SP CASE NUMBER: 2022SP-020-001

PARCEL ID: 04400006200

DAVIDSON COUNTY

OLD HICKORY, TN 37138

GRESHAM SMITH PROJECT NO. 45290.00

1102 ROBINSON RD

Mt. Juliet. Tennessee 37121 Owner Contact: Brian Peterson Phone: (615) 370-8345 brian@srgassets.com

> **CIVIL ENGINEER** Gresham

222 Second Ave. South Nashville. Tennessee 37201

Civil Contact: Levi Sciara, P.E. Phone: 615.770.8213 Email: levi.sciara@greshamsmith.com

#### **PURPOSE NOTE**

#### SITE DATA

DAVIDSON COUNTY PARCEL I.D.

TAX MAP: 044 PARCELS: 62

COUNCILMAN: LARRY HAGAR (LARRY.HAGAR@NASHVILLE.GOV)

PROPOSED ZONING: SP (FALLBACK ZONING:CS)

TOTAL SITE AREA: 5.01 AC

**TOTAL FORMAL OPEN SPACE: 1.45 AC** 

8 DETACHED HOMES 32 TOWNHOMES

40 RESIDENTIAL UNITS

PARKING CODE REQUIREMENT: 1 SPACE PER BEDROOM UP TO 2 BEDROOMS FOR TOWNHOMES, 2 SPACE PER UNIT FOR DETACHED HOMES PARKING REQUIRED: 80 SPACES (74 TWO BEDROOM UNITS)

PARKING PROVIDED: 80 SPACES (PROVIDED IN THE GARAGE AND DRIVEWAY FOR 8 DETACHED HOMES

MAXIMUM BUILDING HEIGHT: 3 STORIES

SLOPE OF HEIGHT CONTROL PLANE (V TO H): 1.5 TO 1

MAXIMUM FLOOR AREA RATIO (FAR): 0.75

MAXIMUM IMPERVIOUS SURFACE RATIO (ISR): 0.70

## **PUBLIC WORKS NOTE:**

ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.

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.

WITH THE FINAL SP, SUBMIT GRADING PLANS THAT INDICATE SIDEWALKS ARE TO BE INSTALLED AT THE CENTERLINE ROAD GRADE

## FLOOD NOTE:

PORTIONS OF THE PROPERTY LIE WITHIN THE FLOOD HARZARD AREA AS SHOWN ON FEMA PANEL NUMBER 47037C0143H, DATED APRIL 5, 2017. **METRO WATER SERVICES NOTES:** 

ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

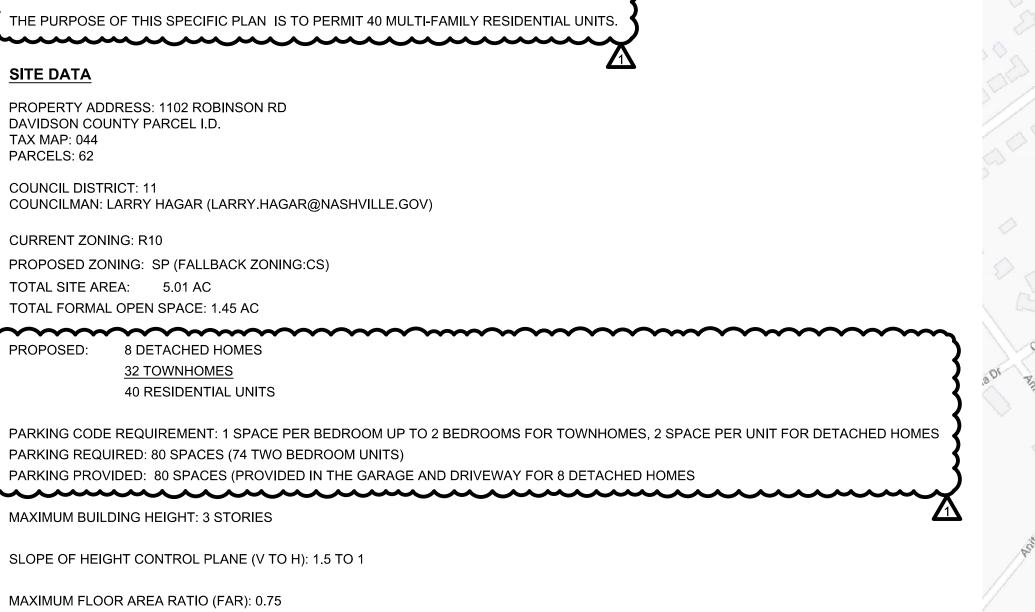
METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

## **AS-BUILT NOTE**

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE AND OCCUPANCY PERMIT:

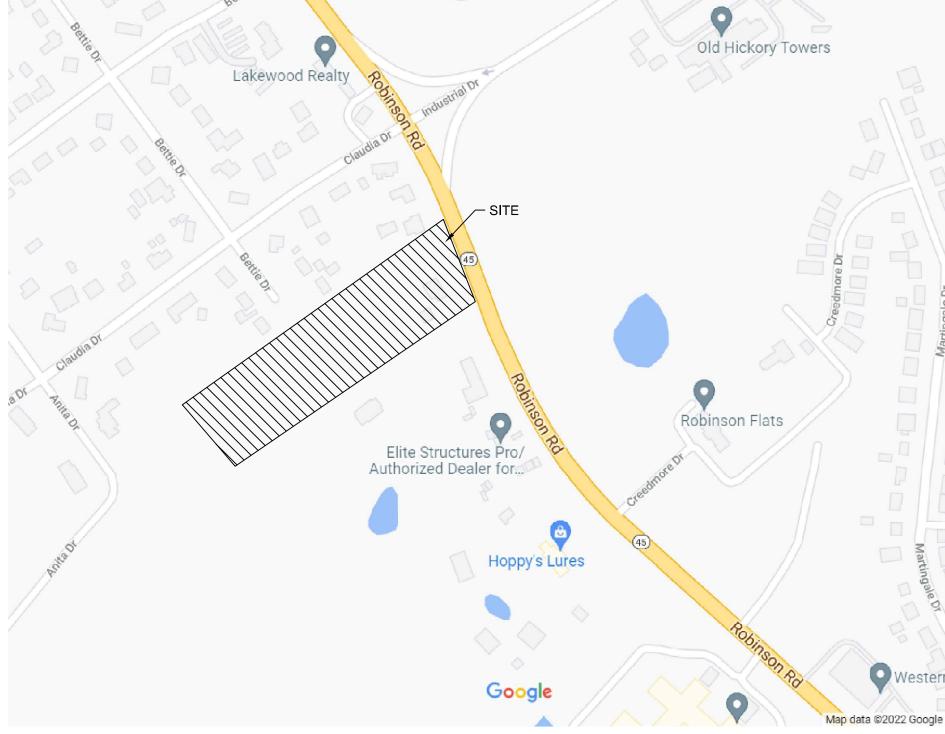
- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE - PUBLIC STORM SEWER INFRASTRUCTURE
- CUT AND FILL IN THE FLOODPLAIN
- SINKHOLE OPERATIONS

THE ENGINEER SHALL CONTACT THE STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.



# SP GENERAL NOTES:

- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING ROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NUMBER 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES.
- 3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN
- 4. BIORETENTION AREAS SHALL BE UTILIZED TO INCORPORATE LOW IMPACT DEVELOPMENT PRACTICES AS VOLUME REQUIREMENTS PERMIT ON THE
- 5. PER TABLE 17.12.030B OF THE METROPOLITAN ZONING ORDINANCE SETBACKS BASED ON CS STANDARDS SHALL APPLY.
- 6. METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED WITH FINAL SP DEVELOPMENT PLAN.
- 7. ALL LANDSCAPING SHALL BE IRRIGATED.
- 8. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- 9. BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
- 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 RM9 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. USES ARE LIMITED AS DESCRIBED IN THE COUNCIL ORDINANCE.
- 11. PROVIDE 20% GLAZING ON THE ROBINSON ROAD FACADES OF THE ATTACHED



VICINITY MAP	
NOT TO SCALE	(

## **SP LAYOUT NOTES:**

- 1. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- 2. EXISTING UTILITIES (WATER, SEWER, AND NATURAL GAS) ARE AVAILABLE AT THE R.O.W. CAPACITY OF UTILITIES FOR THE DEVELOPMENT SHOULD BE REVIEWED DURING FINAL SP
- 3. WHEELCHAIR ACCESSIBLE CURB RAMPS, COMPLYING AND APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 4. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO ISSUANCE OF A
- PROPERTY ADDRESSES SHALL BE OBTAINED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 6. THE REQUIRED ELECTRICAL LOAD FOR THE SP SHALL BE DETERMINED BY THE OWNER AND SERVICE CAPACITY SHALL BE VERIFIED BY NES PRIOR TO ISSUANCE OF A BUILDING PERMIT. ALL GEAR LOCATIONS SHALL BE REVIEWED AND APPROVED BY NES. DEVELOPER IS RESPONSIBLE FOR OBTAINING ANY ADDITIONAL EASEMENTS REQUIRED. NES DUCTS RUNS SHALL BE WITHIN A 20 FOOT PUBLIC UTILITY EASEMENT CENTERED ON THE CONDUIT. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF NES CONSTRUCTION GUIDELINES UNDER "BUILDER'S AND CONTRACTORS". TAB AT

WWW.NESPOWER.COM/ ALL STREET LIGHTING SHALL MEET METRO/NES REQUIREMENTS FOR THE PUBLIC ROW. CONCRETE ENCASEMENTS WILL BE REQUIRED FOR NES UNDERGROUND ELECTRIC.

THE REQUIREMENTS OF THE METROPOLITAN FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

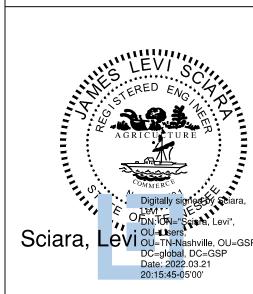
Gresham Smith

GreshamSmith.com

222 Second Avenue South Suite 1400 Nashville, TN 37201

615.770.8100

CROSSING **CLEMMONS** 



THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES LEVI SCIARA.

Revision		
Date	Description	
03.21.2022	METRO COMMENTS	

·	

**COVER SHEET** 

45290.00 03.01.2022

PRELIMINARY - NOT FOR CONSTRUCTION

**Sheet List Table** 

Sheet Title

**COVER SHEET** 

WATER & SEWER AVAILABILITY LETTER

**EXISTING CONDITIONS** 

SITE LAYOUT PLAN

**GRADING & DRAINAGE PLAN** 

SITE UTILITY PLAN

LANDSCAPE PLAN

Sheet Number

C000

C002

C100

C201

C301

C501

L200

**PERMIT NAME:** CLEMMONS RESERVE **OTHER LOCATION:** 1102 ROBINSON RD 37138 PROPOSED DEVELOPMENT WSSCAP **EASEMENT NUMBER: EXCAVATION NUMBER:** Proposed: 8 Single Family Homes (2,800) and 32 Two-BR Apt Units (9,600) = 12,400 GPD Existing: N/A (0 GPD) Projected Flow: 12,400 GPD 1 Year (30%): \$25,300.00 (Due 5/15/2022) 2 Year (55%): \$46,000.00 (Due 2/14/2023) Perpetuity (100%): \$82,800.00 (Due 2/14/2024) Private Sewer Connection to Existing 8-inch public sewer main inside the site \* Thirty percent (30%) is due within 90 days from the permit date. \* Three 90 day extensions are all allowed. Extensions do not affect the permit date or the final payment date. \* Regardless of utilization of extensions, fifty- five (55%) of the capacity fee is due by the one year anniversary of the permit date. \* One hundred (100%) is due two (2) years from the permit date. \* Capacity fees paid are non-refundable with the exception of projects that are not approved by other Metro agencies. Refunds may be requested following current Metro Government Code.

> WOODS, AMELIA F. & CLEMMONS, BILLY R. 1102 ROBINSON RD

OWNER OF RECORD

application fee.

connection to the public system or final U&O approval.

If you have any questions please email MWS.EPlanRev@nashville.gov.

Monday, February 14, 2022 3:35 pm

**DATE ENTERED** 

14-Feb-2022

**PARCEL** 

OLD HICKORY, TN 37138

**PROFESSIONAL** 

PHONE:

PHONE:

**WATER & SEWER SERVICE PERMIT** 

SEWERCAP T2022010136 NATERCAP T20220101

REFERENCE

**DISTRICT:** 11

PERMIT TYPE / NUMBER

\* All applicable tap fees, service charges, and any remaining capacity fees must be paid at the time of application for physical

capacity above that that has been secured by capacity charge payment will require reapplication, system capacity review, and

there is a Developer/Metro Participation Agreement approved by MWS and Metro Council and recorded by Metro Clerk.

submitted to Metro Water Services, such as fire flows, will require submittal and approval by the Metro Fire Department.

\* sewer facilities will be at the expense of the developer. This includes any required offsite public infrastructure improvements unless

\* Any capacity installment payments outside allowable schedules will result in a relinquishment of remaining capacity. Request of any

\* Availability of water service is only representative of that for the domestic flow volume(s) requested. Needed volume above that

**ADDRESS:** 1102 ROBINSON RD OLD HICKORY, TN 37138

WS Sewer Capacity Fees

Page 1 of 2

PROJECT NUMBER

88SG088C

**APN:** 04400006200

WATER SERVICES.

# **WATER & SEWER SERVICE PERMIT**

Monday, February 14, 2022 3:27 pm

Page 1 of 2

**DATE ENTERED** PROJECT NUMBER PERMIT TYPE / NUMBER REFERENCE 14-Feb-2022 WATERCAP T2022010132 WSAVAIL 2022007892 93WG032A

**PARCEL** 

ADDRESS: 1102 ROBINSON RD OLD HICKORY, TN 37138 **APN:** 04400006200 **DISTRICT:** 11 **PERMIT NAME:** CLEMMONS RESERVE **OTHER LOCATION:** 1102 ROBINSON RD 37138

PROPOSED DEVELOPMENT

WSWCAP **WS Water Capacity Fees** 

**EASEMENT NUMBER:** 

**EXCAVATION NUMBER:** 

Proposed: 8 Single Family Homes (2,800) and 32 Two-BR Apt Units (9,600) = 12,400 GPD Existing: N/A (0 GPD)

Projected Flow: 12,400 GPD

1 Year (30%): \$15,125.00 (Due 5/15/2022) 2 Year (55%): \$27,500.00 (Due 2/14/2023)

Perpetuity (100%): \$49,500.00 (Due 2/14/2024)

Private Water Connection to Existing 6-inch public water main in Robinson Road

Service Elevation: 595

\* Thirty percent (30%) is due within 90 days from the permit date.

\* Three 90 day extensions are all allowed. Extensions do not affect the permit date or the final payment date. \* Regardless of utilization of extensions, fifty- five (55%) of the capacity fee is due by the one year anniversary of the permit date.

\* One hundred (100%) is due two (2) years from the permit date.

\* Capacity fees paid are non-refundable with the exception of projects that are not approved by other Metro agencies. Refunds may be

requested following current Metro Government Code. \* All applicable tap fees, service charges, and any remaining capacity fees must be paid at the time of application for physical

connection to the public system or final U&O approval. \* sewer facilities will be at the expense of the developer. This includes any required offsite public infrastructure improvements unless there is a Developer/Metro Participation Agreement approved by MWS and Metro Council and recorded by Metro Clerk.

\* Any capacity installment payments outside allowable schedules will result in a relinquishment of remaining capacity. Request of any capacity above that that has been secured by capacity charge payment will require reapplication, system capacity review, and

application fee. \* Availability of water service is only representative of that for the domestic flow volume(s) requested. Needed volume above that submitted to Metro Water Services, such as fire flows, will require submittal and approval by the Metro Fire Department.

~~Special Notes Affecting Water Service~~ \* Depending on activity on premise, sewer availability may be conditional to any pre-treatment and/or Industrial Compliance

requirement of MWS.

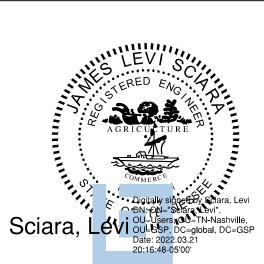
\* Water service to premise may require the installation of a water service line pressure reducing valve (PRV). Water distribution system pressure at or above 150 psi will require the installation of a PRV in front of the domestic or irrigation meter. This will be installed, owned and operated by MWS. Depending on the elevation of the structure served and regardless of system pressure at the meter, the customer/property owner may need to install a service line PRV to protect internal plumbing fixtures. PRVs under this

If you have any questions please email MWS.EPlanRev@nashville.gov.

circumstance would be installed, owned and operated by the customer/property owner.



CROSSING



Gresham

GreshamSmith.com

222 Second Avenue South Suite 1400 Nashville, TN 37201

615.770.8100

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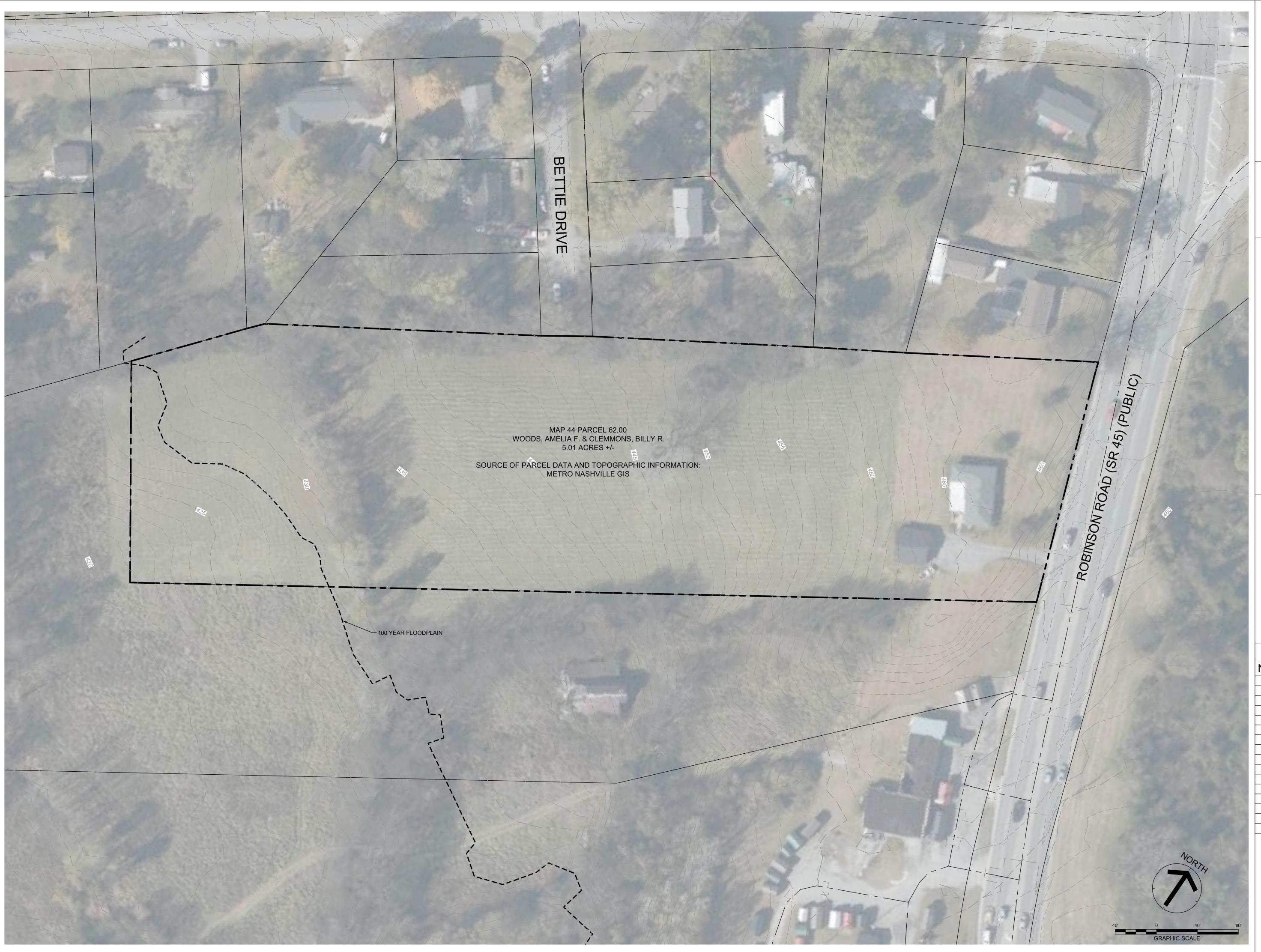
Revision			
No.	Date	Description	

Know what's **below**.

**Call** before you dig.

WATER & SEWER AVAILABILITY LETTER

03.01.2022





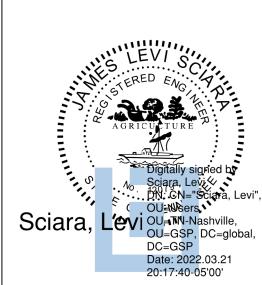
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CLEMMONS CROSSING

1102 ROBINSON ROAD MAP 44, PARCEL 62.00



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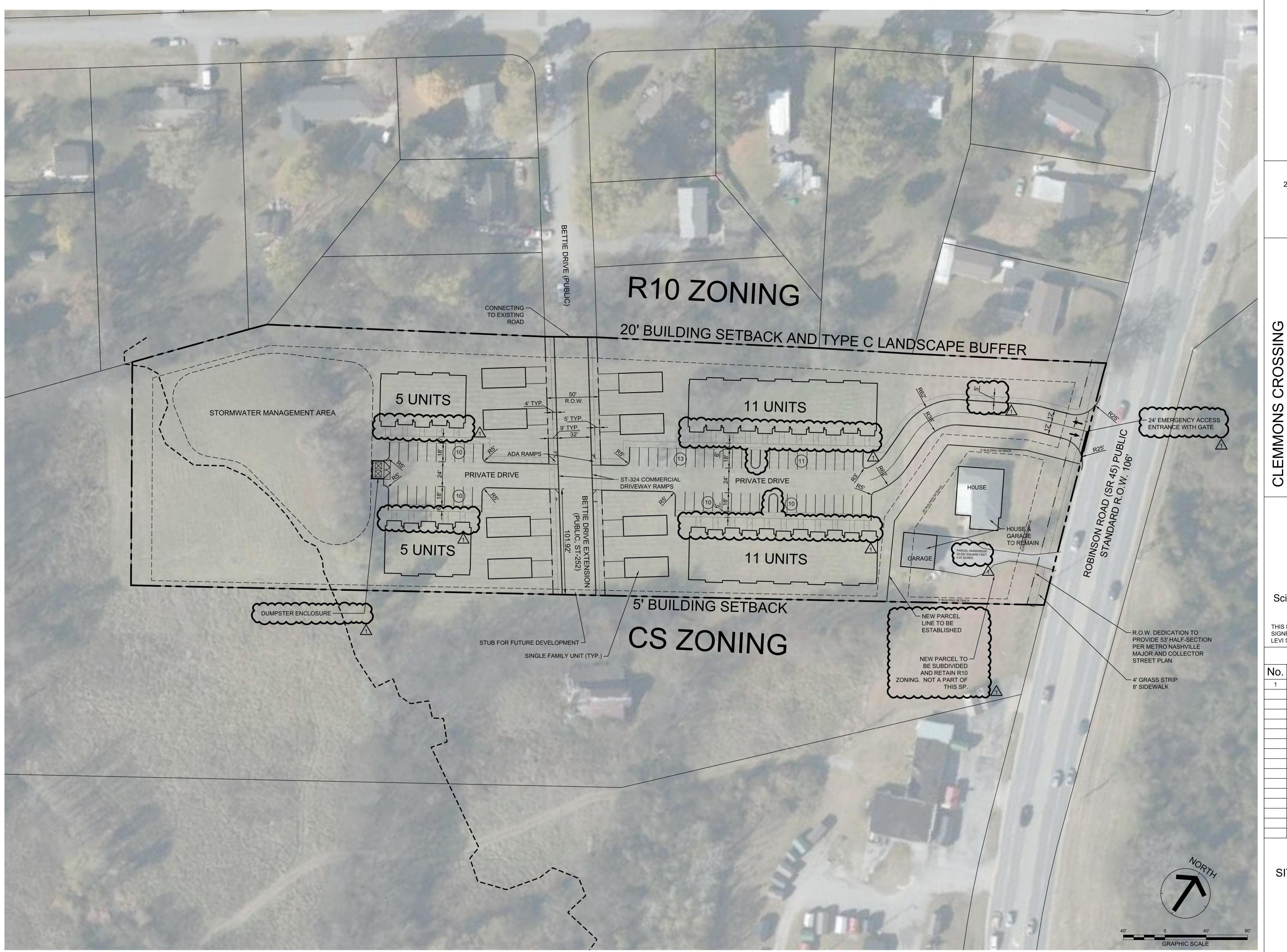
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Revision			
10.	Date	Description	

EXISTING CONDITIONS

C100

45290.00 03.01.2022





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**CROSSING** 



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# Revision

۷o.	Date	Description
1	03.21.2022	METRO COMMENTS

SITE LAYOUT PLAN

C201

45290.00 03.01.2022

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1102 ROBINSON ROAD MAP 44, PARCEL 62.00



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Revision

No. Date Description
1 03.21.2022 METRO COMMENTS

GRADING & DRAINAGE PLAN

C301

45290.00 03.01.2022

Gresham Smith

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Revision

Date | Description 1 | 03.21.2022 | METRO COMMENTS

SITE UTILITY PLAN

C501

45290.00 03.01.2022

This Line Is 3 Inches When Printed Full Size

ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST

METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND

- ALL WATER AND/OR SEWER SERVICES. ALONG WITH APPURTENANCES,
- INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
- ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A
- PREVENTER.
- THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID
- ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION
- 8. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
- METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP)

A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.

