACTER MAP POLICY	T3 NE (Suburban Neighborhood Evolving)
SUPPLEMENTAL POLICY (IF APPLICABLE)	N/A
RESIDENTIAL SQUARE FOOTAGE	BUILDING FOOTPRINT: 6,760 SF
TOTAL RESIDENTIAL SQUARE FOOTAGE	X 3 FLOORS: 20,280 SF
BUILDING HEIGHT	35' MAX (3 STORIES) (MEASURED AS A FOUR-CORNER AVERAGE ON TOP OF PARAPET)
SETBACKS	
STREET (HART LANE) UNITS 1 & 2	11 FT
STREET (HART LANE) UNITS 3-5	15 FT
STREET (SAUNDERS AVE)	15 FT
STREET (SAUNDERS COURT)	10 FT
SIDE REAR	10 FT N/A
PROPOSED RESIDENTIAL UNIT TYPES	
NUMBER OF UNITS	8
ATTACHED TOWNHOMES	8 (2-BEDROOMS EA.)
MAX. ALLOWED FAR	0.80
PROPOSED FAR	0.75
ATTACHED TOWNHOMES	0.47 AC (20,280 SF) *UNIT FAR IS BASED ON MAX. STORIES ALLOWED
MAX. ALLOWED ISR	0.70
PROPOSED ISR	0.43
SIDEWALKS	4,855 SF
DRIVEWAYS	N/A (PERMEABLE PAVERS)
UNITS	6,760 SF
PROPOSED OPEN SPACE (ACTIVE)	0 SF
PROPOSED OPEN SPACE (PASSIVE)	1,514 SF (0.035 AC)
PROPOSED OPEN SPACE (UNDISTURBED)	0 SF
PROPOSED OPEN SPACE ACTIVITIES (PASSIVE)	SEATING AREAS
PARKING REQUIRED	PER METRO ZONING CODE (16 SPACES)
MULTI-FAMILY	1 SPACE PER BEDROOM UP TO 2 BEDROOMS; .5 SPACES PER BEDROOM FOR EACH ADDITIONAL BEDROOM
PARKING PROVIDED	
TOTAL PARKING	16 SPACES
COVERED PARKING (GARAGE)	16 SPACES
SURFACE PARKING	0 SPACES
BEDROOM COUNT	16
BICYCLE PARKING PROVIDED	4 SPACES (2 BOLLARDS)
TREE DENSITY PER METRO ZONING	10.12 TREE DENSITY UNITS
EXISTING LAND USE	VACANT RESIDENTIAL LAND
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL



Overall Vicinity Map

NTS

PROJECT INFORMATION

SP Name	0 HART LANE
Case No.	2024SP-010-001
Council District	(07) Emily Benedict
Existing Zoning	RS-10
Proposed Zoning	SP
Fall-Back Zoning	RM-15
Developer	STEWART BUILDING GROUP, LLC 150 Grassland Dr Gallatin, TN 37066 Contact: Curtis Stewart 615-596-7500 Email: curtisstewart@gmail.com
Landscape Architect	Alfred Benesch & Company 401 Church St, Ste. 1600 Nashville, TN 37219 Contact: April Andersen, PLA aandersen@benesch.com Phone: 615-370-6079
Architect	Jenner Design, LLC. 2610 Westwood Dr. Nashville, TN 37204 Contact: Will Jenner wjenner@jennerdesig.com Phone: 615-268-9887
Property Owners / Heirs	Curtis Stewart STEWART BUILDING GROUP, LLC 150 Grassland Dr Gallatin, TN 37066 Phone: 615-596-7500

PROJECT PURPOSE NOTE:

1. THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO PERMIT 8 MULTI-FAMILY RESIDENTIAL UNITS. SHORT-TERM RENTAL PROPERTY (OWNER OCCUPIED) AND SHORT-TERM RENTAL PROPERTY (NOT OWNER OCCUPIED) ARE PROHIBITED.

FEMA NOTE:

2. ACCORDING TO THE **FEMA FIRM MAP #47037C0253H, DATED APRIL 5, 2017**, THE PROJECT SITE IS CONSIDERED ZONE X AND IS AN AREA OF MINIMAL FLOOD HAZARD.

FEDERAL COMPLIANCE NOTE:

3. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE [AMERICAN WITH DISABILITIES ACT](#) AND [THE FAIR HOUSING ACT](#).

SP NOTES:

4. PRIVATE DRIVEWAYS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. PROPOSED R.O.W. DEDICATIONS ARE IN COMPLIANCE WITH THE MAJOR AND COLLECTOR STREET PLAN (MCSP).
6. AT FINAL BUILDING PERMIT APPLICATION (PER 17.28.100) A LIGHTING PLAN WILL BE SUBMITTED TO THE ZONING ADMINISTRATOR DEMONSTRATING COMPLIANCE WITH DARK SKY ORDINANCE.

OVERALL PLAN CONSISTENCY

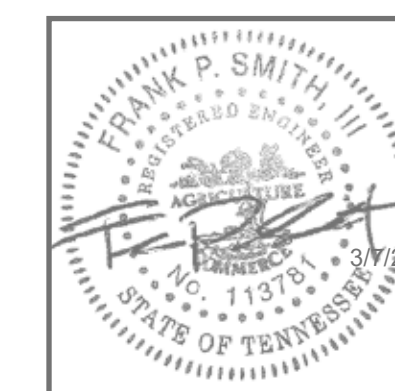
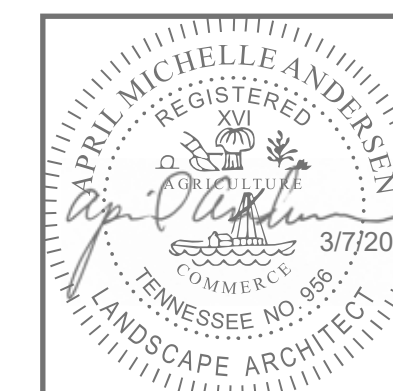
- THIS PLAN IS CONSISTENT WITH THE EXISTING T3-NE (SUBURBAN NEIGHBORHOOD EVOLVING) POLICY AREA, WHICH IS INTENDED TO MIMIC SURROUND SUBURBAN RESIDENTIAL PATTERNS WHILE PROVIDING MODERATE-DENSITY RESIDENTIAL NEIGHBORHOODS THAT PROVIDE CONNECTIVITY AND SENSITIVITY TO THE ENVIRONMENT WITH CREATIVE BUILDING AND SITE DEVELOPMENT TECHNIQUES.
- THROUGH THE USE OF A PRIVATE PARKING COURT, ALL UNITS WILL BE REAR OR SIDE-LOADED IN ORDER TO ENHANCE THE STREETScape. BECAUSE OF THE UNIQUE GEOMETRY OF THE SITE, THE UNITS WILL FRONT THREE STREETS. IN ORDER TO ENHANCE ALL FRONTAGES, THE PARKING COURT WILL BE SCREENED FROM RESIDENTS ACROSS SAUNDERS CT. THROUGH A 9FT WIDE EVERGREEN PLANTING AREA.
- PEDESTRIAN AND BICYCLE CONNECTIVITY TO HART LANE WILL BE PROVIDED VIA A PRIVATE SIDEWALK AND DEDICATED PASSIVE OPEN SPACE INTERNAL TO THE SITE WITH ADJACENT BICYCLE PARKING.
- MODERATE DENSITY IS ACHIEVED THROUGH ATTACHED TOWNHOMES, AND CONSISTENT WITH THE SURROUNDING NEIGHBORHOOD, BUILDING HEIGHT IS KEPT TO A MAXIMUM OF THIRTY-FIVE (35) FEET.

SHEET INDEX

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- 5 UTILITY PLAN
- 6 LANDSCAPE PLAN
- 7 LANDSCAPE ELEVATION
- 8-10 ARCHITECTURAL ELEVATIONS
- 11 PROPOSED ROADWAY SECTIONS

PROJECT DEVELOPMENT SCHEDULE

- ONE PHASE
- CONSTRUCTION TO BEGIN SPRING 2025



Alfred Benesch & Company

EXISTING CONDITIONS

PROPERTY INFORMATION

MAP 061 PARCEL 205.00
 PARCEL ID: 06114020500
 ADDRESS: 0 HART LANE
 NASHVILLE, TN, 37216
 OWNER: CURTIS STEWART
 CURRENT ZONING: RS-10
 ACREAGE: 0.62 AC +/-

PROPOSED ZONING DISTRICT: SP
 OVERLAY ZONING DISTRICT: NONE
 COMMUNITY CHARACTER: T3 NE SUBURBAN
 NEIGHBORHOOD EVOLVING
 SUPPLEMENTAL POLICY AREA: N/A
 FLOOD ZONES: ZONE X - MINIMAL FLOOD
 HAZARD

DOMINANT SOIL TYPE: McB (0.47 AC) 76% OF SITE

SOIL DRAINAGE CLASS: WELL-DRAINED



VICINITY MAP

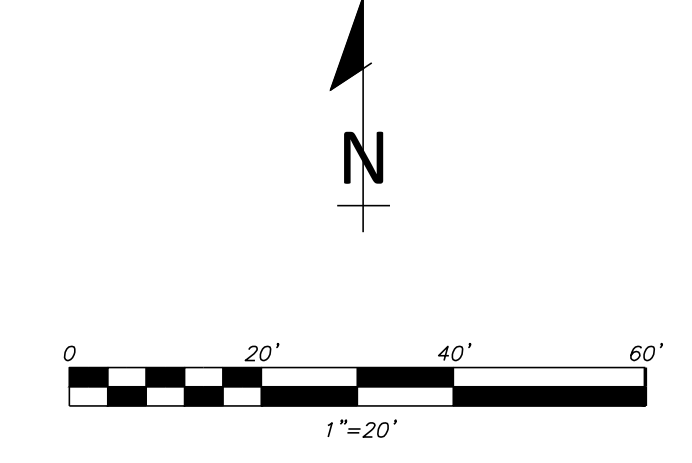
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EXISTING CONDITIONS NOTES:

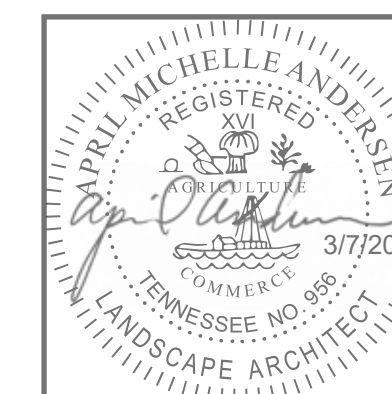
1. SURVEY PROVIDED BY CRENSHAW LAND SURVEYING.
2. SURVEYOR CONTACT INFORMATION:
 CRENSHAW LAND SURVEYING
 102 CEDARCREST DRIVE
 HENDERSONVILLE, TN 37075
 PHONE: 615-419-5831
3. ALFRED BENESCH & COMPANY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION AS PROVIDED. CONTRACTOR IS TO VERIFY ALL SURVEY INFORMATION AS NECESSARY AND TO ADVISE THE DESIGNER OF DISCREPANCIES PRIOR TO ANY LAYOUT WORK.

PLAN KEY

- McB SOIL (MAURY-URBAN LAND COMPLEX, 2-7 PERCENT SLOPES)
- MsD SOIL (MIMOSA-URBAN LAND COMPLEX, 2-15 PERCENT SLOPES)
- CONCRETE TO BE REMOVED



JENNER
 ARCHITECTURE DESIGN

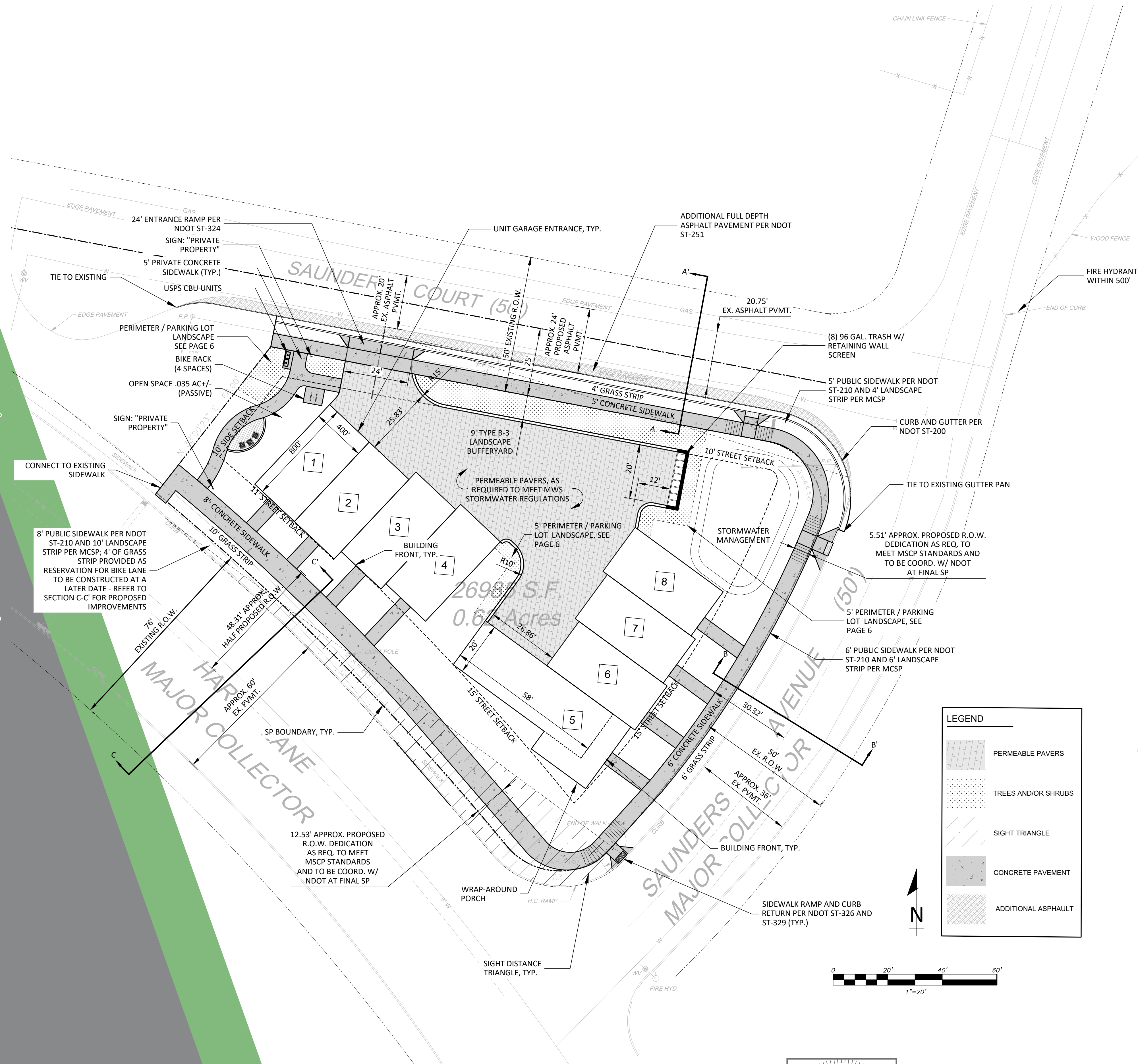


PRELIMINARY, NOT FOR CONSTRUCTION

DEVELOPMENT PLAN

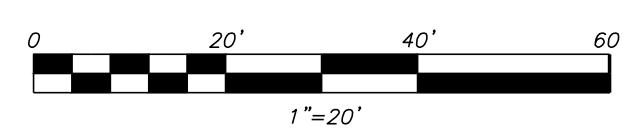
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ATTACHED TOWNHOMES	8 (2-BEDROOMS EA.)
MAX. ALLOWED FAR	0.80
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EXISTING LAND USE	VACANT RESIDENTIAL LAND
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL



LEGEND

- PERMEABLE PAVERS
- TREES AND/OR SHRUBS
- SIGHT TRIANGLE
- CONCRETE PAVEMENT
- ADDITIONAL ASPHALT



ADDITIONAL SP NOTES:

ZONING REGULATION NOTES:

- FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF THE COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE **RM-15** ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 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.

PUBLIC R.O.W. NOTES:

- VEGETATIVE STRIPS AND SIDEWALKS ARE SHOWN AS THEY ARE ANTICIPATED TO BE IMPLEMENTED ON THIS PROJECT AND IN ACCORDANCE WITH THE MAJOR AND COLLECTOR STREET PLAN (MCSPP). COORDINATION WITH METRO PLANNING, ZONING, AND NDOT IS REQUIRED FOR VEGETATION AND SIDEWALK REQUIREMENTS.

MINIMUM TOTAL SIDEWALK WIDTHS:

HART LANE:	6 FT VEG. STRIP; 8 FT SIDEWALK
SAUNDERS AVE:	6 FT VEG. STRIP; 6 FT SIDEWALK
SAUNDERS CT:	4 FT VEG. STRIP; 5 FT SIDEWALK

- INTERNAL DRIVES ARE PRIVATE AND SHALL NOT BE MAINTAINED BY METRO. ALL PUBLIC STREETS TO COMPLY WITH NDOT STANDARDS AND ANY REQUIRED DEDICATIONS WILL BE DEFINED IN THE FINAL SP SUBMITTAL.
- ALL INTERNAL SIDEWALKS SHALL BE A MINIMUM OF 5FT IN WIDTH.
- 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 SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITH THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- THE FINAL SITE PLAN SHALL DEPICT ANY 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 THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

GENERAL NOTES:

- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- ARCHITECTURAL ELEVATIONS WILL BE REQUIRED WITH SUBMITTAL OF THE FINAL SP.

LANDSCAPING NOTES:

- LANDSCAPE BUFFERS: 9FT B-3 BUFFERYARD (SEE PLAN FOR LOCATIONS).
- THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE LANDSCAPING AND TREE DENSITY REQUIREMENTS PER THE METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.
- IT IS ANTICIPATED THAT INDIVIDUAL 96 GALLON CONTAINERS FOR TRASH AND RECYCLING REMOVAL SHALL BE COORDINATED WITH A PRIVATE COMPANY FOR SITE DISPOSAL. AN AGREEMENT WILL BE COORDINATED WITH PROVIDER DURING FINAL SP.

BUILDING DESIGN STANDARDS NOTES:

- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 27% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
- 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.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET (6 FT) OF DEPTH.
- A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.



PRELIMINARY, NOT FOR CONSTRUCTION

GRADING & DRAINAGE

	Existing	Proposed	Net
Total Lot Area	26,985	23,961	-3,024
Residences	0	7,117	7,117
Side walk	343	1,242	899
Stormwater Management Facility	0	1,551	1,551
Trash Enclosure	0	66	66
Permeable Pavers	0	5,785	5,785
Total Pervious (Grass)	26,642	8,199	-18,442
Total Impervious	343	15,762	15,418

TAX MAP 061
GROUP 14.0
Parcel 205.00

GRADING AND STORM DRAINAGE NOTES

- THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% RUNNING SLOPE AND SHALL NOT EXCEED 2.0% CROSS SLOPE. ADA RAMPS INDICATED ON PLANS SHALL BE A MAXIMUM OF 8.33% SLOPES. IF RAMP EXCEEDS 8' LENGTH, IT SHALL HAVE HANDRAILS AND 5' LANDINGS NOT TO EXCEED 30' SPACING.
- MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2.5% IN EITHER DIRECTION.
- ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS REMAIN CLEAR OF SEDIMENT AND DEBRIS. PRIOR TO OWNER ACCEPTANCE OF SYSTEM, THE CONTRACTOR SHALL COORDINATE AND PROVIDE VISUAL OBSERVATION VIDEO OF ALL STORM DRAINAGE IMPROVEMENTS 4" AND LARGER. THE VISUAL OBSERVATION SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE TWO DIGITAL COPIES OF THE DRAINAGE VISUAL OBSERVATION.
- INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENT, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.
- INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND HARD SURFACING.
- PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
- PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIAL EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, THE FOLLOWING MUST BE PROVIDED AS PART OF THE AS-BUILT PLAN TO BE APPROVED BY THE MWS STORMWATER DIVISION PRIOR TO INSTANTANCE OF THE USE & OCCUPANCY PERMIT:

- A CERTIFICATION LETTER FROM THE REGISTERED P.E. STATING THAT THE SITE HAS BEEN INSPECTED AND THAT THE STORMWATER MANAGEMENT SYSTEM AND STORMWATER CONTROL MEASURES (BOTH STRUCTURAL AND NON-STRUCTURAL) ARE COMPLETE AND FUNCTIONAL IN ACCORDANCE WITH THE PLANS APPROVED BY MWS.
- AN AS-BUILT DRAINAGE SHEET.
- HYDROLOGIC AND HYDRAULIC CALCULATIONS FOR AS-BUILT CONDITIONS, AS REQUIRED.
- AS-BUILT DRAWINGS SHOWING FINAL TOPOGRAPHIC FEATURES OF ALL STORMWATER QUANTITY DEFENTION FACILITIES, STORMWATER QUALITY MANAGEMENT PRACTICES, AND PUBLIC INFRASTRUCTURE. THIS SHALL INCLUDE INVERT ELEVATIONS OF OUTLET CONTROL STRUCTURES.
- ANY DEVIATIONS FROM THE APPROVED PLANS SHALL BE NOTED ON AS-BUILT DRAWINGS SUBMITTED.
- COPY OF AS-BUILT PLAN, CAD FILE ON A CD AND SHOULD BE REGISTERED TO THE STATE PLANNING COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD 83), UTM 18Q UTM ZONE, 47° 5' 50" N, 89° 55' 00" W. SHOWN IN SEPARATE LAYERS AND SHOULD BE LABELED NAMED FOR EASY IDENTIFICATION.
- CUT AND FILL BALANCE CERTIFICATION FOR FLOODPLAIN AND SINKHOLE ALTERATIONS.
- WATER QUALITY BUFFERS SHALL BE SURVEYED AND INCLUDED WITH THE AS-BUILT DRAWINGS.
- ANY PUBLIC (TO BECOME THE RESPONSIBILITY OF METRO TO MAINTAIN) STORMWATER INFRASTRUCTURE SHALL BE VIDEO INSPECTED TO VERIFY PROPER INSTALLATION WITH THE VIDEO RECORDING AND ANY ASSOCIATED INSPECTION REPORT SUBMITTED AS PART OF AS-BUILT RECORD. ADDITIONAL TESTING MAY BE REQUIRED AS IF WARRANTED BY VIDEO INSPECTION.

PARKING PROVIDED	16 SPACES
TOTAL PARKING	16 SPACES
COVERED PARKING (GARAGE)	16 SPACES
SURFACE PARKING	0 SPACES
BEDROOM COUNT	16

Percent Volume Reduction-Based Calculations										
Subarea	Description	Code	Area	Base PVI	Code	Area	Eff PVI	Code	Area	Eff PVI
1	1/2 Residences	TB	0.0963	0.19	IA	0.0963	0.19	0.00	0.00	0.00
2	Side walk	TB	0.03	0.19	IA	0.03	0.19	0.00	0.00	0.00
3	Stormwater Facility	TB	0.00561	0.19	IA	0.00561	0.19	0.00	0.00	0.00
4	Trash Enclosure	TB	0.00192	0.19	IA	0.00192	0.19	0.00	0.00	0.00
5	Permeable Pavers	TB	0.13	0.19	P2	0.13281	0.20	0.00	0.20	0.00
6	Pervious (Grass)	TB	0.19	0.19	TB	0.19639	0.19	0.00	0.19	0.00
7	2/2 Residences	TB	0.0963	0.19	IA	0.09689	0.19	0.00	0.19	0.00
8		TB	0.00	0.00	IA	0.00	0.00	0.00	0.00	0.00

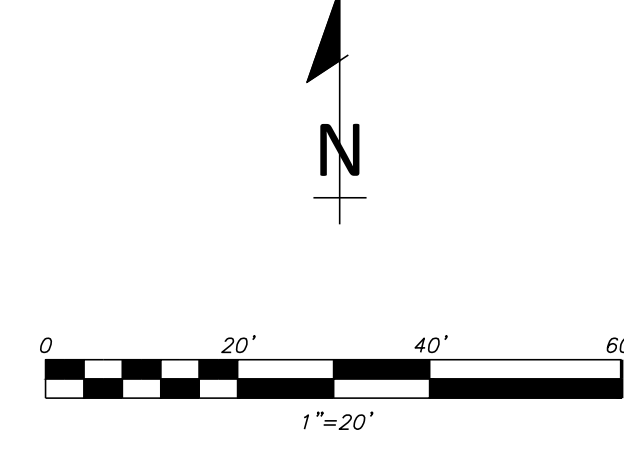
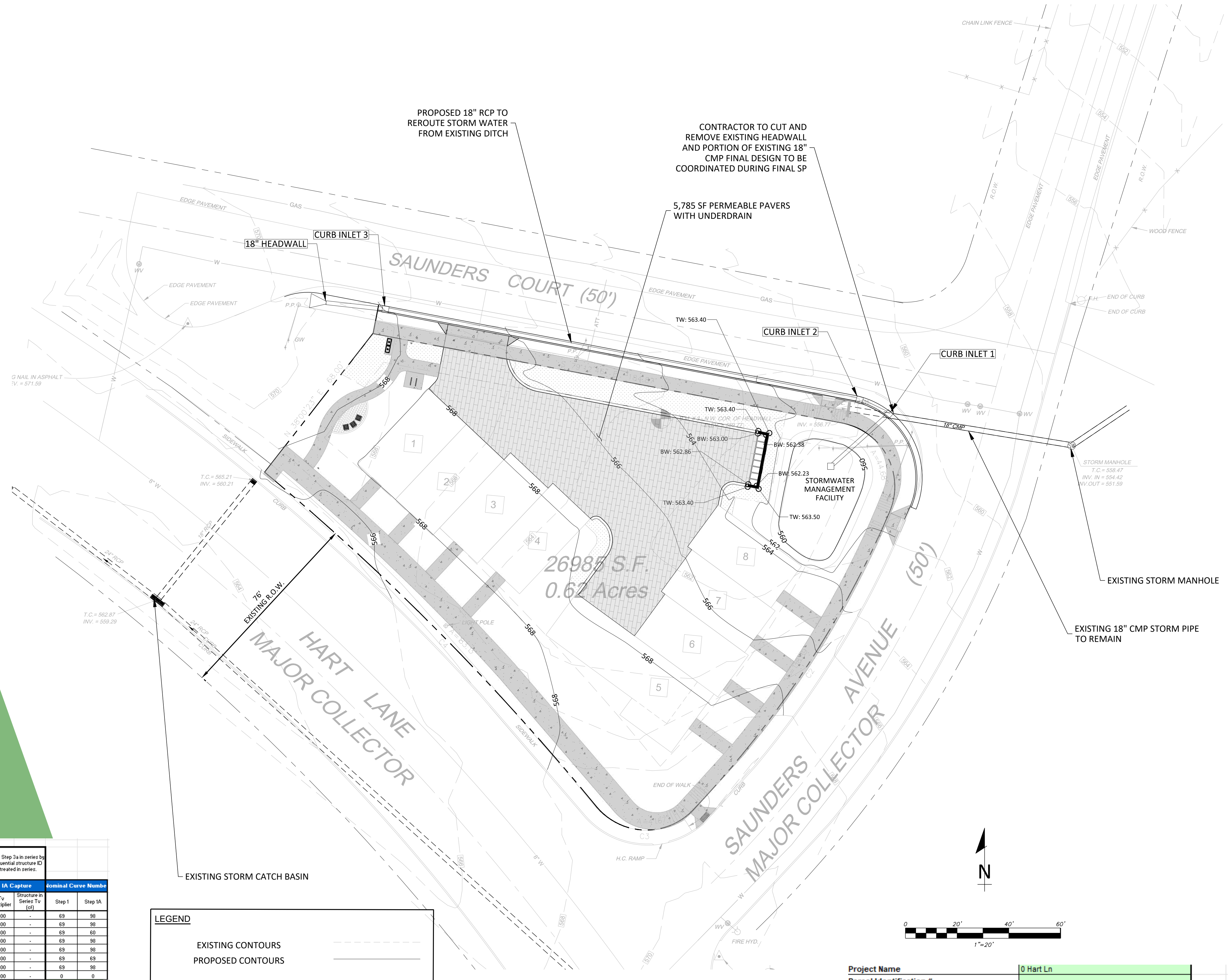
LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

FLOODPLAIN NOTE:

1. ACCORDING TO THE FEMA FIRM MAP #47037C0253H, DATED APRIL 5, 2017, THE PROJECT SITE IS LOCATED IN ZONE X - NOT WITHIN A FLOOD HAZARD AREA.



Project Name	0 Hart Ln
Parcel Identification #	
Engineer	Kerry Smethers, EIT (Tripp Smith, PE)
Combined Sewer Overlay?	NO
Pre or Post Development Worksheet?	Post
Target Runoff Reduction Requirement =	80% See Section 7.2.1 in Metro SVMM Volume 1

Capture Depth=	1 inch
Cistern Capture=	0 % Total Vol captured From Cistern Design Tool



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UTILITY PLAN

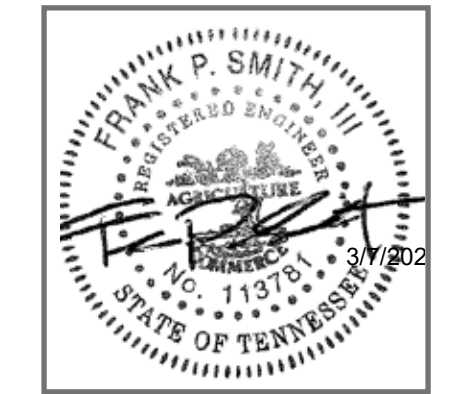
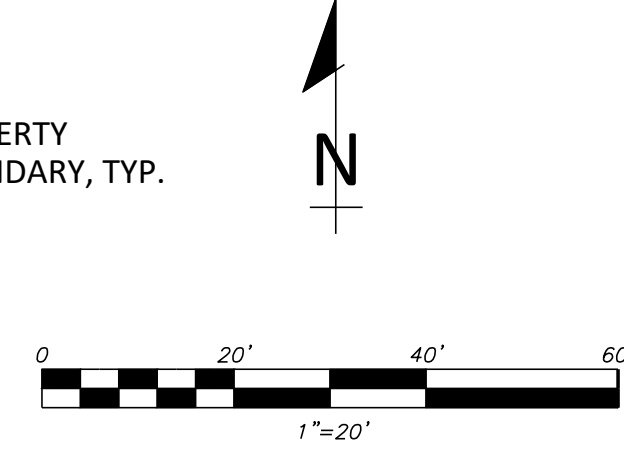
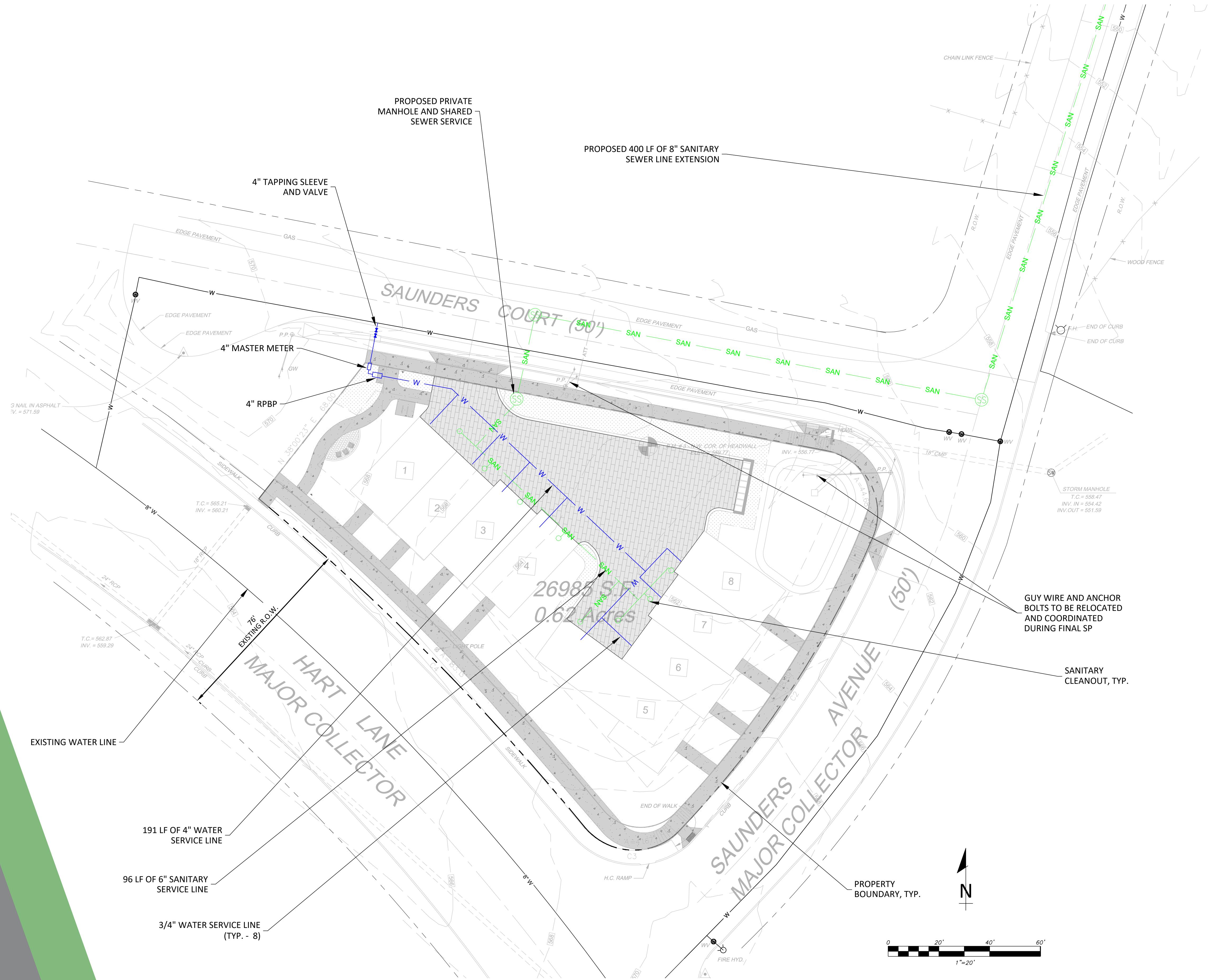
LEGEND

— SAN — PROPOSED SANITARY SEWER LINE

— W — PROPOSED WATER LINE

MWS STANDARD PUBLIC UTILITY PLAN NOTES:

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATERS 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 OWNER IS RESPONSIBLE FOR THE TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH 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 IN DIGITAL (DWG AND PDF) FORMAT. 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.
- 8.1. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/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.
- 8.2. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/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.
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.
12. ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.
13. DOMESTIC AND IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES SHALL NOT BE PLACED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION OF THE SERVICE LOCATED WITHIN THE RIGHT OF WAY.
14. SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE LOCATED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY. ALL FEES ASSOCIATED WITH THE PRIVATE UTILITY PLANS NEED TO BE PAID PRIOR TO THE ADDITIONAL REVIEWS BEING COMPLETED.



LANDSCAPE PLAN

TREE DENSITY UNITS

ACREAGE (AREA OF PARCEL INCLUDING BUILDING SITE)	0.62 AC
MINUS BUILDING COVERAGE AREA	0.16
EQUALS ADJUSTED ACREAGE	0.46 AC +/- (20,037 SF)
MULTIPLY BY REQUIRED TREE DENSITY UNIT PER ACRE	22
REQUIRED TDU FOR PROJECT	10.12
RETAINED TREES ON SITE	0
REPLACEMENT LARGE & MEDIUM CANOPY TREES	19 CANOPY TREES @ 2" CAL
REPLACEMENT COLUMNAR, SMALL UNDERSTORY AND STREET TREES	3 UNDERSTORY @ 2" CAL
TOTAL TREE REPLACEMENT TDU VALUE	10.25

LANDSCAPING NOTES:

- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.

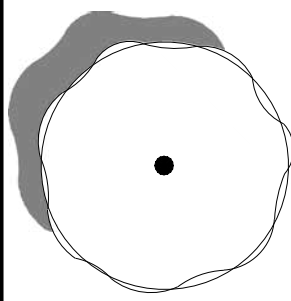
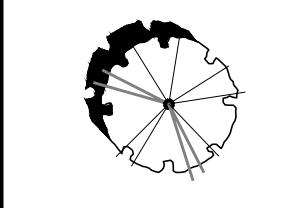
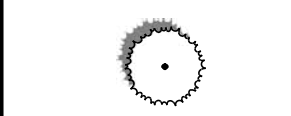
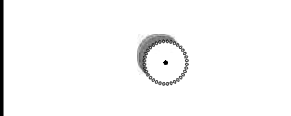

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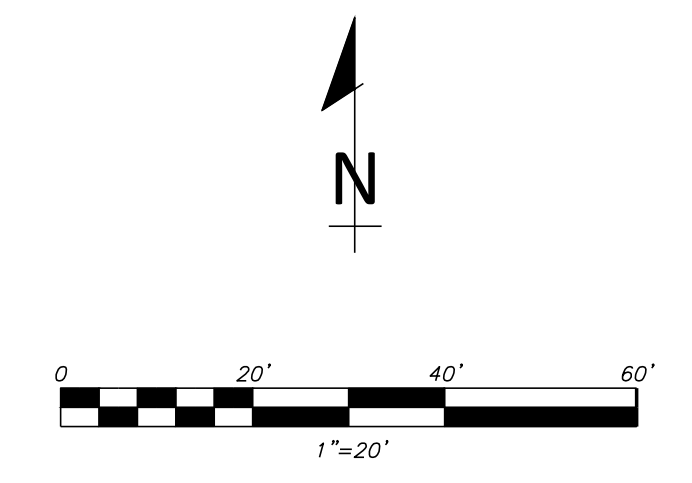
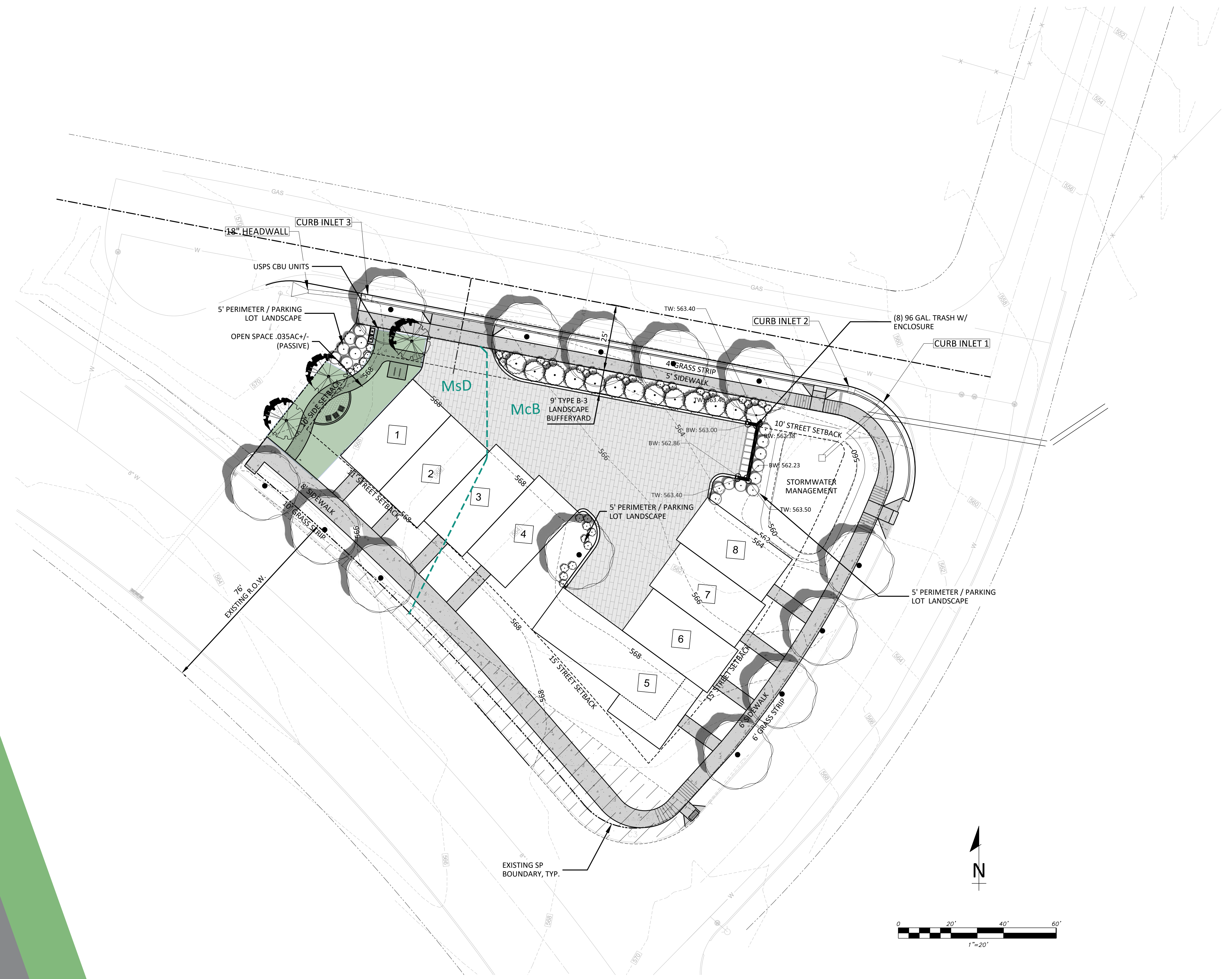
McB SOIL (MAURY-URBAN LAND COMPLEX, 2-7 PERCENT SLOPES)

MsD SOIL (MIMOSA-URBAN LAND COMPLEX, 2-15 PERCENT SLOPES)

OPEN SPACE (PASSIVE)

LEGEND

-  DECIDUOUS CANOPY TREE
-  DECIDUOUS UNDERSTORY TREE
-  LARGE EVERGREEN SHRUB
-  MEDIUM EVERGREEN SHRUB
-  SMALL DECIDUOUS SHRUB



LANDSCAPE ELEVATIONS

VIEW FROM RESIDENTIAL HOMES ON SAUNDERS CT (NORTH LOOKING SOUTH)



WILLOW OAK
MATURE HEIGHT: 40-75'
MATURE WIDTH: 25-50'

DOUBLE-PLAY DOLLY SPIREA
MATURE HEIGHT: 2-3'
MATURE WIDTH: 2-3'

HERTZII COLUMNAR JUNIPER
MATURE HEIGHT: 12-15'
MATURE WIDTH: 10-15'

JENNER
ARCHITECTURE DESIGN

ARCHITECTURAL ELEVATIONS

UNITS 1-4



1 FRONT ELEVATION
1/4" = 1'-0"



4 UNIT 1 SIDE
1/4" = 1'-0"

ARCHITECTURAL ELEVATIONS

UNITS 1-4



1 REAR ELEVATION
1/4" = 1'-0"

ARCHITECTURAL ELEVATIONS

UNITS 5-8



1 HART ELEVATION
1/4" = 1'-0"

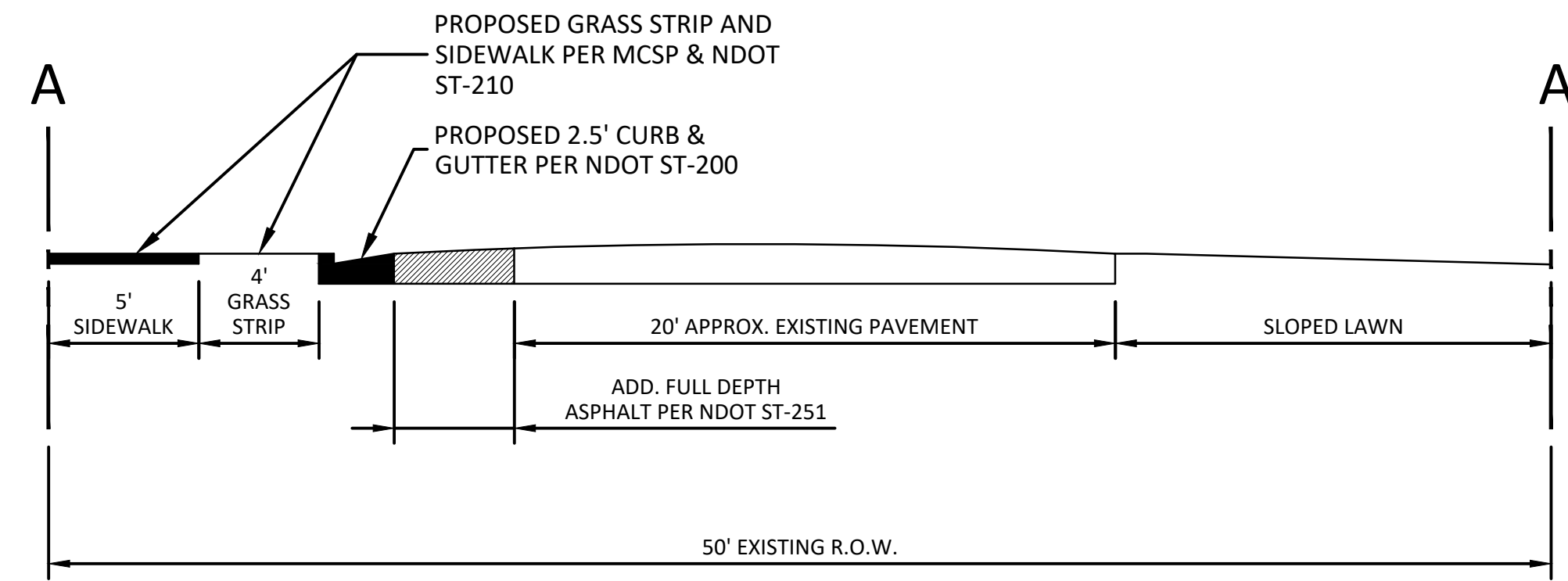
3 SAUNDERS COURT
1/4" = 1'-0"



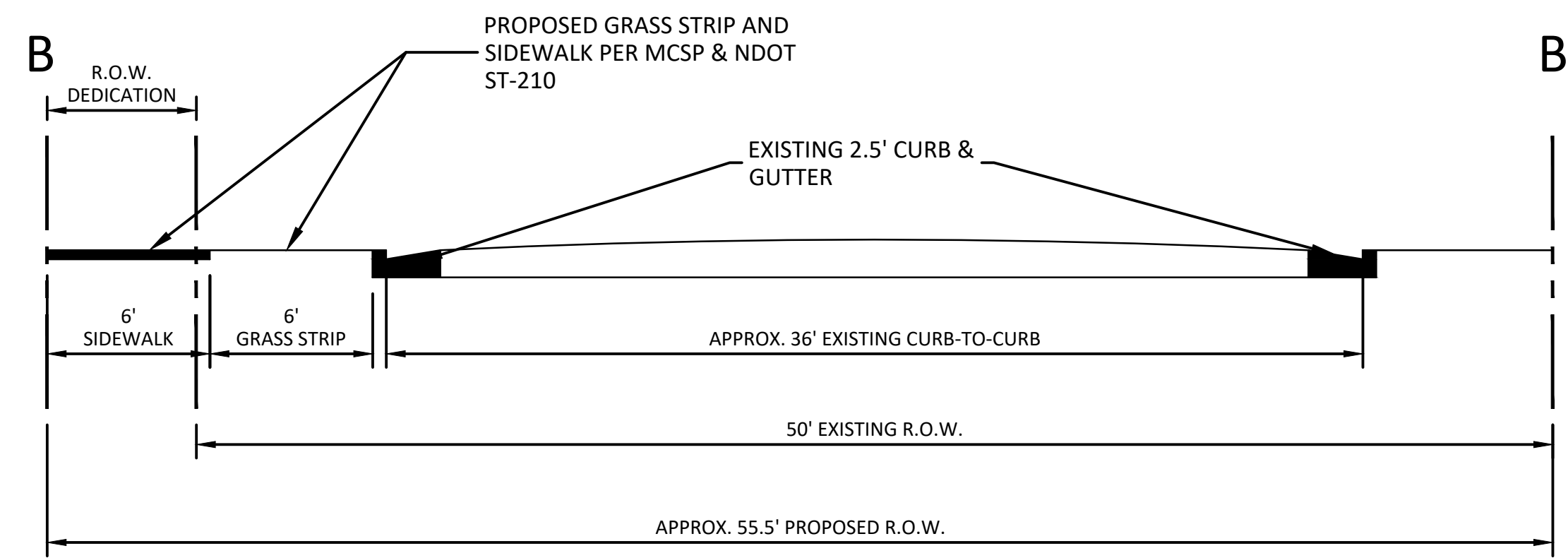
2 SAUNDERS ELEVATION
1/4" = 1'-0"

JENNER
ARCHITECTURE DESIGN

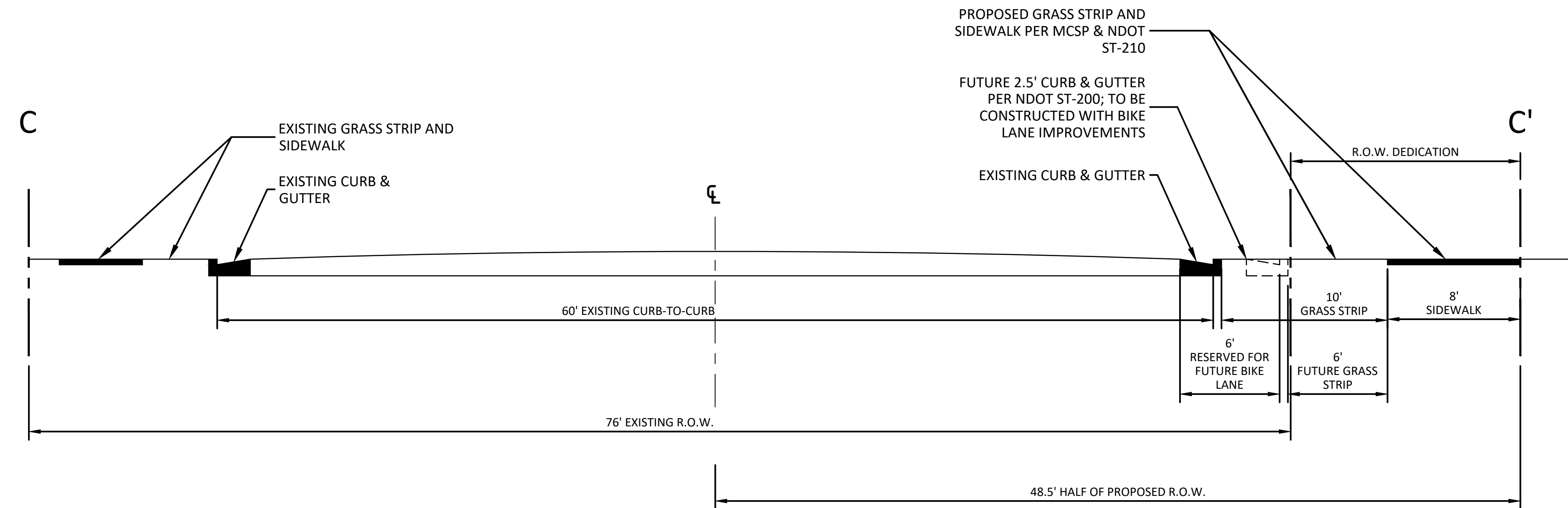
PROPOSED ROADWAY SECTIONS



SAUNDERS COURT CROSS-SECTION - ST-251



SAUNDERS AVENUE CROSS-SECTION - (T3-R-CA2)



HART LANE CROSS-SECTION - (T3-M-CA5)

