

SP(SPECIFIC PLAN) PRELIMINARY DEVELOPMENT PLANS SKYVIEW

PURPOSE NOTE

The purpose of this preliminary SP is to permit up to 187 multi-family units.

FEDERAL COMPLIANCE NOTE

All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

ADA: <http://www.ada.org>

US Justice Dept: http://www.justice.gov/crt/house/fairhousing/about_fairhousingact.html

PROPERTY INFORMATION (EXISTING)

APPLICATION DATE: OCTOBER 26, 2022
 SP NUMBER: 2022SP-082-001
 COUNCIL DISTRICT NUMBER: 24
 DISTRICT COUNCIL MEMBER: KATHLEEN MURPHY
 PROPERTY OWNER: SKYVIEW APARTMENTS, L.P.
 (SP) PARCEL ACREAGE: 9.38± AC (408,592± SF)
 EX. BUILDING SF: 84,525 SF
 TAX MAP: 92.13
 PARCELS: 256.00
 METRO GIS ID: 09213025600
 STREET ADDRESS: 307 SUSANNAH COURT
 EXISTING ZONING: RSS, OV-RES, OV-UZO
 CCM:
 EX. LAND USE: MULTIFAMILY COMMUNITY
 EX. COMMUNITY PLAN: WEST NASHVILLE
 EXISTING POLICY AREA: T4-NM & CO
 EX. SUBAREA #: 7
 LAND USE OVERLAY: N/A

DEVELOPMENT SUMMARY (PROPOSED)

ZONING: SP (RESIDENTIAL)
 PROPOSED LAND USES: MULTIFAMILY COMMUNITY
 CCM POLICY AREA: T4-NM (T4-URBAN NEIGHBORHOOD MAINTENANCE)
 SITE ACREAGE: 9.38± AC (408,592± SF)
 PHASING: ONE PHASE
 LOTS: N/A, ONE LOT DEVELOPMENT
 PERMITTED USES: 187 MULTI-FAMILY UNITS
 PROHIBITED USES: SHORT TERM RENTAL PROPERTY OWNER OCCUPIED & SHORT TERM RENTAL PROPERTY NOT OWNER OCCUPIED
 PROPOSED DWELLING UNITS:
 MANOR HOMES: 52 DWELLING UNITS (BUILDINGS A-E)
 STACKED FLATS: 135 DWELLING UNITS (BUILDING F)
 TOTAL DWELLING UNITS: 187 DWELLING UNITS
 PROPOSED DENSITY: 19.9 D.U. / AC (187 D.U. / 9.38 AC)
 PROPOSED F.A.R.: 0.80 (0.80 MAX)
 PROPOSED ISR: 0.70 (0.70 MAX)
 BUILDING SETBACKS:
 FROM DAKOTA AVENUE: 20' MIN
 FROM 38TH AVENUE: 20' MIN
 SIDE: 5' MIN
 REAR: 20' MIN

PROPOSED BUILDING HEIGHT:

MANOR HOMES (BUILDINGS A-E): 45' MAX (UP TO THREE STORIES)
 STACKED FLATS (BUILDING F): 60' MAX (UP TO FOUR STORIES)

BUILDING HEIGHT NOTE:

- BUILDING HEIGHT MEASURED PER ZONING CODE
- FOR PURPOSES OF CALCULATING NUMBER OF STORIES, MEZZANINES AND ROOFTOP AMENITIES SHALL NOT COUNT TOWARDS OVERALL HEIGHT REQUIREMENTS; ROOFTOP AMENITIES SHALL HAVE A MINIMUM STEPBACK OF 10 FEET FROM THE EXTERIOR FACADE. ROOFTOP AMENITY HEIGHT SHALL NOT EXCEED 60 FEET FROM FINISHED FLOOR ELEVATION. ROOFTOP AMENITY AREA SHALL BE LIMITED TO 5,000 S.F. OR 10% OF THE BUILDING SIZE.

BULK REGULATION NOTE: ANY BULK REGULATION NOT IDENTIFIED WITH THIS PLAN SHALL MEET MIN. REGS OF THE RM20 ZONING CLASSIFICATION.

PARKING REQUIRED PER UZO: 0 SPACES

PROPOSED PARKING RATIOS:

STUDIO (1 SP PER UNIT): 35 (35X1=35)
 1 BEDROOM (1 SP PER UNIT): 96 (96X1=96)
 2 BEDROOM (1.5 SP PER UNIT): 71 (47X1.5=70.5)
 3 BEDROOM (1.5 SP PER UNIT): 14 (9X1.5=13.5)
 216 SPACES

PARKING PROPOSED: 225 SPACES

PLANNING 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 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.

GENERAL NOTES

- 78-840 Note:** 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 Dept. of Water Services.
- Access Note:** Metro Water Services shall be provided sufficient & unencumbered access in order to maintain and repair utilities in this site.
- Fire Dept. Note:** Fire-flow shall meet the requirements of the International Fire Code - 2012 Edition; as amended.
- Preliminary SP Plan Note:** Minor modifications to this Preliminary SP Plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by metro council that increase the permitted density or floor area, and 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.
- Stormwater Preliminary Plan Note:** Drawing indicates the basic premise of the development, as it pertains to Stormwater approval / comments only. The final details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
- Development Schedule:** It is anticipated that project will be constructed in one phase.
- Survey Note:** Boundary information taken from survey prepared by RS dated 09/27/2019. Topographic information taken from survey prepared by RS dated 07/21/2020. The bearing system reference is TN State Plane / NAD 83.
- Culvert/Driveway Note:** Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum Driveway culvert in Metro ROW is 15" RCP).
- Bicycle Parking Note:** Bicycle parking shall meet Metro Codes.
- Sidewalk Note:** 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 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.
- Landscape Note:** Landscaping and tree density requirements shall meet Metro Zoning Code. A complete landscape plan will be required with the Final SP Submittal.
- Traffic Improvement Note:** Pavement markings will be installed consisting of: double yellow lines on 38th Avenue from Charlotte Pike to Dakota Avenue, stops bars on side streets and crosswalks where existing.
- Traffic Improvement Note:** If right-of-way is available and there are no conflicts with existing utilities, the development will construct a pedestrian curb ramp on the southeast corner of Dakota Avenue & 38th Avenue and install a crosswalk on the southern leg of the intersection. The details of the improvements will be provided when construction plans are submitted.
- Architectural Note:** Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
- Architectural Note:** Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
- Architectural Note:** 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.
- Architectural Note:** Porches shall provide a minimum of six feet of depth.
- Architectural Note:** A raised foundation of 18"- 36" is required for all residential structures.

PUBLIC WORKS NOTE

Final construction plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not exceed 3:1.

U.S. FEMA FIRM NOTE

By scaled map location and graphic plotting only, this property lies within flood zone "x" as designated on current Federal Emergency Management Agency map no. 47037C0329H, with an effective date of April 5, 2017, which makes up a part of the national flood insurance administration report; community no. 470040, panel no. 0239, suffix h, which is the current flood insurance rate map for the community in which said premises is situated. Said map defines zone "x" under "other areas" as areas determined to be outside the 0.2% annual chance floodplain.



LOCATION MAP

NOT TO SCALE

INDEX OF SHEETS

SHEET DESCRIPTION

CVR COVER SHEET

CIVIL PLANS

C0.1 EXISTING CONDITIONS PLAN
 C1.0 RENDERED SITE LAYOUT PLAN
 C1.1 SITE LAYOUT PLAN
 C2.0 SITE GRADING & DRAINAGE PLAN
 C2.1 SITE UTILITY PLAN
 T1.0 SIGHT DISTANCE EXHIBIT - CASE B1
 T1.1 SIGHT DISTANCE EXHIBIT - CASE B2
 T1.2 SIGHT DISTANCE EXHIBIT - CASE F
 L1.0 LANDSCAPE PLAN
 A1.0 CONCEPT PERSPECTIVE - MANOR HOUSE
 A2.0 CONCEPT PERSPECTIVE - GRAND STAIR
 A3.0 CONTEXT MASSING
 A4.0 SITE SECTIONS

CONTACTS

OWNER

TRENT DEVELOPMENT GROUP
 1011 CHERRY AVENUE
 NASHVILLE, TN 37203
 (615) 370-5721
 atrent@trentdevelopmentgroup.com

(APPLICANT) LANDSCAPE ARCHITECTURE

TROY GARDNER, PLA
 RAGAN SMITH & ASSOCIATES, INC.
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591
 tgardner@ragansmith.com

ARCHITECT

KEN BABINCHAK
 SMITH GEE STUDIO
 602 TAYLOR STREET, SUITE 201
 NASHVILLE, TN 37208
 (615) 739-5555
 kbabinchak@smithgeestudio.com

ENGINEER

ERIC PARL, PE
 RAGAN SMITH & ASSOCIATES, INC.
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591
 eparl@ragansmith.com

SURVEYOR

TED STEVENSON, PLS
 RAGAN SMITH & ASSOCIATES, INC.
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591
 tstevenson@ragansmith.com

TRANSPORTATION

TIFFANY GIORDANO, PE, PTOE
 RAGAN SMITH & ASSOCIATES, INC.
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591
 tgiordano@ragansmith.com



RaganSmith

Nashville - Murfreesboro - Chattanooga
 ragansmith.com



SKYVIEW
 FOR
 TRENT DEVELOPMENT GROUP

24TH DISTRICT, METROPOLITAN NASHVILLE, TENNESSEE

Scale: NOT TO SCALE

Date: OCTOBER 26, 2022

Approved By: T. GARDNER

Revisions:

- - -
 - - -
 - - -
 - - -
 - - -

1 11/16/2022 PER CITY COMMENTS

Drawing Title:

COVER SHEET

Drawing No.

CVR

Project No.
 19112-1593



Know what's below.
 Call before you dig.

SP #: 2022SP-082-001



SKYVIEW FOR
TRENT DEVELOPMENT GROUP
 24TH DISTRICT, METROPOLITAN NASHVILLE, TENNESSEE



LEGEND

◻(O)	CONCRETE MONUMENT (OLD)	○	UTILITY POLE
○(O)	IRON ROD (OLD)	○	UTILITY POLE W/ ANCHOR
●(N)	IRON ROD (NEW)	○	UTILITY POLE W/ LIGHT
○	(5/8" x 18" W/CH STAMPED "WAG SMITH & ASSOCIATES")	○	GAS VALVE
●	RAIL ROAD SPIKE (OLD)	○	GAS METER
●	FIRE HYDRANT	○	TELEPHONE RISER
●	WATER VALVE	○	CABLE TV BOX
●	WATER METER	○	OVERHEAD ELECTRIC POWER LINE
●	SIAMESE WATER CONNECTION	○	SANITARY SEWER LINE
●	POST INDICATOR VALVE	○	GAS LINE
●	CATCH BASIN	○	WATER LINE
●	AREA DRAIN	○	UNDERGROUND TELEPHONE LINE
●	STORM MANHOLE	○	UNDERGROUND ELECTRIC LINE
●	SANITARY SEWER MANHOLE	○	FENCE
●	SEWER CLEAN-OUT	○	TC TOP OF CASTING
●	LIGHT STANDARD	○	INV INVERT
●	YARD LIGHT	○	ELEV ELEVATION
●	ELECTRIC BOX	○	ROP REINFORCED CONCRETE PIPE
●	TRANSFORMER PAD	○	OMP CORRUGATED METAL PIPE
●	BOLLARD	○	M.B.S.L. MINIMUM BUILDING SETBACK LINE
●	HANDICAP PARKING	○	P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
●	SIGN	○	123 STREET ADDRESS
●	REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE	○	CONCRETE SURFACE
●	TELEPHONE MANHOLE	○	ASPHALT SURFACE
●	FIBER OPTIC	○	15-20% SLOPES
●	AIR CONDITIONER	○	25% AND GREATER SLOPES

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: SPECTRA PRECISION SP80. TYPE OF GPS SURVEY: TDD NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05".
- THIS PROPERTY IS CURRENTLY ZONED OV-RES (OVERLAY-RESIDENTIAL) RES-PUD (RESIDENTIAL-PLANNED UNIT OVERLY).
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4703700239H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0239, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- DIMENSIONS SHOWN THUS () INDICATE RECORD DEED CALLS.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO SKYVIEW APARTMENTS, L.P. FROM SKYVIEW ASSOCIATES BY WARRANTY DEED OF RECORD IN DEED BOOK 11213, PAGE 871, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

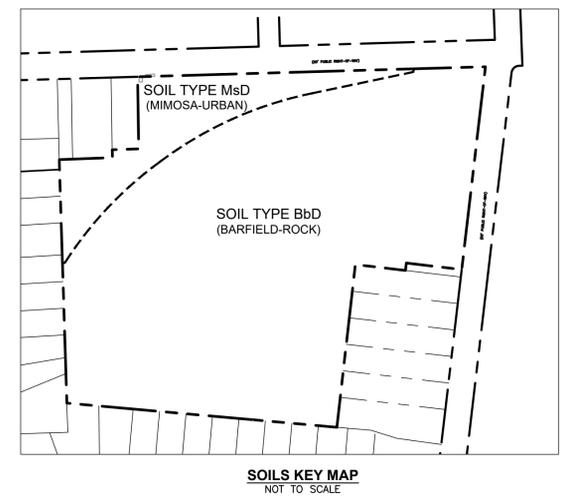
BEING PARCEL NUMBER 256 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 92-13.

PLAT REFERENCE

BEING A PART OF THE 29.2 ACRE TRACT AS SHOWN ON THE PLAT ENTITLED "MAP OF CHARLOTTE PARK 2ND ADD'N EXTENDED AND 29.2 AC, SOUTH" DATED: APRIL 5, 1912, OF RECORD IN PLAT BOOK 421, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXISTING TREES

TREE MASSES INCLUDE HACKBERRY, OAK, MAPLE, RED CEDAR, AND BLACK CHERRY.



Scale: 1"=50'

Date: OCTOBER 26, 2022

Approved By: T. GARDNER

Revisions:

Drawing Title: **EXISTING CONDITIONS PLAN**

Drawing No: **C0.1**

Project No: 19112-1593

01/13/2022 10:51 AM C:\PROJECTS\2022\SP-082\001\SP-082-001.dwg
 PLOTTED BY T. GARDNER ON 10/26/2022 10:51 AM. LAYOUT: SP-082-001-01.dwg



Nashville - Murfreesboro - Chattanooga
ragansmith.com



SKYVIEW
FOR
TRENT DEVELOPMENT GROUP

24TH DISTRICT, METROPOLITAN NASHVILLE, TENNESSEE

Scale: 1"=50'

Date: OCTOBER 26, 2022

Approved By: T. GARDNER

Revisions:

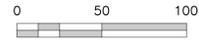
- - -
- - -
- - -
- - -
- - -

1 11/16/2022 PER CITY COMMENTS

Drawing Title:
RENDERED SITE LAYOUT PLAN

Drawing No.
C1.0

Project No.
19112-1593



SP #: 2022SP-082-001

01/13/2022 10:51 AM ARCHITECTURAL SHEETING UNITARY 01/13/2022 10:51 AM
 PLOTTED BY ANDREW TAYLOR ON 11/16/2022 7:13 AM LATE UPDATED BY ANDREW ON 11/16/2022 10:19 AM

Tennessee Construction General Permit Notice of Coverage (NOC) Certification

The project associated with these submitted plans is covered under Tennessee Construction General Permit **TNRxxxx**.

The Total Disturbed Area is **xxxxx** acres.

Check all that apply: This site discharges into waters identified by TDEC as:

Impaired for siltation Impaired for habitat alteration Exceptional

Signature - Date _____

Circle one: Developer **Project Engineer** Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.



Nashville - Murfreesboro - Chattanooga
ragansmith.com



BIORETENTION CONSTRUCTION SEQUENCING

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. **CALL MWS INSPECTOR FOR INSPECTION.**
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. INSTALL PERMEABLE GEOTEXTILE FABRIC.
7. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
8. **CALL MWS INSPECTOR FOR INSPECTION.**
9. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
10. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
11. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
12. SOD SLOPES.
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

WATER QUALITY / BMP NOTES

1. WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE METRO NASHVILLE BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
2. WATER QUALITY SIGNS SHALL BE PLACED WITHIN THE WATER QUALITY AREAS. THE SIGNS, MATERIALS AND LABOR TO INSTALL WILL BE PROVIDED BY CITY STAFF.
3. THE BIORETENTION AREA HAS BEEN DESIGNED TO THE WORST CASE CONDITIONS (TYPE D SOILS) WITH ACCORDANCE WITH METRO NASHVILLE INFILTRATION TESTING REQUIREMENTS.
4. IF THE DEVELOPER WISHES TO CONDUCT INFILTRATION TESTING ONCE MASS GRADING OF THE SITE HAS BEEN COMPLETED AND THE BOTTOM ELEVATION OF THE BMPs ARE ACCESSIBLE, METRO NASHVILLE ENGINEERING STAFF WILL TAKE THE TEST RESULTS INTO ACCOUNT AND ALLOW FOR DESIGN MODIFICATIONS TO REFLECT THE ACTUAL FIELD CONDITIONS.

LEGEND

-  PROPOSED BUILDING
-  PROPOSED CONCRETE WALK
-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED ASPHALT
-  EXISTING ASPHALT
-  HARDSCAPE (SEE LANDSCAPE PLANS)
-  PROPOSED DETENTION POND

Scale: 1"=50'

Date: OCTOBER 26, 2022

Approved By: T. GARDNER

Revisions:

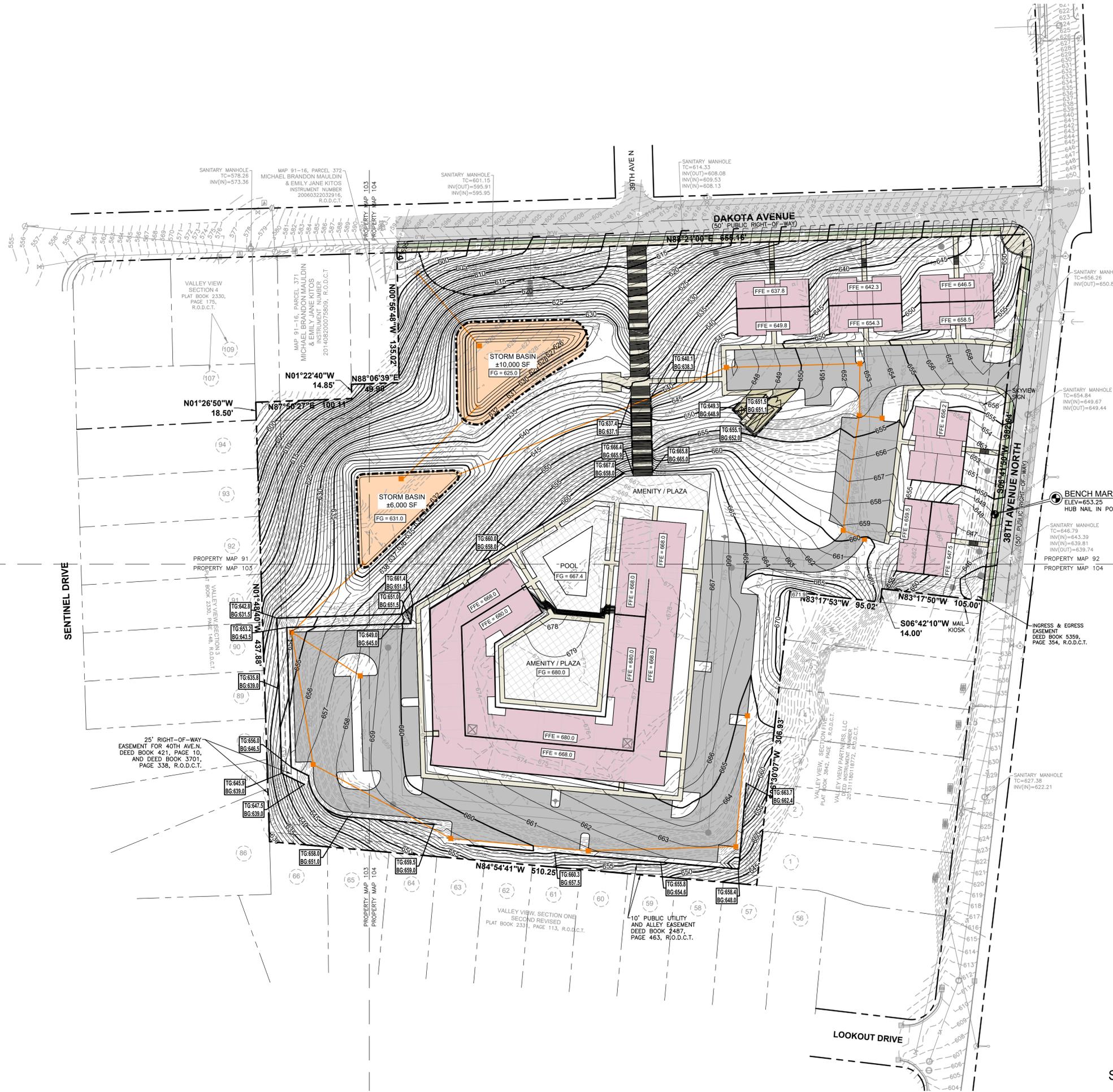
1 11/16/2022 PER CITY COMMENTS

Drawing Title:
SITE GRADING & DRAINAGE PLAN

Drawing No.
C2.0

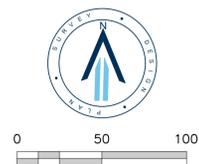
Project No.
19112-1593

SKYVIEW FOR **TRENT DEVELOPMENT GROUP**
 24TH DISTRICT, METROPOLITAN NASHVILLE, TENNESSEE

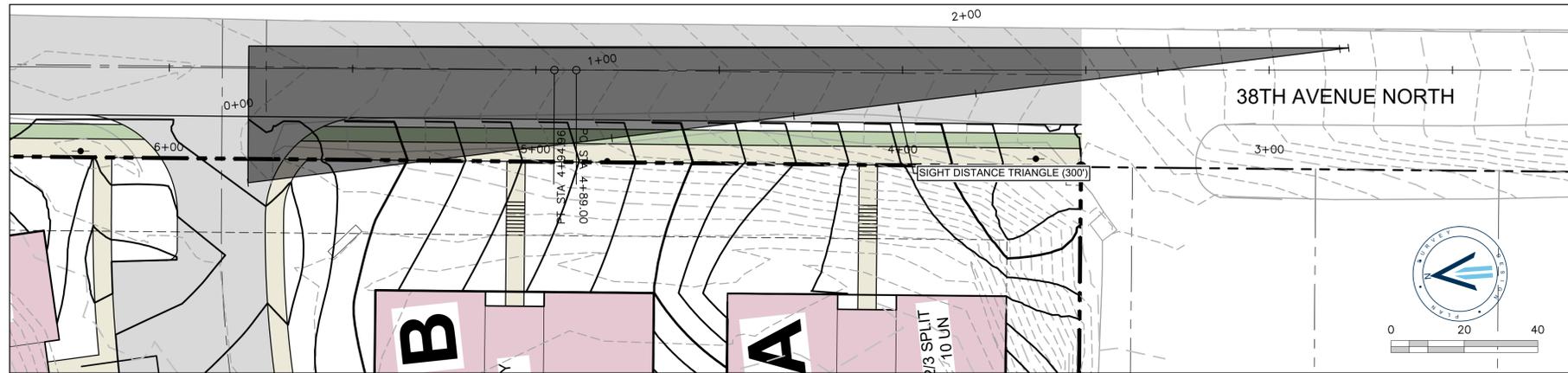


C:\GIS\2022\SP-082-001\DRAWING\DWG\SP-082-001-DRAINAGE.DWG
 PLOTTED BY: T. GARDNER ON 11/16/2022 11:30 AM. LAST UPDATED BY: T. GARDNER ON 11/16/2022 10:21 AM

SP #: 2022SP-082-001

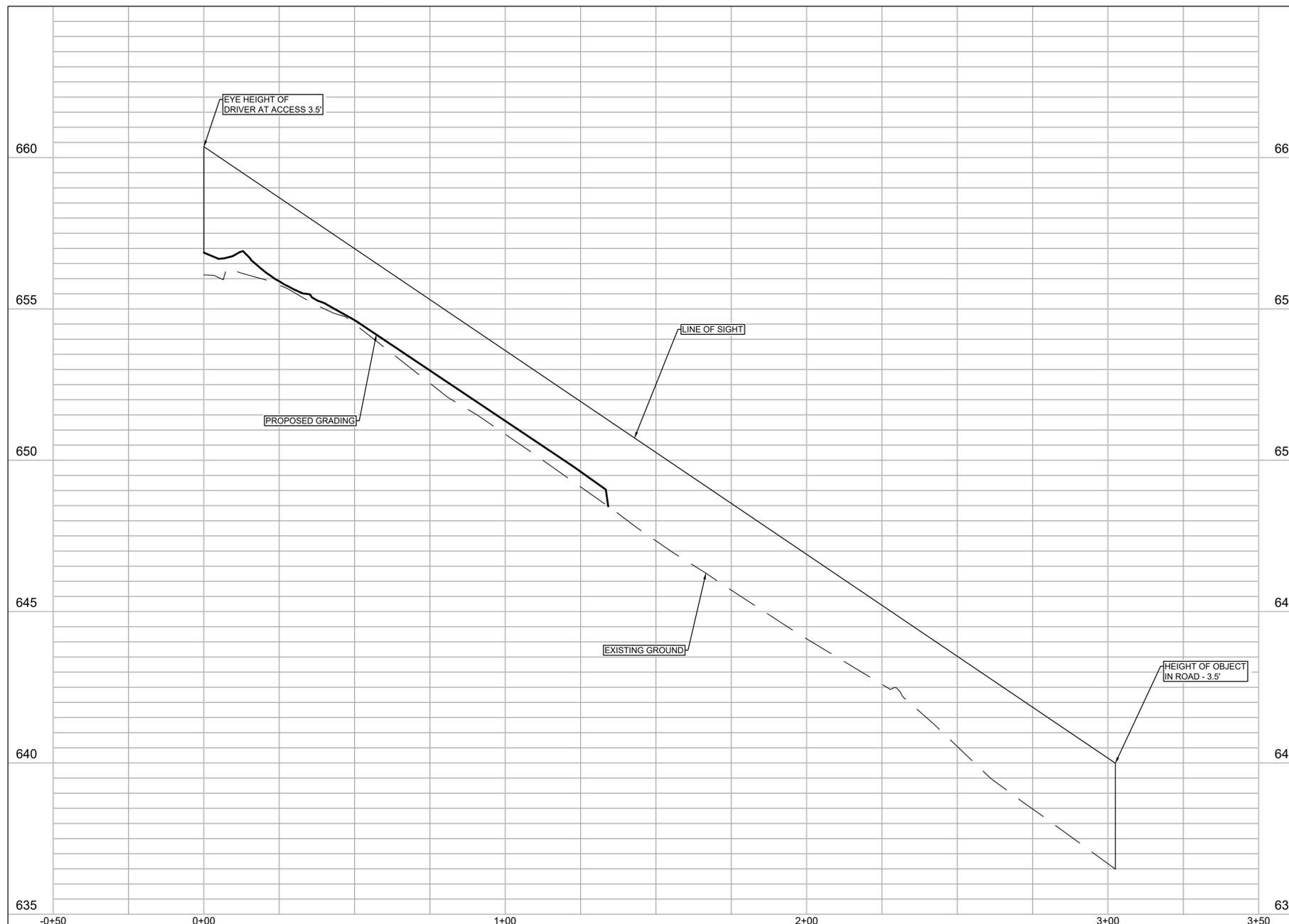


CASE B1 SIGHT DISTANCE TRIANGLE - PLAN VIEW



- SIGHT TRIANGLES ARE BASED ON MUTCD STANDARDS:
1. SIGHT DISTANCE TRIANGLES ARE TAKEN FROM A VERTEX AT 18.0 FEET FROM EDGE OF TRAVEL LANE.
 2. SIGHT DISTANCE ADJUSTED PER MUTCD TABLE 9-5 DUE TO THE APPROACH GRADE EXCEEDING 3%.

CASE B1 SIGHT DISTANCE TRIANGLE - PROFILE VIEW



1" = 20' HORIZONTAL
1" = 2' VERTICAL



SP #: 2022SP-082-001



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com



SKYVIEW
FOR
TRENT DEVELOPMENT GROUP
24TH DISTRICT, METROPOLITAN NASHVILLE, TENNESSEE

Scale: AS SHOWN

Date: OCTOBER 26, 2022

Approved By: T. GIORDANO

Revisions:

- - -
- - -
- - -
- - -
- - -

1 11/16/2022 PER CITY COMMENTS

Drawing Title:

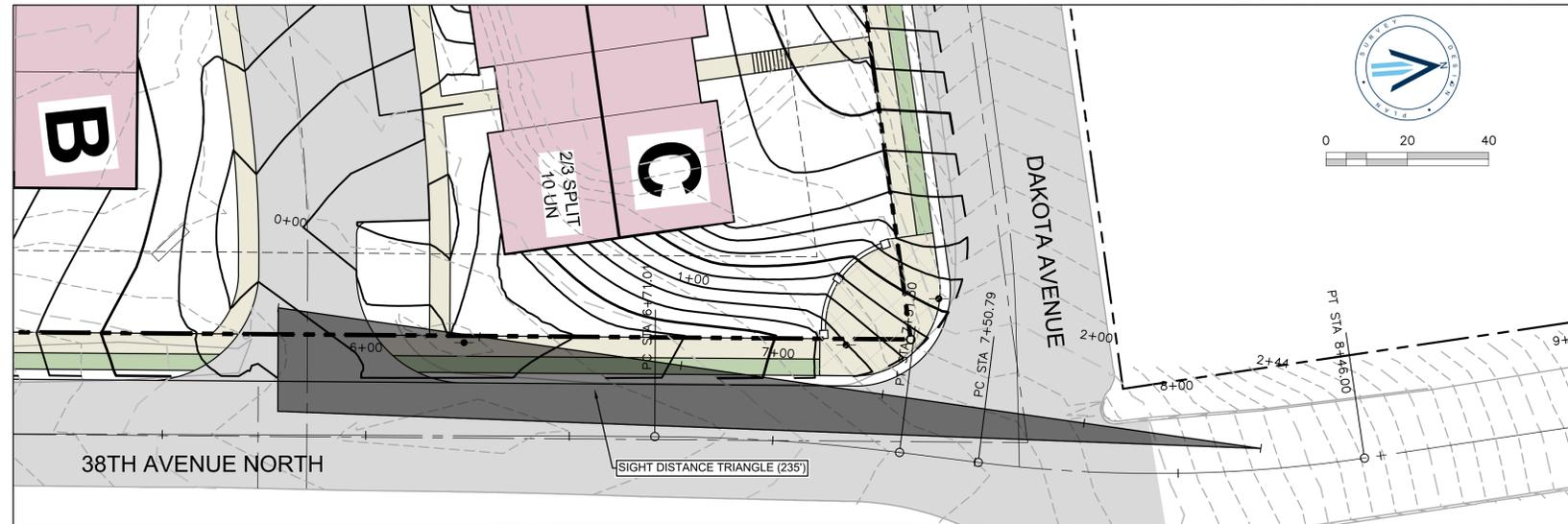
SIGHT DISTANCE
EXHIBIT - CASE B1

Drawing No.

T1.0

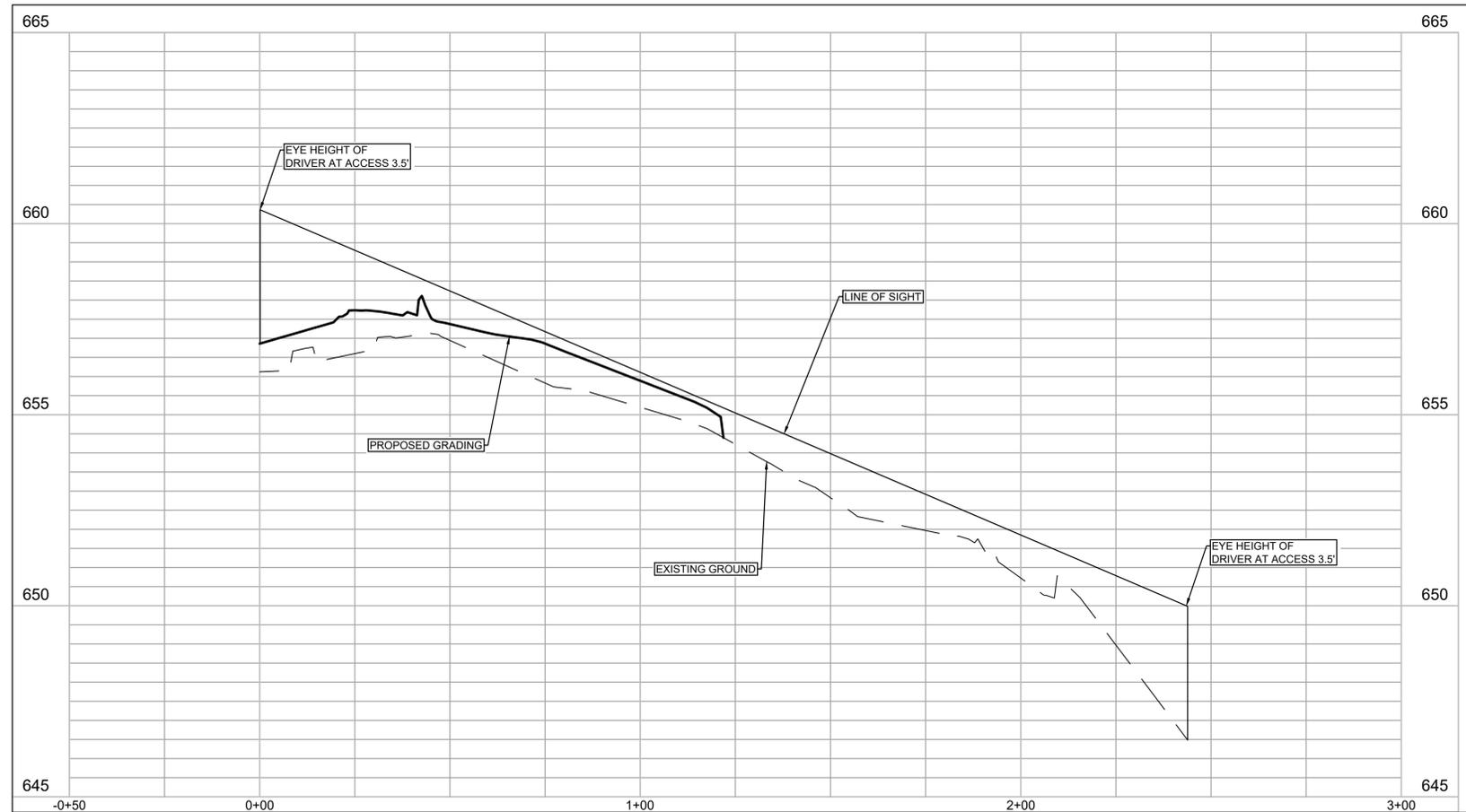
Project No.
19112-1593

CASE B2 SIGHT DISTANCE TRIANGLE - PLAN VIEW



- SIGHT TRIANGLES ARE BASED ON MUTCD STANDARDS:
1. SIGHT DISTANCE TRIANGLES ARE TAKEN FROM A VERTEX AT 18.0 FEET FROM EDGE OF TRAVEL LANE.
 2. SIGHT DISTANCE ADJUSTED PER MUTCD TABLE 9-5 DUE TO THE APPROACH GRADE EXCEEDING 3%.
 3. SIGHT DISTANCE REQUIRED IS FOR A 27MPH DESIGN SPEED DUE TO EXPECTED ACCELERATION OF VEHICLES FROM STOP AT DAKOTA AVENUE.

CASE B2 SIGHT DISTANCE TRIANGLE - PROFILE VIEW



1" = 20' HORIZONTAL
1" = 2' VERTICAL



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com



SKYVIEW
FOR
TRENT DEVELOPMENT GROUP
24TH DISTRICT, METROPOLITAN NASHVILLE, TENNESSEE

Scale: AS SHOWN

Date: OCTOBER 26, 2022

Approved By: T. GARDNER

Revisions:

1 11/16/2022 PER CITY COMMENTS

Drawing Title:

SIGHT DISTANCE
EXHIBIT - CASE B2

Drawing No.

T1.1

Project No.
19112-1593



SP #: 2022SP-082-001

C:\1112\19112\19112-1593\19112-1593-001\19112-1593-001-001.dwg
 PLOTTED BY TIFANY R. GIORDANO ON 11/16/2022 8:57 AM. LAST UPDATED BY JHARRIS ON 11/16/2022 2:38 PM



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com



SKYVIEW
FOR
TRENT DEVELOPMENT GROUP
24TH DISTRICT, METROPOLITAN NASHVILLE, TENNESSEE

Scale: AS SHOWN

Date: OCTOBER 26, 2022

Approved By: T. GARDNER

Revisions:

- - -
- - -
- - -
- - -
- - -

1 11/16/2022 PER CITY COMMENTS

Drawing Title:

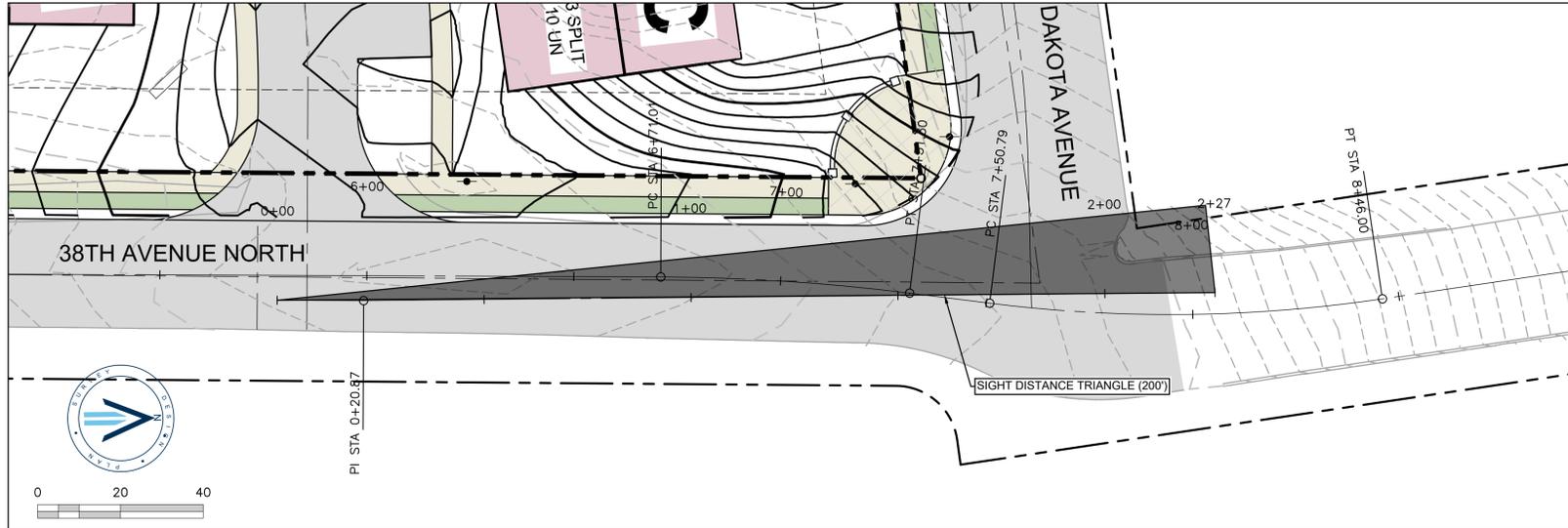
SIGHT DISTANCE
EXHIBIT - CASE F

Drawing No.

T1.2

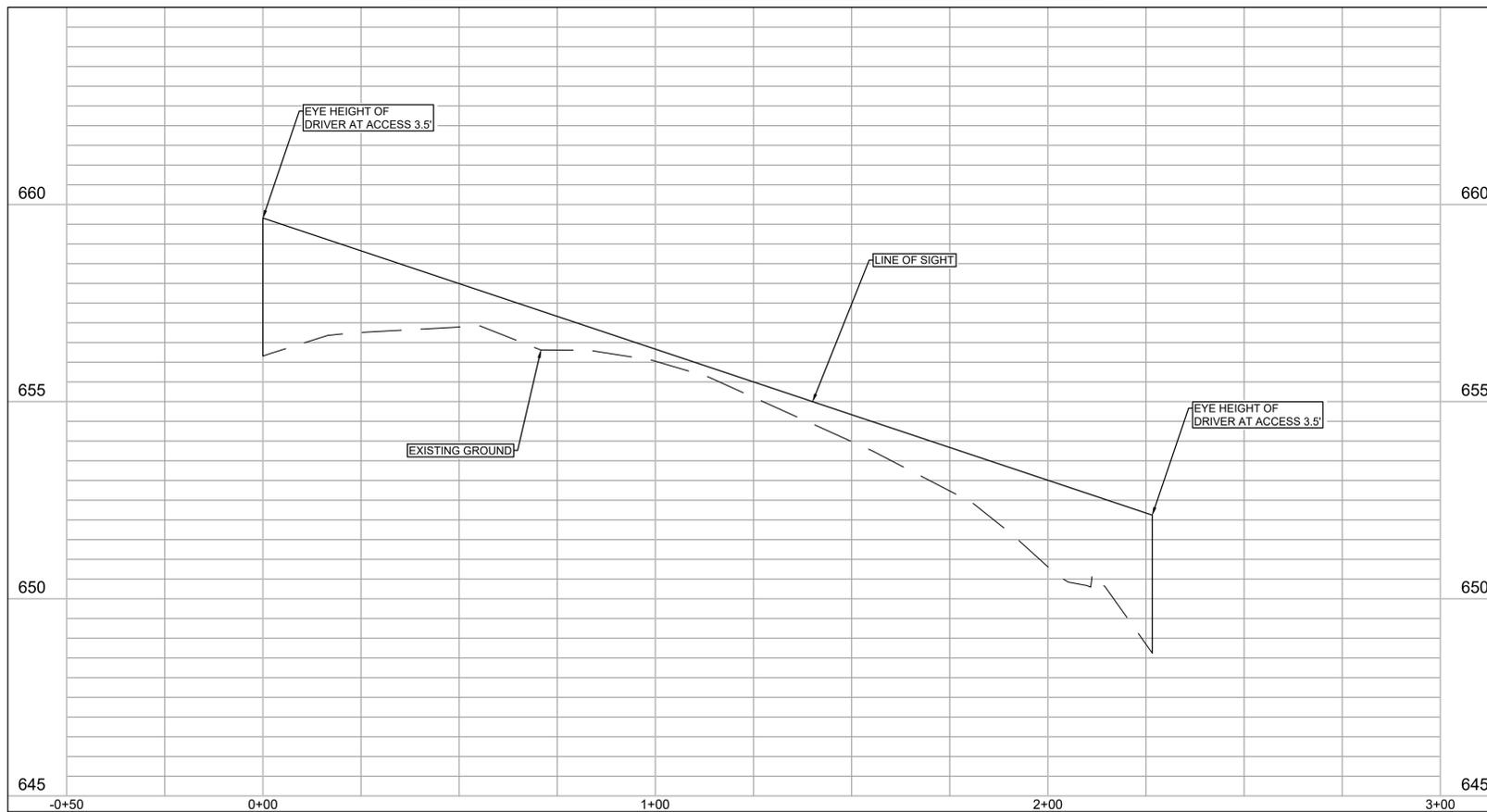
Project No.
19112-1593

CASE F SIGHT DISTANCE TRIANGLE - PLAN VIEW



- SIGHT TRIANGLES ARE BASED ON MUTCD STANDARDS:
1. SIGHT DISTANCE TRIANGLES ARE TAKEN FROM A VERTEX AT 18.0 FEET FROM EDGE OF TRAVEL LANE.
 2. SIGHT DISTANCE ADJUSTED PER MUTCD TABLE 9-5 DUE TO THE APPROACH GRADE EXCEEDING 3%.
 3. SIGHT DISTANCE REQUIRED IS FOR A 27MPH DESIGN SPEED DUE TO EXPECTED ACCELERATION OF VEHICLES FROM STOP AT DAKOTA AVENUE.

CASE F SIGHT DISTANCE TRIANGLE - PROFILE VIEW



1" = 20' HORIZONTAL
1" = 2' VERTICAL



SP #: 2022SP-082-001



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com



SKYVIEW FOR TRENT DEVELOPMENT GROUP

24TH DISTRICT, METROPOLITAN NASHVILLE, TENNESSEE

Scale: 1"=50'

Date: OCTOBER 26, 2022

Approved By: T. GARDNER

Revisions:

1 11/16/2022 PER CITY COMMENTS

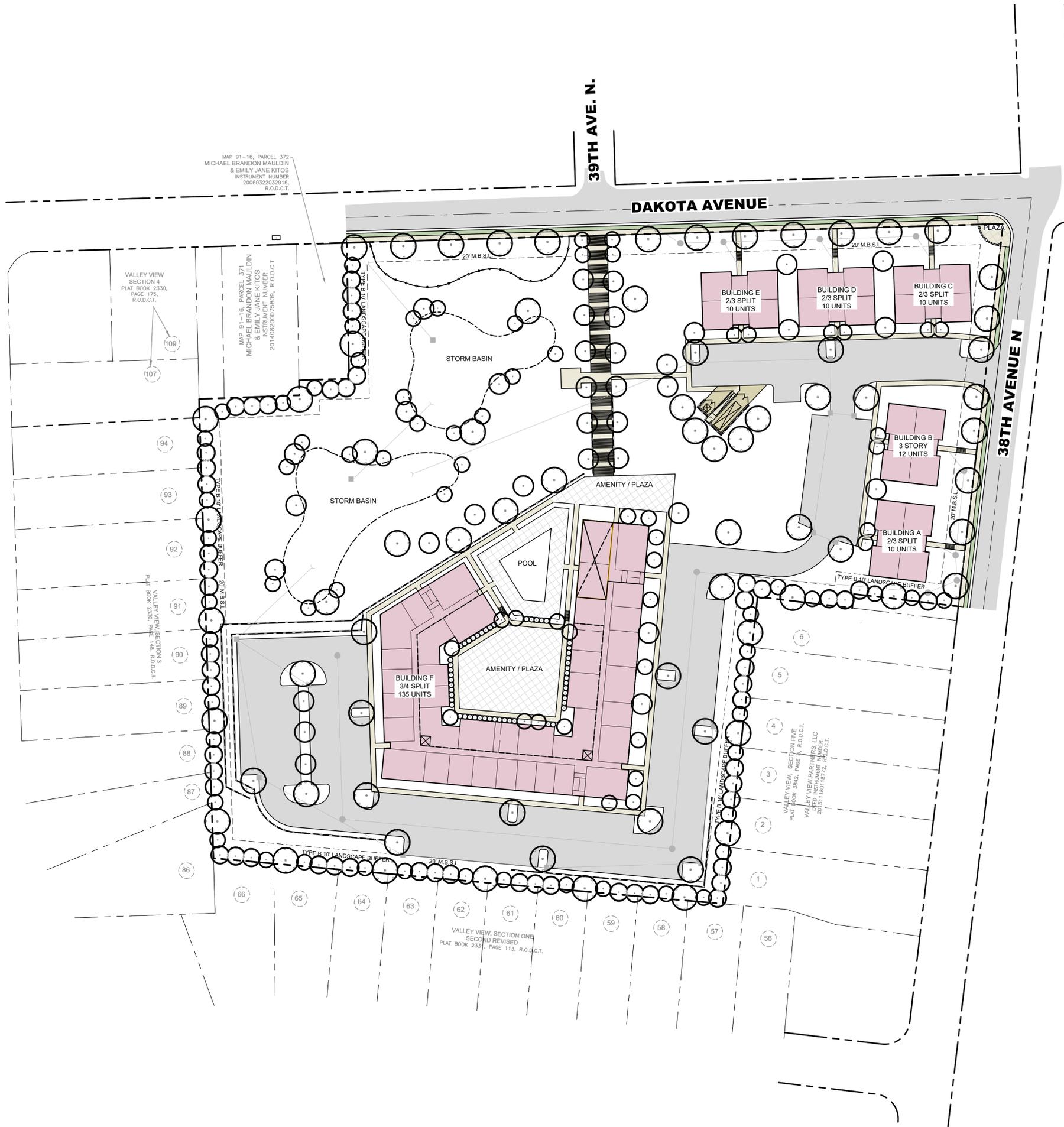
Drawing Title:

LANDSCAPE PLAN

Drawing No.

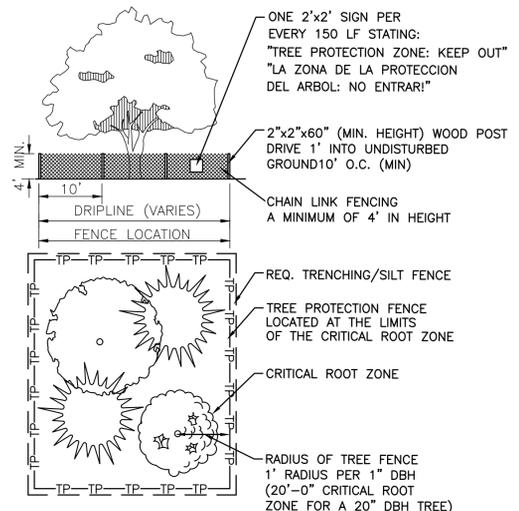
L1.0

Project No.
19112-1593



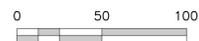
TREE LEGEND	
SYMBOL	TREE
	CANOPY TREE (TYP.)
	EVERGREEN TREE (TYP.)
	UNDERSTORY TREE (TYP.)
	UNDERSTORY TREE (TYP.)

- CANOPY TREES**
WILLOW OAK
RED OAK
BALD CYPRESS
SOUTHERN MAGNOLIA
CRYPTOMERIA
RED PINE
LEYLAND CYPRESS
EASTERN RED CEDAR
RED MAPLE
JUNIPER
SWEETGUM
TULIP
- UNDERSTORY TREES**
REDBUD
ARBORVITAE
AMERICAN HOLLY
NELLIE R STEVENS HOLLY
LIL GEM MAGNOLIA
HAWTHORNE
DOGWOOD



NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.



SP #: 2022SP-082-001

DATE PLOTTED: 11/16/2022 11:58:22 AM. PLOTTED BY: T. GARDNER. LAST UPDATED BY: T. GARDNER ON: 11/16/2022 10:34 AM.



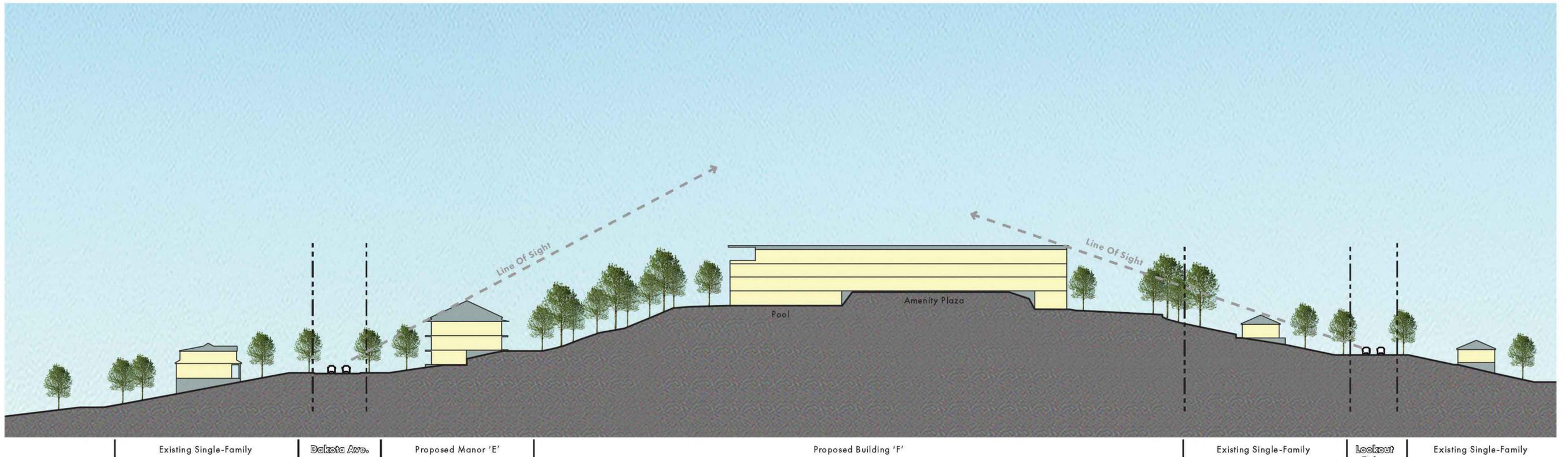




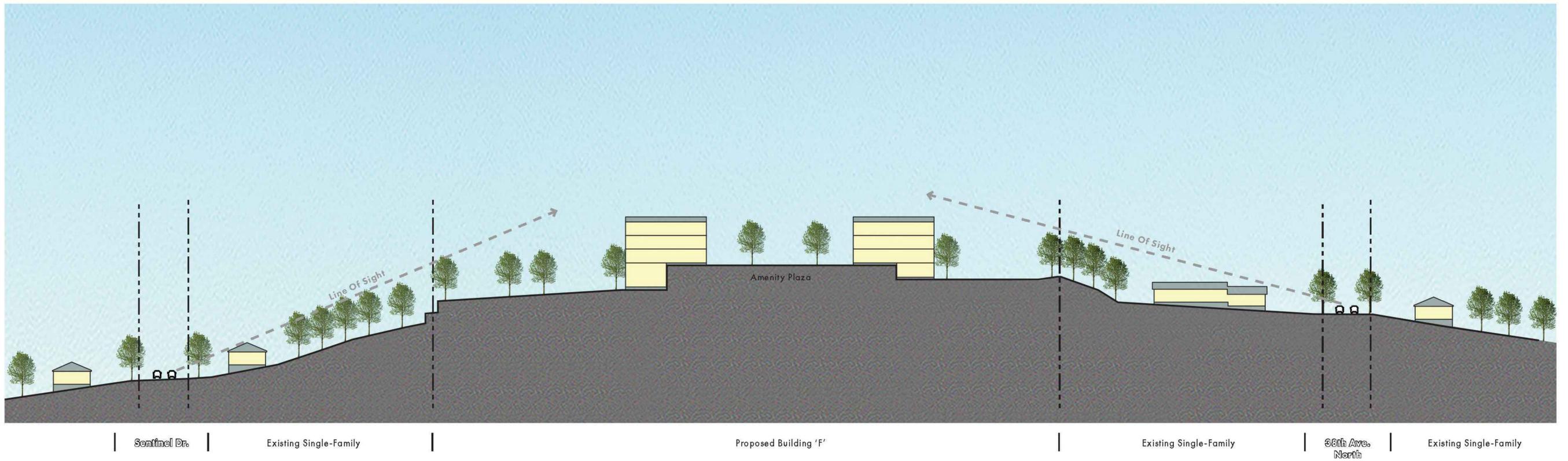
CONTEXT MASSING - EXISTING



CONTEXT MASSING - PROPOSED



SITE SECTION 'A' - DAKOTA AVENUE TO LOOKOUT DRIVE



SITE SECTION 'B' - SENTINEL DRIVE TO 38TH AVENUE NORTH

