

PENNINGTON BEND LIFE PLAN COMMUNITY SP

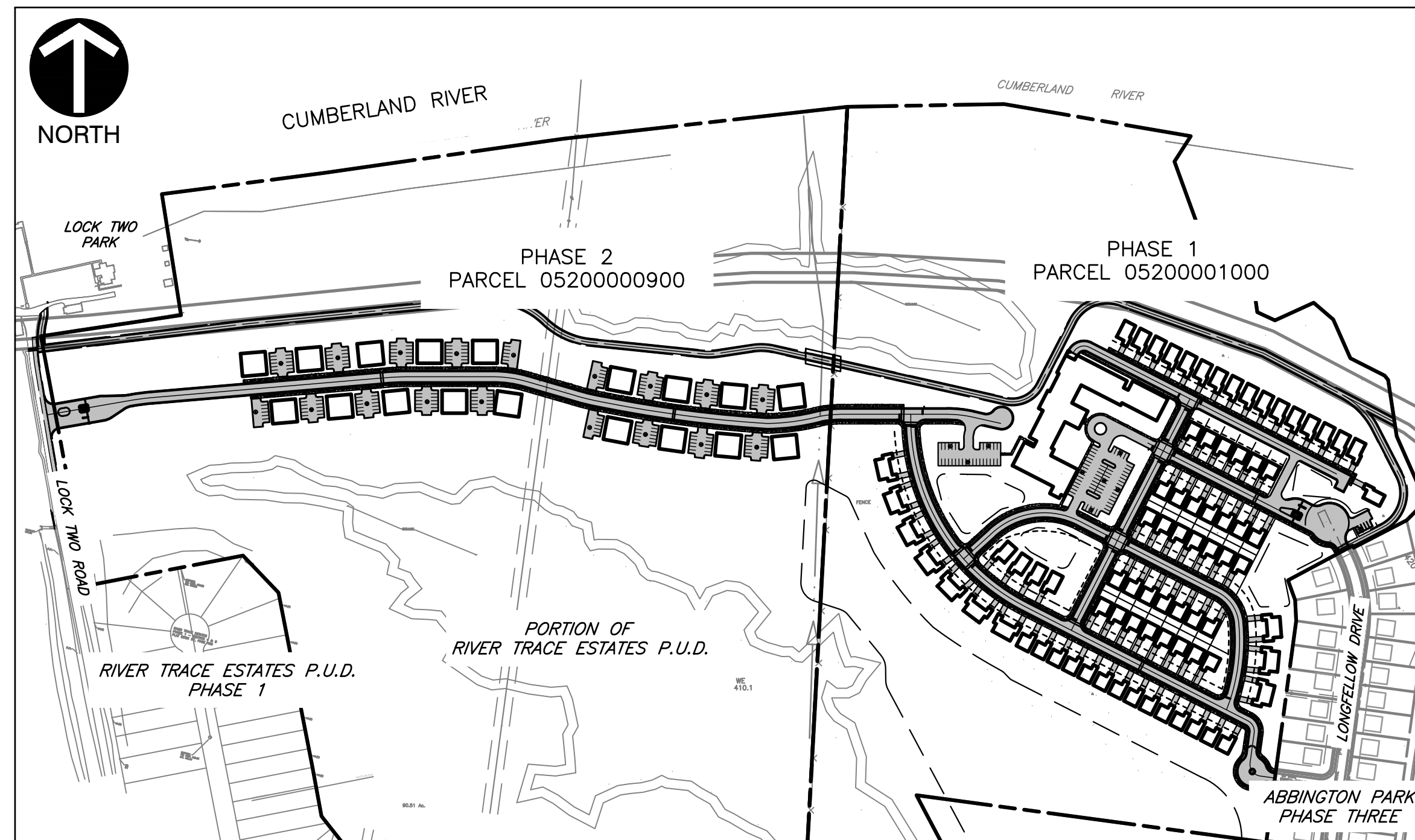
(CASE #: 2023SP-012-001)

PRELIMINARY APPLICATION

4340 LONGFELLOW DRIVE
NASHVILLE, DAVIDSON COUNTY, TN
JANUARY 2023



VICINITY MAP
2020 MICROSOFT CORPORATION
SCALE IN FEET
0 2000 4000



VICINITY MAP
SCALE IN FEET
0 300 600

REVISION RECORD		
NO	DATE	DESCRIPTION

SUBMITTAL RECORD		
NO	DATE	DESCRIPTION

RESOURCE LIST:

PLANNING DEPARTMENT
800 SECOND AVENUE
NASHVILLE, TN 37210
615.862.7150
FAX 615.444.1515

ELECTRIC COMPANY
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246
615.736.6900

FIRE DEPARTMENT
63 HERMITAGE AVENUE
NASHVILLE, TN 37201
615.862.5421

TELEPHONE COMPANY
AT&T
303 COMMERCE STREET, FLOOR 23
NASHVILLE, TN 37201
615.888.6046

BUILDING INSPECTION & CODES
800 SECOND AVENUE
NASHVILLE, TN 37201
615.862.6500

NASHVILLE DEPARTMENT OF TRANSPORTATION
505 DEADERICK STREET
NASHVILLE, TN 37243
615.741.2848

WATER AND SEWER
METRO WATER SERVICES
1700 3RD AVENUE NORTH
NASHVILLE, TN 37208
615.862.4600

GAS COMPANY
PIEDMONT NATURAL GAS
83 CENTURY BLVD
NASHVILLE, TN 37214
615.872.2389

SITE DATA

PROJECT NAME: PENNINGTON BEND
SUBDIVISION: PENNINGTON BEND LIFE PLAN COMMUNITY PHASE I&II
PARCEL: 052-00-0-010.00 & 052-00-0-009.00
PARCEL I.D.: 05200001000 & 05200000900
ADDRESS: 4340 LONGFELLOW DRIVE & 2646 LOCK TWO ROAD
CITY: NASHVILLE
COUNTY: DAVIDSON
STATE: TENNESSEE
COUNCIL DISTRICT: 15
COUNCIL MEMBER: JEFF SYRACUSE
OVERLAY DISTRICT: FLOODPLAIN OVERLAY DISTRICT
PUD NAME: RIVER TRACE ESTATES (PARCEL 05200000900 ONLY)
CASE NO.: 18-86-P (PARCEL 05200000900 ONLY)
TO BE CANCELED WITH THE APPROVAL OF THIS PLAN
EXISTING ZONING: RS15 / RS10 / PUD
EXISTING USE: VACANT
PROPOSED USE: LIFE PLAN COMMUNITY: 70 HOMES, 18 VILLAS, 10 DUPLEXES, 75 BED ASSISTED CARE LIVING (259 DWELLING UNITS)
ACREAGE OF SITE: 135.06 AC
GROSS SQUARE FOOTAGE OF BUILDINGS: 317,788 SF
DENSITY: 1.90 DWELLING UNITS PER ACRE
FLOOR AREA RATIO:
PHASE 1: 0.08
PHASE 2: 0.032
IMPERVIOUS SURFACE RATIO:
PHASE 1: 0.18
PHASE 2: 0.08

PARKING REQUIREMENT TABULATIONS:
SINGLE-FAMILY HOMES/DUPLEXES
REQUIRED: 2 SPACES PER UNIT
PROVIDED: GARAGE PARKING AND ROOM FOR DRIVEWAY PARKING IN EACH UNIT
90 TOTAL UNITS = 180 SPACES
TOTAL PROVIDED = 180 SPACES

ASSISTED LIVING/SKILLED NURSING FACILITY
REQUIRED: USING ASSISTED CARE REQUIREMENT: 1 SPACE PER 3 BEDROOMS
12 SKILLED NURSING UNITS + 12 MEMORY CARE UNITS + 51 ASSISTED LIVING UNITS = 75 BEDS
75 BEDS = 25 SPACES
PROVIDED: 60 SPACES IN FRONT PARKING LOT + 30 SPACES IN BACK EMPLOYEE PARKING
TOTAL = 90 SPACES

SENIOR VILLAS
REQUIRED: 0.5 SPACES PER ELDERLY HOUSING UNIT
18 VILLAS X 8 BEDS EACH = 144 UNITS
144 X 0.5 = 72 SPACES REQUIRED
PROVIDED: 14 DOUBLE LOTS (12 SPACES) + 4 SINGLE LOTS (6 SPACES) = 192 SPACES
AT LEAST 6 SPACES DESIGNATED SPECIFICALLY FOR EACH VILLA
TOTAL PROVIDED = 482 SPACES

*PARKING REQUIREMENTS BASED ON METRO CODE TABLE 17.20.030.

MINIMUM REQUIRED SETBACK & YARD LINES:
STREET: 20'
SIDE: 5'
REAR: 10'
MAXIMUM HEIGHT: 2 STORIES
MINIMUM LOT AREA: NONE

FEMA FIRM MAP NUMBER: 47037C0252H
FEMA FIRM EFFECTIVE DATE: APRIL 05, 2017
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA.

TOTAL DISTURBED AREA = 52.03 ACRES (INCLUDES ACCESS DRIVES, SIDEWALK, AND MULTI-USE PATH IN PUBLIC RIGHT OF WAY AND INGRESS EGRESS EASEMENTS)
PROPOSED IMPERVIOUS AREA = 16.53 ACRES (INCLUDES ACCESS DRIVES, SIDEWALK, AND MULTI-USE PATH IN PUBLIC RIGHT OF WAY AND INGRESS EGRESS EASEMENTS)

IMPERVIOUS SURFACE AREA SUMMARY TABLE			
PHASE	PHASE 1	PHASE 2	
BUILDINGS	169,526	53,118	
DRIVES AND PARKING	233,397	149,771	
SIDEWALK AND MULTI-USE PATH	63,125	51,257	
TOTAL	466,048	254,146	
SITE AREA	2,563,506	3,319,708	
I.S.R.	0.18	0.08	

DEVELOPMENT/SITE DATA						
LOT I.D.	ACREAGE	DENSITY (UNITS/AC)	DWELLING UNITS	PARKING	FLOOR AREA RATIO	GROSS BUILDING AREA (SF)
PHASE 1	58.85	1.8500	115	270	0.0800	211,552
PHASE 2	76.21	1.8900	144	192	0.0320	106,236
TOTAL	135.06	1.8700	259	462	0.0540	317,788

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS
C101	CURRENT ENTITLEMENTS ADOPTED PUD & SUBDIVISION LAYOUT
C200	OVERALL DEVELOPMENT PLAN
C201	PHASE 1 DEVELOPMENT PLAN
C202	PHASE 2 DEVELOPMENT PLAN
C300	OVERALL GRADING PLAN
C301	PHASE 1 GRADING PLAN
C302	PHASE 2 GRADING PLAN
L100	PHASE 1 LANDSCAPE PLAN
L101	PHASE 2 LANDSCAPE PLAN

PROJECT DEVELOPMENT SCHEDULE				
PHASE	LOTS	DESCRIPTION	TIMELINE	
1	PARCEL 05200001000	CONSTRUCTION OF 70 SINGLE FAMILY HOMES, 10 DUPLEXES, ONE ASSISTED LIVING FACILITY, ROADS, AND PARKING	2023-2026	
2	PARCEL 05200000900	CONSTRUCTION OF 18 VILLAS, ROADS, AND PARKING	2026-2028	

*EQUIVALENT RESIDENTIAL UNITS
70 HOMES = 70 UNITS
10 DUPLEXES = 20 UNITS
75 ASSISTED LIVING BEDS/3 = 25 UNITS
18 - 8 BEDROOM UNITS = 144 UNITS
TOTAL EQUIVALENT UNITS = 259 UNITS
DENSITY = 259 UNITS/135.06 ACRES = 1.90 UNITS/ACRE

OWNER/TEAM INFORMATION

CIVIL ENGINEER & APPLICANT
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
ADDRESS: 117 SEABOARD LANE, SUITE E-100
CITY, STATE: FRANKLIN, TENNESSEE 37067
PHONE NO.: (615)-333-7797
CONTACT NAME: BERT MORTON, P.E.
EMAIL: BMORTON@CECINC.COM

ARCHITECT
PROJX, LLC
507A HEATHER PLACE
NASHVILLE, TN 37024
PH: (615) 277-1178
CONTACT: IRA CHILTON

DEVELOPER/OWNER
J.E. STEVENSON, TRUSTEE
W.P. STEVENSON, TRUSTEE
4124 FRANKLIN PIKE
NASHVILLE, TN 37204
PH: (615) 573-0293
CONTACT: JOHN STEVENSON

LAND USE CONSULTANT
ROY DALE
518 HEATHER PLACE
NASHVILLE, TN 37024
ROY@DALEANDASSOCIATES.NET

LAND USE ATTORNEY
TOM WHITE
TUNE, ENTREKIN & WHITE, PC
315 DEADERICK STREET
NASHVILLE, TN 37238
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CASE NO. 2023SP-012-001

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
Ph: 615.333.7797 - 800.763.2326 - Fax: 615.333.7751
www.cecinc.com

**J.E. STEVENSON, TRUSTEE AND
W.P. STEVENSON, TRUSTEE
PENNINGTON BEND LIFE PLAN COMMUNITY
NASHVILLE, TENNESSEE**

DRAWN BY: CAT | CHECKED BY: NHK | APPROVED BY: RGM
DATE: JANUARY 2023 | DWG SCALE: AS SHOWN | PROJECT NO: 195-028

COVER SHEET

DRAWING NO: **C000**
OF

A:\2018\195-028\CADD\Prep\Prep.dwg (Pennington SP) 185028-001-000.dwg (2023) LSC(2/26/2023 - mmw/mw) - LP: J.E. 2/23/2023 10:45 AM

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 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE 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 AND SEDIMENT CONTROL MEASURES TO BE SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH METRO AND TDC REQUIREMENTS.
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 CONSTRUCTED 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 MAXIMUM 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOIL, 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 NASHVILLE DEPARTMENT OF TRANSPORTATION CONSTRUCTION COMPLIANCE DIVISION THREE DAYS PRIOR TO BEGINNING 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.

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 MARKINGS ARE TO BE THERMOPLASTIC.
6. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
7. DRIVEWAYS WITHIN THE DEVELOPMENT ARE TO BE A MINIMUM OF 24 FT WIDE (ASPHALT TO ASPHALT) WITH NO ON STREET PARKING AND 30 FT WIDE WITH ON STREET PARKING. PAVING CROSS SECTION IS TO COMPLY WITH MPW ST-251 STANDARD.
8. A PRIVATE HAULER WILL BE REQUIRED FOR WASTE/RECYCLE DISPOSAL.
9. IF SIDEWALKS ARE REQUIRED WITH THIS PROJECT THEY ARE TO BE SHOWN PER THE MCSP AND PER MPW STANDARDS AND SPECIFICATIONS. SIDEWALKS ARE TO BE WITHIN DEDICATED RIGHT OF WAY.

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. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
5. 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.
6. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
7. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
8. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
9. PUBLIC AND/OR PRIVATE WATER AND SANITARY SEWER CONSTRUCTION PLANS MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL SITE PLAN/SP APPROVAL. THE APPROVED CONSTRUCTION PLANS MUST MATCH THE FINAL SITE PLAN/SP PLANS. SUBMITTAL OF AN AVAILABILITY STUDY IS REQUIRED BEFORE THE FINAL SP CAN BE REVIEWED. ONCE THIS STUDY HAS BEEN SUBMITTED, THE APPLICANT WILL NEED TO ADDRESS ANY OUTSTANDING ISSUES BROUGHT FORTH BY THE RESULTS OF THIS STUDY. A MINIMUM OF 30% WES CAPACITY MUST BE PAID BEFORE ISSUANCE OF BUILDING PERMITS.

NASHVILLE DEPARTMENT OF TRANSPORTATION NOTES

1. FINAL CONSTRUCTIONS PLANS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY NDOT.
2. FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON ACTUAL FIELD CONDITIONS.
3. ROADWAY SECTIONS, RAMPS, SIDEWALKS, CURB & GUTTER, ETC. TO BE CONSTRUCTED PER NDOT STANDARD DETAILS.

URBAN FORESTER NOTES

1. ANY TREE WITH A DIAMETER AT BREAST HEIGHT (DBH) OF TWENTY-FOUR INCHES OR MORE, OR THAT QUALIFIES AS A HERITAGE TREE UNDER SECTION 17.28.065.A, SHALL BE SURVEY LOCATED AND DEPICTED ON THE FINAL SITE PLAN.
2. LANDSCAPING AND SCREENING PER SECTION 17.24 OF THE ZONING CODE WILL BE PROVIDED.
3. GENERAL DESCRIPTION OF TREE SPECIES AND RANGE OF SIZES WITHIN TREE MASSES TO BE PROVIDED ON FINAL PLAN.
4. TREES 6" IN CALIPER OR LARGER NOT LOCATED WITHIN TREE MASSES WILL BE IDENTIFIED ON FINAL PLAN.
5. MEASURES TO PROTECT EXISTING VEGETATION TO BE RETAINED DURING SITE DEVELOPMENT TO BE INCLUDED ON FINAL PLAN.

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
2. ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH HERBACIDE SELECTED BY CONTRACTOR PRIOR TO THE INSTALLATION OF MULCH.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
5. ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
6. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
8. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
9. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
10. ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
11. EXISTING AND PROPOSED DECIDUOUS TREES SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
13. NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY THE LANDSCAPE ARCHITECT. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
14. ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
15. GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
16. NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
17. LIGHTING PLAN TO BE COORDINATED WITH LANDSCAPE PLAN.
18. LANDSCAPING AND TREE DENSITY PER METRO ZONING CODE.

FIRE MARSHAL NOTES

1. FIRE FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE- 2006 EDITION.
2. CONSTRUCTION MUST MEET ALL APPLICABLE BUILDING AND FIRE CODES. ANY ADDITIONAL FIRE CODE OR ACCESS ISSUES WILL BE ADDRESSED DURING THE CONSTRUCTION PERMITTING PROCESS. FUTURE DEVELOPMENT OR CONSTRUCTION MAY REQUIRE CHANGES TO MEET ADOPTED FIRE AND BUILDING CODES.

STANDARD SP NOTES

1. THE PURPOSE OF THIS PLAN IS PRELIMINARY SPECIFIC PLAN ZONING APPROVAL TO PERMIT A RESIDENTIAL DEVELOPMENT INCLUDING OF 259 EQUIVALENT RESIDENTIAL UNITS.
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 LIES WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD MAP 47037C0252H DATED APRIL 5, 2017.
4. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO SIDEWALK DESIGN STANDARDS.
5. WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO 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 PLAN TO BE SUBMITTED WITH ANY FINAL SP AND APPROVED BY METRO PUBLIC WORKS. TRASH AND RECYCLING TO BE SERVED BY A PRIVATE HAULER.
11. MINOR MODIFICATIONS TO THE REGULATORY 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 INCREASES 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.
12. 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 RS5 ZONING DISTRICT FOR SINGLE-FAMILY AND TWO-FAMILY AND RM20 FOR ASSISTED CARE LIVING AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
13. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY 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.
14. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT AND THE FAIR HOUSING ACT.
15. UPON SUBMITTAL OF ANY FINAL DEVELOPMENT PLAN, A MAILED NOTICE SHALL BE SENT TO ALL PROPERTY OWNERS WITHIN METRO PLANNING'S NOTIFICATION BOUNDARIES AND TO ANY PLANNING COMMISSION KNOWN NEIGHBORHOOD/ COMMUNITY GROUP.
16. NO PORTION OF A BUILDING SHALL BE FURTHER THAN 500 FEET FROM A FIRE HYDRANT AS MEASURED VIA HARD SURFACE ROAD - NOT A DIRECT LINE FROM HYDRANT TO BUILDING.
17. CLEARANCE FOR FIRE TRUCK ACCESS: 20 FEET OF UNOBSTRUCTED AREA MUST BE MAINTAINED ALONG ANY PUBLIC OR PRIVATE STREET, INCLUDING ANY ALLEY FOR FIRE TRUCK ACCESS, UNLESS STREET IS A DIVIDED ROAD.
18. SIGHT DISTANCE MUST BE AS PER CURRENT EDITION OF ASHTO MANUAL.

GENERAL PLAN CONSISTENCY NOTE

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN THE DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS TRANSECT 3 SUBURBAN NEIGHBORHOOD MAINTENANCE WITH A CONSERVATION OVERLAY (FLOODPLAIN).

AS PROPOSED, THIS SP MEETS THE GOALS OF THE SUBURBAN NEIGHBORHOOD MAINTENANCE POLICY BY PROVIDING A LOW DENSITY OF 1.6 UNITS PER ACRE. THIS PLAN INCLUDES A MIXTURE OF HOUSING TYPES, WITH ASSISTED AND ELDERLY LIVING LACKING IN THE AREA. THE SP ALSO PROVIDES A LEVEL OF COMMUNITY WALKABILITY AND RECREATION. ADDITIONALLY, THIS SP PRESERVES OPEN SPACE, LARGE PORTIONS OF FLOODPLAIN, AND WETLANDS.

ARCHITECTURAL NOTES (FOR RESIDENTAL TOWNHOMES)

BUILDING ELEVATIONS FOR ALL STREET FACADES SHALL BE PROVIDED WITH THE FINAL SITE PLAN. THE FOLLOWING STANDARDS SHALL BE MET:

1. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
3. EIFS, VINYL SIDING, AND UNTREATED WOOD, SHALL BE PROHIBITED.
4. IF PROVIDED, PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.


NASHVILLE ELECTRIC SERVICE NOTES

1. NES CAN MEET WITH DEVELOPER UPON REQUEST TO DETERMINE SERVICE OPTIONS.
2. THE FINAL SP DRAWING SHALL SHOW ANY EXISTING UTILITIES EASEMENTS ON PROPERTY, THE UTILITY POLES ON THE PROPERTY AND THE POLES ALONG ROW.
3. NES FOLLOWS THE NATIONAL FIRE PROTECTION ASSOCIATION RULES; REFER TO NFPA 70 ARTICLE 450-27; AND NESC SECTION 15 - 152.A.2 FOR COMPLETE RULES (SEE NES CONSTRUCTION GUIDELINES UNDER "BUILDERS AND CONTRACTORS" TAB @ WWW.NESPOWER.COM).
4. OVERHEAD ELECTRICAL POWER LINES ARE REQUIRED TO MEET OR EXCEED THE CONDITIONS AS SPECIFIED IN THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE STATE OF TENNESSEE IN CHAPTER 89, PUBLIC ACTS. THE EXISTING OVERHEAD POWER LINES ARE LOCATED IN THE PUBLIC RIGHT-OF-WAYS AND WILL REQUIRE AN ELECTRICAL SAFETY CLEARANCE THAT MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION OF ANY BUILDINGS. THE NATIONAL ELECTRICAL SAFETY CODE, 2012 EDITION, DICTATES THE CLEARANCES IN RULE 234 C AND G TO PROVIDE THE MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM LIVE CONDUCTORS. THE OVERHEAD LINE MUST HAVE A HORIZONTAL CLEARANCE OF 7'-6" AWAY FROM THE NEAREST CONDUCTOR TO ALLOW FOR BLOW-OUT CONDITIONS AS IT IS CONFIGURED TODAY. IT IS THE DEVELOPER AND HIS CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THEY COMPLY WITH OSHA REGULATIONS FOR WORKING NEAR ENERGIZED CONDUCTORS. CHECK WITH OSHA REGULATIONS FOR MEETING CLEARANCES FOR CONSTRUCTION NEAR ENERGIZED CONDUCTORS FOR ADDITIONAL CLEARANCE REQUIREMENTS. TYPICALLY OSHA CLEARANCES WILL EXCEED WHAT IS REQUIRED BY THE NESC. OFTEN THE LOCATIONS OF NEW BUILDINGS ARE IMPACTED BY THE INABILITY OF DE-ENERGIZING THE CIRCUITS TO MEET COST AND CONSTRUCTION SCHEDULES. PROPER CLEARANCES MUST BE MAINTAINED FROM NOT ONLY THE BUILDING ENVELOPE, BUT ALSO FROM SCAFFOLDING AND OTHER CONSTRUCTION EQUIPMENT.
5. IF PORCHES OR WALLS ARE ALLOWED TO BE CONSTRUCTED BEYOND THE MINIMUM SETBACK LIMITS AND INTO THE PUBLIC UTILITY EASEMENTS, THEN THE EASEMENT WILL BE CONSIDERED REDUCED BY THAT MUCH OF THE EASEMENT. SUCH ENCROACHMENTS MAY INCREASE THE COST OF ELECTRICAL INFRASTRUCTURE TO ALLOW FOR REDUCED OR LIMITED ACCESS TO EQUIPMENT. NES RESERVES THE RIGHT TO ENTER AND TO ERECT, MAINTAIN, REPAIR, REBUILD, OPERATE AND PATROL ELECTRIC POWER OVERHEAD AND UNDERGROUND CONDUCTORS AND COMMUNICATIONS CIRCUITS WITH ALL NECESSARY EQUIPMENT REASONABLY INCIDENT THERETO INCLUDING THE RIGHT TO CLEAR SAID EASEMENT AND KEEP THE SAME CLEAR OF BRUSH, TIMBER, FLAMMABLE STRUCTURES, BUILDINGS, PERMANENT STRUCTURES, AND FIRE HAZARDS; ALL OVER, UNDER, UPON, AND ACROSS THE EASEMENT AS GRANTED ON ANY PLAN.
6. QUANTITY AND LOCATION OF NES EQUIPMENT TO BE DETERMINED BY THE NES ENGINEER AFTER RECEIVING FINAL PLANS AND ELECTRICAL LOAD INFORMATION. A PRELIMINARY EXHIBIT 'B' DESIGN WILL BE SENT TO THE DEVELOPER OR REPRESENTATIVES OF THE DEVELOPER FOR REVIEW. SUGGESTIONS OR REQUESTS TO THE DESIGN SHOULD BE MADE DURING THIS REVIEW PROCESS. ANY CHANGES REQUIRING RE-DESIGN, AFTER THIS DOCUMENT HAS BEEN SIGNED, WILL BE AT THE DEVELOPER'S EXPENSE.
7. DEVELOPER'S VEGETATION DESIGN SHALL MEET BOTH METRO REQUIREMENTS AND NES VEGETATION MANAGEMENT REQUIREMENTS/CLEARANCES.
8. NES FACILITIES WILL NOT BE ALLOWED TO SIT IN OR TO PASS THROUGH RETENTION AREAS INCLUDING RAIN GARDENS, BIO-RETENTION, BIO SWALES AND THE LIKE. THIS INCLUDES PRIMARY DUCT BETWEEN PAD-MOUNTED EQUIPMENT, AS WELL AS SERVICE DUCT TO A METER OR METER CENTER.
9. NES RISER POLE SHOULD BE INSTALLED ON DEVELOPMENT PROPERTY.
10. NES NEEDS ELECTRICAL LOAD INFORMATION INCLUDING ANY HOUSE, IRRIGATION, COMPACTOR, OR PUMP SERVICES.
11. LIMITED BUILDING DETAIL AND/ OR BUILDING CONSTRUCTION INFORMATION PROVIDED. CONSTRUCTION MUST MEET ALL APPLICABLE BUILDING AND FIRE CODES. ANY ADDITIONAL FIRE CODE OR ACCESS ISSUES WILL BE ADDRESSED DURING THE CONSTRUCTION PERMITTING PROCESS. FUTURE DEVELOPMENT OR CONSTRUCTION MAY REQUIRE CHANGES TO MEET ADOPTED FIRE AND BUILDING CODES.

REVISION RECORD		
NO	DATE	DESCRIPTION
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SUBMITTAL RECORD		
NO	DATE	DESCRIPTION

CASE NO. 2023SP-012-001



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W.P. STEVENSON, TRUSTEE
PENNINGTON BEND LIFE PLAN COMMUNITY
NASHVILLE, TENNESSEE**

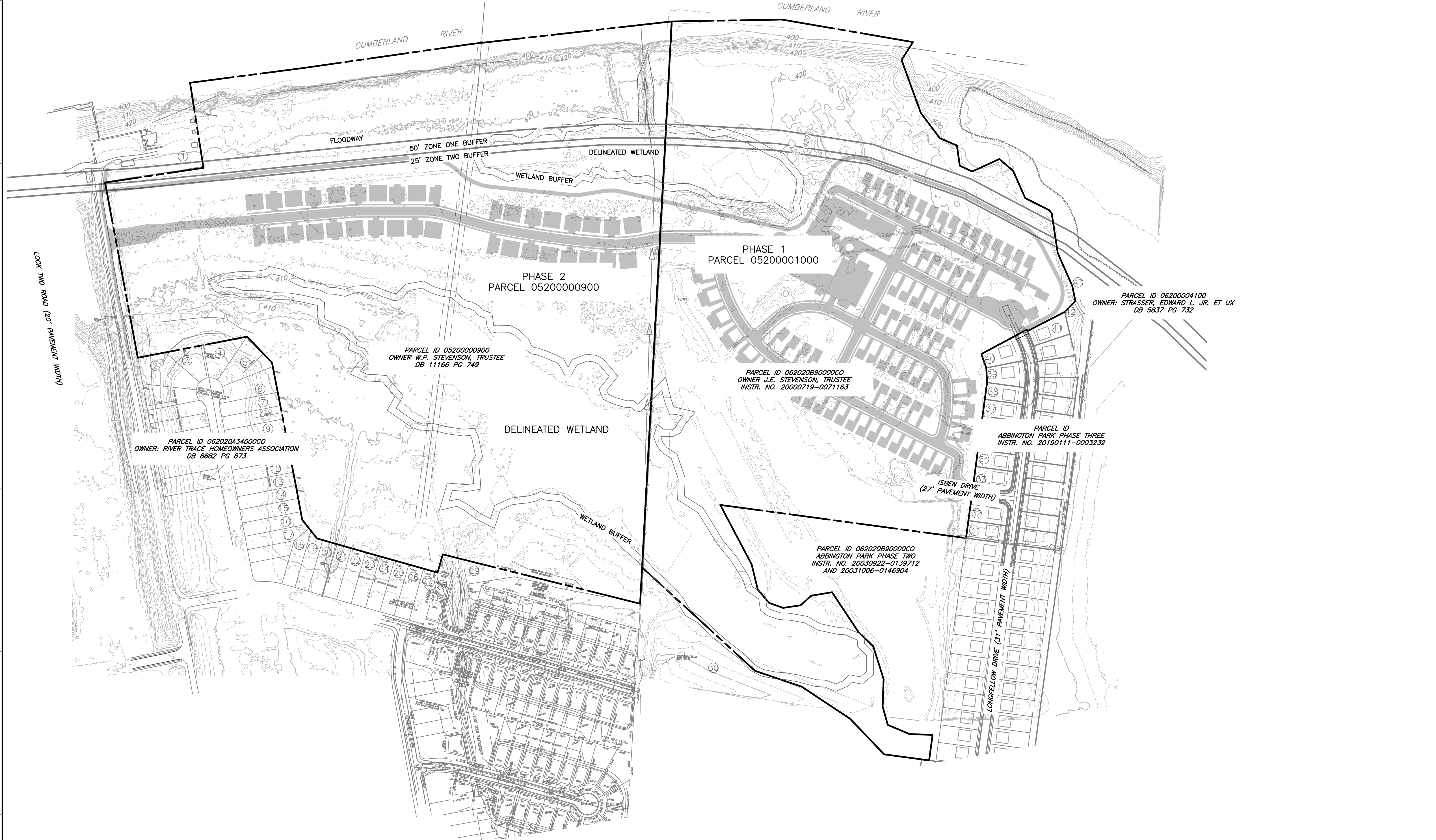
DRAWN BY:	CAT	CHECKED BY:	NHK	APPROVED BY:	RCM
DATE:	JANUARY 2023	DWG SCALE:	AS SHOWN	PROJECT NO:	195-028

GENERAL NOTES

DRAWING NO.: **C001**
SHEET OF



CUMBERLAND RIVER

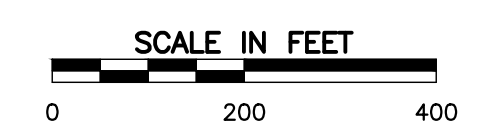


REVISION RECORD		
NO	DATE	DESCRIPTION


SUBMITTAL RECORD		
NO	DATE	DESCRIPTION

ADJACENT PROPERTY OWNERS						
Parcel ID	Owner	Property Address	Property City	Property State	Property Zipcode	
1	LOCK TWO PARK-METRO GOVERNMENT					
2	062020A2390000 SCHLEICHER, EHREN & NORIEGA, ALEJANDRA	2957 RIVERBEND DR	NASHVILLE	TN	37214	
3	062020A2400000 MORA, IRONELLY	2961 RIVERBEND DR	NASHVILLE	TN	37214	
4	062020A2410000 AMI 2014-3 BORROWER, LLC	2960 RIVERBEND DR	NASHVILLE	TN	37214	
5	062020A2420000 ANHALT, SUSANNE J.	2956 RIVERBEND DR	NASHVILLE	TN	37214	
6	062020A2430000 CARPENTER, MATTHEW C. & SARAH K.	2952 RIVERBEND DR	NASHVILLE	TN	37214	
7	062020A2440000 KATZ, RICHARD & MARIA MORA	2948 RIVERBEND DR	NASHVILLE	TN	37214	
8	062020A2450000 MIMS, ADRIENNE	2944 RIVERBEND DR	NASHVILLE	TN	37214	
9	062020A2460000 MCKAY, PEYTON & NOLEN	2940 RIVERBEND DR	NASHVILLE	TN	37214	
10	062020A2470000 AYAAD, ADEL & GERGIS, NAHED	2936 RIVERBEND DR	NASHVILLE	TN	37214	
11	062020A2480000 LEE, DANNY	2932 RIVERBEND DR	NASHVILLE	TN	37214	
12	062020A2490000 FERGUSON, LUCIMARI M. Z.	2928 RIVERBEND DR	NASHVILLE	TN	37214	
13	062020A2500000 FAHMY, NAGUIB E. & BOLES, EBTSAM R.	2924 RIVERBEND DR	NASHVILLE	TN	37214	
14	062020A2510000 RONDINELLI, LISA	2920 RIVERBEND DR	NASHVILLE	TN	37214	
15	062020A2520000 FADLALLAH, AWAD GODA & SOMIA & AGIB, MARY ET AL.	2916 RIVERBEND DR	NASHVILLE	TN	37214	
16	062020A2530000 SFR JV-2 2022-2 BORROWER, LLC	2912 RIVERBEND DR	NASHVILLE	TN	37214	
17	062020A2540000 HAMILTON, TARA LATRELLE	2908 RIVERBEND DR	NASHVILLE	TN	37214	
18	062020A2570000 BEAN, AYANNA	3209 CAIN HARBOR DR	NASHVILLE	TN	37214	
19	062020A2580000 ARBELAEZ, RICARDO & AMALIA	3213 CAIN HARBOR DR	NASHVILLE	TN	37214	
20	062020A2590000 ANGELOVA, MAYA & ANGELOV, ANGEL	3217 CAIN HARBOR DR	NASHVILLE	TN	37214	
21	062020A2600000 ELYNS, DOUGLAS SCOTT & AMELIA ANN PELUSO	3221 CAIN HARBOR DR	NASHVILLE	TN	37214	
22	062020A2610000 US SFE ASSET COMPANY 1, LLC	3225 CAIN HARBOR DR	NASHVILLE	TN	37214	
23	062020A2620000 LANDRY, RAYMOND L. & MARILYN C.	3229 CAIN HARBOR DR	NASHVILLE	TN	37214	
24	062020A2630000 WILLIAMS, JAVONNA D.	3233 CAIN HARBOR DR	NASHVILLE	TN	37214	
25	062020A2640000 SCARLETT, NATHAN M & DIANA	3237 CAIN HARBOR DR	NASHVILLE	TN	37214	
26	062020A2650000 MARTINEZ, HERACLIO & ALFONSO	3241 CAIN HARBOR DR	NASHVILLE	TN	37214	
27	062020A2660000 OWEN, ROBIN K. & MICHAEL D.	3245 CAIN HARBOR DR	NASHVILLE	TN	37214	
28	062020A2940000 BARSOU, BERSOUM & CAROLINE AITALLA	3249 CAIN HARBOR DR	NASHVILLE	TN	37214	
29	062020A3400000 RIVER TRACE HOMEOWNERS ASSOCIATION, INC.	3253 CAIN HARBOR DR	NASHVILLE	TN	37214	
30	062020B9010000 ABBINGTON PARK PH 3 OWNERS ASSO	0 LONGFELLOW DR	NASHVILLE	TN	37214	
31	062020B3160000 AHI BORROWER, LP	4261 LONGFELLOW DR	NASHVILLE	TN	37214	
32	062020B3150000 AHI BORROWER, LP	4265 LONGFELLOW DR	NASHVILLE	TN	37214	
33	062020B3140000 AHI BORROWER, LP	4301 LONGFELLOW DR	NASHVILLE	TN	37214	
34	062020B3130000 AHI BORROWER, LP	4305 LONGFELLOW DR	NASHVILLE	TN	37214	
35	062020B3120000 AHI BORROWER, LP	4309 LONGFELLOW DR	NASHVILLE	TN	37214	
36	062020B3110000 AHI BORROWER, LP	4313 LONGFELLOW DR	NASHVILLE	TN	37214	
37	062020B3100000 AHI BORROWER, LP	4317 LONGFELLOW DR	NASHVILLE	TN	37214	
38	062020B3090000 AHI BORROWER, LP	4321 LONGFELLOW DR	NASHVILLE	TN	37214	
39	062020B3080000 AHI BORROWER, LP	4325 LONGFELLOW DR	NASHVILLE	TN	37214	
40	062020B3070000 AHI BORROWER, LP	4329 LONGFELLOW DR	NASHVILLE	TN	37214	
41	062020B3060000 AHI BORROWER, LP	4336 LONGFELLOW DR	NASHVILLE	TN	37214	
42	062020B9010000 ABBINGTON PARK PH 3 OWNERS ASSO	0 LONGFELLOW DR	NASHVILLE	TN	37214	
43	620004100 STRASSER, EDWARD L. JR. ET UX	2639 PENNINGTON BEND RD	NASHVILLE	TN	37214	

SOIL INFORMATION TABLE		
MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL RATING
Ar	ARRINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	B
ByB	BYLER SILT LOAM, 2 TO 5 PERCENT SLOPS	C/D
Ld	LINDELL SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	B/D
Ne	NEWARK SILT LOAM	B/D
Se	SEQUATCHIE FINE SANDY LOAM	B



CASE NO. 2023SP-012-001



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 W.P. STEVENSON, TRUSTEE
 PENNINGTON BEND LIFE PLAN COMMUNITY
 NASHVILLE, TENNESSEE**

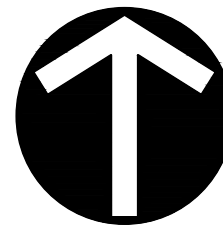
DRAWN BY: CAT	CHECKED BY: NHK	APPROVED BY: RGM
DATE: JANUARY 2023	DWG SCALE: AS SHOWN	PROJECT NO: 195-028

EXISTING CONDITIONS

C100

DRAWING NO:
SHEET OF

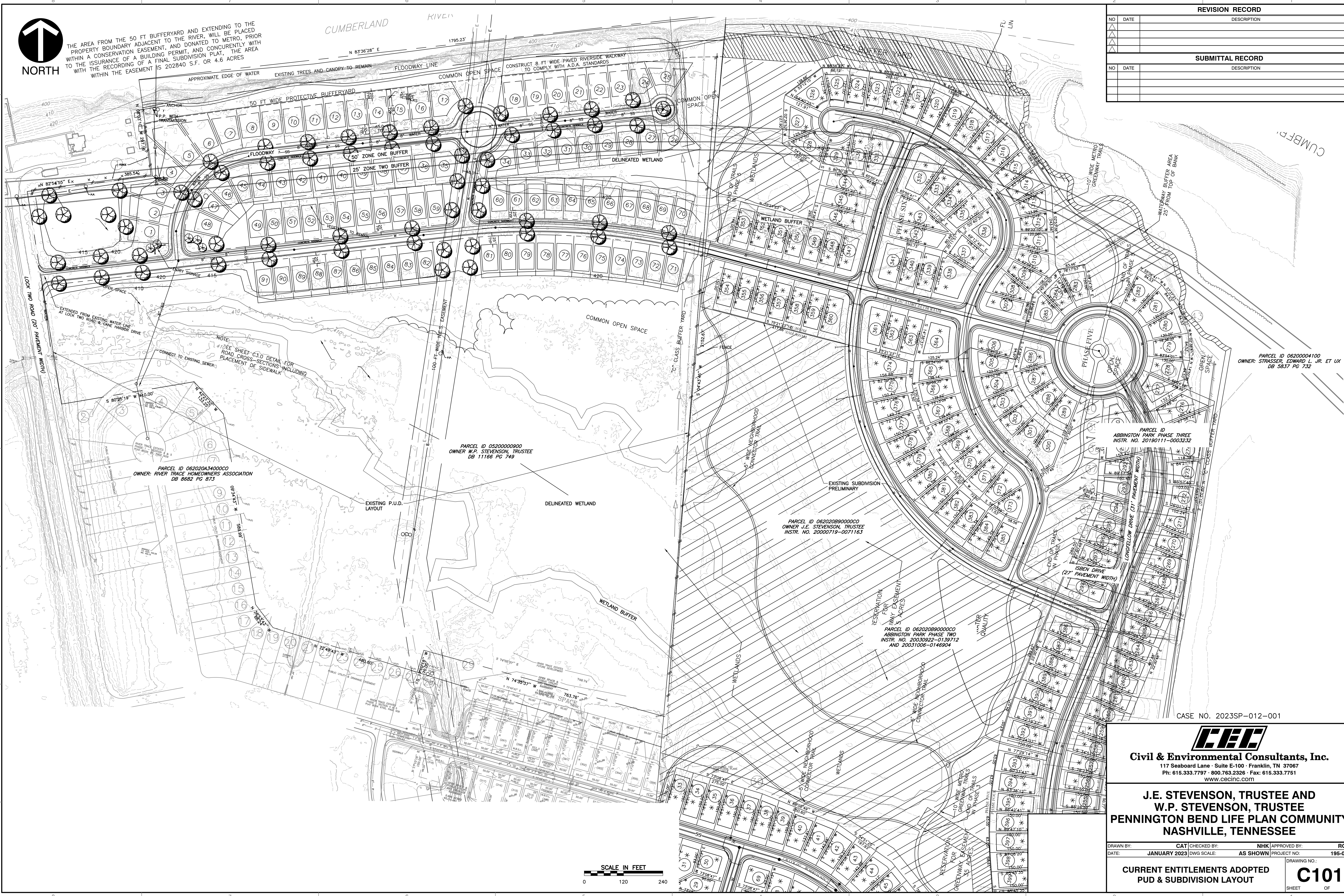
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NORTH

THE AREA FROM THE 50 FT BUFFERYARD AND EXTENDING TO THE RIVER, WILL BE PLACED PROPERTY BOUNDARY ADJACENT TO THE RIVER. WILL BE PLACED WITHIN A CONSERVATION EASEMENT, AND DONATED TO METRO, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AND CONCURRENTLY WITH THE RECORDING OF A FINAL SUBDIVISION PLAT, THE AREA WITHIN THE EASEMENT IS 202840 S.F. OR 4.6 ACRES

CUMBERLAND RIVER



REVISION RECORD		
NO	DATE	DESCRIPTION

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NO	DATE	DESCRIPTION

NOTE: SEE SHEET C3.0 DETAIL FOR ROAD CROSS-SECTIONS INCLUDING PLACEMENT OF SIDEWALK
CONNECT TO EXISTING SEWER

PARCEL ID 062020A340000
OWNER: RIVER TRACE HOMEOWNERS ASSOCIATION
DB 8682 PG 873

PARCEL ID 05200000900
OWNER: W.P. STEVENSON, TRUSTEE
DB 11166 PG 749

PARCEL ID 062020B900000
OWNER: J.E. STEVENSON, TRUSTEE
INSTR. NO. 20000719-0071163

PARCEL ID 062020B900000
ABBITINGTON PARK PHASE TWO
INSTR. NO. 20030023-0133712
AND 20031006-0146904

PARCEL ID
ABBITINGTON PARK PHASE THREE
INSTR. NO. 20190111-0003232

PARCEL ID 06200004100
OWNER: STRASSER, EDWARD L. JR. ET UX
DB 5637 PG 732

CASE NO. 2023SP-012-001



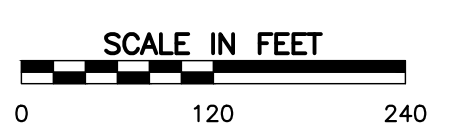
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NASHVILLE, TENNESSEE

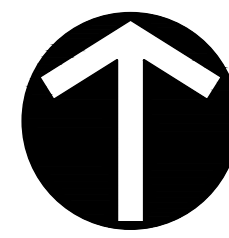
DRAWN BY: CAT CHECKED BY: NHK APPROVED BY: RGM
DATE: JANUARY 2023 DWG SCALE: AS SHOWN PROJECT NO: 195-028

CURRENT ENTITLEMENTS ADOPTED
PUD & SUBDIVISION LAYOUT

SHEET NO. C101
OF



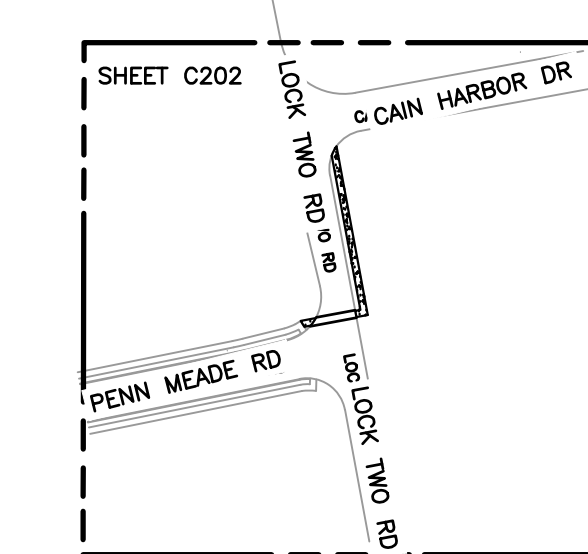
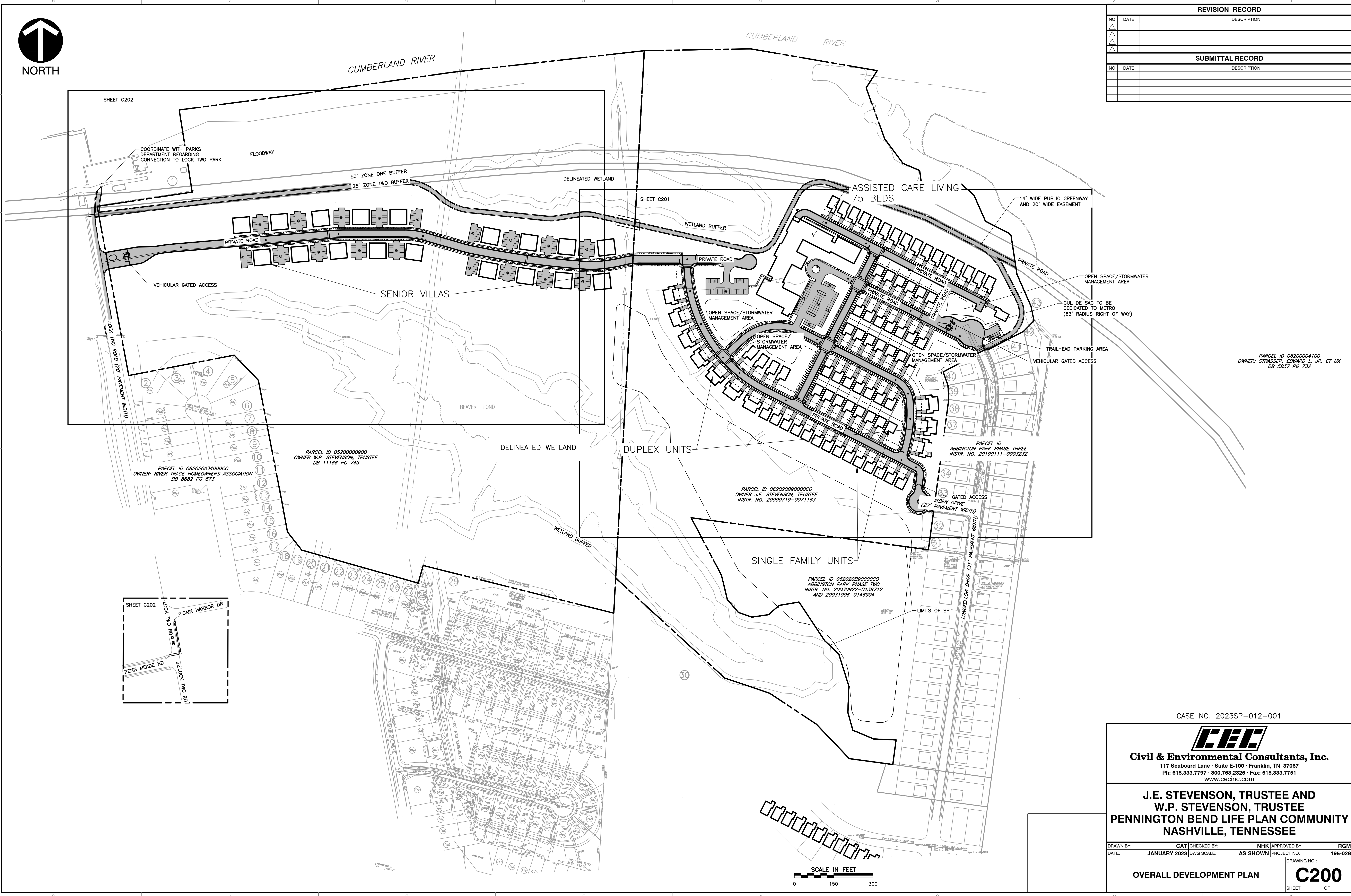
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NO	DATE	DESCRIPTION

SUBMITTAL RECORD		
NO	DATE	DESCRIPTION



PARCEL ID 06200004100
 OWNER: STRASSER, EDWARD L. JR. ET UX
 DB 5637 PG 732

PARCEL ID 062020B9000000
 OWNER J.E. STEVENSON, TRUSTEE
 INSTR. NO. 20000719-0071163

PARCEL ID 062020A3400000
 OWNER: RIVER TRACE HOMEOWNERS ASSOCIATION
 DB 8682 PG 873

PARCEL ID 062020B9000000
 ABBINGTON PARK PHASE TWO
 INSTR. NO. 20030922-0139712
 AND 20031006-0146904

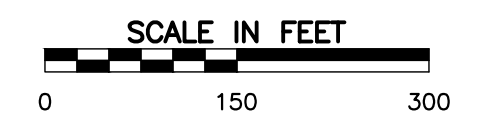
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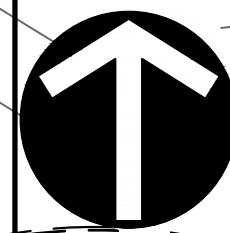
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 W.P. STEVENSON, TRUSTEE
 PENNINGTON BEND LIFE PLAN COMMUNITY
 NASHVILLE, TENNESSEE**

DRAWN BY: CAT | CHECKED BY: NHK | APPROVED BY: RGM
 DATE: JANUARY 2023 | DWG SCALE: AS SHOWN | PROJECT NO: 195-028

OVERALL DEVELOPMENT PLAN
C200
 SHEET OF



A:\2019\195-028-C200\Draw\Preliminary\SP\195028-C201-C200.dwg [2/20] LSC(2/6/2023 - 09:00) - LP, 2/6/2023 10:47 AM



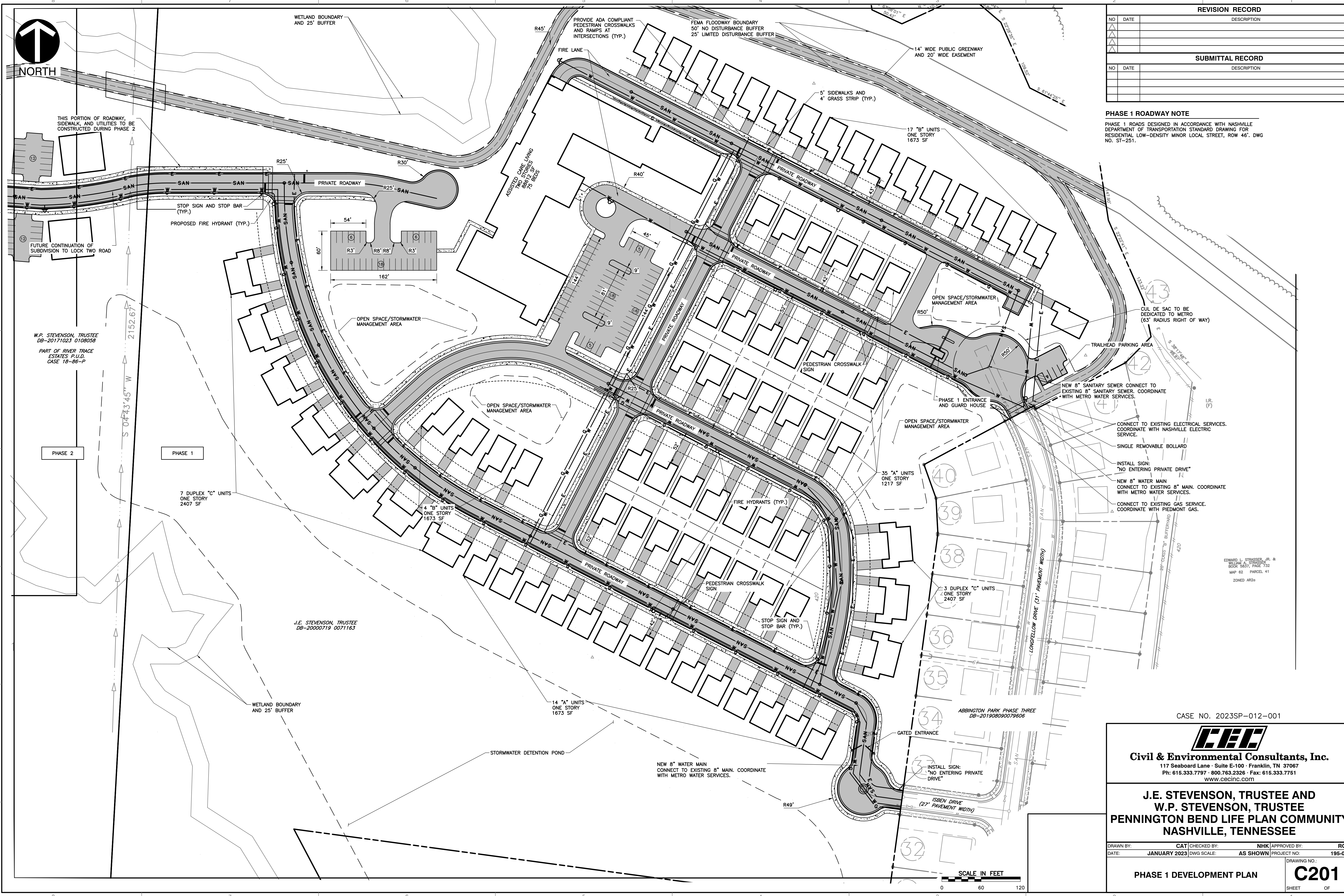
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REVISION RECORD		
NO	DATE	DESCRIPTION


SUBMITTAL RECORD		
NO	DATE	DESCRIPTION

PHASE 1 ROADWAY NOTE

PHASE 1 ROADS DESIGNED IN ACCORDANCE WITH NASHVILLE DEPARTMENT OF TRANSPORTATION STANDARD DRAWING FOR RESIDENTIAL LOW-DENSITY MINOR LOCAL STREET, ROW 46', DWG NO. ST-251.



CASE NO. 2023SP-012-001



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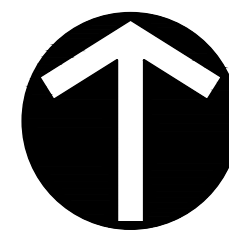
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 PENNINGTON BEND LIFE PLAN COMMUNITY
 NASHVILLE, TENNESSEE**

DRAWN BY:	CAT	CHECKED BY:	NHK	APPROVED BY:	RGM
DATE:	JANUARY 2023	DWG SCALE:	AS SHOWN	PROJECT NO.:	195-028

PHASE 1 DEVELOPMENT PLAN

DRAWING NO. **C201**
SHEET OF

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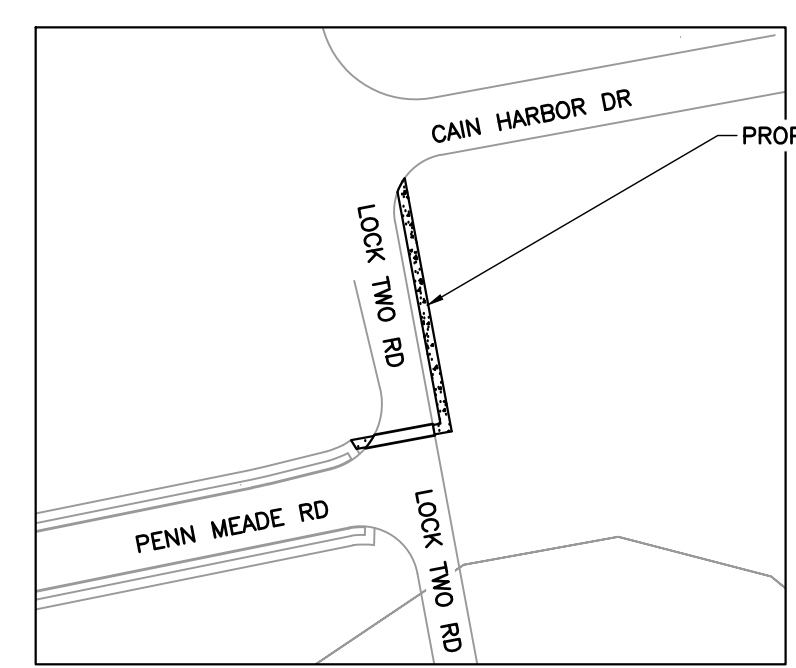
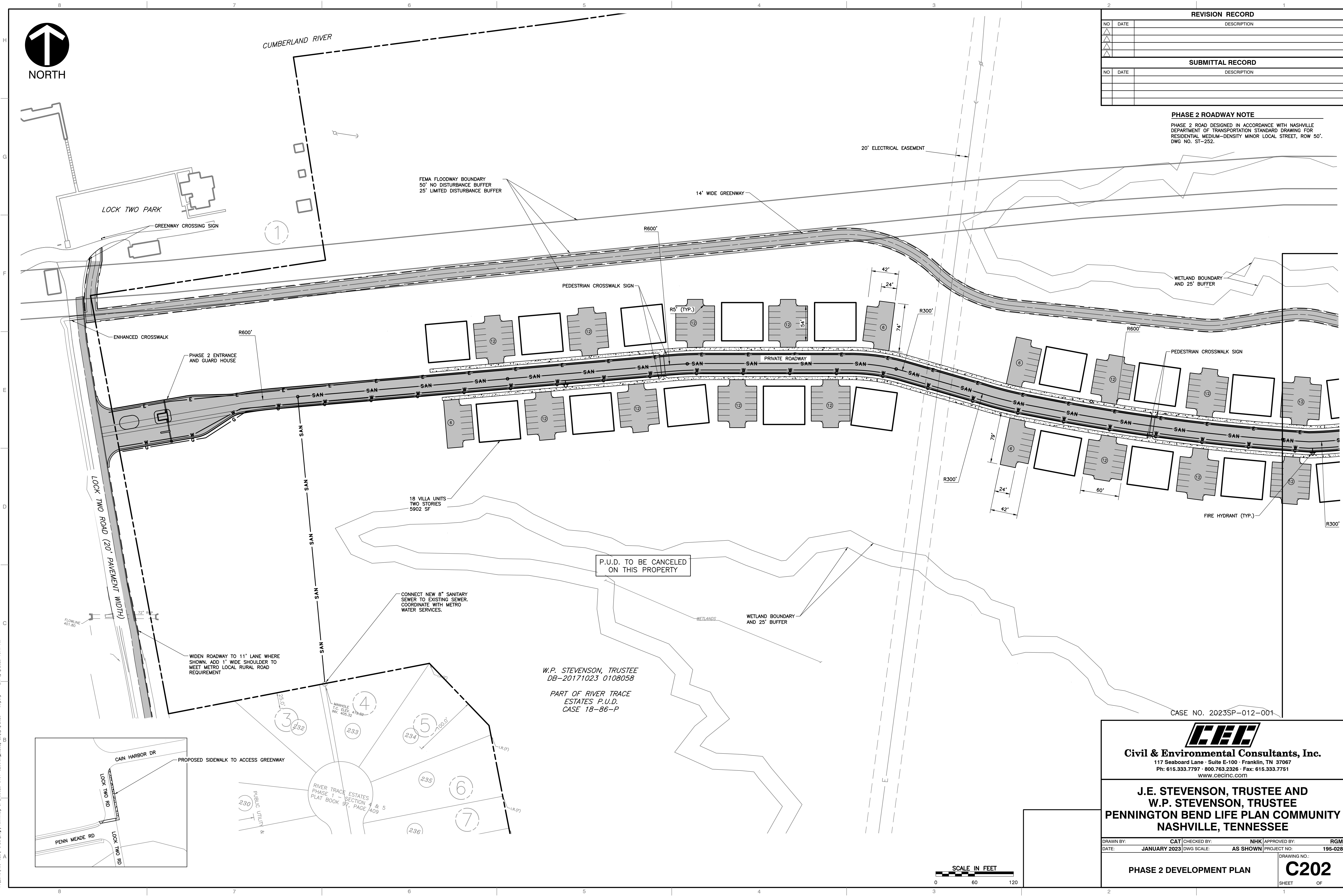


NORTH

REVISION RECORD		
NO	DATE	DESCRIPTION

SUBMITTAL RECORD		
NO	DATE	DESCRIPTION

PHASE 2 ROADWAY NOTE
 PHASE 2 ROAD DESIGNED IN ACCORDANCE WITH NASHVILLE DEPARTMENT OF TRANSPORTATION STANDARD DRAWING FOR RESIDENTIAL MEDIUM-DENSITY MINOR LOCAL STREET, ROW 50'. DWG NO. ST-252.



W.P. STEVENSON, TRUSTEE
 DB-20171023 0108058
 PART OF RIVER TRACE
 ESTATES P.U.D.
 CASE 18-86-P

P.U.D. TO BE CANCELED
 ON THIS PROPERTY

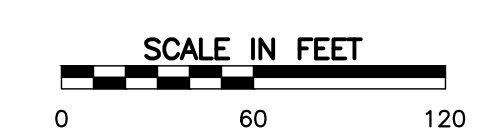
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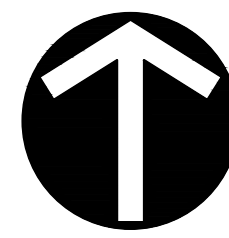
**J.E. STEVENSON, TRUSTEE AND
 W.P. STEVENSON, TRUSTEE
 PENNINGTON BEND LIFE PLAN COMMUNITY
 NASHVILLE, TENNESSEE**

DRAWN BY: CAT | CHECKED BY: NHK | APPROVED BY: RGM
 DATE: JANUARY 2023 | DWG SCALE: AS SHOWN | PROJECT NO: 195-028

PHASE 2 DEVELOPMENT PLAN
C202
 SHEET OF



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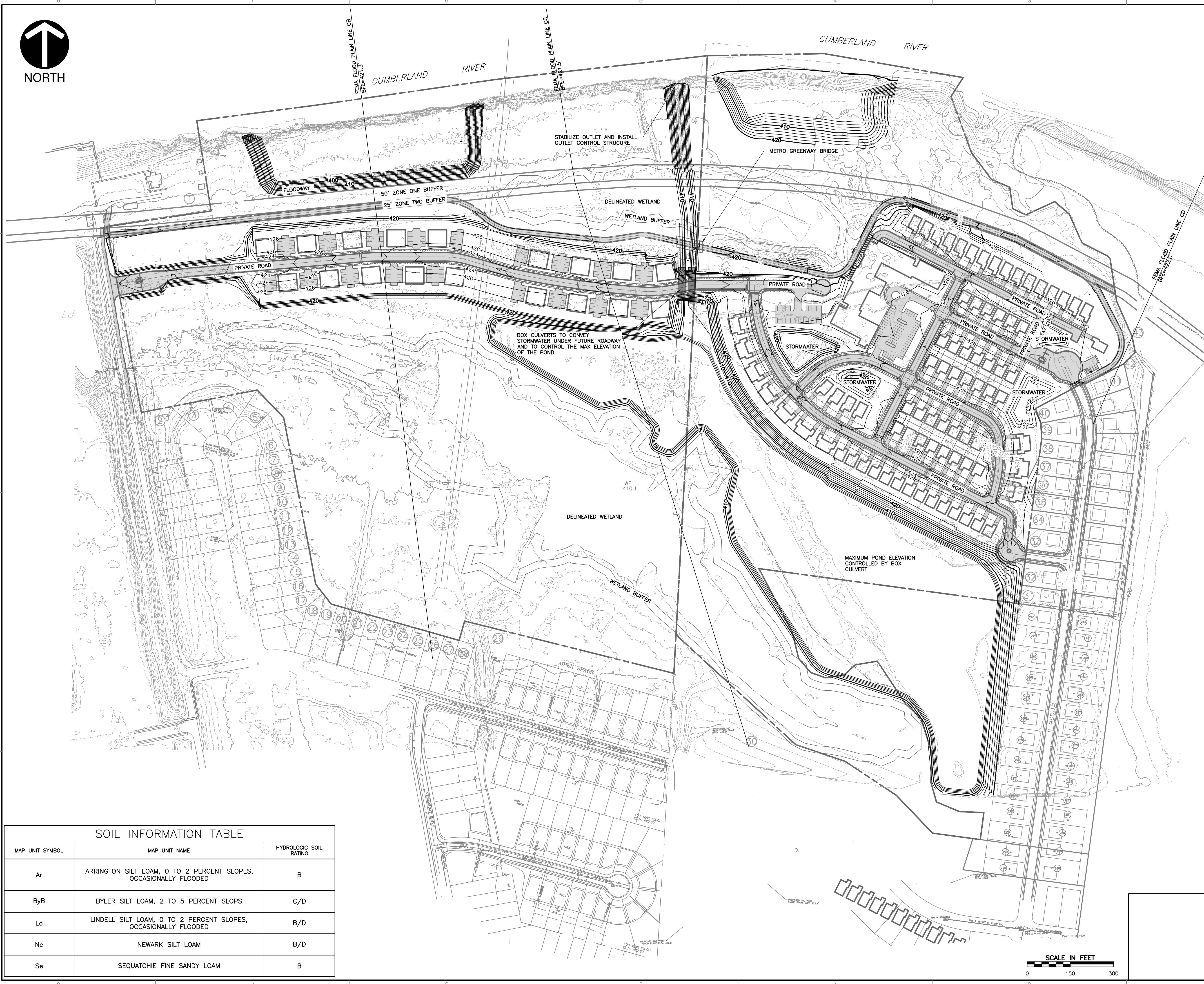
REVISION RECORD		
NO	DATE	DESCRIPTION

SUBMITTAL RECORD		
NO	DATE	DESCRIPTION

FLOODPLAIN DATA
 2-YEAR FLOOD ELEVATION: 409.6'-410.5'
 100-YEAR FLOOD ELEVATION: 421.0'-422.0'
 MINIMUM FFE FOR DEVELOPMENT: 425.8'

FEMA FIRM MAP NUMBER: 47037C0252H
 FEMA FIRM EFFECTIVE DATE: APRIL 05, 2017
 THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA.

- NOTES:**
- ALL PROPOSED BUILDINGS SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 4.0 FEET ABOVE THE 100 YEAR FLOOD ELEVATION.
 - ALL ROADWAYS TO BE AT OR ABOVE THE 100 YEAR FLOOD ELEVATION.
 - ALL CUT/FILL IN THE FLOODPLAIN IS TO BE BALANCED BETWEEN 1% CHANCE AND 50% CHANCE FLOOD EVENT.
 - 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.
 - WORK IN FLOODWAY WILL REQUIRE APPROVED NO RISE ANALYSIS OR CLOMR AS NECESSARY.



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 NASHVILLE, TENNESSEE**

DRAWN BY: CAT | CHECKED BY: NHK | APPROVED BY: RGM
 DATE: JANUARY 2023 | DWG SCALE: AS SHOWN | PROJECT NO: 195-028

OVERALL GRADING PLAN

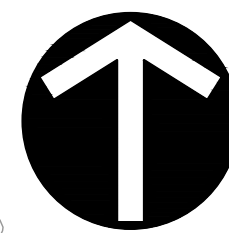
C300
SHEET OF

SOIL INFORMATION TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL RATING
Ar	ARRINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	B
ByB	BYLER SILT LOAM, 2 TO 5 PERCENT SLOPES	C/D
Ld	LINDELL SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	B/D
Ne	NEWARK SILT LOAM	B/D
Se	SEQUATCHIE FINE SANDY LOAM	B



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NO	DATE

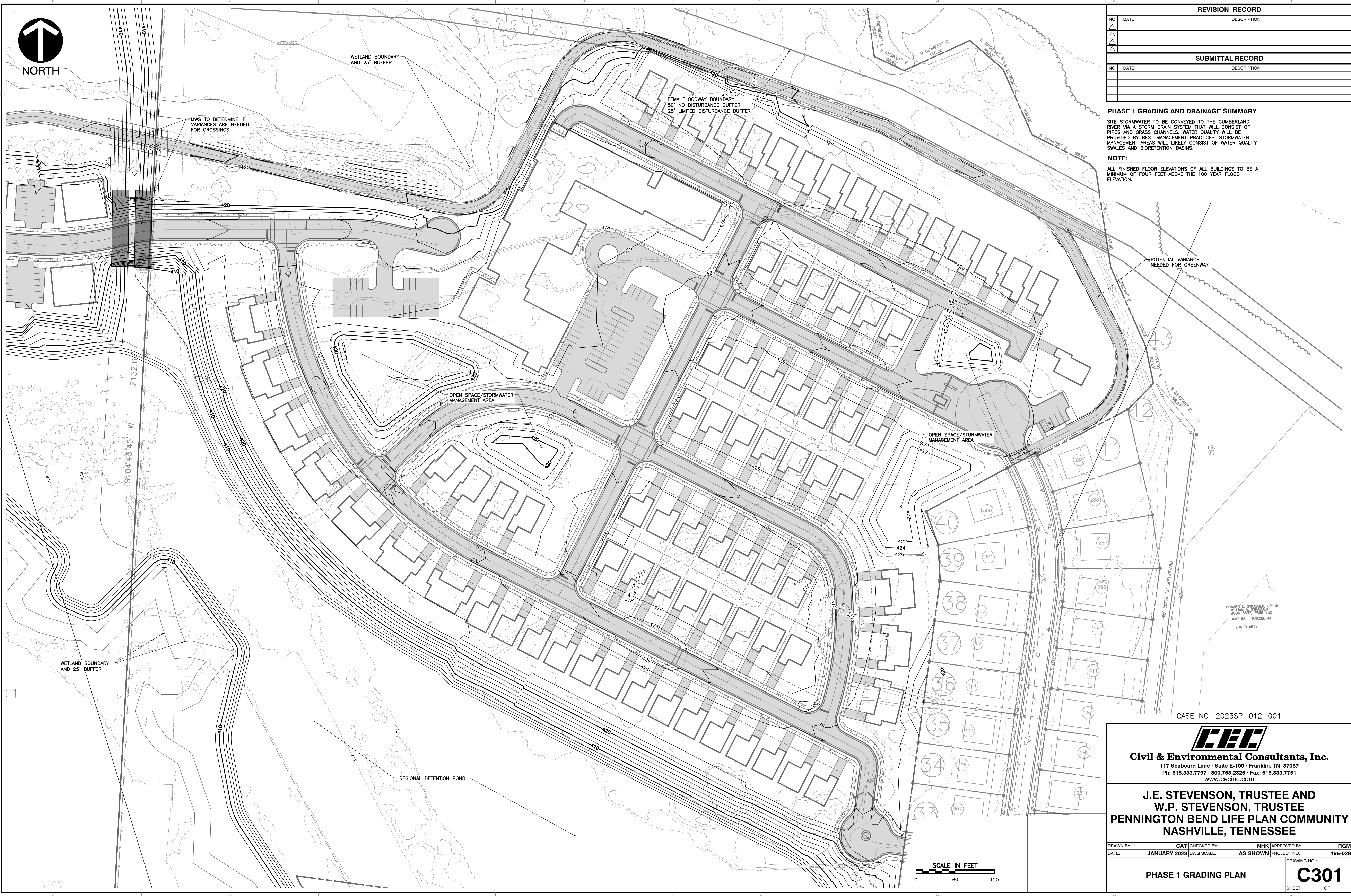
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PHASE 1 GRADING AND DRAINAGE SUMMARY

SITE STORMWATER TO BE CONVEYED TO THE CUMBERLAND RIVER VIA A STORM DRAIN SYSTEM THAT WILL CONSIST OF PIPES AND GRASS CHANNELS. WATER QUALITY WILL BE PROVIDED BY BEST MANAGEMENT PRACTICES. STORMWATER MANAGEMENT AREAS WILL LIKELY CONSIST OF WATER QUALITY SWALES AND BIOTRETENTION BASINS.

NOTE:

ALL FINISHED FLOOR ELEVATIONS OF ALL BUILDINGS TO BE A MINIMUM OF FOUR FEET ABOVE THE 100 YEAR FLOOD ELEVATION.



EDWARD L. STRASSER, JR. &
WILLIAM A. STRASSER
MAP 02 PARCEL 41
ZONED AR2c

CASE NO. 2023SP-012-001

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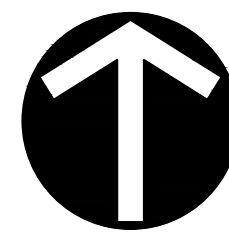
**J.E. STEVENSON, TRUSTEE AND
W.P. STEVENSON, TRUSTEE
PENNINGTON BEND LIFE PLAN COMMUNITY
NASHVILLE, TENNESSEE**

DRAWN BY: CAT | CHECKED BY: NHK | APPROVED BY: RGM
DATE: JANUARY 2023 | DWG SCALE: AS SHOWN | PROJECT NO: 195-028

PHASE 1 GRADING PLAN
C301
SHEET OF



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NO	DATE	DESCRIPTION

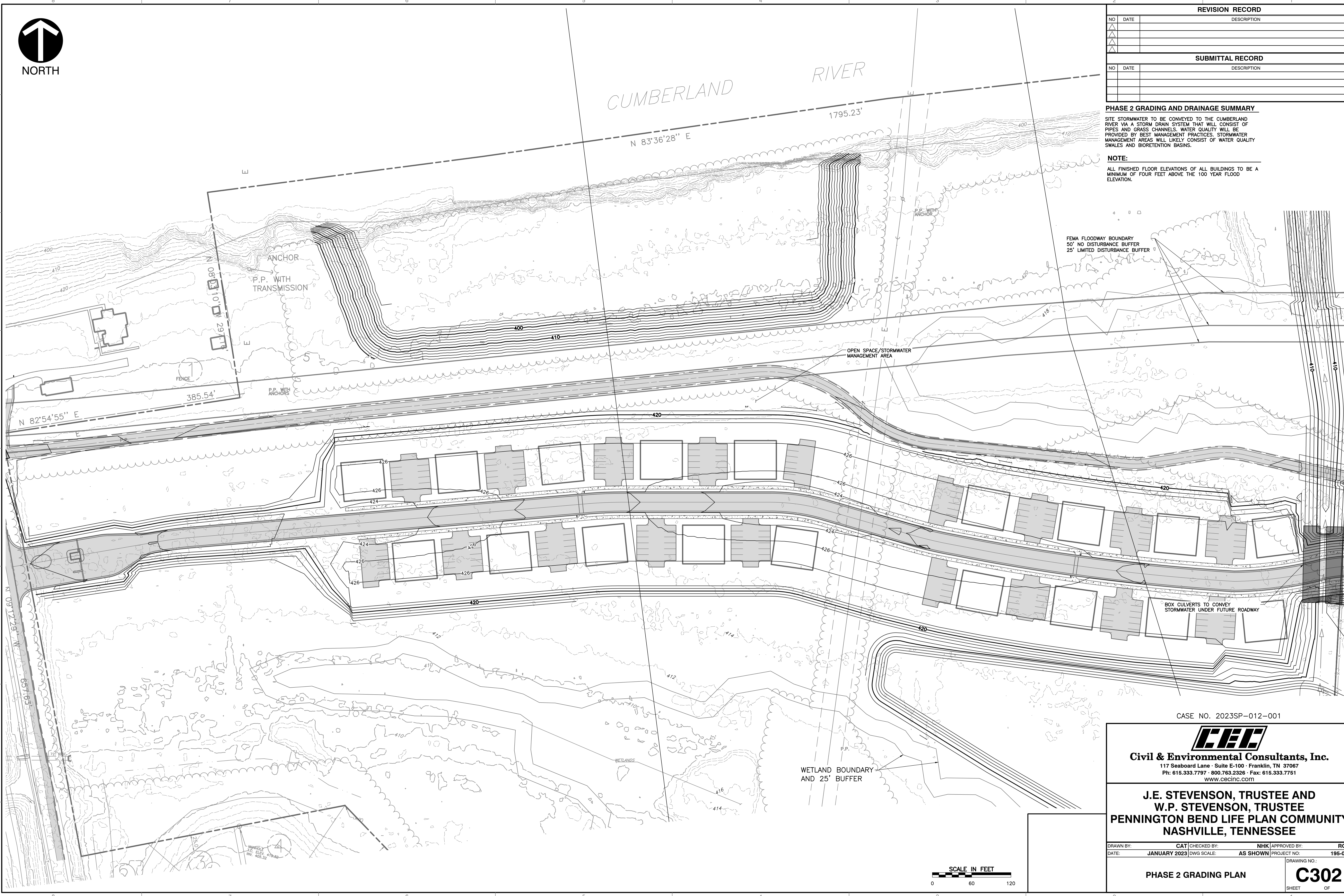
SUBMITTAL RECORD		
NO	DATE	DESCRIPTION

PHASE 2 GRADING AND DRAINAGE SUMMARY

SITE STORMWATER TO BE CONVEYED TO THE CUMBERLAND RIVER VIA A STORM DRAIN SYSTEM THAT WILL CONSIST OF PIPES AND GRASS CHANNELS. WATER QUALITY WILL BE PROVIDED BY BEST MANAGEMENT PRACTICES. STORMWATER MANAGEMENT AREAS WILL LIKELY CONSIST OF WATER QUALITY SWALES AND BIoretention BASINS.

NOTE:

ALL FINISHED FLOOR ELEVATIONS OF ALL BUILDINGS TO BE A MINIMUM OF FOUR FEET ABOVE THE 100 YEAR FLOOD ELEVATION.



CASE NO. 2023SP-012-001



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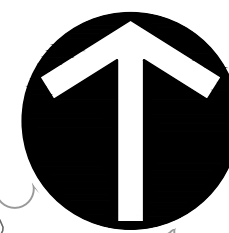
**J.E. STEVENSON, TRUSTEE AND
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PENNINGTON BEND LIFE PLAN COMMUNITY
NASHVILLE, TENNESSEE**

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DATE: JANUARY 2023 | DWG SCALE: AS SHOWN | PROJECT NO: 195-028

PHASE 2 GRADING PLAN

DRAWING NO.:
C302
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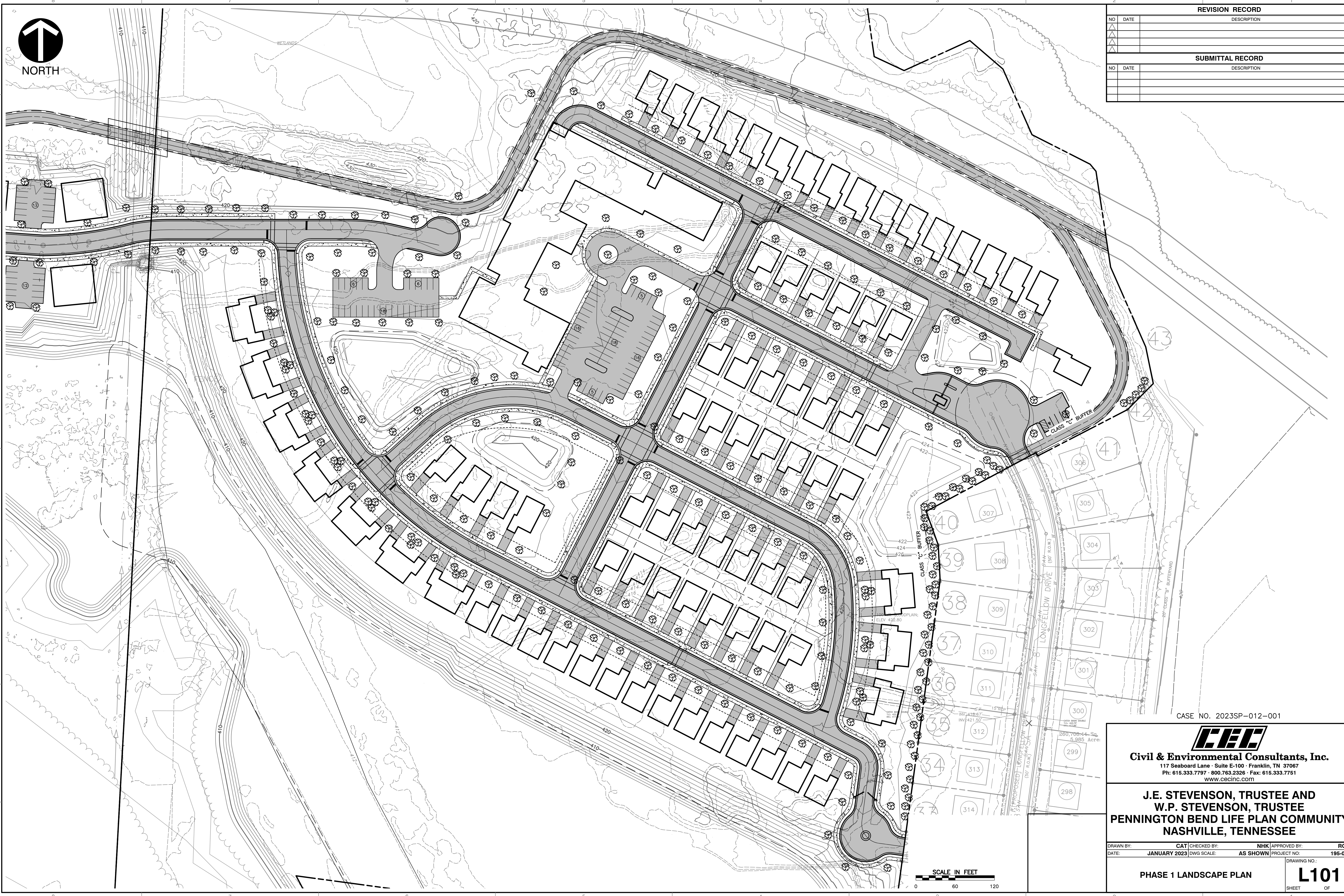
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REVISION RECORD	
NO	DESCRIPTION

SUBMITTAL RECORD	
NO	DESCRIPTION



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CASE NO. 2023SP-012-001

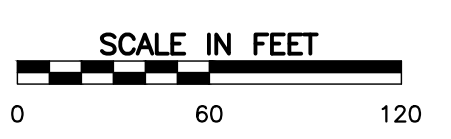
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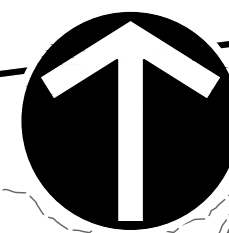
**J.E. STEVENSON, TRUSTEE AND
 W.P. STEVENSON, TRUSTEE
 PENNINGTON BEND LIFE PLAN COMMUNITY
 NASHVILLE, TENNESSEE**

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 DATE: JANUARY 2023 | DWG SCALE: AS SHOWN | PROJECT NO: 195-028

PHASE 1 LANDSCAPE PLAN

DRAWING NO.: **L101**
SHEET OF

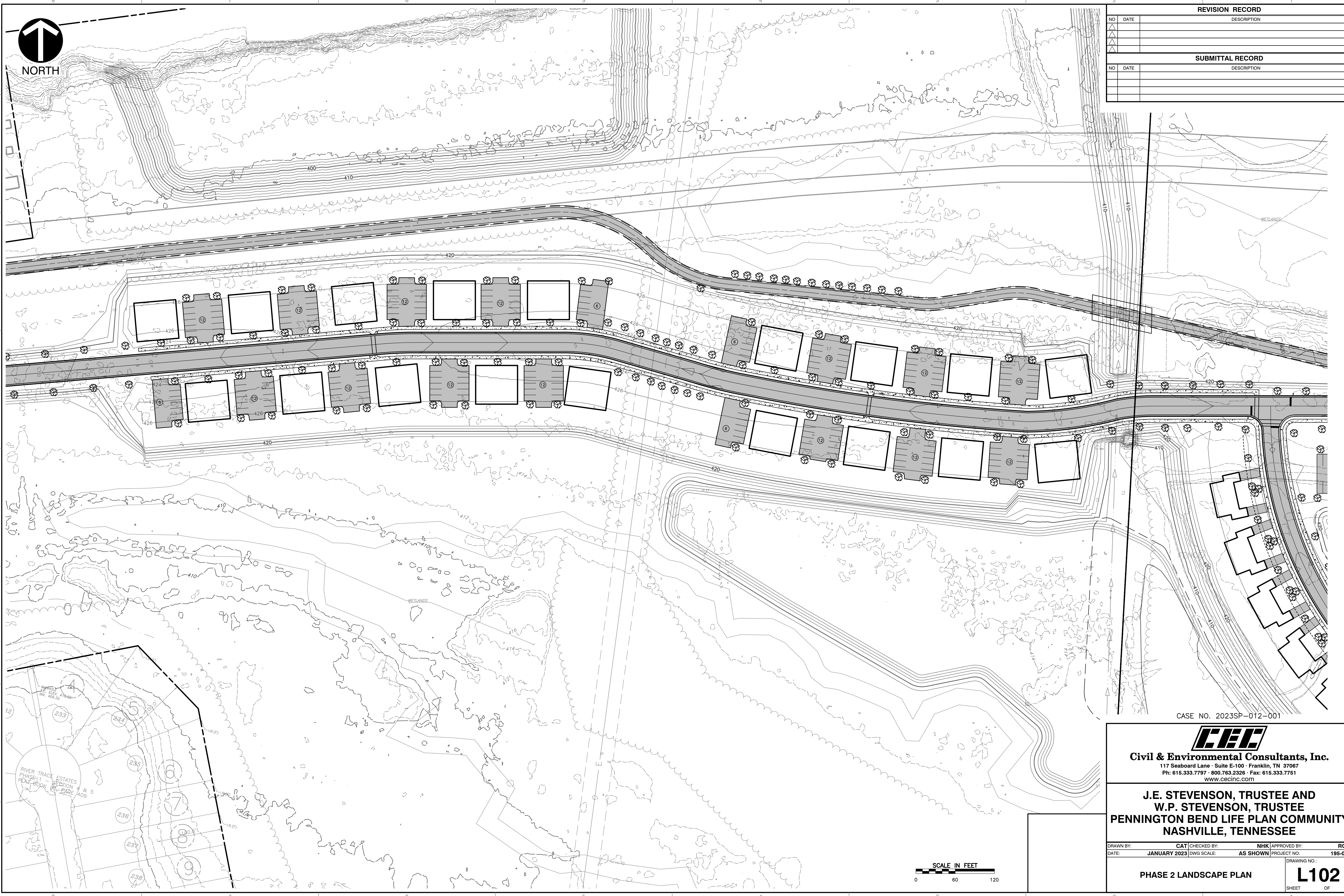




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REVISION RECORD		
NO	DATE	DESCRIPTION

SUBMITTAL RECORD		
NO	DATE	DESCRIPTION



CASE NO. 2023SP-012-001



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 NASHVILLE, TENNESSEE**

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 DATE: JANUARY 2023 | DWG SCALE: AS SHOWN | PROJECT NO: 195-028

PHASE 2 LANDSCAPE PLAN

DRAWING NO:
L102
SHEET OF



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