

SP AMENDMENT FOR 4214 CENTRAL PIKE

4214 CENTRAL PIKE HERMITAGE, TN

SP AMENDMENT SUBMITTAL: APRIL 26, 2023
 SP AMENDMENT RESUBMITTAL: JUNE 1, 2023
 SP AMENDMENT RESUBMITTAL: OCTOBER 25, 2023
 SP AMENDMENT RESUBMITTAL: MARCH 5, 2024
 SP AMENDMENT RESUBMITTAL: MARCH 27, 2024
 CASE NO: 2014SP-050-002

SITE DATA TABLE		
SITE ADDRESS	4214 CENTRAL PIKE HERMITAGE, TN 37076	
TAX MAP	MAP 087 PARCEL 089	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	±15.4 AC	± 15.16 AC
DISTURBED AREA	N/A	± 17.33 AC
DEDICATED R.O.W. AREA	N/A	± 0.24 AC
IMPERVIOUS AREA	± 0 AC	± 9.32 AC
PERVIOUS AREA	± 15.4 AC	± 5.84 AC

BUILDING DATA	
USE	MULTIFAMILY RESIDENTIAL
APPROX. TOTAL BUILDING AREA	411,871 SF
RESIDENTIAL BUILDING AREA	390,167 SF
GARAGE BUILDING AREA	11,052 SF
CLUBHOUSE/LEASING OFFICE AREA	10,652 SF
MAX. BUILDING HEIGHT	4 STORIES (60 FT)
ISR (MAX. = 0.80)	0.61
F.A.R. (MAX. = 0.70)	0.59
UNIT DENSITY	20.8 UNITS / ACRE
TOTAL UNITS	320 UNITS
STUDIO UNITS	16 UNITS
1-BEDROOM UNITS	173 UNITS
2-BEDROOM UNITS	106 UNITS
3-BEDROOM UNITS	25 UNITS

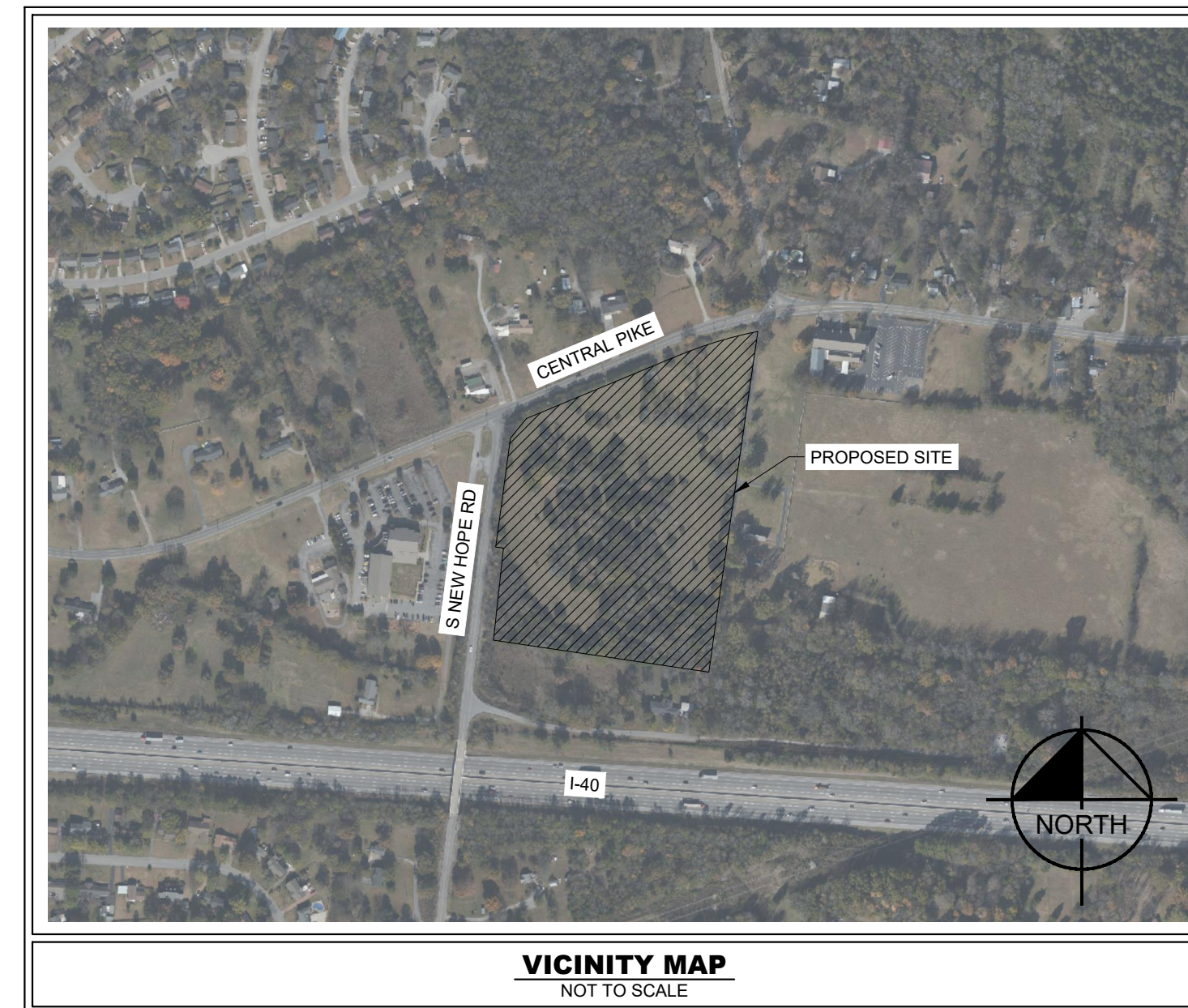
PARKING	
REQUIRED PARKING	
RESIDENTIAL	464 SPACES
PROVIDED OFF-STREET PARKING	
SURFACE PARKING	461 SPACES
GARAGE	30 SPACES
TOTAL OFF-STREET PROVIDED*	491 SPACES
PROVIDED ON-STREET PARKING	44 SPACES

*PROVIDED PARKING COUNT MAY CHANGE WITH FINAL SP. PROVIDED PARKING WILL MEET OR EXCEED THE CODE-REQUIRED PARKING AMOUNT.

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS:	4214 CENTRAL PIKE HERMITAGE, TN
MAP AND PARCEL ID:	MAP 087, PARCEL 089
U.S. FEMA FIRM PANEL:	47037C0287J DATED 2/25/2022
EXISTING ZONING:	SP (2014SP-050-001)
EXISTING LAND USE:	VACANT
FALLBACK ZONING:	MUN-A-NS

METRO PERMITTING REFERENCE	
BUILDING PERMIT:	TBD
GRADING PERMIT:	SWGR TBD
WATER PERMIT:	TBD
SEWER PERMIT:	TBD

GENERAL DEVELOPMENT NOTES	
1.	ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF ANSI 117.1, 2009 EDITION AND THE FAIR HOUSING ACT. U.S. Justice Department: http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm
2.	THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47037C0287J
3.	ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
4.	METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.



COUNCIL DISTRICT 12
COUNCIL MEMBER Erin Evans
CITY OF HERMITAGE
DAVIDSON COUNTY, TN

PROJECT DESIGN TEAM

ARCHITECT DYNAMIK DESIGN 5901 PEACHTREE DUNWOODY RD BUILDING C, SUITE 250 ATLANTA, GA 30328 CONTACT: YI LO PHONE: (678) 506-8830	CIVIL ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 10 LEA AVENUE, SUITE 400 NASHVILLE, TENNESSEE 37210 CONTACT: MARY MCGOWAN PHONE: (615) 564-2701
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PERMITTING / UTILITY CONTACTS

BUILDING DEPT. METRO NASHVILLE CODES 800 SECOND AVE. SOUTH NASHVILLE, TENNESSEE 37210 PHONE: (615) 862-6520	STORMWATER METRO WATER SERVICES 800 SECOND AVENUE SOUTH NASHVILLE, TENNESSEE 37210 PHONE: (615) 880-2259	SANITARY SEWER METRO WATER SERVICES 800 SECOND AVE. SOUTH NASHVILLE, TENNESSEE 37210 PHONE: (615) 862-4572	ZONING METRO NASHVILLE ZONING 800 SECOND AVE. SOUTH NASHVILLE, TENNESSEE 37210 PHONE: (615) 862-6608
TDOT REGION 3 TRAFFIC ENGINEER 660 CENTENNIAL BOULEVARD NASHVILLE, TENNESSEE 37243 CONTACT: STANLEY SUMNER PHONE: (615) 350-4333	NATURAL GAS PIEDMONT NATURAL GAS 83 CENTURY BOULEVARD NASHVILLE, TENNESSEE 37214 CONTACT: CRAIG OWEN PHONE: (615) 872-8034	WATER METRO WATER SERVICES 800 SECOND AVE. SOUTH NASHVILLE, TENNESSEE 37210 PHONE: (615) 862-4572	FIRE METRO NASHVILLE FIRE MARSHAL 800 SECOND AVE. SOUTH NASHVILLE, TENNESSEE 37210 CONTACT: JOSEPH ALMON PHONE: (615) 862-6242
TELEPHONE AT&T 6405 CENTENNIAL BOULEVARD NASHVILLE, TENNESSEE 37209 CONTACT: CARLOS POOLE PHONE: (615) 896-8533	ELECTRIC NASHVILLE ELECTRIC SERVICE 1214 CHURCH STREET NASHVILLE, TENNESSEE 37246 CONTACT: LARRY KELLY PHONE: (615) 747-3688	CABLE COMCAST 660 MAINSTREAM DRIVE NASHVILLE, TENNESSEE 37228 CONTACT: KEVIN VIA PHONE: (615) 405-5563	URBAN FORESTER METRO NASHVILLE 800 SECOND AVE. SOUTH NASHVILLE, TENNESSEE 37210 CONTACT: STEPHAN KIVETT PHONE: (615) 862-6488

Sheet List Table	
Sheet Number	Sheet Title
C0-00	COVER
C1-00	EXISTING CONDITIONS
C2-00	SITE LAYOUT - OVERALL
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C5-00	ROADWAY PLAN AND PROFILE
C6-00	UTILITY PLAN - OVERALL
--	COLORED SITE PLAN

OWNER / DEVELOPER

FLOURNOY DEVELOPMENT GROUP
 1100 BROOKSTONE CENTRE PKWY
 COLUMBUS, GA 31904
 PHONE: (404) 805-6785
 CONTACT: CAMERON BEAN

PLANS PREPARED BY

Kimley»Horn

10 Lea Avenue, Suite 400, Nashville, TN 37210
 Main: (615) 564-2701 | www.kimley-horn.com
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PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
019598012	C0-00	7

ENGINEER'S SEAL

DRAFT
PRELIMINARY
PLANS

FOR REVIEW ONLY



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Call before you dig.

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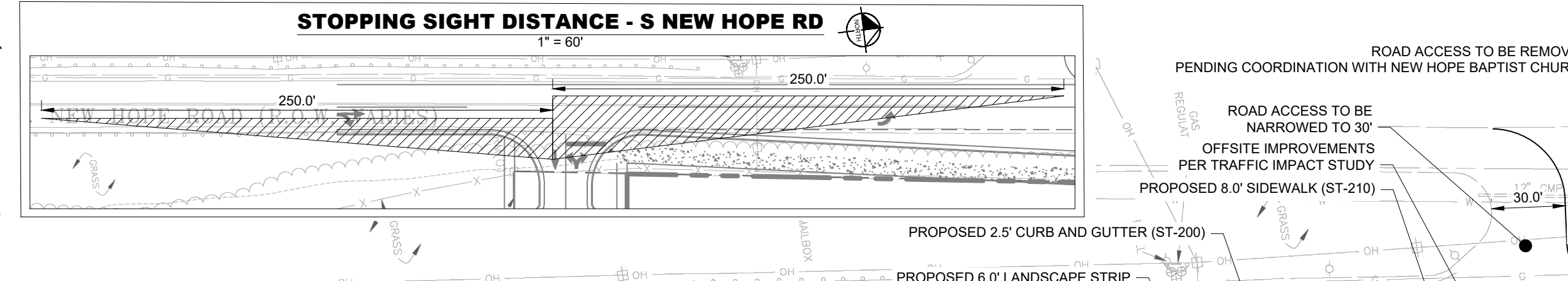
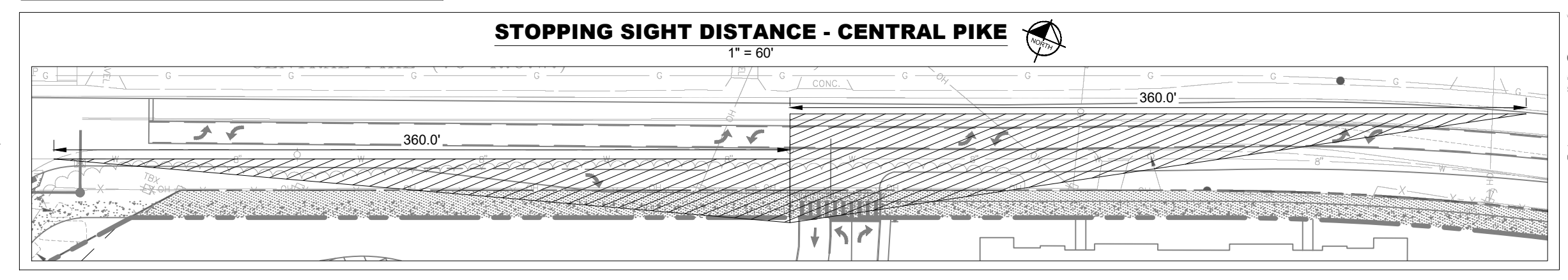
- SURVEY NOTES**
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON A PRELIMINARY ALTA SURVEY PROVIDED BY CHERRY LAND SURVEYING, INC. DATED 4/30/2014.
 2. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS IN SURVEY INFORMATION, DESIGN FLAWS, MUNICIPALITY VIOLATIONS NOR CONSTRUCTION PRACTICE INFRINGEMENTS.
 3. NO PORTION OF THIS PROJECT IS LOCATED IN A FLOOD HAZARD AREA AND IS DETERMINED TO BE IN "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 470370287J DATED 2/25/2022.
 4. THE HORIZONTAL CONTROL PLANE IS BASED UPON SPC (4100 TN). THE VERTICAL CONTROL PLANE IS BASED UPON NGVD-29.

NO.	DATE	BY	REVISIONS
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DESIGNED BY: _____
 CHECKED BY: _____
 DATE: 03/27/2024
 KIMLEY-HORN PROJECT NO. 019598012

OWNER INFORMATION	
OWNER	NHCOP, LP
TAX PARCEL NO.	0870008900
PARCEL #	89
ADDRESS	4214 CENTRAL PIKE

PRELIMINARY DEVELOPMENT SCHEDULE	
GRADING PERMIT / SITE WORK	MONTH 0
BUILDING PERMIT / BUILDING CONSTRUCTION START	MONTH 2
CONSTRUCTION COMPLETION / CO / PROJECT OPENING	MONTH 24



- ### SP DEVELOPMENT STANDARDS
1. THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT A MULTI-FAMILY DEVELOPMENT TO INCLUDE UP TO 320 MULTI-FAMILY RESIDENTIAL UNITS.
 2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AS IDENTIFIED BY FEMA ON MAP #1703700871, DATED 02/26/2022.
 4. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH NDOT SIDEWALK DESIGN STANDARDS.
 5. WHEELCHAIR ACCESSIBLE CURB RAMP, COMPLYING WITH APPLICABLE NDOT STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
 6. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METRO 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 MANAGEMENT MANUAL, MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15' RCP).
 8. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
 9. MINOR MODIFICATIONS TO THE PRELIMINARY SP 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 MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL, THAT INCREASES THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE 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 ISSUANCE OF ANY BUILDING PERMITS.
 10. IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE MUN-ANS ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
 11. APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS, AND CRITICAL LOTS.
 12. ALL SURFACE PARKING AREAS MUST MEET THE "PARKING AREA SCREENING AND LANDSCAPING" REQUIREMENTS SPECIFIED IN THE METRO ZONING CODE.
 13. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE, A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.
 14. ACCORDING TO THE NCRS SOIL MAP, THE SOILS ON THE PROPERTY ARE LOMOND SILT LOAM, TALBOTT SILT LOAM, AND TALBOTT-ROCK OUTCROP COMPLEX.
 15. SLOPES GREATER THAN 25% ARE NOT PRESENT ON SITE.
 16. THERE ARE NO KNOWN EXISTING WETLANDS WITHIN THE SP BOUNDARY.
 17. SIGNAGE SHALL MEET METRO DESIGN STANDARDS AND BE REVIEWED WITH THE BUILDING PLANS.
 18. ALL DEVELOPMENTS WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE BASED ON THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT, AS APPLICABLE.
 19. ALL PROPOSED PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
 20. THE FINAL SITE PLAN/BUILDING PERMIT 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 ANY 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 ANY REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE.
 21. HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (A MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.
 22. BUILDING A FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
 23. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
 24. 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.
 25. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
 26. A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

- ### SITE LAYOUT NOTES
1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADI, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
 2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
 3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 4. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
 5. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
 6. ALL LANDSCAPE ISLANDS SHALL BE MOUNDING WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
 7. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
 8. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 9. ALL SIDEWALK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER NDOT STANDARD DETAIL, ST-210.
 10. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
 11. REFER TO ARCHITECTURAL PLAN FOR STRIPING WITHIN THE BUILDING.

- ### NDOT NOTES
1. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF NDOT, IN EFFECT AT THE TIME OF APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
 2. ALL ROW DEDICATIONS ARE TO BE RECORDED PRIOR TO ISSUANCE OF THE BUILDING PERMITS.

HATCH LEGEND

	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	ROW DEDICATION

SITE DATA TABLE

SITE ADDRESS	4214 CENTRAL PIKE HERMITAGE, TN 37076		
TAX MAP	MAP 087 PARCEL 089		
	OVERALL AREA	EXISTING	PROPOSED
SITE AREA	±15.4 AC	±15.16 AC	
DISTURBED AREA	N/A	±17.33 AC	
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BUILDING DATA

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Kimley»Horn
 10 Lea Avenue, Suite 400 Nashville, TN 37210
 Main: 615.564.2701 | www.kimley-horn.com
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4214 CENTRAL PIKE
FLOURNOY DEVELOPMENT GROUP
 HERMITAGE, TN

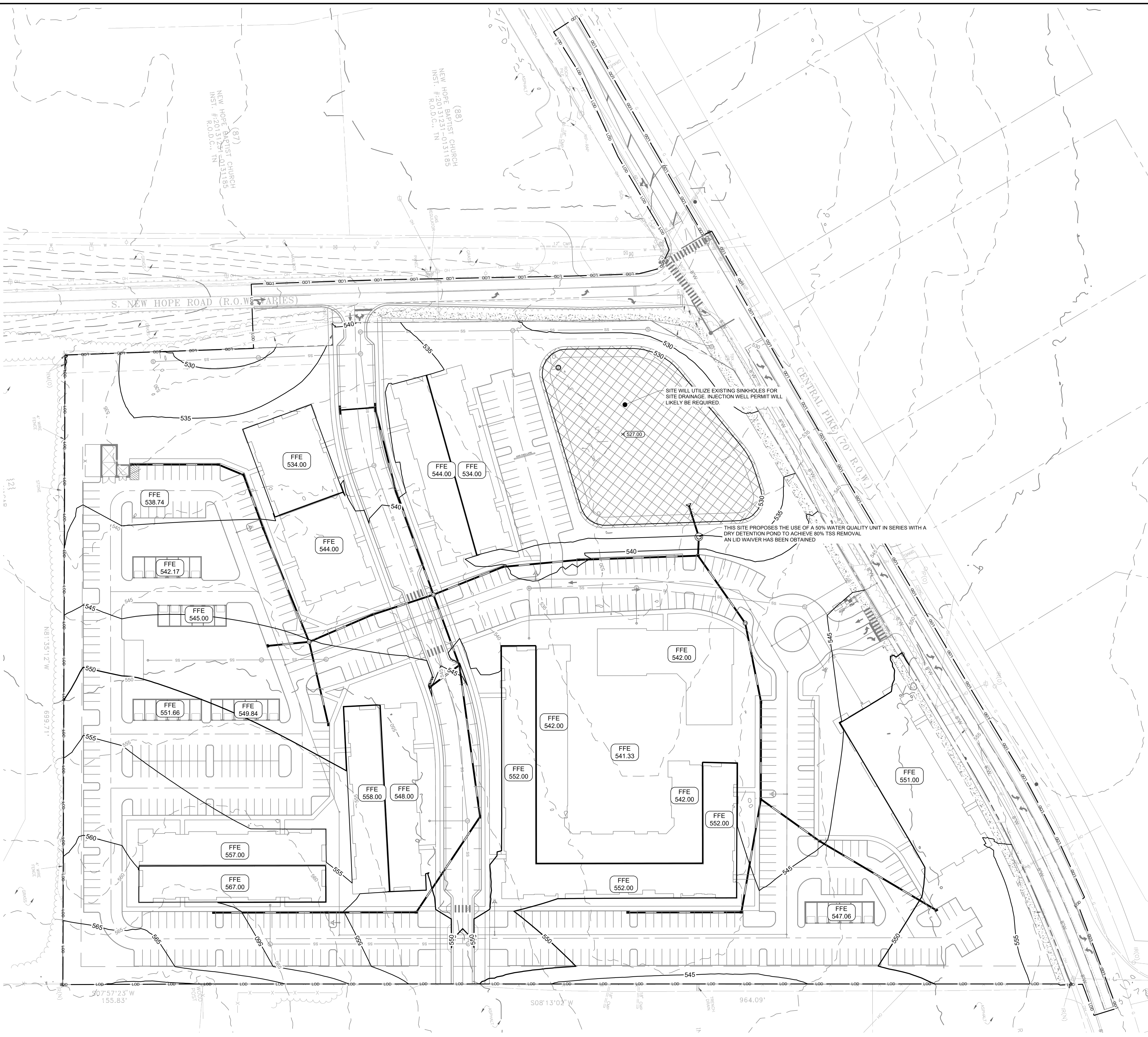
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DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: 03/27/2024
 KIMLEY-HORN PROJECT NO. 019598012

SITE LAYOUT - OVERALL
 SHEET NUMBER
C2-00

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GRADING NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION, MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE, ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING, IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
10. EROSION CONTROL DEVICES TO BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TRAP THE SEDIMENT SOURCE.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SO2.
13. INSTALL SO2 OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811 OR 1-800-752-6007
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

METRO STORMWATER NOTES

FEMA NOTE:
THIS LOT DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 4703700287J, EFFECTIVE 2/25/2022.

- CONSTRUCTION SCHEDULE:**
1. PRE-CONSTRUCTION MEETING
 2. INSTALLATION OF EROSION CONTROL MEASURES
 3. EROSION INSPECTION BY EPSC AND METRO
 4. ISSUANCE OF GRADING PERMIT
 5. CONSTRUCTION

CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT AMOUNT OF TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR AN EXTENSION OF THE GRADING PERMIT.

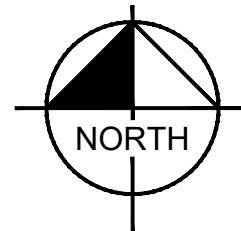
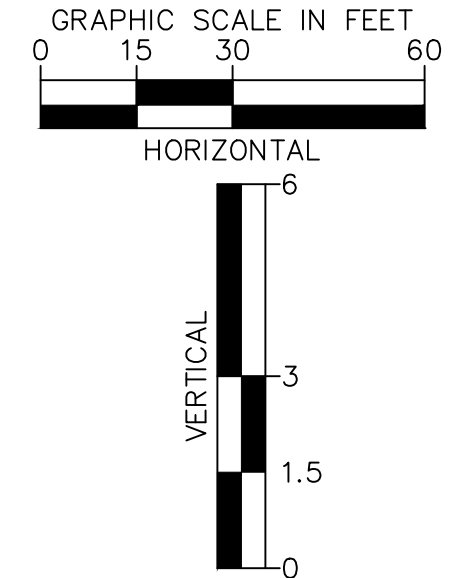
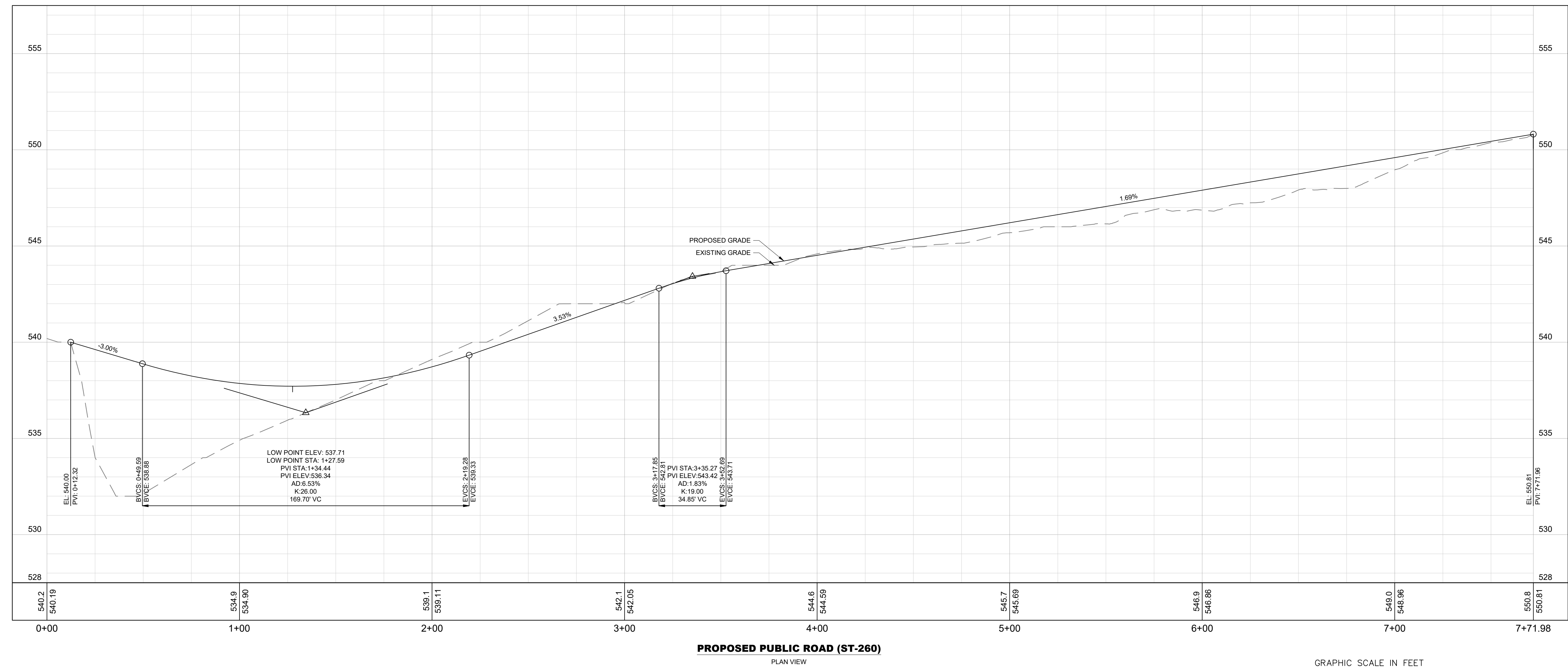
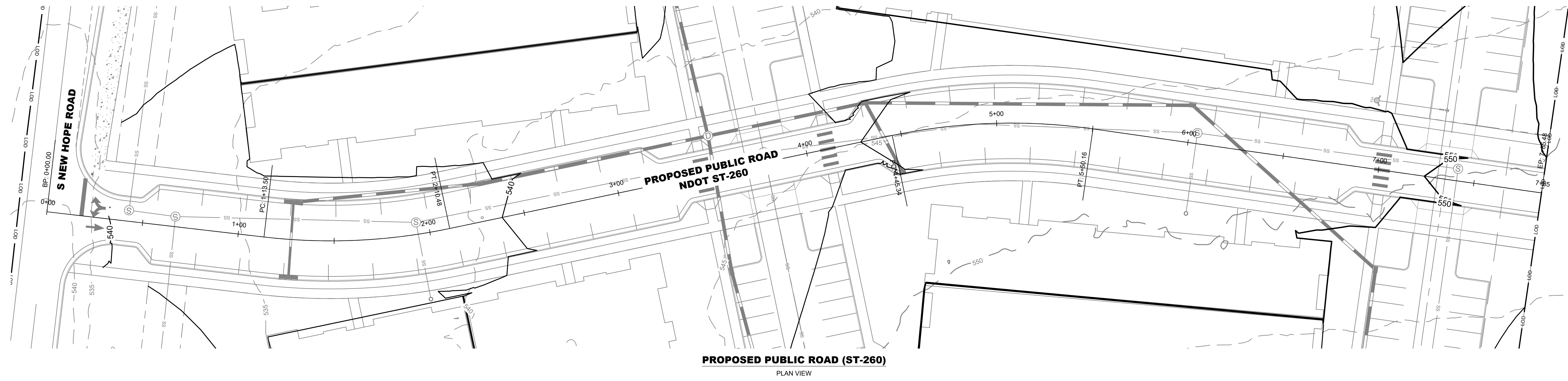
TDEC NOTICE OF COVERAGE NOTE:
THIS PROJECT DOES DISTURB MORE THAN 1 ACRE AND IS REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.
THE TOTAL DISTURBED AREA IS ± 17.33 ACRES.

GRADING PLAN LEGEND

- 476.17 SPOT ELEVATION
- HP HIGH POINT
- TC TOP OF CURB
- TW TOP OF WALL
- INV INVERT
- LP LOW POINT
- BC BOTTOM OF CURB / CUTTER LINE
- BW BOTTOM OF EXPOSED WALL
- RM TOP OF GRATE / COVER
- FFE FINISH FLOOR ELEVATION
- 500 EXISTING CONTOUR
- 500 PROPOSED CONTOUR

REVISED	BY	DATE									
DESIGNED BY: _____											
DRAWN BY: _____											
CHECKED BY: _____											
DATE: 03/27/2024											
KIMLEY-HORN PROJECT NO. 019598012											

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- #### MWS STANDARD PUBLIC UTILITY PLAN 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 TELEVISIONING TO FINAL ACCEPTANCE. THE VIDEO TAPINGS 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 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.a. 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.b. 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.

- #### MWS STANDARD PRIVATE UTILITY PLAN NOTES
1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
 2. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
 3. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
 4. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
 5. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
 6. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
 7. ALL SEWER SERVICES SHALL BE MINIMUM 8 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.
 8. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
 9. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.
 10. ALL UNUSED EXISTING WATER METERS MUST BE CUT AND CAPPED AT THE PUBLIC MAIN.
 11. 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.
 12. 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.
 13. 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.

- #### UTILITY NOTES
1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
 3. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH METRO NASHVILLE WATER SERVICES' STANDARD SPECIFICATIONS.
 4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
 5. REFER TO METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
 6. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
 7. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.
 8. CONTRACTOR RESPONSIBLE FOR DISCONNECTING EXISTING WATER SERVICE LINES AT THE PUBLIC MAIN PER METRO WATER SERVICES STANDARDS. PAVEMENT REPAIR SHALL BE DONE IN ACCORDANCE TO METRO PUBLIC WORKS STANDARD.
 9. ALL EXISTING UTILITIES SHALL BE CUT AND CAPPED AT MAIN.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

VALVE NOTE

ALL VALVES SHALL BE INSTALLED IN METRO NASHVILLE WATER SERVICES APPROVED VALVE BOX AND COVER. COVER TO BE MARKED WITH "WATER".

IRRIGATION METER NOTE

CONTRACTOR TO VERIFY IRRIGATION METER SIZE WITH IRRIGATION DESIGNER.

Kimley»Horn

10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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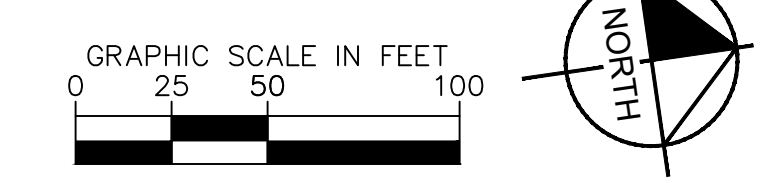
4214 CENTRAL PIKE
FLOURNOY DEVELOPMENT GROUP
HERMITAGE, TN

DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY

REVISED	DATE	BY

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: 03/27/2024
KIMLEY-HORN PROJECT NO. 019598012

UTILITY PLAN -
OVERALL
SHEET NUMBER
C6-00





SITE INFORMATION

TOTAL SITE AREA (APPROX.): 15.42 AC

LEGEND

- MULTIFAMILY**
 - (M1)** 3 STORY (TYPE VA) - 1 BUILDING
TOTAL : 36 UNITS
 - (M2)** 3/4 STORY (TYPE VA) - 1 BUILDING
TOTAL : 116 UNITS
 - (M3)** 3/4 STORY (TYPE VA) - 4 BUILDINGS
TOTAL : 168 UNITS (42 UNITS/BLDG)
- TOTAL UNITS : 320
AVG HEATED AREA - MF : 900 SF (APPROX.)
TOTAL PARKING : 491 SPACES (INCLUDING GARAGES)
PARKING RATIO PROVIDED : 1.53 SPACES/DU
- AMENITIES**
 - (C1)** MULTIFAMILY CLUB / LEASING
TOTAL : 10,000 SF
 - (C2)** MAINTENANCE / DOG WASH
TOTAL : 950 SF
- GARAGES**
 - (G)** 6 BAY GARAGES
NO. OF GARAGES : 5
TOTAL GARAGE PARKING : 30 SPACES

