

PRELIMINARY SP DICKERSON PIKE

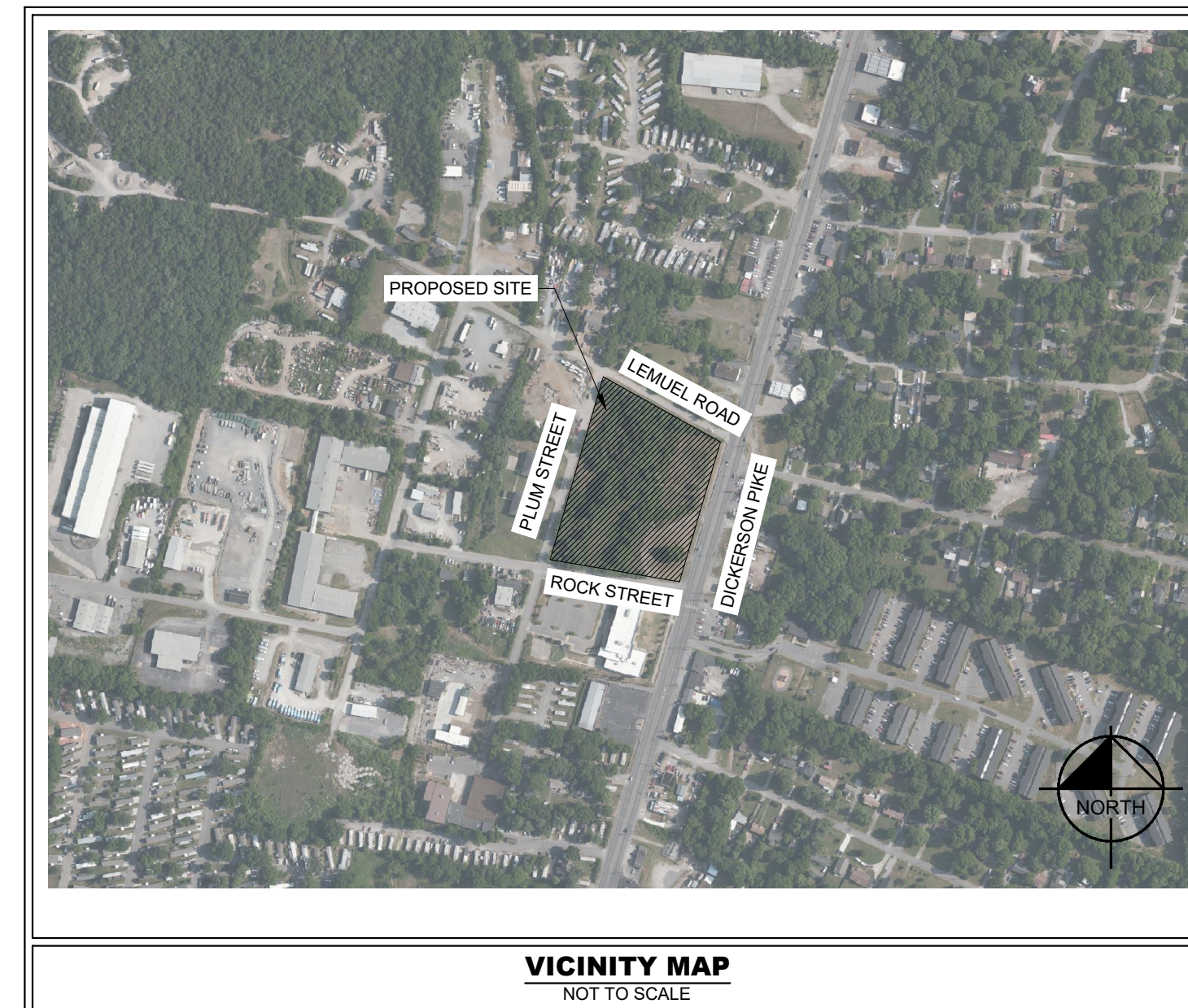
2600 DICKERSON PIKE
NASHVILLE, TN

PRELIMINARY SP SUBMITTAL: OCTOBER 27, 2021
PRELIMINARY SP RESUBMITTAL: JANUARY 12, 2022
PRELIMINARY SP RESUBMITTAL: FEBRUARY 9, 2022
PRELIMINARY SP RESUBMITTAL: FEBRUARY 22, 2022
PRELIMINARY SP RESUBMITTAL: MARCH 8, 2022

SITE DATA TABLE		
SITE ADDRESS	2600 DICKERSON PIKE NASHVILLE, TN 37207	
TAX MAP	MAP 060 PARCELS 23, 42, 43, 44, 45, 47, 46, 49, 50, 51	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	± 5.0 AC	± 4.7 AC
DISTURBED AREA	N/A	± 6.04 AC
DEDICATED R.O.W. AREA	N/A	± 0.57 AC
IMPERVIOUS AREA	± 0 AC	± 2.92 AC
PERVIOUS AREA	± 5.0 AC	± 1.78 AC
BUILDING DATA		
USE	MULTIFAMILY RESIDENTIAL	
TOTAL BUILDING AREA	570,857 SF	
RESIDENTIAL BUILDING AREA	382,948 SF	
GARAGE BUILDING AREA	174,909 SF	
CLUBHOUSE/LEASING OFFICE AREA	13,000 SF	
MAX. BUILDING HEIGHT	5 STORIES (75 FT)	
MAX. ISR	0.95	
F.A.R.	1.8	
UNIT DENSITY	74.3 DUA	
TOTAL UNITS	349 UNITS	
STUDIO UNITS	45	
1-BEDROOM UNITS	123	
2-BEDROOM UNITS	181	
PARKING DATA		
REQUIRED PARKING		
RESIDENTIAL	530 SPACES	
PROVIDED PARKING		
GARAGE	523 SPACES	
STREET PARKING	14 SPACES, 7 SPACES COUNTED TOWARDS REQ'D	
TOTAL PROVIDED	530 SPACES	

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS:	2600 DICKERSON PIKE NASHVILLE, TN 37207
MAP AND PARCEL ID:	MAP 060, PARCELS 23, 42, 43, 44, 45, 47, 46, 49, 50, 51
U.S. FEMA FIRM PANEL:	47037C0234H DATED 4/5/2017
EXISTING ZONING:	CS, IWD
EXISTING LAND USE:	VACANT

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 47037C0234H.
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 UNNUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0-00	COVER
C1-00	EXISTING CONDITIONS
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C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C5-00	LEMUEL ROAD REALIGNMENT - PLAN AND PROFILE
C6-00	UTILITY PLAN - OVERALL
--	SITE PLAN
--	SOUTH ELEVATION - ROCK STREET
--	EAST ELEVATION - DICKERSON PIKE
--	NORTH ELEVATION - LEMUEL STREET
--	WEST ELEVATION - PLUM STREET
--	MASSING DIAGRAM
--	3D MODEL
--	BASEMENT PLAN
--	1ST FLOOR PLAN
--	2ND FLOOR PLAN
--	3RD FLOOR PLAN
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--	5TH FLOOR PLAN
--	6TH FLOOR PLAN
--	7TH FLOOR PLAN
A5.01	BUILDING KEY ELEVATIONS

COUNCIL DISTRICT 02
COUNCIL MEMBER KYONZTE TOOMBS
CITY OF NASHVILLE, TENNESSEE
DAVIDSON COUNTY, 37207

CASE NO. 2021SP-095-001

PROJECT DESIGN TEAM

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PLANS PREPARED BY
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PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
ENGINEER'S SEAL		
DRAFT PRELIMINARY PLANS		
FOR REVIEW ONLY		
FILE NUMBER 011286041	SHEET NUMBER C0-00	TOTAL SHEETS 22

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- SURVEY NOTES**
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON A PRELIMINARY ALTA SURVEY PROVIDED BY BARGE DESIGN SOLUTIONS.
 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 IN "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAPS NO. 47037C0234H DATED FOR 4/5/2017.

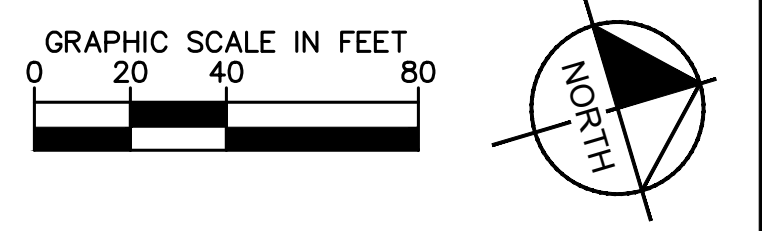
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**DICKERSON PIKE
 WOODFIELD INVESTMENTS**
 NASHVILLE, TN

**DRAFT
 PRELIMINARY
 PLANS**
 FOR REVIEW ONLY

NO.	DATE	BY

DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: 02/22/2022
 KIMLEY-HORN PROJECT NO. 011286041



EXISTING CONDITIONS
 SHEET NUMBER
C1-00

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OWNER CHART			
OWNER	TAX PARCEL NO.	PARCEL #	ADDRESS
HASTINGS, BS	06015002300	23	2405 PLUM STREET
HASTINGS, BS	06015004200	42	0 PLUM STREET
HASTINGS, BS	06015004300	43	0 PLUM STREET
HASTINGS, BS	06015004400	44	0 PLUM STREET
HASTINGS, BS	06015004500	45	0 PLUM STREET
HASTINGS, BS	06015004700	47	2600 DICKERSON PIKE
HASTINGS, BS	06015004800	48	2604 DICKERSON PIKE
HASTINGS, BS	06015004900	49	0 DICKERSON PIKE
HASTINGS, BS	06015005000	50	0 DICKERSON PIKE
HASTINGS, BS	06015005100	51	0 DICKERSON PIKE

PRELIMINARY DEVELOPMENT SCHEDULE	
GRADING PERMIT / SITE WORK	MONTH 0
BUILDING PERMIT / BUILDING CONSTRUCTION START	MONTH 2
CONSTRUCTION COMPLETION / CO / PROJECT OPENING	MONTH 30

CASE NO: 2021SP-095-001

SP DEVELOPMENT STANDARDS

- THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT A MULTI-FAMILY DEVELOPMENT TO INCLUDE UP TO 349 MULTI-FAMILY RESIDENTIAL UNITS.
- 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.
- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AS IDENTIFIED BY FEMA ON MAP 47037C0234H, DATED 04/05/2017.
- ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- WHEEL CHAIR ACCESSIBLE CURB RAMP, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METRO FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 18" CMP).
- 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.
- 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 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 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.
- 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 RM48 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 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.
- ALL SURFACE PARKING AREAS MUST MEET THE "PARKING AREA SCREENING AND LANDSCAPING" REQUIREMENTS SPECIFIED IN THE METRO ZONING CODE.
- ACCORDING TO THE NCRS SOIL MAP, THE SOILS ON THE PROPERTY ARE MAURY-URBAN LAND COMPLEX AND MINOR-URBAN LAND COMPLEX.
- SLOPES GREATER THAN 25% ARE PRESENT ON SITE. SLOPES RANGE FROM 0% TO GREATER THAN 25%. THESE SLOPES ARE MAN-MADE AND NOT SUBJECT TO PRESERVATION.
- THERE ARE NO KNOWN EXISTING WETLANDS WITHIN THE SP BOUNDARY.
- SIGNAGE SHALL MEET METRO DESIGN STANDARDS AND BE REVIEWED WITH THE BUILDING PLANS.
- 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.
- ALL PROPOSED PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
- THE OWNER/DEVELOPER AGREES TO MAINTAIN PRIVATE TRASH AND RECYCLING SERVICE FOR THE DEVELOPMENT AS LONG AS THE DEVELOPMENT REMAINS IN PLACE.
- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% 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, CEMENT SIDING, GLASS, OR MATERIALS 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 OF DEPTH.
- THE MAJORITY OF THE RESIDENTIAL UNITS WILL PROVIDE THE 18"-36" RAISED FOUNDATION. SOME UNITS WILL NOT BE ABLE TO PROVIDE THE ADDITIONAL FOUNDATION HEIGHT DUE TO THE TOPOGRAPHY AROUND THE SITE.

HATCH LEGEND	
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	BIORETENTION AREA
	ROW DEDICATION
	HEAVY DUTY ASPHALT PAVEMENT

SITE LAYOUT NOTES

- INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADEI, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
- LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
- 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.
- ALL LANDSCAPE ISLANDS SHALL BE MOUNDING WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- ALL SIDEWALK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER MPW STANDARD.
- SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
- REFER TO ARCHITECTURAL PLAN FOR STRIPING WITHIN THE BUILDING.
- ALL TREE GRATES SHALL BE ADA COMPLIANT AND H20 TRAFFIC RATED.

PUBLIC WORKS NOTES

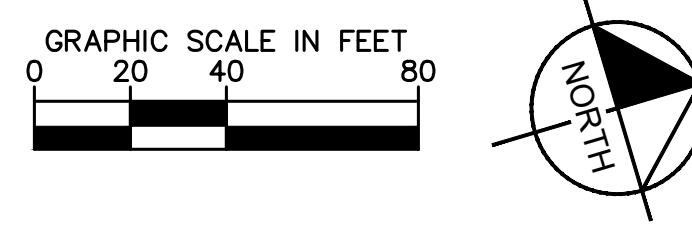
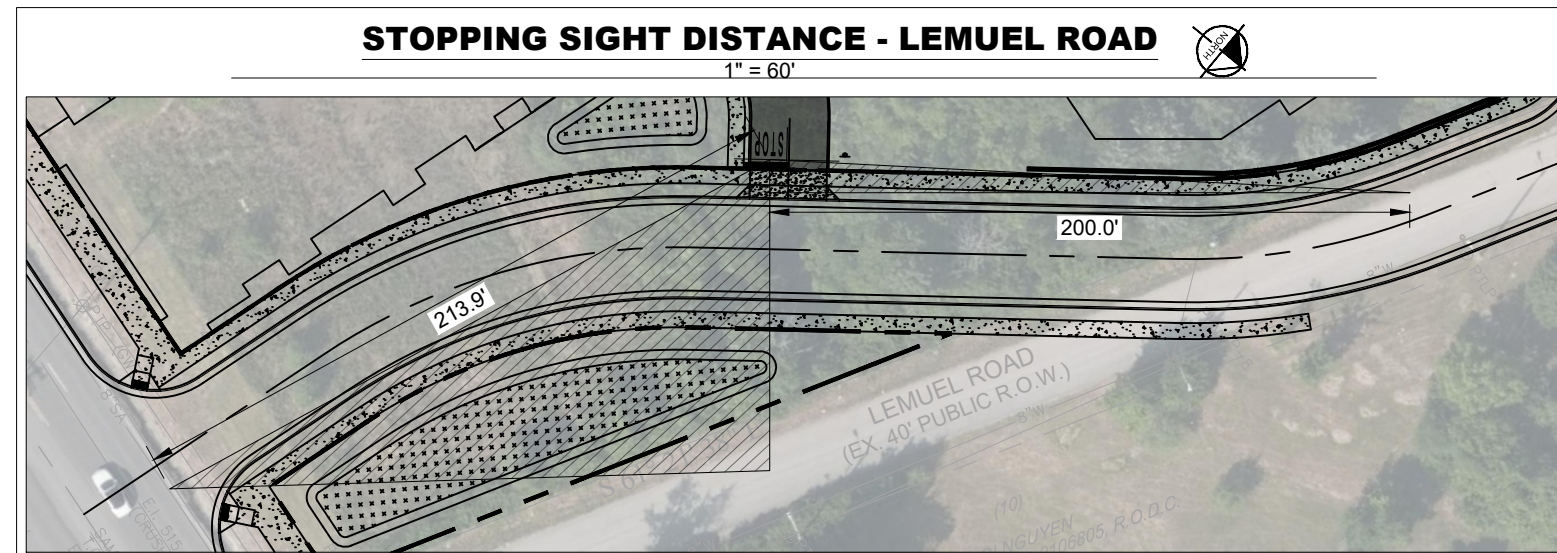
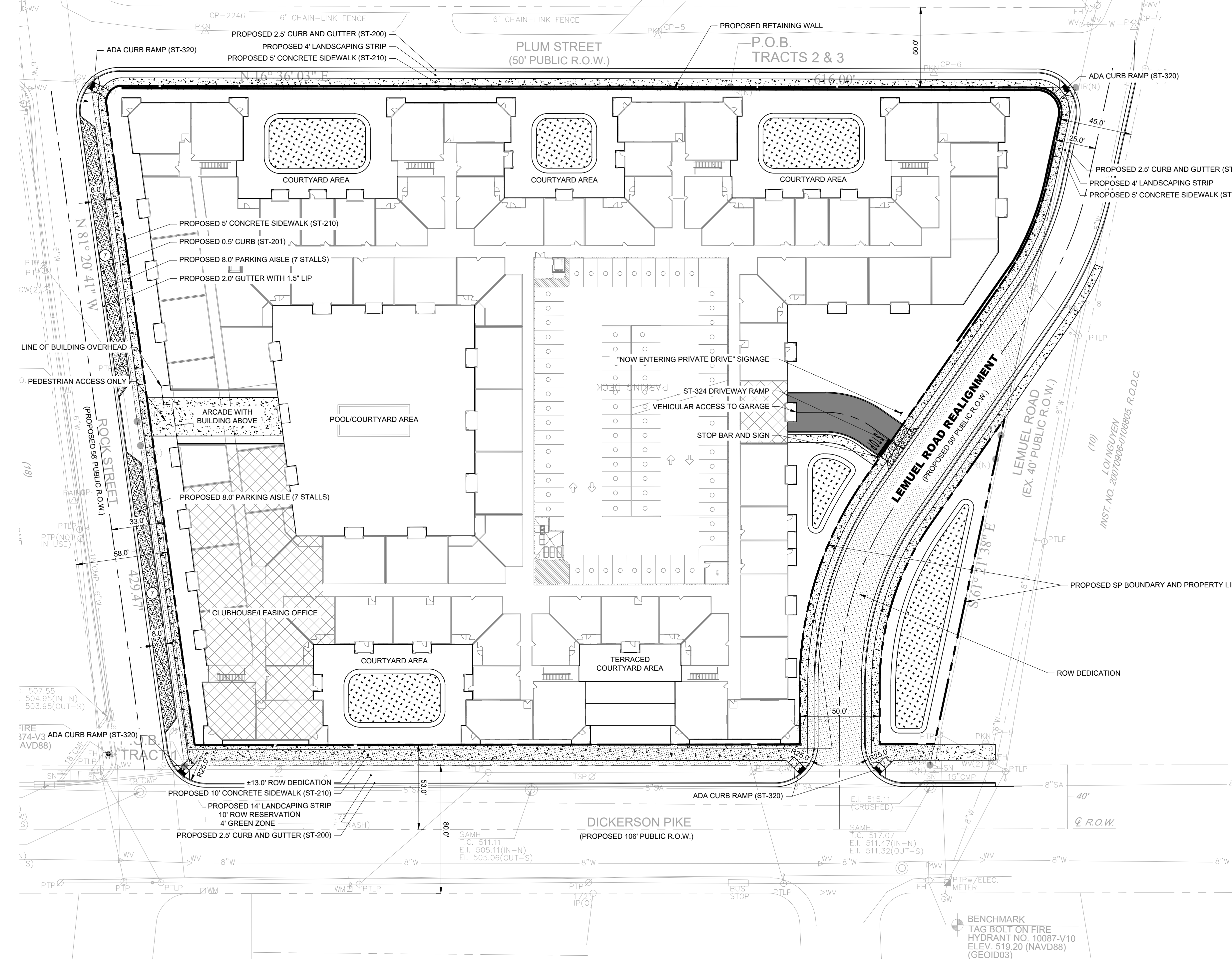
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- ALL ROW DEDICATIONS ARE TO BE RECORDED PRIOR TO ISSUANCE OF THE BUILDING PERMITS.
- STORMWATER DISCHARGES ARE TO BE COORDINATED WITH MPW AND METRO STORMWATER. POINT SOURCE DISCHARGE WILL NOT BE PERMITTED.

FINAL SP NOTE:

- 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.
- LOADING ZONE LAYOUT AND CONFIGURATION SHALL BE FINALIZED AT FINAL SP. LAYOUT SHALL BE BASED ON THE EXPECTED SITE NEEDS AND SHALL ACCOMMODATE AN 8X30 DESIGN VEHICLE AT A MINIMUM.
- BICYCLE PARKING SPACES SHALL BE FINALIZED AT FINAL SP. WHERE SUBSURFACE CONDITIONS MAKE BICYCLE PARKING DIFFICULT OR INFEASIBLE, THE ZONING ADMINISTRATOR BASED ON A RECOMMENDATION FROM THE PLANNING DEPARTMENT, MAY REDUCE OR WAIVE THE REQUIRED BICYCLE PARKING AND/OR MAY APPROVE DIFFERENT DESIGN AND LOCATION ARDS FOR REQUIRED BICYCLE PARKING SPACES.

SITE DATA TABLE

SITE ADDRESS	2000 DICKERSON PIKE NASHVILLE, TN, 37207	
TAX MAP	MAP 080 PARCELS 23, 42, 43, 44, 45, 47, 48, 49, 50, 51	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	± 5.0 AC	± 4.7 AC
DISTURBED AREA	N/A	± 6.04 AC
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BUILDING DATA		
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PARKING DATA		
REQUIRED PARKING	RESIDENTIAL 530 SPACES	
PROVIDED PARKING	GARAGE 523 SPACES STREET PARKING 14 SPACES, 7 SPACES COUNTED TOWARDS REQ'D	
TOTAL PROVIDED	530 SPACES	



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**DICKERSON PIKE
WOODFIELD INVESTMENTS**
NASHVILLE, TN

**DRAFT
PRELIMINARY
PLANS**
FOR REVIEW ONLY

NO.	DATE	BY	REVISIONS
1			
2			
3			
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5			
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9			
10			

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: 03/08/2022
KIMLEY-HORN PROJECT NO. 011286041

SITE LAYOUT - OVERALL
SHEET NUMBER
C2-00

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CASE NO: 2021SP-095-001

GRADING NOTES

- 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.
- 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.
- ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
- 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.
- 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.
- THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAN VIEW FROM A PUBLIC ROAD OR STREET.
- 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.
- SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EROSION CONTROL DEVICES 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.
- 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.
- EROSION CONTROL MEASURES SHALL 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.
- CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
- SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
- INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
- TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
- 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.
- 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
- 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 #47037C0234H, EFFECTIVE 4/5/2017.

- CONSTRUCTION SCHEDULE:**
- PRE-CONSTRUCTION MEETING
 - INSTALLATION OF EROSION CONTROL MEASURES
 - EROSION INSPECTION BY EPSC AND METRO
 - ISSUANCE OF GRADING PERMIT
 - CONSTRUCTION

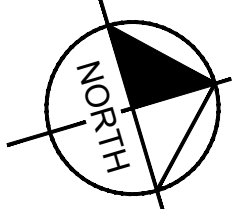
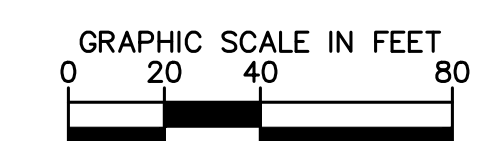
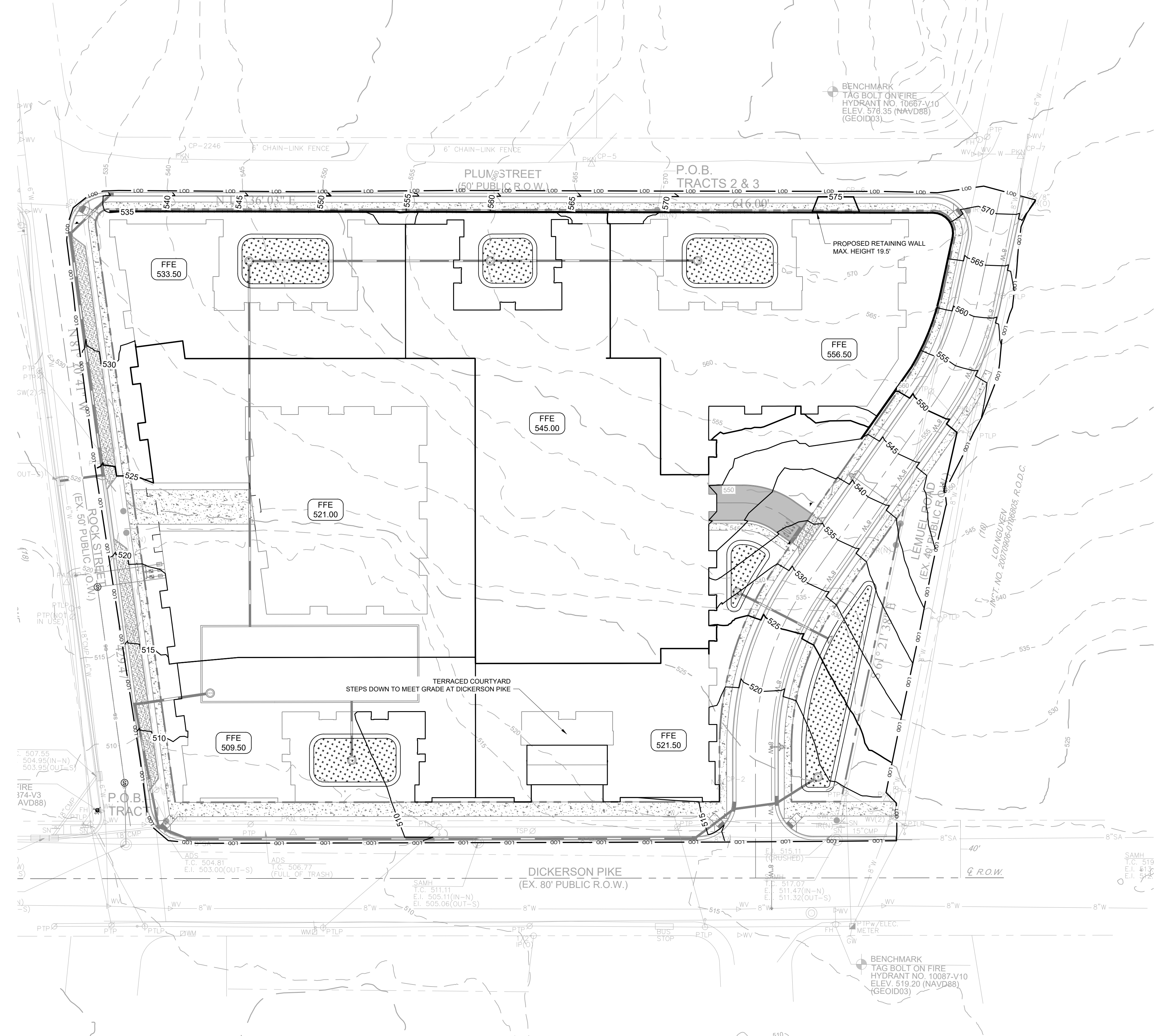
CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT AMOUNT OF TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR AN EXTENSION OF THE GRADING PERMIT.

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 ± 6.04 ACRES.

GRADING PLAN LEGEND

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



Kimley»Horn

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**DICKERSON PIKE
WOODFIELD INVESTMENTS**
NASHVILLE, TN

**DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY**

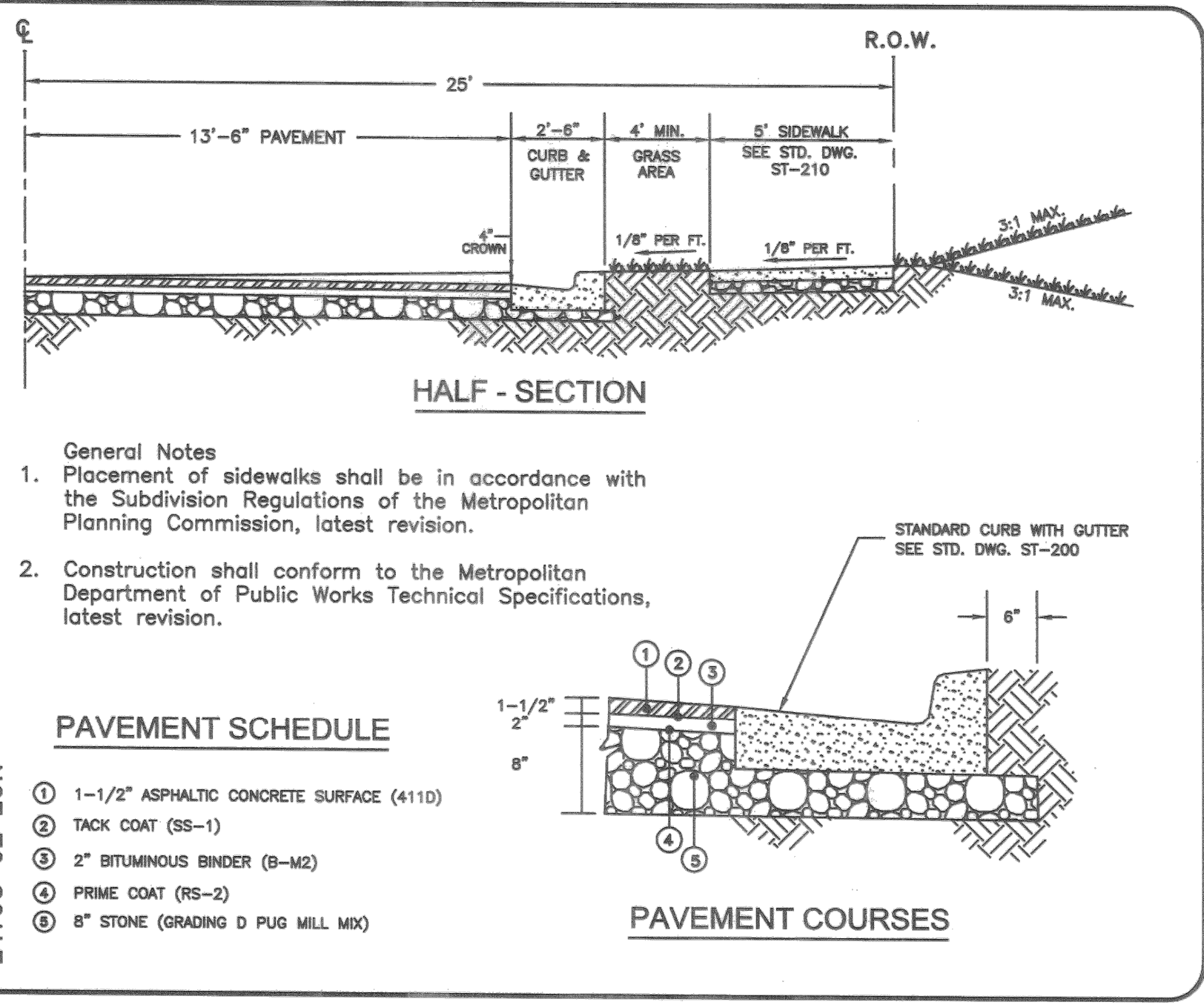
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DATE: 02/22/2022
KIMLEY-HORN PROJECT NO. 011286041

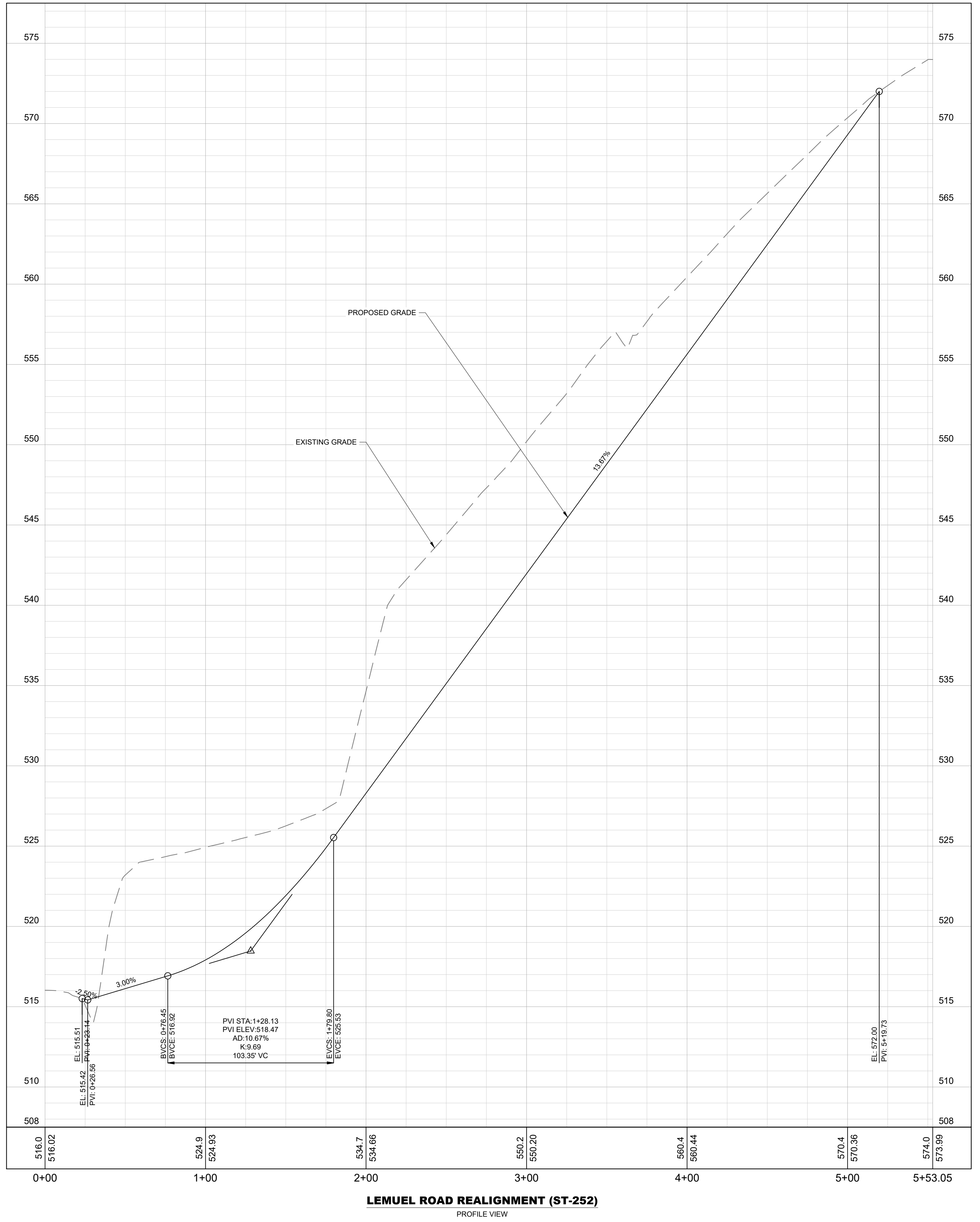
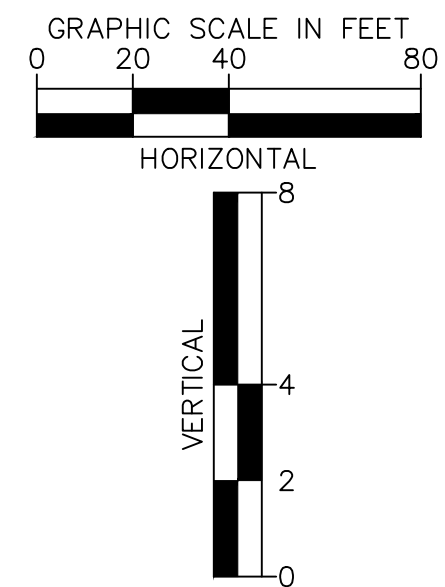
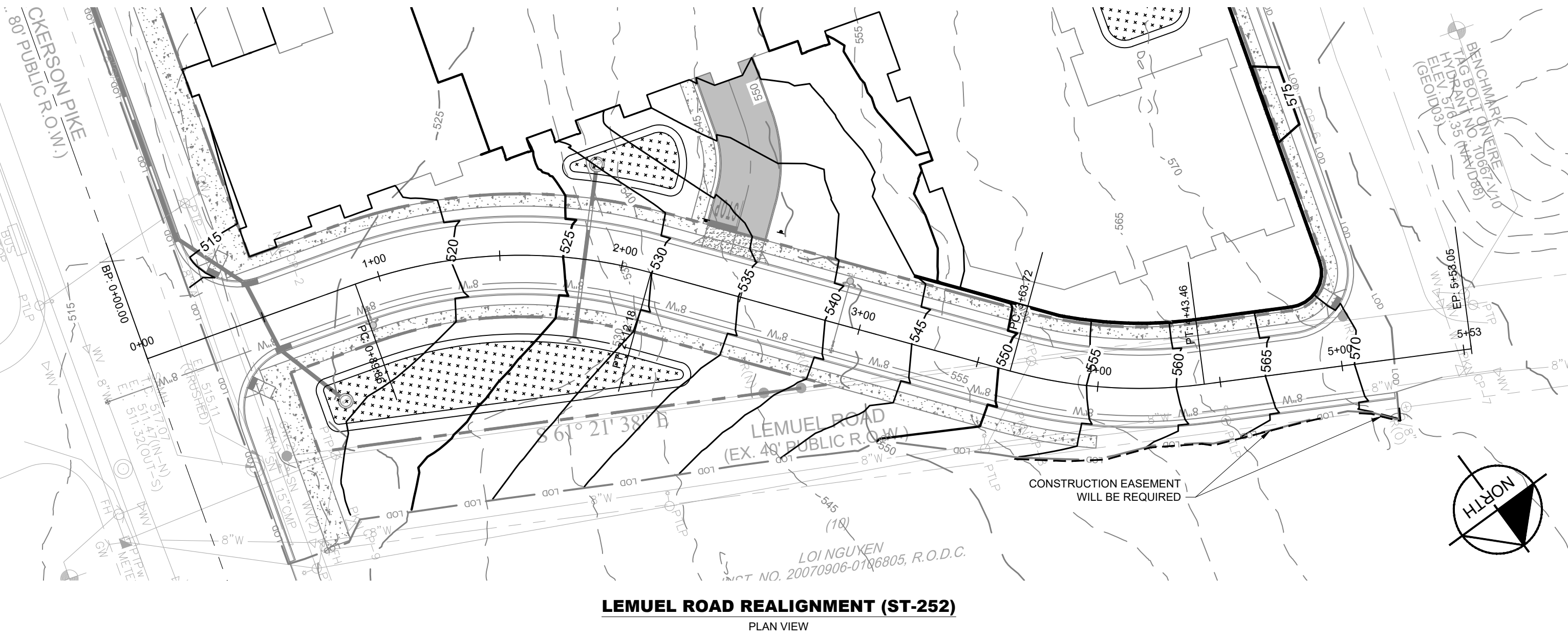
GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

METROPOLITAN GOVERNMENT OF NASHVILLE
 DEPARTMENT OF PUBLIC WORKS
 LOCAL STREET (90' R.O.W.)
 RESIDENTIAL-MEDIUM DENSITY MINOR
 DIRECTOR: *[Signature]* DATE: 5/10/22
 ASST. DIR. ENG: *[Signature]* DWG. NO. ST-252
 REVISIONS: 04/09/01



NDOT STANDARD DETAIL ST-252



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 DATE: 02/22/2022
 KIMLEY-HORN PROJECT NO. 011286041

LEMUEL ROAD REALIGNMENT - PLAN AND PROFILE

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1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO NASHVILLE 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 OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING MUST BE COORDINATED WITH THE METRO NASHVILLE 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 NASHVILLE 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 ON MOST ERASABLE MYLARS IN REVERSE AND IN DIGITAL (.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER 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. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER 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. 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.
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 WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
13. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
14. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
15. THE MINIMUM FEET OUTLINE IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
16. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY, UNLESS OTHERWISE NOTED.
17. BACKFLOW DEVICES TO REMAIN ACCESSIBLE AT ALL TIMES.
18. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.

EXISTING UTILITIES NOTE

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

VALVE NOTE

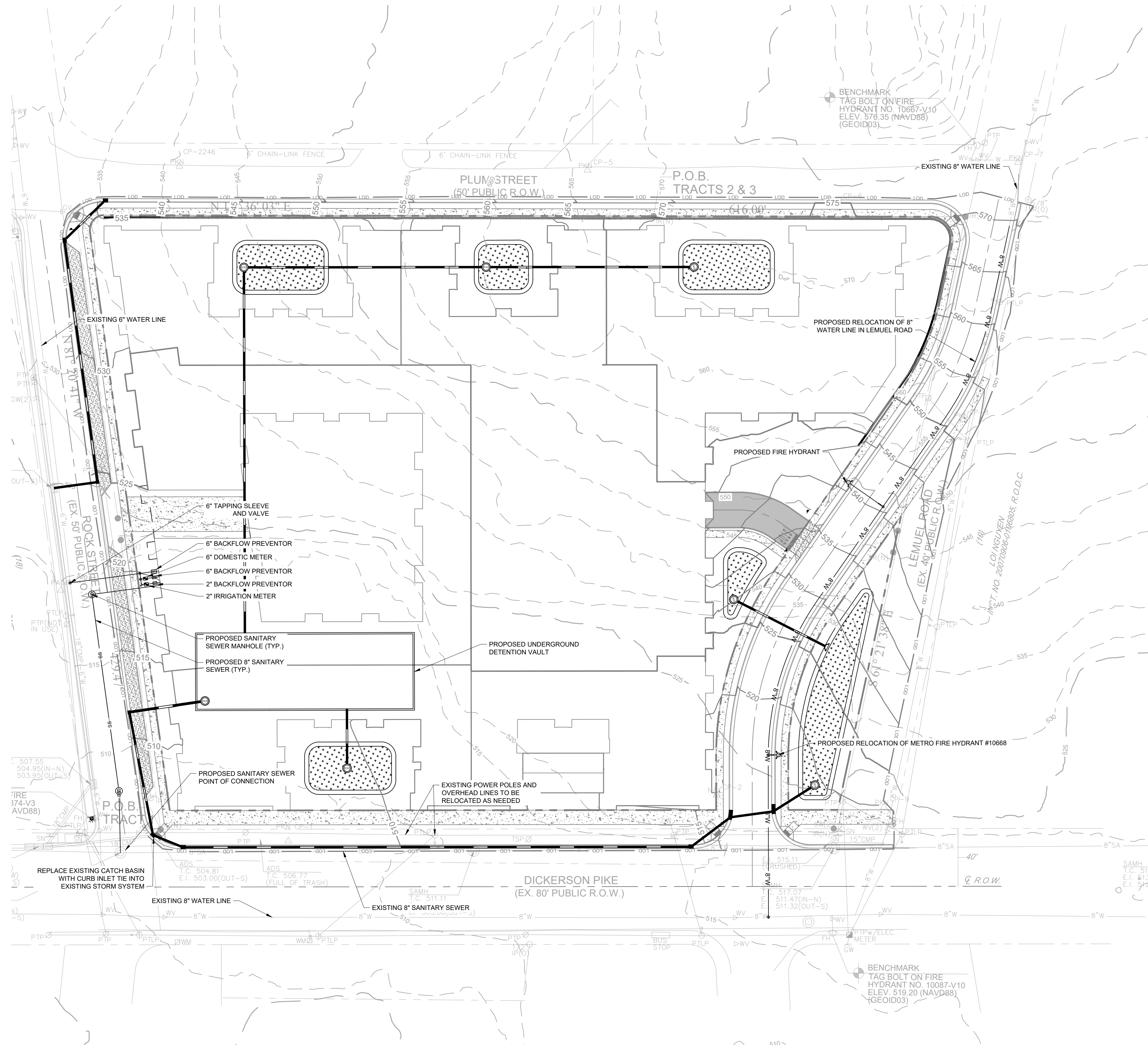
ALL VALVES SHALL BE INSTALLED IN METRO NASHVILLE WATER SERVICES APPROVED VALVE BOX AND COVER. COVER TO BE MARKED WITH "WATER".

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.

METRO WATER NOTE

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
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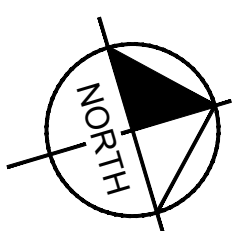
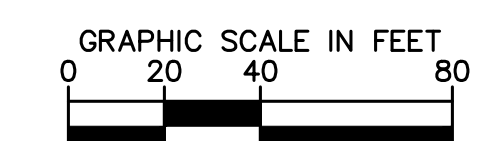


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Know what's below.
Call before you dig.



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WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET



WOODFIELD
DEVELOPMENT

Kimley»Horn

SITE PLAN
02.09.2022

WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET



WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET



EAST ELEVATION
DICKERSON PIKE
02.09.2022

WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET



NORTH ELEVATION
LEMUEL STREET
02.09.2022

WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET



COURTYARD

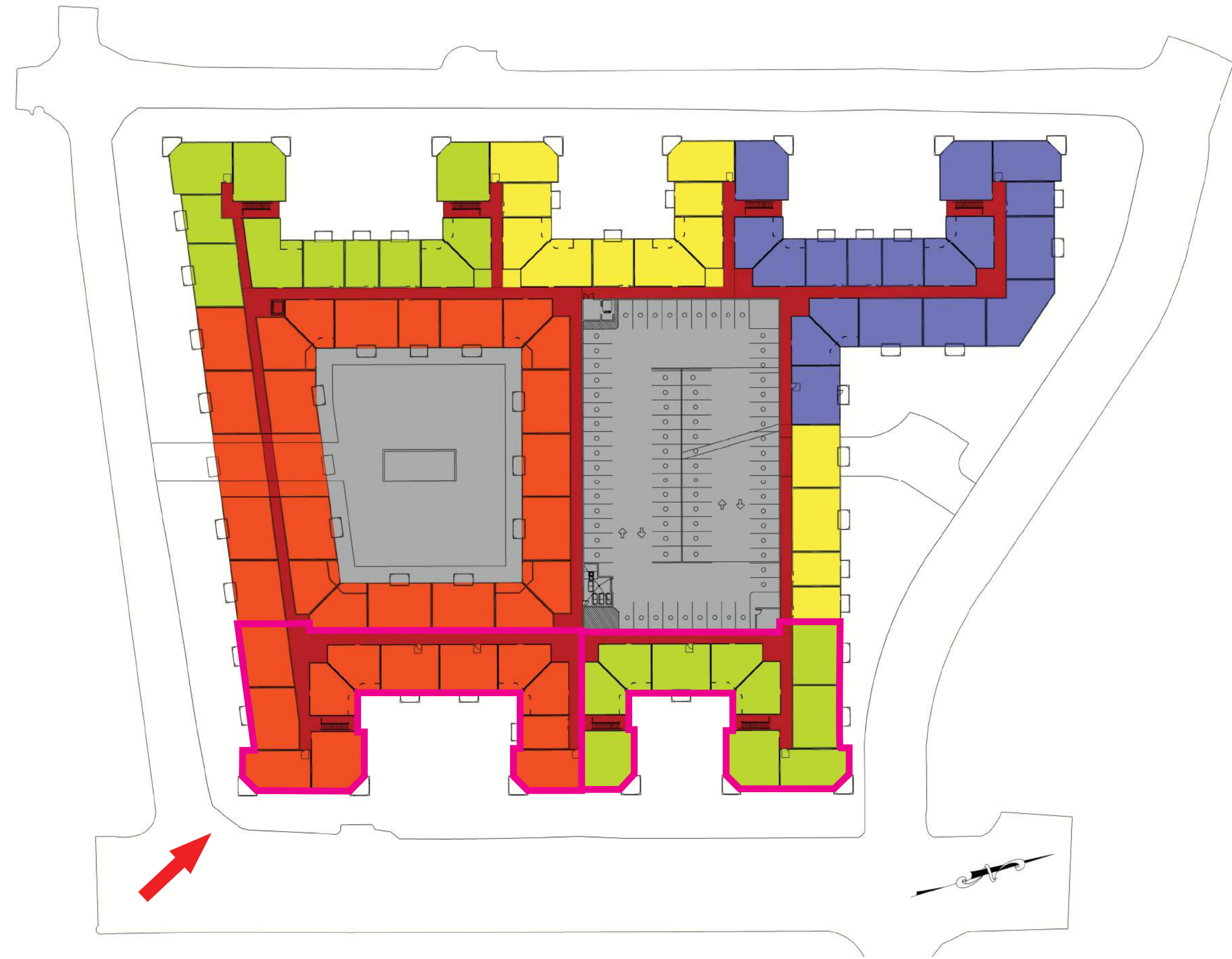
COURTYARD

COURTYARD

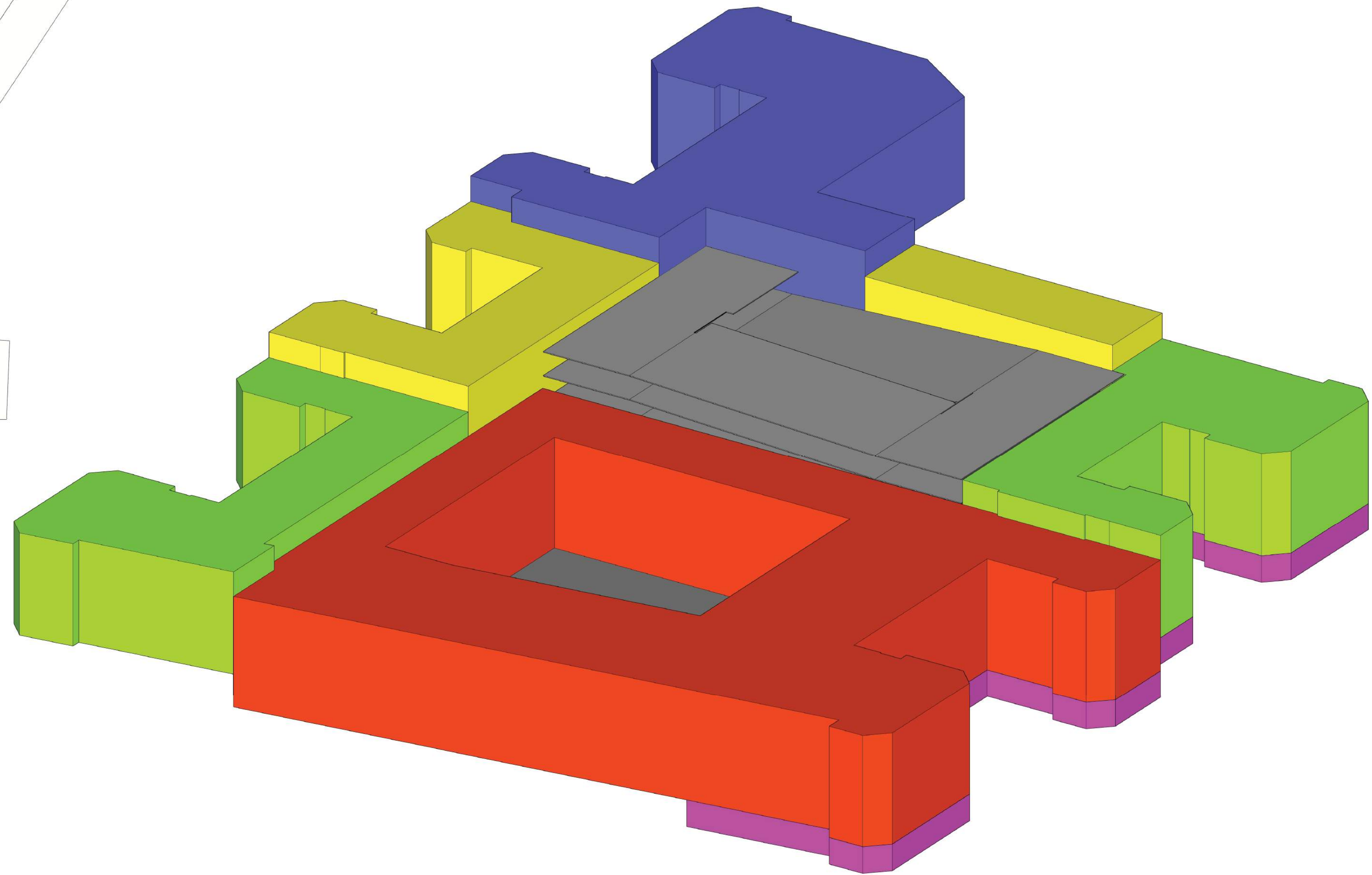


WEST ELEVATION
PLUM STREET
02.09.2022

WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET



- 4 STORY BUILDING STEP
- 4 STORY BUILDING STEP
- 4 STORY BUILDING STEP
- 4 STORY BUILDING STEP
- BASEMENT LEVEL



WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET

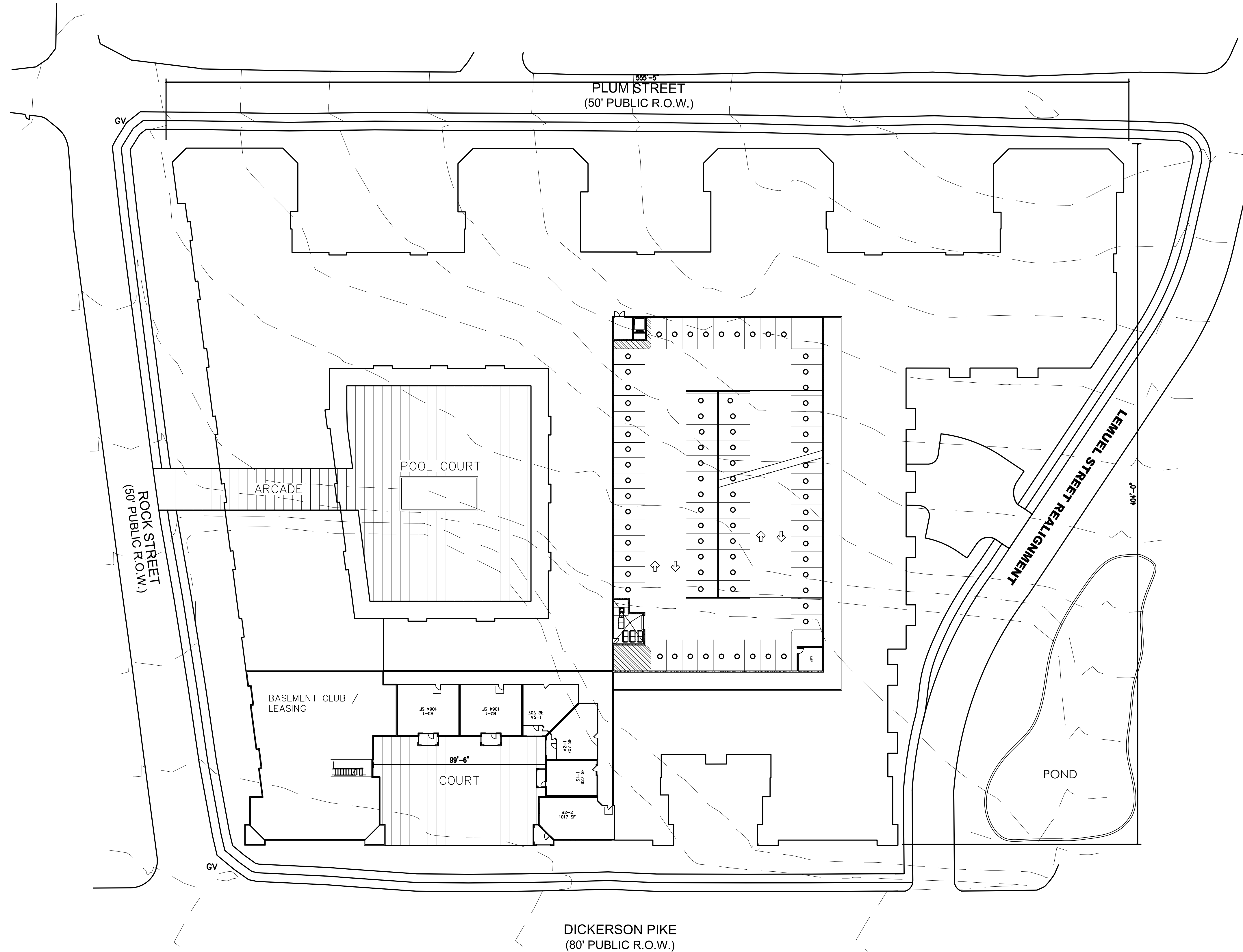


WOODFIELD
DEVELOPMENT

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3D MODEL
02.09.2022

WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET



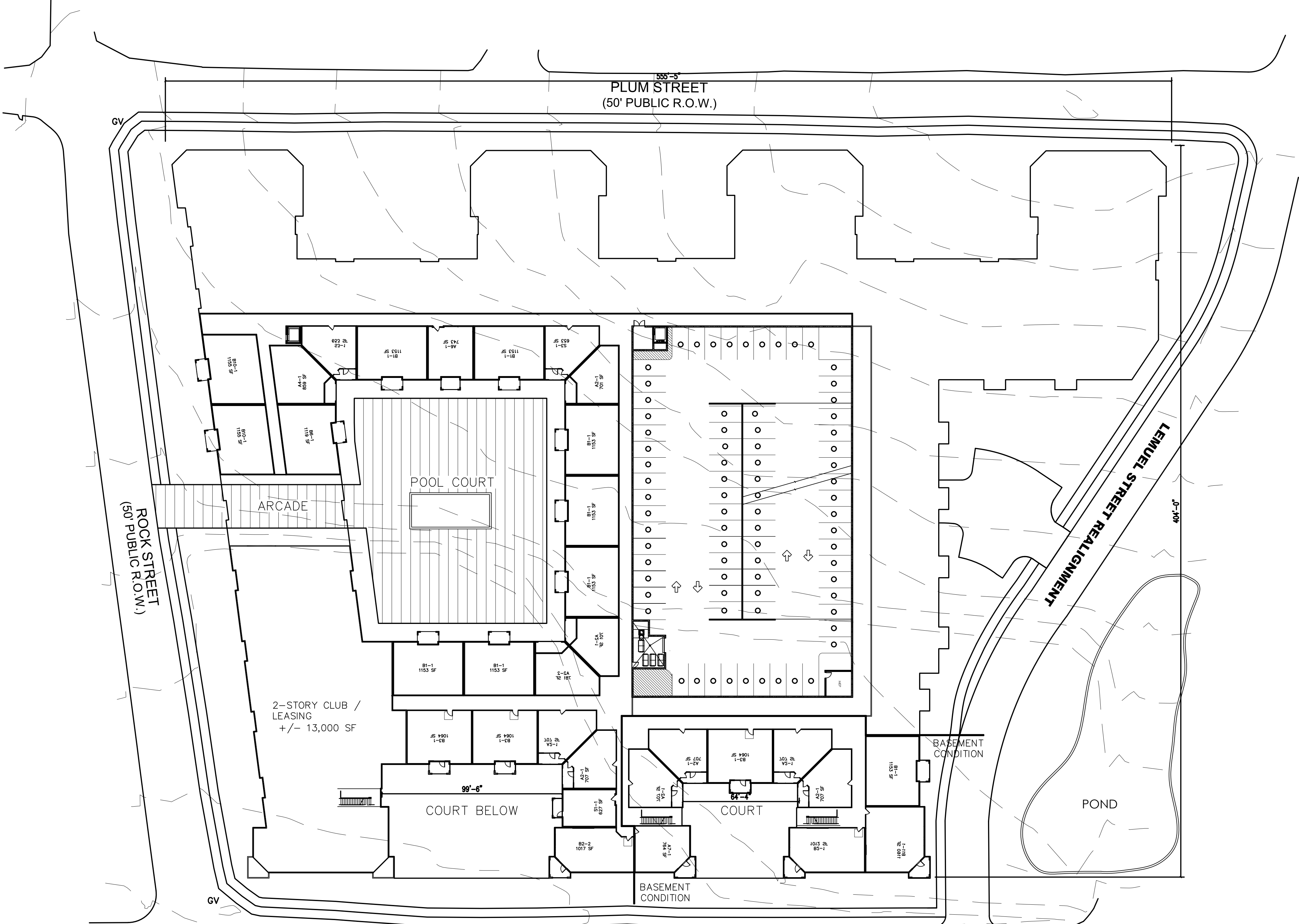
WOODFIELD
DEVELOPMENT

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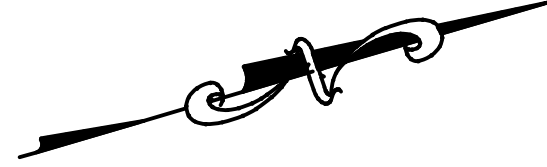
BASEMENT PLAN
02.09.2022

WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET



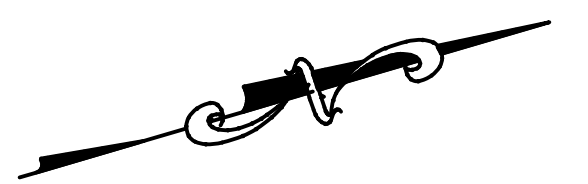
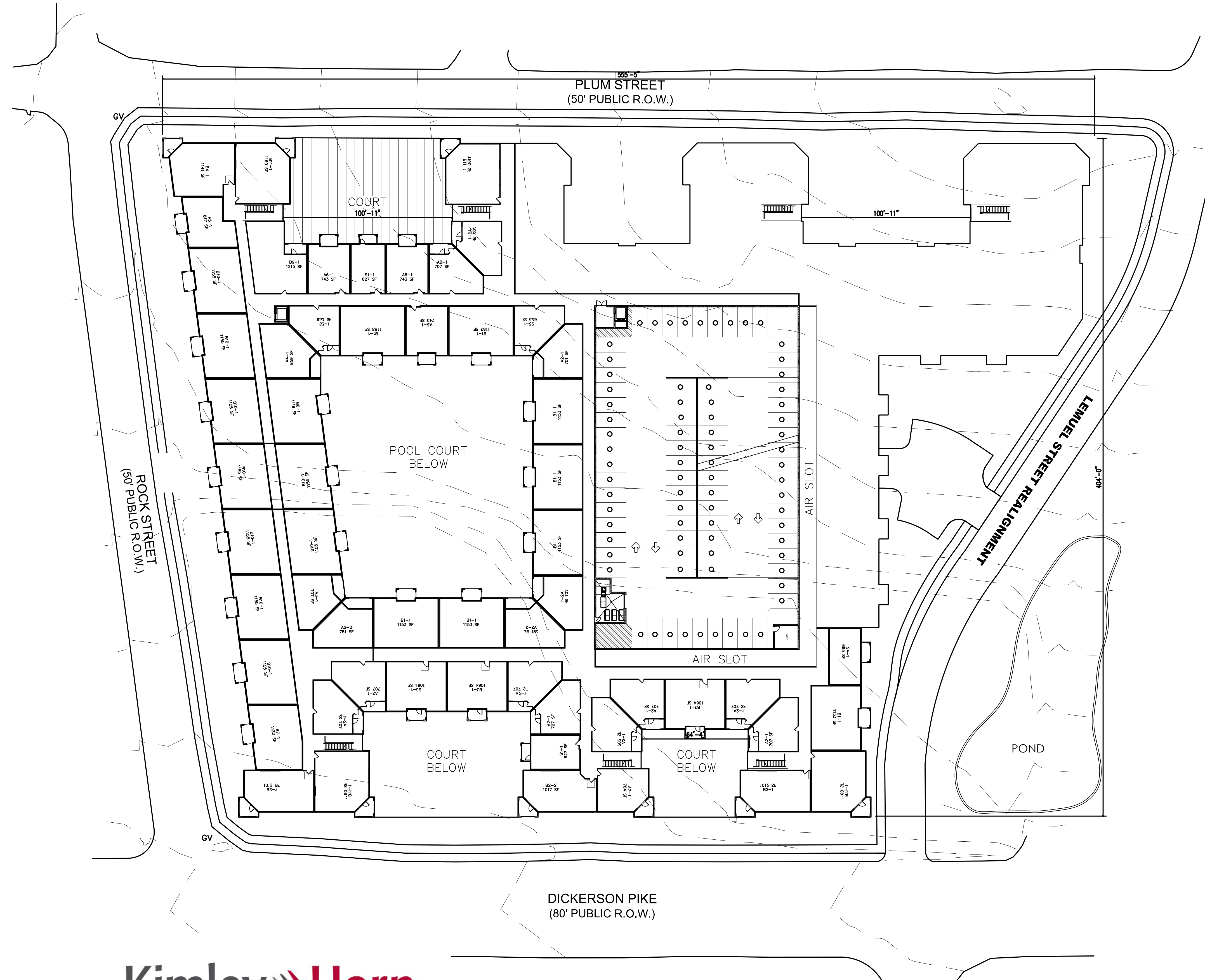
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DEVELOPMENT

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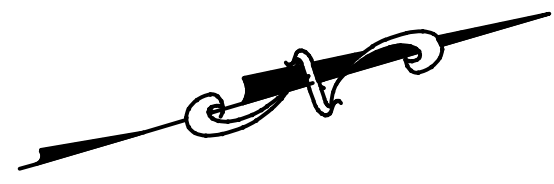
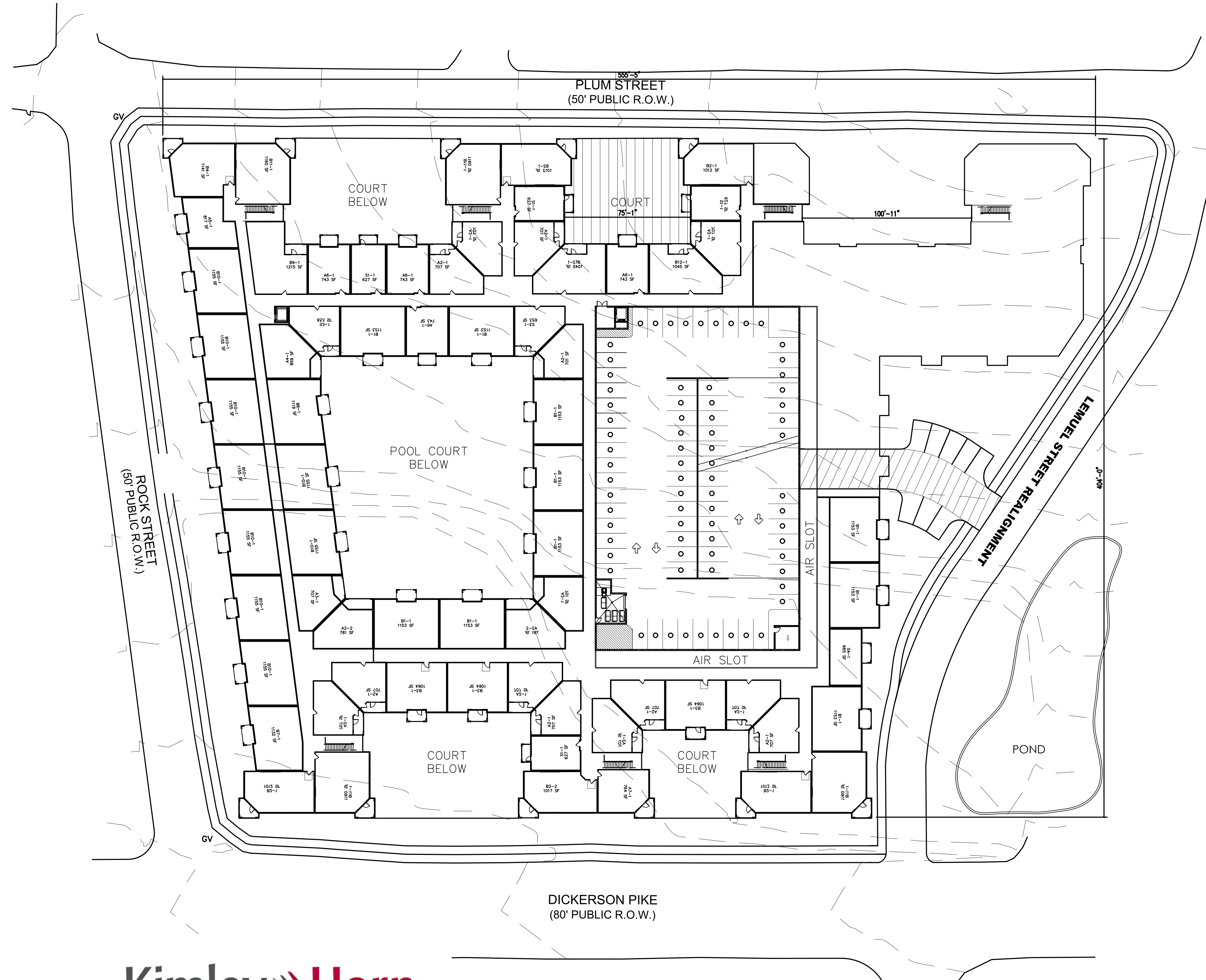


1ST FLOOR PLAN
02.09.2022

WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET



WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET

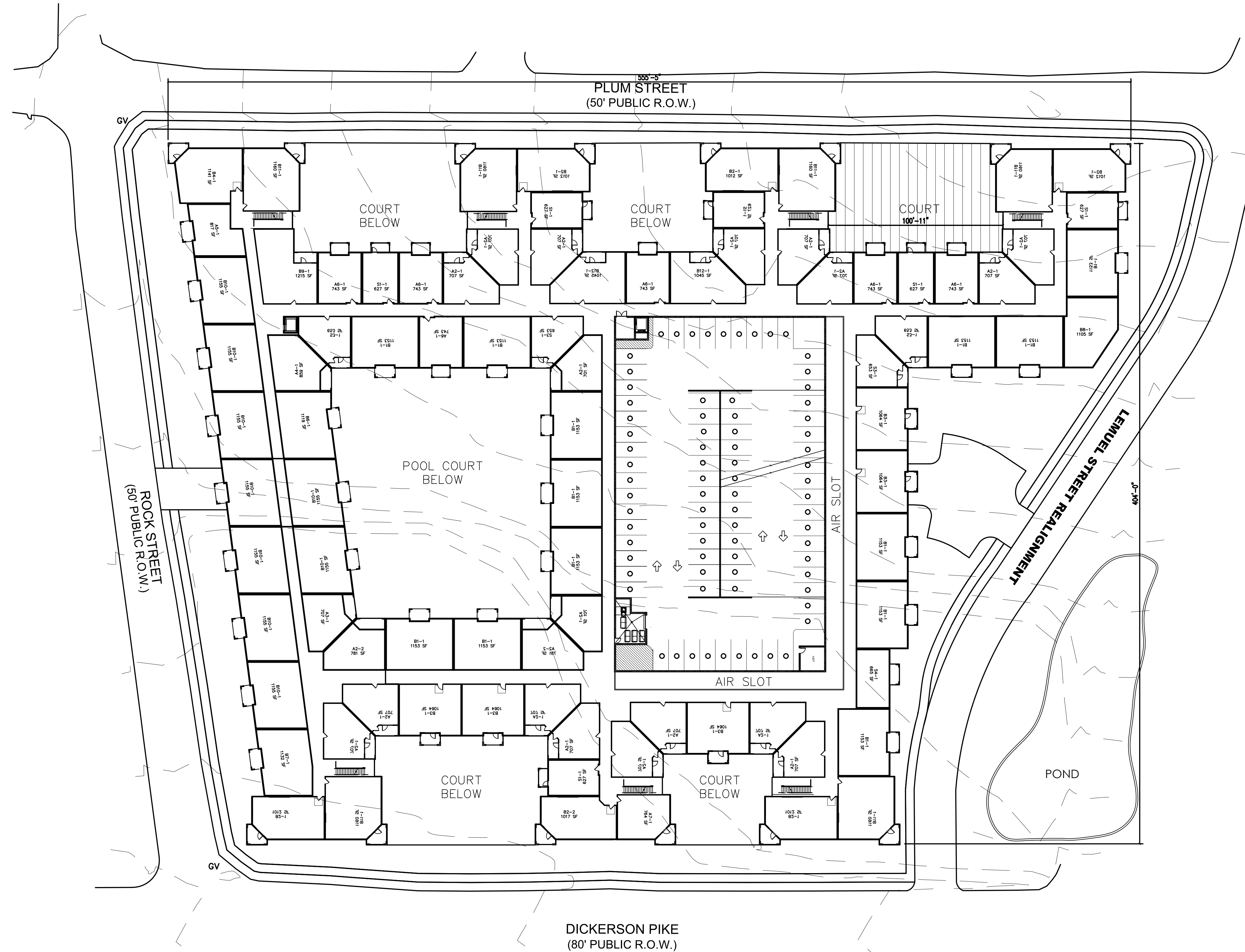


WOODFIELD
DEVELOPMENT

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3RD FLOOR PLAN
02.09.2022

WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET

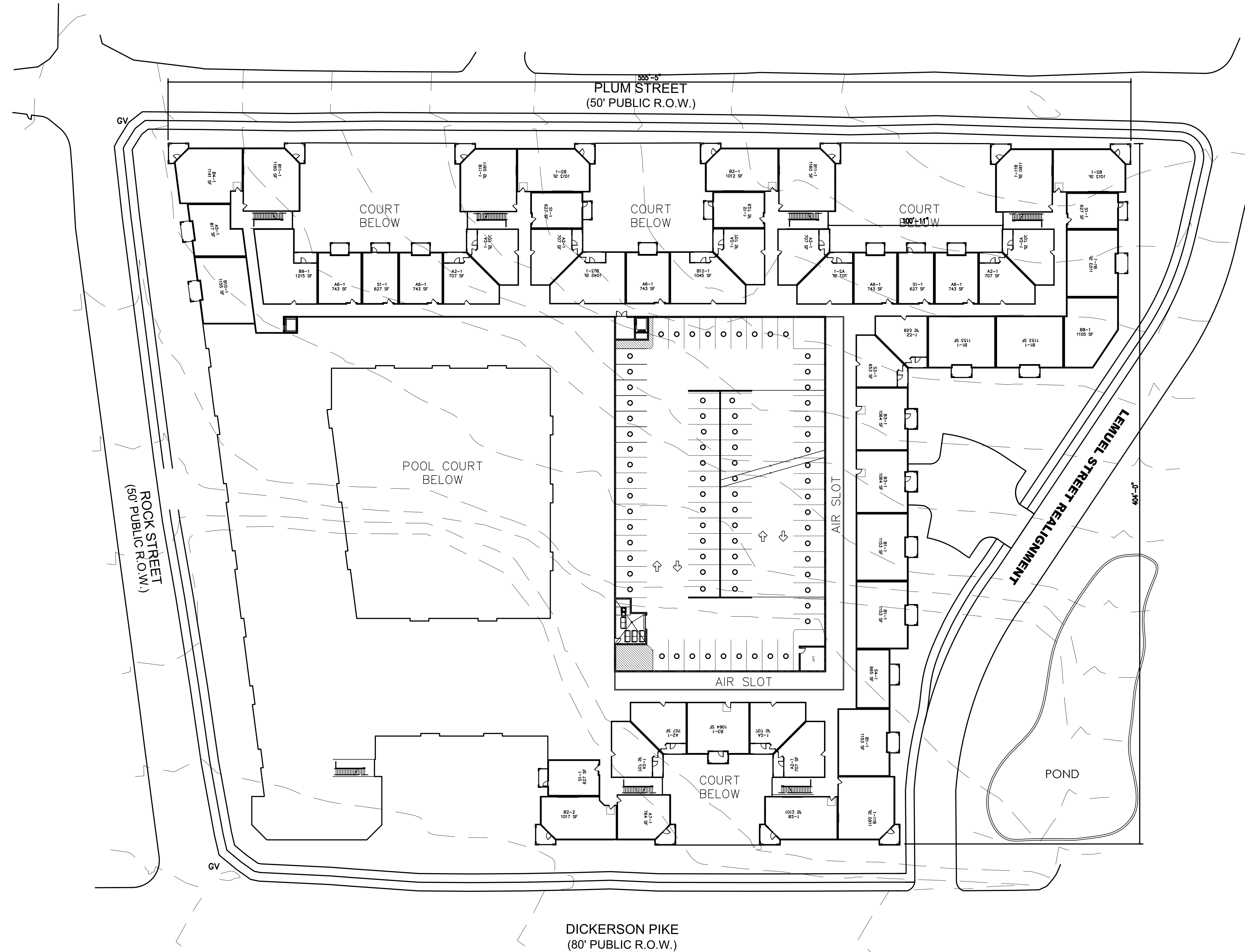


WOODFIELD
DEVELOPMENT

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4TH FLOOR PLAN
02.09.2022

WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET

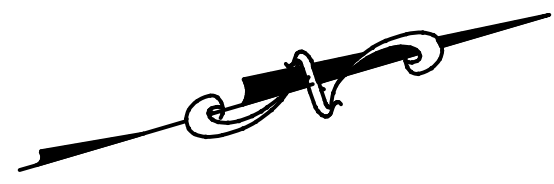
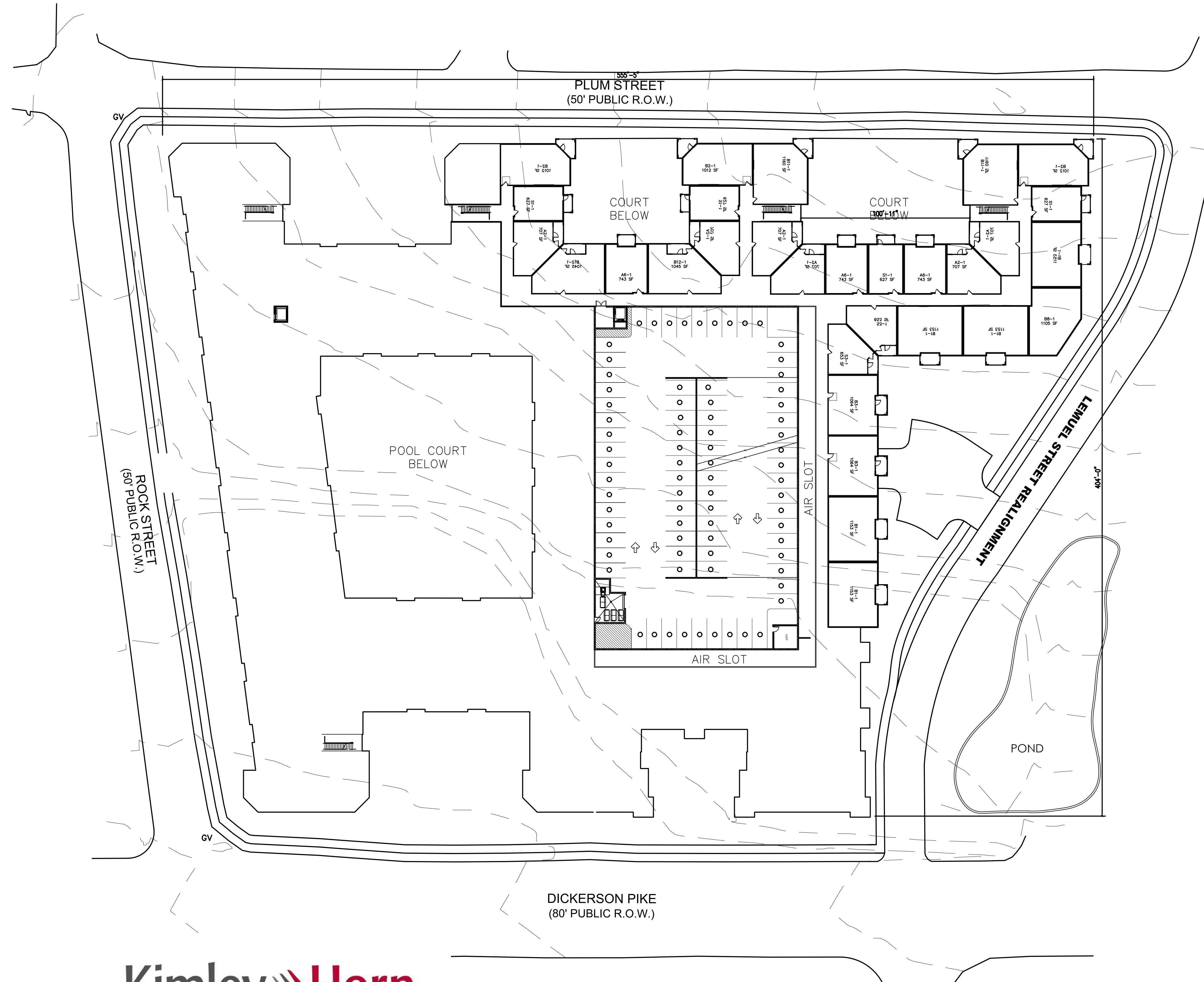


WOODFIELD
DEVELOPMENT

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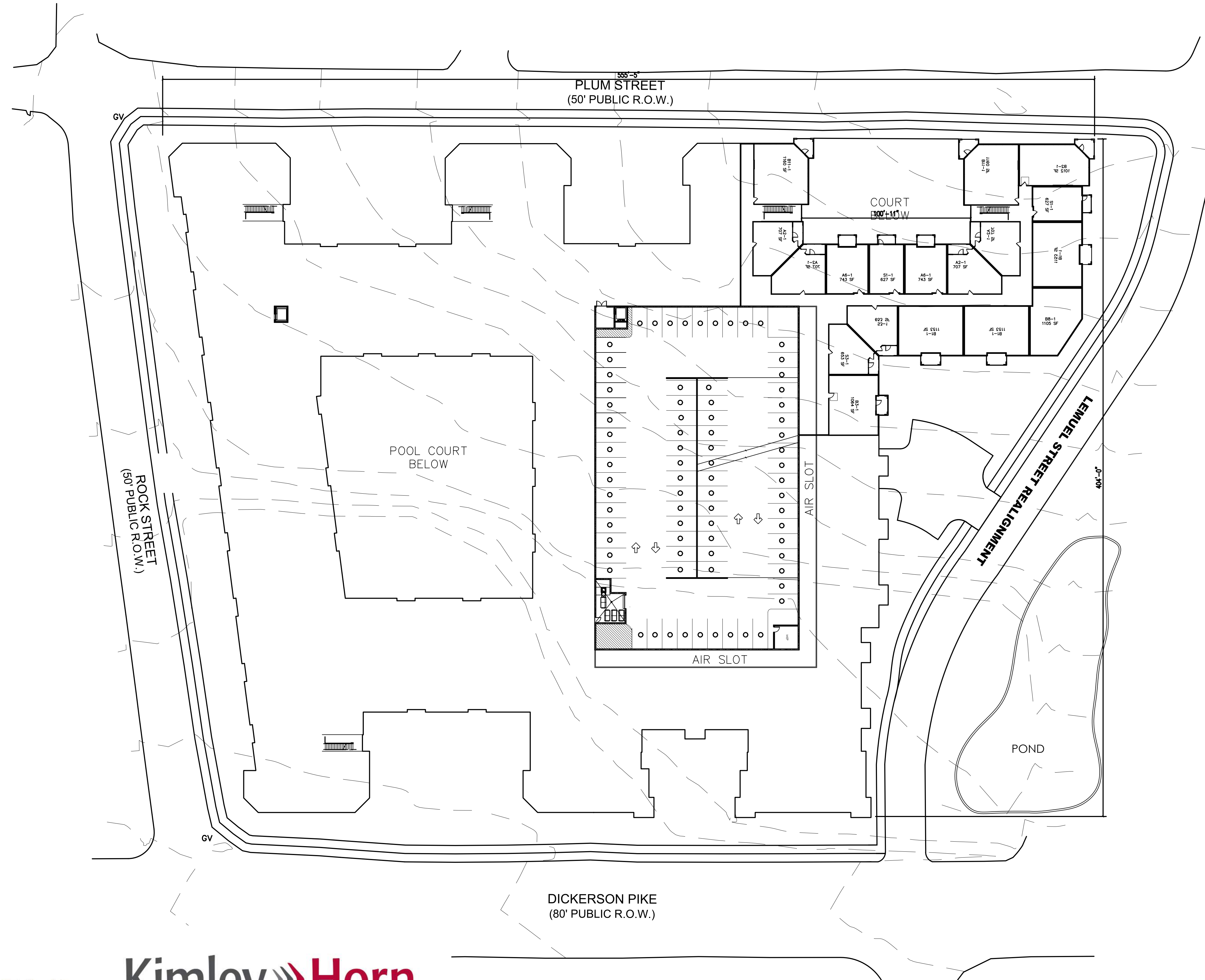
5TH FLOOR PLAN
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WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET



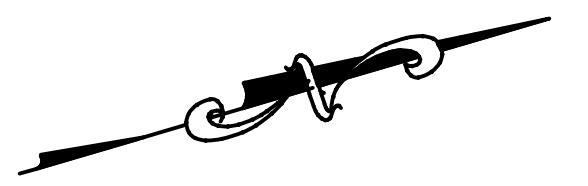
6TH FLOOR PLAN
02.09.2022

WOODFIELD DEVELOPMENT DICKERSON PIKE & ROCK STREET



WOODFIELD
DEVELOPMENT

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7TH FLOOR PLAN
02.09.2022



HOUSING STUDIO

333 WEST TRADE STREET, SUITE 300
CHARLOTTE, NC 28202
T: 704.333.7862 F: 980.237.3862

WOODFIELD - DICKERSON
PIKE APTS

NASHVILLE, TN



NOT FOR CONSTRUCTION

REVISIONS

KEY PLAN

BUILDING KEY ELEVATIONS

A5.01



② OVERALL SOUTH ELEVATION - ROCK STREET
1/16" = 1'-0"



① OVERALL EAST ELEVATION - DICKERSON PIKE
1/16" = 1'-0"